

FIRST FLOOR PLAN

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

COVERAGE BY ABOVE GRADE STRUCTURES

DWELLING	-	2,028.61 S.F.
FRONT PORCH	-	49.83 S.F.
REAR PORCH	-	184.00 S.F.
TOTAL	-	2,262.44 S.F.
		2,262.44/13,125 = 17.2%

IMPROVED COVERAGE CALCULATION OF LOT AREA

BUILDING	-	2,262.44 S.F.
DRIVEWAY	-	2,977.62 S.F.
WALKWAY/PATIO	-	247.73 S.F.
TOTAL	-	5,487.79 S.F.
		5,487.79/13,125 = 41.8%

GROSS AREA CALCULATIONS

FIRST FLOOR	-	2,019.90 S.F.
SECOND FLOOR	-	1,898.00 S.F.
ATTIC	-	440.00 S.F.
TOTAL	-	4,357.90 S.F.
		4,357.90/10,500 = 33.2%

COVERAGE BY ABOVE GRADE STRUCTURES (WITHIN 140')

DWELLING	-	2,028.61 S.F.
FRONT PORCH	-	49.83 S.F.
REAR PORCH	-	184.00 S.F.
TOTAL	-	2,262.44 S.F.
		2,262.44/10,500 = 21.54%

IMPROVED COVERAGE CALCULATION OF LOT AREA (WITHIN 140')

BUILDING	-	2,262.44 S.F.
DRIVEWAY	-	2,977.62 S.F.
WALKWAY	-	247.73 S.F.
TOTAL	-	5,487.79 S.F.
		5,487.79/10,500 = 52.3%

GROSS AREA CALCULATIONS (WITHIN 140')

FIRST FLOOR	-	2,019.90 S.F.
SECOND FLOOR	-	1,898.00 S.F.
ATTIC	-	440.00 S.F.
TOTAL	-	4,357.90 S.F.
		4,357.90/10,500 = 41.5%

GRADES AT 15' OFF BUILDING LINE:

0
-2.5
-2.5
-1.66
-1.6
-5.8
-6.9
-7.2
-7.8
-2.6
-38.86/10 = 3.9' DIFFERENCE
30' (REQUIRED) + 3.9' = 33.9' (33'-9") ALLOWED

ZONING TABLE - R-1 RESIDENCE ZONE			
ITEM	REQ'D	EXIST'G	PROP.
HEIGHT	30'	40'-9.5"	35'-1"
FRONT SETBACK	40'	60.3'	60.3'
SIDEYARD SETBACK (1 SIDE/COMB'D)	22.5'/24.75'	9.1'/23.2'	9.1'/23.2'
REAR SETBACK	30'	67'	67'
MIN. LOT AREA	14,000	13,125	13,125
COVERAGE BY ABOVE GRADE STRUCT. (140')	20%/2,100 S.F.	21.54%/2,262.44	21.54%/2,262.44
GROSS BUILDING AREA (WITHIN 140')	32%/3,360 S.F.	33.2%/3,489.86	41.5%/4,357.9
COVERAGE BY IMPROVEMENTS (WITHIN 140')	45%/4,725 S.F.	52.3%/5,487.79	52.3%/5,487.79
MIN. LOT WIDTH	100'	75'	75'
MIN. AVERAGE LOT WIDTH (WITHIN 140')	100'	75'	75'
MIN. LOT DEPTH	120'	175'	175'
MAX. DRIVEWAY WIDTH	20%/15'	9'	9'

LOADING SCHEDULE

ROOF:

DEAD LOAD	30
LIVE LOAD	15
TOTAL	45 LBS/SF

FLOOR:

DEAD LOAD	45
LIVE LOAD	20
TOTAL	65 LBS/SF

2021 INTERNATIONAL CODE - NJ EDITION

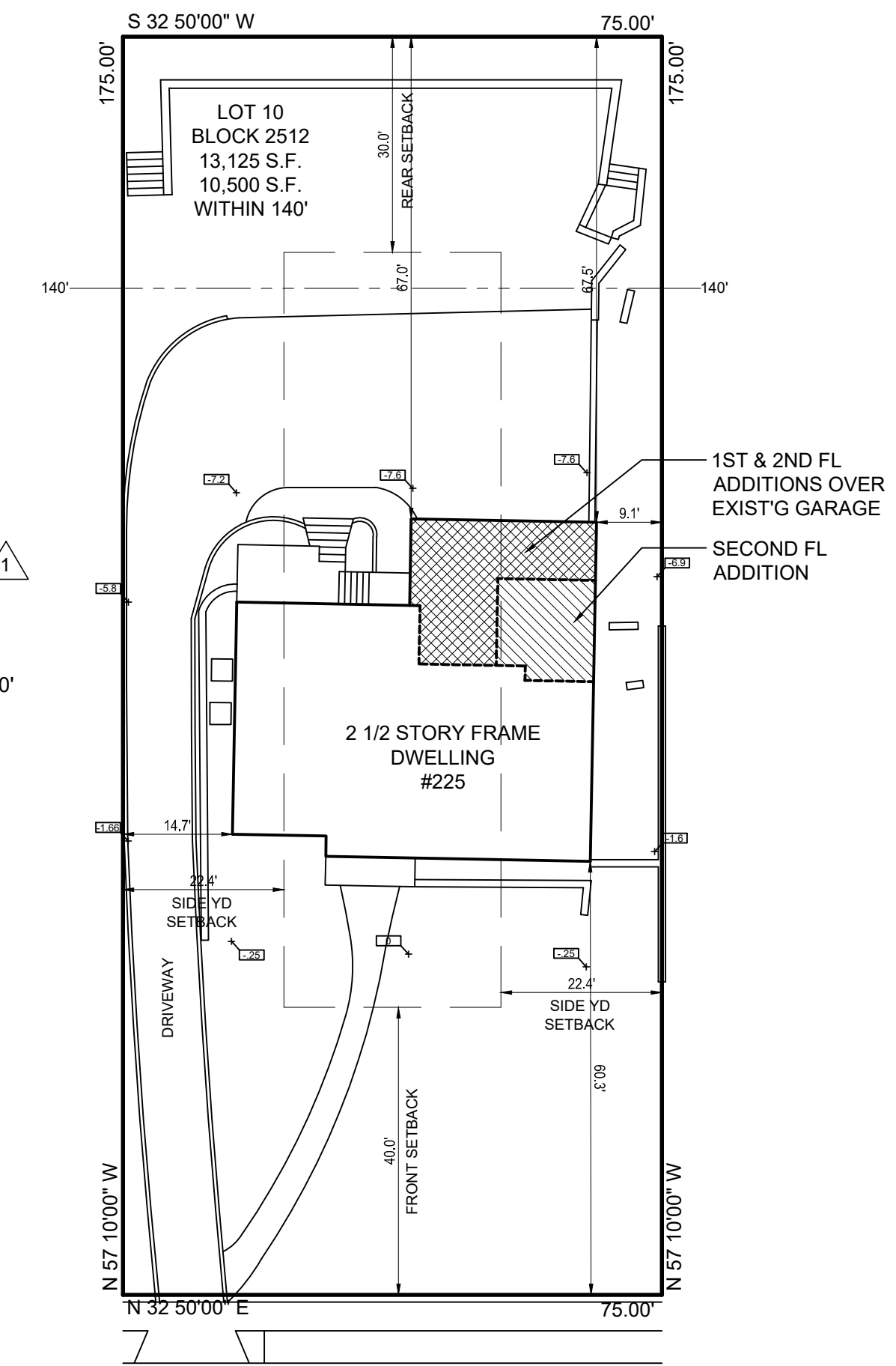
USE GROUP:	R-5
CONSTRUCTION CLASS:	5B
VOLUME OF STRUCT.:	8,312 CU.FT.
NO. OF STORIES:	2 1/2
HT. OF STRUCTURE:	35'-1" (NEW)
AREA OF LARGEST EXIT'G FLOOR:	2,028.61 S.F.
NEW BUILDING AREA:	340 S.F. & 528 S.F (2ND FL)
NO. OF BEDROOMS:	4

CODES IN EFFECT

- 2021 INTERNATIONAL RES. & BUILD'G CODE - NJ ED
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL CONSERVATION ENERGY CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2021 NATIONAL STANDARD PLUMBING CODE
- 2021 INTERNATIONAL FUEL GAS CODE
- 2017 ICC/ANCI A117.1 HANDICAP

LEGEND

- WALLS, ITEMS TO BE REMOVED
- NEW WALLS, 2"x4" WD. STUDS @ 16"O.C. W/ SOUND INSUL. @ BATHROOM & BEDROOM WALLS & R-15 INSUL. @ EXT. WALLS.
- S SINGLE POLE SWITCH
- S3 THREE-WAY
- S4 FOUR-WAY
- S DIM DIMMER SWITCH
- STRIP LIGHT FIXTURE
- RECESSED LIGHT FIXTURE (HI-HAT)
- WP WATER PROOF, RECESSED LIGHT FIXTURE
- P PENDENT LIGHT FIXTURE
- EXT. SURFACE MTD. LIGHT FIXTURE
- SM SURFACE MOUNTED LIGHT FIXTURE
- DUO DUPLEX OUTLET
- DUO2 DUPLEX OUTLET - 42" AFF
- DUO3 DUPLEX OUTLET (GROUND FAULT INT.)
- QUO QUAD OUTLET
- SD INTERCONNECTED, HARDWIRED SMOKE DETECTOR
- SD C.O. INTERCONNECTED, HARDWIRED COMBO SMOKE/CO DETECTOR
- TV TELEPHONE JACK
- CATV JACK
- F BATHROOM EXHAUST FAN
- (2)" X 10" HEADER (UNLESS OTHERWISE NOTED)
- TRIMMED OPENING
- 2"x4' FLUORESCENT LIGHT FIXTURE
- # GRADE



HIGHLAND AVENUE

(60' WIDE)

SITE PLAN

SCALE: 1" = 20'

NOTE: INFORMATION TAKEN FROM A SURVEY PREPARED BY STEPHEN D. RIGGS, LIC. NO. GS43262, DATED JANUARY 8, 2024.

CESAR F. PADILLA, R. A.
 875 ALEXANDRIA COURT * RAMSEY * NEW JERSEY 07446
 Phone * 862-881-7708 Email * cfpadilla@aol.com

1ST FL & SITE PLAN, BLDG DATA, LEGEND
ADDITION & ALTERATIONS TO
 225 HIGHLAND AVENUE
 RIDGEWOOD, NJ

Cesar F. Padilla, Lic. No. 13091

DATE	03/04/24
STATUS	AS NOTED
STATUS	CP
STATUS	CP

DATE	04/10/24
STATUS	REVISED ZNG TEL. D VARIANCE FOR HT
STATUS	Revisions

22406

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