

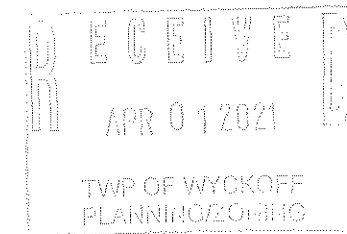
RA 25 - Rural Residential	REQ'D	EXG	PROPOSED	
Total Sq Ft of Lot	25,000	16,797 NC	16,797	Existing
Front Yard	40'	45.1'	45.1	No Change
Rear Yard	40'	48.0'	40.67'	Porch Conforms
Side Yard (each side)	20' *(25')	19.7' / 20'	19.7' / 20'	No Change
Principal Building (footprint)	2,519	2,813	3,027	Non Conforming
Lot Coverage 34.88%	5858	4,749	4,962	Conforming
Lot Coverage Areas				
Principal Building	2,813			
Exg Driveway	1,640			
Exg Walks	295			
NEW TERRACE	0			(behind front and side yards)
NEW STEPS BEYOND PORCH	0			(behind front and side yards)
NEW PORCH	214			(net gain New Porch 510 - Exg Porch 296 = 214)
TOTAL	4,962			
Gross Bldg Area	4,575	4,575		
* (Gross Bldg Area Increased side yd to 25' min)				

- EXISTING PORCH AND TERRACE
- NEW PORCH AND TERRACE
- NEW AT GRADE PATIO

1 Proposed Site Plan
Scale: 1" = 20'-0"

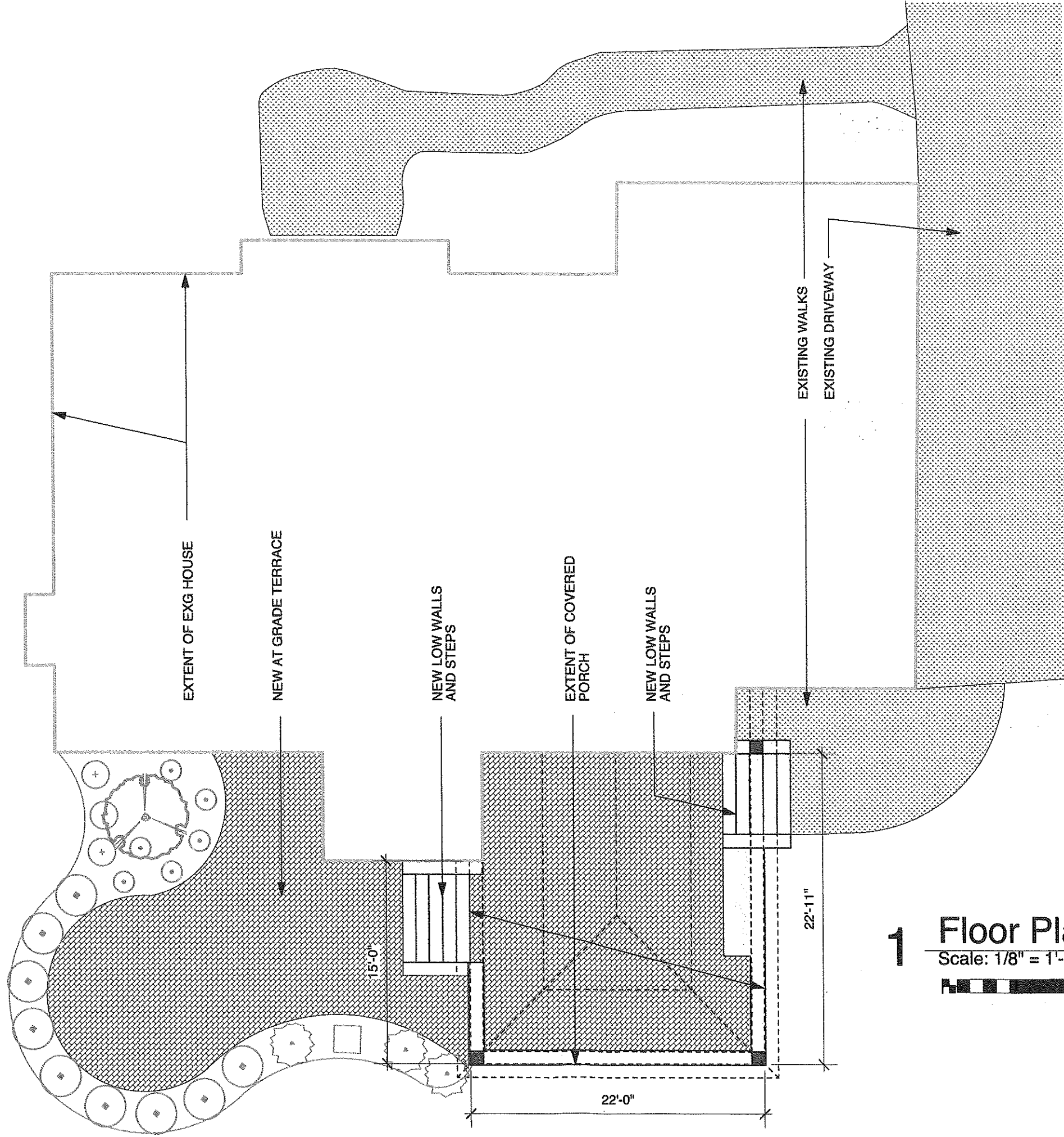


INFORMATION TAKEN FROM SURVEY DATED - 2 Sept 2020
PREPARED BY - Gregg A Gaffney / no. GS43304
271 Cleveland Ave / Highland Park, NJ 08904



William C. Petrone RA
NJ Lic No 10403

WP A	DWG. TITLE: Site Plan w/ Zoning Table	Z-1
SCALE: as noted DRAWN BY:	DATE ISSUED: DATE: 01.17.21 JOB NUMBER / FILE NAME: 202010_variance_011721	
William Petrone ARCHITECT 115 West 18th Street NY, NY 10011 tel 917-923-3533 512 Ackerman Ave Glen Rock, NJ 07452 tel 201-689-9990		
Payerle Residence 360 Pathway Manor Wyckoff, NJ		

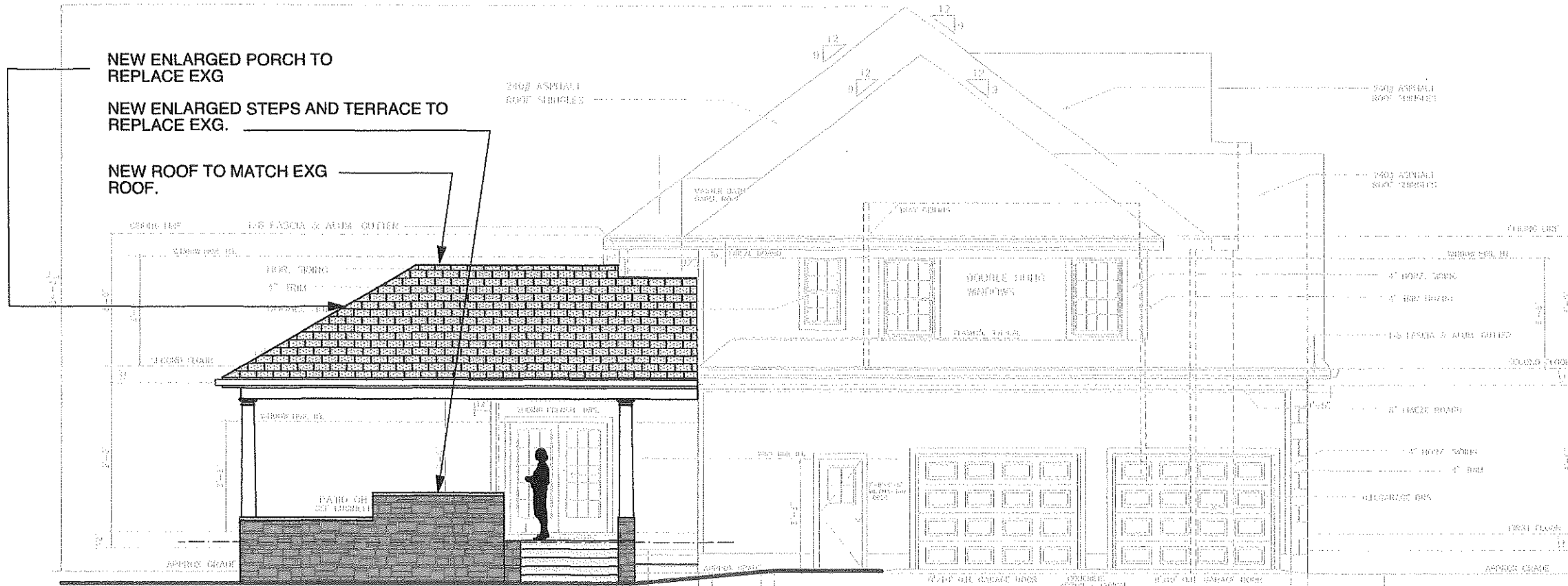


1 Floor Plan
Scale: 1/8" = 1'-0"

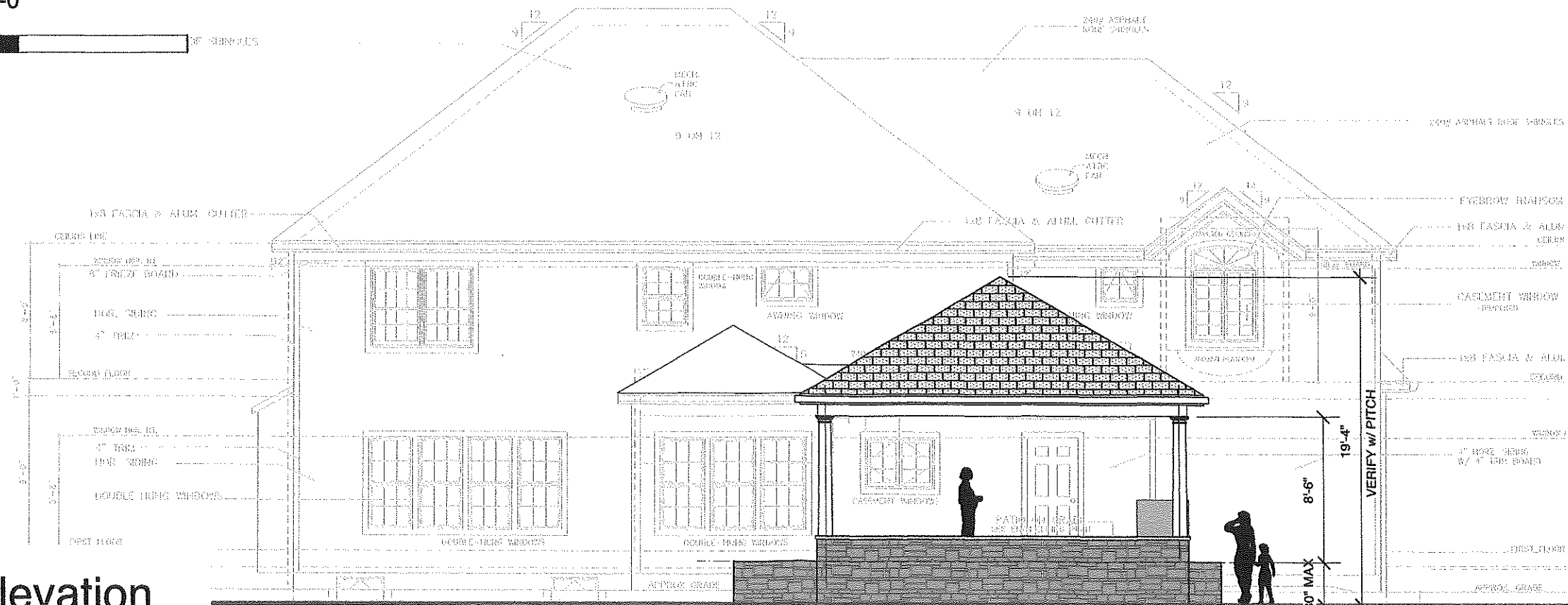
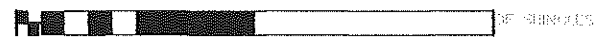


Payerle Residence 360 Pathway Manor Wyckoff, NJ	WP A ARCHITECT William Petrone ARCHITECT 115 West 18th Street NY, NY 10011 tel 917-923-3553 512 Ackerman Ave Glen Rock, NJ 07452 tel 201-689-9990	SCALE: as noted	DATE ISSUED:	DWG. TITLE: Floor Plan
		DRAWN BY:	DATE: 01.17.21	JOB NUMBER / FILE NAME: 202010_variance_011721

William C. Petrone RA
NJ Lic No 10403



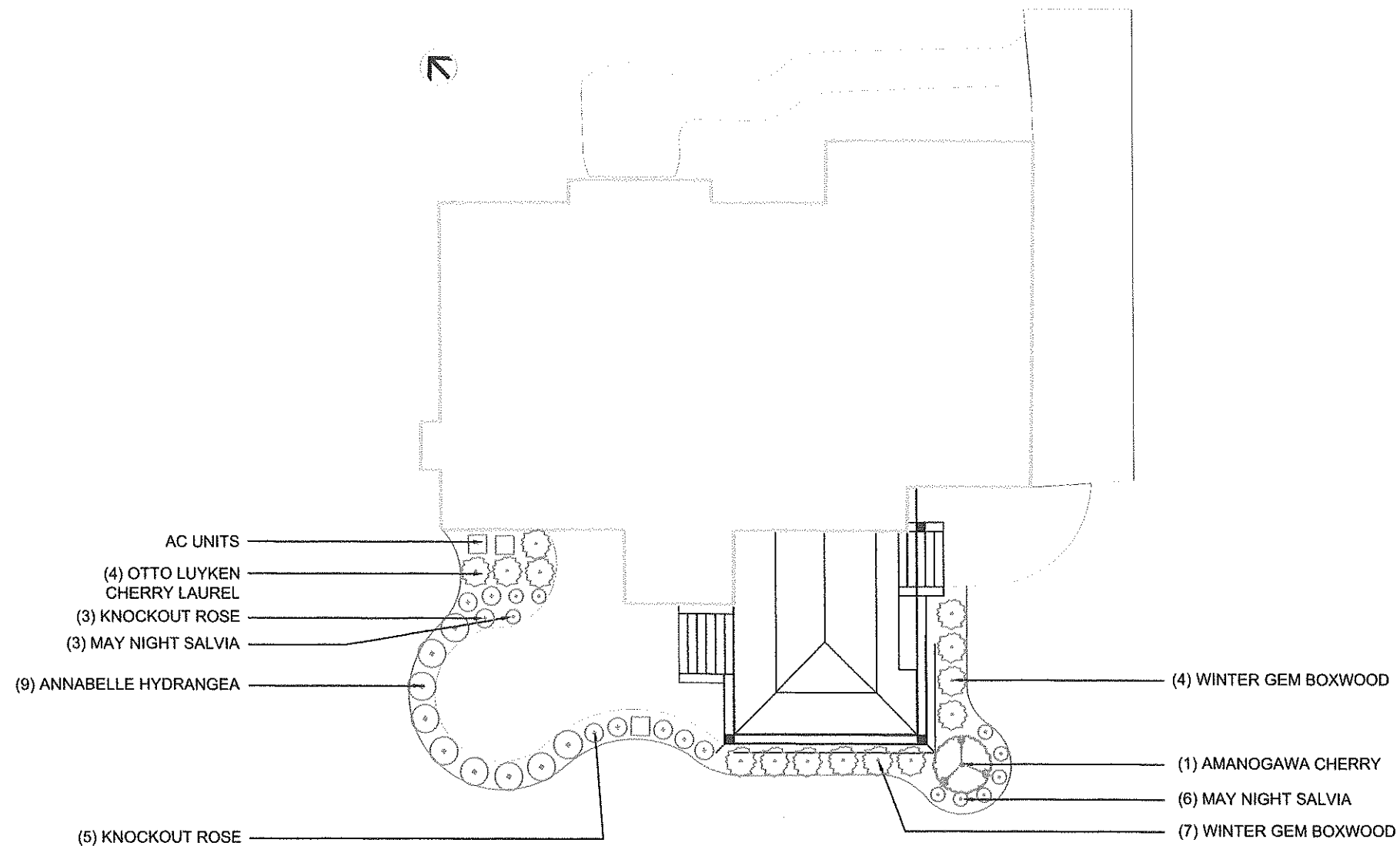
2 Side Elevation (south)
Scale: 1/8" = 1'-0"



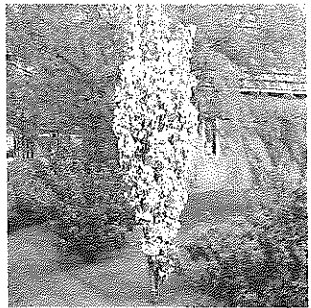
1 Rear Elevation
Scale: 1/8" = 1'-0"

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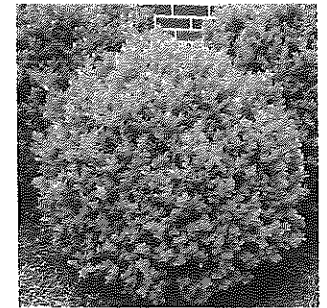
DWG. TITLE: Schematic Elevations		JOB NUMBER / FILE NAME: Z-3	
SCALE: as noted	DATE ISSUED:	DATE: 01.17.21	JOB NUMBER / FILE NAME: 202010_variance_011721
DRAWN BY:	DATE:		
WP A William Petrone ARCHITECT 115 West 18th Street NY, NY 10011 tel 917-923-3553		512 Ackerman Ave Glen Rock, NJ 07452 tel 201-689-9990	
		Payerle Residence 360 Pathway Manor Wyckoff, NJ	



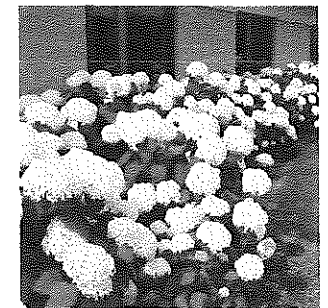
QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
TREES			
1	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA JAPANESE FLOWERING CHERRY	6-8'
SHRUBS			
11	BUXUS MIRCROPHYLLA VAR. JAPONICA 'WINTER GEM'	WINTER GEM BOXWOOD	12"-18"
9	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	5 GALLON
4	PRUNUS LAUROCEASUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL	5 GALLON
8	ROSA X 'RADCON'	KNOCKOUT ROSE	5 GALLON
PERENNIALS			
9	SALVIA SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SALVIA	3 GALLON



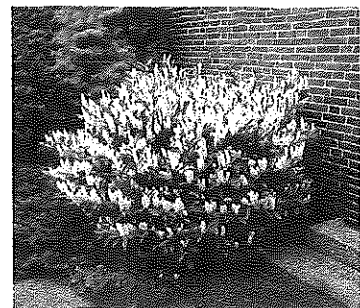
AMANOGAWA CHERRY



WINTER GEM BOXWOOD



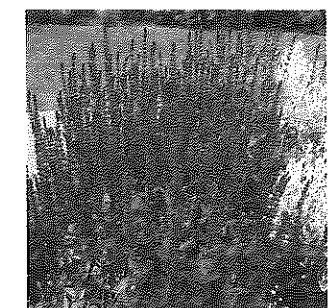
ANNABELLE HYDRANGEA



OTTO LUYKEN CHERRY LAUREL



KNOCKOUT ROSE



MAY NIGHT SALVIA

KINDERBERGAN

LANDSCAPING

A COMPLETE DESIGN • BUILD FIRM

#	DATE	REVISIONS / SUBMITTALS

PROPOSED LANDSCAPE

PAYERLE
RESIDENCE
360 PATHWAY MANOR
WYCKOFF, NJ 07481

DATE: APRIL 1, 2021
 SCALE: 1/16" = 1'-0"
 DRAWN BY: KK
 CHECKED BY: DK
 DRAWING: L-1.0 SHEET: | of |