



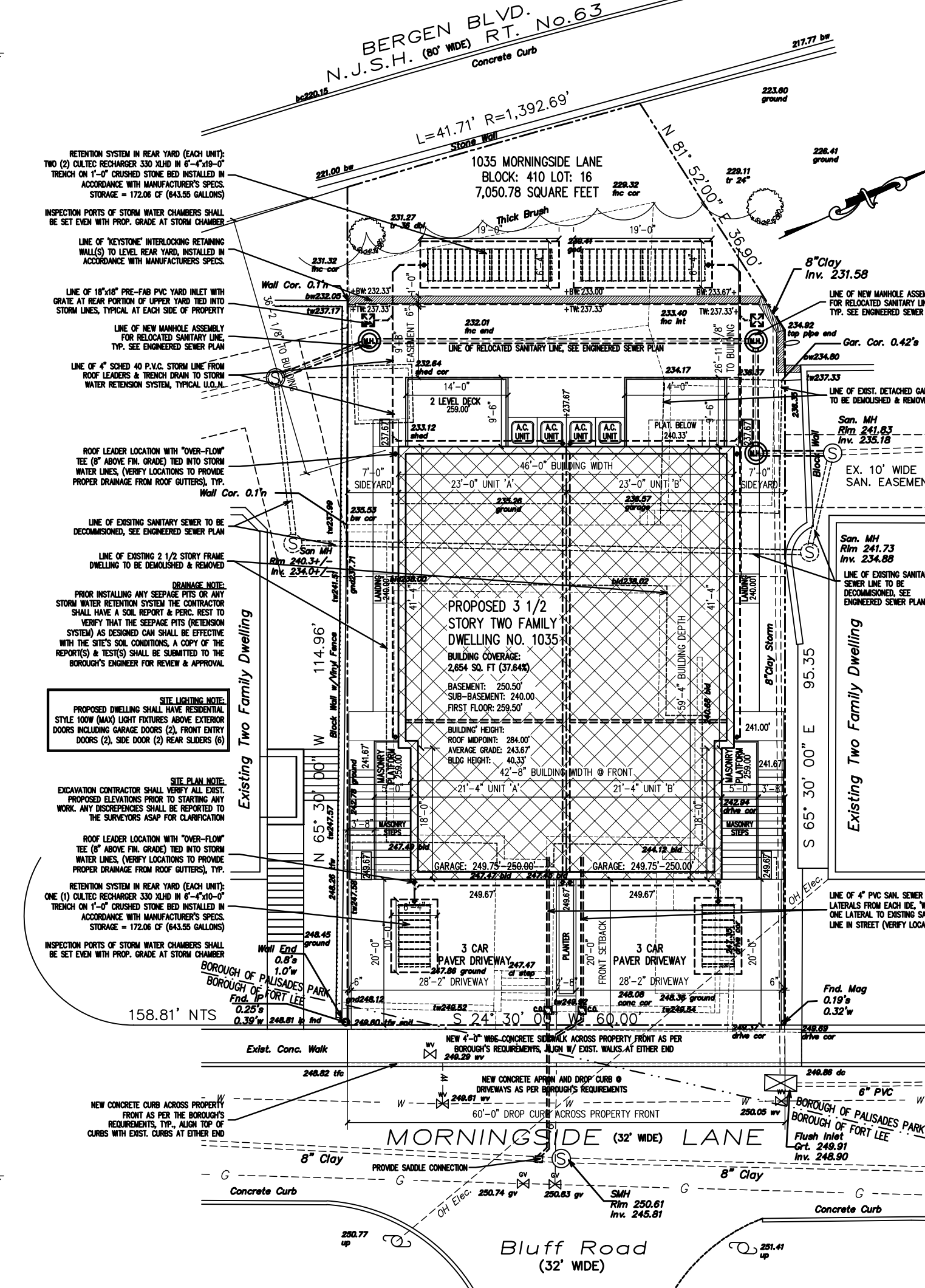
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



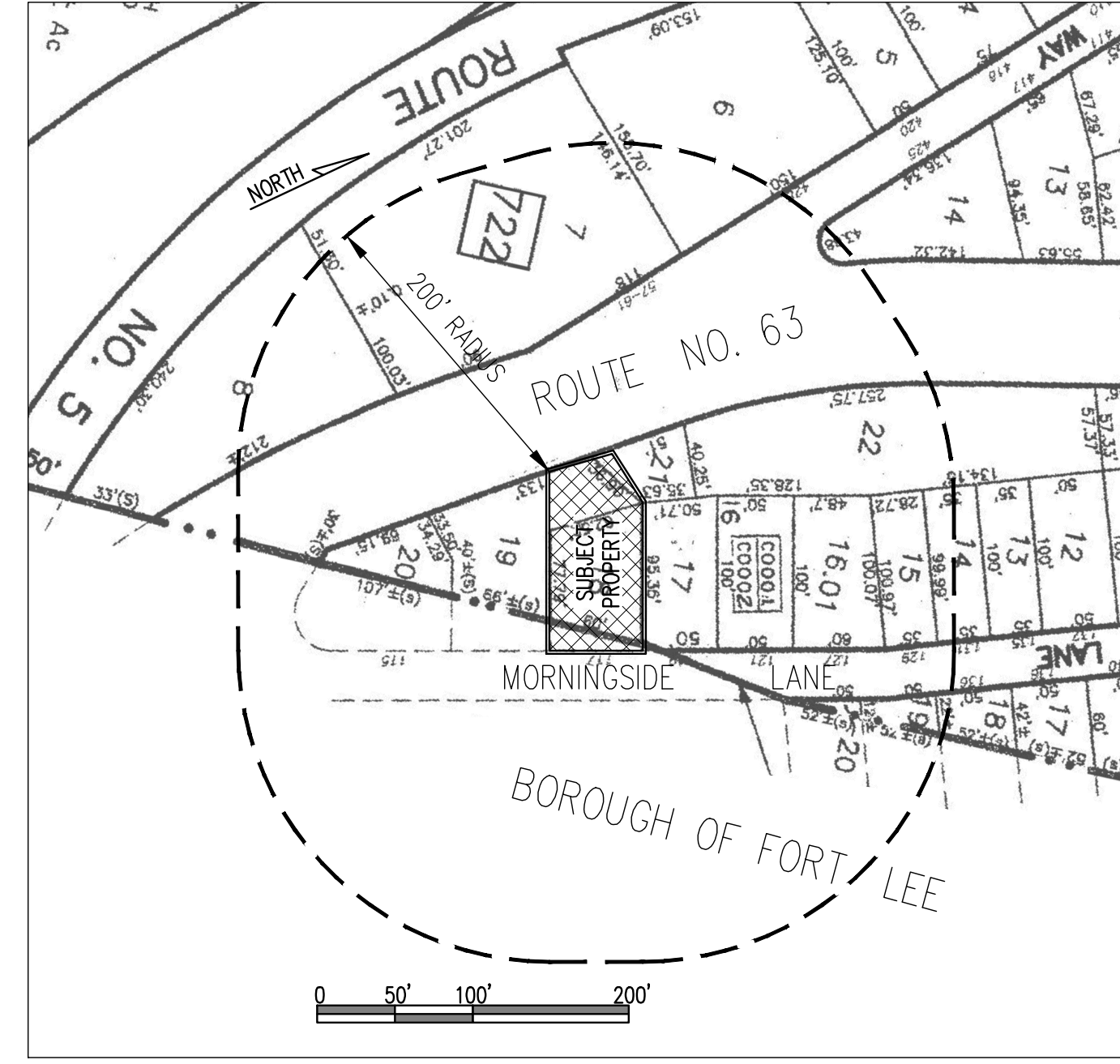
REAR ELEVATION
SCALE: 3/16" = 1'-0"



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



SCHEMATIC SITE PLAN
SCALE: 1/16" = 1'-0"



KEY PLAN SCALE: 1" = 100'-0"

117 MORNINGSIDE LANE, PALISADES PARK, N.J. ZONING INFORMATION - AA ZONE

CATEGORY:	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (EXISTING):	5,000 SQUARE FEET	7,050.78 SQUARE FEET	NO
LOT WIDTH (EXISTING):	50.00 FEET	60.00 FEET	NO
DWELLING UNITS	TWO (2)	TWO (2)	NO
LOT AREA PER UNIT	2,500 SQ. FT. / UNIT	3,525.39 SQ. FT. / UNIT	NO
BUILDING COVERAGE:	3,400 SQUARE FEET 40.00 %	2,654 SQUARE FEET 37.64 %	NO
FRONT YARD:	20.00 FEET (1)	20.00 FEET	NO
RIGHT SIDE YARD:	9.33 FEET MIN. (2)	7.00 FEET	YES
LEFT SIDE YARD:	9.33 FEET MIN. (2)	7.00 FEET	YES
COMBINED SIDE YARDS	18.67 FEET (2)	14.00 FEET	YES
REAR YARD:	25.00 FEET	26.95/36.18 FEET	NO
BUILDING HEIGHT:	2.5 STORIES 28.00 FEET	3 1/2 STORY 40.33 FT	YES

(1) BASED ON PREVAILING SETBACK
(2) SIDE YARD SETBACK BASED ON 60.00 FOOT WIDE LOT

Architect shall not be responsible for the means & methods of construction and site maintenance & safety

THE BOROUGH OF PALISADES PARK ZONING BOARD OF ADJUST. APPROVED THIS PLAN BY MEMORIALIZING RESOLUTION AT ITS REGULAR MEETING ON [DATE]. PLEASE SEE AFFIXED RESOLUTION FOR ANY ADDITIONAL CONDITIONS OF APPROVAL SET BY THE BOARD

BOARD ENGINEER _____ DATE _____
BOARD SECRETARY _____ DATE _____
BOARD CHAIRPERSON _____ DATE _____

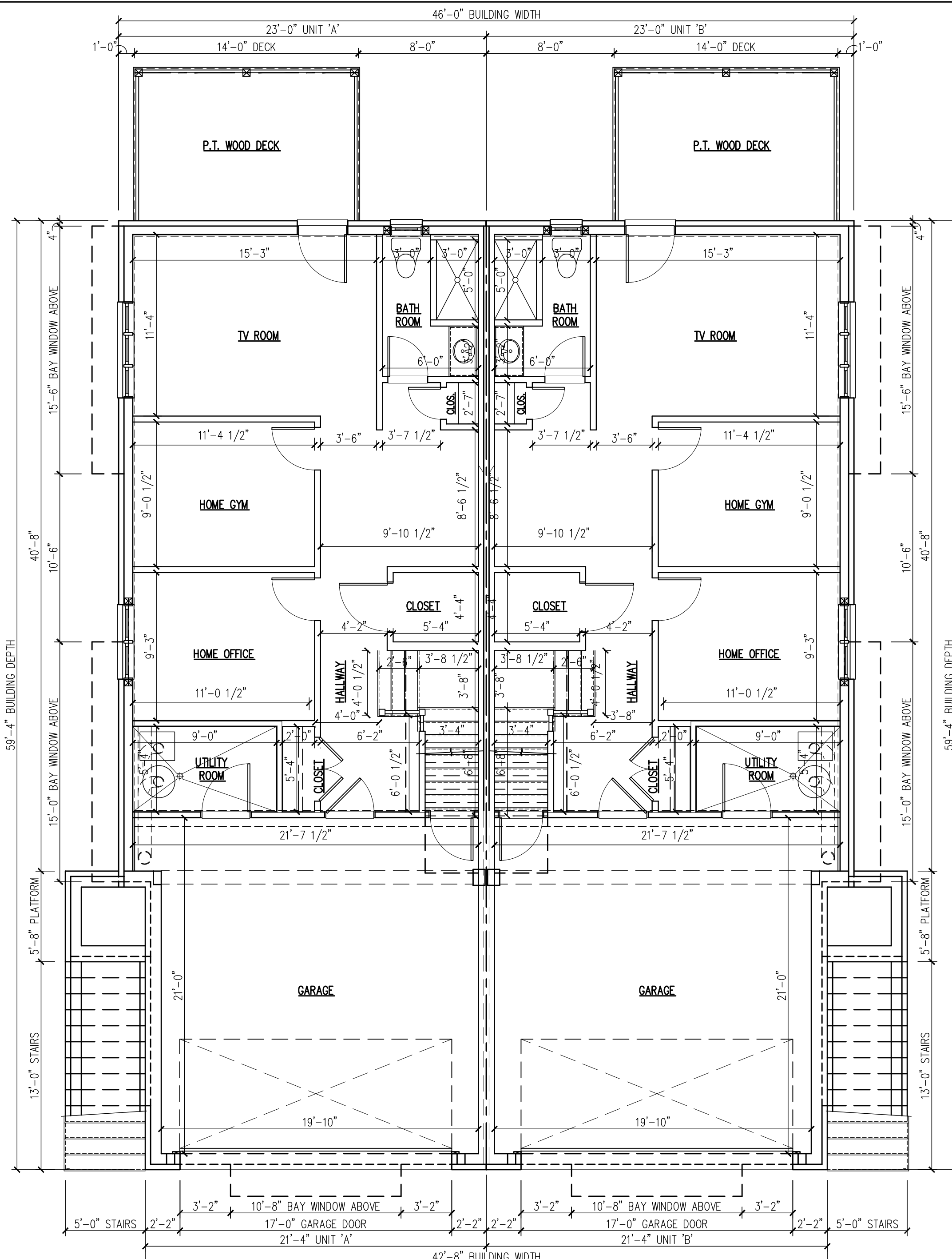
V.C.A. GROUP
VASSILIOS COCOROS ARCHITECT

V.C.A.GROUP, LLC
467 SYLVAN AVENUE
LOWER LEVEL
ENGLEWOOD CLIFFS, NEW JERSEY
TEL. 201.541.6595
FAX. 201.541.6596

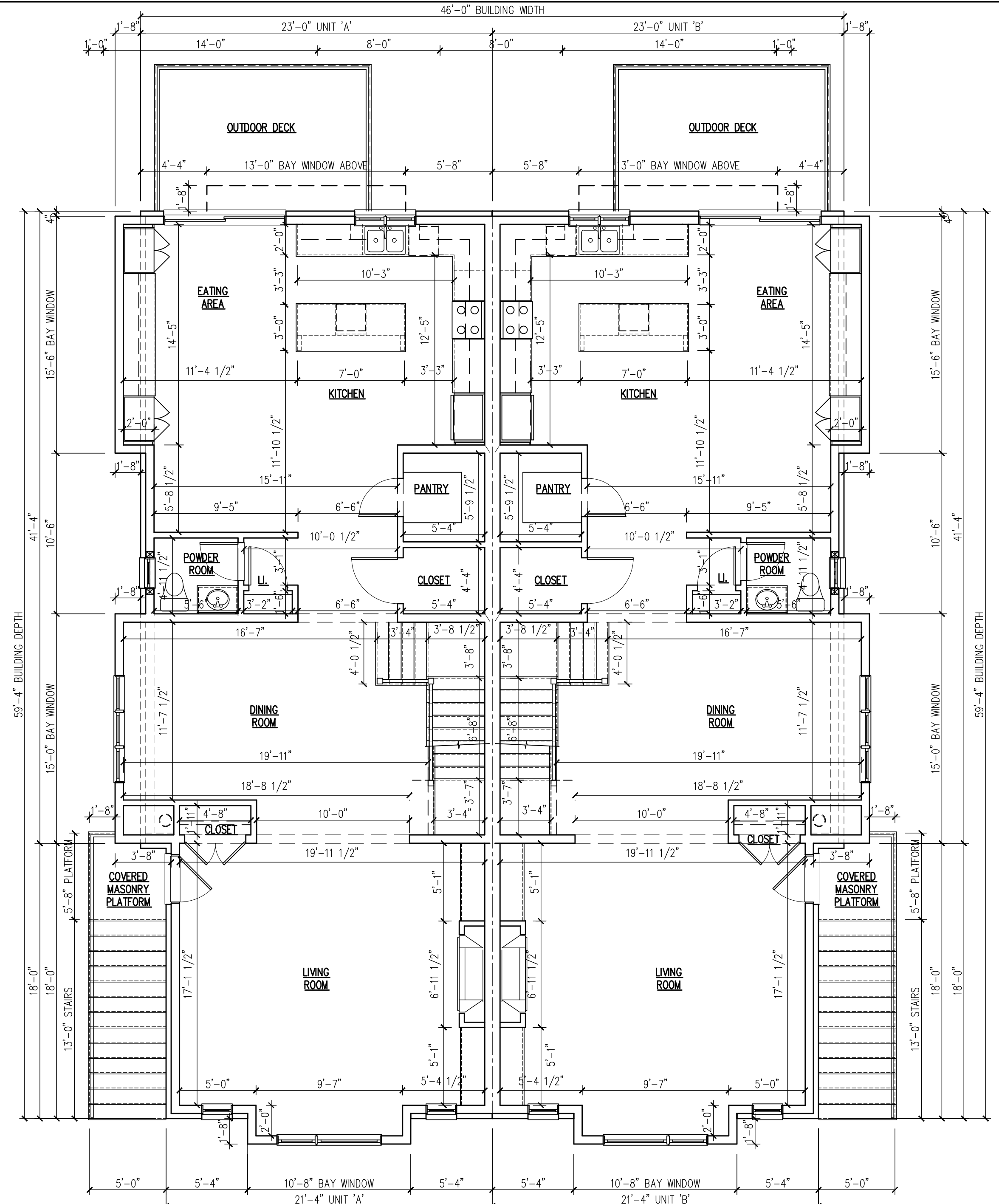
Date	Item
08/25/21	CLIENT REVIEW
09/10/21	ZONING REVIEW
12/22/21	REVISED ZONING BOARD PLANS REMOVAL OF SUB-BASEMENT

PROJECT:
Proposed New:
Two Family Dwelling
Located at:
117 Morningside Lane
Palisades Park, New Jersey
Block: 717 Lot: 18.01
AA Zone

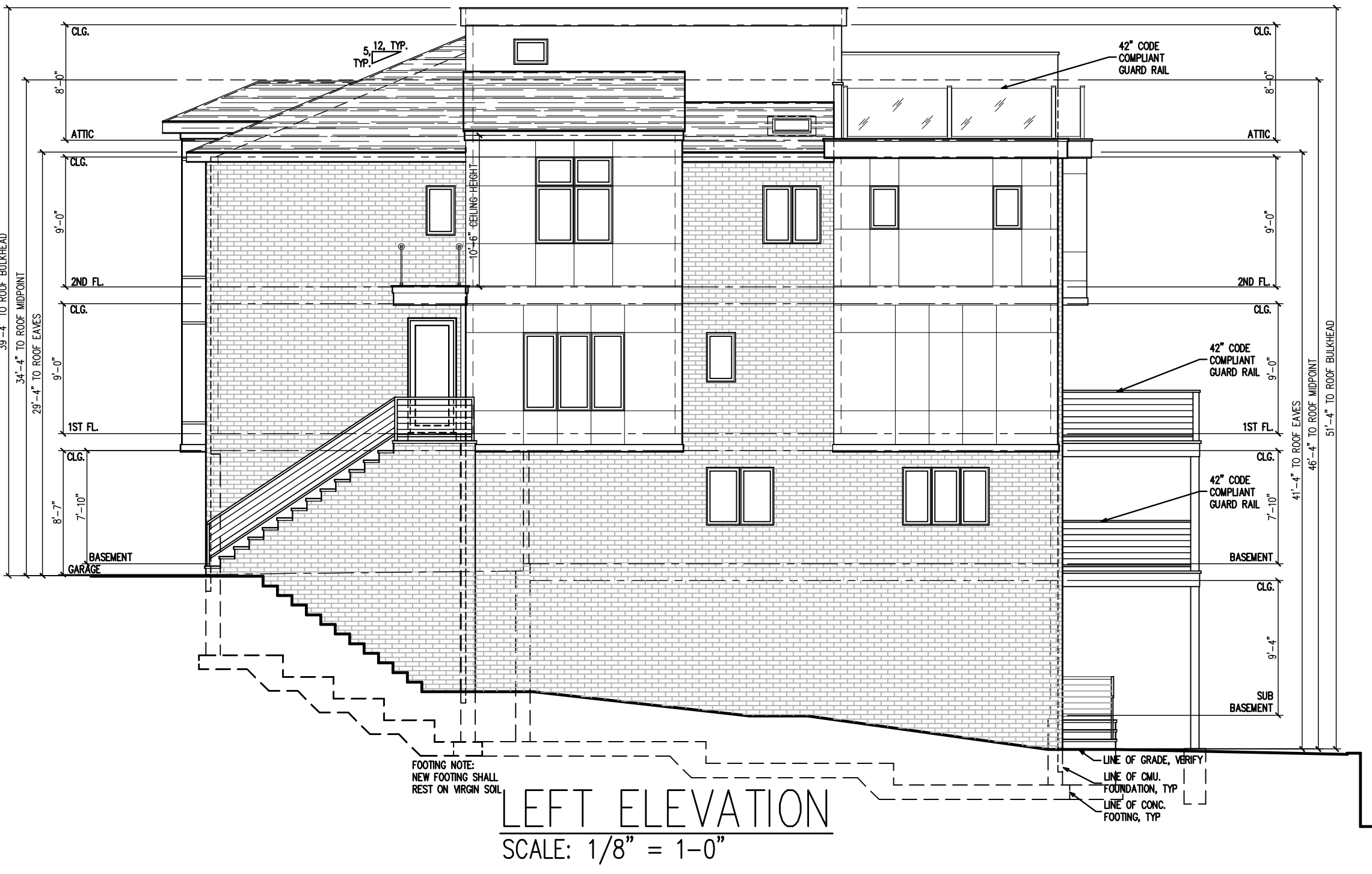
DRAWING TITLE:	
ELEVATIONS & SITE PLAN	
SCALE: AS SHD.	DATE: 12/04/20
DESIGNED BY: VC	PROJECT#: RSN-21-19
DRAWN BY: VC	CAD FILE:
CHECKED BY: VC	DRAWING #:
PROFESSIONAL SEAL:	DRAWING:
VASSILIOS COCOROS, RA N.J. LIC. # A13644	SHEET #: 1 OF 5



BASEMENT PLAN
 SCALE: 3/16" = 1'-0"
 GROSS: 2,670 SQUARE FEET



FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 2,808 SQUARE FEET



LEFT ELEVATION
 SCALE: 1/8" = 1'-0"

THE BOROUGH OF PALISADES PARK ZONING BOARD OF ADJUST. APPROVED THIS PLAN BY MEMORIALIZING RESOLUTION AT ITS REGULAR MEETING ON _____ PLEASE SEE AFFIXED RESOLUTION FOR ANY ADDITIONAL CONDITIONS OF APPROVAL SET BY THE BOARD

BOARD ENGINEER _____ DATE _____
 BOARD SECRETARY _____ DATE _____
 BOARD CHAIRPERSON _____ DATE _____

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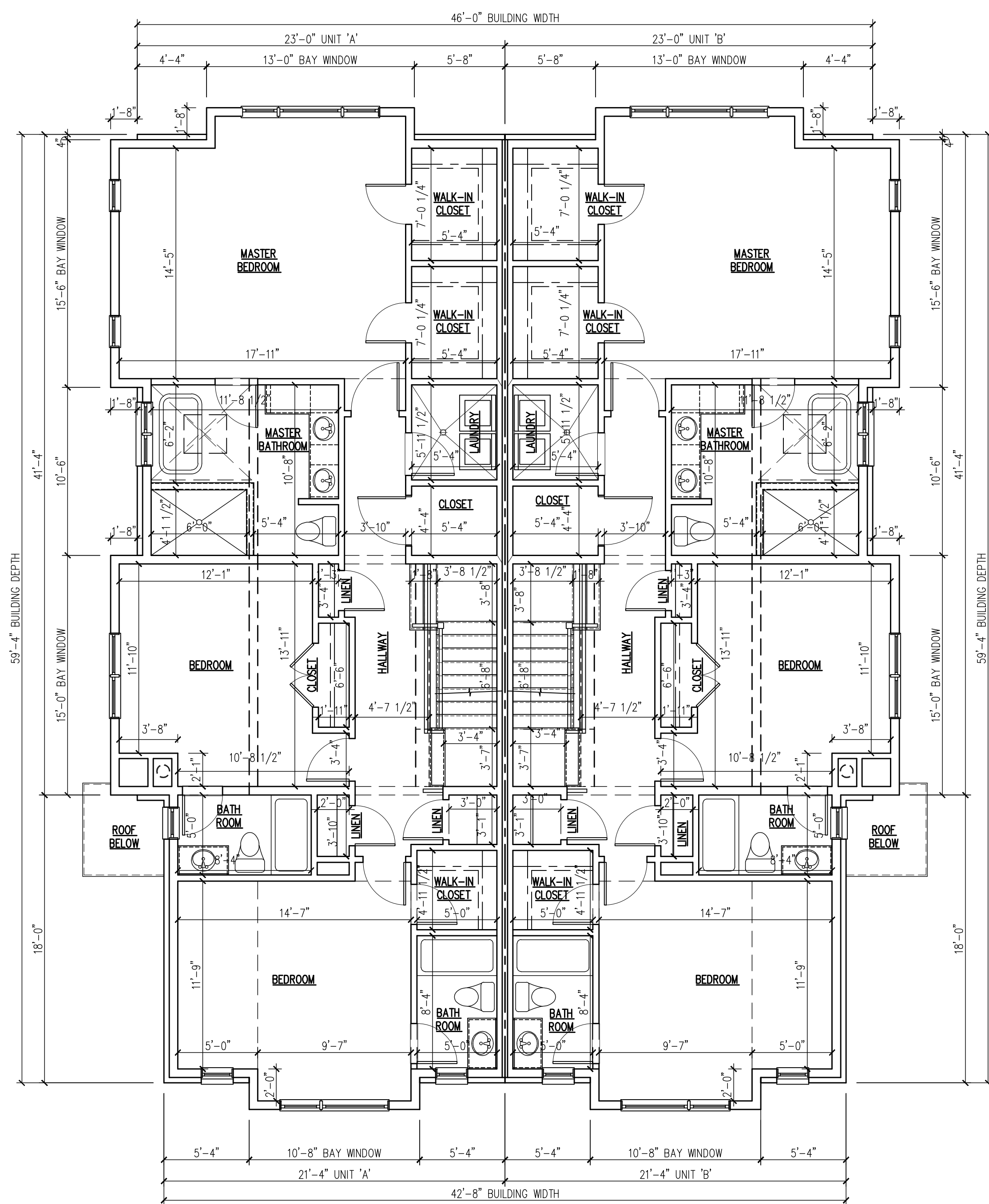
Date	Item
08/25/21	CLIENT REVIEW
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12/22/21	REVISED ZONING BOARD PLANS REMOVAL OF SUB-BASEMENT

PROJECT:
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 Palisades Park, New Jersey
 Block: 717 Lot: 18.01
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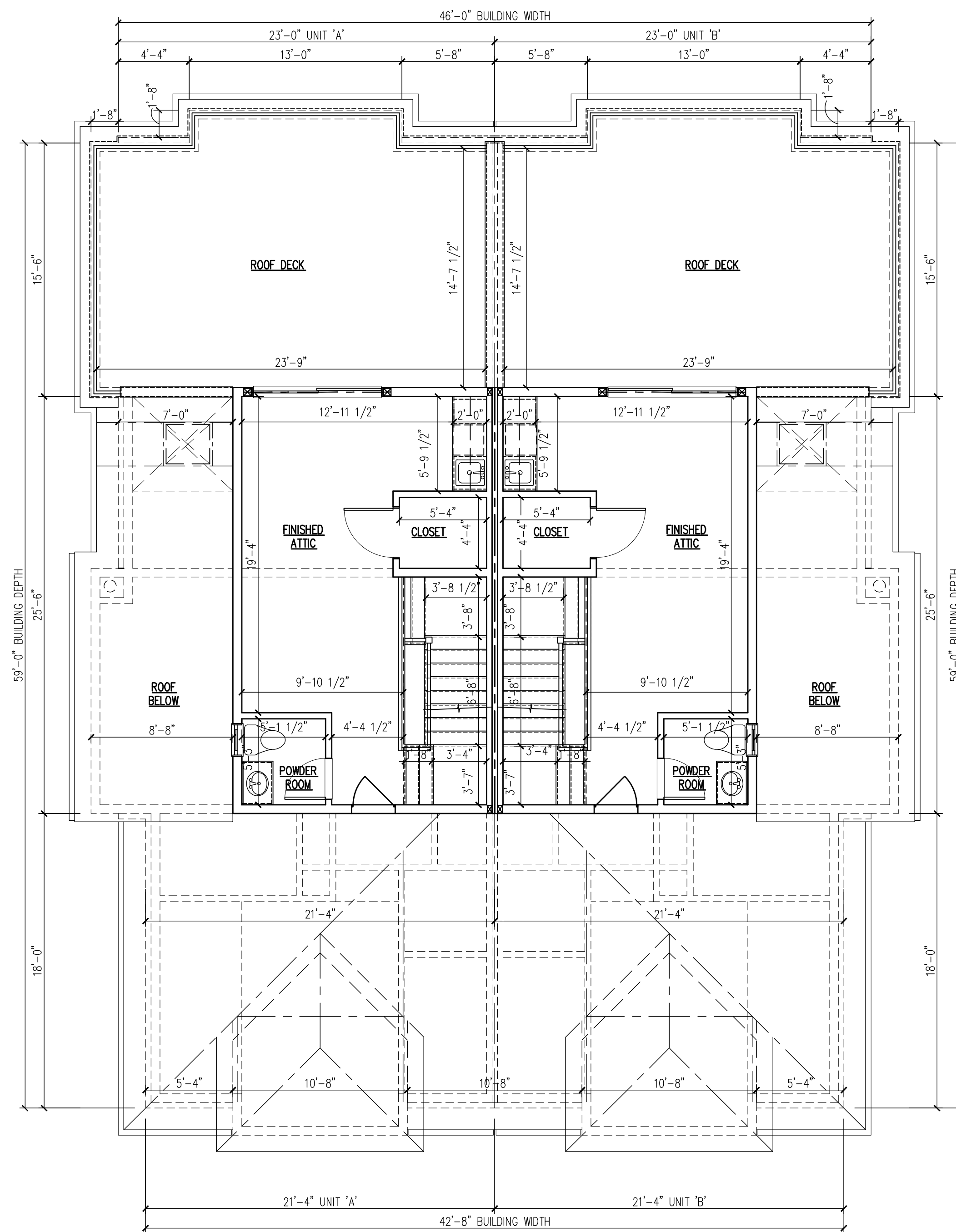
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DRAWING TITLE:	
ELEVATIONS AND BASEMENT	
SCALE:	AS NTD. DATE: 12/04/20
DESIGNED BY:	VC PROJECT#: RSN-21-19
DRAWN BY:	VC CAD FILE:
CHECKED BY:	VC DRAWING #:
PROFESSIONAL SEAL:	DRAWING:
A2	
VASSILIOS COCOROS, RA N.J. LISC. # AI 13644	SHEET #: 2 OF 5

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SECOND FLOOR PLAN 2,851 SQUARE FEET
SCALE: 3/16" = 1'-0"



ATTIC FLOOR PLAN 1,596 SQUARE FEET
SCALE: 3/16" = 1'-0"

THE BOROUGH OF PALISADES PARK ZONING BOARD OF ADJUST. APPROVED THIS PLAN BY MEMORIALIZING RESOLUTION AT ITS REGULAR MEETING ON _____ PLEASE SEE AFFIXED RESOLUTION FOR ANY ADDITIONAL CONDITIONS OF APPROVAL SET BY THE BOARD

BOARD ENGINEER _____ DATE _____
BOARD SECRETARY _____ DATE _____
BOARD CHAIRPERSON _____ DATE _____

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Date	Item
08/25/21	CLIENT REVIEW
09/10/21	ZONING REVIEW
12/22/21	REVISED ZONING BOARD PLANS REMOVAL OF SUB-BASEMENT

PROJECT:
Proposed New:
Two Family Dwelling
Located at:
117 Morningside Lane
Palisades Park, New Jersey
Block: 717 Lot: 18.01
AA Zone

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DRAWING TITLE: FLOOR PLANS	
SCALE: AS NTD.	DATE: 12/04/20
DESIGNED BY: VC	PROJECT#: RSN-21-19
DRAWN BY: VC	CAD FILE:
CHECKED BY: VC	DRAWING #:
PROFESSIONAL SEAL:	DRAWING: A3
VASSILIOS COCOROS, RA N.J. LIC. # AI 13644	SHEET #: 3 OF 5

- NOTES:
- PROPERTY DESCRIPTION:
117 MORNINGSIDE LANE
PALISADES PARK, NEW JERSEY
TAX MAP BLOCK: 717 LOT: 18.01
 - ALL CONSTRUCTION WORK MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE NEW JERSEY UNIFORM CONSTRUCTION CODE, FEDERAL, STATE, AND LOCAL REQUIREMENTS, MANUFACTURER'S INSTALLATION REQUIREMENTS AND PROCEDURES, AND GOOD CONSTRUCTION AND ENGINEERING PRACTICE AS PERTAINS TO SAFETY.
 - CURBS, DRIVEWAYS, SIDEWALKS AND STORM SEWERS SHALL BE CONSTRUCTED TO BOROUGH SPECIFICATIONS.
 - ANY ADJACENT STRUCTURES, RETAINING WALLS, LANDSCAPING, CURBS, PIPING, PAVEMENT, FENCES, ETC. DAMAGED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED.
 - ALL ROOF LEADERS SHALL BE CONNECTED INTO SEEPAGE PITS.
 - PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTHS OF ALL UTILITIES AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS W/ THIS PLAN.

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PROJECT:
Proposed New:
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Located at:
117 Morningside Lane
Palisades Park, New Jersey
Block: 717 Lot: 18.01
AA Zone

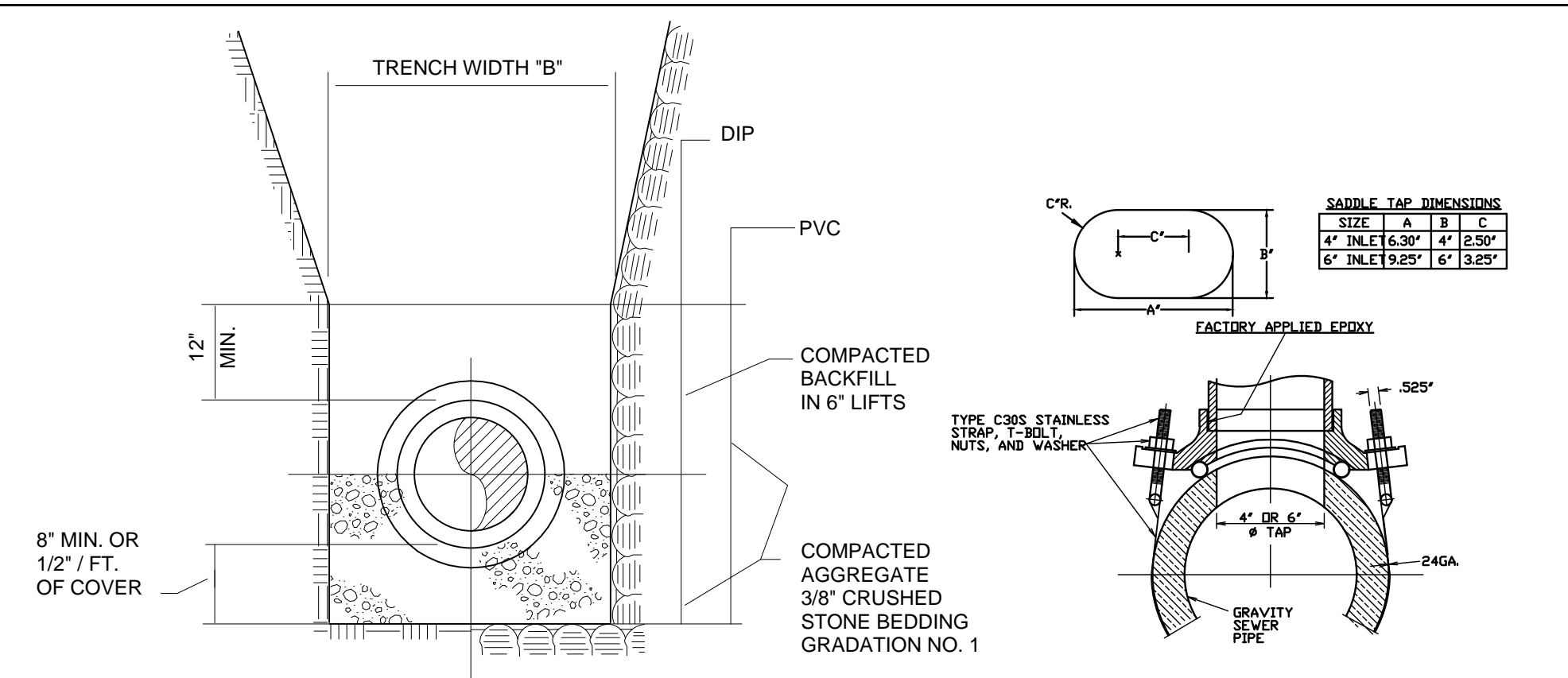
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Date	Item
08/25/21	CLIENT REVIEW
09/10/21	ZONING REVIEW
12/22/21	REVISED ZONING BOARD PLANS REMOVAL OF SUB-BASEMENT

DRAWING TITLE:
SITE PLAN & DETAILS

DESIGNED BY:	AS NTD.	DATE:	11/30/20
DRAWN BY:	VC	PROJECT#:	RSN-21-19
CHECKED BY:	VC	CAD FILE:	
PROFESSIONAL SEAL:	VC	DRAWING #:	

BOARD ENGINEER	DATE
BOARD SECRETARY	DATE
BOARD CHAIRPERSON	DATE



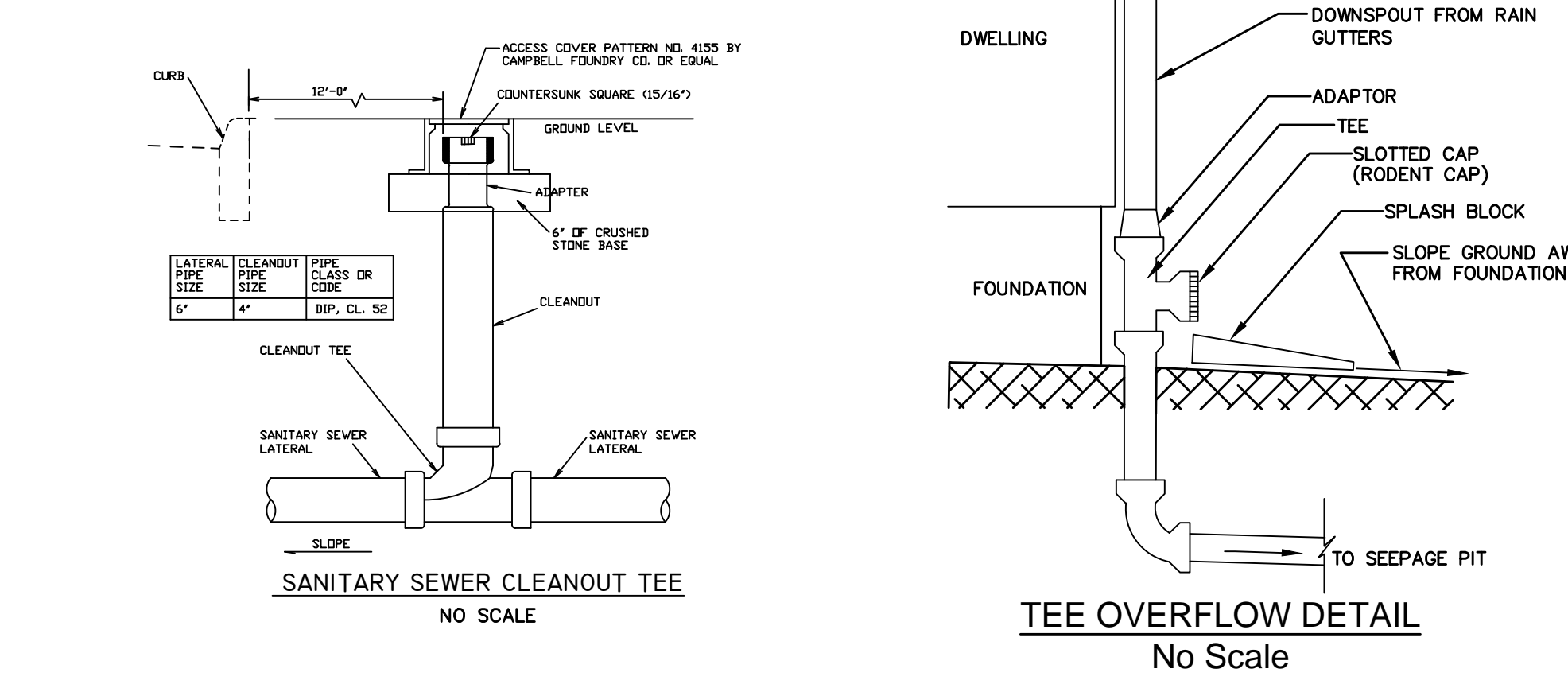
HALF SECTION IN EARTH EXCAVATION
HALF SECTION IN ROCK EXCAVATION

TYPICAL SECTION

- NOTES:
- TRENCH WIDTH "B" IS MEASURED AT A POINT 12" ABOVE TOP OF PIPE. TRENCH WIDTH AT 12" ABOVE TOP OF PIPE CAN NOT EXCEED "B" MAX. TRENCH WIDTH ABOVE THIS POINT CAN EXCEED "B" MAX.
 - TRENCH WIDTH REQUIRED FOR STEEL TRENCH BOXES IN EXCESS OF THE MAXIMUM WIDTHS INDICATED ABOVE WILL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
 - IF THE EXCAVATED NATIVE MATERIAL IS JUDGED TO BE UNSUITABLE FOR BACKFILL BY THE ENGINEER, IT WILL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND REPLACED WITH SELECT FILL.
 - IN UNSTABLE TRENCHES PROVIDE SUFFICIENT 1/2" CRUSHED STONE TO WITHIN 8" OF THE BOTTOM OF PIPE TO PREPARE A FIRM BASE FOR THE 3/4" CRUSHED STONE BEDDING. IF REQUIRED BY THE ENGINEER EXTEND THE 3/4" CRUSHED STONE COMPACTED IN PLACE TO 12" ABOVE THE TOP OF PIPE.
 - BASE AND SURFACE COURSE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH BOROUGH REQUIREMENTS.

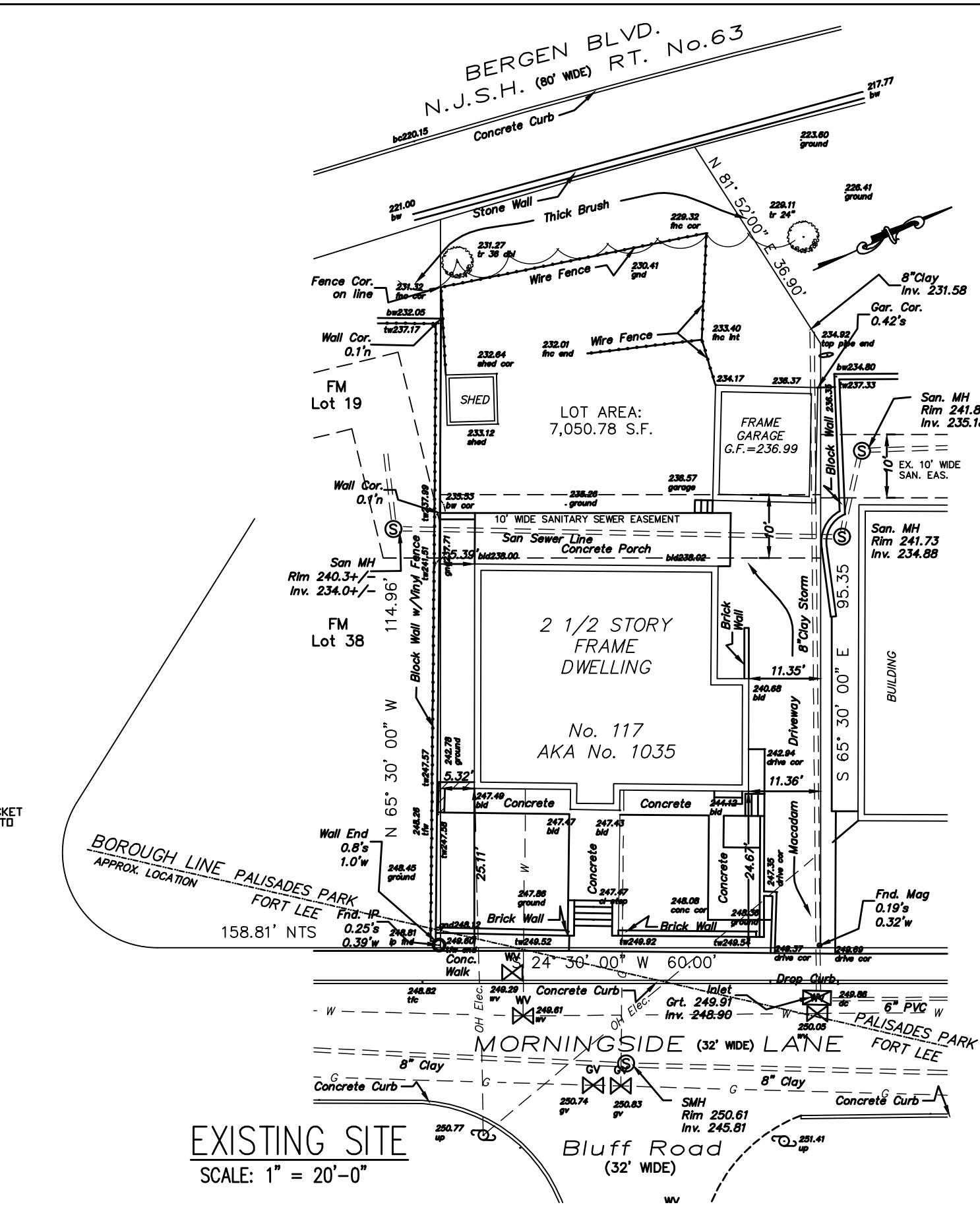
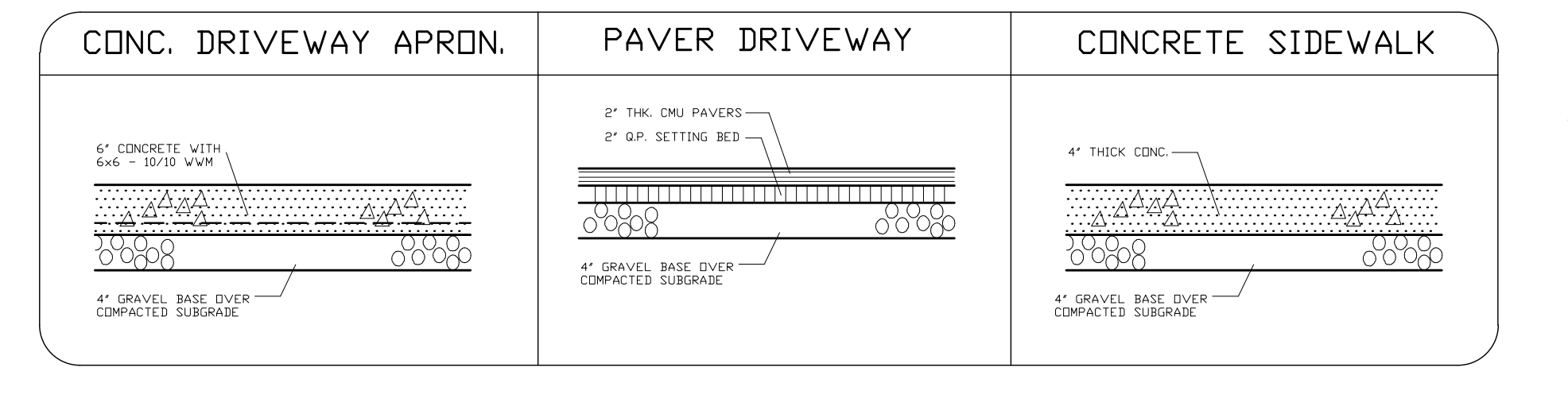
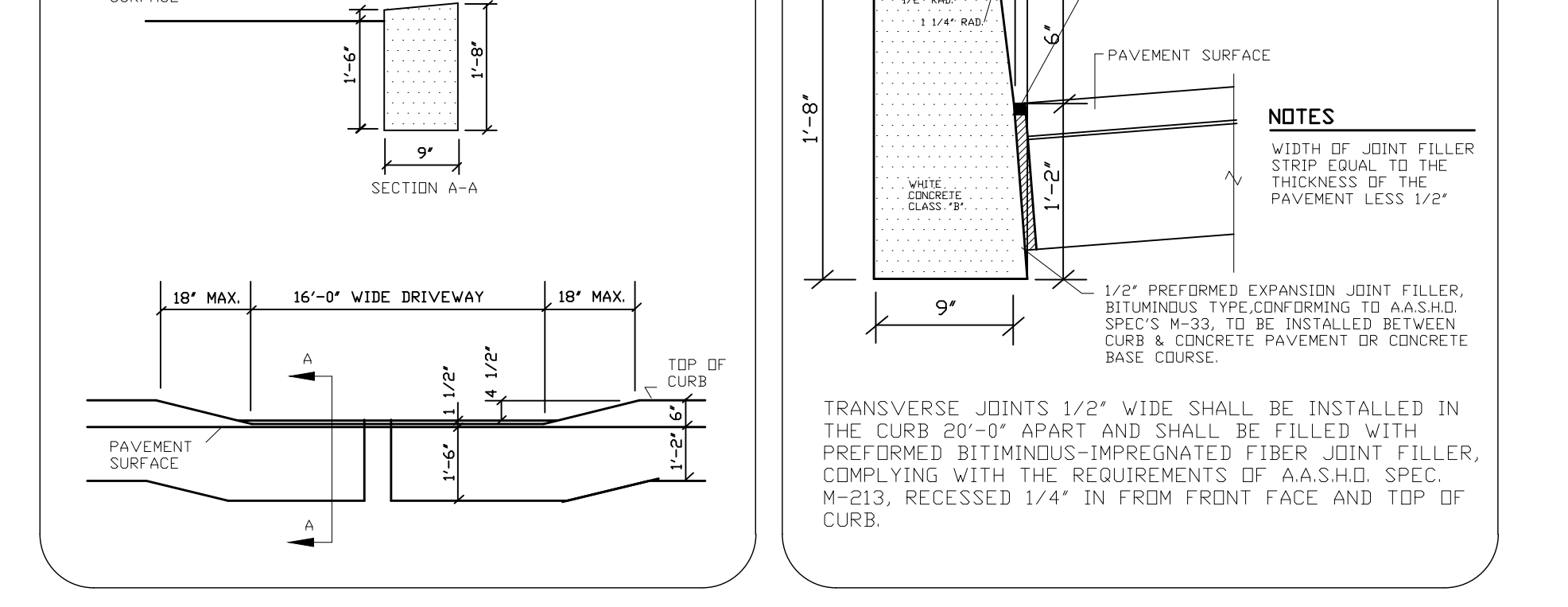
TRENCH WIDTHS

PIPE SIZE	TRENCH WIDTH "B" MIN.	TRENCH WIDTH "B" MAX.
4"	24"	30"
6"	24"	30"
8"	24"	36"
10"	26"	36"
12"	28"	40"
14"	30"	42"
16"	30"	42"
18"	32"	42"
24"	42"	60"
30"	50"	62"
36"	56"	68"



SANITARY SEWER CLEANOUT TEE
TEE OVERFLOW DETAIL

DEPRESSED CONCRETE CURB
CONCRETE CURB

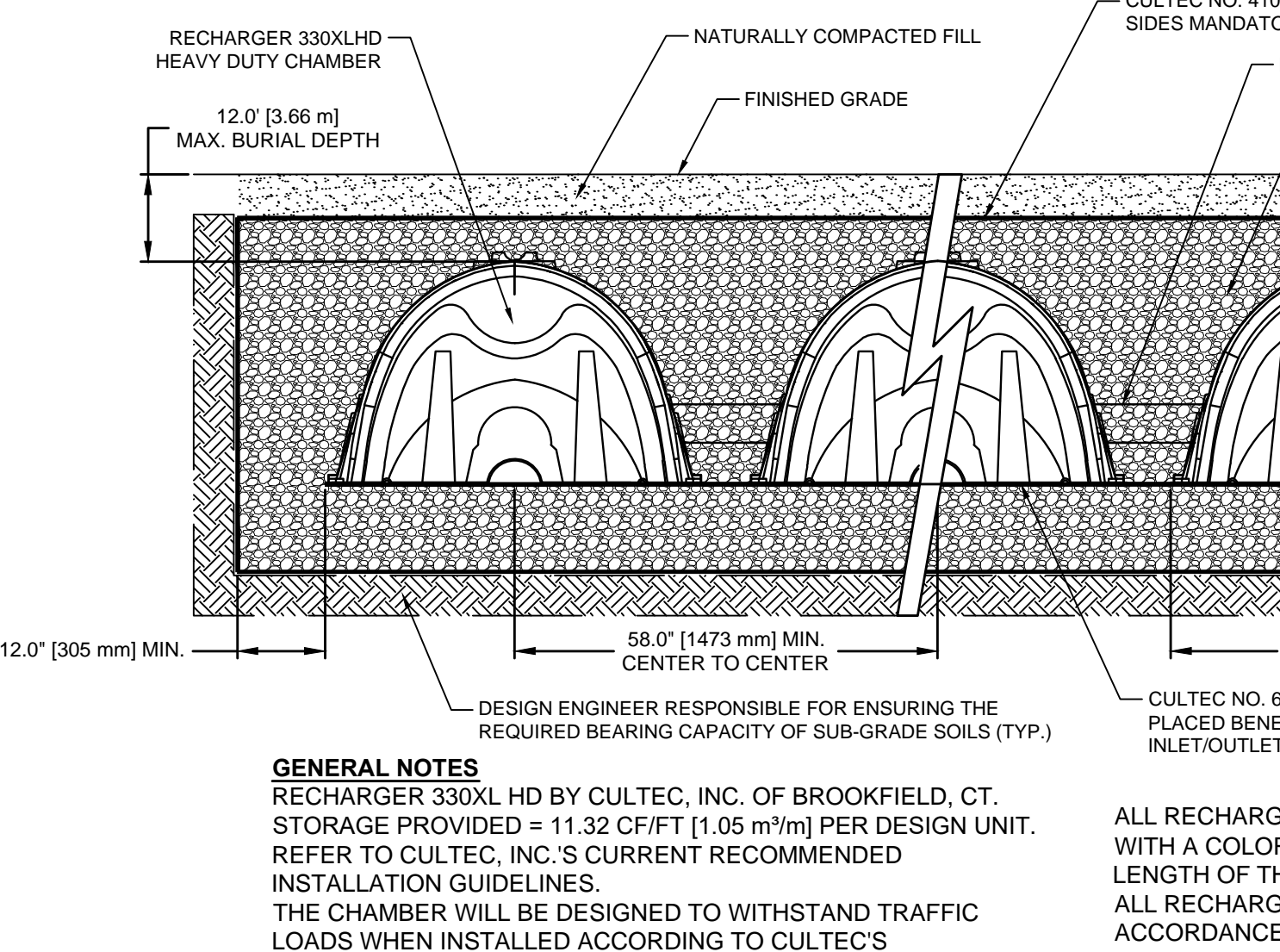


EXISTING SITE
SCALE: 1" = 20'-0"

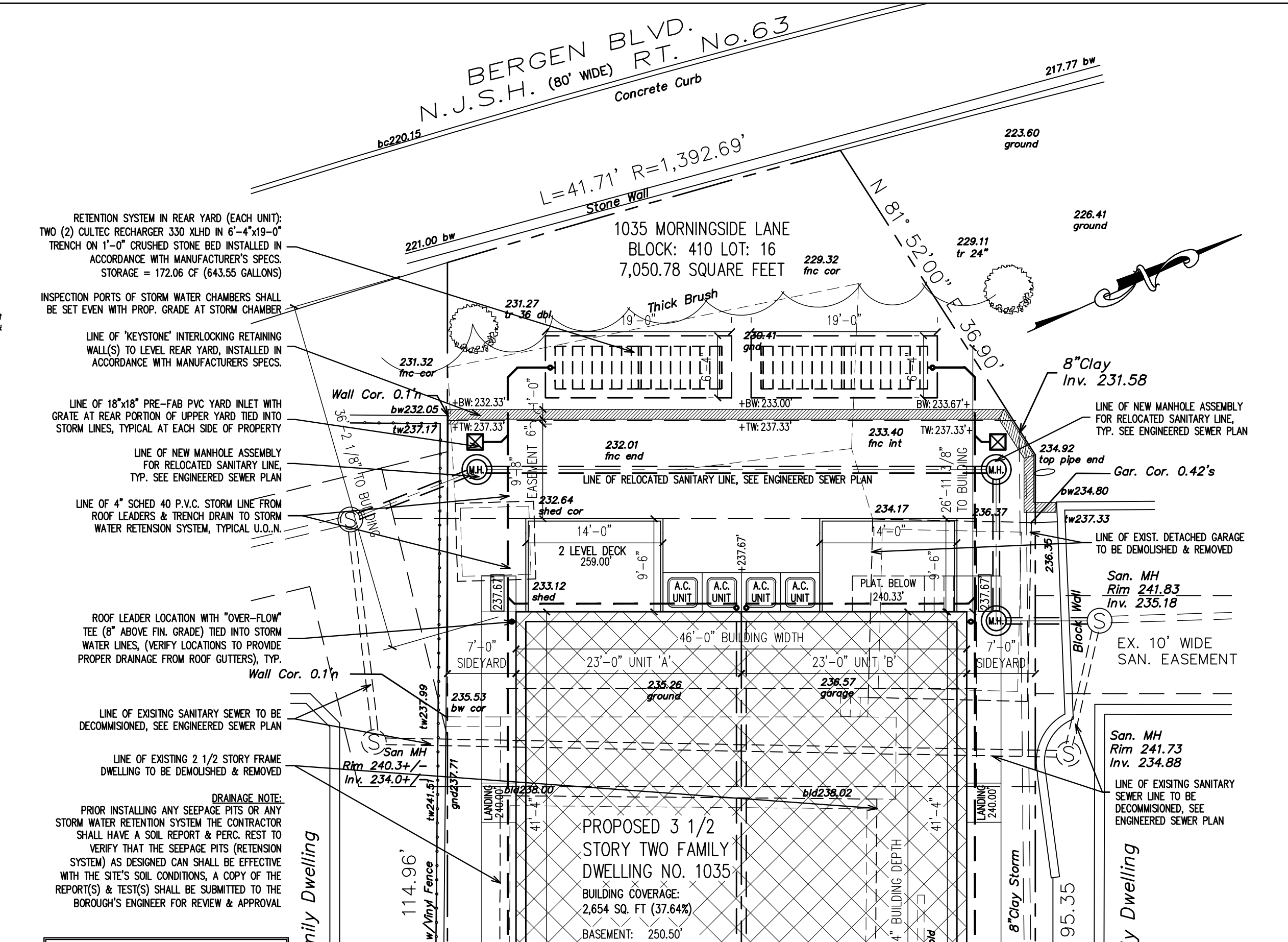
CULTEC RECHARGER 330HD MAINTENANCE SCHEDULE

Frequency	Action
Inlets and Outlets	Every 3 years
CULTEC Stormwater Chambers	2 years after commissioning
Surrounding Site	Monthly in 1 st year

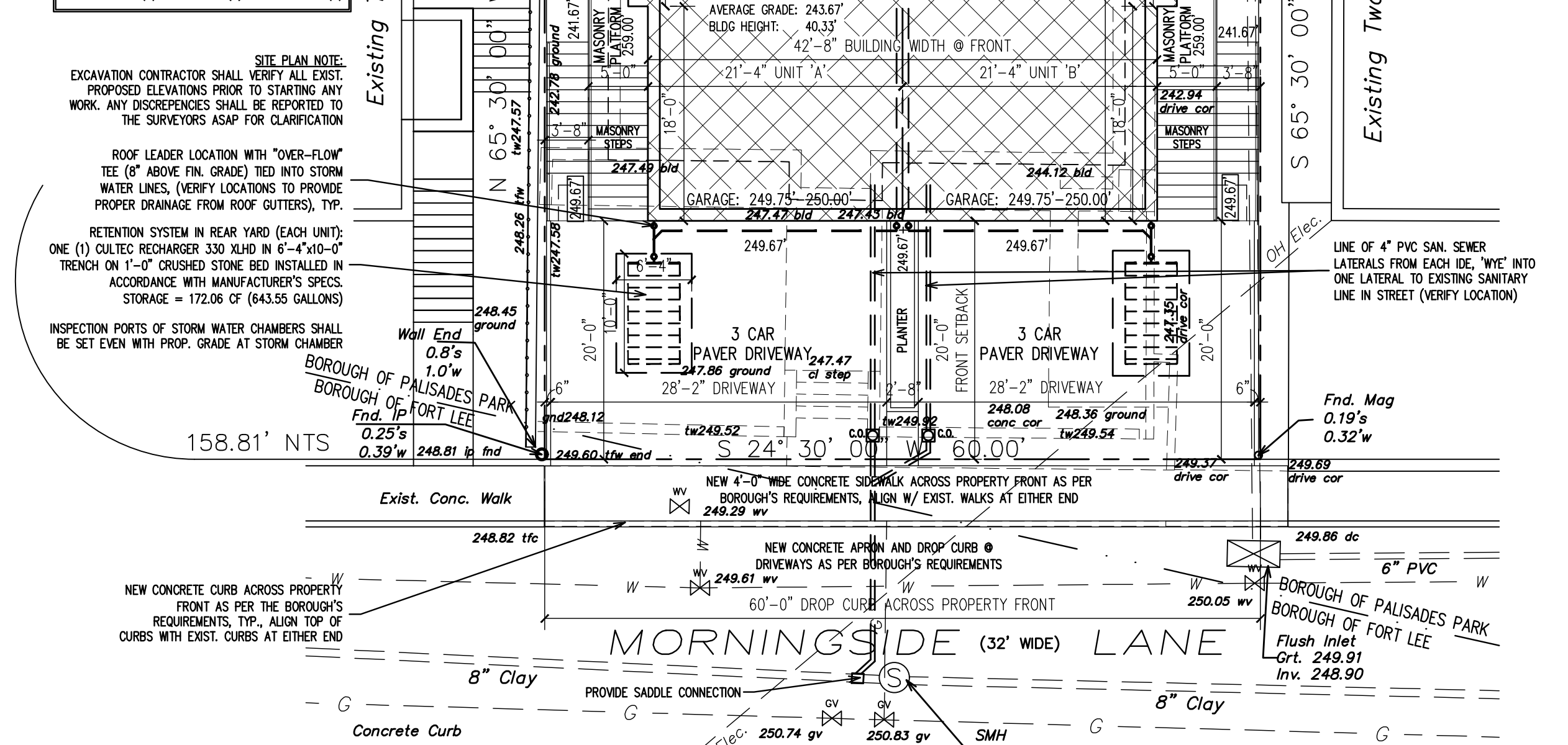
For additional information concerning the maintenance of CULTEC Subsurface Stormwater Management Chambers, please contact CULTEC, Inc. at 1-800-288-5882.



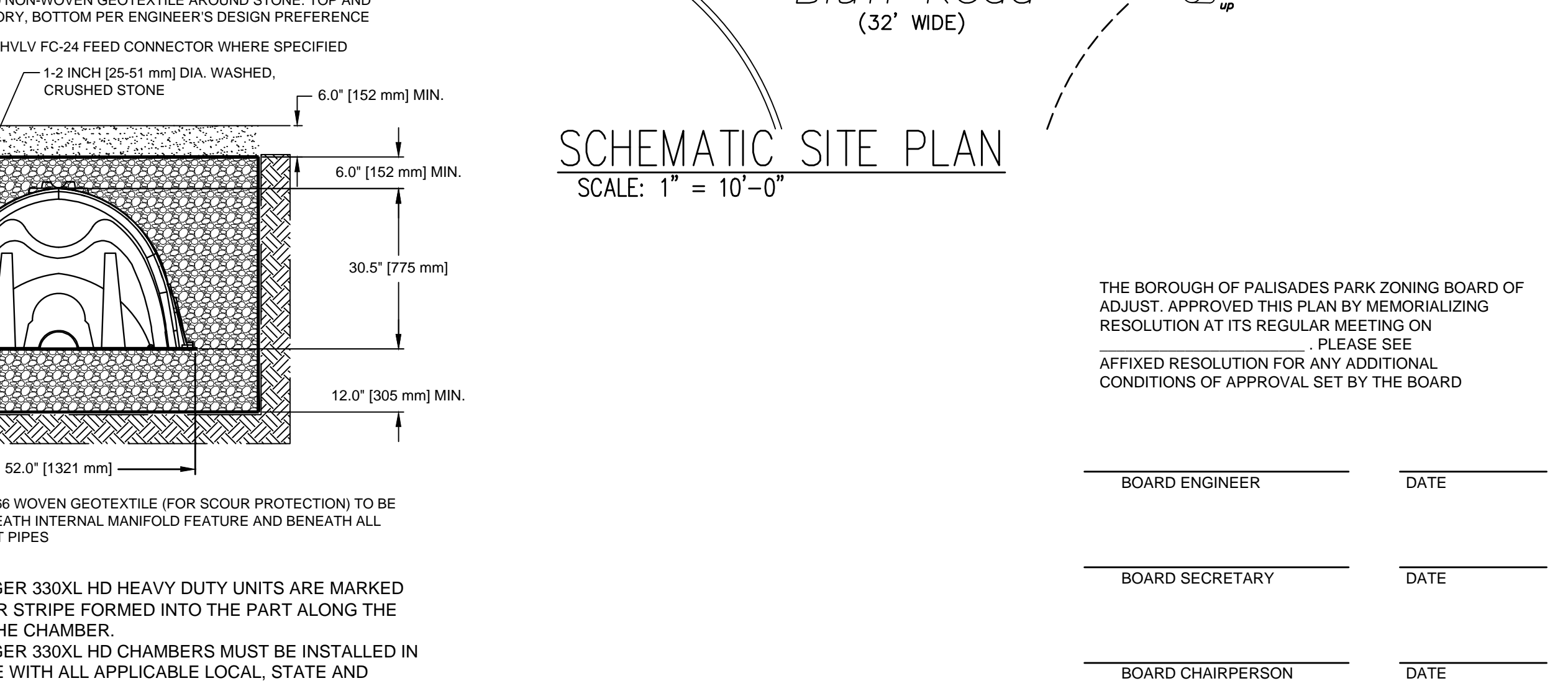
SCHEMATIC SITE PLAN
SCALE: 1" = 10'-0"



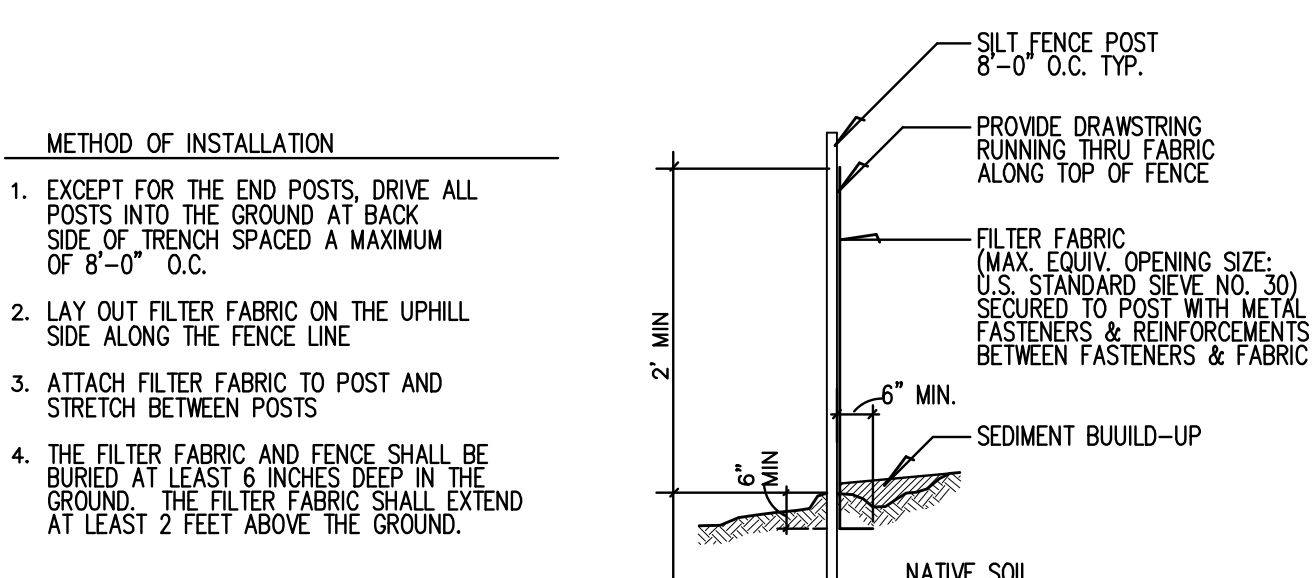
PROPOSED 3 1/2 STORY TWO FAMILY DWELLING NO. 1035
BUILDING COVERAGE: 2,654 SQ. FT. (37.64%)
BASEMENT: 250.50'
SUB-BASEMENT: 240.00'
FIRST FLOOR: 259.50'



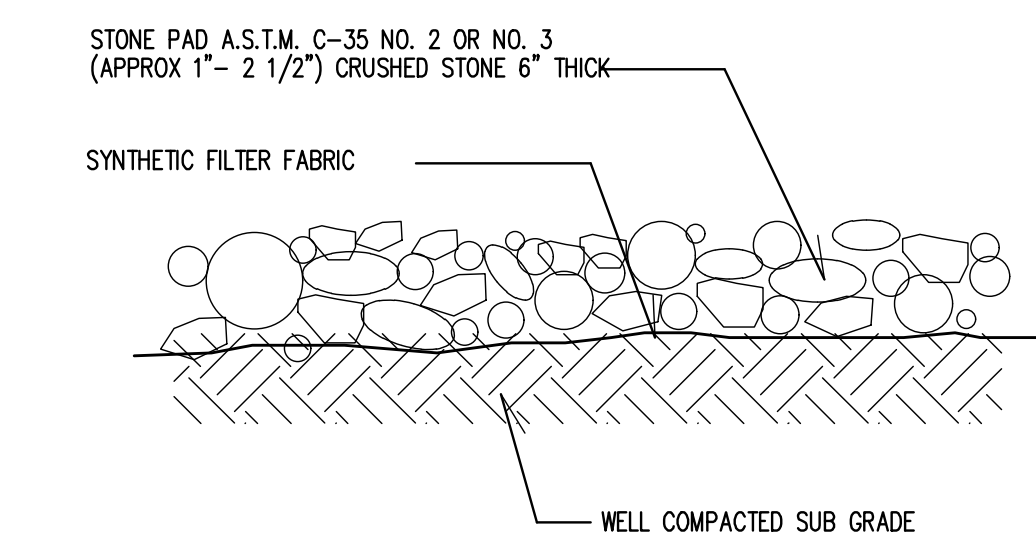
PROPOSED 3 1/2 STORY TWO FAMILY DWELLING NO. 1035
BUILDING COVERAGE: 2,654 SQ. FT. (37.64%)
BASEMENT: 250.50'
SUB-BASEMENT: 240.00'
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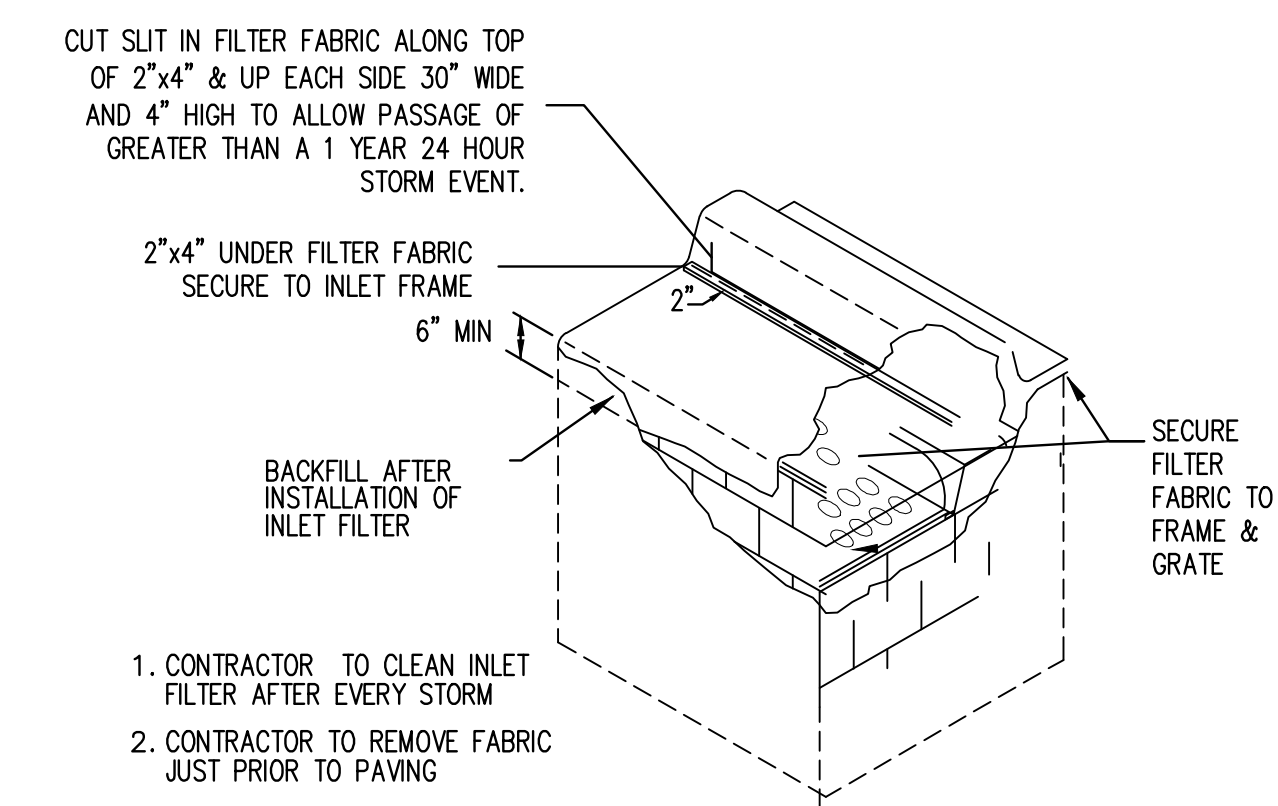
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BASEMENT: 250.50'
SUB-BASEMENT: 240.00'
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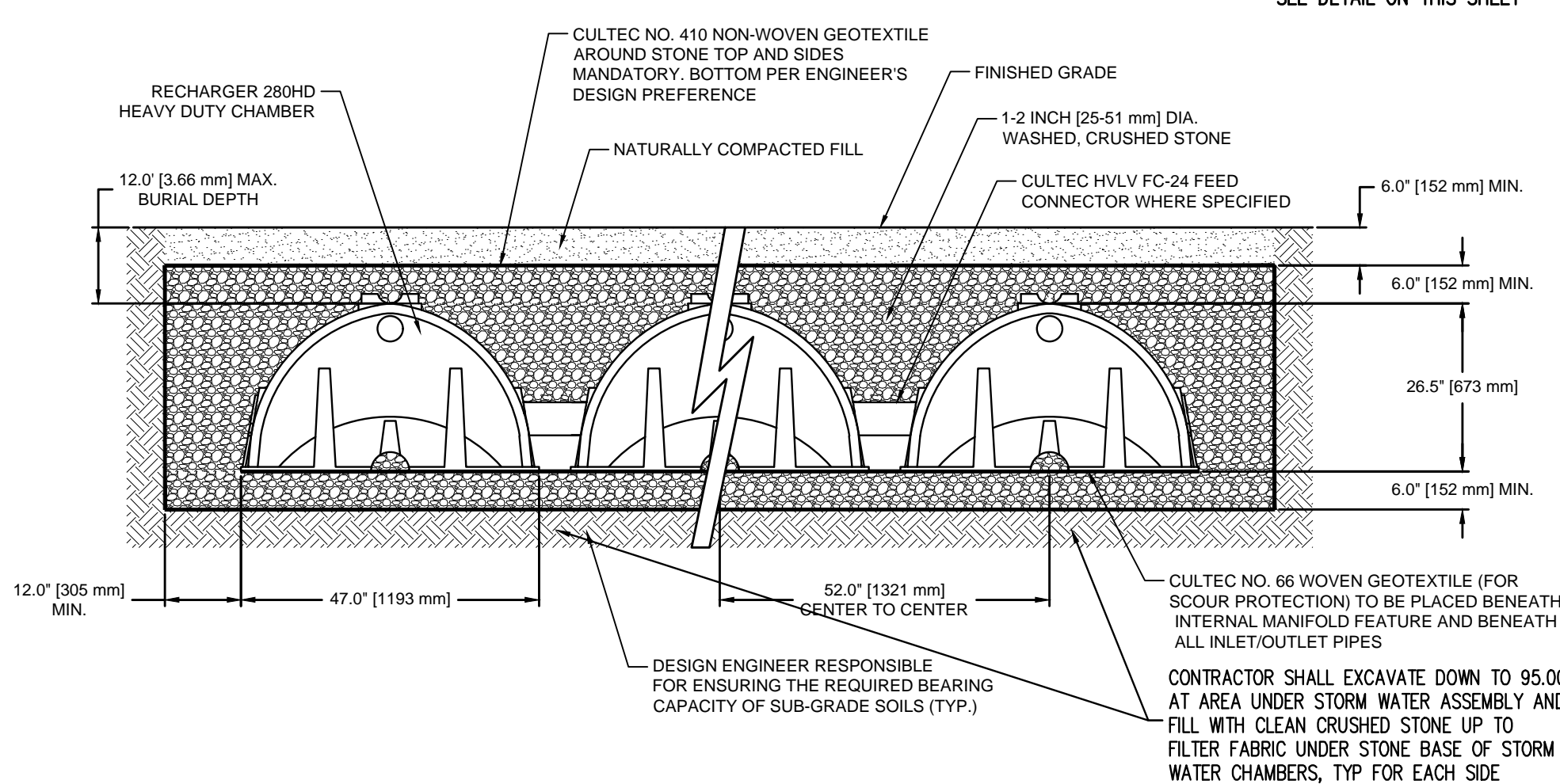
SILT FENCE DETAIL
 SCALE: 3/4" = 1'-0"



STABILIZED CONSTRUCTION PAD DETAIL
 NO SCALE



CURB TYPE INLET FILTER DETAIL
 N.T.S.



GENERAL NOTES
 RECHARGER 280HD BY CULTEC, INC. OF BROOKFIELD, CT.
 STORAGE PROVIDED: 9.21 CF/FT (1.83 m³/m) PER DESIGN UNIT.
 REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
 MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12\"/>

ALL RECHARGER 280HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
 ALL RECHARGER 280HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

LIMIT OF DISTURBANCE TOTAL AREA: ± 7,497 SQ. FT.

SITE LIGHTING NOTE:
 PROPOSED DWELLING SHALL HAVE RESIDENTIAL STYLE 100W (MAX) LIGHT FIXTURES ABOVE EXTERIOR DOORS INCLUDING GARAGE DOORS (2), FRONT ENTRY DOORS (2), SIDE DOOR (2) REAR SLIDERS (6)

SITE PLAN NOTE:
 EXCAVATION CONTRACTOR SHALL VERIFY ALL EXIST. PROPOSED ELEVATIONS PRIOR TO STARTING ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SURVEYORS ASAP FOR CLARIFICATION

ROOF LEADER LOCATION WITH "OVER-FLOW" TEE (8\"/>

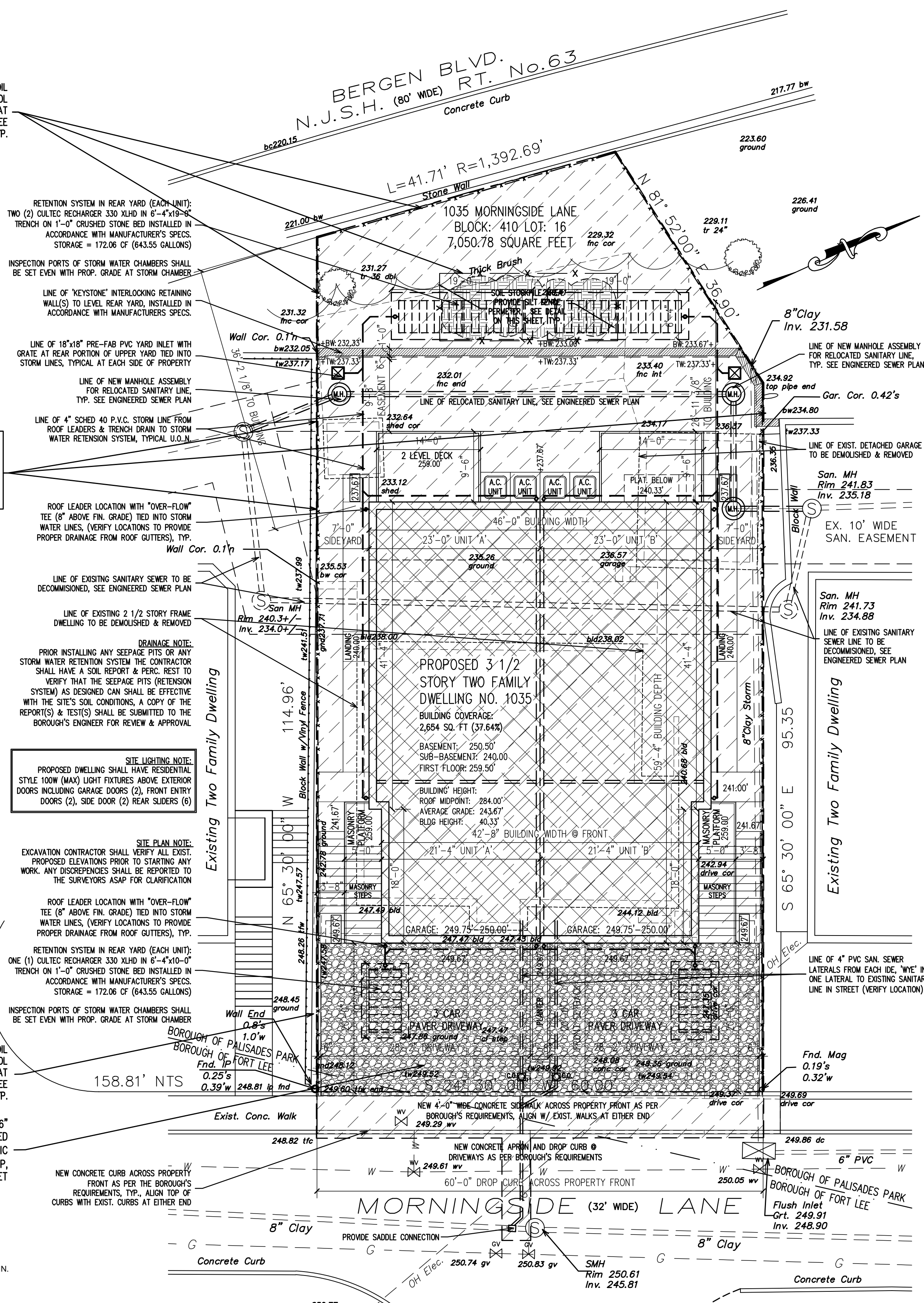
RETENTION SYSTEM IN REAR YARD (EACH UNIT): ONE (1) CULTEC RECHARGER 330 XLHD IN 6'-4\"/>

LINE OF SILT FENCE FOR SOIL EROSION & SEDIMENT CONTROL PROTECTION. TYPICAL AT PERIMETER OF PROPERTY, SEE DETAIL ON THIS SHEET, TYP.

SOIL EROSION/SEDIMENT CONTROL PLAN
 SCALE 1" = 10'-0"

As per determination by the NJDA that projects located in an urban redevelopment area are excluded from soil compaction remediation and testing requirements, this project is EXEMPT from soil compaction testing and remediation as it is located in an Urban Redevelopment Area.

NO MAJOR CHANGE IN GRADE. BUILDING SHALL BE LOCATED WITHIN EXIST. CONTOURS, THERE SHALL BE NO IMPORT OR EXPORT OF SOIL TO OR FROM THIS SITE



CONSTRUCTION SEQUENCE:

1. Demolish and remove existing dwelling
2. Install stabilized construction access pad
3. Install filter fabric silt fence
4. Construct proposed dwellings
5. Incorporate stabilized construction pad into base for driveway
6. Perform final grading, paving & landscaping. Uniformly apply topsoil to an average depth of 5", minimum of 4", firmed in place.
7. Remove filter fabric silt fence.

BERGEN COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. All soil erosion and sediment control practices will be installed in accordance with the standards for Soil Erosion and Sediment Control in New Jersey (NJ Standards), and will be installed in proper sequence and maintained until permanent stabilization is established.
2. Any disturbed area that will be left exposed for more than thirty (30) days and not subject to construction traffic shall immediately receive a temporary seeding and mulching. If the season prohibits temporary seeding, the disturbed area will be mulched with unrotted straw at a rate of 2 tons per acre anchored by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binder).
3. Immediately following initial disturbance or rough grading, all critical areas subject to erosion will receive a temporary seeding in combination with straw mulch or a suitable equivalent, at rate of 2 tons per acre, according to the NJ Standards.
4. Stabilization Specifications:
 - A. Temporary Seeding and Mulching:
 - Ground Limestone - Applied uniformly to soil test recommendations.
 - Fertilizer - Apply 11lbs./1,000 sf of 10-20-10 or equivalent with 50% water insoluble nitrogen (unless soil test indicates otherwise) worked into the soil a minimum of 4".
 - Seed - perennial ryegrass 100 lbs./acre (2.3 lbs./1,000 sf) or other approved seeds; plant between March 1 and May 15 or between August 15 and October 1.
 - Mulch - Unrotted straw or hay at a rate of 70 to 90 lbs./1,000 sf applied to achieve 95% soil surface coverage. Mulch shall be anchored by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binder).
 - B. Permanent Seeding and Mulching:
 - Topsoil - A uniform application to an average depth of 5", minimum of 4" firmed in place is required.
 - Ground Limestone - Applied uniformly according to soil test recommendations.
 - Fertilizer - Apply 11 lbs./1,000 sf of 10-10-10 or equivalent with 50% water insoluble nitrogen (unless a soil test indicates otherwise) worked into the soil a minimum of 4".
 - Seed - Turf type tall fescue (blend of 3 cultivars) 350 lbs./acre (8 lbs./1,000 sf) or other approved seeds; plant between March 1 and October 1 (summer seedings require irrigation).
 - Mulch - Unrotted straw or hay at rate of 70 to 90 lbs./1,000 sf applied to achieve 95% soil surface coverage. Mulch shall be anchored by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binder).
5. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
6. Soil erosion and sediment control measures will be inspected and maintained on a regular basis, including after every storm event.
7. Stockpiles are not to be located within 50' of a floodplain, slope, roadway or drainage facility. The base of all stockpiles shall be contained by a hydraulic sediment barrier or silt fence.
8. A crushed stone wheel-cleaning blanket will be installed wherever a construction access road intersects any paved roadway. Silt blanket will be composed of "1-2 1/2", 6 thick, will be at least 30'x100' and should be underlain with a suitable synthetic sediment filter fabric and maintained.
9. Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved by the District.
10. Driveway must be stabilized with "1-2 1/2" crushed stone or sub-base prior to individual lot construction.
11. All soil washed, dropped, spilled or tracked outside the limit of disturbance or onto public right-of-ways, will be removed immediately. Paved roadways must be kept clean at all times.
12. Catch basin inlets will be protected with an inlet filter designed in accordance with Section 28-1 of the New Jersey Standard.
13. Storm drainage outlets will be stabilized, as required, before the discharge points become operational.
14. Dewatering operations must discharge directly into a sediment control bag other approved filter in accordance with Section 14-1 of the New Jersey Standards.
15. Dust shall be controlled via the application of water, calcium chloride or other approved method in accordance with Section 16-1 oth the New Jersey Standards.
16. Trees to remain after construction are to be protected with suitable fence installed at the drip line or beyond in accordance with Section 9-1 of the New Jersey Standards.
17. The Project Owner shall be responsible for any erosion or sedimentation that may occur below stormwater outfalls or off-site as a result of construction of the project.
18. Any revision to the certified Soil Erosion & Sediment Control Plan must be submitted to the District for review and approval prior to implementation in the field.
19. A copy of the certified Soil Erosion and Sediment Control Plan must be available at the project site throughout construction.
20. The Bergen County Soil Conservation District must be notified, IN WRITING, at least 48 hours prior to any land disturbance: Bergen County Soil Conservation District, 700 Kinderkamack Road, Suite 106, Oradell, New Jersey 07649. Tel: 201-261-4407; Fax: 201-261-7573.
21. The Bergen County Soil Conservation District may request additional measures to minimize on or off-site erosion problems during construction.
22. The Owner must obtain a district issued report of compliance prior to issuance of any certificate of occupancy. The District requires at least one week's notice to facilitate the scheduling of all report of compliance inspections. All site work must be completed, including temporary/permanent stabilization of all exposed areas, prior to the issuance of a compliance by the District.

THE BOROUGH OF PALISADES PARK ZONING BOARD OF ADJUST. APPROVED THIS PLAN BY MEMORIALIZING RESOLUTION AT ITS REGULAR MEETING ON _____ PLEASE SEE AFFIXED RESOLUTION FOR ANY ADDITIONAL CONDITIONS OF APPROVAL SET BY THE BOARD

BOARD ENGINEER	DATE
BOARD SECRETARY	DATE
BOARD CHAIRPERSON	DATE

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PROJECT:
 Proposed New:
Two Family Dwelling
 Located at:
117 Morningside Lane
Palisades Park, New Jersey
Block: 717 Lot: 18.01
AA Zone

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Date	Item
08/25/21	CLIENT REVIEW
09/10/21	ZONING REVIEW
12/22/21	REVISED ZONING BOARD PLAN REMOVAL OF SUB-BASEMENT

DRAWING TITLE:

SCALE:	AS NTD.	DATE:	11/30/20
DESIGNED BY:	VC	PROJECT#:	RSN-21-19
DRAWN BY:	VC	CAD FILE:	
CHECKED BY:	VC	DRAWING #:	

PROFESSIONAL SEAL: DRAWING:

S2