

PROJECT

NEW SINGLE FAMILY RESIDENCE AT: 223 N. 16TH ST, BLOOMFIELD, NEW JERSEY

SIGNATURES

ZONING BOARD CHAIRMAN

ZONING BOARD SECRETARY

CITY ENGINEER



APPLICANT NEYDA FELICIANO
223 N. 16TH STREET, BLOOMFIELD, NJ

PROP. OWNER NEYDA FELICIANO
223 N. 16TH STREET, BLOOMFIELD, NJ

LIST OF DRAWINGS

- T-001 TITLE SHEET
- T-002 TITLE SHEET & DETAILS
- A-100 PROPOSED FLOOR PLANS
- A-101 PROPOSED ELEVATIONS
- A-102 PROPOSED GARAGE PLANS, ELEVATIONS, SECTION & DETAILS
- A-103 EXIST. PLANS & ZONING TABLE
- A-104 EXIST. ELEVATIONS

CODE REVIEW

BLOCK: 19 LOT: 38

BUILDING CODE: CURRENT 2021 INTERNATIONAL RESIDENTIAL CODE AND 2021 INTERNATIONAL BUILDING CODE (IBC), NEW JERSEY UNIFORM CONSTRUCTION CODE (NJUCC), NATIONAL STANDARD PLUMBING CODE 2021, NATIONAL ELECTRICAL CODE 2020, INTERNATIONAL ENERGY CONSERVATION CODE 2021

USE GROUP: R-5 SINGLE FAMILY DWELLING (PROPOSED)

CONSTRUCTION CLASSIFICATION: 5B COMBUSTIBLE - UNPROTECTED

BUILDING CHARACTERISTICS

No. OF STORIES	2 1/2
HEIGHT OF STRUCTURE	33'-6 1/2" FT
VOLUME OF STRUCTURE	23,645 CF
AREA OF LARGEST FLOOR	837 SF (1ST FL.)
TOTAL AREA OF BUILDING	837 SF (BSMT.) 837 SF (1ST FL.) 837 SF (2ND FL.) 2,511 SF (TOTAL)
MAX LIVE LOAD	40
MAX DEAD LOAD	10

ZONING

ZONING DATA: (R-2B) (TWO-FAMILY HIGHER DENSITY RESIDENTIAL)

	REQUIRED SINGLE-FAMILY DWELLING	PROPOSED SINGLE-FAMILY DWELLING	VARIANCE NEEDED
MIN. LOT AREA (SF)	4,000 SF	3,300 SF	YES (EXIST. NON-COMFORMING)
MIN. LOT WIDTH (FT)	40 FT	33 FT	YES (EXIST. NON-COMFORMING)
MIN. FRONT YARD (FT)	20 FT OR ESTABLISHED SETBACK	ESTABLISHED SETBACK (12 FT)	NO
MIN. REAR YARD (FT)	25 FT	45 FT	NO
MIN. SIDE YARD (FT)	6 FT	3.08 FT (ONE SIDE) 10 FT (OTHER)	YES
MIN. ACC. BLDG. SIDE, REAR YARDS (FT)	5 FT	5 FT (SIDE) 5 FT (REAR)	NO
MAX. BUILDING COVERAGE (%)	25%	25% MAX. = 825 SF PROP. (996 SF) = 30.1%	YES
MAX. LOT COVERAGE (%)	60%	60% MAX. = 1,980 SF PROP. (1,974 SF) = 59.8%	NO
MAX. FAR	0.5	0.5 MAX. = 1,650 SF PROP. (1,624 SF) = 0.49 NOTE: THE BASEMENT WILL BE USED FOR STORAGE ONLY	NO
MAX. HEIGHT	40 FT	34 FT	NO
OFF STREET PARKING (*)	2	2	NO

* BLOOMFIELD ZONING ORDINANCE §315-41 SPECIFIC OFF-STREET PARKING REQUIREMENTS
ONE- AND TWO-FAMILY DWELLING SHALL PROVIDE TWO PARKING SPACE PER DWELLING UNIT, AT LEAST ONE OF WHICH SHALL BE LOCATED WITHIN AN ENCLOSED GARAGE.

GENERAL NOTES

GENERAL PROJECT REQUIREMENTS:
ALL PLAN LAYOUT AND RELATED CONDITIONS ARE BASED ON THE VISUAL OBSERVATIONS OF THE EXISTING BUILDING AND REPRESENT THE ARCHITECT'S INTERPRETATION OF ACTUAL CONDITIONS OBSERVED AND/OR INTERPRETATION OF EXISTING CONDITIONS. FULL SET OF "AS-BUILT" DRAWINGS WAS NOT MADE AVAILABLE BY THE OWNER FOR THE PREPARATION OF THESE DOCUMENTS. IF DURING THE COURSE OF DEMOLITION WORK THE CONTRACTOR DISCOVERS ANY DISCREPANCY BETWEEN THE ACTUAL CONDITIONS AND THE EXISTING CONDITIONS AS SHOWN ON THE DRAWINGS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY INFORM THE OWNER AND ARCHITECT AND OBTAIN DIRECTIONS AS HOW TO PROCEED.

DIMENSIONS:

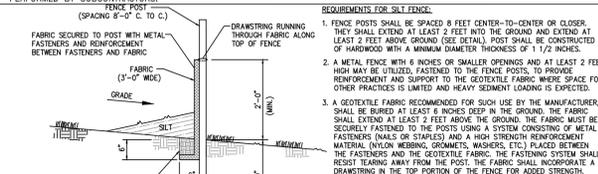
DIMENSIONS SHOWN ON DRAWINGS ARE FOR GENERAL INFORMATION ONLY. DO NOT SCALE DRAWINGS.
THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND MEASURE ALL DIMENSIONS, BEFORE PROCEEDING FABRICATION. NOTIFY ARCHITECT OF ANY SUBSTANTIAL VARIATIONS AND ADJUSTMENTS REQUIRED AND OBTAIN APPROVAL BEFORE PROCEEDING WITH THE WORK.
SHOULD THE CONTRACTOR HAVE ANY QUESTIONS ABOUT ANY INFORMATION SHOWN ON THE DRAWINGS OR ARCHITECT'S DESIGN INTENT, THE SAME SHALL BE BOUGHT TO THE ARCHITECT'S ATTENTION FOR WRITTEN INTERPRETATION PRIOR TO PROCEEDING WITH THE WORK.

HAZARDOUS MATERIALS:

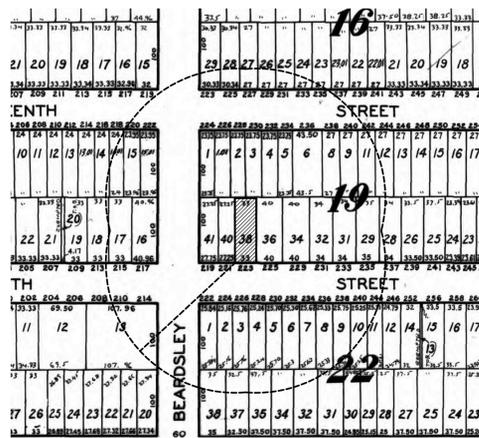
THE ARCHITECT HAS NO KNOWLEDGE OF POSSIBLE EXISTENCE OF ANY ASBESTOS OR ANY HAZARDOUS MATERIALS AFFECTING THE SUBJECT REMOVAL AND REPLACEMENT WORK. SHOULD SUCH CONDITIONS ENCOUNTERED DURING THE WORK, THE CONTRACTOR SHALL STOP THE WORK IN THE AFFECTED AREA AND IMMEDIATELY NOTIFY THE OWNER AND THE ARCHITECT FOR FURTHER DIRECTIONS.

PERMITS:

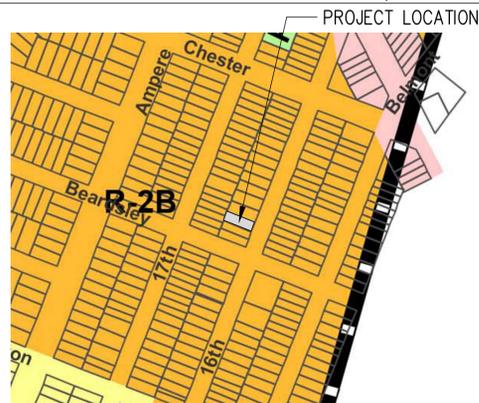
THE CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR THE WORK INCLUDING SUB-CODE PERMITS FOR PORTIONS OF THE WORK PERFORMED BY SUBCONTRACTORS.



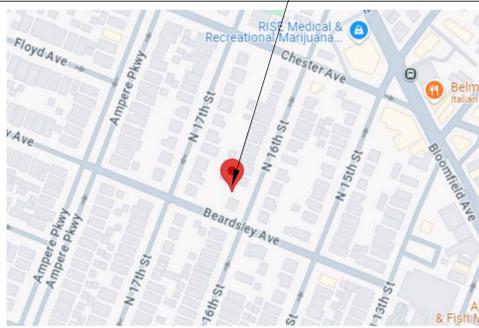
200' RADIUS TAX MAP



ZONING MAP R-2B(TWO-FAMILY HIGHER DENSITY RESIDENTIAL)



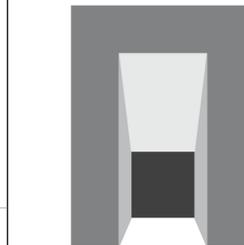
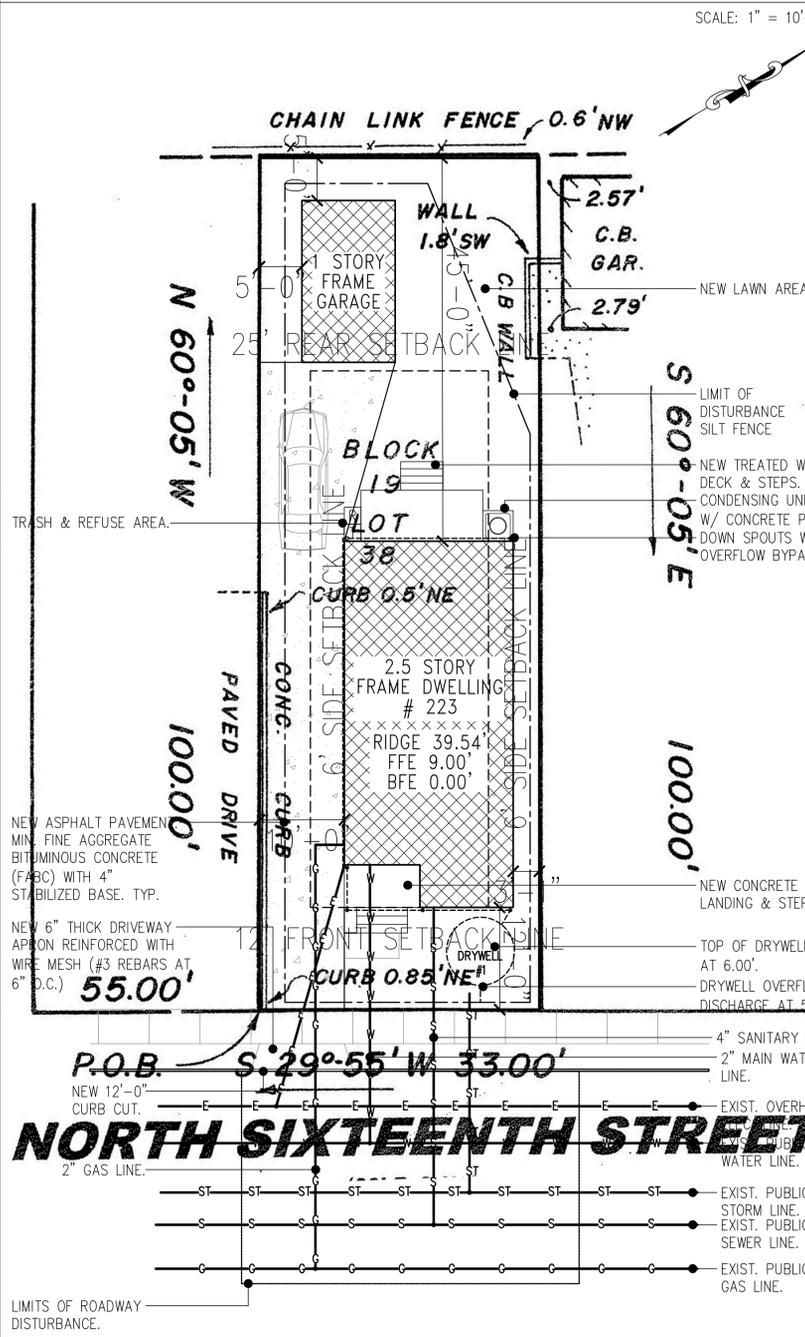
KEY PLAN



PROPOSED PROJECT SITE PLAN

PROPERTY LINE DIMENSIONS AND BEARINGS TAKEN FROM SURVEY MAP PROVIDED BY OWNER. PROPERTY SURVEY OF LOT: 38 BLOCK: 19 TAX MAP, TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NJ.

SCALE: 1" = 10'-0"



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CONSULTANT

REVISIONS

NO.	DATE	DESCRIPTIONS

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BLOOMFIELD, NJ

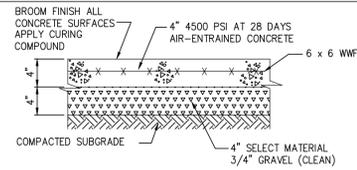
SHEET TITLE

TITLE SHEET

SEAL & SIGNATURE

DATE:	10/17/2025
PROJECT NO.:	2024-325
DRAWING BY:	Y.D. / S.S.
CHECKED BY:	A.M.
DRAWING NO.	T-001
	1 OF 7

SIDEWALK & CURB DETAILS

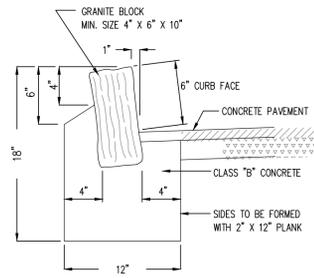


NOTE 1: TRAVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED 10'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS JOINT FILLER RECESSED 1/2" FROM TOP & FACE. FILL REMAINING 1/2" WITH ELASTOMERIC CAULK FLUSH WITH CONCRETE SURFACE. SCORE CONCRETE WALK EVERY 5'-0" O.C. BOTH DIRECTIONS

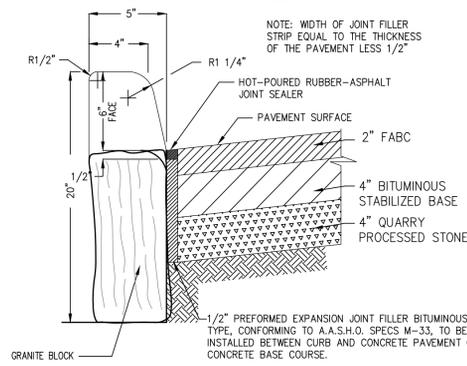
NOTE 2: MATERIALS AND METHOD OF INSTALLATION FOR THE CONCRETE SIDEWALK SHALL FOLLOW THE NJDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION 2007 EDITION OR AS AMENDED.

SECTION THRU CONCRETE SIDEWALK

NOT TO SCALE



GRANITE BLOCK CURB DETAIL N.T.S.



NOTE: TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF A.A.S.H.O. SPEC. M-213, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

5. GRANITE BLOCK DEPRESSED CURB DETAIL

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" (LAST REVISED JULY 1999). THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. NO SOIL WILL BE STOCKPILED ON SITE.
3. WHERE APPLICABLE, DISTURBED AREAS SHALL BE MAINTAINED IN A ROUGH GRADED CONDITION AND TEMPORARILY SEEDED AND MULCHED (OR HYDROSEDED) UNTIL PROPER WEATHER EXISTS FOR THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
4. SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO ESTABLISH PERMANENT VEGETATIVE COVER:
 SPRING (MARCH 15 - MAY 30)
 FALL (AUGUST 15 - OCTOBER 15)
5. SEDIMENT FENCES ARE TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL FINAL STABILIZATION HAS BEEN WELL ESTABLISHED.
6. ALL STORM DRAINAGE INLETS SHALL BE PROTECTED WITH GRAVEL FILTERS, FABRIC FILTER OR HAY BALES UNTIL VEGETATION AND/OR PAVING IS ESTABLISHED.
7. MULCH MATERIALS SHALL BE UNROTTED SALT HAY OR SMALL GRAIN STRAW AT THE RATE OF 1.5 TONS PER ACRE, OR 70-90 POUNDS PER 1000 SQUARE FEET. IN NO CASE SHALL MORE THAN 5 DAYS ELAPSE BETWEEN SEEDING AND MULCHING, OR BY HYDROSEEDING AS PER THE MANUFACTURER'S SPECIFICATIONS.
8. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
9. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PERIODICALLY.
10. ALL STORM DRAINAGE OUTLETS WILL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
11. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO ANY SOIL DISTURBANCE.
12. THE OWNER/APPLICANT MUST OBTAIN THE DISTRICT ISSUED REPORT OF COMPLIANCE PRIOR TO APPLYING FOR THE MUNICIPAL CERTIFICATE OF OCCUPANCY. THE DISTRICT REQUIRES ONE WEEK NOTICE TO PERFORM A FINAL INSPECTION.
13. A BOND WILL BE ACCEPTED BY THE DISTRICT TO ISSUE A TEMPORARY REPORT OF COMPLIANCE WHEN SNOW COVER PROHIBITS THE PROPER SEED, MULCH OR HYDROSEED APPLICATION.
14. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT USE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS RUNOFF IS DIRECTED TO A PROPER SEDIMENT BASIN.
15. ALL SURFACES ARE TO BE TREATED WITH ASPHALT PAVEMENT, CRUSHED STONE OR 6" OF TOPSOIL AND SEEDING, AS INDICATED ON THE PLANS.
16. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW.
17. A CRUSHED STONE VEHICLE WHEEL CLEANING "TRACKING PAD" IS TO BE INSTALLED AT ALL SITE EXITS USING 2 1/2" STONE TO A LENGTH OF AT LEAST 50 FEET. ALL DRIVEWAYS MUST EXHIBIT THIS ITEM IN THE DRIVE DURING CONSTRUCTION.
18. MAXIMUM SIDE SLOPES SHALL NOT EXCEED 2:1 UNLESS APPROVED BY THE DISTRICT.
19. ALL DEWATERING OPERATIONS SHALL DISCHARGE INTO AN APPROVED SEDIMENT BASIN.
20. THE DISTRICT MUST BE NOTIFIED, IN WRITING, FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF ANY BUILDING LOTS. NEW OWNER(S) NAME(S), ADDRESS AND PHONE NO. SHALL BE PROVIDED TO THE DISTRICT.

STORM WATER MANAGEMENT DETAILS

DRYWELL CALCULATION

SITE DRAINAGE AS FOLLOWS:

RAINFALL INTENSITY: 2.0"
 RAIN-OFF FACTORS @ ROOFS AND IMPERVIOUS SURFACES: 0.95

ROOF AREA: 1,036 SQ.FT.

DRYWELL SIZING RUN OFF CALCULATION PER RATIONAL METHOD (CRUSHED STONE FILL - 40% VOIDED SPACE IN WELL)

RUNOFF Q = c i A
 = (0.95)(2)(0.05280073) = (0.100321387)

RUNOFF VOLUME V = RUNOFF Q X AREA A
 V1 = (0.100321387) X 1,036 SF = 104 CU.FT.

DRYWELL VOLUME D = RUNOFF VOLUME VOIDED SPACE
 CRUSH STONE IN DRYWELL VOIDED SPACE = 40%
 D1 = 104/0.40 = 260 CU.FT.

ROOF RUNOFF DRYWELL VOLUME 104 C.F. DRYWELL #1
 ASSUMING SEASONAL HIGH WATER DEPTH IS 10 FEET (MIN)
 H = SHWT DEPTH - (SHWT SEPARATION + COVER)
 = 10 FT - (2 FT + 1 FT) = 7 FT
 INVERT OVER FLOW IS 8" (0.67 FT) BELOW THE TOP OF WELL
 H = 7 FT - 0.67 FT = 6.33 FT

CIRCULAR DRYWELL (H = 6.33, D=DIAMETER OF DRYWELL) VOLUME V= 260 (ROOF)

$V = \pi \times (D^2 / 4) \times H$

$D = \sqrt{\frac{4V}{\pi H}} = \sqrt{\frac{4 \times 260 \text{ CU.FT}}{\pi \times 6.33 \text{ FT}}} = 7.23 \text{ FT. (ROOF)}$

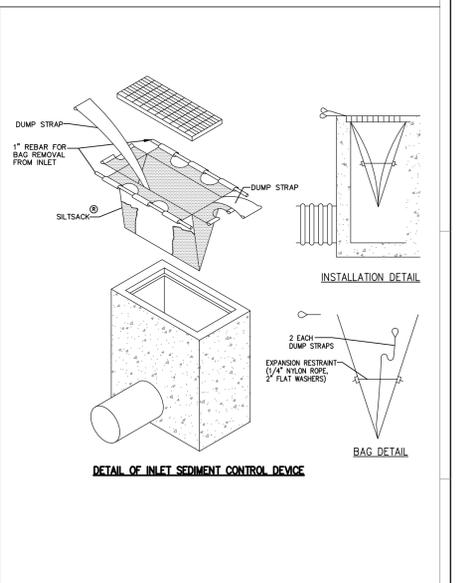
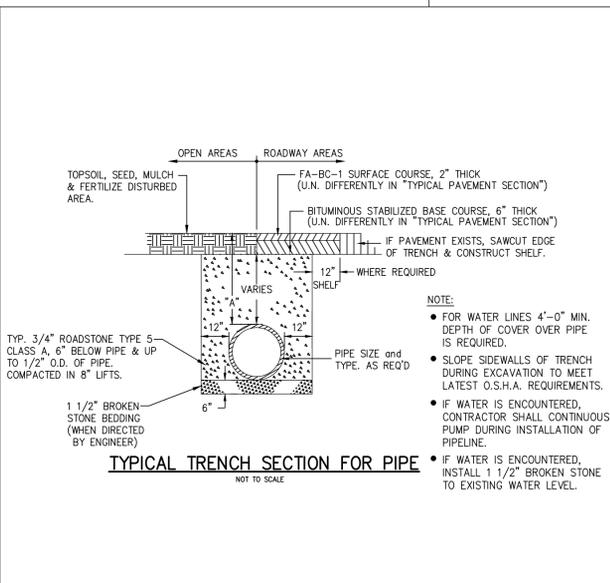
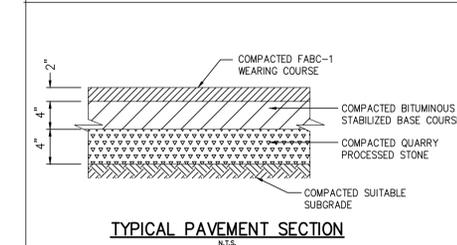
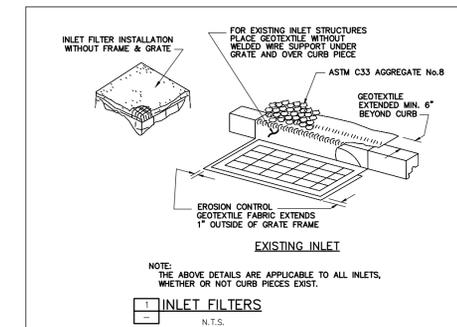
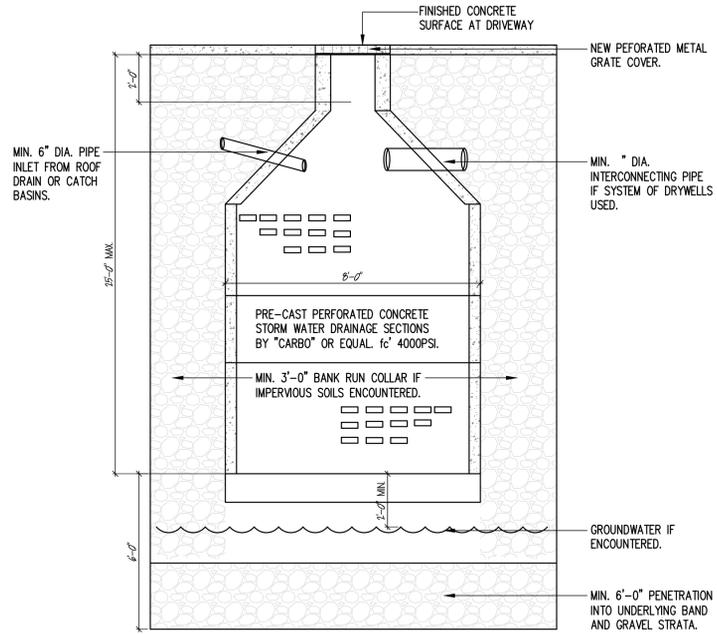
DRYWELL #1: ROOF 7.23 FT. DIAMETER (MIN) OR (2) 4 FT. DIAMETER (MIN)

DESIGN PERMEABILITY: 2 INCHES / HOUR
 OUTFLOW RATE = SUBSOIL DESIGN PERMEABILITY RATE X CROSS SECTION AREA
 DRYWELL #1: (2 INCHES / HOUR) X (1 FOOT / 12 INCHES) X $(\pi (8)^2 / 4) = 8.4 \text{ CU.FT./HR}$

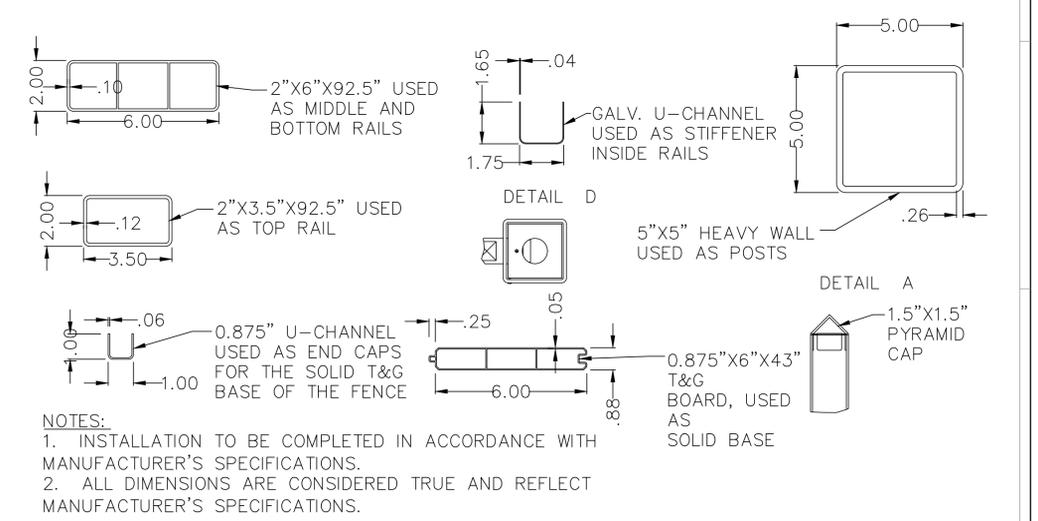
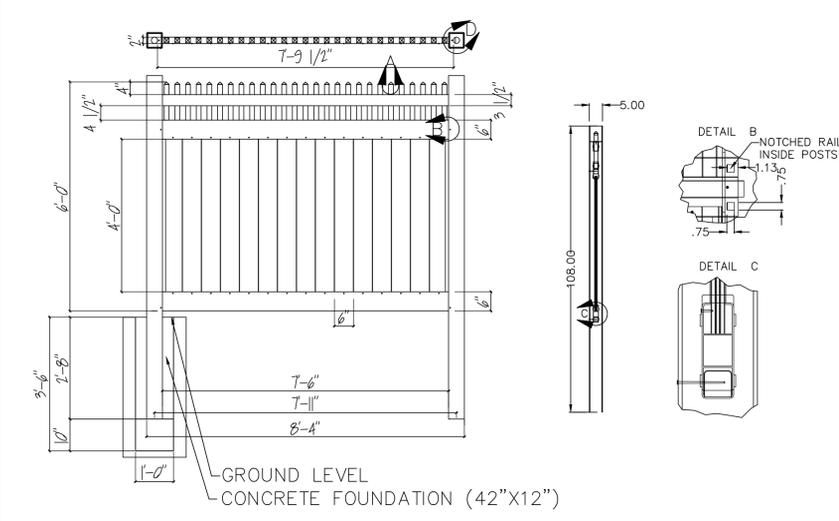
DRAIN TIME = (RUN OFF VOLUME / OUTFLOW RATE)
 DRYWELL #1: (104 CU.FT.) / (8.4 CU.FT./HR) = 12.4 HRS.

ALLOWABLE MAXIMUM DRAIN TIME: 72 HOURS. DRYWELL MEETS THE DRAIN TIME REQUIREMENT.

DRYWELL NOTE:
 ALL STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED, OPERATED AND MAINTAINED



VINYL FENCE DETAILS

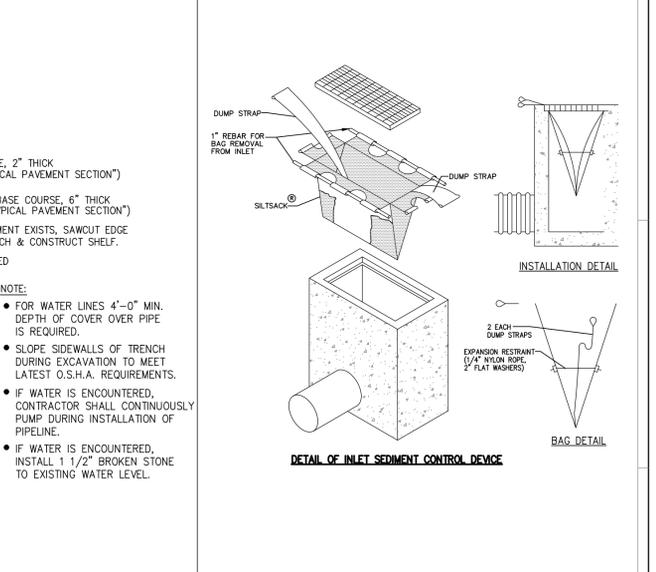
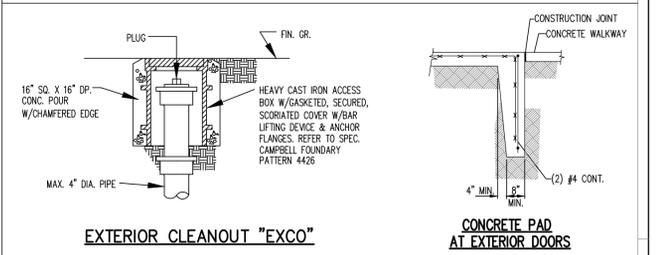
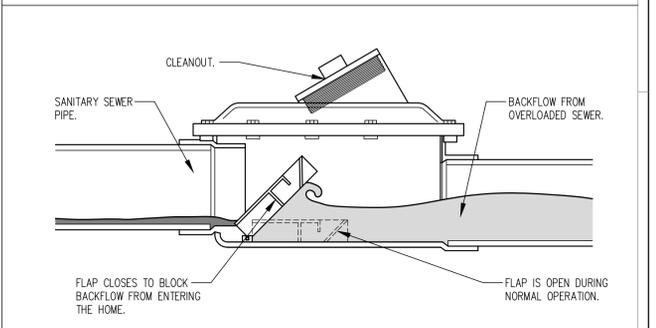


NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.

APPLICANT NEYDA FELICIANO
 223 N. 16TH STREET, BLOOMFIELD, NJ

PROP. OWNER NEYDA FELICIANO
 223 N. 16TH STREET, BLOOMFIELD, NJ

BACKFLOW PREVENTER DETAIL



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CONSULTANT

REVISIONS		
NO.	DATE	DESCRIPTIONS

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223 N. 16TH ST. BLOOMFIELD, NJ

SHEET TITLE
TITLE SHEET & DETAILS

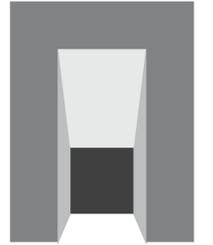
SEAL & SIGNATURE

DATE: 10/17/2025
 PROJECT NO.: 2024-325
 DRAWING BY: Y.D. / S.S.
 CHECKED BY: A.M.
 DRAWING NO.

T-002

2 OF 7

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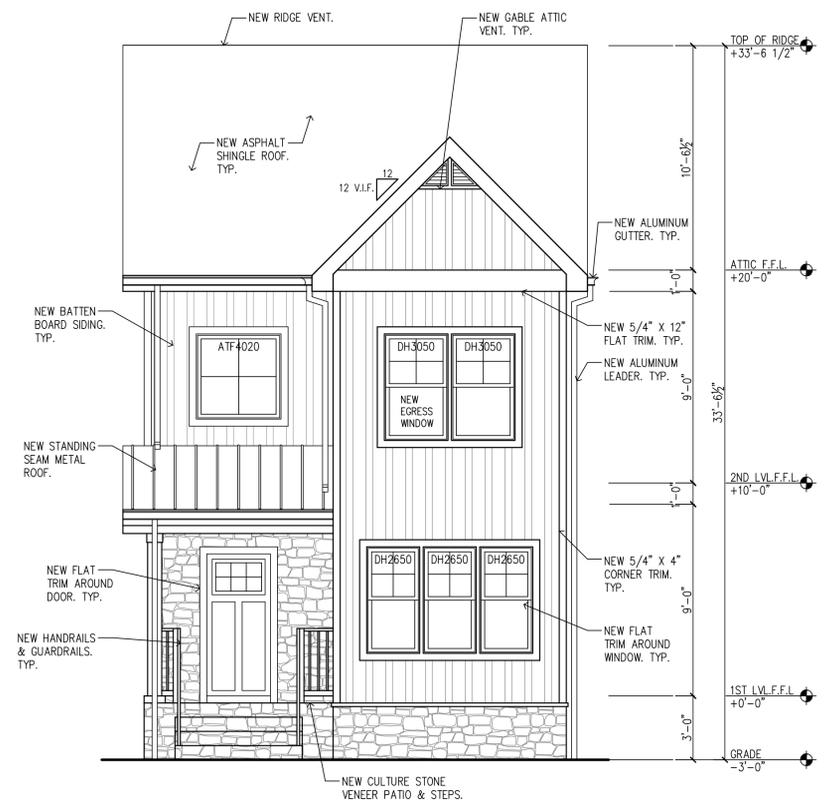
223 N. 16TH ST. BLOOMFIELD, NJ

SHEET TITLE
PROPOSED ELEVATIONS

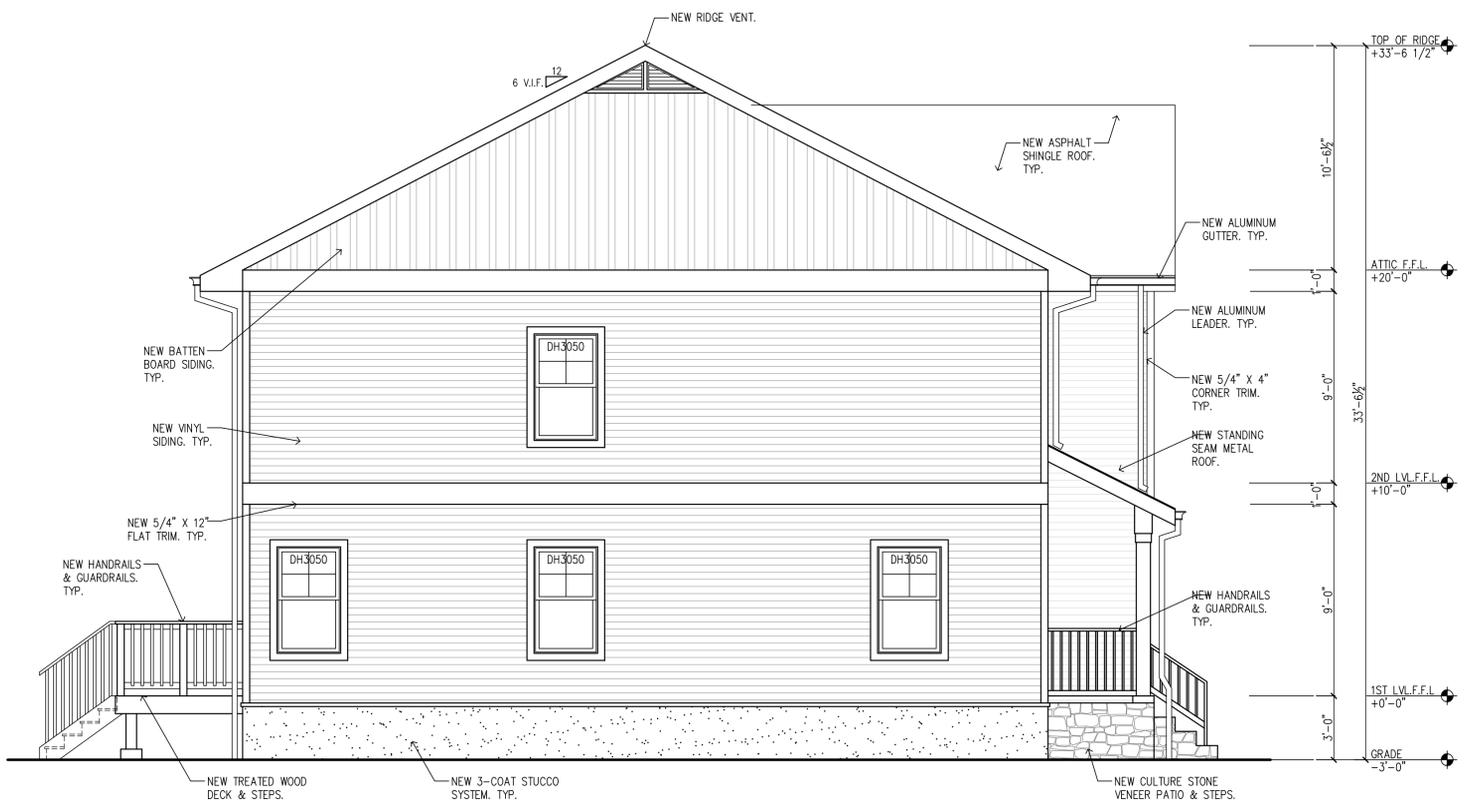
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CHECKED BY:	A.M.
DRAWING NO.:	

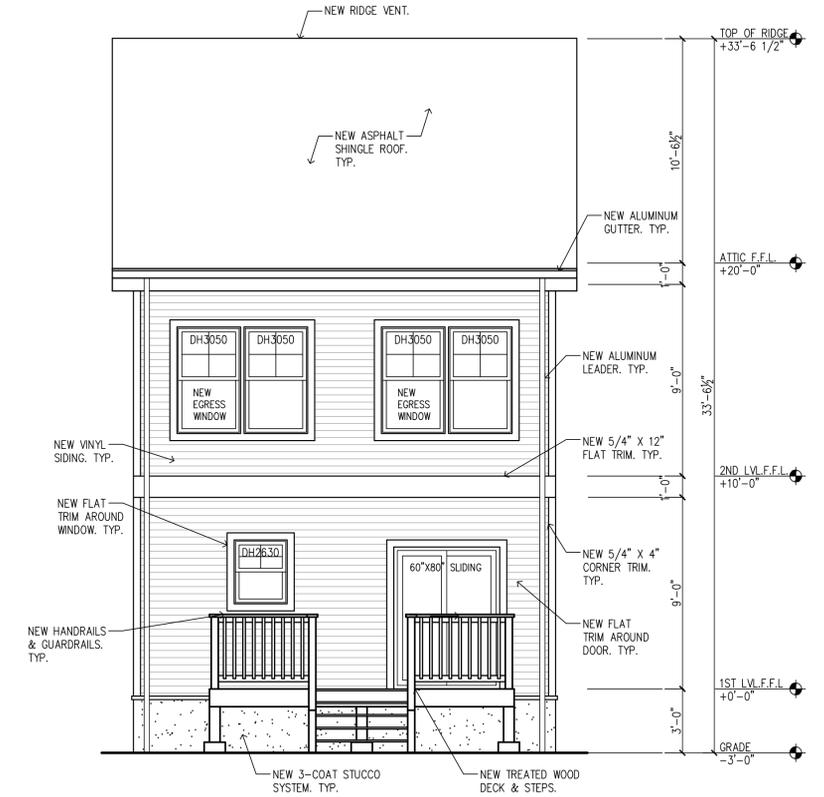
A-101



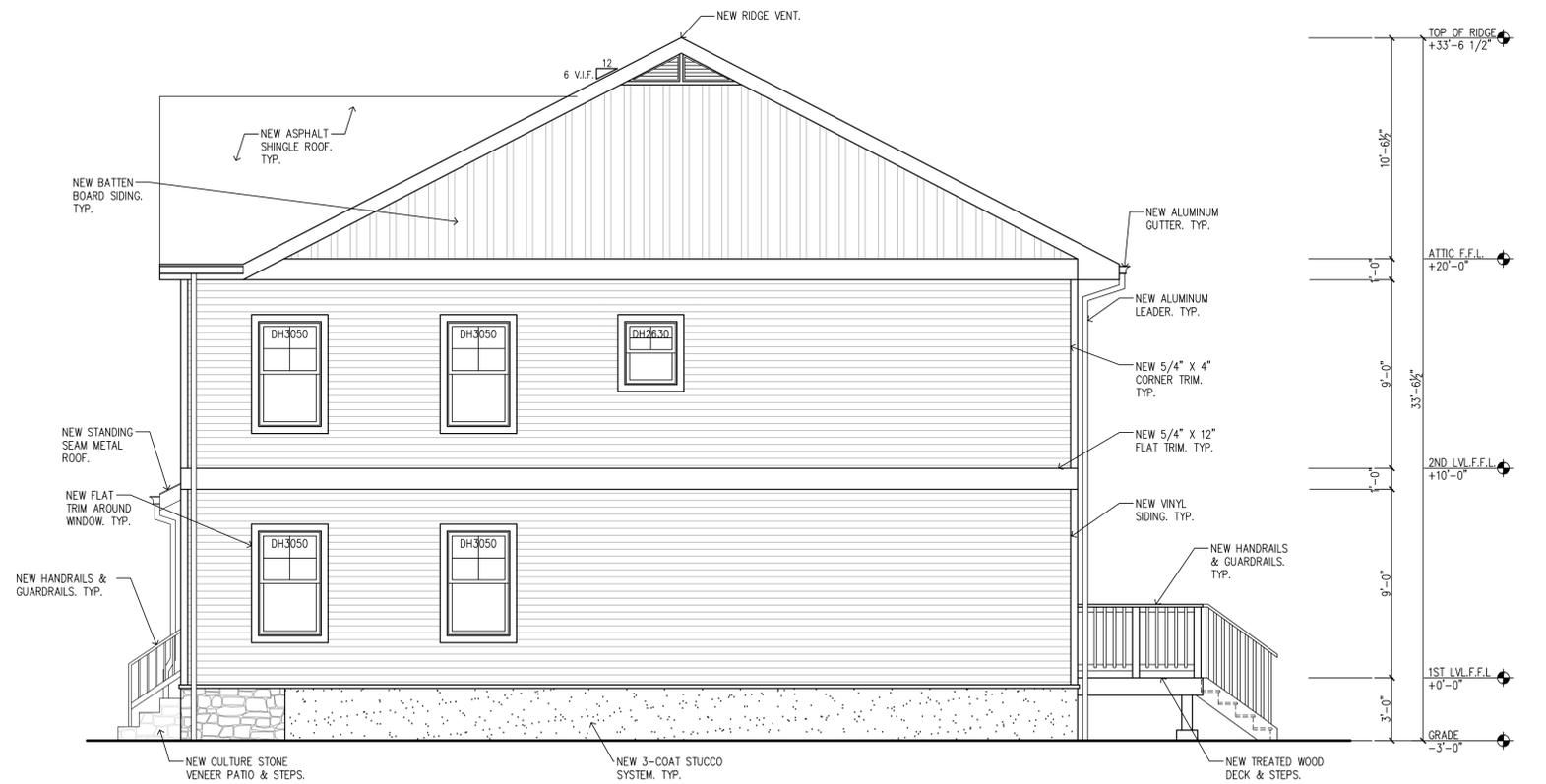
1
PROPOSED FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



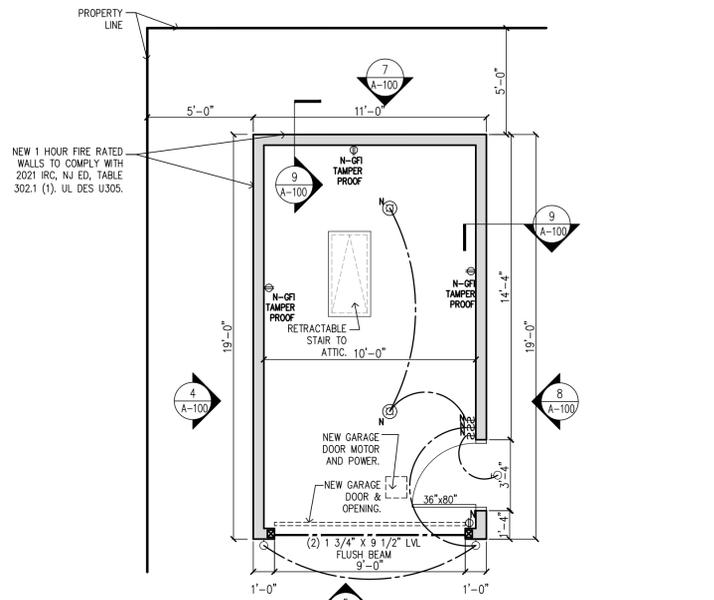
2
PROPOSED SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



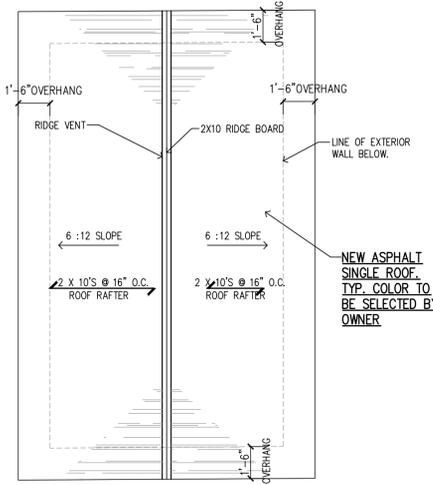
3
PROPOSED REAR ELEVATION
 SCALE: 1/4" = 1'-0"



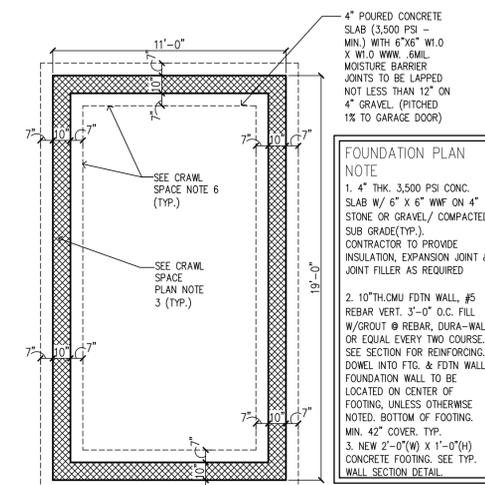
4
PROPOSED SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



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



2 NEW ROOF PLAN
SCALE: 1/4" = 1'-0"



3 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

CONSTRUCTION LEGEND

EXISTING FOUNDATION WALL TO REMAIN (NOT APPLICABLE)

NEW 10" THK. FOUNDATION WALL (NOT APPLICABLE)

INDICATES EXISTING WALLS TO REMAIN

INDICATES EXISTING WALLS OR DOORS TO BE REMOVED

INDICATES NEW WALL CONSTRUCTION

INTERIOR WALLS: 1/2" GYP. BD. ON EACH SIDE OF 2 X 4 WOOD STUDS @ 16" O.C.

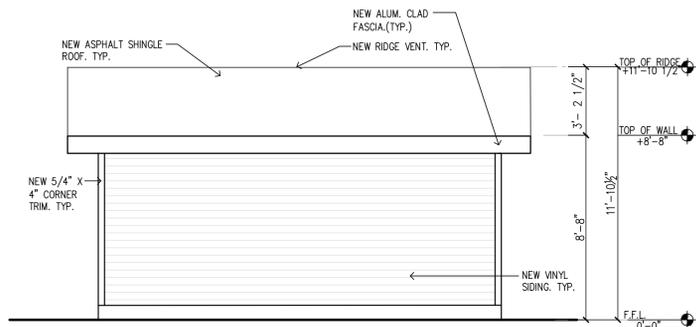
EXTERIOR WALLS: 1/2" GYP. BD. ON ONE SIDE OF 2X6S WOOD STUDS @ 16" O.C. W/ R-19 BUTT INSULATION, EXT. SHEATHING & BUILDING WRAP, UNLESS OTHERWISE NOTED ON PLAN. (SEE TYPICAL WALL SECTION)

ELECTRICAL SYMBOLS

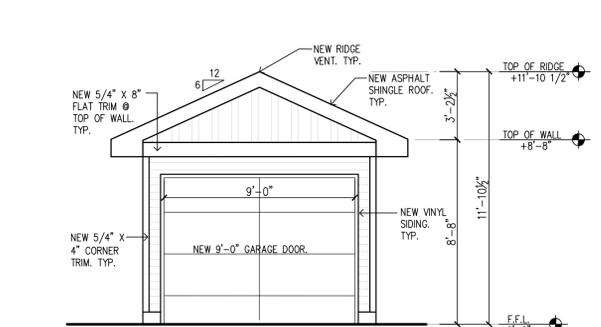
- SW - WALL SWITCH
- DS - DIMMER SWITCH
- CS - COLOR SWITCH
- SR - SWITCH RELOCATE
- ES - EXIST SWITCH
- SW - 3 WAY SWITCH
- DWR - DUPLEX WALL RECEPTACLE
- EDR - EXISTING DUPLEX WALL RECEPTACLE
- GFR - GROUND FAULT PROTECTED WALL RECEPTACLE (GFI)
- TD - TELEPHONE AND/OR DATA
- CT - CABLE TELEVISION

CEILING SYMBOLS

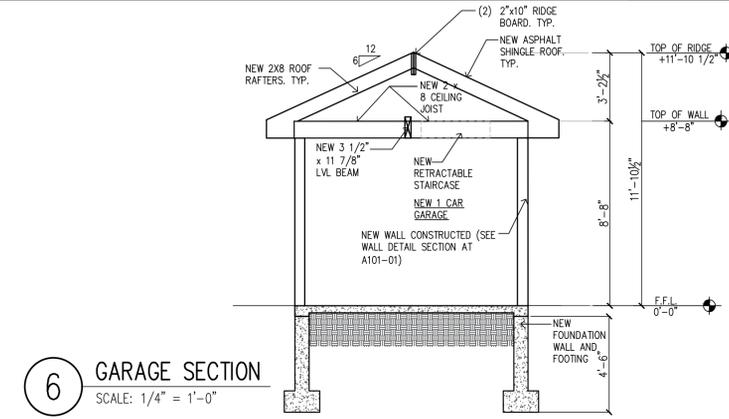
- SD - SMOKE DETECTOR - HARDWIRED W/BATTERY BACKUP.
- SCD - SMOKE & CARBON MONOXIDE COMBO DETECTOR. ALL BEDROOMS TYP.
- CRD - CEILING RECESSED DOWN LIGHT
- CMF - CEILING MOUNTED FIXTURE
- CMF - CEILING MOUNTED FIXTURE
- CRF - 4" RECESSED SPOT LIGHT FIXTURE
- WR - WALL MOUNTED EXTERIOR OR INTERIOR FIXTURE
- WR - WALL MOUNTED EXTERIOR OR INTERIOR FIXTURE



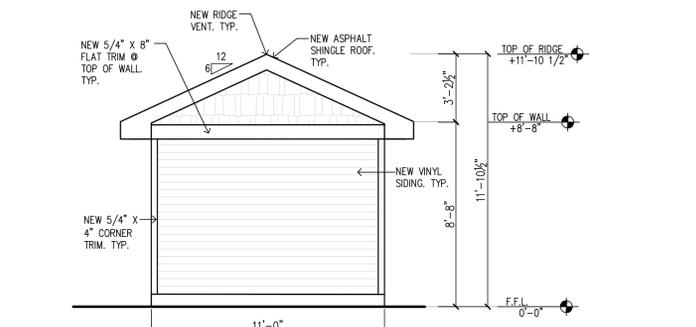
4 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



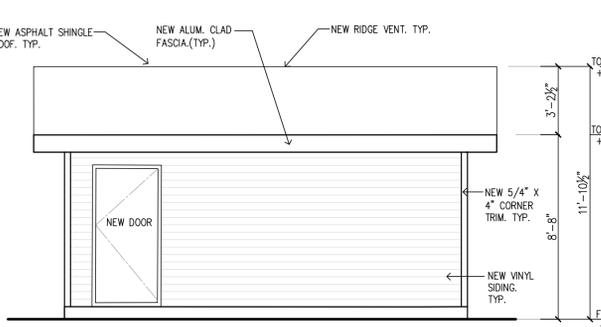
5 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



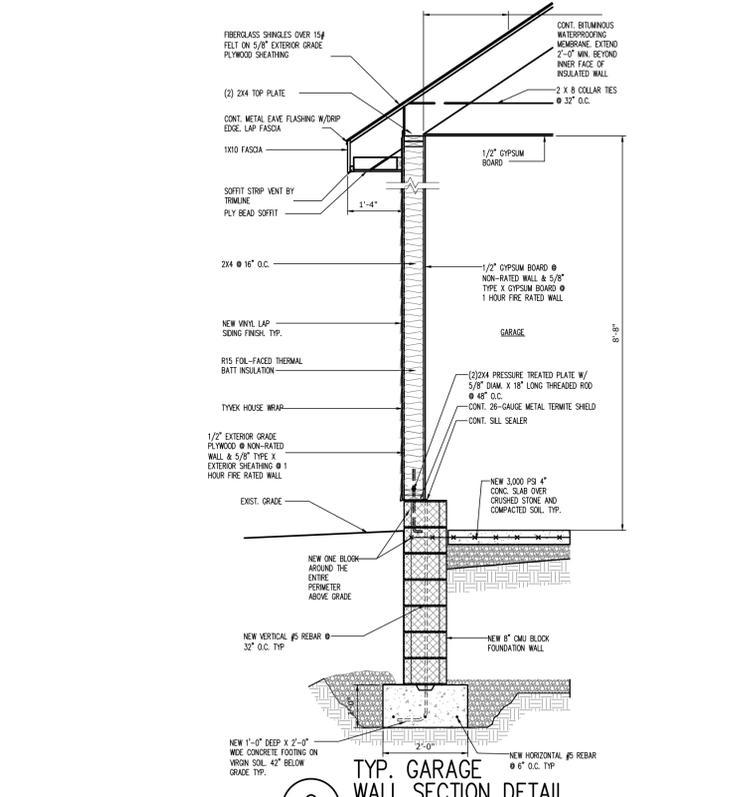
6 GARAGE SECTION
SCALE: 1/4" = 1'-0"



7 BACK ELEVATION
SCALE: 1/4" = 1'-0"



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



9 TYP. GARAGE WALL SECTION DETAIL
SCALE: 1/2" = 1'-0"

APPLICANT NEYDA FELICIANO
223 N. 16TH STREET, BLOOMFIELD, NJ
PROP. OWNER NEYDA FELICIANO
223 N. 16TH STREET, BLOOMFIELD, NJ



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CONSULTANT

REVISIONS

NO.	DATE	DESCRIPTIONS

PROJECT
NEW SINGLE-FAMILY RESIDENCE AT:

223 N. 16TH ST. BLOOMFIELD, NJ

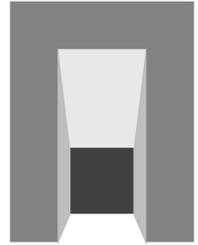
SHEET TITLE
PROPOSED GARAGE PLANS,
ELEVATIONS, SECTION & DETAILS

SEAL & SIGNATURE

DATE:	10/17/2025
PROJECT NO.:	2024-325
DRAWING BY:	Y.D. / S.S.
CHECKED BY:	A.M.
DRAWING NO.	A-102

5 OF 7

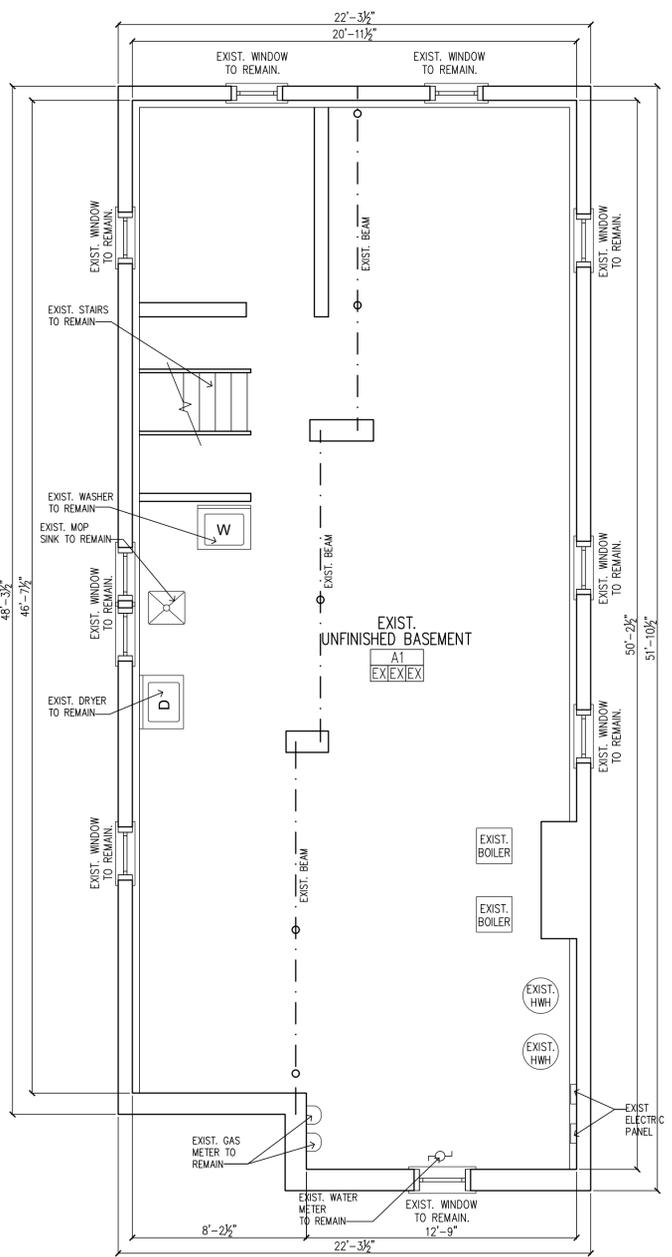
APPLICANT NEYDA FELICIANO
 223 N. 16TH STREET, BLOOMFIELD, NJ
 PROP. OWNER NEYDA FELICIANO
 223 N. 16TH STREET, BLOOMFIELD, NJ



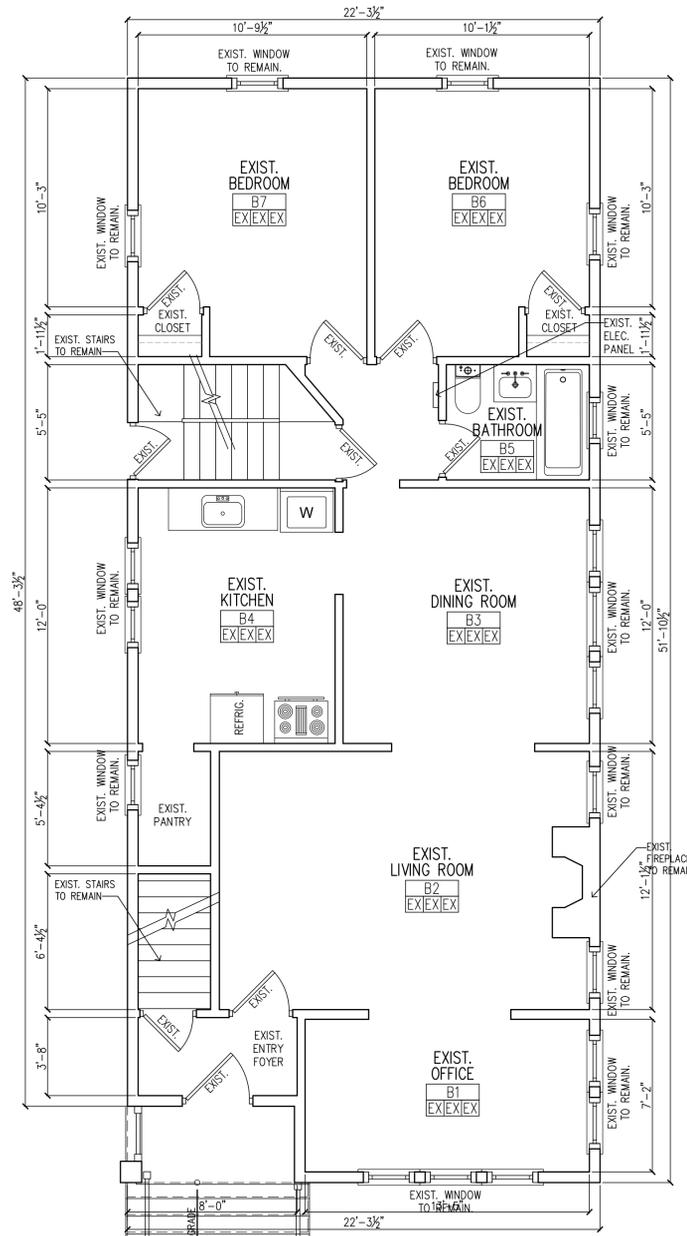
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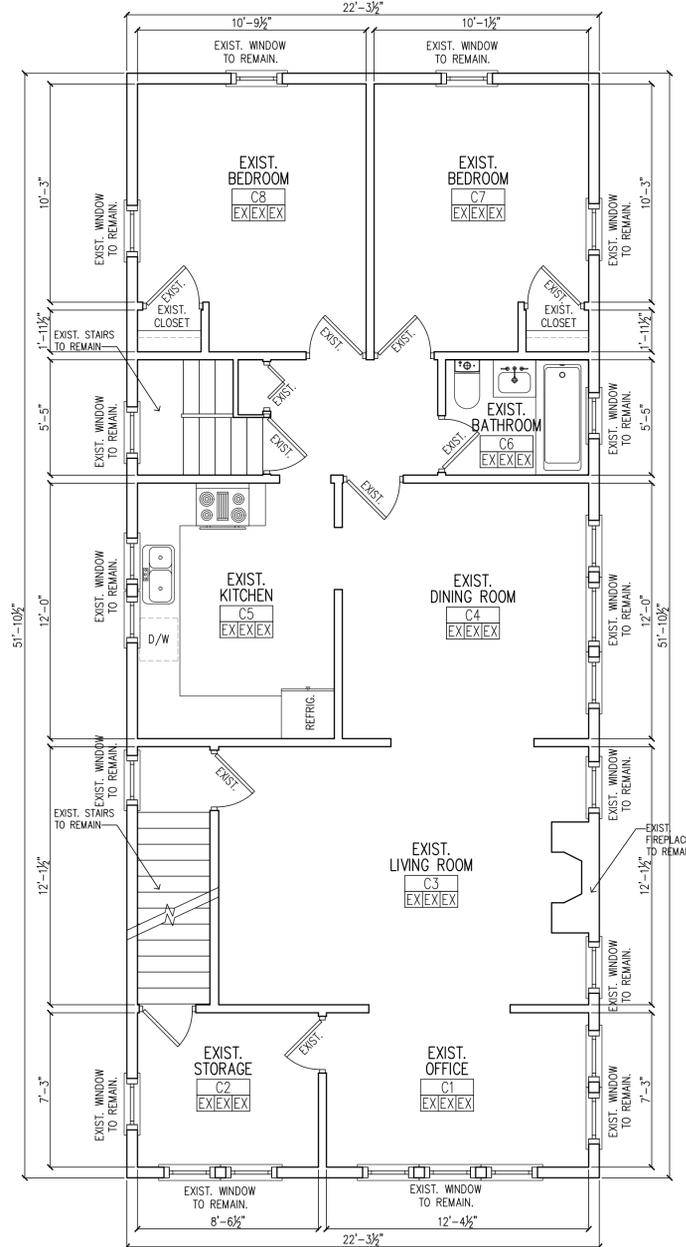
CONSULTANT



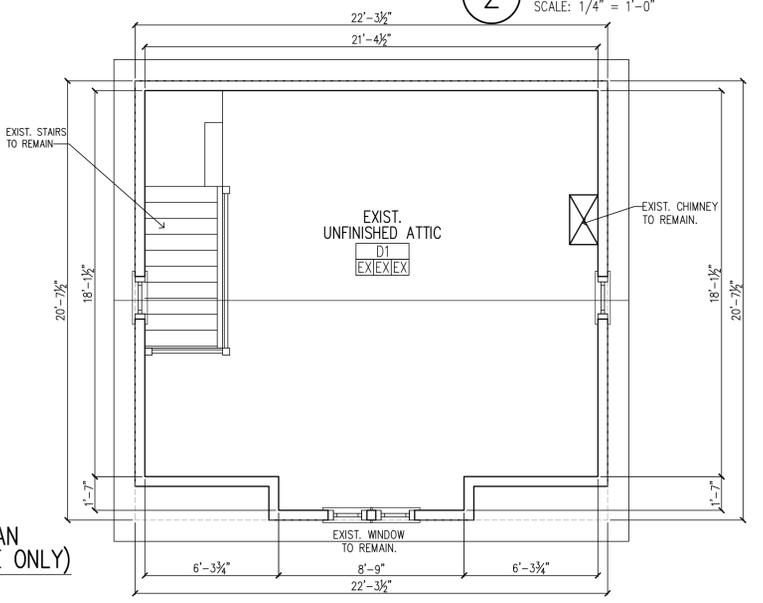
1 EXIST. BASEMENT PLAN
 (FOR REFERENCE ONLY)
 SCALE: 1/4" = 1'-0"



2 EXIST. FIRST FLOOR PLAN
 (FOR REFERENCE ONLY)
 SCALE: 1/4" = 1'-0"



3 EXIST. SECOND FLOOR PLAN
 (FOR REFERENCE ONLY)
 SCALE: 1/4" = 1'-0"



4 EXIST. ATTIC PLAN
 (FOR REFERENCE ONLY)
 SCALE: 1/4" = 1'-0"

ZONING

ZONING DATA: (R-2B) (TWO-FAMILY HIGHER DENSITY RESIDENTIAL)

	REQUIRED TWO-FAMILY DWELLING	EXISTING TWO-FAMILY DWELLING	VARIANCE NEEDED
MIN. LOT AREA (SF)	4,000 SF	4,000 SF	NO
MIN. LOT WIDTH (Ft)	40 FT	40 FT	NO
MIN. FRONT YARD (Ft)	20 FT OR ESTABLISHED SETBACK	ESTABLISHED SETBACK (8.98 FT)	NO
MIN. REAR YARD (Ft)	25 FT	37.9 FT	NO
MIN. SIDE YARD (Ft)	6 FT	2.82 FT (ONE SIDE) 14.53 FT (OTHER)	ENC
MIN. ACC. BLDG. SIDE, REAR YARDS (Ft)	5 FT	2.57 FT (SIDE) 2.3 FT (REAR)	ENC
MAX. BUILDING COVERAGE (%)	25%	25% MAX. = 1000 SF EXIST. (1,445 SF) = 36.1%	YES
MAX. LOT COVERAGE (%)	60%	60% MAX. = 2,400 SF EXIST. (2,623 SF) = 65.5%	YES
MAX. FAR	0.5	BASEMENT UNFINISHED AND USED FOR STORAGE ONLY (EXCLUDED) 1ST FLOOR 1,128 SF 2ND FLOOR 1,156 SF ATTIC UNFINISHED AND USED FOR STORAGE ONLY (EXCLUDED) 0.5 MAX. = 2,000 SF EXIST. (2,284 SF) = 0.57	YES
MAX. HEIGHT	40 FT	33.5 FT	NO
OFF STREET PARKING (*)	4	4 PARKING SPACES (2 GARAGE SPACES)	NO

REVISIONS

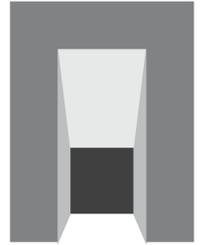
NO.	DATE	DESCRIPTIONS

PROJECT
NEW SINGLE-FAMILY RESIDENCE AT:
 223 N. 16TH ST. BLOOMFIELD, NJ
 SHEET TITLE
EXIST. FLOOR PLANS & ZONING TABLE

SEAL & SIGNATURE

DATE: 10/17/2025
 PROJECT NO.: 2024-325
 DRAWING BY: Y.D. / S.S.
 CHECKED BY: A.M.
 DRAWING NO.
A-103
 6 OF 7

APPLICANT NEYDA FELICIANO
 223 N. 16TH STREET, BLOOMFIELD, NJ
 PROP. OWNER NEYDA FELICIANO
 223 N. 16TH STREET, BLOOMFIELD, NJ



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CONSULTANT

REVISIONS

NO.	DATE	DESCRIPTIONS

PROJECT
NEW SINGLE-FAMILY RESIDENCE AT:
 223 N. 16TH ST. BLOOMFIELD, NJ
 SHEET TITLE
EXIST. ELEVATIONS

SEAL & SIGNATURE

DATE:	10/17/2025
PROJECT NO.:	2024-325
DRAWING BY:	Y.D. / S.S.
CHECKED BY:	A.M.
DRAWING NO.	

A-104



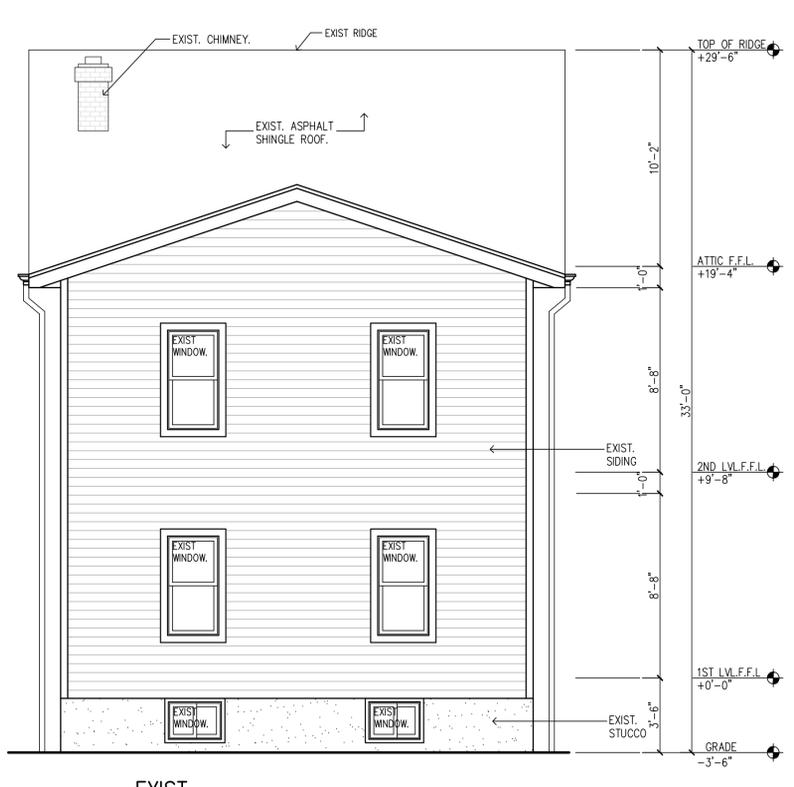
1 EXIST. FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



2 EXIST. SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



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



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