

SITE PLAN
3/16" = 1'-0"

TOWN: BOROUGH OF SHIP BOTTOM		
ZONE: R-2	REQUIRED	EXIST./PROPOSED
LOT AREA	4,000 SQ.FT.	4,000 SQ.FT.
LOT WIDTH	40 FT.	40 FT.
LOT DEPTH	100 FT.	100 FT.
LOT FRONTAGE (LBT)	- FT.	- FT.
FRONT SETBACK	15 FT.	15.3 FT. EXIST.
FRONT SETBACK (STAIR)	- FT.	- FT.
REAR SETBACK	20 FT.	28.8 FT.
REAR SETBACK (DECK)	- FT.	- FT.
SIDE SETBACK - LEFT	5 FT.	**4.85 FT.
SIDE SETBACK - RIGHT	5 FT.	5.98 FT. EXIST.
COMBINED SIDE SETBACK	15 FT.	±10.83 FT.
ADJOINING DWELLINGS (LBT)	- FT.	- FT.
BUILDING COVERAGE	35 %	**35.32 %
F.A.R.	- %	- %
BUILDING HEIGHT	32 FT.	32.3 FT. EXIST.
ACCESS, SIDE YARD	- FT.	- FT.
ACCESS, REAR YARD	- FT.	- FT.

FLOOR AREA	
TOTAL SITE AREA	4,000 SQ.FT.
BUILDING COVERAGE	±1,412.7 SQ.FT. (35.32%)
LIVING AREAS:	
EXIST. FIRST FLOOR	±986.6 SQ.FT.
NEW FIRST FLOOR	59.5 SQ.FT.
EXIST. SECOND FLOOR	±986.6 SQ.FT.
NEW SECOND FLOOR	59.5 SQ.FT.
TOTAL	±2,092.2 SQ.FT.
MISC. AREAS:	
EXIST. PORCH	±46.7 SQ.FT.
EXIST. GARAGE/STOR.	±1,196.6 SQ.FT.
NEW ELEV. VEST.	59.5 SQ.FT.
EXIST. 1ST. FLR. DECK	±243.2 SQ.FT.
EXIST. 2ND FLR. DECK	±350.8 SQ.FT.
EXIST. OUTDOOR SHWR	±32.0 SQ.FT.
NOTE: NUMBERS INDICATED ARE IN SQUARE FEET U.N.O.	

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Please Refer to Plans
Sheet Embossed

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LORELLO RESIDENCE
LOT: 31.02 BLOCK: 54
BOROUGH OF SHIP BOTTOM
OCEAN COUNTY, NEW JERSEY
PRELIMINARY SITE PLAN

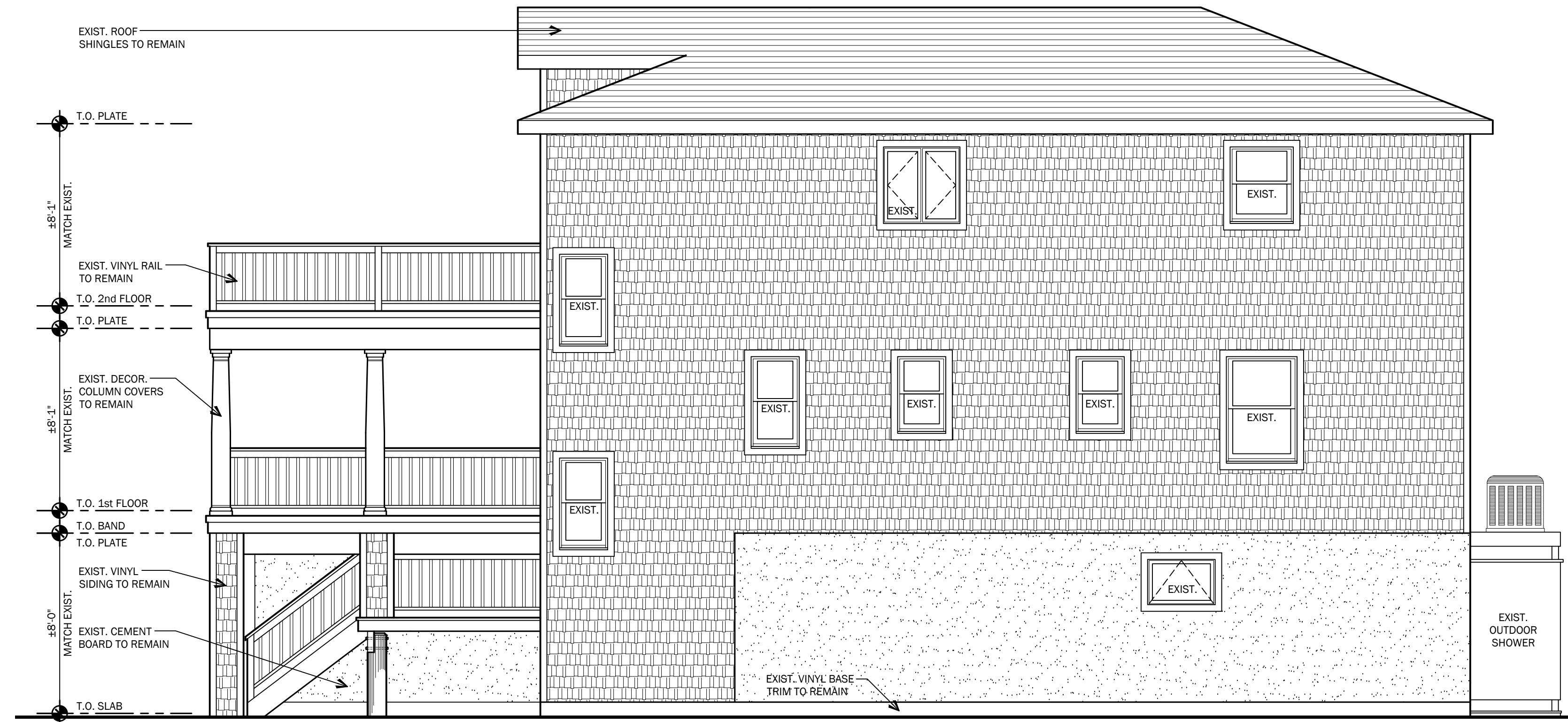
REVISIONS	
No.	Date

DATE
08/21/2025

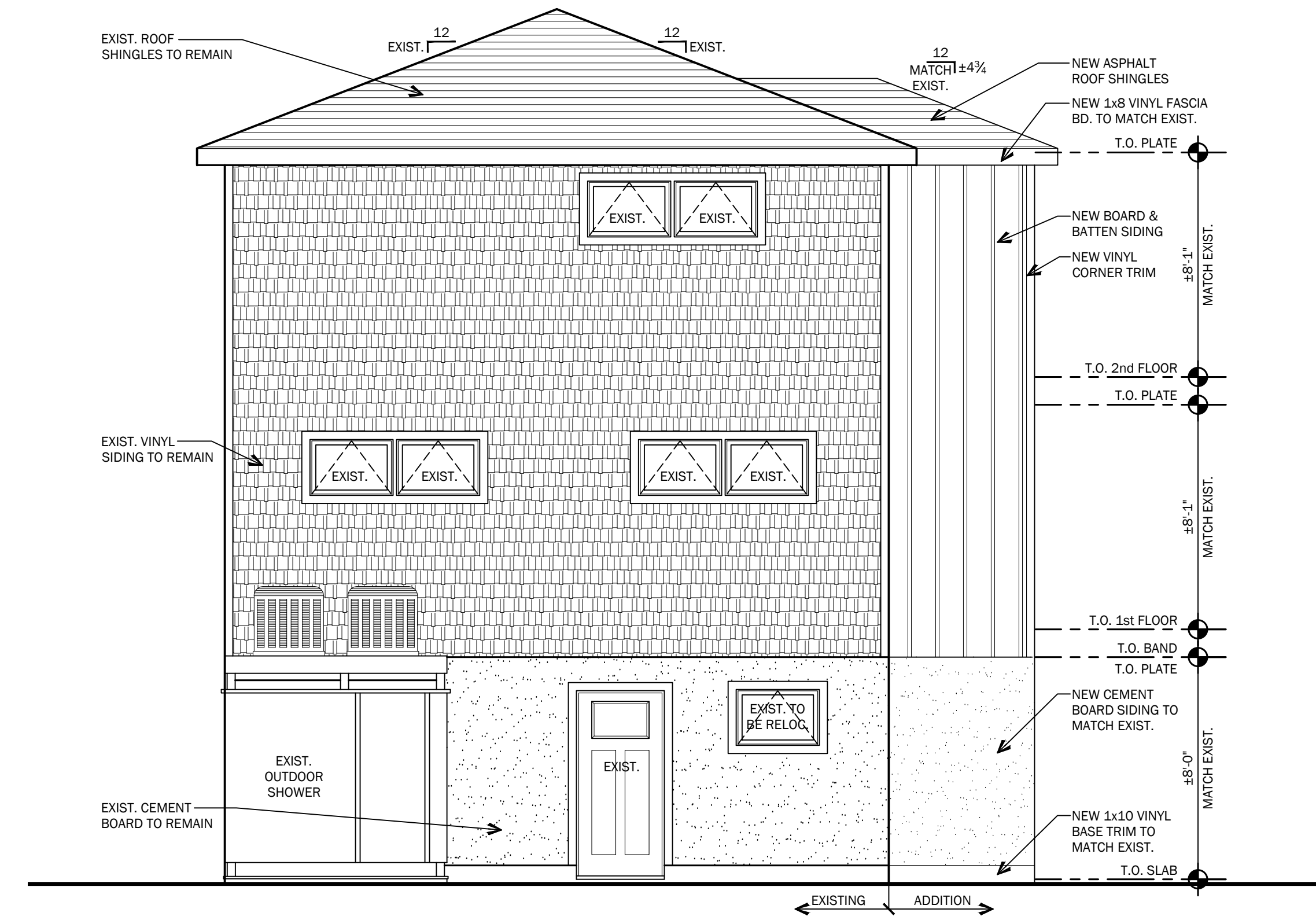
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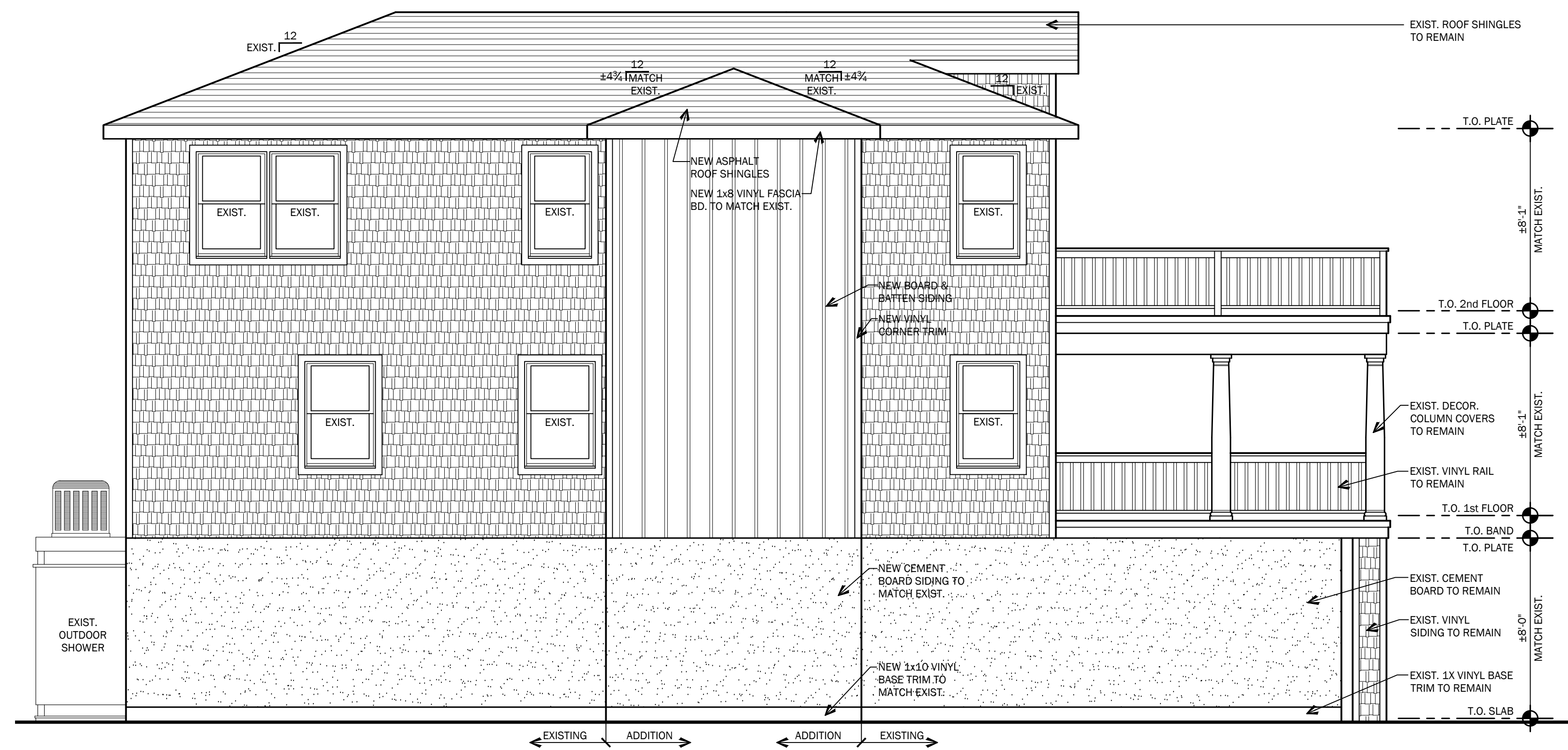
SHEET
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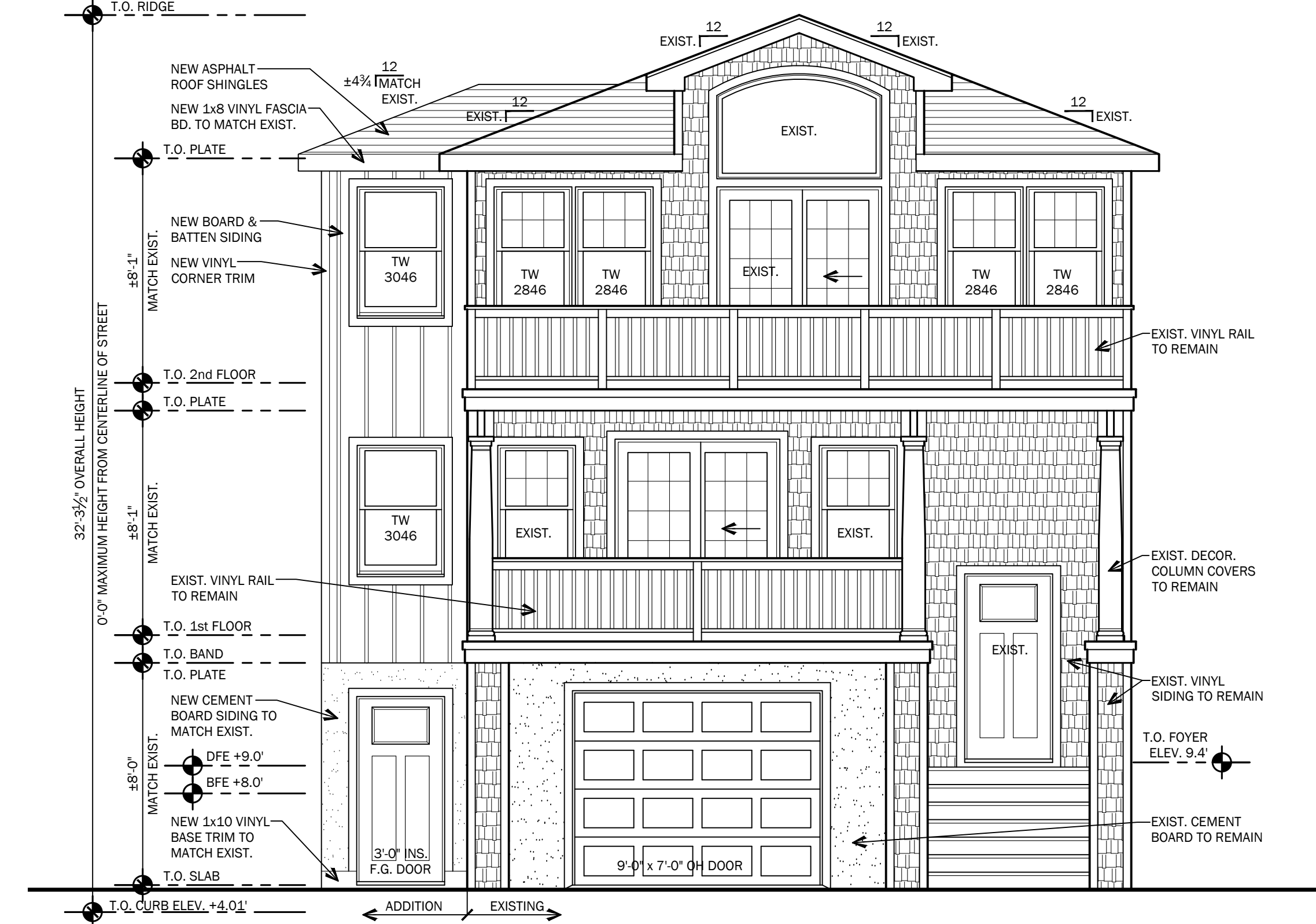
RIGHT SIDE ELEVATION - EAST
1/4" = 1'-0"



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



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



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

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CW ARCHITECTURE

LORELLO RESIDENCE
LOT: 31.02 BLOCK: 54
BOROUGH OF SHIP BOTTOM
OCEAN COUNTY, NEW JERSEY

PRELIMINARY ELEVATIONS

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