



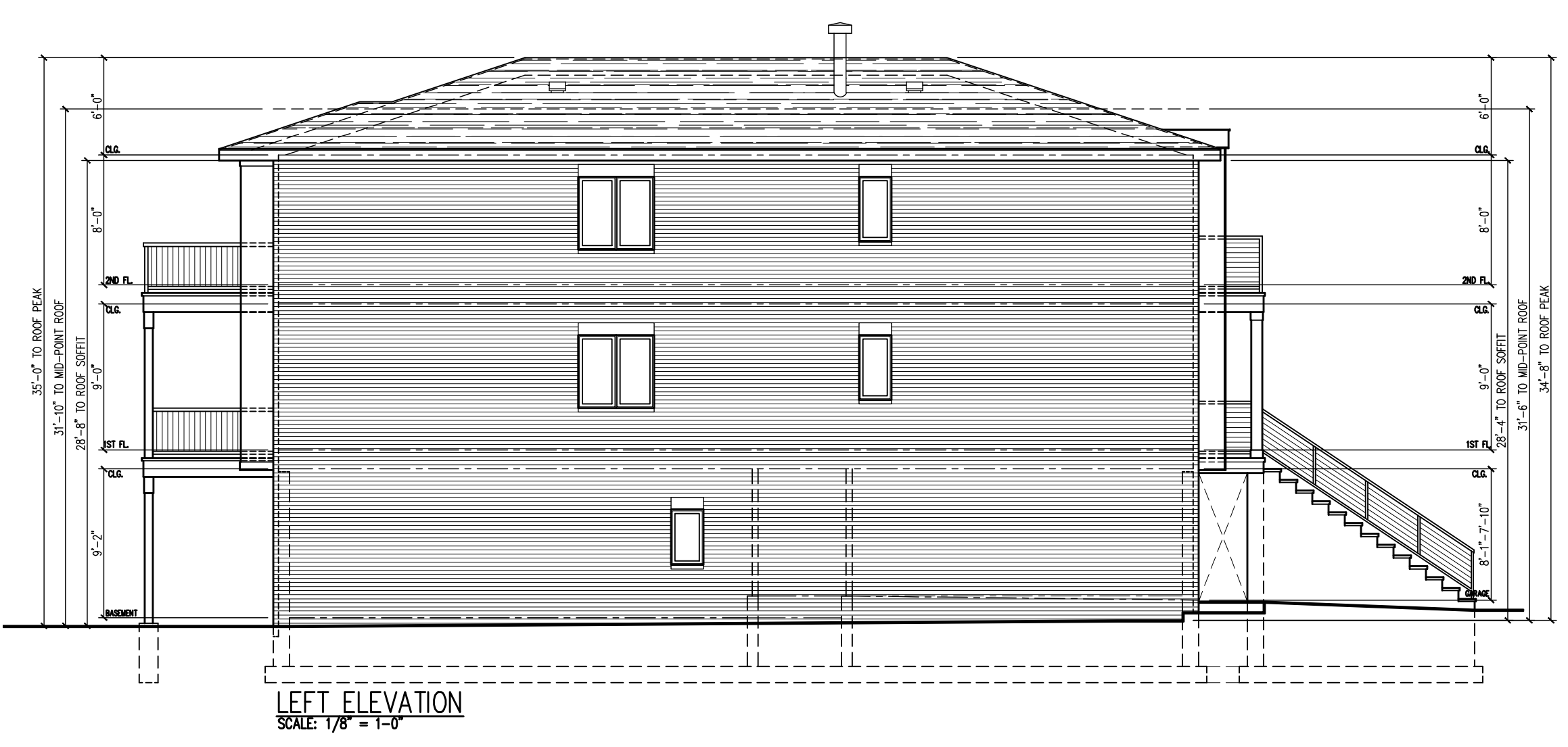
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



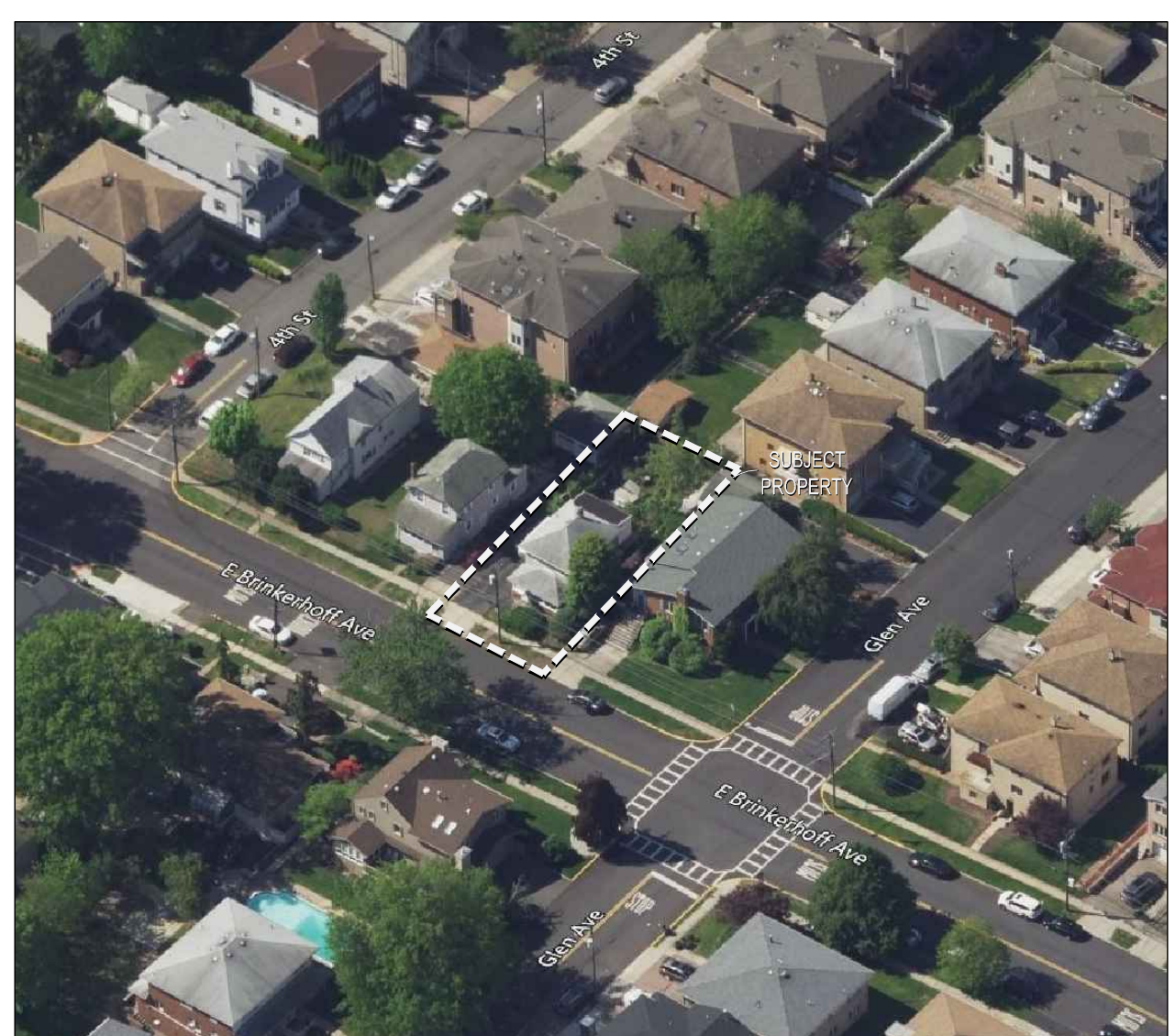
REAR ELEVATION
SCALE: 3/16" = 1'-0"



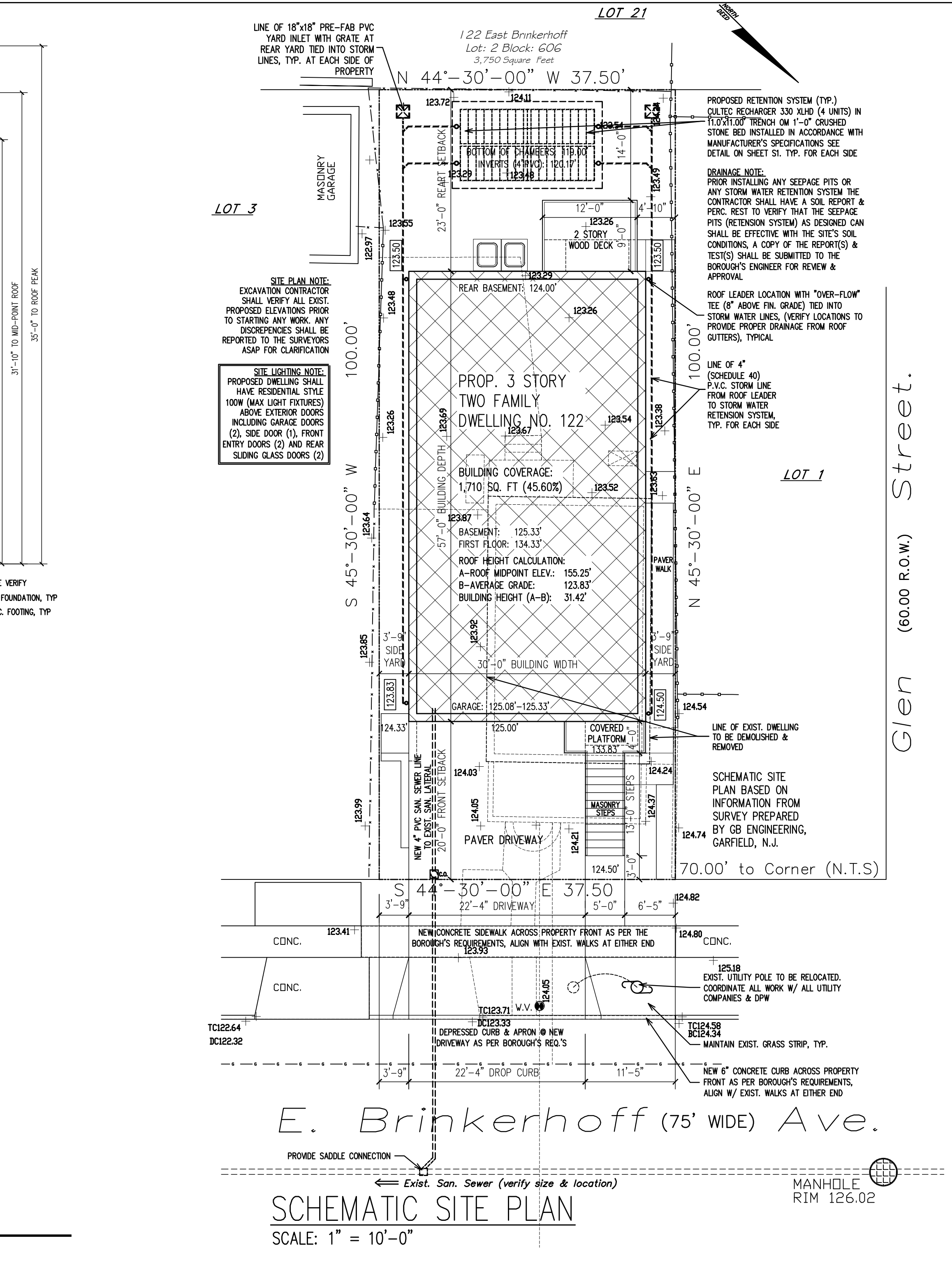
RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



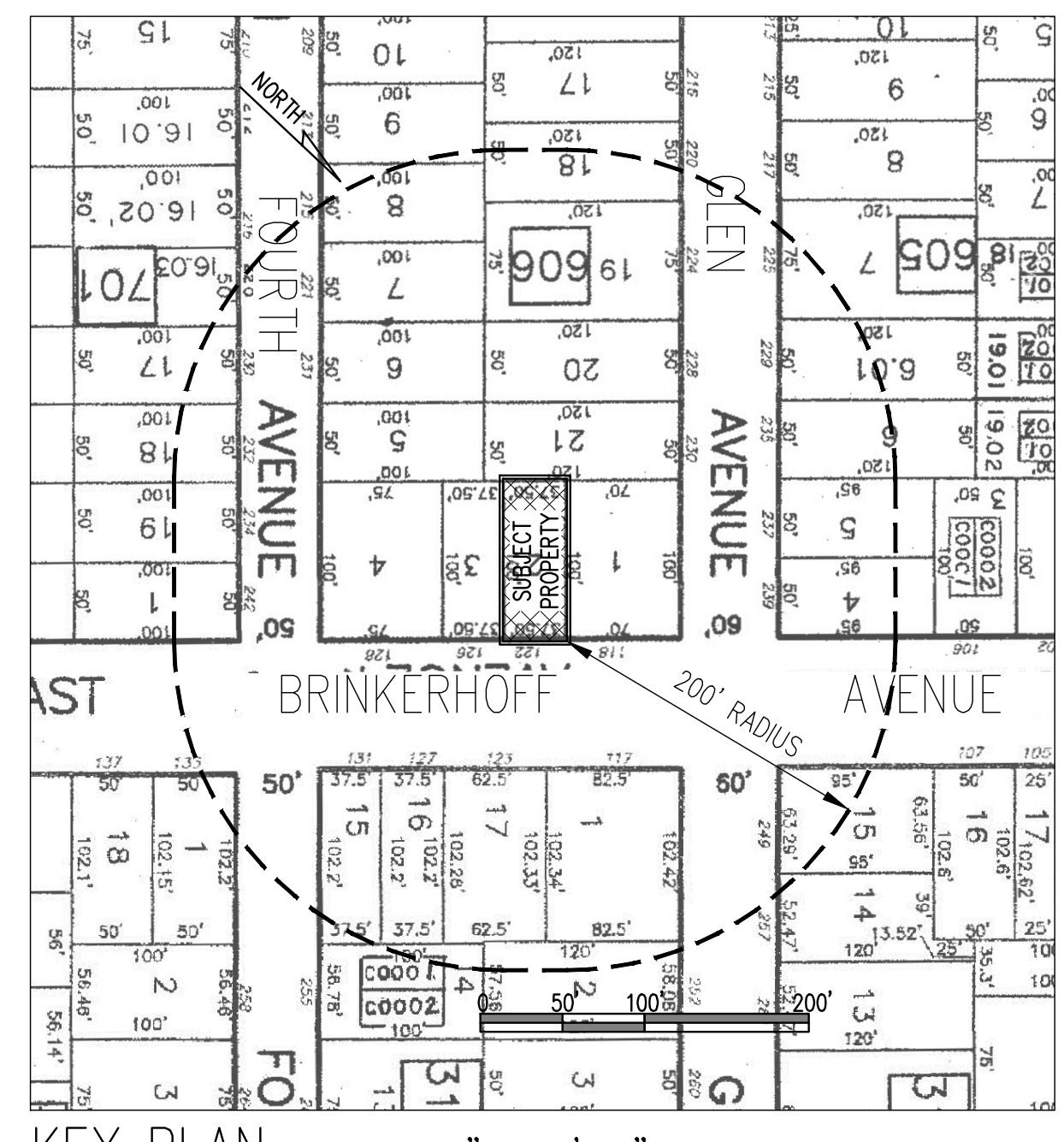
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



AERIAL VIEW NOT TO SCALE



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



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

122 EAST BRINKERHOFF AVENUE, PALISADES PARK, NJ
ZONING INFORMATION - AA ZONE

CATEGORY:	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (EXISTING):	5,000 SQUARE FEET	3,750 SQUARE FEET	YES (1)
LOT WIDTH (EXISTING):	50.00 FEET	37.50 FEET	YES (1)
LOT WIDTH (EXISTING):	50.00 FEET	37.50 FEET	YES (1)
DWELLING UNITS:	TWO	TWO	NO
LOT AREA PER UNIT:	2,500 SQUARE FEET	1,875 SQUARE FEET	YES
BUILDING COVERAGE:	2,500 SQ. FEET MAX 40.00%	1,710 SQ. FEET 45.60 %	NO YES
FRONT YARD:	20.00 FEET (2)	20.00 FEET	NO
RIGHT SIDE YARD:	5.00 FEET	3.75 FEET	YES
LEFT SIDE YARD:	5.00 FEET	3.75 FEET	YES
COMBINED SIDE YARD:	14.00 FEET	7.50 FEET	YES
REAR YARD:	25.00 FEET	23.00 FEET	YES
BUILDING HEIGHT: (3)	2.5 STORIES 25.00 FEET	3.0 STORIES 31.42 FEET	YES

- (1) PRE-EXISTING NON-CONFORMING CONDITION
- (2) BASED ON PREVAILING SETBACK ON SUBJECT SIDE OF EAST BRINKERHOFF AVENUE
- (3) NON DUPLEX REQUIREMENTS

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

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

PROJECT:
Proposed New:
Two Family Dwelling

122 East Brinkerhoff Ave.
Palisades Park, New Jersey
Block: 606 Lot: 2
AA Zone

Date	Item
10/25/21	CLIENT REVIEW
11/10/21	ZONING BOARD REVIEW

DRAWING TITLE: ELEVATIONS, SITE PLAN & ZONING INFO

SCALE: AS NTD. DATE: 10/22/21

DESIGNED BY: VC PROJECT#: NL-21-01

DRAWN BY: VC CAD FILE:

CHECKED BY: VC DRAWING #:

PROFESSIONAL SEAL: DRAWING:

VASSILIOS COCOROS, RA
N.J. LIC. # AI 13644

SHEET #: 1 OF 3

A1

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 _____

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PROJECT:

Proposed New:
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122 East Brinkerhoff Ave.
 Palisades Park, New Jersey
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Date	Item
10/25/21	CLIENT REVIEW
11/10/21	ZONING BOARD REVIEW

DRAWING TITLE:
FLOOR PLANS

SCALE: AS NTD. DATE: 10/22/21

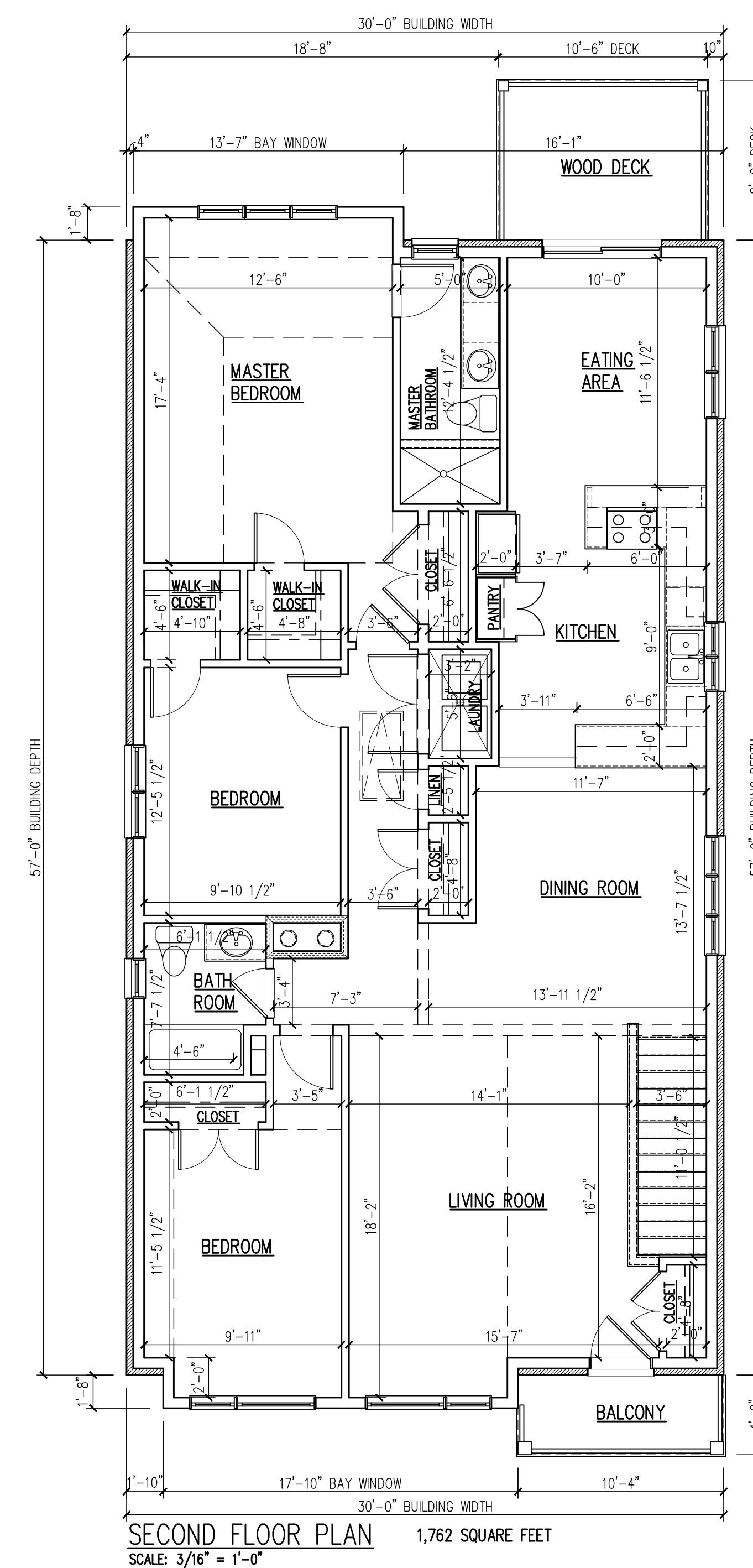
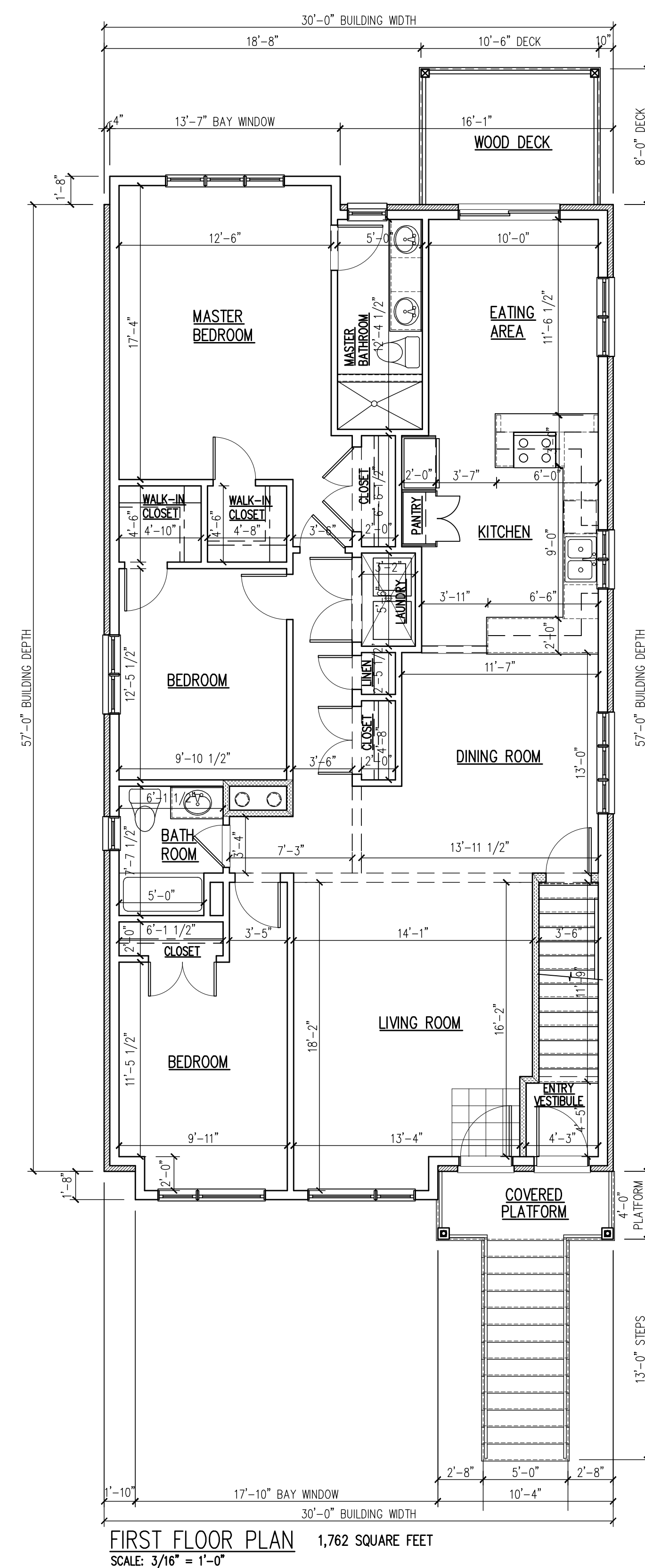
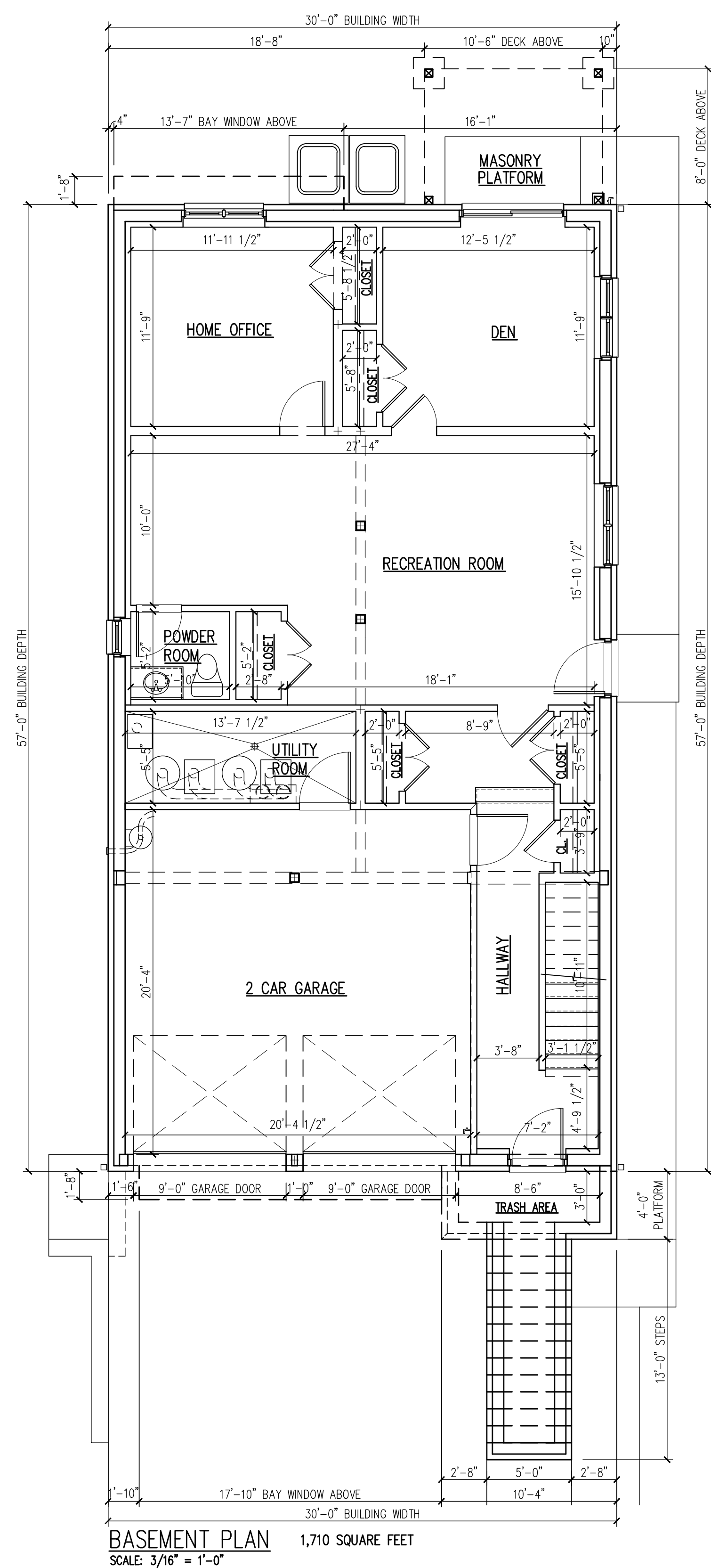
DESIGNED BY: VC PROJECT#: NL-21-01

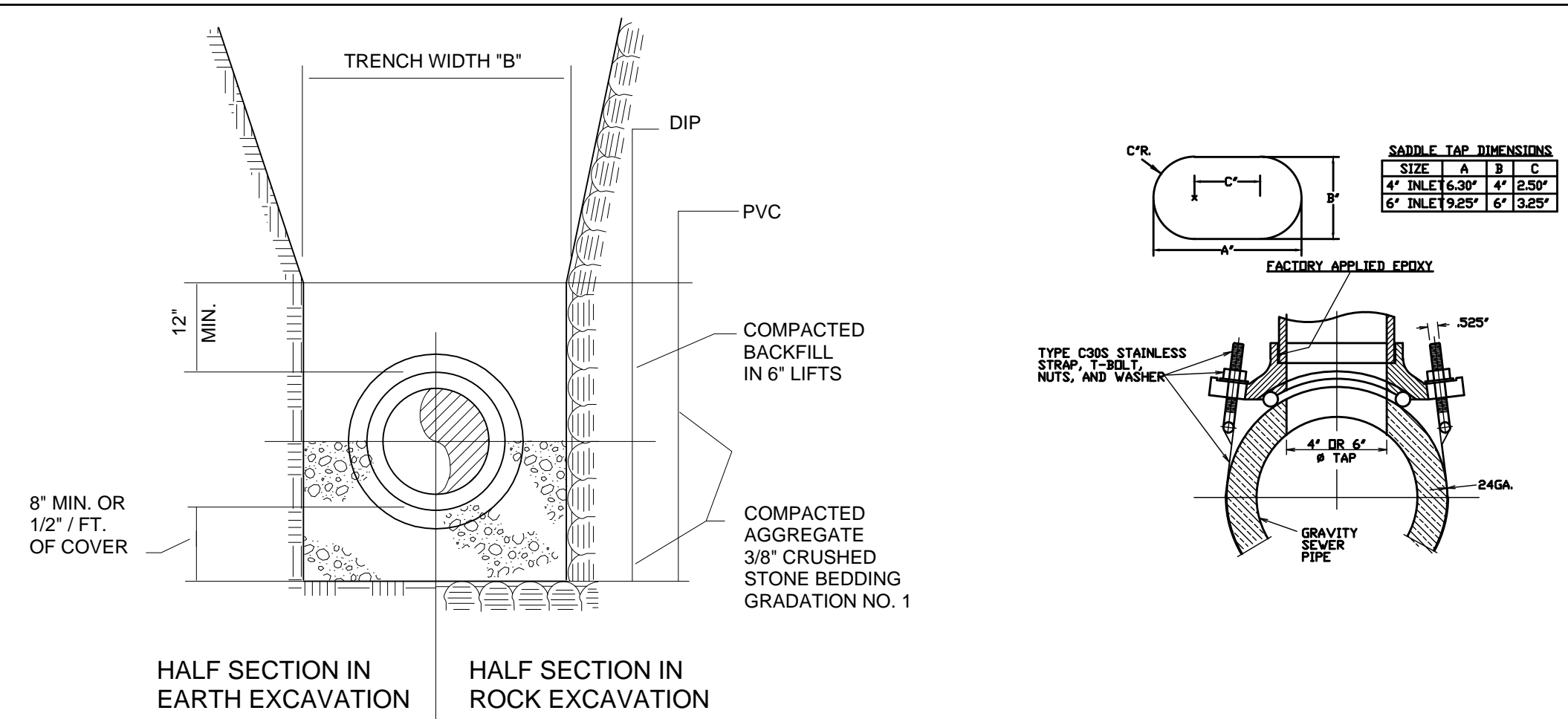
DRAWN BY: VC CAD FILE:

CHECKED BY: VC DRAWING #:

PROFESSIONAL SEAL: DRAWING:

A2



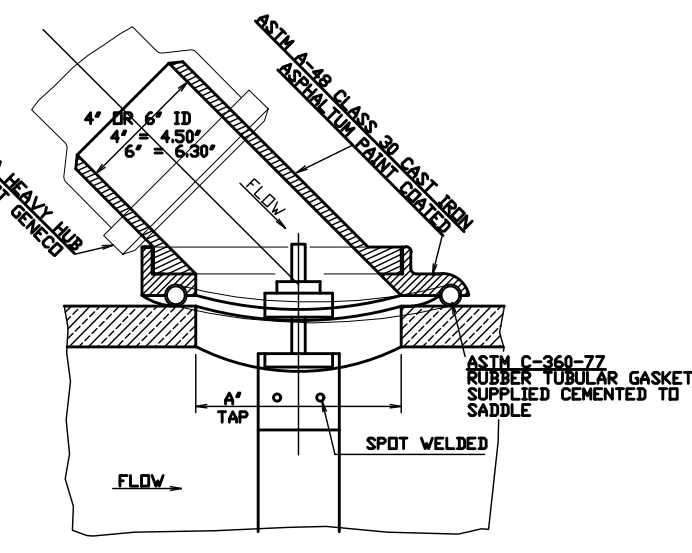


TYPICAL SECTION

TRENCH WIDTHS

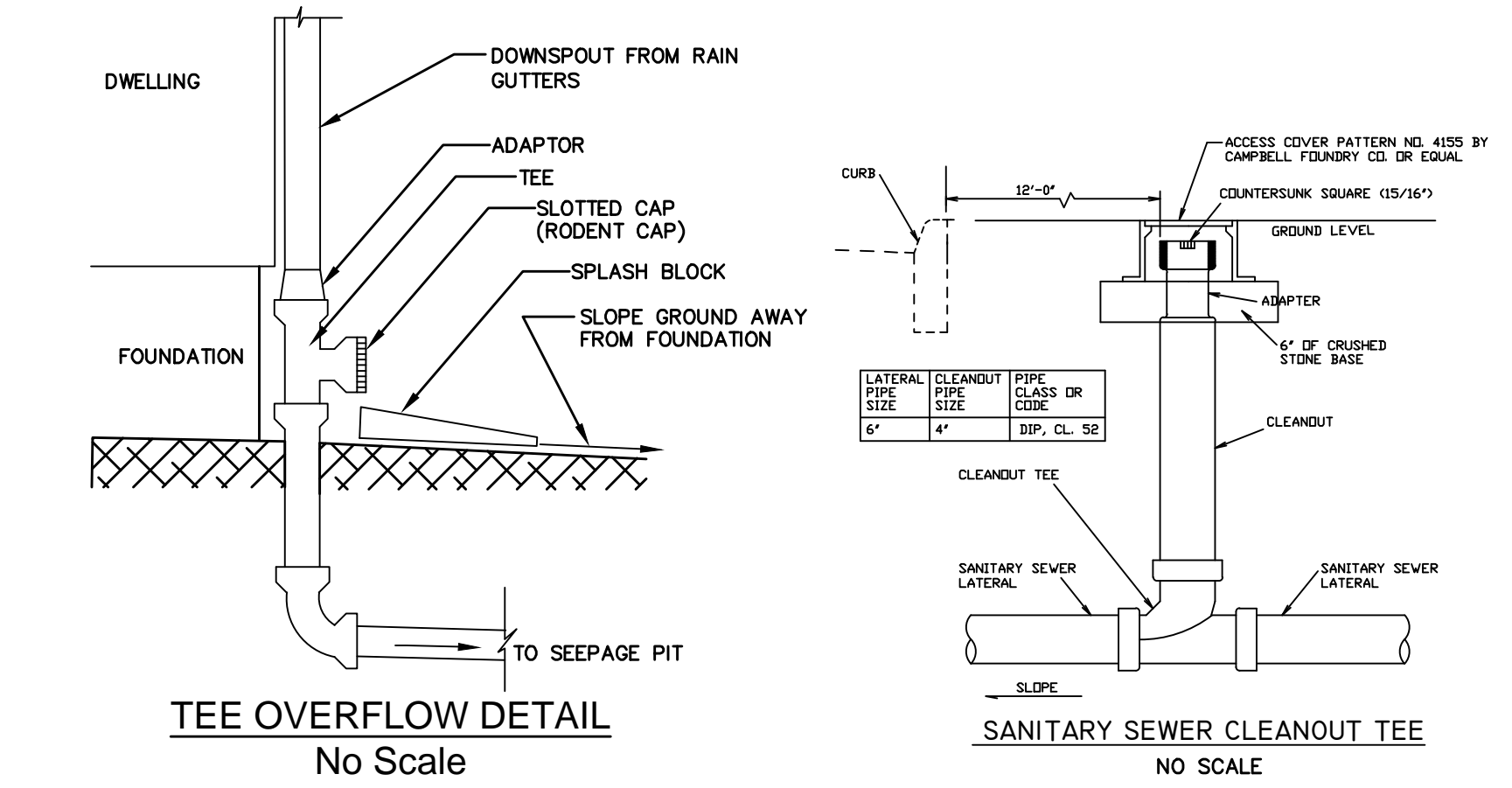
PIPE SIZE	TRENCH WIDTH "B" MIN.	TRENCH WIDTH "B" MAX.
4"	24"	30"
6"	24"	30"
8"	24"	36"
10"	26"	36"
12"	28"	40"
14"	30"	42"
16"	30"	42"
18"	32"	42"
24"	42"	60"
30"	50"	62"
36"	56"	68"

- 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 3/4" CRUSHED STONE BEDDING. IF REQUIRED BY THE ENGINEER EXTEND THE 3/4" CRUSHED STONE COMPACTED IN PLACE TO 12" ABOVE THE TOP OF PIPE.
 - BASE AND SURFACE COURSE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH BOROUGH REQUIREMENTS.



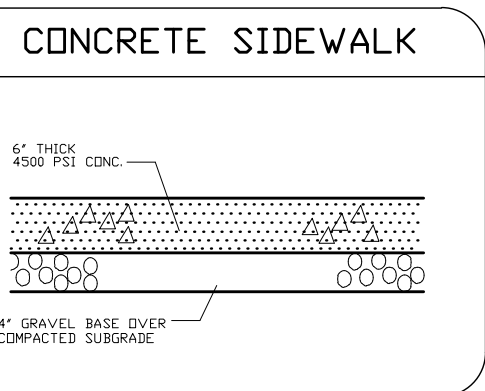
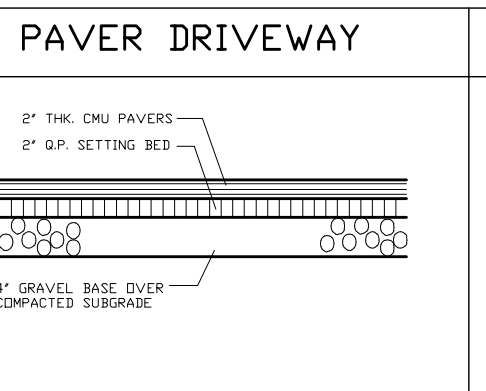
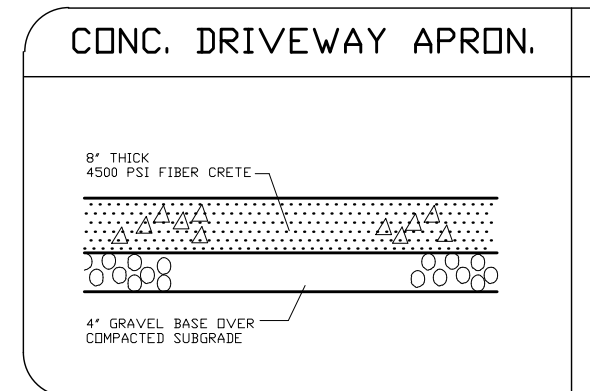
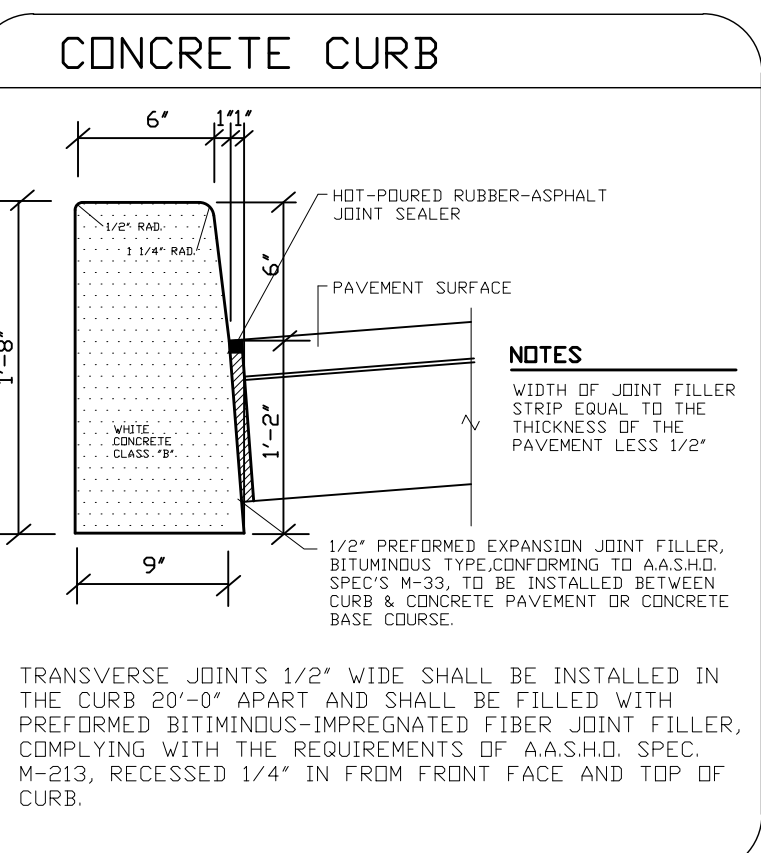
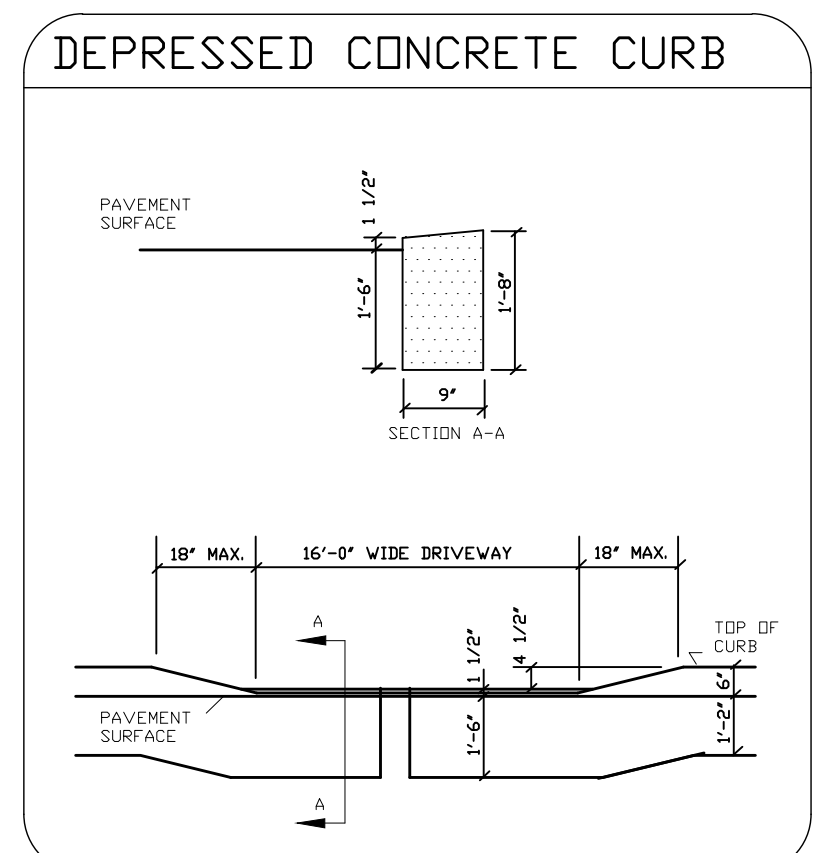
SANITARY SEWER WYE SADDLE CONNECTION NO SCALE

NOTES: ALL IS FOR GENERAL ENGINEERING CO. TEL: (800) 345-2454 OTHER ENGINEER APPROVED, EQUAL MAY BE USED.



TEE OVERFLOW DETAIL No Scale

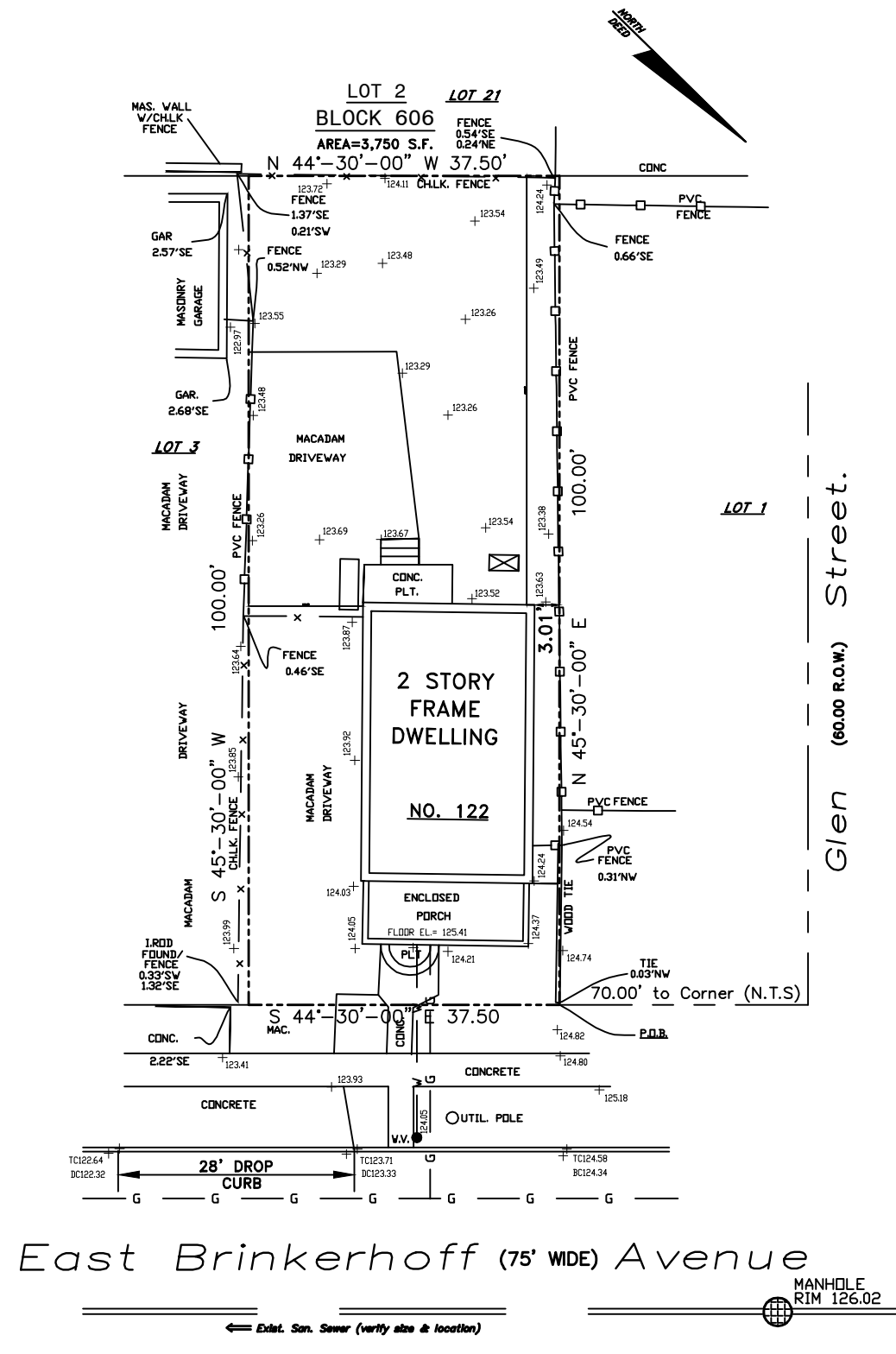
SANITARY SEWER CLEANOUT TEE NO SCALE



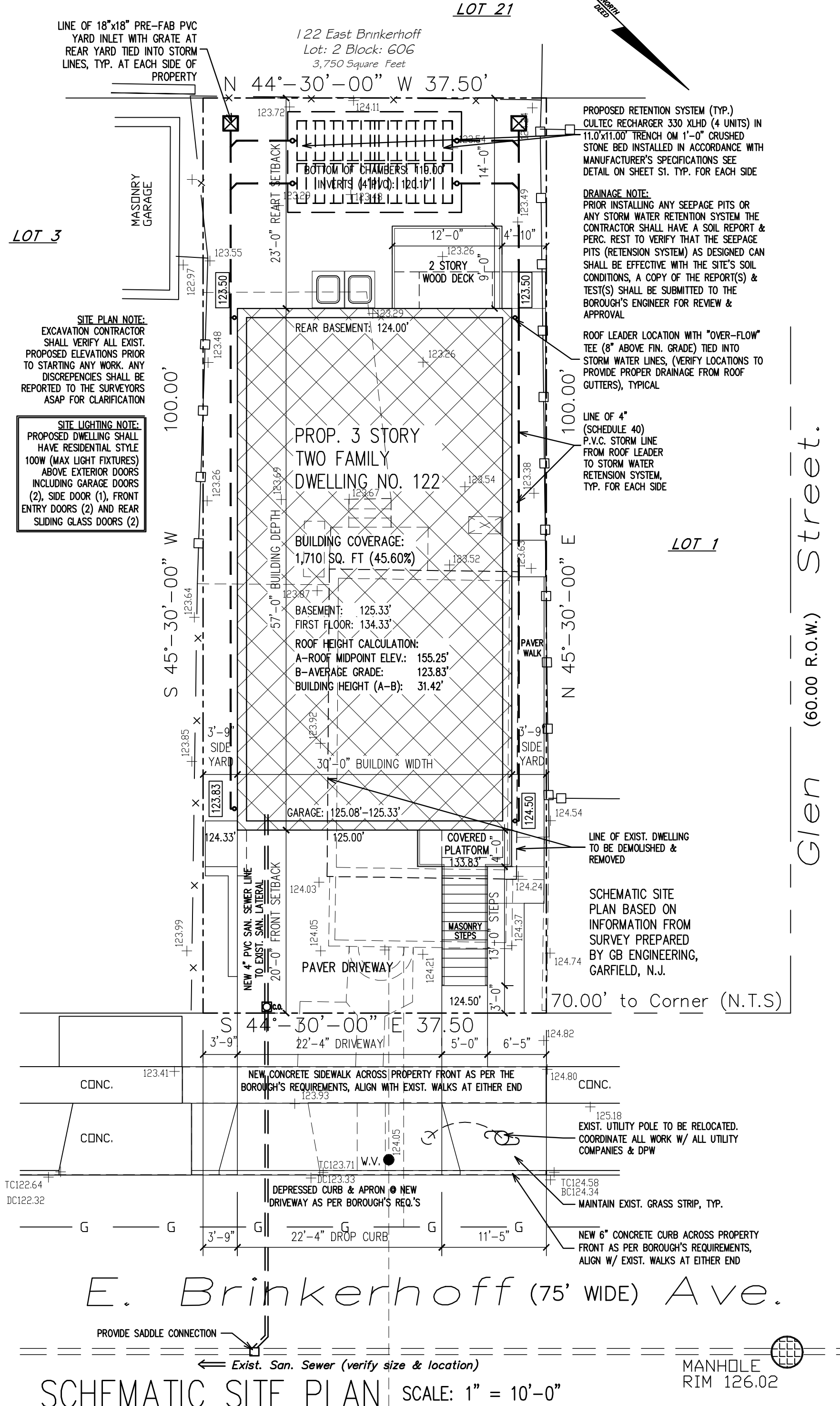
122 EAST BRINKERHOFF AVENUE, PALISADES PARK, NJ ZONING INFORMATION - AA ZONE

CATEGORY:	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (EXISTING):	5,000 SQUARE FEET	3,750 SQUARE FEET	YES (1)
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BUILDING HEIGHT: (3)	2.5 STORIES 25.00 FEET	3.0 STORIES 31.42 FEET	YES

- PRE-EXISTING NON-CONFORMING CONDITION
- BASED ON PREVAILING SETBACK ON SUBJECT SIDE OF EAST BRINKERHOFF AVENUE
- NON DUPLICATIONS



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



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

CULTEC RECHARGER 280HD MAINTENANCE SCHEDULE

Inlets and Outlets	Frequency	Action
Inlets and Outlets	Every 3 years	Obtain documentation that the inlets, outlets and vents have been cleaned and will function as intended.
	Spring and Fall	Check inlet and outlets for clogging and remove any debris as required.
CULTEC Stormwater Chambers	2 years after commissioning	Inspect the interior of the stormwater management chambers through inspection port for deficiencies using CCTV or comparable technique.
	9 years after commissioning every 9 years following	Clean stormwater management chambers and feed connectors of any debris.
	45 years after commissioning	Determine the remaining life expectancy of the stormwater management chambers and recommended schedule and actions to rehabilitate the stormwater management chambers as required.
Surrounding Site	Monthly in 1 st year	Check for depressions in areas over and surrounding the stormwater management system.
	Spring and Fall	Check for depressions in areas over and surrounding the stormwater management system.

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 _____

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 TEL. 201.541.6595
 FAX. 201.541.6596

- NOTES:**
- PROPERTY DESCRIPTION: 122 EAST BRINKERHOFF AVENUE, PALISADES PARK, N.J. TAX MAP BLOCK: 606 LOT: 2
 - 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.
 - BEFORE 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
 122 East Brinkerhoff Ave.
 Palisades Park, New Jersey
 Block: 606 Lot: 2
 AA Zone

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Date	Item
10/25/21	CLIENT REVIEW
11/10/21	ZONING BOARD REVIEW

DRAWING TITLE:
STORMWATER PLAN & DETAILS

SCALE:	AS NTD.	DATE:	10/22/21
DESIGNED BY:	VC	PROJECT#:	NL-21-01
DRAWN BY:	VC	CAD FILE:	
CHECKED BY:	VC	DRAWING #:	
PROFESSIONAL SEAL:		DRAWING:	S1
VASSILIOS COCOROS, RA N.J. LIC. # A13644		SHEET #:	3 OF 3