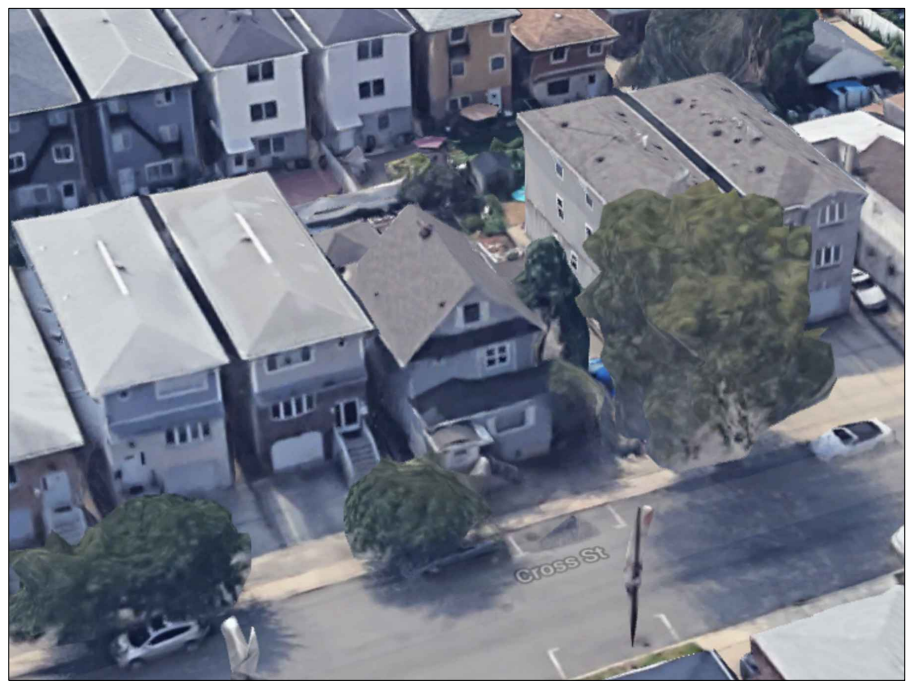
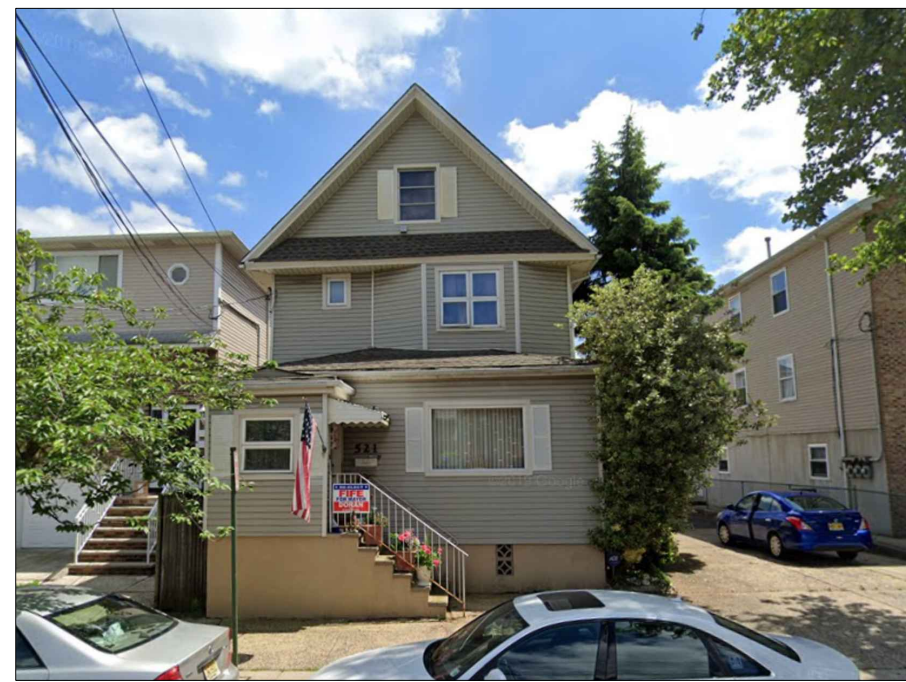
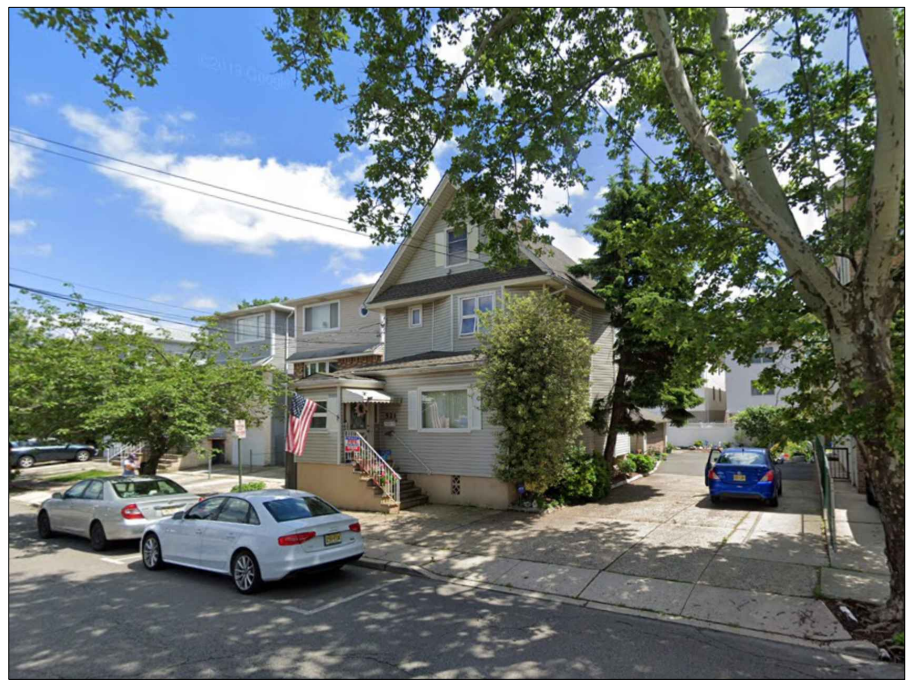
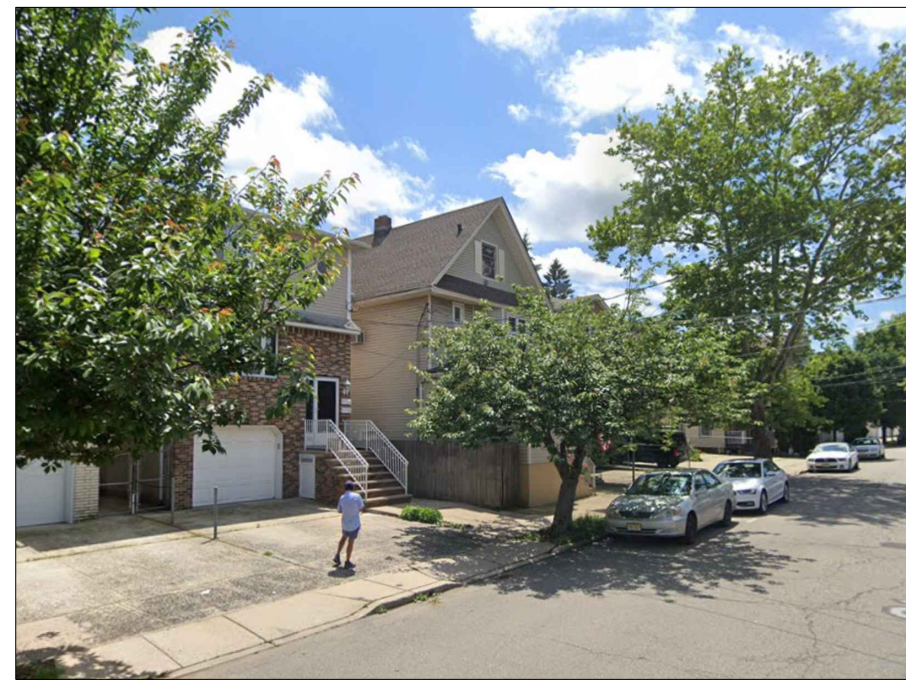


SITE PHOTOS



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

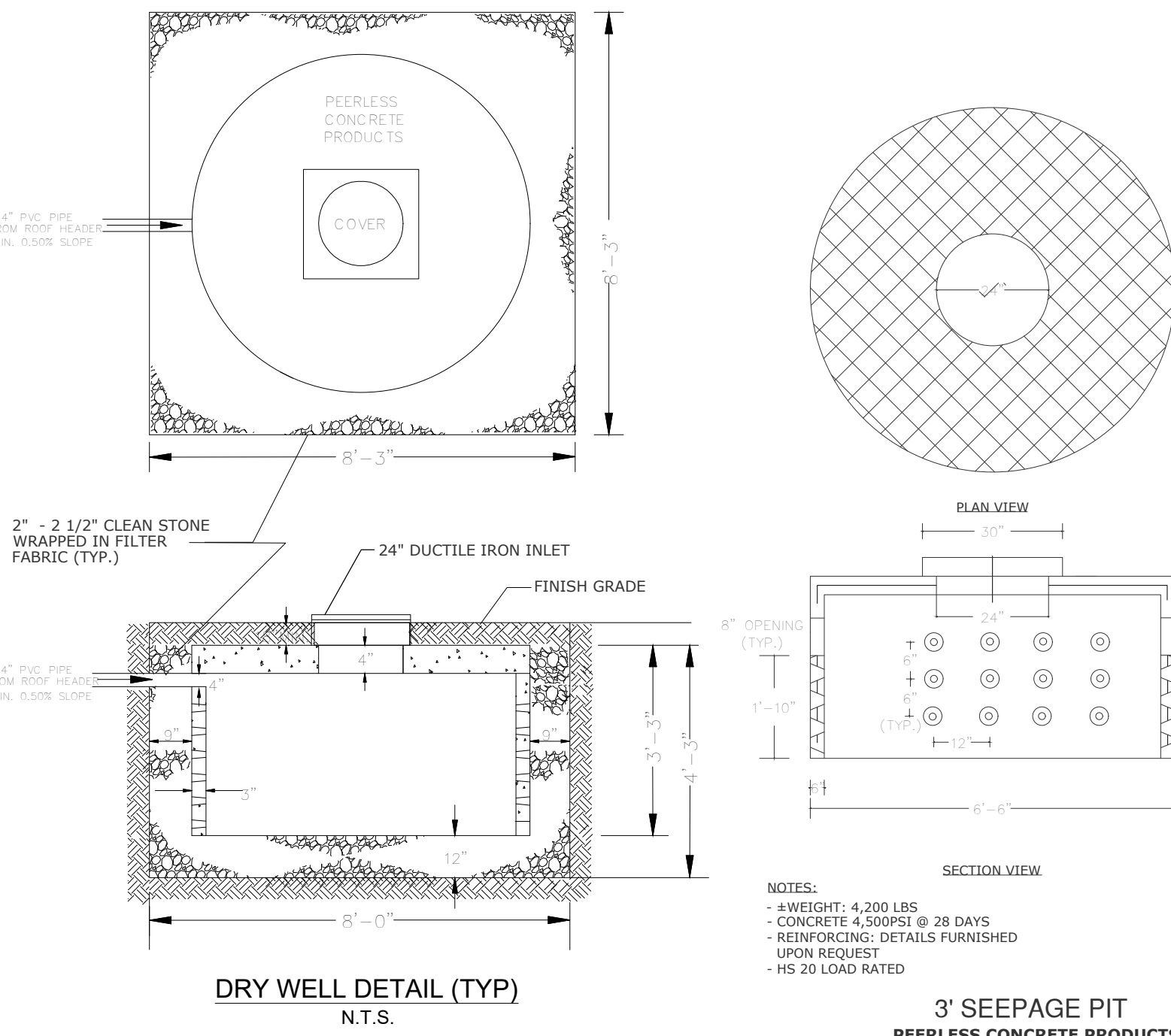
SITE LEGEND:

	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)		PROPOSED ELEVATION
	(12) NORTHERN BAYBERRY (48" - 50" HEIGHT)		
	(4) EXTERIOR LUMINARE		

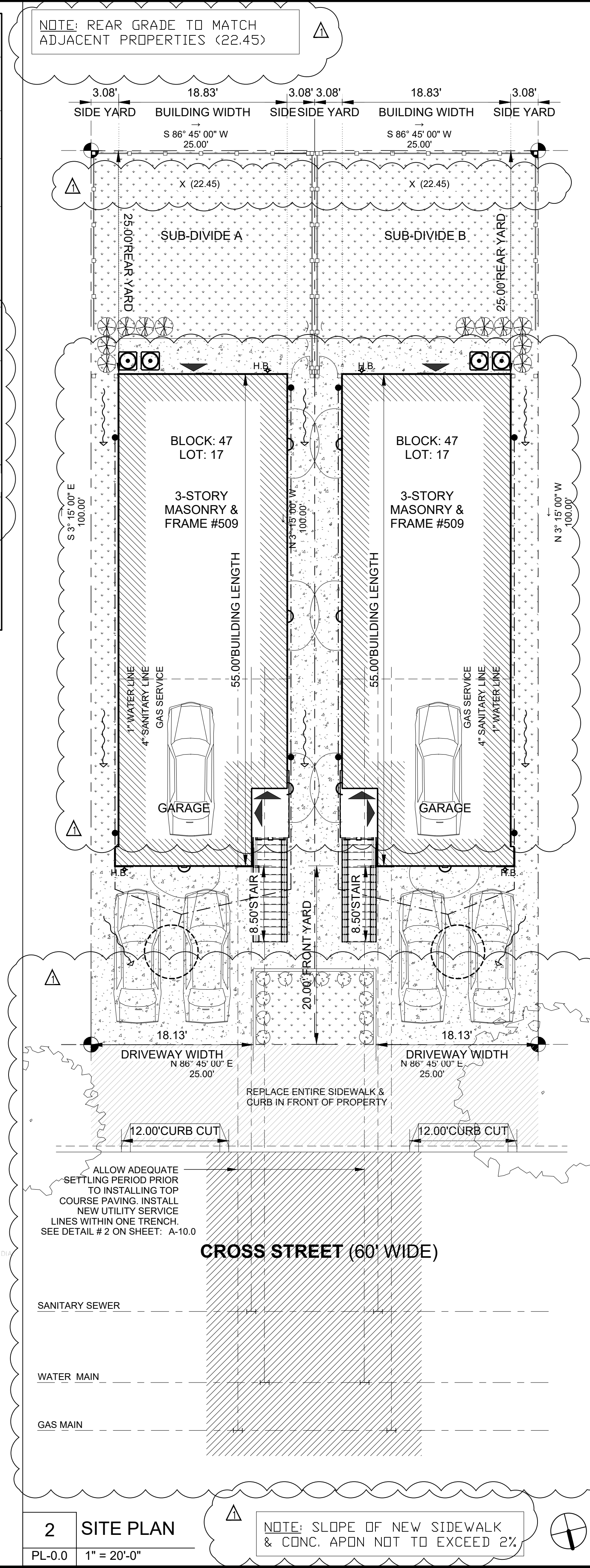
DRAWING INDEX

#	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

NOTE: INSTALL WITH REMOVABLE 16" Ø OPEN GRATE



NOTE: REAR GRADE TO MATCH ADJACENT PROPERTIES (22.45)



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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:		
No.	DESCRIPTION	DATE

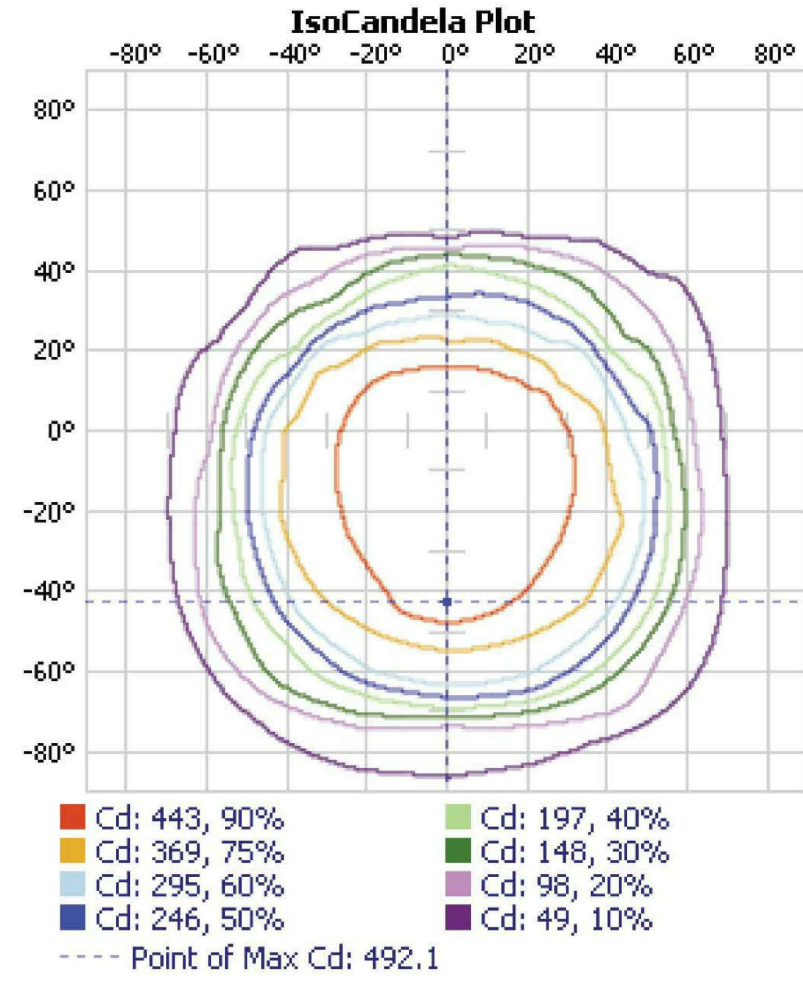
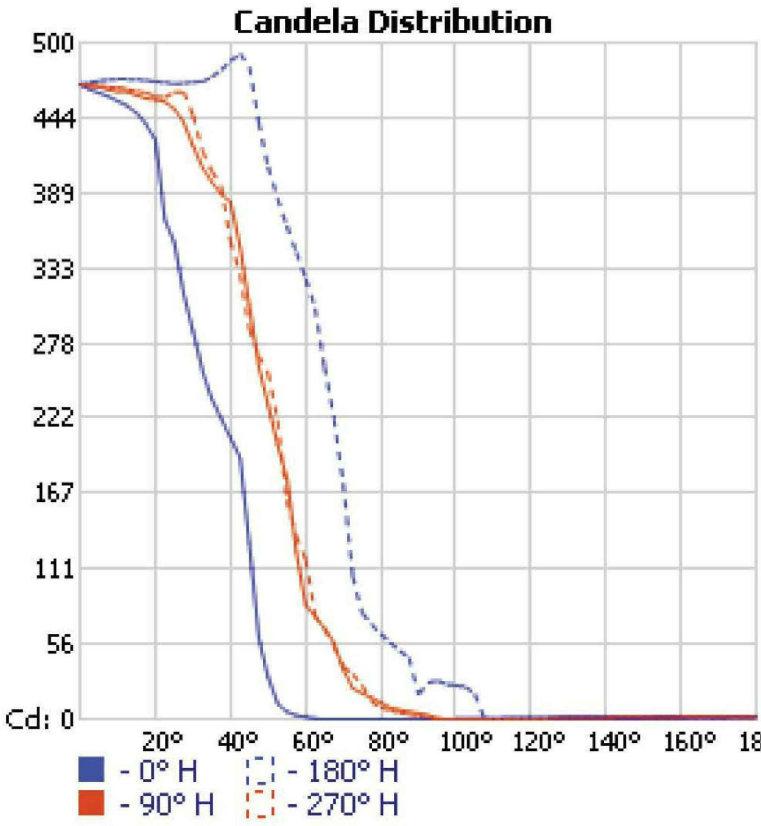
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SCALE	As indicated	
DATE	12/03/19	
CHECKED BY	CJ	DRAWN BY
		BE
CHRISTOPHER JUCHNIK, R.A.		
DRAWING TITLE		

COVER SHEET -
NOTES

DRAWING NUMBER	PL-0.0
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FLOOD PHOTOMETRIC REPORT
CATALOG: OFLR 6LC 120 MO

TEST #: 2,330
TEST LAB: ONSPEX
TEST DATE: 12/16/2010
CATALOG: OFLR 6LC 120 MO
DESCRIPTION: LED FLOODLIGHT WITH TWO HEADS AND MOTION SENSOR
SERIES: 2-HEAD LED FLOODLIGHT WITH MOTION SENSOR
LAMP CATALOG: CREE XPG
LAMP: SIX LED
LAMP OUTPUT: TOTAL LUMINAIRE LUMENS: 1165.6, ABSOLUTE PHOTOMETRY
BALLAST / DRIVER: PS2F, LED DRIVER BY ILLUMINATION DYNAMICS
INPUT WATTAGE: 22
LUMINOUS OPENING: POINT
NEMA TYPE: 7 X 7
MAX CD: 492.1 AT HORIZONTAL: 180°, VERTICAL: 42.5°

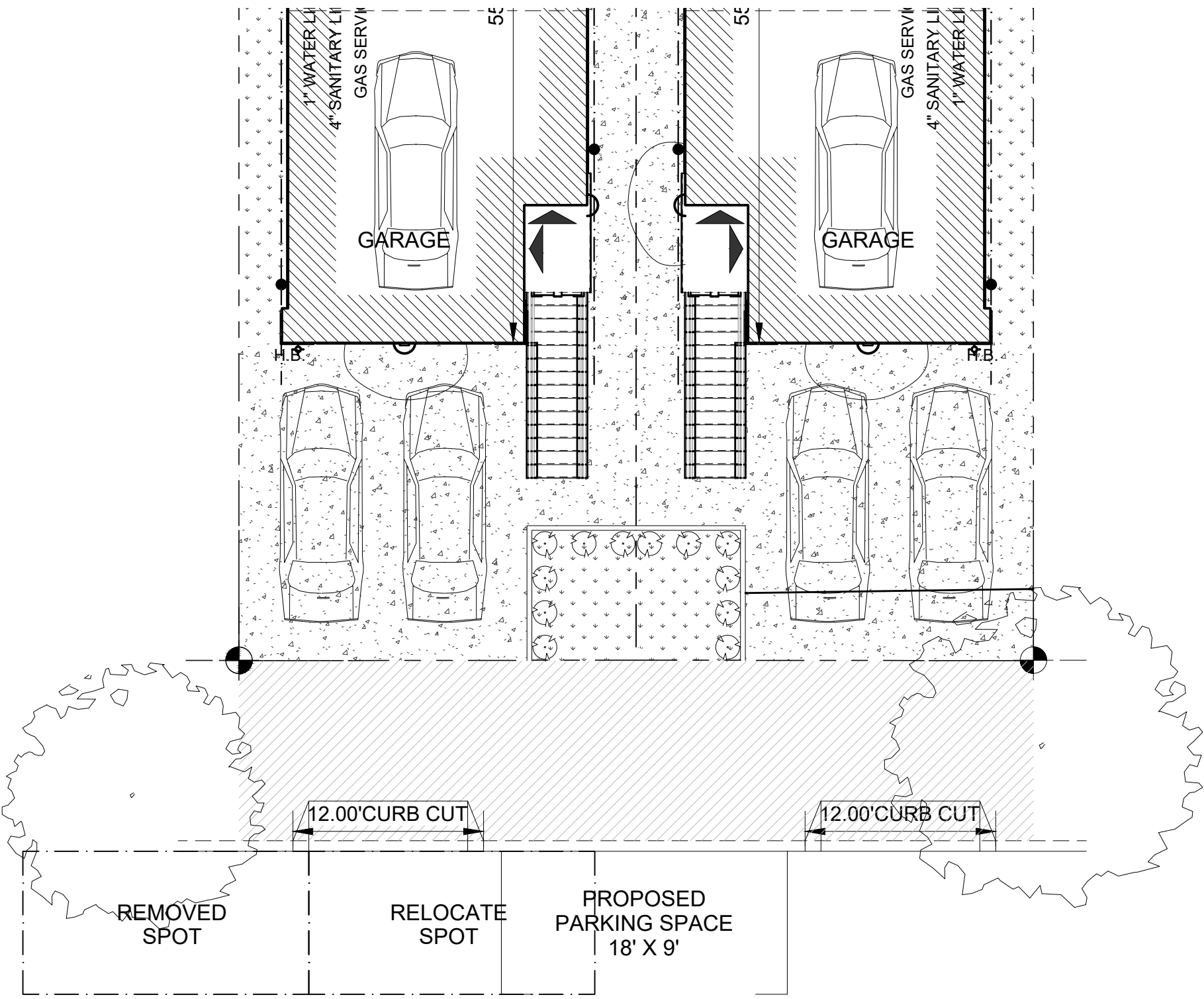


LEGEND

RM	—	RIM
INV	—	INVERT
TC	—	TOP OF CURB
BC	—	BOTTOM OF CURB
0.00	—	ELEVATION
⊙	—	POLE
□	—	PROPOSED MONUMENT
⊙	—	MANHOLE
⊙	—	TREE

2 PHOTOMETRIC SPECIFICATIONS

PL-0.1 N.T.S.



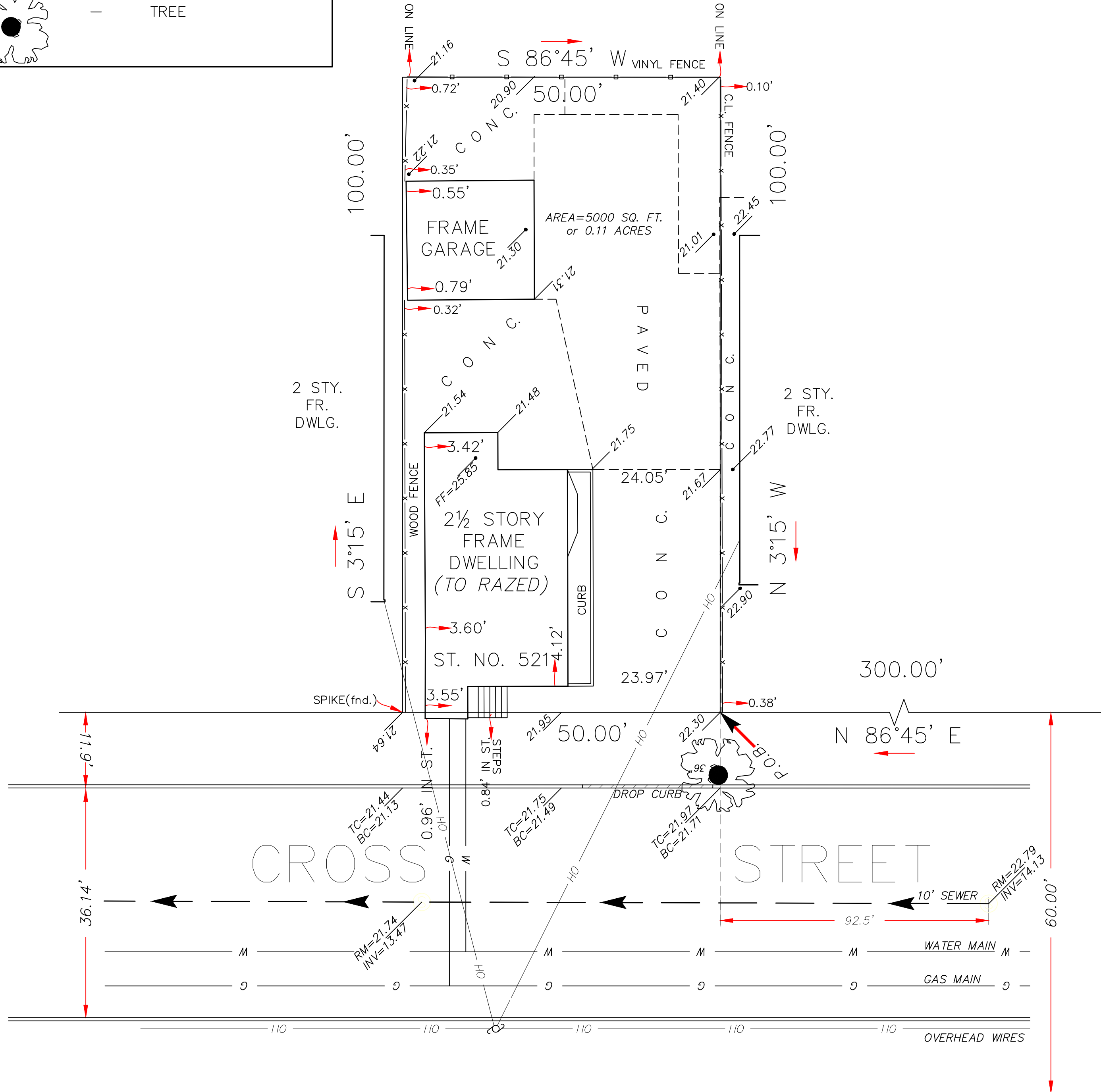
CROSS STREET (60' WIDE)

1 PROPOSED PARKING PLAN

PL-0.1 N.T.S.

3 EXISTING CONDITIONS

PL-0.1 N.T.S.



DAVIS AVENUE



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BLOCK: 47
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519-521 CROSS STREET,
HARRISON, NEW JERSEY

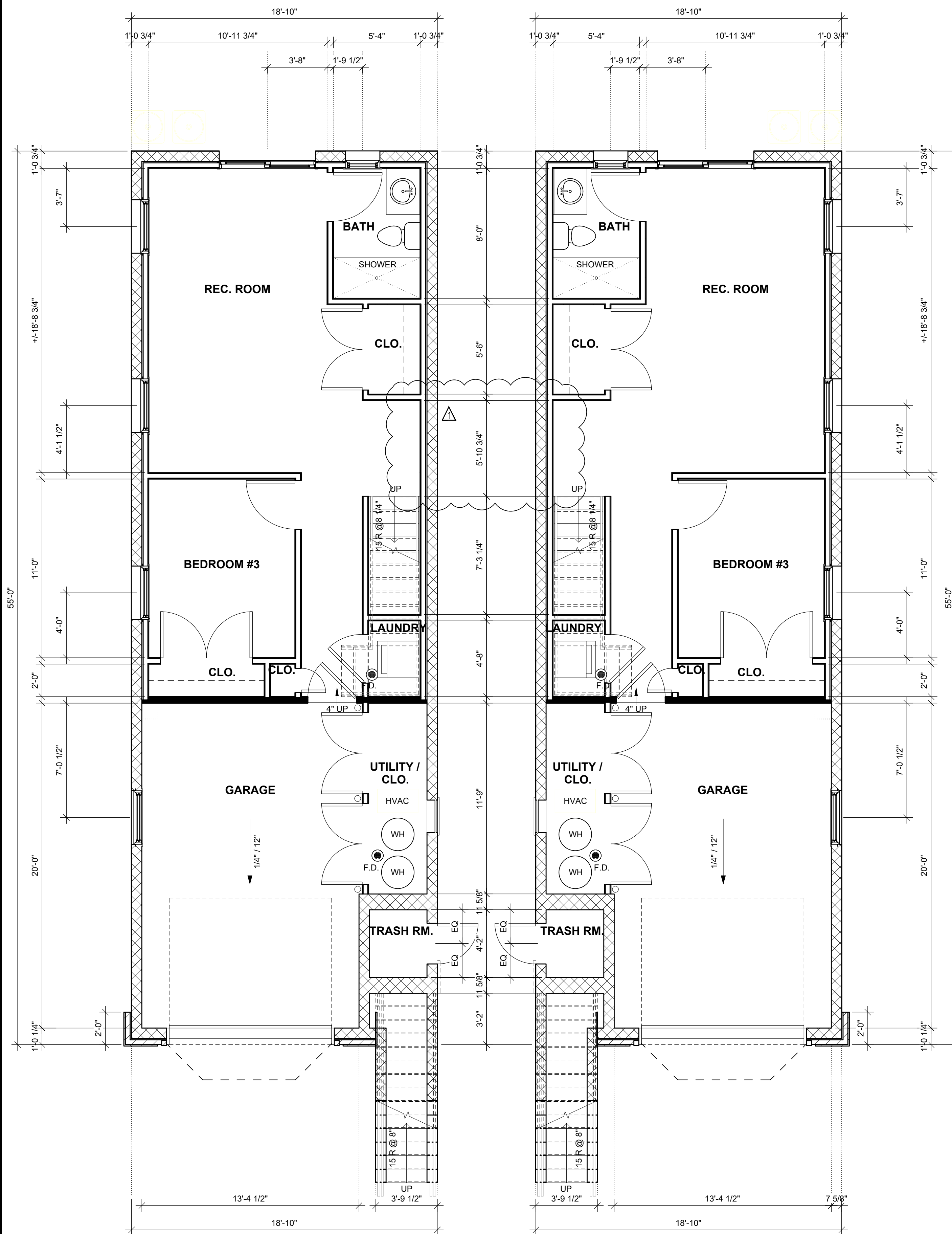
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PROJECT NO.	19-48	SEAL
SCALE	As indicated	
DATE	12/03/19	
CHECKED BY	CJ	DRAWN BY
	BE	
CHRISTOPHER JUCHNIK, R.A.		

COVER SHEET - NOTES

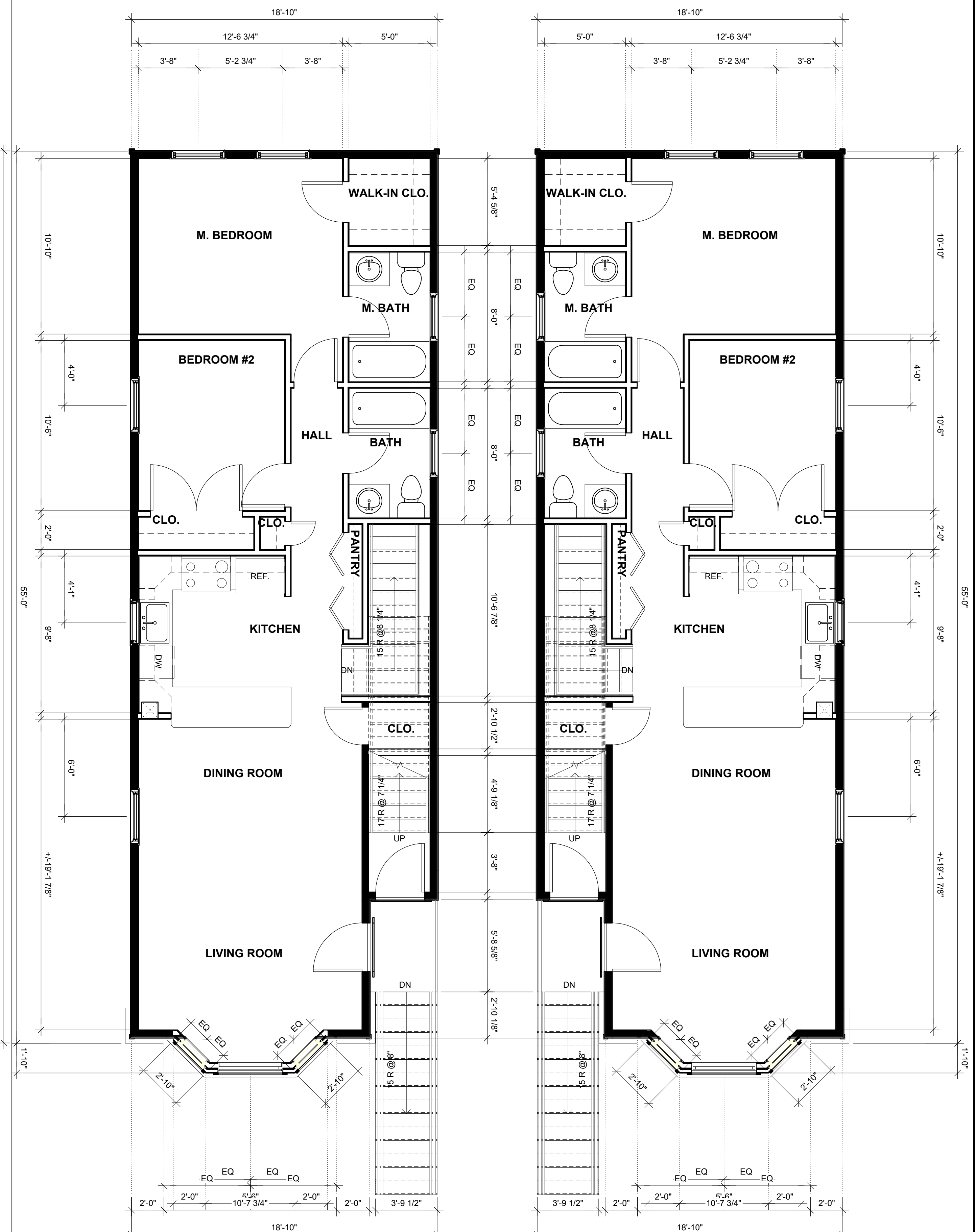
DRAWING NUMBER
PL-0.1

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1 GROUND FLOOR PLAN

A-1.0	1/4" = 1'-0"
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2 SECOND FLOOR PLAN

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



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2) NEW TWO FAMILY DWELLING

BLOCK: 47
LOT: 17

19-521 CROSS STREET,
HARRISON, NEW JERSEY

[illegible]

PROJECT NO. 12-12 | SEAL

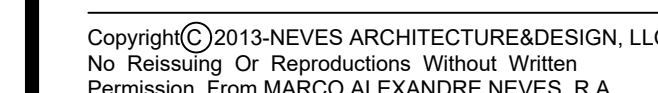
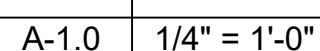
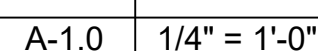
SCALE	
As indicated	
DATE	
12/03/19	
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CJ	BE
	
CHRISTOPHER JUCHNIK, R. A.	

FLOOR PLANS - GROUND & SECOND

DRAWING NUMBER

PL-1.0

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(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"



DRAWING ISSUES:

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

PROJECT NO.	19-48	SEAL
SCALE	As indicated	
DATE	12/03/19	
CHECKED BY	CJ	DRAWN BY
	BE	

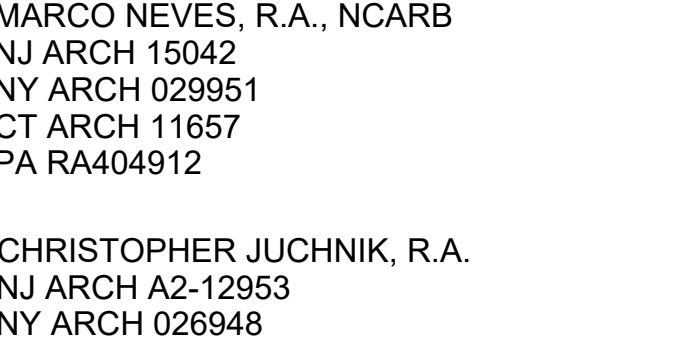
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ELEVATIONS -
FRONT & REAR

DRAWING NUMBER

A-2.0

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LOCK: 47
OT: 17

19-521 CROSS STREET,
HARRISON, NEW JERSEY




A-1.0	1/4" = 1'-0"
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-1.0	1/4" = 1'-0"
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[illegible]

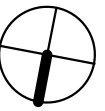
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CJ	BE		

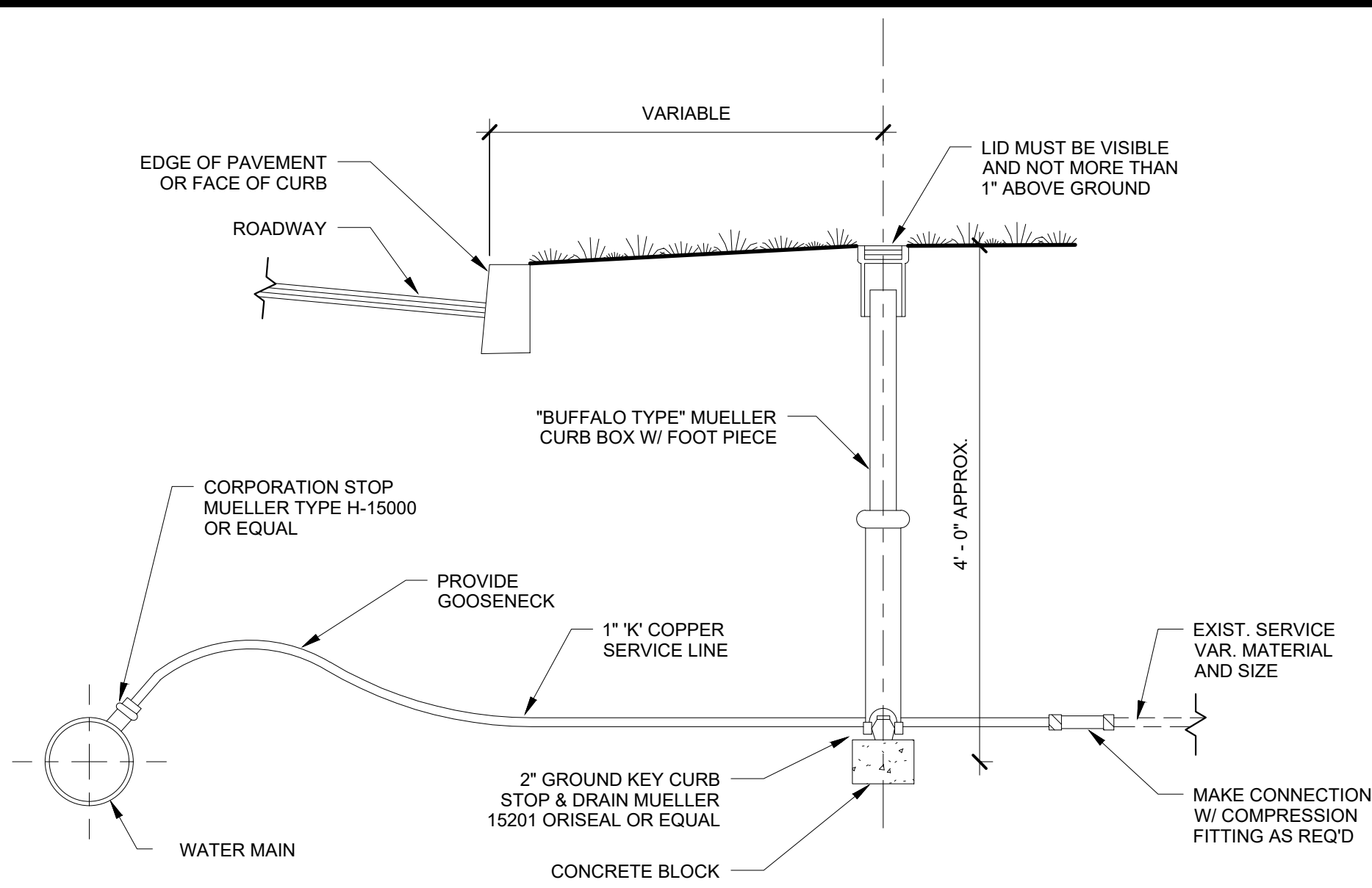
ELEVATIONS - LEFT & RIGHT

DRAWING NUMBER **A-304**

A-2.1

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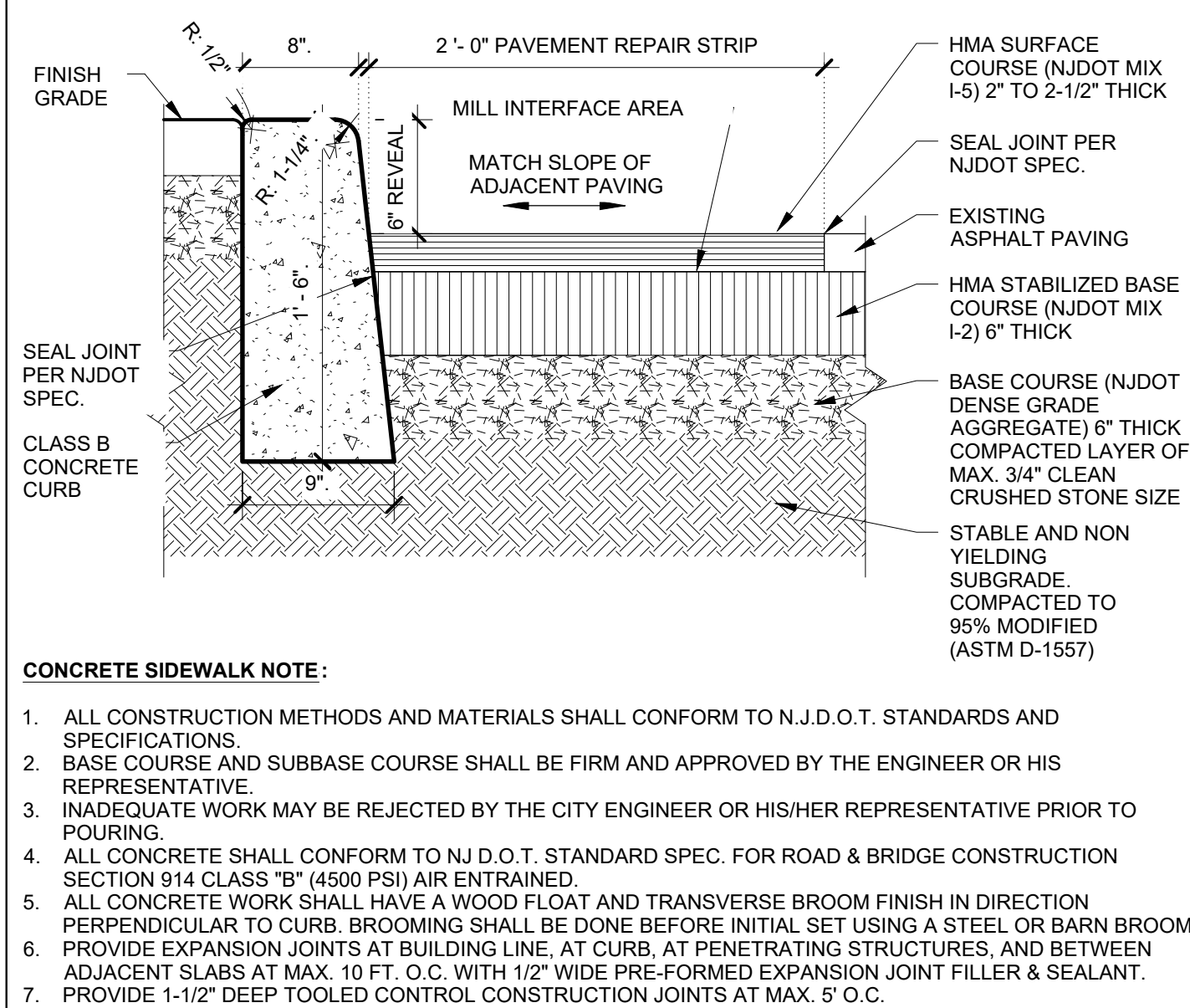
405 KEARNY AVE., SUITE #2
KEARNY, NEW JERSEY 07032
TEL. 201.246.7979 - FAX. 201.246.0235
WEBSITE : NEVESARCHITECTURE.COM

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NY ARCH 026948

BLOCK: 47
LOT: 17

519-521 CROSS STREET,
HARRISON, NEW JERSEY

10 WATER SERVICE HOUSE CONNECTION



NEW CONCRETE BLOCK CURB

SEE SITE PLAN FOR EXTENT OF PAVEMENT REPAIR

1-1/2" BLOCK CURB (TYP.)

VARIABLE DISTANCE. MAX. SLOPE 8%

6" THICK PROPOSED CAST-IN-PLACE CONCRETE DRIVEWAY APRON

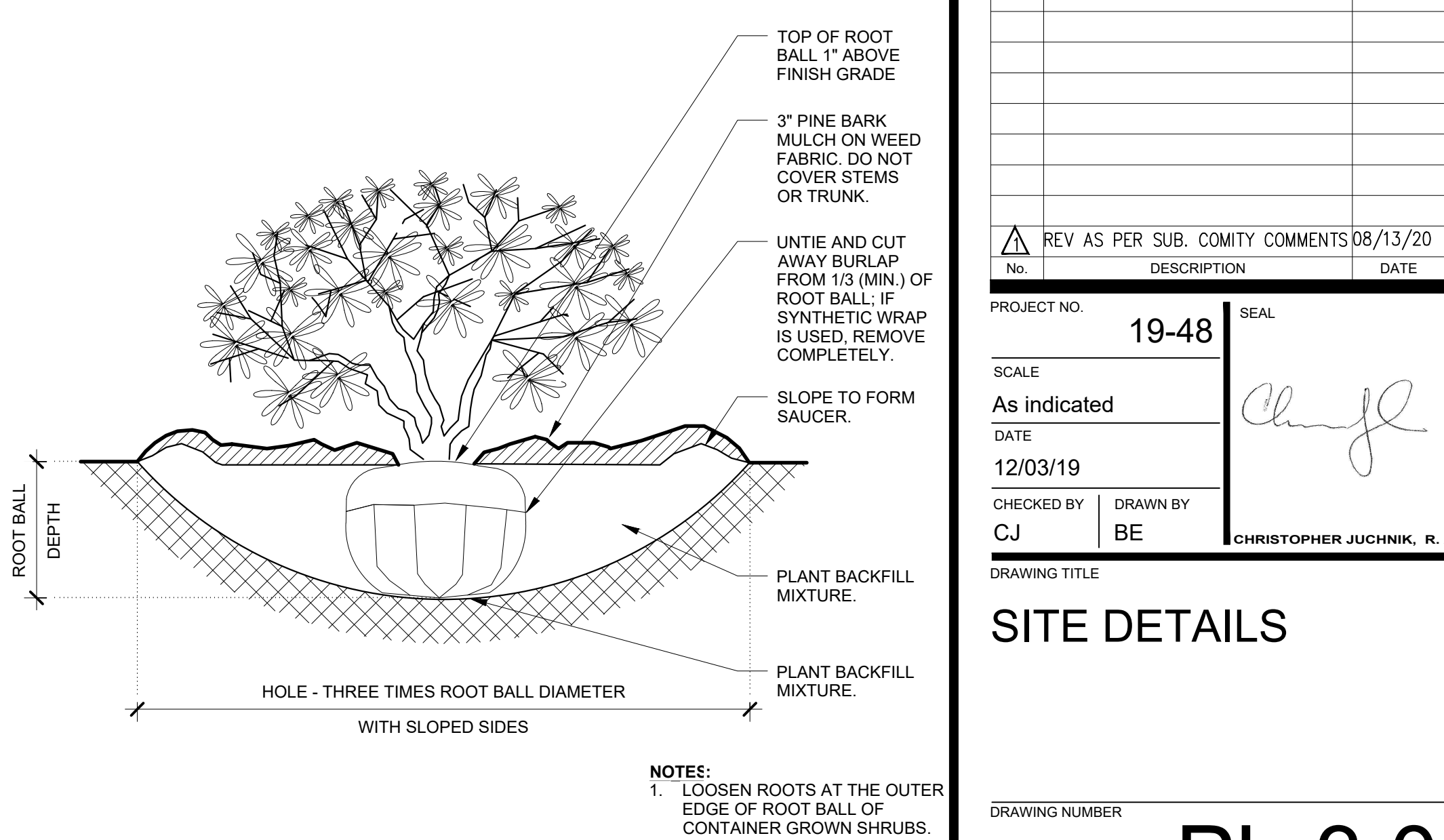
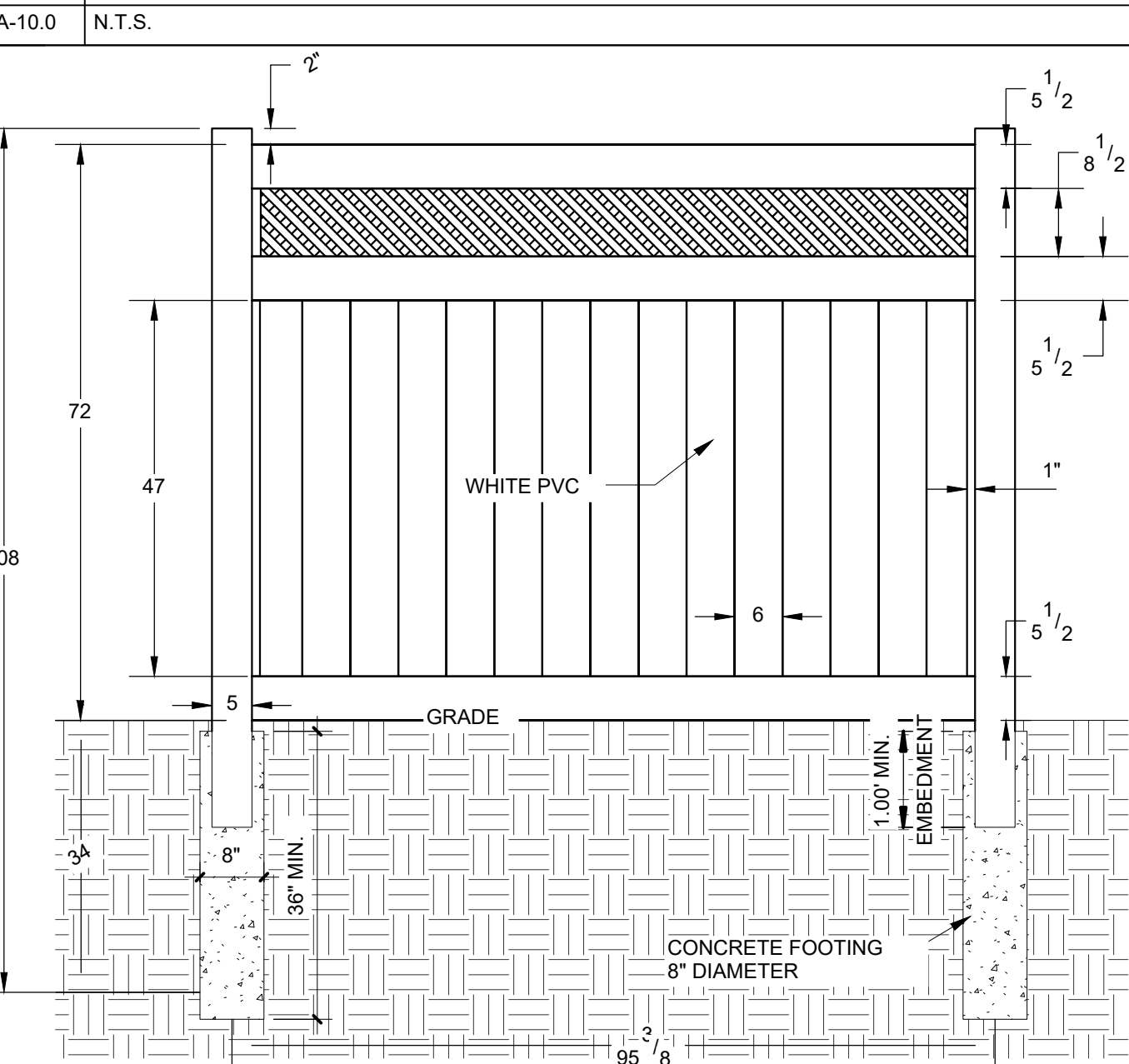
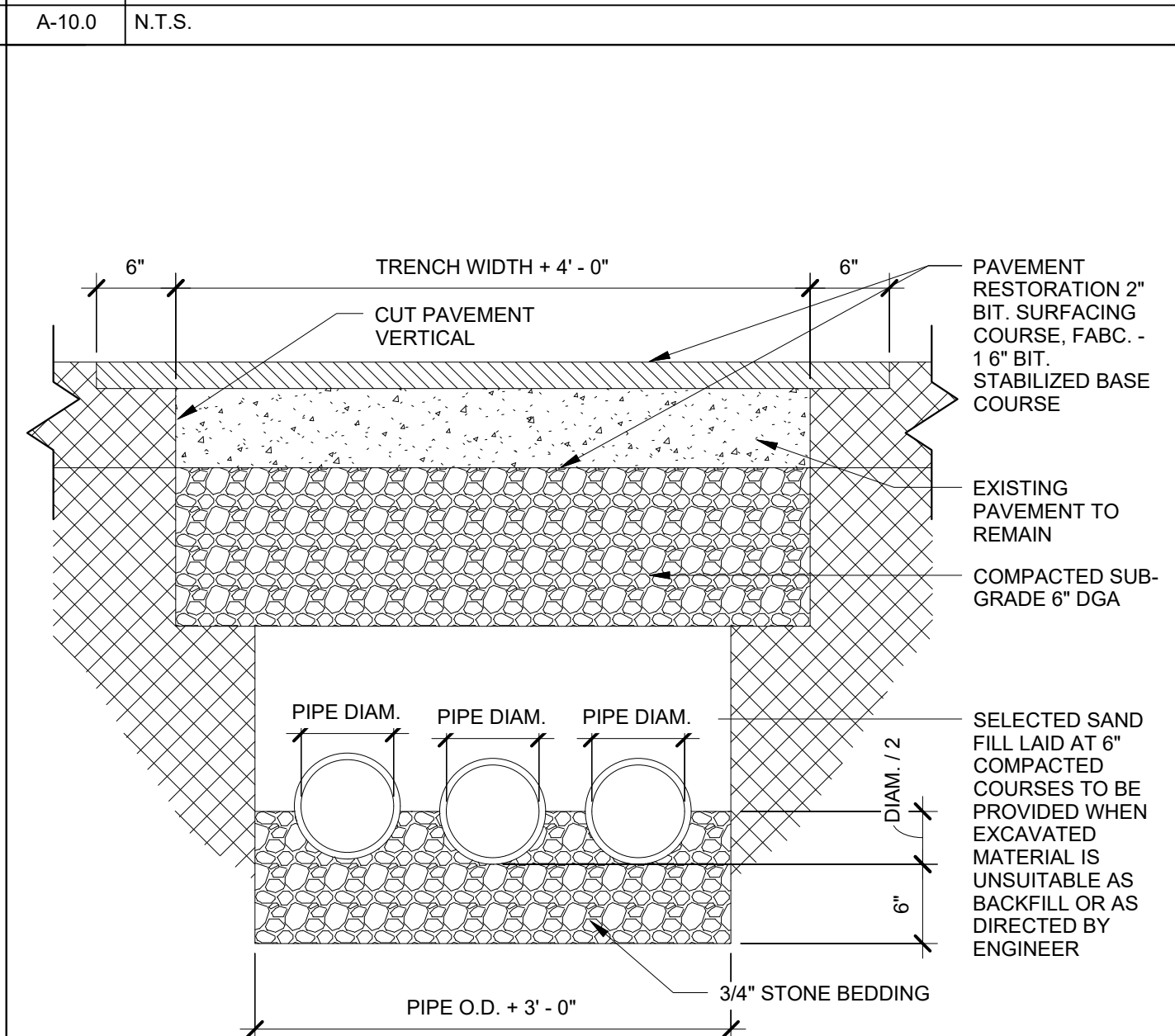
6"6"x - W2.9xW2.9 (6 GAUGE) WELDED WIRE REINFORCING MESH AT MID. DEPTH

WALK BEHIND APRON MAX SLOPE 2%

1/2" WIDE PRE-FORMED NON-EXTRUDABLE PLASTIC MATERIAL EXPANSION JOINT

BASE COURSE (NUD DOT DENSE GRADE AGGREGATE) 6" THICK COMPACTED LAYER OF MAX. 3/4" CLEAN CRUSHED STONE SIZE

7 DEPRESSED CURB CUT AT DRIVEWAY SECTION



4 | SHRUB PLANTING

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