SITE PHOTOS

DRAWING INDEX

#	TITLE	ISSUE DATE
PL-0.0	COVER SHEET - NOTES	10/31/19
PL-1.0	FLOOR PLANS - FOUNDATION AND FIRST	10/31/19
PL-1.1	FLOOR PLANS - SECOND AND THIRD	10/31/19
PL-2.0	ELEVATIONS - FRONT AND REAR	10/31/19
PL-2.1	ELEVATIONS - SIDES	10/31/19

NJ UCC SCHEDULE

BLOCK	128
LOT	14.01
LOT AREA (SQ. FT.)	7,134.96
NUMBER OF STORIES	2.5
HEIGHT OF STRUCTURE (FT.)	34.7
AREA OF LARGEST FLOOR (SQ. FT.)	1,331.1
NEW BUILDING AREA (SQ. FT.)	614.8
VOLUME OF NEW STRUCTURE (CU. FT.)	30,948 CU.FT.
CONSTRUCTION CLASSIFICATION	5B
MAXIMUM LIVE LOAD (LB. / SQ. FT.)	40
USE GROUP	R5
FLOOD HAZARD ZONE	N/A

THESE DOCUMENTS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY EDITION

SITE LEGEND:

	BUILDING PERIMETER
	LANDSCAPE
	CONCRETE WALKWAY
	6' HIGH WHITE PVC FENCE
	(3) BUILDING ENTRANCES
	(2) CONDENSING UNITS
	(6) JUNIPERUS CONFERTA "BLUE PACIFIC JUNIPER" (18"-24" SPREAD)
	(6) NORTHERN BAYBERRY (48" - 50" HEIGHT)
X 00.00	EXISTING ELEVATION
X (00.00)	PROPOSED ELEVATION
TC / BC	TOP / BOTTOM OF CURB
	(5) EXTERIOR LUMINARE
	ROOF LEADER WITH UNDERGROUND DRAINAGE TO STREET
	(2) 6'-0" HIGH GATE
	NEW TREE PER TOWN SPECS

1 LOCATION MAP
PL-0.0.0 N.T.S.

2 SITE PLAN
PL-0.0.0 1" = 10'-0"

ZONING SCHEDULE FOR 2F-1 ZONE

REQUIREMENT	REQUIRED / PERMITTED	PROPOSED	COMMENTS
MINIMUM LOT AREA (SF)	2,500	7,134.96	NO CHANGE
MINIMUM LOT WIDTH (FEET)	25	71.35	NO CHANGE
MINIMUM LOT DEPTH (FEET)	100	100	NO CHANGE
MINIMUM FRONT YARD SETBACK (FEET)	20	20	NO CHANGE
MINIMUM SIDE YARD SETBACK (FEET)	3	2	VARIANCE REQUIRED
MINIMUM REAR YARD SETBACK (FEET)	25	44.6	NO CHANGE
MAXIMUM HEIGHT (FEET)	35	34.7	NO CHANGE
MINIMUM LANDSCAPED AREA AT FRONT YARD (%)	5	7.35 (36.75 SF // 500 SF)	
MINIMUM TOTAL LANDSCAPE AREA (%)	10	41.21 (2,940.3 SF // 7,134.9 SF)	
BUILDING COVERAGE (%)	N/A	38.46 (961.50 SF // 2,500 SF)	
IMPERVIOUS COVERAGE (%)	N/A	58.79 (4,195.2 SF // 7,134.9 SF)	
MAXIMUM UNCOVERED STEPS PROJECTION ON FRONT YARD (FEET)	6	2.5	NO CHANGE

* NOTE: EXISTING NON-CONFORMING

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

☐ 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

ADDITION TO MULTI-FAMILY DWELLING

421-423 JERSEY STREET
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	REVISION 1	10/30/20

PROJECT NO. 18-67
SCALE As indicated
DATE 10/31/19
CHECKED BY CJ
DRAWN BY BAE
SEAL
CHRISTOPHER JUCHNIK, R. A.

DRAWING TITLE
COVER SHEET - NOTES

DRAWING NUMBER
PL-0.0

Copyright©2013-NEVES ARCHITECTURE&DESIGN, LLC
No Reissuing Or Reproductions Without Written Permission From MARCO ALEXANDRE NEVES, R.A.

1 A - 1.0 BASEMENT FLOOR PLAN

SCALE $\frac{3}{8}$" = 1'-0"

2 A - 1.0 FIRST FLOOR PLAN

SCALE $\frac{3}{8}$" = 1'-0"

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

☐ 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

ADDITION TO MULTI-FAMILY DWELLING

421-423 JERSEY STREET
HARRISON, NEW JERSEY

DRAWING ISSUES:

No.	DESCRIPTION	DATE
1	REVISION 1	10/30/20

PROJECT NO. 18-67

SCALE: As indicated

DATE: 10/31/19

CHECKED BY: CJ

DRAWN BY: BAE

SEAL

CHRISTOPHER JUCHNIK, R. A.

DRAWING TITLE

PROPOSED BASEMENT AND FIRST FLOOR PLAN

DRAWING NUMBER

PL-1.0

Copyright©2013-NEVES ARCHITECTURE&DESIGN, LLC
No Reissuing Or Reproductions Without Written
Permission From MARCO ALEXANDRE NEVES, R.A.

1 A - 1.0 SECOND FLOOR PLAN

SCALE $\frac{3}{4}$" = 1'-0"

2 A - 1.0 THIRD FLOOR PLAN

SCALE $\frac{3}{4}$" = 1'-0"

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

☐ 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

ADDITION TO MULTI-FAMILY DWELLING

421-423 JERSEY STREET
HARRISON, NEW JERSEY

DRAWING ISSUES:

No.	DESCRIPTION	DATE
1	REVISION 1	10/30/20

PROJECT NO. 18-67

SCALE As indicated

DATE 10/31/19

CHECKED BY CJ

DRAWN BY BAE

SEAL

CHRISTOPHER JUCHNIK, R. A.

DRAWING TITLE

PROPOSED SECOND AND THIRD FLOOR PLAN

DRAWING NUMBER

PL-1.1

Copyright © 2013-NEVES ARCHITECTURE&DESIGN, LLC
No Reissuing Or Reproductions Without Written
Permission From MARCO ALEXANDRE NEVES, R.A.

1 FRONT ELEVATION

A - 2.0 1/14" = 1'-0"

2 REAR ELEVATION

A - 2.0 1/4" = 1'-0"

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

☐ 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

ADDITION TO MULTI-FAMILY DWELLING

421-423 JERSEY STREET
HARRISON, NEW JERSEY

DRAWING ISSUES:

No.	DESCRIPTION	DATE
1	REVISION 1	10/30/20

PROJECT NO. 18-67

SCALE As indicated

DATE 10/31/19

CHECKED BY CJ

DRAWN BY BAE

SEAL

CHRISTOPHER JUCHNIK, R. A.

DRAWING TITLE

FRONT AND REAR ELEVATIONS

DRAWING NUMBER

A - 2.0

Copyright©2013-NEVES ARCHITECTURE&DESIGN, LLC
No Reissuing Or Reproductions Without Written
Permission From MARCO ALEXANDRE NEVES, R.A.

1 LEFT ELEVATIONS

A - 2.0 1/14" = 1'-0"

2 RIGHT ELEVATIONS

A - 2.0 1/4" = 1'-0"

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

☐ 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

ADDITION TO MULTI-FAMILY DWELLING

421-423 JERSEY STREET
HARRISON, NEW JERSEY

DRAWING ISSUES:

No.	DESCRIPTION	DATE

PROJECT NO. 18-67

SCALE As indicated

DATE 10/31/19

CHECKED BY CJ

DRAWN BY BAE

SEAL

CHRISTOPHER JUCHNIK, R. A.

DRAWING TITLE

SIDE ELEVATIONS

DRAWING NUMBER

PL - 2.0

Copyright©2013-NEVES ARCHITECTURE&DESIGN, LLC
No Reissuing Or Reproductions Without Written
Permission From MARCO ALEXANDRE NEVES, R.A.