

ADDRESS:	176 Walnut Street, Bloomfield, NJ 07003
BLOCK:	287
LOT:	21
LOT AREA:	3,749.9 S.F.
ZONING:	R-2A: Residential, Two-Family Dwellings, 50' Frontage

ZONING CHART

ITEM	EXISTING	REQUIRED/PERMITTED	PROPOSED	CONFORM
SCHEDULE A: BULK and SETBACK				
LOT AREA (MIN.):	3,749.9 S.F.	5,000 S.F.	No Change	No. Existing Non-Conforming Condition
LOT WIDTH (MIN.):	37.5'	50'	No Change	No. Existing Non-Conforming Condition
FRONT YARD (MIN.):	0.1'	20'	No Change	No. Existing Non-Conforming Condition
REAR YARD (MIN.):	73.43'	25'	No Change	Yes
SIDE YARD (MAX.):	0.2' / 0.6' Aggr.	6' / 14' Aggr.	No Change	No. Existing Non-Conforming Condition
ACCESSORY BLDG YARDS (MAX.):	Side: 0.2' / Rear: 0.5'	5'	No Change	No. Existing Non-Conforming Condition
BUILDING LOT COVERAGE/FAR (MAX.):	66% / 76% / 0.89	25% / 60% / 0.5	66% / 69% / 0.89	No. Reduction of Impervious Surface, refer to Note 1.
HEIGHT	Approx 24'	40'	No Change	Yes
315-30 SPECIFIC DESIGN STANDARDS				
O. OFF-STREET PARKING				
(6) DESIGN OF PARKING SPACES	9' X 18'	9' X 18'	9' X 18'	Yes
(7) SIZE OF AISLES	N/A	24' AT 90 DEGREES	17.5'	No
315-38 ZONING REGULATIONS				
A (2) PRINCIPAL PERMITTED USES	Multi-Family Dwelling	Two-Family Dwellings	No Change	No. Existing Non-Conforming Condition
A (3) ACCESSORY USES	Storage	Uses that are customarily incidental and accessory to the principal use	Workshop / Storage	No.
315-40 GENERAL OFF-STREET PARKING AND LOADING				
H. ACCESS DRIVE TO NON-RESIDENTIAL LOTS	N/A	Access from other than residential streets or property.	Access from Walnut Street	No
(1) MAX. WIDTH, TWO-WAY DRIVEWAY	8-9'	24'	8-9'	No. Existing Non-Conforming Condition
(2)	124'	No driveway within 25' of street intersection.	124'	Yes.
I.	N/A	No commercial vehicle (>5,000 lbs) shall be parked / stored outdoors overnight in residential zone. Not more than 1 commercial vehicle shall be stored / parked on a residential lot.	3 commercial vans parked overnight, 1 inside garage, 2 in open space between front and rear buildings	No.
G.	N/A	Screening (Non-residential use adjoining a residential use)	Solid wood fence and existing vinyl fence	Yes
315-41 SPECIFIC OFF-STREET PARKING REQUIREMENTS				
A # B	2 SPACES	9 SPACES	3 SPACES	No. Reduction of Existing Non-Conforming Condition. Refer to Parking Analysis.

NOTES:
1. Proposed Lot Coverage percentage includes 841 S.F. of permeable pavers.

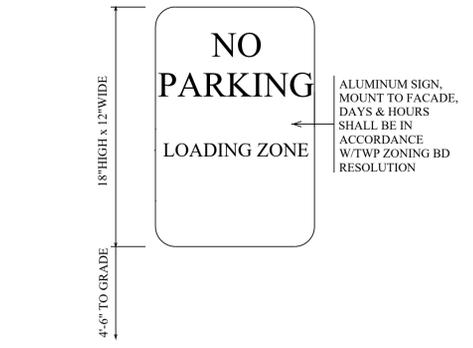
PARKING ANALYSIS

CHAPTER 21. RESIDENTIAL SITE IMPROVEMENT STANDARDS					
5:21-4.14 PARKING: NUMBER OF SPACES (Table 4-4)					
# OF BEDROOMS IN D.U.	# OF REQUIRED PARKING SPACES / D.U. (GARDEN APT.)	# OF DWELLING UNITS		# OF REQUIRED PARKING SPACES ¹	
		EXISTING	PROPOSED	EXISTING	PROPOSED
1 BEDROOM	1.8	3 D.U.	3 D.U.	5.4 SPACES	5.4 SPACES
SUB-TOTALS		3 D.U.	3 D.U.	5 SPACES	5 SPACES

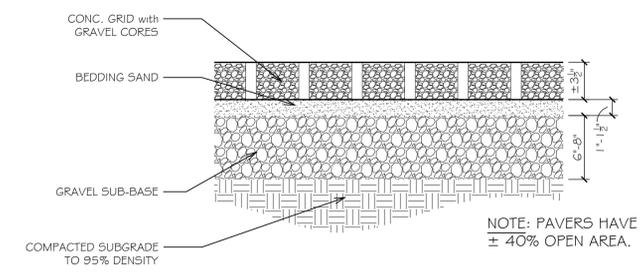
Notes:
1. When determination of the required number of parking spaces results in a fractional space for the entire development, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space.

315-41 SPECIFIC OFF-STREET PARKING; NON-RESIDENTIAL USE					
	AREA (S.F.)	EXISTING		PROPOSED	
		EXISTING	PROPOSED	EXISTING	PROPOSED
Manufacturing, fabrication, assembly	1/500 S.F.	1,419	1,419	2.8	2.8
Warehousing/self storage	1/1,000 S.F.	1,419	1,419	1.4	1.4
SUB-TOTALS				4 SPACES	4 SPACES

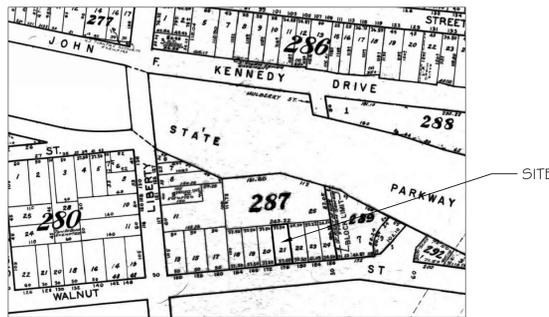
RESIDENTIAL AND NON-RESIDENTIAL				
	EXISTING REQUIRED	EXISTING PROVIDED	PROPOSED REQUIRED	PROPOSED PROVIDED
TOTAL	9 SPACES	2 SPACES	9 SPACES	3 SPACES



4 PARKING SIGN DETAIL
SCALE: N.T.S.



5 LATTICE-GRID PERMEABLE PAVER
SCALE: N.T.S.

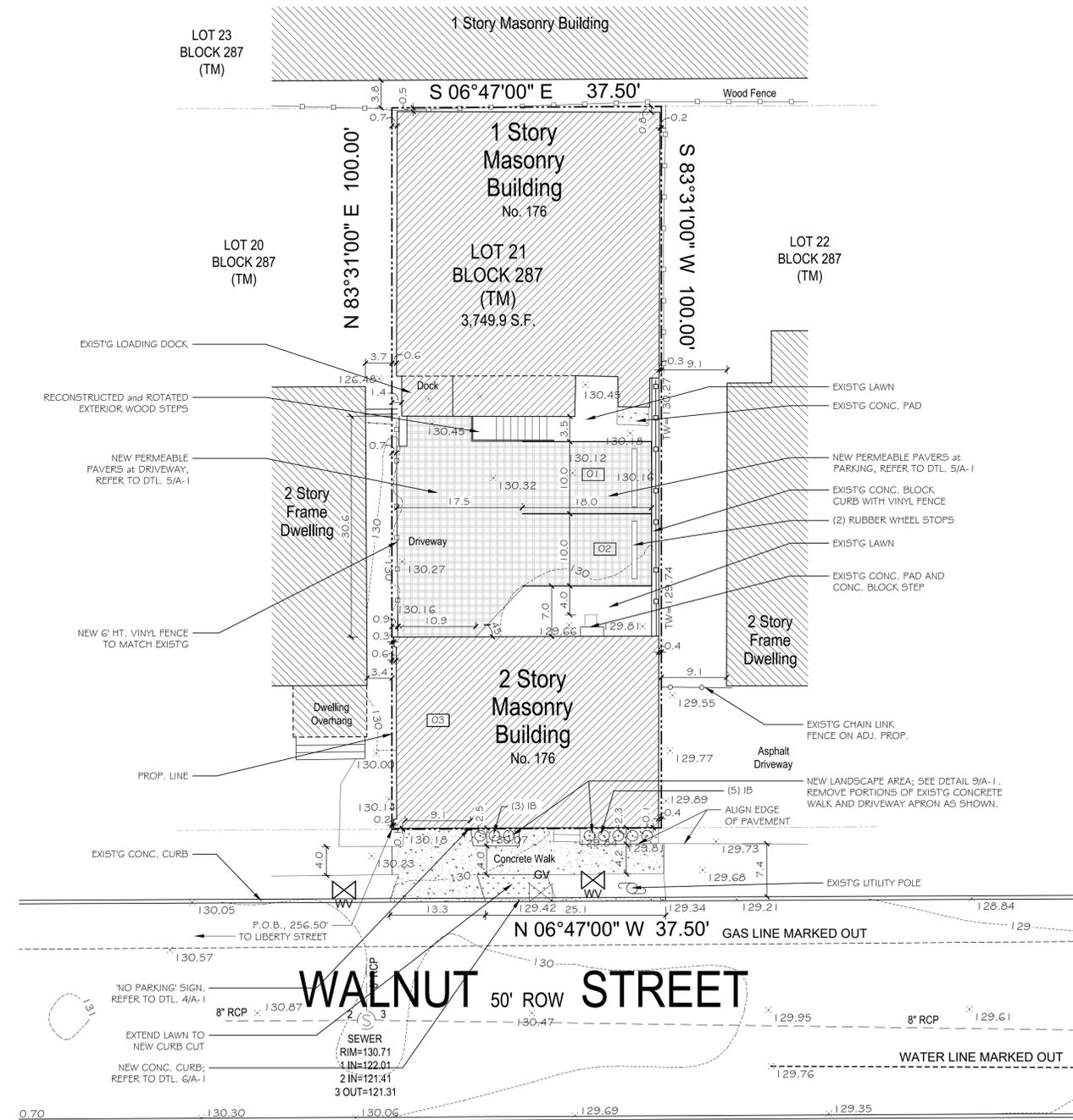
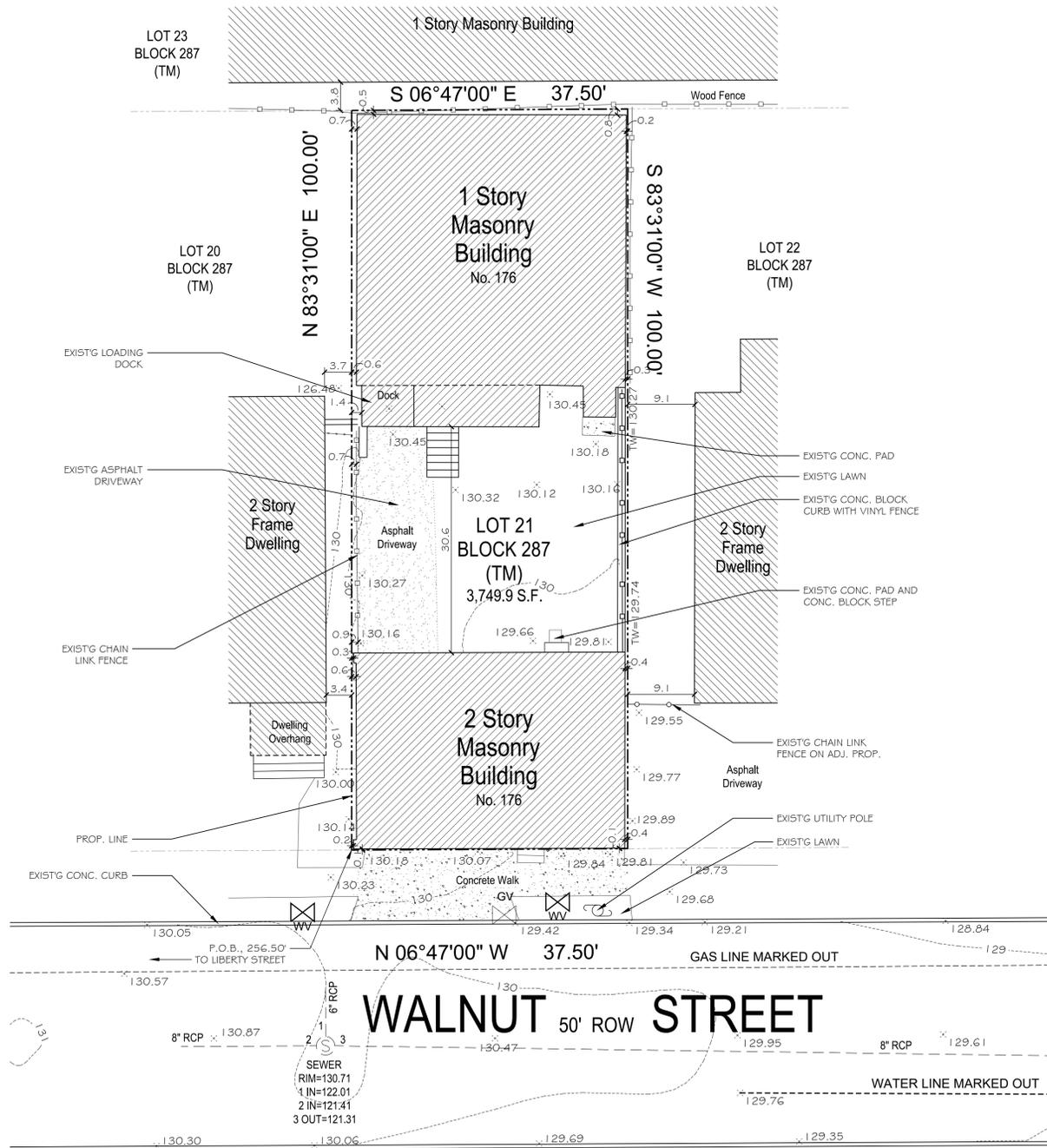


1 TAX MAP
SCALE: N.T.S.



PLANT SCHEDULE NOTE: ALL NEW PLANTINGS ARE TO BE NATIVE TO NEW JERSEY

KEY	QNTY.	BOTANICAL NAME	COMMON NAME	SIZE	MAX. HT.	EVER/DECID.
IB	8	ILEX GLABRA 'GEM BOX'	DWARF INKBERRY	3 GALLON	30"-48" HT.	EVERGREEN



ALTERATION OF EXISTING MULTI-USE SITE (MULTI-FAMILY RES. + BUSINESS)
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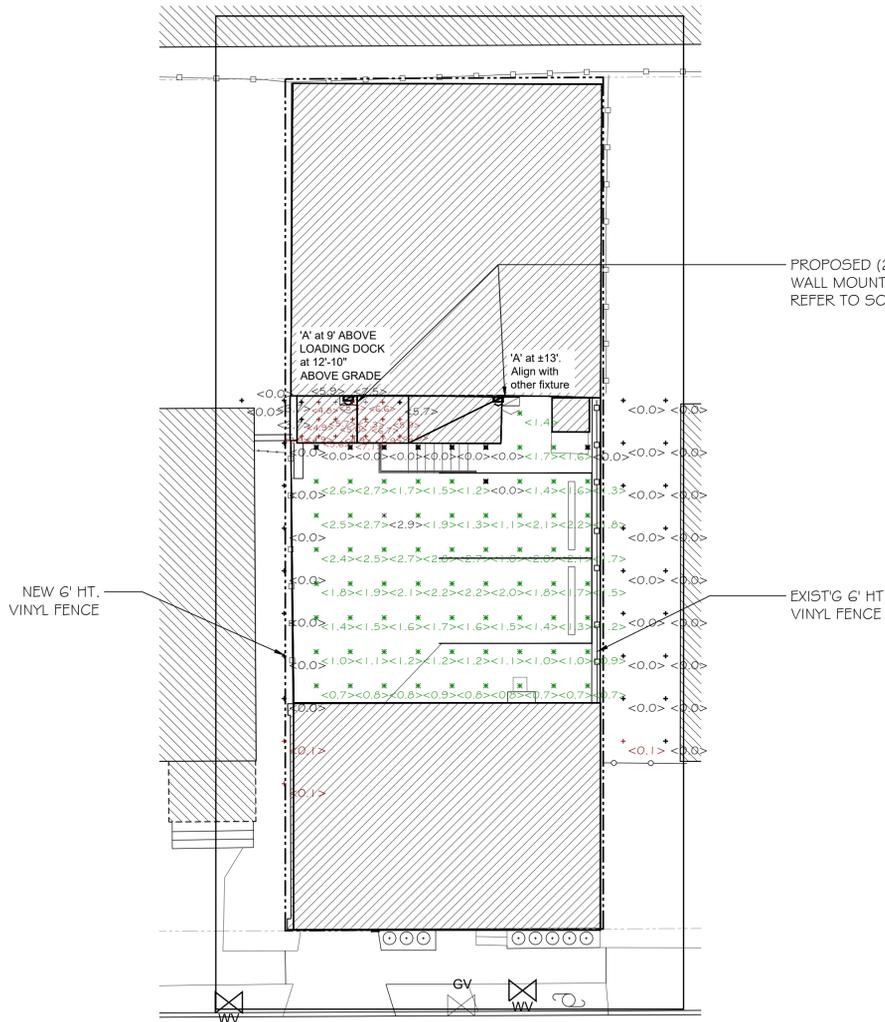
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SITE PLAN
DATE: 2024-01-26
PROJECT No. 23055

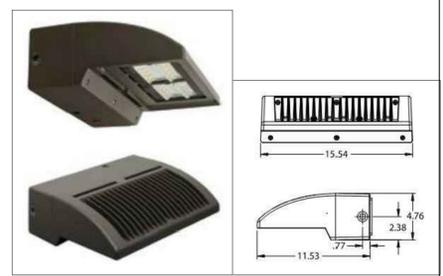
SHEET NO. **A-2**
02 OF 6

NOTES:
1. SURVEY PREPARED BY LAKELAND SURVEYING, INC. LOCATED AT 4 WEST MAIN STREET, ROCKAWAY, NJ 07866.
2. NEW GRADING TO MATCH EXISTING.



PROPOSED (2) NEW TYPE 'A' WALL MOUNTED LIGHT FIXTURE. REFER TO SCHEDULE.

EXIST'G 6' HT. VINYL FENCE



TYPE A

NOTE
 1. Readings shown are based on a total LLF of 0.9 as shown at grade. Data references the extrapolated performance projections in a 25°C ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11).
 2. Please refer to the fixture labels for product type and mounting height.
 3. Product information can be obtained at <https://www.acuitybrands.com/> or through your local agency.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BACK YARD CALCULATIONS	X	1.4 fc	2.9 fc	0.0 fc	N/A	N/A
DOCK	+	4.9 fc	5.9 fc	3.7 fc	1.6:1	1.3:1
OVERALL CALCULATION	+	0.0 fc	1.1 fc	0.0 fc	N/A	N/A
DRIVE	X	N/A	N/A	N/A	N/A	N/A
STEP	+	6.7 fc	7.5 fc	5.7 fc	1.3:1	1.2:1

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	A	2	Holophane	HLWPC2 P10 40K XX TFTM	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Forward Throw Medium	1	3209	0.9	28

DISCLAIMER
 This application design is not a professional engineering drawing, and the design, including reported data and calculated results, is provided for informational purposes only, without any warranty as to accuracy, completeness, safety or otherwise. The design is the result of calculations made using Visual Lighting application software, photometric/radiometric data measured in a laboratory, and certain computational and modeling assumptions. Far-field photometric/radiometric data may have been used to perform one or more calculations. Photometric/radiometric data is typically collected under far-field measurement conditions; far-field data is not generally representative of near-field geometric conditions. When using far-field photometric/radiometric data, the Visual software applies certain generalizing assumptions to approximate near-field performance. These approximations may result in significant inaccuracies in individual calculated luminous and/or radiant power quantities in areas where a source is in close proximity to a particular surface or point. The modeling of radiant flux exchange used in the Visual software may use a uniform distance across each reflecting surface. The Visual software approximates the uniform surface exterior condition by adaptively subdividing surfaces with non-uniform distances into sub-surfaces with sufficiently uniform distance gradients. Practical restrictions, due to computer hardware limitations, may prevent the subdivision procedure from subdividing surfaces with high distance gradients into sub-surfaces with sufficiently uniform distance gradients, introducing potential discretization error into calculated values. Calculations performed by the Visual software assume that all reflected flux is reflected in a perfectly diffuse (Lambertian) and spectrally uniform manner across the spectral range being analyzed. If actual reflectance characteristics differ from these assumptions, observed luminous and/or radiant power quantities may differ from predicted quantities. As a result of the computational limitations and simplifying modeling assumptions described above, and/or variations in actual product performance from tested product samples, the accuracy of calculated output values identifying expected radiometric quantities and any resulting derived radiation dose calculations may be adversely affected. In addition, the accuracy of the application design may be adversely affected if information about the physical space provided to Acuity Brands Lighting is incomplete, inaccurate, outdated or not in the required format (including but not limited to floor plans, space layout, reflected ceiling plans, physical structures, electrical design or specifications), if incorrect assumptions are made because of such deficiencies in the information provided, or if typical assumptions made about the depicted physical space are not appropriate for the space. Furthermore, actual field performance may differ from performance calculated using laboratory measurements as the result of miscalculations related to deficiencies in the information provided about the physical space, degradation factors in the end-user environment (including, but not limited to, voltage variation and dirt accumulation), or other possible variations in field conditions. Finally, lamp lumen depreciation and/or depreciation in lamp radiant intensity may result in performance over time that differs from performance calculated using a new lamp. Light loss factors may have been used in the application design to estimate such depreciation, but flaws in these estimates may also result in performance over time that differs from calculated performance. It is the obligation of the end-user to consult with appropriately qualified Professional Engineer(s) to determine whether this application design meets the applicable requirements for performance, code compliance, safety, suitability and effectiveness for use in a particular application. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this application design.

- NOTES:**
 1. NEW LIGHTING WILL NOT SPILL ON TO ADJOINING PROPERTIES.
 2. LIGHTING LEVELS SHOWN AT GROUND LEVEL AS IF SOLID FENCING IS NOT THERE.

1 LIGHTING PLAN
 SCALE: 1:10

NO.	DATE	REVISIONS
1	05-07-24	SITE REVISIONS

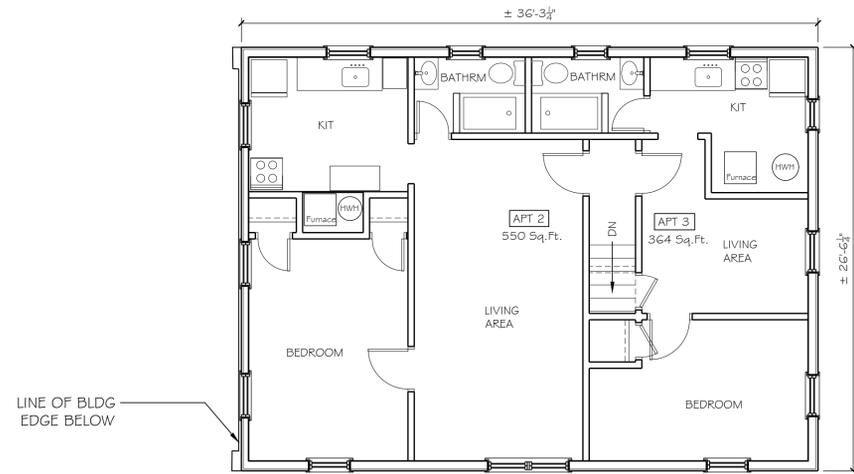
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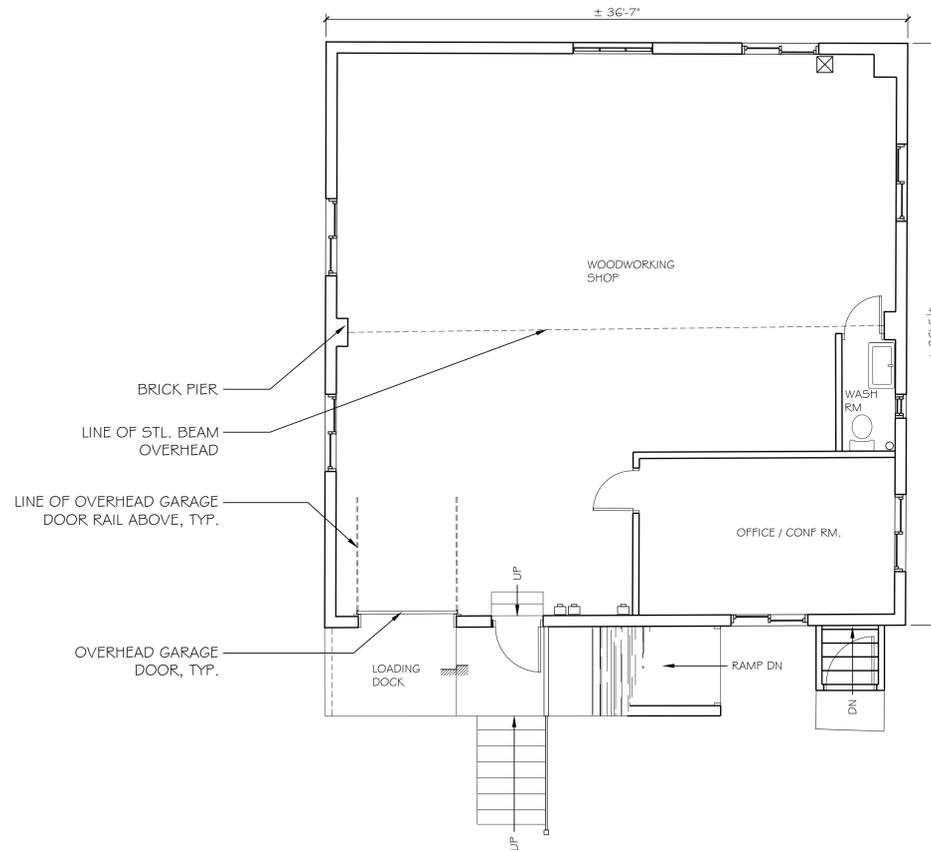
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LIGHTING PLAN
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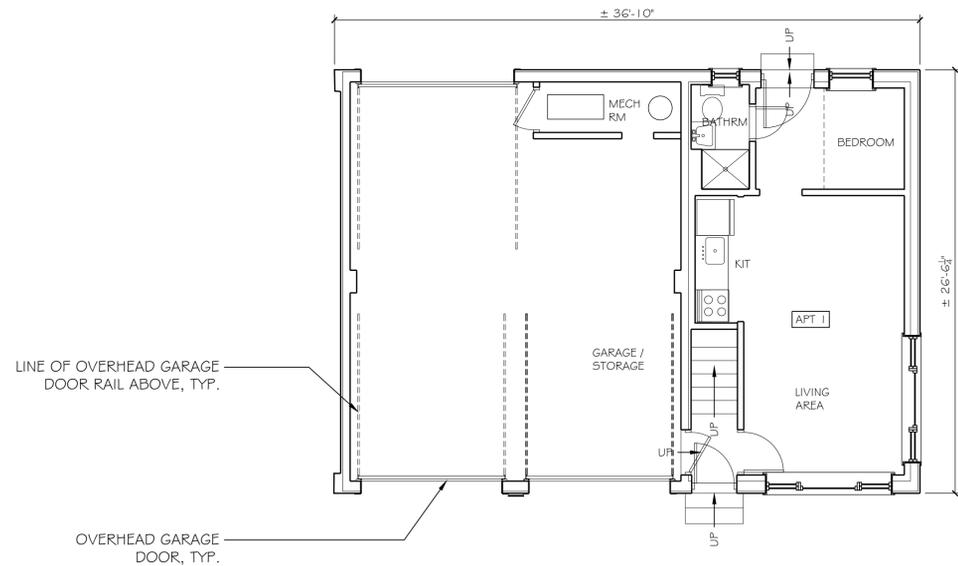
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A-3
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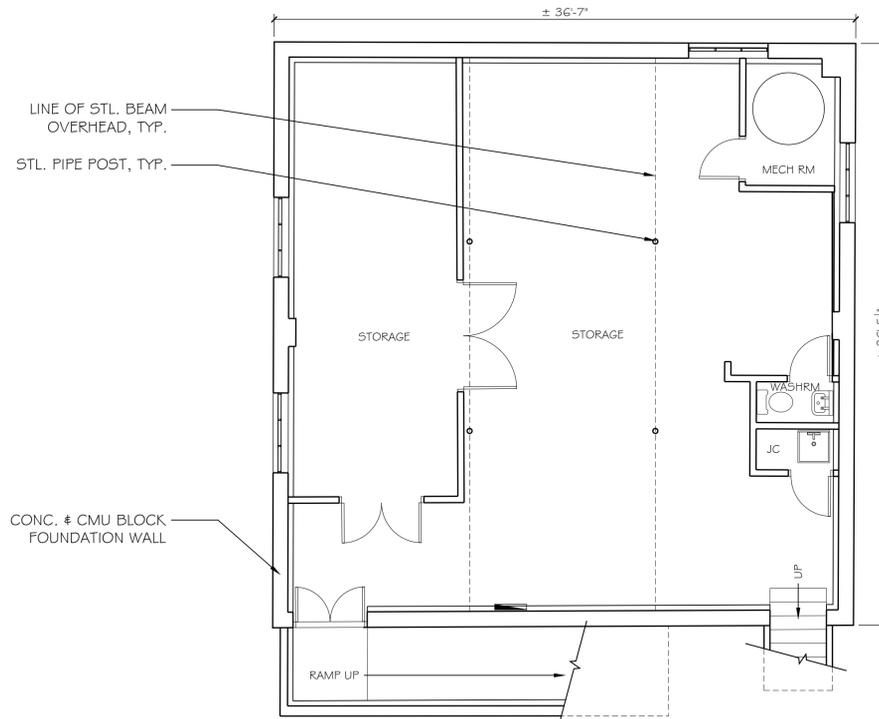
2 FRONT (EAST) BUILDING
EXISTING SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



4 REAR (WEST) BUILDING
EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



1 FRONT (EAST) BUILDING
EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



3 REAR (WEST) BUILDING
EXISTING BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"

NOTES:
1. REFER TO SITE PLAN AND BUILDING LOCATIONS.

NO.	DATE	SITE REVISIONS
1	05-07-24	

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EXISTING FLOOR PLANS
PROJECT No. 23855
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SHEET NO.

A-4



EAST ELEVATION



SOUTH ELEVATION

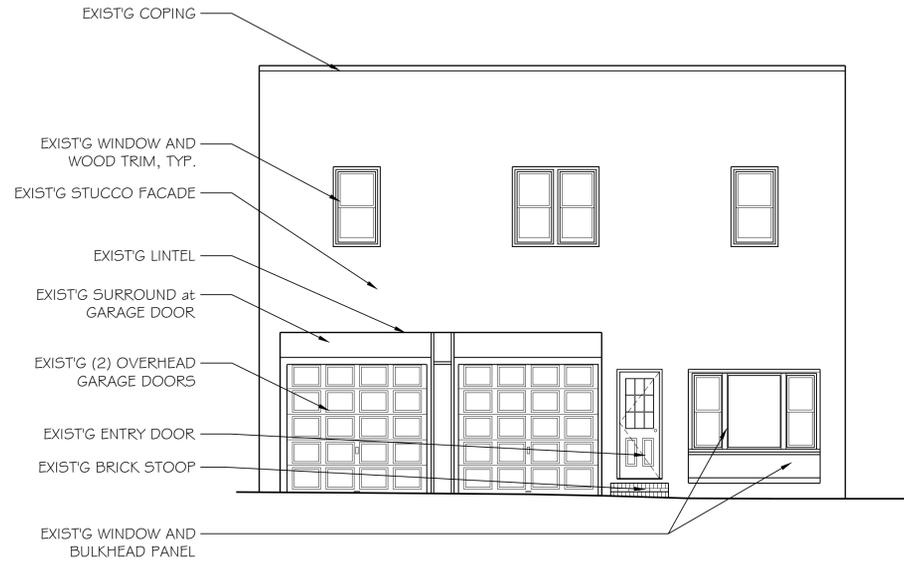


NORTH ELEVATION

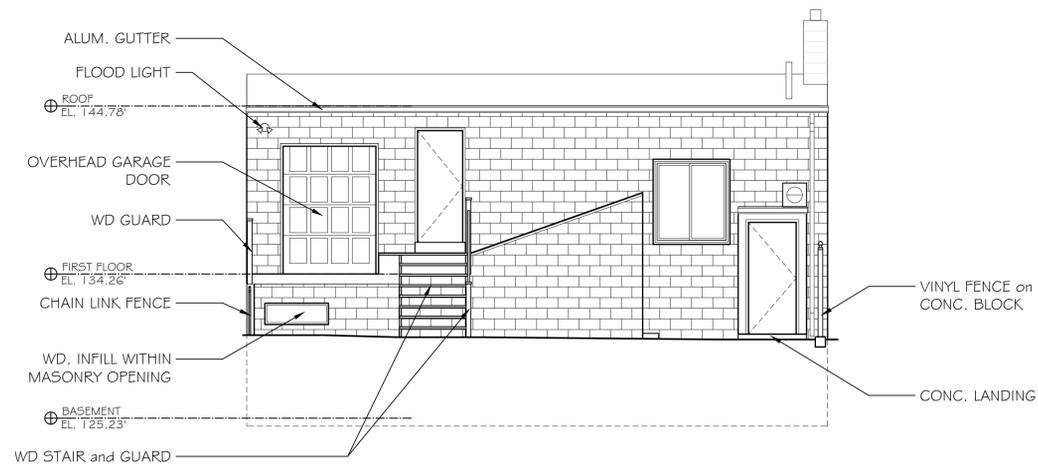


WEST ELEVATION

3 FRONT (EAST) BUILDING
EXISTING PHOTOGRAPHS
SCALE: N.T.S.



2 FRONT (EAST) BUILDING
EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 REAR (WEST) BUILDING
EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"

NO.	DATE	REVISIONS
1	05-07-24	SITE REVISIONS

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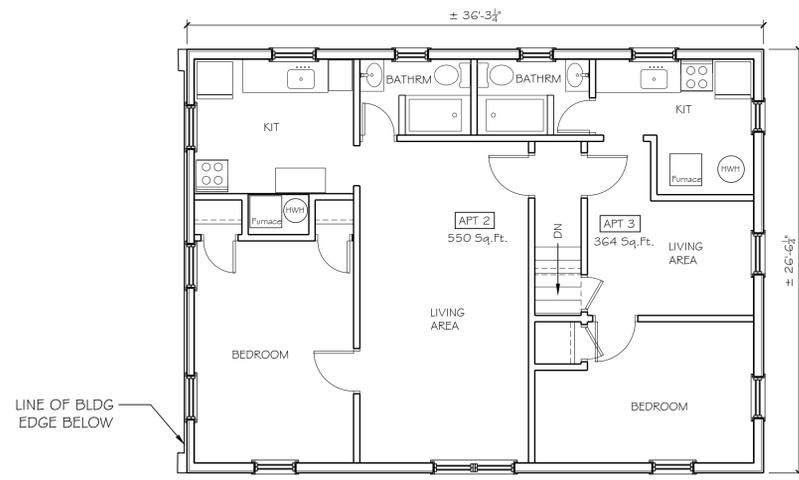
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EXISTING ELEVATIONS
PROJECT No. 23855
DATE: 2024-01-26

SHEET NO.

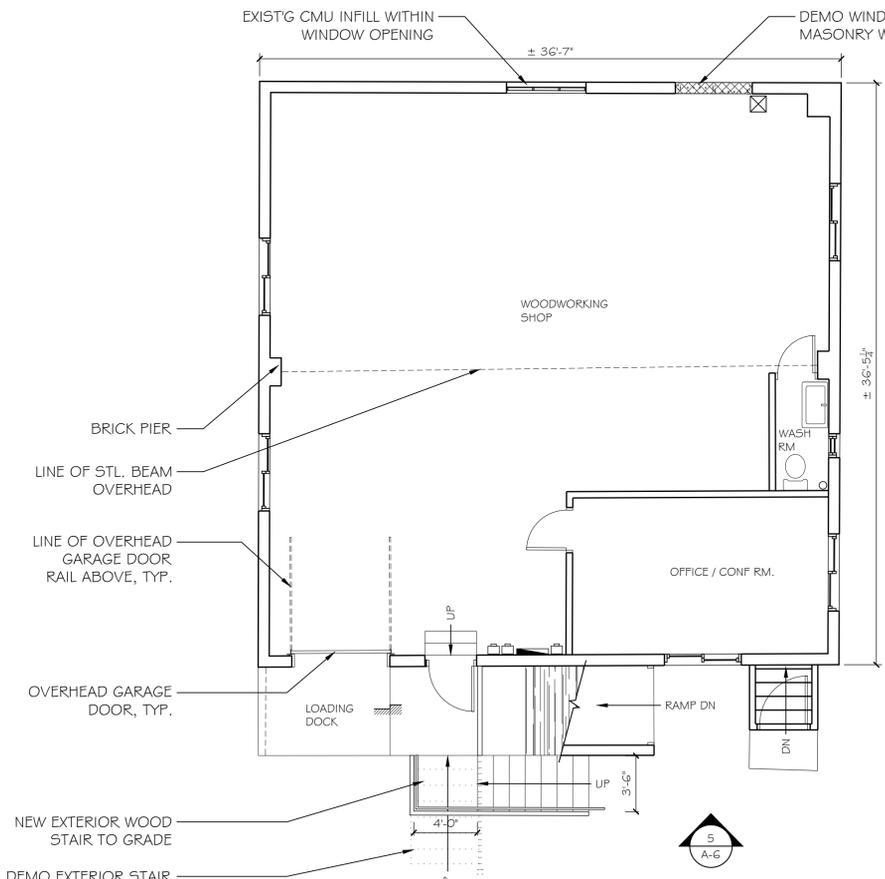
A-5



FRONT (EAST) BUILDING EXISTING TO REMAIN SECOND FLOOR PLAN

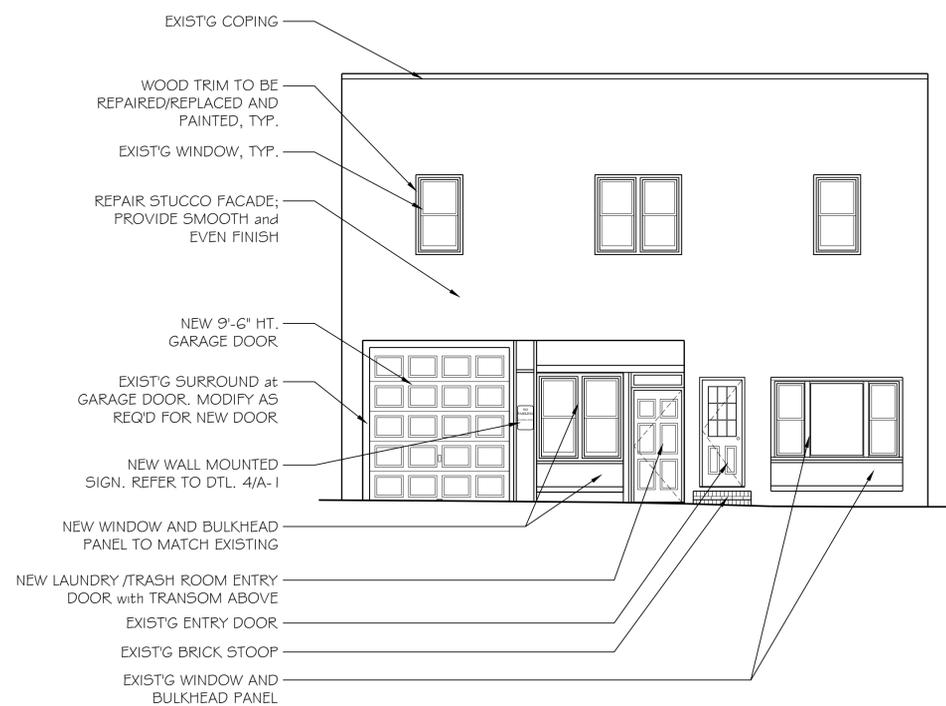
2 SCALE: 3/16" = 1'-0"

NOTES:
1. NO WORK INCLUDED IN SCOPE ON THIS FLOOR.



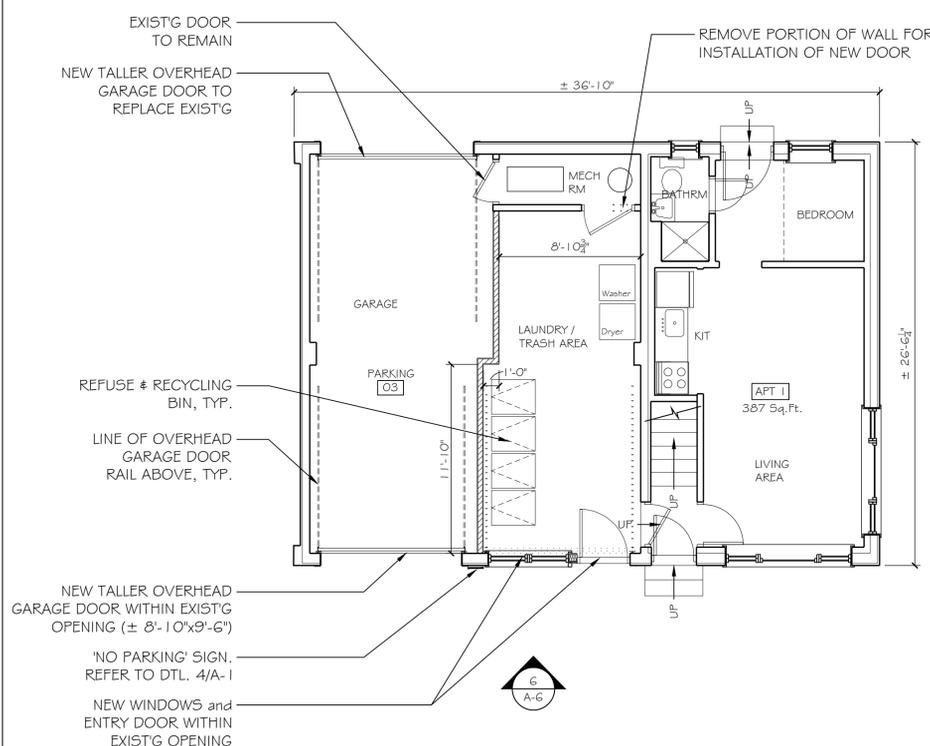
REAR (WEST) BUILDING FIRST FLOOR PLAN

4 SCALE: 3/16" = 1'-0"



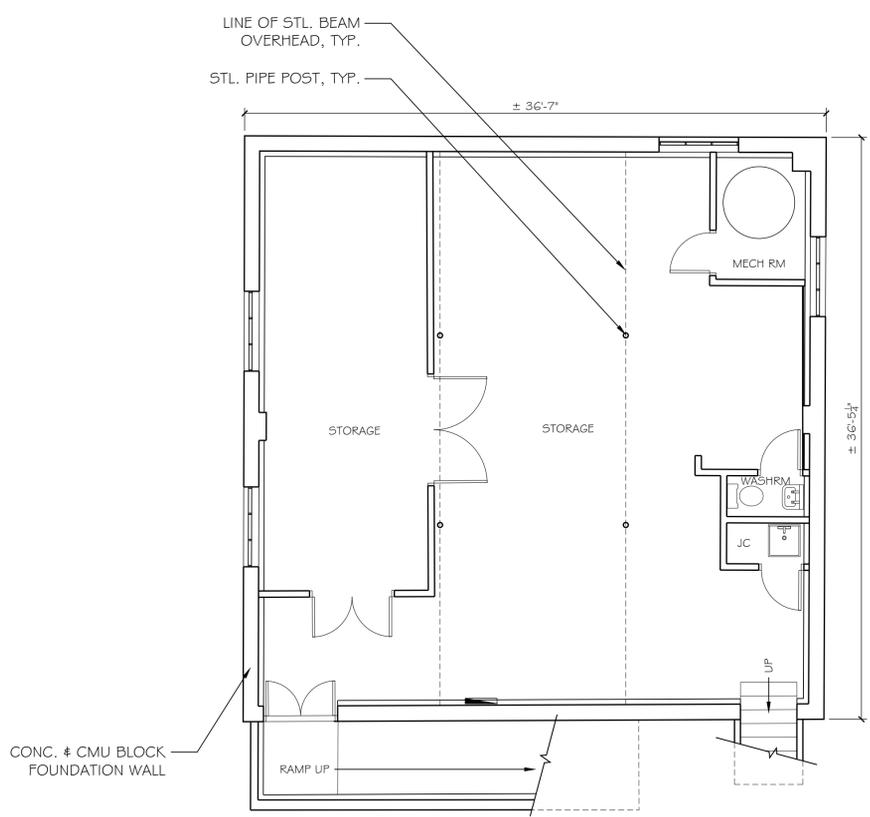
FRONT (EAST) BUILDING PROPOSED EAST ELEVATION

6 SCALE: 3/16" = 1'-0"



FRONT (EAST) BUILDING PROPOSED FIRST FLOOR PLAN

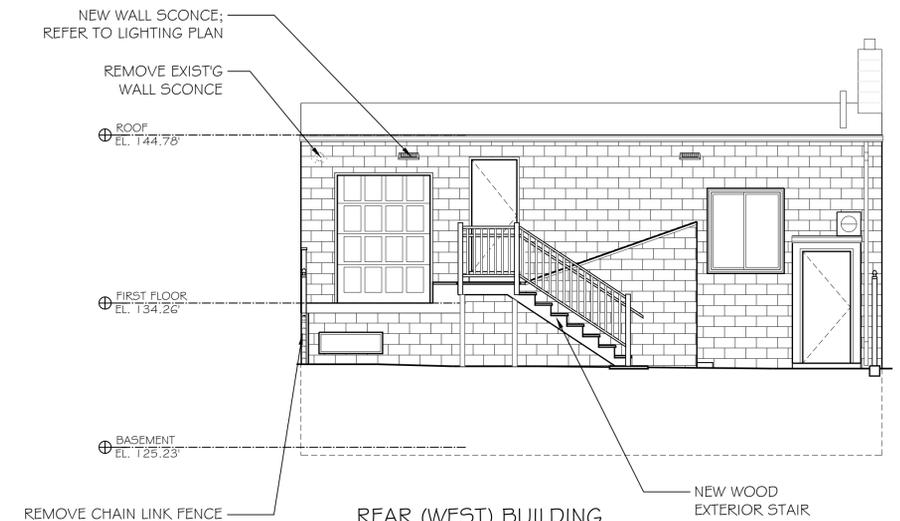
1 SCALE: 3/16" = 1'-0"



REAR (WEST) BUILDING EXISTING TO REMAIN BASEMENT FLOOR PLAN

3 SCALE: 3/16" = 1'-0"

NOTES:
1. NO WORK INCLUDED IN SCOPE WITHIN THIS BUILDING. REFER TO PROPOSED ELEVATION.



REAR (WEST) BUILDING PROPOSED EAST ELEVATION

5 SCALE: 3/16" = 1'-0"

NOTES:
1. REFER TO SITE PLAN AND BUILDING LOCATIONS.

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PROPOSED FLOOR PLAN AND ELEVATION
PROJECT No. 23055
DATE: 2024-01-26

SHEET NO. **A-6**