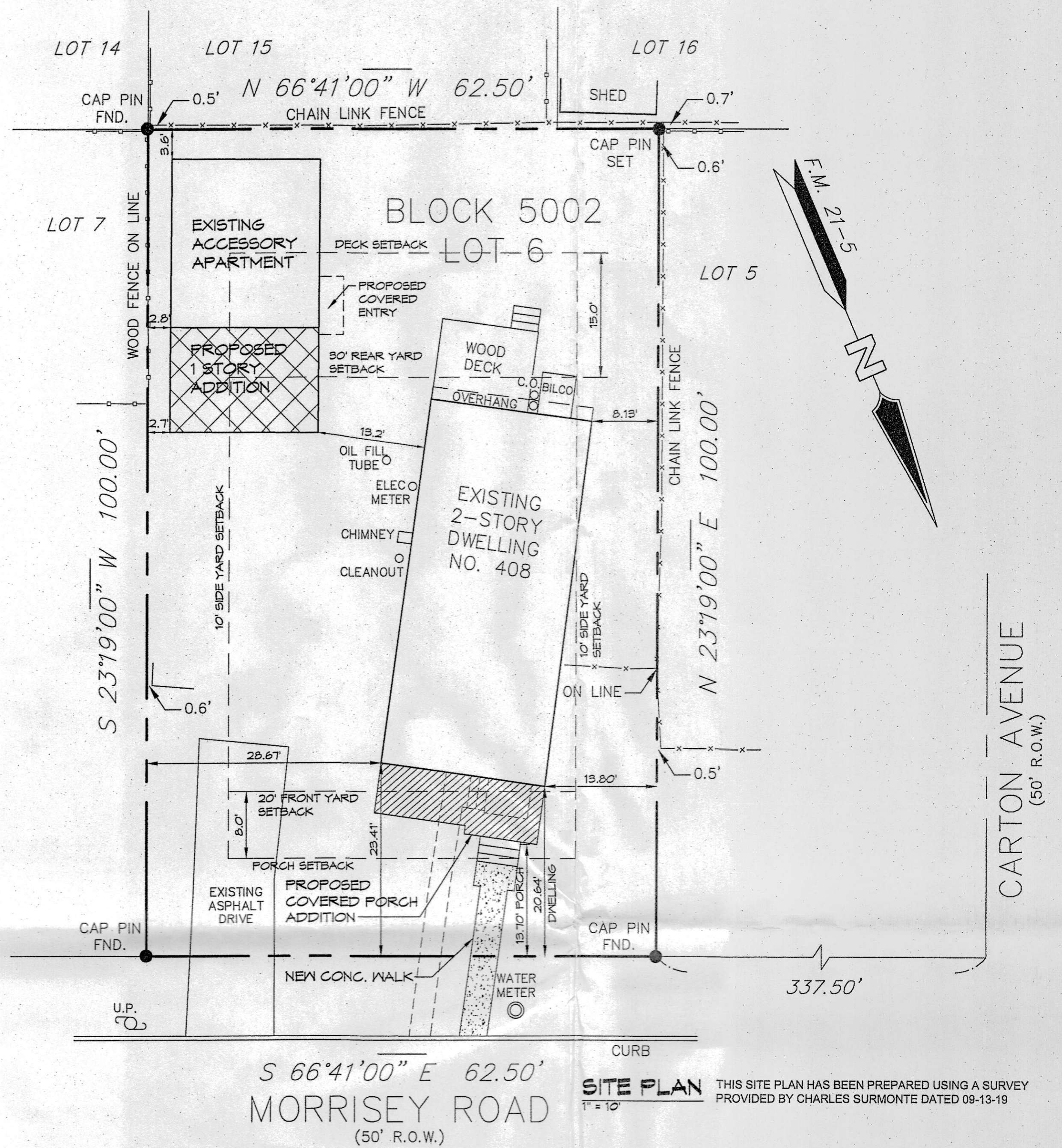
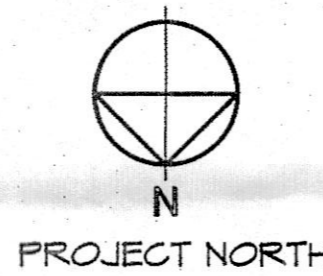


PARTIAL FIRST FLOOR PLAN - PROPOSED

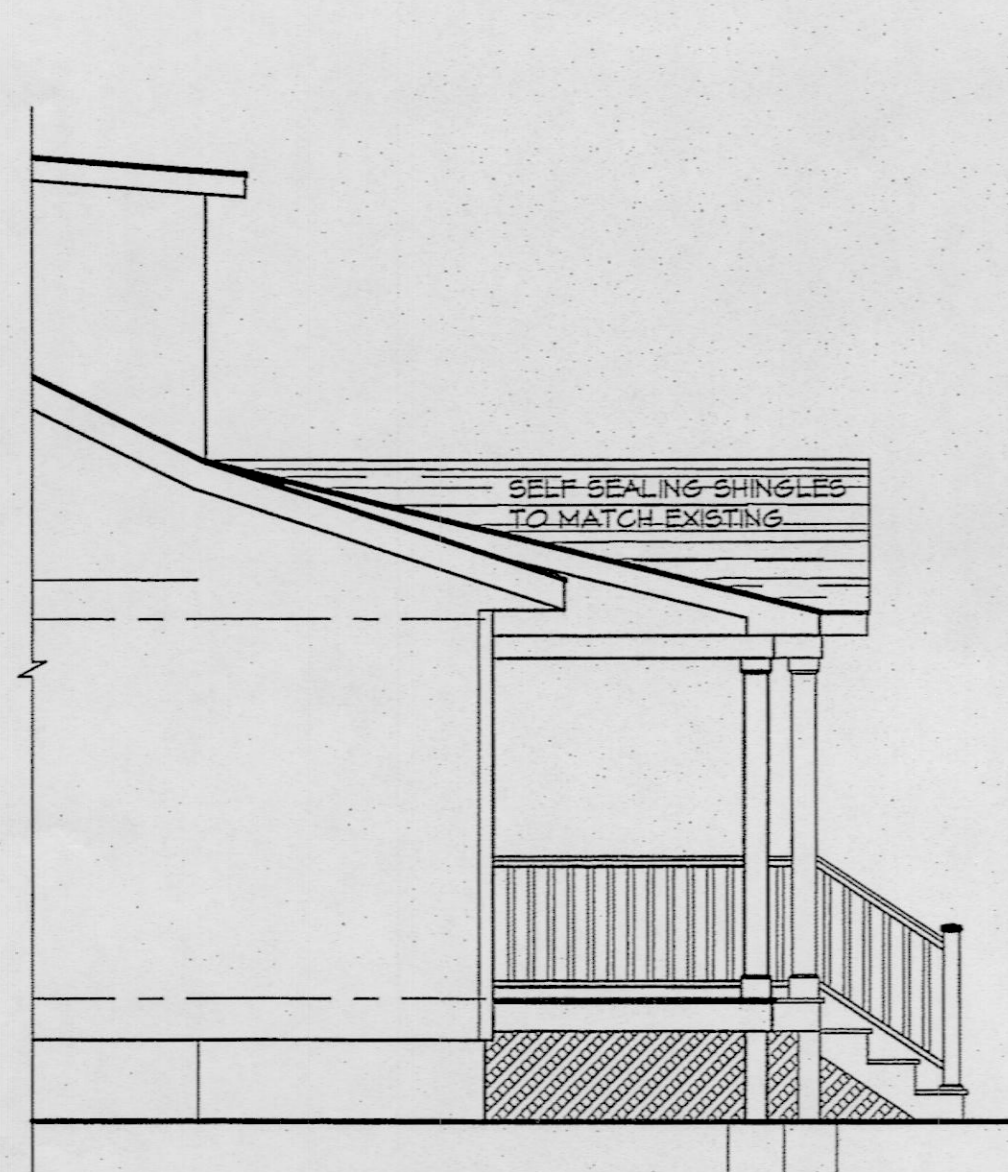
1/4" = 1'-0"

AREA OF COVERED PORCH ADDITION = 129 sq. Ft.



SITE PLAN
S 66°41'00" E 62.50'
MORRISEY ROAD
(50' R.O.W.)

THIS SITE PLAN HAS BEEN PREPARED USING A SURVEY PROVIDED BY CHARLES SURMONTE DATED 09-13-19



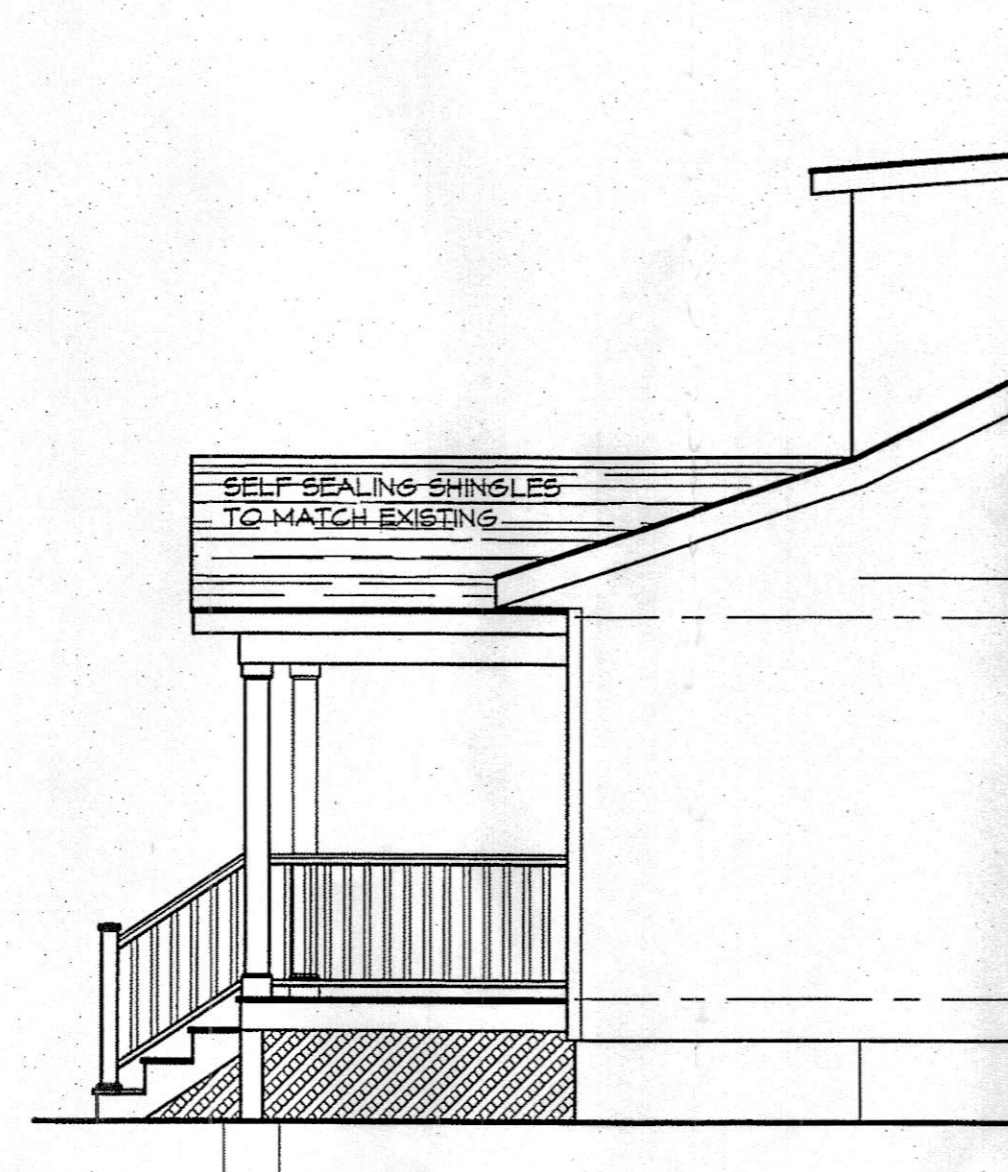
PARTIAL LEFT SIDE ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"



PARTIAL RIGHT SIDE ELEVATION

1/4" = 1'-0"

ZONING INFORMATION		ZONE: R-3		
ZONING CRITERIA	REQUIRED BY THE ZONING ORDINANCE	EXISTING CONDITIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
LOT AREA - MIN.	7,500 sq. ft.	6,250 sq. ft. *	6,250 sq. ft.	
LOT FRONTAGE/WIDTH - MIN.	75 ft.	62.5 ft. *	62.5 ft.	
LOT DEPTH - MIN.	100 ft.	100 ft.	100 ft.	
MAX. DENSITY (d.u. per acre)	5.80	15.94 *	15.94	
MAX. FLOOR AREA RATIO	N/A			
SETBACKS - PRINCIPAL BUILDING				
FRONT YARD - MIN.	20 ft.	DWELLING = 20.64 ft.	DWELLING = 20.64 ft.	
	12 ft. ALLOWED FOR COVERED PORCH		COVERED PORCH ADDITION = 13.7 ft.	
SIDE YARD - MIN.	10 ft.	8.13 ft. *	8.13 ft.	
TOTAL SIDE YARD - MIN.	20 ft.	36.5 ft.	36.5 ft.	
REAR YARD - MIN.	30 ft.	32.61 ft.	32.61 ft.	
STORIES / HEIGHT	2 1/2 STORIES / 95 ft.	2 STORIES / 23 ft.	2 STORIES / 23 ft.	
MIN. IMPROVABLE AREA	2,000 sq. ft.	2,125 sq. ft. *	2,125 sq. ft.	
MIN. IMPROVABLE AREA - DIAMETER OF CIRCLE	24 ft.	42.5 ft.	42.5 ft.	
SETBACKS - ACCESSORY STRUCTURE				
REAR YARD - MIN.	30 ft.	3.6 ft. *	3.6 ft.	
SIDE YARD - MIN.	10 ft.	2.8 ft. *	2.7 ft.	**
BUILDING HEIGHT	2 1/2 STORIES / 95 ft.	1 STORY / 11 ft.	1 STORY / 11 ft.	
LOT COVERAGE - BUILDINGS	50 %	1,260 s.f. + 6,250 s.f. = 20.1% %	1,640 s.f. + 6,250 s.f. = 26.24 %	
LOT COVERAGE - IMPERVIOUS	45 %	1,762 s.f. + 6,250 s.f. = 28.19 %	2,119 s.f. + 6,250 s.f. = 33.81 %	
* EXISTING NON-CONFORMING CONDITION				
** NON-CONFORMITY REQUIRED BY PROPOSED WORK				

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LOT: 6
BLOCK: 5002

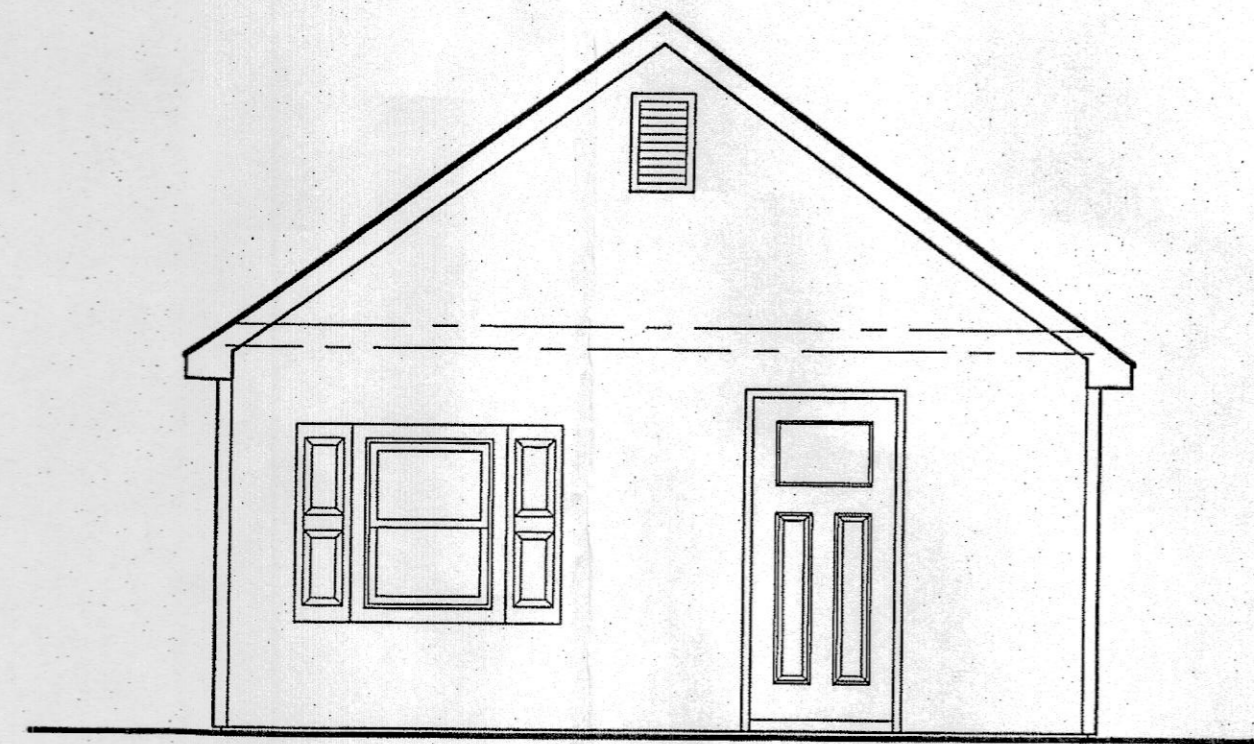
SITE PLAN, ZONING INFORMATION,
COVERED PORCH ADDITION - PARTIAL FIRST FLOOR PLAN - PROPOSED & ELEVATIONS

COMM. No. • 22.038
 DWN BY • AE CHK BY • AE
 REVISIONS •

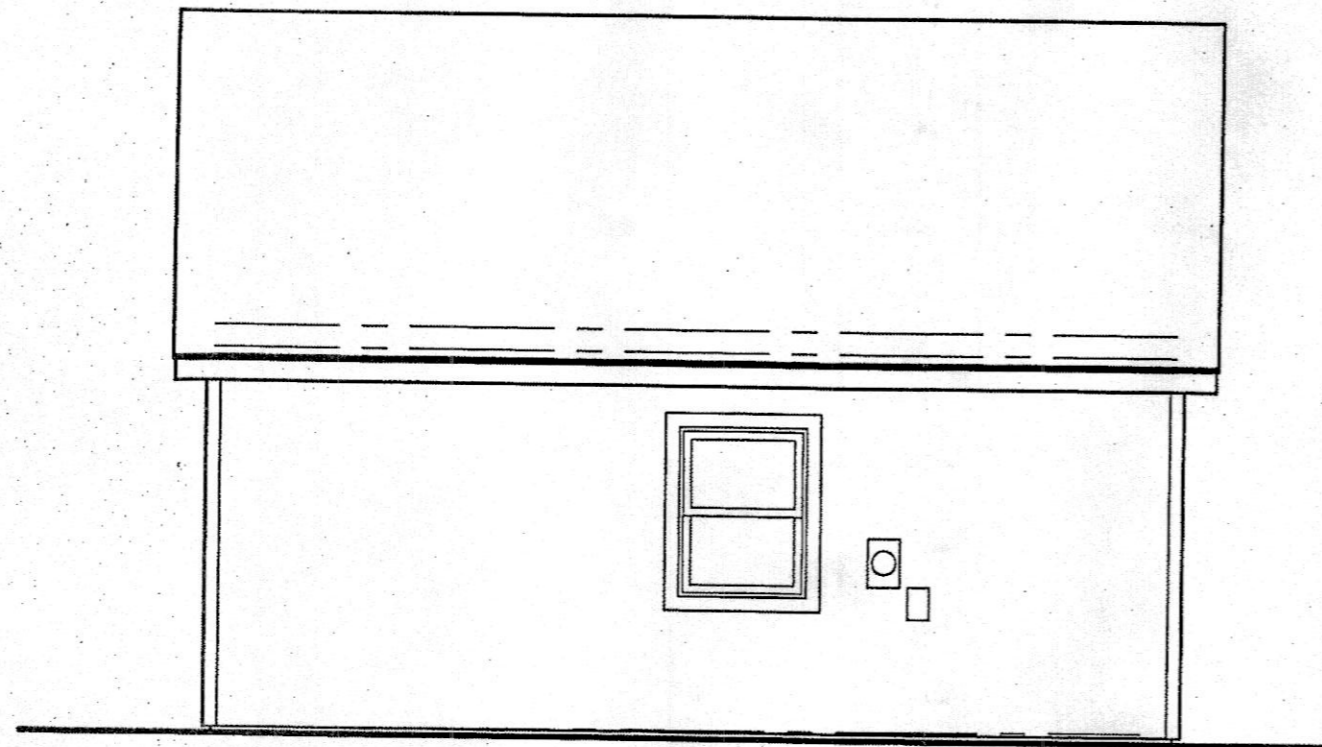
DATE • 8/15/23
 PHASE • ZONING

A-1

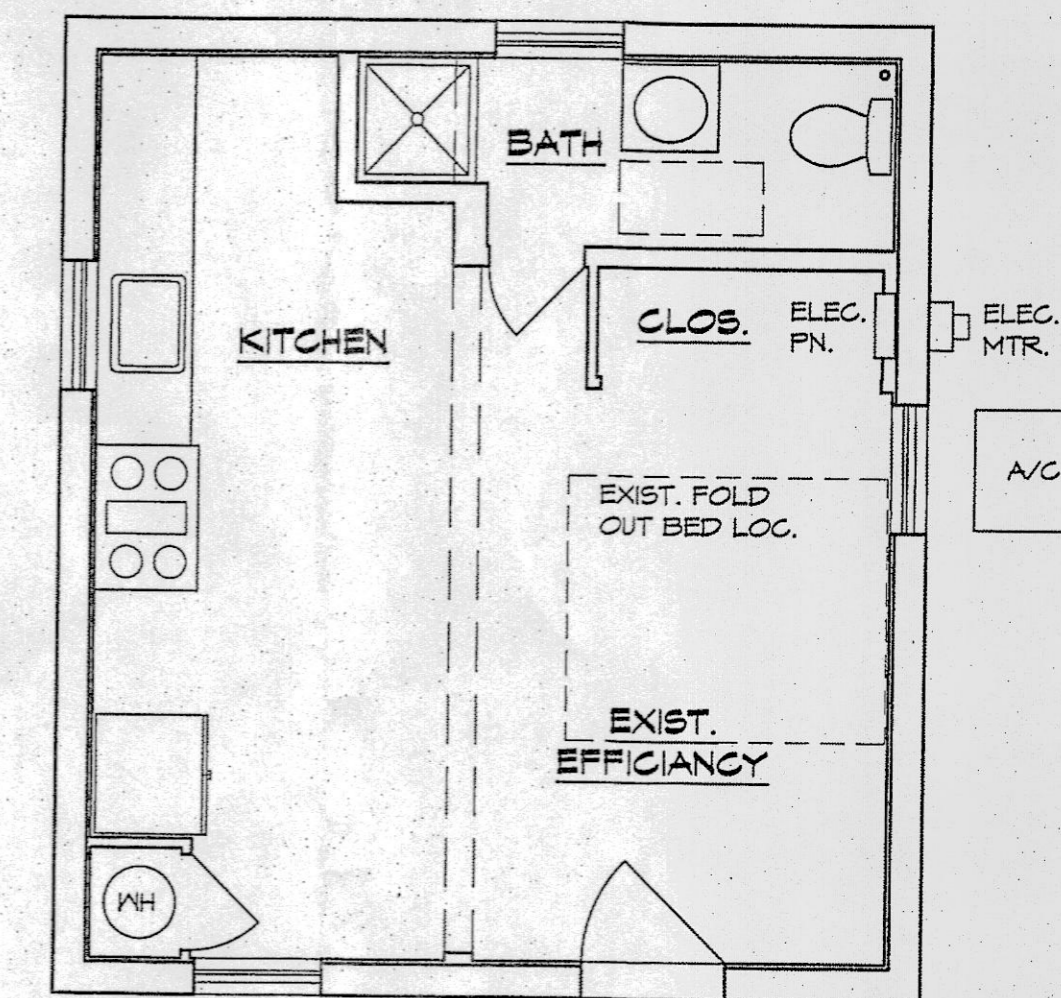
DWG • 1 OF • 2



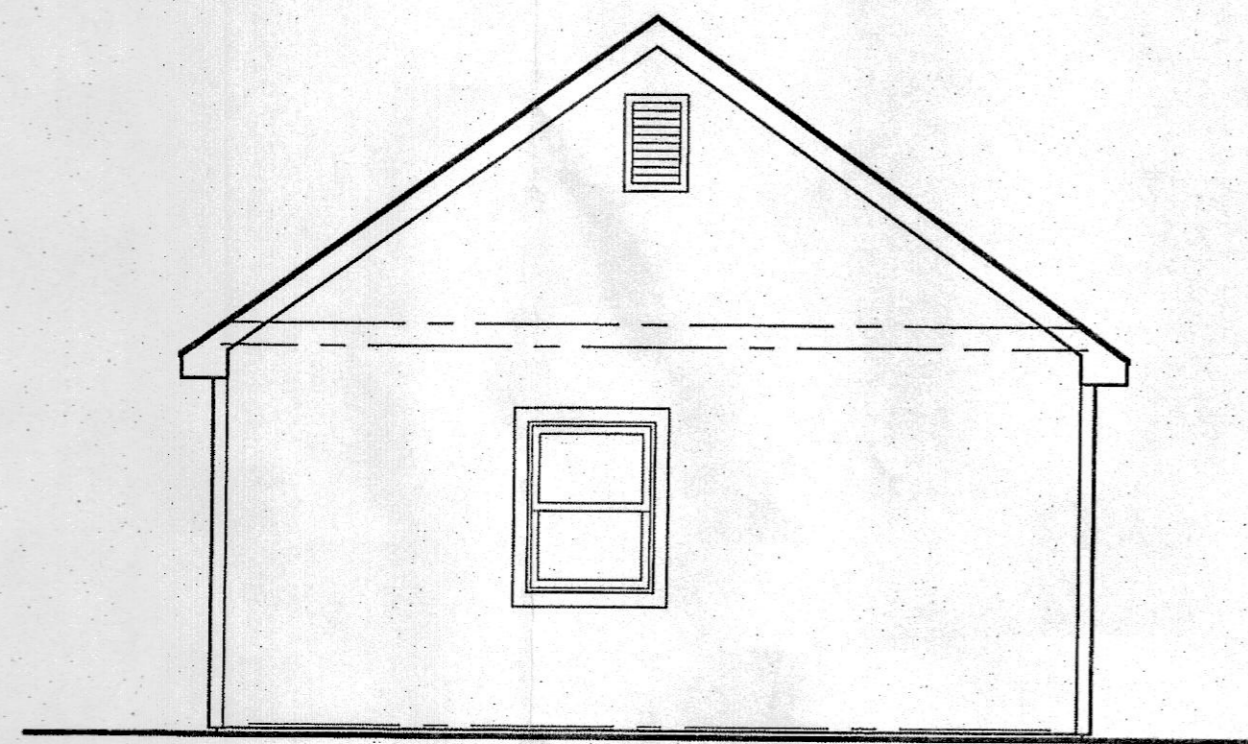
FRONT ELEVATION - EXISTING
1/4" = 1'-0"



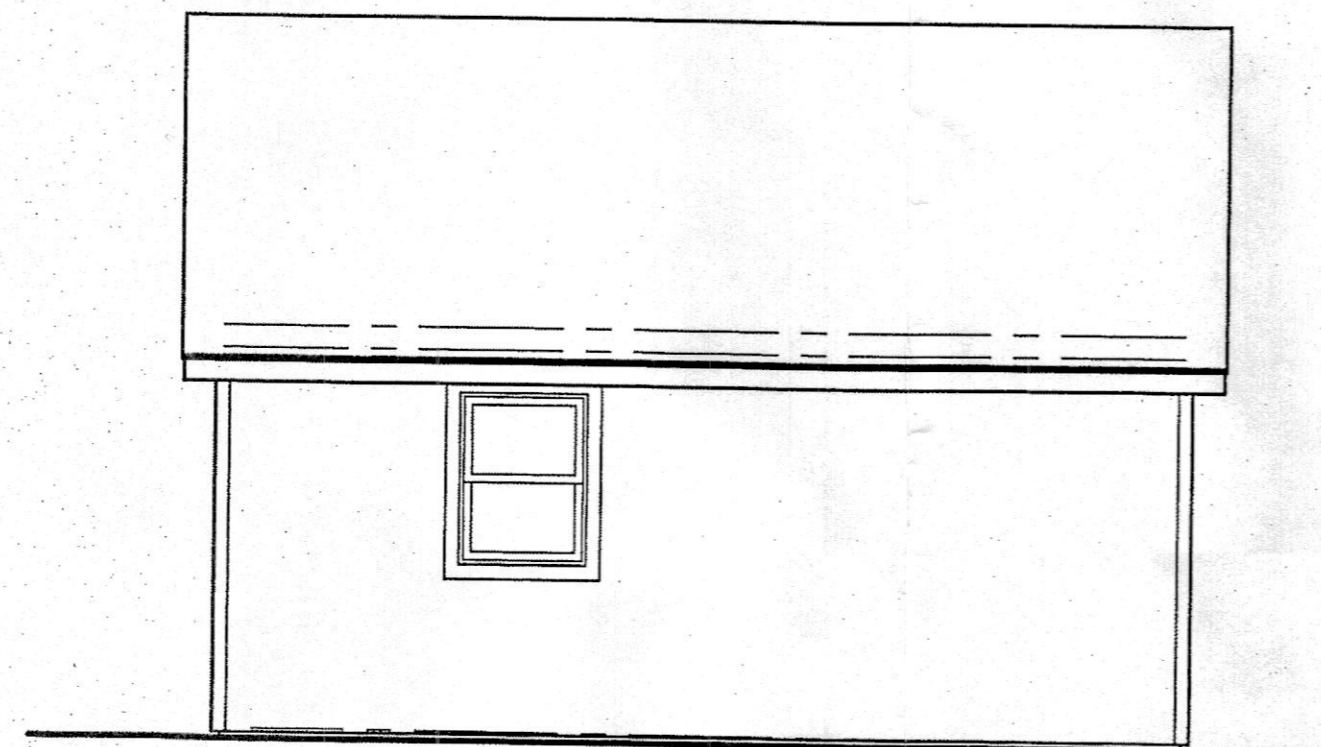
RIGHT SIDE ELEVATION - EXISTING
1/4" = 1'-0"



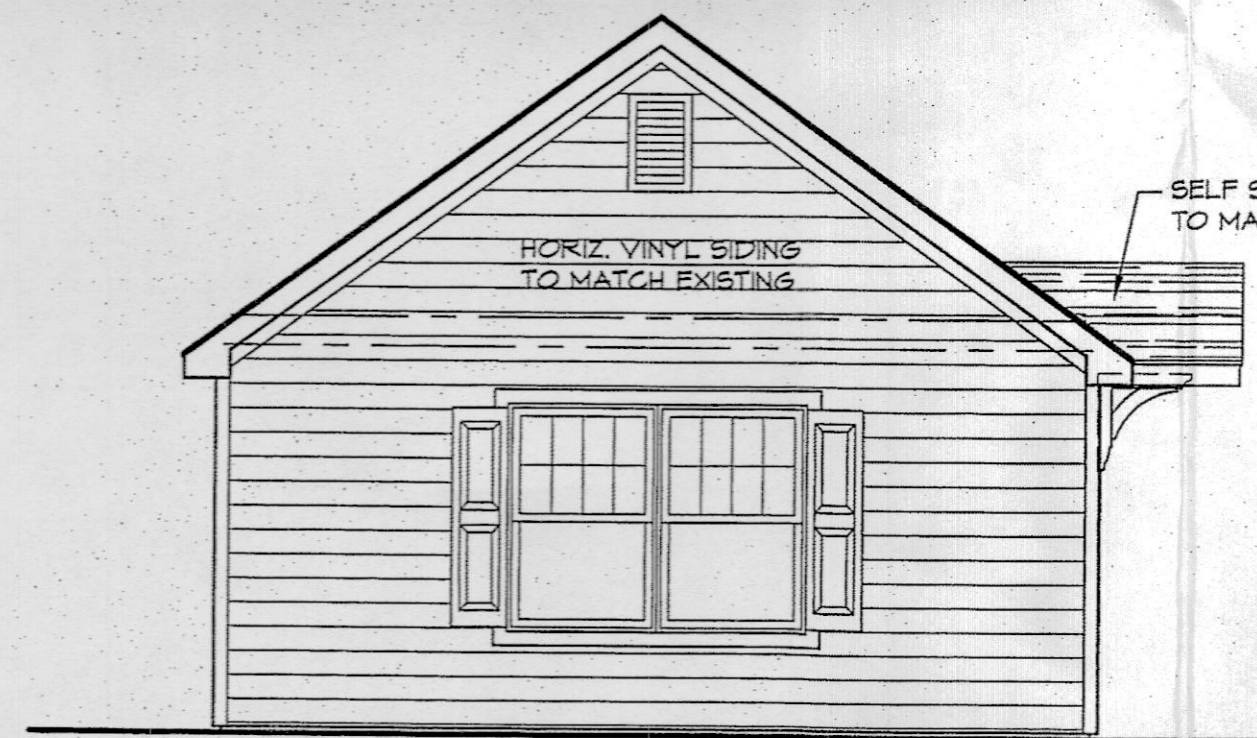
FLOOR PLAN - REAR HOUSE - EXISTING
1/4" = 1'-0"



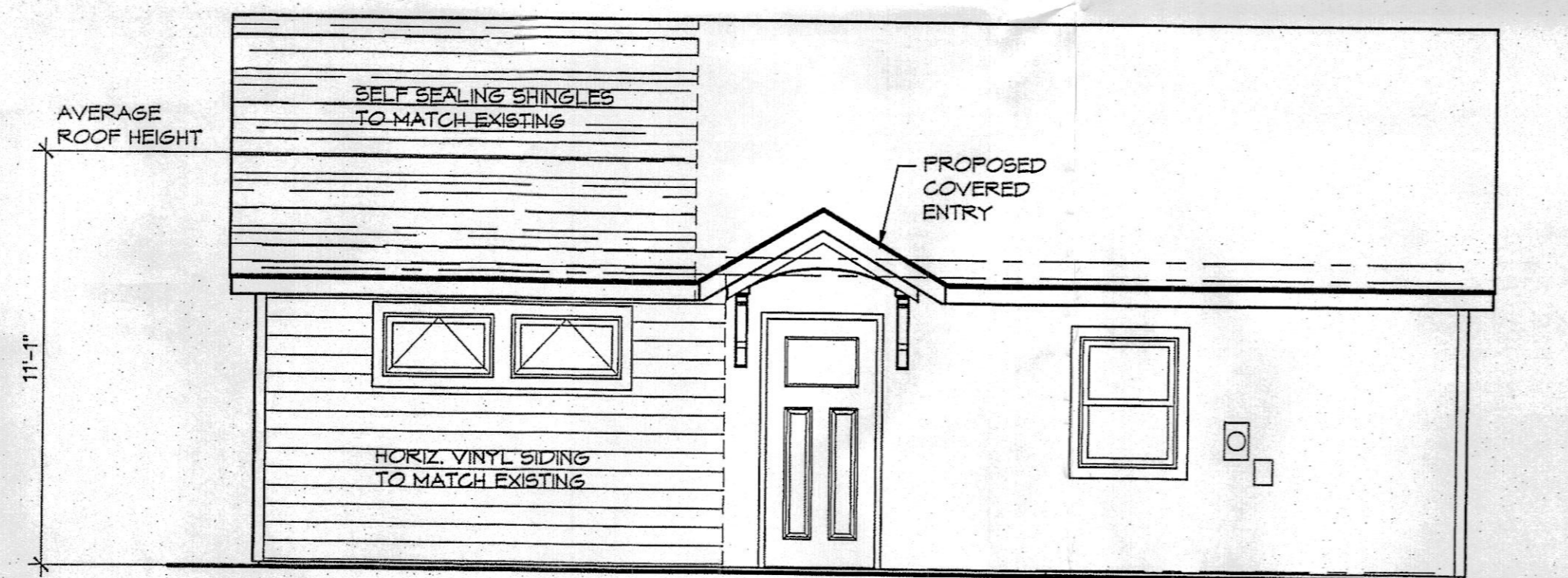
REAR ELEVATION - EXISTING
1/4" = 1'-0"



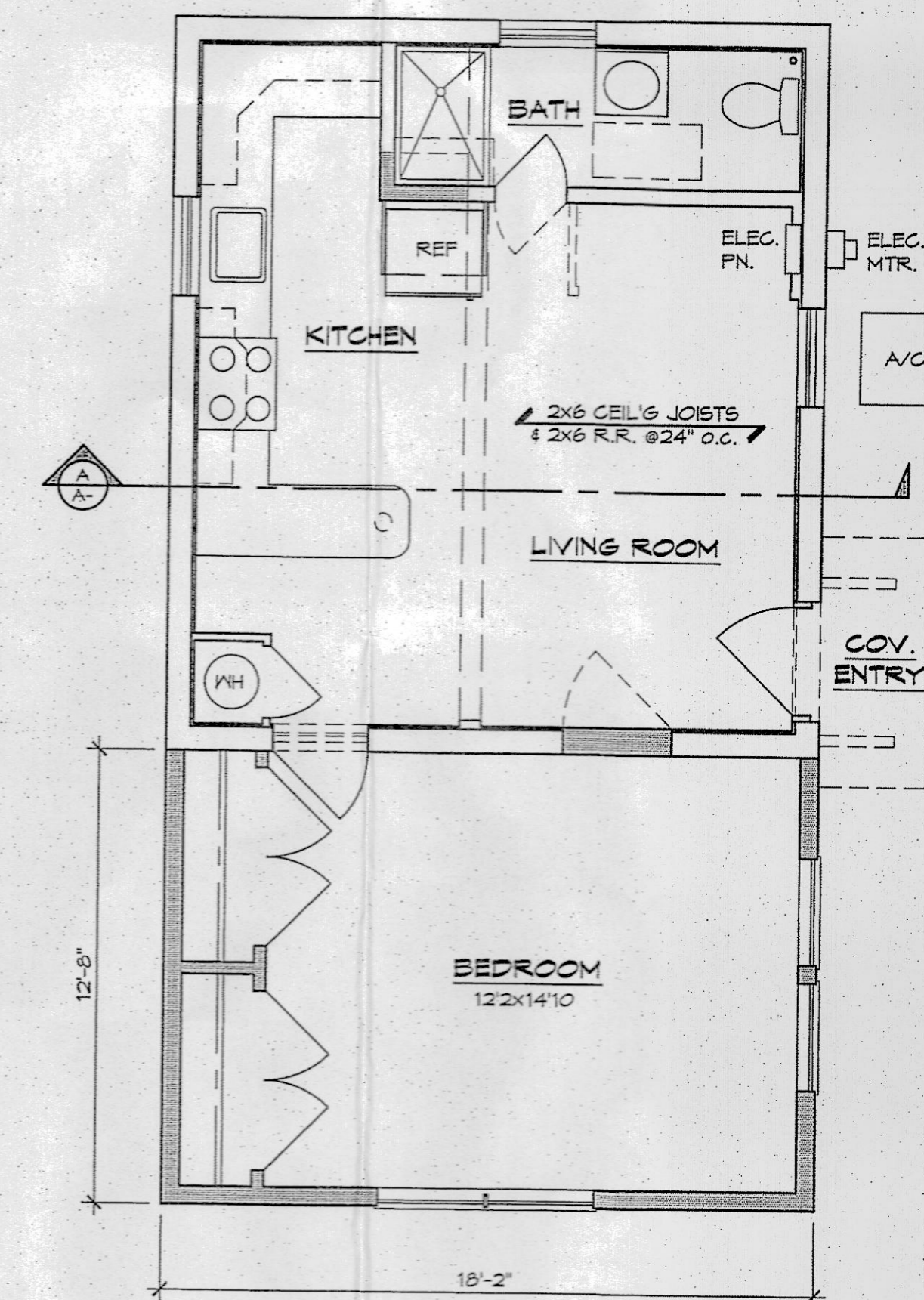
LEFT SIDE ELEVATION - EXISTING
1/4" = 1'-0"



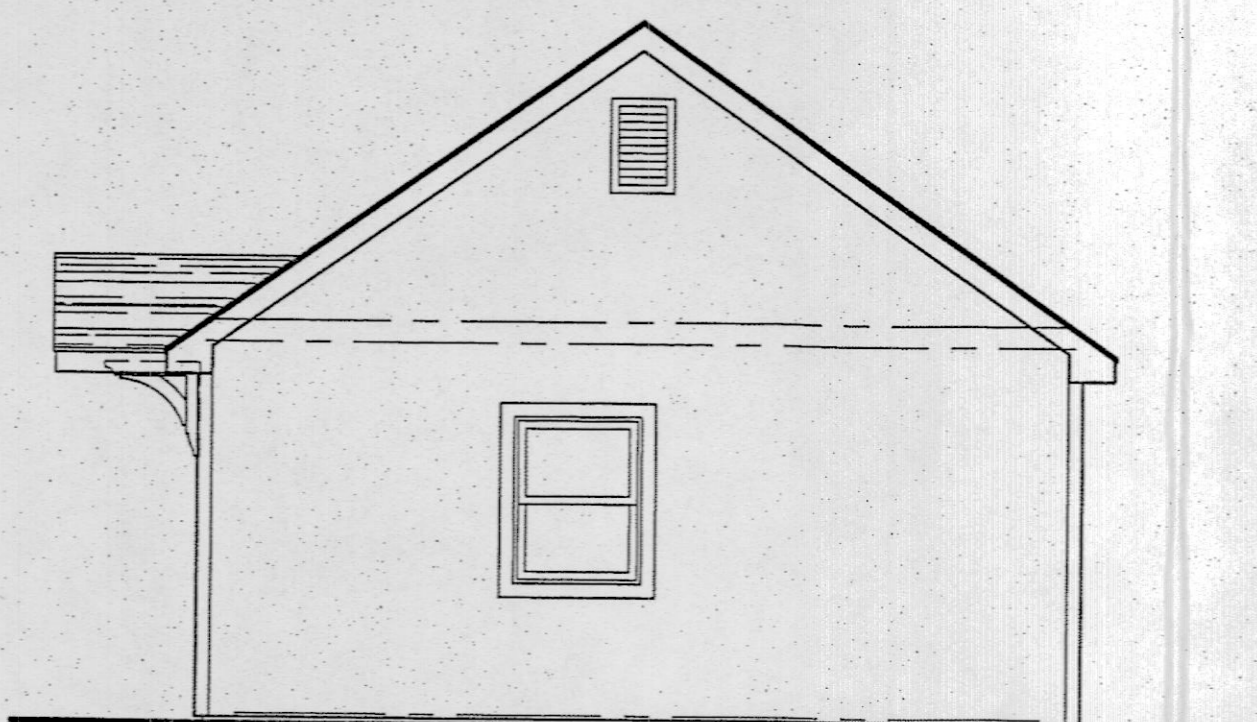
FRONT ELEVATION - PROPOSED
1/4" = 1'-0"



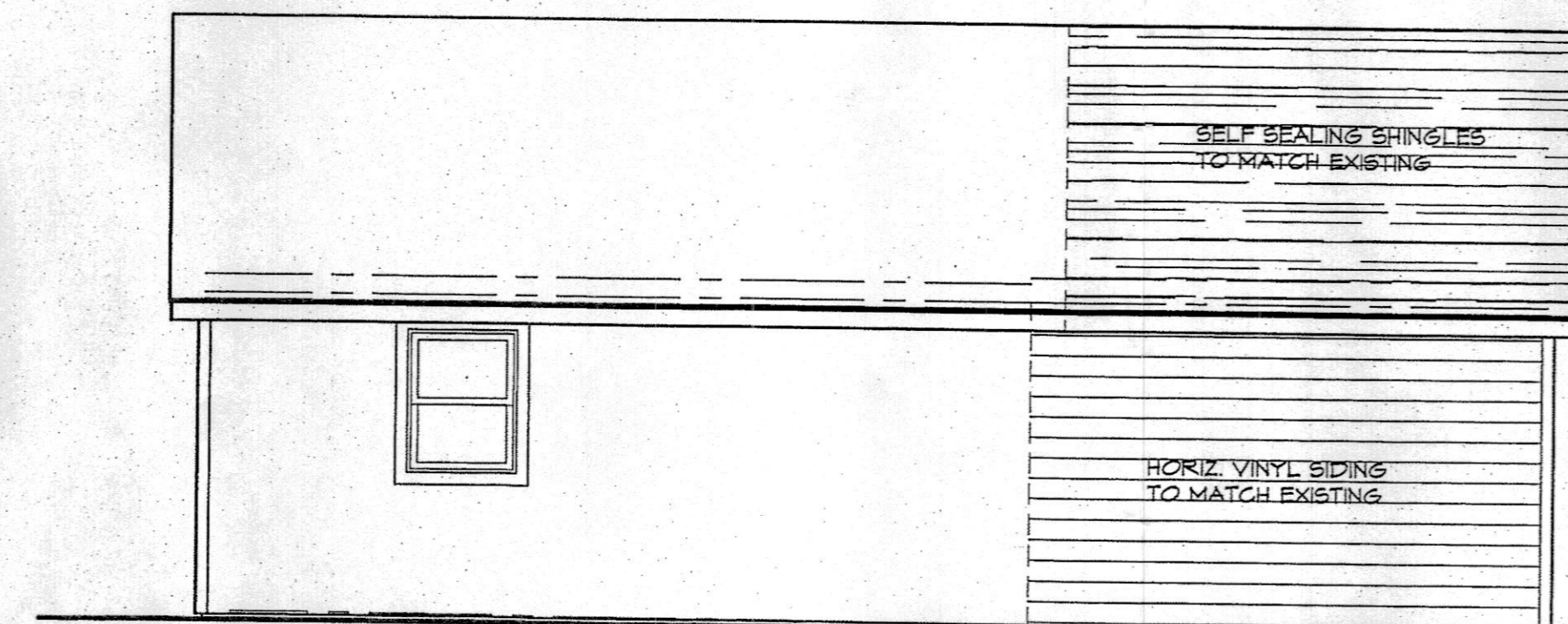
RIGHT SIDE ELEVATION - PROPOSED
1/4" = 1'-0"



FLOOR PLAN - REAR HOUSE - PROPOSED
1/4" = 1'-0"
EXISTING - 366 S.F.
ADDITION - 290 S.F.



REAR ELEVATION - PROPOSED
1/4" = 1'-0"



LEFT SIDE ELEVATION - PROPOSED
1/4" = 1'-0"

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N.C.A.A.R.E. Cert. No. 33616

ADDITIONS AND ALTERATIONS TO THE RESIDENCE OF:
MS. E. MAGISTRO
408 MORRISSEY DRIVE
SHARK RIVER HILLS, NEW JERSEY
ACCESSORY DWELLING - EXISTING AND PROPOSED FLOOR PLANS & ELEVATIONS

LOT: 6
BLOCK: 5002

COMM. No. • 22.038
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REVISED •

DATE • 8 / 15 / 23
PHASE • ZONING

A-2

DWG • 2 OF • 2