

309 SEVENTH STREET, PALISADES PARK N.J. ZONING INFORMATION - AA ZONE

CATEGORY:	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (EXISTING):	5,000 SQUARE FEET	5,000 SQUARE FEET	NO
LOT WIDTH (EXISTING):	50.00 FEET	50.00 FEET	NO
LOT WIDTH (EXISTING):	100.00 FEET	100.00 FEET	NO
BUILDING COVERAGE:	2,500 SQ. FEET MAX	2,044 SQUARE FEET	NO
FRONT YARD:	20.00 FEET	20.17 FEET	NO
RIGHT SIDE YARD:	6.00 FEET	6.00 FEET	NO
LEFT SIDE YARD:	6.00 FEET	6.00 FEET	NO
REAR YARD:	25.00 FEET	25.00 FEET	NO
BUILDING HEIGHT:	2.5 STORIES 28.00 FEET	3/4 STORIES 36.08 FEET	YES

THE BOROUGH OF PALISADES PARK PLANNING BOARD 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
ENGLEWOOD CLIFFS, NEW JERSEY
TEL. 201.541.6595
FAX. 201.541.6596

Date: 08/19/21
Item: ZONING REVIEW
ZONING BOARD REVIEW

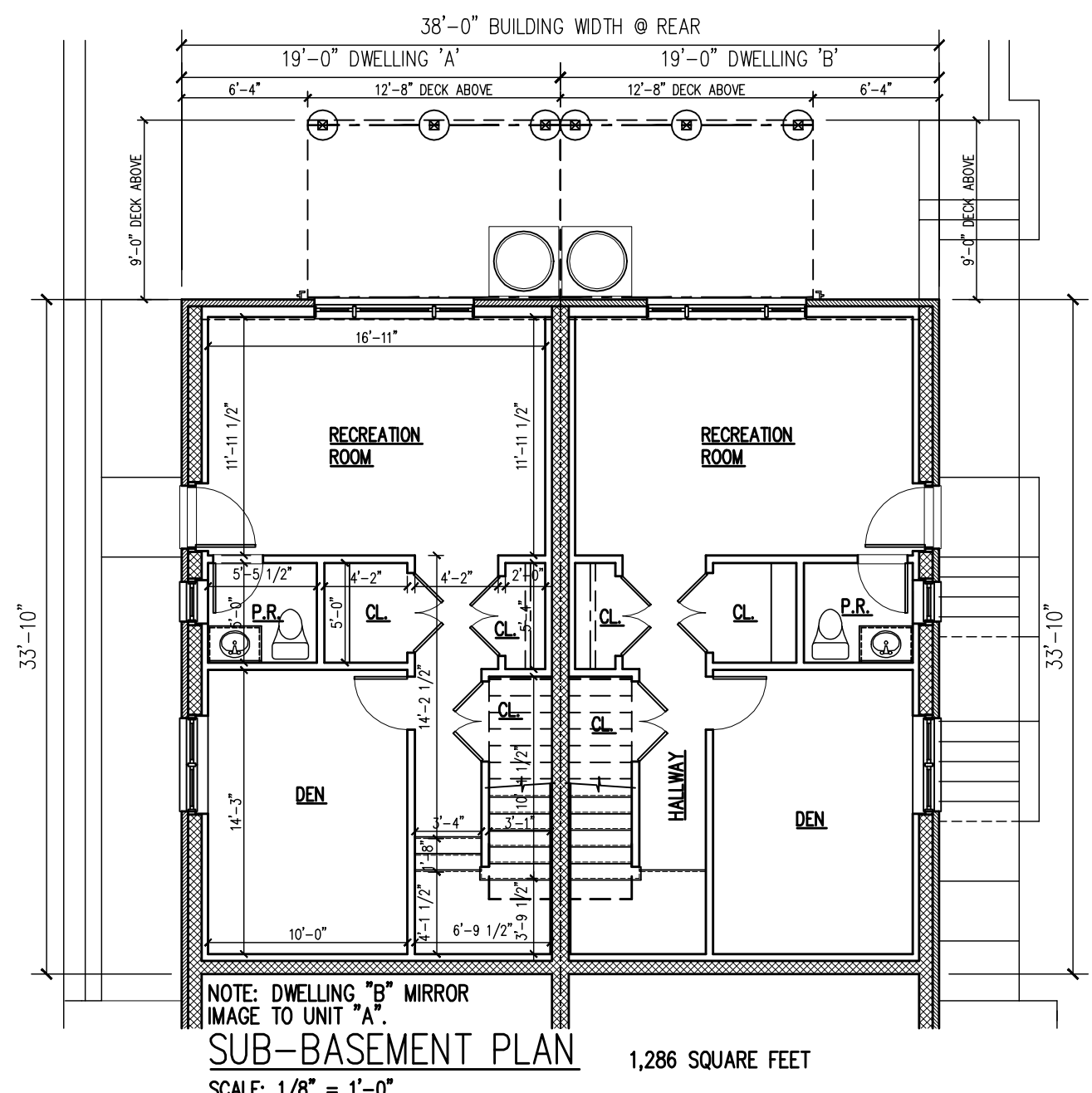
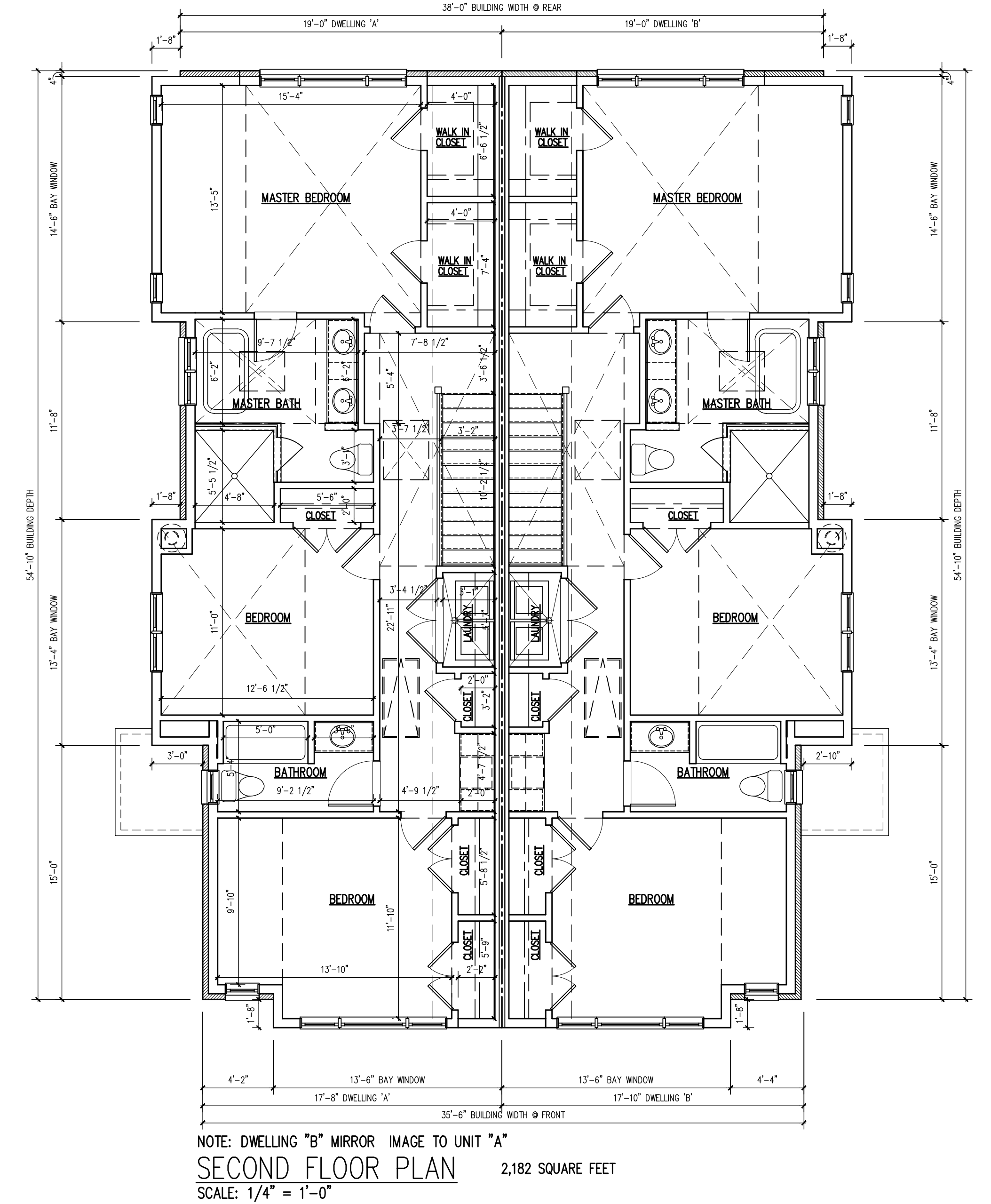
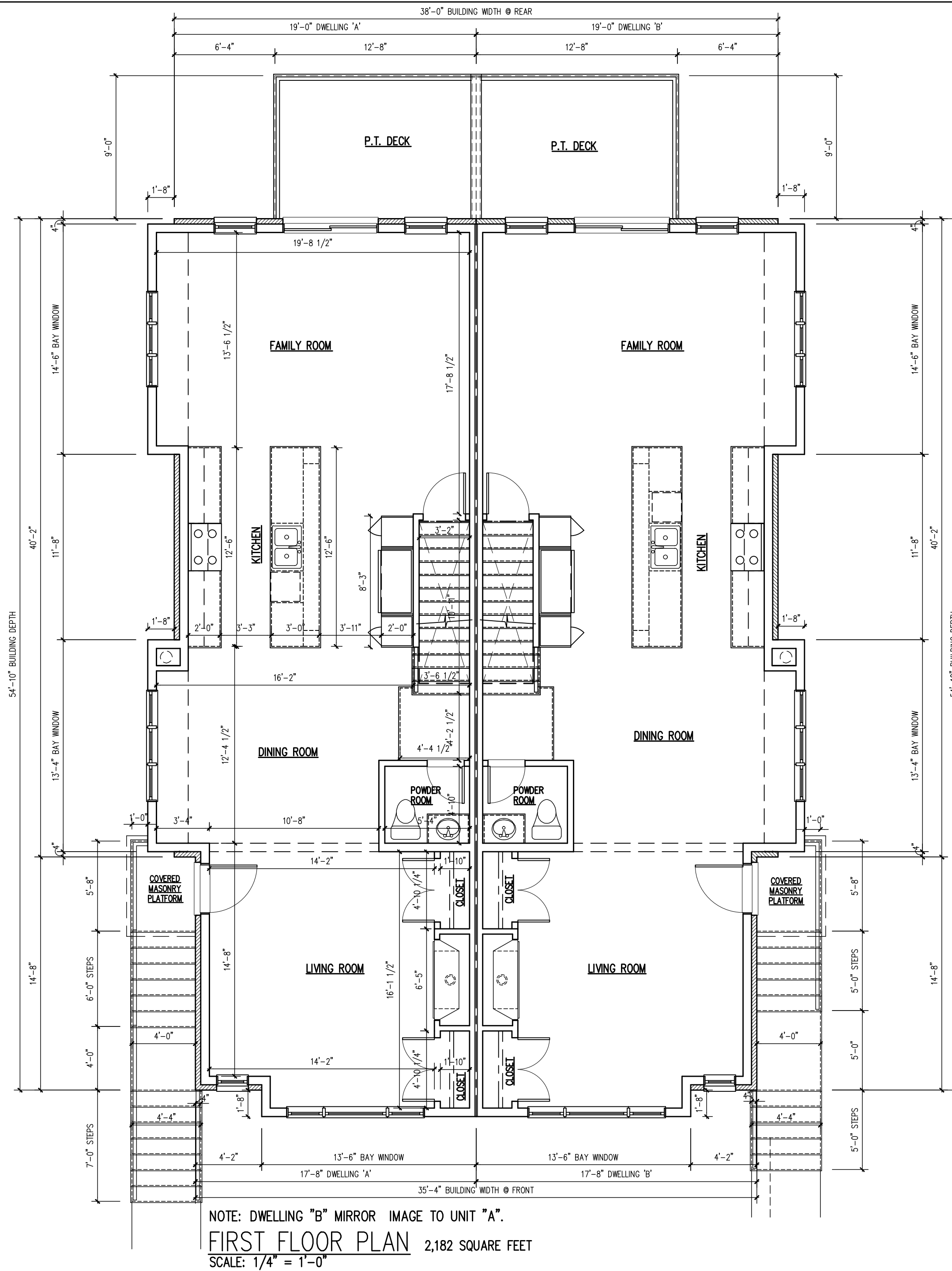
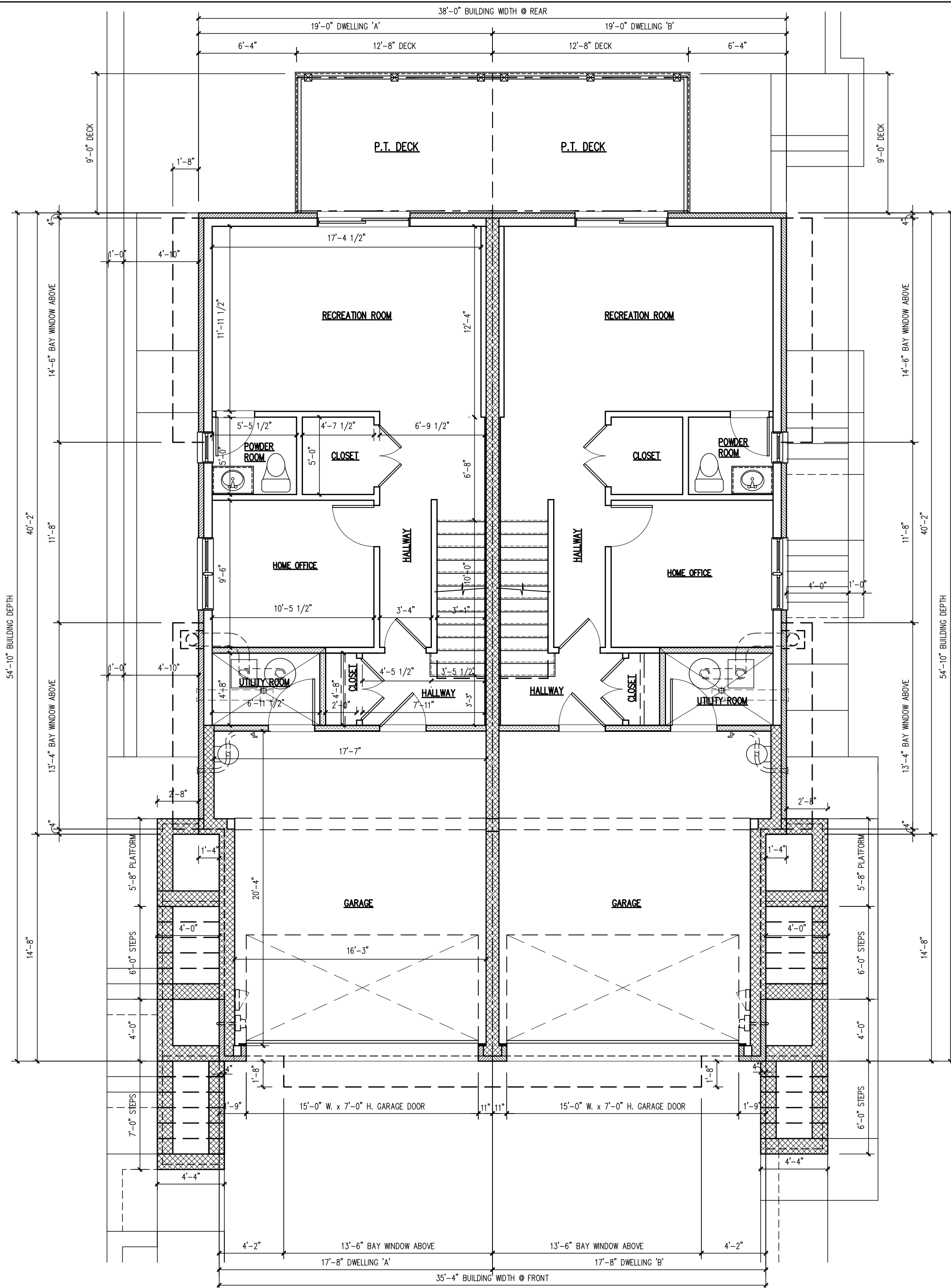
PROJECT:
Proposed:
New Two Family Dwelling
Located at:
309 Seventh Street
Palisades Park, New Jersey
Block: 402 Lot: 18
AA Zone

DRAWING TITLE: ELEVATIONS, SITE PLAN & ZONING INFO
 SCALE: AS NTD. DATE: 04/29/21
 DESIGNED BY: VC PROJECT#: DG-21-01
 DRAWN BY: VC CAD FILE:
 CHECKED BY: VC DRAWING #:
 PROFESSIONAL SEAL: DRAWING:
A1

VASSILIOS COCOROS, RA
N.J. LIC. # A13644
SHEET #: 1 OF 3

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

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THE BOROUGH OF PALISADES PARK PLANNING BOARD 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
08/19/21	ZONING REVIEW
10/22/21	ZONING BOARD REVIEW

PROJECT:
Proposed:
New Two Family Dwelling
Located at:
309 Seventh Street
Palisades Park, New Jersey
Block: 402 Lot: 18
AA Zone

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

DRAWING TITLE:		FLOOR PLANS	
SCALE:	AS NTD.	DATE:	04/29/21
DESIGNED BY:	VC	PROJECT#:	DG-21-01
DRAWN BY:	VC	CAD FILE:	
CHECKED BY:	VC	DRAWING #:	
PROFESSIONAL SEAL:		DRAWING:	A2
VASSILIOS COCOROS, RA N.J. LIC. # AI 13644		SHEET #:	2 OF 3

- NOTES:
1. PROPERTY DESCRIPTION:
309 SEVENTH STREET
PALISADES PARK, N.J.
TAX MAP BLOCK: 402 LOT: 18
 2. 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.
 3. CURBS, DRIVEWAYS, SIDEWALKS AND STORM SEWERS SHALL BE CONSTRUCTED TO BOROUGH SPECIFICATIONS.
 4. ANY ADJACENT STRUCTURES, RETAINING WALLS, LANDSCAPING, CURBS, PIPING, PAVEMENT, FENCES, ETC. DAMAGED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED.
 5. ALL ROOF LEADERS SHALL BE CONNECTED INTO SEEPAGE PITS.
 6. 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

Located at:

309 Seventh Street
Palisades Park, New Jersey
Block: 402 Lot: 18

AA Zone

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Date	Item
08/19/21	ZONING REVIEW
10/22/21	ZONING BOARD REVIEW

DRAWING TITLE:
SITE PLAN & DETAILS

SCALE:	AS NTD.	DATE:	04/27/21
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DESIGNED BY:	VC	PROJECT#:	DG-21-01
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DRAWN BY:	VC	CAD FILE:	
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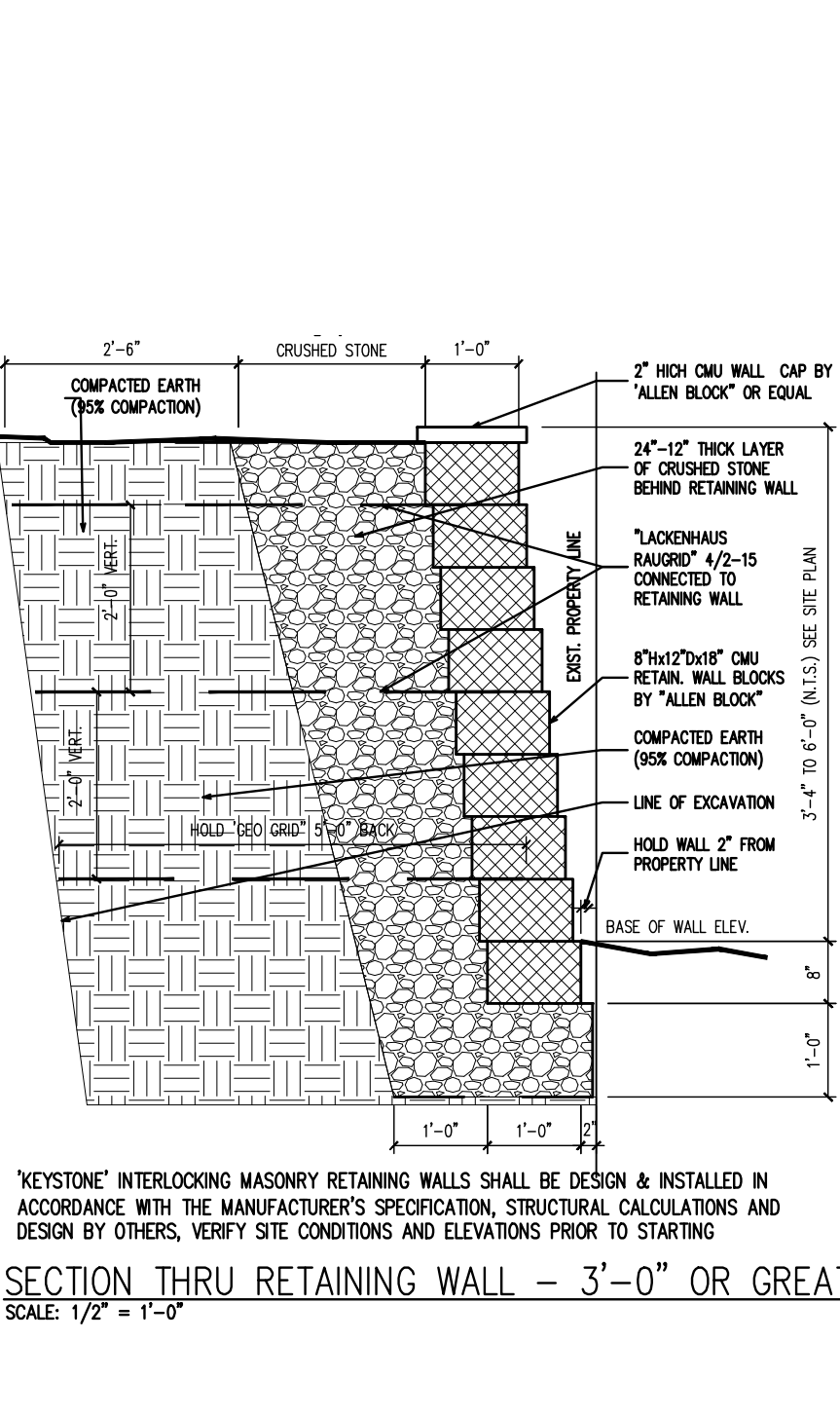
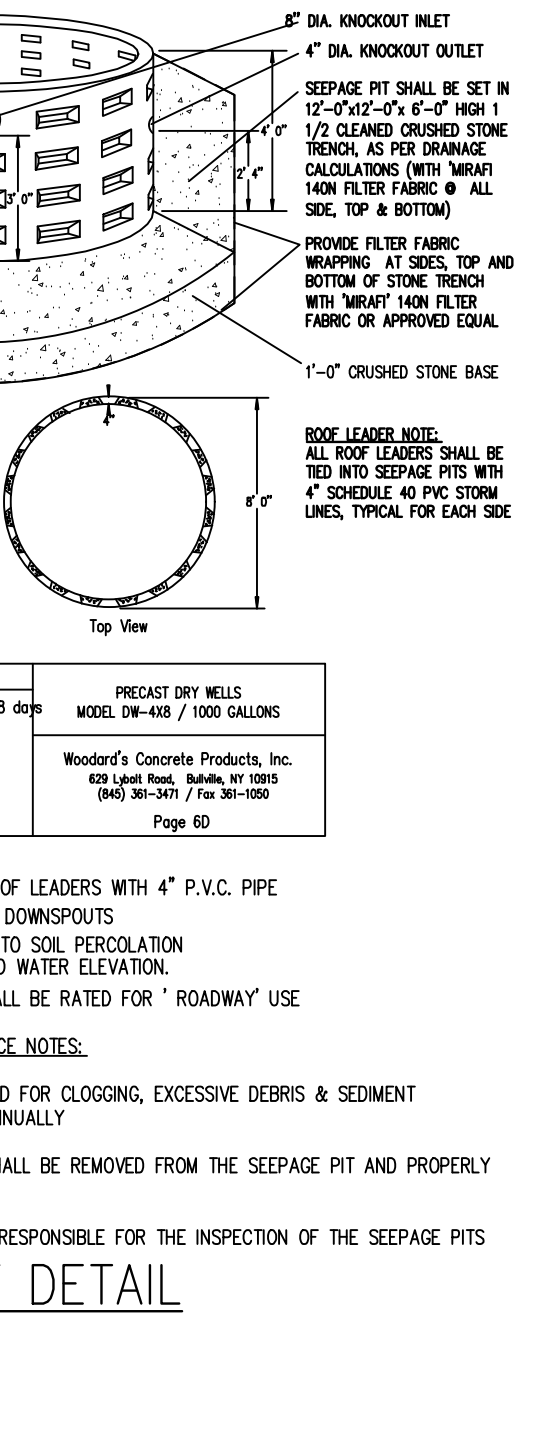
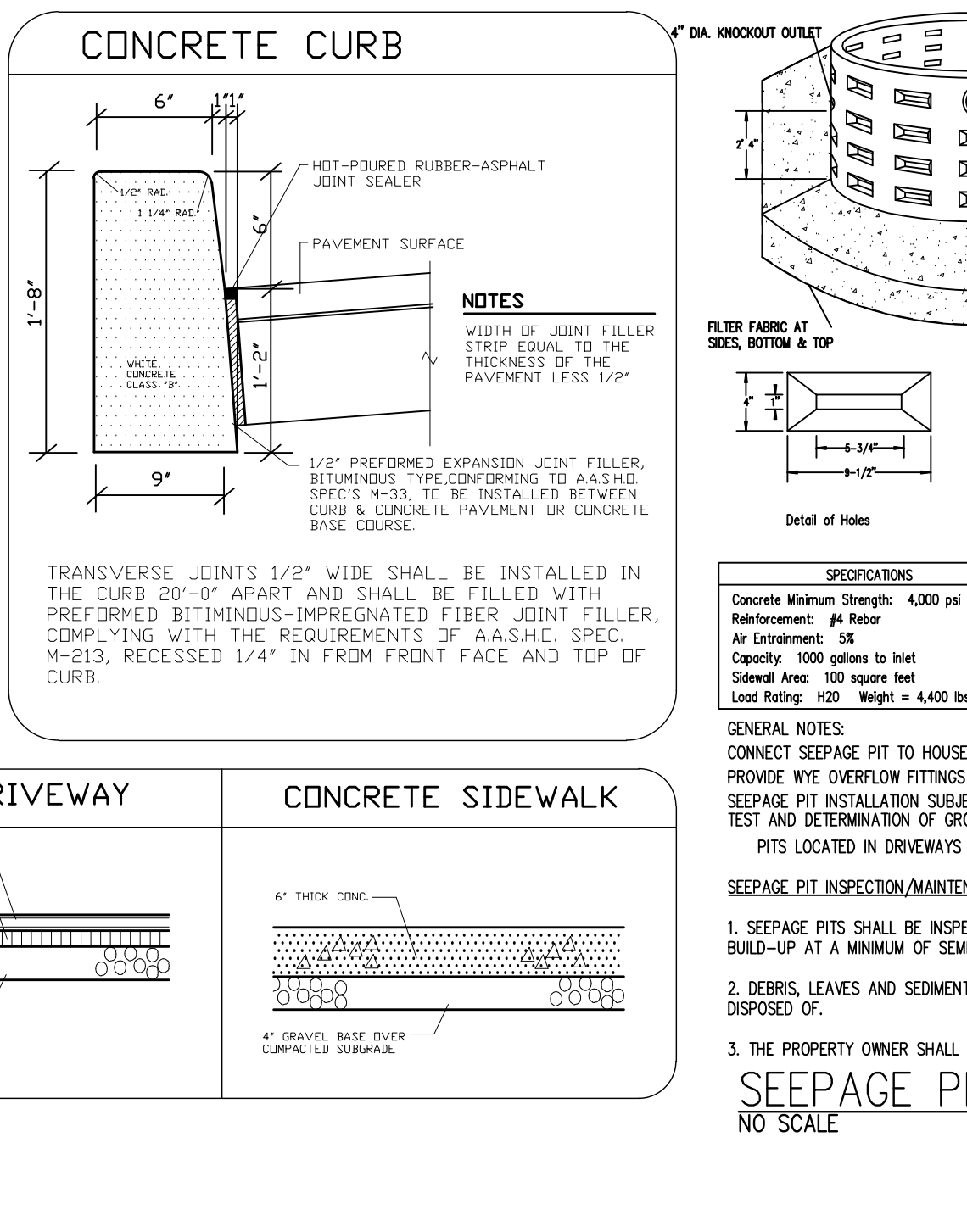
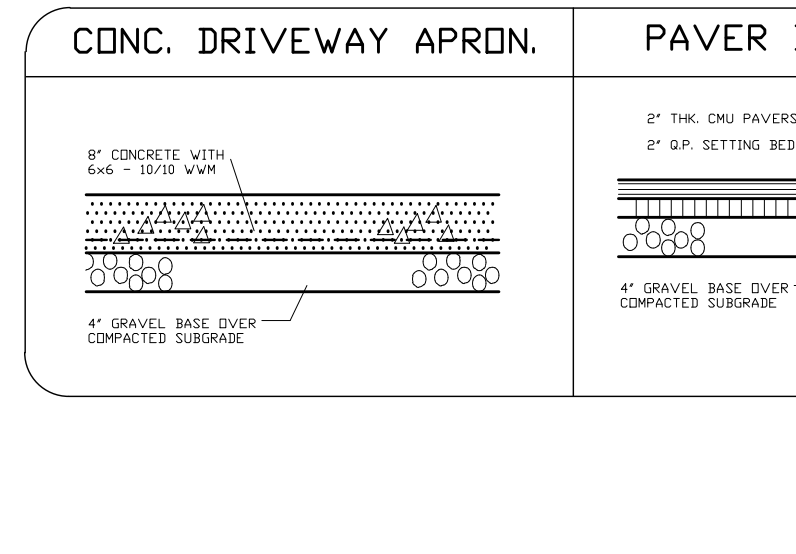
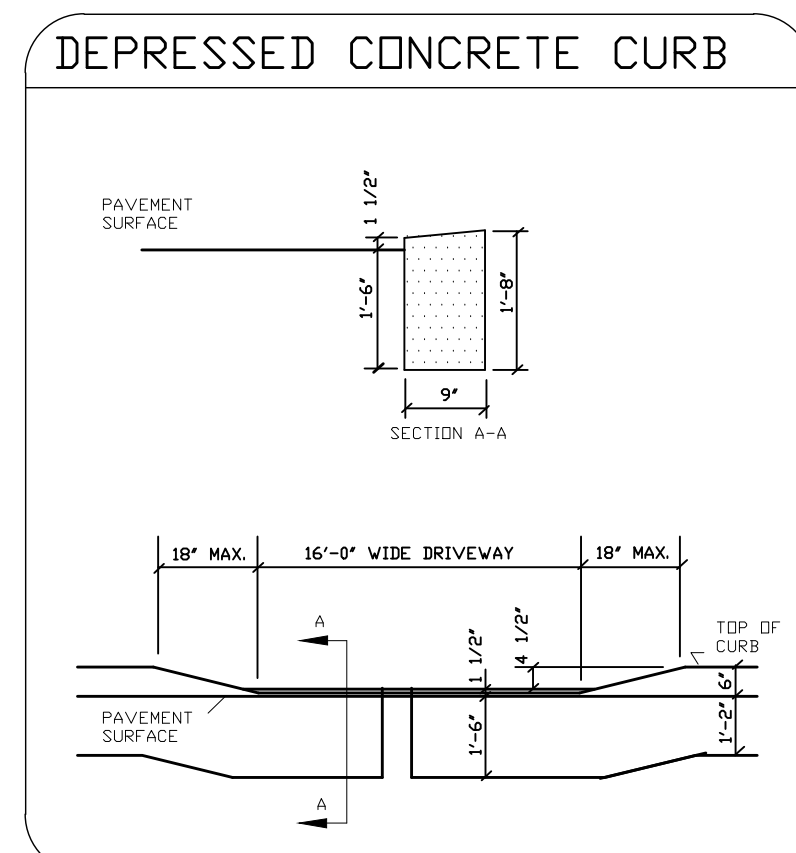
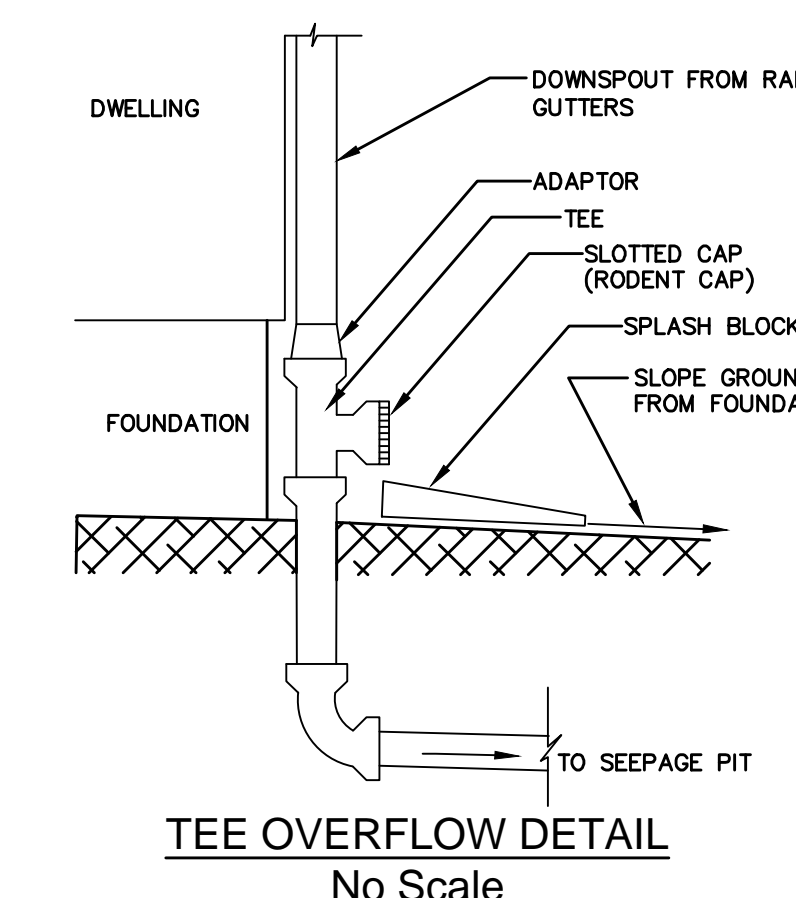
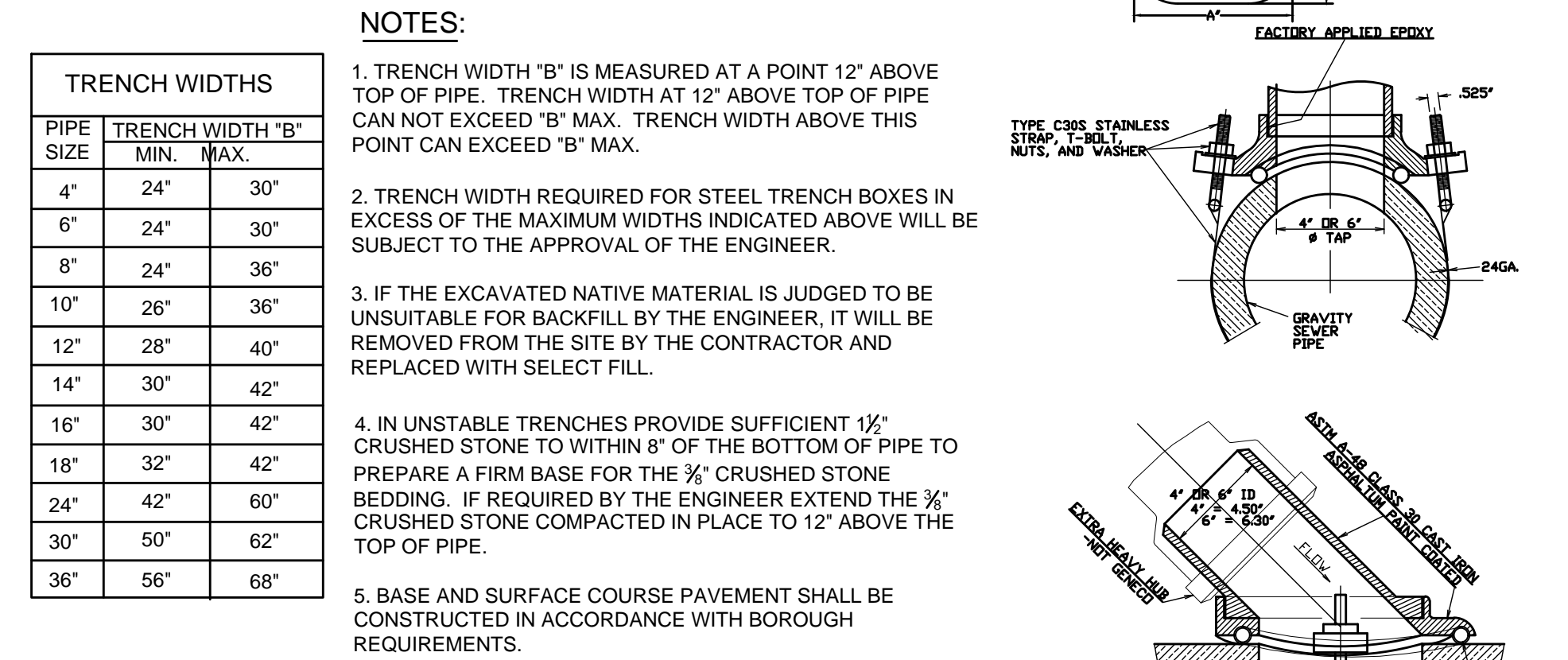
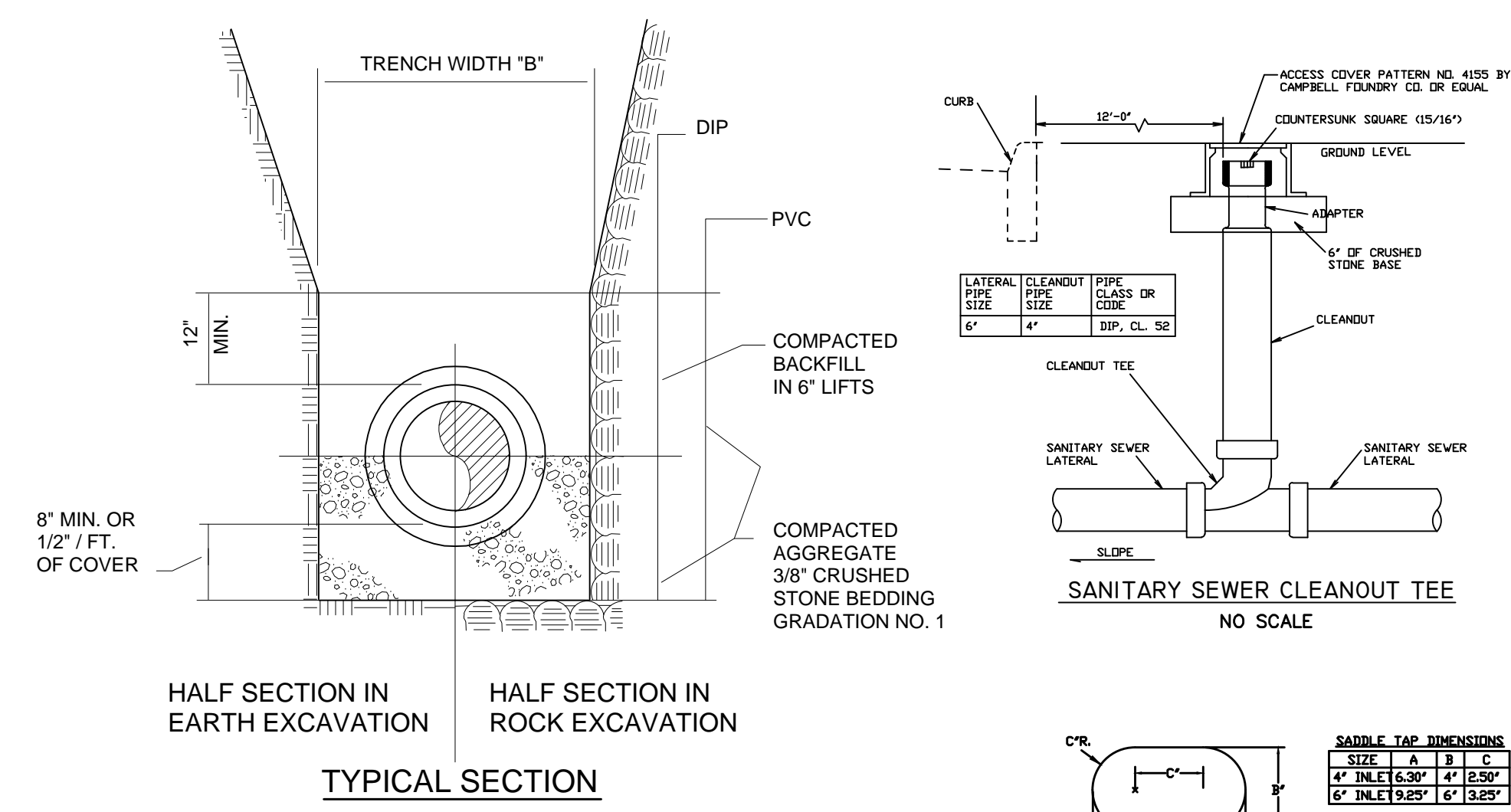
CHECKED BY:	VC	DRAWING #:	
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PROFESSIONAL SEAL: DRAWING:

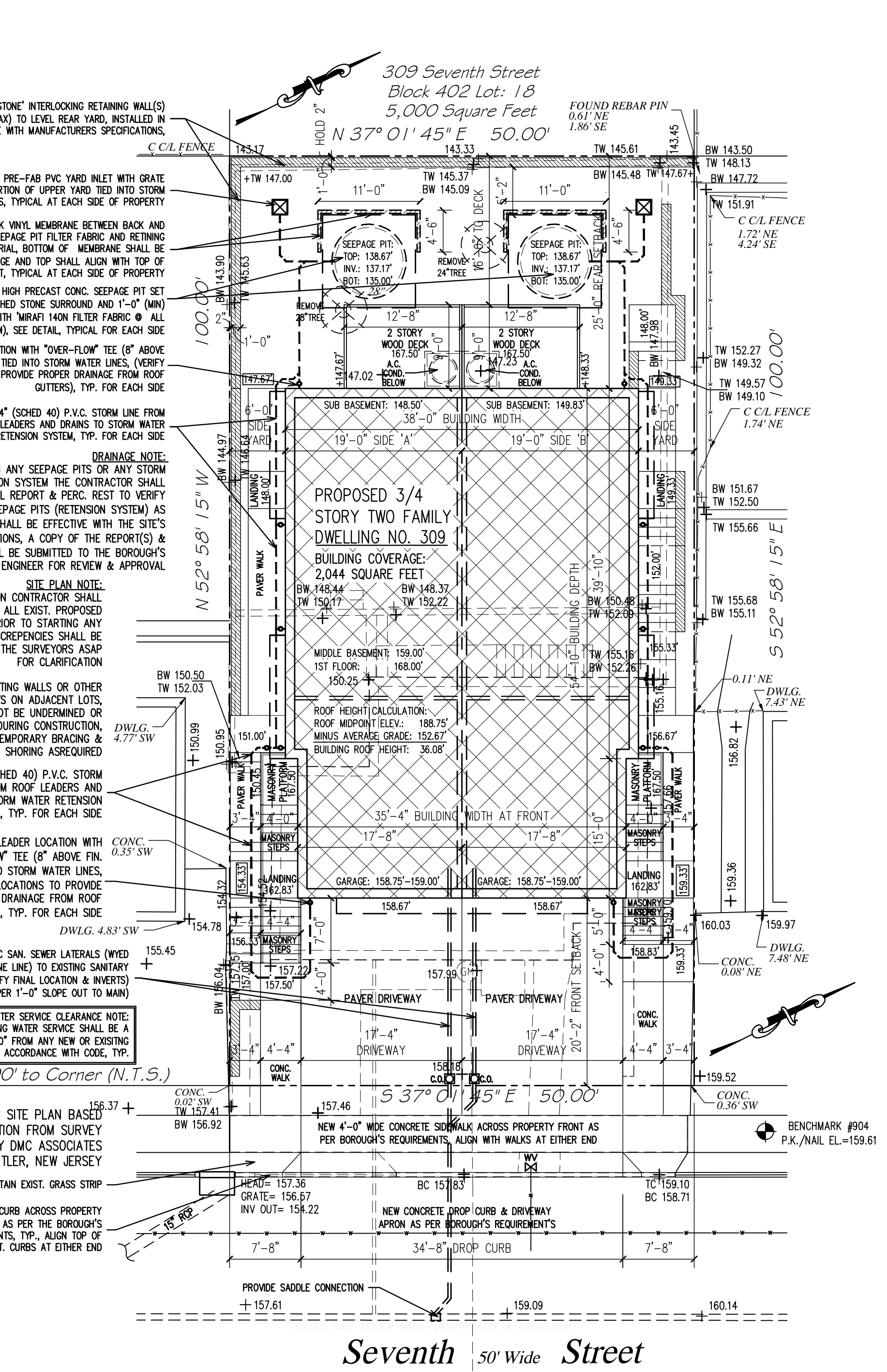
THE BOROUGH OF PALISADES PARK ZONING BOARD OF ADJUST. APPROVED THIS PLAN BY MEMORIALIZING RESOLUTION AT ITS REGULAR MEETING ON _____ PLEASE SEE AFFIXED RESOLUTION FOR ANY ADDITIONAL CONDITIONS OF APPROVAL SET BY THE BOARD

BOARD ENGINEER	DATE
BOARD SECRETARY	DATE
BOARD CHAIRPERSON	DATE

S1



East Central 75' Wide Blvd



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

