

**SCHEMATIC SITE PLAN** THIRD 50' WIDE STREET  
SCALE: 1" = 10'-0"

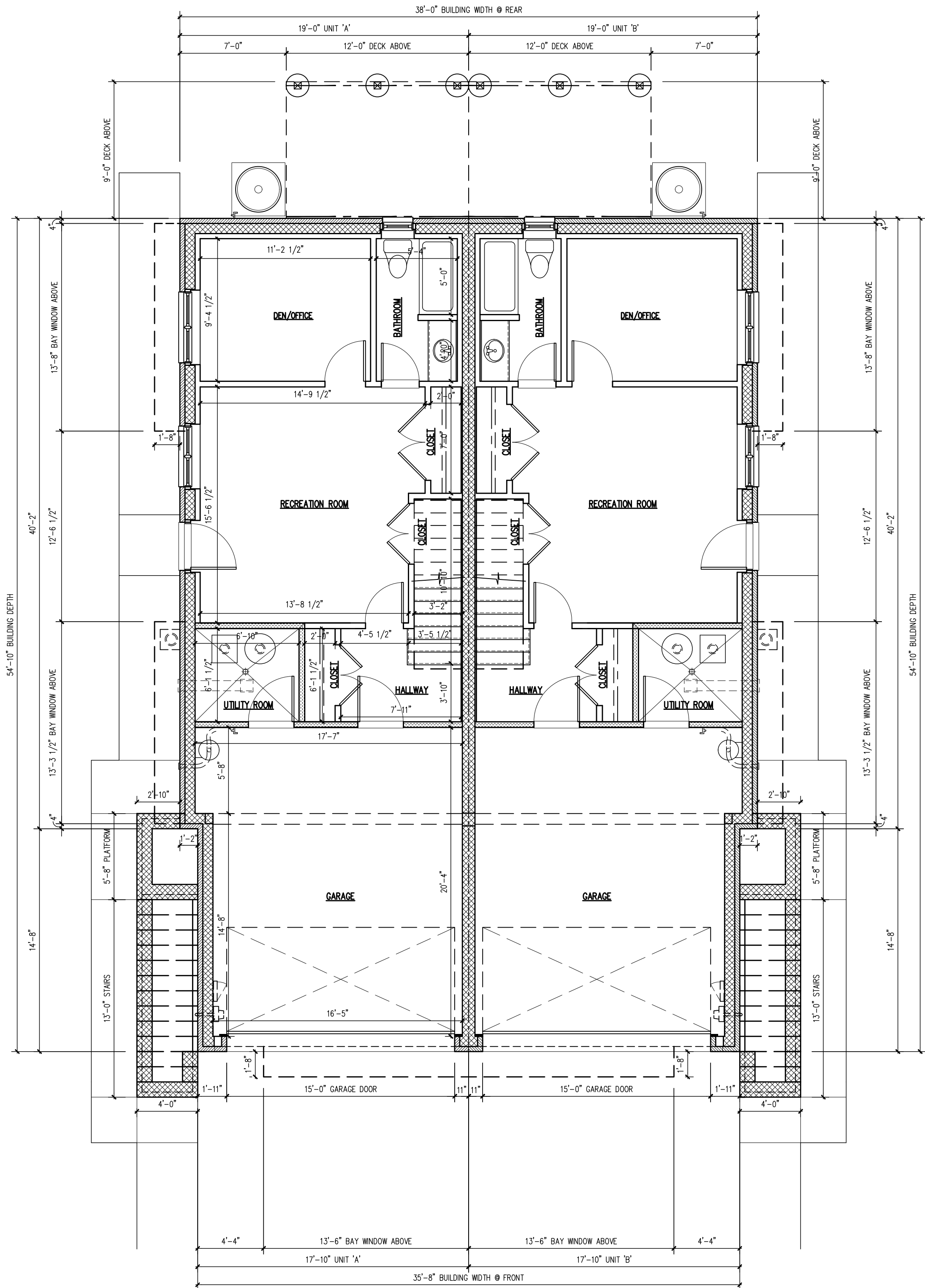
451 THIRD STREET PALISADES PARK ZONING INFORMATION - UNDER AA ZONE			
CATEGORY:	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (EXIST.):	5,000 SQUARE FEET	5,000 SQUARE FEET	NO
LOT WIDTH (EXIST.):	50.00 FEET	50.00 FEET	NO
BUILDING COVERAGE:	2,500 SQ. FT. MAX	2,049 SQ. FEET	NO
FRONT YARD:	± 20.00 FEET (1)	20.17 FEET	NO
LEFT SIDE YARD:	6.00 FEET MIN.	6.00 FEET	NO
RIGHT SIDE YARD:	6.00 FEET MIN.	6.00 FEET	NO
COMBINED SIDEYARD	12.00 FEET	12.00 FEET	NO
REAR YARD:	25.00 FEET	25.00 FEET	NO
BUILDING HEIGHT:	2.5 STORIES 28.00 FEET	3 STORIES 30.75 FT	YES (2)

(1) ±20.00 FEET IS BASED ON AVERAGE SETBACK ON THIRD STREET  
(2) 30.75 FT HEIGHT IS WITHIN 10% OF REQUIRED 28.00 FT HEIGHT (30.80 FT)

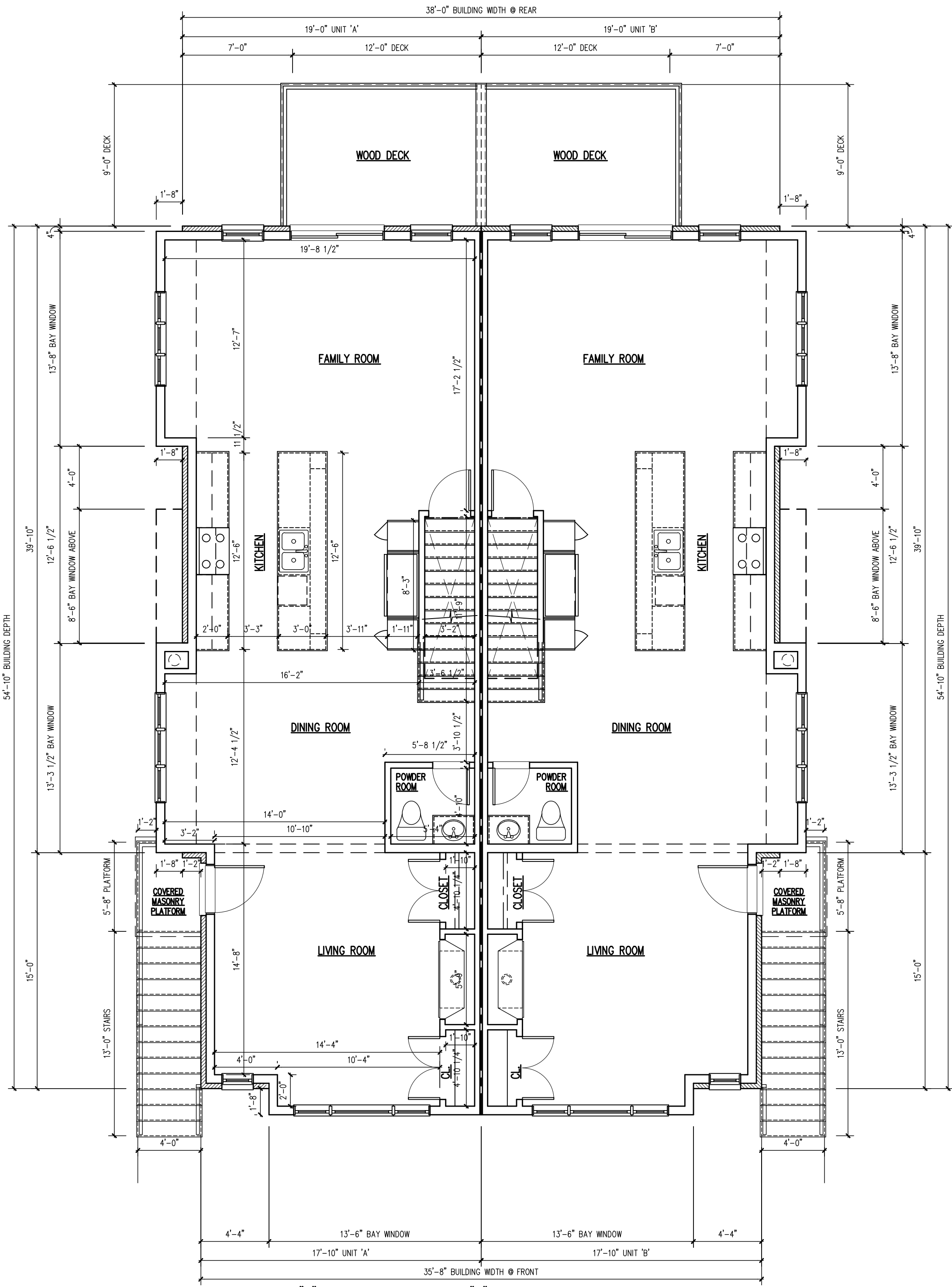
Architect shall not be responsible for the means & methods of construction and or site maintenance & safety

<p><b>V.C.A. GROUP</b></p> <p>VASSILIOS COCOROS ARCHITECT</p> <p>V.C.A.GROUP, LLC 467 SYLVAN AVENUE ENGLEWOOD CLIFFS, NEW JERSEY TEL. 201.541.6595 FAX. 201.541.6596</p>	<p>Date: 02/09/22</p> <p>Item: BOARD REVIEW</p>	<p><b>PROJECT:</b></p> <p>Proposed: <b>New Two Family Dwelling</b></p> <p>Located at: <b>451 Third Street</b> <b>Palisades Park, New Jersey</b> <b>Block: 309 Lot: 27</b> <b>AA Zone</b></p>	<p>DRAWING TITLE: ELEVATIONS, SITE PLAN &amp; ZONING INFO</p> <p>SCALE: AS NTD. DATE: 02/02/22</p> <p>DESIGNED BY: VC PROJECT#: VL-22-01</p> <p>DRAWN BY: VC CAD FILE:</p> <p>CHECKED BY: VC DRAWING #:</p> <p>PROFESSIONAL SEAL:</p> <p>DRAWING:</p> <p style="font-size: 48pt; text-align: center;">A1</p>
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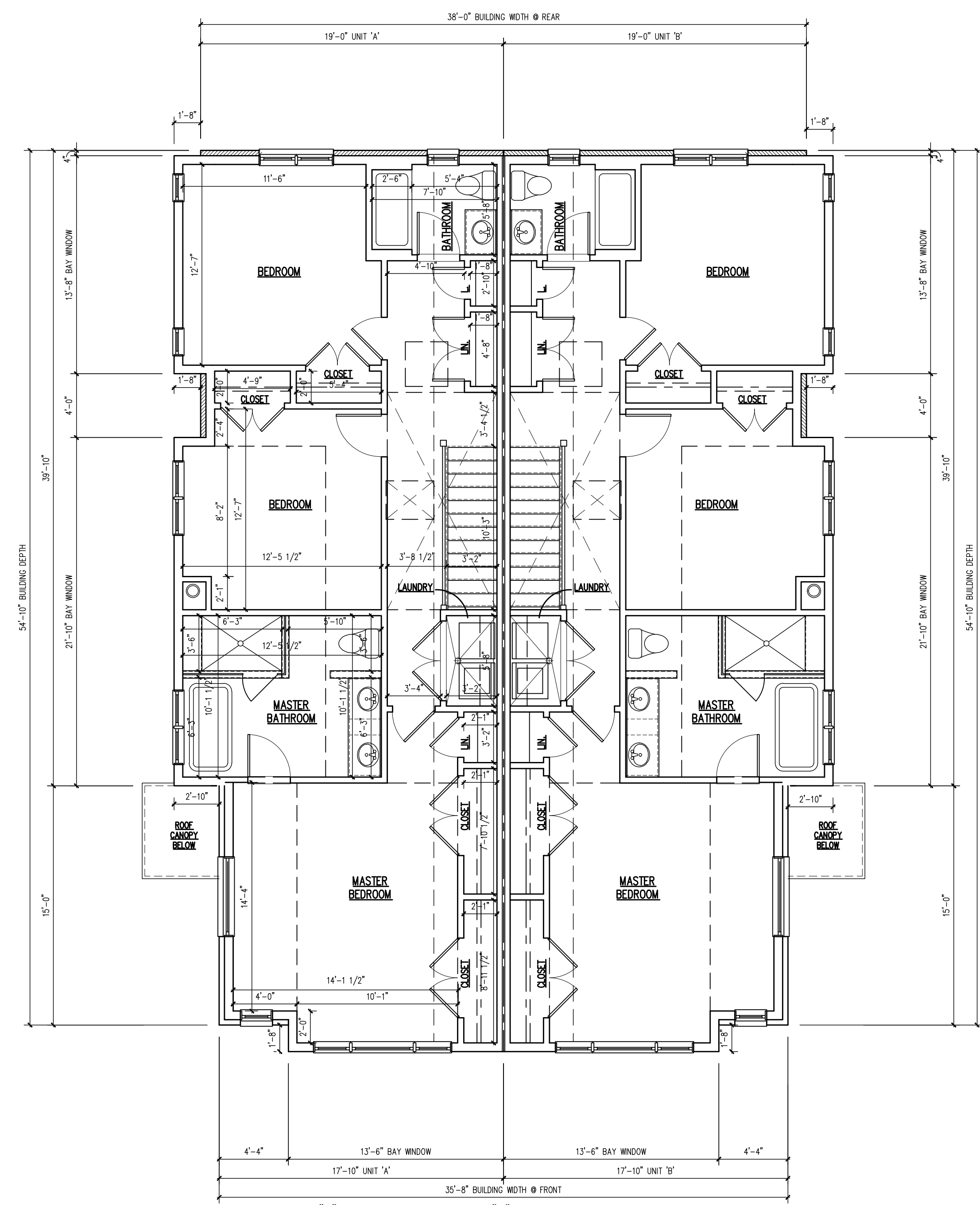




NOTE: DWELLING "B" MIRROR IMAGE TO UNIT "A".  
**BASEMENT/ FOUNDATION PLAN** 2,049 SQUARE FEET  
 SCALE: 1/4" = 1'-0"



NOTE: DWELLING "B" MIRROR IMAGE TO UNIT "A".  
**FIRST FLOOR PLAN** 2,184 SQUARE FEET  
 SCALE: 1/4" = 1'-0"



NOTE: DWELLING "B" MIRROR IMAGE TO UNIT "A".  
**SECOND FLOOR PLAN** 2,212 SQUARE FEET  
 SCALE: 1/4" = 1'-0"

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**  
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Date	Item
02/09/22	BOARD REVIEW

**PROJECT:**  
 Proposed:  
**New Two Family Dwelling**  
 Located at:  
**451 Third Street**  
**Palisades Park, New Jersey**  
**Block: 309 Lot: 27**  
**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:	02/02/22
DESIGNED BY:	VC	PROJECT#:	VL-22-01
DRAWN BY:	VC	CAD FILE:	
CHECKED BY:	VC	DRAWING #:	
PROFESSIONAL SEAL:		DRAWING:	A2
VASSILIOS COCOROS, RA N.J. LIC. # AI 13644		SHEET #:	2 OF 2