

# OATMAN RESIDENCE

2 WOODMERE ROAD, SUMMIT, NEW JERSEY

DRAWING LIST	
V-1	SITE PLAN, DRAWING LIST, LIST OF VARIANCES, ZONING INFORMATION
V-2	FIRST FLOOR PLAN
V-3	SECOND FLOOR PLAN
V-4	EXTERIOR ELEVATIONS

LIST OF VARIANCES	
1	SIDE YARD SETBACK
2	BUILDING COVERAGE

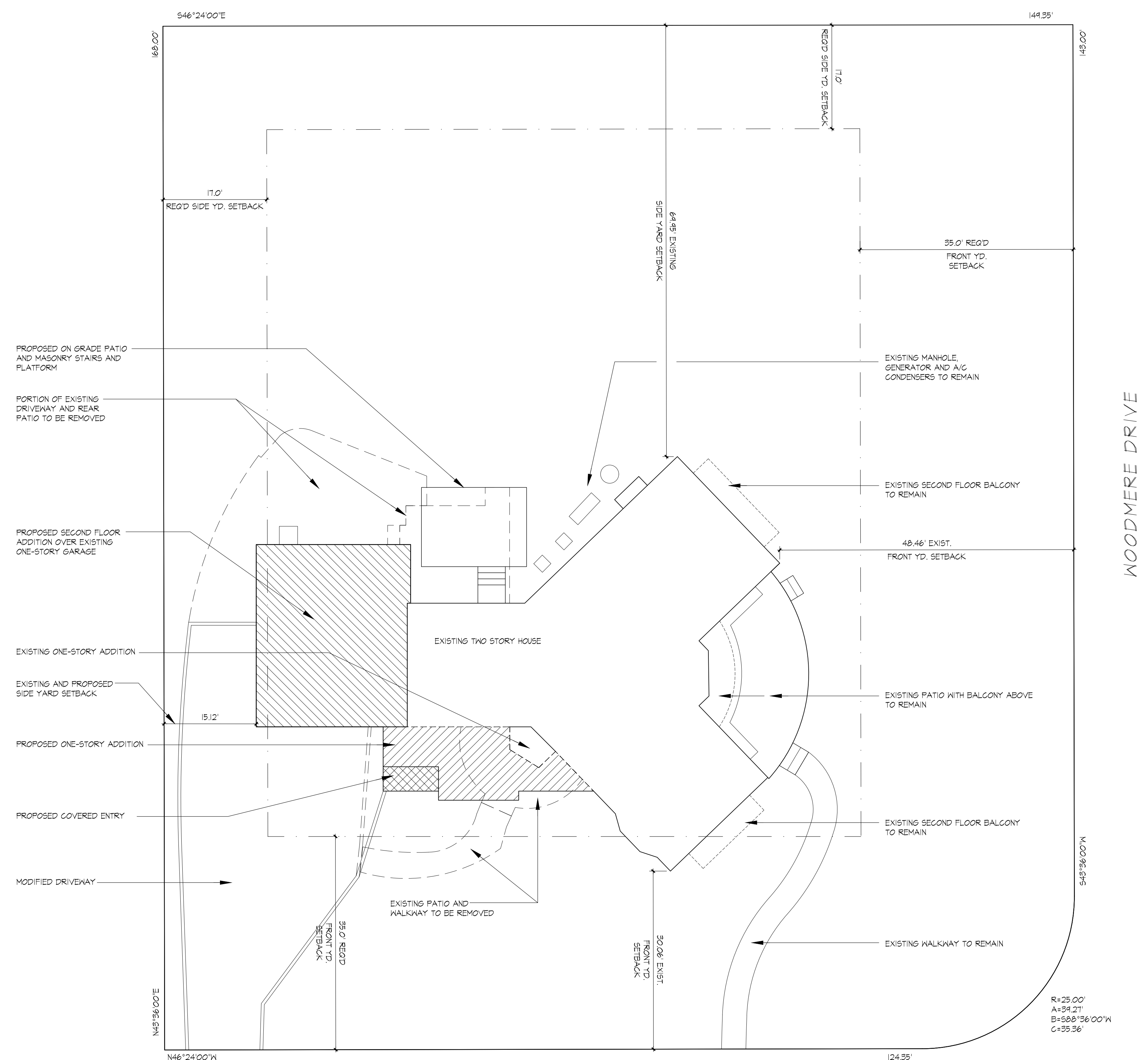
PROJECT INFORMATION			
OWNER:	OATMAN RESIDENCE		
ADDRESS:	2 WOODMERE DRIVE, SUMMIT, NEW JERSEY		
BLOCK:	2103	LOT:	18
USE GROUP:	R-5		
CONSTRUCTION CLASSIFICATION:	5B		
CODE:	IRC 2018 - NEW JERSEY EDITION AND NJCC REHAB SUBCODE		
ZONING INFORMATION			
ZONE:	R-25		
	REQUIRED	EXISTING	PROPOSED
LOT AREA	25,000 S.F.	24,951 S.F.	24,951 S.F.
LOT WIDTH	100'	149.3' / 168'	149.3' / 168'
FRONT YARD SETBACK	35'	30.03' / 48.46'	30.03' / 48.46'
REAR YARD SETBACK	N/A	N/A	N/A
SIDE YARD SETBACK	17'	15.12' / 69.95'	15.12' / 69.95'
SIDE YARD COMBINED	40% (59.12' / 67.2")	42.6% (63.59') 59.5% (100.0')	42.6% (63.59') 59.5% (100.0')
LOT COVERAGE	30% (7,487.1 S.F.)	35.01% (6,242.0 S.F.)	37.74% (5,676.2 S.F.)
BUILDING COVERAGE	4% (3,493.98 S.F.)	15.14% (3,779.1 S.F.)	14.64% (3,653.7 S.F.)
BUILDING HEIGHT	35'/38'	±28'	±28'
NUMBER OF STORIES	2	2	2
FLOOR AREA RATIO	25% (6,250.0 S.F.)	16.47% (4,112.4 S.F.)	21.03% (5,241.3 S.F.)

\* EXISTING NON-CONFORMING/NO CHANGE  
 \*\* PROPOSED VARIANCE

F.A.R. CALCULATIONS		
	EXISTING	PROPOSED
FIRST FLOOR	2,827.1 SF	3,040.2 SF
SECOND FLOOR	1,860.7 SF	2,133.1 SF
ATTIC	0 SF	0 SF
LESS GARAGE 576 SF	-576.0 SF	-576.0 SF
TOTAL	4,112.4 SF (16.47%)	5,241.3 SF (21.03%)

BUILDING COVERAGE CALCULATIONS		
	EXISTING	PROPOSED
EXISTING HOUSE	2,838.9 SF	2,838.9 SF
SECOND FLOOR BALCONIES	167.3 SF	167.3 SF
FRONT PATIO	330.1 SF	330.1 SF
KITCHEN PATIO	170.1 SF	0.0 SF
REAR PATIO	272.1 SF	0.0 SF
KITCHEN ADDITION	--	262.5 SF
COVERED ENTRY	--	36.3 SF
REAR STEPS	--	18.0 SF
TOTAL	3,779.1 SF (15.14%)	3,653.7 SF (14.64%)

LOT COVERAGE CALCULATIONS		
	EXISTING	PROPOSED
EXISTING HOUSE	2,838.9 SF	2,838.9 SF
SECOND FLOOR BALCONIES	167.3 SF	167.3 SF
FRONT PATIO	330.1 SF	330.1 SF
FRONT WALK & STEPS	229.4 SF	229.4 SF
KITCHEN PATIO	170.1 SF	0.0 SF
KITCHEN PATIO WALK & STEPS	121.2 SF	0.0 SF
REAR PATIO	272.1 SF	224.3 SF
REAR STEPS	14.3 SF	21.0 SF
KITCHEN ADDITION	--	262.5 SF
COVERED ENTRY	--	36.3 SF
DRIVENWAY	2,098.0 SF	1,554.8 SF
TOTAL	6,242.0 SF (25.01%)	5,676.2 SF (22.74%)



## SITEPLAN

SCALE: 1" = 10'-0"

INFORMATION ON THE PROPOSED SITE PLAN HAS BEEN TAKEN FROM A SURVEY PREPARED BY:  
 MURPHY AND HOLLONS ASSOCIATES, LLC  
 CIVIL ENGINEERING AND SURVEYING  
 192 CENTRAL AVENUE,  
 STIRLING, NJ 07150  
 TEL. 908.580.1255  
 DATED: 3/11/22

**TIA design, llc**  
 ARCHITECTS

ELIZABETH LEEDS, RA  
 NJ LIC. AI-14378 NY LIC. 024521  
 KIMBERLY TONE, AIA, LEED AP  
 NJ LIC. AI-13993

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 2 WOODMERE ROAD  
 SUMMIT, NEW JERSEY

DATE: 03.21.22

*Kimberly Tone*

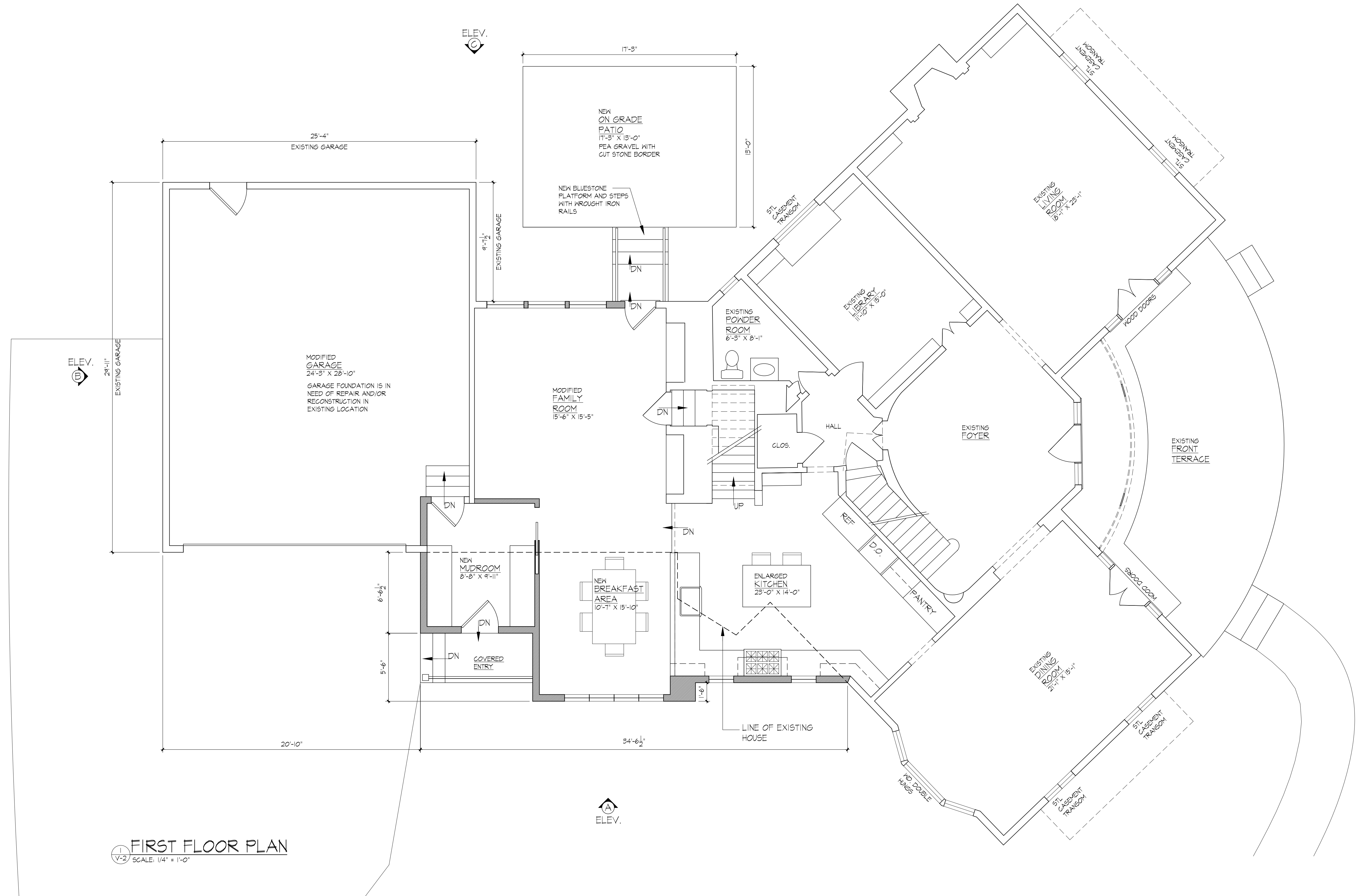
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 DRAWING LIST, ZONING  
 INFORMATION, LIST OF  
 VARIANCES, PROPOSED SURVEY

DRAWING NUMBER:

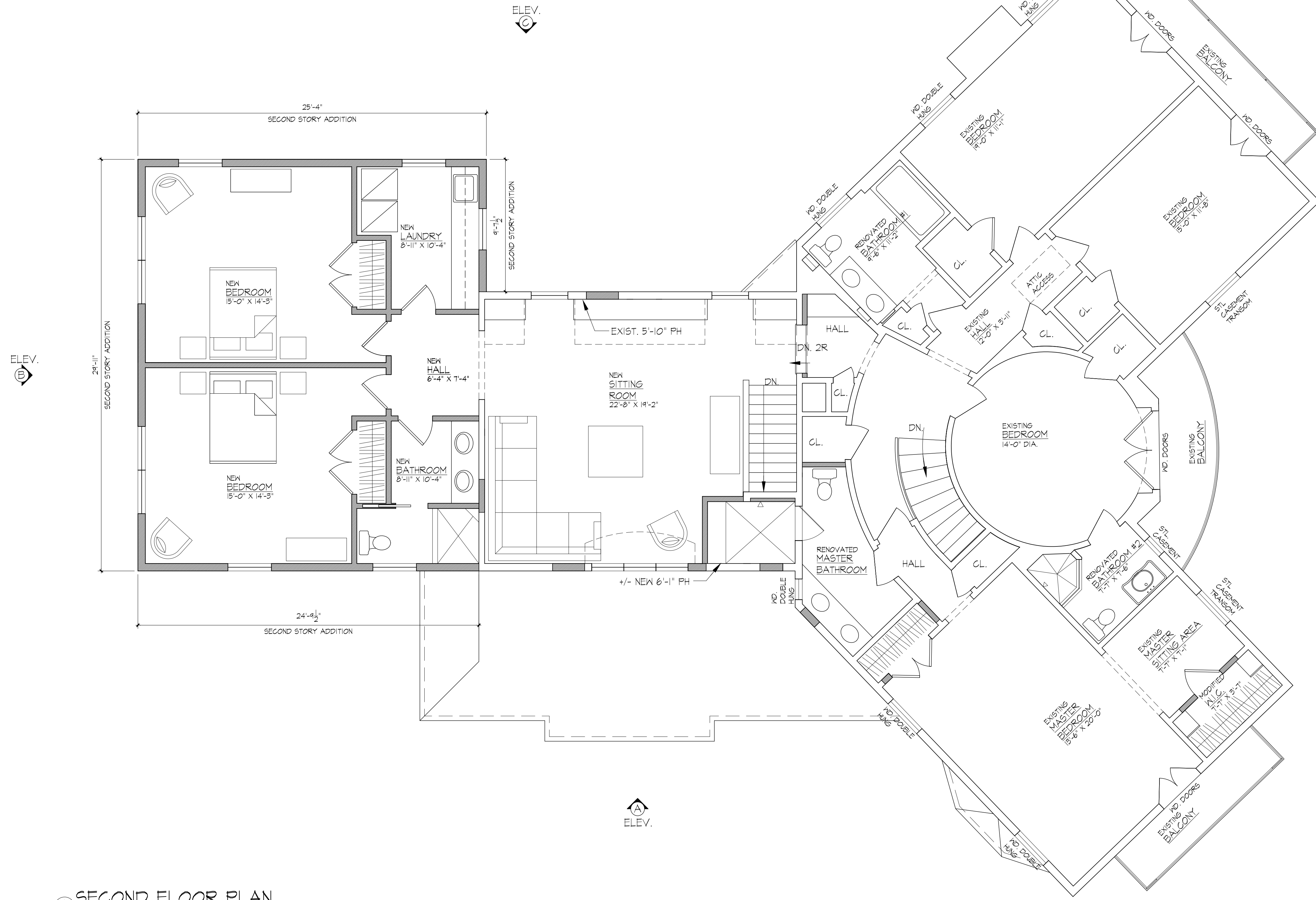
**V-1**

SHEET 1 OF 4

1155 STAFFLER ROAD, BRIDGEWATER, NJ 908.337.6176



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



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

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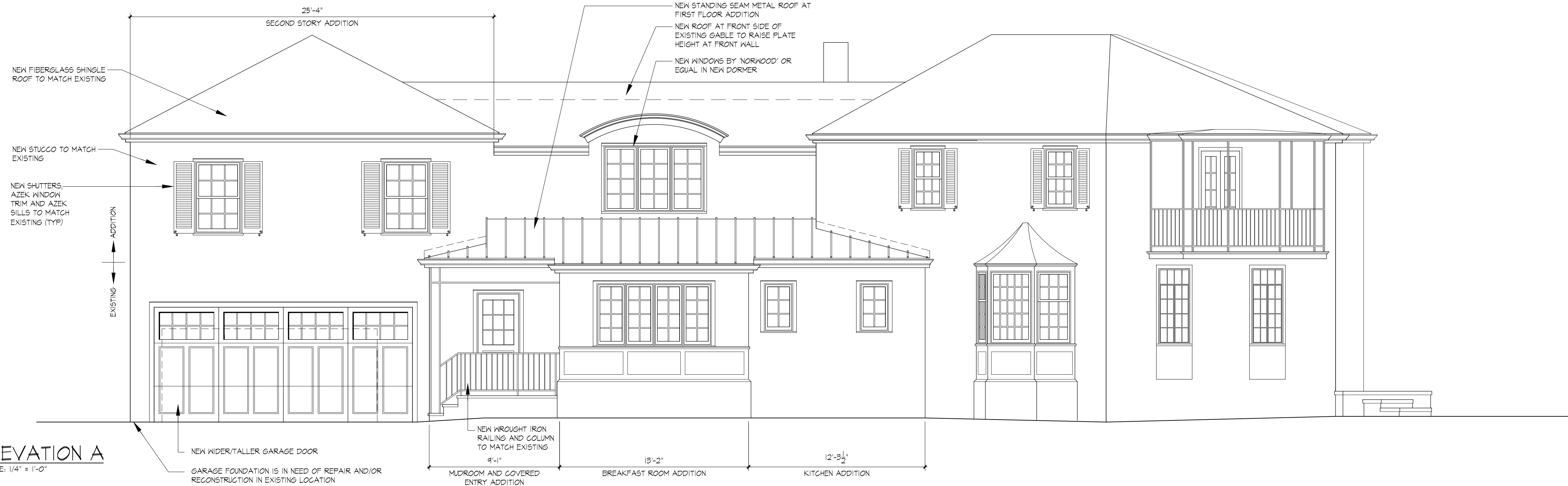
*Kimberly Tone*

DRAWING TITLE:  
SECOND FLOOR PLAN

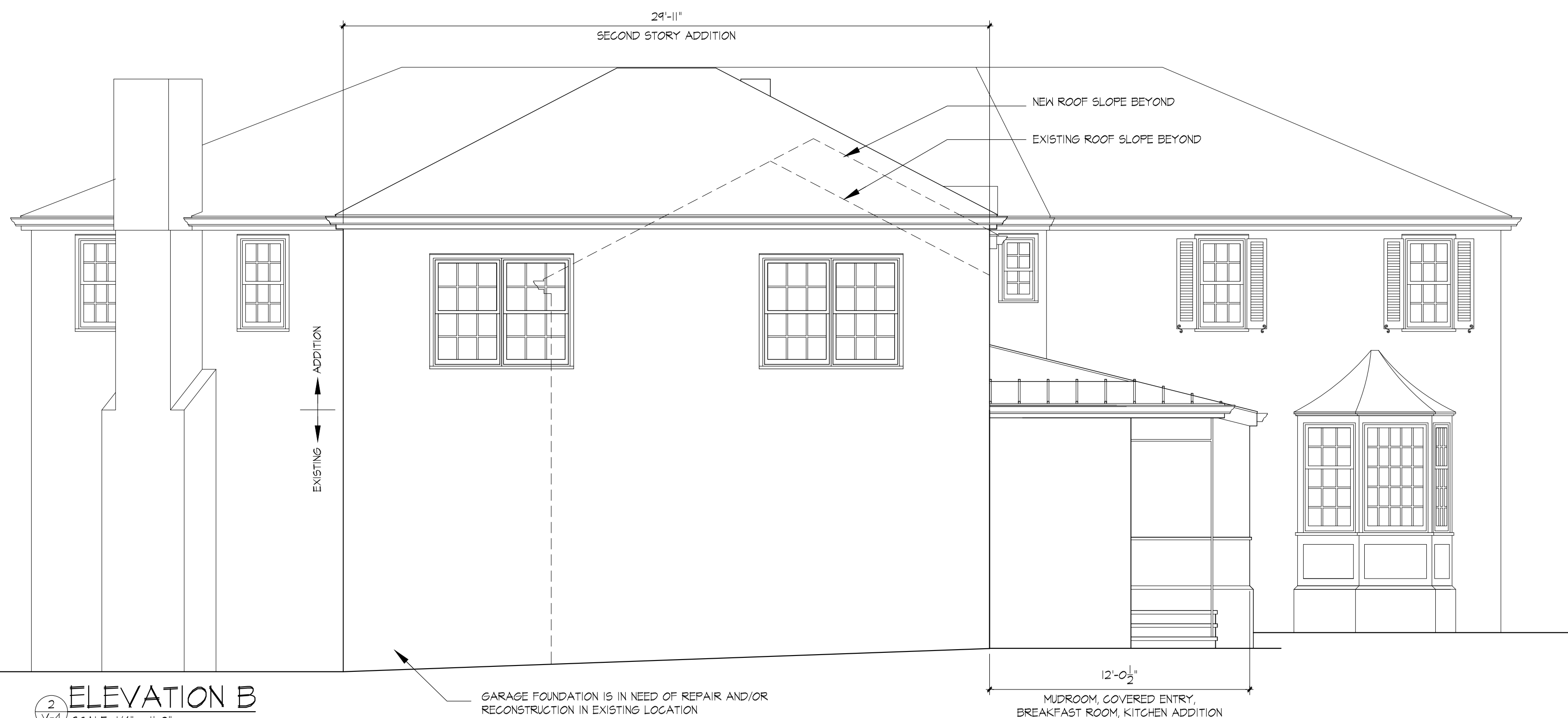
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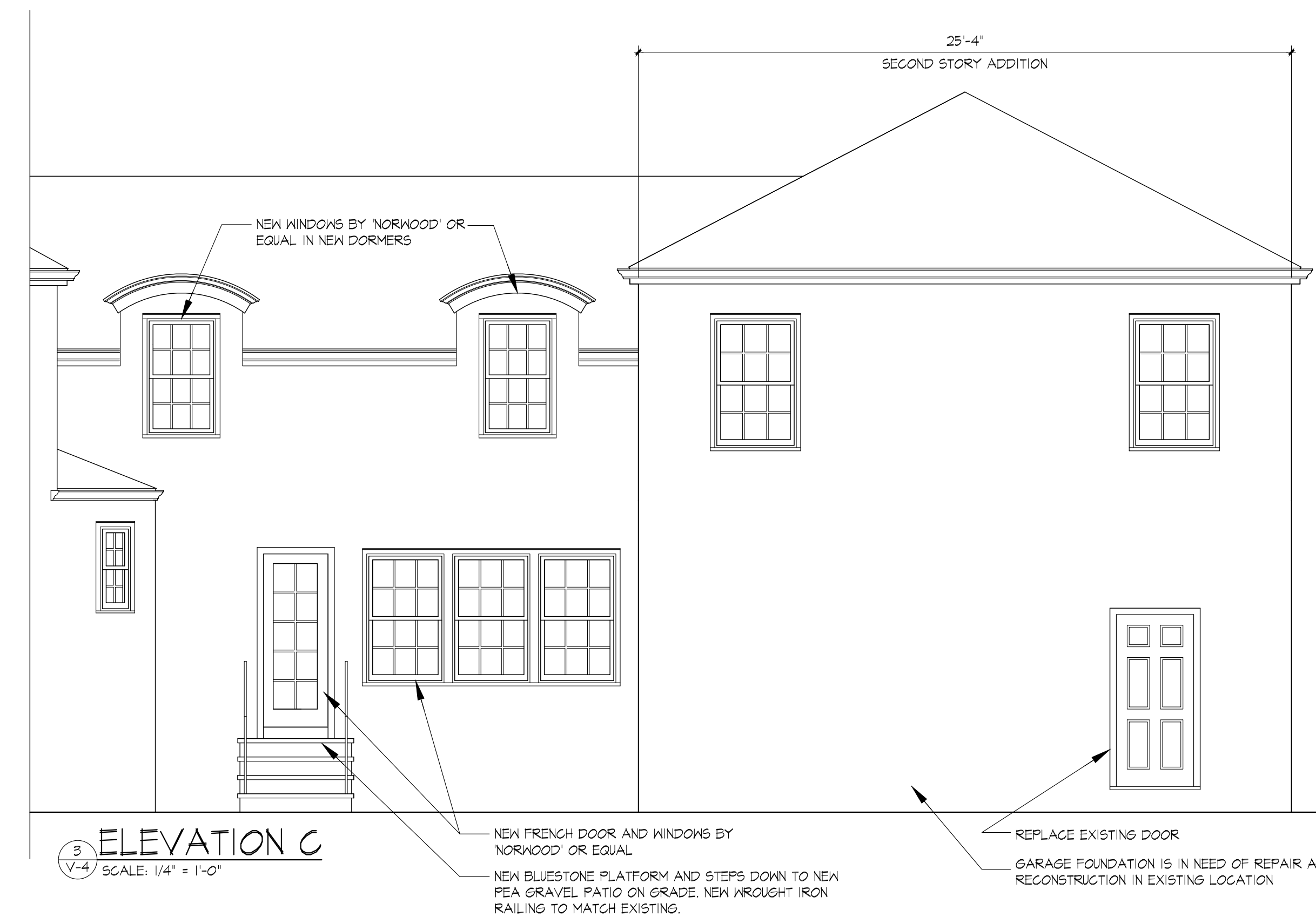
SHEET 3 OF 4



**ELEVATION A**  
 V-4 SCALE: 1/4" = 1'-0"



**ELEVATION B**  
 V-4 SCALE: 1/4" = 1'-0"



**ELEVATION C**  
 V-4 SCALE: 1/4" = 1'-0"

**TJA design, llc**  
 ARCHITECTS

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DRAWING TITLE:  
 EXTERIOR ELEVATIONS

DRAWING NUMBER:

**V-4**

SHEET 4 OF 4