1 SITE PHOTO

PL-0.0.0 N.T.S.

Grace Terrace
Harrison, NJ 07029

2 LOCATION PLAN

PL-0.0.0 N.T.S.

3 SITE AERIAL VIEW

PL-0.0.0 1" = 20'-0"

NOTE: FOR SITE PLAN SEE CIVIL ENGINEERING DRAWINGS

DRAWING INDEX

#	TITLE	ISSUE DATE
PL-0.0	COVER SHEET - NOTES	06/17/20
PL-1.0	FLOOR PLANS - GROUND	06/17/20
PL-2.0	ELEVATIONS - FRONT AND REAR	06/17/20
PL-2.1	ELEVATIONS - LEFT AND RIGHT	06/17/20
PL-3.0	SITE DETAILS	06/17/20

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NEW TWO FAMILY DWELLING

BLOCK: 62
LOT: TBD

OWNER INFORMATION:
JRMR HOLDING LLC.

GRACE TERRACE,
HARRISON, NEW JERSEY

APPROVED BY THE TOWN OF HARRISON ZONING BOARD

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

DRAWING ISSUES:

No.	DESCRIPTION	DATE

PROJECT NO. 19-64B

SCALE: As indicated

DATE: 06/17/20

CHECKED BY: CJ

DRAWN BY: BAE

SEAL

CHRISTOPHER JUCHNIK, R. A.

DRAWING TITLE

SITE PLAN AND SCHEDULE

DRAWING NUMBER

PL-0.0

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1 GROUND FLOOR PLAN

A-1.0 5/32" = 1'-0"

2 SECOND FLOOR PLAN

A-1.0 5/32" = 1'-0"

3 THIRD FLOOR PLAN

A-1.0 5/32" = 1'-0"

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SEAL

CHRISTOPHER JUCHNIK, R. A.

DRAWING TITLE

FLOOR PLANS - GROUND SECOND & THIRD

DRAWING NUMBER

PL-1.0

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1 FRONT ELEVATION

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

2 REAR ELEVATION

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

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SEAL

CHRISTOPHER JUCHNIK, R. A.

DRAWING TITLE

ELEVATIONS - FRONT & REAR

DRAWING NUMBER

PL-2.0

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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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SEAL: CHRISTOPHER JUCHNIK, R. A.

DRAWING TITLE

ELEVATIONS - LEFT & RIGHT

DRAWING NUMBER

PL-2.1

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9 SANITARY SEWER HOUSE CONNECTION

A-10.0 N.T.S.

10 WATER SERVICE HOUSE CONNECTION

A-10.0 N.T.S.

11 PHOTOMETRIC SPECIFICATIONS

A-10.0 N.T.S.

5 SIDEWALK SECTIONS

A-10.0 N.T.S.

CONCRETE SIDEWALK NOTE:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO N.J.D.O.T. STANDARDS AND SPECIFICATIONS.
2. BASE COURSE AND SUBBASE COURSE SHALL BE FIRM AND APPROVED BY THE ENGINEER OR HIS REPRESENTATIVE.
3. INADEQUATE WORK MAY BE REJECTED BY THE CITY ENGINEER OR HIS/HER REPRESENTATIVE PRIOR TO POURING.
4. ALL CONCRETE SHALL CONFORM TO NJ D.O.T. STANDARD SPEC. FOR ROAD & BRIDGE CONSTRUCTION SECTION 914 CLASS "B" (4500 PSI) AIR ENTRAINED.
5. ALL CONCRETE WORK SHALL HAVE A WOOD FLOAT AND TRANSVERSE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB. BROOMING SHALL BE DONE BEFORE INITIAL SET USING A STEEL OR BARN BROOM.
6. PROVIDE EXPANSION JOINTS AT BUILDING LINE, AT CURB, AT PENETRATING STRUCTURES, AND BETWEEN ADJACENT SLABS AT MAX. 10 FT. O.C. WITH 1/2" WIDE PRE-FORMED EXPANSION JOINT FILLER & SEALANT.
7. PROVIDE 1-1/2" DEEP TOOLED CONTROL CONSTRUCTION JOINTS AT MAX. 5' O.C.

6 CURB CONSTRUCTION & PAVEMENT REPAIR STRIP

A-10.0 N.T.S.

8 DEPRESSED CURB CUT AT DRIVEWAY ELEVATION

A-10.0 N.T.S.

7 DEPRESSED CURB CUT AT DRIVEWAY SECTION

A-10.0 N.T.S.

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 ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. 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 NURSERYMEN.
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.

1 SANITARY SEWER PIPE BEDDING

A-10.0 N.T.S.

2 TRENCH & PAVEMENT REPAIR

A-10.0 N.T.S.

3 PVC FENCE

A-10.0 N.T.S.

NOTES:

1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOT BALL OF CONTAINER GROWN SHRUBS.

4 SHRUB PLANTING

A-10.0 N.T.S.

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DRAWING TITLE

SITE DETAILS

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