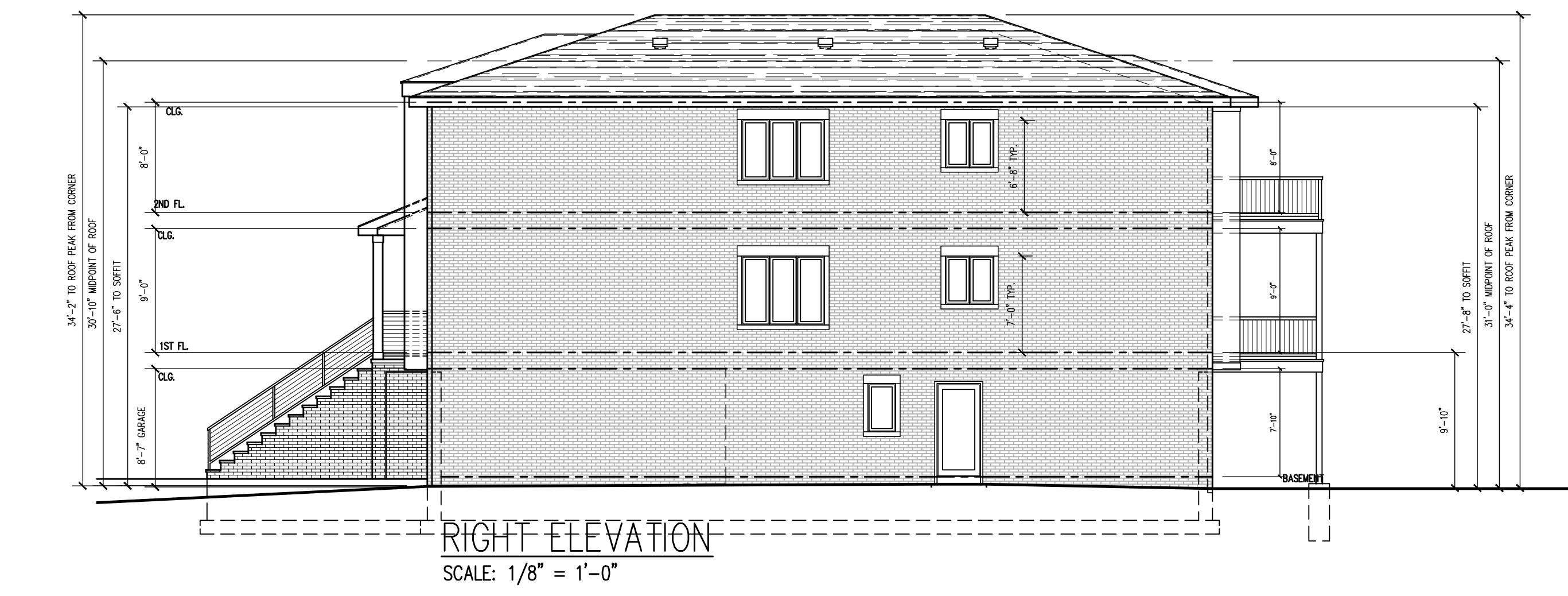


FRONT ELEVATION SCALE: 3/16" = 1'-0"

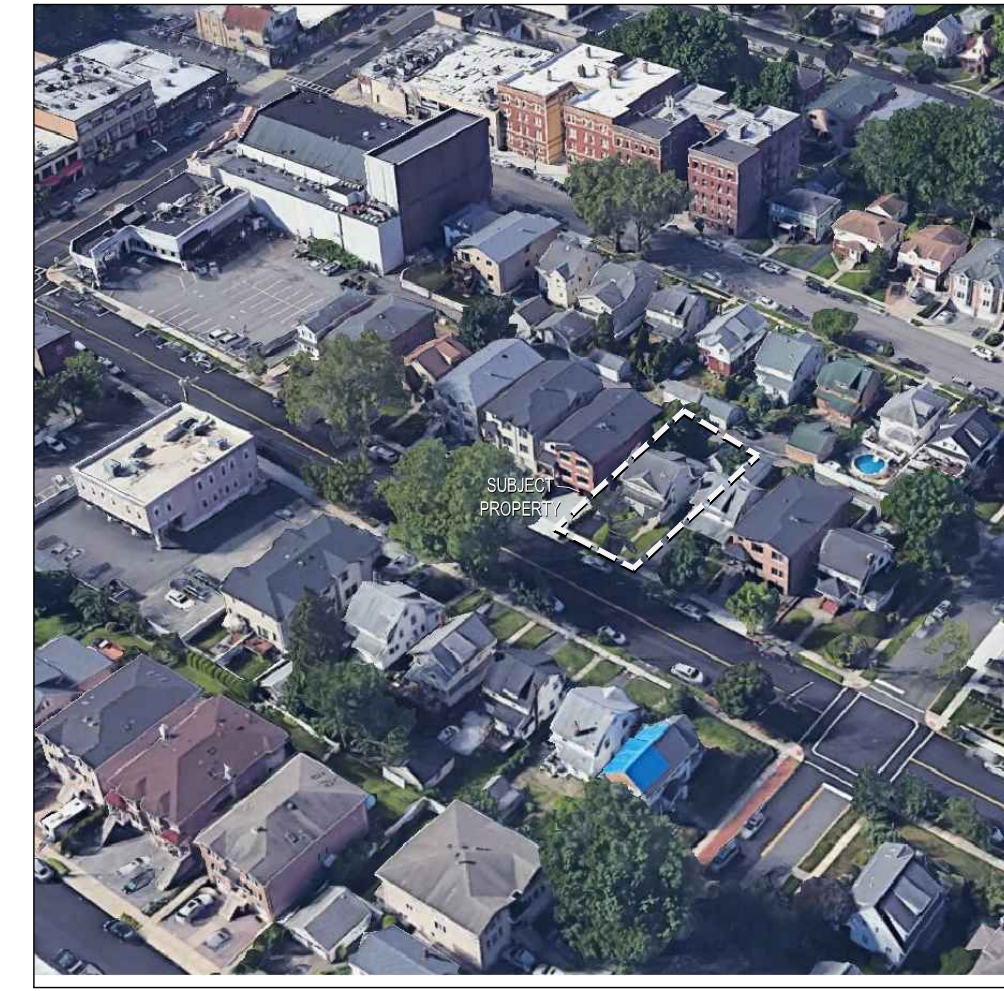
REAR ELEVATION SCALE: 3/16" = 1'-0"



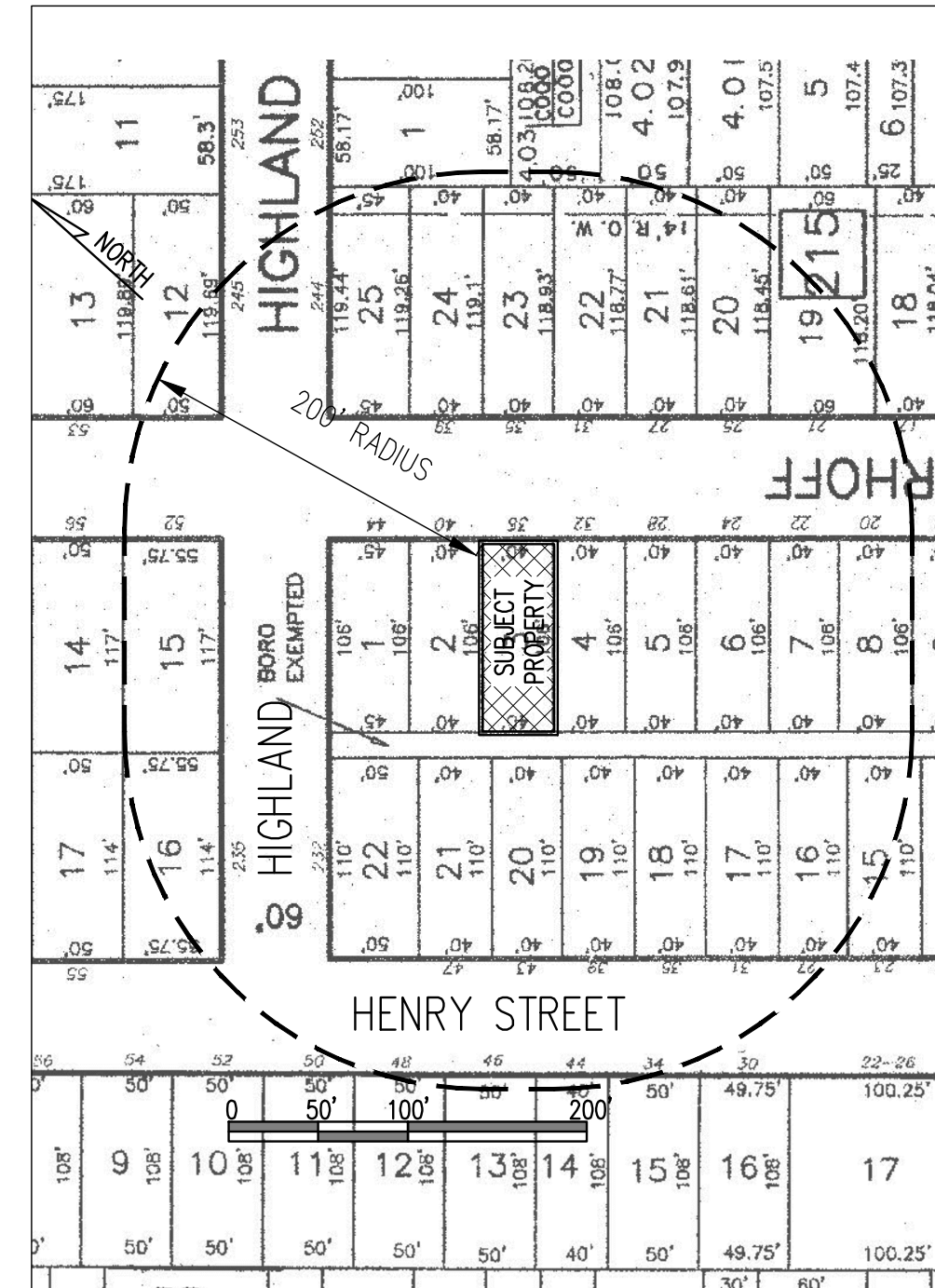
LEFT ELEVATION SCALE: 3/16" = 1'-0"



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



AERIAL VIEW NOT TO SCALE



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

36 BRINKERHOFF AVE, PALISADES PARK, NEW JERSEY
BLOCK: 214 LOT: 3 ZONING INFO - AA ZONE

CATEGORY:	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (EXISTING):	5,000 SQUARE FEET	4,240 SQUARE FEET	YES (1)
LOT WIDTH (EXISTING):	50.00 FEET	40.00 FEET	YES (1)
LOT DEPTH (EXISTING):	100.00 FEET	106.00 FEET	NO
DWELLING UNITS:	TWO	TWO (2)	NO
LOT AREA PER UNIT:	2,500 SQUARE FEET	2,120 SQUARE FEET	YES
BUILDING COVERAGE:	2,500 SQ. FEET MAX 40.00%	1,881 SQ. FEET 42.55 %	NO YES
FRONT YARD: (2)	24.00 FEET (2)	24.00 FEET	NO
RIGHT SIDE YARD (3)	5.00 FEET	3.50 FEET	YES
LEFT SIDE YARD (3)	5.00 FEET	3.50 FEET	YES
COMBINED YARD (3)	14.00 FEET	7.50 FEET	YES
REAR YARD:	25.00 FEET	25.00 FEET	NO
BUILDING HEIGHT: (3)	2.5 STORIES 25.00 FEET	3.0 STORIES 28.92 FEET	YES

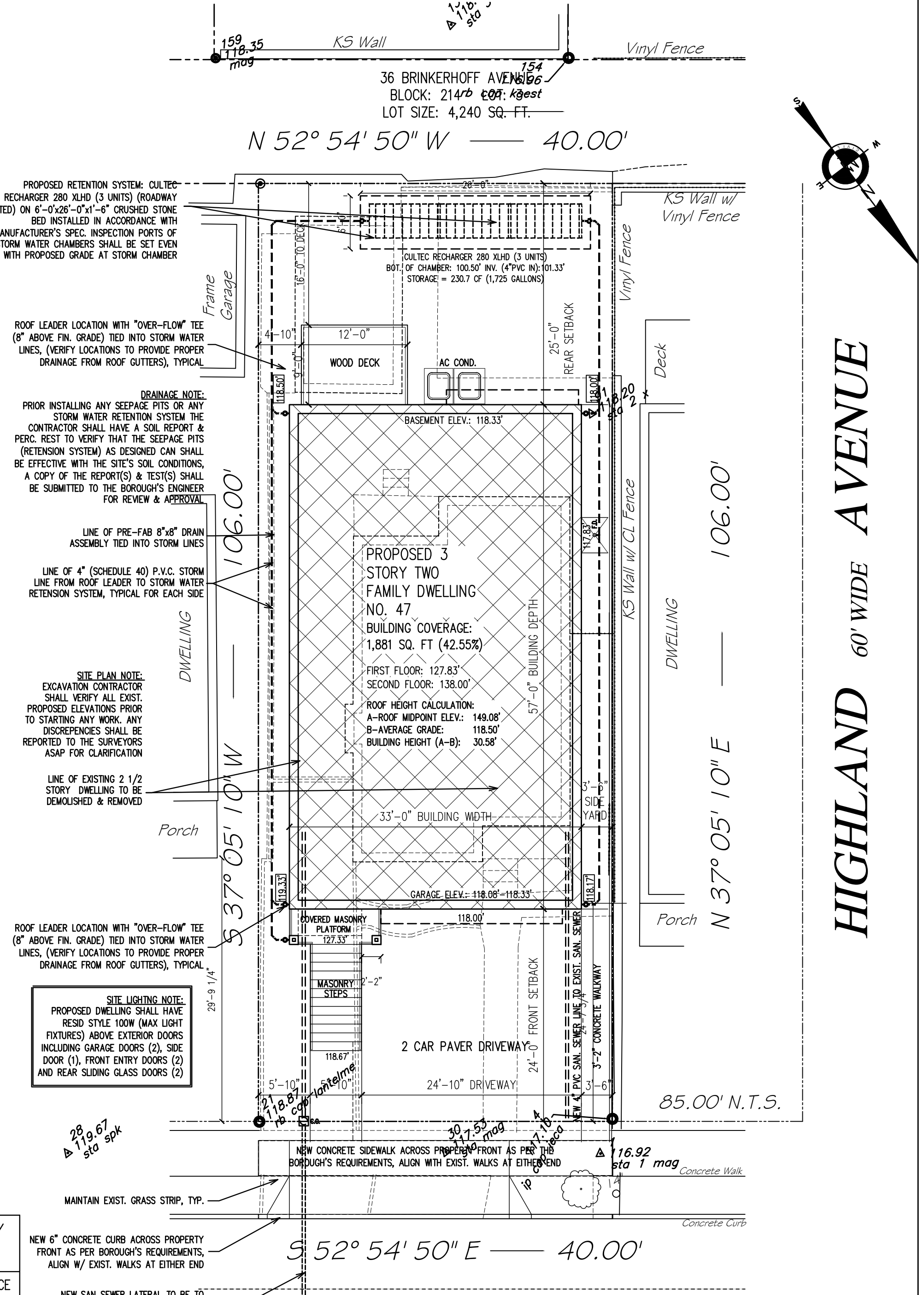
- (1) PRE-EXISTING NON-CONFORMING CONDITION
- (2) BASED ON PREVAILING SETBACK ALONG BRINKERHOFF AVENUE
- (3) NON DUPLEX REQUIREMENTS

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: 12/04/20
 Item: BOARD REVIEW



BRINKERHOFF 66' WIDE TERR.

ENERGY COMPLIANCE INSULATION VALUES		
ENVELOPE ASSEMBLY	CAVITY R-VALUE	CONTINUOUS R-VALUE
2X @ 16" OC WOOD FRAME CLG & FLOOR JOIST *	R-38 HIGH DENSITY FIBERGLASS BATT INSUL.	-
2X6 @ 16" OC WOOD FRAME WALL	R-19 HIGH DENSITY FIBERGLASS BATT INSUL.	R-5 (1" RIGID INSUL.)
2X4 @ 16" OC WOOD FLOORING WALL OVER CMU FOUND.	R-15 HIGH DENSITY FIBERGLASS BATT INSUL.	R-5 (1" RIGID INSUL.)
SLAB ON GRADE FLOOR **	R-10 HIGH DENSITY FIBERGLASS BATT INSUL.	R-10 (2" RIGID INSUL.)

* TYPICAL AT CLG. BELOW ROOF/ATTIC & OVER UNCONDITIONED SPACES, SUCH AS GARAGES & CRAWL SPACES
 ** 4'-0" WIDE STRIP OF RIGID INSULATION ALONG PERIMETER OF CONC. SLAB

TYPICAL WINDOW	U-FACTOR
WOOD FRAME DOUBLE PANE WINDOW	0.28

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

PROJECT:
 Proposed:
New Two Family Dwelling
 Located at:
 36 Brinkerhoff Avenue
 Palisades Park, New Jersey
 Block: 214 Lot: 3
 AA Residential Zone

DRAWING TITLE:	
ELEVATIONS AND SITE PLAN	
SCALE: AS NOTED	DATE: 11/20/20
DESIGNED BY: VC	PROJECT#: J8d-20-06
DRAWN BY: VC	CAD FILE:
CHECKED BY: VC	DRAWING #:
PROFESSIONAL SEAL:	DRAWING:

A1

DRAWING:	
VASSILIOS COCOROS, RA	SHEET #: 1 OF 2
N.J. LIC. # A13644	

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