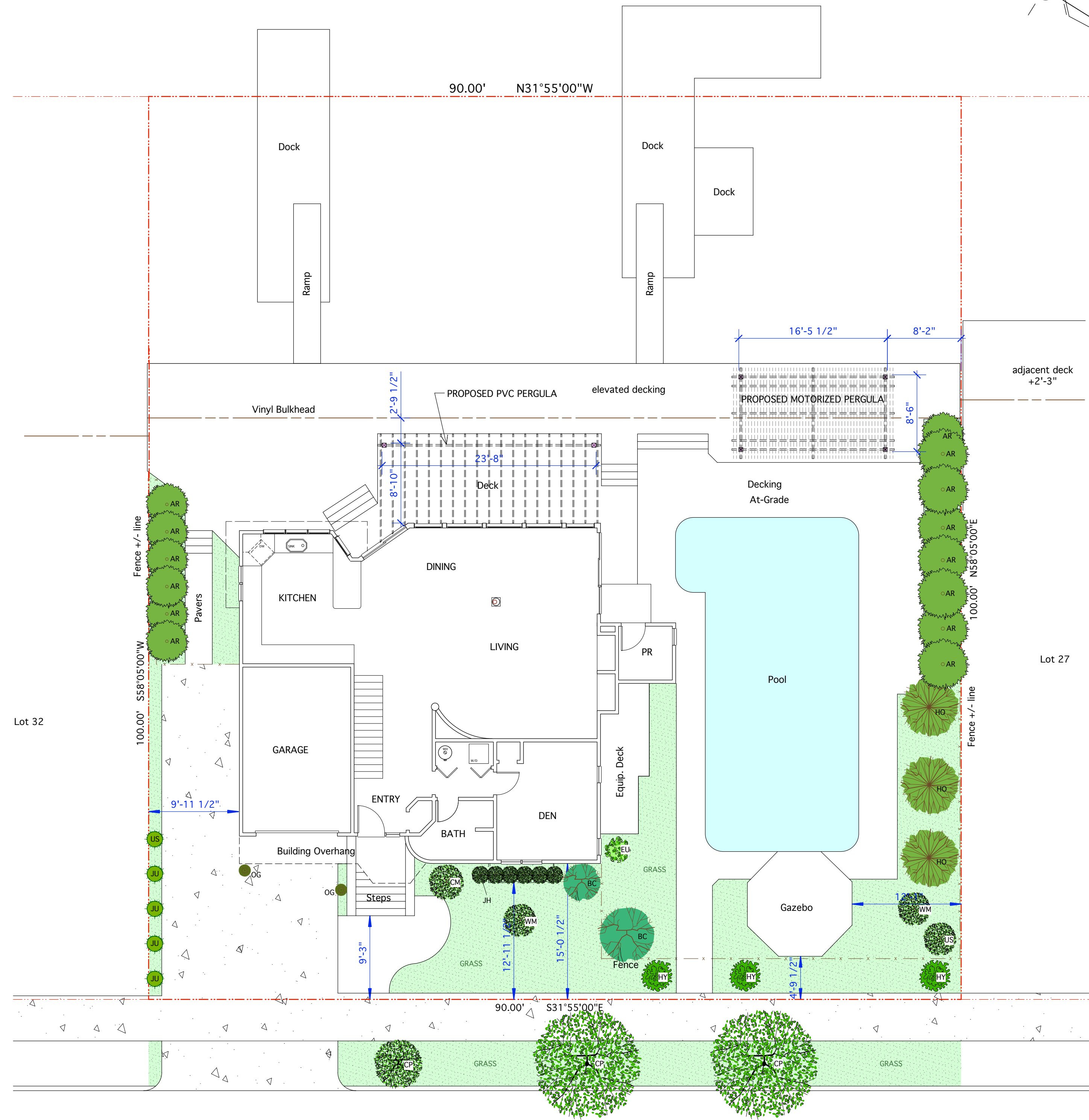
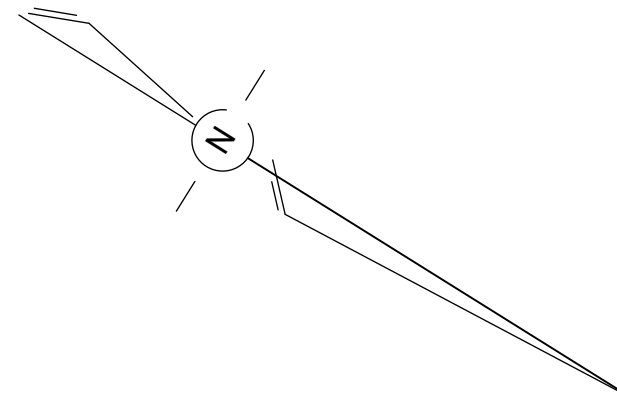


SUNSET CANAL



SITE PLAN SCALE: 1/8" = 1'-0"

RUMSON AVENUE (50')

NOTE: THE SITE PLAN IS BASED ON A SURVEY BY PAUL M. KOELLING (NJPLS #24GS04328800) DATED 5/2/19.

BULK REQUIREMENTS (ZONE S-40 (WF))

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	2750	5800±	5800±
LOT WIDTH	50	90	90
LOT DEPTH	N/A	64.4	64.4
FRONT YARD		15	15
MINIMUM SIDE YARD	10	10	10
COMBINED SIDE YARD	22	41.5	41.5
REAR YARD*	10	11.6	11.6
BUILDING COVERAGE	50% MAX.	27%	27%
LANDSCAPED AREA	35% MIN.	21%	21%
FRONT YARD LANDSCAPED AREA	60% MIN.	TBD	TBD
HEIGHT	30' MAX.	26.9	26.9
PARKING	3 SPACES	4 SPACES	4 SPACES

* VARIANCE REQUIRED

PLANT SCHEDULE

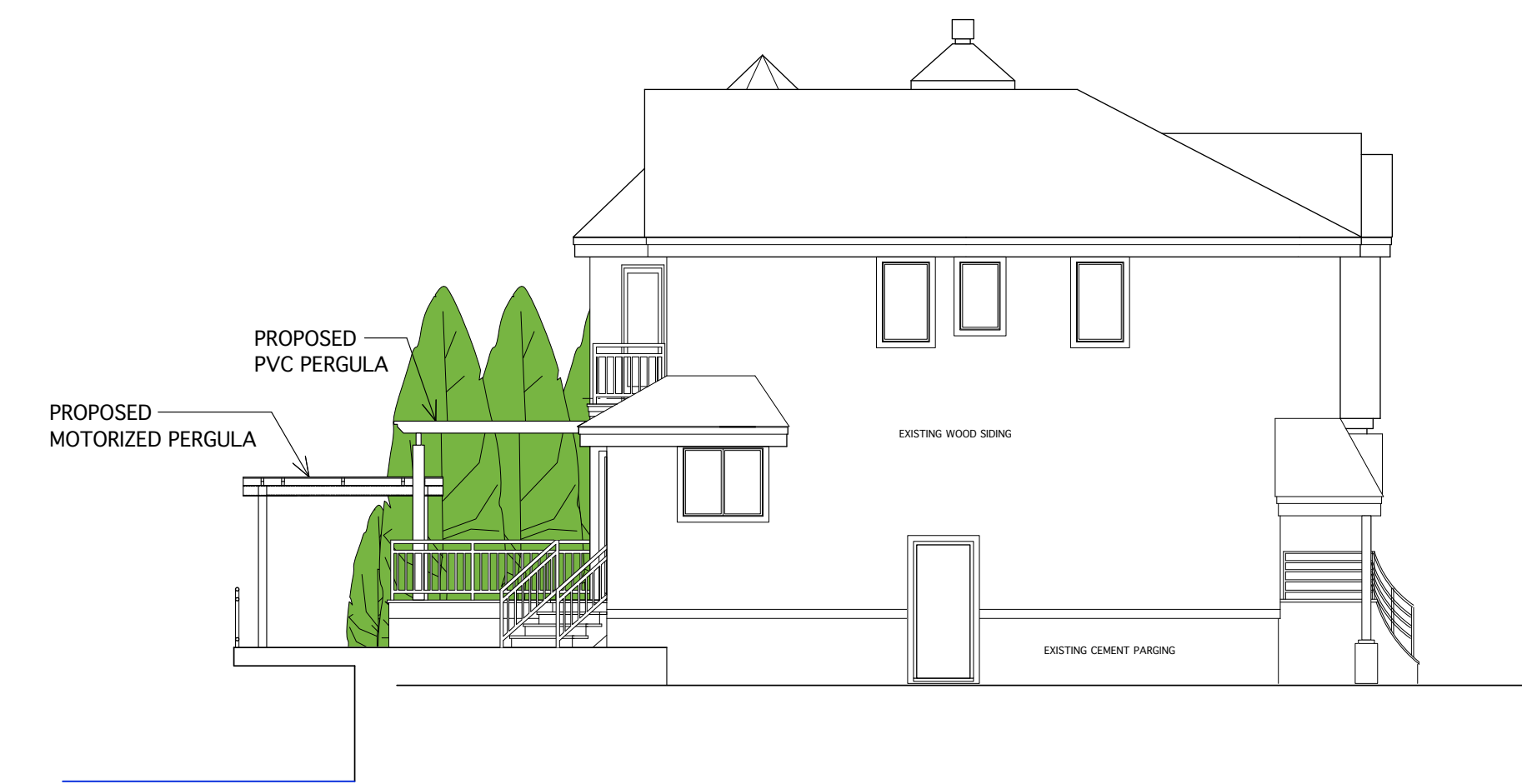
SYMBOL	SPECIES	REMARKS
AR	ARBORVITAE	
BC	BLUE ATLAS CEDAR	
CM	CREPE MYRTLE	
CP	CALLERY PEAR TREE	
EU	EUONYMUS	
HY	HYDRANGEA	
HO	HOLLY TREE	
JH	JAPANESE HOLLY	
JU	JUNIPER	
WM	WEEPING MAPLE	
OG	ORNAMENTAL GRASS	
US	UNIDENTIFIED SHRUB	



REAR ELEVATION SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION SCALE: 1/8" = 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 PERGOLAS FOR THE MORGAN RESIDENCE 308 NORTH RUMSON AVENUE BLOCK 619 LOTS 29 & 30 MARGATE, NEW JERSEY	
Project No. 2055 Date: 2/2/21 Scale: As Shown Drawn By: PCW ©2021 Peter C. Weiss	Revisions _____ _____ _____ _____
 Peter C. Weiss AI 10004	Sheet No. A-1

2/9/21
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