

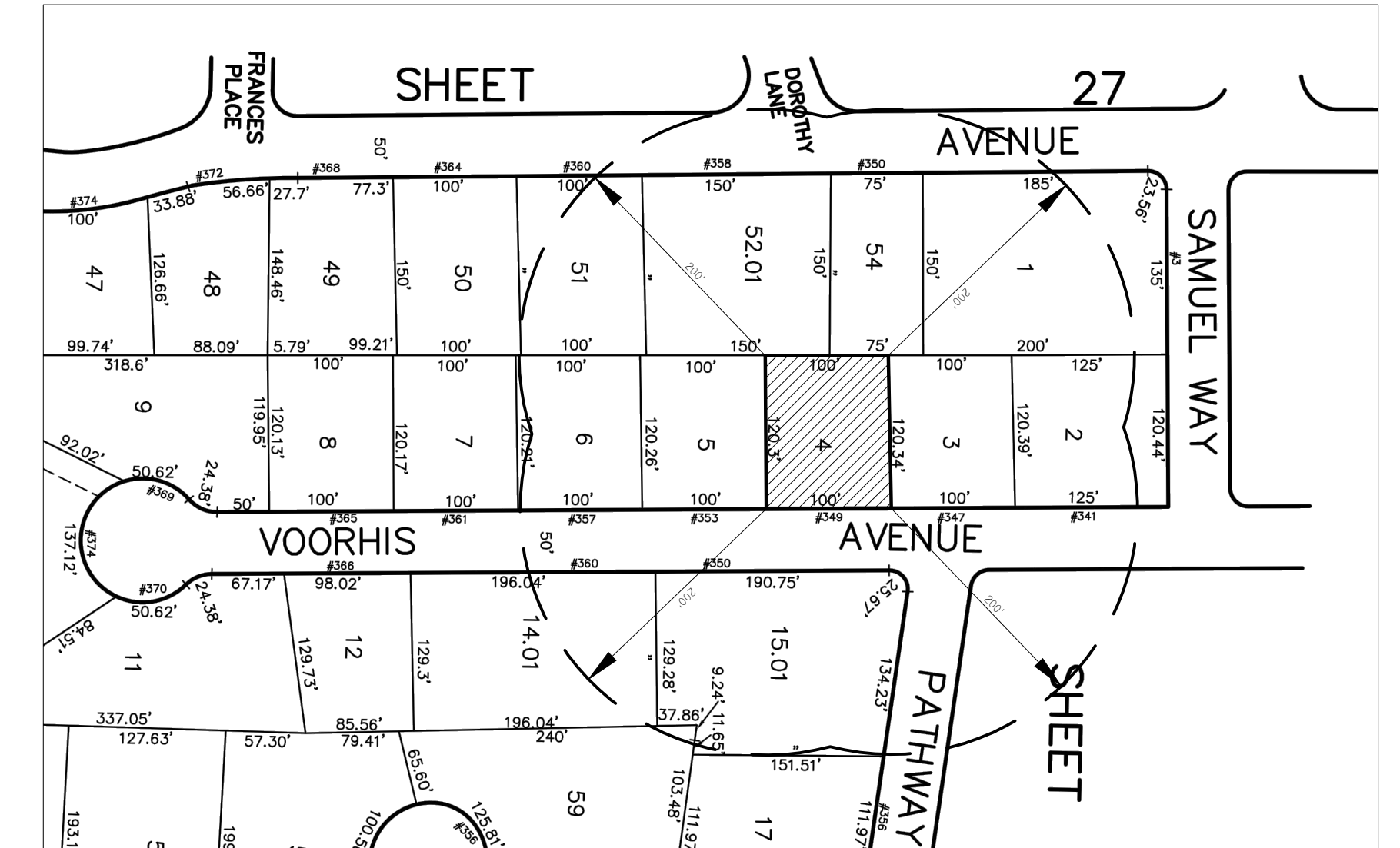
PROPOSED ADDITION/ALTERATION ELLIE HOMES, LLC

349 VOORHIS AVENUE
TOWNSHIP OF WYCKOFF, NEW JERSEY
LOT 4, BLOCK 316



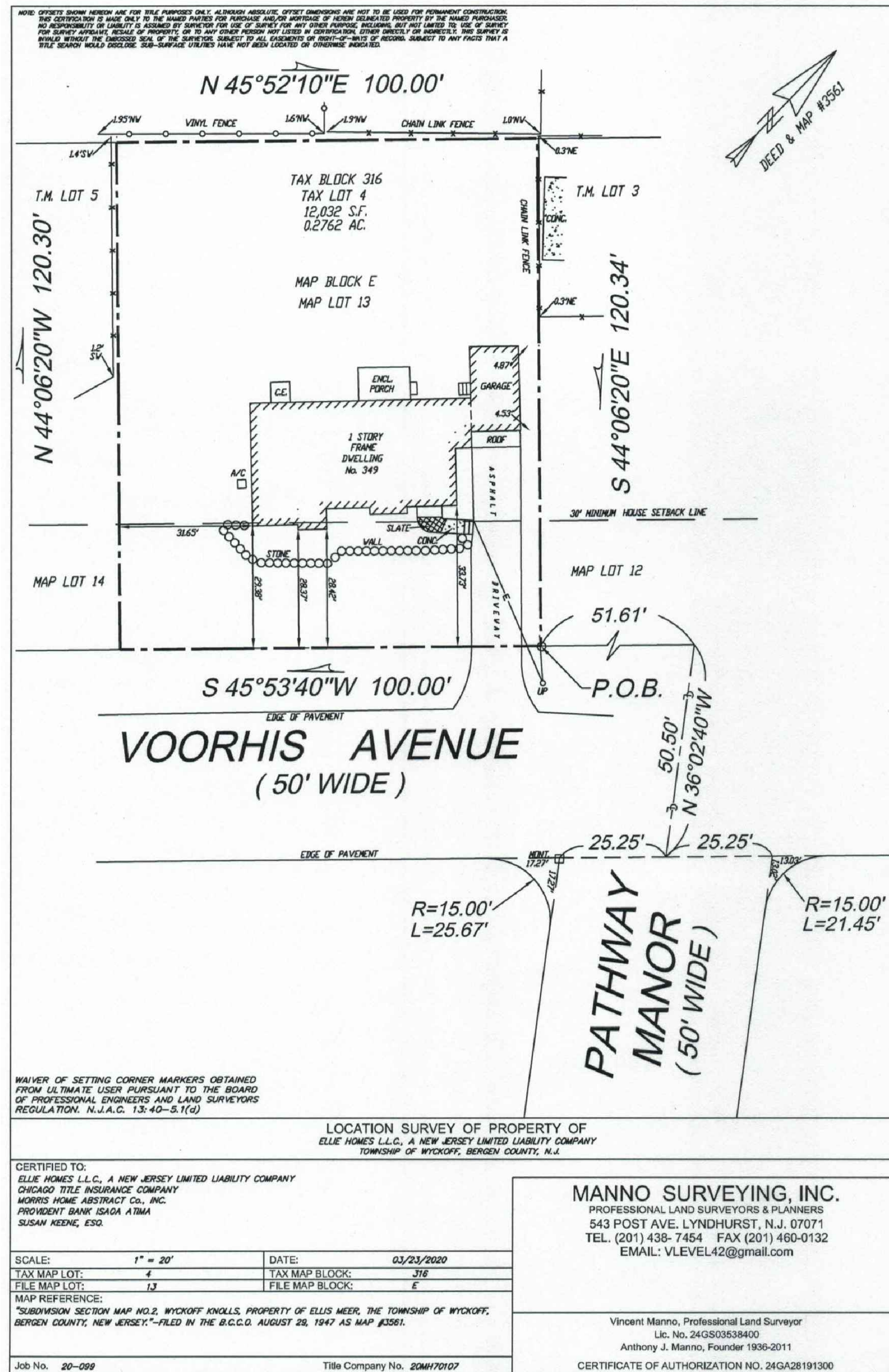
EXISTING CONDITIONS PHOTO

VIEW FROM VOORHIS AVE



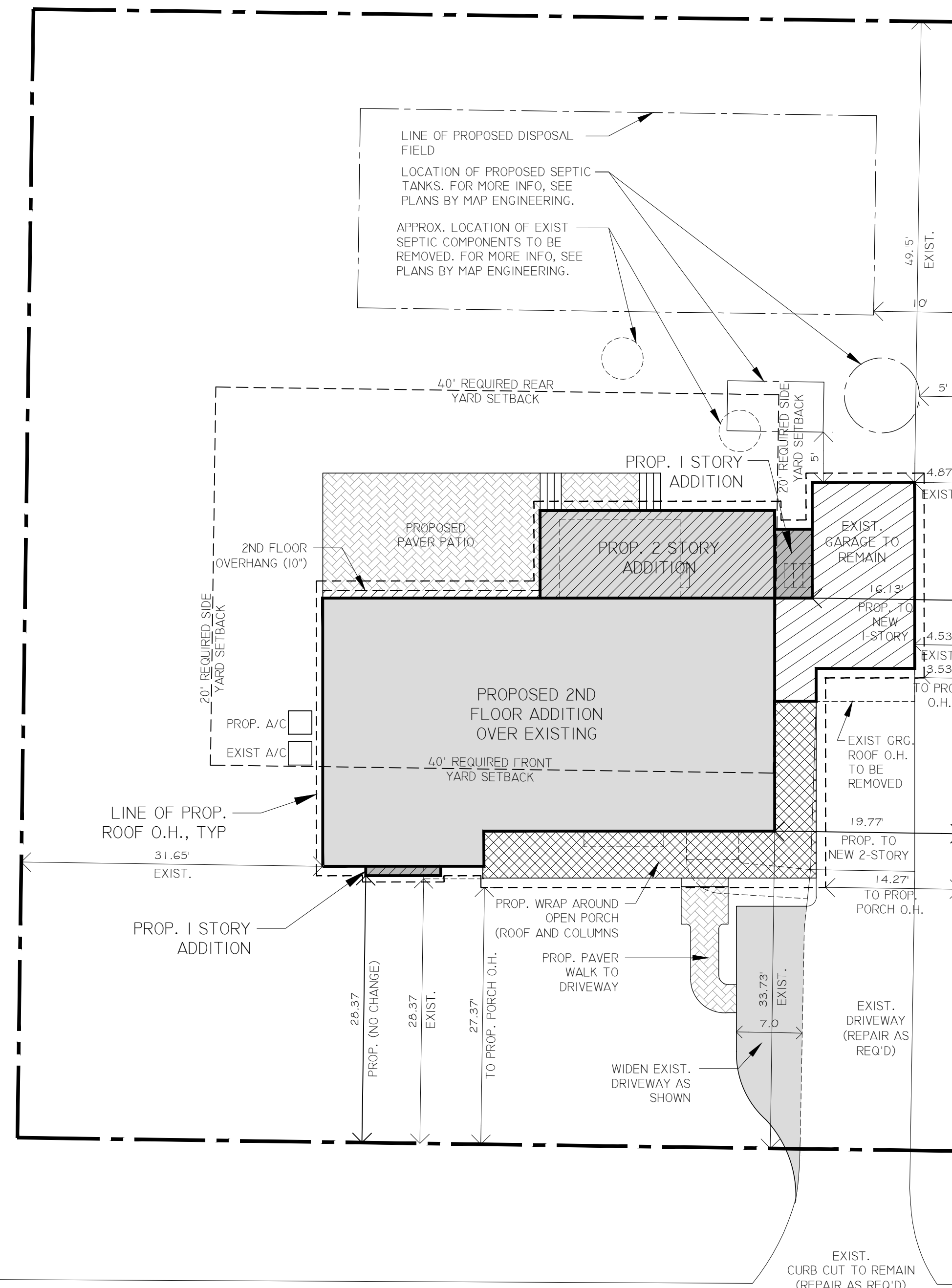
PROJECT LOCATION

TAKEN FROM TAX MAP
SCALE: 1" = 60'



EXISTING CONDITIONS SURVEY

SCALE: 1"=20'



PROPOSED PLOT PLAN

SCALE: 1"=10'

TOWNSHIP OF WYCKOFF BULK ZONING REQUIREMENTS - ZONE RA-25 "RURAL, RESIDENCE"

	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
LOT AREA (SF)	25,000	12,032	NO CHANGE	-
LOT WIDTH & FRONTAGE (FT)	125	100	NO CHANGE	-
PRINCIPAL BUILDING DEPTH (FT)	150	120.33	NO CHANGE	-
PRINCIPAL BUILDING FRONT (FT)	40	28.37	NO CHANGE	Y
PRINCIPAL BUILDING EACH SIDE (FT)	20	31.65, 4.53	NO CHANGE	Y
PRINCIPAL BUILDING REAR (FT)	40	49.15	NO CHANGE	-
ACCESSORY BUILDING EACH SIDE (FT)	15	N/A	NO CHANGE	-
ACCESSORY BUILDING REAR (FT)	20	N/A	NO CHANGE	-
MAX HEIGHT (STORES / FT)	2.5 / 35	1 / #16	2.0 / 32	-
MIN. HABITABLE FLOOR AREA PER DWELLING UNIT (SF)	1,200	1,317	2,958	-
MAX. LOT COVERAGE - PRINCIPAL BLDG. (%)	15	16.90 14.0%	2.05 17.0%	Y
MAX. LOT COVERAGE - + ACCESSORY BLDG. (%)	20	1.99 16.0%	2.05 17.0%	-
MAX. IMPERVIOUS COVERAGE (%)	41.02	2.30 19.1%	3.193 26.5%	-

ZONING NOTES

GROSS BUILDING AREA (GBA) DEFINITION PER SECTION 186-65

EXISTING:		
TOTAL FIRST FLOOR AREA:	1,328 SF	
TOTAL GARAGE AREA:	217 SF	
TOTAL SECOND FLOOR AREA:	0 SF	
TOTAL AREA:	1,545 SF	
PROPOSED:		
TOTAL FIRST FLOOR AREA:	1,575 SF	
TOTAL GARAGE AREA:	217 SF	
TOTAL SECOND FLOOR AREA:	1,513 SF	
TOTAL AREA:	3,305 SF	

PRINCIPAL BUILDING LOT COVERAGE PER DEFINITION OF "LOT COVERAGE" AND "BUILDING" SECTION 186-6

EXISTING:		
HOUSE AND GARAGE:	1,653 SF	
GARAGE ROOF O.H.:	37 SF	
TOTAL AREA:	1,690 SF (14.0%)	
PROPOSED:		
HOUSE AND GARAGE:	1,812 SF	
GARAGE ROOF O.H. (REMOVED):	0 SF	
FRONT PORCH:	238 SF	
TOTAL AREA:	2,050 SF (17.0%)	

BUILDING AREAS (FOOTPRINT) DEFINITION PER SECTION 186-6

EXISTING:		
HOUSE:	1,328 SF	
GARAGE:	217 SF	
TOTAL AREA:	1,545 SF	
PROPOSED:		
HOUSE:	1,576 SF	
GARAGE:	217 SF	
TOTAL AREA:	1,793 SF	

IMPERVIOUS COVERAGE CALCULATION DEFINITION PER SECTION 186-6

STRUCTURES/BUILDING/GARAGE BUILDING W/O FRNT PORCH	1,812 SF	2,050 SF
FRONT PORCH	238 SF	
DRIVEWAYS	727 SF	
PATIOS AND/OR PAVED AREAS WALKWAYS AND BRICK PAVERS	360 SF	
TENNIS COURT	56 SF	
SWIMMING POOL WATER SURFACE	N/A	
DECKS W/O FREE DRAINAGE	N/A	
TOTAL IMPERVIOUS COVERAGE	3,193 SF	

LIST OF DRAWINGS

A-1	PLOT PLAN, ZONING INFO
A-2	PROPOSED EXTERIOR ELEVATIONS
A-3	EXIST/PROPOSED FLOOR PLANS

REVISION	DATE
ISSUE FOR ZONING	6-22-20
RE-ISSUE FOR ZONING	8-3-20



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ADDITION/ALTERATION

LOT 4, BLOCK 316
349 VOORHIS AVE
WYCKOFF, NEW JERSEY

COVER SHEET PLOT PLAN, ZONING INFO

PROJECT NUMBER: 20-050
DRAWN BY: JC

A-1

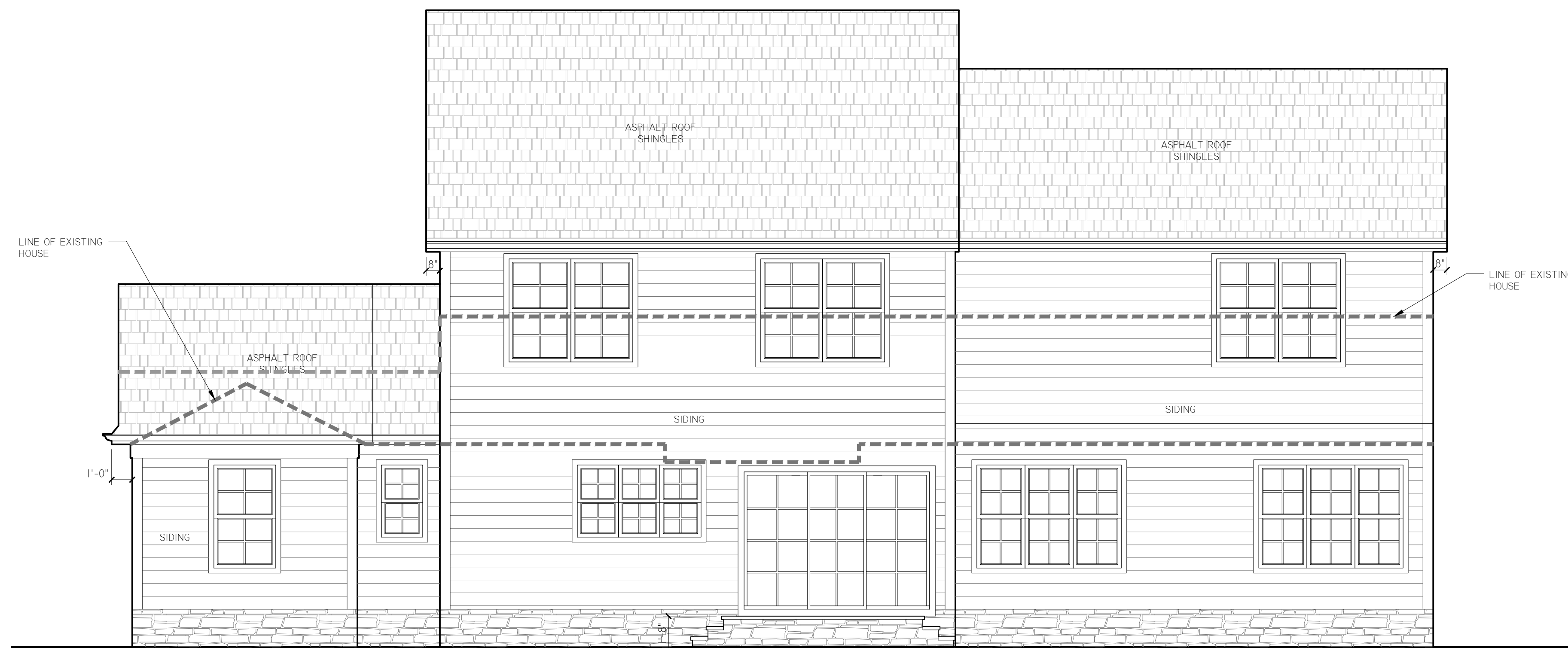
SHEET NUMBER: 01 OF 03
SCALE: AS NOTED



PROPOSED FRONT ELEVATION
SCALE -- 1/4"=1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE -- 1/4"=1'-0"



PROPOSED REAR ELEVATION
SCALE -- 1/4"=1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE -- 1/4"=1'-0"

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ADDITION/ALTERATION

LOT 4; BLOCK 316
349 VOORHIS AVE
WYCKOFF, NEW JERSEY

EXTERIOR ELEVATIONS

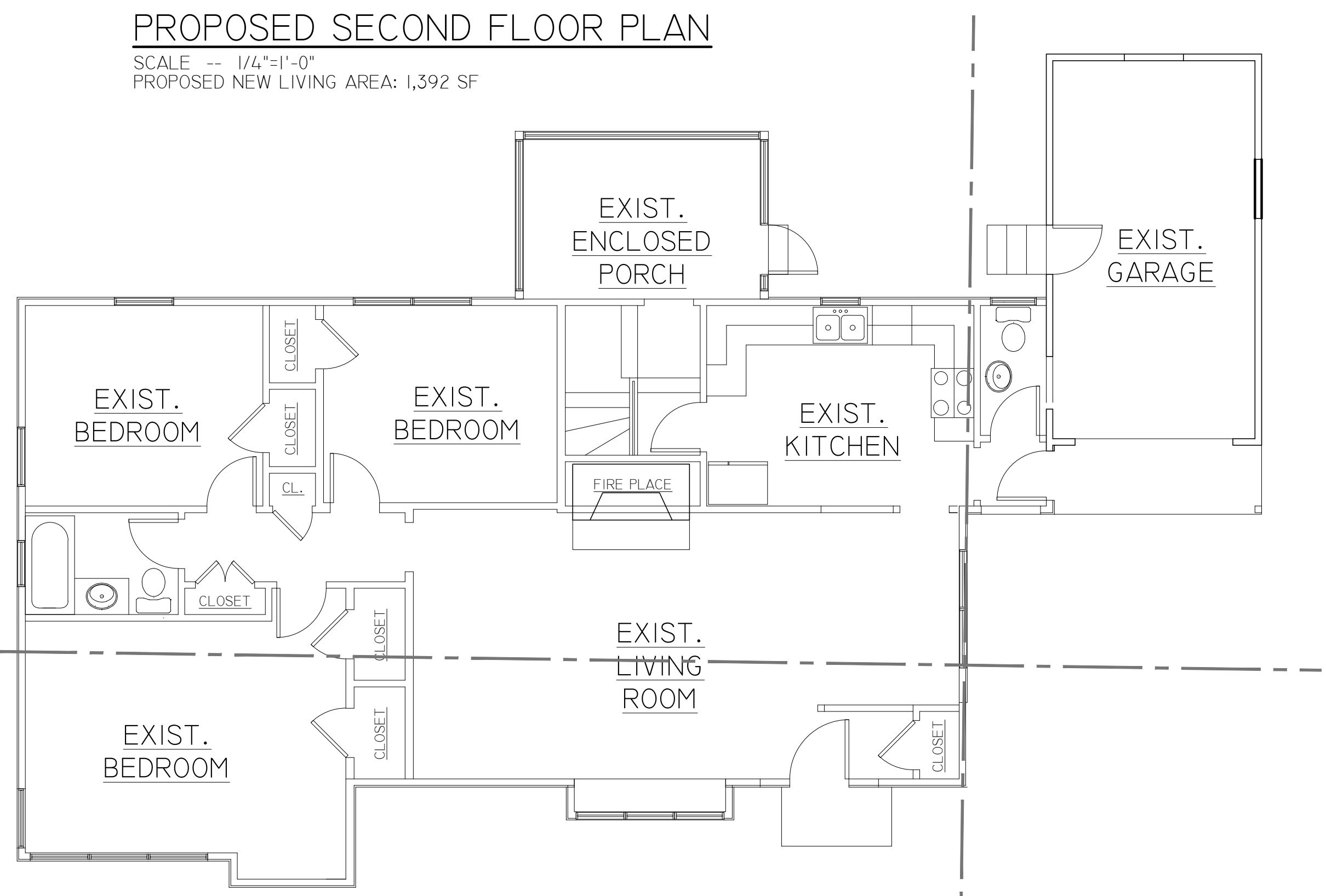
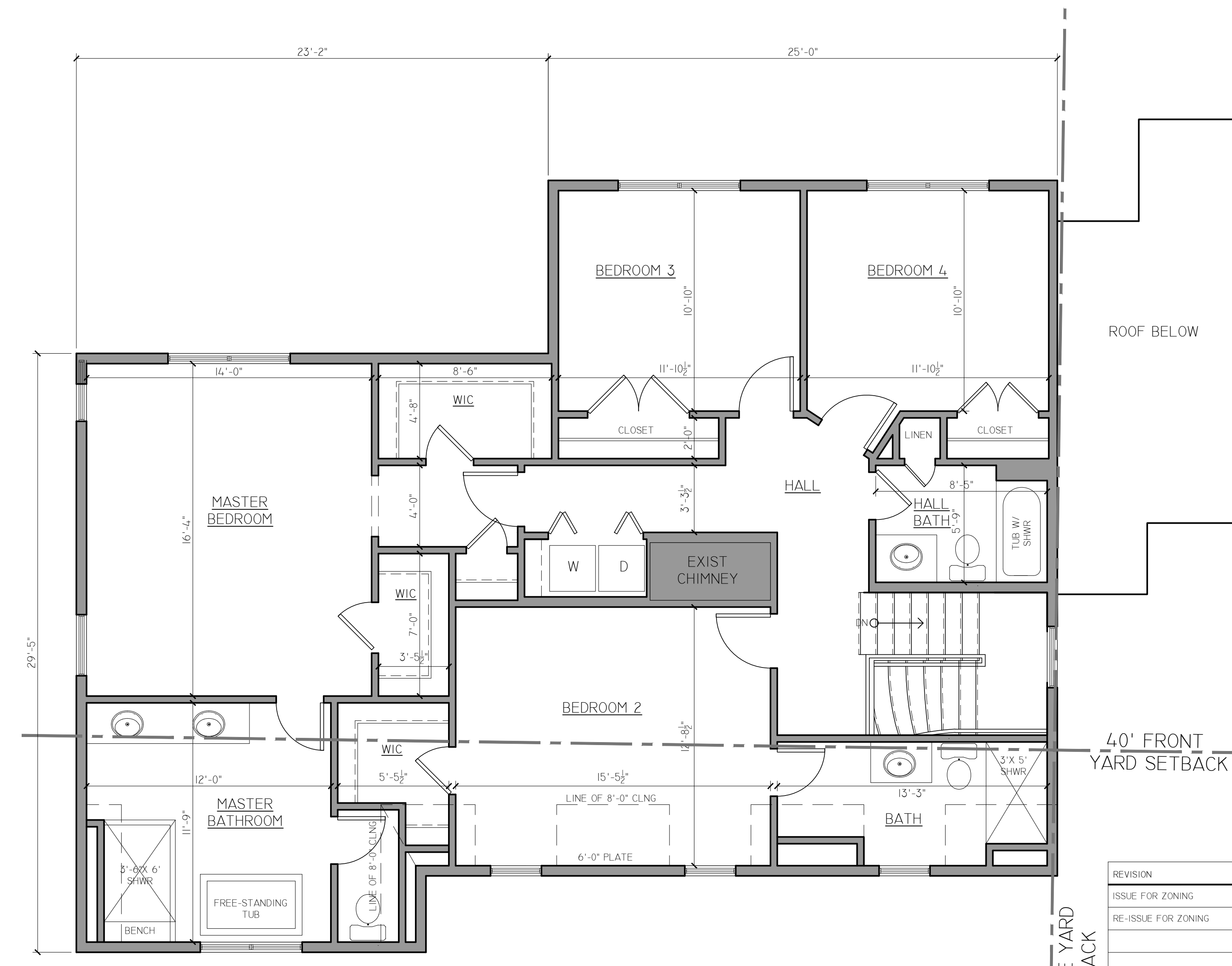
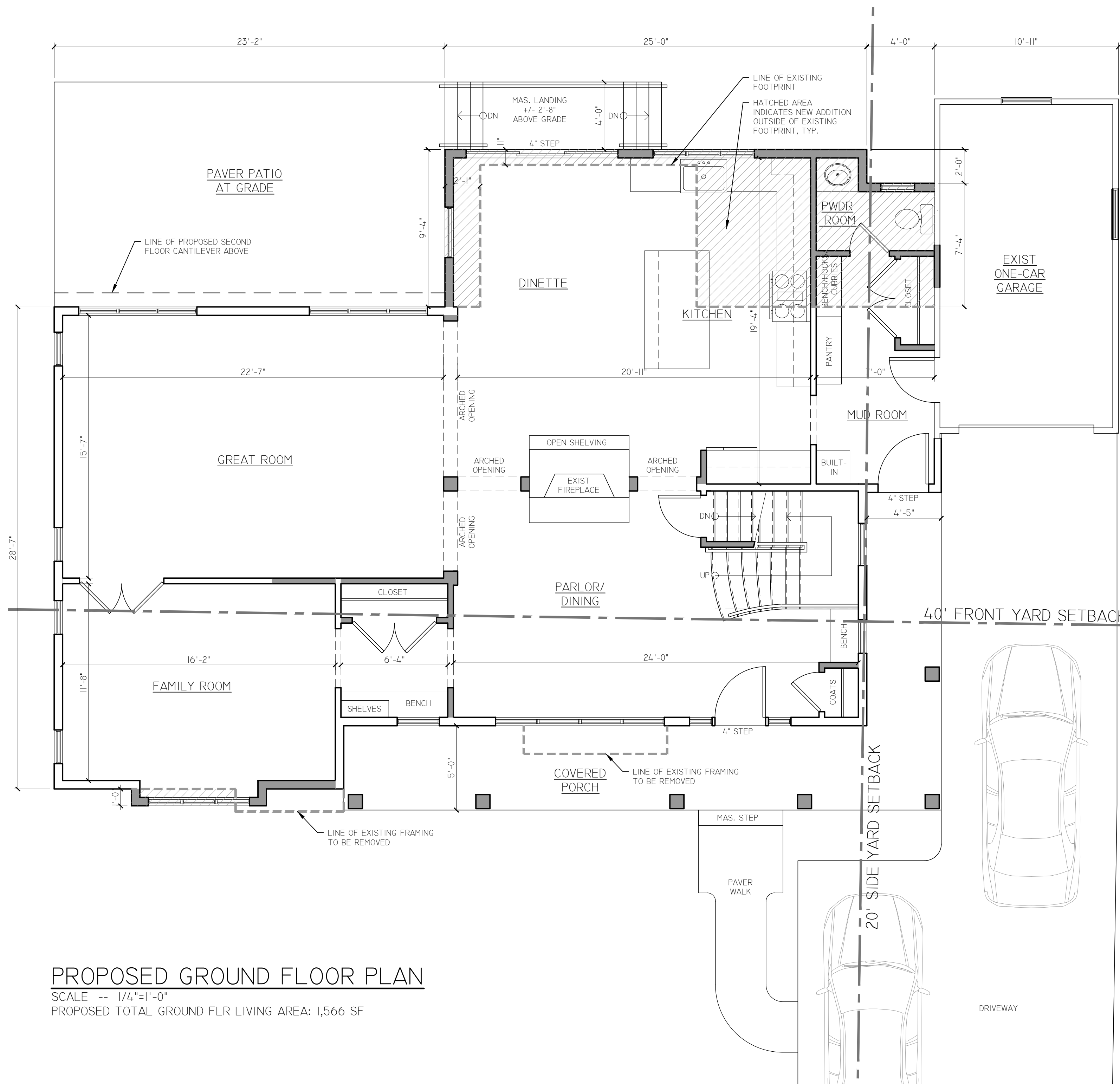
PROJECT NUMBER: 20.050

DRAWN BY: JC

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SHEET NUMBER: 02 OF 03

SCALE: AS NOTED



REVISION	DATE
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ADDITION/ALTERATION
LOT 4; BLOCK 316 349 VOORHIS AVE WYCKOFF, NEW JERSEY
FLOOR PLANS

PROJECT NUMBER:	20.050
DRAWN BY:	JC

A-3

SHEET NUMBER:	03 OF 03
SCALE:	AS NOTED