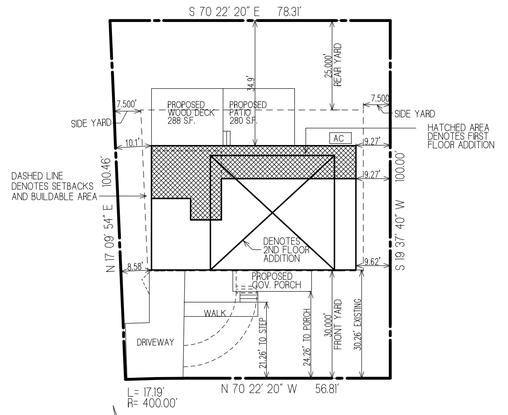

PLOT PLAN

SCALE: 1" = 20'-0"

INFORMATION TAKEN FROM A SURVEY PREPARED BY:
HOOYMAN SURVEYING ASSOCIATES
JOHN HOOYMAN, Jr. NJPLS NO. 13921
DATED 11/10/2004

ZONING INFORMATION

ZONE R-1 SINGLE FAMILY	REQUIRED	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT AREA	7,500 SQ.FT.	7,619.1	7,619.1	
MINIMUM LOT WIDTH	75'	56.81'	56.81'	
MINIMUM LOT DEPTH	100'	100'	100'	
HEIGHT	2 1/2 STORES 30 FEET	18'	29'	
MAX. BLDG. COVERAGE	25%	17.5 %	32.0 %	YES
IMPERVIOUS / STRUCTURE	35%	29.9 %	39.3 %	YES
FRONT YARD	30 FEET	30.26' EXIST	30.26' BLDG 24.26' PORCH 21.26' STEP	
SIDE YARD	7.5' MIN 18' TOTAL	8.58'	8.58'	
REAR YARD	25 FEET	44'	34.9'	

BUILDING / STRUCTURE CALCULATIONS

TOTAL SQUARE FOOTAGE OF LOT		7,619.1
BUILDING / STRUCTURES		
EXISTING SQUARE FOOTAGE OF HOUSE (including porches, steps and attached garage)	2,152.0	
SQ. FOOTAGE OF DETACHED GARAGE	N.A.	
SQ. FOOTAGE OF DECK	288.0	
SQ. FOOTAGE OF POOL (exterior wall of pool)	N.A.	
SQ. FOOTAGE OF SHED	N.A.	
SQ. FT. OF PATIO (IF 8" ABOVE GRADE)	N.A.	
TOTAL SQUARE FOOTAGE OF STRUCTURES		2,440.0
STRUCTURE COVERAGE PERCENTAGE		**32.0 %**

BUILDING / STRUCTURE & IMPERVIOUS CALCULATIONS

TOTAL SQUARE FOOTAGE OF LOT		7,619.1
TOTAL SQUARE FOOTAGE OF STRUCTURES	2,152.0 WITHOUT DECK	
SQ. FOOTAGE OF DECK	288 (75% reduction per zoning) = 72.0	
SQUARE FOOTAGE OF DRIVEWAY	396.0	
SQUARE FOOTAGE OF ALL WALKWAYS	83.0	
SQ. FT. OF PATIO (LESS THAN 8" ABOVE GRADE)	280.0	
SQ. FOOTAGE OF A/C UNIT PADS	18.0	
TOTAL SQUARE FOOTAGE OF IMPERVIOUS AREAS		3,001.0
STRUCTURE IMPERVIOUS COVERAGE PERCENTAGE		**39.3 %**

CONST. LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- NEW CONSTRUCTION
- EXIST — EXISTING DOOR TO REMAIN
- 2868 — NEW DOOR
- EXISTING WINDOW TO REMAIN
- 3046 — NEW WINDOW
- 2-2X10 — NEW HEADER ABOVE OPENING
- 2X10@16"O/C — JOIST SIZE, SPACING AND DIRECTION

- S — SINGLE POLE SWITCH
- S_2 — DOUBLE POLE SWITCH
- S_3 — THREE WAY SWITCH
- S_4 — FOUR WAY SWITCH
- S_D — SWITCH WITH DIMMER
- S_P — SWITCH WITH PILOT LIGHT
- FLOOD LIGHT
- RECESSED LIGHT FIXTURE (HIGH HAT)
- CEILING LIGHT (SURFACE MOUNTED)
- WALL LIGHT (SURFACE MOUNTED)
- CEILING FAN WITH LIGHT
- CO — SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR

- SINGLE RECEPTACLE OUTLET
- DUPLEX RECEPTACLE OUTLET
- QUADRUPLEX RECEPTACLE OUTLET
- GFI — DUPLEX OUTLET WITH GROUND FAULT PROTECTION
- WP — DUPLEX OUTLET (WEATHER PROOF)
- SPLIT WIRED OULET
- J — JUNCTION BOX
- EXHAUST FAN
- EXHAUST FAN WITH LIGHT
- TELEPHONE
- TV — TELEVISION OUTLET (CABLE LINE)
- CAT 5 COMPUTER LINE

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scott c. bella
Architect

65 GLEN AVENUE
GLEN ROCK, NJ 07452

TEL. 201-612-0700

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NO.	DATE	REMARKS

REVISIONS

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PROPOSED ADDITION AND INTERIOR ALTERATION:

FOR :

COSTANZO RESIDENCE

320 LEXINGTON DRIVE, RIVER EDGE, NEW JERSEY

DRAWN BY:	SCB
CHECKED BY:	
PROJECT :	320 LEXINGTON
SCALE:	AS NOTED
DATE:	11/25/2025

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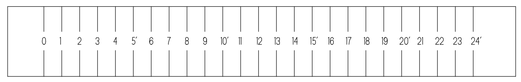
A

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" EXISTING SQ. FT. 1,458.0 (including garage)



CUT OUT THIS SCALE
TO MEASURE ROOM SIZES

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scott c. bella
Architect

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320 LEXINGTON DRIVE, RIVER EDGE, NEW JERSEY

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A1

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" NEW ADDITION SQ. FT. 953.0

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Architect

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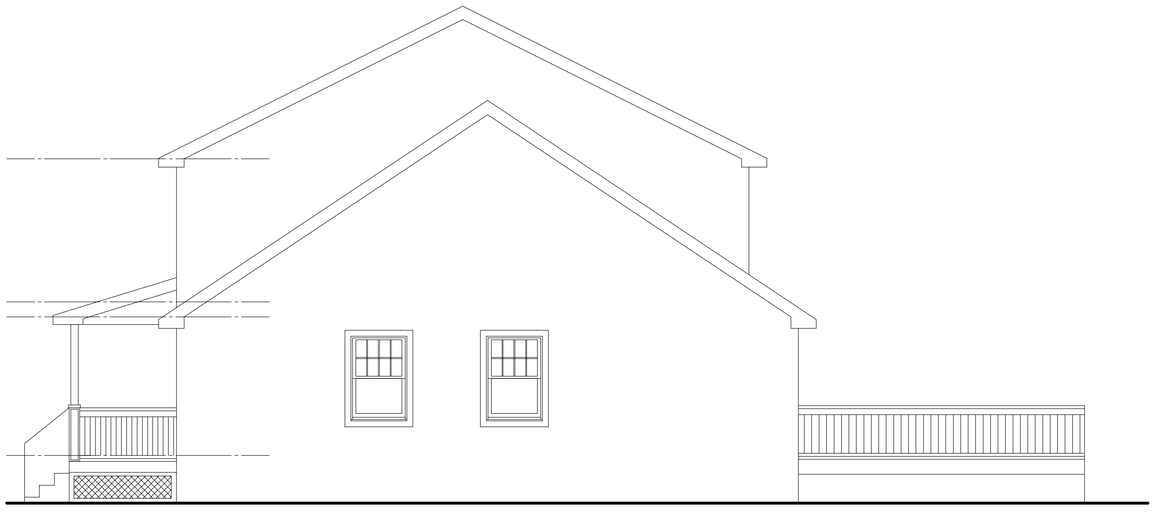
A2

FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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

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PROJECT :	320 LEXINGTON
SCALE:	AS NOTED
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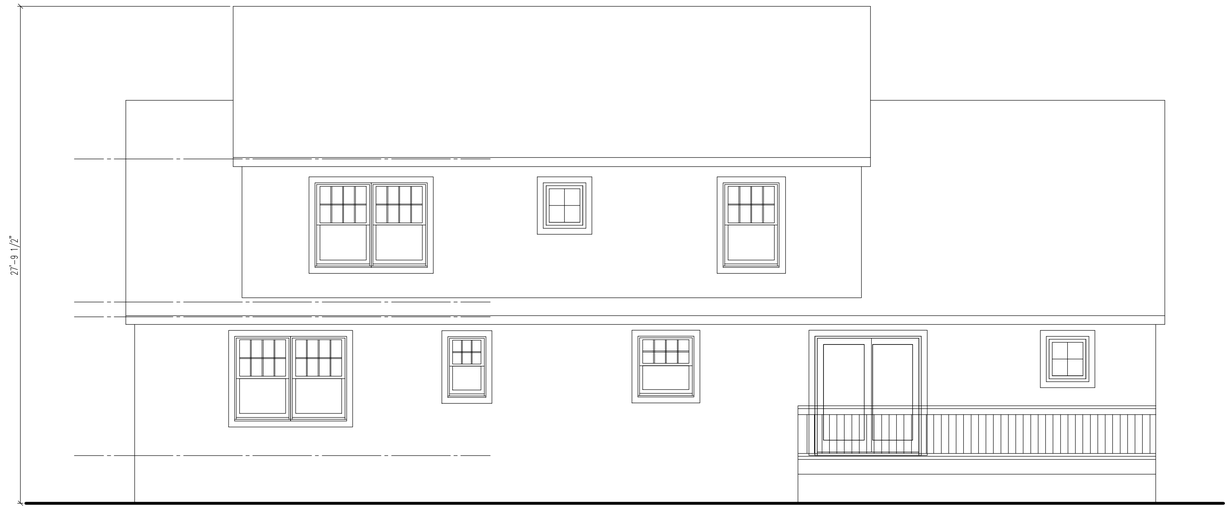
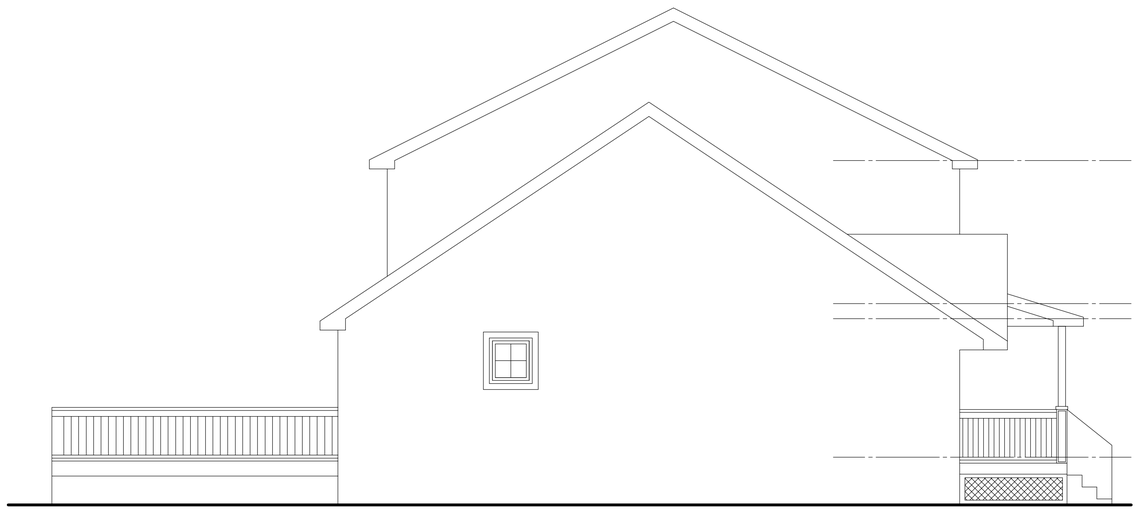
A3



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

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