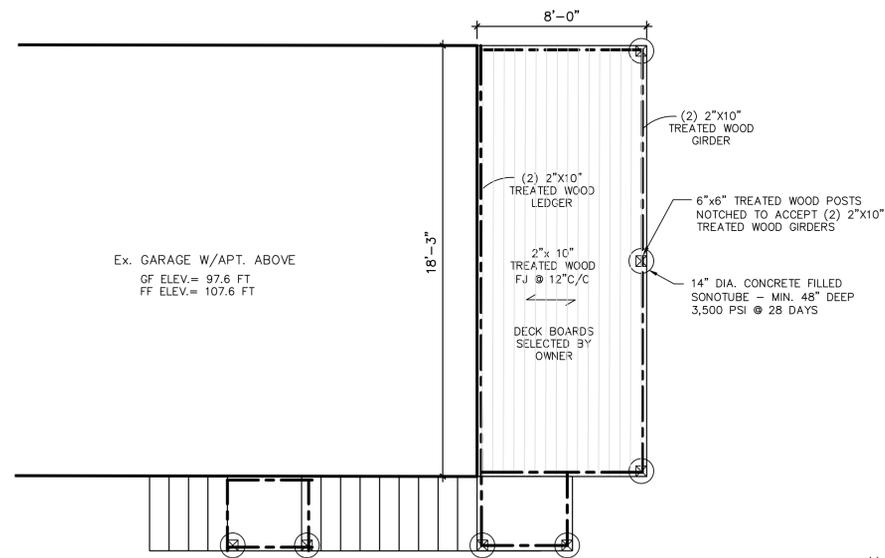


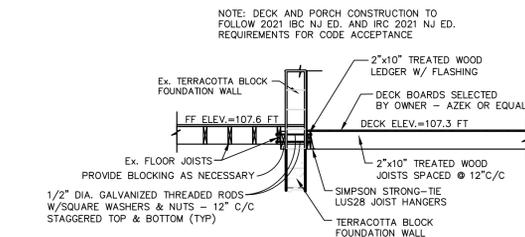
**RIGHT SIDE VIEW**  
1/4" = 1'-0"



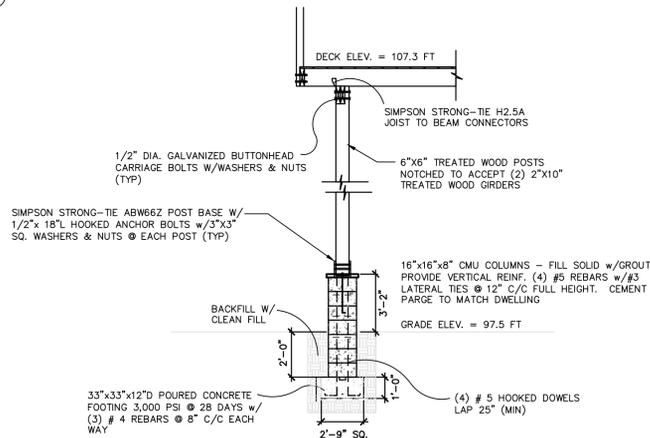
**REAR VIEW**  
1/4" = 1'-0"



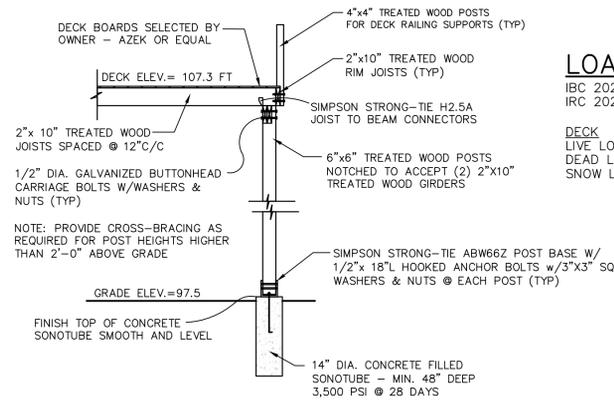
**PLAN VIEW**  
1/4" = 1'-0"



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



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



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

**LOAD DATA**  
IBC 2021 NJ ED. SECT 1607  
IRC 2021 NJ ED. SECT. R301

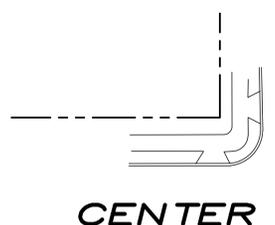
DECK  
LIVE LOAD 40 LBS/SF  
DEAD LOAD 10 LBS/SF  
SNOW LOAD 20 LBS/SF

NOTE: PROVIDE CROSS-BRACING AS REQUIRED FOR POST HEIGHTS HIGHER THAN 2'-0" ABOVE GRADE

**ZONE DATA**

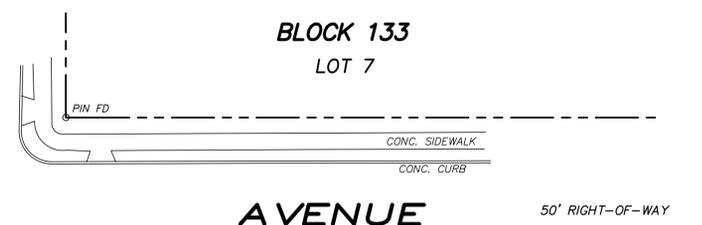
R-1 RESIDENTIAL ZONE DISTRICT REQUIREMENTS			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	7,500 SF	6,500 SF(E)	NO CHANGE
MINIMUM LOT WIDTH	75 FT	50.0 FT(E)	NO CHANGE
<b>PRINCIPAL BUILDING</b>			
MINIMUM FRONT YARD SETBACK	20 FT	10.8 FT(E)	NO CHANGE
MINIMUM SIDE YARD SETBACK	10 FT	9.0 FT(E)	NO CHANGE
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
<b>ACCESSORY BUILDING &amp; STRUCTURES</b>			
MINIMUM SIDE YARD SETBACK	5 FT	4.1 FT(E)	0.5 FT(V)*
MINIMUM REAR YARD SETBACK	5 FT	15.5 FT	7.2 FT
MAXIMUM BUILDING HEIGHT	1 STY	2 STY(E)	NO CHANGE
	16 FT	21.0 FT(E)	NO CHANGE
<b>BULK REQUIREMENTS</b>			
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 DECK AND STAIRS

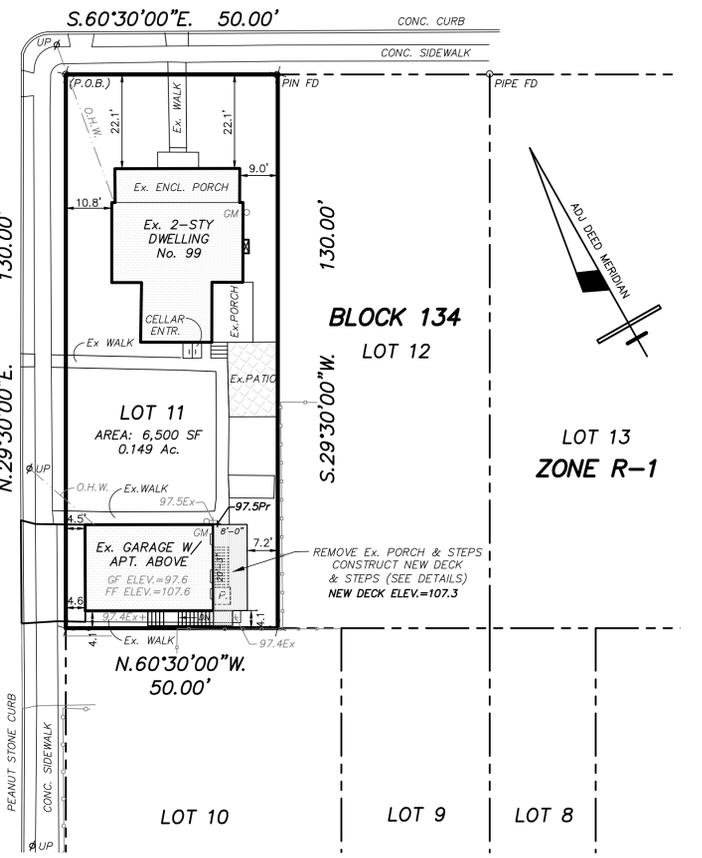


**CENTER AVENUE**

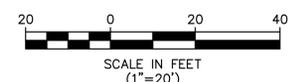
**BLOCK 140 LOT 1**  
SAINT AGNES CHURCH BUILDING



**AVENUE C AVENUE**



**PLOT PLAN**  
1" = 20'



VARIANCE PURSUANT TO LAND USE ORDINANCE SECTION 150-24 APPROVED BY THE ATLANTIC HIGHLANDS PLANNING BOARD ON: \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

No.	DATE	REVISION	BY
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