

SITE PLAN SCALE: 1" = 10'

NOTE: THE SITE PLAN IS BASED ON A SURVEY BY ARTHUR W. PONZIO, JR. (NJPLS # 28314) DATED 5/20/20.

BULK REQUIREMENTS (ZONE MF)

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	4400	2207	2207
LOT WIDTH	40	35	35
LOT DEPTH	N/A	63.067	63.067
FRONT YARD *	12.7	7.0±	10.7
SIDE YARD (N)	5	4.2	6.3
SIDE YARD (S)	5	11.6	5.7
REAR YARD *	20	0	9.65
BUILDING COVERAGE	45% MAX.	44%	45%
FLOOR AREA RATIO	1.0 MAX.	0.9	0.9
LANDSCAPED AREA *	35% MIN.	22%	29%
FRONT YARD LANDSCAPED AREA *	60% MIN.	26%	34%
HEIGHT	30' MAX.	-	29.8
PARKING	2 SPACES	2 SPACES	2 SPACES

* VARIANCE REQUIRED

Existing Setbacks

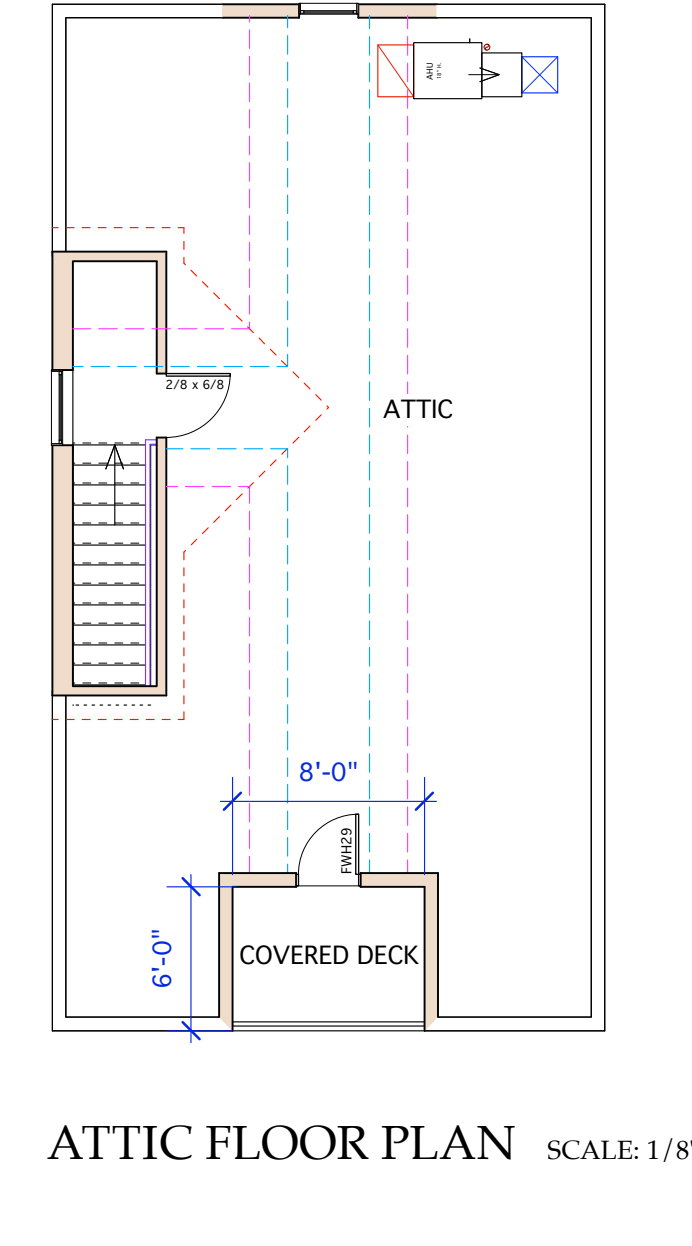
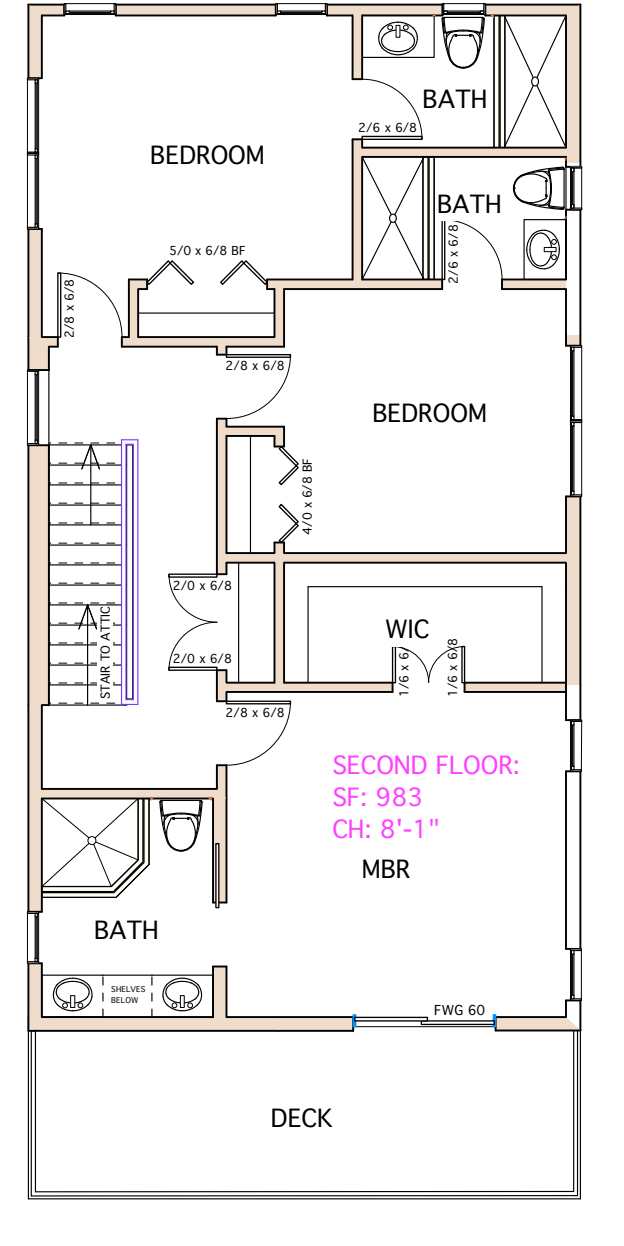
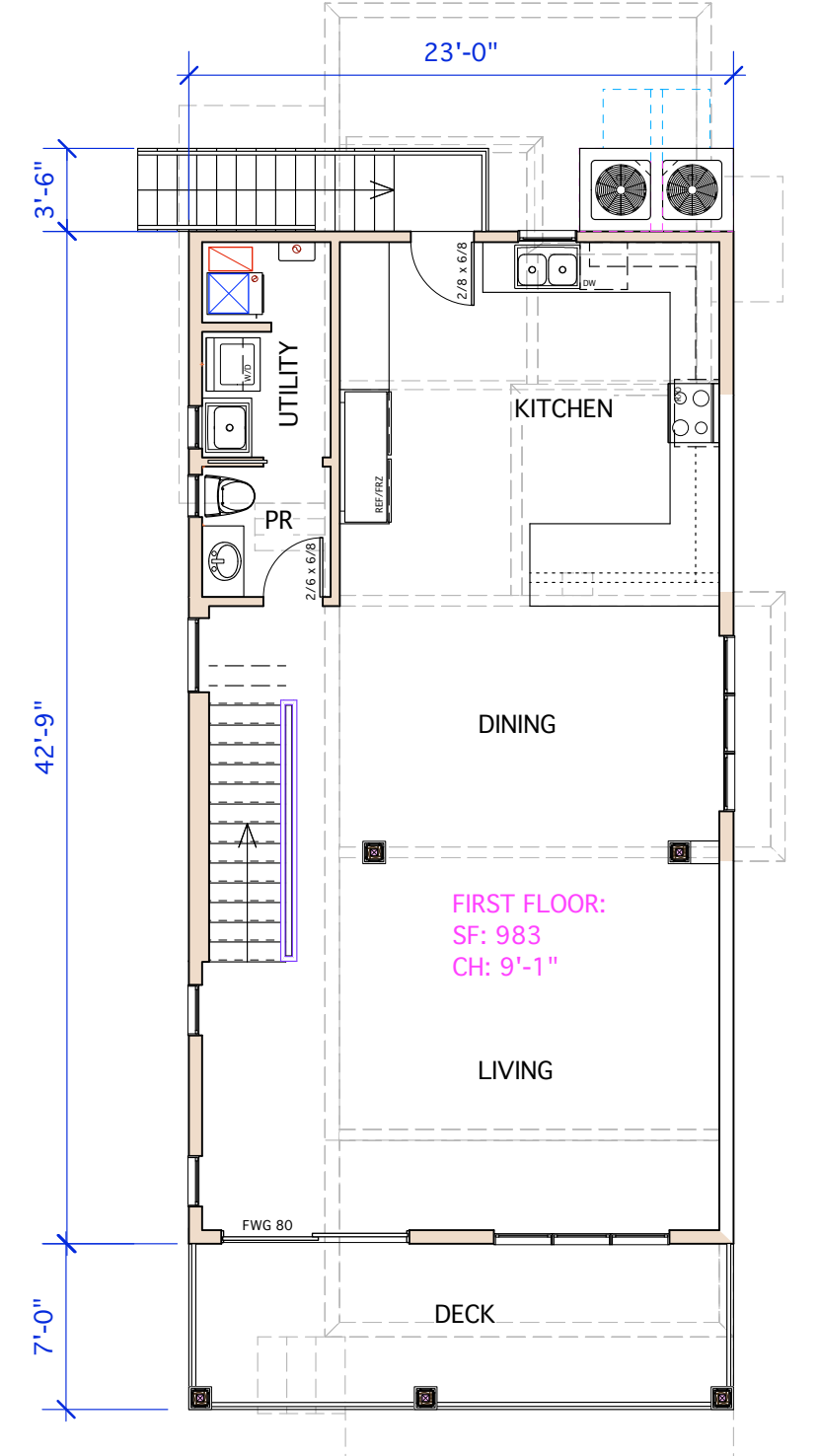
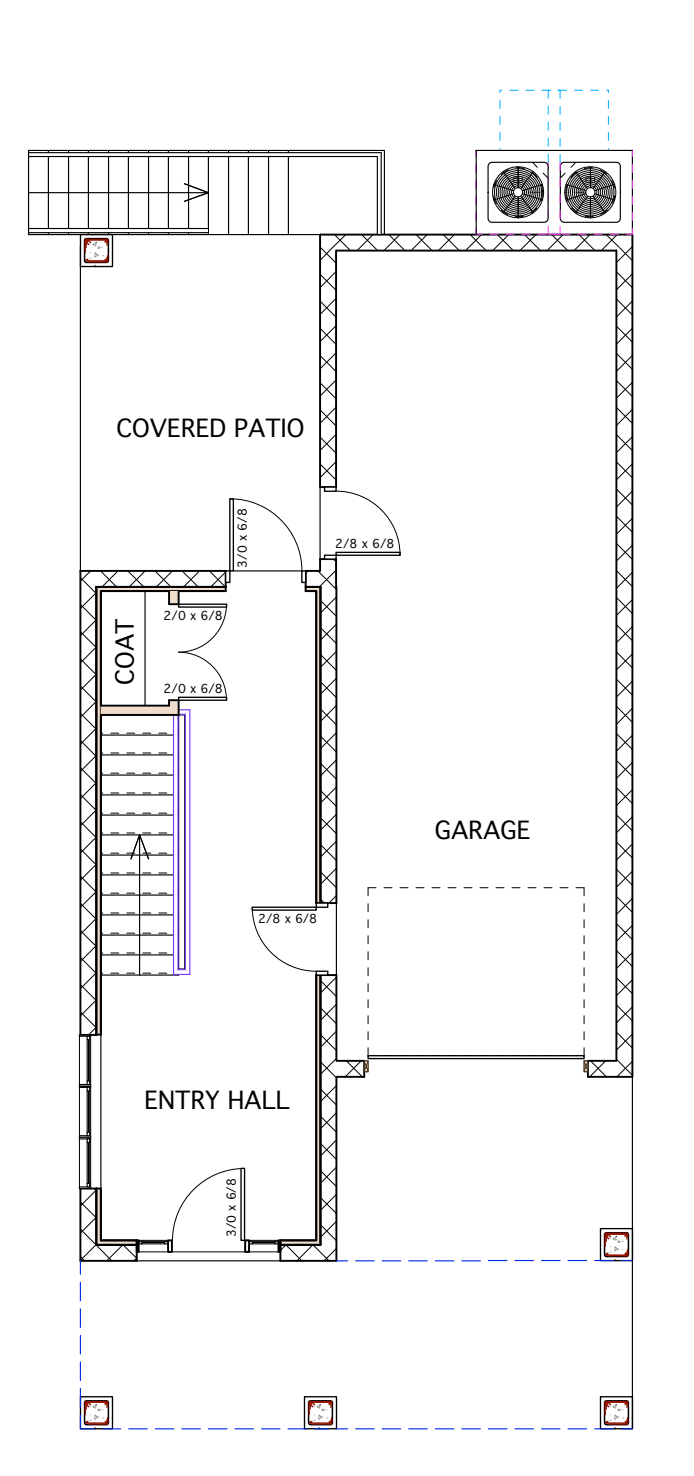
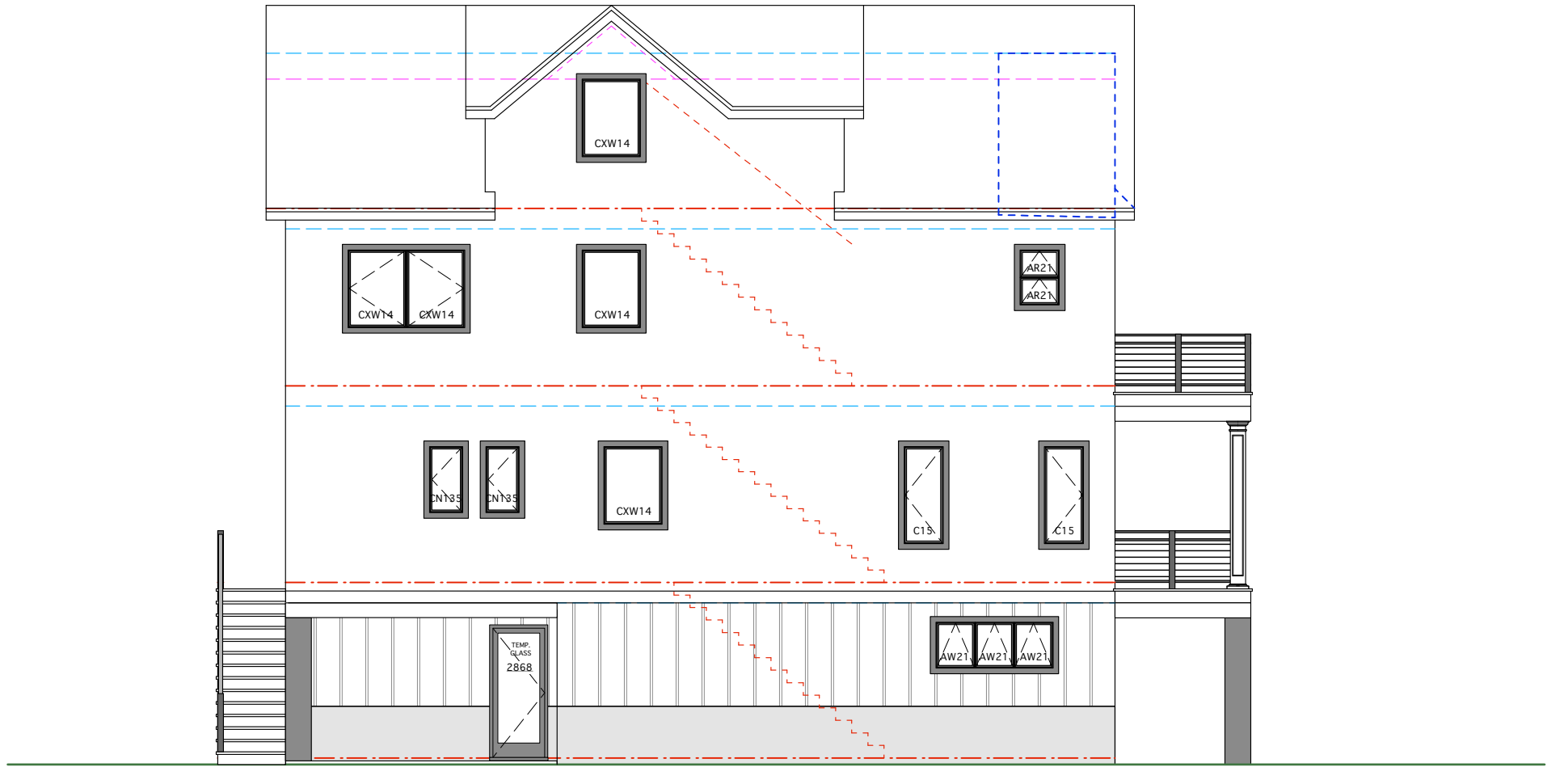
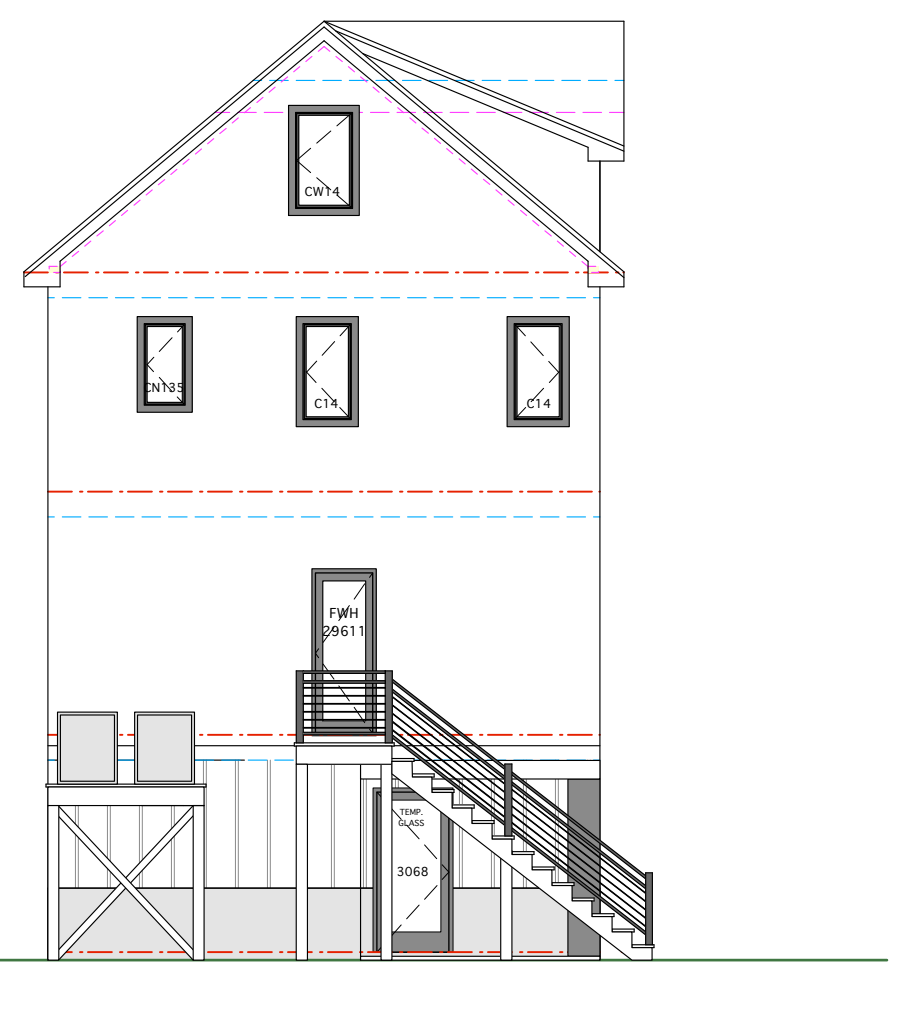
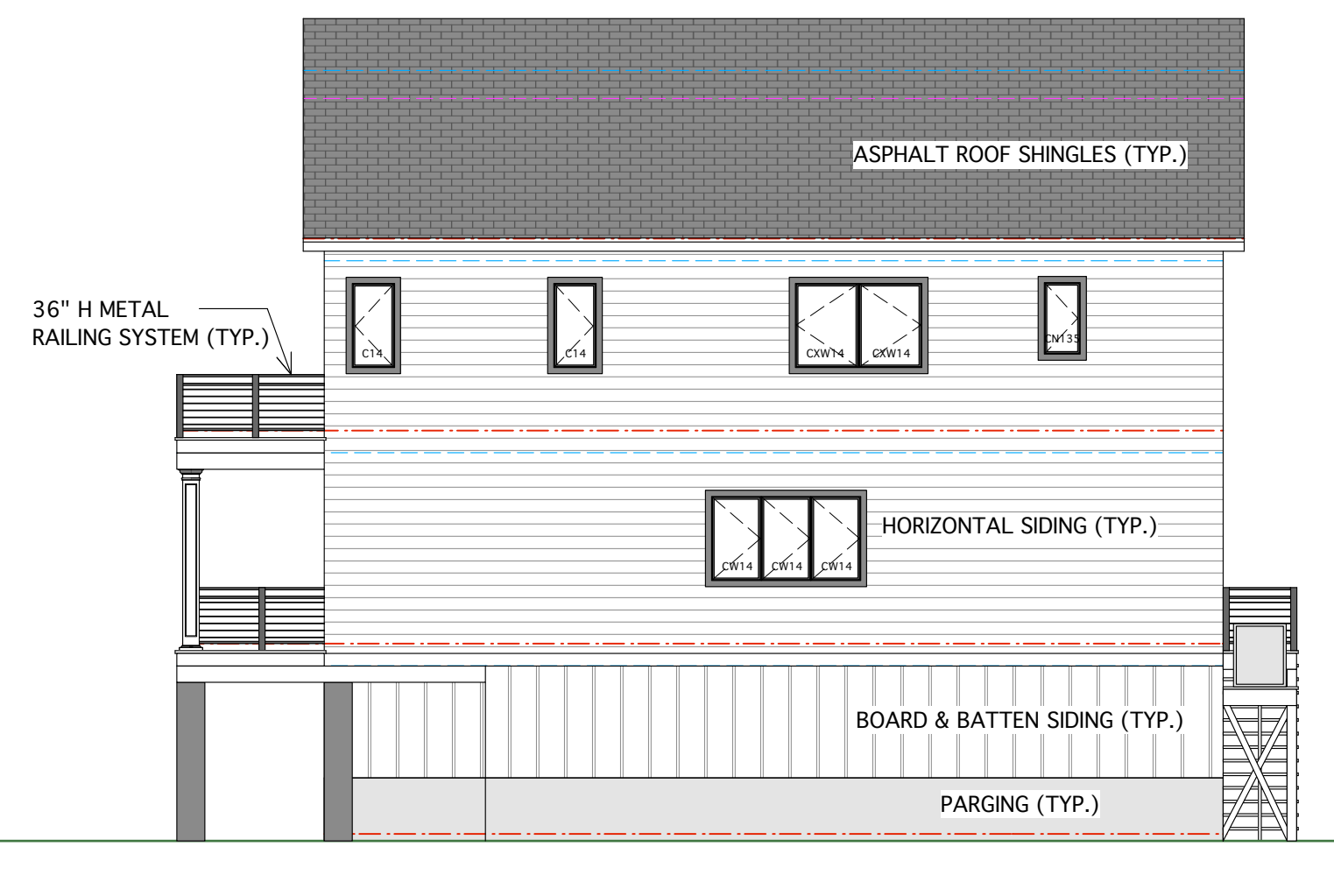
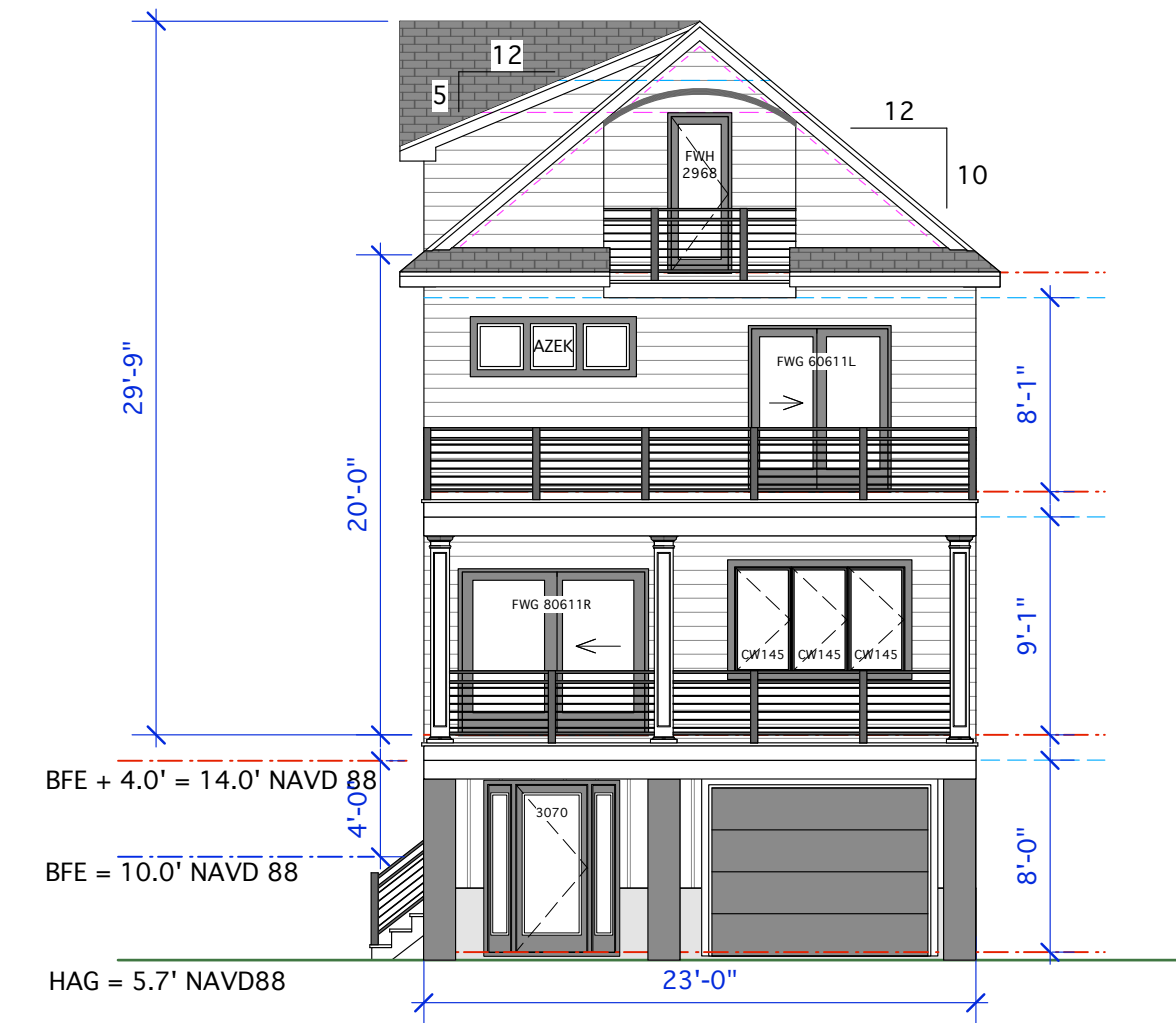
Block	Lot	Building	Porch / Deck
1.01	7.7	7.7	7.7
2.18	12.8	5.8	5.8
2.14	6.2	6.2	6.2
2.12	15.0	6.7	6.7
2.10	15.0	6.7	6.7
2.06	7.0	0.6 L	0.6 L
2.04 S	7.0	0.7	0.7
2.02	4.9 L	0.0	0.0
4.01	14.3	12.3	12.3
4.02	18.3 H	16.3 H	16.3 H
4.03	18.3	16.3	16.3
4.04	18.3	16.3	16.3
4.05	18.3	16.3	16.3

PLANT SCHEDULE

SYMBOL	SPECIES	REMARKS
AZ	AZALEA	
CH	CHINESE HOLLY	
CO	COTONEASTER	
HL	HONEY LOCUST	
IN	INKBERRY	
JH	JAPANESE HOLLY	
JU	JUNIPER	

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

Average = 12.7 9.5
 Note: Average excludes high, low & subject property setbacks.



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

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 GJKA/BOCI RESIDENCE
 22 SOUTH COOLIDGE AVENUE BLOCK 132 LOT 204
 MARGATE, NEW JERSEY

Project No. 2041
 Date: 12/31/20
 Scale: As Shown
 Drawn By: PCW
 ©2020 Peter C Weiss

Revisions

Peter C. Weiss
 AI 10004

Sheet No.
A-1

12/31/20
 2:07:05 PM