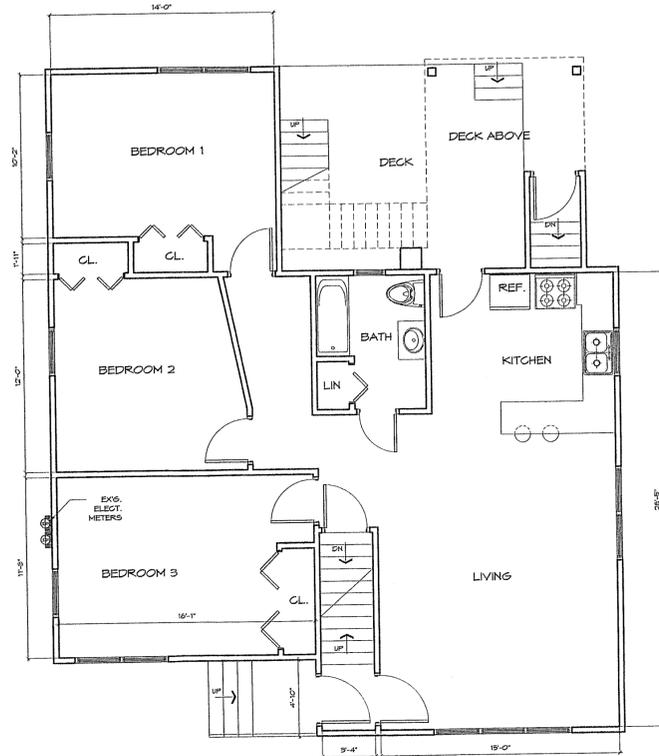


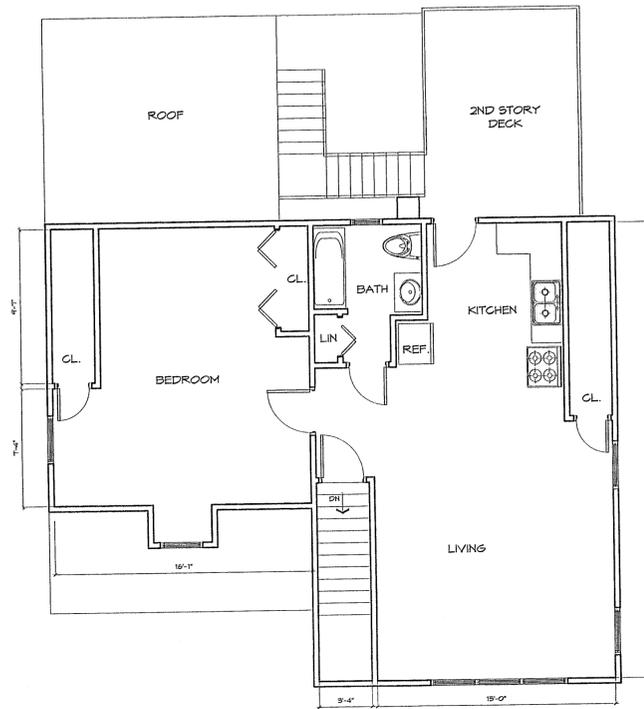
BASEMENT PLAN

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



FIRST FLOOR PLAN (UNIT A 3 BEDROOM) 1,007 SF

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



SECOND FLOOR PLAN (UNIT B 1 BEDROOM 760 SF)

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

EVANS ARCHITECTS AIA

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ARCHITECT - PROFESSIONAL PLANNER

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PATERSON NEW JERSEY 07622
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**TWO FAMILY HOUSE
CONVERSION
FOR
ANTONIO SANCHEZ
33 DEWEY STREET
BLOOMFIELD, NEW JERSEY**

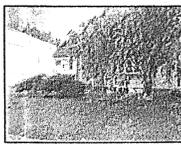
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DRW BY	DATE	COMMENT
MGE	3-25-24	

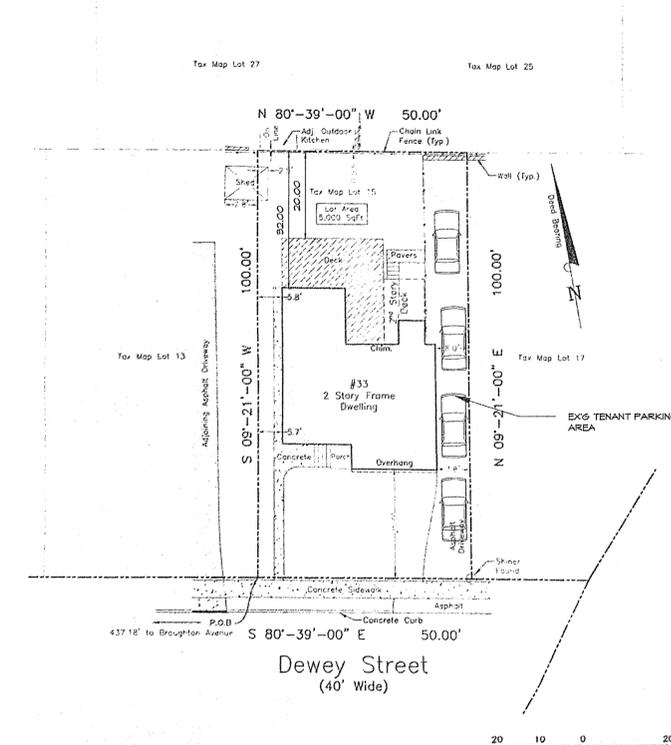
FLOOR PLANS

MATTHEW G. EVANS ARCHITECT - PLANNER	SHEET NUMBER A-1
<small>R.A. N.J. 13B03 P.L.A. N.Y. 20125 P.P. N.J. 5662</small>	

References:
 1. KNOWN AND DESIGNATED as Lot 15 Block 909 as shown on the current Tax Assessment Map, Township of Bloomfield, Essex County, New Jersey.
 2. Deed : Instrument No. 2021095745.



Notes:
 1. This survey is for title purpose only.
 2. Only surface conditions are shown on this map. The surveyor takes no responsibility for buried pipes, wires, walls, and other utilities.
 3. Property subject to easements and restrictions of record and findings of a current title report.



This Survey is certified to:
 Antonio Sanchez

66 Hunting Drive, Dumont, NJ 07628
 Phone: (201) 403-5801
 Fax: (201) 244-6163
 www.schmidtsurveying.weebly.com
 Certificate of Authorization No. 24CA28182800

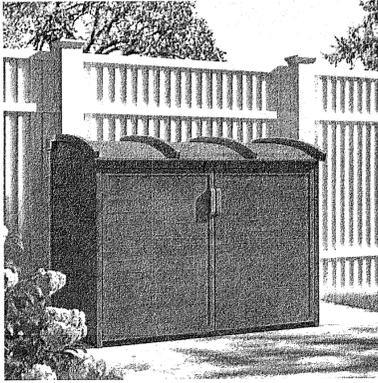
Andrew A. Schmidt

NJ Professional Land Surveyor
 No. 240504330100

Survey of Property
 Tax Lot 15 - Block 909
 33 Dewey Street
 Township of Bloomfield
 Essex County, New Jersey

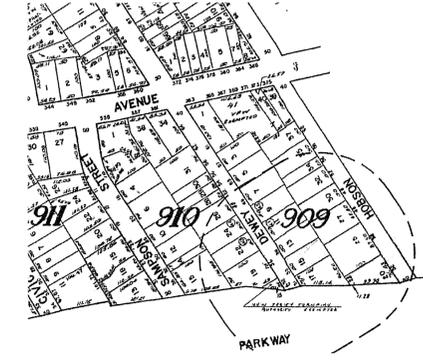
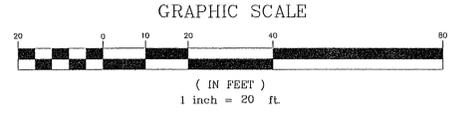
Drawn: TT Checked: AS Date: 5-22-23 Scale: 1" = 20'

ZONING ORDINANCE DATA				
ZONE: R-1B	LOT: 15		BLOCK : 909	
	PERMITTED	EXISTING	PROPOSED	VARIANCE
USE	R-1B	2 FAM.	2 FAM.	YES
MINIMUM LOT AREA	4,000 SF.	5,000 SF.	5,000 SF.	
MINIMUM LOT WIDTH	40'	50'	50'	
MINIMUM FRONT YARD SETBACK	20'	25'	25'	EX'G
MINIMUM SIDE SETBACK (ONE)	6'	5.7'	5.7'	
MINIMUM SIDE SETBACK (OTHER)	6'	7.8'	7.8'	
MINIMUM REAR SETBACK	25'	32'	32'	
MAXIMUM BLDG HEIGHT (FEET)	40'	24'	24'	
MAXIMUM BLDG HEIGHT (STY)	2.5 STY	2 STY	2 STY	
MINIMUM ACCESSORY BUILDING SIDE YARD	5'			
MINIMUM ACCESSORY BUILDING REAR YARD	5'			
MAXIMUM BUILDING COVERAGE	25%	24%	24%	
MAXIMUM LOT COVERAGE	60%	58%	58%	
MAXIMUM F.A.R.	0.5	0.35	0.35	
PARKING	4 SPACES	4 SPACES	4 SPACES	



REFUSE SHED DETAIL 5'X3'

SITE PLAN
 SCALE: 1" = 20'



TAX MAP
 SCALE: 1" = 200'

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DRW BY	DATE	COMMENT
MGE	3-25-24	

SITE PLAN

MATTHEW G. EVANS
 ARCHITECT - PLANNER

SHEET NUMBER
S-1

R.A. NJ. 13803 R.A. NY. 28125
 P.P. NJ. 6662