

MARCH 25, 2022
 -REV. EXIST. REAR YD. S.B.
 -REV. MAX LOT COVERAGE
 (PRINCIPAL BLDG. &
 ACCESSORY BLDG.)

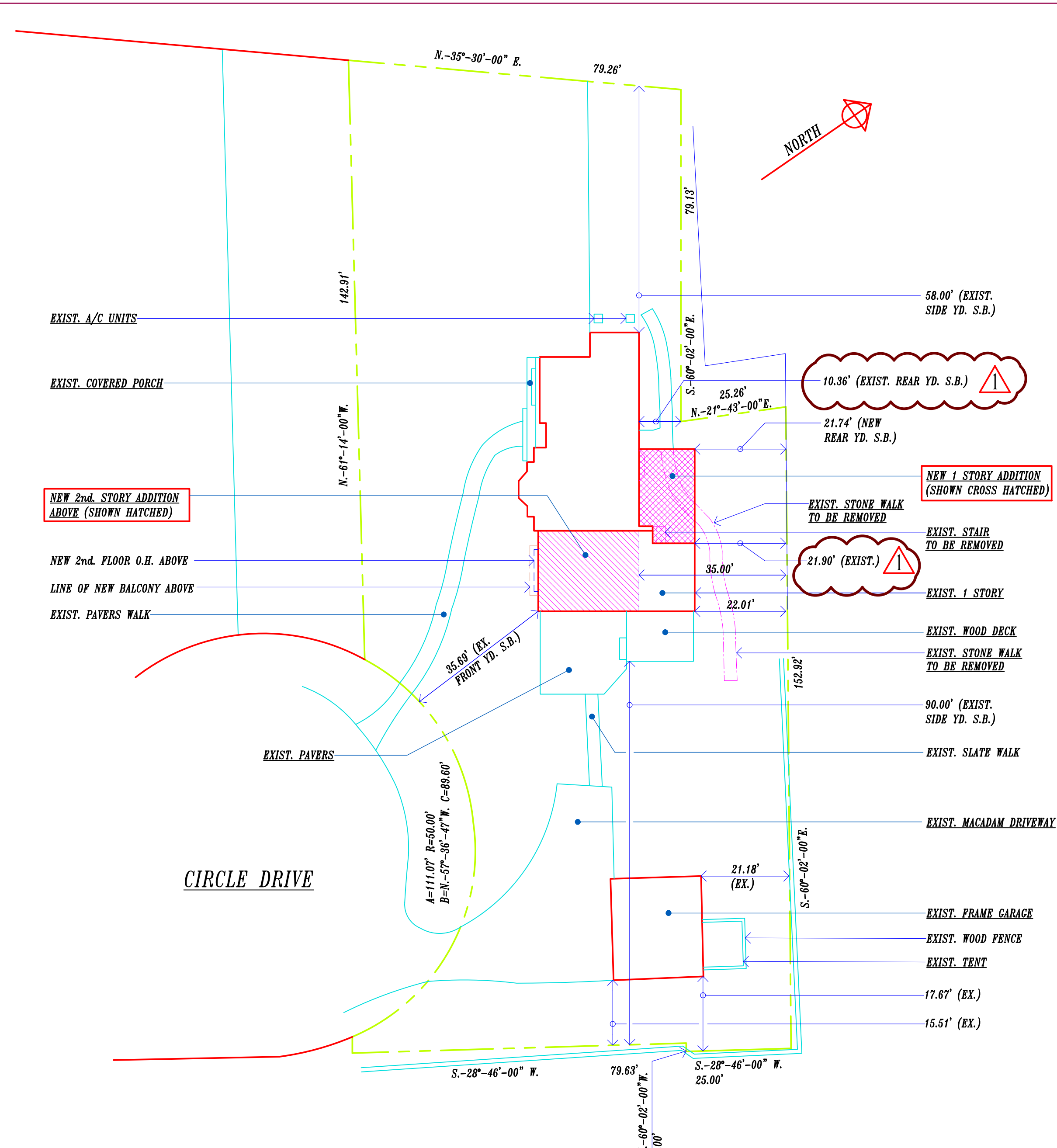
PROPOSED ADDITIONS & HOUSE ALTERATIONS
 at: EXISTING RESIDENCE

371 Circle Drive,
 Wyckoff, New Jersey
 (owner: Mr. & Mrs. Constantine Rofanians)

LAWRENCE P. QUIRK, AIA
 ARCHITECT

15 Union Avenue
 Rutherford, N.J.

Cert. No. 08963 (201) 372-9350



SITE PLAN

Scale: 1"=20'-0"

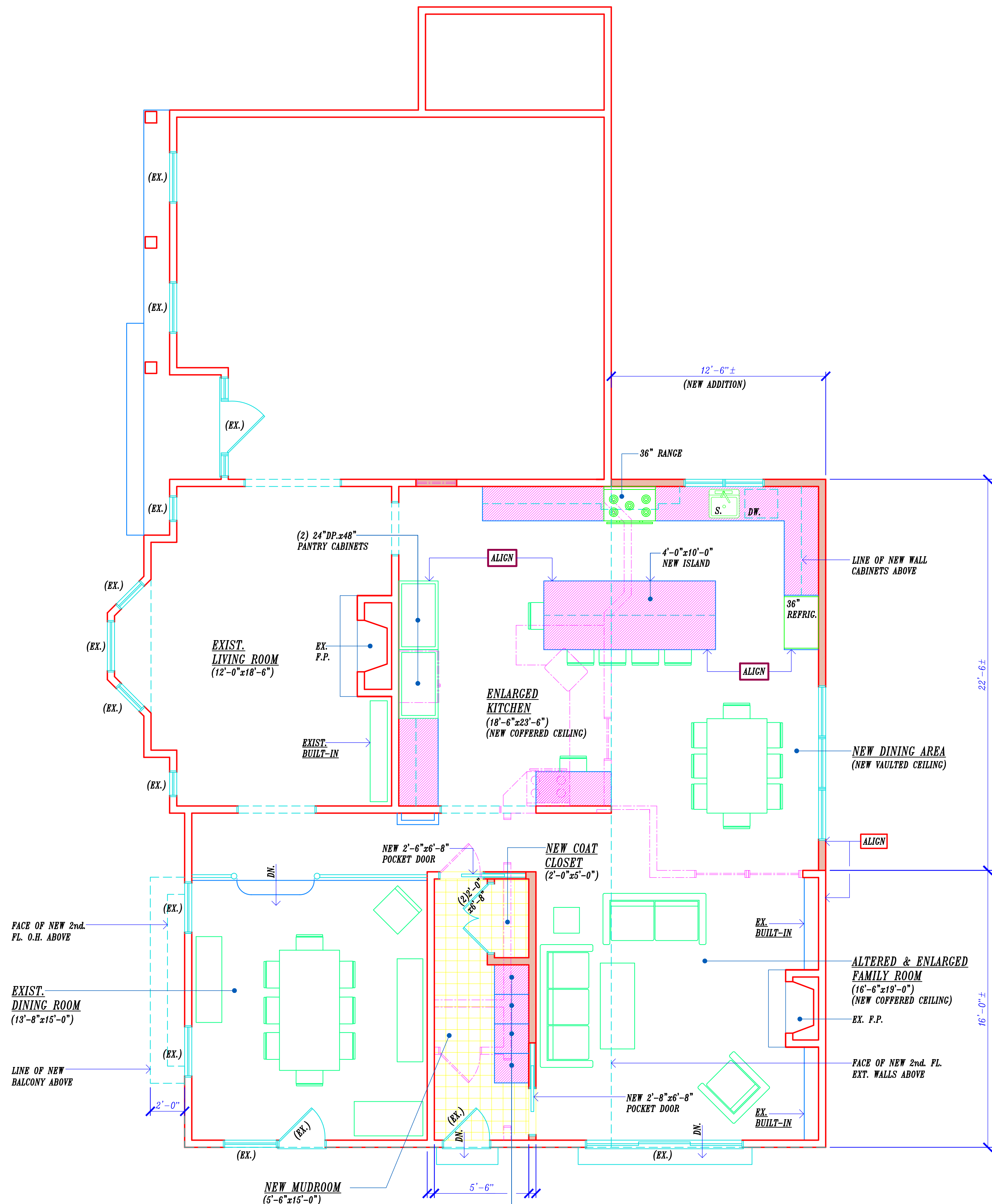
SITE NOTE:

EXISTING INFORMATION ON THIS SITE PLAN TAKEN FROM SURVEY OF PROPERTY
 -No. 371 CIRCLE DRIVE, WYCKOFF, NEW JERSEY. PREPARED BY JOHN C. RITT, P.L.S.,
 N.J. LIC. No. NJ24CS04324100, WHITEHOUSE STATION, N.J.; DATED FEBRUARY 24, 2012.

ZONE: RA-25
 BLOCK: 462
 LOT: 52.01

ZONING LEGEND: PRINCIPAL BUILDING

	ALLOWED/REQUIRED	PROPOSED/EXISTING
LOT AREA	25,000 S.F.	19,964 ± S.F.
LOT WIDTH & FRONTAGE	125 FT.	111.07 FT.
LOT DEPTH	150 FT.	101.00 FT.
FRONT YARD	40 FT.	35.69 FT. (EXIST. -NO CHANGE)
REAR YARD	40 FT.	21.74 FT. (NEW)
SIDE YARD (EACH)	25 FT.	58.00 FT. (LEFT SIDE) (EXIST. -NO CHANGE) 90.00 FT. (RIGHT SIDE) (EXIST. -NO CHANGE)
MAX. LOT COVERAGE (PRINCIPAL BLDG.)	15% (2,994 S.F.)	10.68% (2,132 S.F.) (NEW)
MAX. LOT COVERAGE - (PRINCIPAL BLDG. & ACCESSORY BLDG.)	20% (3,992 S.F.)	14.23% (2,840 S.F.) (NEW) ⚠
MIN. HABITABLE FLOOR AREA	1,200 S.F.	3,416 S.F. (NEW)
BUILDING HEIGHT	35 FT.; 2½ STORIES	28'-6"; 2 STORIES (EXIST. & NEW)



FIRST FLOOR PLAN

Scale: 1/4"=1'-0"

GROSS BUILDING AREA (GBA) CALCULATIONS

EXISTING 1st. FLOOR = 1,763 S.F.
 EXISTING 2nd. FLOOR = 917 S.F.
 EXISTING GARAGE = 516 S.F.
 TOTAL EXISTING GBA = 3,196 S.F.

PROPOSED 1st. FLOOR = 2,036 S.F.
 PROPOSED 2nd. FLOOR = 1,380 S.F.
 EXISTING GARAGE = 516 S.F.
 TOTAL PROPOSED GBA = 3,932 S.F.

PROPOSED ADDITIONS & HOUSE ALTERATIONS

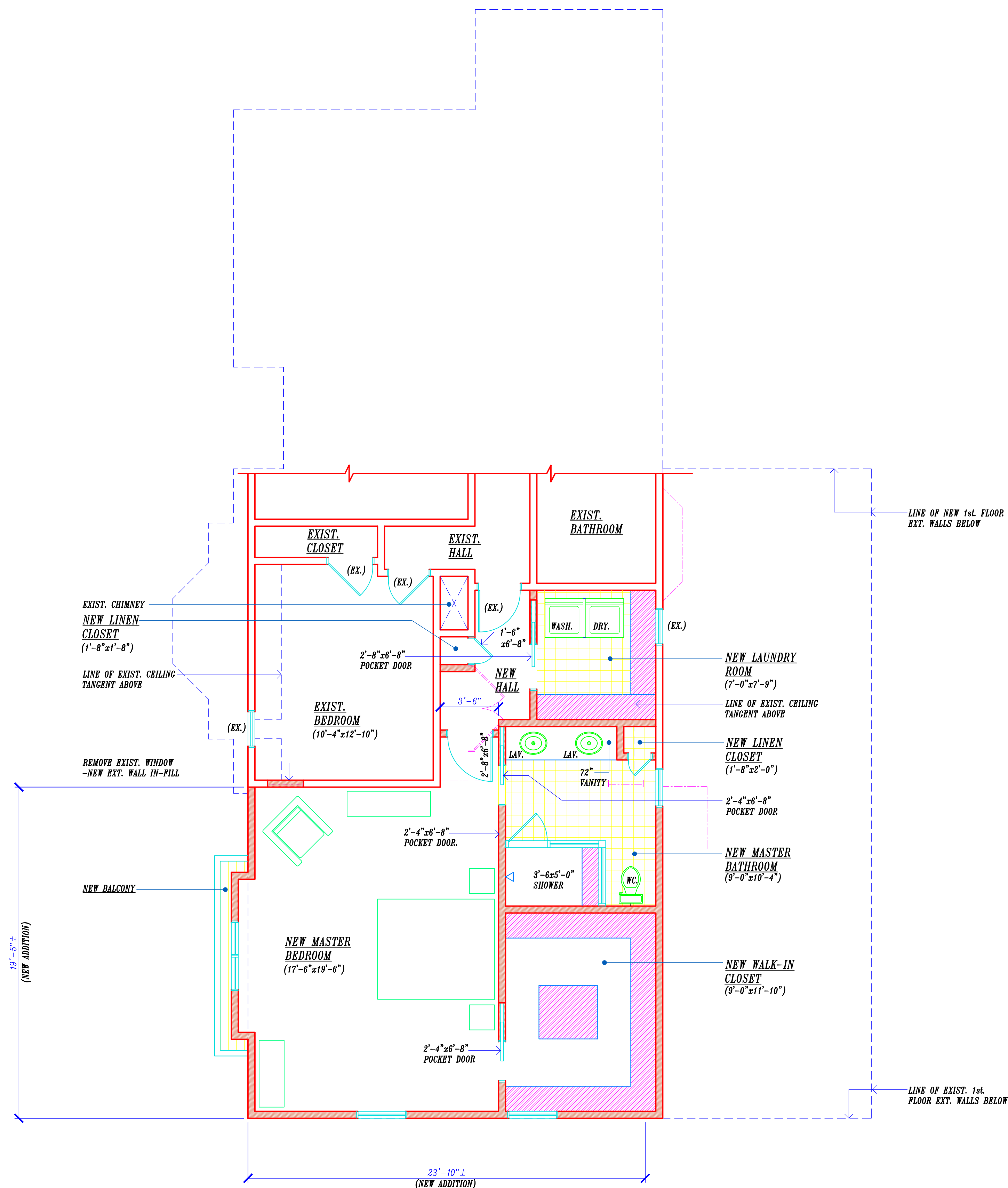
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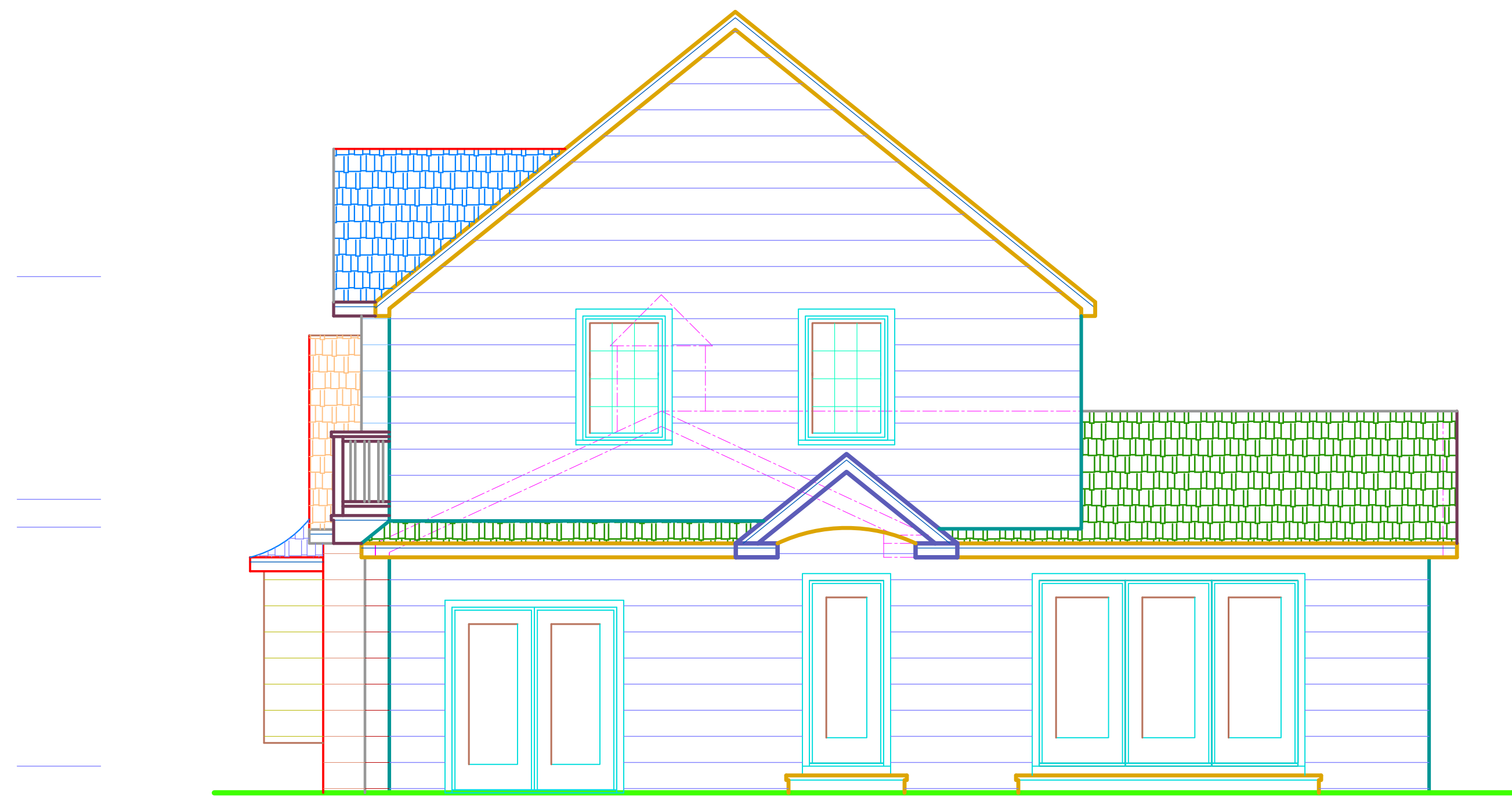
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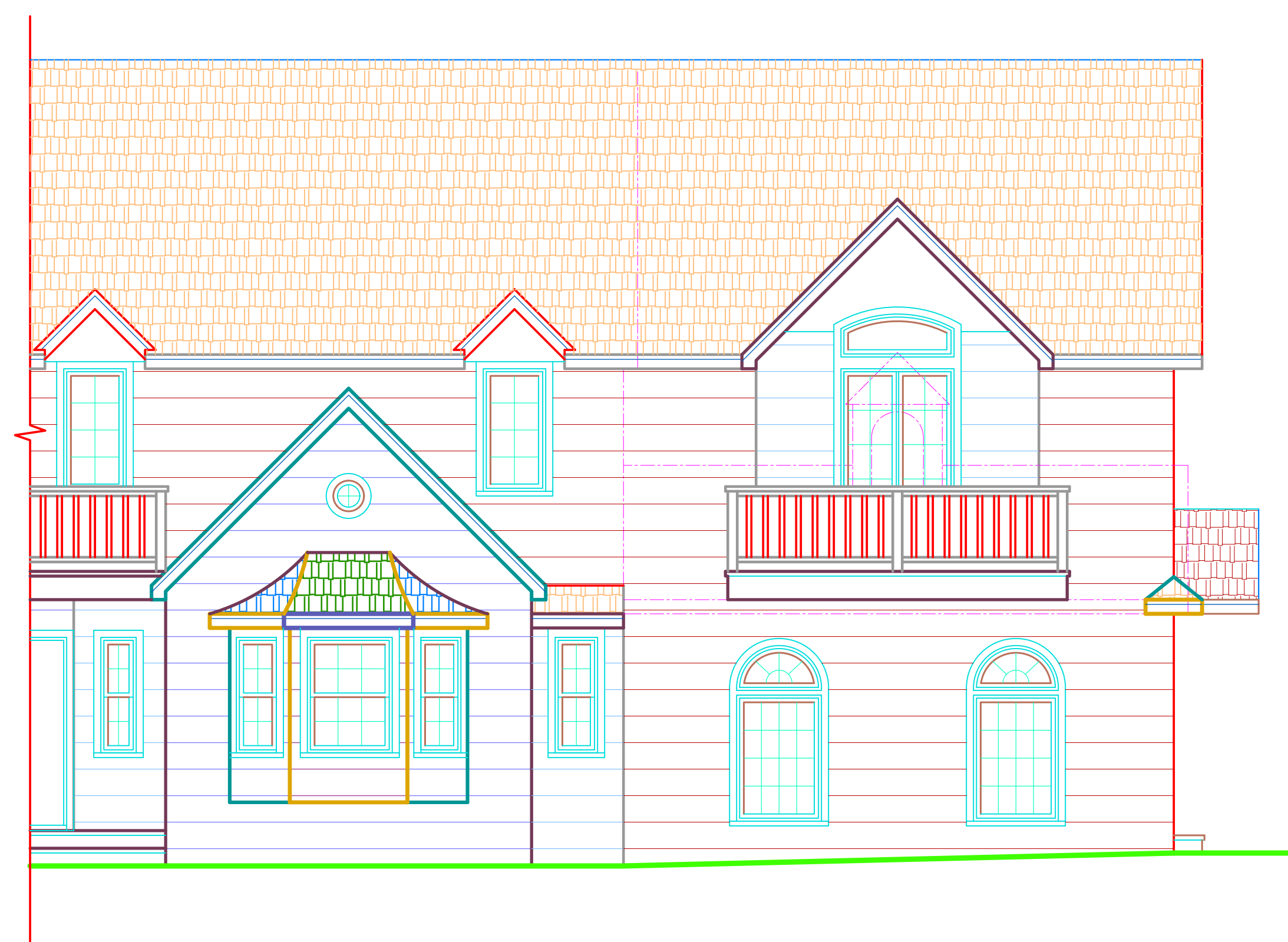
SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"



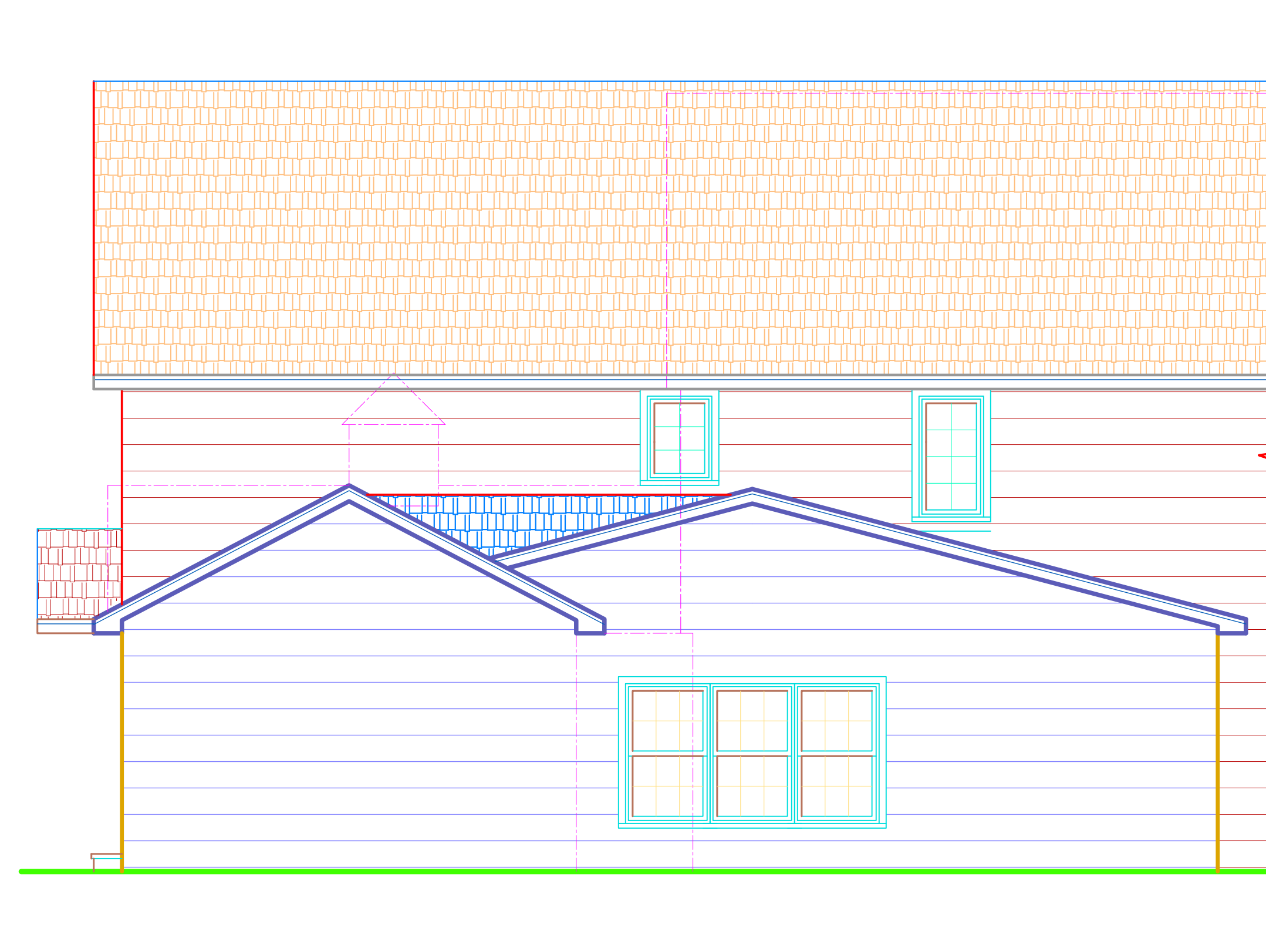
SIDE ELEVATION

Scale: 1/4" = 1'-0"



FRONT ELEVATION

Scale: 1/4" = 1'-0"



REAR ELEVATION

Scale: 1/4" = 1'-0"

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at: EXISTING RESIDENCE

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