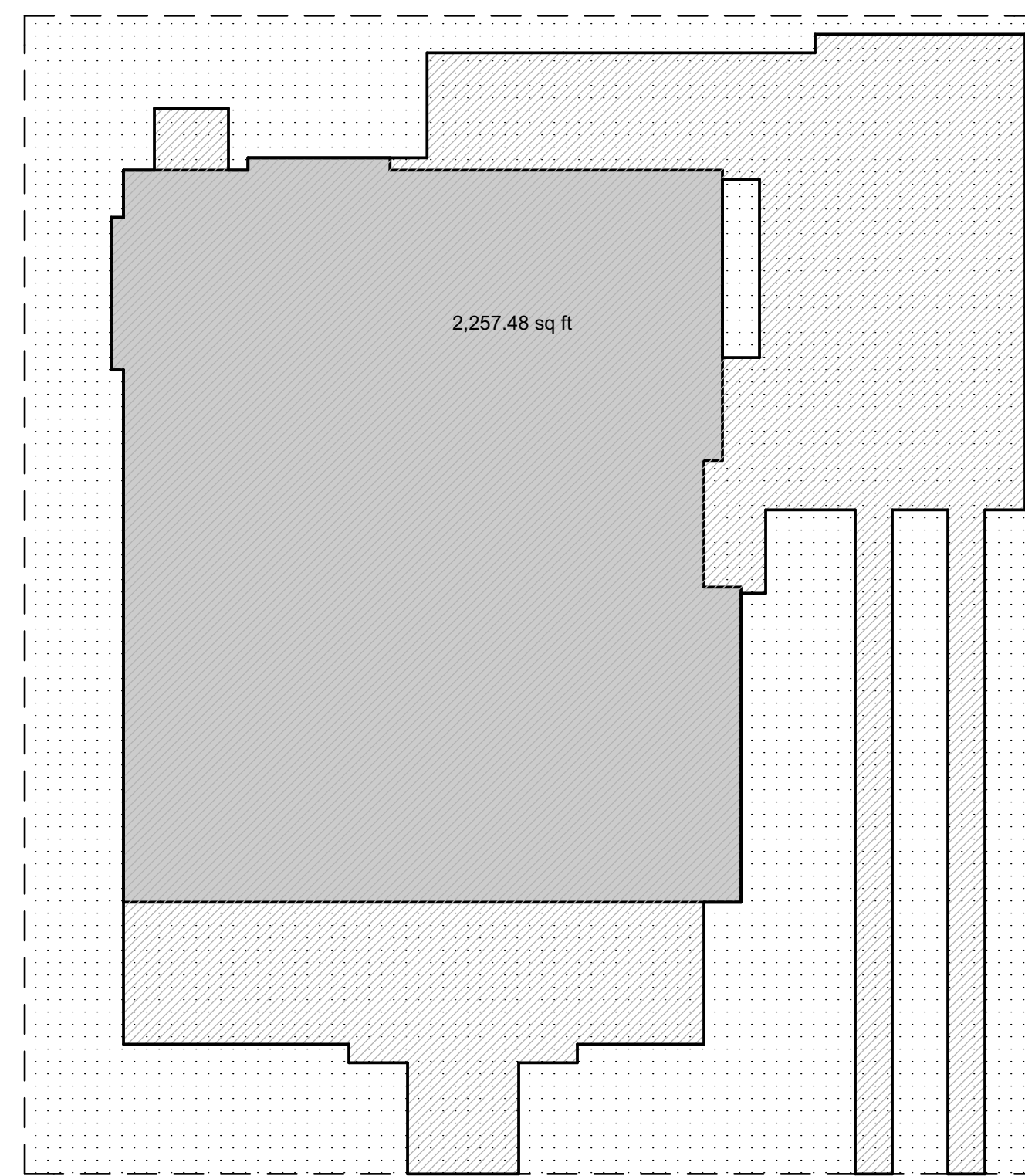
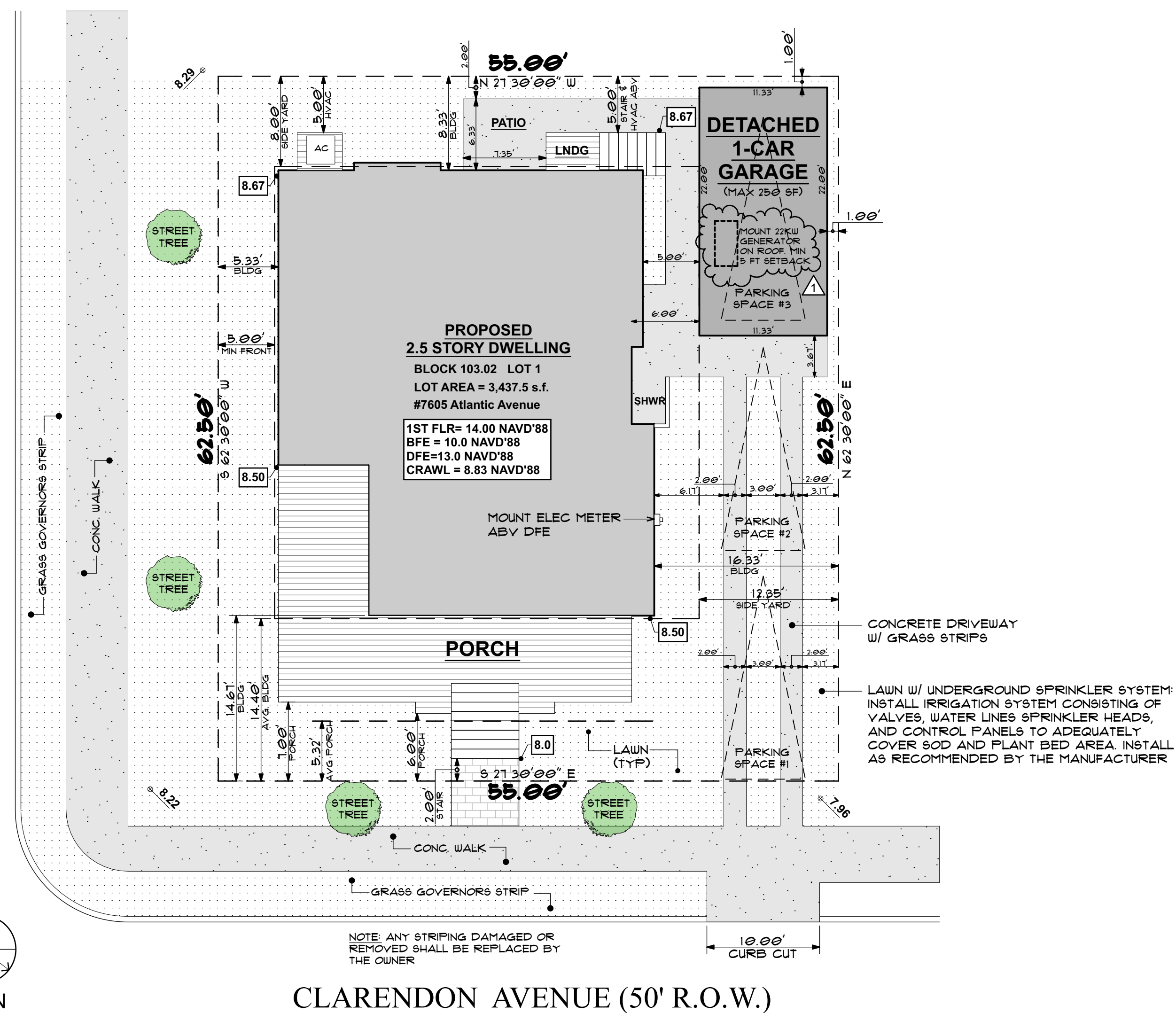


ZONING SCHEDULE: S-25 SINGLE FAMILY RESIDENTIAL			
	REQUIRED	PROPOSED	
USE	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	C
MIN LOT AREA	2,500 SQ FT	3,437.5 SQ FT	C
MIN LOT WIDTH	40 FT	50 FT	C
BUILDING COVERAGE	31.8% = 1299 SQ FT	1,291 SQ FT = 31.7%	C
CLARENDON AVG YARD BLDG	PREVAILING SETBK = 14.4 FT	14.61 FT	C
CLARENDON AVG PORCH	PREVAILING SETBK = 5.32 FT	6.00 FT	C
ATLANTIC AVE MIN FRONT YARD	5 FT MIN	5.33 FT	C
MIN REAR YARD	NOT APPLICABLE	NOT APPLICABLE	C
MIN SIDE YARD	8 FT MIN & 20.35 FT AGGREGATE	8.33 FT MIN & 24.61 FT TOTAL	C
MAX BUILDING HT (ZONE'C)	30 FT ABV DFE + 4 FT	25'-11"	C
STORIES	2.5 STORIES	2.5 STORIES	C
FLOORS	2.5 FLOORS	634 SF/1,211 SF = 49.80%	C
MIN ROOF PITCH	5/12	5/12	C
MAX DENSITY	N/A	N/A	C
MAX FAR	N/A	N/A	C
FRONT YARD LANDSCAPE	60% OR 51% W/ STAIR DEDUCT	460 SF = 51.01%	C
LANDSCAPE COVERAGE	35% OR 34.2% W/ STAIR DEDUCT	1,203 SQ FT = 31.3%	C
OFF-STREET PARKING	5 BEDROOMS = 3 SPACES	5 BEDROOMS = 3 SPACES	C
1-CAR DETACHED GARAGE			
MAX SIZE	250 SQ FT		
MAX HEIGHT	14 FT		
MAX EAVE HEIGHT	9 FT		
MAX ROOF PITCH	5/12		
SETBACKS	1 FT		
FRONT WALL TO REAR LOT	26 FT		
DIST TO ADJ BLDG	5 FT		

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

PLOT PLAN LEGEND	
	EXISTING ELEVATION (BASED ON NAVD'88)
	PROPOSED ELEVATION (BASED ON NAVD'88)
TYPICAL SHRUB NOTES	
<ul style="list-style-type: none"> <li>- CLARENDON: (55-40)/2+24= 32 UNITS WITH MIN 16 UNITS IN FRONT YARD</li> <li>- ATLANTIC: (62.5-40)/2+24= 41 UNITS WITH MIN 24 UNITS IN FRONT YARD</li> <li>- SHRUBS NO LESS THAN 18 INCHES HIGH</li> <li>- SELECT SHRUBS FROM CITY OF MARGATE APPROVED LISTING</li> </ul>	
TYPICAL STREET TREE NOTES	
CLEVELAND SELECT 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" CALIFER/8 FT HIGH	

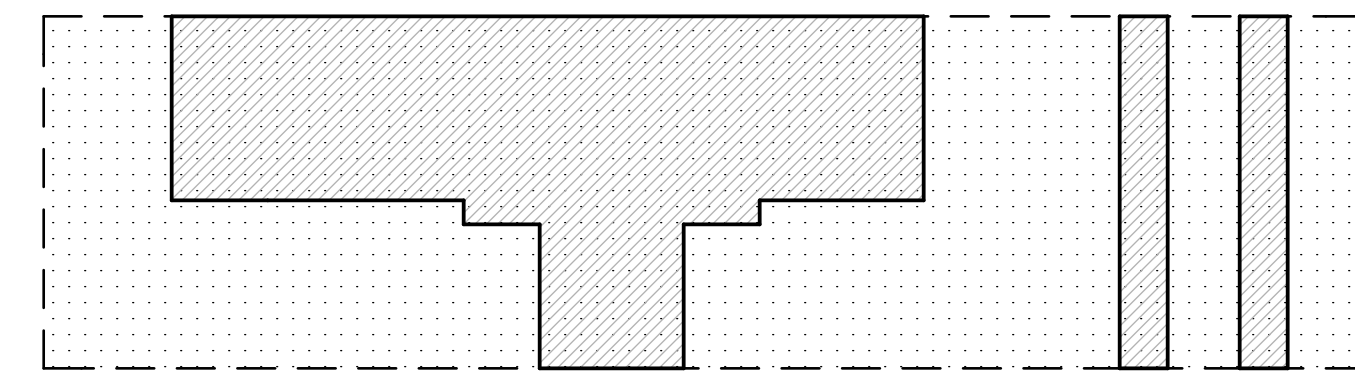
ATLANTIC AVENUE (100' R.O.W.)



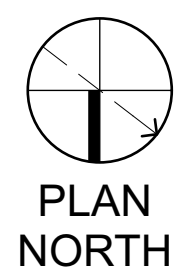
LANDSCAPE COVERAGE DIAGRAM

COVERAGE LEGEND	
	LOT AREA
	BUILDING COVERAGE
	IMPERVIOUS COVERAGE

FRONT YARD CALCULATIONS	
FRONT YARD AREA	= 806 SQ FT
FRONT YARD LANDSCAPE AREA REQ'D = (60%) 806 SQ FT	= 483 SQ FT
MINUS (FRONT STAIR)	= 24 SQ FT
TOTAL FRONT YARD LANDSCAPE AREA REQ'D	= 459 SQ FT = 51%



FRONT YARD LANDSCAPE DIAGRAM



CLARENDON AVENUE (50' R.O.W.)

**1A PLOT PLAN**  
 SCALE: 1/8" = 1'-0"

**3A COVERAGE DIAGRAM**  
 SCALE: 1/8" = 1'-0"

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 Robert J. Lollo, RA  
 NJ Lic No. 21A101935300

**CONSTRUCTION DOCUMENTS**

**Single Family Residence**  
 7605 Atlantic Avenue  
 City of Margate  
 Atlantic County, NJ  
 Block 103.02 Lot 1

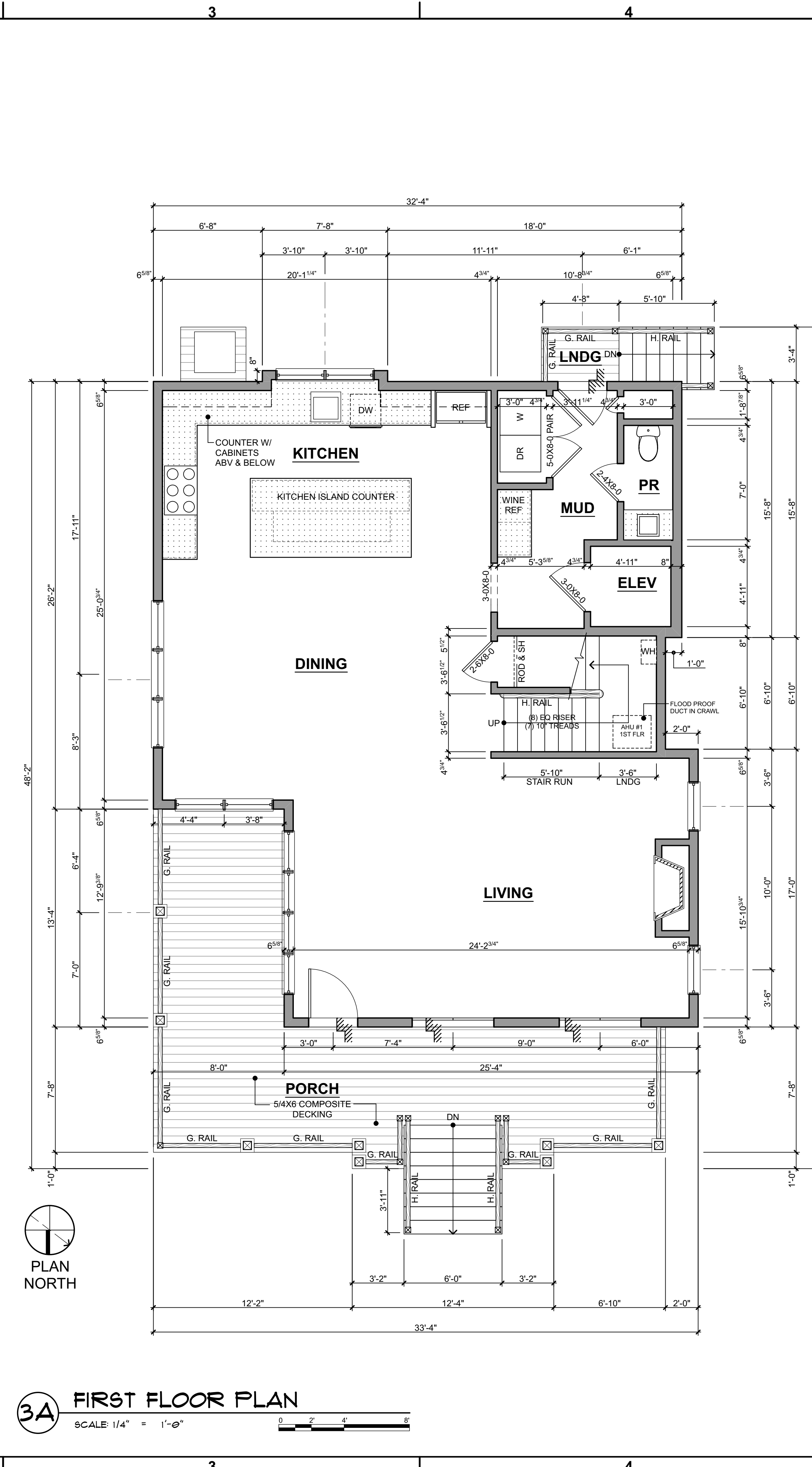
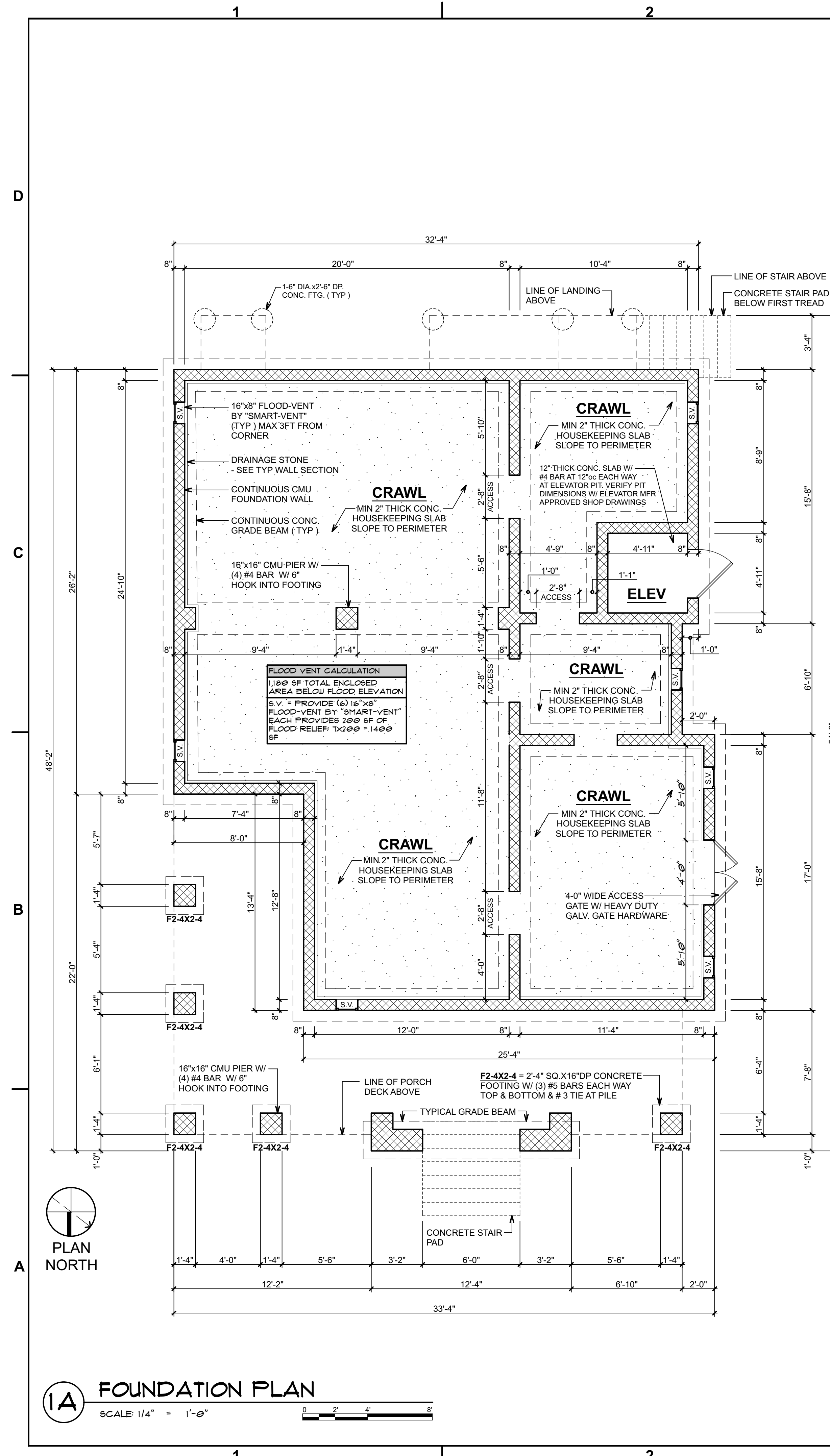
#	Date	REVISION
4	3/15/21	3rd FLR DECK
3	9/10/20	Generator
2	7/24/20	Elevator
1	1/23/20	Zoning Correction

DATE : 8/27/19

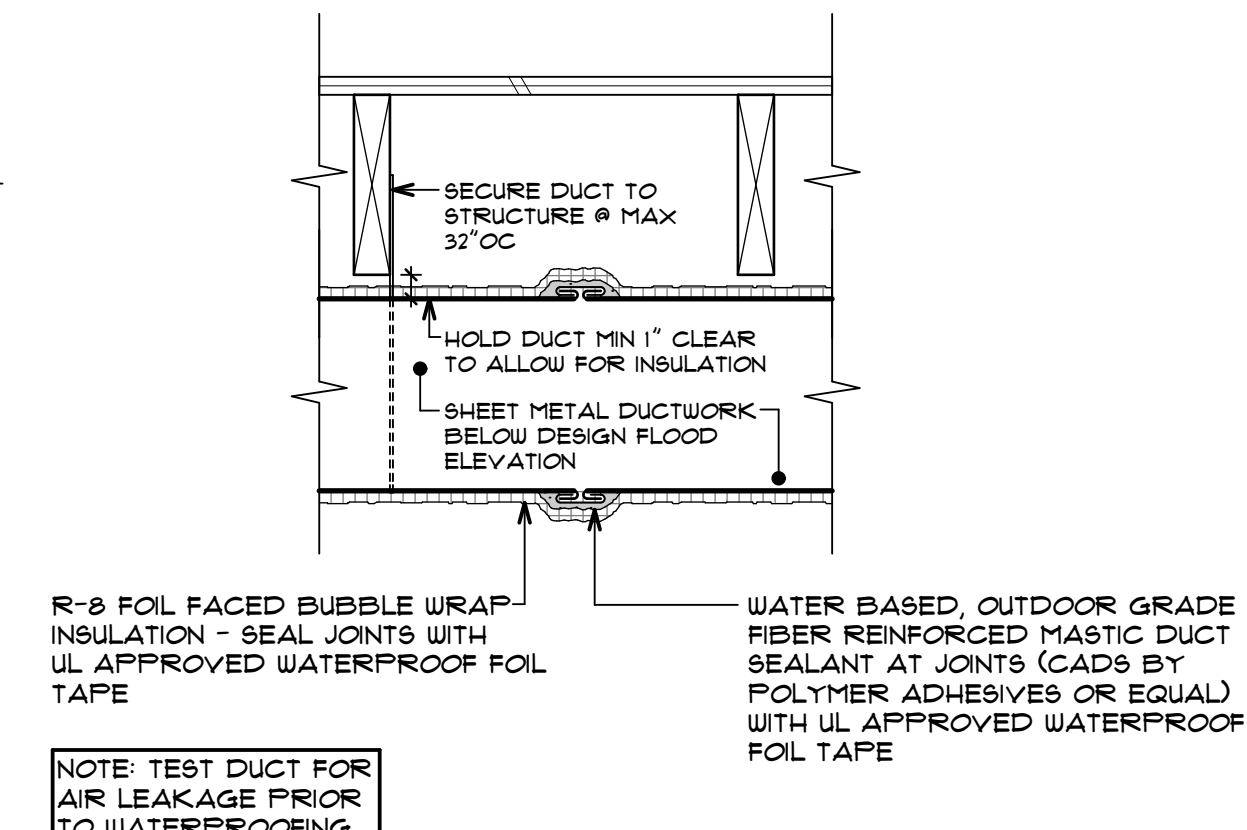
JOB NO. 19-027

Plot Plan

**SHEET C-101**



- TYPICAL PLAN NOTES**
- ALL DIMENSIONS ARE FINISHED DIMENSION UNLESS NOTED OTHERWISE.
  - THIS SET OF PLANS IS FOR THE CONSTRUCTION OF A (X) STORY SINGLE FAMILY RESIDENCE.
  - PROVIDE HANGING ROD & SHELF ABOVE AT ALL CLOSETS UNLESS NOTED OTHERWISE **(ROD&SHELF)**.
  - PROVIDE (5) ADJUSTABLE SHELVES AT LINEN CLOSETS.
  - THE PLANS AND DETAILS HEREIN HAVE BEEN PREPARED BASED ON ARCHITECTS UNDERSTANDING OF THE PROPOSED INSTALLATION. NOTIFY ARCHITECT IMMEDIATELY IF SITE CONDITIONS DIFFER FROM THOSE DEPICTED ON THE PLANS & DETAILS.
  - TYPICAL INTERIOR WALL = 2x4 STUD WALL @ 16" OC WITH DOUBLE TOP PLATE & SINGLE BOTTOM PLATE UNLESS NOTED.
  - TYPICAL EXTERIOR WALL = 2x6 STUD WALL @ 16" OC WITH DOUBLE TOP PLATE & SINGLE BOTTOM PLATE UNLESS NOTED.
  - H. RAIL** = ALL STAIR HANDRAILS SHALL BE NO LESS THAN 34" HT AND NO MORE THAN 38" HT MEASURED VERT. FROM STAIR NOSE.
  - G. RAIL** = ALL GUARD RAIL SHALL BE A MIN. 3'-0" HT.
  - ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 1/2" GYP BD.
  - INTERIOR FINISHES PER OWNER.
  - ROOF PITCHES ARE APPROXIMATE AND G.C. SHALL VERIFY ROOF PITCHES IN FIELD TO CONFORM TO THE ALLOWABLE BUILDING HT.
- FIRE PLACE NOTES**
- MANUFACTURER AND MODEL TO BE SELECTED BY THE OWNER.
  - FIREPLACE SHALL BE A PERM'D CODE APPROVED DIRECT VENT FIREPLACE W/ GAS LOG SET & NON-COMBUSTIBLE HEARTH.
  - FRAMED FIRE PLACE WALLS AND CHIMES ARE APPROXIMATE. VERIFY ACTUAL DIMENSIONS WITH SELECTED MODEL AND MANUFACTURER. SEE MANUFACTURER'S SPECIFICATIONS FOR ALL REQUIRED CLEARANCES, CHASE CONSTRUCTION DIMENSIONS, & ALL FIRESTOP LOCATIONS FOR CHIMNEY.
- CONSTRUCTION TYPE V-A NOTES**
- CONSTRUCTION TYPE V-A NOTES: ALL FLOOR/CEILING ASSEMBLIES, ROOF/CEILING ASSEMBLIES, EXTERIOR WALLS, & INTERIOR LOAD-BEARING WALLS SHALL BE 1 HR FIRE RATED ASSEMBLIES. SEE FIRE RATED ASSEMBLIES FOR ADDITIONAL INFORMATION.



NOTE: TEST DUCT FOR AIR LEAKAGE PRIOR TO WATERPROOFING

*Robert J. Lololo*  
 Robert J. Lololo, RA  
 NJ Lic No. 21A101935300

**CONSTRUCTION DOCUMENTS**  
 Single Family Residence  
 7605 Atlantic Avenue  
 City of Margate  
 Atlantic County, NJ  
 Block 103.02 Lot 1

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DATE : 8/27/19

JOB NO. 19-027

Floor Plans

**TYPICAL PLAN NOTES**

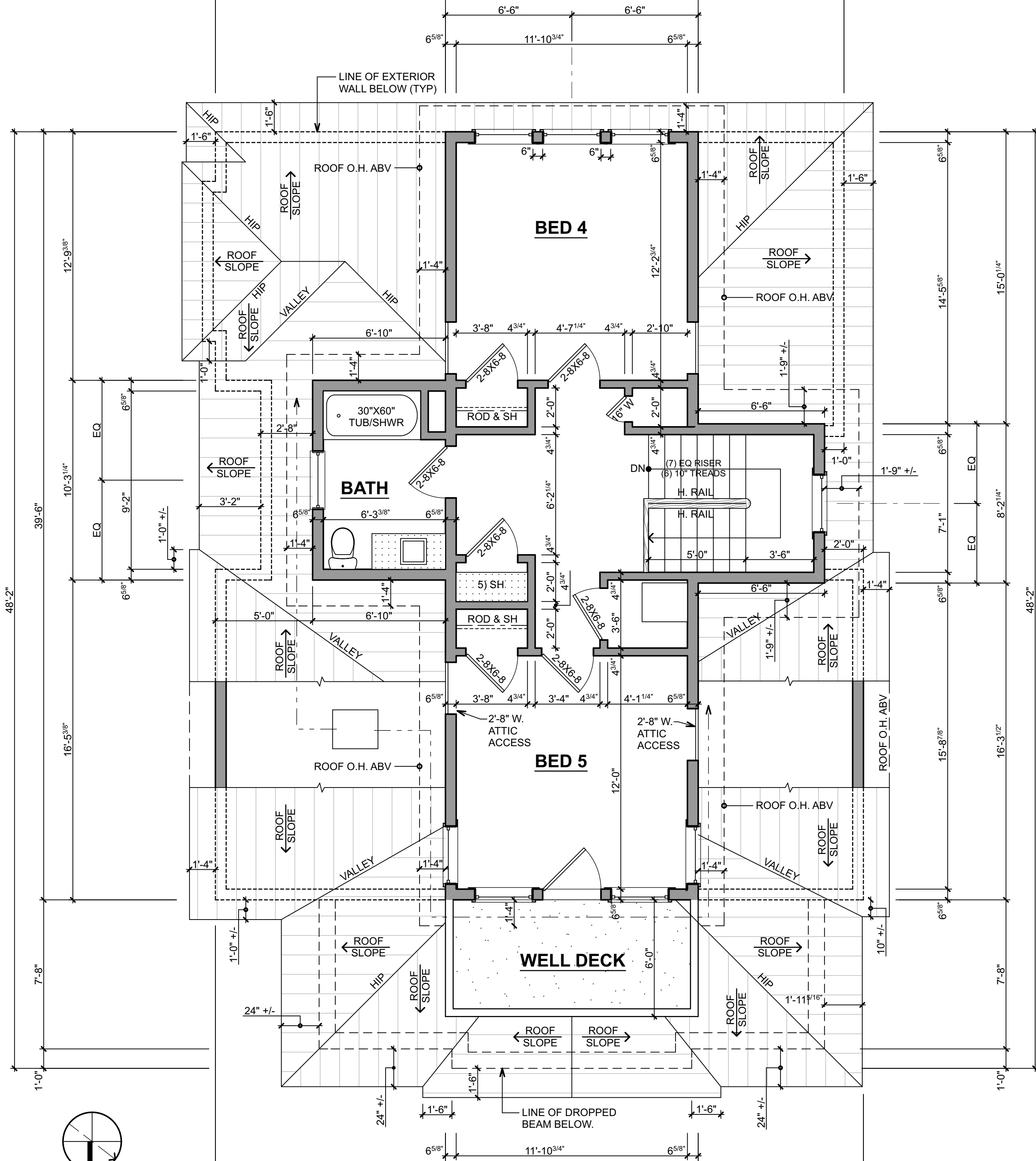
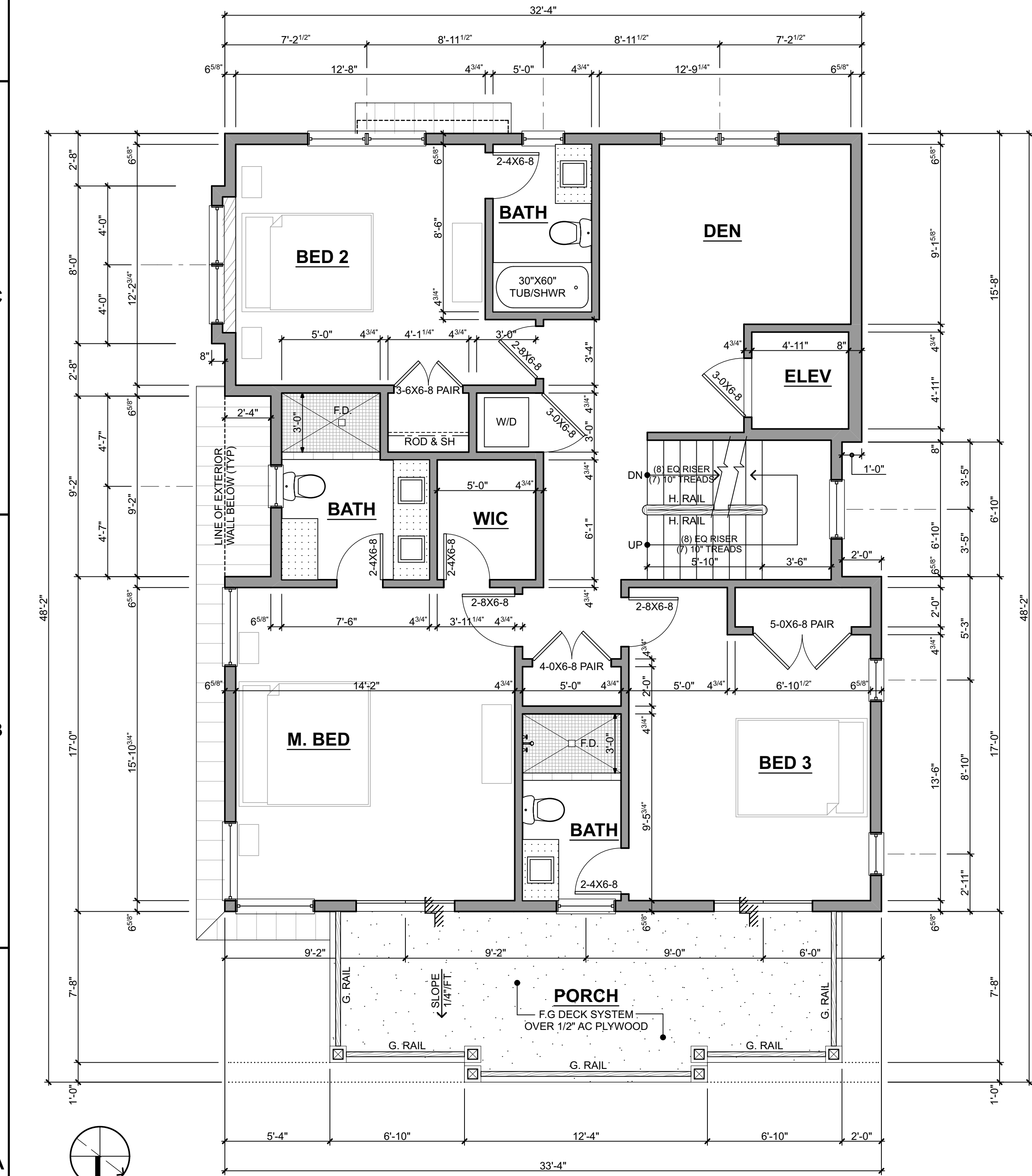
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**1A SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

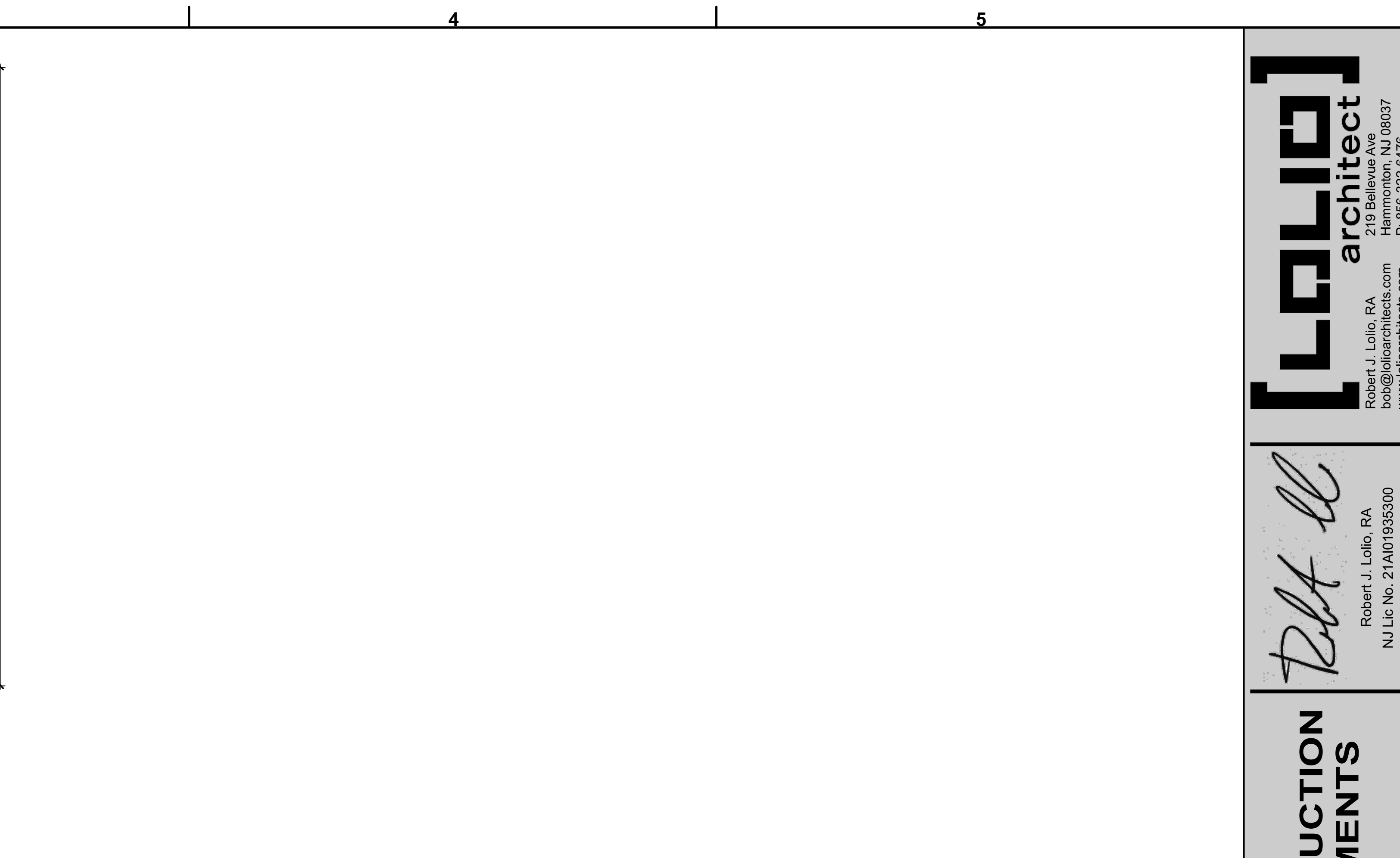
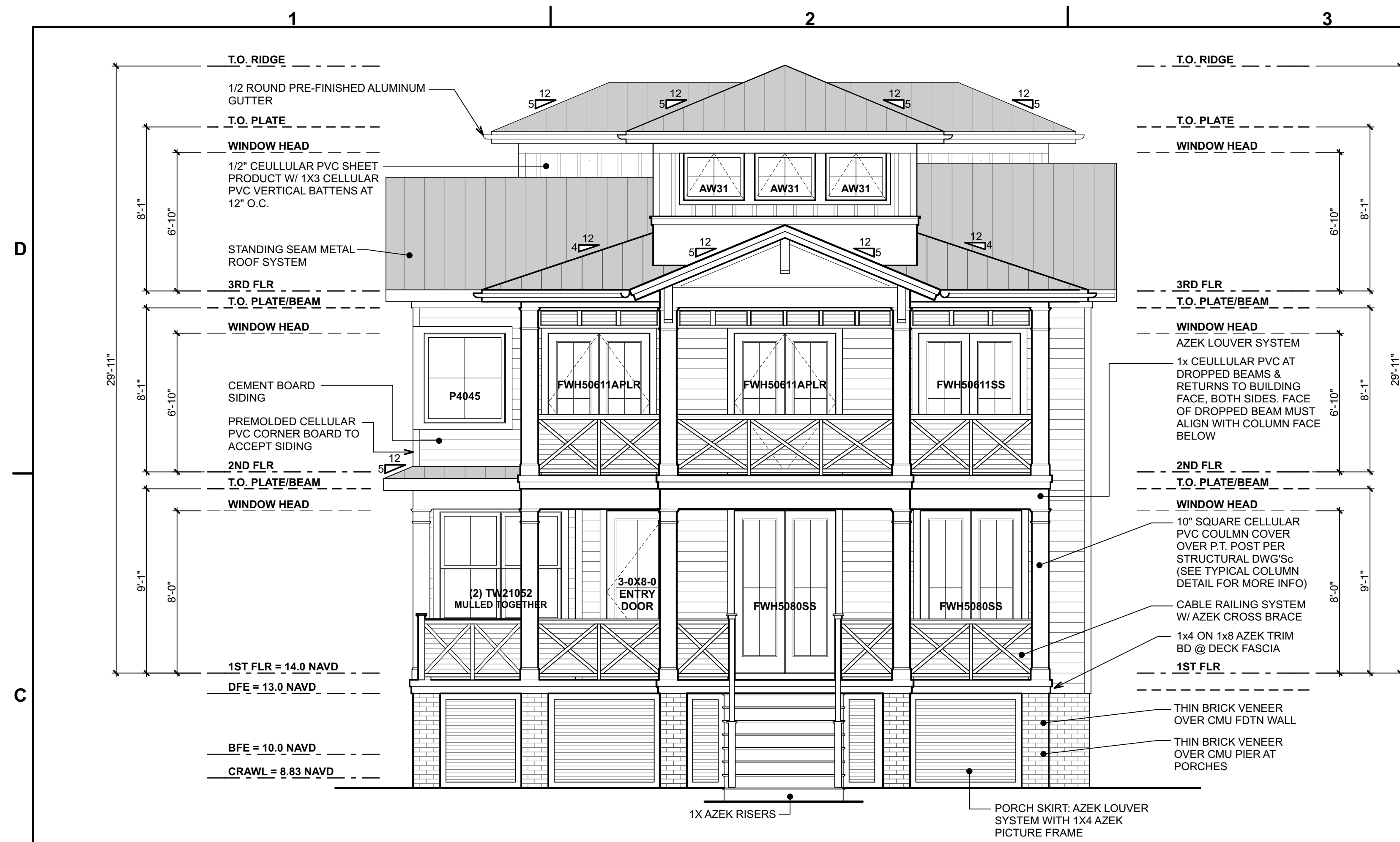
**3A THIRD FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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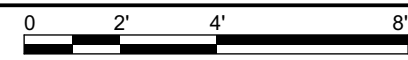
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Floor Plans



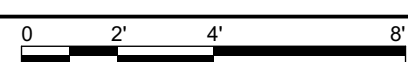
**1C FRONT ELEVATION**

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



**1A RIGHT ELEVATION**

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



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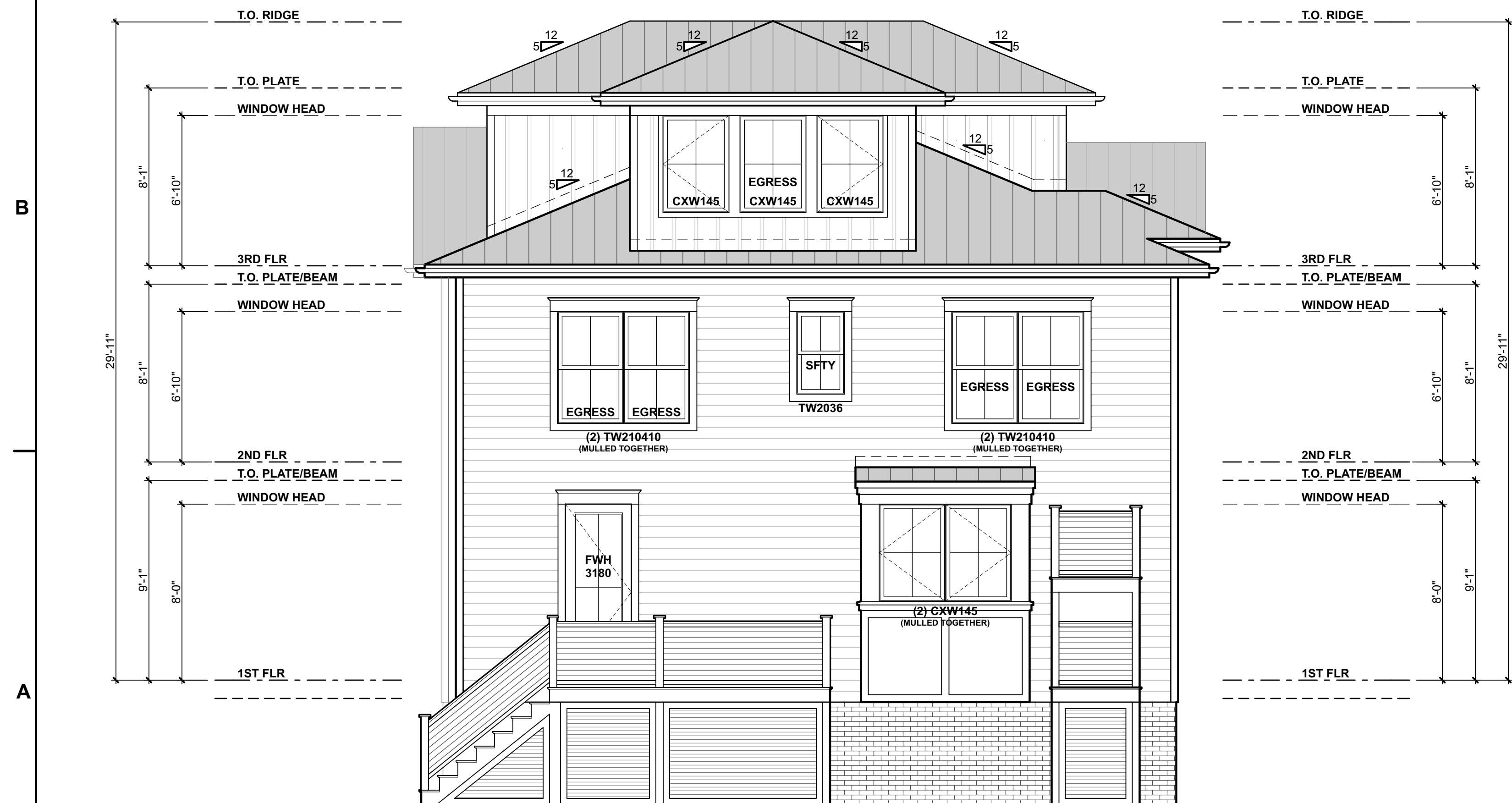
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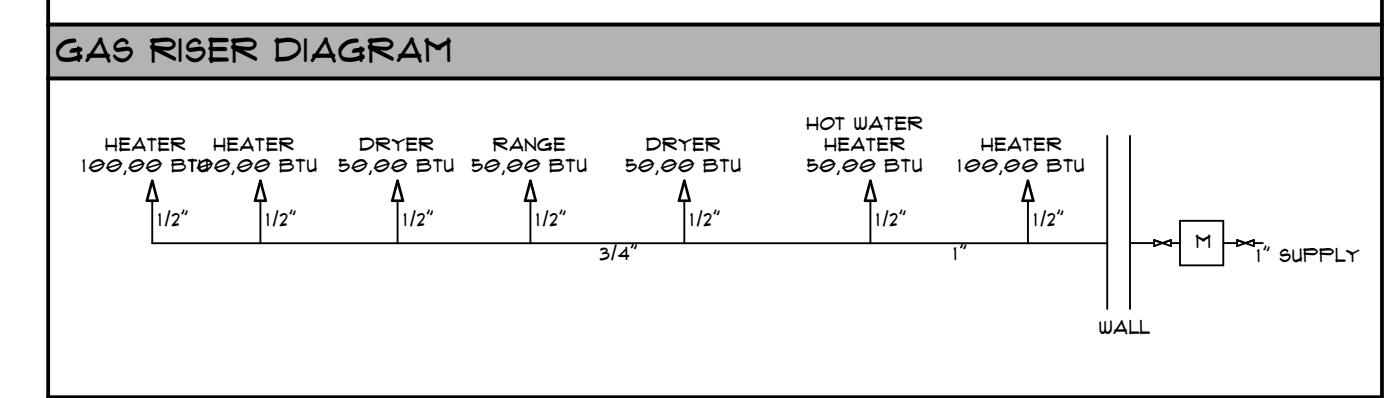
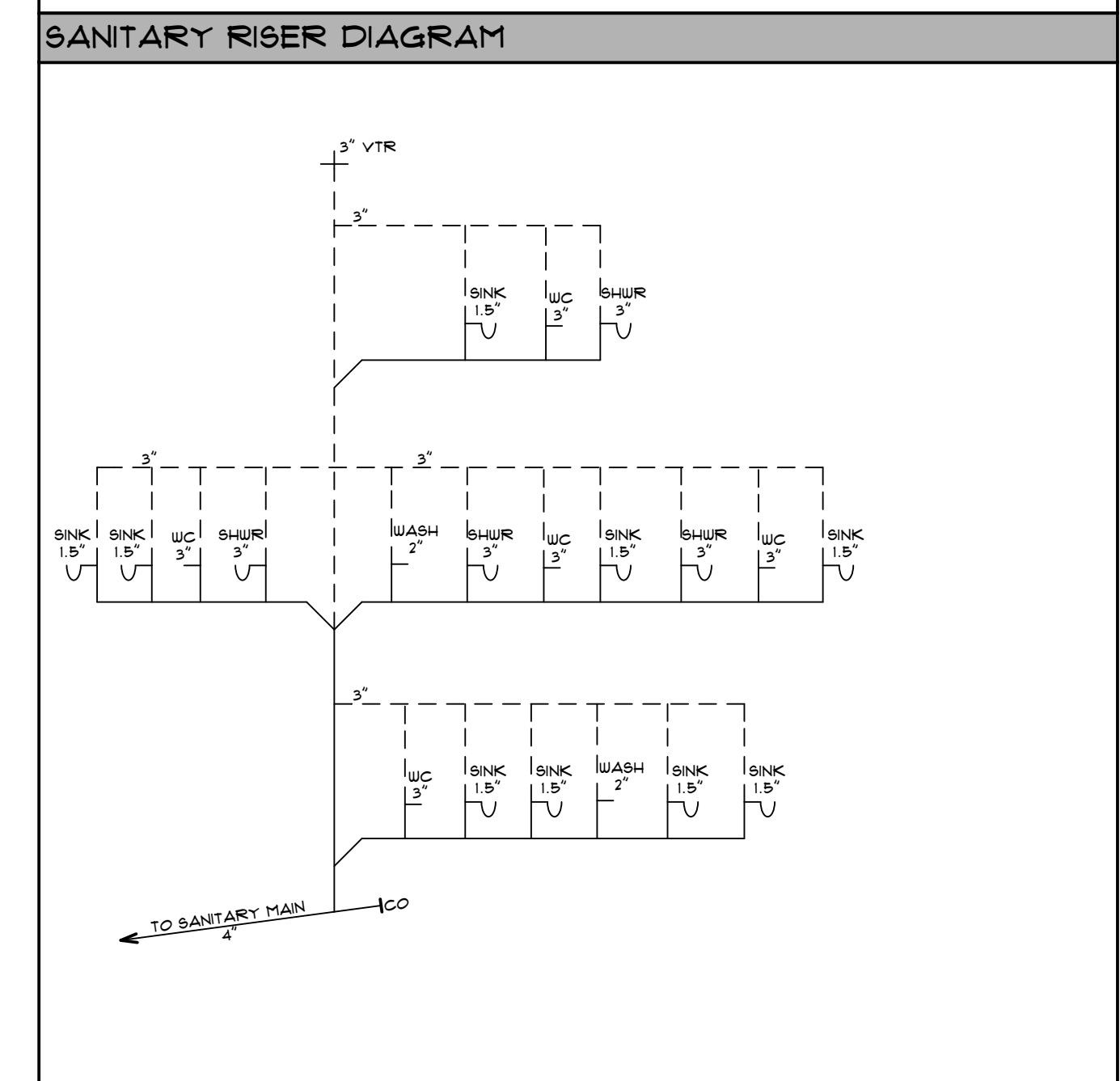
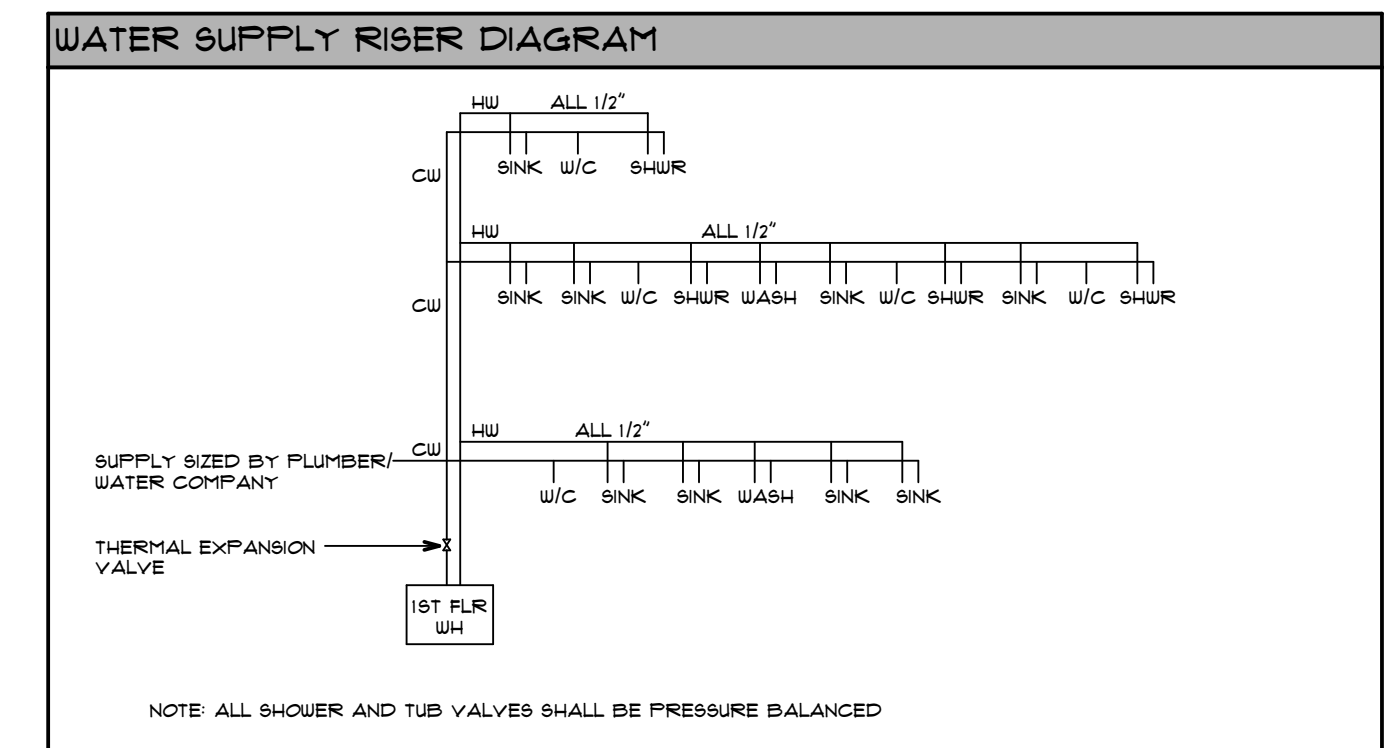
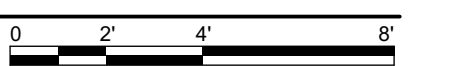
Elevations



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



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



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Elevations