

WINCHESTER AVENUE (50')

SITE PLAN SCALE: 1" = 10'

NOTE: THE SITE PLAN IS BASED ON A SURVEY BY DANIEL PONZIO (NJPLS # 37603) DATED 11/22/19.

BULK REQUIREMENTS (ZONE MF)

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	4400	5625	5625
LOT WIDTH	40	62.5	62.5
LOT DEPTH	N/A	90	90
FRONT YARD (MADISON)(BLDG)	12.2	10.1	10.1
FRONT YARD (MADISON)(DECK) *	8.9	10.1	5.1
FRONT YARD (WINCHESTER)	17.2	15.1	15.1
SIDE YARD (NORTH)	8	10.1	10.1
SIDE YARD (EAST)	8	2.1	2.1
FLOOR AREA RATIO	1.0	1.0	1.0
BUILDING COVERAGE	45% MAX.	47%	47%
LANDSCAPED AREA *	35% MIN.	28%	28%
FRONT YARD LANDSCAPED AREA (MADISON) *	60% MIN.	54%	49%
HEIGHT	30' MAX.	30.0	30.0
PARKING	7 SPACES	7 SPACES	7 SPACES

* VARIANCE REQUIRED

PLANT SCHEDULE

SYMBOL	SPECIES	REMARKS
AS	ALBERTA SPRUCE	
CM	CRAPE MYRTLE	
EU	EUONYMUS	
HY	HYDRANGEA	
JH	JAPANESE HOLLY	
JU	JUNIPER	
KC	KWANZAN CHERRY	
LA	LAUREL	
OG	ORNAMENTAL GRASS	
US	UNIDENTIFIED SHRUB	
UT	UNIDENTIFIED TREE	

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

Existing Setbacks Madison Avenue

Street width	50
Cartway	30
Offset	10

Block 329	Lot	Building	Porch / Deck
	409	11.8	11.8
	407	14.6 H	14.0 H
	403	12.6	5.4
	401	12.2	5.3 L
	48	12.3	8.1
	52.01	10.4 L	10.4
Average =		12.2	8.9

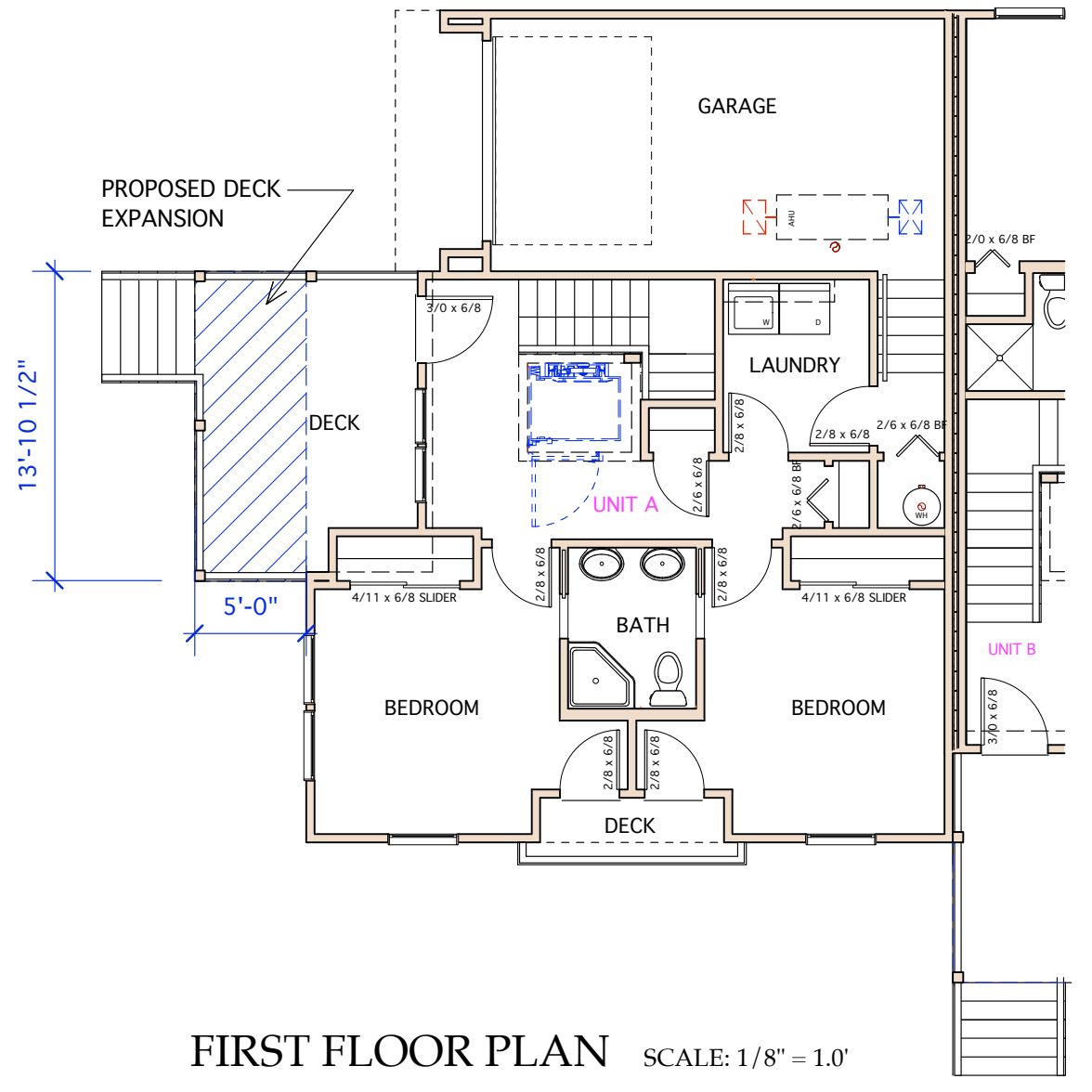
Note: Average excludes high, low.

Existing Setbacks Winchester Avenue

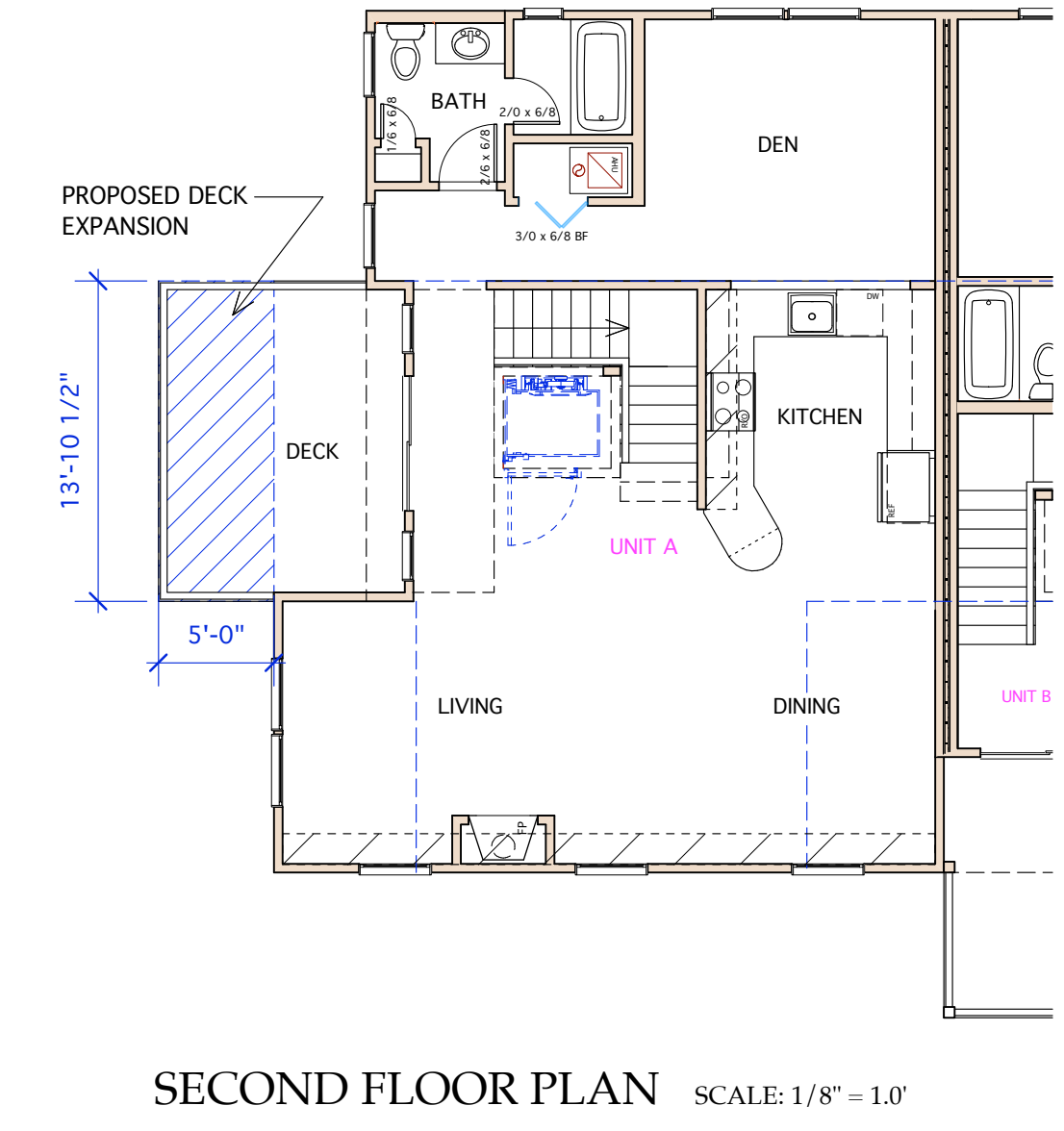
Street width	50
Cartway	30
Offset	10

Block 329	Lot	Building	Porch / Deck
	52.01	5.1 L	9.0
	52.02	84.6 H	-
	54	15.1	5.1 L
	60	6.8	-
	62	29.8	22.7 H
Average =		17.2	9.0

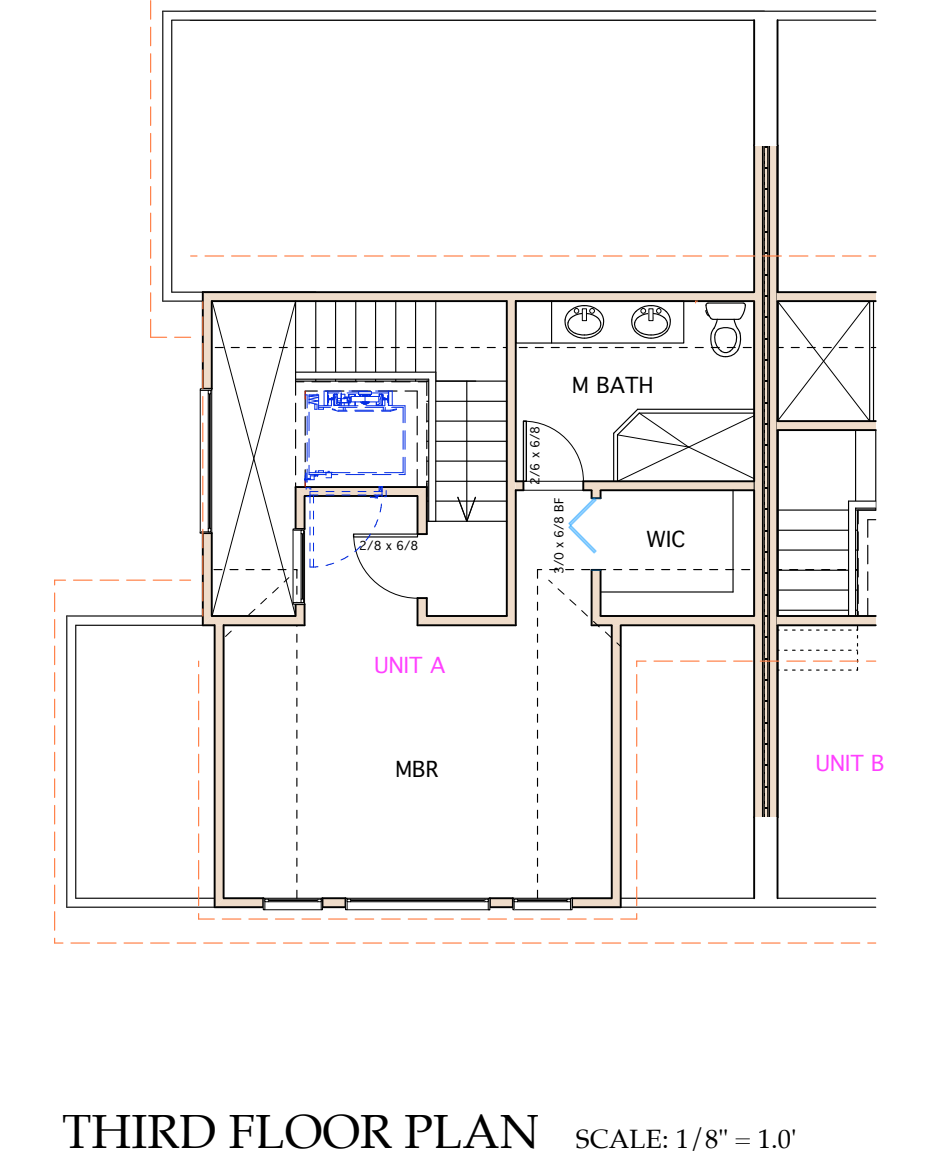
Note: Average excludes high, low.



FIRST FLOOR PLAN SCALE: 1/8" = 1.0'



SECOND FLOOR PLAN SCALE: 1/8" = 1.0'



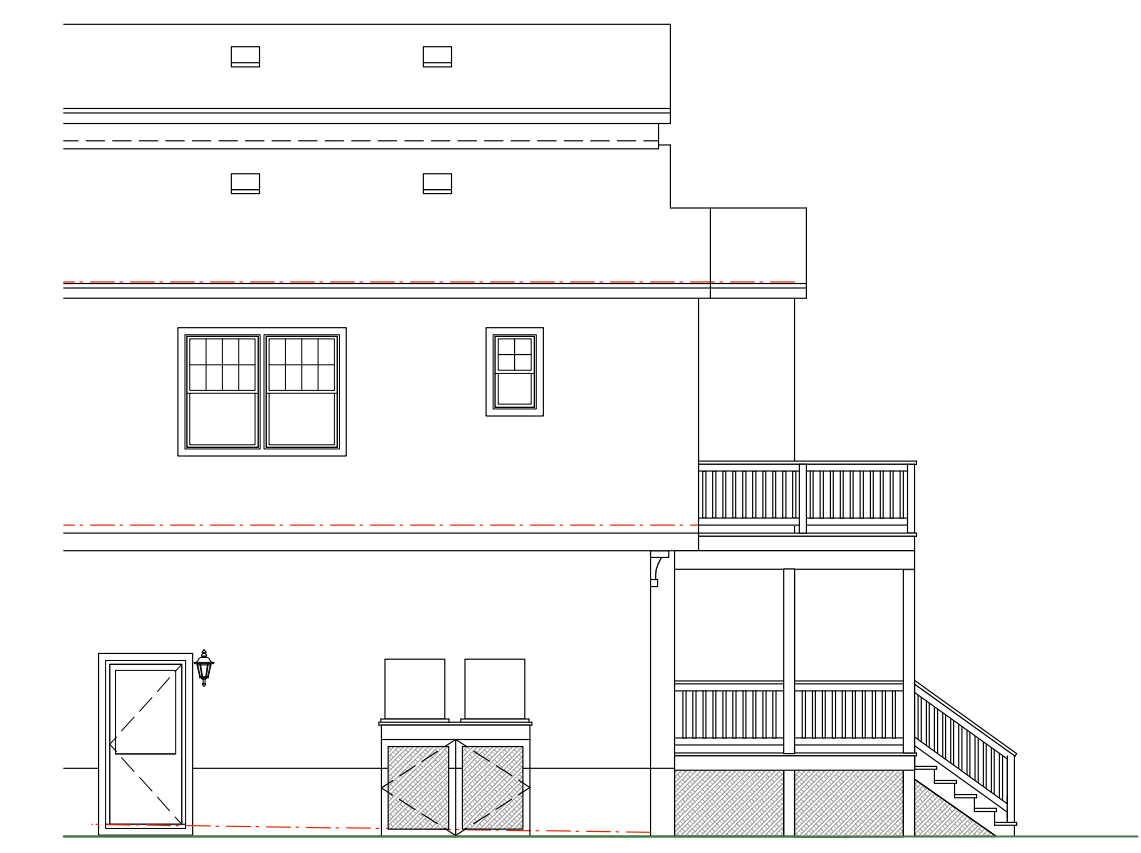
THIRD FLOOR PLAN SCALE: 1/8" = 1.0'



FRONT ELEVATION (MADISON) SCALE: 1/8" = 1.0'



FRONT ELEVATION (WINCHESTER) SCALE: 1/8" = 1.0'

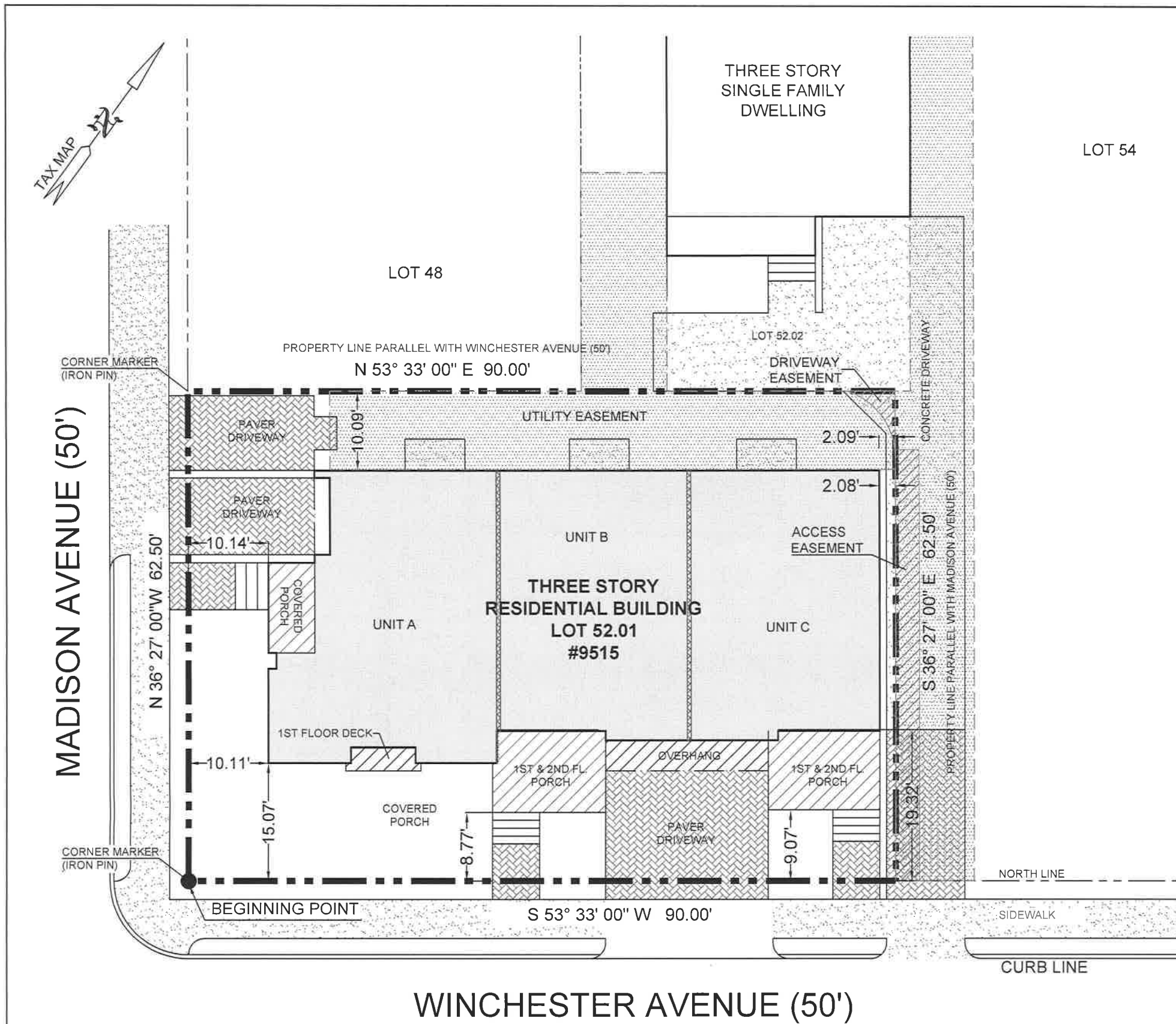


LEFT SIDE ELEVATION SCALE: 1/8" = 1.0'

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	
PROPOSED DECK ADDITION FOR THE SKILTON RESIDENCE	
9515 WINCHESTER AVENUE, UNIT A BLOCK 329 LOT 52.01	
MARGATE, NEW JERSEY	
Project No. 1962	Revisions
Date: 2/26/20	_____
Scale: As Shown	_____
Drawn By: PCW	_____
©2020 Peter C. Weiss	_____
<i>Peter C. Weiss</i> Peter C. Weiss AI 10004	A-1

2/26/20
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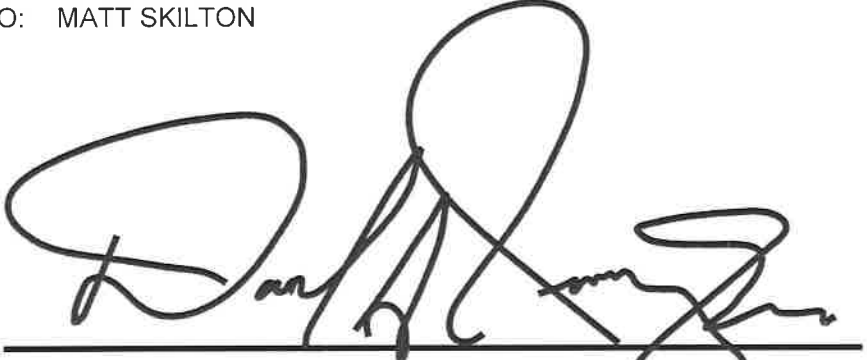


- SURVEY REFERENCES:**
1. NO DEED OR TITLE COMMITMENT SUPPLIED TO AID IN THE PREPARATION OF THIS SURVEY
 2. MARGATE CITY TAX MAP SHEET NO. 5

PROPERTY SURVEY
 CITY OF MARGATE
 BLOCK 329 LOT 52.01
 ATLANTIC COUNTY, NEW JERSEY

1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 6,250 SF.
2. PERMANENT MARKERS HAVE NOT BEEN SET.
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.


TO: MATT SKILTON



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: 11/22/19	DRAWN BY: B. DANIELS
SCALE: 1" = 15'	PROJECT NO.: 34956