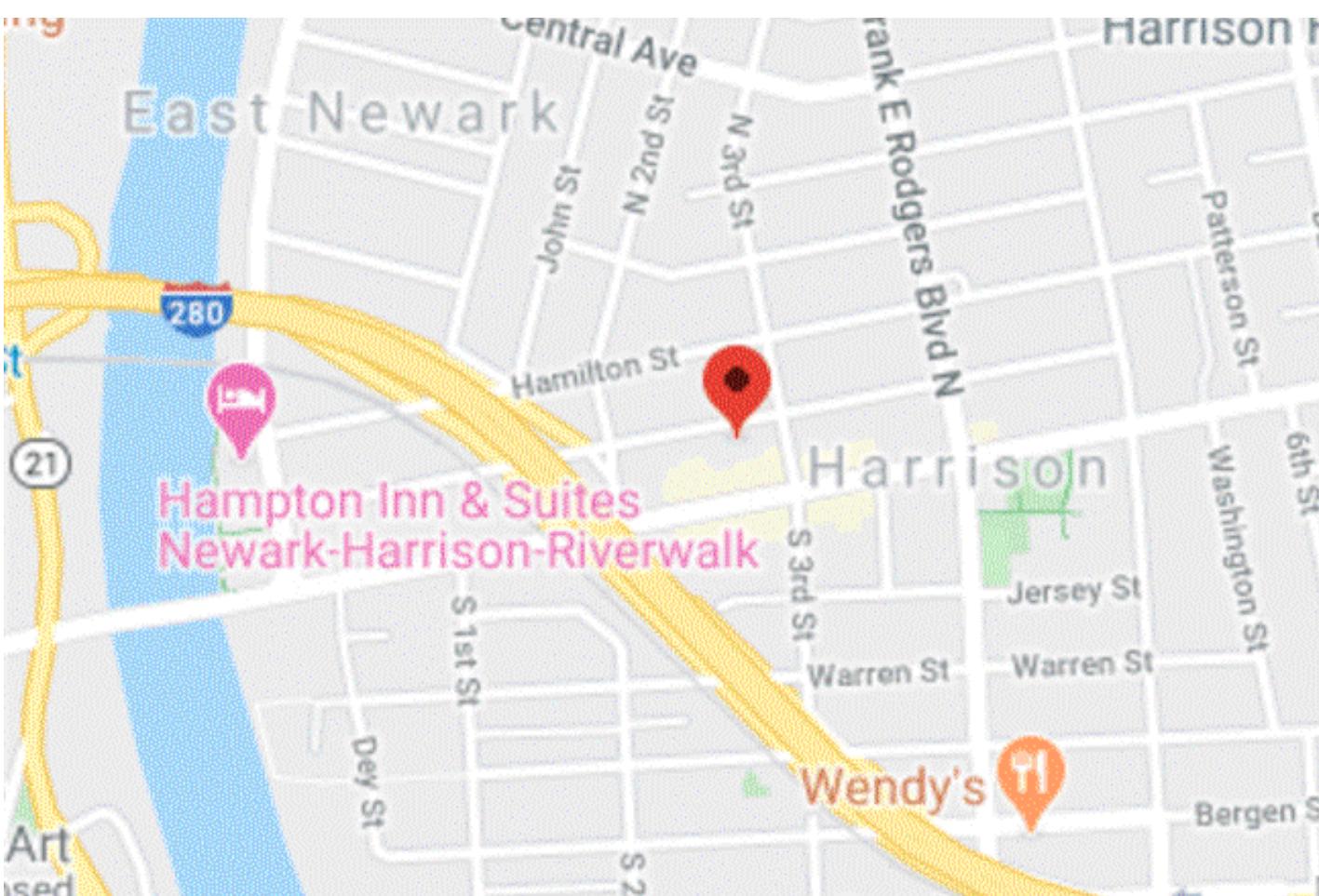


PROPOSED NEW 2 FAMILY DWELLINGS

229-233 CLEVELAND AVE, HARRISON, NJ

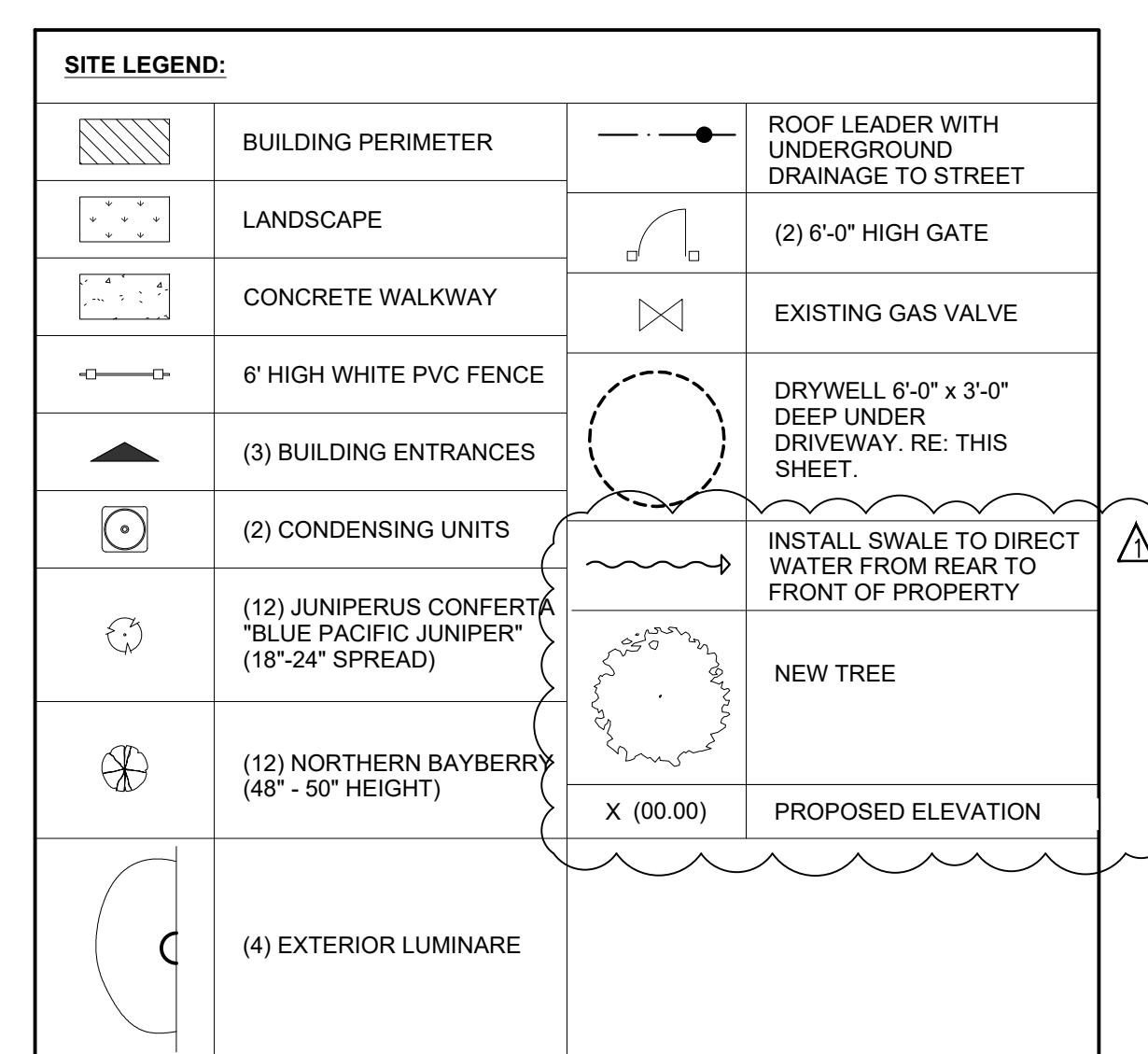
SITE PHOTOS



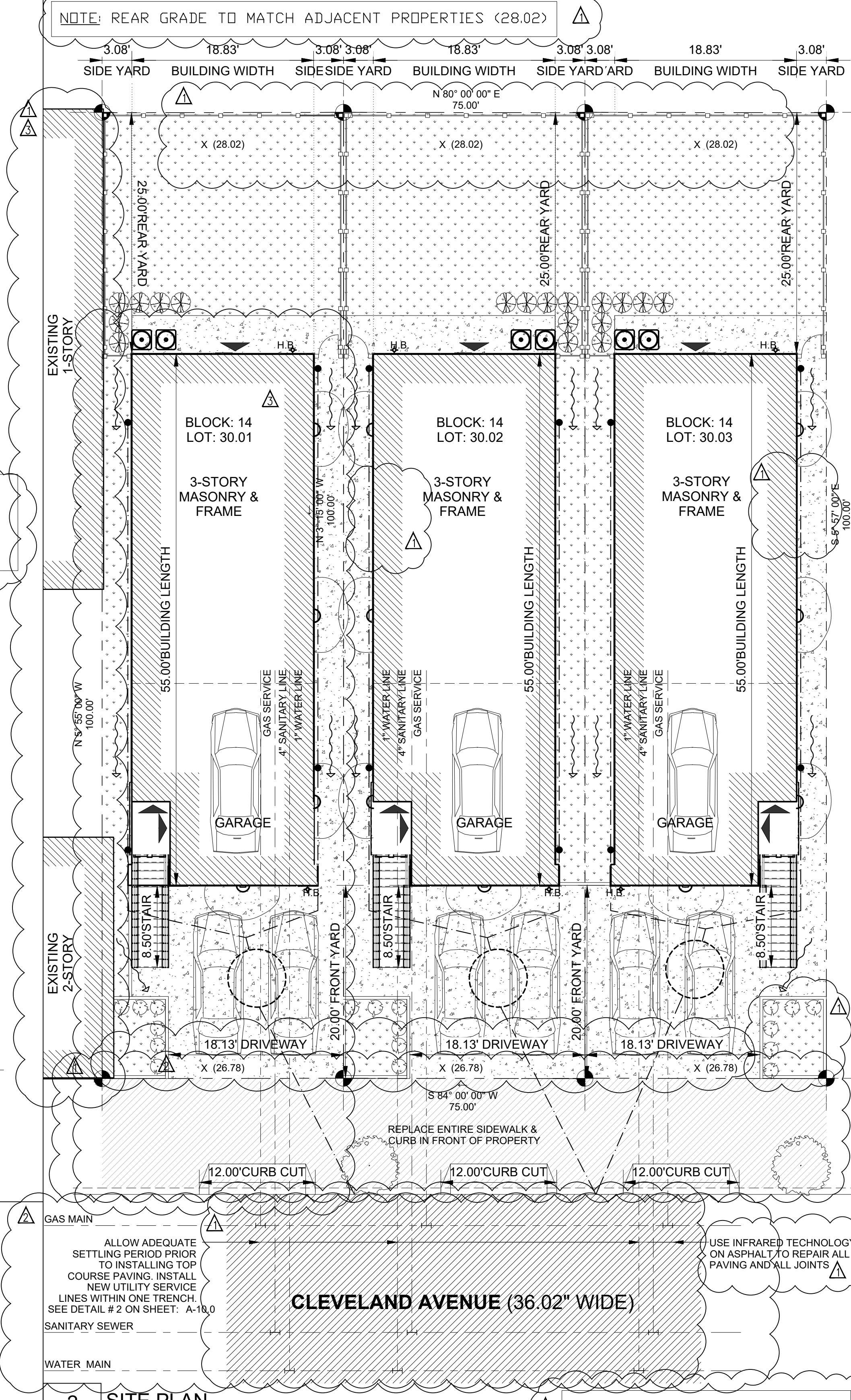
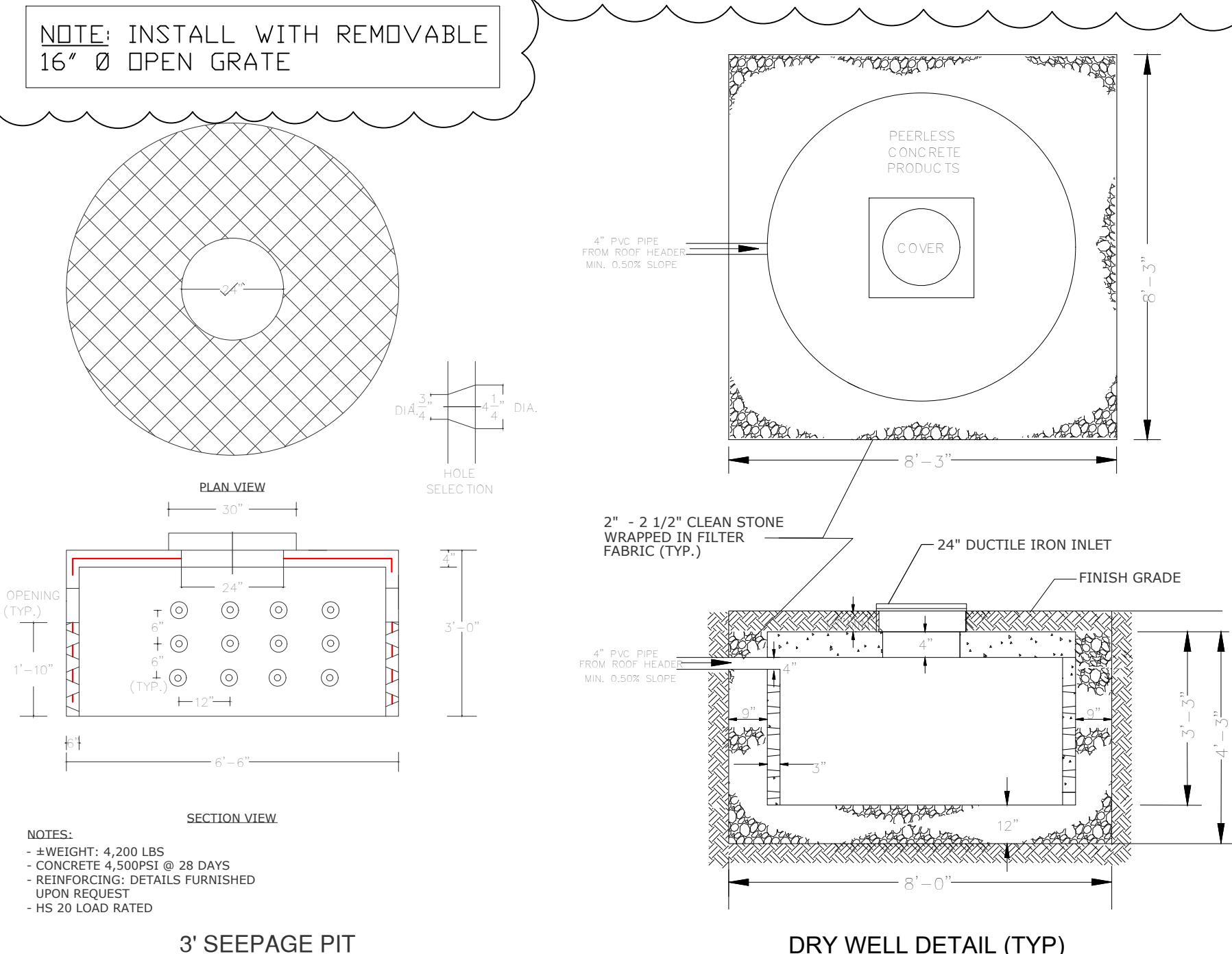
1 LOCATION MAP

PL-0.0 N.T.S.

ZONING SCHEDULE FOR 2F-1 ZONE					
REQUIREMENT	REQUIRED / PERMITTED	PROPOSED PROPERTY 229	PROPOSED PROPERTY 231	PROPOSED PROPERTY 233	COMMENTS
MINIMUM LOT AREA (SF)	2,500	2,500	2,500	2,500	
MINIMUM LOT WIDTH (FEET)	25	25	25	25	
MINIMUM LOT DEPTH (FEET)	100	100	100	100	
MINIMUM FRONT YARD SETBACK (FEET)	20	20	20	20	
MINIMUM SIDE YARD SETBACK (FEET)	3	3.08	3.08	3.08	
MINIMUM SIDE YARD SETBACK LOT 30.01 PROPERTY 233	3	3.08 TO PROPERTY LINE, 1.69 TO FRONT BUILDING, 2.9 TO REAR BUILDING			
MINIMUM REAR YARD SETBACK (FEET)	25	25	25	25	
MAXIMUM HEIGHT (FEET)	35	34.27	34.27	34.27	
MINIMUM LANDSCAPED AREA AT FRONT YARD (%)	5	11.70 (58.1 SF // 496 SF)	11.70 (58.1 SF // 496 SF)	11.70 (58.1 SF // 496 SF)	
MINIMUM TOTAL LANDSCAPE AREA (%)	10	29.50 (737.59 SF // 2,500 SF)	29.50 (737.59 SF // 2,500 SF)	29.50 (737.59 SF // 2,500 SF)	
BUILDING COVERAGE (%)	N/A	44.02 (1,042.07 SF // 2,365 SF)	44.02 (1,042.07 SF // 2,365 SF)	44.02 (1,042.07 SF // 2,365 SF)	
IMPERVIOUS COVERAGE (%)	N/A	71.42 (1,689.08 SF // 2,365 SF)	71.42 (1,689.08 SF // 2,365 SF)	71.42 (1,689.08 SF // 2,365 SF)	
MAXIMUM UNCOVERED STEPS PROJECTION ON FRONT YARD (FEET)	6	APPROX. 8.50	APPROX. 8.50	APPROX. 8.50	VARIANCE REQUESTED
CONDENSING UNITS IN REQUIRED REAR YARD	NOT ALLOWED	2 UNITS	2 UNITS	2 UNITS	VARIANCE REQUESTED
MAXIMUM CURB CUT WIDTH (FEET)	15	12	12	12	
MINIMUM OFF-STREET PARKING (SPACES) (3-BEDROOM UNIT = 2 SPACES, 2-BEDROOM UNIT = 1.5 SPACES)	1.5	3	3	3	DESIGN WAIVER REQUESTED
MINIMUM STREET TREES	1	0	0	0	DESIGN WAIVER REQUESTED



NOTE:
COMPLETE GRADING PLAN WITH 2' CONTOUR INTERVALS WILL BE PROVIDED BY A CIVIL ENGINEER PRIOR TO THE SUBMISSION OF THE CONSTRUCTION DOCUMENTS.



#	TITLE	ISSUE DATE
PL-0.0	COVER SHEET - NOTES	06/18/20
PL-0.1	CONTINUED - NOTES	09/10/20
PL-1.0	FLOOR PLANS - GROUND	06/18/20
PL-1.1	FLOOR PLANS - SECOND	06/18/20
PL-1.2	FLOOR PLANS - THIRD	06/18/20
PL-1.3	FLOOR PLANS - ROOF	06/18/20
PL-2.0	ELEVATIONS - FRONT AND REAR	06/18/20
PL-2.1	ELEVATIONS - LEFT AND RIGHT	06/18/20
PL-3.0	SITE DETAILS	06/18/20



MARCO NEVES, R.A., NCARB
NJ ARCH 15042
NY ARCH 029951
CT ARCH 11657
PA RA404912

CHRISTOPHER JUCHNIK, R.A.
NJ ARCH A2-12953
NY ARCH 026948

(3) NEW TWO FAMILY DWELLING

BLOCK: 14
LOT: 30

OWNER INFORMATION:
VALE NEW HOMES LLC.
229-233 CLEVELAND AVE,
HARRISON, NEW JERSEY

APPROVED BY THE TOWN OF HARRISON PLANNING BOARD

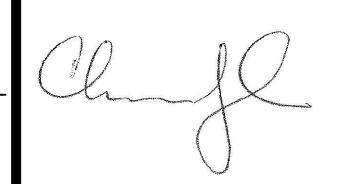
BOARD CHAIRPERSON	DATE
BOARD SECRETARY	DATE
MUNICIPAL ENGINEER	DATE
COUNTY ENGINEER	DATE
COUNTY PLANNER	DATE

DRAWING ISSUES:

FLIP FOOTPRINT OF DWLG LOT 30.01 12/03/20
 REV AS PER TOWN COMMENTS 09/30/20
 REV AS PER SUB. COMITY COMMENTS 09/10/20
No. DESCRIPTION DATE

PROJECT NO. 20-15 SEAL

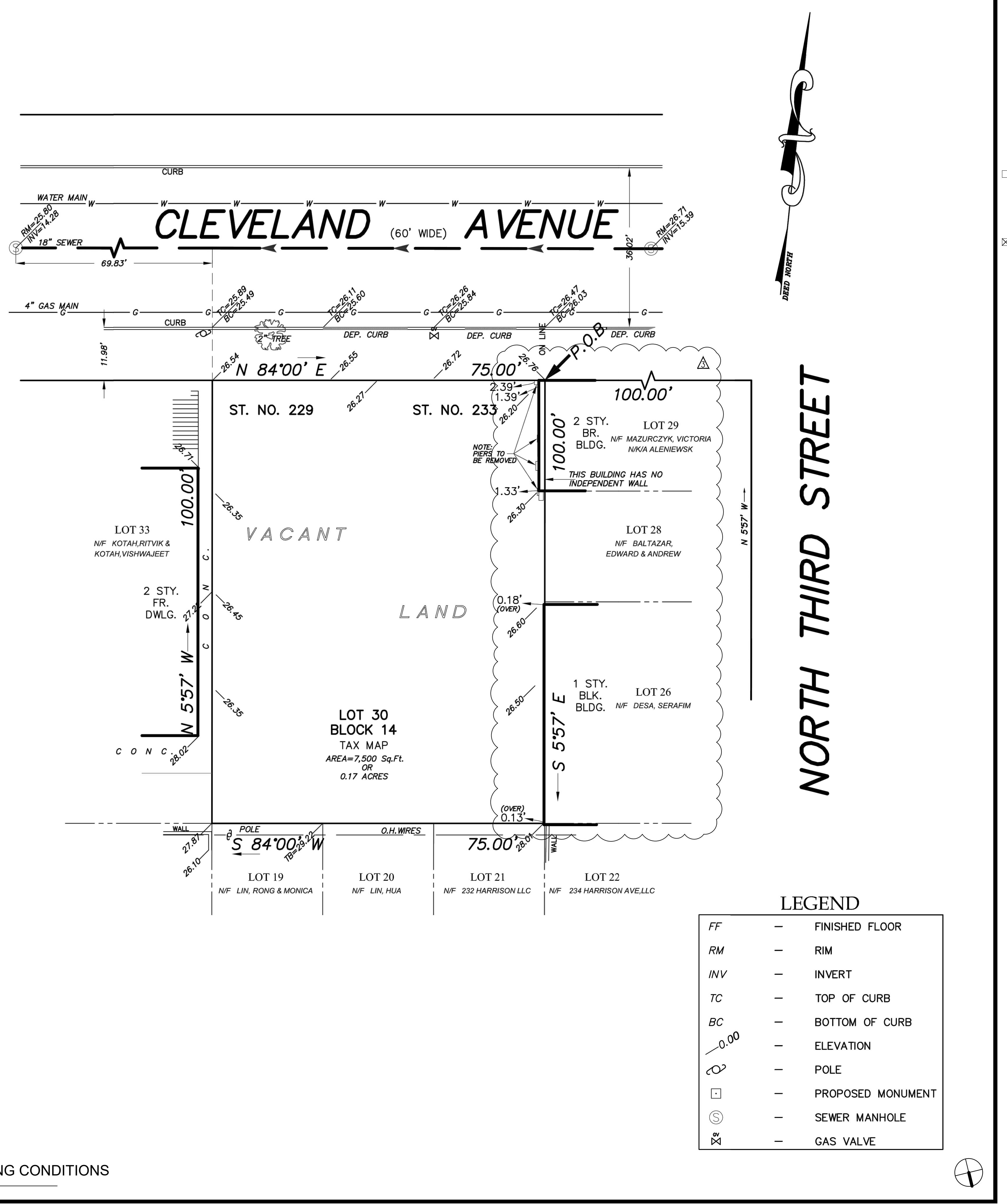
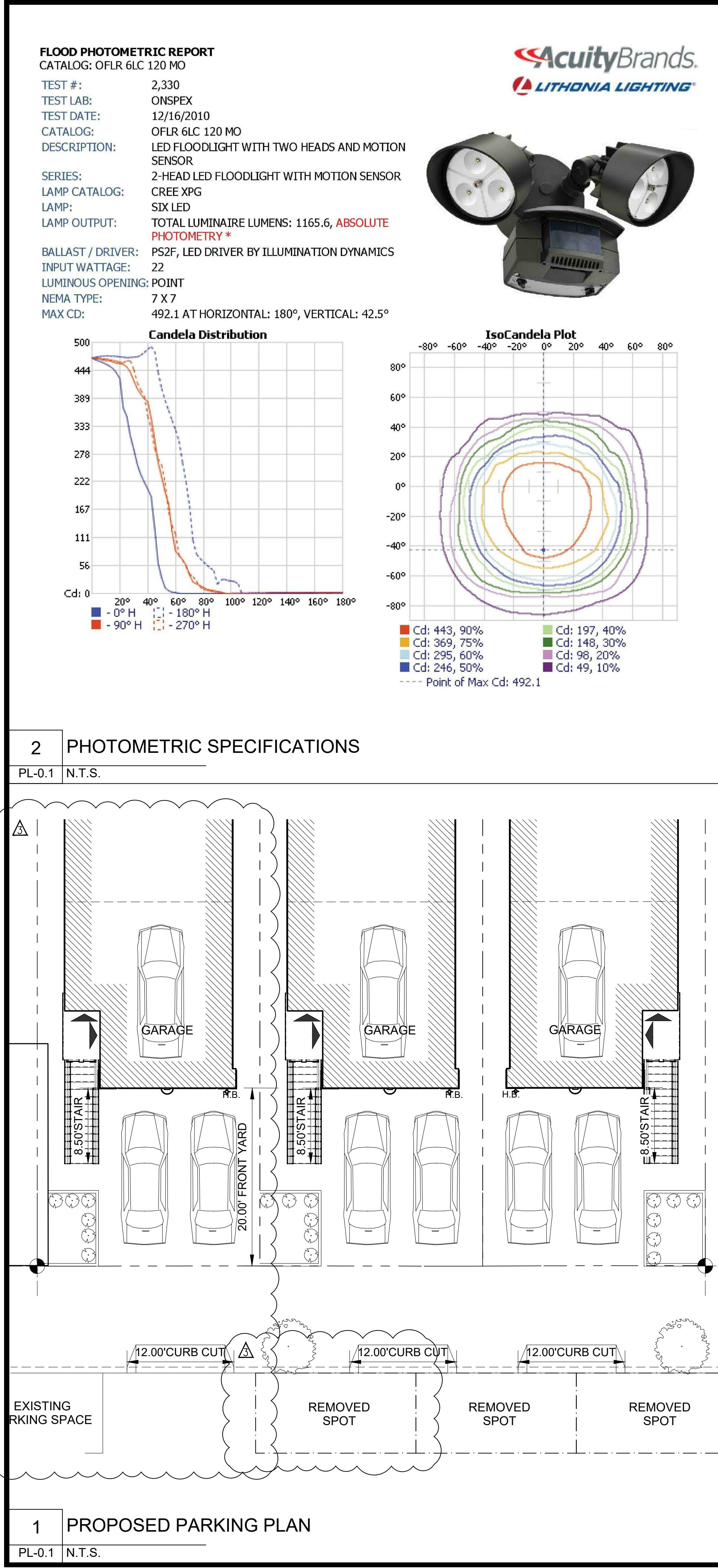
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DATE 08/03/20
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CHRISTOPHER JUCHNIK, R.A.

DRAWING TITLE


COVER SHEET - NOTES

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NY ARCH 026948

(3) NEW TWO FAMILY DWELLING

BLOCK: 14
LOT: 30
OWNER INFORMATION:
VALE NEW HOMES LLC.
229-233 CLEVELAND AVE,
HARRISON, NEW JERSEY

DRAWING ISSUES

FLIP FOOTPRINT OF DWLG LOT 30.01 12/03/20
1 REV AS PER SUB. COMITY COMMENTS 08/13/20
No. DESCRIPTION DATE

PROJECT NO. 20-15 **SEAL**
SCALE As indicated
DATE 08/03/20
CHECKED BY CJ DRAWN BY BH
DRAWING TITLE CHRISTOPHER JUCHNIK, R.A.

PL-0.1

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NY ARCH 026948

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BLOCK: 14
LOT: 30
OWNER INFORMATION:
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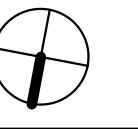
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REV AS PER SUB. COMITY COMMENTS 09/10/20	
NO.	DESCRIPTION
DATE	
PROJECT NO. 20-15	
SCALE As indicated	
DATE 08/03/20	
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FLOOR PLANS - GROUND

DRAWING NUMBER

PL-1.0

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NJ ARCH A2-12953
NY ARCH 026948

(3) NEW TWO FAMILY DWELLING

BLOCK: 14
LOT: 30
OWNER INFORMATION:
VALE NEW HOMES LLC.
229-233 CLEVELAND AVE.
HARRISON, NEW JERSEY

DRAWING ISSUES	
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<input type="checkbox"/>	REV AS PER TOWN COMMENTS 09/30/20
<input type="checkbox"/>	REV AS PER SUB. COMITY COMMENTS 09/10/20

No. DESCRIPTION DATE

PROJECT NO. 20-15 SEAL

SCALE As indicated

DATE 08/03/20

CHECKED BY CJ DRAWN BY BH

CHRISTOPHER JUCHNIK, R.A.

DRAWING TITLE

FLOOR PLANS - SECOND

DRAWING NUMBER

PL-1.1

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1 SECOND FLOOR PLAN
A-1.0 1/4" = 1'-0"



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NJ ARCH A2-12953
NY ARCH 026948

(3) NEW TWO FAMILY DWELLING

BLOCK: 14
LOT: 30
OWNER INFORMATION:
VALE NEW HOMES LLC.
229-233 CLEVELAND AVE,
HARRISON, NEW JERSEY

DRAWING ISSUES	
△	FLIP FOOTPRINT OF DWLG LOT 30.01 12/03/20
△	REV AS PER SUB. COMITY COMMENTS 09/10/20
No.	DESCRIPTION
DATE	

PROJECT NO. 20-15 SEAL
 SCALE As indicated Signature
 DATE 08/03/20 DATE
 CHECKED BY CJ DRAWN BY BH DRAWN BY
 CHRISTOPHER JUCHNIK, R.A. Signature

FLOOR PLANS - THIRD

DRAWING NUMBER

PL-1.2

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1 THIRD FLOOR PLAN

A-1.0 1/4" = 1'-0"





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PA RA404912

☒ CHRISTOPHER JUCHNIK, R.A.
NJ ARCH A2-12953
NY ARCH 026948

(3) NEW TWO FAMILY DWELLING

BLOCK: 14
LOT: 30

OWNER INFORMATION:
VALE NEW HOMES LLC.

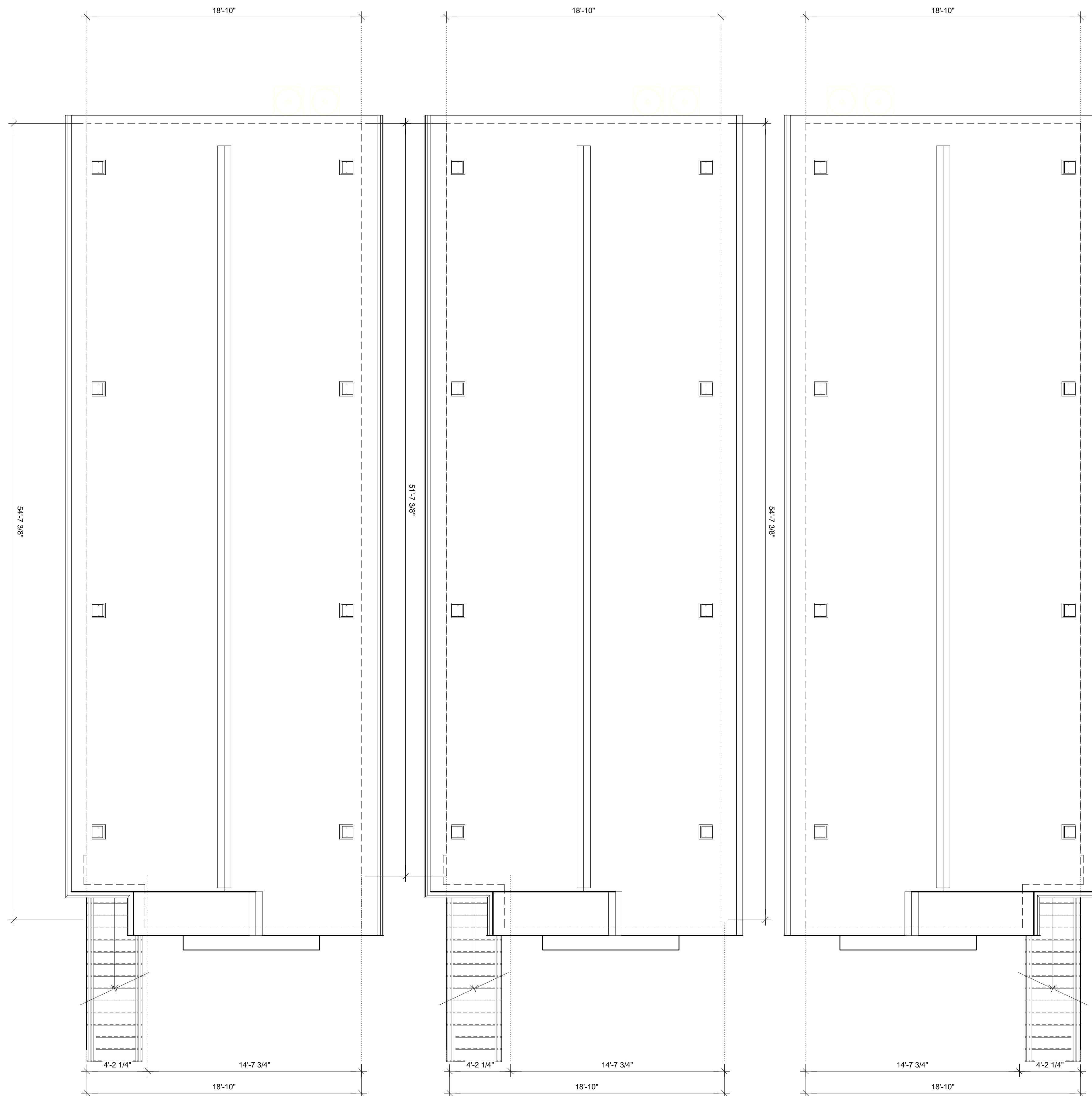
229-233 CLEVELAND AVE,
HARRISON, NEW JERSEY

PROJECT NO.	20-15	SEAL
SCALE	<u>As indicated</u>	
DATE	08/03/20	
CHECKED BY	DRAWN BY	
CJ	BH	CHRISTOPHER JUCHNIK, R.A.

ROOF PLANS - THIRD

DRAWING NUMBER

PL-1.3



1 | THIRD FLOOR PLAN

A-1.0 $1/4"$ = $1'-0"$





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PA RA 404912

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NJ ARCH A2-12953
NY ARCH 026948

(3) NEW TWO FAMILY DWELLING

BLOCK: 14
LOT: 30
OWNER INFORMATION:
VALE NEW HOMES LLC.
229-233 CLEVELAND AVE.
HARRISON, NEW JERSEY



DRAWING ISSUES	
FLIP FOOTPRINT OF DWLG LOT 30.01 12/03/20	
REV AS PER SUB. COMITY COMMENTS 09/10/20	
No.	DESCRIPTION
PROJECT NO. 20-15 SEAL	
SCALE As indicated	
DATE 08/03/20	
CHECKED BY CJ	DRAWN BY BH
DRAWING TITLE CHRISTOPHER JUCHNIK, R.A.	

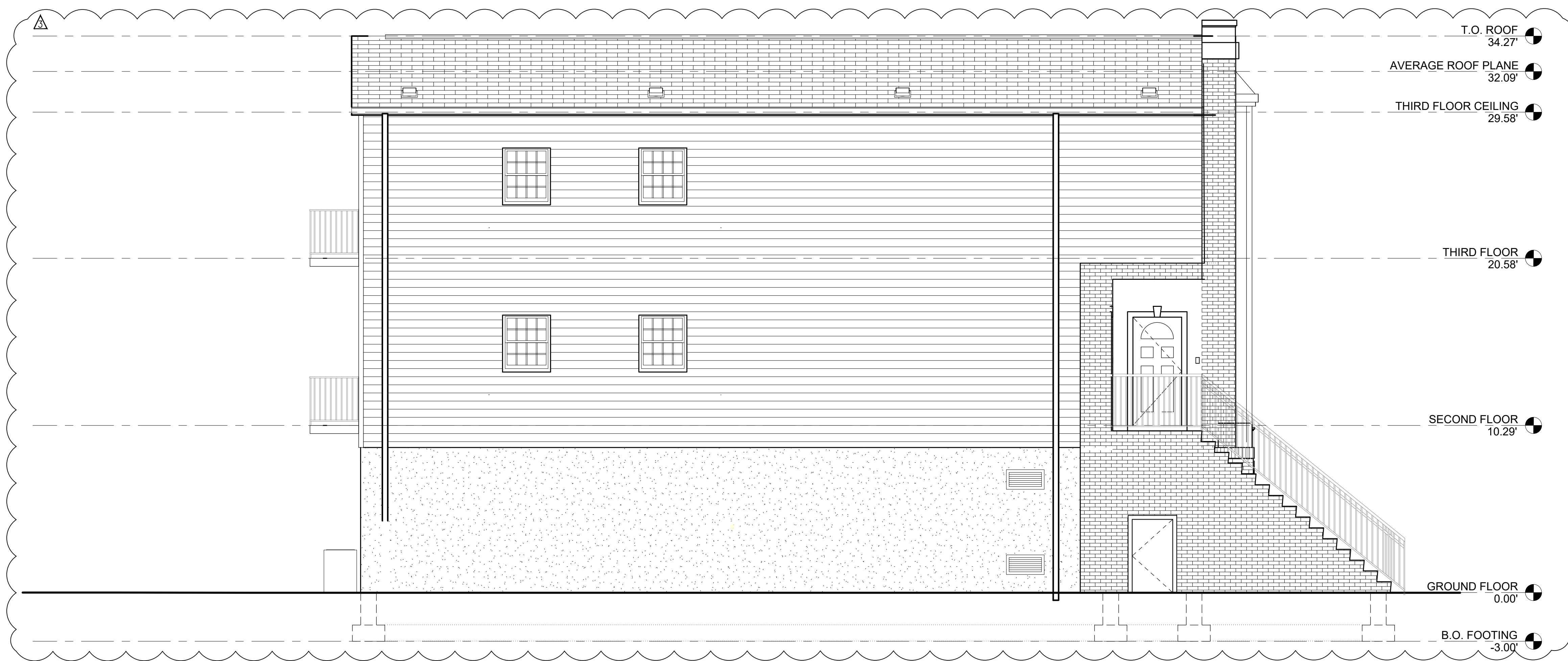
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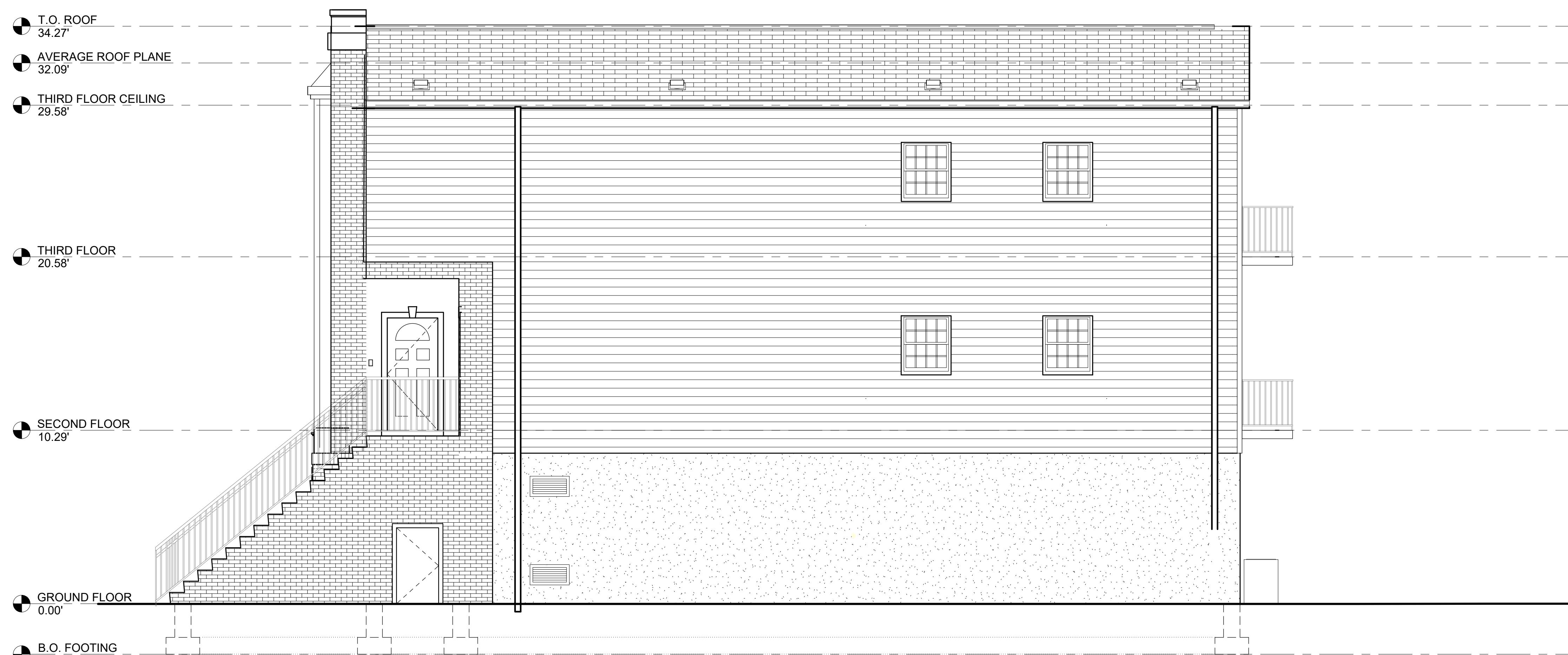


ELEVATIONS -
FRONT & REAR



1 LEFT SIDE ELEVATION

A-1.0 $1/4" = 1'-0"$



2 | RIGHT SIDE ELEVATION

A-1.0 1/4" = 1'-0"

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☒ CHRISTOPHER JUCHNIK, R.A.
NJ ARCH A2-12953
NY ARCH 026948

(3) NEW TWO FAMILY DWELLING

BLOCK: 14
LOT: 30

OWNER INFORMATION:
VALE NEW HOMES LLC.

229-233 CLEVELAND AVE,
HARRISON, NEW JERSEY

ELEVATIONS - LEFT & RIGHT

DRAWING NUMBER

A-2.

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NY ARCH 029951
CT ARCH 11657
PA RA404912

CHRISTOPHER JUCHNIK, R.A.
NJ ARCH A2-12953
NY ARCH 026948

(2) NEW TWO FAMILY DWELLING

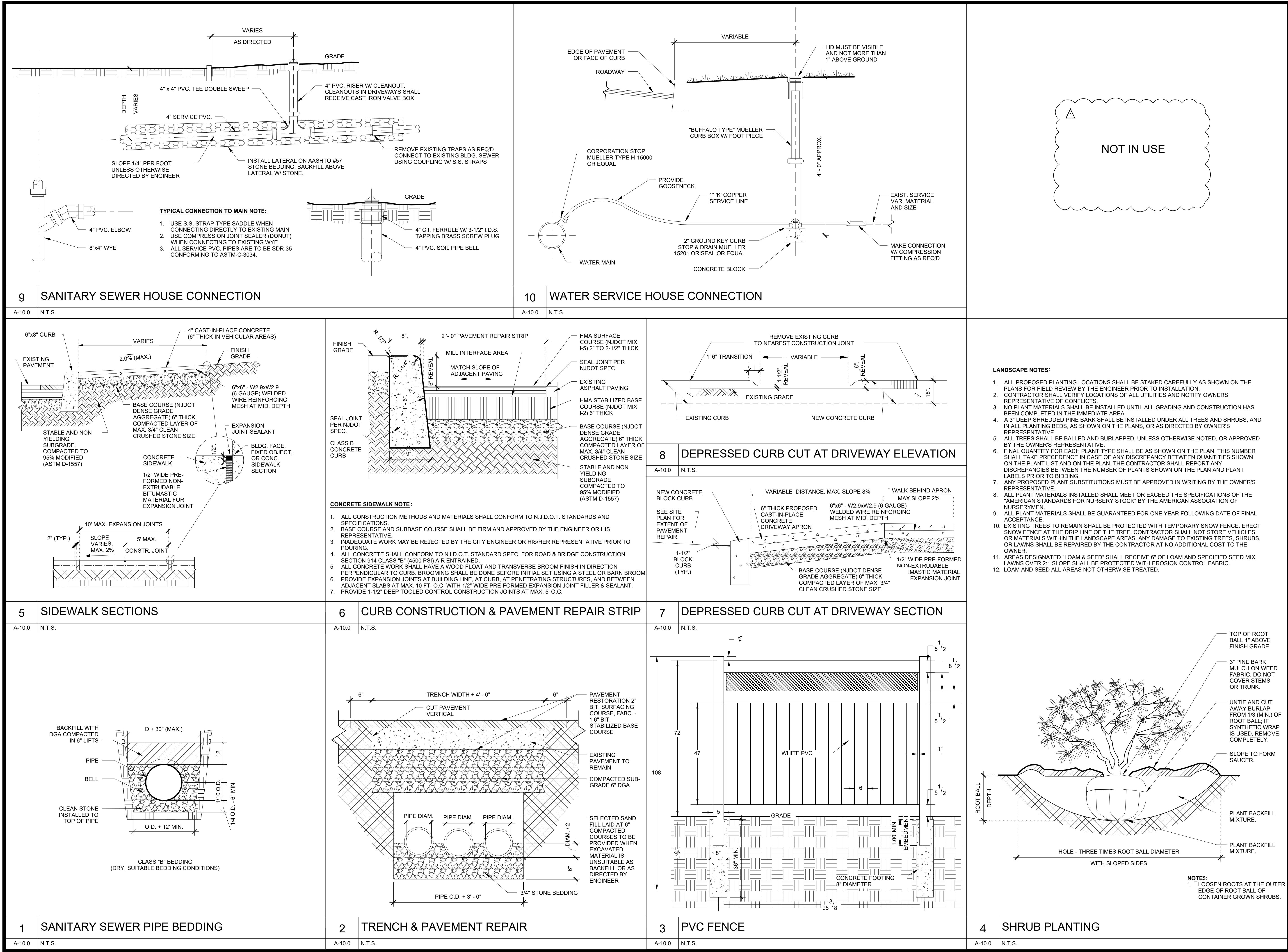
BLOCK: 47
LOT: 17

519-521 CROSS STREET,
HARRISON, NEW JERSEY

DRAWING ISSUES	
REV AS PER SUB. COMITY COMMENTS 09/10/20	
NO.	DESCRIPTION
PROJECT NO. 19-48	
SCALE As indicated	
DATE 12/03/19	
CHECKED BY CJ	DRAWN BY BE
CHRISTOPHER JUCHNIK, R.A.	

SITE DETAILS

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NOT IN USE

LANDSCAPE NOTES:

1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED CAREFULLY AS SHOWN ON THE PLANS FOR FIELD REVIEW BY THE ENGINEER PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
3. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. A 3" DEEP SHREDDED PINE BARK SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, AS SHOWN ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS SHOWN IN THE PLAN. THIS NUMBER SHALL TAKE PREDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANS AND ON SITE. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND PLANT LABELS PRIOR TO BIDDING.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERY MEN.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
10. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCE. ERECT SNOW FENCE AT THE DRIP LINE OF THE TREE. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPE AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS, OR LAWNS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
11. AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
12. LOAM AND SEED ALL AREAS NOT OTHERWISE TREATED.

