

PROPERTY INFORMATION

"R-2B" -- 2 FAMILY DWELLING

-- ADDRESS: 211 EAST PASSAIC STREET,
BLOOMFIELD NJ

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

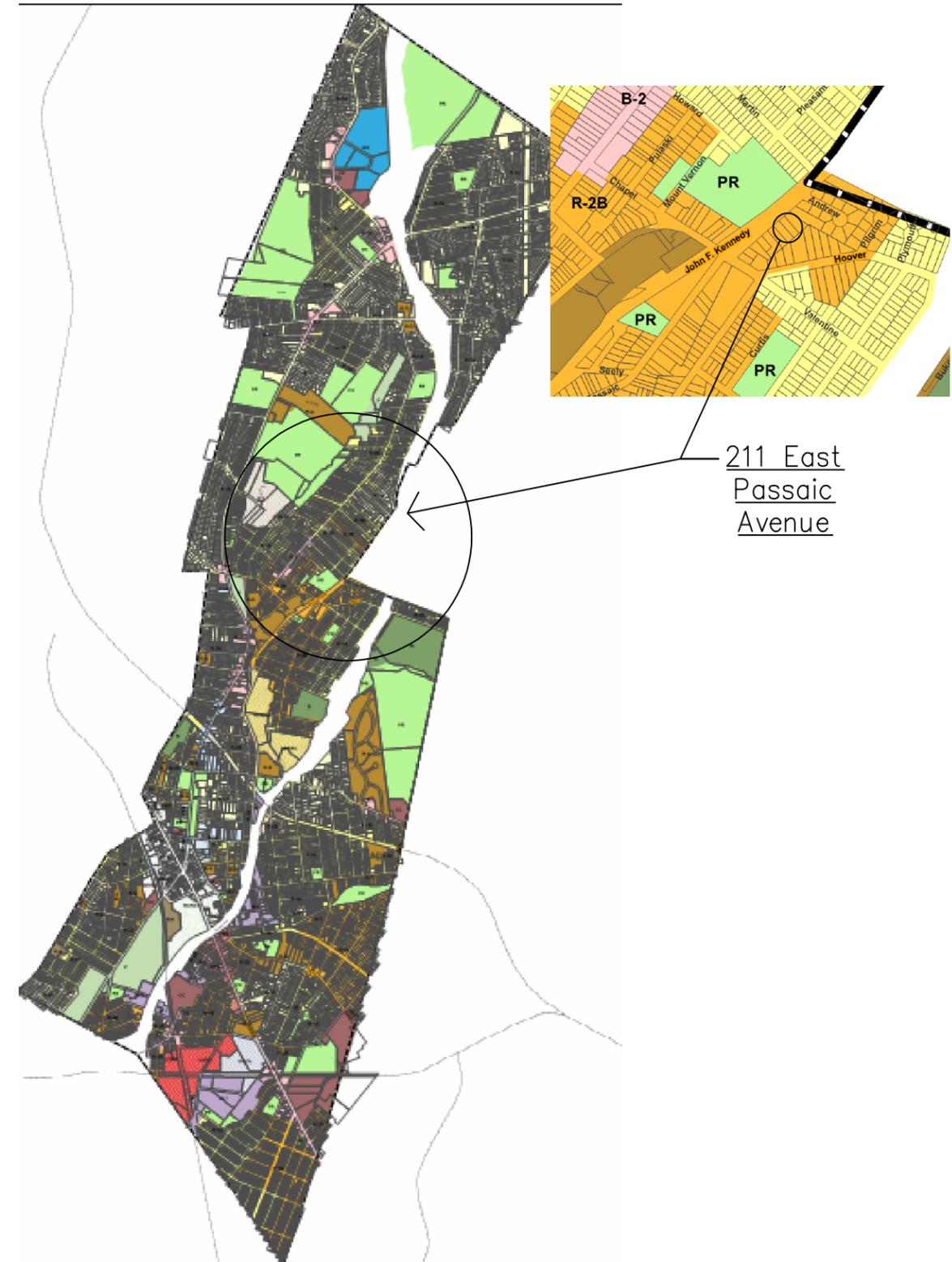
MAIN HOUSE

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	27.12%	25% Max.	NO CHANGE	NO- EXISTING NON-COMPLIANT

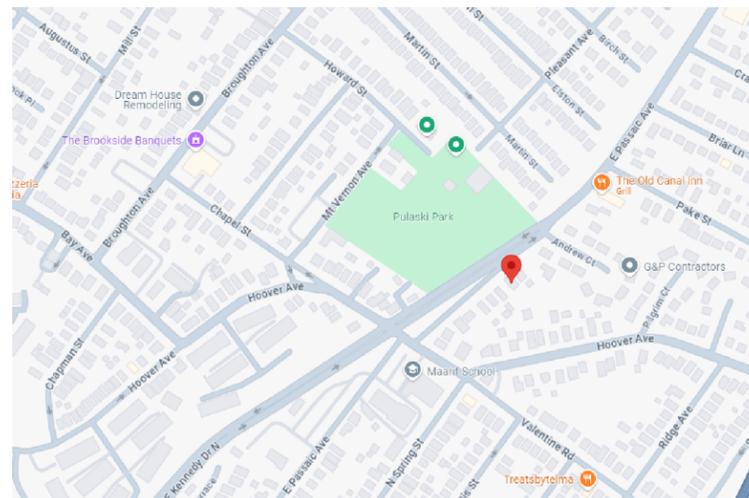
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	EXISTING	ALLOWED OR MIN.	PROPOSED OR NO CHANGE	COMPLIES (Y OR N)
MAX. TOTAL IMPERVIOUS LOT COVERAGE	84 %	60% MAX	73.08%	NO- EXISTING NON-COMPLIANT NO- PROPOSED NON-COMPLIANT
FAR (MAX.) USING GROSS AREA	0.49	0.50 MAX	0.66 OR 66.02%	YES- EXISTING COMPLIES NO- PROPOSED NON-COMPLIANT

COVERAGE



211 East Passaic Avenue



Vicinity Map



from Bloomfield Tax Map

Bloomfield Zoning District Map

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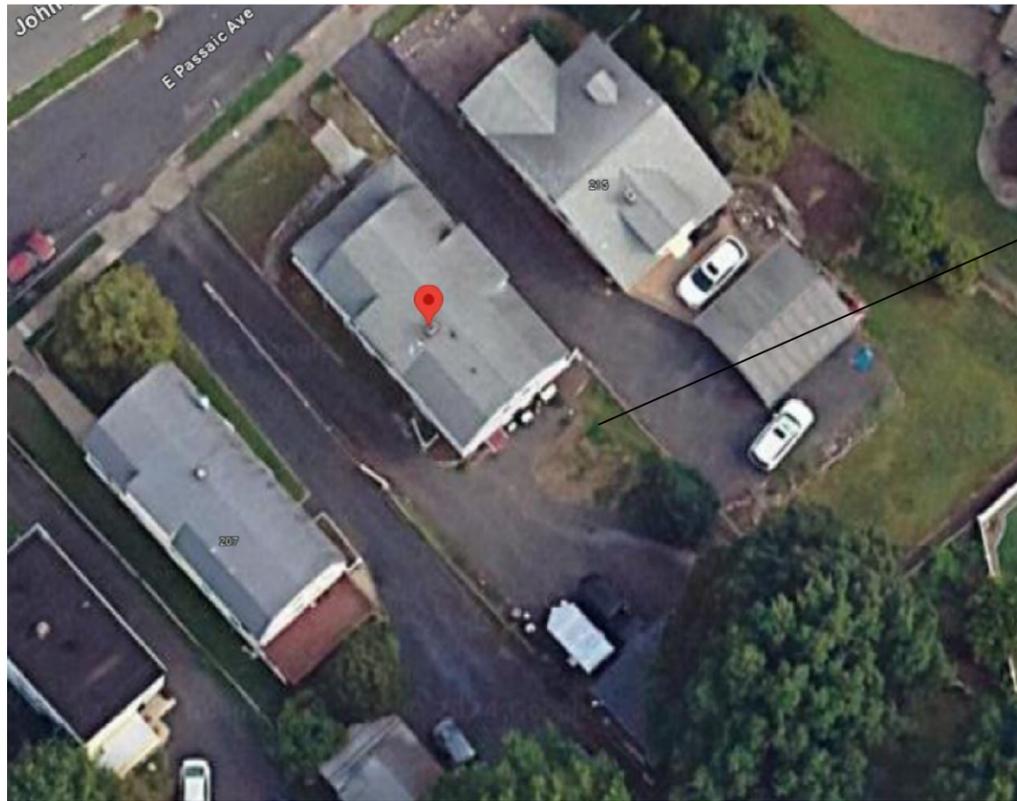
11/24/2024 Rev 1

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

C101
ZONING CHART



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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C102
 PHOTOS

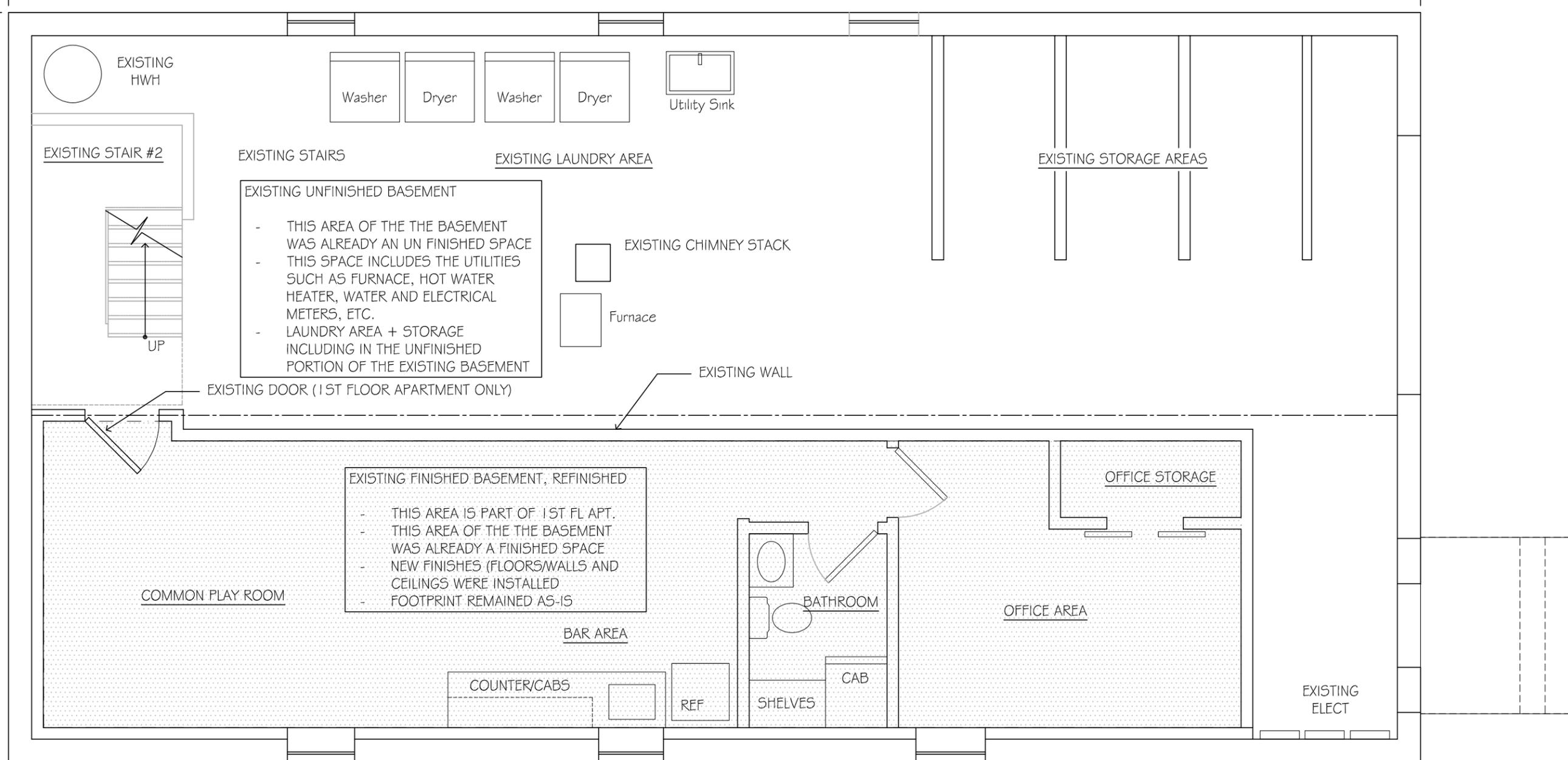


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EXISTING BASEMENT FLOOR PLAN: (528 SF - Gross)

1

50'-10"



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

EXISTING DOOR (1 ST FLOOR APARTMENT ONLY)

COMMON PLAY ROOM

BAR AREA

BATHROOM

OFFICE AREA

OFFICE STORAGE

COUNTER/CABS

REF

SHELVES

CAB

EXISTING ELECT

EXISTING HWH

Washer

Dryer

Washer

Dryer

Utility Sink

EXISTING STAIRS

EXISTING LAUNDRY AREA

EXISTING STORAGE AREAS

EXISTING CHIMNEY STACK

Furnace

EXISTING WALL

EXISTING STAIR #2

UP

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NORTH

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

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

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A100
BASEMENT PLAN



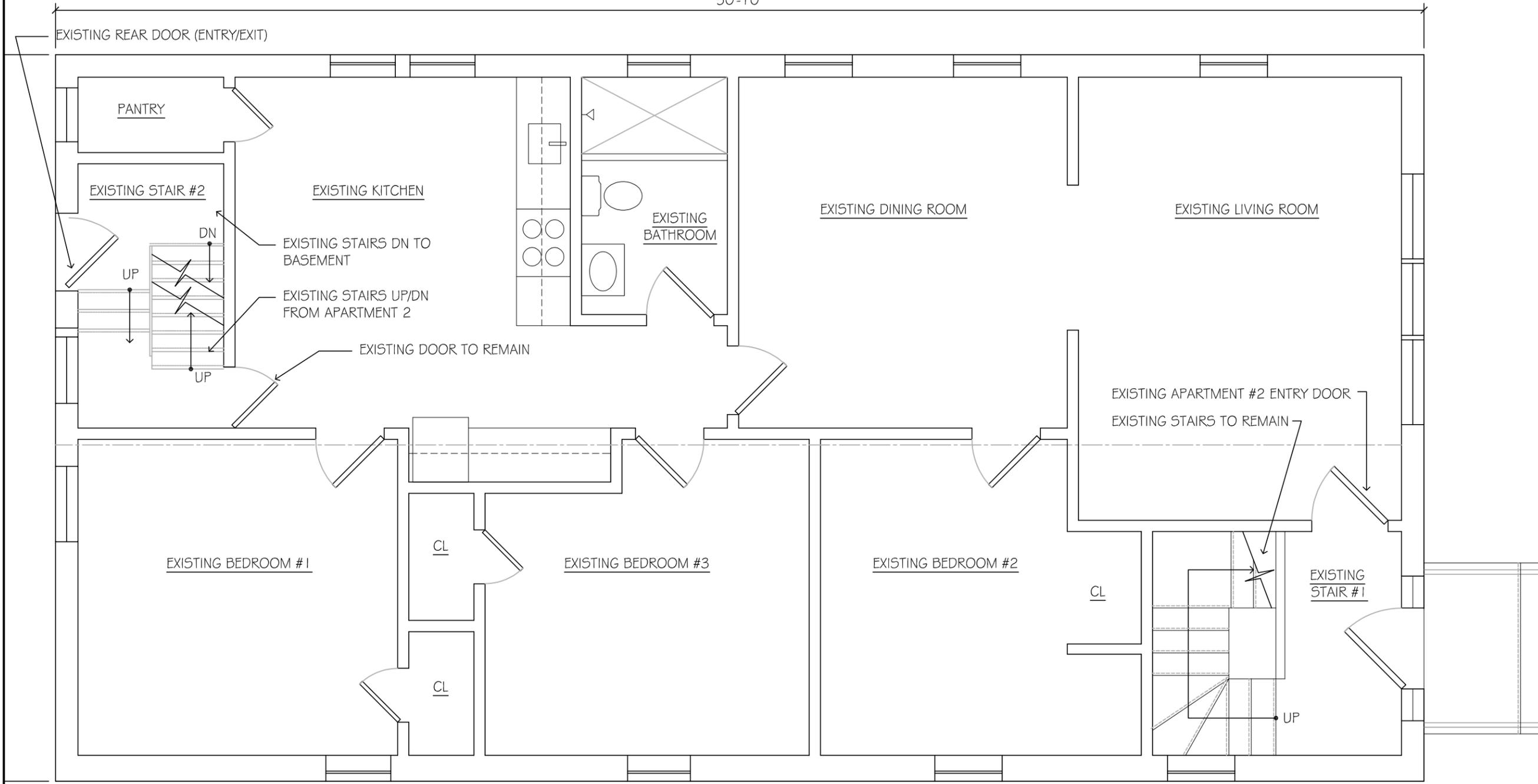
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Submittal - DESIGN DEVELOPMENT/CONSTRUCTION DOCUMENTS -- final

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

1

50'-10"



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A101
 1st FL PLAN
 (Apartment #1)



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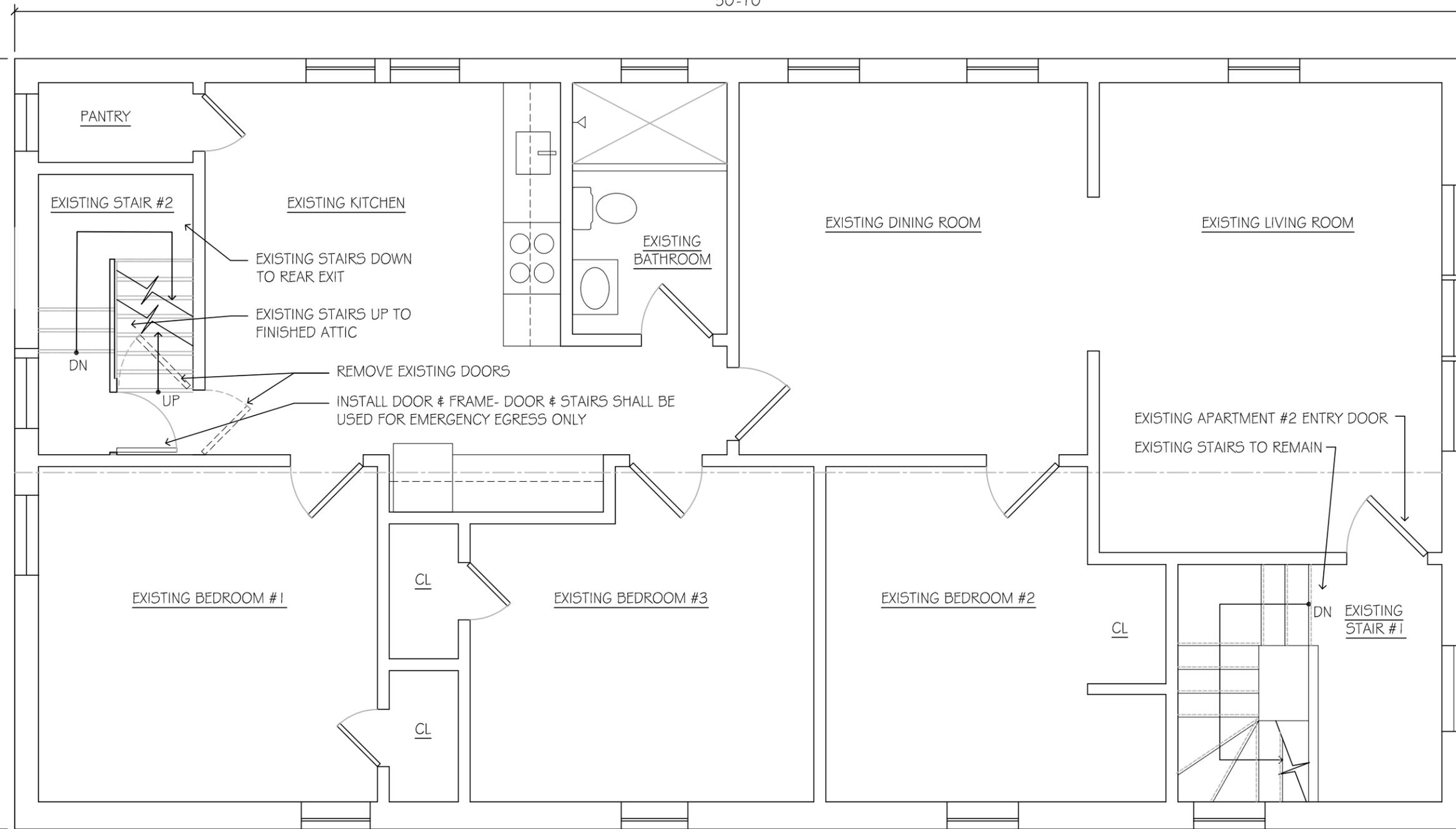


1 EXIST. 1ST FLOOR PLAN
 A101 SCALE: 1/4" = 1'-0"

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

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

1
50'-10"



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A102
 2nd FL PLAN
 (Apartment #2)



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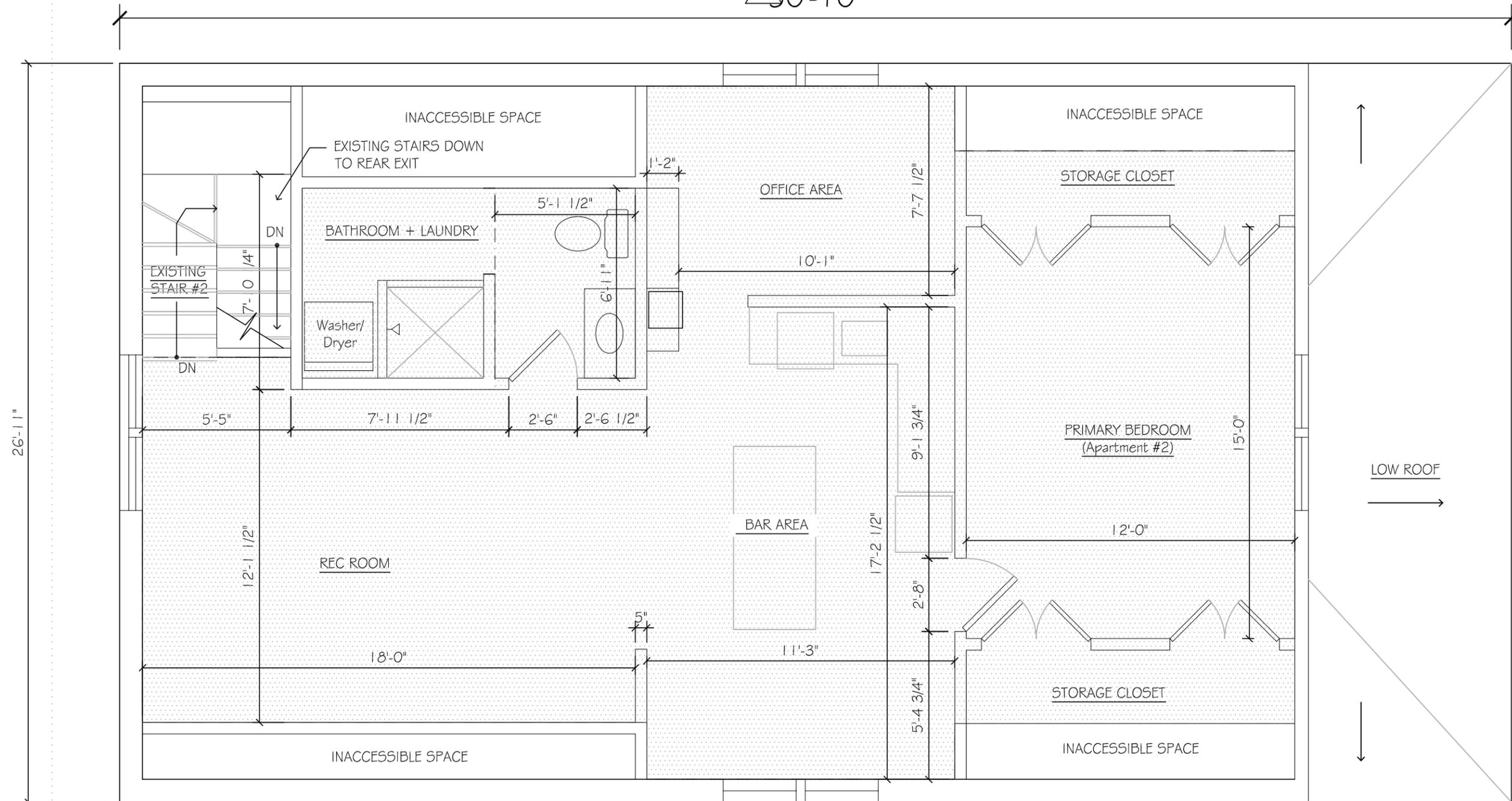


1 **EXIST. 2ND FLOOR PLAN**
 A102 SCALE: 1/4" = 1'-0"

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

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

50'-10"



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A103
 ATTIC PLAN
 (Apartment #2)



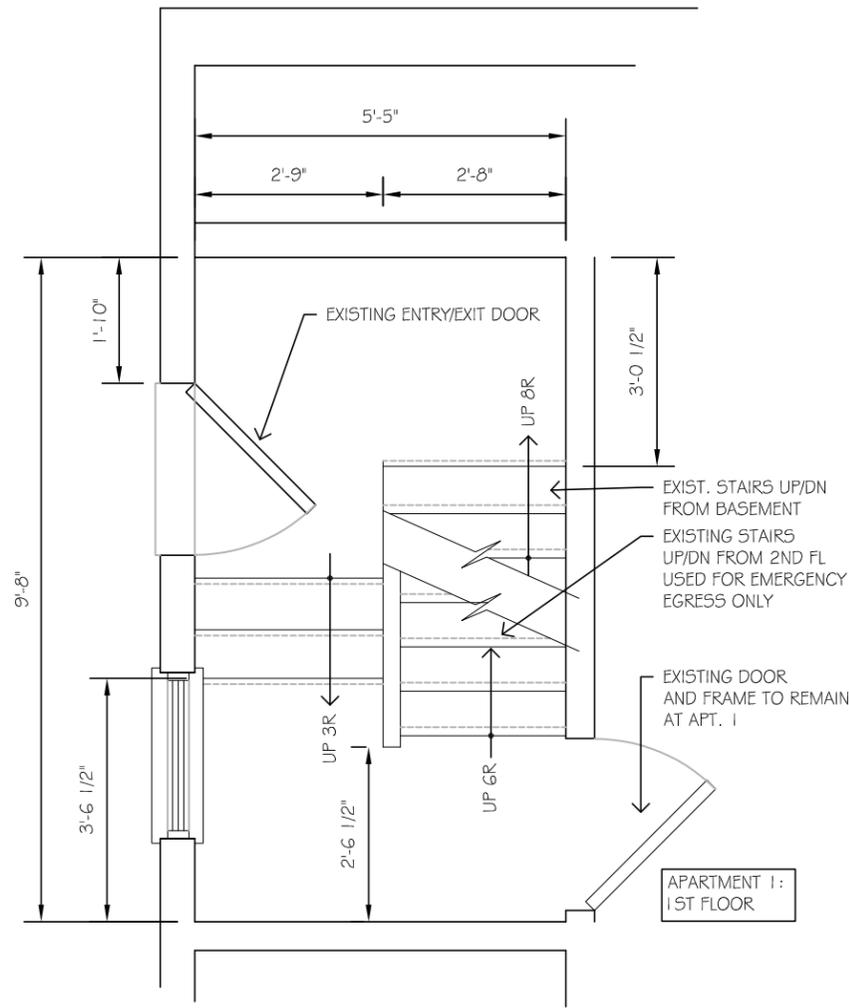
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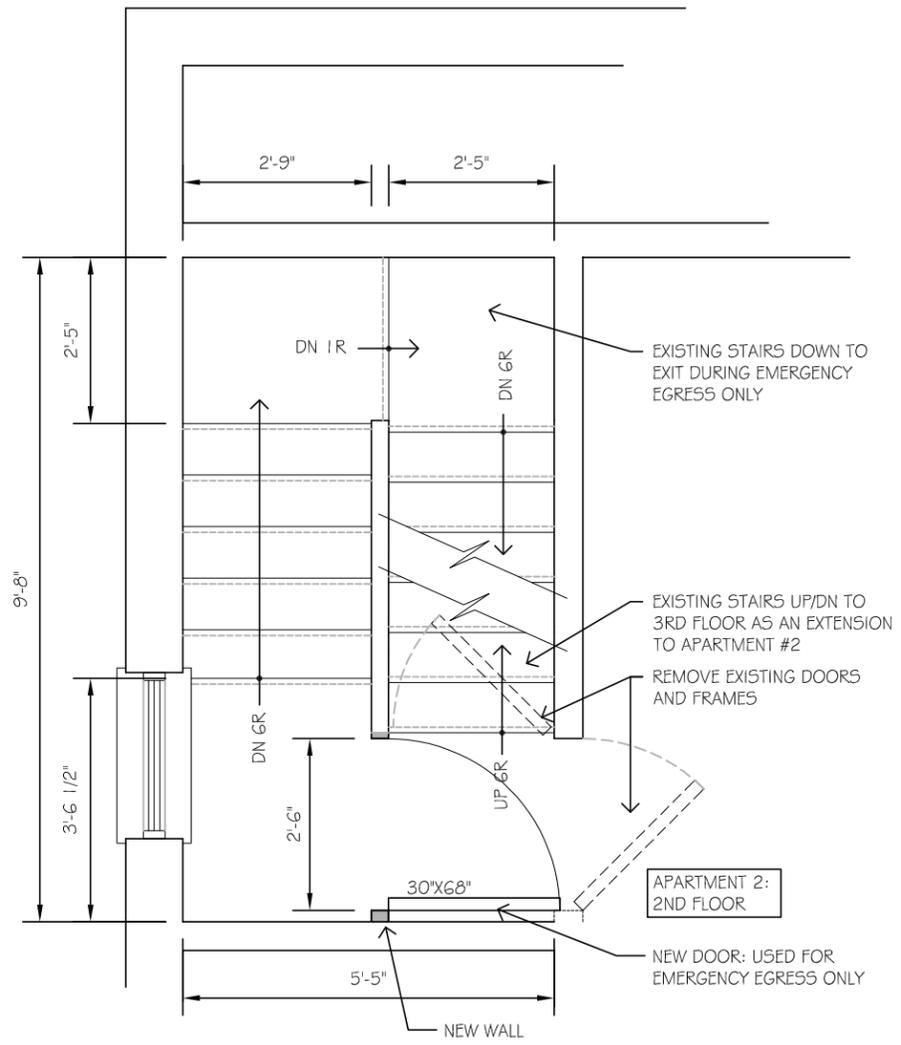
1 **EXIST. ATTIC PLAN**
 A103 SCALE: 1/4" = 1'-0"

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

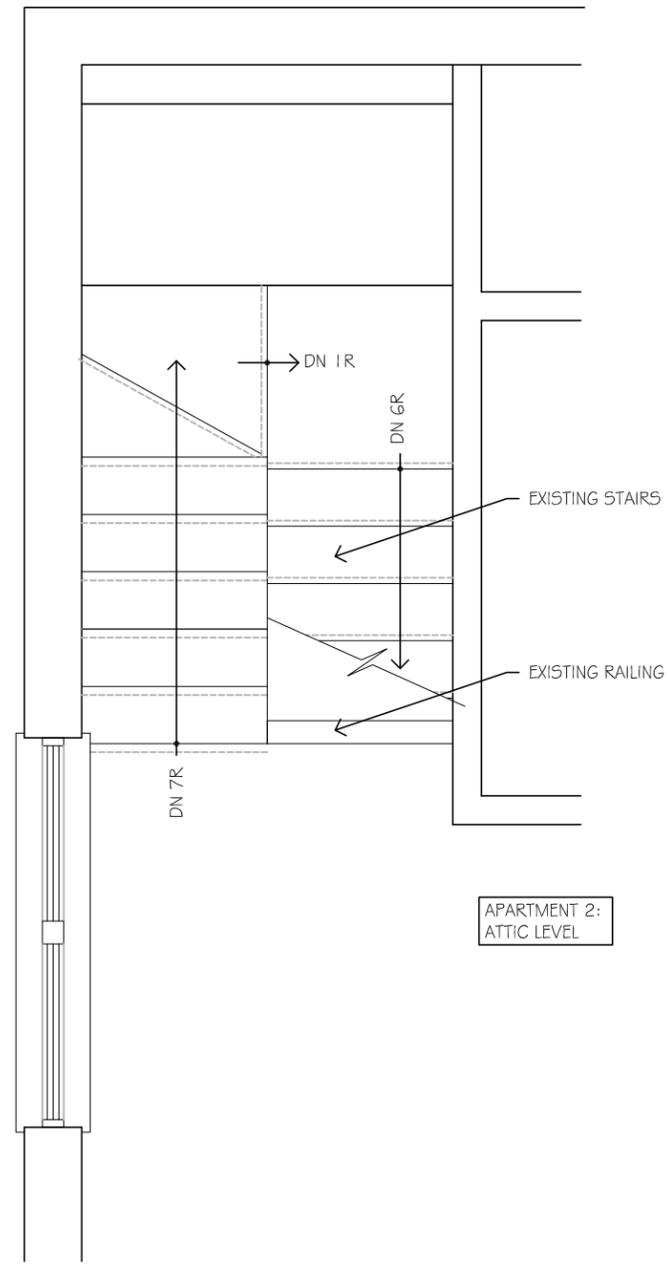
EXISTING STAIRS -
(Basement/1st Floor)



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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A300
STAIR PLANS



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