

SITE PLAN SCALE: 1" = 10'

NOTE: THE SITE PLAN IS BASED ON A SURVEY BY:  
JAMES R. BONEY (NJPLS # 31264)  
DATED 4/25/19.

BULK REQUIREMENTS (ZONE S-40)

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	4000	4000	4000
LOT WIDTH	50	50	50
LOT DEPTH	N/A	80	80
FRONT YARD (BLDG)	15.6	14.6	14.6
FRONT YARD (DECK) *	10.3	6.5	6.9
MINIMUM SIDE YARD	8	3.2	3.2
COMBINED SIDE YARD	18.5	13.0	13.0
REAR YARD	16	18.5	18.5
BUILDING COVERAGE	35% MAX.	34%	34%
LANDSCAPED AREA	35% MIN.	44%	42%
FRONT YARD LANDSCAPED AREA *	60% MIN.	50%	45%
HEIGHT	30' MAX.	25.8	25.8
PARKING	2 SPACES	1 SPACE	1 SPACE

\* VARIANCE REQUIRED

PLANT SCHEDULE

SYMBOL	SPECIES	REMARKS
BB	BARBERRY	
CP	CALLERY PEAR TREE	
FC	FALSE CYPRESS	
HY	HYDRANGEA	
JU	JUNIPER	
LA	LAUREL	
US	UNIDENTIFIED SHRUB	

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

Existing Setbacks Quincy Avenue  
Street width 50'

by: James R. Boney

Block 618	Lot	Building	Porch / Deck
	30	16.7	11.8
	31	22.5 H	17.5
	34	15.6	9.8
	37 (Subject)	15.0	6.5 L
	39	15.3	6.8
	41	15.4	6.9
	42	15.7	21.2 H
	44	6.0 L	9.0

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

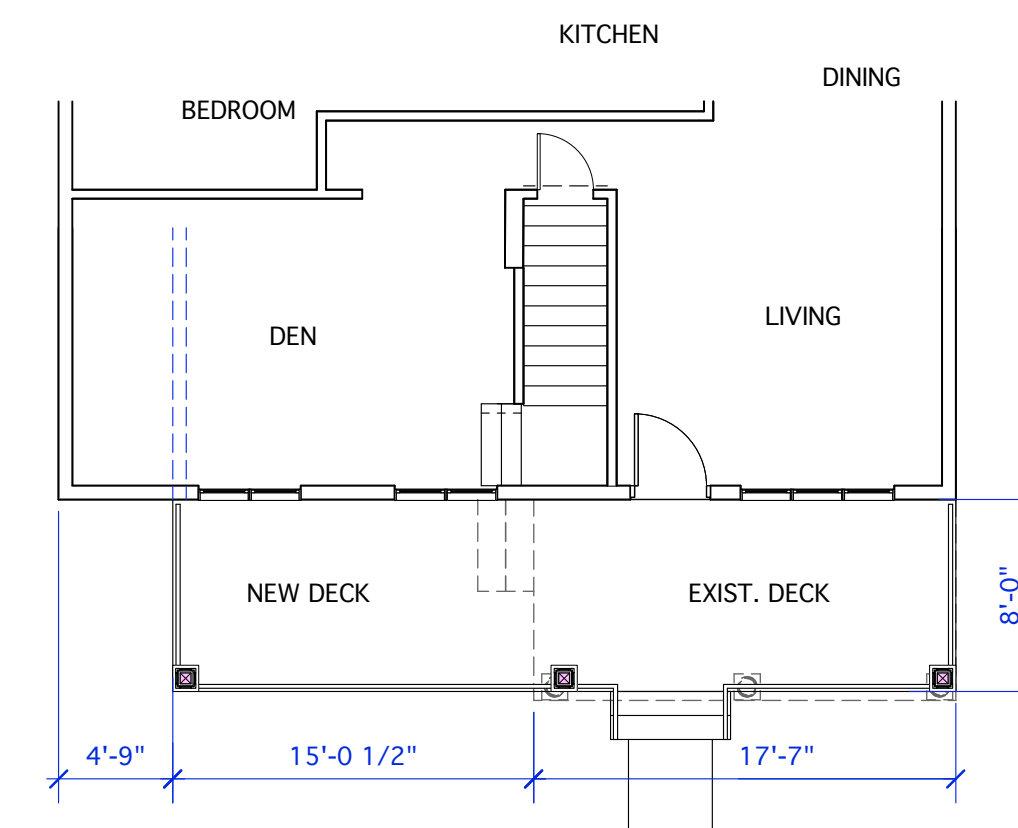
Average = 15.6 10.3



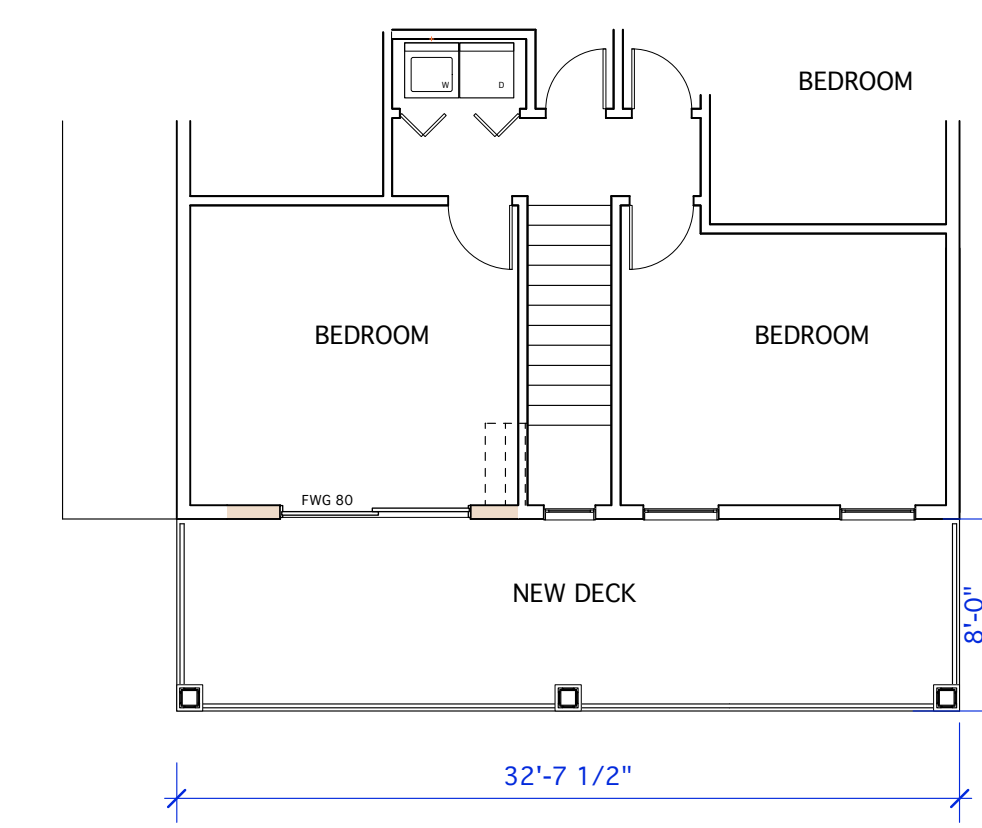
LEFT SIDE ELEVATION SCALE: 1/8" = 1'-0"

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

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



FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"

BOARD CHAIRPERSON \_\_\_\_\_  
BOARD ADMINISTRATOR \_\_\_\_\_  
ZONING OFFICER \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_  
CONSTRUCTION OFFICIAL \_\_\_\_\_

<b>PETER C. WEISS</b> ARCHITECT	
Peter C. Weiss, RA, LLC • 101 N. Washington Avenue, Suite 8, Margate, NJ 08402 • (609) 822-9616	
PROPOSED ADDITION FOR THE REITER RESIDENCE	
422 NORTH QUINCY AVENUE BLOCK 618 LOT 37 MARGATE, NEW JERSEY	
Project No. 2008 Date: 5/8/20 Scale: As Shown Drawn By: PCW ©2020 Peter C. Weiss	Revisions _____ _____ _____ _____ _____ Peter C. Weiss AI 10004
	Sheet No. <b>A-1</b>