

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

March 13, 2020

NEIGHBORHOOD SETBACK REPORT - MARGATE, NJ

Block 308 Lot 13 #8014 Monmouth Avenue

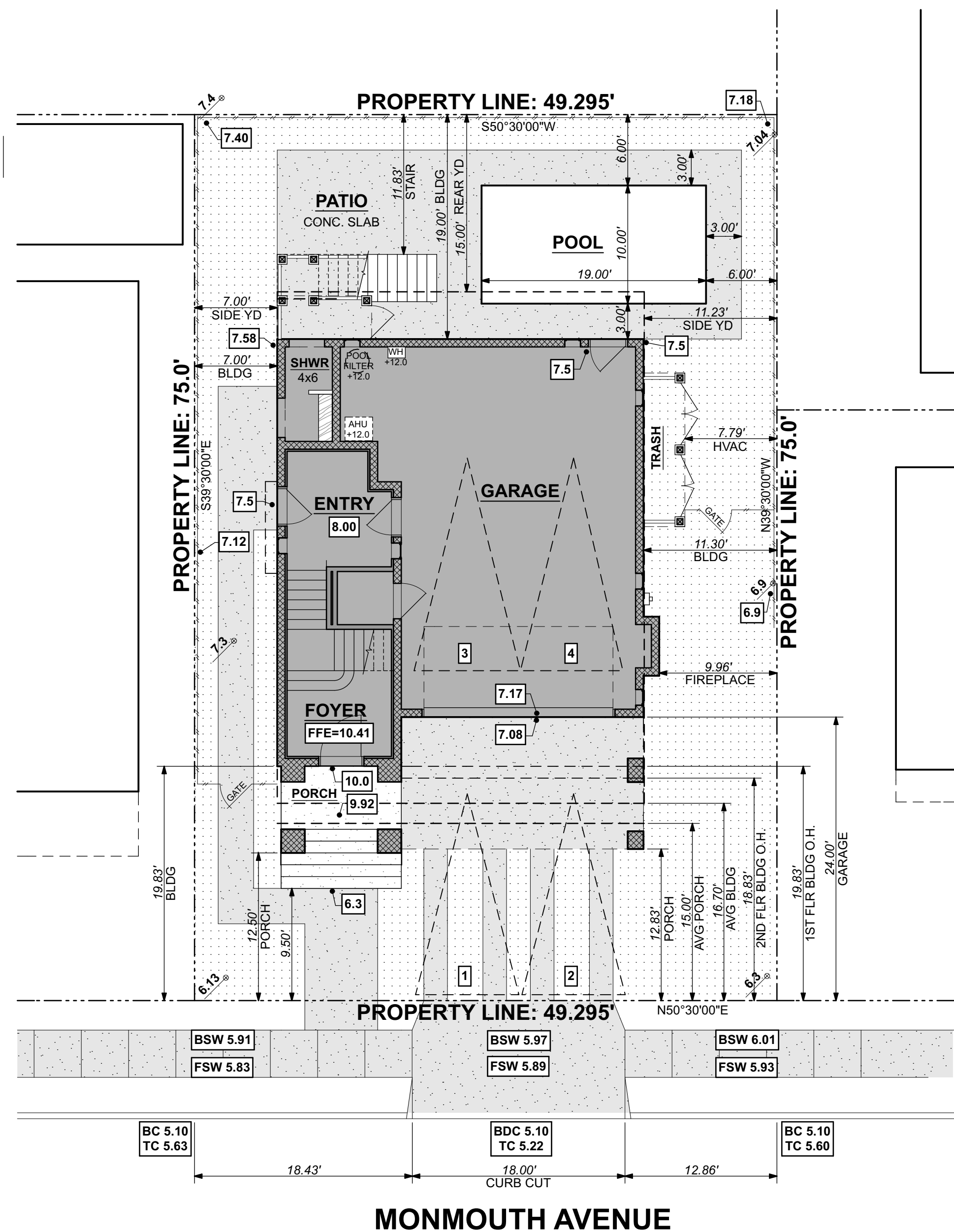
LOT	ADDRESS	SETBACKS (feet)		NOTE
		DWELLING	FRONT PORCH	
1	8016 Monmouth Avenue	16.8	17.4	(2nd dwelling overhang) (fronts Monmouth)
13	8014 Monmouth Avenue	15.6	15.6	Subject Property
14	122 North Gladstone Avenue	17.7	12.2	Dwelling fronts Gladstone Avenue

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

1D NEIGHBORHOOD SETBACK SURVEY

NOT TO SCALE

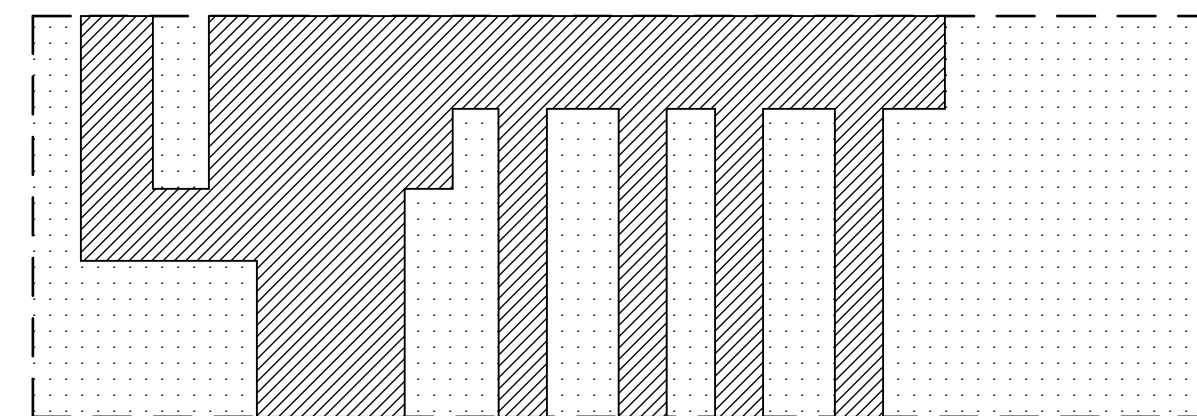


1A PLOT PLAN

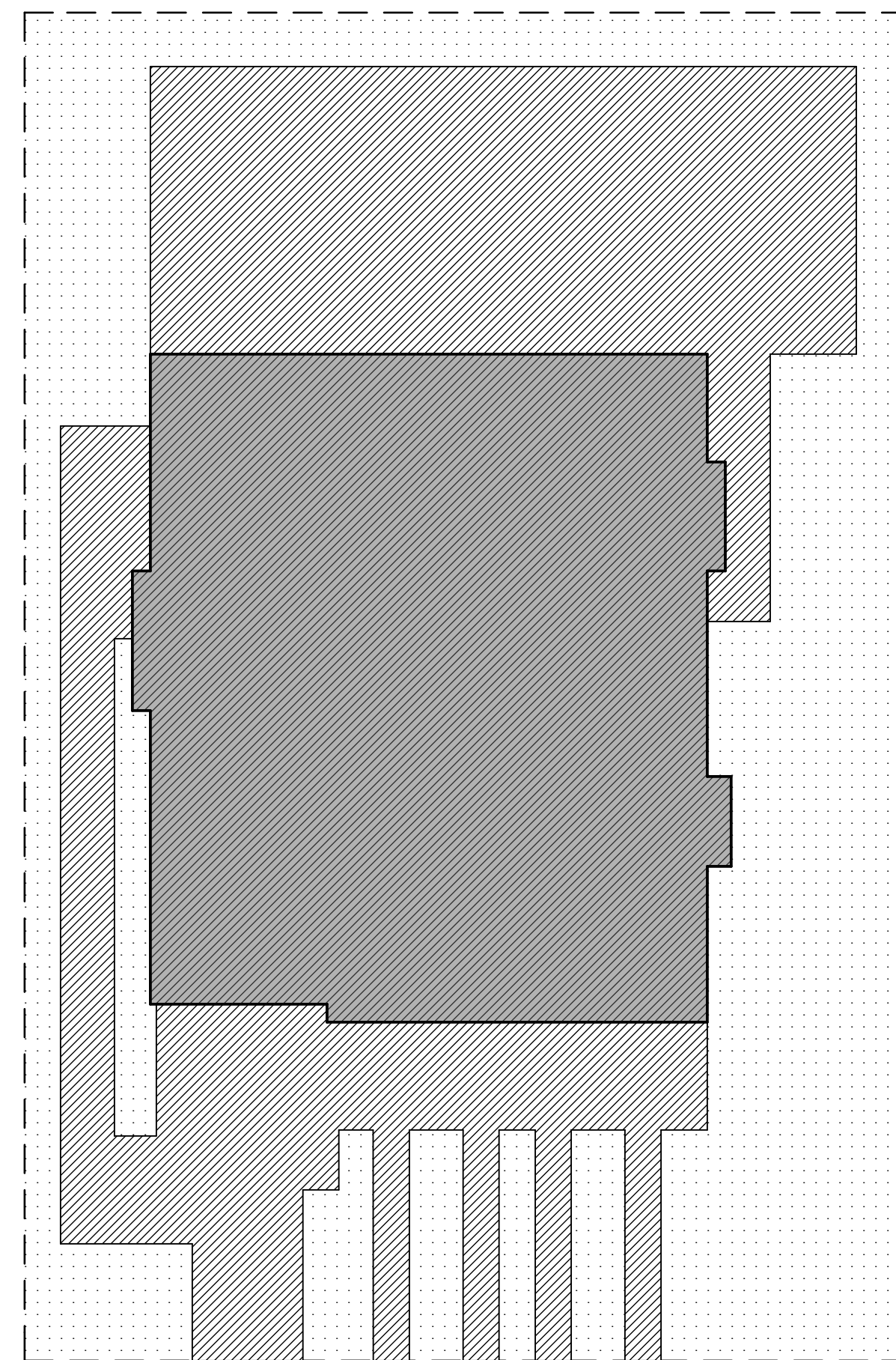
SCALE: 1/8" = 1'-0"

**FRONT YARD LANDSCAPE COVERAGE CALCULATIONS**

FRONT YARD AREA	= 823 SF
LANDSCAPE AREA REQUIRED = 60% OF 823 SF	= 493 SF
MINUS FRONT STAIR	= 30 SF
TOTAL	= 463 SF = 56.25%



FRONT YARD LANDSCAPE COVERAGE DIAGRAM



**COVERAGE LEGEND**

[Dotted Pattern]	= LOT AREA	[Solid Grey]	= BUILDING COVERAGE	[Hatched Pattern]	= IMPERVIOUS COVERAGE
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TOTAL LANDSCAPE COVERAGE DIAGRAM

3A COVERAGE DIAGRAMS

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

**ZONING SCHEDULE: S-25 SINGLE FAMILY RESIDENTIAL**

USE	REQUIRED	PROPOSED	
SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	C
MIN LOT AREA	2,500 sq ft	3,697 sq ft	C
MIN LOT WIDTH	40 FT	49.295 FT	C
BUILDING COVERAGE	36.5% = 1,349 sq ft	1,163 sq ft = 31.5%	C
FRONT YARD - BUILDING	16.7 FT PREVAILING	18.83 FT TO 2ND FLR	C
FRONT YARD - PORCH	15.0 PREVAILING FT MIN	12.50 FT	NC
REAR YARD	15 FT MIN	19 FT	C
SIDE YARD	5 FT MIN & 18.23 FT AGGREGATE	7 FT & 11.3 ft = 18.3 FT TOTAL	C
BUILDING HEIGHT	30 FT ABV FF OVER PARKING	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% OR 56.25% W/ STAIR DEDUCT	466 sq ft = 56.6%	C
LANDSCAPE COVERAGE	35%	1,295 sq ft = 35%	C
OFF STREET PARKING	5 BEDROOMS = 3 SPACES	4 SPACES	C

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

**GRADE LEGEND**

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

**TYPICAL SHRUB NOTES**

- PROVIDE MIN 29 TOTAL SHRUBS, NO LESS THAN 18 INCHES HIGH (50ft-40ft)/2+24 UNITS=29 UNITS  
 - 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

**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**

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.

**APPROVALS**

APPROVED BY THE PLANNING/ZONING BOARD OF MARGATE CITY, ATLANTIC COUNTY, NEW JERSEY

Chairperson \_\_\_\_\_ Date \_\_\_\_\_

Secretary \_\_\_\_\_ Date \_\_\_\_\_

Zoning Board Engineer \_\_\_\_\_ Date \_\_\_\_\_

**[Loloia]**  
 architect  
 Robert J. Loloia, RA  
 299 White Horse Pike  
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 P: 856-322-8476

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

**CONSTRUCTION DOCUMENTS**

**Neel Residence**  
 8014 Monmouth Avenue  
 City of Margate  
 Block 308 Lot 13  
 Atlantic County, NJ

# Date REVISION

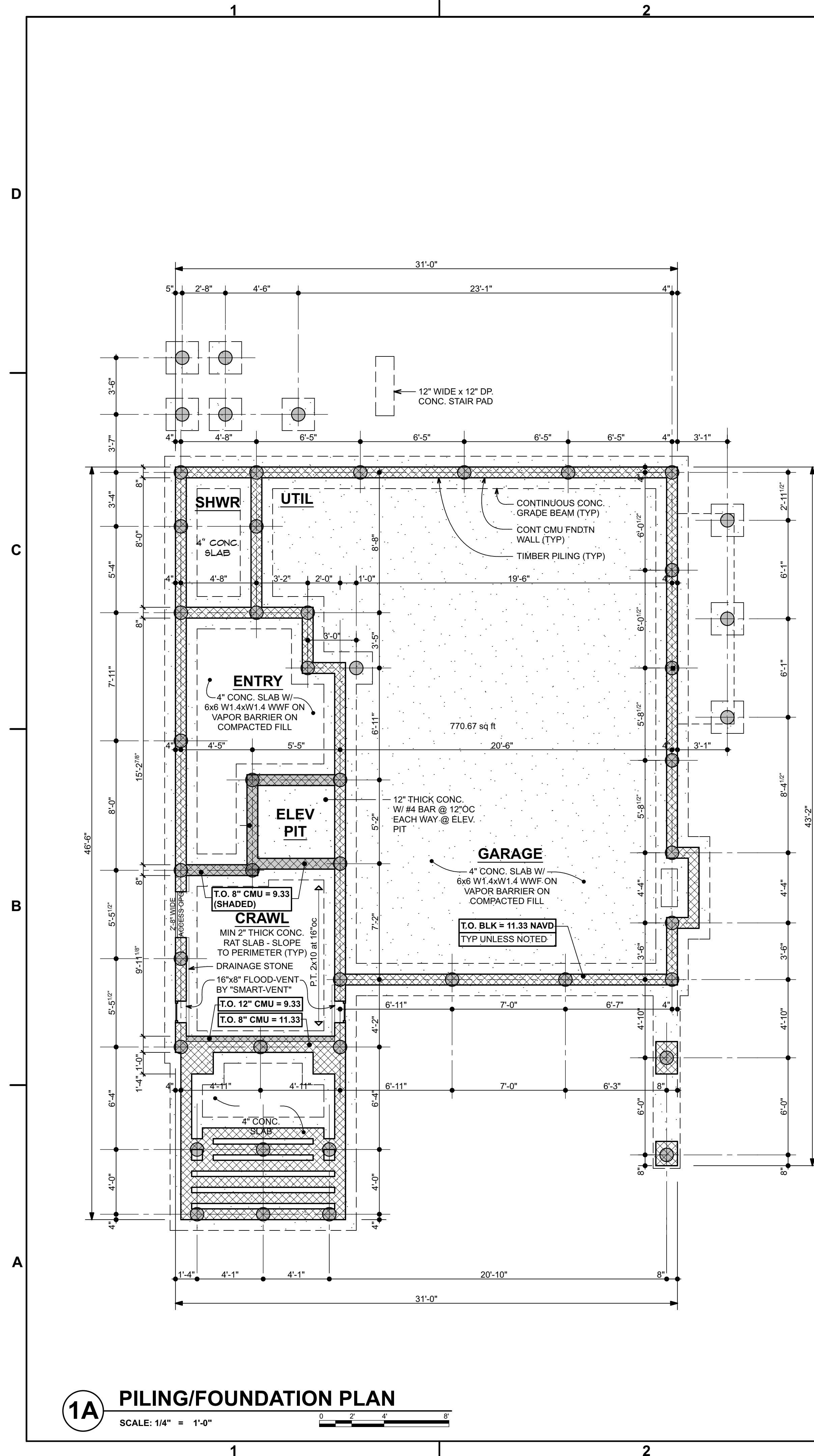
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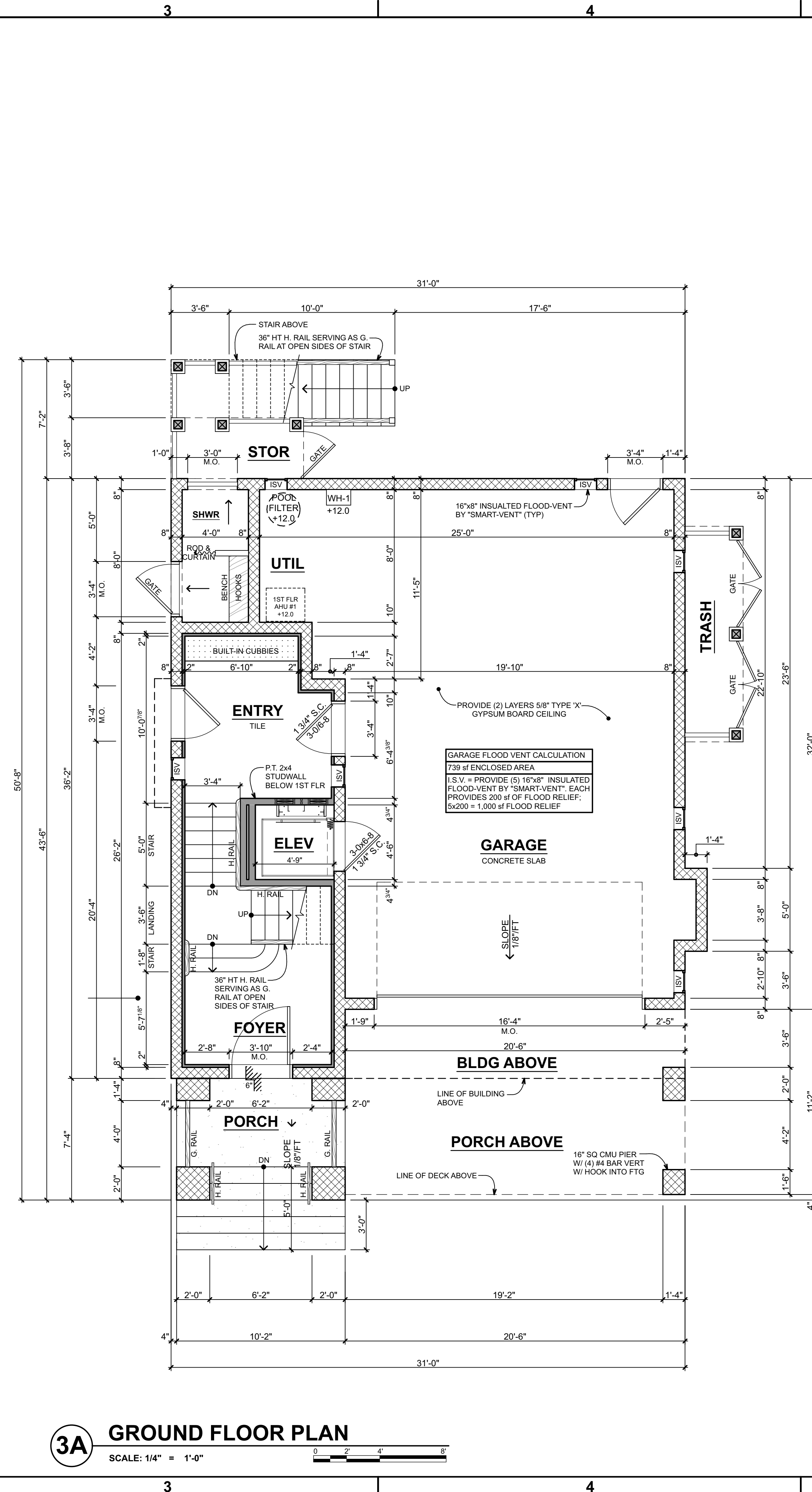
Plot Plan

**SHEET C-101**

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**1A PILING/FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



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

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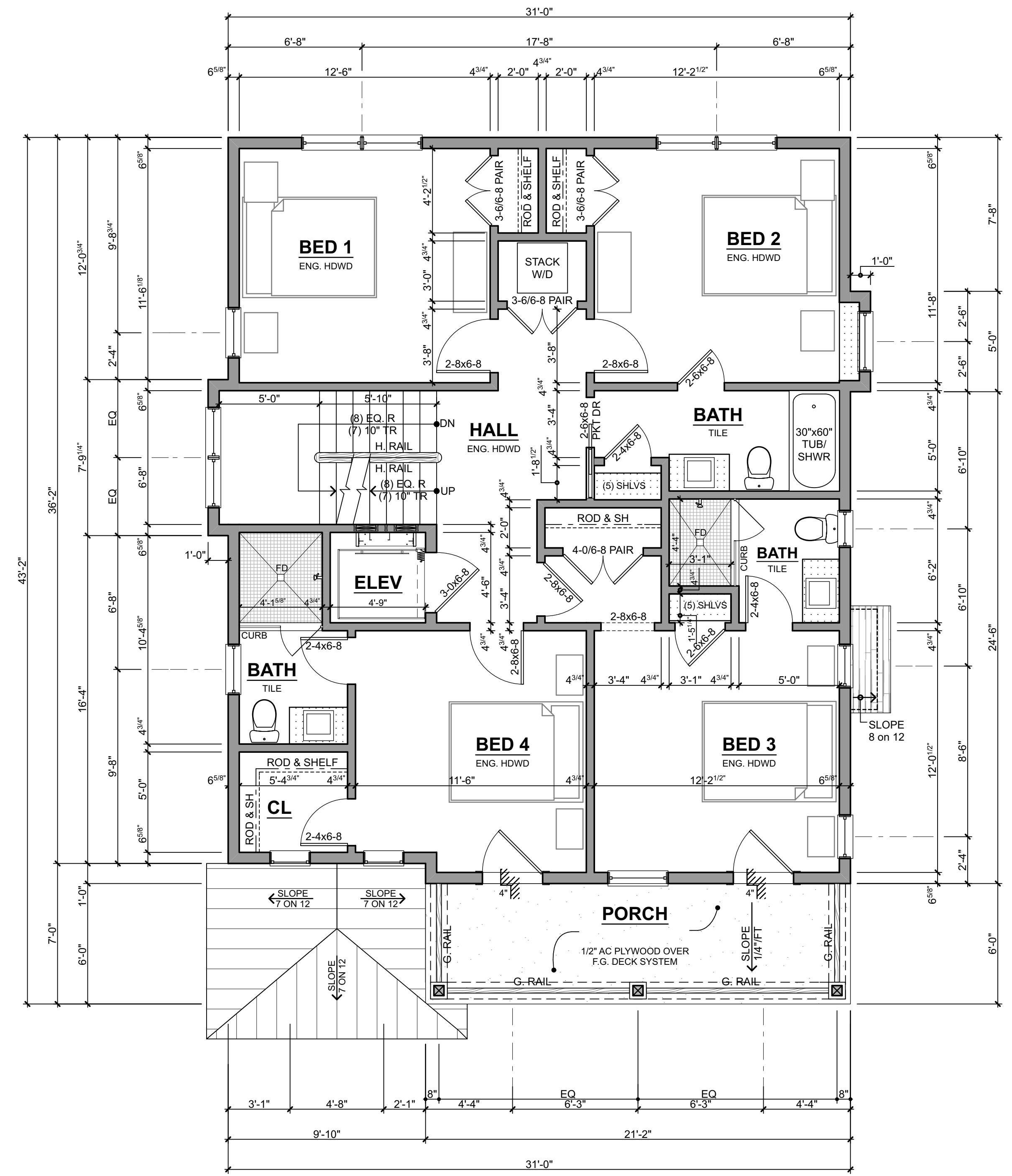
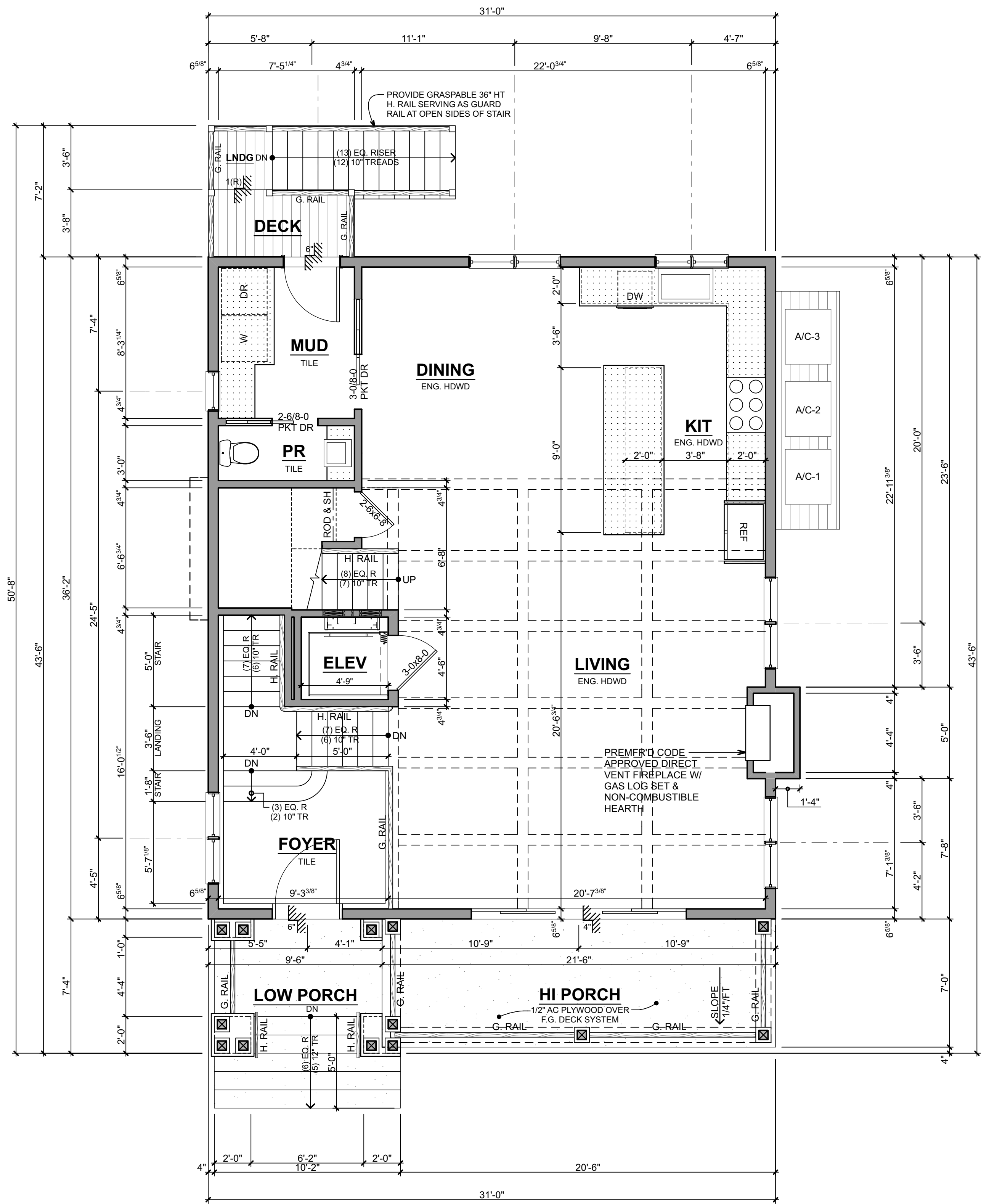
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Floor Plans

FIRE PLACE NOTES	ELEVATOR NOTES	CONSTRUCTION TYPE V-A NOTES	TYPICAL PLAN NOTES
1. MANUFACTURER AND MODEL TO BE SELECTED BY THE OWNER 2. FIREPLACE SHALL BE A PREMANUFACTURED CODE APPROVED DIRECT VENT FIREPLACE W/ GAS LOG SET & NON-COMBUSTIBLE HEARTH 3. FRAMED FIRE PLACE WALLS AND CHASES ARE APPROXIMATE. VERIFY ACTUAL DIMENSIONS WITH SELECTED MODEL AND MANUFACTURER. SEE MANUFACTURER'S SPECIFICATIONS FOR ALL REQUIRED CLEARANCES, CHASE CONSTRUCTION DIMENSIONS, & ALL FIRE-STOP LOCATIONS FOR CHIMNEY. 4. CONFIRM ALL REQUIRED FIREBOX CLEARANCES WITH MANUFACTURER PRIOR TO FRAMING.	1. MANUFACTURER AND MODEL TO BE SELECTED BY THE OWNER 2. VERIFY/COORDINATE SIZE OF ELEVATOR SHAFT AND PIT DIMENSIONS BASE ON THE FINAL SELECTED MANUFACTURER & MODEL SHOP DRAWINGS	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.	1. ALL DIMENSIONS ARE FINISHED DIMENSION UNLESS NOTED OTHERWISE. 2. THIS SET OF PLANS IS FOR THE CONSTRUCTION OF A (3) STORY SINGLE FAMILY RESIDENCE. 3. PROVIDE HANGING ROD & SHELF ABOVE AT ALL CLOSETS UNLESS NOTED OTHERWISE (ROD&SH) 4. PROVIDE (5) ADJUSTABLE SHELVES AT LINEN CLOSETS. 5. 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. 6. TYPICAL INTERIOR WALL = 2X4 STUD WALL @ 16"OC WITH DOUBLE TOP PLATE & SINGLE BOTTOM PLATE UNLESS NOTED. 7. TYPICAL EXTERIOR WALL = 2X6 STUD WALL @ 16"OC WITH DOUBLE TOP PLATE & SINGLE BOTTOM PLATE UNLESS NOTED. 8. H. RAIL = ALL STAIR HANDRAILS SHALL BE NO LESS THAN 34" HT AND NO MORE THAN 38" HT MEASURED VERT. FROM STAIR NOSING 9. G. RAIL = ALL GUARD RAIL SHALL BE A MIN. 3'-0" HT 10. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 1/2" GYP BD 11. INTERIOR FINISHES PER OWNER 12. ROOF PITCHES ARE APPROXIMATE AND G.C SHALL VERIFY ROOF PITCHES IN FIELD TO CONFORM TO THE ALLOWABLE BUILDING HT. 13. GENERAL CONTRACTOR TO CONFIRM HEADROOM CLEARANCE AT STAIRS PRIOR TO FRAMING AND NOTIFY ARCHITECT IMMEDIATELY OF ANY CONCERNS

D  
C  
B  
A



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

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

**Lolo architect**  
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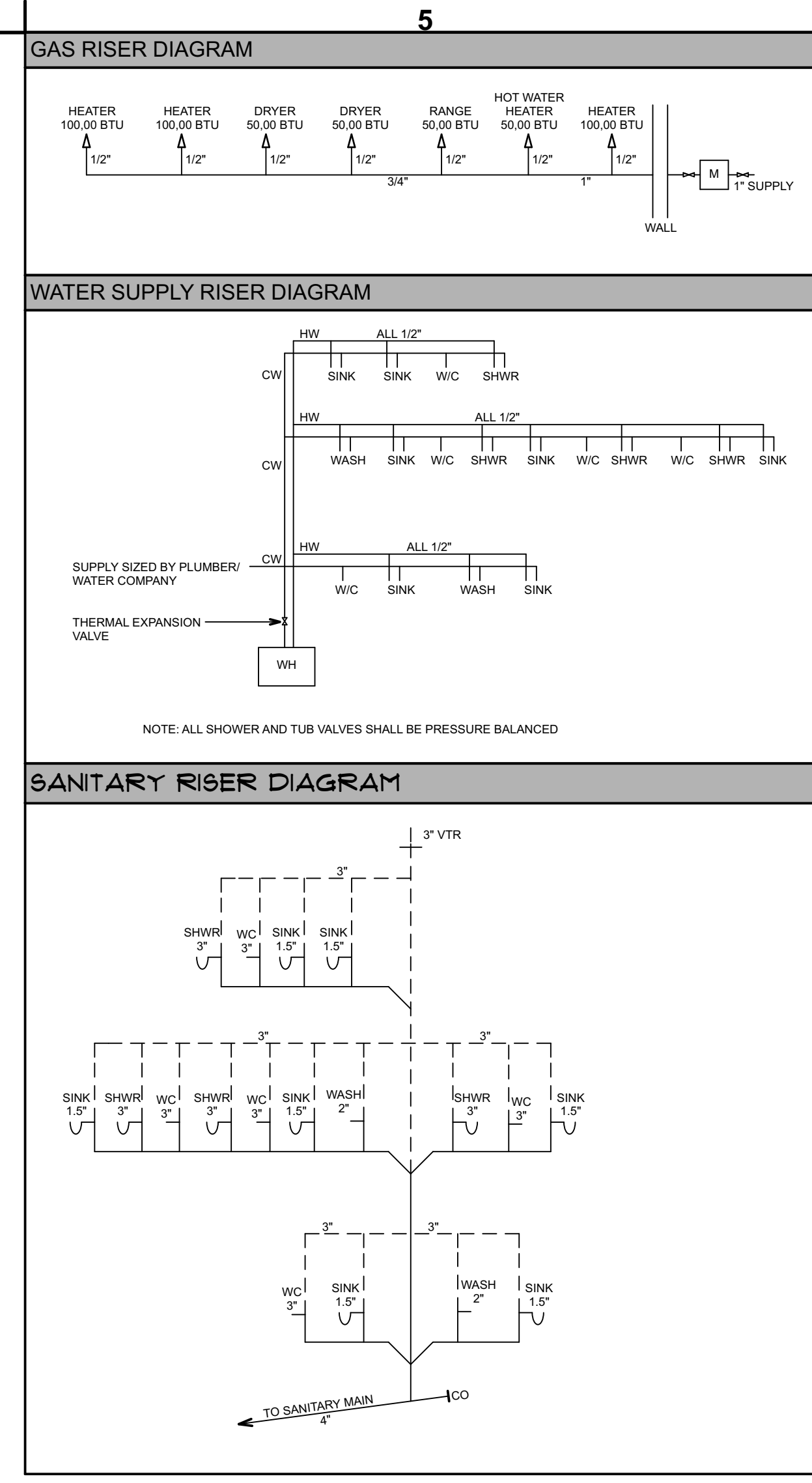
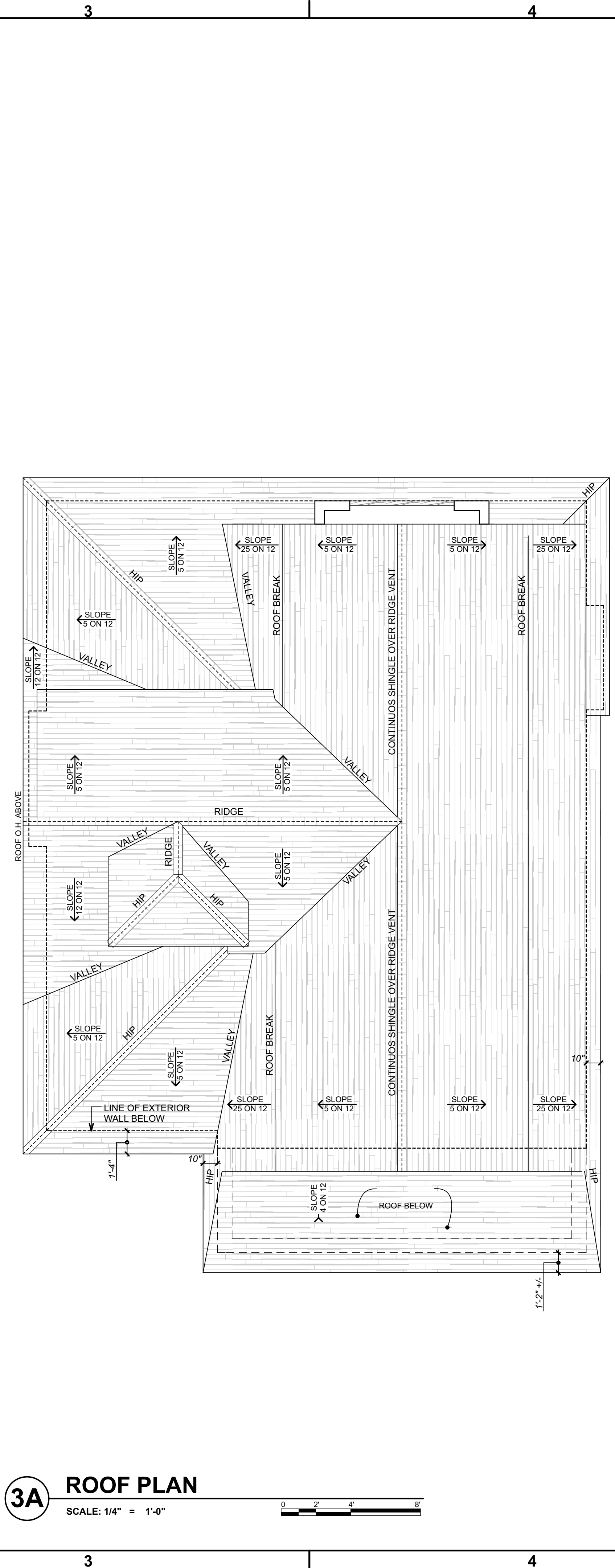
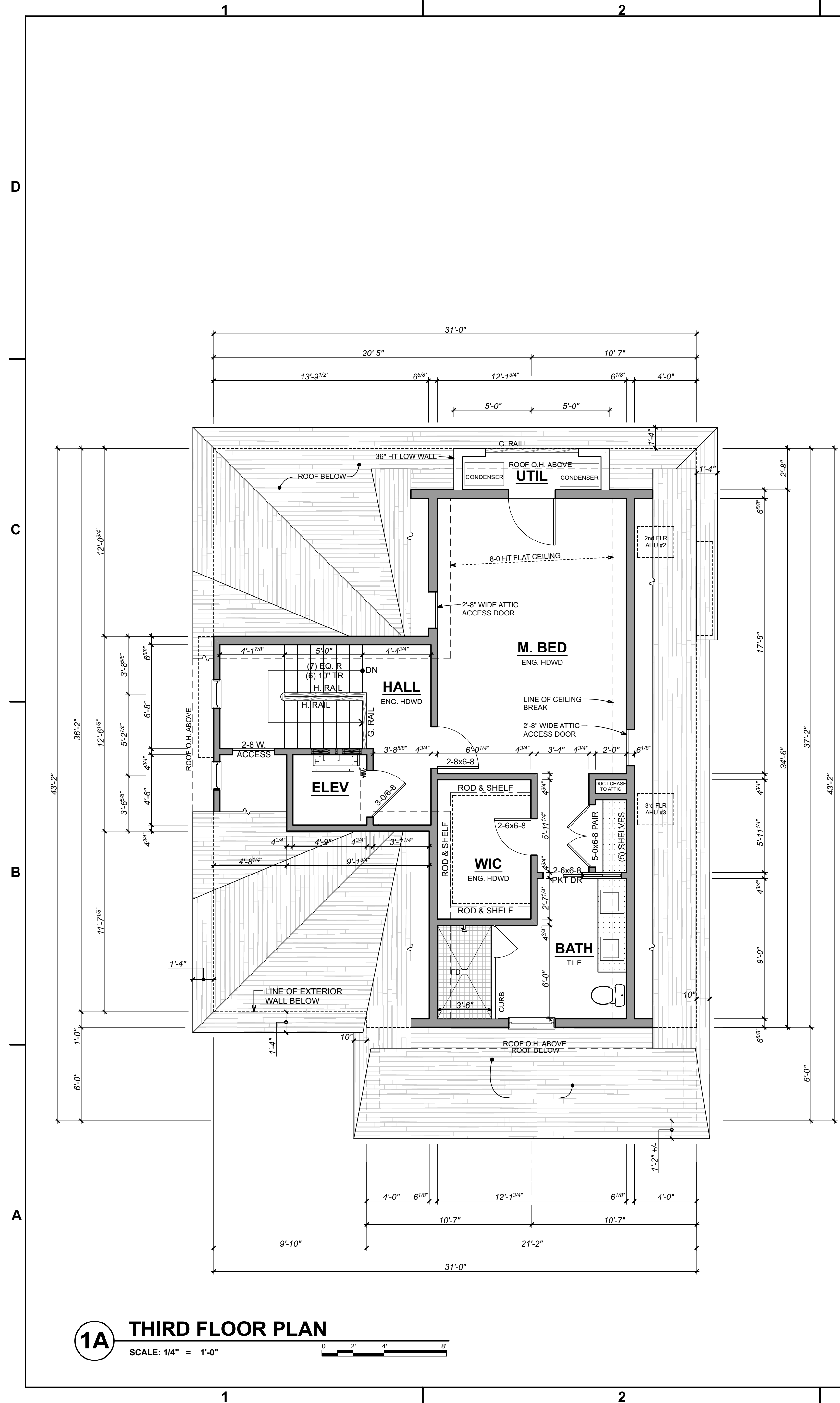
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Floor Plans

**SHEET A-102**  
 9 OF 19



**LOLIO architect**  
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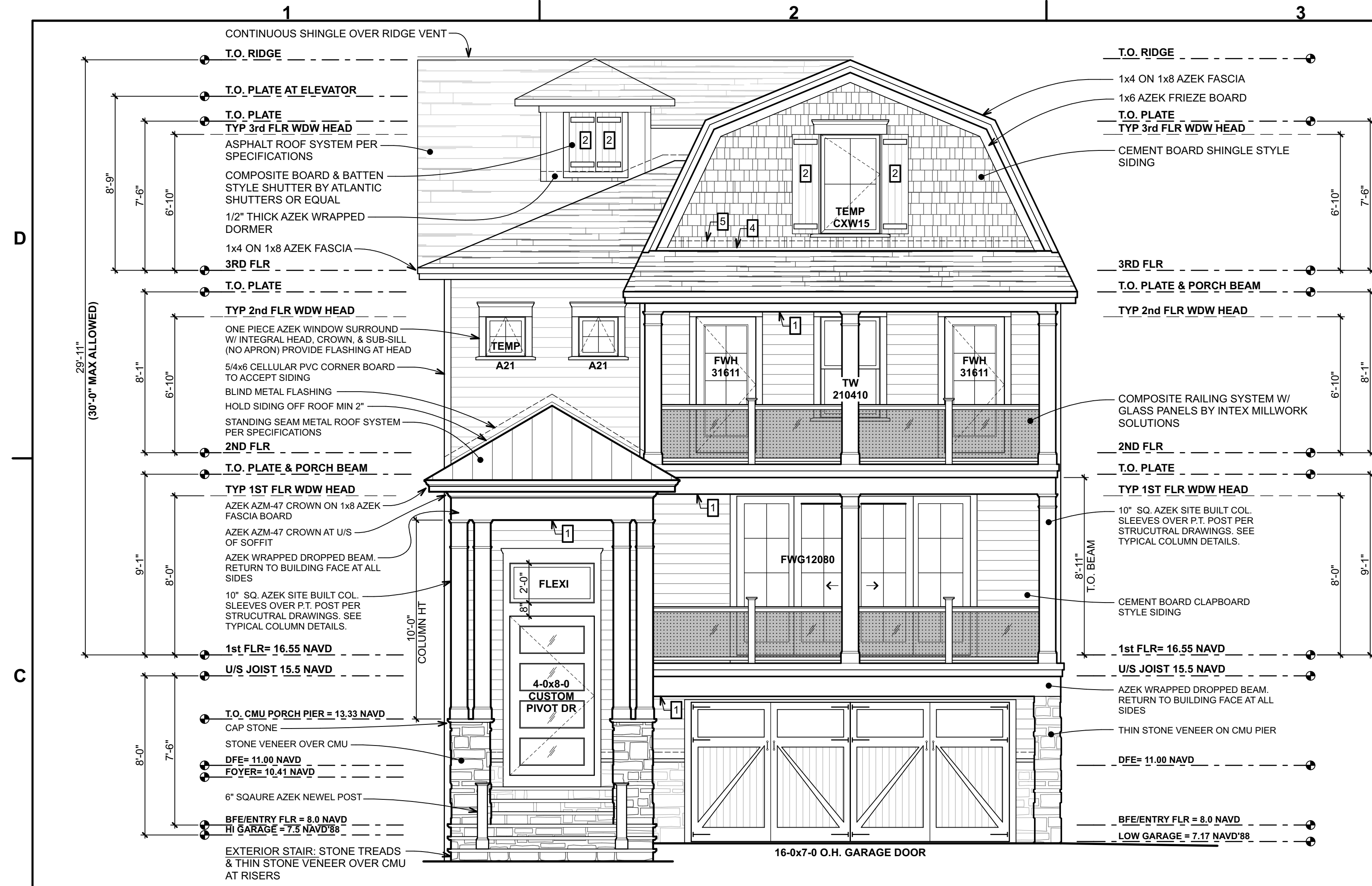
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Floor Plans

**SHEET A-103**  
10 OF 19





**TYPICAL ELEVATION NOTES**

PROVIDE GRASPABLE HANDRAIL AT ALLEXTERIOR STAIRS. HANDRAIL SHALL BE 36" H. AS MEASURED VERTICALLY ABOVE NOSINGS

GENERAL CONTRACTOR SHALL COORDINATE MECHANICAL AND PLUMBING WORK IN ORDER TO MINIMIZE OR ELIMINATE PENETRATIONS THROUGH THE FRONT PLANES OF ROOF

ROOF PITCHES SHOWN ARE APPROXIMATE. ADJUST PITCH TO COMPLY WITH MAX ALLOWABLE BUILDING HEIGHT ELEVATION

**TYPICAL KEYED NOTES**

1 PORCH CEILING TO BE MAHOGANY V-GROOVE WITH MARINE VARNISH FINISH. PROVIDE CONTINUOUS VENT AT CEILING PERIMETER

2 ATLANTIC PREMIUM SHUTTER "CLASSIC COLLECTION" BOARD & BATTEN STYLE SHUTTER

3 OUTDOOR LIGHT FIXTURE AS SELECTED BY OWNER

4 HOLD SIDING OFF ROOF MIN 2"

5 BLIND METAL FLASHING AT ALL INTERSECTIONS WITH ROOF

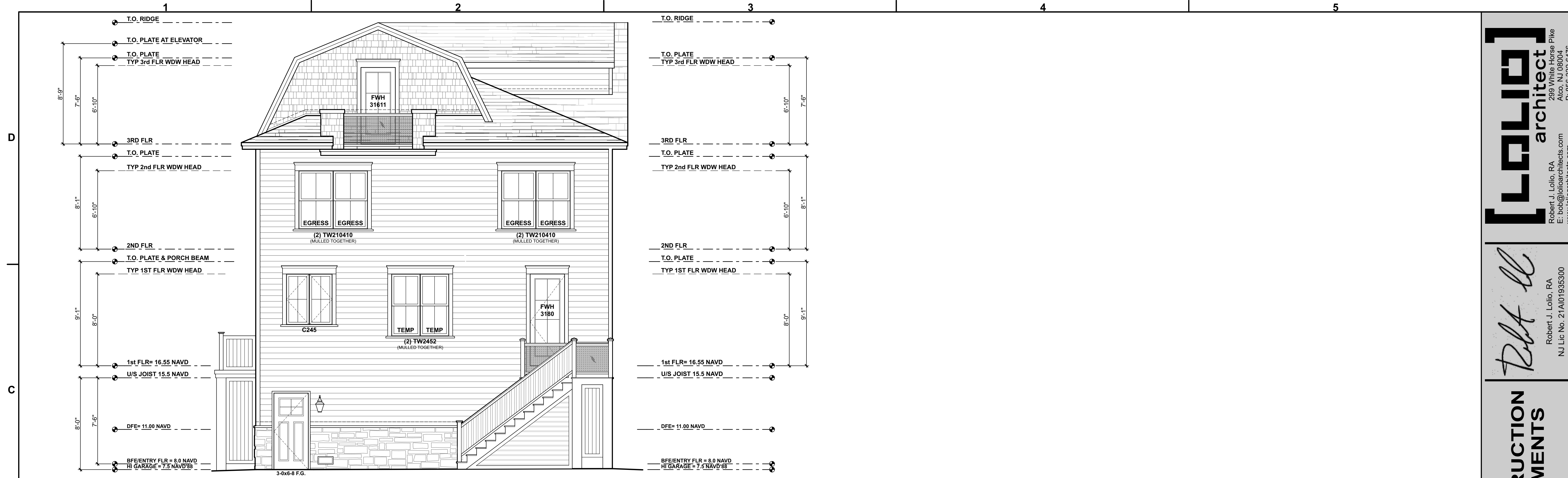
**1C FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



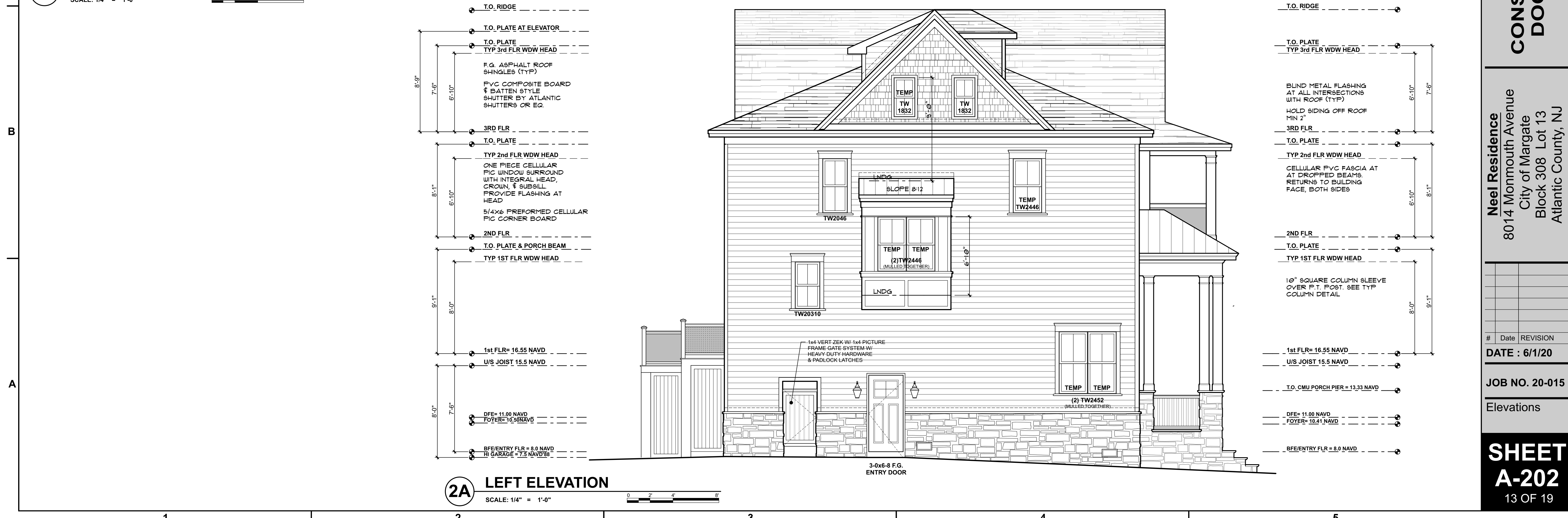
**2A RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

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Elevations



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



**2A LEFT ELEVATION**  
 SCALE: 1/4" = 1'-0"

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