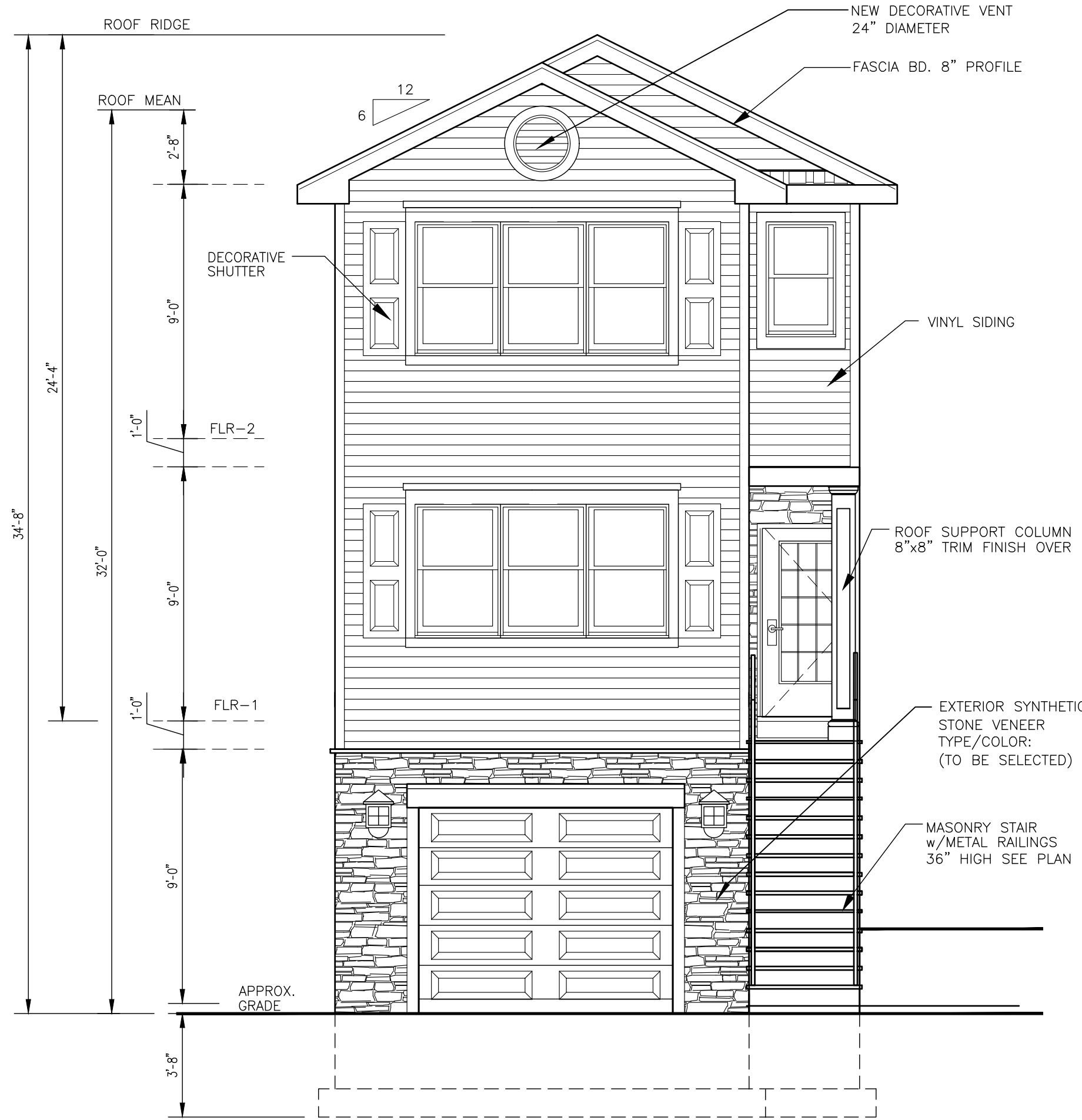
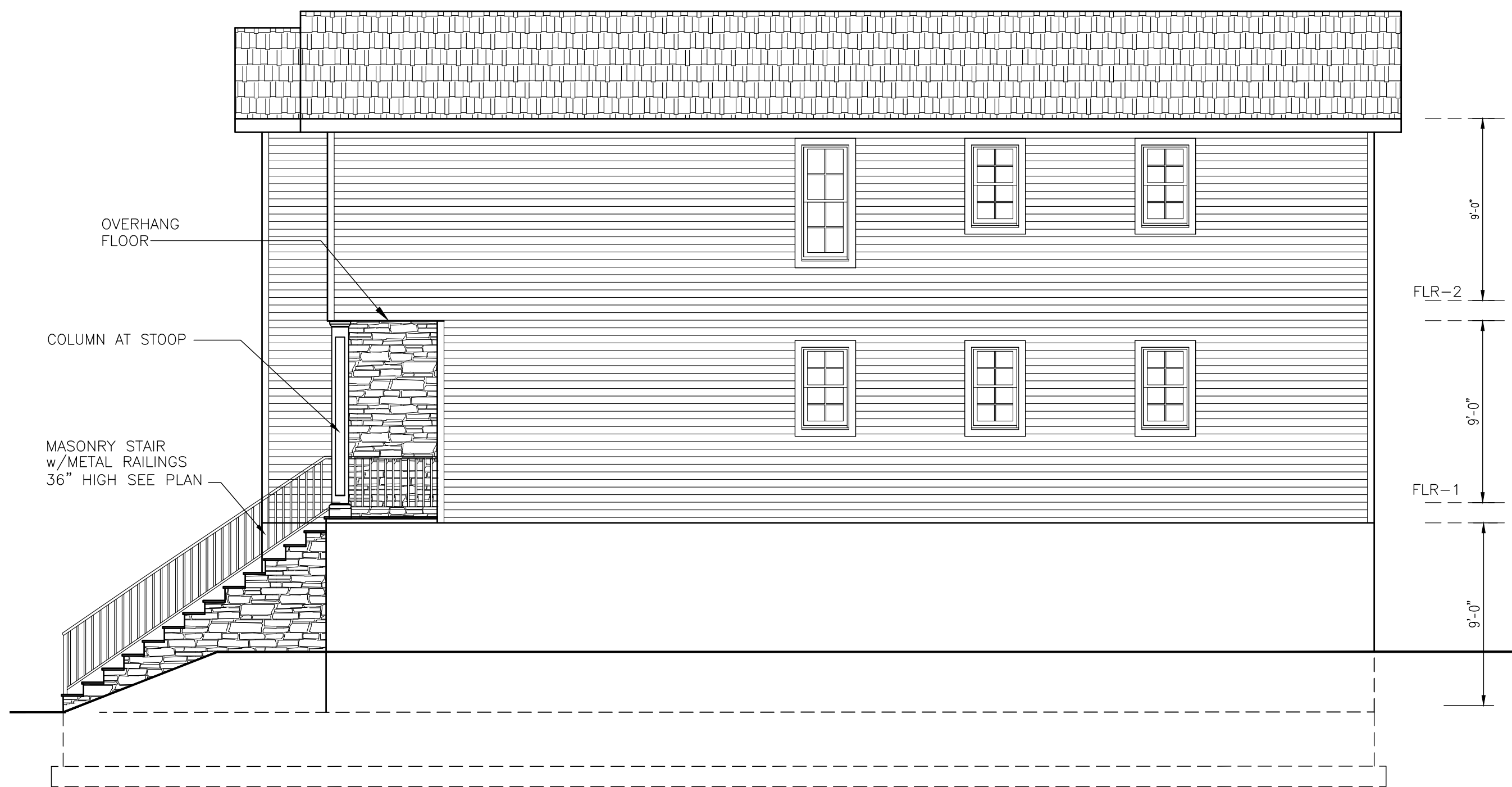




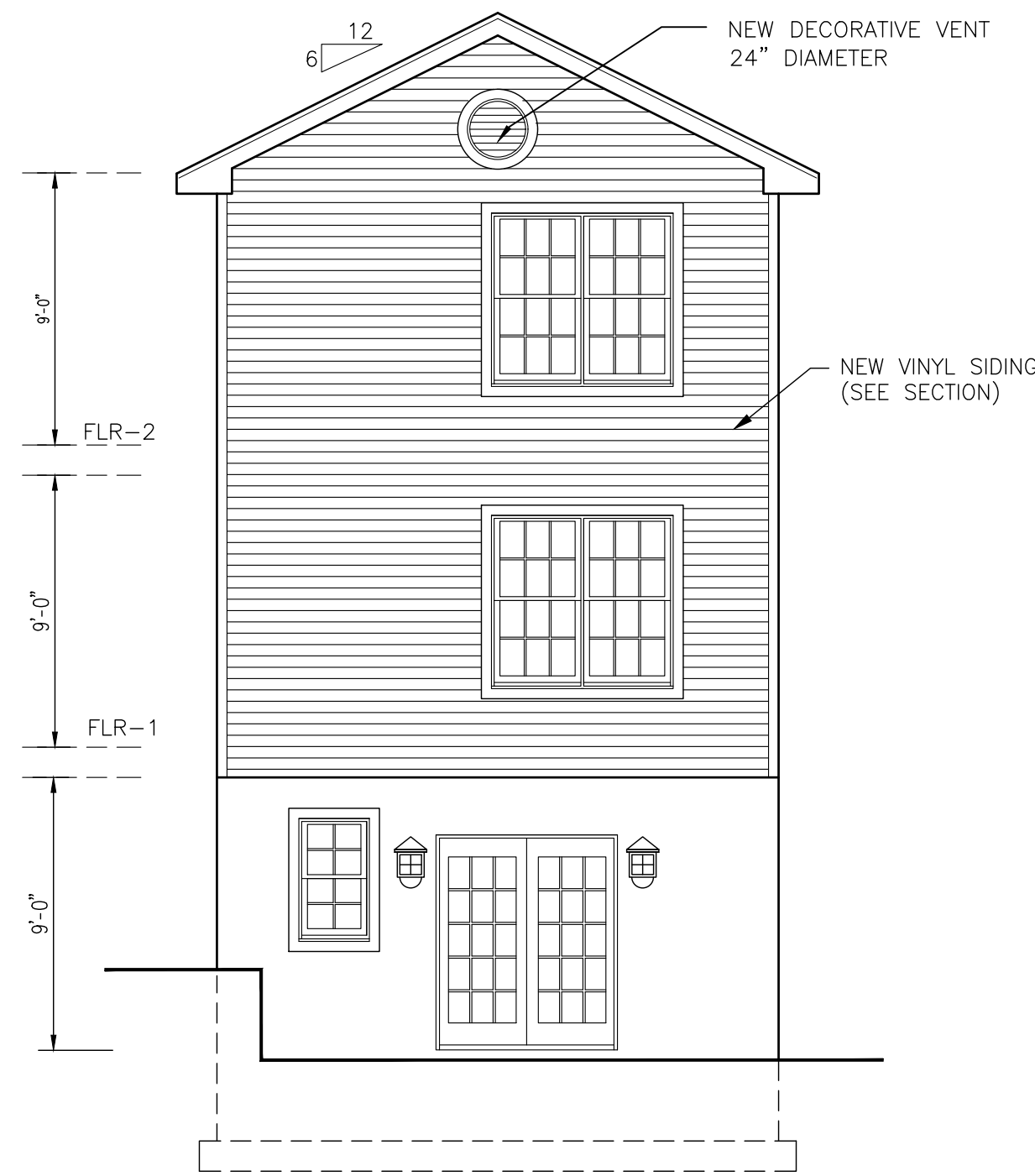
SIDE ELEVATION
SCALE: 3/16" = 1'-0"



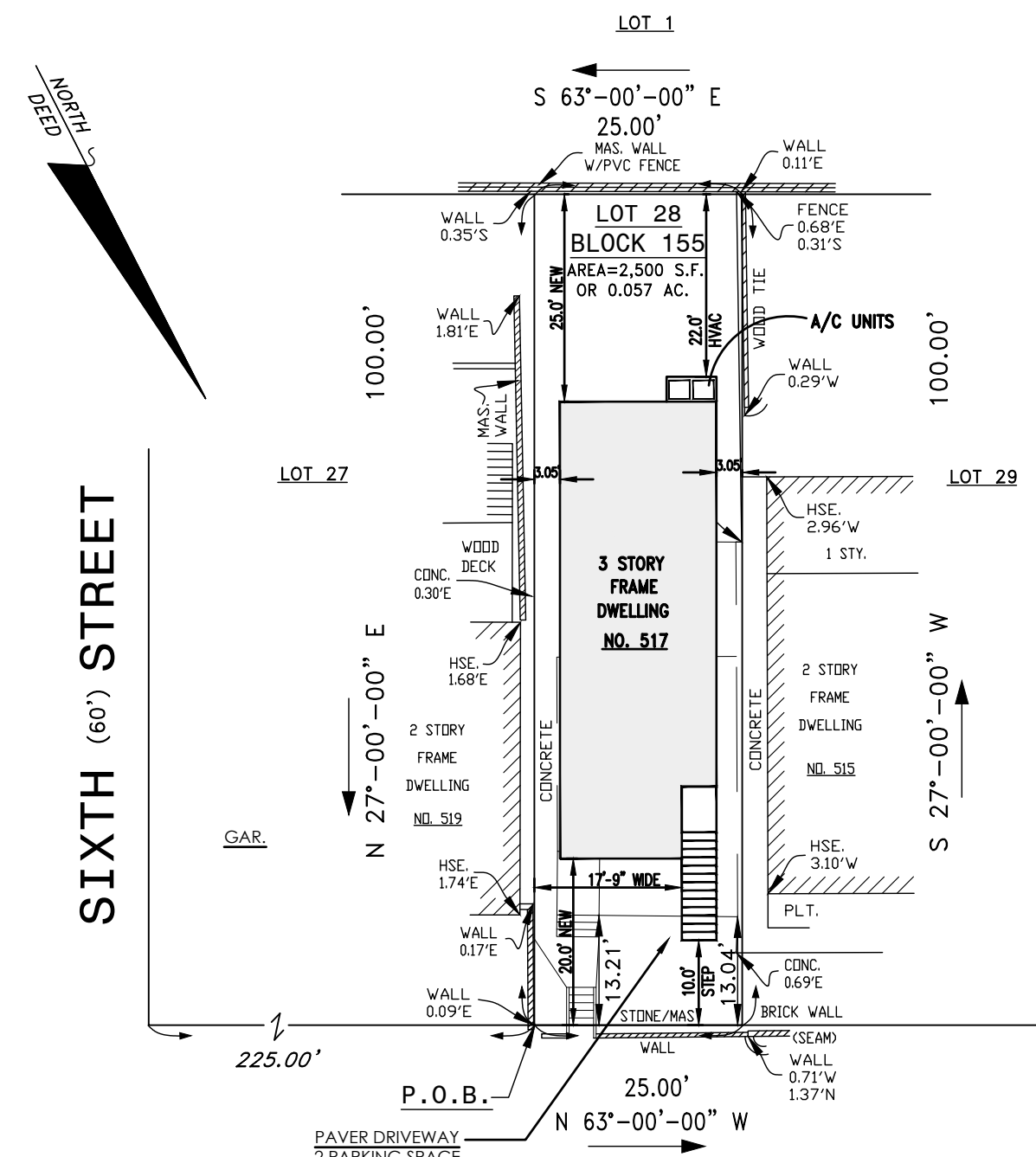
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



LOCATION SITE PLAN
SCALE: 1" = 20'-0"

ARCHITECT TAKES NO RESPONSIBILITY FOR ACCURACY OF OFFSETS, SITE DIMENSIONS AND SITE INFORMATION ON ZONING PLAN ARE FOR REFERENCE ONLY, REFER TO ENGINEER'S ORIGINAL SITE PLAN

SITE PLAN BASED ON:
OWNER'S SURVEY CONDUCTED BY:
THOMAS G. STEARNS
PROFESSIONAL ENGINEER & LAND SURVEYOR LIC. No. GB40959

GB ENGINEERING, LLC
144 JEWELL STREET
TEL (973) 340-0948
FAX (973) 340-0015

GARFIELD, NJ 07026
GBSURVEYORS@aol.com

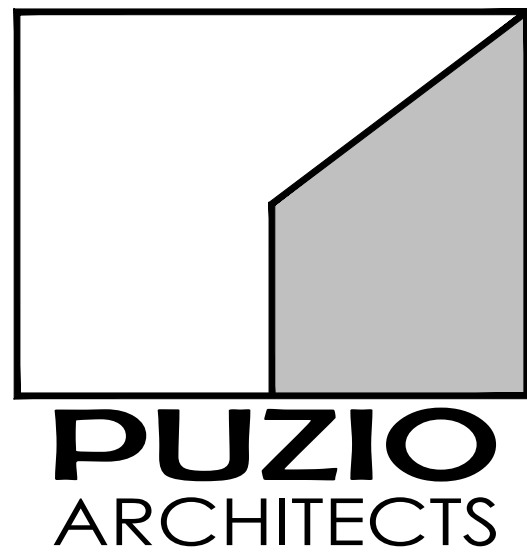
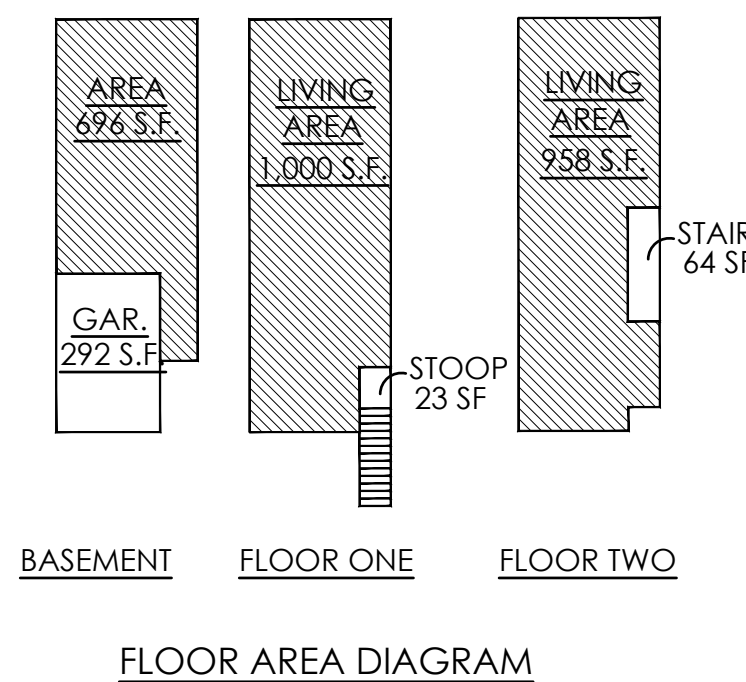
DATED: NOVEMBER 18, 2020

ZONING INFORMATION

ZONING DISTRICT: EXISTING CC
(Community Commercial)

TYPE:	REQUIREMENTS	EXISTING	PROPOSED
LOT AREA	10,000 SQ FT	2,500 SQ FT	EXISTING
LOT WIDTH (Min.)	100 FT	25 FT	EXISTING
LOT DEPTH (Min.)	100 FT	100 FT	EXISTING
MAX. BUILDING HEIGHT	40 FT (3 STORY)		34' - 8" (3 STORIES)
FRONT YARD SETBACK	* AVERAGE		20 FT (BUILDING)
SIDE YARD SETBACK (EACH)	10 FT (MIN)		3.05 FT (SIDE ONE) 3.05 FT (SIDE TWO)
REAR YARD SETBACK	35 FT (MIN)		25 FT (BUILDING)

* FRONT YARD REQUIREMENT SHALL BE SUCH THAT WHERE THE EXISTING PRINCIPLE BUILDING ON SAME SIDE OF THE STREET & WITHIN 200 FEET ON ANY SUBJECT LOT CREATE AN ESTABLISHED SETBACK. NEW BUILDING SHALL CONFORM TO SUCH ESTABLISHED SETBACK OR, IF NONE IS ESTABLISHED, TO AVERAGE OF THE SETBACK OF THE PRINCIPLE BUILDING WITHIN 200 FEET, PROVIDED THAT IN RESIDENTIAL ZONES THE MIN. FRONT YARD SETBACK SHALL BE 20 FEET



R. A. PUZIO ARCHITECT INC.
785 TOTOWA ROAD, TOTOWA, NJ 07512
TEL 973.904.0094 FAX 973.904.0095
WWW.PUZIOARCHITECTS.COM

NEW TWO FAMILY DWELLING
FOR
SELGROVE GROUP, LLC
AT
517 BERGEN STREET
HARRISON, NJ
LOT 28 BLOCK 155

Robert Adam Puzio, AIA
Licence No.

NJ AI 15225

SCHEMATIC DESIGN
Drawing Title

Rev:
REVISION ENGINEER REVIEW
4-1-22

Project No. Drawn by: RAP

20-090

Project Date.

11.4.21

Drawing No. OF 2 SHEETS

A-1