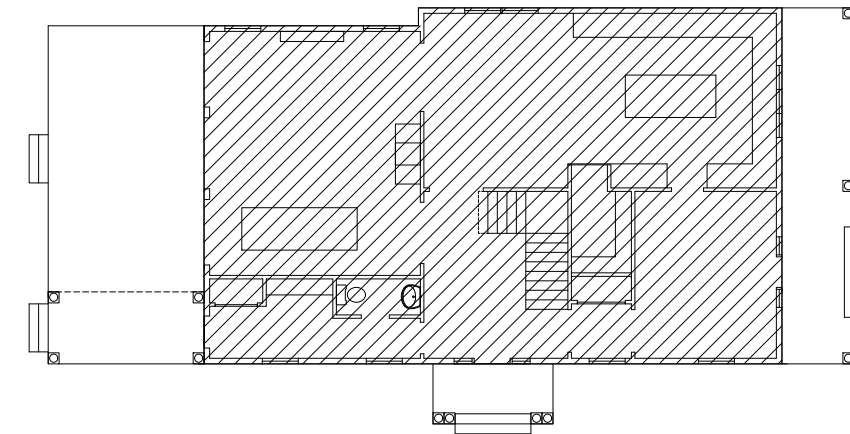
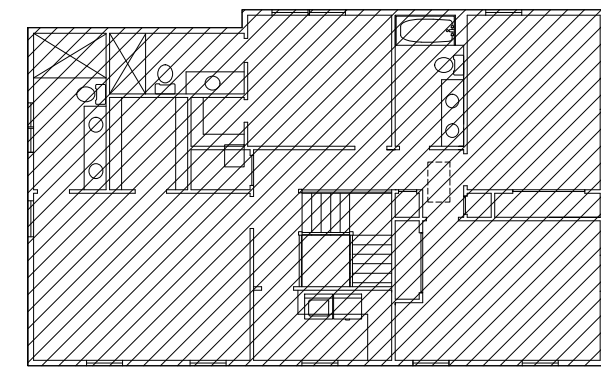


proposed new dwelling for ZIMMERER RESIDENCE

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



1ST FLOOR 1,340 SQ. FT.



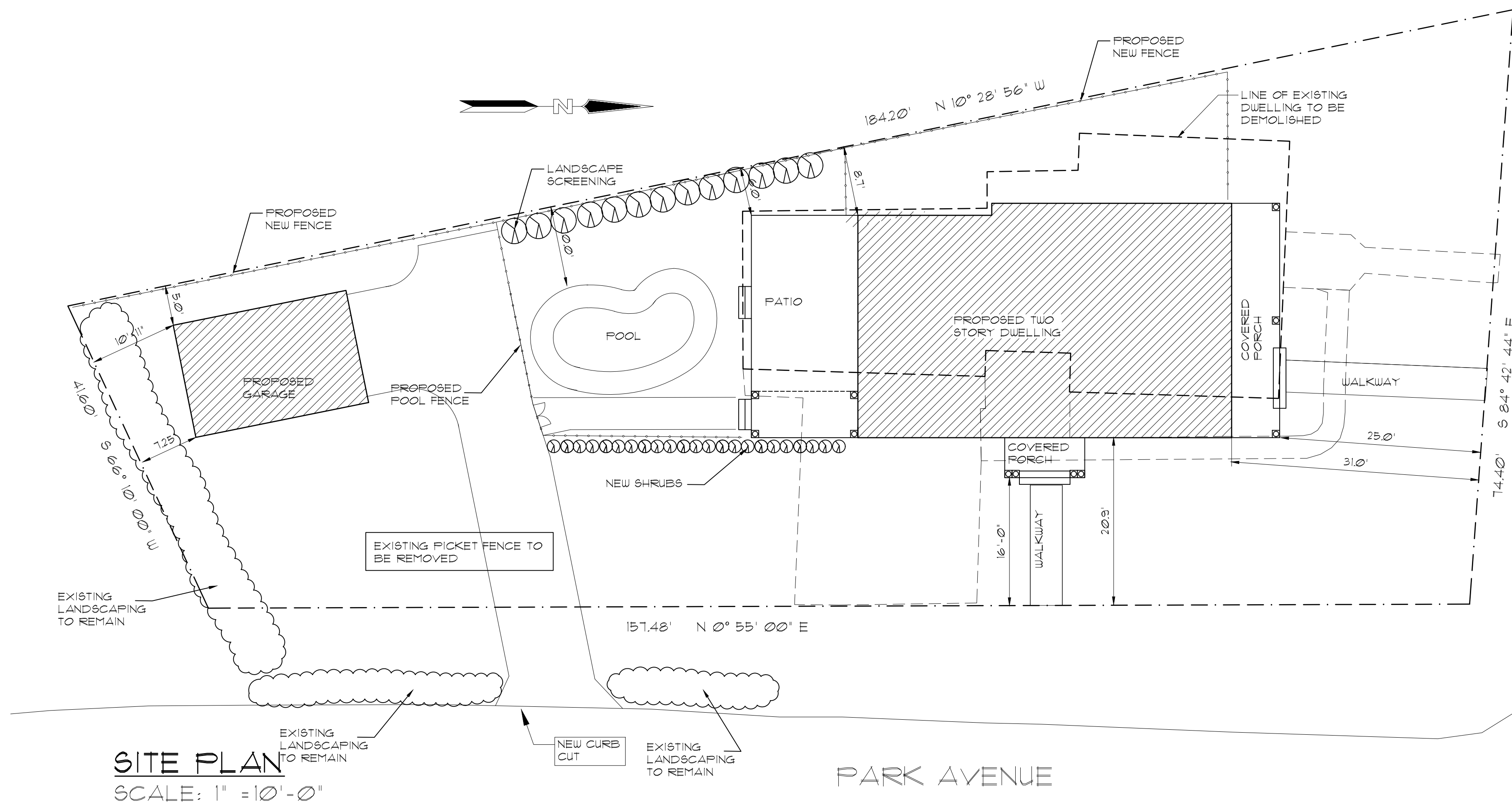
2ND FLOOR 1,340 SQ. FT.

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 07/13/17

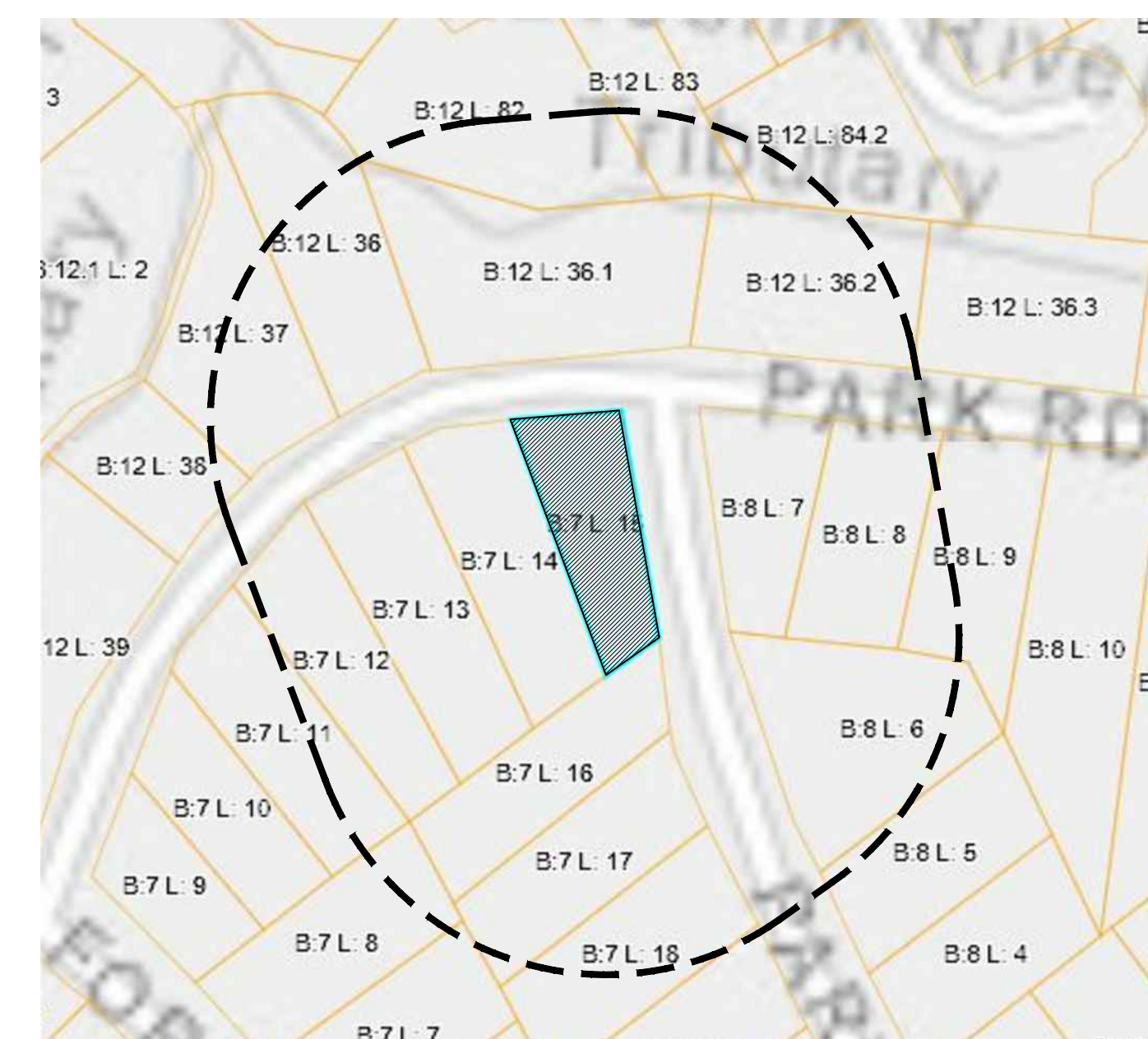
ALL DISTURBED AREAS SHALL BE RESTORED IN ACCORDANCE WITH FREEHOLD SOIL CONSERVATION DISTRICT EROSION STANDARDS.

PROPOSED AREA CALCULATIONS (BASED ON LOT AREA OF 3,569 SQ. FT.)	
BUILDING COVERAGE:	LOT COVERAGE:
DUWELL'G + COVERED = 1,642 SF. PORCHES	DUWELL'G + COVERED = 1,642 SF. PORCHES
GARAGE = 314 SF.	GARAGE = 314 SF.
	WALKS/PATIOS = 126 SF.
	DRIVEWAY = 660 SF.
	POOL (WATER ONLY) = 120 SF.
TOTAL = 1,956 SF.	TOTAL = 3,462 SF.
20.4 %	36.2 %

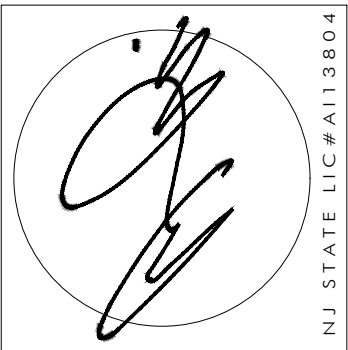
ZONING DATA (R-10)				
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA	11,500 SQ. FT.	9,569 SQ. FT.	9,569 SQ. FT.	EXISTING NONCONFORMITY UNCHANGED
MINIMUM LOT FRONTAGE	95 FT.	68.2 FT.	68.2 FT.	EXISTING NONCONFORMITY UNCHANGED
MINIMUM LOT WIDTH	95 FT.	14.4 / 41.6 FT.	14.4 / 41.6 FT.	EXISTING NONCONFORMITY 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.	25.6 FT.	16 FT. (TO PORCH) 20.9 FT. (TO HOUSE)	EXISTING NON-CONFORMITY INTENSIFIED VARIANCE REQUIRED
MINIMUM SIDE SETBACK (ONE/BOTH)	10 FT.	4.4 FT.	8.7 FT. (TO HOUSE) 6.0 FT. (CORNER OF PATIO)	EXISTING NON-CONFORMITY IMPROVED VARIANCE REQUIRED
MINIMUM REAR SETBACK	30 FT.	13 FT.	69.5 FT.	
MAX. BUILDING HEIGHT (STORIES/FT.)	2.5/32 FT.	1.5/42.2 FT.	2/32 FT.	
ACCESSORY STRUCTURE				
MINIMUM REAR SETBACK	10 FT.	N/A	125 FT.	VARIANCE REQUIRED
MINIMUM SIDE SETBACK	8 FT.	N/A	5 FT.	VARIANCE REQUIRED
MAX. ACCESSORY HEIGHT (FT.)	15 FT.	N/A	15 FT.	
MAXIMUM BUILDING COVERAGE	35%	18.5 %	20.4 %	
MAXIMUM LOT COVERAGE	45%	33.8 %	36.2 %	
MAXIMUM HABITABLE FLOOR AREA RATIO	0.28	-----	0.28	
MAXIMUM HABITABLE FLOOR AREA	3,220 SQ. FT.	-----	2,680 SQ. FT.	
MINIMUM FLOOR AREA	900 SQ. FT.	-----	2,680 SQ. FT.	
PROMINENT FACADE TO FACE SIDE WITH LESSER FRONTAGE				VARIANCE REQUIRED
ACCESSORY BUILDING NOT PERMITTED IN FRONT YARD				
FENCES ABOVE 42' NOT PERMITTED IN FRONT YARD				



BUILDING DEPARTMENT DATA	
	PROPOSED
HABITABLE SPACES	
FIRST FLOOR	1,340 SQ. FT.
SECOND FLOOR	1,340 SQ. FT.
TOTAL	2,680 SQ. FT.



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

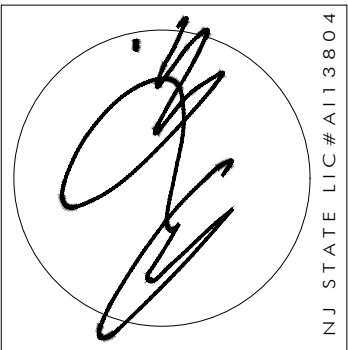


ANTHONY M. COONDOURIS
ARCHITECT
 20 BINGHAM AVENUE, RUMSON, NJ 07760
 telephone ~ 732-842-3800 ~ fax 732-842-7777 ~ www.amcatrchitect.com

REVISIONS	DATE
PER 10-9-20 PLANNING REVIEW LETTER AND SENDS PROJECTIONS	10-20-20
FLOOR AREA REDUCTION	2/17/21
	3/24/21

CLIENT: ZIMMERER RESIDENCE
 ADDRESS: 139 PARK ROAD
 FAIR HAVEN, NEW JERSEY
 JOB NUMBER: 11-099
 BLOCK: 7
 LOT: 15

DATE: 6/10/20
 SHEET NO.:
Z-1

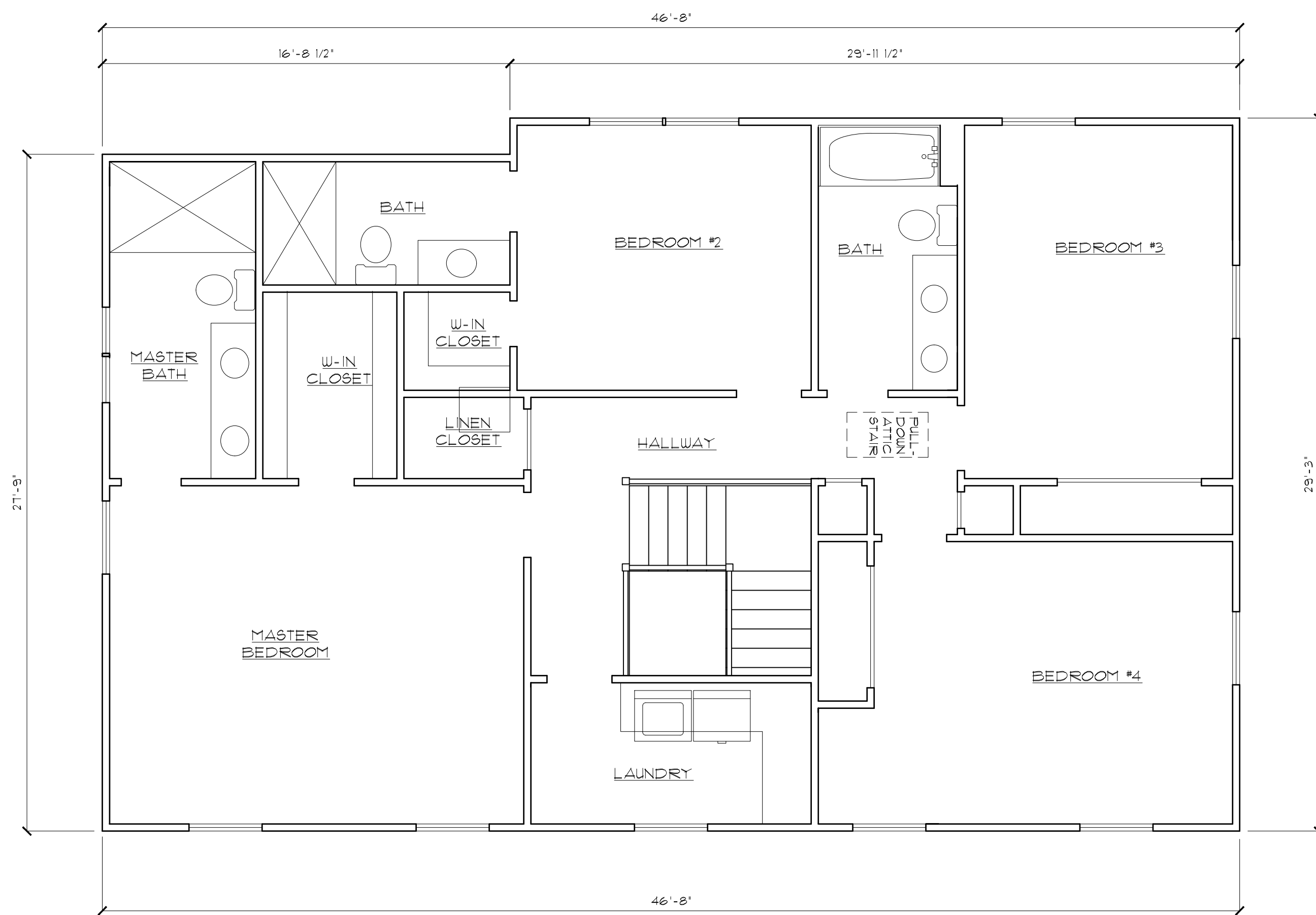


REVISIONS	DATE
PER 10-9-09 PLANNING REVIEW LETTER AND LOCAL ORDINANCES	10-20-09
FLOOR AREA REDUCTION	2/17/21
	3/24/21

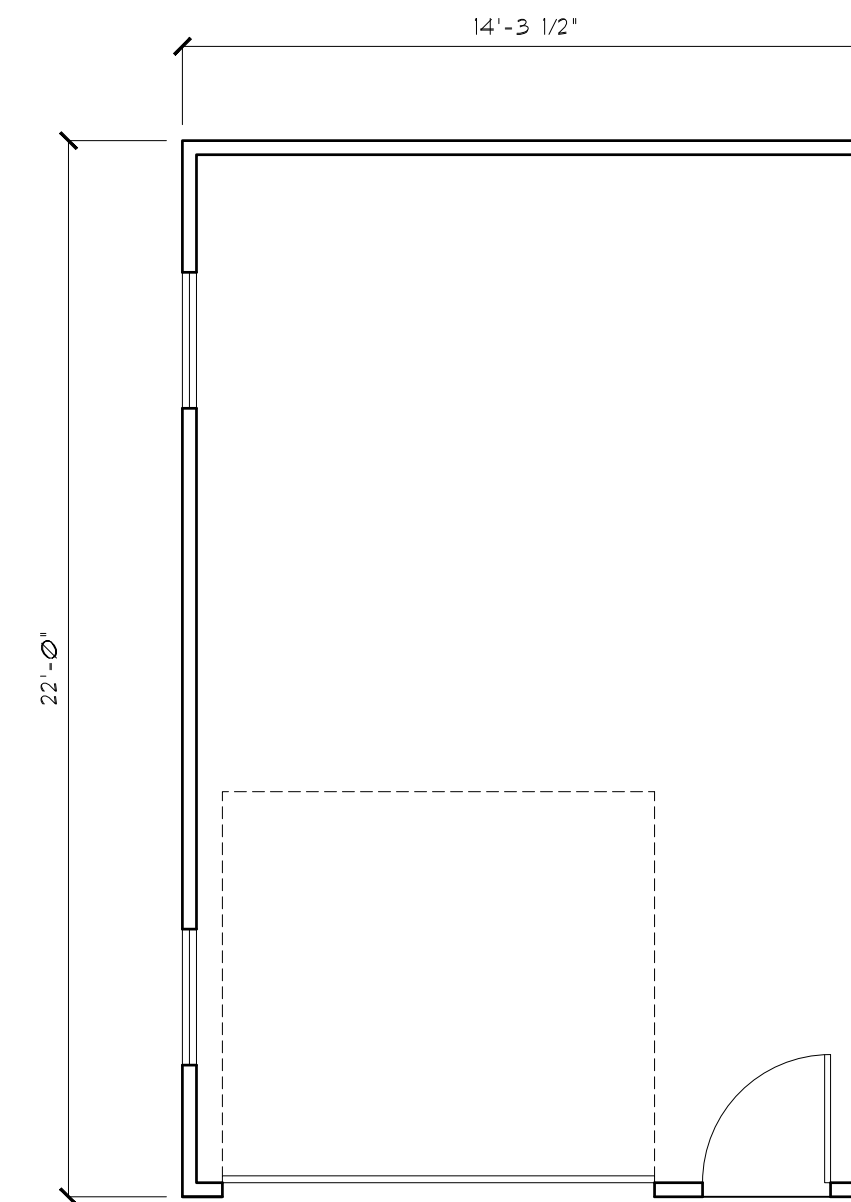
CLIENT	ZIMMERER RESIDENCE
ADDRESS	139 PARK ROAD FAIR HAVEN NEW JERSEY
JOB NUMBER	11-099
BLOCK	7
LOT	1B

DATE	6/10/20
DRAWN BY	MB
SHEET NO.	Z-2

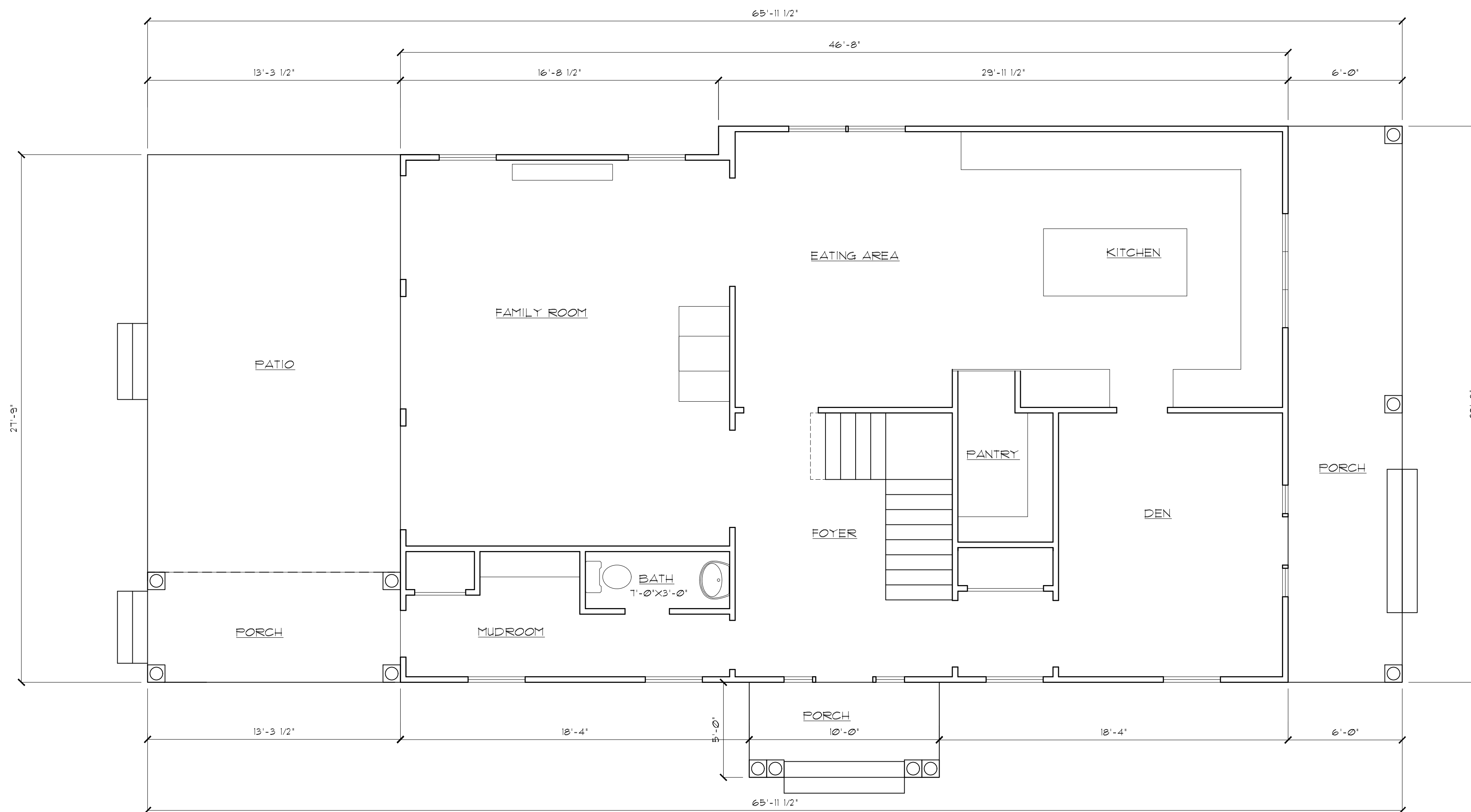
NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



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



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



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



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



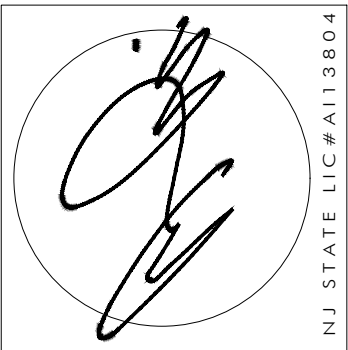
RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



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



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



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REVISIONS	DATE
PER 10-9-09 PLANNING REVIEW LETTER AND REVISIONS	10-20-09
NO REVISIONS	2/17/21
FLOOR AREA REDUCTION	3/24/21

CLIENT: ZIMMER RESIDENCE
 ADDRESS: 133 PARK ROAD
 FAIR HAVEN NEW JERSEY
 JOB NUMBER: 11-099
 BLOCK: 7
 LOT: 15

DATE: 6/10/20
 DRAWN BY: MB
 SHEET NO.: **Z-3**

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