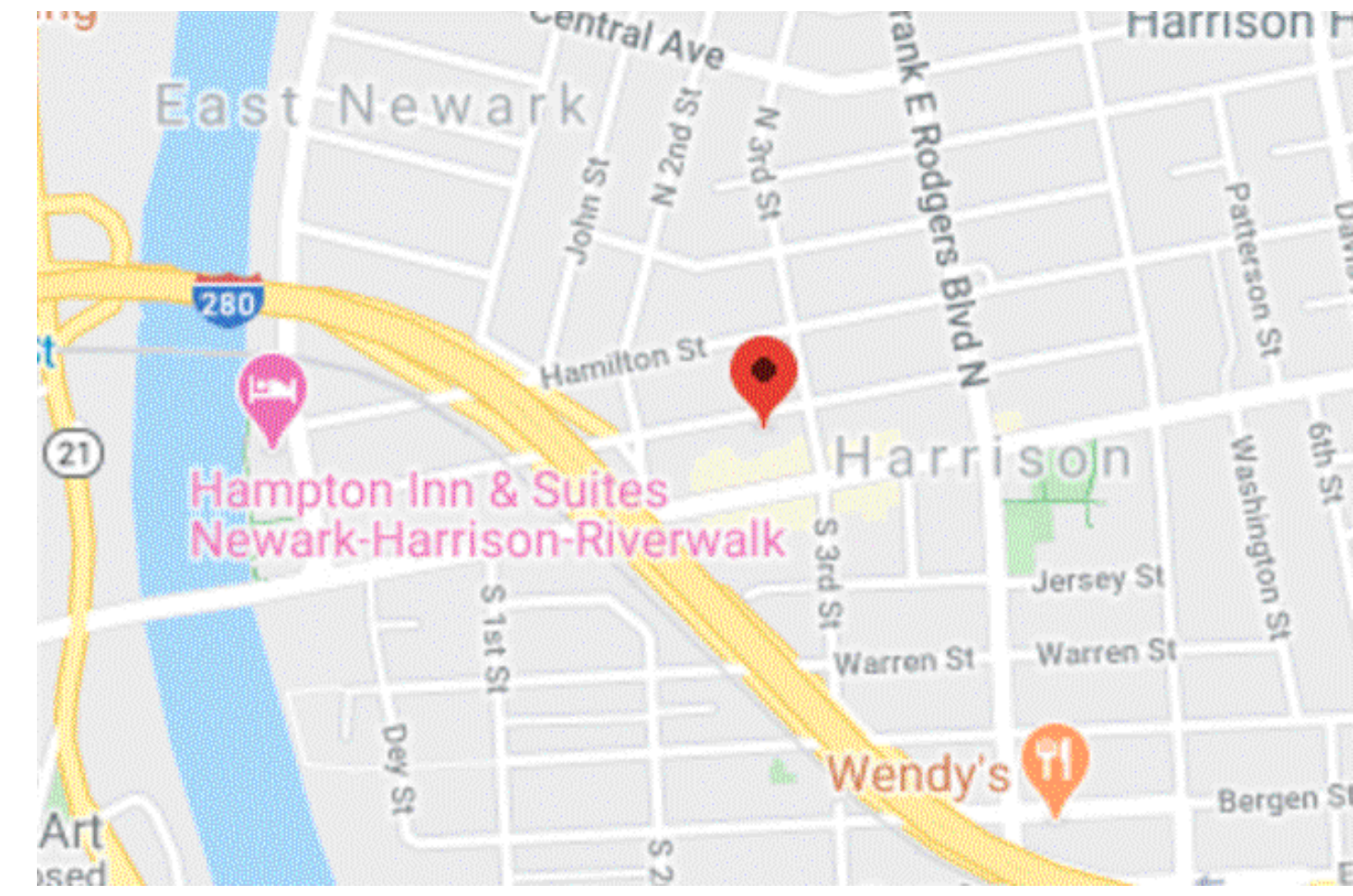


PROPOSED NEW 2 FAMILY DWELLINGS

229-233 CLEVELAND AVE, HARRISON, NJ

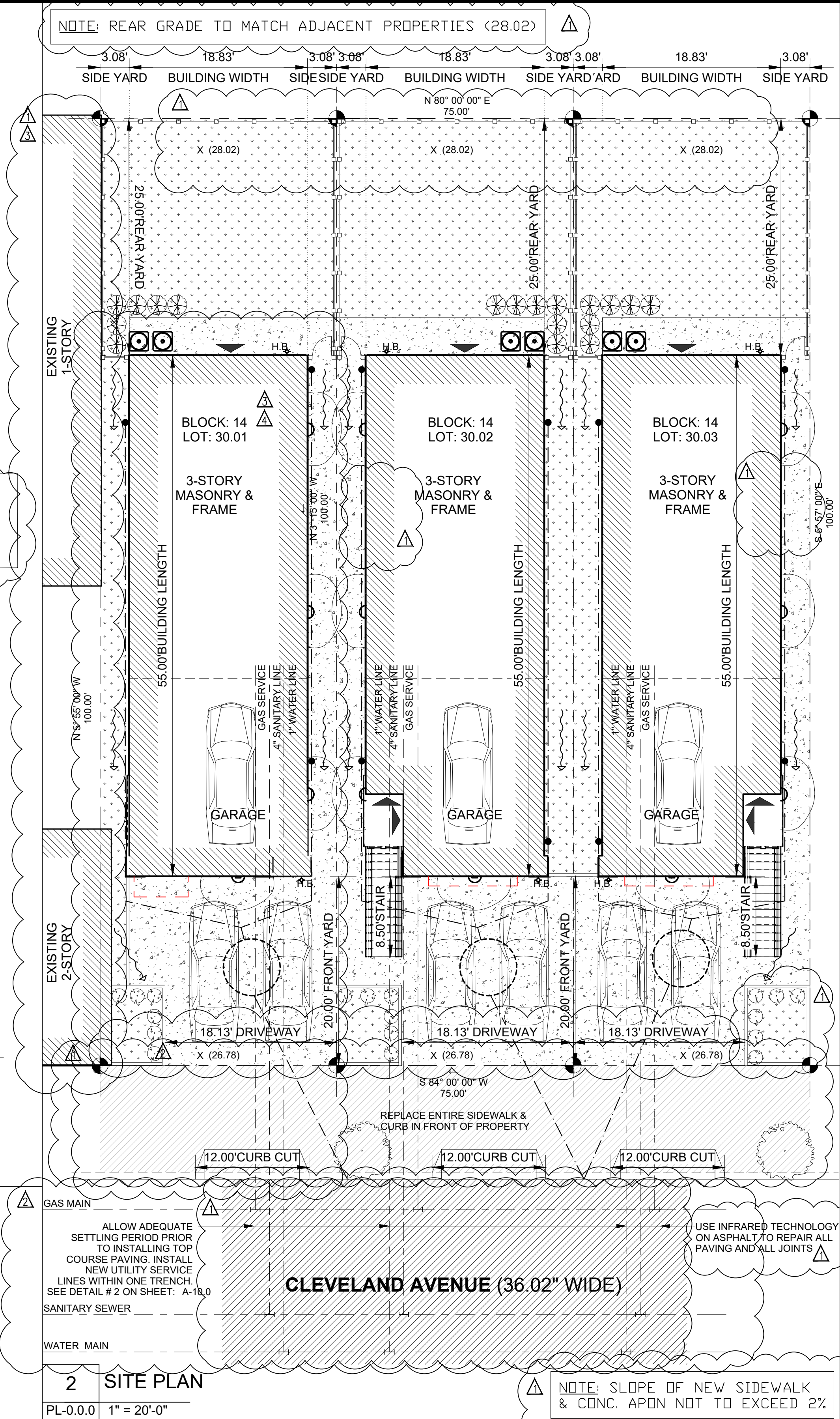
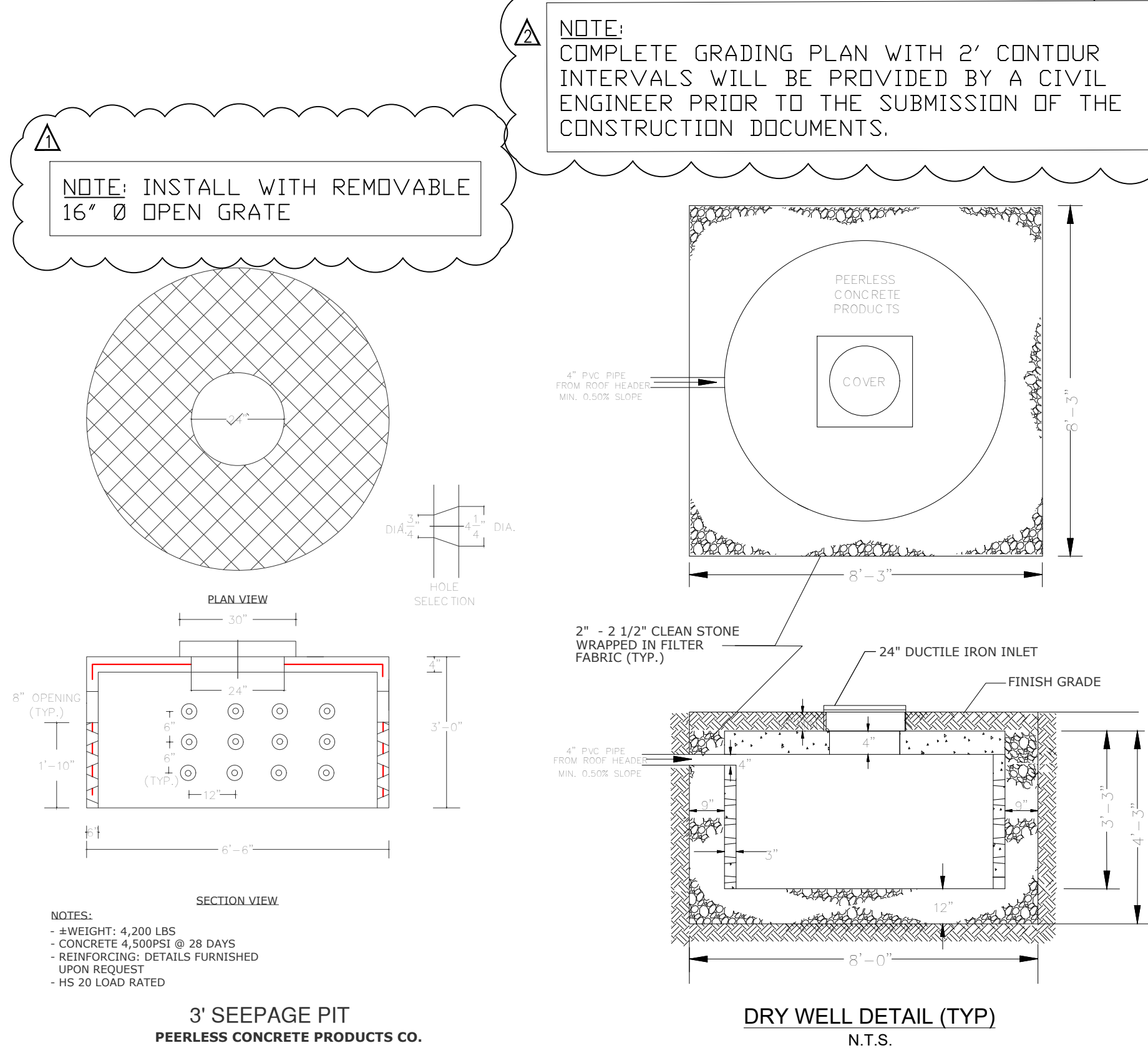
SITE PHOTOS



1 LOCATION MAP
PL-0.0.0 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

SITE LEGEND:		
	BUILDING PERIMETER	ROOF LEADER WITH UNDERGROUND DRAINAGE TO STREET
	LANDSCAPE	(2) 6'-0" HIGH GATE
	CONCRETE WALKWAY	EXISTING GAS VALVE
	6' HIGH WHITE PVC FENCE	DRYWELL 6'-0" x 3'-0" DEEP UNDER DRIVEWAY. RE: THIS SHEET.
	(3) BUILDING ENTRANCES	INSTALL SWALE TO DIRECT WATER FROM REAR TO FRONT OF PROPERTY
	(2) CONDENSING UNITS	NEW TREE
	(12) JUNIPERUS CONFERTA "BLUE PACIFIC JUNIPER" (18"-24" SPREAD)	X (00.00) PROPOSED ELEVATION
	(12) NORTHERN BAYBERRY (48" - 50" HEIGHT)	
	(4) EXTERIOR LUMINAIRE	



#	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

NEVES ARCHITECTURE & DESIGN, LLC
582 KEARNY AVE., SUITE #2
KEARNY, NEW JERSEY 07032
TEL. 201.246.7979 - FAX. 201.246.0235
WEBSITE: NEVESARCHITECTURE.COM

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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:		
No.	DESCRIPTION	DATE
1	REVISED DESIGN FOR LOT 30.01	01/12/20
2	FLIP FOOTPRINT OF DWLG LOT 30.01	12/03/20
3	REV AS PER TOWN COMMENTS	09/30/20
4	REV AS PER SUB. COMITY COMMENTS	09/10/20

PROJECT NO. 20-15

SCALE: As indicated

DATE: 08/03/20

CHECKED BY: CJ

DRAWN BY: BH

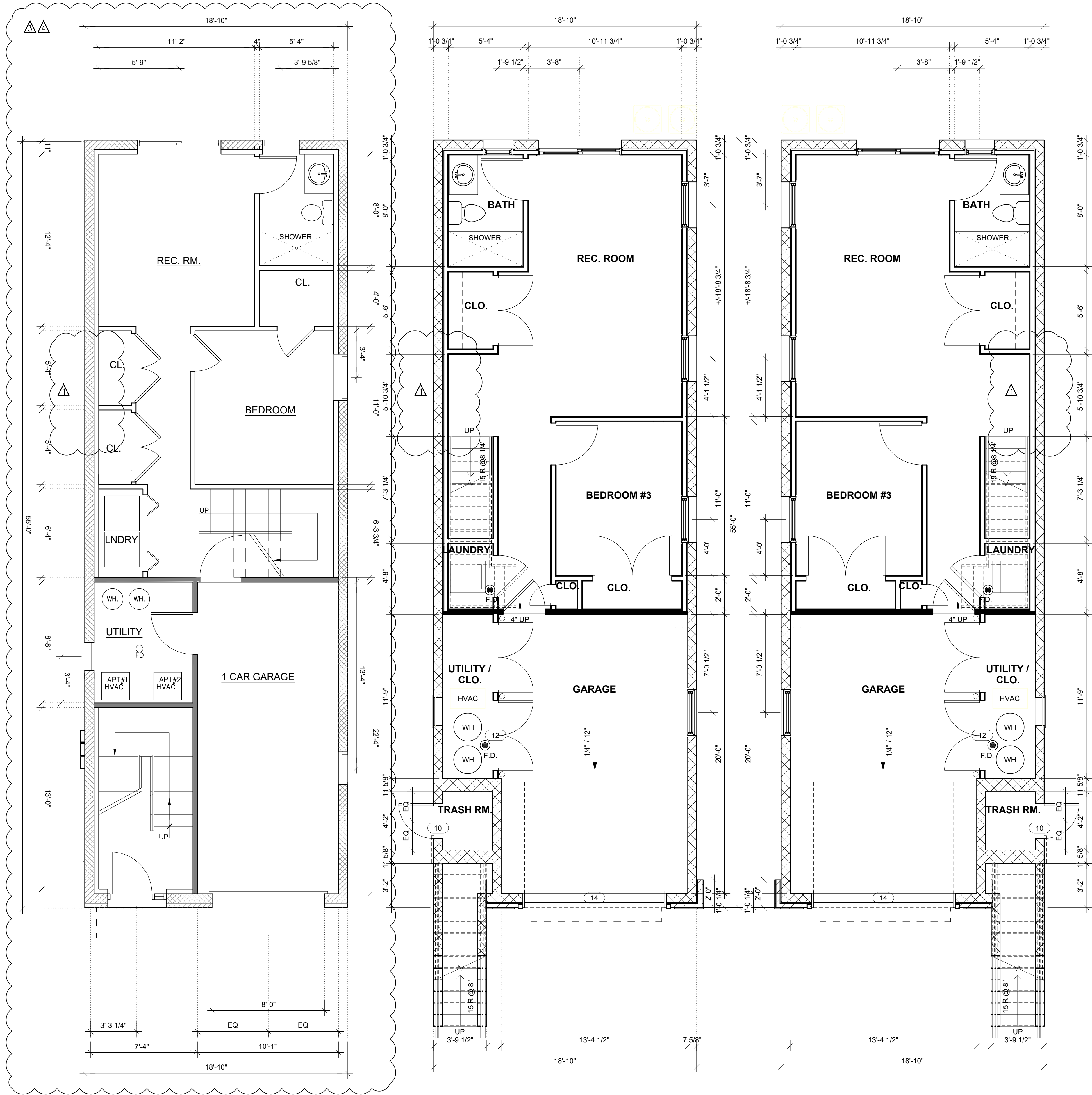
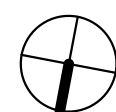
SEAL: [Signature]

CHRISTOPHER JUCHNIK, R.A.

COVER SHEET - NOTES

DRAWING NUMBER: PL-0.0

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(3) NEW TWO FAMILY DWELLING

BLOCK: 14
LOT: 30

OWNER INFORMATION:
VALE NEW HOMES LLC.

229-233 CLEVELAND AVE,
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DRAWING ISSUES:

No.	DESCRIPTION	DATE
1	REVISED DESIGN FOR LOT 30.01	01/12/20
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3	REV AS PER SUB. COMITY COMMENTS	09/10/20

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 -
GROUND

DRAWING NUMBER
PL-1.0

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NY ARCH 026948

(3) NEW TWO FAMILY DWELLING

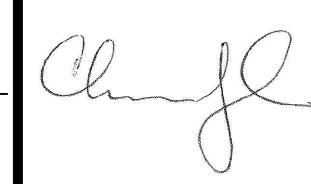
BLOCK: 14
LOT: 30

OWNER INFORMATION:
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229-233 CLEVELAND AVE,
HARRISON, NEW JERSEY

DRAWING ISSUES:

No	DESCRIPTION	DATE
1	REVISED DESIGN FOR LOT 30.01	01/12/20
2	FLIP FOOTPRINT OF DWLG LOT 30.01	12/03/20
3	REV AS PER TOWN COMMENTS	09/30/20
4	REV AS PER SUB. COMITY COMMENTS	09/10/20

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

FLOOR PLANS - SECOND

DRAWING NUMBER
PL-1.1

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1 SECOND FLOOR PLAN

Ax1.0 1/4" = 1'-0"

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NJ ARCH A2-12953
NY ARCH 026948

(3) NEW TWO FAMILY DWELLING

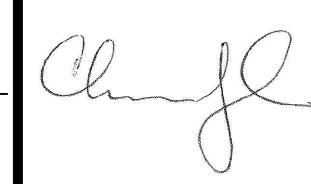
BLOCK: 14
LOT: 30

OWNER INFORMATION:
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229-233 CLEVELAND AVE,
HARRISON, NEW JERSEY

DRAWING ISSUES:

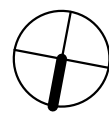
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2	FLIP FOOTPRINT OF DWLG LOT 30.01	12/03/20
3	REV AS PER SUB. COMITY COMMENTS	09/10/20

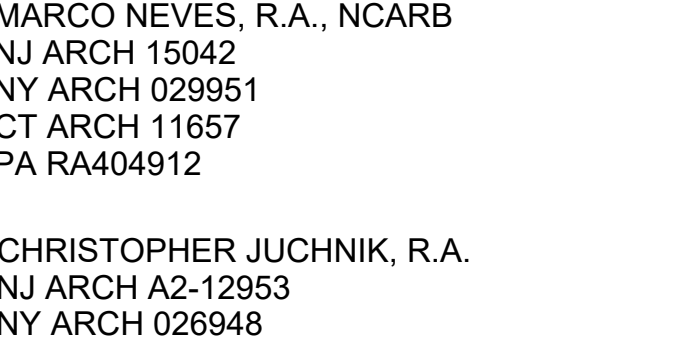
PROJECT NO.	20-15	SEAL
SCALE	As indicated	
DATE	08/03/20	
CHECKED BY	CJ	
DRAWN BY	BH	CHRISTOPHER JUCHNIK, R.A.

FLOOR PLANS - THIRD

DRAWING NUMBER
PL-1.2

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LOCK: 14
OT: 30
OWNER INFORMATION:
SALE NEW HOMES LLC.
29-233 CLEVELAND AVE.
HARRISON, NEW JERSEY

DRAWING ISSUES:		
4 No.	REVISED DESIGN FOR LOT 30-01	01/12/20
	DESCRIPTION	DATE

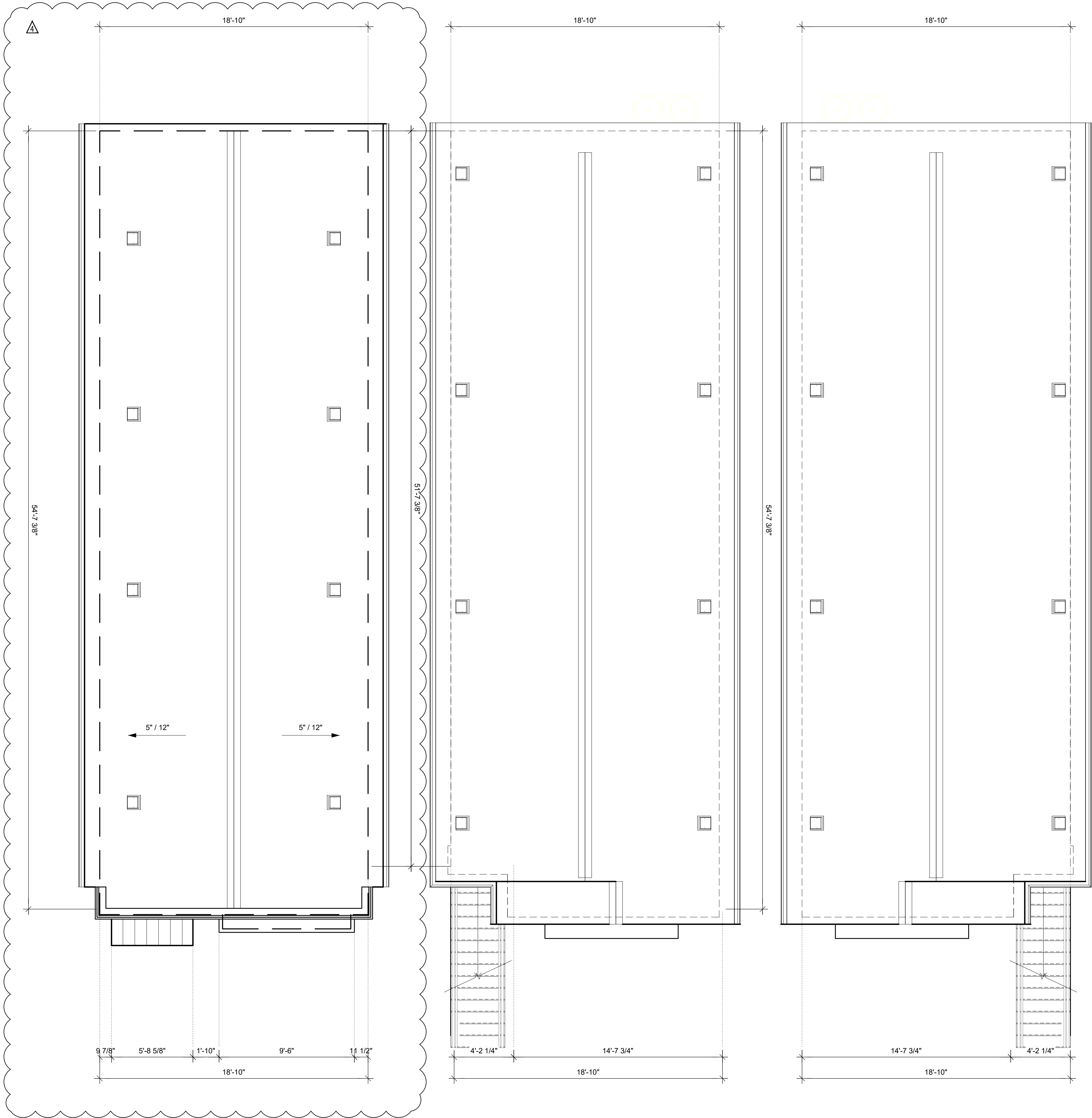
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SCALE			
As indicated			
DATE			
08/03/20			
CHECKED BY	DRAWN BY		
CJ	BH		
			CHRISTOPHER JUCHNIK, R. A.

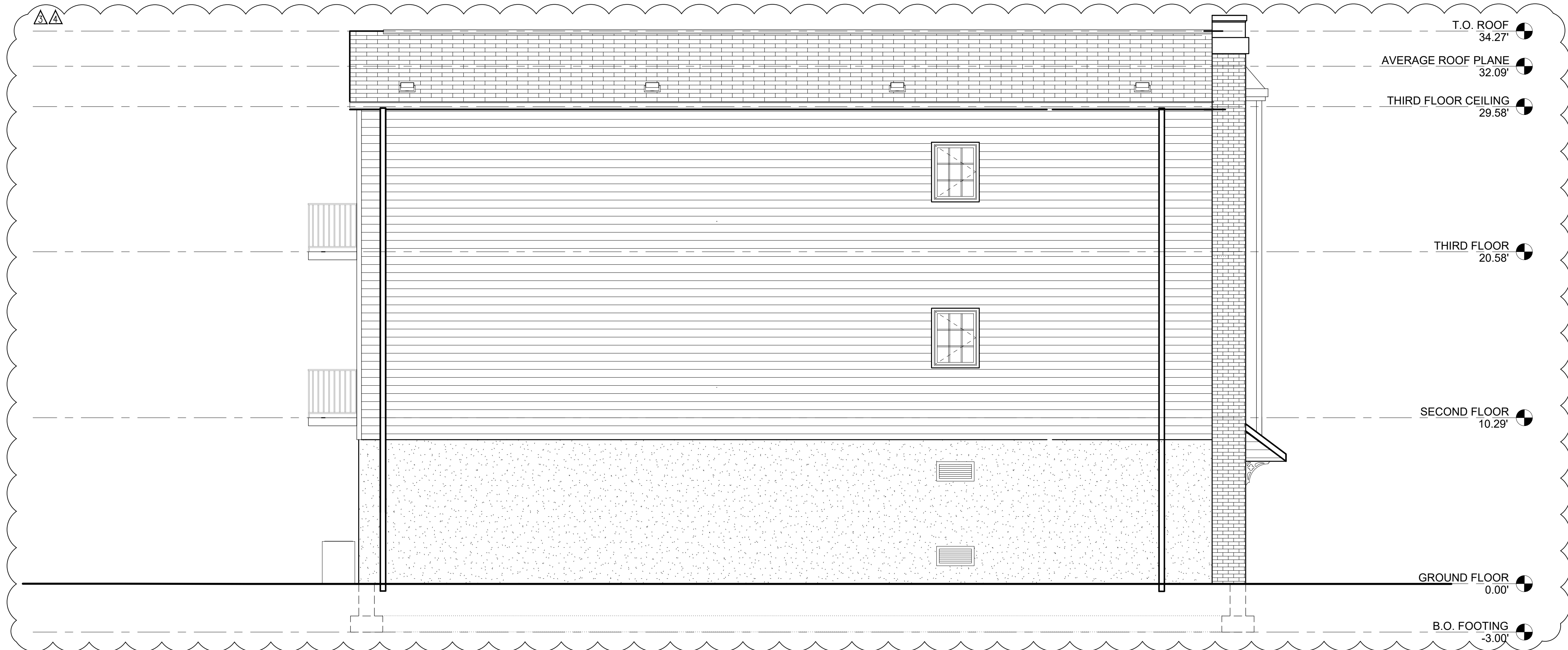
ROOF PLANS - THIRD

DRAWING NUMBER

PL-1.3

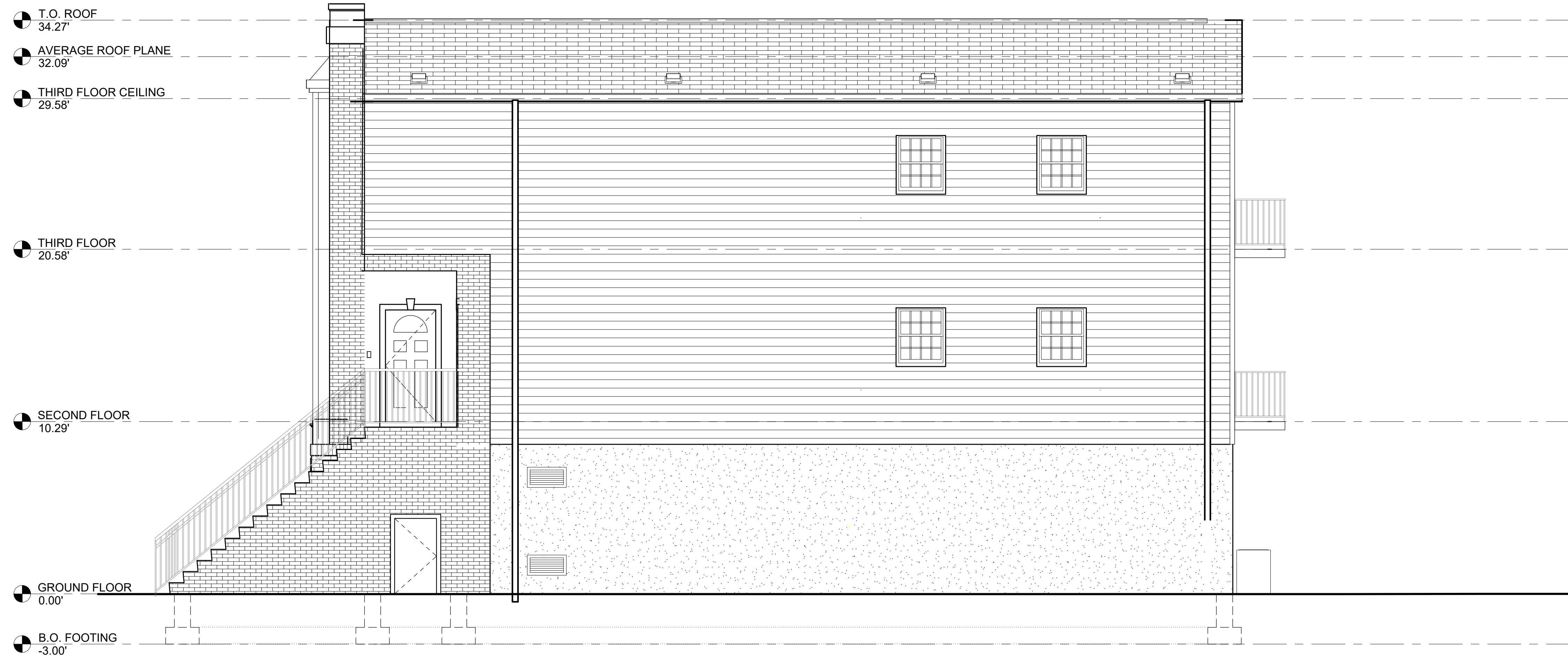
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1 LEFT SIDE ELEVATION

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



2 RIGHT SIDE ELEVATION

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



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NJ ARCH A2-12953
NY ARCH 026948

(3) NEW TWO FAMILY DWELLING

BLOCK: 14
LOT: 30

OWNER INFORMATION:
VALE NEW HOMES LLC.
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HARRISON, NEW JERSEY

DRAWING ISSUES:

No.	DESCRIPTION	DATE
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2	FLIP FOOTPRINT OF DWLG LOT 30.01	12/03/20

PROJECT NO.

20-15

SCALE

As indicated

DATE

08/03/20

CHECKED BY

CJ

DRAWN BY

BH

SEAL

Christopher Juchnik

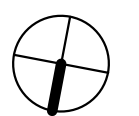
CHRISTOPHER JUCHNIK, R.A.

DRAWING TITLE

ELEVATIONS -
LEFT & RIGHT

DRAWING NUMBER

A-2.1



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NY ARCH 026948

(3) NEW TWO FAMILY DWELLING

BLOCK: 14
LOT: 30

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

1 FRONT ELEVATION

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



2 REAR ELEVATION

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



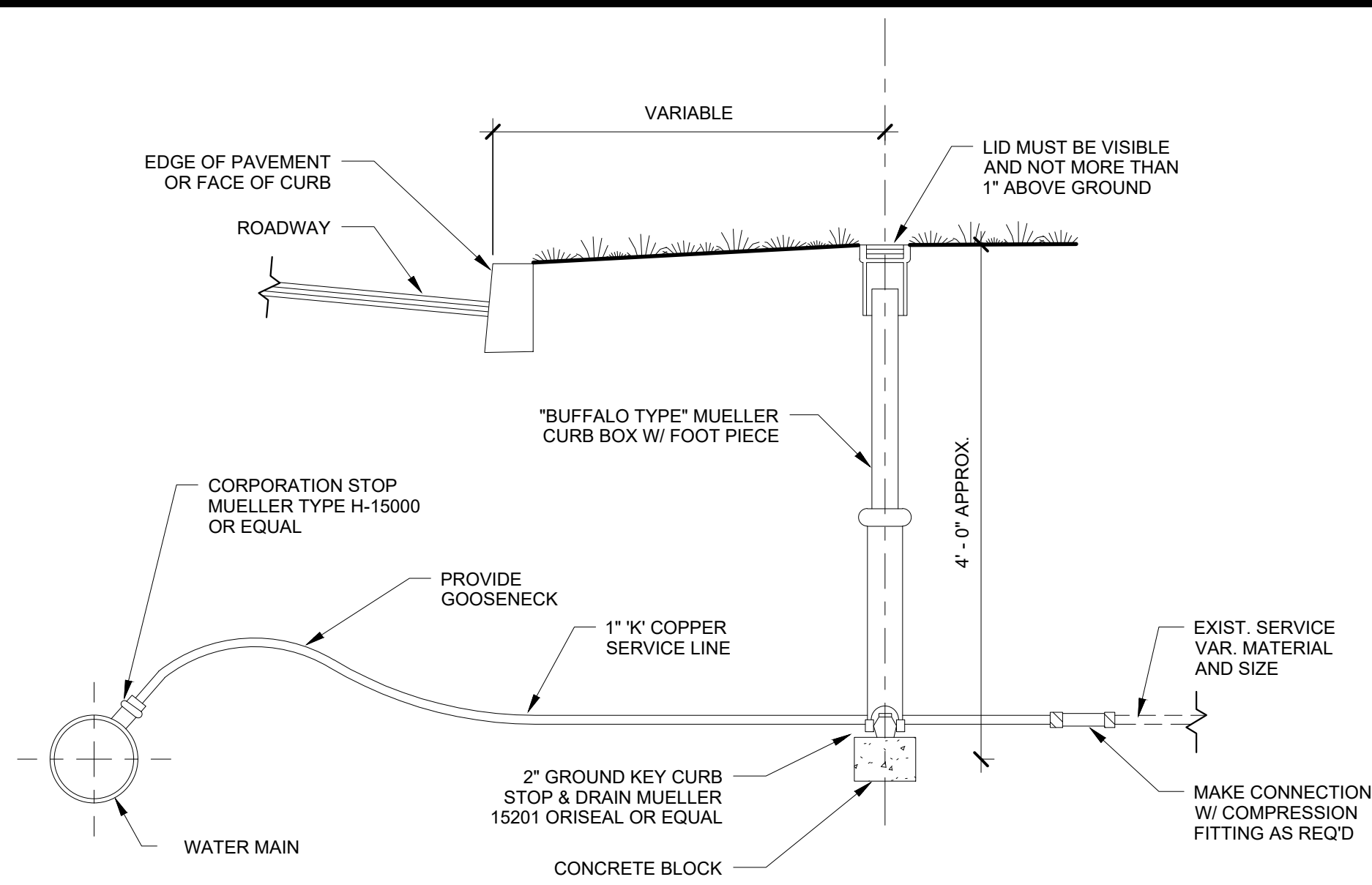
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No.	DESCRIPTION	DATE
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2	FLIP FOOTPRINT OF DWLG LOT 30.01	12/03/20
3	REV AS PER SUB. COMITY COMMENTS	09/10/20

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

ELEVATIONS - FRONT & REAR

DRAWING NUMBER
A-2.0

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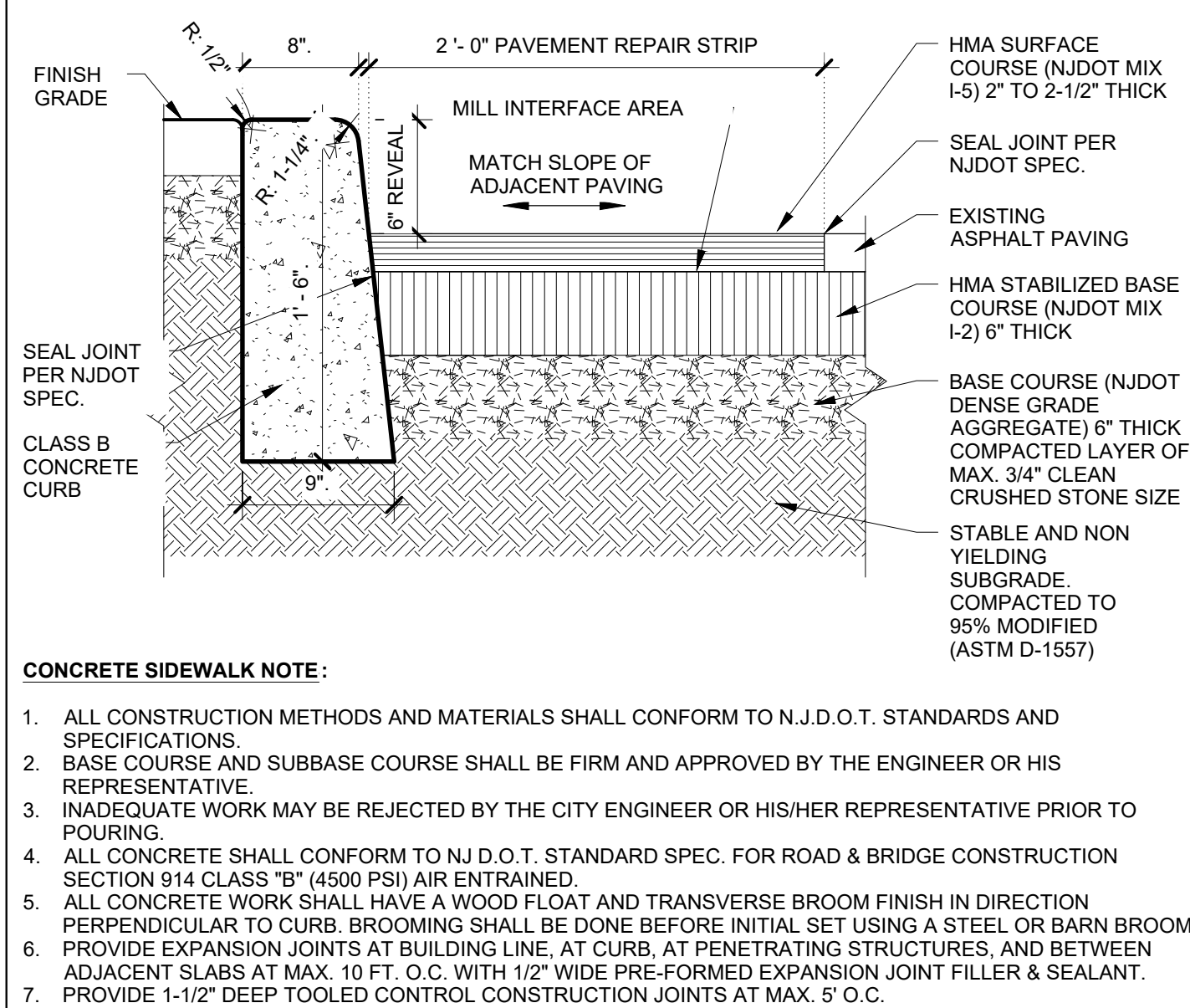


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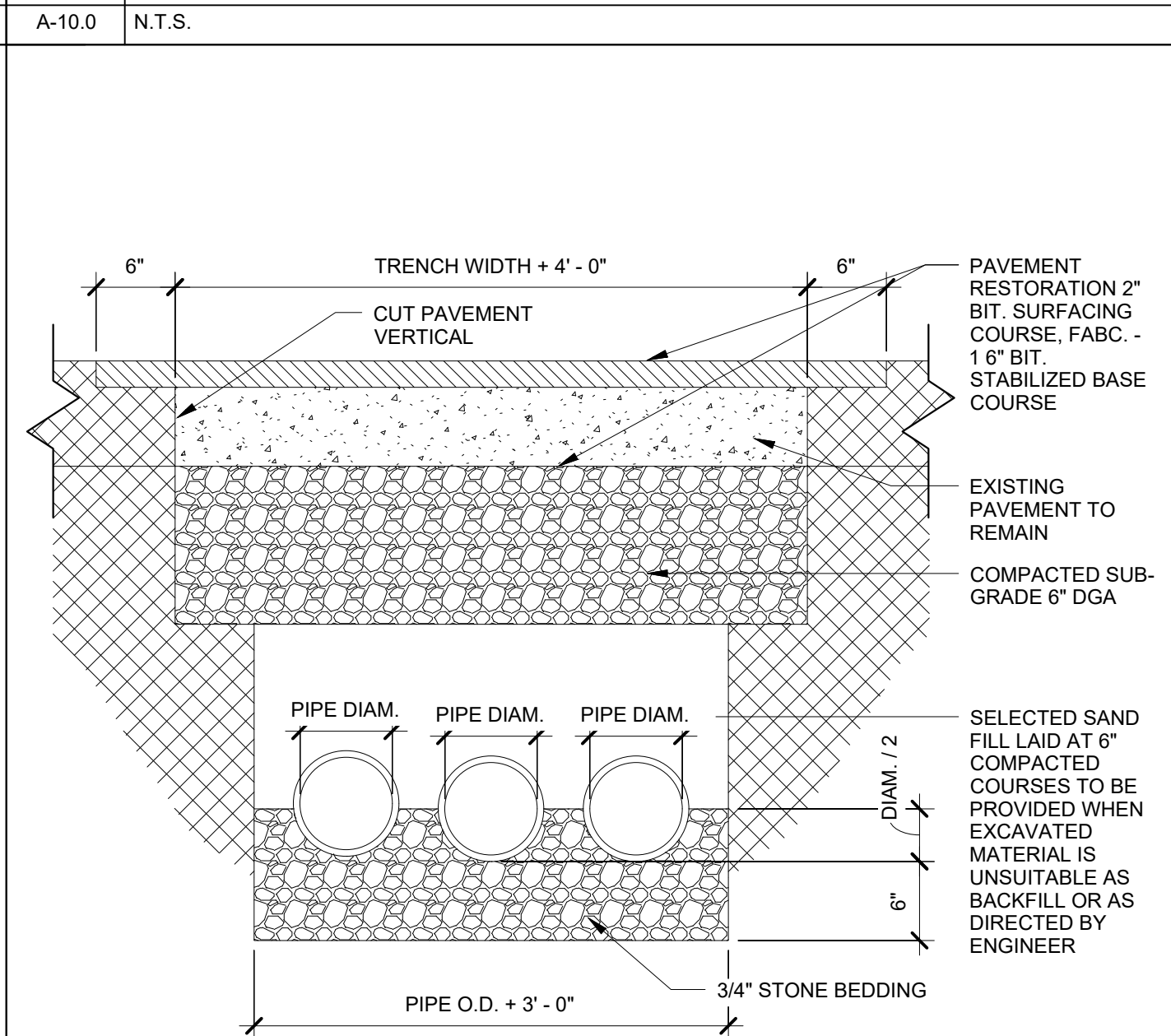
405 KEARNY AVE., SUITE #2
KEARNY, NEW JERSEY 07032
TEL. 201.246.7979 - FAX. 201.246.0235
WEBSITE : NEVESARCHITECTURE.COM

(2) NEW TWO
FAMILY DWELLING

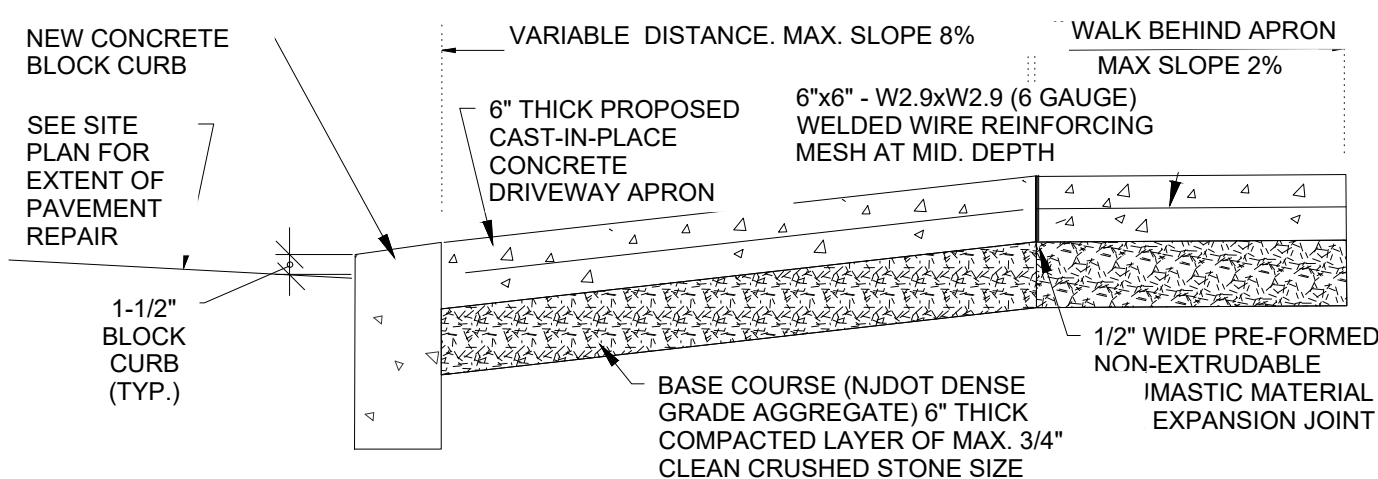
10 WATER SERVICE HOUSE CONNECTION



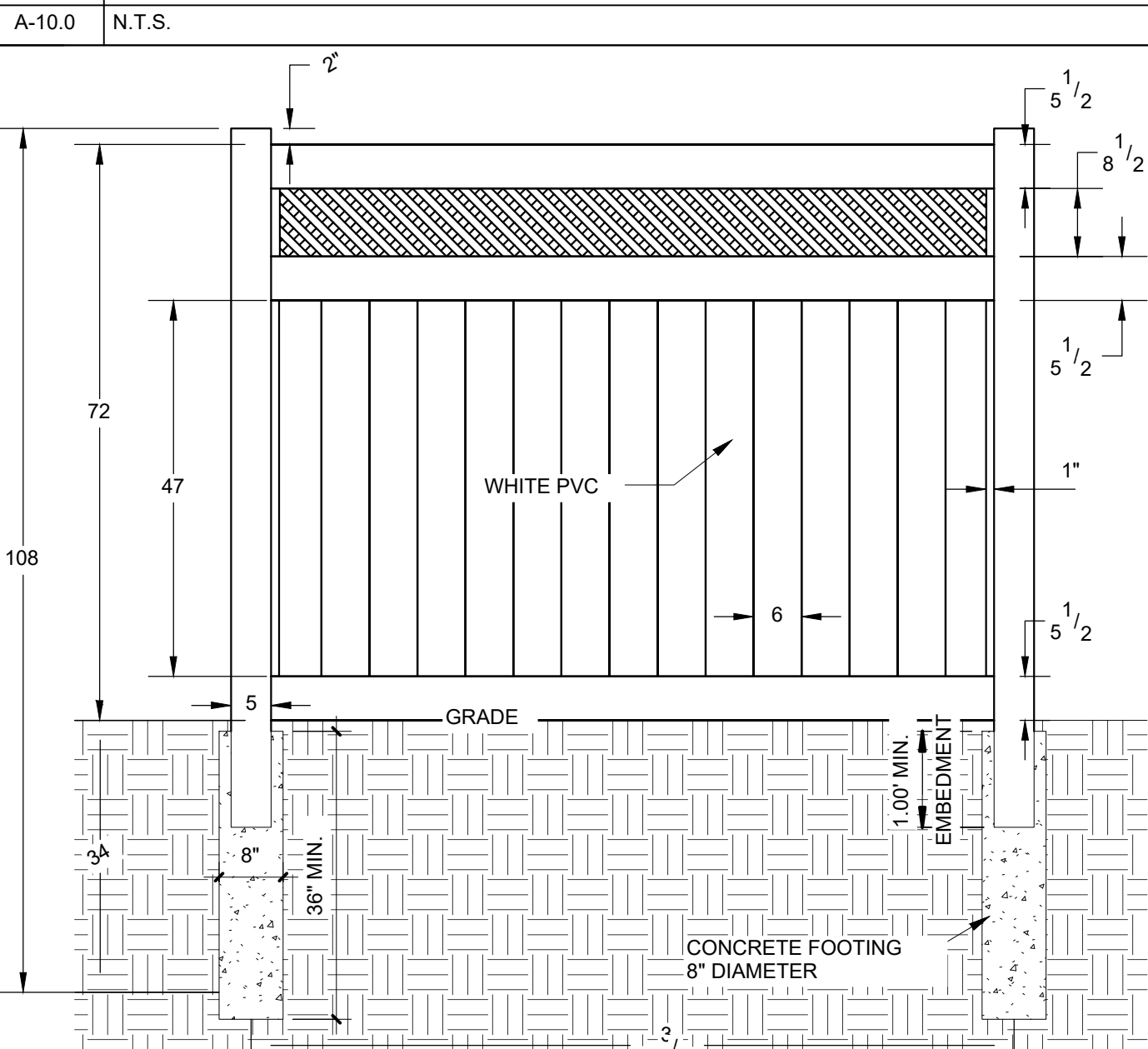
6 CURB CONSTRUCTION & PAVEMENT REPAIR STRIP



2 TRENCH & PAVEMENT REPAIR



7 | DEPRESSED CURB CUT AT DRIVEWAY SECTION



4 | SHRUB PLANTING

DRAWING ISSUES:

No.	DESCRIPTION	DATE
△	REV AS PER SUB. COMITY COMMENTS	09/10/20

PROJECT NO.		19-48	SEAL
SCALE			
As indicated			
DATE			
12/03/19			
CHECKED BY	DRAWN BY		
CJ	BE		
DRAWING TITLE		CHRISTOPHER JUCHNIK, R.	

SITE D

DRAWING NUMBER

PL-3.0

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