

# NOSRATI RESIDENCE

385 HAMILTON ROAD, RIDGEWOOD, NJ

**DRAWING LIST**

- ZBA-1 TITLE SHEET
- ZBA-2 SURVEY
- ZBA-3 DEMOLITION PLANS
- ZBA-4 PROPOSED FLOOR PLANS
- ZBA-5 PROPOSED EXTERIOR ELEVATIONS
- ZBA-6 EXISTING PHOTOS
- ZBA-7 EXTERIOR VIEWS
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**PROJECT DESCRIPTION**

ADDITION OF NEW DECK TO AN EXISTING SINGLE-FAMILY RESIDENCE  
BLOCK 1106, LOT 13



ZONING DATA	REQUIRED	EXISTING	PROPOSED
<b>ZONE:</b>	R-1	R-1	R-1
<b>MIN. LOT REQUIREMENT</b>			
AREA:	14,000 SF	<b>*8,100 SF</b>	<b>*8,100 SF</b>
LOT WIDTH:	100 FT	<b>*75.3 FT</b>	<b>*75.3 FT</b>
LOT DEPTH:	120 FT	<b>*108.4 FT</b>	<b>*108.4 FT</b>
<b>MIN. YARD REQUIREMENT</b>			
FRONT:	40 FT	43.9 FT	43.9 FT
SIDE:	17.5 FT	<b>*R: 14.56 FT, L: 18.1 FT</b>	<b>*R: 14.56 FT, L: 18.1 FT</b>
BOTH SIDES:	24.85 FT	32.7 FT	32.7 FT
REAR:	30 FT	<b>*29.06 FT TO HOUSE</b>	<b>*29.06 FT TO HOUSE</b>
		<b>*16.57 FT TO PATIO</b>	<b>*16.57 FT TO PATIO</b>
			<b>**22.31 FT TO DECK</b>
<b>COVERAGE ABOVE GRADE:</b>	20% / 1,620 SF	17.9% / 1,447 SF	19.9% / 1,619 SF
- W/IN 140':	N/A	N/A	N/A
<b>IMPROVEMENT COVERAGE:</b>	45% / 3,645 SF	32.2% / 2,610 SF	34.3% / 2,782 SF
- W/IN 140':	N/A	N/A	N/A
<b>MAX. BUILDING HEIGHT:</b>	30 FT / 2.5 STORIES	26.3 FT / 2.5 STORIES	26.3 FT / 2.5 STORIES
<b>MAX. G.B.A.:</b>	35% / 2,835 SF	26.6% / 2,157 SF	26.6% / 2,157 SF
- W/IN 140':	N/A	N/A	N/A

\* DENOTES A PRE-EXISTING NONCONFORMITY

\*\* DENOTES A NONCONFORMITY

**CALCULATIONS**

**GBA**

**EXG**  
1ST/LOWER LVL = 914 SF  
GARAGE = 331 SF  
MID LVL = 524 SF  
2ND FLOOR = 324 SF  
ATTIC = 64 SF  
TOTAL = 2,157 SF

**PROPOSED**  
NO CHANGE

**BUILDING COV. ABOVE GRADE**

**EXG**  
1ST/LOWER LVL = 914 SF  
GARAGE = 331 SF  
CHIMNEY = 10 SF  
FRONT PORCH = 61 SF  
AC = 6 SF  
GENERATOR = 9 SF  
PATIO = 116 SF  
TOTAL = 1,447 SF

**PROPOSED**  
1ST/LOWER LVL = 914 SF  
GARAGE = 331 SF  
CHIMNEY = 10 SF  
FRONT PORCH = 61 SF  
GENERATOR = 9 SF  
PATIO = 116 SF  
AC (RELOCATED) = 6 SF  
DECK (NEW) = 172 SF  
TOTAL = 1,619 SF

**IMPROVEMENT COVERAGE**

**EXG**  
1ST/LOWER LVL/CHIMNEY = 924 SF  
GARAGE = 331 SF  
FRONT PORCH = 67 SF  
STONE LANDING = 47 SF  
PATIO = 355 SF  
AC = 6 SF  
GENERATOR = 9 SF  
CONC. WALK = 122 SF  
STONE WALK = 117 SF  
DRIVEWAY = 632 SF  
TOTAL = 2,610 SF

**PROPOSED**  
1ST/LOWER LVL/CHIMNEY = 924 SF  
GARAGE = 331 SF  
FRONT PORCH = 67 SF  
STONE LANDING = 47 SF  
PATIO = 355 SF  
GENERATOR = 9 SF  
CONC. WALK = 122 SF  
STONE WALK = 117 SF  
DRIVEWAY = 632 SF  
AC (RELOCATED) = 6 SF  
DECK (NEW) = 172 SF  
TOTAL = 2,782 SF

**PROGRESS PRINTS**  
NOT FOR CONSTRUCTION



240 W. CRESCENT AVE., SUITE D  
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MARY FITZPATRICK SCRO, ARCHITECT  
LICENSE # 21A101591800

**ZONING BOARD APPLICATION**

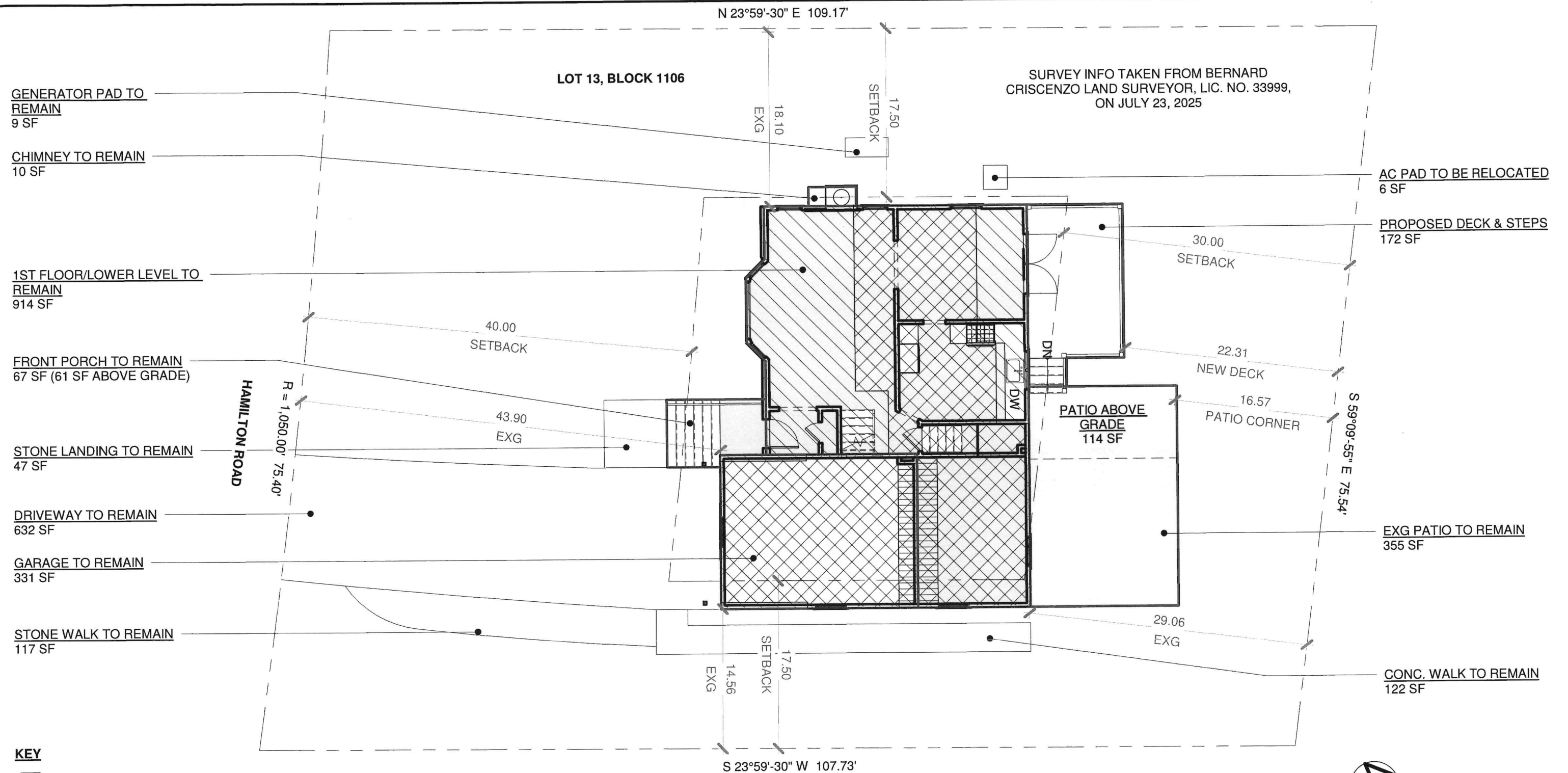
**PROJECT #:** 2524  
**PROJECT NAME:** NOSRATI RESIDENCE  
385 HAMILTON ROAD  
RIDGEWOOD NJ

**TITLE:** TITLE SHEET

**DATE:** 08/21/25

**SCALE:**

DRAWING #: **ZBA-1**



**KEY**

- 1ST FLOOR/LOWER LEVEL/GARAGE
- MID LEVEL/2ND FLOOR
- ATTIC



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**DESIGN DELIVERABLE**

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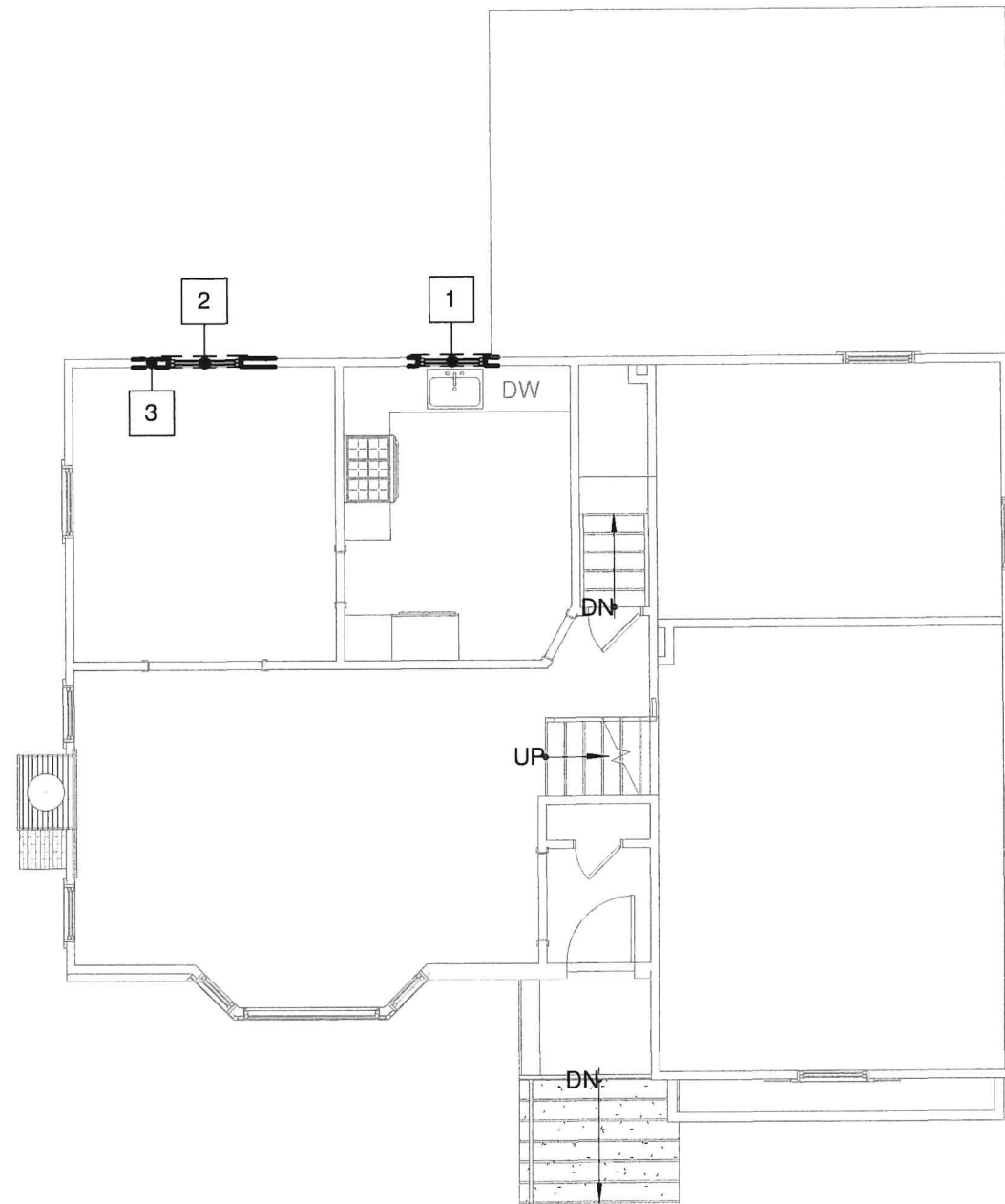
**TITLE:** SURVEY  
**DATE:** 08/21/25  
**SCALE:** 1" = 10'-0"

**PROGRESS PRINTS**  
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DRAWING #: **ZBA-2**

### DEMOLITION LEGEND

- 1 EXISTING WINDOW TO BE REMOVED IN ITS ENTIRETY INCLUDING BUT NOT LIMITED TO FRAME, GLASS PANELS, COUNTER BALANCE, ETC. PATCH AND REPAIR SILL, JAMB, AND HEADER AS REQUIRED TO RECEIVE NEW WINDOW IN EXISTING OPENING.
- 2 EXISTING WINDOW TO BE REMOVED IN ITS ENTIRETY INCLUDING BUT NOT LIMITED TO FRAME, GLASS PANELS, COUNTER BALANCE, ETC. PATCH AND REPAIR SILL, JAMB, AND HEADER AS REQUIRED TO RECEIVE NEW DOOR IN EXISTING OPENING.
- 3 CAREFULLY REMOVE PORTION OF EXTERIOR WALL AS REQUIRED FOR INSTALLATION OF NEW DOOR AND FRAME. CUT STUDS AS REQUIRED AND PROVIDE HEADER AS REQUIRED. PROVIDE NEW GWB SHEATHING ON EACH SIDE AS REQUIRED TO RECEIVE FINAL FINISHES. PATCH AND PREP FLOOR/ WALLS TO RECEIVE NEW FINISHES (TYP.). ALL ELECTRICAL WIRING TO BE REMOVED BACK TO NEAREST SOURCE PANEL, TYP. NEW INFILL TO MATCH ADJACENT CONSTRUCTION IN WIDTH & TYPE. TYP.



1 1ST. FLOOR DEMO PLAN  
1/8" = 1'-0"

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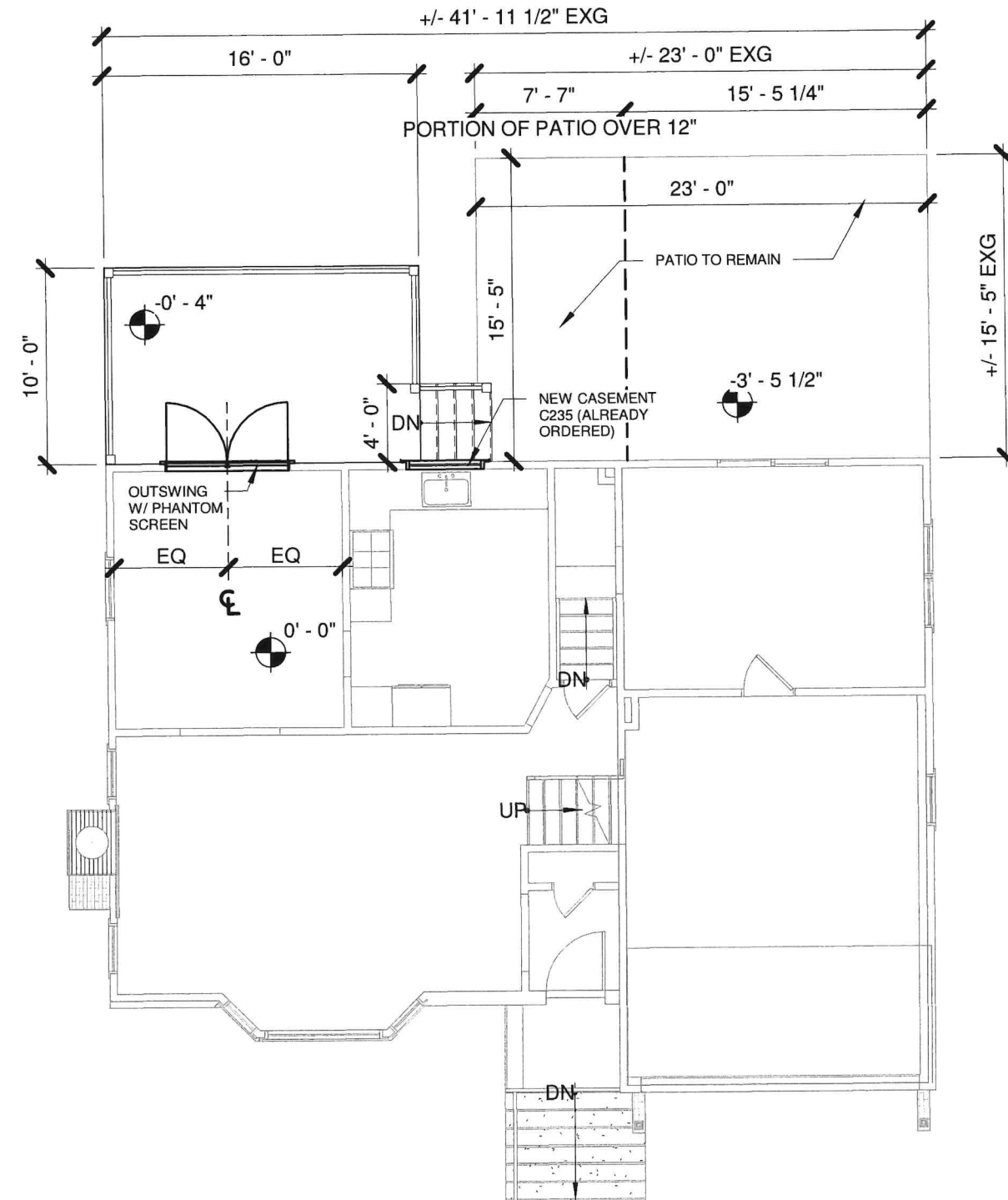
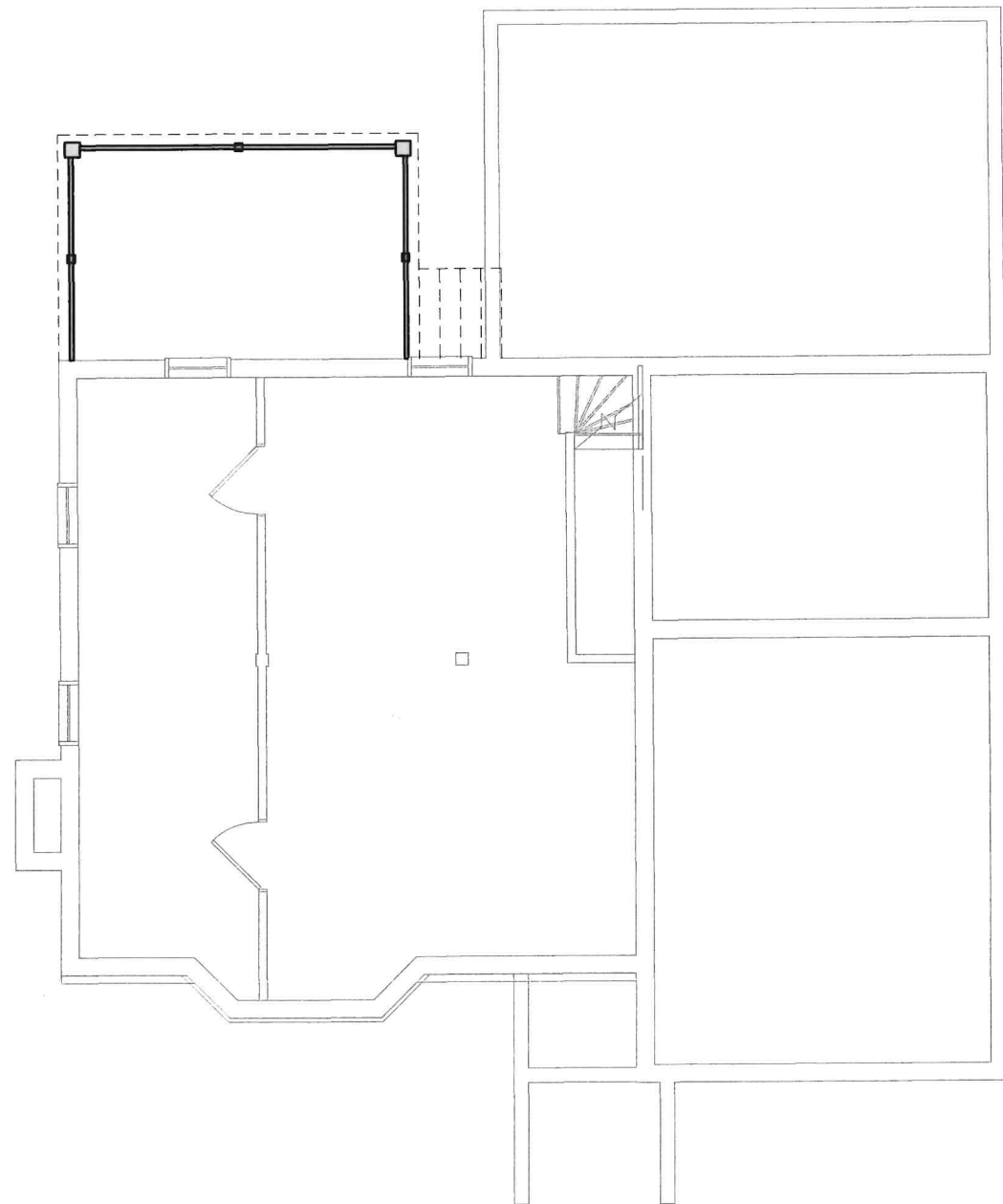
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**TITLE:** DEMOLITION PLAN

**DATE:** 08/21/25

**SCALE:** As indicated

DRAWING #: **ZBA-3**



① BASEMENT PLAN  
1/8" = 1'-0"

② 1ST FLOOR/LOWER LEVEL PLAN  
1/8" = 1'-0"



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**TITLE:** PROPOSED FLOOR PLANS  
**DATE:** 08/21/25  
**SCALE:** 1/8" = 1'-0"

**PROGRESS PRINTS**  
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DRAWING #: **ZBA-4**



T.O. RIDGE  
22' - 3 1/4"

ATTIC  
12' - 10 1/2"

2ND FLOOR  
9' - 3"

MID LEVEL  
4' - 9"

1ST FLOOR  
0' - 0"

LOWER LEVEL  
-3' - 4 1/2"

① REAR ELEVATION  
1/8" = 1'-0"



T.O. RIDGE  
22' - 3 1/4"

ATTIC  
12' - 10 1/2"

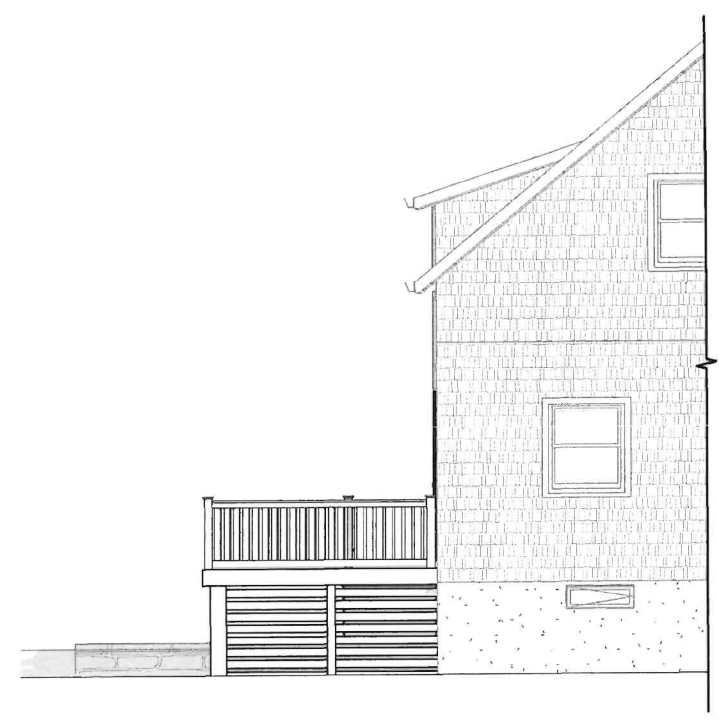
2ND FLOOR  
9' - 3"

MID LEVEL  
4' - 9"

1ST FLOOR  
0' - 0"

LOWER LEVEL  
-3' - 4 1/2"

② LEFT ELEVATION  
1/8" = 1'-0"



T.O. RIDGE  
22' - 3 1/4"

ATTIC  
12' - 10 1/2"

2ND FLOOR  
9' - 3"

MID LEVEL  
4' - 9"

1ST FLOOR  
0' - 0"

LOWER LEVEL  
-3' - 4 1/2"

③ RIGHT ELEVATION  
1/8" = 1'-0"

**PROGRESS PRINTS**  
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**ZONING BOARD APPLICATION**

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**TITLE:** PROPOSED EXTERIOR ELEVATIONS  
**DATE:** 08/21/25  
**SCALE:** 1/8" = 1'-0"

DRAWING #: **ZBA-5**

**Z+ ARCHITECTS**  
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**TITLE:** EXISTING PHOTOS

**DATE:** 08/21/25

**SCALE:**

DRAWING #: **ZBA-6**



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**TITLE:** EXTERIOR VIEWS

**DATE:** 08/21/25

**SCALE:**

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**SCALE:**

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DRAWING #: **ZBA-8**