

**SITE PLAN**  
SCALE: 1" = 20'-0"

INFORMATION FOR THIS PLOT PLAN WAS OBTAINED FROM A SURVEY DONE BY JEFFREY CANFORA OF CONFORA SURVEYING, INC. FOR THIS PROPERTY LOCATED AT 67-71 PARK AVENUE, BLOOMFIELD, NJ LOT 1, BLOCK 249 ON SEPTEMBER 14, 2023.

EXISTING PARKING SCHEDULE			
USE	PARKING REQUIREMENT	QUANTITY	SPACES REQUIRED
1 BEDROOM APARTMENT	1.8 SPACES	2	3.6
2 BEDROOM APARTMENT	2 SPACES	2	4
OFFICE SPACE	1 SPACE PER 300 S.F.	1,546 S.F.	5.2
RETAIL SPACE	1 SPACE PER 150 S.F.	2,034.5 S.F.	13.6
<b>TOTAL</b>			<b>26.4 (27 SPACES)</b>

11 SPACES PROVIDED

PROPOSED PARKING SCHEDULE			
USE	PARKING REQUIREMENT	QUANTITY	SPACES REQUIRED
1 BEDROOM APARTMENT	1.8 SPACES	4	7.2
2 BEDROOM APARTMENT	2 SPACES	2	4
OFFICE SPACE	1 SPACE PER 300 S.F.	1,546 S.F.	5.2
RETAIL SPACE	1 SPACE PER 150 S.F.	441.8 S.F.	2.9
<b>TOTAL</b>			<b>19.3 (20 SPACES)</b>

11 SPACES PROVIDED  
7 SPACES REDUCED FROM CURRENT PARKING REQUIREMENTS

ZONING INFORMATION: 65 PARK AVENUE, BLOOMFIELD, NJ, LOT # 3, BLOCK # 249				
ZONE: R-1B				
CRITERIA	REQUIRED	EXISTING AND PROVIDED	REMARKS	
LOT AREA (SQ. FT.)	4,000 S.F. (MIN.)	8,397 S.F.	EXISTING UNCHANGED	
LOT WIDTH (FT.)	40.0 FT. (MIN.)	53.86 FT. (FRONT WIDTH)	EXISTING UNCHANGED	
FRONT YARD SETBACK	20.0 FT. (MIN.)	.14 FT.	EXISTING UNCHANGED	
REAR YARD SETBACK	25.0 FT. (MIN.)	87.0 FT.	EXISTING UNCHANGED	
SIDE YARD SETBACK	6.0 FT. ONE SIDE (MIN.)	.12 FT. (LEFT SIDE) .04 FT. (RIGHT SIDE)	EXISTING UNCHANGED	
HEIGHT RESTRICTIONS	2.5 STORIES 40.0 FT. (MAX.)	2 STORIES 28.125 FT. (TO RIDGE) FROM AVERAGE GRADE	EXISTING UNCHANGED	
MAXIMUM BLDG. COVERAGE	25% OF LOT SIZE (MAX.) WHICH EQUALS 2,099.25 S.F. OF THE 8,397.0 S.F. LOT SIZE	44.9% OF LOT SIZE WHICH EQUALS 3,769.3 S.F. OF THE 8,397.0 S.F. LOT SIZE	EXISTING UNCHANGED	
LOT COVERAGE (IMPERVIOUS)	60% OF LOT SIZE (MAX.) WHICH EQUALS 5,038.2 S.F. OF THE 8,397.0 S.F. LOT SIZE	100% OF LOT SIZE WHICH EQUALS 8,397.0 S.F. OF THE 8,397.0 S.F. LOT SIZE	EXISTING UNCHANGED	
F.A.R.	0.5	0.90	EXISTING UNCHANGED	
DENSITY	1 UNIT PER 4,000 SQUARE FEET OF LOT AREA 7,786 SQUARE FEET / 4,000 = 1.95 UNITS	8 UNITS	EXISTING CONDITION, CONVERTING 2 COMMERCIAL UNITS TO 2 RESIDENTIAL UNITS	
PARKING	1.8 SPACES PER SINGLE BEDROOM UNIT 2.0 SPACES FOR TWO BEDROOM UNIT 1 SPACE PER 300 SQ.FT. FOR OFFICE SPACE 1 SPACE PER 150 SQ. FT. FOR RETAIL SPACE	4 - 1 BEDROOM APARTMENTS 4 x 1.8 = 7.2 SPACES 2 - 2 BEDROOM APARTMENTS 2 x 2 = 4 SPACES OFFICE SPACE 1,546 S.F. / 300 = 5.2 SPACES RETAIL SPACE 441.8 S.F. / 150 = 2.9 SPACES TOTAL PARKING REQUIRED 19.3 SPACES TOTAL PARKING PROVIDED 11 SPACES AND 2 EV CHARGES	NEW IMPROVED CONDITION - NON-CONFORMING CONDITION IMPROVED BY 7 PARKING SPACES BY CHANGE OF USE TO RESIDENTIAL FROM RETAIL 1,592.7 S.F. CONVERTED TO RESIDENTIAL 1,592.7 / 150 = 10.6 10.6 - 3.6 (RESIDENTIAL CARS) = 7 SPACES	

NOTE: SITE PLAN APPROVAL REQUESTED FOR CONVERTING 2 RETAIL SPACES INTO 2 SINGLE BEDROOM APARTMENTS

# CONVERSION OF RETAIL SPACE TO APARTMENTS FOR: ANN LAUDA 67 PARK AVENUE BLOOMFIELD, NEW JERSEY

## ABBREVIATIONS

A.C.T.	ACOUSTIC CEILING TILE	CAB.	CABINET	DET.	DETAIL	F.D.	FLOOR DRAIN	HDR.	HEADER	MAS.	MASONRY	PLAST.	PLASTIC	SCHED.	SCHEDULE	U.O.N.	UNLESS OTHERWISE NOTED
ADJUST.	ADJUSTABLE	CEM.	CEMENT	D.F.	DRINKING FOUNTAIN	F.F.	FINISHED FLOOR	HTR.	HEATER	MAT.	MATERIAL	PCS.	PIECES	SECT.	SECTION	V.C.T.	VINYL COMPOSITE TILE
A.F.F.	ABOVE FINISH FLOOR	CL	CENTER LINE	D.H.	DOUBLE HUNG	F.A.I.	FRESH AIR INTAKE	HORIZ.	HORIZONTAL	MAX.	MAXIMUM	PROP.	PROPERTY	SH.	SHEET	VERT.	VERTICAL
@	AT	C.L.G.	CEILING	DN.	DOWN	FLASH	FLASHING	HGT.	HEIGHT	MECH.	MECHANICAL	PART.	PARTITION	SIM.	SIMILAR	V.T.R.	VENT THRU ROOF
ANCH.	ANCHORED	C.J.	CEILING JOINT	DIAG.	DIAGONAL	F.E.	FIRE EXTINGUISHER	H.M.	HOLLOW METAL	MFR.	MANUFACTURER	PERF.	PERFORATED	SQ. FT.	SQUARE FOOT	V.T.	VERTICAL
ADJ.	ADJACENT	CL.	CLOSET	DWG.	DRAWING	FIN.	FINISH			MIN.	MINIMUM	PL.	PLATE	SPECS.	SPECIFICATIONS	W/	WITH
ALUM.	ALUMINUM	CONC.	CONCRETE	(E).	EXISTING	FLR.	FLOOR	I.D.	INSIDE DIAMETER	M.O.	MASONRY OPENING	PTD.	PAINTED	STIFF.	STIFFENERS	WD.	WOOD
ALT.	ALTERNATE	COL.	COLUMN	EA.	EACH	FOUND.	FOUNDATION	INSUL.	INSULATION	MTD.	MOUNTED	PR.	PAIR	STOR.	STORAGE	W.F.	WIDE FLANGE
APPROX.	APPROXIMATE	CONSTR.	CONSTRUCTION	ELEV.	ELEVATION	F.R.T.	FIRE RETARDANT TREATED	INFO.	INFORMATION	M.L.	MICRO LAM	P.T.	PRESSURE TREATED	STRUC.	STRUCTURE	W.I.C.	WALK IN CLOSET
APB	ANTHONY POWER BEAM	C.O.	CLEAN OUT	EQUIP.	EQUIPMENT	GA.	GAUGE	INT.	INTERIOR	M.S.	MARBLE SADDLE	Q.T.	QUARRY TILE	SUSP.	SUSPENDED	W/O	WITHOUT
		C.O.D.P.	CLEAN OUT W/ DECK PLATE	EQUIP.	EQUIPMENT	GALV.	GALVANIZED	N.I.C.	NOT IN CONTRACT								
		CONT.	CONTINUOUS	EXIST.	EXISTING	G.C.	GENERAL CONTRACTOR	#, NO.	NUMBER								
		CONTR.	CONTRACT	EXP.	EXPANSION	GL.	GLASS	NOM.	NOMINAL								
		C.T.	CERAMIC TILE	EXH.	EXHAUST	GYP. BD.	GYP. WALL BOARD	O.C.	ON CENTER								
		CRS.	COURSE	EL.	ELEVATION	GFCI	GROUND FAULT CIRCUIT INTERRUPT	O.D.	OUTSIDE DIAMETER								
		CTR.	COUNTER	EQ.	EQUAL			OPNG.	OPENING								
				E.Q.W.C.	ELECTRIC WATER COOLER			OPP.	OPPOSITE								
				EXT.	EXTERIOR												
BH.	BETTER HEADER																
BM.	BEAM																
B.C.	BRICK COURSE																
BLDG.	BUILDING																
BLK.	BLOCK																
BLKG.	BLOCKING																
BOT.	BOTTOM																

PROJECT DATA	
USE GROUP.....	R2 / B / M
CONSTRUCTION TYPE.....	5B
SCOPE: CONVERT 2 EXISTING OFFICE SPACES INTO 2 APARTMENTS ON GROUND FLOOR.	
BUILDING AREA (CALCULATIONS DONE FROM OUTSIDE FACE OF WALL)	
SEE SQUARE FOOTAGE BREAK DOWN ON FLOOR PLAN SHEETS A-1 AND A-2	
NO NEW SQUARE FOOTAGE ADDED TO BUILDING.	
VOLUME (CU. FT.) NO NEW VOLUME ADDED.	

SCOPE OF WORK	
1. THESE SPECIFICATIONS ARE GENERAL IN FORM. THE OWNER IN APPLYING THEM ASSUMES COMPLETE RESPONSIBILITY FOR THEIR SUBSTITUTIONS, CHANGES AND OMISSIONS.	
2. THE CONTRACTOR SHALL APPLY ALL MATERIALS, FIXTURES AND LABOR NECESSARY TO COMPLETE ALL THE WORK NOTED ON THESE PLANS AND AS OTHERWISE REQUIRED. ALL MATERIALS SHALL BE FREE FROM DEFECTS, ALL WORK SHALL BE PERFORMED IN A WORKMAN LIKE MANNER ACCEPTABLE WITH MODERN PRACTICE.	
3. THE ARCHITECT LIMITS HIS RESPONSIBILITY IN REGARDS TO THESE DRAWINGS. TO DIMENSIONS SIZE OF THE STRUCTURAL MEMBERS AND MATERIALS BEFORE PROCEEDING. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THE BUILDING IS CONSTRUCTED WITH DIMENSIONS, SIZES, OR MATERIALS. THAT DEVIATE FROM THESE DRAWINGS.	
4. THE ARCHITECT HAS MADE NO DETERMINATION AS TO THE PRESENCES OF ANY ASBESTOS CONTAINING OR OTHERWISE HARMFUL MATERIAL. THE OWNER SHALL PROVIDE THE CONTRACTOR WITH ANY KNOWLEDGE OF SUCH MATERIALS PRIOR TO COMMENCING THE WORK. THE CONTRACTOR, PRIOR TO SUBMITTING A BID SHALL VISIT THE SITE TO DETERMINE IF ANY VISIBLE ASBESTOS OR OTHER HARMFUL MATERIAL IS PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY SUCH MATERIAL WHETHER KNOWN PRIOR TO START OF WORK OR UNCOVERED AT ANY TIME DURING THE PROJECT.	

GENERAL NOTES & CODE REFERENCES	
1. ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION, ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.	
2. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS OR ANY OTHER DOCUMENTS, EACH CONTRACTOR CONCERNED, SHALL WITHIN (7) DAYS AFTER RECEIVING SUCH DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS, NOTIFY THE ARCHITECT, IN WRITING OF SUCH ERROR OR OMISSION. IN THE EVENT OF THE CONTRACTORS FAILURE TO GIVE SUCH NOTICE, HE WILL BE HELD RESPONSIBLE FOR THE RESULT OF ANY SUCH ERROR OR OMISSION AND THE COST OF RECTIFYING THE SAME.	
3. ALL STRUCTURAL BEAM OPENINGS TO BE CONFIRMED WITH HOME OWNER PRIOR TO INSTALLATION IF HOMEOWNER REQUESTS BEAM/COLUMN CHANGES. CONTRACTOR TO NOTIFY ARCHITECT.	
4. KITCHEN CABINETS LAYOUTS ARE SHOWN FOR GENERIC INFORMATION ONLY. KITCHEN CABINERY INSTALLER IS SOLELY RESPONSIBLE TO FIELD VERIFY FINAL DIMENSIONS PRIOR TO FABRICATION. KITCHEN CABINERY FABRICATOR IS RESPONSIBLE FOR PRODUCING CABINERY MILLWORK PLANS, ELEVATIONS, AND DETAILS AND COORDINATE WITH HOMEOWNER LAYOUT AND STRUCTURAL CHANGES AS A RESULT OF THE FINAL KITCHEN CABINERY LAYOUT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.	
5. ALL CONTRACTORS SHALL HAVE AND MAINTAIN CONTRACTORS LIABILITY PROPERTY DAMAGE INSURANCE, AND WORKMANS COMPENSATION INSURANCE. ALL PHASES OF THE CONSTRUCTION SHALL COMPLY TO LOCAL, STATE, AND FEDERAL SAFETY LAWS.	
6. ALL ELECTRICAL WORK SHALL COMPLY TO THE NATIONAL ELECTRICAL CODE, (NFPA 70 / 2020)	
7. ALL PLUMBING WORK SHALL COMPLY TO THE NATIONAL STANDARD PLUMBING CODE 2021 EDITION.	
8. ALL HEATING, VENTILATION AND AIR CONDITIONING WORK, INSTALLATION AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE NJ EDITION OF THE INTERNATIONAL MECHANICAL CODE (2021).	
9. ALL BUILDING SHALL CONFORM TO INTERNATIONAL RESIDENTIAL CODE - 2021 N.J. EDITION AND REHABILITATION SUBCODE (NJICC, SUBCHAPTER 6)	
10. ENERGY CONSERVATION: INTERNATIONAL ENERGY CONSERVATION CODE (2021)	

DRAWING LIST	
ARCHITECTURAL	
T-1	TITLE SHEET
A-1	GROUND FLOOR PLAN
A-2	SECOND FLOOR PLAN
A-3	EXTERIOR ELEVATIONS



DATE	BY	REVISION DESCRIPTION
08/05/23	lm/ga	ISSUED FOR ZONING REVIEW

No.	1

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LICENSE:	
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Lc. No. 14447	
MASSACHUSETTS	
Lc. No. 31380	
NORTH CAROLINA	
Lc. No. 9536	
NEW YORK	
Lc. No. 0512026-1	

PROJECT:  
**RETAIL SPACE CONVERSION FOR:  
ANN LAUDA  
67 PARK AVENUE  
BLOOMFIELD, NJ**

DRAWING: TITLE SHEET

DRAWN:  
ga / lm

DATE:  
08/09/23

SCALE:  
AS NOTED

JOB NO:  
23.063

SHEET:

T-1

1 OF 4 SHEETS

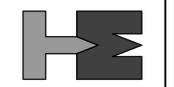


FIRST FLOOR SQUARE FOOTAGE SCHEDULE					
UNIT	TYPE	REQUIRED	EXISTING	PROPOSED	REMARKS
7 EDGEWOOD ROAD	ONE BEDROOM APT.	750 SQ. FT.	598.8 SQ. FT.	598.8 SQ. FT.	NEW RESIDENTIAL UNIT* UNDERSIZED
3 EDGEWOOD ROAD	ONE BEDROOM APT.	750 SQ. FT.	993.9 SQ. FT.	993.9 SQ. FT.	NEW RESIDENTIAL UNIT CONFORMING
67 PARK AVENUE	COMMON SPACE	-	188.8 SQ. FT.	188.8 SQ. FT.	EXISTING COMMON ACCESS AREA NO CHANGES
67 PARK AVENUE	COMMERCIAL ICE CREAM SHOP	-	441.8 SQ. FT.	441.8 SQ. FT.	EXISTING COMMERCIAL SPACE NO CHANGES
71 PARK AVENUE	COMMERCIAL ACCOUNTANT OFFICE	-	1,546.0 SQ. FT.	1,546.0 SQ. FT.	EXISTING COMMERCIAL SPACE NO CHANGES
TOTAL	FULL BUILDING	-	3,769.3 SQ. FT.	3,769.3 SQ. FT.	EXISTING BUILDING FOOTPRINT - NO CHANGES

No.	REVISION/DESCRIPTION	DATE	BY
1	ISSUED FOR ZONING REVIEW	08/05/23	jm/ga



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PROJECT:  
**RETAIL SPACE CONVERSION FOR:  
 ANN LAUDA  
 67 PARK AVENUE  
 BLOOMFIELD, NJ**

DRAWING:  
 FIRST FLOOR PLAN

DRAWN:  
 ga / jm

DATE:  
 08/09/23

SCALE:  
 AS NOTED

JOB NO:  
 23.063

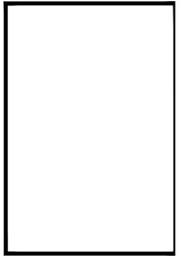
SHEET:

**A-1**



SECOND FLOOR SQUARE FOOTAGE SCHEDULE					
UNIT	TYPE	REQUIRED	EXISTING	PROPOSED	REMARKS
APARTMENT 1	ONE BEDROOM APT.	750 SQ. FT.	795.3 SQ. FT.	795.3 SQ. FT.	EXISTING RESIDENTIAL UNIT, NO CHANGES
APARTMENT 2	TWO BEDROOM APT.	900 SQ. FT.	1,051.3 SQ. FT.	1,051.3 SQ. FT.	EXISTING RESIDENTIAL UNIT, NO CHANGES
APARTMENT 3	TWO BEDROOM APT.	900 SQ. FT.	783.6 SQ. FT.	783.6 SQ. FT.	EXISTING RESIDENTIAL UNIT, NO CHANGES
APARTMENT 4	ONE BEDROOM APT.	750 SQ. FT.	703.9 SQ. FT.	703.9 SQ. FT.	EXISTING RESIDENTIAL UNIT, NO CHANGES
67 PARK AVENUE	COMMON SPACE	-	435.2 SQ. FT.	435.2 SQ. FT.	EXISTING COMMON ACCESS AREA NO CHANGES
TOTAL	FULL BUILDING	-	3,769.3 SQ. FT.	3,769.3 SQ. FT.	EXISTING BUILDING FOOTPRINT - NO CHANGES

No.	REVISION/DESCRIPTION	DATE	BY
1	ISSUED FOR ZONING REVIEW	08/05/23	gm/ga



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PROJECT:  
**RETAIL SPACE CONVERSION FOR:  
 ANN LAUDA  
 67 PARK AVENUE  
 BLOOMFIELD, NJ**

DRAWING:  
 SECOND FLOOR PLAN

DRAWN:  
 ga / gm

DATE:  
 08/09/23

SCALE:  
 AS NOTED

JOB NO:  
 23.063

SHEET:

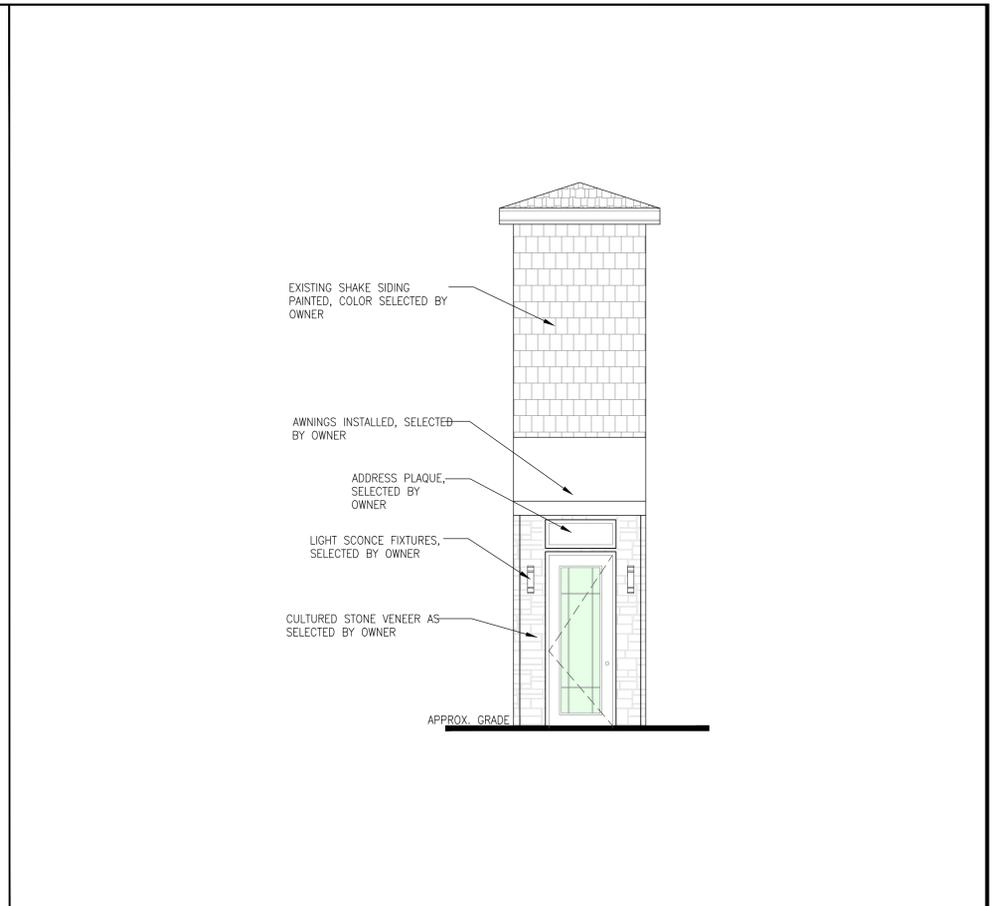
**A-2**

3 OF 4 SHEETS



① PARK AVENUE ELEVATION

SCALE: 1/4" = 1'-0"



② CORNER ELEVATION

SCALE: 1/4" = 1'-0"



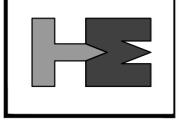
③ EDGEWOOD ROAD ELEVATION

SCALE: 1/4" = 1'-0"

DATE	BY
08/09/23	lm/ga

REVISION/DESCRIPTION
ISSUED FOR ZONING REVIEW

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PROJECT:  
**RETAIL SPACE CONVERSION FOR:  
 ANN LAUDA  
 67 PARK AVENUE  
 BLOOMFIELD, NJ**

DRAWING:  
 ELEVATIONS

DRAWN:  
 ga / lm

DATE:  
 08/09/23

SCALE:  
 AS NOTED

JOB NO:  
 23.063

SHEET:

**A-3**  
 4 OF 4 SHEETS