

DRAWING LIST:

- A-1 ZONING ANALYSIS, PROPERTY LIST, ZONING MAP, SITE PLAN
- A-2 EXISTING PLANS & ELEVATIONS
- A-3 PROPOSED 1ST & 2ND FLOOR PLAN
- A-4 PROPOSED EXTERIOR ELEVATIONS
- A-5 PROPOSED EXTERIOR ELEVATIONS
- L-100.00 PROPOSED LANDSCAPEPLAN

REV.:	DATE:	REMARKS:

PROJECT:

ADDITION / INTERIOR RENOVATION

101 COLONA STREET
WYCKOFF, N.J., 07481

DRAWING:

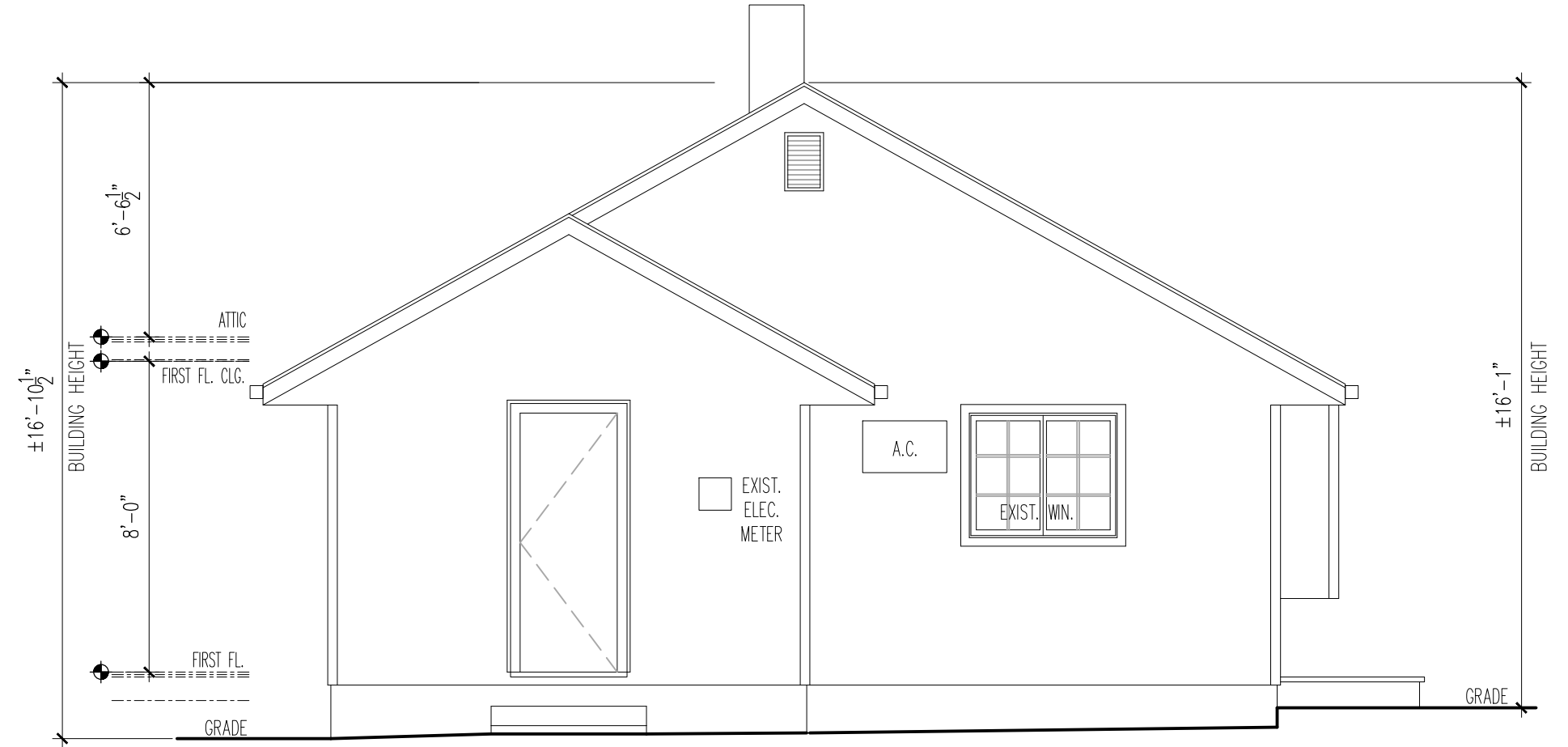
EXISTING PLANS AND ELEVATIONS

PROJECT NO.:	0320
DATE:	FEBRUARY 15, 2021
SCALE:	AS NOTED
CHECKED BY:	JAO

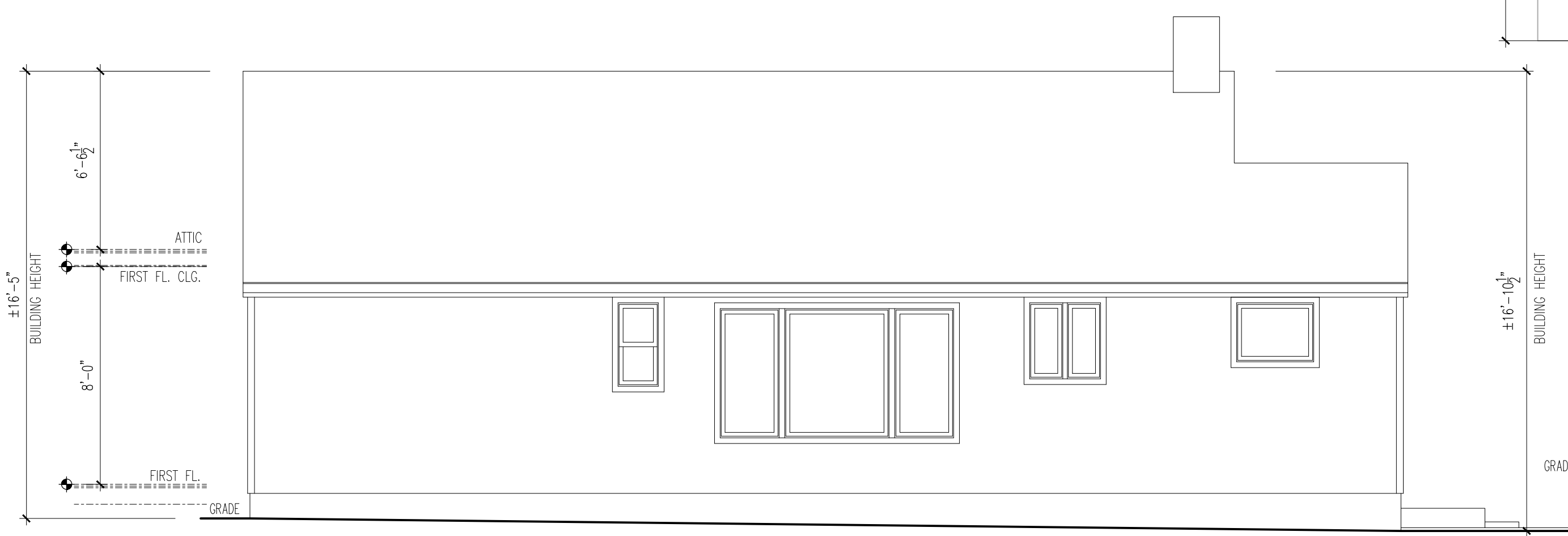
SHEET NO.:

A2

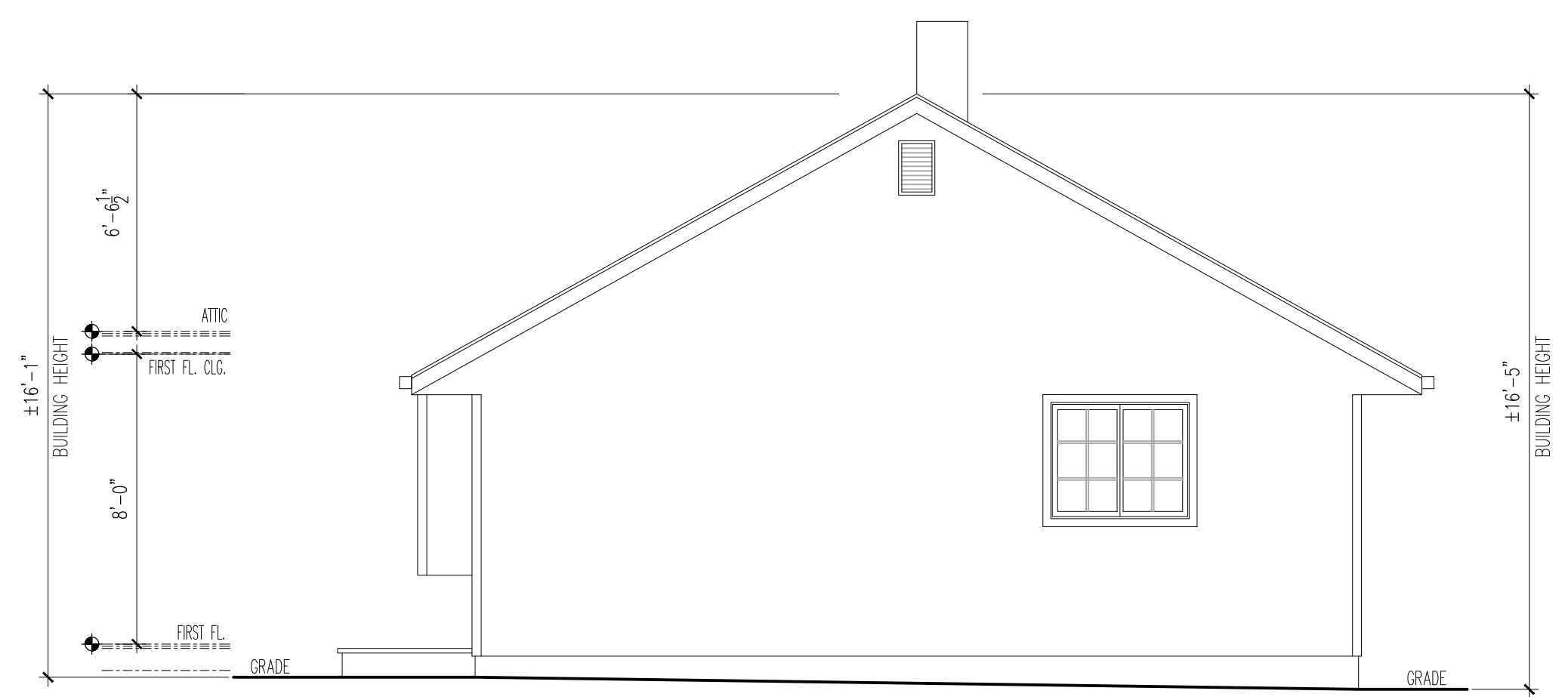
JOSE ALBERTO ORTIZ
AIA, LEED AP+
NJ LIC. #17795



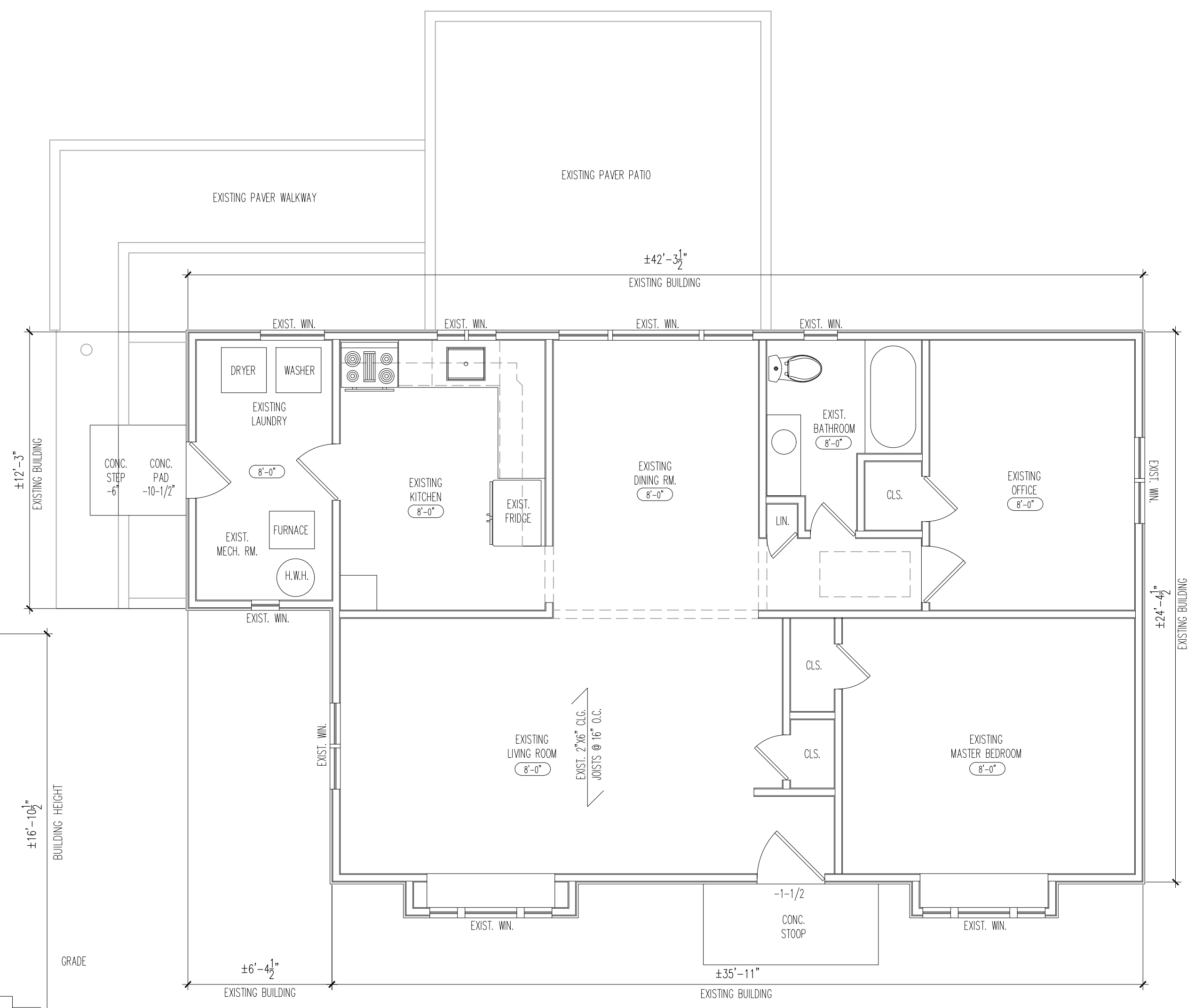
4 EXIST WEST ELEVATION



3 EXIST SOUTH ELEVATION



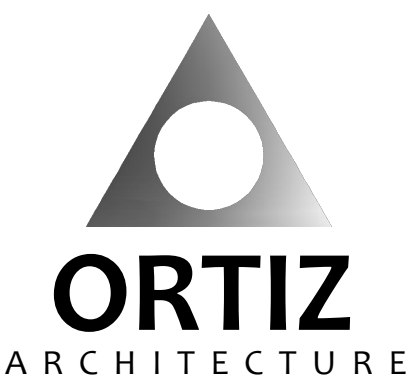
2 EXIST EAST ELEVATION



5 EXISTING FIRST FLOOR PLAN



1 EXIST NORTH ELEVATION



NEW YORK NEW JERSEY CONNECTICUT
12708 VALLEY ROAD, WAYNE, NJ 07470
201.838.5208 www.ortizarchitecture.com

DRAWING LIST:

- A-1 ZONING ANALYSIS, PROPERTY LIST, ZONING MAP, SITE PLAN
- A-2 EXISTING PLANS & ELEVATIONS
- A-3 PROPOSED 1ST & 2ND FLOOR PLAN
- A-4 PROPOSED EXTERIOR ELEVATIONS
- A-5 PROPOSED EXTERIOR ELEVATIONS
- L-100.00 PROPOSED LANDSCAPE PLAN

REV.:	DATE:	REMARKS:
REV 1	5-29-2021	ZONING BOARD OF ADJUSTMENTS APPLICATION

PROJECT:

ADDITION / INTERIOR RENOVATION

 101 COLONA STREET
 WYCKOFF, N.J., 07481

DRAWING:

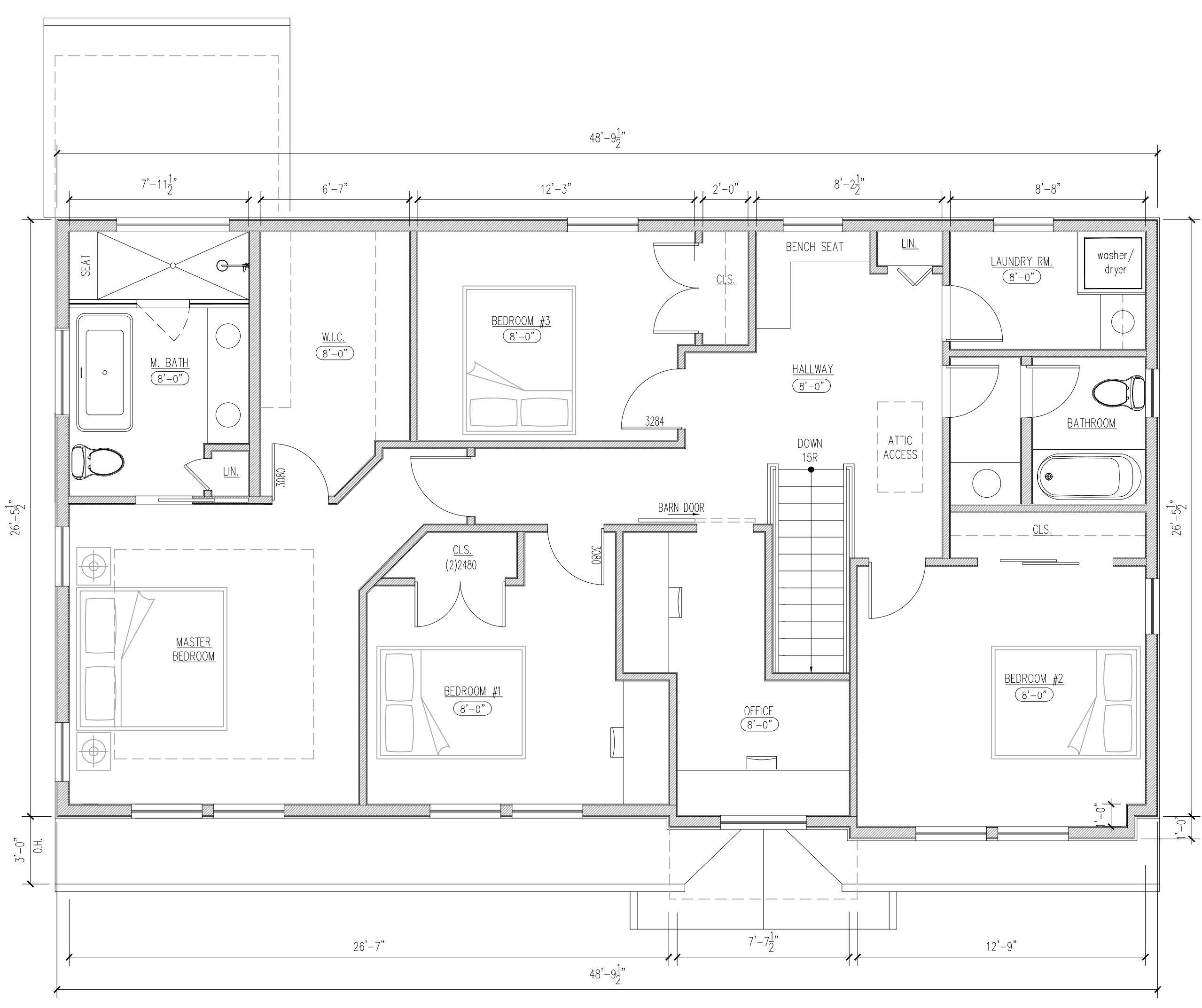
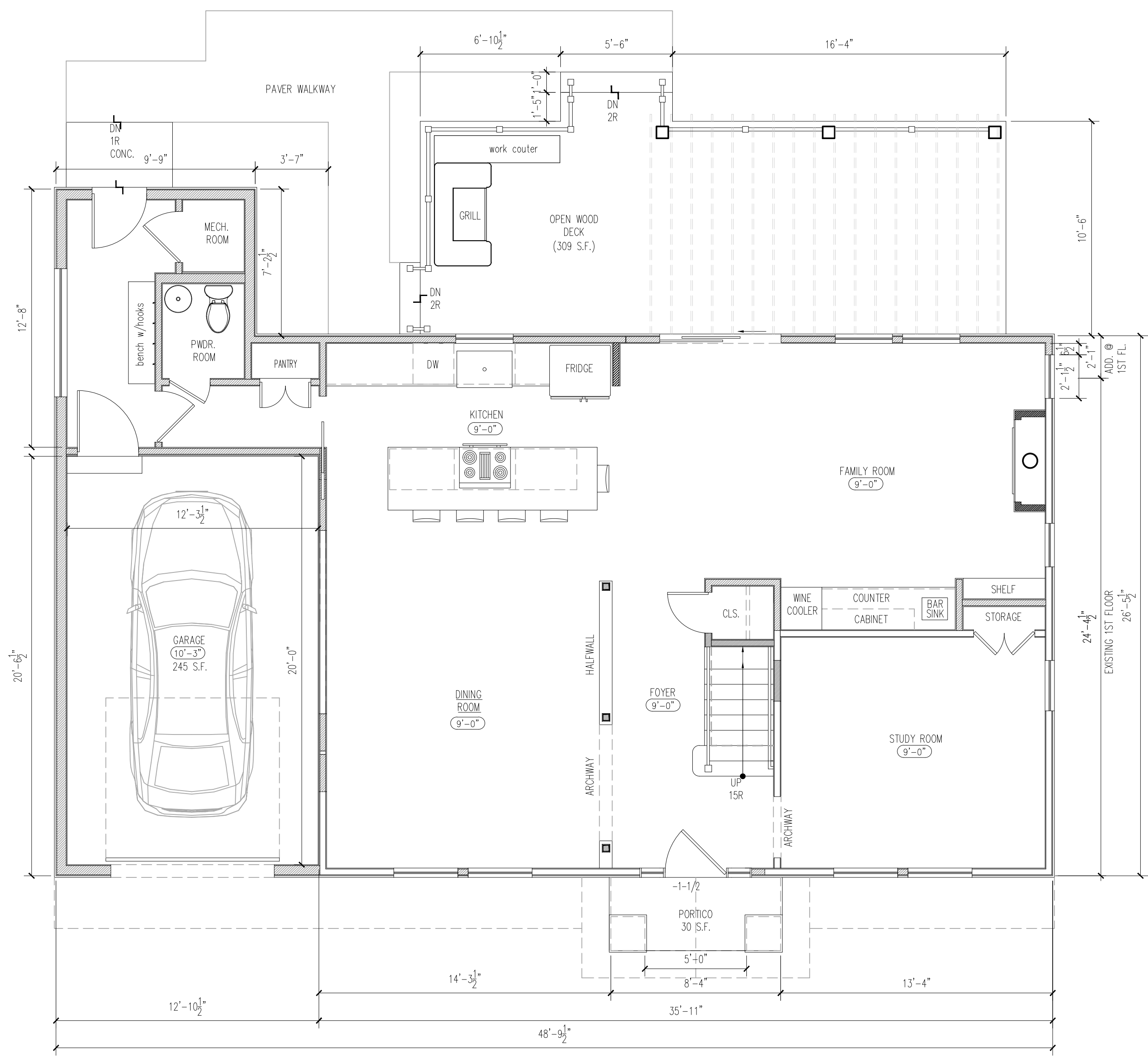
PROPOSED FIRST & SECOND FLOOR PLAN

PROJECT NO.:	0320
DATE:	FEBRUARY 15, 2021
SCALE:	AS NOTED
CHECKED BY:	JAO

SHEET NO.:

A3

JOSE ALBERTO ORTIZ
AIA, LEED AP+
NJ LIC. #17795





NEW YORK NEW JERSEY CONNECTICUT
 12708 VALLEY ROAD, WAYNE, NJ 07470
 201.838.5208 www.ortizarchitecture.com

DRAWING LIST:

- A-1 ZONING ANALYSIS, PROPERTY LIST, ZONING MAP, SITE PLAN
- A-2 EXISTING PLANS & ELEVATIONS
- A-3 PROPOSED 1ST & 2ND FLOOR PLAN
- A-4 PROPOSED EXTERIOR ELEVATIONS
- A-5 PROPOSED EXTERIOR ELEVATIONS
- L-100.00 PROPOSED LANDSCAPE PLAN

REV.:	DATE:	REMARKS:
REV 1	5-29-2021	ZONING BOARD OF ADJUSTMENTS APPLICATION

PROJECT:
ADDITION / INTERIOR RENOVATION
 101 COLONA STREET
 WYCKOFF, N.J., 07481

DRAWING:
PROPOSED EXTERIOR ELEVATIONS

PROJECT NO.:	0320
DATE:	FEBRUARY 15, 2021
SCALE:	AS NOTED
CHECKED BY:	JAO

SHEET NO.:

A4

JOSE ALBERTO ORTIZ
 AIA, LEED AP+
 NJ LIC. #17795



2 PROPOSED WEST ELEVATION

0 1 2 4 FEET



1 PROPOSED NORTH ELEVATION

0 1 2 4 FEET



NEW YORK NEW JERSEY CONNECTICUT
12708 VALLEY ROAD, WAYNE, NJ 07470
201.838.5208 www.ortizarchitecture.com

DRAWING LIST:

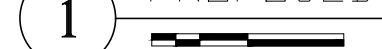
- A-1 ZONING ANALYSIS, PROPERTY LIST, ZONING MAP, SITE PLAN
- A-2 EXISTING PLANS & ELEVATIONS
- A-3 PROPOSED 1ST & 2ND FLOOR PLAN
- A-4 PROPOSED EXTERIOR ELEVATIONS
- A-5 PROPOSED EXTERIOR ELEVATIONS
- L-100.00 PROPOSED LANDSCAPEPLAN



2 PROPOSED EAST ELEVATION



1 PROPOSED SOUTH ELEVATION



REV.:	DATE:	REMARKS:
REV 1	5-29-2021	ZONING BOARD OF ADJUSTMENTS APPLICATION

PROJECT:
ADDITION / INTERIOR RENOVATION

101 COLONA STREET
WYCKOFF, N.J., 07481

DRAWING:

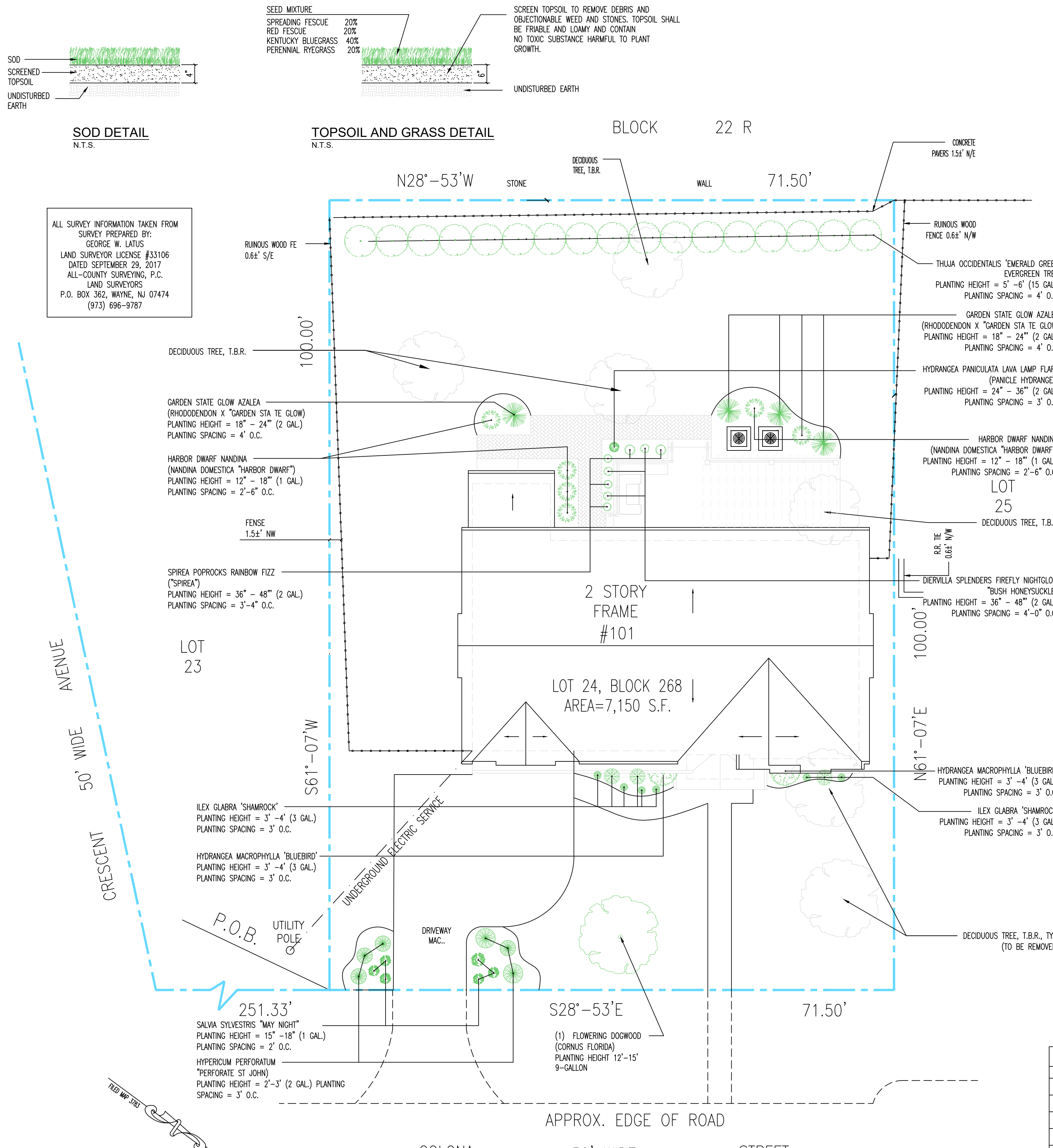
PROPOSED EXTERIOR ELEVATIONS

PROJECT NO.:	0320
DATE:	FEBRUARY 15, 2021
SCALE:	AS NOTED
CHECKED BY:	JAO

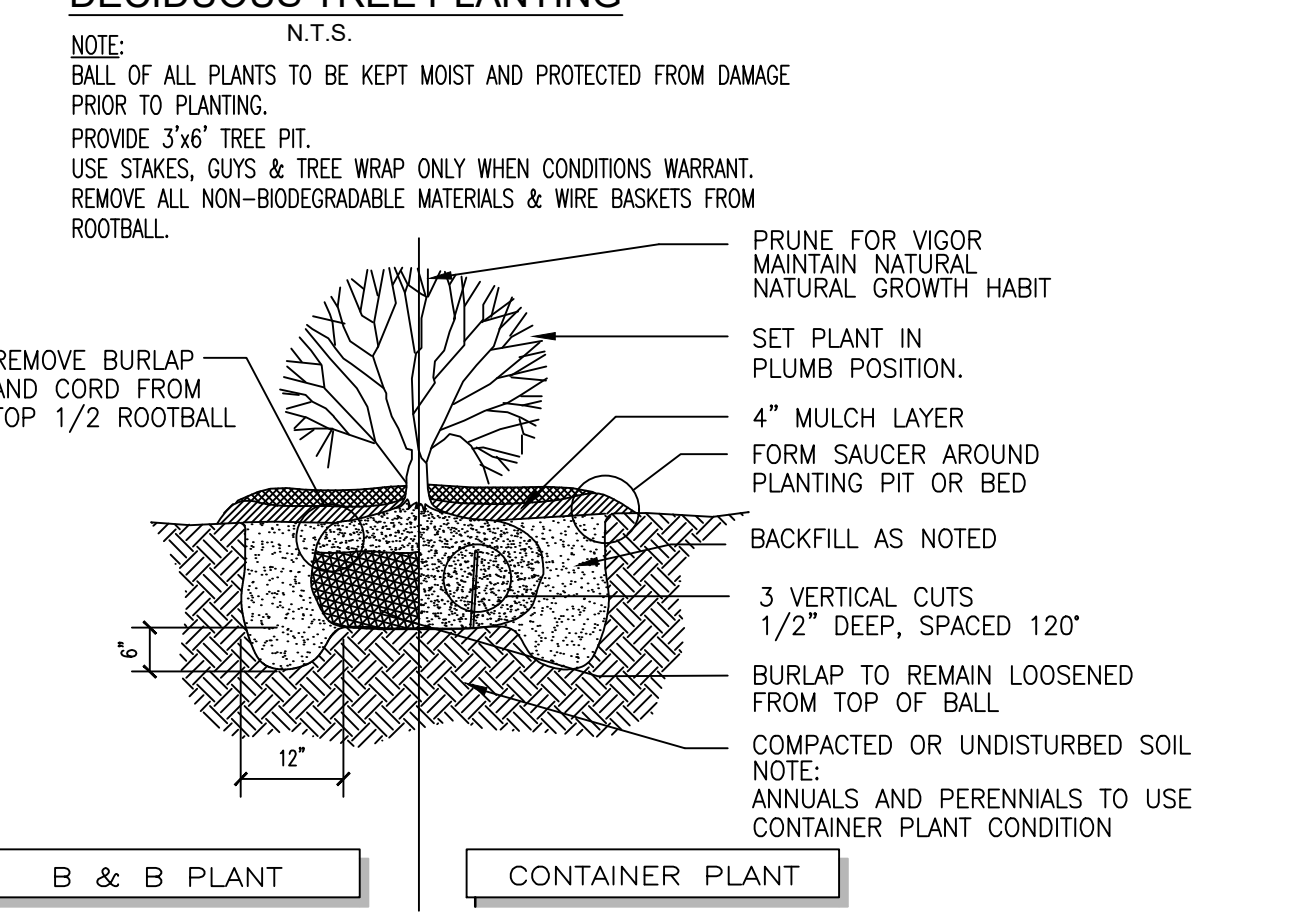
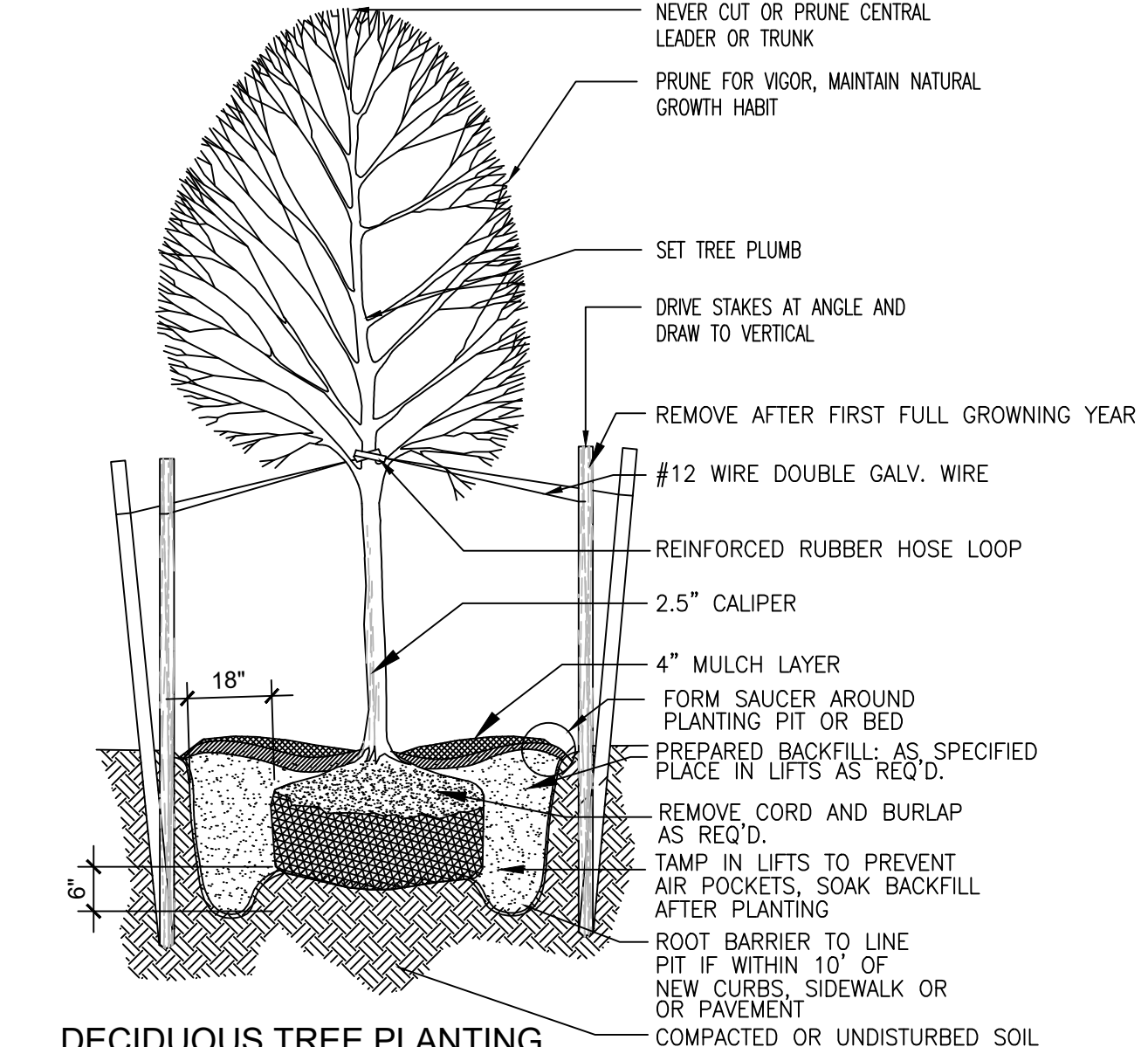
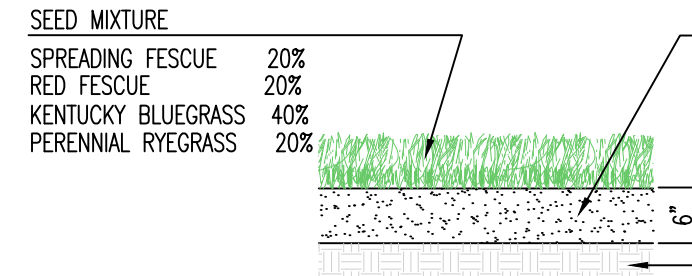
SHEET NO.:

A5

JOSE ALBERTO ORTIZ
AIA, LEED AP+
NJ LIC. #17795



ALL SURVEY INFORMATION TAKEN FROM SURVEY PREPARED BY: GEORGE W. LATUS
 LAND SURVEYOR LICENSE #33106
 DATED SEPTEMBER 29, 2017
 ALL-COUNTY SURVEYING, P.C.
 LAND SURVEYORS
 P.O. BOX 362, WAYNE, NJ 07474
 (973) 696-9787



- LANDSCAPE NOTES:**
- ALL LANDSCAPED AREAS TO RECEIVE A SIX INCH (6") LAYER OF COMPACTED TOPSOIL.
 - ALL PLANT MATERIAL TO BE BALLED & BURLAPPED AND CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) 2014.
 - SHRUBS SHALL BE PLANTED IN PITS WITHIN THE BED ONE FOOT GREATER THAN THE SPREAD OF THE ROOTS AND 18" DEEP BELOW FINISH GRADE OR AS DEEP AS IS NECESSARY TO PROPERLY SET THE PLANT AT FINISH GRADE. THE DEPTH OF THE PLANTING PIT SHALL BE ADJUSTED AS NECESSARY TO PERMIT A MINIMUM OF (3") THREE INCHES OF TOPSOIL UNDER BALL OF ALL PLANTS.
 - TOP SOIL USED FOR PLANTING SHALL BE A MIXTURE OF THREE PARTS TOP SOIL TO ONE PART PEAT.
 - IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE AND SHRUB PITS SHALL BE MULCHED WITH A (4") FOUR INCH LAYER OF ROOT MULCH. THE LIMIT FOR THIS MULCH FOR TREES SHALL BE AREA OF THE PIT & FOR SHRUBS IN BEDS, THE ENTIRE AREA OF SHRUB BED.
 - CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL. ALL WIRE BASKETS ARE TO BE REMOVED FROM ROOT BALLS BEFORE PLANTING. NYLON ROPE AND OR NYLON BALLING MATERIAL IS NOT ACCEPTABLE.
 - IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNT SHOWN IN THE PLANT LIST AND THE PLANTING GRAPHIC, THE GRAPHIC SHALL TAKE PRECEDENCE.
 - IF THE CONTRACTOR DETERMINES THE SUB-GRADE SOIL CONDITIONS ARE DELETERIOUS TO PLANT GROWTH OR WILL INHIBIT DRAINAGE, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND PRIOR TO INSTALLATION OF PLANT MATERIAL.
 - PLANT GROUND COVERS IN 8" DEEP TOPSOIL BED CONSISTING OF 3 PARTS TOPSOIL AND 1 PART HUMUS. PLANT BULBS IN NATURAL DRIFTS.
 - TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF ANY AND ALL CONSTRUCTION DISTURBANCES, OR STORAGE OF EQUIPMENT, WHETHER SUCH AREAS ARE SHOWN ON THE PLANTS OR NOT. CONTRACTOR TO FIELD VERIFY AREAS OF SEED AND OF SOD PRIOR TO SUBMITTING BID.
 - BARE ROOT MATERIAL TO BE PLANTED DURING THE PERIODS OF THE 15TH OF APRIL THROUGH THE 30TH OF MAY AND THE 15TH OF SEPTEMBER THROUGH THE 31ST OF OCTOBER.
 - LAWN AREA SHALL BE SEEDED.
 - ANY TREE PLANTED IN MITIGATION THAT DIES WITHIN 2 YEARS AFTER PLANTING, SHALL BE REPLACED BY THE APPLICANT OR PROPERTY OWNER WITHIN SIX MONTHS.
- LANDSCAPE MAINTENANCE NOTES:**
- PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPING.
 - TREE AND SHRUBS: MAINTAIN FOR THE FOLLOWING MAINTENANCE PERIOD BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTLE THE PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. RESTORE OR REPLACE DAMAGED TREE WRAPPINGS.
 - MAINTENANCE GUARANTEE PERIOD OF TWO (2) YEARS FROM FINAL ACCEPTANCE OF THE PLANTING INSTALLATION BY THE TOWNSHIP.
 - GROUND COVER AND PLANTS: MAINTAIN FOR THE FOLLOWING MAINTENANCE PERIOD BY WATERING, WEEDING, FERTILIZING, AND OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
 - PERIOD: SIX MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION.

KEY	BOTANICAL NAME	COMMON NAME	QTY.	PLANTING SIZE	HEIGHT	PLANTING DISTANCE
TC	FLOWERING DOGWOOD (CORNUS FLORIDA)	DOGWOOD FLOWERING TREE	1	9 GALLON (B & B)	12'-15'	AS SHOWN
IL	ILEX GLABRA 'SHAMROCK'	SHAMROCK COMPACT INKBERRY	9	1', 2' DIA. (B & B)	3'-4'	3' O.C.
HY	HYDRANGEA MACROPHYLLA 'BLUEBIRD'	BLUEBIRD LACECAP HYDRANGEA	2	3' DIA. (B & B)	4'-6'	3' O.C.
EG	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	17	15 GAL. (B & B)	5'-6'	4' O.C.
NA	NANDINA DOMESTICA 'HARBOR DWARF'	HARBOR DWARF NANDINA	6	1 GAL. (B & B)	12"-18"	2'-6" O.C.
GA	RHODODENDRON X 'GARDEN STATE GLOW'	GARDEN STATE GLOW AZALEA	4	2 GAL. (B & B)	18"-24"	4' O.C.
PH	HYDRANGEA PANICULATA LAVA LAMP FLARE	PANICLE HYDRANGEA	1	2 GAL. (B & B)	24"-36"	3' O.C.
SP	SPIREA POPROCKS RAINBOW FIZZ	SPIREA	5	2 GAL. (B & B)	3'-4'	3'-4' O.C.
RF	DIERVILLA SPLENDERS FIREFLY NIGHTGLOW	BUSH HONEYSUCKLE	3	2 GAL. (B & B)	3'-4'	3'-4' O.C.
MN	SALVA SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	6	1 GAL. (B & B)	15"-18"	2' O.C.
HP	HYPERICUM PERFORATUM	ST JOHN WORT	6	2 GAL. (B & B)	2'-3'	3' O.C.



DRAWING LIST:

- A-1 ZONING ANALYSIS, PROPERTY LIST, ZONING MAP, SITE PLAN
- A-2 EXISTING PLANS & ELEVATIONS
- A-3 PROPOSED 1ST & 2ND FLOOR PLAN
- A-4 PROPOSED EXTERIOR ELEVATIONS
- A-5 PROPOSED EXTERIOR ELEVATIONS
- L-100.00 PROPOSED LANDSCAPE PLAN

REV.:	DATE:	REMARKS:
REV 1	5-29-2021	ZONING BOARD OF ADJUSTMENTS APPLICATION

PROJECT:

ADDITION / INTERIOR RENOVATION

101 COLONA STREET
 WYCKOFF, N.J., 07481

DRAWING:

PROPOSED LANDSCAPE PLAN

PROJECT NO.:	0320
DATE:	FEBRUARY 15, 2021
SCALE:	AS NOTED
CHECKED BY:	JAO

SHEET NO.:

L-100.00

JOSE ALBERTO ORTIZ
 AIA, LEED AP+
 NJ LIC. #17795

