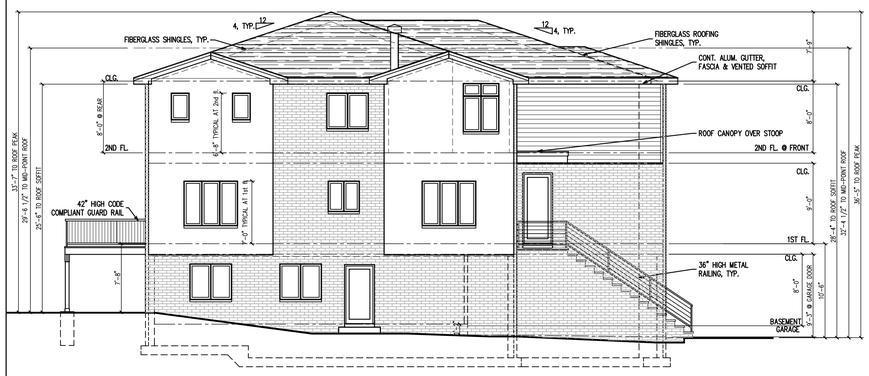
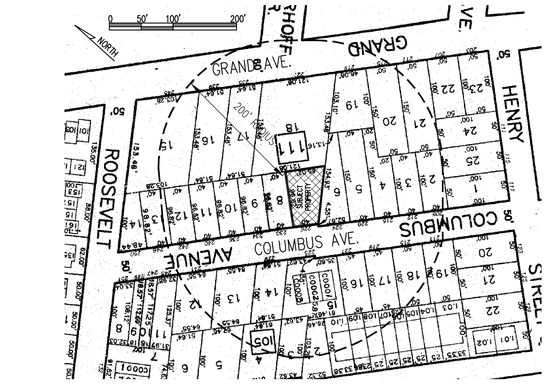
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



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

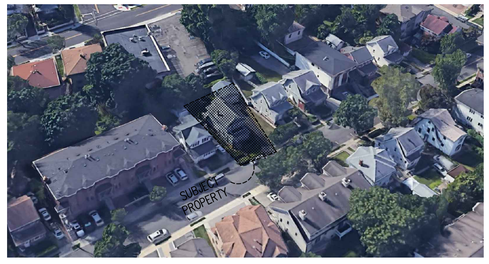


LOCATION KEY PLAN
NTS.

226 COLUMBUS AVENUE PALISADES PARK
ZONING INFORMATION – UNDER AA ZONE

CATEGORY:	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (EXIST.):	5,000 SQUARE FEET	5,083 SQUARE FEET (1)	NO
LOT WIDTH (EXIST.):	50.00 FEET	40.00 FEET/65.02 FEET (1)	YES (1)
BUILDING COVERAGE:	2,033 SQ. FT. 40.00 %	2,232 SQ. FEET 43.90 %	YES
FRONT YARD:	± 20.00 FEET (2)	20.00 FEET	NO
LEFT SIDE YARD:	6.00 FEET	4.67 FEET	YES
RIGHT SIDE YARD:	6.00 FEET	5.04 FEET (3)	YES
REAR YARD:	25.00 FEET	18.65 FEET	YES
BUILDING HEIGHT:	2.5 STORIES 28.00 FEET	2.5 STORIES 30.75 FT	YES

(1) PRE-EXISTING NON-CONFORMING CONDITION
(2) ±20.00 FEET IS BASED ON AVERAGE SETBACK ON COLUMBUS AVENUE
(3) LOWEST SIDE YARD VALUE BASED ON IRREGULAR RIGHT PROPERTY LINE



AERIAL VIEW

226 COLUMBUS AVE.
BLOCK: 111 LOT: 7
LOT SIZE: 5,083.97 SQ. FT.

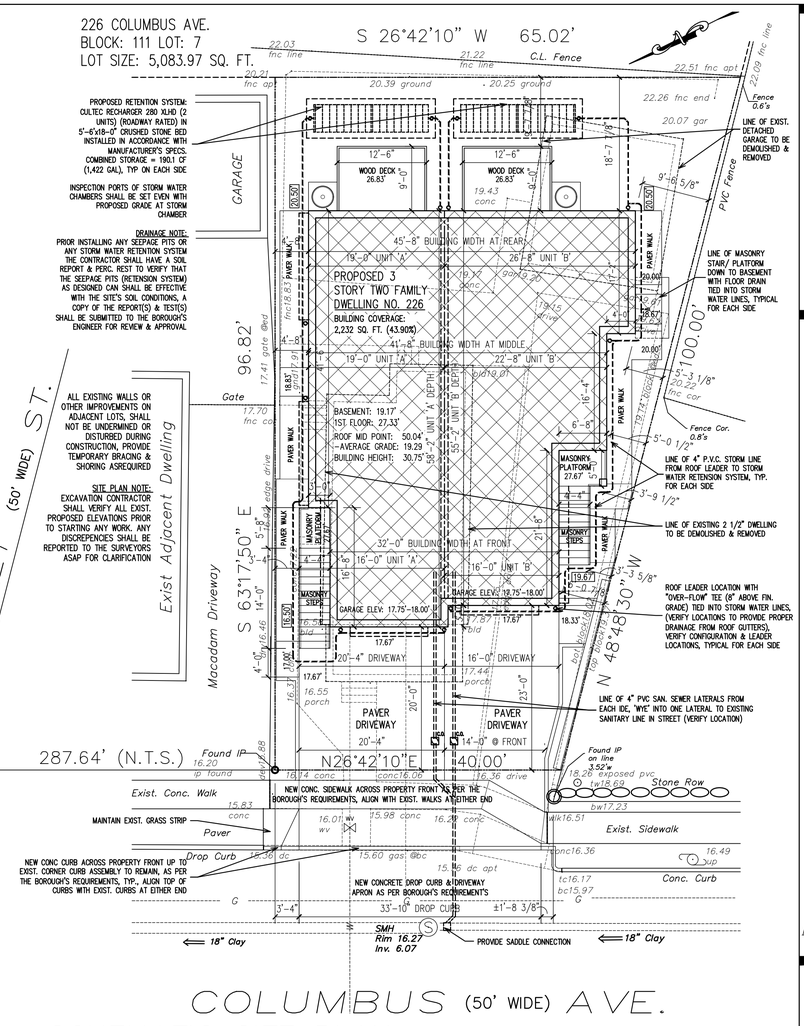
PROPOSED RETENTION SYSTEM: CULTEC RECHARGER 280 XLHD (2 UNITS) (ROADWAY RATED) IN 5'-6"x18'-0" CRUSHED STONE BED INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECS. COMBINED STORAGE = 190.1 CF (1,422 GAL), TYP ON EACH SIDE

INSPECTION PORTS OF STORM WATER CHAMBERS SHALL BE SET EVEN WITH PROPOSED GRADE AT STORM CHAMBER

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

ALL EXISTING WALLS OR OTHER IMPROVEMENTS ON ADJACENT LOTS, SHALL NOT BE UNDERMINED OR DISTURBED DURING CONSTRUCTION, PROVIDE TEMPORARY BRACING & SHORING ASREQUIRED

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



COLUMBUS (50' WIDE) AVE.
SCHEMATIC SITE PLAN SCALE: 1" = 10'-0"

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

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

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 THE PALISADES PARK PALNNING 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

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

PROJECT:
Proposed:
New Two Family Dwelling
Located at:
226 Columbus Avenue
Palisades Park, New Jersey
Block: 111 Lot: 7
AA Zone

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Date	Item
01/15/21	CLIENT REVIEW
01/19/21	FOR BOARD REVIEW

DRAWING TITLE: ELEVATIONS AND SITE PLAN

SCALE:	AS NTD.	DATE:	11/30/20
DESIGNED BY:	VC	PROJECT#:	BC-20-02
DRAWN BY:	VC	CAD FILE:	
CHECKED BY:	VC	DRAWING #:	

PROFESSIONAL SEAL:

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

DRAWING: A1

SHEET #: 1 OF 3