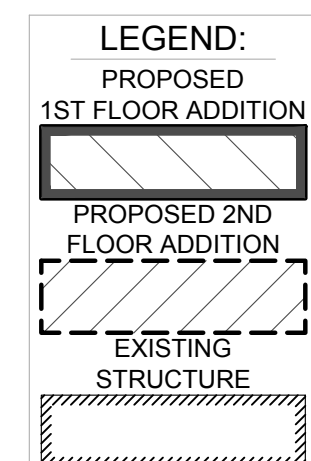
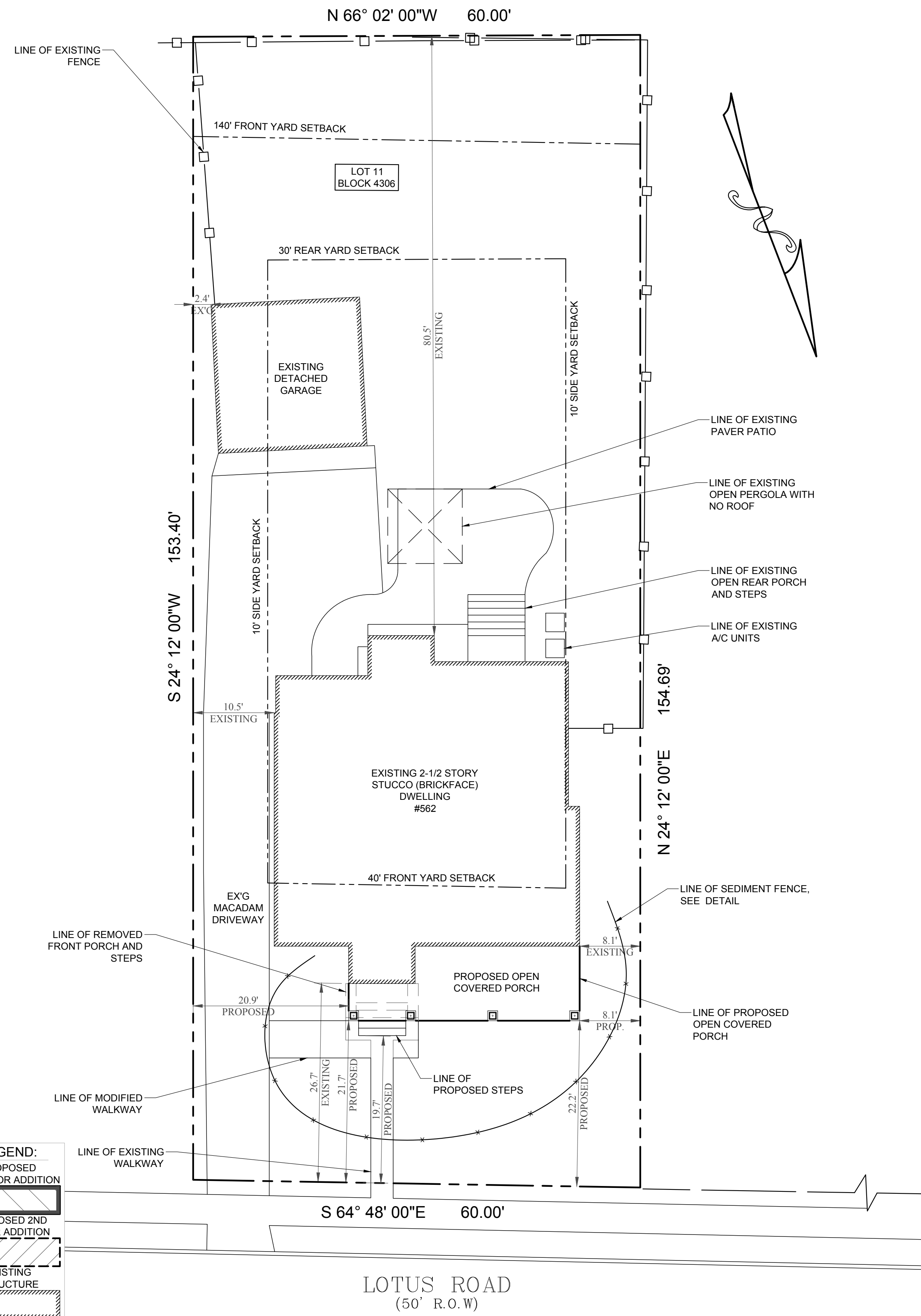


# ADDITION / RENOVATION FOR: MR. & MRS. LEFF

## 562 LOTUS ROAD VILLAGE OF RIDGEWOOD, NJ

LIST OF DRAWINGS  
SP-1 ZONING REVIEW  
A-1 ELEVATIONS & FLOOR PLANS



**SITE PLAN**  
SCALE: 1"=10'

**BUILDING COVERAGE** WITHIN FIRST 140'

STRUCTURE	EXISTING	AREA
EX'G BUILDING FOOTPRINT		1,582 SQFT
EX'G DETACHED GARAGE	+	400 SQFT
EX'G REAR PORCH AND STAIR	+	69 SQFT
EX'G FRONT PORCH AND STAIR	+	45 SQFT
<b>TOTAL EX'G COVERAGE</b>	<b>=</b>	<b>2,096 SQFT = 24.95%</b>
<b>PROPOSED</b>		
EX'G BUILDING COVERAGE		2,096 SQFT
REMOVED FRONT PORCH AND STAIR	-	45 SQFT
PROPOSED FRONT COVERED PORCH	+	267 SQFT
<b>TOTAL PROPOSED COVERAGE</b>	<b>=</b>	<b>2,318 SQFT = 27.59%</b>

**TOTAL COVERAGE** WITHIN FIRST 140'

STRUCTURE	EXISTING	AREA
EX'G BUILDING COVERAGE		2,096 SQFT
EX'G DRIVEWAY	+	1,225 SQFT
EX'G PAVER PATIO	+	393 SQFT
EX'G WALKWAY	+	87 SQFT
EX'G A/C UNITS	+	13 SQFT
<b>TOTAL EX'G COVERAGE</b>	<b>=</b>	<b>3,814 SQFT = 45.40%</b>
<b>PROPOSED</b>		
TOTAL EX'G COVERAGE		3,814 SQFT
REMOVED FRONT PORCH & STAIR	-	45 SQFT
MODIFIED FRONT WALKWAY	+	58 SQFT
PROPOSED FRONT COVERED PORCH	+	267 SQFT
<b>TOTAL PROPOSED COVERAGE</b>	<b>=</b>	<b>4,094 SQFT = 48.73%</b>

**BUILDING COVERAGE**

STRUCTURE	EXISTING	AREA
EX'G BUILDING FOOTPRINT		1,582 SQFT
EX'G DETACHED GARAGE	+	400 SQFT
EX'G REAR PORCH AND STAIR	+	69 SQFT
EX'G FRONT PORCH AND STAIR	+	45 SQFT
<b>TOTAL EX'G COVERAGE</b>	<b>=</b>	<b>2,096 SQFT = 22.68%</b>
<b>PROPOSED</b>		
EX'G BUILDING COVERAGE		2,096 SQFT
REMOVED FRONT PORCH AND STAIR	-	45 SQFT
PROPOSED FRONT COVERED PORCH	+	267 SQFT
<b>TOTAL PROPOSED COVERAGE</b>	<b>=</b>	<b>2,318 SQFT = 25.08%</b>

**TOTAL COVERAGE**

STRUCTURE	EXISTING	AREA
EX'G BUILDING COVERAGE		2,096 SQFT
EX'G DRIVEWAY	+	1,225 SQFT
EX'G PAVER PATIO	+	393 SQFT
EX'G WALKWAY	+	87 SQFT
EX'G A/C UNITS	+	13 SQFT
<b>TOTAL EX'G COVERAGE</b>	<b>=</b>	<b>3,814 SQFT = 41.28%</b>
<b>PROPOSED</b>		
TOTAL EX'G COVERAGE		3,814 SQFT
REMOVED FRONT PORCH & STAIR	-	45 SQFT
MODIFIED FRONT WALKWAY	+	58 SQFT
PROPOSED FRONT COVERED PORCH	+	267 SQFT
<b>TOTAL PROPOSED COVERAGE</b>	<b>=</b>	<b>4,094 SQFT = 44.29%</b>

**GROSS BUILDING AREA**

STRUCTURE	EXISTING	AREA
EX'G FIRST FLOOR		1,582 SQFT
EX'G SECOND FLOOR	+	1,264 SQFT
<b>TOTAL EX'G COVERAGE</b>	<b>=</b>	<b>2,846 SQFT</b>
<b>PROPOSED</b>		
EX'G FLOOR AREA		2,846 SQFT
NEW FLOOR AREA	+	0 SQFT
<b>TOTAL PROPOSED COVERAGE</b>	<b>=</b>	<b>2,846 SQFT</b>

**GROSS BUILDING AREA- ACCES.**

STRUCTURE	EXISTING	AREA
EX'G 2 CAR GARAGE	+	400 SQFT
<b>TOTAL EX'G COVERAGE</b>	<b>=</b>	<b>400 SQFT</b>
<b>PROPOSED</b>		
EX'G FLOOR AREA		400 SQFT
NEW FLOOR AREA	+	0 SQFT
<b>TOTAL PROPOSED COVERAGE</b>	<b>=</b>	<b>400 SQFT</b>

**VILLAGE OF RIDGEWOOD**

BLOCK: 4306  
LOT: 11  
ZONE: R-2  
USE: SINGLE-FAMILY RESIDENCE DISTRICT

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN. LOT AREA (ft²)	10,500	9,243 ENC	9,243	ENC
MIN. LOT AREA (ft²) WITHIN THE FIRST 140'	10,500	8,401 ENC	8,401	ENC
MIN. LOT WIDTH AT MIN. FRONT YARD SETBACK LINE (ft)	75	60 ENC	60	ENC
MIN. FRONT YARD SETBACK, PRINCIPLE BUILDING (ft)	40	26.7 ENC	19.7	NO
MIN. LEFT SIDE YARD SETBACK, PRINCIPLE BUILDING (ft)	10	11.1	20.9	YES
MIN. RIGHT SIDE YARD SETBACK, PRINCIPLE BUILDING (ft)	10	8.1 ENC	8.1	NO
MIN. REAR YARD SETBACK, PRINCIPLE BUILDING (ft)	30	80.5	80.5	YES
MAX. BUILDING HEIGHT, PRINCIPLE BUILDING (ft)	30	32.17 ENC	17.17	YES
MAX. BUILDING HEIGHT, PRINCIPLE BUILDING (stories)	2-1/2	2-1/2	2-1/2	YES

**COVERAGE BY ABOVE-GRADE STRUCTURES**

MAX. COVERAGE	(percent)	20	22.68 ENC	25.08	NO
(sq. ft.)		1,849	2,096	2,318	NO

**MAX. COVERAGE: WITHIN THE FIRST 140' OF THE LOT**

(percent)	20	24.95 ENC	27.59	NO	
(sq. ft.)		1,680	2,096	2,318	NO

**COVERAGE BY ALL IMPROVEMENTS**

MAX. TOTAL COVERAGE: < 14,000 SF LOT AREA; LESSER OF 45% OF LOT AREA OR 5,000 SF COVERAGE	(percent)	45	41.26	44.29	YES
(sq. ft.)		4,159	3,814	4,094	YES

**MAX. TOTAL COVERAGE: WITHIN THE FIRST 140' OF THE LOT**

(percent)	45	45.40 ENC	48.73	NO	
(sq. ft.)		3,780	3,814	4,094	NO

**GROSS BUILDING AREA - PRINCIPLE BUILDING**

MAX. GROSS BUILDING AREA: 8,400 to 10,499 SF lot; lesser of 34% of lot area or 3,360 sq. GBA	(percent)	34	30.79	30.79	YES
(sq. ft.)		3,143	2,846	2,846	YES

**MAX. GROSS BUILDING AREA: WITHIN THE FIRST 140' OF THE LOT**

(percent)	34	33.88	33.88	YES	
(sq. ft.)		2,856	2,846	2,846	YES

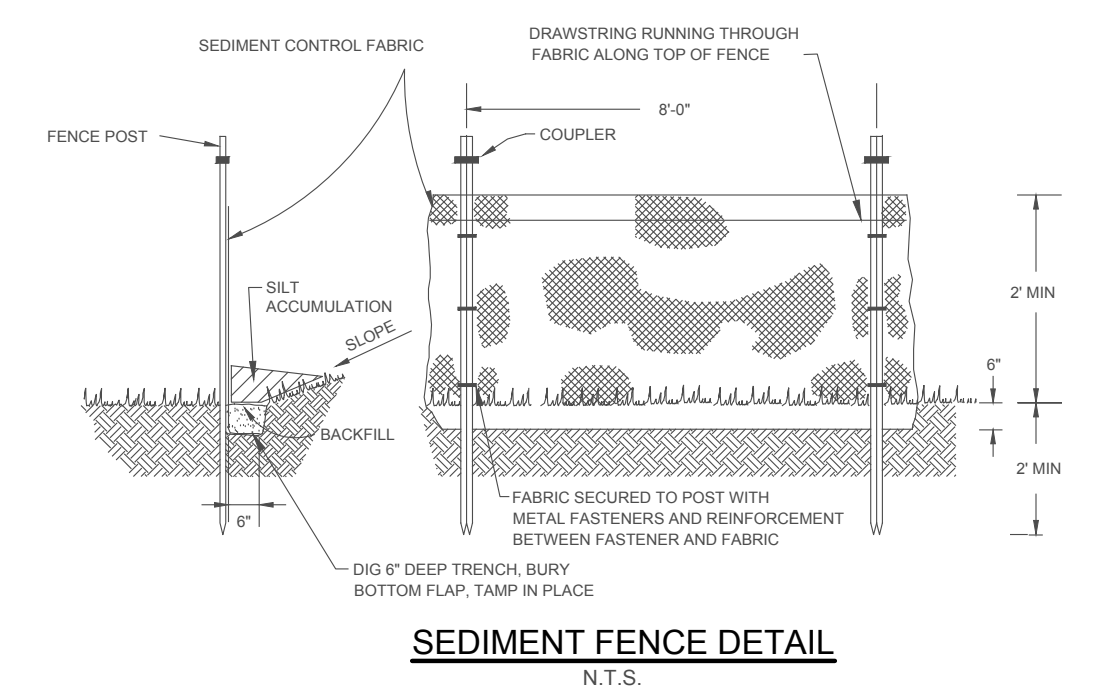
**GROSS BUILDING AREA - ACCESSORY BUILDING**

MAX. GROSS BUILDING AREA: 8,400 to 10,499 SF lot; lesser of 7% of lot area or 682 sq. GBA	(percent)	7	4.33	4.33	YES
(sq. ft.)		647	400	400	YES

**MAX. GROSS BUILDING AREA: WITHIN THE FIRST 140' OF THE LOT**

(percent)	7	4.76	4.76	YES	
(sq. ft.)		588	400	400	YES

N/A = NOT AFFECTED BY THIS WORK  
ENC = EXISTING NONCONFORMING



SITE PLAN DRAWN FROM SURVEY TAKEN BY:  
RIGG ASSOCIATES, P.A.  
1000 MAPLE AVENUE  
GLENROCK, NJ 07452

UPDATED: JANUARY 21, 2025  
SITE PLAN TO BE USED FOR ZONING AND ARCHITECTURAL PURPOSES ONLY.

**William G. Brown, Architects**  
ARCHITECTURE  
PLANNING  
241 Madison Avenue  
Wyckoff, NJ  
07481  
PH: 201-891-3285  
FAX: 201-891-3695  
WEBSITE: WilliamGBrown.com  
EMAIL: bill@williamgbrown.com

THESE DRAWINGS ARE NOT TO BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT WILLIAM G. BROWN.

CT ARCH 8445  
NY ARCH 018837  
NJ ARCH 10225  
PA ARCH RA-011586-B  
VA ARCH RA-007125  
FL ARCH AR99022

NOT VALID UNLESS SIGNED AND SEALED

**WILLIAM G. BROWN, JR., AIA**  
SP-1 ZONING REVIEW

**COVER SHEET**

ADDITION / RENOVATION FOR:  
MR. AND MRS. LEFF  
562 LOTUS ROAD  
VILLAGE OF RIDGEWOOD, NJ  
(MICHAEL & JOY)

PROJECT: 24-114 DATE: AUGUST 27, 2024;  
DRAWN BY: JO SEPTEMBER 17, 2024

ISSUED FOR VARIANCE: FEBRUARY 3, 2025

**RENOVATION NOTES:**  
 ALL EXISTING INTERIOR & EXTERIOR WALLS, FLOORS & CEILINGS THAT ARE EFFECTED BY ALTERATIONS SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING, AND FINISHED AS NEEDED

**SAFETY NOTES:**  
 CONTRACTORS AND SUBCONTRACTORS ARE OBLIGATED TO ADHERE TO THE FALL PROTECTION REQUIREMENTS SET BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). ENSURING COMPLIANCE IS ESSENTIAL FOR MAINTAINING A SAFE WORKING ENVIRONMENT AND PREVENTING ACCIDENTS RELATED TO FALLS.

**GENERAL LEGEND :**

	= EXISTING CONSTRUCTION TO REMAIN
	= EXISTING CONSTRUCTION TO BE REMOVED
	= NEW CONSTRUCTION
	= NEW C.M.U. WALL
	= NEW CONCRETE WALL

WILLIAM G. BROWN, ARCHITECTS CALCULATES SQUARE FOOTAGE FROM THE INSIDE FRAME LINE DIMENSIONS. GARAGE SQUARE FOOTAGE LINE DIMENSIONS GARAGE SQUARE FOOTAGE IS NOT INCLUDED IN THE TOTAL LIVABLE SQUARE FOOTAGE. IN ADDITION, STAIRWELLS AND FIREPLACE MASSES ARE ONLY INCLUDED ONCE WITH THE MAIN LEVEL FIGURES

BUILDING DATA		
USE GROUP		R5
CONSTRUCTION CLASS		VB
BUILDING AREA		
NEW COVERED PORCH	267	SQFT
NEW CONTAINED VOLUME	2,403	CUFT

**GENERAL NOTES**

- ALL WORK IS TO COMPLY WITH ALL BUILDING CODES AND ZONING ORDINANCES ADOPTED BY THE VILLAGE OF RIDGEWOOD, BERGEN COUNTY, NEW JERSEY
- BUILDING HEIGHT/RIDGE HEIGHT TO BE VERIFIED BY SITE ENGINEER PRIOR TO CONSTRUCTION. BUILDING HEIGHT MAXIMUM TO BE: 30'-0" AS PER LOCAL ORDINANCE
- CONTRACTOR IS TO VERIFY ALL CONDITION IN THE FIELD PRIOR TO STARTING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN PLAN OR ITEMS REQUIRING CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION
- JOB SITE IS TO BE KEPT REASONABLY CLEAN AND ALL CONSTRUCTION DEBRIS IS TO BE CARTED AWAY AT THE END OF THE JOB.
- ALL WORK IS TO BE DONE BY SKILLED MECHANICS IN A WORKMANLIKE MANNER SET STRAIGHT AND PLUMB.
- ALL MATERIALS USED TO BE OF FIRST QUALITY FREE FROM DEFECTS.
- ARCHITECT DOES NOT HAVE FIELD SUPERVISION OR CONSTRUCTION ADMINISTRATION RESPONSIBILITIES FOR THIS PROJECT.
- CONTRACTOR IS TO LOCATE STRUCTURE AND SET ELEVATIONS AND CONTOURS WITH HIS SURVEYOR AND LICENSED PROFESSIONAL ENGINEER.
- CONTRACTOR TO VERIFY, IN WRITING, IF STRUCTURE DOES NOT COMPLY WITH LOCAL BUILDING HEIGHT CODE DURING CONSTRUCTION AND PRIOR TO CONSTRUCTION OF THE RIDGE.
- CONTRACTOR AND/OR HOMEOWNER IS REQUIRED TO HAVE BUILDER'S INSURANCE AND HOMEOWNER'S WARRANTY PROGRAM.
- GIVEN ANY DISCREPANCIES IN SPECIFICATIONS OR MATERIALS CONTRACTOR MUST USE MATERIAL OF SUPERIOR QUALITY.
- ALL FRAMED WINDOW OPENINGS TO BE VERIFIED WITH BUILDER AND WINDOW SUPPLIER PRIOR TO ORDERING.
- CONTRACTOR TO INSTALL RAM BOARD AND TAPE ALL JOINTS FLOOR PROTECTIONS
- CONTRACTOR TO FOLLOW RESCHECK
- FOR ADDITIONAL GLAZING NOTES, SEE GENERAL NOTES ON SECTION PAGE.

NOTE: THESE DRAWINGS ARE NOT TO BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT WILLIAM G. BROWN. (WILLIAM G. BROWN ARCHITECTS)

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**William G. Brown, Architects**  
 ARCHITECTURE  
 PLANNING  
 241 Madison Avenue  
 Wyckoff, NJ  
 07481  
 PH: 201-891-3285  
 FAX: 201-891-3695  
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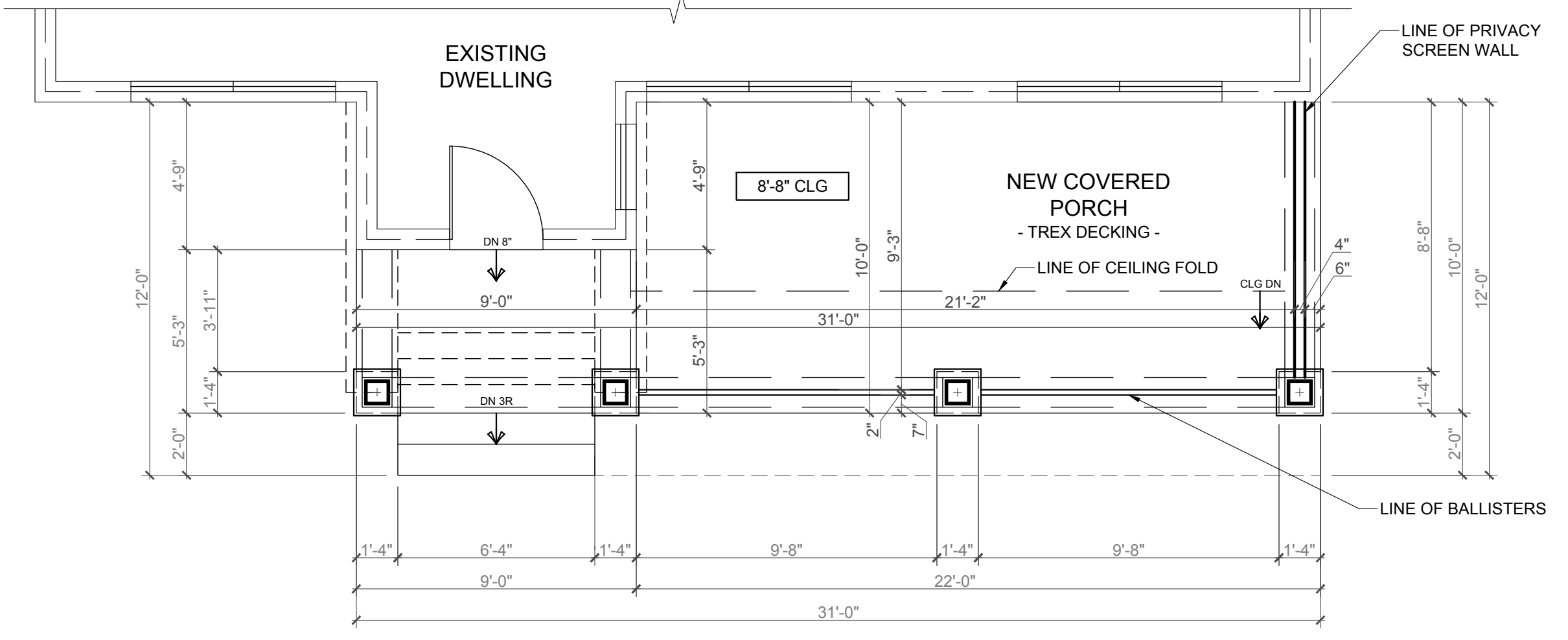
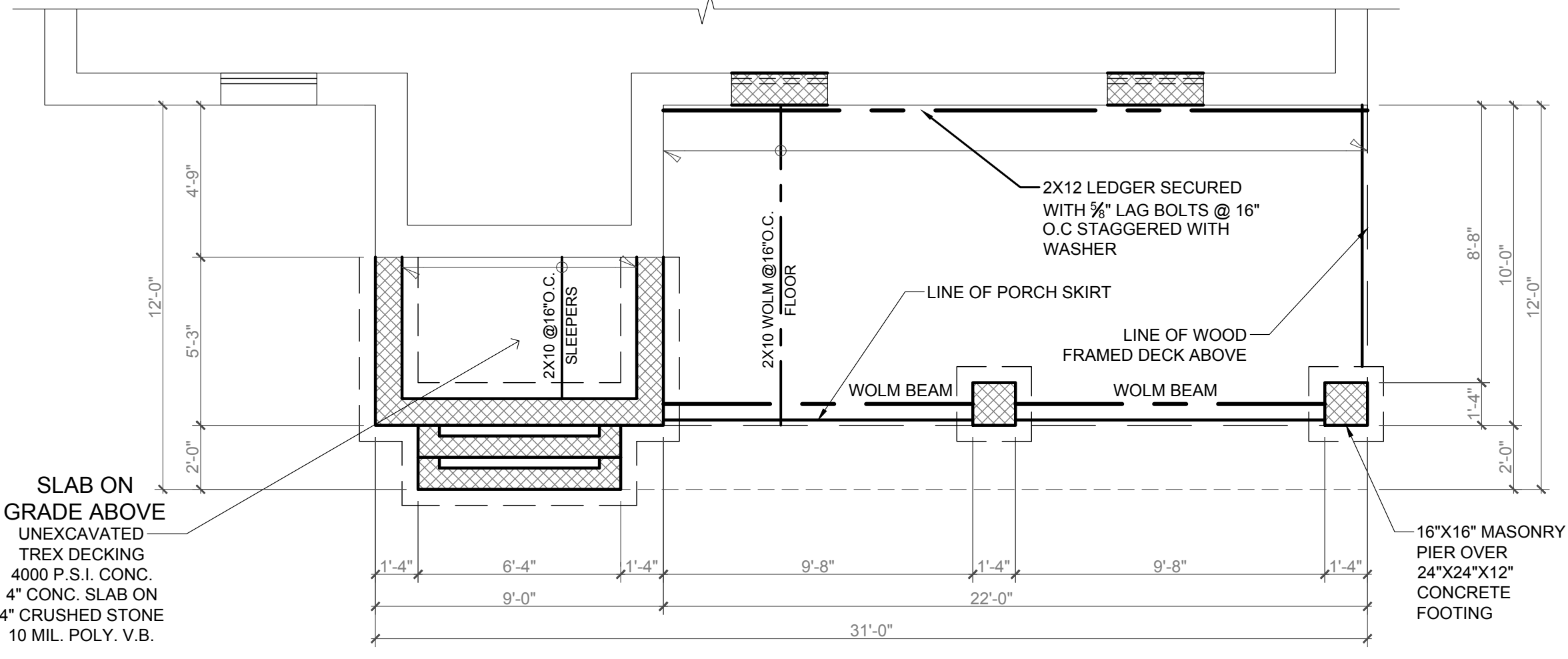
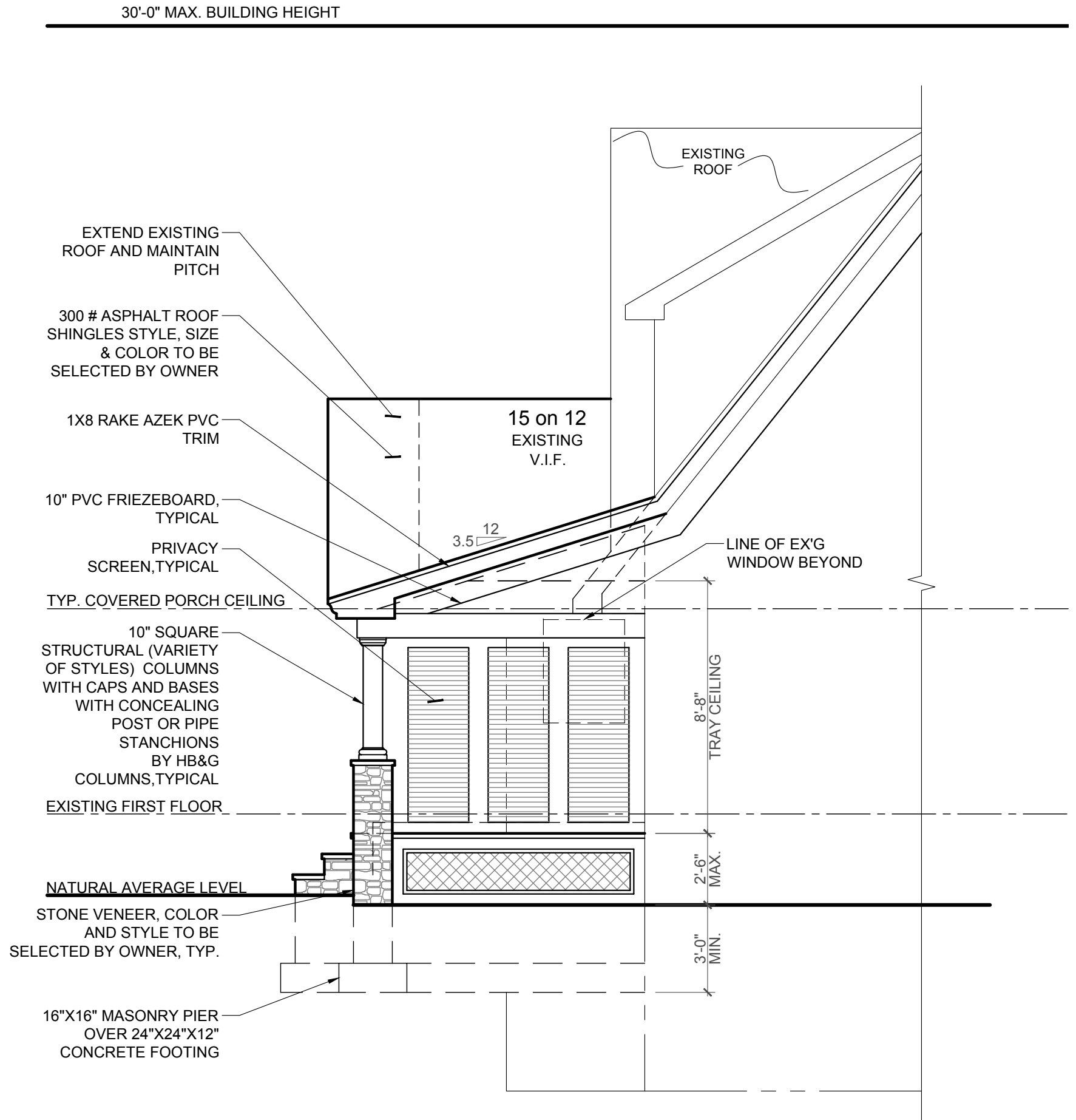
ADDITION / RENOVATION FOR:  
**MR. AND MRS. LEFF**  
 562 LOTUS ROAD  
 VILLAGE OF RIDGEWOOD, NJ  
 BLOCK: 4306; LOT: 11  
 (MICHAEL & JOY)

DRAWING TITLE:  
**FIRST FLOOR PLAN & ELEVATION**

PROJECT NUMBER: 24-114 SCALE: 1/4"=1'-0"  
 DRAWN BY: JO CHECKED BY: SUPV  
 DATE:  
 AUGUST 15, 2024; SEPTEMBER 6, 2024  
 SEPTEMBER 17, 2024

ISSUED FOR VARIANCE: FEBRUARY 3, 2025

DRAWING #  
**A-1**  
 2 OF 2 RES 2025



**FOUNDATION PLAN**

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

**FIRST FLOOR PLAN**

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