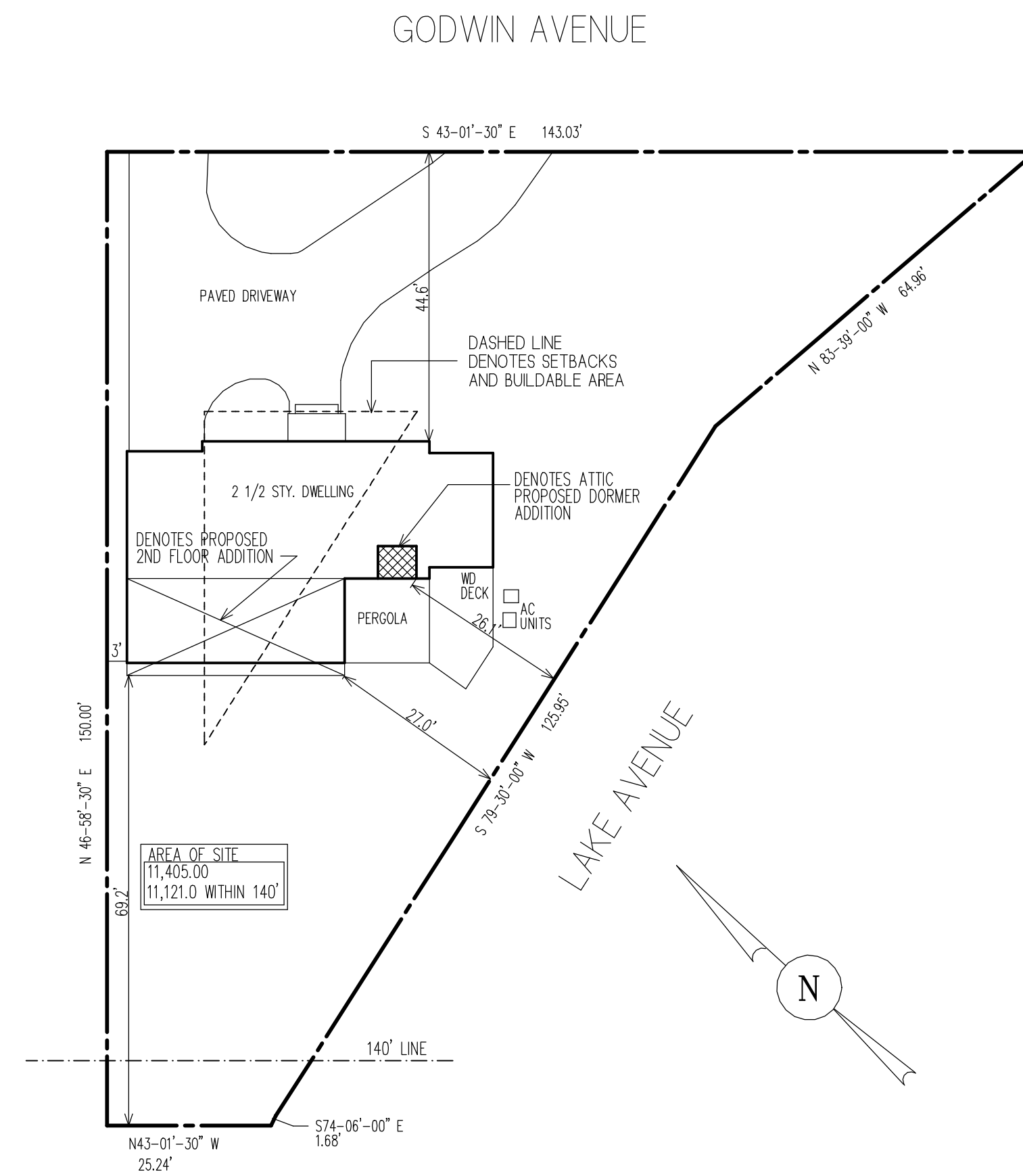


ZONING INFORMATION				
ZONE R-1 SINGLE FAMILY	REQUIRED	PROVIDED	DIFFERENCE	VARIANCE
HEIGHT	30 FEET	27'-8 1/2"		MEETS REQUIREMENT
FRONT YARD	40 FEET	44.6' 26.1'	13.9 FEET	YES
SIDE YARD	15 FEET	3 FEET	12 FEET	YES
REAR YARD	30 FEET	69.2 FEET		MEETS REQUIREMENT
MINIMUM LOT AREA	16,800.00	11,405.0		EXISTING NO CHANGE
MINIMUM LOT WIDTH	100'	96' AT SETBACK		EXISTING NO CHANGE
MINIMUM AVG LOT WIDTH	100'	EXISTING NO CHANGE		EXISTING NO CHANGE
MINIMUM LOT DEPTH	120'	150 FEET		EXISTING NO CHANGE
STRUCTURES COV	20 %	17.6 %		MEETS REQUIREMENT
STRUCTURES COV / 140	20 %	18.1 %		MEETS REQUIREMENT
MAX GROSS BUILDING	32 % / 4,060.0	27% 3,083.0		MEETS REQUIREMENT
MAX GROSS BLDG / 140	32 % / 4,060.0	27.4% 3,083.0		MEETS REQUIREMENT
MAX IMP. COVERAGE	45 % / 5,600.0	30.9% (3,529.0)		MEETS REQUIREMENT
MAX IMP. COVERAGE / 140	45 % / 5,600.0	31.7% (3,529.0)		MEETS REQUIREMENT

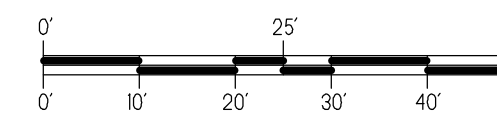
V-1
V-2



PLOT PLAN

SCALE: 1" = 20'-0"

INFORMATION TAKEN FROM A SURVEY PREPARED BY:
RIGG ASSOCIATES, P.A.
STEPHEN D. RIGG PLS. LIC. NO. GS43263
DATED JULY 11, 2024

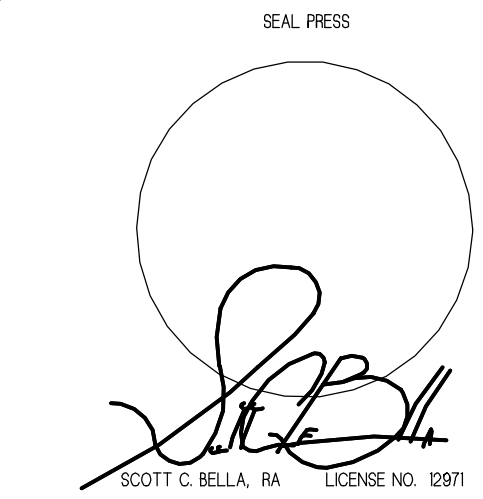


BUILDING / STRUCTURE CALCULATIONS			
TOTAL SQUARE FOOTAGE OF LOT	11,405.0	11,210 WITHIN 140'	
BUILDING / STRUCTURES			
SQUARE FOOTAGE OF HOUSE (including porches, steps and attached garage)	1,687.0	INCLUDED 2ND FLR. OH.	
SQ. FOOTAGE OF PERGOLA	188.0		
SQ. FOOTAGE OF DECK	180.0		
SQ. FOOTAGE OF POOL (exterior wall of pool)	N/A		
SQ. FOOTAGE OF SHED	N/A		
SQ. FT. OF PATIO (IF 8" ABOVE GRADE)	N/A		
TOTAL SQUARE FOOTAGE OF STRUCTURES		2,015.0	
STRUCTURE COVERAGE PERCENTAGE		17.6%	18.1 % WITHIN 140'
BUILDING / STRUCTURE & IMPERVIOUS CALCULATIONS			
TOTAL SQUARE FOOTAGE OF LOT	11,405.0	11,210 WITHIN 140'	
TOTAL SQUARE FOOTAGE OF STRUCTURES			
TOTAL SQUARE FOOTAGE OF DRIVEWAY	1,496.0		
SQUARE FOOTAGE OF ALL WALKWAYS	N/A		
SQ. FT. OF PATIO (LESS THAN 8" ABOVE GRADE)	N/A		
SQ. FOOTAGE OF A/C UNIT PADS	18.0		
TOTAL SQUARE FOOTAGE OF IMPERVIOUS AREAS		3,529.0	
STRUCTURE IMPERVIOUS COVERAGE PERCENTAGE		30.8%	31.7 % WITHIN 140'

EFFECTIVE GROSS FLOOR AREA RATIO			
TOTAL SQUARE FOOTAGE OF LOT	11,405.0	11,210 WITHIN 140'	
PERMITTED GROSS FLOOR AREA			
		32 % OR 4,060.0	
EXISTING AND PROPOSED GROSS FLOOR AREA:			
TOTAL FLOOR AREA OF FIRST FLOOR OF DWELLING INCLUDING PORCH, EXTERIOR LANDINGS AND STEPS, EXCLUDING BASEMENTS, UNINHABITABLE ATTICS AND GARAGES IN BASEMENTS)	1,610.0		
TOTAL FLOOR AREA OF SECOND FLOOR OF DWELLING	1,223.0		
TOTAL FLOOR AREA OF HABITABLE ATTIC	250.0		
TOTAL FLOOR AREA OF DETACHED GARAGE	00.0		
TOTAL FLOOR AREA OF SHED	00.0		
TOTAL FLOOR AREA OF MISC. ACCESSORY STRUCTURE	00.0		
TOTAL PROPOSED		3,083.0 (27%)	27.4% / 140'

CONST. LEGEND

	EXISTING CONSTRUCTION TO REMAIN	S SINGLE POLE SWITCH		SINGLE RECEPTACLE OUTLET
	EXISTING CONSTRUCTION TO BE REMOVED	S ₂ DOUBLE POLE SWITCH		DUPLEX RECEPTACLE OUTLET
	NEW CONSTRUCTION	S ₃ THREE WAY SWITCH		QUADRIPLEX RECEPTACLE OUTLET
	EXISTING DOOR TO REMAIN	S ₄ FOUR WAY SWITCH		DUPLEX OUTLET WITH GROUND FAULT PROTECTION
	NEW DOOR	S _D SWITCH WITH DIMMER		DUPLEX OUTLET (WEATHER PROOF)
	EXISTING WINDOW TO REMAIN	S _P SWITCH WITH PILOT LIGHT		SPLIT WIRED OUTLET
	NEW WINDOW			JUNCTION BOX
	NEW HEADER ABOVE OPENING			EXHAUST FAN
	JOIST SIZE, SPACING AND DIRECTION			EXHAUST FAN WITH LIGHT
				TELEPHONE
				TELEVISION OUTLET (CABLE LINE)
				CAT 5 COMPUTER LINE



scott c. bella
Architect

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GLEN ROCK, NJ 07452 FAX: 201-602-0370

PRELIMINARY DRAWINGS FOR ESTIMATING PURPOSES ONLY

NO.	DATE	REMARKS
1	12/10/24	REVISED
REVISIONS		

THIS DOCUMENT IS INTENDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT IN THE LOCATION SHOWN AND SHALL NOT BE USED FOR ANY OTHER CONSTRUCTION WITHOUT THE ARCHITECT'S WRITTEN CONSENT. NO CHANGES ARE TO BE MADE TO THE BUILDING WHICH DEVIATE FROM THESE GENERAL CONDITIONS, NOTES AND CONSTRUCTION DRAWINGS WITHOUT PRIOR APPROVAL BY THE ARCHITECT. IF THE CONTRACTOR OR OWNERS PROCEED WITH CHANGES WITHOUT PRIOR APPROVAL BY THE ARCHITECT, THEY WILL DO SO AT THEIR OWN RISK AND SUCH CHANGES MAY REQUIRE REMOVAL BY THE BUILDING DEPARTMENT.

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DO NOT SCALE THESE DRAWINGS. USE COMPUTED DIMENSIONS.

PROPOSED ADDITION AND INTERIOR ALTERATION:

FOR :

JACKSON RESIDENCE

396 GODWIN AVENUE RIDGEWOOD, NJ 07450

DRAWN BY:	SCB
CHECKED BY:	
PROJECT :	396 GODWIN
SCALE:	AS NOTED
DATE:	11/05/24

SHEET NO.

A



LEFT SIDE ELEVATION

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



FRONT ELEVATION

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



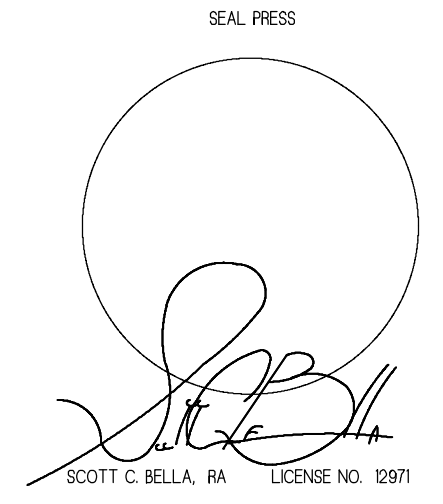
RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



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NO. DATE REMARKS

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**PROPOSED ADDITION AND
INTERIOR ALTERATION:**

FOR :

JACKSON RESIDENCE

396 GODWIN AVE RIDGEWOOD, NJ 07450

DRAWN BY: SCB

CHECKED BY:

PROJECT : 396 GODWIN

SCALE: AS NOTED

DATE: 12/8/24

SHEET NO.

A3