

PROPOSED ADDITION/ALTERATION HAMERNICK RESIDENCE

262 MORSE AVENUE
TOWNSHIP OF WYCKOFF, NJ
LOT 1 ; BLOCK 254

PROJECT DESCRIPTION

ALTERATIONS AND ADDITIONS TO AN EXISTING SINGLE FAMILY HOME; CONSTRUCTION OF A NEW ONE-CAR, DETACHED GARAGE.



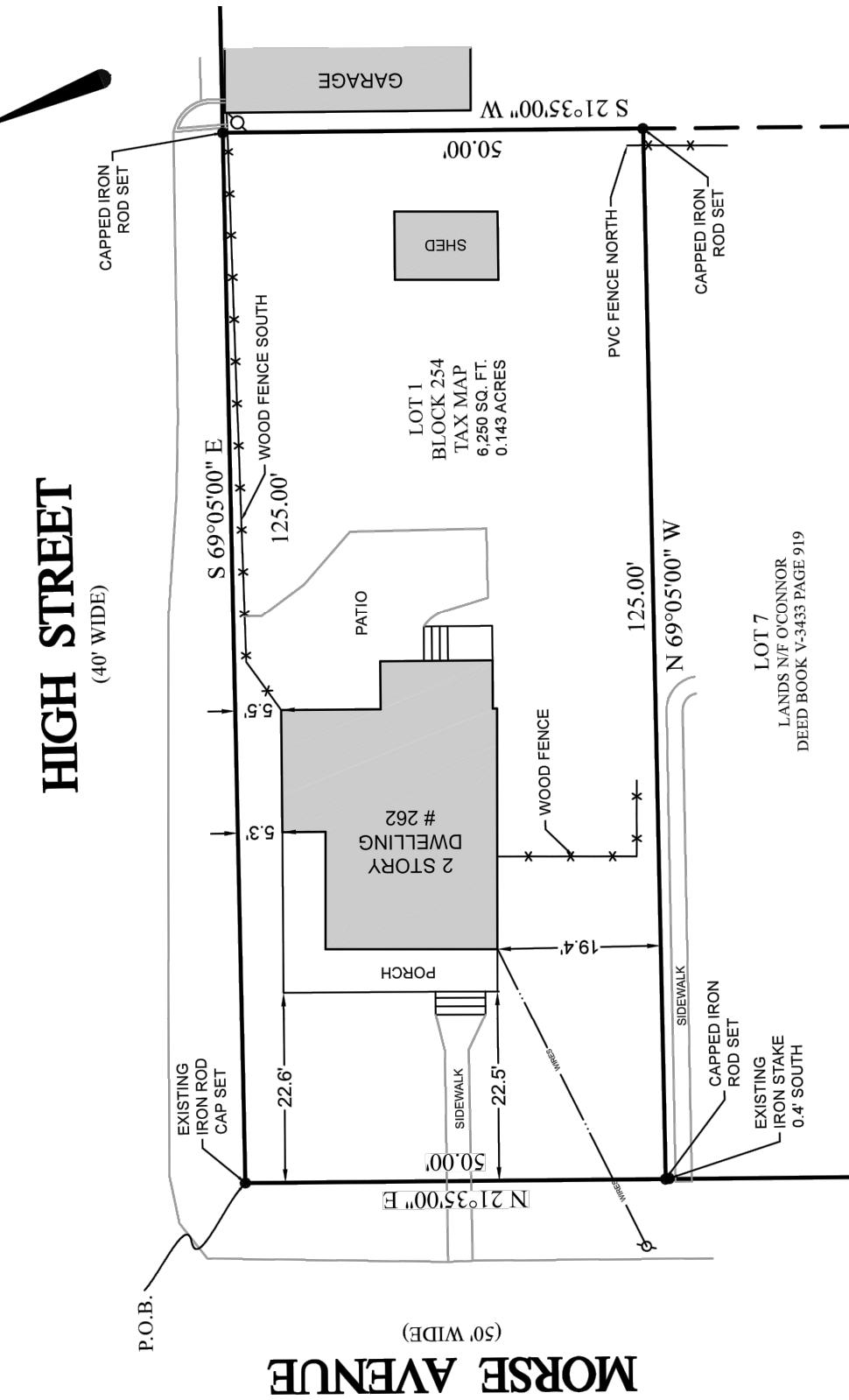
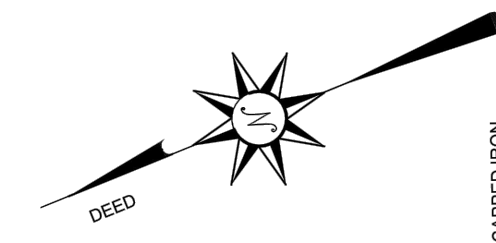
EXISTING CONDITIONS PHOTO

VIEW FROM MORSE AVENUE



EXISTING CONDITIONS PHOTO

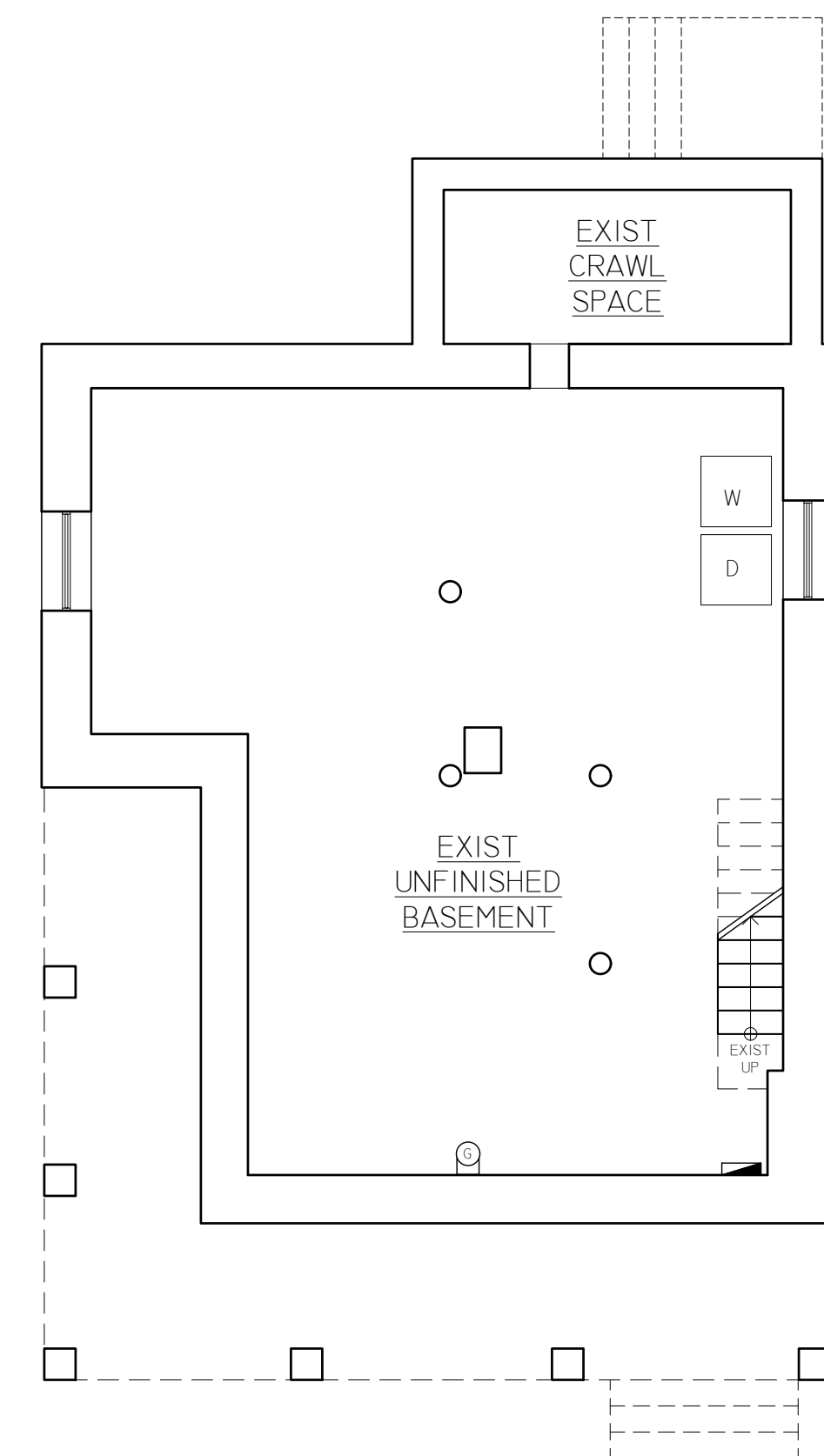
VIEW FROM HIGH STREET



EXISTING CONDITIONS SURVEY

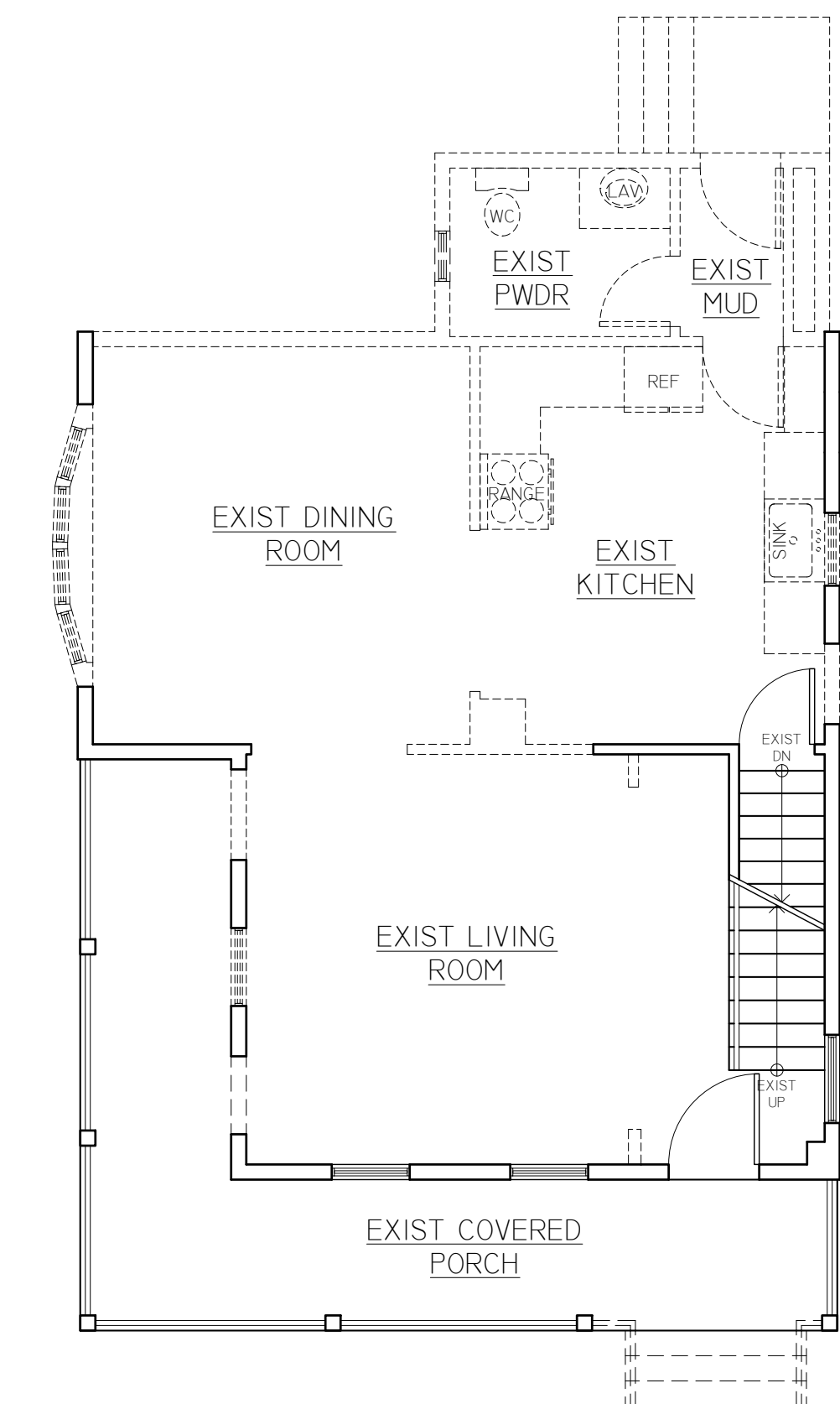
SCALE: 1"=20'

SURVEY PROVIDED BY:
DUNN SURVEYING & MAPPING P.A.
40 EAST PROSPECT STREET
WALWICK, NJ 07463
DATED 7-14-21



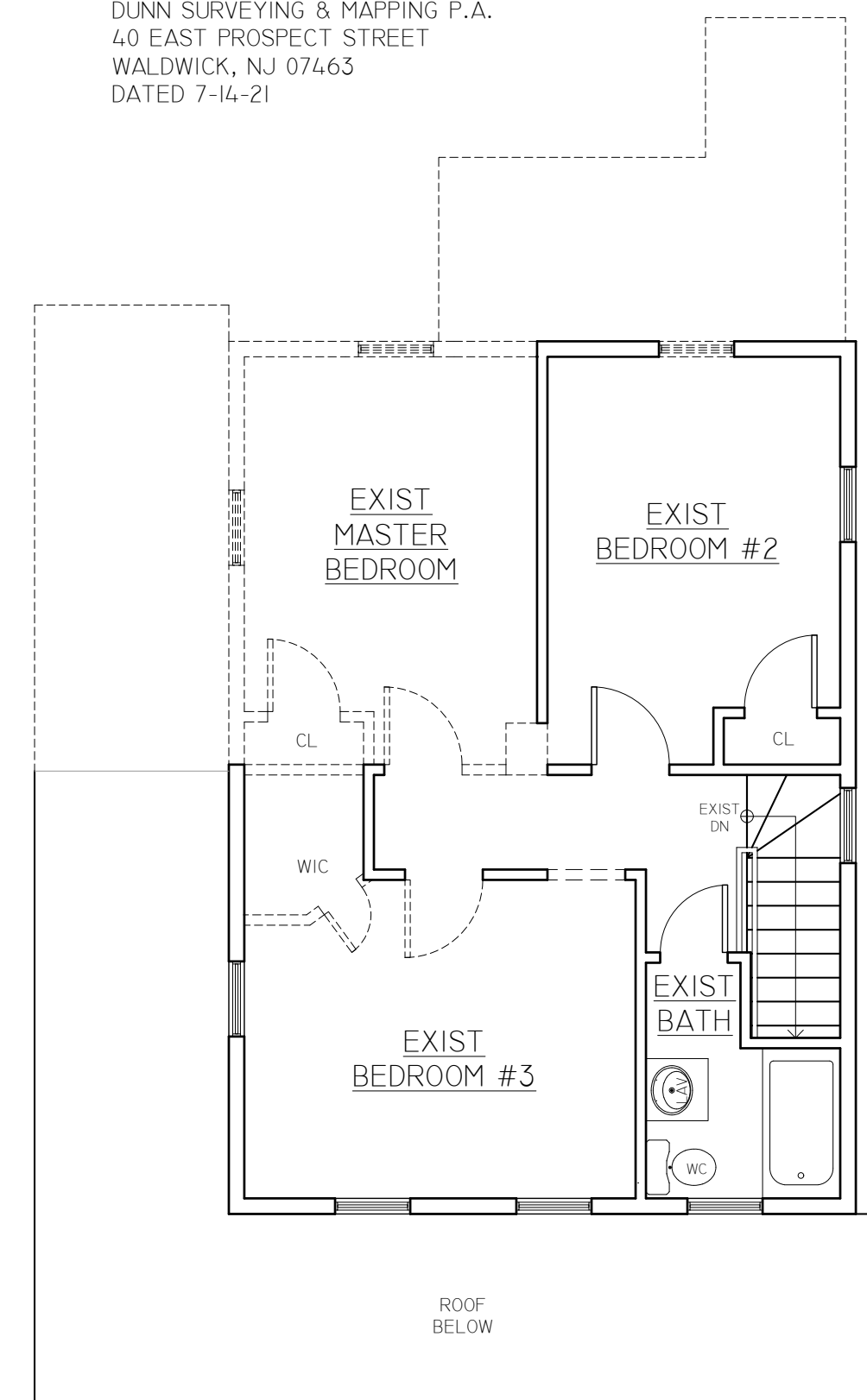
EXIST/DEMO BASEMENT PLAN

SCALE -- 3/16"=1'-0"



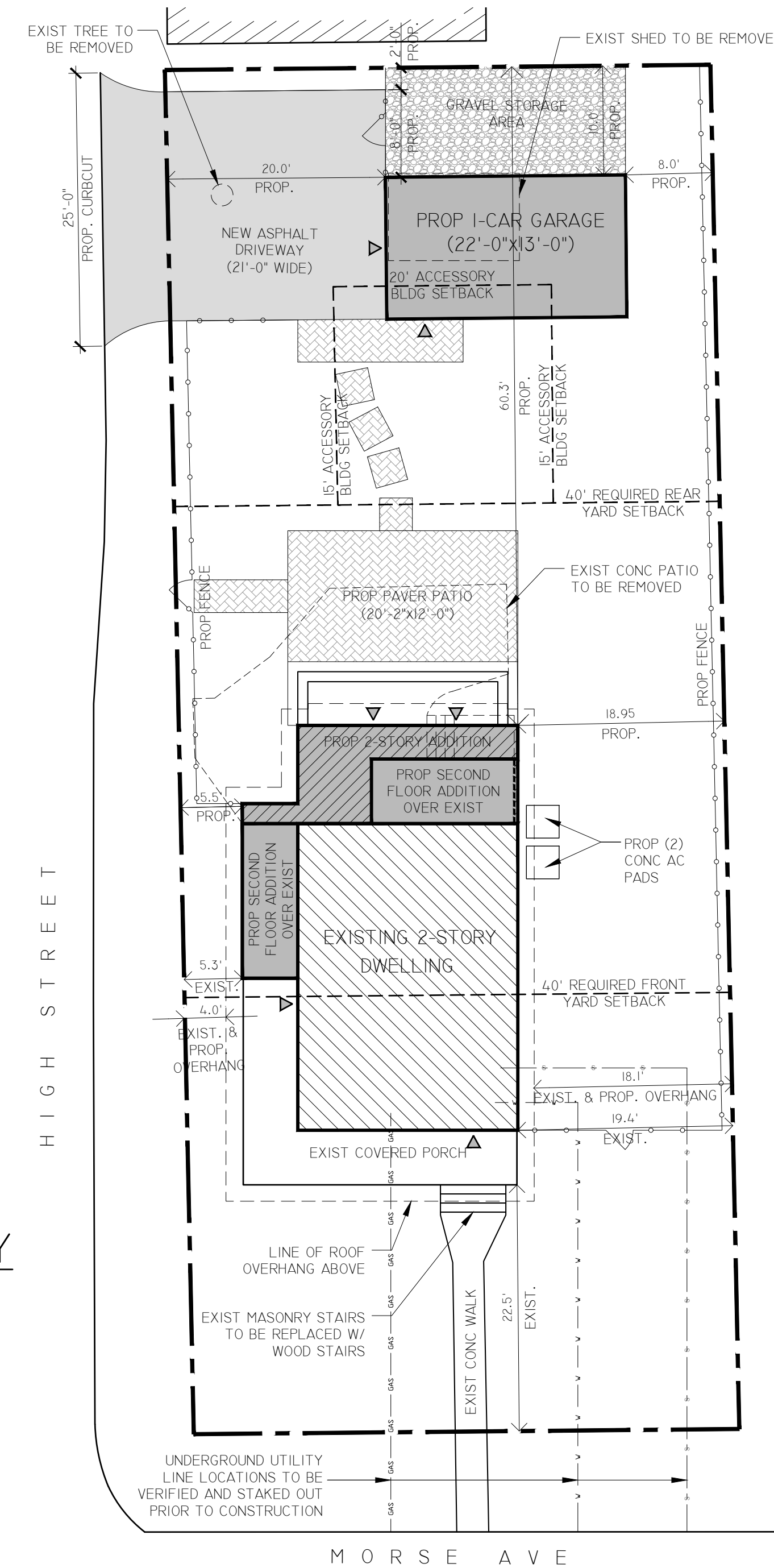
EXIST/DEMO GROUND FLR PLAN

SCALE -- 3/16"=1'-0"



EXIST/DEMO SECOND FLR PLAN

SCALE -- 3/16"=1'-0"



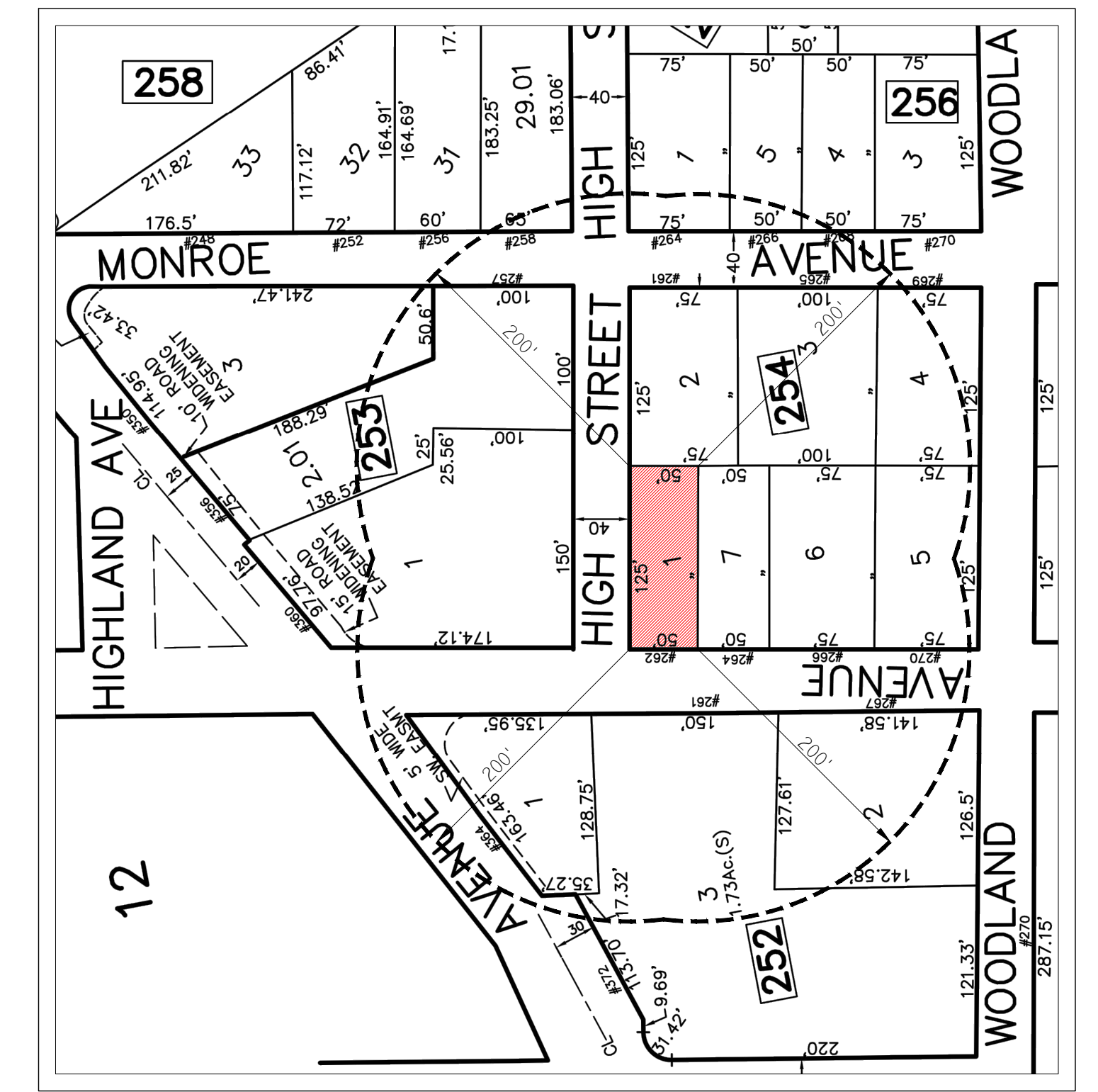
PROPOSED PLOT PLAN

SCALE: 1"=10'

TOWNSHIP OF WYCKOFF BULK ZONING REQUIREMENTS - ZONE RA-25 "RURAL, RESIDENCE"				
	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
LOT AREA (SF)	25,000	6,250	NO CHANGE	ENC
LOT WIDTH & FRONTAGE (FT)	125	50	NO CHANGE	ENC
PRINCIPAL BUILDING DEPTH (FT)	150	125	NO CHANGE	ENC
PRINCIPAL BUILDING FRONT (FT)	40	22.5 ; 5.3	NO CHANGE	Y
PRINCIPAL BUILDING EACH SIDE (FT)	20	19.4	18.95	Y
PRINCIPAL BUILDING REAR (FT)	40	65.3	60.3	-
ACCESSORY BUILDING EACH SIDE (FT)	15	17.53	8	Y
ACCESSORY BUILDING REAR (FT)	20	9.67	10	Y
MAX HEIGHT (STORES / FT)	2.5 / 35	2.5 / 329.9	NO CHANGE	-
MIN. HABITABLE FLOOR AREA PER DWELLING UNIT (SQ FT)	1,200	1,253	1,627	-
MAX. LOT COVERAGE - PRINCIPAL BLDG. (%)	15 (937.5 SQ/FT)	15.0 (936 SQ/FT)	16.4 (1,024 SQ/FT)	Y
MAX. LOT COVERAGE - + ACCESSORY BLDG. (%)	20 (1,250 SQ/FT)	16.6 (1,036 SQ/FT)	21.0 (1,310 SQ/FT)	Y
MAX. IMPERVIOUS COVERAGE (%)	45 (2,812 SQ/FT)	24.8 (1,548 SQ/FT)	40.7 (2,545 SQ/FT)	-

ENC = EXISTING NON-CONFORMING

LEGEND:	
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED



200' CONTEXT MAP

SCALE: 1"=100'

TAX MAP INFORMATION FROM:
TOWNSHIP OF WYCKOFF
TAX MAP SHEETS 15 & 16

ZONING NOTES

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

EXISTING:	
TOTAL FIRST FLOOR AREA:	721 SF
TOTAL SHED AREA:	100 SF
TOTAL SECOND FLOOR AREA:	566 SF
TOTAL AREA:	1,387 SF

PROPOSED:	
TOTAL FIRST FLOOR AREA:	829 SF
TOTAL GARAGE AREA:	286 SF
TOTAL SECOND FLOOR AREA:	829 SF
TOTAL AREA:	1,944 SF

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

EXISTING:	
HOUSE:	721 SF
FRONT PORCH:	195 SF
REAR PORTICO:	20 SF
TOTAL AREA:	936 SF (15.0%)
PROPOSED:	
HOUSE:	829 SF
FRONT PORCH:	195 SF
TOTAL AREA:	1,024 SF (16.4%)

COMBINED BUILDING AREA COVERAGE
DEFINITION PER SECTION 186-6

EXISTING:	
HOUSE:	721 SF
FRONT PORCH:	195 SF
REAR PORTICO:	20 SF
SHED:	100 SF
TOTAL AREA:	1,036 SF
PROPOSED:	
HOUSE:	829 SF
FRONT PORCH:	195 SF
GARAGE:	286 SF
TOTAL AREA:	1,310 SF

IMPERVIOUS COVERAGE CALCULATION
DEFINITION PER SECTION 186-6

STRUCTURES/BUILDING/GARAGE	1,310 SF
BUILDING W/O FRNT PORCH	1,115 SF
FRONT PORCH	195 SF
DRIVEWAYS	420 SF
GRAVEL STORAGE AREA	220 SF
PATIOS AND/OR PAVED AREAS	515 SF
WALKWAYS AND BRICK PAVERS	80 SF
TENNIS COURT	N/A
SWIMMING POOL WATER SURFACE	N/A
DECKS W/O FREE DRAINAGE	N/A
TOTAL IMPERVIOUS COVERAGE	2,545 SF

LIST OF DRAWINGS

C-1	COVER SHEET
A-1	PROPOSED PLANS AND GARAGE ELEVATIONS
A-2	EXTERIOR ELEVATIONS

REVISION	DATE
ISSUE FOR REVIEW	9-18-21
ISSUE FOR REVIEW	9-21-21
ISSUE FOR REVIEW	9-23-21
ISSUE FOR ZONING	10-12-21
RE-ISSUE FOR ZONING	10-29-21

JCA
ARCHITECTURE + DESIGN

J. CESTARO ARCHITECTURE, LLC
257 EVERETT AVENUE
WYCKOFF, NJ 07481
201.848.8880
JC@JCAARCHITECTURE.COM

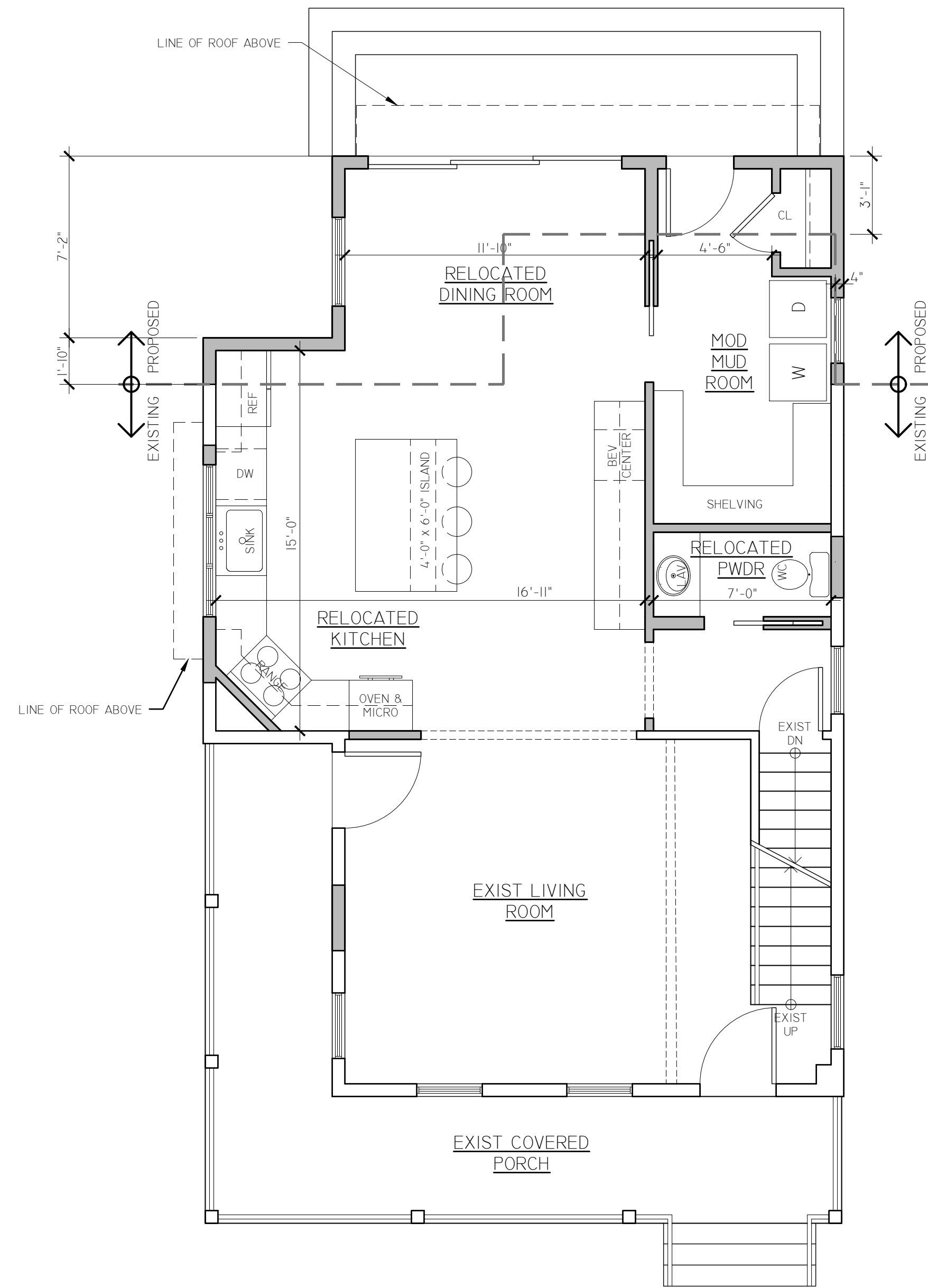
JOSEPH M. CESTARO, AIA
NJ LIC # A102022400

ADDITION/ALTERATION
LOT 1; BLOCK 254
262 MORSE AVE
WYCKOFF, NEW JERSEY

COVER SHEET

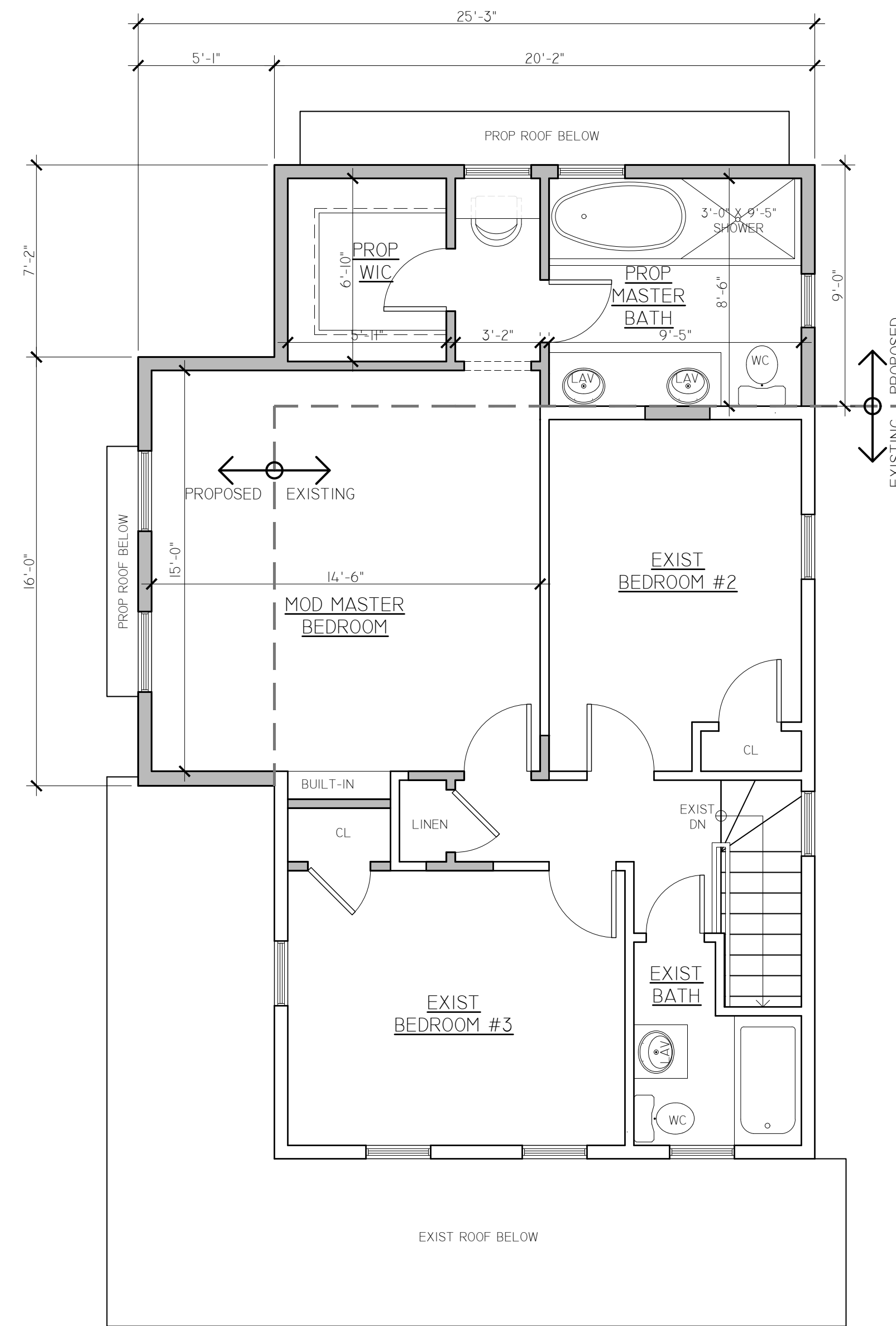
PROJECT NUMBER: 21129
DRAWN BY: JC

C-1
SHEET NUMBER: 01 OF 03
SCALE: AS NOTED



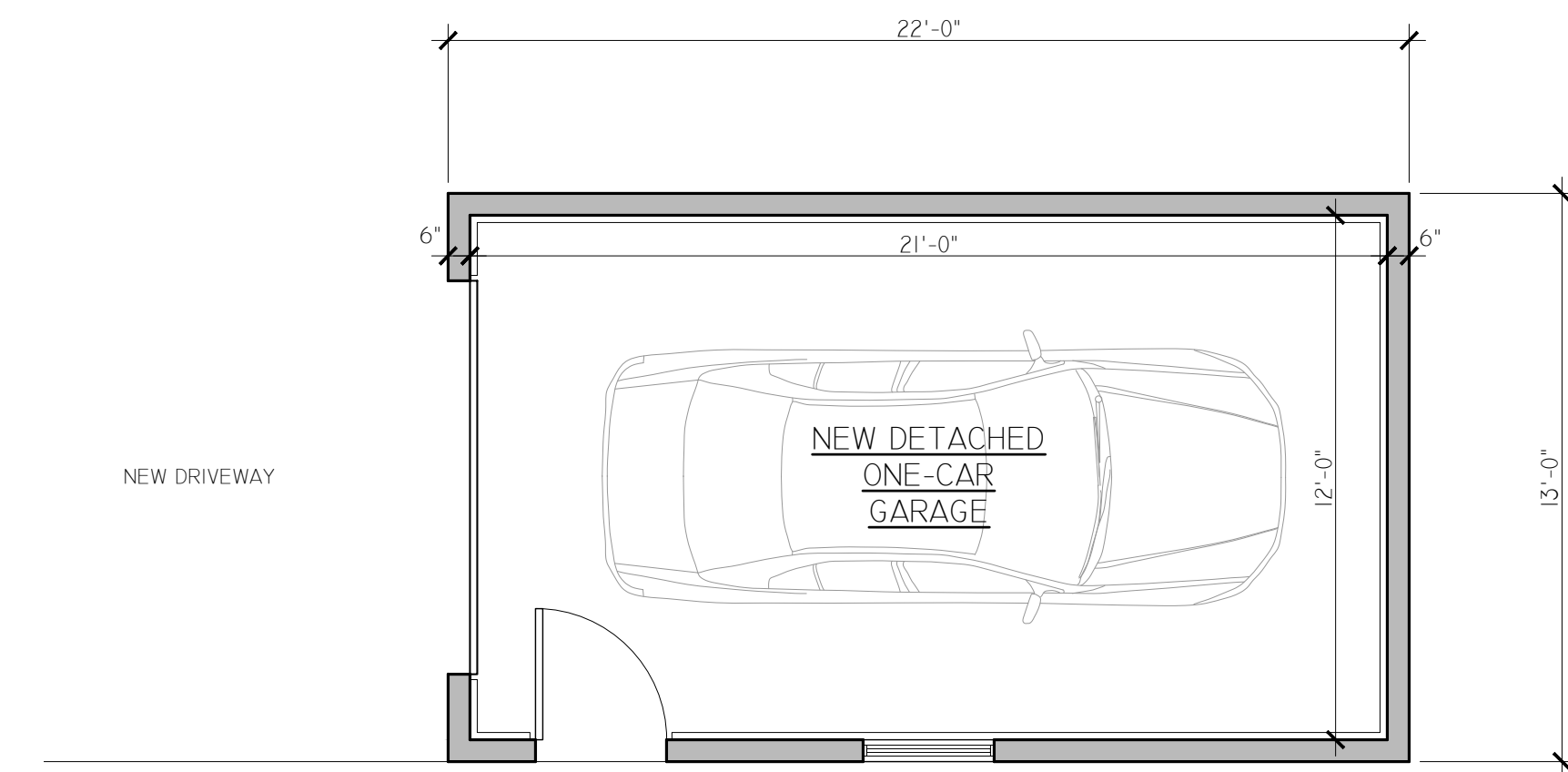
PROP GROUND FLOOR PLAN

SCALE -- 1/4"=1'-0"
 EXIST LIVING AREA= 716 SF
 NEW LIVING AREA= 111 SF
 TOTAL LIVING AREA= 827 SF



PROP SECOND FLOOR PLAN

SCALE -- 1/4"=1'-0"
 EXIST LIVING AREA= 537 SF
 NEW LIVING AREA= 263 SF
 TOTAL LIVING AREA= 800 SF



PROP DETACHED GARAGE PLAN

SCALE -- 1/4"=1'-0"
 GARAGE AREA= 286 SF

REVISION	DATE
ISSUE FOR REVIEW	9-18-21
ISSUE FOR REVIEW	9-21-21
ISSUE FOR REVIEW	9-23-21
ISSUE FOR ZONING	10-12-21



J. CESTARO ARCHITECTURE, LLC
 257 EVERETT AVENUE
 WYCKOFF, NJ 07481
 201.848.8880
 JC@JCAARCHITECTURE.COM

JOSEPH M. CESTARO, AIA
 NJ LIC # A102022400

ADDITION/ALTERATION

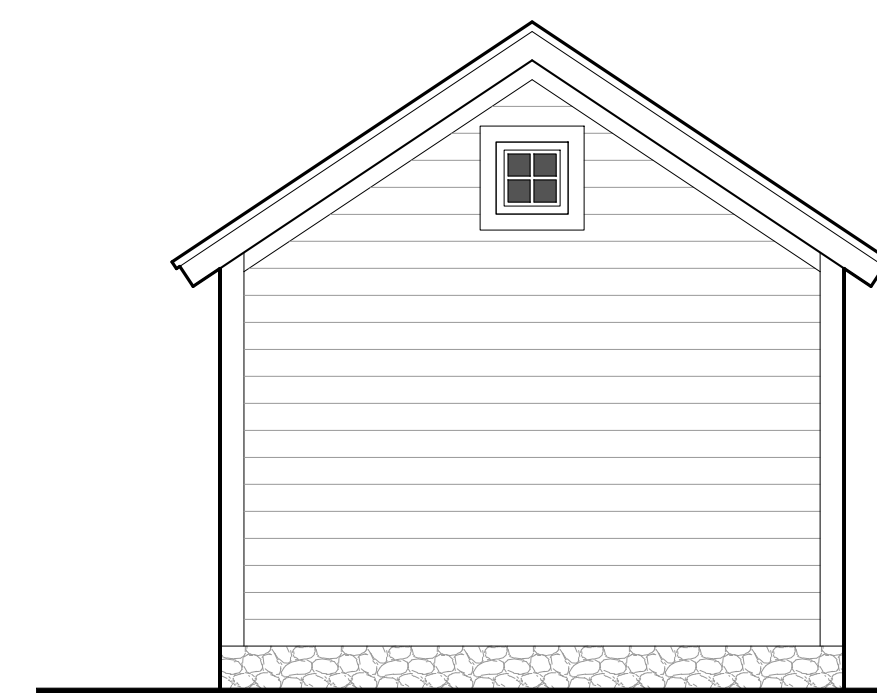
LOT 1; BLOCK 254
 262 MORSE AVE
 WYCKOFF, NEW JERSEY

PROPOSED PLANS AND GARAGE ELEVATIONS

PROJECT NUMBER: 21129
 DRAWN BY: JC

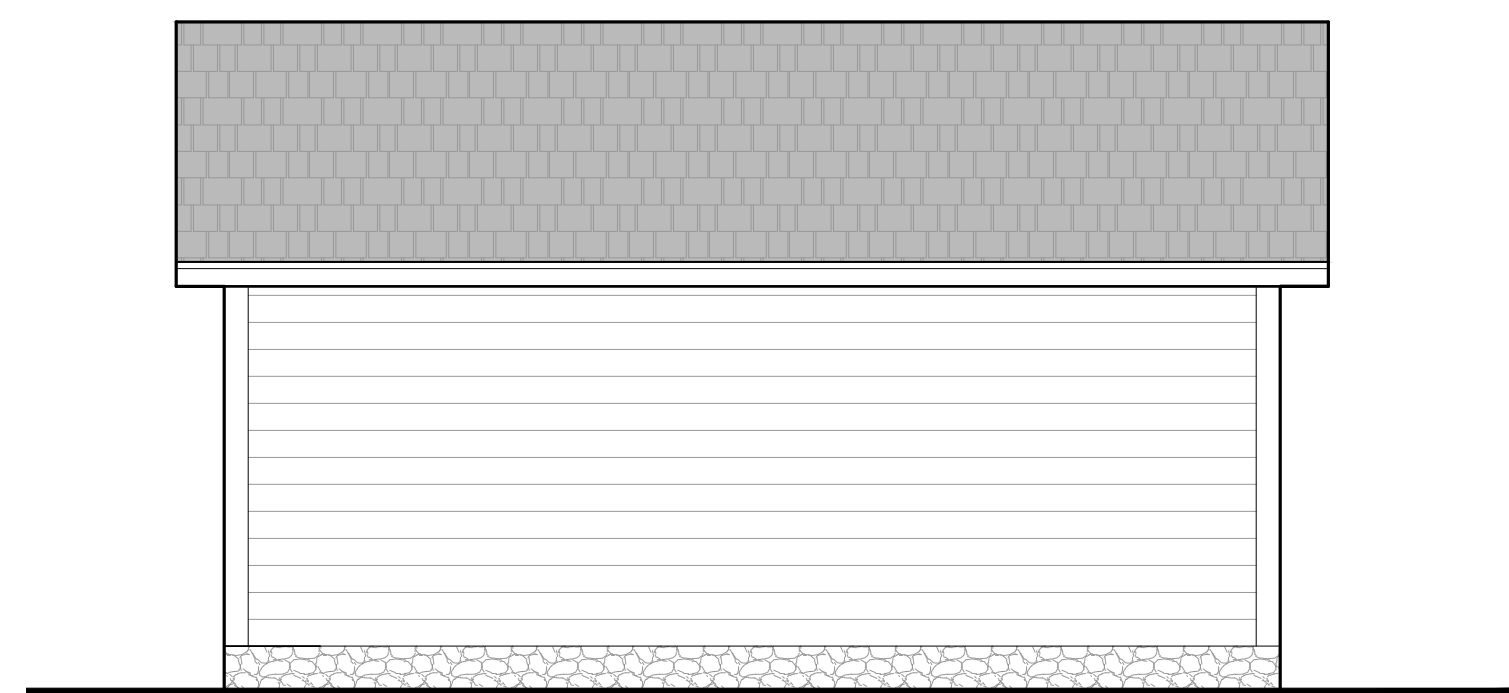
A-1

SHEET NUMBER: 02 OF 03
 SCALE: AS NOTED



REAR ELEVATION

SCALE -- 1/4"=1'-0"



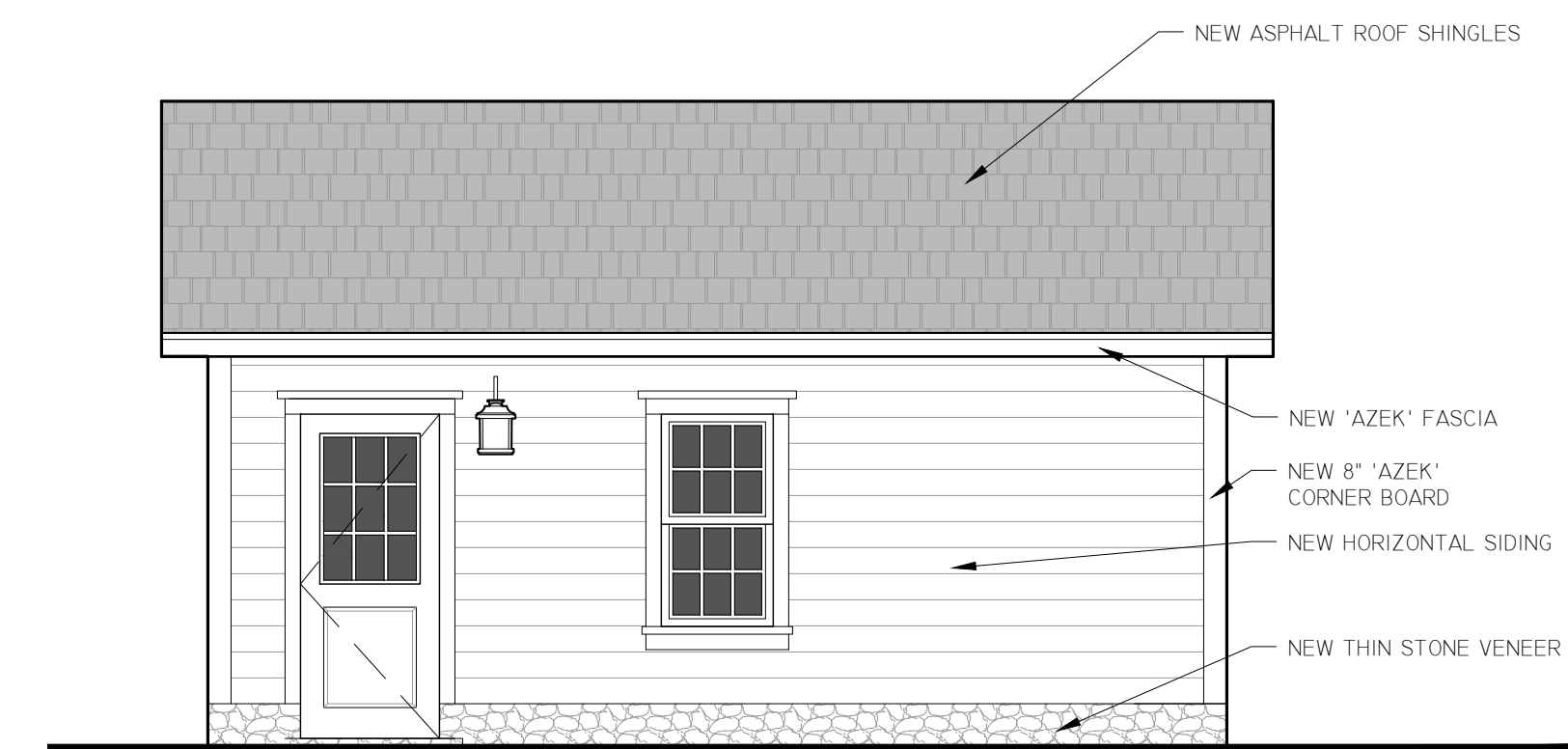
LEFT SIDE ELEVATION

SCALE -- 1/4"=1'-0"



FRONT ELEVATION

SCALE -- 1/4"=1'-0"

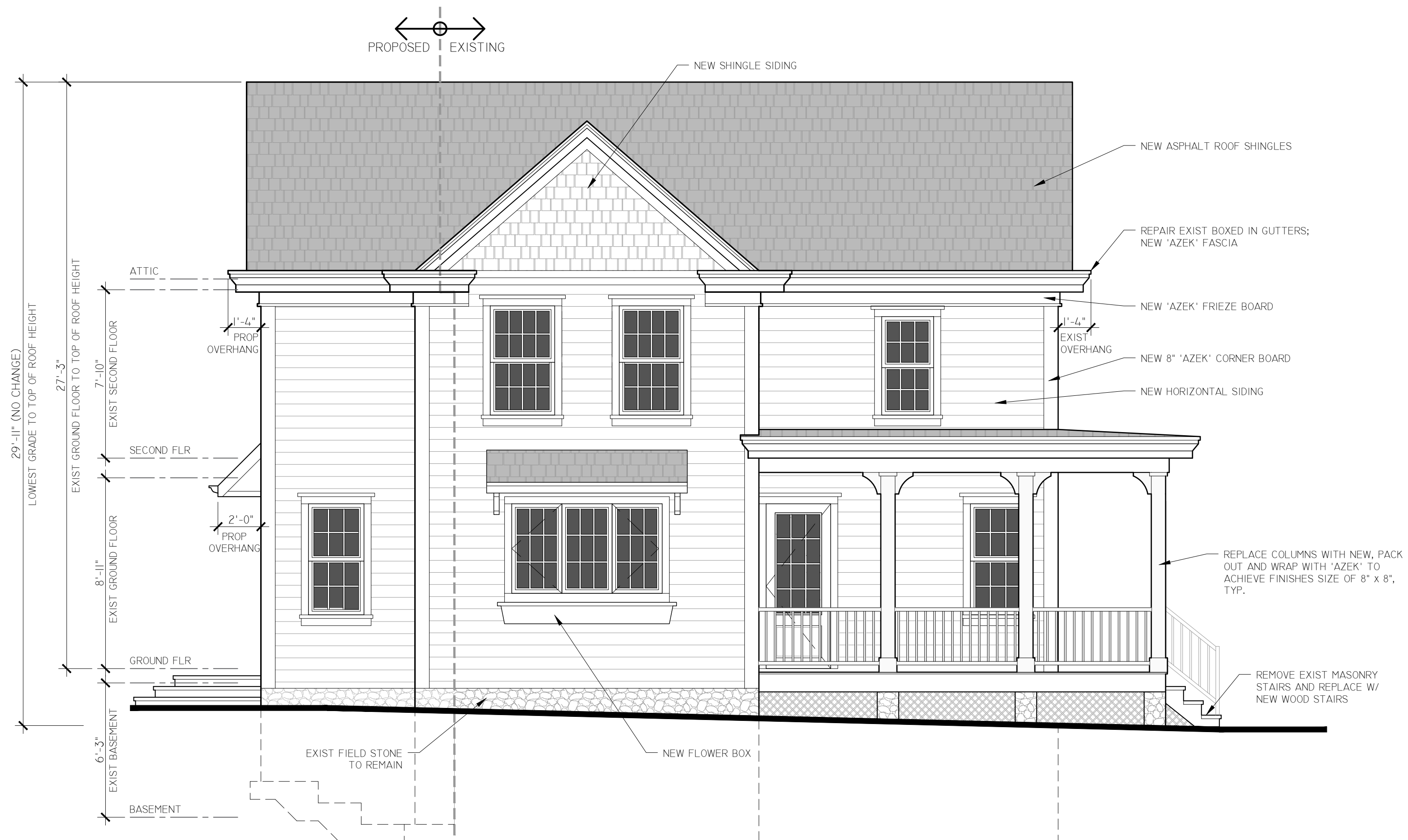


RIGHT SIDE ELEVATION

SCALE -- 1/4"=1'-0"

LEGEND:

	NEW STUD WALL
	EXISTING TO REMAIN



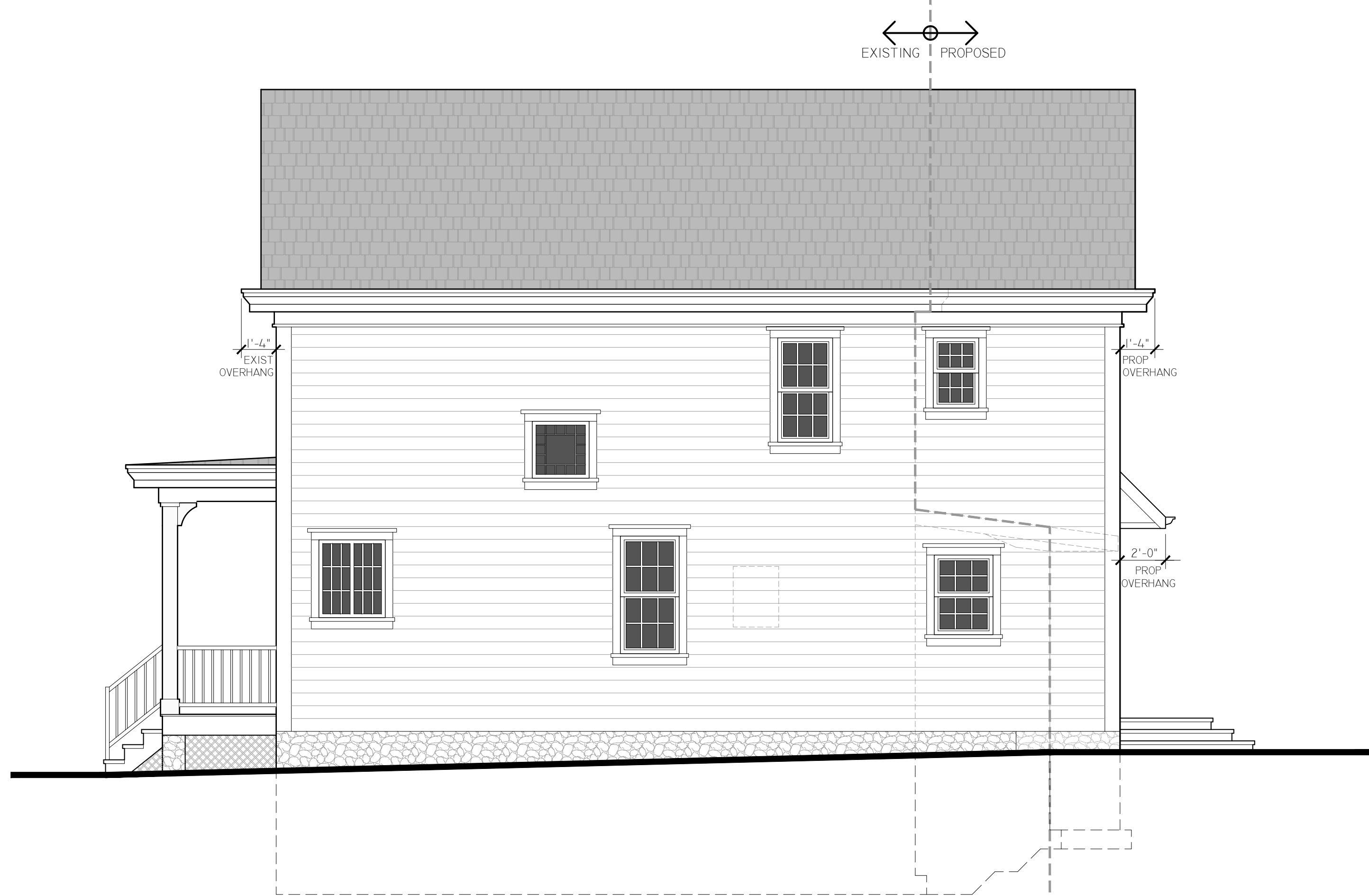
PROPOSED LEFT SIDE ELEVATION

SCALE -- 1/4"=1'-0"



PROPOSED FRONT ELEVATION

SCALE -- 1/4"=1'-0"



PROP RIGHT SIDE ELEVATION

SCALE -- 1/4"=1'-0"



PROP REAR ELEVATION

SCALE -- 1/4"=1'-0"

REVISION	DATE
ISSUE FOR REVIEW	9-18-21
ISSUE FOR REVIEW	9-21-21
ISSUE FOR REVIEW	9-23-21
ISSUE FOR ZONING	10-12-21



J. CESTARO ARCHITECTURE, LLC
 257 EVERETT AVENUE
 WYCKOFF, NJ 07481
 201.848.8880
 JC@JCAARCHITECTURE.COM

JOSEPH M. CESTARO, AIA
 NJ LIC # A102022400

ADDITION/ALTERATION

LOT 1; BLOCK 254
 262 MORSE AVE
 WYCKOFF, NEW JERSEY

EXTERIOR ELEVATIONS

PROJECT NUMBER: 21129

DRAWN BY: JC

A-2

SHEET NUMBER: 03 OF 03

SCALE: AS NOTED