



ITEM	CODE	PERMITTED	PROPOSED
MIN. STANDARD STALL SIZE	§ 6.10.1.a	9' x 18'	9' x 17' (INCLUSIVE OF 1' OVERHANG) 9' x 18'
MIN. COMPACT CAR STALL SIZE	§ 6.10.1.c	8' x 17', INCLUDING A 1' OVERHANG	8' x 17' (INCLUSIVE OF 1' OVERHANG) 8' x 18'
MIN. VALET STALL SIZE	§ 6.10.1.e	8' x 18'	8' x 18'
MIN. AISLE WIDTH	§ 6.10.1.h	24', OR 22' FOR AISLES ADJACENT TO COMPACT PARKING SPACES	24'
PARKING SPACE ANGLES	§ 6.10.1.g	ALL SHALL BE AT A 90-DEGREE ANGLE	90-DEGREE ANGLES
MIN. NUMBER OF STALLS	§ 6.1-a	5 SPACES PER 1,000 SF = 229 SPACES	229 SPACES
MIN. NUMBER OF ADA STALLS	§ 6.3	10% OF SPACES SHALL BE ADA COMPLIANT 229 X 10% = 23 SPACES	24 SPACES
MIN. PERCENTAGE OF STALLS FOR MOB USE	§ 6.1-c	50%	100%
MAX. PERCENTAGE OF STALLS ALLOWED FOR COMPACT CARS	§ 6.10.2-a	30%	64 / 229 = 27.9%
MAX. PERCENTAGE OF STALLS ALLOWED FOR VALET	§ 6.10.2-b	30%	42 / 229 = 18.3%

ITEM	CODE	PERMITTED	PROPOSED
MIN. STANDARD STALL SIZE	§ 6.10.1.b	8'5" x 18'	8.5' x 18' (EXISTING NON-CONFORMITY TO REMAIN. PROPOSED IMPROVEMENTS TO COMPLY WITH CODE REQUIREMENTS)
MIN. COMPACT CAR STALL SIZE	§ 6.10.1.c	8' x 17', INCLUDING A 1" OVERHANG	8' x 17', INCLUSIVE OF 1" OVERHANG
MIN. VALET STALL SIZE	§ 6.10.1.e	8' x 18'	8' x 18'
MIN. AISLE WIDTH	§ 6.10.1.h	24', OR 22' FOR AISLES ADJACENT TO COMPACT PARKING SPACES	24' PROPOSED (EXIST. NON-CONFORMING AISLE WIDTHS TO REMAIN)
PARKING SPACE ANGLES	§ 6.10.1.g	ALL SHALL BE AT A 90-DEGREE ANGLE	90-DEGREE ANGLES (EXISTING SPACES PREVIOUSLY APPROVED SHALL REMAIN)

	EXISTING	PROPOSED	REQUIRED	ADA SPACES
HIGHLAND AVENUE LOT (NORTH LOT)	0	134 (38 COMPACT) (134 VALET)*		13
PARKING GARAGE	680	680		18
DOCTOR / OUTPATIENT LOT	152	128		0
PHYSICIAN PARKING (FRONT AREA OF SOUTHERN PARKING LOT)	108	108		7
HOSPITAL SUBTOTAL	956	1050** (134 VALET) (38 COMPACT)	1050	38

THIS LOT IS CONFIGURED FOR REGULAR PARKING FOR THOSE PERIODS WHEN VALET SERVICES ARE NOT BEING PROVIDED.

** THIS TOTAL OF 1,050 DOES NOT INCLUDE THE USE OF 44 EXISTING VALET PARKING SPACES IN THE SHERMAN STREET LOT (BLOCK 4207, LOTS 7 & 8 IN THE TOWNSHIP OF MONTCLAIR), WHICH IS NOT BEING MODIFIED AS PART OF THIS APPLICATION. WITH THE USE OF THOSE 44 VALET SPACES, THE TOTAL PARKING COUNT FOR THE HOSPITAL IS 1,118.

ITEM	CODE	PERMITTED	PROPOSED
MIN. NUMBER OF ADA STALLS	§ 6.3	2% OF TOTAL 20 PLUS 1 FOR EACH 100 OVER 1,000 (23 SPACES REQUIRED)	38
MAX PERCENTAGE OF STALLS ALLOWED FOR COMPACT CARS	§ 6.10.2-a	30%	3.62%
MAX PERCENTAGE OF STALLS ALLOWED FOR VALET	§ 6.10.2-b	30%	12.76%***
PARKING REQUIRED	§ 6.2	1.5 SPACES PER 1,000 GFA (HOSPITAL = 700,000 GFA AND 456,000 NET FLOOR AREA = 1050 SPACES)	1050

*** THIS PERCENTAGE OF 10.48% [= (110 VALET SPACES / 1050 REQUIRED SPACES) * 100] IS BASED UPON THE NUMBER OF VALET PARKING SPACES BEING RELIED UPON TO MEET THE MINIMUM PARKING REQUIREMENT (940 REGULAR PARKING SPACES AND 110 VALET PARKING SPACES.) IN TOTAL, THE HOSPITAL WILL BE UTILIZING UP TO 178 VALET PARKING SPACES (134 IN THE HIGHLAND AVENUE LOT AND 44 IN THE SHERMAN STREET LOT).

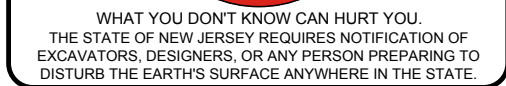


PREPARED BY: KK
DATED: 04/23/2018

[illegible]

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CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

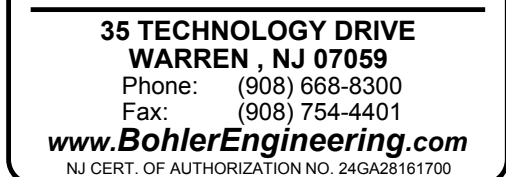
PROTECT YOURSELF
A PHONE CALL CAN BE YOUR INSURANCE POLICY



PROJECT No.:	J140578
DRAWN BY:	GB/JZ
CHECKED BY:	TA/BB
DATE:	03/15/2018
SCALE:	AS SHOWN
CAD I.D.:	J140578-MCR-MOB AREA A-2A

ONE BAY URBAN
RENEWAL LLC
&
MONTCLAIR
HOSPITAL, LLC

311 BAY AVENUE
BOROUGH OF GLEN RIDGE &
TOWNSHIP OF MONTCLAIR
ESSEX COUNTY, NEW JERSEY



PROFESSIONAL ENGINEER

NEW JERSEY LICENSE No. 47421
DELAWARE LICENSE No. 17111
FLORIDA LICENSE No. 73277

SHEET TITLE:

SHEET NUMBER: _____

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OF 1

REVISION 1 - 03/15/2018