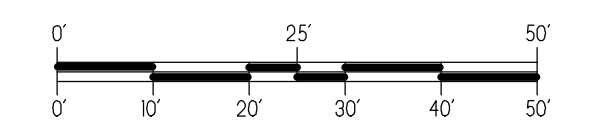


EBERLIN DRIVE

PLOT PLAN

SCALE: 1" = 20'-0"

INFORMATION TAKEN FROM A SURVEY PREPARED BY:
PAUL SCHILLING 7 SON LPS.
BRIAN SCHILLING PLS LIC. NO. 35874
DATED 03/12/2012



ZONING INFORMATION				
ZONE R-1-3 SINGLE FAMILY	REQUIRED	EXISTING	PROPOSED	NOTES
HEIGHT	2 1/2 / 30'	26'-3 1/2'	28'-3 1/2'	
FRONT YARD	25 FEET	3f	3f	
SIDE / CORNER LOT	25 FEET	N/A	N/A	
SIDE YARD	10 FEET	9.82'	9.82'	
REAR YARD	20 FEET	30'	26'	
MINIMUM LOT AREA	6500 SQ. FT.	7,150.0	7,150.0	
MINIMUM LOT AREA	65 X 100	65 X 100'	65 X 100'	
MAX. BLDG. COVERAGE	25 %	23.3 %	23.4 %	
IMPERVIOUS / STRUCTURE	35 %	APPROVED 50.9 % EXISTING 57.9 %	53.6 %	VARIANCE
MAXIMUM F A R	.37	.31	.40	VARIANCE

BUILDING / STRUCTURE CALCULATIONS	
TOTAL SQUARE FOOTAGE OF LOT	7,150.0
<u>BUILDING / STRUCTURES</u>	
SQUARE FOOTAGE OF HOUSE (including porches and steps)	1,674.0 (INCLUDES ALL 2ND FLR. OVERHANGS)
SQ. FOOTAGE OF GARAGE AREA	213.25
SQ. FOOTAGE OF LOWER LEVEL DECK	285.0 (3.9 %)
SQ. FOOTAGE OF POOL (exterior wall of pool)	405.9
SQ. FOOTAGE OF 2ND FLOOR DECKS	80.0 (1.1%)
SQ. FT. OF PATIO (IF 8' ABOVE GRADE)	N/A
TOTAL SQUARE FOOTAGE OF STRUCTURES	1,674.0 (EXCLUDING DECK AND POOL) (INCLUDES COVERED 2ND FLR DECK)
STRUCTURE COVERAGE PERCENTAGE	23.4 %

BUILDING / STRUCTURE & IMPERVIOUS CALCULATIONS	
TOTAL SQUARE FOOTAGE OF LOT	7,150.0
TOTAL SQUARE FOOTAGE OF STRUCTURES	2,079.9 (INCLUDES POOL)
SQUARE FOOTAGE OF DRIVEWAY	763.0
SQUARE FOOTAGE OF ALL WALKWAYS	198.0
SQ. FT. OF PATIO (LESS THAN 8' ABOVE GRADE)	794.1 (INCLUDES WALK AROUND POOL)
TOTAL SQUARE FOOTAGE OF IMPERVIOUS AREAS	3,835.0
STRUCTURE IMPERVIOUS COVERAGE PERCENTAGE	53.6 %

EFFECTIVE GROSS FLOOR AREA RATIO	
TOTAL SQUARE FOOTAGE OF LOT	7,150.0
<u>EXISTING AND PROPOSED GROSS FLOOR AREA:</u>	
TOTAL FLOOR AREA OF FIRST FLOOR OF DWELLING	1,276.0
TOTAL FLOOR AREA OF SECOND FLOOR OF DWELLING	1,586.0
60% OF TOTAL FLOOR AREA OF HABITABLE ATTIC	N/A
TOTAL FLOOR AREA OF DETACHED GARAGE	N/A
TOTAL FLOOR AREA OF SHED	N/A
TOTAL FLOOR AREA OF FINISHED BASEMENT AREA	N/A
TOTAL PROPOSED	2,862.0

CONST. LEGEND

	EXISTING CONSTRUCTION TO REMAIN	S SINGLE POLE SWITCH		SINGLE RECEPTACLE OUTLET
	EXISTING CONSTRUCTION TO BE REMOVED	S ₂ DOUBLE POLE SWITCH		DUPLEX RECEPTACLE OUTLET
	NEW CONSTRUCTION	S ₃ THREE WAY SWITCH		QUADRUPEX RECEPTACLE OUTLET
	EXISTING DOOR TO REMAIN	S ₄ FOUR WAY SWITCH		DUPLEX OUTLET WITH GROUND FAULT PROTECTION
	NEW DOOR	S _D SWITCH WITH DIMMER		DUPLEX OUTLET (WEATHER PROOF)
	EXISTING WINDOW TO REMAIN	S _P SWITCH WITH PILOT LIGHT		FLOOD LIGHT
	NEW WINDOW			RECESSED LIGHT FIXTURE (HIGH HAI)
	EXISTING WINDOW TO REMAIN			CEILING LIGHT (SURFACE MOUNTED)
	NEW WINDOW			WALL LIGHT (SURFACE MOUNTED)
	NEW WINDOW			CEILING FAN WITH LIGHT
	NEW WINDOW			SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
	NEW WINDOW			TELEPHONE
	JOIST SIZE, SPACING AND DIRECTION			TELEVISION OUTLET (CABLE LINE)
				CAT 5 COMPUTER LINE

SEAL PRESS

scott c. bella
Architect

65 GLEN AVENUE TEL: 201-612-0700
GLEN ROCK, NJ 07452 FAX: 201-612-0370

PRELIMINARY DRAWINGS FOR ESTIMATING PURPOSES ONLY

NO.	DATE	REMARKS
1	1/02/23	REVISED PER COMMENTS

REVISIONS

THIS DOCUMENT IS INTENDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT IN THE LOCATION SHOWN, AND SHALL NOT BE USED FOR ANY OTHER CONSTRUCTION WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

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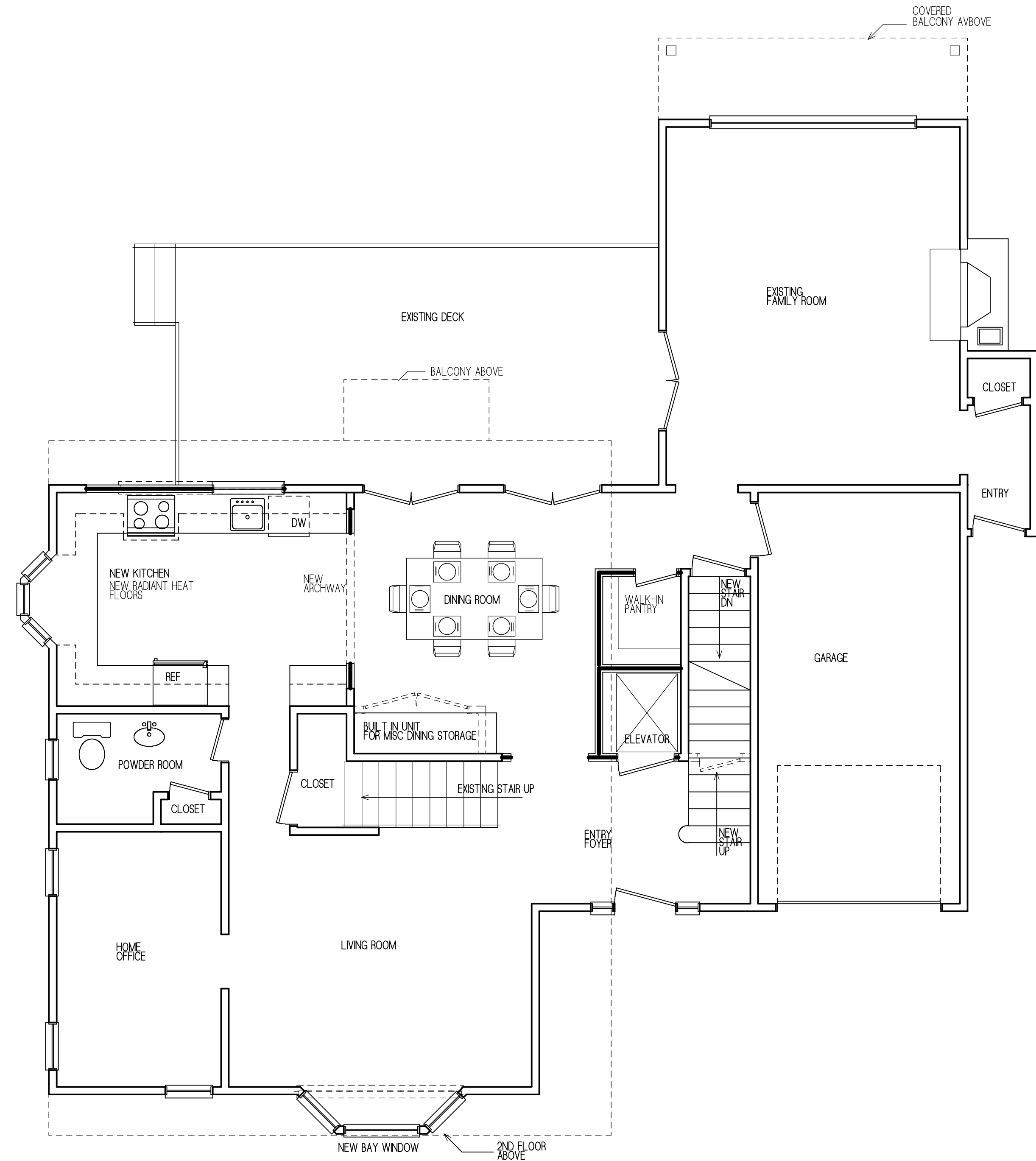
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PROPOSED ADDITION AND INTERIOR ALTERATION:

FOR :
VALDEZ RESIDENCE
17-11 EBERLIN DRIVE FAIR LAWN, NJ 07410

DRAWN BY:	SCB
CHECKED BY:	
PROJECT NO.:	22-51
SCALE:	AS NOTED
DATE:	9/23/22
SHEET NO.	

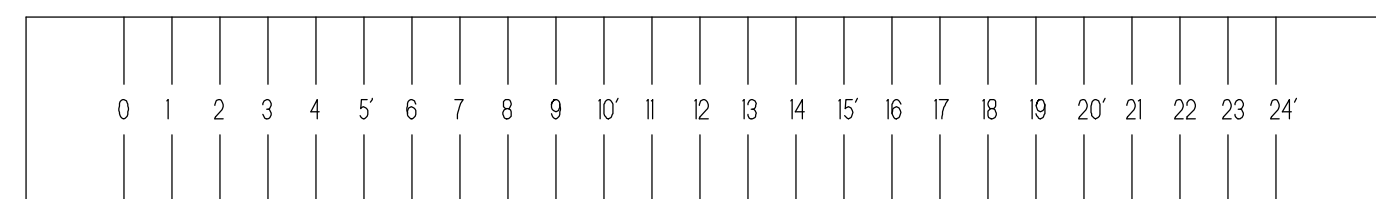
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FIRST FLOOR PLAN

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

EXISTING SQ. FT. 1,216.0 (excluding garage)
 EXISTING SQ. FT. 2,325 Garage area
 EXISTING TOTAL SQ. FT. 1,489.25



CUT OUT THIS SCALE
TO MEASURE ROOM SIZES



SECOND FLOOR PLAN

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

EXISTING SQ. FT. 942.0
 NEW ADDITION SQ. FT. 644.0
 TOTAL SQ. FT. 1,586.0



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 GLEN ROCK, NJ 07452 FAX: 201-612-0970

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**PROPOSED ADDITION AND
INTERIOR ALTERATION:**

FOR :

VALDEZ RESIDENCE

17-11 EBERLIN DRIVE FAIR LAWN, NJ 07452

DRAWN BY:	SCB
CHECKED BY:	
PROJECT NO:	22-51
SCALE:	AS NOTED
DATE:	10/18/22
SHEET NO.	

A2



FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

SEAL PRESS

scott c. bella
Architect

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GLEN ROCK, NJ 07452 FAX: 201-612-0370

NO.	DATE	REMARKS
1	1/02/23	REVISED PER COMMENTS

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FOR :

VALDEZ RESIDENCE
17-11 EBERLIN DRIVE FAIR LAWN, NJ 07452

DRAWN BY:	SCB
CHECKED BY:	
PROJECT NO:	22-51
SCALE:	AS NOTED
DATE:	10/18/22

SHEET NO.

A3