

PROPOSED ADDITION AND RENOVATION DESIGN FOR:  
**THE SILVA RESIDENCE**  
 431 LAFAYETTE AVE.  
 WYCKOFF, NJ 07481

ZONING INFORMATION

ZONE: RA-25 BLOCK: 483 LOT: 30.01 BUILDING USE GROUP: R-5 CONSTRUCTION TYPE: TYPE V-B  
 STORIES: 2 AREA: 2,794

**\*\*SEE ENGINEER'S DRAWINGS FOR ALL SITE PLAN, ZONING, & GRADING INFORMATION\*\***

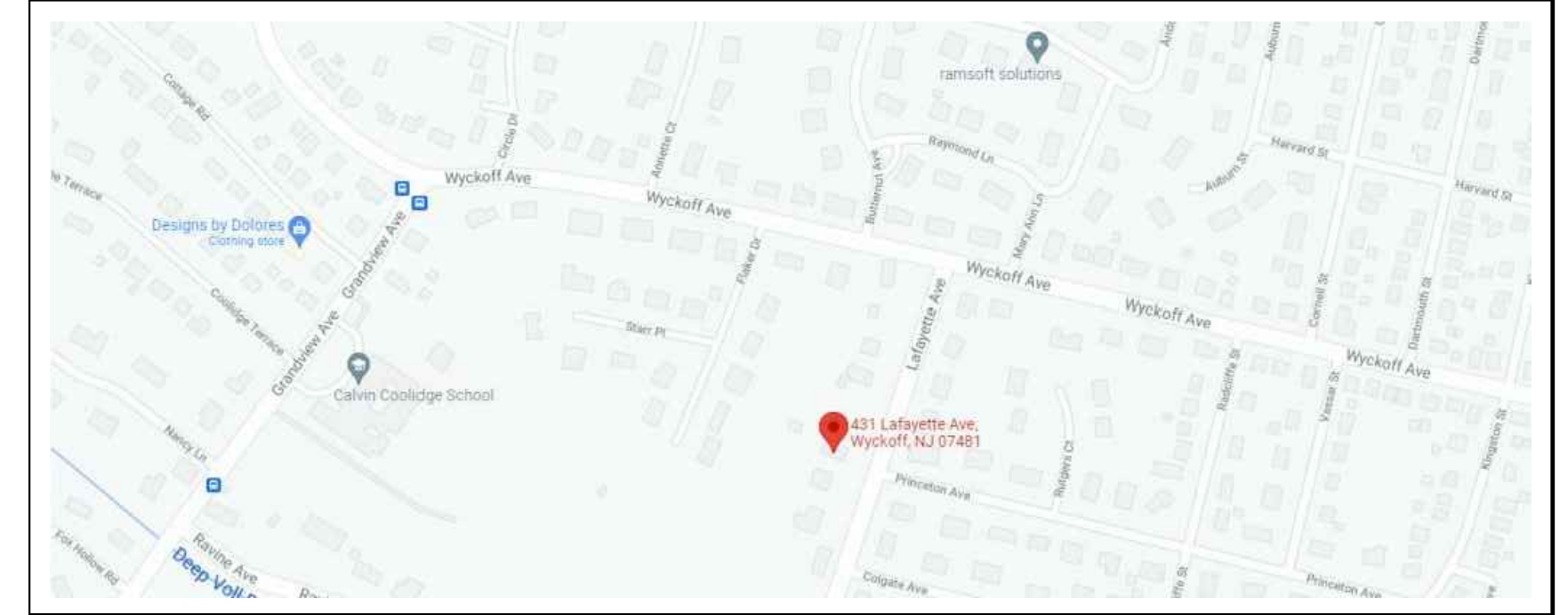
PROJECT DESCRIPTION

THE PROPOSED WORK IS FOR AN ADDITION AND RENOVATION TO AN EXISTING (2) STORY (1) FAMILY DWELLING.

CONCEPTUAL RENDERINGS (FOR ILLUSTRATIVE PURPOSES ONLY)



KEY MAP



DRAWING LIST

DWG NO.	DESCRIPTION	LATEST REVISION
A.000	KEY MAP, TITLE, NOTES, RENDERINGS	APR. 06, 2022
A.100	EXISTING PLAN: BASEMENT-ATTIC, CARRIAGE HOUSE & EXISTING PHOTOS	APR. 06, 2022
A.200	PROPOSED PLAN: BASEMENT - FIRST FLOOR	APR. 06, 2022
A.201	PROPOSED PLAN: SECOND FLOOR & CARRIAGE HOUSE	APR. 06, 2022
A.500	EXTERIOR ELEVATIONS	APR. 06, 2022
A.501	EXTERIOR ELEVATIONS	APR. 06, 2022

CONSULTANT

**CIVIL ENGINEER**  
 OMLAND & OSTERKORN, INC.  
 ENGINEERS & LAND SURVEYORS  
 22 MADISON HEIGHTS  
 WYCKOFF, NEW JERSEY 07481  
 (973)647-7820  
 KIERSTEN OSTERKORN  
 PE & LS: 24GB42581

VARIANCE SET

**PLAN ARCHITECTURE**  
 125 PATERSON AVE, Second Floor  
 Little Falls, NJ 07424  
 dan@plnarc.com  
 T: 973-831-8399

SQUARE FOOTAGE

SQUARE FOOTAGE	EXISTING	PROPOSED	TOTAL
BASEMENT (UNFINISHED)	2,000	-223	1,777
BASEMENT (FINISHED)	0	223	223
1ST FL.	1,907	887	2,794
2ND FL.	856	1,769	2,625
GARAGE	0	652	652
ATTIC	853	-853	0
CARRIAGE HOUSE	1,092	0	1,092
TOTAL S.F.	6,708	2,455	9,163

GROSS BUILDING AREA

SQUARE FOOTAGE	EXISTING	PROPOSED	TOTAL
BASEMENT (UNFINISHED)	0	0	0
BASEMENT (FINISHED)	0	223	223
1ST FL.	1,907	887	2,794
2ND FL.	856	1,769	2,625
GARAGE	0	652	652
ATTIC	853	-853	0
CARRIAGE HOUSE	1,092	0	1,092
TOTAL S.F.	4,708	2,678	7,386

REVISIONS:

NO.	DESCRIPTION	YEAR, MO, DA
2	ENGINEERING COMMENTS	04.06.2022
1	ENGINEERING COMMENTS	02.14.2022

PROJECT: PROPOSED CONCEPTUAL DESIGNS FOR  
**THE SILVA/PISA RESIDENCE**  
 431 LAFAYETTE AVE.  
 WYCKOFF, NEW JERSEY 07481

FLOOR OR FLOORS (IF APPLICABLE):

TITLE

PROPOSED AND EXISTING SITE PLAN, ZONING

SEAL & SIGNATURE: \_\_\_\_\_ DATE: APR. 06, 2022  
 PROJECT NO.: 20-1004  
 SCALE: AS NOTED  
 CHK BY: SS  
 DWG NO.: DD

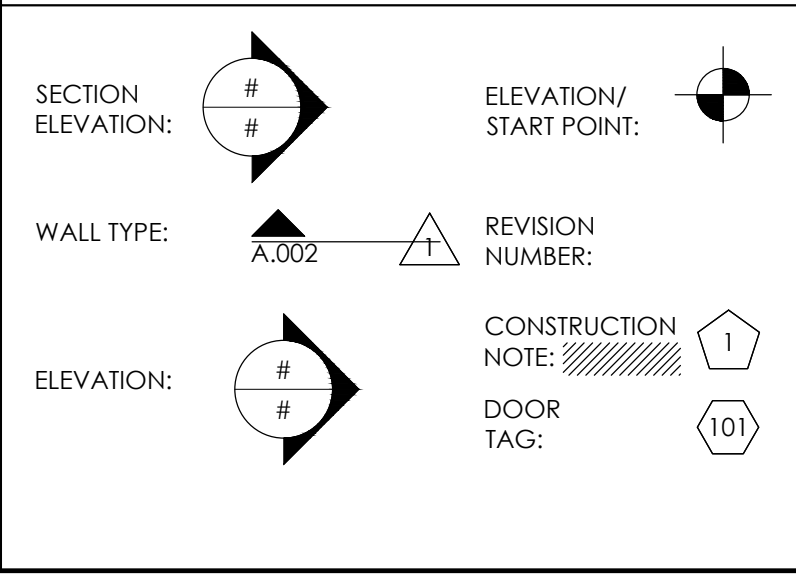
A.000

DANIEL D'AGOSTINO, A.I.A.  
 N.J. LIC. NO. 21401880000

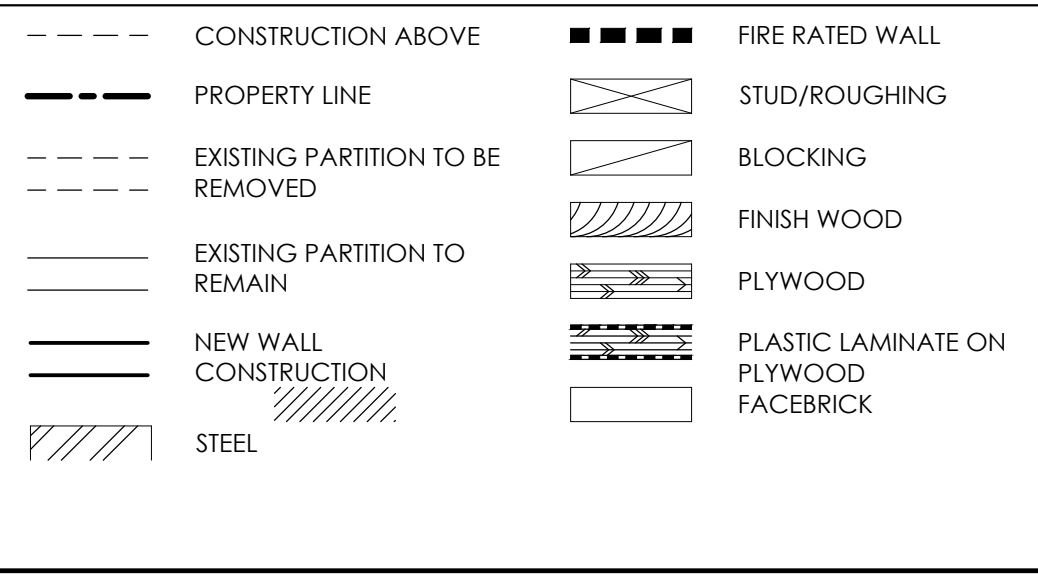
ABBREVIATIONS

ABV.	ABOVE	EA.	EACH	OPP.	OPPOSITE
ACT.	ACOUSTIC CEILING TILE	EQ.	EQUAL	RM.	ROOM
AFF.	ABOVE FINISH FLOOR	EXIST.	EXISTING	R.O.	ROUGH OPENING
APPROX.	APPROXIMATE	EXT.	EXTERIOR	SCHED.	SCHEDULE
ARCH.	ARCHITECT	FIN.	FINISH	SF.	SQUARE FOOT
BLW.	BELOW	FLR.	FLOOR	SIM.	SIMILAR
BOT.	BOTTOM	G.C.	GENERAL CONTRACTOR	SPECS.	SPECIFICATIONS
CL.	CENTERLINE	GWB.	GYPSUM WALL BOARD	SS.	STAINLESS STEEL
CLG.	CLOSET	INSUL.	INSULATION	T.O.	TRIMMED OPENING
CLG.	CEILING	LAV.	LAVATORY	TYP.	TYPICAL
DIA.	DIAMETER	MFR.	MANUFACTURER	U.O.N.	UNLESS OTHERWISE NOTED
DIM.	DIMENSION	MTD.	MOUNTED	V.I.F.	VERIFY IN FIELD

DRAWING KEYS



CONSTRUCTION SYMBOLS



BOARD APPROVALS

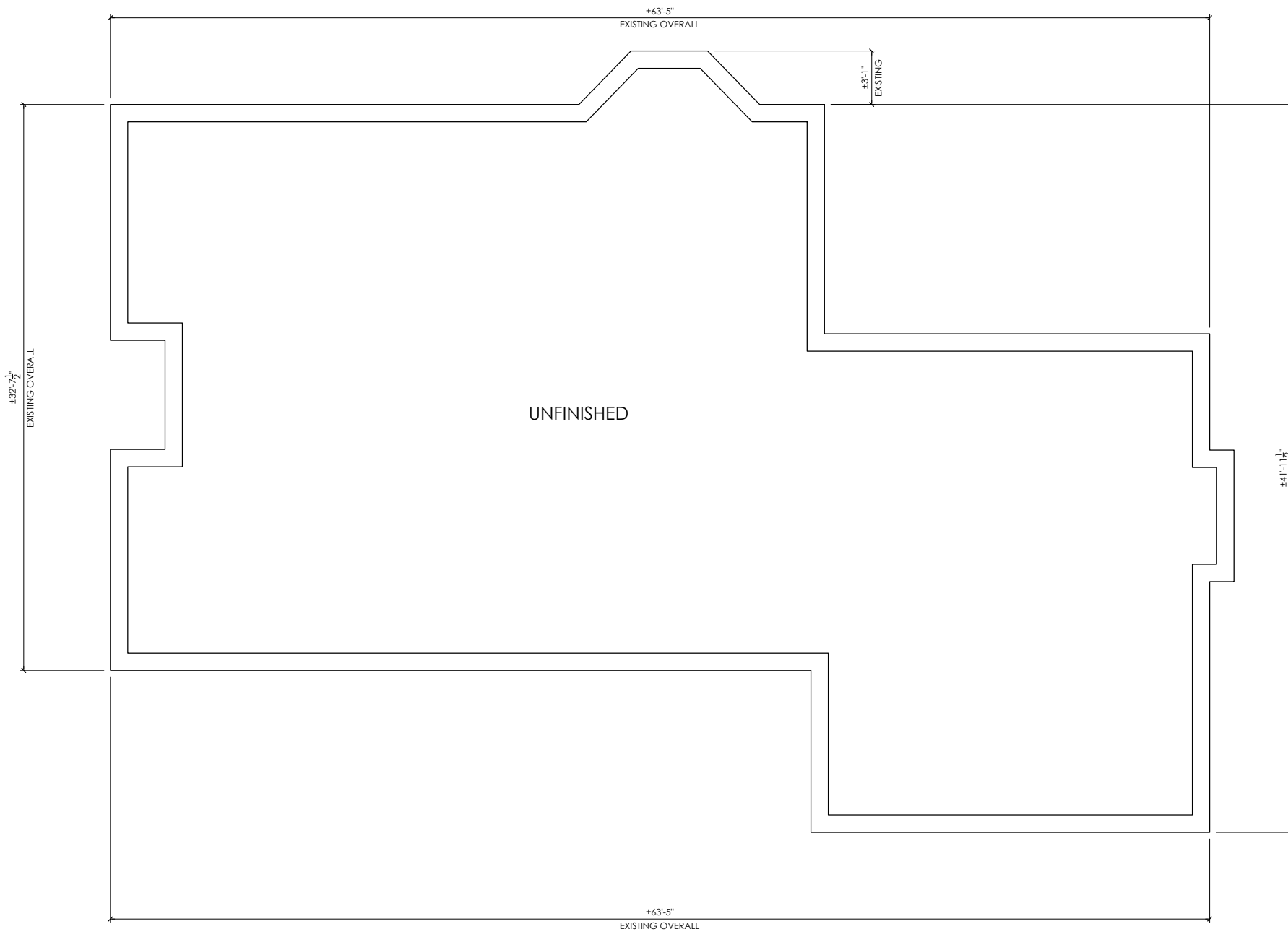
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

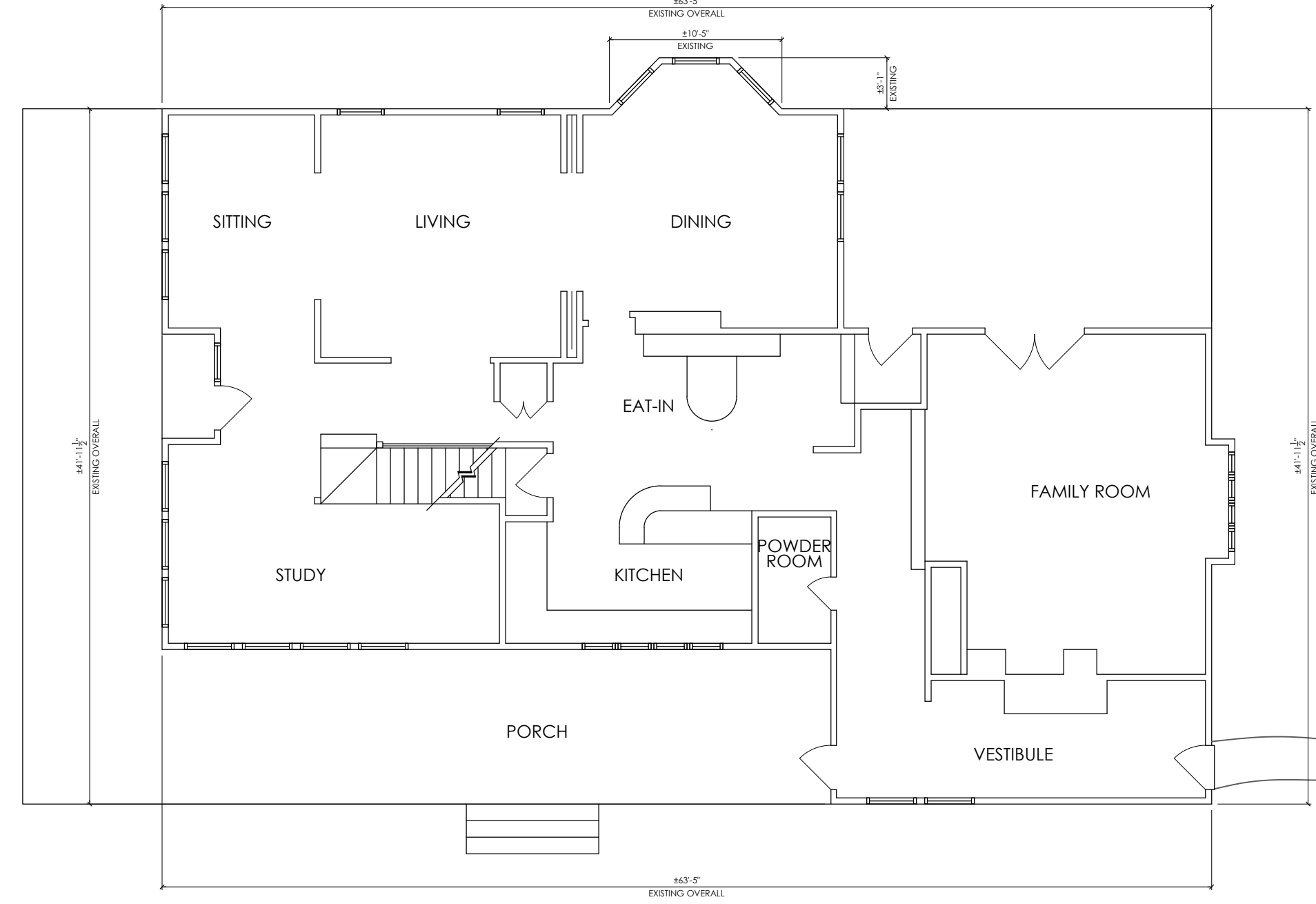
\*PER 186-65: GROSS BUILDING AREA - THE GROSS BUILDING FLOOR AREA OF THE BUILDINGS ON THE PROPERTY. THE GROSS BUILDING AREA SHALL INCLUDE ALL ENCLOSED FLOOR AREAS ON ALL FLOORS FOR RESIDENCES, ACCESSORY BUILDINGS AND GARAGES. THE GROSS BUILDING AREA SHALL NOT INCLUDE OPEN PORCHES, UNFINISHED ATTICS, BASEMENTS, DECKS OR PATIOS.

EXISTING PHOTOS



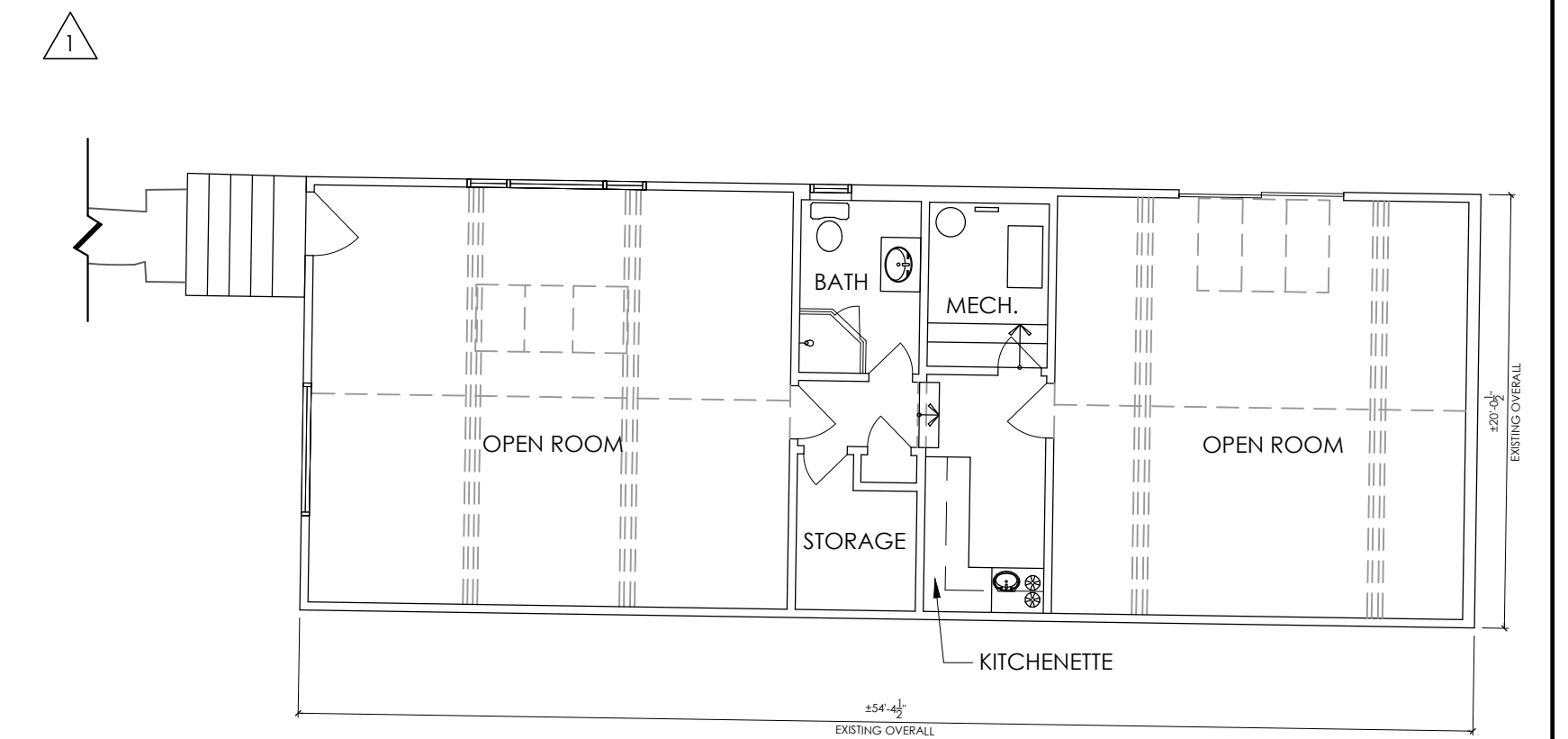
1 EXISTING FLOOR PLAN: BASEMENT

SCALE: 1/8"=1'-0"



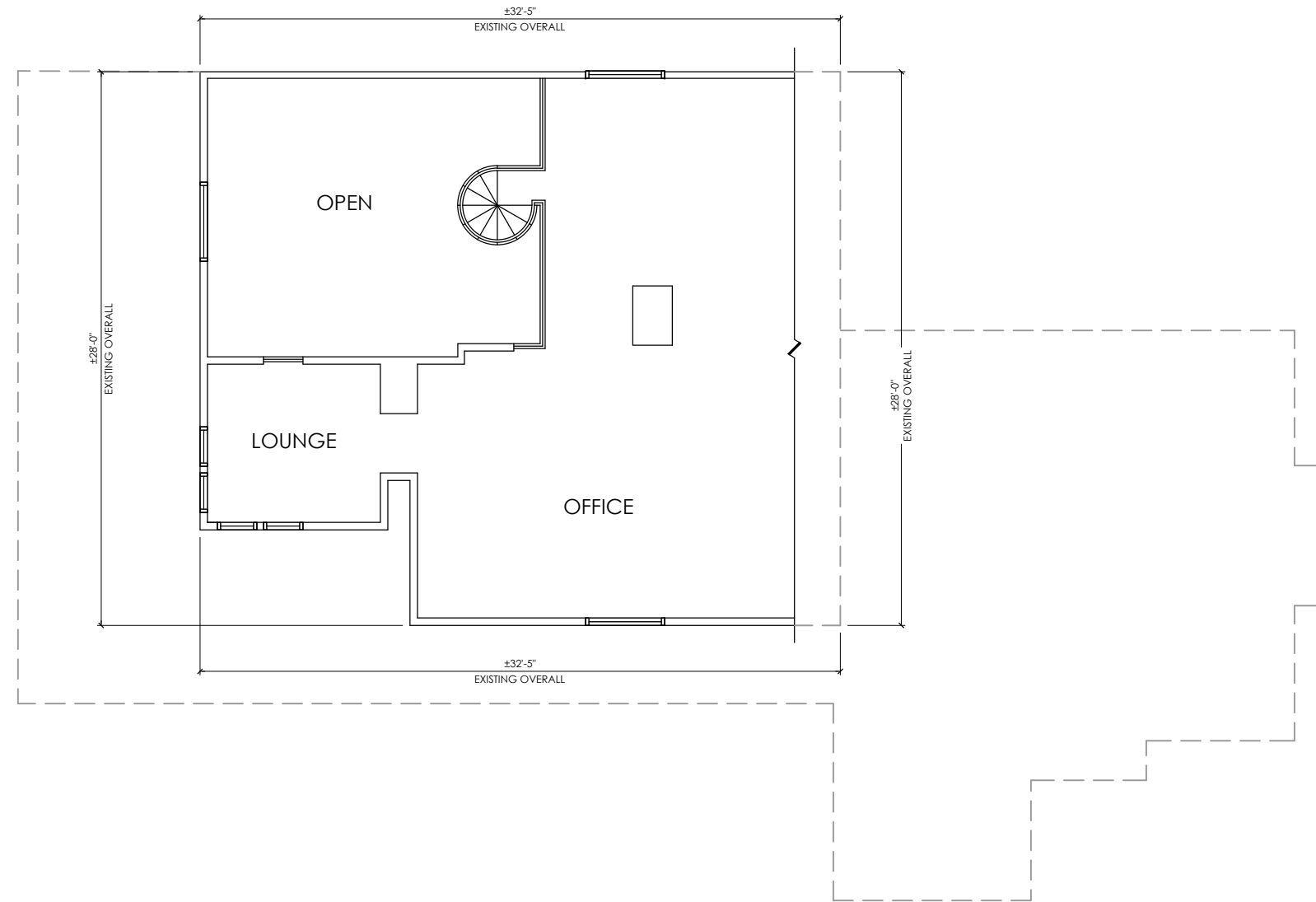
2 EXISTING FLOOR PLAN: FIRST FLOOR

SCALE: 1/8"=1'-0"



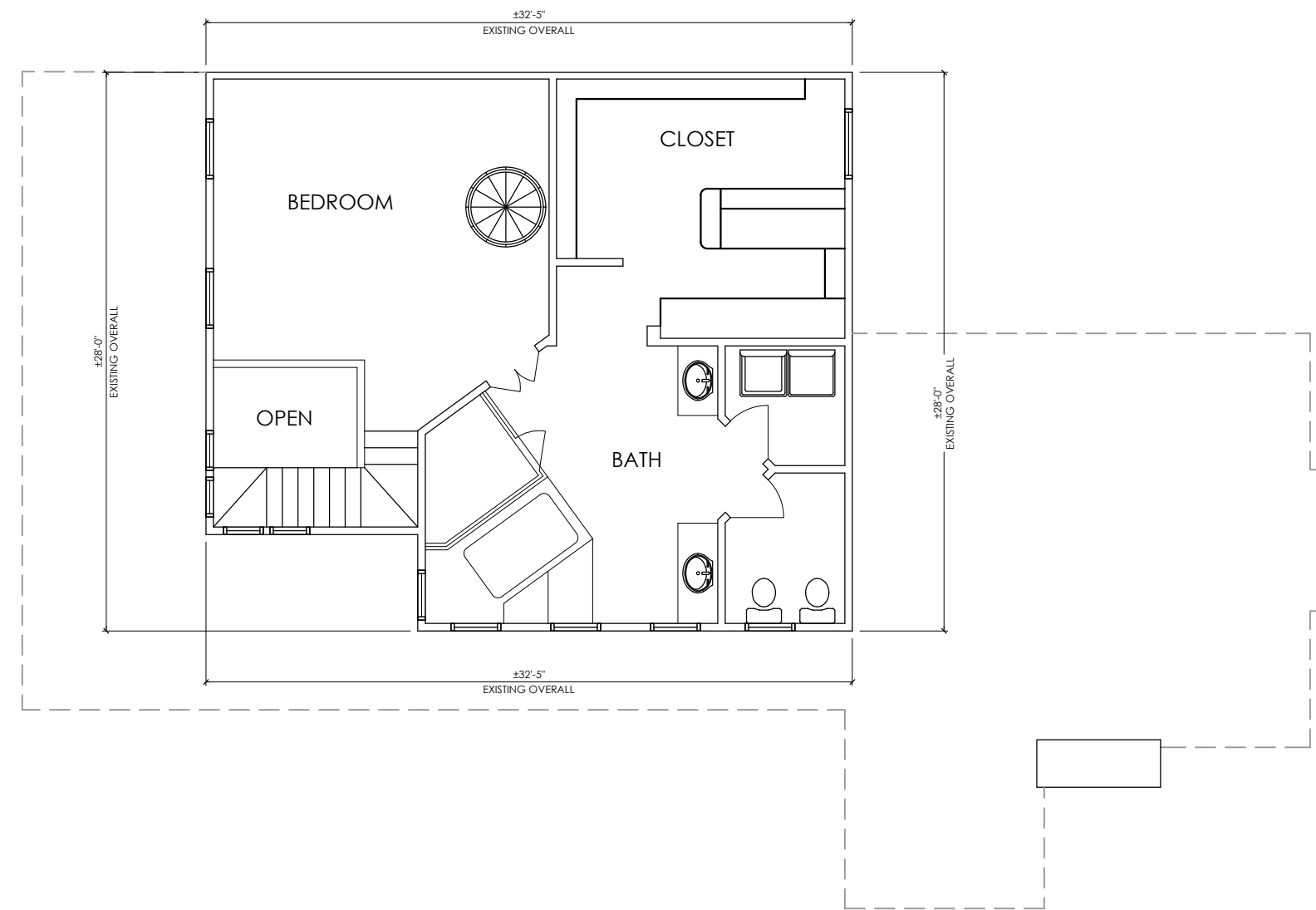
3 EXISTING FLOOR PLAN: CARRIAGE HOUSE

SCALE: 1/8"=1'-0"



4 EXISTING FLOOR PLAN: ATTIC

SCALE: 1/8"=1'-0"



5 EXISTING FLOOR PLAN: SECOND FLOOR

SCALE: 1/8"=1'-0"

**VARIANCE SET**

**PLAN ARCHITECTURE**  
 125 PATERSON AVE, Second Floor  
 Little Falls, NJ 07424  
 dan@plnar.com  
 T: 973-837-8399

REVISIONS:

NO.	DESCRIPTION	YEAR.MO.DA
2	ENGINEERING COMMENTS	04.06.2022
1	ENGINEERING COMMENTS	02.14.2022

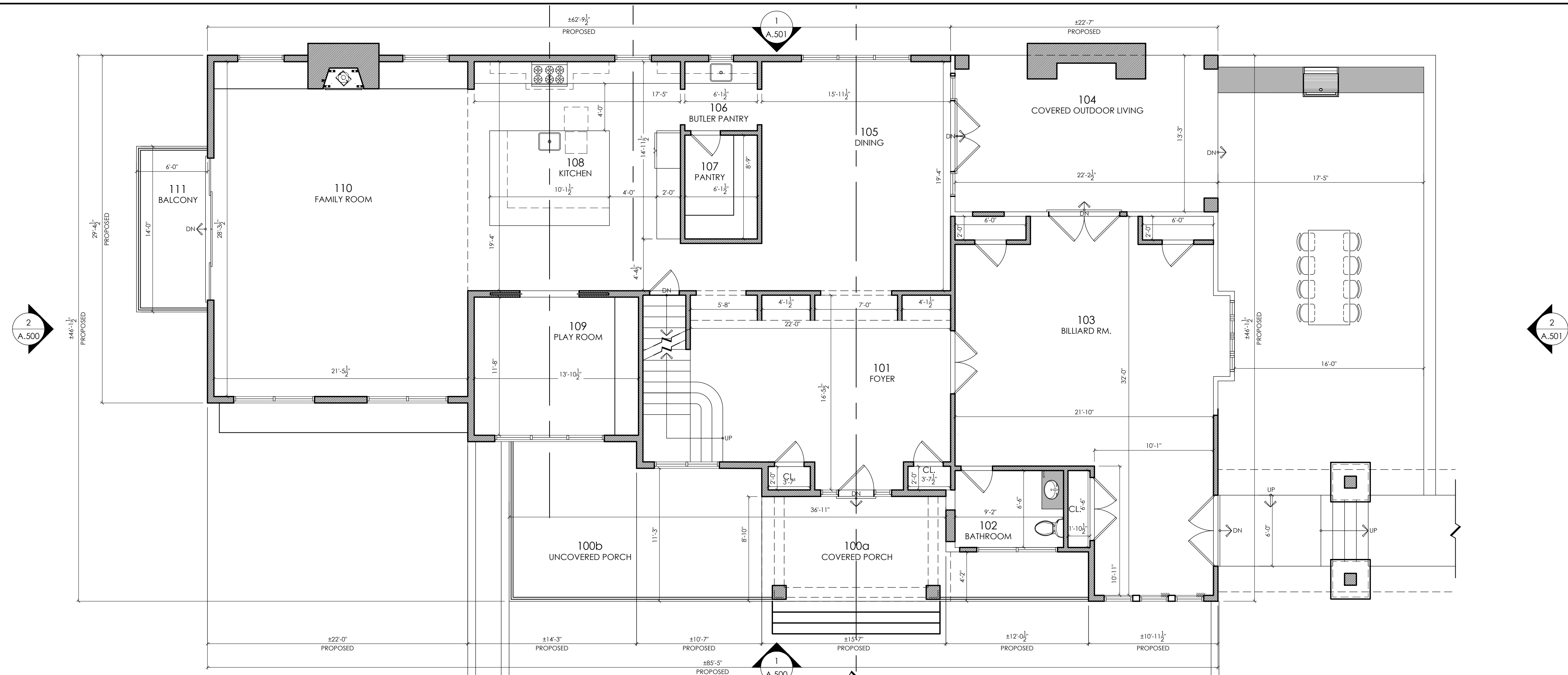
PROJECT: PROPOSED CONCEPTUAL DESIGNS FOR  
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 431 LAFAYETTE AVE.  
 WYCKOFF, NEW JERSEY 07481

FLOOR OR FLOORS (IF APPLICABLE):  
**EXISTING FLOOR PLANS**  
 BASEMENT-ATTIC & CARRIAGE HOUSE

SEAL & SIGNATURE: \_\_\_\_\_ DATE: APR. 06, 2022  
 PROJECT NO.: 20-1004  
 SCALE: AS NOTED  
 DWG. BY: SS  
 CHK. BY: DD  
 DWG. NO.: \_\_\_\_\_

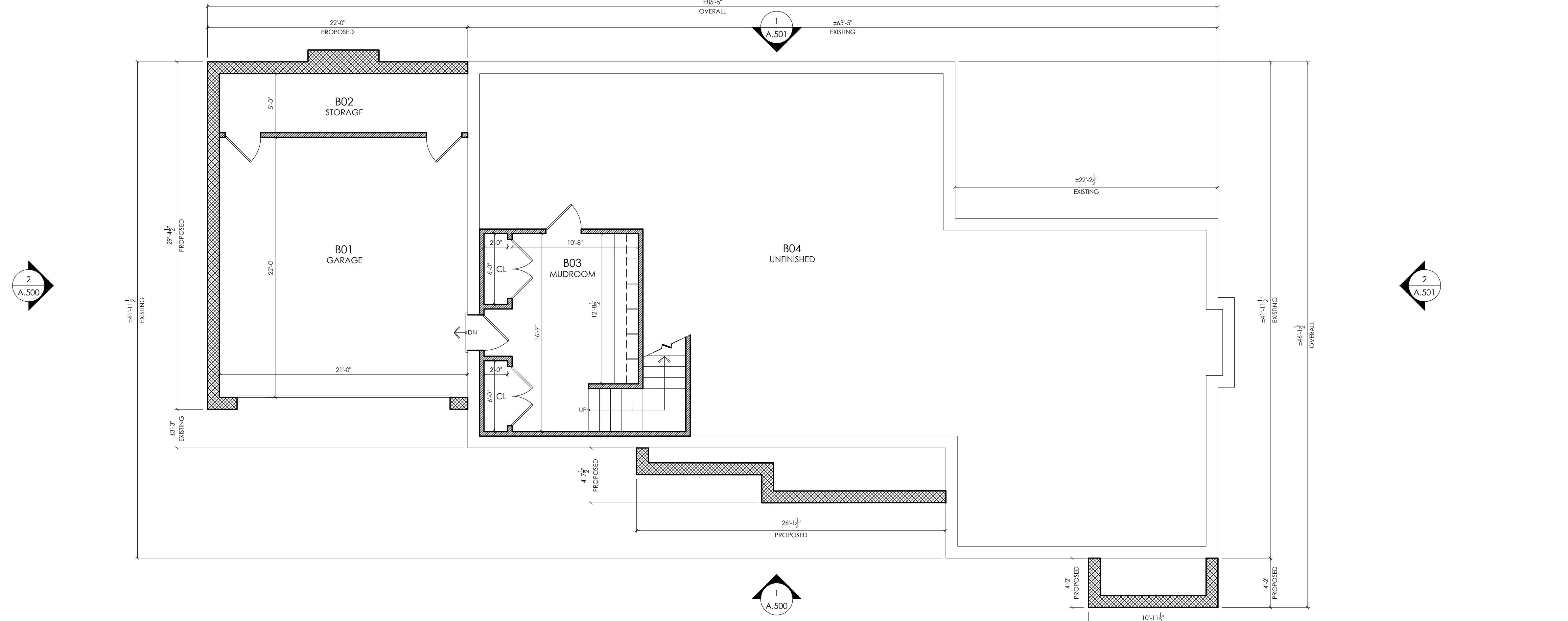
**A.100**

DANIEL D'AGOSTINO, A.I.A.  
 N.J. LIC. NO. 21A01880000



2 PROPOSED FLOOR PLAN: FIRST

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



1 PROPOSED FLOOR PLAN: BASEMENT

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

SF. CALC.			
SQUARE FT	EXISTING	PROP.	TOTAL
BASEMENT (UNFINISHED)	2000	-223	1777
BASEMENT (FINISHED)	0	223	223
1ST FL.	1907	887	2794
2ND FL	856	1769	2625
GARAGE	0	652	652
ATTIC	853	-853	0
CARRIAGE HOUSE	1092	0	1092
TOTAL S.F.	6,708	2,455	9,163

**VARIANCE SET**

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REVISIONS:

NO.	DESCRIPTION	YEAR	MO	DA
2	ENGINEERING COMMENTS	04.06.2022		
1	ENGINEERING COMMENTS	02.14.2022		

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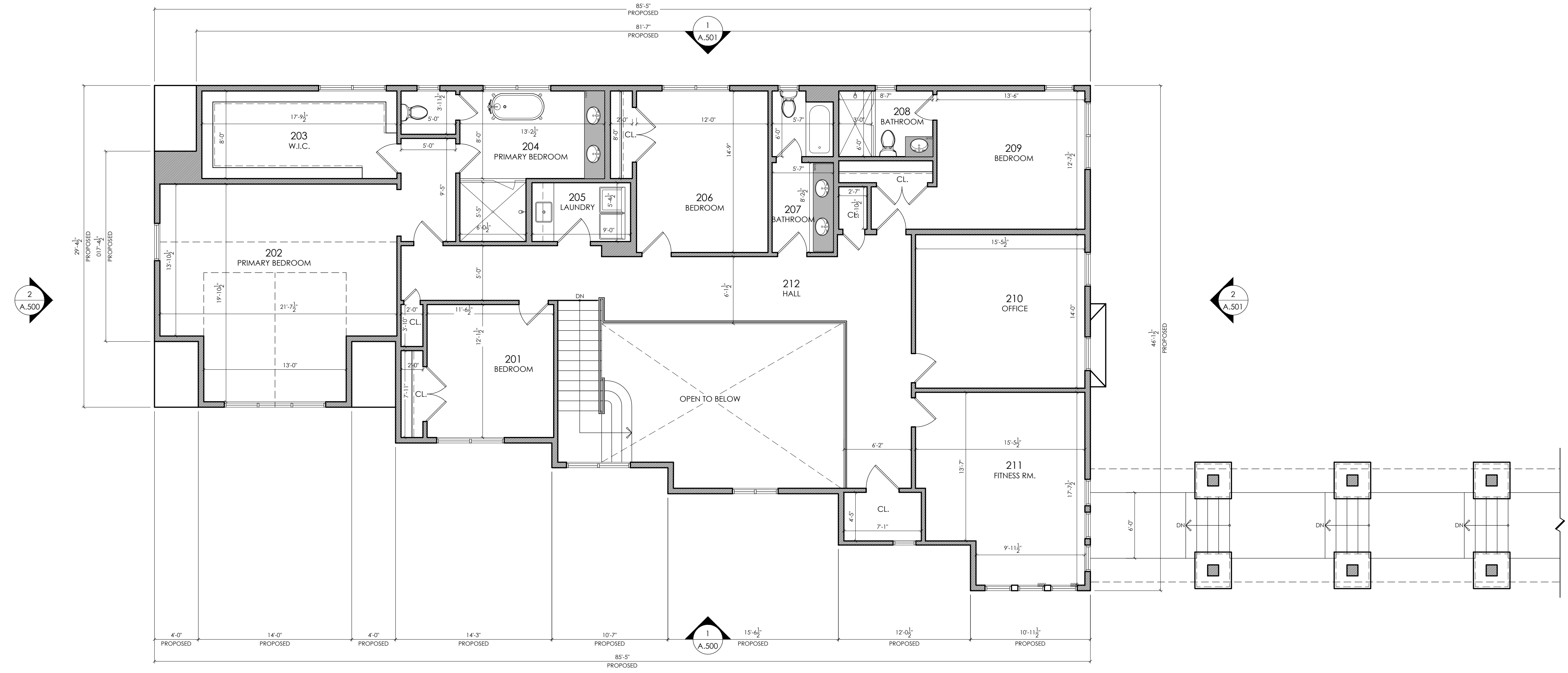
FLOOR OR FLOORS (IF APPLICABLE):  
**BASEMENT-FIRST FLOOR**  
 PROPOSED PLANS

SEAL & SIGNATURE: \_\_\_\_\_ DATE: APR. 06, 2022  
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 DWG. BY: SS  
 CHK. BY: DD  
 DWG. NO.: \_\_\_\_\_

DANIEL D'AGOSTINO, A.I.A.  
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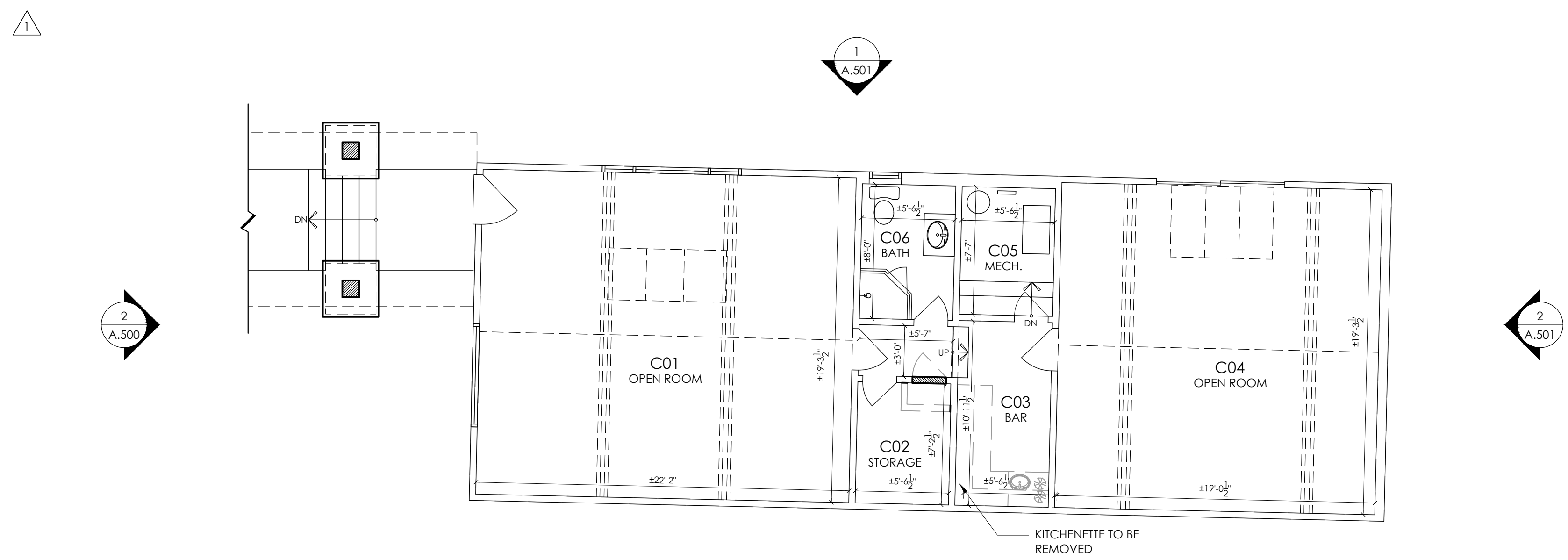
**A.200**

SF. CALC.			
SQUARE FT	EXISTING	PROP.	TOTAL
BASEMENT (UNFINISHED)	2000	-223	1777
BASEMENT (FINISHED)	0	223	223
1ST FL.	1907	887	2794
2ND FL	856	1769	2625
GARAGE	0	652	652
ATTIC	853	-853	0
CARRIAGE HOUSE	1092	0	1092
TOTAL S.F.	6,708	2,455	9,163



1 PROPOSED FLOOR PLAN: SECOND

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



1 PROPOSED FLOOR PLAN: CARRIAGE HOUSE

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

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REVISIONS:

NO.	DESCRIPTION	YEAR.MO.DA
2	ENGINEERING COMMENTS	04.06.2022
1	ENGINEERING COMMENTS	02.14.2022

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FLOOR OR FLOORS (IF APPLICABLE):  
**2ND FLOOR & CARRIAGE**  
 PROPOSED PLAN

SEAL & SIGNATURE: \_\_\_\_\_ DATE: APR. 06, 2022  
 PROJECT NO.: 20-1004  
 SCALE: AS NOTED  
 DWG. BY: SS  
 CHK. BY: DD  
 DWG. NO.: \_\_\_\_\_

A.201

DANIEL D'AGOSTINO, A.I.A.  
 N.J. LIC. NO. 21401880000



1 EXTERIOR ELEVATION: FRONT

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



2 EXTERIOR ELEVATION: LEFT

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

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REVISIONS:

NO.	DESCRIPTION	YEAR, MO, DA
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1	ENGINEERING COMMENTS	02.14.2022

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FLOOR OR FLOORS (IF APPLICABLE):  
**FRONT & LEFT**  
 EXTERIOR ELEVATIONS

SEAL & SIGNATURE:

DATE: APR. 06, 2022  
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 SCALE: AS NOTED  
 DWG. BY: SS  
 CHK BY: DD  
 DWG NO.:

**A.500**

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 N.J. LIC. NO. 21401880000



1 EXTERIOR ELEVATION: REAR

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



2 EXTERIOR ELEVATION: RIGHT

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

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FLOOR OR FLOORS (IF APPLICABLE):  
**REAR & RIGHT**  
 EXTERIOR ELEVATIONS

SEAL & SIGNATURE:

DATE: APR. 06, 2022  
 PROJECT NO.: 20-1004  
 SCALE: AS NOTED  
 DWS. BY: SS  
 CHK BY: DD  
 DWG NO.:

**A.501**

DANIEL D'AGOSTINO, A.I.A.  
 N.J. LIC. NO. 21401880000