

SITE PLAN SCALE: 1" = 10'

NOTE: THE SITE PLAN IS BASED ON A SURVEY BY PAUL M. KOELLING (NJPLS #246504328800) DATED 4/1/19.

BULK REQUIREMENTS (ZONE S-25)

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	2500	2700	2700
LOT WIDTH	40	45	45
LOT DEPTH	N/A	60	60
FRONT YARD (ESSEX)	12.3	14.3	14.3
FRONT YARD (WINCHESTER)	5.8	4.8	4.8
MINIMUM SIDE YARD	5	0.1	0.1
COMBINED SIDE YARD (BLDG)	16.7	0.2	0.2
COMBINED SIDE YARD AT DECK *	16.7	15.9	12.0
BUILDING COVERAGE	40% MAX.	45%	45%
LANDSCAPED AREA *	35% MIN.	35%	34%
FRONT YARD LANDSCAPED AREA	60% MIN.	76%	68%
HEIGHT	30' MAX.	19.2	19.2
PARKING	2 SPACES	2 SPACES	2 SPACES

* VARIANCE REQUIRED

PLANT SCHEDULE

SYMBOL	SPECIES	REMARKS
AZ	AZALEA	
EU	EUONYMUS	
HY	HYDRANGEA	
LA	LAUREL	
OG	ORNAMENTAL GRASS	
PR	PRIVOT	
US	UNIDENTIFIED SHRUB	

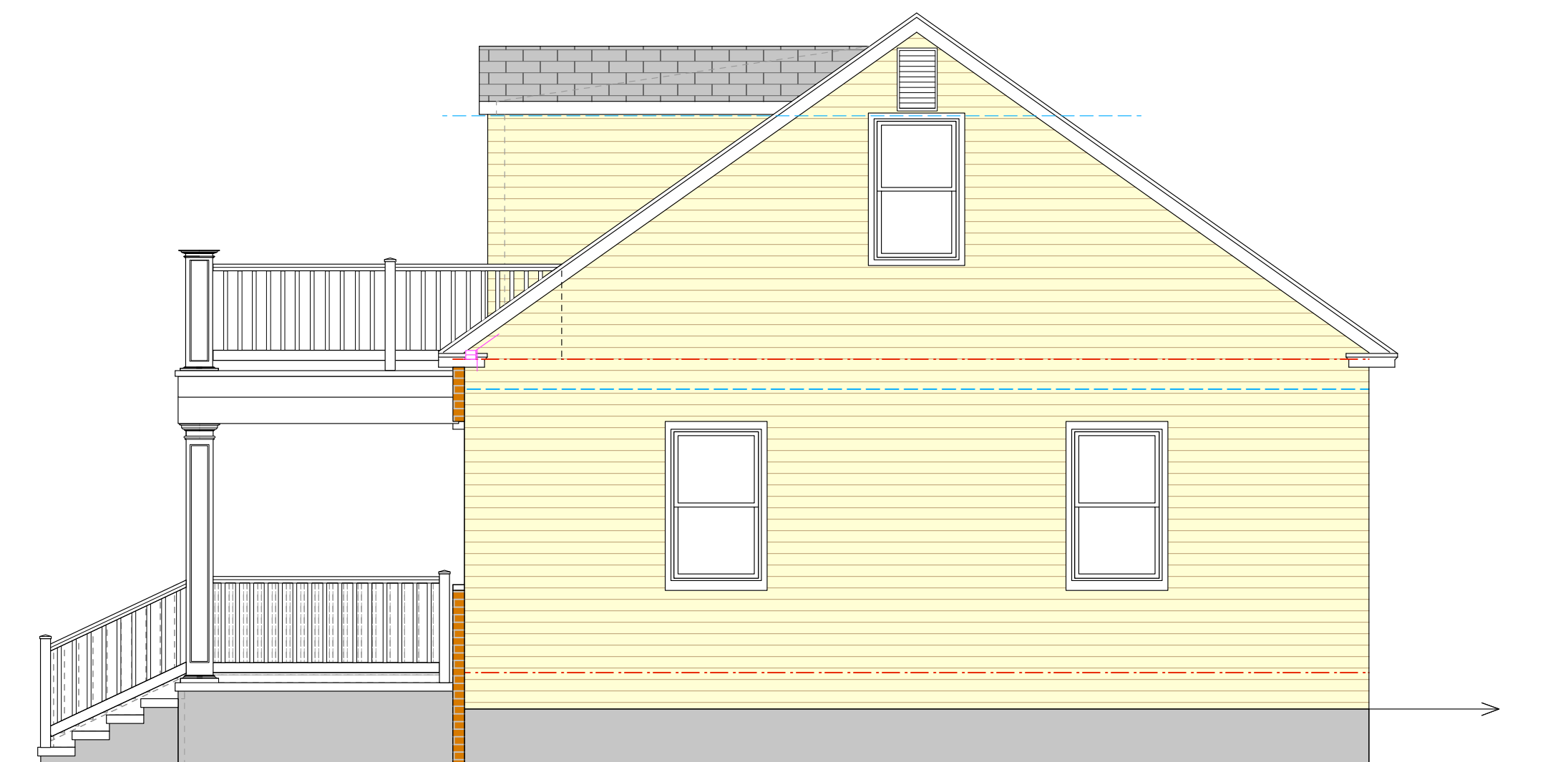
Existing Setbacks			
Essex Avenue			
Street width 50			
Cartway			
Offset			
Block 206.01			
Lot	Building	Porch / Deck	
10	14.3 (H)	6.5	
9	6.3 (L)	N/A	
8	14.1	6.1	
7	13.7	9.1 (H)	
6	12.0	4.1 (L)	
5	9.5	5.0	
Average =		12.3	5.9

Note: Average excludes high, low & subject property setbacks.

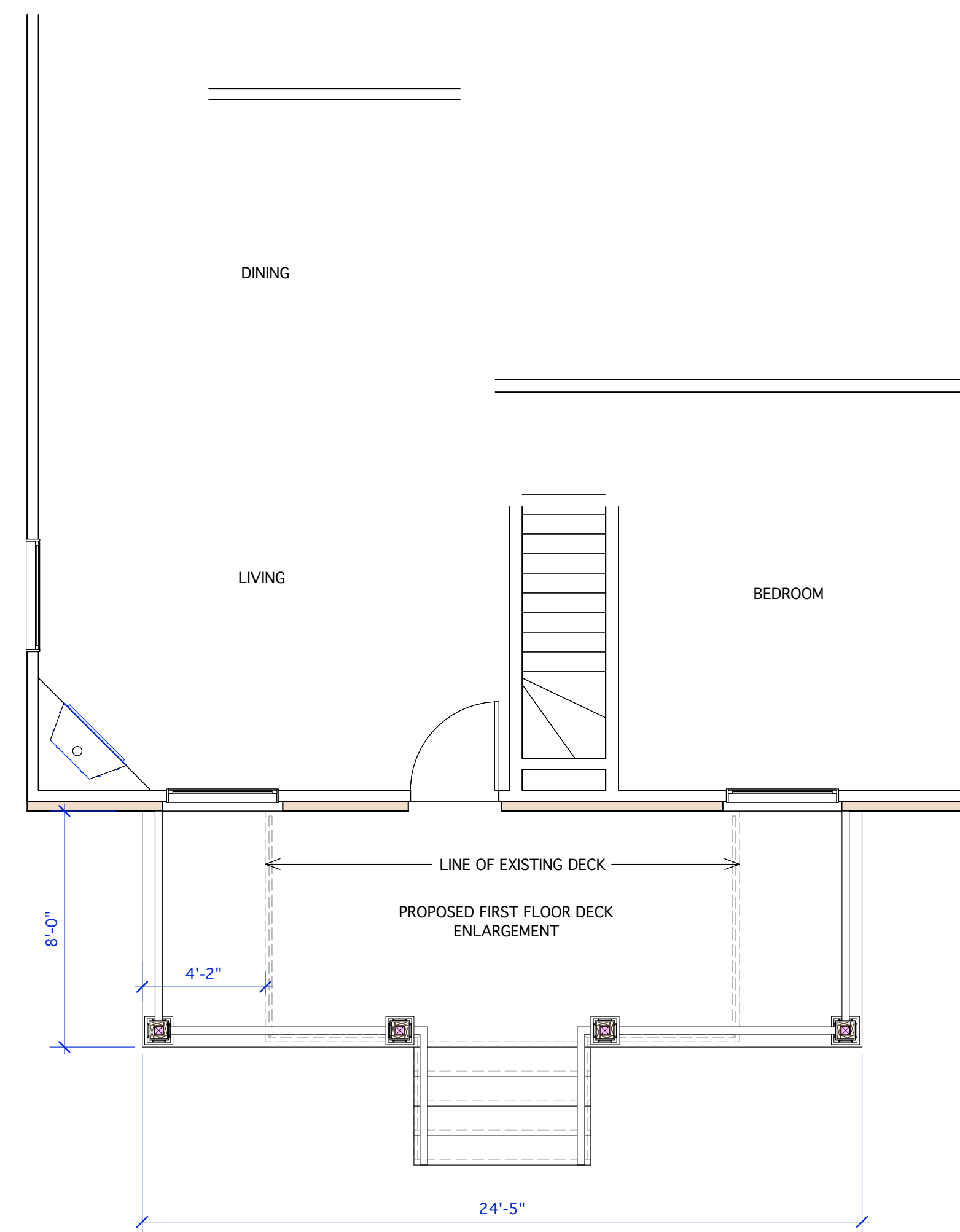
NOTE: SHRUBS SHALL BE A MINIMUM OF 18" HIGH. TREES SHALL HAVE A 3" MINIMUM CALIPER AND 8' MINIMUM HEIGHT.



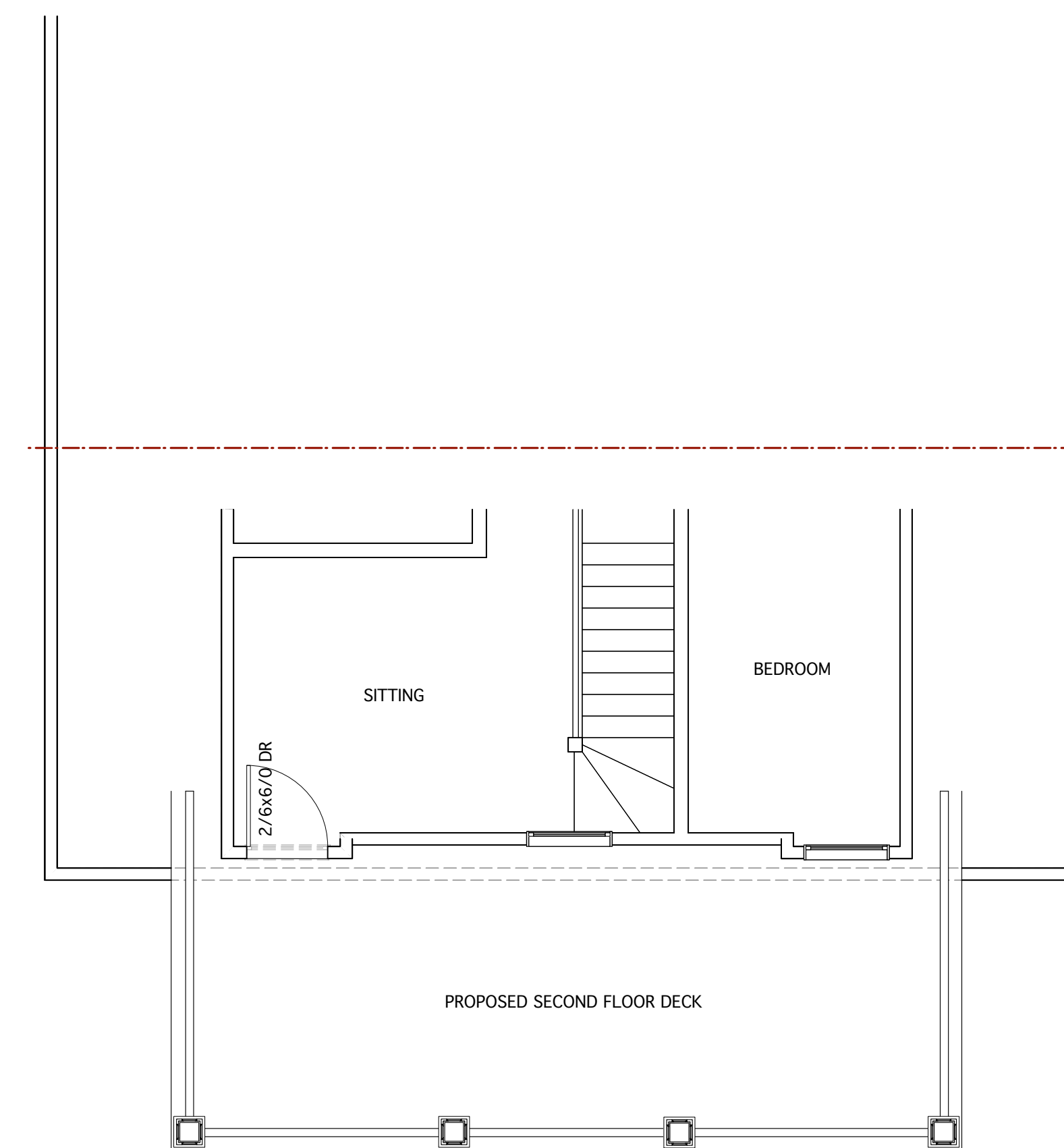
FRONT ELEVATION SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION SCALE: 1/4" = 1'-0"



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



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

BOARD CHAIRPERSON _____
 BOARD ADMINISTRATOR _____
 ZONING OFFICER _____
 BOARD ENGINEER _____
 CITY CLERK _____
 CONSTRUCTION OFFICIAL _____

PETER C. WEISS ARCHITECT	
Peter C. Weiss, RA, LLC • 101 N. Washington Avenue, Suite 8, Margate, NJ 08402 • (609) 822-9616	
PROPOSED DECK ADDITION FOR THE RUSINSKI RESIDENCE	
40 NORTH ESSEX AVENUE BLOCK 206.01 LOT 10 MARGATE, NEW JERSEY	
Project No. 2011	Revisions _____
Date: 8/17/20	_____
Scale: As Shown	_____
Drawn By: PCW	_____
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<i>Peter C. Weiss</i> Peter C. Weiss AI 10004	Sheet No. A-1

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