



Borough of Rumson
 BOROUGH HALL
 80 East River Road
 Rumson, New Jersey 07760-1689
 rumsonnj.gov

RECEIVED
JAN 24 2025
ZONING OFFICE

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

JUNE MARKOV	c/o maikins@aikinslaw.com	c/o 732-280-2606	
Name of Applicant	Email	Phone Number	
30 Grant Avenue		136	8
Property Address		Block	Lot

EUGENIA KARPINSKAIA
 Name of Owner (IF NOT APPLICANT)
A corporation, S-Corp, LLC or LLP MUST be represented by a licensed attorney in the State of New Jersey.
 c/o Mark R. Aikins, Esquire, 3350 Route 138, Building 1, Suite 113, Wall, NJ 07719; Telephone: 732-280-2606
 Applicant's Attorney and contact information (if any)

Chris Rudman Architect
 Applicant's Architect and contact information (if any)

11 Topaz Drive, Jackson, New Jersey 08527
 Applicant's Engineer and contact information (if any)

TBS	January 24, 2025
Signature of Applicant or Agent	Date
Mark R. Aikins, Attorney for Applicant/Owner <i>[Handwritten Signature]</i>	

Proposed plan Renovations to single family residence with a second floor addition

Variances requested PLEASE SEE ADDENDUM ATTACHED HERETO & MADE A PART HEREOF

ADDENDUM TO APPLICATION
BLOCK 136, LOT 8 (30 GRANT AVENUE)
MARKOV APPLICATION
BOROUGH OF RUMSON

Applicant seeks to add an additional 1 ½ stories and a new two-story rear addition on an existing one story dwelling on a slightly oversized, conforming and interior lot, located in a flood zone.

Applicant seeks the following variances from *Rumson's Development Regulations Schedules 5 and 22* as follows:

- Expansion of a non-conforming building resulting in additional non-conformities.
- A “Use” or “D” variance is required, as the maximum floor area ratio permitted is 0.38 whereas 0.18 exists and 0.52 is proposed.
- Maximum floor area permitted is 2,450 square feet, whereas 1,202 square feet exists and 3,363 square feet is proposed.
- Building Coverage of 1,444 square feet is permitted, whereas 1,714 square feet exists and 1,807.6 square feet is proposed. (Existing non-conformity – Intensified).
- Minimum principal building side yard setback of 8.0 feet is required, whereas 5 feet exists. (Pre-existing non-conformity of the one-story dwelling that is being intensified with the proposed second floor and rear addition. (Existing non-conformity – Intensified).
- Minimum principal building combined side yard setback required is 18.0 feet, whereas 13.8 feet exists. This is a pre-existing non-conformity of the one-story dwelling that is being intensified with the proposed second floor and rear additions. (Existing non-conformity – Intensified).



Borough of Rumson
BOROUGH HALL
80 East River Road
Rumson, New Jersey 07760-1689
rumsonnj.gov

Marie DeSoucey
Land Use & Development Official

office 732.842.3300
fax 732.219.0714
mdesoucey@rumsonnj.gov

Denial Memorandum

Date: December 4, 2024; *(updated February 12, 2025)*

Applicant: June Markov
Address: 30 Grant Avenue Block Lot Zone
Rumson, NJ 07760 136 8 R-5

Applicant's Request to:

Add 1-½ stories and a new two-story rear addition on an existing, nonconforming, one story dwelling, in the R-5 zone, on a slightly oversized, conforming, and interior lot.

Was **denied** for the following non-conformities:

Borough of Rumson Ordinances/Development Regulations Schedule 5-1 Zoning District Regulations, Schedule 5-3A Permitted Maximum Floor Area, Schedule 5-4 Maximum Permitted Lot and Building Coverage, 22-7.3 Nonconforming Buildings, 22-7.8 Accessory Structures, 22-7.26 Driveways, and 22-9.2 Parking areas

1. (22-7.3 a2) Expansion of a nonconforming building resulting in additional nonconformities. (New Variances)
 - (22-7.3c) if any nonconforming structure shall be more than partially destroyed, then the structure may not be rebuilt, restored or repaired, except in conformity with this chapter. (The extent of the additions will result in more than partially destroying the existing nonconforming dwelling. See ordinance for more).
 - (22-7.3e) a nonconforming building or structure may be altered, provided that the cost of alterations does not exceed, in the aggregate, 50% of the assessed value of the structures. The cost has not been determined at this time). This only applies when in compliance with 22-7.3f(2). (The proposed structure's floor area is increasing 280%. The cost has not been determined at this time).
 - 22-7.3f(2) The enlargement, extension or addition conforms to all requirements of this chapter and shall not result in the creation of any nonconformity related to the lot and the aggregate of all structures or building. (There are new variances being proposed).
2. (Sched 5-3A) Maximum Floor Area Ratio proposed of 0.52, whereas 0.18 is existing and 0.38 is permitted. **(D-Variance)**
3. (Sched 5-3A) Maximum Floor Area proposed of 3,363 SF, whereas 1,202 is existing and 2,450 is permitted. **(New Variance)**
4. (Sched 5-4) Building Coverage of 1,807.6 SF, whereas 1,714 SF is existing and 1,444 SF is permitted. **(Existing nonconformity – Intensified)**

5. (Sched 5-1) Minimum principal building side yard setback of 5', whereas 8.0' is required. This is a pre-existing nonconformity of the one-story dwelling that is being intensified with the proposed second-floor and rear addition. **(Existing nonconformity – Intensified)**
6. (Sched 5-1, note 16) Minimum principal building combined side yard setback of 13.8', whereas 18.0' is required. This is a pre-existing nonconformity of the one-story dwelling that is being intensified with the proposed second-floor and rear addition. **(Existing nonconformity – Intensified)**
 - *When the FA exceeds 85% of the maximum permitted, the minimum SYSB and Combined SYSB are increased from 6' / 16' to the new setbacks of 8' / 18', respectively.*
7. (22-9.2b5 (c)) Parking areas shall not be located in any required front yard. **(Existing nonconformity – unchanged).**
8. (22-7.26h) Proposed driveway width of 16.2', located in the front yard setback, whereas the permitted width of drive serving the garage is 10' (garage door + 2'). **(Existing nonconformity – unchanged).**
9. Masonry mailbox installed in public right-of-way. The Zoning Board does not have the authority to grant this relief. This request would have to be made to the Governing Body.
10. Zoning Chart Information requiring correction:
 - To comply with half-story status, please provide the proposed area that is greater than 5' above the second floor. This cannot be greater than 60% of the floor area below it. (Half story status is <60% of the floor below it, habitable attic is <1/3 of the floor below it).
 - Note 2: the maximum permitted floor area 'cap' refers to properties in the R-5 Residential Zone that result in floor area calculations greater than 3,500 SF (properties greater than 10,000 SF).
 - Note 5: as shown, the proposed rear yard setback is 39'-2.5". Please correct in Zoning Chart

The Land Use Permit review is based on:

- Architectural drawings prepared, signed & sealed by Chris Rudman, Architect, dated November 15, 2024 for zoning, no revisions, consisting of seven (7) sheets.
 - Sheet (SP-100) prepared by Chris Rudman, rev (1) November 28, 2024.
- Response Memo from Chris Rudman, AIA, dated November 30, 2024.
- Copy of the Final Survey As-Built for Lot 8 in Block 136, prepared by Lakeland Surveying, signed by Marc J. Cifone, PLS, dated October 21, 2015, no revisions, one sheet.
- Copy of Foundation Plan and General Notes, prepared by Matrix New World, signed by Sean M. Savage on February 18, 2015, one sheet (PHASE R161).

If you have any questions or require additional information, please do not hesitate to contact me.


 Marie DeSoucey
 Land Use & Development Official

Cc: Thomas Rogers, Borough Clerk/Administrator
 David M. Marks, P.E., C.M.E., Borough Engineer
 Sabine O'Connor, Technical Assistant

Cc: David M. Marks, P.E., C.M.E., Borough Engineer
Sabine O'Connor, Technical Assistant



DENIED

136/8

Borough of Rumson
BOROUGH HALL
80 East River Road
Rumson, New Jersey 07760-1689
rumsonnj.gov

Marie DeSoucey
Land Use & Development Official
office 732.842.3022
mdesoucey@rumsonnj.gov

RECEIVED
NOV 20 2024
ZONING OFFICE

LAND USE & DEVELOPMENT PERMIT

Date: 11/20

Fee: \$ 50

Check # 5574

ALL RESIDENTIAL APPLICATIONS \$50

ALL COMMERCIAL APPLICATIONS \$100

Checks shall be made payable to: Borough of Rumson.

With this application you are required to submit one (1) copy of a current survey/plot plan/site plan and one (1) set of architectural plans. Surveys must show the existing conditions and exact location of physical features including metes and bounds, drainage, waterways, specific utility locations and easements, all drawn to scale. All surveys *must* be prepared by a land surveyor (signed/sealed). Architectural plans must show Zoning data existing and proposed setbacks (Schedule 5-1), Building Height (Schedule 5-2), Lot Coverage and Building Coverage (Schedule 5-4) and Floor Area (Schedule 5-3).

ALL APPLICATIONS MUST INCLUDE A PLAN(S), SURVEY AND/OR SKETCH. SUBMIT ALL PDF'S TO MDESOUCEY@RUMSONNJ.GOV UPON SUBMISSION OF THE LAND USE & DEVELOPMENT PERMIT.

PLEASE CONFIRM A DIGITAL COPY HAS BEEN PROVIDED UPON SUBMISSION.

ALL FLOOD ZONE APPLICATIONS MUST BE ACCOMPANIED WITH AN ELEVATION CERTIFICATE

- ** Pools require a fence. Please indicate type, height, and area of fence and location of filter/heater.
- *** Air Conditioner Units: Please indicate proposed location & provide specifications which show the height.
- Generators: Please indicate proposed location & provide specifications which show that the unit has a Critical Muffler & Sound Attenuation Enclosure. These must be screened from neighboring properties and the street.

(Please Print Clearly)

1. Location of property for which Permit is desired:

Street Address: 30 Grant Avenue Block: 136 Lot 8 Zone: R-5

2. Applicant's Name: Jane Markov Address: 153 Cedar Drive Blts Nekt

Email ArturMarkov@gmail.com Tel. (718)473-5555 NJ0772

3. Property Owner's Name: Jane Markov Address: S/A/A

Email S/A/A Tel. (718)473-5555

4. Description of Work: _____

Renovation single family
with a second floor addition.

Has the above premises been the subject of any prior application to the Planning Board/ Zoning Board of Adjustment?

Yes No If yes, state date: 1996 (Submit a copy of the Resolution)

Board: Zoning Resolution # (if any): 3050

Applicant certifies that all statements and information made and provided as part of this application are true to the best of his/her knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approval, variances and other permits granted with respect to said property, shall be complied with. All Zoning Permits will be granted or denied within ten (10) business days from the date of complete application.

[Signature]
Signature of Applicant

11/20/24
Date

Arthur Marcus
Print Applicant's Name

Signature of Owner (if different than applicant)

11/20/24
Date

Print Owner's Name (if different than applicant)

FOR OFFICE USE

Approved _____ Denied

DENIED

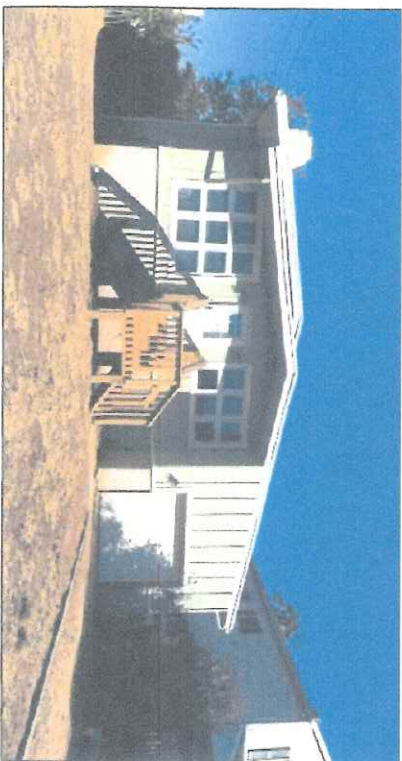
COMMENTS:

See Denial Memo Attached
dated December 4, 2024

Appeals of the Office's determination must be filed within 20 days of the date of issuance to the Planning/Zoning Board as provided by the New Jersey Municipal Land Use Law. *This limitation is not imposed if the applicant is seeking a variance, site plan, or subdivisions.* The Board reserves the right to deem additional information and/or variances required. Approved permits are valid for one (1) year, and may be extended by action of the Zoning Board.

[Signature]
Marie DeSoucey
Land Use & Development Official

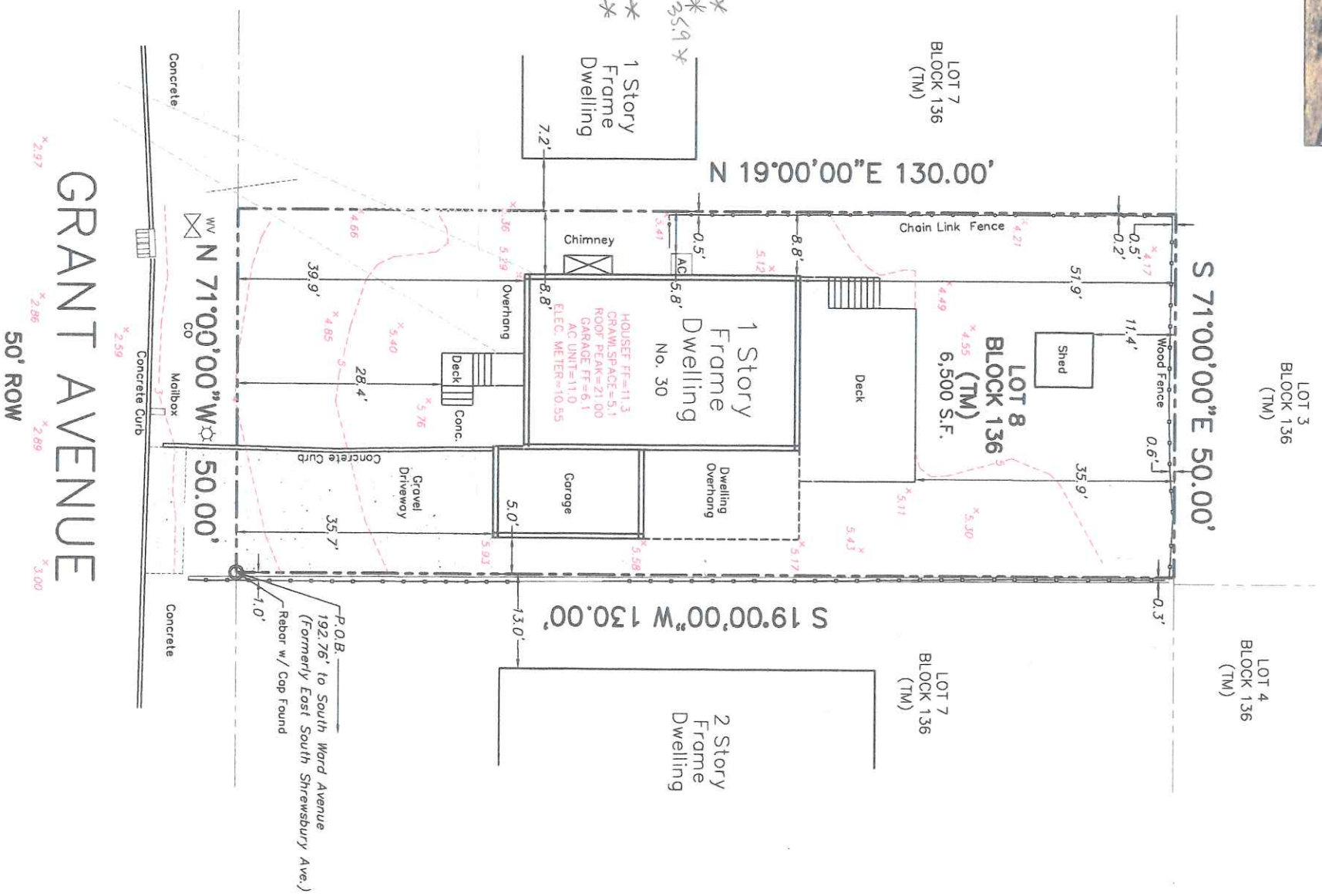
12/4/24
Date



ZONING REQUIREMENTS

RESIDENTIAL R-5	REQUIRED	EXISTING
LOT SIZE	6,000 S.F.	6,500 S.F.
LOT WIDTH	50 FT.	50.00 FT.
FRONT YARD	35 FT.	35.7 FT.
SIDE YARD	6 FT.	5 FT.
TOTAL SIDE YARD	16 FT.	13.8 FT.
REAR YARD	35 FT.	51.9 FT.
BLDG. HEIGHT	35 FT.	15 FT. +/-
LOT COVERAGE	2853 SQ FT.*	3,204 SQ. FT.
BLDG. COVERAGE	1444 SQ FT.**	1,714 SQ. FT.

*2375 + (0.319 x Sq Ft. over 5000)
 **1165 + (0.186 x Sq Ft. over 5000)



FLOOD MAP DATA:
 Monmouth County, NJ - Preliminary Map dated January 31, 2014 No. 34025C0201G - Zone AE / BFE 8 ft. (NAV988)

- NOTES:**
1. Lot and block numbers refer to the Borough of Rumson tax map.
 2. Survey of premises performed without benefit of a title report.
 3. Survey is subject to agreements, easements, covenants and other restrictions if any.
 4. Contractor shall locate underground utilities including sprinklers, gas line, water service and sanitary lateral prior to construction.
 5. Elevations are based on USGS NAVD 88 datum based on GPS location of the benchmark indicated on the plans.
 6. Field survey performed on October 19, 2015 and boundary lines located and established by Lakeland Surveying, Inc. (Certificate of Authorization No. 24GAZ8090000).
 7. Survey based on Deed Book 5330 Page 680.

For Any Insurer of Title relying hereon and any other party in interest: "In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands or on the surface and not visible) as an inducement for any Insurer of title to insure the title to the lands and premises shown thereon. This responsibility limited to the current matter as of the date of the survey."

Only copies from the original of this survey clearly marked with an original of the land surveyor's embossed seal shall be considered to be valid copies.

This certification is made only to the current parties for purchase and/or mortgage of herein delineated property. No responsibility or liability is assumed by Surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey of record, resale of property, or any other person, either directly or indirectly.

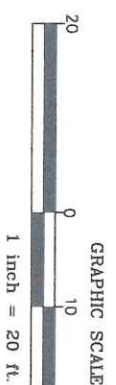
JOB NO.	RRE0004431
LSI NO.	140316
DATE	10/21/15
SCALE	1"=20'
FIELD	JSG
DRAWN BY	JES
CHECKED BY	MJC

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NOTICE TO THE CONTRACTOR

PRIOR TO BIDDING AND/OR CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THIS DRAWING AND ALL FIELD CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.



FINAL SURVEY ASBUILT

Prepared for Gary Ruberg & Bernice Ruberg
 30 Grant Avenue
 Tax Lot 8 - Block 136
 Borough of Rumson, Monmouth County, New Jersey

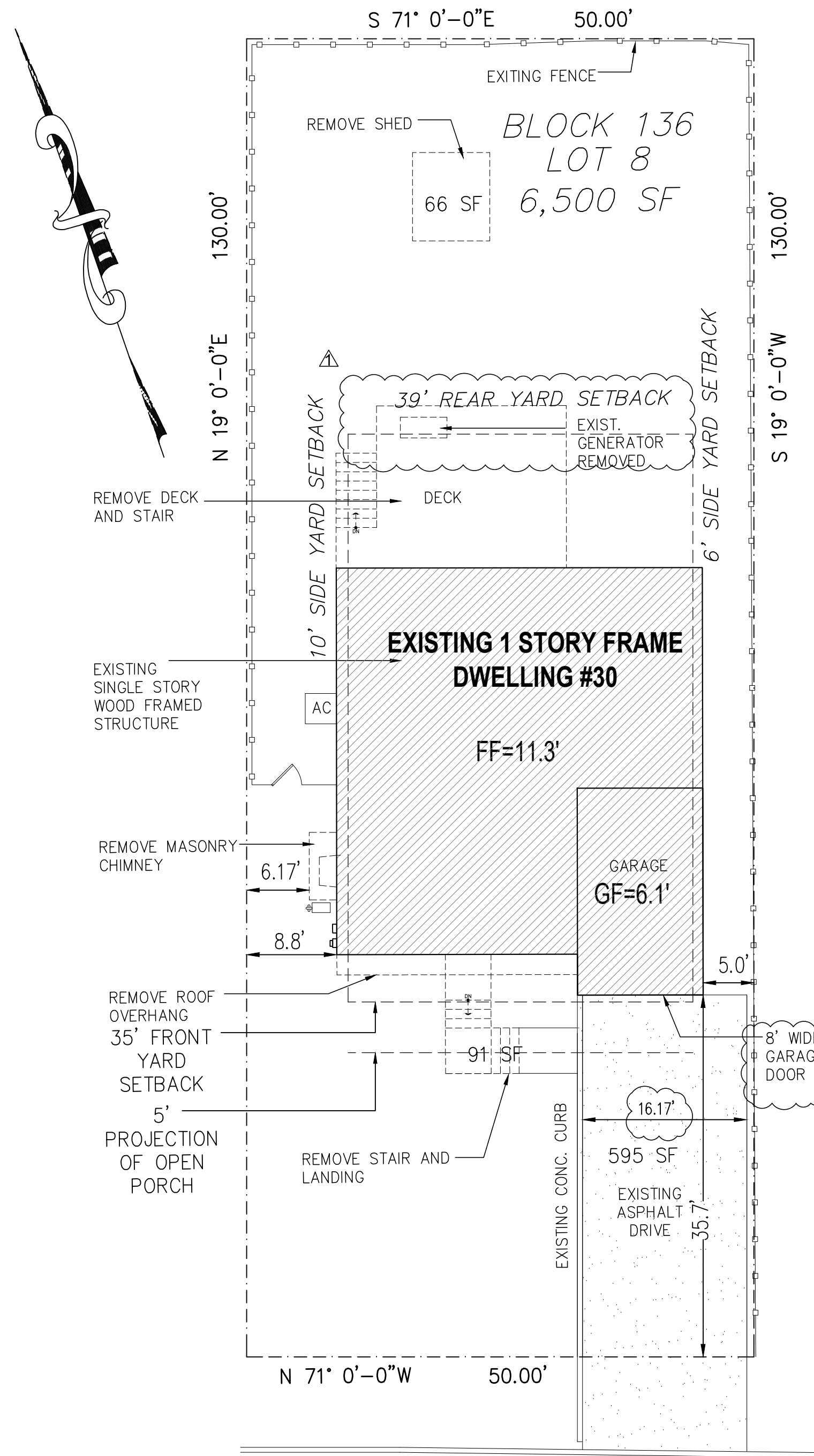
FIELD SURVEY PERFORMED UNDER THE DIRECT SUPERVISION OF:

MARC J. CIFONE, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 New Jersey License No. GS 41329



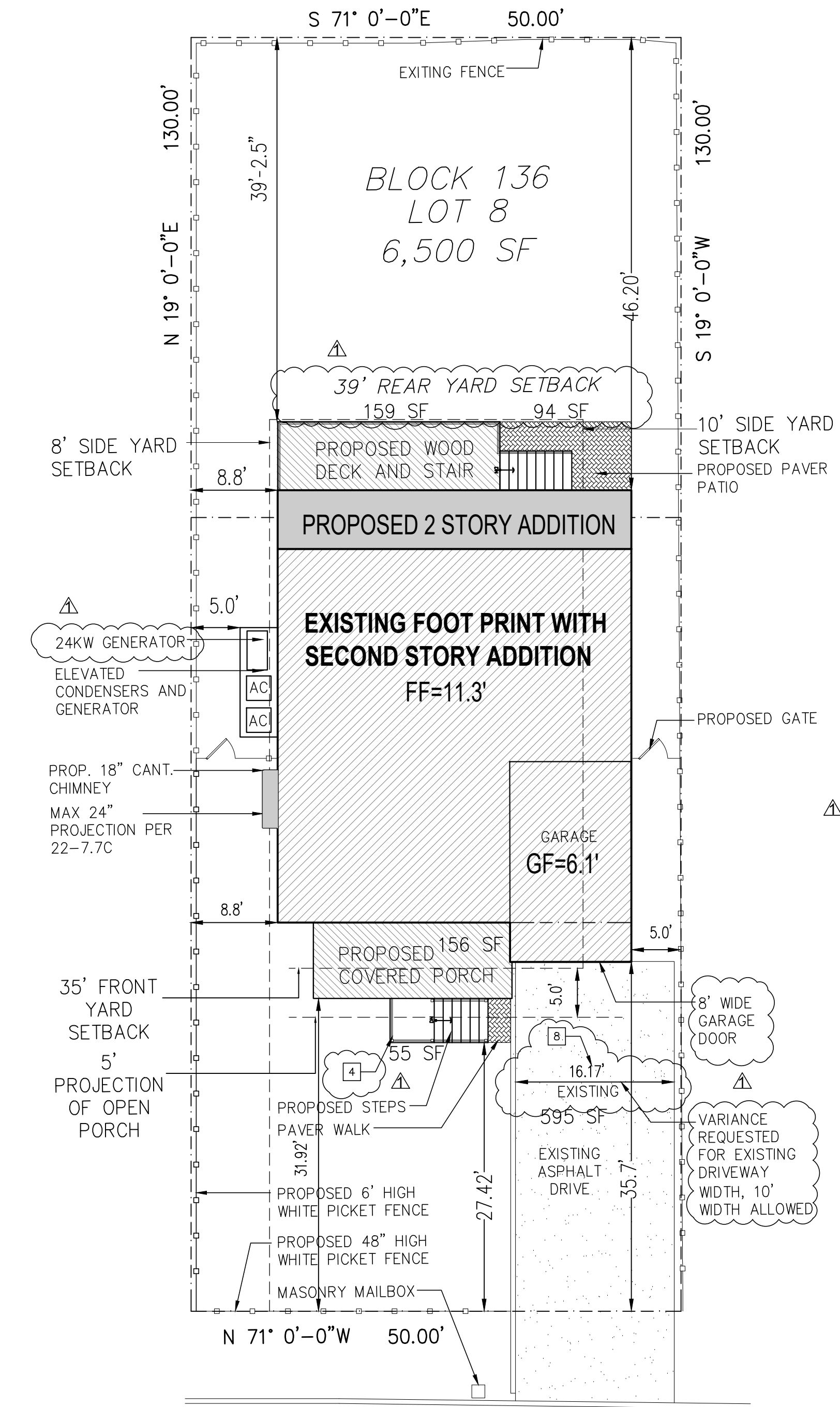
117 Hibernia Avenue | Rockaway | NJ
 Ph: (973) 625-5670 | Fx: (973) 625-4121
 www.LakelandSurveying.com
 Certificate of Authorization #24GAZ8090000

REVISION	DATE	MADE BY	APPROVED



GRANT AVENUE
(50' R.O.W.)

1 SITE REMOVAL PLAN
SCALE: 1" = 10'



GRANT AVENUE
(50' R.O.W.)

2 SITE PROPOSED IMPROVEMENTS
SCALE: 1" = 10'

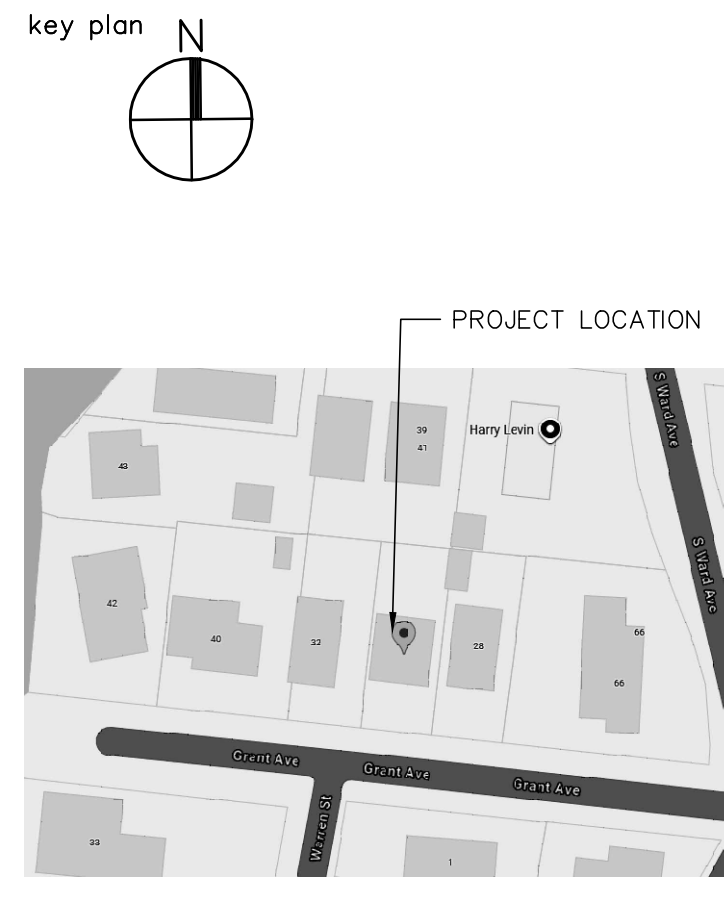
AREA CALCULATIONS		
DESCRIPTION	SQUARE FT	REMARKS
EXISTING FLOOR AREA		
EXISTING FIRST FLOOR AND GARAGE	1,444 G.S.F.	EXCLUDING FRONT PORCH AND DECK
EXISTING CHIMNEY REMOVAL	-18 G.S.F.	
PROPOSED CHIMNEY	9 G.S.F.	
REAR ADDITION	216.6 G.S.F.	
PROPOSED PORCH	156 G.S.F.	
BUILDING COVERAGE	1,807.6 G.S.F.	NON-CONFORMING
LOT COVERAGE		
BUILDING COVERAGE	1,807.6 G.S.F.	
DRIVEWAY	595 G.S.F.	
DECK	159 S.F.	
REAR PAVER AND STEPS	94 S.F.	
AC PLATFORM	44 S.F.	
TOTAL LOT COVERAGE	2,699.6 S.F.	CONFORMING
FLOOR AREA		NOTE 3
FIRST FLOOR	1,342 S.F.	
SECOND FLOOR	1,516 S.F.	
TWO AND HALF STORY	505 S.F.	NOTE 7 1516 X 1/3= 505.3 SF
	3,363 S.F.	
TWO AND HALF STORY AREA, 5' AND ABOVE	900 S.F.	

FLOOD ZONE AE / BFE 8' 34025C0201H

ZONING DATA

ZONING TABLE (ZONE: R-5)				
DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROVIDED	REMARKS
HEIGHT	2 1/2 STORIES 35' MAX RIDGE 26' EAVES (FROM BFE)	1 STORY 21'	2 1/2 STORIES 34'-11"	CONFORMING
SETBACK				
(FRONT)	35'	35.7'	35.7'	CONFORMING
(SIDE)	6' +2' = 8'	5'	5'	EXISTING NON-CONFORMING VARIANCE REQUESTED 6
(TOTAL SIDE)	16' +2' = 18'	13.8'	13.8'	EXISTING NON-CONFORMING VARIANCE REQUESTED 6
(REAR)	0.30 x 130=39'	51.9'	46.2'	CONFORMING 5
MIN LOT AREA	6000 SF	6,500 SF		CONFORMING
LOT COVERAGE	2375 +(0.319 x SF OVER 5000) 5000-6500= 1500 X 0.319=478.5 478.5+2375=2853.5 SF	3,204 SF	2,699.6 S.F.	CONFORMING
BUILDING COVERAGE	1165 +(0.186 x SF OVER 5000) 5000-6500=1500 X 0.186=279 SF 279+1165= 1444 SF	1,714 SF	1,807.6 SF	NON-CONFORMING VARIANCE REQUESTED
FLOOR AREA RATIO	5000 X 0.4=2000 1500 X 0.3= 450 2450 2450/ 6500 = .38 MAX FAR =2,450 SF	1202 SF 1202/6500= .18 FAR	1342 SF 1ST FLR 1516 SF 2ND FLR 505 SF 2.5 FLR 3,363 SF 3,363/6500 = .52 FAR	NON-CONFORMING VARIANCE REQUESTED TOTAL AREA IS UNDER MAX 3500 SF ALLOWED IN A R-5

- NOTES:
- PER SCHEDULE 5-1 (9) THAT PORTION OF A ROOFED, OPEN-SIDED PORCH FACING A FRONT YARD, WHICH DOES NOT EXCEED 10% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA, MAY BE EXCLUDED FROM THE CALCULATION OF THE MAXIMUM LOT AND BUILDING COVERAGE FOR A SINGLE-FAMILY RESIDENTIAL DWELLING. THE PORCH MAY BE SCREENED AND INCLUDE PORCH RAILING AND/OR BALUSTRADE AND, BELOW THE FLOOR LEVEL, PORCH LATTICE OR OTHER ENCLOSURE AROUND THE FOUNDATION, BUT IT SHALL NOT OTHERWISE BE ENCLOSED.
 - PER SCHEDULE 5-3A MAXIMUM SQUARE FOOT AREA FOR SINGLE FAMILY DWELLING IS 3,500 SF.
 - FLOOR AREA IS MEASURED BETWEEN THE INSIDE FACE OF EXTERIOR WALLS, PER 22-2
 - PROPOSED FRONT STAIRS ARE IN THE FRONT YARD SETBACK WHICH IS PERMITTED PER SCHEDULE 5-1, NOTE 2B.
 - IN THE R-5 ZONE, THE MINIMUM REAR YARD REQUIRED SHALL BE AT LEAST 30% OF THE LOT DEPTH, ROUNDED UP TO THE FULL FOOT, OR 35 FEET, WHICHEVER IS GREATER, BUT NOT TO EXCEED 50 FEET.
 - PER SCHEDULE 5-1 IF FLOOR AREA EXCEEDS EIGHTY-FIVE (85%) PERCENT OF THE MAXIMUM PERMITTED, THE MINIMUM SIDE YARD SHALL BE THE GREATER OF: 1) THE MINIMUM YARD REQUIREMENT SHOWN IN SCHEDULE 5-1 PLUS TWO (2') FEET OR 2) THE MINIMUM YARD REQUIREMENT DETERMINED FROM NOTE 7, WHERE APPLICABLE.
 - HABITABLE ATTIC SHALL HAVE AND APPROVED STAIRWAY AND CEILING ARE AT A MIN. OF 7' ABOVE THE ATTIC FLOOR AND IS NOT MORE THAN 1/3 THE AREA OF THE NEXT FLOOR BELOW.
 - MAX DRIVEWAY WIDTH SERVING AND ATTACHED GARAGE IS THE GARAGE DOOR WIDTH PLUS TWO FEET.



BLOCK : 136
LOT : 8
CONST. CLASS : V B

Architect

CHRIS RUDMAN ARCHITECT

11 TOPAZ DRIVE JACKSON, NJ 08527 732.331.9790
CHRISRUDMAN96@GMAIL.COM

Issued for REVIEW ZONING 11.10.24 11.15.24

REVISIONS
REVISED PER COMMENTS 11.28.24

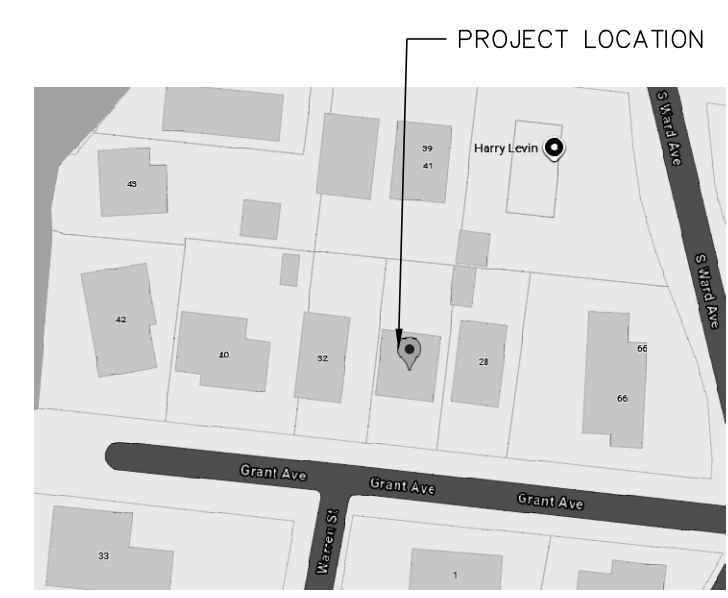
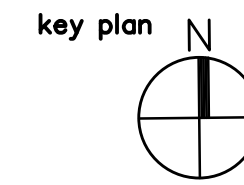
CONSTRUCTION DOCUMENT NOTE
THIS DRAWING IS A SINGLE PART OF AN INTEGRATED SET OF SPECIFICATION CONTRACT DOCUMENTS. REFER TO ALL DRAWING AND SPECIFICATION SHEETS INCLUDING BUT NOT LIMITED TO "GENERAL CONDITIONS" AND "SUMMARY OF WORK", AND APPLICABLE SPECIFICATION SECTIONS WHICH APPLY TO THIS DRAWING. REFER TO ALL DOCUMENTS FOR THE COMPLETE SCOPE OF WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL INFORMATION CONTAINED IN THE "SET OF DOCUMENTS" ISSUED. THIS DRAWING IS SCHEMATIC AND IS NOT TO BE USED AS A SHOP DRAWING. ALTERATIONS FROM THAT SHOWN REQUIRED TO COORDINATE WITH OTHER TRADES OR TO CONFORM TO ACTUAL SITE CONDITIONS ARE THE CONTRACTOR'S RESPONSIBILITY. ELECTRICAL, MECHANICAL AND PLUMBING ENGINEERS SHALL ADAPT THIS DESIGN FOR THE ACTUAL SITE REQUIREMENTS. THIS INCLUDES SIZING OF ALL PIPES AND HYDRAULIC UNIT SIZES BASED ON LOCALITY AND LOCAL CODE REQUIREMENTS. VERIFY THE LOCATIONS OR DIMENSIONS OF ALL ARCHITECTURAL AND STRUCTURAL ELEMENTS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS ISSUED. THE SHOWING OF THESE ELEMENTS ARE FOR REFERENCE ONLY AND ARE TO BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION. NO LIABILITY IS ASSUMED BY THE INDICATION OF THE ELEMENTS IN THESE DRAWINGS.

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CHRIS RUDMAN, AIA
NJ Lic # 21A1017765

MARKOV RESIDENCE
30 GRANT AVENUE RUMSON, NJ
ALTERATIONS TO RESIDENCE

SITE PLAN
project no 24017.00
sheet no. SP-1.00



BLOCK : 136
 LOT : 8
 CONST. CLASS : V B

Architect
**CHRIS RUDMAN
 ARCHITECT**

11 TOPAZ DRIVE JACKSON, NJ 08527 732.331.9790
 CHRISRUDMAN96@GMAIL.COM

issued for	date
REVIEW	11.10.24
ZONING	11.15.24

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seal
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 CHRIS RUDMAN, AIA
 NJ Lic # 21A1017765

MARKOV RESIDENCE

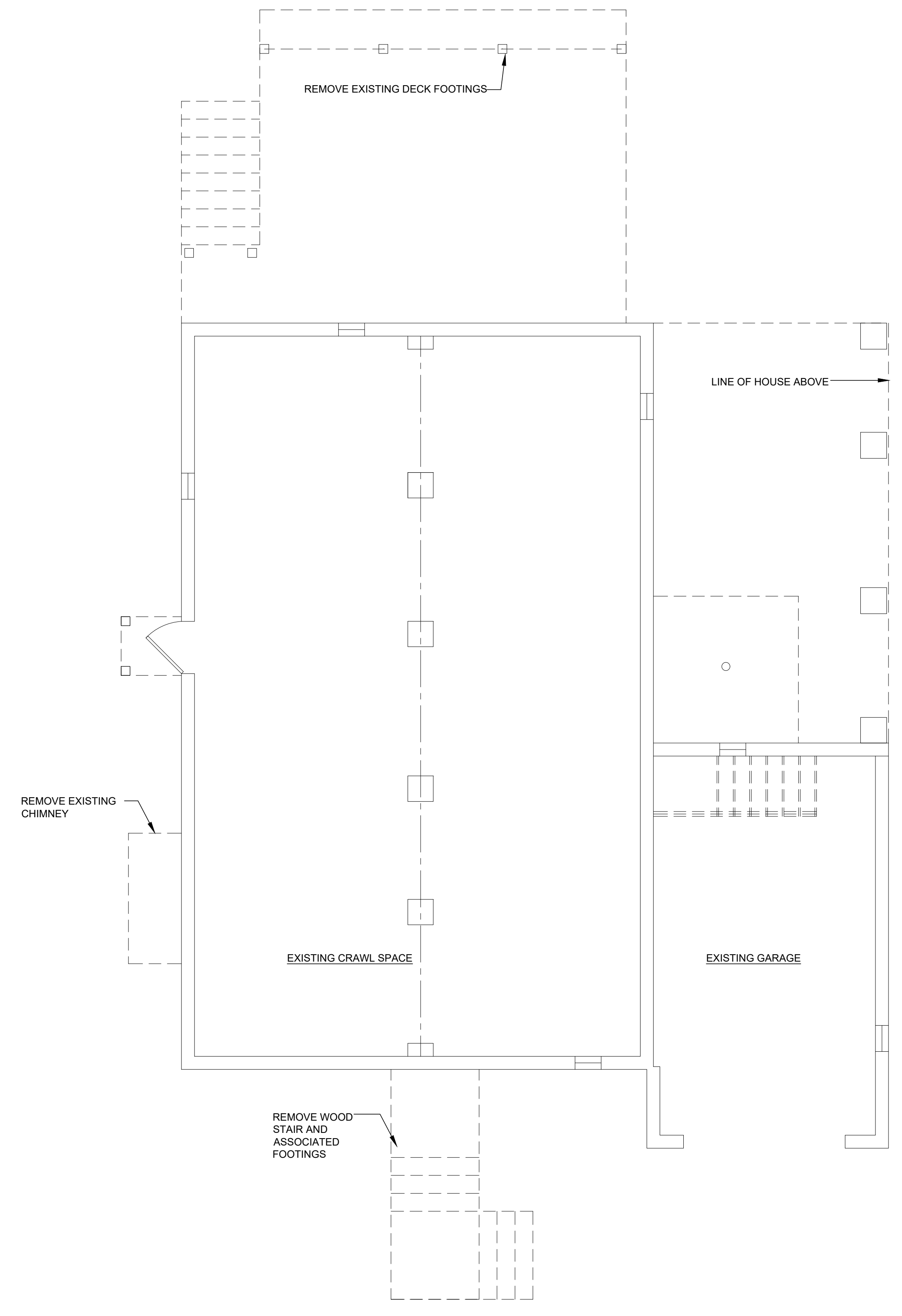
30 GRANT AVENUE
 RUMSON, NJ
 ALTERATIONS TO RESIDENCE

drawing title

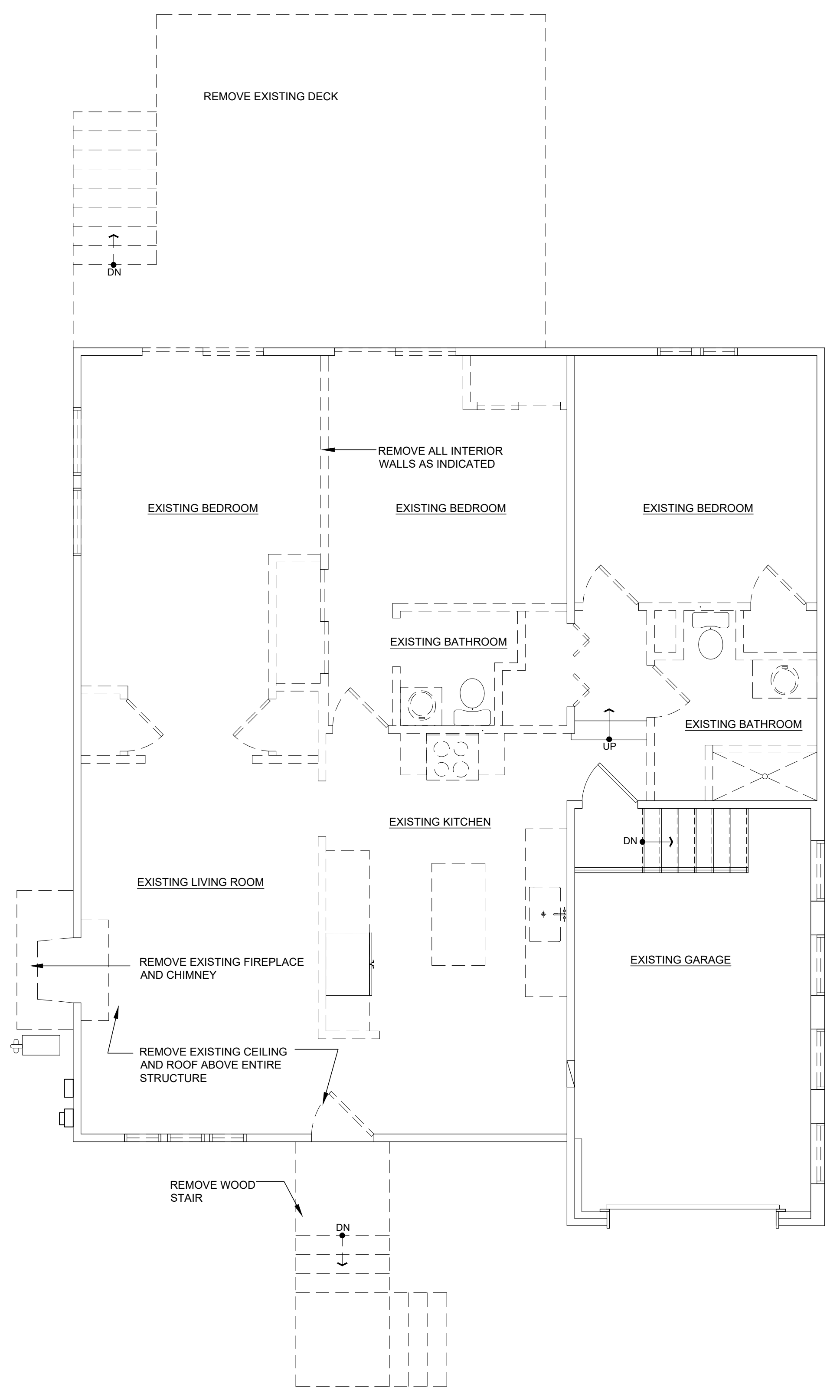
REMOVAL PLANS

project no 24017.00

sheet no. **A1.00**

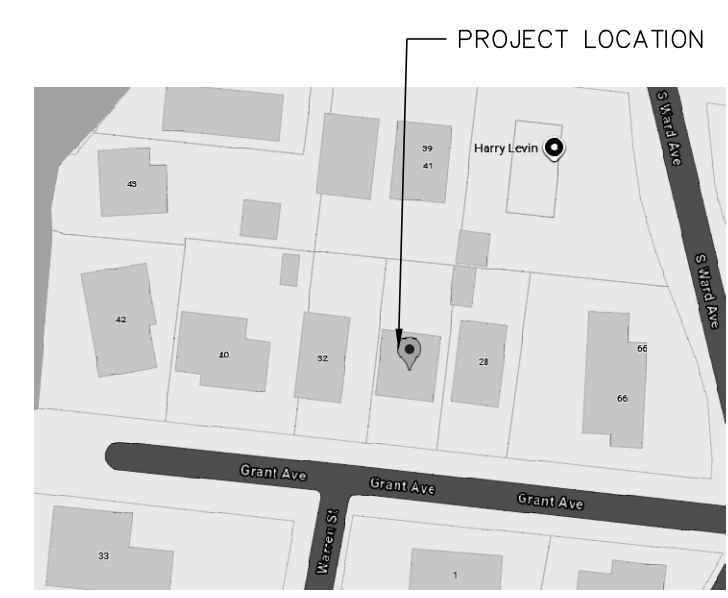
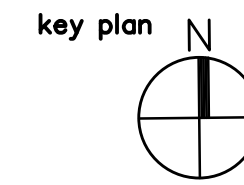


1 FOUNDATION REMOVAL PLAN
 SCALE: 1/4" = 1'-0"



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

CONSTRUCTION LEGEND
 --- PARTITION TO BE REMOVED



BLOCK : 136
 LOT : 8
 DIST. CLASS : V B

Architect
CHRIS RUDMAN ARCHITECT

11 TOPAZ DRIVE JACKSON, NJ 08527 732.331.9790 CHRISRUDMAN96@GMAIL.COM

issued for	date
REVIEW	11.10.24
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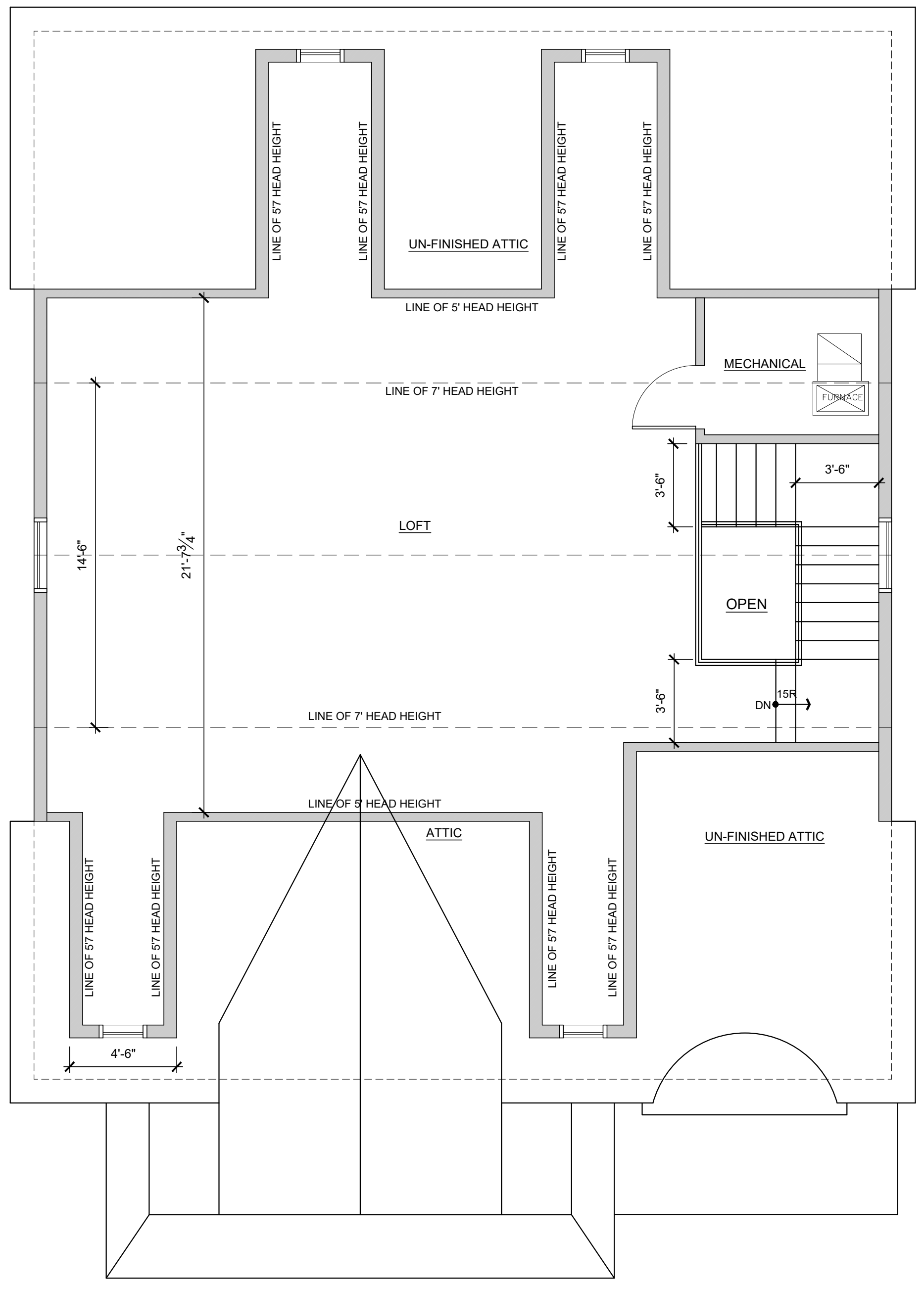
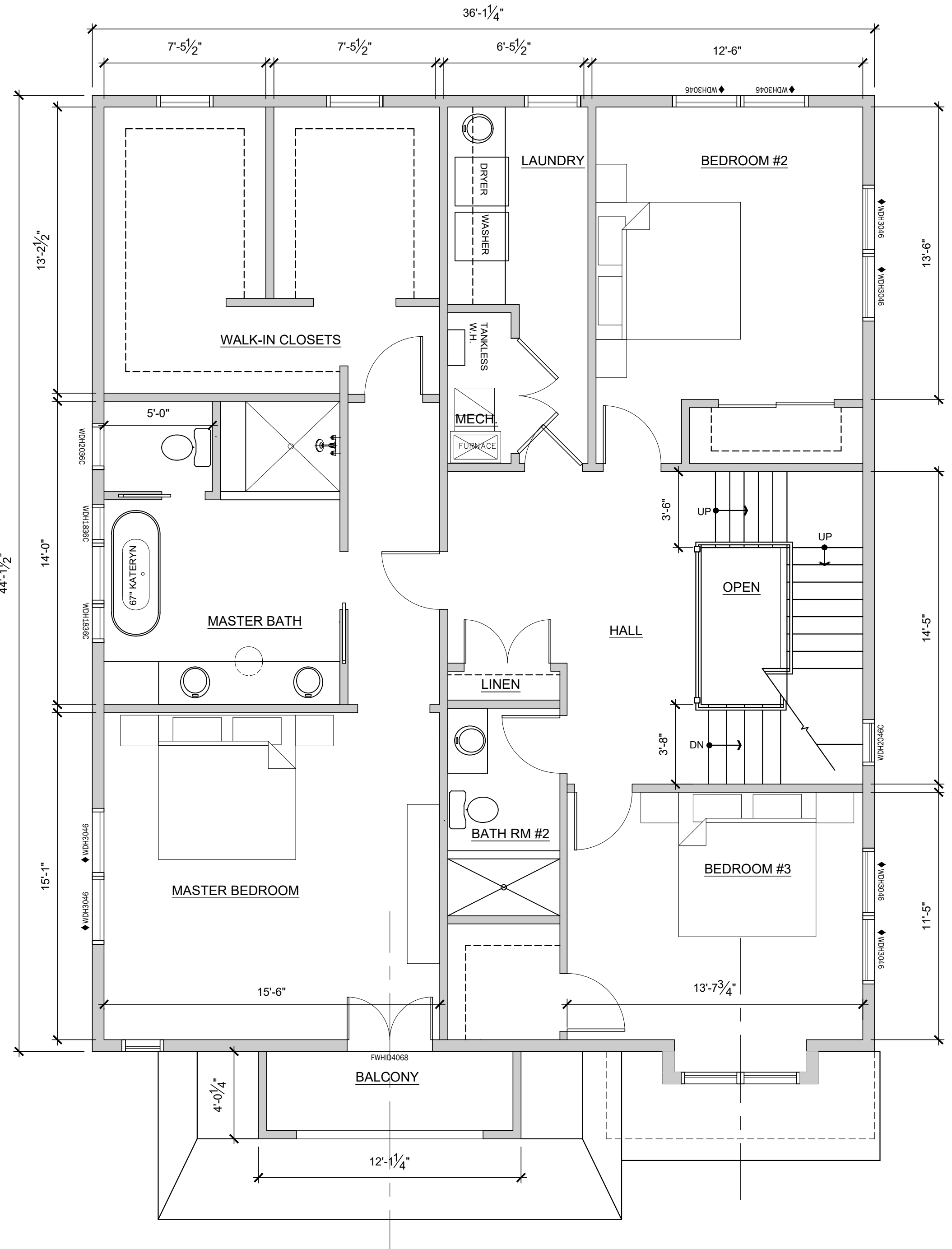
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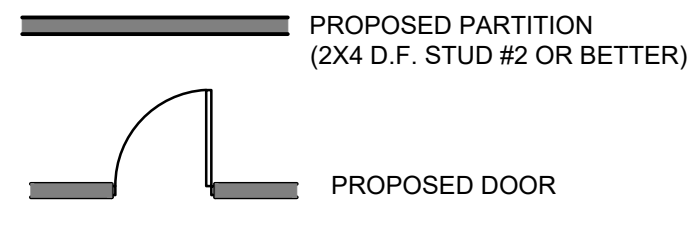
CHRIS RUDMAN, AIA
 NJ Lic # 21A1017765



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

2 HALF STORY PLAN
 SCALE: 1/4" = 1'-0"

CONSTRUCTION LEGEND



- HABITABLE ATTIC**
1. SHALL MEAN AN ATTIC WHICH HAS AN APPROVED STAIRWAY AS A MEANS OF ACCESS AND EGRESS AND IN WHICH THE CEILING AREA IS AT A MINIMUM HEIGHT OF SEVEN (7) FEET ABOVE THE ATTIC FLOOR AND IS NOT MORE THAN 1/3 THE AREA OF THE NEXT FLOOR BELOW, WHICH IS IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2015
 2. HABITABLE ATTIC CALCULATION: BUILDING AREA OF SECOND FLOOR = 1593 X .33 = 525.69 SF ALLOWABLE HABITABLE ATTIC AREA.

MARKOV RESIDENCE

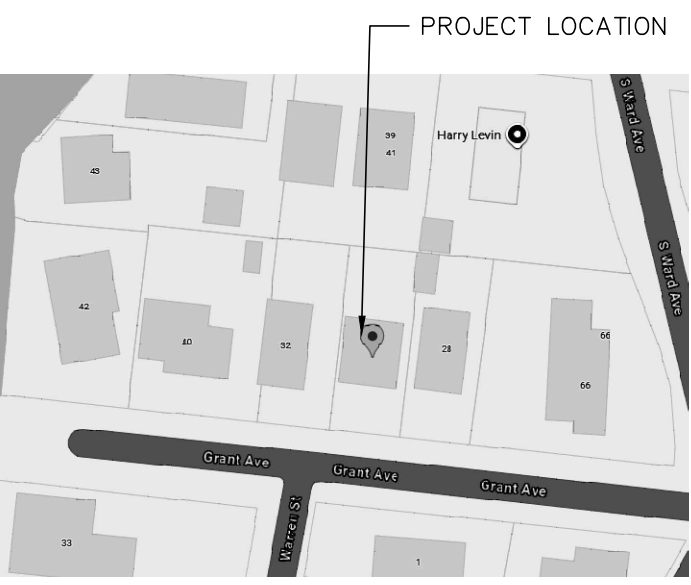
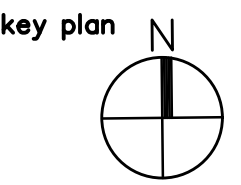
30 GRANT AVENUE
 RUMSON, NJ
 ALTERATIONS TO RESIDENCE

drawing title

SECOND AND HALF STORY PLANS

project no 24017.00

sheet no. **A1.02**



BLOCK : 136
LOT : 8
DIST. CLASS : V B

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REVIEW	11.10.24
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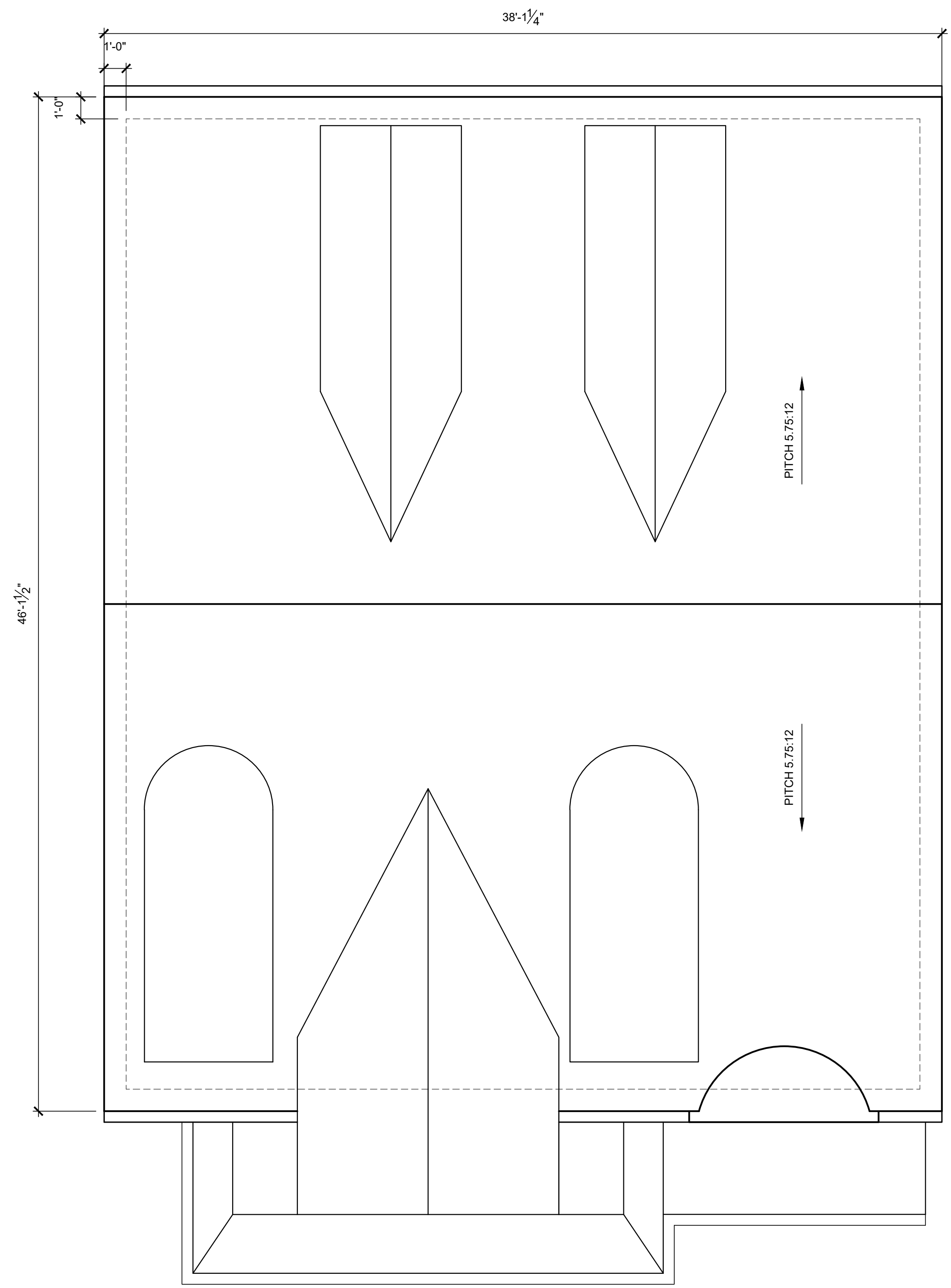
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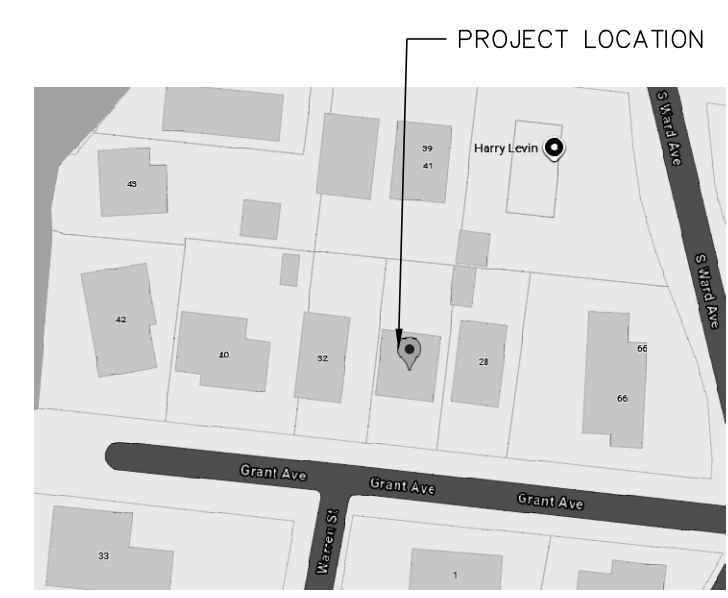
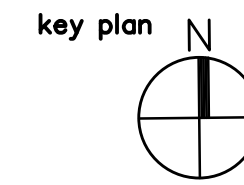
ROOF PLAN

project no 24017.00

sheet no. **A1.03**



1 ROOF PLAN
SCALE: 1/4" = 1'-0"



ELEVATION NOTES: # REFERS TO KEYNOTE

1. REFER TO T1.01 FOR ADDITIONAL INFORMATION AND LEGENDS.
2. EXTERIOR WATER PROOF LIGHT FIXTURES ARE SELECTED BY OWNER, PROVIDE PROPER BACK BOX.
3. WINDOWS SHALL HAVE INSULATED CLEAR LOW-E GLAZING.
4. PROVIDE PREFINISHED METAL DRIP EDGE TO MATCH TRIM COLOR, TYPICAL.
5. WHITE ALUMINUM LEADER DRAIN INTO LEADER BOOT AND DIRECT AWAY FROM HOUSE VIA UNDERGROUND 4" STORM LINE AND DRAIN TO DAY LIGHT.
6. SCHEDULED VINYL SIDING.
7. SCHEDULED ASPHALT SHINGLES.
8. 10X10 CPVC COLUMN ENCLOSURE AROUND 6X6 P.T. POST.
9. 36" RAILING SYSTEM WITH BALUSTERS AT 4" O.C.
10. LINE OF FOUNDATION.
11. 3" STONE VENEER.
12. 2" STONE WATER TABLE.
13. VENTED RIDGE WITH RIDGE SHINGLE.
14. STANDING SEAM METAL ROOF.
15. SNOW STOPS.
16. 3.5" CPVC CROWN.
17. CPVC FASCIA AND RAKES.
18. FRIEZE BOARD.
19. CPVC BEAM TRIM.



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



2 EAST ELEVATION-(SIDE)
SCALE: 1/4" = 1'-0"

BLOCK : 136
LOT : 8
CONST. CLASS : V B

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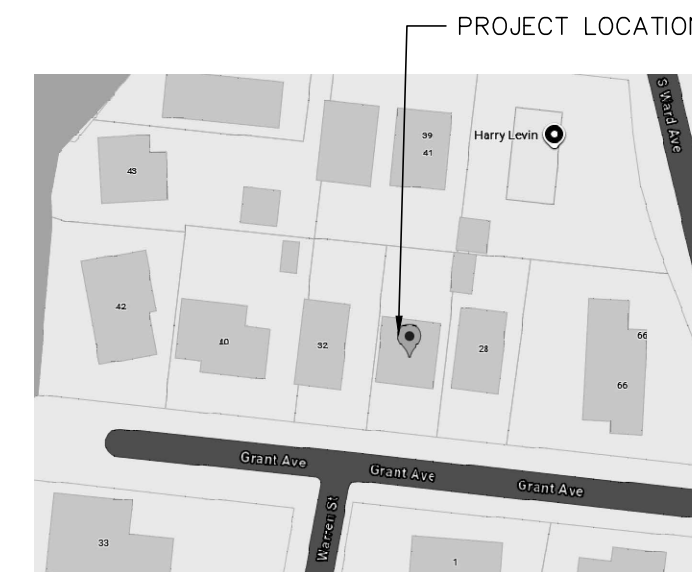
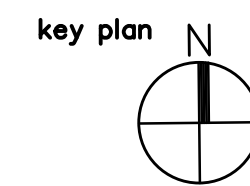
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drawing title
EXTERIOR ELEVATIONS

project no 24017.00

sheet no. **A2.01**



BLOCK : 136
LOT : 8
DIST. CLASS : V B

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1 SOUTH ELEVATION-(REAR)

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



2 WEST ELEVATION-(SIDE)

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

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EXTERIOR ELEVATIONS

project no 24017.00

sheet no.

A2.02

