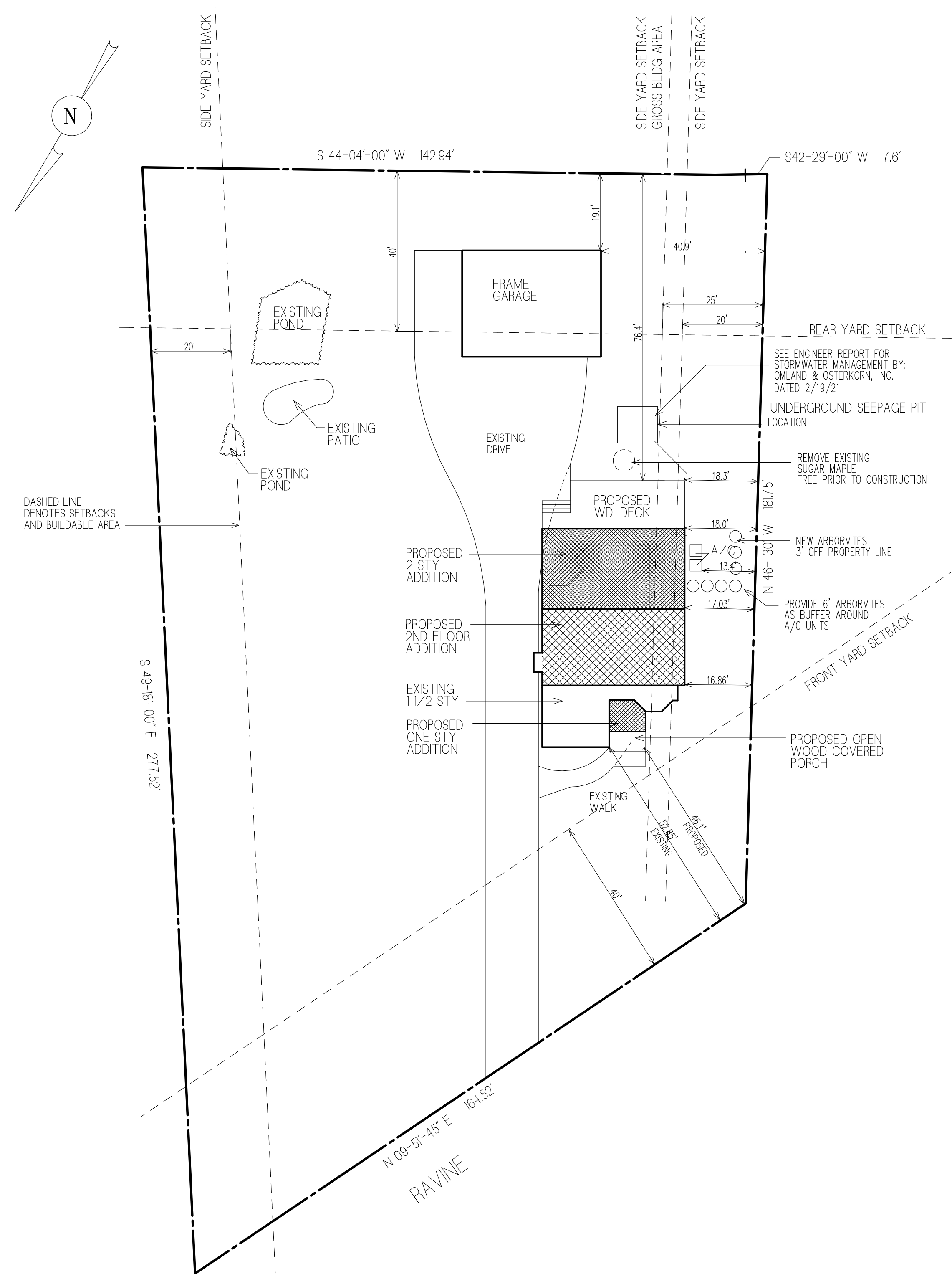


| ZONING INFORMATION | | | | |
|---------------------------|-------------------------|----------------------------|------------|----------|
| ZONE R-25 SINGLE FAMILY | REQUIRED | PROVIDED | DIFFERENCE | VARIANCE |
| MINIMUM LOT AREA | 25,000.00 | 33,494.55 | | |
| MINIMUM LOT WIDTH | 125 FEET | 150.54' | | |
| MINIMUM LOT DEPTH | 150 FEET | 228.0' Avg. Depth | | |
| FRONT YARD | 40 FEET | 46.1 FEET TO COVERED PORCH | | |
| SIDE YARD | 20 FEET EA. | 18.86' FEET | | YES |
| SIDE YARD GROSS BLDG AREA | 25 FEET EA. | 18.86' FEET | | |
| REAR YARD | 40 FEET | 76.4 FEET | | |
| BUILDING HEIGHT | 2 1/2 STORES 35 FEET | 2 1/2 STORES 32'-4" | | |
| MAX. BLDG. COVERAGE | 15 % | 9.5 % | | |
| IMPERVIOUS / STRUCTURE | 28.5 % | 20.8% | | |

| BUILDING / STRUCTURE CALCULATIONS | |
|---|----------------|
| TOTAL SQUARE FOOTAGE OF LOT | 33,494.55 |
| BUILDING / STRUCTURES | |
| SQUARE FOOTAGE OF HOUSE (including porches and steps) | 1,842.13 |
| SQ. FOOTAGE OF DETACHED GARAGE | 950.0 |
| SQ. FOOTAGE OF DECK | 390.02 |
| SQ. FOOTAGE OF SHEDS | N/A |
| SQ. FOOTAGE OF A/C UNITS | N/A |
| SQ. FT. OF PATIO (IF 8" ABOVE GRADE) | N/A |
| TOTAL SQUARE FOOTAGE OF STRUCTURES | 3,182.15 |
| STRUCTURE COVERAGE PERCENTAGE | 9.5 % |
| BUILDING / STRUCTURE & IMPERVIOUS CALCULATIONS | |
| TOTAL SQUARE FOOTAGE OF LOT | 33,494.55 |
| TOTAL SQUARE FOOTAGE OF STRUCTURES | 3,182.15 |
| SQUARE FOOTAGE OF DRIVEWAY | 3,527.0 |
| SQUARE FOOTAGE OF ALL WALKWAYS | 134.0 |
| SQ. FT. OF PATIO (LESS THAN 8" ABOVE GRADE) | 135.0 |
| TOTAL SQUARE FOOTAGE OF IMPERVIOUS AREAS | 6,978.15 |
| | EXCLUDES PONDS |
| STRUCTURE IMPERVIOUS COVERAGE PERCENTAGE | 20.8 % |

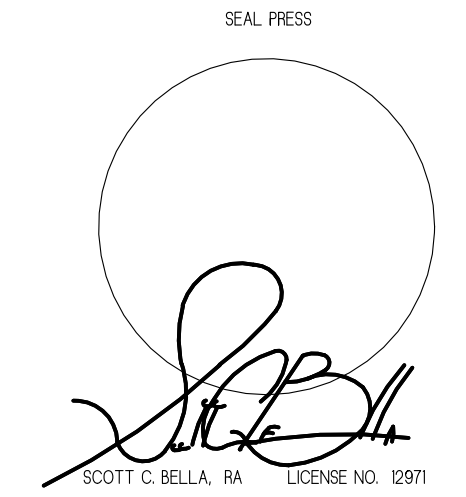
GROSS BUILDING AREA CALCULATIONS:
 FIRST FLOOR GROSS SQ. FT. = 1,842.13
 SECOND FLOOR GROSS SQ. FT. = 1,396.40
 DETACHED GARAGE GROSS SQ. FT. = 950.0
 TOTAL GROSS SQ. FT. = 4,188.53



PLOT PLAN

SCALE: 1" = 20'-0"

INFORMATION TAKEN FROM A SURVEY PREPARED BY:
 BERNARD CRISCENZO LAND SURVEYOR LIC. NO. 33999
 DATED: MARCH 29, 2016



scott c. bella
 Architect

85 GLEN AVENUE TEL: 201-612-0700
 GLEN ROCK, NJ 07452 FAX: 201-612-0370

| NO. | DATE | REMARKS |
|-----|---------|-----------------------|
| 1 | 1/11/21 | REVISED SURVEYOR INFO |

REVISIONS

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PROPOSED ADDITION AND INTERIOR ALTERATION:

FOR :

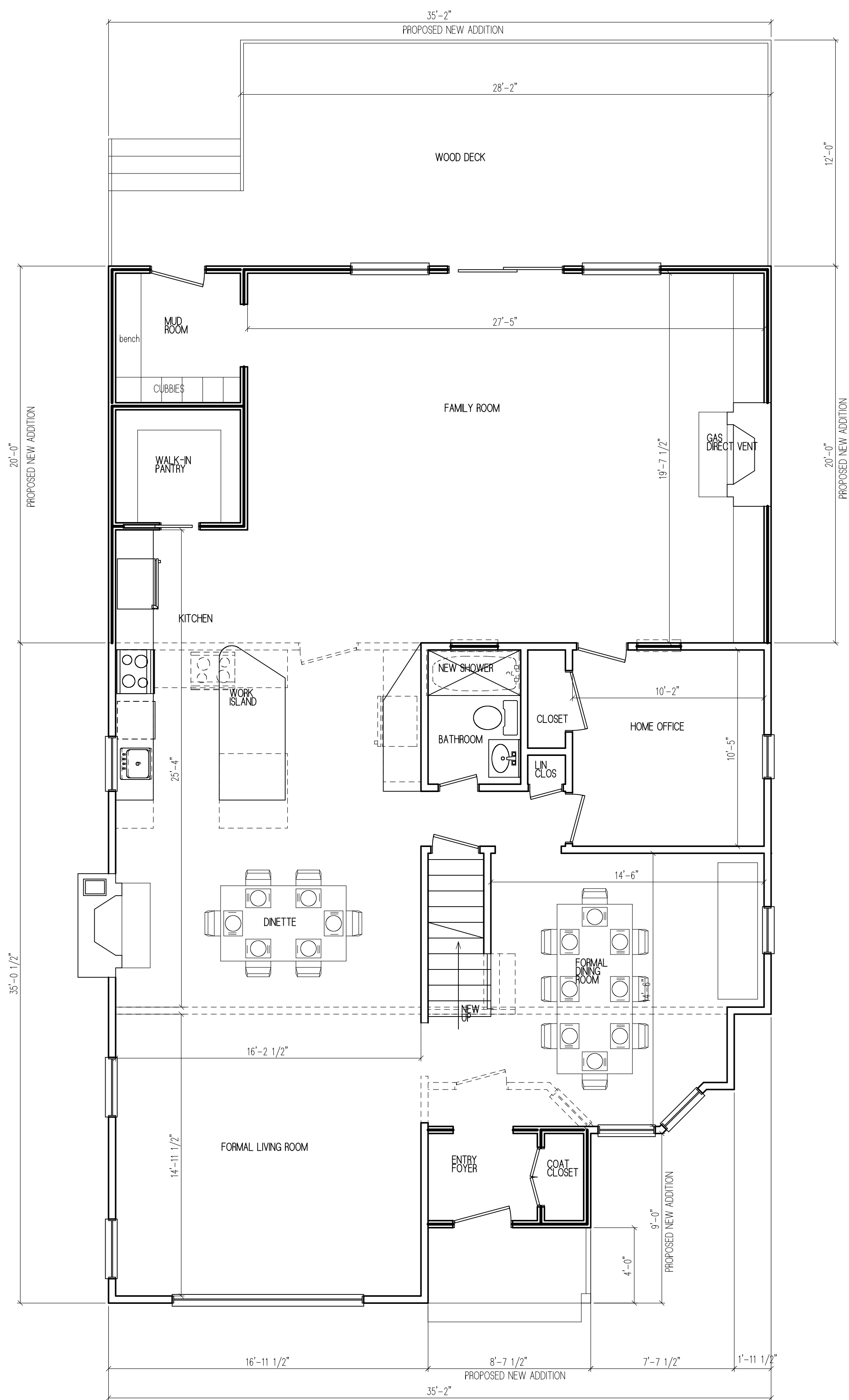
SERKES RESIDENCE

110 RAVINE AVENUE WYCKOFF, NJ

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| DRAWN BY: | SCB |
| CHECKED BY: | |
| PROJECT NO.: | 20-52 |
| SCALE: | AS NOTED |
| DATE: | 1/09/21 |

SHEET NO.

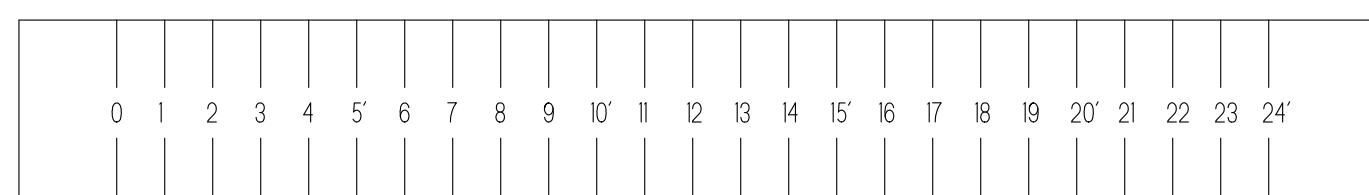
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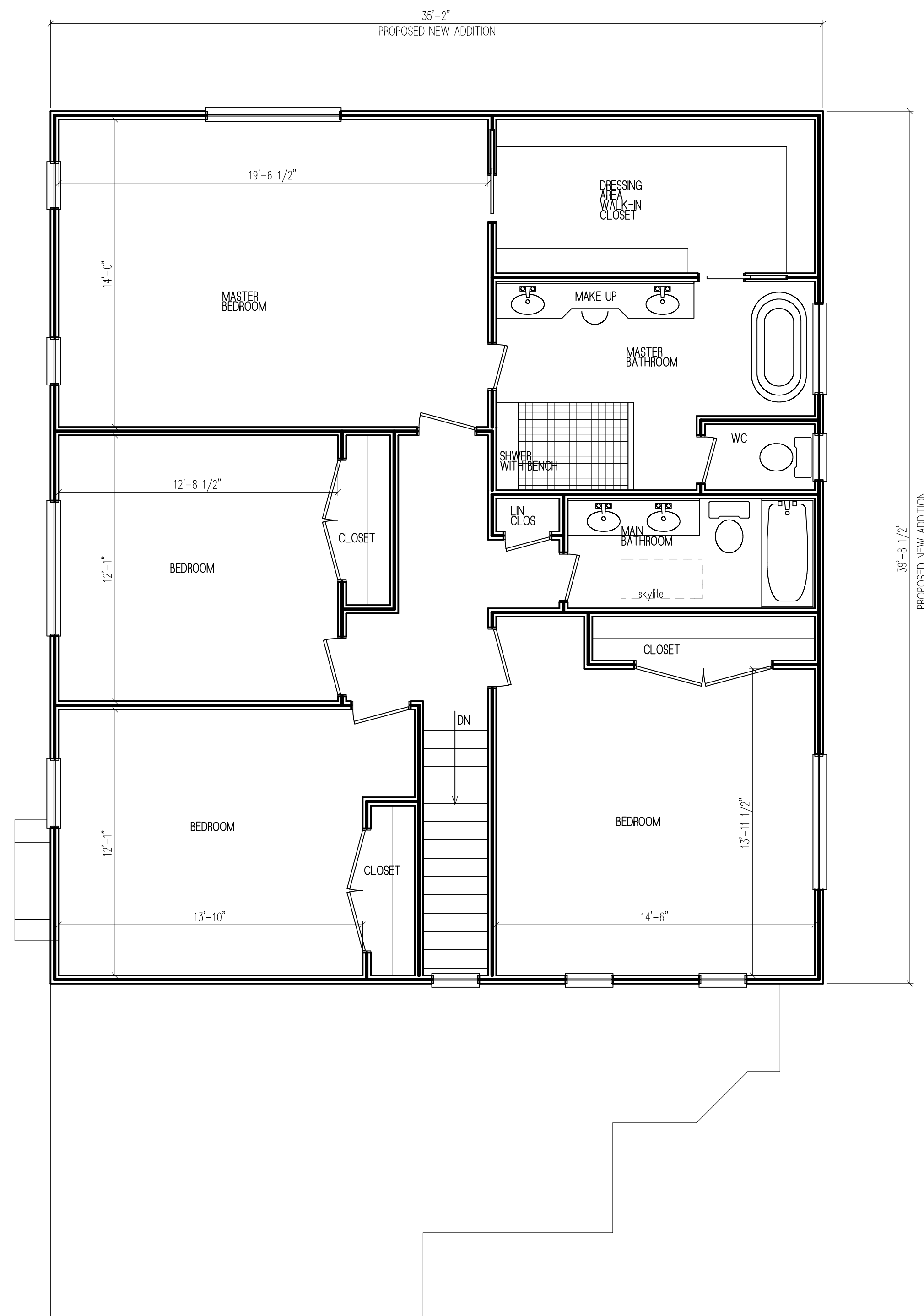
FIRST FLOOR PLAN

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

EXISTING SQ. FT. 1,032.42
NEW ADDITION SQ. FT. 198.4



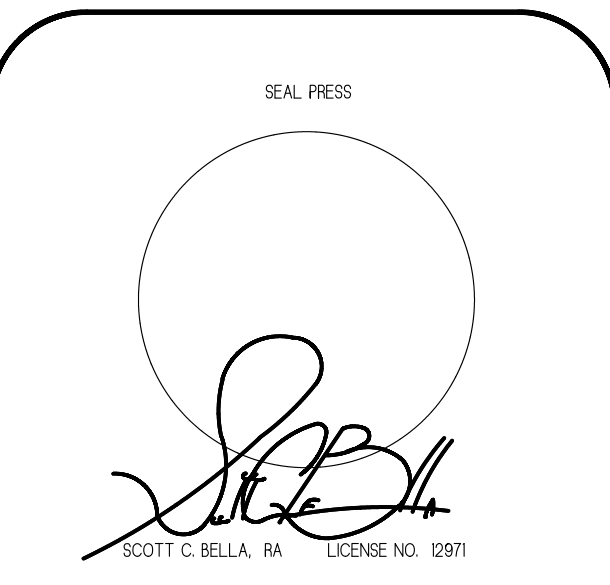
CUT OUT THIS SCALE
TO MEASURE ROOM SIZES



SECOND FLOOR PLAN

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

NEW ADDITION SQ. FT. 1,396.4



scott c. bella
Architect

65 GLEN AVENUE TEL. 201-692-0700
GLEN ROCK, NJ 07452 FAX. 201-692-0370

**PRELIMINARY DRAWINGS
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PURPOSES ONLY**

| NO. | DATE | REMARKS |
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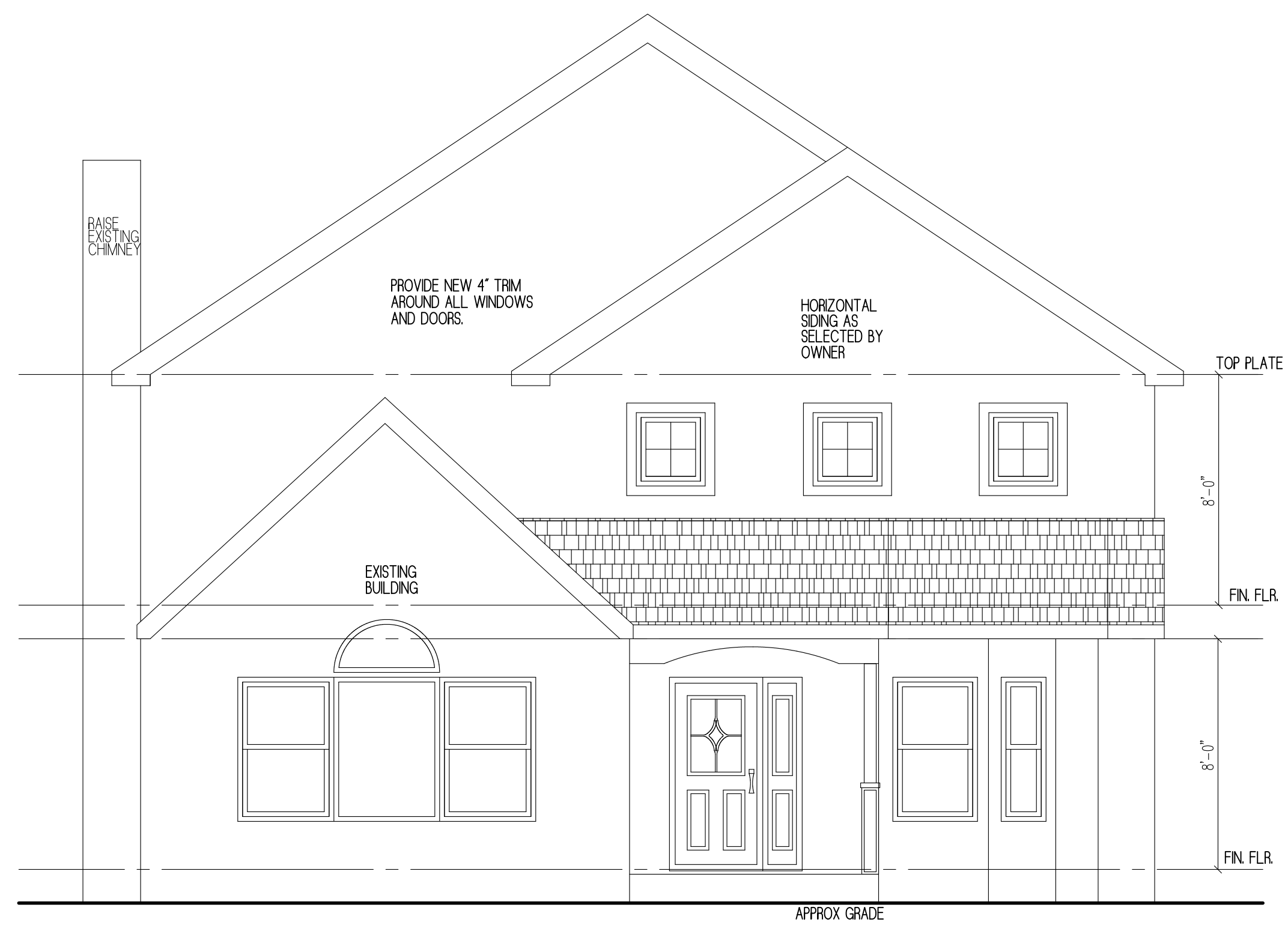
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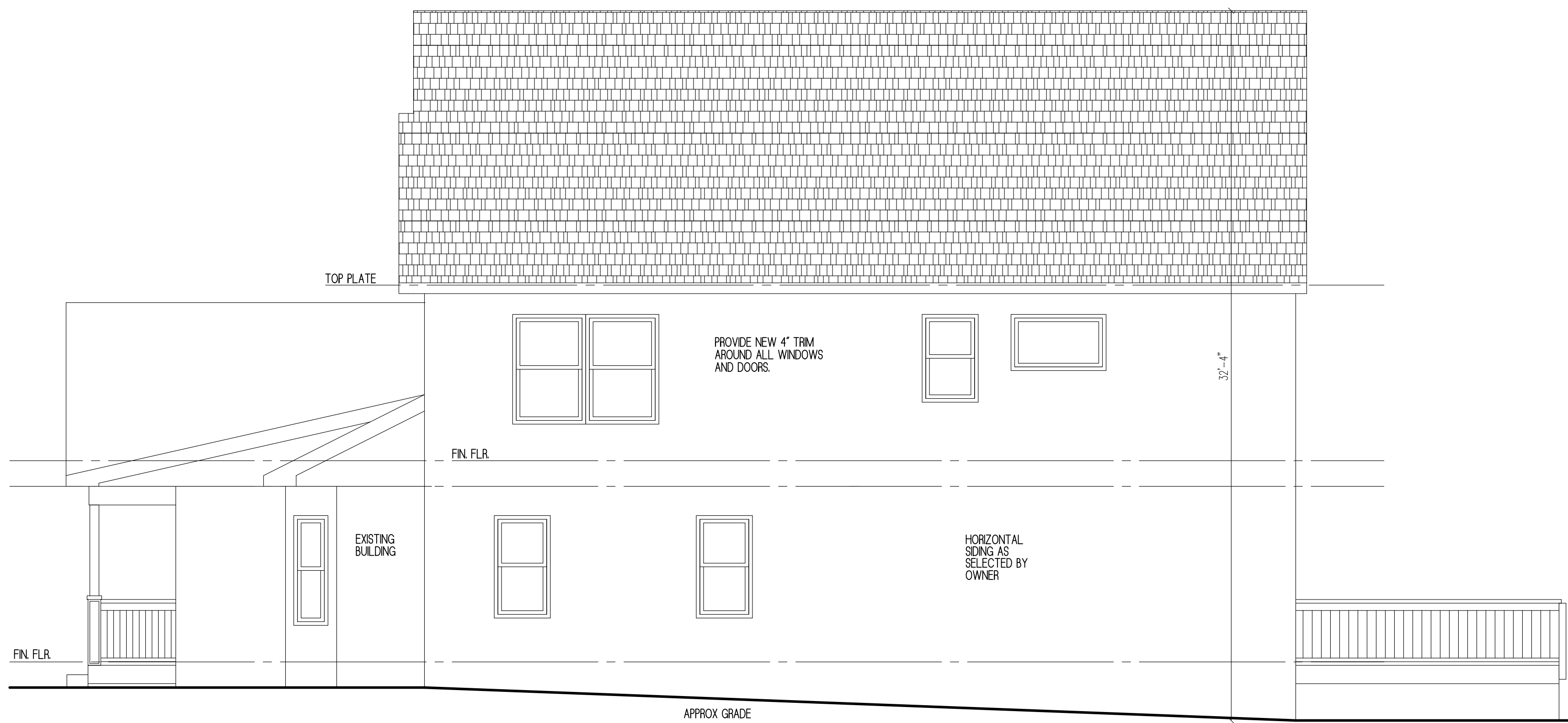
FOR :
SERKES RESIDENCE
110 RAVINE AVENUE WYCKOFF, NJ

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| DRAWN BY: | SCB |
| CHECKED BY: | |
| PROJECT NO.: | 20-52 |
| SCALE: | AS NOTED |
| DATE: | 11/18/20 |
| SHEET NO.: | |

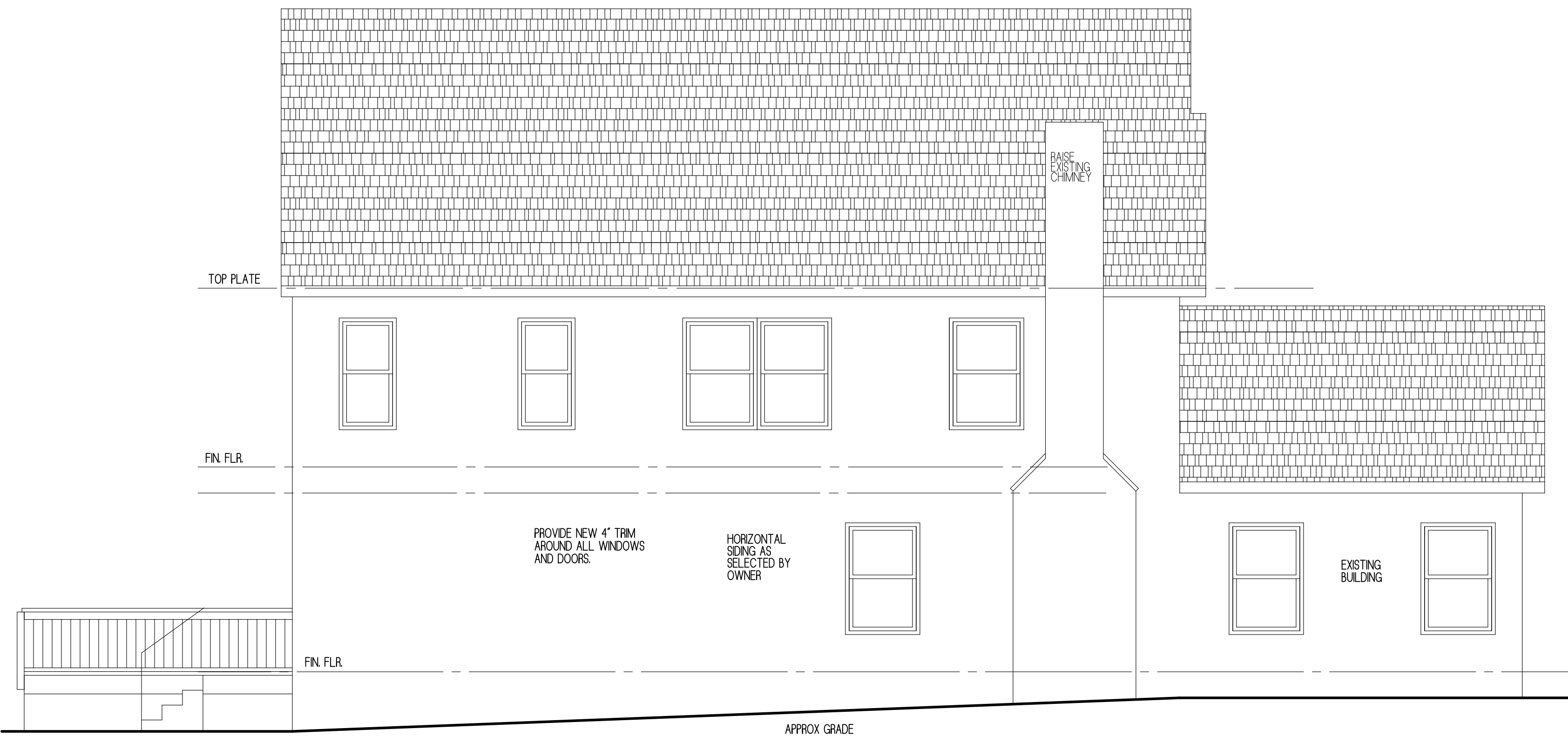
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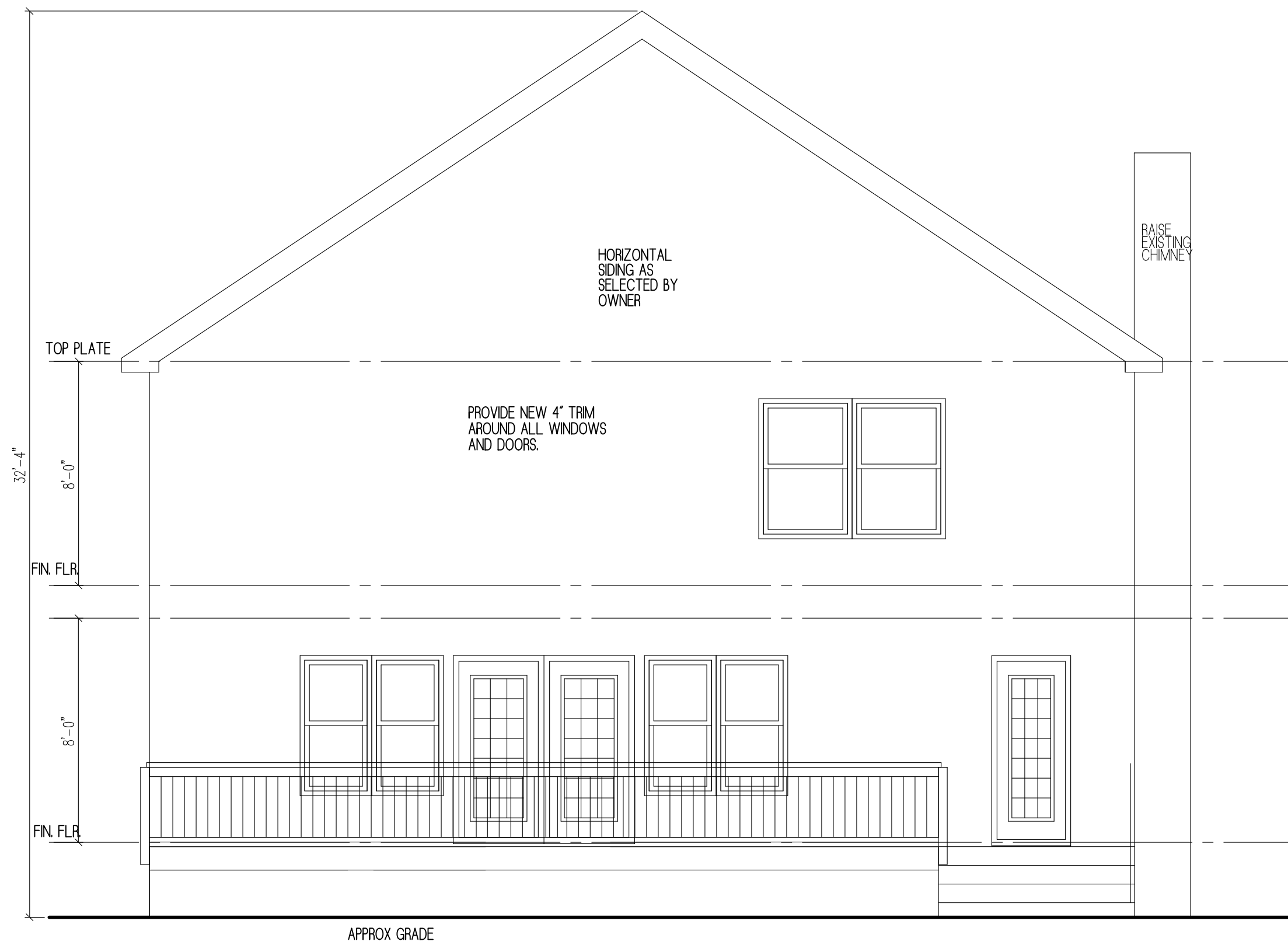
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



scott c. bella
Architect

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