

PROPOSED TWO-FAMILY RESIDENCE

GENERAL NOTES:

- ALL INFORMATION SHALL BE IN CONFORMANCE WITH THE CURRENT ZONING ORDINANCE REQUIREMENTS FOR THE R-2 TWO FAMILY RESIDENTIAL DISTRICT.
- THE PROJECT IS LOCATED WITHIN FLOOD HAZARD ZONE AE4/EL 9.0' NAVD88 BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS INFORMATION WITH A MINIMUM PROPOSED FIRST HABITABLE FLOOR ELEVATION 11.0' NAVD88.
- THE SCOPE OF THE PROJECT IS TO DEMOLISH THE EXISTING SINGLE FAMILY RESIDENCE TO CONSTRUCT A TWO-FAMILY RESIDENCE.
- SURVEY INFORMATION WAS TAKEN FROM XXX DATED XX/XX/XX AND FIELD VERIFICATION OF EXISTING CONDITIONS.
- THE EXISTING PLOT PLAN/ZONING SCHEDULE REPRESENTS A SCHEME THAT IS IN CONFORMANCE WITH ALL CURRENT ZONING REQUIREMENTS.
- THIS PLAN IS NOT A SURVEY. THE PURPOSE OF THIS PLAN IS TO DELINEATE THE PROPOSED TWO-FAMILY RESIDENCE.
- ALL EXISTING GRADES ARE TO REMAIN AND/OR BE ADJUSTED TO SUIT FIELD CONDITIONS. ANY FINAL GRADING SHALL NOT HAVE A NEGATIVE IMPACT ON THE ADJACENT PROPERTIES.
- IF THE EXISTING CONCRETE CURB/CURBOUT/SIDEWALK/DRIVEWAY ARE TO BE REPLACED, THEN THE CONTRACTOR SHALL PROVIDE A STANDARD PROFILE WITH A MINIMUM 6" CURB FACE NOT TO EXCEED 8" AND A MINIMUM 4" SIDEWALK THICKNESS WITH A 2.0% GRADIENT (INCLUDING A GRASS STRIP BETWEEN CURB AND SIDEWALK) AND A MINIMUM 6" THICK CONCRETE DRIVEWAY WITH A MINIMUM 10.0% GRADIENT.
- THE GUTTERS/DOWNSPOUTS SHALL BE FIELD LOCATED TO SUIT FIELD CONDITIONS.

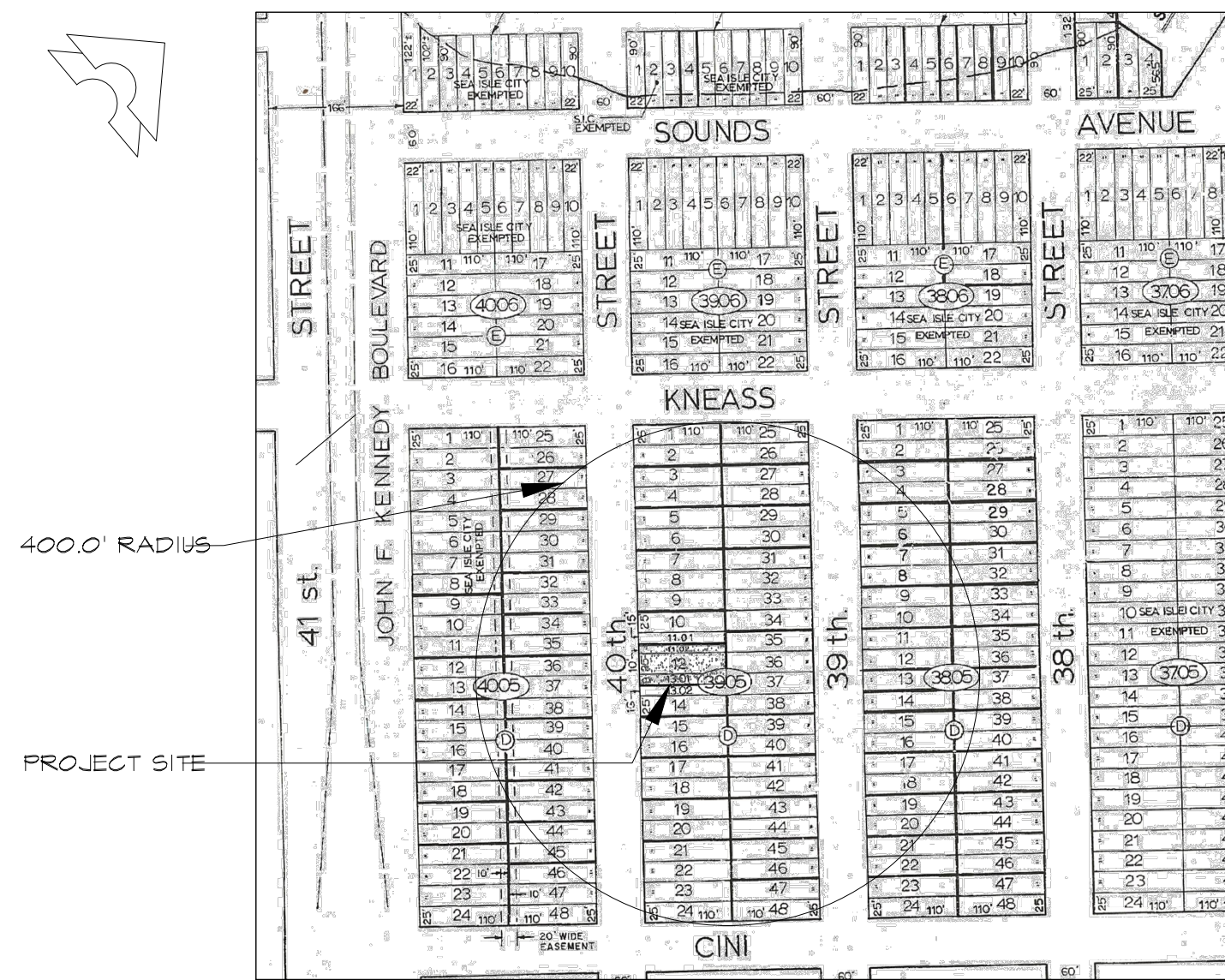
AJS DESIGN

ARTHUR J. SANFILIPPO
A.I.A., NCARB, LEED AP

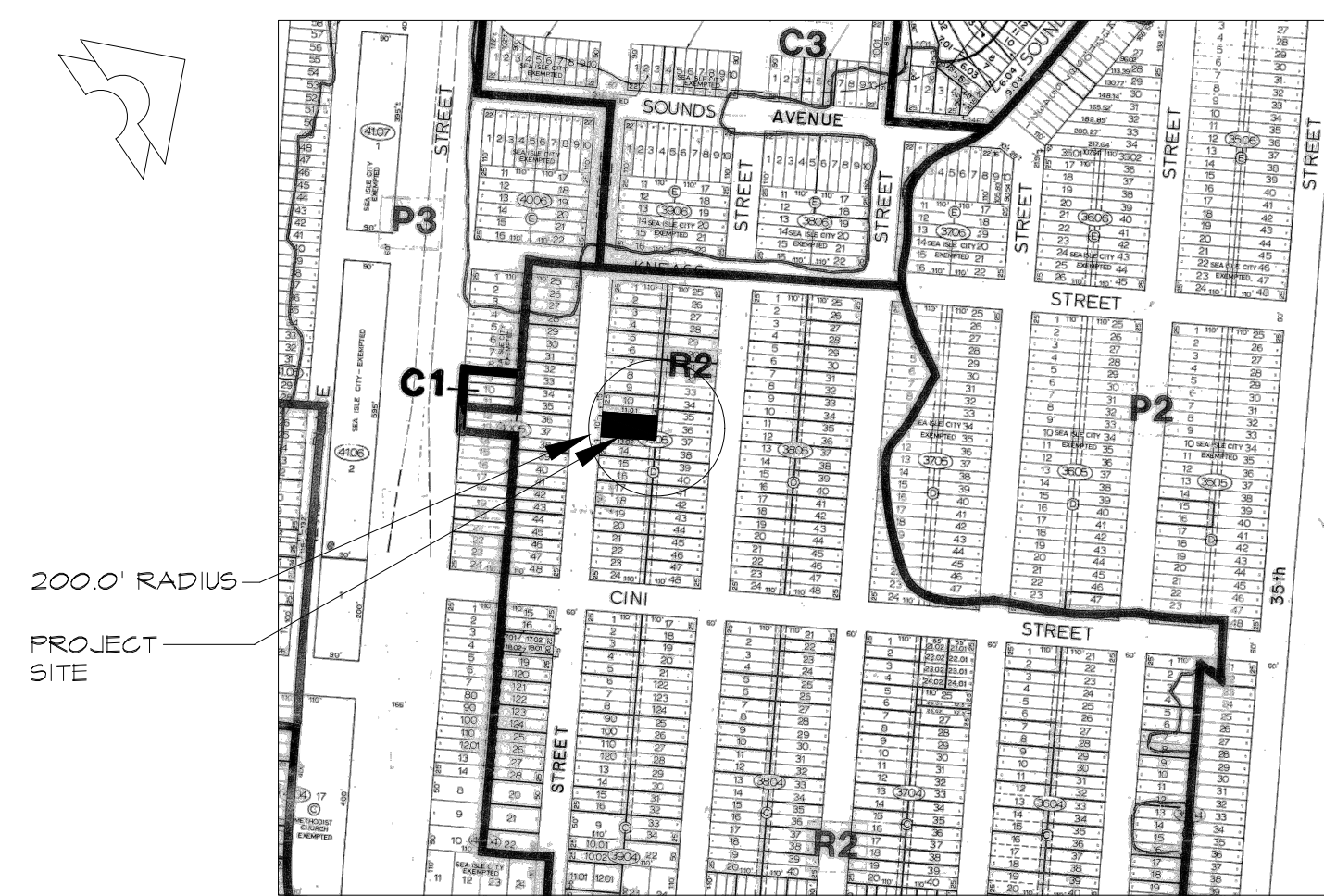
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Villas, NJ 08251

609.305.8160
arthur@ajsdesign.net
www.ajsdesignllc.com

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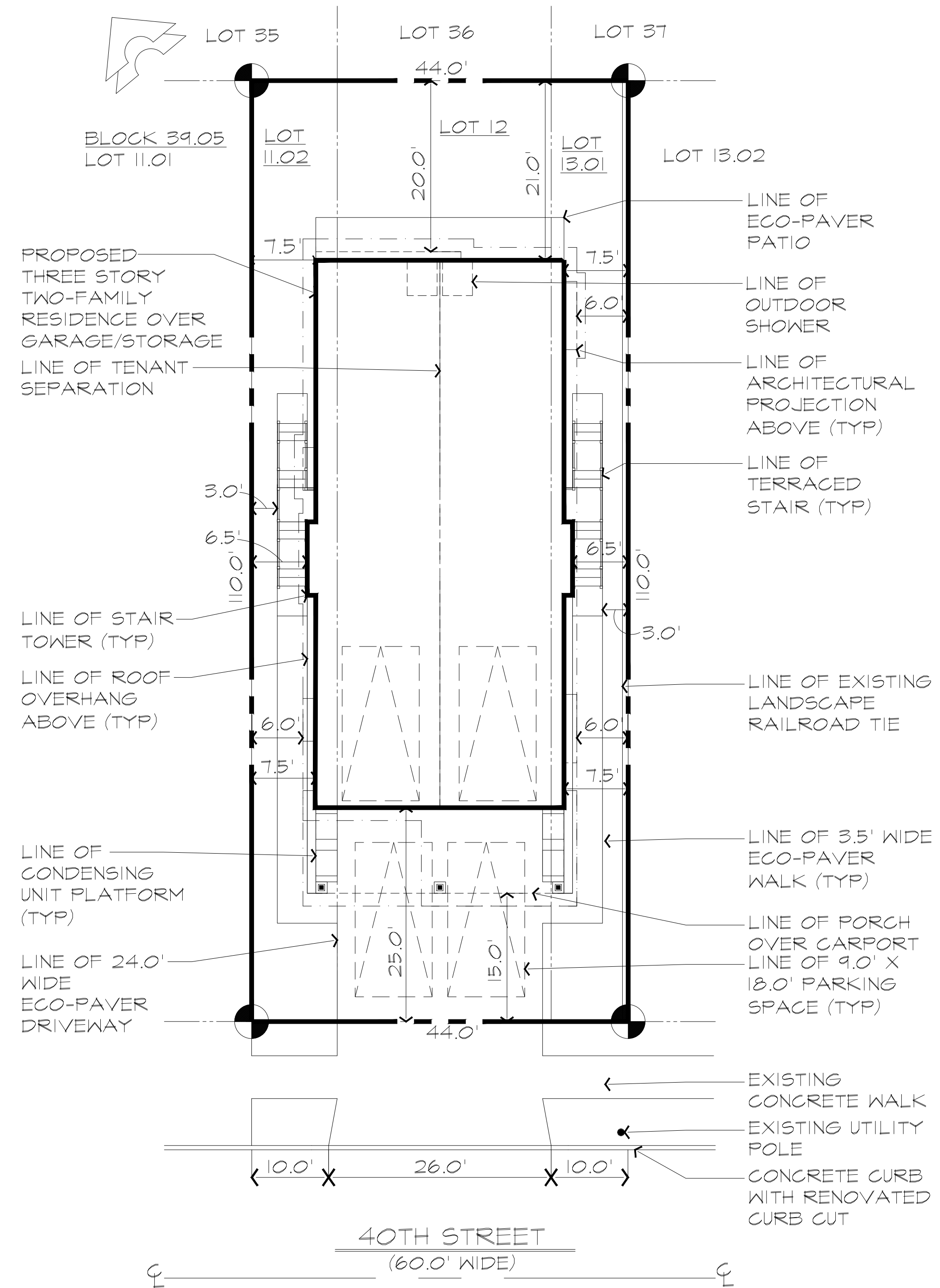
1 LOCATION MAP
Z-1 SCALE: 1" = 200.0' SOURCE: SEA ISLE CITY, N.J. MUNICIPAL TAX MAP



2 ZONING MAP
Z-1 SCALE: 1" = 400.0' SOURCE: SEA ISLE CITY, N.J. MUNICIPAL ZONING MAP



3 AERIAL MAP
Z-1 SCALE: NTS SOURCE: GOOGLE EARTH MAP



4 PROPOSED PLOT PLAN
Z-1 SCALE: 1" = 10.0'

FLOOR AREA RATIO CALCULATION			
no.	item	unit#1	unit#2
1.	1st Floor	946.9 sf	934.91 sf
2.	2nd Floor	1807.63 sf	n/a
3.	3rd Floor	n/a	1909.31 sf
4.	TOTAL	2754.53 sf	2844.22 sf
TOTAL F.A.R.:		5598.75 SF	

- NOTES:
- THE FLOOR AREA DOES NOT INCLUDE FIRST FLOOR NON-HABITABLE AIR SPACE BETWEEN UNITS (3.27 SF PER FLOOR).

BOARD CHAIRMAN: _____ DATE: _____
BOARD ENGINEER: _____ DATE: _____
BOARD SECRETARY: _____ DATE: _____

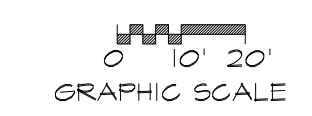
JOB NO. 25053
CLIENT PROPOSED TWO-FAMILY RESIDENCE FOR: ROBERT SHRADER
BLOCK 39.05, LOT: 11.02, 12, 13.01
315 40TH STREET, SEA ISLE CITY, CAPE MAY COUNTY, NJ

NO	DATE	DESCRIPTION
2	02/09/26	ATTORNEY REVIEW
1	11/25/25	ATTORNEY REVIEW

SHEET TITLE
PROPOSED PLOT PLAN, SCHEDULE, NOTES, MAPS

DRAWN BY R.D.B. DATE 11/21/2025 SHEET NO.

ZP-1

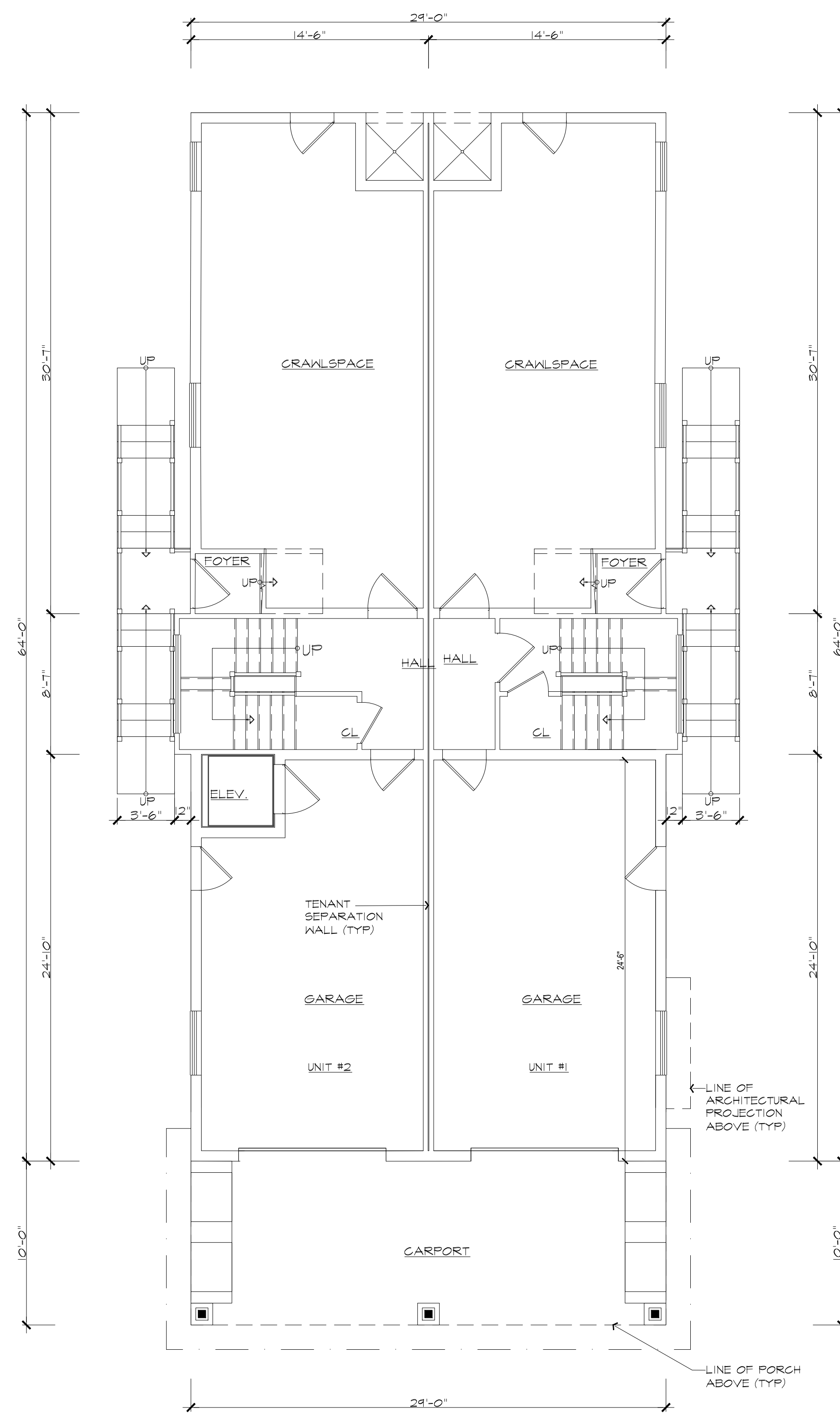


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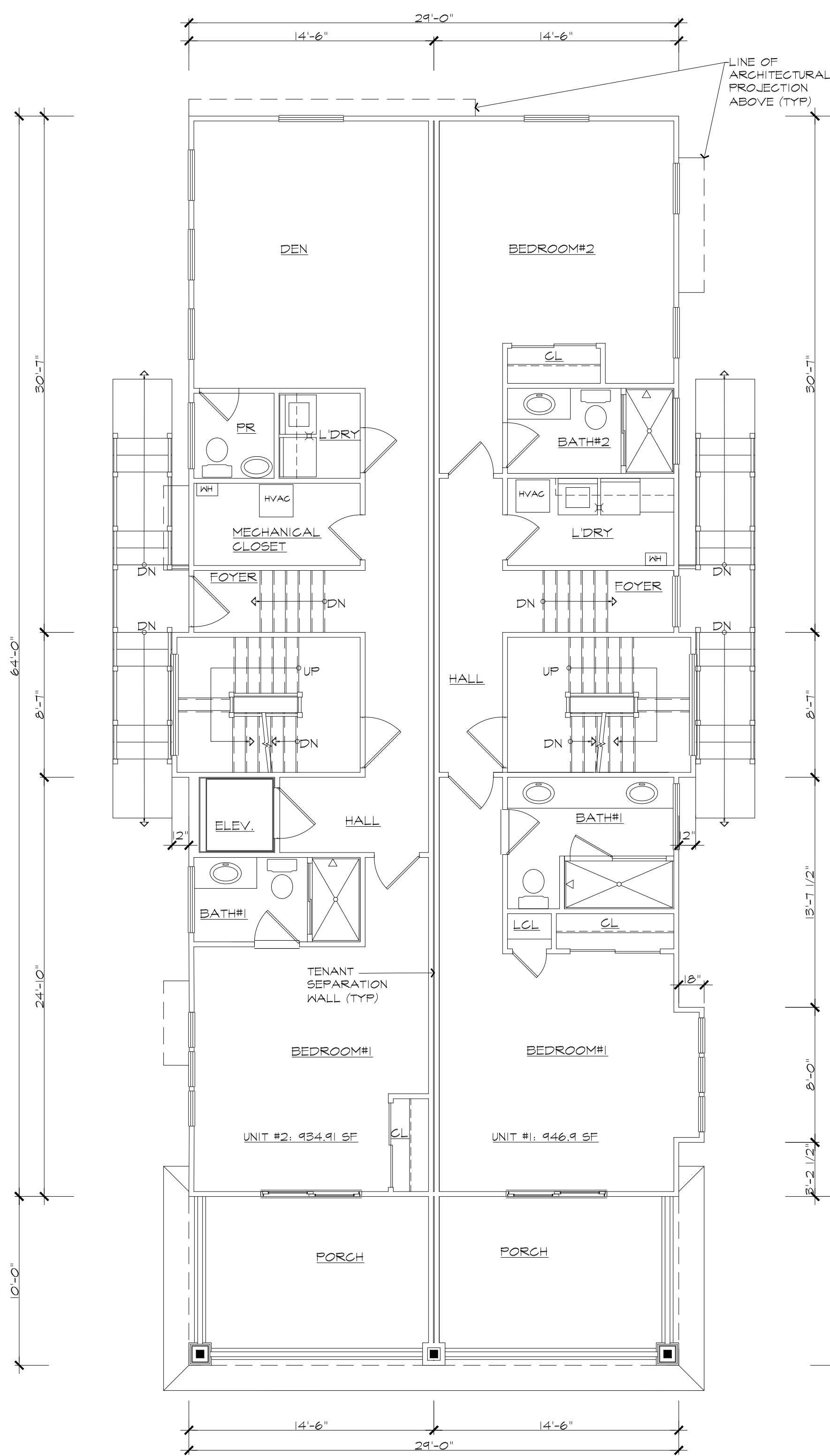
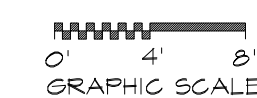
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1 GRADE-LEVEL FLOOR PLAN
Z-2 SCALE: 3/16" = 1'-0"



2 FIRST FLOOR PLAN
Z-2 SCALE: 3/16" = 1'-0"

25053 JOB NO.

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PROPOSED FLOOR PLANS

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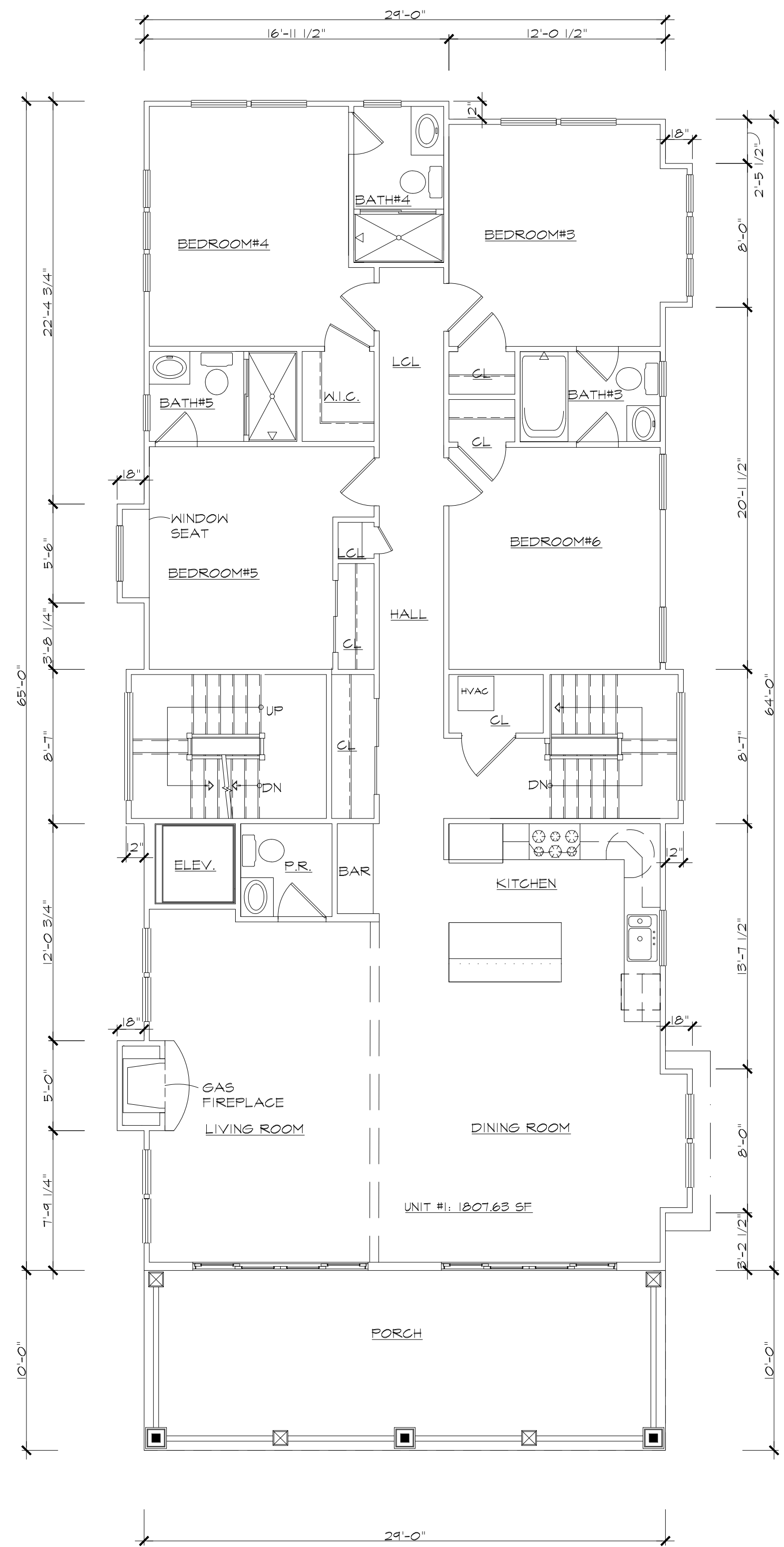
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ZP-2

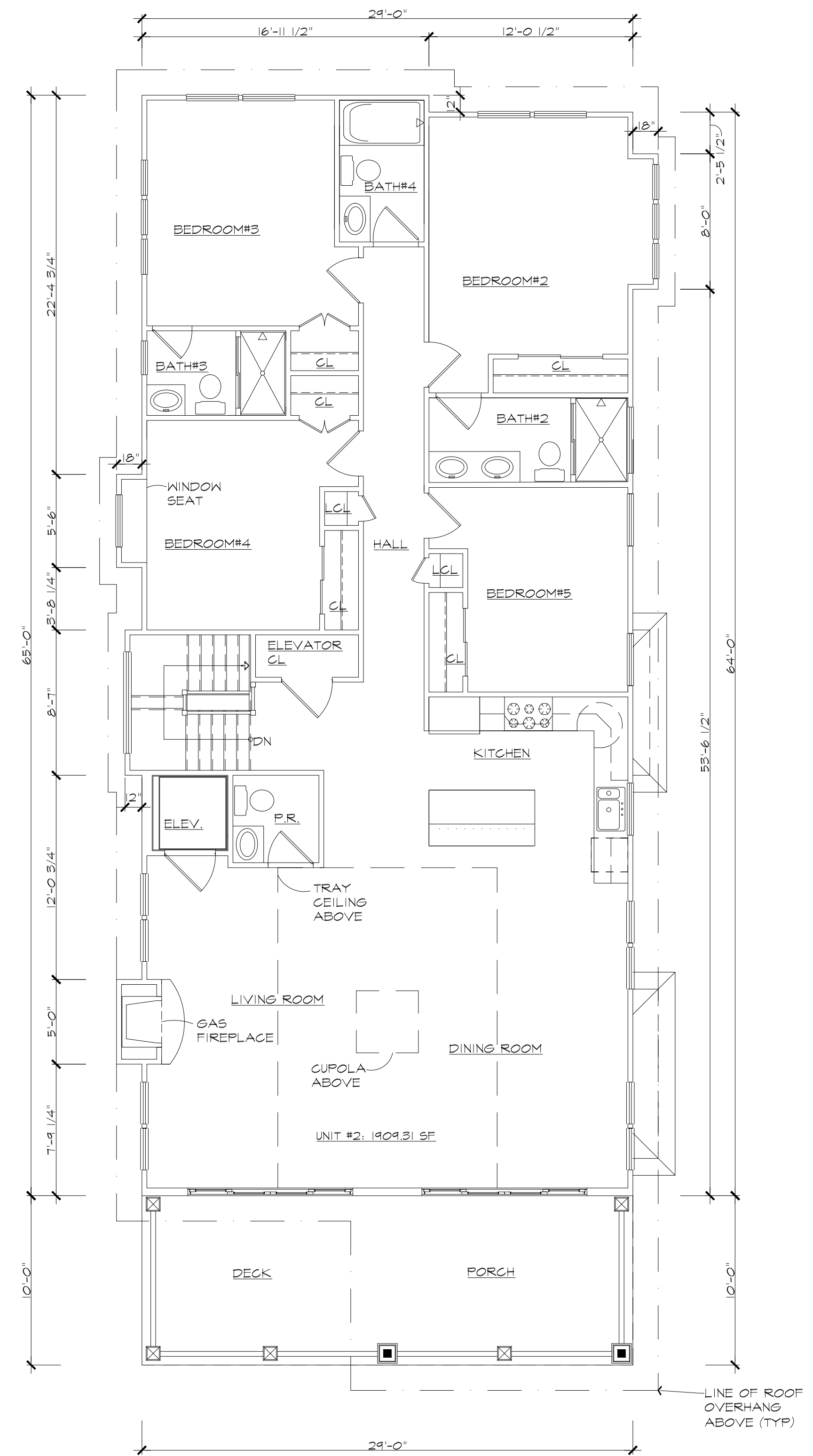
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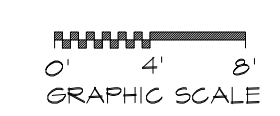
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1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"
NOTES:
1. THE SECOND FLOOR AREA FOR THE FLOOR AREA RATIO DOES NOT INCLUDE THE UNIT#2 ELEVATOR AND STAIR TOWER.



2 THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



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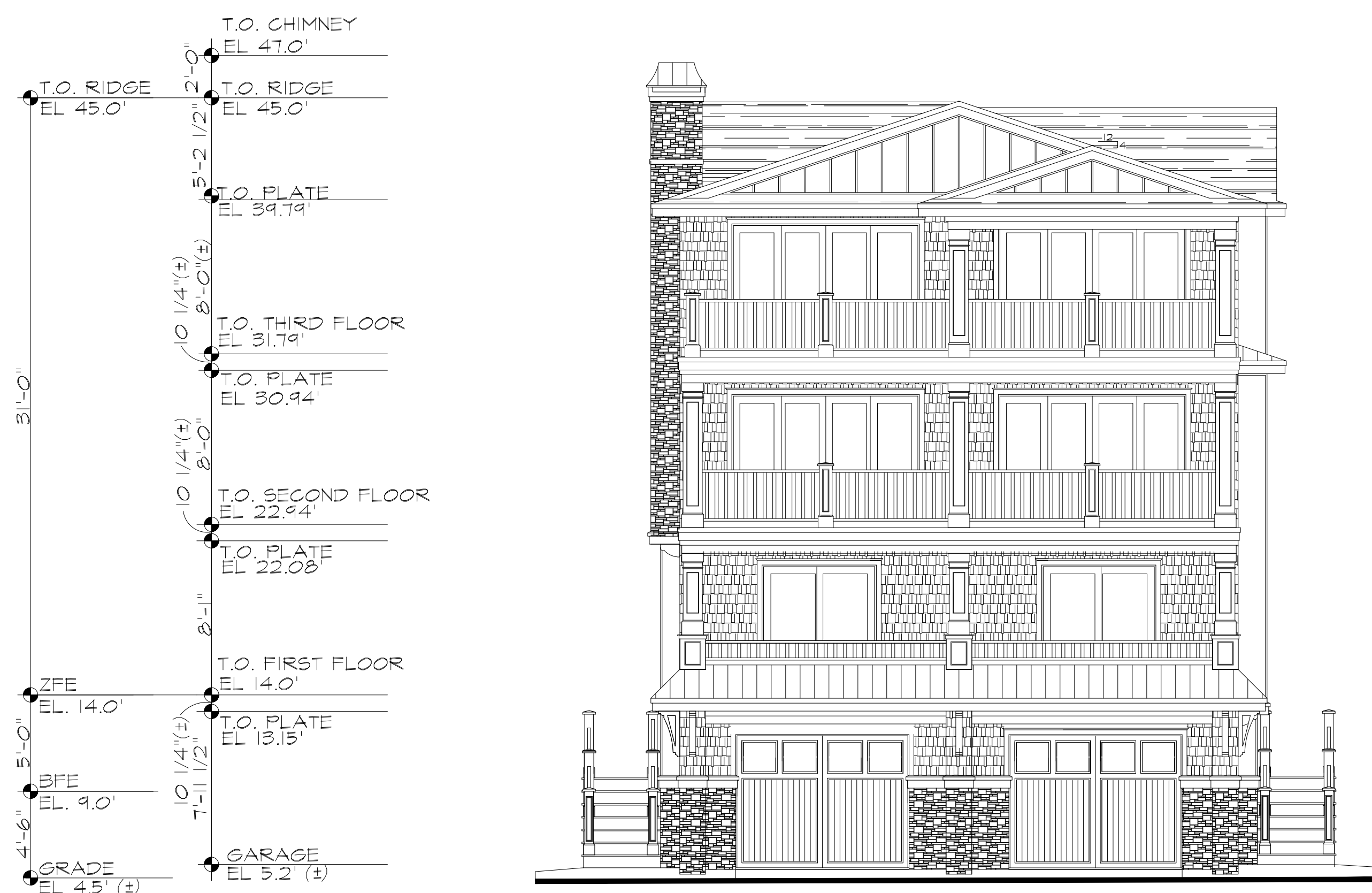
ZP-3

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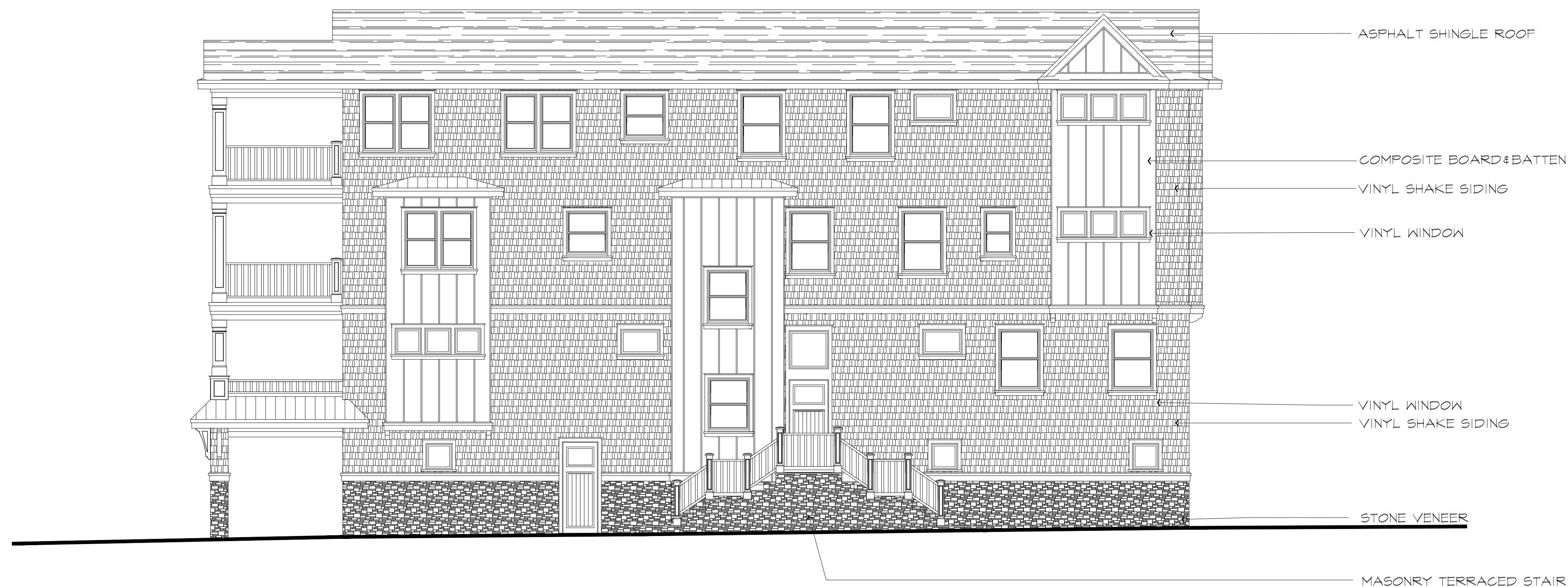
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1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

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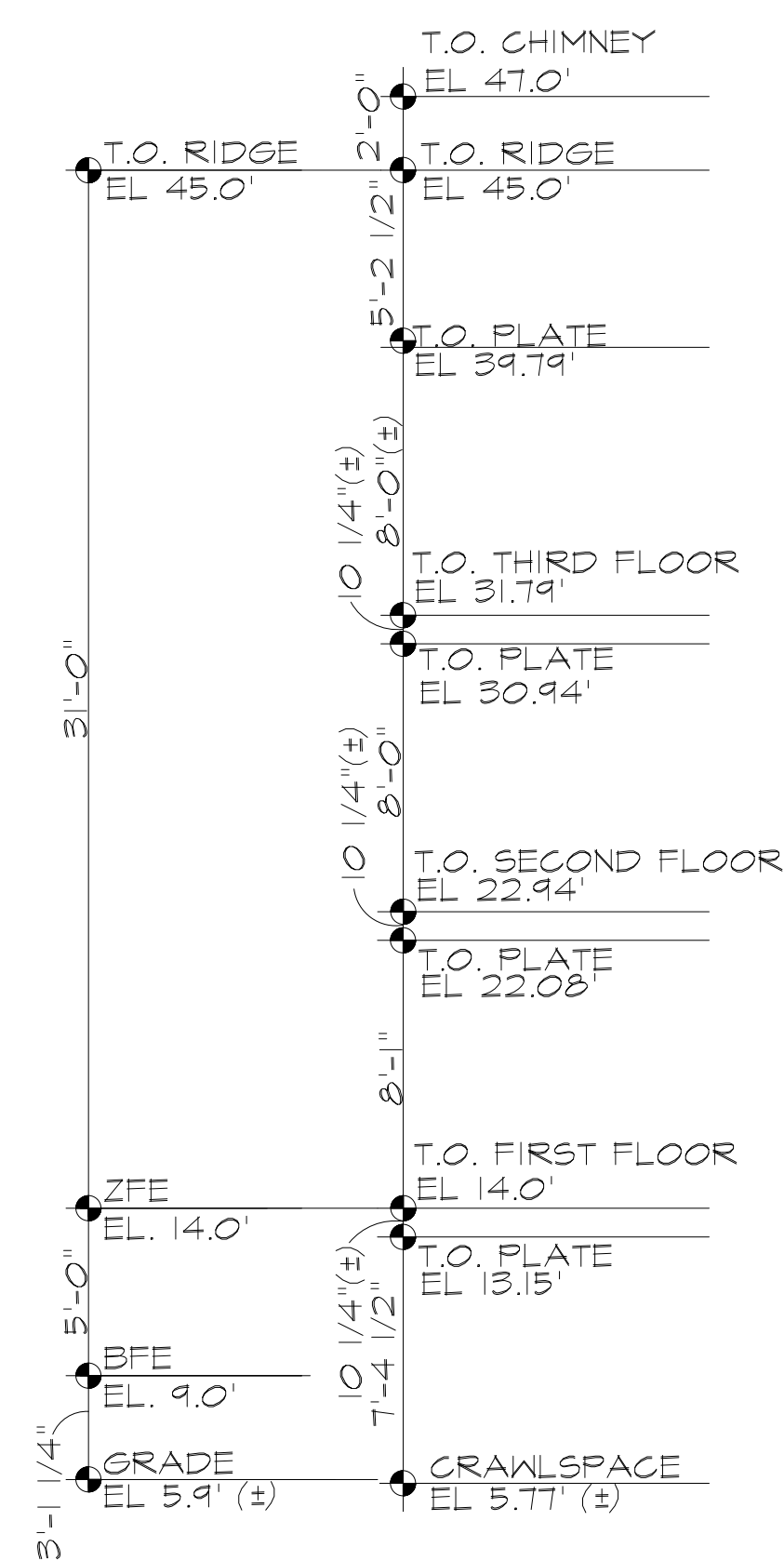
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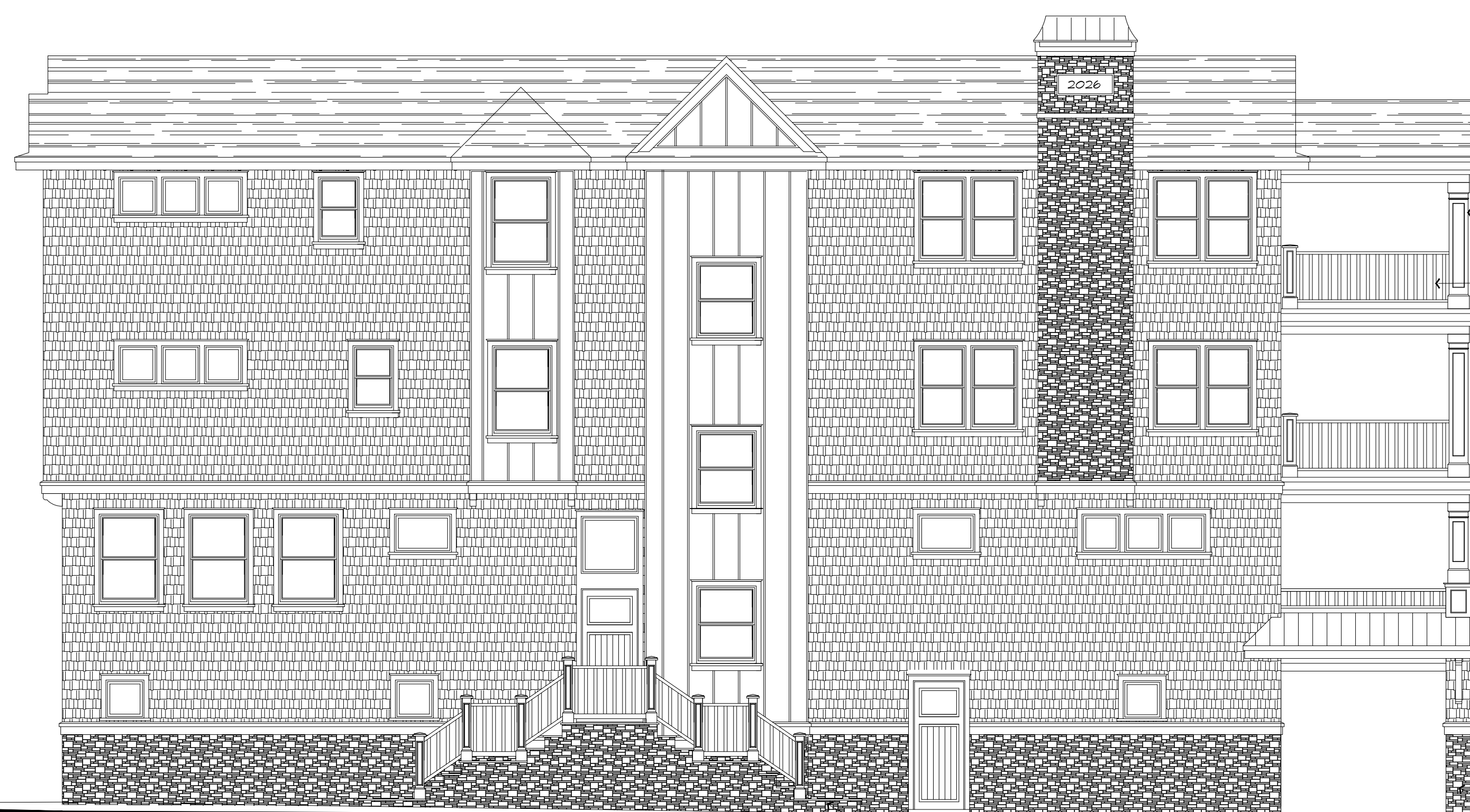
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1 REAR ELEVATION
SCALE: 3/16" = 1'-0"



ASPHALT SHINGLE ROOF

COMPOSITE COLUMN

VINYL RAILING

STANDING SEAM METAL ROOF

STONE VENEER
MASONRY TERRACED STAIR

2 LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

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ZP-5