

ZONING CONFORMANCE SCHEDULE: S-40 ZONE			
108 S THURLOW AVENUE			
BLOCK 21 LOT 12			
FEMA ZONE AE (B.F.E. = 10.0 NAVD 1988)			
USE	REQUIRED	PROPOSED	
MIN LOT AREA	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	C
MIN LOT WIDTH	4,000 SQ FT	4,000 SQ FT	C
BUILDING COVERAGE	50 FT	50 FT	C
FRONT YARD - BUILDING	35% = 1,400 SQ FT	1,436 SQ FT = 35.9%	NC
FRONT YARD - PORCH	15.43 FT PREVAILING	18.67 FT BLDG ABOVE	C
REAR YARD	10.67 FT PREVAILING	10.67 FT	C
MIN SIDE YARD - BUILDING	16 FT	9.67 FT	NC
MIN SIDE YARD - PORCH	8 FT MIN	8.17 FT	C
AGGREGATE SIDE YARD-BUILDING	8 FT MIN	3.17 FT	NC
AGGREGATE SIDE YARD-PORCH	18.5 FT AGGREGATE	21.5 FT TO BUILDING	C
BUILDING HEIGHT	18.5 FT AGGREGATE	18.5 FT TO PORCH/BUILDING	NC
FLOORS	30 FT ADV FF	29'-11"	C
MIN ROOF PITCH	2.5 STORIES	2.5 STORIES	C
LANDSCAPE COVERAGE	2.5 FLOORS	2.5 FLOORS	C
OFF STREET PARKING	5:12	> 5:12	C
AC UNIT SETBACK	60%	62%	C
PARKING SPACE SIZE	35%	1,546 sf = 38.7%	C
DRIVEWAY CURB CUTS	5 BEDROOMS = 3 SPACES	4 SPACES	C
	9x18'	9x18'	C
	(1) 10 FT WIDE OR (1) 18 FT WIDE	(1) 10 FT WIDE OR (1) 18 FT WIDE	C

C = CONFORMING
 NC = NON-CONFORMING
 ENC = EXISTING NON-CONFORMING
 TBD = TO BE DETERMINED
 ETR = EXISTING TO REMAIN

TYPICAL SITE NOTES

- PROVIDE UNDERGROUND UTILITIES (ELECTRIC, TELEPHONE, CABLE, ETC) FROM NEAREST EXISTING LOCATION
- SET ELECTRIC & GAS METERS ABOVE DESIGN FLOOD ELEVATION
- A LICENSED SURVEYOR SHALL STAKE OUT FOR ALL PILING/FOUNDATIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE BUILDING DIMENSIONS OR YARD SETBACK COMPLIANCE PRIOR TO INSTALL OF PILING/FOUNDATIONS.
- VERIFY ACTUAL ON SITE GRADE CONDITIONS SUCH AS T.O. CURB, AVERAGE GRADES, ETC WITH THOSE PROPOSED ON THE PLOT PLAN AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION OF PILING/FOUNDATION.
- VERIFY NEW GRADING/SITE WORK DOES NOT ALLOW STORMWATER RUNOFF TO DRAIN ONTO ADJACENT NEIGHBORING PROPERTIES
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
- FINISHED INTERIOR GRADE OR HOUSEKEEPING SLABS MUST BE AT OR ABOVE THE ADJACENT EXTERIOR GRADE.

GRADE LEGEND

- EXISTING ELEVATION (BASED ON NAVD'88)
- PROPOSED ELEVATION (BASED ON NAVD'88)

TYPICAL STREET TREE NOTES

LONDON PLANE TREE OR CITY APPROVED EQUAL SHALL BE PLANTED WITHIN GOVERNORS STRIP AS ADEQUATE SPACE IS AVAILABLE AND NO OVERHEAD WIRES PRESENT. TREES SHALL BE NO CLOSER THAN 25 FT FROM THE INTERSECTION AND SHALL NOT BLOCK ANY SIGNS. 3" CALIPER/8 FT HIGH

TYPICAL SHRUB NOTES

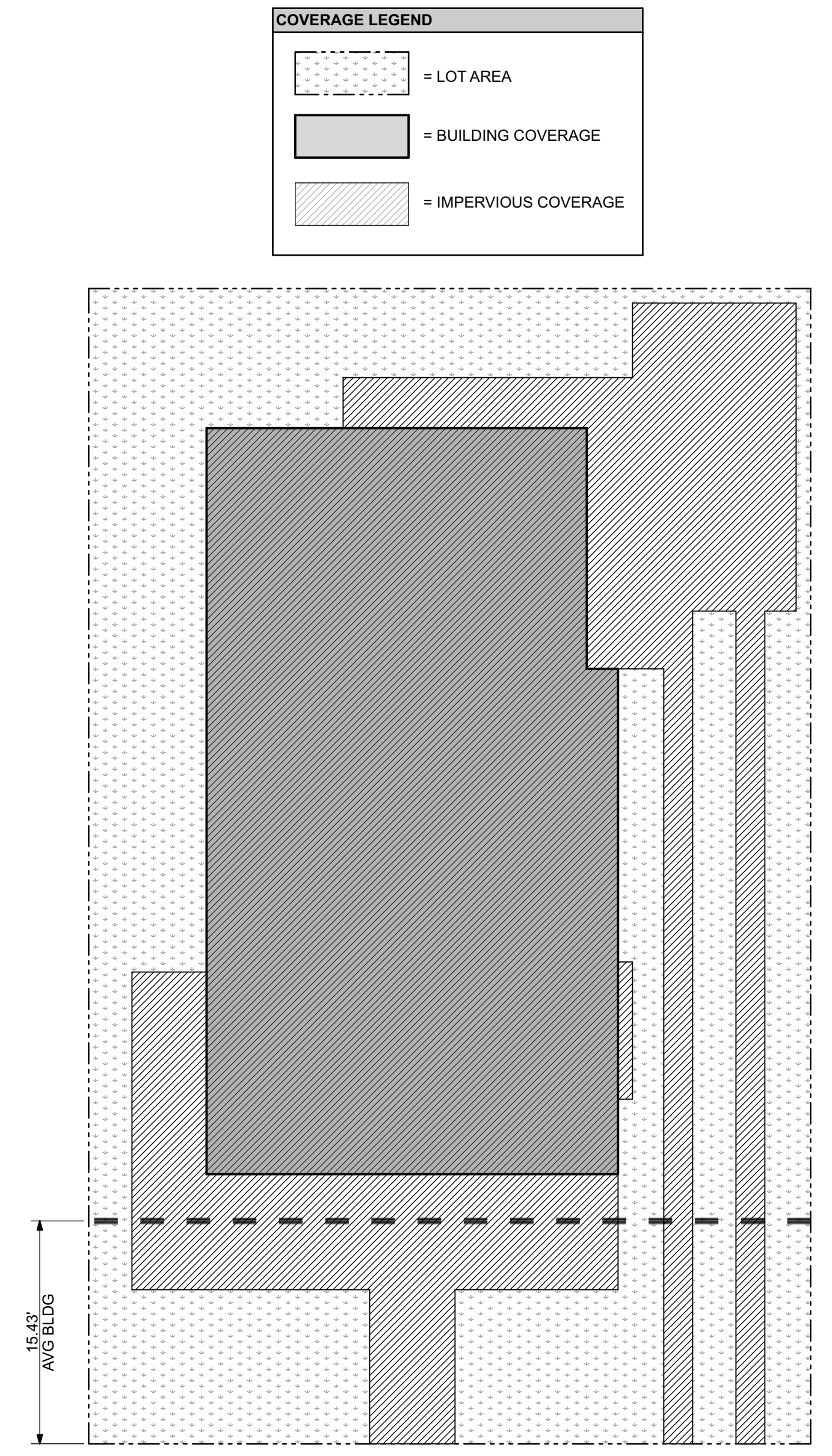
- PROVIDE MIN 29 SHRUBS, NO LESS THAN 18 INCHES HIGH (50-40)/2+24)
- MIN OF 50% OF THE SHRUBS SHALL BE PLANTED BETWEEN THE PRINCIPAL STRUCTURE AND THE FRONT PROPERTY LINE
- SELECT SHRUBS FROM CITY OF MARGATE APPROVED LISTING

TYPICAL LAWN NOTES

LAWN W/ UNDERGROUND SPRINKLER SYSTEM: INSTALL IRRIGATION SYSTEM CONSISTING OF VALVES, WATER LINES SPRINKLER HEADS, AND CONTROL PANELS TO ADEQUATELY COVER SOD AND PLANT BED AREA. INSTALL AS RECOMMENDED BY THE MANUFACTURER

LANDSCAPE PLAN

THE GENERAL CONTRACTOR SHALL PROVIDE A LANDSCAPING PLAN TO THE OWNER FOR THEIR APPROVAL. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY'S ZONING REGULATIONS.



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SCHEMATIC DESIGN

Baldini Residence
 108 S Thurlow Avenue
 City of Margate
 Block 21 Lot 13
 Atlantic County, NJ

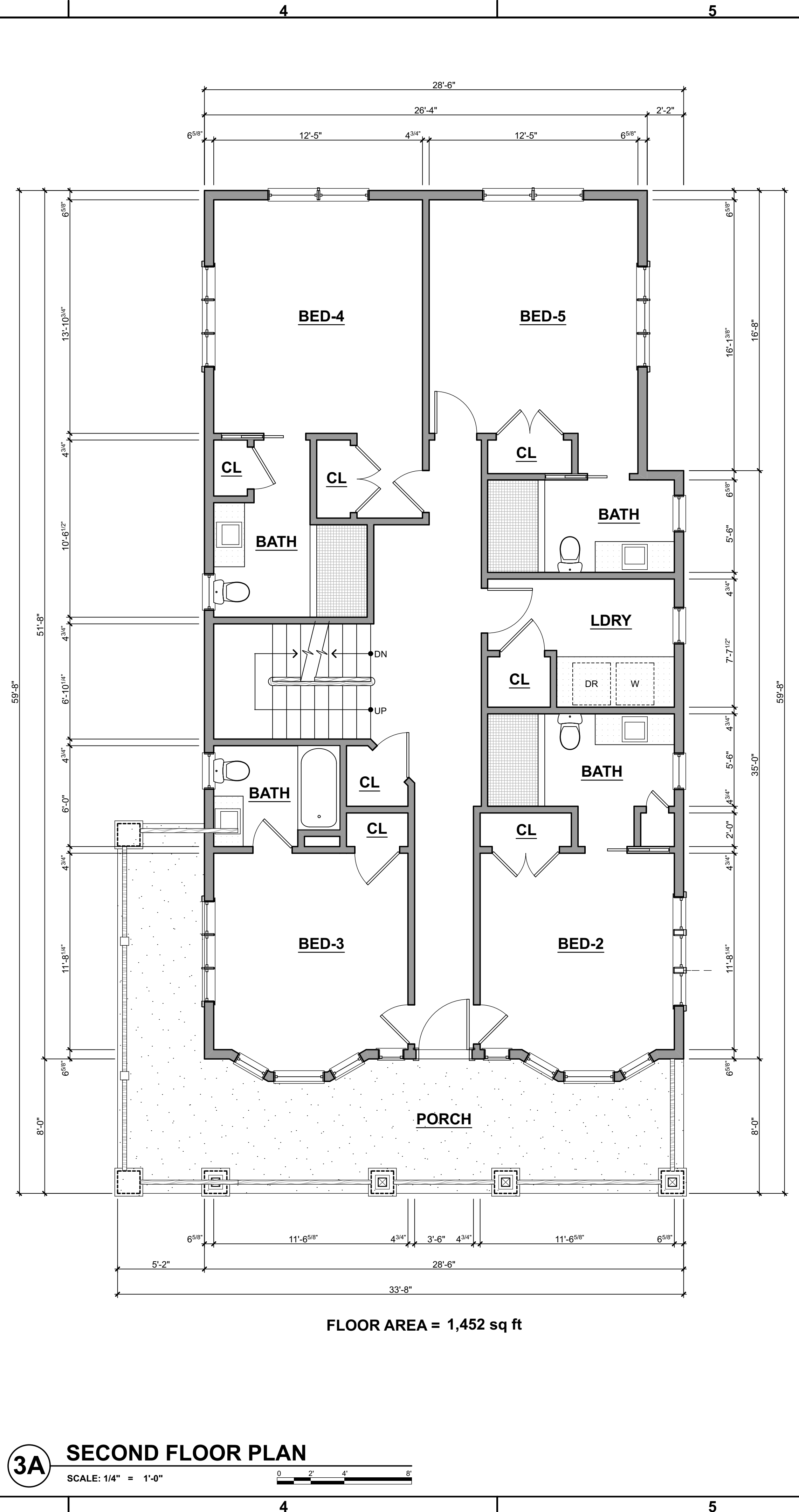
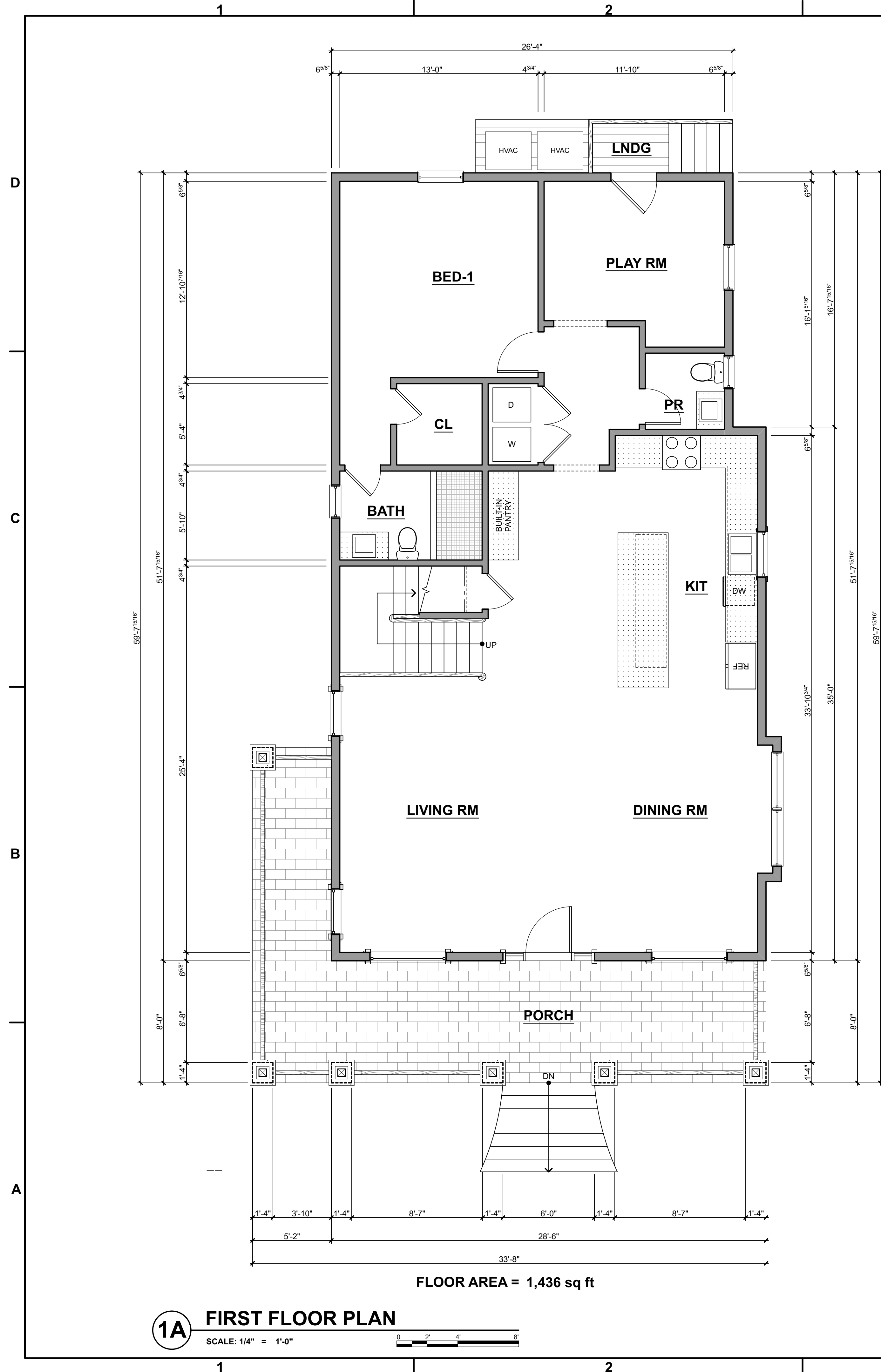
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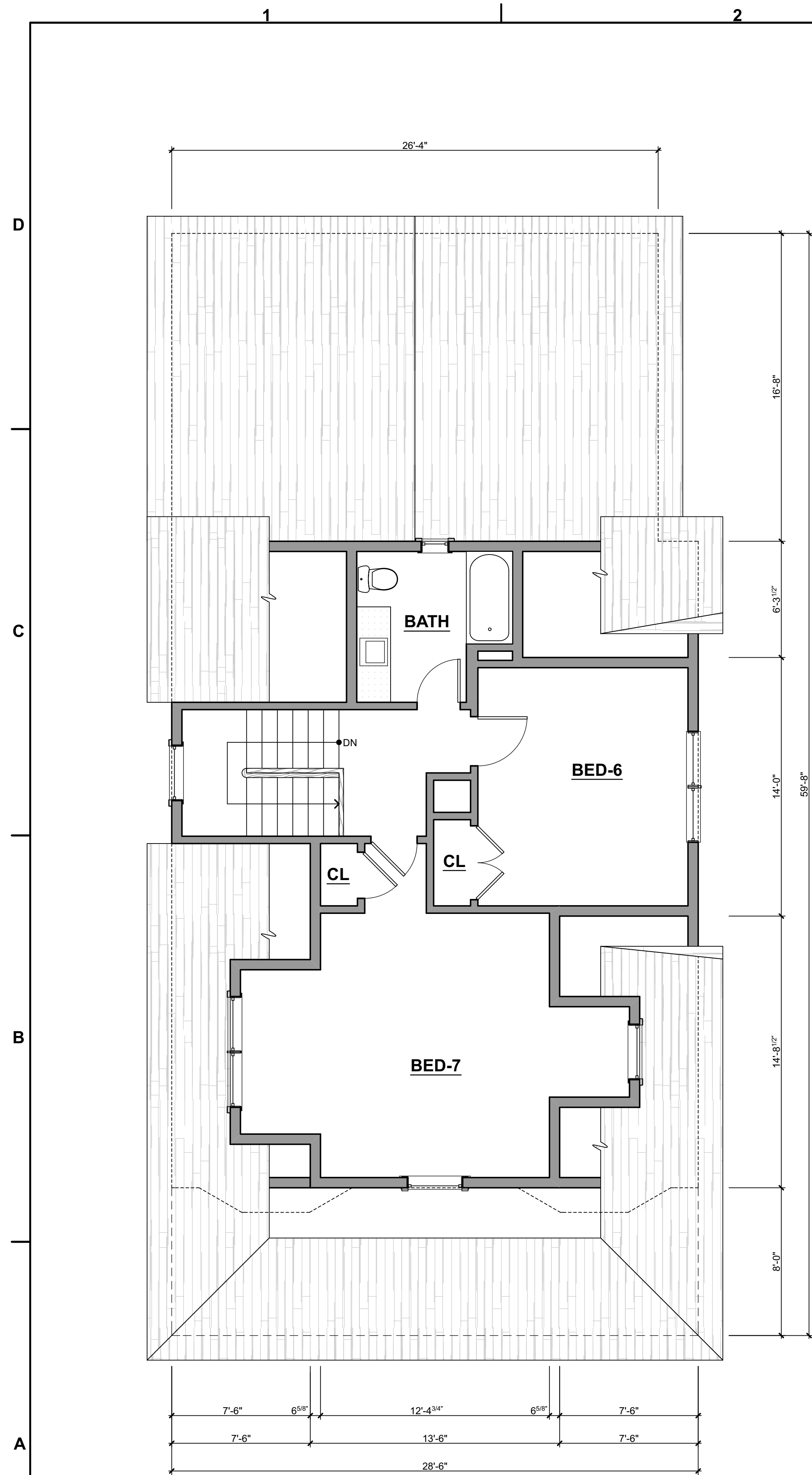
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JOB NO. 20-044

Plot Plan

SHEET C-101





1A THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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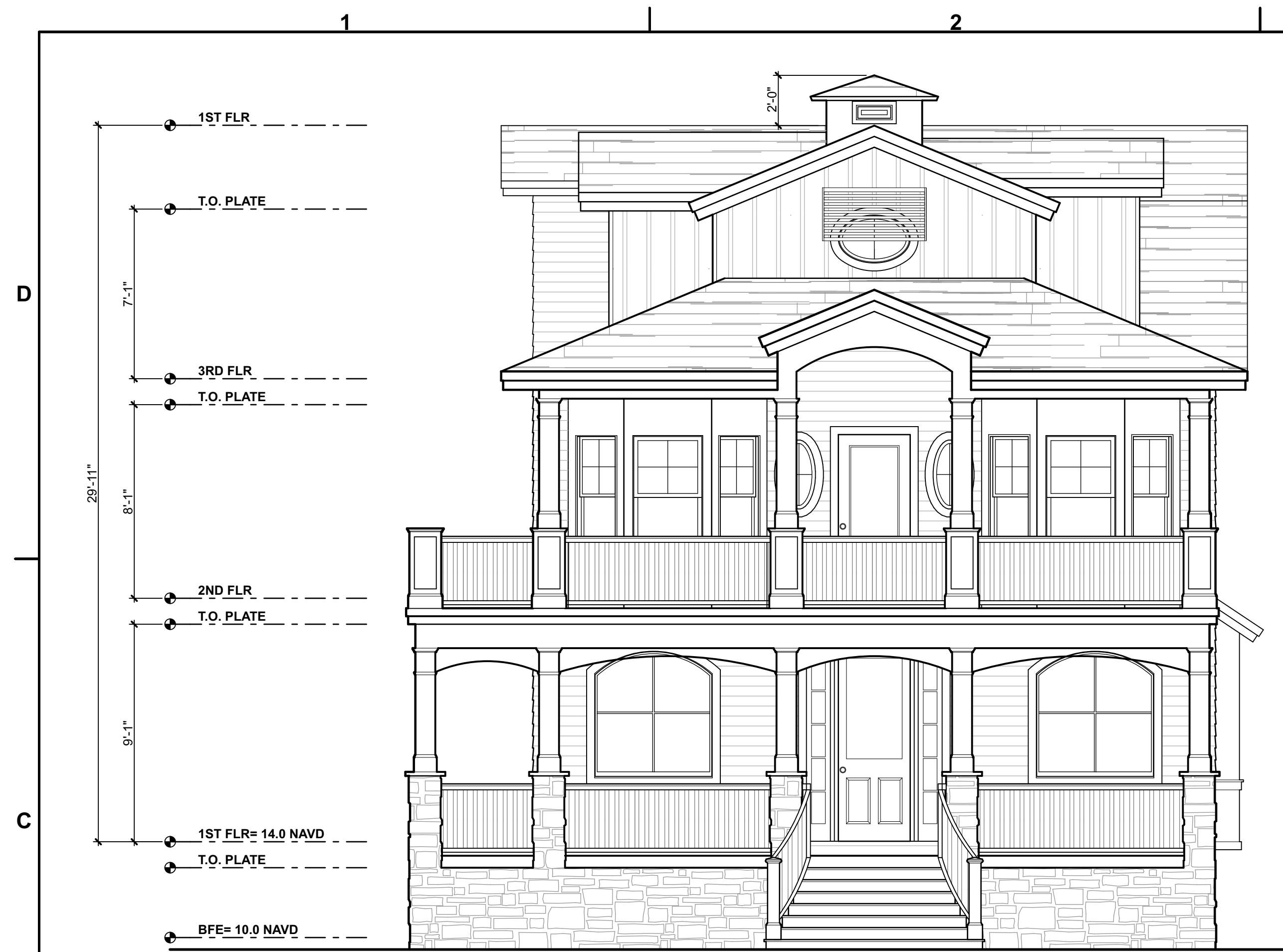
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Floor Plan

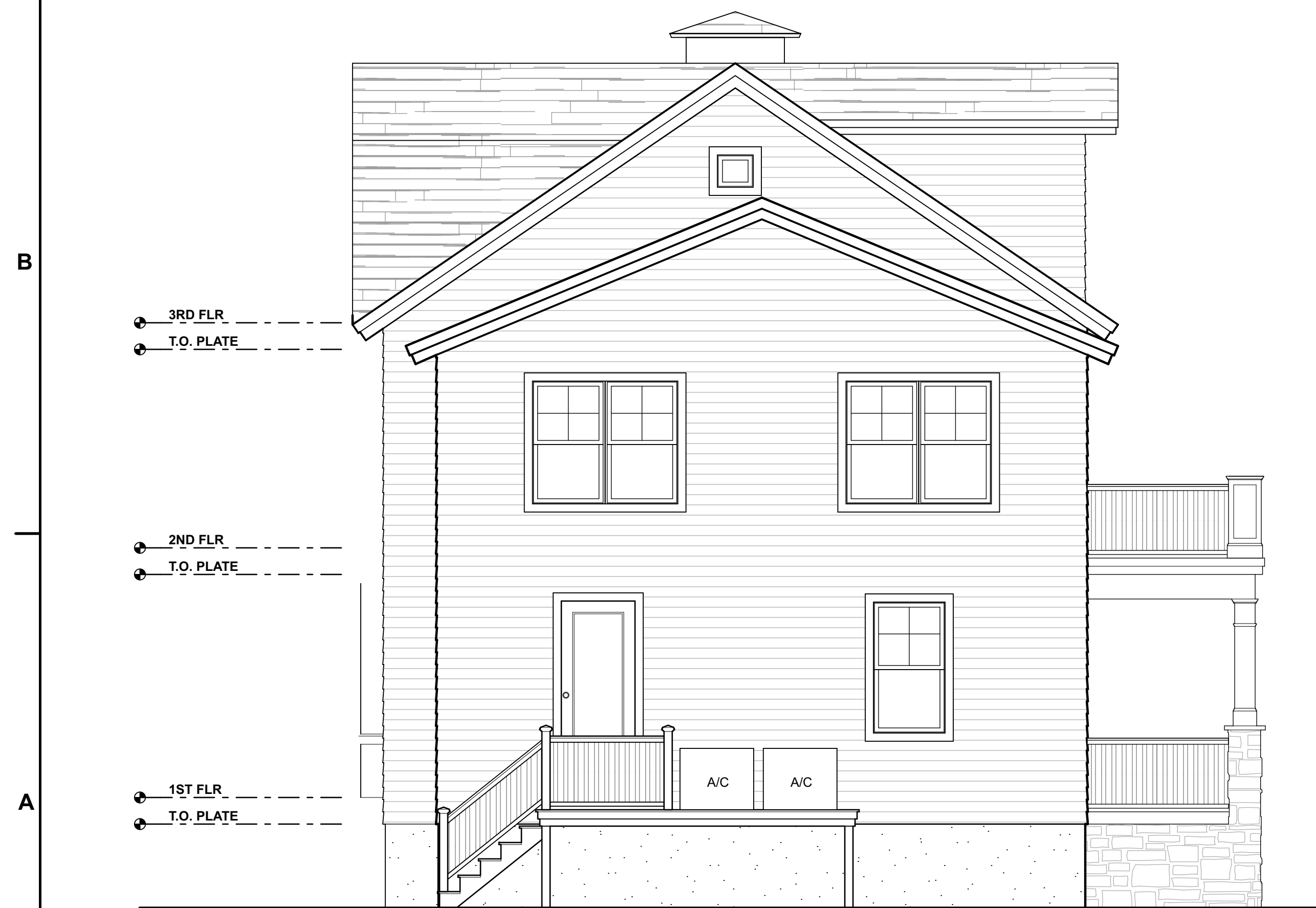
**SHEET
 A-102**



1C FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3C RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1A REAR ELEVATION
SCALE: 1/4" = 1'-0"



3A LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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Elevations

**SHEET
A-201**