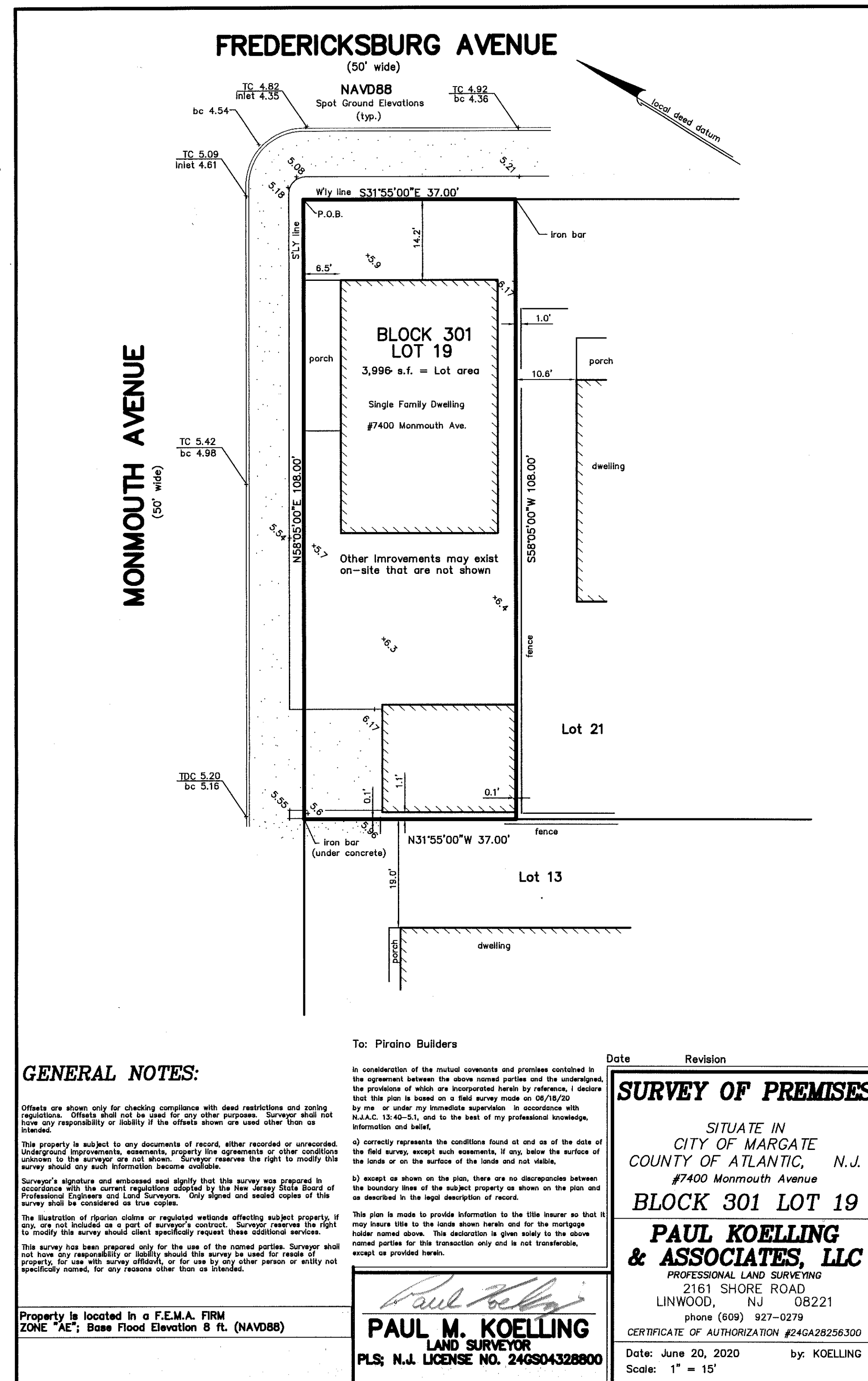


D  
C  
B  
A



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

June 20, 2020

**NEIGHBORHOOD SETBACK REPORT - MARGATE, NJ**  
Block301 Lot 19 #7400 Monmouth Avenue

LOT	ADDRESS	SETBACKS (feet)		NOTE
		DWELLING	FRONT PORCH	
12	115 N. Argyle Ave.	21.3	n/a	dwelling fronts Argyle Avenue
13	7404 Monmouth Ave	13.9	14.8	
19	Subject Property	6.5	0.1	Monmouth Avenue
		14.2	n/a	Fredericksburg Avenue
21	114 N. Fredericksburg Ave	24.2	24.2	
23	112 N. Fredericksburg Ave	23.8	23.8	
25	110 N. Fredericksburg Ave	28.8	n/a	
27	108 N. Fredericksburg Ave	28.8	23.3	

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



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

**ZONING SUBMISSION**

**Private Residence**  
7400 Monmouth Avenue  
City of Margate  
Block 301 Lot 19  
Atlantic County, NJ

#	Date	REVISION
	7/6/20	

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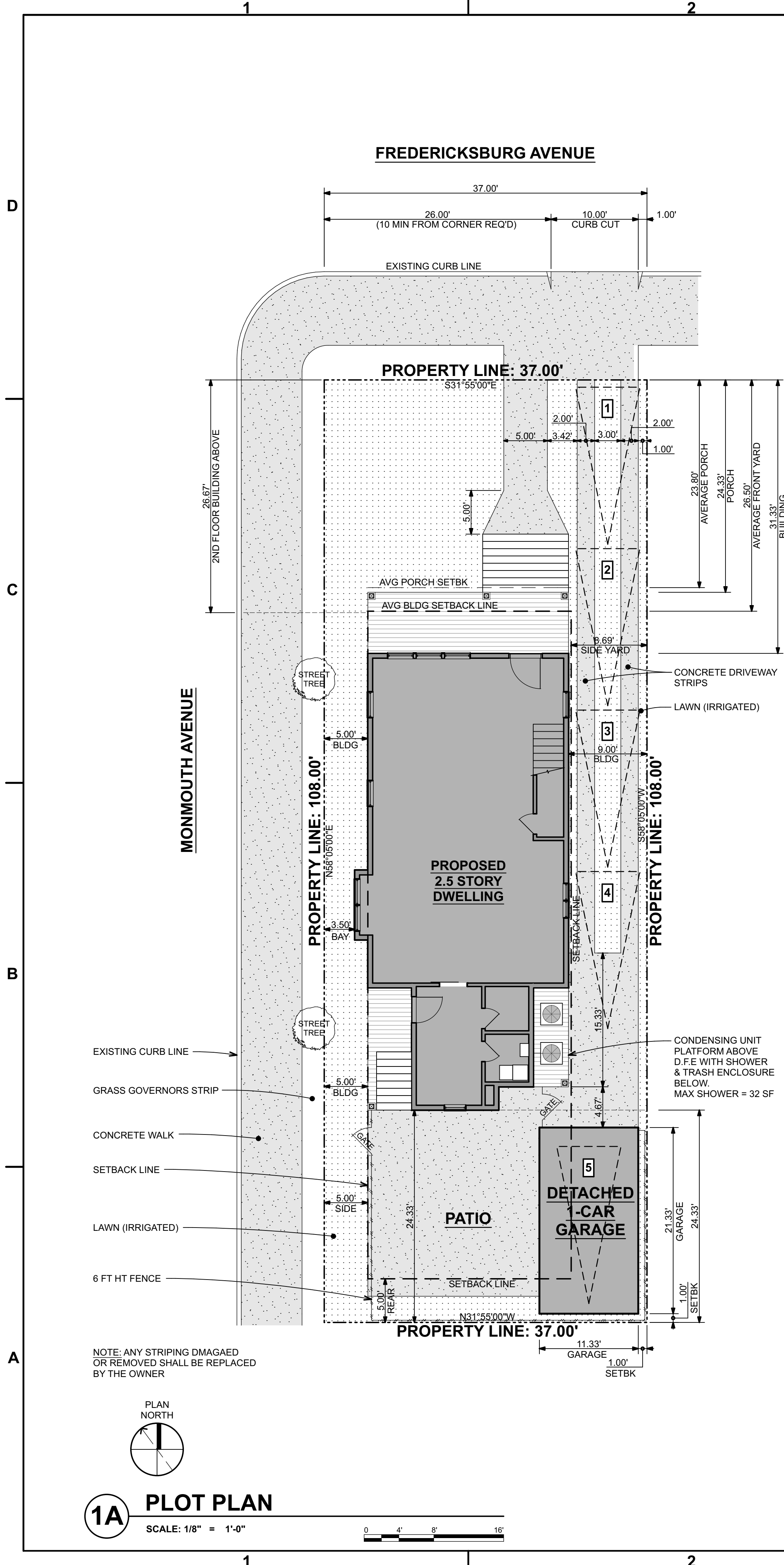
Site Info

**SHEET C-101**

**1A SURVEY**  
NOT TO SCALE

NOTE: ORIGINAL SURVEY SIGNED AND SEALED BY LICENSED SURVEYOR SHALL BE SUBMITTED SEPARATELY. THIS SURVEY IS PROVIDED FOR REFERENCE PURPOSES ONLY

**3A AVERAGE SETBACK SURVEY**  
NOT TO SCALE



ZONING CONFORMANCE SCHEDULE: S-30 ZONE			
7400 MONMOUTH AVENUE			
BLOCK 301 LOT 19			
FEMA ZONE AE (B.F.E. = 8.0 NAVD 1988)			
USE	REQUIRED	PROPOSED	
MIN LOT AREA	3,000 SQ FT	3,996 SQ FT	C
MIN LOT WIDTH	40 FT	37 FT	C
BUILDING COVERAGE	35%	1,268 SQ FT = 32%	C
FREDERICKSBURG AVE FRONT YARD - BUILDING	26.5 FT AVG	26.67 FT BLDG ABOVE	C
FREDERICKSBURG AVE FRONT YARD - PORCH	23.8 FT AVG	24.33 FT	C
MONMOUTH AVE FRONT YARD - BUILDING	17.6 FT AVG	5 FT	NC
MONMOUTH AVE FRONT YARD - PORCH	14.8 FT AVG	5 FT	NC
REAR YARD	NOT APPLICABLE	NOT APPLICABLE	
SIDE YARD	5 FT MIN/13.69 FT AGGREGATE	9 FT + 24.33 FT = 33.33 AGGREGATE	C
BUILDING HEIGHT	30 FT ABV FF	29'-11"	C
STORIES	2.5 STORIES	2.5 STORIES	C
FLOORS	2.5 FLOORS	2.5 FLOORS	C
MIN ROOF PITCH	5:12	5:12	C
FRONT YARD LANDSCAPE	60%	65% sf = 67.2%	C
LANDSCAPE COVERAGE	35% or 33.5% w/ STAIR DEDUCT	1,363 sf = 34.1%	C
OFF STREET PARKING	5 BEDROOMS = 3 SPACES	5 SPACES	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 TO, 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**

CLEVELAND SELECT PEAR 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**

**MONMOUTH AVENUE**

- PROVIDE MIN 58 SHRUBS, NO LESS THAN 18 INCHES HIGH (108-40'+2+24)
- MIN OF 50% OF THE SHRUBS SHALL BE PLANTED BETWEEN THE PRINCIPAL STRUCTURE AND THE FRONT PROPERTY LINE

**FREDERICKSBURG AVENUE**

- PROVIDE 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

**TOTAL SHRUBS COUNT = 58+24 = 82 UNITS (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 AREAS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM

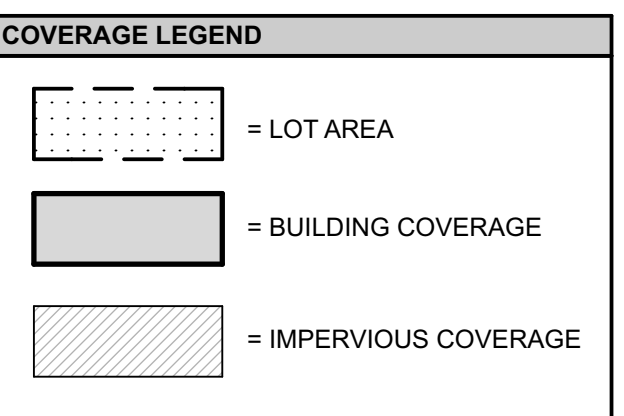
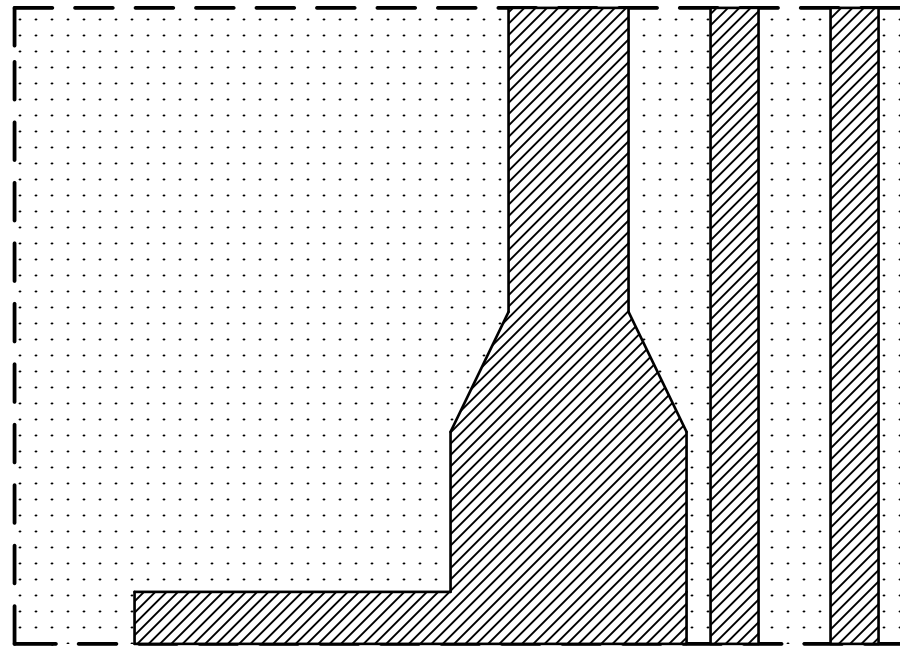
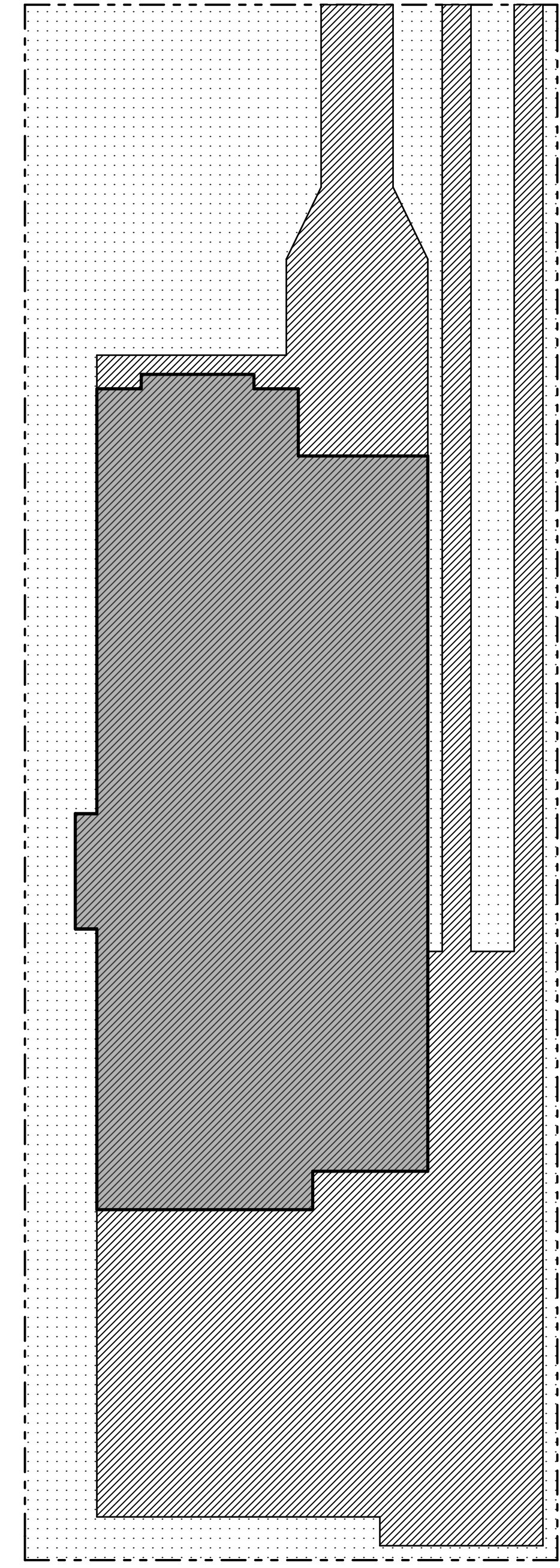
**SURVEY LIST REQUIRED DURING CONSTRUCTION**

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

- FOUNDATION AS BUILT SURVEY INCLUDING TOP OF BLOCK
- ROOF HEIGHT ELEVATION LETTER
- FINAL AS BUILT SURVEY
- 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.



**4A COVERAGE DIAGRAMS**

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

**[Lollio] architect**

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 E: bob@lollioarchitect.com  
 www.lollioarchitect.com

*Robert J. Lollio*

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**ZONING SUBMISSION**

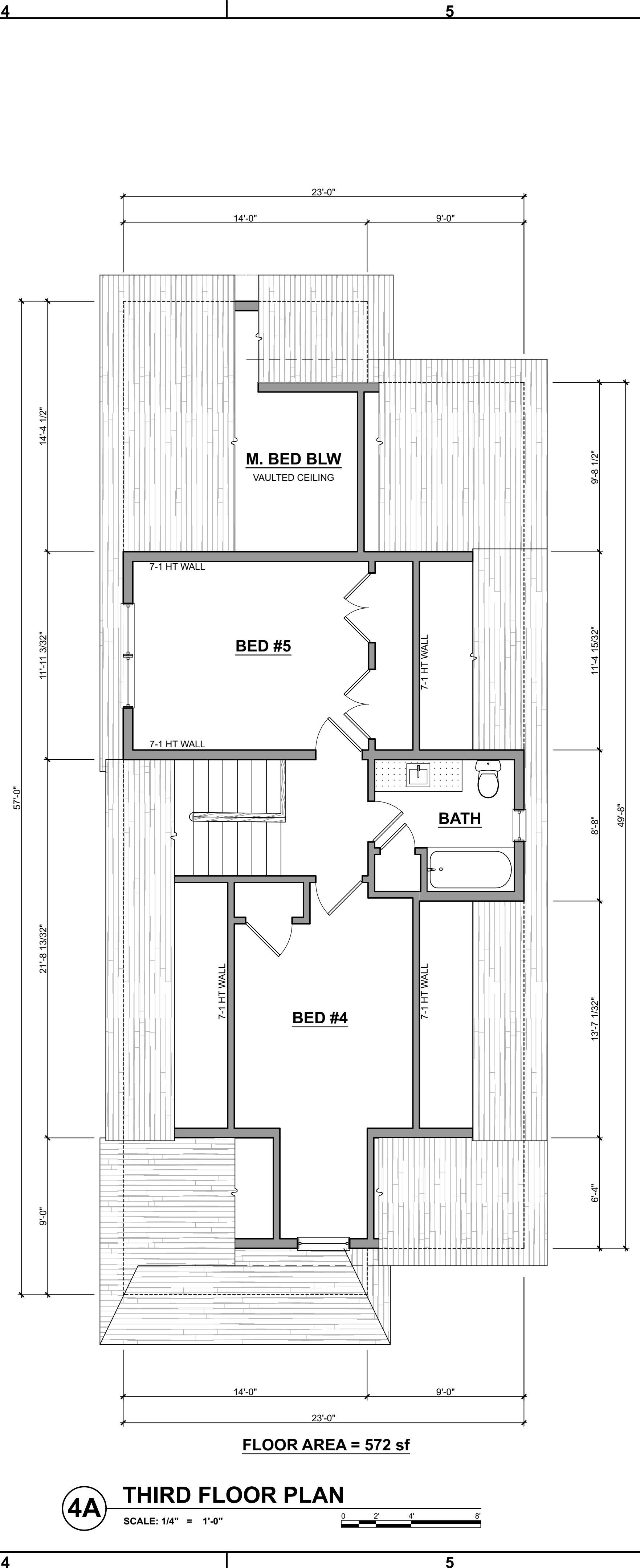
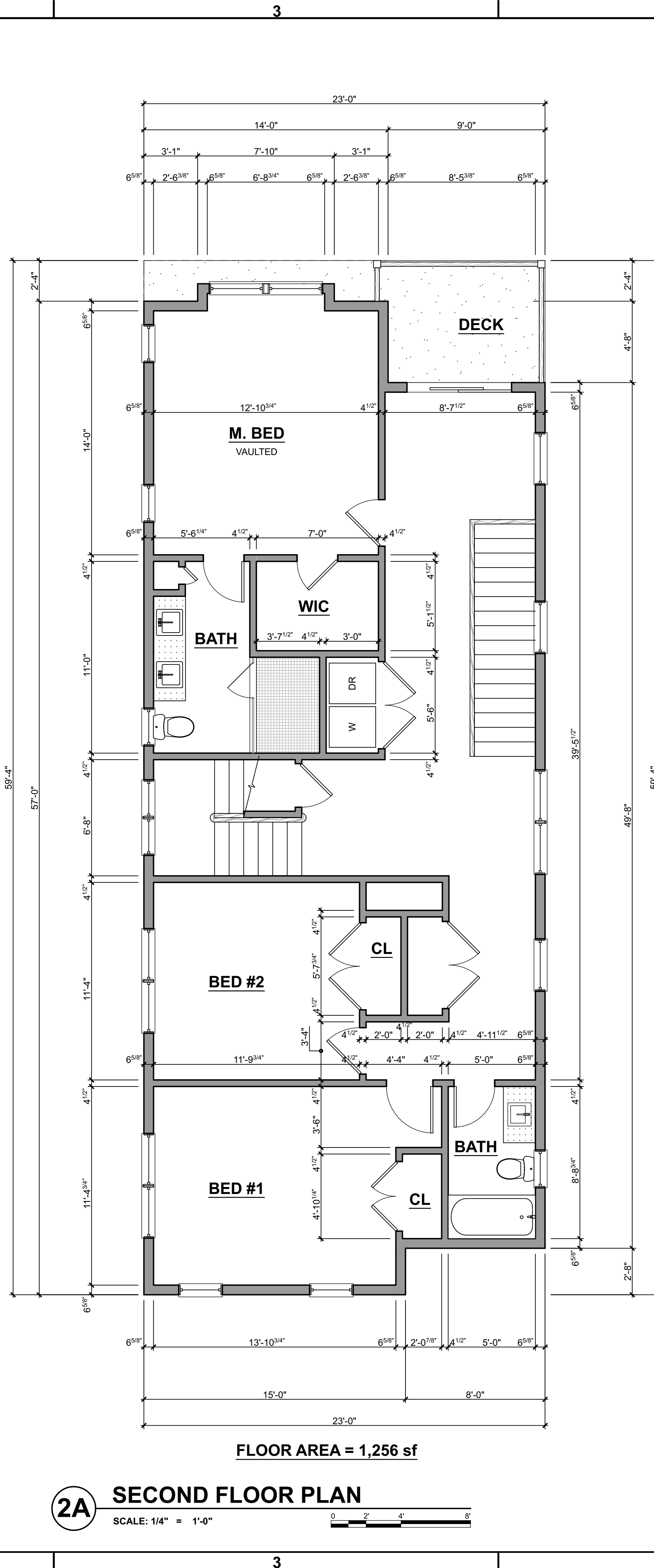
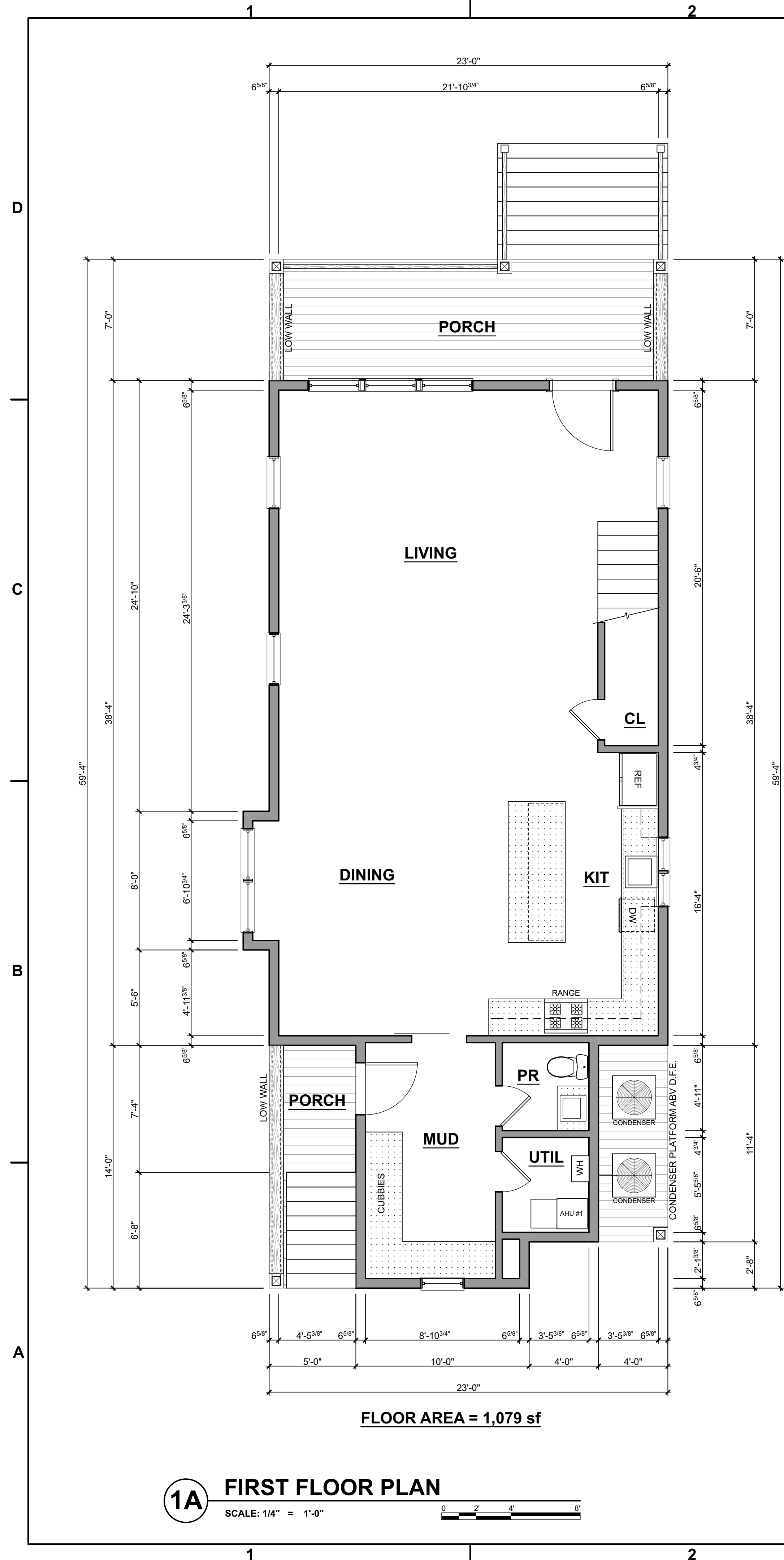
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Plot Plan



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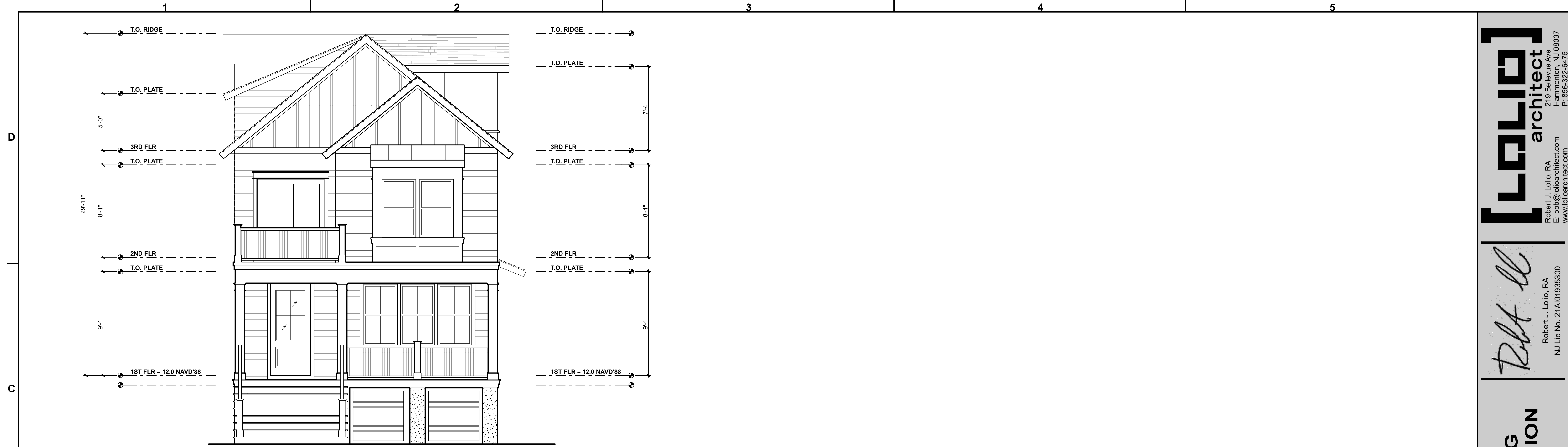
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**SHEET A-101**

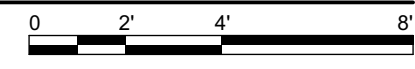
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Floor Plans

**LOLIO architect**  
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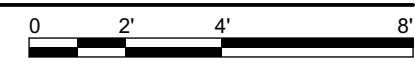
*Robert J. Lolio*  
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**1C** FREDERICKSBURG AVENUE ELEVATION  
SCALE: 1/4" = 1'-0"



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



**4A** 3D MODEL  
SCALE: 1:117.65



**1C NORTH SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 0 2 4 8



**1A EAST SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 0 2 4 8

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Elevations

**SHEET  
 A-202**