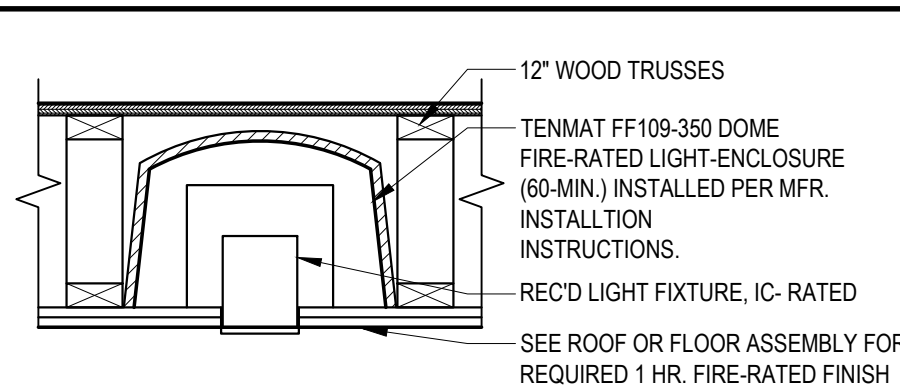
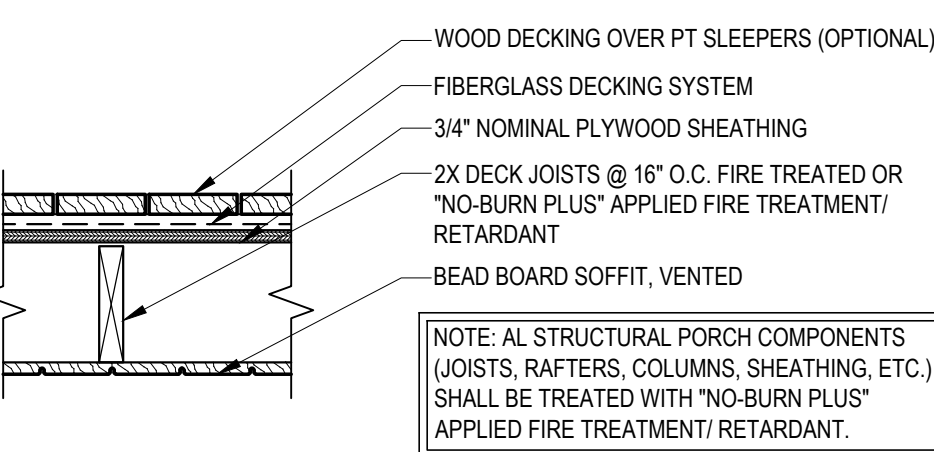


FLOOR ASSEMBLY

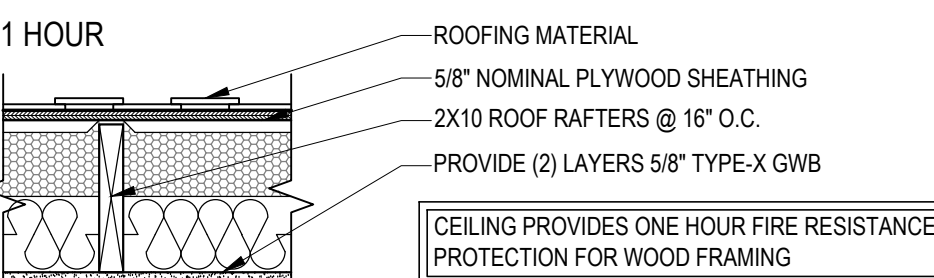
1 HOUR UL DESIGN L579



RECESSED LIGHT- TENMAT

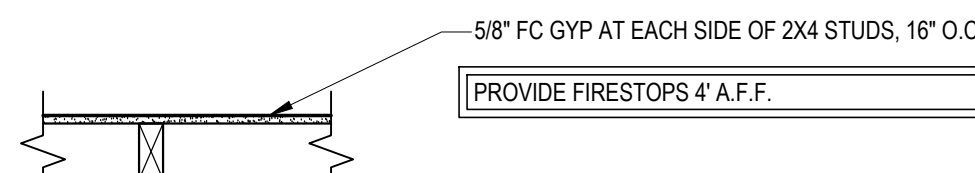


EXTERIOR DECK ASSEMBLY A



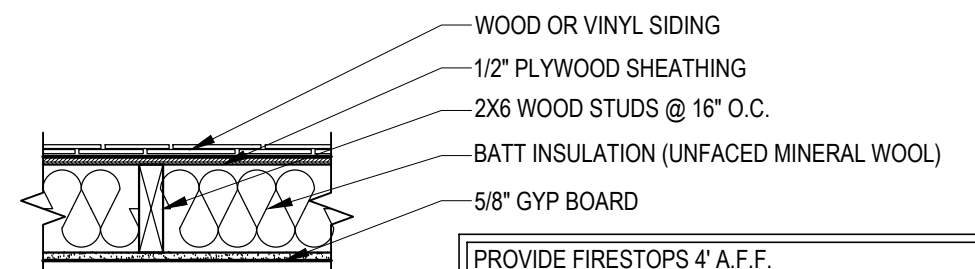
ROOF ASSEMBLY

1 HOUR GA-FC-5406 and RC 2601



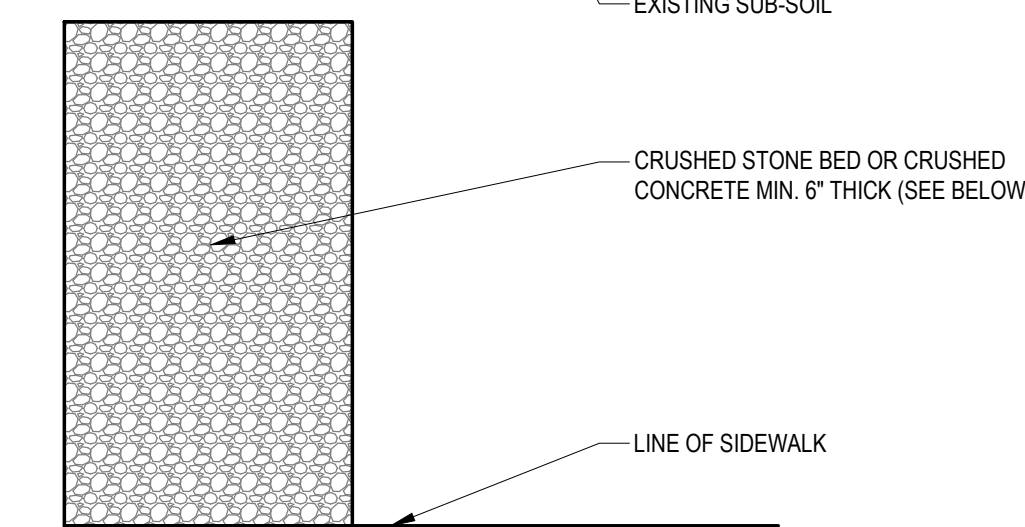
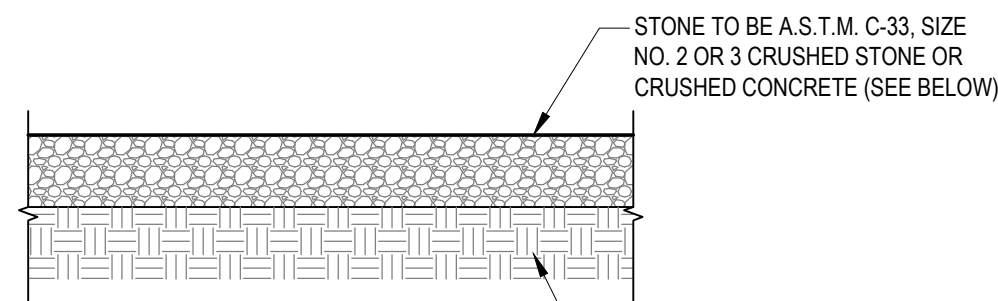
INTERIOR BRG WALL

1 HOUR UL DESIGN U305



EXTERIOR BRG WALL

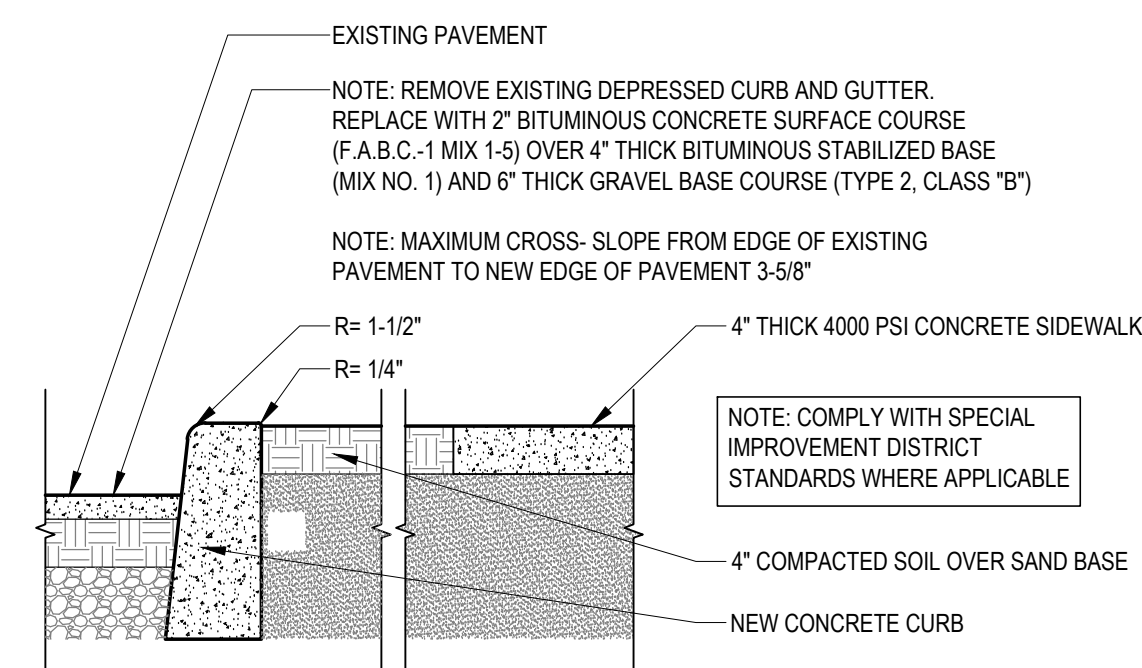
1 HOUR UL DESIGN U356



- SEE SECTION 29 OF STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY FOR FURTHER DETAILS
- THE CONTRACTOR SHALL CONSTRUCT A TEMPORARY STONE APRON AT THE DESIGNATED ENTRANCWAYS TO THE SITE. THIS PROCEDURE IS REQUIRED TO LIMIT MUD TRACKING ONTO AREA ROADWAYS. THIS ENTRANCE SHALL CONSIST OF A.S.T.M. C-33, SIZE #2 OR 3 CRUSHED STONE. CRUSHED CONCRETE OF SIMILAR SIZE MAY BE SUBSTITUTED BUT WILL REQUIRE MORE FREQUENT UPGRADING AND MAINTENANCE.

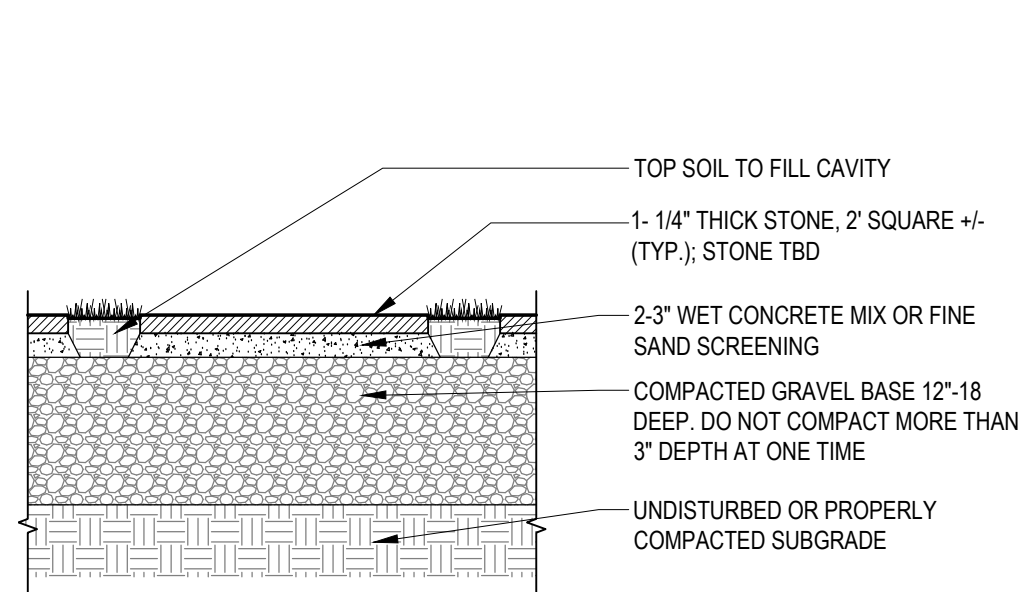
5 TIRE WASH DETAILS

SCALE: 3/4" = 1'-0"



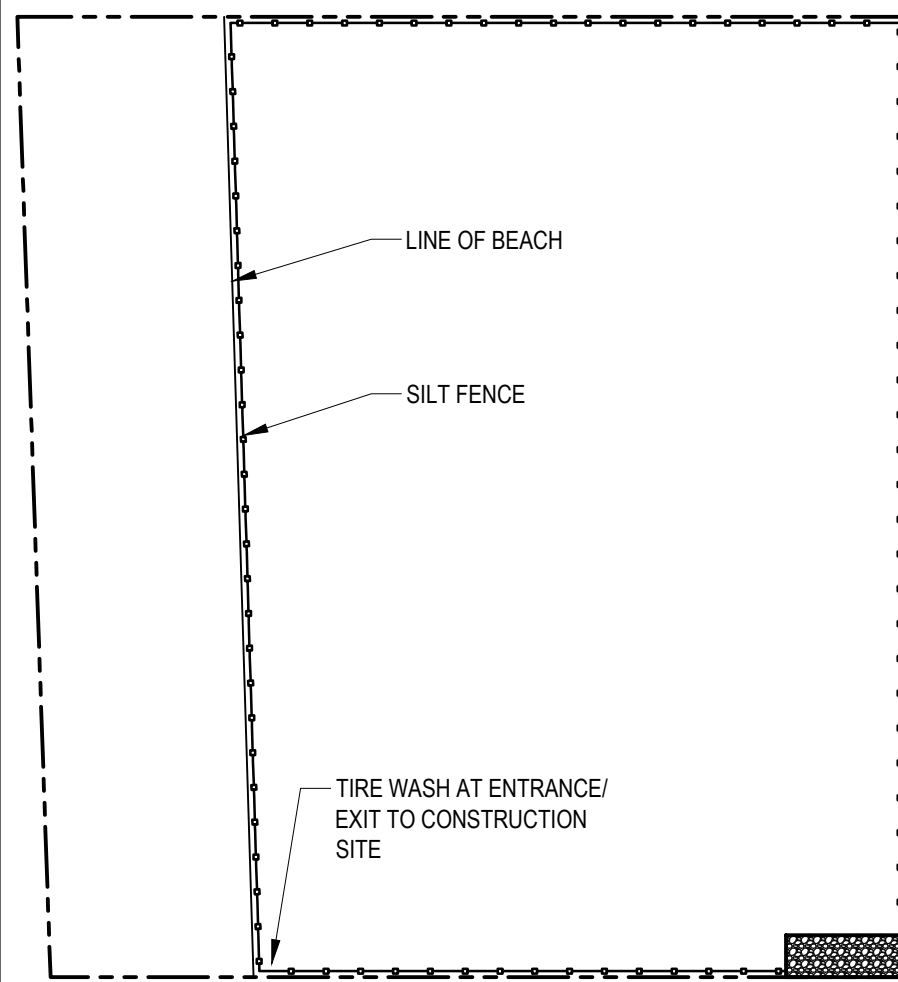
4 CURB/SIDEWALK DETAIL

SCALE: 3/4" = 1'-0"



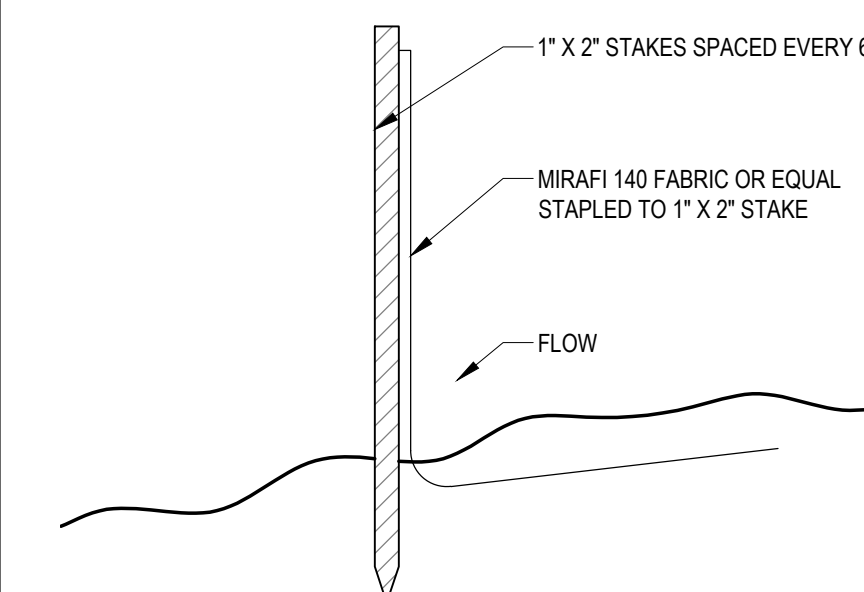
3 DRIVEWAY DETAIL

SCALE: 3/4" = 1'-0"



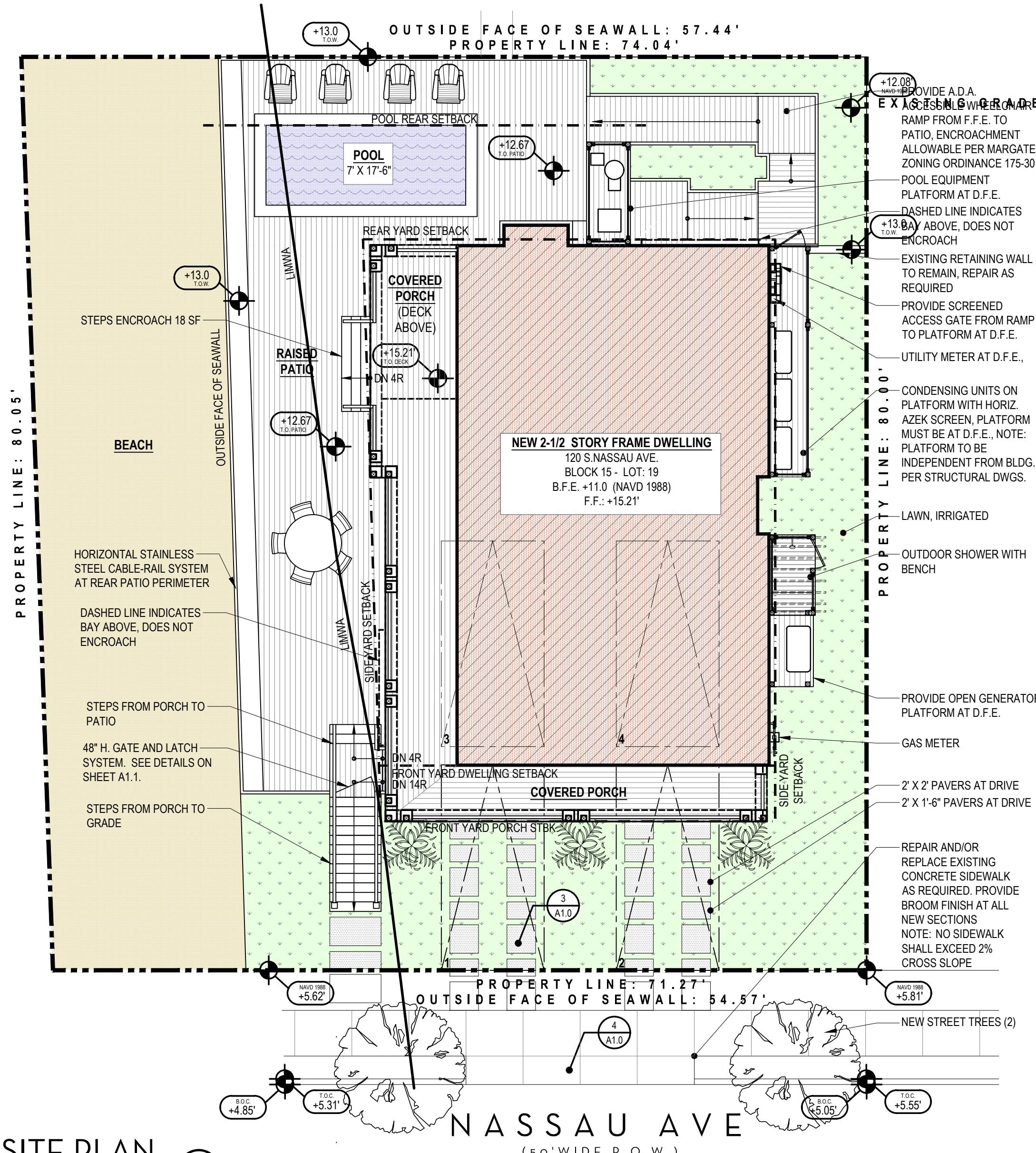
8 CONSTRUCTION SITE PLAN

SCALE: 1/16" = 1'-0"



7 SILT FENCE DETAIL

SCALE: 3/4" = 1'-0"



1 SITE PLAN

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

ZONING CONFORMANCE SCHEDULE - S-40 HEIGHT ZONE C					
120 S. NASSAU AVENUE - CITY OF MARGATE, NJ					
BLOCK 15 - LOT 19					
FEMA ZONE AE9 (B.F.E.: + 11.0' NAVD 1988)					
NO.	ITEM	PERMITTED	PROPOSED	VARIANCE?	NOTES
1.	Lot Description				
a.	Use	S-40	S-40	NO	
b.	Minimum Lot Area	4,000 sf	5,812.6 sf	NO	
c.	Minimum Lot Frontage	50'	54.57'	NO	
2.	Principal Building & Lot Requirements				
a.	Front Yard Setback (building) - Nassau Ave	average within 200'; 5'-0" min.	18'-0"	NO	attached garages 18' to allow for parking
b.	Front Yard Setback (porch)	average within 200'; 5'-0" min.	13'-1"	NO	See average for adjacent properties, see survey on A-1.1
c.	Side Yard Setback	8'-0" min.	8'-6 1/2"	NO	
d.	Side Yard Setback	12'-2 3/8" min.	12'-8 1/4"	NO	
e.	Total Side Yards	37% of total lot width = 20'-2 3/8"	21'-2 3/4"	NO	
f.	Rear Yard Setback	greater of 20% lot depth or 10'-0" min. = 16'-0"	16'-6 1/2"	NO	
g.	Maximum Building Height	Height Zone C, +30'-0" above first floor	29'-9"	NO	Max. 2.5 stories - Dormers limited to 15% of 3rd floor habitable area
h.	Maximum Building Coverage	30% (1,743.8 sf)	27% (1,572.04 sf)	NO	
i.	Front Yard Landscape Requirement	60% min. (565.1 sf)**	60.9% (573.2 sf)	NO	Front Yard = 941.9 sf to dwelling setback
j.	Total Landscaping Coverage	35% min. (2,034.4 sf)**	42.0% (2,441.29 sf)	NO	
k.	Total Impervious Coverage	65% max (3,778.2 sf)	58.0% (3,371.31 sf)	NO	
l.	Finish Floor Elevation	4' above BFE were BFE is +11.0' = +14.0'	+15.21'	NO	Max. height of park under = 9' to FF.
3.	Parking and Access				
a.	Off-Street Parking	4****	4	NO	9' x 18'
4.	Accessory Building Requirements				
a.	No required Setbacks	****	N/A	NO	Detached garage not permitted if park under.
b.	Accessory Building Max. Size	80 sf	N/A	NO	
c.	Accessory Building Max. Height	9'-0"	N/A	NO	as measured from adj. finished grade
d.	Outdoor Shower Setbacks	3'-0" min. side and rear	4'-6" side, 4'-10 1/2" rear	NO	
e.	Outdoor Shower Max. Height	9'-0"	8'-4 3/4"	NO	as measured from adj. finished grade
f.	Max. Shower Dimensions	4'-0" x 8'-0"	4'-0" x 7'-0"	NO	
5.	Pool Requirements				
a.	Side Yard Setback	6'-0" min.	35'-1 1/4"	NO	no setback to required bulkhead
b.	Rear Yard Setback	6'-0" min.	6'-0"	NO	
c.	Setback to Any Structure	3'-0" min.	3'-6 1/2"	NO	
d.	Pool Equipment Setbacks	5'-0" min. rear; 10'-0" min. side	7'-5 5/8" rear; 20'-8 1/4" side	NO	

* Lots with less than 50 feet to 59.99 feet of frontage: total side yards: 37% of total lot width; minimum: 8 feet
 ** May be reduced to accommodate front access stairs. In no case shall such percentage be lower than 50% of the front yard.
 *** May be reduced to accommodate front access stairs. In no case shall such percentage be lower than 30% of the lot.
 **** 175-36 C. Based on bedroom count: 3 bed= 2.0 spaces; 5 bed= 3.0 spaces, 6 bed= 4.0 spaces
 ***** 175-33 B. (4) Not setbacks are required; however, no encroachments on adjacent properties (e.g., roof overhangs or drainage) are permitted.
 For lots between 3,000 sf and 4,999 sf, principal building coverage may be increased on a sliding scale, enlarging the 30% by multiplying the number of square feet less than 5,000 by .0005 and converting the result in to a percentage figure. For this property, this increased the building coverage from 30 to 32%. 5000-4480.5 = 519.5 x .0005 = .026 x 100 = 2.6%

BUILDING COVERAGE		IMPERVIOUS COVERAGE	
Building	1572.04	Building Coverage	1572.04
Accessory Bldg.	0.00	Ramp	188.00
TOTAL (1,743.8 max.)	1572.040	Driveway	102.00
		Patio Steps and Walk	112.00
		Pool and Surrounding Patio	948.27
		Front Porch	175.00
		Condensing Units, Pool Equipment, & Outdoor Shower	114.00
		Seawall	160
		TOTAL (3,778.2 max.)	3371.31

GENERAL NOTES

- All framing lumber shall be hem-fir no 2 or better with a min. modulus of elasticity of $e = 1,200,000$ and a $fb = 1150$.
- Provide double joists under all parallel wall partitions.
- Use double jack studs at all windows and doors.
- All framing lumber to be kiln dried.
- Wood 1" beams (if specified) to be manufactured by Trus-Joist or approved equal. Submit sealed engineering shop drawings prior to installation.
- Install wood gang nail (if specified) roof trusses as per manufacturer's standards.
- Submit sealed Engineer's shop drawings for approval prior to fabrication.
- Before drilling holes in joists and/or beams (for plumbing or electrical runs), review and follow manufacturer's hole chart(s). Maintain min. 1/4" between hole edge and joist flange.
- Provide blocking as required to ensure proper drywall installation.
- All plywood subfloors to be glued and nailed.
- All dimensions are to face of framing. Field verify and report all discrepancies to architect.
- Do not scale prints.
- All concrete shall be 3,000 psi minimum strength.
- All framing lumber in contact with masonry or concrete used for exterior decks shall be preservative treated.
- Use exterior grade plywood sheathing at all exterior wall locations.
- Provide firestopping around all pipes, electrical wires, c/c and floor penetrations, connections between horizontal and vertical spaces, etc. Provide horizontal solid blocking at mid-point of all stud cavities taller than 8'-0", blocks, blocking, stiffeners, etc.
- Provide positive drainage away from building.
- CCA or arsenic treated lumber is not permitted. Use approved preservative treated lumber at locations indicated on the drawings. Use copper or stainless steel flashing where in contact with preservative treated lumber. Aluminum flashing is not permitted.
- All piles to be driven by a 3,000 lb. Conventional Drop Hammer.
- HVAC sub-contractor shall prepare Mechanical plans and specifications. These shall contain: floor or ceiling plans; equipment, distribution location, size and flow; location of dampers and safeguards; all materials, and all other necessary information.
- The plumbing sub-contractor shall prepare riser diagrams, schedules and all other necessary information.
- Ground foundation re-bar to the electrical system.
- Where floor/ceiling assemblies are required to have minimum 1-hour fire-resistance rating: recessed fixtures shall be installed such that the required fire resistance will not be reduced. All recessed fixtures to receive UL-rated fixture protection cover by Tenmat or equal. If 5/8" gyp boxes are constructed as future protection covers, all joints must receive fire-rated caulk. An allowable max of 1 square inch wire penetration at top must receive fire-rated caulk.
- Per 2015 IECC: All 1 and 2 family homes shall comply with the Air Leakage specifications for residential energy efficiency. General Contractor to seal building envelope against air leakage with any combination of caulking, foaming, gasketing or weather stripping. Backer rods shall be used where necessary to ensure a good seal. Special care shall be taken at all building openings and penetrations including: All joints, seams and penetrations; Site-built windows, doors and skylights; openings between window and door assemblies and their respective jambs and framing; utility penetrations; dropped ceilings or chases adjacent to the thermal envelope; knee walls, walls and ceilings separating a garage from conditioned spaces; behind tubs and showers on exterior walls; common walls between dwelling units; attic access openings; rim joint junction; and other sources of infiltration.
- Per 2015 IECC: All recessed lighting located in the thermal envelope must be IC rated, and must be sealed with gasket or caulk against leakage. All such lighting must be labeled as having an air leakage rating not more than 2.0 cfm when tested in accordance with ASTM E 283 at 1.57 psf pressure differential.
- Finished interior grade or slab elevation at crawlspaces must be above adjacent exterior grade.

GENERAL SITE NOTES

- All Site Plan dimensions to structures are shown to exterior face of frame which is equal to face of block, U.N.O.
- All utilities are to run underground from nearest existing location.
- Contractor shall use a licensed land surveyor to stake out foundation. Verify all building dimensions and compliance with yard setbacks prior to installation of piles or foundation work.
- Contractor shall obtain and verify compliance of as-built survey (including ridge height) at framing completion.
- This site plan was prepared with information provided by Arthur W. Ponzio Jr., NJPLS #24GA28001300, Arthur W. Ponzio Co. & Associates, Inc. All survey dated: 09/04/2019.
- Lowest branches of street trees shall be no lower than 6'-0" above grade.
- Provide minimum 5% to 1% slope across length of site toward street in order to provide positive drainage to street. At no point should new grading allow water to drain onto adjacent properties.
- Verify T.O.C. elevation and average grade prior to installation of foundation. Notify architect of any discrepancy between actual condition and the drawings.
- See foundation plan for property line to face of block dimensions.
- Irrigation: Where irrigation is proposed, soaker hose and/or drip irrigation is required for all plantings. Rain sensors or soil moisture sensors are required.

BUILDING DATA

- Use group R-5
- Construction type 5A, Protected
- Volume Calculation: 34,730.93 cf

ASHER SLAUNWHITE ARCHITECTS

ASHER SLAUNWHITE ARCHITECTS, LLC
 WWW.ASHERARCHITECTS.COM
 115 WEST AVENUE, SUITE 305, JENKINTOWN, PA. 19046
 TEL 215-576-1413 FAX 215-576-0879
 9723 SECOND AVENUE, STONE HARBOR, NJ 08247
 TEL 609-368-1411 FAX 609-368-0099

ACKERMAN RESIDENCE
 120 S. NASSAU AVE. MARGATE CITY, NJ
 Project: _____
 Sheet Title: _____

SITE PLAN, DETAILS, & ZONING DATA

Revision Date: _____

Issue Date: **OCTOBER 6, 2020**
 Drawn by: DSS, JN, WF

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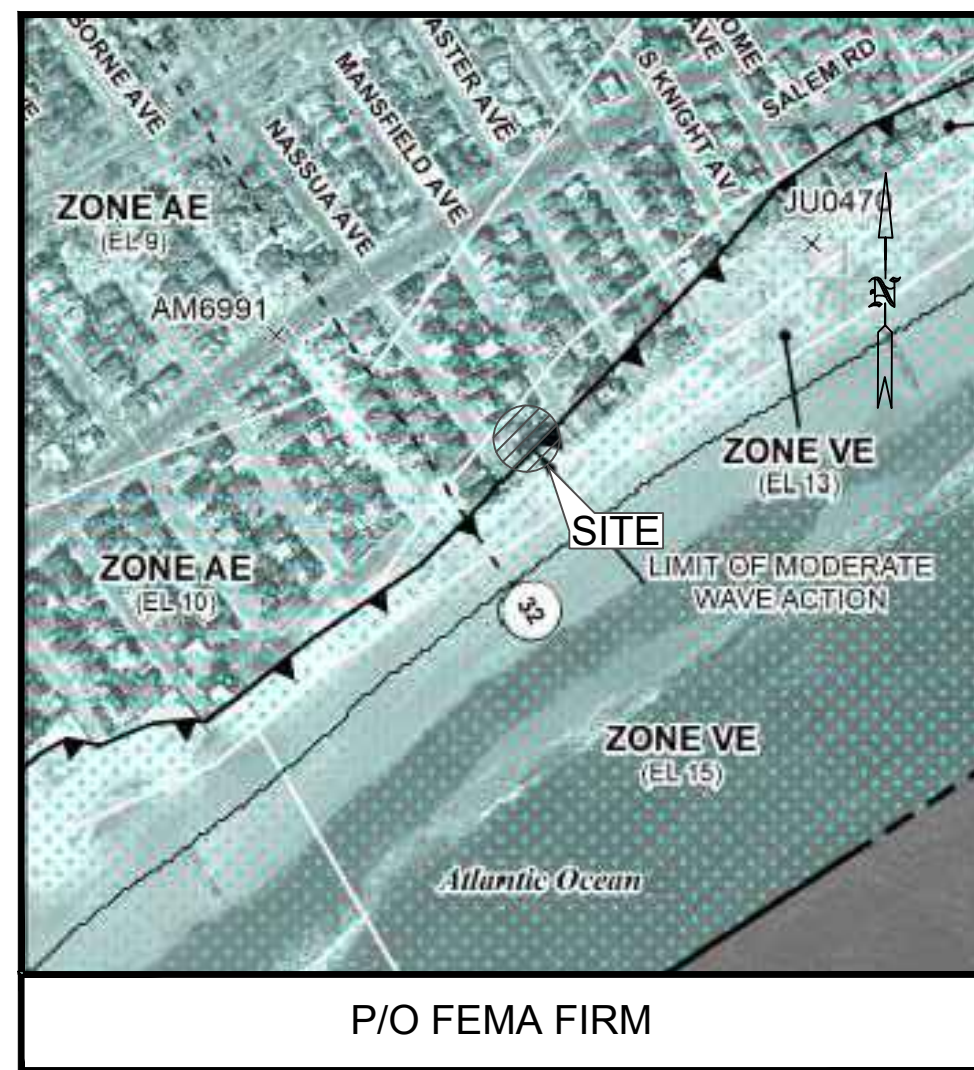
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A-1.0

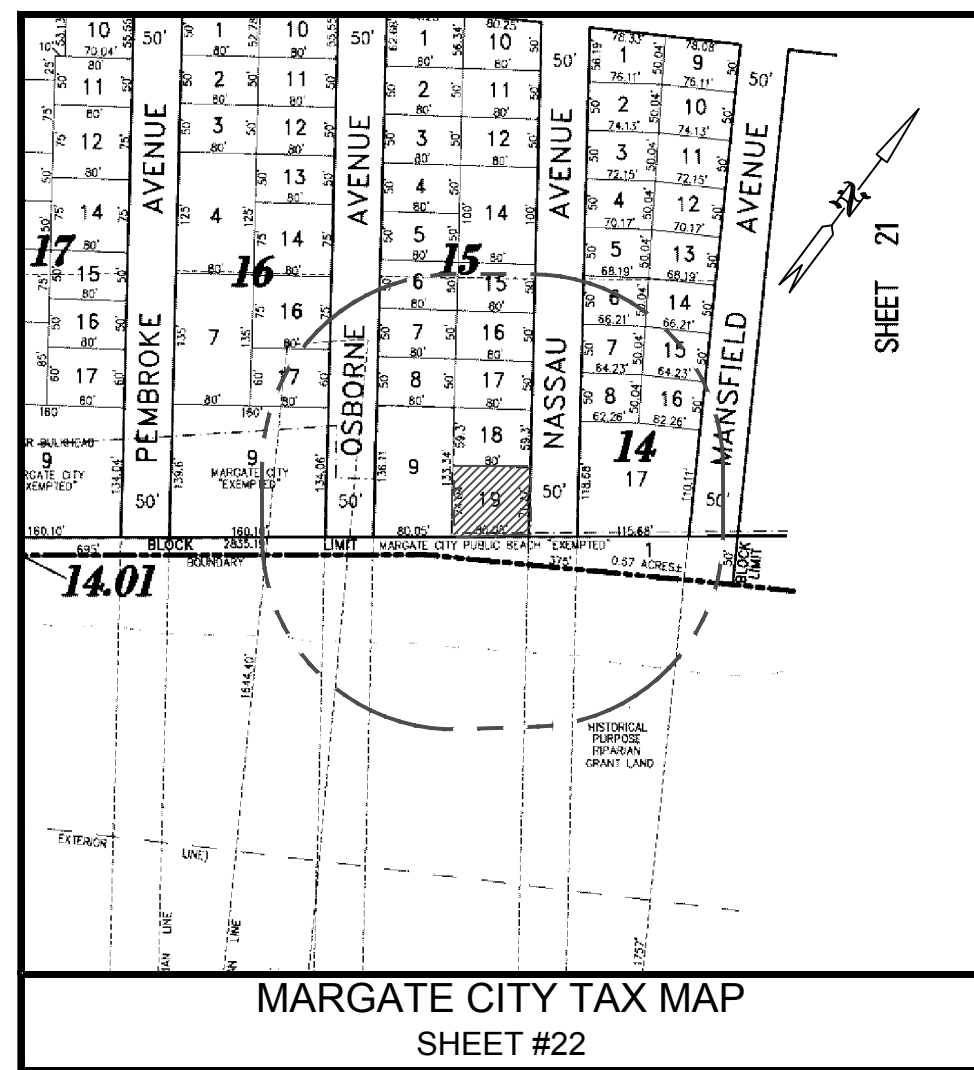
ISSUE FOR VARIANCE - NOT FOR CONSTRUCTION



P/O USGS QUAD MAP

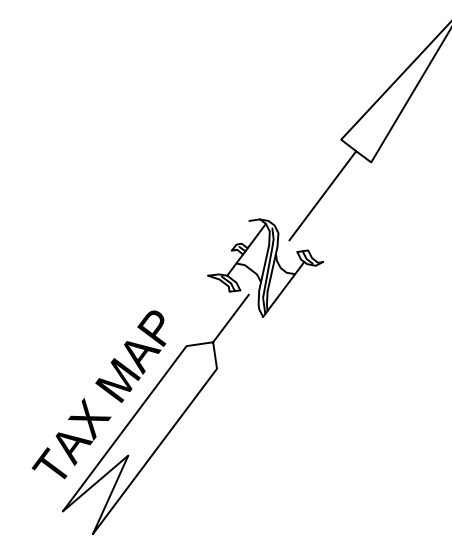
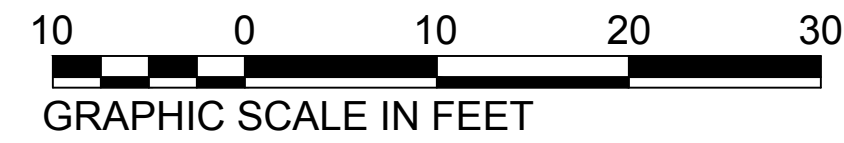


P/O FEMA FIRM



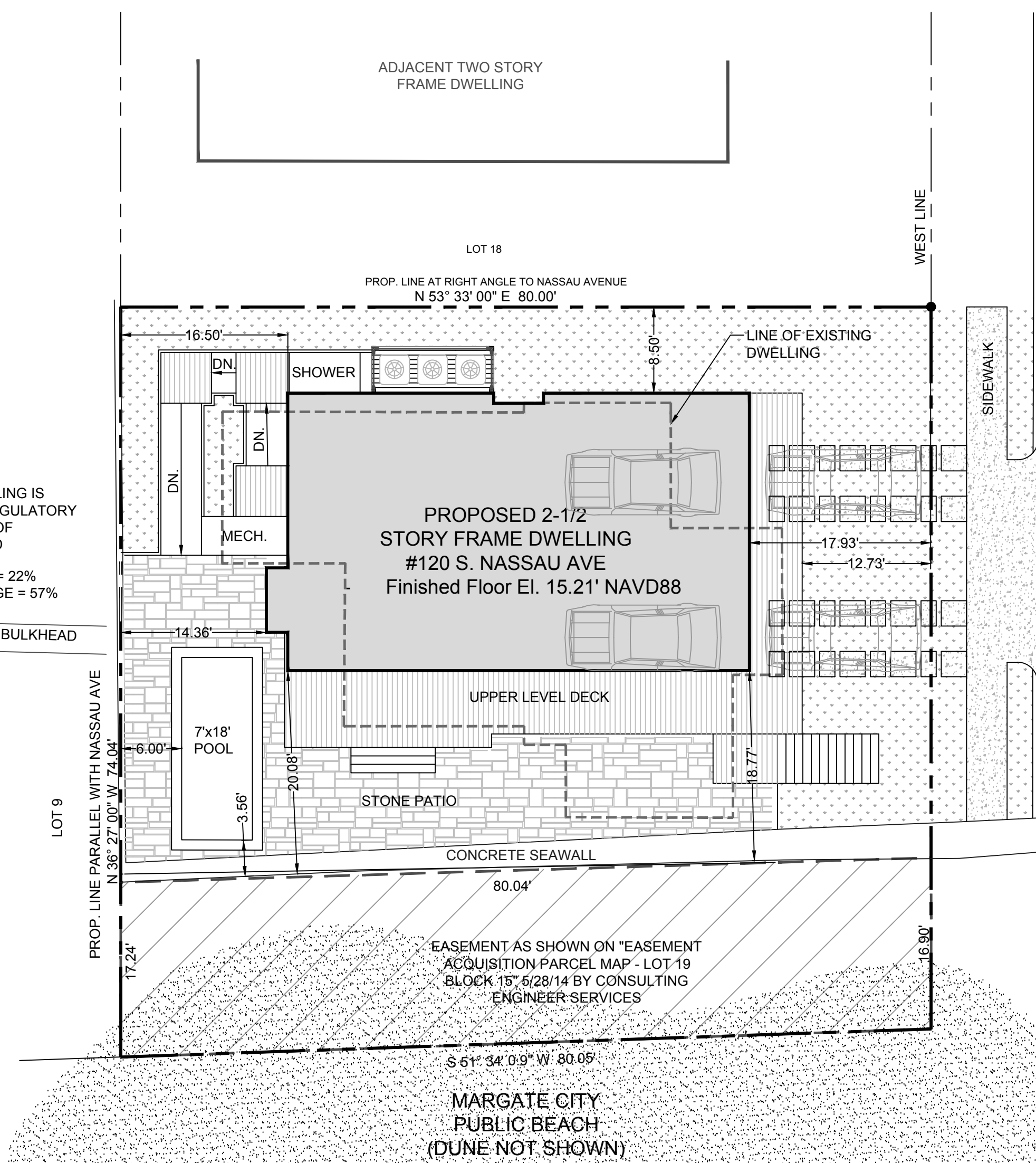
MARGATE CITY TAX MAP

SHEET #22



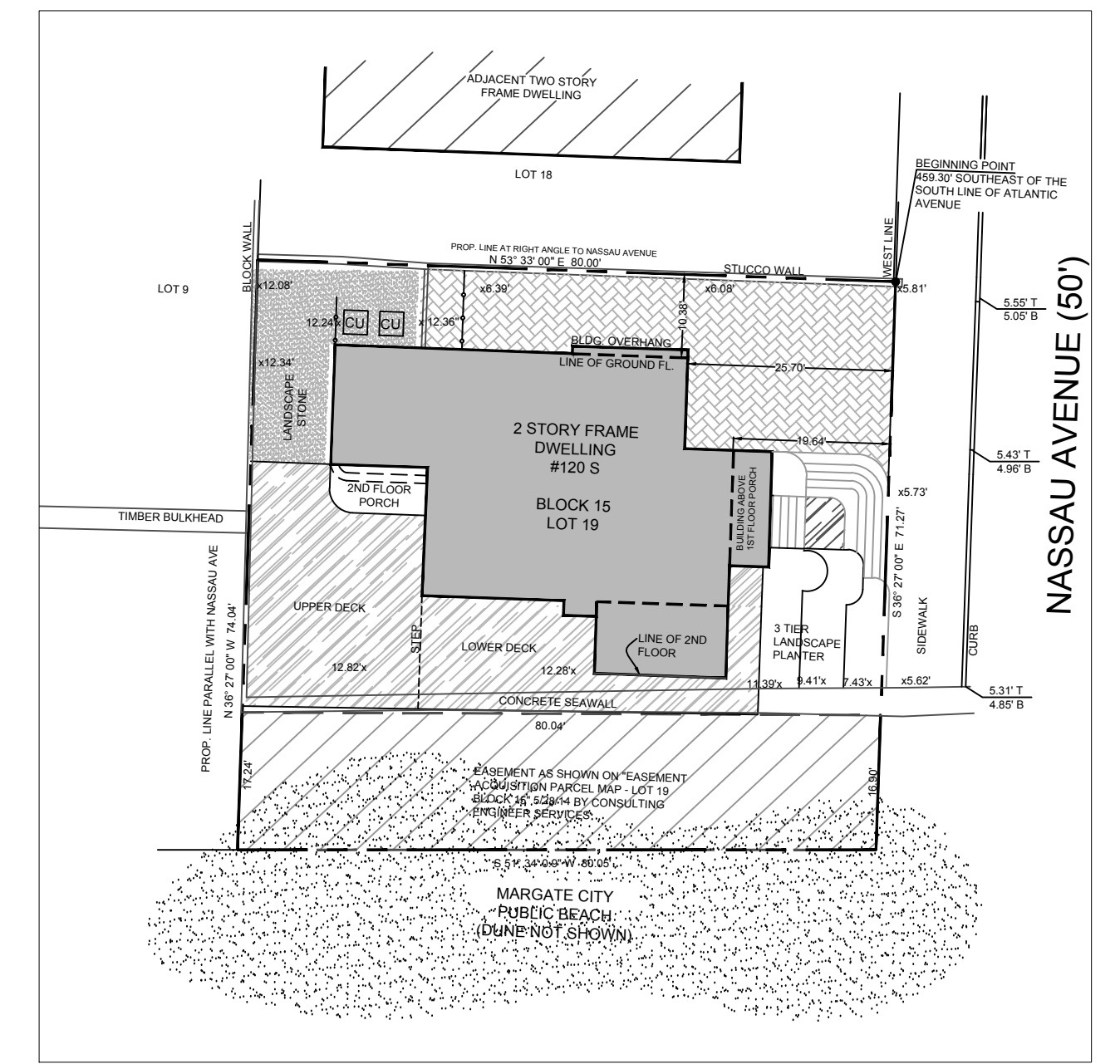
NOTE:
EXISTING DWELLING
FOOTPRINT = 1,540 S.F.
PROPOSED DWELLING
FOOTPRINT = 1,258 S.F.

THE PROPOSED DWELLING IS
LOCATED WITH THE REGULATORY
FLOOD HAZARD AREA OF
COASTAL AE 11.0' NAVD
BUILDING COVERAGE = 22%
IMPERVIOUS COVERAGE = 57%



BEGINNING POINT
459.30' SOUTHEAST OF THE
SOUTH LINE OF ATLANTIC
AVENUE

**NASSAU AVENUE
(50' WIDE)**

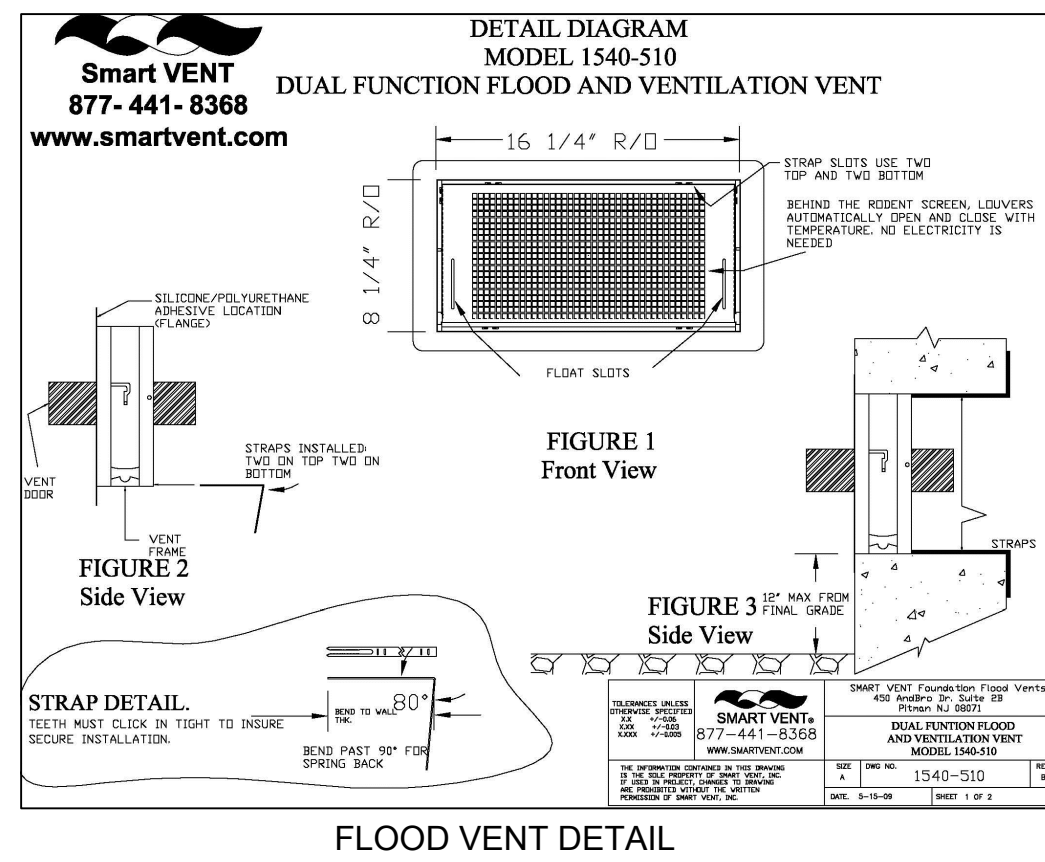


EXISTING CONDITIONS
SCALE: 1" = 20'

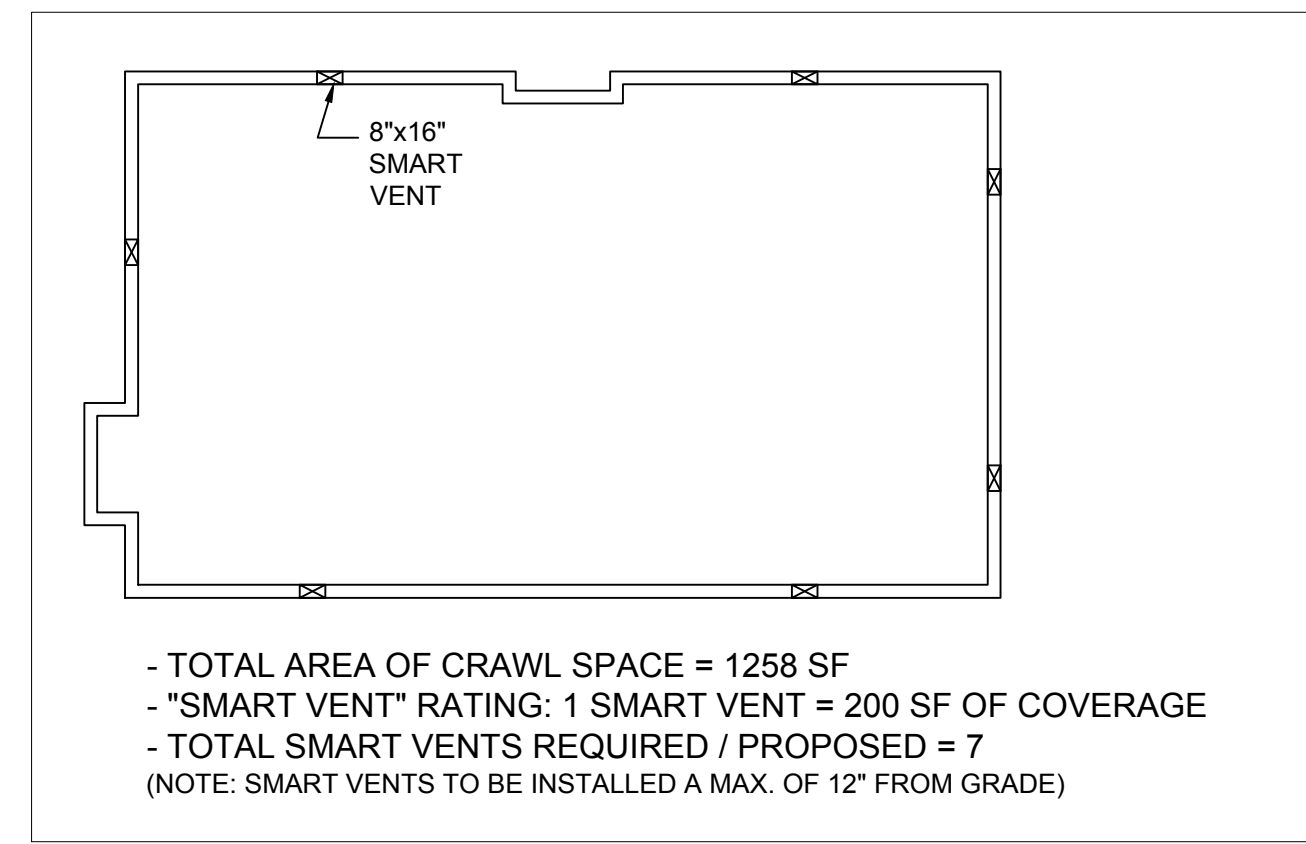
APPLICATION NOTES

- OWNER & APPLICANT:
FLORENCE & ROBERT ACKERMAN
- PROPERTY INFORMATION:
120 S. NASSAU AVENUE
MARGATE, NEW JERSEY 08407
- TOTAL UPLAND AREA = 5812.4 SF
ZONING = S-40 DISTRICT
EXISTING USE = 2 STORY SINGLE FAMILY DWELLING
FLOOD ZONE = COASTAL AE11
- PROPERTY SURVEY:
ALL INFORMATION SHOWN ON THIS PLAN ACQUIRED FROM A
PHYSICAL FIELD SURVEY BY ARTHUR W. PONZIO CO. & ASSOC.,
INC. ALL ELEVATIONS INDICATED REFLECT NAVD 1988.
- INTENT OF APPLICANT:
THE APPLICANT PROPOSES TO DEMOLISH THE EXISTING
BUILDING AND SITE IMPROVEMENTS AND CONSTRUCT A NEW
2-1/2 STORY SINGLE FAMILY DWELLING WITH SWIMMING POOL
AND ALL OTHER ANCILLARY SITE IMPROVEMENTS SHOWN.

CHECKLIST FOR ADMINISTRATIVE COMPLETENESS	
NO.	REMARKS
11. Development Plans - Submit 15 copies of a development plan to the appropriate scale (MUST BE FOLDED if larger than 8 1/2 x 11 inch size), indicating the following:	
a) The lot:	SEE TITLE BLOCK
b) All existing waterfront structures (piers, bulkheads, pilings, etc.) on the lot and immediately adjacent lots (if vacant or if no structure exists, please state so):	NO EXISTING WATERFRONT STRUCTURES
c) Locations and dimensions of areas, structures, lots, wetlands, mean high water line, spring high water line, upland property, road and utility lines:	ALL PROPERTY DIMENSIONS SHOWN ON PLAN MEAN & SPRING HIGH ARE ALONG BULKHEAD NO UTILITIES ARE PROPOSED FOR THIS PROJECT
d) The proposed construction (structures, grading, filling, etc.) and the proposed development area clearly labeled and showing all distances and dimensions:	ALL STRUCTURES ARE DIMENSIONED AS REQUIRED
e) The general site location of the development, which may be on a county or local road map and an inset from U.S. Geological Survey topographic quadrangle map:	USGS & GSI QUAD MAP SHOWING SITE LOCATION IS ON THIS PLAN.
f) The scale of the survey or map, and a north arrow:	SCALE & NORTH ARROW ON PLAN
g) The name of person who prepared the plan and date prepared:	ON PLAN
h) The name of the applicant (if not block number), and municipality. Leave a margin of one inch on the top and left hand sides of the plan:	ALL INFO ON PLAN SEE GENERAL NOTES FOR DETAILS
i) Dock plans must show channel location, depths at mean low water outside of the dock for a distance of at least 100 feet (excluding lagoons), location and orientation of proposed mooring areas, mooring area depths at mean low water, including the method, time, date of soundings, cross sections of the dock including height and width of wetland crossings; and	N/A
j) Location of upper and lower wetlands boundary. The "upper" wetlands boundary refers to the upland or landward limit of wetlands, and the "lower" wetlands boundary refers to the waterward limit of wetlands.	NO WETLANDS ISSUES FOR THIS PROPERTY



FLOOD VENT DETAIL



CRAWL SPACE DIAGRAM

- TOTAL AREA OF CRAWL SPACE = 1258 SF
- "SMART VENT" RATING: 1 SMART VENT = 200 SF OF COVERAGE
- TOTAL SMART VENTS REQUIRED / PROPOSED = 7
(NOTE: SMART VENTS TO BE INSTALLED A MAX. OF 12" FROM GRADE)

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ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE HIGH VOLTAGE PROXIMITY ACT, STATE OF NEW JERSEY, ADOPTED 7/21/88 AS P.L. 1988, C.246, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, ICC ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

A.W. PONZIO CO. & ASSOCIATES, INC. RESPONSIBILITIES DO NOT INCLUDE ANY FIELD INSPECTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTOR'S COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
REVISIONS							

AWP
ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
SURVEYORS, PLANNERS, ENGINEERS
400 NORTH DOVER AVENUE, ATLANTIC CITY, N. J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300

Arthur W. Ponzio, Jr.
ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33L00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

CAFRA GP-5 APPLICATION PLAN
BLOCK 15
LOT 19
MARGATE CITY ATLANTIC COUNTY NEW JERSEY
SCALE: 1" = 10'
DATE: 3-4-2020
BY: N. ZURINSKAS
PROJ. NO.: 34827

SHEET NO.
C-1
SHEET 1 of 1