

RUMSON AVENUE (50')

SITE PLAN SCALE: 1'' = 10'

NOTE: THE SITE PLAN IS BASED ON A SURVEY BY STEVEN R. KELLY (NJPLS #22714) DATED 12/10/20.

BULK REQUIREMENTS (ZONE S-40)

ITEM	REQUIRED	<u>EXISTING</u>	PROPOSED
LOT AREA	4000	6000	6000
LOT WIDTH	50	75	75
LOT DEPTH	N/A	80	80
FRONT YARD (BLDG)	17.9	17.90	17.90
FRONT YARD (DECK)	11.1	12.5	12.5
MINIMUM SIDE YARD *	10	6.51	6.51
COMBINED SIDE YARD (BLDG)	22	24.46	24.46
COMBINED SIDE YARD (DECK)	22	N/A	16
REAR YARD *	16	14.92	14.92
BUILDING COVERAGE	30% MAX.	32%	32%
LANDSCAPED AREA	35% MIN.	35%	38%
FRONT LANDSCAPED AREA	60% MIN.	62%	77%
BUILDING HEIGHT *	30' MAX.	30.3	30.3
PARKING	4 SPACES	4 SPACES	4 SPACES

* VARIANCE REQUIRED

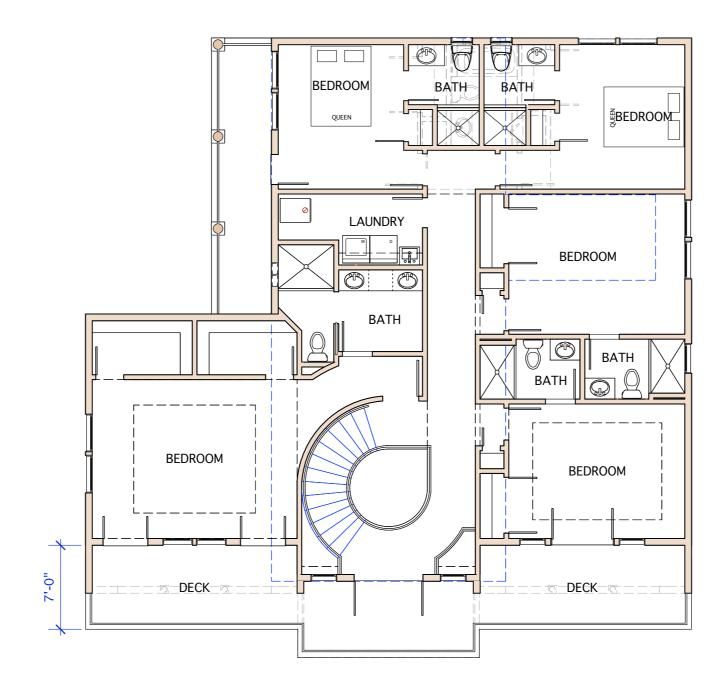
Existing Setbacks	Rumson Avenue	
Street width	50	
Cartway	30	
Offset	10	
Block 19		
Lot	Building	Porch / Deck
11	16.1	10.0
12	17.2	15.1
13	18.4	9.2
14	18.2	10.0
15 (S)	17.9	12.5
17	18.3	11.7
Average =	17.9	11.1

PLANT SCHEDULE

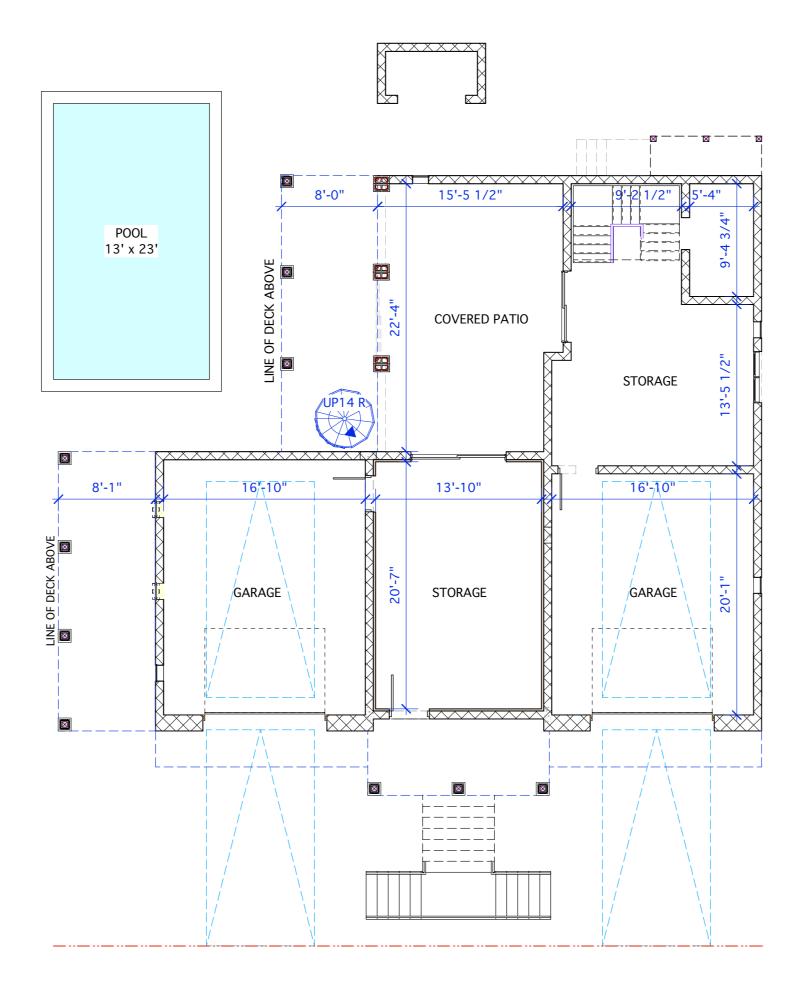
SYMBOL	<u>SPECIES</u>	<u>REMARKS</u>
AZ	AZALEA	
BB	BARBERRY	
BC	BLUE ATLAS CEDAR	
CO	COTONEASTER	
EU	EUONYMUS	
FC	FALSE CYPRESS	
HY	HYDRANGEA	
OG	ORNAMENTAL GRASS	
PR	PRIVOT	
RO	ROSE BUSH	

Note: Average excludes high and low property setbacks.

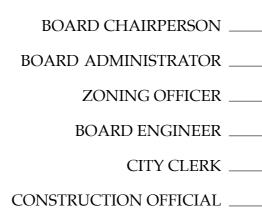
NOTE: NEW SHRUBS SHALL BE A MINIMUM OF 18" HIGH. NEW TREES SHALL HAVE A 3" MINIMUM CALIPER AND 8' MINIMUM HEIGHT.

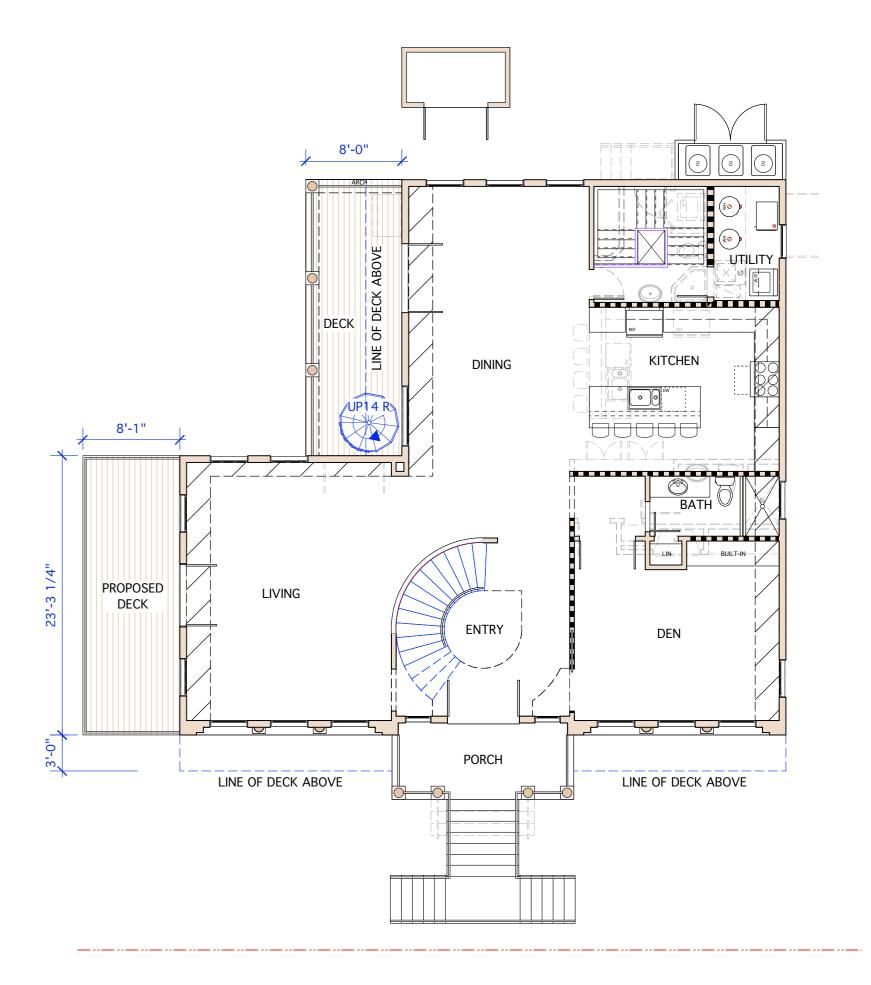


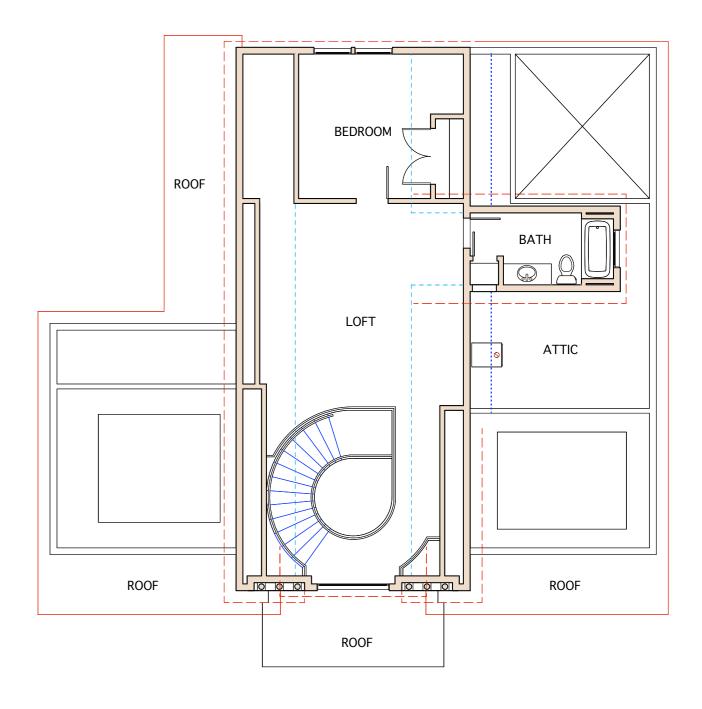
SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"











THIRD FLOOR PLAN SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"

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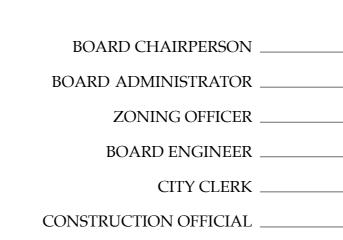
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	PETER C. WEISS			
		ARCHITECT		
Peter C. Weiss, RA,	LLC • 101 N. Washir	ngton Avenue, Suite 8, Margate, NJ 08402 •	(609) 822-9616	
PROPOSED AI	DDITION FOR	THE BRODY RESIDENCE		
112 SOUTH RUMSO MARGATE, NEW JE		BLOCK 19 LOT 15		
Project No. 2053	Revisions		Sheet No.	
Date: 5/25/21 _ Scale: As Shown Drawn By: PCW		Atts P. Weiss	A-1	
©2021 Peter C Weiss		Peter C Weiss AI 10004		



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



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









5/27/21 9:40:05 AM PETER C. WEISS ARCHITECT Peter C. Weiss, RA, LLC • 101 N. Washington Avenue, Suite 8, Margate, NJ 08402 • (609) 822-9616 PROPOSED ADDITION FOR THE BRODY RESIDENCE 112 SOUTH RUMSON AVENUE BLOCK 19 LOT 15 MARGATE, NEW JERSEY Project No. 2053 Sheet No. Revisions Date: 5/25/21 A-2 Peter C Weiss AI 10004 Scale: As Shown Drawn By: PCW ©2021 Peter C Weiss