

REVISIONS	BY

PROJECT:
SILVERMAN RESIDENCE
 9412 WINCHESTER AVE
 MARGATE, N.J.
 BLK 22B
 LOT 71

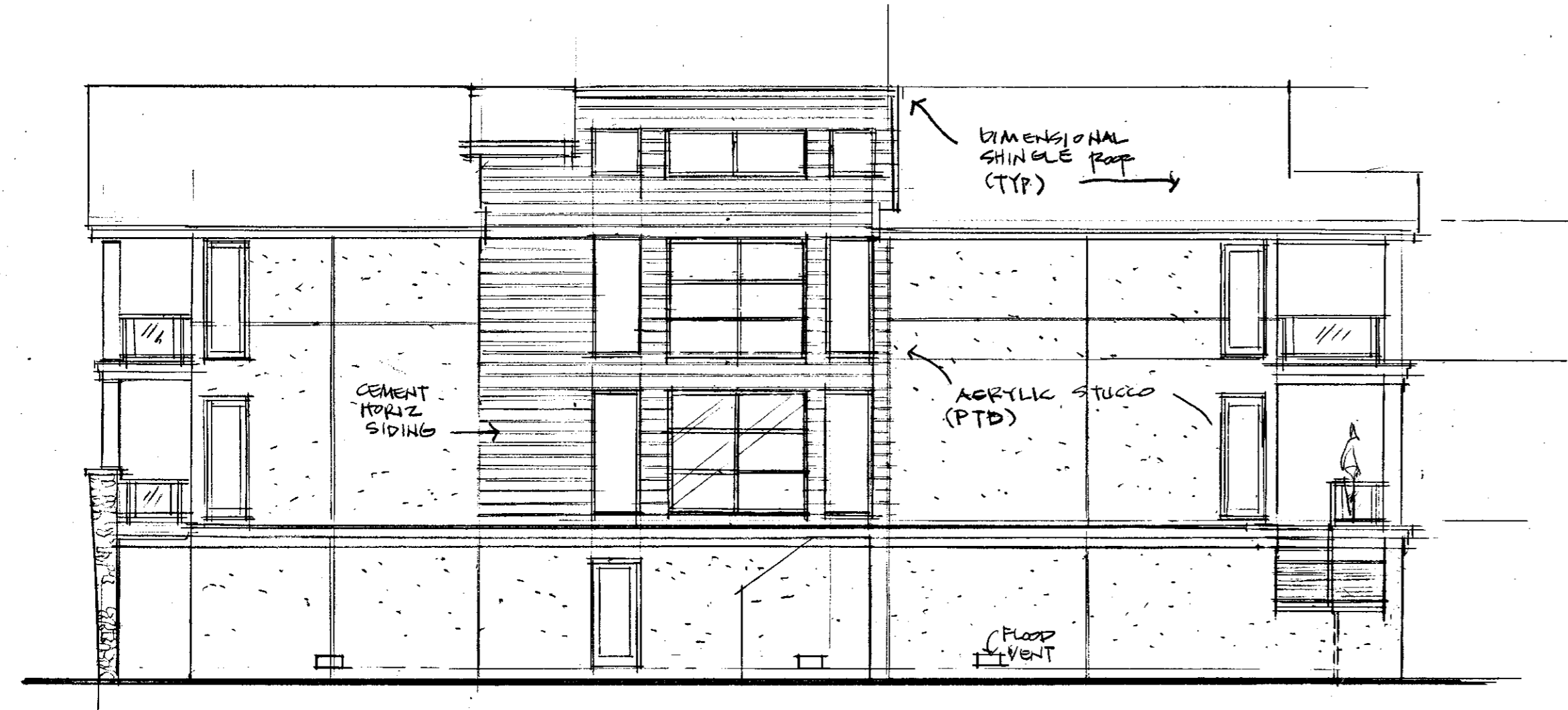
Mark A. Zawacki A.I.A.
 ARCHITECT
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 Lic # 21A101338300

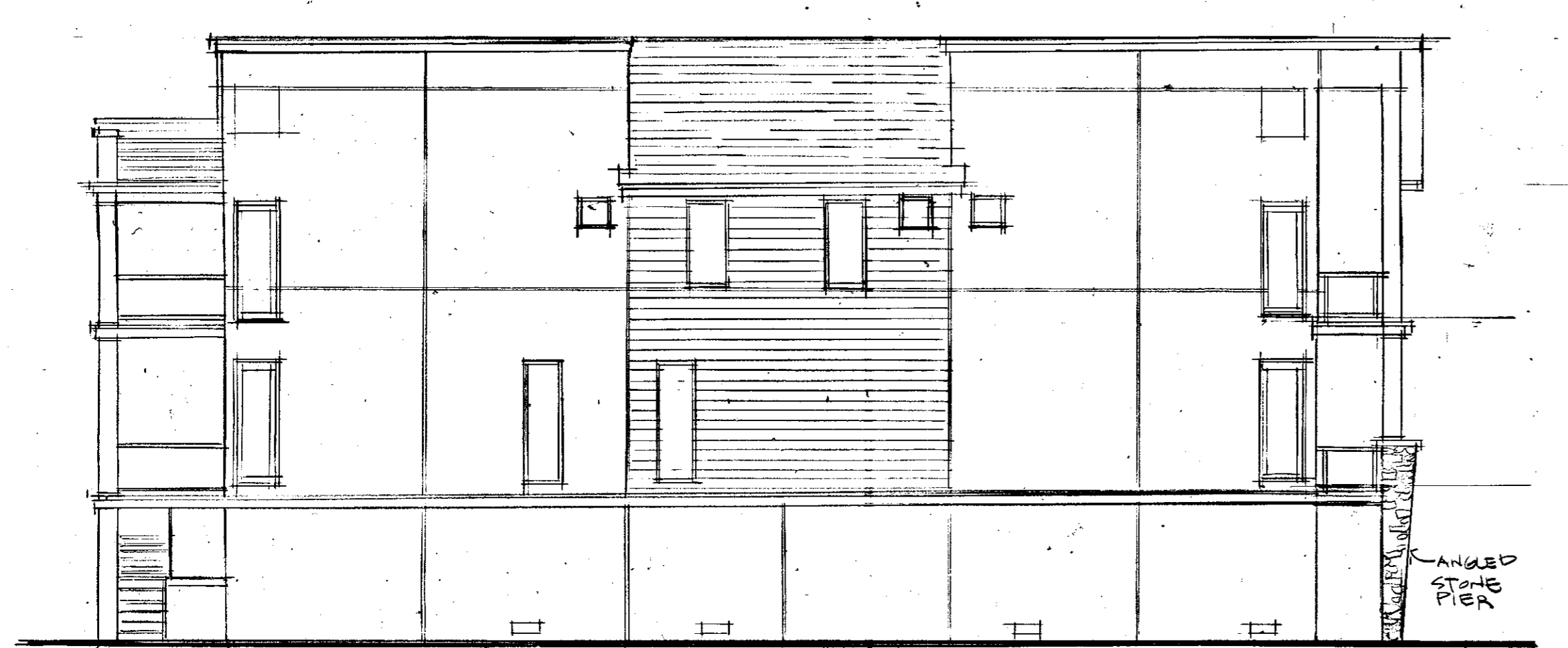
DRAWN	CHECKED	DATE	SCALE	JOB NO.	SHEET
M.A.Z.		3/23/21	1/8" = 1'-0"		A-1

LOT COVERAGE	
BLDG	1218 SF
BALC	235 SF
CONC DRIVEWAY/WALK/PAD.	125 SF
REAR 18 x 25'	453 SF
ALLOWABLE	2031 SF = 2,031 SF



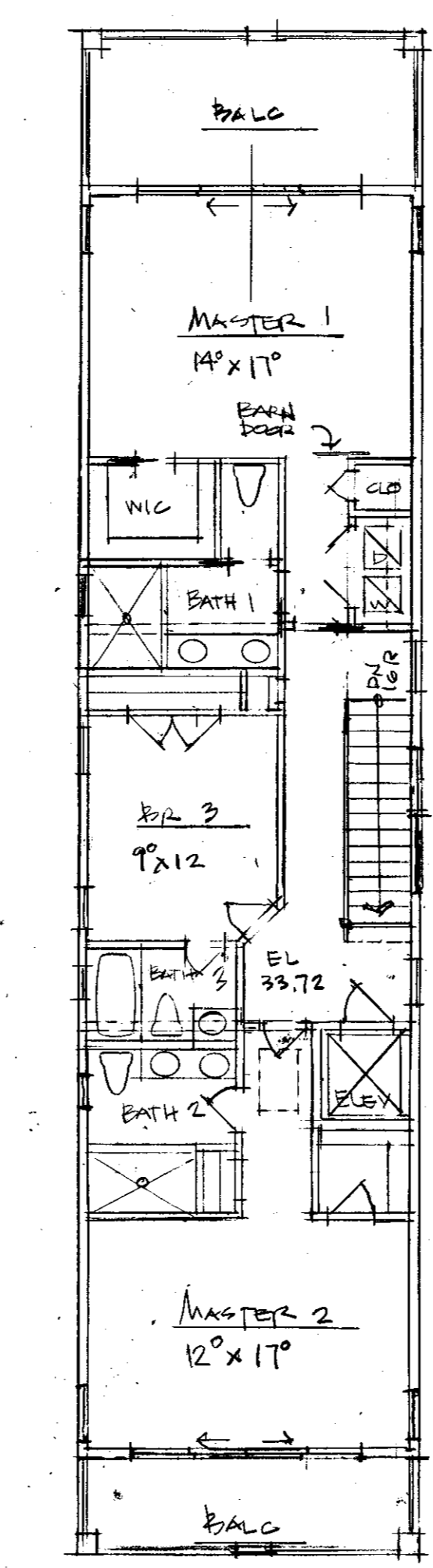
RIGHT SIDE ELEVATION

ALLOW 25% GRASS SHOWN 475 SF
 364 SF

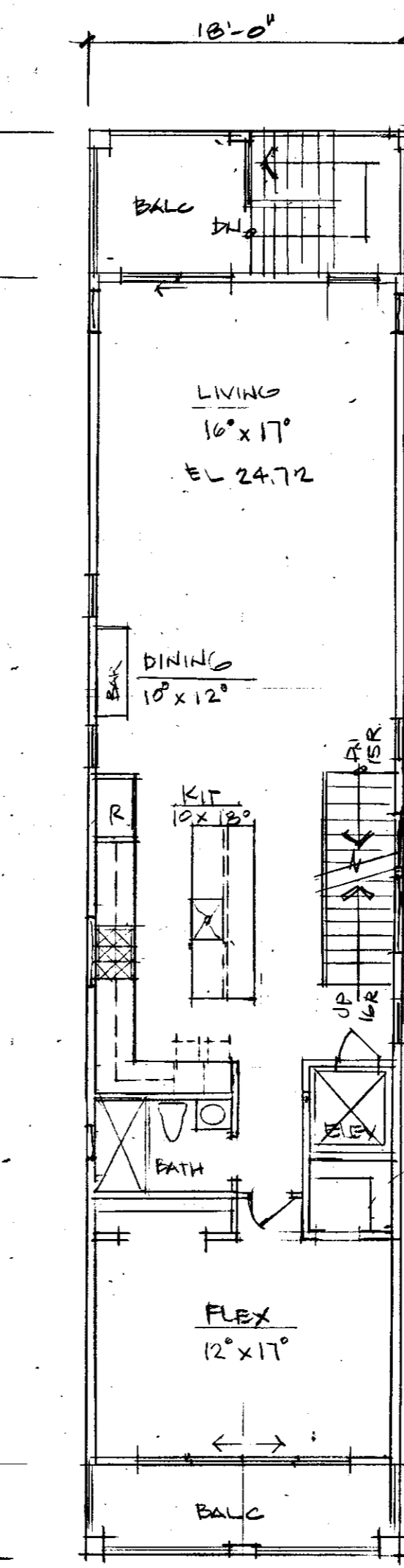


LEFT SIDE ELEVATION

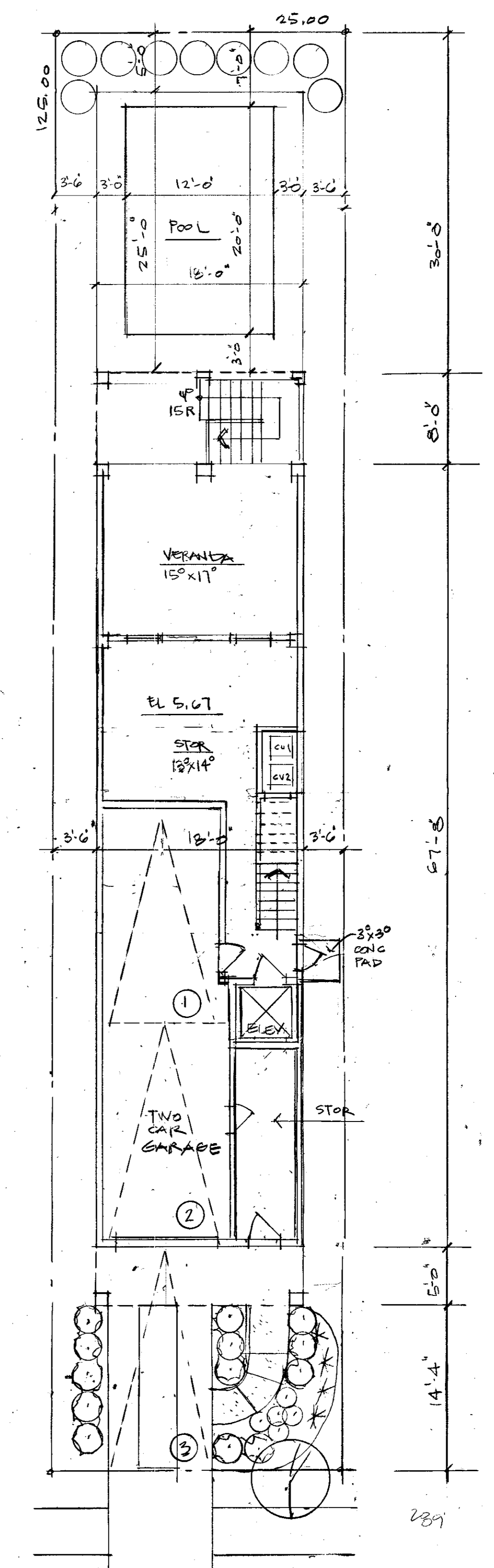
ALLOW 25% GRASS SHOWN 450 SF
 152 SF



SECOND FLOOR PLAN
 LIVING SF. 1218 SF

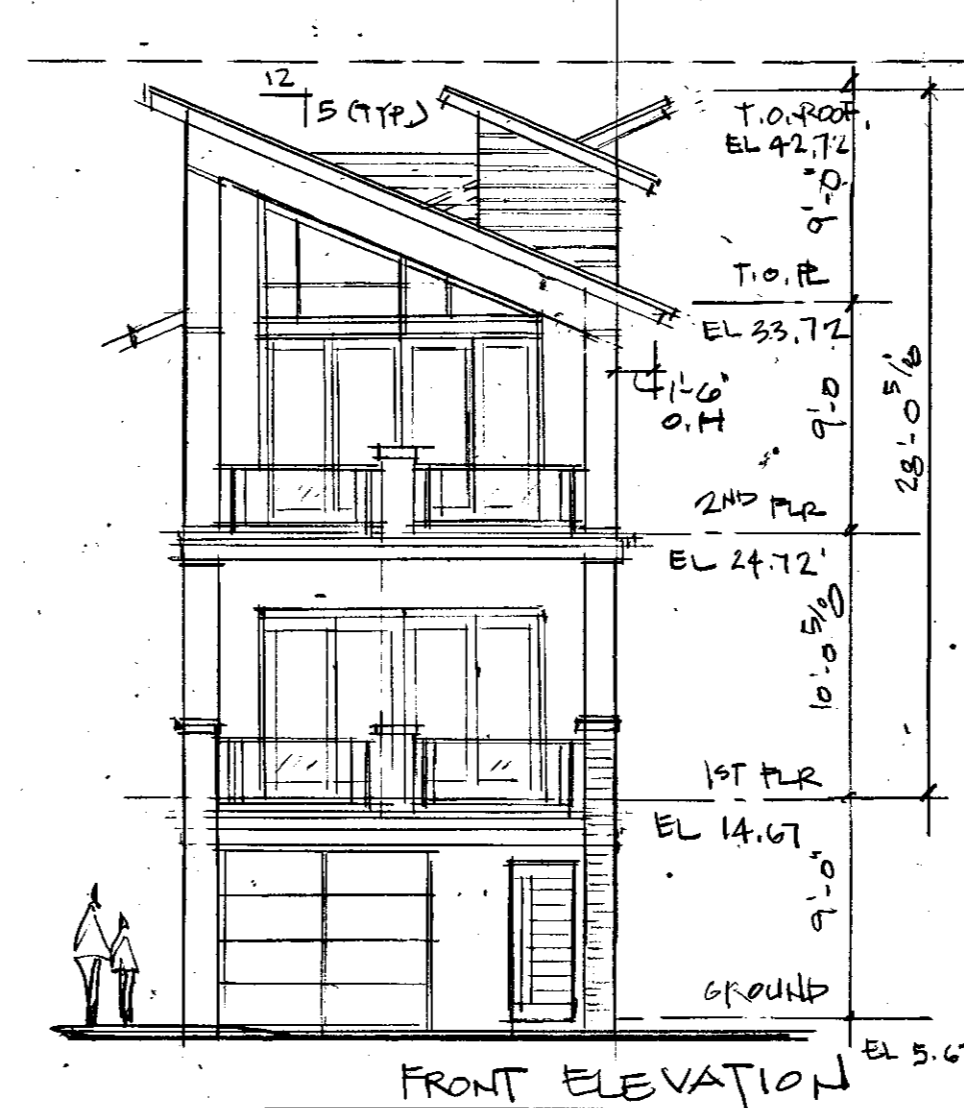


FIRST FLOOR PLAN
 LIVING SF. 1218 SF

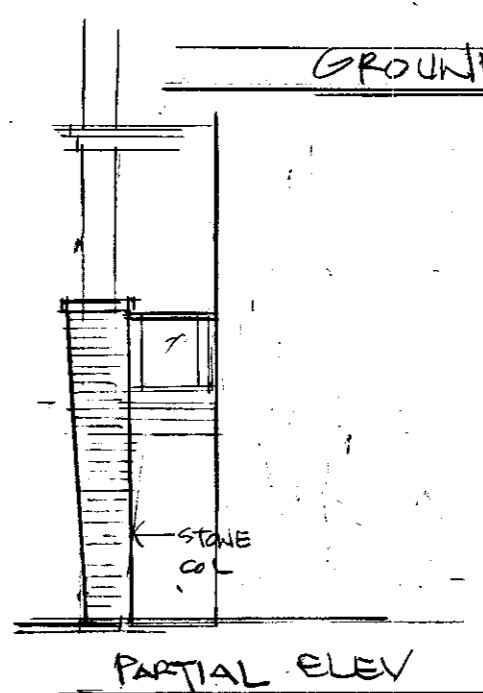


WINCHESTER AVE

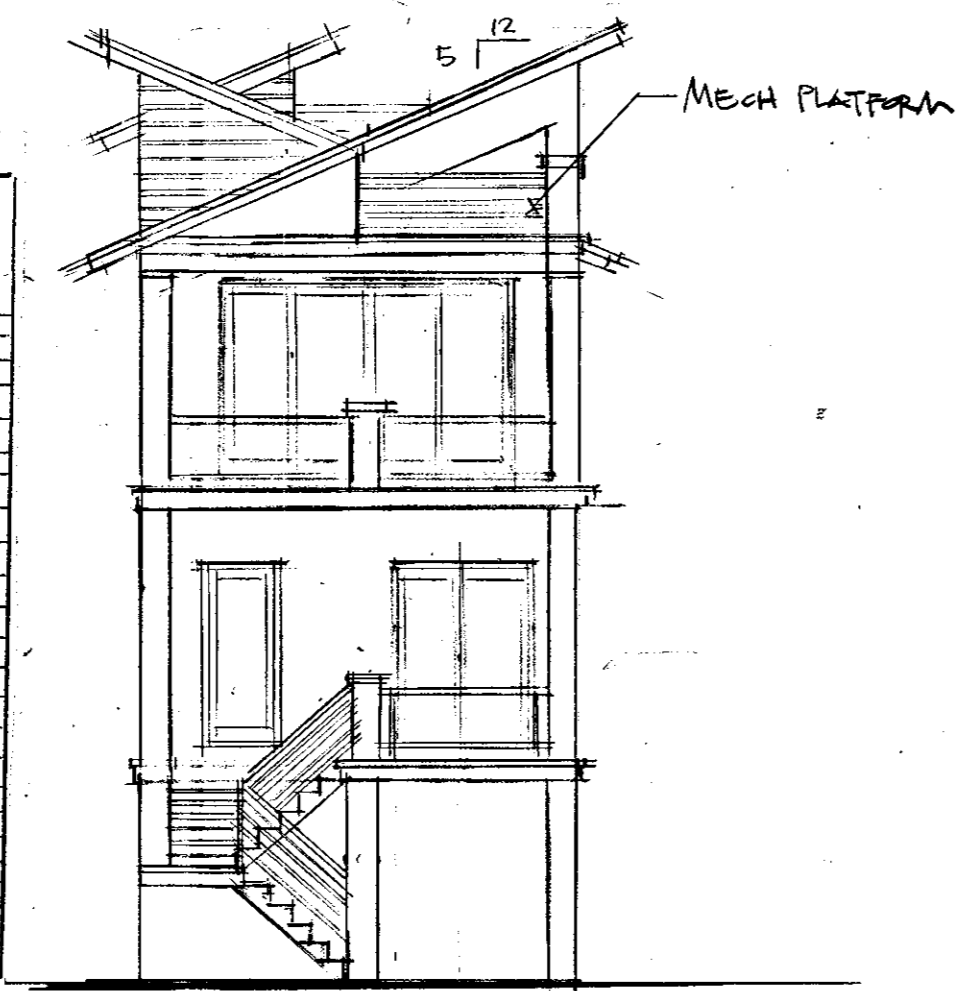
GROUND FLOOR PLAN
 427 SF 18'0" x 25'0"



FRONT ELEVATION



PARTIAL ELEV



REAR ELEVATION

SITE INFORMATION			
ZONE	REQ	PROPOSED	REMARKS
LOT SIZE	4400 SF	3125 SF	
BLDG. COVERAGE	45% / 1980 SF	38% / 1218 SF	
LOT COVERAGE	65% / 2860 SF	65% / 2031 SF	
FRONT PORCH	13'-0"	19'-0"	
BLDG PORCH	17'-0"	14'-0"	
REAR PORCH			
SIDE	5'-0" (MIN)	3'-0" / 3'-6"	
REAR	20'-0"	30'-0"	
BUILDING HT	30'-0"	28'-1"	ABV EL.
PARKING	2 SF	3 SF	
FRONT LANDSCAPE	60% / 1650 SF	67% / 240 SF	
LANDSCAPE	35% / 1094 SF	35% / 1094 SF	

PAUL KOELLING & ASSOCIATES, LLC				
2181 Shore Road Linnwood, NJ 08221 phone 907-0279 fax 907-0188 Certificate of Authorization #24628256300				
January 26, 2021				
NEIGHBORHOOD SETBACK REPORT - MARGATE, NJ				
Block 228	Lot 71	#9412 Winchester Avenue		
SETBACKS (feet)				
LOT	ADDRESS	DWELLING	PORCH	NOTE
65.01	# 33 Jefferson Ave.	5.0	n/a	fronts Jefferson Avenue
71	# 9412 Winchester Ave.	14.3	0-8	Subject Property
73	# 9410 Winchester Ave.	24.7	17-7	2nd dwelling overhang
79	# 9404 Winchester Ave.	21.7	17.8	2nd dwelling overhang
81.03	# 30N. Adams Ave.	24.2	n/a	fronts Adams Avenue
		13'-0"	17'-0"	

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, Land Surveyor
 N.J. License #24628256300