

February 6, 2023

Board Secretary
Verona Town Hall
600 Bloomfield Ave.
Verona, NJ 07044

RE: One Sunset Avenue Verona

To Whom it may concern,

The following changes were made to the architectural set through board members request for additional information.

C-01 Cover

- 1.) Revised Sheet Index to include the additional sheets

A-01 Architectural Site Plan

- 1.) Civil background was updated to show entry plaza revision.

A-02 Balcony Prohibition Diagram

- 1.) This sheet was added to the set to show where balconies will be prohibited.

A-03 Section 1 Ground/Section 3 B1 Floor Plans

- 1.) Low & Moderate units were highlighted in green.
- 2.) Spot Elevations were added around building perimeter
- 3.) Stair was added near lobby.
- 4.) Civil background was updated to show entry plaza revision.

A-04 Section 1 Second/Section 3 B2 Floor Plans

- 1.) Low & Moderate units were highlighted in green.
- 2.) Spot Elevations were added around building perimeter
- 3.) Stair was added near lobby.
- 4.) Civil background was updated to show entry plaza revision.

A-05 Section 1 3RD/Section 3 1st Floor Plans

- 1.) Low & Moderate units were highlighted in green.
- 2.) Spot Elevations were added around building perimeter
- 3.) Stair was added near lobby.
- 4.) Civil background was updated to show entry plaza revision.

A-06 Section 1 4TH /Section 2 1st/ Section 3 2nd Floor Plans

- 1.) Low & Moderate units were highlighted in green.
- 2.) 3 BR-A Was increased in size from 975 s.f. to 1175 s.f.
- 3.) Spot Elevations were added around building perimeter

- 4.) Stair was added near lobby.
- 5.) Civil background was updated to show entry plaza revision.

A-07 Section 2 2nd / Section 3 3rd Floor Plans

- 1.) Low & Moderate units were highlighted in green.
- 2.) 3 BR-A was increased in size from 975 s.f. to 1175 s.f.
- 3.) Spot Elevations were added around building perimeter
- 4.) Civil background was updated to show entry plaza revision.
- 5.) Generator location and dimensions were added.

A-08 Section 2 3rd / Section 3 4th Floor Plans

- 1.) Low & Moderate units were highlighted in green.
- 2.) 3 BR-A was increased in size from 975 s.f. to 1175 s.f.
- 3.) Floor Spot Elevations were added.
- 4.) Civil background was updated to show entry plaza revision.

A-09 Section 2 4th Floor Plans

- 1.) Low & Moderate units were highlighted in green.
- 2.) 3 BR-A was increased in size from 975 s.f. to 1175 s.f.
- 3.) Floor Spot Elevations were added.
- 4.) Civil background was updated to show entry plaza revision.

A-10 Section 2 Roof Plan

- 1.) Civil background was updated to show entry plaza revision.

A-11 Conceptual Sections

- 1.) Sheet was added at board's request and reviewed as exhibit on 12/1/2022
- 2.) Section through garage (Section D) was added to sheet showing light fixture heights.

A-12 Building Elevations

- 1.) Elevation Articulation was added behind and above garage in Elevation 2 at boards request and reviewed with board as an exhibit on 12/1/2022

A-13 Building Elevations

- 1.) Garage grills were added to garage openings and reviewed with board as an exhibit on 12/1/2022

A-14 Building Elevations

- 1.) Detail Sheet of Garage grills was reviewed with board as an exhibit on 12/1/2022

A-15 Typical Unit Plans/Signage

- 1.) No Changes

A-16 Conceptual Unit Plans

- 1.) Low and Moderate plans were added to set. These were presented to the board as an exhibit on 12/01/2022

A-17 3 Bedroom L&M Unit Comparison

- 1.) At the boards request this plan was generated to show how the 3 Bedroom Low and Moderate Unit grew in size from 975 s.f. to 1,175 s.f.

A-18 Perspective Rendering

- 1.) Perspective rendering presented to board on 11/1/2022 was added to set.

A-19 Perspective Rendering

- 1.) Perspective rendering presented to board on 11/1/2022 was added to set.


A-20 Perspective Rendering

1.) Perspective rendering presented to board on 11/1/2022 was added to set.

Feel free to contact me if you have any further questions.

Sincerely

MINNO & WASKO Architects & Planners
A Professional Corporation



Jack L. Raker, AIA
Principal