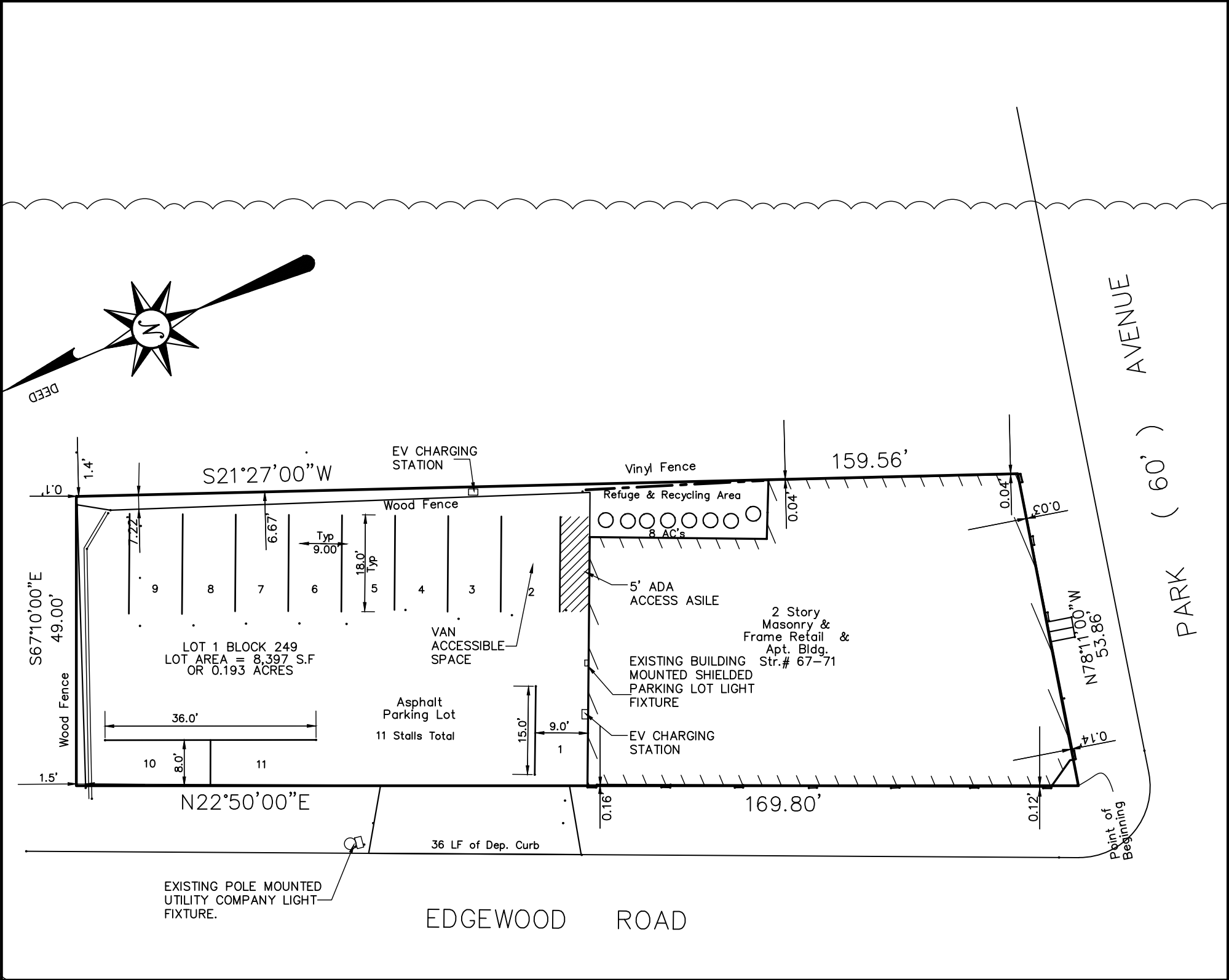




ZONING INFORMATION:

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	CLG.	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	F.M.R.	MANUFACTURER	PERF.	PERFORATED	SQ. FT.	SQUARE FOOT	W/	WITH
ADJ.	ADJACENT	CL.	CLOSET	DWG	DRAWING	FIN.	FINISH	I.D.	INSIDE DIAMETER	MIN.	MINIMUM	PL.	PLATE	SPECS.	SPECIFICATIONS	WD.	WOOD
ALUM.	ALUMINUM	CONC.	CONCRETE	FLR.	FLOOR	M.O.	MASONRY OPENING	INSUL.	INSULATION	M.TD.	MOUNTED	PTD.	PAINTED	STIFF.	STIFFENERS	W.F.	WIDE FLANGE
ALT.	ALTERNATE	COL.	COLUMN	FOUND.	FOUNDATION	M.L.	MICRO LAM	INFO.	INFORMATION	M.TD.	MOUNTED	PR.	PAIR	STL.	STEEL	W.I.C.	WALK IN CLOSET
APPROX.	APPROXIMATE	CONSTR.	CONSTRUCTION	F.R.T.	FIRE RETARDANT TREATED	M.S.	MARBLE SADDLE	INT.	INTERIOR	N.I.C.	NOT IN CONTRACT	P.T.	PRESSURE TREATED	STOR.	STORAGE	W/O	WITHOUT
APB	ANTHONY POWER BEAM	C.O.D.P.	CLEAN OUT W/ DECK PLATE							#. NO.	NUMBER	Q.T.	QUARRY TILE	STRUCT.	STRUCTURE		
		CONT.	CONTINUOUS			GA.	GAUGE	JT.	JOINT	NOM.	NOMINAL	R.	RISER	SUSP.	SUSPENDED		
		CONTR.	CONTRACT			G.C.	GALVANIZED	LAM.	LAMINATE			R.D.	ROOF DRAIN			T.C.	TREAD
BH.	BETTER HEADER	CTR.	COUNTER			GL.	GLASS	LAV.	LAVATORY	O.C.	ON CENTER	RE. BARS	REINFORCING BARS			THK.	THICK
BM.	BEAM	CRS.	COURSE			GYP. BD.	GYPSUM WALL BOARD	LG.	LONG	O.D.	OUTSIDE DIAMETER	RECEPT.	RECEPTICAL			TOIL.	TOILET
B.C.	BRICK COURSE	CTR.	COUNTER			GFCI	CIRCUIT INTERRUPT	LTS.	LIGHTS	OPNG.	OPENING	REINF.	REINFORCED			T.O.P.	TOP OF PLATE
BLDG.	BUILDING									OPP.	OPPOSITE	REQ'D.	REQUIRED			TYP.	TYPICAL
BLK.	BLOCK											RM.	ROOM				
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 CABINETRY INSTALLER IS SOLELY RESPONSIBLE TO FIELD VERIFY FINAL DIMENSIONS PRIOR TO FABRICATION. KITCHEN CABINETRY FABRICATOR IS RESPONSIBLE FOR PRODUCING CABINETRY MILLWORK PLANS, ELEVATIONS, AND DETAILS AND COORDINATE WITH HOMEOWNER LAYOUT AND STRUCTURAL CHANGES AS A RESULT OF THE FINAL KITCHEN CABINETRY 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 (NJUCC, SUBCHAPTER 6)

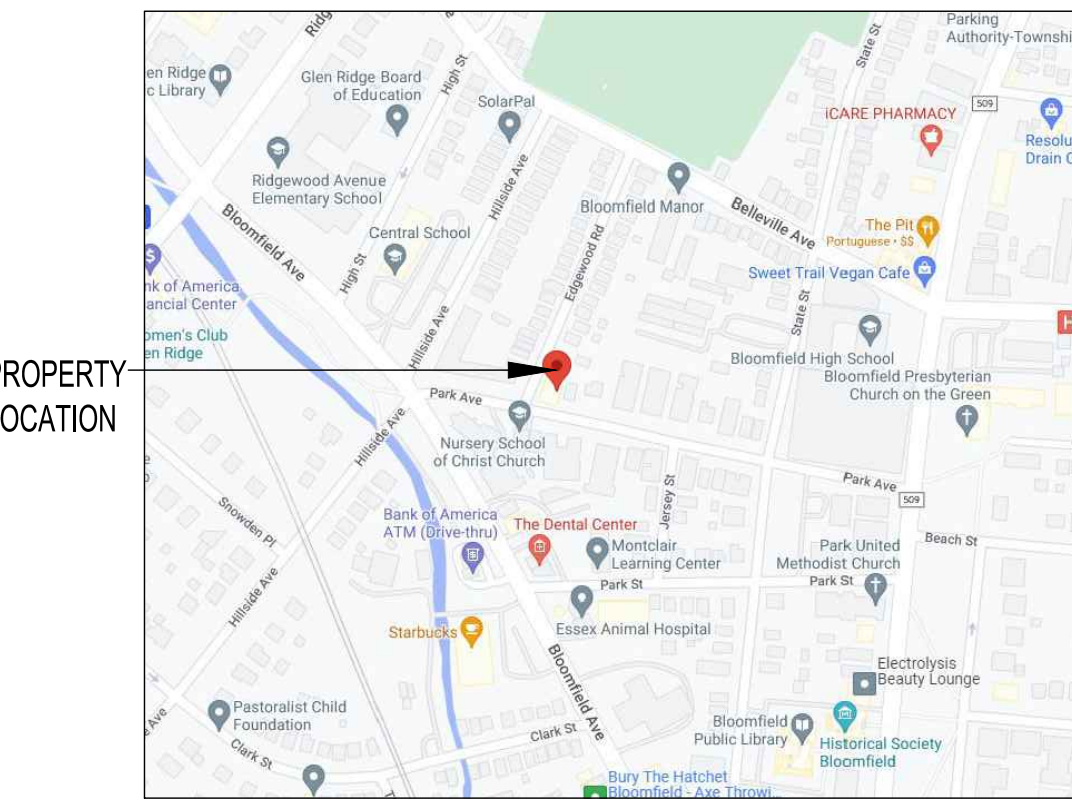
10. ENERGY CONSERVATION: INTERNATIONAL ENERGY CONSERVATION CODE (2021)

DRAWING LIST

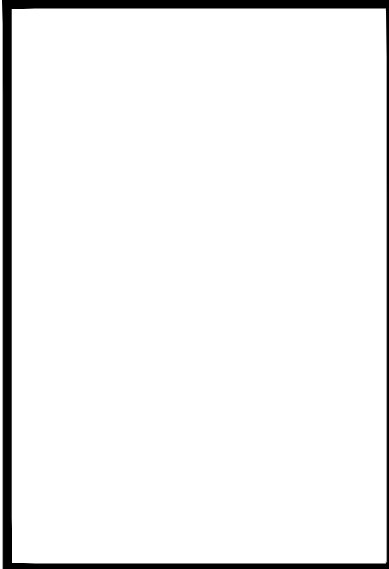
ARCHITECTURAL

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

LOCATION MAP



DATE:	BY:
08/05/23	lm ga
REVISION DESCRIPTION	
ISSUED FOR ZONING REVIEW	03/29/24
REVISED PER TOWNSHIP COMMENTS	08/28/24
CORRECTED ADDRESS AND LOT NUMBER	

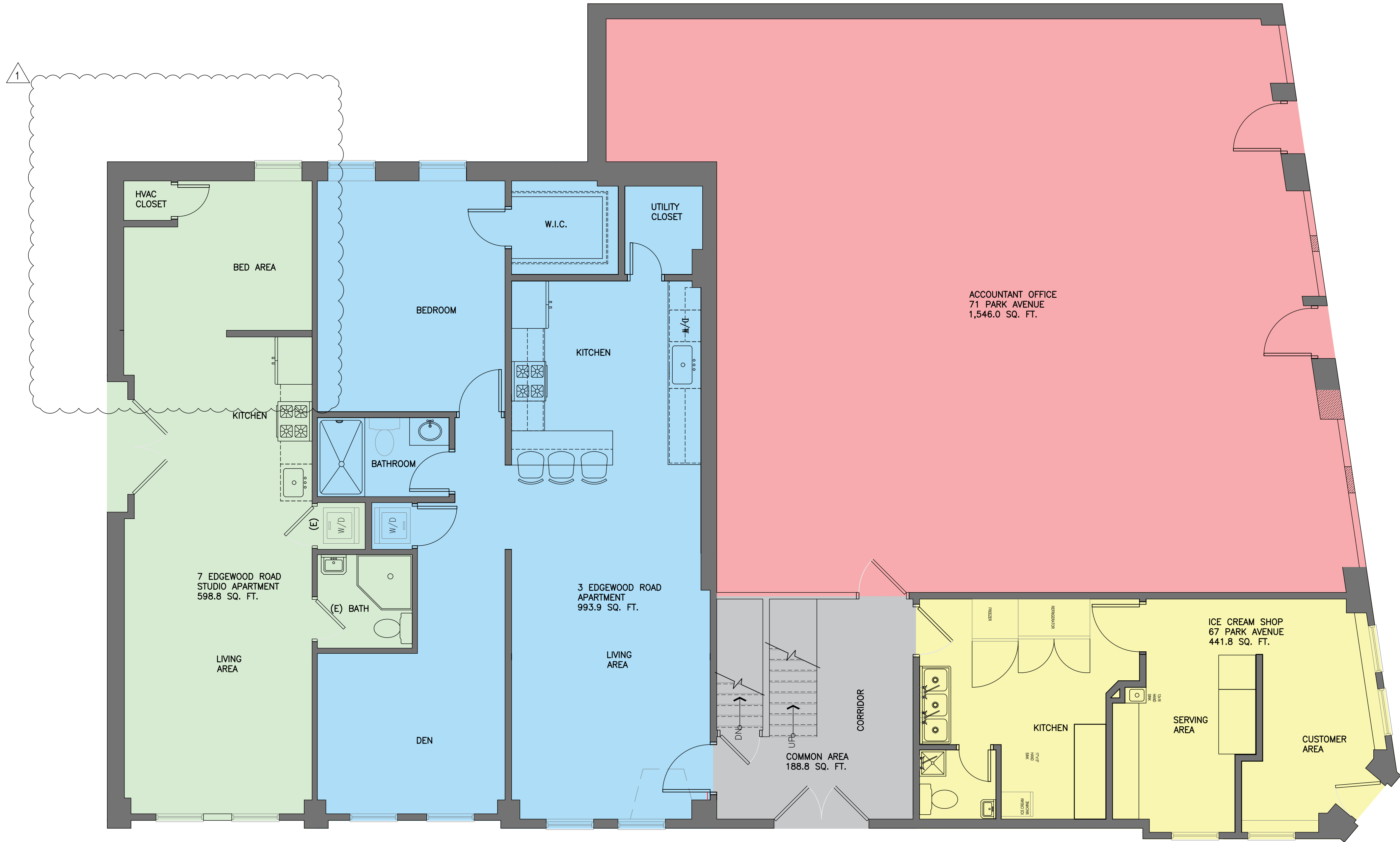


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Lc No. 31380	NORTH CAROLINA
Lc No. 9536	NEW YORK
Lc No. 012205-1	

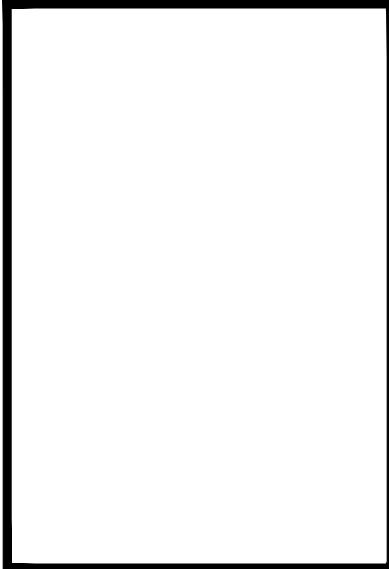
PROJECT:
**RETAIL SPACE CONVERSION FOR:
ANN LAUDA
67 PARK AVENUE
BLOOMFIELD, NJ**

DRAWING: TITLE SHEET
DRAWN: ga / lm
DATE: 08/09/23
SCALE: AS NOTED
JOB NO: 23.063
SHEET:



FIRST FLOOR SQUARE FOOTAGE SCHEDULE					
UNIT	TYPE	REQUIRED	EXISTING	PROPOSED	REMARKS
7 EDGEWOOD ROAD	STUDIO APT.	550 SQ. FT.	598.8 SQ. FT.	598.8 SQ. FT.	NEW RESIDENTIAL UNIT CONFORMING
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	lm ga
1	REVISED PER TOWNSHIP COMMENTS	03/29/24	lm
2	CORRECTED ADDRESS AND LOT NUMBER	08/28/24	lm

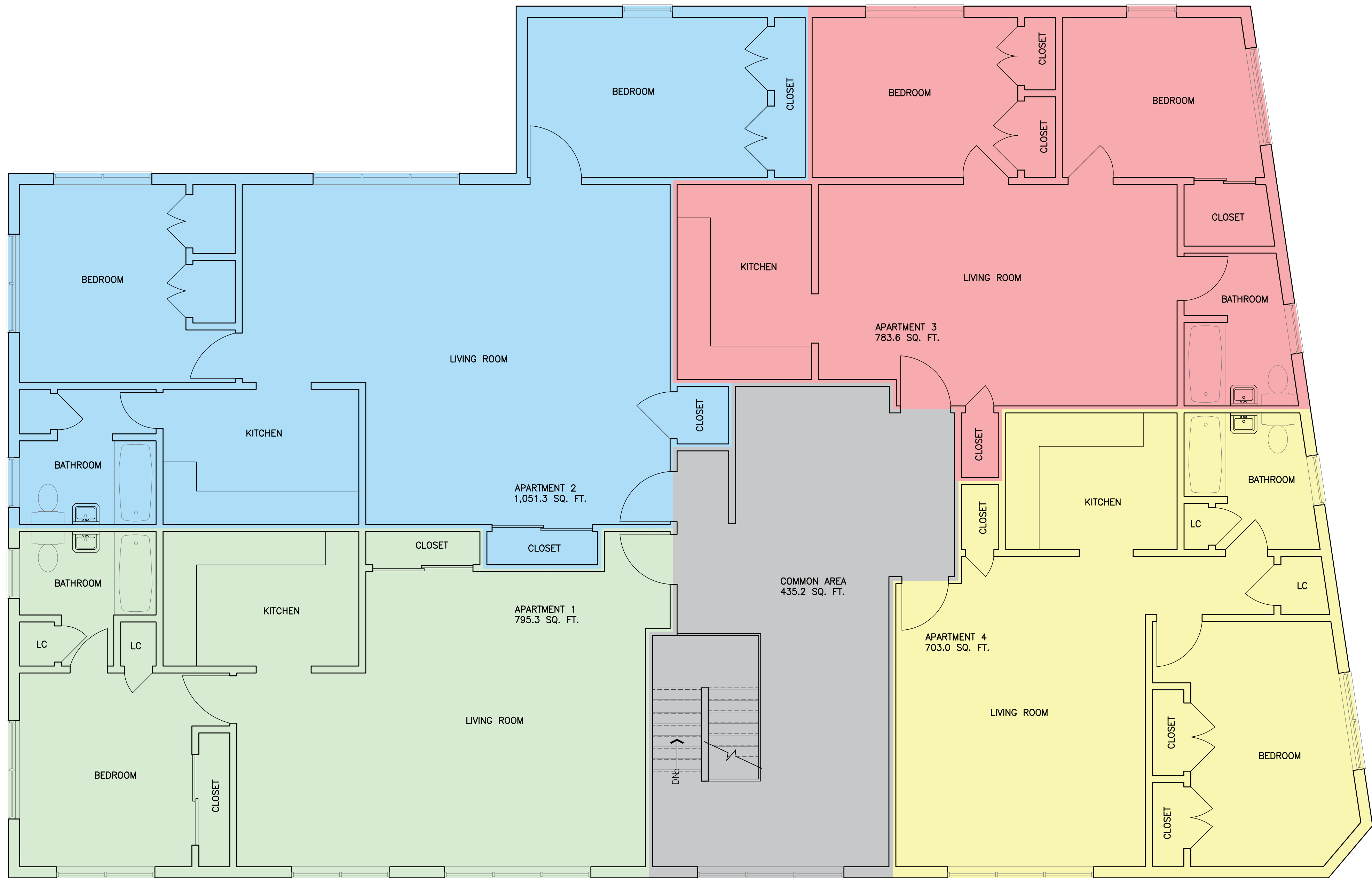


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NORTH CAROLINA	Lc No. 3536
NEW YORK	Lc No. 031225-1

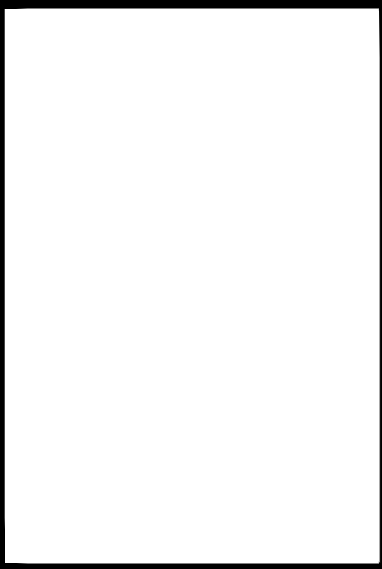
PROJECT:
**RETAIL SPACE CONVERSION FOR:
ANN LAUDA
67 PARK AVENUE
BLOOMFIELD, NJ**

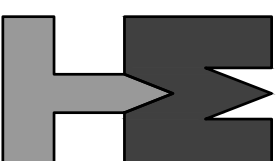
DRAWING:	FIRST FLOOR PLAN
DRAWN:	ga / lm
DATE:	08/09/23
SCALE:	AS NOTED
JOB NO:	23.063
SHEET:	



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	ljin/ga
1	REVISED PER TOWNSHIP COMMENTS	03/29/24	ljin
2	CORRECTED ADDRESS AND LOT NUMBER	08/28/24	ljin





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MASSACHUSETTS	
Lc No. 31380	
NORTH CAROLINA	
Lc No. 3536	
NEW YORK	
Lc No. 031225-1	

PROJECT:

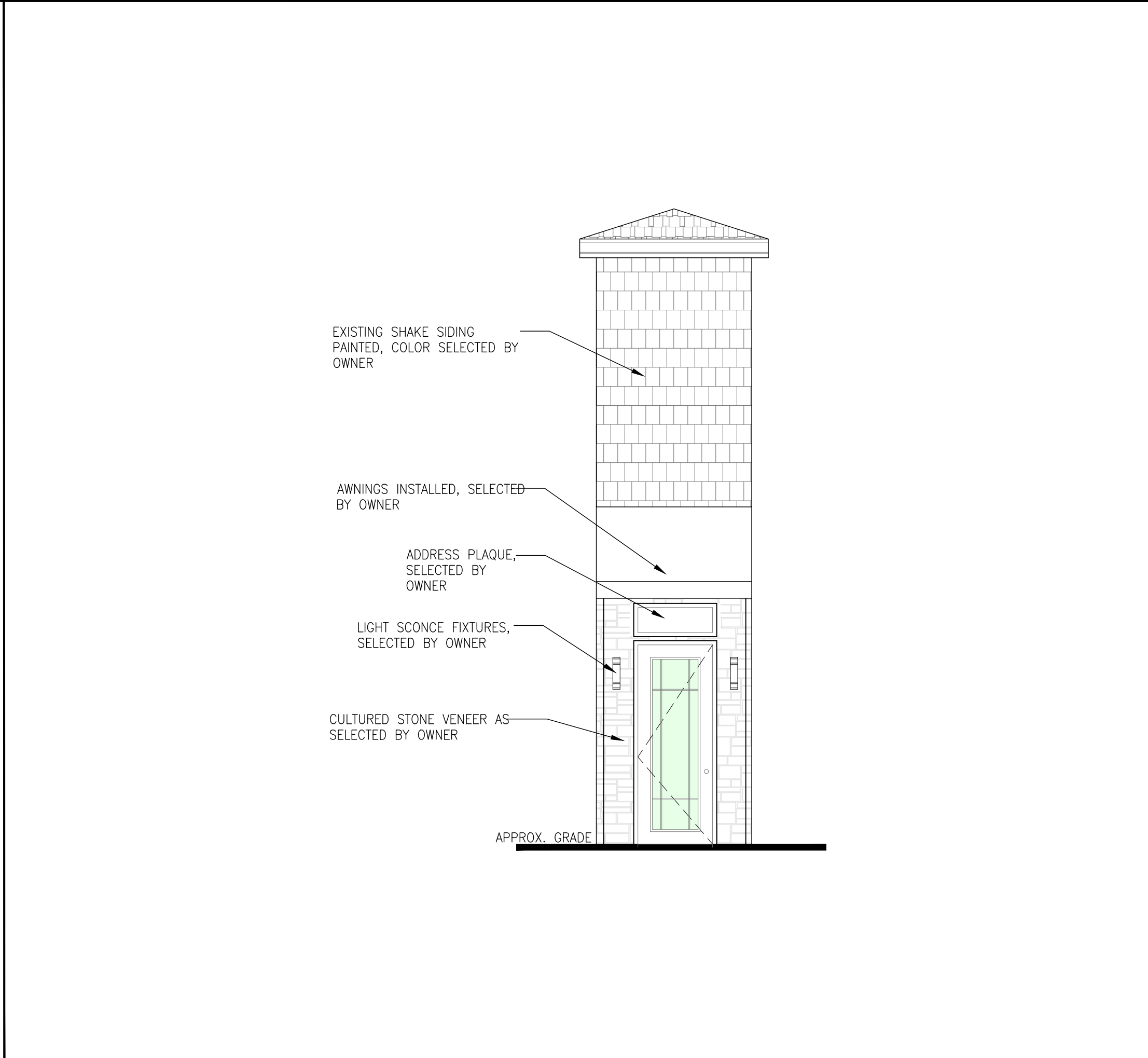
RETAIL SPACE CONVERSION FOR:
ANN LAUDA
67 PARK AVENUE
BLOOMFIELD, NJ

DRAWING:	SECOND FLOOR PLAN
DRAWN:	ga / ljin
DATE:	08/09/23
SCALE:	AS NOTED
JOB NO:	23.063
SHEET:	



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"

REVISION/DESCRIPTION	DATE	BY
ISSUED FOR ZONING REVIEW	08/05/23	ljm / ga
REVISED PER TOWNSHIP COMMENTS	03/29/24	ljm
CORRECTED ADDRESS AND LOT NUMBER	08/28/24	ljm

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

DRAWING:	ELEVATIONS
DRAWN:	ga / ljm
DATE:	08/09/23
SCALE:	AS NOTED
JOB NO:	23.063
SHEET:	A-3

4 OF 4 SHEETS