

PROPOSED REAR TERRACE DESIGN FOR: THE TUSK RESIDENCE

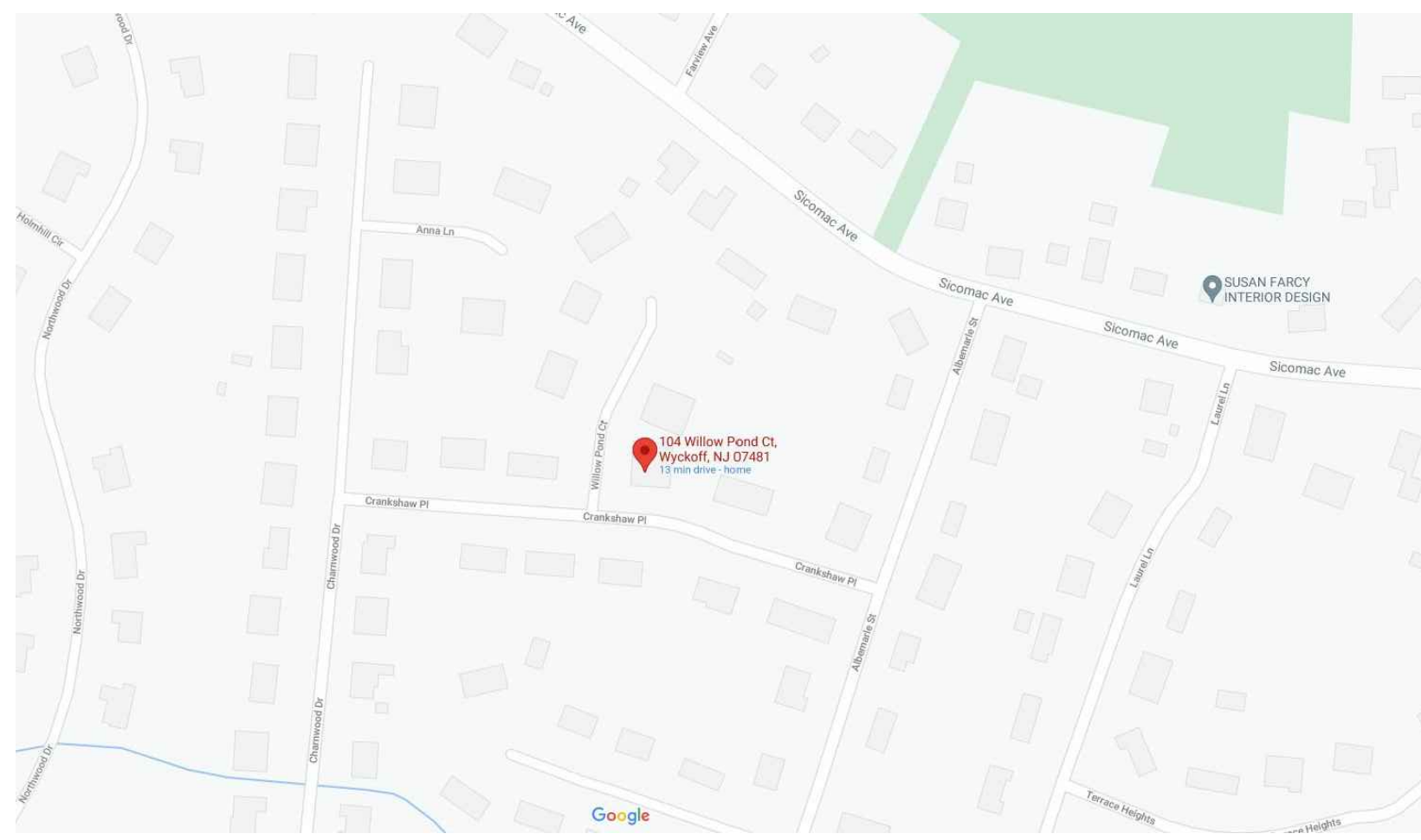
104 WILLOW POND COURT WYCKOFF, NEW JERSEY 07481

PROJECT DESCRIPTION

THE PROPOSED DRAWINGS REPRESENT AN EXISTING COVERED TERRACE THAT WILL BE SLIGHTLY MODIFIED AND EXTENDED INTO THE REAR YARD.

THE EXTENDED ADDITION WILL ADD 359 SF OF COVERED AREA TO THE EXISTING COVERED TERRACE AND THE OVERALL BUILDING AND IMPERVIOUS LOT COVERAGE.

KEY MAP



ZONING INFORMATION

ZONE: RA-25 BLOCK: 421 LOT: 81 BUILDING USE GROUP: R-5 CONSTRUCTION TYPE: TYPE V-B		STORIES: 2 AREA: 4,050 SF	
PRINCIPAL BUILDING			
ZONING ORD. SECTION NO.	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	186: ATTCH. 1 25,000 SF	25,060 SF	NO CHANGE
MIN. LOT WIDTH & FRONTAGE	186: ATTCH. 1 125.00'	149.25'	NO CHANGE
DEPTH	186: ATTCH. 1 150.00'	201.78'	NO CHANGE
FRONT YARD	186: ATTCH. 1 40.00'	40.00', 40.5'	NO CHANGE
EACH SIDE YARD (1)(2)	186: ATTCH. 1 25.00'	20.8'	REQUIRED
GROSS FLOOR AREA	186-66C (2)	OVER 3,700 SF	N/A
REAR YARD	186: ATTCH. 1 40.00'	65.1'	54.83'
ACC. SIDE YARD (3)	186: ATTCH. 1 15.00'	N/A	N/A
ACC. REAR YARD	186: ATTCH. 1 20.00'	N/A	N/A
MAX. STORIES	186: ATTCH. 1 2 1/2	2	NO CHANGE
MAX. BUILDING HEIGHT	186: ATTCH. 1 35.00'	UNKNOW	NO CHANGE/ 14.00'
MIN. HABITABLE F.A. PER DWELLING UNIT	186: ATTCH. 1 1,200 S.F.	>1,200 S.F.	NO CHANGE
MAX. PERCENT OF LOT COVERAGE BY PRINCIPAL BUILDING	186: ATTCH. 1 15%	18.67%	19.99%
		EXISTING COVERAGE: 4,680 SF 25,060 SF = 18.67%	PROPOSED COVERAGE: 5,009 SF 25,060 SF = 19.99%
MAX. PERCENT OF LOT COVERAGE BY PRINCIPAL AND ACCESSORY BUILDING	186: ATTCH. 1 20%	18.67%	19.99%
		EXISTING LOT COVERAGE: 4,680 SF 25,060 SF = 18.67%	PROPOSED LOT COVERAGE: 5,009 SF 25,060 SF = 19.99%
MAX. PERCENT OF IMPERVIOUS COVERAGE (4)	186-23:P 28.5% (4)	37.5%	38.9%
		EXISTING LOT COVERAGE: 9,402 SF 25,060 SF = 37.5%	PROPOSED LOT COVERAGE: 9,747 SF 25,060 SF = 38.9%
MAX. PERCENT OF REAR YARD COVERAGE BY ACCESSORY BUILDINGS (5)	186-22:K 40%	N/A	N/A
		EXISTING LOT COVERAGE: --	PROPOSED LOT COVERAGE: --
MAX. FLOOR AREA (SHEDS)	186-23:B 80 SF	N/A	N/A
MAX. HEIGHT (SHEDS)	186-23:B 10.00'	N/A	N/A
SIDE & REAR YARD (SHEDS)	186-23:B 6.00'	N/A	N/A
MAX. HEIGHT (DET. GARAGE)	186-23A 20.00'	N/A	N/A

(1) IN THE RA-25 AND RA-15 ZONES, GARAGES WHICH FACE THE SIDE YARD SHALL BE NO LESS THAN 27 FEET FROM THE SIDE YARD PROPERTY LINE

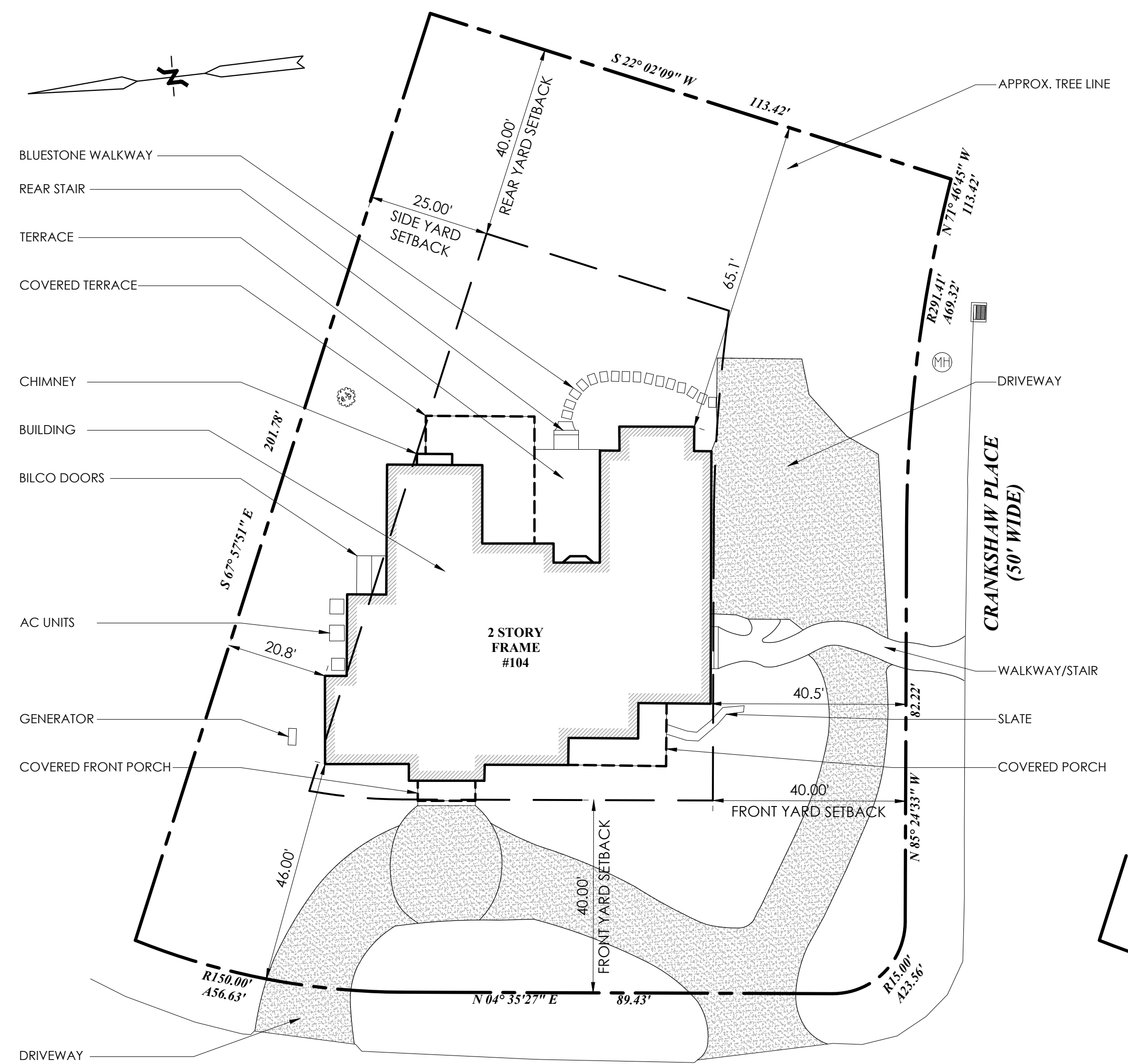
(2) IN THE RA-25 ZONE, IF A HOME HAS A GROSS BUILDING AREA WHICH EXCEEDS 3,700 SF, THE MINIMUM SIDE YARD SETBACK SHALL BE 25'

(3) EXCLUSIVE OF FARM BUILDINGS

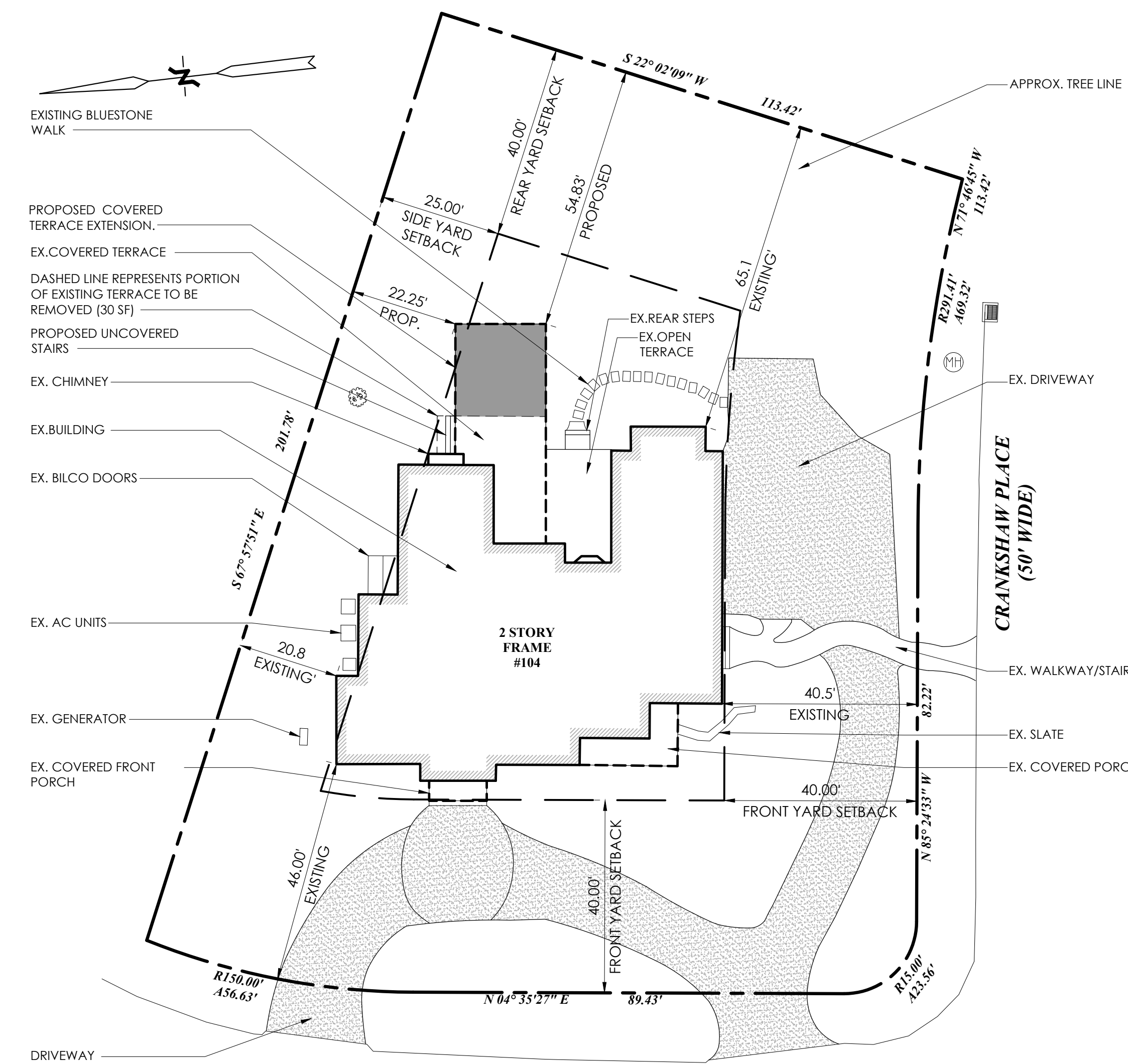
(4) MAXIMUM IMPERVIOUS COVERAGE IS TO DETERMINED AS FOLLOWS

- LOTS <10,000 SF: 45%
- LOTS >25,000 SF: 28.5%
- LOTS >10,000 SF AND <25,000 SF: EQUAL TO 45 DIVIDED BY THE SQUARE ROOT OF THE LOT AREA

(5) DOES NOT APPLY TO GARAGES AND PRIVATE SWIMMING POOLS OR AN ACCESSORY BUILDING WHICH IS ATTACHED TO ITS PRINCIPAL BUILDING BY A COVERED PASSAGEWAY OR WHICH HAS ONE WALL OF PART OF ONE WALL IN COMMON WITH IT. SUCH BUILDING SHALL BE SUBJECT TO TO ALL THE YARD REQUIREMENTS APPLICABLE TO THE PRINCIPAL BUILDING.



WILLOW POND COURT
(50' WIDE)



WILLOW POND COURT
(50' WIDE)

1 EXISTING ARCHITECTURAL SITE PLAN

SOURCE: INFORMATION OBTAINED FROM A SURVEY OF THE PROPERTY PREPARED BY: PAX SURVEYING & ENVIRONMENTAL CONSULTANTS, LLC
271 US 46 WEST, SUITE G 208
FAIRFIELD, NEW JERSEY 07004
DATED: 3/10/2021
BILL@PAXSURVEY.COM
NJ LIC. # NJ24GS04060800



	MAX IMPERVIOUS		MAX. PRINCIPLE BUILDING	
	EXISTING	NEW	EXISTING	NEW
BUILDING	4050	4050	4050	4050
COV. PORCH	220	220	220	220
COV. TERRACE	393	722	393	722
TERRACE	-	-	-	-
CHIMNEY	17	17	17	17
REAR STAIR	20	36	-	-
BLUESTONE WALK	-	-	-	-
STAIR/SIDE WALK	246	246	-	-
DRIVEWAY	4394	4394	-	-
SLATE	30	30	-	-
AC UNITS	32	32	-	-
TOTAL S.F.	9402	9747	4680	5009

2 PROPOSED ARCHITECTURAL SITE PLAN

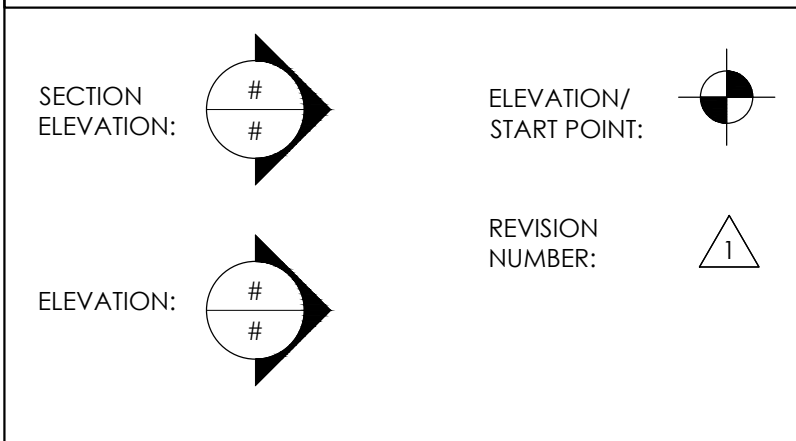
SCALE: 1"=20'



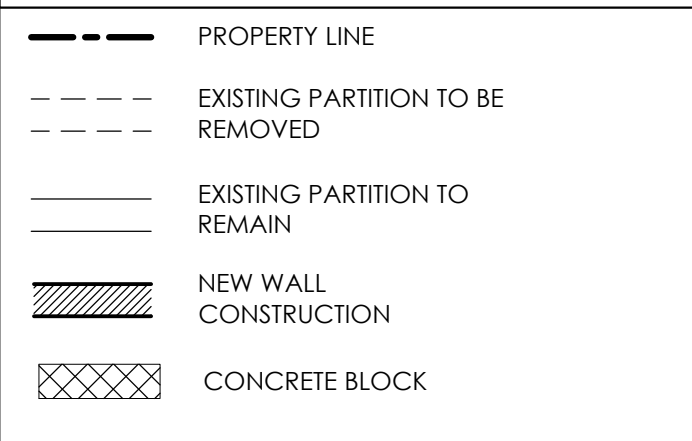
ABBREVIATIONS

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	GYPSON WALL BOARD	SS	STAINLESS STEEL
CLOS.	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



DRAWING LIST

DWG NO.	DESCRIPTION	LATEST REVISION
VA.000	EXISTING & PROPOSED SITE PLAN, ZONING, NOTES	JUL. 19, 2021
VA.100	EXISTING PLANS AND PHOTOS	MAY 10, 2021
VA.200	PROPOSED PLANS, RENDERINGS	MAY 10, 2021
VA.500	PROPOSED ELEVATIONS, RENDERINGS	MAY 10, 2021

BOARD APPROVALS

CHAIRMAN	DATE
SECRETARY	DATE
BOARD ENGINEER	DATE

VARIANCE SET

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

REVISIONS:

NO.	DESCRIPTION	YEAR/MO/DA
1	ENGINEERING COMMENTS	07.19.2021

PROJECT: PROPOSED REAR TERRACE DESIGN FOR
THE TUSK RESIDENCE
104 WILLOW POND COURT
WYCKOFF, NEW JERSEY 07481

FLOOR OR FLOORS (IF APPLICABLE):

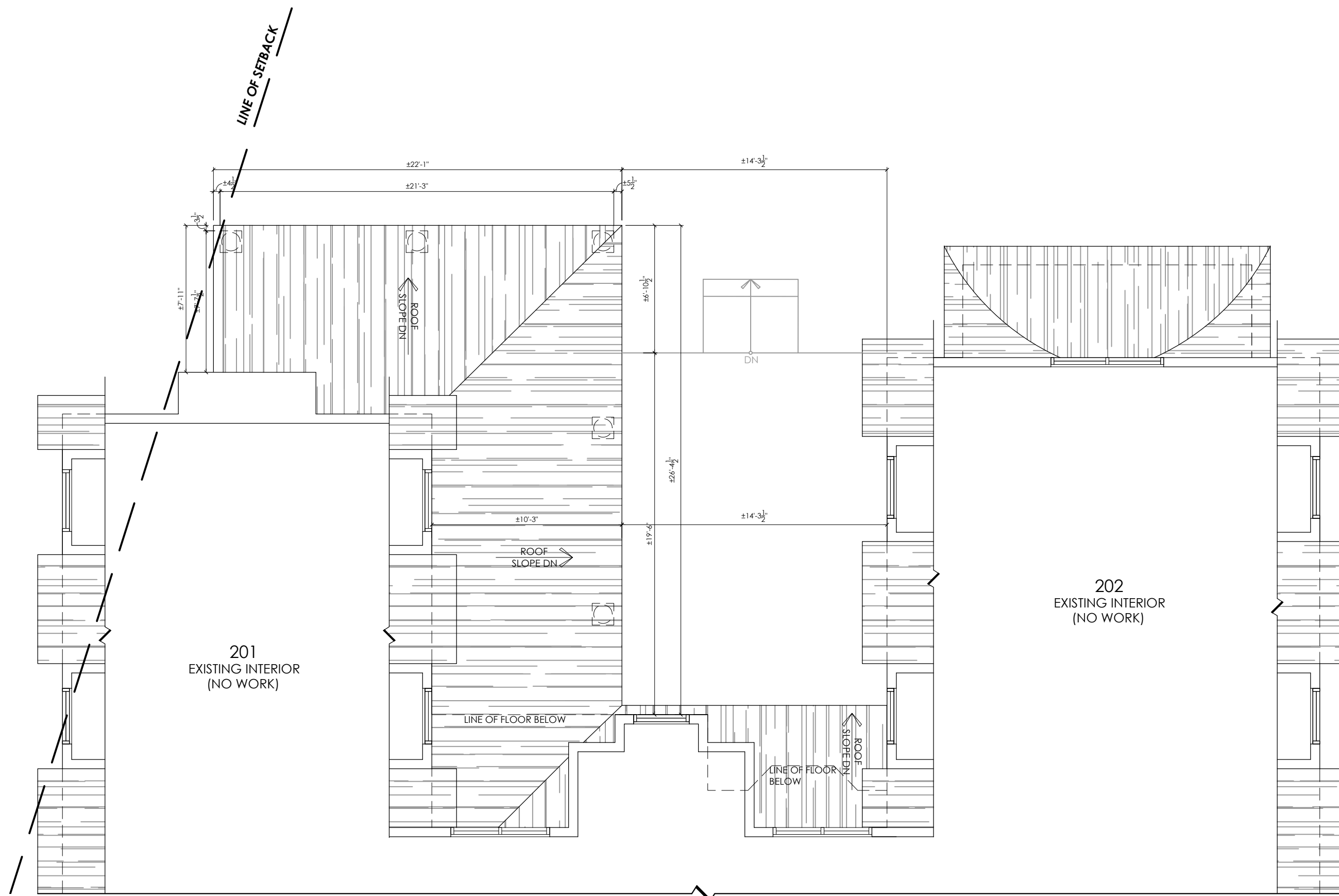
TITLE

EXISTING & PROPOSED SITE PLAN, ZONING, NOTES

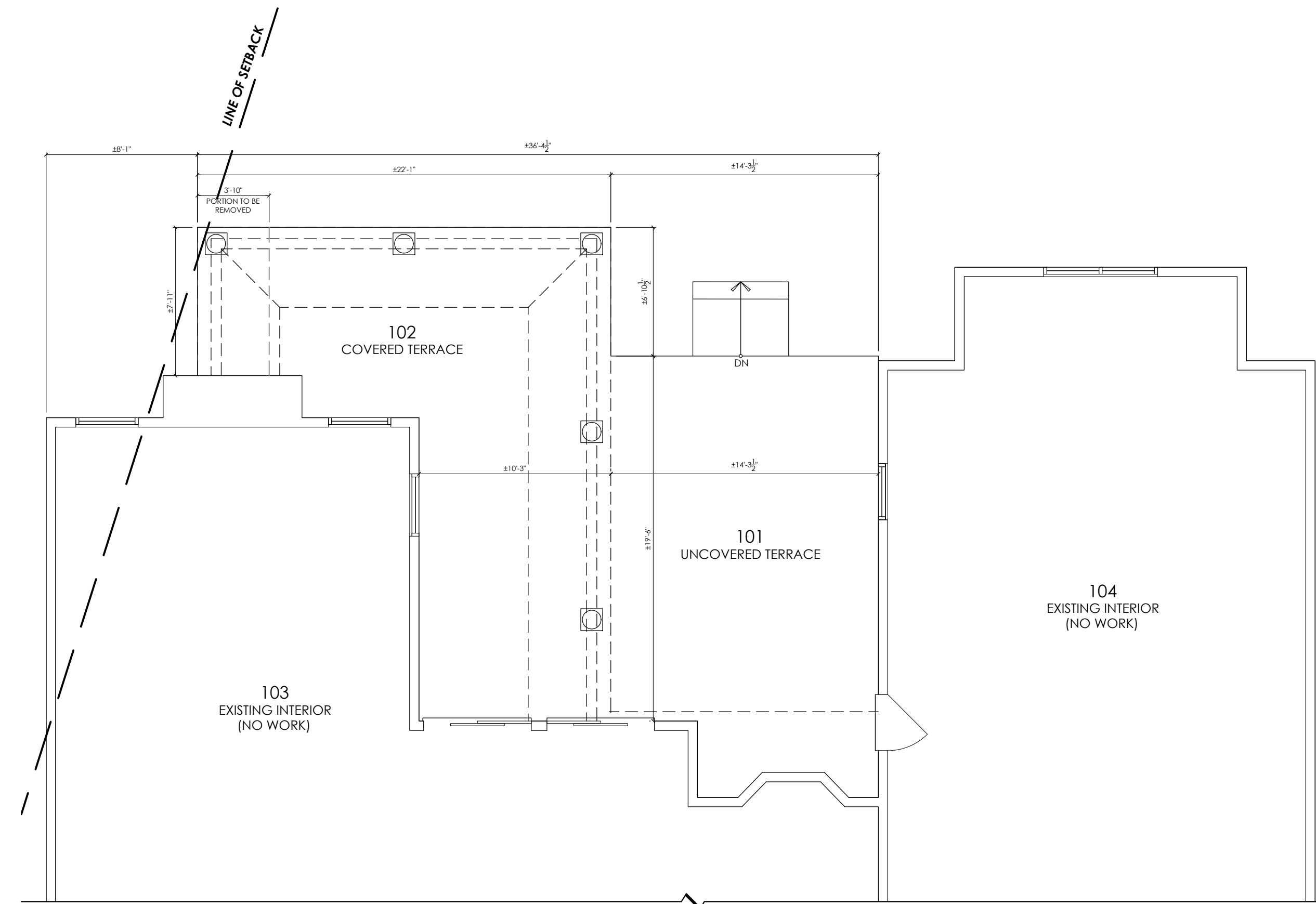
SEAL & SIGNATURE: _____ DATE: MAY 10, 2021
PROJECT NO.: 21-0138
SCALE: AS NOTED
DWG. BY: DD
CHK. BY: DD
DWG. NO.: VA.000

DANIEL D'AGOSTINO, A.I.A.
N.J. LIC. NO. 2140188000

SF. CALC.				
SQUARE FT	EXISTING	REMOVED	PROP.	TOTAL
OPEN TERRACE	303	0	0	303
COV. TERRACE	393	-30	359	722
TOTAL S.F.	696	-30	359	1,025



2 EXISTING PLAN: PARTIAL SECOND/ROOF
SCALE: 3/16"=1'-0"



1 EXISTING PLAN: PARTIAL FIRST
SCALE: 3/16"=1'-0"

EXISTING PHOTOGRAPHS



VARIANCE SET

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

REVISIONS:

NO.	DESCRIPTION	YEAR, MO, DA

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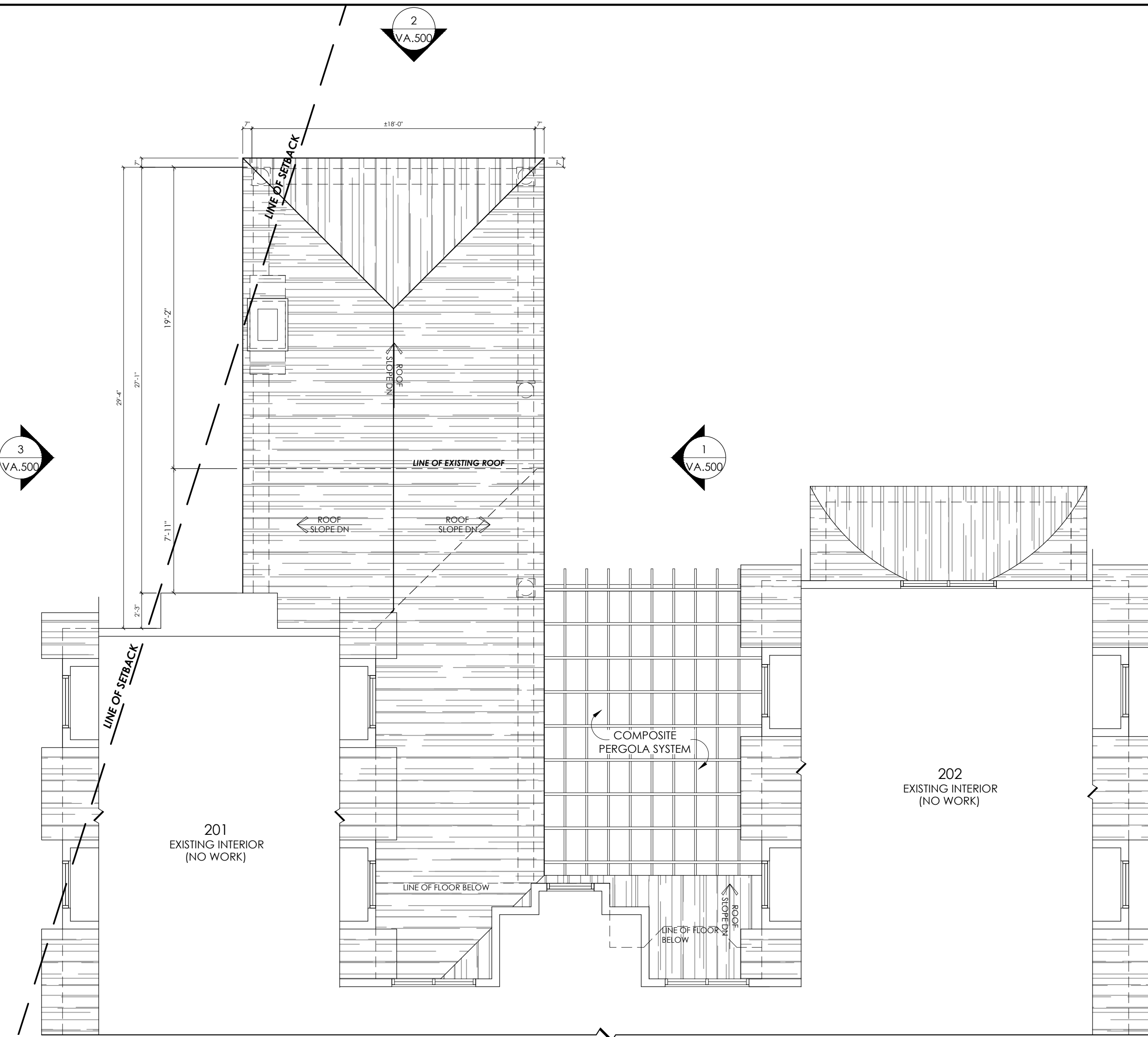
FLOOR OR FLOORS (IF APPLICABLE):
FIRST & SECOND/ROOF
EXISTING PLANS AND PHOTOS

SEAL & SIGNATURE: _____ DATE: MAY 10, 2021
PROJECT NO.: 21-0138
SCALE: AS NOTED
DWG. BY: DD
CHK BY: DD
DWG NO.: _____

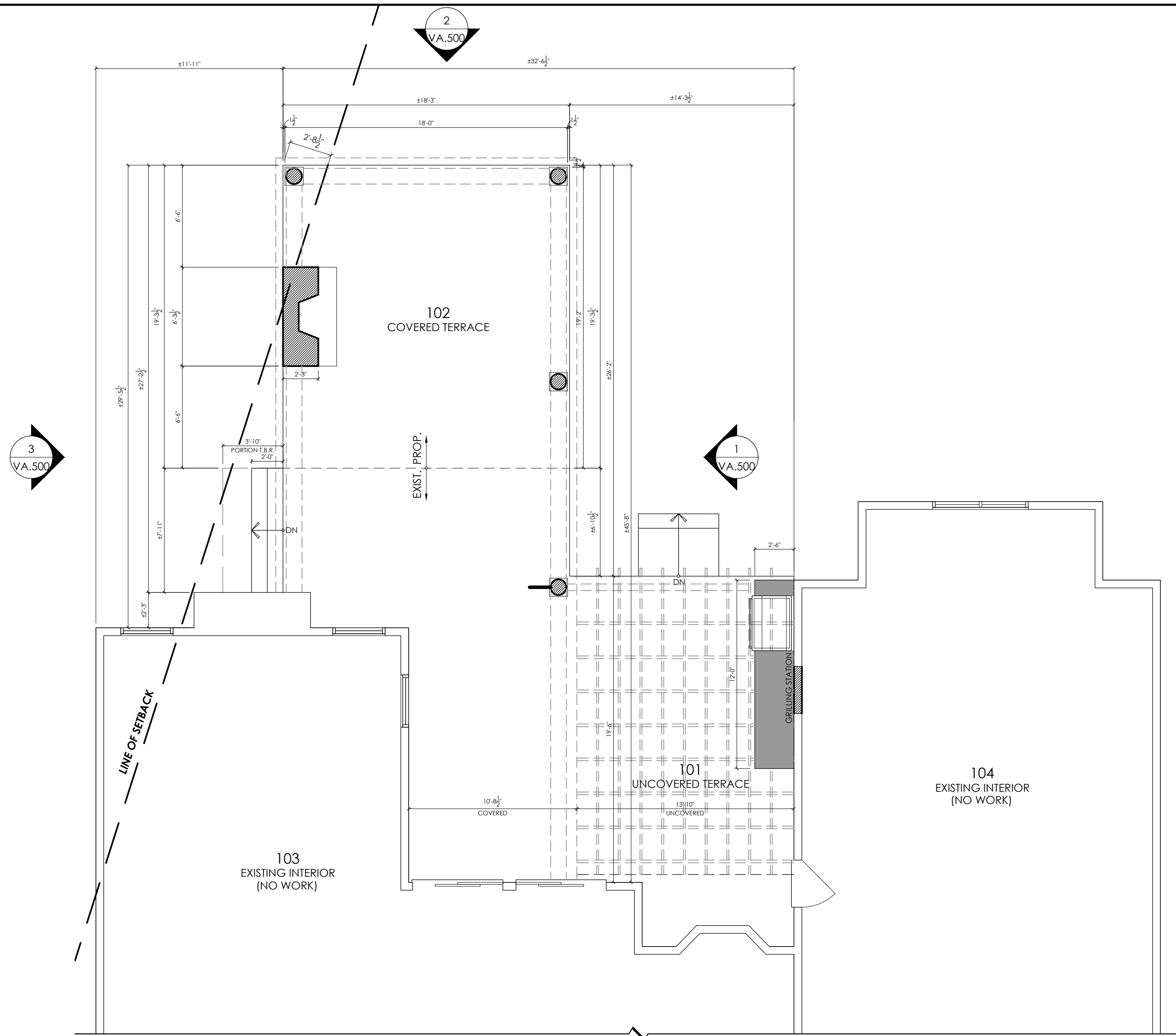
VA.100

DANIEL D'AGOSTINO, A.I.A.
N.J. LIC. NO. 2140188000

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SQUARE FT	EXISTING	REMOVED	PROP.	TOTAL
OPEN TERRACE	303	0	0	303
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2 PROPOSED PLAN: PARTIAL SECOND/ROOF
SCALE: 3/16"=1'-0"



1 PROPOSED PLAN: PARTIAL FIRST
SCALE: 3/16"=1'-0"

CONCEPTUAL RENDERINGS



VARIANCE SET



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T: 973-837-8399

REVISIONS:

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FLOOR OR FLOORS (IF APPLICABLE):
FIRST & SECOND/ROOF
PROPOSED PLANS, RENDERINGS

SEAL & SIGNATURE: _____ DATE: MAY 10, 2021
PROJECT NO.: 21-0138
SCALE: AS NOTED
DWG. BY: _____ FT
CHK. BY: DD
DWG. NO.: _____

VA.200

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

CONCEPTUAL RENDERINGS



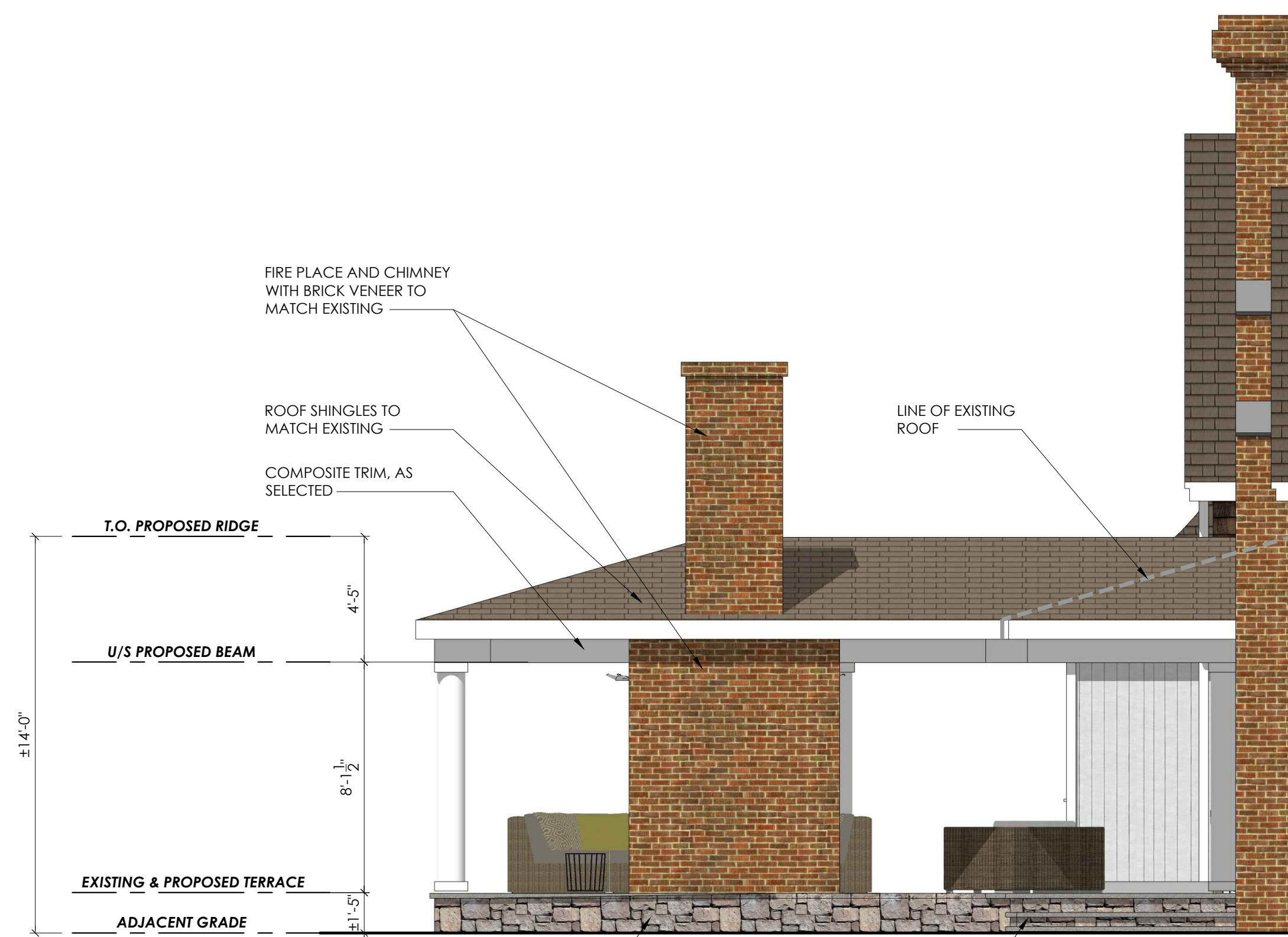
SF. CALC.				
SQUARE FT	EXISTING	REMOVED	PROP.	TOTAL
OPEN TERRACE	303	0	0	303
COV. TERRACE	393	-30	359	722
TOTAL S.F.	696	-30	359	1,025



1 PROPOSED ELEVATION: PARTIAL RIGHT
SCALE: 1/4"=1'-0"



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



3 PROPOSED ELEVATION: PARTIAL LEFT
SCALE: 1/4"=1'-0"

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FLOOR OR FLOORS (IF APPLICABLE):
RIGHT, REAR, & LEFT
PROPOSED ELEVATIONS, RENDERINGS

SEAL & SIGNATURE: _____ DATE: MAY 10, 2021
PROJECT NO.: 21-0138
SCALE: AS NOTED
DWG. BY: _____
CHK. BY: DD
DWG. NO.: _____
VA.500

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