

PLOT PLAN

Scale: 1" = 20'

Information for this Plot Plan has been taken from survey provided by Client
 Prepared by: Lantelme, Kurens & Associates, PC
 Surveyor: Christopher J. Lantelme
 NJ License No: 39580 Dated: March 9th 2016

ZONING DATA: LODWICK RESIDENCE			
Address:	299 Richards Road, Ridgewood, New Jersey		
Zone:	R-1	Block:	1105
Use Group:	R-5	Lot:	16
		Construction Type:	SB
ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED
Lot Dimensions & Restrictions:			
Minimum Total Lot Area	14,000 SF	16,092 SF	(no change)
Minimum Total Lot Area (Within First 140')	14,000 SF	16,092 SF	(no change)
Street Width	-	50.0 Feet	(no change)
Minimum Lot Width	100.0 Feet At Front Setback 80.0 Feet at Any Other Point Within 140'	150.0 Feet	(no change)
Minimum Lot Depth	120.0 Feet	109.76 Feet	(no change)
Principal Building Setbacks & Restrictions:			
Maximum Building Height	30.0 Feet (Highest Point to Ave. Grade) (35.0 Feet if Categories Met)	25.167 Feet - 1 1/2 Stories	(no change)
Minimum Front Yard Set Back	40.0 Feet	40.3 Feet	(no change)
Minimum Side Yard Set Back	2/3 Ht of Princ Bldg or 15 Feet (25.167 * 2/3 = 16.778 Feet) (whichever is greater)	13.1 Feet / 66.1 Feet	(no change) (Roof Alteration to Match Existing) (V1)
Minimum Both Side Yard Setbacks (Sum)	33% of Lot Width @ Front Setback = (33% of 150.0 Feet = 50.0 Feet)	13.1' + 66.1' = 79.2 Feet	(no change)
Minimum Rear Yard Set Back	30.0 Feet	29.5 Feet	(no change)
Gross Building Area (GBA) Restrictions:			
Maximum Gross Building Area of Principal Building (Total Property)	29.0% of Lot Area or 4,620 SF (29% of 16,092 SF = 4,666.68 SF) (whichever is lesser)	19.67%	(no change)
Maximum Gross Building Area of Accessory Structures (Total Property)	6.0% of Lot Area or 962 SF (6% of 16,092 SF = 965.52 SF) (whichever is lesser)	0.59%	(no change)
Coverage by Above-Grade Structures Restrictions:			
Maximum Coverage by Above-Grade Structures (Total Property)	20.0% of Lot Area (20% of 16,092 SF = 3,218.4 SF)	13.97%	(no change)
Coverage by Improvement Restrictions:			
Maximum Coverage By Improvements (Total Property)	40.0% of Lot Area or 6,436.8 SF (40% of 16,092 SF = 6,436.8 SF) (whichever is lesser)	29.30%	(no change)

(V) Variance Required

MINIMUM SIDE YARD SETBACK - VARIANCE INFORMATION			
REQUIRED/PERMITTED	PROPOSED	DIFFERENCE	VARIANCE
2/3 Height of Principal Building = 16.778 Feet	13.1 Feet (Roof Alteration to Match Existing Non-Conforming Setback)	3.678 Feet	§190-102-E-(3) (V1)

ADDITION ONLY	AREA (SF)	VOLUME (CU FT)
First Floor	0.00	0.00
Second Floor	0.00	0.00
TOTAL	0.00	0.00

Gross Building Area (GBA) for the Village of Ridgewood, NJ

Gross Building Area: The sum of the horizontal area or areas of each story or half story of all principal and accessory buildings on a site, measured from the exterior face of the exterior walls of such buildings. Gross building area shall not include basements, areas not enclosed by walls, screening, windows, etc., and areas having a vertical dimension of less than seven feet between the floor (or if there is no floor, then the joists) and the bottom of the roof structure.

Maximum Gross Building Area of Principle Building (Total Lot): **4,620 SF**

GROSS BUILDING AREA (GBA)	EXISTING	PROPOSED
Square Footage of Lot	16,092.00 SF	16,092.00 SF
Square Footage of First Floor	2,083.00 SF	2,083.00 SF
Square Footage of Second Floor	1,082.00 SF	1,082.00 SF
Total Gross Building Area	3,165.00 SF	3,165.00 SF
Ratio of Floor Area to Lot (Total Lot):		
GROSS BUILDING AREA (GBA) PERCENTAGE:	19.67%	19.67%

Maximum Gross Building Area of Accessory Structures: **962 SF**

GROSS BUILDING AREA (GBA) [Accessory Structures]	EXISTING	PROPOSED
Total Lot Area	16,092.00 SF	16,092.00 SF
Accessory Structures:		
Square Footage of Shed	95.00 SF	95.00 SF
Ratio of Accessory Structure Floor Area to Lot		
GROSS BUILDING AREA (GBA) PERCENTAGE:	0.59%	0.59%

Structure Coverage Calculations for the Borough of Ridgewood, NJ

Coverage by Above-Grade Structures: The combined area of all buildings and other above-grade structures on a lot, including but not limited to porches, decks, balconies and cantilevered parts of the building at any level, but excluding, however, cornices, eaves and other structures which are specifically excluded by the ordinance of Ridgewood, NJ.

Maximum Coverage by Above-Grade Structures (Within First 140'): **20% = 3,218.4 SF**

COVERAGE BY ABOVE-GRADE STRUCTURES	EXISTING	PROPOSED
Total Square Footage of Lot	16,092.00 SF	16,092.00 SF
Above-Grade Structures (Within 140'):		
Square Footage of House	2,083.00 SF	2,083.00 SF
Square Footage of Front Landing & Steps	36.00 SF	36.00 SF
Square Footage of Rear Landing & Steps	34.00 SF	34.00 SF
Square Footage of Shed	95.00 SF	95.00 SF
Total Area of Above-Grade Structures (Within 140')	2,248.00 SF	2,248.00 SF
Ratio of Structures to Lot:		
COVERAGE BY ABOVE-GRADE STRUCTURES PERCENTAGE:	13.97%	13.97%

Coverage by Improvements Calculations for the Borough of Ridgewood, NJ

Coverage by Improvements (Improvement Coverage): The coverage by buildings and other above-grade structures on a lot as defined by this chapter, plus the coverage of any other structures, including but not limited to driveways, sidewalks, patios, decks, swimming pools, tennis courts, parking areas and other paved areas, whether constructed of asphalt, concrete, brick, stone, gravel or other paving materials, but excluding structures, or portions of structures, that are located below the surface of the ground and which are not visible from above the surface of the ground.

Maximum Improvement Coverage (Within First 140'): **40% = 6,436.8 SF**

COVERAGE BY IMPROVEMENTS	EXISTING	PROPOSED
Total Square Footage of Lot	16,092.00 SF	16,092.00 SF
Area of Above-Grade Structures (Within 140')	2,248.00 SF	2,248.00 SF
Area of Impervious Surfaces:		
Square Footage of Driveway	1,541.00 SF	1,541.00 SF
Square Footage of Front Walkway	187.00 SF	187.00 SF
Square Footage of Rear Patio	383.00 SF	383.00 SF
Square Footage of Side Walkway	347.00 SF	347.00 SF
Square Footage of A/C Units & Pads	9.00 SF	9.00 SF
Total Area of Improvements Within 140'	4,715.00 SF	4,715.00 SF
Ratio of Impervious Surfaces to Lot:		
IMPERVIOUS COVERAGE PERCENTAGE:	29.30%	29.30%

REV	DATE	COMMENT

Paredes - Grube Architecture

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 Glen Rock, New Jersey 07452
 (201) 444-6003



Xiomara C. Paredes, AIA
 NJRA/AI 12305
 NYRA 022493

PROJECT:
 RENOVATION FOR:
 THE LODWICK RESIDENCE
 299 RICHARDS ROAD
 RIDGEWOOD, NEW JERSEY 07450

DRAWING TITLE:
**PLOT PLAN AND ZONING
 CALCULATIONS**

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SEAL:

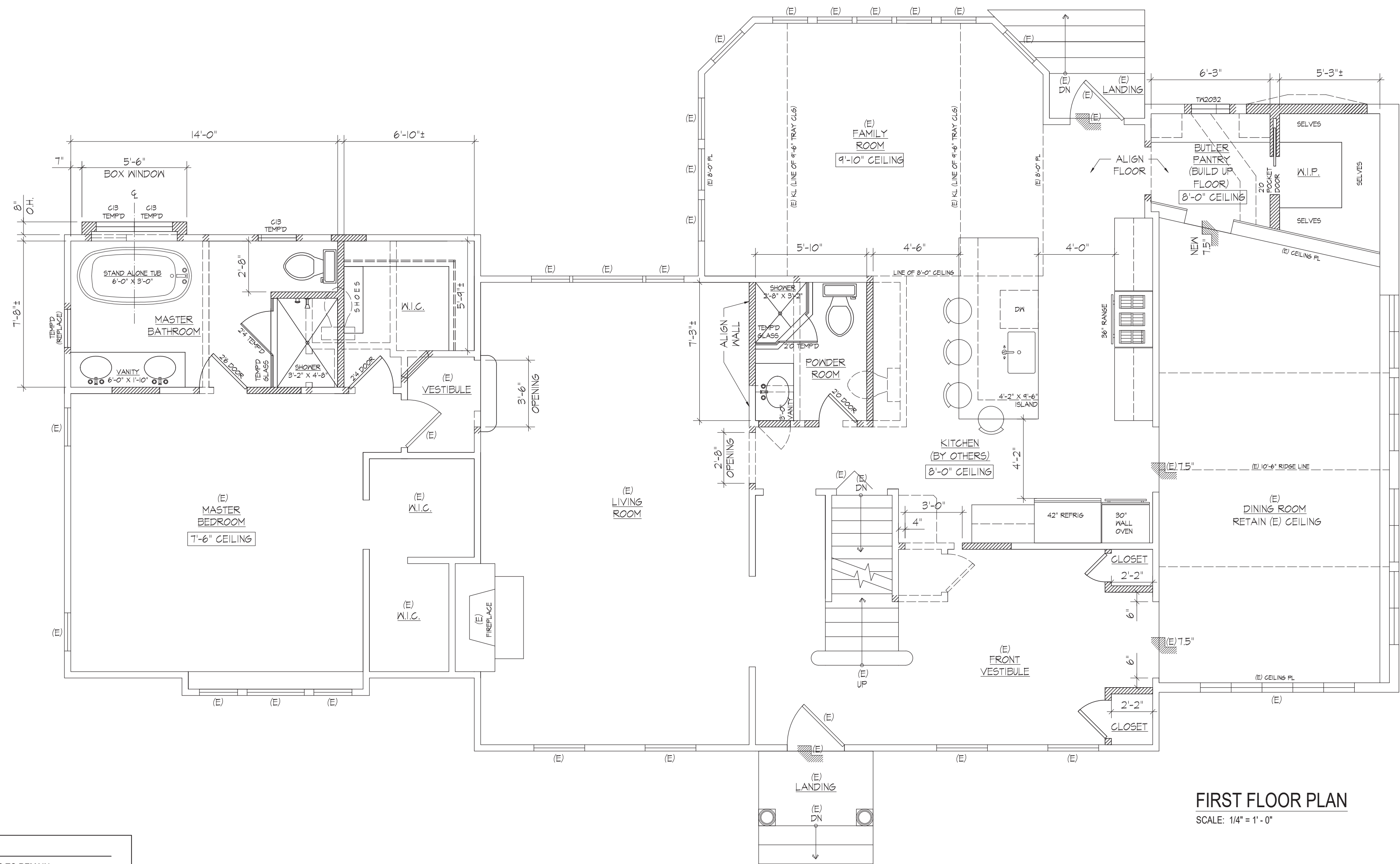
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SCALE: AS NOTED

DATE: 30 OCT. 2019

JOB NUMBER: 1930 SHEET 1 OF 3

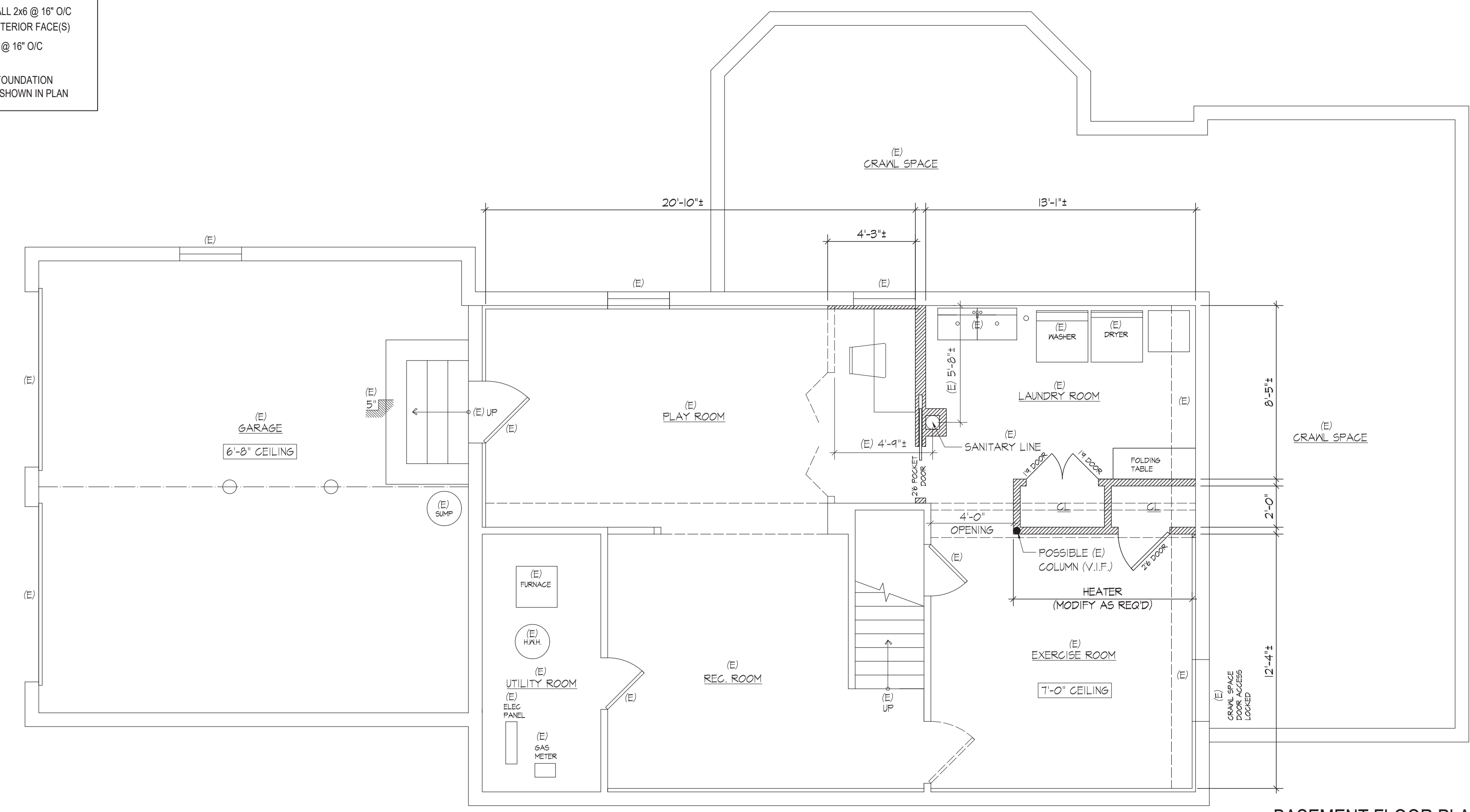
VAR-1



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

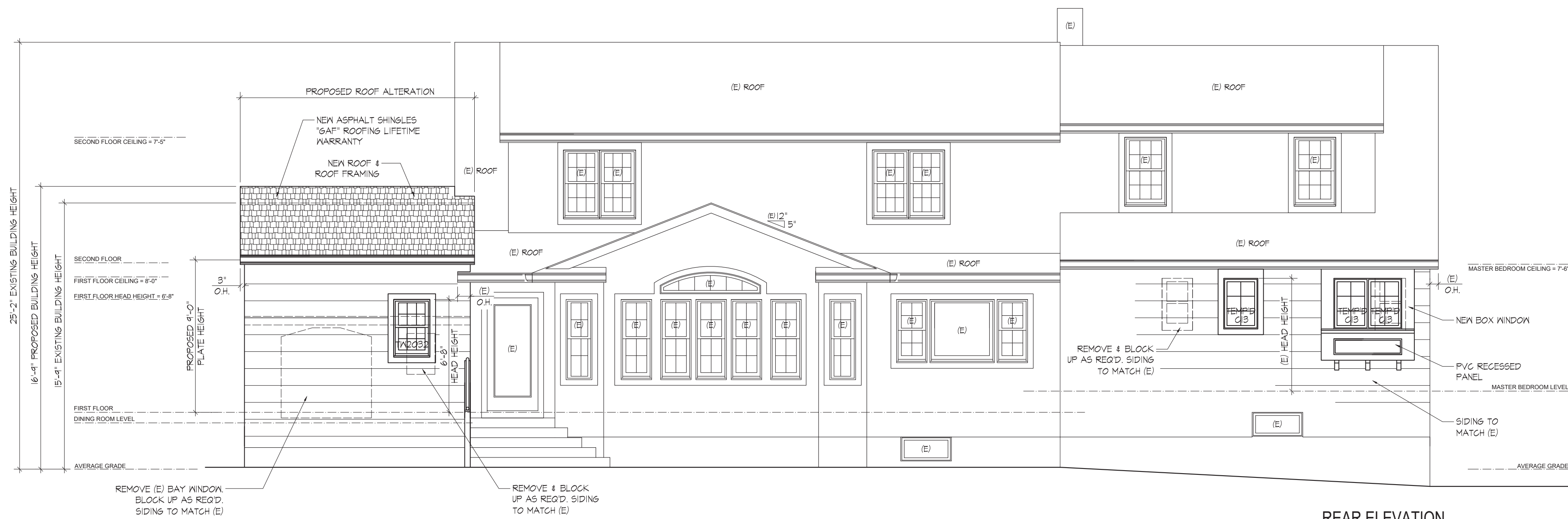
PARTITION LEGEND

	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	NEW EXTERIOR WALL 2x6 @ 16" O/C W 1/2" GYP. BD. @ INTERIOR FACE(S)
	NEW INTERIOR 2x4 @ 16" O/C W 1/2" GYP. BD.
	NEW BASEMENT / FOUNDATION WALL THICKNESS SHOWN IN PLAN

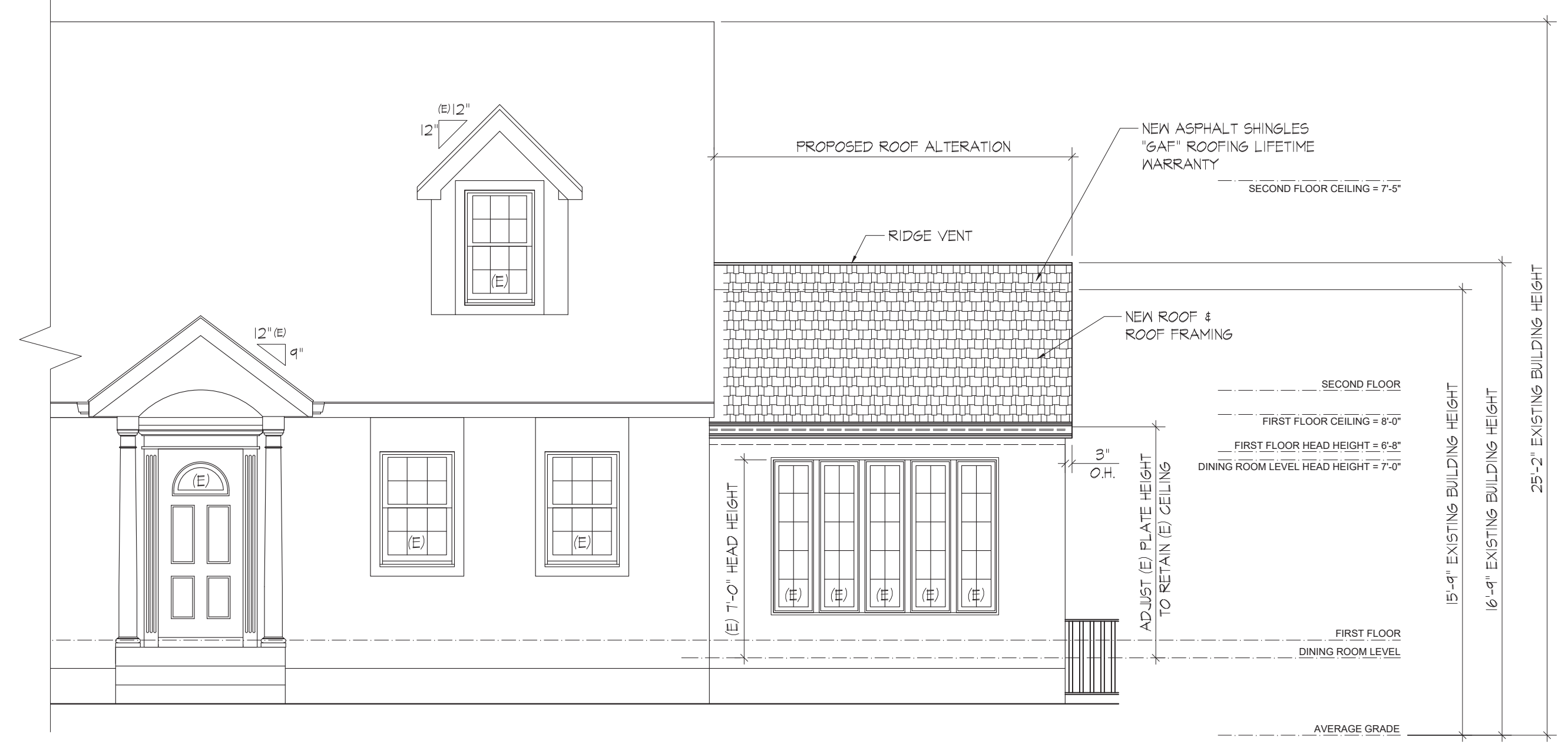


BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

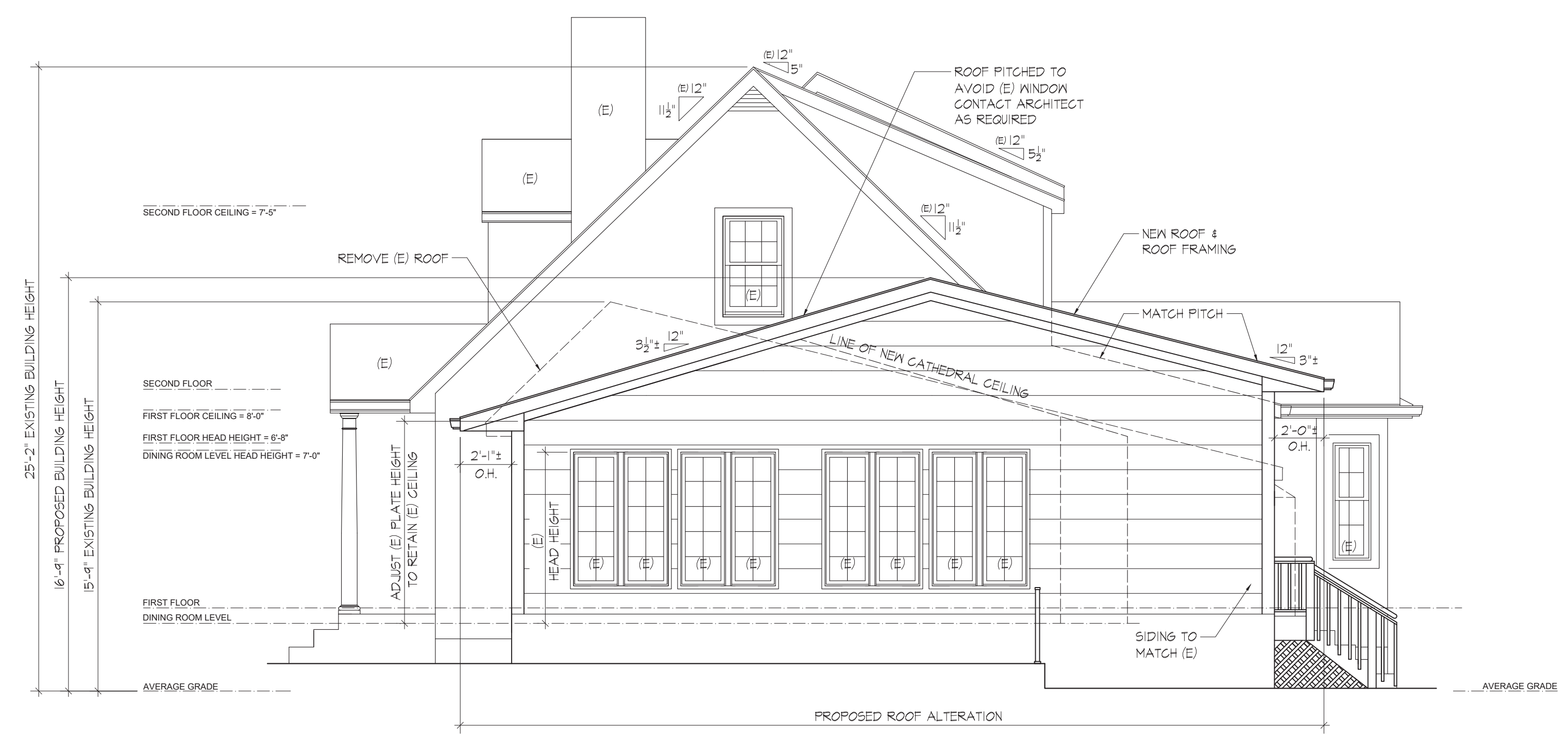
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Xiomara C. Paredes, AIA		
PROJECT: RENOVATION FOR: THE LODWICK RESIDENCE 299 RICHARDS ROAD RIDGEWOOD, NEW JERSEY 07450		
DRAWING TITLE: FIRST FLOOR PLAN AND BASEMENT FLOOR PLAN		
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DATE: 30 OCT. 2019	SHEET 2 OF 3	
JOB NUMBER: 1930		



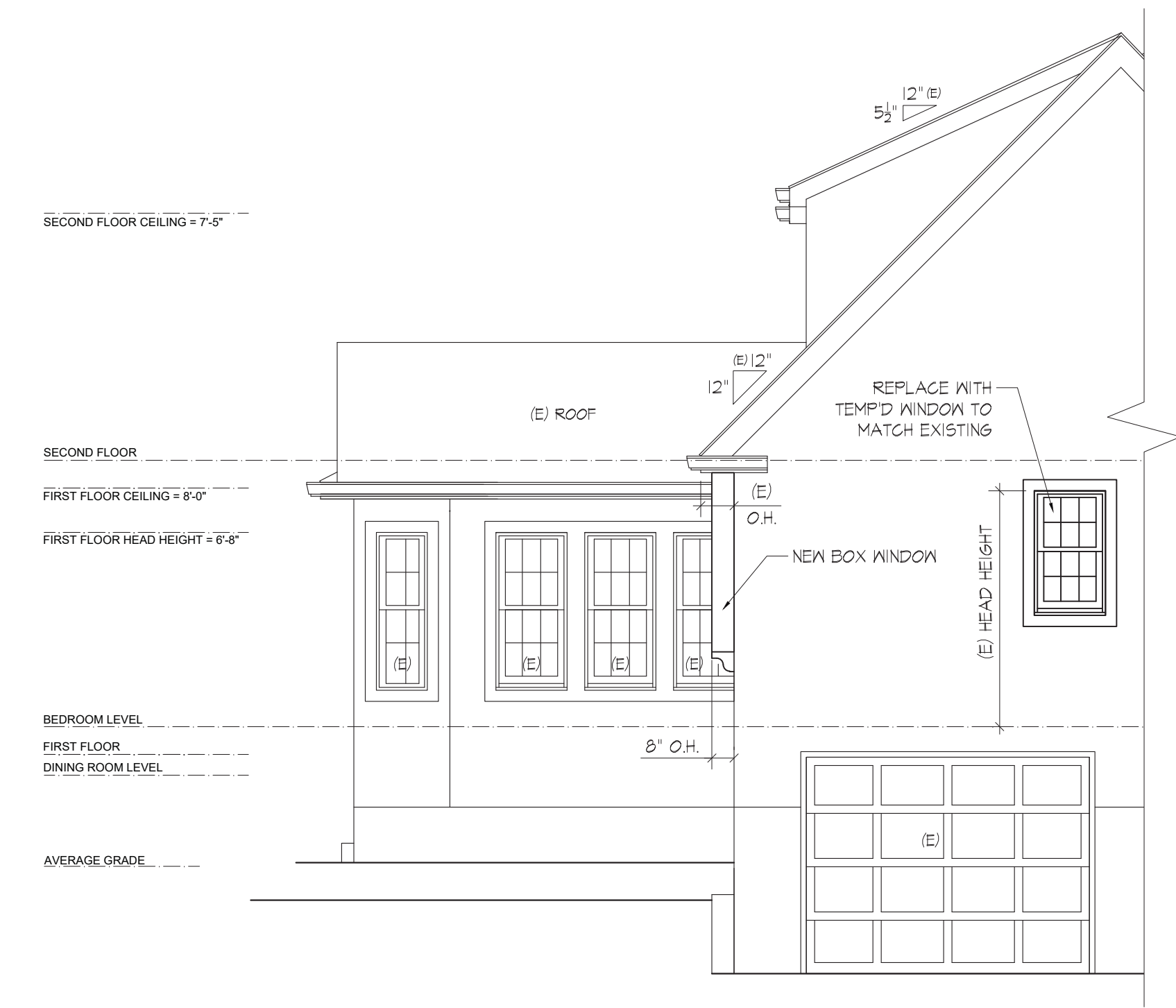
REAR ELEVATION
SCALE: 1/4" = 1'-0"




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



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REV	DATE	COMMENT
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Xiomara C. Paredes, AIA NRA/AI 12305 NYRA 022493		
PROJECT: RENOVATION FOR: THE LODWICK RESIDENCE 299 RICHARDS ROAD RIDGEWOOD, NEW JERSEY 07450		
DRAWING TITLE: ELEVATIONS		
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DRAWN BY: E.H. SCALE: AS NOTED DATE: 30 OCT. 2019 JOB NUMBER: 1930	DRAWING NUMBER: <div style="font-size: 2em; font-weight: bold; text-align: center;">VAR-3</div> SHEET 3 OF 3	