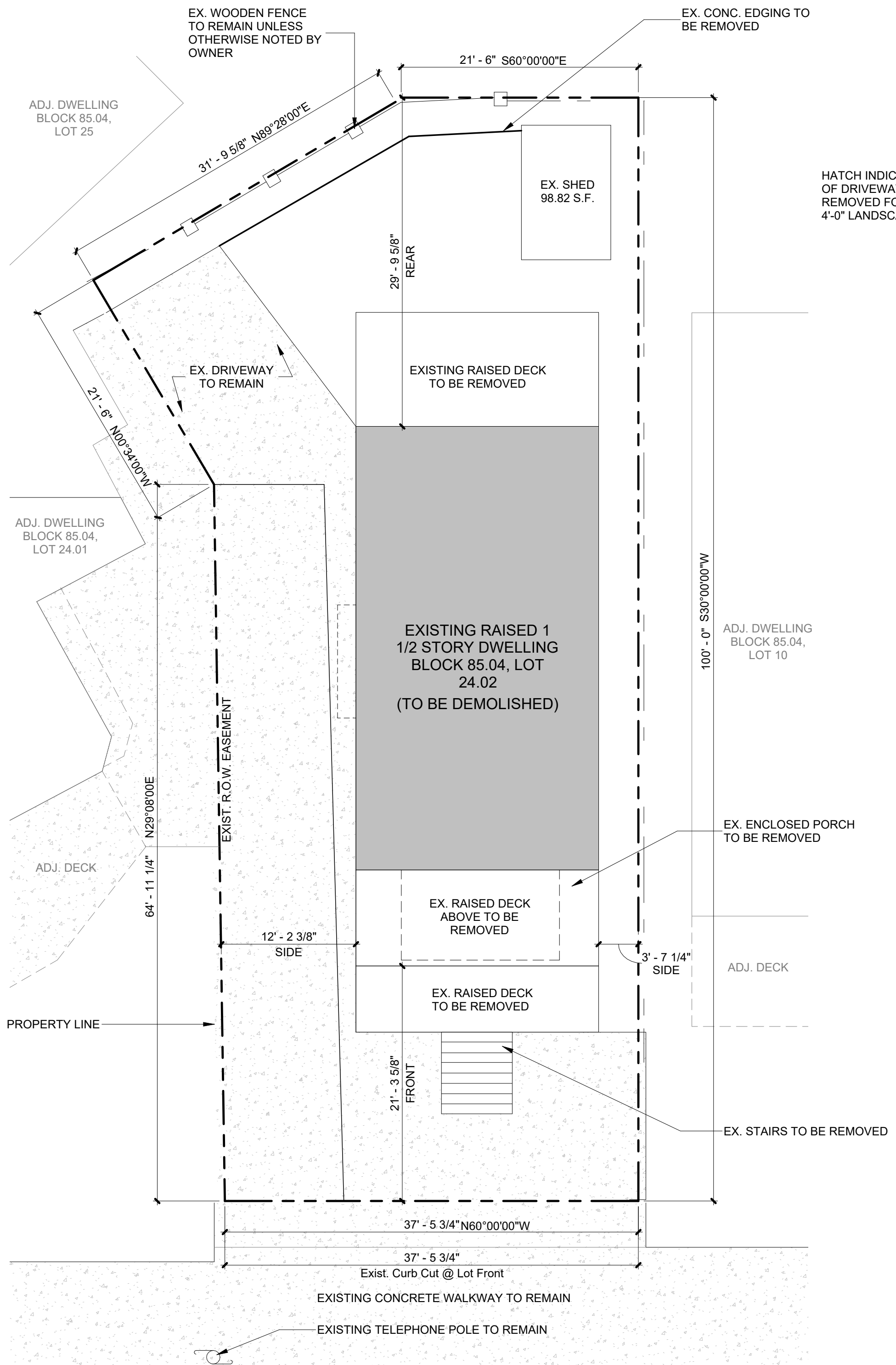
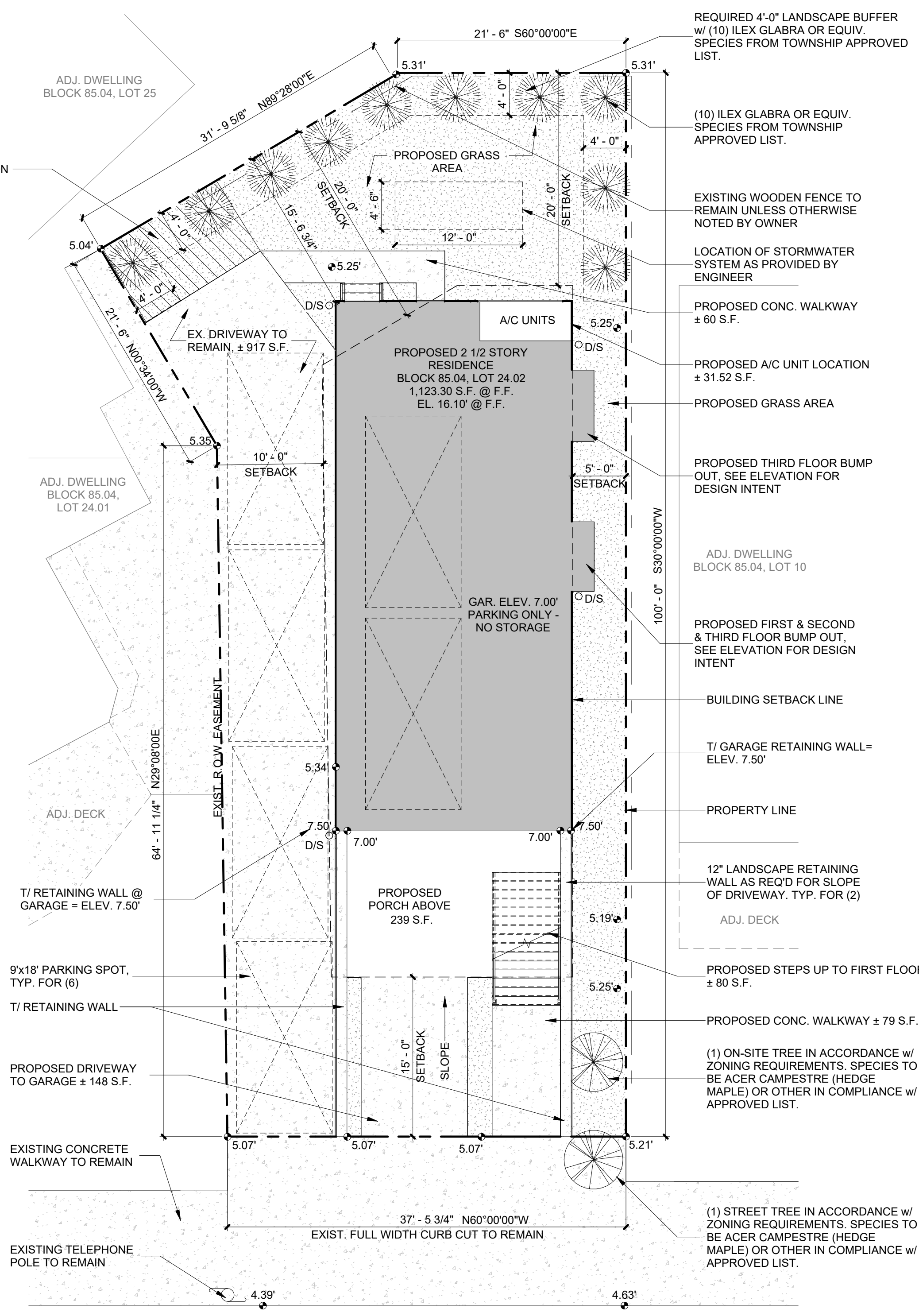


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H:\Revit - Rich ZNW Builders\Schneider - Sea Isle City\248 85th St - S. Schneider - REV 5.rvt
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1
A1.1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



2
A1.1 PROPOSED ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

R-2 ZONING (PREVIOUSLY ZONE C3) - SEA ISLE CITY, NEW JERSEY

REQUIRED / ALLOWED	EXISTING	PROPOSED
LOT AREA 5,000 S.F.	3,876 S.F.	3,876 S.F.
LOT WIDTH @ STREET (50'-0")	37.48'	37.48'
MAX. BUILDING COVERAGE (35%)	1,173 S.F. (30%)	1,123.13 S.F. (28.9%)
MAX. LOT COVERAGE (70%)*	2,752 S.F. (71%)	2,675.83 S.F. (69%)
FRONT YARD 15'-0"	21.1'	15'-0"
SIDE YARD 5' / 15' AGG	3.2'	10'-0" / 5'-0"
REAR YARD 20'-0"	29.8'	15'-4.625"
MAX. BUILDING HT. (31'-0")	23.17'	31'-0"
FLOOR AREA RATIO (.85)	N/A	.78 FAR
ACCESSORY BLDG. COVERAGE (10%)	98.82 (1.97%)	0
ACCESSORY BLDG. HEIGHT (15')	4.78'	0

3
A1.1 ZONING CHART
SCALE: 1/8" = 1'-0"

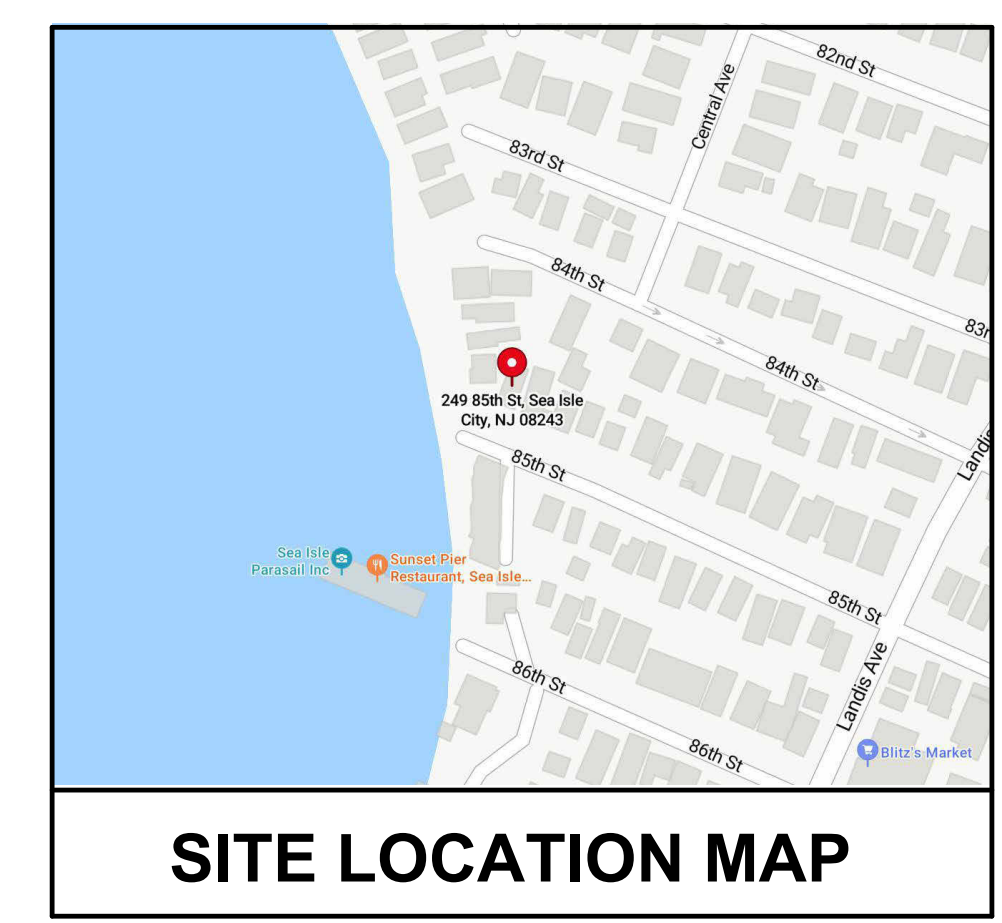
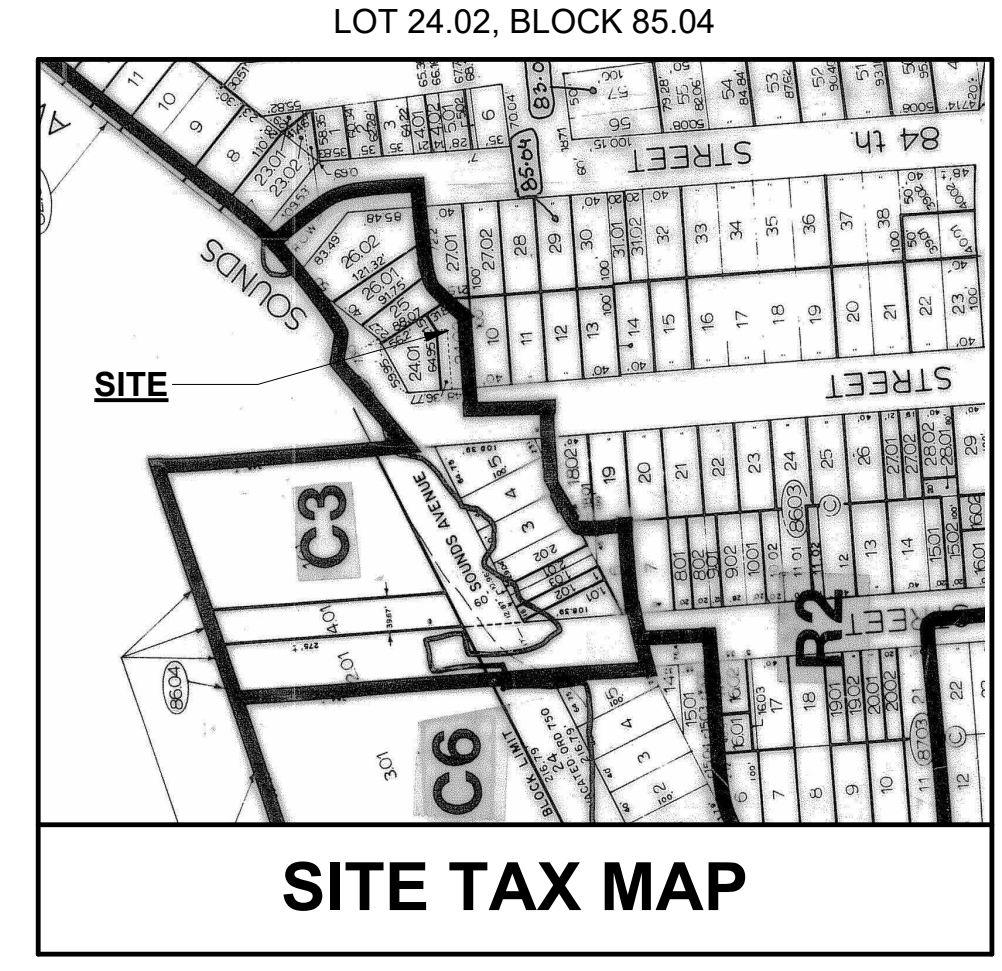
FLOOR AREAS

FIRST FLOOR	1,123.30 S.F.
SECOND FLOOR	1,132.00 S.F.
THIRD FLOOR	795.19 S.F.
TOTAL	3,050.49 S.F. (.78 FAR)

VOLUMES

FIRST FLOOR	8,986.40 C.F.
SECOND FLOOR	9,056.00 C.F.
THIRD FLOOR	6,361.52 C.F.
TOTAL	24,403.92 C.F.

.85 FAR ALLOWED w/ (4) PARKING SPACES



ARCHITECT

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(610) 993-9111 (610) 993 0510 fax
JOSEPH MICHAEL LOMBARDI
NJ LICENSE # AI 15451

DATE 12/13/2024

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT

PROPOSED NEW RESIDENCE FOR:

THOMAS & JOAN SCHNEIDER

249 85th ST.
SEA ISLE CITY, NJ
CAPE MAY COUNTY
LOT 24.02, BLOCK 85.04

REVISIONS

NO.	DATE	REVISION

SHEET TITLE

EXISTING & PROPOSED ARCHITECTURAL SITE PLAN

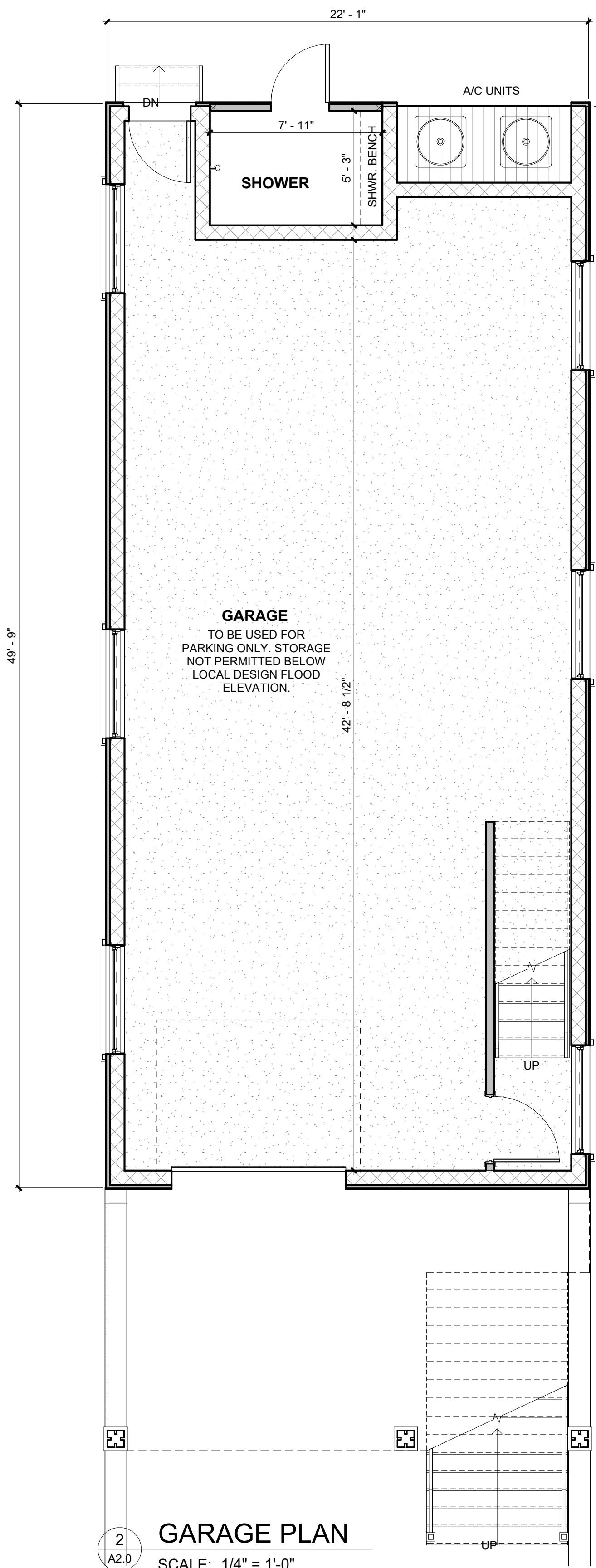
ISSUED: ZONING REVIEW

DATE: 12/13/24 SCALE: 1/8" = 1'-0"

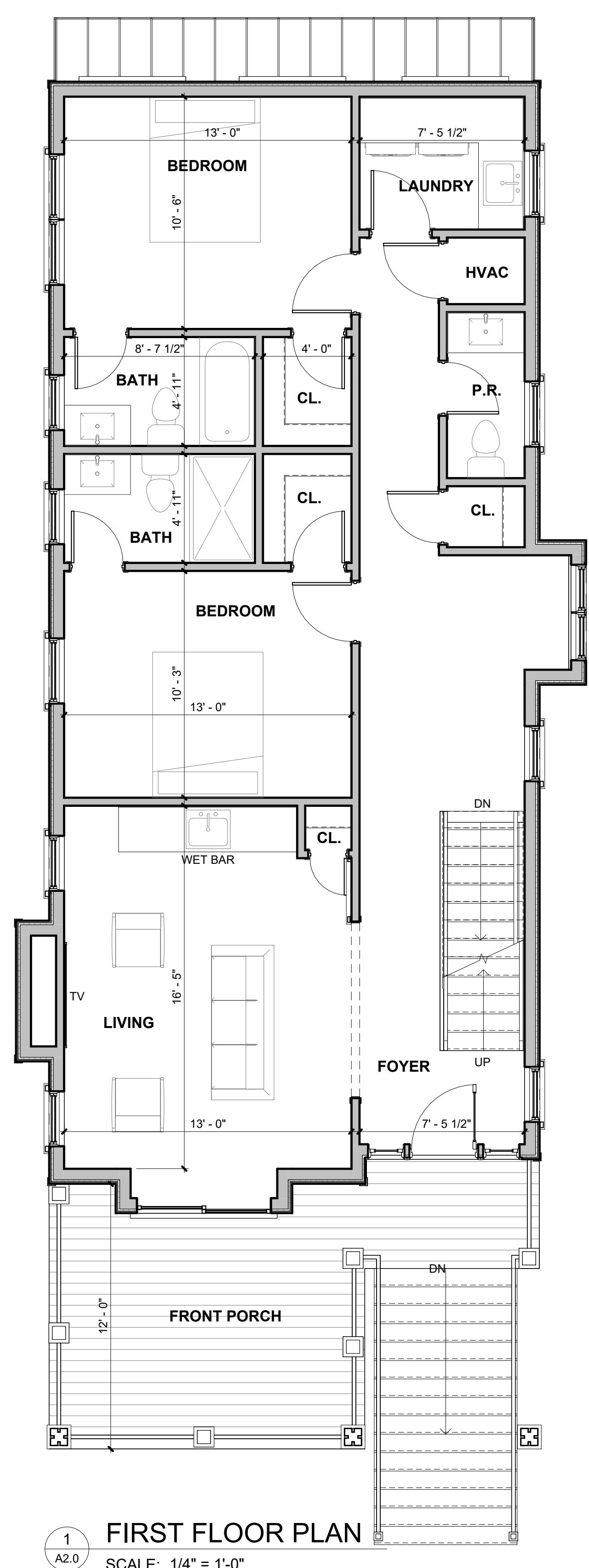
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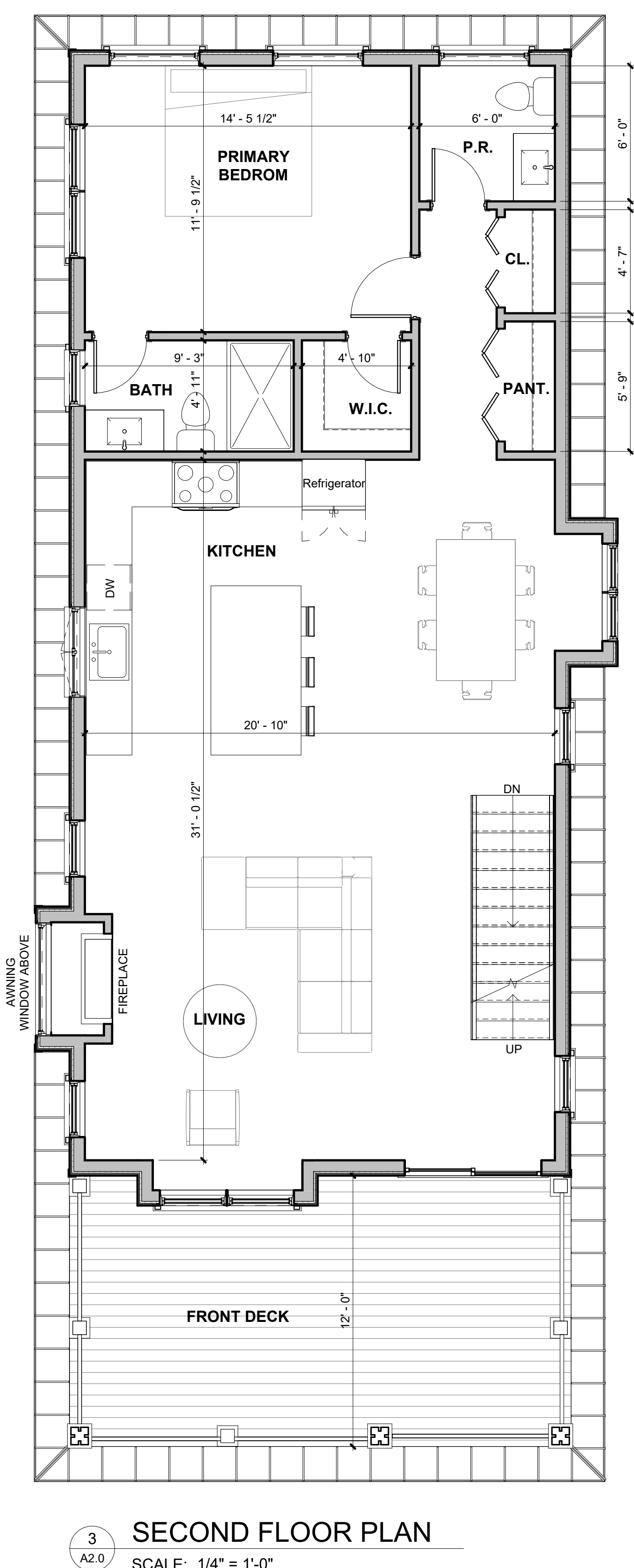
A1.1



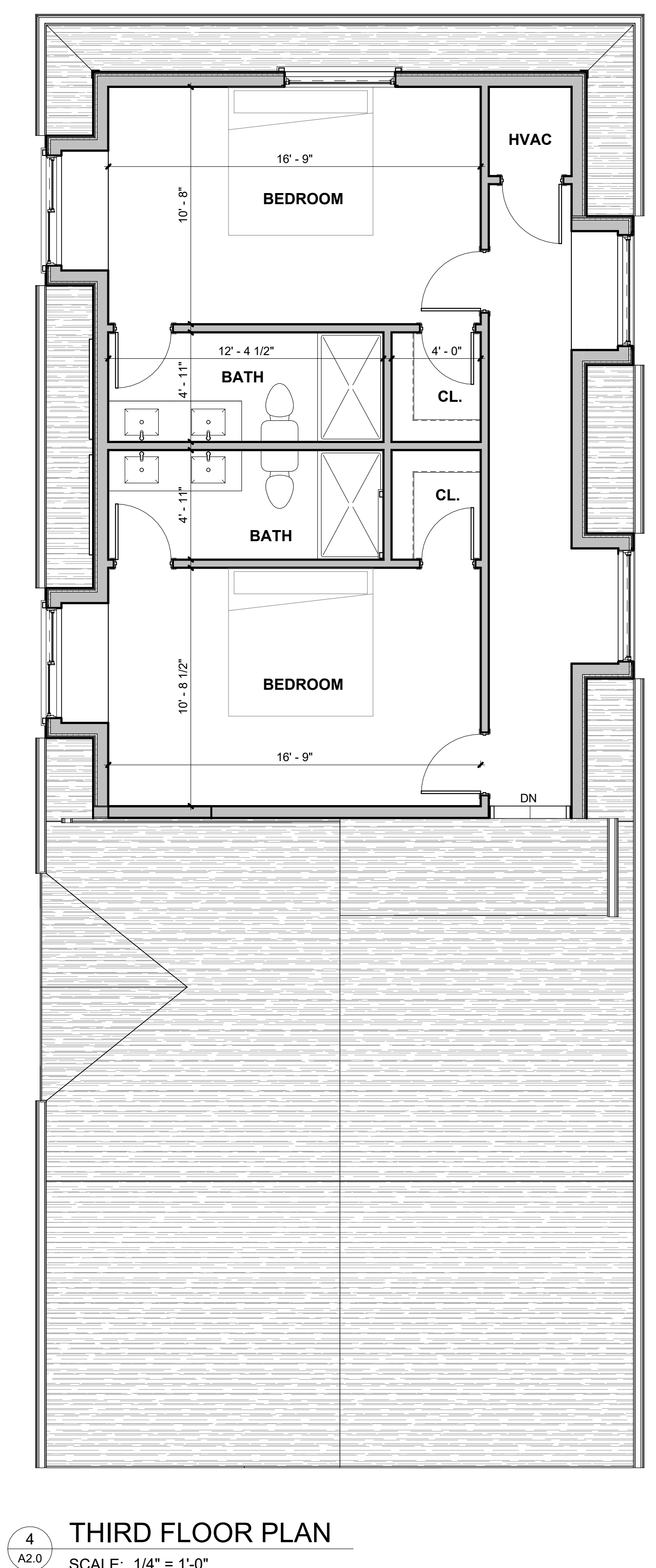
2 GARAGE PLAN
A2.0 SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
A2.0 SCALE: 1/4" = 1'-0"




3 SECOND FLOOR PLAN
A2.0 SCALE: 1/4" = 1'-0"



4 THIRD FLOOR PLAN
A2.0 SCALE: 1/4" = 1'-0"

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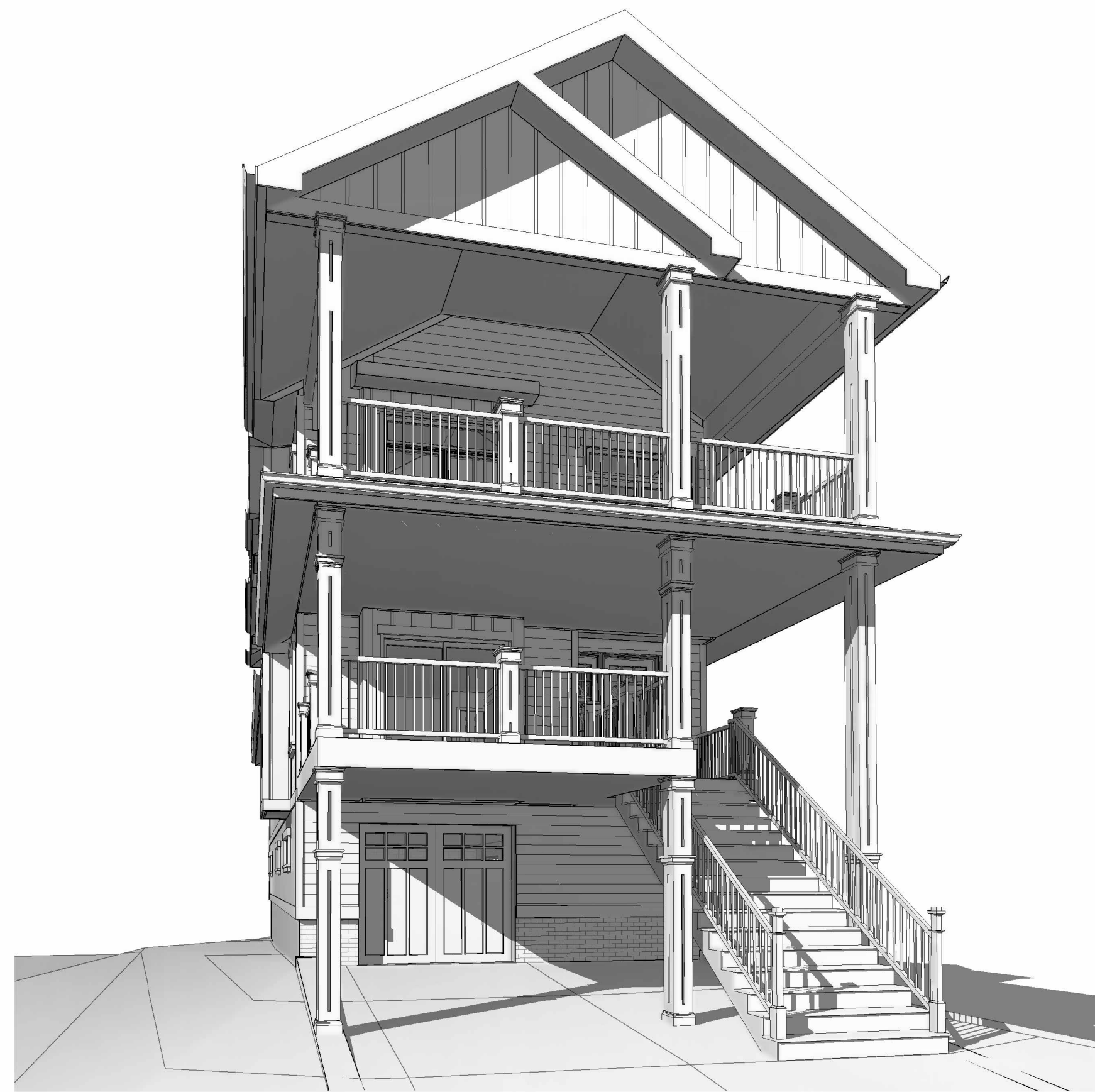
FLOOR PLANS

ISSUED: ZONING REVIEW

DATE: 12/13/24	SCALE: 1/4" = 1'-0"
DRAWN BY: JGO	CHECKED BY: JML

DRAWING NO.

A2.0



1 3D View 1
A2.3 SCALE:



2 3D View 2
A2.3 SCALE:

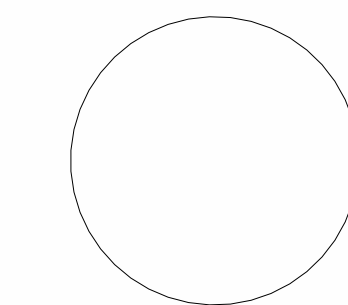


3 3D View 3
A2.3 SCALE:



4 3D View 4
A2.3 SCALE:

ARCHITECT



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JOAN
SCHNEIDER**

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SEA ISLE CITY, NJ
CAPE MAY COUNTY
LOT 24.02, BLOCK 85.04

REVISIONS

NO.	DATE	REVISION
1		

SHEET TITLE

3D VIEWS

ISSUED: ZONING REVIEW

DATE: 12/13/24

SCALE:

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A2.3

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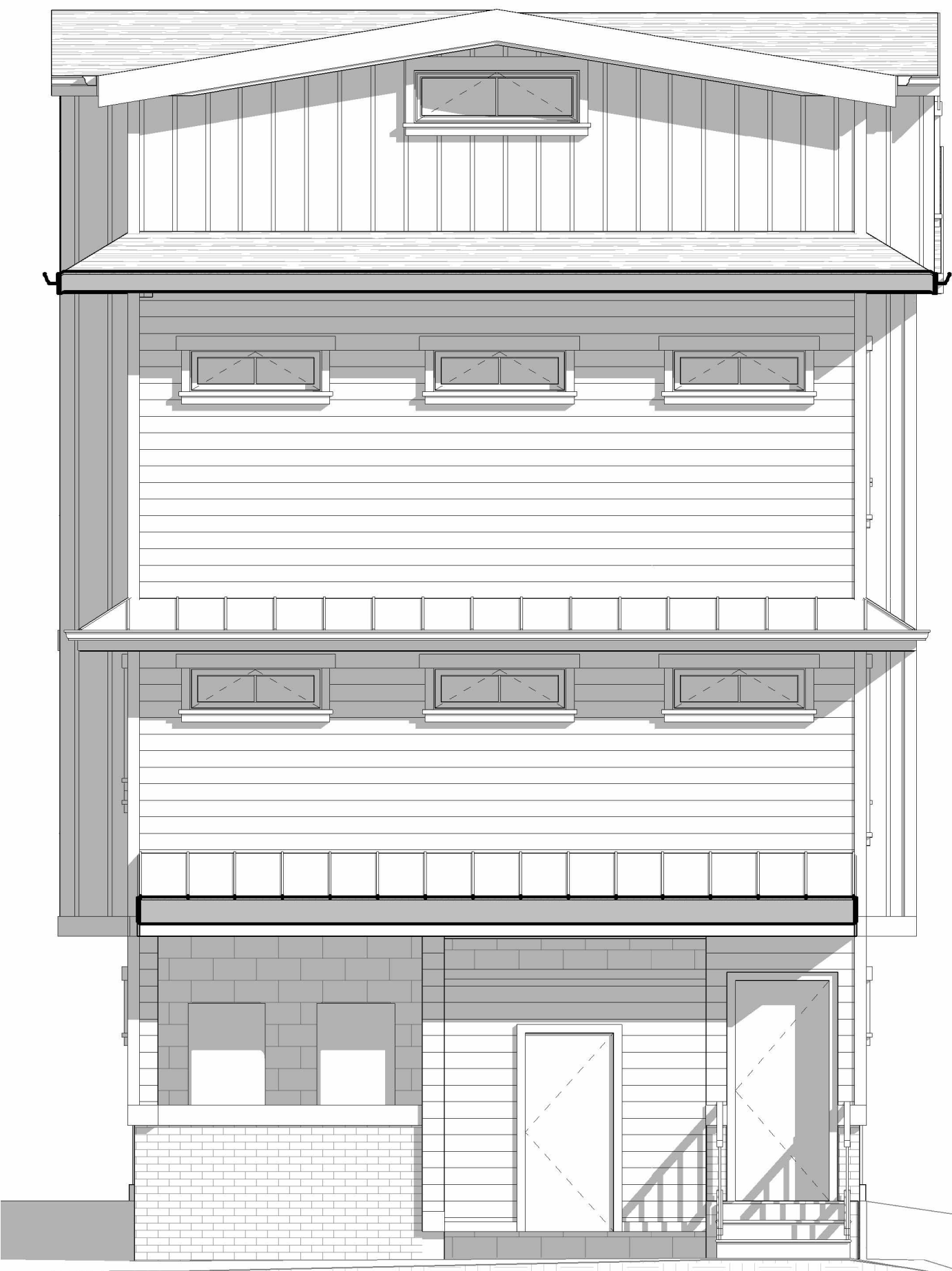


- Max. Allowable Height 37' - 9"
- Third Floor Ceiling 37' - 0 3/4"
- Third Floor 29' - 0 3/4"
- Second Floor Ceiling 27' - 11 1/2"
- Second Floor 19' - 11 1/2"
- First Floor Ceiling 18' - 10 1/4"
- (EL. 16.10) First Floor 10' - 10 1/4"
- T/ Fndt. 9' - 8 1/8"
- (EL. 12.00) Design Flood El. 6' - 9"
- (EL. 9.00) BFE 3' - 9"
- (EL. 7.00) T/ Garage Slab 1' - 9"
- Grade (EL. 5.25) 0' - 0"

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



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



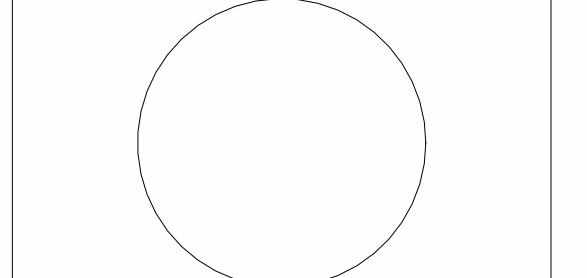
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- (EL. 7.00) T/ Garage Slab 1' - 9"
- Grade (EL. 5.25) 0' - 0"

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



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

ARCHITECT



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ELEVATIONS

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A3.0

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ZONING REVIEW