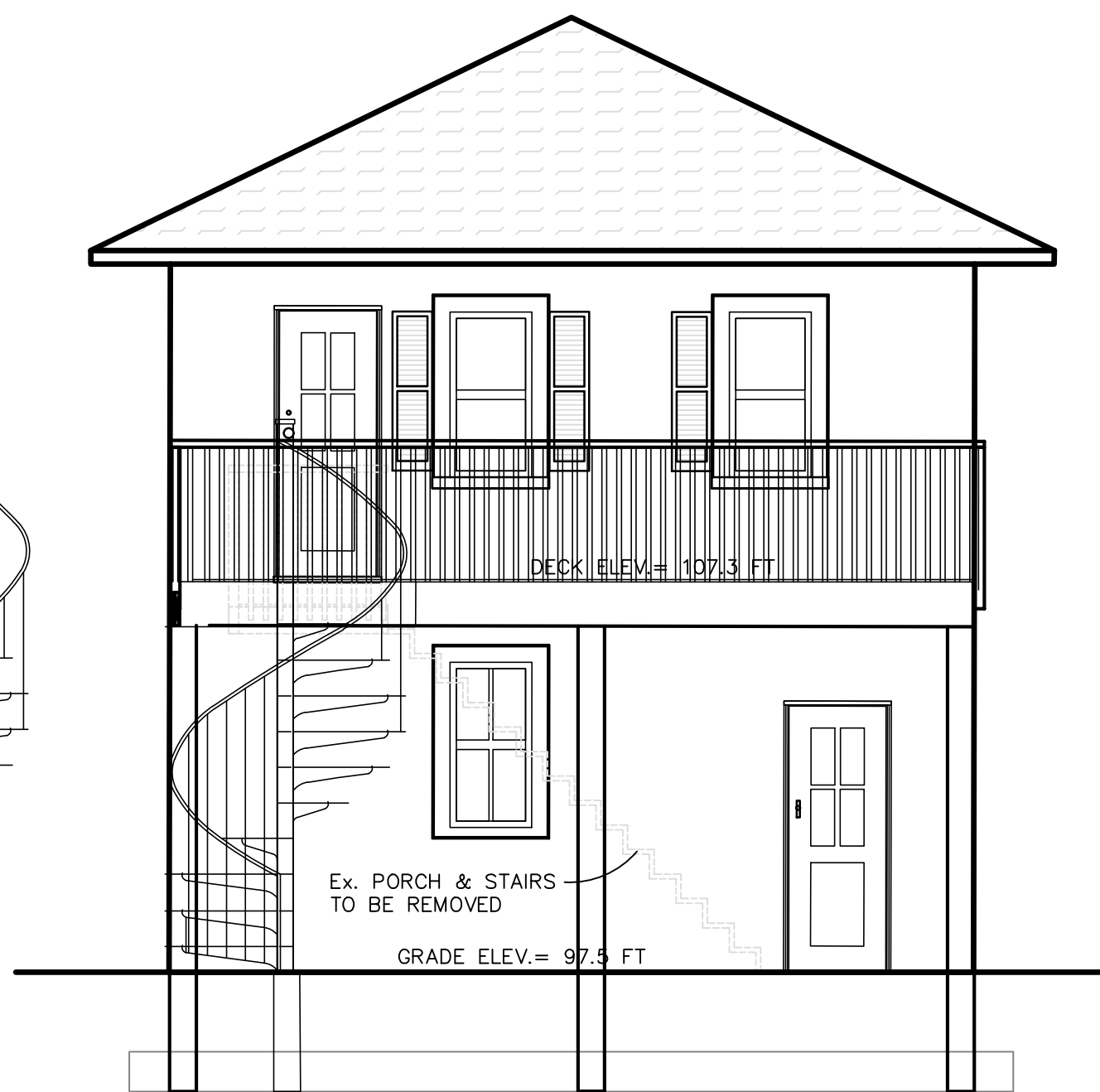
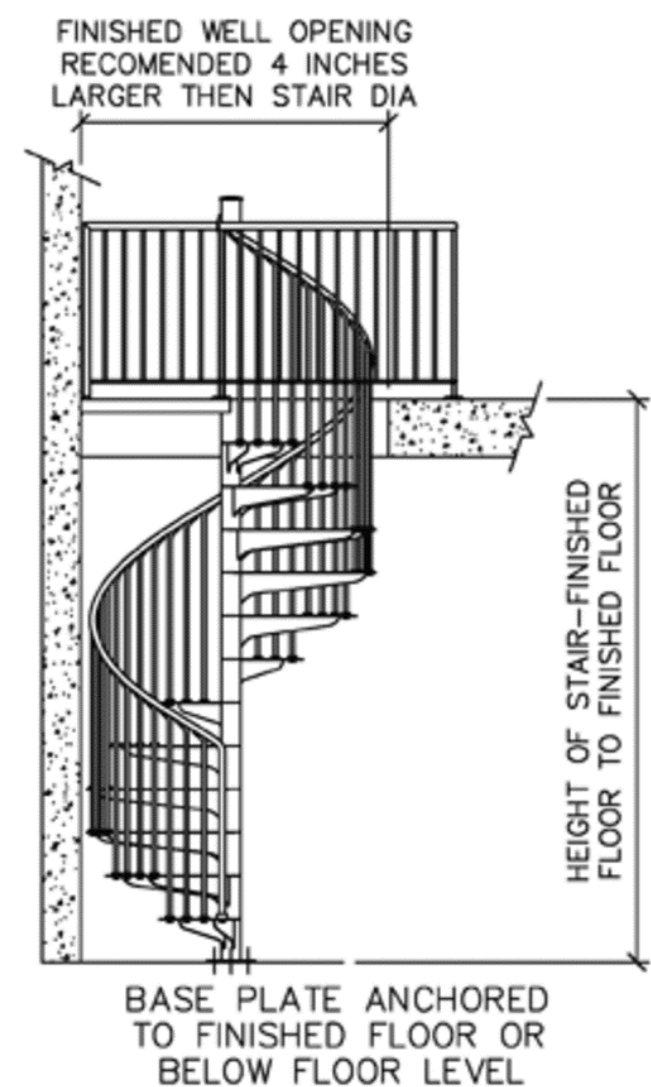


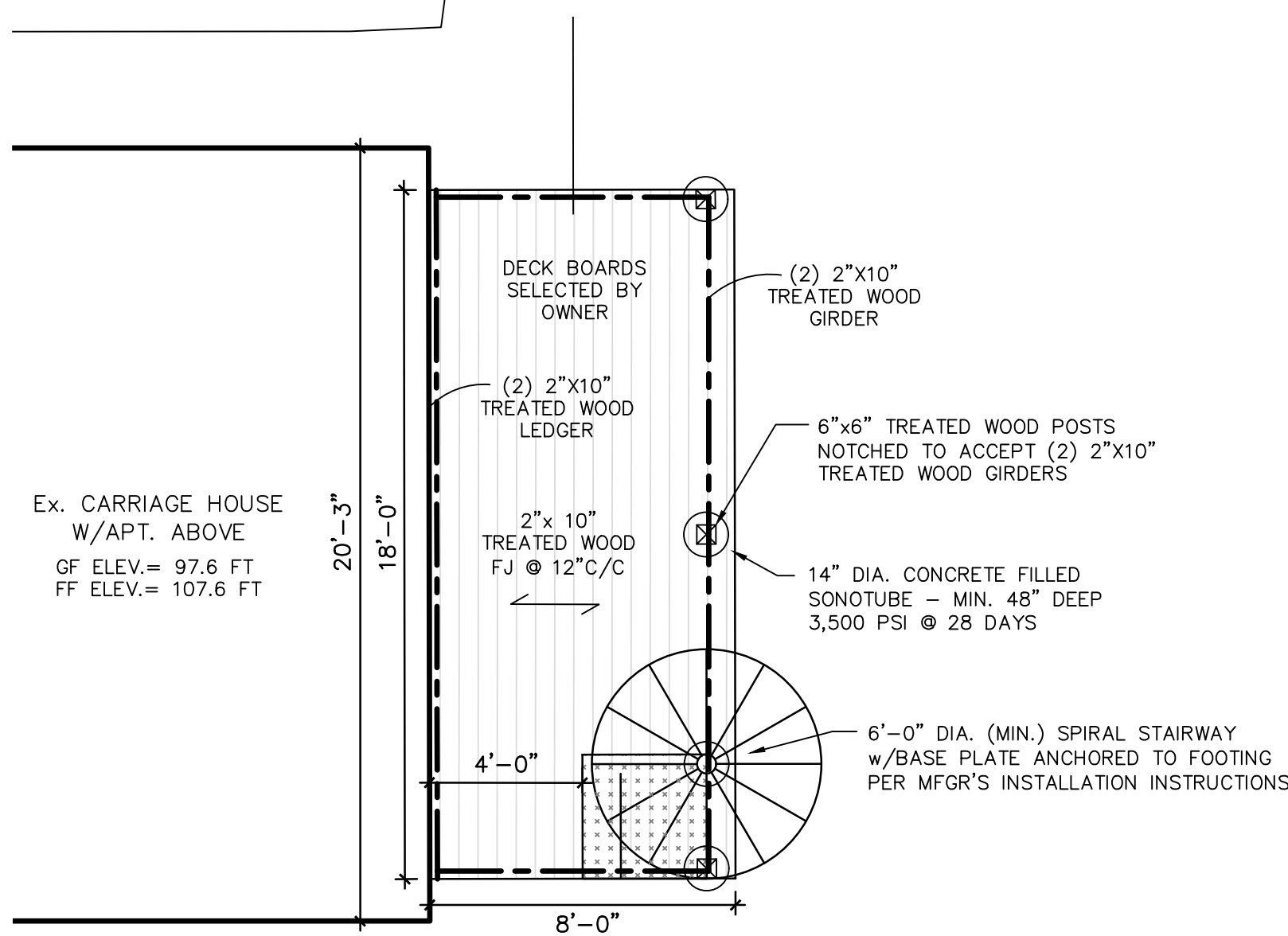
RIGHT SIDE VIEW
1/4" = 1'-0"



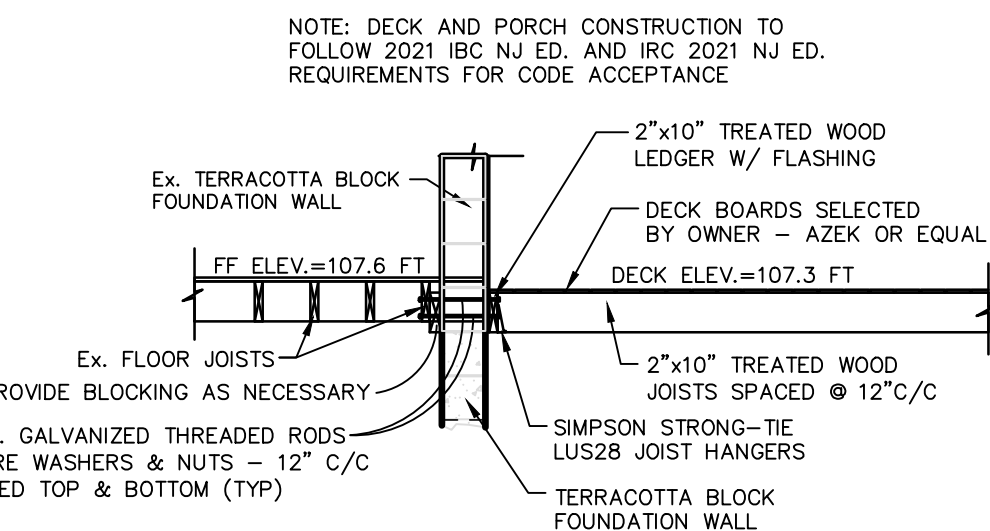
REAR VIEW
1/4" = 1'-0"



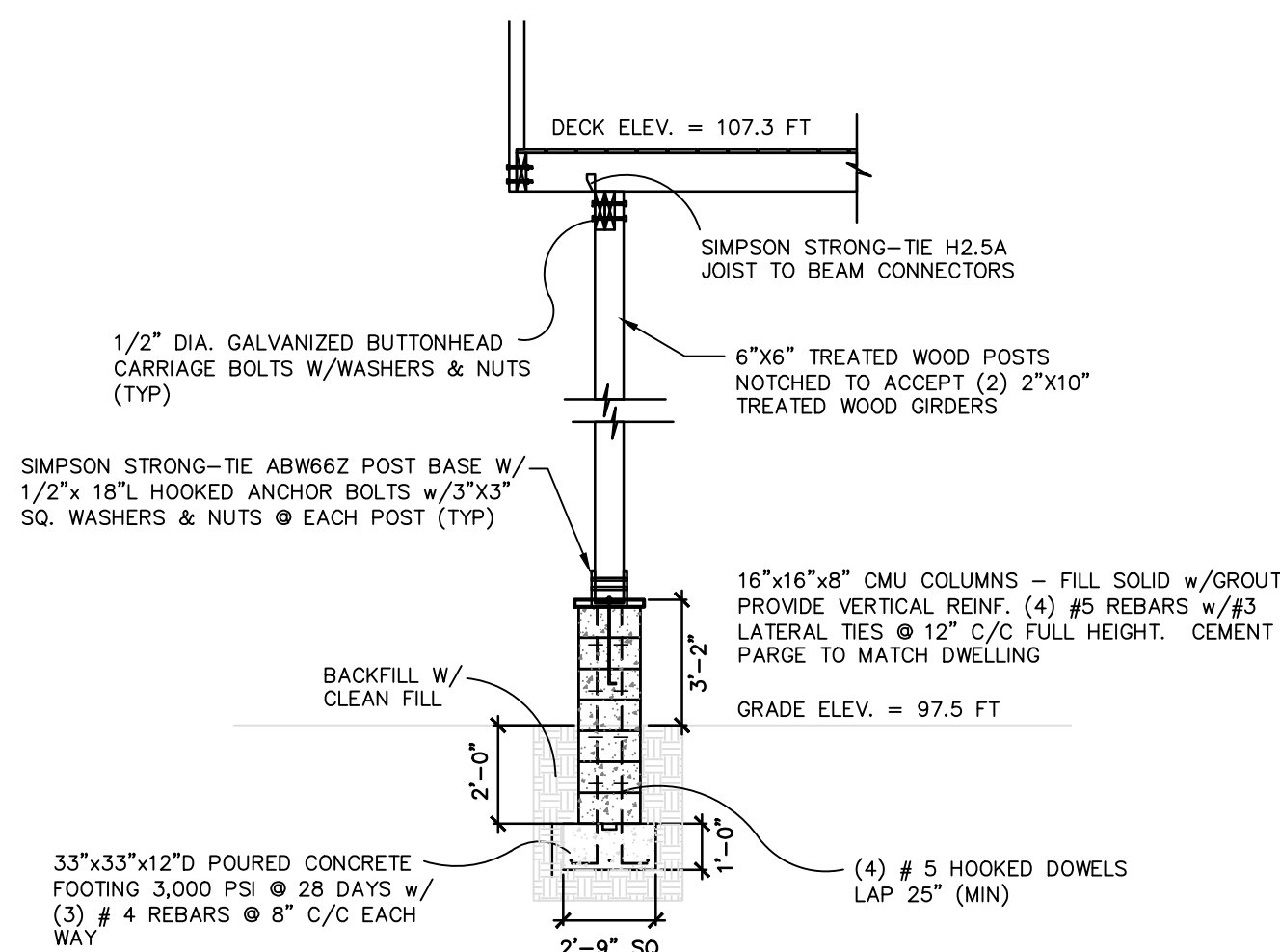
SPIRAL STAIR DETAIL
1/4" = 1'-0"



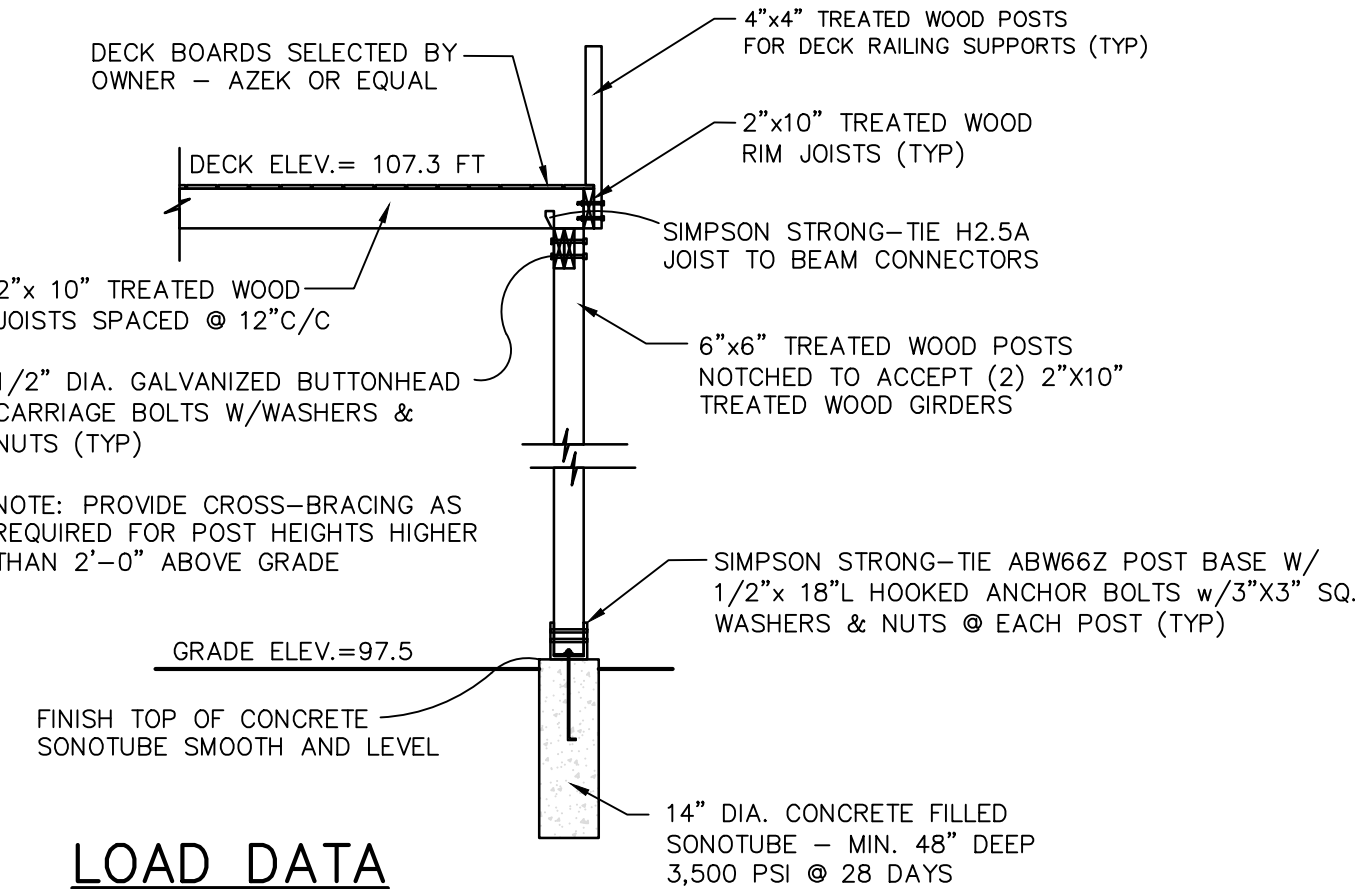
PLAN VIEW
1/4" = 1'-0"



LEDGER DETAIL
1/4" = 1'-0"



OPTIONAL POST WITH MASONRY PIER DETAIL
1/4" = 1'-0"



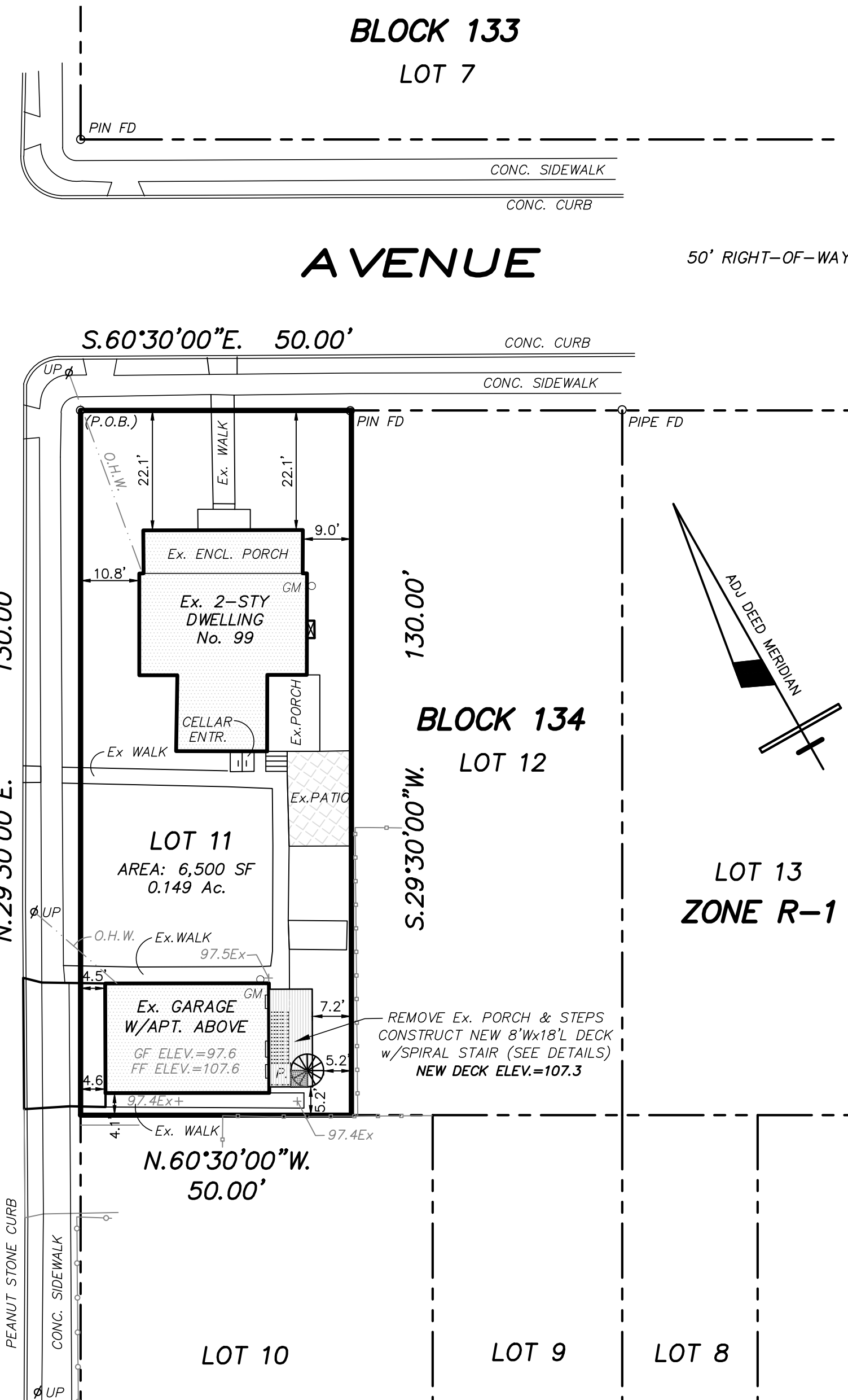
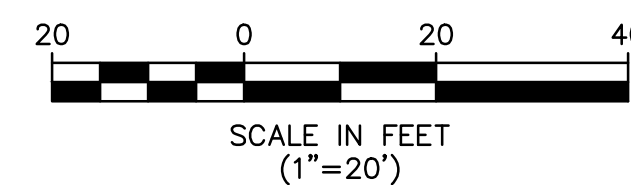
LOAD DATA

IBC 2021 NJ ED. SECT 1607
IRC 2021 NJ ED. SECT. R301
DECK
LIVE LOAD 40 LBS/SF
DEAD LOAD 10 LBS/SF
SNOW LOAD 20 LBS/SF

DECK POST DETAIL
1/4" = 1'-0"

PROVIDE 3'-0" WIDE MIN. STRAIGHT WOOD STAIR FROM DECK TO GRADE W/3'-0" H HAND RAIL AND 4"C/C MAXIMUM SPACING BETWEEN BALUSTERS AS REQUIRED. DESIGN SHALL NOT CREATE LADDER EFFECT. PROVIDE (3) OR (4) STAIR STRINGERS SPACED EVENLY FOR SUPPORT

BLOCK 140
LOT 1
SAINT AGNES CHURCH BUILDING



PLOT PLAN
1" = 20'

ZONE DATA

R-1 RESIDENTIAL ZONE DISTRICT REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	7,500 SF	6,500 SF(E)	NO CHANGE
MINIMUM LOT WIDTH	75 FT	50.0 FT(E)	NO CHANGE
PRINCIPAL BUILDING			
MINIMUM FRONT YARD SETBACK	20 FT	10.8 FT(E)	NO CHANGE
MINIMUM SIDE YARD SETBACK	10 FT	9.0 FT(E)	NO CHANGE
TOTAL TWO SIDE YARD SETBACKS	20 FT	76.1 FT	NO CHANGE
MINIMUM REAR YARD SETBACK	20 FT	N/A	NO CHANGE
MAXIMUM BUILDING HEIGHT	2-1/2 STY	2 STY	NO CHANGE
	35 FT	24.7 FT	NO CHANGE
ACCESSORY BUILDING & STRUCTURES			
MINIMUM SIDE YARD SETBACK	5 FT	4.1 FT(E)	5.2 FT*
MINIMUM REAR YARD SETBACK	5 FT	15.5 FT	NO CHANGE
MAXIMUM BUILDING HEIGHT	1 STY	2 STY(E)	NO CHANGE
	16 FT	21.0 FT(E)	NO CHANGE
BULK REQUIREMENTS			
MAXIMUM BUILDING COVERAGE	25 %	25.6 % (E)	NO CHANGE
MAXIMUM IMPERVIOUS COVERAGE	50 %	37.1 %	NO CHANGE
MINIMUM GROSS FLOOR AREA	1,500 SF	>1,500 SF	NO CHANGE

(E) = PRE-EXISTING NON-CONFORMING CONDITION
(V) = REQUIRED VARIANCE
* = MEASURED TO LINE OF PROPOSED STAIRS

No.	DATE	REVISION	BY
4	4-08-25	REVISE STAIR LAYOUT PER CLIENT REQUEST	ARS
3	2-10-25	REVISE STAIR LAYOUT PER CLIENT REQUEST	ARS
2	1-22-25	REVISE STAIR LAYOUT	ARS
1	8-01-24	REVISE NEW STAIR LOCATION	ARS

EASTERN CIVIL ENGINEERING, LLC

CIVIL ENGINEERING - SURVEYING & MAPPING - LAND USE PLANNING - SITE DESIGN

31 GRAND TOUR, HIGHLANDS NJ 07732 PHONE: 732.872.7736

DECK REPAIR PLAN FOR
DANIELLE & ZACHARY WINNERLING

BLOCK 134 LOT 11
TAX MAP SHEET No. 27

ATLANTIC HIGHLANDS BOROUGH, MONMOUTH COUNTY, NJ

ANDREW R. STOCKTON
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LIC. NO. 35405

DATE:	SCALE:	DESIGN BY:	PROJECT NO.:	SHEET NO.:
1-14-24	AS SHOWN	ARS	2202066	1 of 1