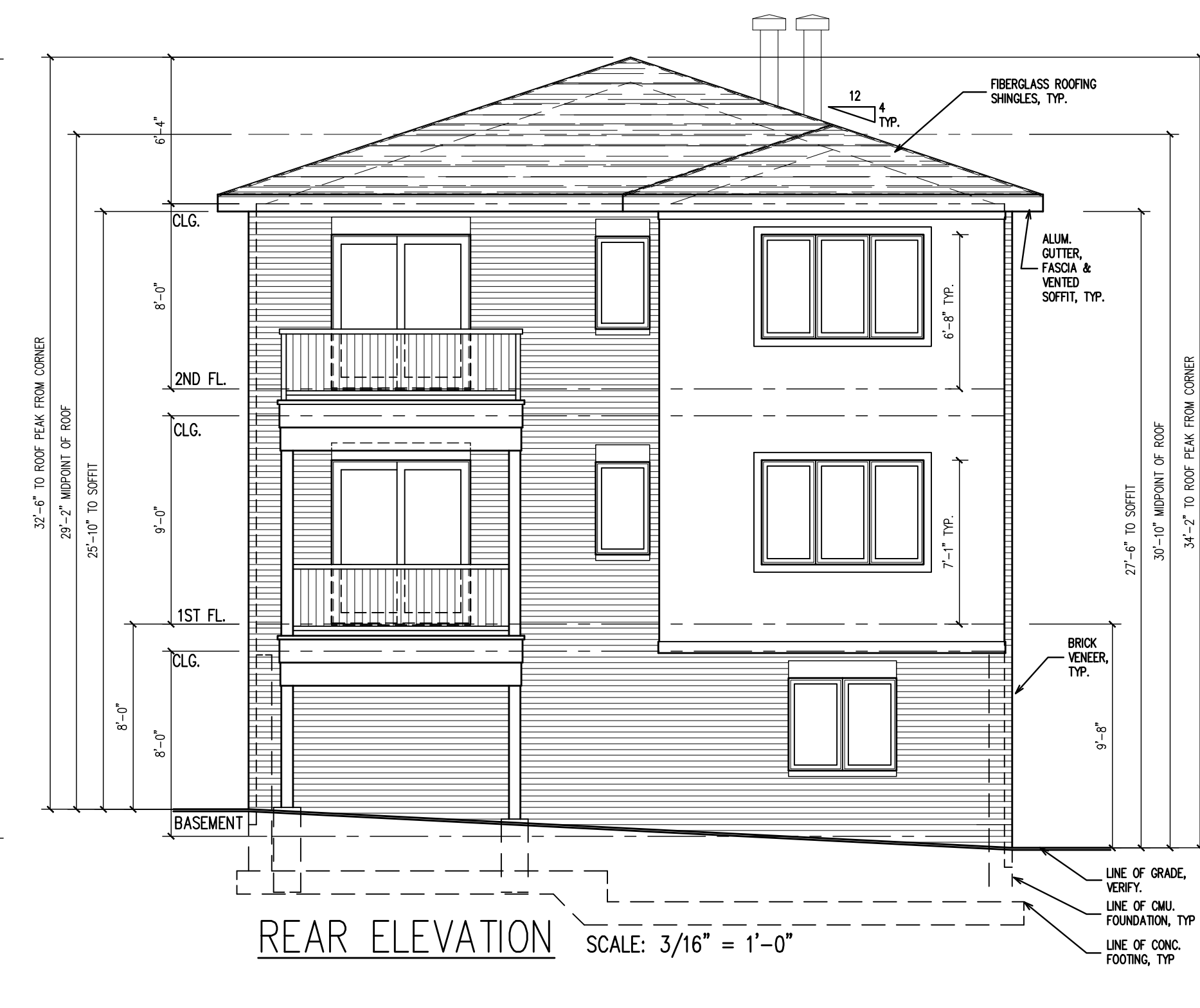


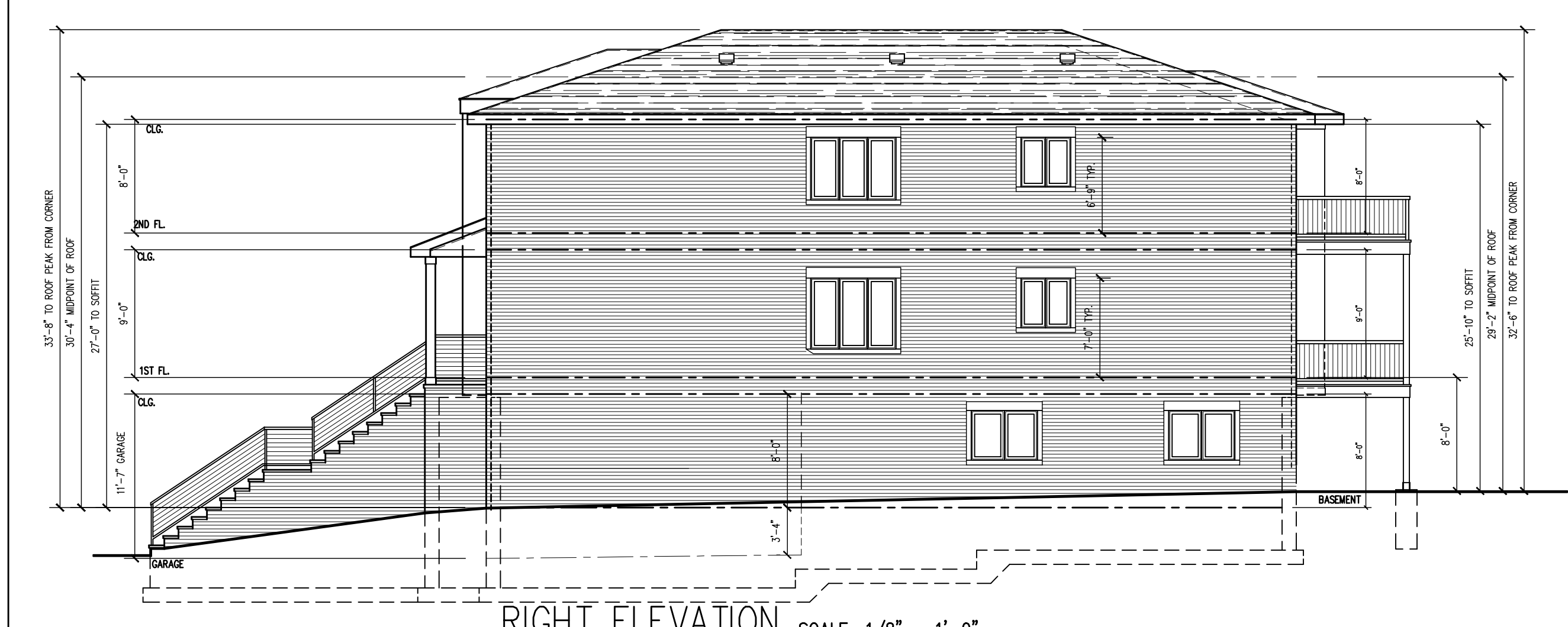
FRONT ELEVATION SCALE: 3/16" = 1'-0"



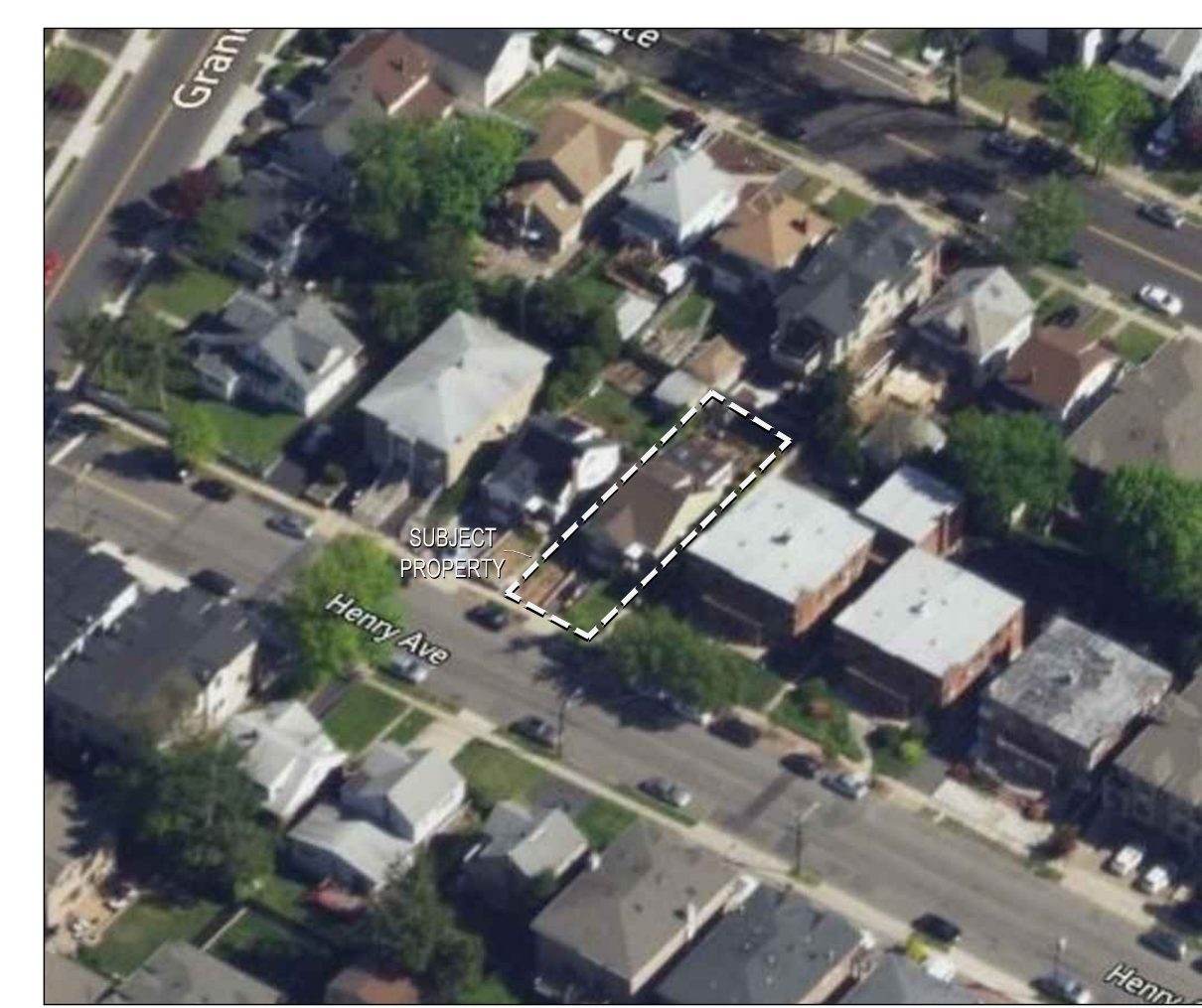
REAR ELEVATION SCALE: 3/16" = 1'-0"



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



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



AERIAL VIEW NOT TO SCALE



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

71 HENRY AVENUE, PALISADES PARK, NEW JERSEY
BLOCK: 201 LOT: 20 ZONING INFO - AA ZONE

CATEGORY:	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (EXISTING):	5,000 SQUARE FEET	4,560 SQUARE FEET	YES (1)
LOT WIDTH (EXISTING):	50.00 FEET	40.00 FEET	YES (1)
LOT DEPTH (EXISTING):	100.00 FEET	114.00 FEET	NO
DWELLING UNITS:	TWO	TWO (2)	NO
LOT AREA PER UNIT:	2,500 SQ. FEET	2,280 SQUARE FEET	YES
BUILDING COVERAGE:	2,500 SQ. FEET MAX 40.00%	2,048 SQ. FEET 44.91 %	NO YES
FRONT YARD:	25.00 FEET	25.00 FEET	NO
RIGHT SIDE YARD (2)	5.00 FEET	4.00 FEET	YES
LEFT SIDE YARD (2)	5.00 FEET	4.00 FEET	YES
COMBINED YARD (2)	14.00 FEET	8.00 FEET	YES
REAR YARD:	25.00 FEET	25.00 FEET	NO
BUILDING HEIGHT: (2)	2.5 STORIES 25.00 FEET	3.0 STORIES 30.67 FEET	YES

- (1) PRE-EXISTING NON-CONFORMING CONDITION
- (2) NON DUPLEX REQUIREMENTS

THE BOROUGH OF PALISADES PARK PLANNING BOARD 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

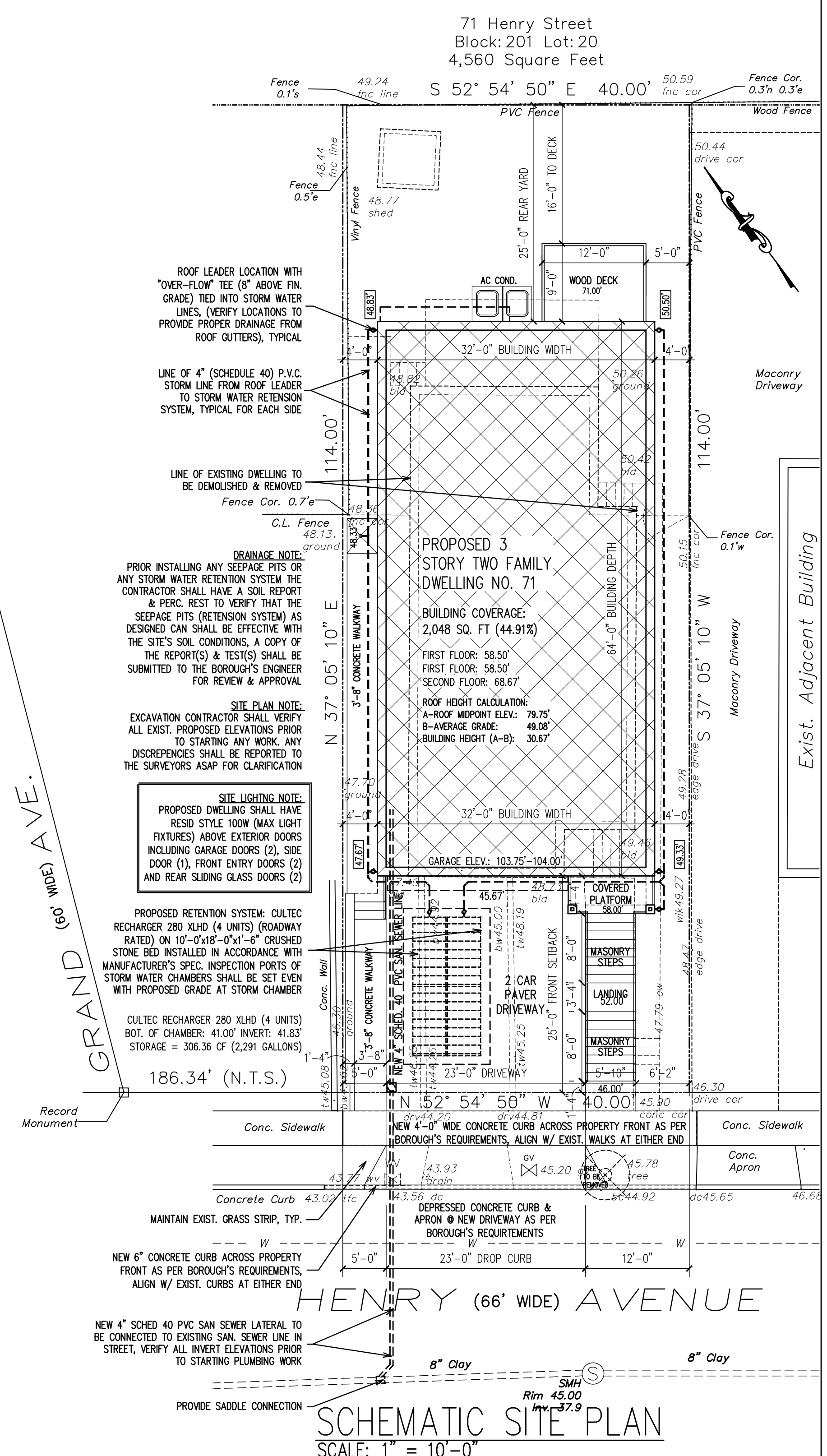
BOARD ENGINEER _____ DATE _____
 BOARD SECRETARY _____ DATE _____
 BOARD CHAIRPERSON _____ DATE _____

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
10/05/21	ZONING REVIEW
1/06/21	FOR ZONING BOARD

PROJECT:
 Proposed:
New Two Family Dwelling
 Located at:
71 Henry Avenue
Palisades Park, New Jersey
Block: 201 Lot: 20
AA Residential Zone

DRAWING TITLE:	
ELEVATIONS AND SITE PLAN	
SCALE: AS NOTED	DATE: 09/13/21
DESIGNED BY: VC	PROJECT#: J8d-21-02
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 _____ 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
 Located at:
71 Henry Avenue
Palisades Park, New Jersey
Block: 201 Lot: 20
AA Residential Zone

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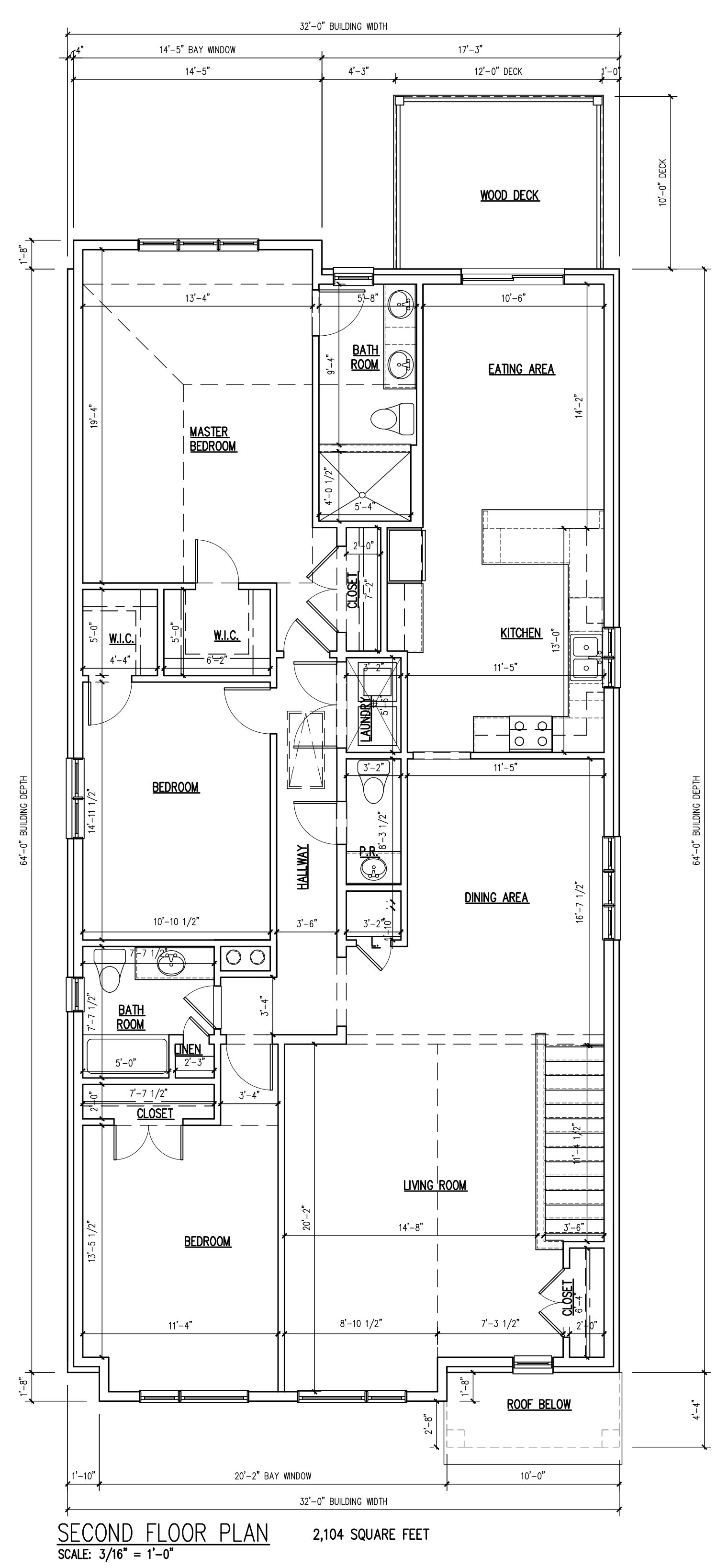
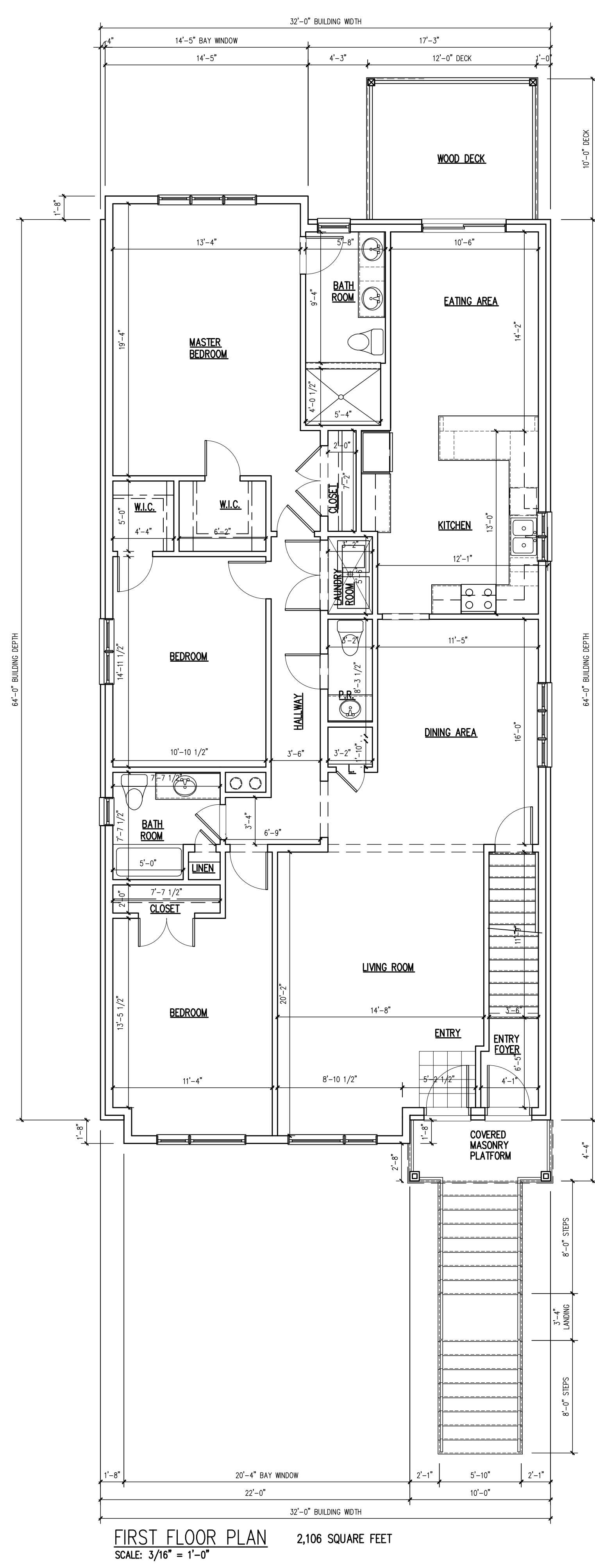
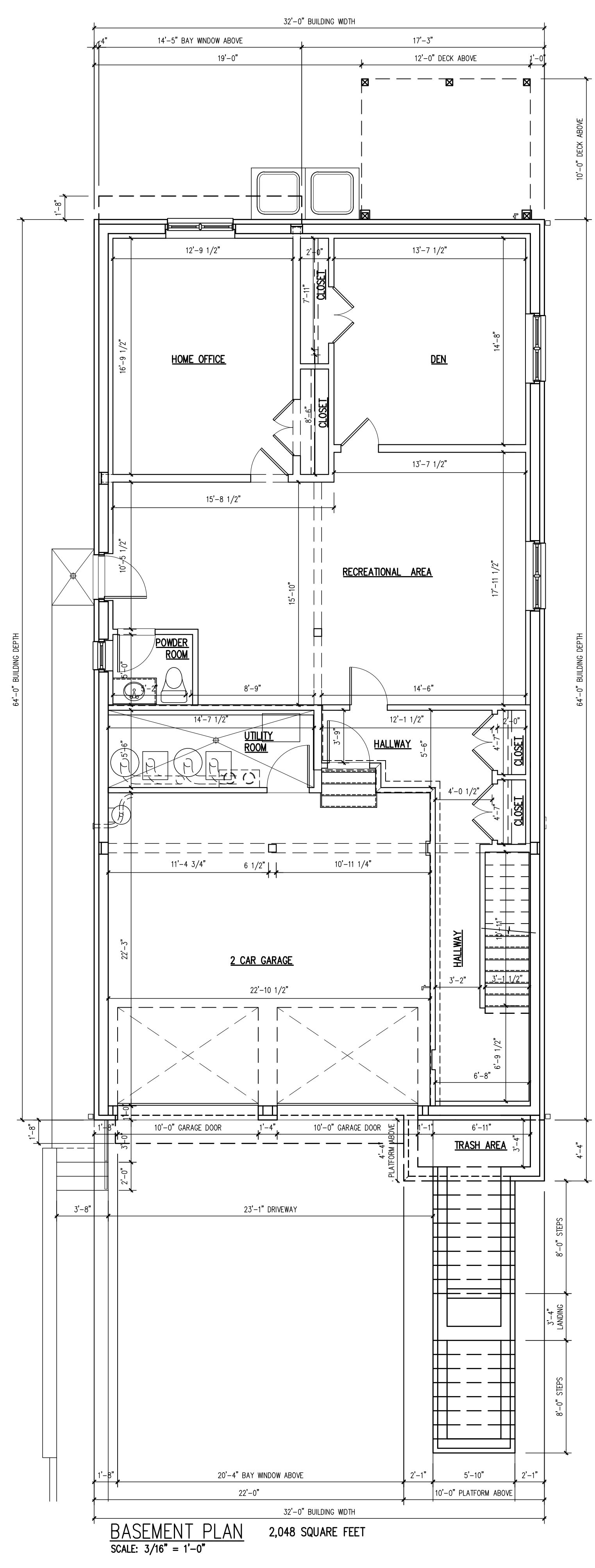
Date	Item
10/05/21	ZONING REVIEW
1/06/21	FOR ZONING BOARD

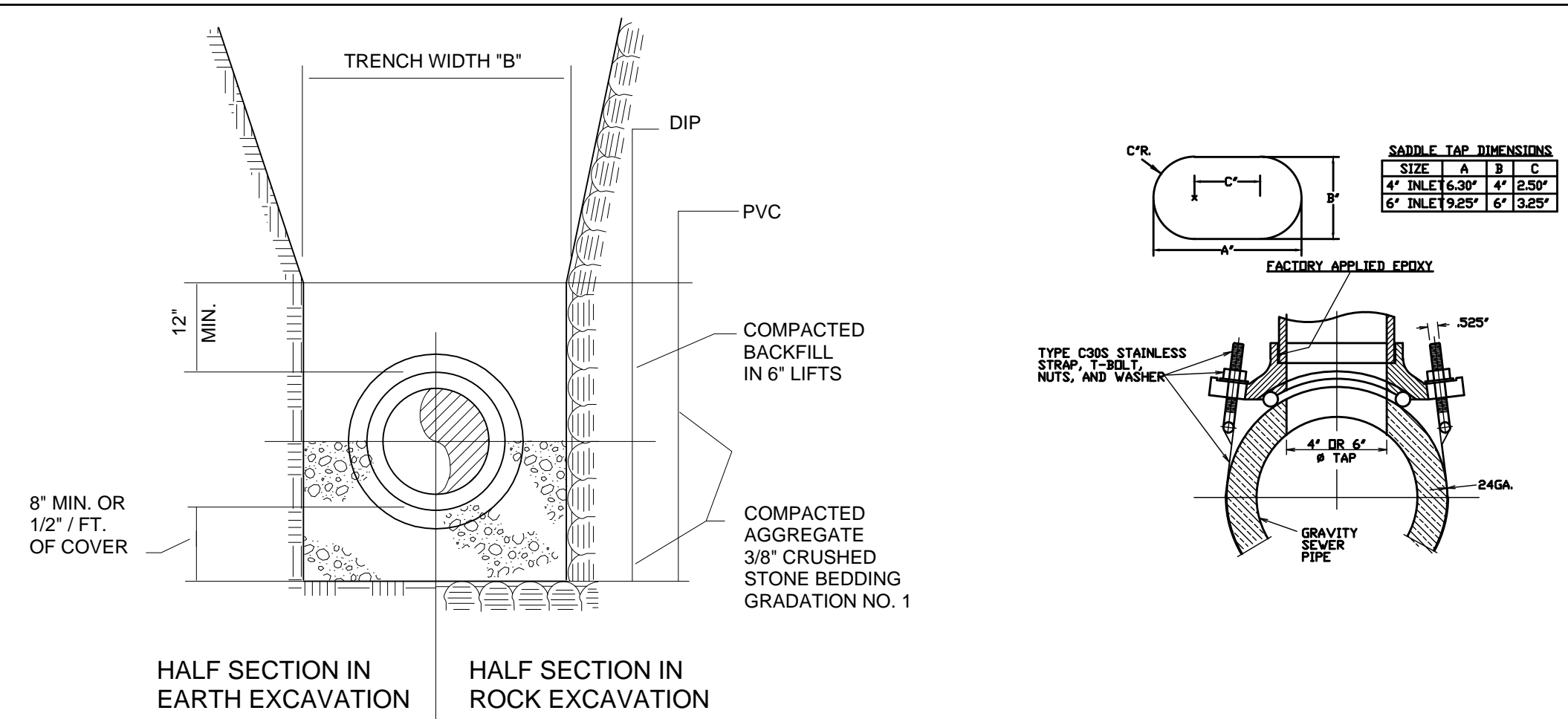
DRAWING TITLE:
FLOOR PLANS

SCALE:	AS NOTED	DATE:	09/13/21
DESIGNED BY:	VC	PROJECT#:	J.Bal-21-02
DRAWN BY:	VC	CAD FILE:	
CHECKED BY:	VC	DRAWING #:	

PROFESSIONAL SEAL: _____ DRAWING: _____

A2

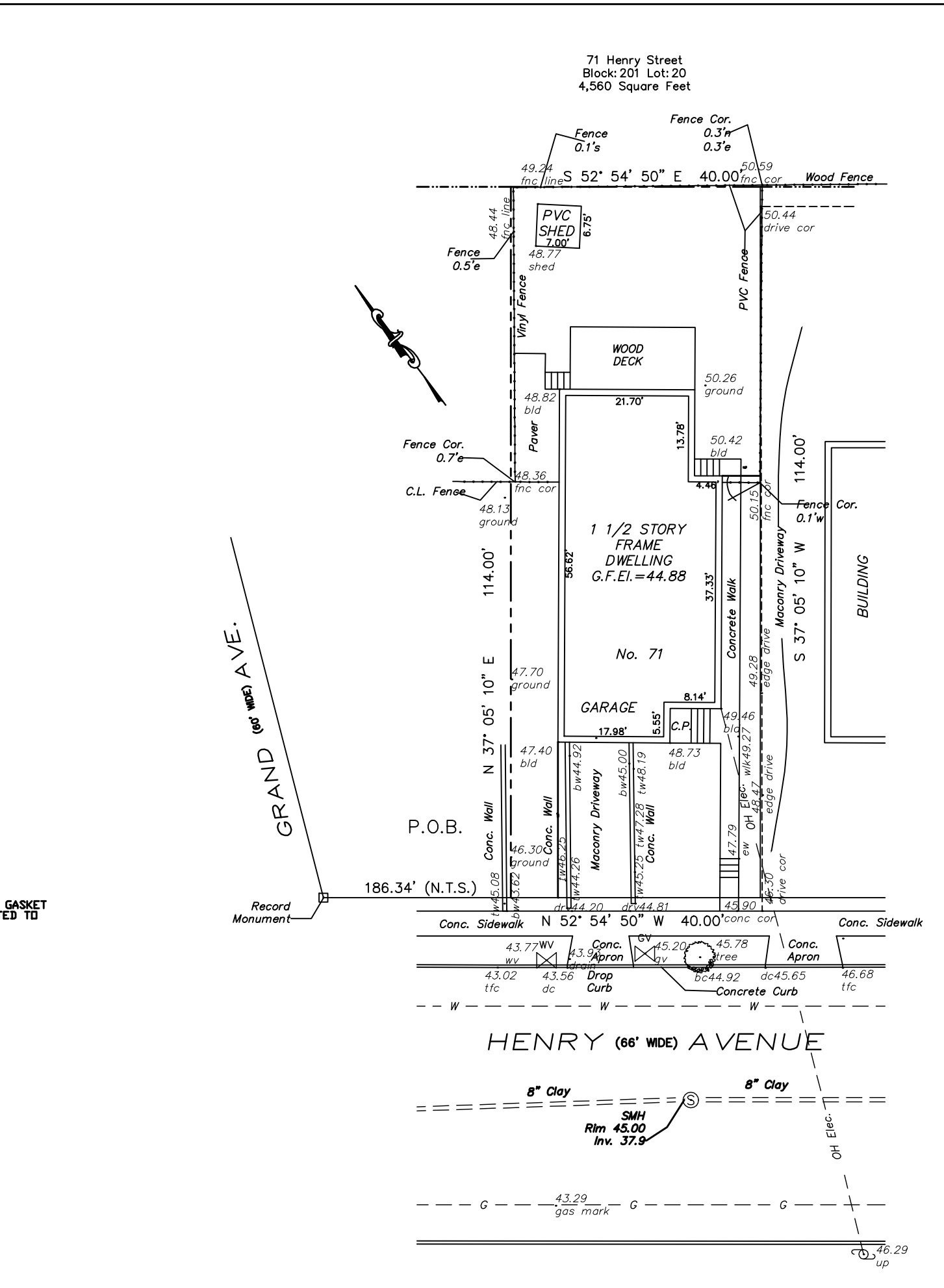
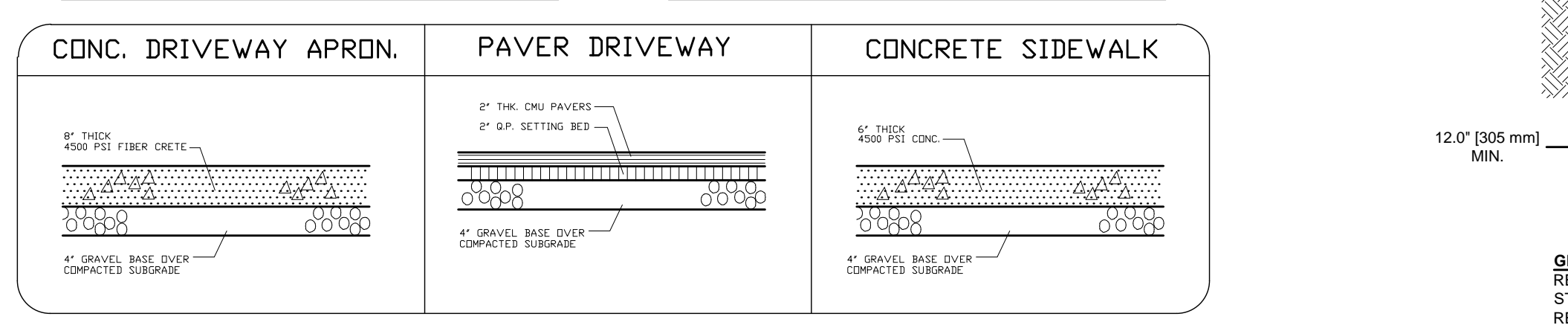
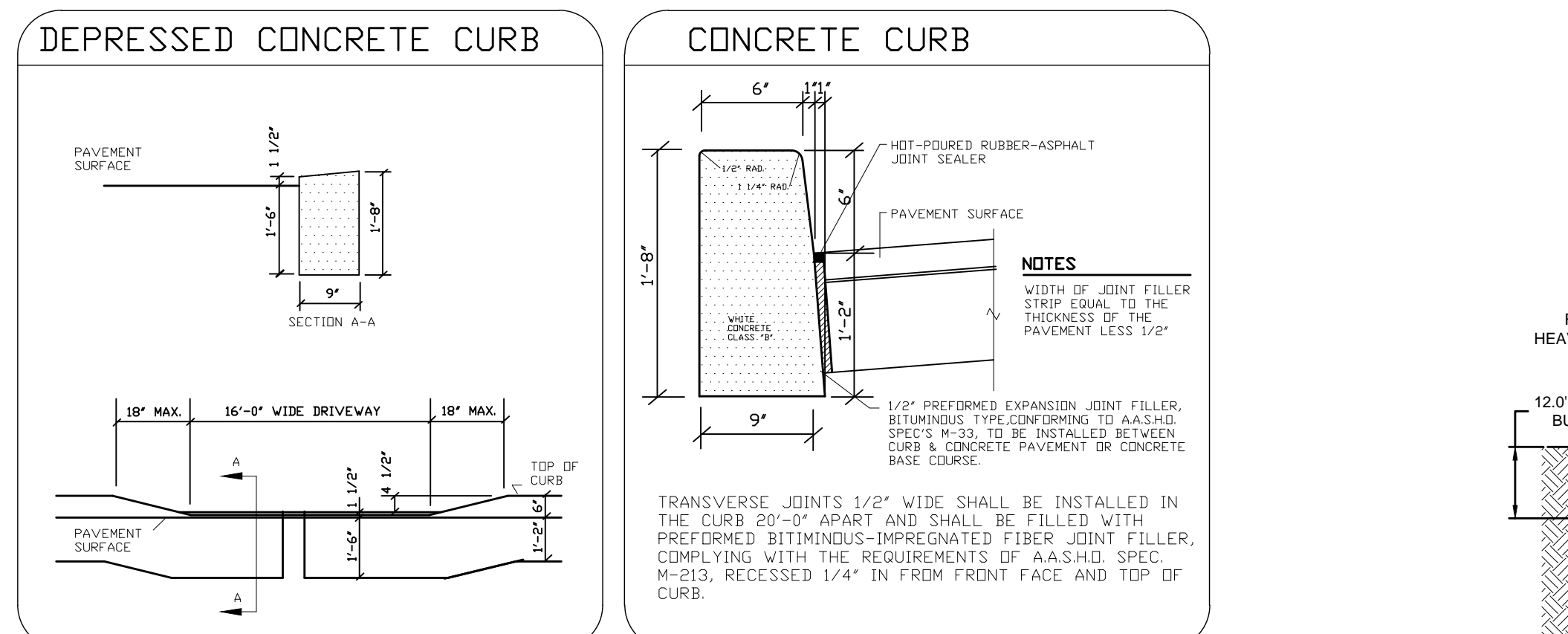
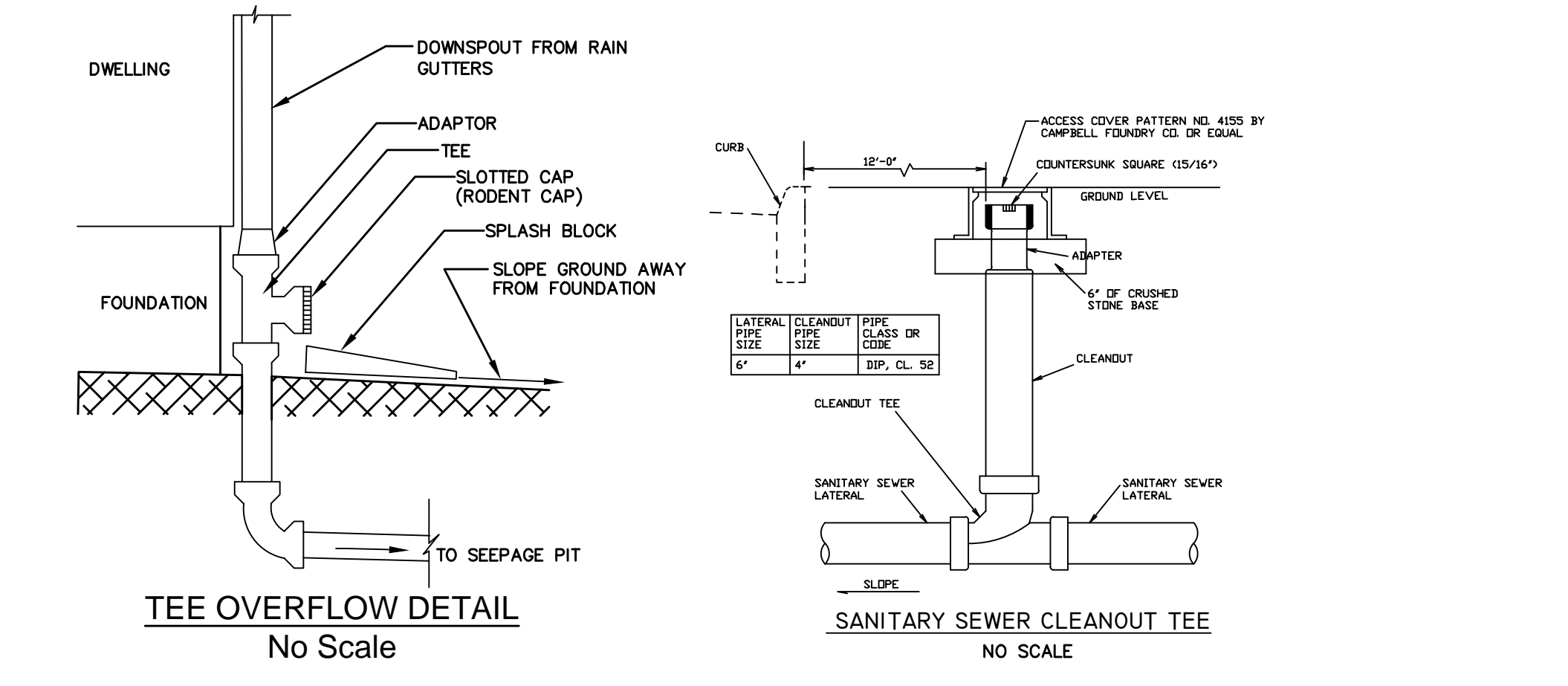




TRENCH WIDTHS

NOTES:

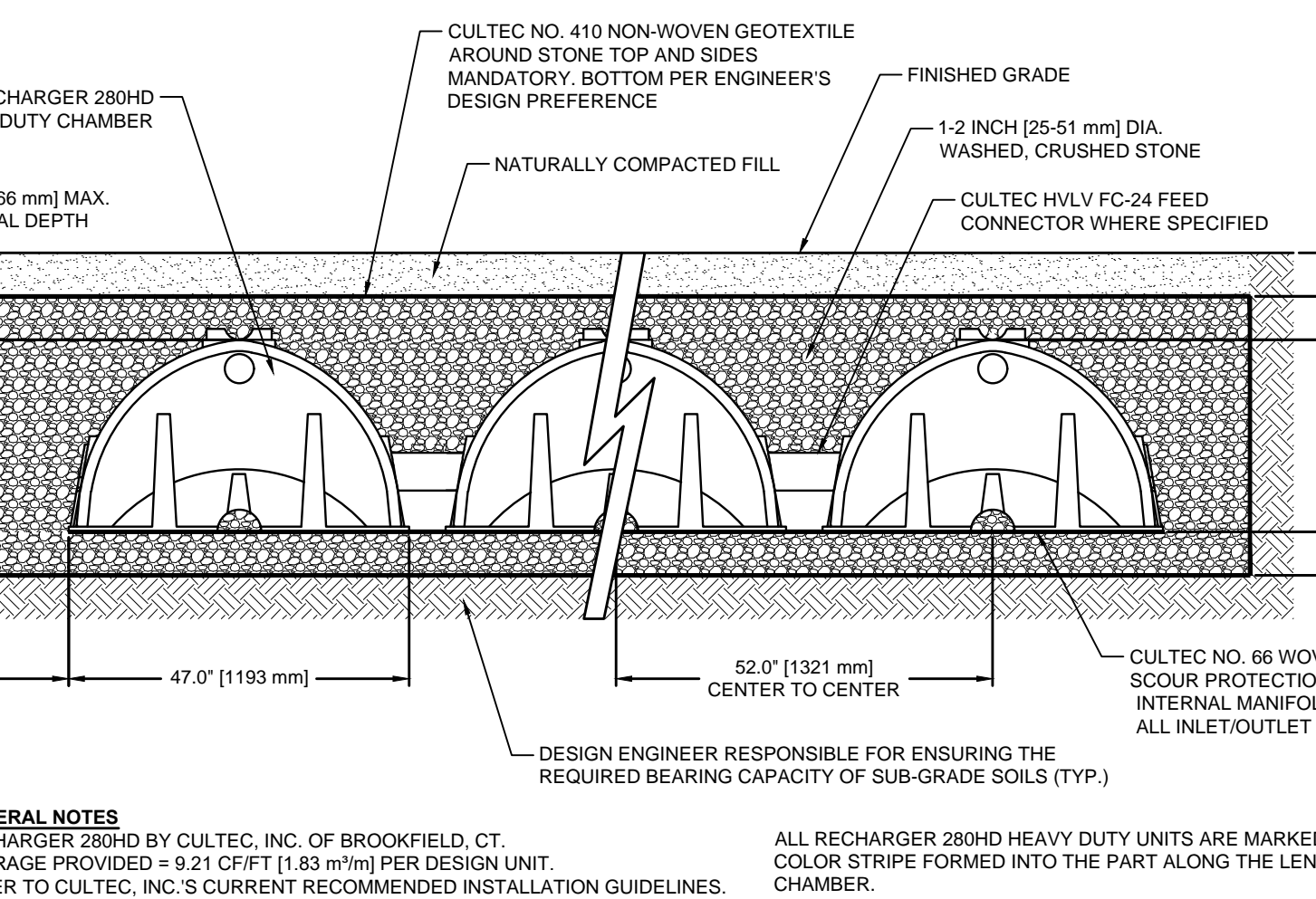
- TRENCH WIDTH "B" IS MEASURED AT A POINT 12" ABOVE TOP OF PIPE. TRENCH WIDTH AT 12" ABOVE TOP OF PIPE CAN NOT EXCEED "B" MAX. TRENCH WIDTH ABOVE THIS POINT CAN EXCEED "B" MAX.
- TRENCH WIDTH REQUIRED FOR STEEL TRENCH BOXES IN EXCESS OF THE MAXIMUM WIDTHS INDICATED ABOVE WILL BE SUBJECT TO THE APPROVAL 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 DETERMINED IN ACCORDANCE WITH BOROUGH REQUIREMENTS.



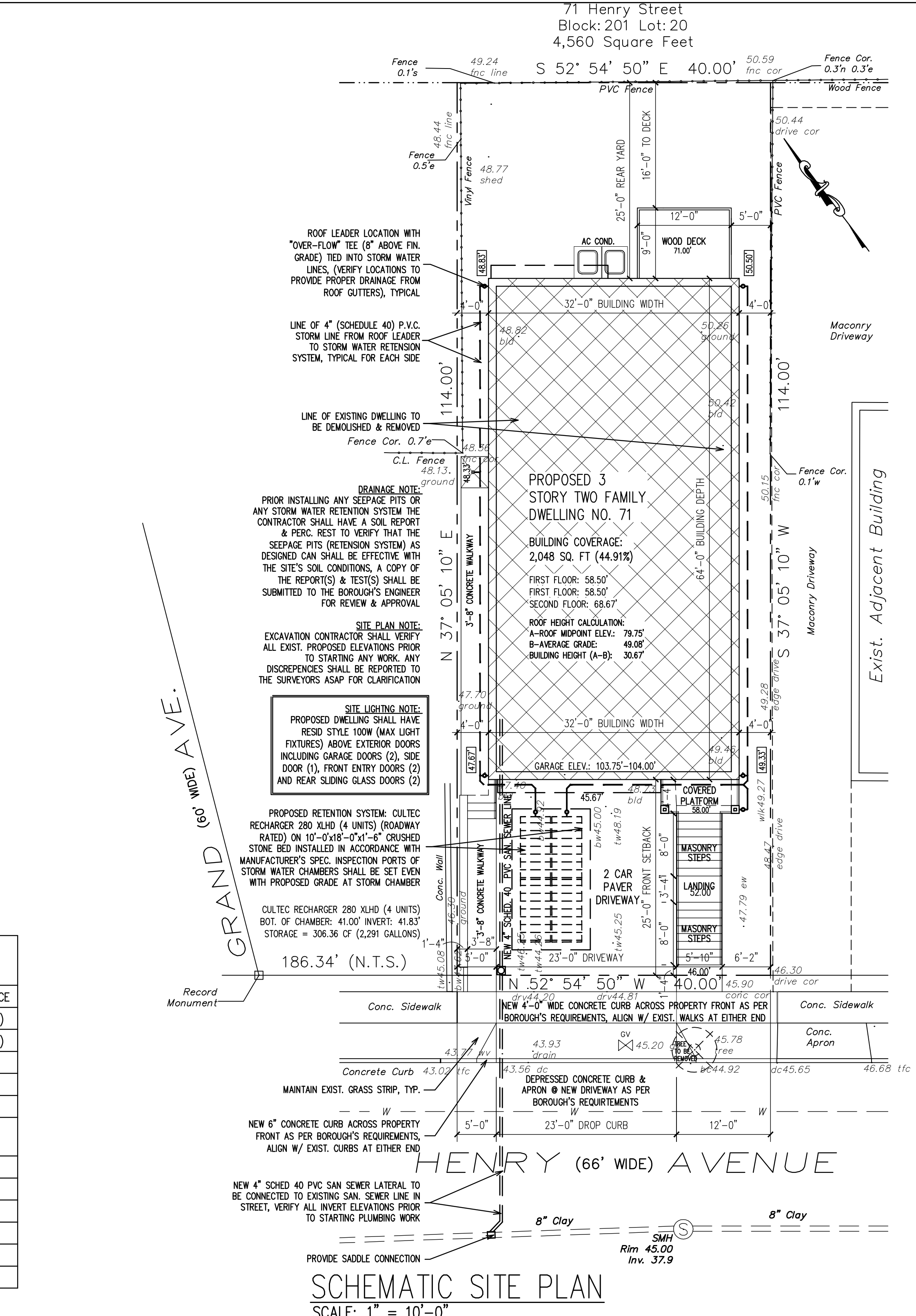
EXISTING SITE
SCALE: 1" = 20'-0"

CATEGORY:	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (EXISTING):	5,000 SQUARE FEET	4,560 SQUARE FEET	YES (1)
LOT WIDTH (EXISTING):	50.00 FEET	40.00 FEET	YES (1)
LOT DEPTH (EXISTING):	100.00 FEET	114.00 FEET	NO
DWELLING UNITS:	TWO	TWO (2)	NO
LOT AREA PER UNIT:	2,500 SQUARE FEET	2,280 SQUARE FEET	YES
BUILDING COVERAGE:	2,500 SQ. FEET MAX 40.00%	2,048 SQ. FEET 44.91%	NO YES
FRONT YARD:	25.00 FEET	25.00 FEET	NO
RIGHT SIDE YARD (2):	5.00 FEET	4.00 FEET	YES
LEFT SIDE YARD (2):	5.00 FEET	4.00 FEET	YES
COMBINED YARD (2):	14.00 FEET	8.00 FEET	YES
REAR YARD:	25.00 FEET	25.00 FEET	NO
BUILDING HEIGHT: (2)	2.5 STORIES 25.00 FEET	3.0 STORIES 30.67 FEET	YES

(1) PRE-EXISTING NON-CONFORMING CONDITION
(2) NON DUPLEX REQUIREMENTS



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.



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

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 1-800-428-5832.

V.C.A. GROUP
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LOWER LEVEL
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TEL. 201.541.6595
FAX. 201.541.6596

NOTES:

- PROPERTY DESCRIPTION: 60 BIRNKERHOFF TERRACE PALISADES PARK, N.J. TAX MAP BLOCK: 201 LOT: 13
- 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.

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

PROJECT:
Proposed:
New Two Family Dwelling
Located at:
71 Henry Avenue
Palisades Park, New Jersey
Block: 201 Lot: 20
AA Residential Zone

Date	Item
10/05/21	ZONING REVIEW
1/06/21	FOR ZONING BOARD

DRAWING TITLE:	
STORMWATER PLAN & DETAILS	
SCALE: AS NOTED	DATE: 09/13/21
DESIGNED BY: VC	PROJECT#: J8d-21-02
DRAWN BY: VC	CAD FILE:
CHECKED BY: VC	DRAWING #:
PROFESSIONAL SEAL:	DRAWING:

VASSILIOS COCOROS, RA
N.J. LIC. # A13644

S1

SHEET #: 3 OF 3