

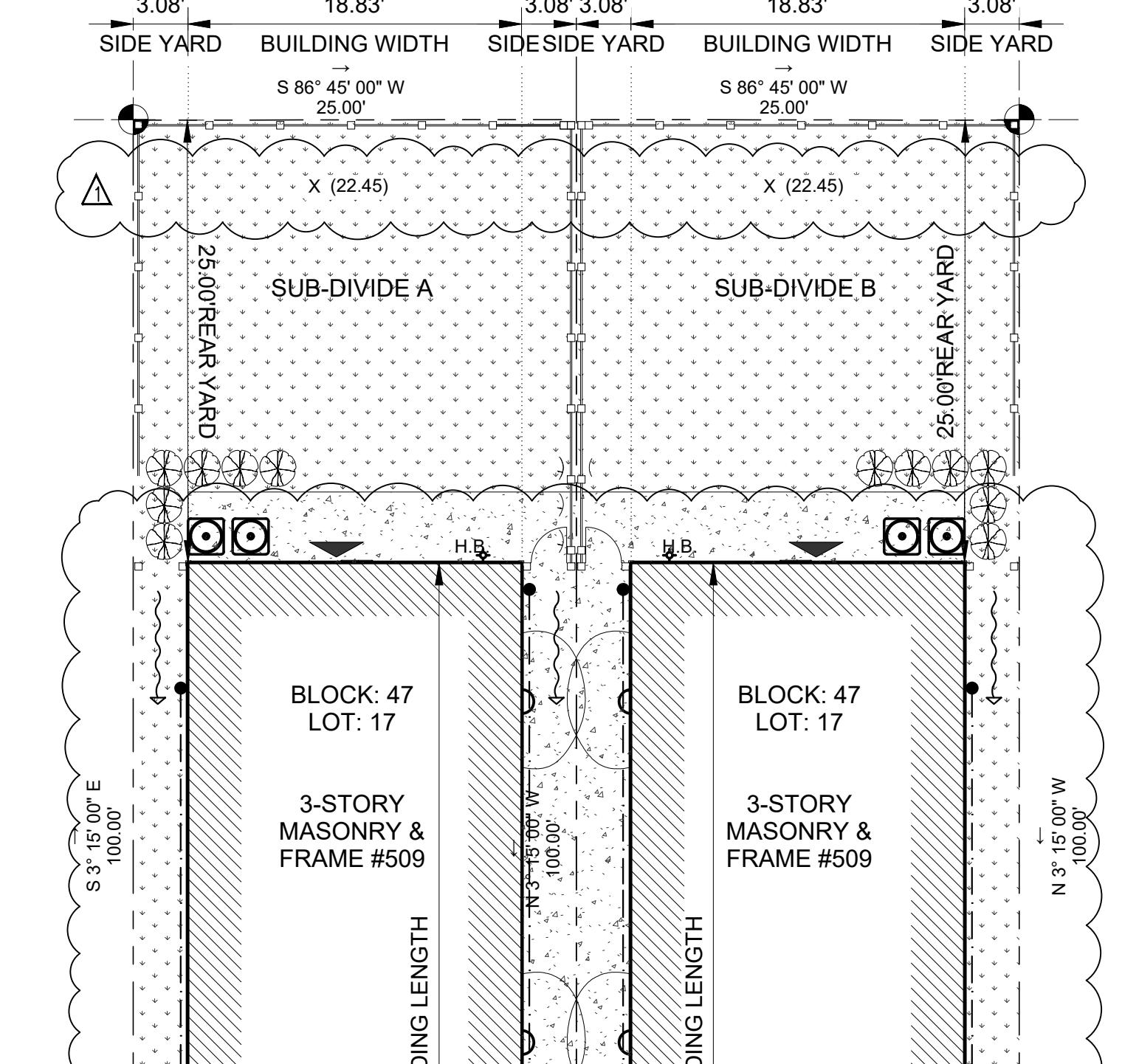
## SITE PHOTOS



## SITE LEGEND:

	BUILDING PERIMETER		ROOF LEADER WITH UNDERGROUND DRAINAGE TO STREET
	LANDSCAPE		(2) 6'-0" HIGH GATE
	CONCRETE WALKWAY		EXISTING GAS VALVE
	6' HIGH WHITE PVC FENCE		DRYWELL 6'-0" x 3'-0" DEEP UNDER DRIVEWAY. RE: THIS SHEET.
	(3) BUILDING ENTRANCES		INSTALL SWALE TO DIRECT WATER FROM REAR TO FRONT OF PROPERTY
	(2) CONDENSING UNITS		EXISTING TREE
	(12) JUNIPERUS CONFERTA "BLUE PACIFIC JUNIPER" (18"-24" SPREAD)		X (0.00) PROPOSED ELEVATION
	(12) NORTHERN BAYBERRY (48"- 50" HEIGHT)		
	(4) EXTERIOR LUMINARE		

NOTE: REAR GRADE TO MATCH ADJACENT PROPERTIES (22.45)



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

## (2) NEW TWO FAMILY DWELLING

BLOCK: 47  
LOT: 17

519-521 CROSS 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:	
REV AS PER SUB. COMITY COMMENTS 08/13/20	
No	DESCRIPTION

PROJECT NO. 19-48 SEAL

SCALE As indicated

DATE 12/03/19

CHECKED BY CJ DRAWN BY BE

CHRISTOPHER JUCHNIK, R.A.

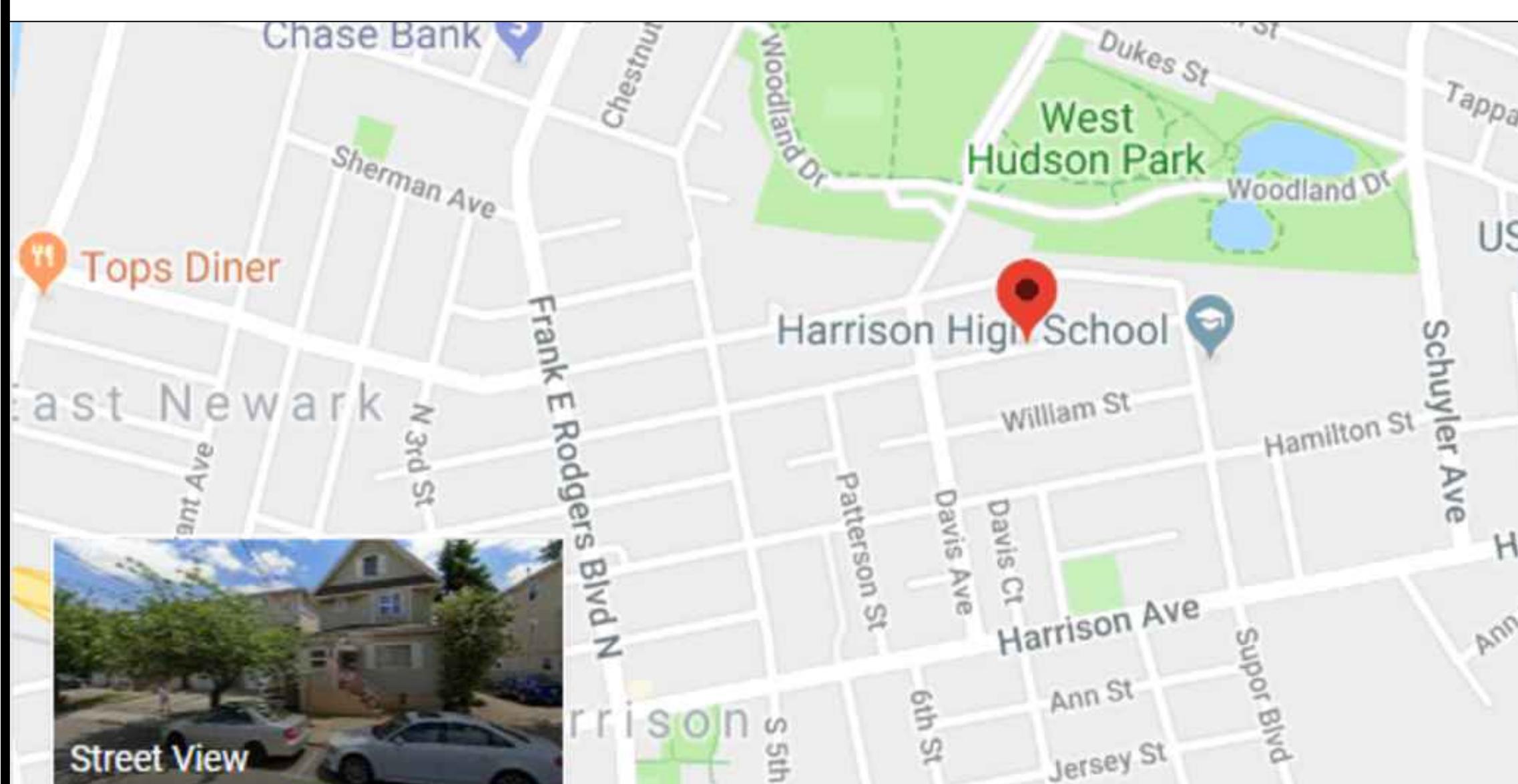
DRAWING TITLE

## COVER SHEET - NOTES

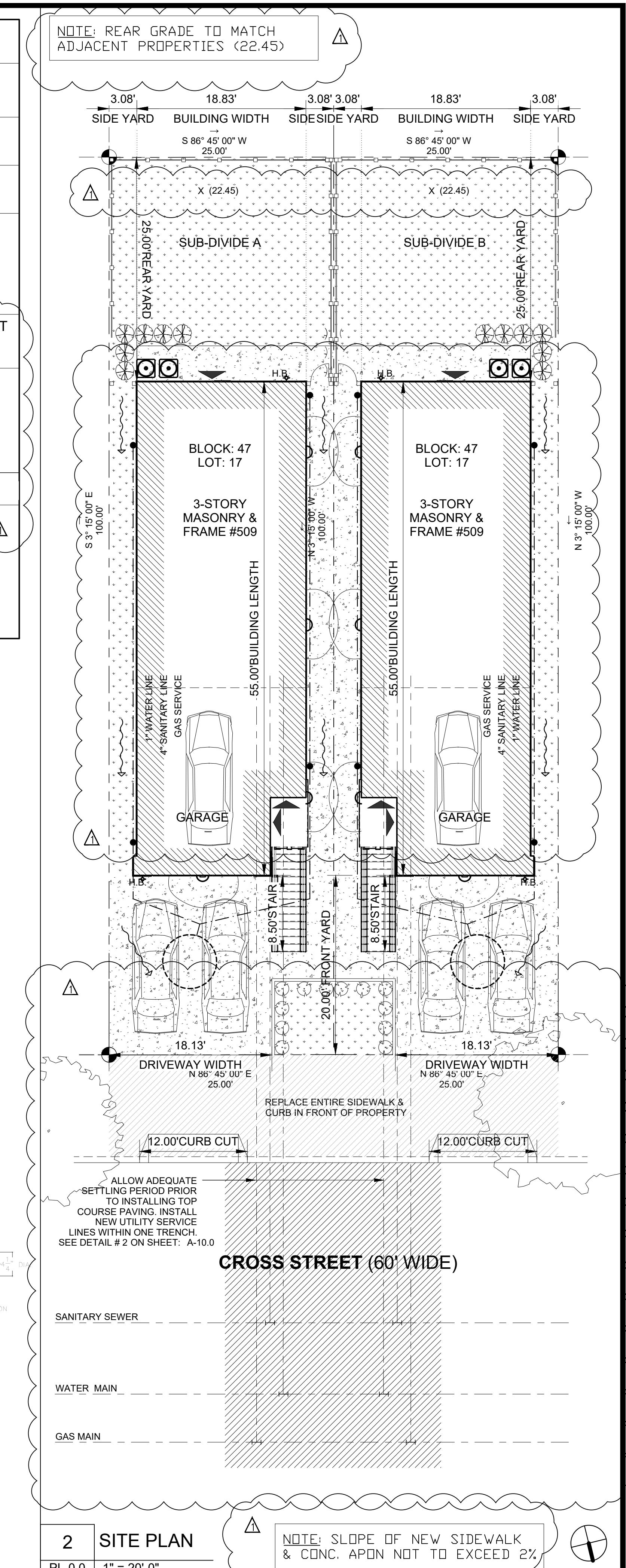
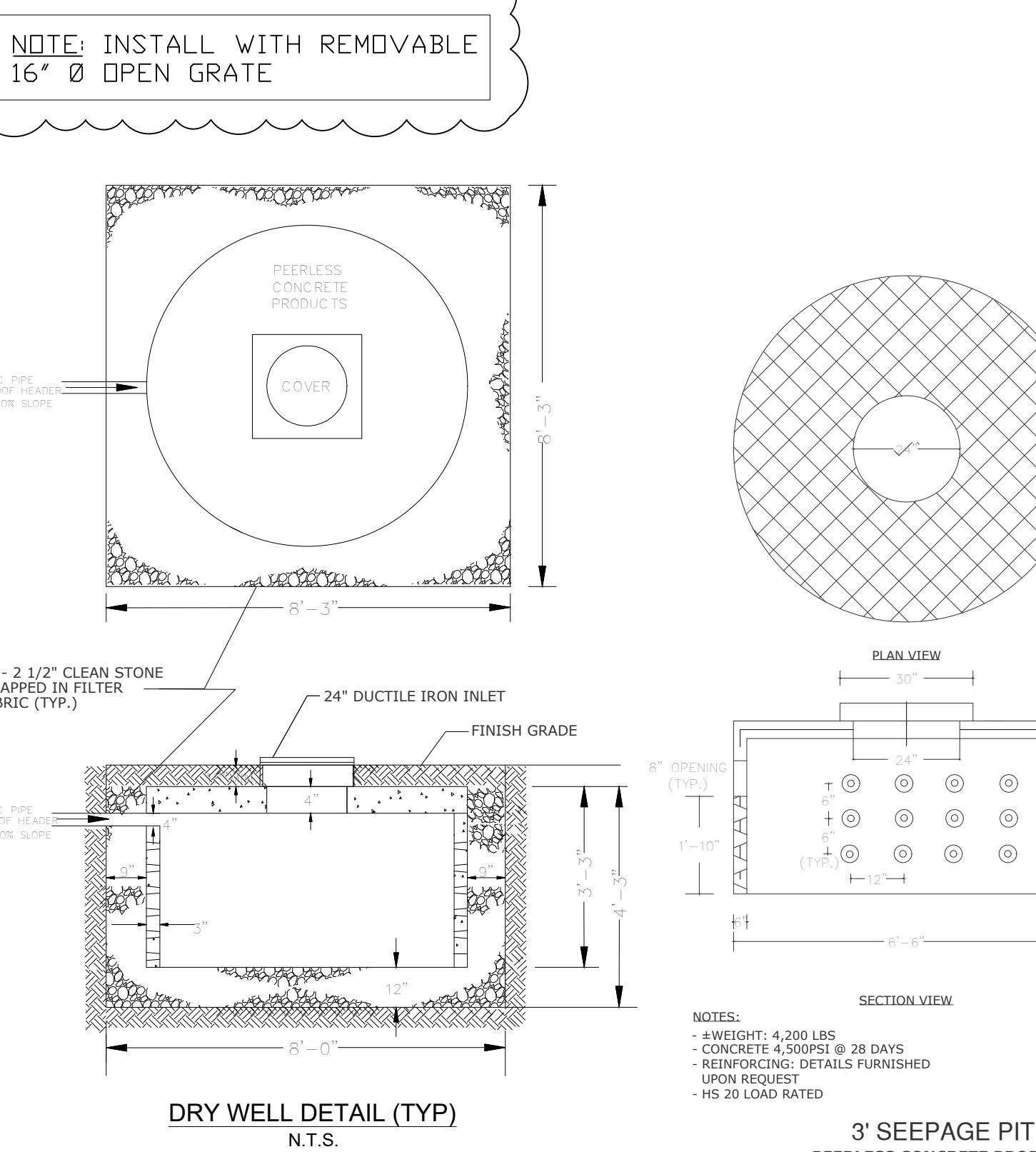
DRAWING NUMBER PL-0.0

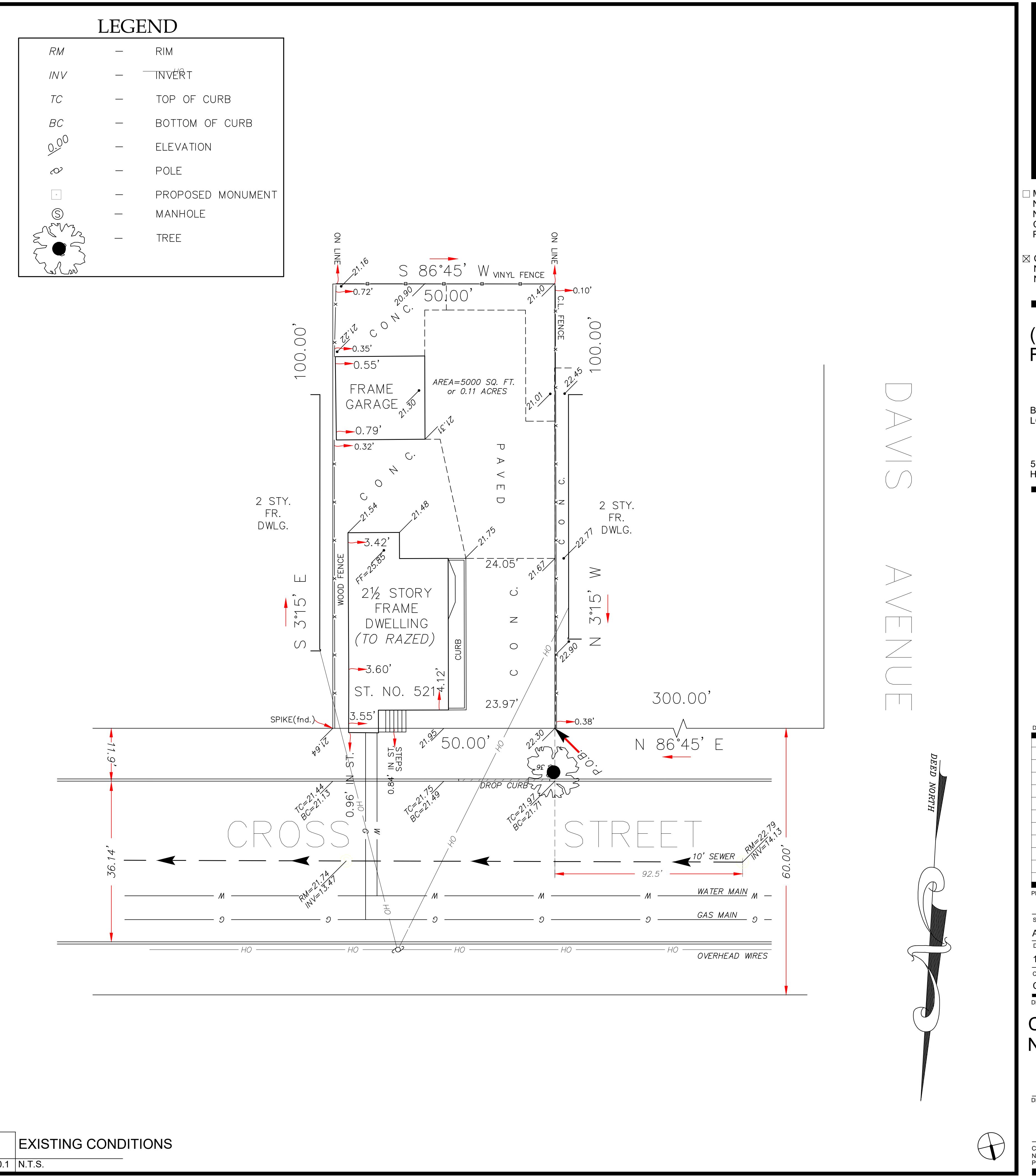
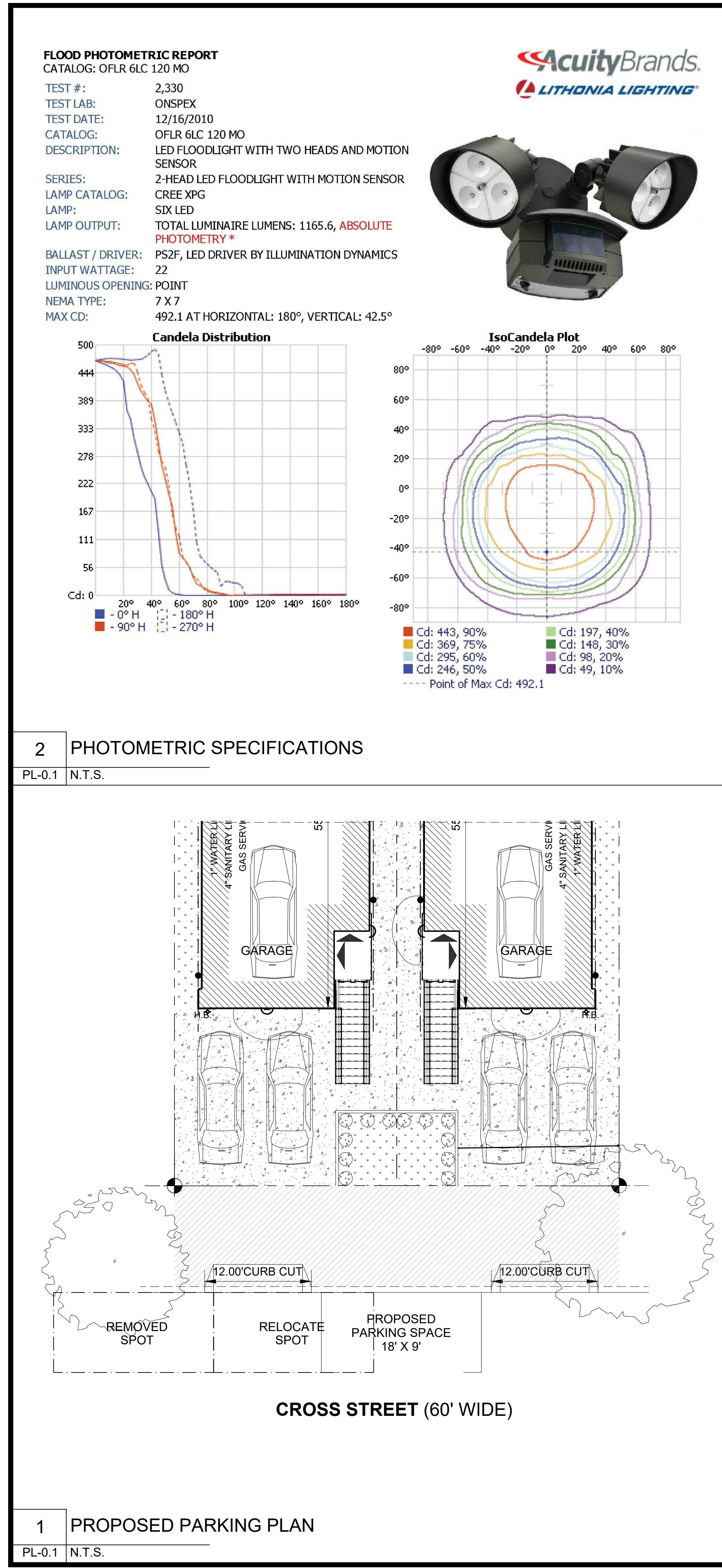
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ZONING SCHEDULE FOR 2F-1 ZONE				
REQUIREMENT	REQUIRED / PERMITTED	PROPOSED A	PROPOSED B	COMMENTS
MINIMUM LOT AREA (SF)	2,500	2,500	2,500	SUB-DIVIDE A
MINIMUM LOT WIDTH (FEET)	25	25	25	
MINIMUM LOT DEPTH (FEET)	100	100	100	
MINIMUM FRONT YARD SETBACK (FEET)	20	20	20	
MINIMUM SIDE YARD SETBACK (FEET)	3	3.08	3.08	
MINIMUM REAR YARD SETBACK (FEET)	25	25	25	
MAXIMUM HEIGHT (FEET)	35	34.27	34.27	
MINIMUM LANDSCAPED AREA AT FRONT YARD (%)	5	11.70 (58.1 SF // 496 SF)	11.70 (58.1 SF // 496 SF)	
MINIMUM TOTAL LANDSCAPE AREA (%)	10	29.50 (737.59 SF // 2,500 SF)	29.50 (737.59 SF // 2,500 SF)	
BUILDING COVERAGE (%)	N/A	44.02 (1,042.07 SF // 2,365 SF)	44.02 (1,042.07 SF // 2,365 SF)	
IMPERVIOUS COVERAGE (%)	N/A	71.42 (1,689.08 SF // 2,365 SF)	71.42 (1,689.08 SF // 2,365 SF)	
MAXIMUM UNCOVERED STEPS PROJECTION ON FRONT YARD (FEET)	6	APPROX. 8.50	APPROX. 8.50	VARIANCE REQUESTED
CONDENSING UNITS IN REQUIRED REAR YARD	NOT ALLOWED	2 UNITS	2 UNITS	VARIANCE REQUESTED
MAXIMUM CURB CUT WIDTH (FEET)	15	12	12	
MINIMUM OFF-STREET PARKING (SPACES) (3-BEDROOM UNIT = 2 SPACES, 2-BEDROOM UNIT = 1.5 SPACES)	2	3	3	
MINIMUM STREET TREES	1	0	0	DESIGN WAIVER REQUESTED



DRAWING INDEX		
#	TITLE	ISSUE DATE
PL-0.0	COVER SHEET - NOTES	10/02/19
PL-0.1	NOTES CONTINUED	10/02/19
PL-1.0	FLOOR PLANS - GROUND AND SECOND	10/02/19
PL-1.1	FLOOR PLANS - THIRD AND ROOF	10/02/19
PL-2.0	ELEVATIONS - FRONT AND REAR	10/02/19
PL-2.1	ELEVATIONS - LEFT AND RIGHT	10/02/19
PL-3.0	SITE DETAILS	10/02/19





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NY ARCH 026948

## (2) NEW TWO FAMILY DWELLING

BLOCK: 47  
LOT: 17

519-521 CROSS STREET,  
HARRISON, NEW JERSEY

**DRAWING ISSUES:**

1 REV AS PER SUB. COMITY COMMENTS 08/13/20
No. 108
DESCRIPTION
DATE

**PROJECT NO.** 19-48 **SEAL**

**SCALE** As indicated **DATE** 12/03/19

**CHECKED BY** CJ **DRAWN BY** BE **DRAWN BY** CHRISTOPHER JUCHNIK, R.A.

## COVER SHEET - NOTES

**DRAWING NUMBER** PL-0.1

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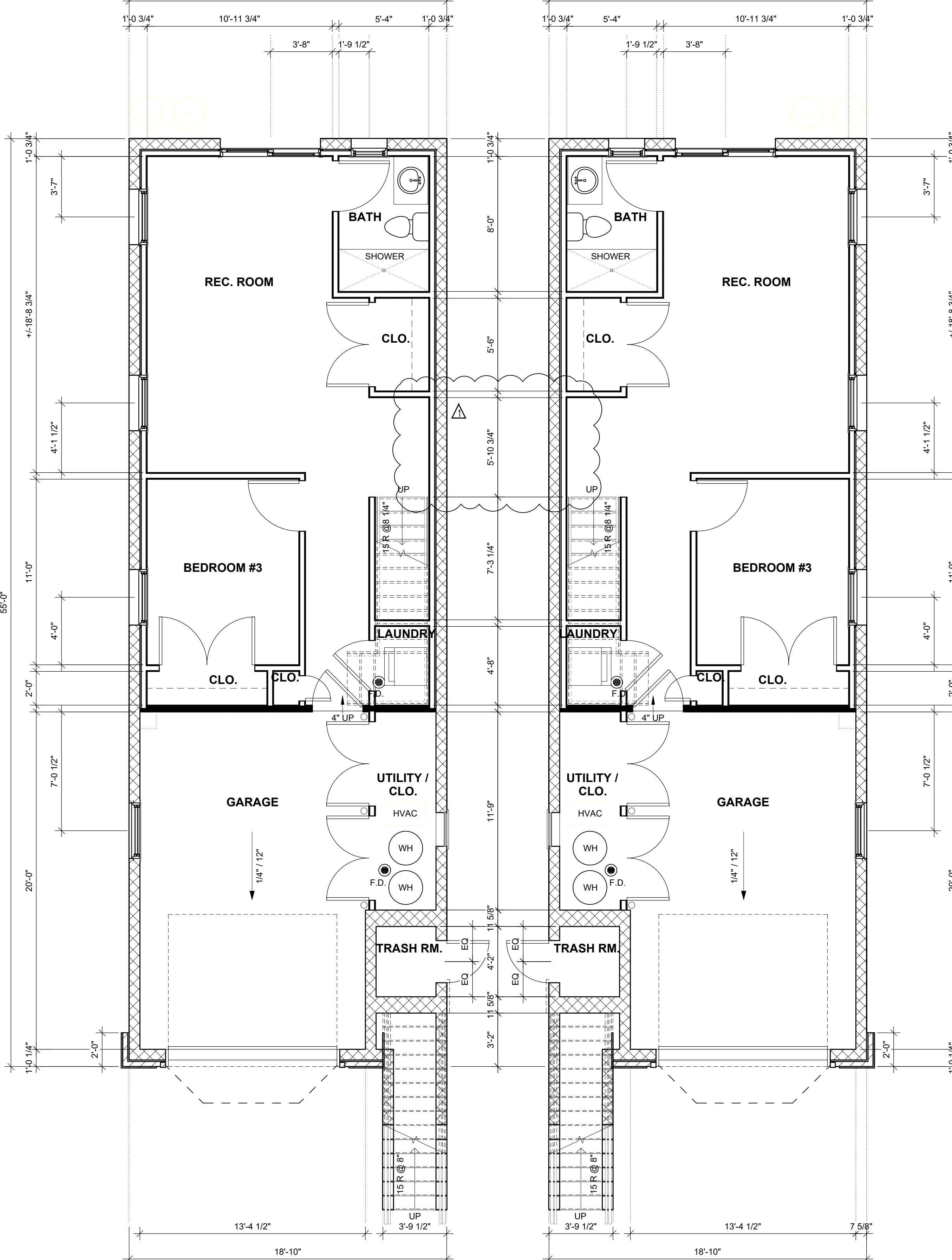
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DRAWING TITLE CHRISTOPHER JUCHNIK, R.A.		

## FLOOR PLANS - GROUND & SECOND

DRAWING NUMBER

PL-1.0

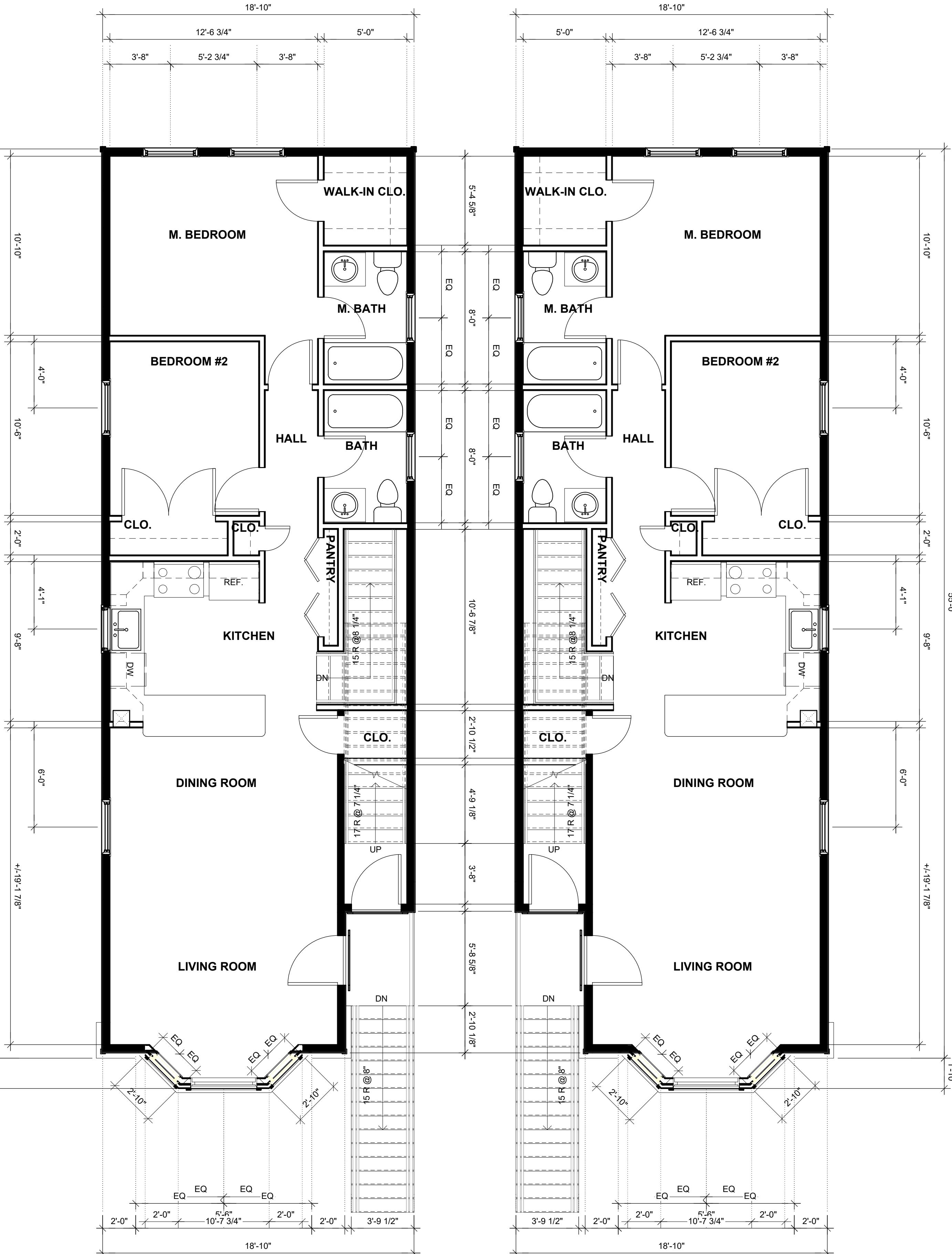


1 GROUND FLOOR PLAN

A-1.0 1/4" = 1'-0"

2 SECOND FLOOR PLAN

A-1.0 1/4" = 1'-0"



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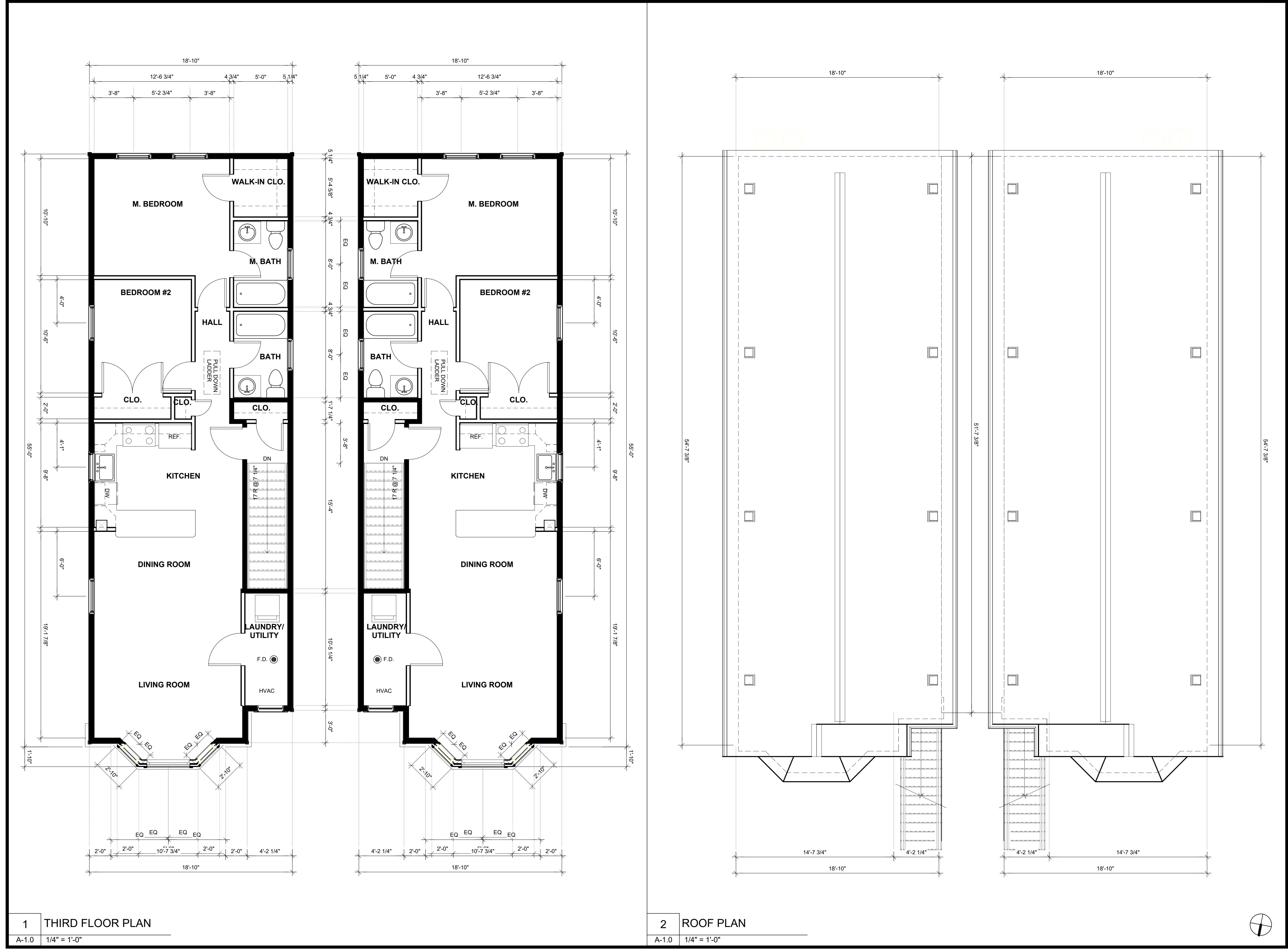
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# FLOOR PLANS - THIRD & ROOF

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**DRAWING NUMBER**

PL-1.1



## 1 | THIRD FLOOR PLAN

A-1.0       $1/4"$  =  $1'-0"$

## 2 ROOF PLAN

A-1.0	1/4" = 1'-0"
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NY ARCH 026948

## (2) NEW TWO FAMILY DWELLING

BLOCK: 47  
LOT: 17

519-521 CROSS STREET,  
HARRISON, NEW JERSEY

1 FRONT ELEVATION

A-1.0 1/4" = 1'-0"



2 REAR ELEVATION

A-1.0 1/4" = 1'-0"



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## ELEVATIONS - FRONT & REAR

DRAWING NUMBER

A-2.0

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## 1 LEFT SIDE ELEVATION

A-1.0       $1/4"$  =  $1'-0"$

 T.O. ROOF  
59.21'

 AVERAGE ROOF PLANE  
57.03'

 THIRD FLOOR CEILING  
54 52'

A circular graphic divided into four quadrants. The top-left quadrant contains the text 'THIRD FLOOR' in a bold, sans-serif font. The bottom-left quadrant contains the text '45.52' in a bold, sans-serif font. The other two quadrants are empty.

 SECOND FLOOR  
25.22'

## GROUND FLOOR

## 2 | RIGHT SIDE ELEVATION

A-1.0       $1/4"$  =  $1'-0"$

# ELEVATIONS - LEFT & RIGHT

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**DRAWING NUMB**

## A-2.1

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### SITE DETAILS

