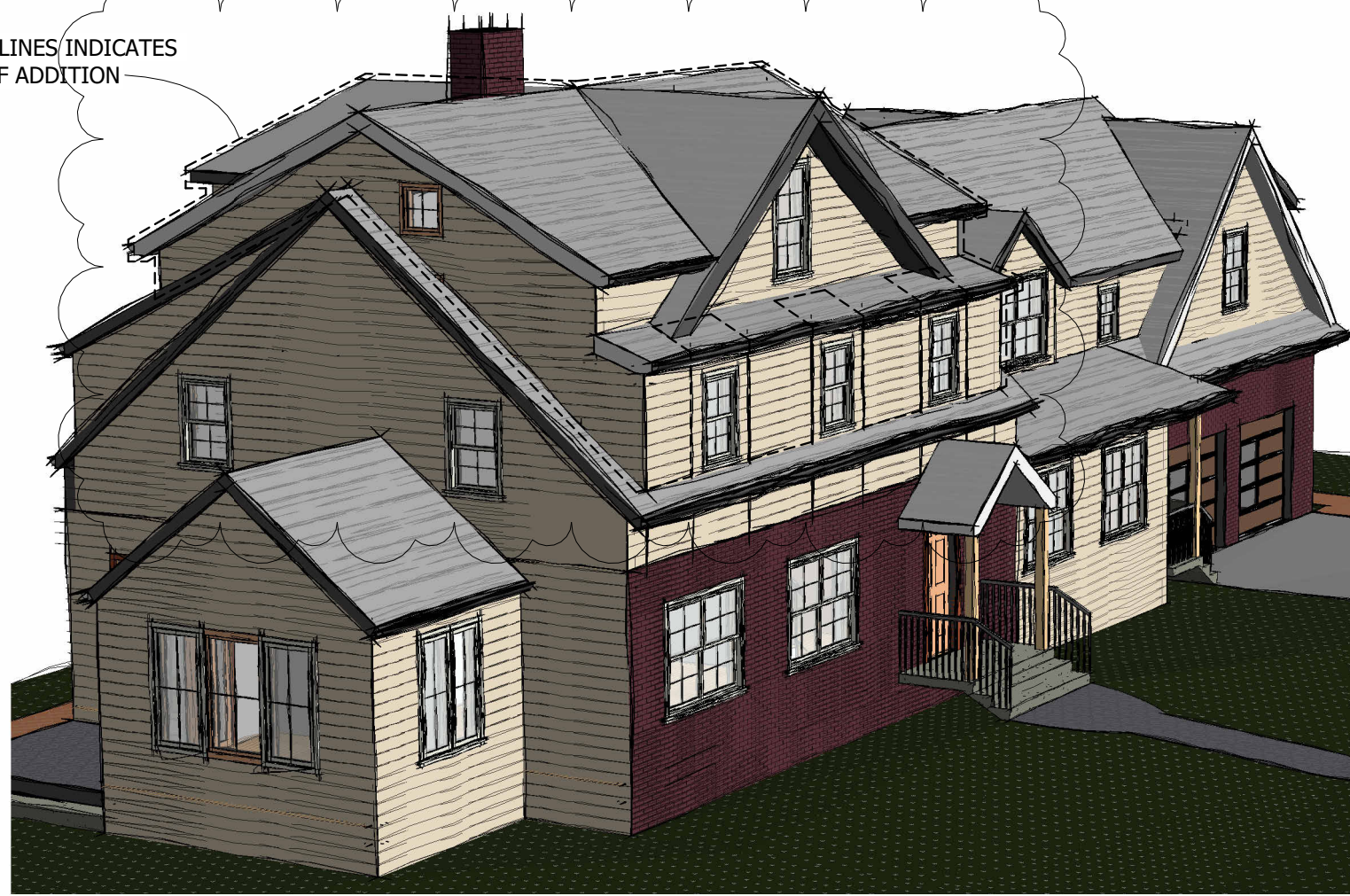
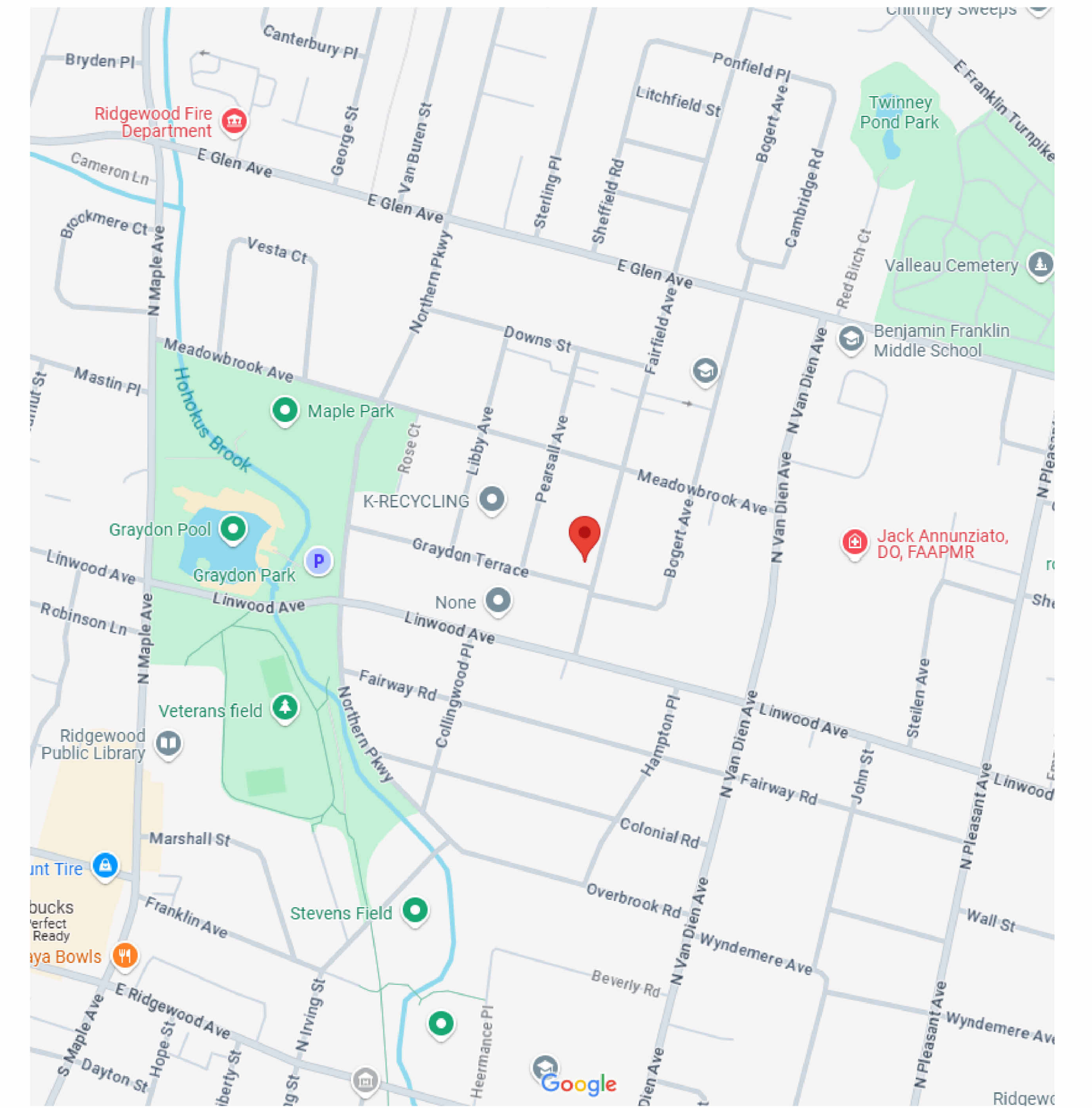


# PROPOSED ATTIC ADDITION

230 FAIRFIELD AVE, RIDGEWOOD, NJ 07450  
BLOCK 3212; LOT: 7



DASHED LINES INDICATE SCOPE OF ADDITION



AREA MAP  
N.T.S.

## NJ RESIDENTIAL CODE REQUIREMENTS

CONSTRUCTION TYPE	5-B	
USE GROUP	R-5	
DESIGN LOADS		
	LIVE LOAD	DEAD LOAD
1ST & 2ND FLOORS	40 PSF	15 PSF
UNFINISHED ATTIC	20 PSF	10 PSF
ROOF	30 PSF (GROUND SNOW LOAD)	10 PSF

## GROSS BUILDING AREA CALCULATIONS

HABITABLE AREA	EXISTING	PROPOSED
FIRST FLOOR	2,341 SQ.FT.	2,341 SQ.FT.
SECOND FLOOR	1,904 SQ.FT.	1,943 SQ.FT.
ATTIC	0 SQ.FT.	437 SQ.FT.
TOTAL:	4,245 SQ.FT.	4,721 SQ.FT.

## SCOPE OF WORK:

- 1) HALF STORY ADDITION AT ATTIC: PARTIAL REMOVAL OF BACK PORTION OF THE EXISTING ATTIC ROOF AND CONSTRUCTING A NEW HIGHER ROOF TO ACCOMMODATE HABITATION. EXISTING ATTIC STAIRS TO REMAIN.
  - PER THE VILLAGE OF RIDGEWOOD ZONING ORDINANCE, A HALF STORY IS AN AREA BETWEEN A FLOOR AND CEILING IN WHICH THE CEILING AREA AT A HEIGHT OF SEVEN FEET ABOVE THE FLOOR IS NOT MORE THAN ONE-THIRD THE AREA OF THE NEXT FLOOR BELOW.
  - AREA OF SECOND FLOOR: 1,904 SQ.FT.
  - AREA OF PROPOSED ATTIC ADDITION: 437 SQ.FT.
  - PERCENTAGE OF PROPOSED ATTIC TO EXISTING SECOND FLOOR: 23%
- 2) MINOR SECOND FLOOR ALTERATIONS TO FACILITATE ACCESS TO EXISTING TO REMAIN ATTIC STAIRS

## CODES USED:

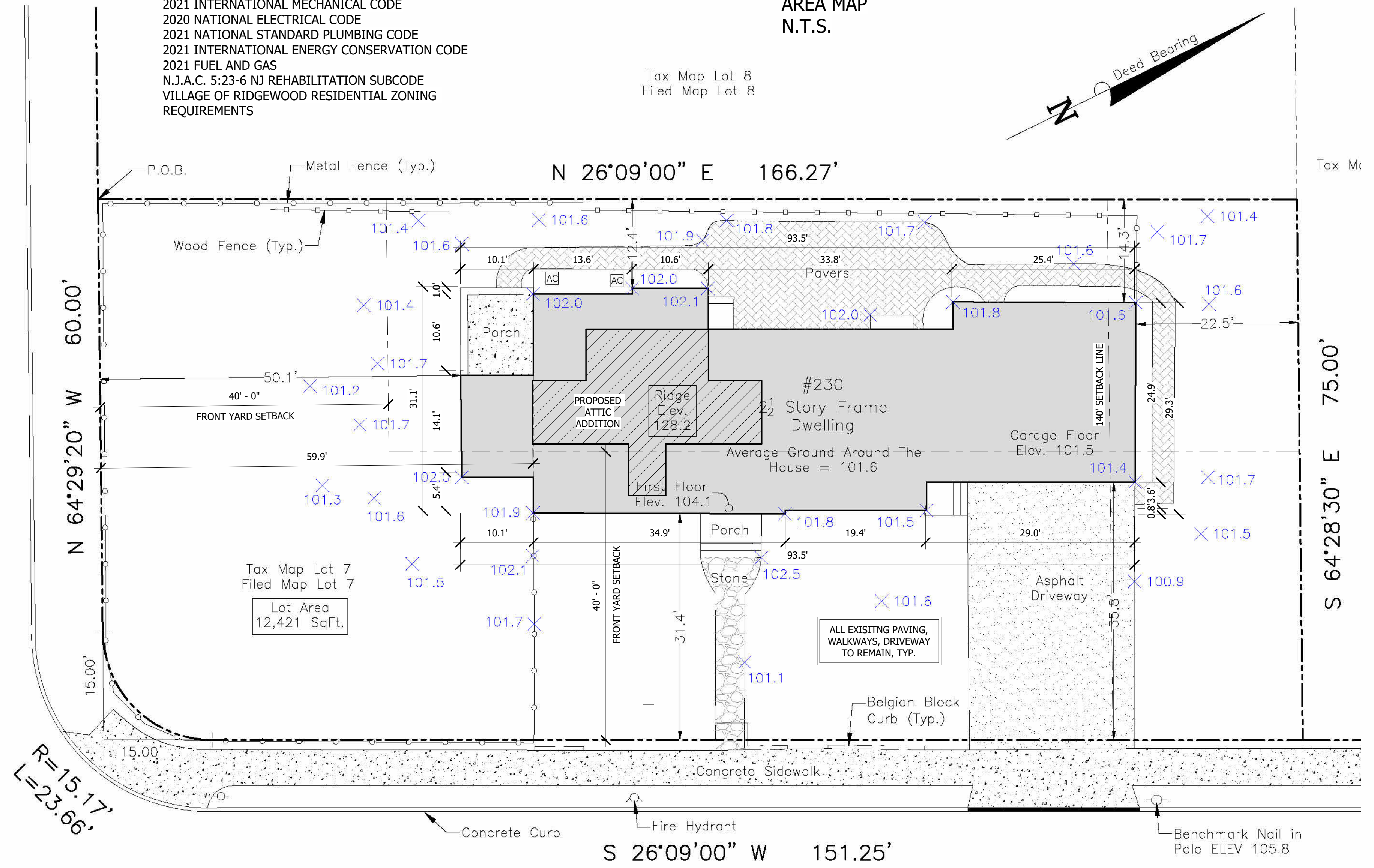
- 2021 INTERNATIONAL RESIDENTIAL CODE - NJ EDITION
- 2021 INTERNATIONAL MECHANICAL CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2021 NATIONAL STANDARD PLUMBING CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE
- 2021 FUEL AND GAS
- N.J.A.C. 5:23-6 NJ REHABILITATION SUBCODE
- VILLAGE OF RIDGEWOOD RESIDENTIAL ZONING REQUIREMENTS

## ZONING COMPLIANCE TABLE - ZONE R-2

CONDITION	REQUIRED	EXISTING	PROPOSED	VARIANCE REQ?
MIN LOT AREA	10,500 SQ.FT.	12,421 SQ.FT.	NO CHANGE	NO
LOT AREA WITHIN 140' OF GRAYDON TERR. FRONT LOT LINE	10,500 SQ.FT.	10,451 SQ.FT.	NO CHANGE	EXISTING NON-CONFORMING
LOT AREA WITHIN 140' OF FAIRFIELD AVE. FRONT LOT LINE	10,500 SQ.FT.	12,421 SQ.FT.	NO CHANGE	NO
MIN LOT WIDTH AT MIN FRONT YARD SETBACK - GRAYDON TERR.	105 FT	75 FT	NO CHANGE	EXISTING NON-CONFORMING
MIN LOT WIDTH AT MIN FRONT YARD SETBACK - FAIRFIELD AVE.	105 FT	166.27 FT	NO CHANGE	NO
MIN LOT DEPTH - GRAYDON TERR.	120 FT	166.27 FT	NO CHANGE	NO
MIN LOT DEPTH - FAIRFIELD AVE.	120 FT	75 FT	NO CHANGE	EXISTING NON-CONFORMING
MIN FRONT YARD SETBACK, GRAYDON TERR.	40 FT	50.1 FT	ADDITION: 61.5 FT	NO
MIN FRONT YARD SETBACK, FAIRFIELD AVE.	40 FT	31.4 FT	2ND FLR: 31.4 FT ATTIC: 33.8 FT	EXISTING NON-CONFORMING
MIN SIDE YARD SETBACK (CORNER LOT)	10 FT	12.4 FT	ADDITION: 18.1 FT	NO
MIN REAR YARD SETBACK, PRINCIPAL BUILDING	30 FT	22.5 FT	NO CHANGE	EXISTING NON-CONFORMING
MAX BUILDING HEIGHT, PRINCIPAL BUILDING	30 FT	26.6 FT	29.9 FT	NO
MAX BUILDING HEIGHT, PRINCIPAL BUILDING (STORIES)	2-1/2	2	2-1/2	NO
<b>COVERAGE BY ABOVE-GRADE STRUCTURES</b>				
MAX COVERAGE	20%	20%	NO CHANGE	NO
MAX COVERAGE WITHIN 140' OF FRONT LOT LINE - GRAYDON TERR.	20%	23%	NO CHANGE	EXISTING NON-CONFORMING
MAX COVERAGE WITHIN 140' OF FRONT LOT LINE - FAIRFIELD AVE.	20%	20%	NO CHANGE	NO
<b>COVERAGE BY ALL IMPROVEMENTS</b>				
MAX COVERAGE	45%	34%	NO CHANGE	NO
MAX COVERAGE WITHIN 140' OF FRONT LOT LINE - GRAYDON TERR.	45%	38%	NO CHANGE	NO
MAX COVERAGE WITHIN 140' OF FRONT LOT LINE - FAIRFIELD AVE.	45%	34%	NO CHANGE	NO
<b>GROSS BUILDING AREA - PRINCIPAL BUILDINGS</b>				
MAX GROSS BUILDING AREA	32%	34%*	38%	YES
MAX GROSS BUILDING AREA 140' OF FRONT LOT LINE - GRAYDON TERR.	34%; 3,360	40%*	44%	YES
MAX GROSS BUILDING AREA 140' OF FRONT LOT LINE - FAIRFIELD AVE.	32%	34%*	38%	YES
<b>CONDITION SPECIFIC REQUIREMENTS</b>				
HALF STORY AREA	33% OF FLOOR AREA BELOW - 628 SQ.FT.	0	25% OF FLOOR AREA BELOW - 476 SQ.FT.	NO

\*PREVIOUS APPROVED BY VARIANCE IN 2008

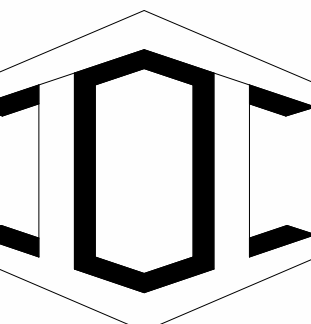
Graydon Terrace (50' Wide)



EXISTING CONDITIONS SITE SURVEY  
SCALE: 1" = 10'-0"

Fairfield Avenue (50' Wide)

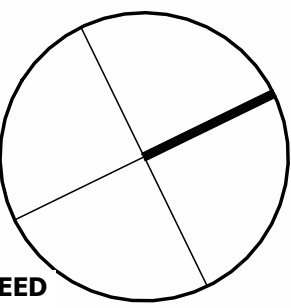
SITE PLAN INFO OBTAINED FROM PROPERTY SURVEY  
PREPARED BY SCHMIDT SURVEYING, DATED 12/14/24



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PROPOSED ATTIC  
ADDITION  
230 FAIRFIELD AVE, RIDGEWOOD, NJ 07450  
BLOCK: 3212; LOT: 7

Client:  
Muhammad Mahmoud  
Sarah Issa  
230 Fairfield Ave,  
Ridgewood, NJ 07450



No.	Date	Revision Description
1	Date 1	Revision 1

PROPOSED  
ATTIC  
ADDITION

230 FAIRFIELD AVE,  
RIDGEWOOD, NJ 07450  
BLOCK: 3212; LOT: 7

ZONING APPLICATION  
Issue Date 01/09/2026  
Drawn by IFI  
Checked by IFI

TITLE SHEET

A1.00

Ibrahim Issa, RA  
NJ LIC: 21A102051000







