

NEW DUPLEX HOUSE

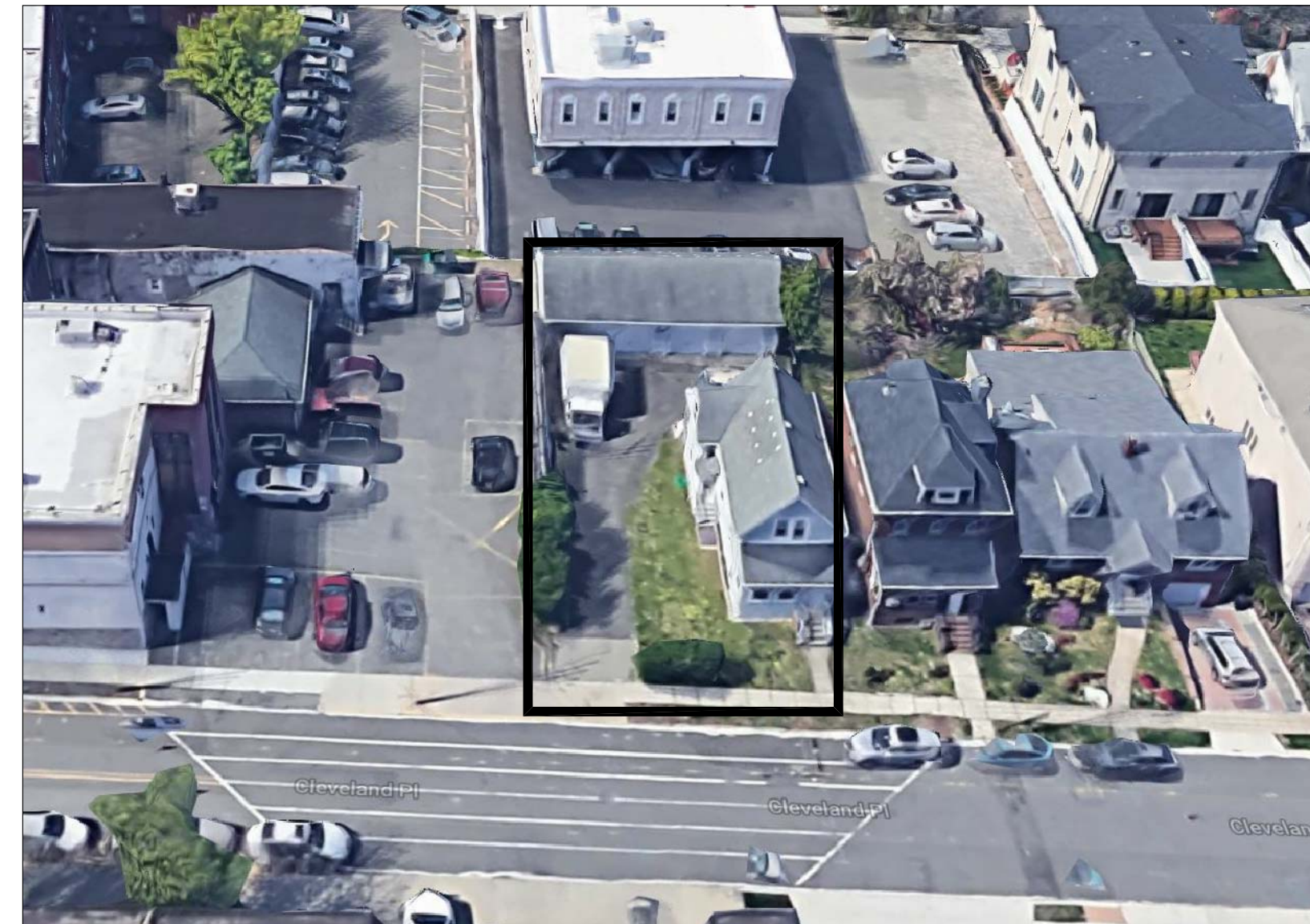
16 CLEVELAND PLACE, PALISADES PARK, NJ

LIST OF DRAWINGS

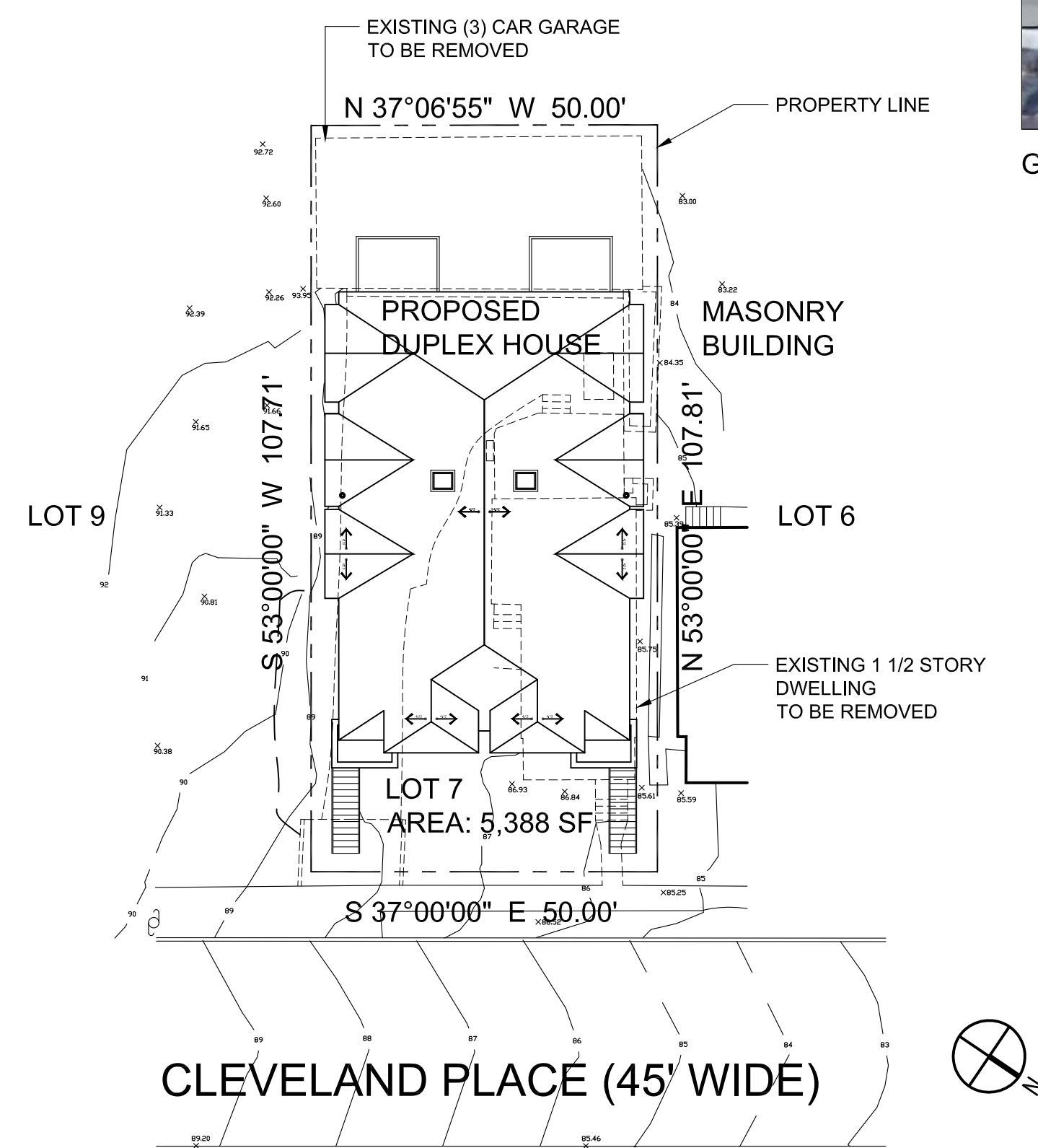
- A-1: ZONING DATA / PLOT PLAN / PROPOSED GROUND FLOOR PLAN
- A-2: PROPOSED SECOND / THIRD FLOOR PLANS
- A-3: PROPOSED ELEVATIONS

TABLE OF LAND USE AND ZONING - INTERIOR LOT BLOCK 215, LOT 7 AA (DUPLEX ZONE)			
CATEGORY	REQUIRED	PROPOSED	VARIANCE
LOT SIZE	5,000 SF	5,388 SF	NO
LOT WIDTH	50 FEET	50 FEET	NO
MAX. BUILDING COVERAGE	2,500 SF MAX.	2,498 SF	NO
MIN. FRONT YARD SETBACK	20 FEET (1)	20 FEET	NO
MIN. RIGHT SIDE YARD SETBACK	6 FEET	5 FEET	YES
MIN. LEFT SIDE YARD SETBACK	6 FEET	5 FEET	YES
MIN. REAR YARD SETBACK	25 FEET	25.1 FEET	NO
MAX. BUILDING HEIGHT	2.5 STORIES 28 FEET	3 STORIES 32.83 FEET	YES

(1) BASED ON PREVAILING SETBACK ON CLEVELAND PLACE



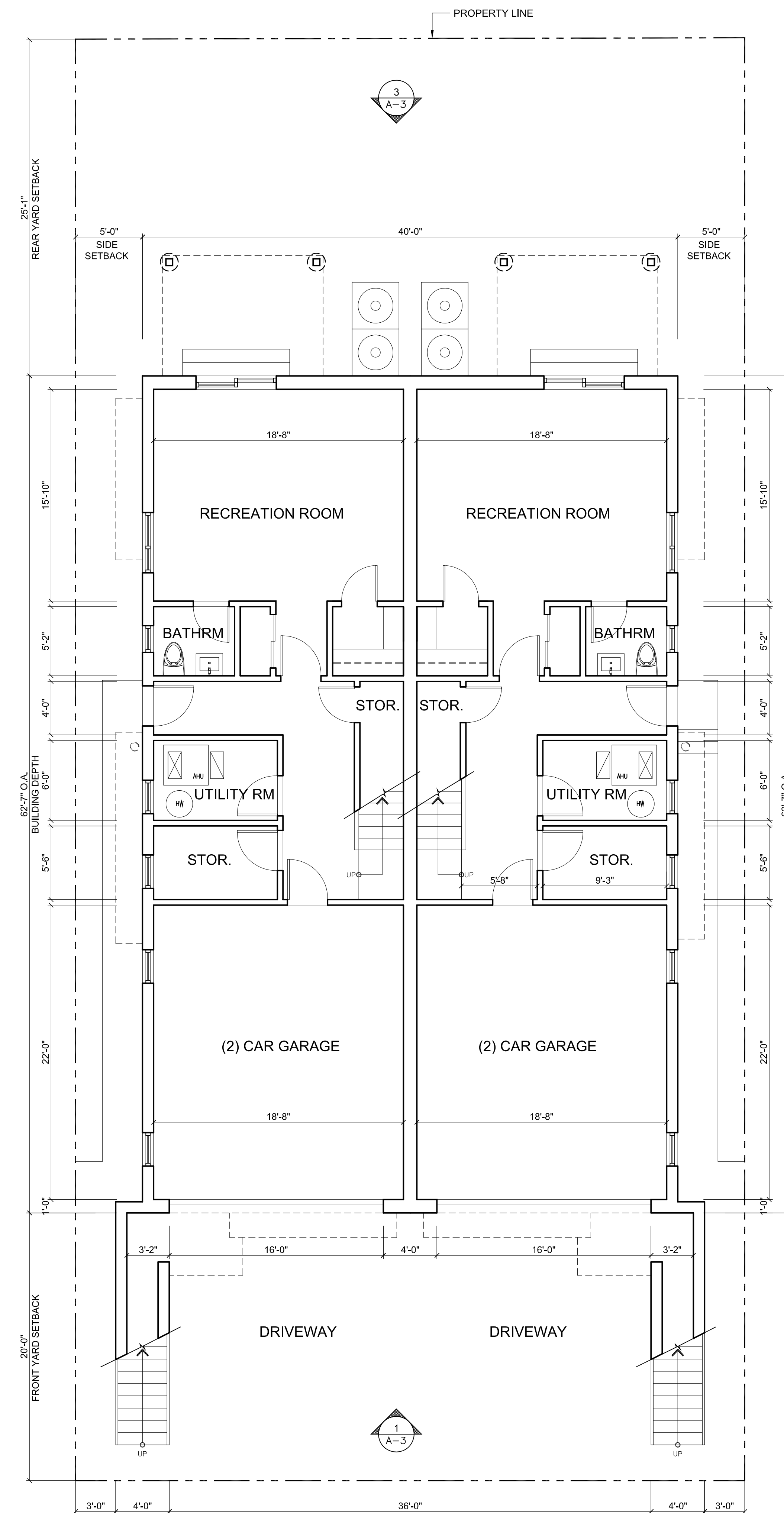
GOOGLE PHOTO



Conceptual Plot Plan
SCALE: 1"=20'

1 PLOT PLAN

NOTE: SITE PLAN BASED ON INFORMATION FROM SURVEY PREPARED BY LAKELAND SURVEYING, ROCKAWAY, NEW JERSEY, MARK CIFONE, P.L.S. LISC. NO. 24GS04132900 DATED MAY 22, 2019



2

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

SIGNATURE OF THE PLANNING BOARD CHAIRMAN

SIGNATURE OF THE SECRETARY OF THE PLANNING BOARD

SIGNATURE OF THE BOROUGH ENGINEER

ISSUED FOR ZONING PERMIT

SEPT. 08, 2020

ISSUED FOR ZBA

NOV. 23, 2020

ALL DRAWINGS, SPECIFICATIONS, AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ROOM ARCHITECTS LLC AND MAY NOT BE PUBLISHED, USED, OR DISCLOSED, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ROOM ARCHITECTS LLC. COPYRIGHT 2018.

Issue	Date	By	Chkd	Appd

THE ROOM ARCHITECTS LLC
ARCHITECTURE / INTERIOR

650 E. Palisade Ave, Suite #8, Englewood Cliffs, NJ 07632
T: 201 731 3694
E: sean@theroomarchitects.com

NY LICENSE # 036592
NJ LICENSE # AI-19428
Client

Mr. KIM
16 Cleveland Pl., Palisades Park, NJ 07650

Job Title

DUPLEX HOUSE
16 Cleveland Pl., Palisades Park, NJ 07650

Key Plan

Drawing Title

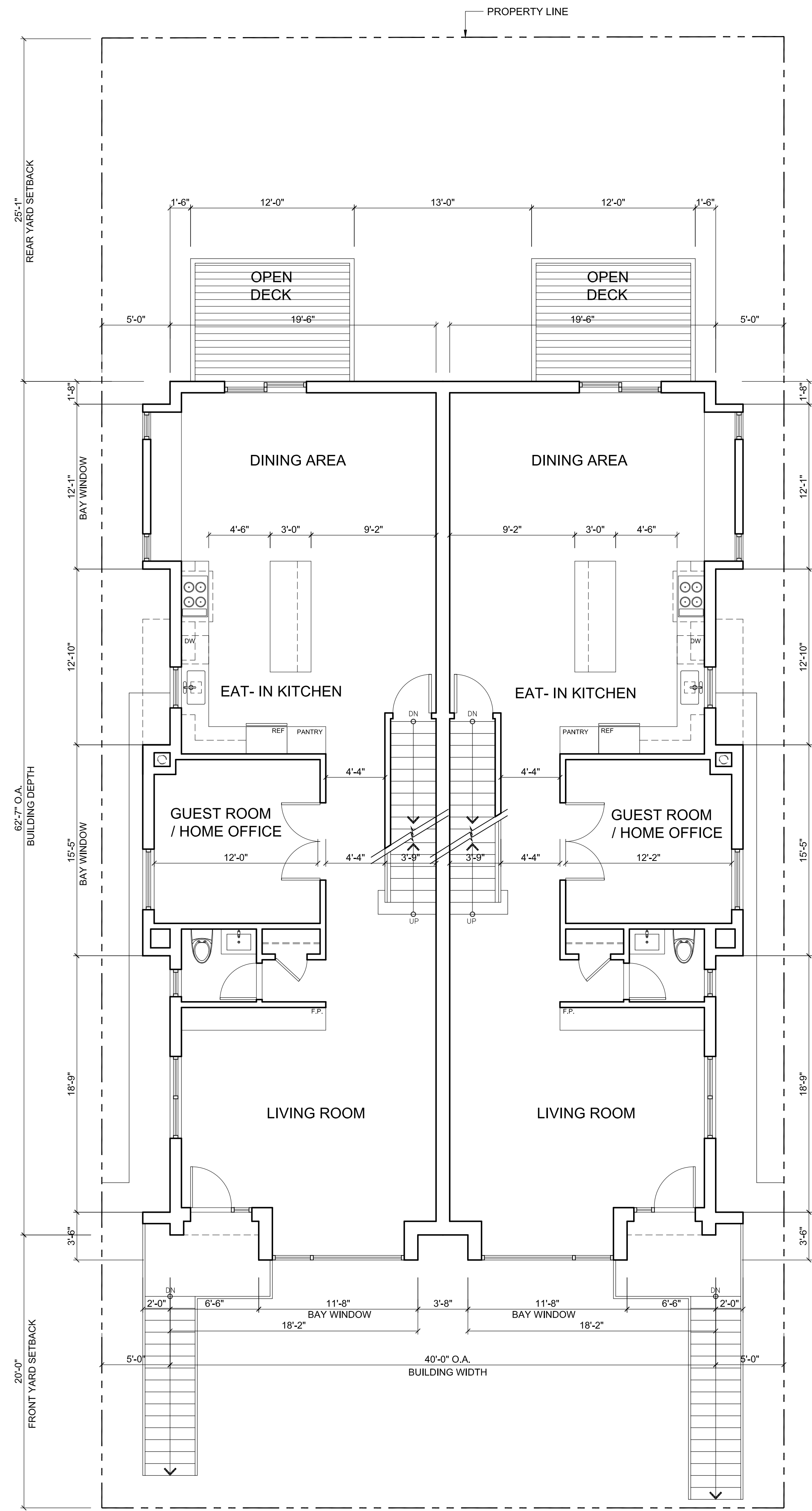
ZONING DATA / PLOT PLAN /
GOOGLE PHOTO
PROPOSED GROUND FLOOR PLAN

Scale AS NOTED

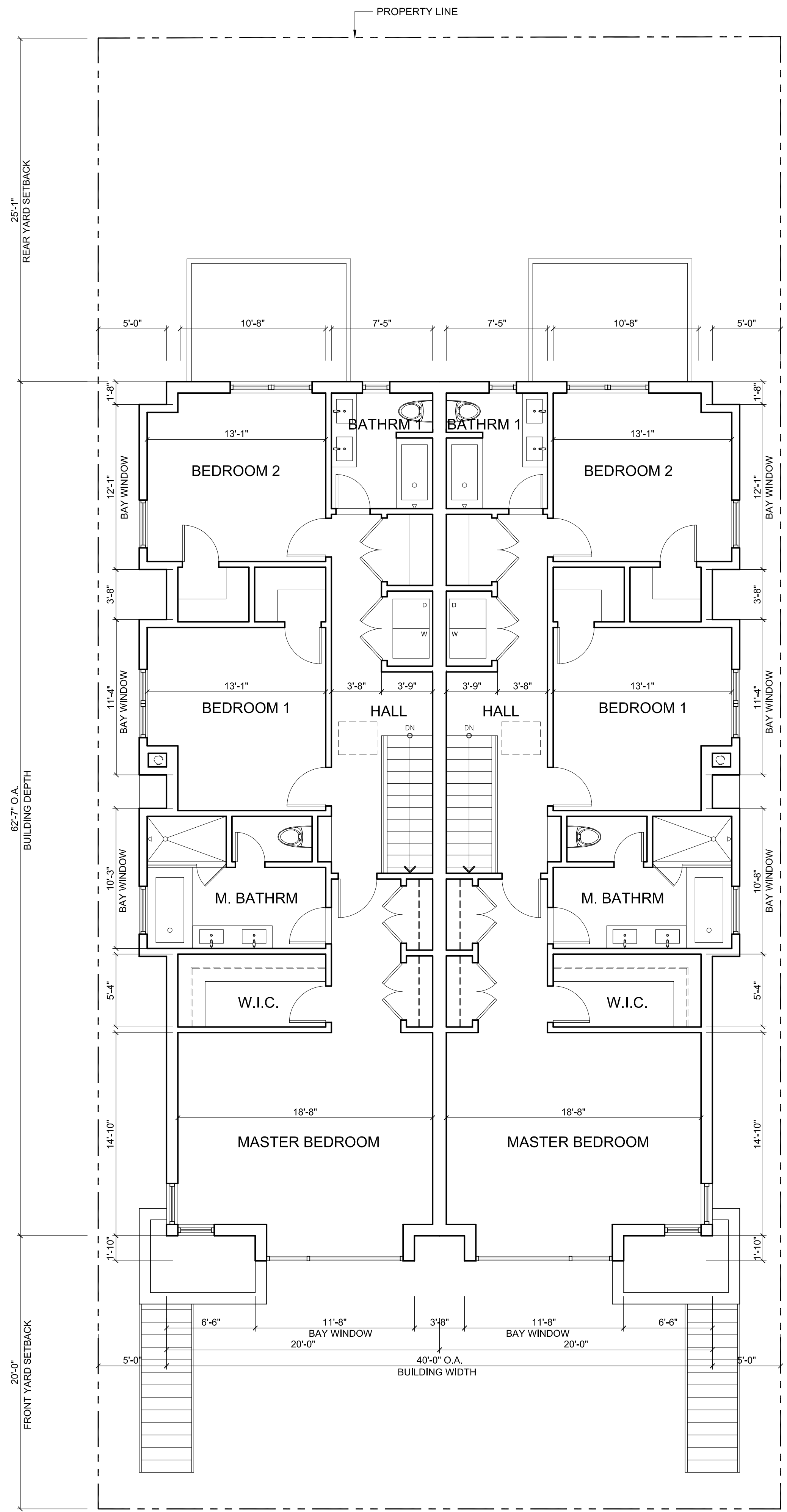
Issue Date NOV. 23, 2020

Drawing Status

Job No 2015 Drawing No A-1 Issue



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



2 PROPOSED THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"

SIGNATURE OF THE PLANNING BOARD CHAIRMAN

SIGNATURE OF THE SECRETARY OF THE PLANNING BOARD

SIGNATURE OF THE BOROUGH ENGINEER

ISSUED FOR ZONING PERMIT

SEPT. 08, 2020

ISSUED FOR ZBA

NOV. 23, 2020

ALL DRAWINGS, SPECIFICATIONS, AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ROOM ARCHITECTS LLC AND MAY NOT BE PUBLISHED, USED, OR DISCLOSED, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ROOM ARCHITECTS LLC. COPYRIGHT 2018.

Issue	Date	By	Chkd	Appd

THE ROOM ARCHITECTS LLC
ARCHITECTURE / INTERIOR

650 E. Palisade Ave, Suite #8, Englewood Cliffs, NJ 07632
T: 201 731 3694
E: sean@theroomarchitects.com

NY LICENSE # 036592
NJ LICENSE # AI-19428
Client

Mr. KIM
16 Cleveland Pl., Palisades Park, NJ 07650

Job Title
DUPLIX HOUSE
16 Cleveland Pl., Palisades Park, NJ 07650

Key Plan

Drawing Title
PROPOSED
SECOND & THIRD FLOOR PLANS

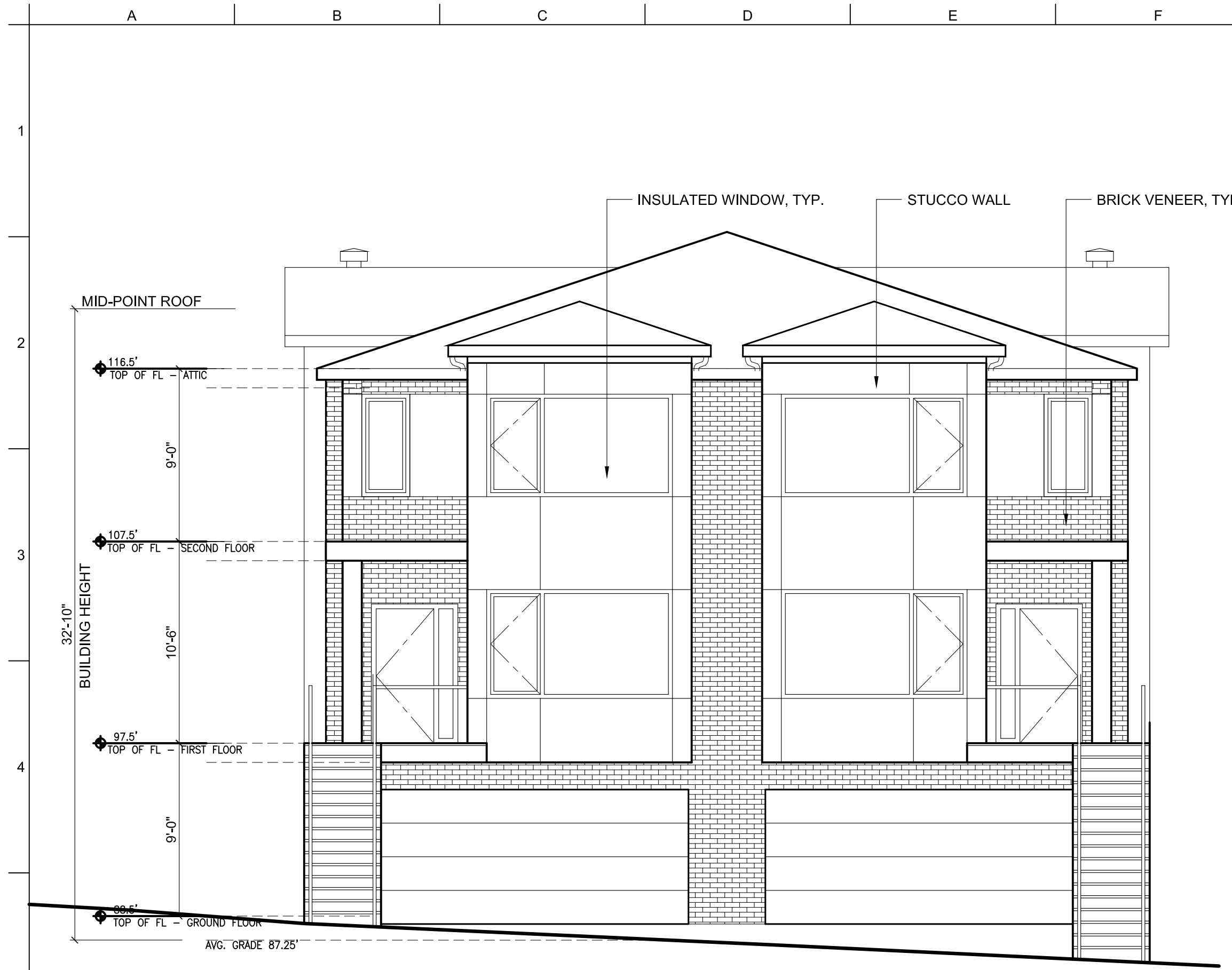
Scale AS NOTED

Issue Date NOV. 23, 2020

Drawing Status

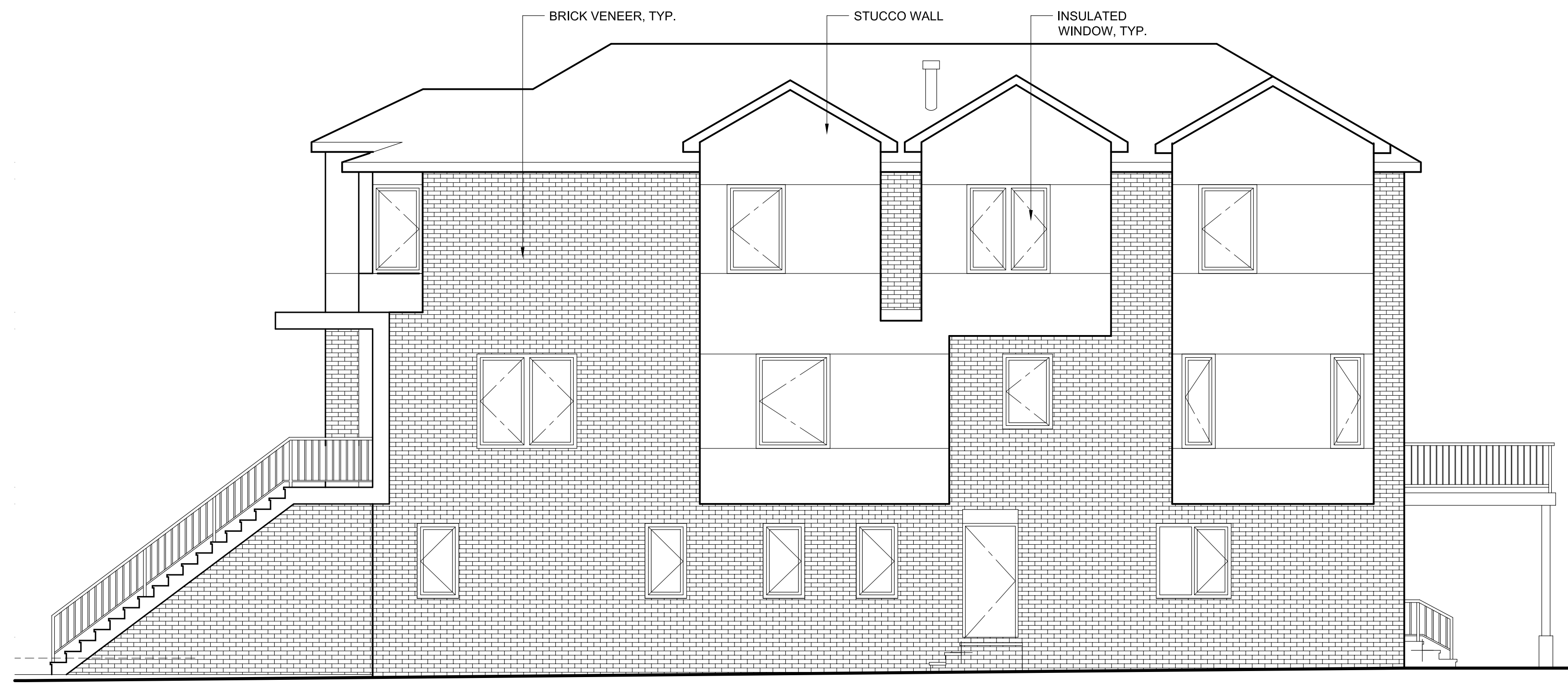
Job No	Drawing No	Issue
2015	A-2	SD

PLOT TIME: 1/23/2020 3:04 PM



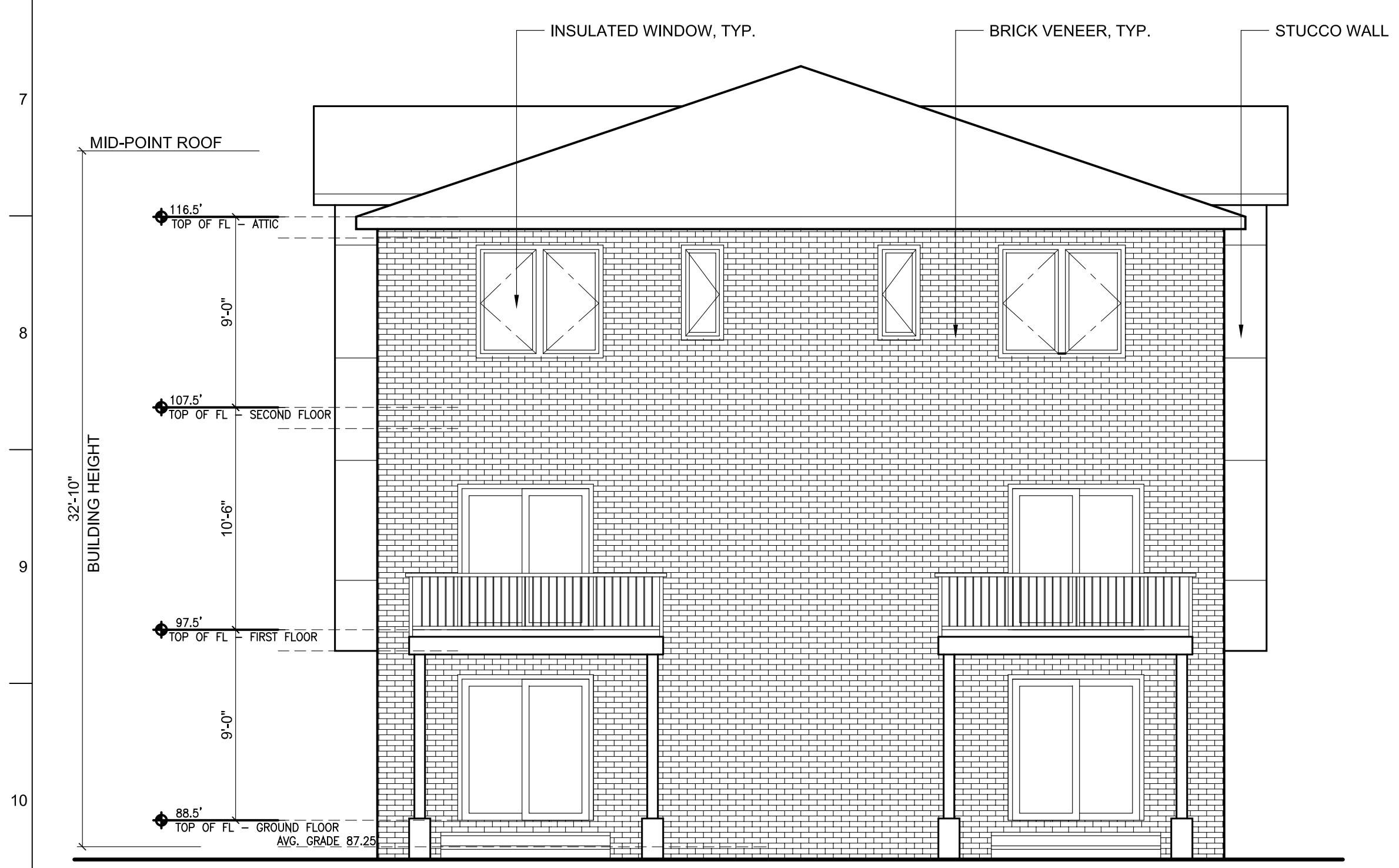
1

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



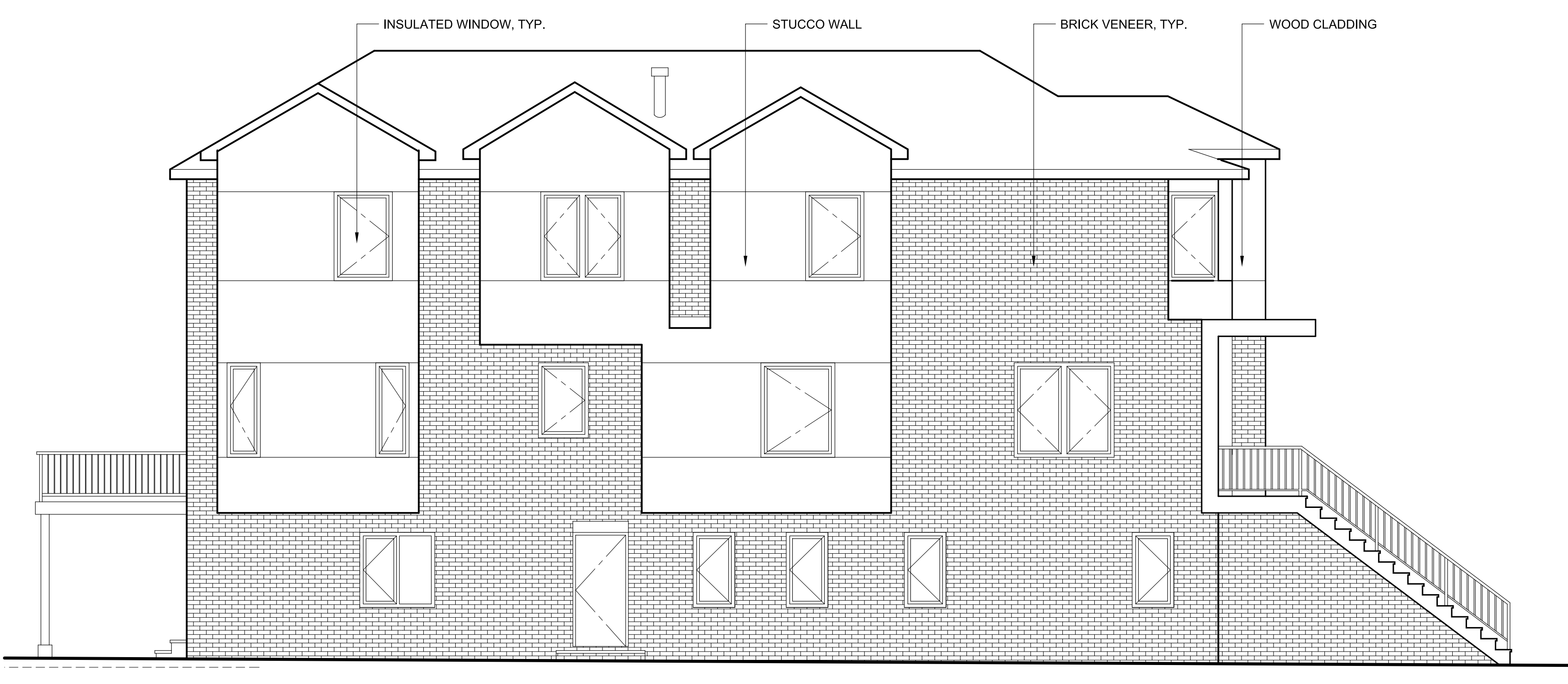
2

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



3

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



4

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

SIGNATURE OF THE PLANNING BOARD CHAIRMAN

SIGNATURE OF THE SECRETARY OF THE PLANNING BOARD

SIGNATURE OF THE BOROUGH ENGINEER

ISSUED FOR ZONING PERMIT

SEPT. 08, 2020

ISSUED FOR ZBA

NOV. 23, 2020

ALL DRAWINGS, SPECIFICATIONS, AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ROOM ARCHITECTS LLC AND MAY NOT BE PUBLISHED, USED, OR DISCLOSED, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ROOM ARCHITECTS LLC. COPYRIGHT 2018.

Issue	Date	By	Chkd	Appd

THE ROOM ARCHITECTS LLC
ARCHITECTURE / INTERIOR

650 E. Palisade Ave, Suite #8, Englewood Cliffs, NJ 07632
T: 201 731 3694
E: sean@theroomarchitects.com

NY LICENSE # 036592
NJ LICENSE # AI-19428
Client

Mr. KIM
16 Cleveland Pl., Palisades Park, NJ 07650

Job Title
DUPLEX HOUSE
16 Cleveland Pl., Palisades Park, NJ 07650

Key Plan

Drawing Title
PROPOSED ELEVATIONS

Scale **AS NOTED**
Issue Date **NOV. 23, 2020**

Drawing Status

Job No 2015 | Drawing No **A-3** | Issue **SD**

PLOT TIME: 11/23/2020 3:04 PM