

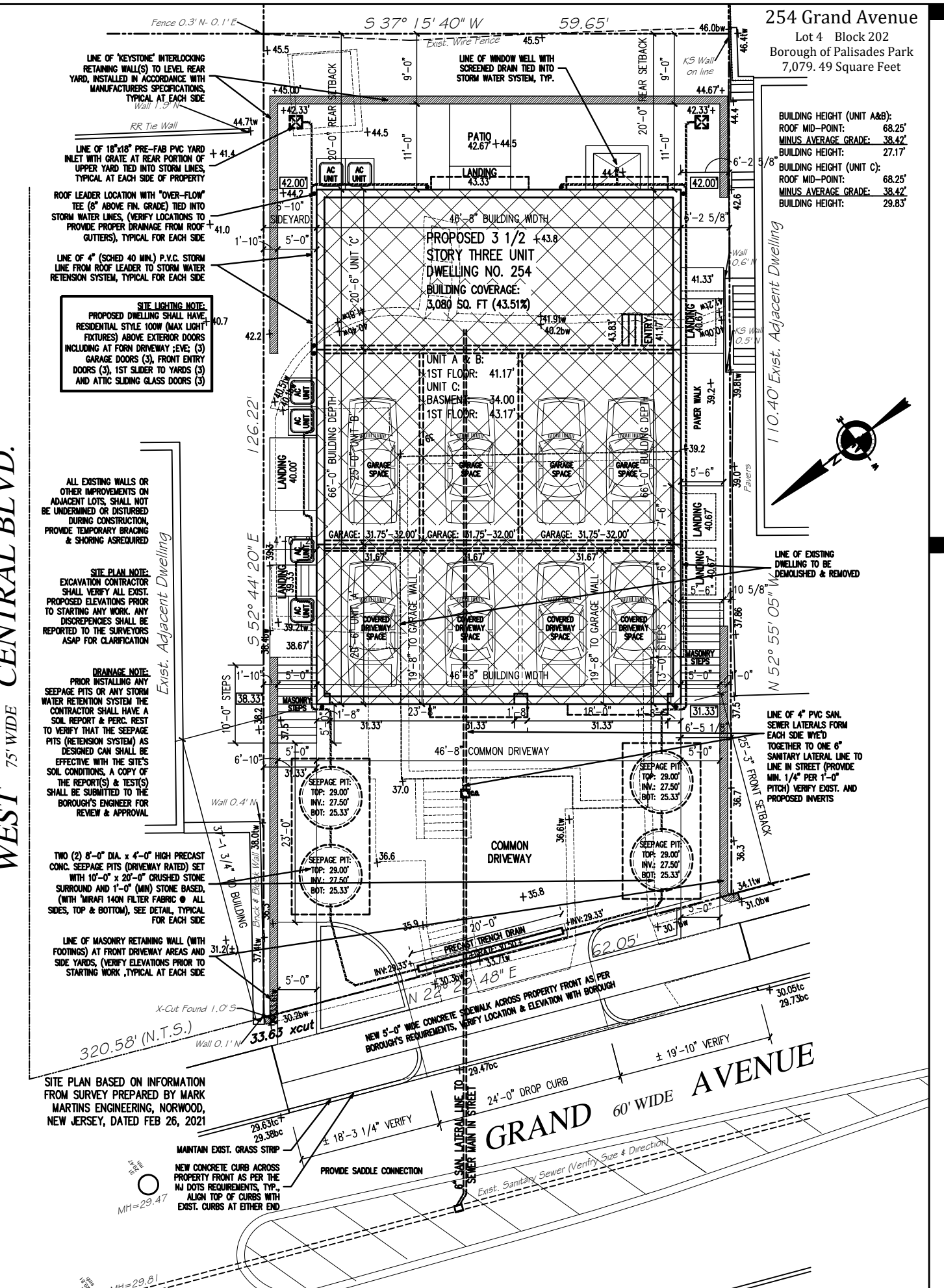
FRONT ELEVATION SCALE: 3/16" = 1'-0"



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



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

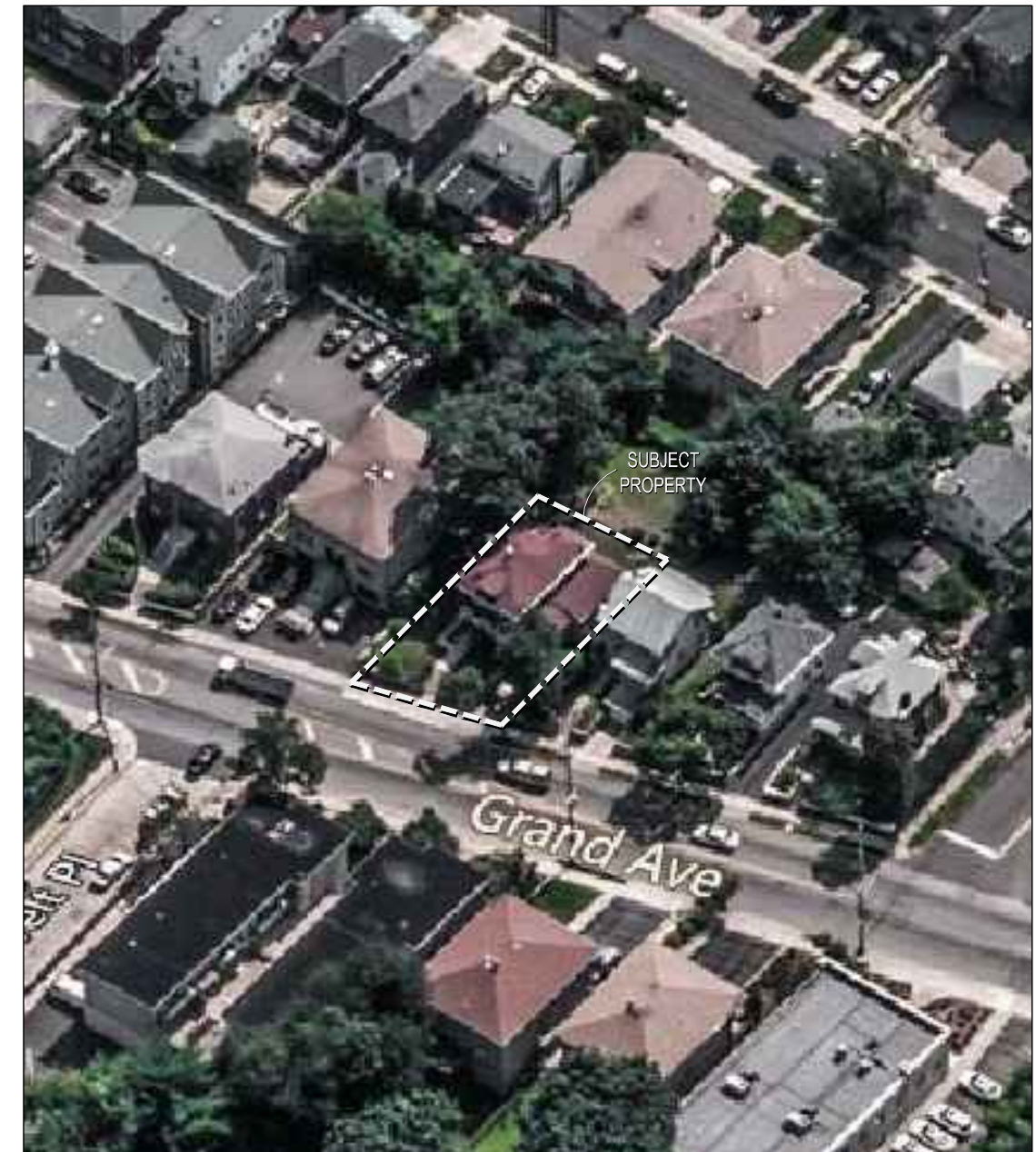


SCHEMATIC SITE PLAN SCALE: 1/16" = 1'-0"

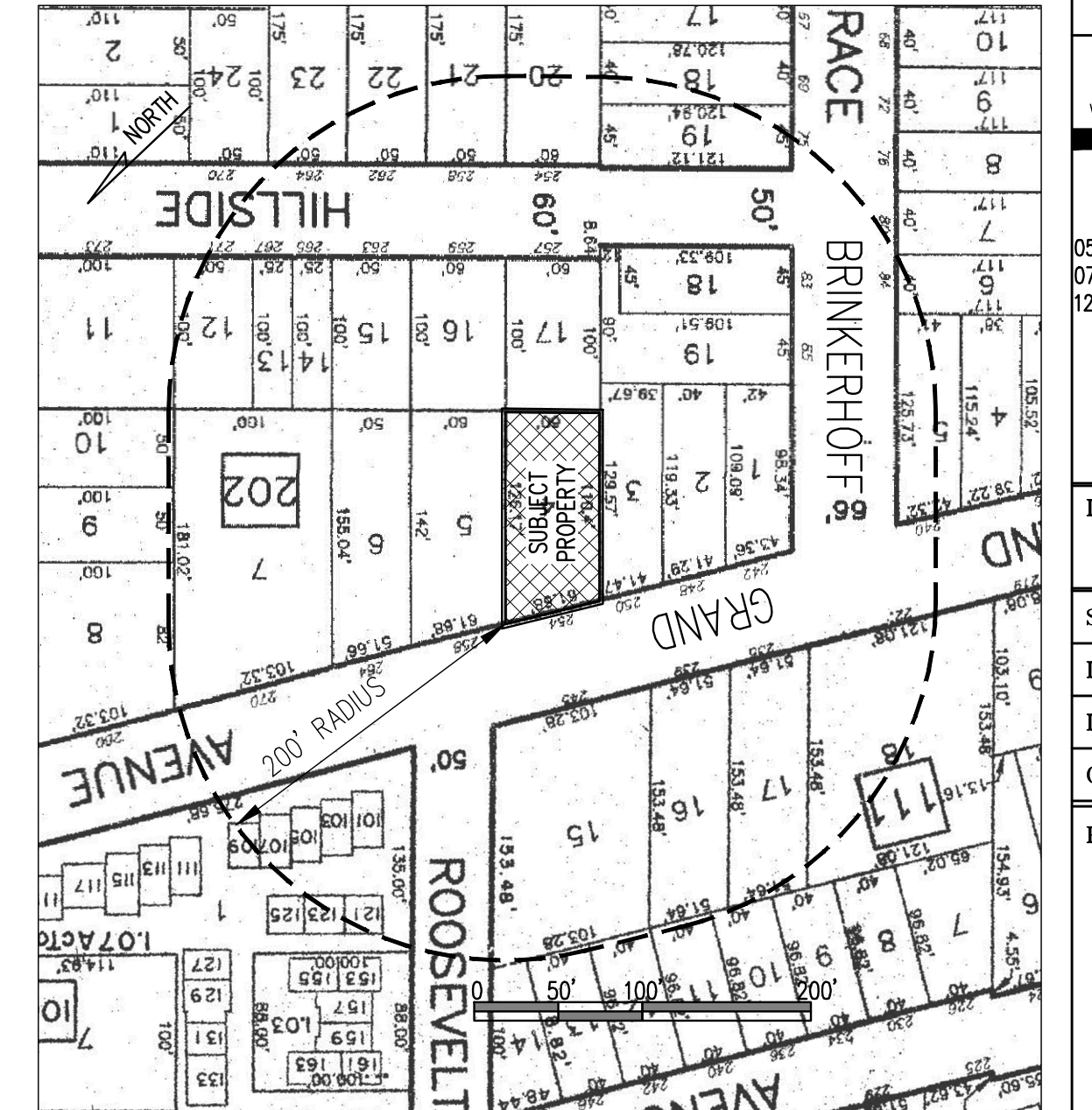
254 GRAND AVENUE, PALISADES PARK, NEW JERSEY
BLOCK: 202 LOT: 4 ZONING INFO - AA ZONE

CATEGORY:	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (EXISTING):	5,000 SQUARE FEET	7,079.49 SQUARE FEET	NO
LOT WIDTH (EXISTING):	50.00 FEET	59.65 FEET	NO
LOT DEPTH (EXISTING):	100.00 FEET	126.22 / 110.40 FEET	NO
DWELLING UNITS:	TWO	THREE (4)	YES
LOT AREA PER UNIT:	2,500 SQUARE FEET	2,359.83 SQUARE FEET	YES
BUILDING COVERAGE:	40.00%	43.51 %	YES
FRONT YARD (1)	20.00 FEET	39.15 / 25.25 FEET	NO
RIGHT SIDE YARD (2)	5.00 FEET	6.58 / 6.30 FEET	NO
LEFT SIDE YARD (2)	5.00 FEET	6.83 FEET	NO
COMBINED YARD (2)	14.00 FEET	13.41/13.13 FEET	YES
REAR YARD:	25.00 FEET	20.00 FEET	YES
BUILDING HEIGHT: (2)	2.5 STORIES 25.00 FEET	3.0 ST 27.17/29.83 FT (3)	YES

- (1) BASED ON PREVAILING SETBACK
- (2) NON DUPLEX REQUIREMENTS
- (3) 27.17' MEASURED TO UNITS A & B 29.83 FEET MEASURED TO UNIT C ROOF MIDPOINT



AERIAL VIEW NOT TO SCALE



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

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

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 Three Family Dwelling
Located at:
**254 Grand Avenue
Palisades Park, New Jersey
Block: 202 Lot: 4
AA Residential Zone**

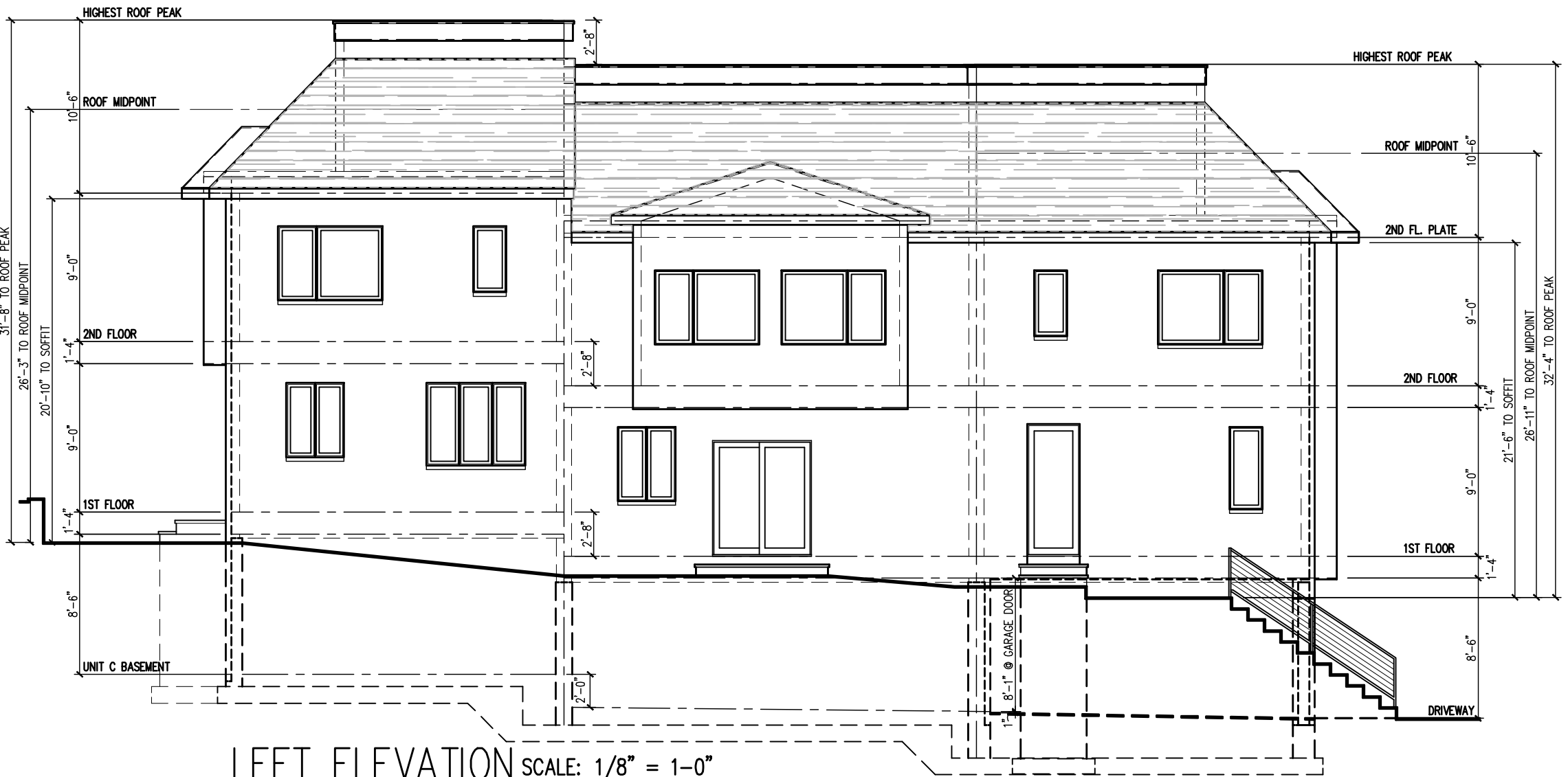
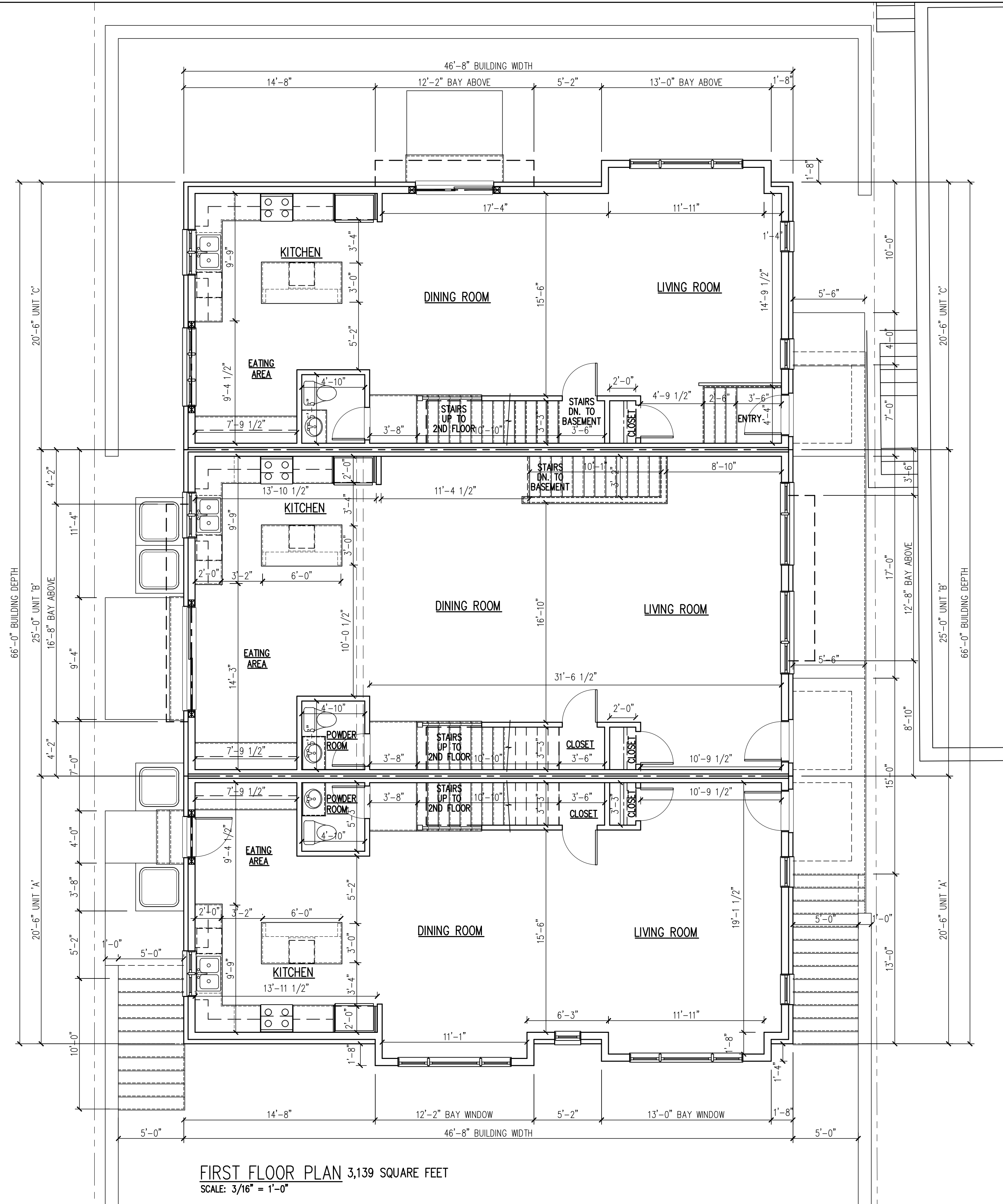
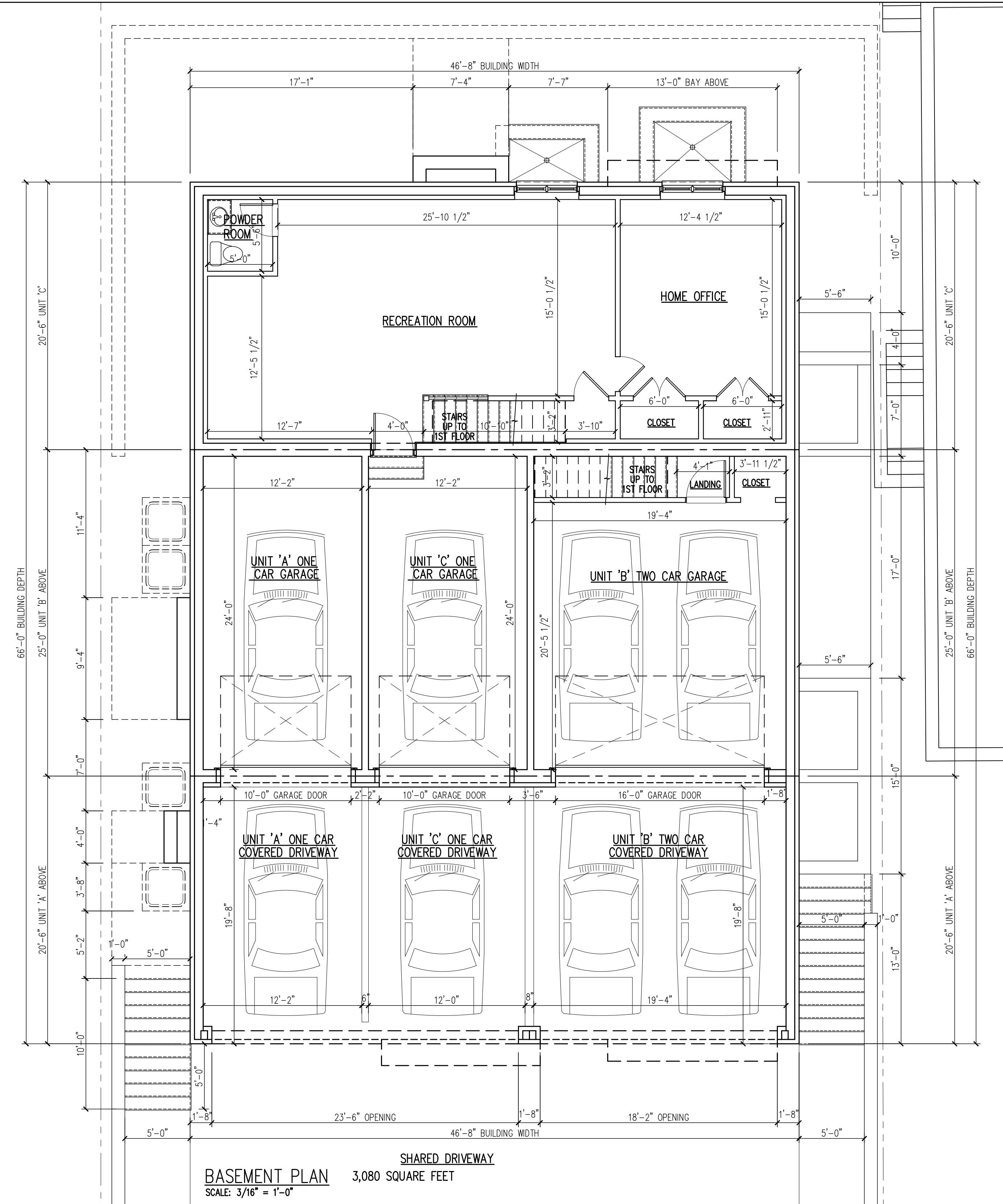
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Date	Item
05/04/21	PRELIM ZONING REVIEW
07/29/21	ZONING BOARD REVIEW
12/22/21	REVISED ZONING BOARD SUBMISSION (DOWN TO THREE FAMILY DWELLING)

DRAWING TITLE: ELEVATIONS, SITE PLAN & ZONING INFO

SCALE:	AS NOTED	DATE:	03/05/21
DESIGNED BY:	VC	PROJECT#:	DL-21-01
DRAWN BY:	VC	CAD FILE:	
CHECKED BY:	VC	DRAWING #:	
PROFESSIONAL SEAL:	DRAWING:		

A1



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

PROJECT:
 Proposed:
New Three Family Dwelling
 Located at:
254 Grand Avenue
Palisades Park, New Jersey
Block: 202 Lot: 4
AA Residential Zone

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Date	Item
05/04/21	PRELIM ZONING REVIEW
07/29/21	ZONING BOARD REVIEW
12/22/21	REVISED ZONING BOARD SUBMISSION (DOWN TO THREE FAMILY DWELLING)

DRAWING TITLE:
FLOOR PLANS

SCALE:	AS NOTED	DATE:	03/05/21
DESIGNED BY:	VC	PROJECT#:	DL-21-01
DRAWN BY:	VC	CAD FILE:	
CHECKED BY:	VC	DRAWING #:	
PROFESSIONAL SEAL:	DRAWING:		

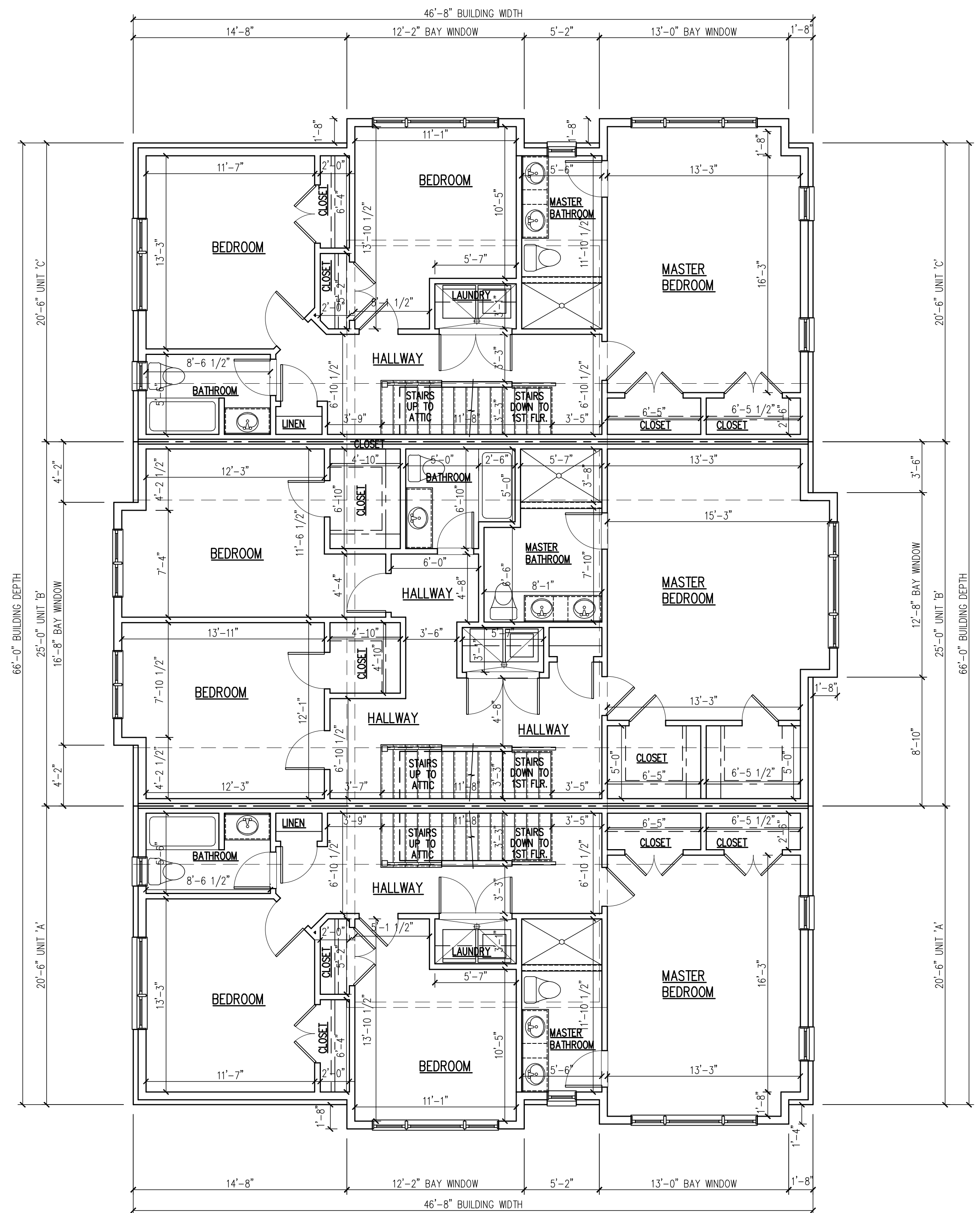
A2

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

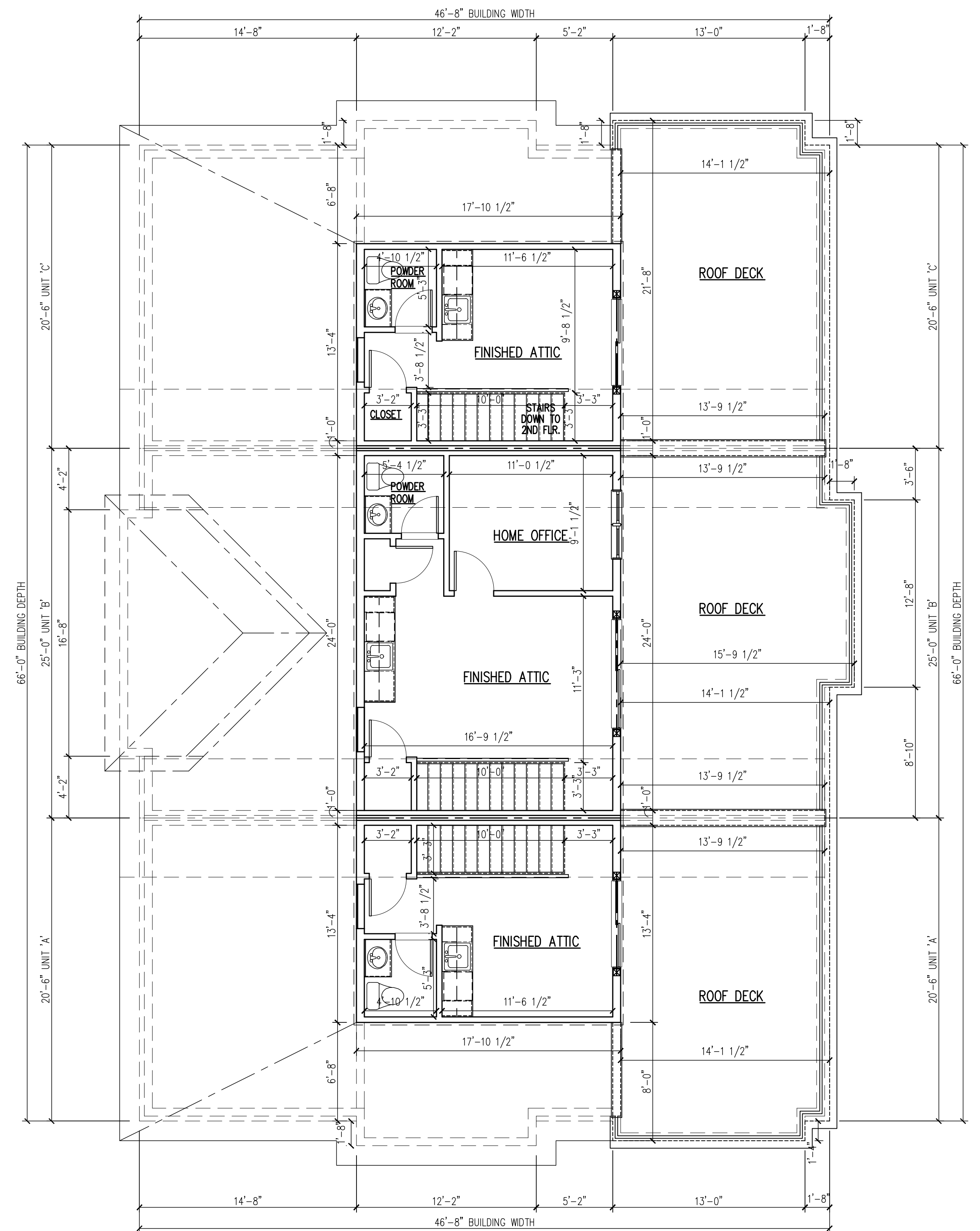
BOARD ENGINEER _____ DATE _____

BOARD SECRETARY _____ DATE _____

BOARD CHAIRPERSON _____ DATE _____



SECOND FLOOR PLAN 3,203 SQUARE FEET
 SCALE: 3/16" = 1'-0"



ATTIC / ROOF DECK PLAN 941 SQUARE FEET
 SCALE: 3/16" = 1'-0"

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PROJECT:
 Proposed:
New Three Family Dwelling
 Located at:
254 Grand Avenue
Palisades Park, New Jersey
Block: 202 Lot: 4
AA Residential Zone

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Date	Item
05/04/21	PRELIM ZONING REVIEW
07/29/21	ZONING BOARD REVIEW
12/22/21	REVISED ZONING BOARD SUBMISSION (DOWN TO THREE FAMILY DWELLING)

DRAWING TITLE: FLOOR PLANS	
SCALE: AS NOTED	DATE: 03/05/21
DESIGNED BY: VC	PROJECT#: DL-21-01
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

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 _____

- NOTES:
- PROPERTY DESCRIPTION:
254 GRAND AVENUE,
PALISADES PARK, N.J.
TAX MAP BLOCK: 202 LOT: 4
 - 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 Three Family Dwelling
Located at:
254 Grand Avenue
Palisades Park, New Jersey
Block: 202 Lot: 4
AA Residential Zone

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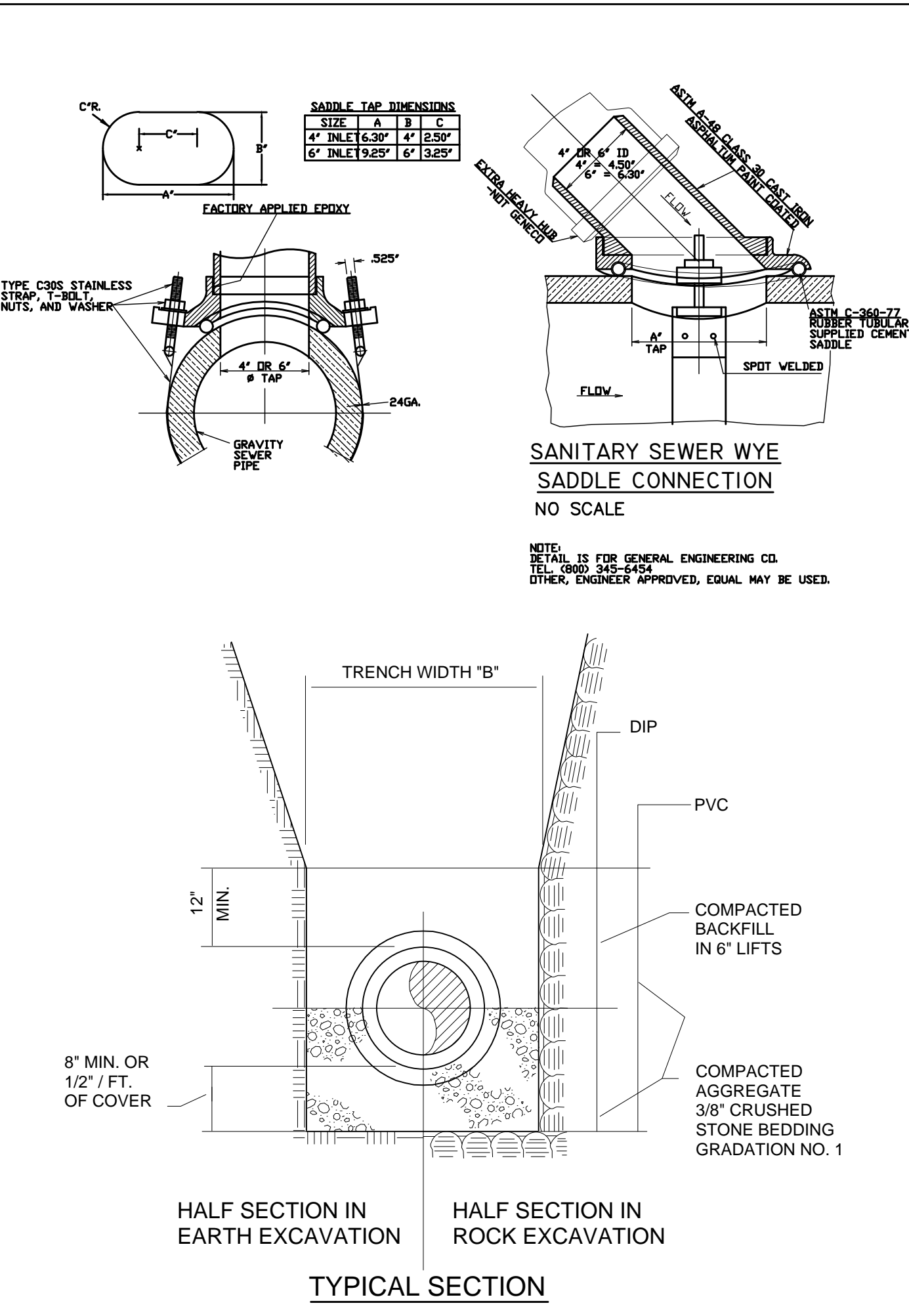
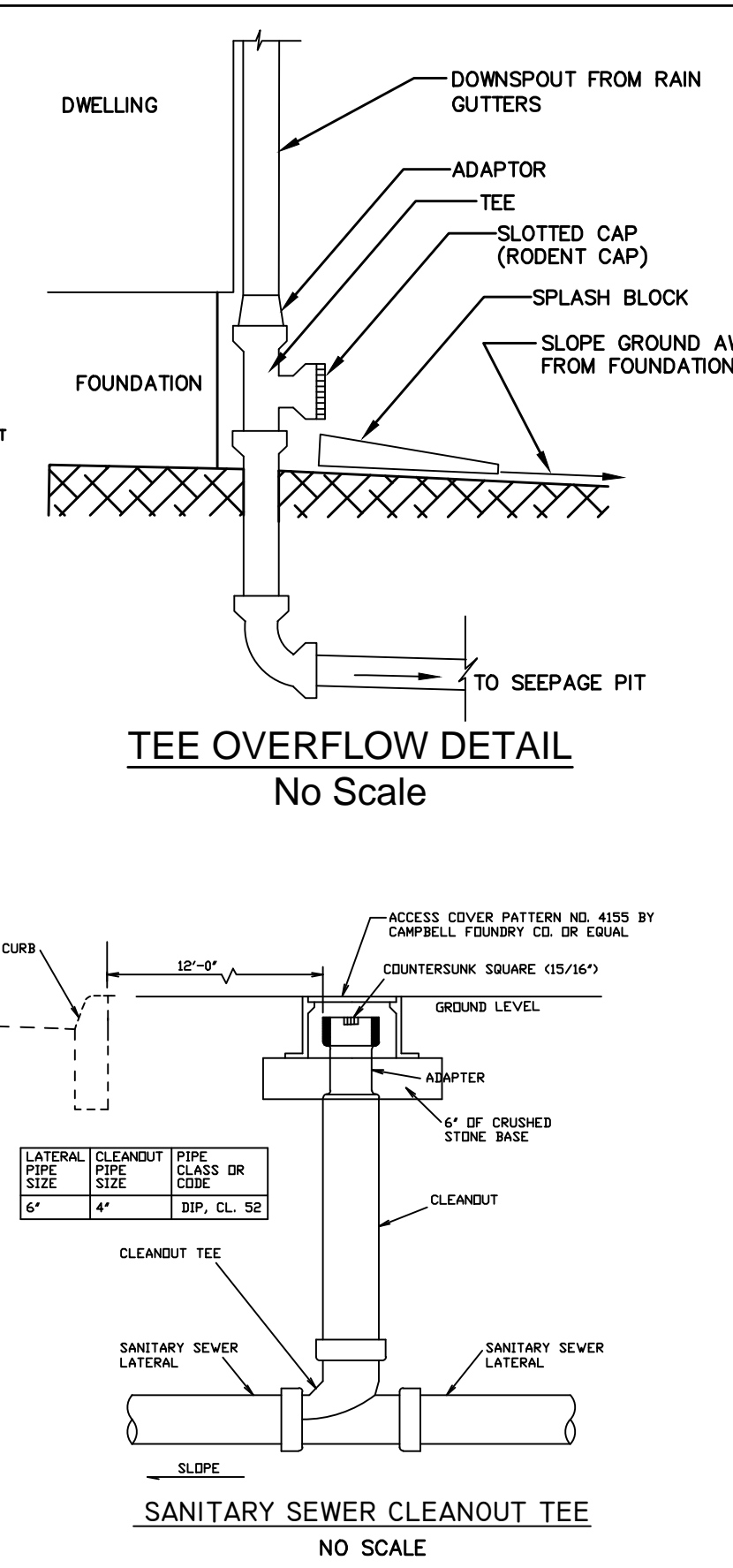
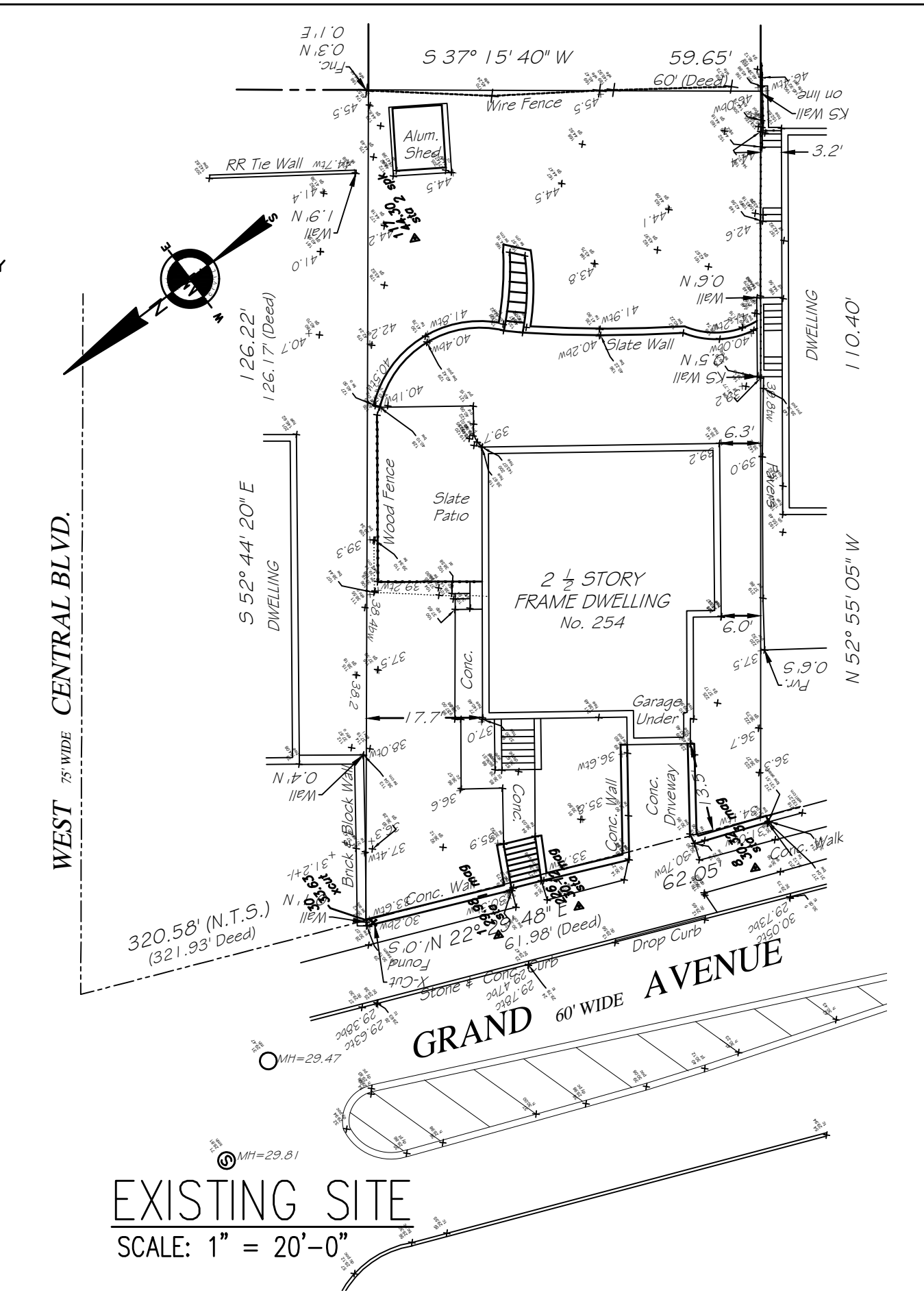
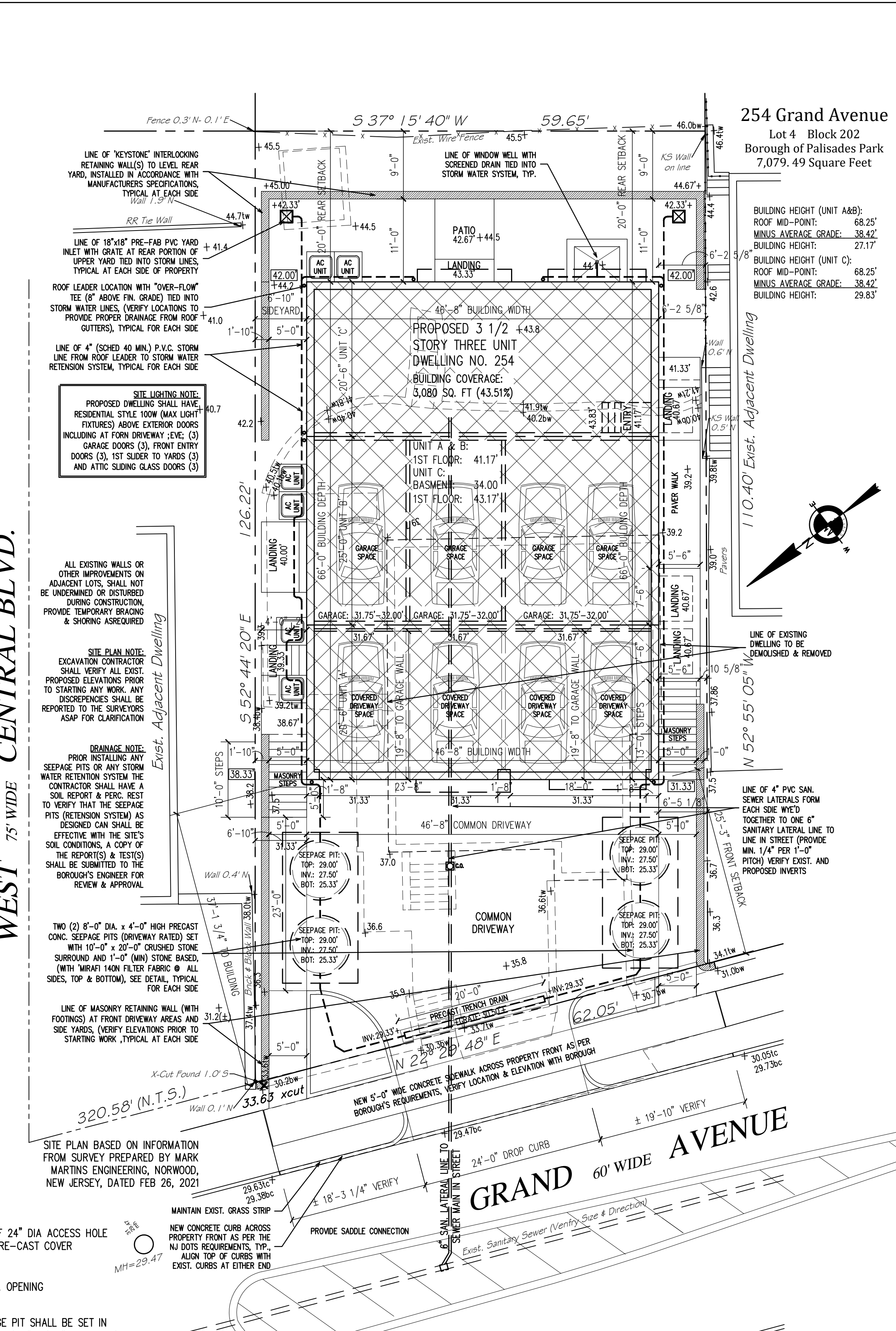
Date	Item
05/04/21	PRELIM ZONING REVIEW
07/29/21	ZONING BOARD REVIEW
12/22/21	REVISED ZONING BOARD SUBMISSION (DOWN TO THREE-FAMILY DWELLING)

DRAWING TITLE:
STORMWATER PLAN & DETAILS

SCALE:	AS NOTED	DATE:	03/05/21
DESIGNED BY:	VC	PROJECT#:	DL-21-01
DRAWN BY:	VC	CAD FILE:	
CHECKED BY:	VC	DRAWING #:	

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

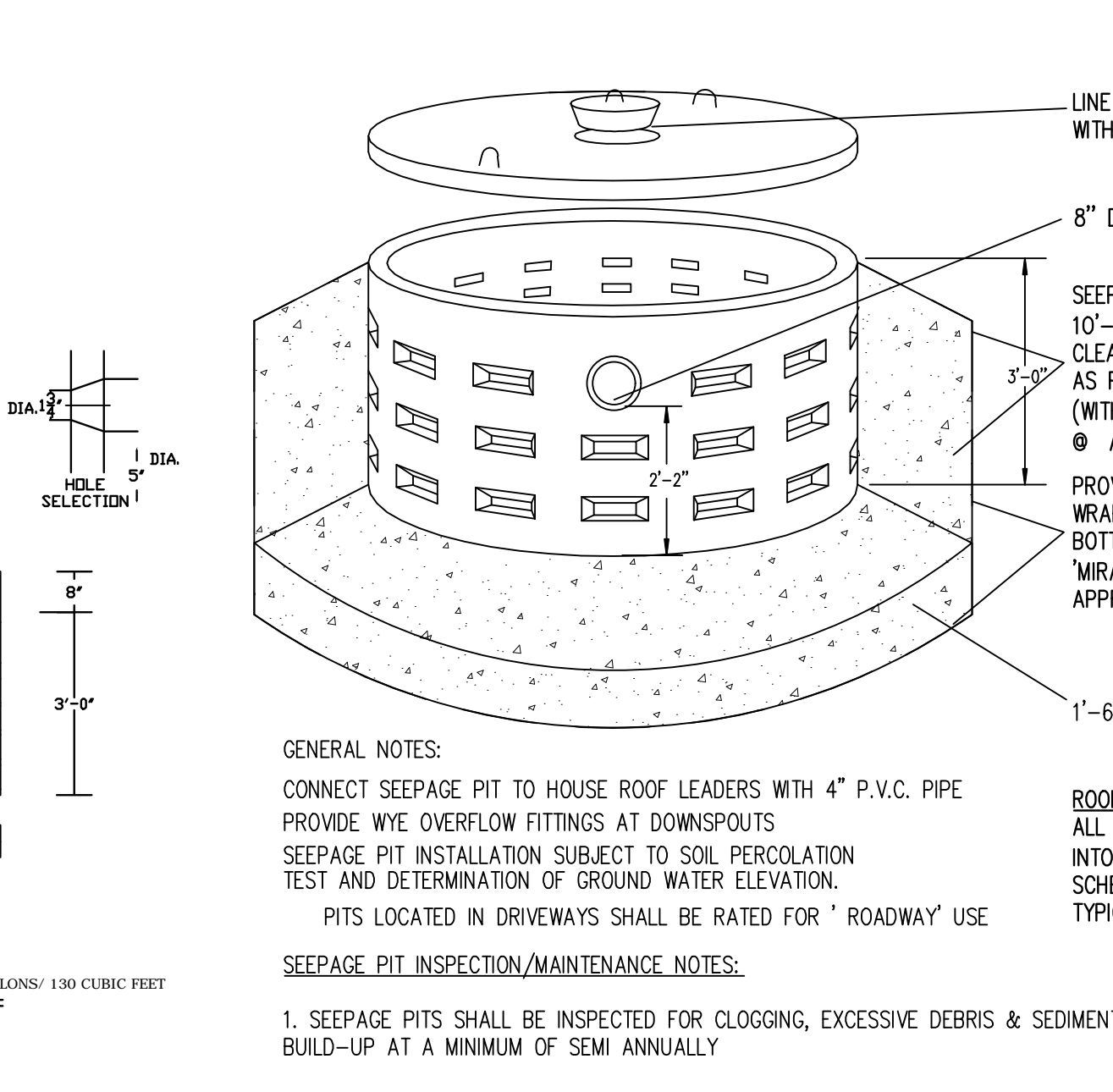
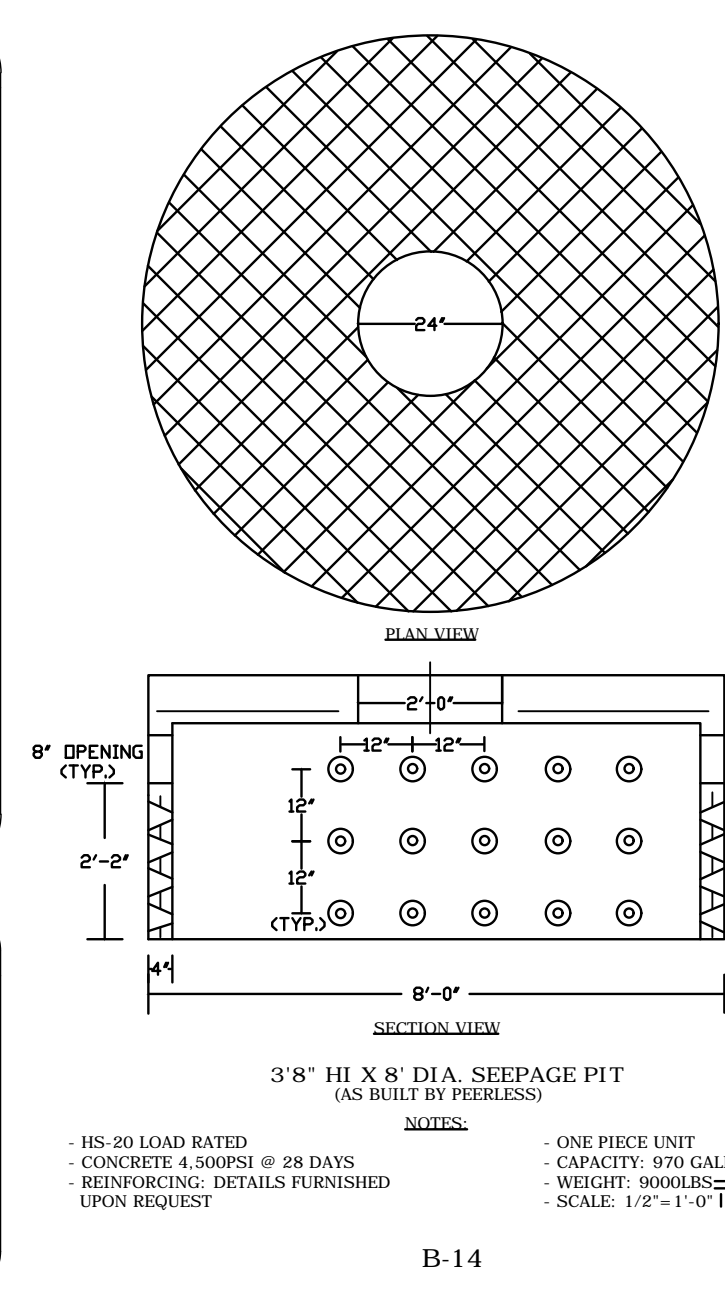
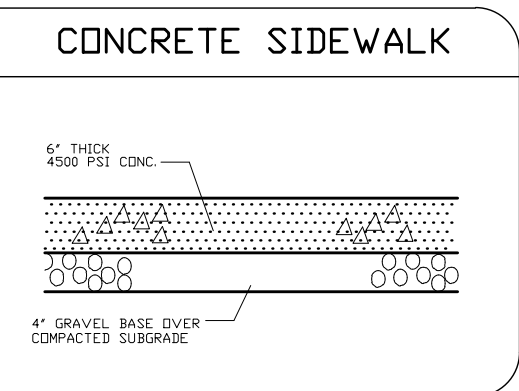
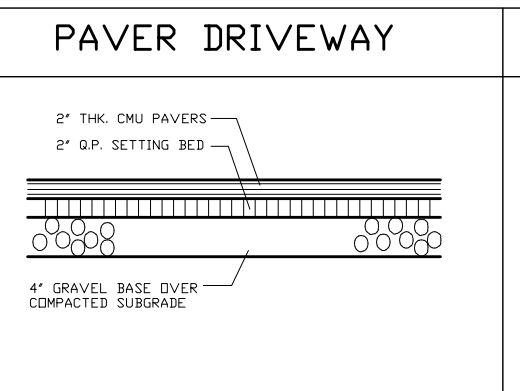
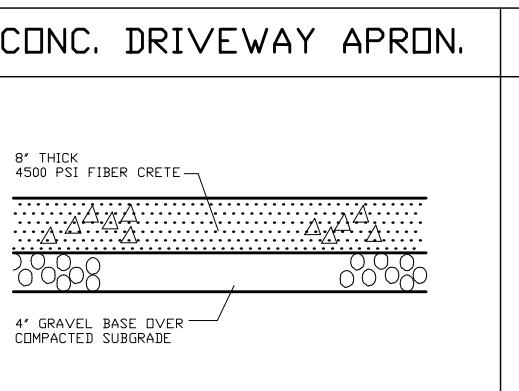
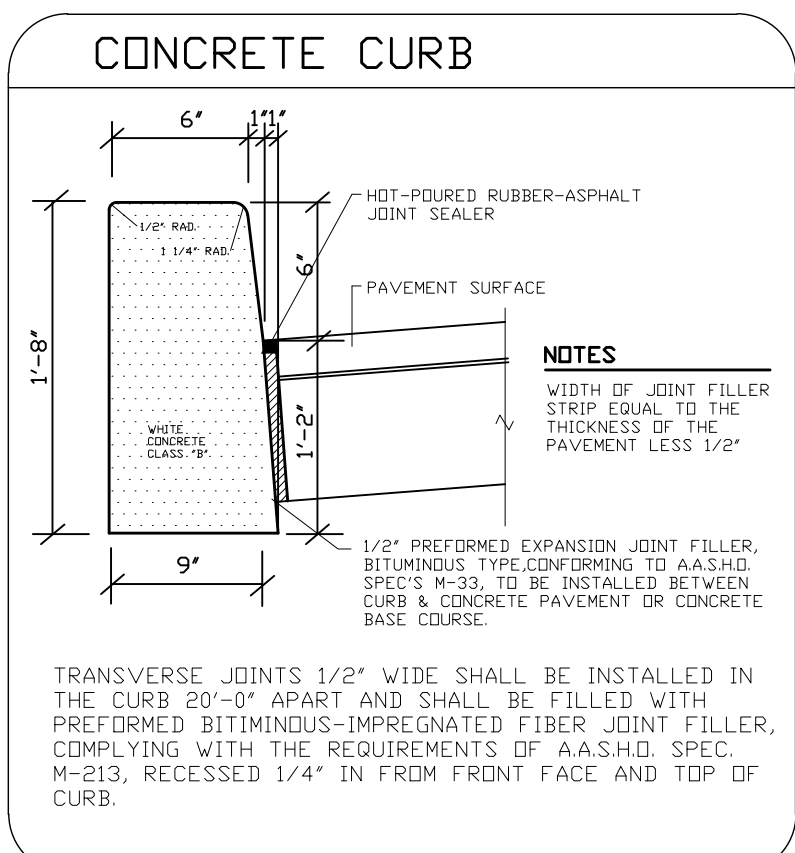
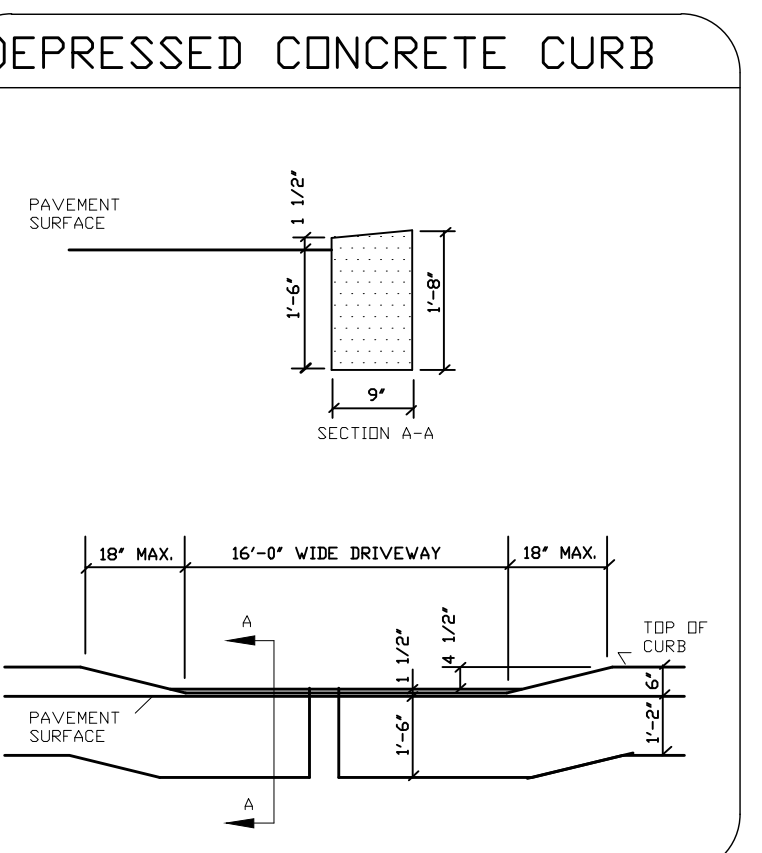
S1



TRENCH WIDTHS

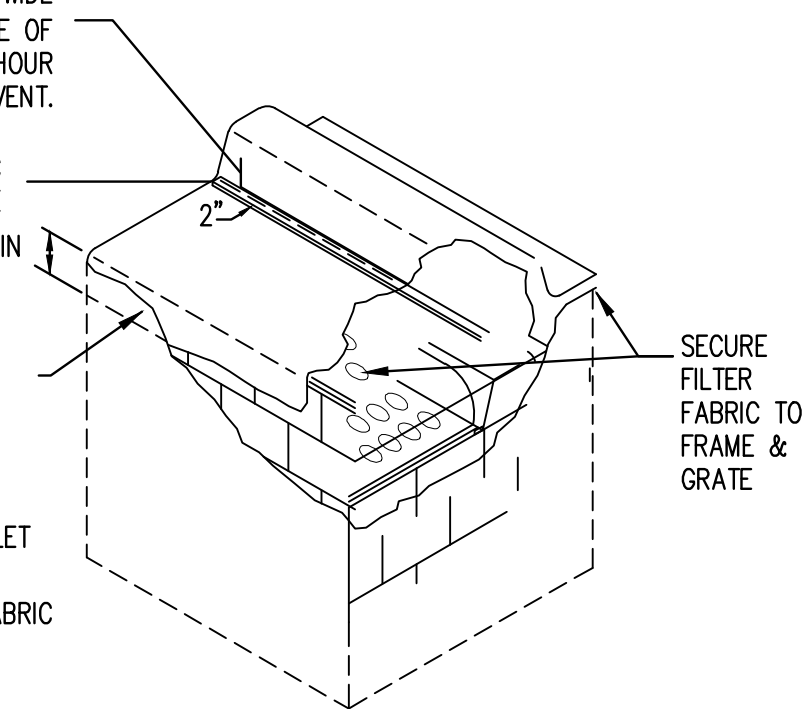
PIPE SIZE	TRENCH WIDTH "B"	
	MIN.	MAX.
4"	24"	30"
6"	24"	30"
8"	24"	36"
10"	26"	36"
12"	28"	40"
14"	30"	42"
16"	30"	42"
18"	32"	42"
24"	42"	60"
30"	50"	62"
36"	56"	68"

- 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 3/8" CRUSHED STONE BEDDING. IF REQUIRED BY THE ENGINEER EXTEND THE 3/8" 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.



CUT SLIT IN FILTER FABRIC ALONG TOP OF 2"x4" & UP EACH SIDE 30" WIDE AND 4" HIGH TO ALLOW PASSAGE OF GREATER THAN A 1 YEAR 24 HOUR STORM EVENT.

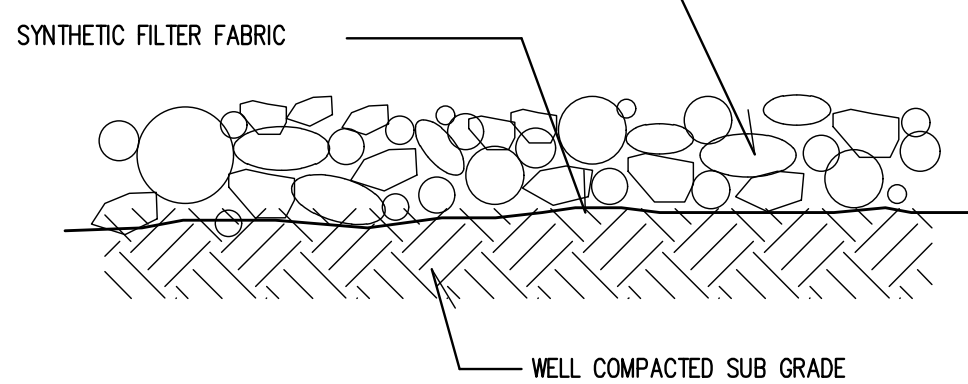
2"x4" UNDER FILTER FABRIC SECURE TO INLET FRAME



- CONTRACTOR TO CLEAN INLET FILTER AFTER EVERY STORM
- CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING

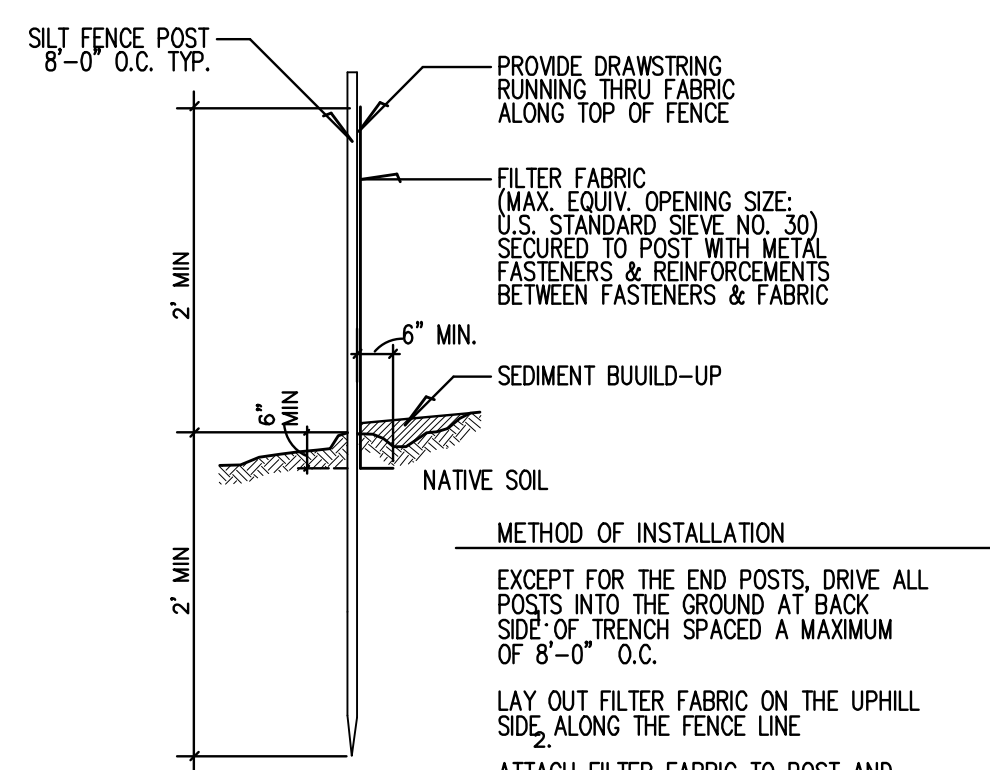
CURB TYPE INLET FILTER DETAIL
N.T.S.

STONE PAD A.S.T.M. C-35 NO. 2 OR NO. 3 (APPROX 1" - 2 1/2") CRUSHED STONE 6" THICK

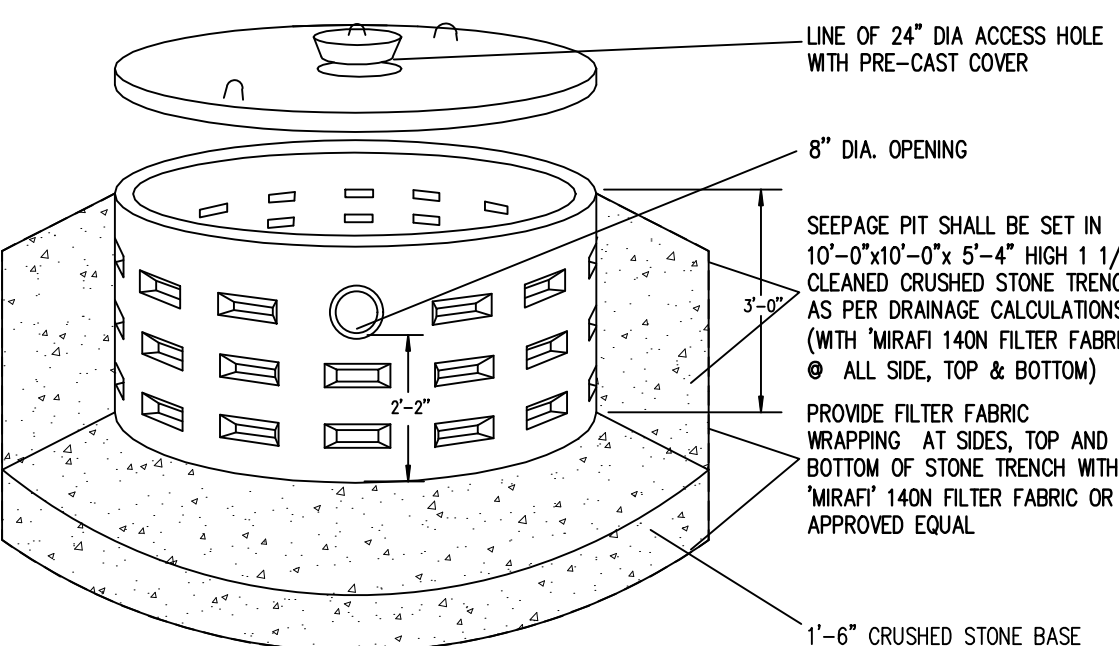
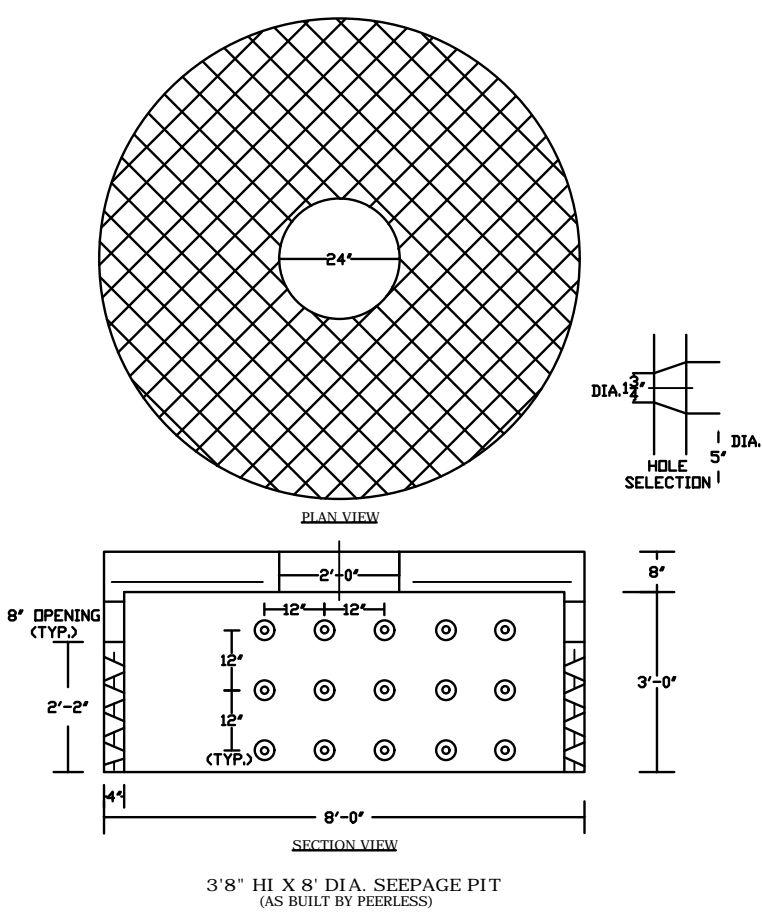


NOTE: FOR CONSTRUCTION PAD LOCATION SEE PLAN

STABILIZED CONSTRUCTION PAD DETAIL
NO SCALE



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



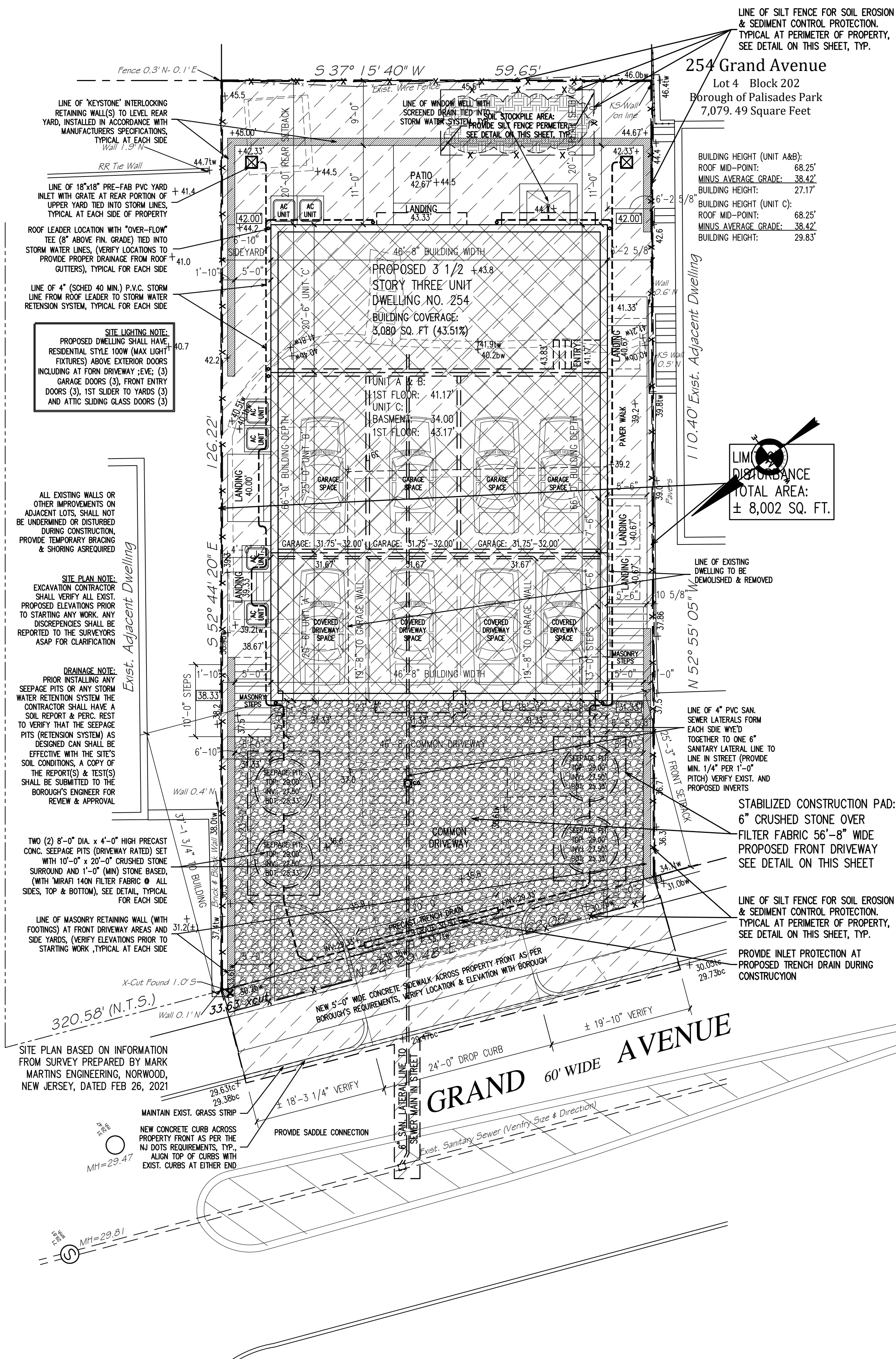
GENERAL NOTES:
CONNECT SEEPAGE PIT TO HOUSE ROOF LEADERS WITH 4" P.V.C. PIPE. PROVIDE WYE OVERFLOW FITTINGS AT DOWNSPOUTS.
SEEPAGE PIT INSTALLATION SUBJECT TO SOIL PERCOLATION TEST AND DETERMINATION OF GROUND WATER ELEVATION.
PITS LOCATED IN DRIVEWAYS SHALL BE RATED FOR "ROADWAY" USE.

SEEPAGE PIT INSPECTION/MAINTENANCE NOTES:

- SEEPAGE PITS SHALL BE INSPECTED FOR CLOGGING, EXCESSIVE DEBRIS & SEDIMENT BUILD-UP AT A MINIMUM OF SEMI ANNUALLY
- DEBRIS, LEAVES AND SEDIMENT SHALL BE REMOVED FROM THE SEEPAGE PIT AND PROPERLY DISPOSED OF.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSPECTION OF THE SEEPAGE PITS

PEERLESS CONCRETE PRODUCTS CO.
SINCE 1959
973.838.3060p - www.peerlessconcrete.com - 973.838.3385f
Butler, NJ

SEEPAGE PIT DETAIL
NO SCALE



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.

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

CONSTRUCTION SEQUENCE:

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

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

- 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.
- 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).
- 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.
- 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).
- The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
- Soil erosion and sediment control measures will be inspected and maintained on a regular basis, including after every storm event.
- 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 haybale sediment barrier or silt fence.
- 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.
- Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved by the District.
- Driveway must be stabilized with 1"-2 1/2" crushed stone or sub-base prior to individual lot construction.
- 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.
- Catch basin inlets will be protected with an inlet filter designed in accordance with Section 28-1 of the New Jersey Standard.
- Storm drainage outlets will be stabilized, as required, before the discharge points become operational.
- Dewatering operations must discharge directly into a sediment control bag other approved filter in accordance with Section 14-1 of the New Jersey Standards.
- 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.
- 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.
- 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.
- 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.
- A copy of the certified Soil Erosion and Sediment Control Plan must be available at the project site throughout construction.
- 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.
- The Bergen County Soil Conservation District may request additional measures to minimize on or off-site erosion problems during construction.
- 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.

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

PROJECT:
Proposed:
New Three Family Dwelling
Located at:
**254 Grand Avenue
Palisades Park, New Jersey
Block: 202 Lot: 4
AA Residential Zone**

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Date	Item
05/04/21	PRELIM ZONING REVIEW
07/29/21	ZONING BOARD REVIEW
12/22/21	REVISED ZONING BOARD SUBMISSION (DOWN TO THREE-FAMILY DWELLING)

DRAWING TITLE:

SCALE:	AS NOTED	DATE:	03/05/21
DESIGNED BY:	VC	PROJECT#:	DL-21-01
DRAWN BY:	VC	CAD FILE:	
CHECKED BY:	VC	DRAWING #:	

PROFESSIONAL SEAL: DRAWING:

S2