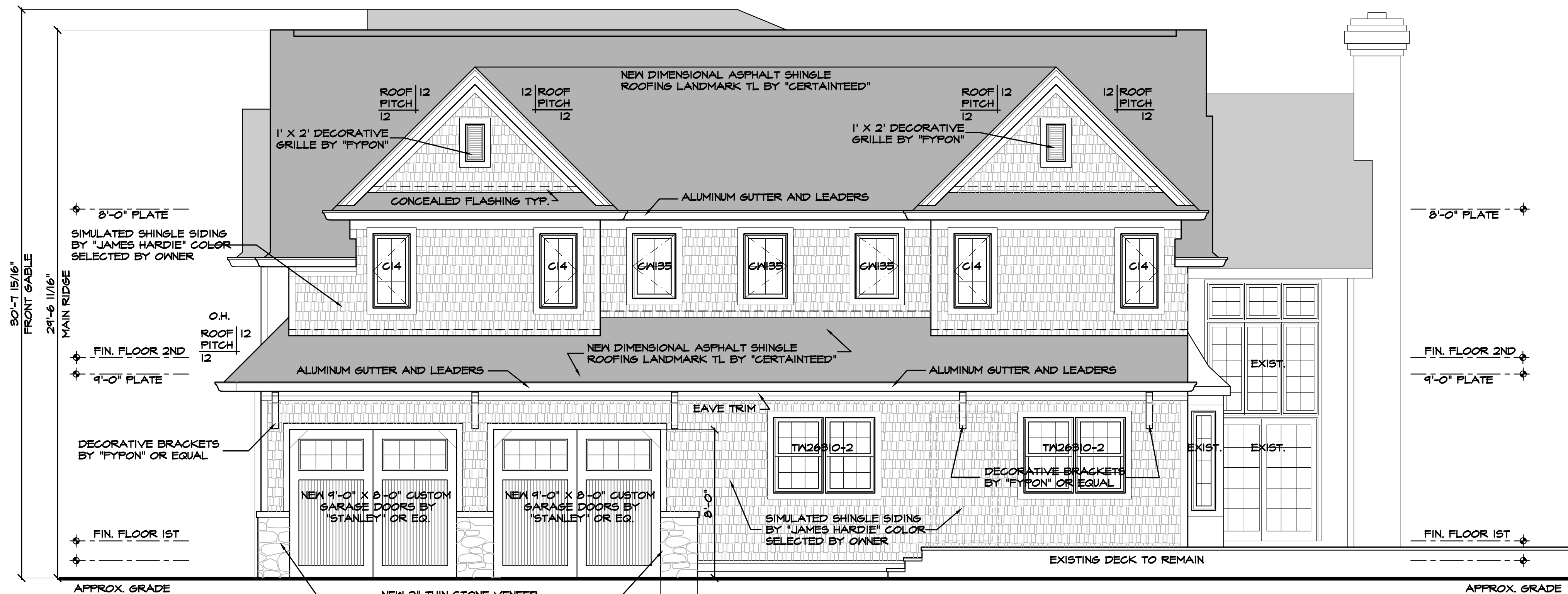


**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

**NOTE!**

1. ALL EXTERIOR TRIMS TO BE SOLID PVC BY "VERSATEX" OR EQ.
2. WINDOW TRIMS TO INCLUDE FLAT CASING, CROSSHEAD/RAKE MOULD @ HEAD AND HISTORICAL SILL BY "VERSATEX"
3. GABLE FRIEZE: 4" TRIM BOARD W/ SHINGLE MOULD BY "VERSATEX".
4. RAKE FASCIA: SINGLE TRIM BOARD WITH RAKE MOULD BY "VERSATEX".
5. EAVE TRIM: 6" TRIM BOARD WITH SHINGLE MOULD BY "VERSATEX".
6. NEW SHUTTERS: COMPOSITE BY "TIMBERLANE" OR EQ.



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

**NOTE!**

1. ALL EXTERIOR TRIMS TO BE SOLID PVC BY "VERSATEX" OR EQ.
2. WINDOW TRIMS TO INCLUDE FLAT CASING, CROSSHEAD/RAKE MOULD @ HEAD AND HISTORICAL SILL BY "VERSATEX"
3. GABLE FRIEZE: 4" TRIM BOARD W/ SHINGLE MOULD BY "VERSATEX".
4. RAKE FASCIA: SINGLE TRIM BOARD WITH RAKE MOULD BY "VERSATEX".
5. EAVE TRIM: 6" TRIM BOARD WITH SHINGLE MOULD BY "VERSATEX".
6. NEW SHUTTERS: COMPOSITE BY "TIMBERLANE" OR EQ.

**PROJECT DATA**

USE GROUP:	R-5
CONSTRUCTION TYPE:	VB
SQ. FOOTAGE:	
RENO FIRST FLOOR	924.5 SQ. FT.
RENO SECOND FLOOR	1,232.2 SQ. FT.
ADDITION SECOND FLOOR	699.9 SQ. FT.
TOTAL AREA OF WORK	2,826.6 SQ. FT.
TOTAL FIRST FLR	2,911.0 SQ. FT.
GARAGE	538.3 SQ. FT.
TOTAL SECOND FLR	2,162.9 SQ. FT.
TOTAL HOUSE W/ GARAGE	5,612.2 SQ. FT.
VOLUME OF ADDITION:	5,599.2 CU FT

RELEASE STATUS OF THIS DRAWING

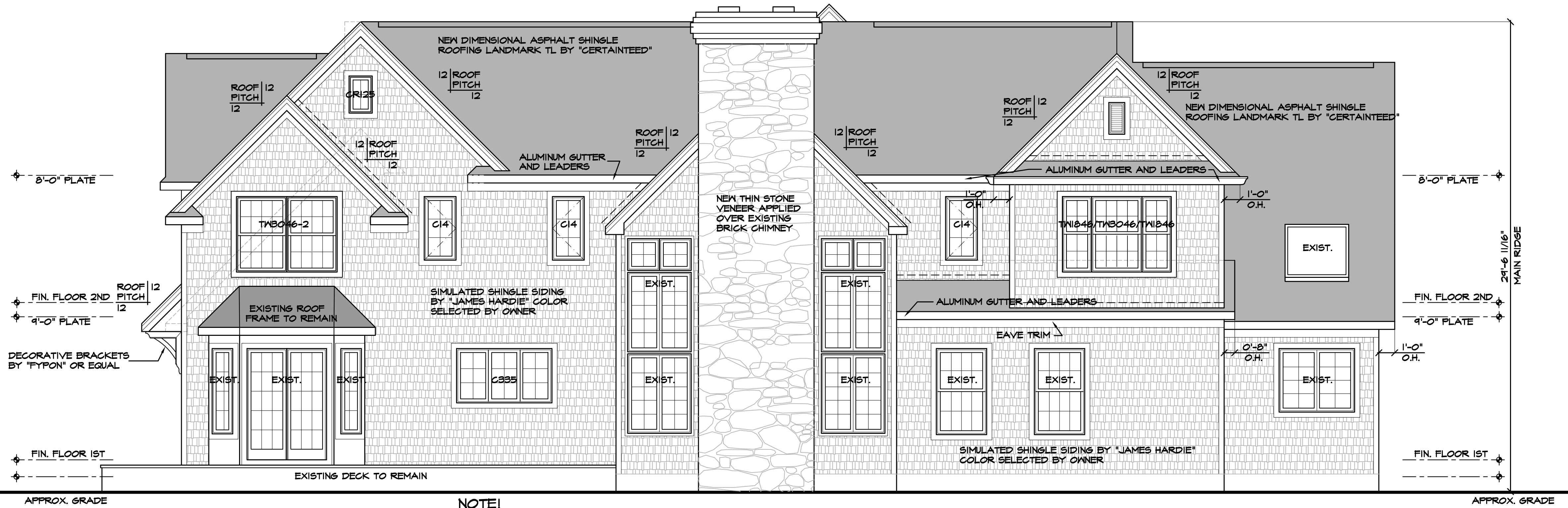
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- PROGRESS PRINT
- PARTIAL RELEASE
- FULL RELEASE

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NO.	DATE	REVISIONS	BY
3	3.5.21	ZBA SUBMITTAL	CRC
2	2.09.21	GENERAL REVISIONS	CRC

PROJECT:  
ALTERATION & ADDITION FOR:  
**BOBBY & CHRISTINA MULDOON**  
127 CHARNWOOD DRIVE  
WYCKOFF NJ 07481

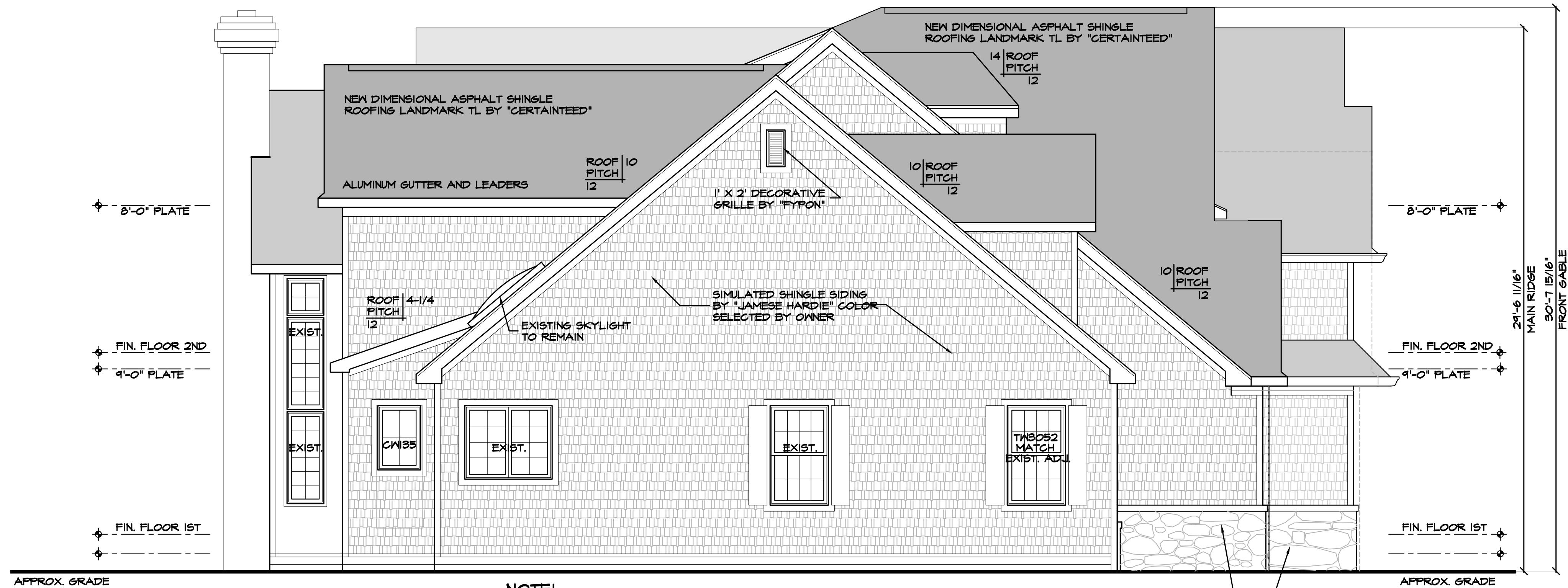
Drawings:	ELEVATIONS	NJ REG. NUMBER 08930
Date: 7.1.20		<b>A-1</b> OF 4
Scale: AS NOTED		
Comm. No: 1994		
Drawn By: K.P.S.	THOMAS R. CANZANI	



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

**NOTE!**

1. ALL EXTERIOR TRIMS TO BE SOLID PVC BY "VERSATEX" OR EQ.
2. WINDOW TRIMS TO INCLUDE FLAT CASING, CROSSHEAD/RAKE MOULD @ HEAD AND HISTORICAL SILL BY "VERSATEX"
3. GABLE FRIEZE: 4" TRIM BOARD W/ SHINGLE MOULD BY "VERSATEX".
4. RAKE FASCIA: SINGLE TRIM BOARD WITH RAKE MOULD BY "VERSATEX".
5. EAVE TRIM: 6" TRIM BOARD WITH SHINGLE MOULD BY "VERSATEX".
6. NEW SHUTTERS: COMPOSITE BY "TIMBERLANE" OR EQ.



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

**NOTE!**

1. ALL EXTERIOR TRIMS TO BE SOLID PVC BY "VERSATEX" OR EQ.
2. WINDOW TRIMS TO INCLUDE FLAT CASING, CROSSHEAD/RAKE MOULD @ HEAD AND HISTORICAL SILL BY "VERSATEX"
3. GABLE FRIEZE: 4" TRIM BOARD W/ SHINGLE MOULD BY "VERSATEX".
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5. EAVE TRIM: 6" TRIM BOARD WITH SHINGLE MOULD BY "VERSATEX".
6. NEW SHUTTERS: COMPOSITE BY "TIMBERLANE" OR EQ.

RELEASE STATUS OF THIS DRAWING

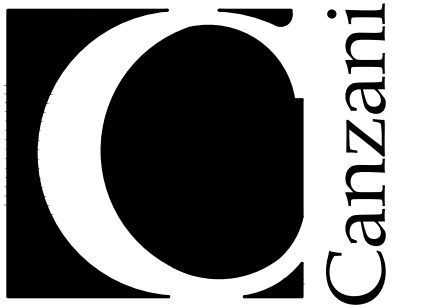
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NO.	DATE	REVISIONS	BY
3	15.21	ZBA SUBMITTAL	CRC
2	08.21	GENERAL REVISIONS	CRC

PROJECT:  
ALTERATION & ADDITION FOR:  
**BOBBY & CHRISTINA MULDOON**  
T27 CHARNWOOD DRIVE  
WYCKOFF NJ 07481

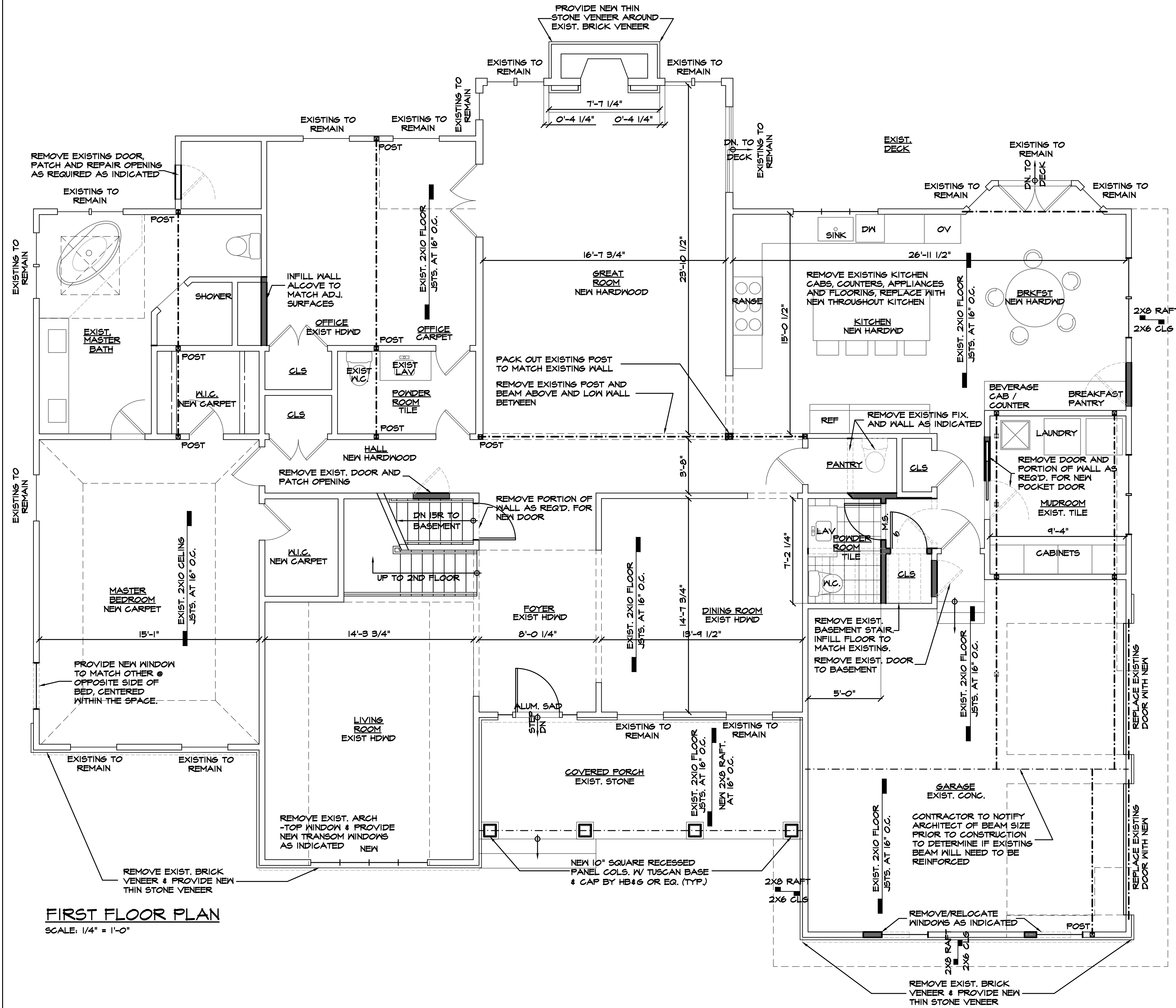
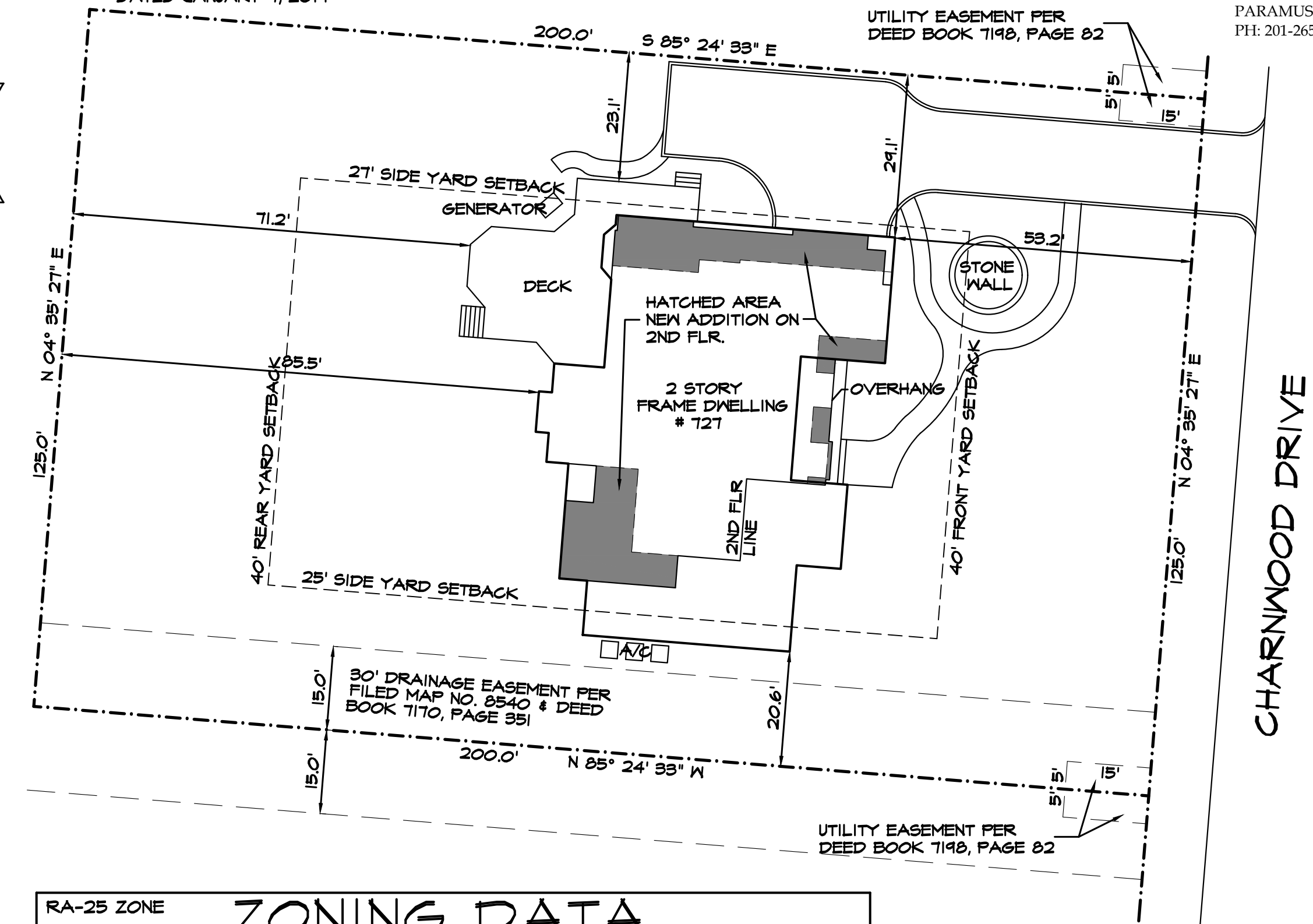
Drawings:	ELEVATIONS	NJ REG. NUMBER
Date: 7.1.20		08930
Scale: AS NOTED		<b>A-2</b>
Comm. No: 1994		OF 4
Drawn By: K.P.S.	THOMAS R. CANZANI	



ARCHITECTS  
80 EAST RIDGEWOOD AVENUE  
PARAMUS, NEW JERSEY 07652  
PH: 201-265-5645

**SCHEMATIC SITE PLAN**

SCALE 1" = 20'-0"  
INFORMATION ON THIS PLAN WAS TAKEN FROM  
SURVEY PLAN PREPARED BY RIGGS ASSOCIATES  
DATED JANUARY 7, 2019



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**RA-25 ZONE ZONING DATA**

	REQUIRED	EXISTING	PROPOSED	VARIANCE NEEDED
LOT AREA	25,000 SQ. FT.	25,000 SQ. FT.	25,000 SQ. FT.	NO
LOT WIDTH	125.00'	125.00'	125.00'	NO
LOT DEPTH	150.00'	200.0'	200.0'	NO
FRONT YARD SETBACK	40.00'	59.2'	59.2'	NO
REAR YARD SETBACK	40.00'	85.5'	85.5'	NO
SIDE YARD SETBACK #1	21.00'	29.1'	29.1'	NO
SIDE YARD SETBACK #2	25.00'	20.6'	20.6'	E.N.C. YES
ACCESSORY SIDE YARD	15.00'	23.1'	23.1'	NO
ACCESSORY REAR YARD	2000'	71.2'	71.2'	NO
HEIGHT OF BUILDING	35.00'	29.56'	30.666' +/-	NO
PRINC. BLDG COVERAGE	15%	13.74%	3,444.3 / 25,000 X 100 = 13.74%	NO
ACCESSORY STRUCTURES COVERAGE	5%	2.81%	704.0 / 25,000 X 100 = 2.81%	NO
TOTAL BLDG STRUCTURES COVERAGE	20%	16.61%	4,153.3 / 25,000 X 100 = 16.61%	NO
IMPERVIOUS COVERAGE	45% / 125,000	26.5%	6,628.3 / 25,000 X 100 = 26.5%	NO

**NOTE**  
ALL EXISTING LANDSCAPE IS PROPOSED TO REMAIN AND SHALL BE PROTECTED DURING THE CONSTRUCTION. IN THE EVENT THAT ANY OF THE LANDSCAPE IS HARMED DURING THE CONSTRUCTION PROCESS, IT SHALL BE REPLACED.

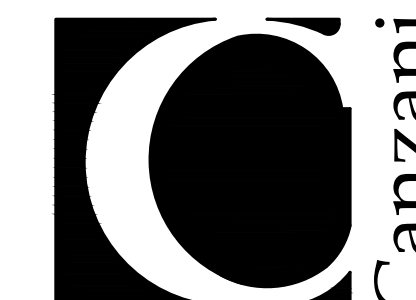
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3.15.21		ZBA SUBMITTAL	CRC
2.08.21		GENERAL REVISIONS	CRC

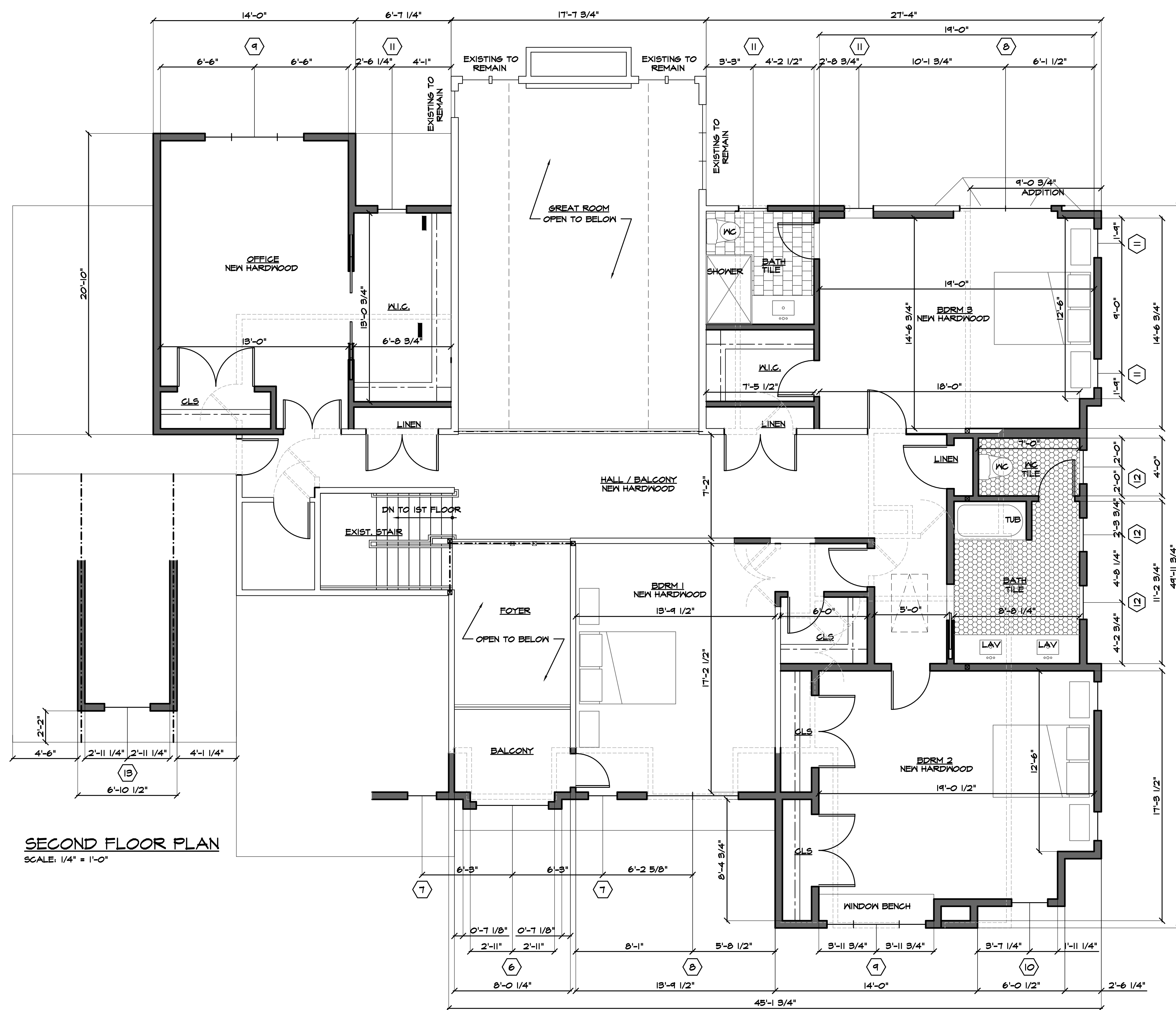
PROJECT:  
ALTERATION & ADDITION FOR:  
**BOBBY & CHRISTINA MULDOON**  
127 CHARNWOOD DRIVE  
WYCKOFF NJ 07481

Drawings:	FIRST FLOOR PLAN
Date:	7.1.20
Scale:	AS NOTED
Comm. No.:	1994
Drawn By:	K.P.S.
N.J. REG. NUMBER	08930
<b>A-3</b>	
OF 4	

EXISTING BUILDING COVERAGE		PROPOSED BUILDING COVERAGE	
PRINCIPAL BUILDING COVERAGE	HOUSE / GARAGE / PORCH 3,650.2	PRINCIPAL BUILDING COVERAGE	HOUSE / GARAGE / PORCH 3,650.2
ACCESSORY STRUCTURES COVGS	DECK AND STAIRS 704.0	ACCESSORY STRUCTURES COVGS	DECK AND STAIRS 704.0
TOTAL BLDG / STRUCT. COVGS	4,153.3	TOTAL BLDG / STRUCT. COVGS	4,153.3
EXISTING IMPERVIOUS COVERAGE		PROPOSED IMPERVIOUS COVERAGE	
HOUSE / GARAGE	3,650.2	HOUSE / GARAGE	3,650.2
FRONT WALK	571.2	FRONT WALK	571.2
DRIVEWAY	1,802.7	DRIVEWAY	1,802.7
DECK AND STAIRS	704.0	DECK AND STAIRS	704.0
REAR PATH	63.2	REAR PATH	63.2
A/C UNITS	27.0	A/C UNITS	27.0
GENERATOR	10.0	GENERATOR	10.0
TOTAL	6,628.3	TOTAL	6,628.3
EXISTING GROSS BUILDING AREA		PROPOSED GROSS BUILDING AREA	
FIRST FLOOR W/ GARAGE	3,444.3	FIRST FLOOR W/ GARAGE	3,444.3
SECOND FLOOR	1,463.0	SECOND FLOOR	2,162.9
TOTAL:	4,912.3	TOTAL:	5,612.2



ARCHITECTS  
80 EAST RIDGEWOOD AVENUE  
PARAMUS, NEW JERSEY 07652  
PH: 201-265-5645



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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3.15.21		ZBA SUBMITTAL	CRC
2.08.21		GENERAL REVISIONS	CRC

PROJECT:  
 ALTERATION & ADDITION FOR:  
**BOBBY & CHRISTINA MULDOON**  
 127 CHARNWOOD DRIVE  
 WYCKOFF NJ 07481

Drawings:	SECOND FLOOR PLAN	
Date:	7.1.20	NJ REG. NUMBER 08930
Scale:	AS NOTED	<b>A-4</b> OF 4
Comm. No.:	1994	
Drawn By:	K.P.S.	