

proposed new dwelling for ZIMMERER RESIDENCE

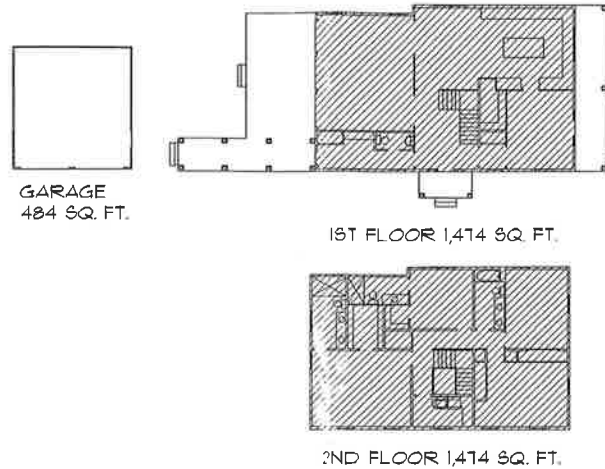
139 PARK ROAD
FAIR HAVEN, NEW JERSEY
BLOCK 7 ~ LOT 15

INFORMATION SHOWN ON THIS PLAN IS BASED ON SURVEY DONE BY CHARLES V. BELL JR., N.J. P.L.S. LIC. No. 21561 OF CHARLES V. BELL ASSOCIATES INC., DATED 07/13/11

ALL DISTURBED AREAS SHALL BE RESTORED IN ACCORDANCE WITH FREEHOLD SOIL CONSERVATION DISTRICT EROSION STANDARDS.

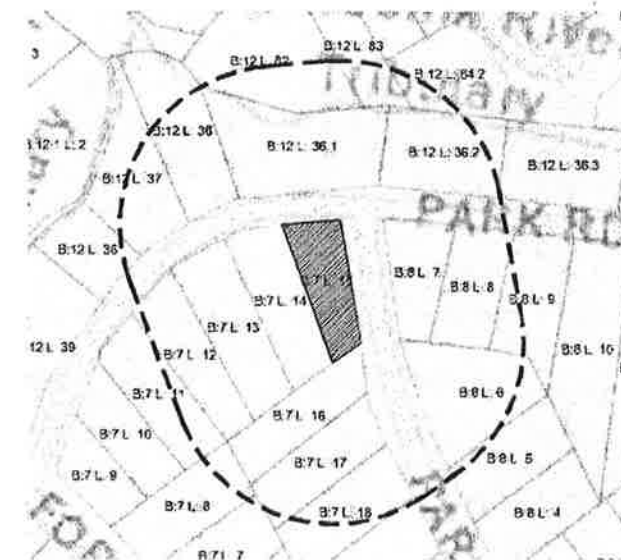
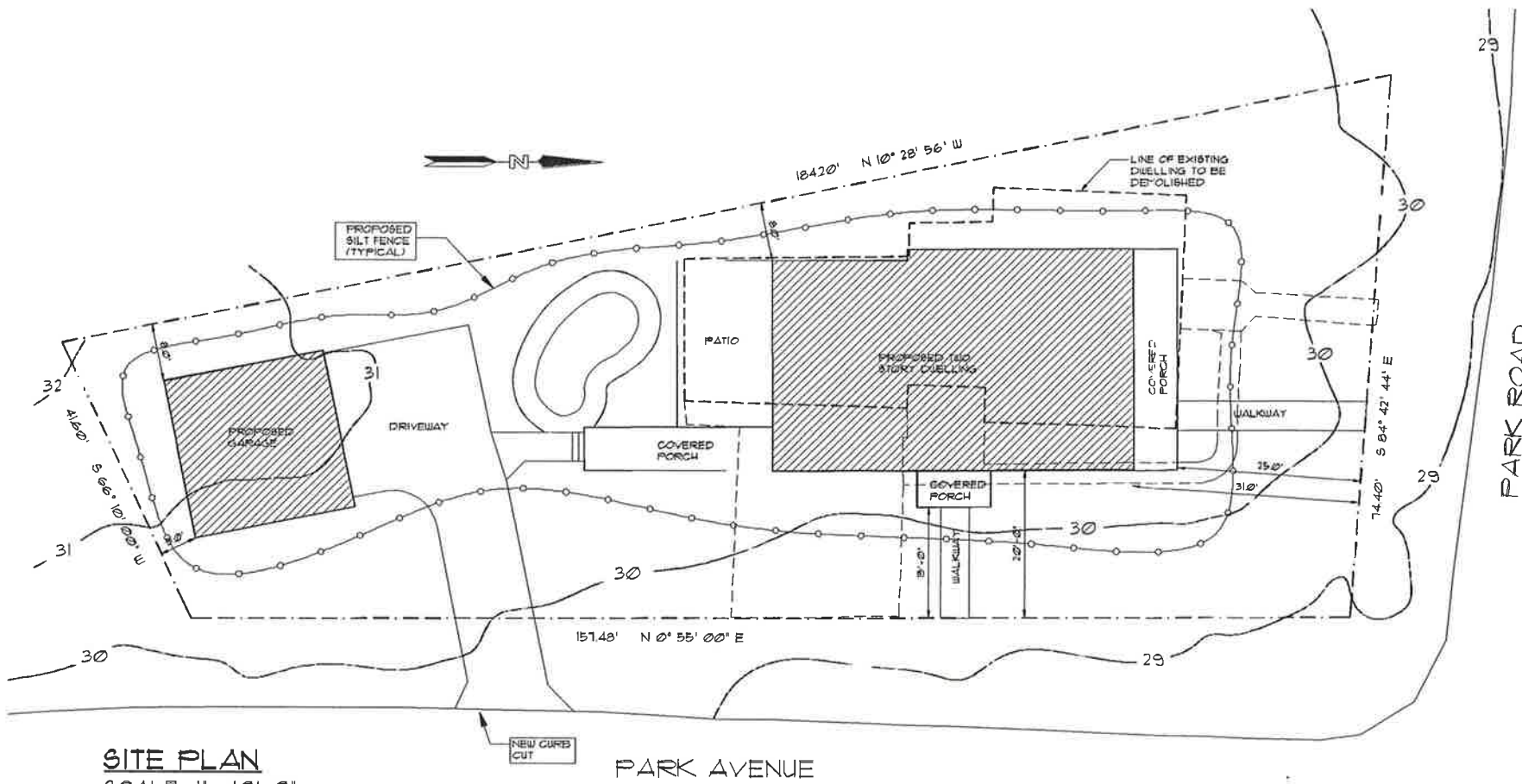
TOTAL LOT AREA = 9569 SQ. FT.
AREA OF DISTURBANCE = 2000 SQ. FT.

EXISTING CONTOUR --- EXIST. ---
5.5
PROPOSED CONTOUR --- 5.5



ZONING DATA (R-10)				
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA	11500 SQ. FT.	9569 SQ. FT.	9569 SQ. FT.	EXISTING NONCONFORMITY UNCHANGED
MINIMUM LOT FRONTAGE	95 FT.	144 FT.	144 FT.	EXISTING NONCONFORMITY UNCHANGED
MINIMUM LOT WIDTH	95 FT.	144 / 41.6 FT.	144 / 41.6 FT.	EXISTING NONCONFORMITY UNCHANGED
MINIMUM LOT DEPTH	100 FT.	151.48 FT.	151.48 FT.	
PRINCIPAL BUILDING				
MINIMUM FRONT SETBACK (PARK RD)	30 FT.	26.1 FT.	25 FT.	EXISTING NON-CONFORMITY INTENSIFIED VARIANCE REQUIRED
MINIMUM FRONT SETBACK (PARK AVE)	30 FT.	29.6 FT.	5 FT.	EXISTING NON-CONFORMITY INTENSIFIED VARIANCE REQUIRED
MINIMUM SIDE SETBACK (ONE/BOTH)	10/24 FT.	4.4 FT.	8 FT.	EXISTING NON-CONFORMITY IMPROVED VARIANCE REQUIRED
MINIMUM REAR SETBACK	30 FT.	13 FT.	13.8 FT.	
MAX. BUILDING HEIGHT (STORIES/FT.)	2.5/31 FT.	1.5/22 FT.	2/32 FT.	
ACCESSORY STRUCTURE				
MINIMUM REAR SETBACK	10 FT.	N/A	8 FT.	NON-CONFORMITY VARIANCE REQUIRED
MINIMUM SIDE SETBACK	8 FT.	N/A	5 FT.	NON-CONFORMITY VARIANCE REQUIRED
MAX. ACCESSORY HEIGHT (FT.)	5 FT.	N/A	15 FT.	
MAXIMUM BUILDING COVERAGE	35%	10.5%	24.5%	
MAXIMUM LOT COVERAGE	45%	33.8%	38.1%	
MAXIMUM HABITABLE FLOOR AREA RATIO	0.28	0.30	NON-CONFORMITY VARIANCE REQUIRED
MAXIMUM HABITABLE FLOOR AREA	3220 SQ. FT.	2,948 SQ. FT.	
MINIMUM FLOOR AREA	900 SQ. FT.	1,414 SQ. FT.	

BUILDING DEPARTMENT DATA	
	PROPOSED
HABITABLE SPACES	
FIRST FLOOR	1,414 SQ. FT.
SECOND FLOOR	1,414 SQ. FT.
TOTAL	2,848 SQ. FT.



SITE PLAN
SCALE: 1" = 10'-0"



ANTHONY M. COONZ ARCHITECT
 200 SINGRAM AVENUE SUITE 201 NEW JERSEY
 Telephone: 732-843-3800 Fax 732-843-7777 www.anthonymcoonz.com

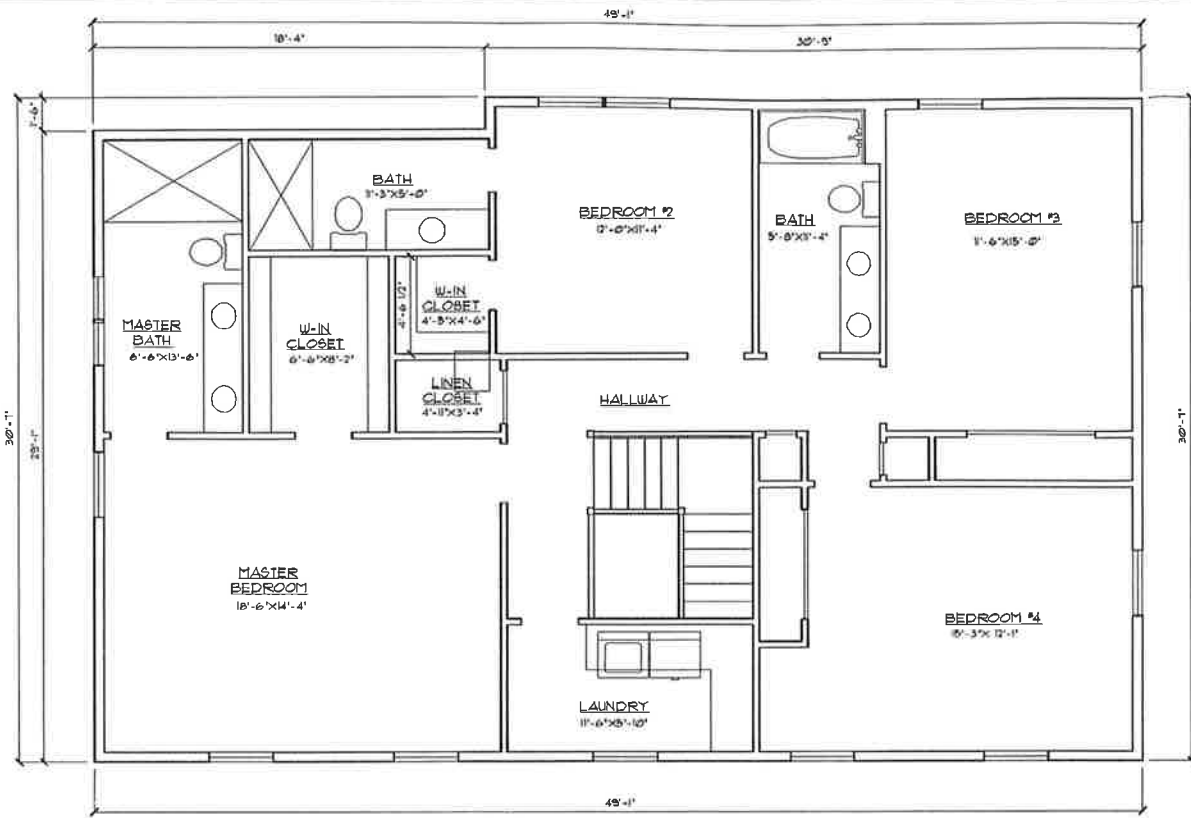
REVISIONS	DATE	DESCRIPTION

CLIENT: ZIMMERER RESIDENCE
 ADDRESS: 139 PARK ROAD FAIR HAVEN, NEW JERSEY
 JOB NUMBER: B-068 T-015

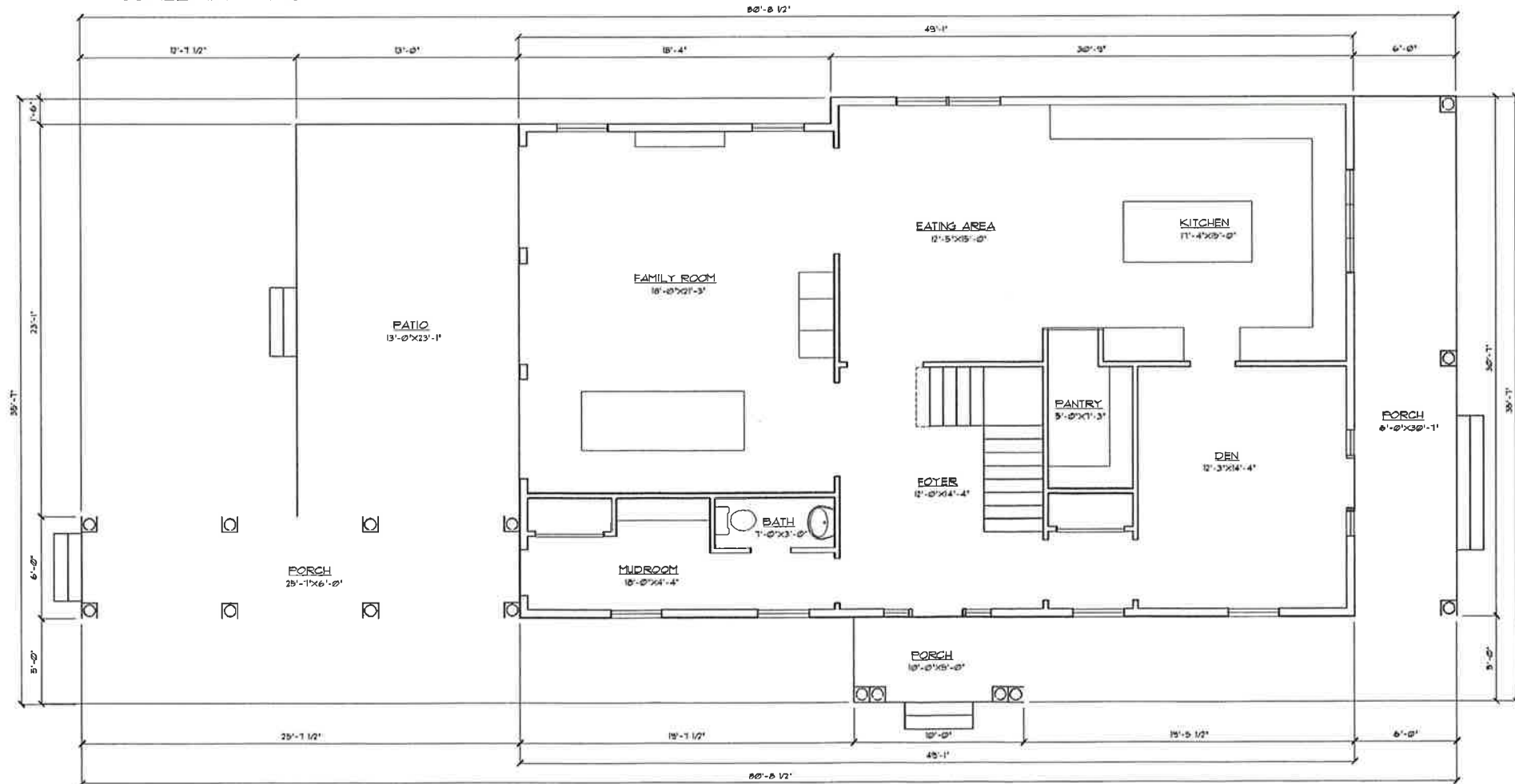
DATE: 6/10/20
 DRAWN BY: MB
 SCALE: 1" = 10'-0"

N-1

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



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



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



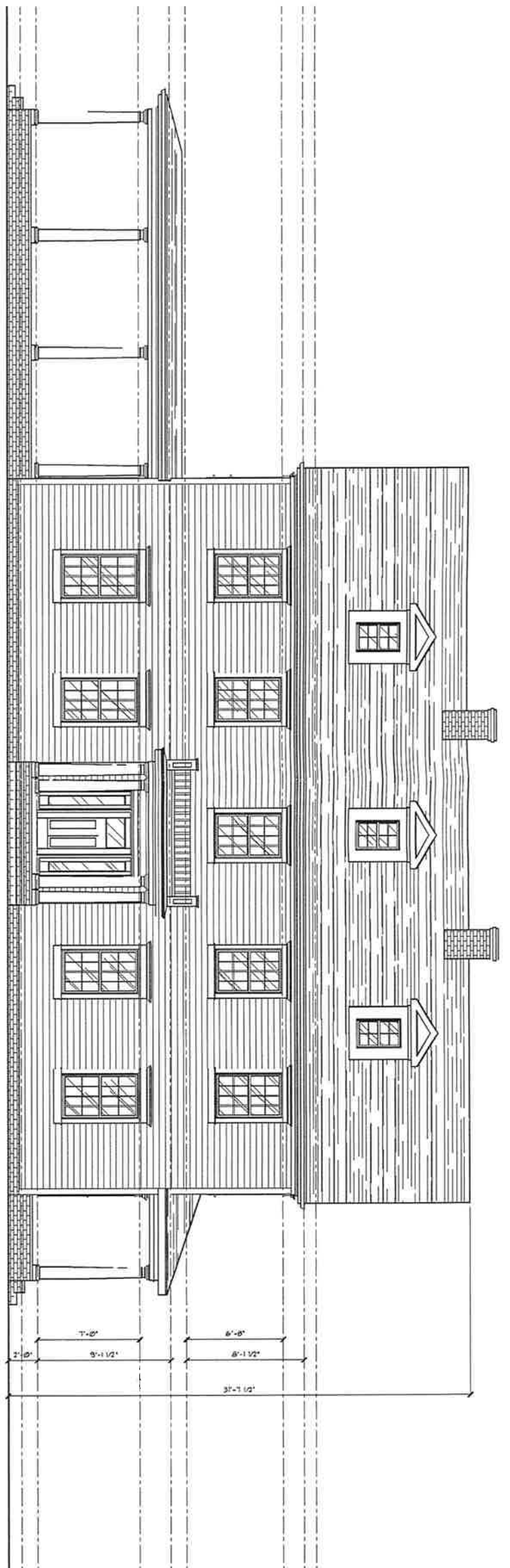
ANTHONY M. CONDOURIS
ARCHITECT
 209 S. MICHIGAN AVENUE, SUITE 200, ANN ARBOR, MI 48106
 Telephone: 734-843-8800 • fax 734-843-7777 • www.amcarchitect.com

REVISIONS	DATE	DESCRIPTION

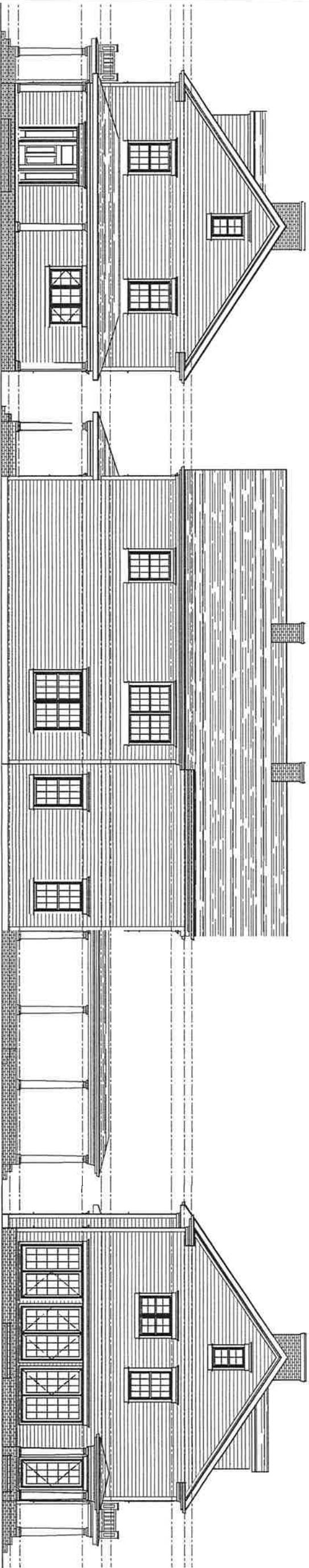
CLIENT	ZIMMERER RESIDENCE
ADDRESS	139 PARK ROAD FAIR HAVEN, NEW JERSEY
JOB NUMBER	11-099
DATE	T 15

DATE	6/10/20
SHEET NO.	Z-2

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



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



RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

REAR ELEVATION
SCALE: 3/16" = 1'-0"

LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

NOTICE: ARCHITECT'S REPRESENTATION OF THIS PROJECT IS LIMITED TO THE SCOPE OF THE ARCHITECTURAL CONTRACT AND DOES NOT CONSTITUTE AN ENDORSEMENT OF ANY PRODUCT OR SERVICE.

DATE 6/10/20	DRAWN BY MB	CHECKED ZIMMERER RESIDENCE	REVISIONS	ANTHONY M. CONDOURIS
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		SHEET 15		tel: phone ... 732-842-3800 ... fax 732-842-7777 ... www.amcarchitect.com

