

04.30.2021

256 Livingston Street
Northvale, NJ
Proposed Multifamily Development

NEW JERSEY

180 Sylvan Avenue, Suite 3
Englewood Cliffs, NJ 07632
201 | 894 | 1000

Environetics Group Architects, PC

To Whom it may concern;

The following is the Narrative with minor changes and added Information to the 256 Livingston Street Multifamily Project:

1. A Knock Box has been Added in the Floor Plan, which will be Located as per Fire Department Recommendations. Refer to Ground floor Plan on Architectural Sheet A-101.
2. Signage Details – Refer to Architectural Sheet A-102
3. Lighting Locations – Refer to Engineering Drawing C-6
4. A (12" x 6") Sign of 8'-0" Minimum Clearance Shown in Building Elevation – Refer to Architectural Sheet A-201.
5. Color Renderings of Project – Refer to Architectural Sheets A-001 & A-002.
6. Maximum Height of top of Roof Parapet to Be 33'-7-5/8". Parapet wall Height to be 1'-10" to Roof top. Refer to Architectural Exterior Elevations Sheet A-201. There will be Limited visibility of Condensing Units and Mechanical Equipment on roof with a proposed parapet wall and the set back of proposed equipment from edge of roof. Refer to architectural Roof Plan Sheet A-102.
7. The Affordable Unit Count Table. Refer to Architectural Sheet A-102. A Plan Location the Units can be seen on Architectural Sheet A-101.
8. The recycling trash areas are located in the Ground Floor in the Refuse rooms. See Architectural Ground Floor Plan Sheet A-101.
9. The total Area of the roof is 18,782 S.F., the total Area of the Mechanical Equipment on roof is 300 S.F. 1.60 % is the total Percentage of roof area Occupied by Mechanical equipment.
10. Living, Dining and Bedroom Sizes are Shown in The Architectural 2nd and 3rd floor Plans. Gross Apartment Areas Are shown in each Apartment Unit Number. Refer to Architectural Sheet A-101.

Sincerely,

Charles Koch, AIA,PP,CID,NCARB