

# BLOOMFIELD

## BLOOMFIELD, NJ



CS	COVER SHEET
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BLOOMFIELD - BUILDING TABULATIONS													
UNIT TYPE								MIX					
				G1	G2	R1	R2	R3	R4	TOTAL	Units Per Type	Average SF	%
S1	Studio	556	Net Sq. Ft.			2	2	2	2	8			
S2	Studio	502	Net Sq. Ft.			1	3	3	3	10			
S2m	Studio	474	Net Sq. Ft.			1				1	26	509	13.0%
S3	Studio	439	Net Sq. Ft.				1	1	1	3			
S3m	Studio	493	Net Sq. Ft.			1	1	1	1	4			
AJ1	JR. 1 BR, 1BA	681	Net Sq. Ft.			14	14	14	14	56			
A1	1BR, 1BA	773	Net Sq. Ft.			9	9	9	14	41			
A2	1BR, 1BA	898	Net Sq. Ft.			3	3	3		9			
A2m	1BR, 1BA	837	Net Sq. Ft.			2	2	2		6			
A3	1BR, 1BA	787	Net Sq. Ft.			1				1	124	738	62.0%
A4	1BR, 1BA	613	Net Sq. Ft.			1	1	1	1	4			
A5	1BR, 1BA	823	Net Sq. Ft.			1	1	1	1	4			
A6	1BR, 1BA	663	Net Sq. Ft.				1	1	1	3			
B1	1 BR+DEN, 1BA	824	Net Sq. Ft.						1	1			
B2	1 BR+DEN, 1BA	1,180	Net Sq. Ft.						1	1			
B3	1 BR+DEN, 1BA	1,137	Net Sq. Ft.						1	1	7	1,005	3.5%
B4	1 BR+DEN, 1BA	973	Net Sq. Ft.			1	1	1	1	4			
C1	JR.2 BR, 2BA	1,094	Net Sq. Ft.			1	2	2	2	7			
C2	2BR, 2BA	1,256	Net Sq. Ft.			1	1	1		3			
C3	2 BR, 2BA	1,366	Net Sq. Ft.				1	1	1	3			
C3m	3 BR, 2BA	1,242	Net Sq. Ft.			1				1			
C4	2 BR, 2BA	1,075	Net Sq. Ft.			1	1	1		3			
C5	2 BR, 2BA	1,328	Net Sq. Ft.			1	1	1		3			
C6	2 BR, 2BA	1,019	Net Sq. Ft.			1	1	1	1	4	40	1,161	20.0%
C6m	2 BR, 2BA	1,091	Net Sq. Ft.			1	1	1	1	4			
C7	2 BR, 2BA	1,107	Net Sq. Ft.				1	1	1	3			
C7m	3 BR, 2BA	917	Net Sq. Ft.			1				1			
C8	2 BR, 2BA	1,208	Net Sq. Ft.			1	1	1	1	4			
C8m	2 BR, 2BA	1,236	Net Sq. Ft.			1	1	1	1	4			
D1	2 BR + DEN, 2BA	1,264	Net Sq. Ft.				1	1		2			
D1m	2 BR + DEN, 2BA	1,206	Net Sq. Ft.						1	1	3	1,245	1.5%
<b>Units Per Floor</b>						<b>47</b>	<b>51</b>	<b>51</b>	<b>51</b>	<b>200</b>		809	100.0%
<b>Net Area Per Floor</b>						38,102	41,619	41,619	40,540	<b>161,880</b>			
<b>Circulation/Mech</b>						5,185	4,892	4,892	4,881	<b>19,850</b>			
<b>Lobby / Leasing / Amenity</b>				5,606		4,543				<b>10,149</b>			
<b>Event Space</b>				4,289						<b>4,289</b>			
<b>Gross Area Per Floor</b>						47,830	46,511	46,511	45,421	<b>186,273</b>			
<b>Average Gross Area per unit</b>										<b>931</b>			
<b>Average Net Area per unit</b>										<b>809</b>			
<b>Building Efficiency</b>						79.7%	89.5%	89.5%	89.3%	<b>86.9%</b>			

**EV PARKING CALCULATION**  
 ELECTRIC VEHICULAR SUPPLY AND MAKE-READY PARKING SPACES PROVIDED IN COMPLIANCE WITH NJAC 5:23-2.36  
**EV RESIDENTIAL**  
 TOTAL SPACES PROVIDED (RESIDENTIAL)= 280  
 280 X 15%= 42 SPCS  
 HC EV PARKING= 42 X 5%= 3 SPCS  
**EV NON RESIDENTIAL**  
 TOTAL SPACES (NON-RESIDENTIAL)=  
 MIN. 1 EV SPACE REQUIRED WHEN >25, <50 SPACES PROVIDED  
 HC PARKING SPACES NOT REQUIRED AS PER (B) 4.1

EV PARKING RESIDENTIAL	
TYPE	TOTAL
EV HC 11'-0"x18'-0"	3
EV STANDARD 9'-0"x18'-0"	39
<b>GRAND TOTAL</b>	<b>42</b>

EV PARKING CHURCH	
TYPE	TOTAL
EV STANDARD 9'-0"x18'-0"	1
<b>GRAND TOTAL</b>	<b>1</b>



PARKING RESIDENTIAL	
TYPE	TOTAL
<b>GARAGE LEVEL 1</b>	
COMPACT 8'-6" X 15'-0"	13
EV HC 11'-0"x18'-0"	2
EV STANDARD 9'-0"x18'-0"	21
HC - 9'-0" x 18'-0"	3
HC-VAN 9'-0"x18'-0"	3
STANDARD 9'-0" x 18'-0"	71
<b>G1 TOTAL</b>	<b>113</b>
<b>GARAGE LEVEL 2</b>	
COMPACT 8'-6" x 16'-0"	39
EV HC 11'-0"x18'-0"	1
EV STANDARD 9'-0"x18'-0"	19
HC - 9'-0" x 18'-0"	3
STANDARD 9'-0" x 18'-0"	85
<b>G2 TOTAL</b>	<b>147</b>
<b>GRAND TOTAL</b>	<b>260</b>

SURFACE PARKING SCHEDULE	
TYPE	TOTAL
STANDARD 9'-0" x 18'-0"	20
<b>GRAND TOTAL</b>	<b>20</b>

CHURCH PARKING SCHEDULE	
TYPE	TOTAL
COMPACT 8'-6" x 16'-0"	18
STANDARD 9'-0" x 18'-0"	26
<b>GRAND TOTAL</b>	<b>44</b>

TOTAL RESIDENTIAL	260
SURFACE PARKING	20
<b>DEDICATED TO CHURCH</b>	<b>44</b>
<b>TOTAL PARKING</b>	<b>324</b>
UNIT COUNT	200
PARKING RATIO	1.40



Revised Sheet



ACCESSIBLE HATCH LOCATED IN LANDSCAPE TERRACE

PARKING RESIDENTIAL	
TYPE	TOTAL
<b>GARAGE LEVEL 1</b>	
COMPACT 8'-6" X 15'-0"	13
EV HC 11'-0" X 18'-0"	2
EV STANDARD 9'-0" X 18'-0"	21
HC - 9'-0" X 18'-0"	3
HC-VAN 9'-0" X 18'-0"	3
STANDARD 9'-0" X 18'-0"	71
<b>G1 TOTAL</b>	<b>113</b>
<b>GARAGE LEVEL 2</b>	
COMPACT 8'-6" X 16'-0"	39
EV HC 11'-0" X 18'-0"	1
EV STANDARD 9'-0" X 18'-0"	19
HC - 9'-0" X 18'-0"	3
STANDARD 9'-0" X 18'-0"	85
<b>GRAND TOTAL</b>	<b>260</b>

*Chen*

ELECTRIC VEHICAL SUPPLY AND MAKE-READY PARKING SPACES PROVIDED IN COMPLIANCE WITH NJAC 5:23-2.36

# Revised Sheet



**TABULATIONS**

GROSS SF : 186,273 SF/ PER FLOOR  
 NET SF: 161,880 SF/ PER FLOOR  
 AMENITY: LOBBY/LEASING/AMENITY = 10,149 SF  
 UNIT COUNT: 52 UNITS / FLOOR x 4 - 4 (AMENITY) = 200 UNITS  
 AVERAGE NSF: 161,880 /200 UNITS= 809 SF/UNIT  
 UNIT MIX  
 Studio: 6 /floor x 4 -2 = 22; 13 %  
 1BR: 33 /floor x 4 -1 = 131; 65.5 %  
 2BR: 12 /floor x 4 -1 = 47; 21.5 %

TOTAL: 200 units 100%



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**TABULATIONS**

GROSS SF : 186,273 SF/ PER FLOOR  
 NET SF: 161,880 SF/ PER FLOOR  
 AMENITY: LOBBY/LEASING/AMENITY = 10,149 SF  
 UNIT COUNT: 52 UNITS / FLOOR x 4 = 208 UNITS  
 AVERAGE NSF: 161,880 / 208 UNITS = 809 SF/UNIT

**UNIT MIX**

Studio: 6 / floor x 4 = 24; 13 %  
 1BR: 33 / floor x 4 = 132; 65.5 %  
 2BR: 12 / floor x 4 = 48; 21.5 %

**TOTAL: 200 units 100%**

*Chuk*



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**TABULATIONS**

GROSS SF : 186,273 SF/ PER FLOOR  
 NET SF: 161,880 SF/ PER FLOOR  
 AMENITY: LOBBY/LEASING/AMENITY = 10,149 SF  
 UNIT COUNT: 52 UNITS / FLOOR x 4 = 200 UNITS  
 AVERAGE NSF: 161,880 /200 UNITS= 809 SF/UNIT  
 UNIT MIX  
 Studio: 6 /floor x 4 = 22; 13 %  
 1BR: 33 /floor x 4 = 131; 65.5 %  
 2BR: 12 /floor x 4 = 47; 21.5 %

TOTAL: 200 units 100%

*Clark*



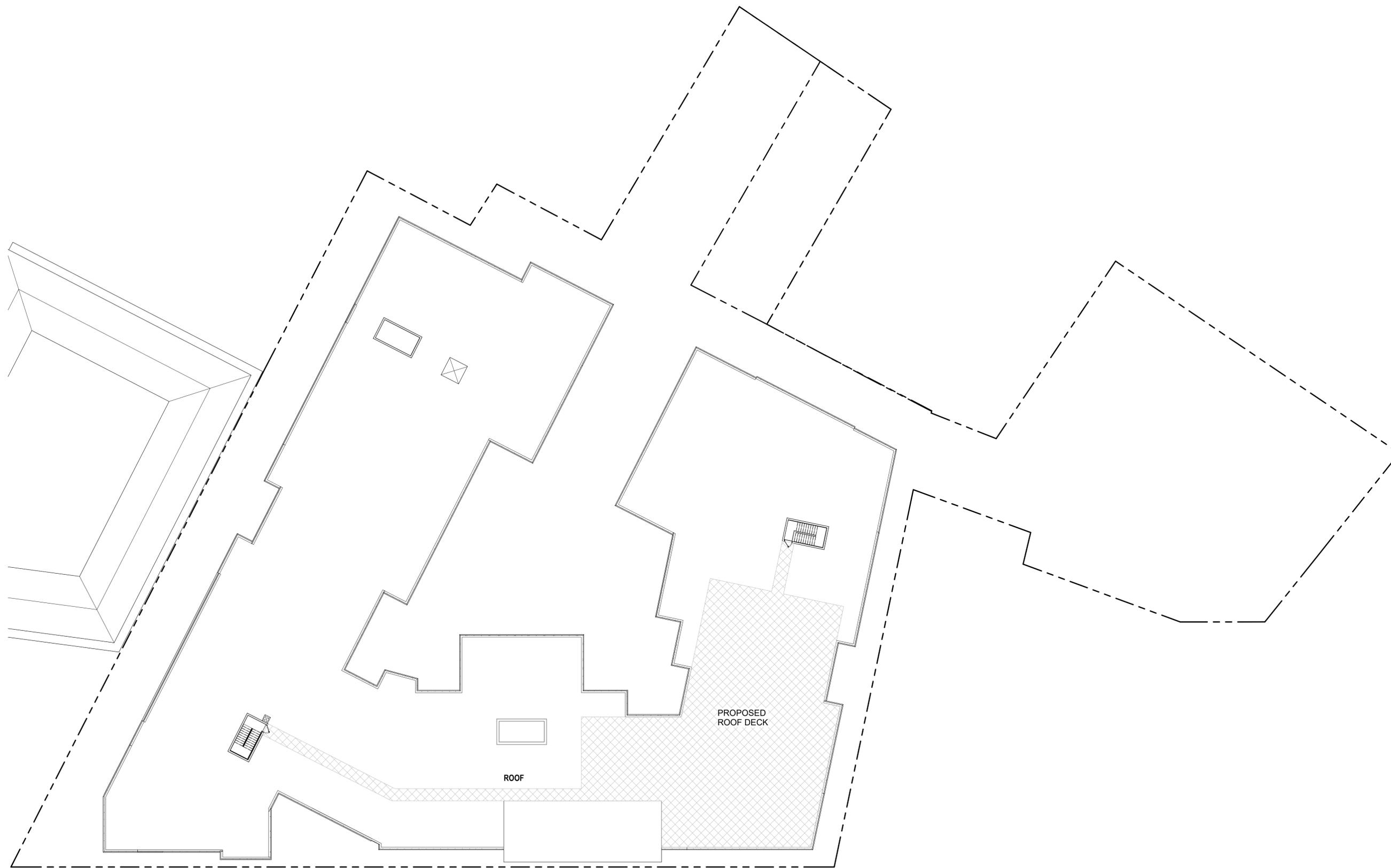
**TABULATIONS**

GROSS SF : 186,273 SF/ PER FLOOR  
 NET SF: 161,880 SF/ PER FLOOR  
 AMENITY: LOBBY/LEASING/AMENITY = 10,149 SF  
 UNIT COUNT: 52 UNITS / FLOOR x 4 - 4 (AMENITY) = 200 UNITS  
 AVERAGE NSF: 161,880 /200 UNITS= 809 SF/UNIT

**UNIT MIX**

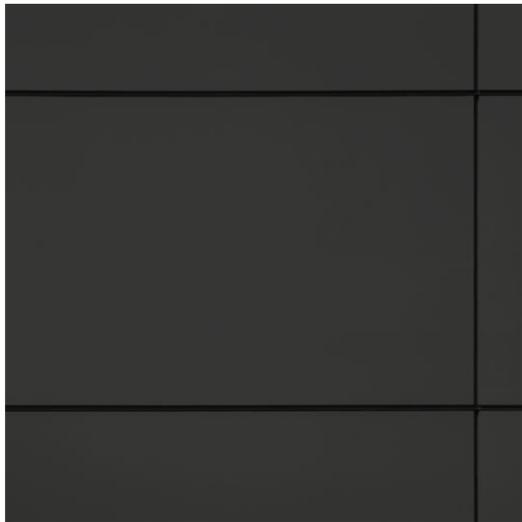
Studio: 6 /floor x 4 -2 = 22; 13 %  
 1BR: 33 /floor x 4 -1 = 131; 65.5 %  
 2BR: 12 /floor x 4 -1 = 47; 21.5 %

**TOTAL: 200 units 100%**



*Chris*

**ROOF PLAN**  
SITE PLAN SUBMISSION



**FIBER CEMENT PANELS**  
IRON GREY  
JAMES HARDIE OR SIMILAR



**FIBER CEMENT PANELS**  
AGED PEWTER  
JAMES HARDIE OR SIMILAR



**FIBER CEMENT PANELS**  
LIGHT MIST  
JAMES HARDIE OR SIMILAR



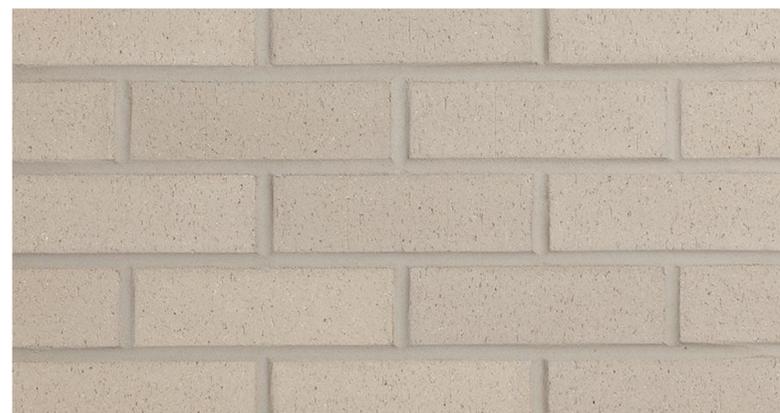
**METAL PANEL ACCENT**  
DARK GREY



**BRICK**  
BRAZILWOOD SMOOTH IRONSPOT  
GLEN GERY OR SIMILAR



**BRICK**  
CHARCOAL GREY VELOUR  
GLEN GERY OR SIMILAR



**BRICK**  
REVERE PEWTER VELOUR  
GLEN GERY OR SIMILAR

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#1 - WEST / BLOOMFIELD AVE ELEVATION

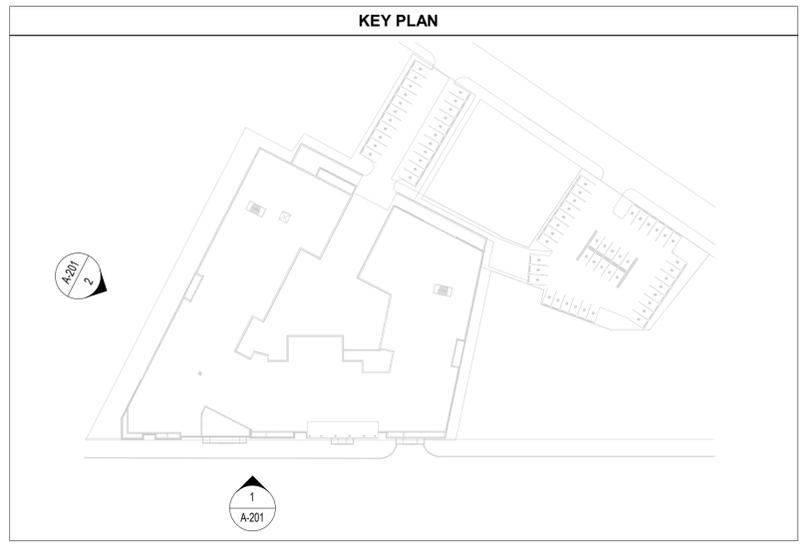


#2 - NORTH ELEVATION

- ROOF 205' - 0"
- R4 LEVEL 194' - 4"
- R3 LEVEL 183' - 8"
- R2 LEVEL 173' - 0"
- R1 LEVEL 162' - 4"
- LEVEL 2 151' - 0"
- LEVEL 1 136' - 0"

- ROOF 205' - 0"
- R4 LEVEL 194' - 4"
- R3 LEVEL 183' - 8"
- R2 LEVEL 173' - 0"
- R1 LEVEL 162' - 4"
- LEVEL 2 151' - 0"
- LEVEL 1 136' - 0"

*Chuk*



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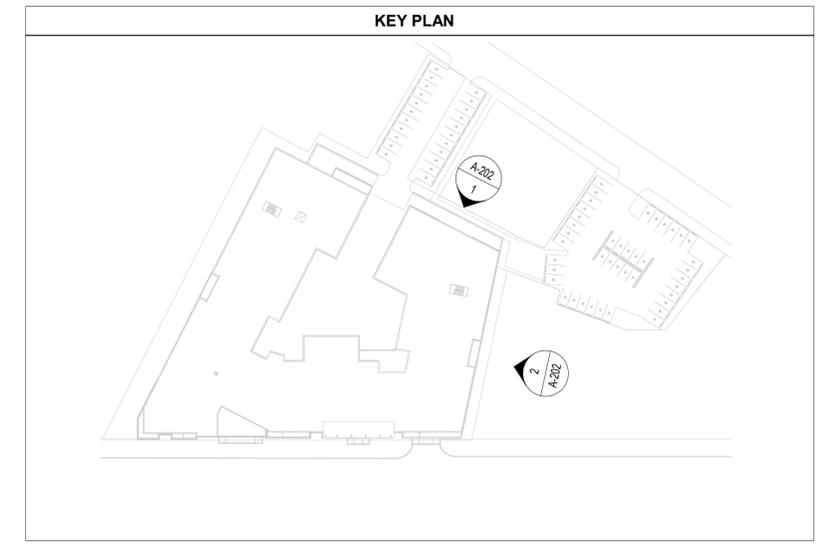


#1 - EAST ELEVATION



#2 - SOUTH ELEVATION

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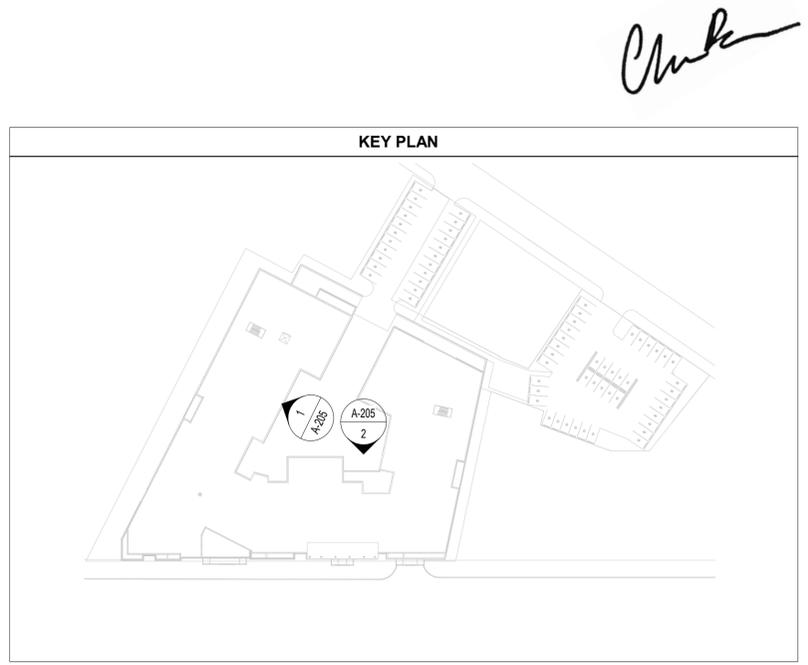
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#1 - COURTYARD SOUTH ELEVATION



#2 - COURTYARD EAST ELEVATION



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#1 - COURTYARD NORTH ELEVATION 1

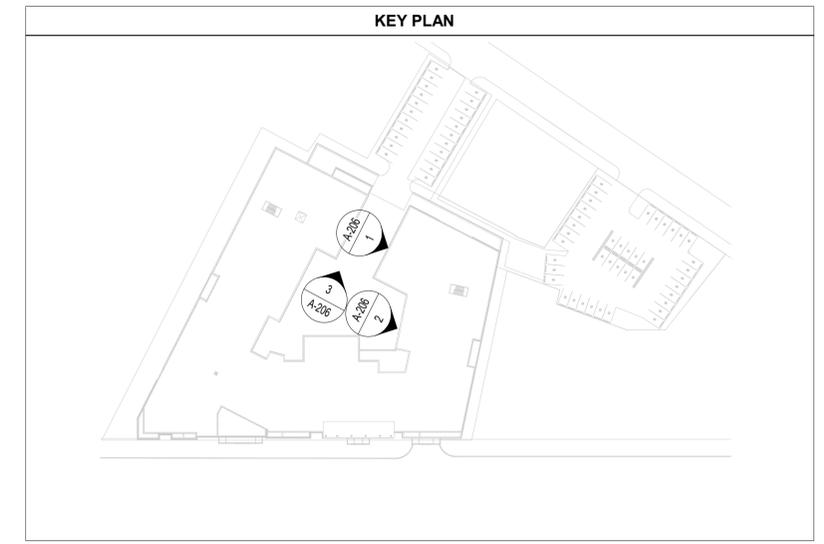


#3 - COURTYARD WEST ELEVATION



#2 - COURTYARD NORTH ELEVATION 2

*Chuk*



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**PERSPECTIVE VIEW FROM EAST - STATE STREET**

SITE PLAN SUBMISSION

JUNE, 10 2025  
CBM008

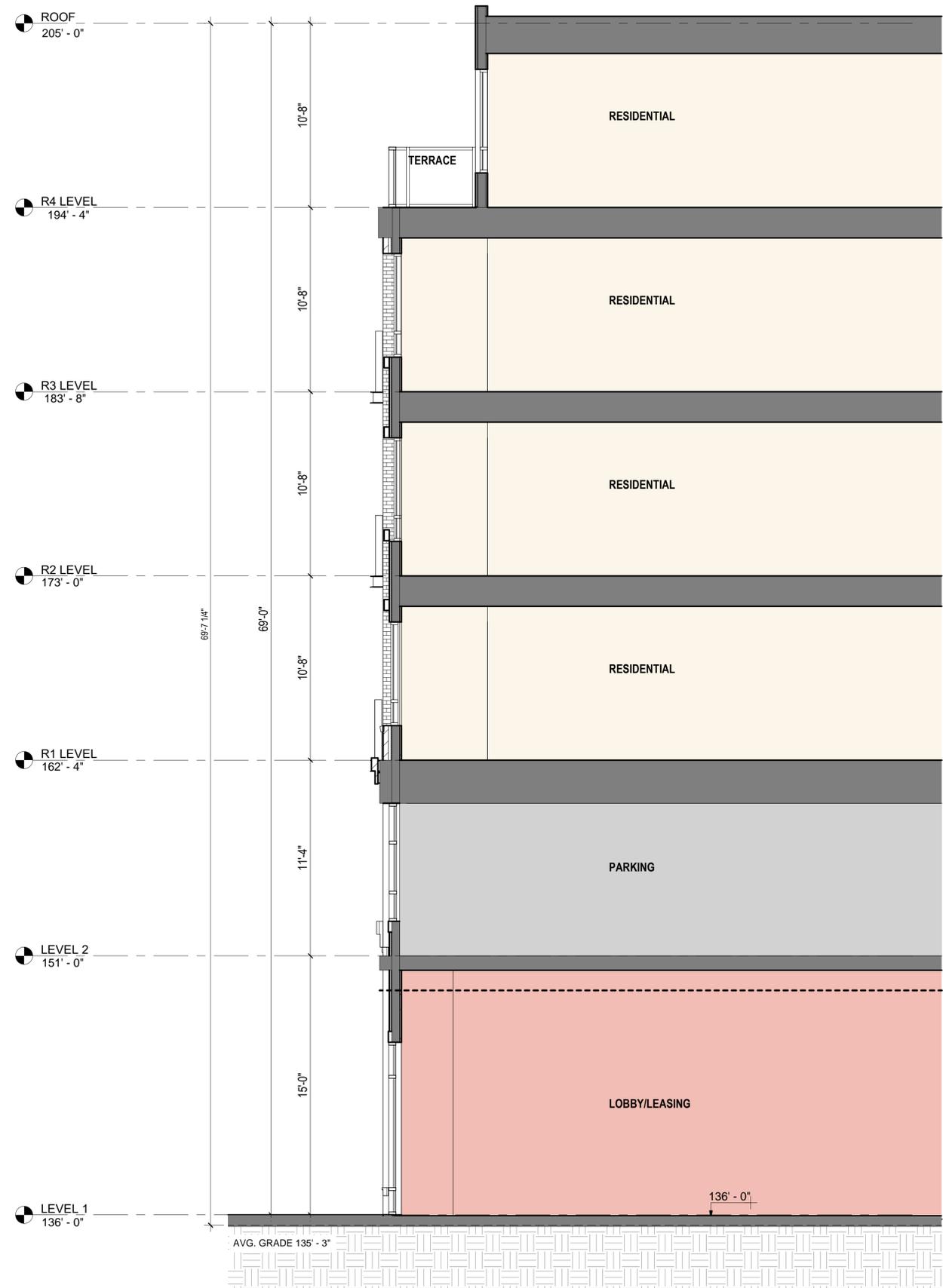
SCALE:  
(ON 22" x 34" SHEET)

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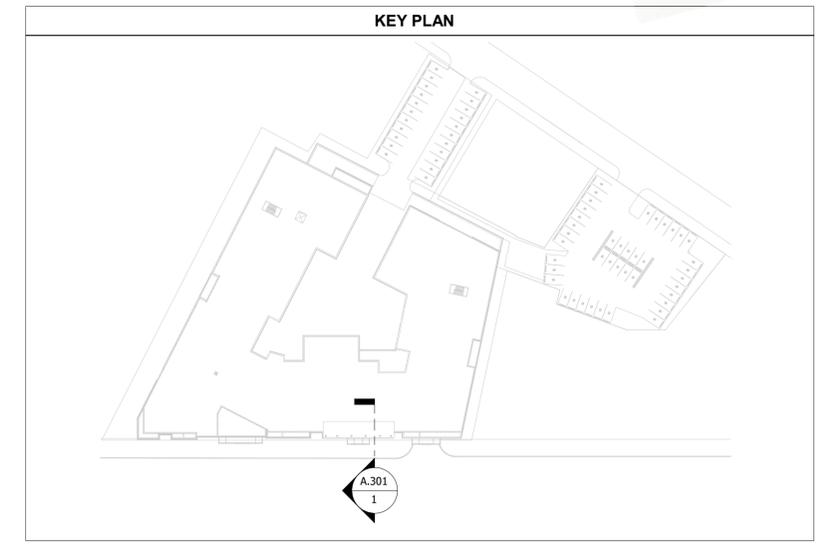


*Chris*

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**BUILDING SECTION**  
SITE PLAN SUBMISSION



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**GARAGE** will be naturally ventilated the security grill doors will allow for the movement of water in case of flood



**GARAGE** Parking Garage Voice Alert and Exit Light at exterior walls adjacent to garage doors:

**Self-contained Warning System**  
**Wall Mounted**  
**Standard Sign measures 48" x 10" x 8"**  
**Made from 14AWG Steel**  
**Hammered Copper powder coating finish**

