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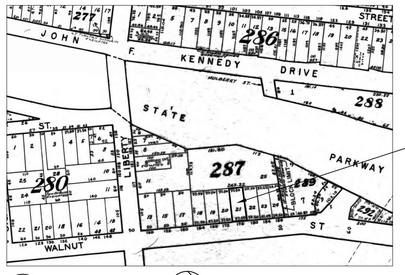
ADDRESS:	176 Walnut Street, Bloomfield, NJ 07003
BLOCK:	287
LOT:	21
LOT AREA:	3,749.9 S.F.
ZONING:	R-2A: Residential, Two-Family Dwellings, 50' Frontage

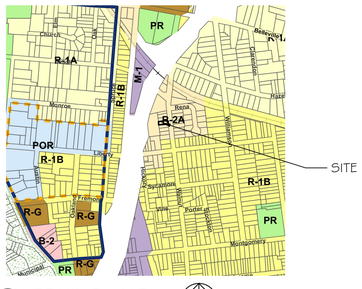
ZONING CHART

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% [1] / 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.

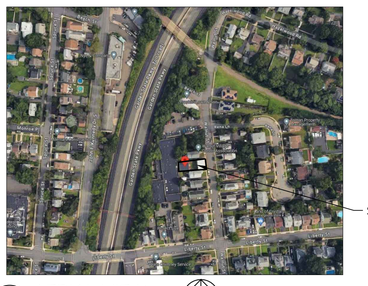
NOTES:
1. Proposed Lot Coverage percentage includes 841 S.F. of permeable pavers.



1 TAX MAP
SCALE: N.T.S.



2 ZONING MAP
SCALE: N.T.S.



3 AERIAL VIEW
SCALE: N.T.S.

GENERAL SITE NOTES

1. APPLICANT:
   Chris Rodgers 34 Clinton St, Bloomfield, NJ 07003 and
   Gary Stoddart 54 Oak Grove Rd. Caldwell, NJ 07006
2. PROPERTY OWNER:
   Jeanne McCalmont
   661 Broad Street
   Bloomfield, NJ 07003
3. ZONE:
   R-2A
   Residential, Two-Family Dwellings, 50' Frontage
4. SITE:
   176 Walnut Street
   Block/Lot 287 / 21
5. EXISTING USE OF SITE:
   The site is improved with a two-story multi-family residential building at the front of the property containing three dwelling units, garage and drive aisle through the building to access the rear of the site. At the rear of the site there is a one-story with basement structure for storage / warehouse use with loading dock. The drive aisle continues from the front building to the loading dock at the rear building. The remainder of the property is seeded lawn.
6. PROJECT DESCRIPTION:
   The applicant plans to use the rear building as a workshop and storage. The area between the two buildings will be used for parking of commercial vehicles. The existing asphalt will be replaced with permeable pavers; permeable pavers to be used at the proposed parking stalls as well.
   Improvements to the front building include a Laundry Room and allocated Refuse area for the residential tenants.
7. FLOOD HAZARD:
   The site is shown on FIRM Map No. 34013C0112G to be located in Flood Hazard Zone X, Areas determined to be outside the 0.2% annual chance floodplain.
8. SURVEY:
   The existing survey information is based on a survey prepared by:
   Lakeland Surveying
   4 West Main Street, Rockaway, NJ.
   Dated: 12/11/23
   Signed by: Jeffrey S. Grunn, NJ Professional Land Surveyor, License No. 24GS04339900.
9. Do Not Scale Drawings.
10. ABUTTING PROPERTIES:
    - 172 Walnut St: Block/Lot 287 / 20, Joseph & Margaret Brienza
    - 180 Walnut St: Block/Lot 287 / 22, Thomas Pierro
    - 186 Walnut St: Block/Lot 287 / 25, Walnut Village Condo Association

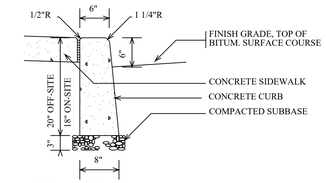
PARKING ANALYSIS

CHAPTER 21, RESIDENTIAL SITE IMPROVEMENT STANDARDS 5:21-4.14 PARKING: NUMBER OF SPACE (Table 4-4)					
	# OF REQUIRED PARKING SPACES / D.U. (GARDEN APT.)	# OF DWELLING UNITS		# OF REQUIRED PARKING SPACES [1]	
# OF BEDROOMS IN D.U.		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.

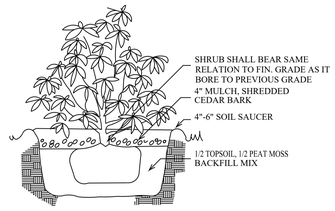
315-41 SPECIFIC OFF-STREET PARKING; NON-RESIDENTIAL USE					
		AREA (S.F.)		# OF REQUIRED PARKING SPACES	
		EXISTING	PROPOSED	EXISTING	PROPOSED
Manufactunng, fabrication, assembly	1/500 S.F.	1,419	1,419	2.8	2.8
Warehousing/self storage	1/11,000 S.F.	1,419	1,419	1.4	1.4
SUB-TOTALS				4 SPACES	4 SPACES

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

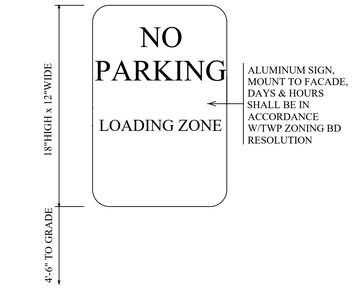


GENERAL NOTES
1. ALL CONCRETE SHALL CONFORM TO 1983 NJDOT STANDARD SPEC. FOR ROAD & BRIDGE CONSTRUCTION SECTION 914 CLASS 'B' AIR ENTRAINED.
2. EXPANSION JOINTS SHALL BE AT 10 FT. INTERVALS & FILLED WITH A HALF INCH THICK, NON-EXTRUDABLE, FIBROUS, BITUM. MATERIAL.
3. ALL CONCRETE WORK SHALL HAVE A WOOD FLOAT & TRANSVERSE BROOM FINISH. BROOMING SHALL BE DONE BEFORE INITIAL SET USING A STEEL OR BARN BROOM.
4. SUBBASE SHALL BE FIRM & APPROVED BY THE ENGINEER OR HIS REPRESENTATIVE PRIOR TO POURING.
5. ALL CONSTRUCTION METHODS & MATERIALS SHALL CONFORM TO 1983 NJDOT STANDARD SPECIFICATION.
6. FORMWORK SHALL BE APPROVED BY THE ENGINEER OR HIS REPRESENTATIVE PRIOR TO POURING.
7. THE 6" x 8" x 20" CROSS SECTION SHALL BE USED FOR ALL DEPRESSED CURB, 18" AT ON-SITE WORK.
8. PROVIDE 1/2" THICK, NON-EXTRUDABLE, FIBROUS, BITUM. MATERIAL WHERE CURB MEETS SIDEWALK.
9. UNIT PRICE BID SHALL INCLUDE BUT IS NOT LIMITED TO ALL LABOR EQUIPMENT, MATERIALS & TOOLS TO CONSTRUCT THE CURB AS SHOWN & SPECIFIED, IN A WORKMAN LIKE MANNER.

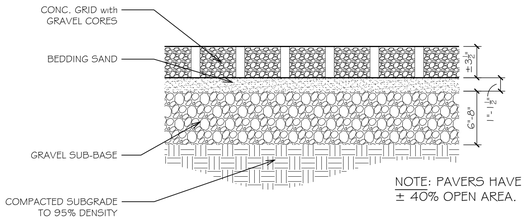
6 CONCRETE CURB DETAIL
SCALE: N.T.S.



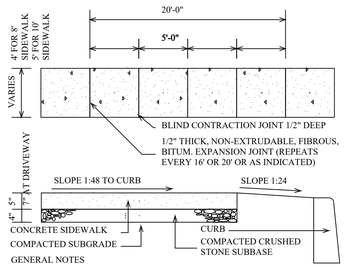
9 SHRUB PLANTING DETAIL
SCALE: N.T.S.



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

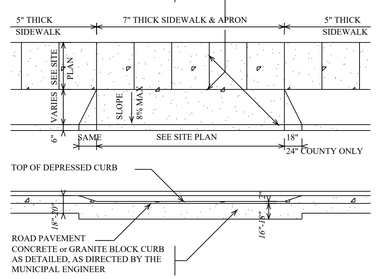


5 LATTICE-GRID PERMEABLE PAVER
SCALE: N.T.S.



GENERAL NOTES
1. ALL CONCRETE SHALL CONFORM TO 1983 NJDOT STANDARD SPEC. FOR ROAD & BRIDGE CONST. SEC. 914 CLASS 'B' AIR ENTRAINED. ALL CONC. WORK SHALL BE FINISHED BEFORE INITIAL SET USING A STEEL TROWEL OR BARN BROOM. ALL JOINTS & EDGES SHALL BE TOOLED & ROUNDED.
2. SUBBASE & FORMWORK SHALL BE FIRM & APPROVED BY THE ENGINEER OR HIS REPRESENTATIVE PRIOR TO POURING.
3. ALL CONSTRUCTION METHODS & MATERIALS SHALL CONFORM TO 1983 NJDOT STANDARD SPECIFICATIONS.
4. WHEN SIDEWALK ABUTS ANOTHER STRUCTURE, A 1/2" THICK, NON-EXTRUDABLE, FIBROUS, BITUM. EXPANSION JOINT IS REQUIRED.
5. FOR SCORING PATTERN, SIDEWALK SHALL BE DIVIDED INTO 2 LONGITUNAL SECTIONS.
6. UNIT PRICES BID SHALL INCLUDE, BUT ARE NOT LIMITED TO, ALL LABOR, EQUIPMENT, MATERIALS & TOOLS TO CONSTRUCT THE SIDEWALK AS SHOWN & SPECIFIED IN A WORKMAN LIKE MANNER.

7 CONCRETE SIDEWALK DETAIL
SCALE: N.T.S.



8 DEPRESSED DRIVEWAY DETAIL
SCALE: N.T.S.

DRAWING LIST
A-1 - MAPS, ZONING, SITE INFO, AND DETAILS
A-2 - SITE PLAN
A-3 - LIGHTING PLAN
A-4 - EXISTING FLOOR PLANS
A-5 - EXISTING ELEVATIONS
A-6 - PROPOSED FLOOR PLAN AND ELEVATION

APPROVAL SIGNATURES AND DATES:

TOWNSHIP BOARD CHAIRPERSON DATE

TOWNSHIP BOARD SECRETARY DATE

TOWNSHIP BOARD ENGINEER DATE

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

ALTERATION OF EXISTING MULTI-USE SITE
(MULTI-FAMILY RES. & BUSINESS)
176 WALNUT STREET
TOWNSHIP of BLOOMFIELD
ESSEX COUNTY, NJ 07003

Sionas Architecture, P.C.
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N.Y. 018797-1 R.A.
N.J. ASO 0025 R.L.A.
N.J. LIO 3426 P.P.

MAPS, ZONING, SITE INFO, AND DETAILS

DATE: 2024 - 01 - 26

PROJECT No. 23055

SHEET NO.

A-1

01 OF 6

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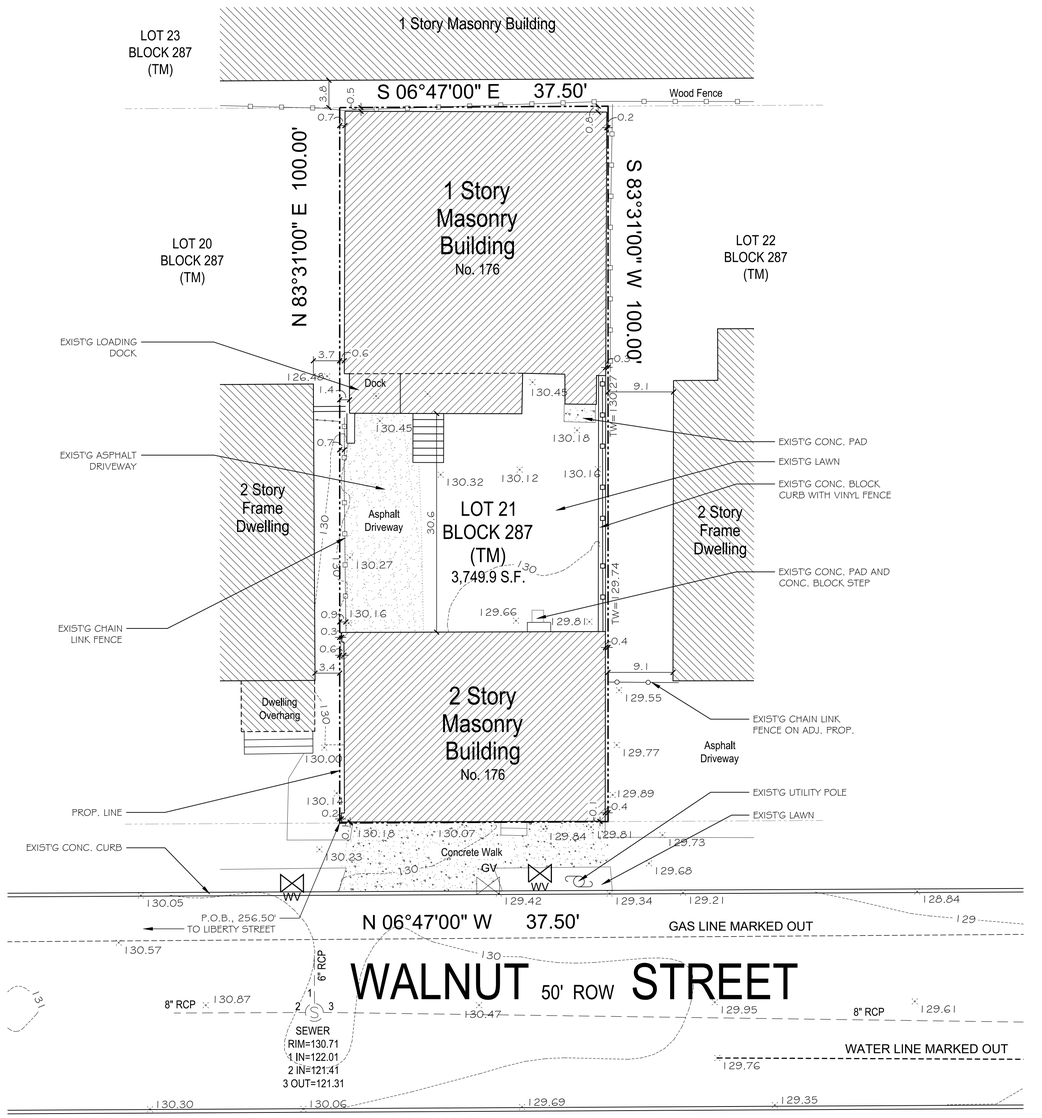
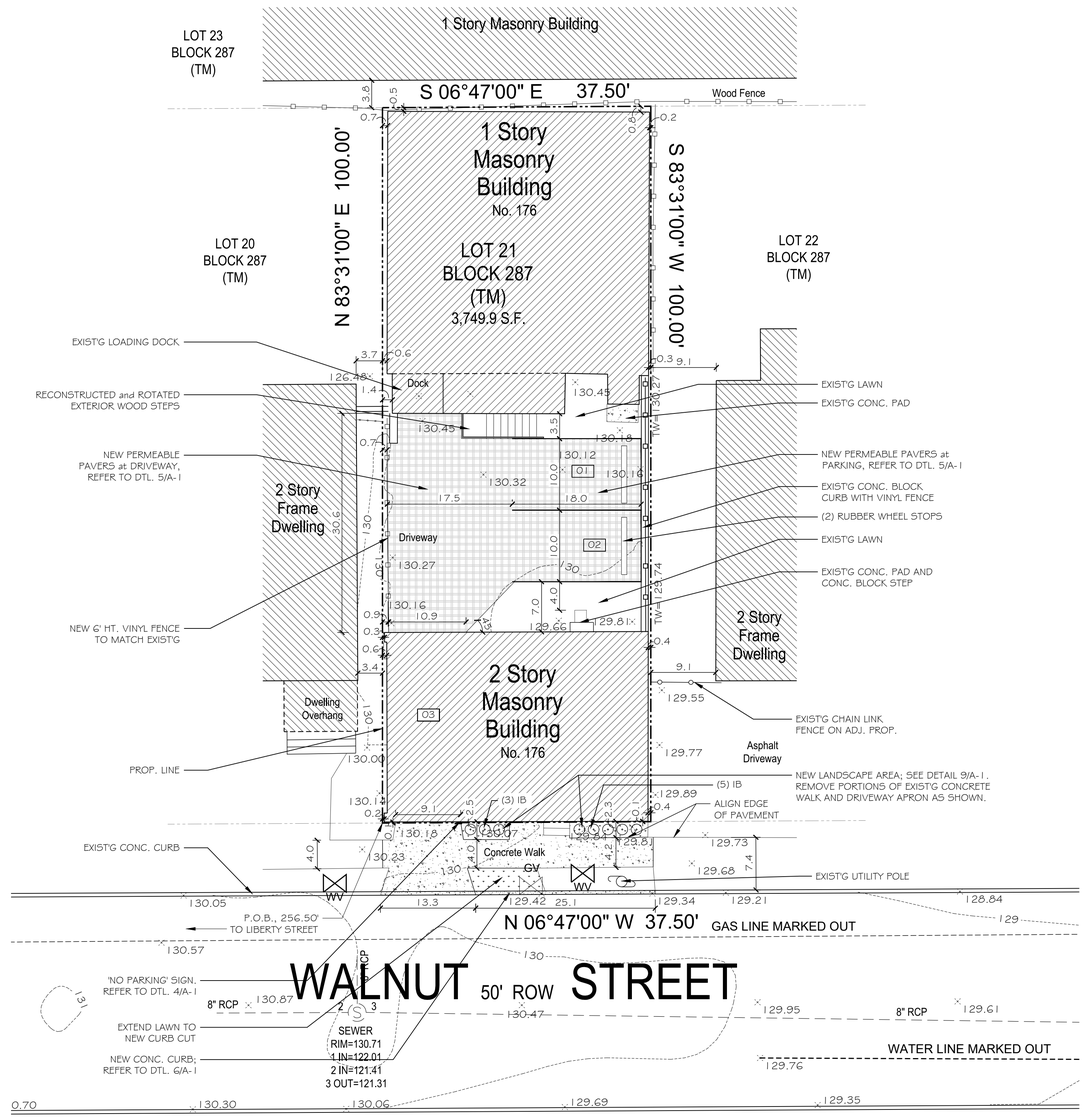
PLANT SCHEDULE

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



1 EXISTING SITE PLAN
SCALE: 1:10



2 PROPOSED SITE PLAN
SCALE: 1:10

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

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

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SITE PLAN

DATE: 2024 - 01 - 26

PROJECT No. 23055

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A-2

02 OF 6

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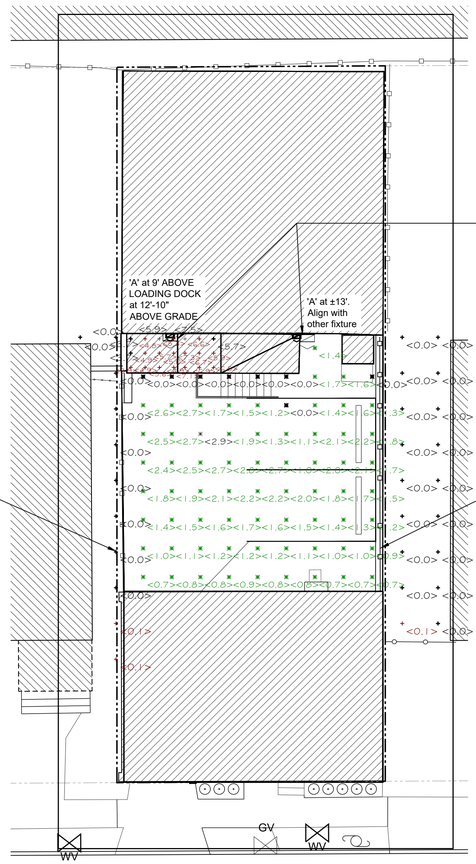
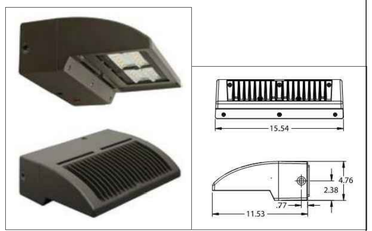


1 LIGHTING PLAN
SCALE: 1:10

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.



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 25c 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 requires a uniform exitance across each reflecting surface. The Visual software approximates the uniform surface exitance condition by adaptively subdividing surfaces with non-uniform exitances into subsurfaces with sufficiently uniform exitance gradients. Practical restrictions, due to computer hardware limitations, may prevent the subdivision procedure from subdividing surfaces with high exitance gradients into subsurfaces with sufficiently uniform exitance 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 have 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.

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

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LIGHTING PLAN

DATE: 2024 - 01 - 26
PROJECT No. 23055

SHEET NO.
A-3

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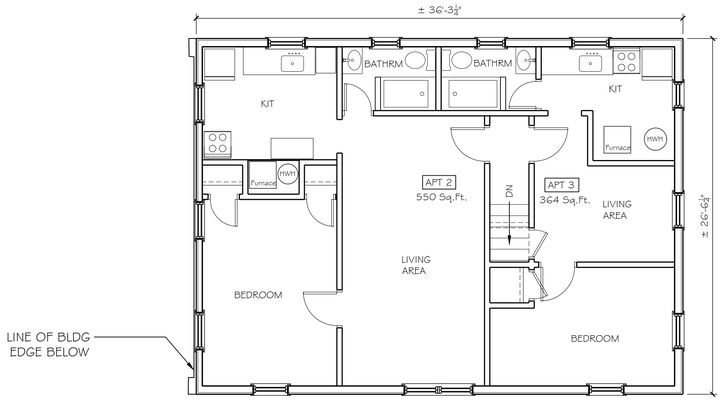
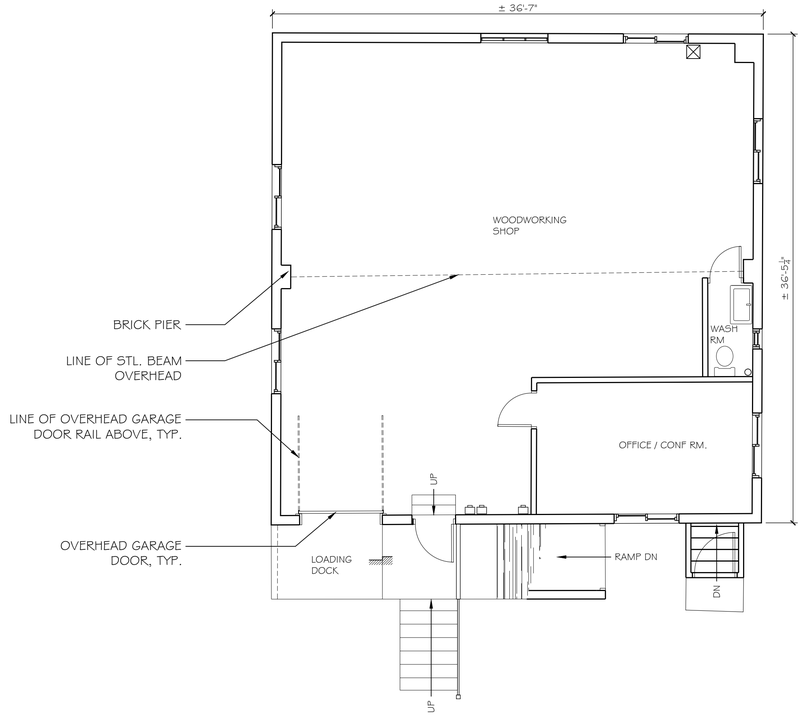
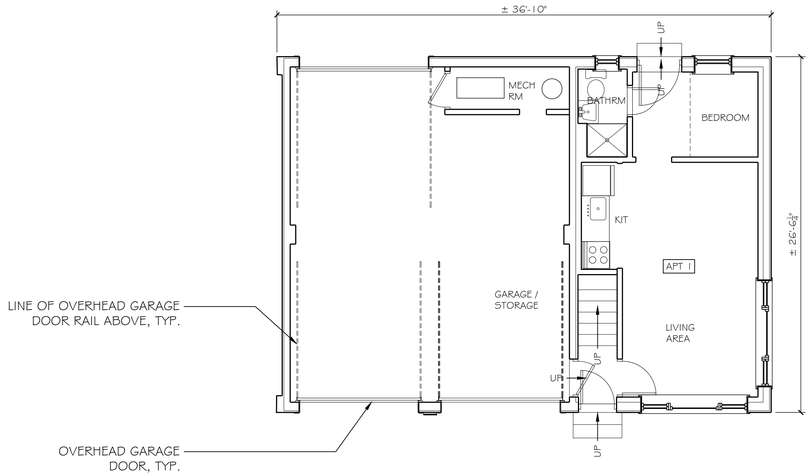


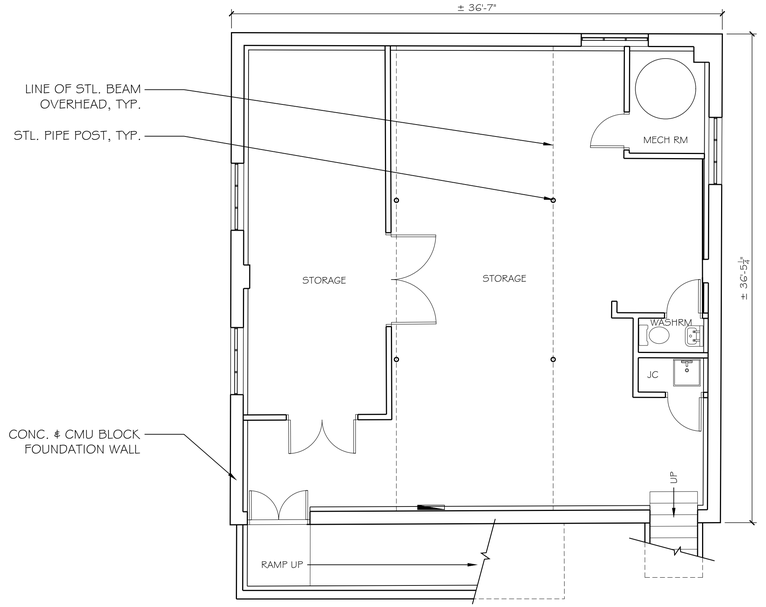
2 FRONT (EAST) BUILDING
EXISTING SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



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	REVISIONS
1	05-07-24	SITE REVISIONS

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EXISTING FLOOR PLANS

DATE: 2024 - 01 - 26

PROJECT No. 23055

SHEET NO.

A-4

04 OF 6

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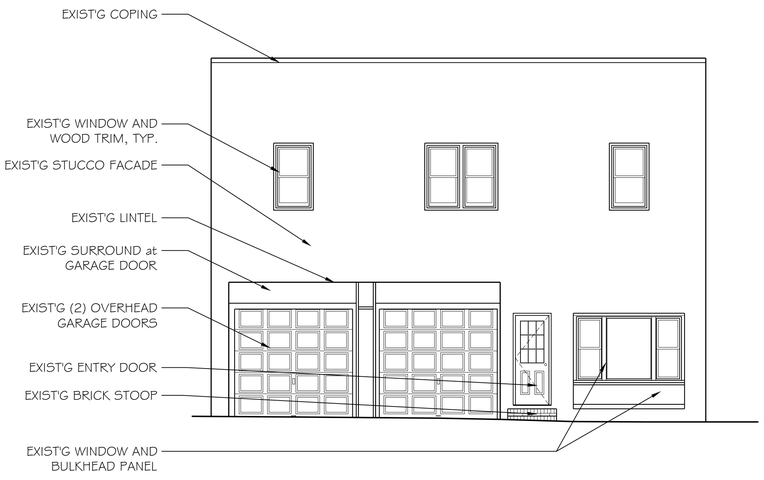
EAST ELEVATION

SOUTH ELEVATION

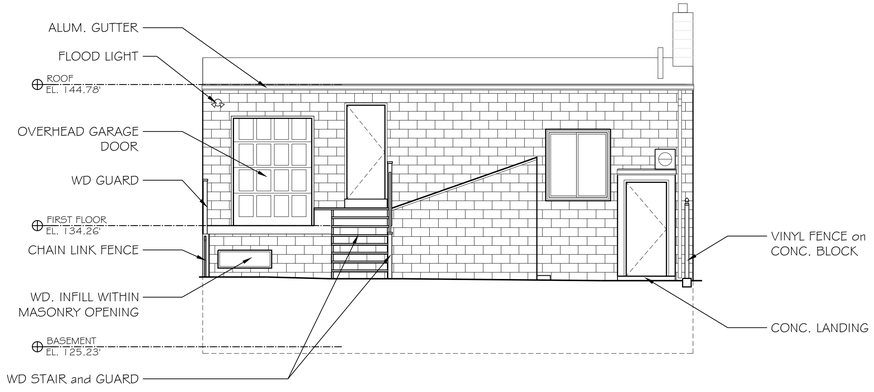
NORTH ELEVATION

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

ALTERATION OF EXISTING MULTI-USE SITE
(MULTI-FAMILY RES. & BUSINESS)
176 WALNUT STREET
TOWNSHIP of BLOOMFIELD
ESSEX COUNTY, NJ 07003

N.J. AIO 8638 R.A.
N.Y. 018797-1 R.A.
N.J. ASO 0025 R.L.A.
N.J. LIO 3426 P.P.

Sionas Architecture, P.C.
ARCHITECTURE + LANDSCAPE ARCHITECTURE + PLANNING
8 Hillside Avenue, Montclair, NJ 07042 (973) 783-2958
www.SionasArchitecture.com

EXISTING ELEVATIONS

DATE: 2024 - 01 - 26

PROJECT No. 23055

SHEET NO.

A-5

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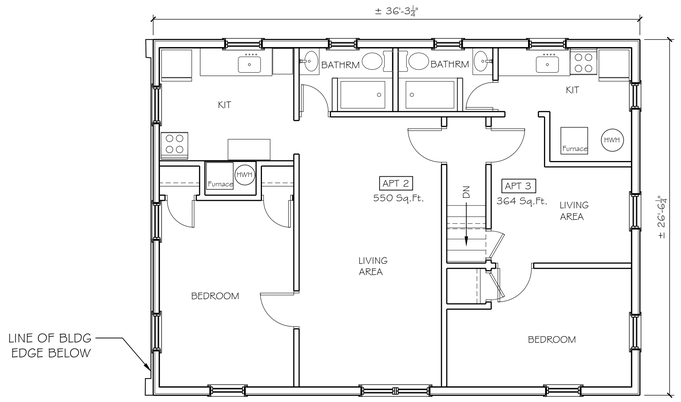
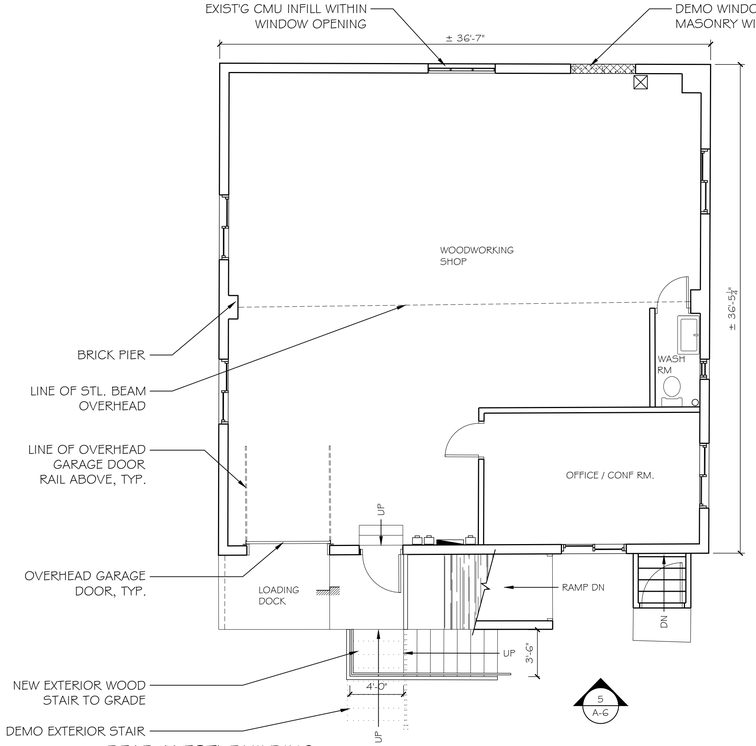
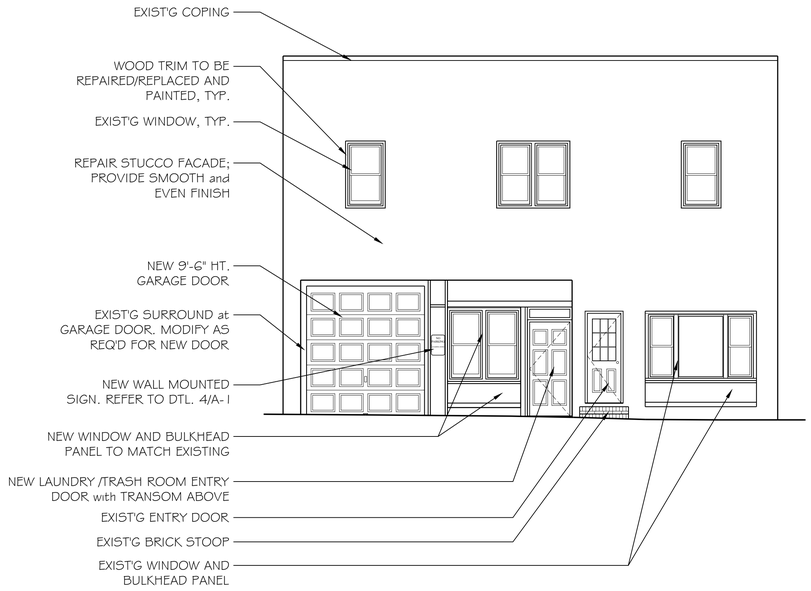


FRONT (EAST) BUILDING
EXISTING TO REMAIN
2 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

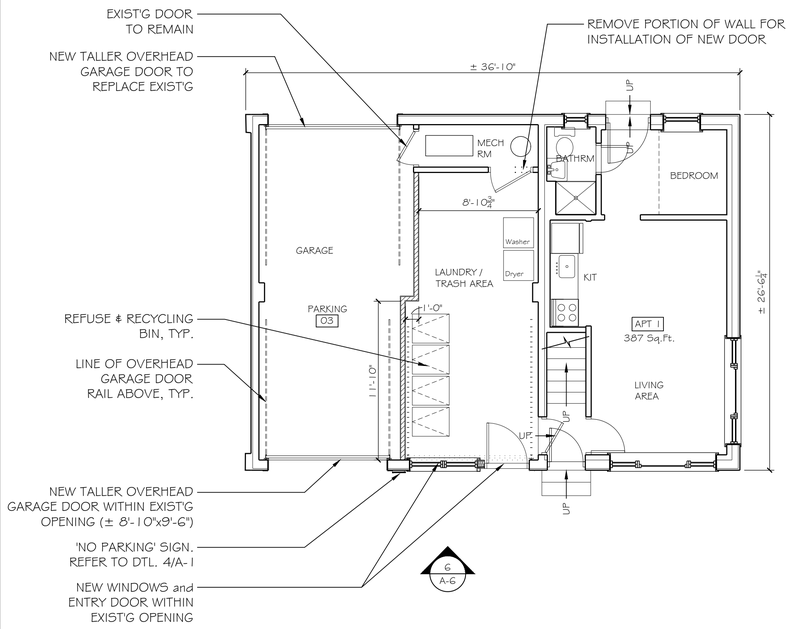
NOTES:
1. NO WORK INCLUDED IN SCOPE ON THIS FLOOR.



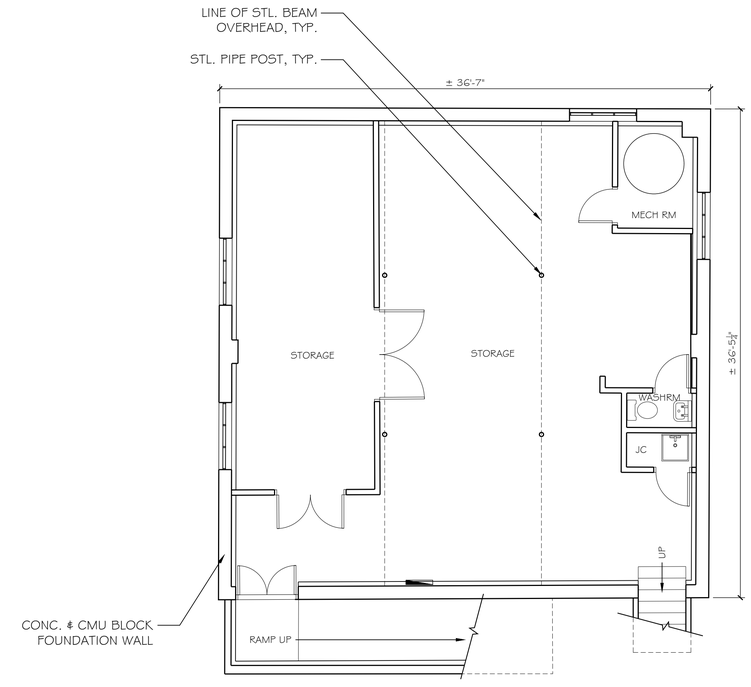
REAR (WEST) BUILDING
FIRST FLOOR PLAN
4 SCALE: 3/16" = 1'-0"



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

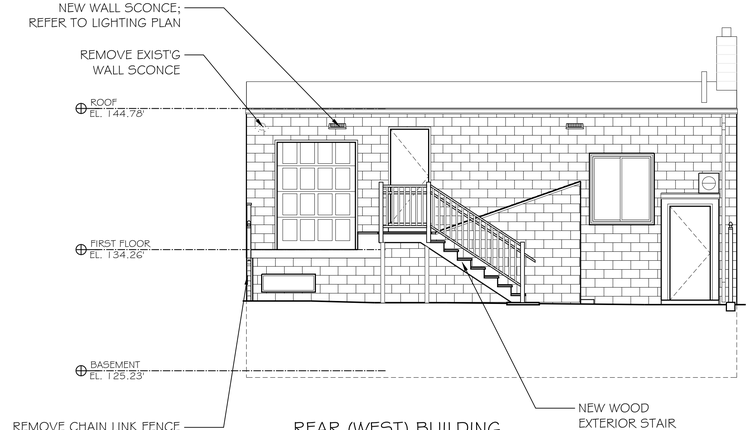


FRONT (EAST) BUILDING
PROPOSED FIRST FLOOR PLAN
1 SCALE: 3/16" = 1'-0"



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.

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

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PROPOSED FLOOR PLAN AND ELEVATION

DATE: 2024 - 01 - 26

PROJECT No. 23055

SHEET NO.

A-6

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