

# PROPOSED ADDITION AND ALTERATION AT 850 AUBURN AVENUE

850 AUBURN AVENUE, RIDGEWOOD, NJ 07450  
BLOCK 5002, LOT 10

MS ROSE WANG  
850 AUBURN AVENUE  
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THESE CONSTRUCTION DOCUMENTS CONFORM WITH CONSTRUCTION CODE OF THE NEW JERSEY (NJUCC),  
SUBCHAPTER 6: 5.23-6.3 DEFINITIONS AS A RECONSTRUCTION. WORK SHALL COMPLY WITH REQUIREMENTS OF NJUCC,  
SECTION 5.23-6.7 RECONSTRUCTION.

BUILDING TYPE:

ONE FAMILY DWELLING

CLIMATE ZONE

5A (IRC TABLE N1101.7 (R301.1))

WIND SPEED:

115 VMPH (ASCE 7-16)

APPLICABLE CODES:

NATIONAL STANDARD PLUMBING CODE/2021, NJ ed  
NATIONAL ELECTRICAL CODE (NFPA 70)/2020  
ENERGY SUBCODE, INTERNATIONAL ENERGY CONSERVATION CODE/2021 (LOW-RISE RESIDENTIAL)  
INTERNATIONAL RESIDENTIAL CODE/2021, NJ ed  
REHABILITATION SUBCODE, NJUCC, SUBCHAPTER 6

FIRE SUPPRESSION SYSTEM STATUS:

NON-SPRINKLERED

## 4 OWNER CONTACT INFORMATION

SCALE: NO SCALE

## 5 CODE INFORMATION

SCALE: NO SCALE

- AZ0.0 TITLE, ZONING SCHEDULE, LIST OF DRAWINGS, SITE PLAN, CODE INFORMATION
- AZ1.1 NORTHEAST AND NORTHWEST ELEVATIONS, BASEMENT AND FIRST FLOOR PLANS
- AZ1.2 SOUTHWEST AND SOUTHEAST ELEVATIONS, SECOND FLOOR PLAN, AND PAVER DETAIL
- AZ1.3 GARAGE FOUNDATION, FLOOR, AND ROOF PLANS
- AZ1.4 EXTERIOR ELEVATIONS, SECTION, AND FIRE RATED WALL DETAIL, FOOTING/FOUNDATION DETAIL

ZONING SCHEDULE ZONING DISTRICT: R-1 (SINGLE-FAMILY RESIDENCE)			
LOT AREA AND DIMENSIONS	ZONING REQUIREMENT	PRESENT	PROPOSED
MINIMUM LOT AREA	14,000	7,174 (ENC)	7,174 (ENC)
MINIMUM LOT WIDTH AT MIN. FRONT YARD SETBACK LINE	100	60.125 (ENC)	60.125 (ENC)
MINIMUM LOT WIDTH AT ANY OTHER POINT	80	60 (ENC)	60 (ENC)
MINIMUM AVERAGE LOT WIDTH	100	60.015 (ENC)	60.015 (ENC)
MINIMUM LOT DEPTH	120	118.61 (ENC)	118.61 (ENC)
MINIMUM BUILDABLE AREA RECTANGLE - WIDTH X DEPTH	60x50	NA	NA
MINIMUM USABLE AREA RECTANGLE - WIDTH X DEPTH	80x120	NA	NA
PRINCIPAL BUILDING HEIGHTS AND SETBACKS			
MAX BUILDING HEIGHT FEET	30 OR 35	21	27.5
MAX. BUILDING HEIGHT (STORIES)	2-1/2	1	2
MINIMUM FRONT YARD	40	36.7 (ENC)	30.1 (RV)
MINIMUM EACH SIDE YARD	15 OR 2/3 HT. OF BLDG (18.3)	WEST: 16.1 EAST: 9.6	WEST: 16.1 (RV) EAST: 5.7 (RV)
MINIMUM BOTH SIDE YARD	33% OF LOT WIDTH AT MIN. FRONT YARD (19.9)	25.8	21.9
MINIMUM REAR YARD	30	54.42	43.67
ABOVE GRADE STRUCTURES			
MAX TOTAL COVERAGE (% OF LOT AREA)	20% (1,434.8)	(12%) 870.54	(21%) 1,484 (RV)
MAX COVERAGE WITHIN SPECIFIED DISTANCE OF FRONT LOT LINE (% OF LOT AREA WITHIN SPECIFIED DISTANCE)	NA	NA	NA
ALL IMPROVEMENTS			
MAX TOTAL COVERAGE (SF AND % OF LOT AREA)	45% OR 5,600 SF	(22.6%) 1,625	(39%) 2,791
MAX COVERAGE WITHIN SPECIFIED DISTANCE OF FRONT LOT LINE (% OF LOT AREA WITHIN SPECIFIED DISTANCE)	NA	NA	NA
PRINCIPAL BUILDINGS			
MAX TOTAL GROSS BUILDING AREA (SF AND % OF LOT AREA)	34% (2,869.6 SF) OR 3,276 SF	12% (870.5 SF)	28% (2,034 SF)
MAX GROSS BUILDING AREA WITHIN SPECIFIED DISTANCE OF FRONT LOT LINE (% OF LOT AREA WITHIN SPECIFIED DISTANCE)	NA	NA	NA
ACCESSORY BUILDINGS			
MAX TOTAL GROSS BUILDING AREA (SF AND % OF LOT AREA)	8,400 SF OR 7.5% (502.2 SF)	0	5.1% (368 SF)
MAX GROSS BUILDING AREA WITHIN SPECIFIED DISTANCE OF FRONT LOT LINE (% OF LOT AREA WITHIN SPECIFIED DISTANCE)	NA	NA	NA

- NOTES:  
1. ENC = EXISTING NON-CONFORMITY  
2. RV = REQUESTING VARIANCE  
3. NO NEW VARIANCES REQUESTED FOR BUILDING ADDITION

ZONING SCHEDULE ZONING DISTRICT: R-1 (SINGLE-FAMILY RESIDENCE)			
ACCESSORY BUILDING (DETACHED GARAGE)	ZONING REQUIREMENT	PRESENT	PROPOSED
AREA	8,400 SF OR 7.5% (502.2 SF)	0	5.1% (368 SF)
HEIGHT	15'	0	15'
CLOSEST SIDE YARD SETBACK	5	0	5.25
REAR YARD SETBACK	5	0	5.25

\* ACCESSORY BUILDING HEIGHT MAY INCREASE TO 18 FEET IN HEIGHT IF STRUCTURE CONFORMS WITH 190-119, GENERAL PROVISIONS, C,(1),(b)

## 1 ZONING SCHEDULE

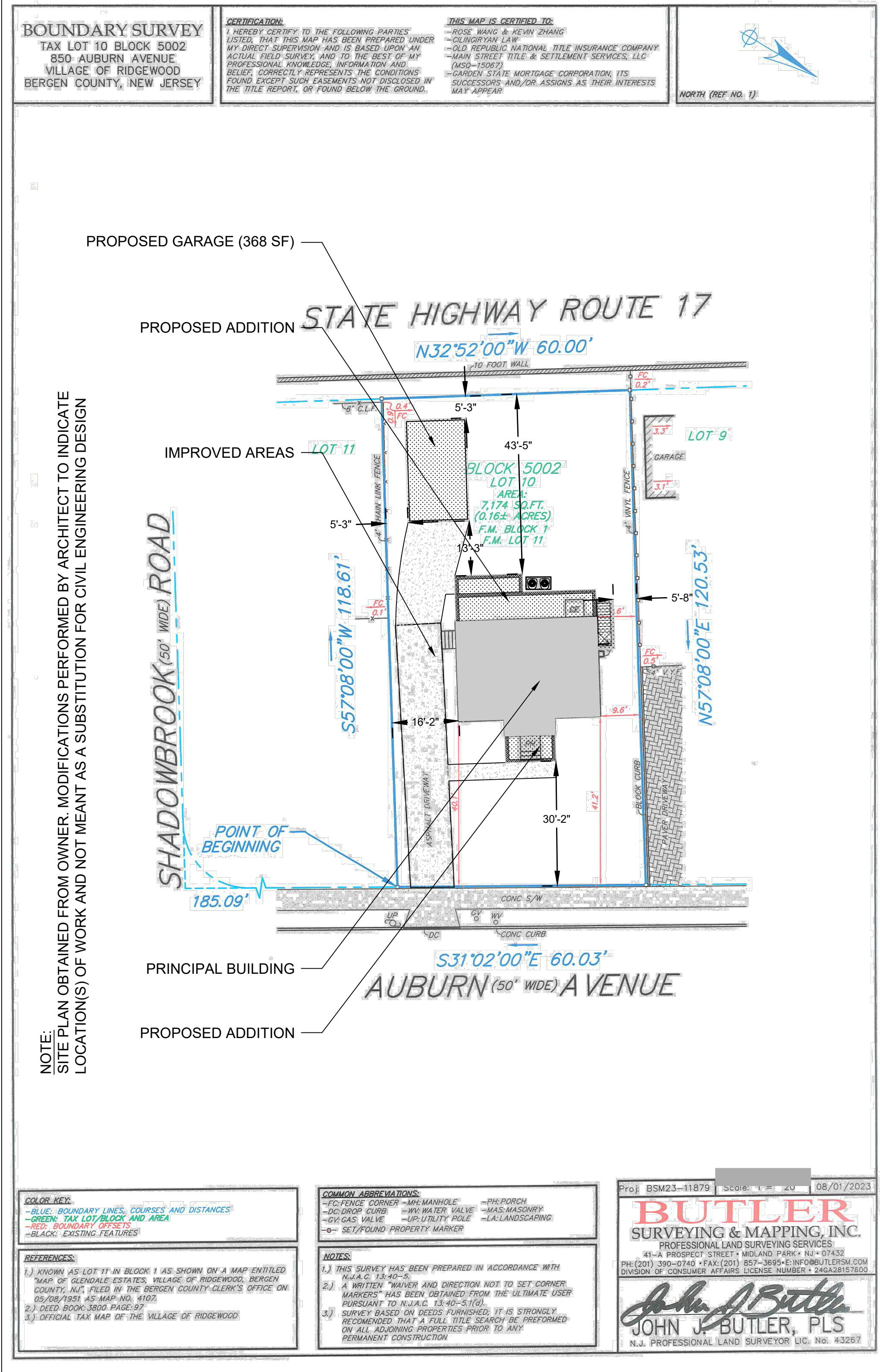
SCALE: NO SCALE

## 2 LIST OF DRAWINGS

SCALE: NO SCALE

## 3 SITE PLAN

SCALE: NOT TO SCALE



**COLOR KEY:**  
- BLUE: BOUNDARY LINES, COURSES AND DISTANCES  
- GREEN: TAX LOTS, BLOCKS AND AREA  
- RED: BOUNDARY OFFSET  
- BLACK: EXISTING FEATURES

**COMMON ABBREVIATIONS:**  
- PL: PLUMBING  
- EC: ELECTRICAL  
- HW: WATER VALVE  
- MW: MASONRY  
- LA: LANDSCAPING  
- PR: PAVEMENT  
- GR: GRASS  
- ST: SETBACK PROPERTY MARKER

**NOTES:**  
1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH N.J.A.C. 17-40-5.  
2. A WRITTEN TRAVEL AND DIRECTION AID TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 17-40-5.1(f).  
3. SURVEY BASED ON DEEDS FURNISHED. IT IS STRONGLY RECOMMENDED THAT A FIELD TITLE SEARCH BE PERFORMED ON ALL ADJOINING PROPERTIES PRIOR TO ANY PERMANENT CONSTRUCTION.

**REFERENCES:**  
1. AS SHOWN AS LOT 10 IN BLOCK 1 AS SHOWN ON A MAP ENTITLED "MAP OF SEVERAL ESTATES BELONGING TO RIDGEWOOD, BERGEN COUNTY, N.J. FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON 05/08/1985 AS MAP NO. 4109.  
2. 2010 DEED BOOK 3008 PAGES 99.  
3. OFFICIAL TAX MAP OF THE VILLAGE OF RIDGEWOOD.

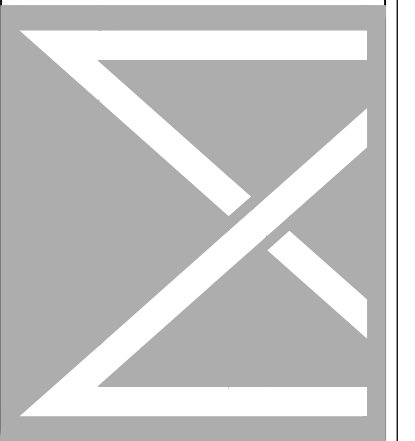
**PROJ: BSM23-11879 Scale: 1" = 20' 08/01/2023**

**BUTLER SURVEYING & MAPPING, INC.**  
PROFESSIONAL LAND SURVEYING SERVICES  
41-A PROSPECT STREET • MIDLAND PARK, NJ 07432  
TEL: (201) 399-0740 • FAX: (201) 399-3966 • E: INFO@BUTLER-SURVEYING.COM  
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER: 246238157603

**John J. Butler, PLS**  
N.J. PROFESSIONAL LAND SURVEYOR LID. NO. 43287

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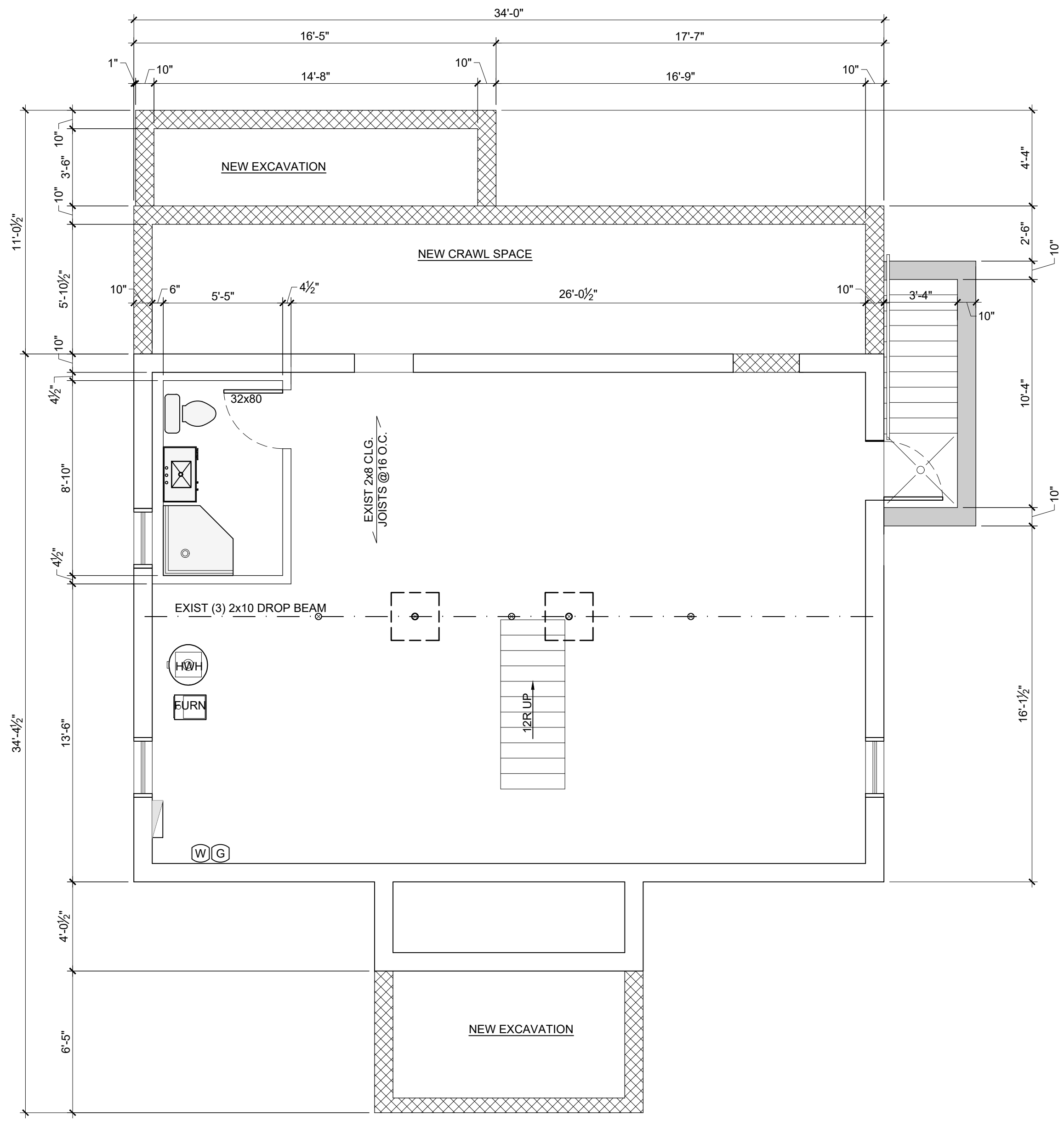
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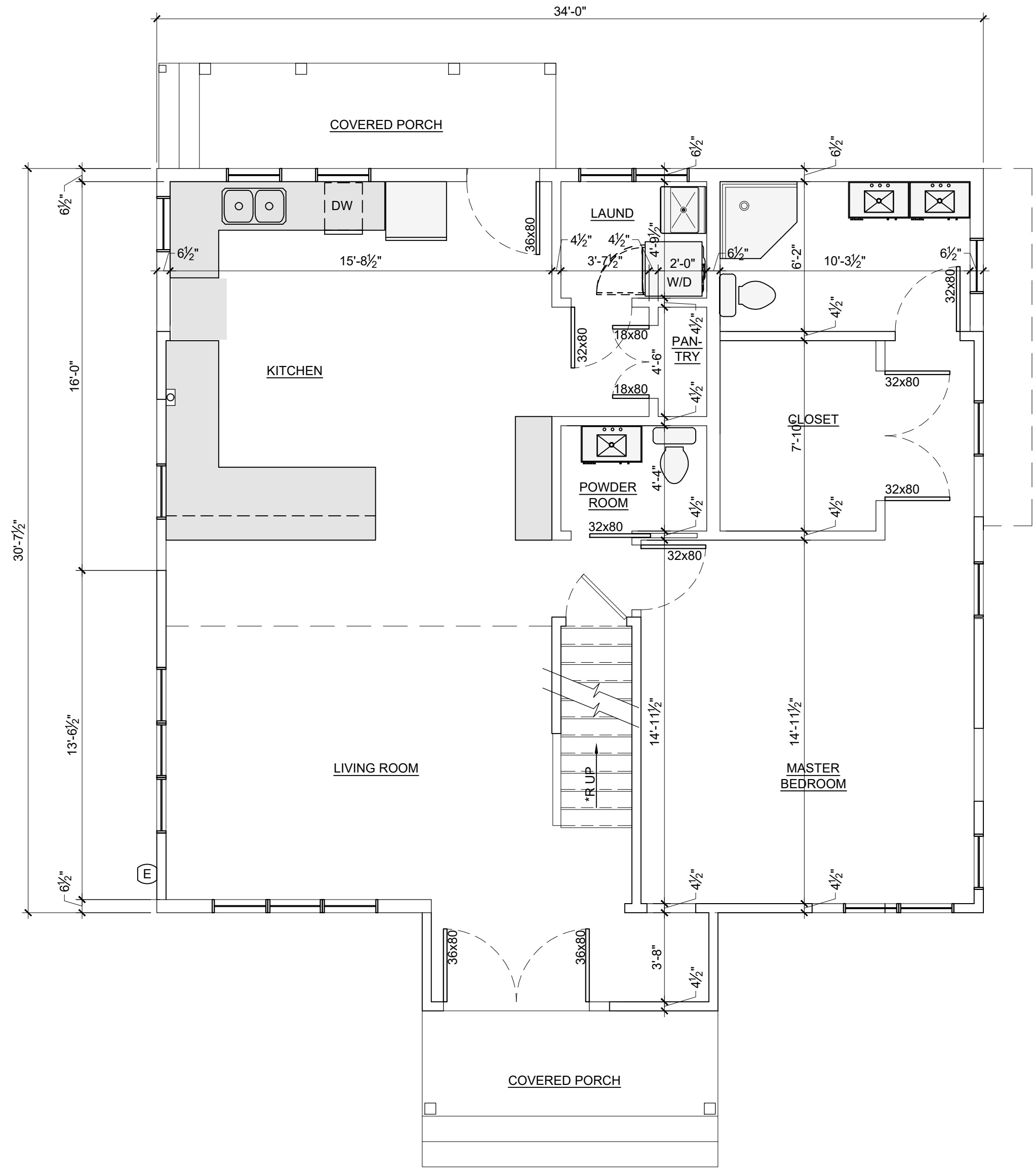
DATE	DESCRIPTION
04.17.24	FOR SUBMISSION
09.23.24	MOD BASED ON COMPLETENESS REV

PROPOSED ADDITION AND ALTERATION AT  
850 AUBURN AVENUE, BLOCK 5002, LOT 10  
TITLE, ZONING SCHEDULE, LIST OF DRAWINGS,  
SITE PLAN, CODE INFORMATION

SHEET:  
**AZ0.0**  
SCALE: NOTED  
PROJ. NO. 2324001  
DRAWN BY: MB  
CHECKED BY: MB



3 BASEMENT FLOOR PLAN  
SCALE: 1/4"=1'-0"



4 FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



1 NORTHEAST ELEVATION (AUBURN AVENUE)  
SCALE: 1/4"=1'-0"



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

DATE: \_\_\_\_\_

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ACCREDITATIONS: AIA, CSI, CDT

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FOR SUBMISSION	
04.17.24	

**PROPOSED ADDITION AND ALTERATION AT  
850 AUBURN AVENUE, BLOCK 5002, LOT 10  
NORTHEAST AND NORTHWEST ELEVATIONS,  
BASEMENT AND FIRST FLOOR PLANS**

SHEET:  
**AZ1.1**

SCALE: NOTED

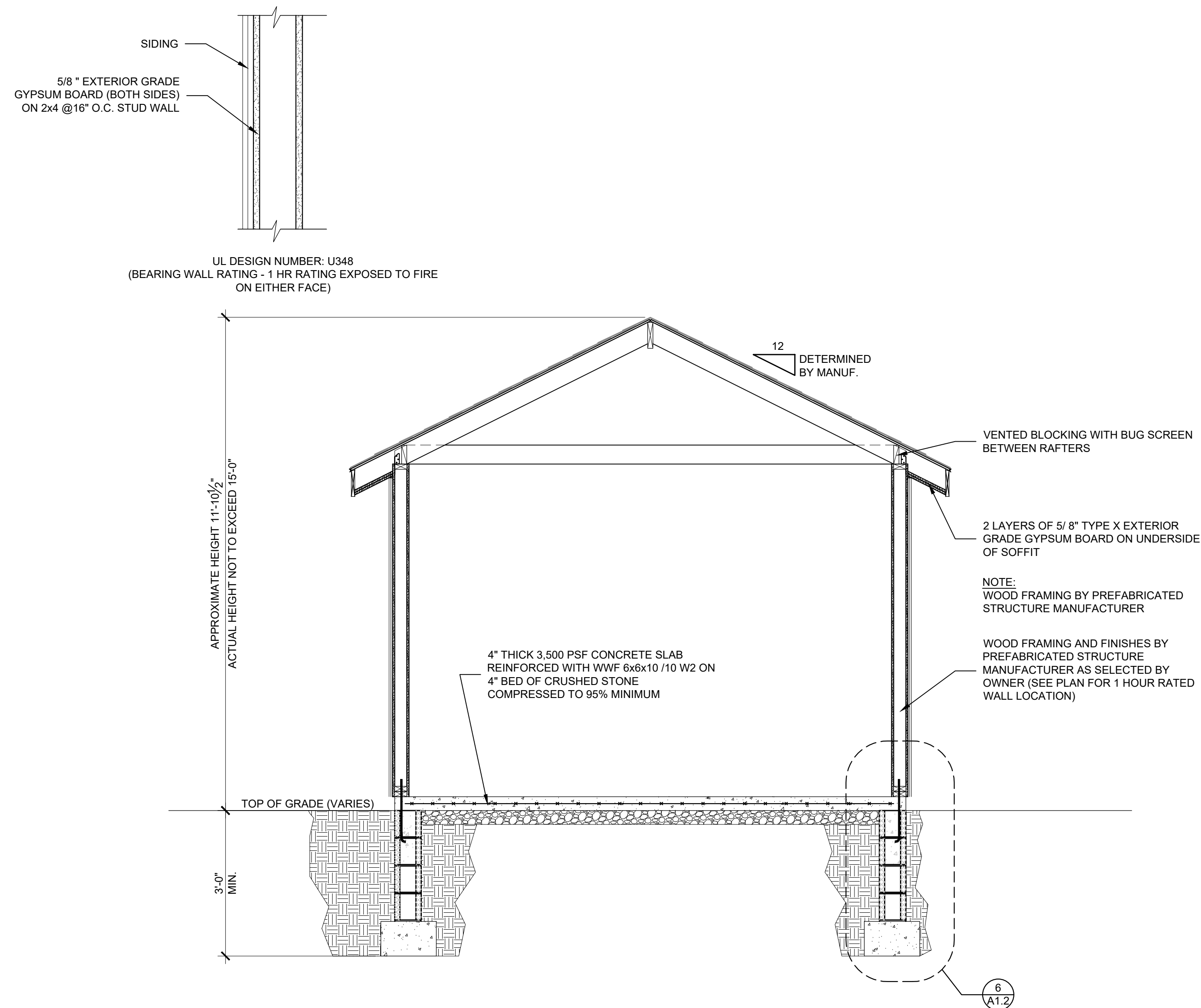
PROJ. NO: 2324001

DRAWN BY: MB

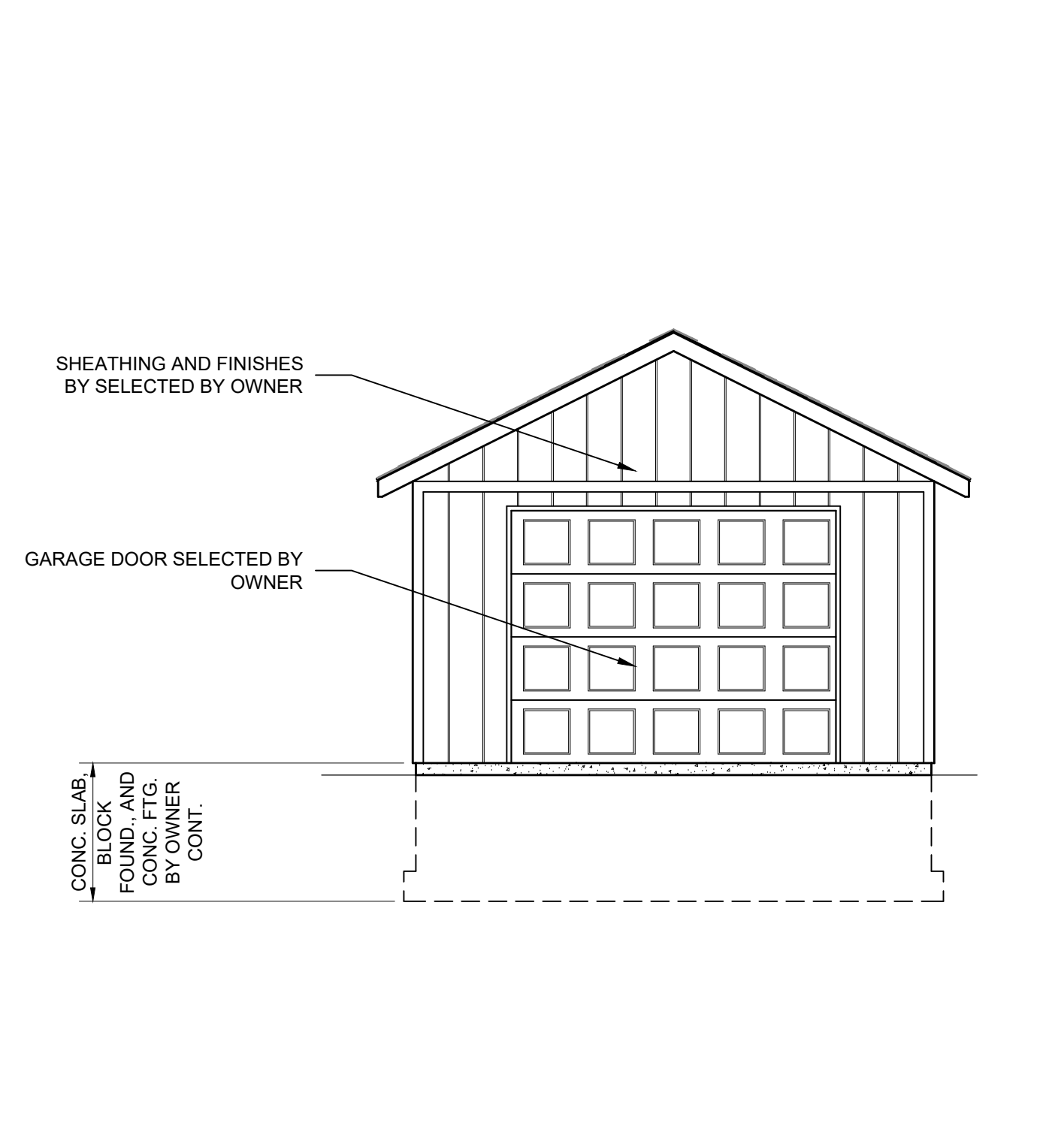
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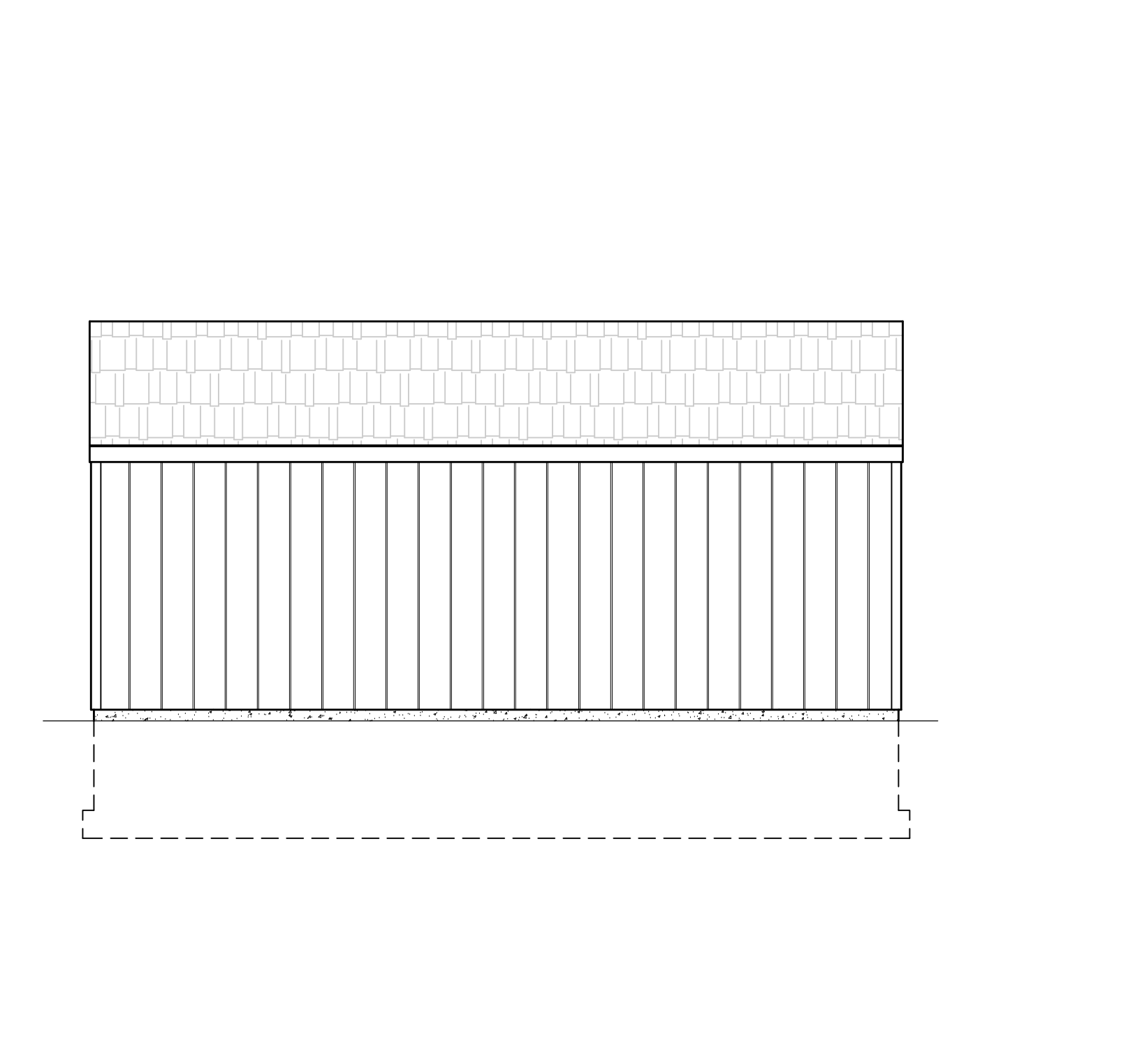




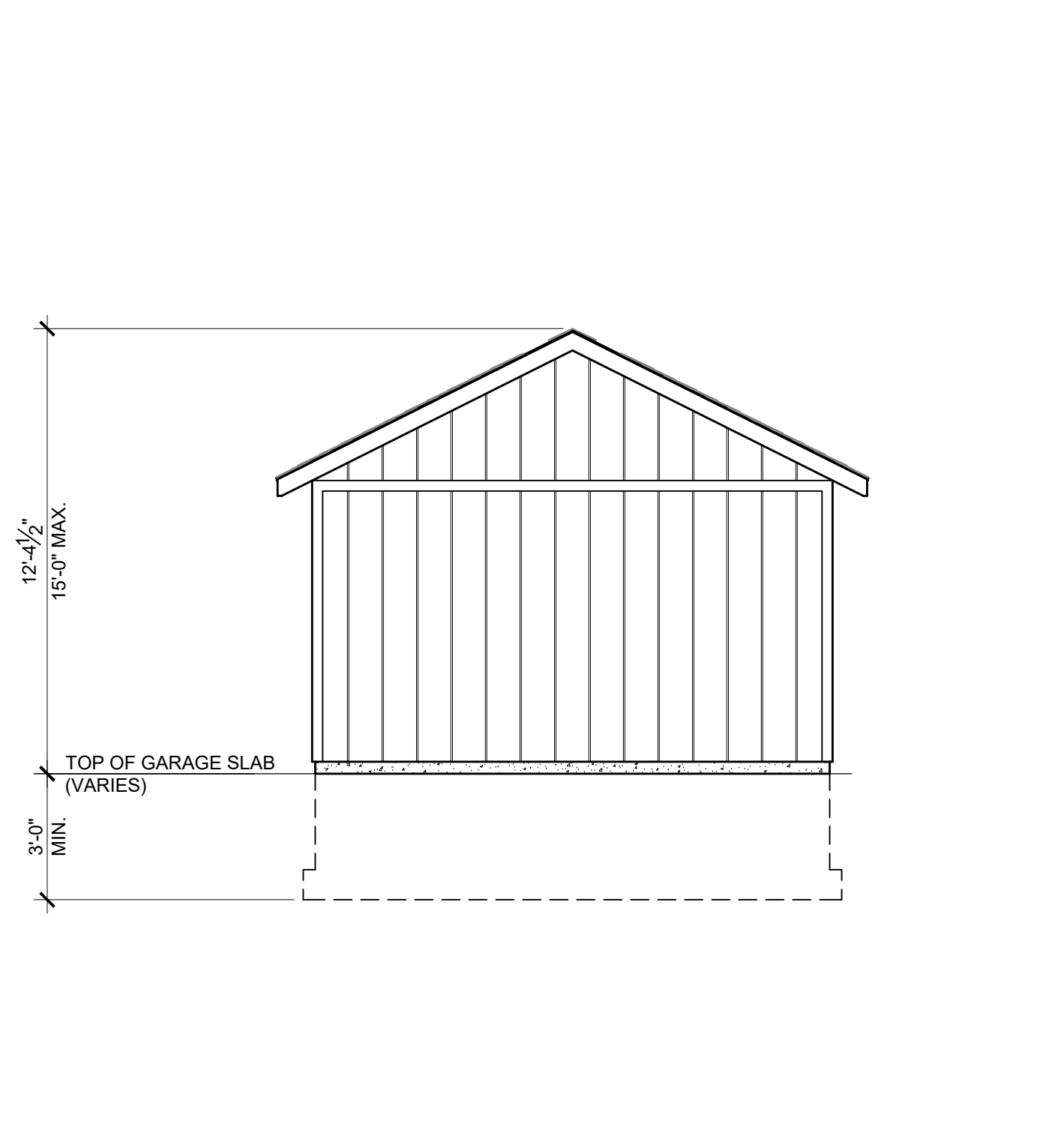
5 SECTION AND FIRE RATED WALL DETAIL  
SCALE: 1/2" = 1'-0"



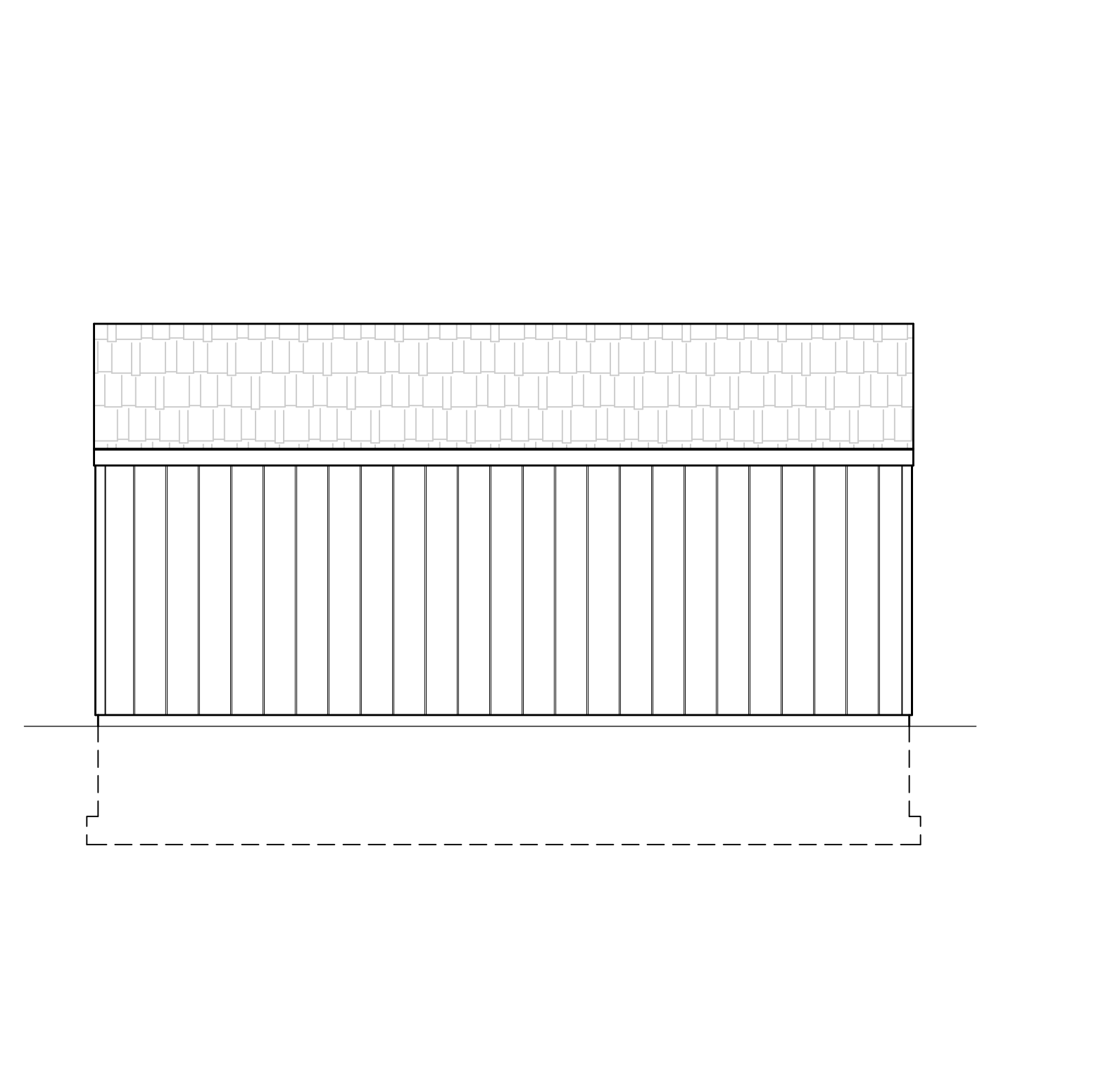
1 SOUTHEAST EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



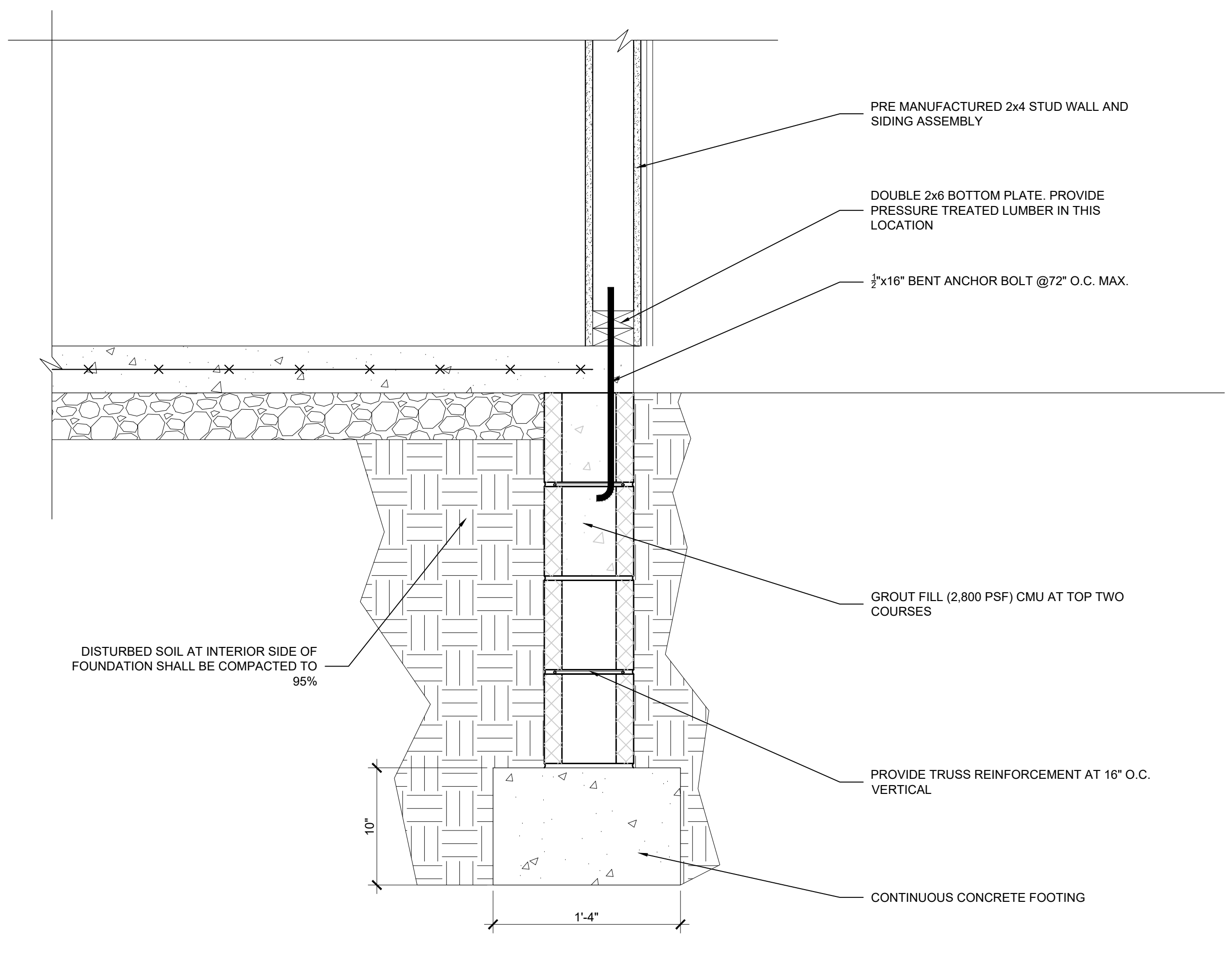
2 NORTHEAST EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



3 NORTHWEST EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



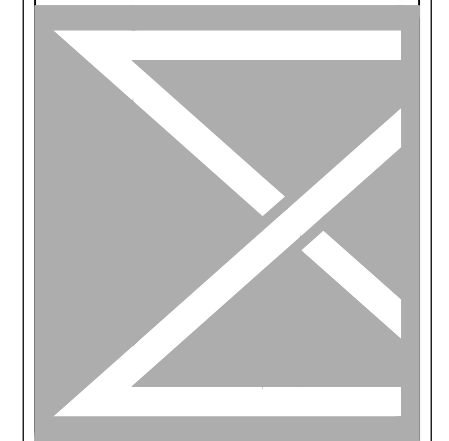
4 SOUTHWEST EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



ALTERNATE:  
PROVIDE POURED IN PLACE CONCRETE FOOTING AND FOUNDATION: NOTE:  
1. CONCRETE SHALL BE 3,500 PSI.  
2. DIMENSIONS SHALL MATCH CMU AND FOOTING WIDTHS AS WELL AS HEIGHTS WITHIN 1/2\"/>

6 FOOTING/FOUNDATION DETAIL  
SCALE: 1-1/2" = 1'-0"

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FOR PERMIT	
06.20.23	

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850 AUBURN AVENUE, BLOCK 5002, LOT 10  
850 AUBURN AVENUE, RIDGEWOOD, NJ  
EXTERIOR ELEVATIONS,  
SECTION AND FIRE RATED WALL DETAIL,  
FOOTING/FOUNDATION DETAIL

SHEET:  
**A1.4**  
SCALE: AS NOTED  
PROJ. NO: 2324001  
DRAWN BY: MB  
CHECKED BY: MB