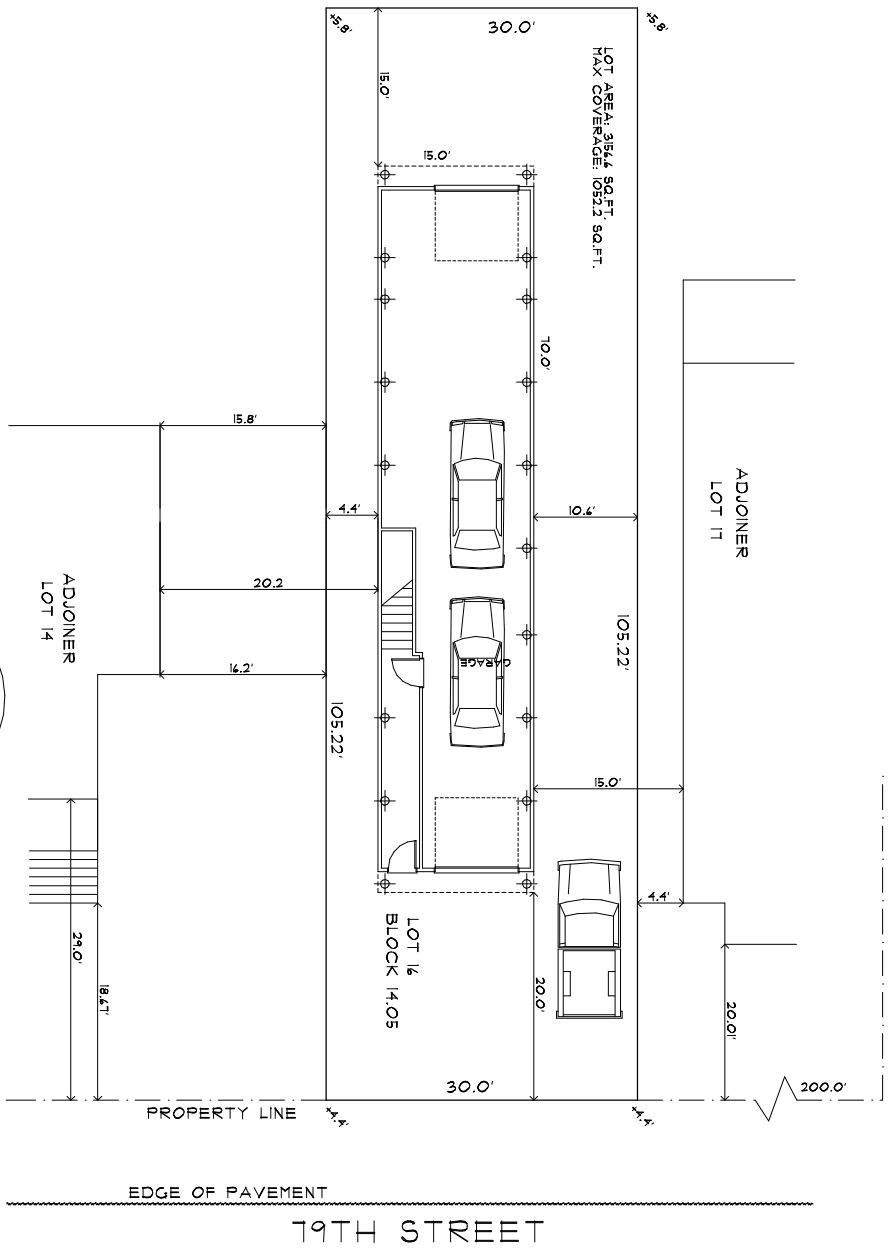


LONG BEACH BLVD.



EDGE OF PAVEMENT  
19TH STREET

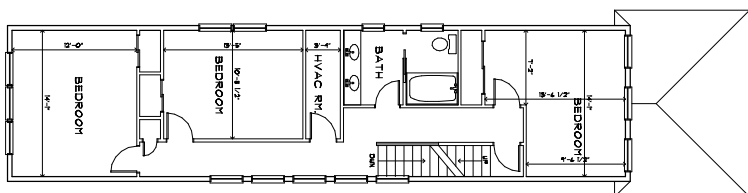
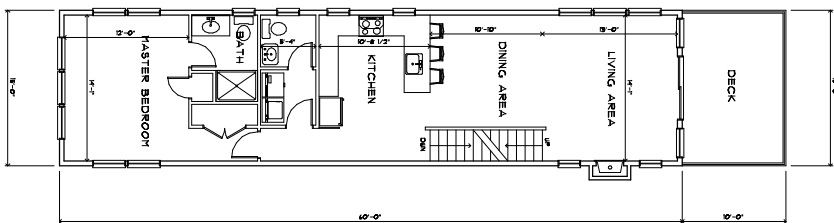
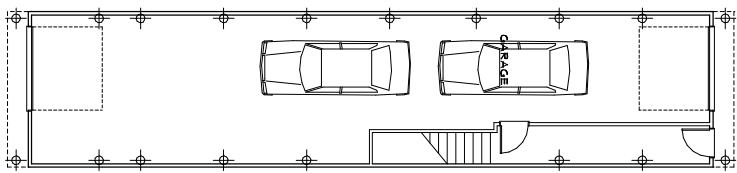
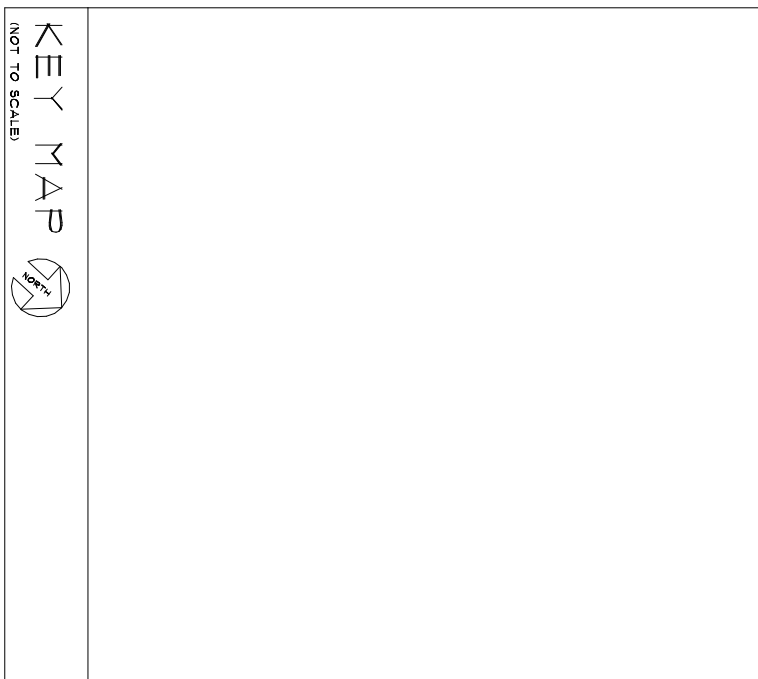
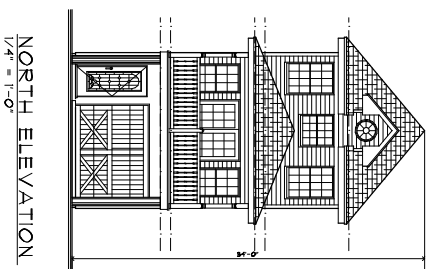
**SITE PLAN**  
1/8" = 1'-0"  
NORTH

SITE INFORMATION TAKEN FROM A SURVEY  
PREPARED BY NEIL KETTERKA LAND SURVEYORS LLC  
DATED 12/20/2021 JOB # 17-281

**AREA/VOLUME**

ZONE: R-50 A	REQUIRED:	EXISTING:	PROPOSED:	COMMENT:
MIN. LOT SIZE	45000 SQ. FT.	31544 SQ. FT.	N/C	** VARIANCE REQUESTED IF REQUIRED
MIN. WIDTH	500'	300'	N/C	** VARIANCE REQUESTED IF REQUIRED
SETBACKS				
FRONT YARD	20.0'	14.81'/14.51'	20.0'	
REAR YARD	20.0'	4.12'	15.0'	
SIDE YARD	10.0' / 11.0'	3.03' / 11.04'	11.0' / 10.4'	
BUILDING HEIGHT	25'	14.5'	14.5'	
NUMBER OF STORES	2.5	1.5	2.0	** VARIANCE REQUESTED IF REQUIRED
TOTAL BUILDING AREA	10522 SQ. FT.	89985 SQ. FT.	10500 SQ. FT.	
MAX. LOT COVERAGE	33.33%	33.33%	33.41%	
DISTANCE BETWEEN DWELLINGS	150'	154' WEST / 139' EAST	150' WEST / 202' EAST	

BASE FLOOD ELEVATION: +10.0'  
FIRST FLOOR ELEVATION: +10'



DATE  
Jan. 2022

FLOOR PLANS  
SCALE: 1/4" = 1'-0"

NJ AI 09177

4300 LONG BEACH BOULEVARD \*\* BRANT BEACH, NEW JERSEY 08008 \*\* (609) 494-7104  
Robert b. Roth Jr., a. i. a.

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Additions and Alterations for...  
**Stutz Residence**  
Lot-16 Block-14.05  
Township of Long Beach, O.C., N.J.

**Rob Roth Architect, Inc.**

PROJECT NO.  
21-31

SHEET 1 OF 1  
V-1