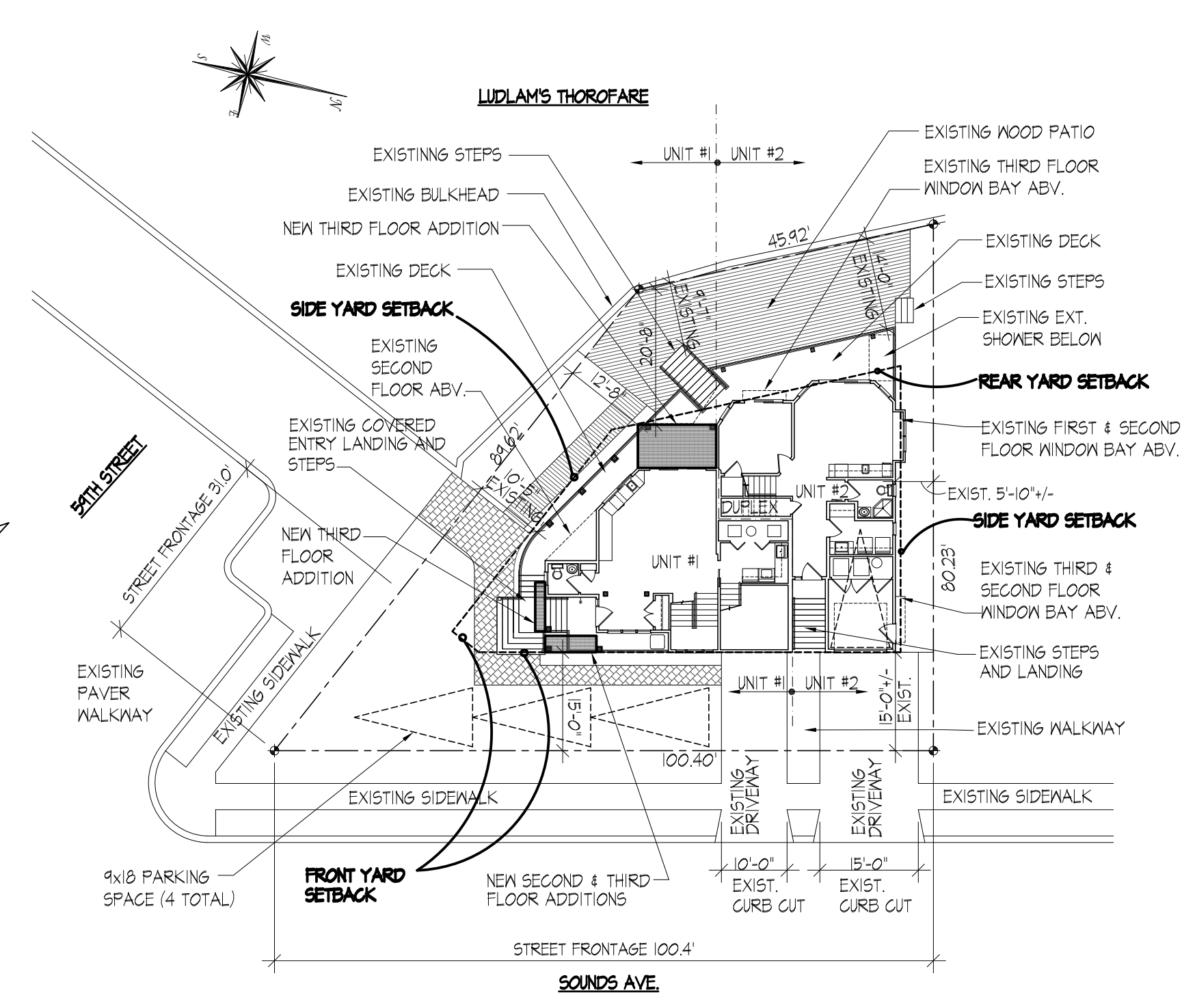


PROPOSED FIRST FLOOR PLAN (NO CHANGE)
SCALE: 1/4"=1'-0"



PROPOSED SITE PLAN
SCALE: 1/4"=20'-0"

	ZONING REGULATIONS FOR R2 DISTRICT	EXISTING CONDITIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
LOT AREA:	5000 SF MIN.	5324 SF	5324 SF (UNCHANGED)	NO
LOT FRONTAGE:	50 FT. MIN.	131.4 FT.	131.4 FT. (UNCHANGED)	NO
FRONT YARD SETBACK:	15 FT. MIN.	15 FT.	15 FT. (UNCHANGED)	NO
REAR YARD SETBACK:	20 FT. MIN.	9'-1"	9'-1" (UNCHANGED)	PRE-EXIST NON-COMPLYING
			20'-8" TO ADDITION	NO
SIDE YARD SETBACK:	5 FT. MIN. - 15 FT. TOTAL	5'-10" / 10'-5"	5'-10" / 10'-5" (UNCHANGED)	NO
MAX. BUILDING COVERAGE:	1865 SF. OR 35% MAX	1662 SF. OR 31.2%	1783 SF. OR 33.5%	NO
MAX. IMPERVIOUS LOT COVERAGE:	3730 SF. OR 70% MAX	3645 SF. OR 68.3%	3645 SF. OR 68.3%	NO
MAX. F.A.R.	4263 SF. OR 80%	4586 SF. OR 86%	4715 SF. OR 89.5%	YES
BUILDING HEIGHT:	32 FT. ABV. ELEV. 11.0'	28'-4" ABV. ELEV. 11.0'	31'-0" ABV. ELEV. 11.0'	NO
PARKING:	6 SPACES MIN.	4 SPACES	4 SPACES	PRE-EXIST NON-COMPLYING

FLOOD ELEVATION:
FLOOD ZONE: AE- EL. 9.0'
EXISTING SITE INFORMATION TAKEN FROM FEMA PRELIMINARY WORK MAP CITY OF SEA ISLE CITY

SURVEY NOTE:
EXISTING SITE INFORMATION TAKEN FROM SURVEYS PREPARED BY: GIBSON ASSOCIATES P.A. ENGINEERS & SURVEYORS PROJECT NUMBER: 2455-G DATE: 12.02.14

BUILDING DATA:	EXISTING (UNIT 1):	ADDITION (UNIT 1):	TOTAL (UNIT 1):
FIRST FLOOR:	621 SF	0 SF	621 SF
SECOND FLOOR:	852 SF	20 SF	872 SF
THIRD FLOOR:	852 SF	104 SF	956 SF
TOTAL:	2325 SF	124 SF	2449 SF

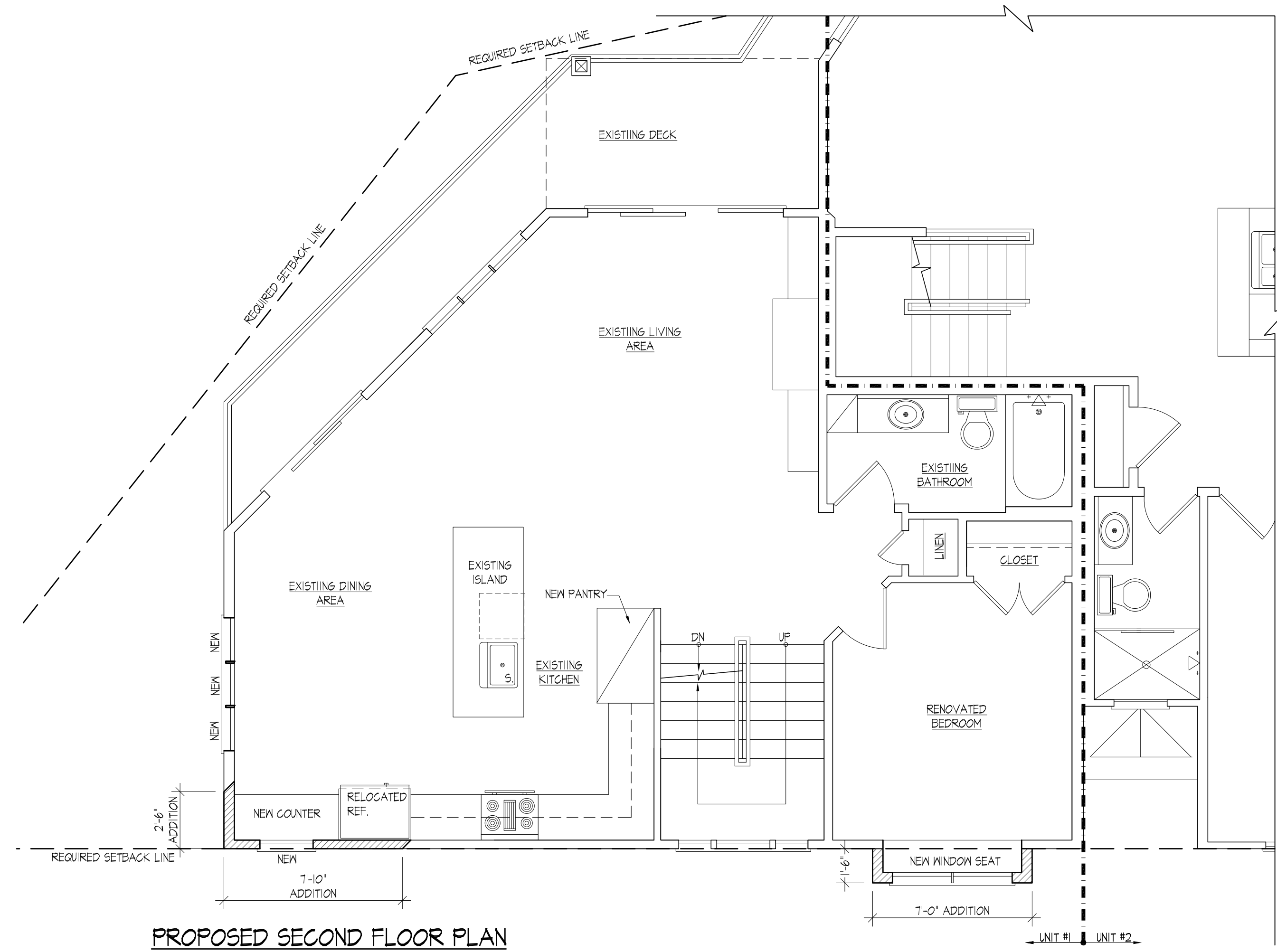
BUILDING DATA:	EXISTING (UNIT 2):
FIRST FLOOR:	635 SF (UNCHANGED)
SECOND FLOOR:	810 SF (UNCHANGED)
THIRD FLOOR:	810 SF (UNCHANGED)
TOTAL:	2255 SF (UNCHANGED)

SEA ISLE CITY ZONING BOARD SIGNATURES

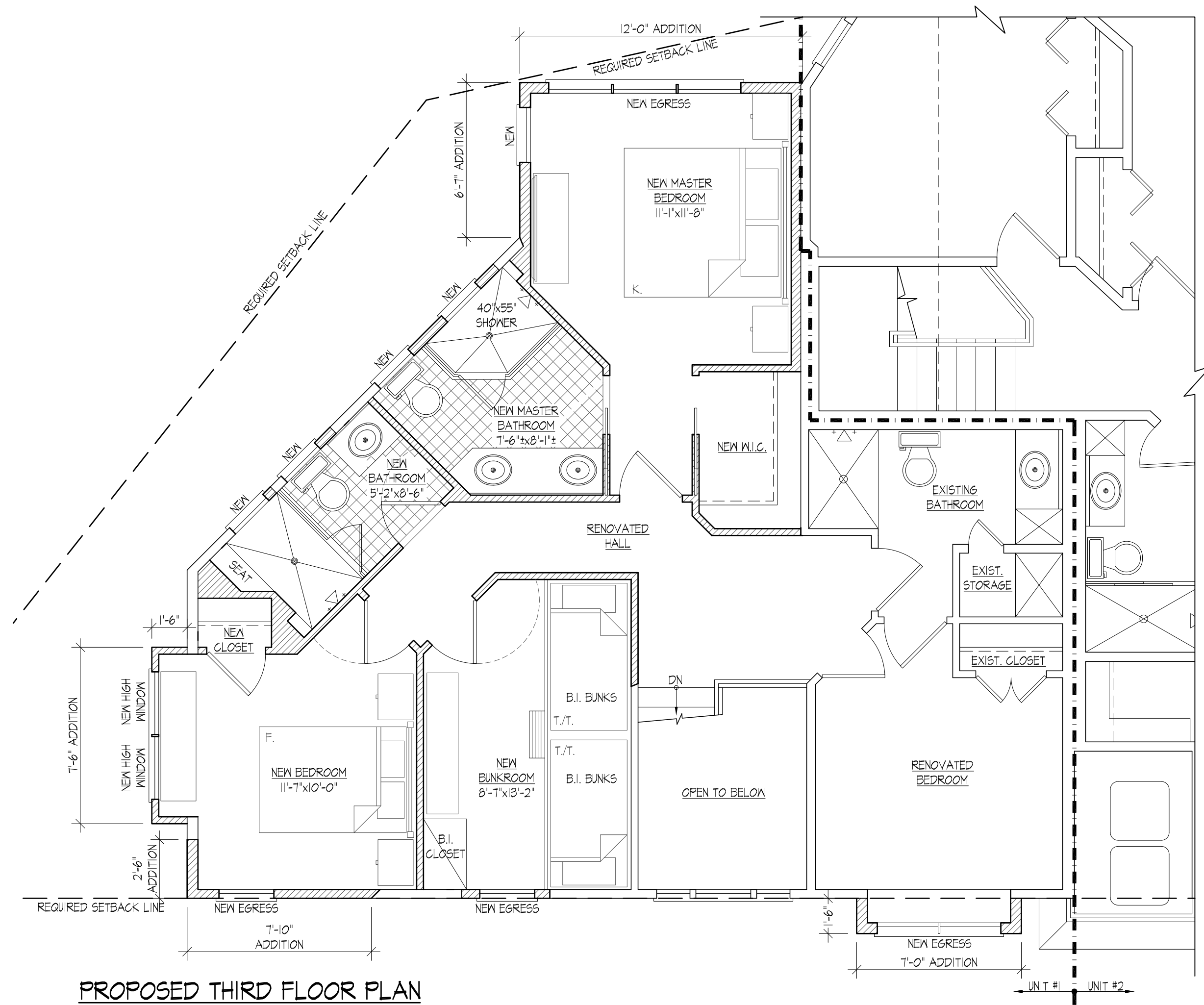
BOARD CHAIRMAN: _____

BOARD ENGINEER: _____

BOARD SECRETARY: _____



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



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



RESIDENTIAL ARCHITECT L.L.C.

2220 ROUTE 9 NORTH
CLERMONT, NEW JERSEY 08210
TEL: 609-624-2099 FAX: 609-624-2098



BLANE E. STEINMAN, RA
NJ AI 12174
NCARB CERTIFIED

CONSULTANTS

REVISIONS

REV. #	DATE	NOTES	SHEET #

PROJECT
ALTERATION & ADDITION FOR:
JOE & KAREN JORDAN

Block: 58.05
Lot(s): 1
5816 SOUNDS AVE.
SEA ISLE CITY, NEW JERSEY

PROPOSED FLOOR PLANS

DATE: 08.15.24
SCALE: AS NOTED
DRAWN: A.F. JG
CHECKED: B.E.S.

P1

2404