

Valley Settlement House

Conversion of Vacant Former Library Bldg. to Child Care Space and Caretaker's Dwelling Unit

Application for Preliminary/Final Site Plan Approval with 'C' and 'D' variances

37 Tompkins Street
West Orange, NJ 07052
Block 6

Lots 43, 45 & 47 (With building in question on lot 47)

Applicant: Valley Settlement House
33 Tompkins Street
West Orange, NJ 07052

ZONING TABLE

ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED	DEVIATION/ WAIVER/ VARIANCE REQUIRED
PERMITTED PRINCIPAL USES	1 AND 2 FAMILY DWELLINGS MULTI-FAMILY BUILDINGS PUBLIC USES AS LISTED IN TABLE OF DIST. REGULATIONS GOLF COURSE AND GOLF CLUB HOUSE FARM, NURSERY, GREENHOUSE AND SIMILAR USES HOSPITAL	VACANT, FORMERLY OCCUPIED AS LIBRARY SPACE	1ST FL. CHILD CARE SPACE 2ND/3RD FL. APT. FOR CENTER'S CARETAKER	YES
PERMITTED CONDITIONAL USES	COMMERCIAL RECREATION PUBLIC SCHOOL, PRIVATE SCHOOL, LIBRARY, MUSEUM PARK OR PLAYGROUND, PUBLIC UTILITY BUILDING OR STRUCTURE, TELEPHONE EXCHANGE, PRIVATE CLUB, OTHER THAN A GOLF CLUB, HOUSE OF WORSHIP			
MAXIMUM HEIGHT	2-1/2 STORIES/ 35 FEET	3 ST., 32'-7"	NO CHANGE	YES EXISTING CONDITION
MINIMUM LOT AREA	5,000 SF FOR ONE FAMILY	N/A	13,131 SF	NO
MINIMUM LOT AREA PER UNIT	5,000 SF FOR ONE FAMILY	N/A	13,131 SF	NO
MINIMUM LOT WIDTH	ONE FAMILY - 50 FT. .	74.72 FT.	NO CHANGE	NO
MINIMUM YARDS				
FRONT	30 FT.	53.4 FT.	NO CHANGE	NO
SIDE	10 FT. + 8 FT.	4.3' + 3.9'	NO CHANGE	YES EXISTING CONDITION
REAR	30 FT.	30.20 FT.	NO CHANGE	NO
MAXIMUM LOT COVERAGE	40%	30.8%	NO CHANGE	NO
REQUIRED PARKING	2 SPACE PER UNIT FOR RESIDENTIAL (3 BR) 1 SPACE/350 GROSS SF + 1 PER EMPLOYEE FOR CHILD CARE (772 SF/350 =2.2 + 2 = 5)	11 SPACES	NO CHANGE	NO

SIGNATURES

CHAIR, ZONING BOARD OF ADJUSTMENT

DATE

SECRETARY, ZONING BOARD OF ADJUSTMENT

DATE

MUNICIPAL ENGINEER

DATE

PROJECT AND BUILDING CODE INFORMATION

ADDRESS: 37 TOMPKINS STREET
BLOCK: 6
LOTS: 43, 45 & 47 (WITH BUILDING IN QUESTION ON LOT 47)
EXISTING USE: COMMUNITY CENTER - LIBRARY (HAS BEEN VACANT FOR LONG PERIOD OF TIME)
PROPOSED WORK: CONVERSION TO FIRST FLOOR CHILD CARE CENTER CLASSROOM AND UPPER TWO FLOORS CONVERTED TO SINGLE APARTMENT FOR COMPLEX'S CARETAKER
PROPOSED USE: R-3/E
R-M
ZONING:
CONSTRUCTION CLASSIFICATION: V-A
AREA OF LARGEST FLOOR: 1,022 SF
TOTAL BUILDING AREA: 3,876 SF
NEW BUILDING AREA: 0 SF
NEW BUILDING VOLUME: 0 CF
BUILDING OCCUPANCY: FIRST FLOOR 17 OCCUPANTS (15 CHILDREN AND 2 STAFF)
2ND AND 3RD FLOOR: 1,838 SF (APT. AREA)/200 SF/PERSON = 9 OCCUPANTS (FOR EGRESS PURPOSES)
TOTAL OCCUPANCY 26 OCCUPANTS
BUILDING HEIGHT: 3 STORIES; 32'-7"
AUTOMATIC SPRINKLER SYSTEM: NFPA 13D/13 SPRINKLER SYSTEM TO BE INSTALLED THROUGHOUT BUILDING.
FIRE PROTECTION CONTRACTOR TO PROVIDE HYDRAULIC CALCULATIONS AND SHOP DRAWINGS FOR SPRINKLER WORK TO CITY FOR PERMIT SUBMISSION
AND TO PROJECT ENGINEER FOR REVIEW AND COMMENT
TWO MEANS OF EGRESS PROVIDED AS REQUIRED FOR FIRST FLOOR E USE.
UPPER SINGLE DWELLING UNIT HAS SINGLE MEANS OF EGRESS AS PERMITTED BY IBC TABLES 1006.2.1
AND SECTION 1006.3.4
FIRE RESISTANCE RATINGS
FIRE RESISTANCE RATINGS OF STRUCTURAL ELEMENTS IN HOURS (TABLE 601)
STRUCTURAL FRAME
INCLUDING COLUMNS, GIRDERS & TRUSSES 1 HR.
BEARING WALLS
EXTERIOR WALLS 1 HR.
INTERIOR WALLS 1 HR.
NONBEARING WALLS & PARTITIONS
EXTERIOR WALLS 0 HR.
INTERIOR WALLS 0 HR.
FLOOR CONSTRUCTION
INCLUDING SUPPORTING BEAMS & JOISTS 1 HR.
ROOF CONSTRUCTION
INCLUDING SUPPORTING BEAMS & JOISTS 1 HR.
FIRE PARTITIONS (SECTION 709)
EXIT ACCESS CORRIDORS 1 HR.
STAIR ENCLOSURE 1 HR.
SEPARATION BETWEEN USES (TABLE 508.4, SPRINKLERED) 1 HR.
ACCESSIBILITY: AS THIS BUILDING HAS ONLY ONE DWELLING UNITS, THE DWELLING UNIT IS NOT REQUIRED TO COMPLY WITH THE IBC ACCESSIBILITY REQUIREMENTS. THE E USE REQUIRES ACCESSIBILITY COMPLIANCE AND HAS BEEN DESIGNED TO PROVIDE PATH OF TRAVEL REQUIREMENTS, CLEAR AREAS, DOOR AND FIXTURE CLEARANCES AND GRAB BARS FOR RESTROOM AND COUNTER HEIGHTS AND CLEARANCES. ACCESSIBLE ENTRY TO THIS LEVEL TO BE PROVIDED BY PROPOSED RAMP AS SHOWN.

ZONING AND LOCATION MAP

NOT TO SCALE - 500 FT. RADIUS INDICATED

200 FT. RADIUS MAP

NOT TO SCALE

DRAWING LIST

DWG. NO.	DWG. TITLE
T-100	TITLE SHEET
G-100	SITE PHOTOGRAPHS
C-100	EXISTING CONDITIONS SITE PLAN
C-110	PROPOSED SITE PLAN
A-100	EXISTING FLOOR PLANS
A-110	PROPOSED FLOOR PLANS
A-120	BUILDING ELEVATIONS

IA+

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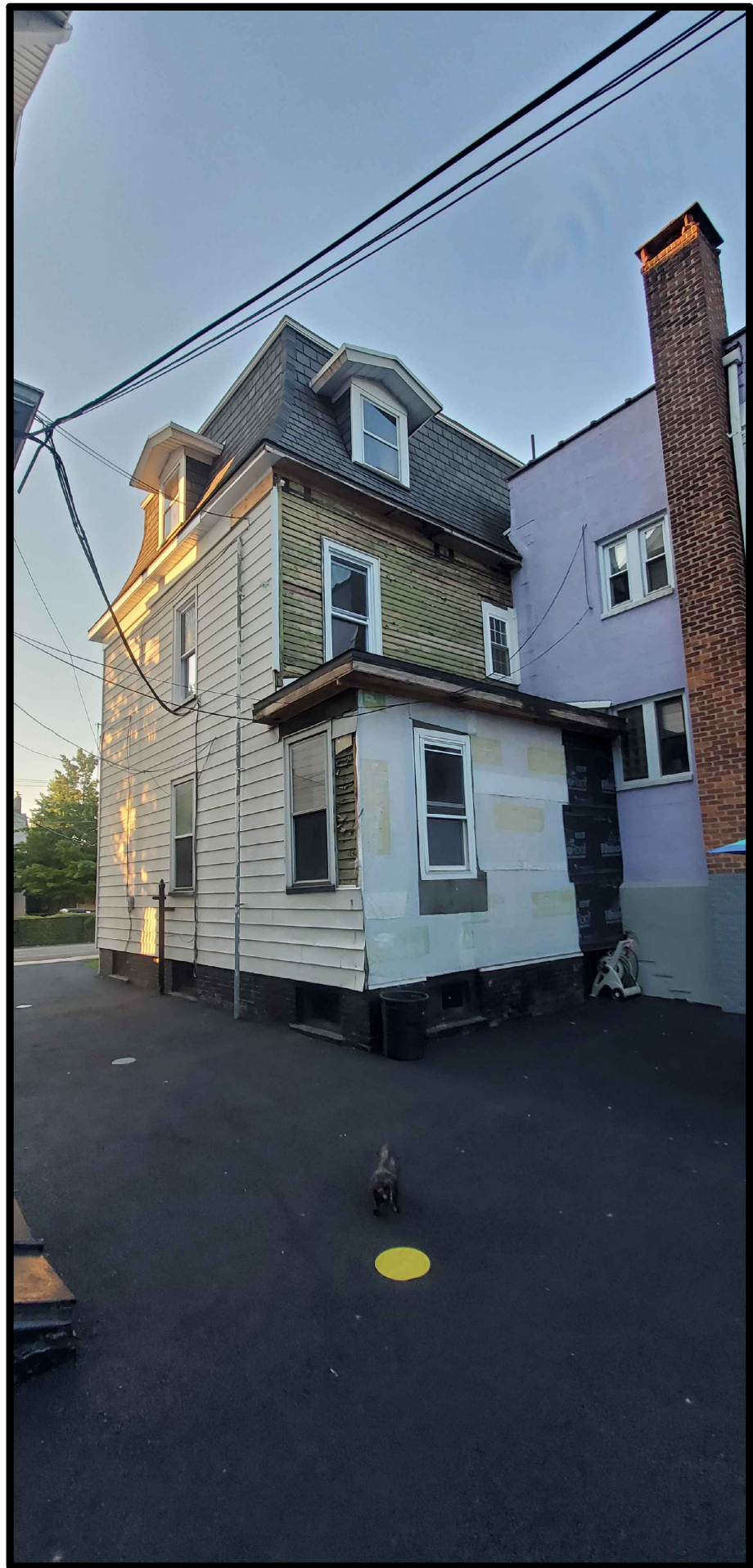
REVISIONS:

PLANNING/ENGINEERING
COMMENTS 09.08.2023

IAE PROJECT NO: 22055

SHEET TITLE:
TITLE SHEET
ZONING AND PROJECT DATA
KEY AND RADIUS MAPS
BUILDING CODE DATA

SHEET:
T-100



REAR VIEW OF BLDG.



CLOSER VIEW OF FRONT OF BLDG.



VIEW OF SITE FROM TOMPKINS STREET

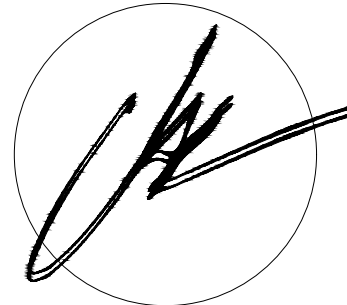


AERIAL PHOTO



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SHEET TITLE:
SITE PHOTOGRAPHS

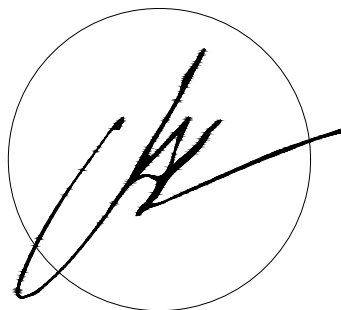
SHEET:

G-100



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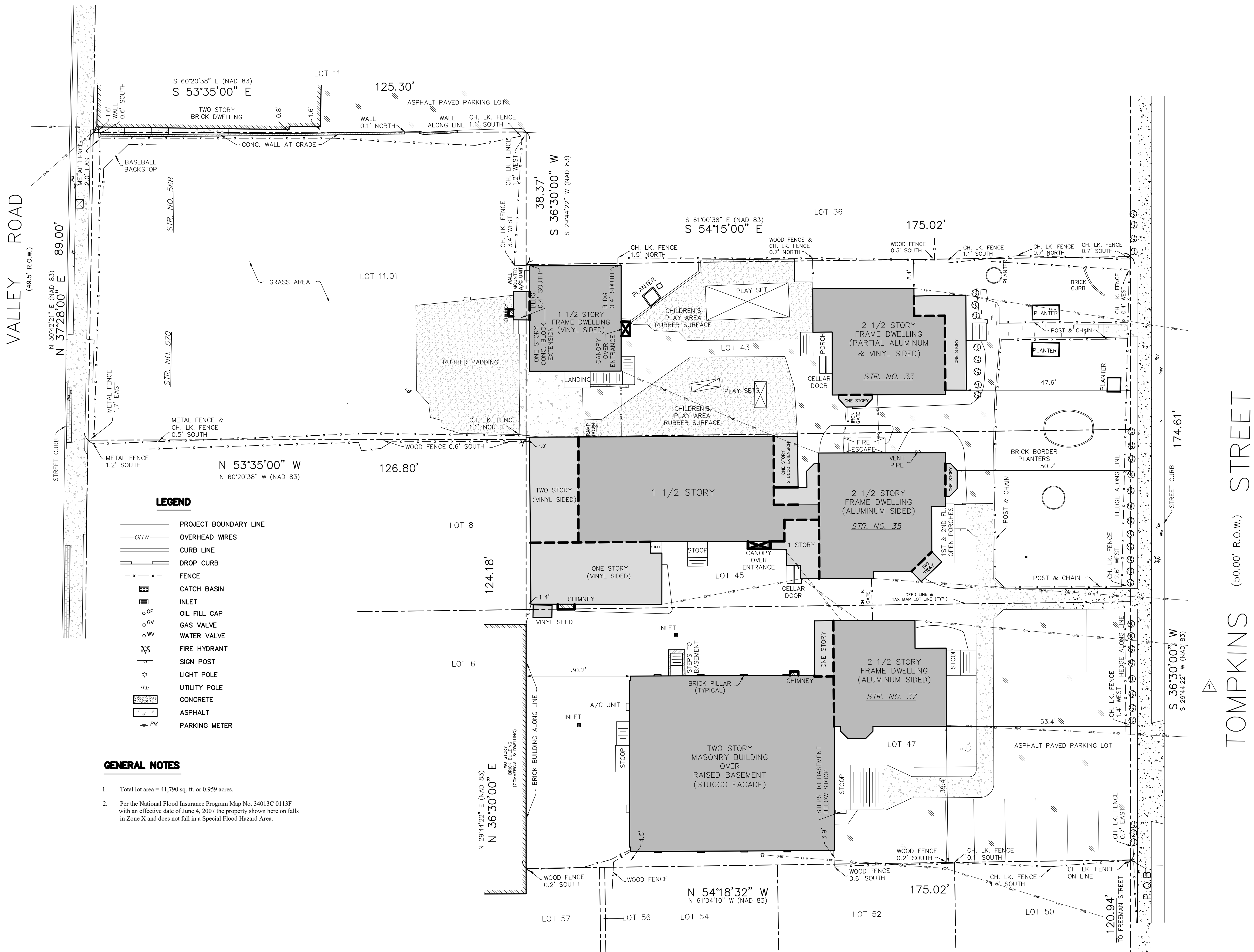
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SHEET TITLE:
EXISTING CONDITIONS
SITE PLAN

SHEET:

C-100



LEGEND

- PROJECT BOUNDARY LINE
- OVERHEAD WIRES
- CURB LINE
- DROP CURB
- FENCE
- CATCH BASIN
- INLET
- OIL FILL CAP
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- SIGN POST
- LIGHT POLE
- UTILITY POLE
- CONCRETE
- ASPHALT
- PARKING METER

GENERAL NOTES

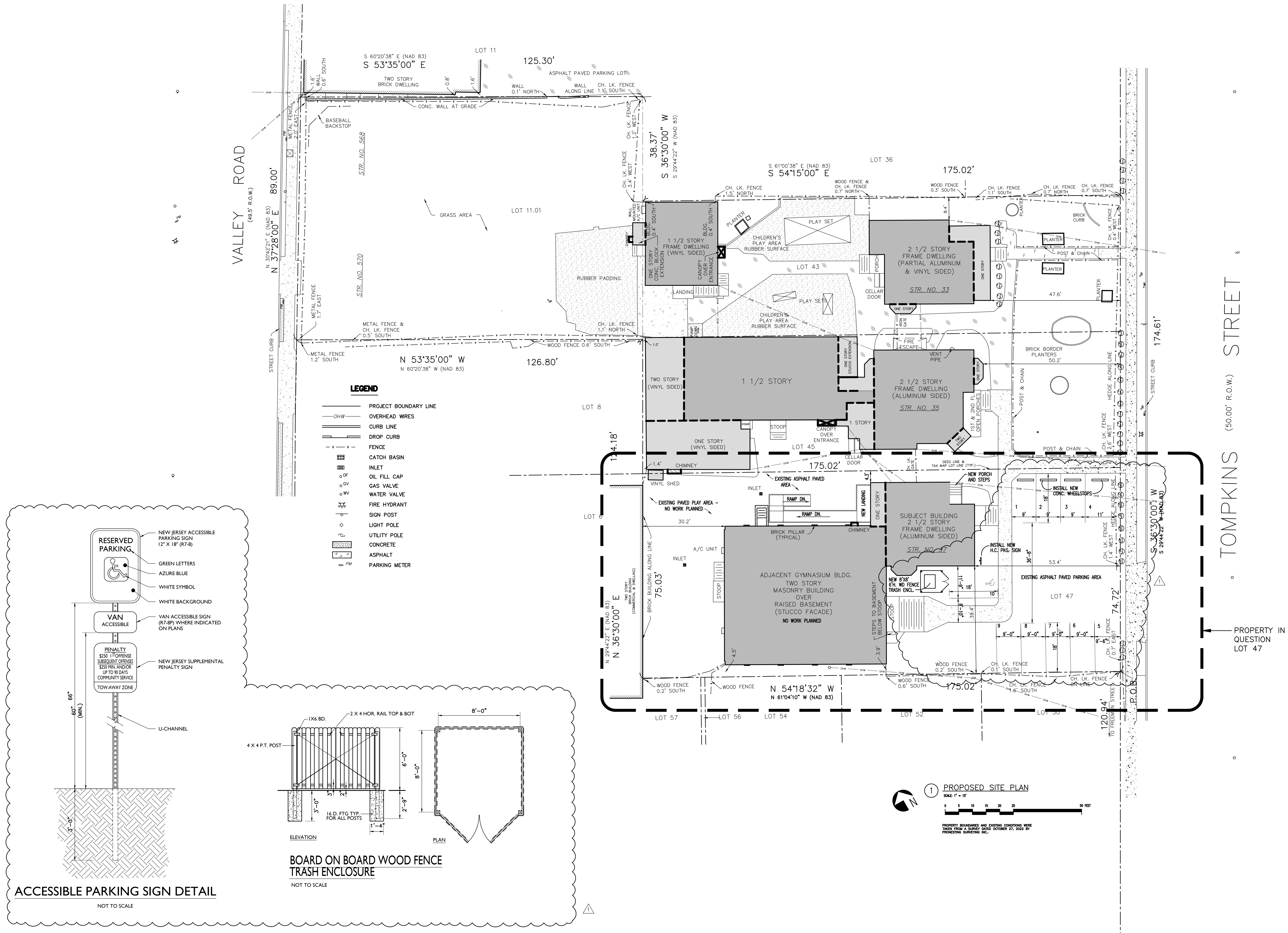
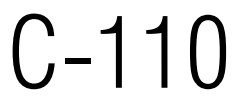
- Total lot area = 41,790 sq. ft. or 0.959 acres.
- Per the National Flood Insurance Program Map No. 24013C 0113F with an effective date of June 4, 2007 the property shown here on falls in Zone X and does not fall in a Special Flood Hazard Area.



1 EXISTING CONDITIONS SITE PLAN

SCALE: 1" = 15'

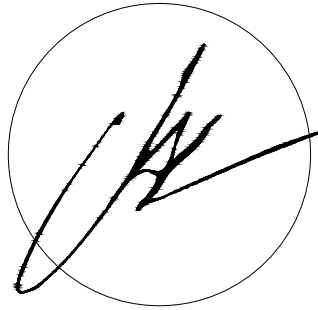
PROPERTY BOUNDARIES AND EXISTING CONDITIONS WERE
TAKEN FROM A SURVEY DATED OCTOBER 27, 2022 BY
PROCEEDING SURVEYING INC.





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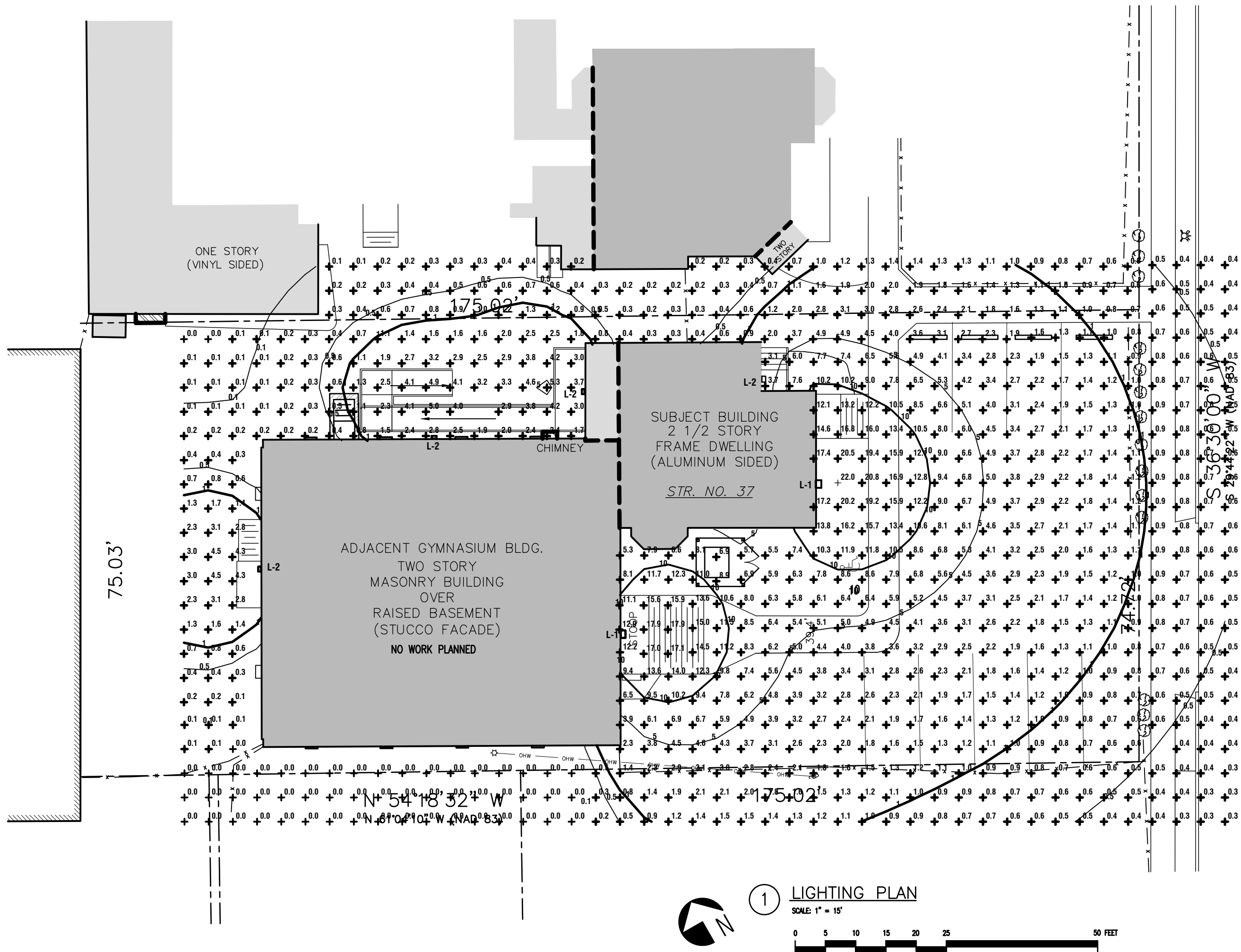
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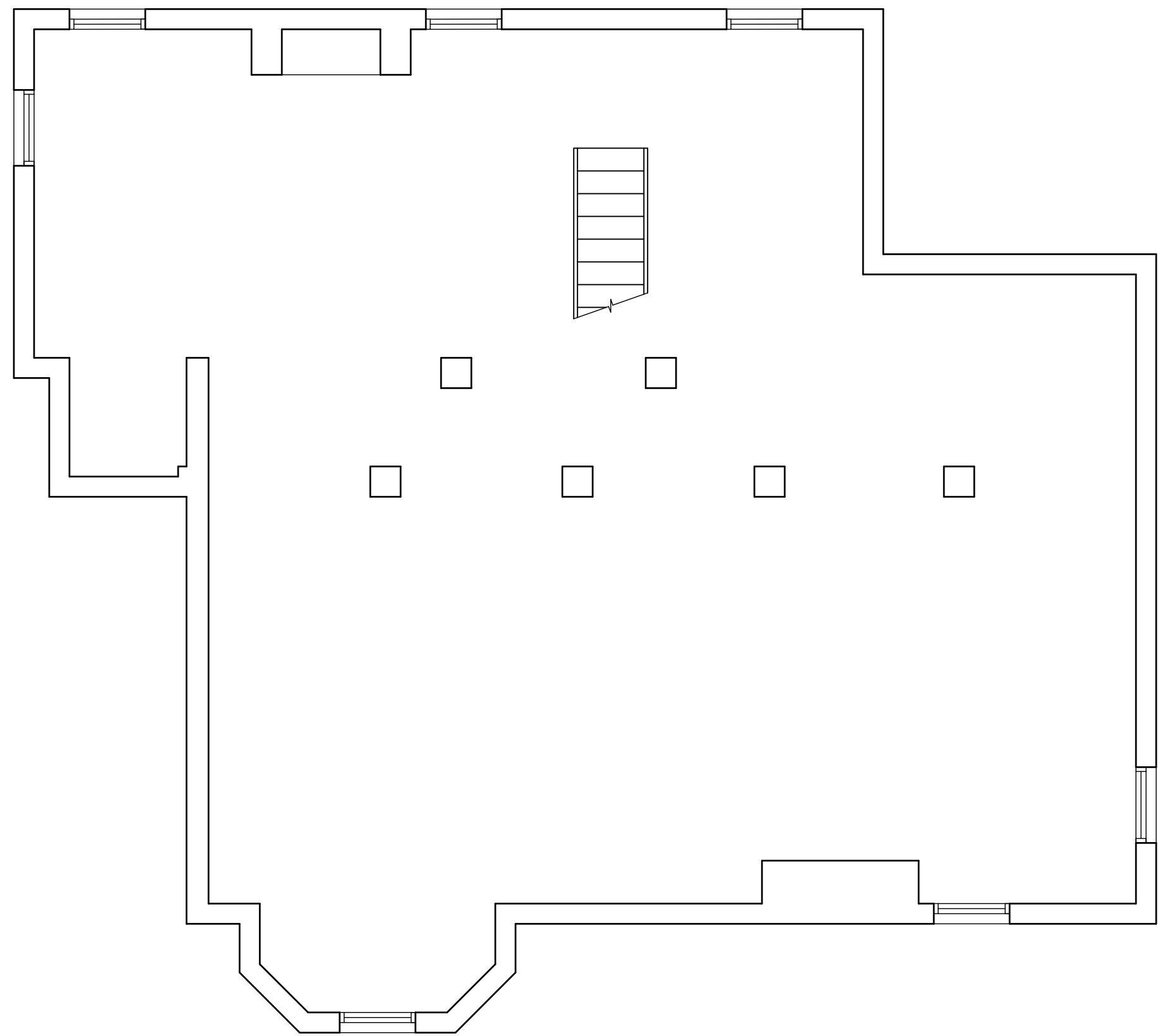
LIGHTING PLAN

SHEET:

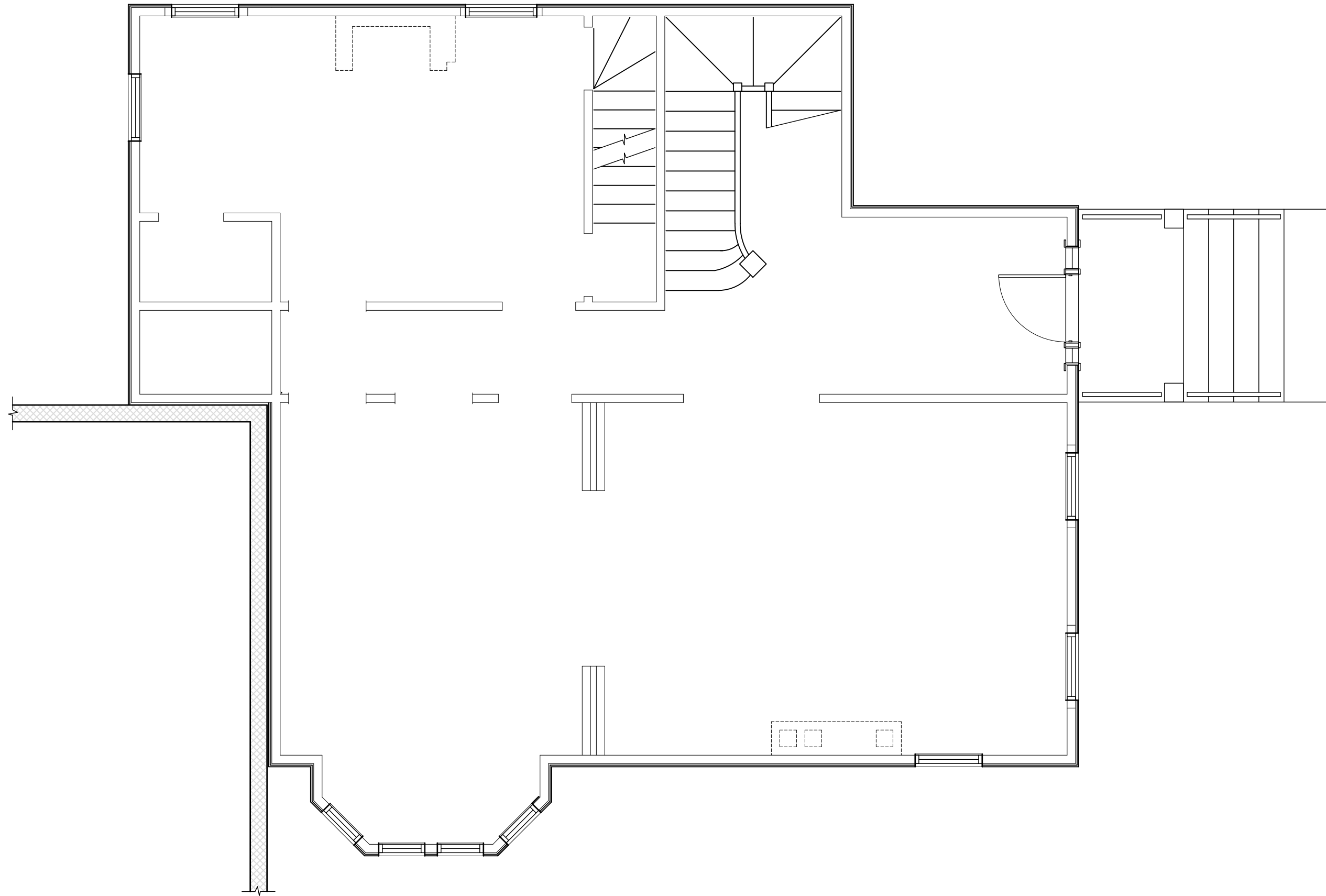
C-120

LIGHTING SCHEDULE				
KEY	QTY.	DESCRIPTION	PHOTO OF FIXTURE	COMMENTS
L-1	2	BUILDING MOUNTED FLOODLIGHT UTRONA 175-3 LED 40W 120V 100 WATTS/ 2530S LUMENS		1. MOUNTING HEIGHT: 10 FT. ABOVE TOP OF STOOPE AT REAR ENTRY. 12' ABOVE GROUND AT FRONT. ANGLE FROM HORIZONTAL: 60 DEG. FOR REAR, 45 DEGREES FOR FRONT FIXTURE.
L-2	4	REAR AND SIDE ALLEY EXPOSED LT. UTRONA 100-2 LED 10W 120V 100W/1007 LUMENS WALL MOUNTED; BLACK COLOR HOUSING		1. MOUNTING HEIGHT 10'-0"

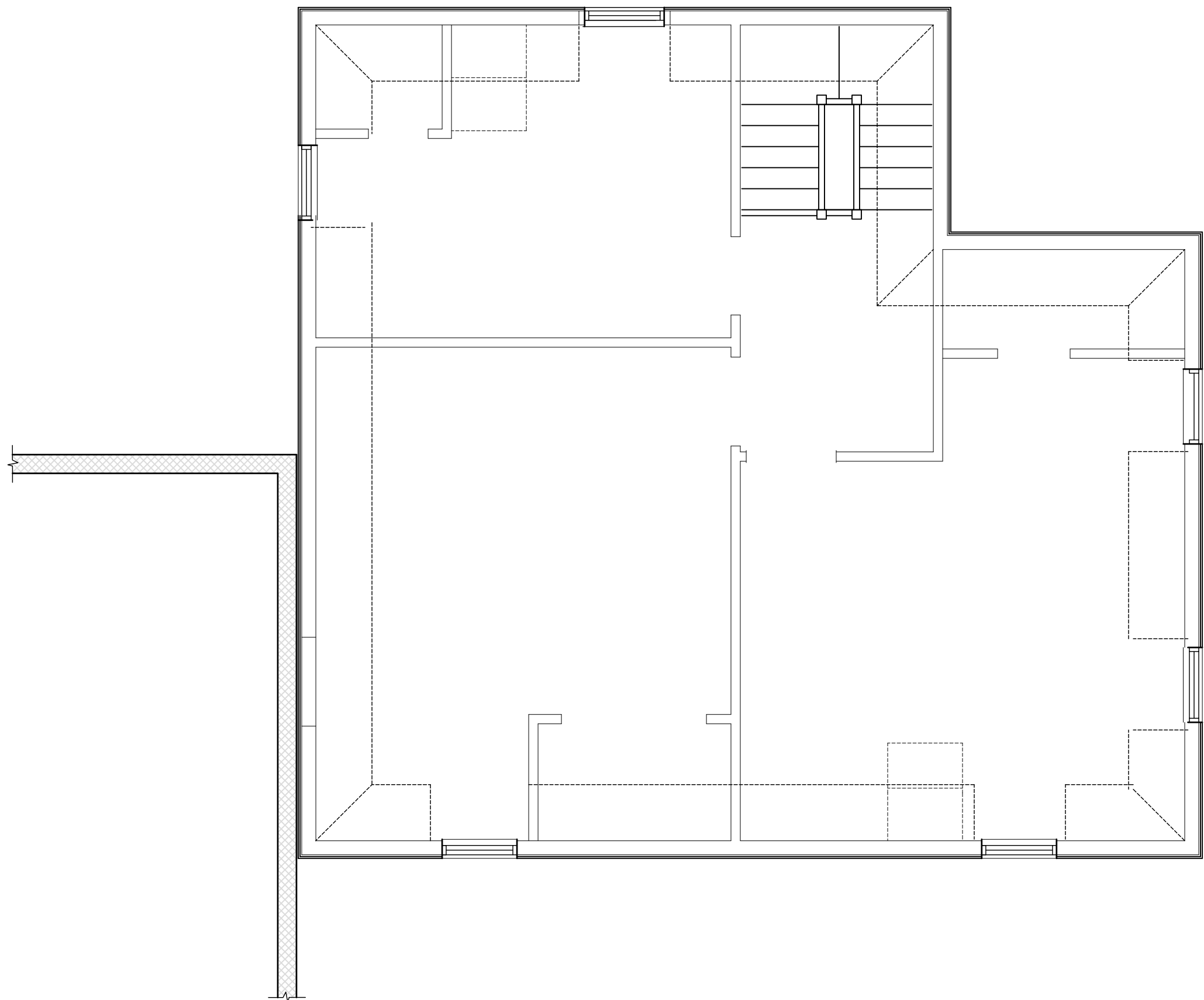




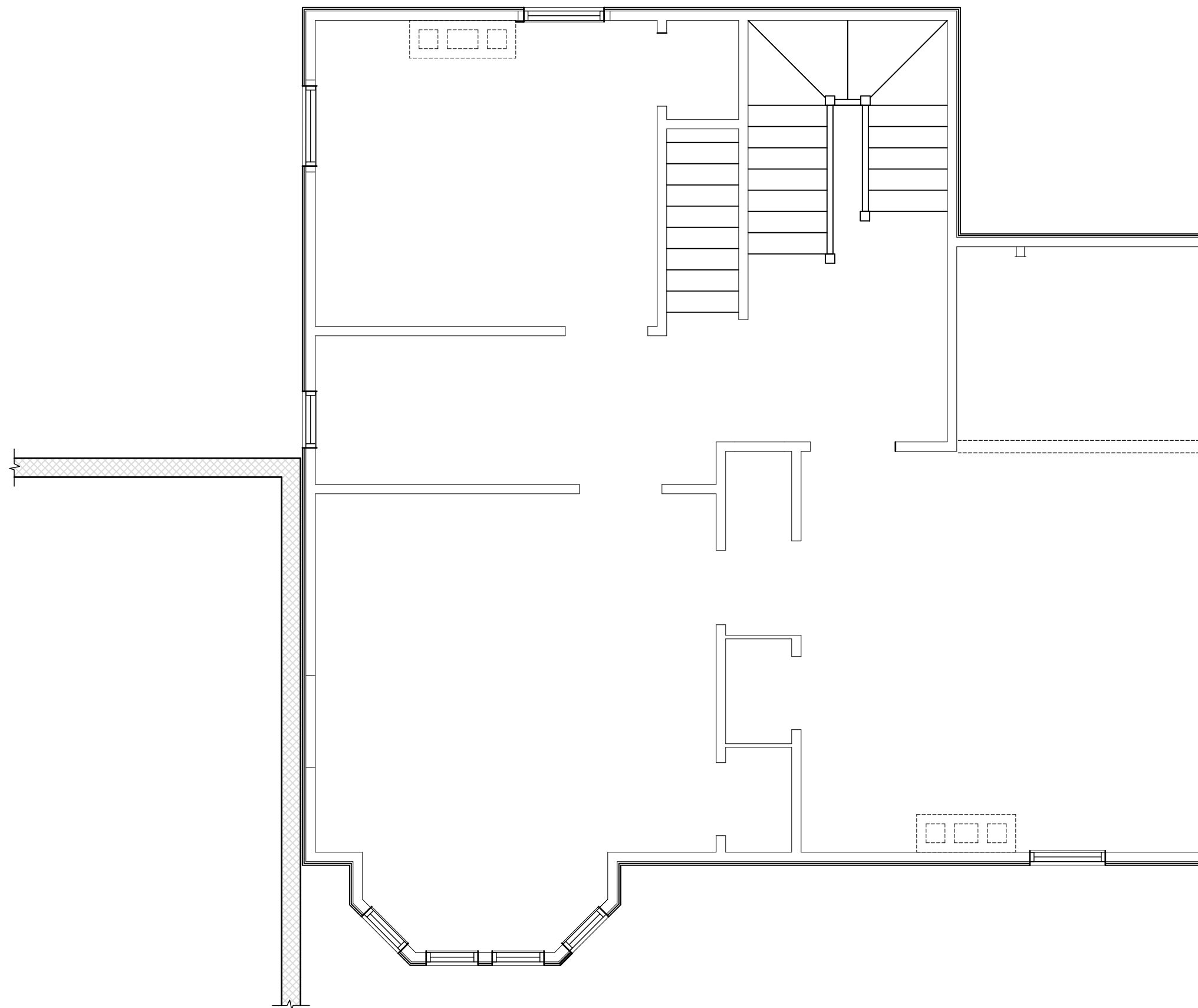
1 BASEMENT EXISTING CONDITIONS PLAN
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR EXISTING CONDITIONS PLAN
SCALE: 1/4" = 1'-0"



3 THIRD FLOOR EXISTING CONDITIONS PLAN
SCALE: 1/4" = 1'-0"

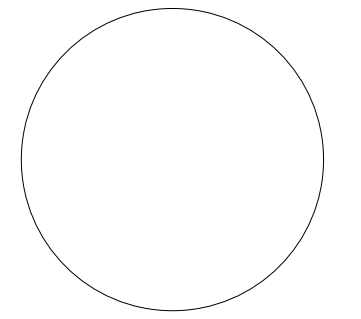


4 SECOND FLOOR EXISTING CONDITIONS PLAN
SCALE: 1/4" = 1'-0"



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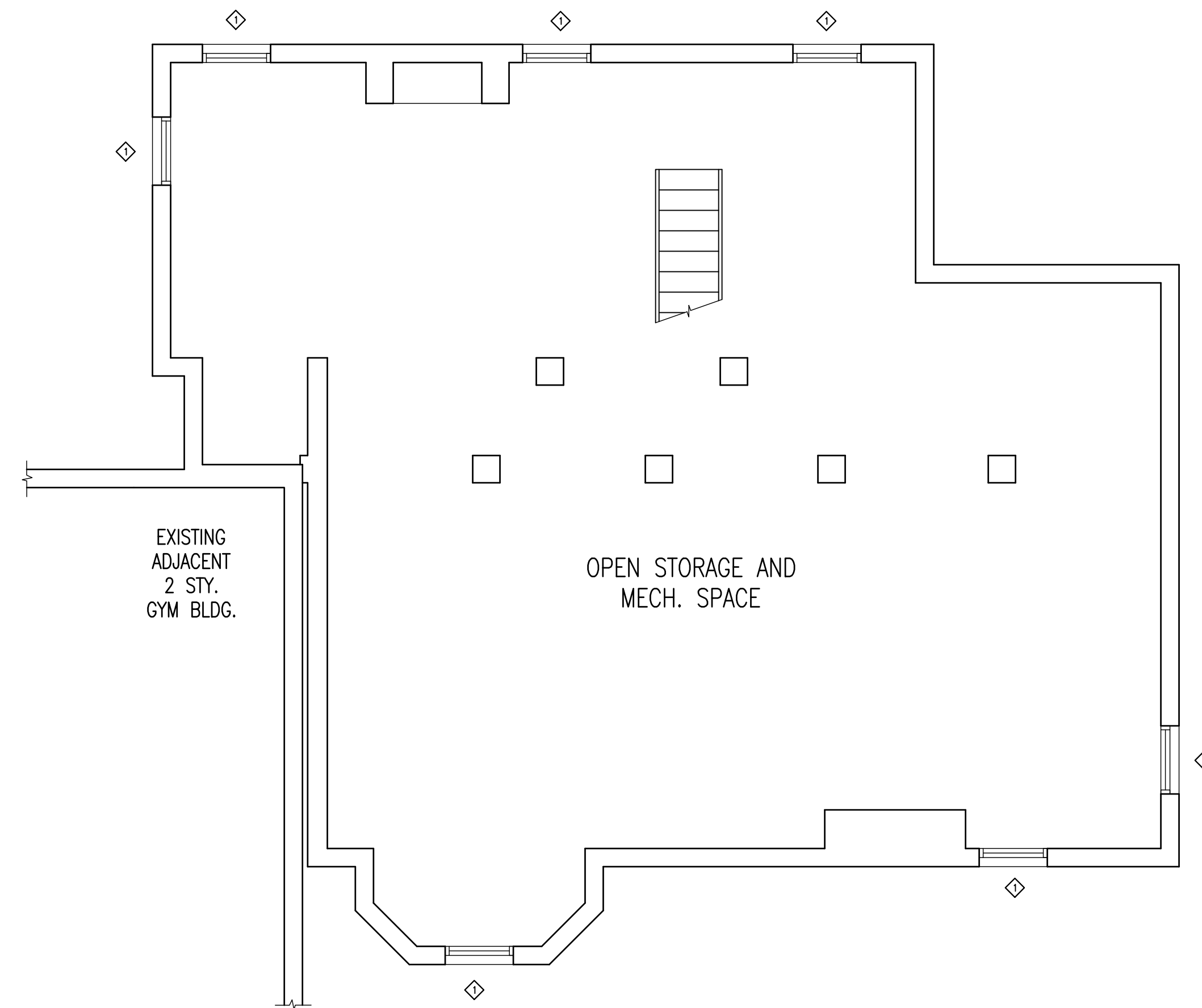
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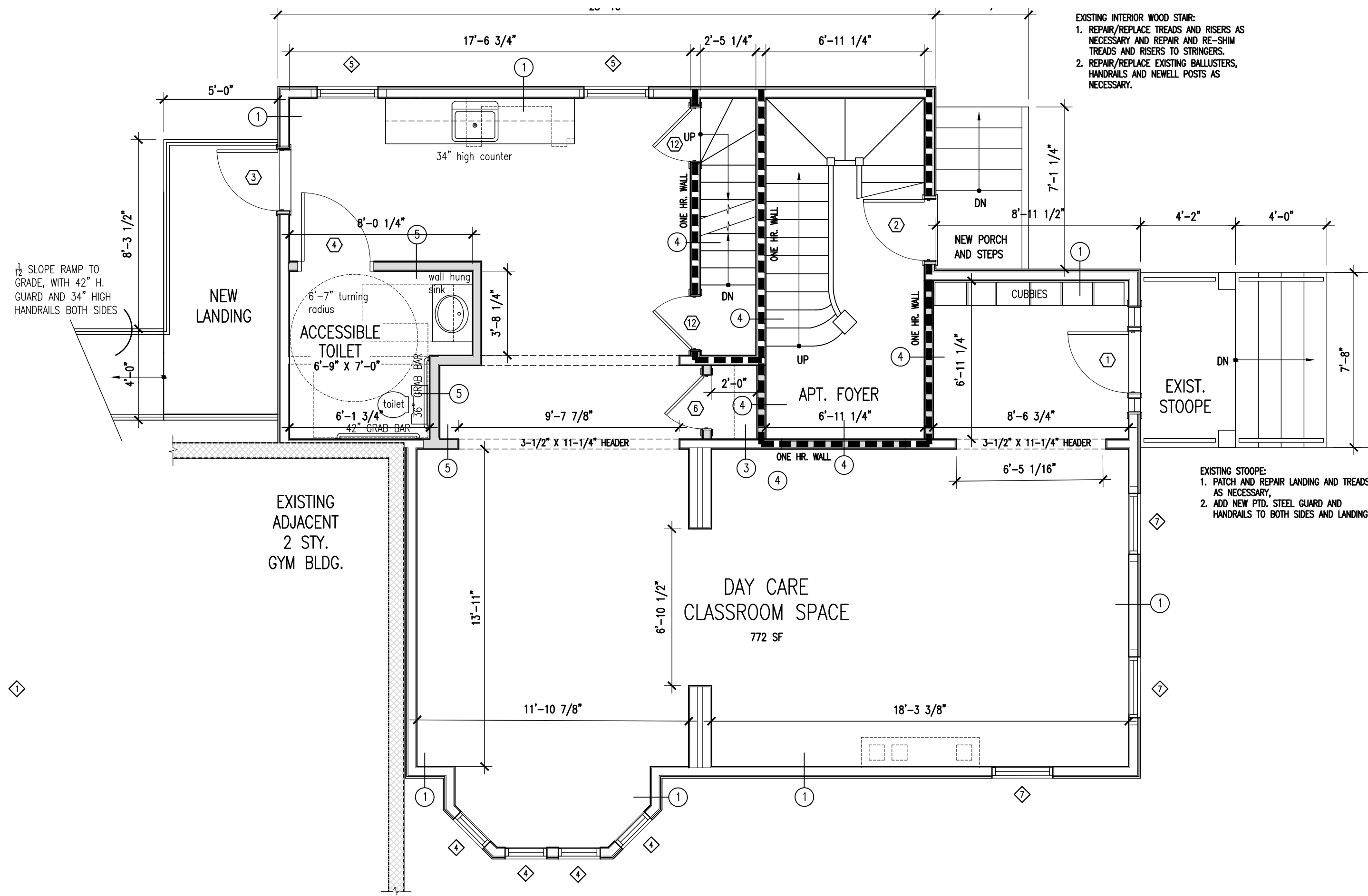
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EXISTING CONDITIONS
FLOOR PLANS

SHEET:

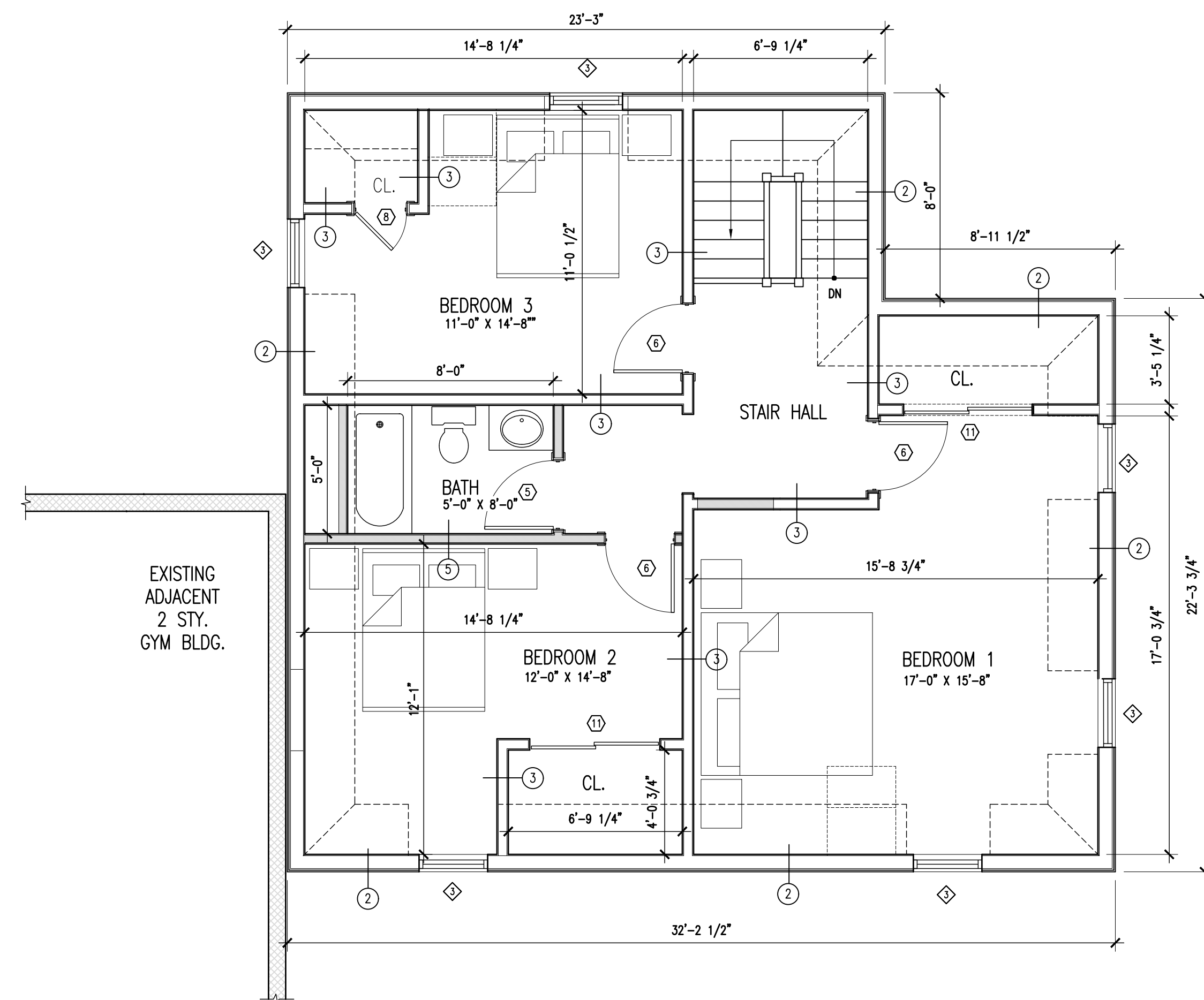
A-100



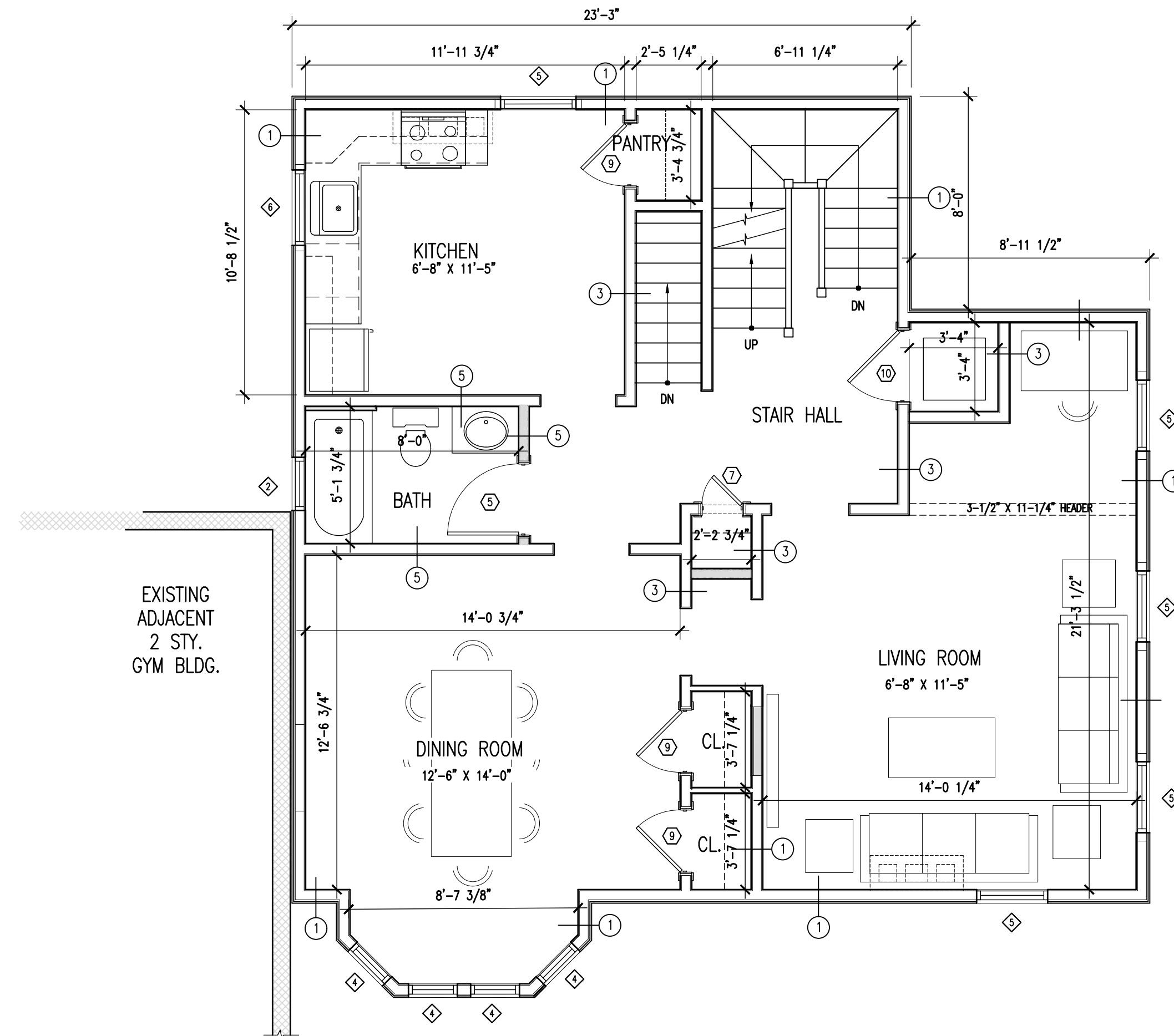
1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"



② FIRST FLOOR PROPOSED PLAN
SCALE: 1/4" = 1'-0"



③ THIRD FLOOR PROPOSED PLAN
SCALE: 1/4" = 1'-0"



4 SECOND FLOOR PROPOSED PLAN
SCALE: 1/4" = 1'-0"

WOOD FRAMING NOTES

1. EXISTING WOOD FRAME WALLS AND FLOOR FRAMING ARE TO REMAIN AND BE REPAIRED AS FOLLOWS:
 - A. ALL JOISTS FLOOR DECKING TO BE REFASTENED TO JOISTS AS NECESSARY WHERE LOST; REPLACE ANY FLOOR DECKING FLOORING WITH NEW 1" PLYWOOD WHERE DAMAGED OR MISSING.
 - B. ALL JOISTS AND FLOOR DECKING TO BE REPAIRED IF ANY CRACKED OR DAMAGED JOISTS, OR ANY JOISTS THAT HAVE BEEN NOTCHED OR CUT BEYOND CODE PERMITTED LIMITS, OR AS DIRECTED BY THE PROJECT ENGINEER.
 - C. NEW LUMBER FOR SISTERING OF JOISTS SHALL BE MADE WITH 2" X 10" SPF OR HEMLOCK. SISTERING OF EXISTING JOISTS SHALL BE DONE FOR FULL LENGTH.
 - D. PROVIDE NEW ENGINEERED WOOD HEADERS AS SHOWN AT NEW OPENINGS.
2. ALL NEW OPENINGS IN BEARING WALLS SHALL BE (2) 2" X 10" HEADERS.
3. ANY EXISTING WOOD STUD BEARING WALLS THAT ARE 6"-8" HIGH OR GREATER SHALL BE FULL MID-SPAN BLOCKING INSTALLED. ANY BALLOON FRAME WALLS SHALL HAVE NEW FULL FLOOR DECKING INSTALLED IN LINE WITH FLOOR DECKING OR CEILING AS PRESTRESSING.
4. SISTER ANY EXTENSION OR BEARING WALL NOTED STUDS THAT ARE DAMAGED, CRACKED OR OVERLY NOTCHED OR MOISTURED WITH NEW HIGHEST WOOD STUDS.



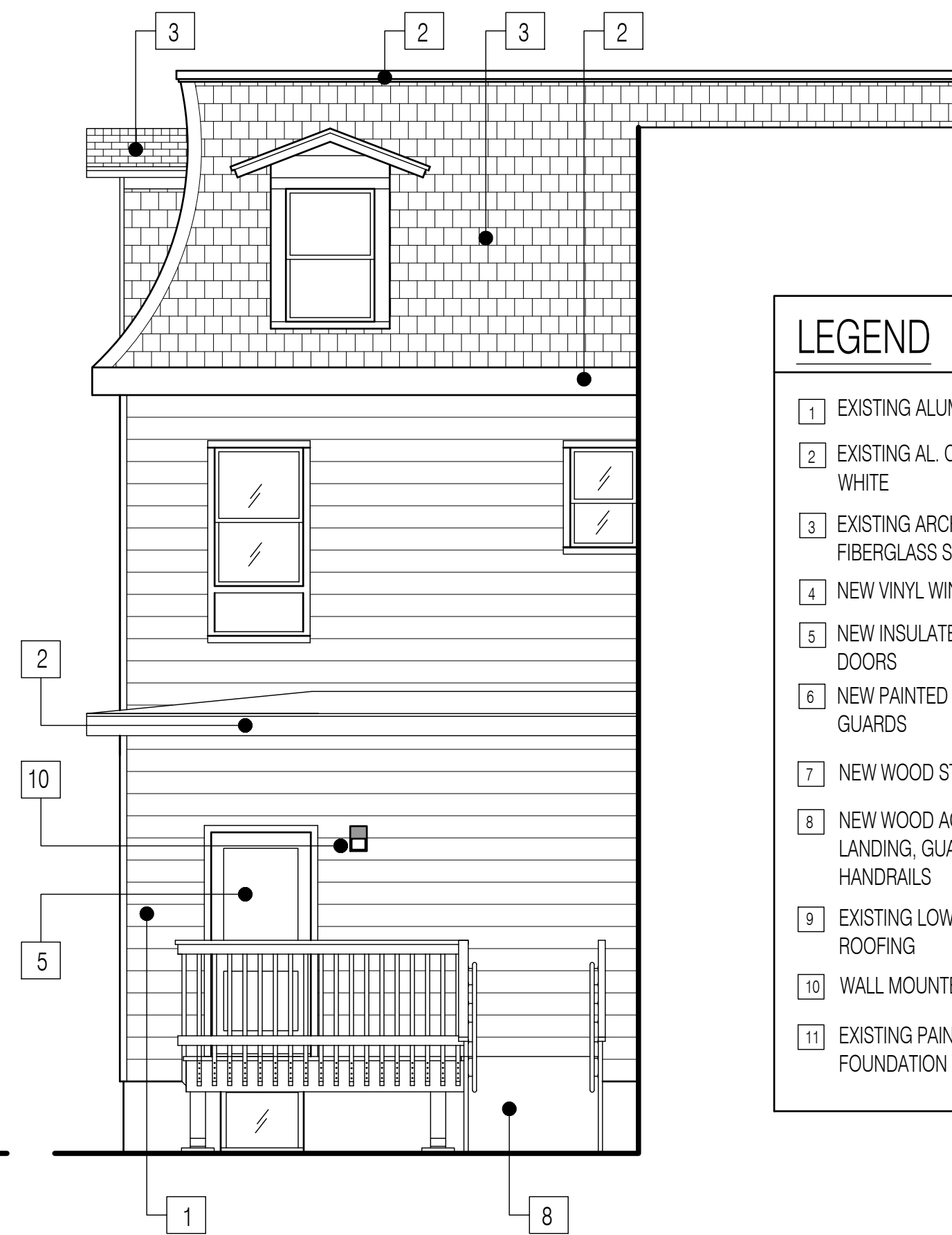
1 SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND

- 1 EXISTING ALUMINUM SIDING - WHITE
- 2 EXISTING AL. COVERED WD. TRIM - WHITE
- 3 EXISTING ARCHITECTURAL FIBERGLASS SHINGLES - GREY
- 4 NEW VINYL WINDOWS
- 5 NEW INSULATED FIBERGLASS ENTRY DOORS
- 6 NEW PAINTED STEEL HANDRAILS AND GUARDS
- 7 NEW WOOD STEPS AND LANDING
- 8 NEW WOOD ACCESSIBLE RAMP, LANDING, GUARD RAIL AND HANDRAILS
- 9 EXISTING LOW PITCH MEMBRANE ROOFING
- 10 WALL MOUNTED LED FIXTURE
- 11 EXISTING PAINTED BRICK FOUNDATION WALL



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SHEET TITLE:

ARCHITECTURAL
ELEVATIONS

SHEET:

A-200