

ZONING SCHEDULE: R-4			
USE	REQUIRED	PROPOSED	CONFORMS
SINGLE FAMILY	NO	TWO FAMILY	NO
MIN LOT SIZE	2,312 sq ft	4,400 sf	YES
LOT WIDTH	37 ft	55 ft	YES
LOT DEPTH	62.5 ft	80 ft	YES
BUILDING COVERAGE	50%	2,286 sf = 51.95%	NO
LOT COVERAGE	75%	2,630 sf = 59.7%	YES
FRONT YARD	12 ft	12 ft	YES
SIDE YARD	4 ft each	7.58 ft	YES
REAR YARD	10 ft	10 ft	YES
BUILDING HEIGHT	35 ft	28'-2" ft	YES
OFF-STREET PARKING	(3) SPACES EACH	(3) SPACES EACH = 6 TOTAL	YES

PLOT PLAN LEGEND	
	EXISTING ELEVATION NAVD'88
	PROPOSED ELEVATION NAVD'88

TYPICAL PLOT PLAN NOTES

- PROVIDE UNDERGROUND UTILITIES (ELECTRIC, TELEPHONE, & TV)
- SET ELECTRIC METER ABOVE DESIGN FLOOD ELEVATION 13.0 NAVD'88)
- MOUNT EXTERIOR A/C CONDENSERS ABOVE DESIGN FLOOD ELEVATION
- ALL EXTERIOR UNDERGROUND UTILITIES SHALL BE MARKED OUT PRIOR TO START OF WORK. TEMPORARILY PROTECT ALL UTILITIES AS REQUIRED.

FENCE NOTES

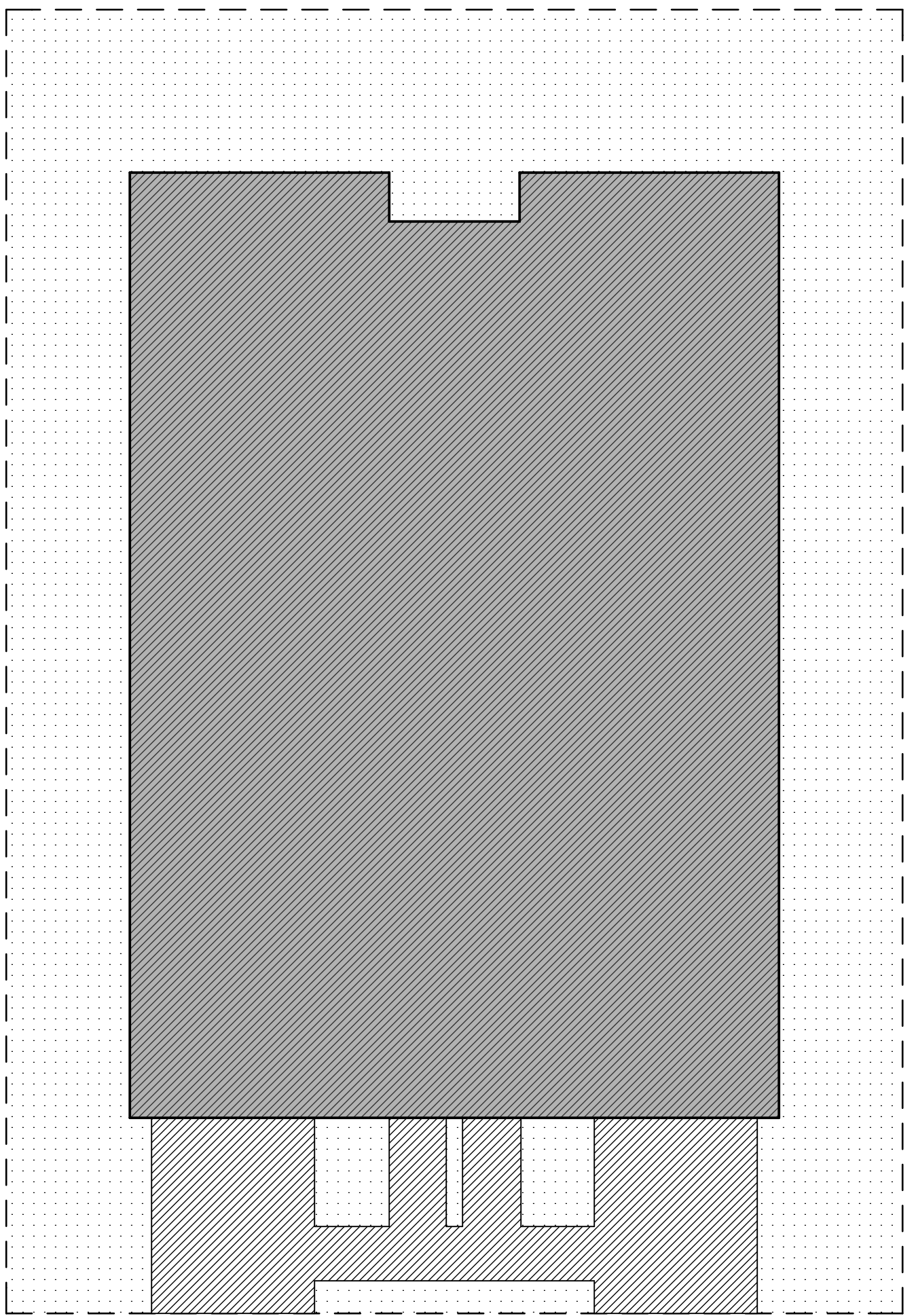
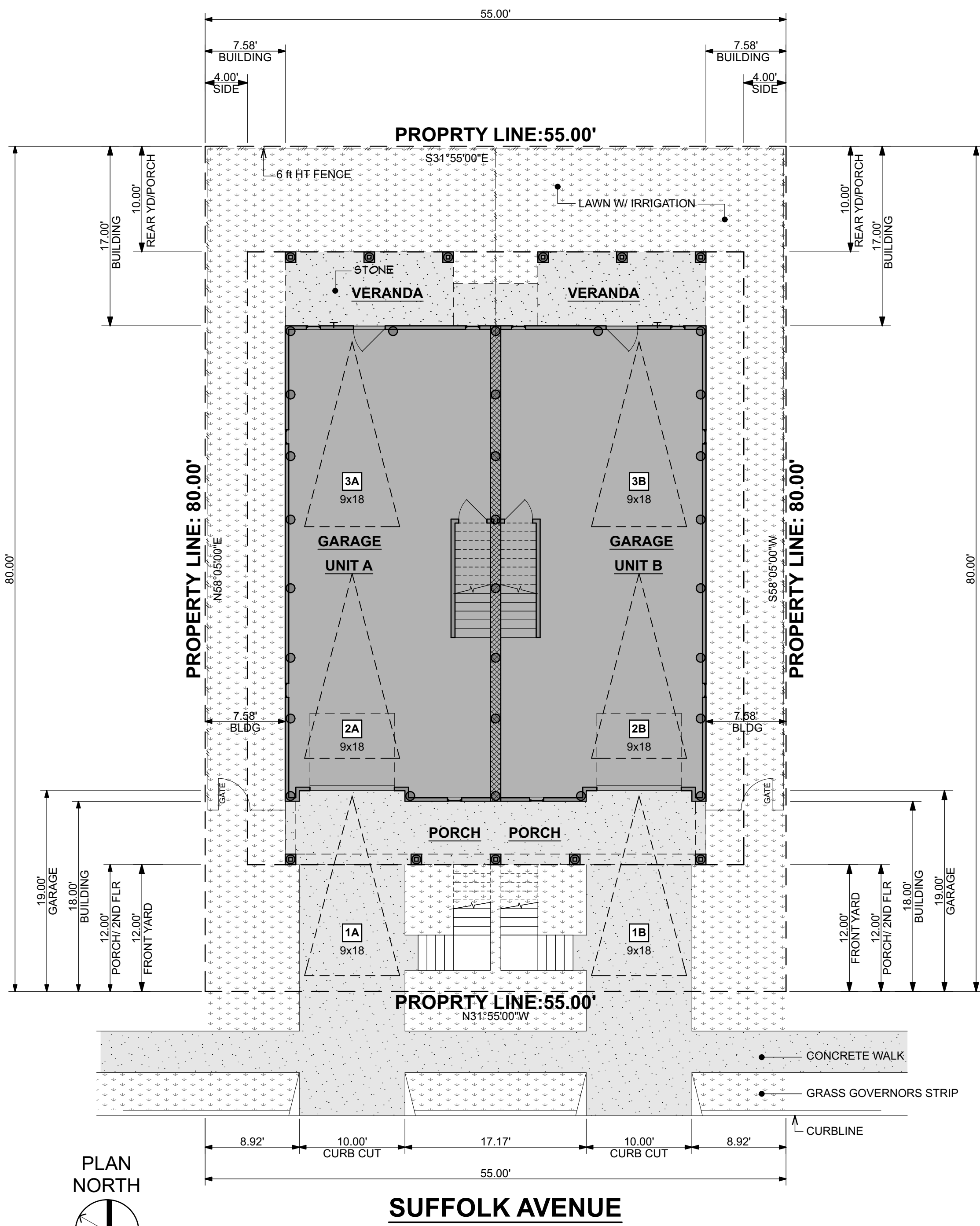
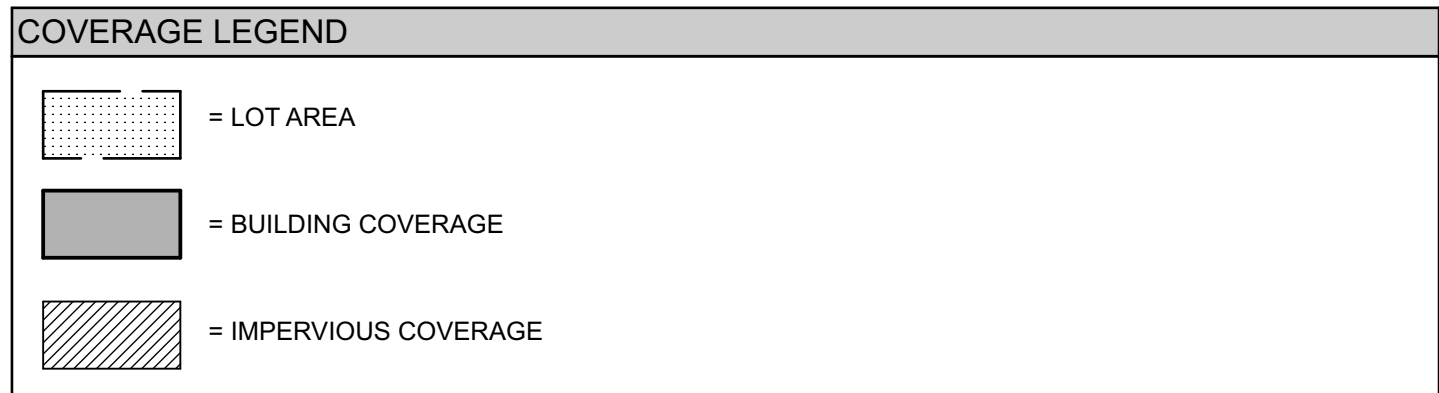
THE HEIGHT OF FENCING WITHIN THE SIDE AND REAR SETBACK AREAS SHALL BE NOT GREATER THAN SIX FEET WITH NO MINIMUM OPEN AREA REQUIREMENT. FENCE POSTS AND WALL PILASTERS SHALL BE LIMITED TO A WIDTH OF 12 INCHES ALONG THE FENCE LINE WITH A SPACING BETWEEN EDGES OF POSTS OR PILASTERS OF NOT LESS THAN SIX FEET. 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.

SHRUB NOTES

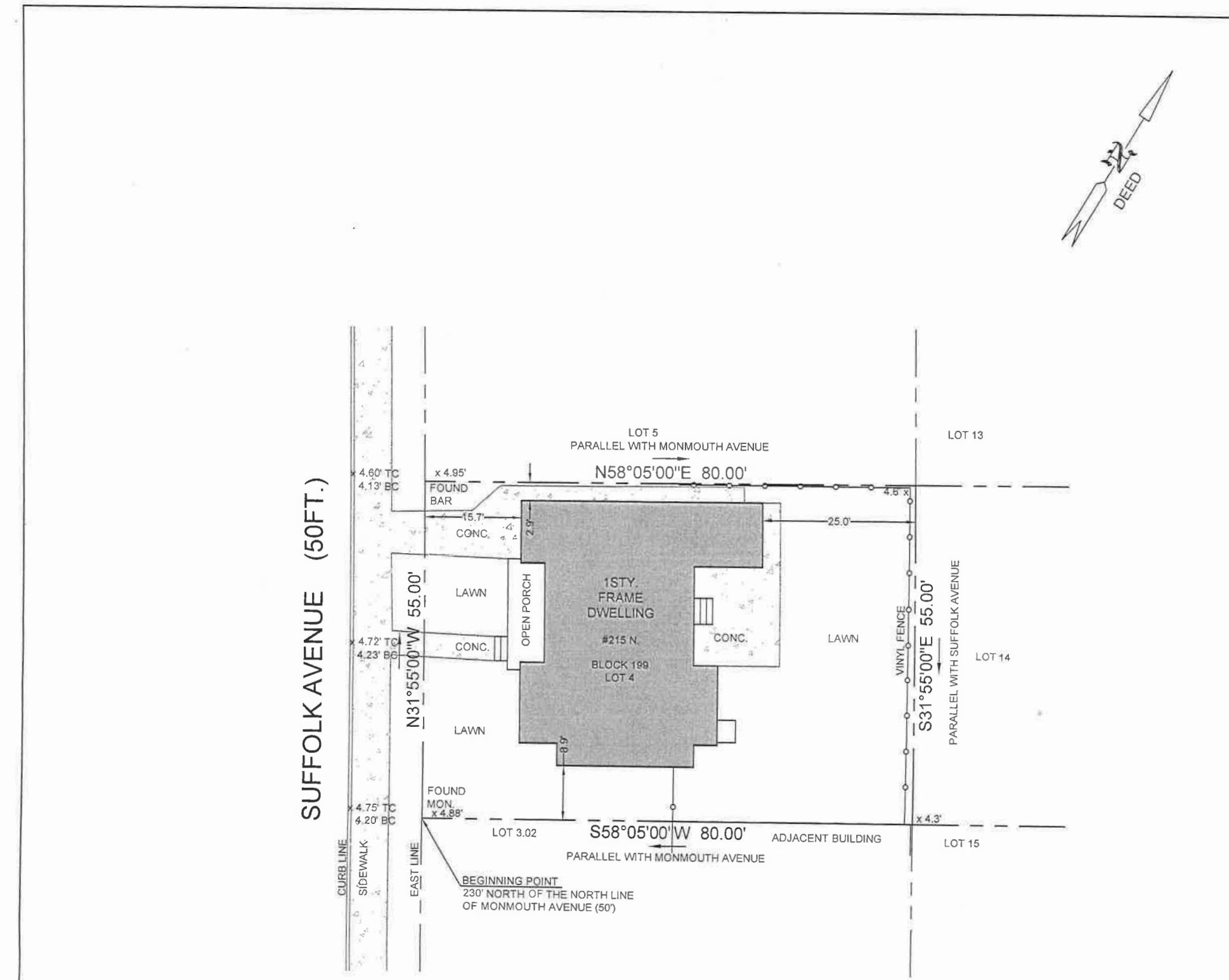
- PROVIDE 1 SHRUB FOR EVERY 2 FEET OF LOT WIDTH = 28 SHRUBS TOTAL
- SUBTRACT 3 SHRUBS FROM TOTAL FOR GOVERNOR'S STRIP = 25 TOTAL SHRUBS
- 50% OF SHRUBS SHALL BE LOCATED IN FRONT YARD = 13 SHRUBS

LANDSCAPE CALCULATIONS

LANDSCAPE COVERAGE = 1,770 sf = 40.2% (25% required)
 FRONT YARD LANDSCAPE COVERAGE = 256 sf = 5.8% (5% required)



COVERAGE DIAGRAM



NOTE:
ELEVATIONS SHOWN ON
PLAN REFERENCE NAVD
1988

- SURVEY REFERENCES**
1. VENTNOR CITY TAX MAP.
 2. DEED FILED IN THE ATLANTIC COUNTY CLERKS OFFICE.

PROPERTY SURVEY
 VENTNOR CITY
 BLOCK 199 LOT 4
 ATLANTIC COUNTY, NEW JERSEY

1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 4,400 SF.
2. PERMANENT MARKERS HAVE BEEN SET OR FOUND WHERE NOTED.
3. OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
4. THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED. UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
5. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
6. THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
7. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
8. THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

KKI LARUSSA

Arthur W. Ponzio, Jr. 11-23-20
 ARTHUR W. PONZIO, JR.
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 PROFESSIONAL SURVEYOR N.J. NO. 24G502871400

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 NEW JERSEY AUTH. NO.: 24GA28001300

DATE: 11-23-2020 DRAWN BY: WJP
 SCALE: 1" = 20' PROJECT NO.: 35451

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

4A SURVEY
 NOT TO SCALE

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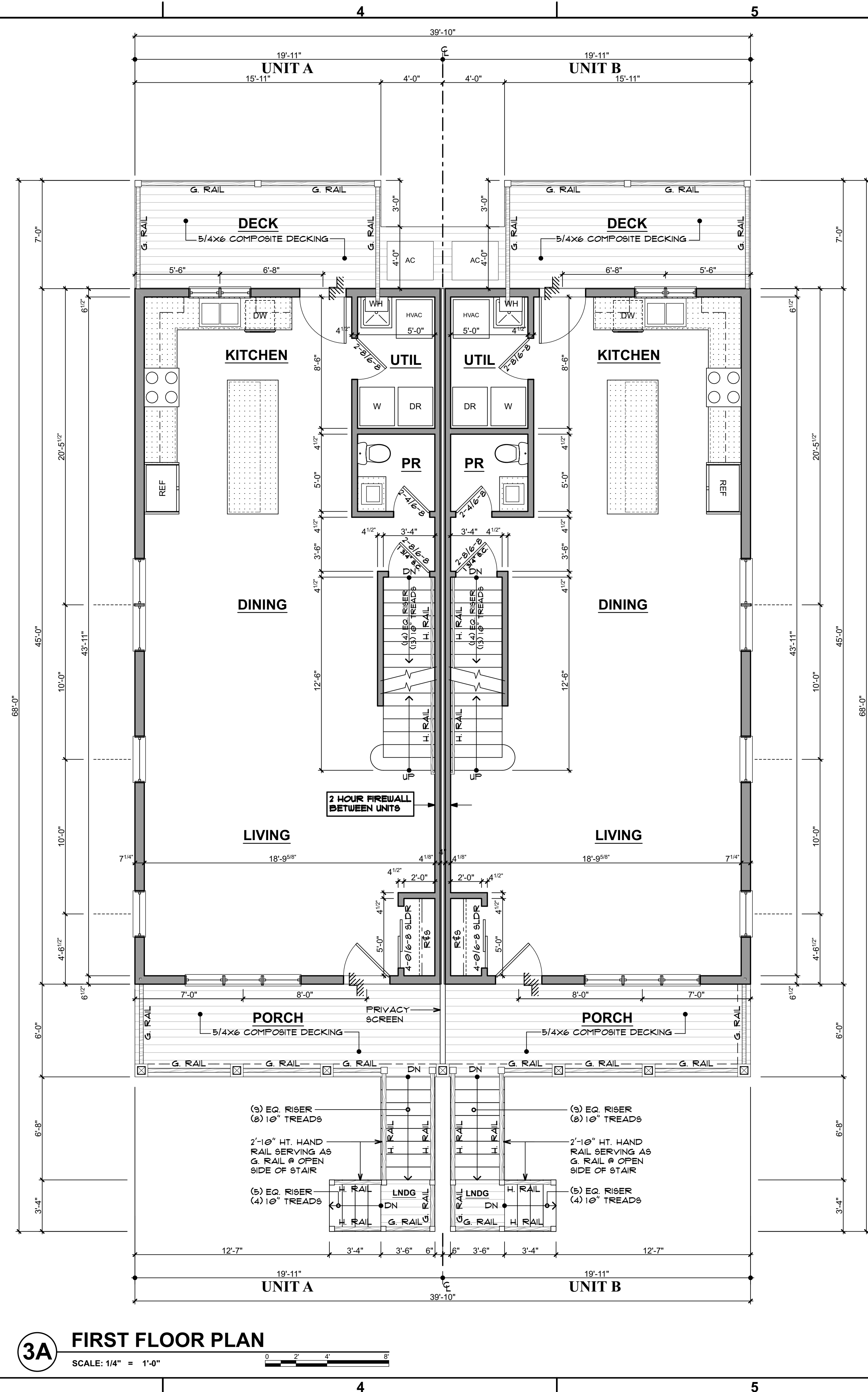
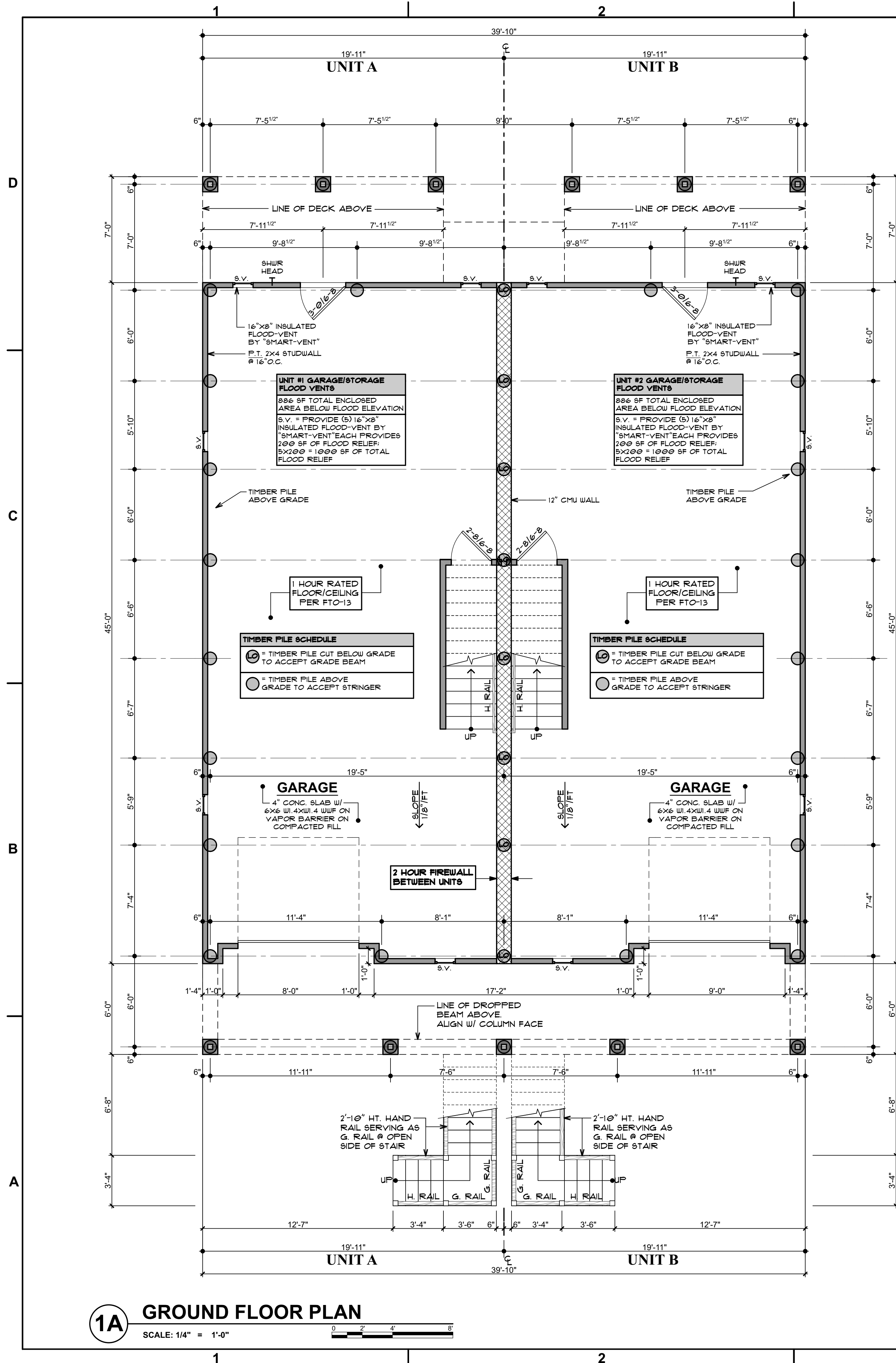
SCHEMATIC DESIGN

LARUSSA
Two Family Dwelling
 215 N Suffolk Ave
 City of Ventnor
 Block 199 Lot 4
 Atlantic County, NJ

#	Date	REVISION
	4/2/21	

JOB NO. 21-112
 Plot Plan

SHEET C-101



LARUSSA
Two Family Dwelling
215 N Suffolk Ave
City of Ventnor
Block 199 Lot 4
Atlantic County, NJ

SCHEMATIC DESIGN

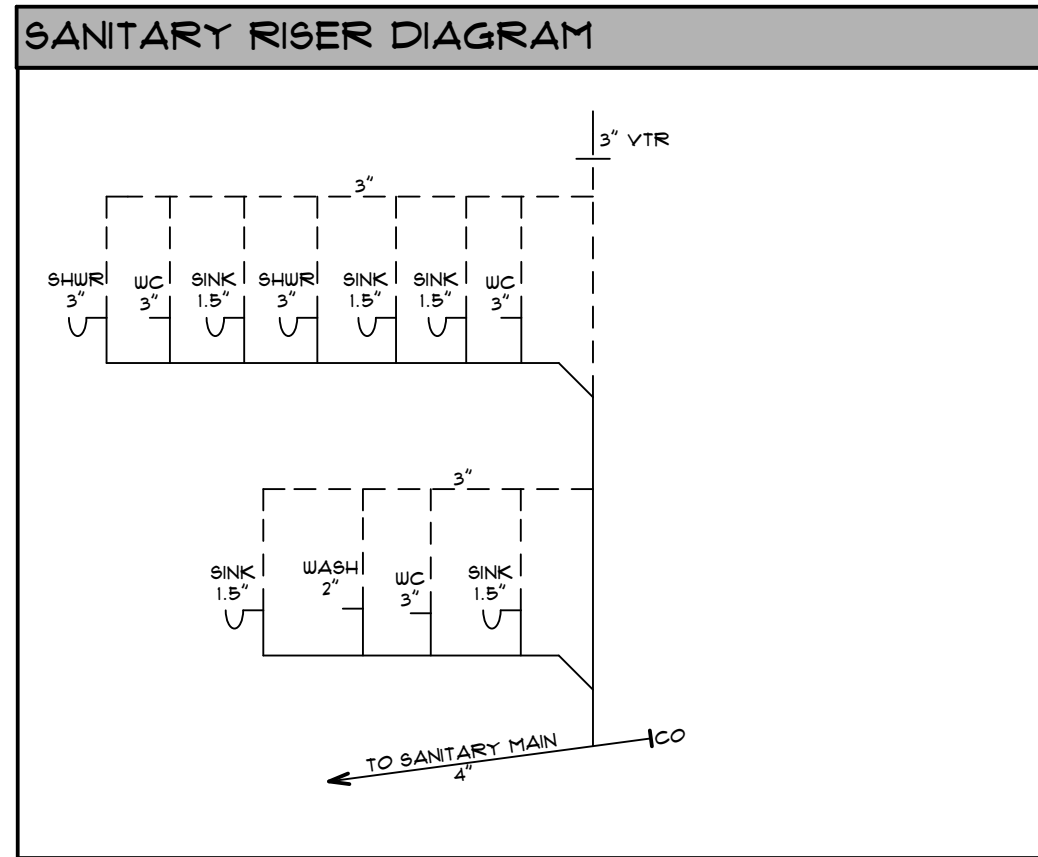
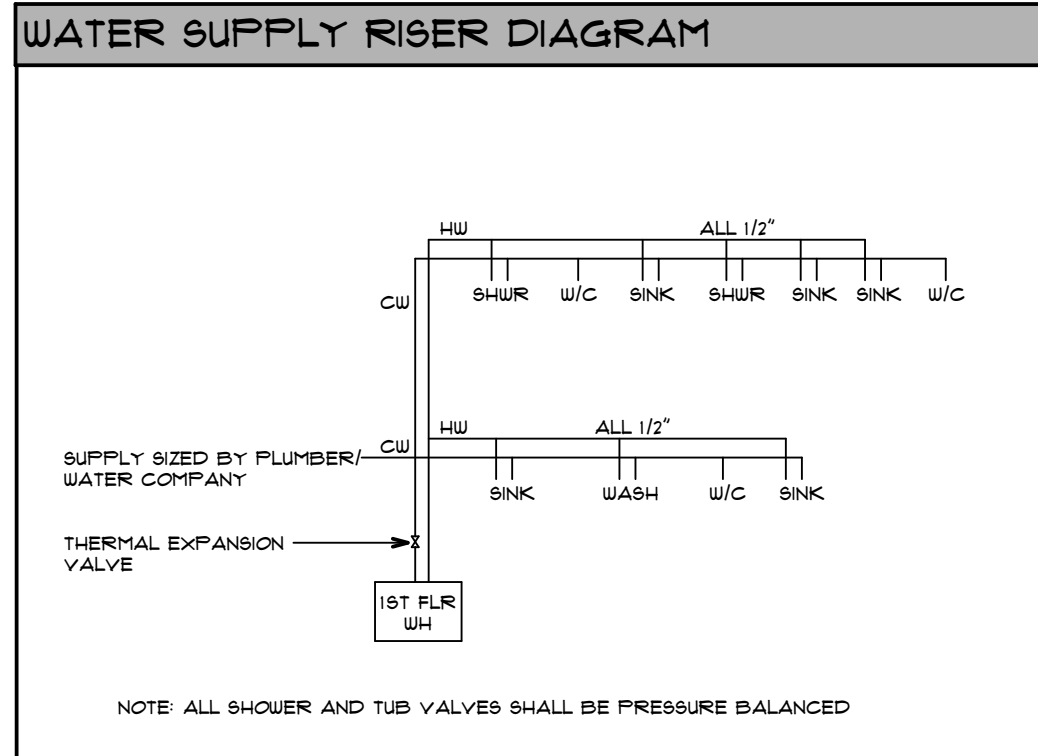
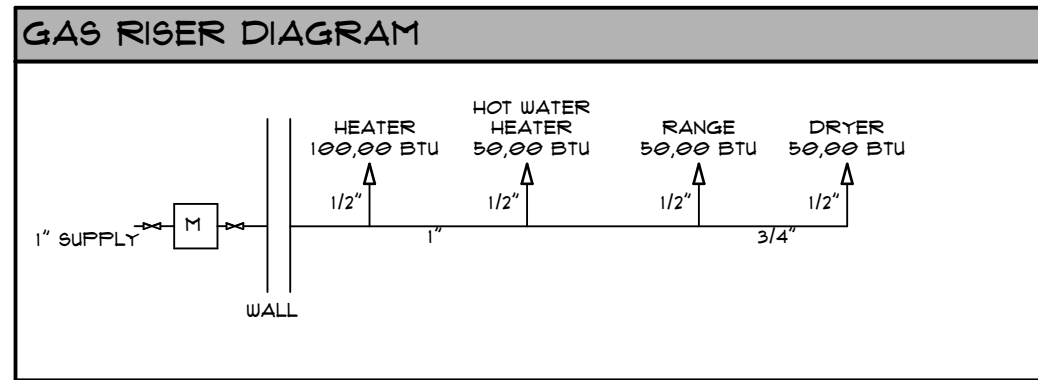
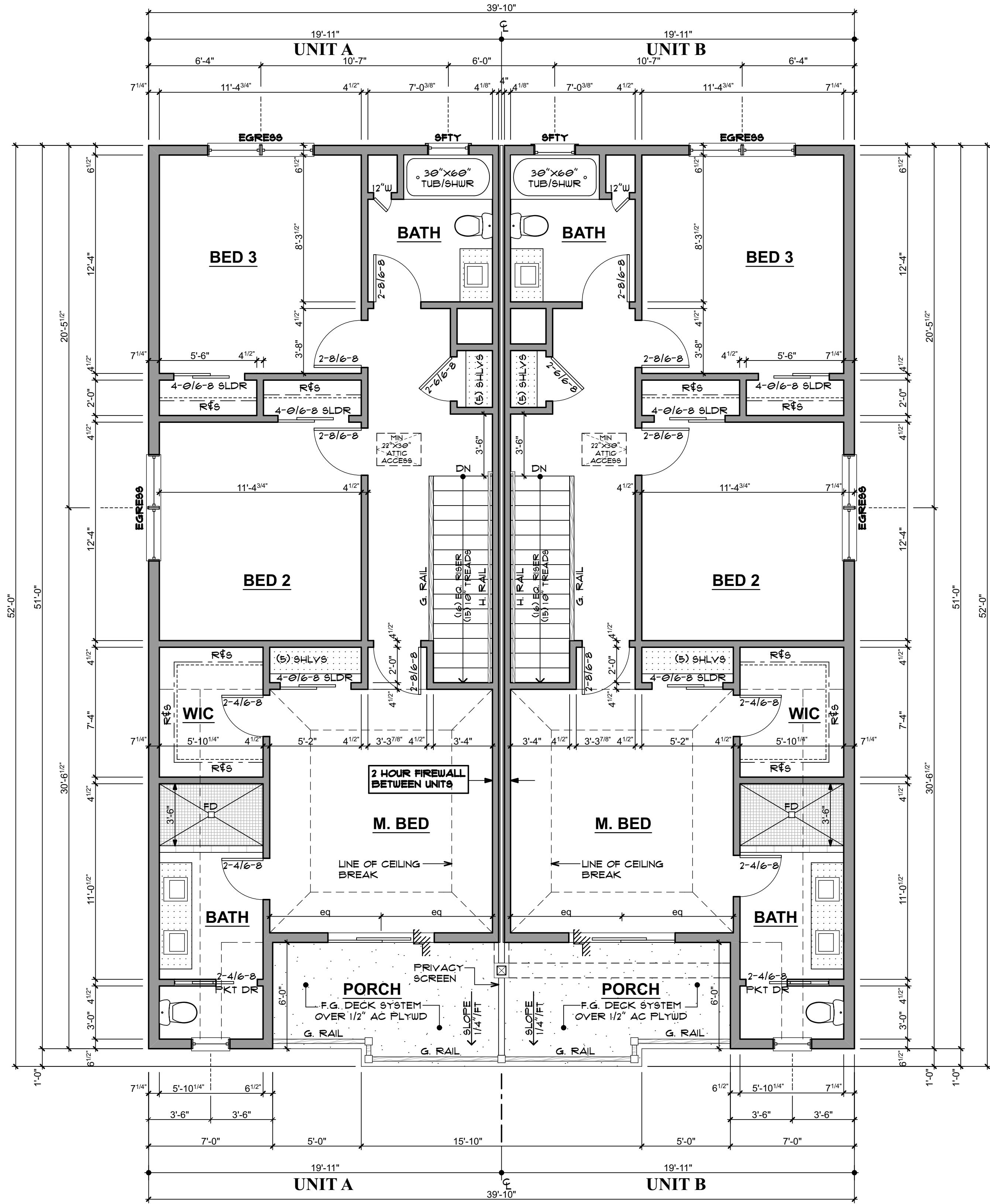
SHEET A-101

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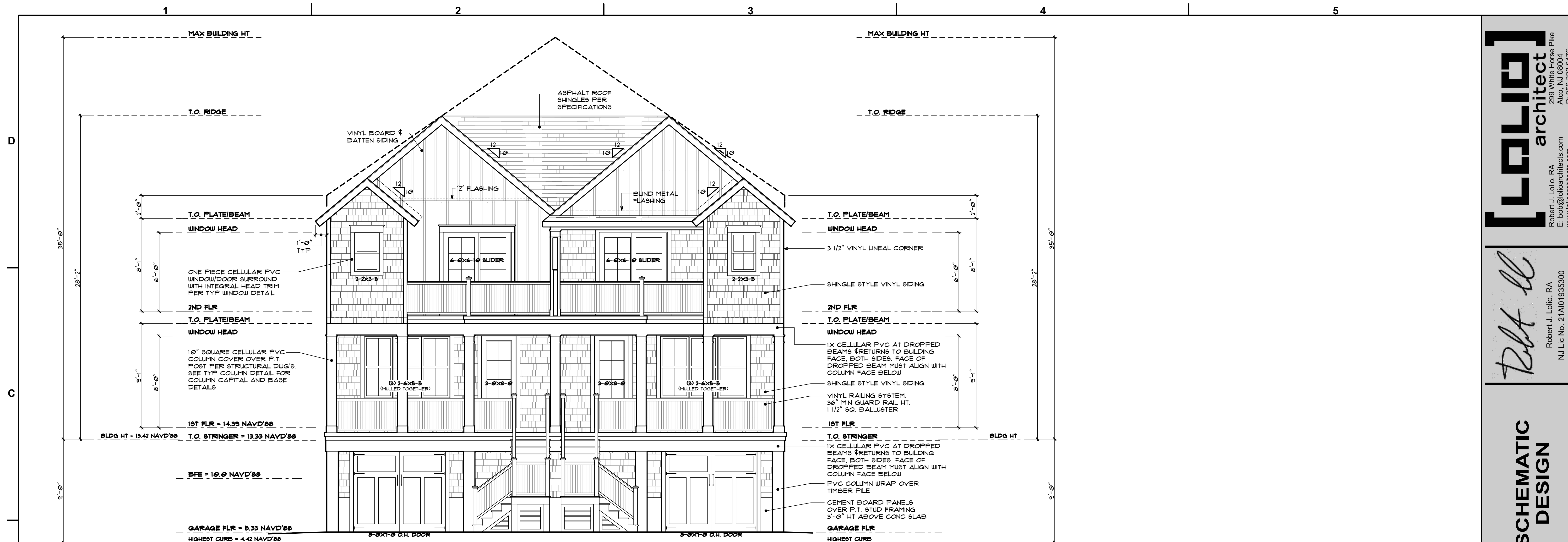
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NJ Lic No. 21A101935300

Date REVISION
DATE : 4/2/21
JOB NO. 21-112
Floor Plans

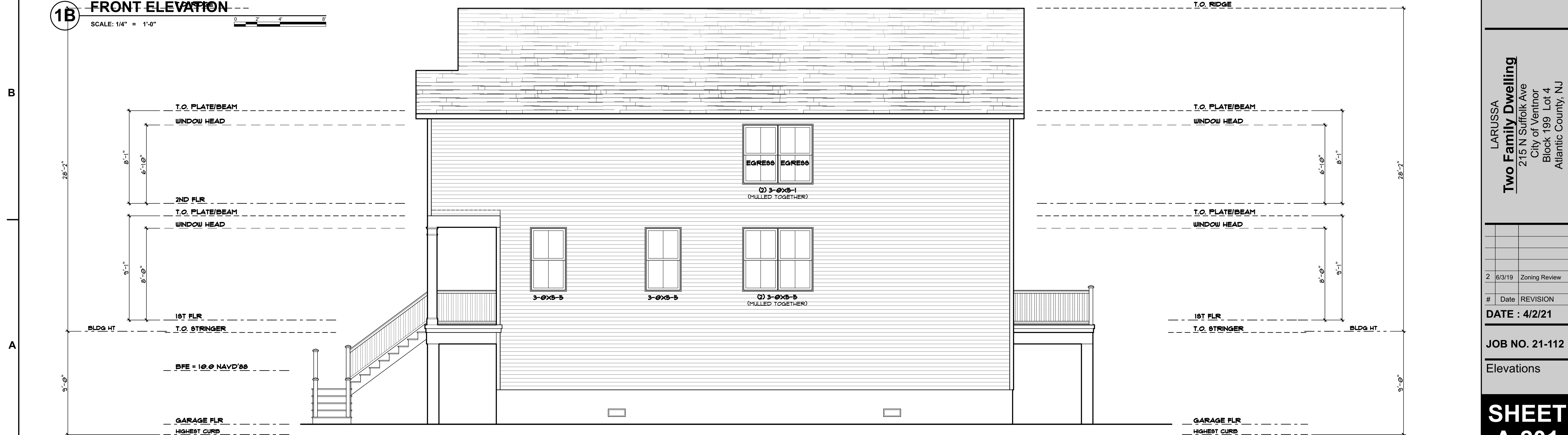
- TYPICAL PLAN NOTES**
1. ALL DIMENSIONS ARE FINISHED DIMENSION UNLESS NOTED OTHERWISE.
 2. THIS SET OF PLANS IS FOR THE CONSTRUCTION OF A (2) STORY TWO FAMILY RESIDENCE.
 3. PROVIDE HANGING ROD & SHELF ABOVE AT ALL CLOSETS UNLESS NOTED OTHERWISE (ROD&SHELF)
 4. PROVIDE (5) ADJUSTABLE SHELVES AT LINEN CLOSETS.
 5. THE PLANS AND DETAILS HEREIN HAVE BEEN PREPARED BASED ON ARCHITECT'S 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.



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



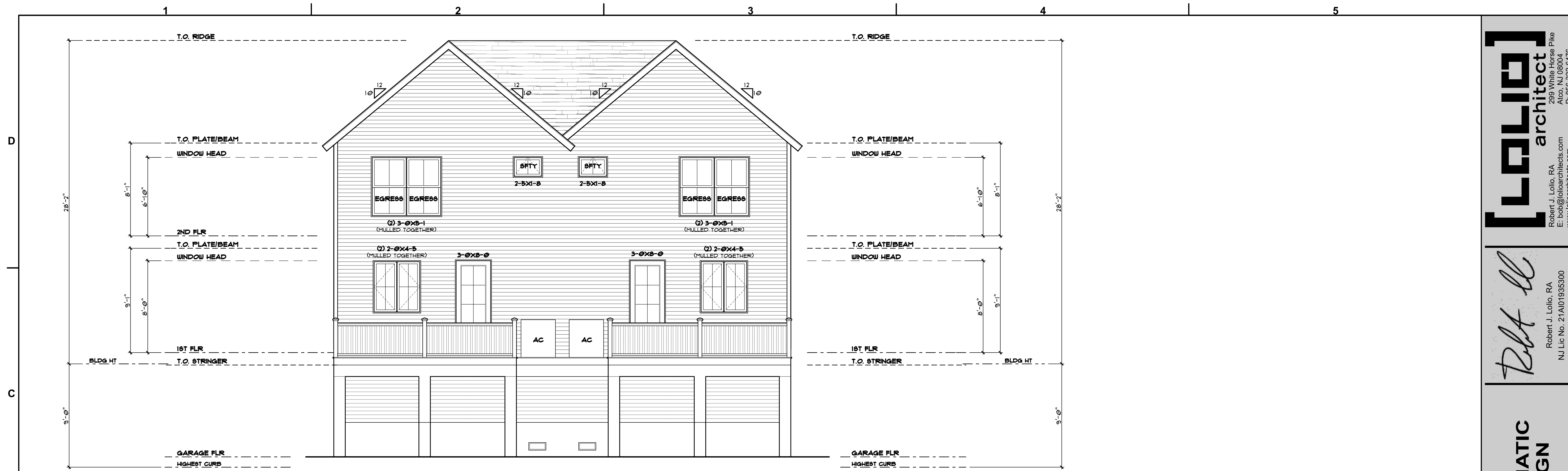
1B FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

#	Date	REVISION
2	6/3/19	Zoning Review

DATE : 4/2/21



1C REAR ELEVATION
 SCALE: 1/4" = 1'-0"
 0 2 4 8



1A LEFT ELEVATION
 SCALE: 1/4" = 1'-0"
 0 2 4 8

2	6/3/19	Zoning Review
#	Date	REVISION
DATE : 4/2/21		

JOB NO. 21-112
 Elevations