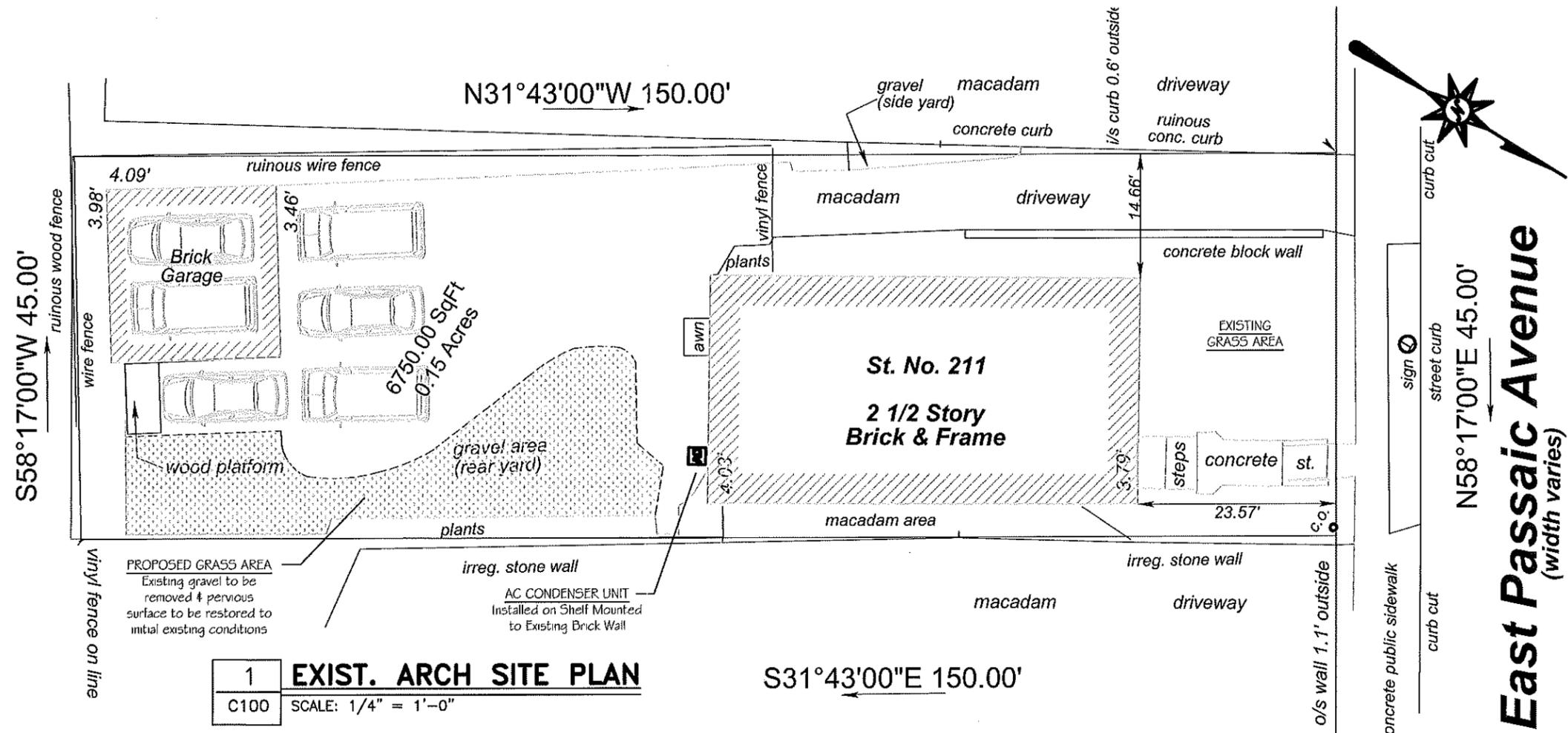


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REF. TO SURVEY DATED 7/27/2024  
 BY GEORGE J. ANDERSON, LLC ---  
 PROFESSIONAL LAND SURVEYORS  
 PO BOX 1348, LITTLE FALLS NJ  
 07424 - (973) 837-8159  
 EMAIL: GJALLC@GMAIL.COM  
 SURVEY NO. G24-0238  
 BLOCK 752 - LOT 82



**1 EXIST. ARCH SITE PLAN**  
 SCALE: 1/4" = 1'-0"  
 S31°43'00"E 150.00'

MR. FRANK GROSSI  
 EXISTING 2-FAMILY HOUSE

211 EAST PASSAIC AVE  
 BLOOMFIELD NEW JERSEY

BLOCK 752 | LOT 82

DISTRICT: R-2B

- DRAWING LIST:**
- C100 COVER SHEET + PROPOSED ARCH SITE PLAN
  - C101 ZONING CHART/PROPERTY INFO AND MAPS
  - C102 PHOTOGRAPHS
  - A100 EXISTING BASEMENT PLAN
  - A101 EXISTING 1ST FLOOR (APARTMENT #1)
  - A102 EXISTING 2ND FLOOR (APARTMENT #2)
  - A103 EXISTING ATTIC PLAN (APARTMENT #2)
  - A300 ENLARGED STAIR PLANS

211 EAST PASSAIC AVE, BLOOMFIELD ---  
 PROPERTY AREA: 6,750 SF

EXISTING CONDITIONS PRIOR TO PROPOSED WORK:		PROPOSED CONDITIONS:	
(EXISTING) BUILDING COVERAGE	(EXISTING) LOT COVERAGE IMPERVIOUS COVERAGE	(PROPOSED) LOT COVERAGE IMPERVIOUS COVERAGE	(PROPOSED) FLOOR AREA RATIO (FAR)
1377.00 - HOUSE	1377.00 - HOUSE	1377.00 - HOUSE	528.00 SF - EX BASEMENT
408.91 - GARAGE	408.91 - GARAGE	408.91 - GARAGE	1,377.00 SF - EX 1ST FL
44.92 - FRONT STEPS	44.92 - FRONT STEPS	44.92 - FRONT STEPS	1,377.00 SF - EX 2ND FL
	736.57 - GRAVEL REAR	0.00 - GRAVEL REAR	1,174.50 SF - PROPOSED ATTIC
	2372.10 - DRIVEWAY	2372.10 - DRIVEWAY	
	168.13 - MACADAM AREA	168.13 - MACADAM AREA	
	46.06 - GRAVEL SIDE	46.06 - GRAVEL SIDE	
	87.68 - SITE STAIRS	87.68 - SITE STAIRS	
	428.00 - MISC	428.00 - MISC	
1830.83 SF - 27.12 % (25% MAX.)	5,670 SF - 84 % (60% MAX.)	4,933 SF - 73.08 % (60% MAX.)	4,456.50 SF - 66.02 % (50% MAX.) - NON COMPLIANT

ORIGINAL NON-CONFORMING CONDITION  
 PAVEMENT ONLY - IMPERVIOUS COVERAGE: 39.62%

NOTE --- EXISTING FAR (WITHOUT ATTIC) IS 3,282 SF OR 0.49 OR 49%

**SCOPE OF WORK**

**EXISTING 2-FAMILY HOUSE**

APARTMENT 1: BASEMENT + 1ST FLOOR  
 APARTMENT 2: 2ND FLOOR + ATTIC

EXISTING BASEMENT PARTIALLY UNFINISHED/FINISHED

EXISTING ATTIC SPACE PARTIALLY FINISHED

REMOVAL OF NON-PERMITTED GRAVEL AT REARYARD- RESTORE BACK TO GRASS

PROPER APPROVAL FOR NON-PERMITTED HVAC CONDENSER UNIT IN REARYARD

Mark Roselli, RA  
 NJ License # 21A101852100  
 115 Myrtle Ave, Nutley NJ 07110  
 201-452-2343  
 MarkRoselliArchitect@gmail.com



Oct 4 2024  
 11/24/2024 Rev 1

Frank Grossi  
 Existing 2-Family House  
 211 East Passaic Ave  
 Bloomfield NJ

**C100**  
 ARCH SITE PLAN

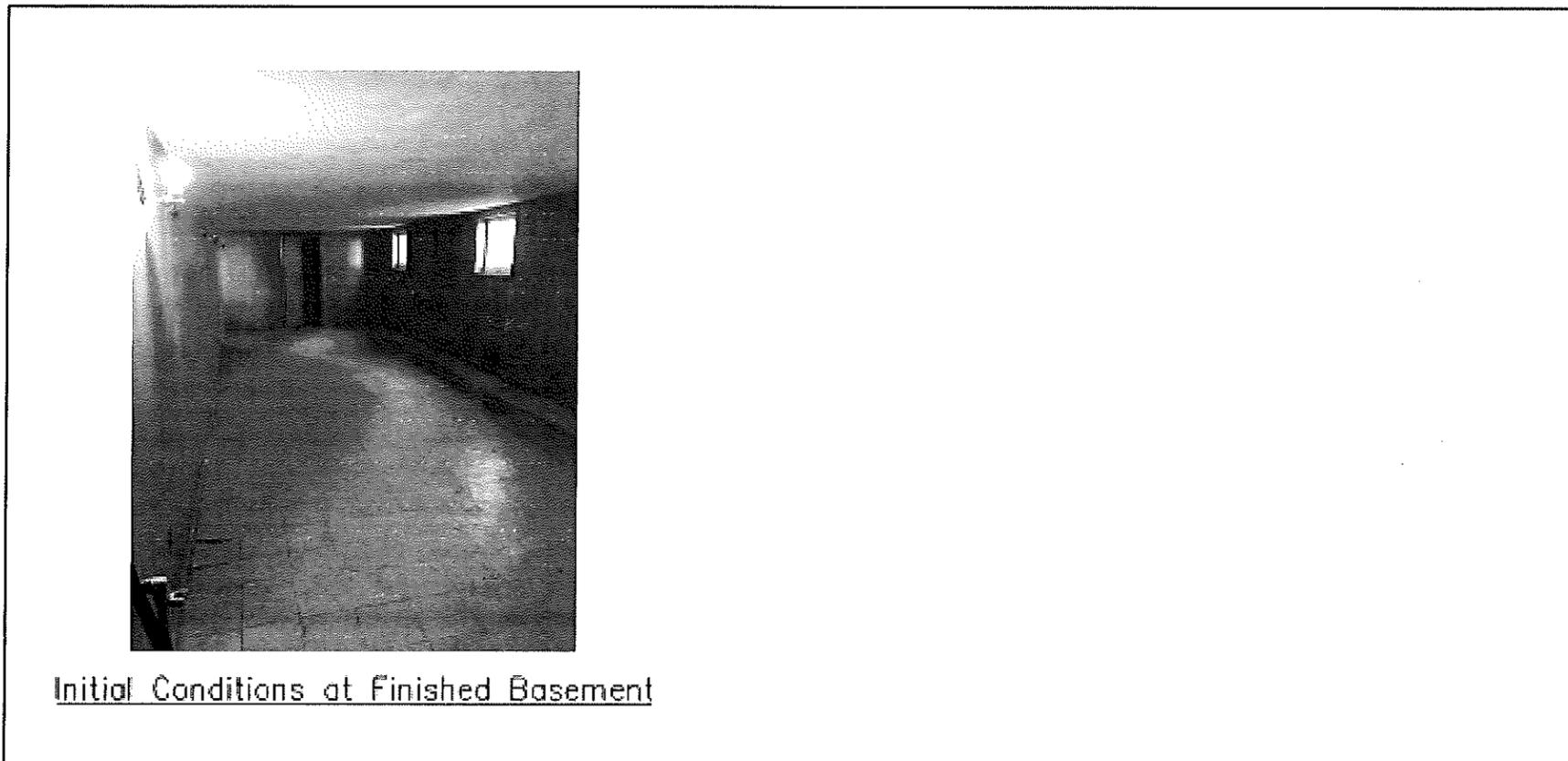
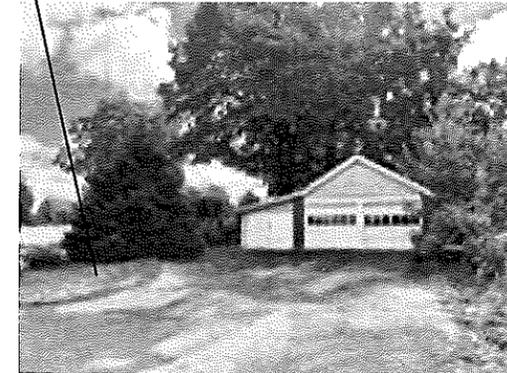


PROJECT NO: mRAD-24-01.0608



Initial Conditions shown in rear yard

Existing gravel to be removed and this area to be returned back to pervious coverage



Initial Conditions at Finished Basement

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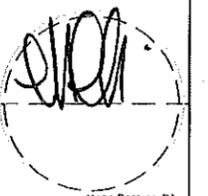


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 211 East Passaic Ave  
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C102  
 PHOTOS

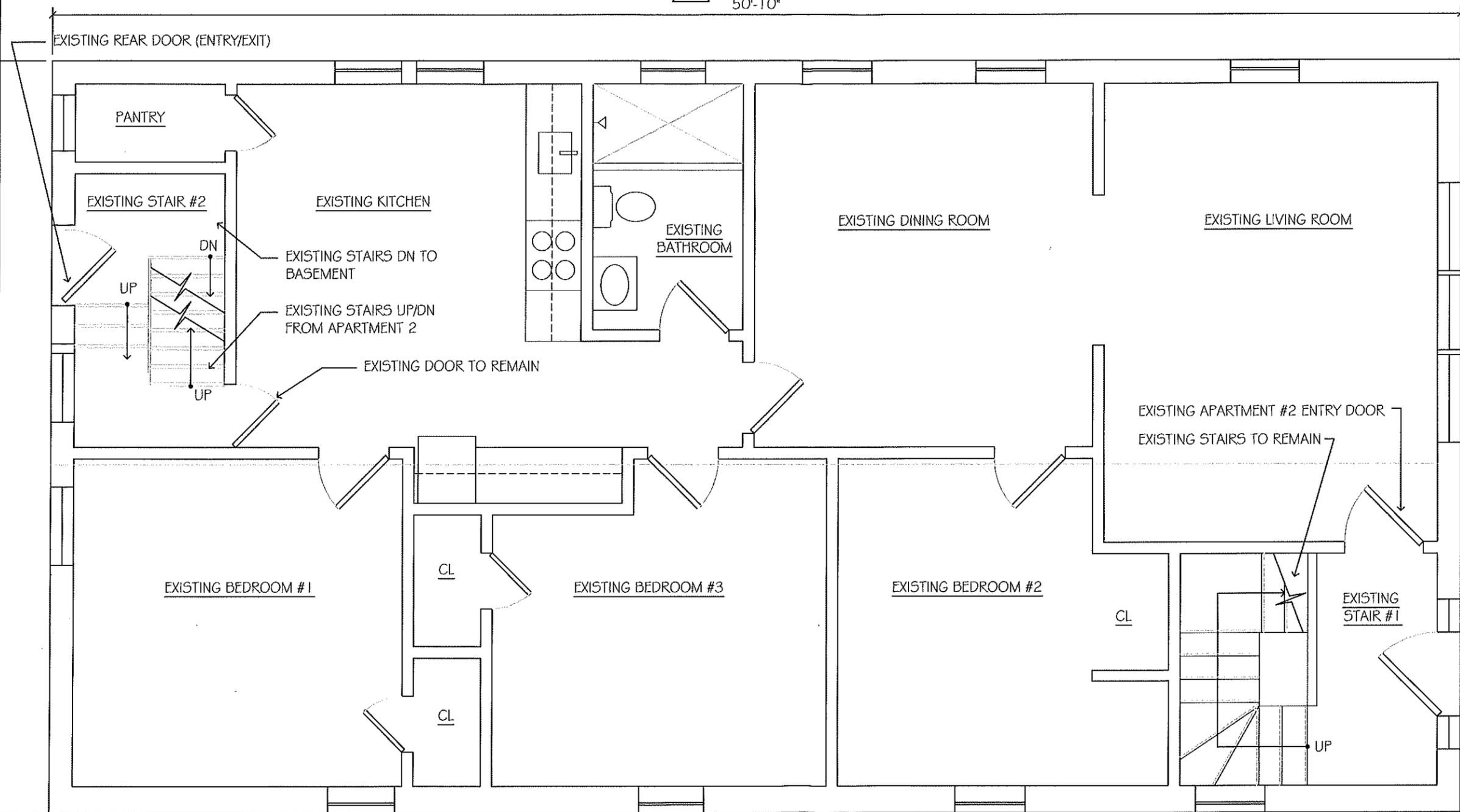


MARK ROSELLI, RA

PROJECT NO: mRAD-24.01.0608

EXISTING FIRST FLOOR PLAN: Apartment #1 (1,377 SF - Gross)

1 50'-10"



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**A101**  
 1st FL PLAN  
 (Apartment #1)



PROJECT NO: mRAD-24.01.0609



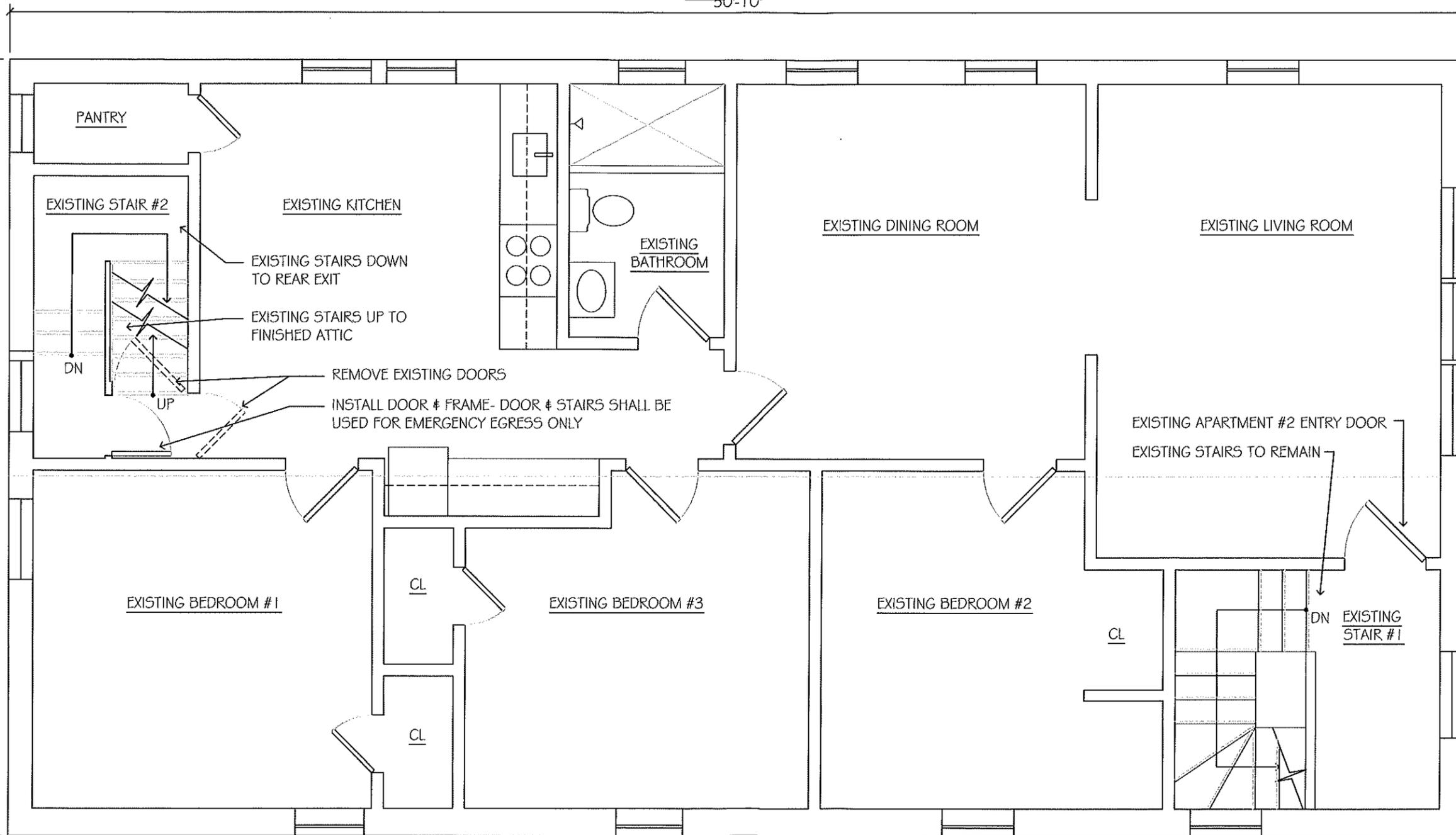
1 **EXIST. 1ST FLOOR PLAN**  
 A101 SCALE: 1/4" = 1'-0"

NOTE: 1ST FLOOR AND FINISHED BASEMENT TO BE PART OF APARTMENT 1

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EXISTING SECOND FLOOR PLAN: Apartment #2 (1,377 SF - Gross)

1  
50'-10"



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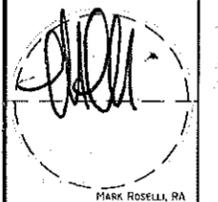


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 Existing 2-Family House  
 211 East Passaic Ave  
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**A102**  
 2nd FL PLAN  
 (Apartment #2)



PROJECT NO: mRAD-24.01.0608



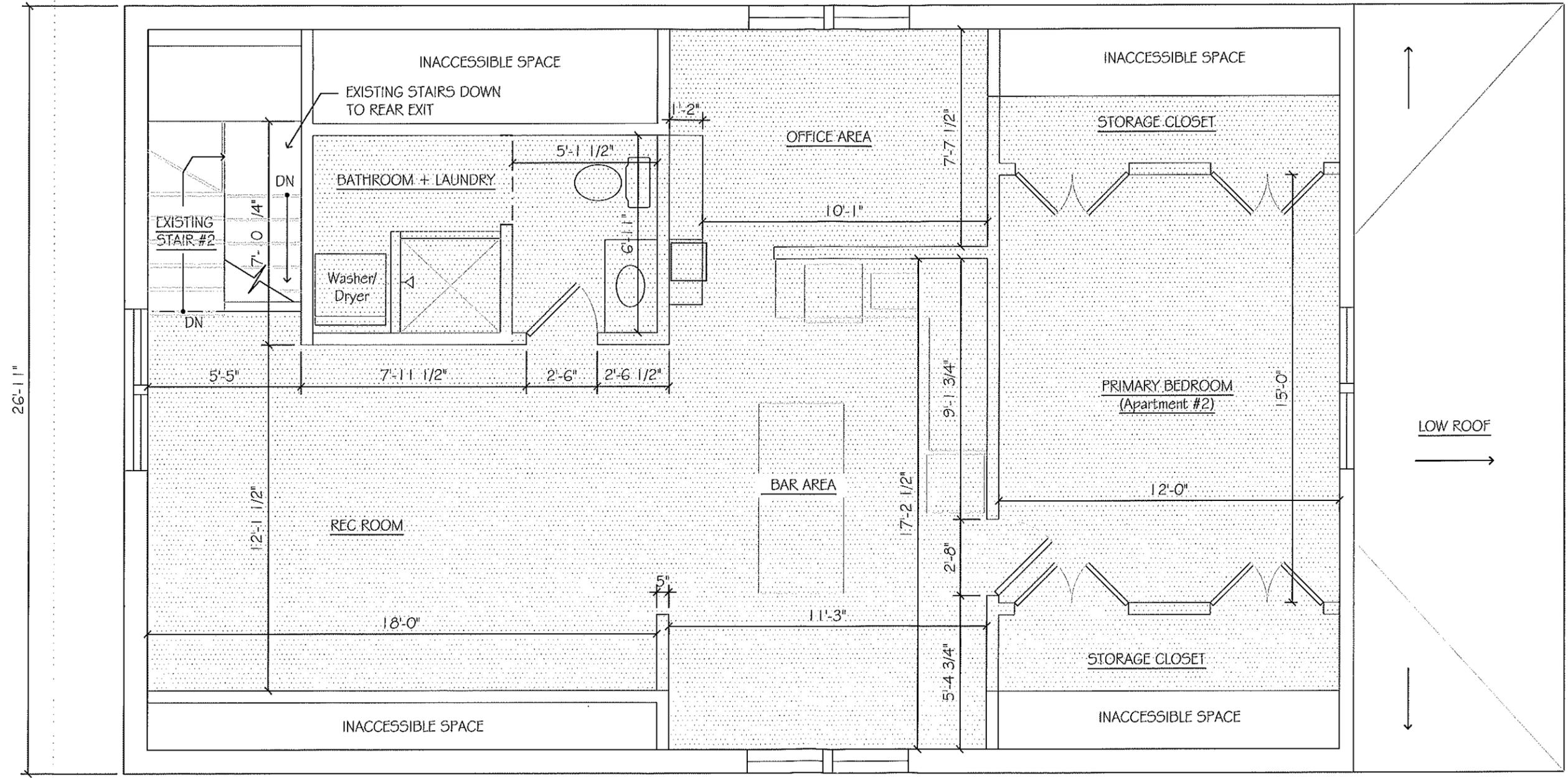
1 **EXIST. 2ND FLOOR PLAN**  
 A102 SCALE: 1/4" = 1'-0"

NOTE: 2ND FLOOR AND FINISHED ATTIC TO BE PART OF APARTMENT 2

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EXISTING ATTIC FLOOR PLAN (1,174.50 SF - Gross)

150'-10"



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 Existing 2-Family House  
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**A103**  
 ATTIC PLAN  
 (Apartment #2)



PROJECT NO: mRAD-24.01.0508



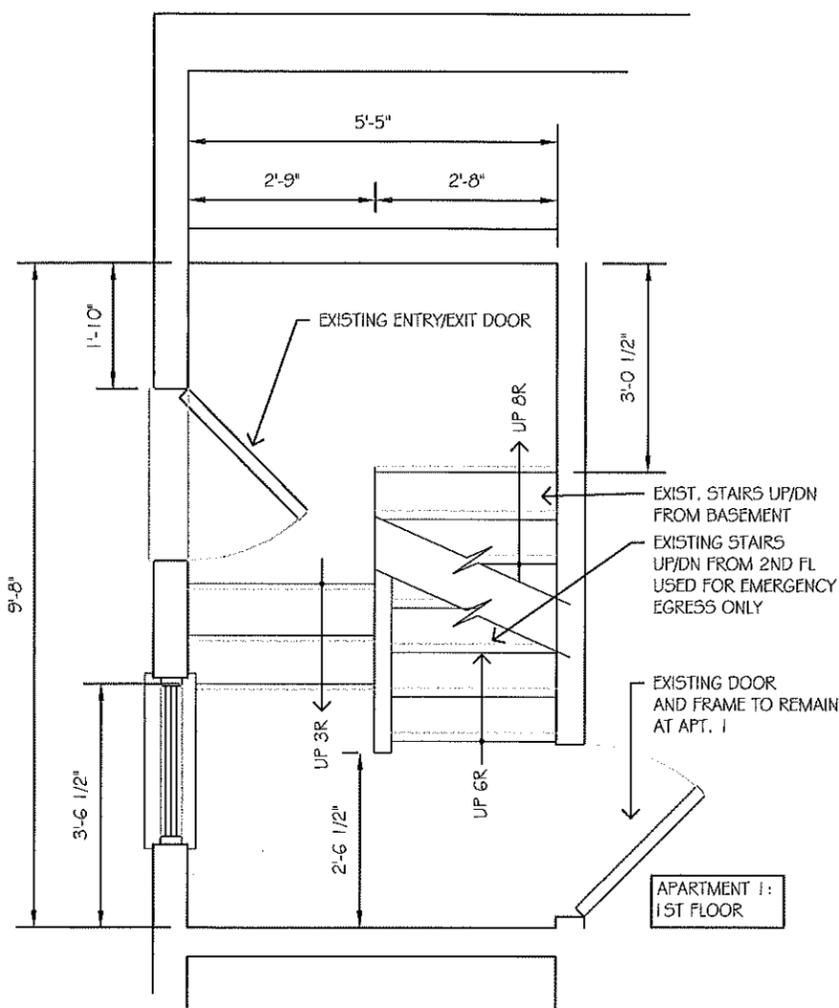
1 **EXIST. ATTIC PLAN**  
 A103 SCALE: 1/4" = 1'-0"

NOTE: THIS FLOOR IS TO BE PART OF 2ND FLOOR  
 UNIT IN PROPOSED PLAN (APARTMENT 2)

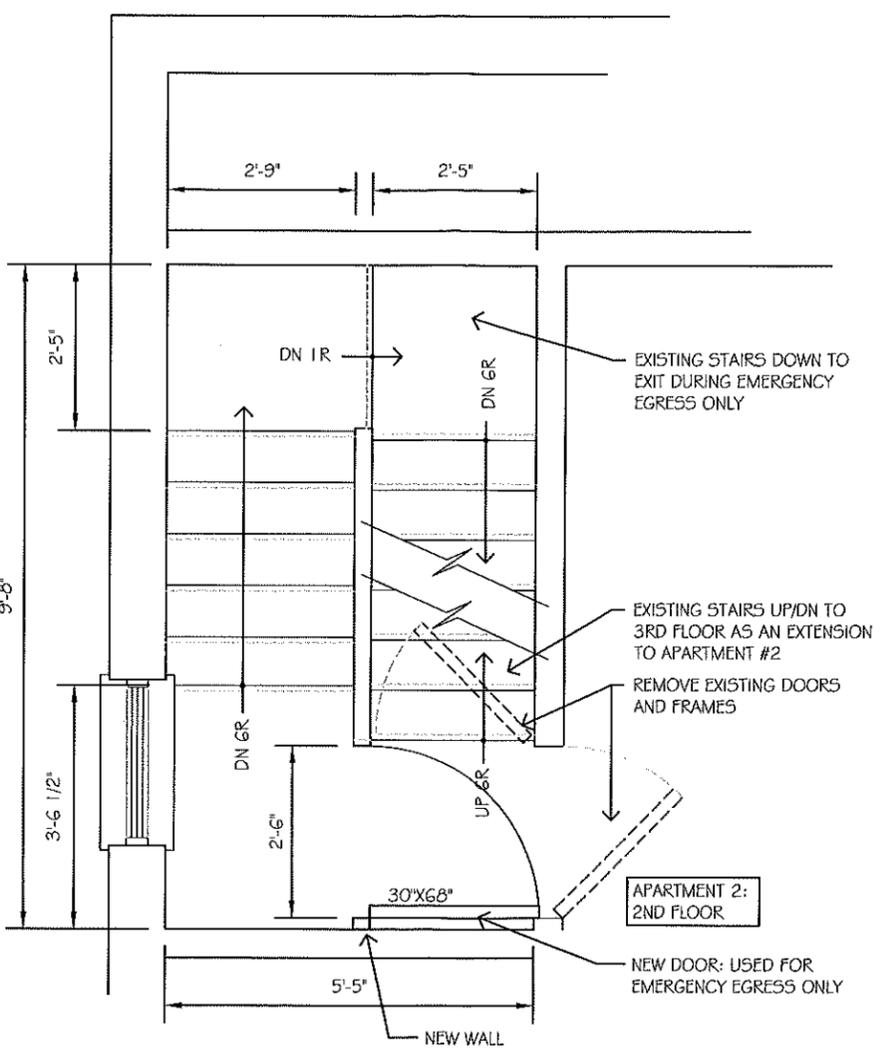
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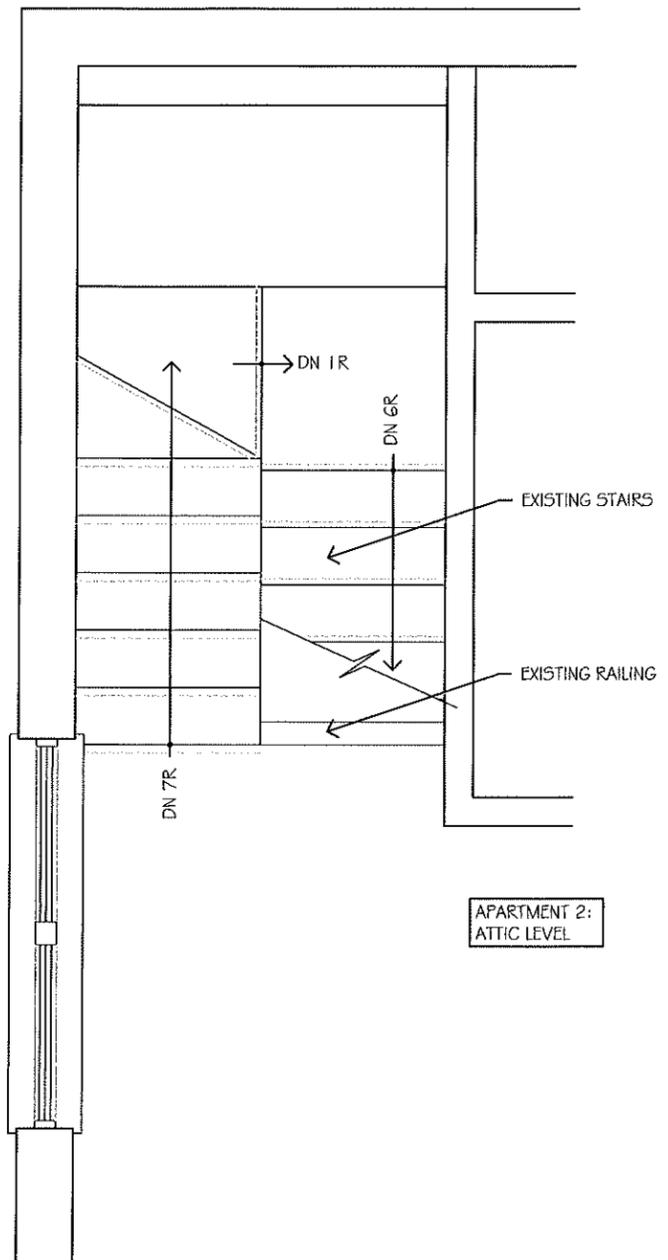
### EXISTING STAIRS - (Basement/1st Floor)



### EXISTING STAIRS - (1st Floor/2nd Floor)



### EXISTING STAIRS - (2nd Floor/3rd Floor)



1 ENLARGED STAIR PLANS  
A300 SCALE: 1/4" = 1'-0"

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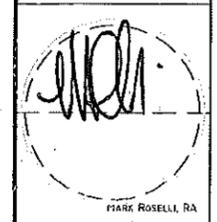


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A300  
STAIR PLANS



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