

CHAIRMAN OF THE BOARD
 SECRETARY OF THE BOARD
 PLANNER / LAND USE ADMINISTRATOR
 CONSTRUCTION CODE OFFICIAL
 ENGINEER OF THE MUNICIPALITY

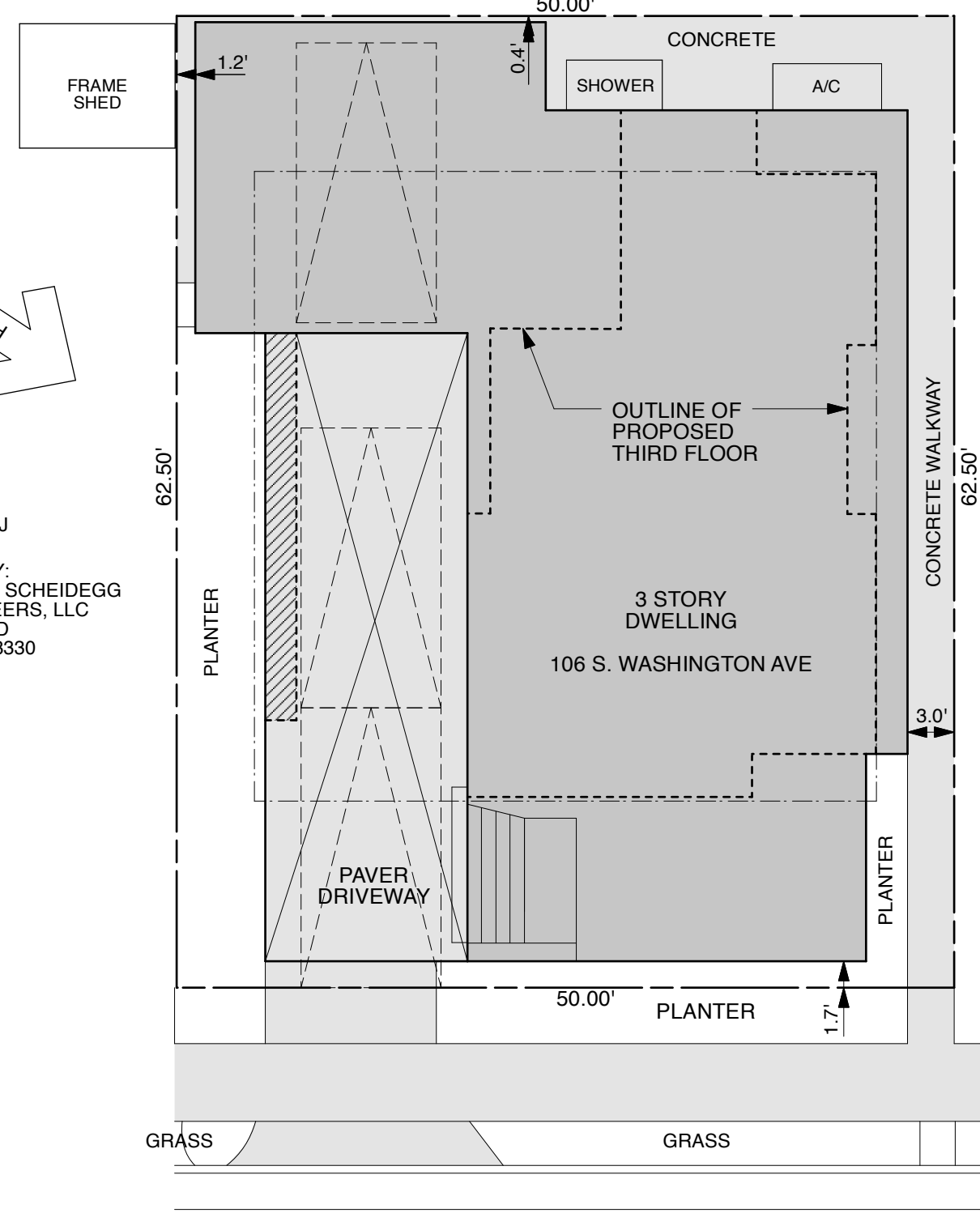
SITE INFO:
 BLOCK: 43
 LOT: 10
 CITY OF VENTNOR
 ATLANTIC COUNTY, NJ

ORIGINAL SURVEY BY:
 SCHAEFFER NASSAR SCHEIDEGG
 CONSULTING ENGINEERS, LLC
 1425 CANTILLON BLVD
 MAYS LANDING, NJ 08530
 DATED: 08/30/2022

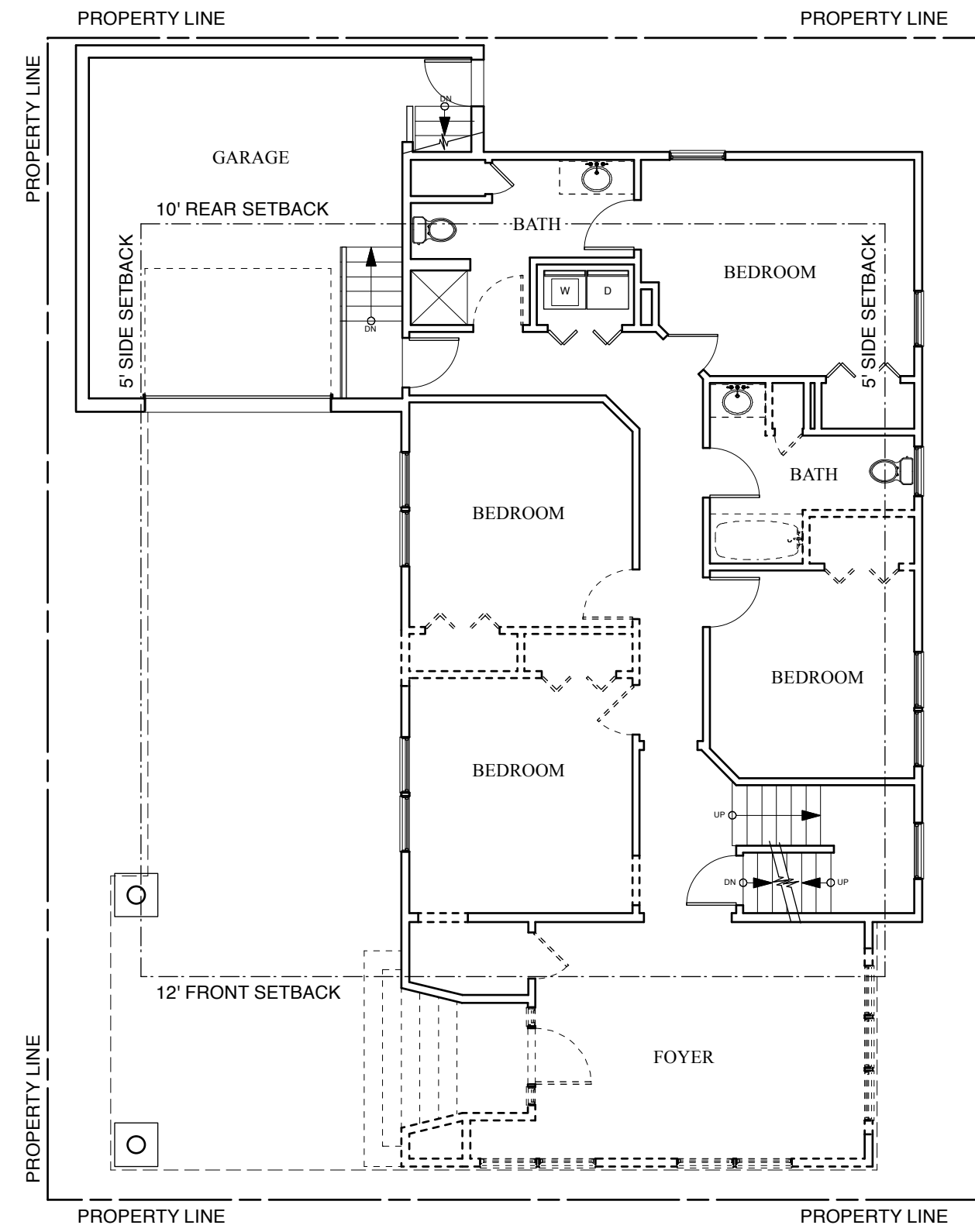
BUILDING AREA		
	EXISTING	PROPOSED
CONSTRUCTION CLASS	5A	5A
USE GROUP	R-5	R-5
VOLUME	29,800 CF	32,079 CF
FLOOR AREA		
FIRST FLOOR	1,440 SF	1,430 SF
SECOND FLOOR	1,426 SF	1,474 SF
THIRD FLOOR	643 SF	870 SF
..
TOTAL LIVING AREA	3,509 SF	3,774 SF

NOTES
 1. BASE FLOOD ELEVATION - ABFS - STATE OF NEW JERSEY PLUS ONE ADDITIONAL FOOT (REQUIRED BY THE NEW JERSEY FLOOD HAZARD AREA CONTROL ACT)
 LOCAL ORDINANCES MAY REQUIRE ADDITIONAL HEIGHT CONVERSION FROM NAVD88 TO NAVD83
 ATLANTIC COUNTY -1.2 FEET
 2. BASEMENT F.F. IS APPROX. 6.25' DWELLING IS BELOW THE CITY OF VENTNOR FLOOD REQUIREMENTS AND IS SUBJECT TO THE FEMA 50% SUBSTANTIAL IMPROVEMENT REGULATIONS AS REGULATED BY THE CITY OF VENTNOR

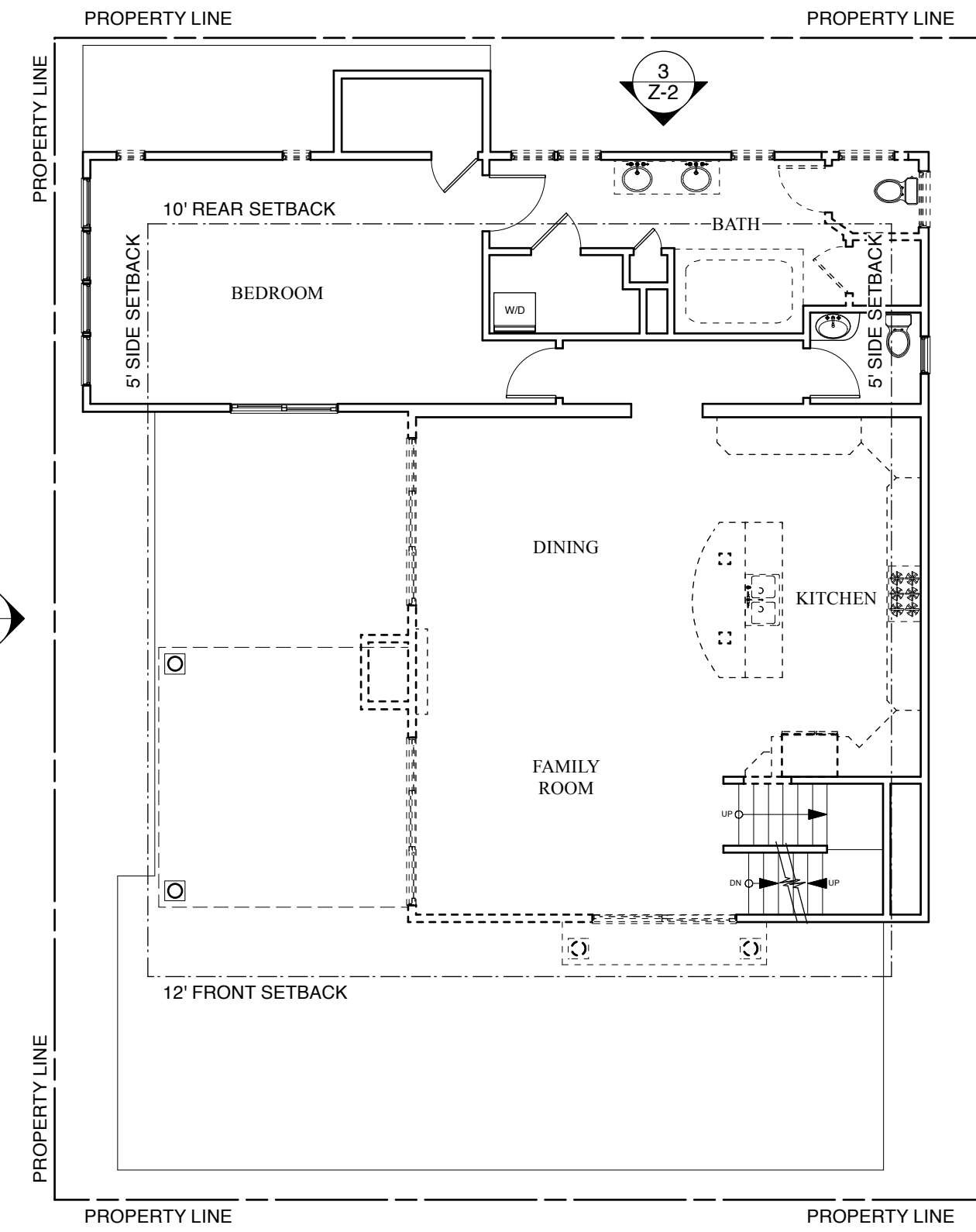
ABBREVIATIONS
 NC - NONCONFORMING
 C - CONFORMS
 SF - SQUARE FEET
 CF - CUBIC FEET
 V - VARIANCE REQUIRED
 XNC - EXISTING NONCONFORMING



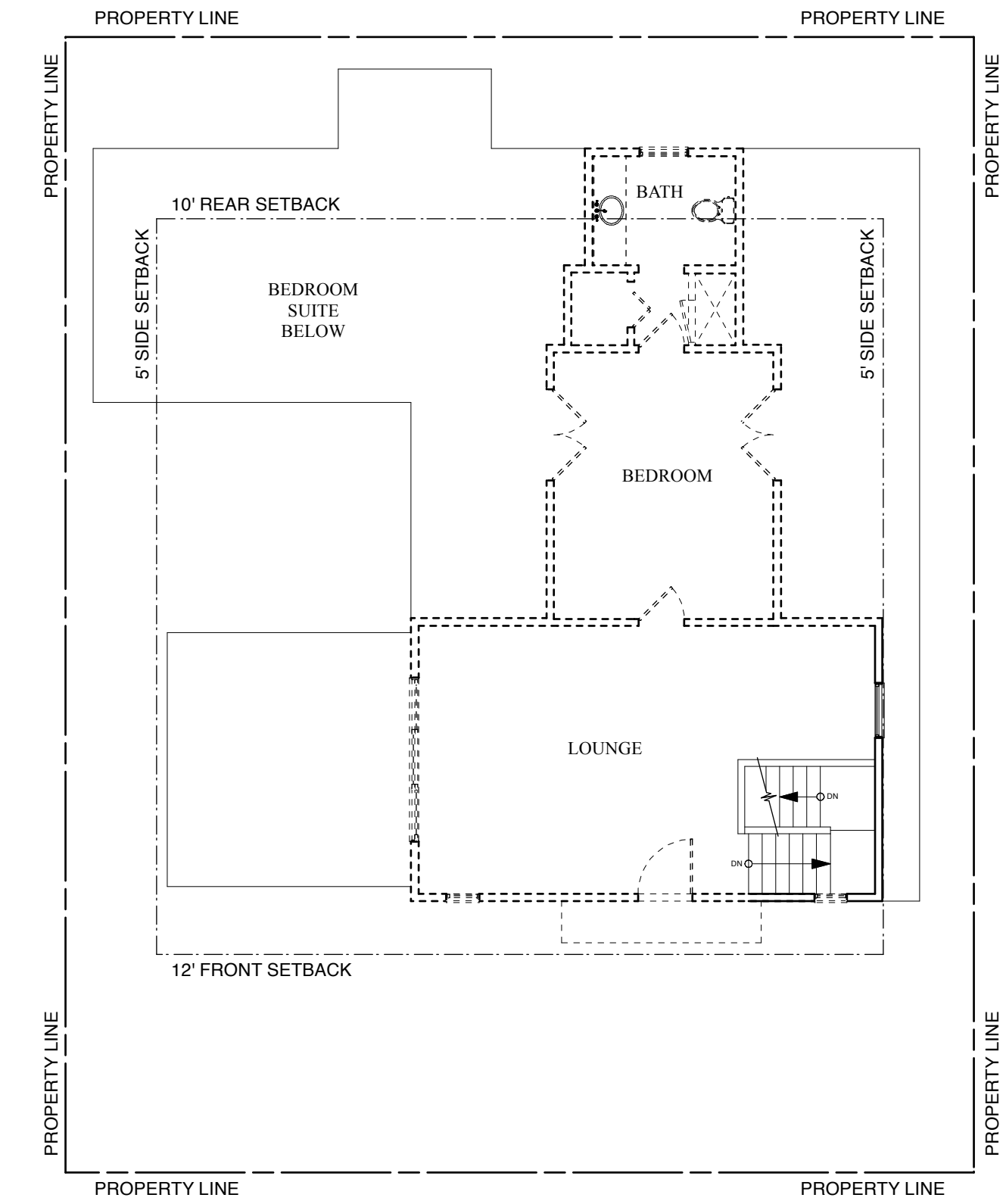
1 PROPOSED PLOT PLAN
 1" = 10'-0"



2 EXISTING FIRST FLOOR PLAN
 1/8" = 1'-0"

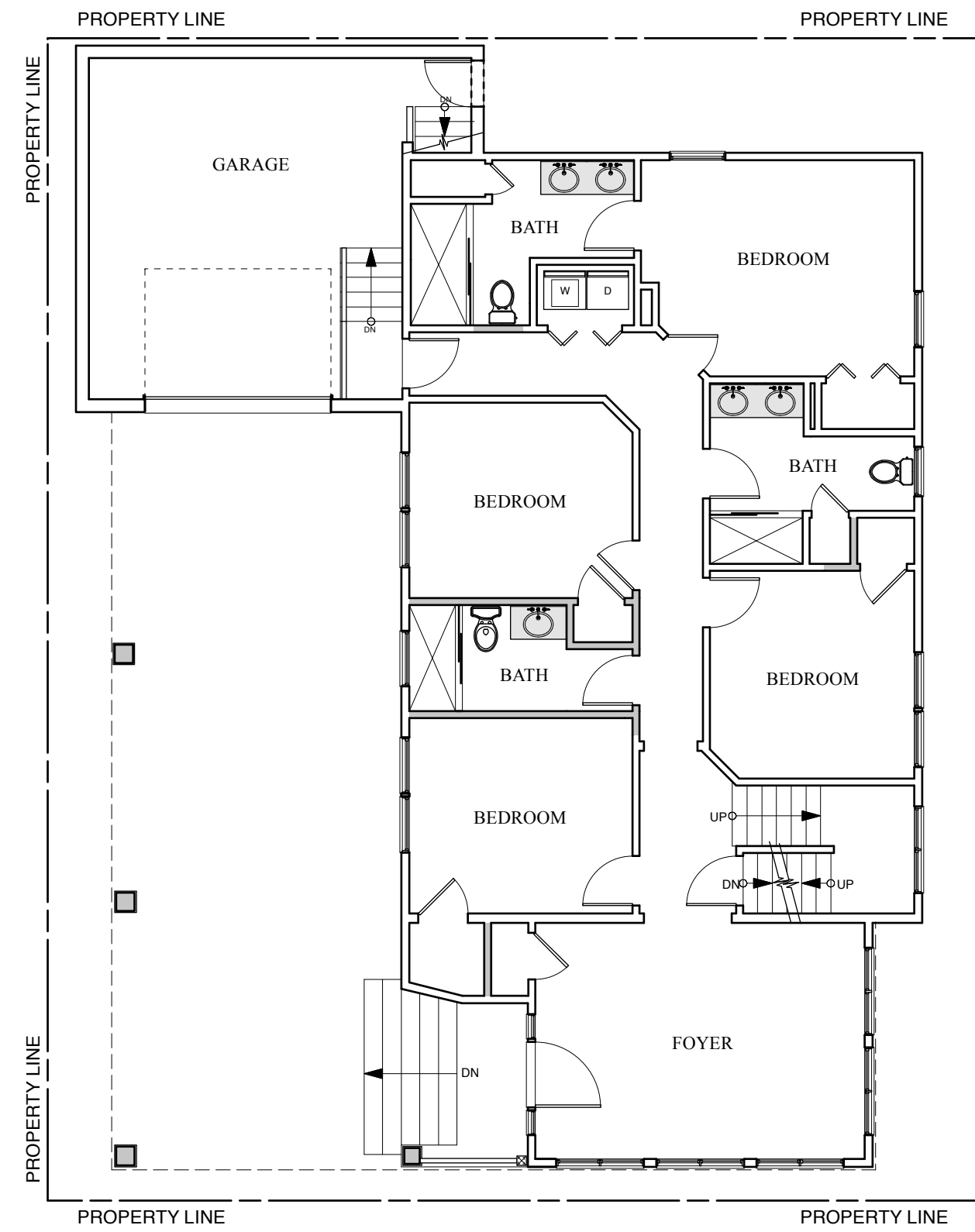
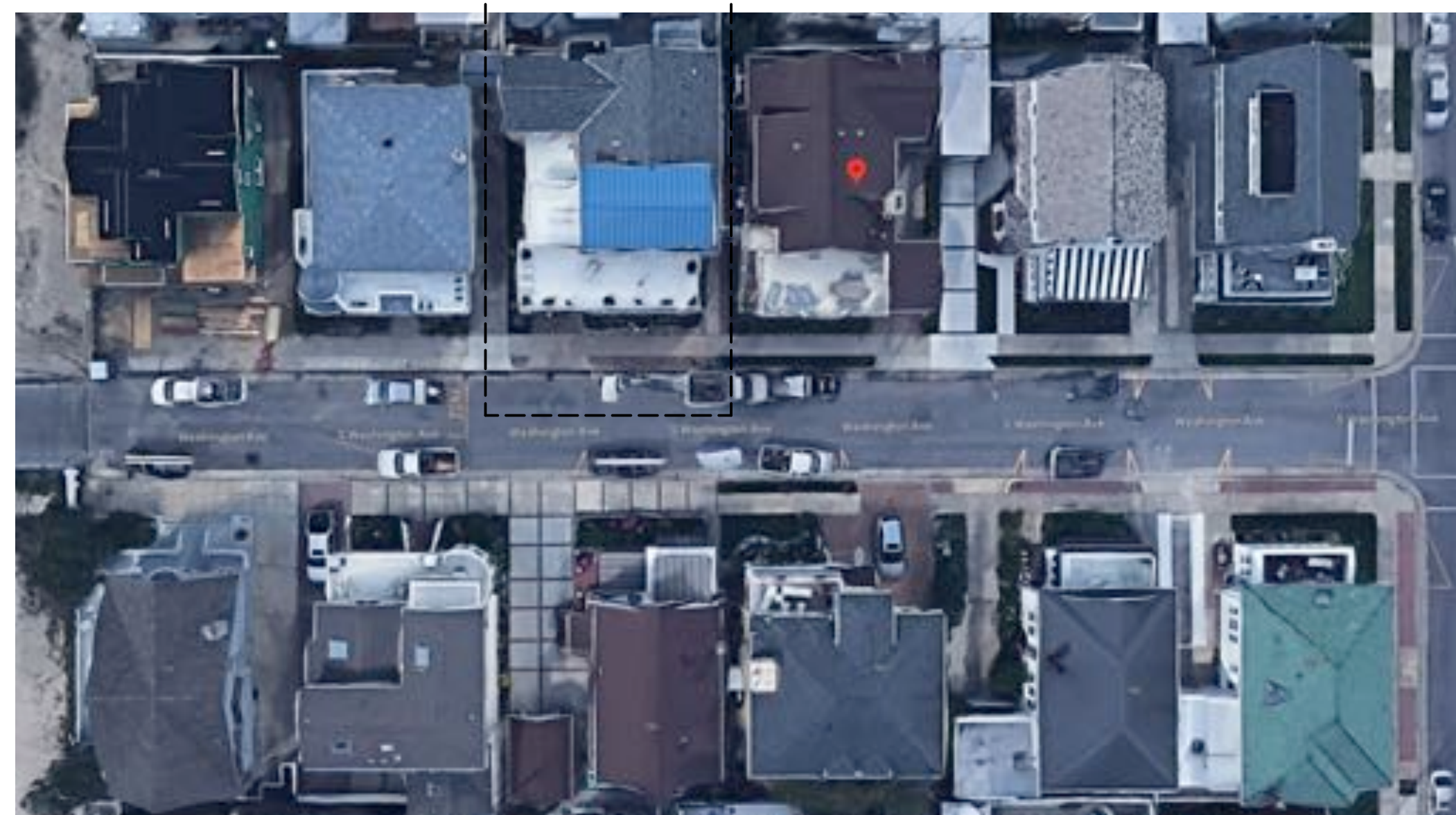


3 EXISTING SECOND FLOOR PLAN
 1/8" = 1'-0"

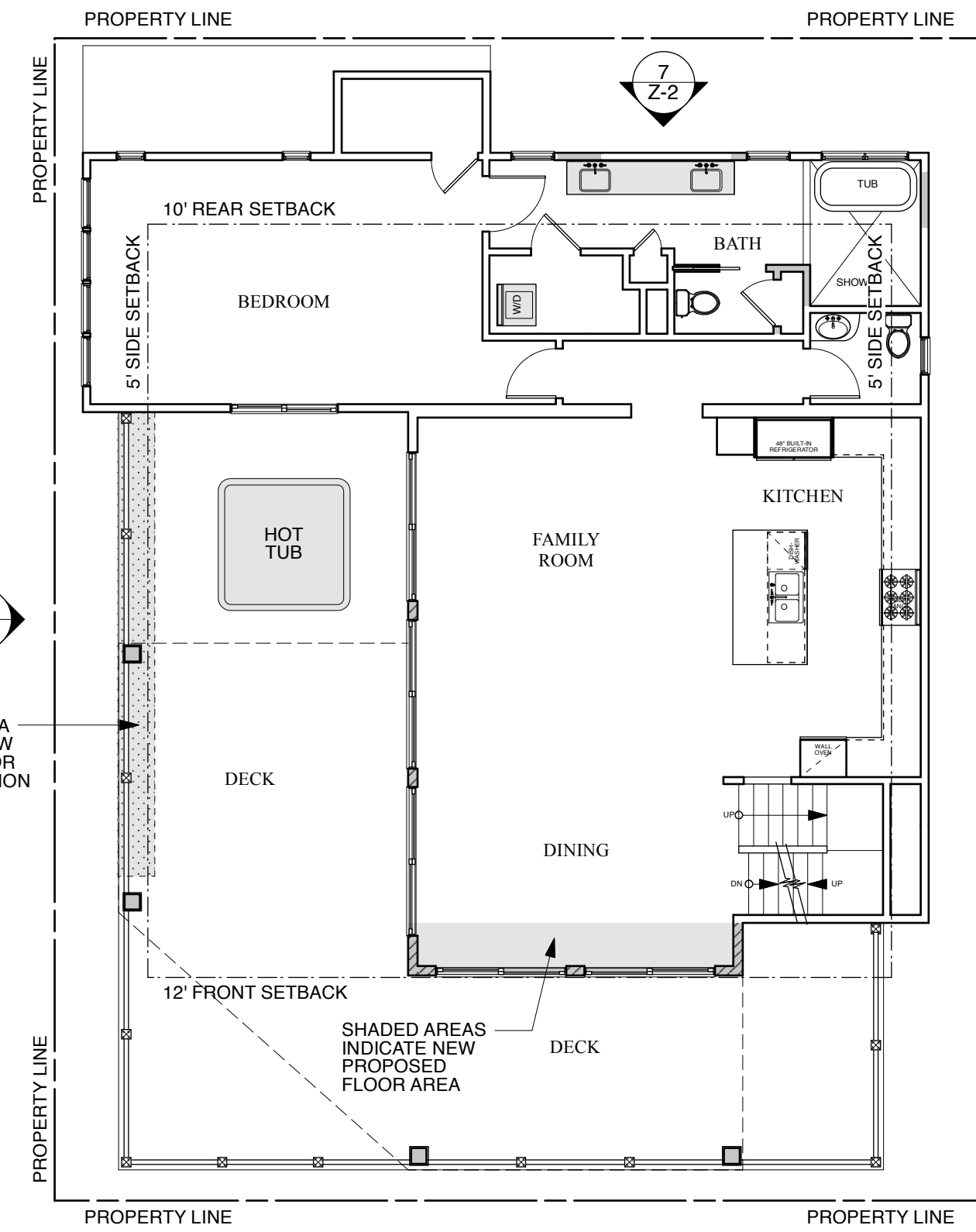


4 EXISTING THIRD FLOOR PLAN
 1/8" = 1'-0"

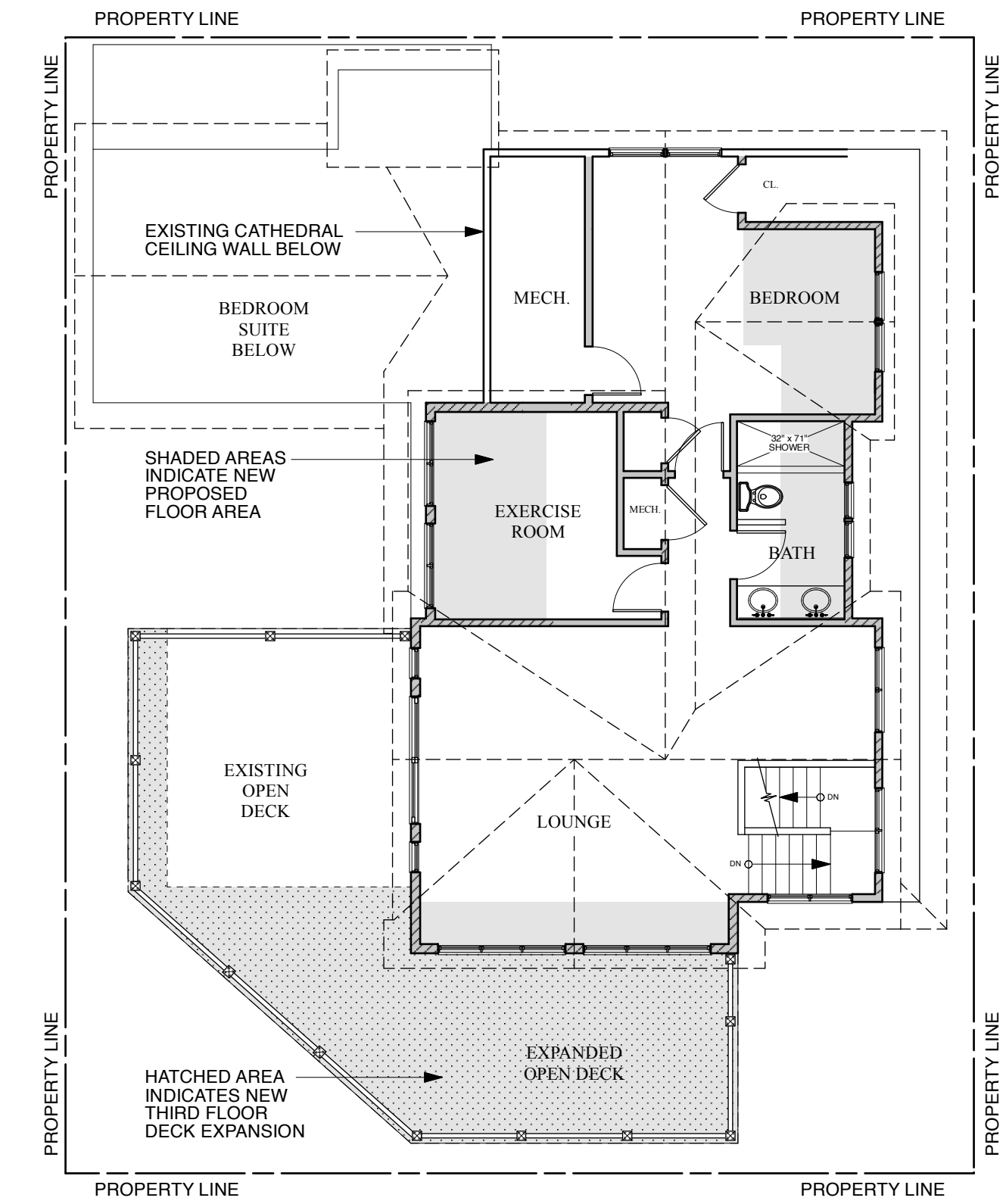
ZONE DESIGNATION		ZONING SCHEDULE						
CATEGORY	UNIT	PERMITTED/REQUIRED	EXISTING	PROPOSED	STATUS	REMARKS		
LOT AREA	SF	3,000 SF	3,125 SF	3,125 SF	C			
LOT DEPTH	FT	60'	62.50'	62.50'	C			
LOT WIDTH	FT	50'	50'	50'	C			
FRONT SETBACK	FT	12'	1.7'	1.7'	XNC, V			
REAR SETBACK	FT	10'	0.4'	0.4'	XNC			
LEFT SIDE SETBACK	FT	5'	1.2'	1.2'	XNC, V			
RIGHT SIDE SETBACK	FT	5'	3.0'	3.0'	XNC			
BUILDING HEIGHT	FT	35'	30.3'	34.9'	C	BFE + 3' TO HIGHEST FINISHED SURFACE		
PARKING REQUIREMENTS	#	3	3	3	C	3 FOR 6 BEDROOM		
BUILDING COVERAGE	%	50%	61.4% / 75.7%	61.4% / 77.4%	XNC, V	NOT INCLUDING PORTE COCHERE / INCLUDING P.C.		
IMPERVIOUS COVERAGE	%	75%	89.40%	89.42%	XNC, V			
BASE FLOOD ELEVATION	FT	--	13.7' NAVD88	13.7' NAVD88	--	ELEV. IN NAVD88. APPROX. BASEMENT ELEV 6.25'		



5 PROPOSED FIRST FLOOR PLAN
 1/8" = 1'-0"



6 PROPOSED SECOND FLOOR PLAN
 1/8" = 1'-0"



7 PROPOSED THIRD FLOOR PLAN
 1/8" = 1'-0"

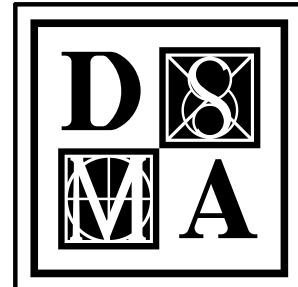
REVISIONS:		
MARK	DATE	REMARKS

THE INFORMATION CONTAINED HEREIN, INCLUDING SPECIFICATIONS AND DIMENSIONS, IS THE PROPERTY OF DANIEL SCOTT MASCIONE ARCHITECT, LLC. IT IS NOT TO BE USED ON ANY OTHER PROJECT, NOR ASSIGNED TO ANY THIRD PARTY, WITHOUT THE WRITTEN PERMISSION OF DANIEL SCOTT MASCIONE ARCHITECT, LLC.

TITLE:
 EXISTING & PROPOSED FLOOR PLANS, PLOT PLAN & ZONING

PROJECT:
BECKER RESIDENCE
 106 S. Washington Avenue
 Ventnor City, New Jersey
 Block: 43 Lot: 10

DATE: 09.07.2023
 PROJECT No.: 22259
 FILE No.: 22259-BeckerZ1
 DRAWN: JE/AC
 DRAWING No.: Z-1
 1 OF 2

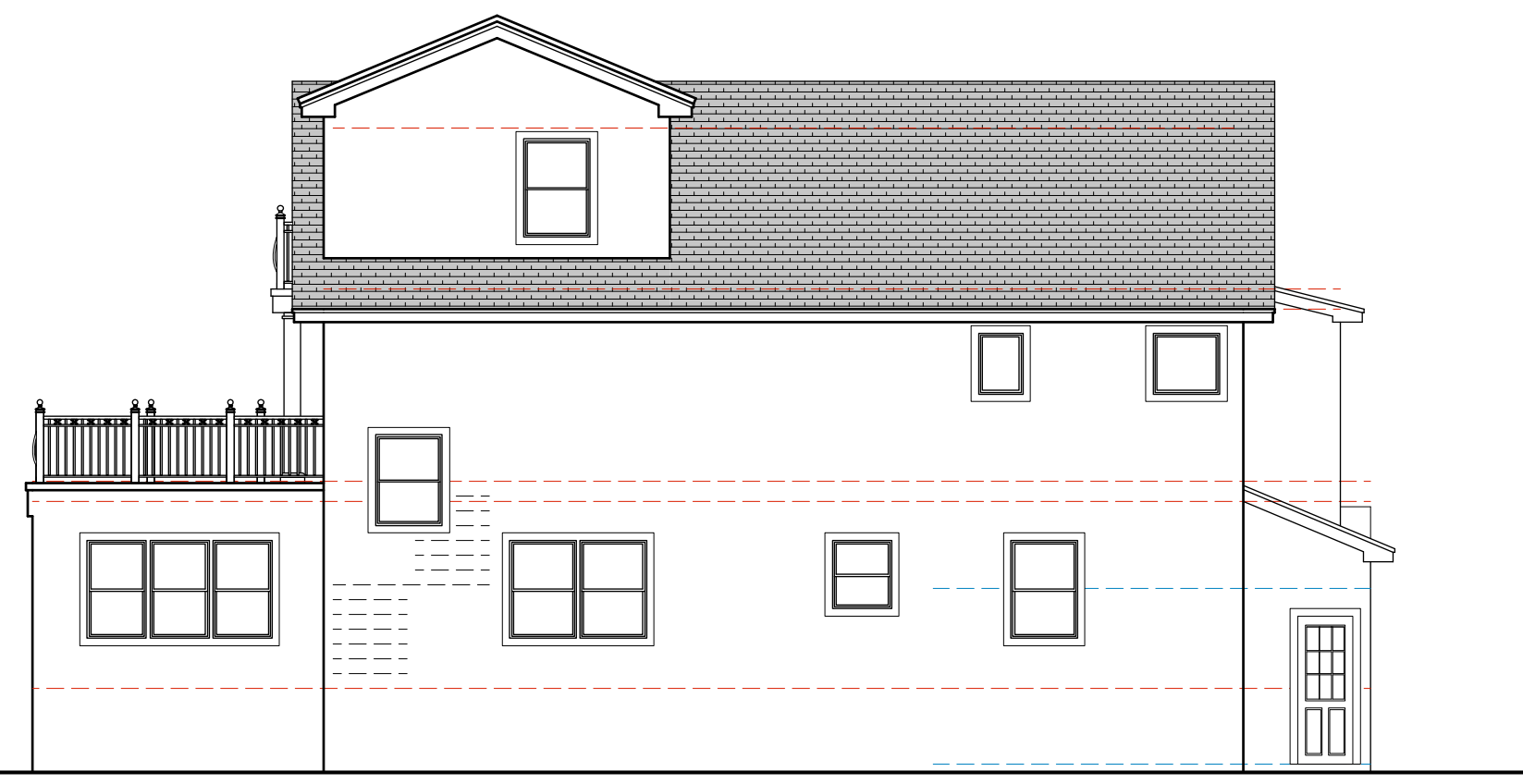


DANIEL SCOTT MASCIONE ARCHITECT LLC
 1409 NEW ROAD, NORTHFIELD, NEW JERSEY 08225
 609.383.9000 P 609.272.8226 F
 www.mascione.com

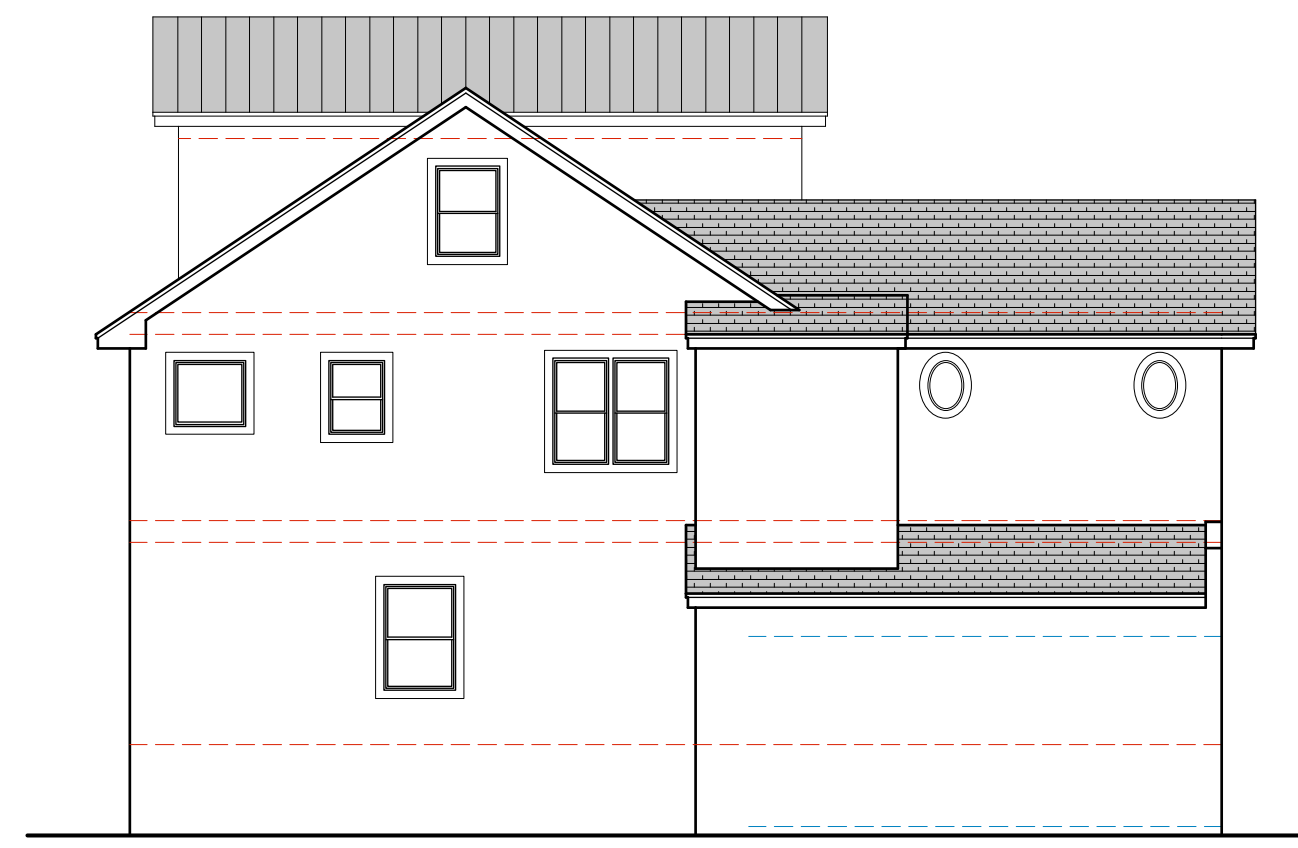
Daniel Scott Mascione
 DANIEL SCOTT MASCIONE
 NEW JERSEY LICENSE No. 21A01036400
 CERTIFICATE OF AUTHORIZATION No. 21A02000690



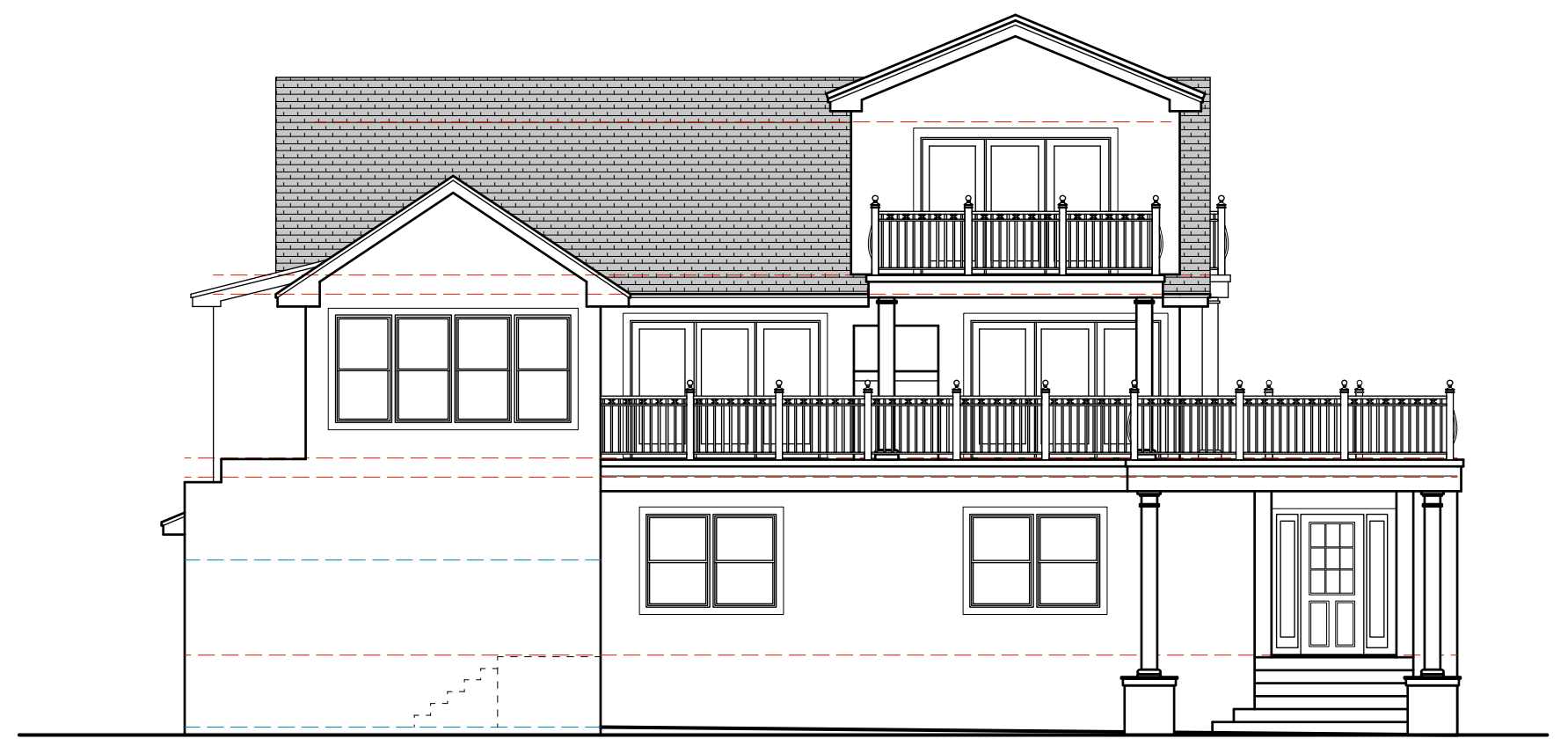
1 EXISTING FRONT ELEVATION
1/8" = 1'-0"



2 EXISTING RIGHT SIDE ELEVATION
1/8" = 1'-0"



3 EXISTING REAR ELEVATION
1/8" = 1'-0"



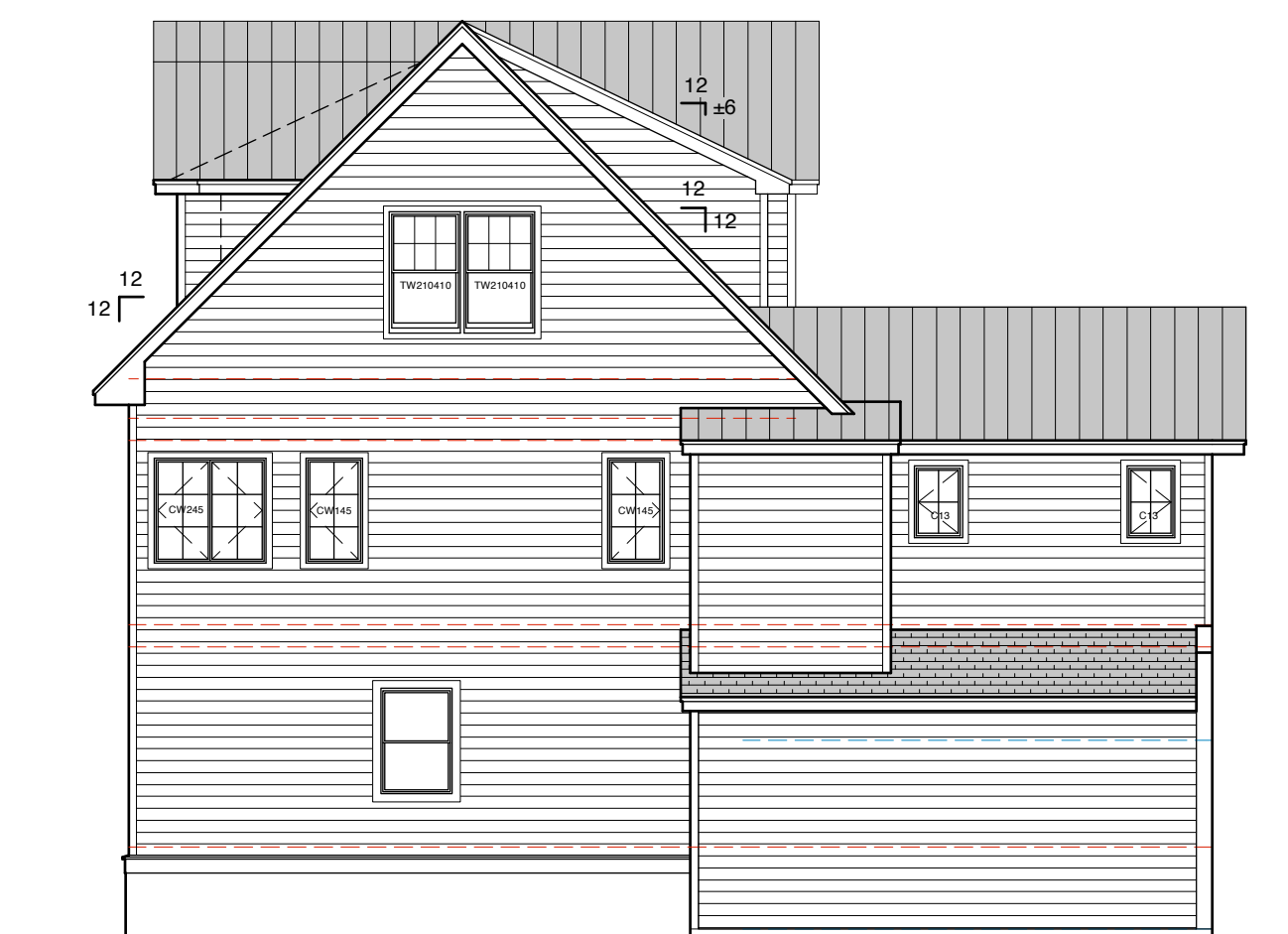
4 EXISTING LEFT SIDE ELEVATION
1/8" = 1'-0"



5 PROPOSED FRONT ELEVATION
1/8" = 1'-0"



6 PROPOSED RIGHT SIDE ELEVATION
1/8" = 1'-0"



7 PROPOSED REAR ELEVATION
1/8" = 1'-0"



8 PROPOSED LEFT SIDE ELEVATION
1/8" = 1'-0"

CHAIRMAN OF THE BOARD
SECRETARY OF THE BOARD
PLANNER / LAND USE ADMINISTRATOR
CONSTRUCTION CODE OFFICIAL
ENGINEER OF THE MUNICIPALITY



PHOTO - FRONT / LEFT SIDE



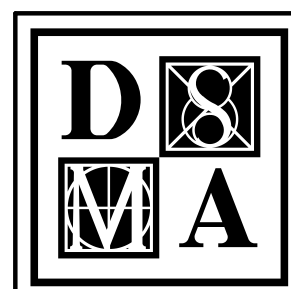
PERSPECTIVE - FRONT / LEFT SIDE



PERSPECTIVE - FRONT / RIGHT SIDE



PERSPECTIVE - FRONT / LEFT SIDE

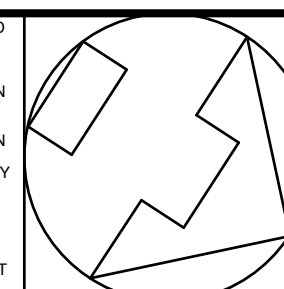


DANIEL SCOTT
MASCIONE
ARCHITECT
LLC
1409 NEW ROAD, NORTHFIELD, NEW JERSEY 08225
609.383.9000 P 609.272.8226 F
www.mascione.com

Daniel Scott Mascione
DANIEL SCOTT MASCIONE
NEW JERSEY LICENSE No. 21A01336400
CERTIFICATE OF AUTHORIZATION No. 21A020006800

MARK	DATE	REMARKS
•	•	•
•	•	•
•	•	•
•	•	•
•	•	•

THE INFORMATION CONTAINED HEREIN, INCLUDING ALL DRAWINGS, SPECIFICATIONS AND NOTES, IS THE PROPERTY OF DANIEL SCOTT MASCIONE ARCHITECT, LLC. IT IS NOT TO BE USED ON ANY OTHER PROJECT NOR ASSIGNED TO ANY THIRD PARTY. ALL RIGHTS ARE RESERVED. NO REPRODUCTION, COPIED, ALTERED OR USED AS A PROTOTYPE WITHOUT THE EXPRESS WRITTEN PERMISSION OF DANIEL SCOTT MASCIONE ARCHITECT, LLC.



TITLE:
EXISTING & PROPOSED ELEVATIONS, 3D PERSPECTIVES

PROJECT:
BECKER RESIDENCE
106 S. Washington Avenue
Ventnor City, New Jersey
Block: 43 Lot: 10

DATE: 09.07.2023	DRAWING No. Z-2
PROJECT No. 22259	2 OF 2
FILE No. 22259-BeckerZ1	
DRAWN: JE/AC	