

PARK-RA RESIDENCE

334 FAIRWAY ROAD, RIDGEWOOD, NJ

DRAWING LIST

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PROJECT DESCRIPTION

1ST FLOOR RENOVATION & SECOND
FLOOR ADDITION TO EXISTING SINGLE-
FAMILY RESIDENCE

LOT 3, BLOCK 3604



240 W. CRESCENT AVE., SUITE D
ALLENDALE, NJ 07401
T: 201.785.8855 F: 201.785.8866

MARY FITZPATRICK SCRO, ARCHITECT
LICENSE # 21A101591800

ZONING BOARD APPLICATION

PROJECT #: 2313

PROJECT NAME: PARK-RA

334 FAIRWAY ROAD
RIDGEWOOD, NJ

TITLE: TITLE SHEET




DATE: 02/06/24

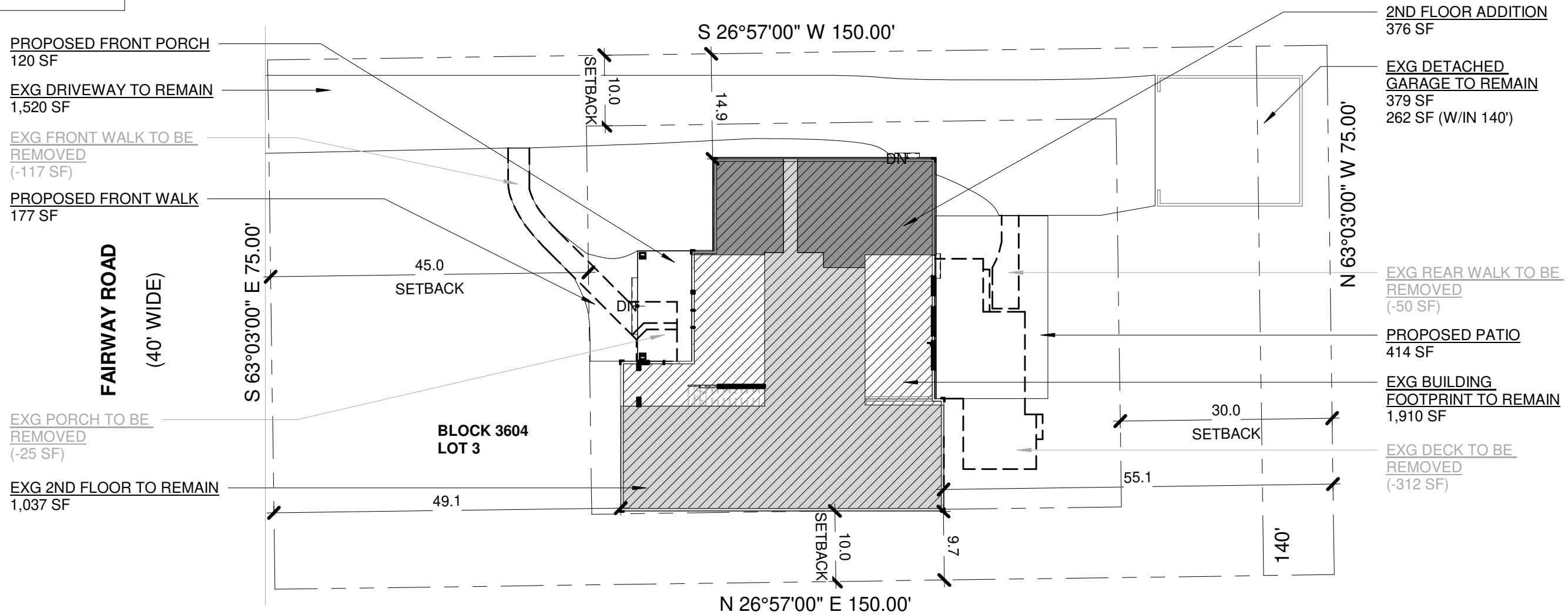
SCALE:

PROGRESS PRINTS
NOT FOR CONSTRUCTION

DRAWING #: **A-0**

KEY

-  EXISTING FIRST FLOOR
-  EXISTING SECOND FLOOR
-  SECOND FLOOR ADDITION



SURVEY INFO TAKEN FROM SURVEY BY DUNN SURVEY & MAPPING P.A.
 DANIEL M. DUNN, NJ PROFESSIONAL LAND SURVEYOR 33098, NJ
 PROFESSIONAL PLANNER 3986, ON SEPT 29, 2015



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ZONING BOARD APPLICATION

PROJECT #: 2313
PROJECT NAME: PARK-RA
 334 FAIRWAY ROAD
 RIDGEWOOD, NJ

TITLE: SURVEY
DATE: 02/06/24
SCALE: 1/16" = 1'-0"

PROGRESS PRINTS
 NOT FOR CONSTRUCTION

DRAWING #: **A-1**

ZONING DATA	REQUIRED	EXISTING	PROPOSED	EXISTING IMPERVIOUS COVERAGE
<u>ZONE:</u>	R-2	R-2	R-2	FRONT WALK = 117 SF REAR WALK = 50 SF DRIVEWAY = 1,520 SF COV. ABV GRADE= 2,626 SF <u>TOTAL IMP. COVERAGE = 4,313 SF</u>
<u>MIN. LOT REQUIREMENT</u>				COV. ABV GRADE W/ IN 140' = 2,509 SF <u>TOTAL IMP. COVERAGE W/IN 140' = 4,196 SF</u>
LOT AREA:	10,500 SF	11,250 SF	11,250 SF	
LOT AREA W/ IN 140':	N/A	10,500 SF	10,500 SF	
LOT WIDTH:	75 FT	75 FT	75 FT	
LOT DEPTH:	120 FT	150 FT	150 FT	
<u>MIN. YARD REQUIREMENT</u>				<u>PROPOSED IMPERVIOUS COVERAGE</u>
FRONT:	45 FT	49.1 FT	49.1 FT	NEW FRONT WALK = 177 SF
SIDE:	10 FT	*R: 9.7 FT, L: 14.9 FT	*R: 9.7 FT, L: 14.9 FT	NEW PATIO = 414 SF
BOTH SIDES:	24.75 FT	*24.6 FT	*24.6 FT	EXG DRIVEWAY = 1,520 SF
REAR:	30 FT	55.1 FT	55.1 FT	NEW COV. ABV GRADE= 2,409 SF <u>TOTAL IMP. COVERAGE = 4,520 SF</u>
<u>MAX. IMPERVIOUS COVERAGE:</u>	45% / 5,062 SF	38.3% / 4,313 SF	40.2% / 4,520 SF	COV. ABV GRADE W/ IN 140' = 2,292 SF
<u>MAX. IMP. COV. W/ IN 140':</u>	45% / 4,725 SF	40% / 4,196 SF	41.9% / 4,403 SF	<u>TOTAL IMP. COVERAGE W/IN 140' = 4,403 SF</u>
<u>MAX. COVERAGE ABOVE GRADE:</u>	20% / 2,250 SF	*23.3% / 2,626 SF	**21.4% / 2,409 SF	
<u>MAX. COV. ABOVE GRADE W/ IN 140':</u>	20% / 2,100 SF	*23.9% / 2,509 SF	**21.8% / 2,292 SF	
<u>MAX. BUILDING HEIGHT:</u>	30 FT / 2.5 STORIES	25.1 FT / 2 STORY	28.4 FT / 2 STORY	<u>EXISTING COVERAGE ABOVE GRADE</u>
<u>MAX. G.B.A. (PRINCIPLE BLDG):</u>	32% / 3,600 SF	26.2% / 2,947 SF	29.5% / 3,319 SF	1 ST FLOOR = 1,910 SF
<u>MAX. G.B.A. (W/ IN 140'):</u>	32% / 3,360 SF	28.1% / 2,947 SF	31.6% / 3,319 SF	DECK = 312 SF
<u>MAX. G.B.A. (ACCESSORY BLDG):</u>	6.5% / 731 SF	3.4% / 379 SF	-	FRONT PORCH = 25 SF
<u>MAX. G.B.A. (ACC. BLDG. W/ IN 140'):</u>	6.5% / 683 SF	2.5% / 262 SF	-	DETACHED GARAGE = 379 SF (W/IN 140' = 262 SF)
				<u>TOTAL COV. ABOVE GRADE = 2,626 SF</u>
				<u>TOTAL COV. ABOVE GRADE W/IN 140' = 2,509 SF</u>
				<u>PROPOSED COVERAGE ABOVE GRADE</u>
				EXG 1 ST FLOOR = 1,910 SF
				NEW FRONT PORCH = 120 SF
				EXG DETACHED GARAGE = 379 SF (W/IN 140' = 262 SF)
				<u>TOTAL COV. ABOVE GRADE = 2,409 SF, 21.4%</u>
				<u>TOTAL COV. ABOVE GRADE W/IN 140' = 2,292 SF, 21.8%</u>

* DENOTES A PRE-EXISTING NONCONFORMITY

** DENOTES A PROPOSED NON-CONFORMITY

EXISTING G.B.A.

1ST FLOOR EXG = 1,910 SF
2ND FLOOR EXG = 1,010 SF
ATTIC SPACE = 27 SF
EXISTING GBA = 2,947 SF

PROPOSED G.B.A.

1ST FLOOR EXG = 1,910 SF
2ND FLOOR NEW = 1,413 SF
GBA = 3,323 SF



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ZONING BOARD APPLICATION

PROJECT #: 2313

PROJECT NAME: PARK-RA

334 FAIRWAY ROAD
RIDGEWOOD, NJ

TITLE: ZONING INFO

DATE: 02/06/24

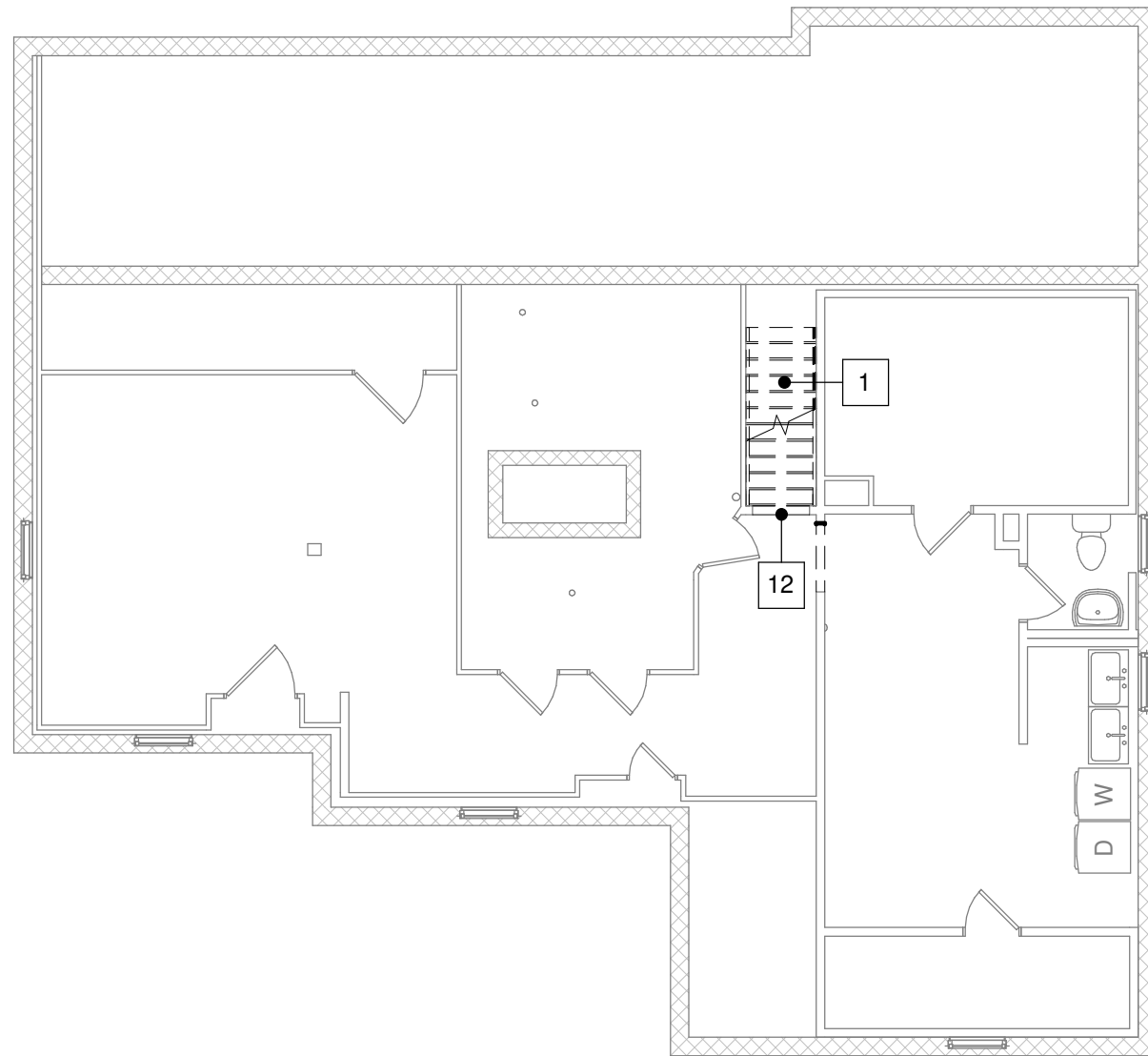
SCALE:

PROGRESS PRINTS
NOT FOR CONSTRUCTION

DRAWING #: **A-2**

DEMOLITION KEYNOTES

- 1 EXISTING STAIR TO BE REMOVED IN THEIR ENTIRETY. PROVIDE FALL PROTECTION ONCE REMOVED. INFILL, PATCH AND REPAIR AREA SMOOTH. PREP FOR NEW FLOOR FINISH.
- 12 REMOVE EXISTING OPENING IN ITS ENTIRETY. PATCH AND PREP AS REQUIRED FOR NEW FINISHES, TYP. PREPARE TO RECEIVE NEW DOOR/OPENING WHERE NOTED.



1 BASEMENT DEMO PLAN
1/8" = 1'-0"



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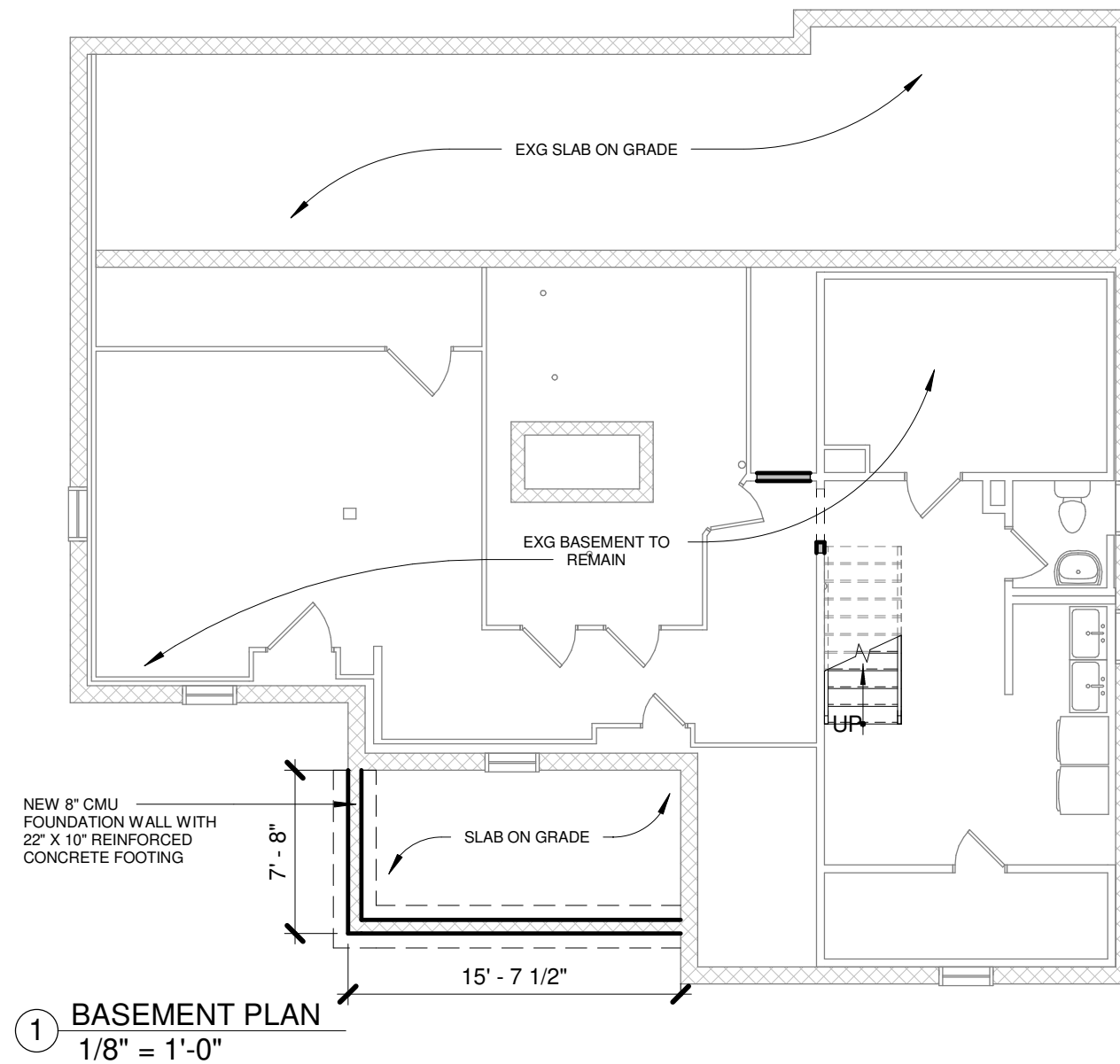
ZONING BOARD APPLICATION

PROJECT #: 2313
PROJECT NAME: PARK-RA
334 FAIRWAY ROAD
RIDGEWOOD, NJ

TITLE: BASEMENT DEMO PLAN
DATE: 02/06/24
SCALE: As indicated

PROGRESS PRINTS
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DRAWING #: **A-3**



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ZONING BOARD APPLICATION

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PROJECT NAME: PARK-RA

334 FAIRWAY ROAD
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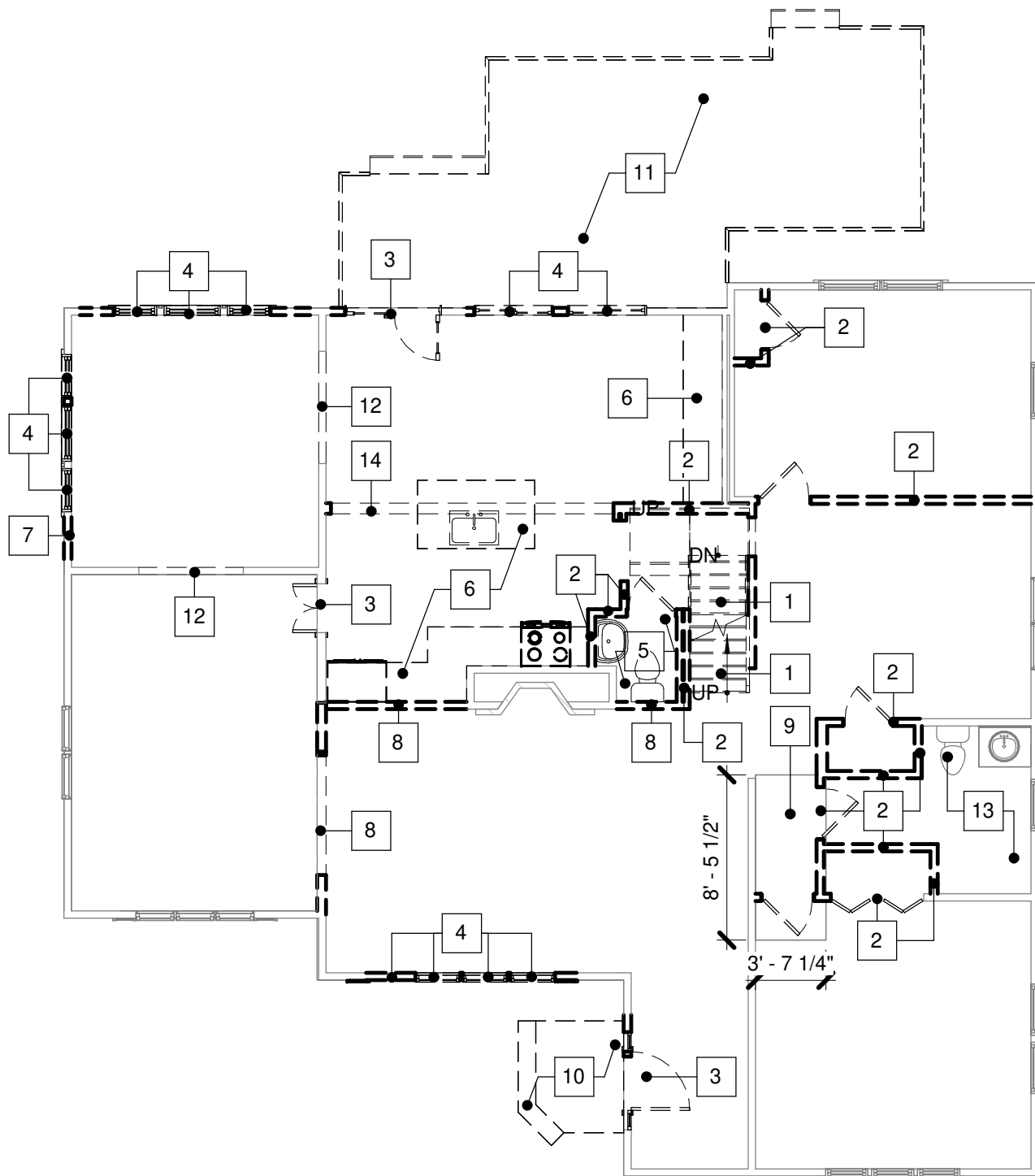
TITLE: PROPOSED BASEMENT PLAN

DATE: 02/06/24

SCALE: 1/8" = 1'-0"

PROGRESS PRINTS
NOT FOR CONSTRUCTION

DRAWING #: **A-4**



1 1ST. FLOOR DEMO PLAN
1/8" = 1'-0"

DEMOLITION KEYNOTES

- 1 EXISTING STAIR TO BE REMOVED IN THEIR ENTIRETY. PROVIDE FALL PROTECTION ONCE REMOVED. INFILL, PATCH AND REPAIR AREA SMOOTH. PREP FOR NEW FLOOR FINISH.
- 2 EXISTING WALL TO BE REMOVED IN ITS ENTIRETY. REMOVAL TO INCLUDE BUT NOT LIMITED TO ALL WALL FINISHES, BASE TILES, EQUIPMENT, WIRING, ETC. WALLS TO BE REMOVED FLOOR TO DECK. BRING ALL WIRING BACK TO NEAREST SOURCE PANEL. CAREFULLY CUT WALLS IN AREAS WHERE PORTION OF EXISTING IS TO REMAIN. PATCH AND PREP FLOOR/ WALLS TO RECEIVE NEW FINISHES, TYP.
- 3 REMOVE EXISTING DOOR & FRAME IN ITS ENTIRETY. REMOVAL TO INCLUDE HARDWARE, FRAME, THRESHOLD, CLOSER, GLAZING, PANELS, SEALANT, ETC, TYP. PATCH AND PREP AS REQUIRED FOR NEW FINISHES, TYP. PREPARE TO RECEIVE NEW DOOR/OPENING WHERE NOTED.
- 4 EXISTING WINDOW TO BE REMOVED IN ITS ENTIRETY INCLUDING BUT NOT LIMITED TO FRAME, GLASS PANELS, COUNTER BALANCE, ETC. PATCH AND REPAIR SILL, JAMB, AND ADJ. WALLS AS REQUIRED. PREPARE OPENING TO RECEIVE NEW SCHEDULE WINDOW WHERE NOTED.
- 5 REMOVE EXISTING BATHROOM IN ITS ENTIRETY, INCLUDING BUT NOT LIMITED TO: HARDWARE, FINISHES, PLUMBING, ELECTRICAL FIXTURES IN THIS AREA, ETC. CAP AND SAFE ALL PLUMBING AS REQUIRED.
- 6 REMOVE EXISTING KITCHEN IN ITS ENTIRETY, INCLUDING BUT NOT LIMITED TO: HARDWARE, FINISHES, PLUMBING, ELECTRICAL FIXTURES IN THIS AREA, ETC. CAP AND SAFE ALL PLUMBING AS REQUIRED, SEE PLAN FOR NEW KITCHEN CONFIGURATION.
- 7 REMOVE EXISTING PORTION OF WALL AND PREPARE OPENING TO RECEIVE NEW SCHEDULE DOOR/WINDOW.
- 8 REMOVE EXISTING PORTION OF WALL AND PREPARE FOR NEW/WIDER OPENING.
- 9 SAW CUT AND REMOVE EXISTING PORTION OF FLOOR ASSEMBLY AS REQUIRED FOR NEW STAIR. PROVIDE FALL PROTECTION FOR NEW OPENING.
- 10 EXISTING PORCH, STEPS, AND ASSOCIATED FOOTINGS TO BE REMOVED.
- 11 EXISTING DECK AND ASSOCIATED DECKING, STRUCTURE, RAILINGS, STEPS, AND SUPPORTING FOOTINGS TO BE REMOVED.
- 12 REMOVE EXISTING OPENING IN ITS ENTIRETY. PATCH AND PREP AS REQUIRED FOR NEW FINISHES, TYP. PREPARE TO RECEIVE NEW DOOR/OPENING WHERE NOTED.
- 13 EXISTING BATHROOM TO REMAIN. UPDATE AND REPLACE FIXTURES AND FINISHES IN KIND.
- 14 EXISTING BEAM TO BE REMOVED.



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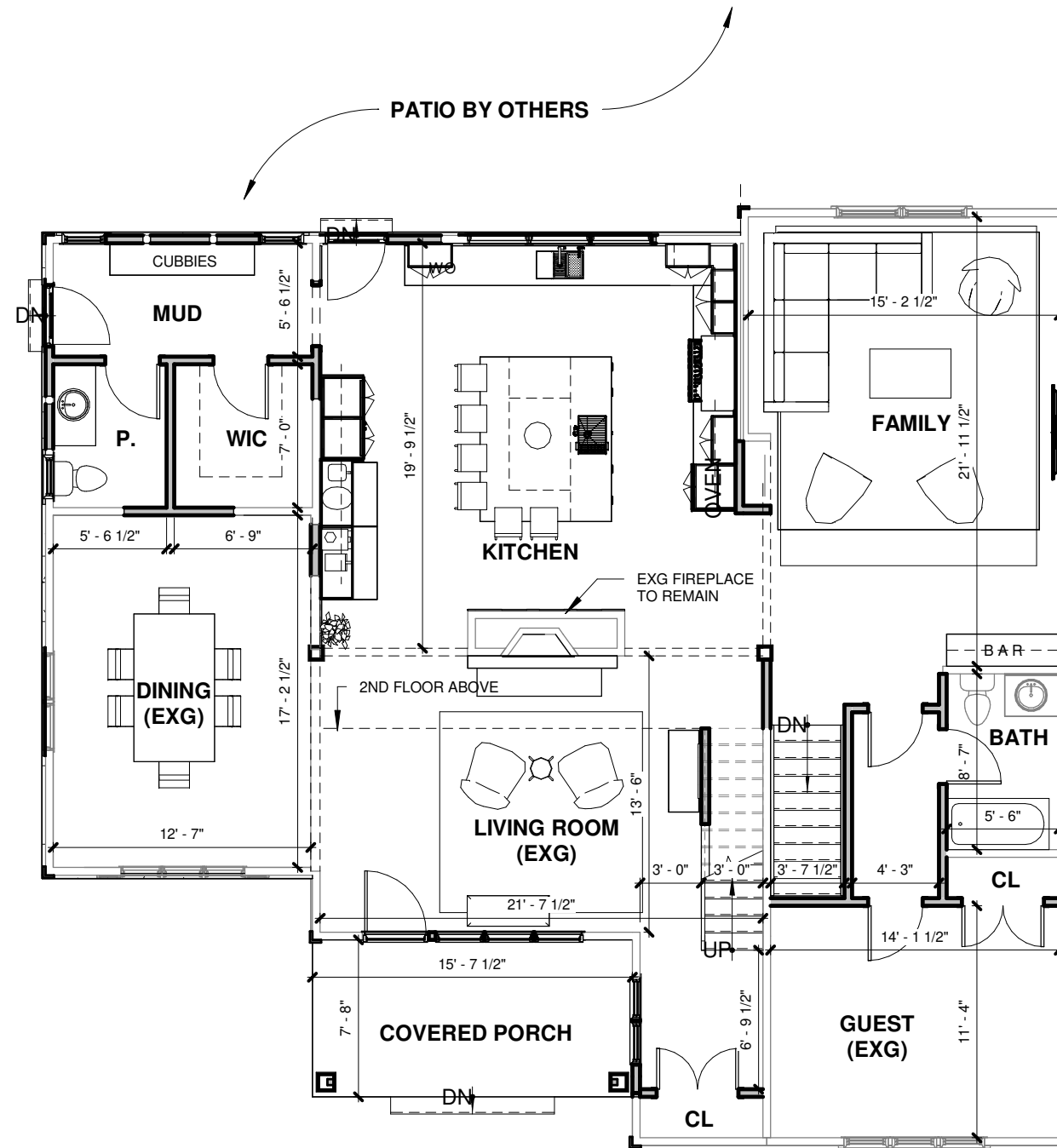
TITLE: FIRST FLOOR DEMO PLAN

DATE: 02/06/24

SCALE: As indicated

PROGRESS PRINTS
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DRAWING #: **A-5**



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PROJECT #: 2313

PROJECT NAME: PARK-RA

334 FAIRWAY ROAD
 RIDGEWOOD, NJ

TITLE: PROPOSED 1ST FLOOR PLAN

DATE: 02/06/24

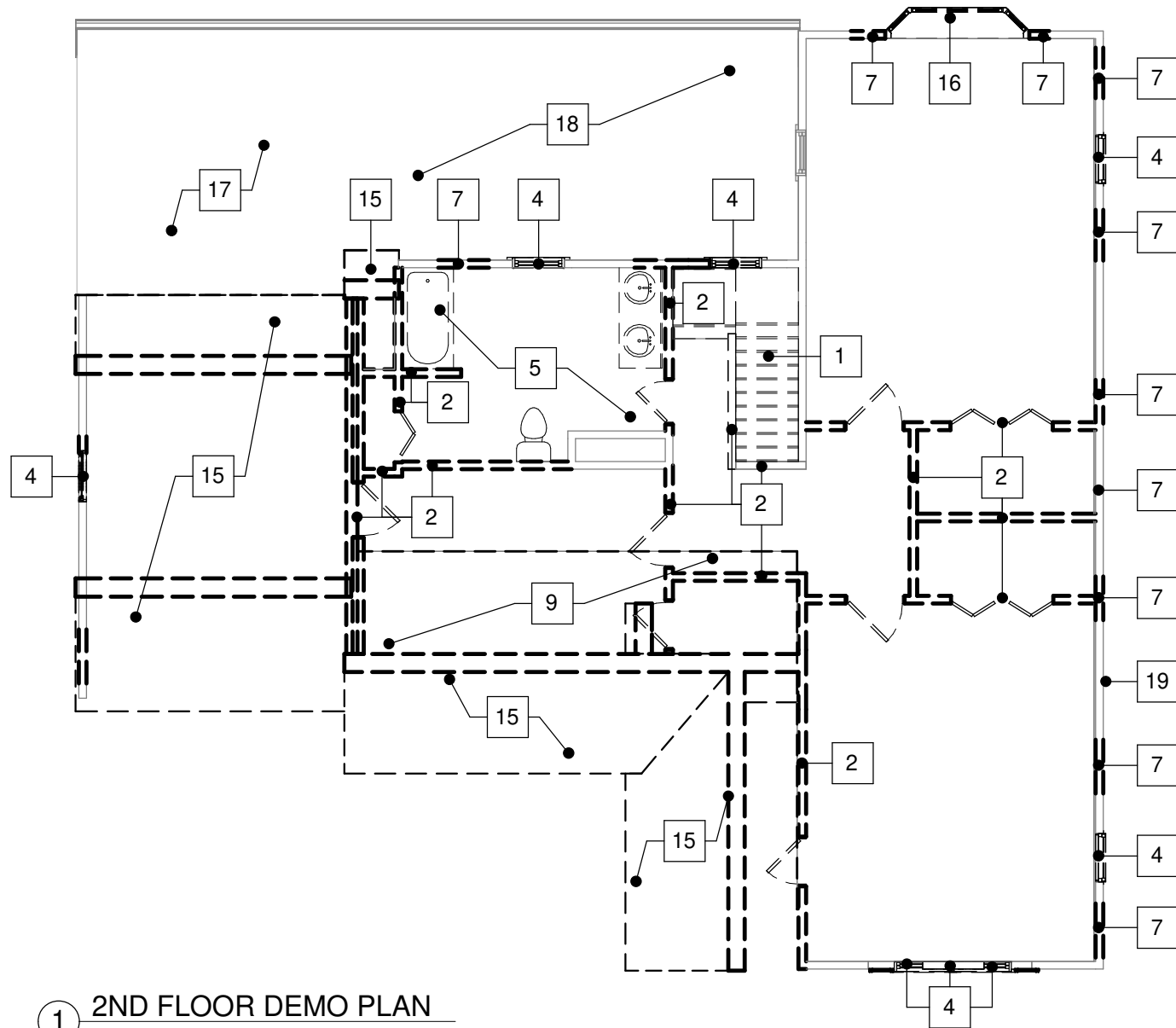
SCALE: 1/8" = 1'-0"

PROGRESS PRINTS
 NOT FOR CONSTRUCTION

DRAWING #: **A-6**

DEMOLITION KEYNOTES

- 1 EXISTING STAIR TO BE REMOVED IN THEIR ENTIRETY. PROVIDE FALL PROTECTION ONCE REMOVED. INFILL, PATCH AND REPAIR AREA SMOOTH. PREP FOR NEW FLOOR FINISH.
- 2 EXISTING WALL TO BE REMOVED IN ITS ENTIRETY. REMOVAL TO INCLUDE BUT NOT LIMITED TO ALL WALL FINISHES, BASE TILES, EQUIPMENT, WIRING, ETC. WALLS TO BE REMOVED FLOOR TO DECK. BRING ALL WIRING BACK TO NEAREST SOURCE PANEL. CAREFULLY CUT WALLS IN AREAS WHERE PORTION OF EXISTING IS TO REMAIN. PATCH AND PREP FLOOR/ WALLS TO RECEIVE NEW FINISHES, TYP.
- 4 EXISTING WINDOW TO BE REMOVED IN ITS ENTIRETY INCLUDING BUT NOT LIMITED TO FRAME, GLASS PANELS, COUNTER BALANCE, ETC. PATCH AND REPAIR SILL, JAMB, AND ADJ. WALLS AS REQUIRED. PREPARE OPENING TO RECEIVE NEW SCHEDULE WINDOW WHERE NOTED.
- 5 REMOVE EXISTING BATHROOM IN ITS ENTIRETY, INCLUDING BUT NOT LIMITED TO: HARDWARE, FINISHES, PLUMBING, ELECTRICAL FIXTURES IN THIS AREA, ETC. CAP AND SAFE ALL PLUMBING AS REQUIRED.
- 7 REMOVE EXISTING PORTION OF WALL AND PREPARE OPENING TO RECEIVE NEW SCHEDULE DOOR/WINDOW.
- 9 SAW CUT AND REMOVE EXISTING PORTION OF FLOOR ASSEMBLY AS REQUIRED FOR NEW STAIR. PROVIDE FALL PROTECTION FOR NEW OPENING.
- 15 REMOVE EXISTING ROOFING, ROOF STRUCTURE AND SHEATHING IN THEIR ENTIRETY. TEMPORARILY SHORE STRUCTURE AS NEEDED.
- 16 REMOVE EXISTING BAY WINDOW IN ITS ENTIRETY. PATCH AND PREP AS REQUIRED FOR NEW FINISHES.
- 17 PORTION OF EXISTING ROOF TO BE CAREFULLY REMOVED AS REQUIRED TO FIT NEW SECOND FLOOR PLAN.
- 18 REMOVE EXISTING ROOFING AND SHEATHING DOWN TO ROOF STRUCTURE AS REQUIRED FOR NEW ROOFING. TEMPORARILY SHORE STRUCTURE AS NEEDED.
- 19 EXISTING SIDING TO BE REMOVED @ ENTIRE HOUSE.



1 2ND FLOOR DEMO PLAN
1/8" = 1'-0"



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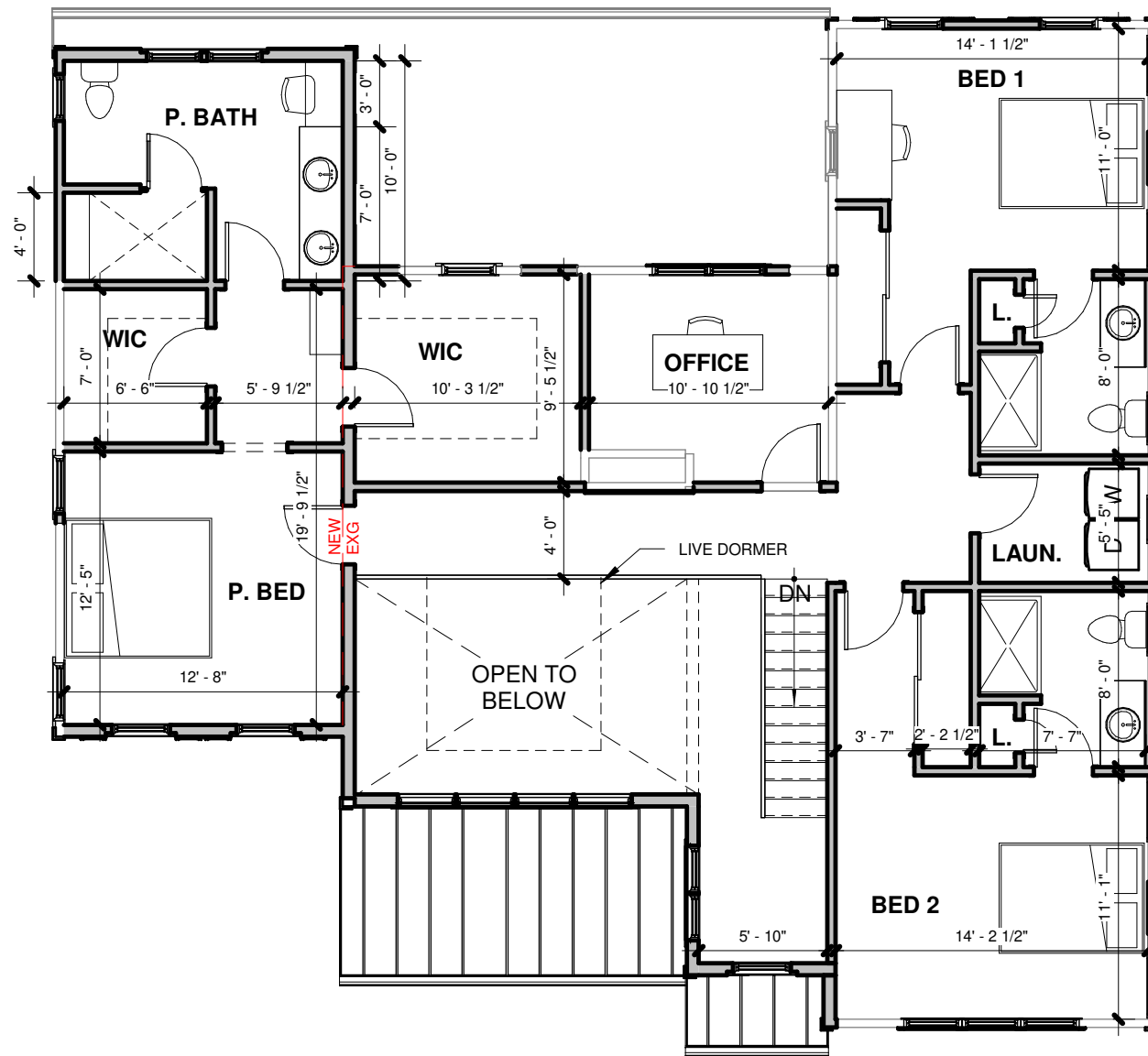
ZONING BOARD APPLICATION

PROJECT #: 2313
PROJECT NAME: PARK-RA
334 FAIRWAY ROAD
RIDGEWOOD, NJ

TITLE: SECOND FLOOR DEMO PLAN
DATE: 02/06/24
SCALE: As indicated

PROGRESS PRINTS
NOT FOR CONSTRUCTION

DRAWING #: **A-7**



1 2ND FLOOR PLAN
1/8" = 1'-0"



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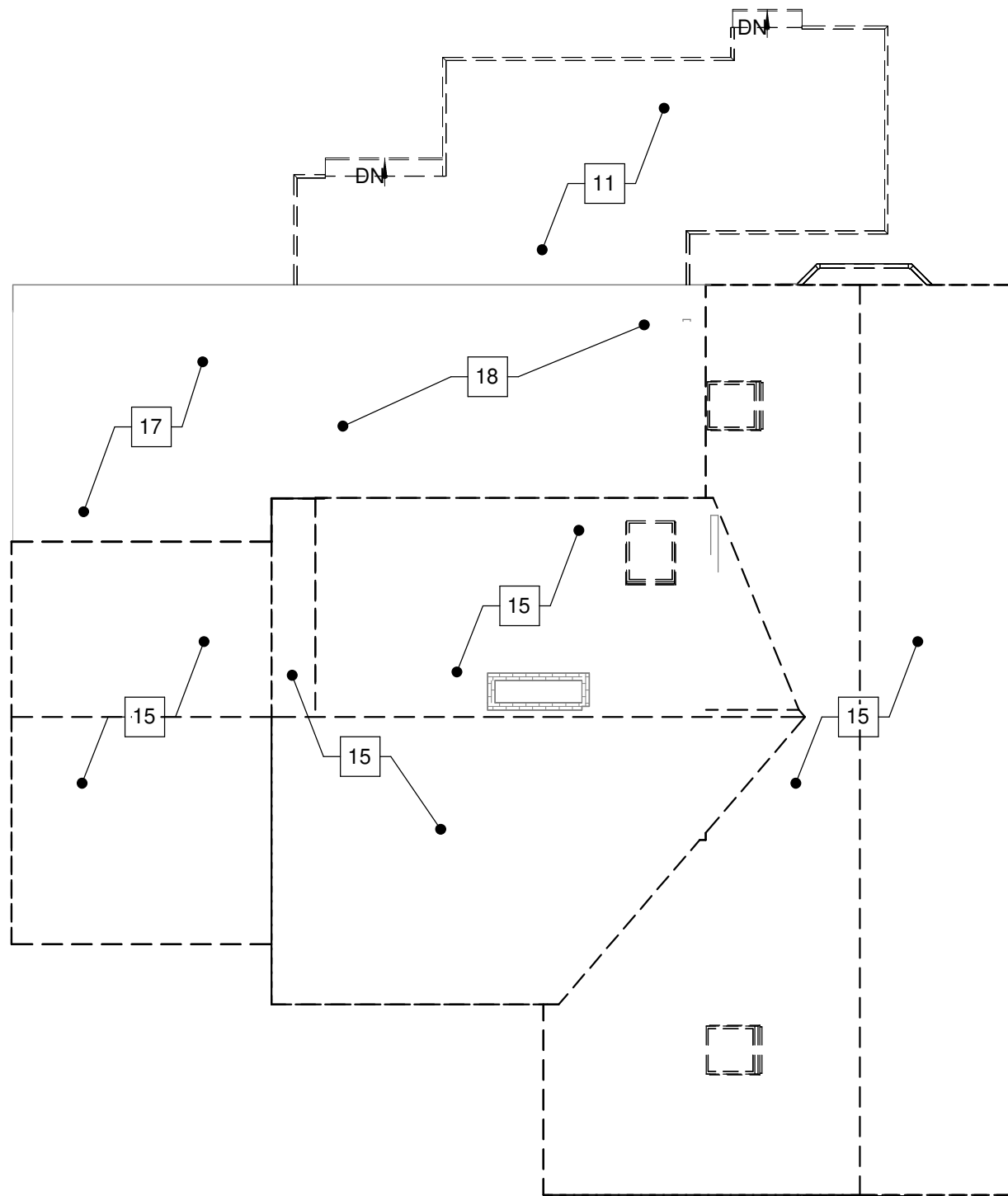
TITLE: PROPOSED 2ND FLOOR PLAN
DATE: 02/06/24
SCALE: 1/8" = 1'-0"

PROGRESS PRINTS
NOT FOR CONSTRUCTION

DRAWING #: **A-8**

DEMOLITION KEYNOTES

- 11 EXISTING DECK AND ASSOCIATED DECKING, STRUCTURE, RAILINGS, STEPS, AND SUPPORTING FOOTINGS TO BE REMOVED.
- 15 REMOVE EXISTING ROOFING, ROOF STRUCTURE AND SHEATHING IN THEIR ENTIRETY. TEMPORARILY SHORE STRUCTURE AS NEEDED.
- 17 PORTION OF EXISTING ROOF TO BE CAREFULLY REMOVED AS REQUIRED TO FIT NEW SECOND FLOOR PLAN.
- 18 REMOVE EXISTING ROOFING AND SHEATHING DOWN TO ROOF STRUCTURE AS REQUIRED FOR NEW ROOFING. TEMPORARILY SHORE STRUCTURE AS NEEDED.



1 ROOF DEMO PLAN
1/8" = 1'-0"



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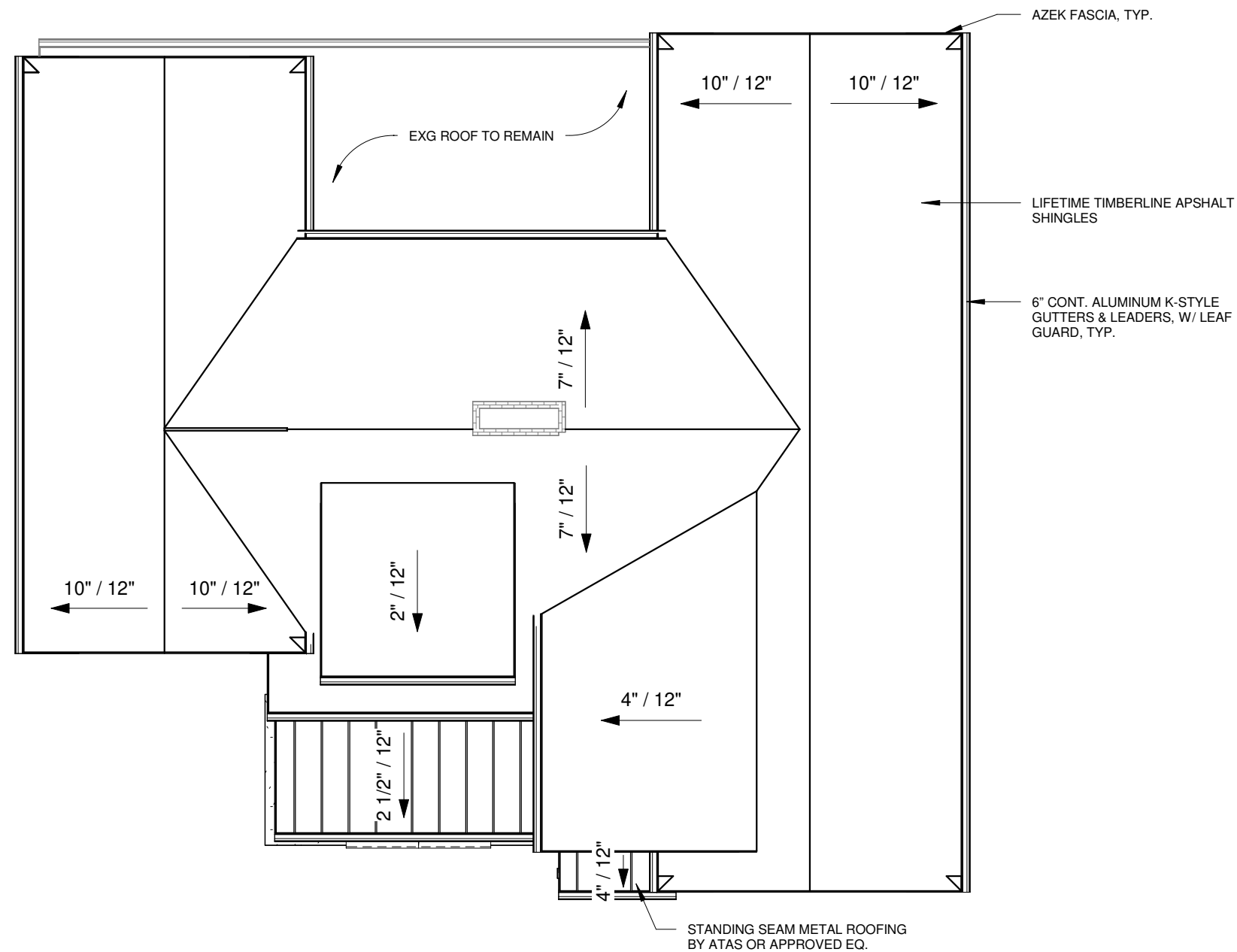
ZONING BOARD APPLICATION

PROJECT #: 2313
PROJECT NAME: PARK-RA
334 FAIRWAY ROAD
RIDGEWOOD, NJ

TITLE: ROOF DEMO PLAN
DATE: 02/06/24
SCALE: As indicated

PROGRESS PRINTS
NOT FOR CONSTRUCTION

DRAWING #: **A-9**



1 ROOF PLAN
1/8" = 1'-0"



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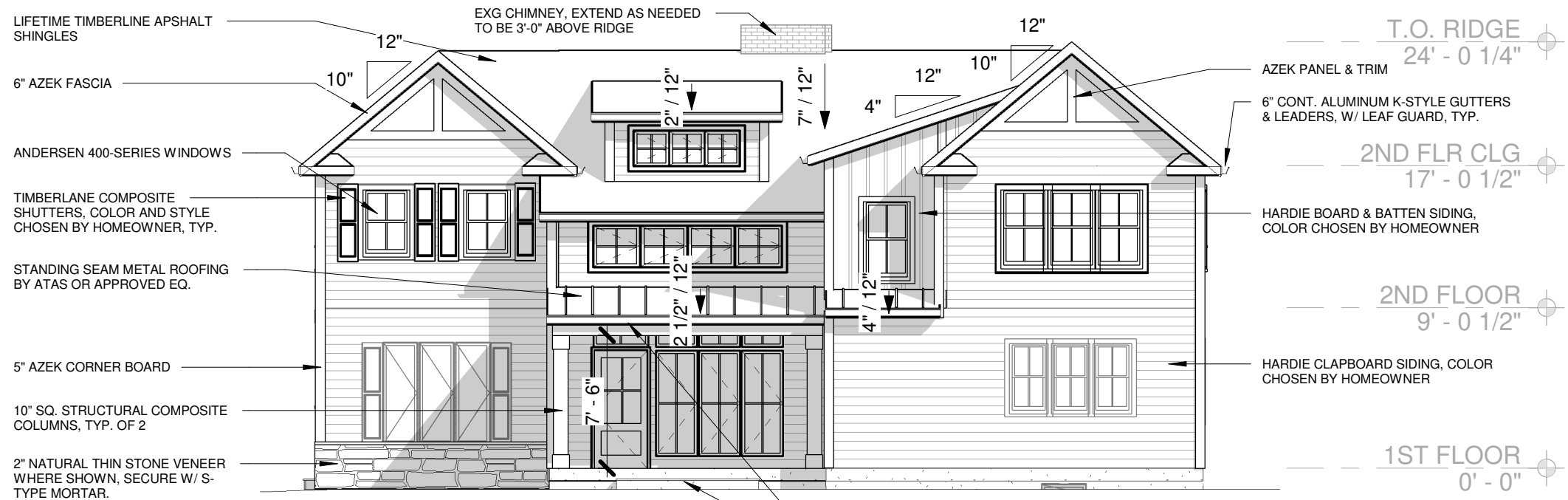
TITLE: PROPOSED ROOF PLAN

DATE: 02/06/24

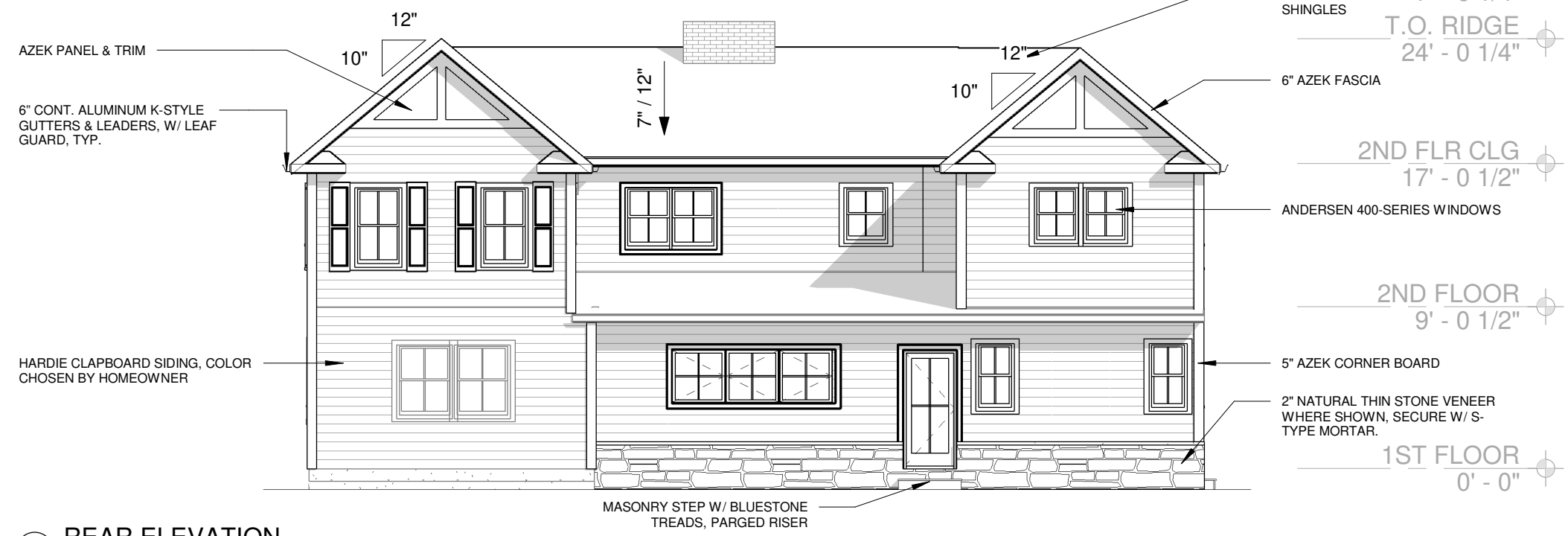
SCALE: 1/8" = 1'-0"

PROGRESS PRINTS
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DRAWING #: **A-10**



1 FRONT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



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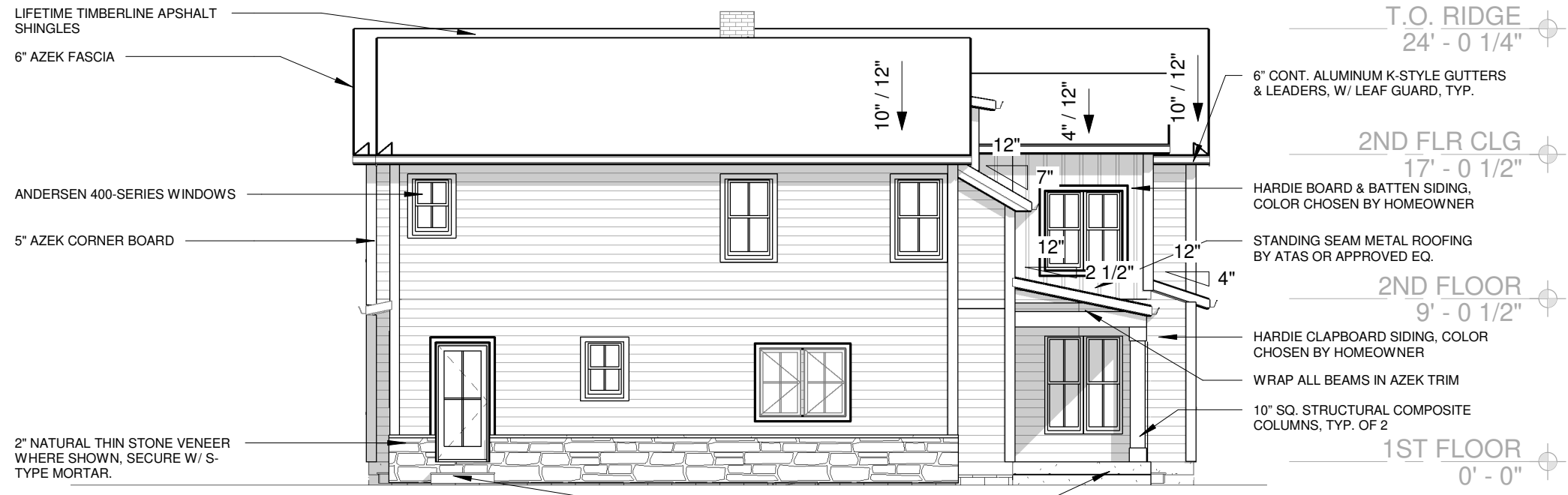
ZONING BOARD APPLICATION

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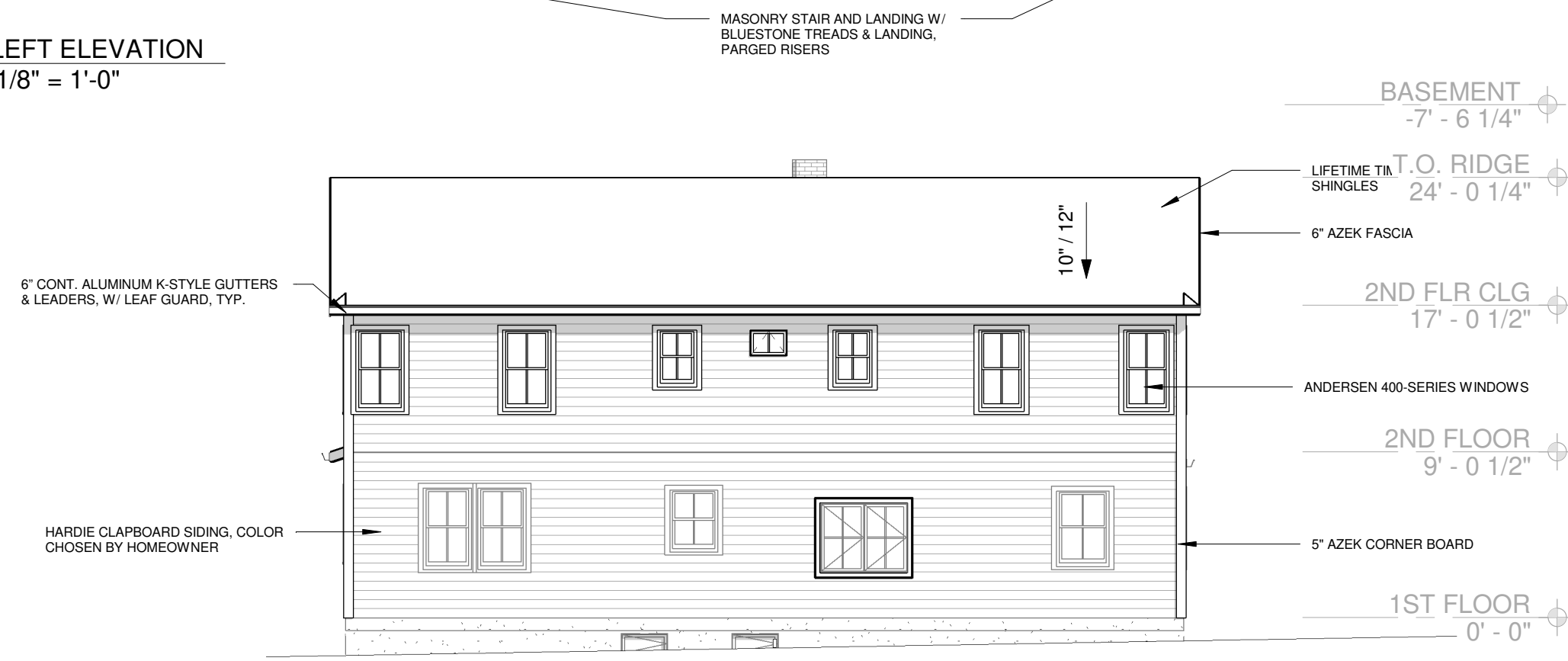
TITLE: PROPOSED EXTERIOR ELEVATIONS
DATE: 02/06/24
SCALE: 1/8" = 1'-0"

PROGRESS PRINTS
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DRAWING #: **A-11**



1 LEFT ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"



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TITLE: PROPOSED EXTERIOR ELEVATIONS
DATE: 02/06/24
SCALE: 1/8" = 1'-0"

PROGRESS PRINTS
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DRAWING #: **A-12**



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ZONING BOARD APPLICATION

PROJECT #: 2313

PROJECT NAME: PARK-RA

334 FAIRWAY ROAD
RIDGWOOD, NJ

TITLE: EXISTING PHOTOS

DATE: 02/06/24

SCALE:

PROGRESS PRINTS
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DRAWING #: **A-13**



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PROJECT #: 2313

PROJECT NAME: PARK-RA

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RIDGWOOD, NJ

TITLE: PROPOSED RENDERING

DATE: 02/06/24

SCALE:

PROGRESS PRINTS
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DRAWING #: **A-14**



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TITLE: PROPOSED RENDERING

DATE: 02/06/24

SCALE:

PROGRESS PRINTS
NOT FOR CONSTRUCTION

DRAWING #: **A-15**