

N:\Volumes\Architects\2020 projects (2020)\2020-40 Dabrow Residence\CAD Files\2. Preliminary Design\Rev #3 3-12-21\Plan Files\2020-40 210312 Stone PD R3(21).pln

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Board of Chairperson
Board Secretary
City Engineer
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1
PD-1

Corner View

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Tel 609 214 4869

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Dabrow Residence
BLOCK 215 LOT 10 1 N. Osborne Ave. Margate NJ 08402

I have reviewed this preliminary drawing and _____ approve the design with the changes as noted
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REVISIONS

R1 3-3-21	
R2 3-10-21	
R3 3-12-21	

DATE 2-26-21

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SHEET

PD-1

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1
PD-2
Pool Terrace

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1
PD-3

Ventnor Ave View

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1
PD-4

Driveway Side View

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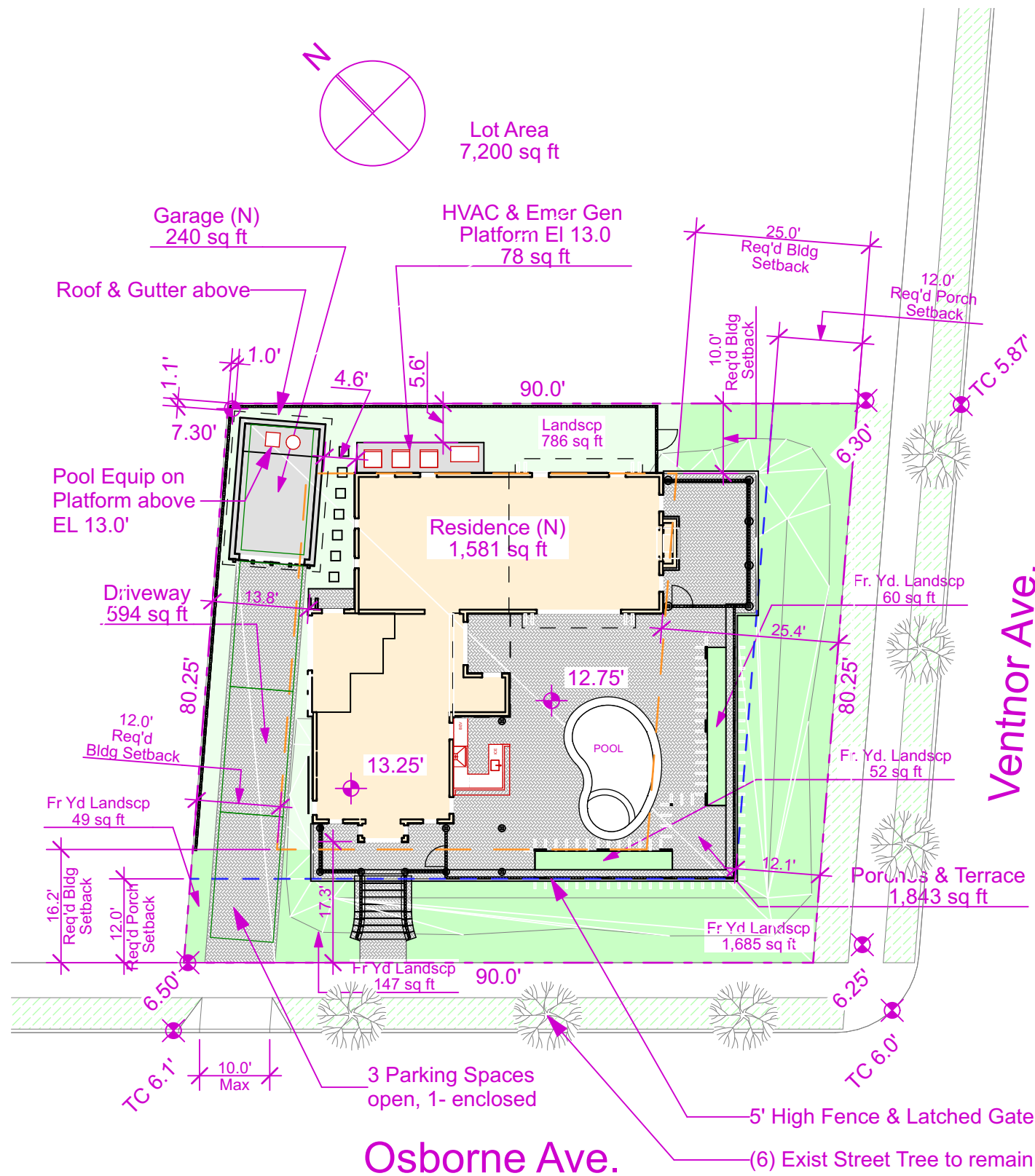
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2
PD-5
Site Plan
SCALE: 1" = 20'

Existing building, site, & elevation data from survey by Paul Koelling & Associates, LLC dated 1/13/2021

1
PD-5
Zoning Analysis

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Board Secretary	
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1 N Osborne Ave. Margate City: Block 215 Lot 10				
	Code Section	Required	Proposed	Conformance
Zone		S-60	S-60	Conforms
Use		Single Family	Single Family	Conforms
Min. Lot Area	Schedule B-1	6,000 SF	7,200SF	Conforms
Min. Lot Width	Schedule B-1	50 FT	+/- 80 Ft	Conforms
Prin. Bldg. Coverage	Schedule B-1	30% (+/-2,166 SF)	22.0%	Conforms
Principal Bldg. Setbacks	175-30 B(2)	Corner Lot - (2) Front Yards, (2) Side Yards		
Front Dwelling Osborne Ave.	Schedule B-1	Prevailing 16.2 FT	17.3'	Conforms
Front Porch Osborne Ave	Schedule B-1	Prevailing 12.0 FT	12.0'	Conforms
Front Dwelling Ventnor Ave.	Schedule B-5	25 FT	25.4'	Conforms
Front Porch Ventnor Ave	Schedule B-5	12 FT	12'	Conforms
Side (Driveway)	Schedule B-1	37% Min 10' Max 22 Ft	13.7' +/-	Conforms
Side (Other)	Schedule B-1	37% Min 10' Max 22 Ft	10 Ft	Conforms
Rear	Schedule B-1	None (2 sides)	N/A	Conforms
Building Height	Schedule B-1	2.5 Floors & 30 Ft above FF (BFE+4)	2.5 Floor, 30'	Conforms
Dormers	Schedule B-1, Ord. 12-2020	40% of Half-story		Conforms
Roof Eave Height	Ord. 12-2020	18" above 2nd Fl wall plate	18"	Conforms
Trellis/ Arbor	175-26 E(12), Ord. 12-2020	16' LF x 8' height max.	> 16 LF, 9'+/- H	VARIANCE
Detached Garage	175-33B(7)			
Area	(a)	250 SF 1-car, 450 SF 2-car	240 SF, 1-Car	Conforms
Height	(b)	14 feet	13'	Conforms
Roof	(c)	9' Eave Ht, 5:12 Min. no flat roof	8' Eave Ht, 8:12	Conforms
Setback	(d)	1 FT Side & 1 FT Rear to overhang	1'	Conforms
Setback to Principal structure	(g)	3 FT	>3'	Conforms
Accessory Building				
Height	175-33 B(2)	9 Ft above BFE+4	N/A	
Setback	175-33 B(4)	1 Ft to Roof Eave		
Area (Max)	175-33 B(6)	80 SF		
Elevator Shaft Height	175-32 E (4)	2 Ft max above roof peak	< 2'	Conforms
Half Story	Schedule B-1	Area over 5' H is less than 50% of Fl below, 15% dormers	658SF/1553 SF = 42.4%	Conforms
Front Yard Landscape Coverage	Schedule B-1*	50% Min. with Stair	1993 SF/ 2160 SF = 92.3%	Conforms, exceeds reqm't
Total Landscape Coverage	Schedule B-1*	30% Min. with Stair (2160 SF)	2779 SF = 38.6%	Conforms, exceeds reqm't
Landscaping	175-26 D (4)	24 Shrubs + 1 per 2' of front over 40' (50% in Front Yard)		Conforms
3rd Floor Deck		Not Permitted		
Stairs to 1st Floor in Yards	175-30 C(4)	0' Setback	>0'	Conforms
Shower Enclosures	175-33(4)	9 Ft High Max, 32 SF Max, 3 Ft min setback Side & Rear	N/A	Conforms
Pools	175-33 D(5)	6 Ft side/rear setback	>6' to Side/ Rear Yard	Conforms
Pools or Hot Tub	175-33 D(5)(k)	3' waters edge to vertical structure	>3'	Conforms
Pool Equipment	175-33 D(5)(d)	10 Ft side/5 Ft rear setback or in Detached Garage	In Detached Masonry Garage	Conforms
Pool Fence (enclosure)	175-33D(5)(l), 175-33D(5)(C)	5 Ft high min. 6' High max., NO fence in Front Yard	5' High, Front Yard	VARIANCE
AC Compressors & Emerg. Generators	175-33 D(6)	5'	>5'	Conforms
Parking	175-36 Schedule II	5 BR = 3 spaces 9 x 18", 18" setback	4 Provided	Conforms, exceeds reqm't
FEMA Prelim Zone	FIRM Map*	AE (9)		
Min First Floor Elev.	175-2*	BFE+3' = NAVD88 bottom of flooring system	12.00' Bottom of Floor, 13.25 to Fin Floor	Conforms

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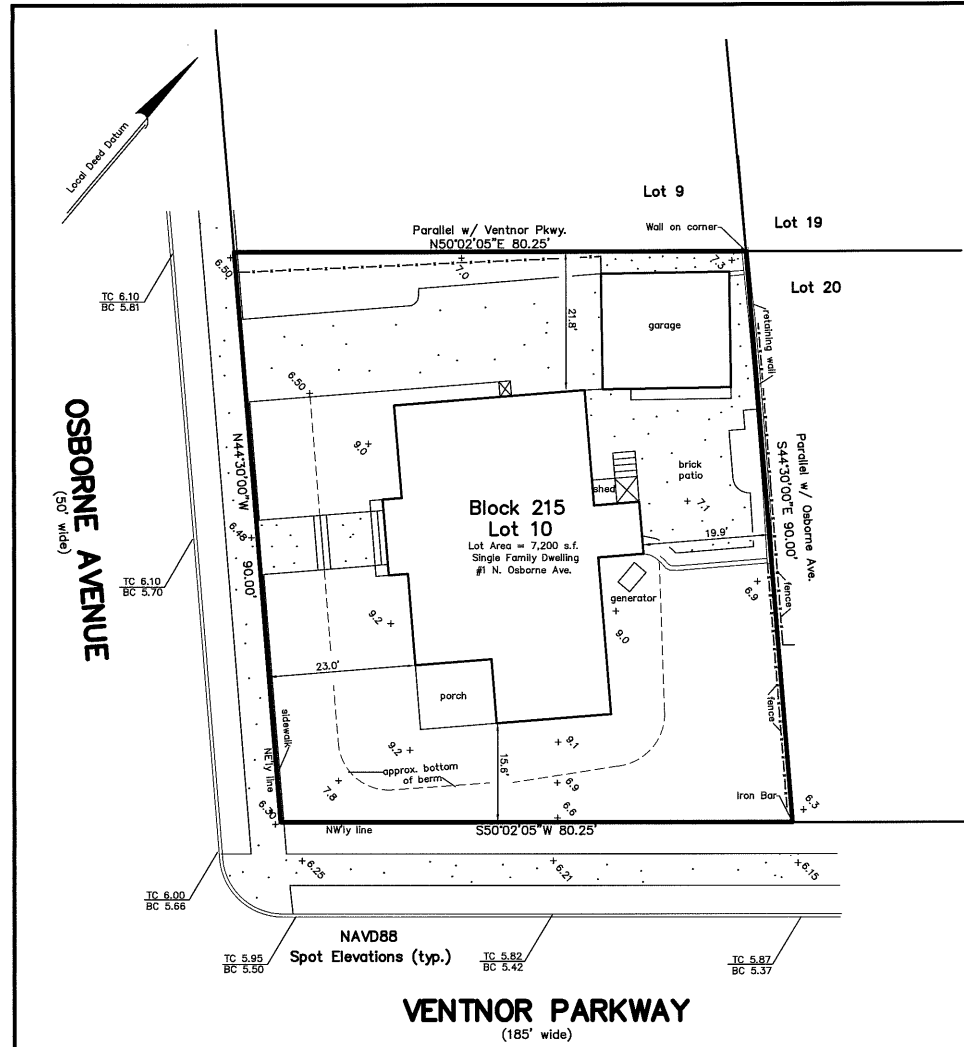
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PD-5
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GENERAL NOTES:

Offsets are shown only for checking compliance with deed restrictions and zoning regulations. Offsets shall not be used for any other purposes. Surveyor shall not have any responsibility or liability if the offsets shown are used other than as intended.

This property is subject to any 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.

Surveyor's signature and embossed seal signify that this survey was prepared in accordance with the current regulations adopted by the New Jersey State Board of Professional Engineers and Land Surveyors. Only signed and sealed copies of this survey shall be considered as true copies.

The illustration of riparian doline or regulated wetlands affecting subject property, if any, are not included as a part of surveyor's contract. Surveyor reserves the right to modify this survey should client specifically request these additional services.

This survey has been prepared only for the use of the named parties. Surveyor shall not have any responsibility or liability should this survey be used for resale of property, for use with survey officials, or for use by any other person or entity not specifically named, for any reasons other than as intended.

Property is located in a F.E.M.A. FIRM ZONE "AE", Base Flood Elevation 9 ft. (NAVD88)

PAUL M. KOELLING
LAND SURVEYOR
PLS; N.J. LICENSE NO. 24GS04328800

SURVEY OF PREMISES

SITUATE IN
CITY OF MARGATE
COUNTY OF ATLANTIC, N.J.
#1 N. Osborne Avenue
BLOCK 215 LOT 10

PAUL KOELLING & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYING
2161 SHORE ROAD
LINWOOD, NJ 08221
phone (609) 927-0279
CERTIFICATE OF AUTHORIZATION #24GA28256300
Date: January 13, 2021 by: KOELLING
Scale: 1" = 15'

1 Survey - Reduced Scale
NOT TO SCALE

APPROVALS	
Board of Chairperson	
Board Secretary	
City Engineer	
Land Use Administrator	

PAUL H. KOELLING & ASSOCIATES, LLC
2161 Shore Road
Linwood, NJ 08221
phone 927-0279 fax 927-0188
Certificate of Authorization #24GA28133100

January 13, 2021

NEIGHBORHOOD SETBACK REPORT - MARGATE, NJ
Block 215 Lot 10 # 1 North Osborne Avenue

LOT	ADDRESS	SETBACKS (feet)		NOTE
		DWELLING	FRONT PORCH	
6	#9 North Osborne Ave.	17.4	13.0	2nd overhang
7	#7 North Osborne Ave.	18.0	11.0	2nd deck
8	#5 North Osborne Ave.	14.3	6.0	2nd overhang
9	#3 North Osborne Ave.	15.0	13.5	building overhang
10	#1 North Osborne Ave.	19.9	19.9	SUBJECT PROPERTY

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

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

2 Neighborhood Setback Report
PD-6

Lot #	Porch	Dwelling
6	13.0'	17.4'
7	11.0'	18.0'
8	6.0'	14.3'
9	13.5'	15.0'
10 P.I.Q.	19.9'	19.9'
Average	12.0'	16.2'

3 Prevailing Setback Calculation
PD-6

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Dabrow Residence
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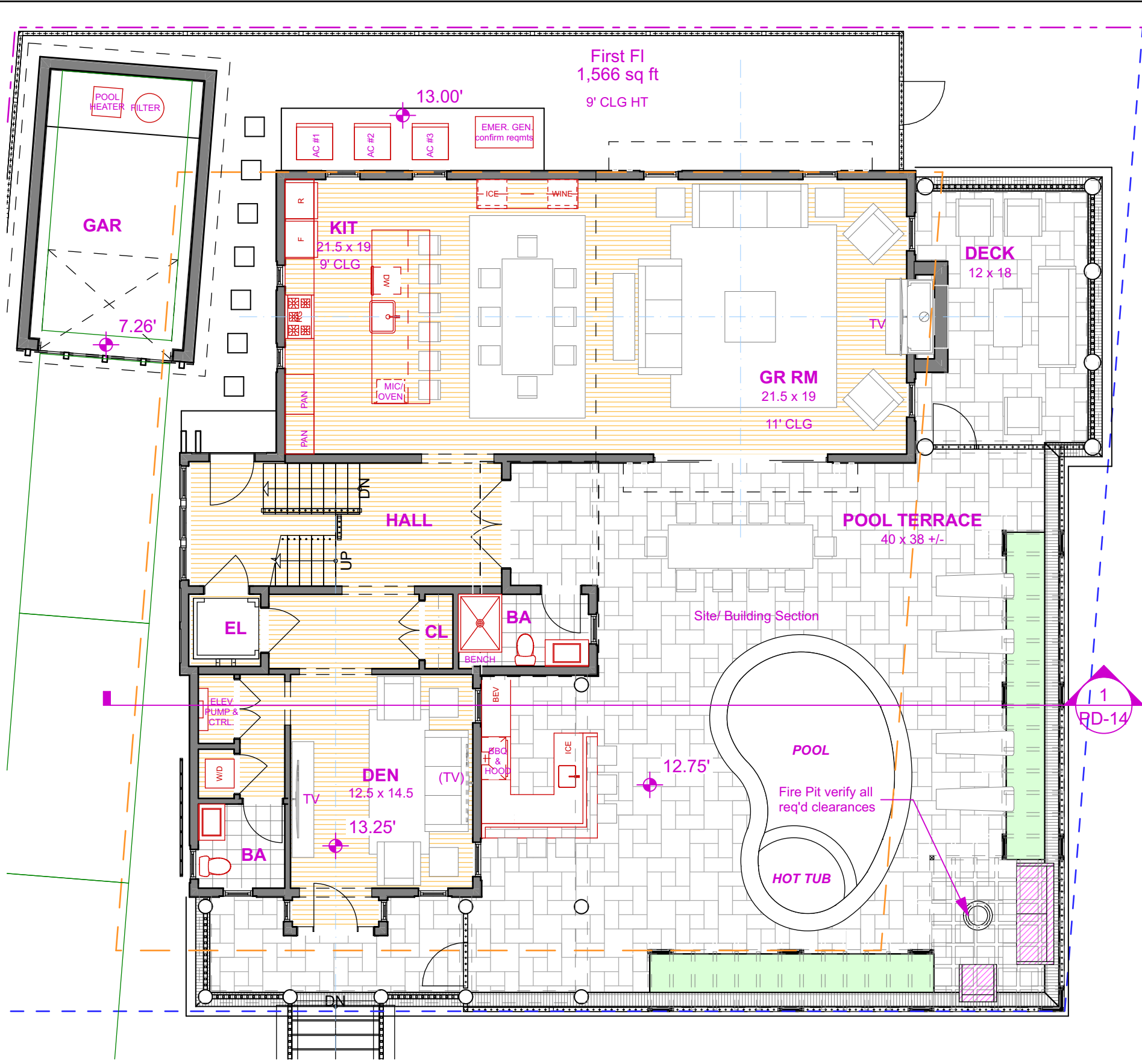
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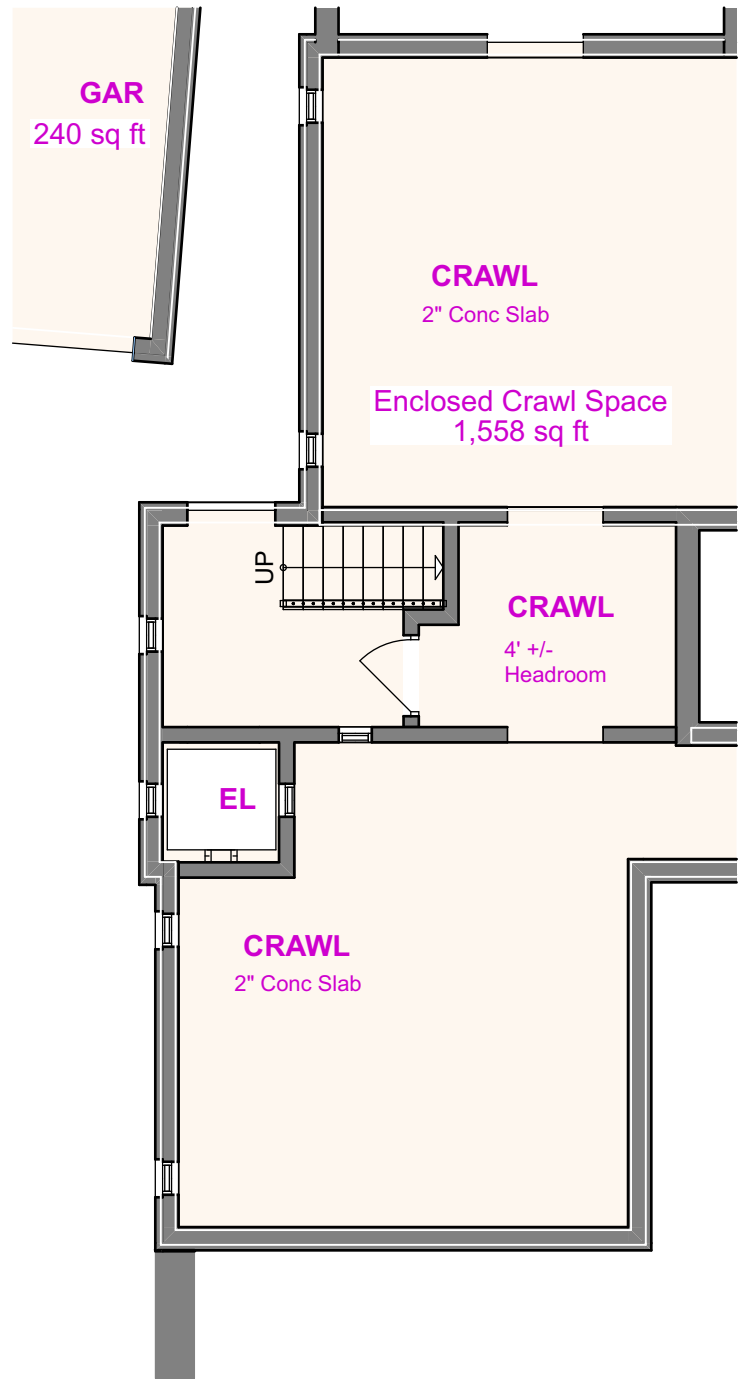
SHEET
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1
PD-7
PROPOSED First Floor Plan
SCALE: 1/8" = 1'-0"

APPROVALS	
Board of Chairperson	
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2
PD-7
Ground Level Plan
SCALE: 1/8" = 1'-0"

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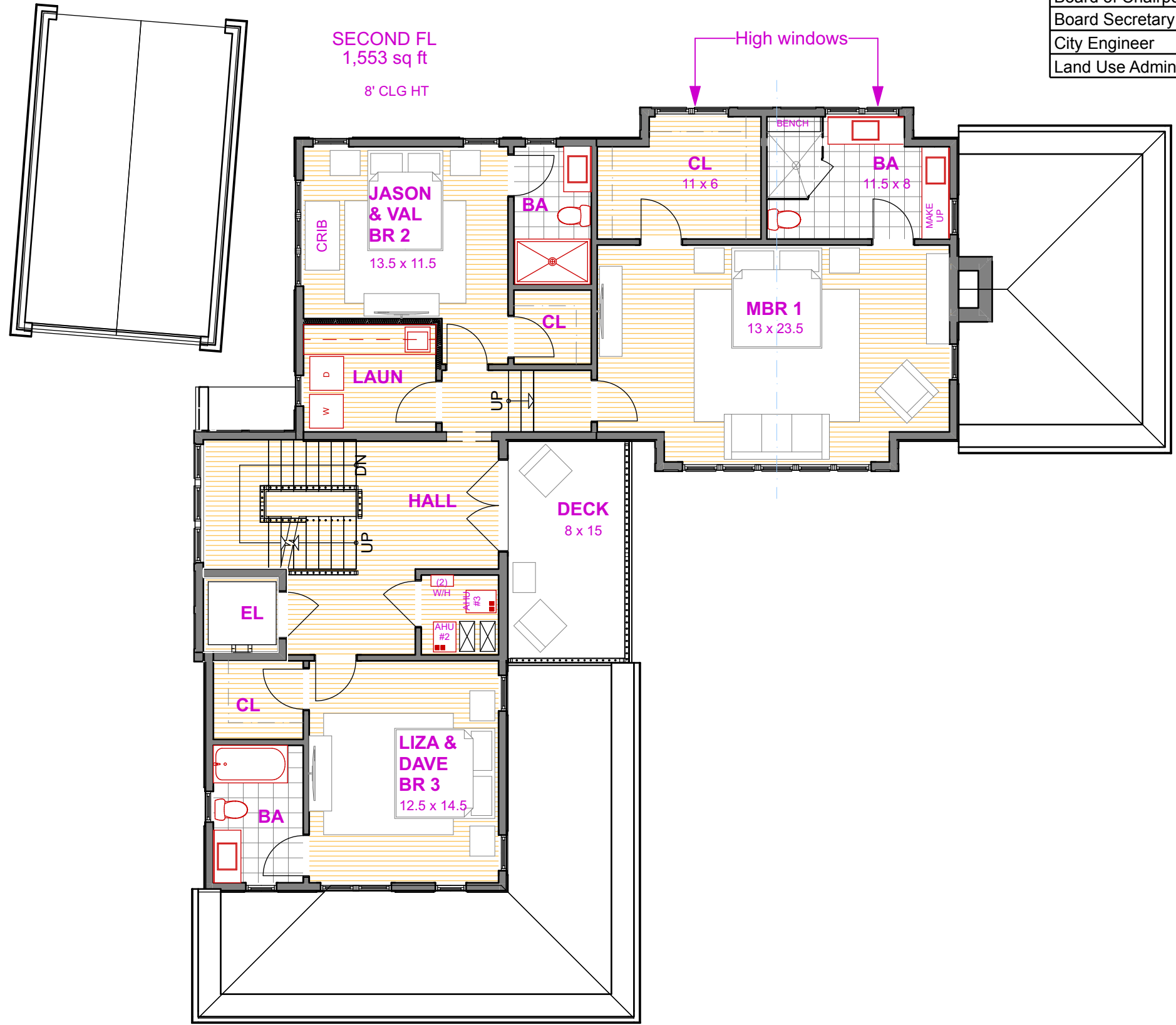
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1
PD-8

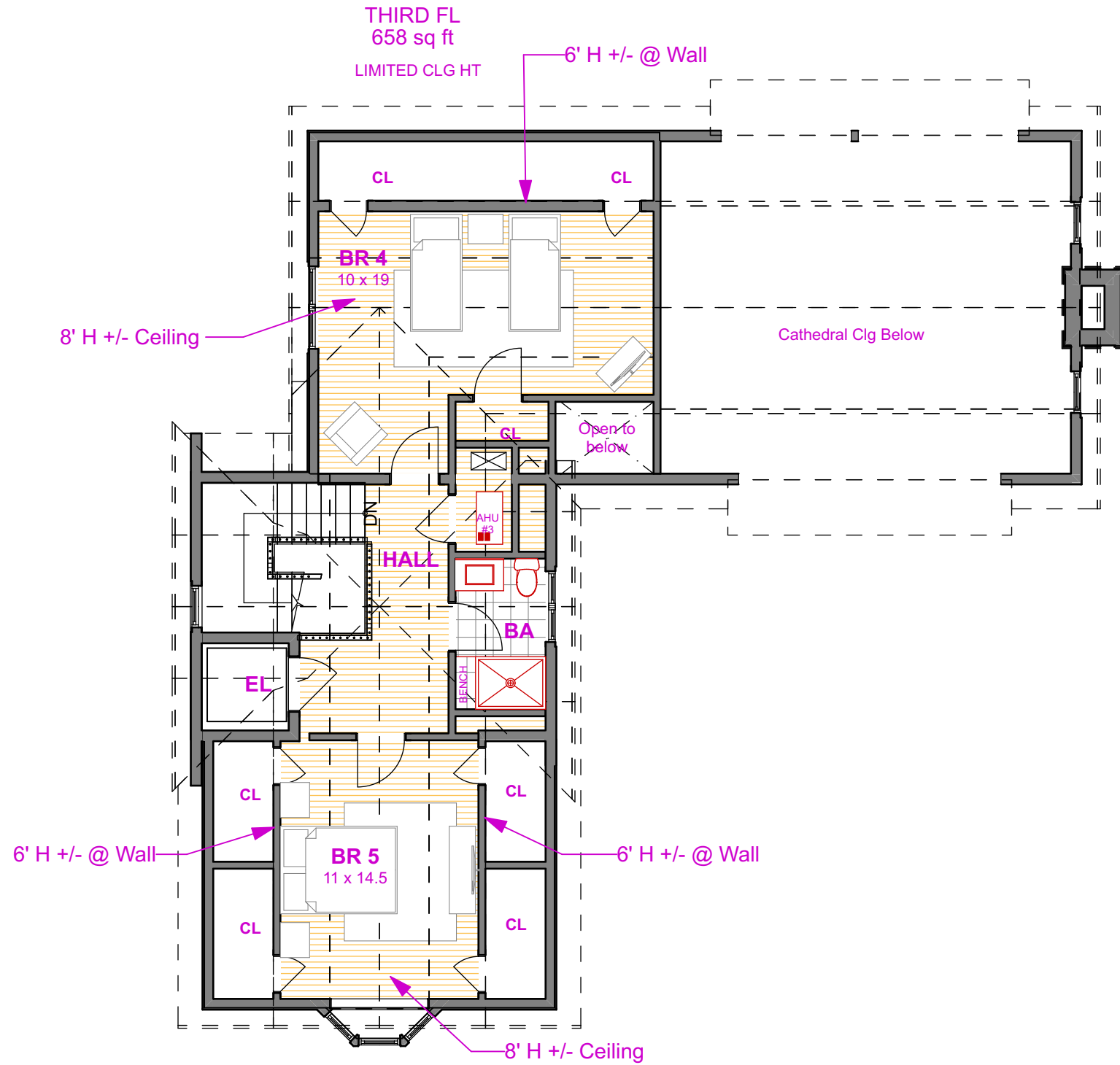
PROPOSED Second Floor Plan

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

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1
PD-9

PROPOSED Third Floor Plan

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

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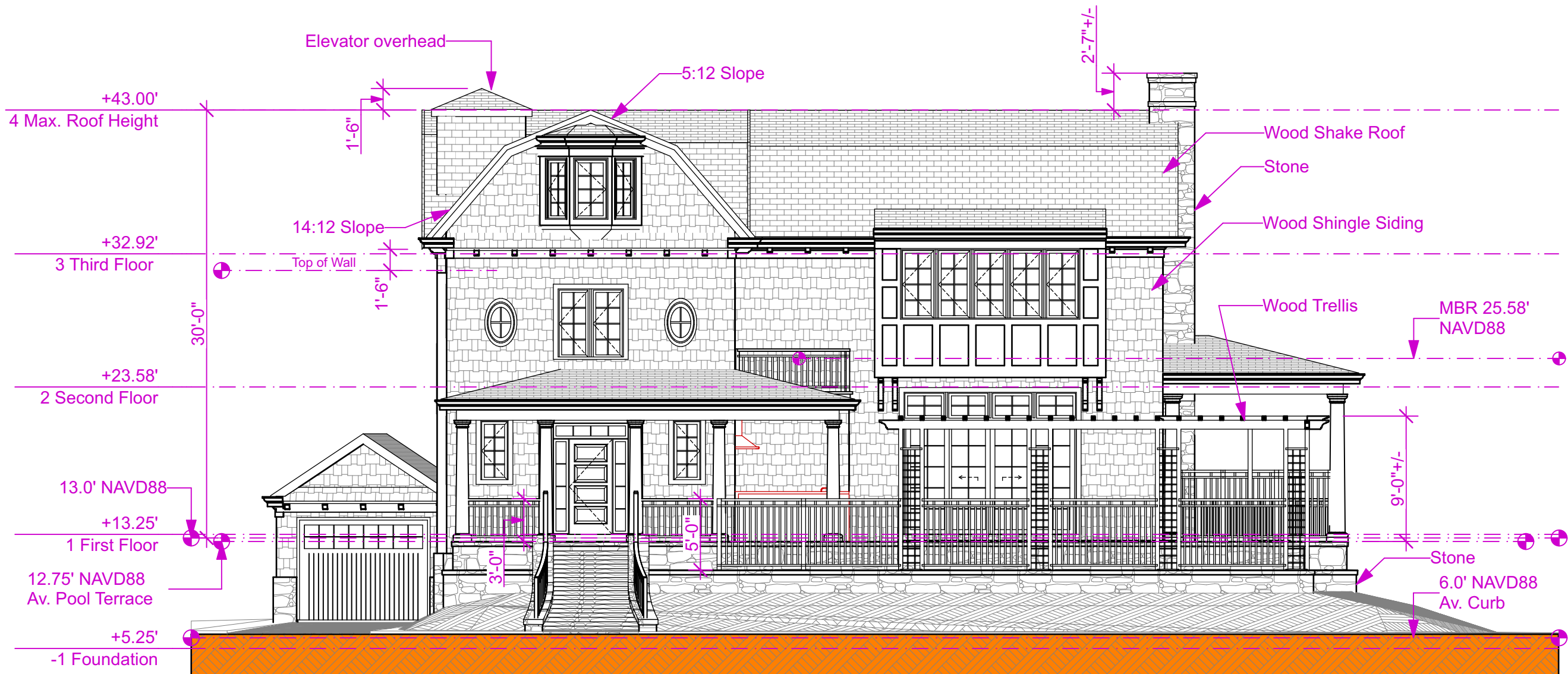
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1
PD-10 **PROPOSED Osborne Ave Elevation**
SCALE: 1/8" = 1'-0"

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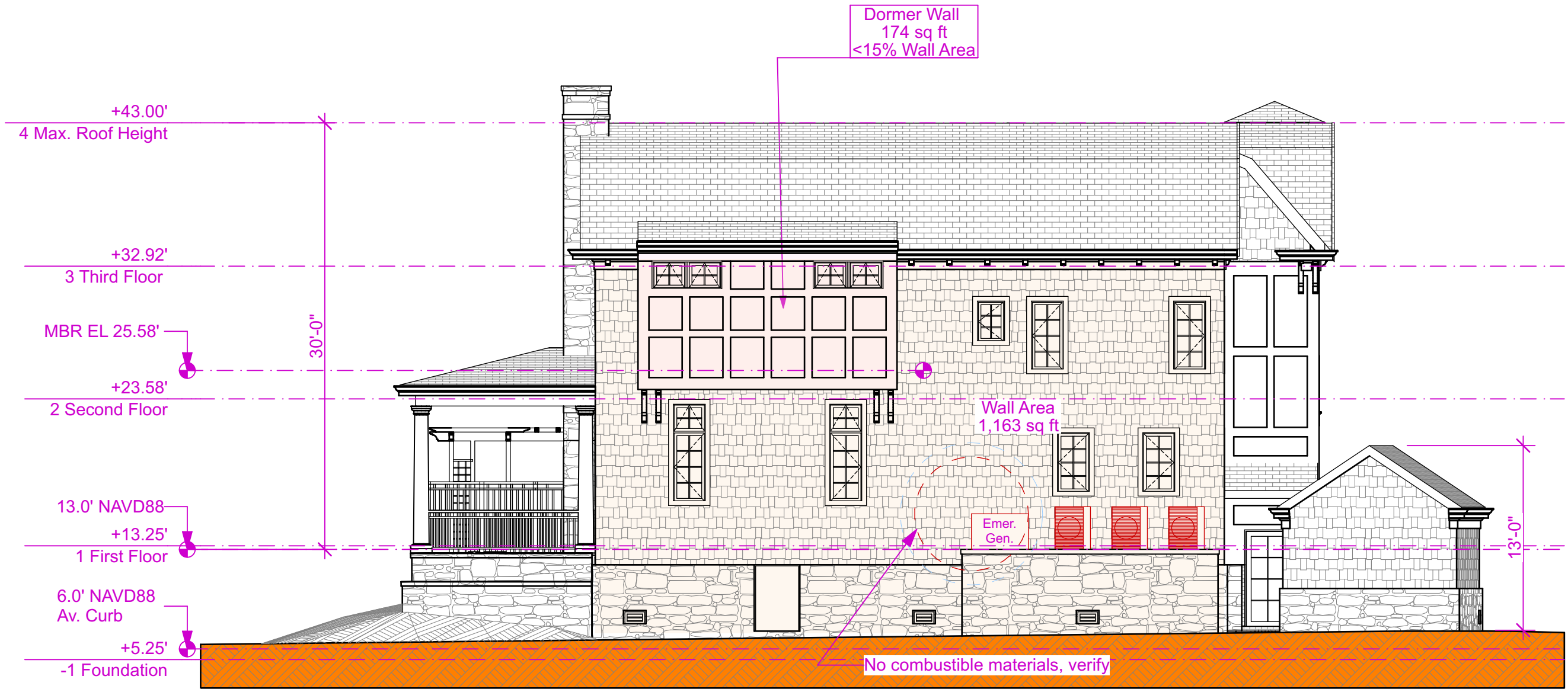
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PD-11

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1 PROPOSED Rear Elevation
SCALE: 1/8" = 1'-0"

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1
PD-12

PROPOSED Ventnor Ave Elevation

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

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PD-13

PROPOSED Left Elevation

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

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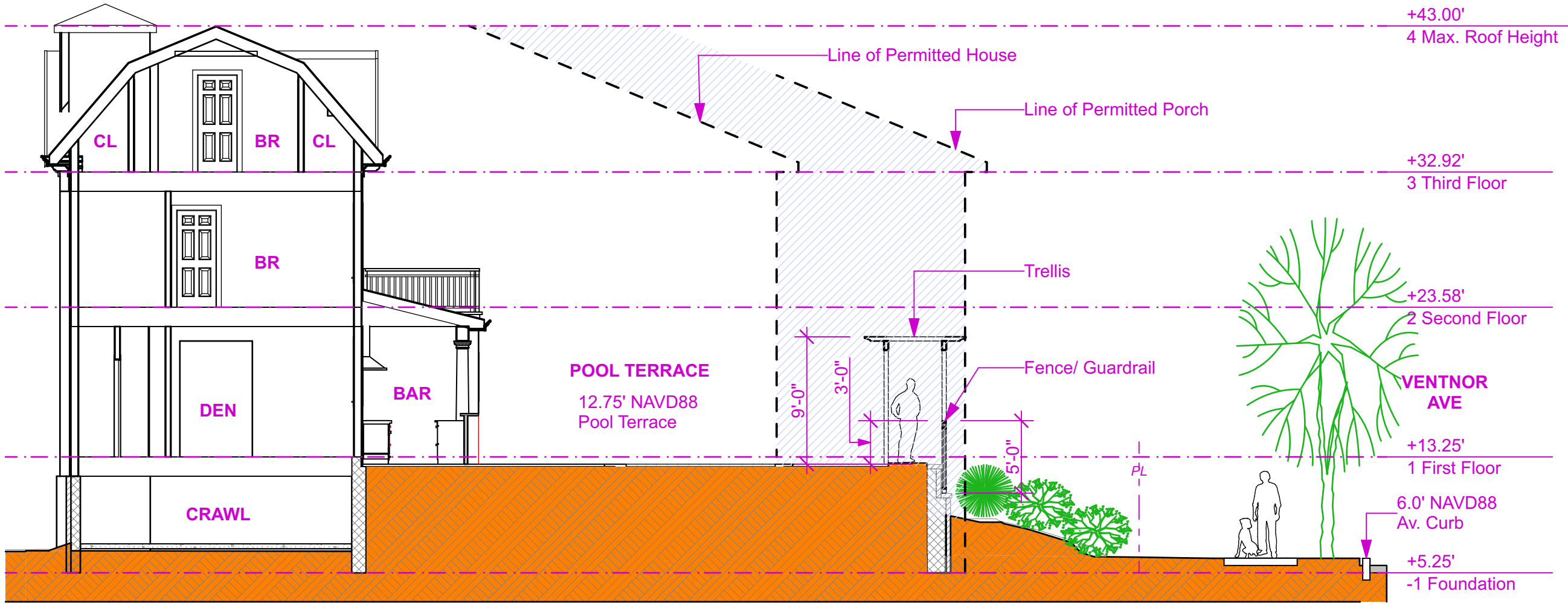
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1 Site/ Building Section
PD-14 SCALE: 1/8" = 1'-0"

Dabrow Residence
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R3 3-12-21	

DATE 2-26-21

JOB NO. 2020-40

SHEET

PD-14

14 OF 16 SHEETS

APPROVALS
Board of Chairperson
Board Secretary
City Engineer
Land Use Administrator



1 P.I.Q.
PD-15



2 Neighbor
PD-15



3 Neighbor
PD-15



4 Neighbor
PD-15



5 Neighbor
PD-15

QMA
Architects

15 S. Dorset Avenue
Ventnor City
New Jersey 08406
Tel 609 214 4869

www.QMA-CO.com

Todd Allen Miller AI-10162

Dabrow Residence
BLOCK 215 LOT 10 1 N. Osborne Ave. Margate NJ 08402

I have reviewed this preliminary drawing and _____ approve the design with the changes as noted
I authorize work to begin on the next phase of work based upon this preliminary design. I understand that any additional design modifications not specified above will be made as an additional service to the contract.

Signature _____ Date _____

REVISIONS

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15 OF 16 SHEETS

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1
PD-16
Neighborhood Views



2
PD-16
Neighborhood Views



3
PD-16
Neighborhood Views

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