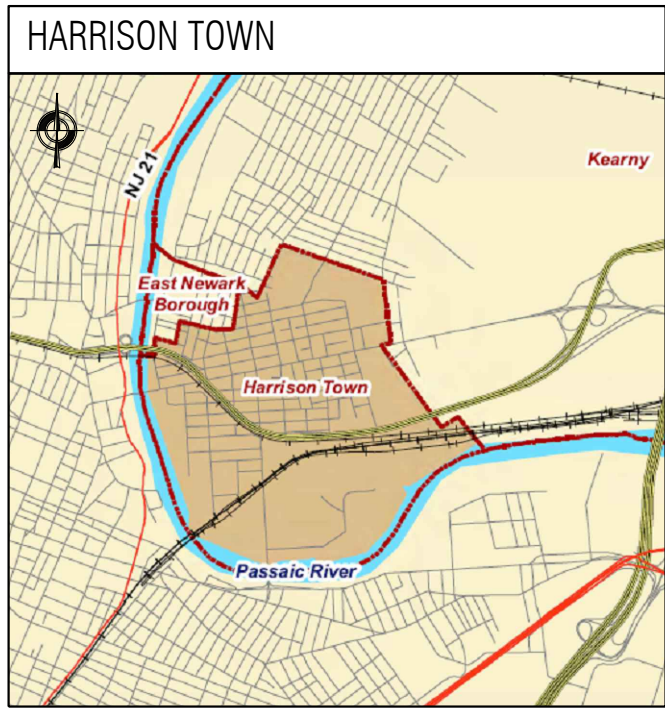




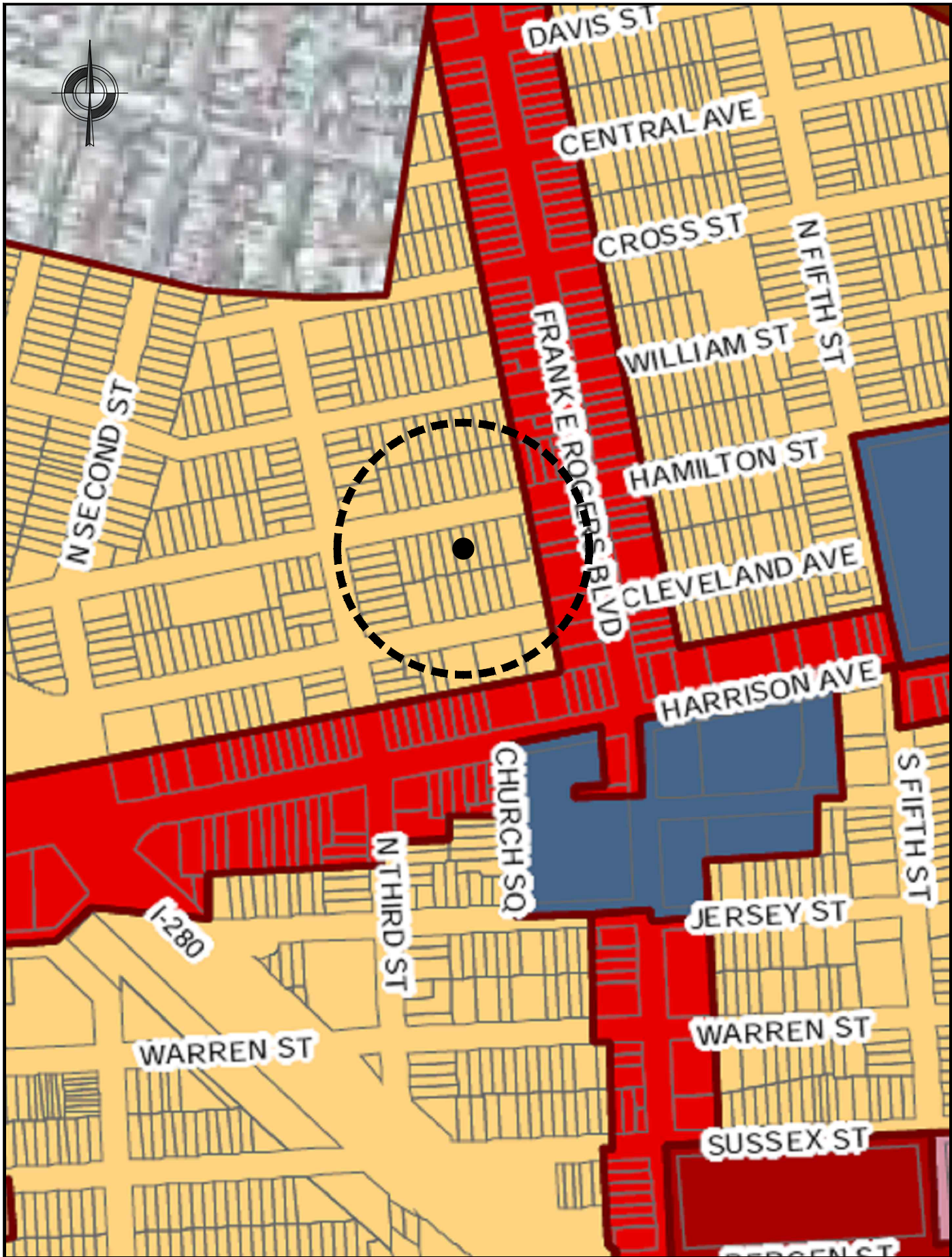
KEY MAP

APPLICANT : ANTONIO SOUSA
OWNER OF RECORD : ANTONIO SOUSA

- NO HAZARDOUS MATERIALS USED OR PRODUCED IN THIS FACILITY
- NOT NOISE IMPACT PRODUCED IN THIS PROJECT

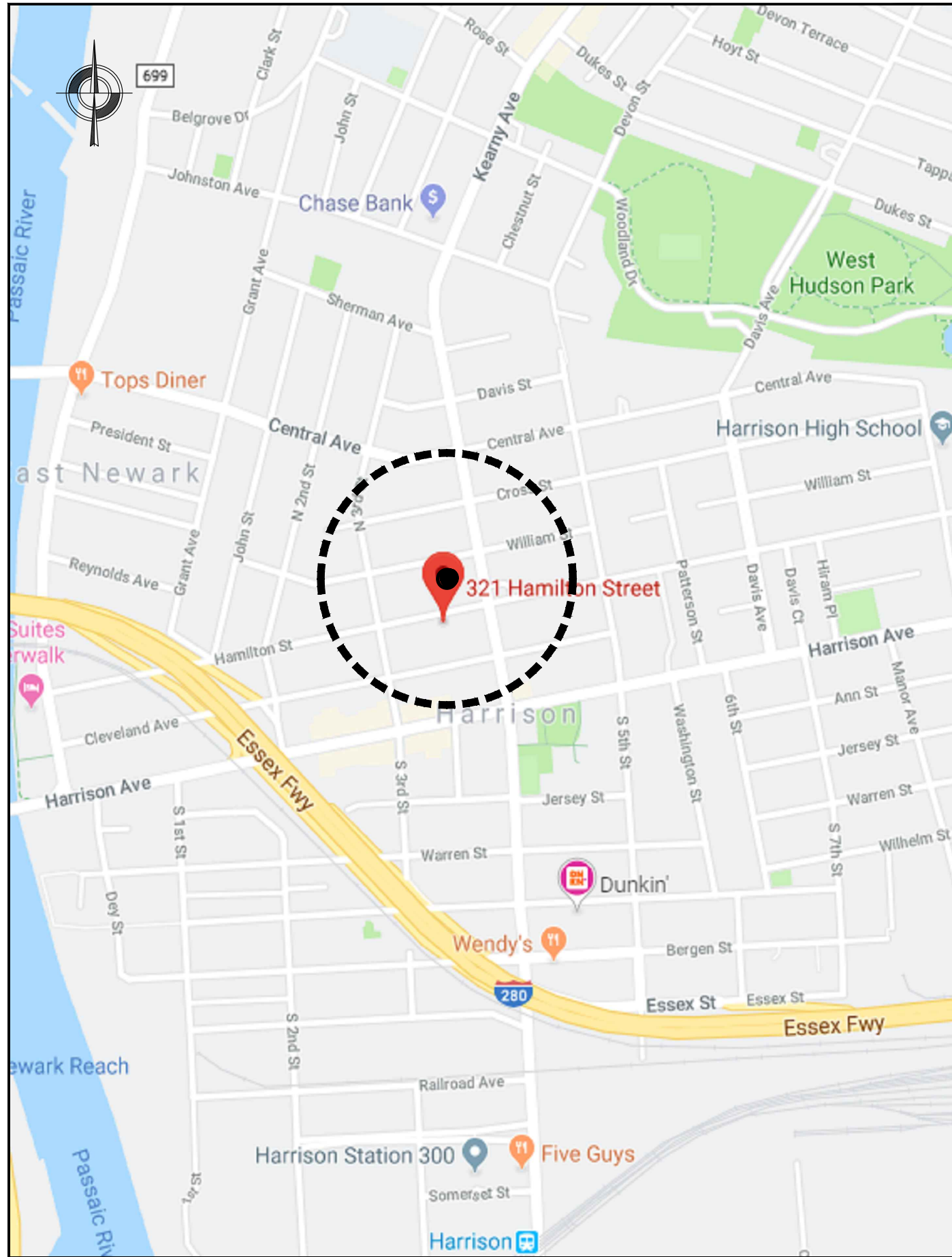
321 HAMILTON STREET BLOCK # :19 LOT : 33 HARRISON, NJ

PROPOSED NEW DRIVE - IN GARAGE TO AN EXISTING TWO FAMILY DWELLING.



ZONING MAP

ZONE 2F-1 TWO FAMILY DETACHED



KEY MAP 3000 FEET



ADDRESS: 321 HAMILTON, HARRISON, NJ
BLOCK: 19
LOT: 33

LAST LEGAL: TWO FAMILY DWELLING
PROPOSED USE : TWO FAMILY DWELLING
PROJECT DESCRIPTION :
PROPOSED NEW DRIVE - IN GARAGE TO AN EXISTING TWO FAMILY DWELLING.

LOT AREA: 2,500.00 SQ.F.

LOT #	19
GROUND FLOOR AREA	1,201.60 SQ.FT
LANDSCAPE	753.40 SQ.FT
PARKING	0.00 SQ.FT
CIRCULATION	545.00 SQ.FT
TOTAL	2,500.00 SQ.FT

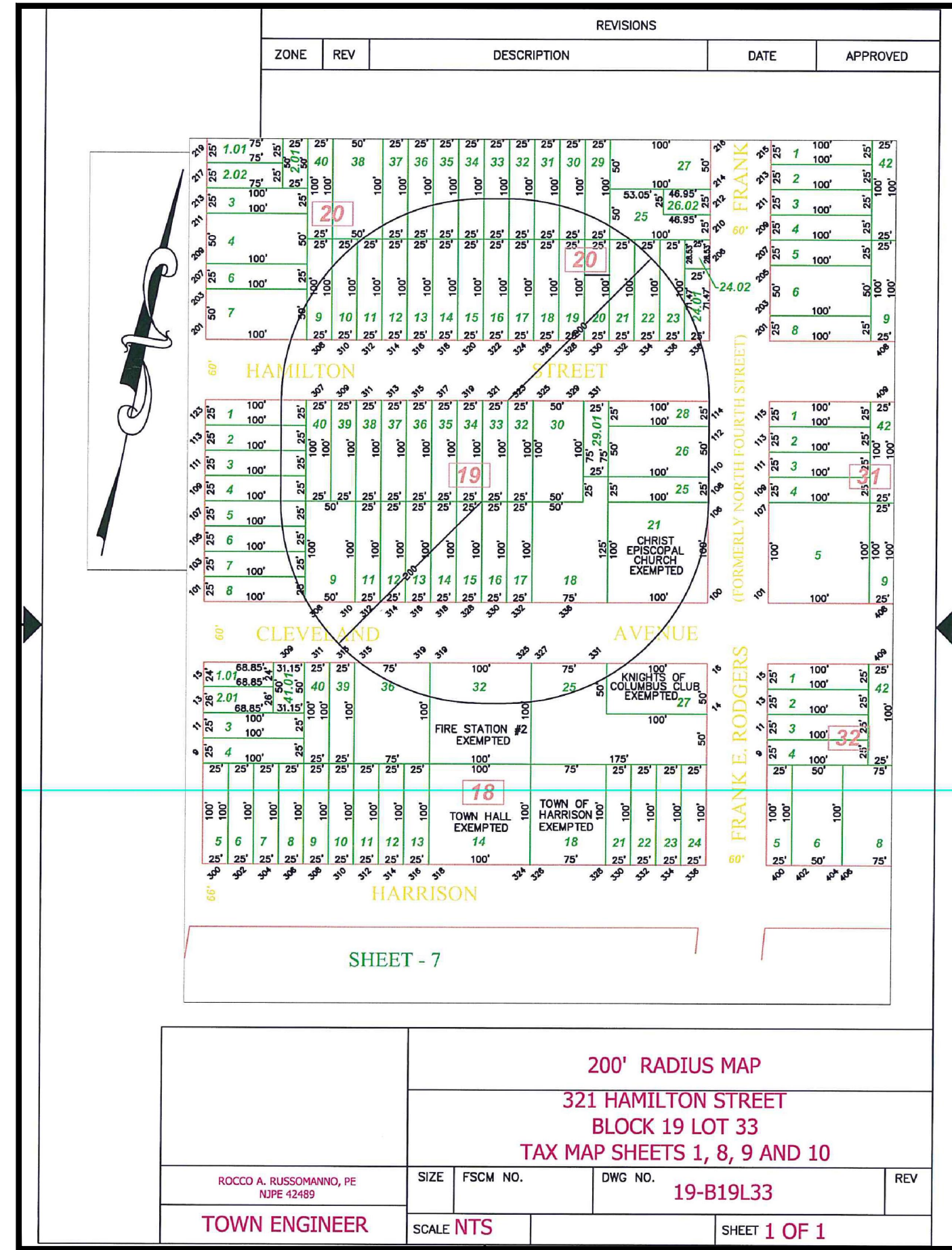
PARKING SPACES
REQUIRED : 5
PROVIDED : 1

ZONING: 2F-1 TWO FAMILY DETACHED

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND NOTIFICATION REQUIRED FOR ALL CONSTRUCTION PRIOR TO THE START OF ANY WORK.
2. ALL UTILITY COMPANIES ARE TO BE NOTIFIED FOR MARK UP PRIOR TO THE COMMENCEMENTS OF CONSTRUCTION BY THE CONTRACTOR.
3. ALL LOCATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROX. AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

PROJECT DATA



200' FT DIAGRAM

ZONE 2F-1 TWO FAMILY DETACHED

TWO FAMILY DETACHED			
5.3 GENERAL BULK & DESIGN STANDARDS			
	REQUIRED	PROVIDED	NOTES
MIN. LOT SIZE	2,500.0 S.F.	2,500.0 S.F.	OK
MIN. LOT WIDTH	25.0'	25.0'	OK
MIN. LOT DEPTH	100.0'	100.0'	OK
MAX. BUILDING HEIGHT	35'-0"	31'-9"	OK
FRONT YARD	PREVAILING	PREVAILING	OK
SIDE YARD	3.0' MIN./0.0' MIN.	2.5' / 0.2'	OK
MIN. REAR YARD	25.0'	36.5'	OK (EXISTING CONDITION)
MIN. LOT AREA PER DWELLING	-	1,250.00' S.F./DU	OK
MAX. LOT COVERAGE	-	48%	OK
PARKING REQUIREMENTS	2 SPACE PER UNIT	4	VARIANCE

PROJECT DESCRIPTION			
LOT AREA :	2,500.00 SQ.FT	GROSS FLOOR AREA TOTAL:	3,568.83 SQ.FT
NET FLOOR AREA TOTAL :	2,950.33 SQ.FT	PROJECT FLOOR AREA :	3,568.83 SQ.FT
NUMBER OF PARKING SPACES :	1		
LANDSCAPE AREA :	753.40 SQ.FT	GROUND FLOOR AREA :	1,142.0 SQ.FT
CIRCULATION AREA :	545.00 SQ.FT	PARKING AREA :	0.0 SQ.FT

IBC NJ 2015 REQUIREMENTS	
USE GROUP	R 5
CONSTRUCTION TYPE	5 B
HEIGHT OF STRUCTURE	31'- 9"
NUMBER OF STORIES	2
BASEMENT FLOOR AREA	1,165.63 SF
FIRST FLOOR AREA	1,201.60 SF
SECOND FLOOR AREA	1,201.60 SF
TOTAL AREA	3,568.83 SF
VOLUME	35,688.30 CF

APPLICABLE CODES	
• 2018 N.J.A.C 5:23-6 Rehabilitation Sub Code	
• 2017 National Electrical Code	
• 2018 National Standard Plumbing Code	
• 2018 International Fuel Gas Code	
• 2018 IECC Energy Subcode	

DRAWING INDEX:	
SHEET N°	DESCRIPTION
T-100	BUILDING DATA / KEY MAP
T-110	200' FT DIAGRAM
S-100	SITE PLAN LANDSCAPE
S-110	UTILITY SITE PLAN
A-100	ARCHITECTURAL PLANS
A-110	ARCHITECTURAL PLANS
A-200	ELEVATIONS

NOTES:	
NEW CURBS AND SIDEWALKS SHALL BE CONSTRUCTED AT ALL PROPERTY FRONTS WITH THE FINAL DETERMINATION BY THE DEPARTMENT OF ENGINEERING OF THE CITY OF NEWARK. ALL WORK SHALL CONFORM TO CITY STANDARDS.	
ADDRESSES SHALL BE DISPLAYED SO AS IN CONFORMANCE WITH THE CITY'S 911 LOCATABLE ADDRESS ORDINANCE.	

FLOOD HAZARD DETERMINATION	
• THIS PROPERTY IS LOCATED ON FLOOD HAZARD ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2 % CHANCE FLOOD PLAN	
• The flood map for the selected area is number 334017C0081D, effective on 08/16/2006	

APPROVED BY:	TOWN OF HARRISON - NEW JERSEY
PLANNING BOARD	
CHAIRMAN OF THE BOARD:	DATE:
SECRETARY OF THE BOARD:	DATE:
BOARD ENGINEER:	DATE:

REVISIONS:

- 200' DIAGRAM.
- SIGNATURE LINE FOR BOARD CHAIR & SECRETARY, ENGINEER
- NEW T-110 PAGE ADDED

ARTEK STUDIO, LLC.

Daniel A. Roma R.A.
Professional Engineer
NJ License No. 17915
NY License No. 030092-1

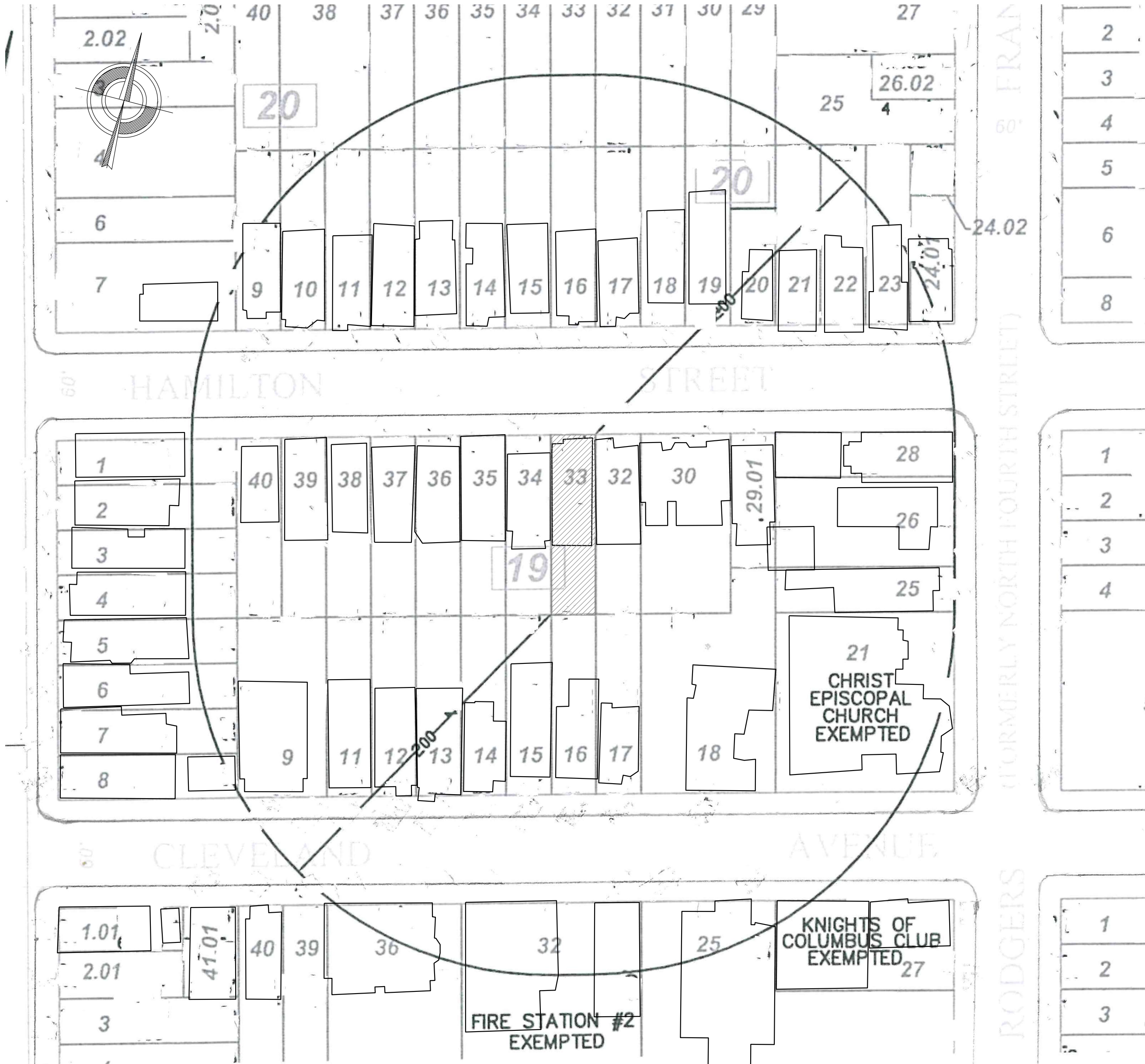
LOT : 33
BLOCK : 19

APPLICANT : ANTONIO SOUSA
OWNER OF RECORD : ANTONIO SOUSA
321 HAMILTON STREET,
HARRISON, NJ
PROPOSED NEW DRIVE - IN GARAGE TO AN EXISTING TWO FAMILY DWELLING.

DATE : 11-05-19
DRAWN BY : ER
CHECKED BY : DAR

PROJECT	DRAWING
19031	T-100

877 BROAD STREET
NEWARK, NJ 07102
TEL: (973) 824-0022
FAX: (973) 824-7447



200' FT DIAGRAM

EXISTING - 200' FT - BUILDING FRONT YARD				EXISTING - 200' FT - BUILDING FRONT YARD				EXISTING - 200' FT - BUILDING FRONT YARD				EXISTING - 200' FT - BUILDING FRONT YARD				EXISTING - 200' FT - BUILDING FRONT YARD			
ADDRESS	BLOCK #	LOT #	FRONT YARD	ADDRESS	BLOCK #	LOT #	FRONT YARD	ADDRESS	BLOCK #	LOT #	FRONT YARD	ADDRESS	BLOCK #	LOT #	FRONT YARD	ADDRESS	BLOCK #	LOT #	FRONT YARD
331 CLEVELAND AVE.	18	25	0.0'	103 N 3 RD STREET	19	7	0.0'	100 - 106 FRANK E. RODGERS BLVD. N	19	21	3.6'	313 HAMILTON STREET	19	37	0.50'	318 HAMILTON STREET	20	14	0.0'
16 FRANK E. RODGERS BLVD. N	18	27	0.0'	101 N 3 RD STREET	19	8	0.0'	108 FRANK E. RODGERS BLVD. N	19	25	0.0'	311 HAMILTON STREET	19	38	6.33'	320 HAMILTON STREET	20	15	0.0'
NUMBER TWO FIRE HOUSE HARRISON	18	32	0.0'	308 CLEVELAND AVE.	19	9	0.0'	110 - 112 FRANK E. RODGERS BLVD. N	19	26	0.0'	309 HAMILTON STREET	19	39	0.42'	322 HAMILTON STREET	20	16	0.0'
319 CLEVELAND AVE.	18	36	0.0'	312 CLEVELAND AVE.	19	11	0.0'	114 FRANK E. RODGERS BLVD. N	19	28	0.0'	307 HAMILTON STREET	19	40	0.83'	324 HAMILTON STREET	20	17	0.0'
319 CLEVELAND AVE.	18	39	0.0'	314 CLEVELAND AVE.	19	12	0.0'	331 HAMILTON STREET	19	29.01	0.16'	203 N 3 RD STREET	20	7.01	13.16'	326 HAMILTON STREET	20	18	8.67'
123 N 3 RD STREET	19	1	0.0'	316 CLEVELAND AVE.	19	13	0.0'	329 -325 HAMILTON ST.	19	30	0.33'	203 N 3 RD STREET	20	8.01	13.16'	328 HAMILTON STREET	20	19	9.16'
113 N 3 RD STREET	19	2	0.0'	318 CLEVELAND AVE.	19	14	0.0'	323 HAMILTON ST.	19	32	5.0'	308 HAMILTON STREET	20	9	1.92'	330 HAMILTON STREET	20	21	0.0'
111 N 3 RD STREET	19	3	0.0'	328 CLEVELAND AVE.	19	15	0.0'	321 HAMILTON STREET	19	33	1.1'	310 HAMILTON STREET	20	10	1.83'	332 HAMILTON STREET	20	22	0.0'
109 N 3 RD STREET	19	4	0.0'	330 CLEVELAND AVE.	19	16	0.33'	319 HAMILTON STREET	19	34	1.16'	312 HAMILTON STREET	20	11	1.92'	334 HAMILTON STREET	20	23	0.0'
107 N 3 RD STREET	19	5	0.0'	332 CLEVELAND AVE.	19	17	0.08'	317 HAMILTON STREET	19	35	0.25'	314 HAMILTON STREET	20	12	1.25'	336 HAMILTON STREET	20	24	0.0'
105 N 3 RD STREET	19	6	0.0'	338 CLEVELAND AVE.	19	18	0.0'	315 HAMILTON STREET	19	36	0.33'	316 HAMILTON STREET	20	13	0.0'	338 HAMILTON STREET	20	25	0.0'

AVERAGE FRONT YARD = 1.26'

$$\sum_{TOTAL} = \frac{69.57}{55} = 1.26$$

The Town of Harrison
DEPARTMENT OF CONSTRUCTION INSPECTION
TOWN HALL, 110 HARRISON AVENUE
HARRISON, NEW JERSEY 07029

ROCCO RUSSOMANNO
CONSTRUCTION SUPERVISOR/INSPECTOR
(973) 268-2446

LIST OF PROPERTIES WITHIN 200 FT. RADIUS
OF 321 HAMILTON STREET
BLOCK 19, LOT 33
HARRISON, NEW JERSEY

BLOCK	LOT	NAME & ADDRESS OF OWNER
18	25	Xavier Recce LLC 331 Cleveland Ave Harrison NJ 07029
18	27	Centro Roman Cascades Inc. 308 William Street Harrison NJ 07029
18	32	Harrison Town Number Two Fire House Harrison NJ 07029
18	36	Juan & Denise Martinez 625 Forest Street Kearny NJ 07032
19	1	Carlos Isaura & Erika Contreras 123 N Third Street Harrison NJ 07029
19	2	Constance Wagner 117 Belmont Ave. Ste. Hills NJ 07078
19	3	Jose Carvalho 62 Oakwood Drive Kearny NJ 07032
19	4	Maria & Joseph De Mello 109 N Third Street Harrison NJ 07029
19	5	Julio & Ruth Wendy Castaneda 107 N Third St Harrison NJ 07029
19	6	Kent Tseng & Joceline Shih 8 Tanglewood Drive Livingston NJ 07039
19	7	Aydele Miranda 165 Wilson Ave Kearny NJ 07032
19	8	Pablo Suarez 173 Brighton Ave Kearny NJ 07032
20	14	Jose & Anna & Corquiza M & C Sousa 396 Forest Ave Lyndhurst NJ 07071
20	15	Luis & Maria Vaguelino 78 Hillcrest Drive Clark NJ 07066
20	16	Elvia Pina 322 Hamilton Street Harrison NJ 07029
20	17	Felicita & Ernesto Cisneros 324 Hamilton Street Harrison NJ 07029
20	18	Hassan & Nafes Suba Hashmi 326 Hamilton Street Harrison NJ 07029
20	19	Chiou Lib-Fang 328 Hamilton Street Harrison NJ 07029
20	20	Yueh & Chiau Lib-Fang Yin Yen Same as above
20	21	Enrique & Maria Camano 332 Hamilton Street Harrison NJ 07029
20	22	Jose & Nohel Isabel Domestico 334 Hamilton Street Harrison NJ 07029
20	23	Antonio Madalena 336 Hamilton St Harrison NJ 07029
20	24.01	Yulin Zhou 338 Hamilton St Harrison NJ 07029
20	24.02	Francisco & Maria Vargas 206 Rodgers Blvd N Harrison NJ 07029
20	25	Ruben & Maria Rivero 19 North Road Warren NJ 07029
20	26.02	Chester & Pearl Vaszczenzski 119 Warren Street Harrison NJ 07029
20	27	Sun Property Corp Young 214-216 Rodgers Blvd N Harrison NJ 07029
20	29	Augusto & Cachito M & A Soares 331 William Street Harrison NJ 07029
20	30	Ariadne Alcantara 329 William Street Harrison NJ 07029
19	9	Johnny & Guiyun Yang Chen He 43 Schooner Road East Hanover NJ 07936
19	11	John Mcginity 312 Cleveland Ave Harrison, NJ 07029
19	12	Regina Cicchino 521 Cross St Harrison, NJ 07029
19	13	Hermisnia Alves 316 Cleveland Avenue, Harrison, NJ 07029
19	14	Bhaskar & Bhairadhyaya Chatterjee 318 Cleveland Ave Harrison NJ 07029
19	15	Miguel & Carmen Marron 328 Cleveland Ave, Hillside, NJ 07205
19	16	Alexander C Choto 330 Cleveland Ave Harrison, NJ 07029
19	17	Ankit Aggarwal 332 Cleveland Ave Harrison NJ 07029
19	18.01	Erick Rodriguez 334 Cleveland Ave Harrison, NJ 07029
19	18.02	Pratik & Manjula Shreshtha 338 Cleveland Ave Harrison NJ 07029
19	18.03	338 Cleveland LLC 117 Belmont Ave Ste. Hills NJ 07078
19	21	Christ Episcopal Church (Dian Cate Center) 100-106 Rodgers Blvd N Harrison NJ 07029
19	21	Christ Episcopal Church 100-106 Rodgers Blvd N Harrison NJ 07029
19	25	Marco & Jose Rodrigo 108 Rodgers Blvd N Harrison, NJ 07029
19	26	Elia Ventura 110-112 Rodgers Blvd N Harrison NJ 07029
19	28	Jiang NJ Investment LLC 10 Village Lane Woodbury NY 11797
19	29.01	Victor Oliveira 308 Kingsland Ave Harrison NJ 07029
20	31	H & Murotsak Bobinski 327 William Street Harrison NJ 07029
20	32	Yu Zheng 4142 Ludwig Lane Bethpage NY 11714
20	33	Maria Guinaldo 323 William Street Harrison NJ 07029
20	34	Rodolfo A Gomez 321 William Street Harrison NJ 07029
20	35	Mary Ann & Richard Kennel 319 William Street Harrison NJ 07029
20	36	Frederick & Rose Mandaglio 317 William Street Harrison NJ 07029
20	37	Marcelino Dias 315 William Street Harrison NJ 07029
20	38.01	Sharna Etals Prakash 2020 Woodland Ave South Plainfield NJ 07080
20	38.02	Qing & Su Ke Zhu 313 William Street Harrison NJ 07029
20	40	Angel M Dias 309 William Street Harrison NJ 07029

(Only one notice is required to owners of more than one property.)

I certify the above is a complete list of properties within 200 feet of premises located at 321 Hamilton Street in Harrison NJ Block: 19 Lot: 33.

If you have any questions on any of the above please call our office: (973) 268-2446

RR: DT

Very truly yours,
Rocco Russomanno
Town Engineer

Attachment to all Property Owner Lists

Please note, if application is being made for variance, site plan and/or subdivision approval, the following entities are required to be notified pursuant to N.J.S.A. 40:55D-12:

1. Public Service Electric & Gas Co. (PSE&G) Manager - Corporate Properties 80 Park Plaza, T&B Newark, N.J. 07102	9. Office of the New Jersey Solicitor The Port Authority of New York and New Jersey Newark Legal Center One Riverfront Plaza - Suite 327 Newark, N.J. 07102
2. Verizon 540 Broad Street Newark, N.J. 07101	10. City of Newark, City Hall 920 Broad St., Newark, NJ 07102
3. Passaic Valley Water Commission 1525 Main Avenue P.O. Box 230 Clifton, N.J. 07011	11. Borough of East Newark 34 Sherman Avenue East Newark, N.J. 07029
4. Passaic Valley Sewer Commission 600 Wilson Avenue Newark, N.J. 07103	12. Town of Kearny 402 Kearny Avenue Kearny, NJ 07032
5. Comcast Cablevision of New Jersey 800 Railway Avenue Union, N.J. 07083	13. Harrison Redevelopment Agency 600 Essex Street Harrison, NJ 07029
6. Town of Harrison Water Department 600 Essex Street Harrison, N.J. 07029	
7. Thomas A. DeGuse County Executive County of Hudson 583 Newark Avenue Jersey City, N.J. 07306	
8. Hudson County Department of Engineering & Planning 925 County Avenue Secaucus, N.J. 07094	

1 02-20-20

REVISIONS: - 200' DIAGRAM & OWNER LIST
- EXISTING 200' BUILDING FRONT YARD CHART.

877 BROAD STREET
NEWARK, NJ 07102
TEL: (973) 824-0022
FAX: (973) 824-7447

ARTEK
STUDIO, LLC.

Daniel A. Roma R.A.
Professional Engineer
NJ License No. 17915
NY License No. 030092-1

LOT - 33
BLOCK : 19

APPLICANT : ANTONIO SOUSA
OWNER OF RECORD : ANTONIO SOUSA
321 HAMILTON STREET,
HARRISON, NJ
PROPOSED NEW DRIVE - IN GARAGE TO AN EXISTING TWO FAMILY DWELLING.

DATE : 11-05-19
DRAWN BY : ER
CHECKED BY : DAR

PROJECT 19031
DRAWING T-110

24" MIN. OR
ROOT BALL DEPTH

1'-0"

4'-0"

1'-0"

STREET TREE

2" MULCH LAYER

5" X 1/4" STEEL, ALUMINUM, OR
RECYCLED PLASTIC EDGING, SET
SPIKES 12" O.C (4 PER EDGE)
OPTIONAL: STANDARD DPR WICKET
FENCE WITH INTEGRAL
STEEL EDGE OR TREE GUARD

GRANITE COBBLE PAVEMENT ON SAND
SETTING BED

CONCRETE SIDEWALK

STRUCTURAL SOIL MIX
COMPACTED TO 95% DENSITY

COMPACTED SUBGRADE

COMPACTED SUBGRADE MOUND

NOTES:

PROVIDE CONTINUOUS TRENCH
OF STRUCTURAL SOIL BELOW ALL PAVEMENT
AREAS. BREAK SOIL TRENCHES ONLY WHERE
REQUIRED FOR UTILITIES AND FOUNDATIONS

LONGITUDINAL SECTION TREE PIT

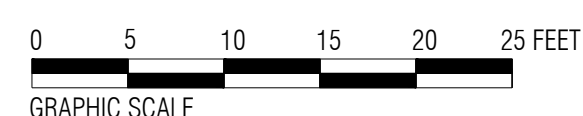
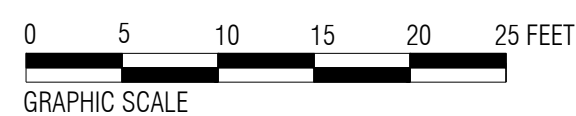
1/4" = 1'-0"



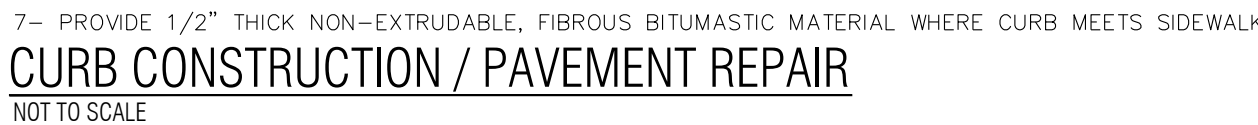
- ALL SHRUBS SHALL HAVE A MINIMUM HEIGHT AND INITIAL SPREADS OF 24" AND SHALL BE EITHER BALLED AND BAGGED OR DELIVERED IN 2 GALLON CONTAINERS. AND SHALL BE EITHER BALLED AND BAGGED OR DELIVERED IN 2 GALLON CONTAINERS.
- ARE TO RECEIVE SEEDING AFTER FINAL GRADING.
- ALL STAKING AND GUY WIRES ATTACHED TO THE TREES WILL BE REMOVED BY THE DEVELOPER AFTER ONE YEAR FROM INITIAL PLANTING.
- ALL TREE PITS SHALL HAVE A 4' X 4' OPENING IN PAVEMENT WITH THE TOP LAYER COVERED WITH SAND AND CONCRETE BRICK PAVERS LEVEL W/ SIDEWALK.
- ALL NEW STREET TREES SHALL BE PLANTED IN 4'X4' TREE PITS AT THE CURB LINE. ALL TREES SHALL BE PLANTED AT MINIMUM INITIAL SIZE OF 3" - 3-1/2" CALIPER AND SHALL BE BRANCHED AT 7'-0".

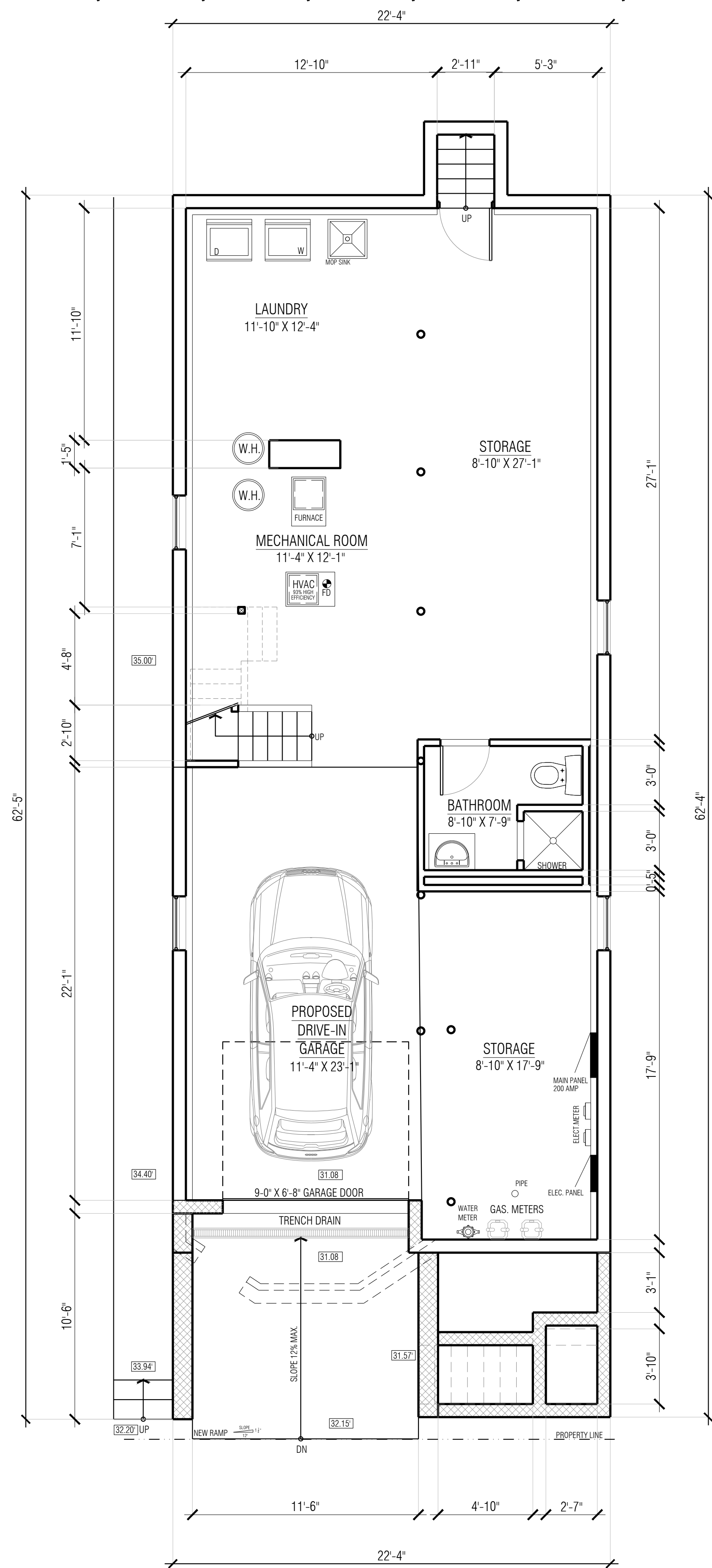
- THIS PROPERTY IS LOCATED ON FLOOD HAZARD ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2 % CHANCE FLOOD PLAIN
- The flood map for the selected area is number 334017C0081D, effective on 08/16/2006

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A SURVEY OF THE FOUNDATION WORK AND SUBMIT A COPY OF THE SAME TO THE ARCHITECT AND THE CITY TO VERIFY THE AS BUILT SETBACKS OF THE STRUCTURE.
2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DEVIATIONS BETWEEN THE PROPOSED AND AS-BUILT SETBACKS OF THE STRUCTURE BEFORE PROCEEDING WITH THE WORK.
3. THE ONLY VALID DRAWINGS THAT SHOULD BE USED FOR CONSTRUCTING THE WORK ARE THE APPROVED DRAWINGS AS ISSUED BY THE CITY BUILDING DEPARTMENT.
4. ANY PERMIT UPDATE DRAWINGS THAT HAVE BEEN APPROVED BY THE CITY SUPERCEDE THE ORIGINAL PERMIT DRAWINGS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE UPDATED PERMIT DRAWINGS AT THE SITE DURING CONSTRUCTION.
6. NEW CURBS AND SIDEWALKS SHALL BE CONSTRUCTED AT ALL PROPERTY FRONTS WITH THE FINAL DETERMINATION MADE BY THE DEPARTMENT OF ENGINEERING OF THE CITY. ALL WORK SHALL CONFORM TO CITY STANDARDS.
7. THE CONTRACTOR MUST PROVIDE VISIBLE BUILDING ADDRESSES FOR ALL STRUCTURES. ADDRESSES SHALL BE DISPLAYED IN ACCORDANCE WITH THE CITY'S 911 LOCATABLE ADDRESS ORDINANCE.
8. A PERMIT IS REQUIRED FROM THE OFFICE OF THE COUNTY ENGINEER PRIOR TO BEGINNING ANY WORK WITHIN THE RIGHT-OF-WAY OF A COUNTY ROAD. ALL WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY SHALL BE ACCORDING TO COUNTY STANDARDS.
9. THE CONTRACTOR MUST COORDINATE ALL NEW WATER AND SEWER CONNECTIONS WITH AND COMPLY WITH ALL DIRECTIVES FROM THE CITY OF NEWARK DIVISION OF WATER AND SEWER UTILITY.
10. THE CONTRACTOR IS RESPONSIBLE FOR DISCONNECTING ANY EXISTING UNUSED WATER SERVICES AT THE MAIN.
11. NO UTILITY METERS MAY BE LOCATED AT ANY STREET EXPOSURE OF THE BUILDING. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL EXTERIOR METERS WITH THE ARCHITECT PRIOR TO ANY UTILITY INSTALLATION.
12. EXISTING STREET CATCH BASINS AND INLETS ARE TO BE RETOIFIED WITH A NEW FRAME /GRATE/CURB-PIECE AS PER CITY STANDARDS (SEE DETAIL).



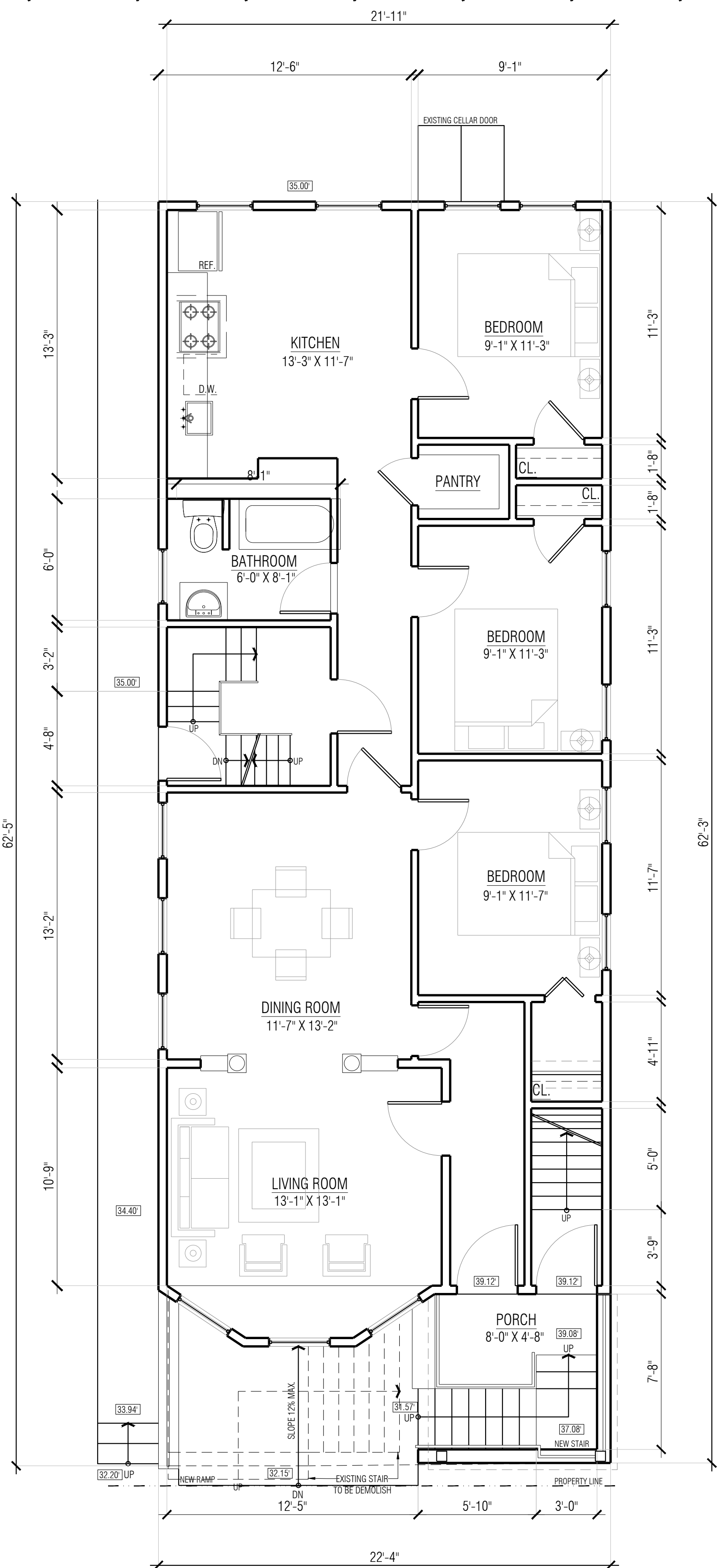
PROJECT	DRAWING
19031	S-100





PROPOSED BASEMENT FLOOR PLAN

1/4"=1'-0"
GROSS AREA : 1,165.63 SQ. FT.
NET AREA: 1,000.00 SQ. FT.

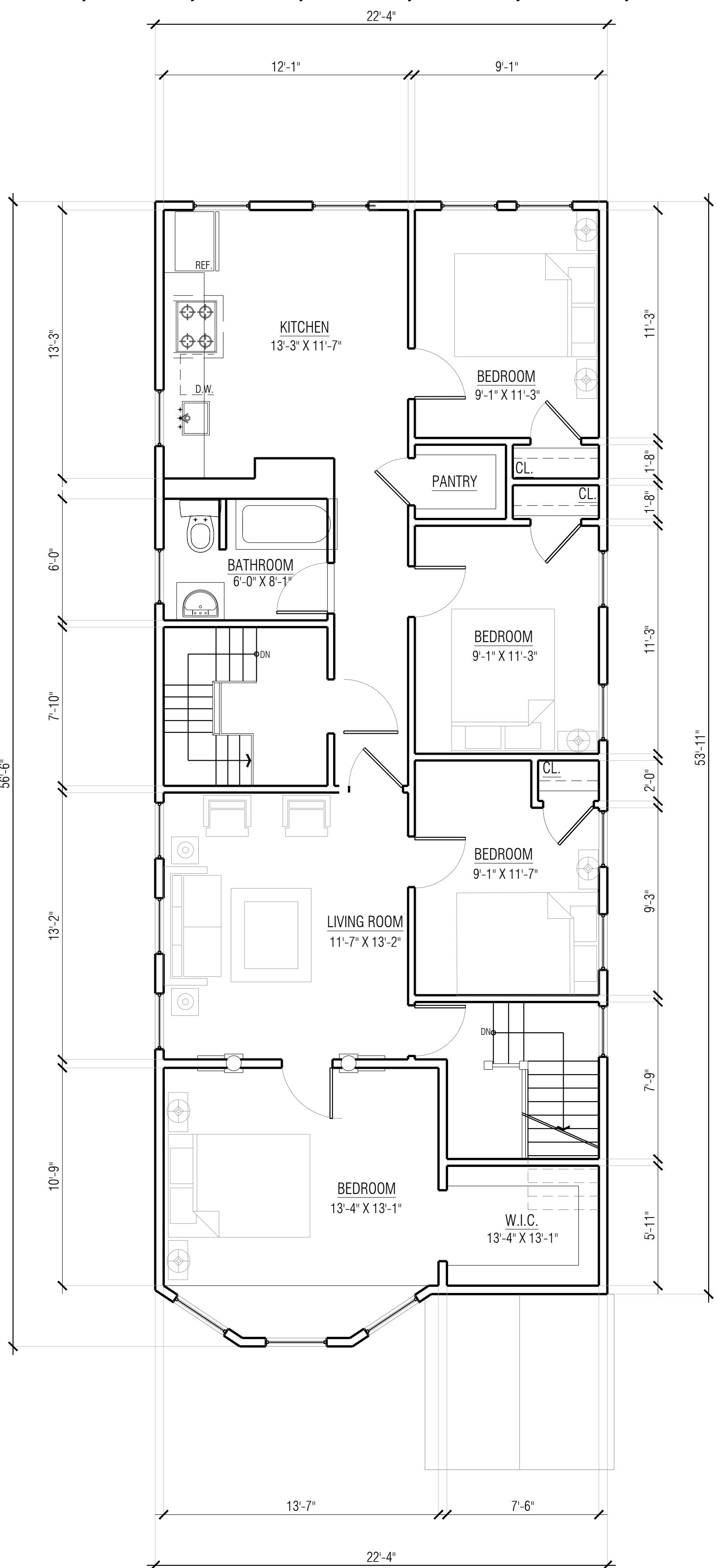


PROPOSED FIRST FLOOR PLAN

1/4"=1'-0"
GROSS AREA : 1,201.60 SQ. FT.
NET AREA: 990.60 SQ. FT.

WALL LEGEND:

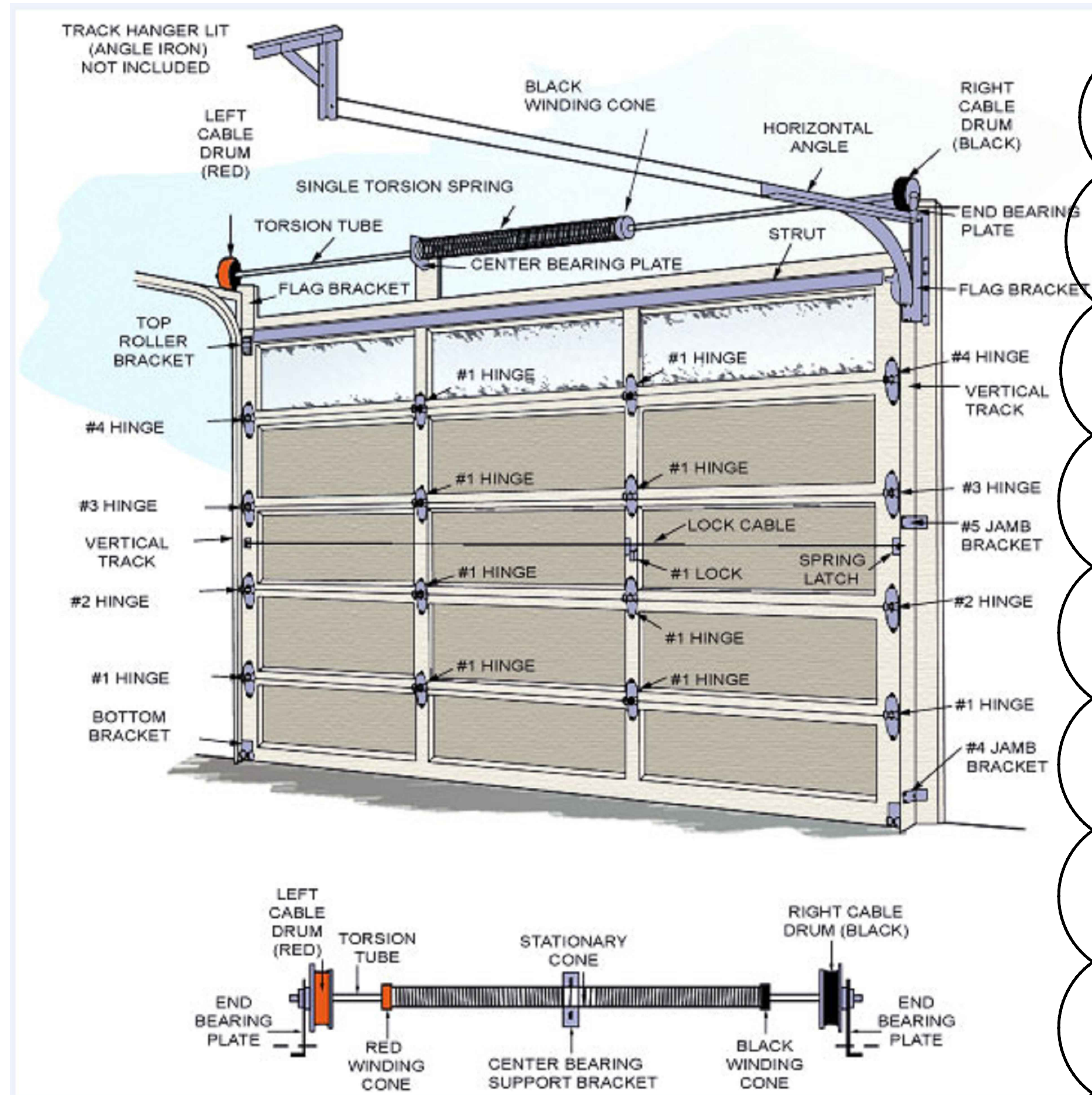
	NEW WALL
	NEW MASONRY WALL
	NEW 1 HR FIRE RATED WALL



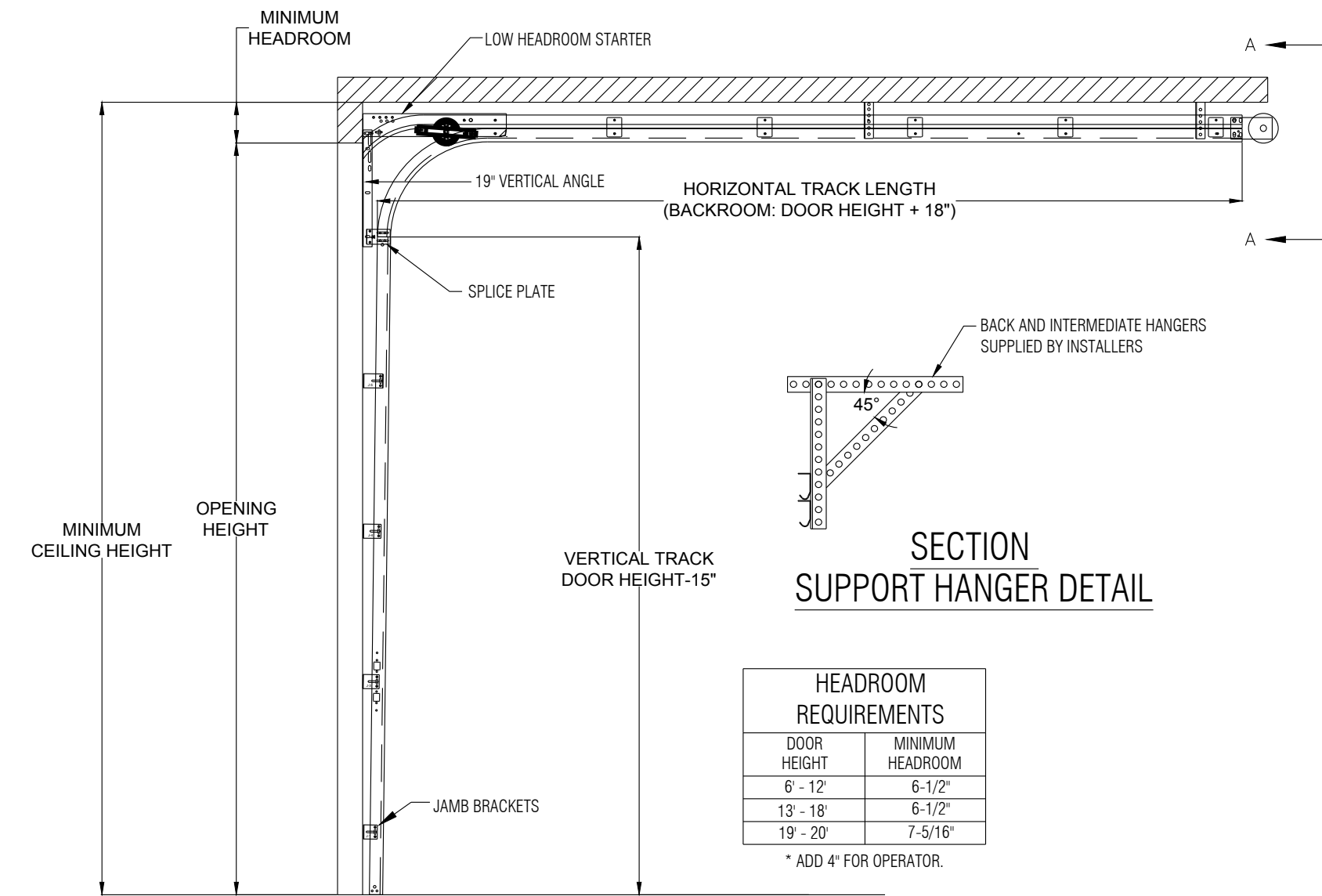
PROPOSED SECOND FLOOR PLAN

1/4"=1'-0"
GROSS AREA : 1,201.60 SQ. FT.
NET AREA: 960.35 SQ. FT.

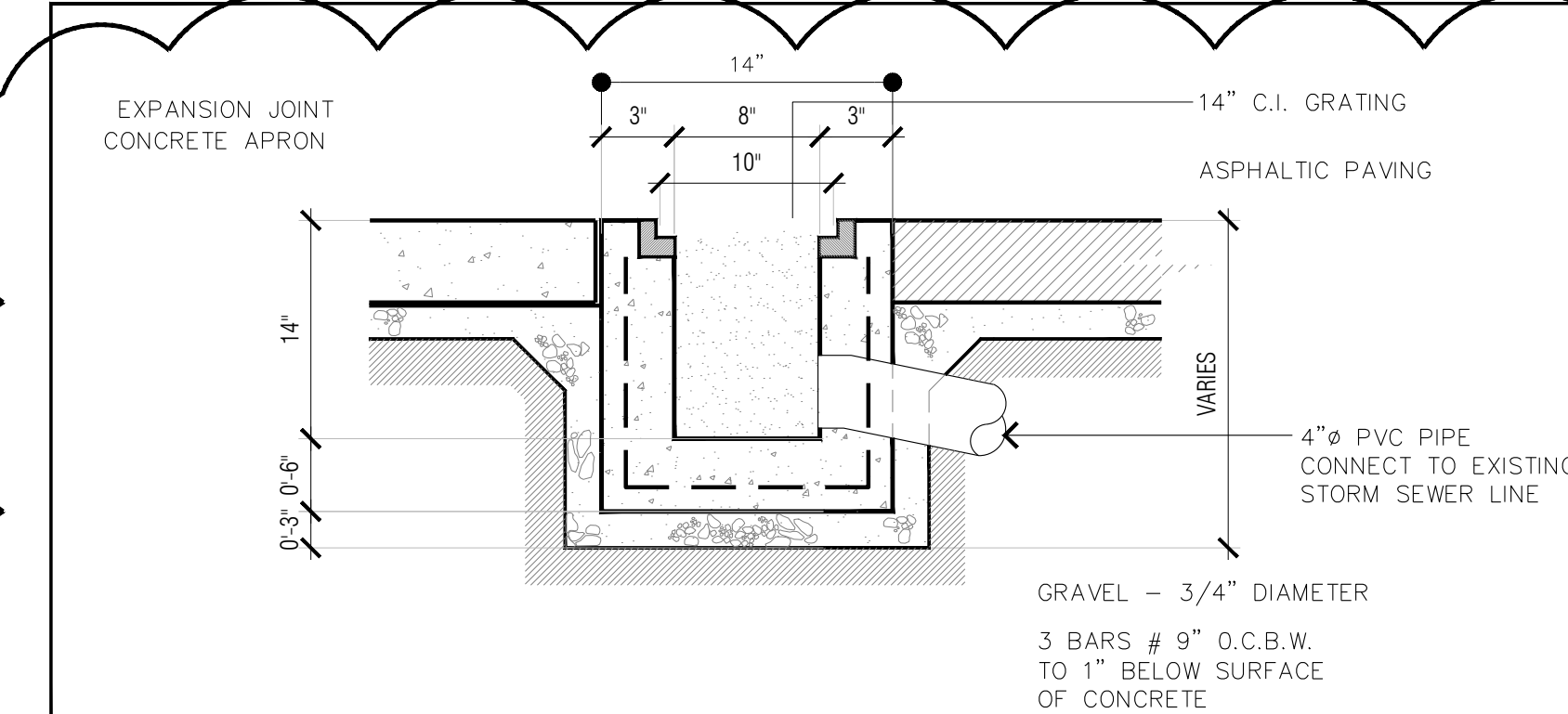
REVISIONS:	1 02-20-20 -GRADING ELEVATION POINTS.
ARTEK STUDIO, LLC.	877 BROAD STREET NEWARK, NJ 07102 TEL: (973) 824-0022 FAX: (973) 824-7447
Daniel A. Roma R.A. NJ License No. 17915 NJ License No. 030092-1	
LOT : 33 BLOCK : 19	
APPLICANT : ANTONIO SOUSA OWNER OF RECORD : ANTONIO SOUSA 321 HAMILTON STREET, HARRISON, NJ PROPOSED NEW DRIVE - IN GARAGE TO AN EXISTING TWO FAMILY DWELLING.	
DATE :	11-05-19
DRAWN BY :	ER
CHECKED BY :	DAR
PROJECT	DRAWING
19031	A-100



GARAGE DOOR DETAIL
SCALE: N.T.S.



STANDARD LIFT LOW HEADROOM TO THE REAR BRACKET MOUNT TRACK SET DETAIL
SCALE: N.T.S.



TRENCH DRAIN DETAIL
N.T.S.



LEFT SIDE ELEVATION / SECTION
SCALE: 1/2"=1'-0"

REVISIONS:

- 1 02-20-20 -GRADING ELEVATION POINTS.
- UPDATED DETAIL OF TRENCH DRAIN LINE CONNECTION TO EXIST. SEWER.

877 BROAD STREET
NEWARK, NJ 07102
TEL: (973) 824-0022
FAX: (973) 824-7447

ARTEK
STUDIO, LLC.

Daniel A. Roma R.A.
NJ License No. 17915
NY License No. 030082-1

LOT : 33
BLOCK : 19

APPLICANT : ANTONIO SOUSA
OWNER OF RECORD : ANTONIO SOUSA
321 HAMILTON STREET,
HARRISON, NJ
PROPOSED NEW DRIVE - IN GARAGE TO AN EXISTING TWO FAMILY DWELLING.

DATE : 11-05-19
DRAWN BY : ER
CHECKED BY : DAR

PROJECT	DRAWING
19031	A-100



LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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

- VINYL SIDING
- DOUBLE HUNG WINDOW
- ASPHALT SHINGLES
- ALUMINUM GUTTER
- DECORATIVE COLUMN
- DOUBLE HUNG WINDOW
- ALUMINUM LEADER
- RAILING 36" MIN. HEIGHT
- RAILING 36" MIN. HEIGHT
- GARAGE DOOR
- PRECAST BLOCK
- EXISTING STEPS



LEFT SIDE ELEVATION

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

- BUILT-UP ROLLED ROOFING
- ALUMINUM GUTTER
- ALUMINUM LEADER
- DOUBLE HUNG WINDOW
- DOUBLE HUNG WINDOW
- VINYL SIDING
- PRECAST BLOCK



REAR SIDE ELEVATION

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

REVISIONS:

102-20-20

-NO REVISIONS ON THIS PAGE.

ARTEK

STUDIO, LLC.

Daniel A. Roma R.A.
Professional Engineer
NJ License No. 17915
NY License No. 030092-1

LOT : 33
BLOCK : 19

APPLICANT : ANTONIO SOUSA
OWNER OF RECORD : ANTONIO SOUSA
321 HAMILTON STREET,
HARRISON, NJ
PROPOSED NEW DRIVE - IN GARAGE TO AN EXISTING TWO FAMILY DWELLING.

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DRAWING A-200