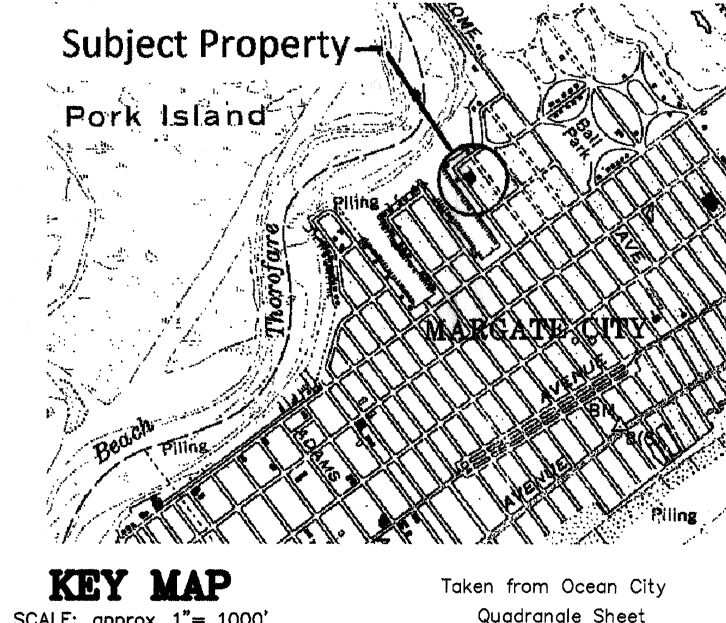
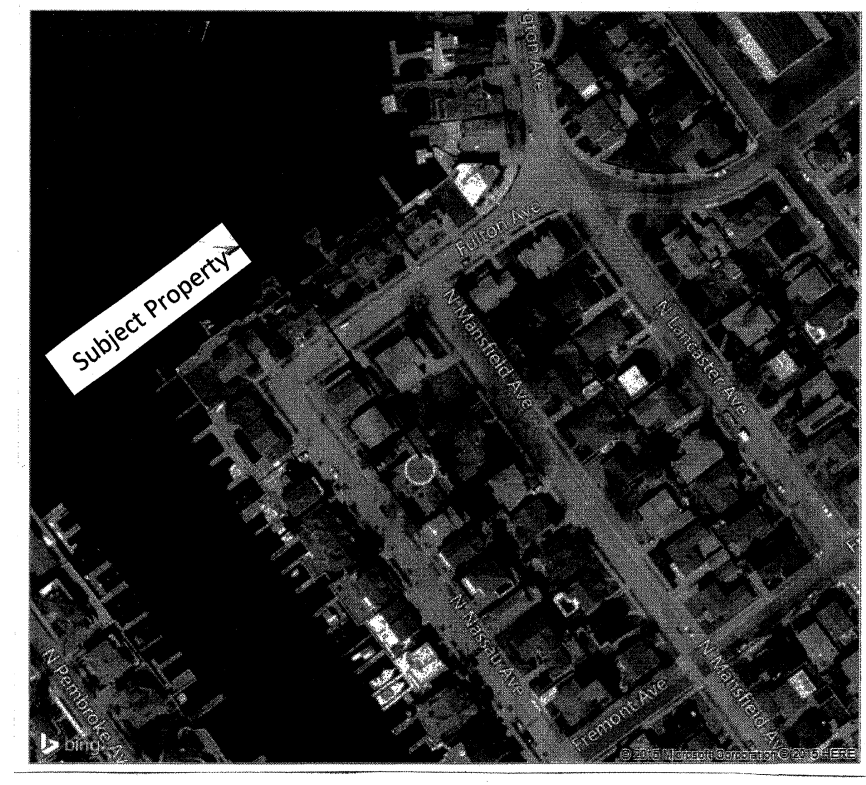


**"S-40" Single-Family Residential Zone**

ZONING ELEMENT	PERMITTED OR REQUIRED	PROPOSED LOT #	PROPOSED CONDITIONS	STATUS
Use	Single-Family Residential (SFR)	Lot 6.01 Lot 6.02	SFR SFR	Conforms Conforms
Lot Area	4,000 Sq.Ft.	Lot 6.01 Lot 6.02	4,000 Sq.Ft. 4,000 Sq.Ft.	Conforms Conforms
Lot Width & Frontage	50'	Lot 6.01 Lot 6.02	50.00' 50.00'	Conforms Conforms
Building Coverage	35%	Lot 6.01 Lot 6.02	35% max. 35% max.	Conforms Conforms
Setback - Front Yard	prevailing setback within 200' in block or 5 feet minimum	Lot 6.01 Lot 6.02	10.0' 10.0'	Conforms Conforms
Setback - Rear Yard	20% of Lot Depth (80') = 16.0'	Lot 6.01 Lot 6.02	16.0' 16.0'	Conforms Conforms
Setback - Sideyard	8' minimum	Lot 6.01 Lot 6.02	8' min. 8' min.	Conforms Conforms
Setback - Cumulative Side Yard	37% of Lot Width (50') 37% of Lot Width (56')	Lot 6.01 Lot 6.02	18.5' min. 18.5' min.	Conforms Conforms
Building Height (ZONE A)	28' above Elevation 11 (NAVD88) Pre-FIRM BFE = 8' (NAVD88)	Lot 6.01 Lot 6.02	28' max. 28' max.	Conforms Conforms
Front Yard Landscaping	60% min.	Lot 6.01 Lot 6.02	60% min. 60% min.	Conforms Conforms
Vegetative Ground	35% min.	Lot 6.01 Lot 6.02	35% min. 35% min.	Conforms Conforms
Distance between adjacent principal buildings	10' minimum	Lot 6.01 Lot 6.02	10' minimum 10' minimum	Conforms Conforms



- GENERAL INFORMATION**
- Owner & Applicant: Frank Maccooca, telephone (609) 287-4450
  - Premises in Question: Block 614 Lot 6 known as 421 North Nassau Avenue; Shown on Tax Map Sheet #13;
  - Zone: "S-40" Single Family Residential Zone. Adjacent properties are in the same zone, surrounding area includes the "R" Zone along Orient Canal and Beach Thoroughfare;
  - Area: Total area of tract to be subdivided = 8,000 square feet;
  - Proposed Number of Lots: Two (2) new building lots created from one (1) existing lot;
  - Survey: Subdivision Plan is based on survey performed by Paul H. Koelling & Associates, LLC on September 25, 2015 in accordance with N.J.A.C. 13-40-5.1;
  - Easements and Deed Restrictions: No easements other than normal blanket utility easements exist and none additional are proposed; No Deed Restrictions are known to exist;
  - Utilities: Municipal Sewerage, public water supply, gas service and normal overhead utilities exist. New construction shall utilize existing utility connections where appropriate, otherwise new utility connections are to be determined by Architect or Design Engineer at time of building permit application;
  - FIRM Zone: The subject property is located in F.E.M.A. Flood Insurance Rate Map Zone "AE" (Base Flood Elevation 10 ft NGVD29). Subject property is located in F.E.M.A. PRE-FIRM Zone "AE" (Base Flood Elevation 8 ft NAVD88)
  - Natural Features: Site is currently landscaped with building foundation plantings and grass area - most vegetation will be removed in connection with demolition of existing dwelling. Landscaping in connection with new construction shall be in accordance with Margate Land Development Regulations §175-26. Natural Features within 200' from subject property are shown on AREA PLAN (no tree areas exist in the area);
  - Variances: No Variances from the Zoning Ordinance of the City of Margate are required in connection with this MINOR SUBDIVISION as shown on the ZONING SCHEDULE.

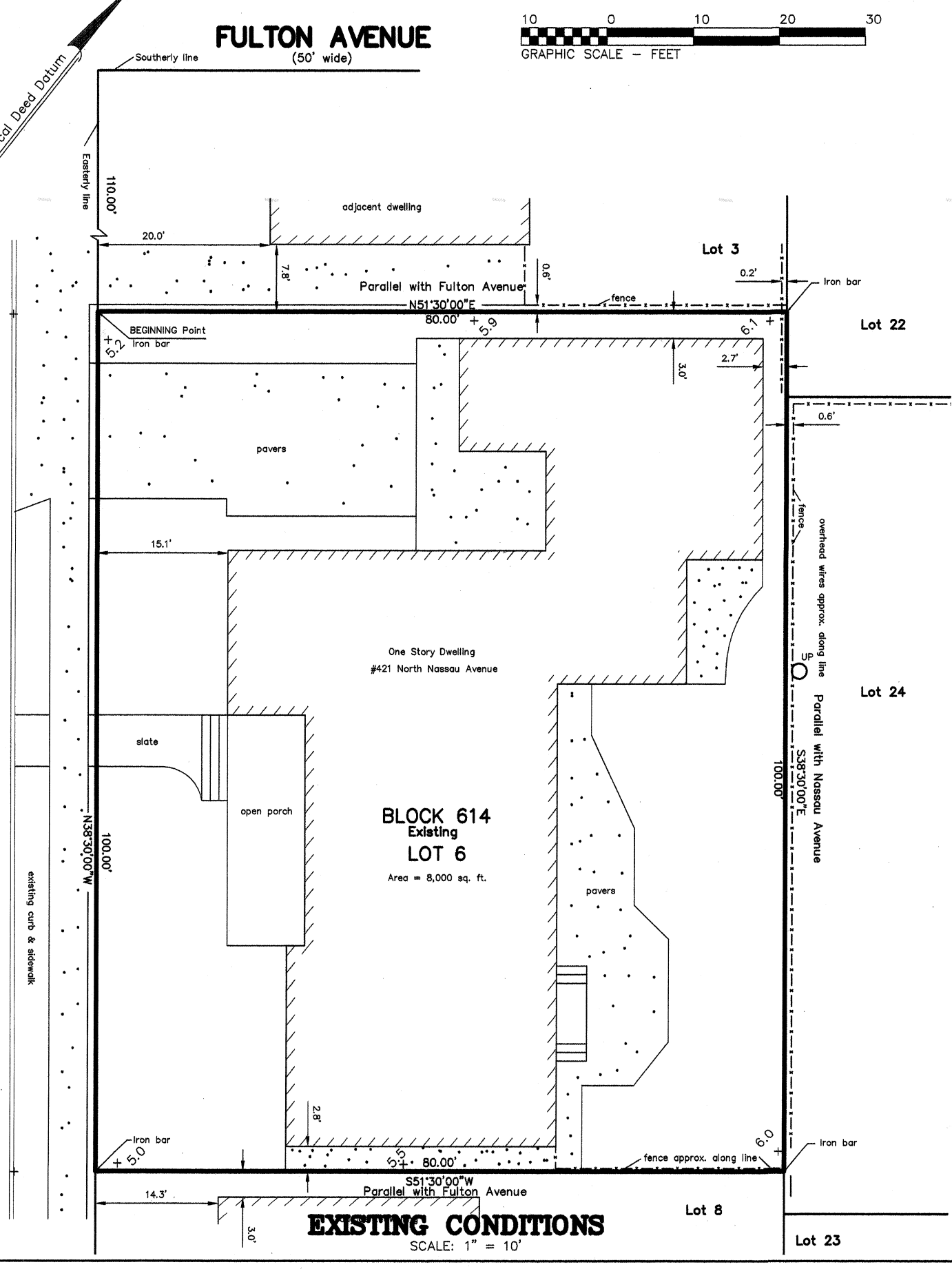
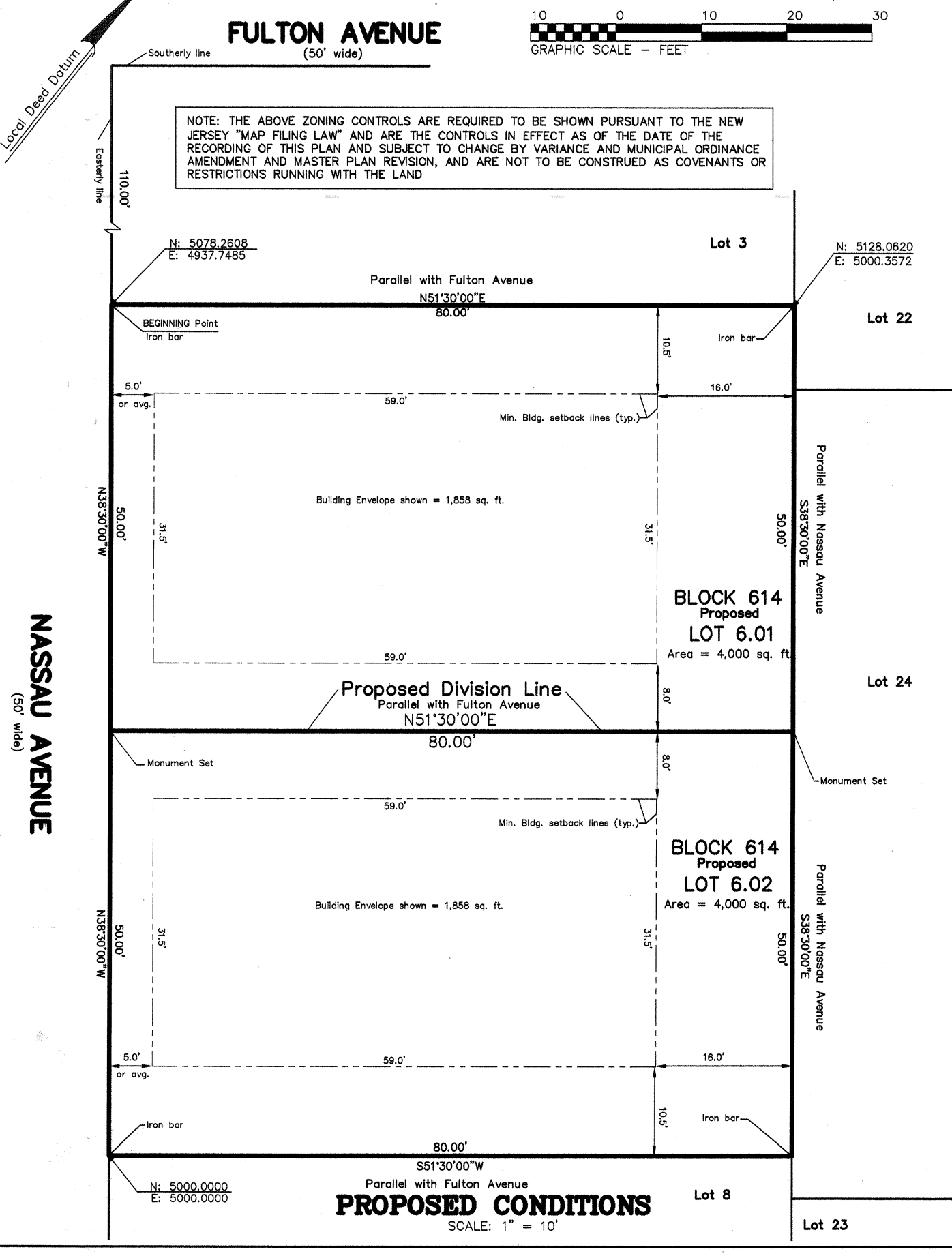
**PAUL KOELLING & ASSOCIATES, LLC**  
2161 Shore Road  
Linwood, NJ 08221  
phone 927-0279  
Certificate of Authorization #24GA28256300  
July 2, 2020

**NEIGHBORHOOD SETBACK REPORT - MARGATE, NJ**  
Block 614 Lot 6.01 421 B N. Nassau Ave.

LOT	ADDRESS	SETBACKS (feet)		NOTE
		DWELLING	FRONT PORCH	
1 & 2	8602 Fulton Ave.	15.0	15.0	15.0' to Nassau Ave.
3	423 N. Nassau Ave.	20.0	16.4	
6.01	421A N. Nassau Ave.	N/A	N/A	Subject Property/VacANT Land
6.02	421B N. Nassau Ave.	N/A	N/A	Vacant Land
8	419 N. Nassau Ave.	15.0	7.0	
10	417 N. Nassau Ave.	14.5	6.2	
11	415 N. Nassau Ave.	21.5	11.0	
13	411 N. Nassau Ave.	14.6	7.8	

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



CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE CITY OF MARGATE PLANNING/ZONING BOARD ON: July 2, 2020

ATTEST: *Christina Gray*  
City Engineer

CERTIFICATION OF MUNICIPAL APPROVAL OF ADJUTING MUNICIPAL RIGHTS-OF-WAY: *Christina Gray*  
Date: 7/2/20

CERTIFICATION OF TAXES PAID: *Christina Gray*  
Date: 7/2/20

I HEREBY CERTIFY THAT I AM THE RECORD HOLDER OF TITLE TO THE LAND DELINEATED ON THE PLAT AND CONSENT TO THE PLANNING BOARD:

*Paul M. Koelling*  
Date: 7/2/20

ATLANTIC COUNTY DEPARTMENT OF REGIONAL PLANNING AND DEVELOPMENT REVIEW STAMP

ATLANTIC COUNTY CLERK'S OFFICE MAP FILING DATA

ATLANTIC COUNTY APPROVALS

OFFICE OF POLICY, PLANNING & DEVELOPMENT

SUBMISSION REVIEW  
 SITE PLAN REVIEW

FILE NO. 19-09-2015

DATE OF ACTION 7/2/20

DATE OF REVIEW 7/2/20

DATE OF APPROVAL 7/2/20

DATE OF RECOMMENDATION 7/2/20

**MINOR SUBDIVISION**  
of #421 North Nassau Avenue  
SITUATE IN  
CITY OF MARGATE  
COUNTY OF ATLANTIC, N.J.  
**BLOCK 614 LOT 6**

**PAUL H. KOELLING & ASSOCIATES, LLC**  
2161 Shore Road  
Linwood, NJ 08221  
phone (909) 927-0279 fax (909) 927-4148  
CERTIFICATE OF AUTHORIZATION #24GA28133100  
date: July 31, 2015 by: KOELLING  
SCALE: 1" = 10' and as noted Project #9801

*Paul M. Koelling*  
PAUL M. KOELLING  
PROFESSIONAL LAND SURVEYOR  
PLS; N.J. LICENSE NO. 24GS04328800

**4B SETBACK SURVEY**  
SCALE: 1:1.18

**APPROVALS**

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

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

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

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

**Private Residence**  
421B N Nassau  
City of Margate  
Block 614 Lot 6.01  
Atlantic County, NJ

# Date REVISION

DATE : 8/4/20

JOB NO. 20-032

Site Information

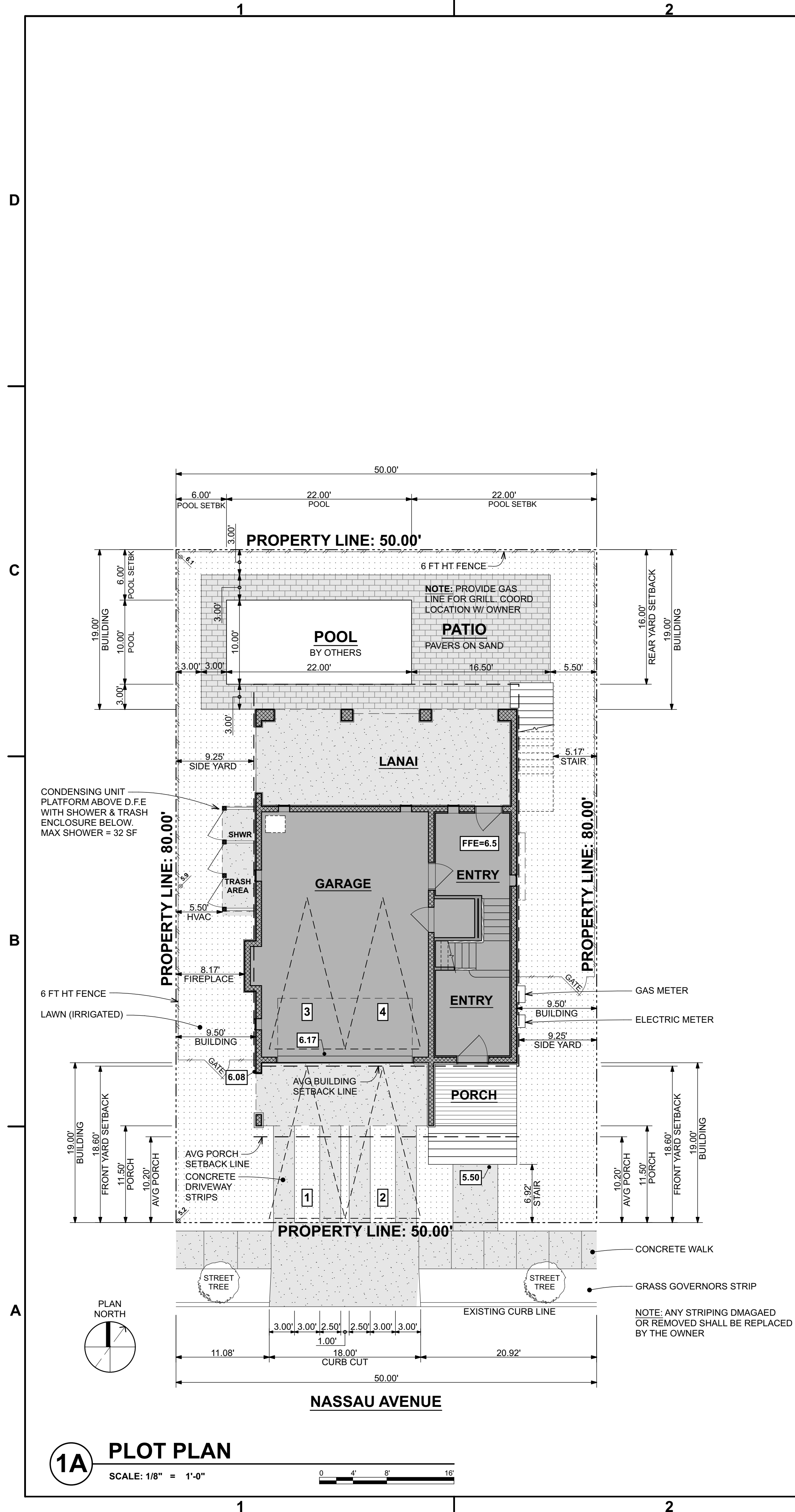
**SHEET C-101**  
1 OF 20

**CONSTRUCTION DOCUMENTS**

*Paul M. Koelling*  
Robert J. Lollo, RA  
N.J. Lic. No. 21A101935300

**[Lollo] architect**  
Robert J. Lollo, RA  
219 Bellevue Ave  
Hammonton, NJ 08037  
P: 856-322-6476  
E: bob@lolloarchitect.com  
www.lolloarchitect.com

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



ZONING CONFORMANCE SCHEDULE: S-40 SINGLE FAMILY RESIDENTIAL ZONE			
421 N NASSAU AVENUE			
BLOCK 614 LOT 6.01			
FEMA ZONE AE (B.F.E. = 8.0 NAVD 1988)			
USE	REQUIRED	PROPOSED	
SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	C
MIN LOT AREA	4,000 SQ FT	4,000 SQ FT	C
MIN LOT WIDTH	50 FT	50 FT	C
BUILDING COVERAGE	35% = 1,400 SQ FT	1,310 SQ FT = 32.75%	C
FRONT YARD - BUILDING	18.6 FT AVERAGE SETBACK	19.0 FT	C
FRONT YARD - PORCH	10.2 FT AVERAGE SETBACK	11.5 FT	C
REAR YARD	16 ft	19.0 FT	C
SIDE YARD	8 FT MIN/18.5 FT AGGREGATE	9.50 FT MIN & 19 FT TOTAL	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% OR 55.16% W/ STAIR DEDUCT	514 sf = 55.26%	C
LANDSCAPE COVERAGE	35%	1,498 sf = 37.45%	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

**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 T.O. 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**

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

**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 AREA AS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM

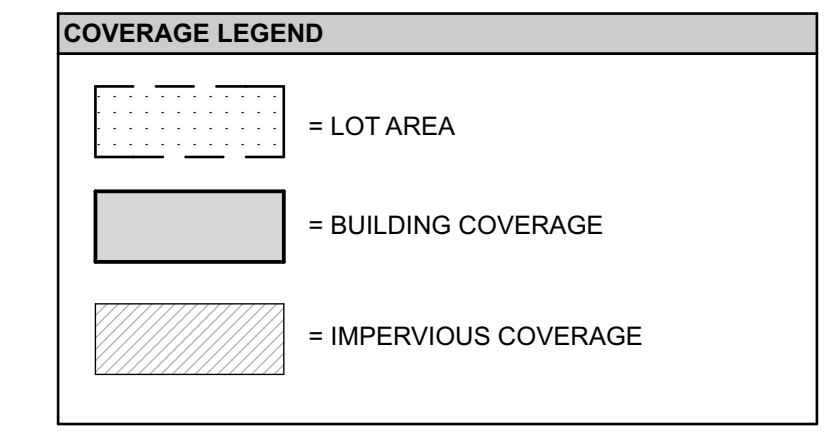
**SURVEY LIST REQUIRED DURING CONSTRUCTION**

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

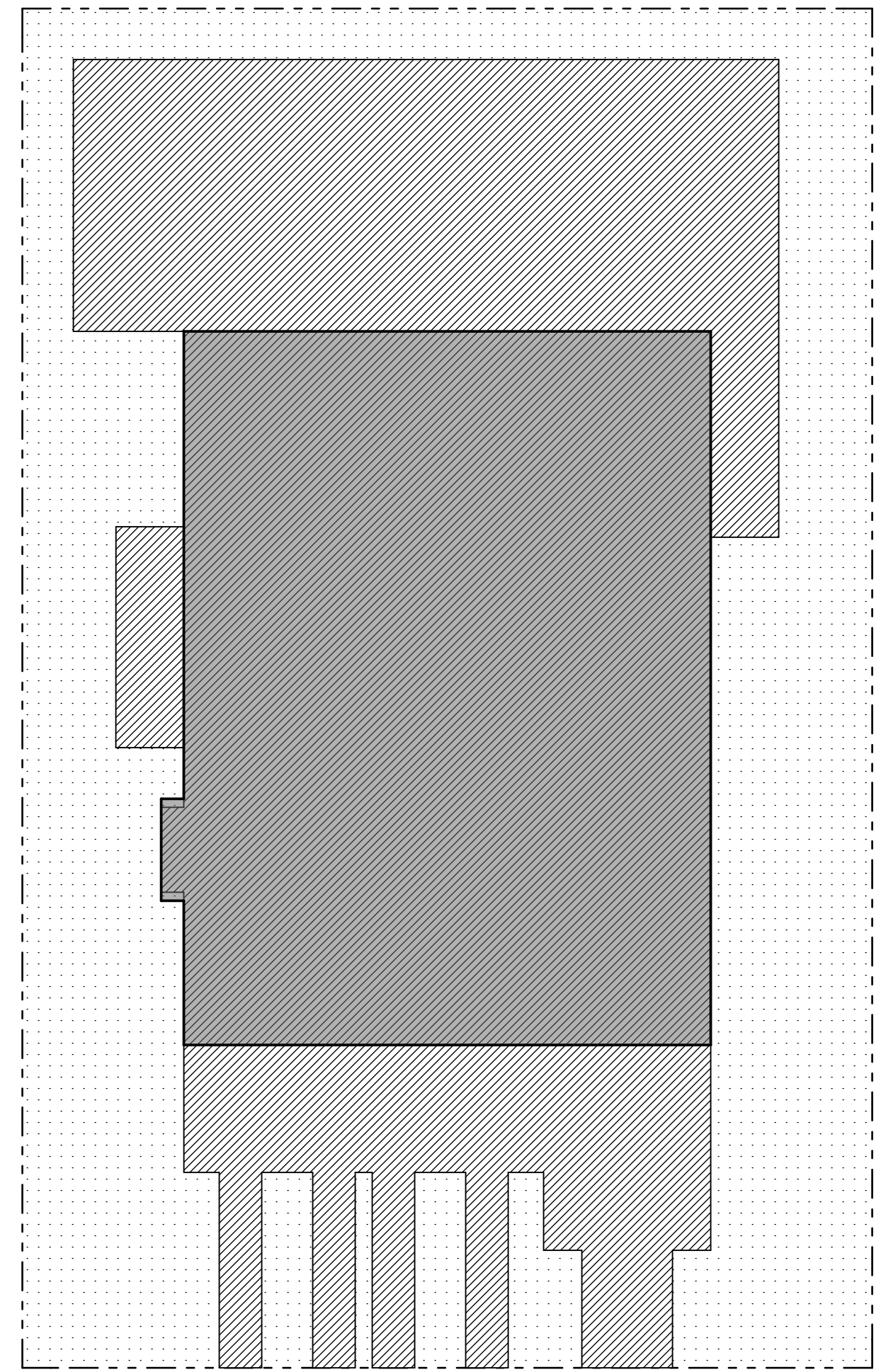
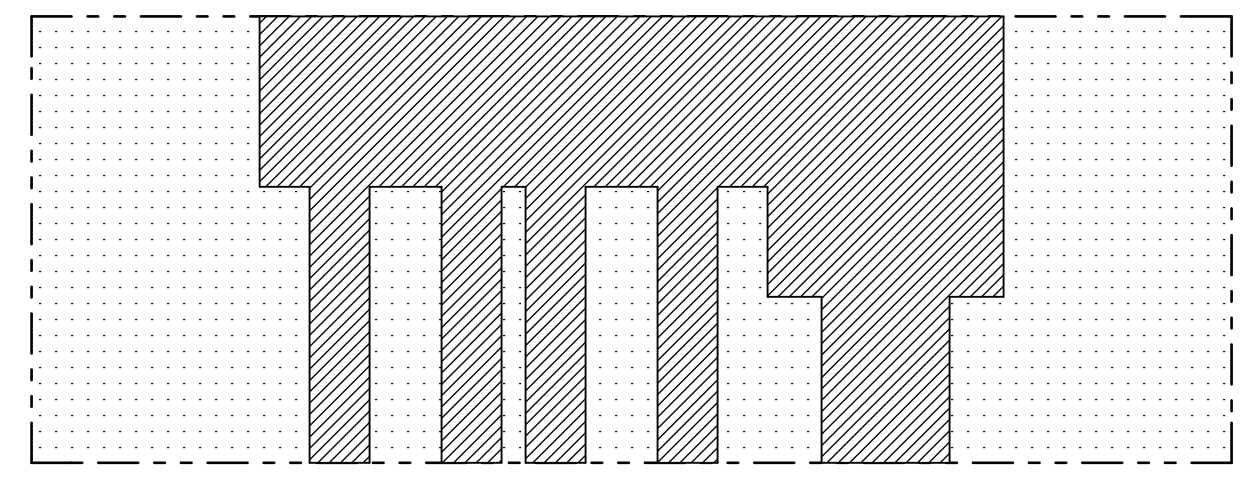
**LANDSCAPE PLAN**

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.



**FRONT YARD AREA CALCULATIONS**

FRONT YARD AREA = 930 SF  
LANDSCAPE AREA REQUIRED = 60% OF 930 SF = 558 SF  
MINUS FRONT STAIR = 45 SF  
TOTAL = 513 SF = 55.16%



**4A COVERAGE DIAGRAMS**  
SCALE: 1/8" = 1'-0"

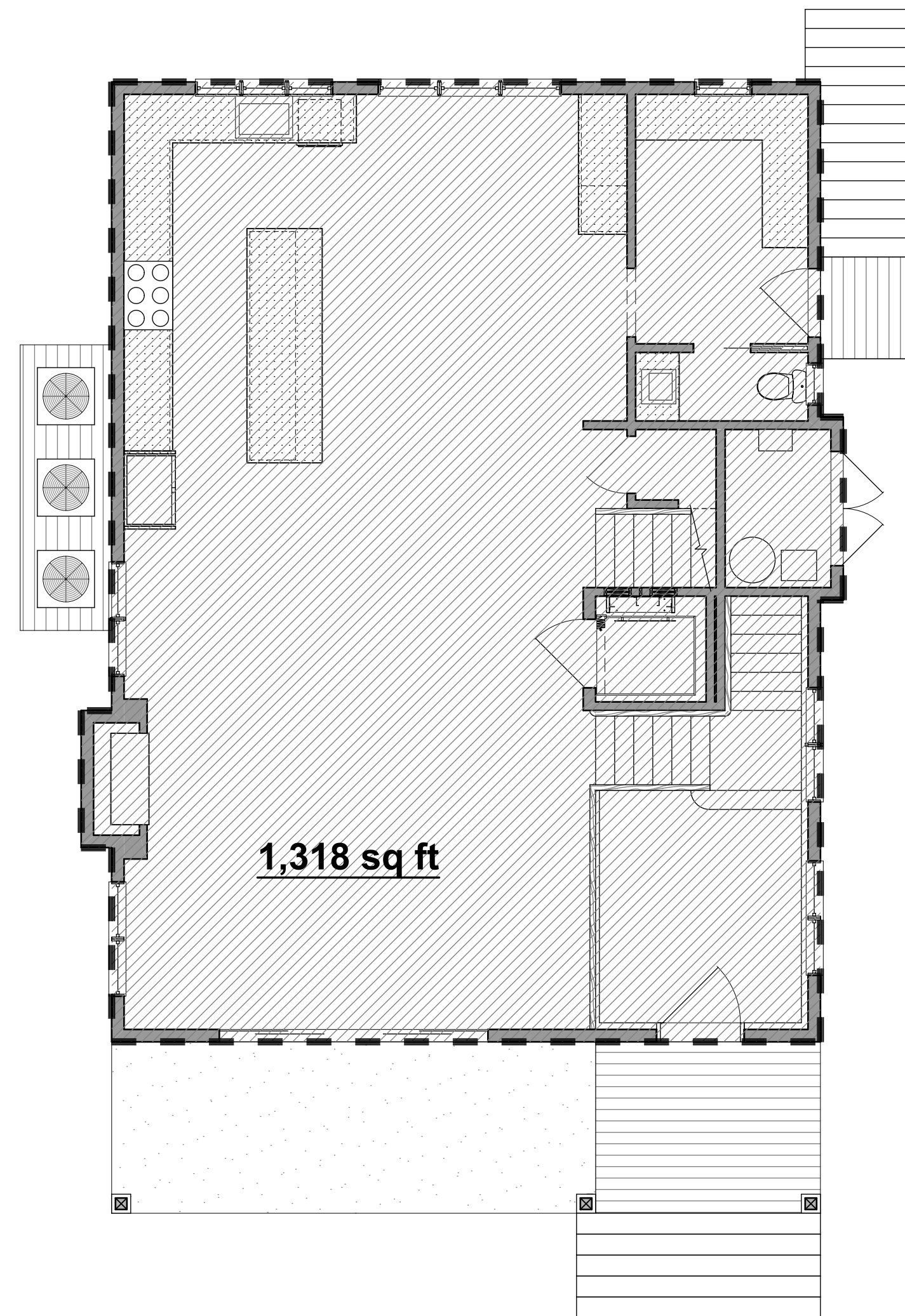
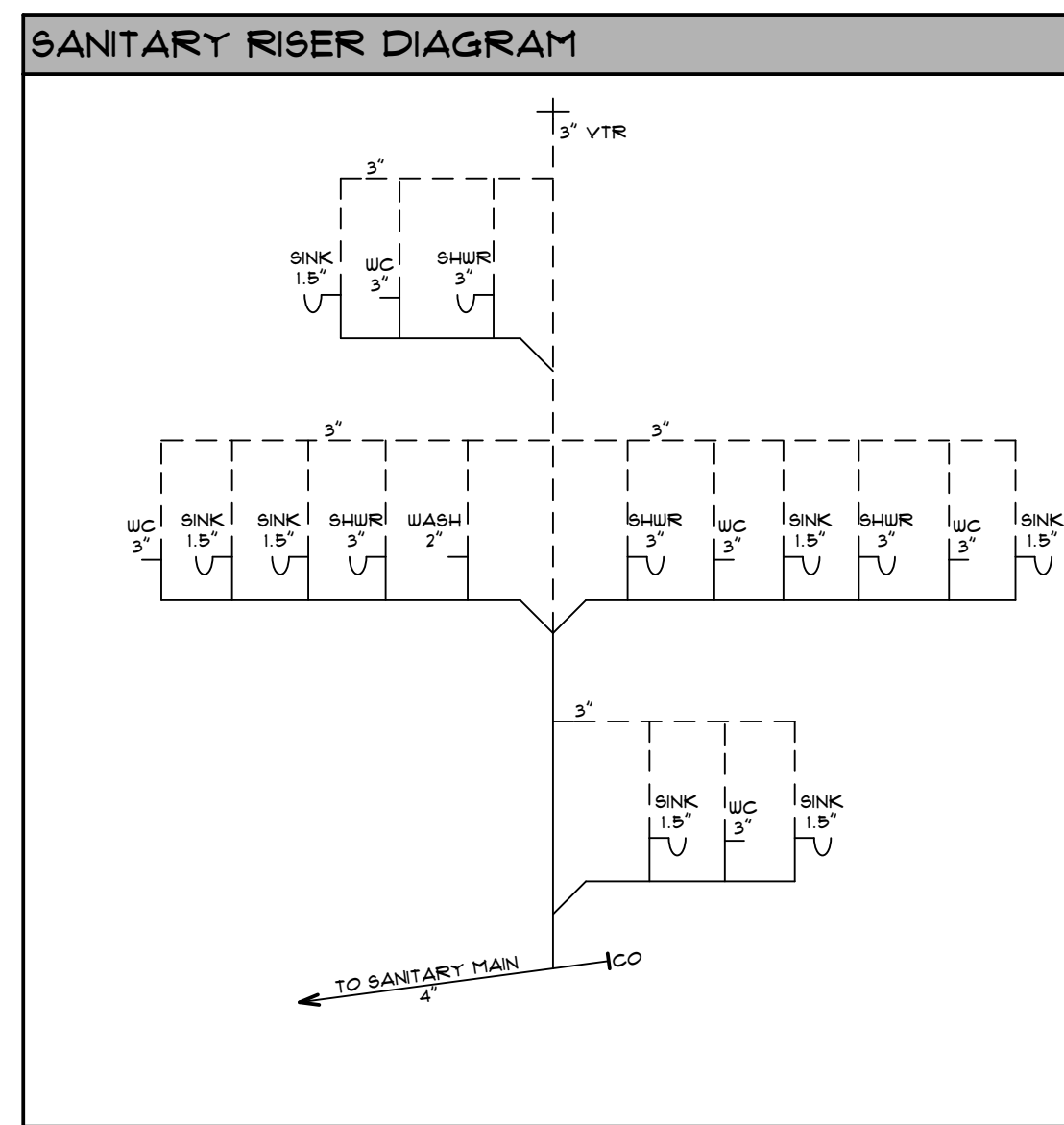
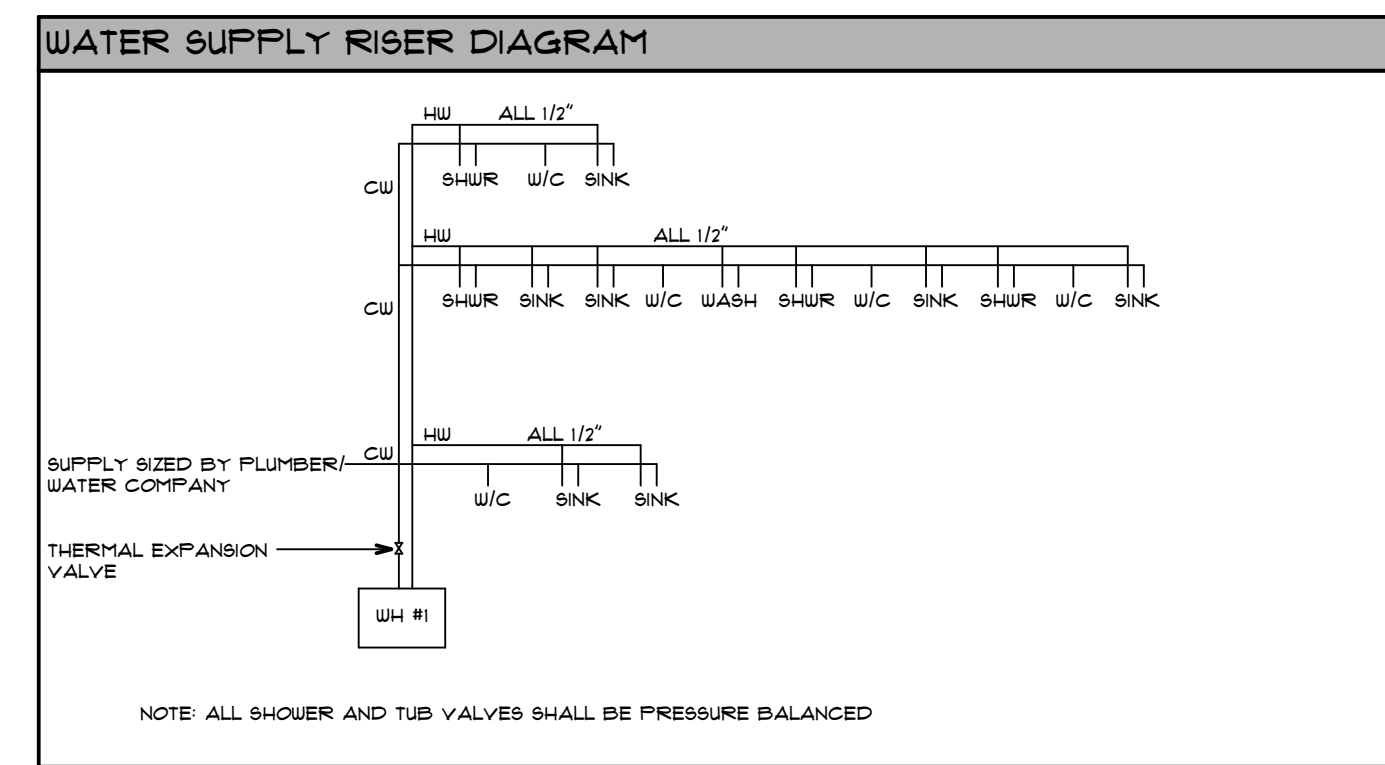
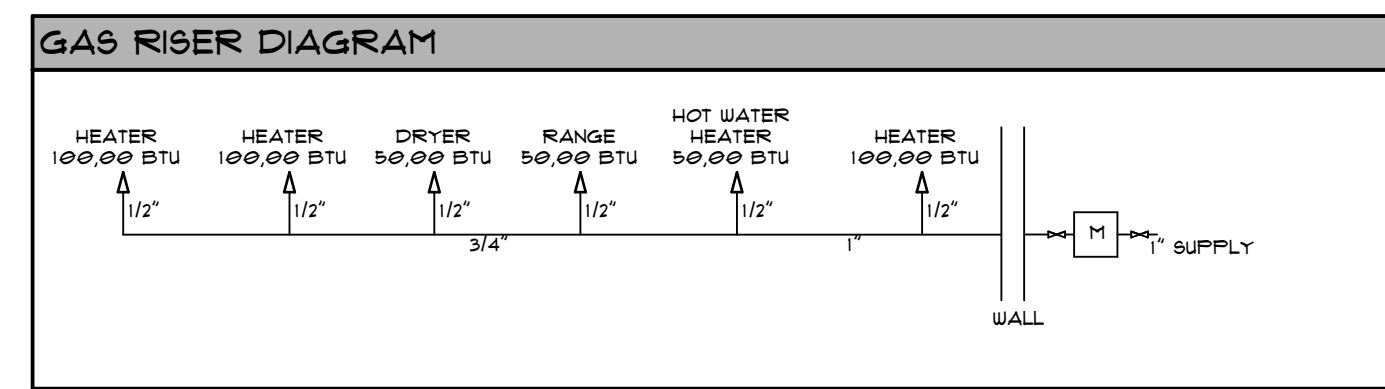
*Robert J. Lollio*  
Robert J. Lollio, RA  
NJ Lic No. 21A101935300

**CONSTRUCTION DOCUMENTS**

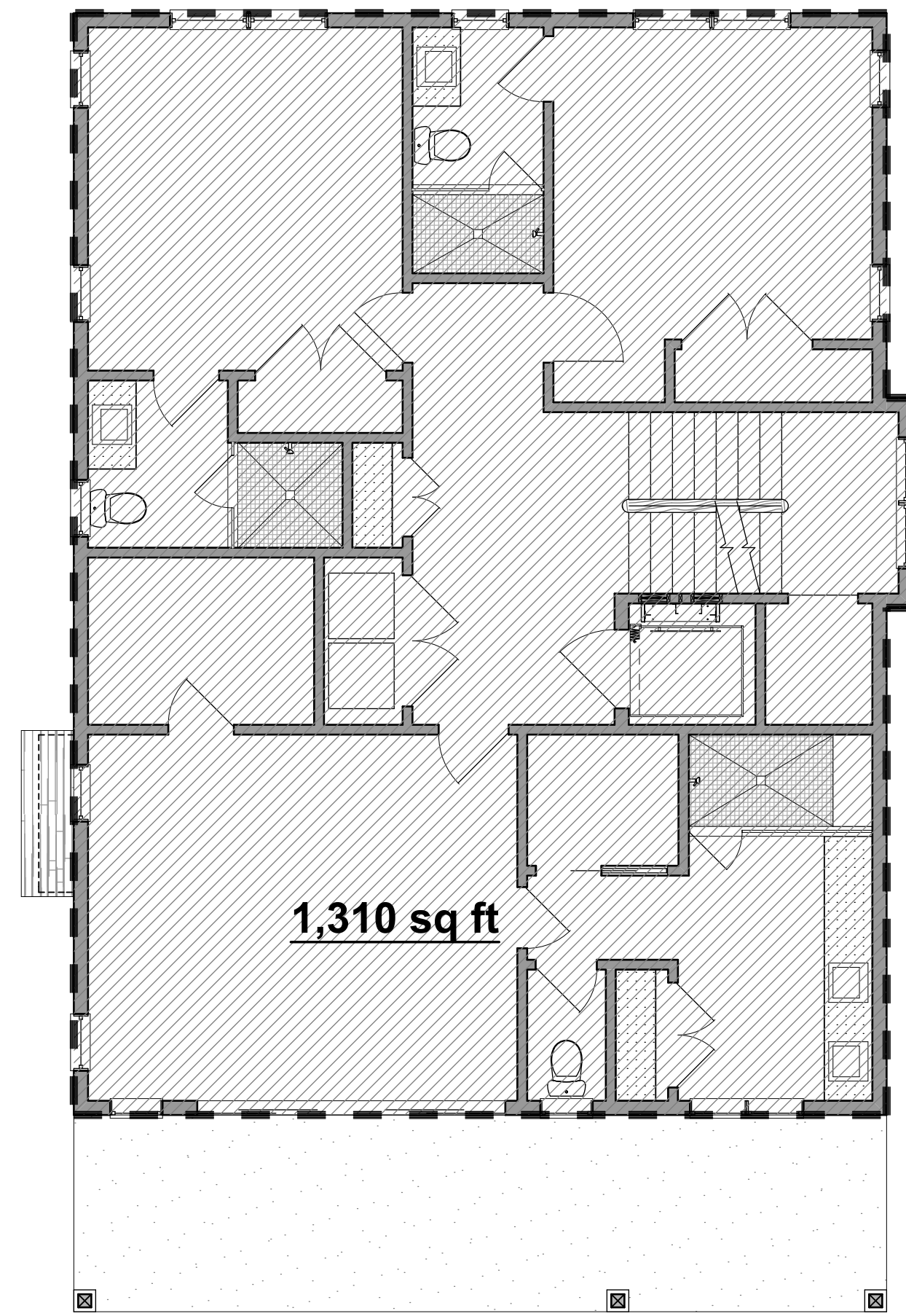
**Private Residence**  
421B N Nassau  
City of Margate  
Block 614 Lot 6.01  
Atlantic County, NJ

# Date REVISION  
**DATE : 8/4/20**

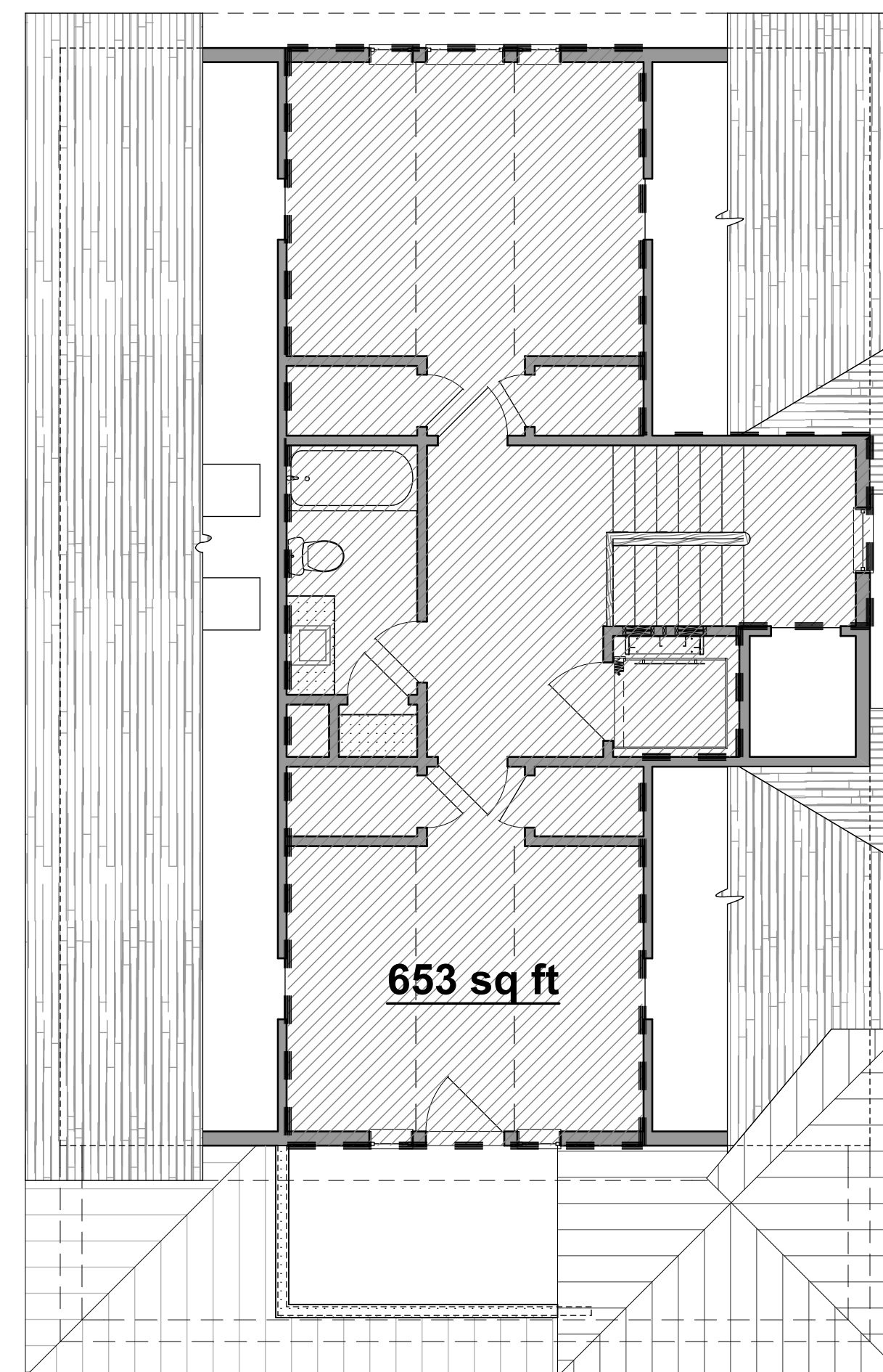
**JOB NO. 20-032**  
Plot Plan



**1A** FIRST FLOOR AREA DIAGRAM  
SCALE: 3/16" = 1'-0"



**2A** SECOND FLOOR AREA DIAGRAM  
SCALE: 3/16" = 1'-0"



**3A** ATTIC FLOOR AREA DIAGRAM  
SCALE: 3/16" = 1'-0"

**TYPICAL PLAN NOTES**

- ALL DIMENSIONS ARE FINISHED DIMENSION UNLESS NOTED OTHERWISE.
- THIS SET OF PLANS IS FOR THE CONSTRUCTION OF A (2.5) STORY SINGLE FAMILY RESIDENCE.
- PROVIDE HANGING ROD & SHELF ABOVE AT ALL CLOTHES/COATS CLOSETS UNLESS NOTED OTHERWISE (ROD&SH)
- PROVIDE (5) ADJUSTABLE SHELVES AT LINEN/STORAGE 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 NOSING
- 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
- USE PRESSURE TREATED STUDS & PLYWOOD BELOW DESIGN FLOOD ELEVATION.
- ROOF PITCHES ARE APPROXIMATE AND G.C SHALL VERIFY ROOF PITCHES IN FIELD TO CONFORM TO THE ALLOWABLE BUILDING HT.
- GENERAL CONTRACTOR TO CONFIRM HEADROOM CLEARANCE AT STAIRS PRIOR TO FRAMING AND NOTIFY ARCHITECT IMMEDIATELY OF ANY CONCERNS
- GROUND FOUNDATION RE-BAR TO ELECTRICAL SYSTEM
- WINDOWS ARE DIMENSIONED TO THE CENTERLINE UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALL CORNERS SHALL BE SQUARE (90 DEGREE)

**FIRE PLACE NOTES**

- MANUFACTURER AND MODEL TO BE SELECTED BY THE OWNER
- FIREPLACE SHALL BE A PREMANUFACTURED CODE APPROVED DIRECT VENT FIREPLACE W/ GAS LOG SET & NON-COMBUSTIBLE HEARTH
- 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.
- CONFIRM ALL REQUIRED FIREBOX CLEARANCES WITH MANUFACTURER PRIOR TO FRAMING.

**ELEVATOR NOTES**

- MANUFACTURER AND MODEL TO BE SELECTED BY THE OWNER
- VERIFY/COORDINATE SIZE OF ELEVATOR SHAFT AND PIT DIMENSIONS BASE ON THE FINAL SELECTED MANUFACTURER & MODEL SHOP DRAWINGS

**INTERIOR TRIM**

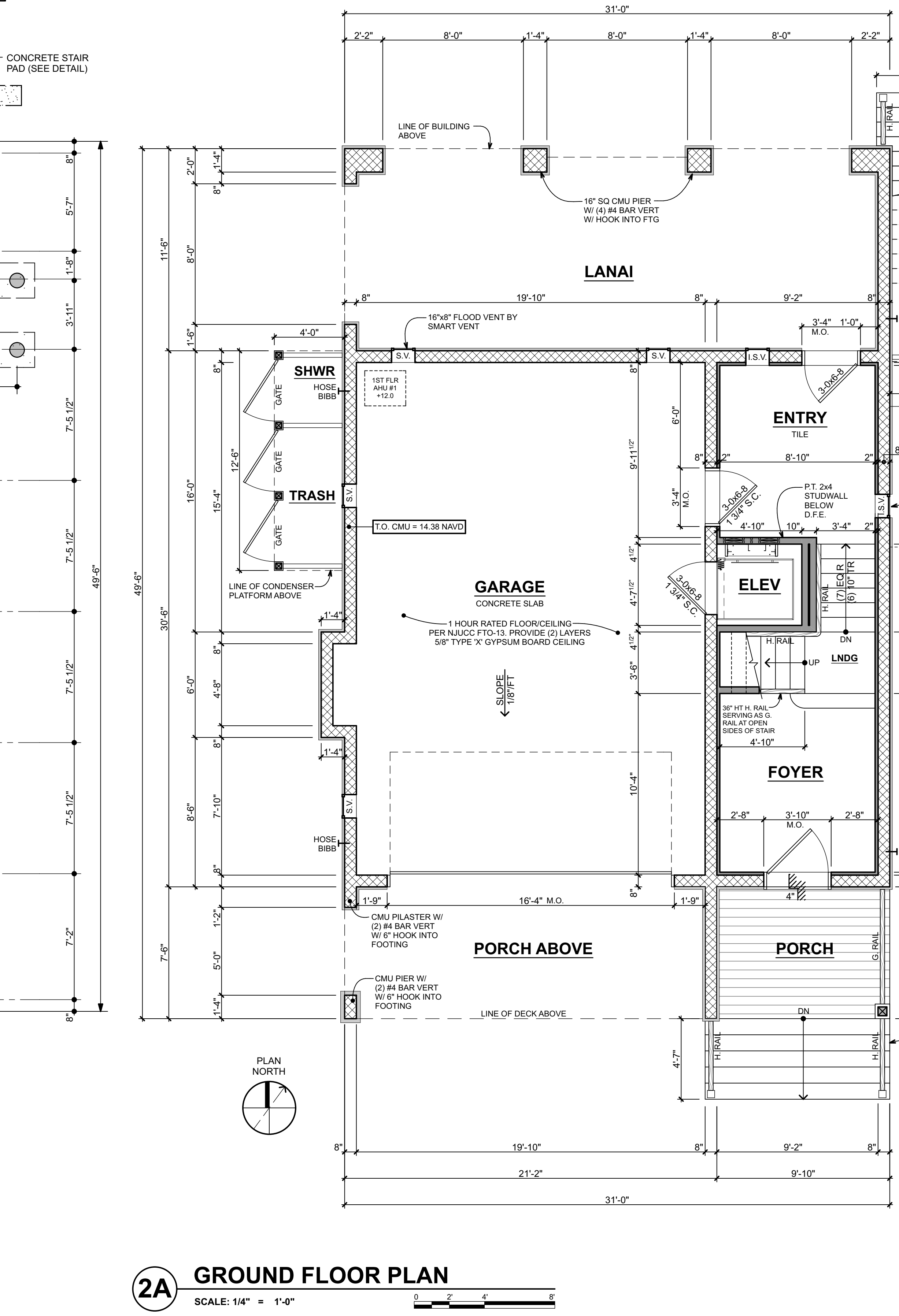
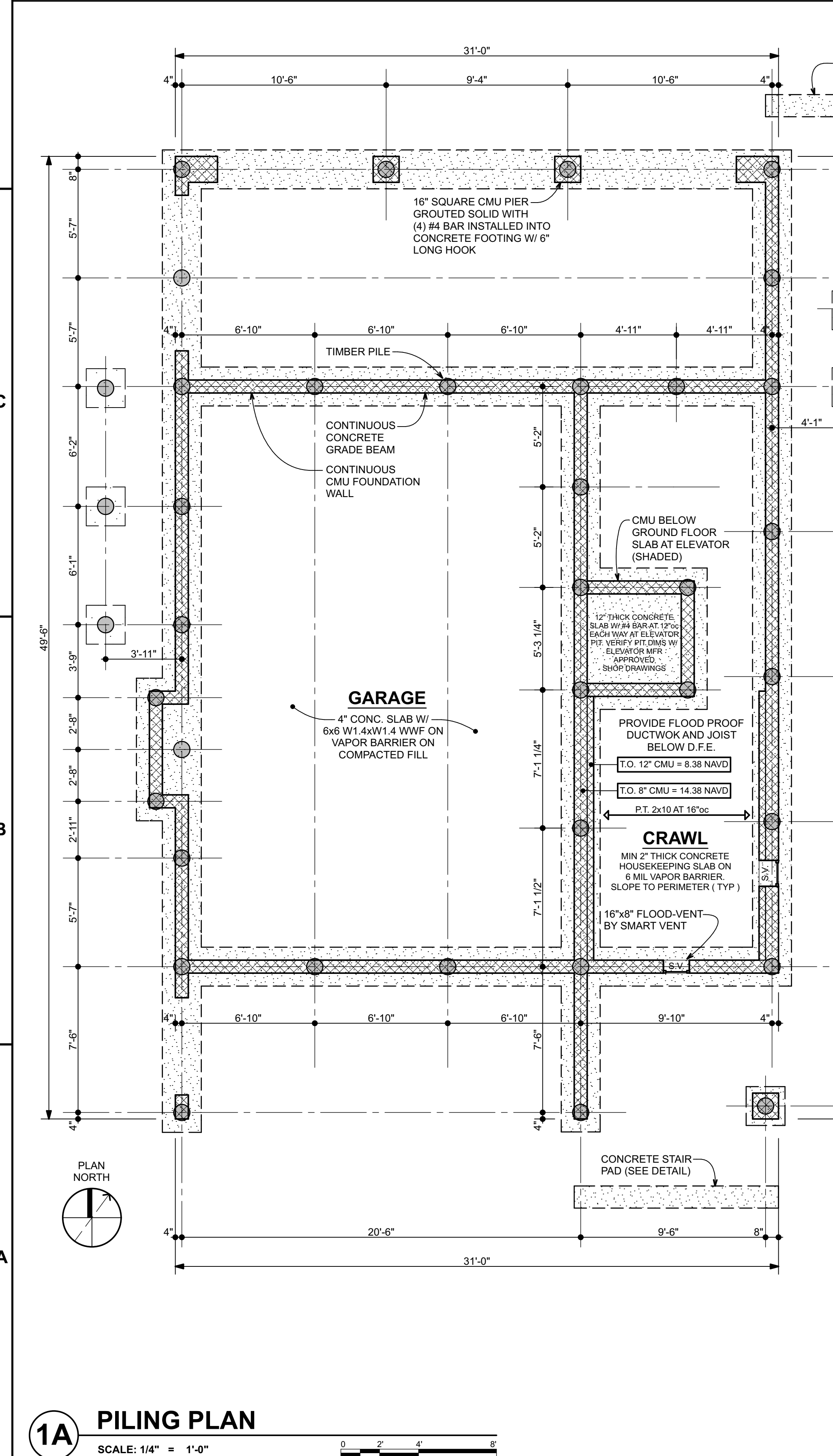
INTERIOR TRIM SHALL BE COORDINATED WITH THE OWNER UNLESS NOTED OTHERWISE. CONTRACTOR SHALL MOCK-UP INTERIOR TRIM DETAIL ON SITE FOR OWNERS APPROVAL PRIOR TO ORDERING MATERIALS.

**INTERIOR STAIR**

THE INTERIOR STAIR DESIGN & INSTALLATION SHALL BE COORDINATED WITH THE OWNER UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF THE STAIR AND RAILING FOR THE OWNER'S APPROVAL PRIOR TO ORDERING.

**KITCHEN DESIGN**

THE KITCHEN DESIGN & LAYOUT SHALL BE COORDINATED WITH THE OWNER. THE KITCHEN DESIGNER SHALL PREPARE CABINERY DRAWINGS FOR THE OWNER'S APPROVAL PRIOR TO ORDERING.



**FLOOD VENT NOTES**

PER IRC R322.2.2

2.1. THE TOTAL NET AREA ON NON-ENGINEERED OPENINGS SHALL NOT BE LESS THAN 1 SQUARE INCH FOR SQUARE FOOT OF ENCLOSED AREA WHERE THE ENCLOSED AREA IS MEASURED ON THE EXTERIOR OF THE ENCLOSURE WALLS, OR THE OPENINGS SHALL BE DESIGNED AS ENGINEERED OPENINGS AND THE CONSTRUCTION DOCUMENTS SHALL INCLUDE A STATEMENT BY THE REGISTERED DESIGN PROFESSIONAL THAT THE DESIGN OF THE OPENINGS WILL PROVIDE FOR EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON THE EXTERIOR WALLS BY ALLOWING FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATERS.

2.2 OPENINGS SHALL NOT BE LESS THAN 3" IN ANY DIRECTION IN THE PLANE OF THE WALL

2.3 THE PRESENCE OF LOUVERS, BLADES, SCREENS, AND FACEPLATES OR OTHER COVERS AND DEVICES SHALL ALLOW THE AUTOMATIC FLOW OF FLOODWATER INTO AND OUT OF THE ENCLOSED AREA AND SHALL BE ACCOUNTED FOR IN THE DETERMINATION OF THE NET OPEN AREA

PER IRC R322.2.2.1

1. THERE SHALL NOT BE LESS THAN TWO OPENINGS ON DIFFERENT SIDES OF EACH ENCLOSED AREA. IF BUILDING HAS MORE THAN ONE ENCLOSED AREA BELOW THE DESIGN FLOOD ELEVATION, EACH AREA SHALL HAVE OPENINGS

2. THE BOTTOM OF EACH OPENING SHALL BE NOT MORE THAN 1 FT ABOVE THE HIGHER OF THE FINAL INTERIOR GRADE OR FLOOR AND THE FINISHED EXTERIOR GRADE IMMEDIATELY UNDER THE OPENING.

3. OPENINGS SHALL BE PERMITTED TO BE INSTALLED IN DOORS AND WINDOW

PER IRC R406.1.2.1

THE FINISHED GROUND LEVEL OF AN UNDER FLOOR SPACE SUCH AS A CRAWL SPACE SHALL BE EQUAL TO OR HIGHER THAN THE OUTSIDE FINISHED GROUND LEVEL ON AT LEAST ONE SIDE.

**ENTRY FLOOD VENT CALCULATION**

162 sf ENCLOSED AREA

S.V. = PROVIDE (2) 16"x8" INSULATED FLOOD-VENT BY "SMART-VENT". EACH PROVIDES 200 sf OF FLOOD RELIEF. 4x200 = 800 sf FLOOD RELIEF

**GARAGE FLOOD VENT CALCULATION**

646 sf ENCLOSED AREA

S.V. = PROVIDE (4) 16"x8" FLOOD-VENT BY "SMART-VENT". EACH PROVIDES 200 sf OF FLOOD RELIEF. 4x200 = 800 sf FLOOD RELIEF

**CRAWL SPACE F.V. CALCULATION**

148 sf ENCLOSED AREA

S.V. = PROVIDE (4) 16"x8" FLOOD-VENT BY "SMART-VENT". EACH PROVIDES 200 sf OF FLOOD RELIEF. 4x200 = 800 sf FLOOD RELIEF

**LOLO architect**  
Robert J. Lolo, RA  
219 Bellevue Ave  
Hammonton, NJ 08037  
E: bob@lolarchitect.com  
www.lolarchitect.com

*Robert J. Lolo*

**CONSTRUCTION DOCUMENTS**

**Private Residence**  
421B N Nassau  
City of Margate  
Block 614 Lot 6.01  
Atlantic County, NJ

#	Date	REVISION
	8/4/20	

**JOB NO. 20-032**

Floor Plans

**SHEET A-101**  
4 OF 20

**TYPICAL PLAN NOTES**

1. ALL DIMENSIONS ARE FINISHED DIMENSION UNLESS NOTED OTHERWISE.
2. THIS SET OF PLANS IS FOR THE CONSTRUCTION OF A (2-5) STORY SINGLE FAMILY RESIDENCE.
3. PROVIDE HANGING ROD & SHELF ABOVE AT ALL CLOTHES/COATS CLOSETS UNLESS NOTED OTHERWISE (ROD&SH)
4. PROVIDE (5) ADJUSTABLE SHELVES AT LINEN/STORAGE 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 = 2X8 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. USE PRESSURE TREATED STUDS & PLYWOOD BELOW DESIGN FLOOD ELEVATION.
13. ROOF PITCHES ARE APPROXIMATE AND G.C SHALL VERIFY ROOF PITCHES IN FIELD TO CONFORM TO THE ALLOWABLE BUILDING HT.
14. GENERAL CONTRACTOR TO CONFIRM HEADROOM CLEARANCE AT STAIRS PRIOR TO FRAMING AND NOTIFY ARCHITECT IMMEDIATELY OF ANY CONCERNS
15. GROUND FOUNDATION RE-BAR TO ELECTRICAL SYSTEM
16. WINDOWS ARE DIMENSIONED TO THE CENTERLINE UNLESS NOTED OTHERWISE.
17. ALL INTERIOR WALL CORNERS SHALL BE SQUARE (90 DEGREE)

**FIRE PLACE NOTES**

1. MANUFACTURER AND MODEL TO BE SELECTED BY THE OWNER
2. FIREPLACE SHALL BE A PREMANUFACTURED CODE APPROVED DIRECT VENT FIREPLACE
3. 1/2" GAS LOG SET & NON-COMBUSTIBLE HEARTH
4. 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.
5. CONFIRM ALL REQUIRED FIREBOX CLEARANCES WITH MANUFACTURER PRIOR TO FRAMING.

**ELEVATOR NOTES**

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

**INTERIOR TRIM**

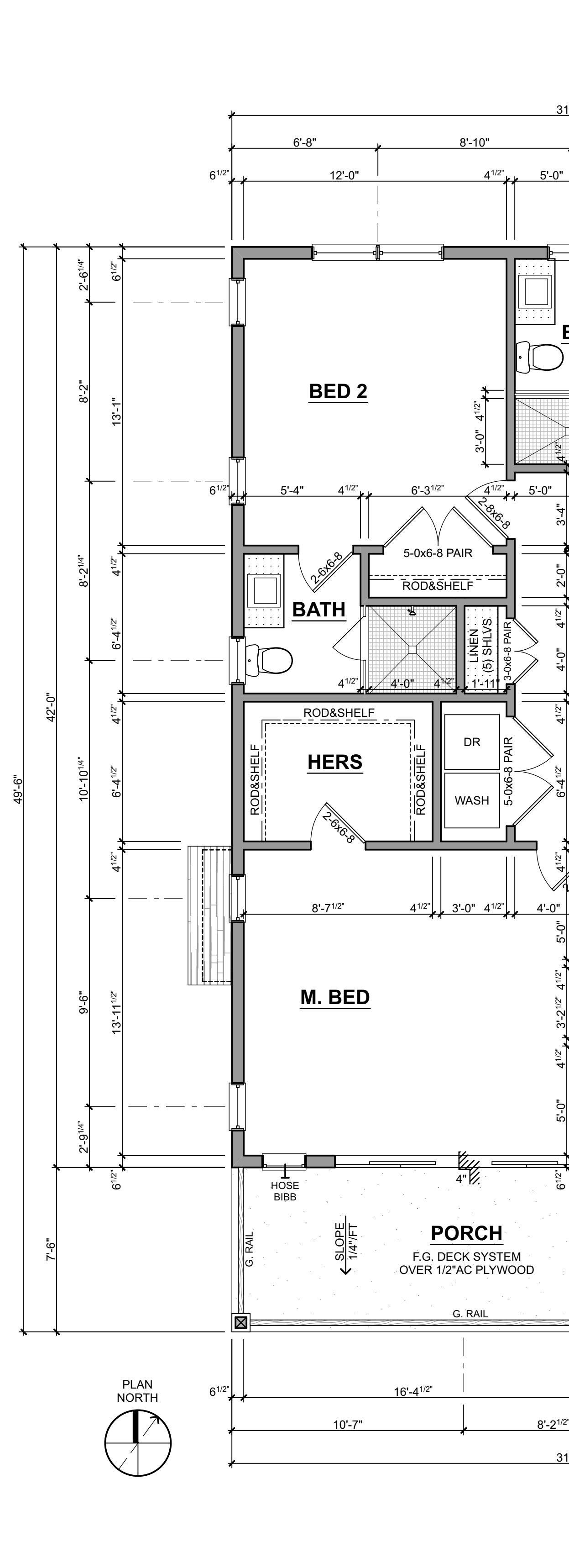
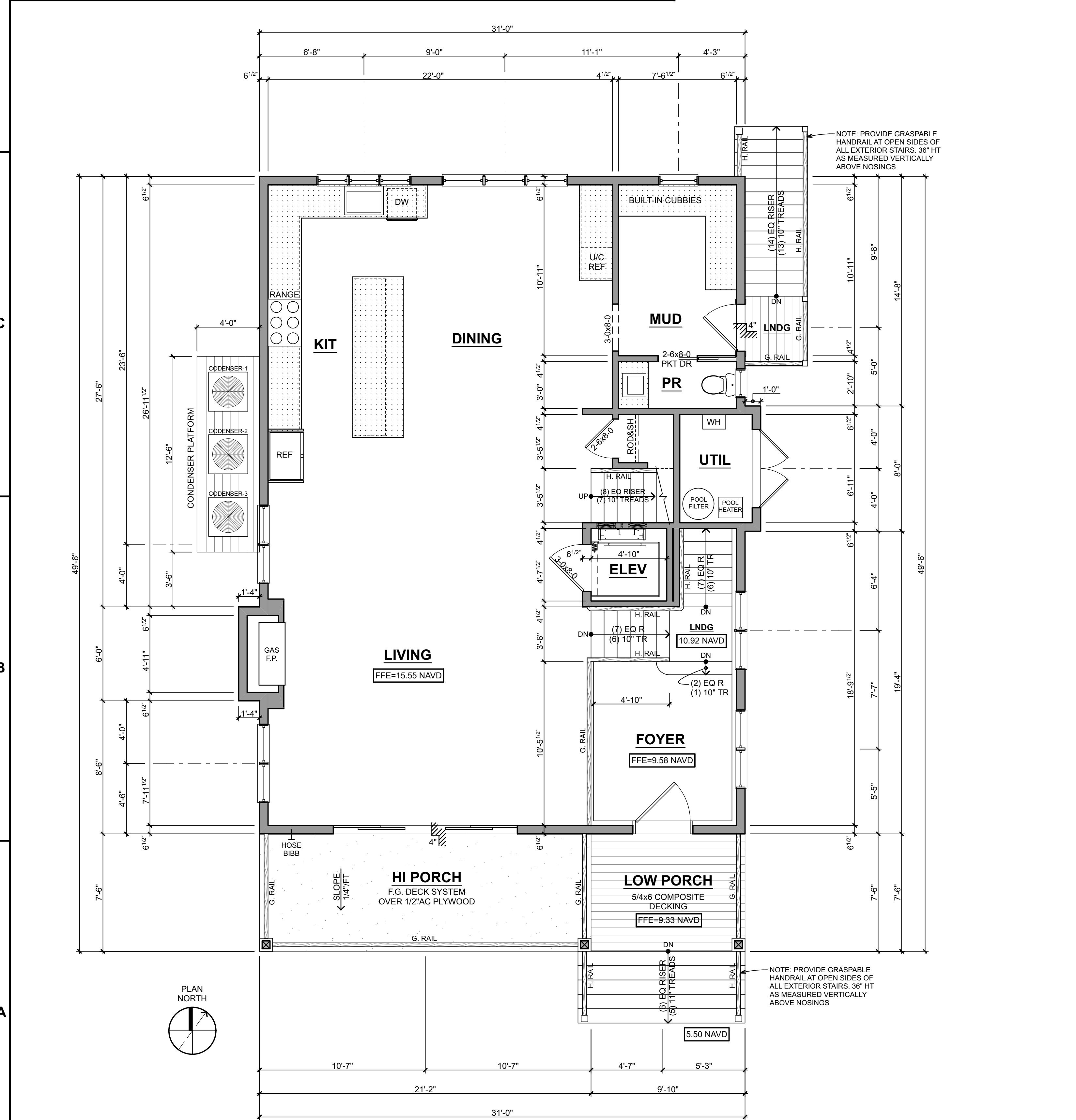
INTERIOR TRIM SHALL BE COORDINATED WITH THE OWNER UNLESS NOTED OTHERWISE. CONTRACTOR SHALL MOCK-UP INTERIOR TRIM DETAIL ON SITE FOR OWNERS APPROVAL PRIOR TO ORDERING MATERIALS.

**INTERIOR STAIR**

THE INTERIOR STAIR DESIGN & INSTALLATION SHALL BE COORDINATED WITH THE OWNER UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF THE STAIR AND RAILING FOR THE OWNER'S APPROVAL PRIOR TO ORDERING.

**KITCHEN DESIGN**

THE KITCHEN DESIGN & LAYOUT SHALL BE COORDINATED WITH THE OWNER. THE KITCHEN DESIGNER SHALL PREPARE CABINETRY DRAWINGS FOR THE OWNER'S APPROVAL PRIOR TO ORDERING.



**LOLLO architect**  
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*Rob Lollo*

**CONSTRUCTION DOCUMENTS**

**Private Residence**  
421B N Nassau  
City of Margate  
Block 614 Lot 6.01  
Atlantic County, NJ

#	Date	REVISION

DATE : 8/4/20

JOB NO. 20-032

Floor Plans

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**TYPICAL PLAN NOTES**

1. ALL DIMENSIONS ARE FINISHED DIMENSION UNLESS NOTED OTHERWISE.
2. THIS SET OF PLANS IS FOR THE CONSTRUCTION OF A (2.5) STORY SINGLE FAMILY RESIDENCE.
3. PROVIDE HANGING ROD & SHELF ABOVE AT ALL CLOTHES/COATS CLOSETS UNLESS NOTED OTHERWISE (ROD&SH)
4. PROVIDE (5) ADJUSTABLE SHELVES AT LINEN/STORAGE 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 = 2X8 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. USE PRESSURE TREATED STUDS & PLYWOOD BELOW DESIGN FLOOD ELEVATION.
13. ROOF PITCHES ARE APPROXIMATE AND G.C SHALL VERIFY ROOF PITCHES IN FIELD TO CONFORM TO THE ALLOWABLE BUILDING HT.
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**INTERIOR TRIM**

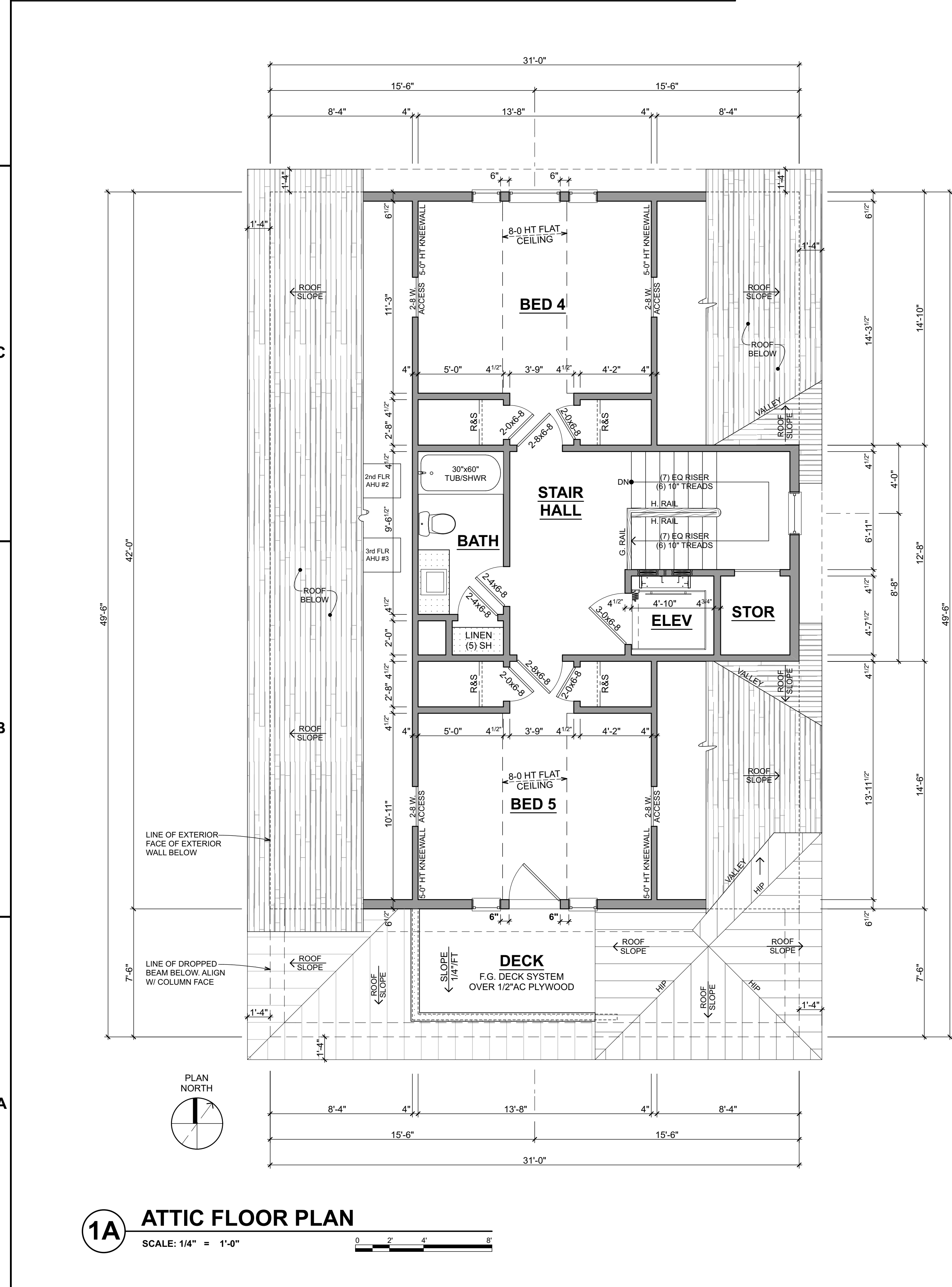
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**1A ATTIC FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 0 2 4 8

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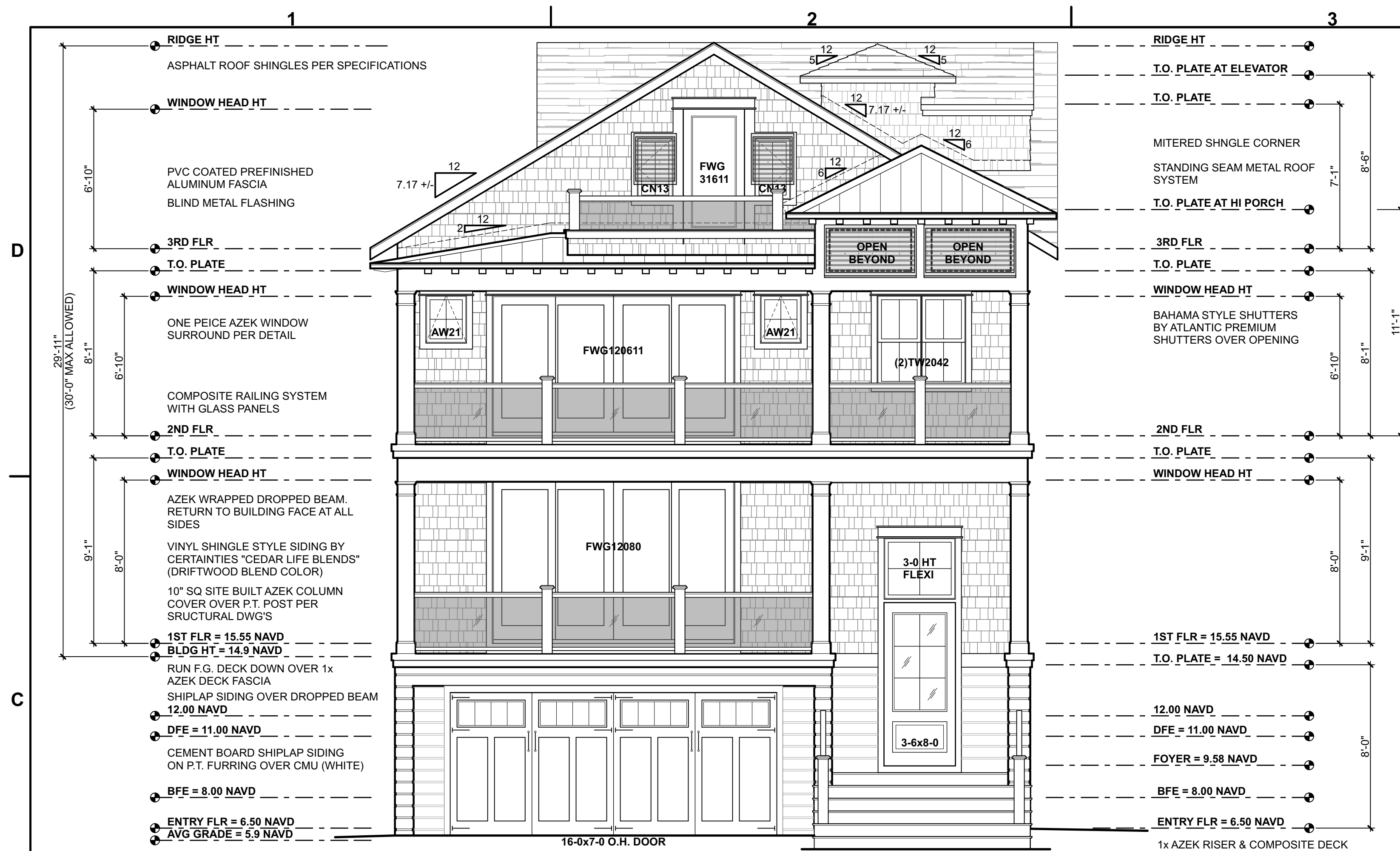
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**1C FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



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



**1C REAR ELEVATION**

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



**1A LEFT ELEVATION**

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