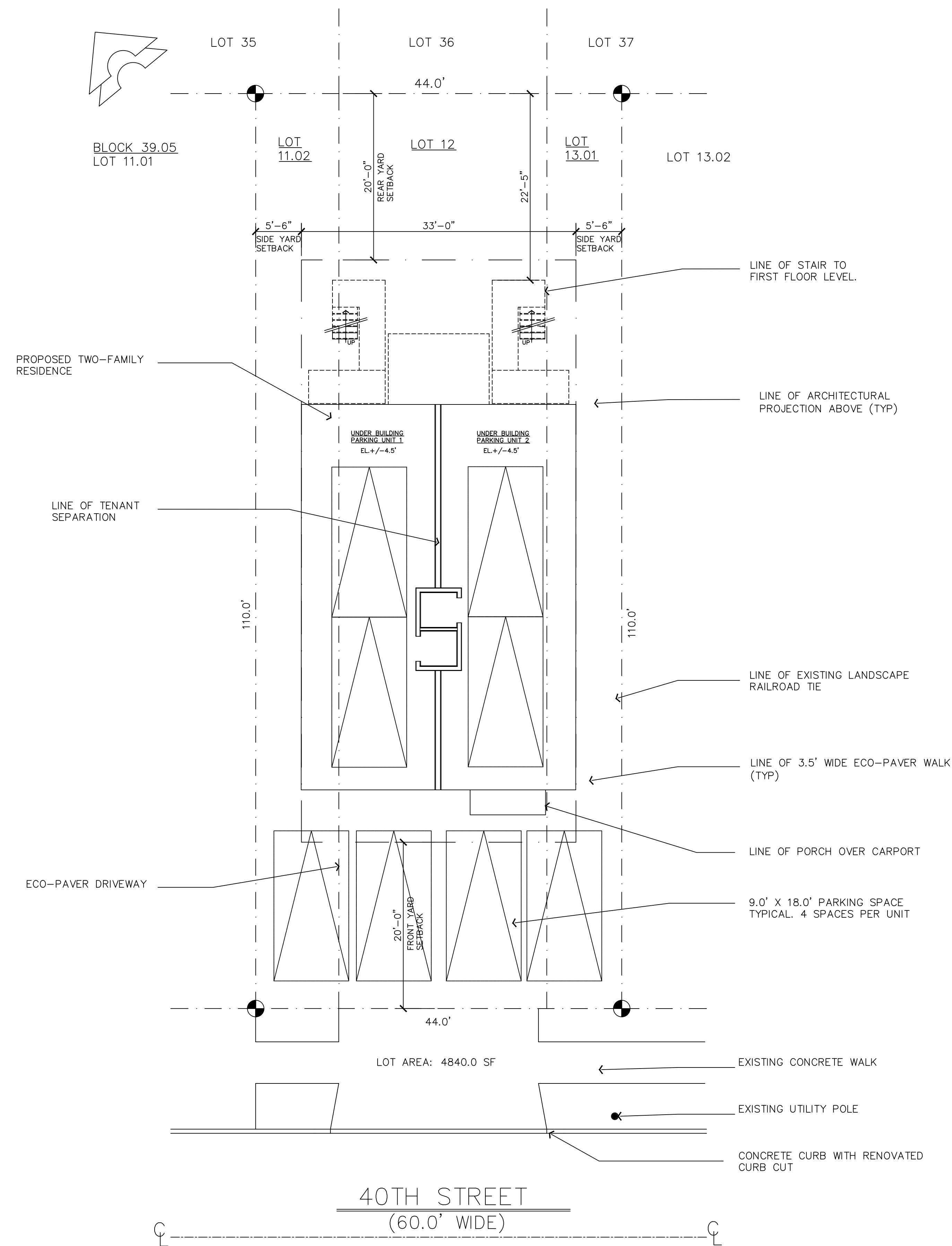


PROPOSED TWO FAMILY RESIDENCE
315 40TH STREET, SEA ISLE CITY N.J.



1 PROPOSED PLOT PLAN
ZP-1 SCALE: 1/8" = 1'-0"

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 AE9/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.
- THE EXISTING PLOT PLAN/ZONING SCHEDULE REPRESENTS A SCHEME THAT IS IN CONFORMANCE WITH ALL CURRENT ZONING REQUIREMENTS MINUS THE INDICATED REQUIRED VARIANCES.
- 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/CURBCUT/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.

FLOOR AREA		
no.	item	
1.	1st Floor	1,135 sf
2.	2nd Floor	1,778 sf
3.	3rd Floor	1,733 sf
4.	TOTAL	4,686 sf

BOARD CHAIRMAN: _____ DATE: _____

BOARD ENGINEER: _____ DATE: _____

BOARD SECRETARY: _____ DATE: _____

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AI 13408

JOB NO.

CLIENT

Proposed New
2 Family Residence
for Mr. Robert Shrader

315 40th St., Sea Isle City
Cape May County, NJ
BLOCK 39.05
LOT: 11.02, 12, 13.01

NO	DATE	DESCRIPTION
2	2026.07.17	Revisions include Zoning Comments
1	2026.06.08	Revisions to accommodate Engineering Comments

SHEET TITLE

SITE PLAN AND ZONING

SCALE 1/4"=1'-0" DATE NOV 26, 2025

SHEET NO.

ZP-1

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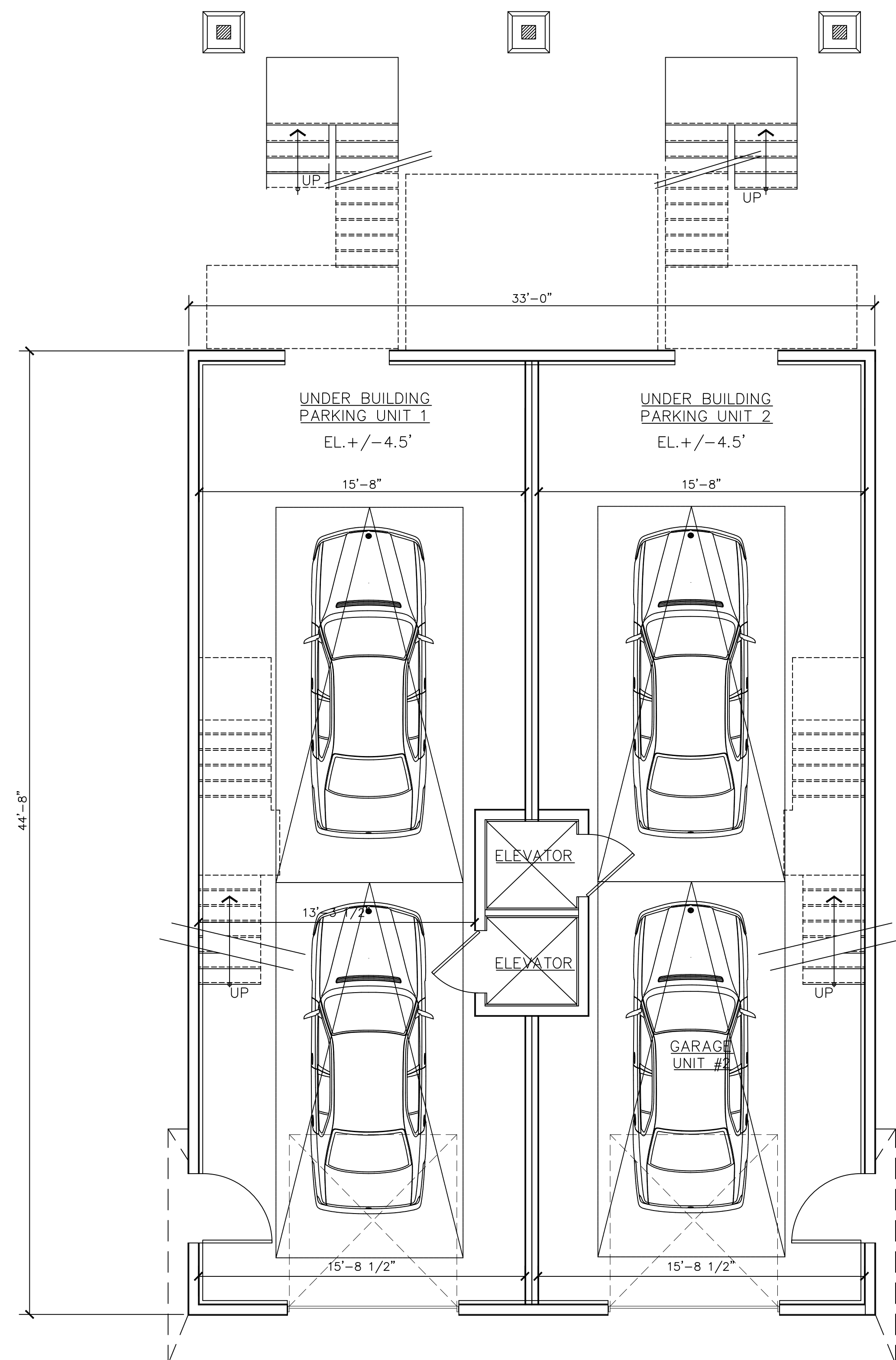
SHEET TITLE

PROPOSED GRADE AND
FIRST FLOOR PLANS

SCALE	DATE
1/4"=1'-0"	NOV 26, 2025

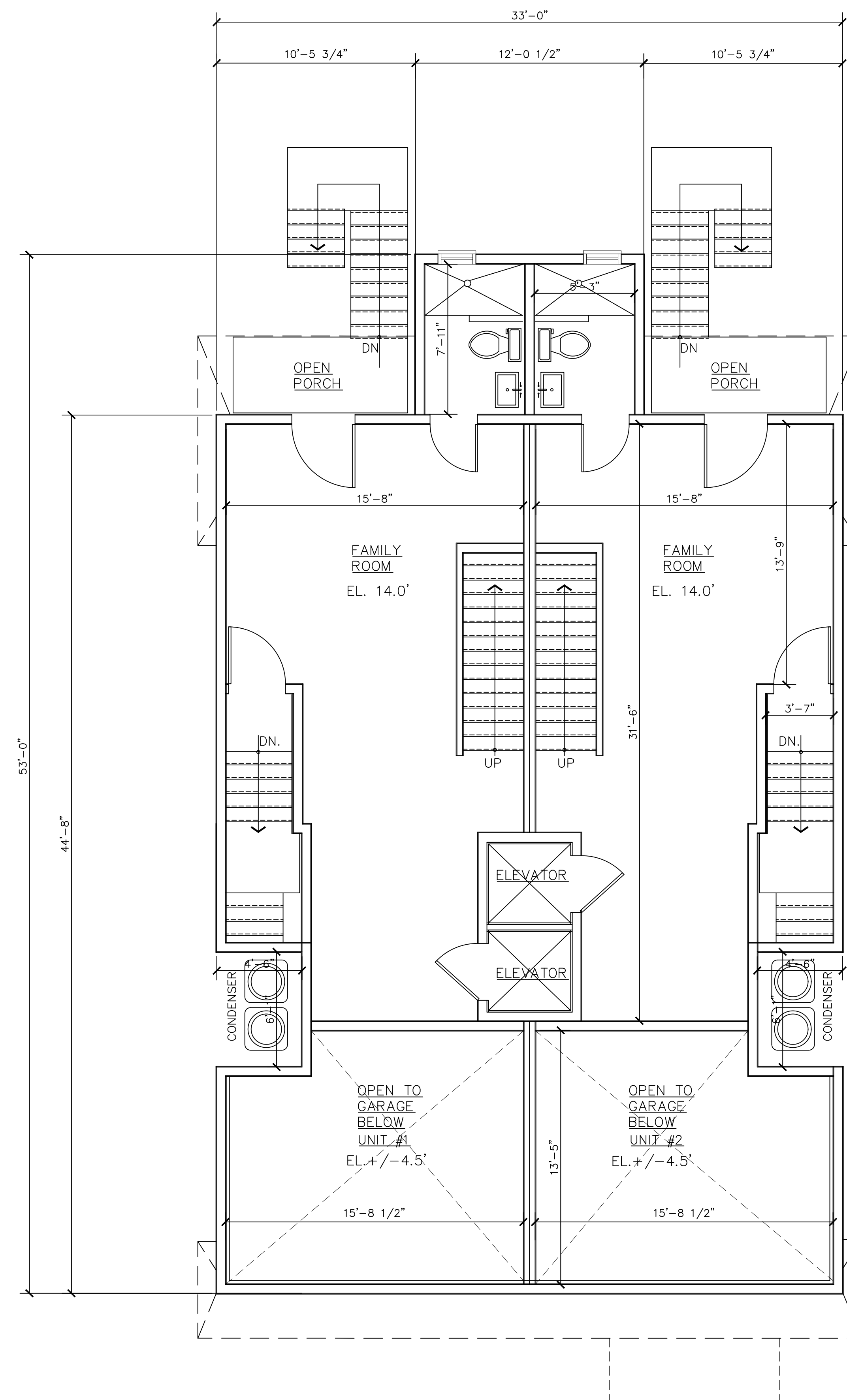
SHEET NO.

ZP-2



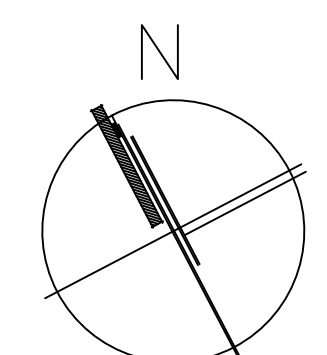
GARAGE LEVEL FLOOR PLAN

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



FIRST FLOOR PLAN

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



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 Cape May County, NJ
 BLOCK 39.05
 LOT: 11.02, 12, 13.01

NO	DATE	DESCRIPTION
2	2026.07.17	Revisions include Zoning Comments
1	2026.06.08	Revisions to accommodate Engineering Comments

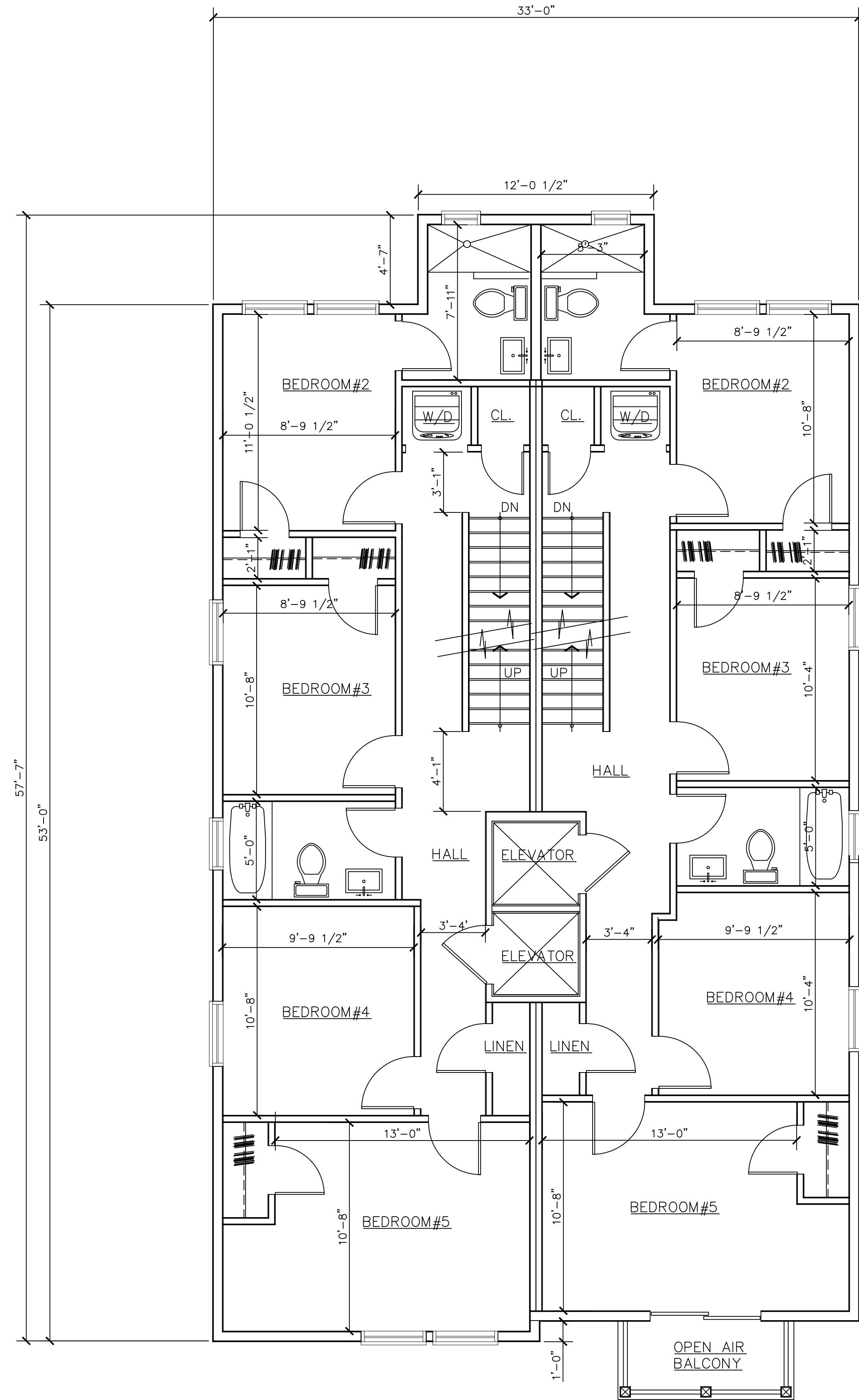
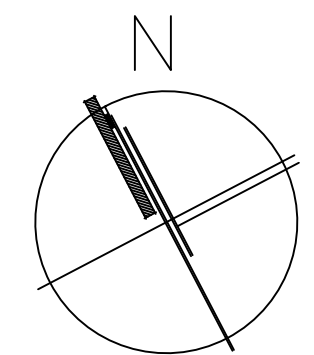
SHEET TITLE

PROPOSED SECOND AND
 THIRD FLOOR PLANS

SCALE	DATE
1/4"=1'-0"	NOV 26, 2025

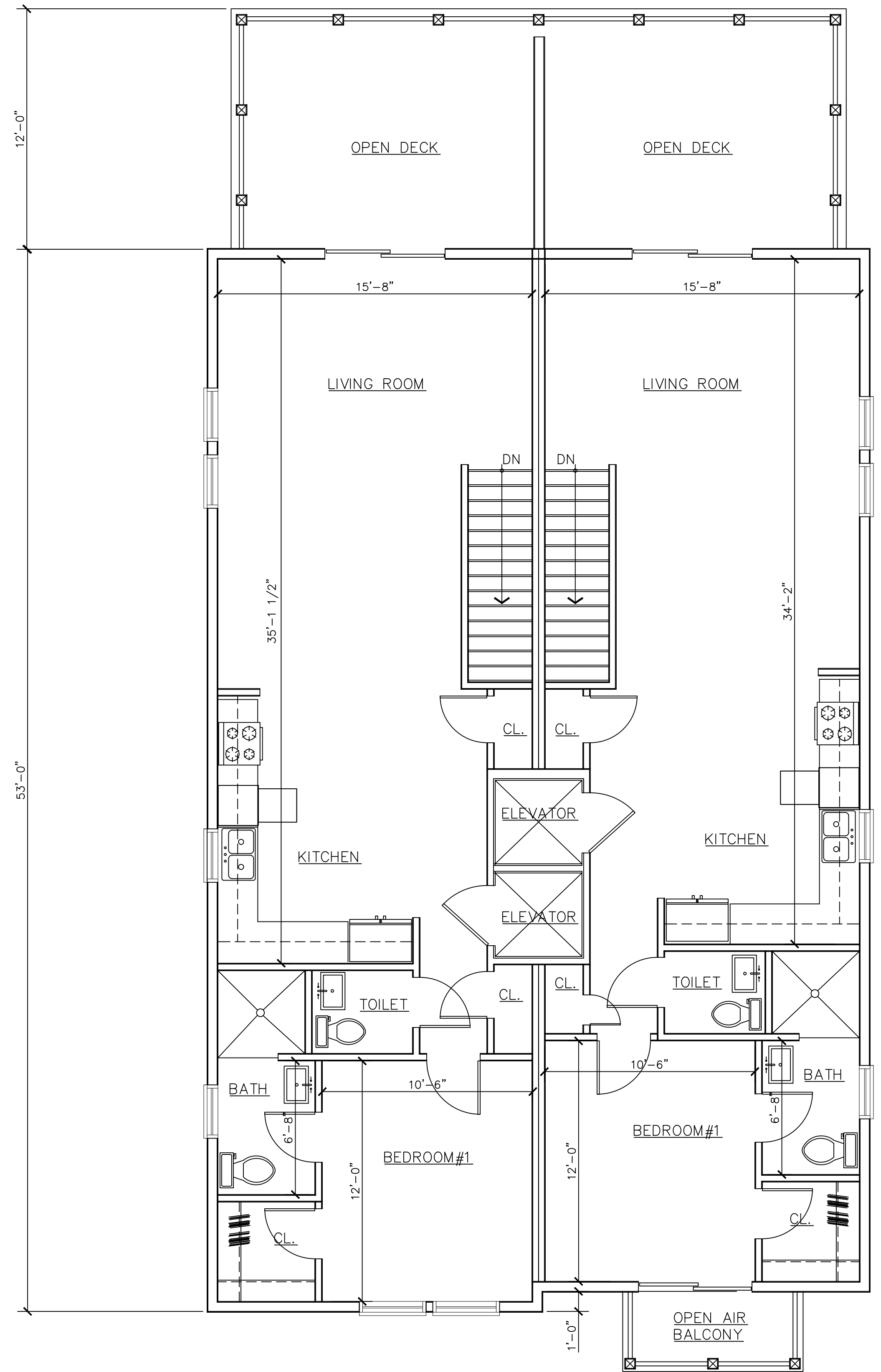
SHEET NO.

ZP-3



SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

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

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FRONT ELEVATION

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



REAR ELEVATION

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

JOB NO.

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for Mr. Robert Shrader

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Cape May County, NJ
BLOCK 39.05
LOT: 11.02, 12, 13.01

NO	DATE	DESCRIPTION
2	2026.07.17	Revisions include Zoning Comments
1	2026.06.08	Revisions to accommodate Engineering Comments

SHEET TITLE

BUILDING ELEVATIONS

SCALE
1/4"=1'-0"

DATE
NOV 26, 2025

SHEET NO.

ZP-4

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SIDE ELEVATIONS

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

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LOT: 11.02, 12, 13.01

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1	2026.06.08	Revisions to accommodate Engineering Comments
NO	DATE	DESCRIPTION

SHEET TITLE

BUILDING ELEVATIONS

SCALE
AS NOTED

DATE
NOV 26, 2025

SHEET NO.

ZP-5