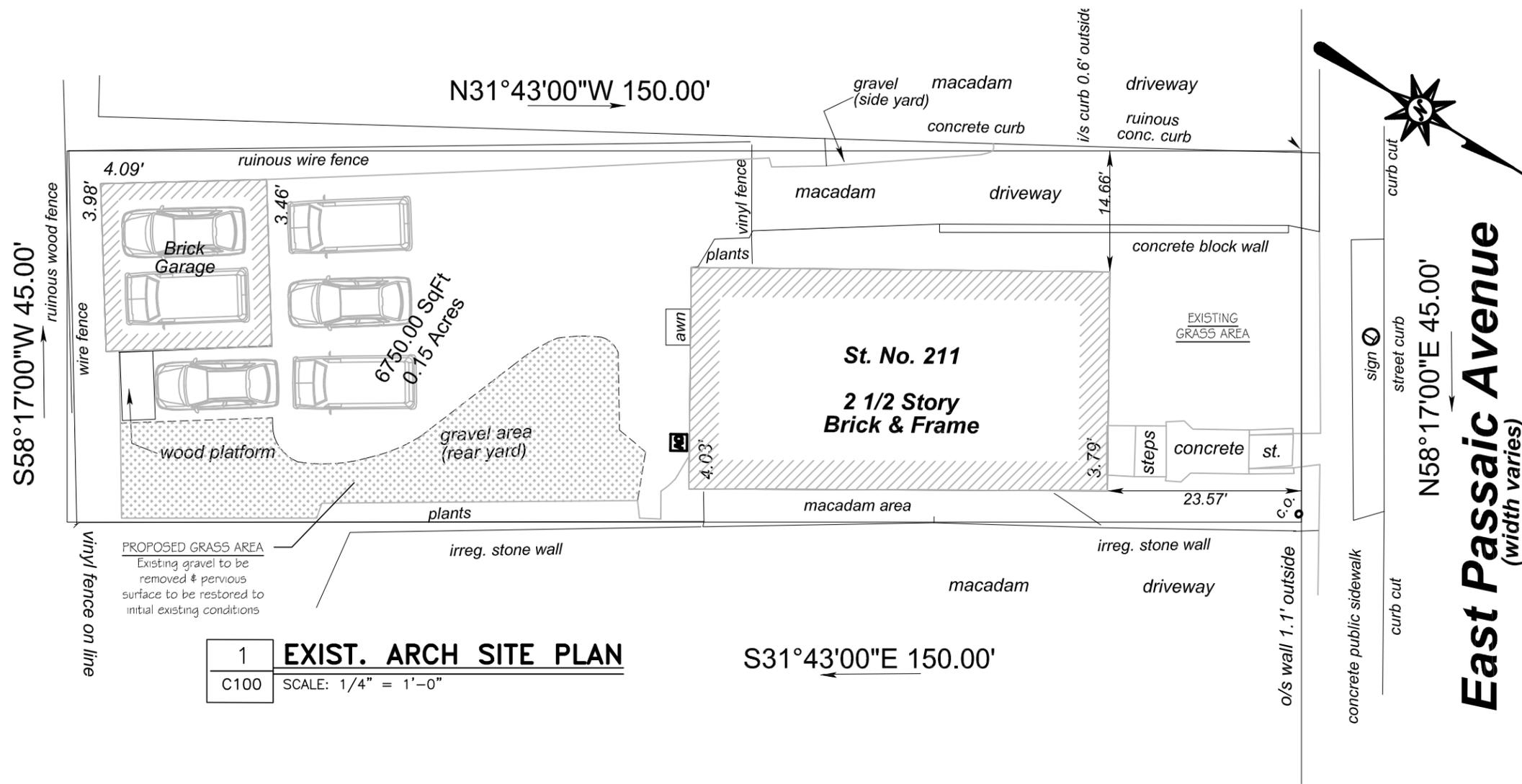


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REF. TO SURVEY DATED 7/27/2024
 BY GEORGE J. ANDERSON, LLC --
 PROFESSIONAL LAND SURVEYORS
 PO BOX 1348, LITTLE FALLS NJ
 07424 - (973) 837-8159
 EMAIL: GJALLC@GMAIL.COM
 SURVEY NO. G24-0238
 BLOCK 752 - LOT 82

PROPOSED GRASS AREA
 Existing gravel to be removed & pervious surface to be restored to initial existing conditions

1 EXIST. ARCH SITE PLAN
 C100 SCALE: 1/4" = 1'-0"

MR. FRANK GROSSI
 EXISTING 2-FAMILY HOUSE

211 EAST PASSAIC AVE
 BLOOMFIELD NEW JERSEY

BLOCK 752 | LOT 82

DISTRICT: R-2B

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

EXISTING CONDITIONS PRIOR TO PROPOSED WORK:		PROPOSED CONDITIONS:	
(EXISTING) BUILDING COVERAGE	(EXISTING) IMPERVIOUS COVERAGE	(PROPOSED) IMPERVIOUS COVERAGE	(PROPOSED) FLOOR AREA RATIO (FAR)
1358.66 - HOUSE 408.91 - GARAGE 44.92 - FRONT STEPS	1358.66 - HOUSE 408.91 - GARAGE 44.92 - FRONT STEPS 736.57 - GRAVEL REAR 2372.10 - DRIVEWAY 168.13 - MACADAM AREA 46.06 - GRAVEL SIDE 87.68 - SITE STAIRS	1358.66 - HOUSE 408.91 - GARAGE 44.92 - FRONT STEPS 0.00 - GRAVEL REAR 2372.10 - DRIVEWAY 168.13 - MACADAM AREA 46.06 - GRAVEL SIDE 87.68 - SITE STAIRS	447 SF - EX BASEMENT 1,368 SF - EX 1ST FL 1,368 SF - EX 2ND FL 818 SF - PROPOSED ATTIC
1812.49 SF - 26.85 % (25% MAX.)	5223.03 SF - 77.38 % (60% MAX.)	4486.46 SF - 66.47 % (60% MAX.)	4,001 SF - 59.27% (50% MAX.) - NON COMPLIANT (INCLUDES EX FINISH BASEMENT)

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

NOTE -- EXISTING FAR
 (WITHOUT ATTIC) IS
 3,183 SF OR 0.47
 OR 47%

- 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

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

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

C100
 ARCH SITE PLAN



PROJECT NO: mRAD-24.01.0608

PROPERTY INFORMATION

-- ADDRESS: 211 EAST PASSAIC STREET, BLOOMFIELD NJ

PER 315 ATTACHMENT 1, SCHEDULE A: BULK AND SETBACK REGULATIONS

"R-2B" -- 2 FAMILY DWELLING

NON-CORNER LOT

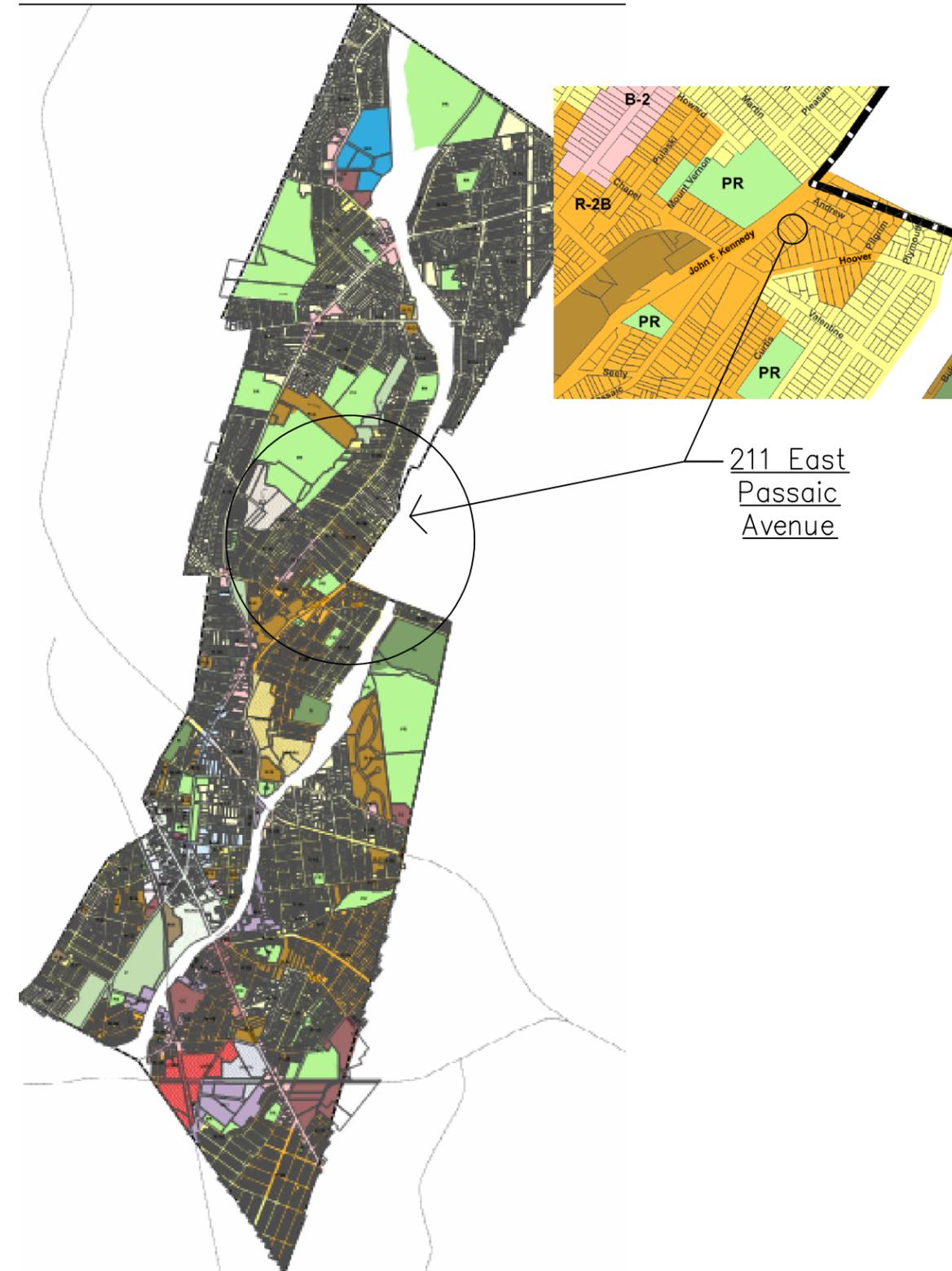
	EXISTING	ALLOWED OR MIN.	PROPOSED OR NO CHANGE	COMPLIES (Y OR N)
LOT AREA (MIN.)	6,750 SF	4,000 SF MIN.	N/A	YES- EXISTING COMPLIES
LOT WIDTH (MIN.)	50 FT	40 FT MIN.	N/A	YES- EXISTING COMPLIES
FRONT YARD SETBACK 1 (MIN.) - MAIN HOUSE	23.57 FT	20 FT	NO CHANGE	YES- COMPLIES
REAR YARD	75.50 FT	25 FT	NO CHANGE	YES- COMPLIES
SIDE YARD 1	14.66 FT (MAIN)	6 FT	NO CHANGE	YES- COMPLIES
SIDE YARD 2	3.79 FT (MAIN)	6 FT	NO CHANGE	NO- EXISTING NON-COMPLIANT
HEIGHT (MAX.) (PRINCIPAL BUILDING)	35'-6" +/-	40'-0" Max.	NO CHANGE	YES- EXISTING COMPLIES
BUILDING COVERAGE (MAX.) INCLUDES OPEN FRONT PORCH & FRONT STAIRS	26.85%	25% Max.	NO CHANGE	NO- EXISTING NON-COMPLIANT

MAIN HOUSE

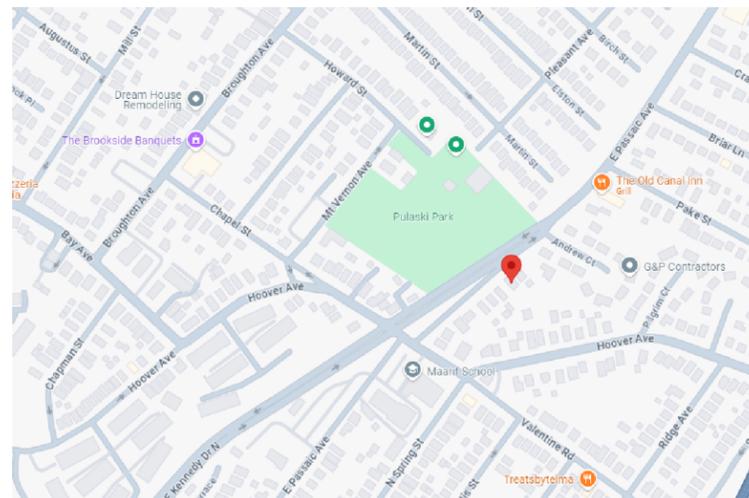
EXISTING ALLOWED OR MIN. PROPOSED OR NO CHANGE COMPLIES (Y OR N)

MAX. TOTAL IMPERVIOUS LOT COVERAGE	77.38%	60% MAX	66.47%	NO- EXISTING NON-COMPLIANT NO- PROPOSED NON-COMPLIANT
FAR (MAX.) USING GROSS AREA	0.47	0.50 MAX	0.59 OR 59.27%	YES- EXISTING COMPLIES NO- PROPOSED NON-COMPLIANT

COVERAGE



211 East Passaic Avenue



Vicinity Map



from Bloomfield Tax Map

Mark Roselli, RA

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



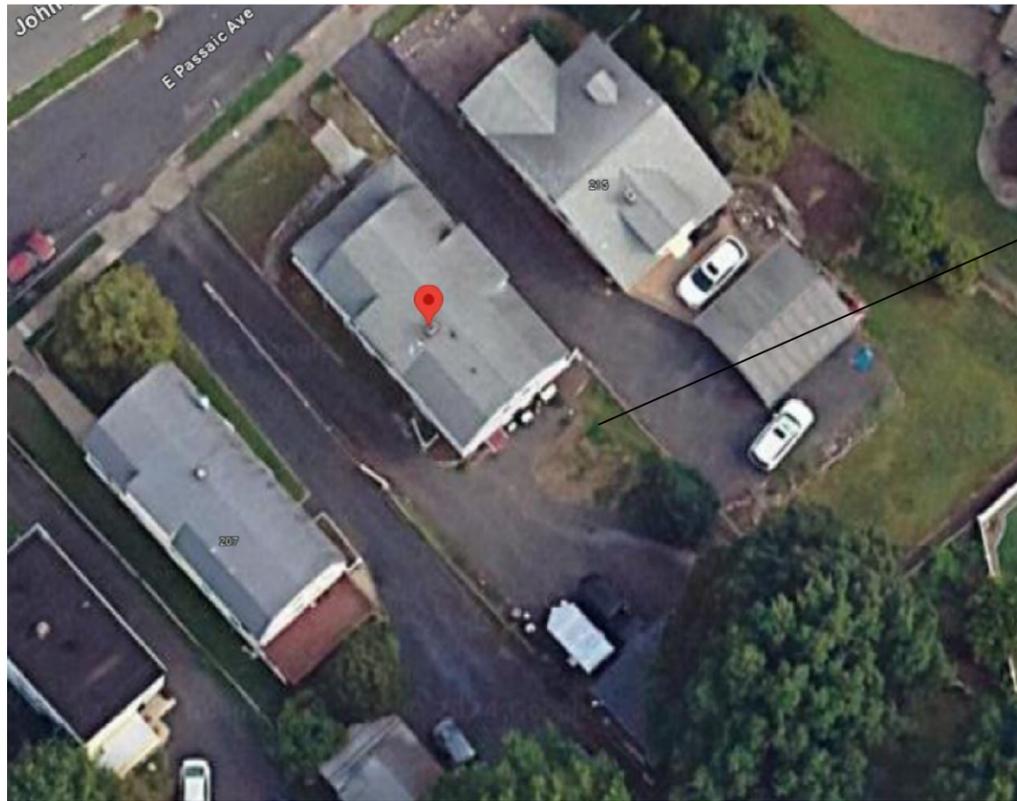
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Frank Grossi
Existing 2-Family House
211 East Passaic Ave
Bloomfield NJ

C101
ZONING CHART



MARK ROSELLI, RA
10/4/2024
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

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



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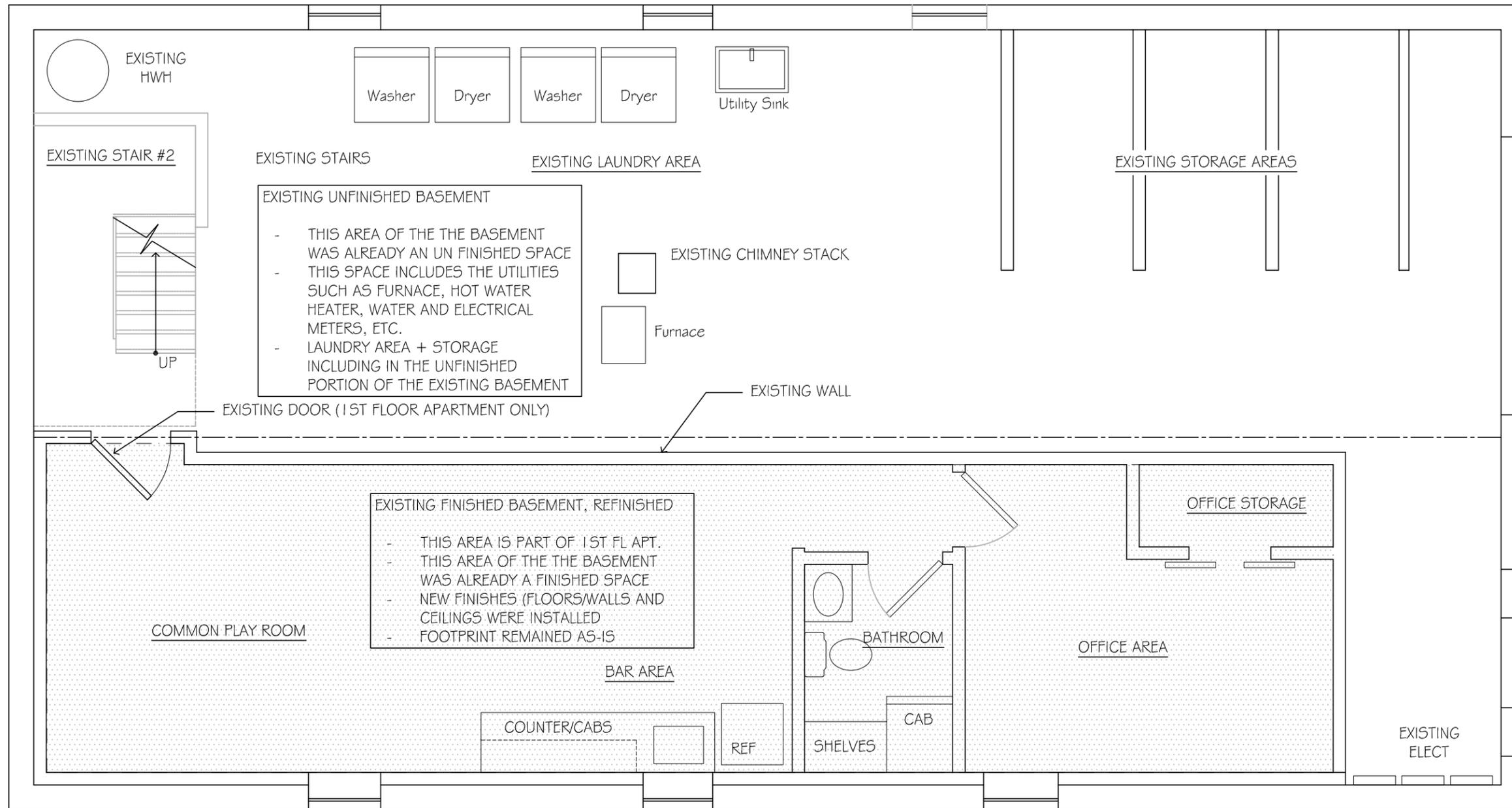
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C102
 PHOTOS



MARK ROSELLI, RA
 10/4/2024
 PROJECT NO: mRAD-24.01.0608

EXISTING BASEMENT FLOOR PLAN: (447 SF - Net)



EXISTING UNFINISHED BASEMENT

- THIS AREA OF THE THE BASEMENT WAS ALREADY AN UN FINISHED SPACE
- THIS SPACE INCLUDES THE UTILITIES SUCH AS FURNACE, HOT WATER HEATER, WATER AND ELECTRICAL METERS, ETC.
- LAUNDRY AREA + STORAGE INCLUDING IN THE UNFINISHED PORTION OF THE EXISTING BASEMENT

EXISTING FINISHED BASEMENT, REFINISHED

- THIS AREA IS PART OF 1 ST FL APT.
- THIS AREA OF THE THE BASEMENT WAS ALREADY A FINISHED SPACE
- NEW FINISHES (FLOORS/WALLS AND CEILINGS WERE INSTALLED
- FOOTPRINT REMAINED AS-IS

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



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Frank Grossi
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A100
 BASEMENT PLAN



PROJECT NO: mRAD-24.01.0608



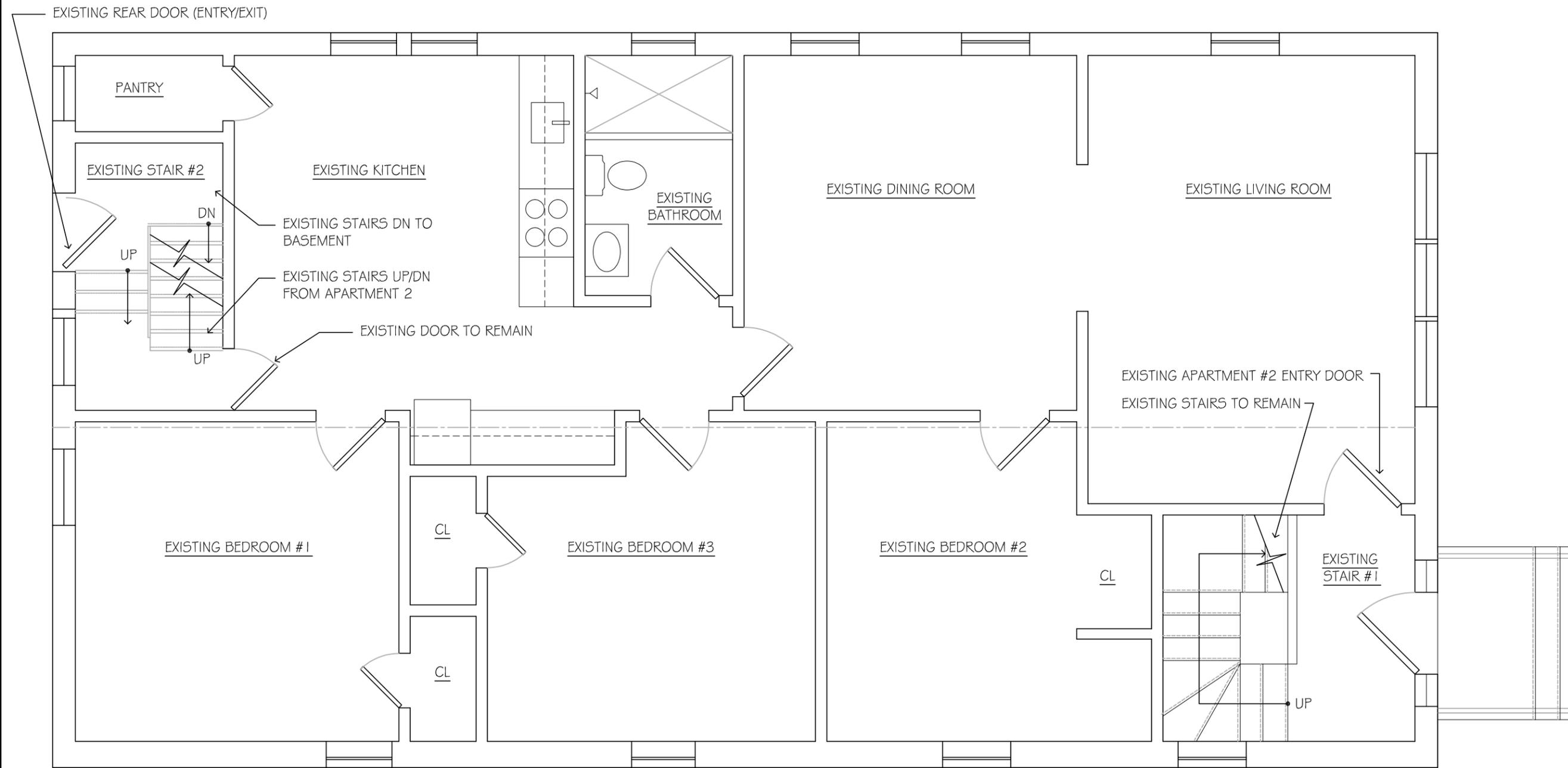
1 EXIST. BASEMENT PLAN
 A100 SCALE: 1/4" = 1'-0"

NOTE: FINISHED PORTION OF BASEMENT IS TO BE PART OF 1ST FLOOR UNIT IN PROPOSED PLAN (APARTMENT 1) AND TO NOT BE USED AS A BEDROOM

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Submittal - DESIGN DEVELOPMENT/CONSTRUCTION DOCUMENTS -- final

EXISTING FIRST FLOOR PLAN: Apartment #1 (1,358 SF - Net)



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



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A101
 1st FL PLAN
 (Apartment #1)



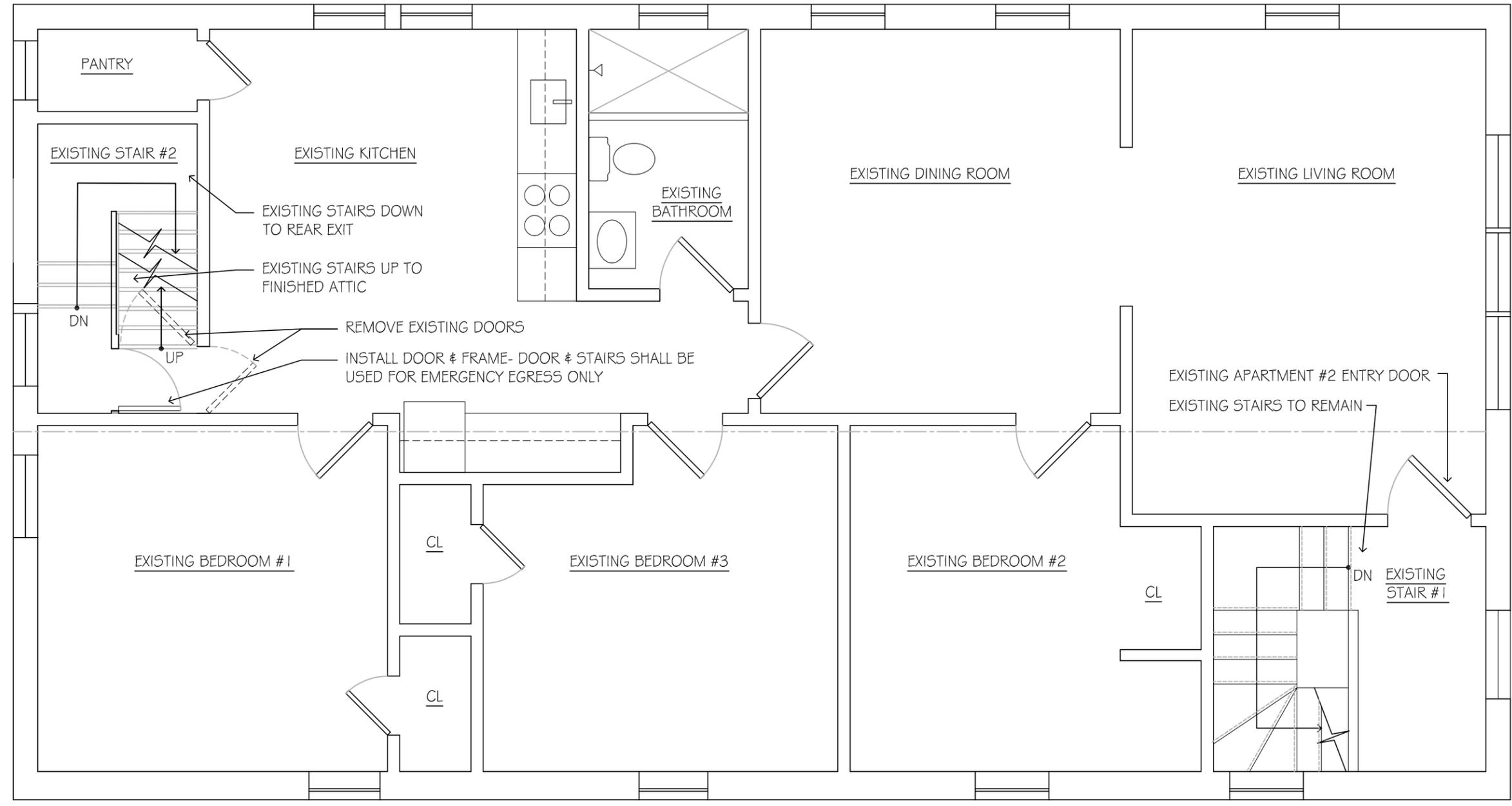
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 PROJECT NO: mRAD-24.01.0608



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

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

EXISTING SECOND FLOOR PLAN: Apartment #2 (1,358 SF - Net)



EXISTING STAIRS DOWN TO REAR EXIT
 EXISTING STAIRS UP TO FINISHED ATTIC
 REMOVE EXISTING DOORS
 INSTALL DOOR & FRAME- DOOR & STAIRS SHALL BE USED FOR EMERGENCY EGRESS ONLY

EXISTING APARTMENT #2 ENTRY DOOR
 EXISTING STAIRS TO REMAIN



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

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

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



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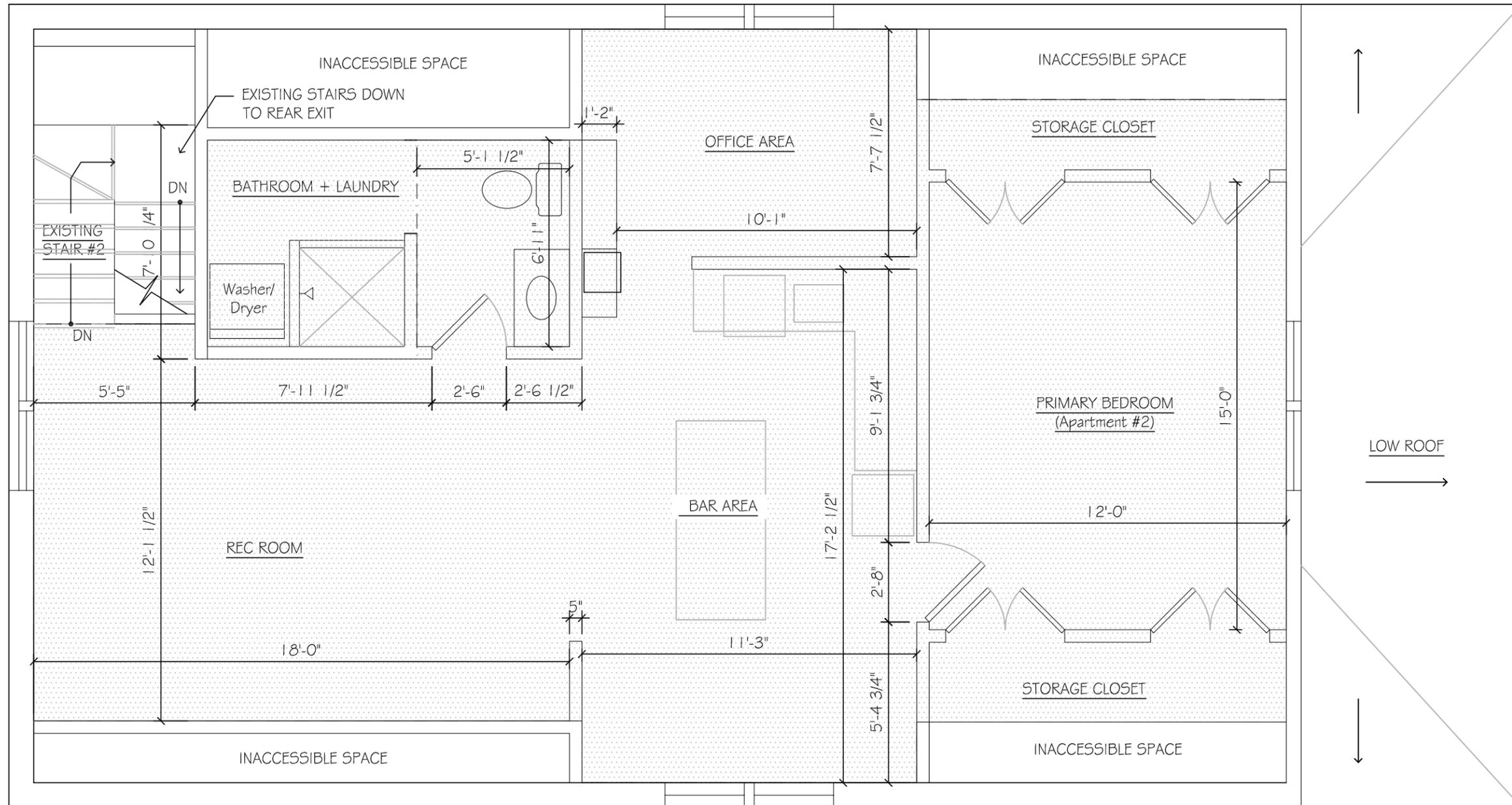
A102
 2nd FL PLAN
 (Apartment #2)



PROJECT NO: mRAD-24.01.0608

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EXISTING ATTIC FLOOR PLAN: 865 SF (Net)



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)

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



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

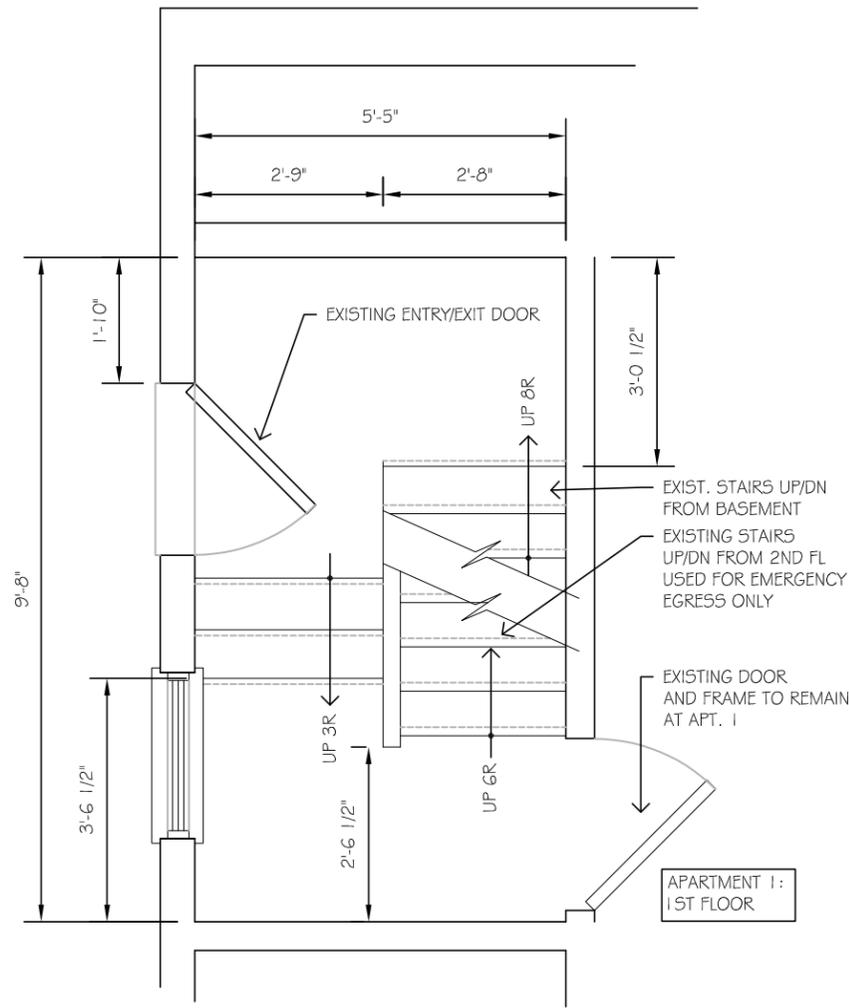


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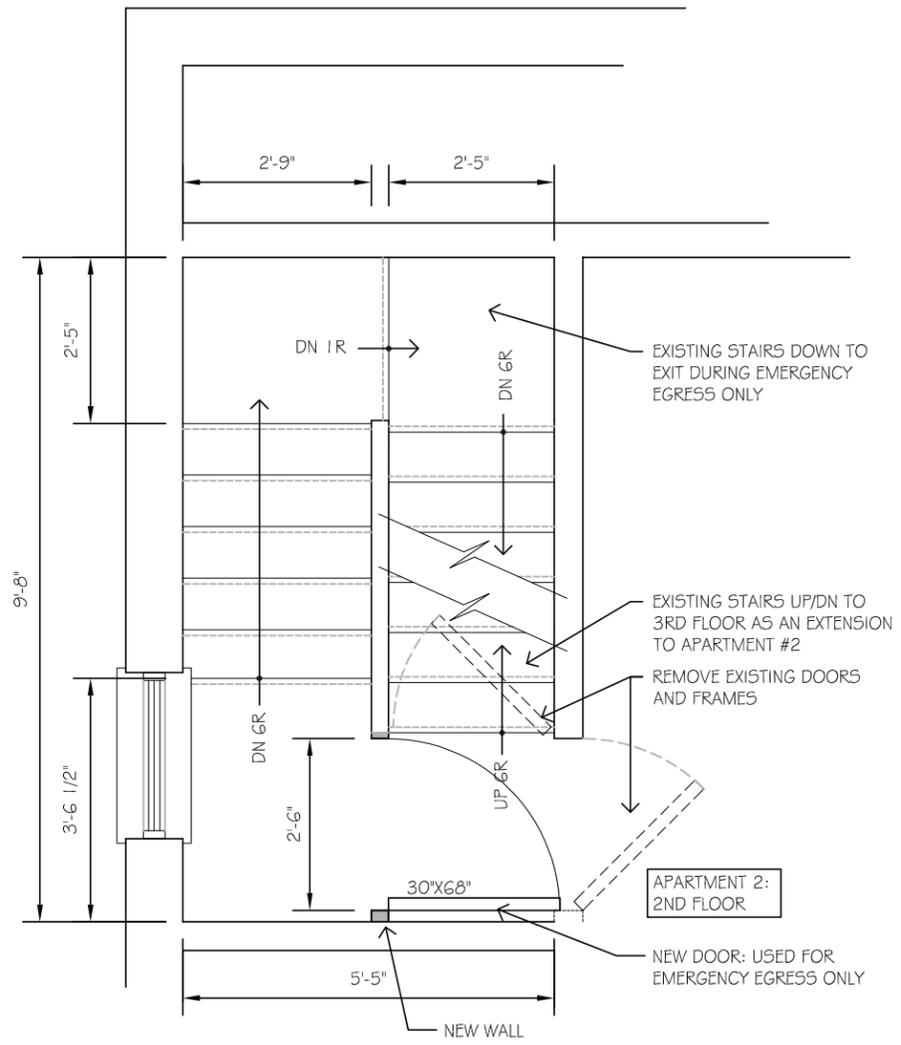
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Submittal - DESIGN DEVELOPMENT/CONSTRUCTION DOCUMENTS -- final

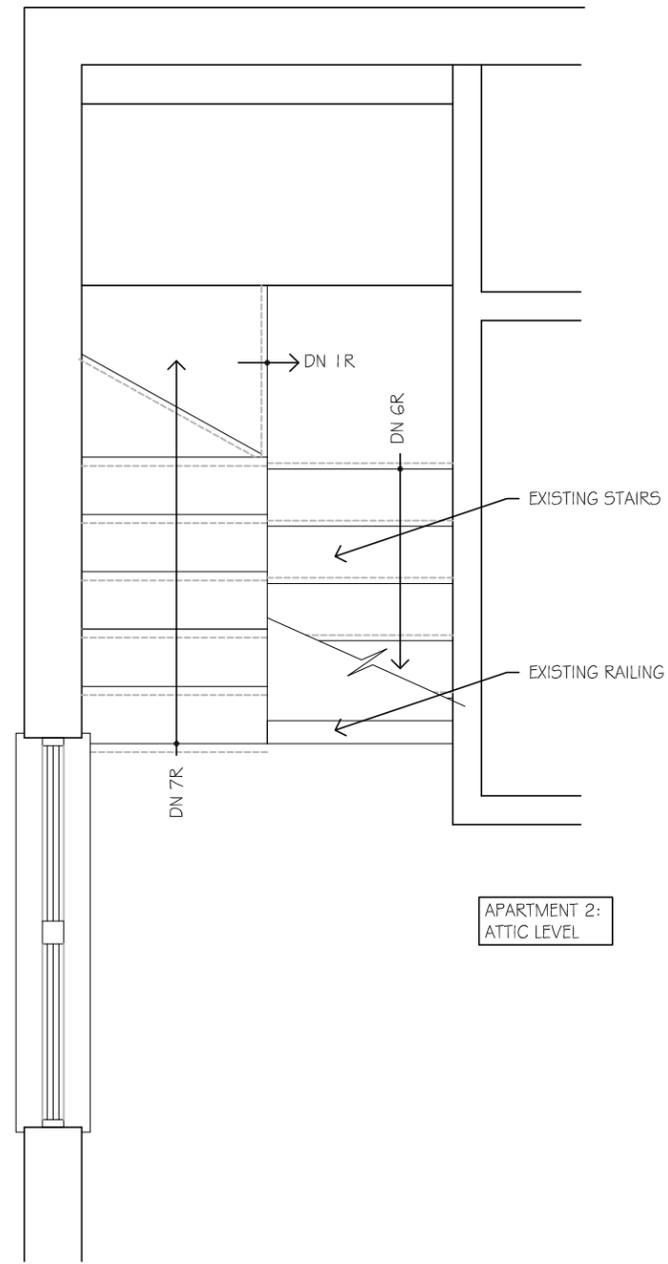
EXISTING STAIRS -
(Basement/1st Floor)



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



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Frank Grossi
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A300
STAIR PLANS



MARK ROSELLI, RA
10/4/2024
PROJECT NO: mRAD-24.01.608