

HUNTINGTON AVENUE (50')

SITE PLAN SCALE: 1" = 10'

NOTE: THE SITE PLAN IS BASED ON A SUBDIVISION CONCEPT PLAN BY ARTHUR W. PONZIO, JR. (NJPLS #GS02831400) DATED 11/25/19.

BULK REQUIREMENTS (ZONE S-40)

ITEM	REQUIRED	PROPOSED
LOT AREA	4000	7242
LOT WIDTH	50	100 IRR
LOT DEPTH	N/A	75 IRR
FRONT YARD (HUNTINGTON)	5	5.2
FRONT YARD (DOLPHIN)	19.1	21.1
MINIMUM SIDE YARD	10	11.5
COMBINED SIDE YARD	22	24.3
BUILDING COVERAGE	30% MAX.	25%
LANDSCAPED AREA	35% MIN.	43%
FRONT YARD LANDSCAPED AREA	60% MIN.	77%
HEIGHT	30' MAX.	29.8
PARKING	3 SPACES	6 SPACES
CURB CUTS *	1	2

* VARIANCE REQUIRED

PLANT SCHEDULE

SYMBOL	SPECIES	REMARKS
AZ	AZALEA	
BB	BARBERRY	
BR	BROOM	
CO	COTONEASTER	
EU	EUONYMUS	
FC	FALSE CYPRESS	
HJ	HOLLYWOOD JUNIPER	
HL	HONEY LOCUST	
HY	HYDRANGEA	
JH	JAPANESE HOLLY	
JU	JUNIPER	
OG	ORNAMENTAL GRASS	
PP	PURPLE PLUM	
RO	ROSE BUSH	

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

Existing Setbacks Huntington Avenue

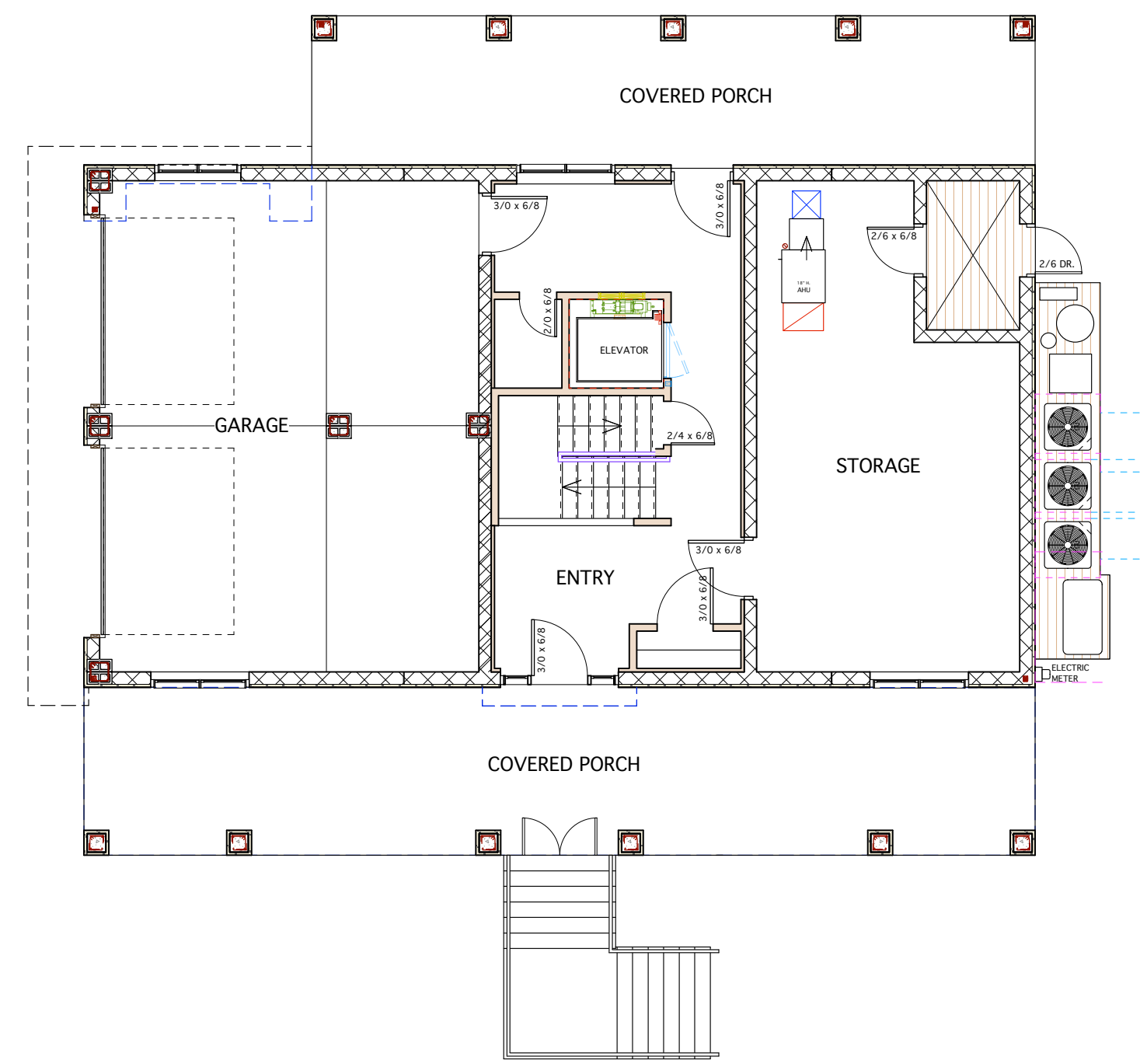
Block	Lot	Building	Porch / Deck
	1	0.0	-
	17 (S)	14.8	8.9
	18	Vacant	-

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

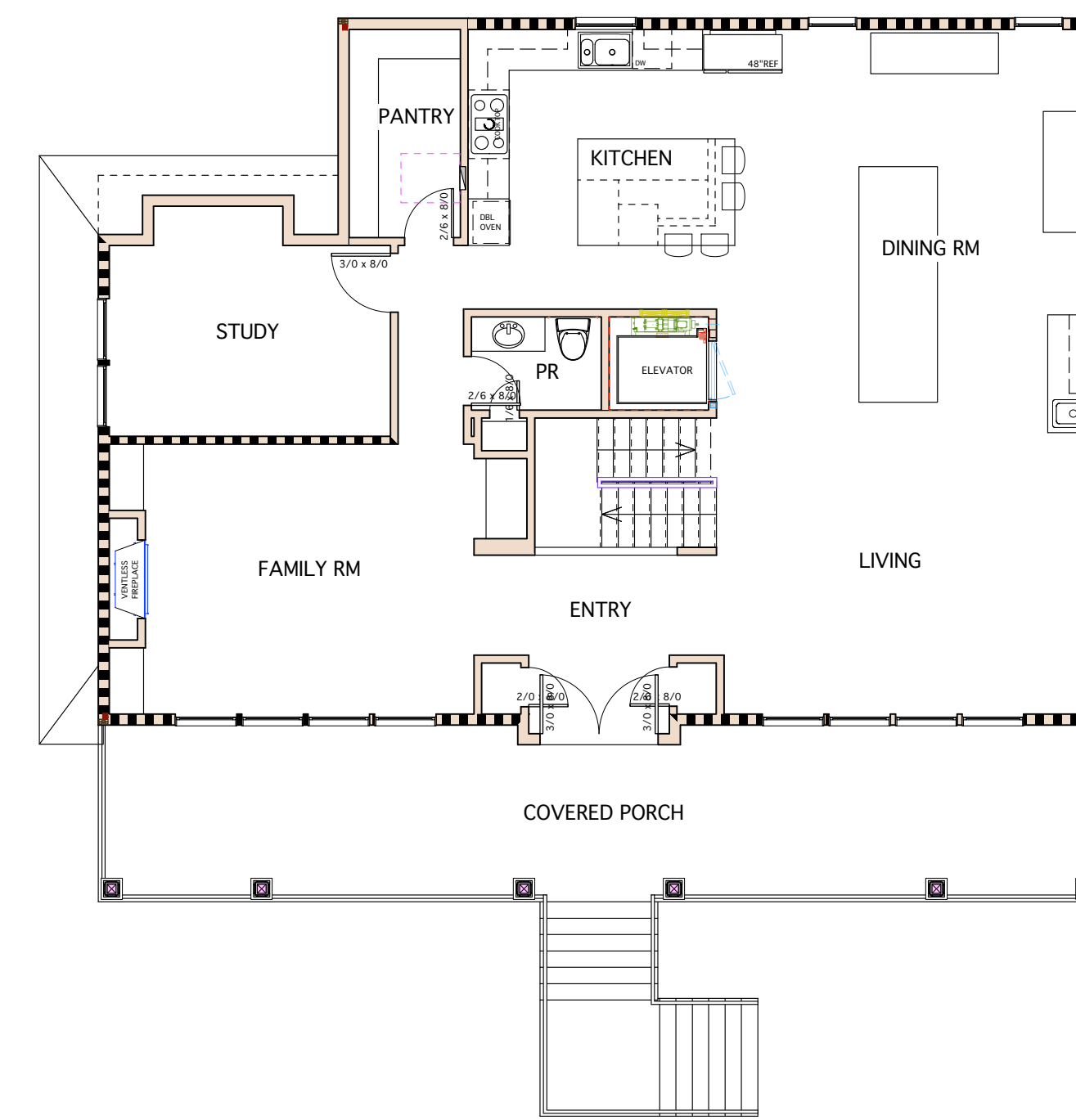
Existing Setbacks Dolphin Drive

Block	Lot	Building	Porch / Deck
	14	32.3	32.6
	15	17.9	18.1
	16	20.8	14.9
	17	18.3	9.2
	18	Vacant	-
	19	17.9	-
	20	16.9	-
	21	19.7	13.4
	22	19.8	11.4
	23	18.5	-

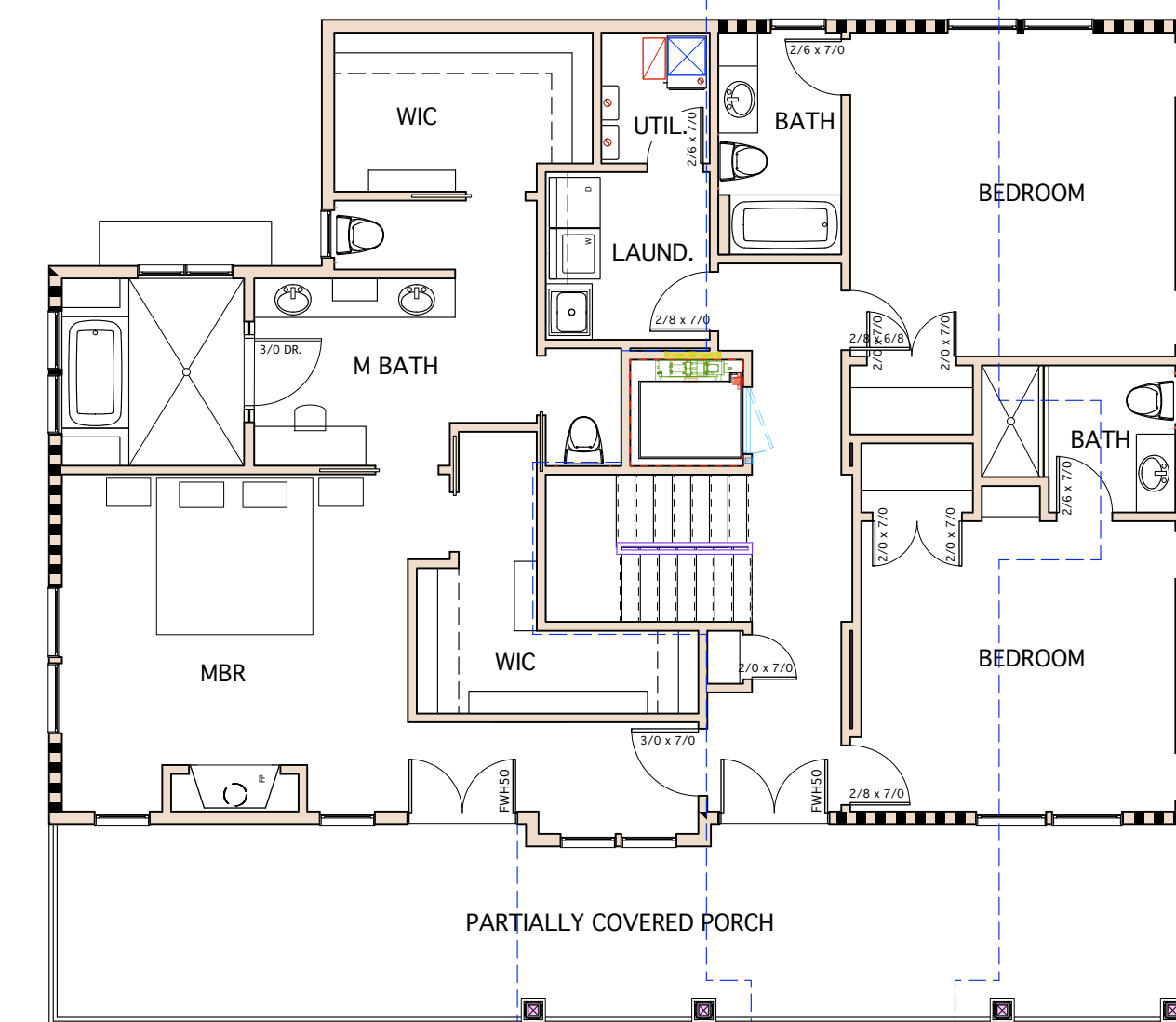
Note: Average excludes high, low & subject property setbacks.



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



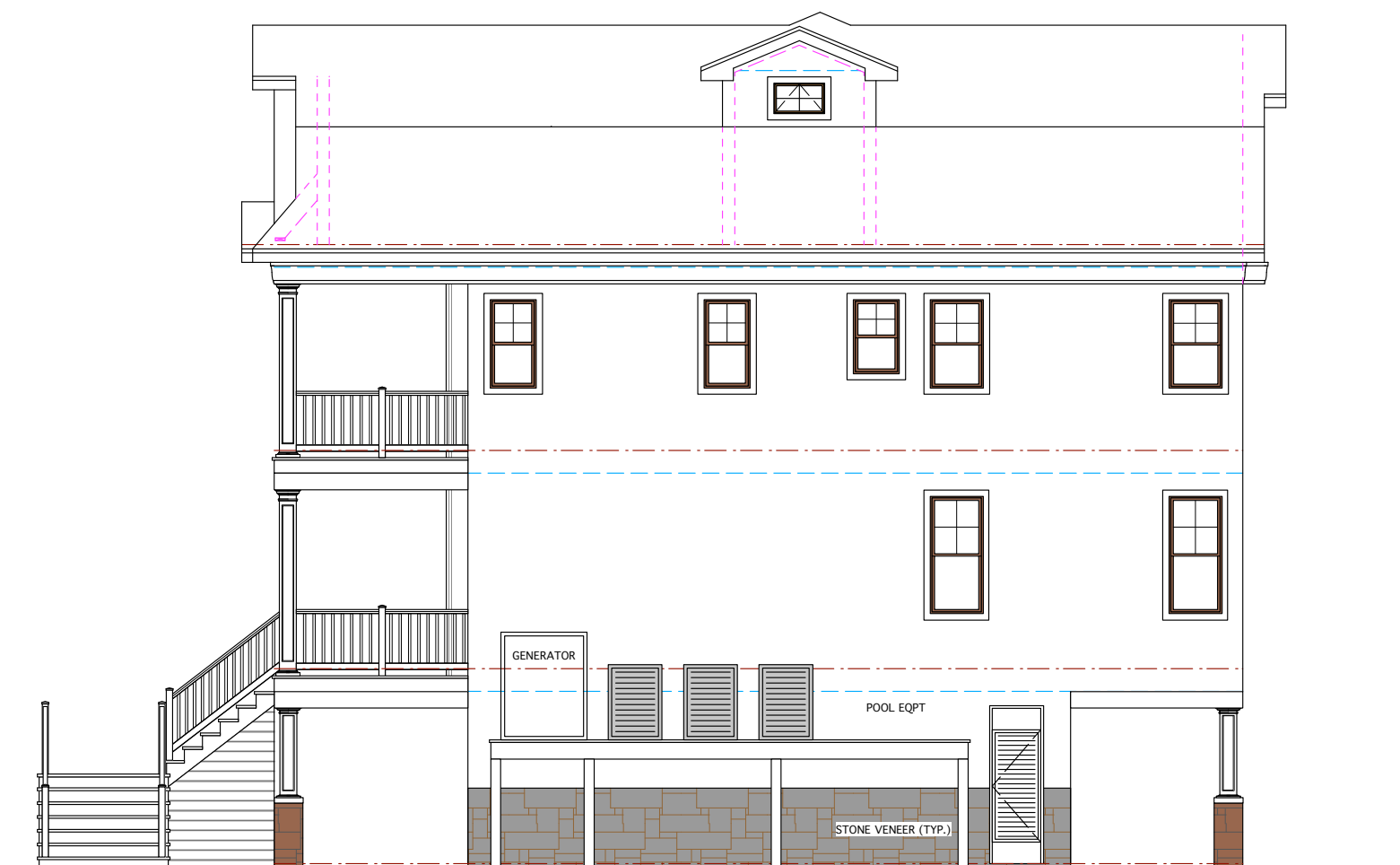
FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"



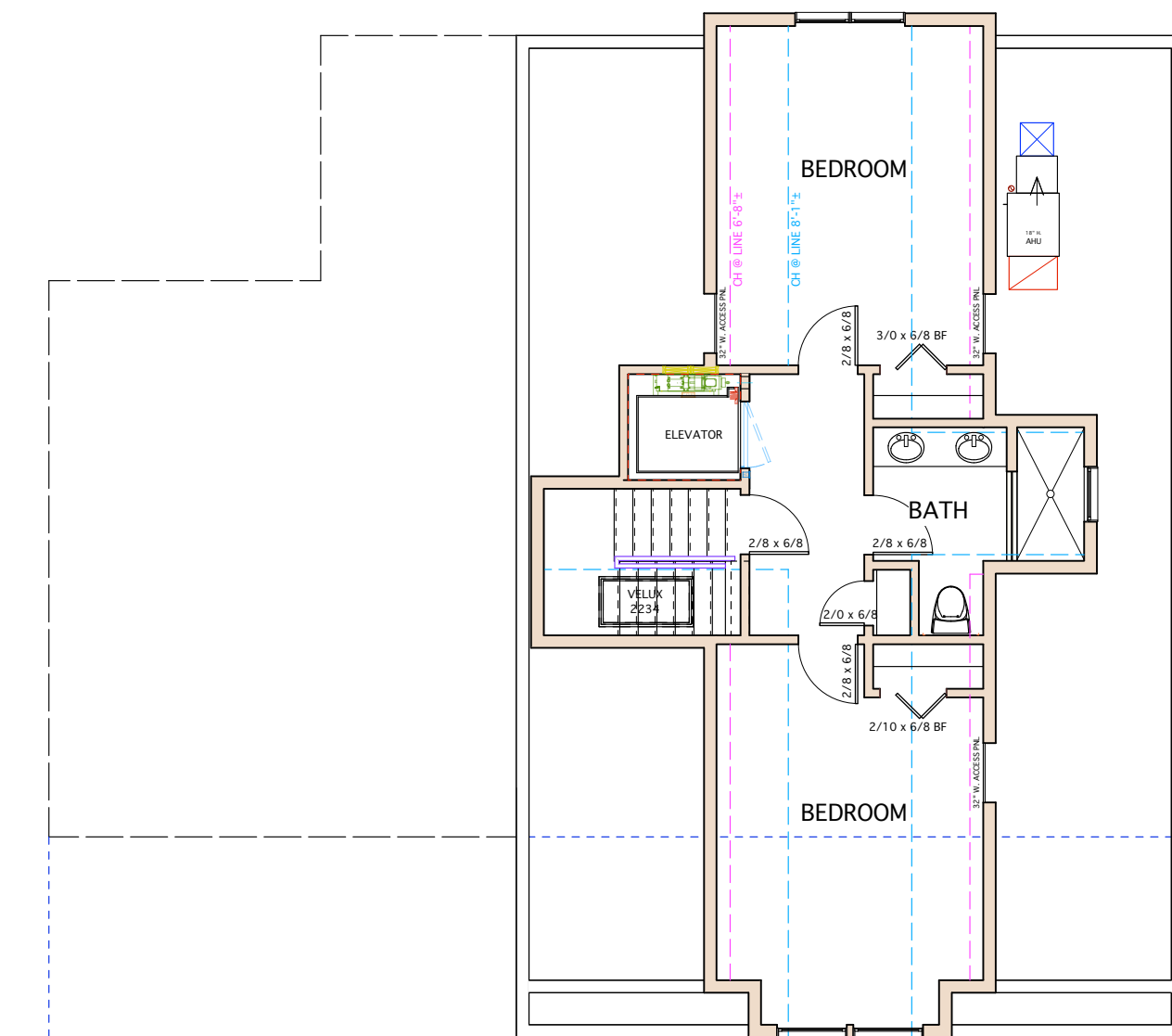
SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"



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



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



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

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

PETER C. WEISS ARCHITECT	
Peter C. Weiss, RA, LLC • 101 N. Washington Avenue, Suite 8, Margate, NJ 08402 • (609) 822-9616	
MENDELSON RESIDENCE 5 DOLPHIN AVENUE BLOCK 9 LOT 17 MARGATE, NEW JERSEY	
Project No. 2005 Date: 5/21/20 Scale: As Shown Drawn By: PCW ©2020 Peter C. Weiss	Revisions _____ _____ _____ _____ _____ Peter C. Weiss AI 10004
Sheet No. A-1	

5/21/20
4:15:10 PM