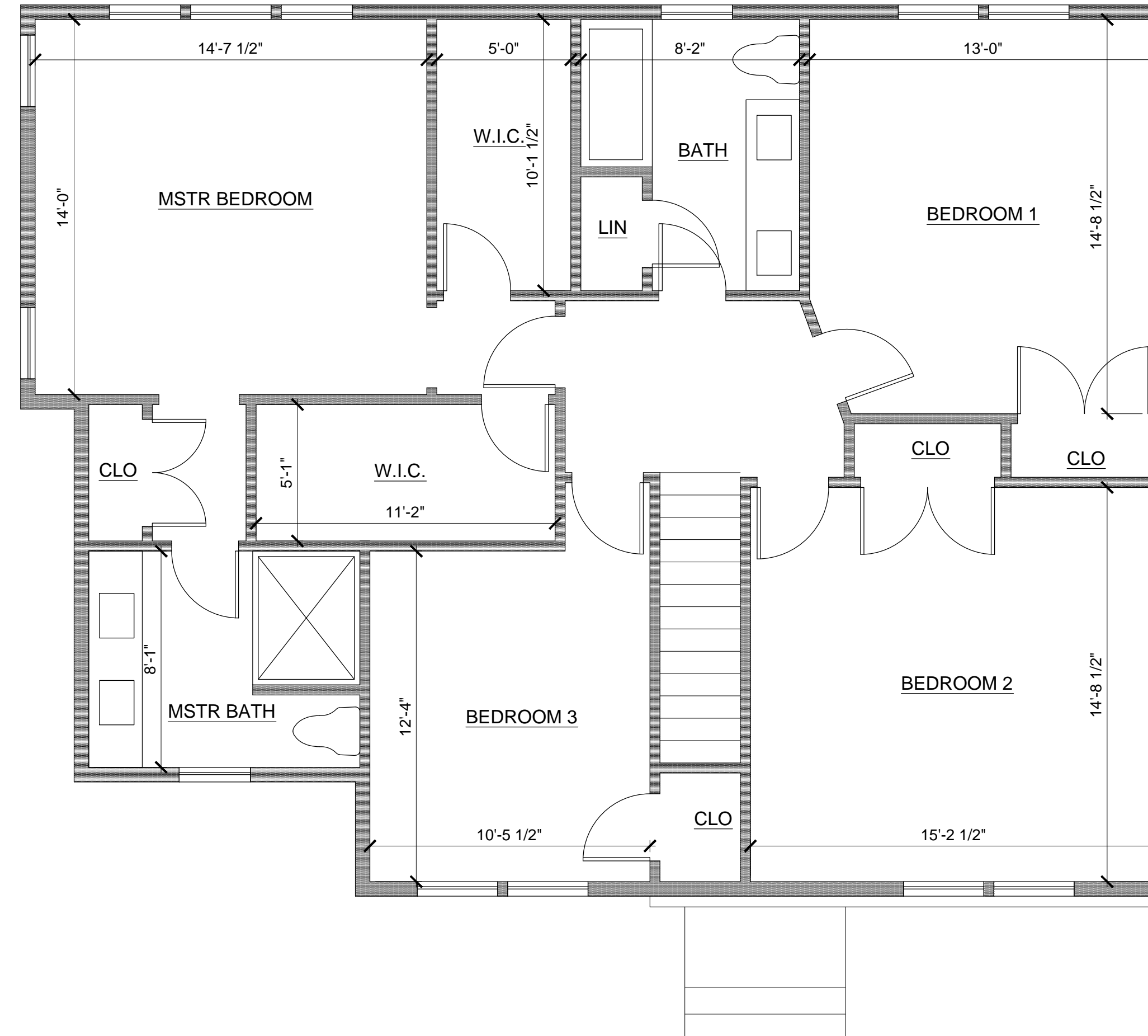


FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

LEGEND

- WALLS, ITEMS TO BE REMOVED
- NEW WALLS, 2"x4" WD. STUDS @ 16" O.C. W/ SOUND INSUL. @ BATHROOM & BEDROOM WALLS. 2"x6" & R-21 INSUL. @ EXT. WALLS. MTL STUDS IN BASEMENT.
- S SINGLE POLE SWITCH
- S3 THREE-WAY
- S4 FOUR-WAY
- SDIM DIMMER SWITCH
- STRIP LIGHT FIXTURE
- RECESSED LIGHT FIXTURE (HI-HAT)
- WP WATER PROOF, RECESSED LIGHT FIXTURE
- P PENDENT LIGHT FIXTURE
- EXT. SURFACE MTD. LIGHT FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- DUPLEX OUTLET
- DUPLEX OUTLET - 42" AFF
- DUPLEX OUTLET (GROUND FAULT INT.)
- QUAD OUTLET
- INTERCONNECTED, HARDWIRED SMOKE DETECTOR
- INTERCONNECTED, HARDWIRED COMBO SMOKE/CO DETECTOR
- TELEPHONE JACK
- CATV JACK
- BATHROOM EXHAUST FAN
- (2)2" X 12" HEADER (UNLESS OTHERWISE NOTED)
- TRIMMED OPENING
- 2X4' FLUORESCENT LIGHT FIXTURE

ZONING TABLE - R-2 RESIDENCE ZONE			
ITEM	REQ'D	EXIST'G	PROP.
HEIGHT	30'	25'	30'
FRONT SETBACK	40'	39.8'/28.8'	40'/27.2'
SIDEYARD SETBACK (1 SIDE/COMB'D)	10'/20'	13.3'	13.3'
REAR SETBACK	30'	39'	31'
MIN. LOT AREA	14,700	8,544	8,544
COVERAGE BY ABOVE GRADE STRUCT.	20%/1,708.8	12%/1,028.43	16.76%/1,431.6
GROSS BUILDING AREA	34%/2,904.96 S.F.	16%/1,372.93	31.44%/2,683.77
GROSS BUILDING AREA (ACCESSORY BLDG)	7%/598.08 S.F.	N/A	N/A
COVERAGE BY IMPROVEMENTS (WITHIN 140')	40%/3,417.6	26.29%/2,246.48	28.22%/2,406.27
MIN. LOT WIDTH	75'	80.23'	80.23'
MIN. AVERAGE LOT WIDTH (WITHIN 140')	75'	83.8'	83.8'
MIN. LOT DEPTH	120'	103.46'	103.46'
MAX. DRIVEWAY WIDTH	20%/17'	11'	11'

LOADING SCHEDULE	
ROOF:	
DEAD LOAD	30
LIVE LOAD	15
TOTAL	45 LBS/SF
FLOOR:	
DEAD LOAD	45
LIVE LOAD	20
TOTAL	65 LBS/SF

COVERAGE BY ABOVE GRADE STRUCTURES

DWELLING	-	1,364.60 S.F.
FRONT PORCH	-	30.00 S.F.
A/C UNITS	-	13.00 S.F.
REAR STEPS	-	24.00 S.F.
TOTAL	-	1,431.60 S.F.

1,431.6/8,544 = 16.76%

IMPROVED COVERAGE CALCULATION OF LOT AREA

BUILDING	-	1,431.60 S.F.
DRIVEWAY	-	517.22 S.F.
WALKWAY/PATIO	-	457.45 S.F.
TOTAL	-	2,406.27 S.F.

2,406.27/8,544 = 28.2%

GROSS AREA CALCULATIONS

FIRST FLOOR	-	1,334.47
SECOND FLOOR	-	1,349.30
TOTAL	-	2,683.77

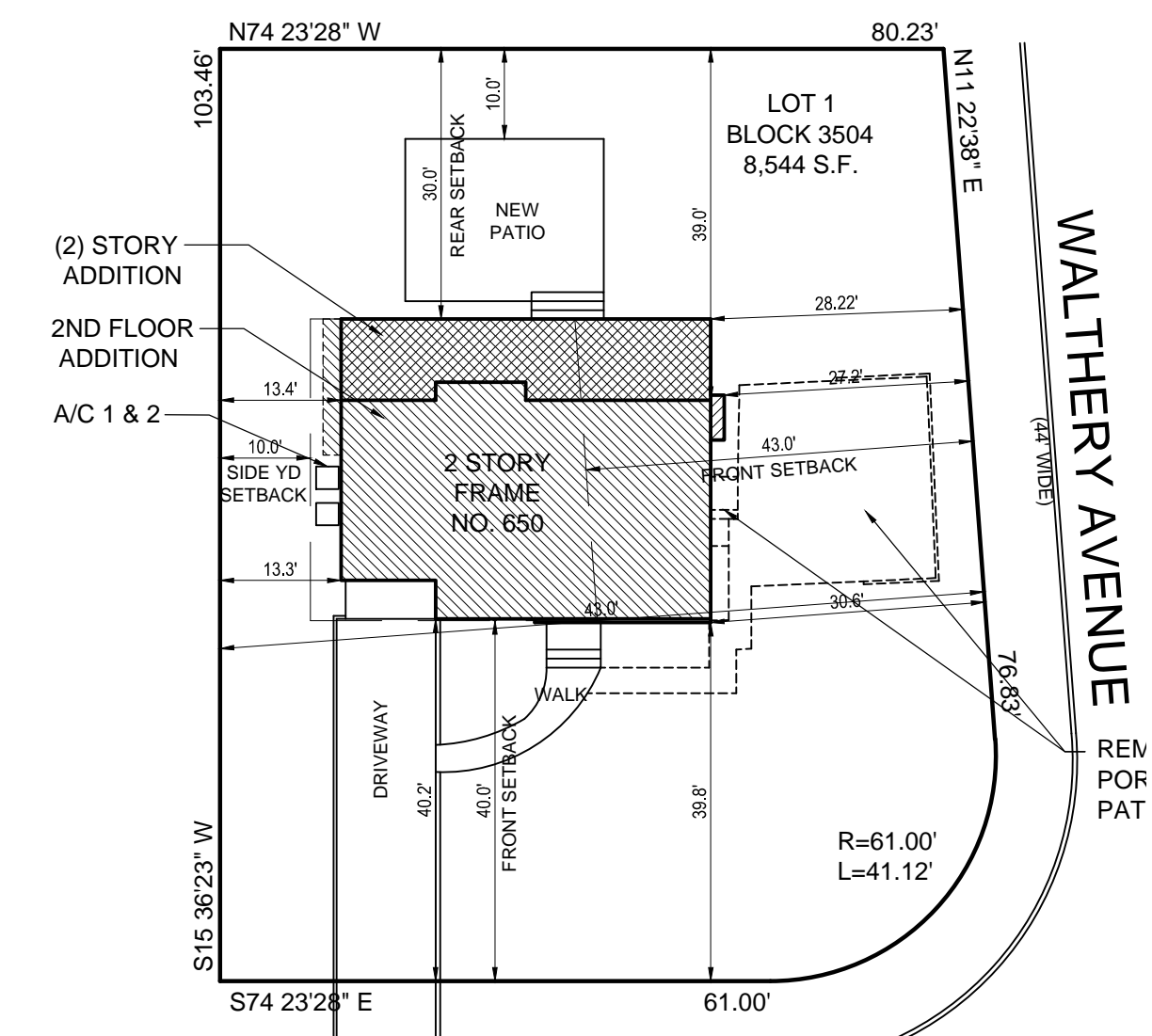
2,683.77/8,544 = 31.4%

2018 INTERNATIONAL CODE - NJ EDITION

USE GROUP:	R-5
CONSTRUCTION CLASS:	5B
VOLUME OF STRUCT.:	23,031 CU.FT.
NO. OF STORIES:	2
HT. OF STRUCTURE:	30'-0"
AREA OF LARGEST EXIST'G FLOOR:	977.93 S.F.
NEW BUILDING AREA:	1,698.3 S.F.
NO. OF BEDROOMS:	4

CODES IN EFFECT

- 2018 INTERNATIONAL RES. & BUILD'G CODE - NJ ED
- 2018 INTERNATIONAL MECHANICAL CODE
- 2017 INTERNATIONAL CONSERVATION ENERGY CODE
- 2018 NATIONAL ELECTRICAL CODE
- 2018 NATIONAL STANDARD PLUMBING CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2009 ICC/ANCI A117.1 HANDICAP



SITE PLAN

SCALE: 1"=20'

NOTE: INFORMATION TAKEN FROM A SURVEY PREPARED BY DANIEL M. DUNN, LIC. NO. 33098, DATED MAY 13, 2021.

CESAR F. PADILLA, R. A.
109 ELLSWORTH TERRACE * GLEN ROCK * NEW JERSEY 07452
Phone * 862-881-7708 Fax * 201-348-1767

1ST FL., 2ND FL. & SITE PLANS, BLDG DATA
ADDITION & ALTERATIONS TO
650 WYNDEMERE AVENUE
RIDGEMOOD, NJ

Cesar F. Padilla, Lic. No. 13091

DATE: 08/28/21
BY: AS NOTED
CHECKED: CP
DATE: 08/28/21

Job number: 22131
Design number: A-1

A-1