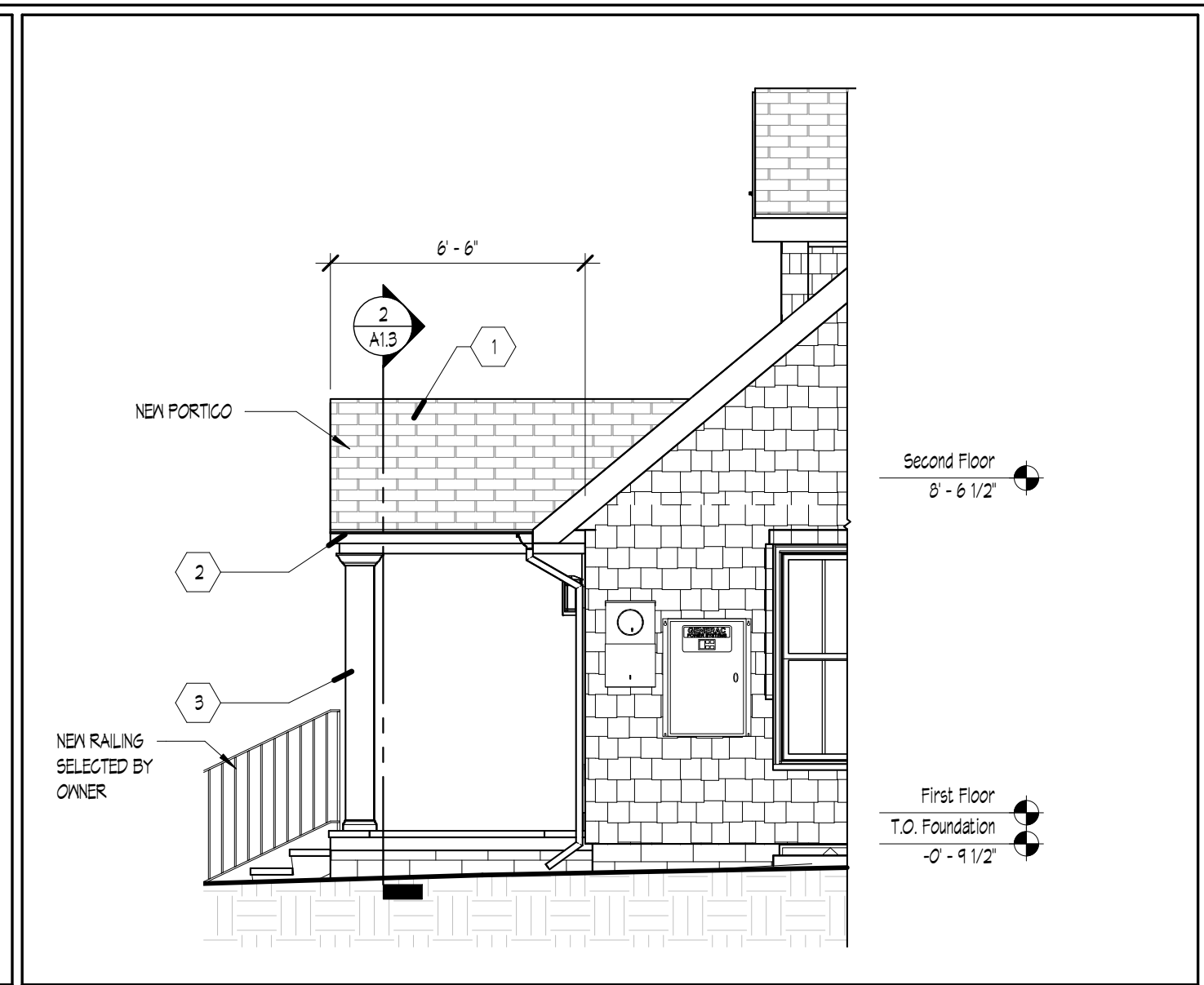


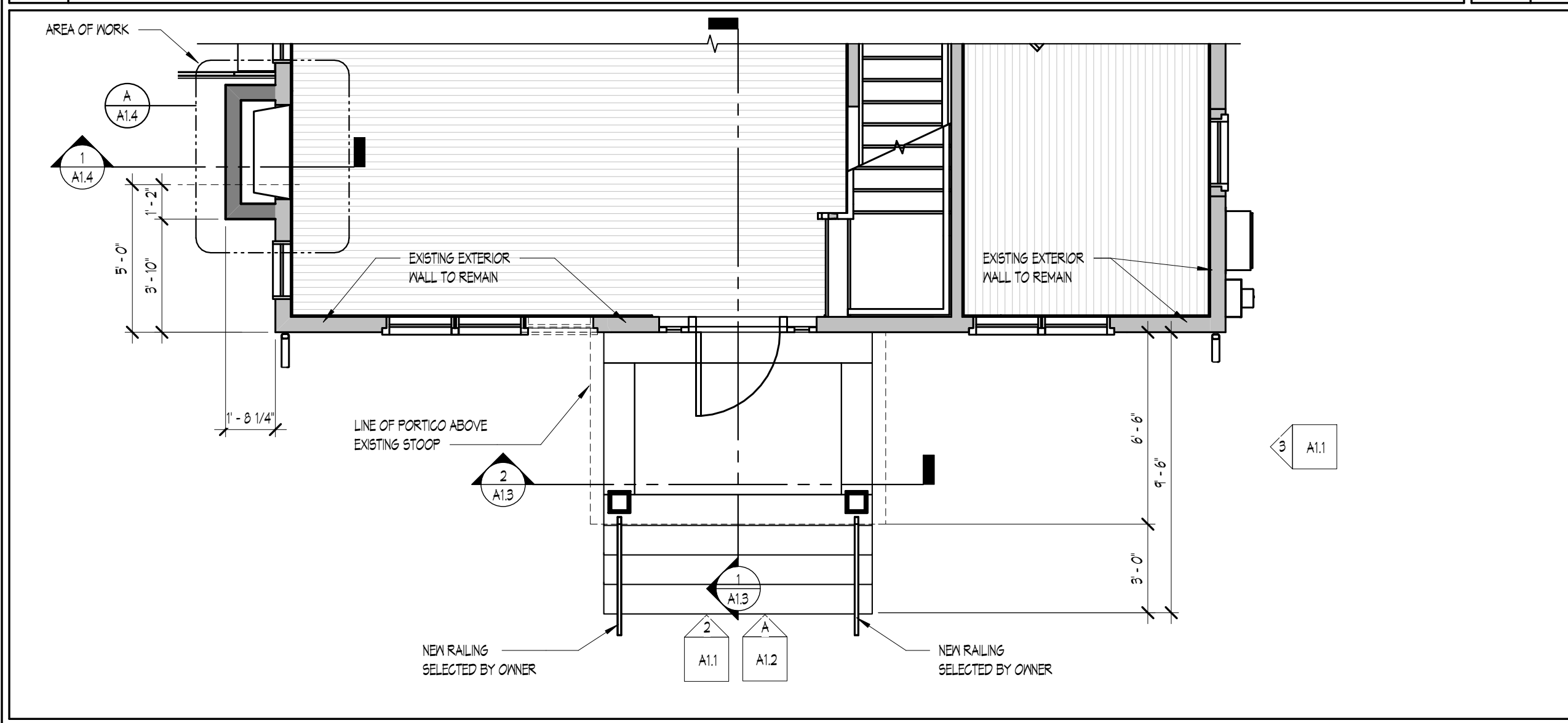
BIM 360://Bryndza Home Renovation R21/2261-Bryndza Home Renovation Roof scheme R21.rvt



2 PARTIAL PORTICO ELEVATION
1/4" = 1'-0"



3 PORTICO ELEVATION
1/4" = 1'-0"



1 PORTICO FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"

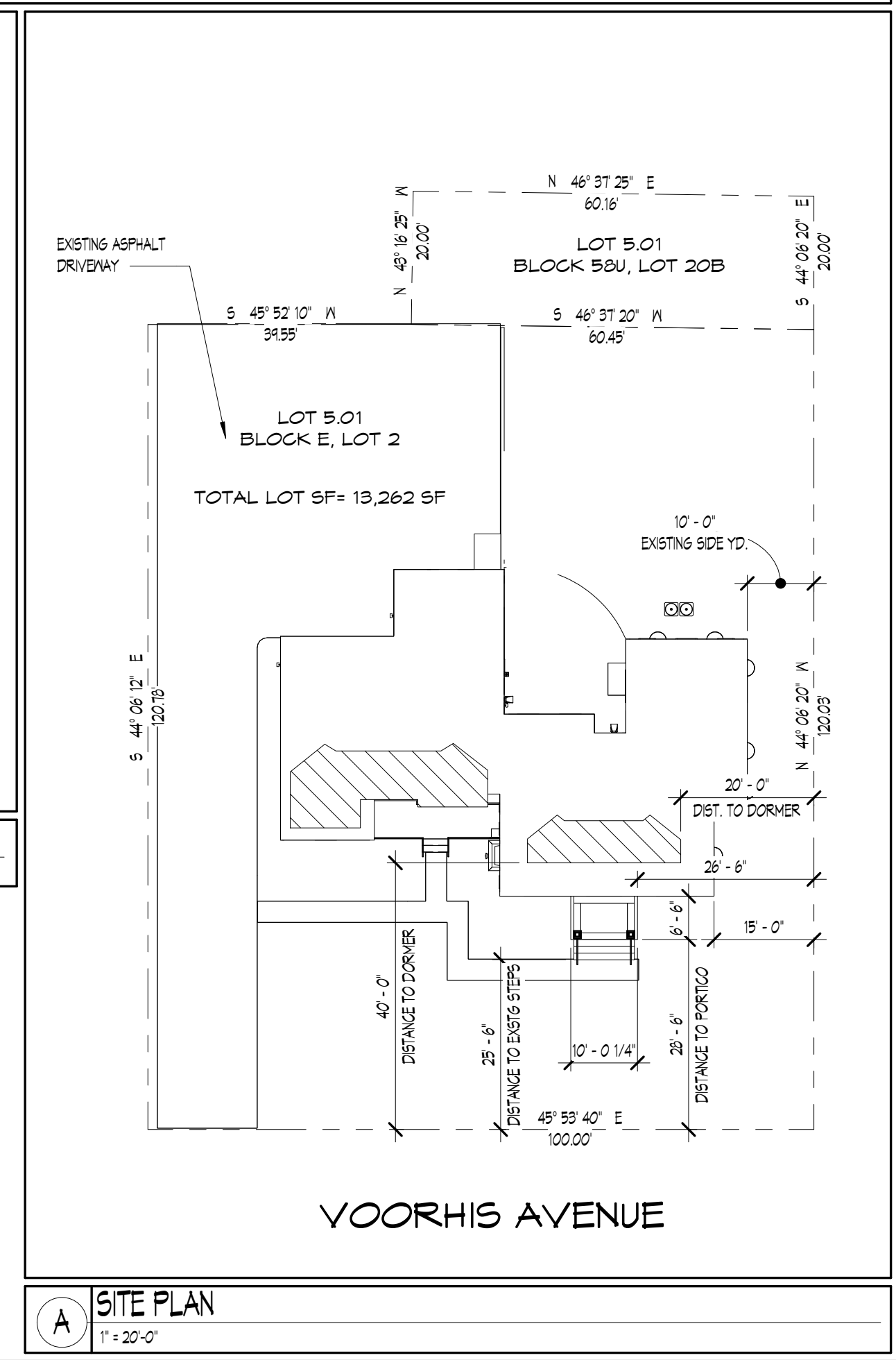
SHEET KEY NOTES

- 1 ASPHALT SHINGLES (TO BE SELECTED BY OWNER) OVER #15 FELT PAPER AND 3/4" EXTERIOR GRADE PLYWOOD.
- 2 AZEK FASCIA AND NON-VENTED SOFFIT
- 3 6X6 COLUMN CLAD IN AZEK COLUMN WRAP

NOTE:
COMPLIES WITH SEPTIC REQUIREMENTS FOLLOWING INSTALLATION OF NEW SEPTIC SYSTEM IN 2020 OF EXISTING 3 BEDROOM HOUSE.
PROPOSED AFTER RENOVATION AS A 3 BEDROOM HOUSE. NO INCREASE IN BEDROOMS

Address: 305 Voorhis Avenue Lot: 5.01 Block: 287 Zone: RA-25

CRITERIA	EXISTING CONDITIONS	PROPOSED	ZONING REQUIREMENTS	
SETBACKS: FRONT	25.5' (EXISTING to Steps)	25.5' (to Exstg Steps)	40'	ZONING VARIANCE
REAR	31.1' (EXISTING)	31.1' (EXISTING)	40'	
SIDE (1)	10.0' (EXISTING)	10' EXSTG (20' TO DORMER)	20'	
SIDE (2)	20.0' (EXISTING)	20'	20'	
HEIGHT	22'	22'	35'	
HEIGHT IN STORIES	2	2	2 1/2	
BUILDING COVERAGE	2,225 SF (16.7%-EXSTG)	2,312 SF (17.4%-EXSTG)	15%	ZONING VARIANCE
IMPERVIOUS COVERAGE	6,261 SF (47.3%)	6,261 SF (47.3%)	45%	NO INCREASE TO EXSTG
F.A.R.	2,304 SF (18.0%)	2,150 SF (20.7%)	30%	



A SITE PLAN
1" = 20'-0"

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Client Name:

MR. & MRS. BRYNDZA

Revisions

No.	Descr.	Date

Project Name: BRYNDZA HOME
Project Address: 305 VOORHIS AVENUE
MYCKOFF, NJ 07461
Sheet Title: PORTICO/FIREPLACE PLAN

Issue Date: 12/01/20
Project No: 2261
Drawn By: HOD
Scale: As indicated
Sheet Number:

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Client Name:
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Revisions		
No.	Descr.	Date

Project Name: BRYNDZA HOME
 Project Address: 305 VOORHIS AVENUE
 WYCKOFF, NJ 07461
 Sheet Title: PORTICO IMAGE

Issue Date: 08/11/20
 Project No: 2261
 Drawn By: Author
 Scale: 1/4" = 1'-0"
 Sheet Number:

RENDERING - FRONT FACADE

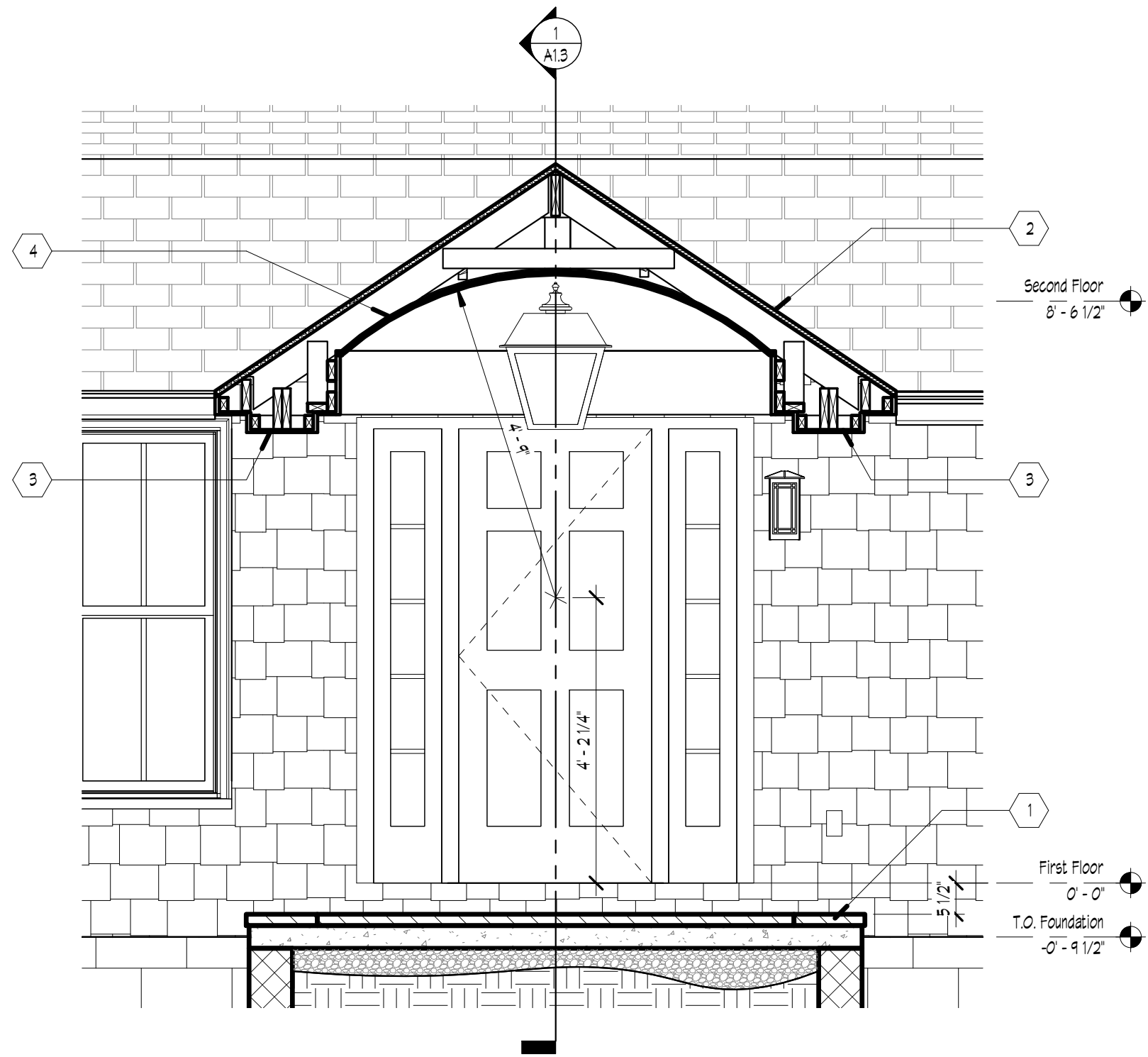


A PORTICO ELEVATION
 1/4" = 1'-0"

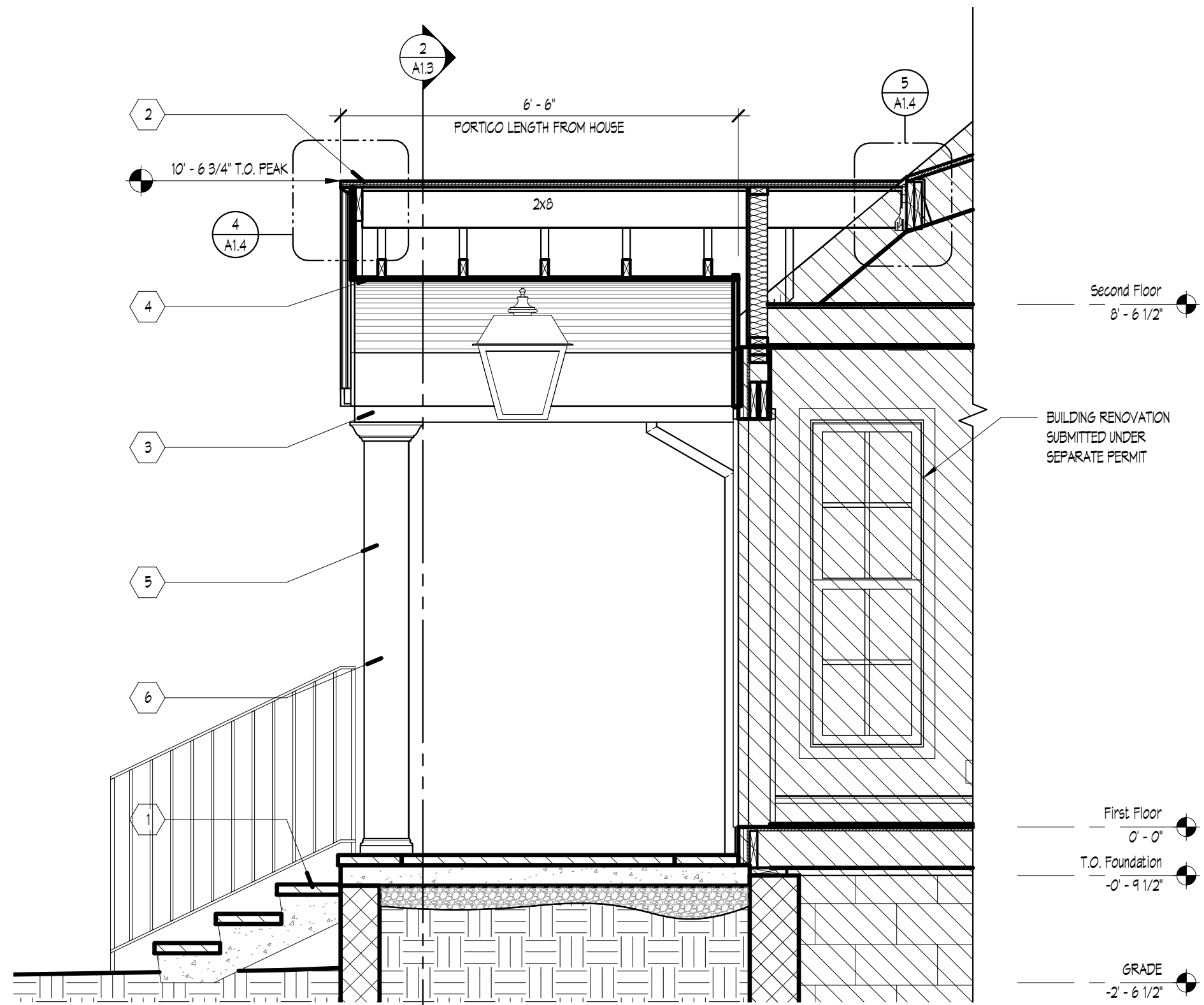
BIM 360://Bryndza Home Renovation R21/2261-Bryndza Home Renovation R21.rvt

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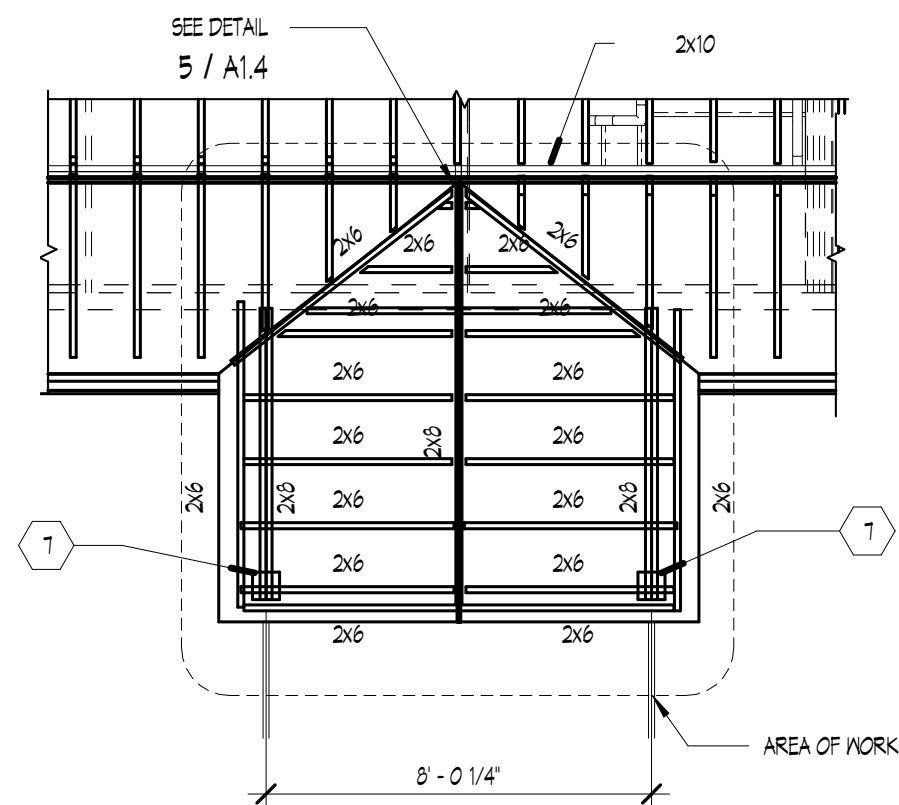
2 SECTION - PORTICO
1/2" = 1'-0"



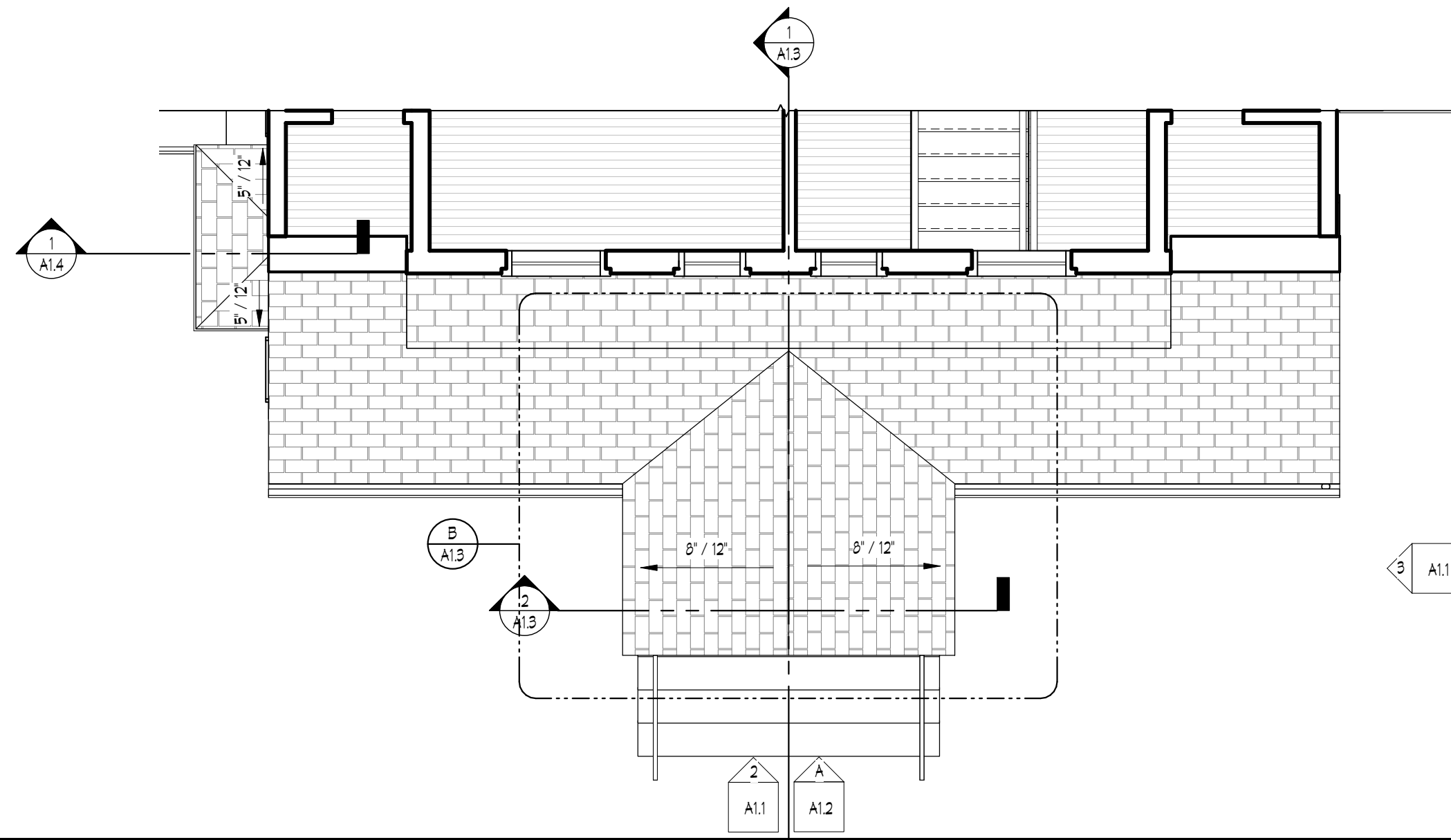
1 PORTICO LATERAL SECTION
1/2" = 1'-0"

SHEET KEY NOTES

- 1 BLUESTONE TREADS AND STOOP TOPPER
- 2 ASPHALT SHINGLES (TO BE SELECTED BY OWNER) OVER #15 FELT PAPER AND 3/4" EXTERIOR GRADE PLYWOOD.
- 3 AZEK FASCIA AND NON-VENTED SOFFIT
- 4 BEADBOARD BARREL VAULT PORTICO CEILING
- 5 AZEK COLUMN WRAP, BASE AND CROWN MOLDING
- 6 6X6 COLUMN CLAD IN AZEK COLUMN WRAP
- 7 6X6 Post



B PORTICO ROOF FRAMING PLAN
1/4" = 1'-0"



A PORTICO ROOF PLAN
1/4" = 1'-0"

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Client Name:

Revisions

No.	Descr.	Date

Project Name: BRYNDZA HOME

Project Address: 305 VOORHIS AVENUE
MYCKOFF, NJ 07461

Sheet Title: ENLARGED PLANS AND DETAILS

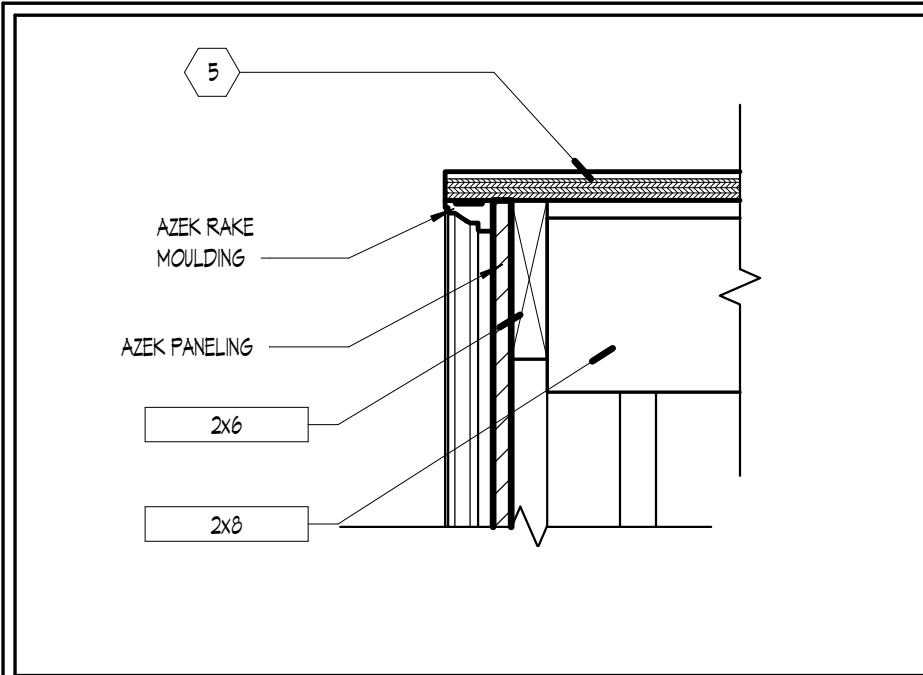
Issue Date: 12/01/20

Project No: 2261

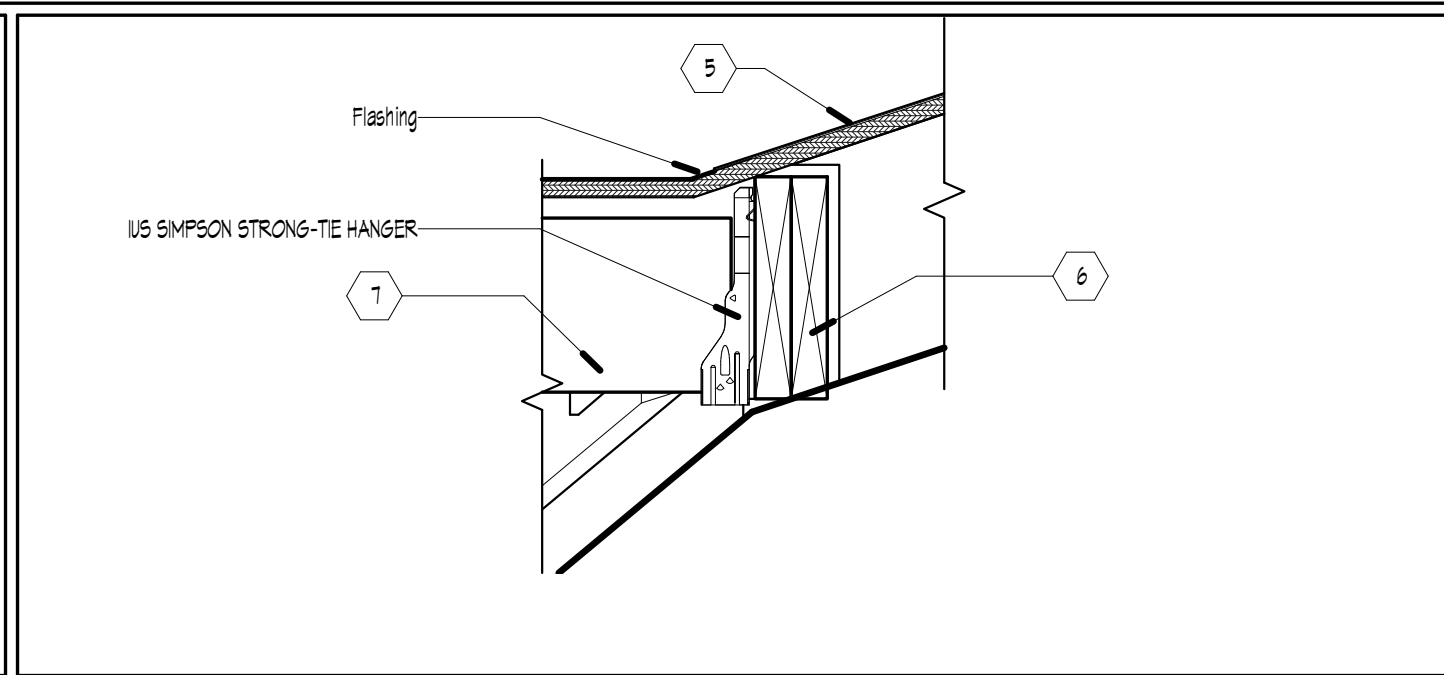
Drawn By: SCH

Scale: As indicated

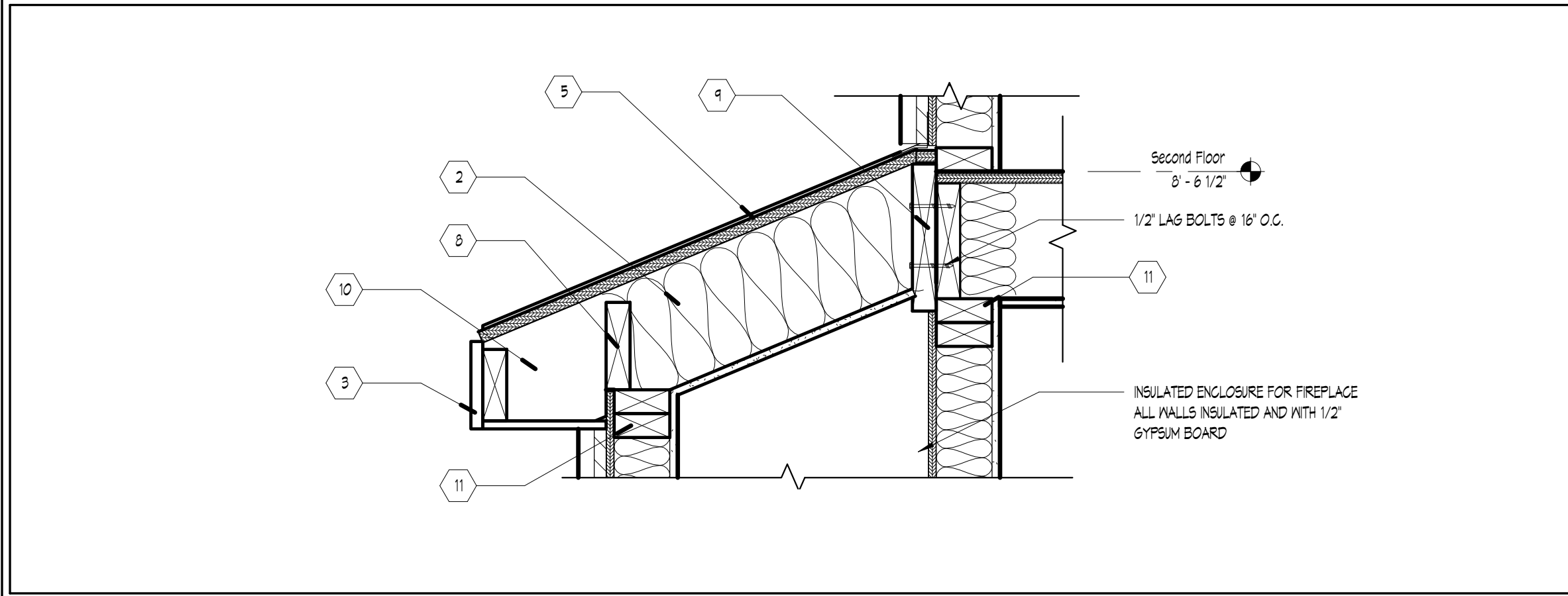
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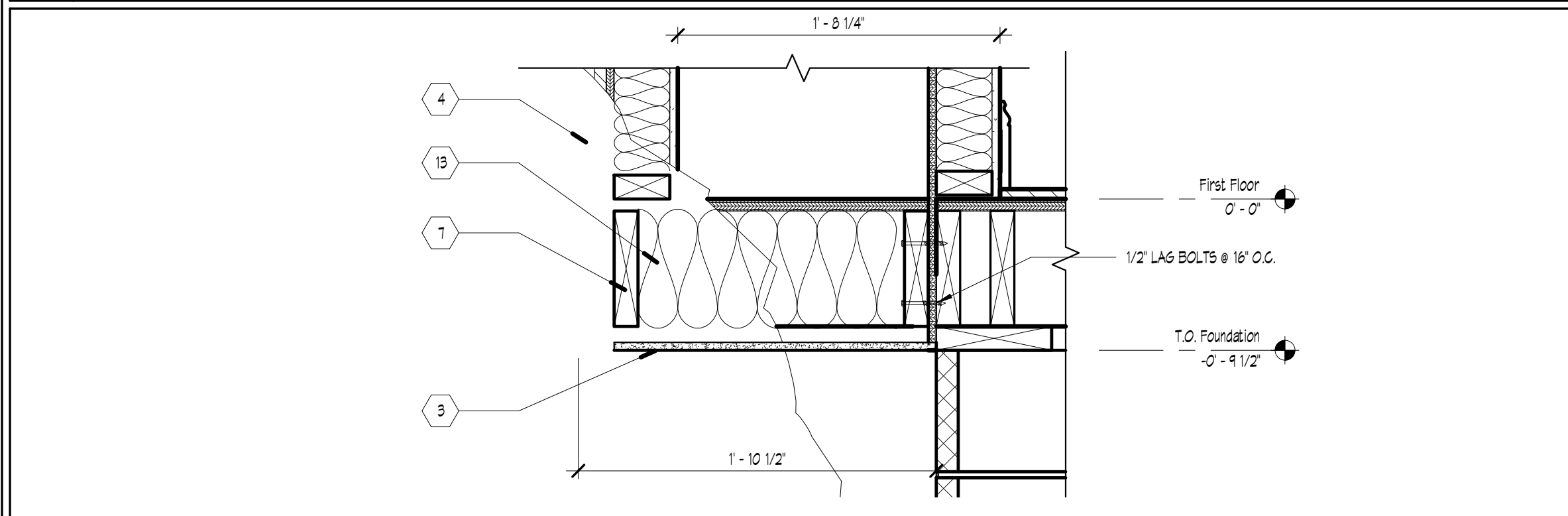
4 DETAIL - PORTICO ROOF FACE
1 1/2" = 1'-0"



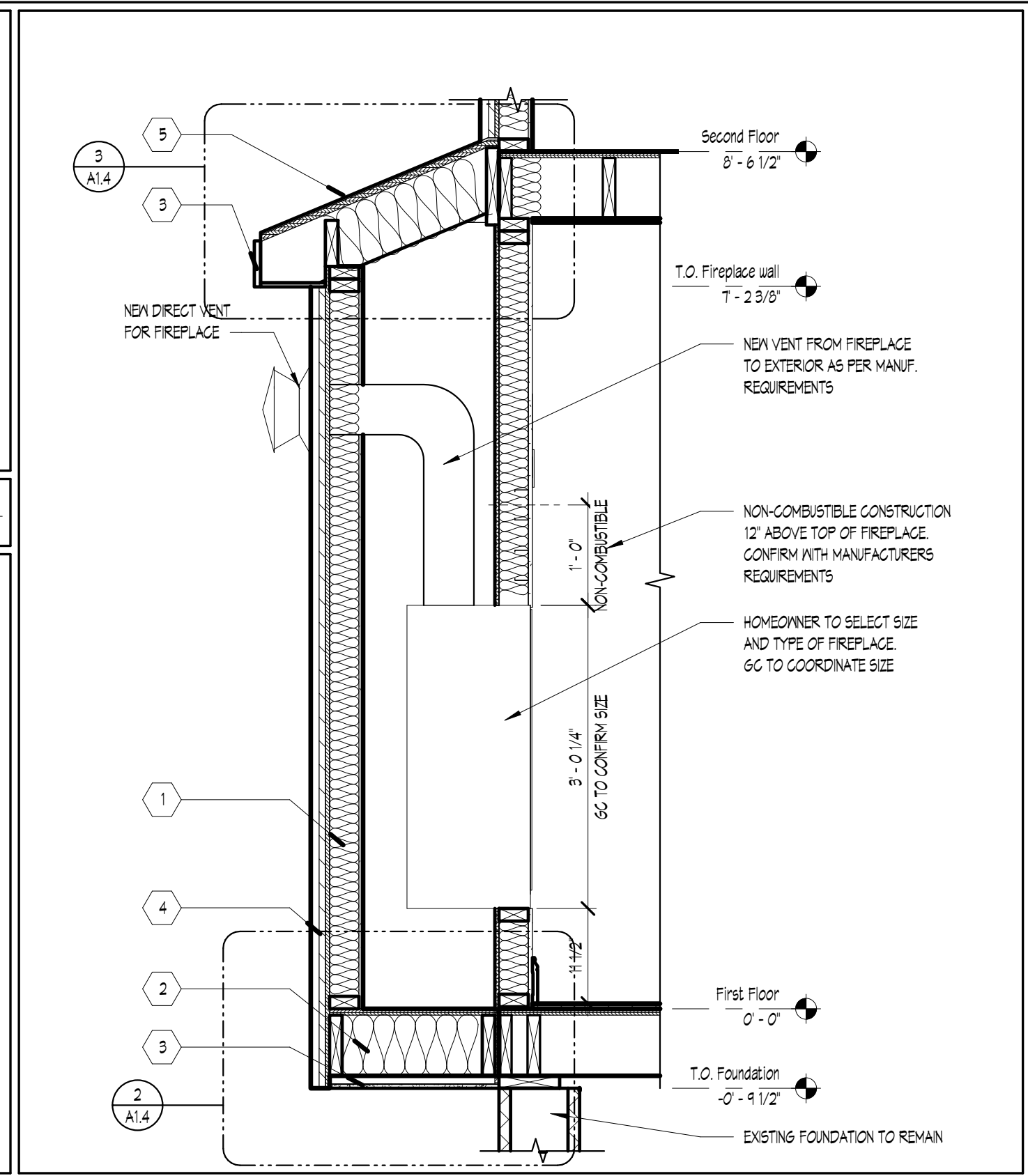
5 DETAIL - PORTICO RIDGE CONNECTION
1 1/2" = 1'-0"



3 DETAIL - FIREPLACE ROOF
1 1/2" = 1'-0"



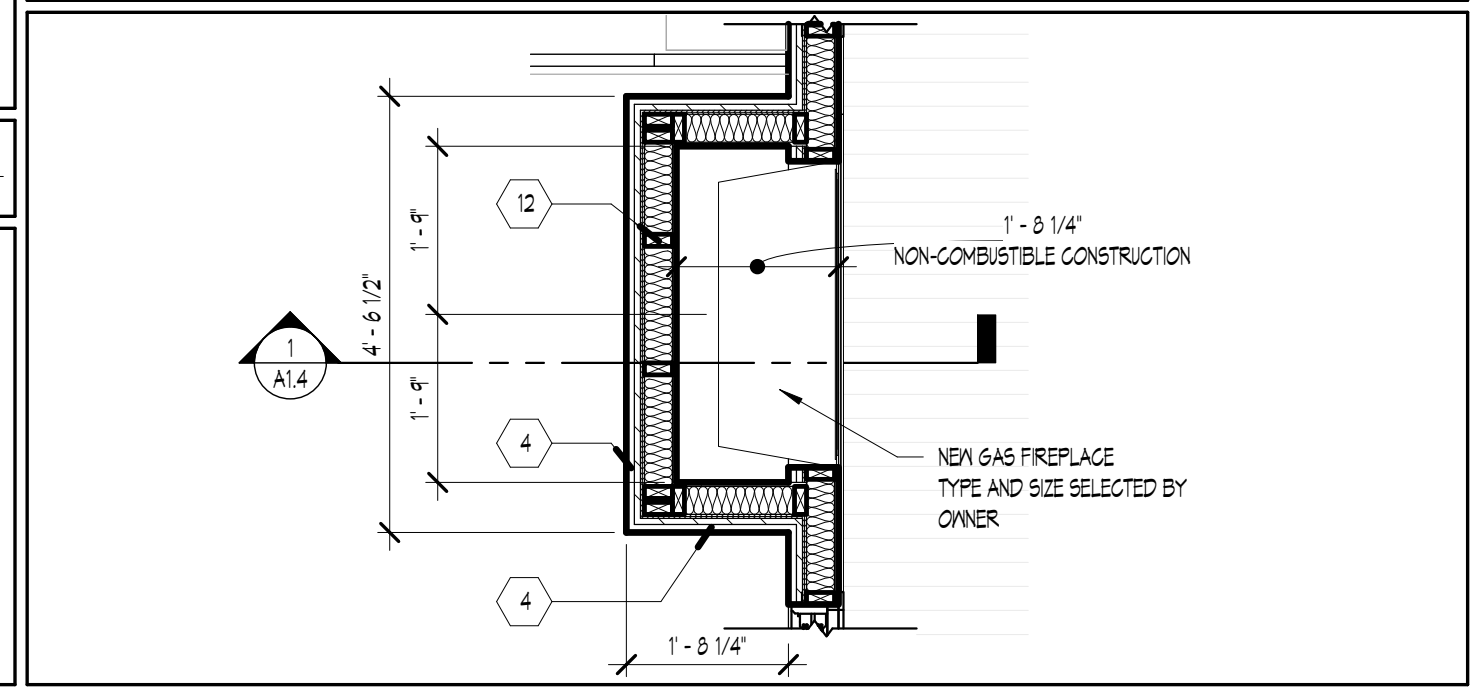
2 DETAIL - FIREPLACE BASE
1 1/2" = 1'-0"



1 SECTION - FIREPLACE
3/4" = 1'-0"

SHEET KEY NOTES

- 1 R-15 Batt Insulation
- 2 R-30 Batt Insulation
- 3 AZEK FASCIA AND NON-VENTED SOFFIT
- 4 NEW HORIZONTAL SIDING (SELECTED BY OWNER) OVER WATER-PROOF MEMBRANE AND PLYWOOD
- 5 ASPHALT SHINGLES (TO BE SELECTED BY OWNER) OVER #15 FELT PAPER AND 3/4" EXTERIOR GRADE PLYWOOD.
- 6 Dbl 2x10 Header
- 7 2x8
- 8 SOLID BLOCK
- 9 2x10
- 10 2x8 Rafters @ 16" O.C.
- 11 DBLE 2X4 TOP PLATE
- 12 2x4 Framing @ 16" O.C.
- 13 2x8 Framing @ 16" O.C.



A FIREPLACE - ENLARGED PLAN
1/2" = 1'-0"

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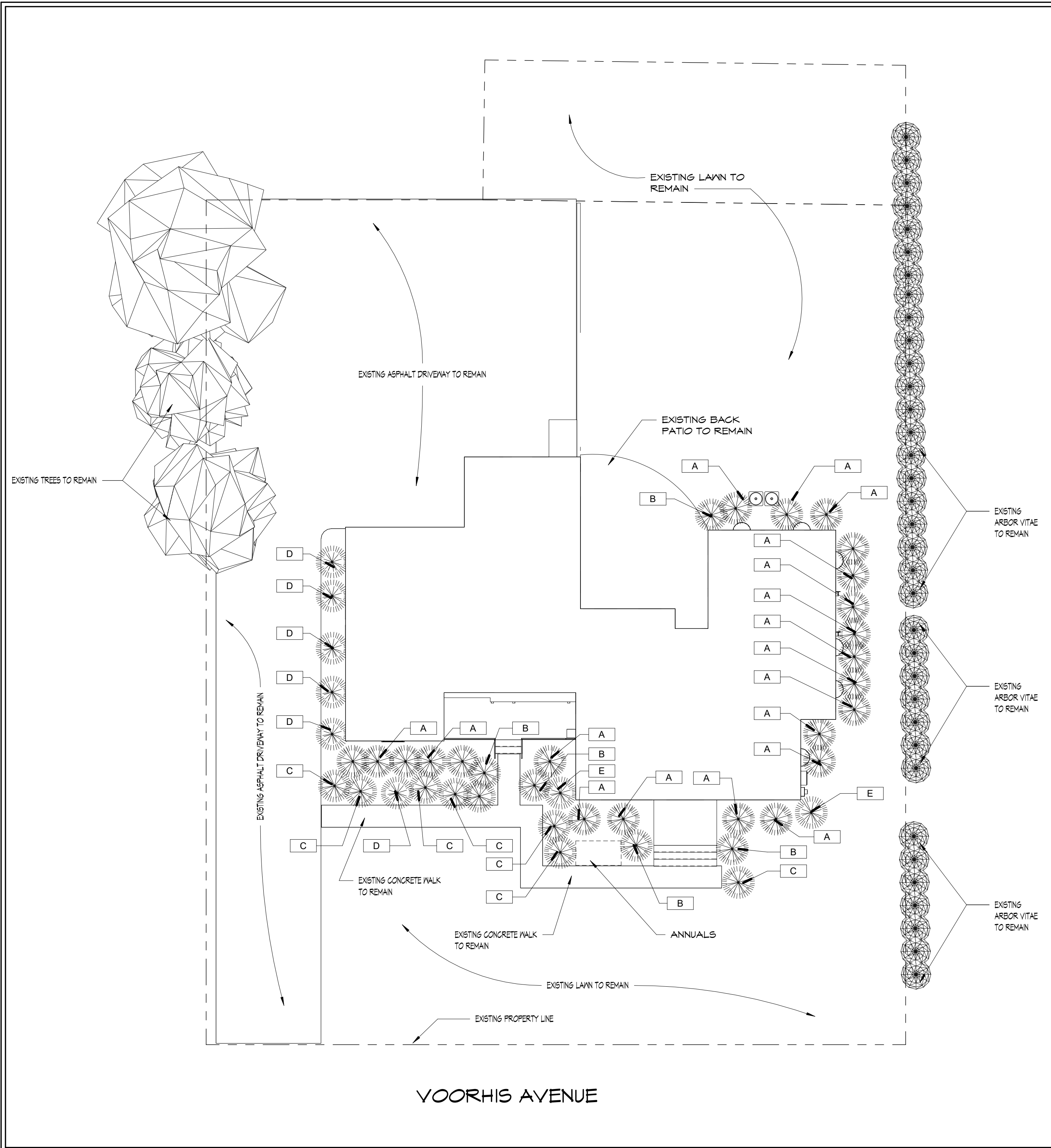
Client Name:
MR. & MRS. BRYNDZA

Revisions

No.	Descr.	Date

Project Name: BRYNDZA HOME
Project Address: 305 VOORHIS AVENUE
MYCKOFF, NJ 07461
Sheet Title: ENLARGED PLANS AND DETAILS

Issue Date: 12/01/20
Project No: 2261
Drawn By: SCH
Scale: As indicated
Sheet Number:



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Client Name:
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Planting Schedule				
MARK	IMAGE	NAME	QU.	SPECIES/HT
A		Holly	22	Ilex x meserveae 'Blue Boy' / 6'-8' TALL
B		Hydrangea	6	Hydrangea macrophylla 'Monmar' Plant / 5' TALL
C		Fountain Grass	7	Pennisetum alopecuroides / 2' TALL
D		Boxwood	6	Variegated English Boxwood Buxus sempervirens 'Variegata' / 5' TALL
E		Juniper	2	Juniperus chinensis 'Blue Point' / 12' TALL

Revisions		
No.	Descr.	Date

Project Name: BRYNDZA HOME
 Project Address: 305 VOORHIS AVENUE
 MYCKOFF, NJ 07461
 Sheet Title: LANDSCAPE PLAN

Issue Date: 12/01/20
 Project No: 2261
 Drawn By: HOD
 Scale: 1" = 10'-0"
 Sheet Number: