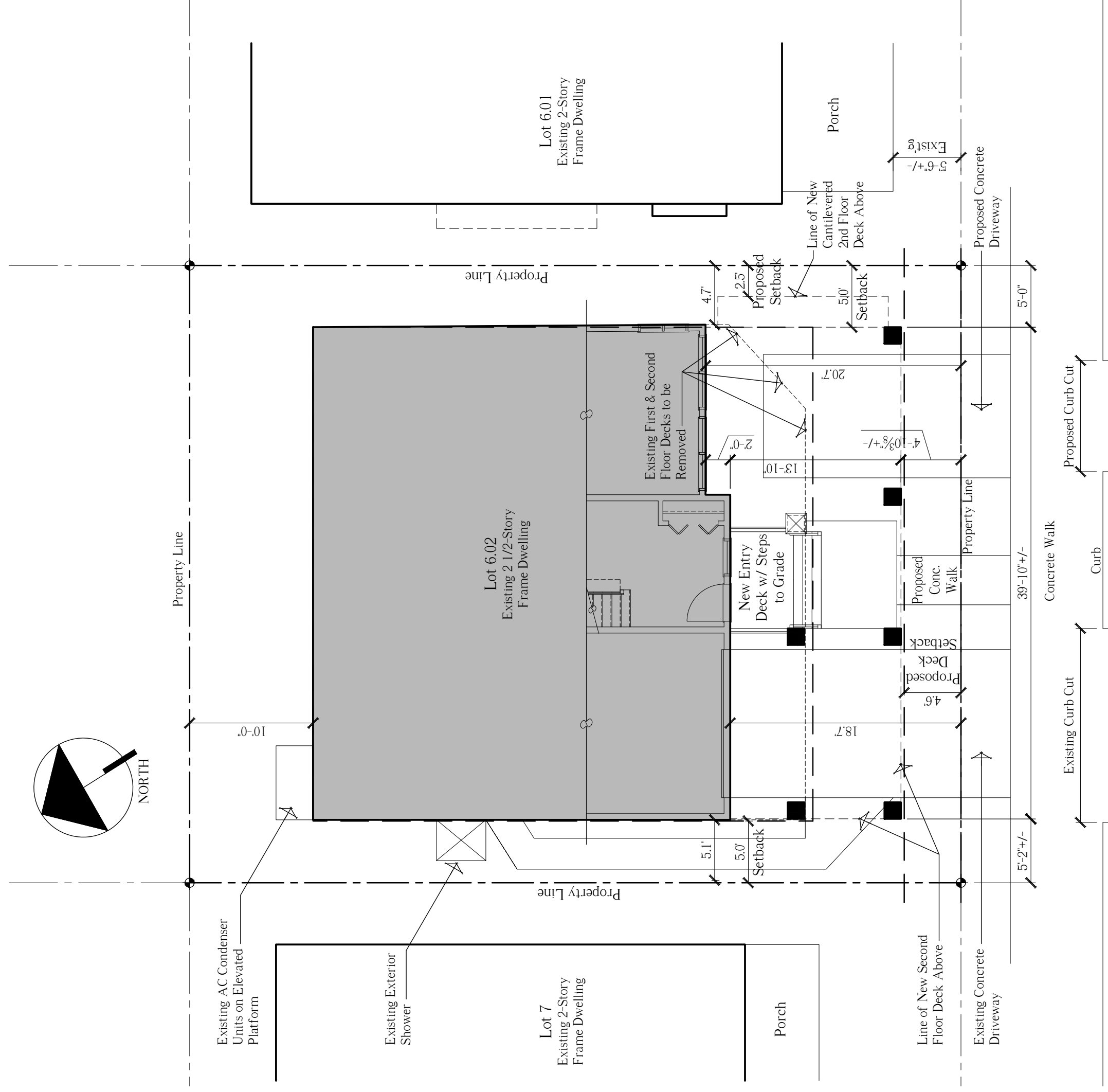
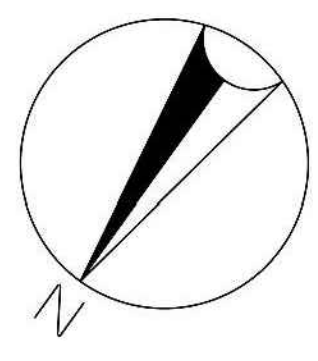


Board Chairman : \_\_\_\_\_  
 Engineer : \_\_\_\_\_  
 Secretary : \_\_\_\_\_

Qty	Botanical Name	Common Name	Size
<b>Trees</b>			
4	<i>Juniperus virginiana</i> 'Taylor'	TAYLOR HILLS RED CEDAR	7'-8' tall
1	<i>Lagerstroemia x Natchez</i>	NATCHEZ CRAPENRYTLE	7'-8' multi, 30 gallon
2	<i>Thuja occidentalis 'Emerald'</i>	EMERALD GREEN ARBORVITAE	3'-4', 7 gallon
<b>Shrubs</b>			
6	<i>Buxus Green Mountain</i>	GREEN MOUNTAIN BOXWOOD	24"-30" tall
10	<i>Rosa 'White Drift'</i>	White Drift Rose	3 gallon
<b>Ornamental Grasses</b>			
12	<i>Carex 'hadji' pensis 'Evergold'</i>	EVERGOLD VAREGATED JAPANESE SEDGE	2 gallon
3	<i>Miscanthus sinensis</i>	FLADEN GRASS	3 gallon
<b>Groundcovers</b>			
3	<i>Juniperus procumbens 'Nana'</i>	NANA JAPANESE GARDEN JUNPER	3 gallon



Newport Avenue  
 (50' Wide)

Site Layout Plan  
 Scale: 1/8" = 1'-0"

**Zoning Schedule**

R3 Residential Zone District  
 FEMA AE10 Zone, Base Flood Elevation 10.0 ft. (NAVD1988)  
 3,125 sq ft Lot Size

**Allowable:**

- Allowable Building Coverage (50%): 1,562.5 sq ft
- Allowable Lot Coverage (75%): 2,343.75 sq ft
- Allowable Building Height: 35.0 ft (from +10.0 ft BFE)
- Allowable Side Yard Setback: 5.0 ft
- Allowable Front Yard 2nd Floor Deck Setback: 7.0 ft
- Allowable Front Yard 3rd Floor Deck Setback: Decks serving third floor (1/2 story) habitable areas shall be inset within the principal structure and meet all principal building setbacks.

**Existing:**

- Existing Building Coverage: 1,593 sq ft (51%)
- Existing Lot Coverage: 1,953 sq ft (62.5%)
- Existing Building Height: Existing 5.0 ft
- Existing Side Yard Setback: 12.6 ft

**Proposed:**

- Proposed Building Coverage: \* 1,955.8 sq ft (62.6%)
- Proposed Lot Coverage: 2,217.49 sq ft (70.95%)
- Proposed Building Height: Existing 5.0 ft
- Proposed Side Yard Setback: \* 2.5 ft
- Proposed Front Yard 2nd Floor Deck Setback: \* 4.6 ft
- Proposed Front Yard 3rd Floor Deck Setback: \* 4.6 ft

\* Indicates Variance is Required

CLIENT:  
**Chris & Virginia Kolovos**

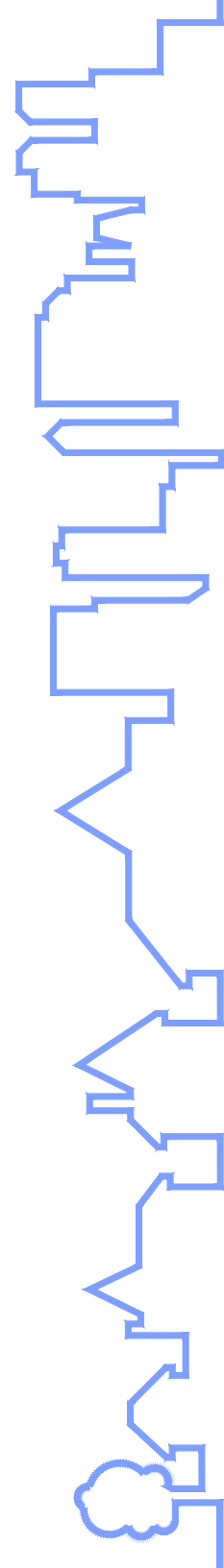
PROJECT NAME:

**Proposed Renovation**  
 103 South Newport Avenue  
 Ventnor, New Jersey

**HOLLIDAY ARCHITECTS**  
 JACKSON COMMONS  
 SUITE A4  
 30 JACKSON ROAD  
 MEDFORD, NJ 08055  
 609.953.5373  
 FAX: 609.953.5737

REVISIONS:	Client Revisions	Client Revisions	Landscape Plan Revisions
1	4/30/2020		
2	6/09/2020		
3	6/30/2020		

SHEET TITLE:	
Site Layout	
SCALE: AS NOTED	SHEET NO. SK-1
PROJ. NO.: NRA-20001	DATE: February 26, 2020





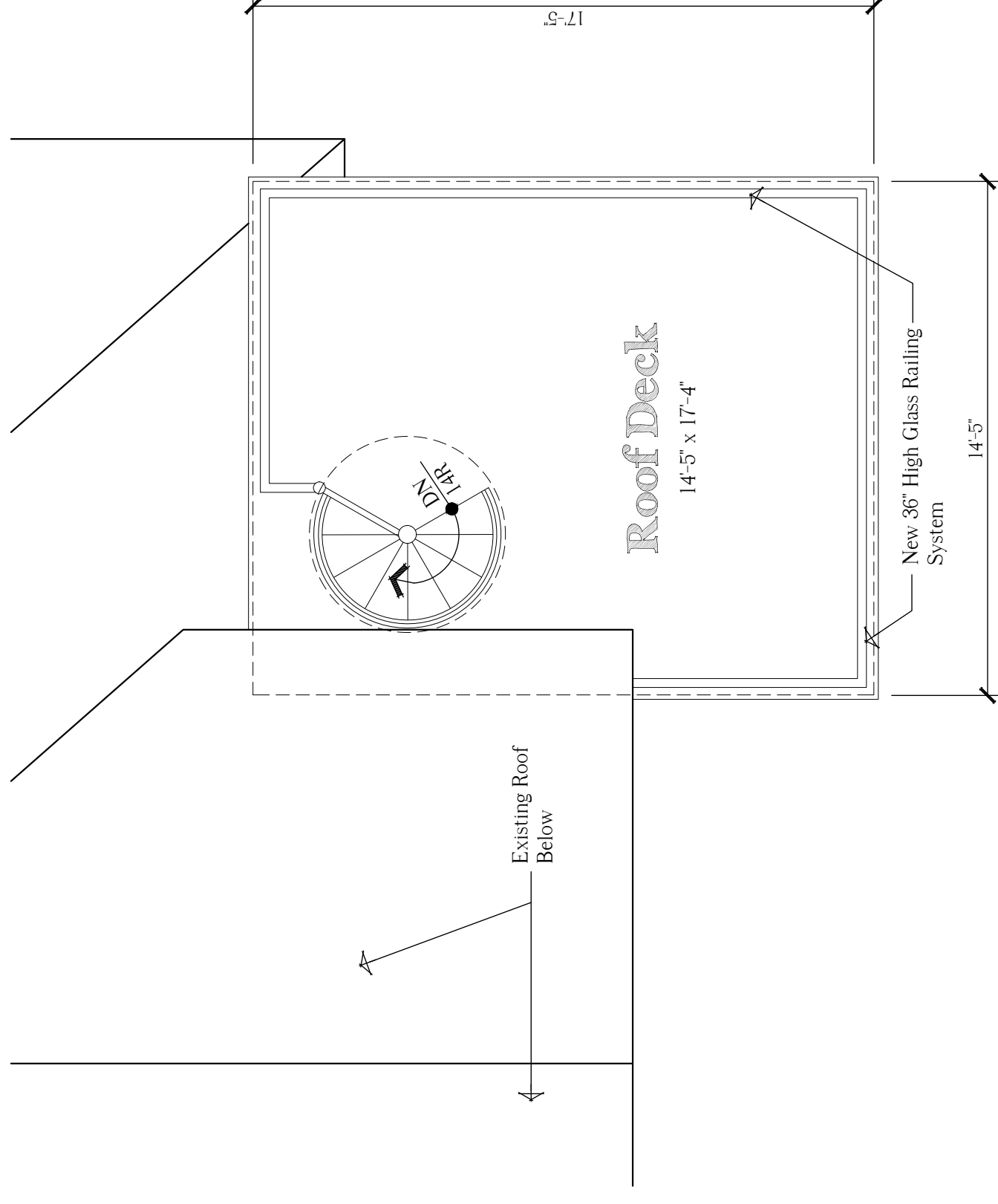
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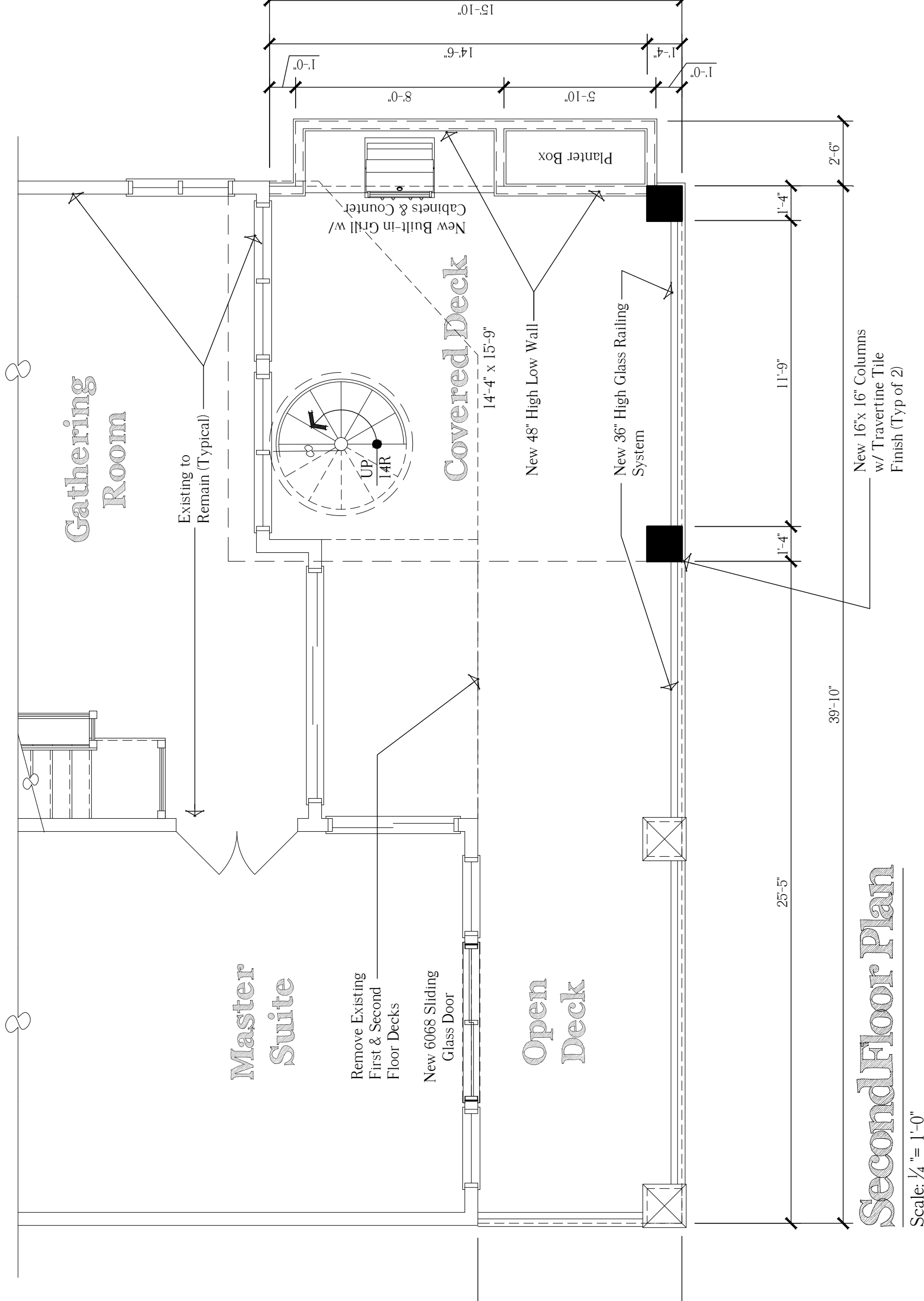
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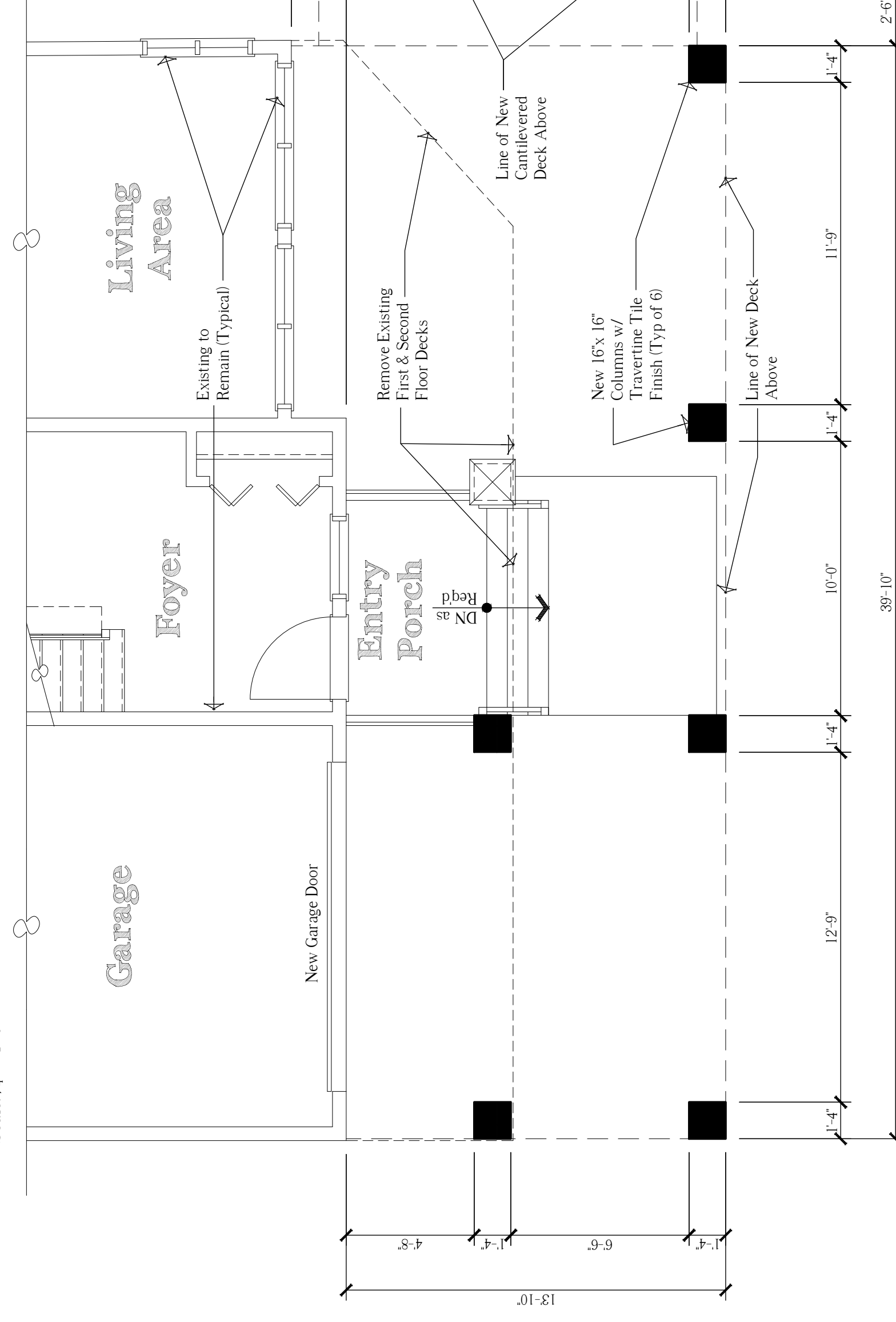
**Rendering**  
Scale: No Scale



**Roof Deck Plan**  
Scale: 1/4" = 1'-0"



**Second Floor Plan**  
Scale: 1/4" = 1'-0"



**First Floor Plan**  
Scale: 1/4" = 1'-0"

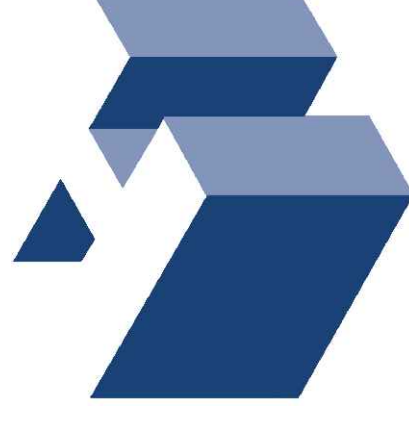
CLIENT:

Chris & Virginia  
Kolovos

Board Chairman : \_\_\_\_\_  
Engineer : \_\_\_\_\_  
Secretary : \_\_\_\_\_

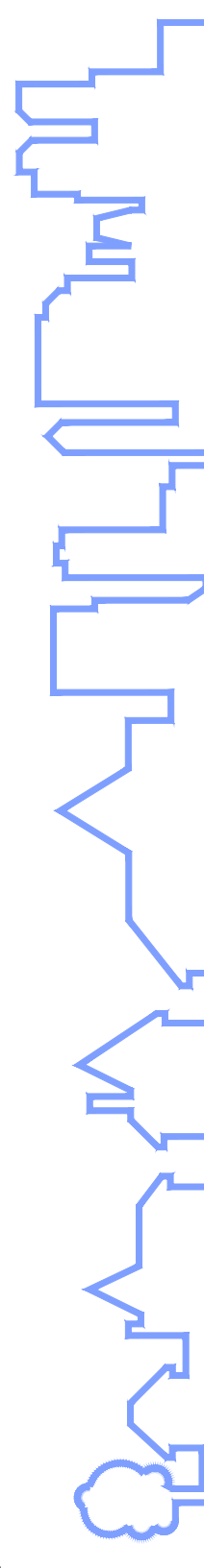
PROJECT NAME:

**Proposed Renovation**  
103 South Newport Avenue  
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REVISIONS:

1	4/30/2020	Client Revisions
2	6/09/2020	Client Revisions
3	6/30/2020	Landscape Plan Revisions

SHEET TITLE:

Plans & Renderings

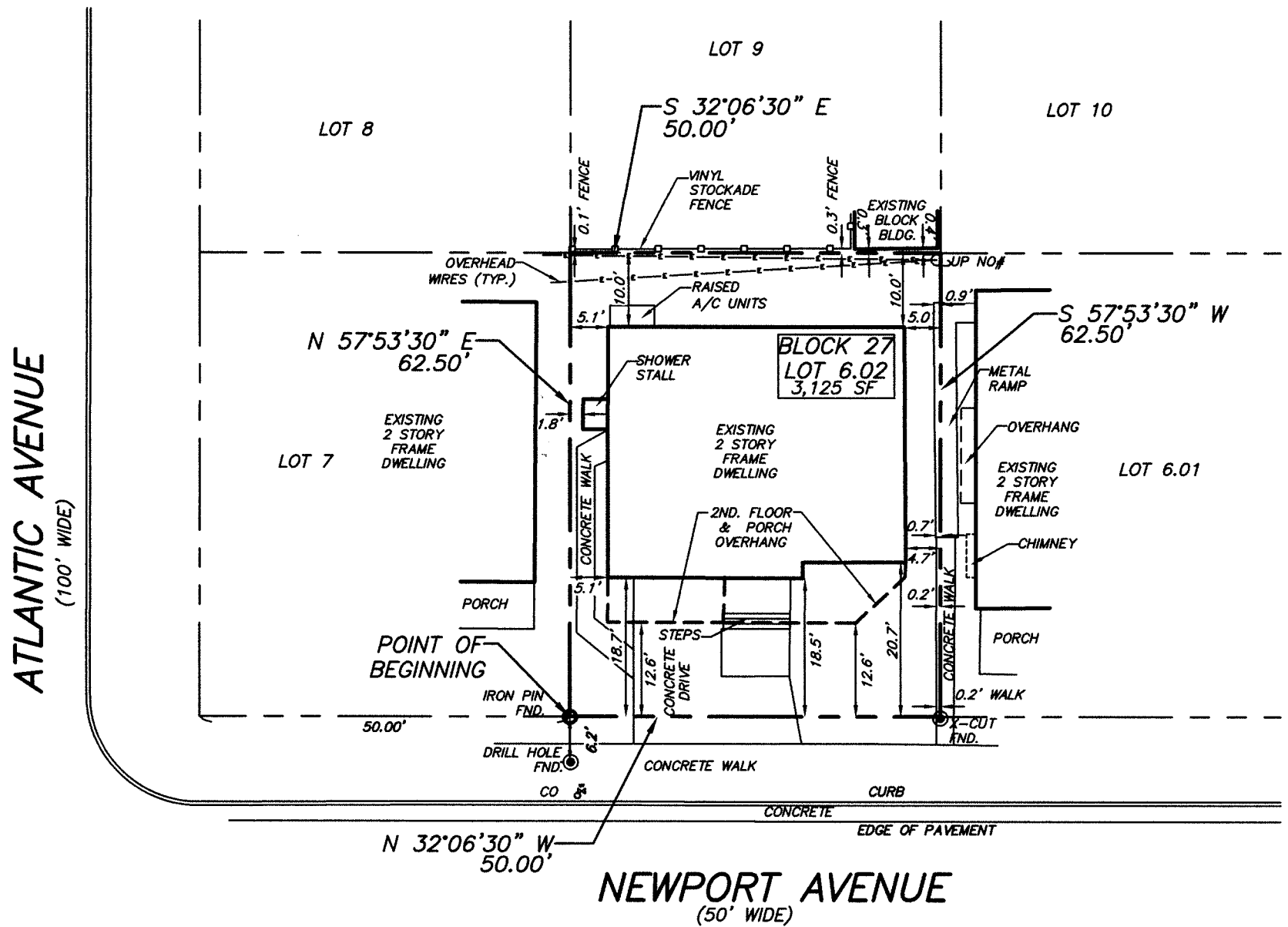
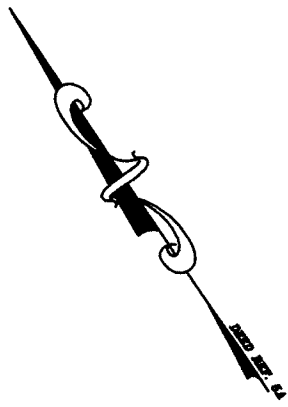
SCALE: AS NOTED

PROJ. NO.: NRA-20001

DATE: February 26, 2020

SHEET NO.

**SK-2**



**NOTES**

1. ONLY COPIES OF THE ORIGINAL OF THIS PLAN BEARING THE LICENSED LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES
2. DO NOT SCALE FROM PHOTO COPIED PRINTS OF THIS PLAN
3. BEARINGS ARE SHOWN IN DEGREES, MINUTES AND SECONDS
4. DISTANCES ARE SHOWN IN FEET.
5. THE FOLLOWING INFORMATION WAS USED IN PREPARE SURVEY
  - A. DEED BOOK 13671, PAGE 65971
  - B. TAX MAP "CITY OF VENTNOR", ATLANTIC COUNTY, NEW JERSEY. DATED 2/19/2015. PREPARED BY CHARLES E. ADAMSON, N.J.P.L.S. No. 42627.
6. HORIZONTAL DATUM IS BASED ON PLAN REFERENCED IN NOTE 5A.
7. LOT AND BLOCK NUMBERS REFER TO THE OFFICIAL TAX MAP "CITY OF VENTNOR", ATLANTIC COUNTY, NEW JERSEY. DATED 2/19/2015. PREPARED BY CHARLES E. ADAMSON, N.J.P.L.S. No. 42627
8. UNDERGROUND UTILITIES IF SHOWN, ON THIS PLAN, ARE BASED ON VISIBLE SURFACE FEATURES AND/OR MARKOUTS AND SHOULD NOT ASSUME TO BE COMPLETE. OTHER UNDERGROUND IMPROVEMENTS AND UTILITIES MAY EXIST THAT ARE NOT SHOWN AND SHOULD NOT BE ASSUMED TO BE NON-EXISTENT BECAUSE OF THIS PLAN. THE LOCATION FOR UNDERGROUND IMPROVEMENTS SHOWN ARE APPROXIMATE. PRIOR TO ANY EXCAVATION OR ENGINEERING DESIGN, ALL UTILITY COMPANIES SERVICING THE AREA AND THE N.J. ONE CALL UTILITY LOCATION SERVICE SHOULD BE CONTACTED FOR PROPER MARKOUTS.
9. THIS PLAN DOES NOT SHOW THE LOCATION OF ANY REGULATED WETLANDS FLOODPLAINS, OR ANY UNDERGROUND IMPROVEMENTS, RESTRICTIONS, EASEMENTS OR PROPERTY LINE AGREEMENTS NOT VISIBLE, UNKNOWN TO THE SURVEYOR OR THAT WHICH A CORRECT AND CURRENT TITLE REPORT OF THE PROPERTY WOULD DISCLOSE.
10. FIELD WORK PERFORMED ON 1/10/20.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13: 40-5(D).

TO: HRISTOS CHRIS KOLOVOS

I HEREBY STATE, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS SURVEY HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, PROMULGATED BY THE NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS STATEMENT IS ISSUED SOLELY TO THE HEREIN NAMED FOR THIS TRANSACTION ONLY.

**PLAN OF SURVEY**

103 SOUTH NEWPORT AVENUE  
CITY OF VENTNOR, ATLANTIC COUNTY, NEW JERSEY

**BLOCK 27 - LOT 6.02**

DATE: 1/14/20  
SCALE: 1"=20'  
DRAWN BY: WMS

SHEET: 1 OF 1  
JOB NO. 20005

1/14/20 DATE

**JOSEPH W. MAXCY**  
N.J. PROFESSIONAL LAND SURVEYOR  
LICENSE No. 32652

**PETERMAN • MAXCY ASSOCIATES, LLC**  
ENGINEERING • SURVEYING • PLANNING  
189 S. LAKEVIEW DRIVE, SUITE 101, GIBBSBORO, NJ 08026  
PHONE (856) 282-7444 • FAX (856) 282-7443  
CERTIFICATE OF AUTHORIZATION 24GA28131700