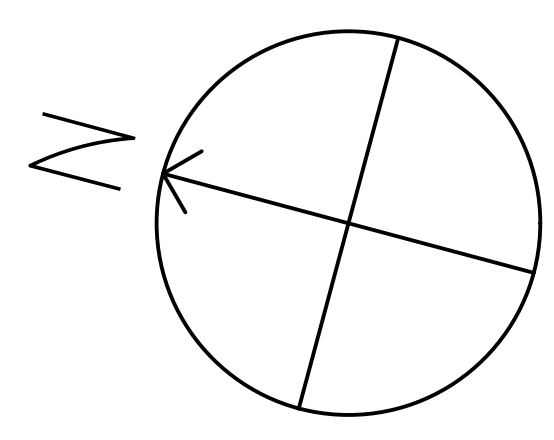


Note: Survey and prevailing front yard calculations provided by:
 Paul Koelling & Assoc., LLC
 Land Surveyors
 Dated November 12, 2020



Chase

Porch Addition

Block 313.01 Lot 6
 117 N. Mansfield Avenue
 Margate, New Jersey

CODE SUMMARY

2018 IRC CODE NJ EDITION
 2018 NATIONAL STANDARD PLUMBING CODE
 2017 NATIONAL ELECTRICAL CODE
 USE GROUP R-5 RESIDENTIAL USE
 CONSTRUCTION TYPE 5b

LIST OF DRAWINGS

A1- COVER SHEET, SITE LOCATION PLAN
 A2- PORCH PLAN, DETAILS

PARTITION LEGEND

- EXISTING CONSTRUCTION
- DEMOLITION
- PROPOSED CONSTRUCTION

lot	address	dwelling	porch
1	125 N Mansfield Ave	16.5	14.7
2	123 N Mansfield Ave	17.9	11.6
4	119 N Mansfield Ave	18.6	13.4
6	117 N Mansfield Ave	18.0	18.0
7	111 N Mansfield Ave	18.0	9.9
8.01	109 N Mansfield Ave	19.5	9.4
8.02	107 N Mansfield Ave	18.8	11.2
10	105 N Mansfield Ave	17.9	8.0
		18.2	11.7

117 N Mansfield Ave	5-30 Zoning District	Block 313.01 Lot 6		
regulation	required	existing	proposed	action
min lot area	3,000 SF	4,920 SF	4,920 SF	
min lot width	40'	61.5'	61.5'	
building coverage	304% (1,495.6 SF)	485% 2,388 SF	485% 2,388 SF	existing non conforming
front yard setback: building	5' or prevailing: 18.2'	18.0'	18.0'	existing non conforming
front yard setback: porch	5' or prevailing: 11.7'	18.0'	11.7'	
side yard setback: building	37% lot width, 22.75' aggregate	3' / 2.6'	3' / 2.6'	existing non conforming
side yard setback: porch	37% lot width, 10' min / 12'	-----	13.3' / 23.12'	
rear yard setback	20% lot depth: 16.0'	3.25'	3.25'	existing non conforming
min front yard landscape	60% (671.58 SF)	636.4 SF 56.8%	709.9 SF 63.4%	conforming
min total lot landscape	35% (1,722 SF)	1,037 SF 21.1%	990.7 SF 20.1%	variance

3 Site Location Plan/ Porch Plan
 Scale: 1/4" = 1'-0"



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Chase
Porch Addition
117 N. Mansfield Avenue
Margate, New Jersey
 Block 313.01 Lot 6

REVISIONS

DATE:	COMMENT:

SHEET NUMBER:
A1

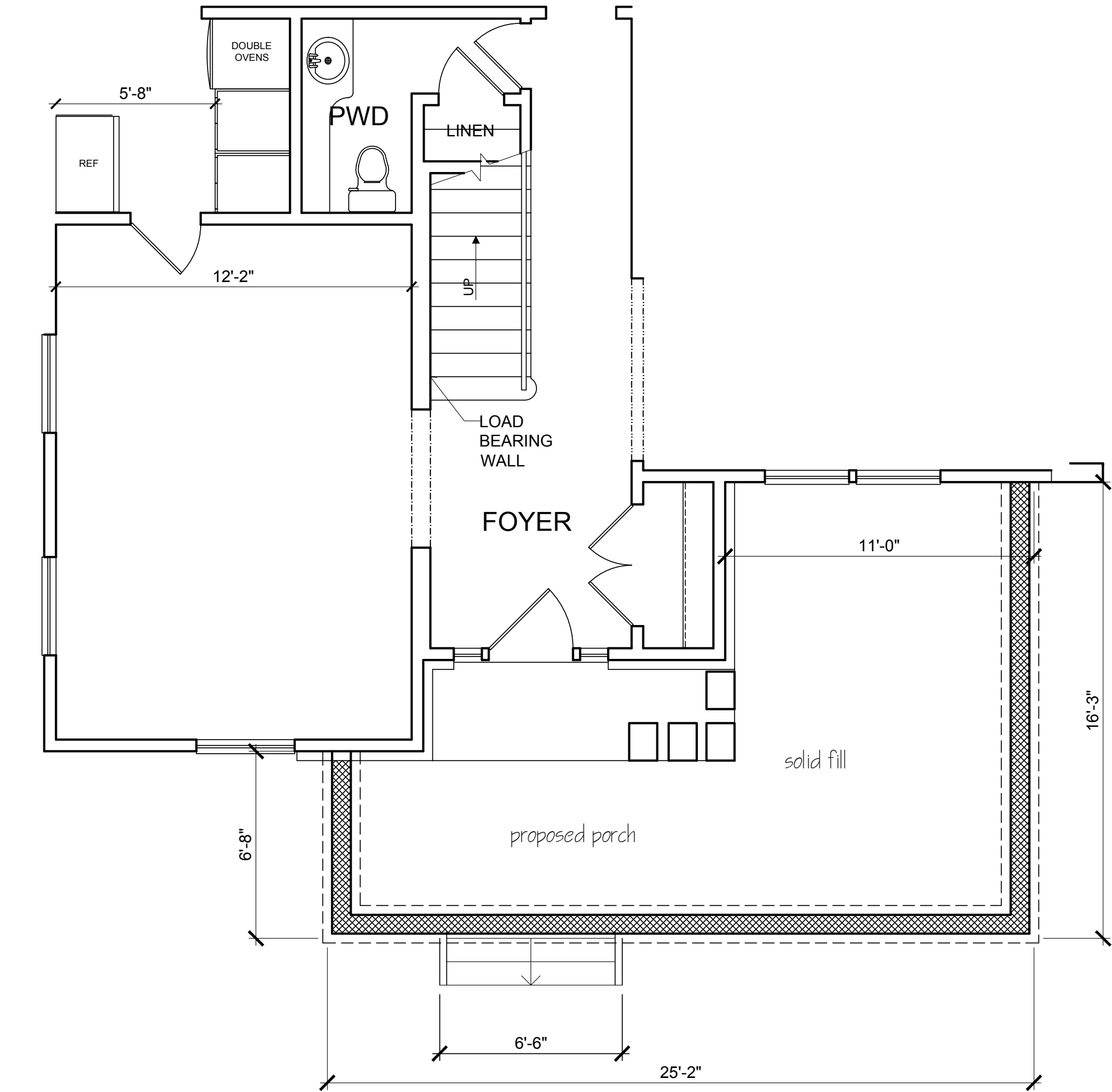
DRAWN BY:
 CHECKED BY:
 BLOCK, LOT:
 SCALE:
 DATE: 25 January 2021
 PROJECT NUMBER:



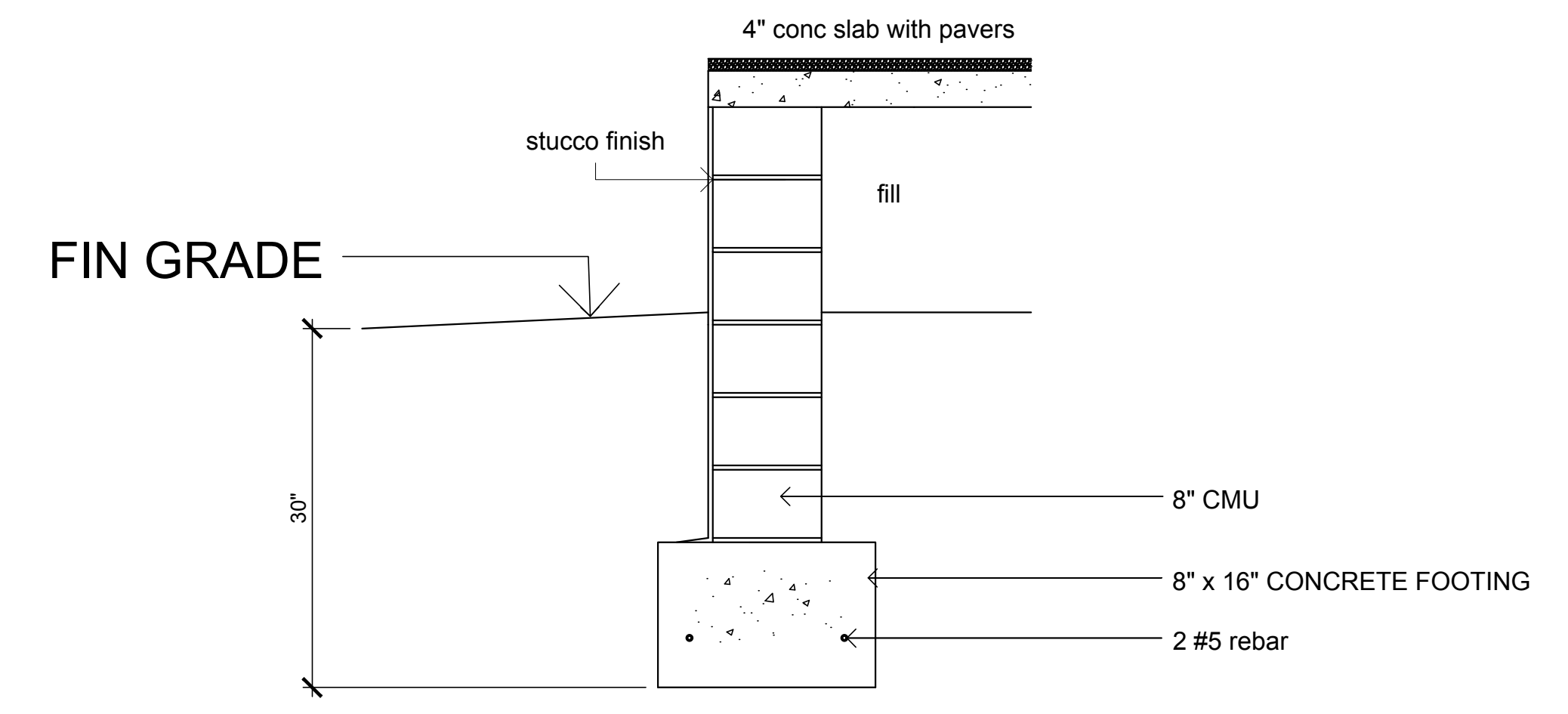
2 Right Side Elevation: Proposed Porch
Scale: 1/4" = 1'-0"



1 Front Elevation: Proposed Porch
Scale: 1/4" = 1'-0"



1 Foundation Plan: Solid Fill Porch
Scale: 1/4" = 1'-0"



3 foundation/ footing detail
Scale: 3/4" = 1'-0"



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Chase
Porch Addition
117 N. Mansfield Avenue
Margate, New Jersey
Block 313.01 Lot 6

REVISIONS	
DATE:	COMMENT:

SHEET NUMBER:

A2

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CHECKED BY:
BLOCK: LOT:
SCALE:
DATE: 25 January 2021
PROJECT NUMBER: