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.

REVISIONS:
1 02-20-20
- 200' DIAGRAM.
-SIGNATURE LINE FOR BOARD CHAIR & SECRETARY, ENGINEER
-NEW T-110 PAGE ADDED
2 06-17-20
- 200' DIAGRAM.
-SIGNATURE LINE FOR BOARD CHAIR & SECRETARY, ENGINEER
-NEW T-110 PAGE ADDED

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	1,215.28 SQ.FT
LANDSCAPE	756.16 SQ.FT
PARKING	0.00 SQ.FT
CIRCULATION	528.56 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

1

200' RADIUS MAP
321 HAMILTON STREET
BLOCK 19 LOT 33
TAX MAP SHEETS 1, 8, 9 AND 10

ROCCO A. RUSSOMANNO, PE NJPE 42489
SIZE | FSCM NO. | DWG NO. 19-B19L33 | REV
TOWN ENGINEER
SCALE NTS
SHEET 1 OF 1

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	1	VARIANCE

IBC NJ 2015 REQUIREMENTS	
USE GROUP	R 5
CONSTRUCTION TYPE	5 B
HEIGHT OF STRUCTURE	31'- 9"
NUMBER OF STORIES	2
BASEMENT FLOOR AREA	1,215.28 SF
FIRST FLOOR AREA	1,201.60 SF
SECOND FLOOR AREA	1,201.60 SF
TOTAL AREA	3,618.48 SF
VOLUME	36,184.80 CF

1

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 FRONTAGES 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

PROJECT DESCRIPTION

LOT AREA :	2,500.00 SQ.FT	GROSS FLOOR AREA TOTAL:	3,618.48 SQ.FT
NET FLOOR AREA TOTAL :	3,256.63 SQ.FT	PROJECT FLOOR AREA :	3,618.48 SQ.FT
NUMBER OF PARKING SPACES :	1		
LANDSCAPE AREA :	756.16 SQ.FT	GROUND FLOOR AREA :	1,215.28 SQ.FT
CIRCULATION AREA :	528.56 SQ.FT	PARKING AREA :	0.0 SQ.FT

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

DESIGN LOADS

LBS./S.F.	LIVE LOAD	DEAD LOAD	TOTAL
FIRST FLOOR	40	15	55
SECOND FLOOR	40	15	55
THIRD FLOOR	40	15	55
ROOF	30	15	45

1

APPROVED BY:
PLANNING BOARD TOWN OF HARRISON - NEW JERSEY

CHAIRMAN OF THE BOARD: DATE:

SECRETARY OF THE BOARD: DATE:

BOARD ENGINEER: DATE:

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

Daniel A. Roma R.A
Registered Architect
NJ License No. 17915
NY License No. 030062-1

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

200' FT DIAGRAM

The Town of Harrison
DEPARTMENT OF CONSTRUCTION INSPECTION
TOWN HALL, 318 HARRISON AVENUE
HARRISON, NEW JERSEY 07029

ROCCO RUSSOMANNO
CONSTRUCTION OFFICIAL/TOWN ENGINEER
(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 Reece LLC 331 Cleveland Ave Harrison NJ 07029
18	27	Cuerro Ronnes 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 Ibarra & Erika Contreras 123 N Third Street Harrison NJ 07029
19	2	Constance Wagner 113 N Third Street Harrison, NJ 07029
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	Aydee Miranda 165 Wilson Ave Kearny NJ 07032
19	8	Pablo Suarez 173 Brighton Ave Kearny NJ 07032
19	9	Johnny & Guiyun Yang Chen He 43 Schoener 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	Herminia Alves 316 Cleveland Avenue, Harrison, NJ 07029
19	14	Bhaskar & Bhattacharya Chatterjee 318 Cleveland Ave Harrison NJ 07029
19	15	Miguel & Carmen Marrero 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 Shiresha 336 Cleveland Ave Harrison NJ 07029
19	18.03	338 Cleveland LLC 117 Hobart Ave Short Hills NJ 07078
19	21	Christ Episcopal Church (Dare Care Center) 100-106 Rodgers Blvd N Harrison NJ 07029
19	21	Christ Episcopal Church 100-106 Rodgers Blvd N Harrison NJ 07029
19	25	Marca & Jose Rodrigo 108 Rodgers Blvd N Harrison, NJ 07029
19	26	Elba 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
19	30	Edmund & Eccles Lepinski 325-329 Hamilton Street Harrison, NJ 07029
19	32	Zuowen Rei 323 Hamilton Street, Harrison, NJ 07029
19	33	Antonio & Maria Da Conceicao Sousa 321 Hamilton Street Harrison, NJ 07029
19	34	Aquiles & Cidalia Marques 319 Hamilton Street Harrison NJ 07029
19	35	Dragon Realty LLC 265 Newark Pompton Tpk Wayne NJ 07470
19	36	Henrique & Altira Recio 315 Hamilton Street Harrison NJ 07029
19	37	John & Elizabeth Archibald 313 Hamilton Street Harrison NJ 07029
19	38	Nuno & Julio Verde 19010 Cloud Lake Circle Roca Raton FL 33496
19	39	Vincent & Chen Xiaoqing Yu Jin 714 William Street Harrison NJ 07029
19	40	Theodore & Mary Glancy 307 Hamilton St Harrison, NJ 07029
20	7.01	Duan Rong 203 N third Street, Harrison, NJ 07029
20	8.01	Yongyao & Jiang Meili Wu 201 N Third Street, Harrison NJ 07029
20	9	Lucinda R Marinho 308 Hamilton Street, Harrison, NJ 07029
20	10	Christopher Bryla 310 Hamilton Street Harrison NJ 07029
20	11	Maximo & Maria Castro 312 Hamilton Street Harrison NJ 07029
20	12	314 Hamilton Street LLC 265 Newark Pompton Tpke Wayne NJ 07470
20	13	Joaquim & Isabel Caballero 316 Hamilton Street Harrison NJ 07029
20	14	Jose & Anna & Cerquira M & C Sousa 396 Forest Ave Lyndhurst NJ 07071
20	15	Luis & Maria Vagueiro 78 Hillcrest Drive Clark NJ 07066
20	16	Elvin Pina 322 Hamilton Street Harrison NJ 07029
20	17	Felicita & Ernesto Cisneros 324 Hamilton Street Harrison NJ 07029
20	18	Hassan & Nafees Suha Hashmi 326 Hamilton Street Harrison NJ 07029
20	19	Chiou Lih-Fang 328 Hamilton Street Harrison NJ 07029
20	20	Yueh & Chiou Lih-Fang Yin Yen Same as above
20	21	Enrique & Maria Camano 332 Hamilton Street Harrison NJ 07029
20	22	Jose & Nobre Isabel Dionisio 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 Yaszczemski 119 Warren Street Harrison NJ 07029
20	27	Sun Property Corp Young 214-216 Rodgers Blvd N Harrison NJ 07029
20	29	Augusto & Canbotu M & A Soares 331 William Street Harrison NJ 07029
20	30	Ariadne Alcantara 329 William Street Harrison NJ 07029
20	31	H & Marusiuk 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 Willaim 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 Dios 315 William Street Harrison NJ 07029
20	38.01	Sharma 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 Dios 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

Very truly yours

Rocco Russomanno
Town Engineer

RR: DT

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, T6B
Newark, N.J. 07102

2. Verizon
540 Broad Street
Newark, N.J. 07101

3. Passaic Valley Water Commission
1525 Main Avenue
P.O. Box 230
Clifton, N.J. 07011

4. Passaic Valley Sewer Commission
600 Wilson Avenue
Newark, N.J. 07105

5. Comcast Cablevision of New Jersey
800 Railway Avenue
Union, N.J. 07083

6. Town of Harrison Water Department
600 Essex Street
Harrison, N.J. 07029

7. Thomas A. DeGise
County Executive
County of Hudson
583 Newark Avenue
Jersey City, N.J. 07306

8. Hudson County Department of Engineering & Planning
595 County Avenue
Secaucus, N.J. 07094

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

10. City of Newark, City Hall
920 Broad St.,Newark, NJ 07102

11. Borough of East Newark
34 Sherman Avenue
East Newark, N.J. 07029

12. Town of Kearny
402 Kearny Avenue
Kearny, NJ 07032

13. Harrison Redevelopment Agency
600 Essex Street
Harrison, N.J. 07029

EXISTING - 200' FT - BUILDING FRONT YARD			
ADDRESS	BLOCK #	LOT #	FRONT YARD
331 CLEVELAND AVE.	18	25	0.0'
16 FRANK E. RODGERS BLVD. N	18	27	0.0'
NUMBER TWO FIRE HOUSE HARRISON	18	32	0.0'
319 CLEVELAND AVE.	18	36	0.0'
319 CLEVELAND AVE.	18	39	0.0'
123 N 3RD STREET	19	1	0.0'
113 N 3RD STREET	19	2	0.0'
111 N 3RD STREET	19	3	0.0'
109 N 3RD STREET	19	4	0.0'
107 N 3RD STREET	19	5	0.0'
105 N 3RD STREET	19	6	0.0'

EXISTING - 200' FT - BUILDING FRONT YARD			
ADDRESS	BLOCK #	LOT #	FRONT YARD
103 N 3RD STREET	19	7	0.0'
101 N 3RD STREET	19	8	0.0'
308 CLEVELAND AVE.	19	9	0.0'
312 CLEVELAND AVE.	19	11	0.0'
314 CLEVELAND AVE.	19	12	0.0'
316 CLEVELAND AVE.	19	13	0.0'
318 CLEVELAND AVE.	19	14	0.0'
328 CLEVELAND AVE.	19	15	0.0'
330 CLEVELAND AVE.	19	16	0.33'
332 CLEVELAND AVE.	19	17	0.08'
338 CLEVELAND AVE.	19	18	0.0'

EXISTING - 200' FT - BUILDING FRONT YARD			
ADDRESS	BLOCK #	LOT #	FRONT YARD
100 - 106 FRANK E. RODGERS BLVD. N	19	21	3.6'
108 FRANK E. RODGERS BLVD. N	19	25	0.0'
110 - 112 FRANK E. RODGERS BLVD. N	19	26	0.0'
114 FRANK E. RODGERS BLVD. N	19	28	0.0'
331 HAMILTON STREET	19	29.01	0.16'
329 -325 HAMILTON ST.	19	30	0.33'
323 HAMILTON ST.	19	32	5.0'
321 HAMILTON STREET	19	33	1.1'
319 HAMILTON STREET	19	34	1.16'
317 HAMILTON STREET	19	35	0.25'
315 HAMILTON STREET	19	36	0.33'

EXISTING - 200' FT - BUILDING FRONT YARD			
ADDRESS	BLOCK #	LOT #	FRONT YARD
313 HAMILTON STREET	19	37	0.50'
311 HAMILTON STREET	19	38	6.33'
309 HAMILTON STREET	19	39	0.42'
307 HAMILTON STREET	19	40	0.83'
203 N 3RD STREET	20	7.01	13.16'
203 N 3RD STREET	20	8.01	13.16'
308 HAMILTON STREET	20	9	1.92'
310 HAMILTON STREET	20	10	1.83'
312 HAMILTON STREET	20	11	1.92'
314 HAMILTON STREET	20	12	1.25'
316 HAMILTON STREET	20	13	0.0'

EXISTING - 200' FT - BUILDING FRONT YARD			
ADDRESS	BLOCK #	LOT #	FRONT YARD
318 HAMILTON STREET	20	14	0.0'
320 HAMILTON STREET	20	15	0.0'
322 HAMILTON STREET	20	16	0.0'
324 HAMILTON STREET	20	17	0.0'
326 HAMILTON STREET	20	18	8.67'
328 HAMILTON STREET	20	19	9.16'
330 HAMILTON STREET	20	21	0.0'
332 HAMILTON STREET	20	22	0.0'
334 HAMILTON STREET	20	23	0.0'
336 HAMILTON STREET	20	24	0.0'
338 HAMILTON STREET	20	25	0.0'

AVERAGE FRONT YARD = 1.26'

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

1

REVISIONS:
1 02-20-20
- 200' DIAGRAM & OWNER LIST
-EXISTING 200' BUILDING FRONT YARD CHART.

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

Daniel A. Roma R.A
Registered Architect
NJ License No. 17915
NY License No. 000082-1

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-110

KEY	AMOUNT	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
GM	1	TILIA TOMENTOSUM	GREEN MOUNTAIN (LINDEN)	3" - 3.5" CALIPER

GREEN MOUNTAIN (LINDEN)

LONGITUDINAL SECTION TREE PIT

1/4" = 1'-0"

TYPICAL TREE PLANTER AREA

N.T.S.

PLAN - GRANITE COBBLES, TREE TRENCH, AND TREE PIT

1/4" = 1'-0"

SITE PLAN NOTES:

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 THE SITE DURING CONSTRUCTION.
6. NEW CURBS AND SIDEWALKS SHALL BE CONSTRUCTED AT ALL PROPERTY FRONTAGES 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 VISIBIBLE 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 RETOFITTED WITH A NEW FRAME /GRATE/CURB-PIECE AS PER CITY STANDARDS (SEE DETAIL).

PLANTING NOTES:

- 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".

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

RICHLAN, LUPO & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
2 INDUSTRIAL ROAD–SUITE 204
FAIRFIELD, N.J. 07004
CERTIFICATE OF AUTHORIZATION #24GA28005300

STEVEN R. LUPO, P.L.S.
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 39252
TEL (973)450–1819 FAX: (973)450–8087

DATE: SEPT. 19, 2019
SCALE: 1"=10'

2

EXISTING SITE CONDITIONS

SITE PLAN

SCALE: 1' = 10' - 0"
BLOCK: 33
LOT # 19

PROPOSED SITE PLAN

SCALE: 1' = 10' - 0"
BLOCK: 33
LOT # 19

REVISIONS:

1 02-20-20
- EXISTING ON-STREET PARKING.
-GRADING ELEVATION POINTS.

2 06-17-20
-SITE PLAN UPDATE: NEW STAIR AND RAMP UPDATED

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

Daniel A. Roma R.A
Registered Architect
NJ License No. 17915
NY License No. 030062-1

APPLICANT :ANTONIO SOUSA
OWNER OF RECORD : ANTONIO SOUSA
321 HAMILTON STREET,
HARRISON, NJ

LOT : 33
BLOCK : 19

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

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

PROJECT	DRAWING
19031	S-100

DEPRESSED DRIVEWAY
N.T.S.

UTILITY NOTES:

- DEVELOPER WILL COMPLY WITH ALL DIRECTIVES FROM THE DIVISION OF WATER/SEWER UTILITY WITH REGARDS TO BOTH THE WATER AND SEWER TAPS.
- ADDITIONALLY, IT SHALL BE THE DEVELOPERS RESPONSIBILITY TO DISCONNECT ANY EXISTING WATER SERVICE(S) AT THE MAIN.
- NO UTILITY METERS WILL BE LOCATED AT ANY STREET EXPOSURE OF THE BUILDING
- EXISTING CATCH BASINS SHALL BE RETROFITTED WITH A NEW FRAME / GRATE / CURB PIECE AS PER CITY STANDARDS (SEE DETAIL).

NOTES.

1- THE ENGINEER OR HISHER REPRESENTATIVE MAY REJECT AND REQUIRE RECONSTRUCION OF SUBBASE UNLESS IT IS FIRM AND LEVEL.

2-ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO 2007 NJDOT STANDARD SPECIFICATIONS.

3-CONTRACTOR MUST PROVIDE SQUARE AND UNIFORM PAVEMENT SAW CUT PRIOR TO PAVEMENT REPLACEMENT.

4-REMOVE 6" WIDTH AND 2" THICK TOP SURFACE LAYER BEYOND TRENCH WIDTH.

5-CONSTRUCT: PUT TACK COAT ALONG VERTICAL & HORIZONTAL SURFACES.

6-DURING WINTER, IF TEMPERATURE IS BELOW 35°F AND HOT MIX IS NOT AVAILABLE, COLD PATCH SHALL BE PLACED ON A TEMPORARY BASIS. IT MUST BE REMOVED, AND REPLACED WITH HOT MIX ASPHALT AFTER MAY 1 OF THE CURRENT YEAR.

PIPE INSTALLATION & PAVEMENT RESTORATION

REVISED BY L.F. 4-15-15

GENERAL NOTES:

1– ALL CONCRETE SHALL CONFORM TO 2001 NJ D.O.T. STANDARD SPEC. FOR ROAD & BRIDGE CONSTRUCTION SECTION 914 CLASS "B" AIR ENTRAINED.
2– EXPANSION JOINTS SHALL BE AT 10–FOOT INTERVALS AND FILLED WITH A HALF INCH THICK, NON–EXTRUDABLE, FIBROUS, BITUMASTIC MATERIAL.
3– ALL CONCRETE WORK SHALL HAVE A WOOD FLOAT AND TRANSVERSE BROOM FINISH. BROOMING SHALL BE DONE BEFORE INITIAL SET USING A STEEL OR BARN BROOM.
4– 4" SUBBASE OF DENSE GRADED AGGREGATE SHALL BE FIRM AND APPROVED BY THE ENGINEER OR HIS REPRESENTATIVE.
5– ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO NJ D.O.T. STANDARDS AND SPECIFICATIONS.
6– INADEQUATE WORK MAY BE REJECTED BY THE CITY ENGINEER OR HIS/HER REPRESENTATIVE PRIOR TO POURING.
7– PROVIDE 1/2" THICK NON–EXTRUDABLE, FIBROUS BITUMASTIC MATERIAL WHERE CURB MEETS SIDEWALK

CURB CONSTRUCTION / PAVEMENT REPAIR
NOT TO SCALE

GENERAL NOTES

1- ALL CONCRETE SHALL CONFORM TO 1989 NJ D.O.T. STANDARD SPEC. FOR ROAD & BRIDGE CONSTRUCTION SECTION 914 CLASS "B" AIR ENTRAINED. ALL CONCRETE WORK SHALL BE DONE BEFORE INSTALL SET USING A STEEL OR BARN BROOM. ALL JOINTS AND EDGES SHALL BE TOOLED AND ROUNDED.
2- SUB-BASE AND FORMWORK SHALL BE FIRM AND APPROVED BY THE CITY ENGINEER OR HIS/HER REPRESENTATIVE PRIOR TO POURING.
3- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO 1989 NJ D.O.T. STANDARD SPEC.
4- WHEN SIDEWALK ABUTS CURB OR SIDEWALK, A 1/2" THICK NPN-EXTRUDABLE, FIBROUS BITUMASTIC EXPANSION JOINT REQUIRED.
5- UNIT PRICES BID SHALL INCLUDE, BUT ARE NO LIMIT TO , ALL LABOR, EQUIPMENT, MATERIALS AND TOOLS TO PERFORM THE CONSTRUCTION, AS INDICATED ABOVE, IN A WORK LIKE MANNER.
6- FOR SCORING PATTERN, SIDEWALK SHALL BE DIVIDED INTO TWO LONGITUDINAL SECTIONS.

SIDEWALK DETAIL
N.T.S.

TRENCH DRAIN DETAIL
N.T.S.

1

PROPOSED SITE PLAN

HAMILTON STREET
(60.00' R.O.W.)

RIM=32.35

SCALE: 1' = 10' - 0"
BLOCK: 33
LOT # 19

FRANK E. RODGERS BOULEVARD
(50.00' R.O.W.)

NOTES:

-ALL UTILITY AND STREET CONNECTIONS ARE EXISTING AND WILL BE USED, UNLESS OTHERWISE SPECIFY.

REVISIONS:

1 02-20-20
- NEW TRENCH DRAIN DETAIL.
-UPDATED UTILITY SITE PLAN WITH TRENCH DRAIN LINE CONNECTION.
-GRADING ELEVATION POINTS.

2 06-17-20
-SITE PLAN UPDATE: NEW STAIR AND RAMP UPDATED

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

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

APPLICANT :ANTONIO SOUSA
OWNER OF RECORD : ANTONIO SOUSA
321 HAMILTON STREET,
HARRISON, NJ
LOT : 33
BLOCK : 19
PROPOSED NEW DRIVE - IN GARAGE TO AN EXISTING TWO FAMILY DWELLING.

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

PROJECT	DRAWING
19031	S-110

PROPOSED BASEMENT FLOOR PLAN

1/4"=1'-0"

GROSS AREA : 1,215.28 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.

2 06-17-20
-FLOOR PLAN UPDATE: NEW STAIR AND RAMP UPDATED

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

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CHECKED BY :	DAR

PROJECT	DRAWING
19031	A-100

GARAGE DOOR DETAIL

SCALE: N.T.S.

SECTION
SUPPORT HANGER DETAIL

HEADROOM REQUIREMENTS	
DOOR HEIGHT	MINIMUM HEADROOM
6' - 12'	6-1/2"
13' - 18'	6-1/2"
19' - 20'	7-5/16"

* ADD 4" FOR OPERATOR.

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.

2 06-17-20
-UPDATED LEFT SIDE ELEVATION /SECTION

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

DATE : 11-05-19
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PROJECT	DRAWING
19031	A-100

LEFT SIDE ELEVATION

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

LEFT SIDE ELEVATION

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

RIGHT SIDE ELEVATION

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

REAR SIDE ELEVATION

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

REVISIONS:

1 02-20-20
-NO REVISIONS ON THIS PAGE.

2 06-17-20
-UPDATED ELEVATIONS

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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-200