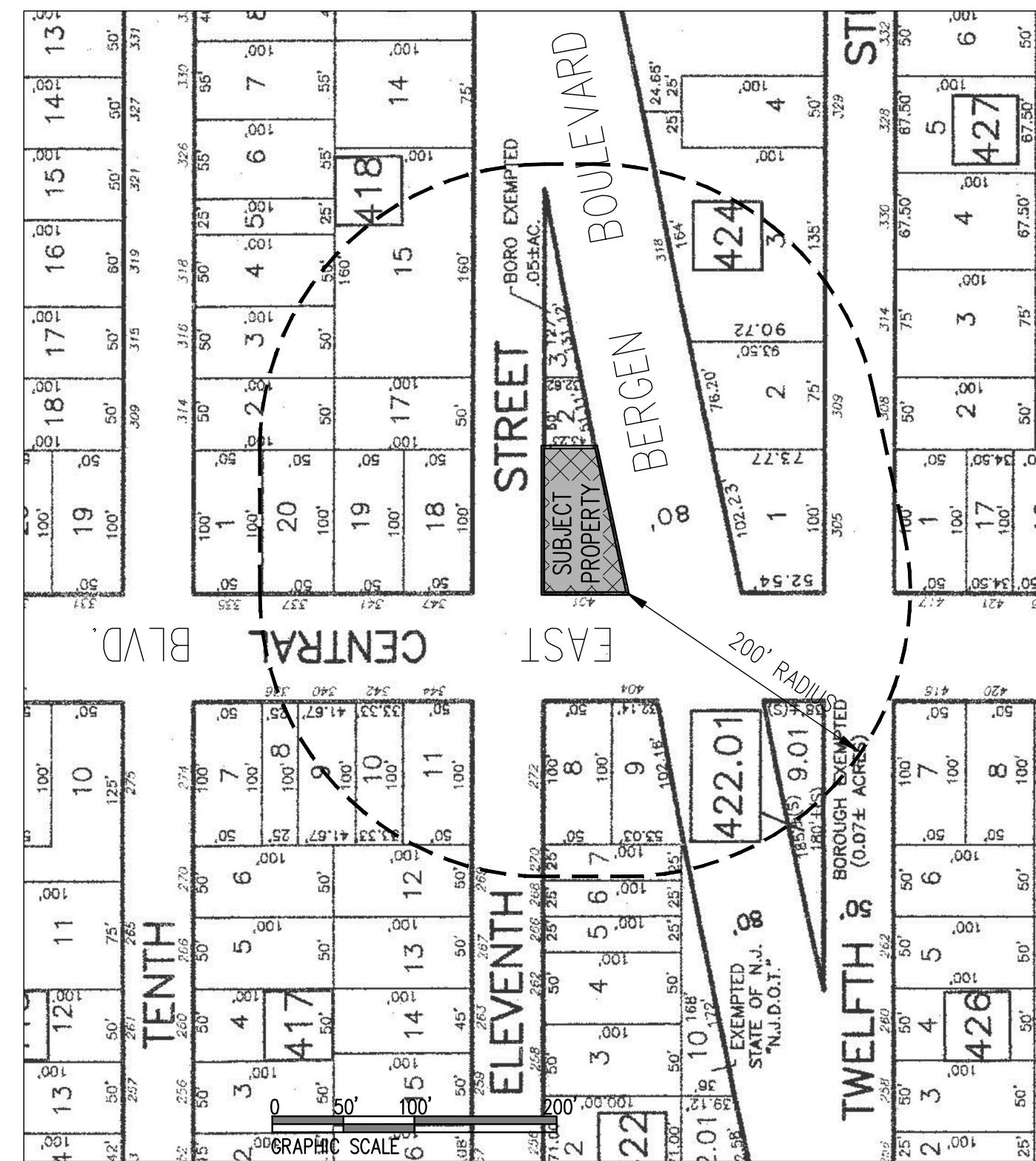


AERIAL VIEW
SCALE: N.T.S.



401 EAST CENTRAL BOULEVARD, PALISADES PARK
ZONING INFO - MIDRISE MULTI FAMILY IN B2 ZONE

CATEGORY:	ALLOWED/REQUIRED	PROPOSED	VARIANCE
LOT SIZE (EXISTING):	NOT LISTED	5,505.46 SQUARE FEET	NO
LOT WIDTH (EXISTING):	NOT LISTED	64.59 / 45.99 FEET	NO
LOT DEPTH (EXISTING):	NOT LISTED	100.00 / 101.46 FEET	NO
USE:	RETAIL BUSINESS	MID RISE MULTI-FAMILY	YES
BUILDING COVERAGE: (GROSS FOOTPRINT)	2,752.73 SQ. FT. MAX. 50.00 %	5,336 SQUARE FEET 96.62 %	YES
FRONT YARD:	15.00 FEET	0.50 / 0.12 FEET (1)	YES
LEFT SIDE YARD:	15.00 FEET	0.50 FEET	YES
RIGHT SIDE YARD:	15.00 FEET	0.50 FEET	YES
REAR YARD:	15.00 FEET	0.56 / 0.50 FEET (2)	YES
BUILDING HEIGHT	3.0 STORIES / 35.00 FT	4.0/5.0 STORIES 46.17 FT	YES
PARKING:	24 SPACES	22 SPACES	YES

- 1 - LOT LINE IRREGULAR 0.50 FEET AT FARTHEST POINT & 0.12 FEET AS CLOSEST POINT
- 2 - LOT LINE IRREGULAR 0.56 FEET AT FARTHEST POINT & 0.50 FEET AS CLOSEST POINT
- R.S.I.S PARKING REQUIREMENTS - MIDRISE:
- 4 TWO BEDROOM UNITS x 2.0 SPACES PER UNIT = 8.0 SPACES
- 9 ONE BEDROOM UNITS x 1.8 SPACES PER UNIT = 16.2 SPACES
- TOTAL REQUIRED PARKING: 24.2 > 24.00 SPACES

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

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

PROJECT:
Proposed New:
**Multi Family
Mid Rise
(13 Units)**
Located at:
**401 East Central Boulevard
Palisades Park, New Jersey
Block: 423 Lot: 1
B2 Zone**

Date	Item
4/05/19	PRELIM. REVIEW
7/23/19	ZONING BOARD REVIEW
12/30/19	REVISED - 15 UNITS
2/10/20	REVISED - 13 UNITS
4/21/20	REVISED - REDUCED BEDROOMS

DRAWING TITLE: ELEVATIONS

SCALE:	AS NTD.	DATE:	03/14/19
DESIGNED BY:	VC	PROJECT#:	RSN-19-03
DRAWN BY:	VC	CAD FILE:	
CHECKED BY:	VC	DRAWING #:	A1

PROFESSIONAL SEAL: DRAWING:

A1