

CLARENDON AVENUE (45' WIDE)

SITE PLAN SCALE: 1" = 10'

NOTE: THE SITE PLAN IS BASED ON A SURVEY BY DANIEL J. PONZIO SR. (NJPLS #GS37603) DATED 10/3/19.

BULK REQUIREMENTS (ZONE S-25)

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	2500	2500	2500
LOT WIDTH	40	40	40
LOT DEPTH	-	62.5	62.5
FRONT YARD	12.5	16.1	16.1
MINIMUM SIDE YARD	5	0	0
COMBINED SIDE YARD	14.8	3.3	3.3
REAR YARD*	12.5	14.6	10.0
BUILDING COVERAGE*	40% MAX.	41%	44%
LANDSCAPED AREA	35% MIN.	36%	35%
FRONT YARD LANDSCAPED AREA	60% MIN.	%	%
HEIGHT	30' MAX.	27.5	27.5
PARKING	2 SPACES	2 SPACES	2 SPACES

\* VARIANCE REQUIRED

PLANT SCHEDULE

SYMBOL	SPECIES	REMARKS
AN	ANDROMEDA	
AR	ARBORVITAE	
AZ	AZALEA	
JU	JUNIPER	
OG	ORNAMENTAL GRASS	
US	UNIDENTIFIED SHRUB	
UT	UNIDENTIFIED TREE	
YE	YEW	
WM	WEeping MAPLE	

Existing Setbacks Clarendon Avenue  
 Street width 45  
 Cartway 26  
 Offset

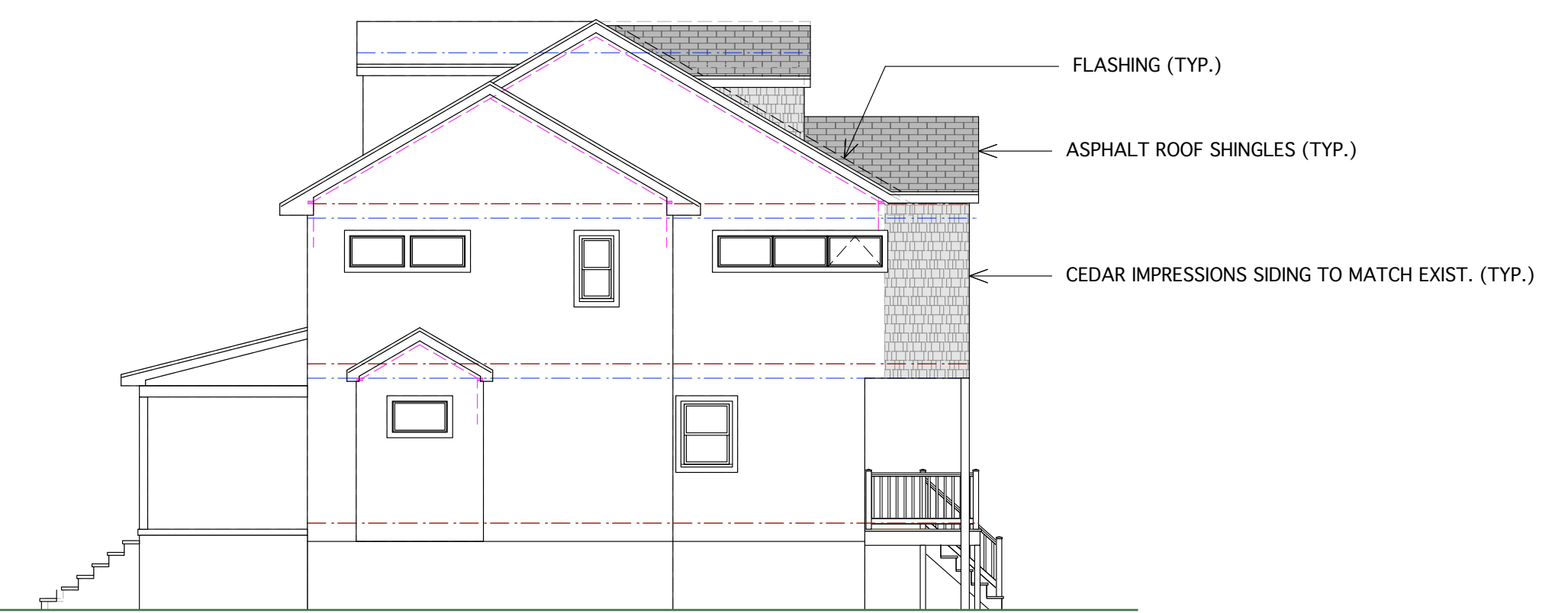
Block 204.01			
Lot	Building	Porch / Deck	
9	12.4	5.7	
10 (S)	16.1	6.8	
11	14.2	5.8	
13.01	11.7	6.7	
13.02	11.8	6.5	
15	6.0	3.9	
Average =		12.5	6.2

Note: Average excludes high & low property setbacks.

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



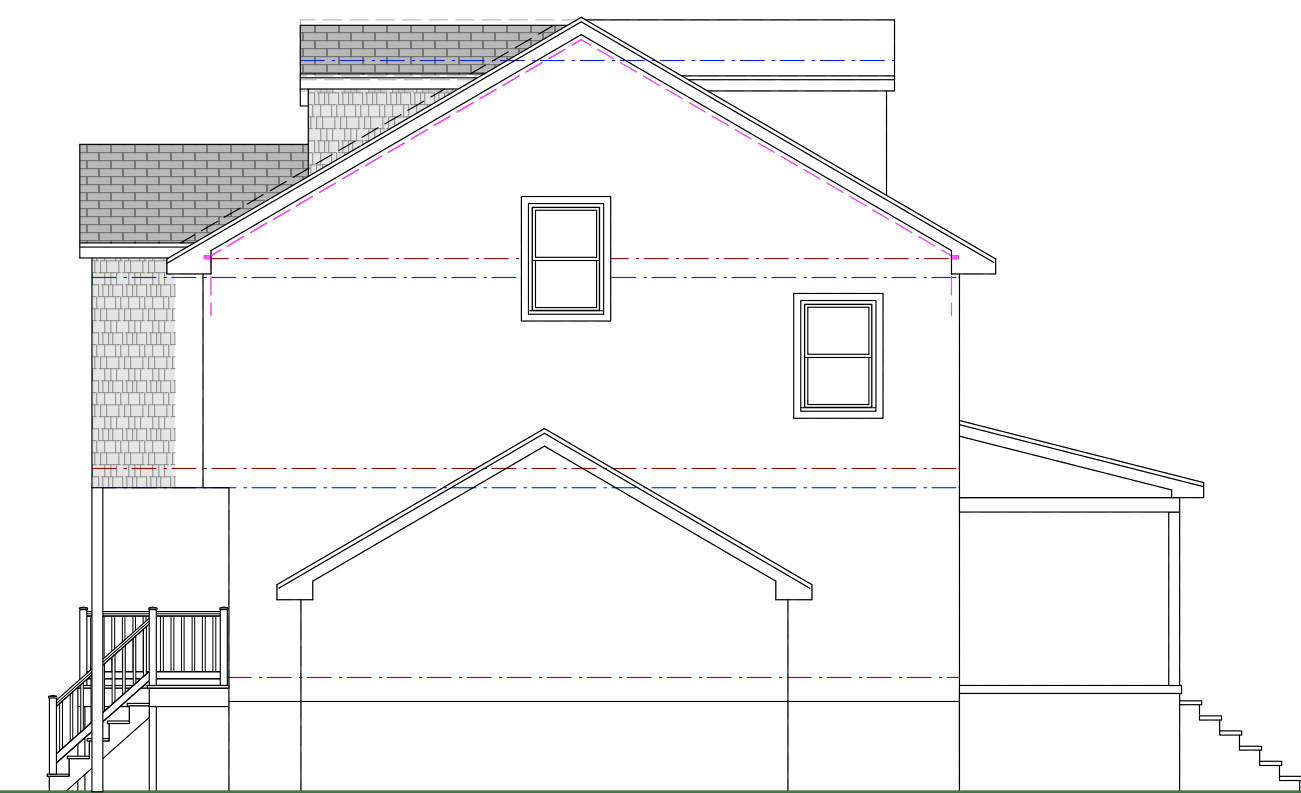
FRONT ELEVATION SCALE: 1/8" = 1'



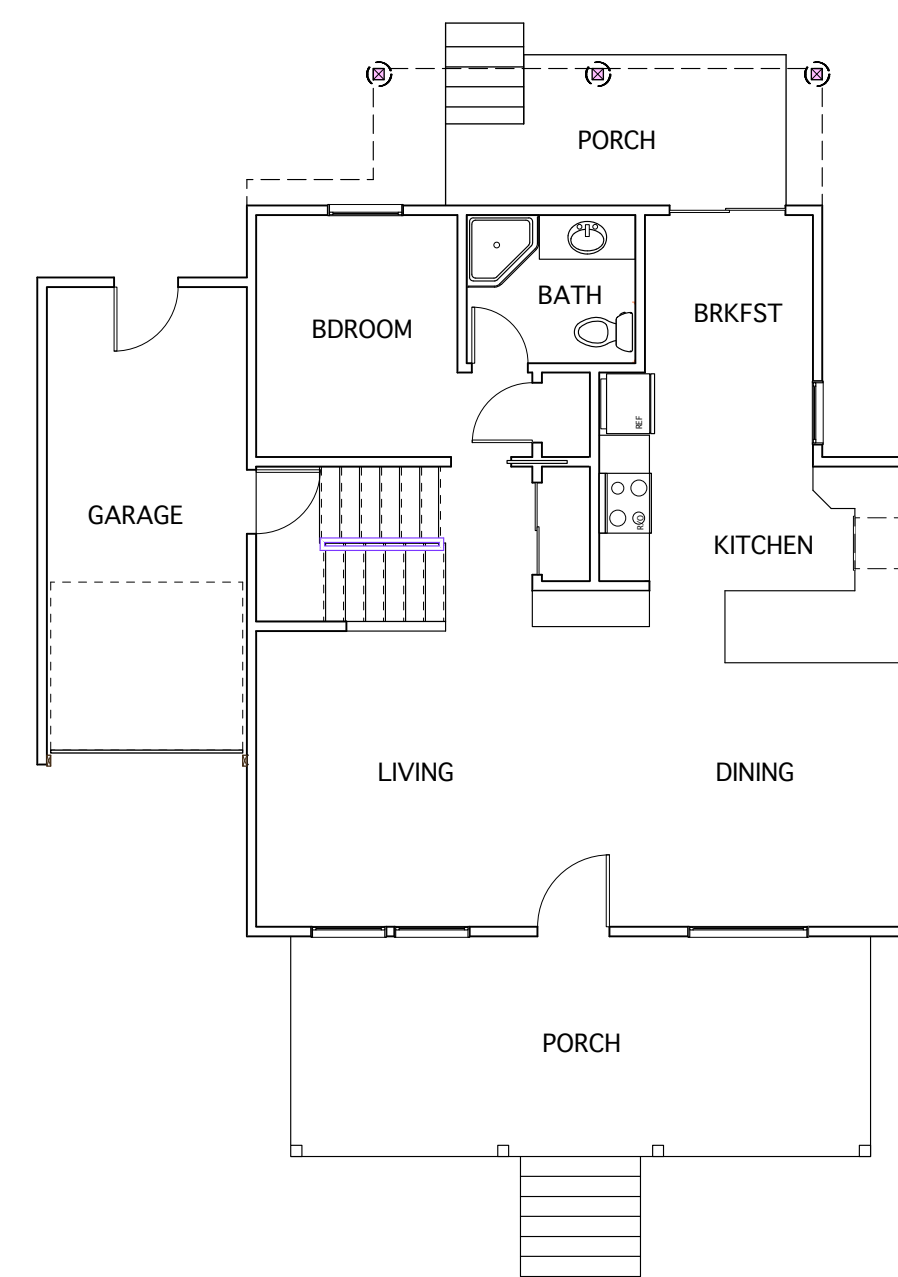
RIGHT SIDE ELEVATION SCALE: 1/8" = 1'



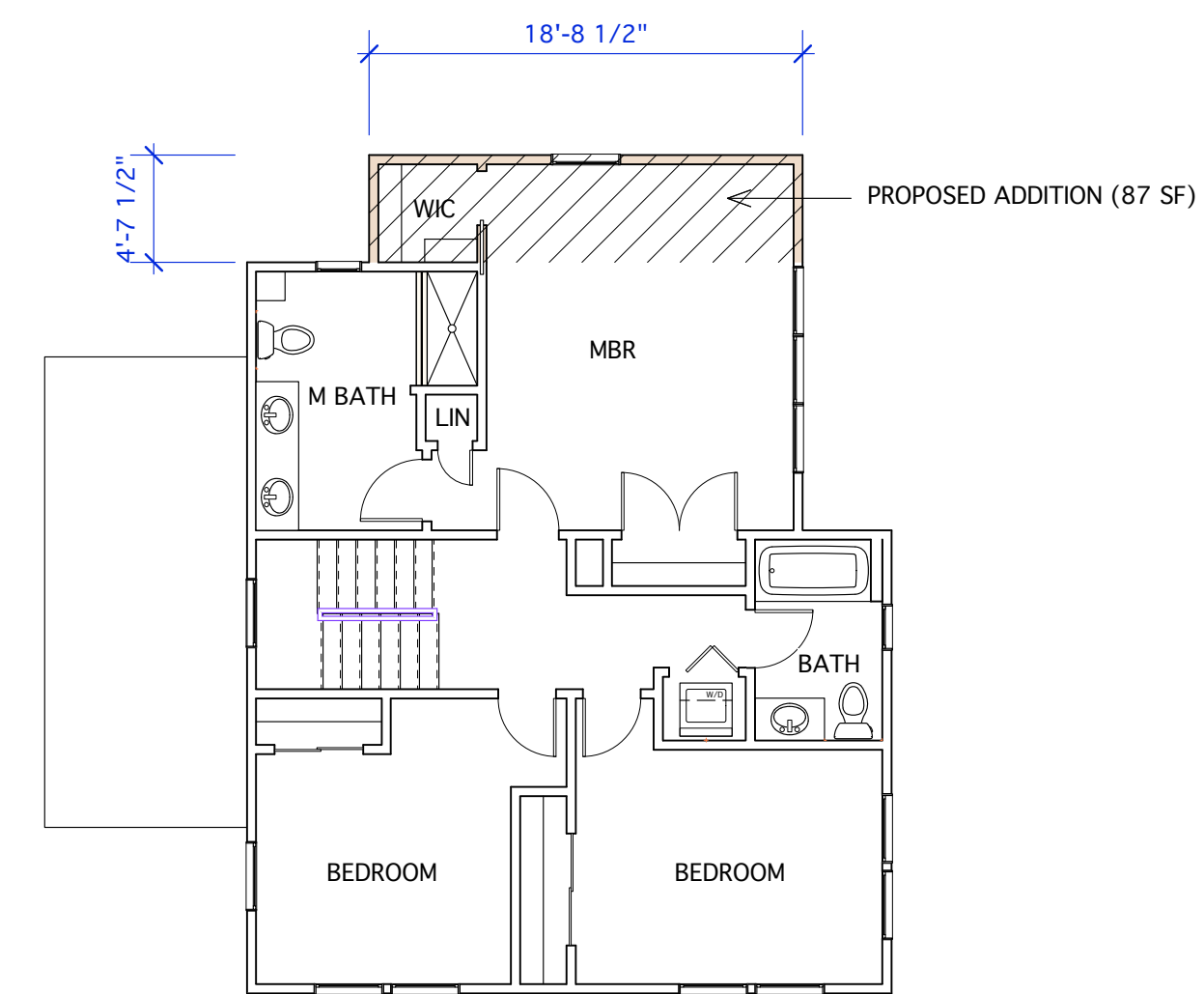
REAR ELEVATION SCALE: 1/8" = 1'



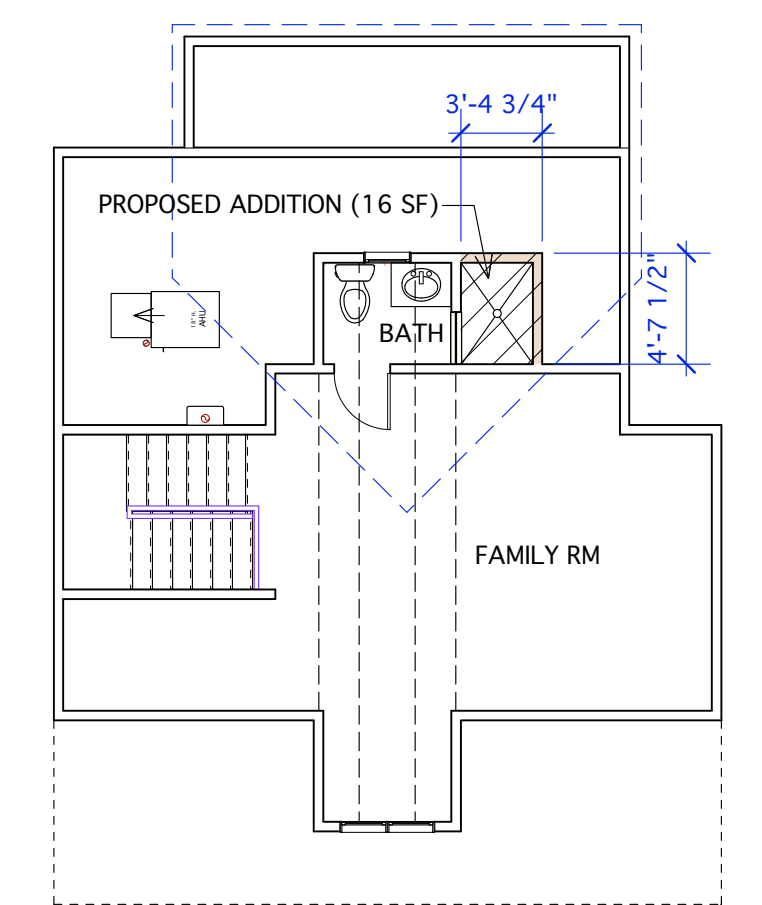
LEFT SIDE ELEVATION SCALE: 1/8" = 1'



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



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



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

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 LEVI RESIDENCE

40 NORTH CLARENDON AVENUE BLOCK 204.01 LOT 10  
 MARGATE, NEW JERSEY

Project No. 1957  
 Date: 1/23/20  
 Scale: As Shown  
 Drawn By: PCW  
 ©2019 Peter C. Weiss

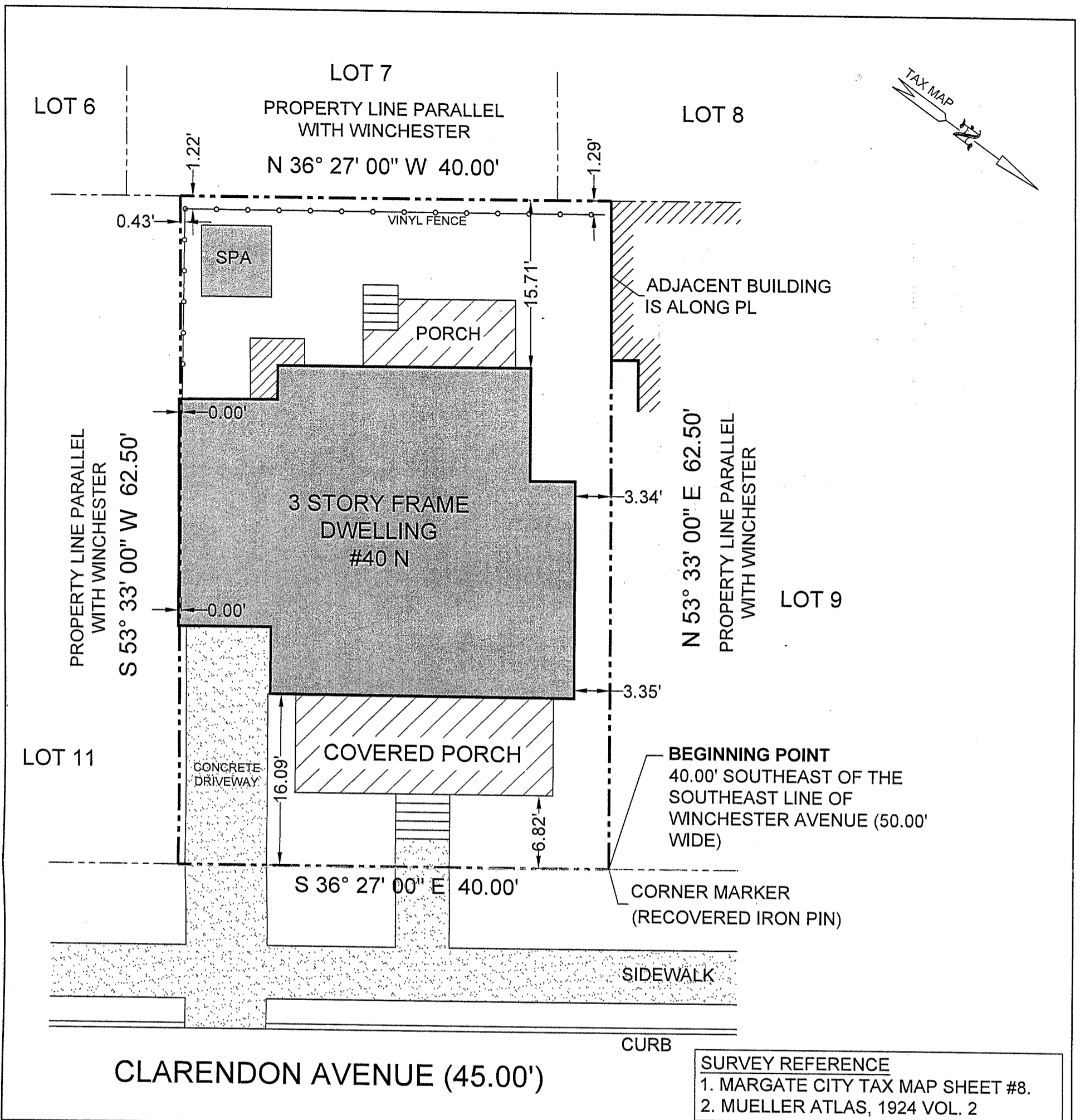
Revisions

*Peter C. Weiss*  
 Peter C. Weiss AI 10004

Sheet No.

A-1

6/11/20  
 10:00:32 AM



**PROPERTY SURVEY**

MARGATE CITY  
BLOCK 204.01 LOT 10  
ATLANTIC COUNTY, NEW JERSEY

1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 2,500 SQ.FT.
2. PERMANENT MARKERS NOT BEEN SET AS PART OF THIS SURVEY
3. OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
4. THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED. UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
5. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
6. THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
7. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
8. THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

CERTIFIED TO:  
RALPH LEVI

**DANIEL J. PONZIO SR.**  
PROFESSIONAL LAND SURVEYOR N.J. NO. GS37603

**ARTHUR W. PONZIO CO.  
& ASSOCIATES**

SURVEYING~ENGINEERING~PLANNING

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NEW JERSEY AUTH. NO.: 24GA28001300



DATE: 10-3-2019

SCALE: 1" = 10'

DRAWN BY: B.A.P.

PROJECT NO.: 34860