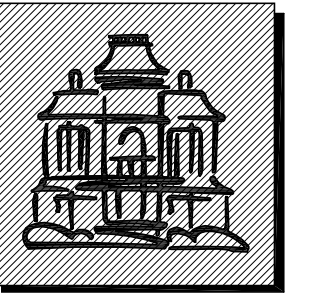


Addition to Existing Single Family Residence Cohen Residence

72 Ridge Road, Ridgewood, NJ



Jordan Rosenberg
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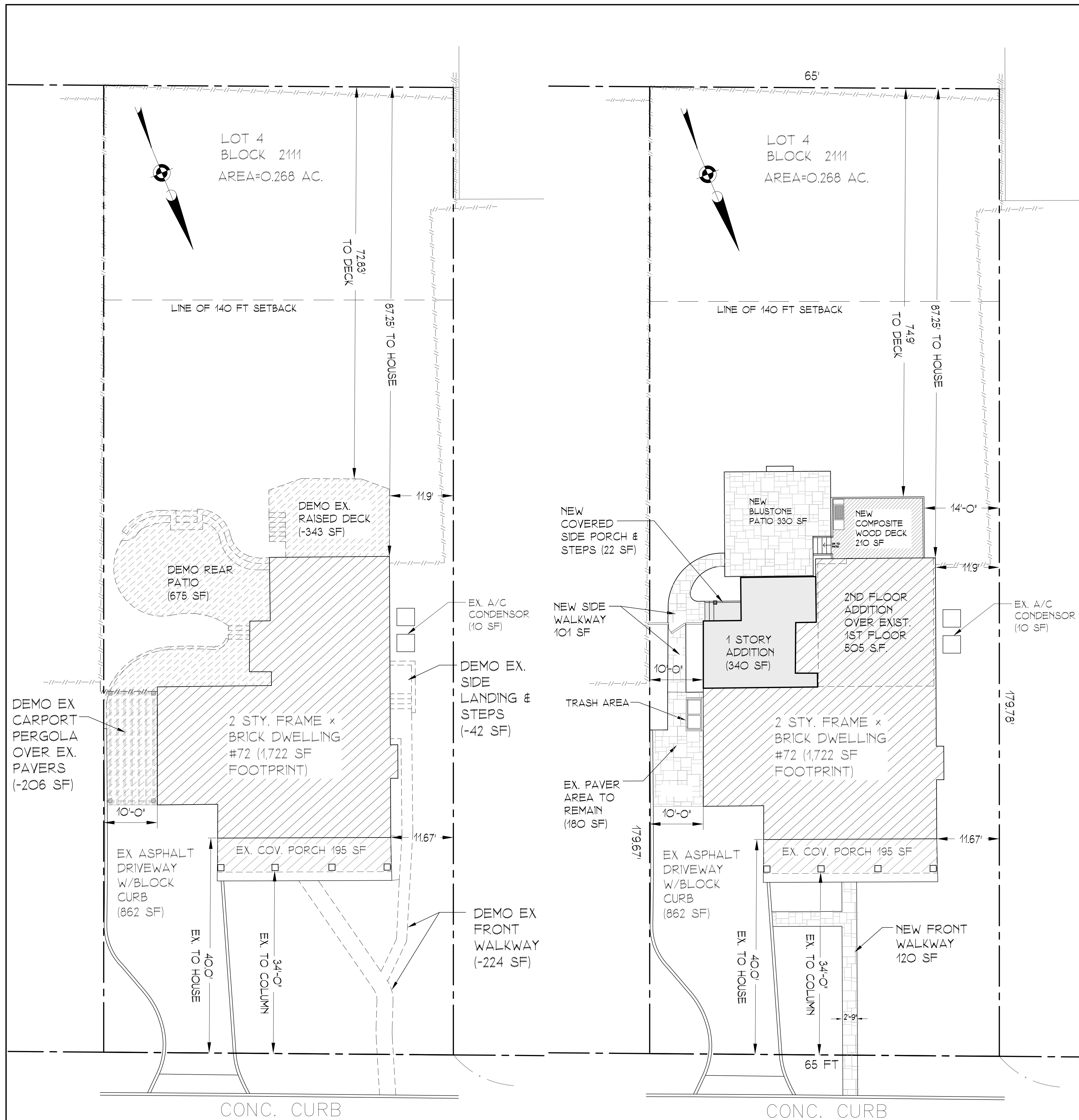
PROJECT DESCRIPTION: ADDITION / RENOVATION		LOT: 4 BLOCK: 2111		PROPOSED USE: R-1	
LOT SIZE	MIN. REQ'D	EXISTING	VARIANCE REQ'D		
AREA	14,000 SF	11,682 SF	EXISTING NON CONFORMANCE		
AREA W/IN 140 FT		9,100 SF			
LOT WIDTH	100 FT (AT MIN FRONT YARD SETBACK)	65 SF	EXISTING NON CONFORMANCE		
LOT DEPTH	120 FT	179'-8 1/2'	NO		

SETBACKS	MIN. REQ'D	EXISTING	PROPOSED	VARIANCE REQ'D	
FRONT YARD	40 FT	34 FT	NO CHANGE	NO	
LEFT SIDE YARD	GREATER OF 45 FT OR 2/3 BLDG HEIGHT = 34.5 FT X 2/3 = 23 FT	10 FT	10 FT (MATCH EX)	YES	EXISTING NON CONFORMANCE
RIGHT SIDE YARD	GREATER OF 45 FT OR 2/3 BLDG HEIGHT = 34.5 FT X 2/3 = 23 FT	11.67 FT	NO CHANGE	NO CHANGE	EXISTING NON CONFORMANCE
COMBINED SIDEYARD	33% OF 65 FT = 21.45 FT	21.67 FT	21.67 FT	NO	
REAR YARD	30 FT	87.25' TO HOUSE 72.83' TO DECK	NO CHANGE 74.9' TO DECK	NO	
MAXIMUM BUILDING HEIGHT	30 FT / 2 1/2 STORIES OR 35 FT IF THE FOLLOWING COMPLY: (A) THE LOT HAS A WIDTH OF AT LEAST 75 FT (B) THE HEIGHT OF THE BUILDING DOES NOT EXCEED 300% OF THE SHALLOWEST SIDE YARD DEPTH (C) THE PITCH OF ANY ROOF GREATER THAN 30 FT HIGH IS AT LEAST 8:12	34.5 FT	NO CHANGE	EXISTING NON CONFORMANCE	
COVERAGE BY ABOVE GRADE STRUCTURES (ENTIRE LOT)	20% OF 11,682 SF = 2,336 SF	2,508 SF (21.5%)	2,487 SF (21.2%)	YES	REDUCTION OF EXISTING NON CONFORMANCE
COVERAGE BY ABOVE GRADE STRUCTURES (W/IN 140 FT)	20% OF 9,100 SF = 1,820 SF	2,508 SF (27.6%)	2,487 SF (27.3%)	YES	REDUCTION OF EXISTING NON CONFORMANCE
MAXIMUM COVERAGE BY IMPROVEMENTS (ENTIRE LOT)	45% OF 11,682 SF = 5,257 SF NOT TO EXCEED 8,750 SF	4,279 SF (46.6%)	4,090 SF (35.0%)	NO	REDUCTION OF EXISTING LOT COVERAGE
MAXIMUM COVERAGE BY IMPROVEMENTS (W/IN 140 FT)	45% OF 9,100 SF = 4,095 SF NOT TO EXCEED 5,600 SF	4,279 SF (47.0%)	4,090 SF (44.9%)	NO	EXISTING NON-CONFORMING COVERAGE ELIMINATED
MAXIMUM GROSS FLOOR AREA OF PRINCIPAL BUILDING (ENTIRE LOT)	32% OF 11,682 SF = 3,738 SF NOT TO EXCEED 4,060 SF	2,640 SF (22.5%)	3,485 SF (29.8%)	NO	
MAXIMUM GROSS FLOOR AREA OF PRINCIPAL BUILDING (W/IN 140 FT)	34% OF 9,100 SF = 3,094 SF NOT TO EXCEED 3,360 SF	2,640 SF (29.0%)	3,485 SF (38.2%)	YES	

COVERAGE BY ABOVE GRADE STRUCTURES (WITHIN 140 FT)			
FLOOR / ITEM	EXISTING	PROPOSED	TOTAL
BUILDING FOOTPRINT	1,722 SF	ADD 338 SF	2,060 SF
COVERED FRONT PORCH	195 SF	0 SF	195 SF
CARPORIT PERGOLA OVER SIDE DRIVEWAY	206 SF	DEMO 206 SF	0 SF
SIDE LANDING & STEPS	42 SF	DEMO 42 SF ADD 22 SF	22 SF
REAR DECK & STEPS	343 SF	DEMO 343 SF ADD 210 SF	210 SF
TOTALS:	2,508 SF (27.6%)	LESS 21 SF	2,487 SF (27.3%)

MAXIMUM COVERAGE BY IMPROVEMENTS (W/IN 140 FT)			
FLOOR / ITEM	EXISTING	PROPOSED	TOTAL
COVG. BY ABOVE GRADE STRUCTURES	2,508 SF	LESS 21 SF	2,487 SF
DRIVEWAY	862 SF	0 SF	862 SF
EX. SIDE PAVERS REALIZED AFTER REMOVAL OF CARPORT PERGOLA	N/A	ADD 180 SF	180 SF
FRONT WALKWAY	224 SF	DEMO 224 SF ADD 120 SF	120 SF
REAR PATIO	675 SF	DEMO 675 SF ADD 330 SF	330 SF
A/C CONDENSOR	10 SF	0 SF	10 SF
REAR /SIDE WALKWAY	0 SF	ADD 101 SF	101 SF
TOTALS:	4,279 SF (47.0%)	LESS 189 SF	4,090 SF (44.9%)

GROSS BUILDING AREA (W/IN 140 FT)			
FLOOR	EXISTING	PROPOSED	TOTAL
1ST FLOOR	1,530 SF	340	1,870 SF
2ND FLOOR	1,110 SF	505	1,615 SF
ATTIC ALL AREA OF ATTIC UNDER 7 FT	0 SF	0 SF	0 SF
TOTALS:	2,640 SF (29.0%)	ADD 845 SF	3,485 SF (38.2%)



1 DEMOLITION SITE PLAN
SCALE: 1" = 10'-0"

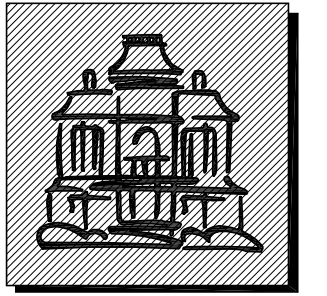
2 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

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REVISOR: REVISED FOR ZONING REVIEW RESUBMISSION (WITH MASTER BEDROOM ADDITION)
9-26-24

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ADDITON / RENOVATION TO
SINGLE FAMILY RESIDENCE
72 RIDGE ROAD, RIDGEWOOD, NJ

JORDAN ROSENBERG, P.A.
NJ ARCHITECT: #16495

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SCALE: SEE DRAWING TITLE
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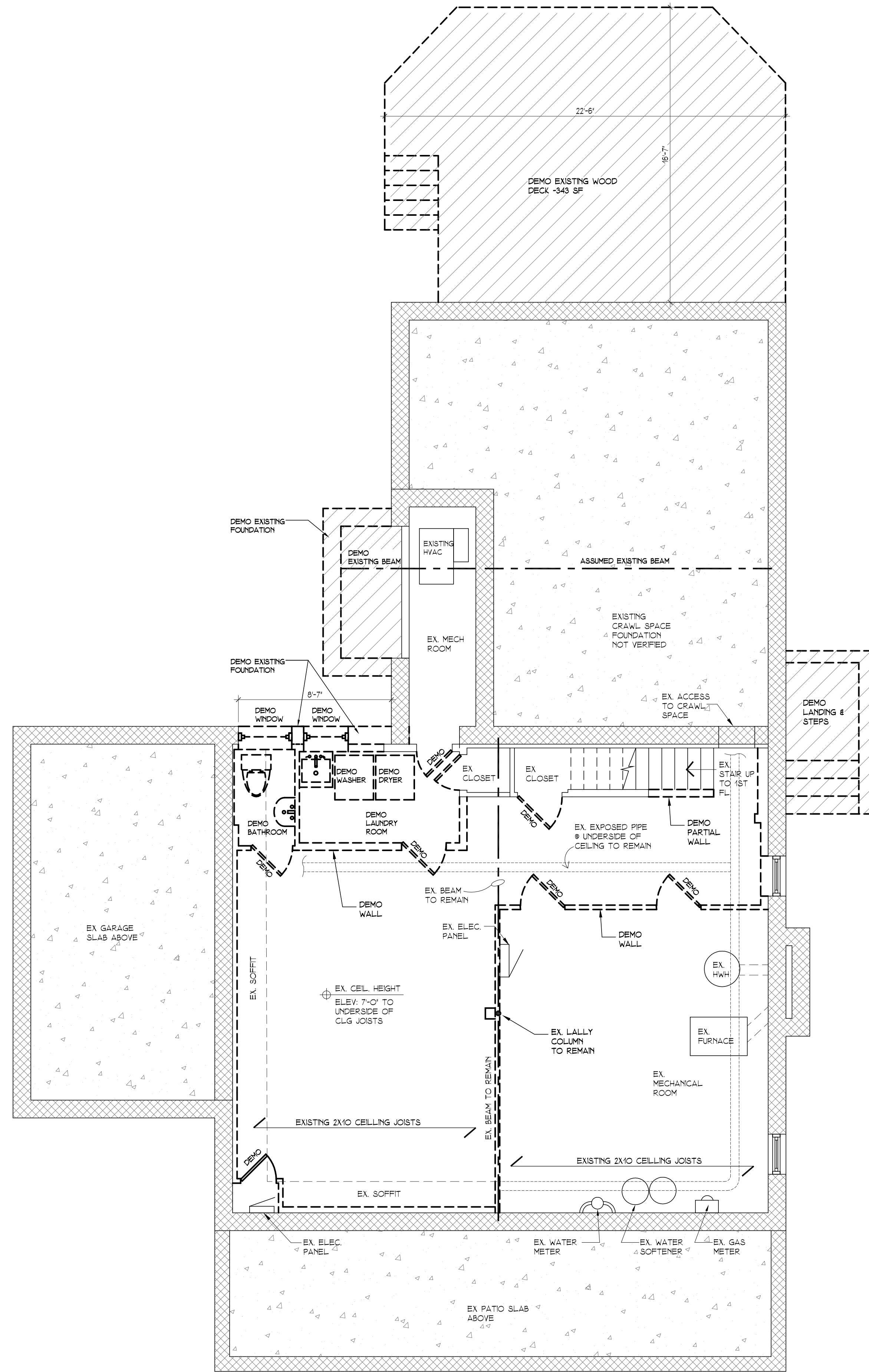
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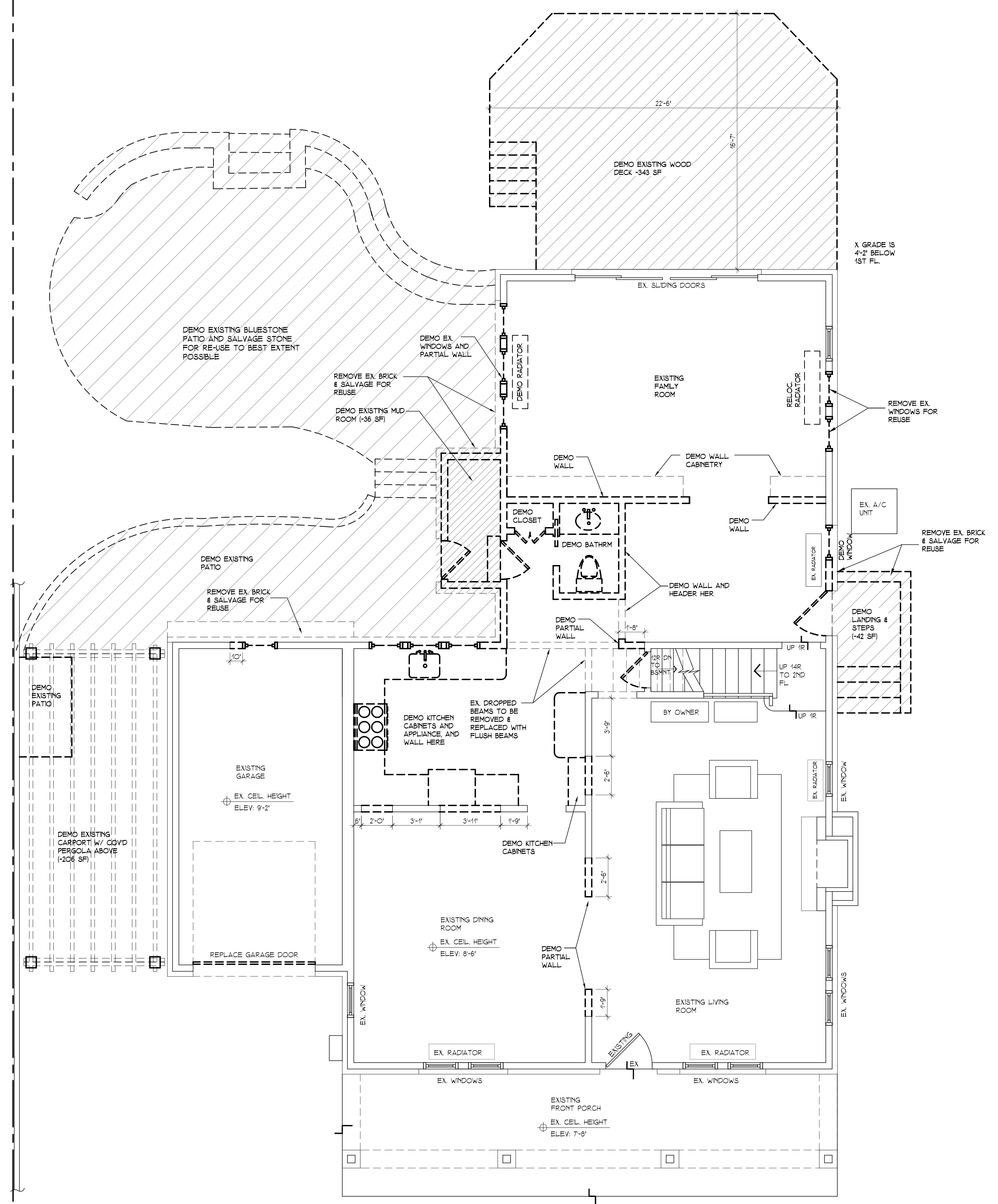
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DRAWN BY: D-01
JR

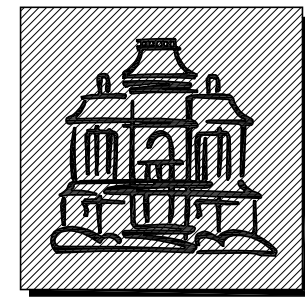


1 DEMOLITION FOUNDATION/ BASEMENT PLAN
D-01 SCALE: 1/4" = 1'-0"



2 DEMOLITION 1ST FL PLAN
D-01 SCALE: 1/4" = 1'-0"

WALL LEGEND	
	EXISTING WALL, WINDOW, DOOR, ETC. TO BE DEMOLISHED.
	EXISTING STUD WALL TO REMAIN
	EXISTING CONC. WALL TO REMAIN



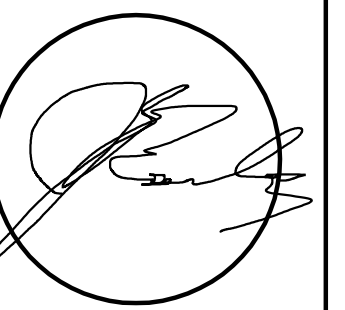
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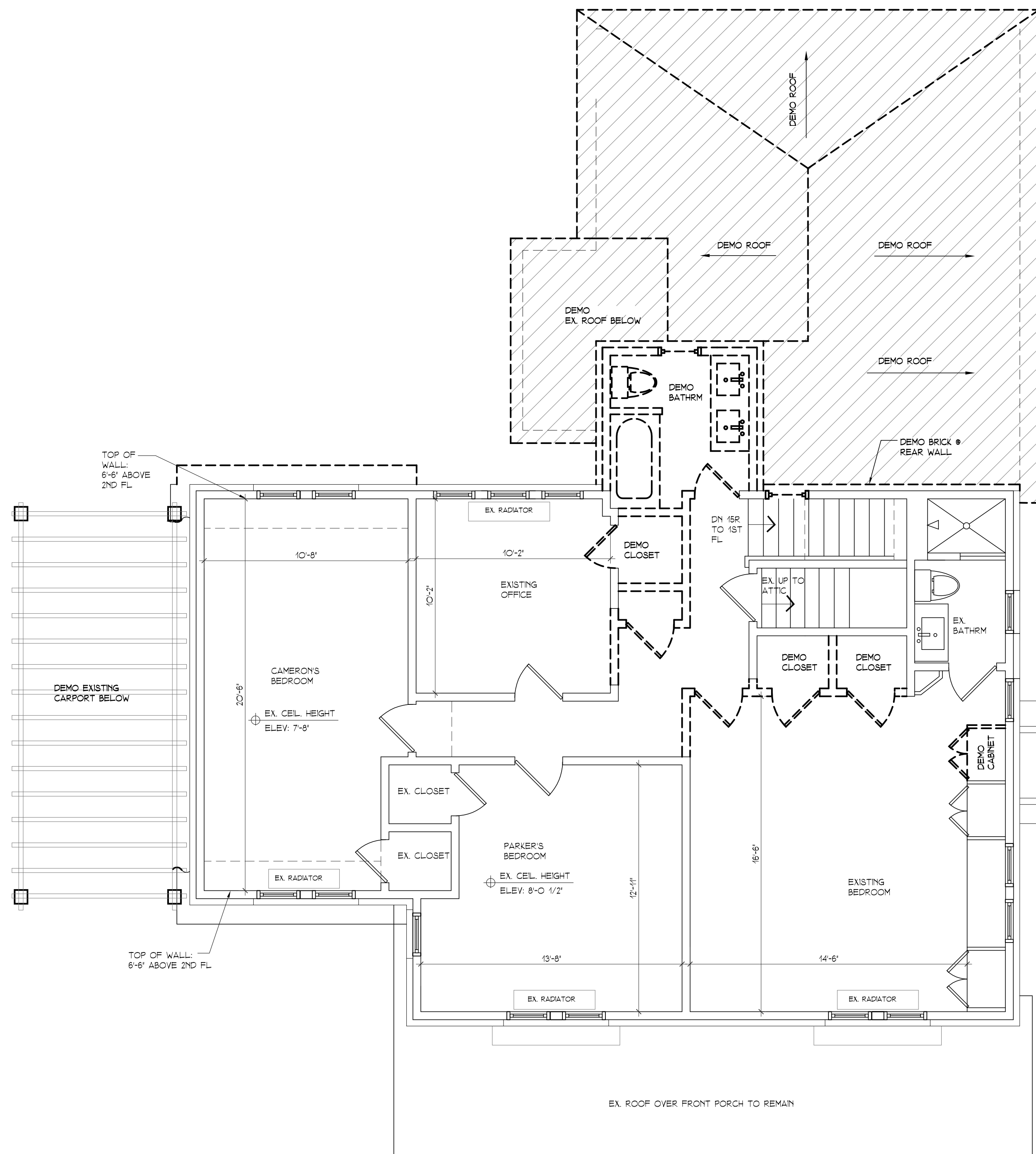
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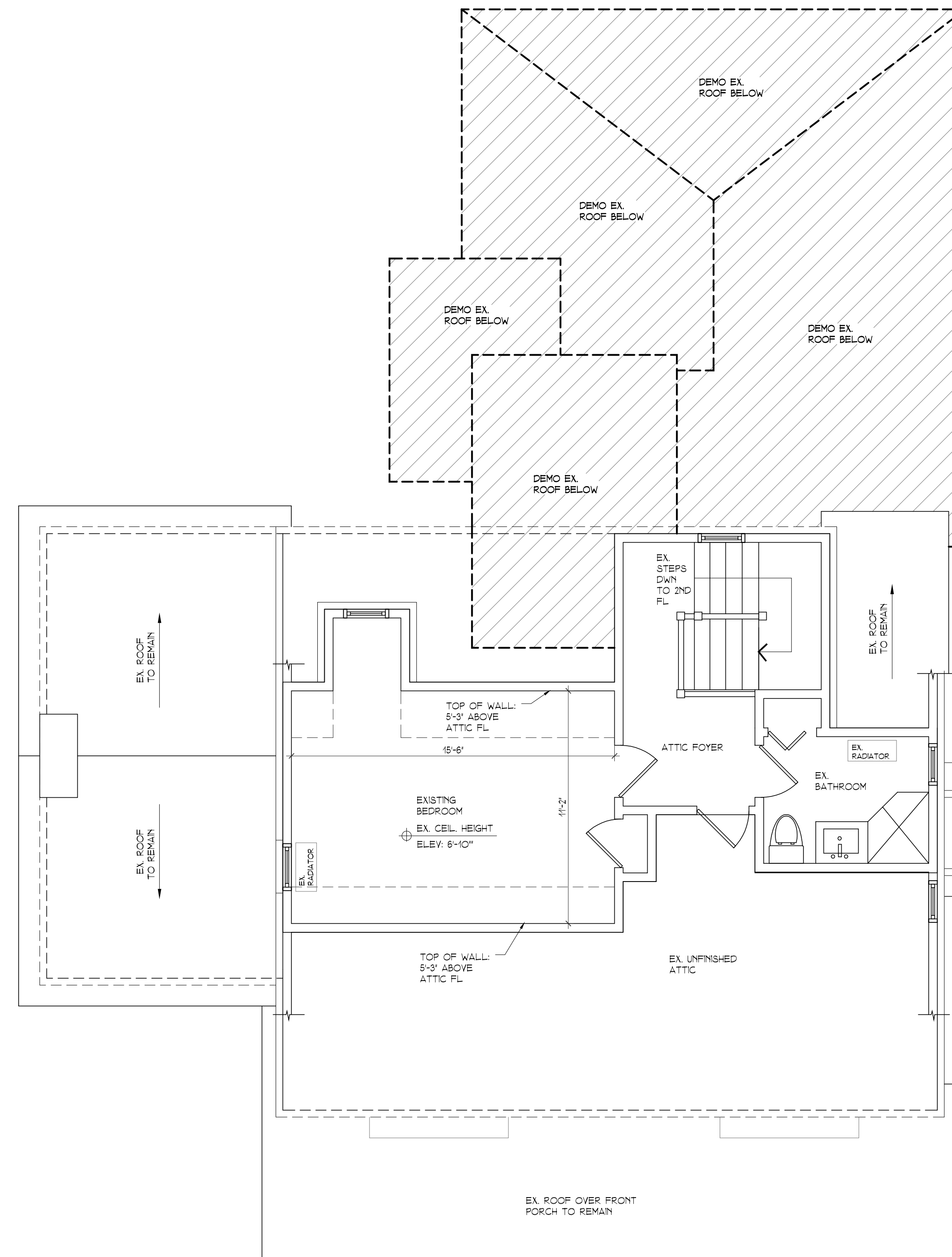
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SCALE:	
SEE DRAWING TITLE	
DRAWN BY:	D-02
JR	

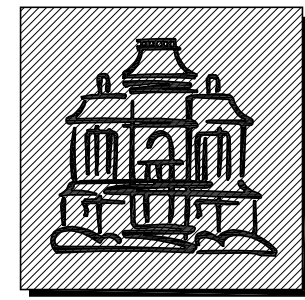


1 DEMOLITION 2ND FLOOR PLAN
D-02 SCALE: 1/4" = 1'-0"



2 DEMOLITION ATTIC FL PLAN
D-02 SCALE: 1/4" = 1'-0"

WALL LEGEND	
	EXISTING WALL, WINDOW, DOOR, ETC. TO BE DEMOLISHED.
	EXISTING STUD WALL TO REMAIN
	EXISTING CONC. WALL TO REMAIN



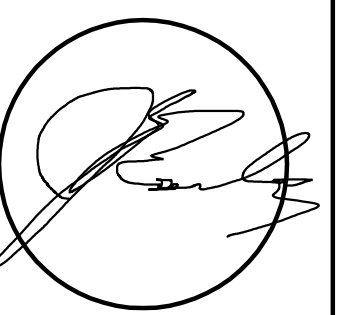
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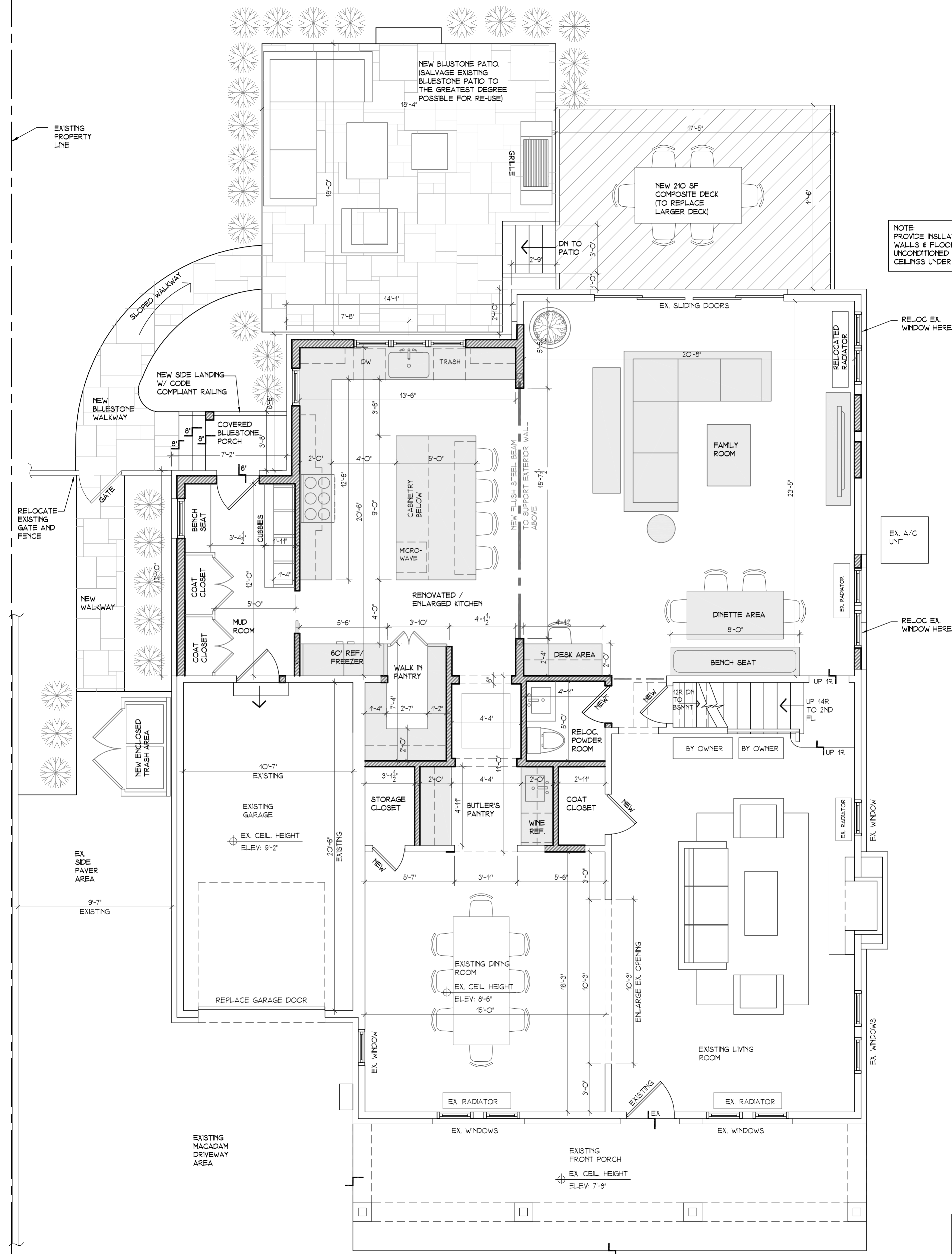
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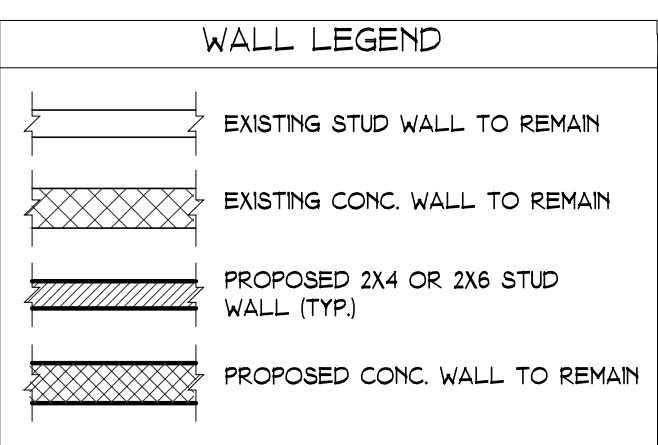
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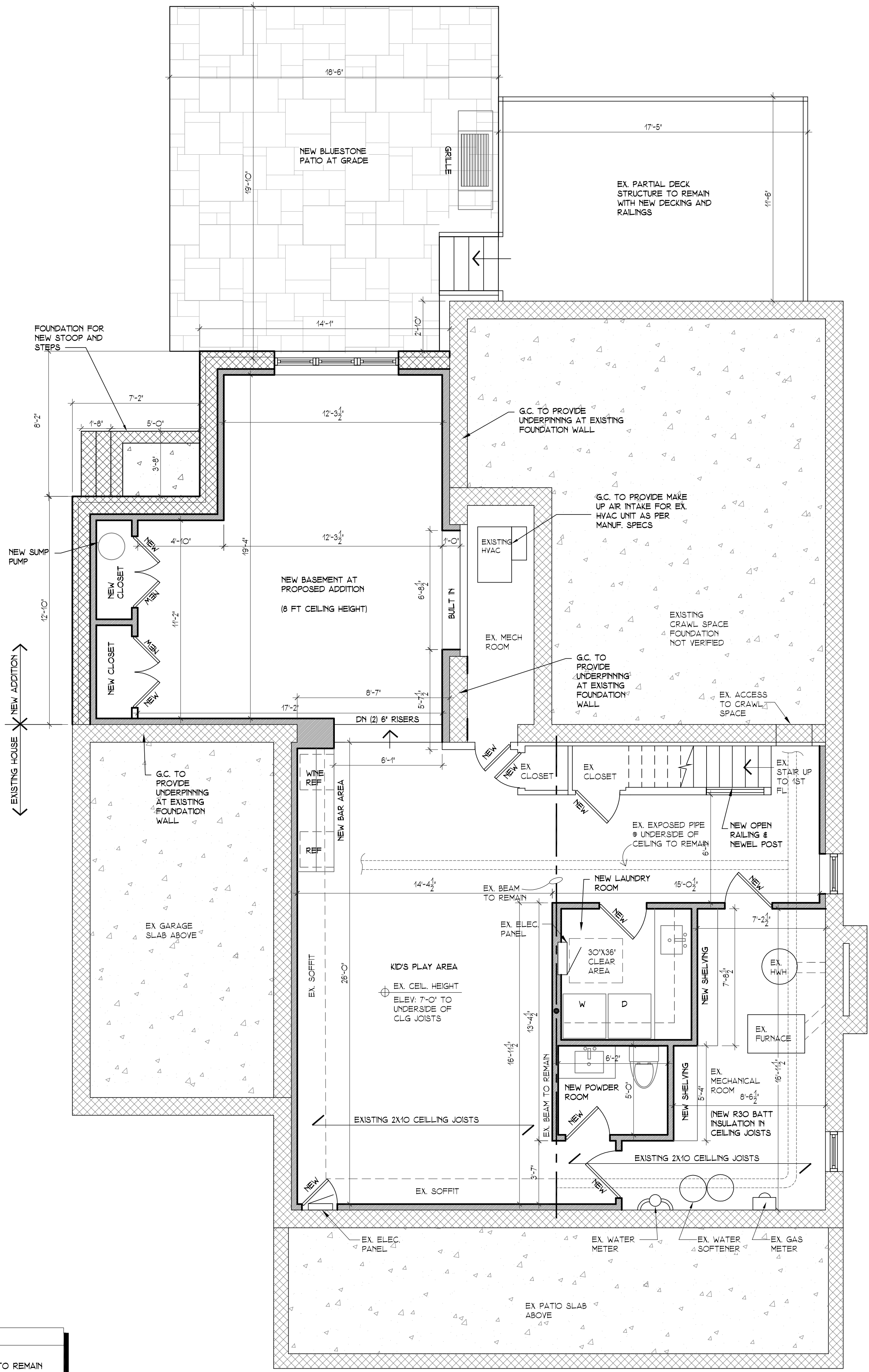
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SCALE:	9-26-24
SEE DRAWING TITLE	
DRAWN BY:	A-01
JR	



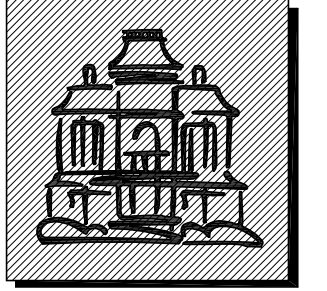
NOTE:
PROVIDE INSULATION IN ALL
WALLS & FLOOR OVER
UNCONDITIONED SPACE &
CEILINGS UNDER ATTIC



2 PROPOSED 1ST FL PLAN
A-01 SCALE: 1/4" = 1'-0"



1 PROPOSED FOUNDATION/ BASEMENT PLAN
A-01 SCALE: 1/4" = 1'-0"



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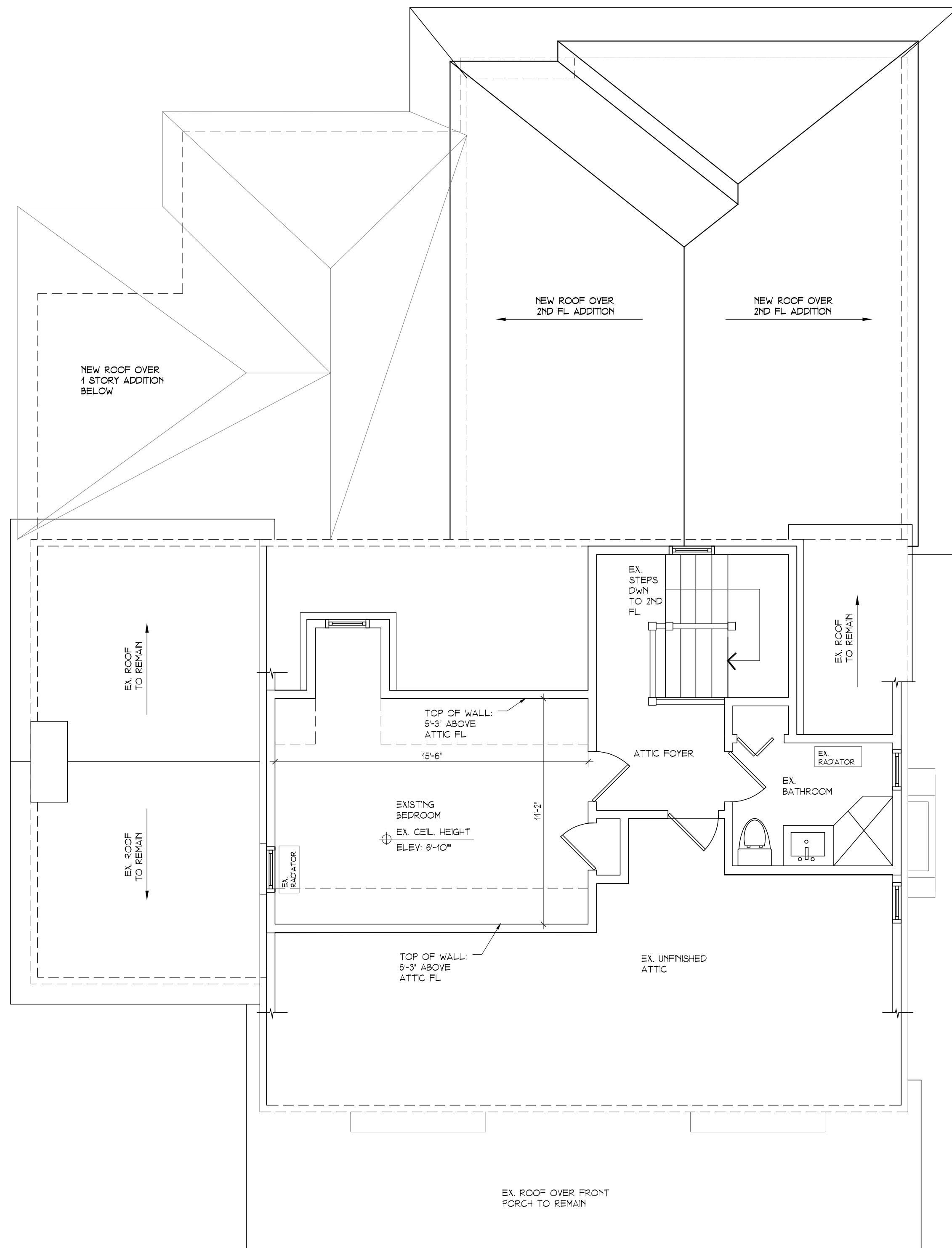
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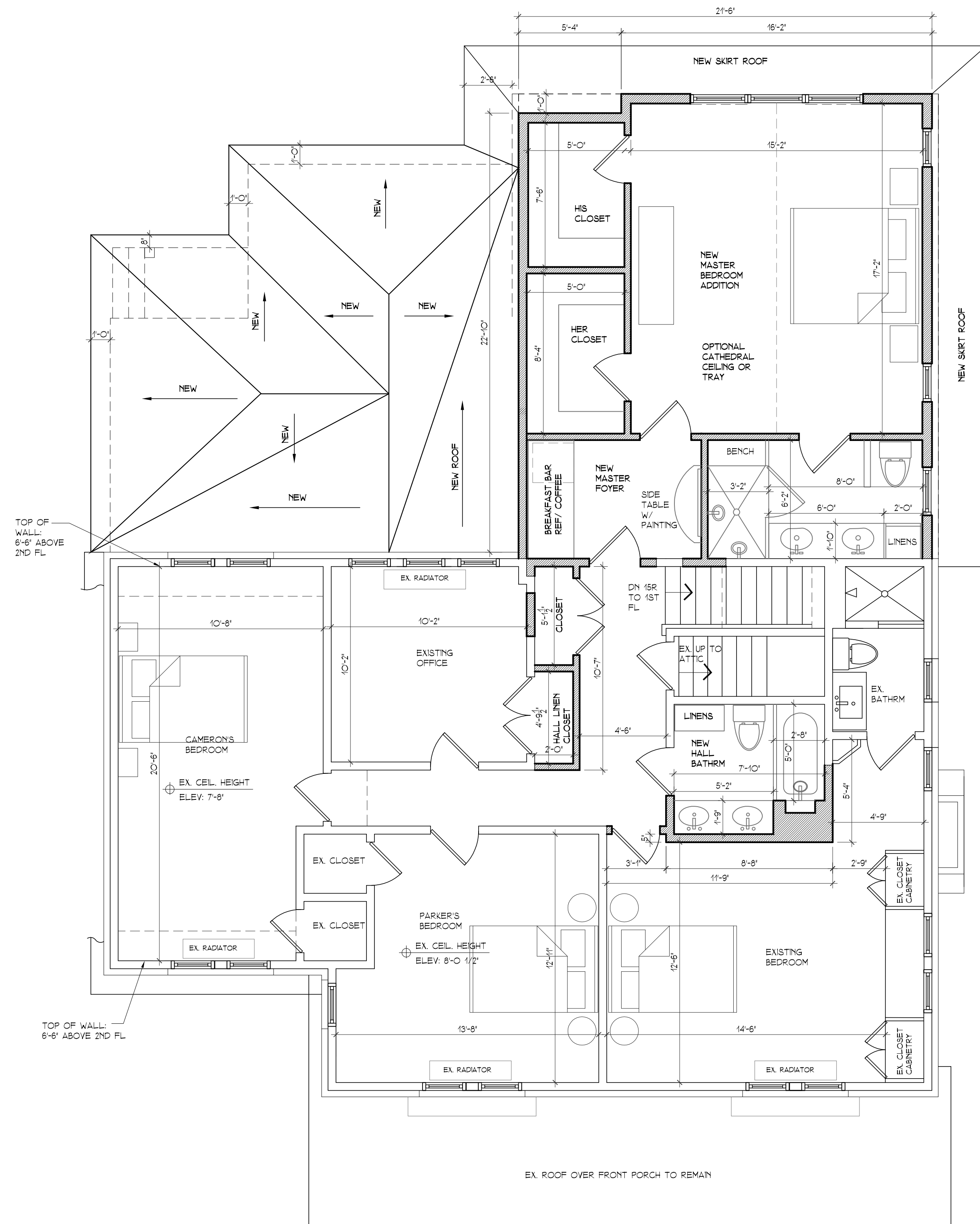
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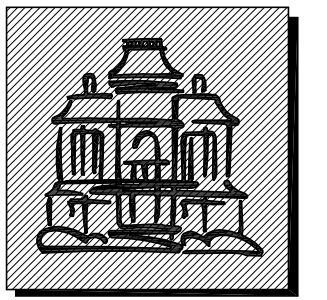
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SCALE:	9-26-24
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DRAWN BY:	A-02
JR	



3 EXISTING ATTIC PLAN
A-02 SCALE: 1/4" = 1'-0"



2 EXISTING 2ND FLOOR PLAN
A-02 SCALE: 1/4" = 1'-0"



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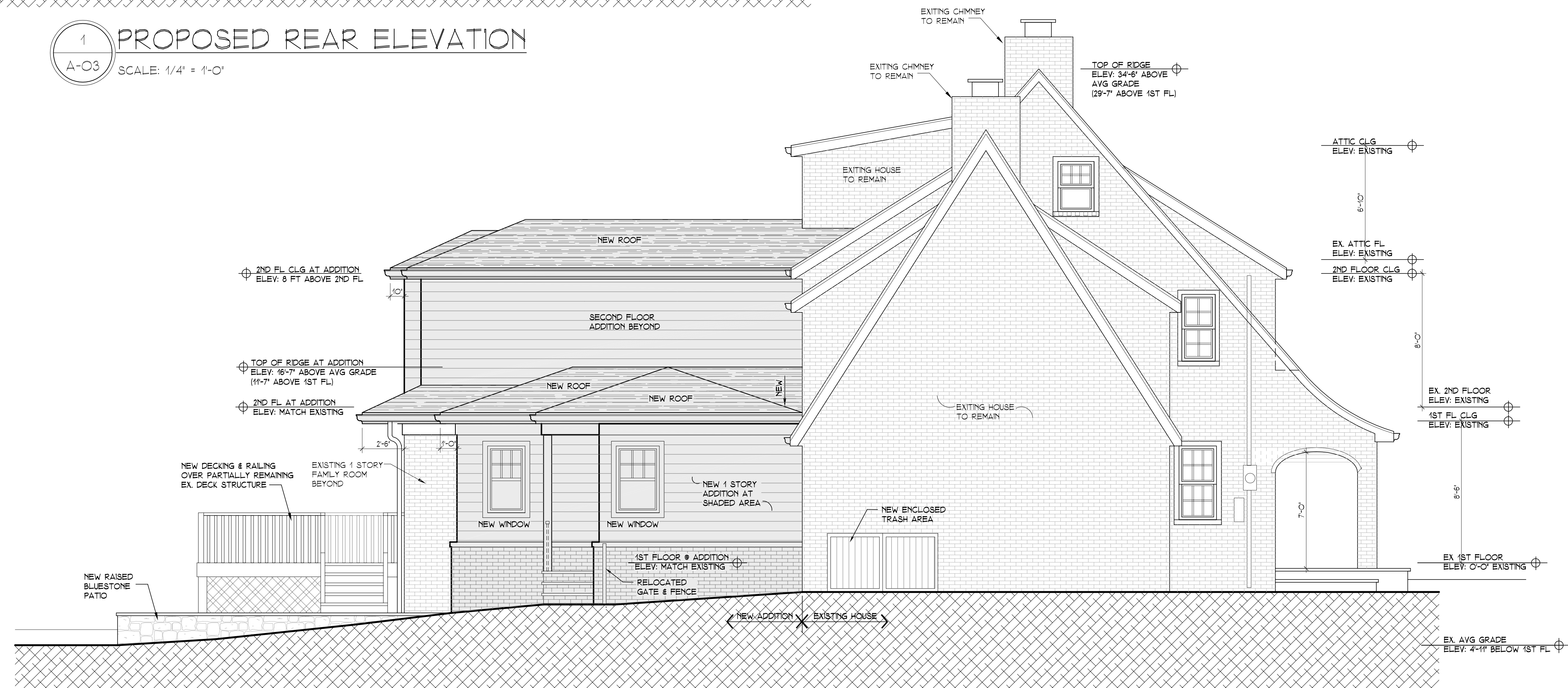
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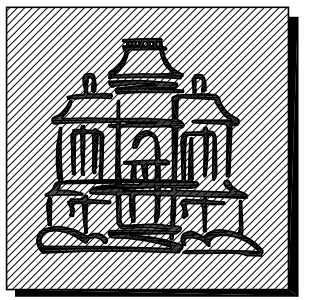
DRAWING TITLE:	DATE
	9-26-24
SCALE: SEE DRAWING TITLE	
DRAWN BY: JR	A-03



1 PROPOSED REAR ELEVATION
A-03 SCALE: 1/4" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION
A-03 SCALE: 1/4" = 1'-0"



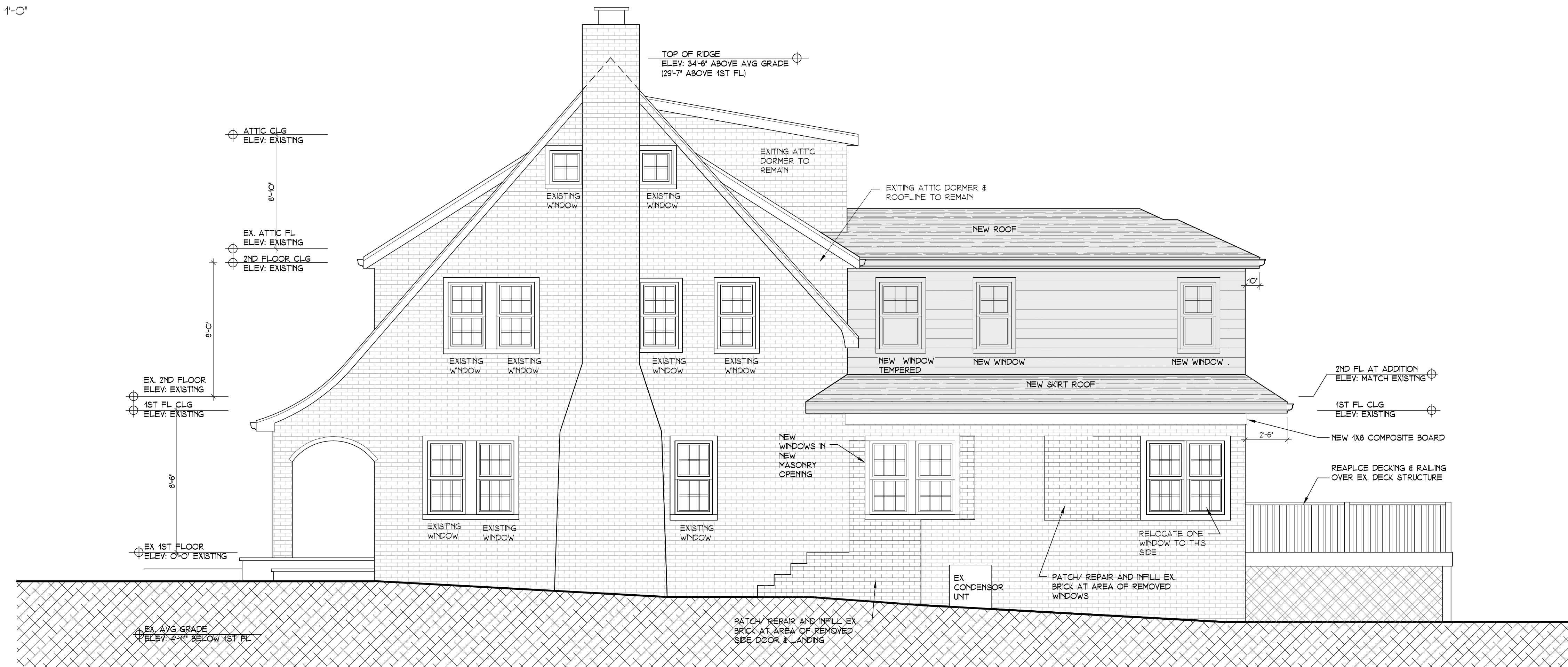
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1 EXISTING FRONT ELEVATION
A-04 SCALE: 1/4" = 1'-0"



2 PROPOSED RIGHT SIDE ELEVATION
A-04 SCALE: 1/4" = 1'-0"

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DRAWN BY:	A-04
JR	