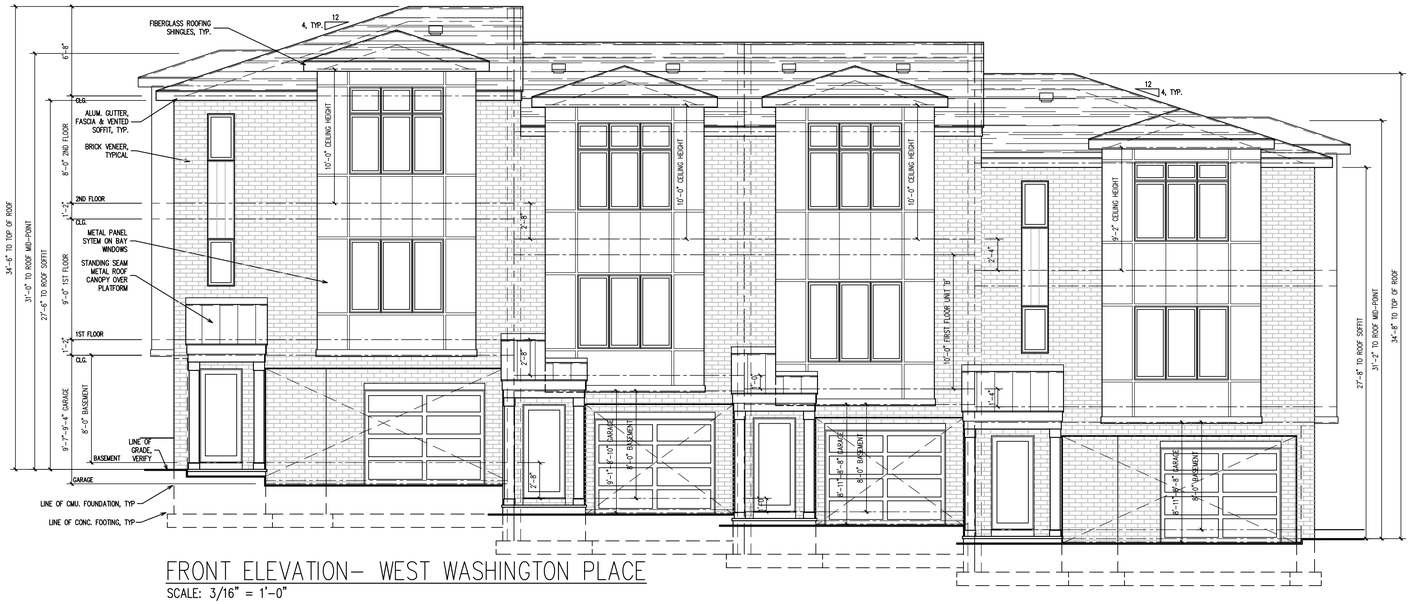
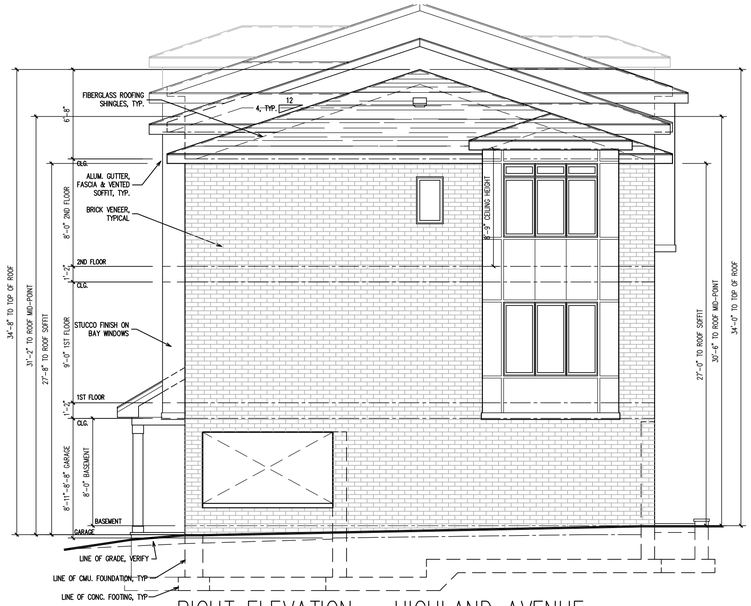


FRONT ELEVATION– WEST WASHINGTON PLACE

SCALE: 3/16" = 1'–0"



RIGHT ELEVATION – HIGHLAND AVENUE

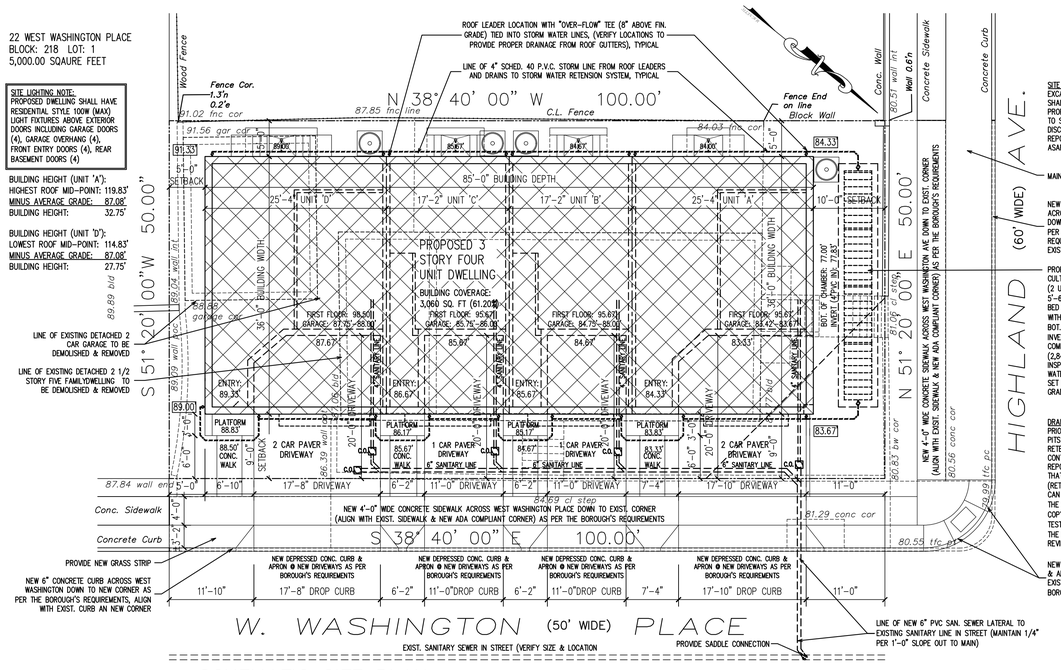
SCALE: 3/16" = 1'–0"

22 WEST WASHINGTON PLACE
BLOCK: 218 LOT: 1
5,000.00 SQAURE FEET

SITE LIGHTING NOTE:
PROPOSED DWELLING SHALL HAVE RESIDENTIAL STYLE 100W (MAX) LIGHT FIXTURES ABOVE EXTERIOR DOORS INCLUDING GARAGE DOORS (4), GARAGE OVERHANG (4), FRONT ENTRY DOORS (4), REAR BASEMENT DOORS (4)

BUILDING HEIGHT (UNIT 'A'):
HIGHEST ROOF MID-POINT: 119.83'
MINUS AVERAGE GRADE: 87.08'
BUILDING HEIGHT: 32.75'

BUILDING HEIGHT (UNIT 'D'):
LOWEST ROOF MID-POINT: 114.83'
MINUS AVERAGE GRADE: 87.08'
BUILDING HEIGHT: 27.75'



SITE PLAN NOTE:
EXCAVATION CONTRACTOR SHALL VERIFY ALL EXIST. PROPOSED ELEVATIONS PRIOR TO STARTING ANY WORK. ANY DISCREPENCIES SHALL BE REPORTED TO THE SURVEYORS ASAP FOR CLARIFICATION

DRAINAGE NOTE:
PRIOR INSTALLING ANY SEEPAGE PITS OR ANY STORM WATER RETENTION SYSTEM THE CONTRACTOR SHALL HAVE A SOIL REPORT & PERC. REST TO VERIFY THAT THE SEEPAGE PITS (RETENSION SYSTEM) AS DESIGNED CAN SHALL BE EFFECTIVE WITH THE SITE'S SOIL CONDITIONS, A COPY OF THE REPORT(S) & TEST(S) SHALL BE SUBMITTED TO THE BOROUGH'S ENGINEER FOR REVIEW & APPROVAL

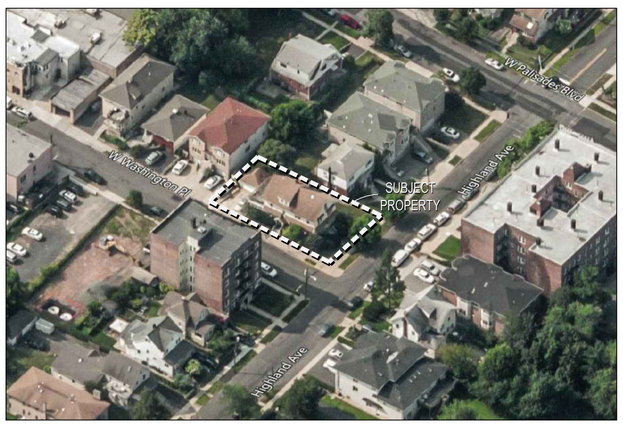
SCHEMATIC SITE PLAN

SCALE: 1" = 10'–0"

22 WEST WASHINGTON PL., PALISADES PARK, NEW JERSEY ZONING INFORMATION – AA ZONE

CATEGORY:	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (EXISTING):	5,000 SQUARE FEET	5,000 SQUARE FEET	NO
LOT WIDTH (EXISTING):	50.00 FEET	50.00 FEET	NO
LOT DEPTH (EXISTING):	100.00 FEET	100.00 FEET	NO
DWELLING UNITS:	TWO (2)	FOUR (4)	YES
LOT AREA PER UNIT:	2,500 SQUARE FEET	1,250 SQUARE FEET	YES
BUILDING COVERAGE:	2,000 SQUARE FEET 40.00%	3,060 SQ. FEET 61.20 %	YES
FRONT YARD:	20.00 FEET (1)	9.00 FEET	YES
LEFT SIDE YARD	5.00 FEET (2)	5.00 FEET	NO
RIGHT SIDE YARD (3)	5.00 FEET (2)	10.00 FEET	NO
COMBINED YARD	14.00 FEET (2)	14.00 FEET	NO
REAR YARD:	25.00 FEET	5.00 FEET	YES
BUILDING HEIGHT:	2.5 STORIES 25.00 FT. (4)	3.0 STORIES 27.75/32.75 FEET(5)	YES
PARKING:	8.00 SPACES	10.00 SPACES (5)	NO

(1) BASED PREVAILING SETBACK ON EAST SIDE OF WEST WASHINGTON PLACE
(2) NON DUPLEX CORNER REQUIREMENTS
(3) RIGHT SIDE YARD FRONTS ON HIGHLAND AVENUE
(4) 27.75 FEET MEASURED FROM AVERAGE GRADE TO LOWEST SECTION & 32.75 FEET TO HIGHEST SECTION
(5) 3 SPACES PER UNIT (UNIT 'A' & 'D') – 2 SPACES PER UNIT (UNIT 'B' & 'C') PROPOSED



AERIAL VIEW OF EXIST. PROPERTY

THE BOROUGH OF PALISADES PARK ZONING BOARD OF ADJUST. 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

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
09/25/19	CLIENT REVIEW

PROJECT:
Proposed New:
Four Unit Townhouse Dwelling
22 West Washington Place @ Corner of Highland Ave.
Palisades Park, New Jersey
Block: 218 Lot: 1
AA Zone

COPYRIGHT © 2017, VASSILIOS COCOROS ARCHITECT – ALL RIGHTS RESERVED THE COPYING OR REUSE OF THIS DOCUMENT OR PORTIONS THERE OF FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED WITHOUT WRITTEN PERMISSION OF VASSILIOS COCOROS ARCHITECT IS PROHIBITED

DRAWING TITLE:	ELEVATIONS AND SITE PLAN
SCALE: AS NTD.	DATE: 8/30/19
DESIGNED BY: VC	PROJECT#: RSN-19-14
DRAWN BY: VC	CAD FILE:
CHECKED BY: VC	DRAWING #:
PROFESSIONAL SEAL:	DRAWING: A1
VASSILIOS COCOROS, RA N.J. LISC. # AI 13644	SHEET #: 1 OF 3