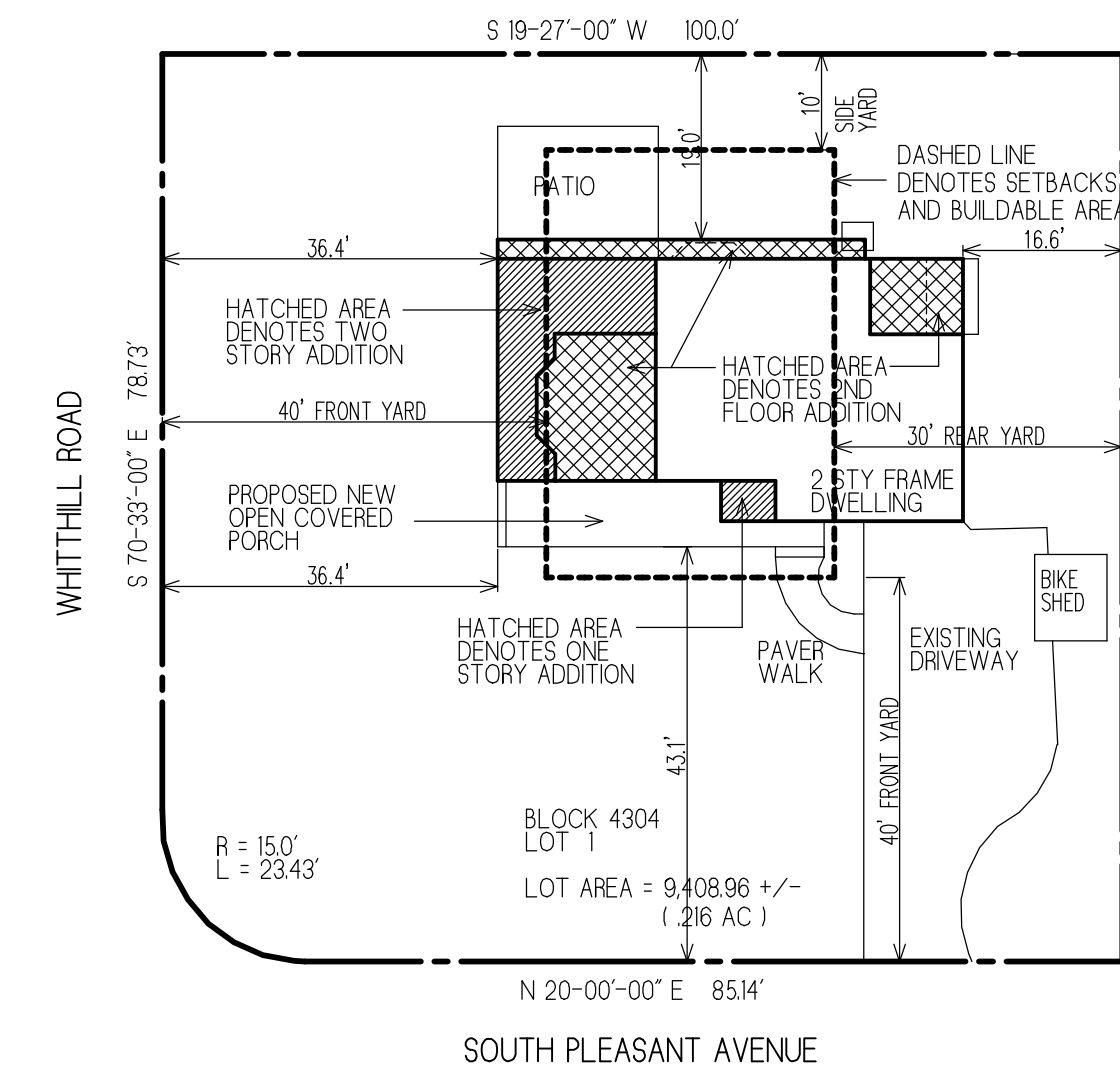


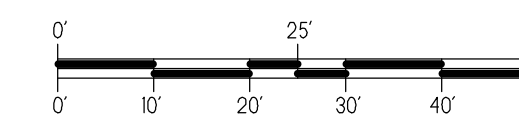
ZONING INFORMATION				
ZONE R-2 SINGLE FAMILY	REQUIRED	PROVIDED	DIFFERENCE	VARIANCE
HEIGHT	30 FEET	29' MAX		
FRONT (S. PLEASANT)	40 FEET	43.1' PORCH		
FRONT (WHITTHILL RD.)	40 FEET	36.4' PORCH	3.6'	YES
SIDE YARD	10 FEET	19' TO ADD.		
REAR YARD	30 FEET	16.6' TO ADD.	13.4'	YES
MINIMUM LOT AREA	14,700.0	9,408.96		
MINIMUM LOT WIDTH	75 FEET	100'		
MINIMUM LOT DEPTH	120 FEET	94.55'		
COV. ABOVE GRADE	20 %	16.6%		
COV. ABOVE GRADE / 140'	20 %	16.6%		
MAX. BLDG. AREA	34 % / 3,360.0	27.7% / 2,615		
MAX BLDG. AREA / 140'	34 % / 3,360.0	27.7% / 2,615		
IMPROVED COVERAGE	45% / 5,600.0	27.6%		
IMPROVED COVERAGE/140'	45% / 5,600.0	27.6%		



## PLOT PLAN

SCALE: 1" = 20'-0"

INFORMATION TAKEN FROM A SURVEY PREPARED BY:  
MORGAN ENGINEERING & SURVEYING  
DAVID J VON STEENBURG PLS. LIC. NO. 34500  
DATED 10/11/17



BUILDING / STRUCTURE CALCULATIONS	
TOTAL SQUARE FOOTAGE OF LOT	9,408.96
<b>BUILDING / STRUCTURES</b>	
SQUARE FOOTAGE OF HOUSE (including porches, steps and attached garage)	1,498.0 I NCL. PORCH AND 2ND FLR. OH.)
SQ. FOOTAGE OF DETACHED GARAGE	N/A
SQ. FOOTAGE OF DECK	N/A
SQ. FOOTAGE OF POOL (exterior wall of pool)	N/A
SQ. FOOTAGE OF BIKE SHED	67.5
SQ. FT. OF PATIO (IF 8" ABOVE GRADE)	N/A
<b>TOTAL SQUARE FOOTAGE OF STRUCTURES</b>	<b>1,565.5</b>
<b>STRUCTURE COVERAGE PERCENTAGE</b>	<b>16.6%</b>

BUILDING / STRUCTURE & IMPROVED COVERAGE	
TOTAL SQUARE FOOTAGE OF LOT	9,408.96
TOTAL SQUARE FOOTAGE OF STRUCTURES	1,565.5
SQUARE FOOTAGE OF DRIVEWAY	755.0
SQUARE FOOTAGE OF ALL WALKWAYS	42.0
SQ. FT. OF PATIO (LESS THAN 8" ABOVE GRADE)	231.0
SQ. FOOTAGE OF A/C UNIT PADS	9.0
<b>TOTAL SQUARE FOOTAGE OF IMPERVIOUS AREAS</b>	<b>2,602.5</b>
<b>STRUCTURE IMPERVIOUS COVERAGE PERCENTAGE</b>	<b>27.6%</b>

EFFECTIVE GROSS FLOOR AREA RATIO	
TOTAL SQUARE FOOTAGE OF LOT	9,408.96
PERMITTED GROSS FLOOR AREA 34 % / 3,360.0 S.F.	3,199.0
<b>EXISTING AND PROPOSED GROSS FLOOR AREA:</b>	
TOTAL FLOOR AREA OF FIRST FLOOR OF DWELLING INCLUDING PORCH, EXTERIOR LANDINGS AND STEPS, EXCLUDING BASEMENTS, UNINHABITABLE ATTICS AND GARAGES IN BASEMENTS)	1,403.0 includes porch
TOTAL FLOOR AREA OF SECOND FLOOR OF DWELLING	1,212.0
60% OF TOTAL FLOOR AREA OF HABITABLE ATTIC	N/A
TOTAL FLOOR AREA OF DETACHED GARAGE	N/A
TOTAL FLOOR AREA OF SHED	N/A
TOTAL FLOOR AREA OF MISC. ACCESSORY STRUCTURE	N/A
<b>TOTAL PROPOSED</b>	<b>2,615.0</b>

## CONST. LEGEND

	EXISTING CONSTRUCTION TO REMAIN	S	SINGLE POLE SWITCH		SINGLE RECEPTACLE OUTLET
	EXISTING CONSTRUCTION TO BE REMOVED	S <sub>2</sub>	DOUBLE POLE SWITCH		DUPLEX RECEPTACLE OUTLET
	NEW CONSTRUCTION	S <sub>3</sub>	THREE WAY SWITCH		QUADRUPLEX RECEPTACLE OUTLET
	EXISTING DOOR TO REMAIN	S <sub>4</sub>	FOUR WAY SWITCH		DUPLEX OUTLET WITH GROUND FAULT PROTECTION
	NEW DOOR	S <sub>D</sub>	SWITCH WITH DIMMER		DUPLEX OUTLET (WEATHER PROOF)
	EXISTING WINDOW TO REMAIN	S <sub>P</sub>	SWITCH WITH PILOT LIGHT		SPLIT WIRED OUTLET
	NEW WINDOW		FLOOD LIGHT		JUNCTION BOX
	NEW HEADER ABOVE OPENING		RECESSED LIGHT FIXTURE (HIGH HAT)		EXHAUST FAN
	JOIST SIZE, SPACING AND DIRECTION		CEILING LIGHT (SURFACE MOUNTED)		EXHAUST FAN WITH LIGHT
			WALL LIGHT (SURFACE MOUNTED)		TELEPHONE
			CEILING FAN WITH LIGHT		TELEVISION OUTLET (CABLE LINE)
			SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR		CAT 5 COMPUTER LINE

SEAL PRESS

**scott c. bella**  
Architect

65 GLEN AVENUE TEL. 201-612-0700  
GLEN ROCK, NJ 07452 FAX. 201-612-0370

**PRELIMINARY DRAWINGS FOR ESTIMATING PURPOSES ONLY**

NO.	DATE	REMARKS
2	12/6/24	REVISED PER COMMENTS
1	12/5/24	REVISED PER COMMENTS

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DO NOT SCALE THESE DRAWINGS. USE COMPUTED DIMENSIONS.

**PROPOSED ADDITION & ALTERATION**

FOR :

**HALPERT CROSBY**  
225 S. PLEASANT AVENUE RIDGEWOOD, NJ

DRAWN BY:	SCB
CHECKED BY:	
PROJECT:	225 S. PLEASANT
SCALE:	AS NOTED
DATE:	7/25/24
SHEET NO.	

**A**