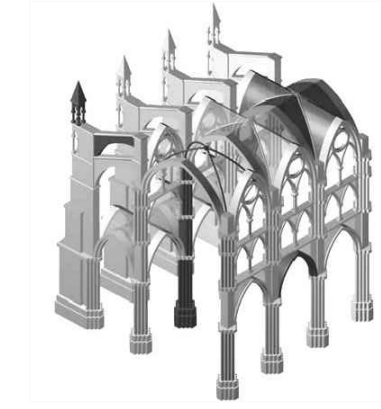


These plans are an instrument of service and are the property of the Architect. The Plans may not be used for any other project, nor by another Architect for the continuation of the project, nor sold without the Architect's written Authorization.

Owner: Ramon Leon

Address: 9 Ridgley Place
Weehawken, NJ 07086



Project Description:

New Proposed Parking Space and Curb-Cut.

Schedule of District Regulations & Analysis

9 Ridgley Place
Weehawken, N.J.

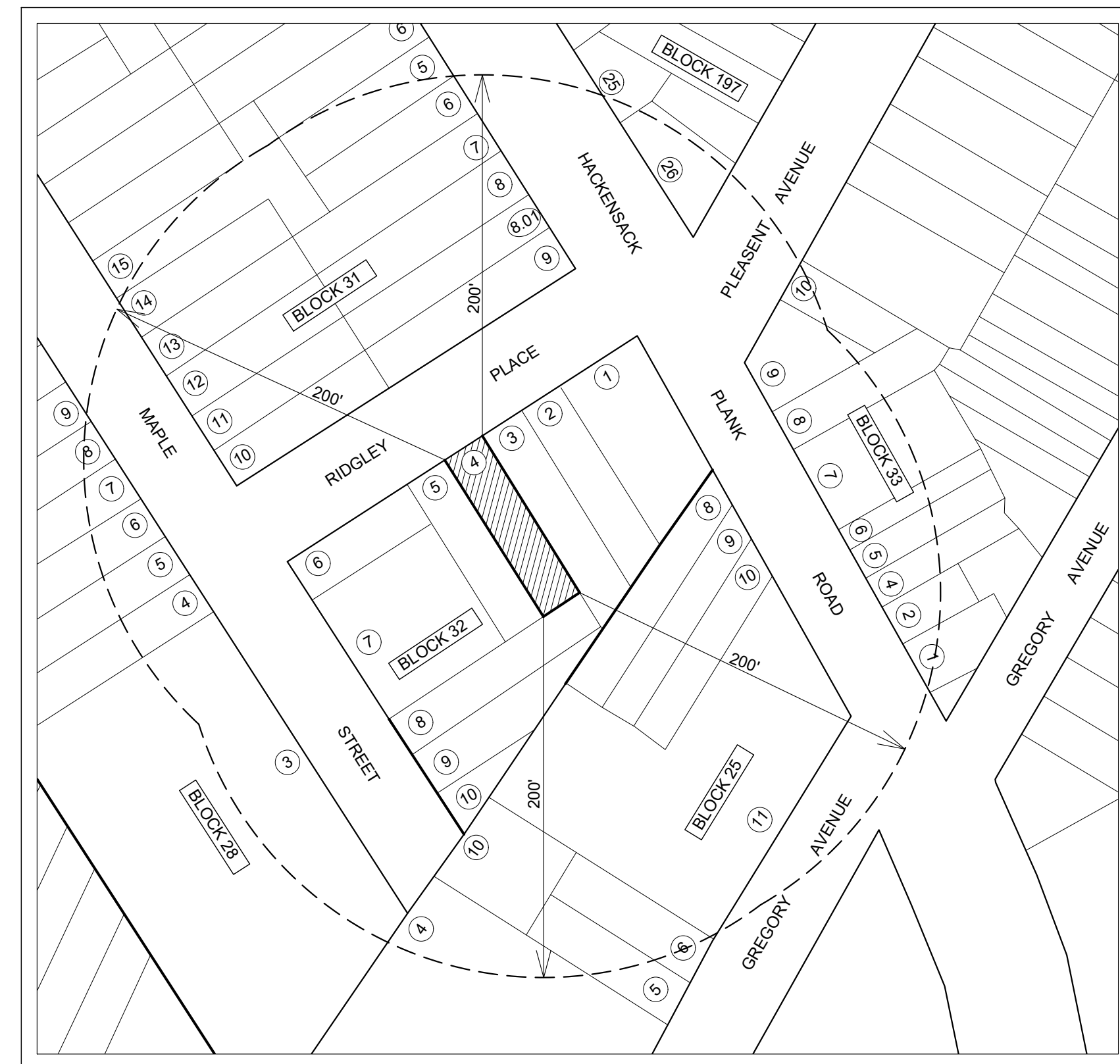
Block: 32
Lots: 4

BUILDING USE:		Exist Use: Residential- 4 Family	
DISTRICT:		Prop. Use: No Change	
R-4: Multi-Family Residence			
ITEM	REQUIRED	EXIST	PROPOSED
LOT AREA	4,356 SF.	5,400 SF.	NO CHANGE
LOT WIDTH	50 FT.	25 FT.	NO CHANGE
LOT DEPTH	87.12 FT.	100 FT.	NO CHANGE
FRONT YARD	Avg. of Exist. Bldg. same side of street 20' max, 10' min	10.5 FT.	16.0 FT.
SIDE YARD	Height 3.5' Min. if any (1,2)	0.0 FT.	NO CHANGE
REAR YARD	20 FT.	30.58 FT.	NO CHANGE
MAX COVERAGE	40% Excl. Garage 55% Incl. Garage	58.64%	69.30%
MAX STORIES	4	2	NO CHANGE
MAX HEIGHT	40 FT.	27 FT.	NO CHANGE
MAX Density	40 Units/Acre 1089 sf. min per units	2	NO CHANGE
PARKING* (see below)	6.0	0	1

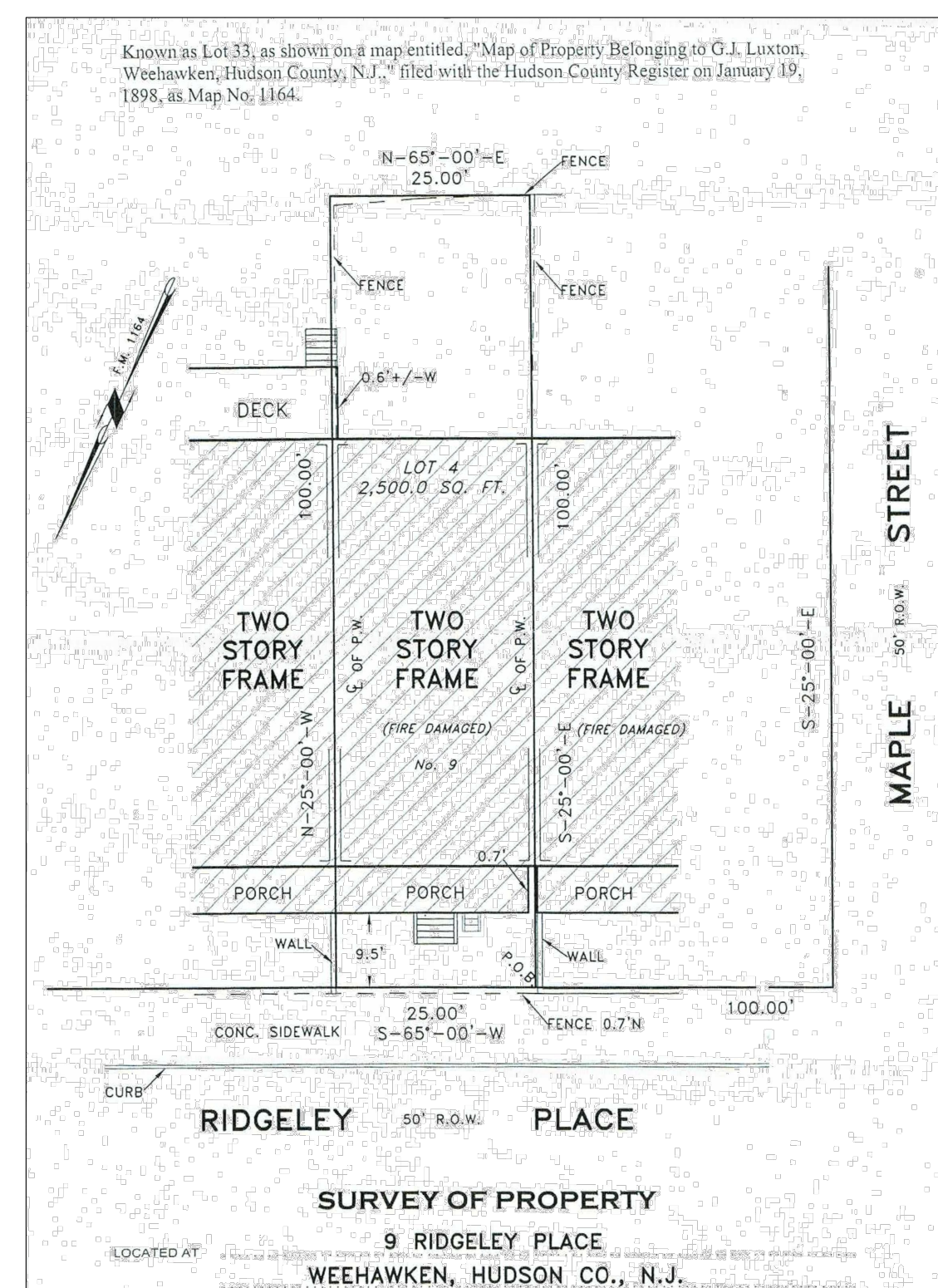
***PARKING REQUIREMENTS**

Four Family Detached = (4) 1 Bedrooms @ 1.5 spaces per unit

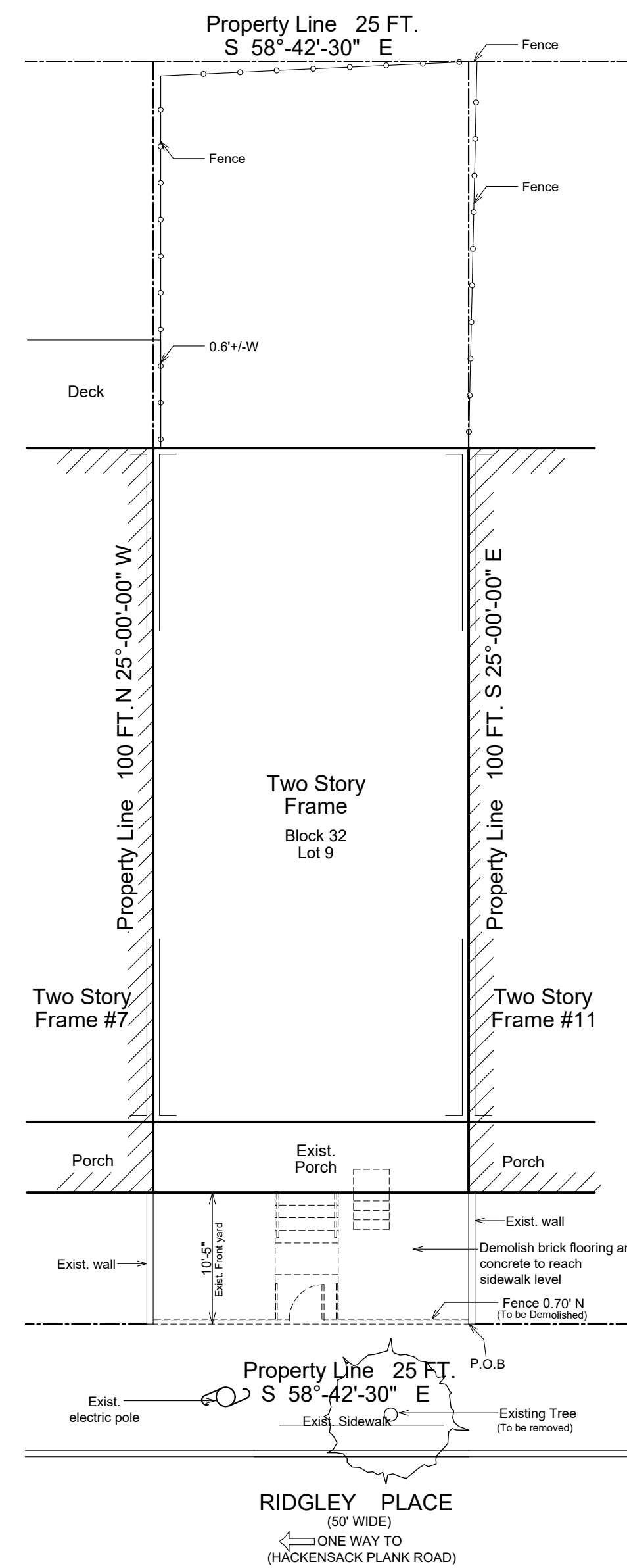
Total = 6.0 Spaces Required
as per Residential Site Improvement Standards



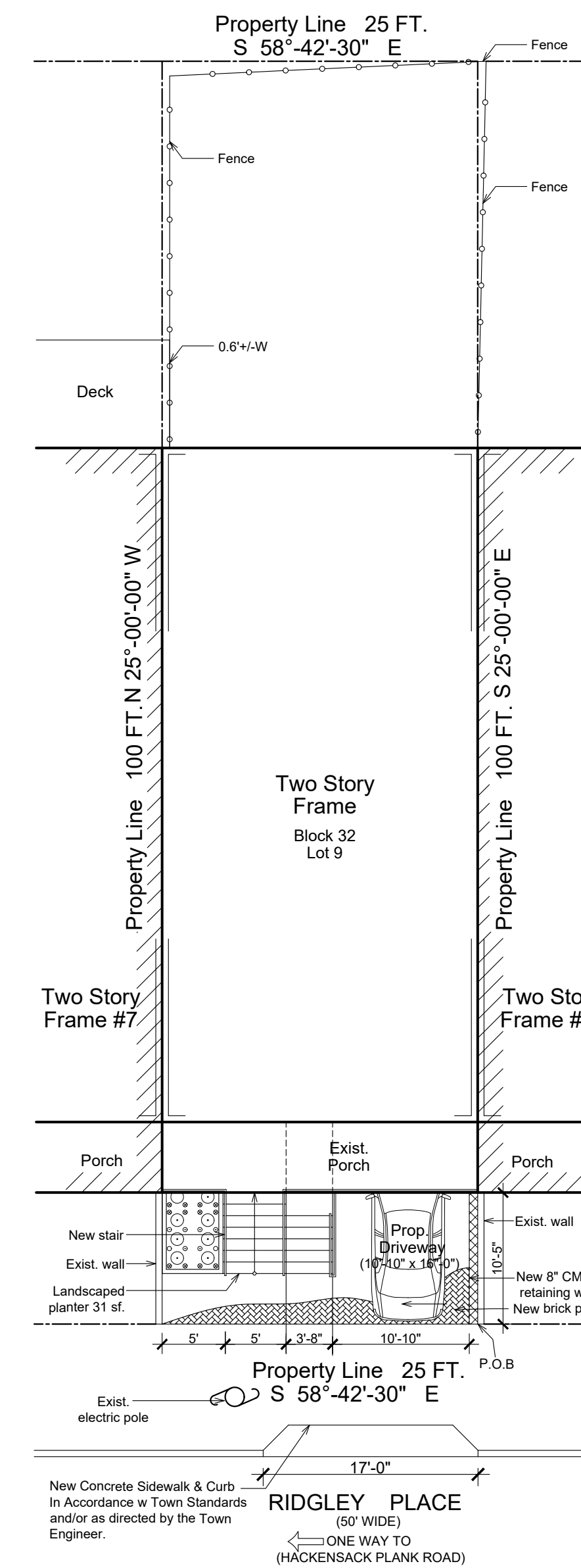
1 **200' Context Plan**- taken from Weehawken Tax Map
scale: 1"= 70'-0"
Graphic Scale



2 **Survey**
scale: 1"= 20'-0"
Graphic Scale



3 **Existing Site Plan**
scale: 1"= 10'-0"
Graphic Scale



4 **Proposed Site Plan**
scale: 1"= 10'-0"
Graphic Scale

The Township of Weehawken Joint Planning/Zoning Board approved this site plan by memorializing resolution at its regular meeting on _____, 2020. Please see affixed resolution for any additional conditions of a approval set by the Board.

Board Engineer	_____	Date	_____
Board Chairman	_____	Date	_____
Board Secretary	_____	Date	_____

List of Drawings	Date Last Issued
V-1 Site Plans	Jan. 30, 2020
V-2 Floor Plans & Section	Jan. 30, 2020

Date Issued *
Issued for Zoning Review: January. 30, 2020

Issued for Zoning Review 06-12-2020

ORESTES VALELLA, AIA PC.
architect

5809 Madison Street, 2nd Floor
West New York, NJ 07093
(201)223-7890 fax(201)223-9654
E-mail OVArchitect@gmail.com

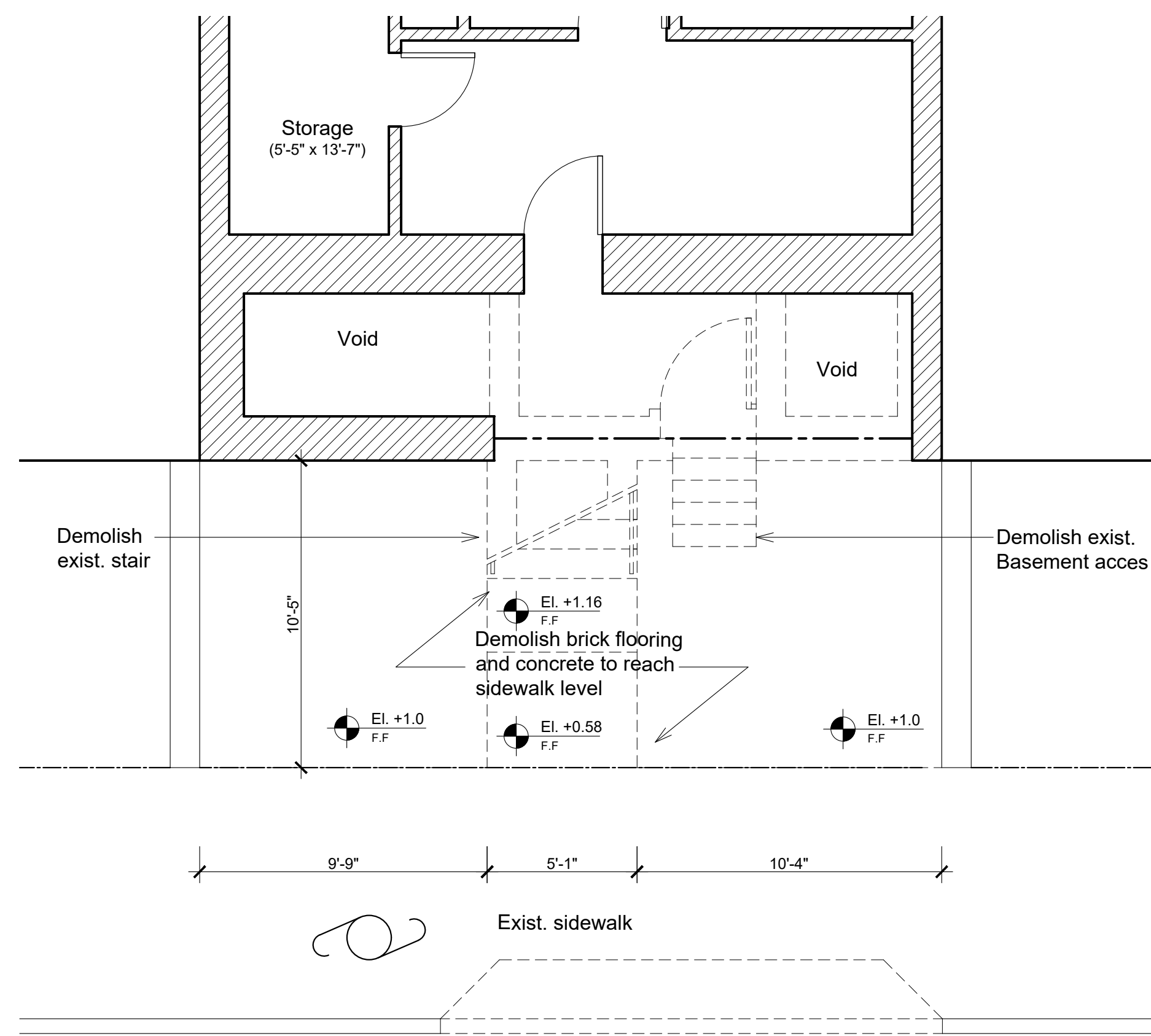
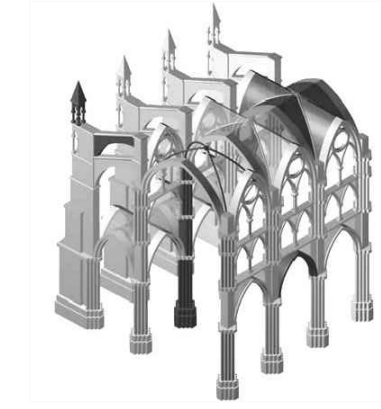
dwg title
New Parking Space @:
9 Ridgley Place
Weehawken, New Jersey
Block:
Lot:

Site Plans
date January 30, 2020
scale As noted
dwg. No.

Not valid unless Sealed
N.J. Registration No.
AI 10810

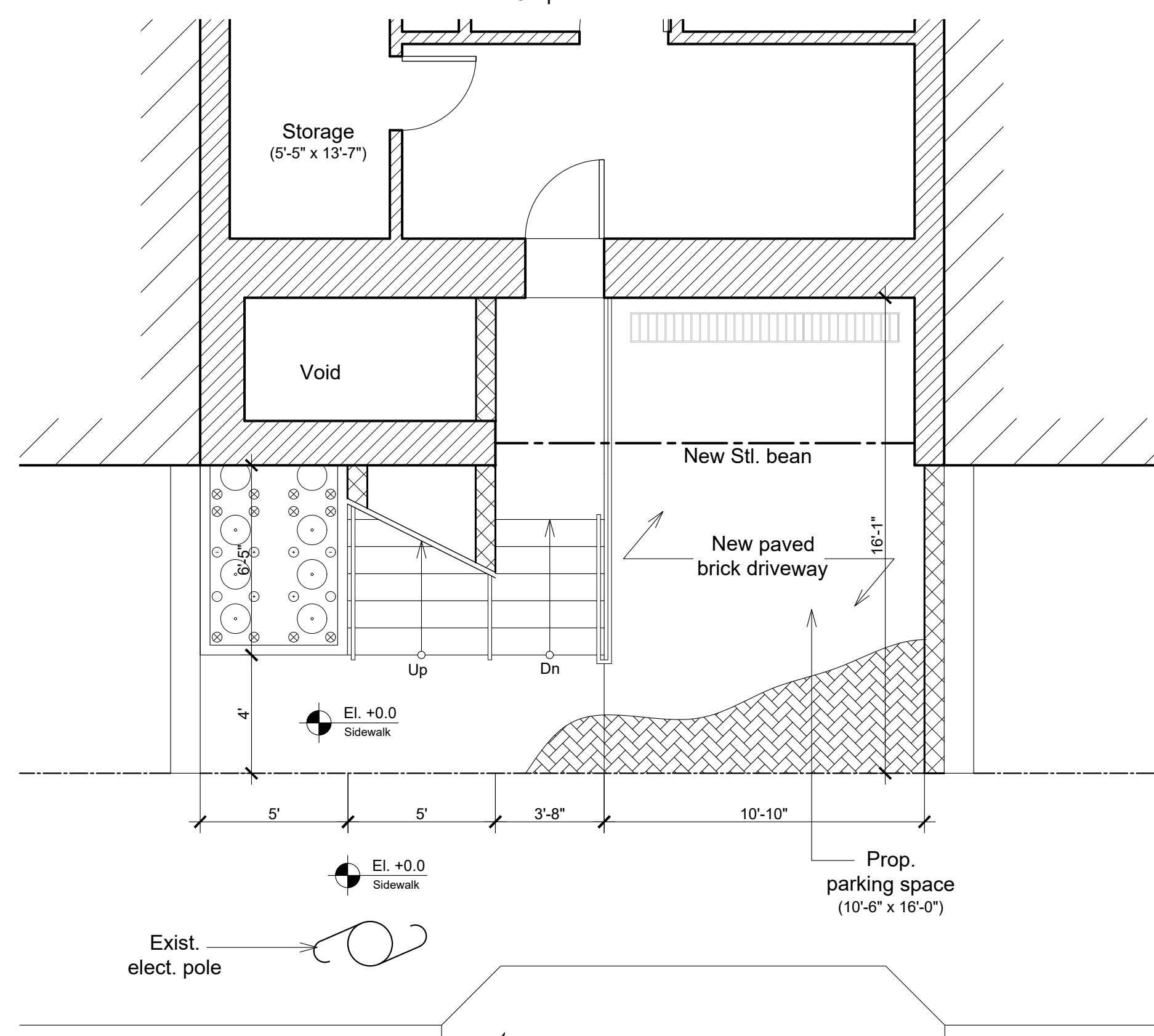
Owner: Ramon Leon

Address: 9 Ridgley Place
Weehawken, NJ 07086



RIDGLEY PLACE
(50' WIDE)

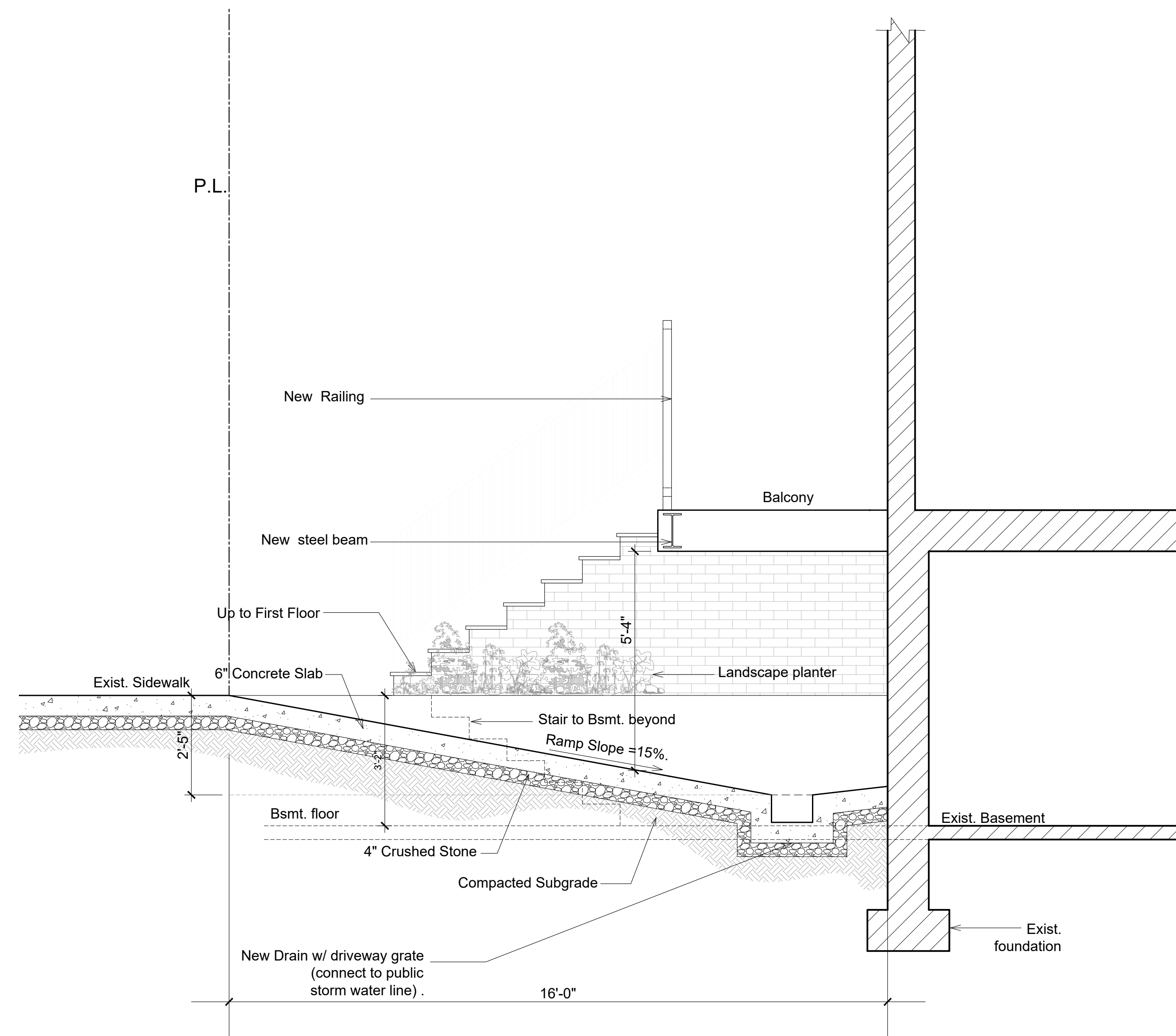
1 Partial Exist./Demo Basement Plan
scale: 1/4" = 1'-0"
Graphic Scale
0' 2' 4' 8' 12'



New Concrete Sidewalk & Curb
In Accordance w Town Standards
and/or as directed by the Town Engineer.

RIDGLEY PLACE
(50' WIDE)

2 Proposed Basement & Driveway Plan
scale: 1/4" = 1'-0"
Graphic Scale
0' 2' 4' 8' 12'



3 Longitudinal Section
scale: 1/2" = 1'-0"
Graphic Scale
0' 1' 2' 4' 6'

Issued for Zoning Review 06-12-2020

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dwg title
New Parking Space @:
9 Ridgley Place
Weehawken, New Jersey
Block:
Lot:

Floor Plan & Section

date January 30, 2020

scale As noted

dwg. No.

Not valid unless Sealed
N.J. Registration No.
AI 10810

V-2
OF
2