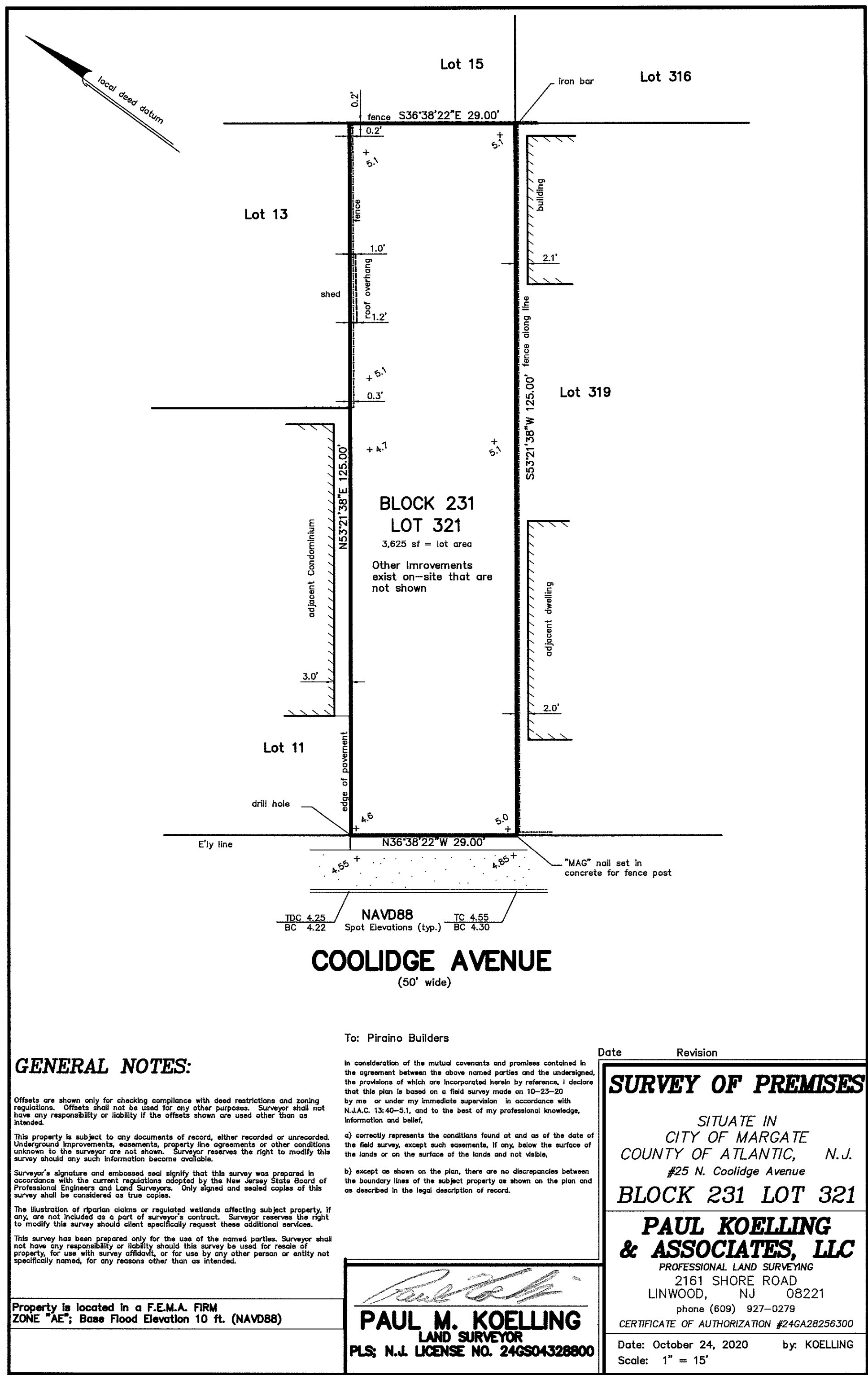


D
C
B
A



PAUL KOELLING & ASSOCIATES, LLC
2161 Shore Road
Linwood, NJ 08221
phone 927-0279 fax 927-0188
Certificate of Authorization #24GA28256300

October 6, 2020

NEIGHBORHOOD SETBACK REPORT - MARGATE, NJ

LOT	ADDRESS	DWELLING	FRONT PORCH	NOTE
6	9711 Ventnor Avenue	10.1	N/A	
307	11 N.Coolidge Ave.	1.1	0.3	deck overhang
311	15 N.Coolidge Ave.	23.8	18.6	
315	17-19 N.Coolidge Ave.	18.4	18.4	building and deck overhangs
317	21 N.Coolidge Ave.	24.9	16.7	
319	23 N.Coolidge Ave.	16.9	6.7	
321	25 N.Coolidge Ave.	65.5	57.8	Subject Property
11	29 N.Coolidge Ave.	20.9	N/A	

Note: Prevailing Setback to be calculated by Design Professional based on City of Margate Code as applicable to setback requirements of proposed improvements.

Paul Koelling
Paul M. Koelling, Land Surveyor
N.J. License #24GS04328800

1A SURVEY
NOT TO SCALE

3A NEIGHBORHOOD SETBACK SURVEY
NOT TO SCALE

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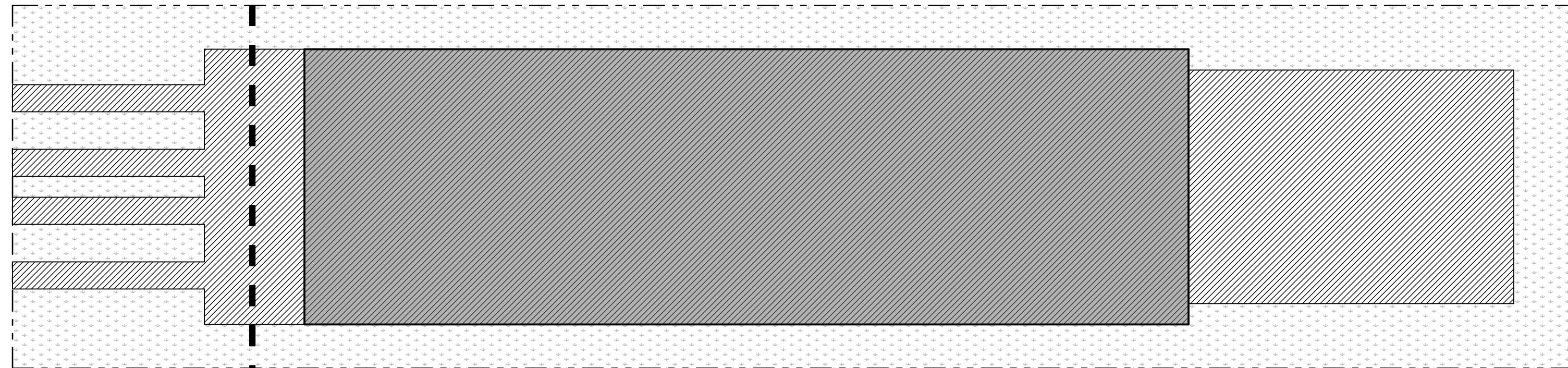
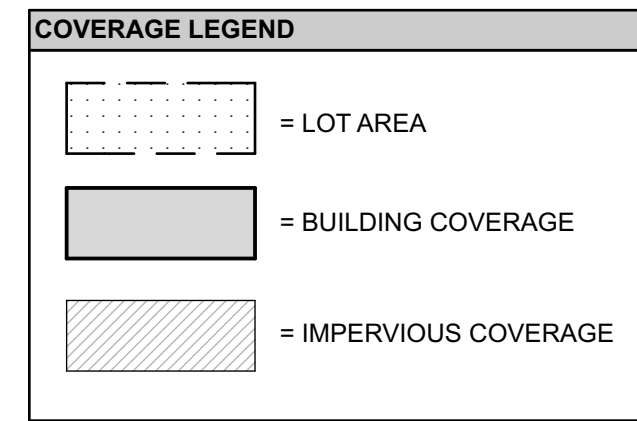
SCHEMATIC DESIGN

CA BEACH HOUSE MODEL
25 N Coolidge Avenue
City of Margate
Block 231 Lot 321
Atlantic County, NJ

Date REVISION
DATE : 2/19/21

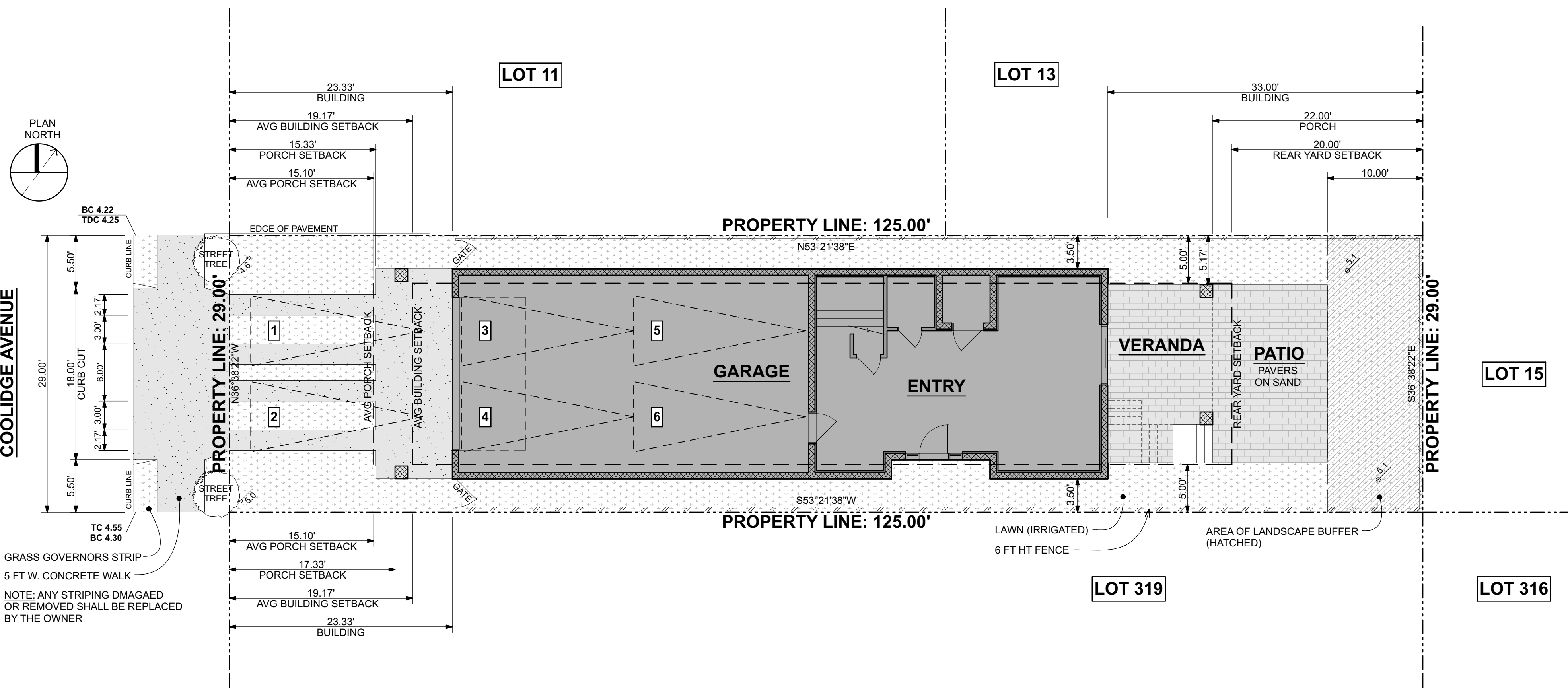
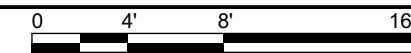
JOB NO. 20-051
Site Information

SHEET C-101



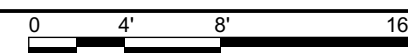
1C COVERAGE DIAGRAM

SCALE: 1/8" = 1'-0"



1A PLOT PLAN

SCALE: 1/8" = 1'-0"



ZONING CONFORMANCE SCHEDULE: MF			
25 N COOLIDGE AVENUE - MARGATE, NJ			
BLOCK 231 LOT 321			
FEMA ZONE AE (B.F.E. = 10.0 NAVD 1988)			
	REQUIRED	PROPOSED	VARIANCE
USE	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	NO
MIN LOT AREA	4,400 SQ FT	3,625 SQ FT	NO
MIN LOT WIDTH	40 FT	29 FT	NO
BUILDING COVERAGE	45%	1,555 sq ft = 42.9%	NO
FRONT YARD BUILDING (PREVAILING)	19.17 FT AVG	23.33 FT	NO
FRONT YARD PORCH (PREVAILING)	15.1 FT AVG	15.33 FT	NO
REAR YARD	20 FT	22 FT	NO
SIDE YARD	5 FT	3.5 FT	YES
STORIES	2 STORIES OVER PARKING	2 STORIES OVER PARKING	NO
MIN ROOF PITCH	5:12	6:12	NO
FRONT YARD LANDSCAPE	60%	60.9%	NO
LANDSCAPE COVERAGE	35%	1,276 sq ft = 35.2%	NO
BUILDING HEIGHT	30 FT ABV FF OVER PARKING	26'-8"	NO
OFF STREET PARKING	5 BEDROOMS = 3 SPACES	5 BEDROOMS = 3 SPACES	NO
PARKING SPACE SIZE	9'x18'	9'x18'	NO
AC UNITS	5 FT		NO
EXTERIOR SHOWER SETBACK	3 FT		NO
DRIVEWAY CURB CUTS	(1) 10 FT WIDE or (1) 18 FT WIDE	(1) 18 FT WIDE	NO

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

- [Symbol] EXISTING ELEVATION (BASED ON NAVD'88)
- [Symbol] PROPOSED ELEVATION (BASED ON NAVD'88)

TYPICAL STREET TREE NOTES

LONDON PLANETREE 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/6 FT HIGH

TYPICAL SHRUB NOTES

- COOLIDGE AVE: PROVIDE MIN 24 SHRUBS, NO LESS THAN 18 INCHES HIGH
- 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

GATE NOTES

ALL OUTDOOR GATES OR DOORS OPENING THROUGH THE FENCE ENCLOSURE SHALL BE EQUIPPED WITH A SELF-CLOSING AND SELF-LATCHING DEVICE DESIGNED TO KEEP AND CAPABLE OF KEEPING SUCH DOOR OR GATE SECURELY CLOSED AT ALL TIMES WHEN NOT IN ACTUAL USE, AND SUCH OUTDOOR GATES OR DOORS SHALL REMAIN LOCKED AT ALL TIMES THE POOL OR HOT TUB/SPA IS NOT IN USE.

FENCE NOTES

ALL OUTDOOR THE FENCE SURROUNDING SWIMMING POOLS AND HOT TUBS/SPAS SHALL BE NO LESS THAN SIX FEET AND NO MORE THAN SIX FEET ABOVE FINISHED GRADE. THE FENCE MUST BE STRUCTURALLY SUITABLE TO DETER ACCESS TO THE POOL, HAVING NO OPENINGS, HOLES OR GAPS LARGER THAN FOUR INCHES IN ANY DIRECTION, INCLUDING GATES, AND DESIGNED SO AS NOT TO PERMIT AN EASY TOEHOLD TO CLIMB OVER IT. THE FENCE SHALL BE CONSTRUCTED OF WEATHER-RESISTIVE MATERIALS AND SHALL BE ASSEMBLED OR FABRICATED WITH SUFFICIENT RIGIDITY TO PREVENT SUBSTANTIAL ALTERATION OR DEFORMATION OF THE LAWFUL OPENINGS, HOLES OR GAPS.

POOL NOTES

POOL FOUNDATION, WALLS, REINFORCING DESIGN AND ANY MECHANICAL OR ELECTRICAL SERVICES TO THE POOL SHALL BE PROVIDED BY THE POOL CONTRACTOR AND HIS/HER CONSULTANTS. GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY ELECTRIC AND GAS LINES TO THE POOL EQUIPMENT AREA AS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM

SURVEY LIST REQUIRED DURING CONSTRUCTION

THE GENERAL CONTRACTOR SHALL OBTAIN THE FOLLOWING AND INCLUDE IN BASE BID

1. FOUNDATION AS BUILT SURVEY INCLUDING TOP OF BLOCK
2. ROOF HEIGHT ELEVATION LETTER
3. FINAL AS BUILT SURVEY
4. FLOOD ELEVATION CERTIFICATES

LANDSCAPE PLAN

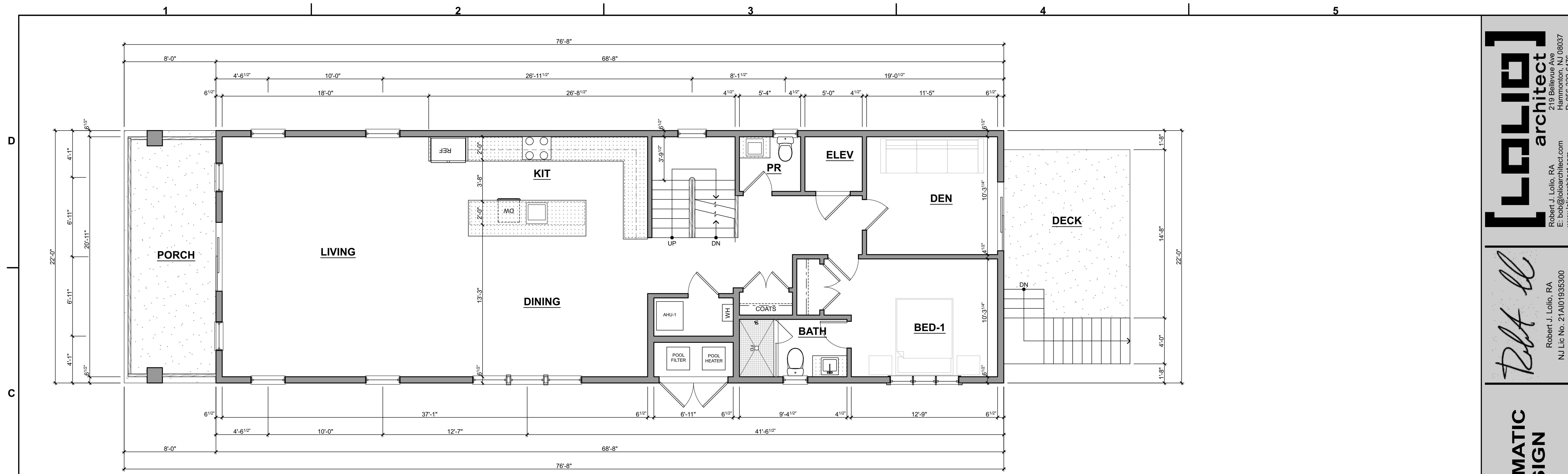
THE GENERAL CONTRACTOR SHALL PROVIDE A LANDSCAPING PLAN TO THE OWNER FOR THEIR APPROVAL. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY'S ZONING REGULATIONS.

#	Date	REVISION

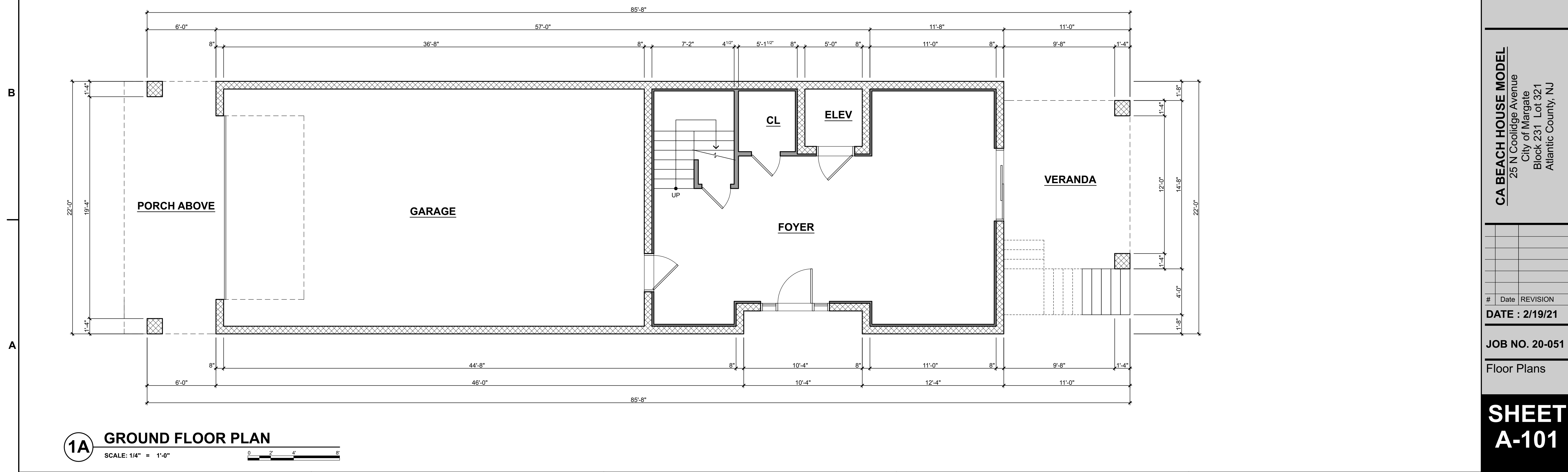
DATE : 2/19/21

JOB NO. 20-051

Plot Plan



1C FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



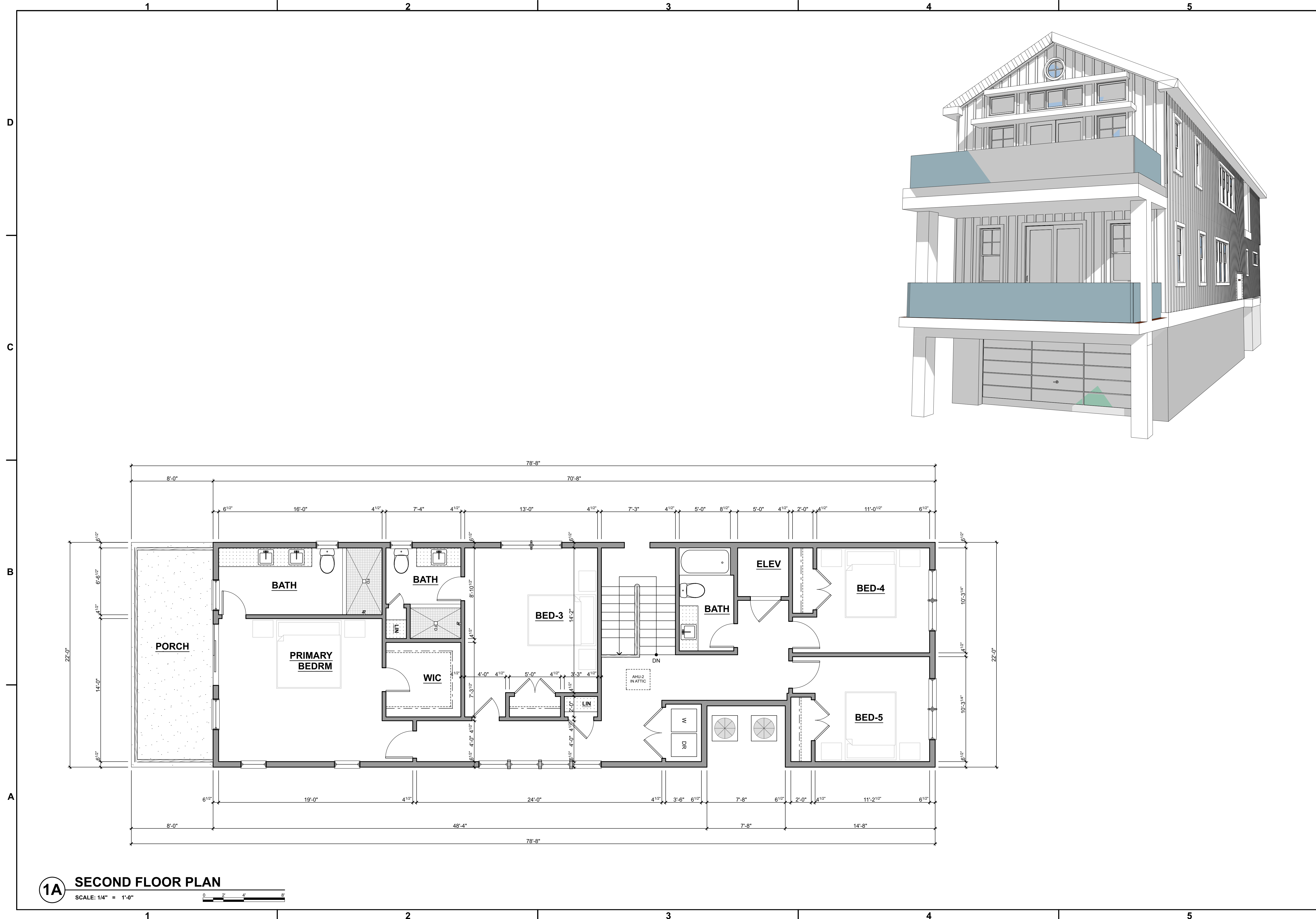
1A GROUND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

#	Date	REVISION

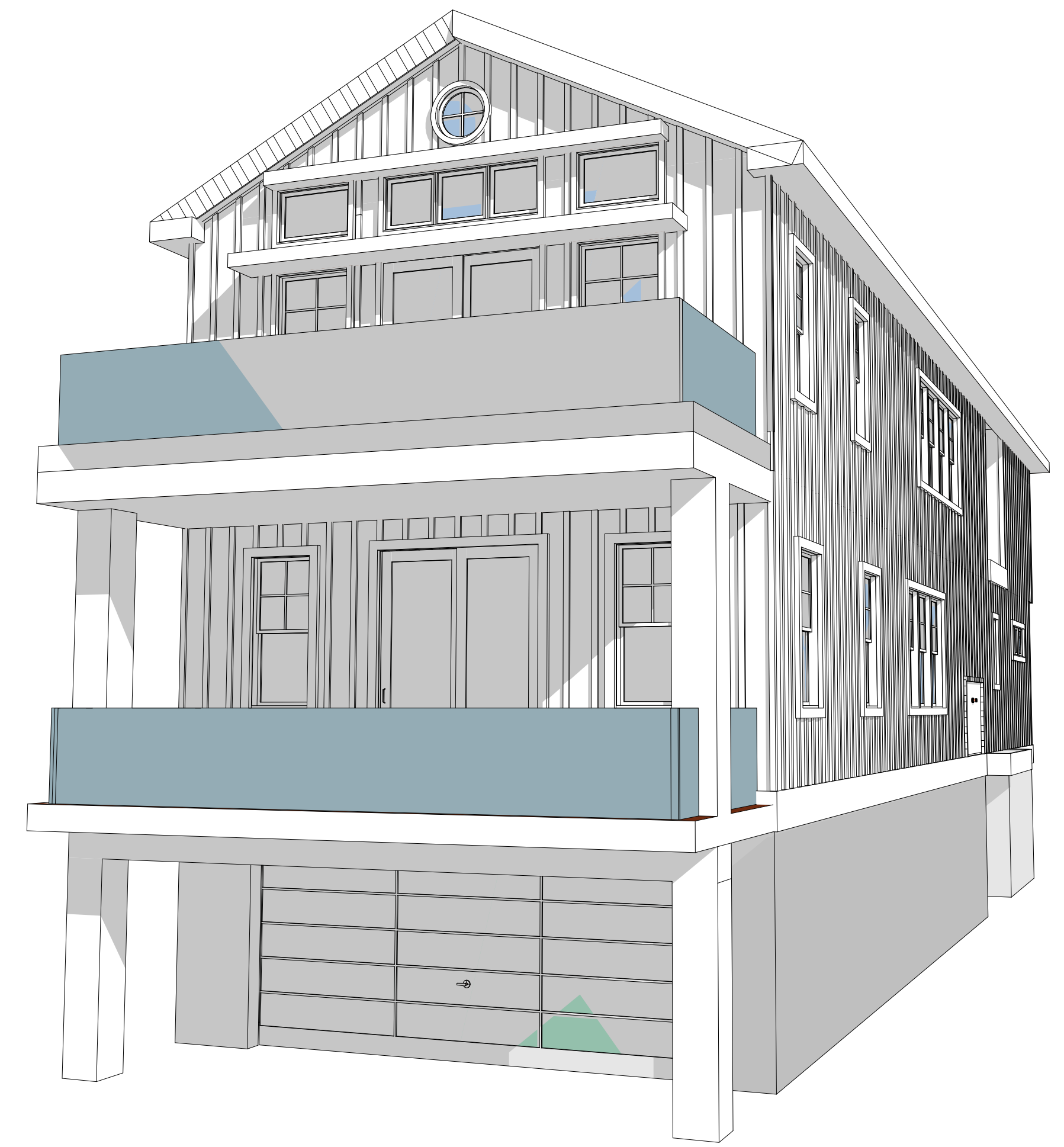
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Floor Plans



1A SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 0 2 4 8



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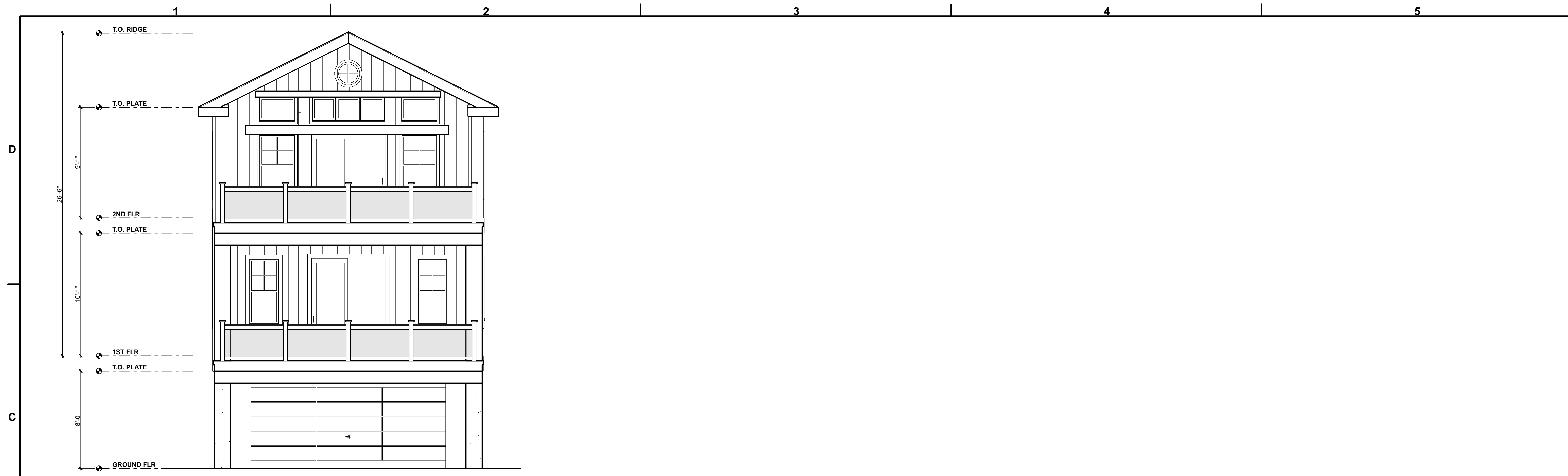
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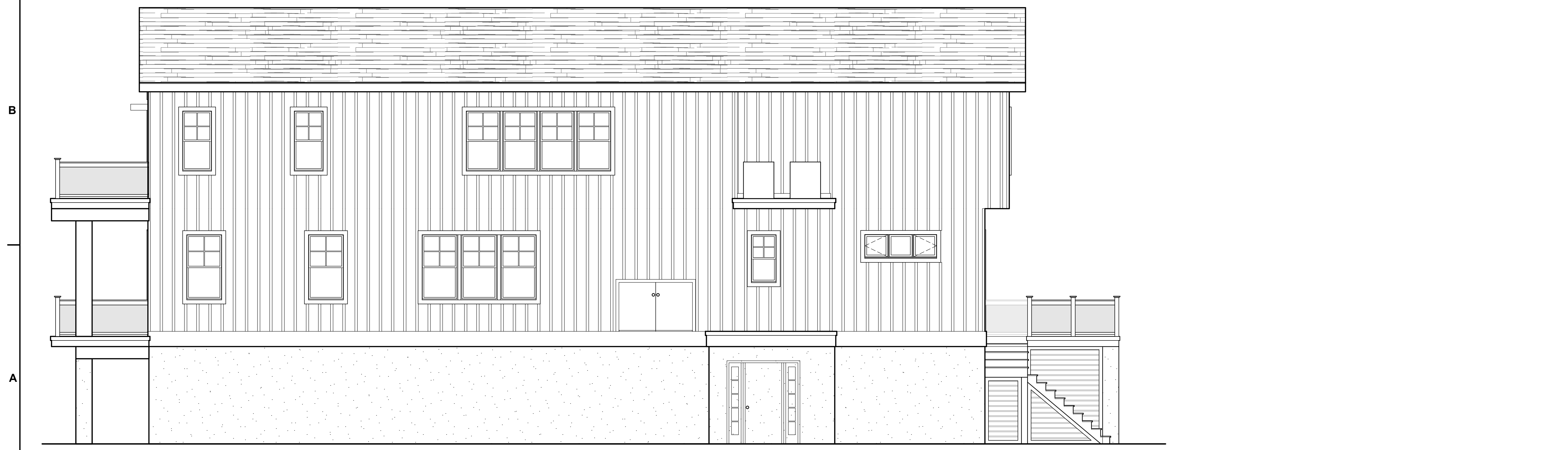
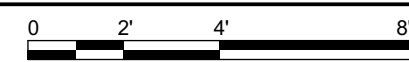
Floor Plans

SHEET A-102



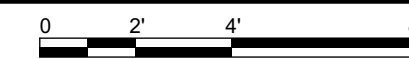
1C FRONT ELEVATION

SCALE: 1/4" = 1'-0"



1A RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



#	Date	REVISION

DATE : 2/19/21

JOB NO. 20-051

Elevations



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

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

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Elevations

SHEET A-202