



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



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

	6.18.20 MEETING	NEW REVISED OPTION
<b>EXISTING G.B.A.</b>	<b>PROPOSED G.B.A.</b>	<b>PROPOSED G.B.A.</b>
TOT. FIRST FLOOR AREA= 1,142 S.F.	TOT. FIRST FLOOR AREA= 2,029 S.F.	TOT. FIRST FLOOR AREA= 2,039 S.F.
TOT. GARAGE AREA= 281 S.F.	TOT. GARAGE AREA= 510 S.F.	TOT. GARAGE AREA= 510 S.F.
TOT. SECOND FLOOR AREA= 683 S.F.	TOT. SECOND FLOOR AREA= 1,951 S.F.	TOT. SECOND FLOOR AREA= 2,003 S.F.
<b>TOTAL AREA= 2,106 S.F.</b>	<b>TOTAL AREA= 4,496 S.F.</b>	<b>TOTAL AREA= 4,562 S.F.</b>
<b>EXISTING BUILDING COVERAGE</b>	<b>PROP. BUILDING COVERAGE</b>	<b>PROP. BUILDING COVERAGE</b>
PRINCIPAL BUILDING COVERAGE	PRINCIPAL BUILDING COVERAGE	PRINCIPAL BUILDING COVERAGE
HOUSE & GARAGE - 1,423 SF	HOUSE & GARAGE - 2,539 SF	HOUSE & GARAGE - 2,549 SF
FRONT LANDING & STAIRS - 31 SF	FRONT PORTICO & STAIRS - 64 SF	FRONT PORTICO & STAIRS - 64 SF
FRONT LANDING & STAIRS - 1,460 SF	MUDROOM LAND. & STAIRS- 49 SF	MUDROOM LAND. & STAIRS- 39 SF
ACCESSORY STRUCTURE	ACCESSORY STRUCTURE	ACCESSORY STRUCTURE
DECK - 389 SF	DECK - 385 SF	DECK - 392 SF
<b>TOT. BUILDING COVERAGE= 1,849 S.F.</b>	<b>TOT. BUILDING COVERAGE= 3,037 S.F.</b>	<b>TOT. BUILDING COVERAGE= 3,044 S.F.</b>

RELEASE STATUS OF THIS DRAWING

- ☐ PRELIMINARY DRAWING  
☐ PROGRESS PRINT  
☐ PARTIAL RELEASE  
☐ FULL RELEASE

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	6.23.20	REVS PER BOARD MTG REVIEW	CRC
	4.14.20	PER TOWN ENGINEER REVIEW	CRC
NO.	DATE	REVISIONS	BY

PROJECT:  
ALTERATION & ADDITION FOR:  
**ROBERT & ANNE CANZANI**  
177 VAN HOUTEN AVE  
MYCKOFF NJ 07481

Drawings:	ELEVATIONS	
Date: 8.1.19		NJ REG. NUMBER 08930
Scale: AS NOTED		<b>A-1</b>
Comm. No: 007		OF 5
Drawn By: CRC	THOMAS R. CANZANI	



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4.14.20	PER TOWN ENGINEER REVIEW	CRC	
NO.	DATE	REVISIONS	BY

PROJECT:  
ALTERATION & ADDITION FOR:  
**ROBERT & ANNE CANZANI**  
177 VAN HOUTEN AVE  
MYCKOFF NJ 07481

Drawings:	ELEVATIONS		
Date: 8.1.19		NJ REG. NUMBER 08930	
Scale: AS NOTED		A-2 OF 5	
Comm. No: 007			
Drawn By: CRC		THOMAS R. CANZANI	



REMOVE EXISTING FLOORING  
AND FLOOR SYSTEM IN  
MUDROOM LOCATION.  
PROVIDE NEW SLEEPERS ON  
EXIST. CONC SLAB 1'-0" DN  
FROM EXIST. FLOOR HT.

Drawn By: CRC THOMAS B. SANTANI OF 5



**NOTE**  
2X12 RAFTERS AND 2X10  
CEILING JOISTS THROUGHOUT

**NOTE**  
2X12 RAFTERS AND 2X10  
CEILING JOISTS THROUGHOUT

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	6.23.20	REVS PER BOARD MTG REVIEW	CRC
	4.14.20	PER TOWN ENGINEER REVIEW	CRC
NO	DATE	REVISIONS	BY

PROJECT:		
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ALTERATION & ADDITION FOR:

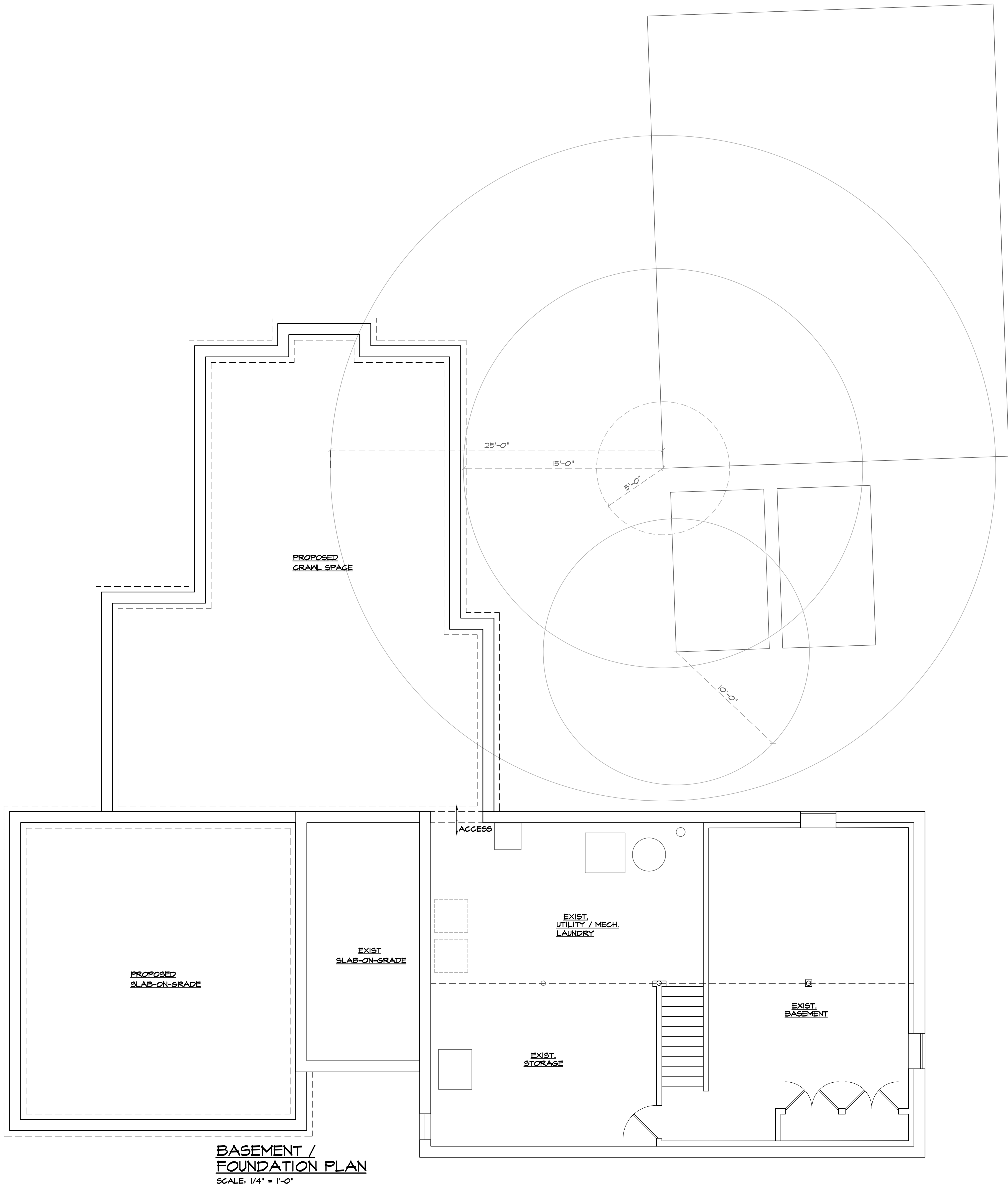
ROBERT & ANNE CANZANI

177 VAN HOUTEN AVE  
WYCKOFF NJ 07481

Drawings:	SECOND FLOOR PLAN	
Date: 8.1.19		NJ. REG. NUMBER 08330
Scale: AS NOTED		A-4
Comm. No: 007		
Drawn By: CRC	THOMAS R. CANZANI	
		OF 5

A-4

OF :



RELEASE STATUS OF THIS DRAWING			
<input type="checkbox"/> PRELIMINARY DRAWING			
<input type="checkbox"/> PROGRESS PRINT			
<input type="checkbox"/> PARTIAL RELEASE			
<input type="checkbox"/> FULL RELEASE			
THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, RE-USED, OR ALTERED WITHOUT HIS APPROVAL.			
	6.23.20	REVS PER BOARD MTG REVIEW	CRC
	4.14.20	PER TOWN ENGINEER REVIEW	CRC
NO.	DATE	REVISIONS	BY
PROJECT:			
ALTERATION & ADDITION FOR:			
ROBERT & ANNE CANZANI			
177 VAN HOUTEN AVE			
WYCKOFF NJ 07481			
Drawings:	BASEMENT / FOUND		
Date:	8.1.19	NJ REG. NUMBER 08930	A-5 OF 5
Scale:	AS NOTED		
Comm. No:	007		
Drawn By:	CRC		
		THOMAS R. CANZANI	