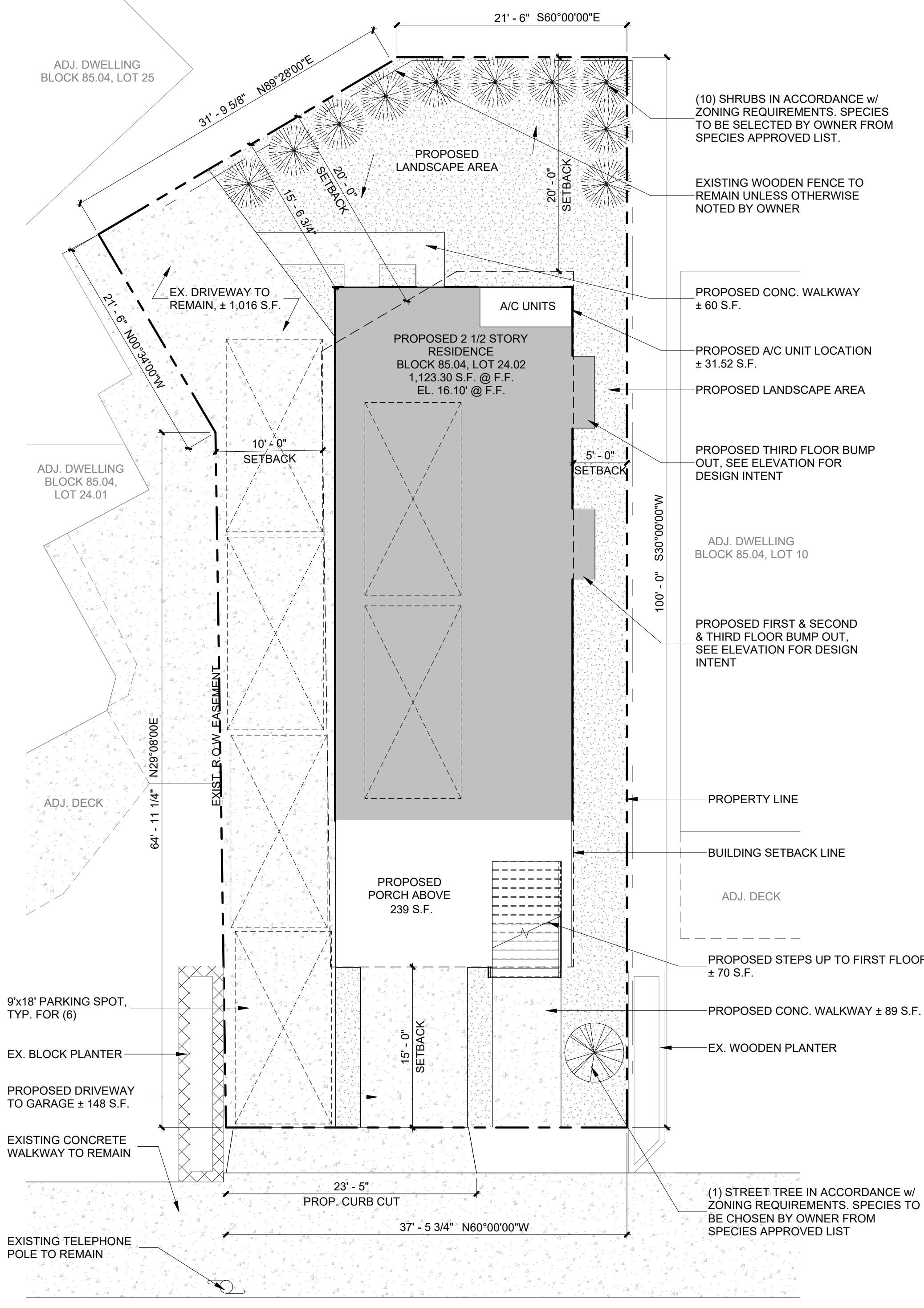


**85TH STREET  
(60' R.O.W.)  
F.K.A. CEDAR AVENUE**

**1 EXISTING SITE PLAN**  
SCALE: 1/8" = 1'-0"



**85TH STREET  
(60' R.O.W.)  
F.K.A. CEDAR AVENUE**

**2 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%)	2,661.76 S.F. (68%)
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 ZONING CHART**  
SCALE: 1/8" = 1'-0"

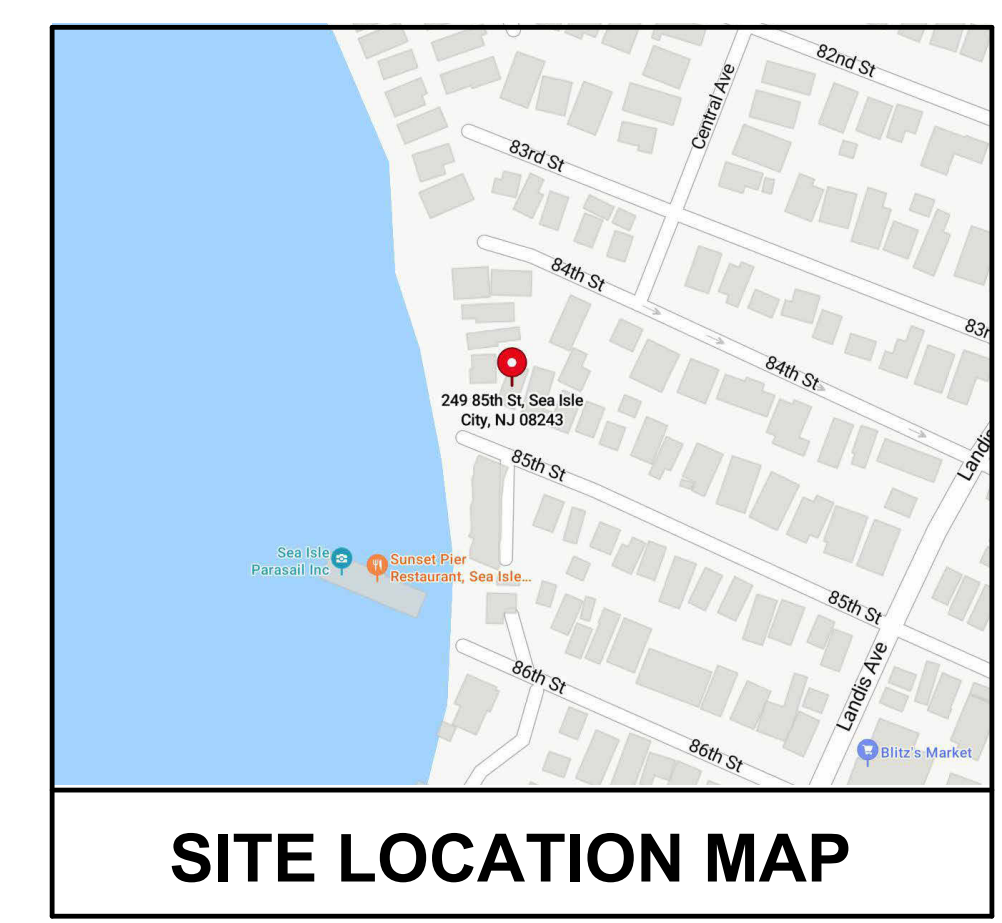
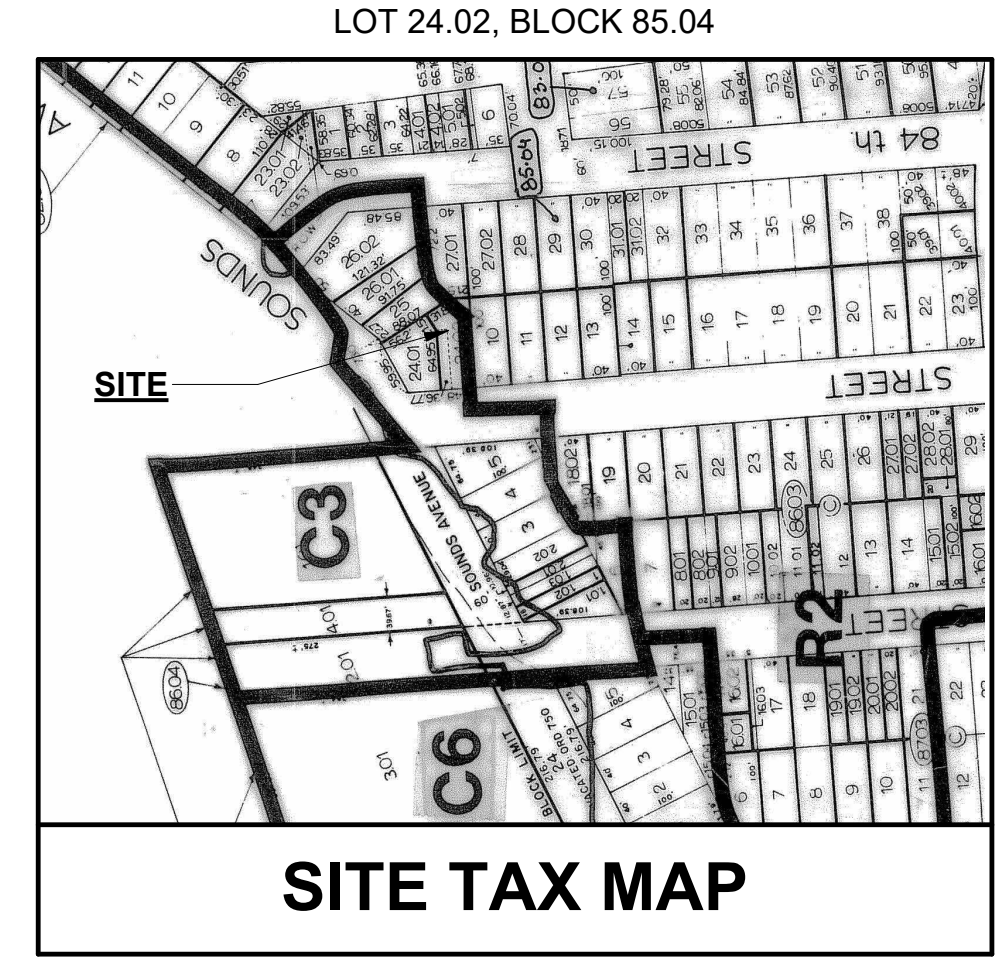
**FLOOR AREAS**

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

**VOLUMES**

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

.85 FAR ALLOWED w/ (4) PARKING SPACES



ARCHITECT

**ARCHITETRA**.pc

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(610) 993-9111 (610) 993 0510 fax

JOSEPH MICHAEL LOMBARDI  
NJ LICENSE # AI 15451

DATE 10/23/2024

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**

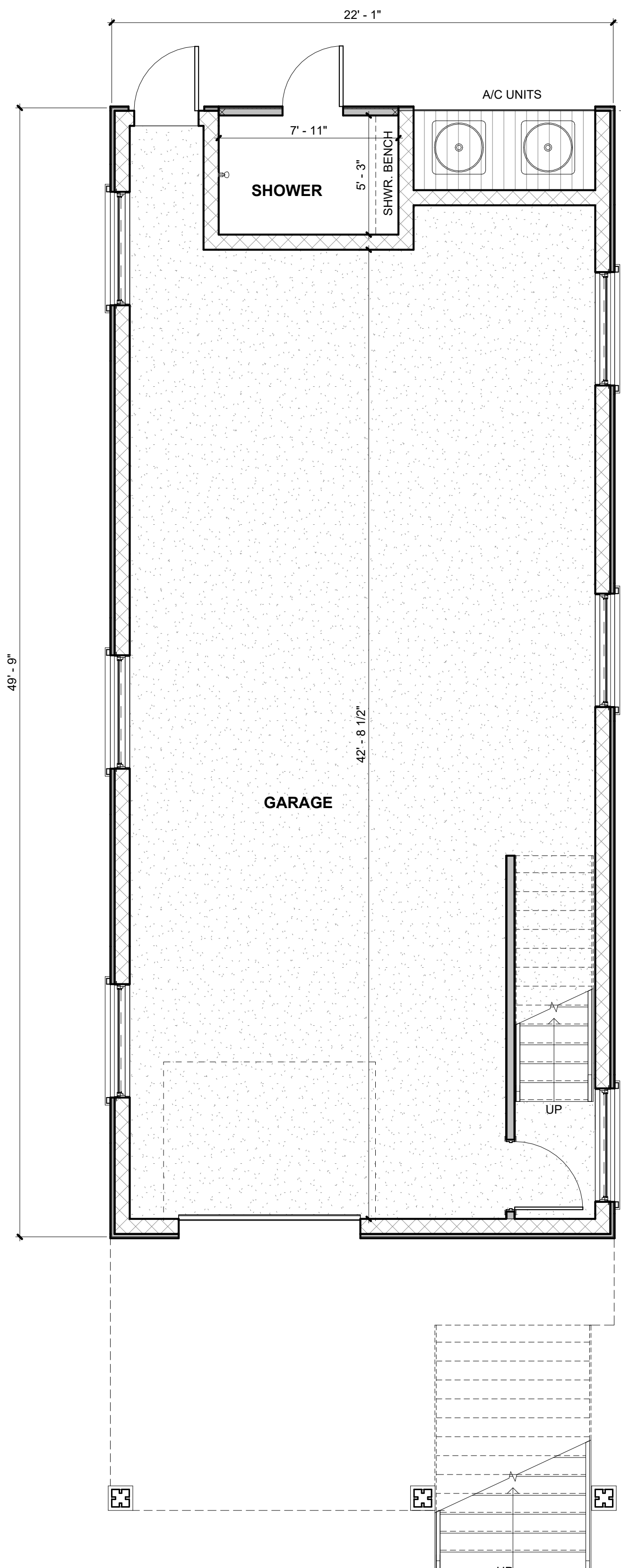
ISSUED: ZONING REVIEW

DATE: 10/23/2024 SCALE: 1/8" = 1'-0"

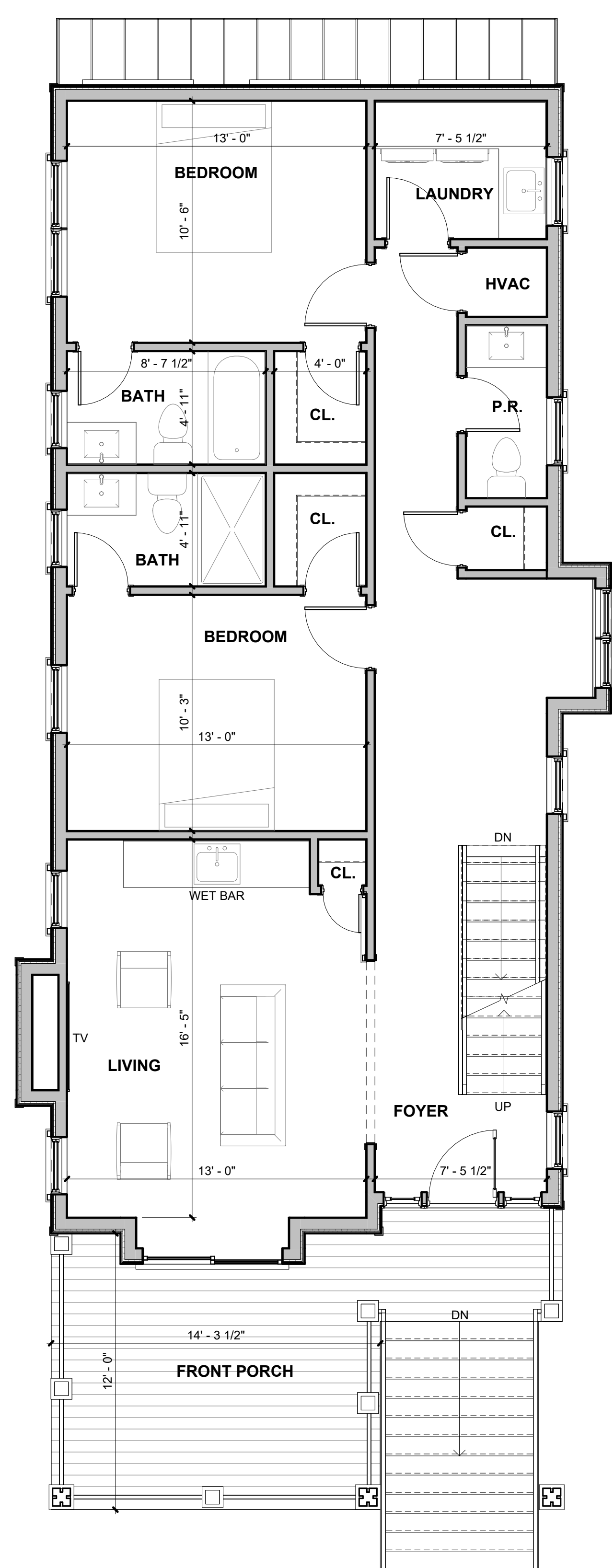
BRAWN BY: JGO CHECKED BY: JML

DRAWING NO.

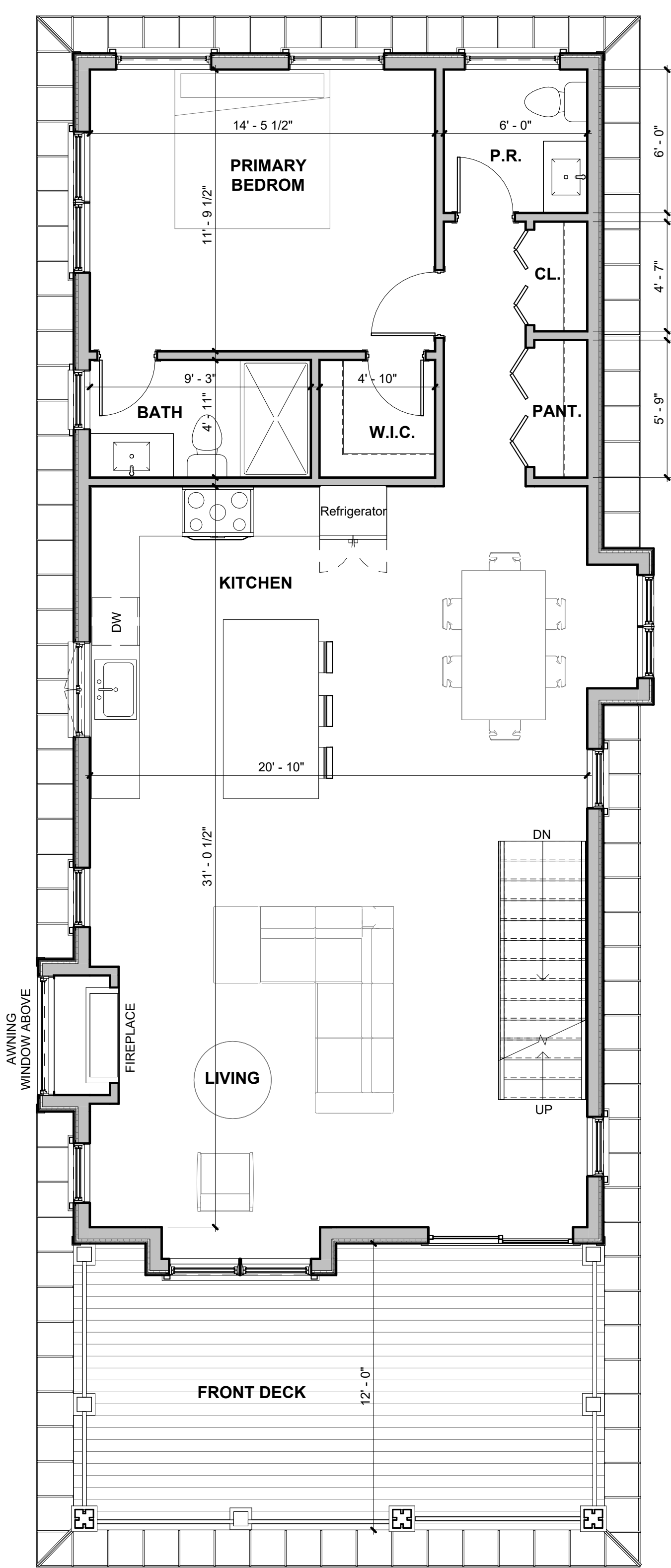
**A1.1**



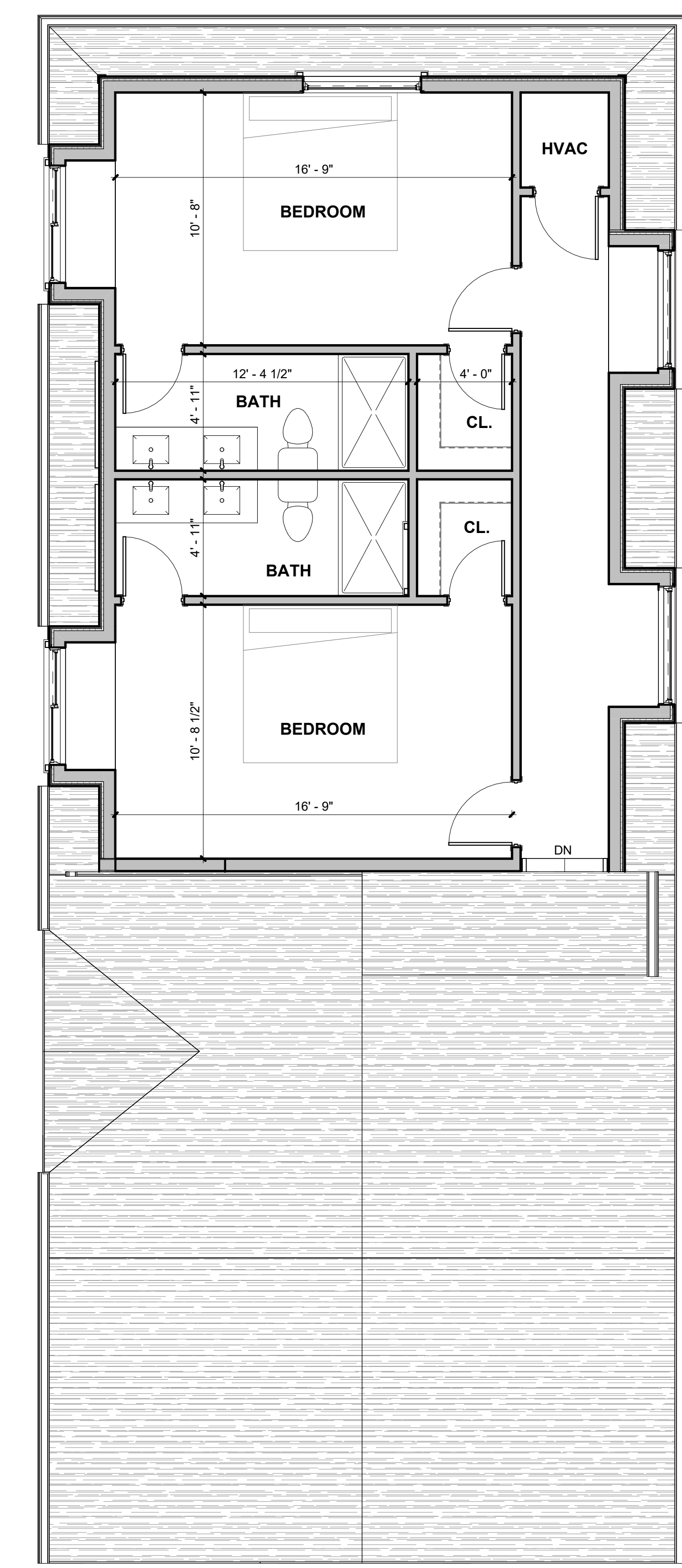
2 GARAGE PLAN  
A2.0 SCALE: 1/4" = 1'-0"



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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249 85th ST.  
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SHEET TITLE

**FLOOR PLANS**

ISSUED: ZONING REVIEW  
DATE: 10/23/2024 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:

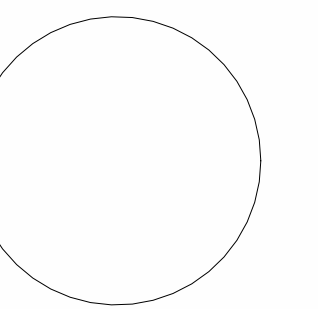


3 3D View 3  
A2.3 SCALE:



4 3D View 4  
A2.3 SCALE:

ARCHITECT



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PROPOSED NEW RESIDENCE  
FOR:

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LOT 24.02, BLOCK 85.04

REVISIONS

NO.	DATE	REVISION
1		

SHEET TITLE

3D VIEWS

ISSUED: ZONING REVIEW

DATE: 10/23/2024	SCALE:
DRAWN BY: JGO	CHECKED BY: JML

DRAWING NO.

A2.3

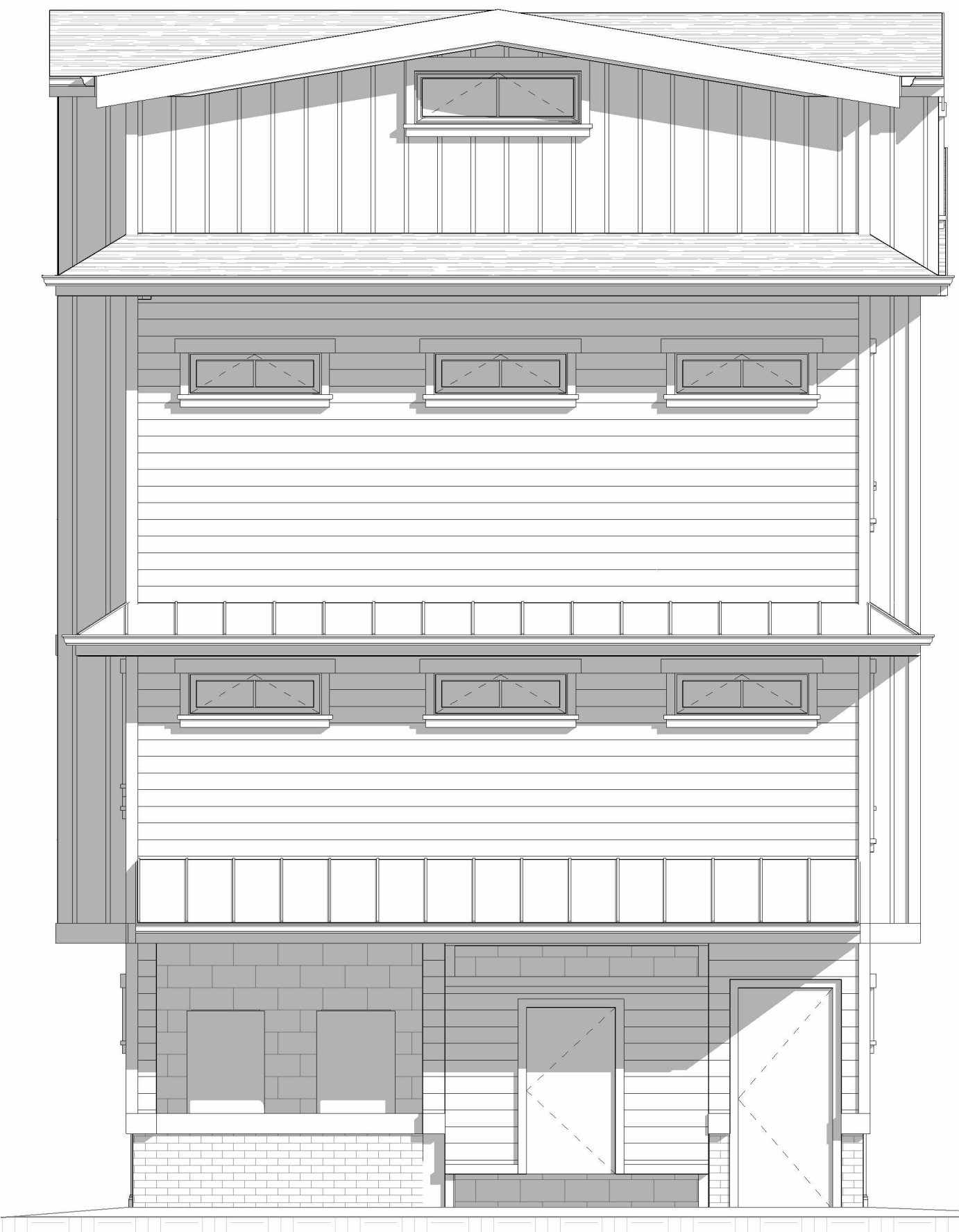


- Max. Allowable Height 37' - 9"
- Third Floor Ceiling 37' - 0 3/4"
- Third Floor 29' - 0 3/4"
- Second Floor Ceiling 27' - 11 1/2"
- Second Floor 19' - 11 1/2"
- First Floor Ceiling 18' - 10 1/4"
- (EL. 16.10') First Floor 10' - 10 1/4"
- T/ Fndt. 9' - 8 1/8"
- (EL. 12.00') Design Flood El. 6' - 9"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



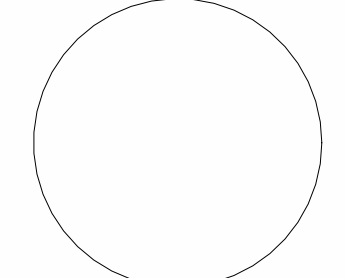
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- (EL. 7.00') T/ Garage Slab 1' - 9"
- Grade (EL. 5.25') 0' - 0"

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



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

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REVISIONS

NO.	DATE	REVISION

SHEET TITLE

ELEVATIONS

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DATE: 10/23/2024 SCALE: 1/4" = 1'-0"  
DRAWN BY: JGO CHECKED BY: JML  
DRAWING NO.

**A3.0**