

ZONING CONFORMANCE SCHEDULE: R-3 ZONE				
106 SOUTH PHILADELPHIA AVENUE				
BLOCK 37 LOT 6				
FEMA ZONE AE (B.F.E. = 10.0 NAVD 1988)				
USE	CODE	REQUIRED	PROPOSED	VARIANCE
USE	102-29A(1)	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	NO
MIN LOT AREA	102-30A	3,000 SQ FT	5,000 SQ FT	NO
MIN LOT WIDTH	102-30B	50 FT	80 FT	NO
MIN LOT DEPTH	102-30C	60 FT	62.5 FT	NO
BUILDING COVERAGE	102-30D(1)	50%	2,431 sf =48.6%	NO
BUILDING COVERAGE	102-30D(1)	50%	2,854 sf =57%	YES
LOT COVERAGE	102-30D(2)	75%	3,210 sf =64.2%	NO
FRONT YARD	102-30E	12 FT	12.5 FT	NO
SIDE YARD	102-30F	5 FT	5.33 FT	NO
REAR YARD	102-30G	10 FT	10.33 FT	NO
BUILDING HEIGHT	102-118	LOT WIDTH > 40 FT = 35 FT	35'-9"	YES
DORMER OFFSET	102-118	2 FT	>2 FT	NO
EAVE HEIGHT	102-118	2 FT ABOVE FINISHED FLOOR	<2 FT	NO
ALLOWED DORMER		40% = 16.2 FT	16 FT	NO
OFF STREET PARKING	102-118.6	5 BEDROOMS = 3 SPACES	4 BEDROOMS	NO
DORMER SLOPE		5:12	3:12 SHED ROOF	YES

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 SHRUB NOTES**

- PROVIDE 1 SHRUB FOR EVERY 2 FT OF LOT WIDTH = 40 SHRUBS
- SUBTRACT 3 SHRUBS FROM TOTAL FOR GOVERNORS STRIP = 37 TOTAL SHRUBS REQUIRED
- MIN OF 50% OF THE SHRUBS SHALL BE PLANTED IN THE FRONT YARD = 19 SHRUBS
- SELECT SHRUBS FROM CITY OF VENTNOR 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

**FENCE NOTES**

THE HEIGHT OF FENCING WITHIN THE SIDE AND REAR SETBACK AREAS SHALL BE NOT GREATER THAN SIX FEET WITH NO MINIMUM OPEN AREA REQUIREMENT. FENCE POSTS AND WALL PILASTERS SHALL BE LIMITED TO A WIDTH OF 12 INCHES ALONG THE FENCE LINE WITH A SPACING BETWEEN EDGES OF POSTS OR PILASTERS OF NOT LESS THAN SIX FEET. FENCE POST AND PILASTER CAPS SHALL BE PERMITTED TO EXTEND NOT MORE THAN SIX INCHES ABOVE THE RESPECTIVE FENCE/ WALL HEIGHT REQUIREMENT AND SHALL NOT BE GREATER THAN 12 INCHES IN WIDTH. THE HEIGHT OF ANY FENCE OR WALL SHALL BE MEASURED FROM THE SIDEWALK OR TOP OF CURB GRADE FOR FRONT YARDS AND ADJOINING PROPERTY EXISTING GROUND ELEVATION FOR SIDE AND REAR YARDS.

**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.

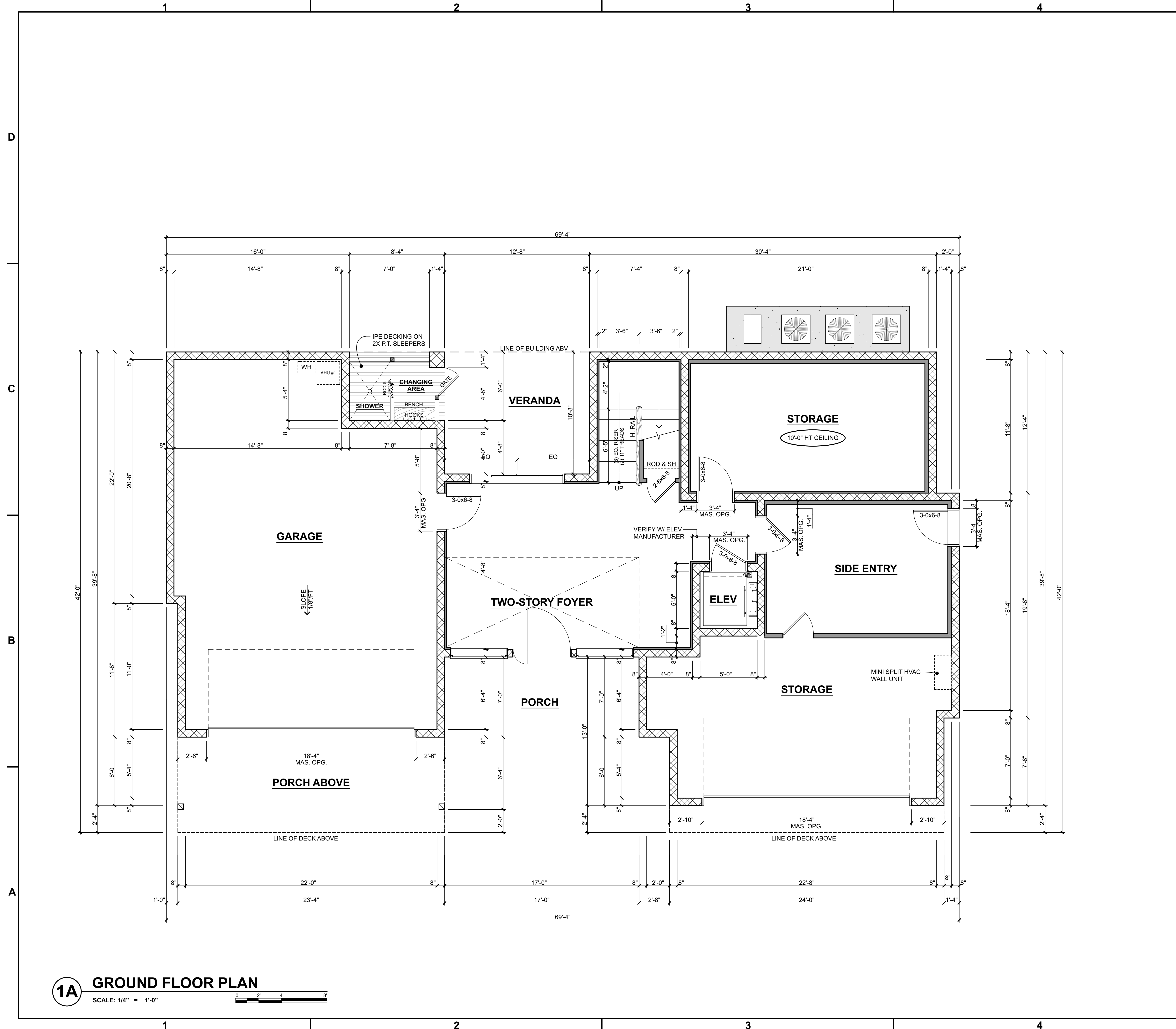
**1A PLOT PLAN**  
SCALE: 1/8" = 1'-0"

#	Date	REVISION

DATE : 2/19/21

JOB NO. 20-055

Plot Plan



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  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.
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  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)
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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
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SCHEMATIC  
DESIGN

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**Kramer Residence**  
 106 South Philadelphia Avenue  
 Ventnor City  
 Block 37 Lot 6  
 Atlantic County, NJ

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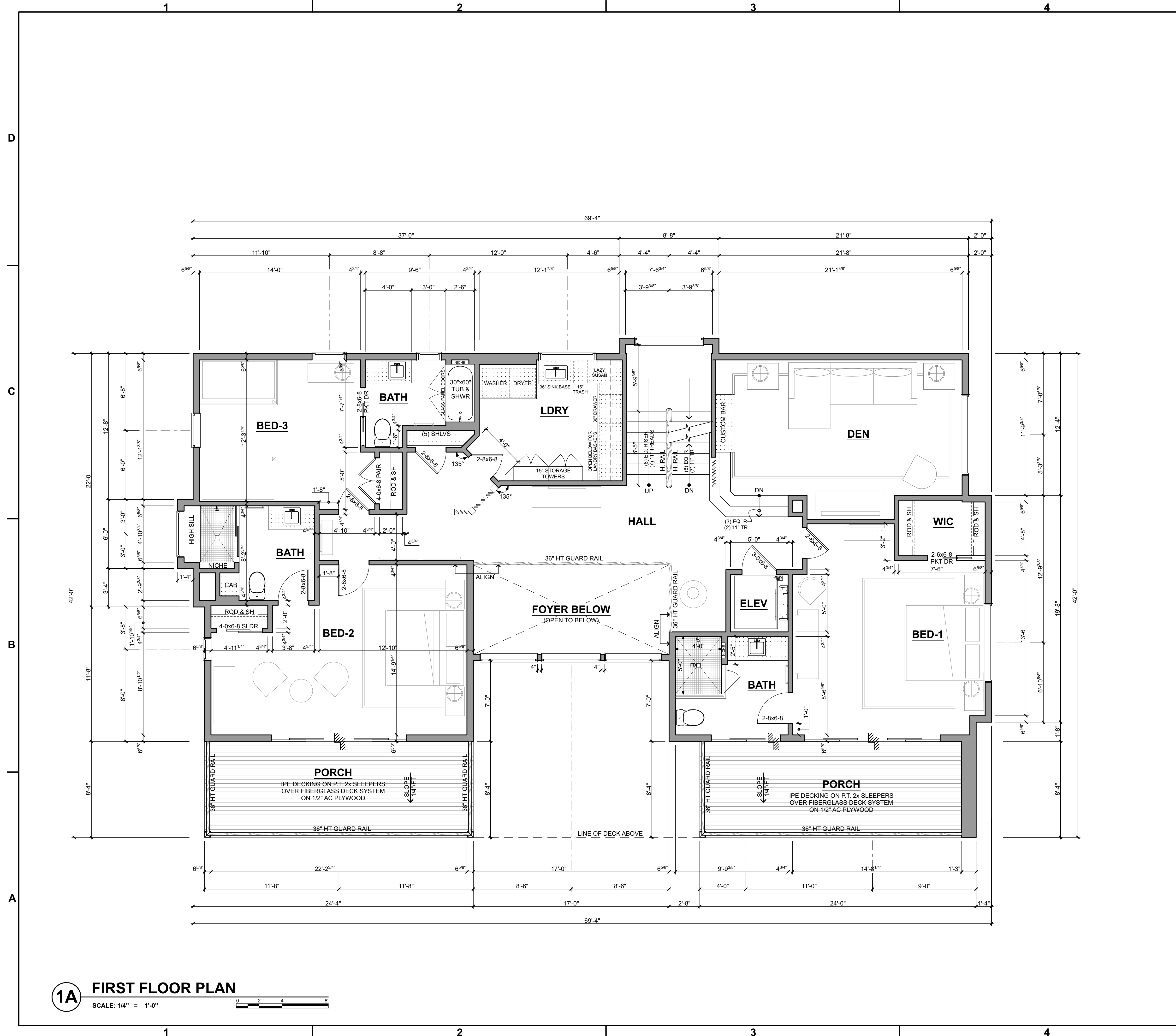
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**JOB NO. 20-055**

Ground Floor  
Plan

SHEET

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



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 P: 856-322-6476  
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**SCHEMATIC DESIGN**

**Kramer Residence**  
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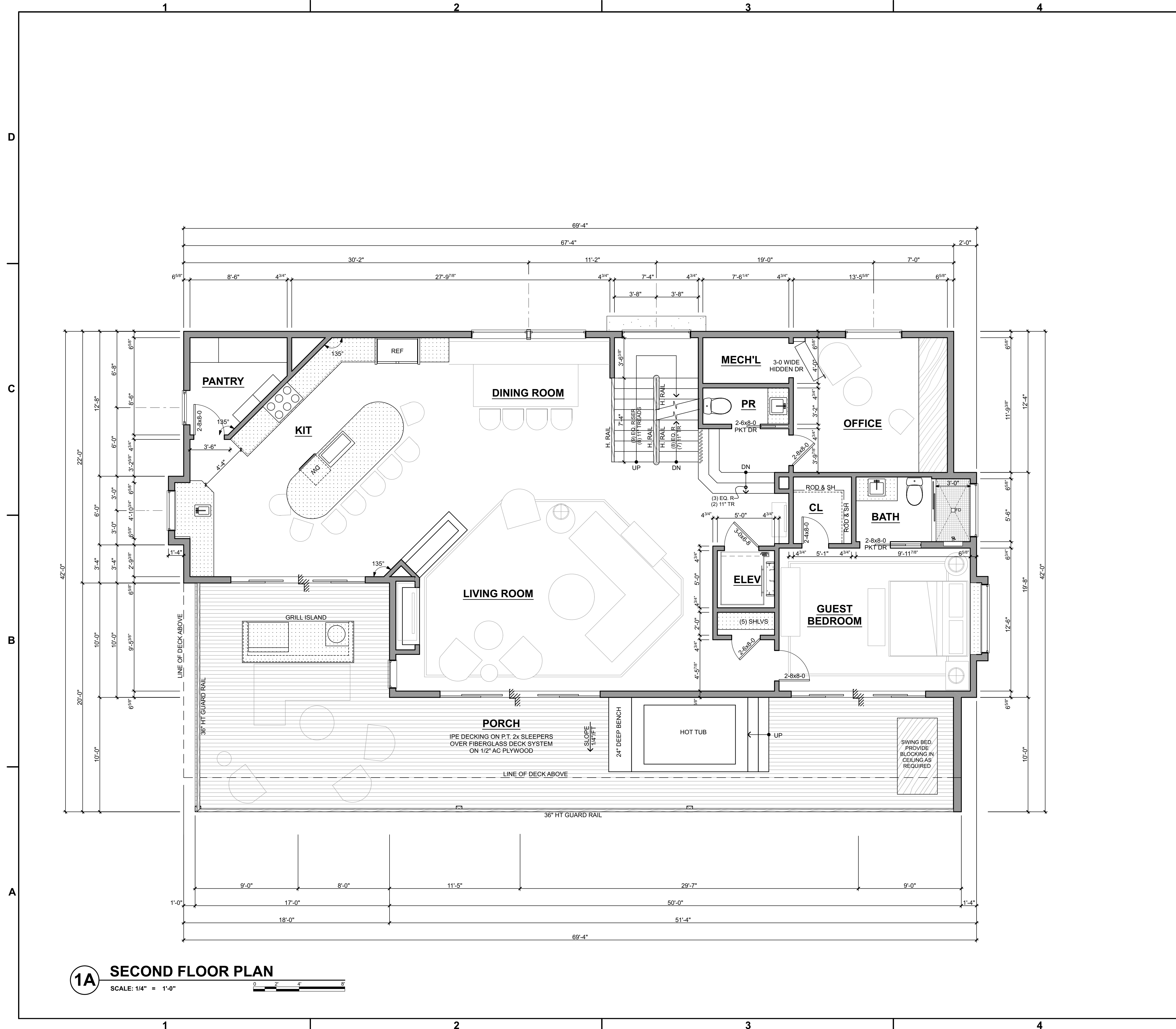
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First Floor Plan

SHEET



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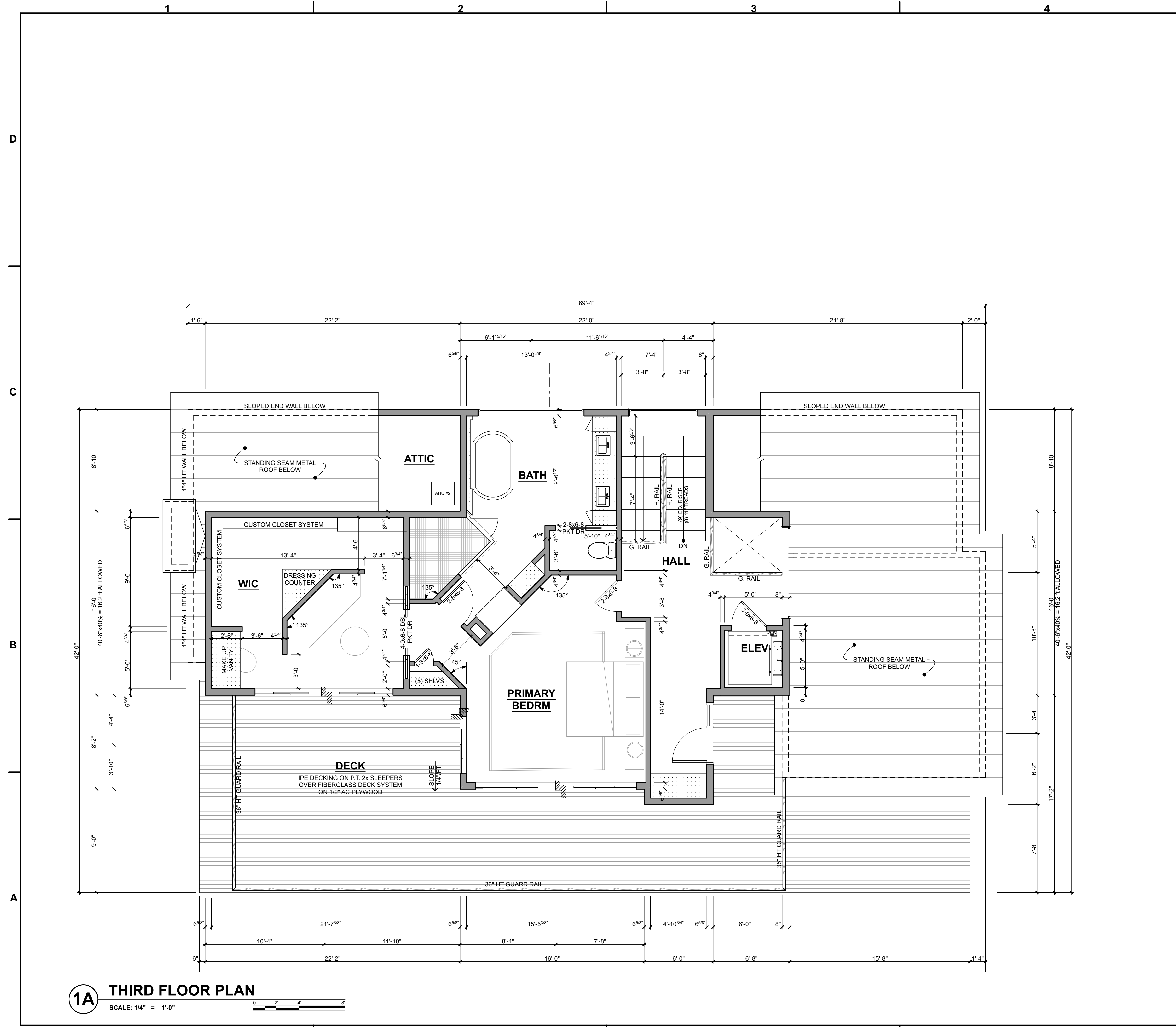
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Second Floor Plan

**SHEET**

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- OPEN WEB FLOOR TRUSS NOTES**
- SUBMITTALS:** SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY THE MANUFACTURER'S LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF PROPOSED CONSTRUCTION TO THE OWNER/ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
  - GENERAL CONTRACTOR SHALL COORDINATE LOCATION OF HVAC CHASES IN OPEN WEB WOOD FLOOR TRUSSES WITH THE MECHANICAL LAYOUT PREPARED BY THE MECHANICAL SUB-CONTRACTOR.
  - PROVIDE 2" STEP IN TRUSS SYSTEM AT ALL CURBLESS SHOWERS. COORDINATE LOCATION WITH FLOOR PLAN
- 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.
  - PENETRATIONS SUCH AS RECESSED LIGHT FIXTURES, IN CEILING LOUD SPEAKERS, ETC SHALL RECEIVE UL-RATED FIRE RATED LIGHT COVER BY TENMAT OR EQUAL TO MAINTAIN THE INTEGRITY OF THE FIRE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY
- INTERIOR TRIM**
- INTERIOR TRIM SHALL BE COORDINATED WITH THE OWNER/INTERIOR DESIGNER UNLESS NOTED OTHERWISE. CONTRACTOR SHALL MOCK-UP INTERIOR TRIM DETAIL ON SITE FOR OWNER'S APPROVAL PRIOR TO ORDERING MATERIALS.
- INTERIOR STAIR**
- THE INTERIOR STAIR DESIGN & INSTALLATION SHALL BE COORDINATED WITH THE OWNER/ INTERIOR DESIGNER 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/INTERIOR DESIGNER. THE KITCHEN DESIGNER SHALL PREPARE CABINERY DRAWINGS FOR THE OWNER'S APPROVAL PRIOR TO ORDERING.

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

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

**SCHEMATIC DESIGN**

**Kramer Residence**  
 106 South Philadelphia Avenue  
 Ventnor City  
 Block 37 Lot 6  
 Atlantic County, NJ

#	Date	REVISION

**DATE : 2/19/21**

**JOB NO. 20-055**

Third Floor Plan

**SHEET**

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



**FRONT VIEW**



**REAR VIEW**



**LEFT VIEW**



**RIGHT VIEW**

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

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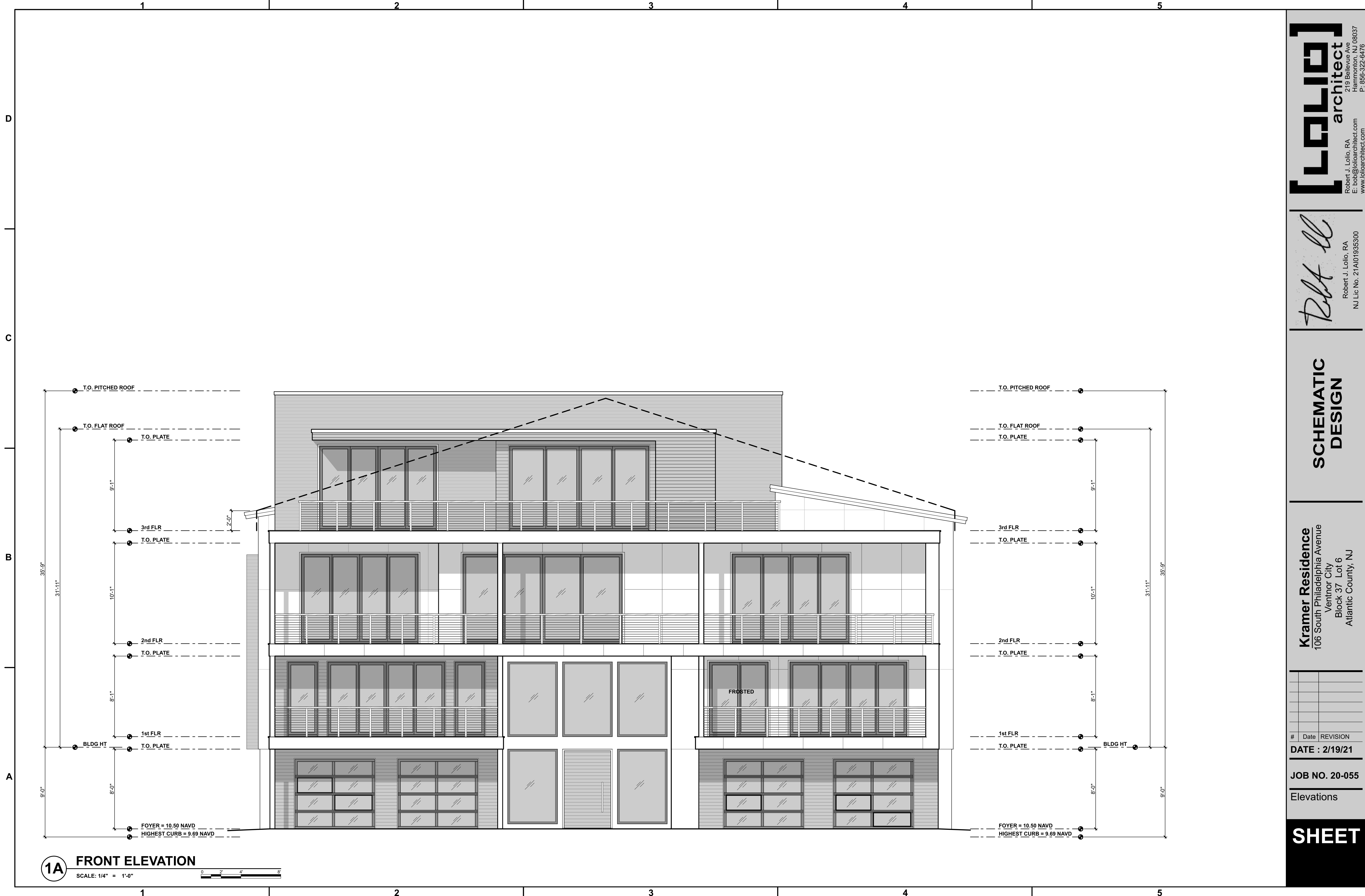
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JOB NO. 20-055

Rendering

**SHEET**



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

**[Lolio]**  
 architect  
 Robert J. Lolio, RA  
 219 Bellevue Ave  
 Hammonton, NJ 08037  
 P: 856-322-6476  
 E: bob@lolioarchitect.com  
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 NJ Lic No. 21A101935300

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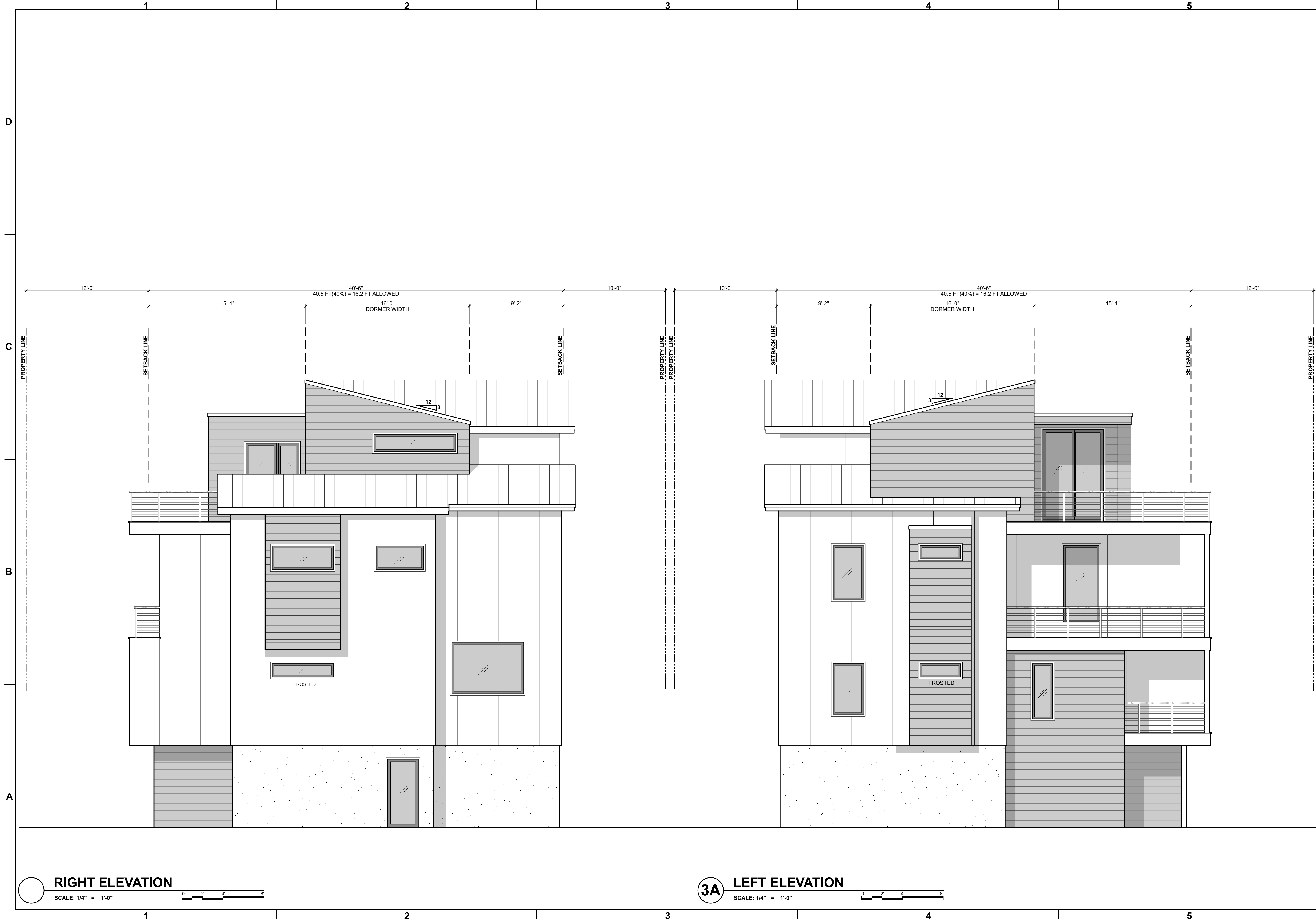
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JOB NO. 20-055

Elevations

**SHEET**



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

**3A LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

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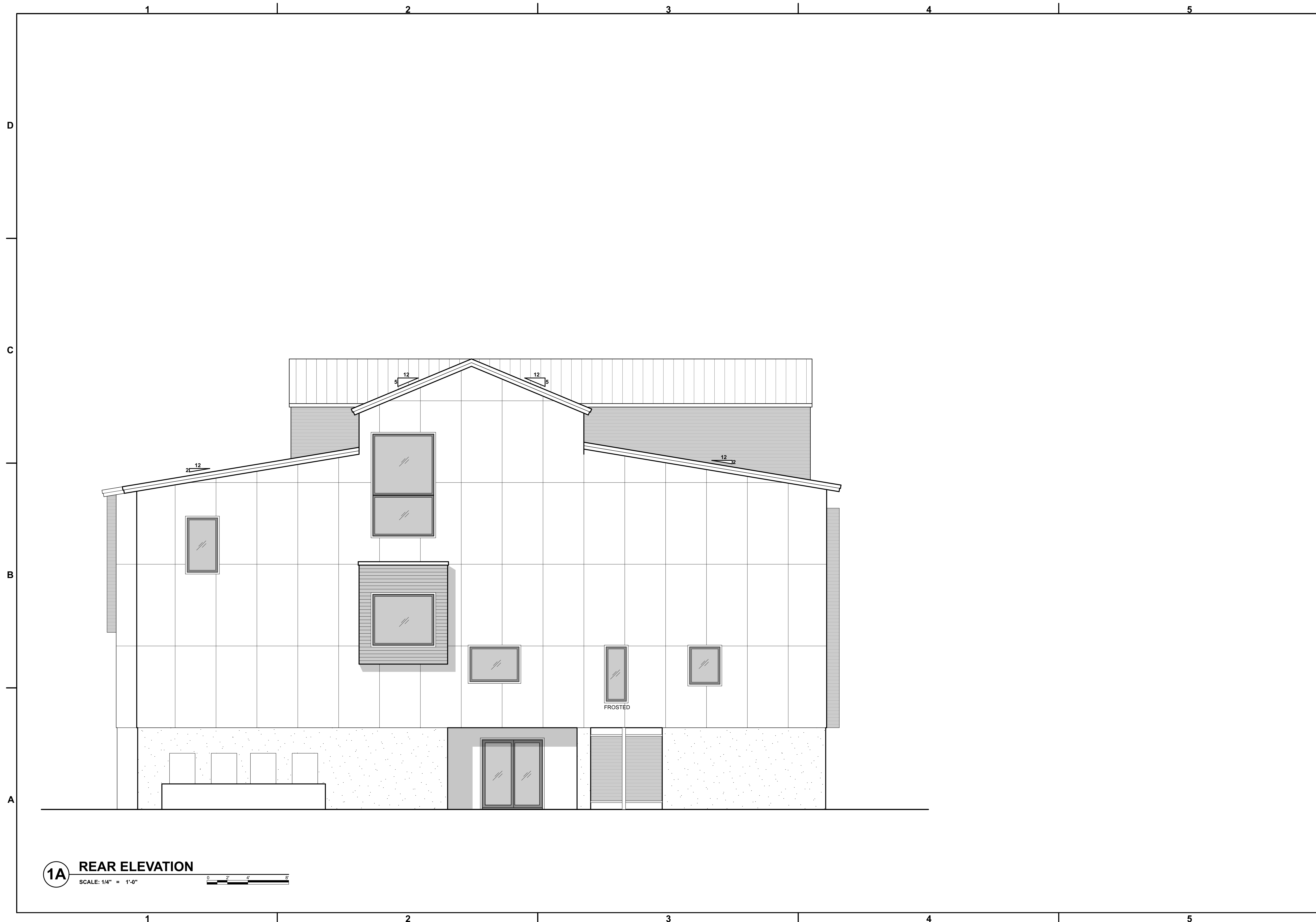
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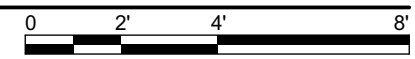
Elevations

**SHEET**



**1A REAR ELEVATION**

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



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Elevations

**SHEET**