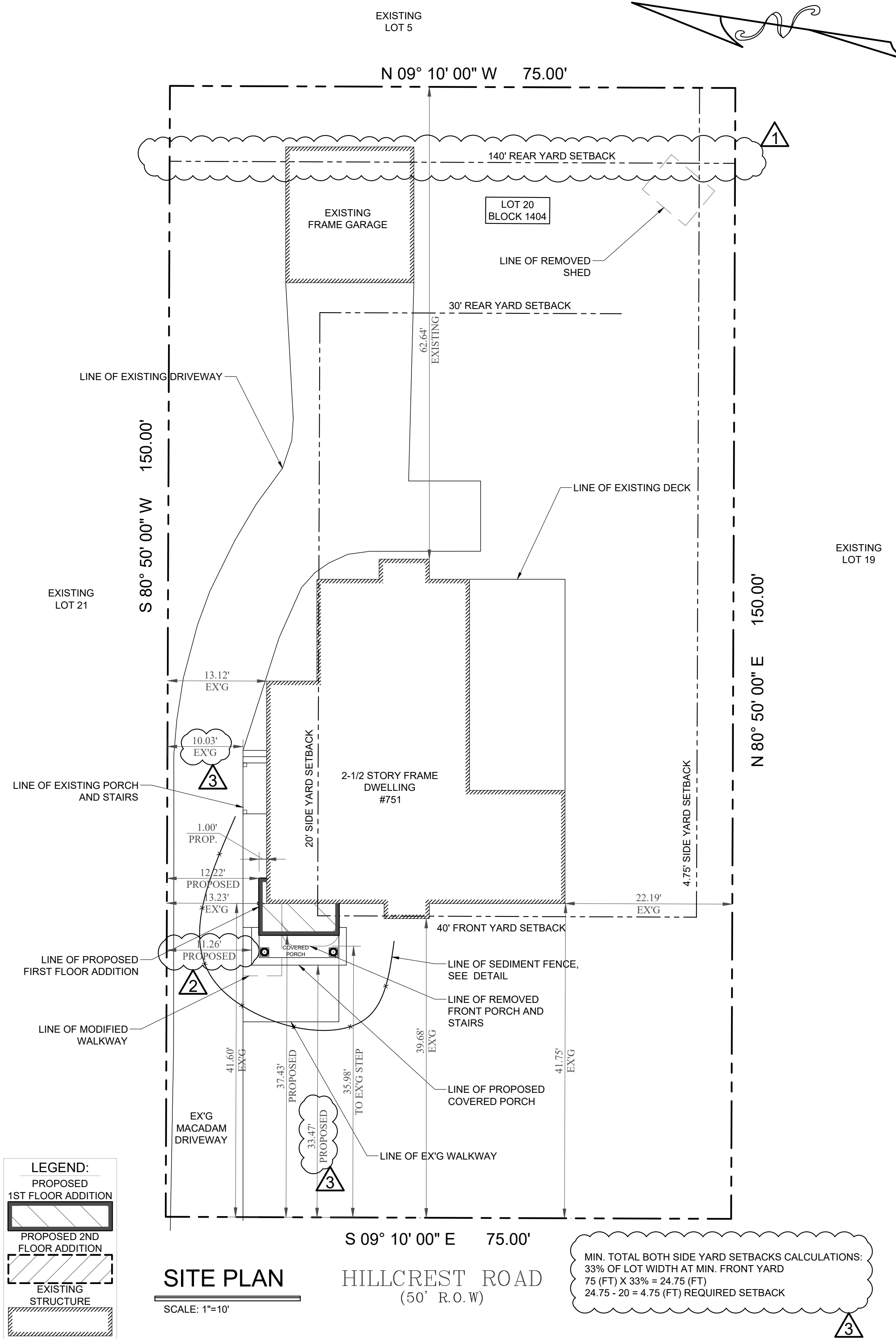


NEW ADDITION / RENOVATION FOR: MR. & MRS. PACK

751 HILLCREST ROAD
RIDGEWOOD, NJ

LIST OF DRAWINGS

SP-1 ZONING REVIEW
A-1 ELEVATIONS & PLAN

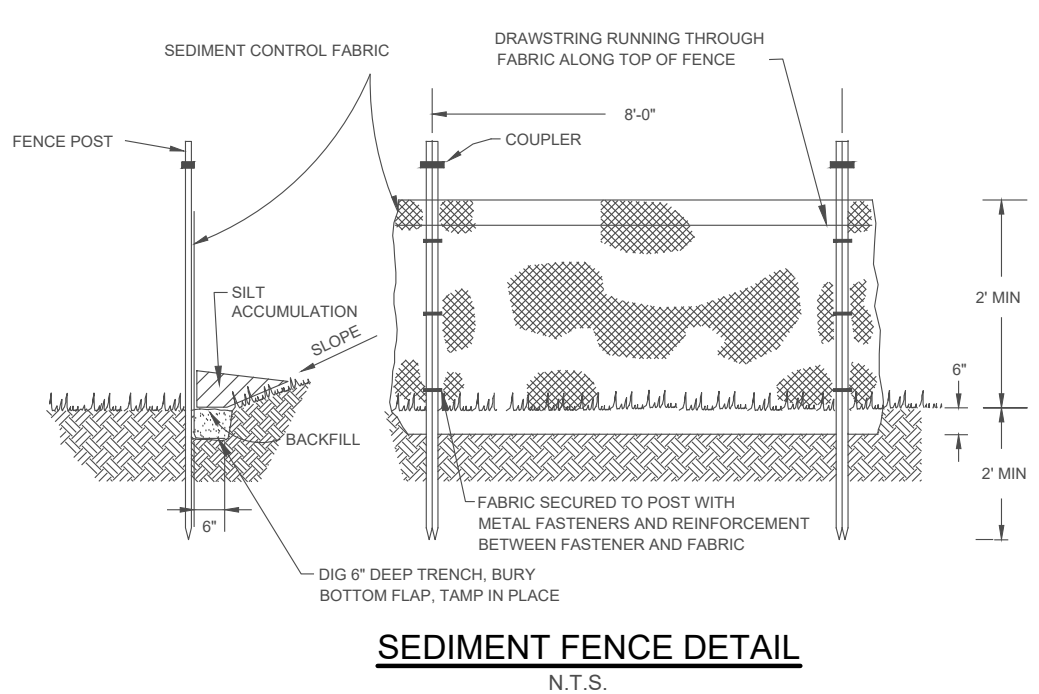


STRUCTURE	EXISTING	AREA
EX'G BUILDING FOOTPRINT		1,287 SQFT
EX'G DETACHED GARAGE	+	306 SQFT
EX'G SHED	+	45 SQFT
EX'G PORCH AND STAIR	+	66 SQFT
EX'G REAR DECK	+	355 SQFT
TOTAL EX'G COVERAGE		2,059 SQFT = 19.61%
PROPOSED		
EX'G BUILDING COVERAGE		2,059 SQFT
REMOVED FRONT PORCH	-	41 SQFT
REMOVED SHED	-	45 SQFT
NEW BUILDING FOOTPRINT	+	47 SQFT
NEW COVERED PORCH & STEPS	+	52 SQFT
TOTAL PROPOSED COVERAGE		2,072 SQFT = 19.73%

STRUCTURE	EXISTING	AREA
EX'G BUILDING COVERAGE		2,059 SQFT
EX'G DRIVEWAY	+	1,586 SQFT
EX'G WALKWAYS	+	109 SQFT
TOTAL EX'G COVERAGE		3,754 SQFT = 35.75%
PROPOSED		
TOTAL EX'G COVERAGE		3,754 SQFT
REMOVED SHED	-	45 SQFT
MODIFIED WALKWAY	-	8 SQFT
REMOVED FRONT PORCH	-	41 SQFT
NEW BUILDING COVERAGE	+	99 SQFT
TOTAL PROPOSED COVERAGE		3,759 SQFT = 35.80%

STRUCTURE	EXISTING	AREA
EX'G BUILDING FOOTPRINT		1,287 SQFT
EX'G DETACHED GARAGE	+	306 SQFT
EX'G SHED	+	45 SQFT
EX'G PORCH AND STAIR	+	66 SQFT
EX'G REAR DECK	+	355 SQFT
TOTAL EX'G COVERAGE		2,059 SQFT = 18.30%
PROPOSED		
EX'G BUILDING COVERAGE		2,059 SQFT
REMOVED FRONT PORCH	-	41 SQFT
REMOVED SHED	-	45 SQFT
NEW BUILDING FOOTPRINT	+	47 SQFT
NEW COVERED PORCH & STEPS	+	52 SQFT
TOTAL PROPOSED COVERAGE		2,072 SQFT = 18.42%

STRUCTURE	EXISTING	AREA
EX'G BUILDING COVERAGE		2,059 SQFT
EX'G DRIVEWAY	+	1,586 SQFT
EX'G WALKWAYS	+	109 SQFT
TOTAL EX'G COVERAGE		3,754 SQFT = 33.37%
PROPOSED		
TOTAL EX'G COVERAGE		3,754 SQFT
REMOVED SHED	-	45 SQFT
MODIFIED WALKWAY	-	8 SQFT
REMOVED FRONT PORCH	-	41 SQFT
NEW BUILDING COVERAGE	+	99 SQFT
TOTAL PROPOSED COVERAGE		3,759 SQFT = 33.41%



STRUCTURE	EXISTING	AREA
EX'G FIRST FLOOR		1,287 SQFT
EX'G SECOND FLOOR	+	1,067 SQFT
TOTAL EX'G FLOOR AREA		2,354 SQFT
PROPOSED		
EX'G FLOOR AREA		2,354 SQFT
PROPOSED FIRST FLOOR	+	47 SQFT
TOTAL NEW FLOOR AREA		2,401 SQFT

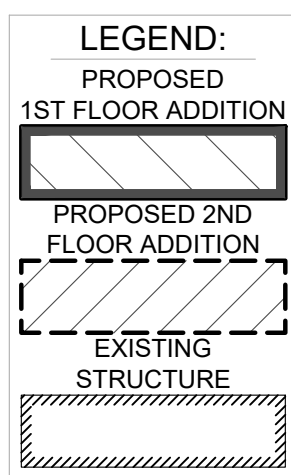
STRUCTURE	EXISTING	AREA
EX'G SHED	+	45 SQFT
EX'G DETACHED GARAGE	+	306 SQFT
TOTAL EX'G FLOOR AREA		351 SQFT
PROPOSED		
EX'G FLOOR AREA		351 SQFT
REMOVED FLOOR AREA	-	45 SQFT
TOTAL NEW FLOOR AREA		306 SQFT

VILLAGE OF RIDGEWOOD

BLOCK: 1404
LOT: 20
ZONE: R-1
USE: SINGLE-FAMILY RESIDENCE DISTRICT

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN. LOT AREA (ft ²)	14,000	11,250 ENC	11,250 ENC	ENC
MIN. LOT AREA (ft ²) WITHIN THE FIRST 140'	14,000	10,500 ENC	10,500 ENC	ENC
MIN. LOT WIDTH AT MIN. FRONT YARD SETBACK LINE (ft)	100	75 ENC	75 ENC	ENC
MIN. FRONT YARD SETBACK, PRINCIPLE BUILDING (ft)	40	41.60	33.47	NO
MIN. SIDE YARD SETBACK, PRINCIPLE BUILDING (ft) (1)	20	13.23 ENC	11.26	NO
MIN. SIDE YARD SETBACK, PRINCIPLE BUILDING (ft) (1)	4.75	22.19	22.19	YES
MIN. TOTAL BOTH SIDE YARD SETBACKS, PRINCIPLE BUILDING (ft)	24.75 (2)	35.42	34.41	YES
MIN. REAR YARD SETBACK, PRINCIPLE BUILDING (ft)	30	62.64	62.64	YES
MAX. BUILDING HEIGHT, PRINCIPLE BUILDING (ft)	30	30	30	YES
MAX. BUILDING HEIGHT, PRINCIPLE BUILDING (stories)	2-1/2	2-1/2	2-1/2	YES
COVERAGE BY ABOVE-GRADE STRUCTURES				
MAX. COVERAGE	(percent)	20	18.30	18.42
	(sq. ft.)	2,250	2,059	2,072
MAX. COVERAGE: WITHIN THE FIRST 140' OF THE LOT	(percent)	20	19.61	19.73
	(sq. ft.)	2,100	2,059	2,072
COVERAGE BY ALL IMPROVEMENTS				
MAX. TOTAL COVERAGE: < 14,000 SF LOT AREA, LESSER OF 45% OF LOT AREA OR 5,000 SF COVERAGE	(percent)	45	33.37	33.41
	(sq. ft.)	5,063	3,754	3,759
MAX. TOTAL COVERAGE: WITHIN THE FIRST 140' OF THE LOT	(percent)	45	35.75	35.80
	(sq. ft.)	4,725	3,754	3,759
GROSS BUILDING AREA - PRINCIPLE BUILDING				
MAX. GROSS BUILDING AREA: 10,500 to 13,999 SF lot, lesser of 32% of lot area or 4,000 of GBA	(percent)	32	20.92	21.34
	(sq. ft.)	3,600	2,354	2,401
MAX. GROSS BUILDING AREA: WITHIN THE FIRST 140' OF THE LOT	(percent)	32	22.42	22.87
	(sq. ft.)	3,360	2,354	2,401
GROSS BUILDING AREA - DETACHED ACCESSORY BUILDING				
MAX. GROSS BUILDING AREA: 10,500 to 13,999 SF lot, lesser of 7% of lot area or 600 of GBA	(percent)	7.0	3.11	2.72
	(sq. ft.)	682	351	306
MAX. GROSS BUILDING AREA: WITHIN THE FIRST 140' OF THE LOT	(percent)	7.0	3.34	2.91
	(sq. ft.)	682	351	306

(1)- 2/3 the height of the principal building on the site or 15 feet, whichever is greater
(2)- 33% of lot width at min. front yard 75 (ft) X 33% = 24.75 (ft)
N/A = NOT AFFECTED BY THIS WORK
ENC = EXISTING NONCONFORMING



SITE PLAN HILLCREST ROAD (50' R.O.W)

MIN. TOTAL BOTH SIDE YARD SETBACKS CALCULATIONS:
33% OF LOT WIDTH AT MIN. FRONT YARD
75 (FT) X 33% = 24.75 (FT)
24.75 - 20 = 4.75 (FT) REQUIRED SETBACK

SITE PLAN DRAWN FROM SURVEY TAKEN BY:
JMH ASSOCIATES
P.O. BOX 30
CALDWELL, NJ 07006
DATED: MAY 29, 2021
SITE PLAN TO BE USED FOR ZONING AND ARCHITECTURAL PURPOSES ONLY.

William G. Brown, Architects
ARCHITECTURE
PLANNING
241 Madison Avenue
Wyckoff, NJ
07481
PH: 201-891-3285
FAX: 201-891-3695
WEBSITE: WilliamGBrown.com
EMAIL: bill@williamgbrown.com

THESE DRAWINGS ARE NOT TO BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT WILLIAM G. BROWN.
CT ARCH 8445
NY ARCH 018837
NJ ARCH 10226
PA ARCH RA-011586-B
VA ARCH RA-007125
FL ARCH AR99022

NOT VALID UNLESS SIGNED AND SEALED

WILLIAM G. BROWN, JR., AIA
SP-1 ZONING REVIEW

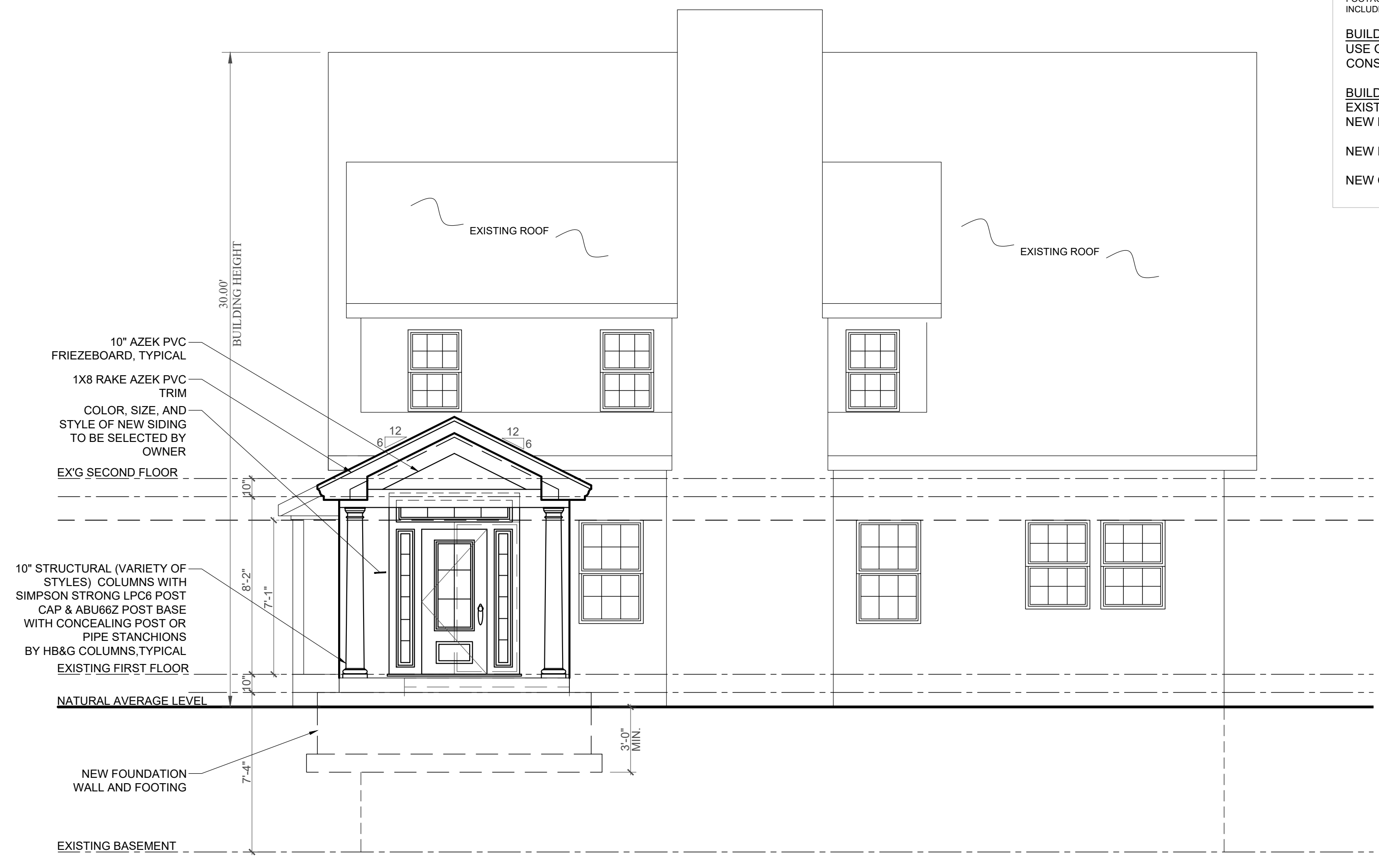
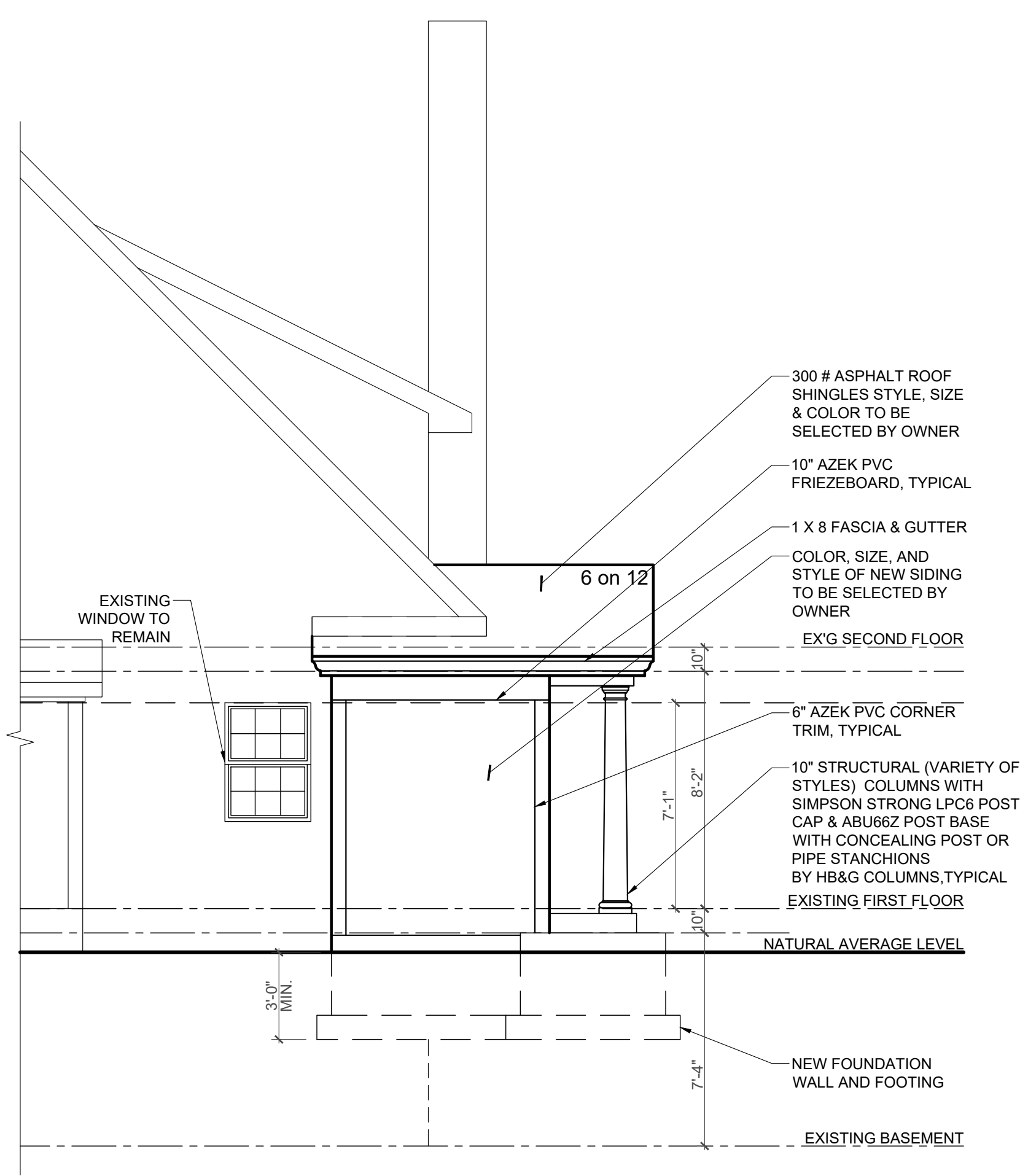
COVER SHEET
ADDITION / RENOVATION FOR:
MR. AND MRS. PACK
751 HILLCREST ROAD
RIDGEWOOD, NJ
(DANIEL & LEAH)
PROJECT: 24-213 DATE: 5/21/2024; 6/28/2024; 9/7/2024
DRAWN BY: JO OCT. 10, 2024 OCT. 17, 2024
ISSUED FOR VARIANCE: JULY 1, 2024

WILLIAM G. BROWN, ARCHITECTS CALCULATES SQUARE FOOTAGE FROM THE INSIDE FRAME LINE DIMENSIONS. GARAGE SQUARE FOOTAGE LINE DIMENSIONS. GARAGE SQUARE FOOTAGE IS NOT INCLUDED IN THE TOTAL LIVABLE SQUARE FOOTAGE. IN ADDITION, STAIRWELLS AND FIREPLACE MASSES ARE ONLY INCLUDED ONCE WITH THE MAIN LEVEL FIGURES

BUILDING DATA	
USE GROUP	R5
CONSTRUCTION CLASS	VB
BUILDING AREA	
EXISTING BUILDING FOOTPRINT	1,287 SQFT
NEW BUILDING FOOTPRINT	47 SQFT
NEW FIRST FLOOR	37 SQFT
NEW CONTAINED VOLUME	375 CUFT

GENERAL NOTES

- ALL WORK IS TO COMPLY WITH ALL BUILDING CODES AND ZONING ORDINANCES ADOPTED BY THE VILLAGE OF RIDGEWOOD, BERGEN COUNTY, NEW JERSEY
- BUILDING HEIGHT/RIDGE HEIGHT TO BE VERIFIED BY SITE ENGINEER PRIOR TO CONSTRUCTION. BUILDING HEIGHT MAXIMUM TO BE: 30'-0" AS PER LOCAL ORDINANCE
- CONTRACTOR IS TO VERIFY ALL CONDITION IN THE FIELD PRIOR TO STARTING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN PLAN OR ITEMS REQUIRING CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION
- JOB SITE IS TO BE KEPT REASONABLY CLEAN AND ALL CONSTRUCTION DEBRIS IS TO BE CARTED AWAY AT THE END OF THE JOB.
- ALL WORK IS TO BE DONE BY SKILLED MECHANICS IN A WORKMANLIKE MANNER SET STRAIGHT AND PLUMB.
- ALL MATERIALS USED TO BE OF FIRST QUALITY FREE FROM DEFECTS.
- ARCHITECT DOES NOT HAVE FIELD SUPERVISION OR CONSTRUCTION ADMINISTRATION RESPONSIBILITIES FOR THIS PROJECT.
- CONTRACTOR IS TO LOCATE STRUCTURE AND SET ELEVATIONS AND CONTOURS WITH HIS SURVEYOR AND LICENSED PROFESSIONAL ENGINEER.
- CONTRACTOR TO VERIFY, IN WRITING, IF STRUCTURE DOES NOT COMPLY WITH LOCAL BUILDING HEIGHT CODE DURING CONSTRUCTION AND PRIOR TO CONSTRUCTION OF THE RIDGE.
- CONTRACTOR AND/OR HOMEOWNER IS REQUIRED TO HAVE BUILDER'S INSURANCE AND HOMEOWNER'S WARRANTY PROGRAM.
- GIVEN ANY DISCREPANCIES IN SPECIFICATIONS OR MATERIALS CONTRACTOR MUST USE MATERIAL OF SUPERIOR QUALITY.
- ALL FRAMED WINDOW OPENINGS TO BE VERIFIED WITH BUILDER AND WINDOW SUPPLIER PRIOR TO ORDERING.
- CONTRACTOR TO INSTALL RAM BOARD AND TAPE ALL JOINTS FLOOR PROTECTIONS
- CONTRACTOR TO FOLLOW RESCHECK
- FOR ADDITIONAL GLAZING NOTES, SEE GENERAL NOTES ON SECTION PAGE.



LEFT ELEVATION

FRONT ELEVATION

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

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

NOTE: THESE DRAWINGS ARE NOT TO BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT WILLIAM G. BROWN. (WILLIAM G. BROWN ARCHITECTS)

NOT VALID UNLESS SIGNED AND SEALED

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 PA ARCH RA-011586-B
 VA ARCH RA-007125
 FL ARCH AR99022

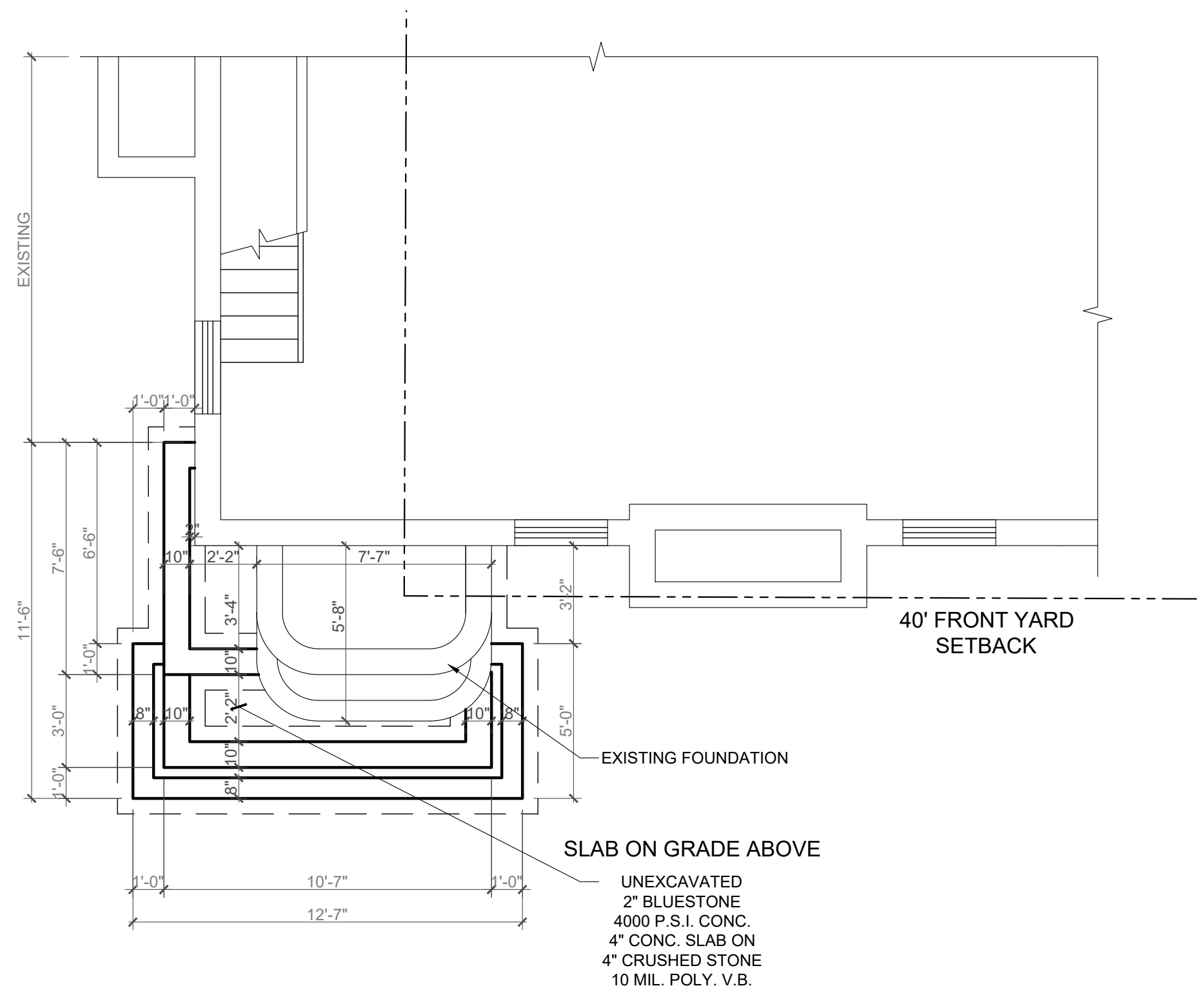
ADDITION / RENOVATION FOR:
 MR. AND MRS. PACK
 751 HILLCREST ROAD
 RIDGEWOOD, NJ
 BLOCK: 1404; LOT: 20
 (DANIEL & LEAH)

DRAWING TITLE:
FRONT & SIDE ELEVATIONS

PROJECT NUMBER: 24-213 SCALE: AS NOTED
 DRAWN BY: JO CHECKED BY: SUPV
 DATE:
 MAY 30, 2024; JUNE 28, 2024; OCTOBER 17, 2024

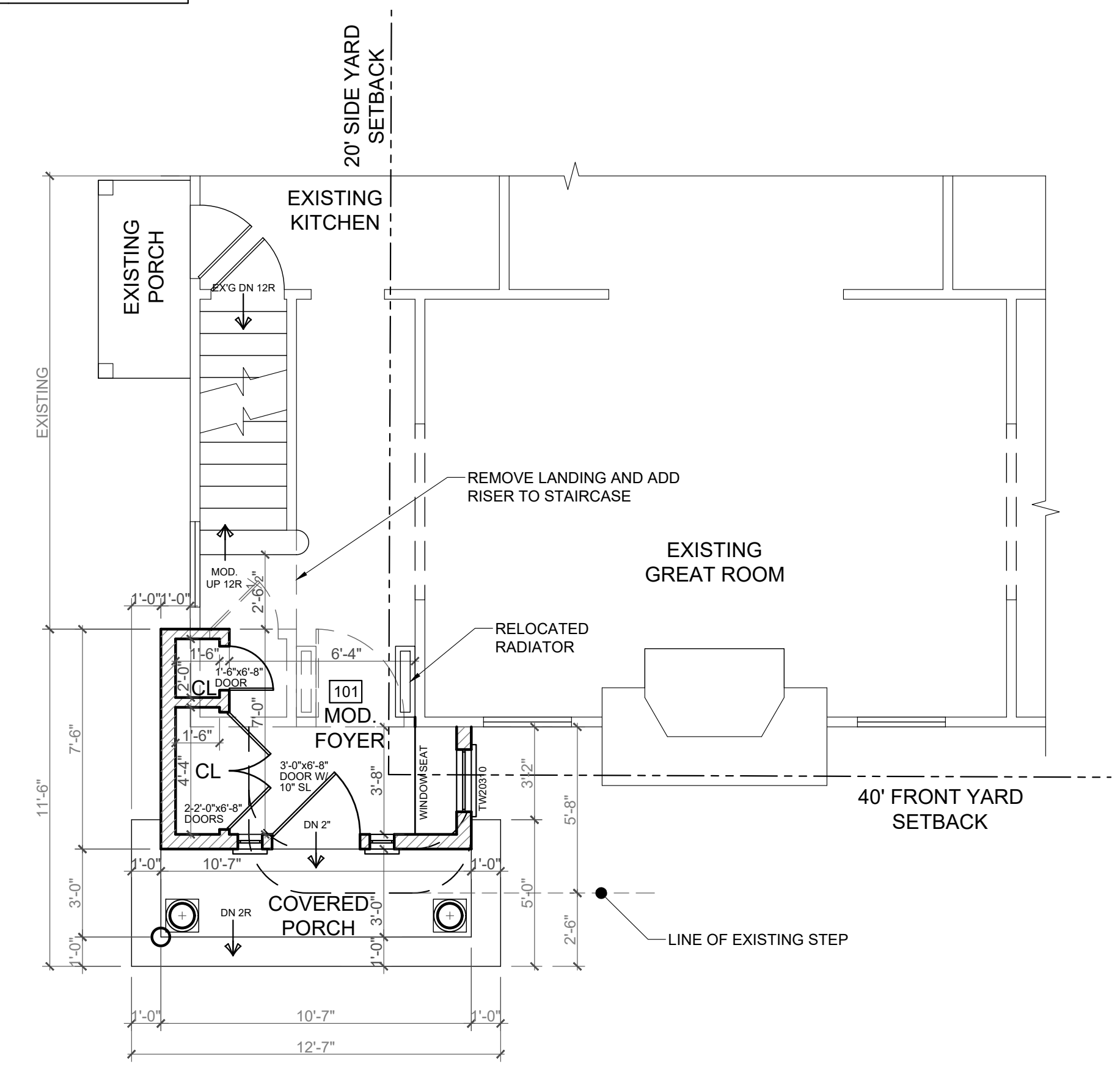
ISSUED FOR VARIANCE: JULY 1, 2024

DRAWING #
A-1
 2 OF 2 RES 2024



FOUNDATION PLAN

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



FIRST FLOOR PLAN

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