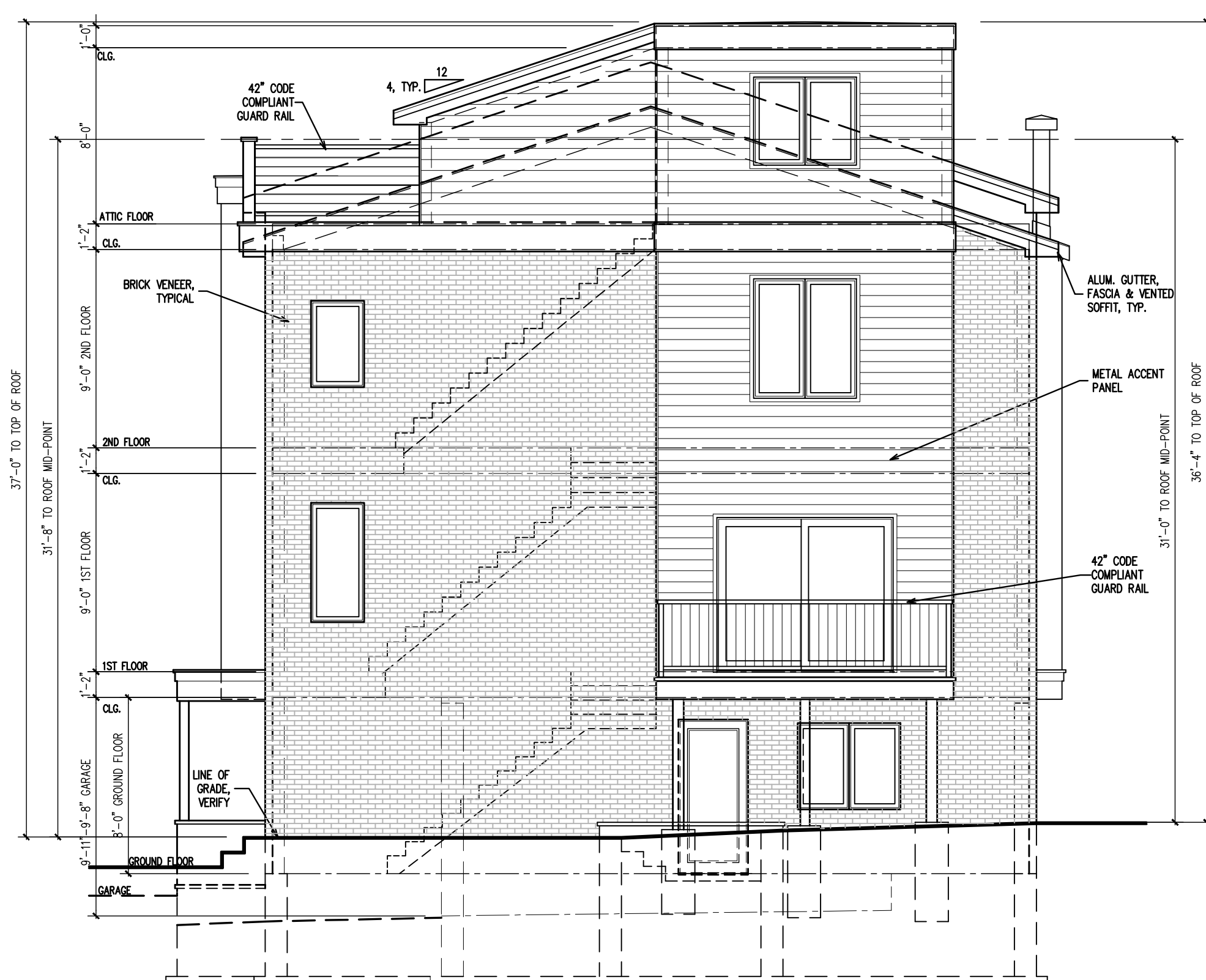




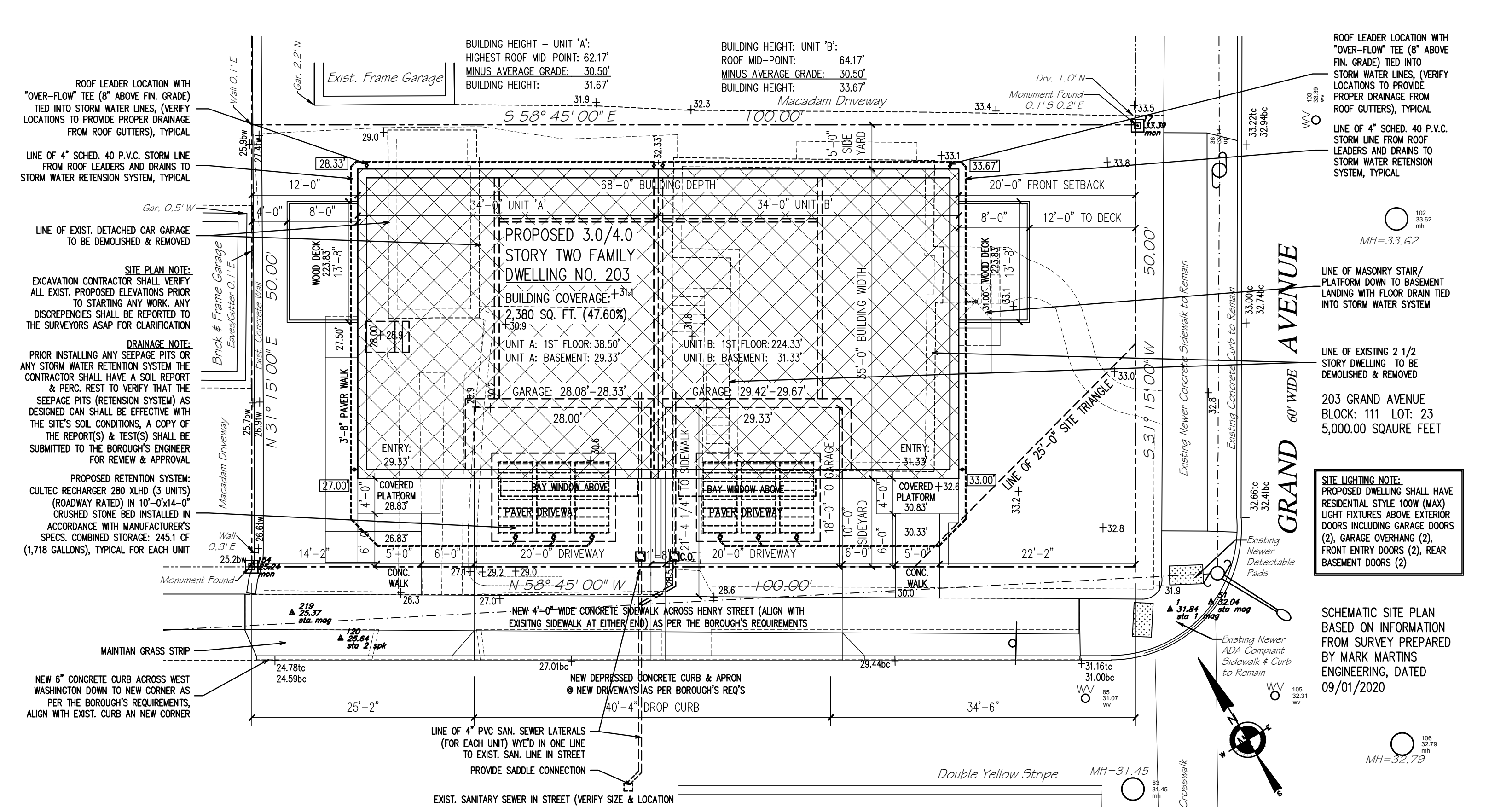
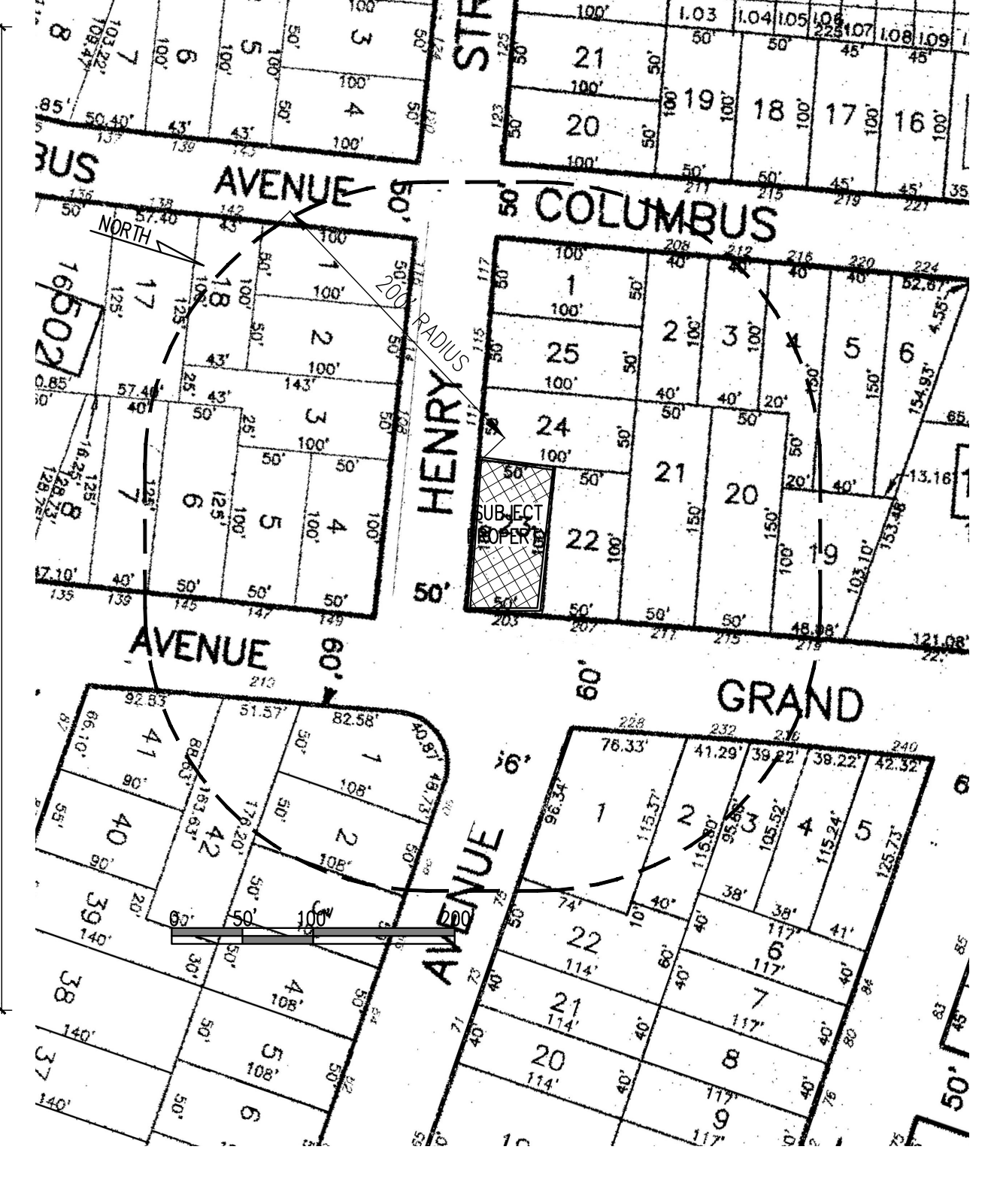
REAR ELEVATION - LEFT OF UNITS  
SCALE: 3/16" = 1'-0"



LEFT ELEVATION - FRONT OF UNITS (FACING HENRY STREET)  
SCALE: 3/16" = 1'-0"



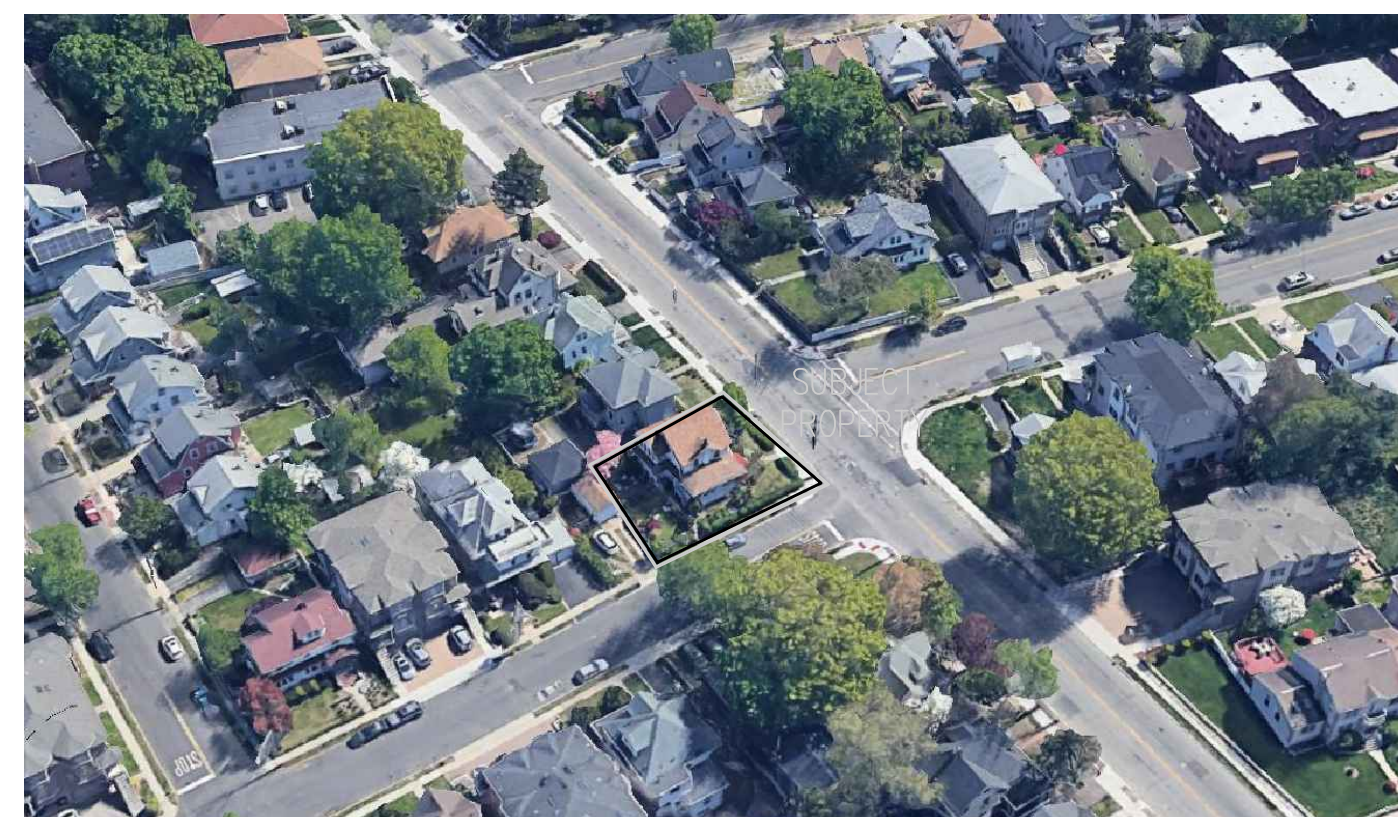
FRONT ELEVATION - RIGHT OF UNITS (FACING GRAND AVENUE)  
SCALE: 3/16" = 1'-0"



SCHEMATIC SITE PLAN HENRY 50' WIDE STREET  
SCALE: 1" = 10'-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 \_\_\_\_\_



AERIAL PHOTO OF EXIST. PROPERTY

203 GRAND AVENUE, PALISADES PARK ZONING INFORMATION - UNDER AA ZONE

CATEGORY:	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (EXIST.):	5,000 SQUARE FEET	5,000 SQUARE FEET	NO
LOT WIDTH (EXIST.):	50.00 FEET	50.00 FEET	NO
BUILDING COVERAGE:	2,500 SQ. FT. (MAX) 40.00%	2,380 SQUARE FEET 47.60%	YES
FRONT YARD:	20.00 FEET (1)	20.00 FEET	NO
FRONT YARD PLATFORM:	4.00 FEET ENCROACHMENT	8.00 FEET TO DECK	YES
RIGHT SIDE YARD:	5.00 FEET (2)	5.00 FEET	NO
LEFT SIDEYARD:	15.00 FEET (2)	10.00 FEET	YES
REAR YARD:	25.00 FEET	12.00 FEET	YES
BUILDING HEIGHT:	2.5 STORIES 28.00 FEET	3.0/4.0 STORIES 33.67 FEET	YES

(1) BASED ON PREVAILING SETBACK ON WEST SIDE OF GRAND AVENUE  
(2) BASED ON 50'X100' CORNER LOT REQUIREMENTS  
(3) MEASURED FROM AVERAGE GRADE TO ROOF MID-POINT OF HIGHER UNIT (UNIT 'B')

**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
10/15/20	CLIENT REVIEW
10/28/20	FIRST ZONING BOARD REVIEW
04/12/21	2ND ZONING BOARD SUBMISSION TWO FAMILY PROPOSED

**PROJECT:**  
Proposed New:  
**Two Family Dwelling**

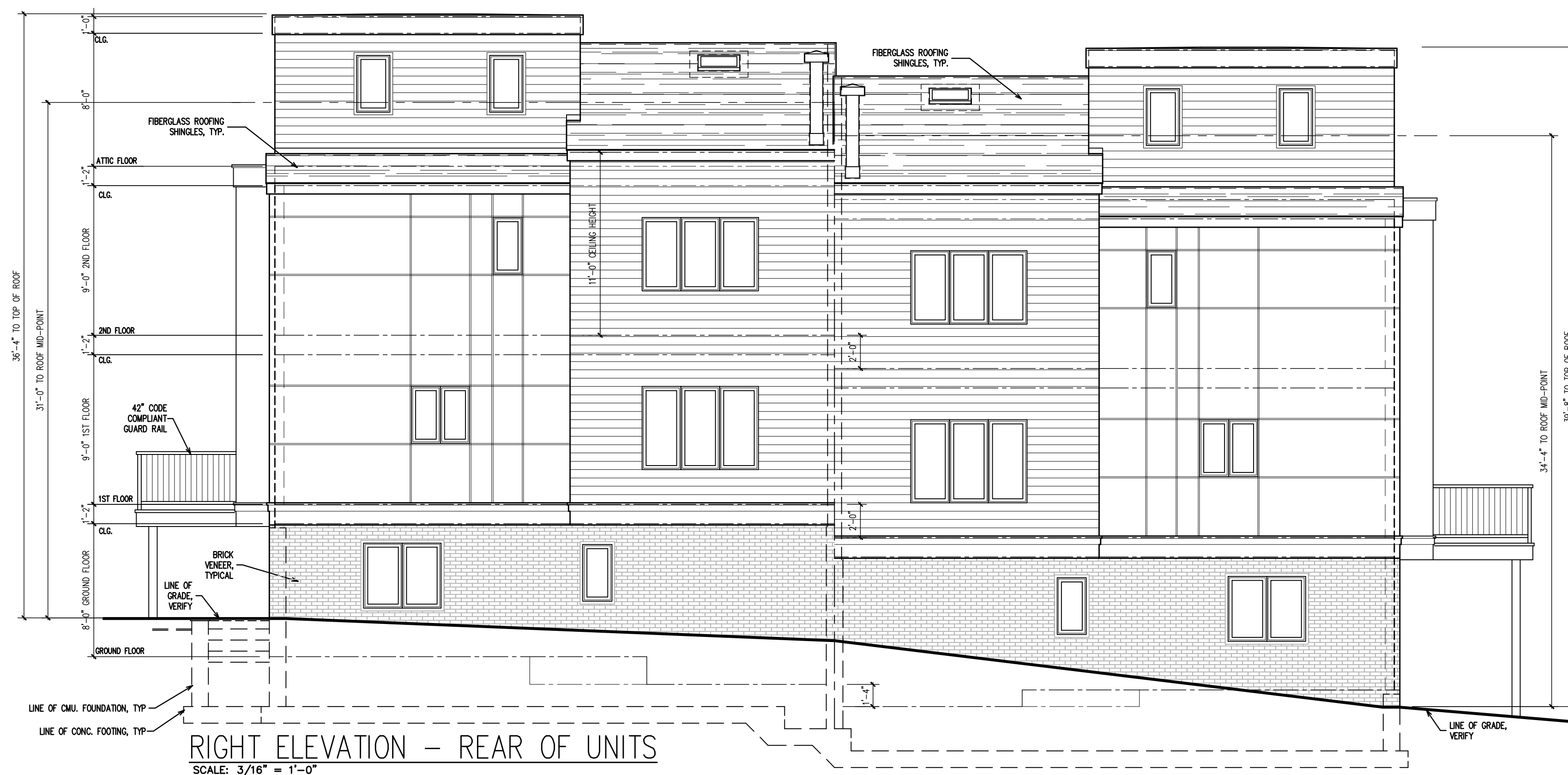
203 Grand Avenue  
Palisades Park, New Jersey  
Block: 111 Lot: 23  
AA Zone

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

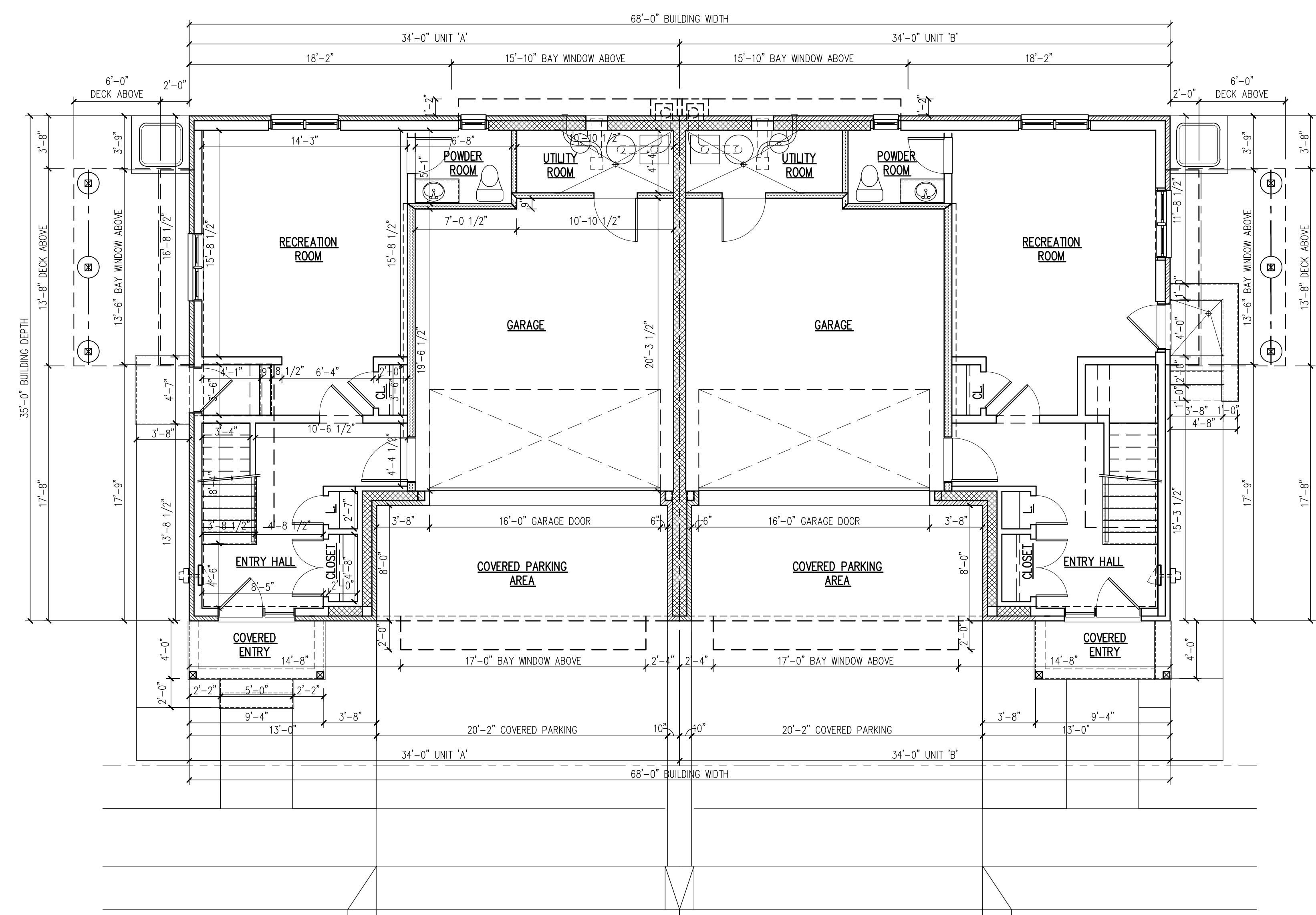
DRAWING TITLE:	
SCALE:	AS NOTED
DATE:	09/22/20
DESIGNED BY:	VC PROJECT#: DL-20-02
DRAWN BY:	VC CAD FILE:
CHECKED BY:	VC DRAWING #:
PROFESSIONAL SEAL:	DRAWING:
A1	
VASSILIOS COCOROS, RA N.J. LIC. # A13644	SHEET #: 1 OF 5

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



GROUND FLOOR PLAN  
 SCALE: 3/16" = 1'-0"

GROSS AREA: 2,057 SQUARE FEET  
 FINISHED AREA: 1,145 SQUARE FEET

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PROJECT:

Proposed New:  
**Two Family Dwelling**

203 Grand Avenue  
 Palisades Park, New Jersey  
 Block: 111 Lot: 23  
 AA Zone

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Date	Item
10/15/20	CLIENT REVIEW
10/28/20	FIRST ZONING BOARD REVIEW
04/12/21	2ND ZONING BOARD SUBMISSION TWO FAMILY PROPOSED

DRAWING TITLE:  
 FLOOR PLAN & ELEVATION

SCALE: AS NTD. DATE: 09/22/20

DESIGNED BY: VC PROJECT#: DL-20-02

DRAWN BY: VC CAD FILE:

CHECKED BY: VC DRAWING #:

PROFESSIONAL SEAL: DRAWING:

A2

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

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

**PROJECT:**  
 Proposed New:  
**Two Family Dwelling**  
 203 Grand Avenue  
 Palisades Park, New Jersey  
 Block: 111 Lot: 23  
 AA Zone

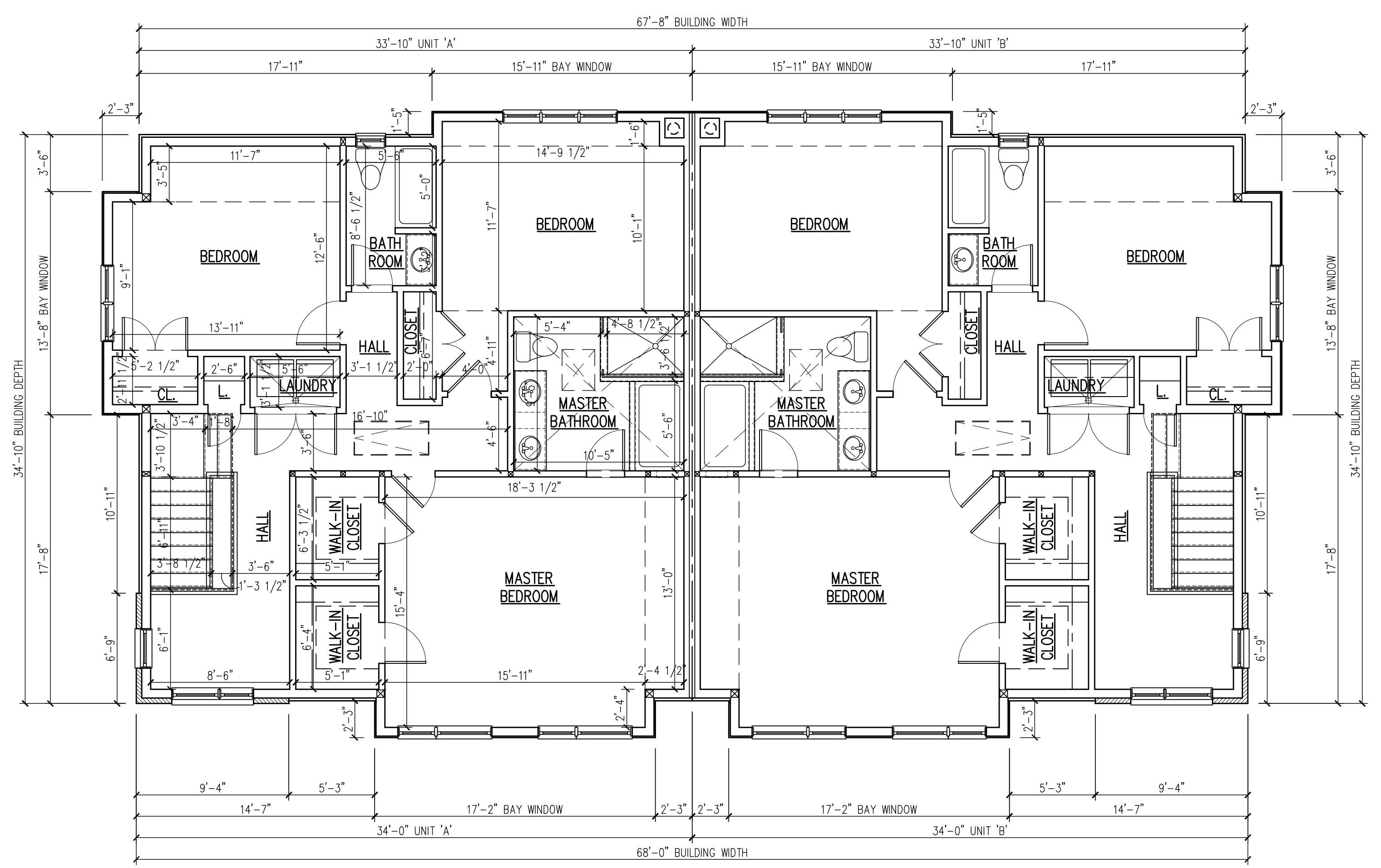
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Date	Item
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10/28/20	FIRST ZONING BOARD REVIEW
04/12/21	2ND ZONING BOARD SUBMISSION TWO FAMILY PROPOSED

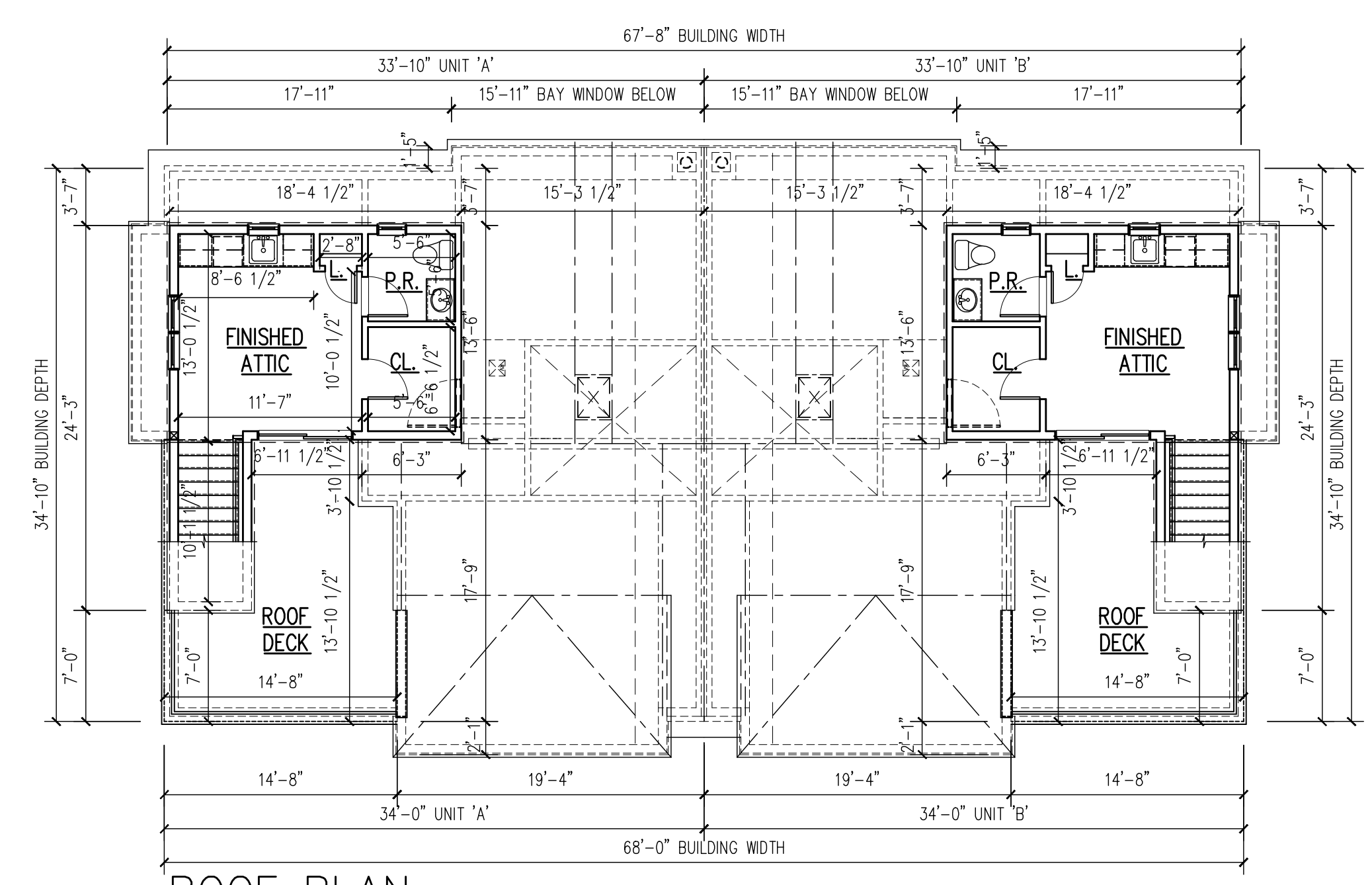
DRAWING TITLE:  
**FLOOR PLANS**

SCALE:	AS NTD.	DATE:	09/22/20
DESIGNED BY:	VC	PROJECT#:	DL-20-02
DRAWN BY:	VC	CAD FILE:	
CHECKED BY:	VC	DRAWING #:	
PROFESSIONAL SEAL:	DRAWING:		

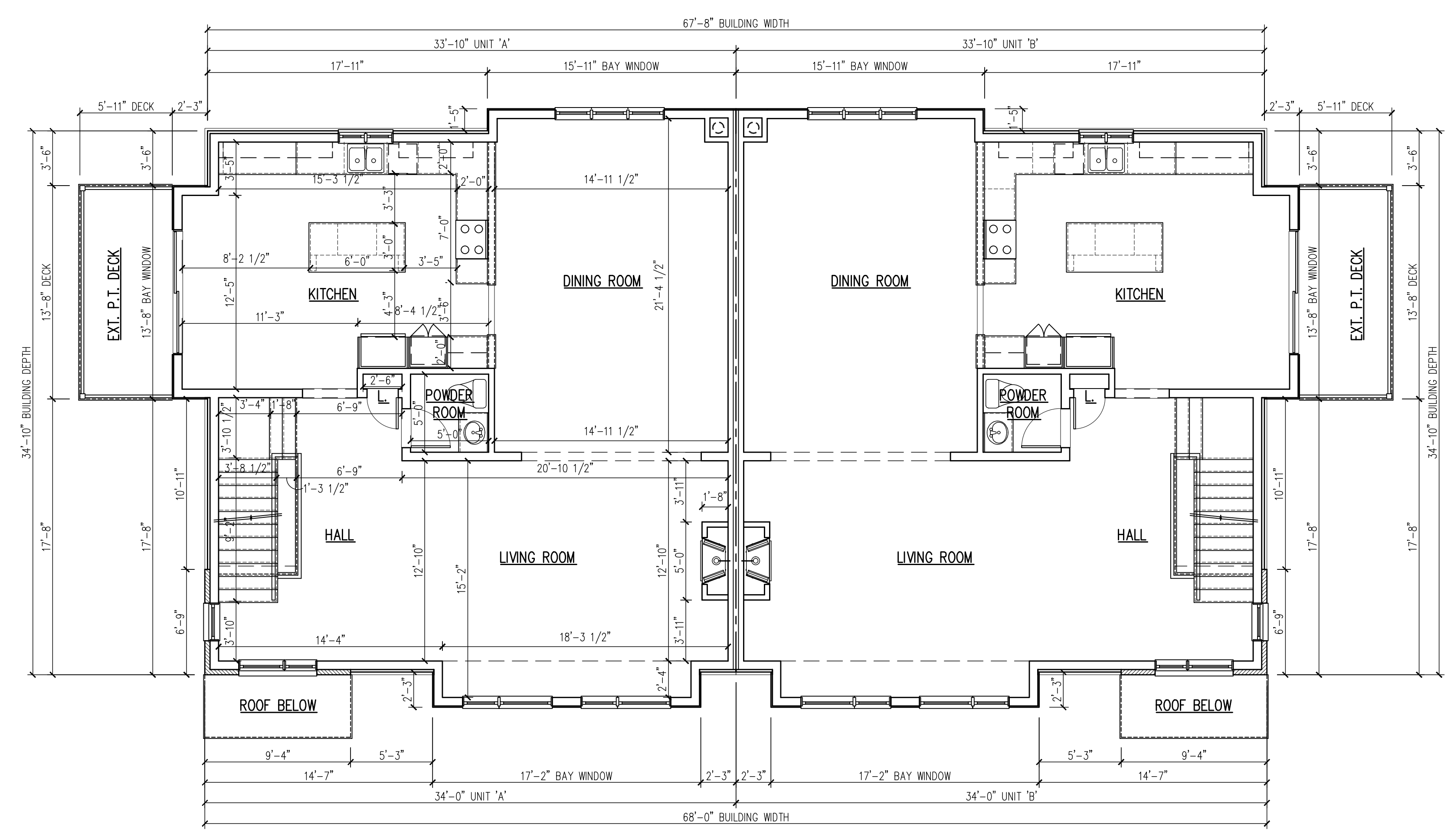
A3



**SECOND FLOOR PLAN** GROSS AREA: 2,535 SQUARE FEET  
 SCALE: 3/16" = 1'-0"



**ROOF PLAN** FINISHED AREA: 607 SQUARE FEET  
 SCALE: 1/8" = 1'-0"



**FIRST FLOOR PLAN** GROSS AREA: 2,535 SQUARE FEET  
 SCALE: 3/16" = 1'-0"



- NOTES:
- PROPERTY DESCRIPTION:  
203 GRAND AVENUE,  
PALISADES PARK, N.J.  
TAX MAP BLOCK: 111 LOT: 23
  - 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 WITH THIS PLAN.

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

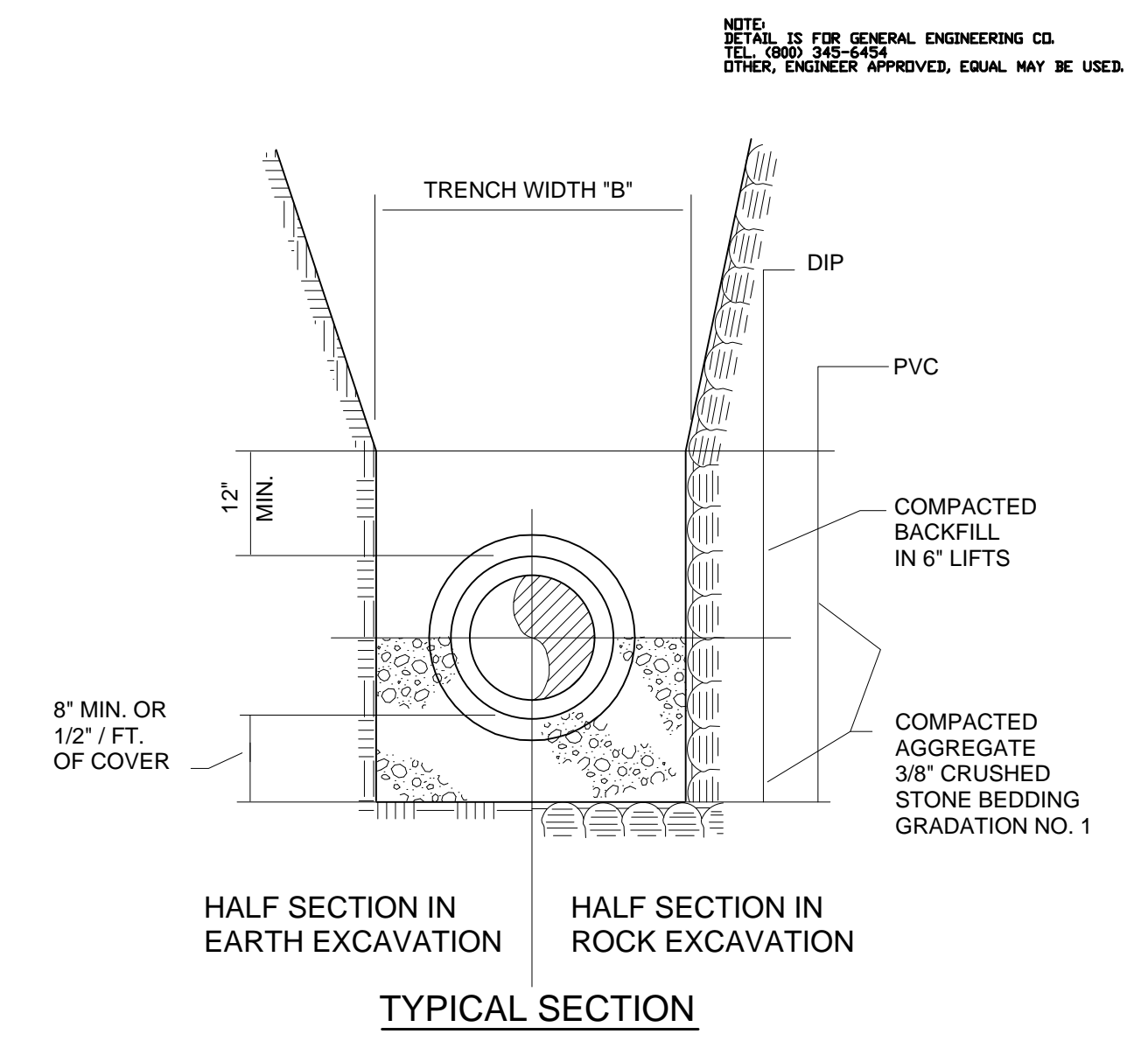
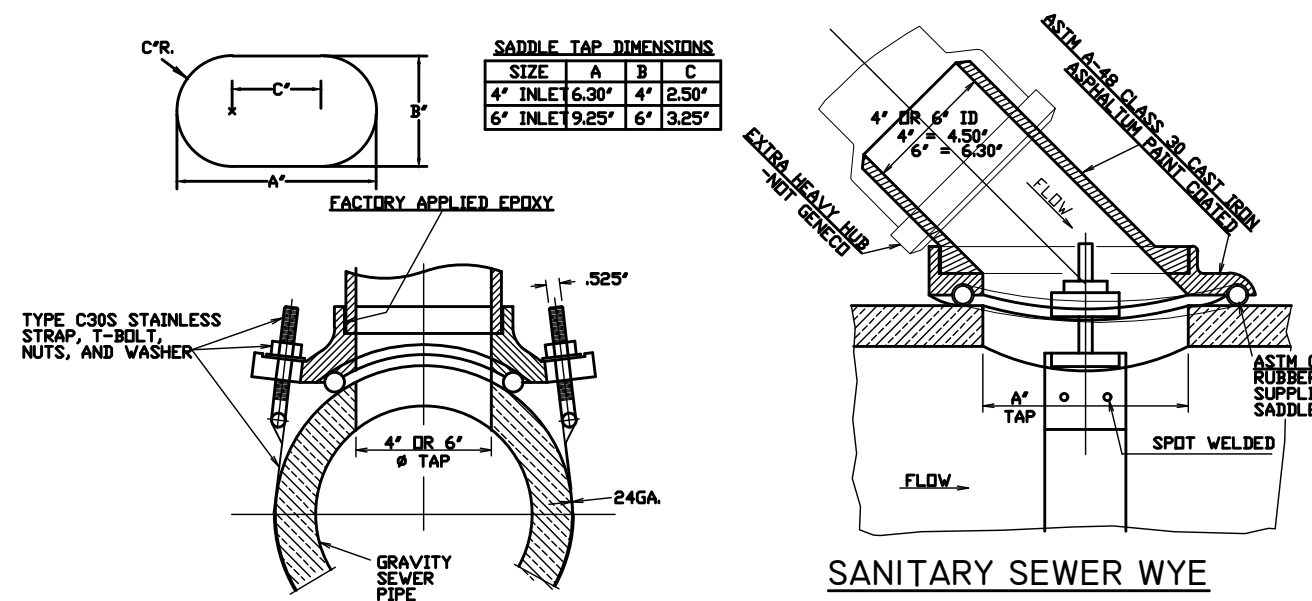
**PROJECT:**  
Proposed New:  
**Two Family Dwelling**  
203 Grand Avenue  
Palisades Park, New Jersey  
Block: 111 Lot: 23  
AA Zone

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Date	Item
10/15/20	CLIENT REVIEW
10/28/20	FIRST ZONING BOARD REVIEW
04/12/21	2ND ZONING BOARD SUBMISSION TWO FAMILY PROPOSED

DRAWING TITLE:  
**STORMWATER PLAN & DETAILS**  
SCALE: AS SHD. DATE: 09/22/20  
DESIGNED BY: VC PROJECT#: DL-20-02  
DRAWN BY: VC CAD FILE:  
CHECKED BY: VC DRAWING #:

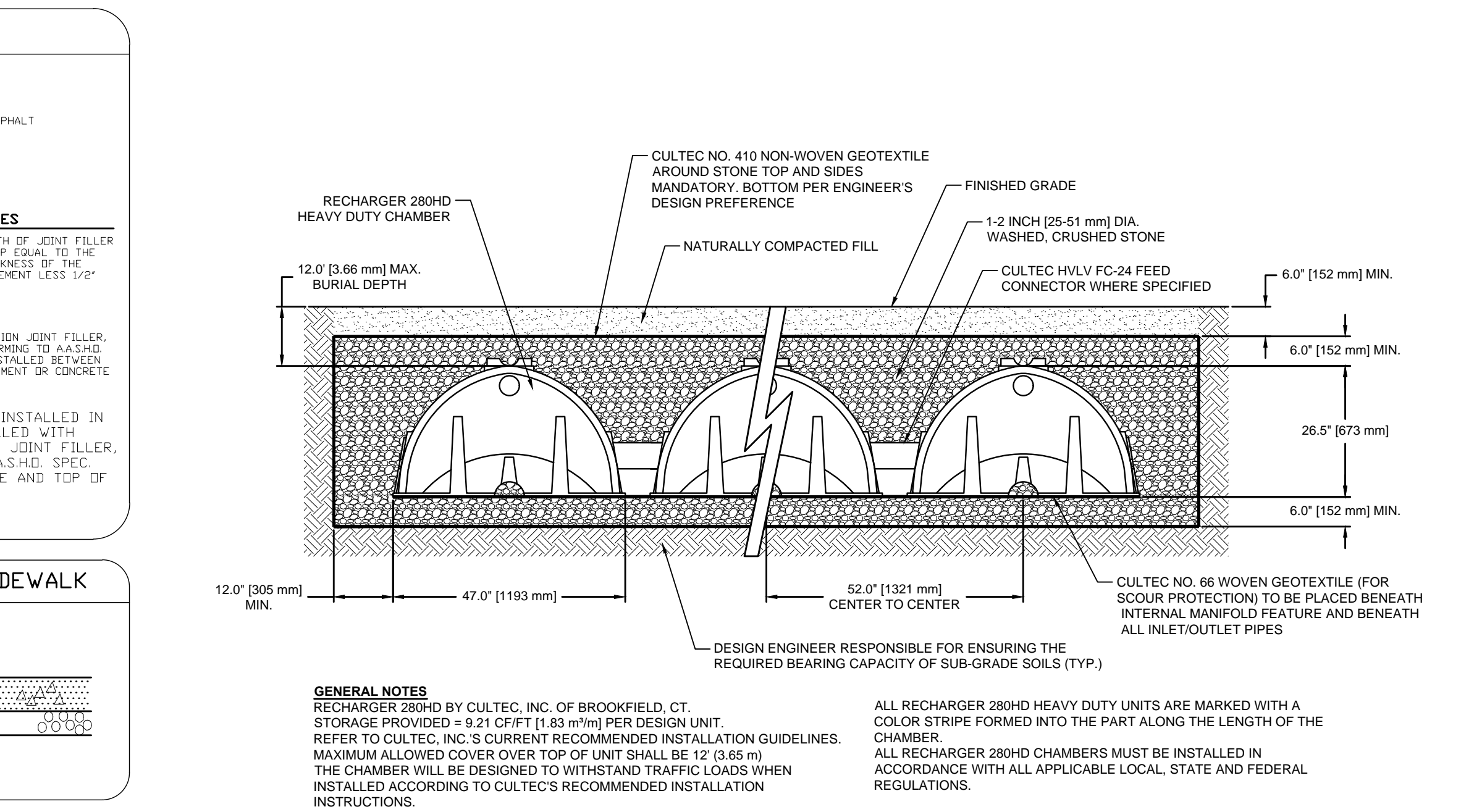
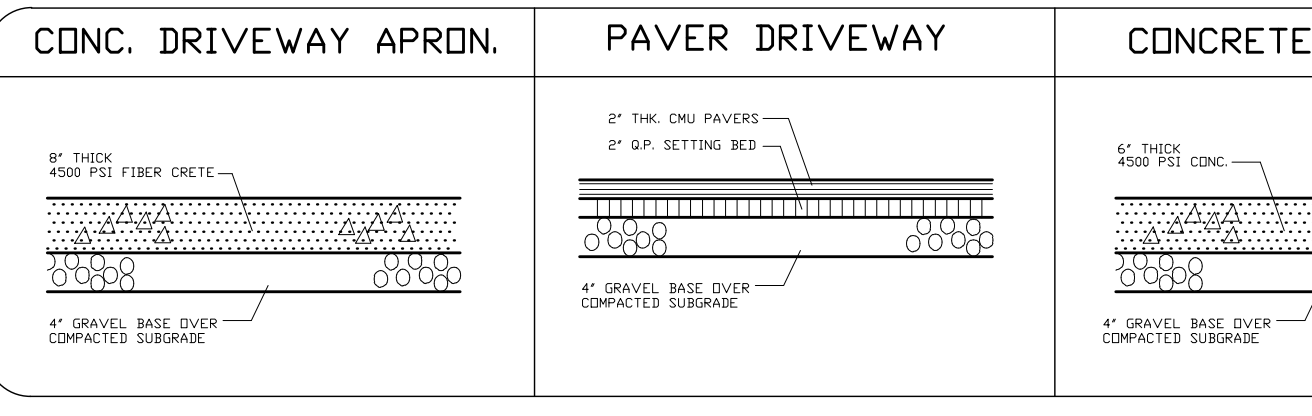
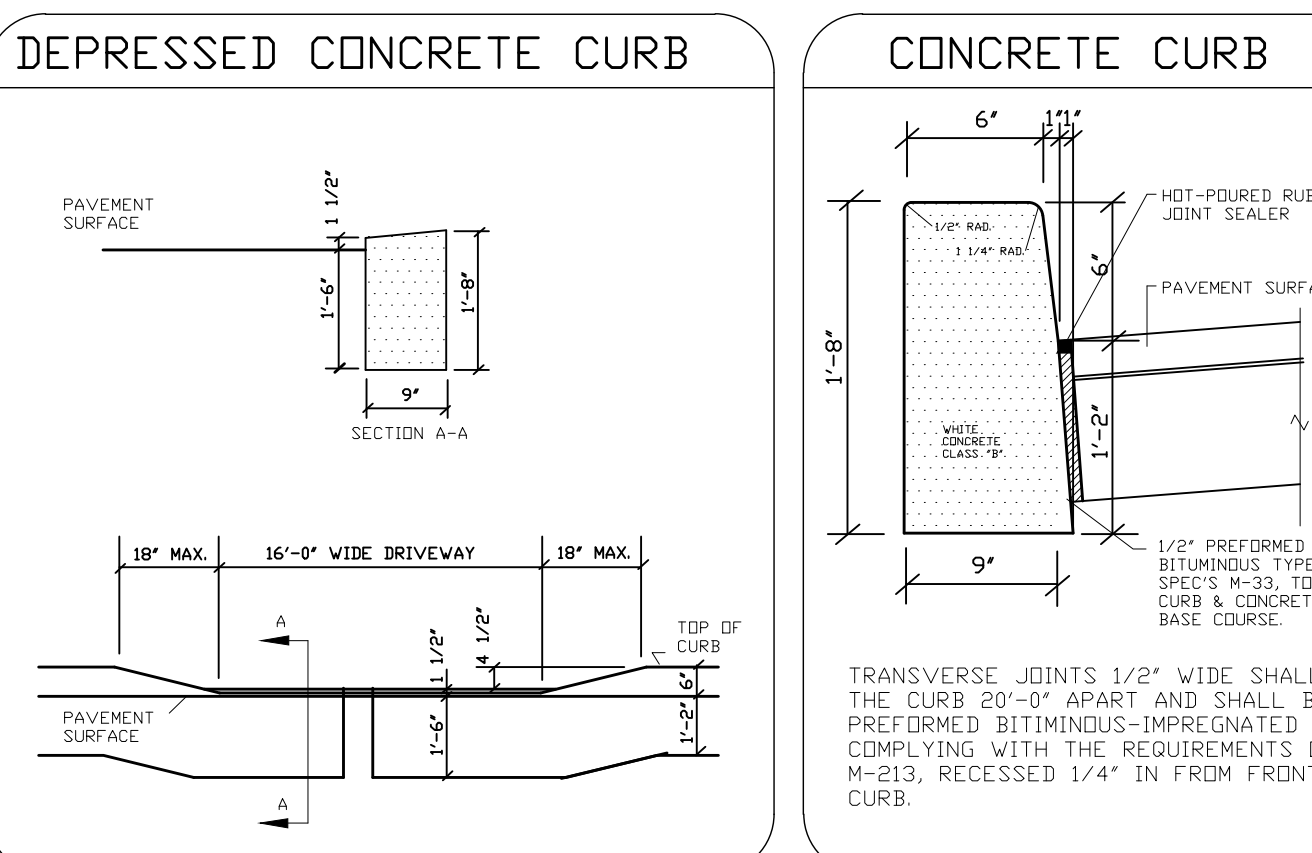
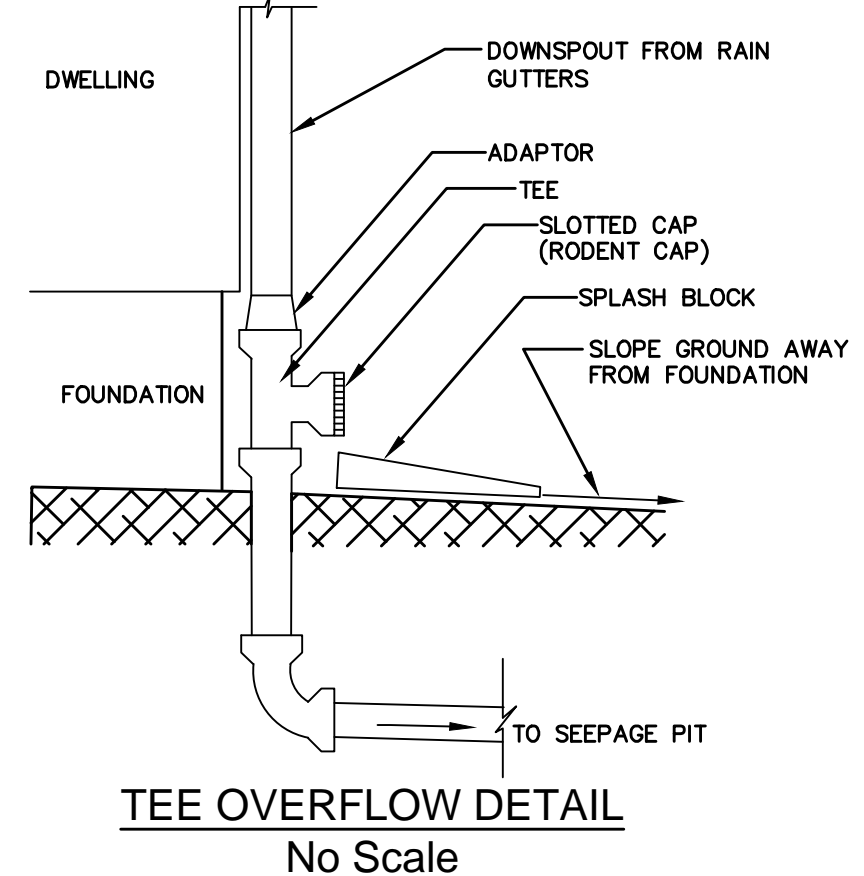
PROFESSIONAL SEAL:	DRAWING:
BOARD ENGINEER _____ DATE _____	S1
BOARD SECRETARY _____ DATE _____	
BOARD CHAIRPERSON _____ DATE _____	



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.

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"

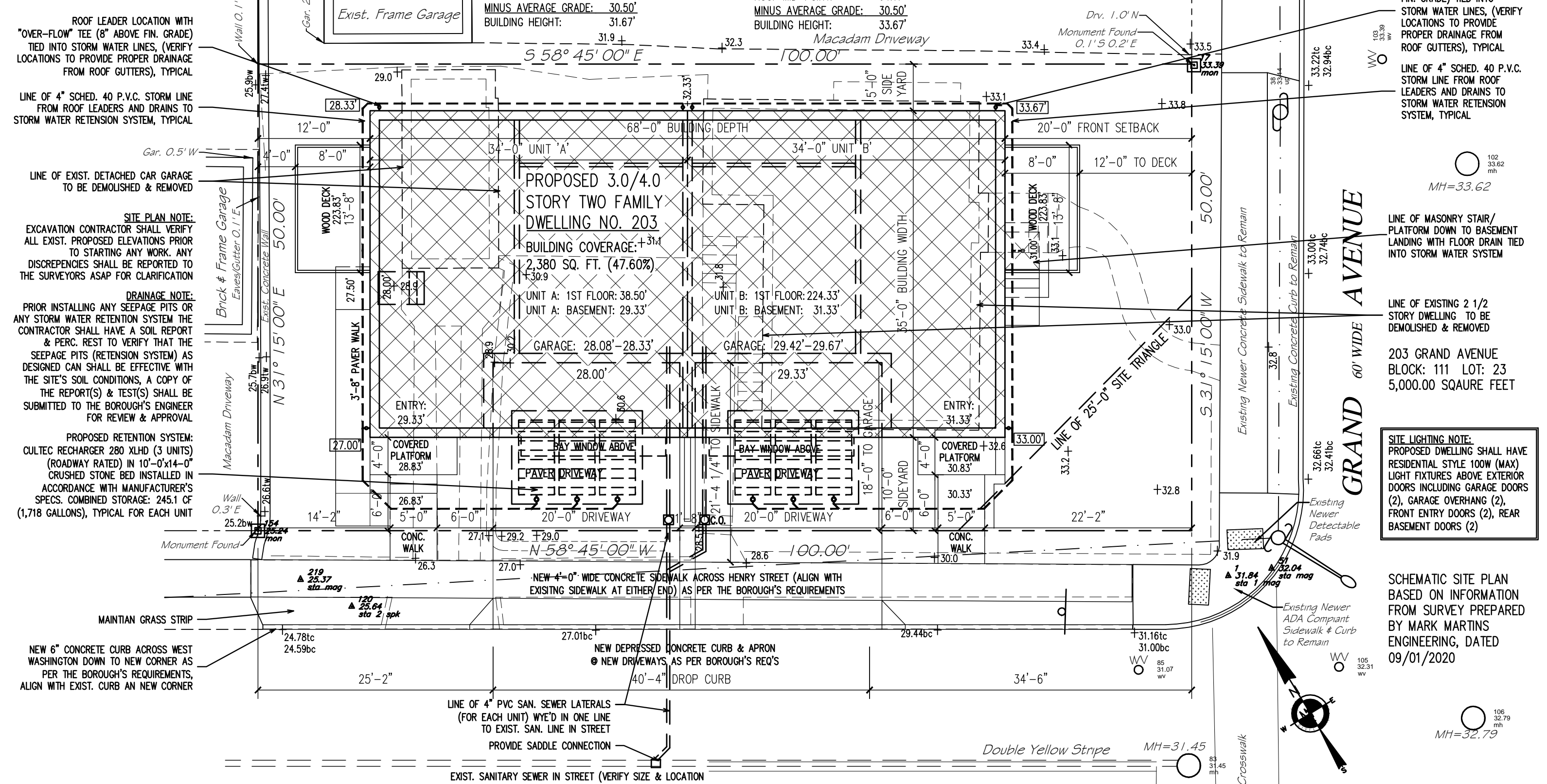


**CULTEC RECHARGER 280HD MAINTENANCE SCHEDULE**

Frequency	Action
Inlets and Outlets	Every 3 years • Obtain documentation that the inlets, outlets and vents have been cleaned and will function as intended.
CULTEC Stormwater Chambers	Spring and Fall • Check inlet and outlets for clogging and remove any debris as required. 2 years after commissioning • Inspect the interior of the stormwater management chambers through inspection port for deficiencies using CCTV or comparable technique. • Obtain documentation that the stormwater management chambers and feed connectors will function as anticipated. 9 years after commissioning • Clean stormwater management chambers and feed connectors of any debris. • Inspect the interior of the stormwater management structures for deficiencies using CCTV or comparable technique. 45 years after commissioning • Clean stormwater management chambers and feed connectors of any debris. • Determine the remaining life expectancy of the stormwater management chambers and recommend schedule and actions to rehabilitate the stormwater management chambers as required. • Inspect the interior of the stormwater management chambers for deficiencies using CCTV or comparable technique. • Replace or restore the stormwater management chambers in accordance with the schedule determined at the 45-year inspection. • Obtain the appropriate approvals as required. • Establish a new operation and maintenance schedule.
Surrounding Site	Monthly in 1 <sup>st</sup> year Spring and Fall Yearly • Check for depressions in areas over and surrounding the stormwater management system. • Check for depressions in areas over and surrounding the stormwater management system. • Confirm that no unauthorized modifications have been performed to the site.

For additional information concerning the maintenance of CULTEC Subsurface Stormwater Management Chambers, please contact CULTEC, Inc. at 1-800-428-5852.

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





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

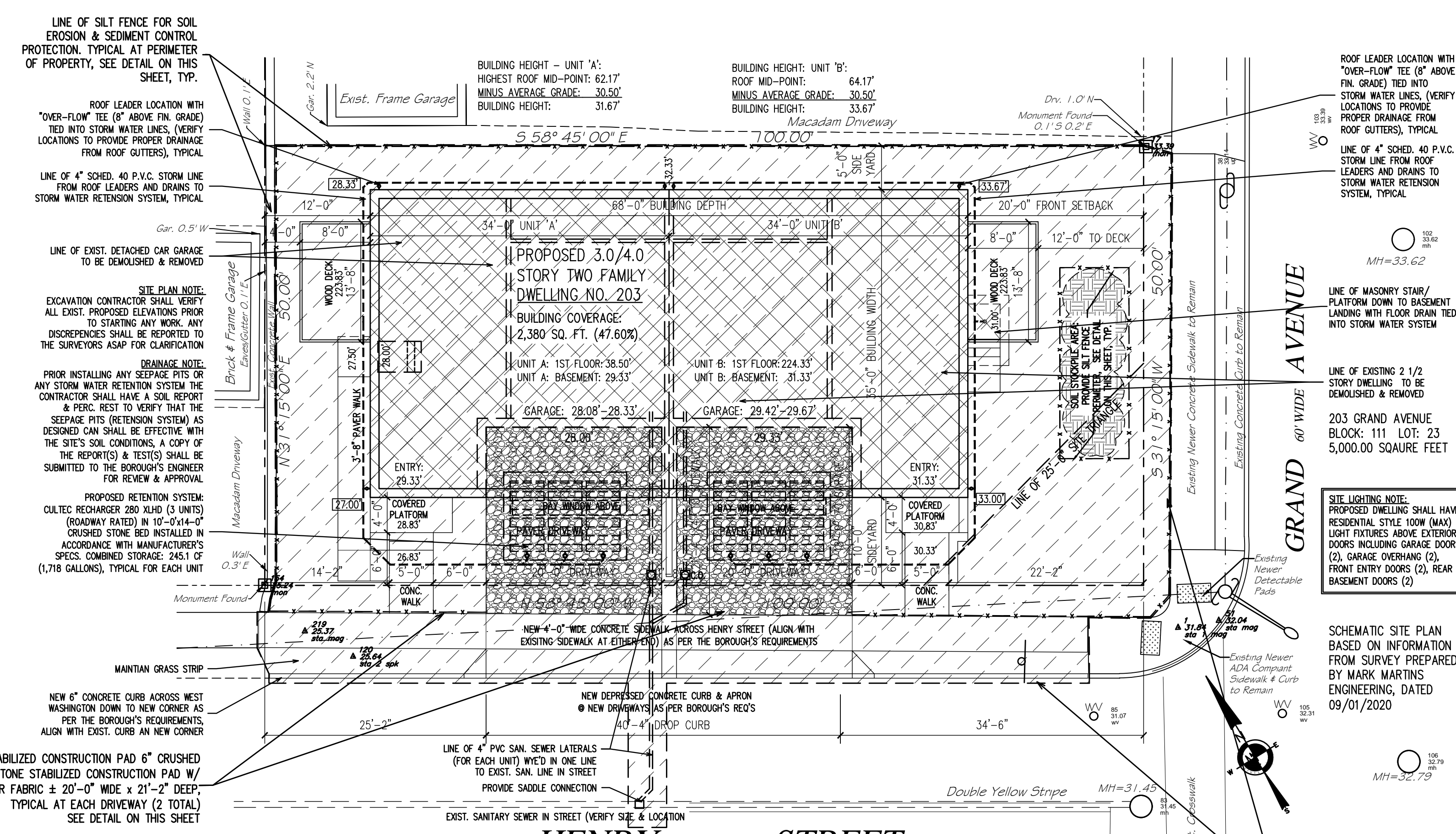
BOARD ENGINEER	DATE
BOARD SECRETARY	DATE
BOARD CHAIRPERSON	DATE

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:

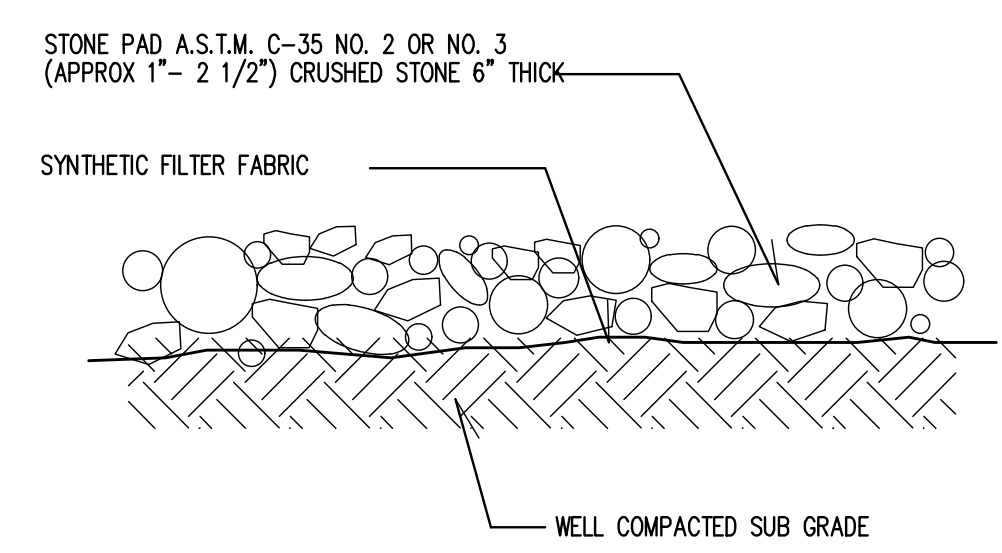
1. All soil erosion and sediment control practices will be installed in accordance with the standards for Soil Erosion and Sediment Control in New Jersey (NJ Standards), and will be installed in proper sequence and maintained until permanent stabilization is established.
2. Any disturbed area that will 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 hay bale sediment barrier or silt fence.
8. A crushed stone vehicle 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 of 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.



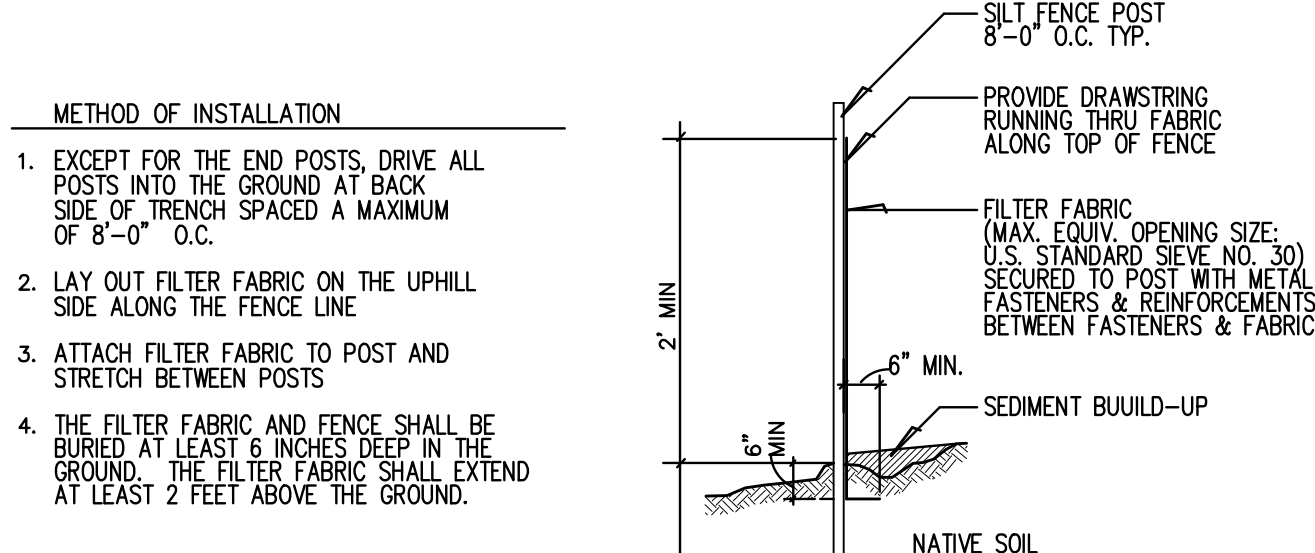
As per determination by the NJDA that projects located in an urban redevelopment area are excluded from soil compaction remediation and testing requirements, this project is EXEMPT from soil compaction testing and remediation as it is located in an Urban Redevelopment Area.

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

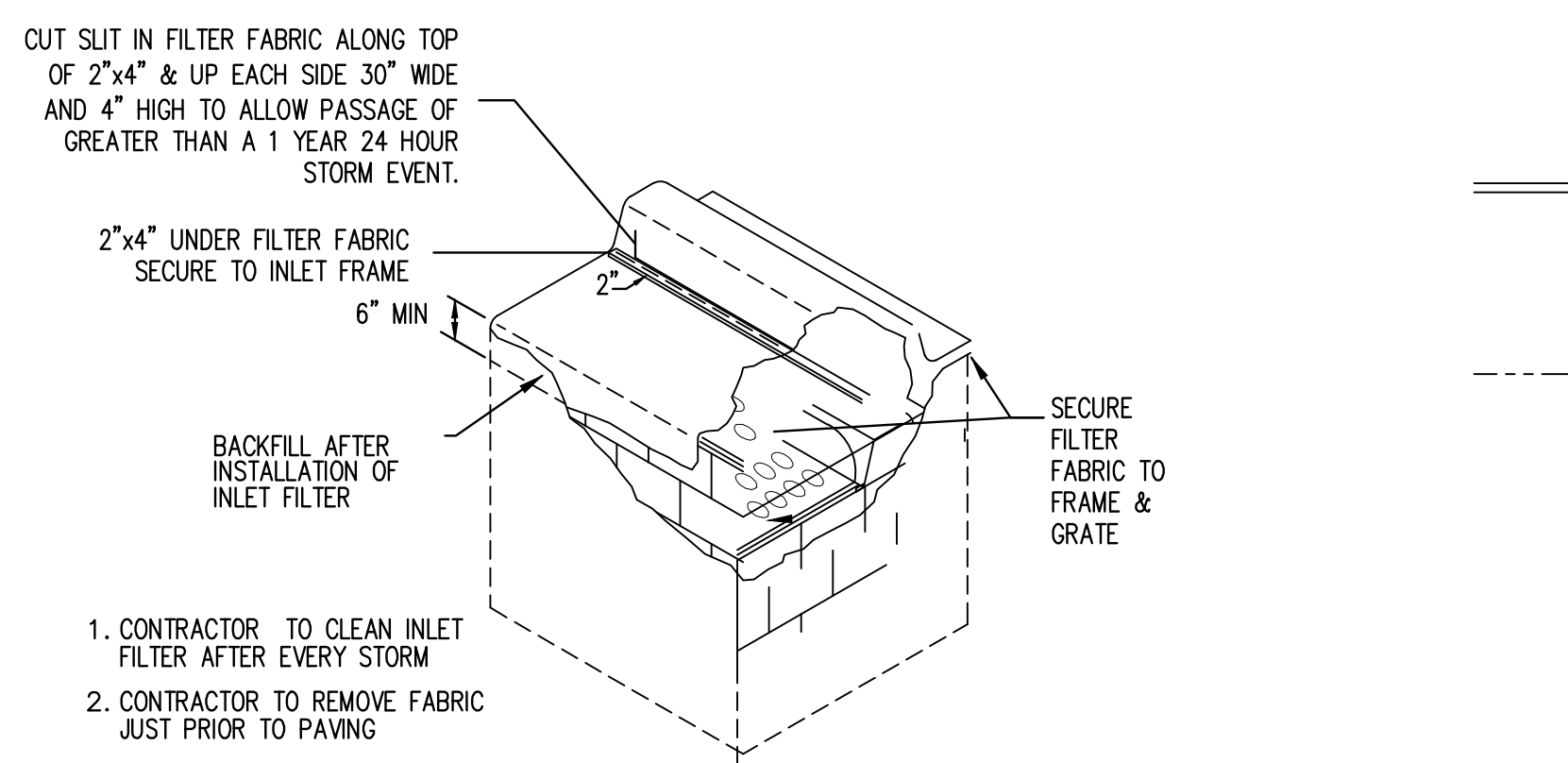
SOIL EROSION/SEDIMENT CONTROL PLAN  
 SCALE 1" = 10'-0"



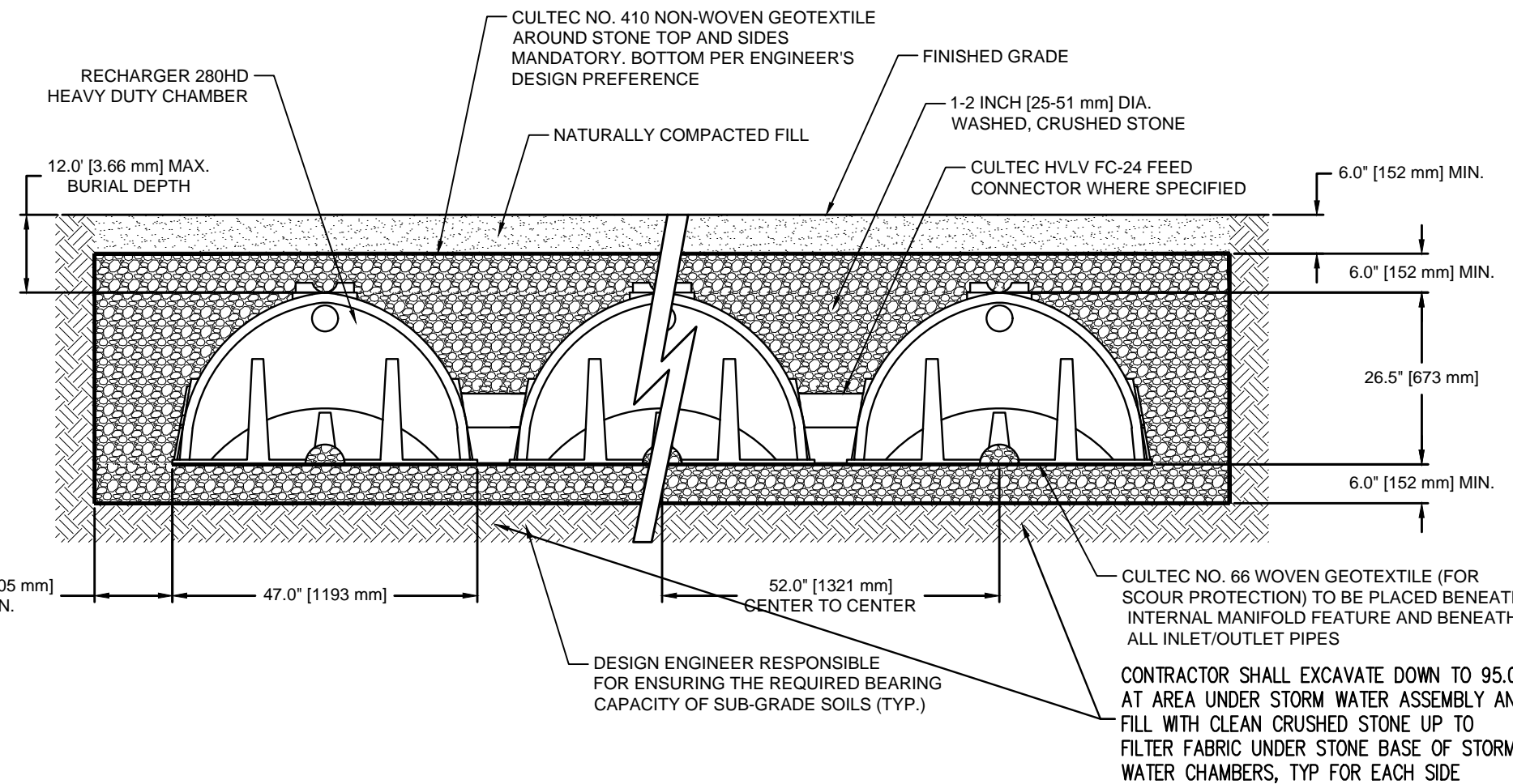
STABILIZED CONSTRUCTION PAD DETAIL  
 NO SCALE



SILT FENCE DETAIL  
 SCALE: 3/4" = 1'-0"



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' (3.66 m). THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

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.

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

PROJECT:  
 Proposed New:  
**Two Family Dwelling**  
 203 Grand Avenue  
 Palisades Park, New Jersey  
 Block: 111 Lot: 23  
 AA Zone

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Date	Item
10/15/20	CLIENT REVIEW
10/28/20	FIRST ZONING BOARD REVIEW
04/12/21	2ND ZONING BOARD SUBMISSION TWO FAMILY PROPOSED

DRAWING TITLE:

SCALE:	AS NTD.	DATE:	09/22/20
DESIGNED BY:	VC	PROJECT#:	DL-20-02
DRAWN BY:	VC	CAD FILE:	
CHECKED BY:	VC	DRAWING #:	
PROFESSIONAL SEAL:		DRAWING:	

S2