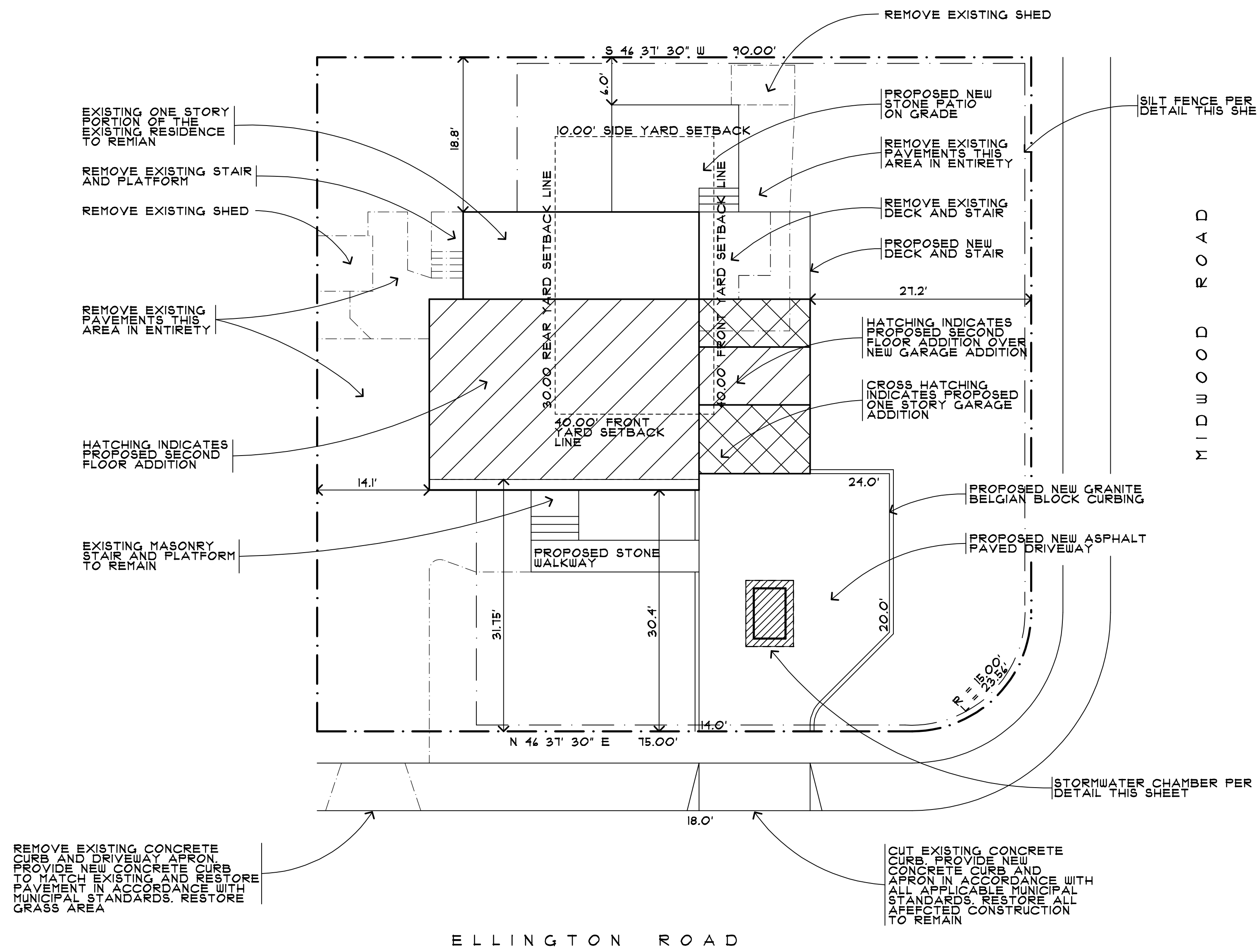


**ZONING DATA** R-2 ZONE

	REQUIRED/ ALLOWED	EXISTING	PROPOSED FINAL	COMPLIANCE
MINIMUM LOT AREA	14,700 S.F.	7,402 S.F.	7,402 S.F.	PRE EXISTING NON-COMFORMITY.
LOT WIDTH	75.00'	85.00' / 90.00'	85.00' / 90.00'	NO.
LOT DEPTH	120.00'	90.00'	90.00'	PRE-EXISTING NON-COMFORMITY.
FRONT YARD SETBACK	40.00' (ELLINGTON ROAD) 40.00' (MIDWOOD ROAD)	30.4' 41.2'	31.75' (SECOND FLOOR ADDITION) 21.2'	NO. NO.
SIDE YARD SETBACK	10.00'	18.8'	18.8'	YES.
REAR YARD SETBACK	30.00'	14.1'	14.1'	NO.
BUILDING HEIGHT	30.00' / 2 1/2 STORIES	20.47' / 1 1/2 STORIES	28.47' / 2 STORIES (PROPOSED ADDITION)	YES.
DRIVEWAY WIDTH	17.0'	14.1'	24.0'	NO.
COVERAGE BY ABOVE GRADE STRUCTURES	20%	18.41%	21.95%	NO.
COVERAGE BY ABOVE GRADE STRUCTURES WITHIN 140' OF FRONT LOT LINE	N/A	N/A	N/A	N/A
COVERAGE BY ALL IMPROVEMENTS	45% (5,400 S.F.)	31.38% (2,384 S.F.)	35.05% (2,445 S.F.)	YES.
COVERAGE BY ALL IMPROVEMENTS WITHIN 140' OF FRONT LOT LINE	N/A	N/A	N/A	N/A
MAXIMUM GROSS BUILDING AREA (PRINCIPAL)	32% (2,432 S.F.)	23.87% (1,817 S.F.)	30.73% (2,334 S.F.)	YES.
MAXIMUM GROSS BUILDING AREA WITHIN 140' OF LOT LINE (PRINCIPAL)	N/A	N/A	N/A	N/A
MAXIMUM GROSS BUILDING AREA (ACCESSORY)	N/A	N/A	N/A	N/A
MAXIMUM GROSS BUILDING AREA WITHIN 140' OF LOT LINE (ACCESSORY)	N/A	N/A	N/A	N/A

EXISTING FIRST FLOOR AREA:	1,150 S.F.
EXISTING SECOND FLOOR AREA TO BE REMOVED:	575 S.F.
EXISTING SHEDS TO BE REMOVED:	90 S.F.
EXISTING FRONT STAIR AND PLATFORM:	42 S.F.
EXISTING REAR PORCH AREAS TO BE REMOVED:	133 S.F.
EXISTING DRIVEWAY:	498 S.F.
EXISTING PATIOS AND WALKWAYS TO BE REMOVED:	213 S.F.
PROPOSED NEW FIRST FLOOR CONSTRUCTION:	308 S.F.
PROPOSED NEW SECOND FLOOR CONSTRUCTION:	878 S.F.
PROPOSED NEW DECK AND STAIR:	149 S.F.
PROPOSED NEW STONE PATIO:	201 S.F.
PROPOSED NEW FRONT WALKWAY:	85 S.F.
PROPOSED NEW DRIVEWAY:	710 S.F.
COVERAGE BY ABOVE GRADE STRUCTURES CALCULATED AS FOLLOWS:	
EXISTING:	1,150 S.F. + 90 S.F. + 42 S.F. + 133 S.F. = 1,415 S.F. / 7,402 S.F. = 18.41%
PROPOSED NEW:	1,150 S.F. + 42 S.F. + 308 S.F. + 149 S.F. = 1,649 S.F. / 7,402 S.F. = 21.95%
COVERAGE BY ALL IMPROVEMENTS CALCULATED AS FOLLOWS:	
EXISTING:	1,415 S.F. (BUILDING) + 971 S.F. (PAVEMENTS) = 2,386 S.F. / 7,402 S.F. = 31.38%
PROPOSED NEW:	1,649 S.F. (BUILDING) + 994 S.F. (PAVEMENTS) = 2,643 S.F. / 7,402 S.F. = 35.05%
PRINCIPAL BUILDING GROSS BUILDING AREA CALCULATED AS FOLLOWS:	
EXISTING:	1,150 S.F. + 575 S.F. + 90 S.F. = 1,815 S.F. / 7,402 S.F. = 23.87%
PROPOSED FINAL:	1,150 S.F. + 308 S.F. + 878 S.F. = 2,334 S.F. / 7,402 S.F. = 30.73%



REMOVE EXISTING CONCRETE CURB AND DRIVEWAY APRON. PROVIDE NEW CONCRETE CURB TO MATCH EXISTING AND RESTORE PAVEMENT IN ACCORDANCE WITH MUNICIPAL STANDARDS. RESTORE GRASS AREA

CUT EXISTING CONCRETE CURB. PROVIDE NEW CONCRETE CURB AND APRON IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL STANDARDS. RESTORE ALL AFFECTED CONSTRUCTION TO REMAIN

**SCHEMATIC SITE PLAN**

SCALE: 1" = 10'-0"

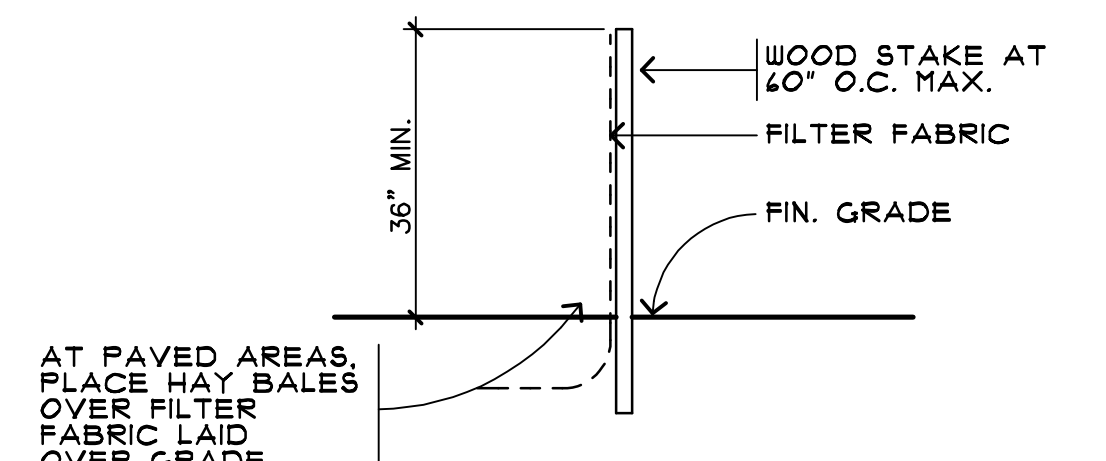
SITE PLAN INFORMATION TAKEN FROM A SURVEY PREPARED BY CHRISTOPHER LANTELME, PLS. #39580 DATED APRIL 30, 2025.

ALL AREAS WHERE PAVEMENT IS TO BE REMOVED, RESTORE LAWN AND PLANTING AREAS UNLESS AS OTHERWISE NOTED.

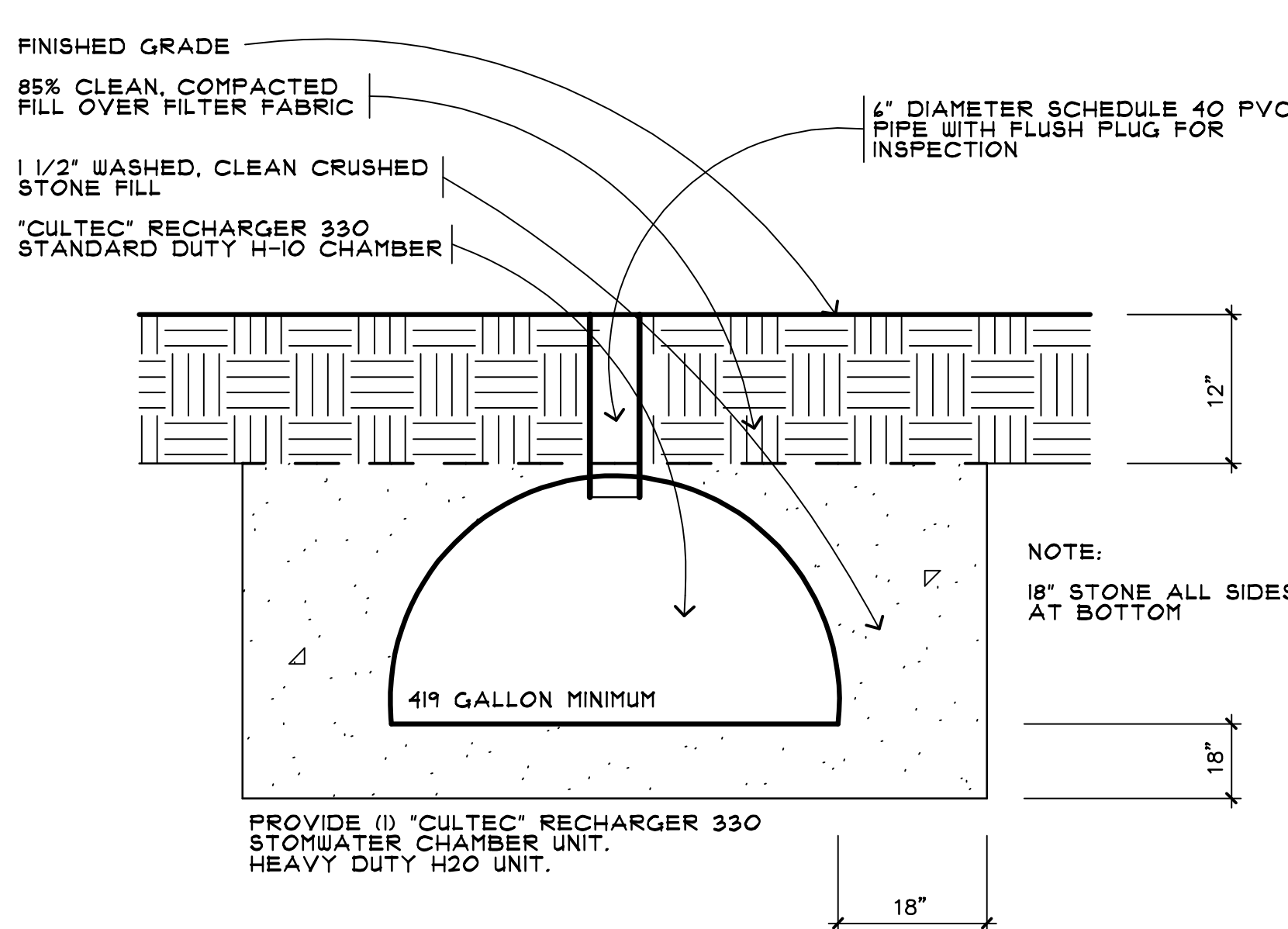
ALL EXCAVATED SOIL MATERIAL NOT REQUIRED FOR BACKFILLING. OF FOUNDATIONS SHALL BE REMOVED FROM SITE. NO RE-DISTRIBUTION OF SOIL ON SITE SHALL BE PERMITTED.

**STORMWATER CALCULATIONS:**

330 S.F. (ROOF AREA PROPOSED FOOTPRINT EXPANSION) X 2" (.14") PER HOUR = 53 CUBIC FEET PER HOUR.  
 53 CUBIC FEET X 7.481 GALLONS PER CUBIC FOOT = 397 GALLONS PER HOUR.  
 417 GALLON MINIMUM STORMWATER CHAMBER CAPACITY PROVIDED.  
 CONNECT NEW RAIN WATER DOWNSPOUTS FROM GARAGE ADDITION TO THE NEW STORMWATER CHAMBER.



**SILT FENCE DETAIL**  
NOT TO SCALE



**STORMWATER CHAMBER DETAIL**  
NOT TO SCALE

VALID IF SEALED

JOSEPH J. BRUNO, AIA  
ARCHITECT  
MARCH LIC. A00374

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29 PASCACK ROAD  
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ADDITION AND ALTERATIONS TO THE

**SANCHEZ RESIDENCE**

697 ELLINGTON ROAD  
RIDGEWOOD, NEW JERSEY

DRAWN BY: JJB  
CHECKED BY: ME

DATE: 04/18/25

REVISIONS:  
07/21/25

SHEET NO:  
A1 OF 3