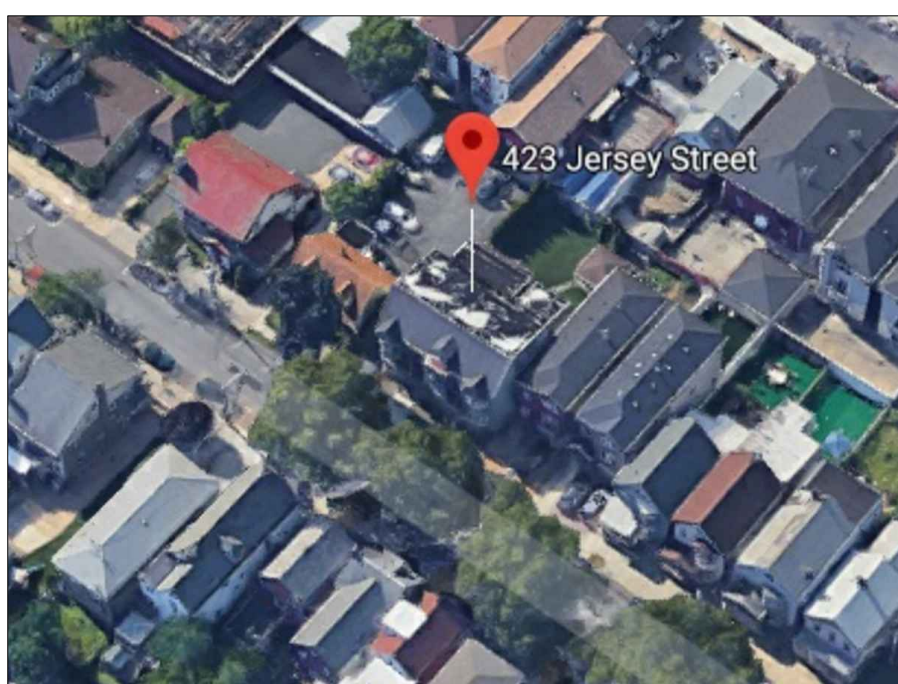


SITE PHOTOS



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	3.5	
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	48.91 (1222.75 SF // 2,500 SF)	
BUILDING COVERAGE (%)	N/A	38.46 (961.50 SF // 2,500 SF)	
IMPERVIOUS COVERAGE (%)	N/A	51.09 (1,277.25 SF // 2,500 SF)	
MAXIMUM UNCOVERED STEPS PROJECTION ON FRONT YARD (FEET)	6	2.5	NO CHANGE

* NOTE: EXISTING NON-CONFORMING

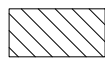
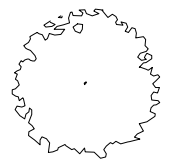
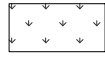
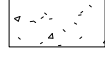




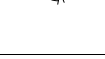

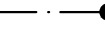

DRAWING INDEX

#	TITLE	ISSUE DATE
PL-0.0	COVER SHEET - NOTES	03/07/18
PL-1.0	FLOOR PLANS - FOUNDATION AND FIRST	03/07/18
PL-1.1	FLOOR PLANS - SECOND AND THIRD	03/07/18
PL-2.0	ELEVATIONS - FRONT AND REAR	03/07/18
PL-2.1	ELEVATIONS - SIDES	03/07/18

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.)	1,291.1
NEW BUILDING AREA (SQ. FT.)	574.8
VOLUME OF NEW STRUCTURE (CU. FT.)	29,556 CU. FT.
CONSTRUCTION CLASSIFICATION	5B
MAXIMUM LIVE LOAD (LB. / SQ. FT.)	40
USE GROUP	R5
FLOOD HAZARD ZONE	N/A

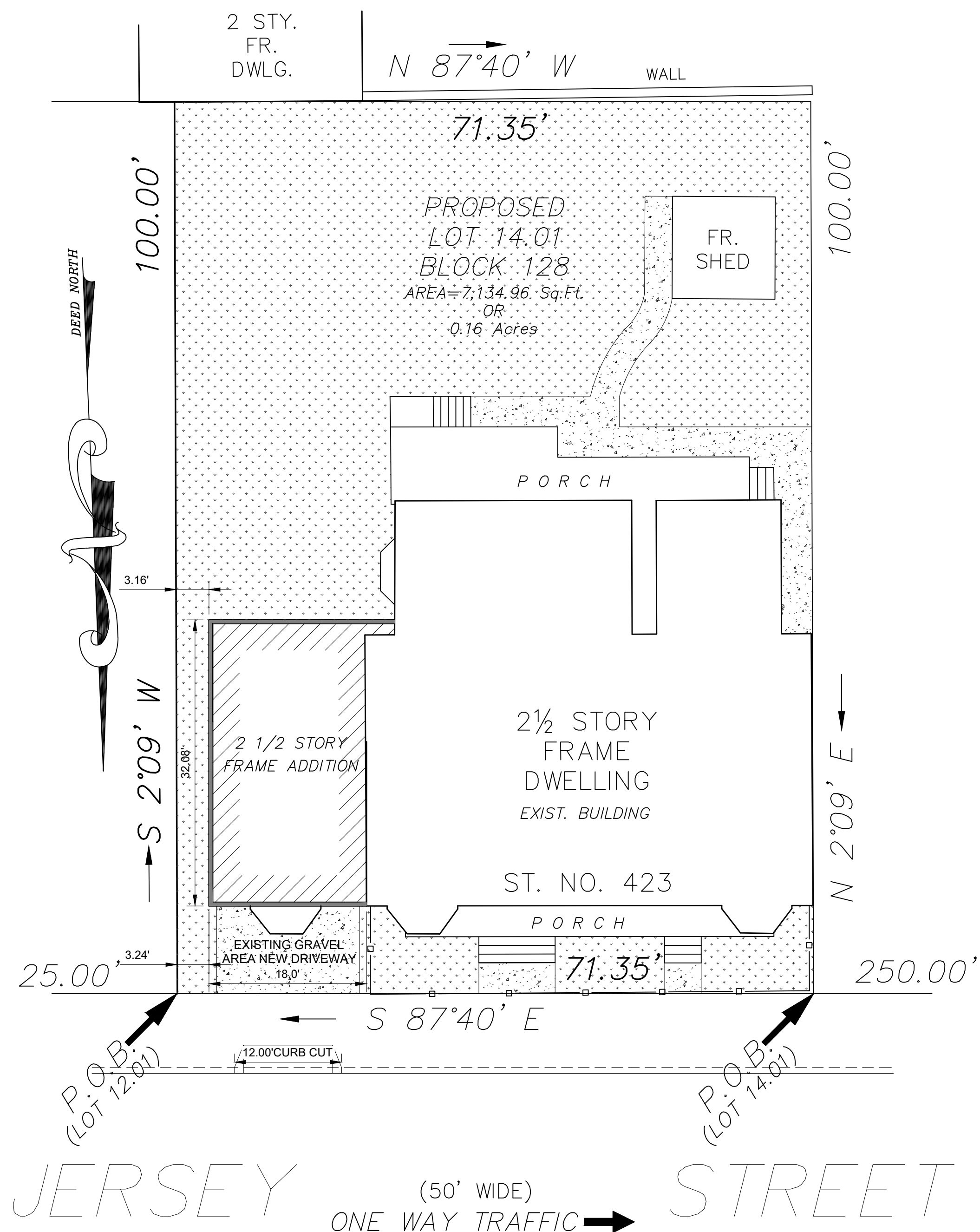
THESE DOCUMENTS HAVE BEEN PREPARED IN ACCORDANCE WITH
THE 2015 INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY EDITION

SITE LEGEND:			
	BUILDING PERIMETER		NEW TREE PER TOWN SPECS
	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 LUMINAIRE		
	ROOF LEADER WITH UNDERGROUND DRAINAGE TO STREET		
	(2) 6'-0" HIGH GATE		



1	LOCATION MAP
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PL-0.0.0	N.T.S.
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2 SITE PLAN

PL-0.0.0	1" = 10'-0"
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☒ CHRISTOPHER JUCHNIK, R.A.
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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

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SCALE			
As indicated			
DATE			
10/31/19			
CHECKED BY	DRAWN BY		
CJ	BAE		
DRAWING TITLE		CHRISTOPHER JUCHNIK, R.A.	

COVER SHEET -
NOTES

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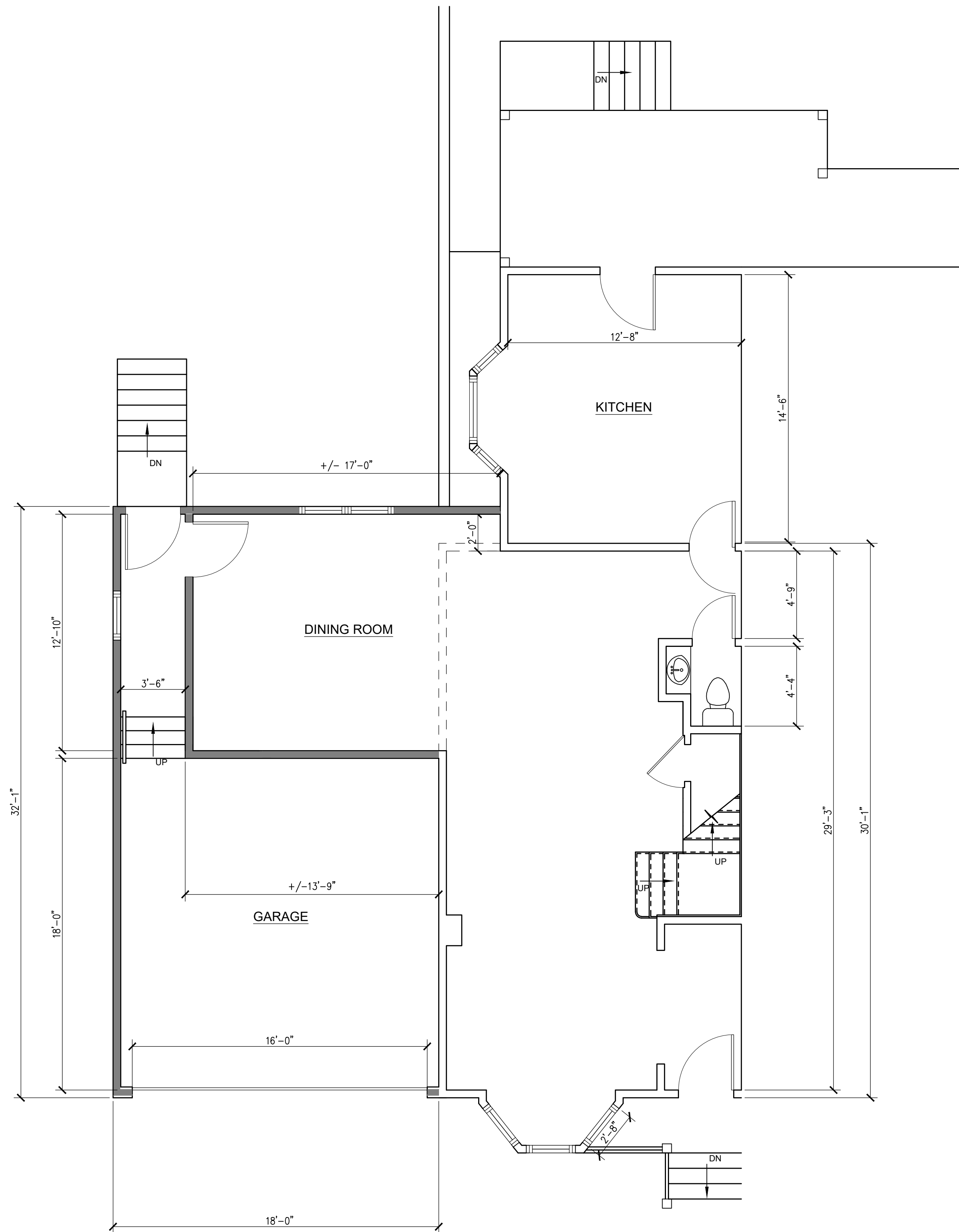
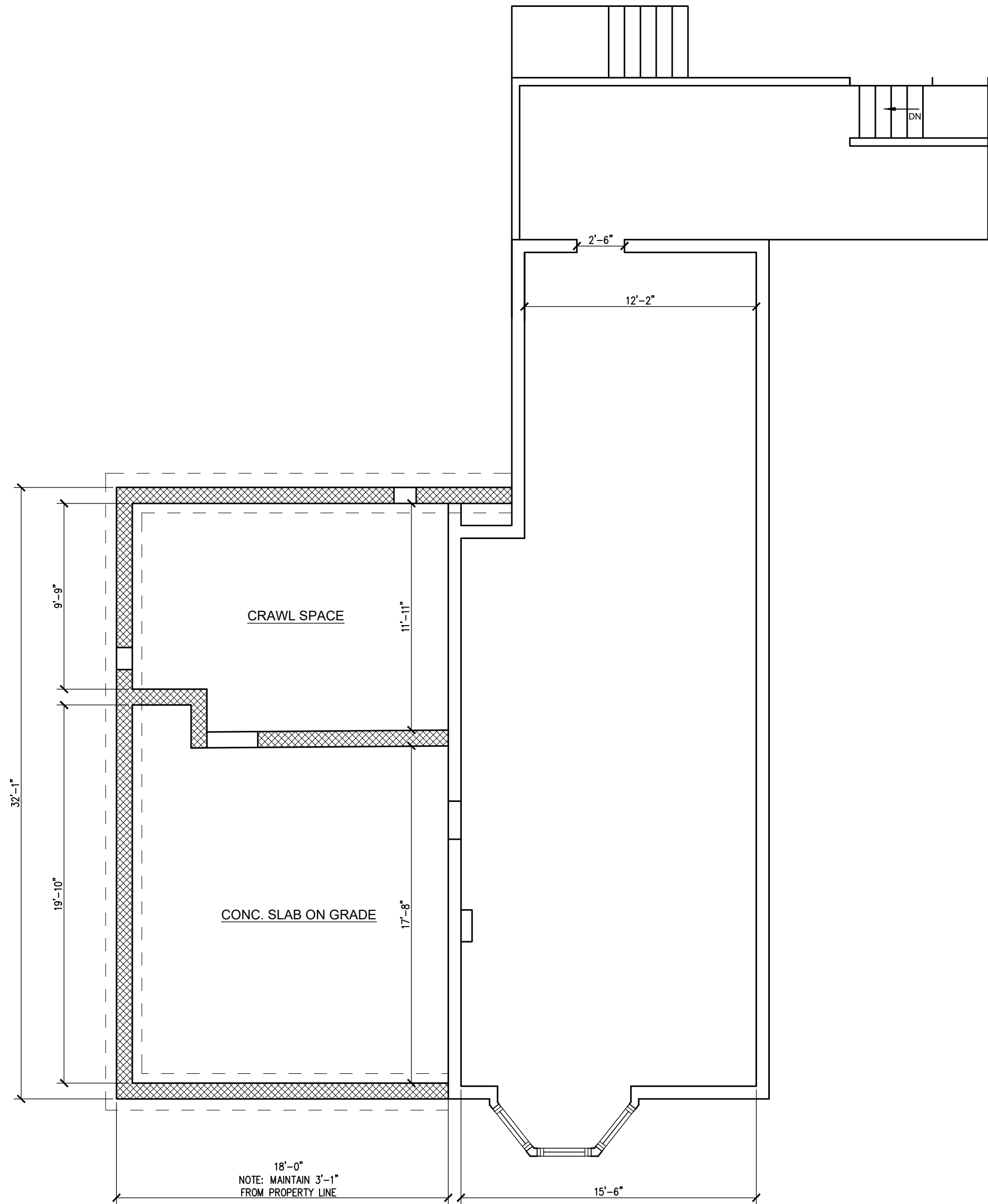
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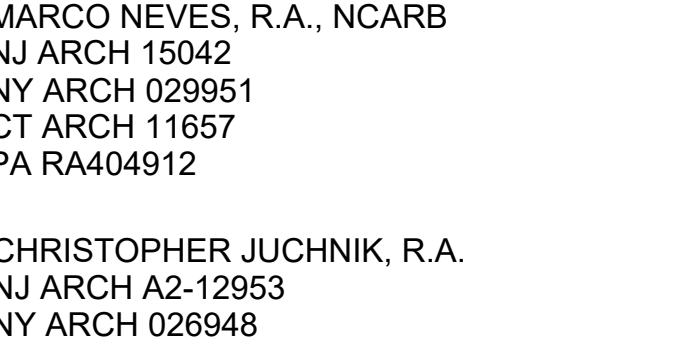
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			CHRISTOPHER JUCHNIK, R. A.

PROPOSED BASEMENT AND FIRST FLOOR PLAN


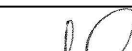
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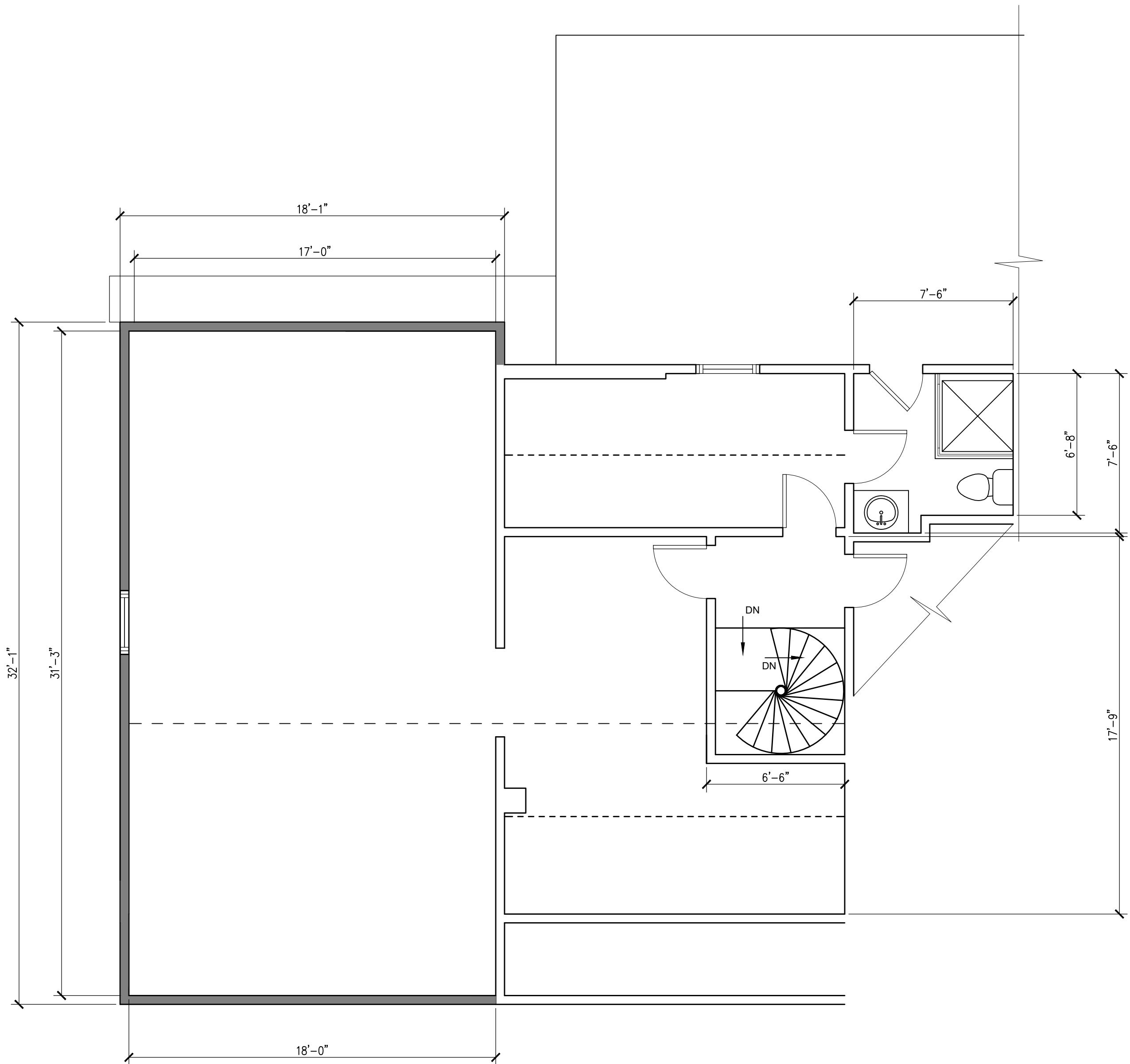
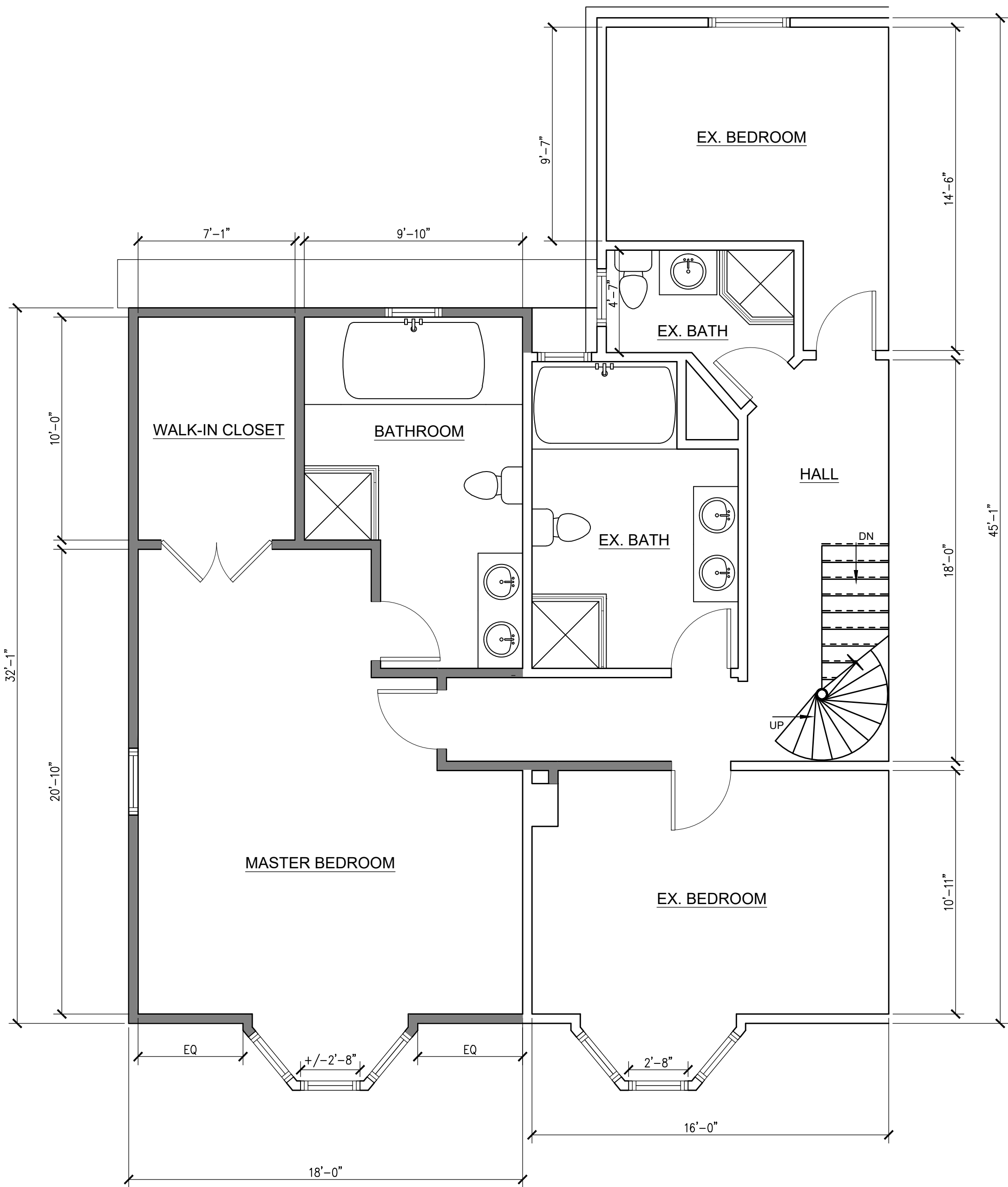
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PROPOSED SECOND AND THIRD FLOOR PLAN

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PL-1.1

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



2	REAR ELEVATION
A - 2.0	1/4" = 1'-0"



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FRONT AND REAR ELEVATIONS

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A - 2.0

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