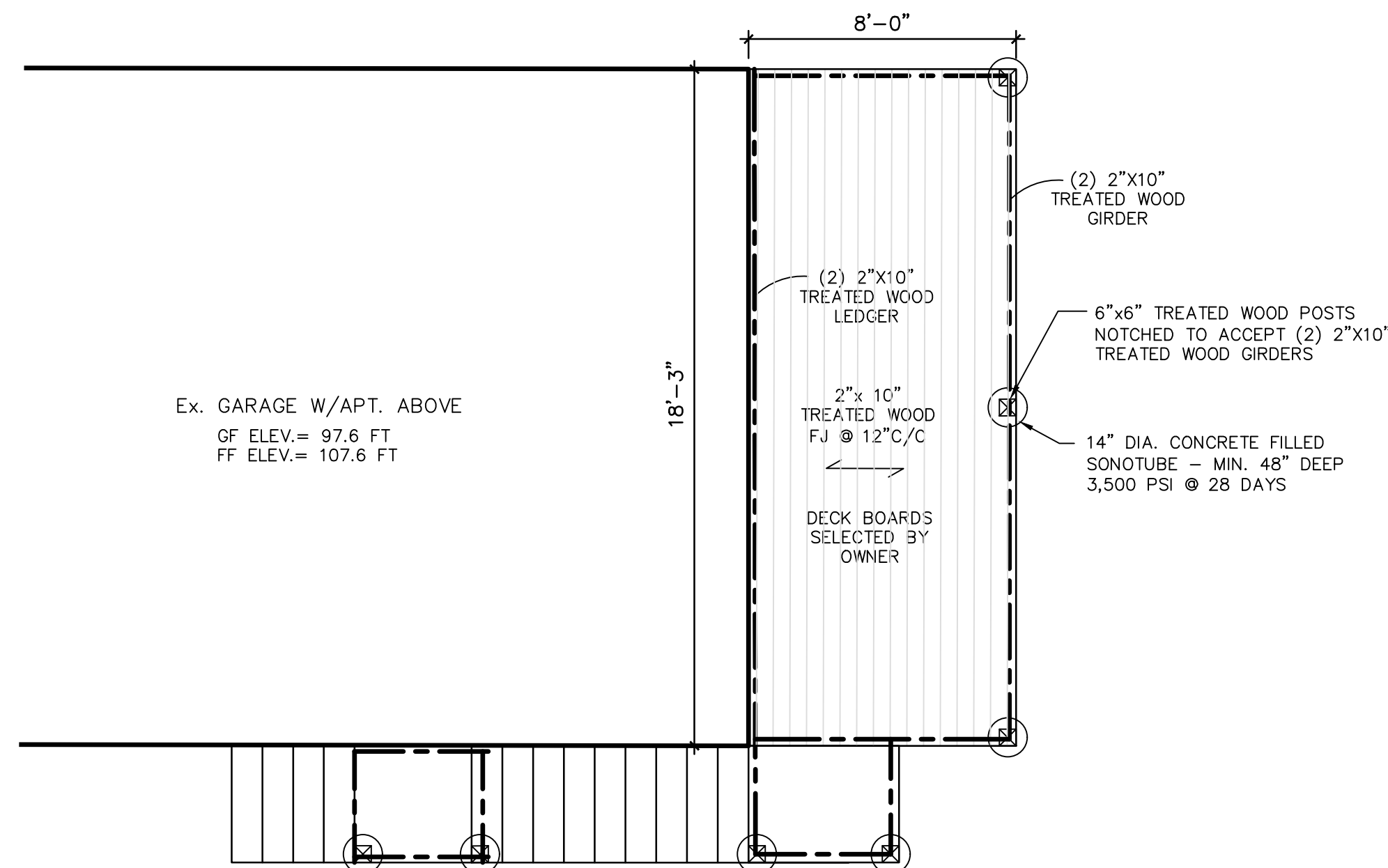


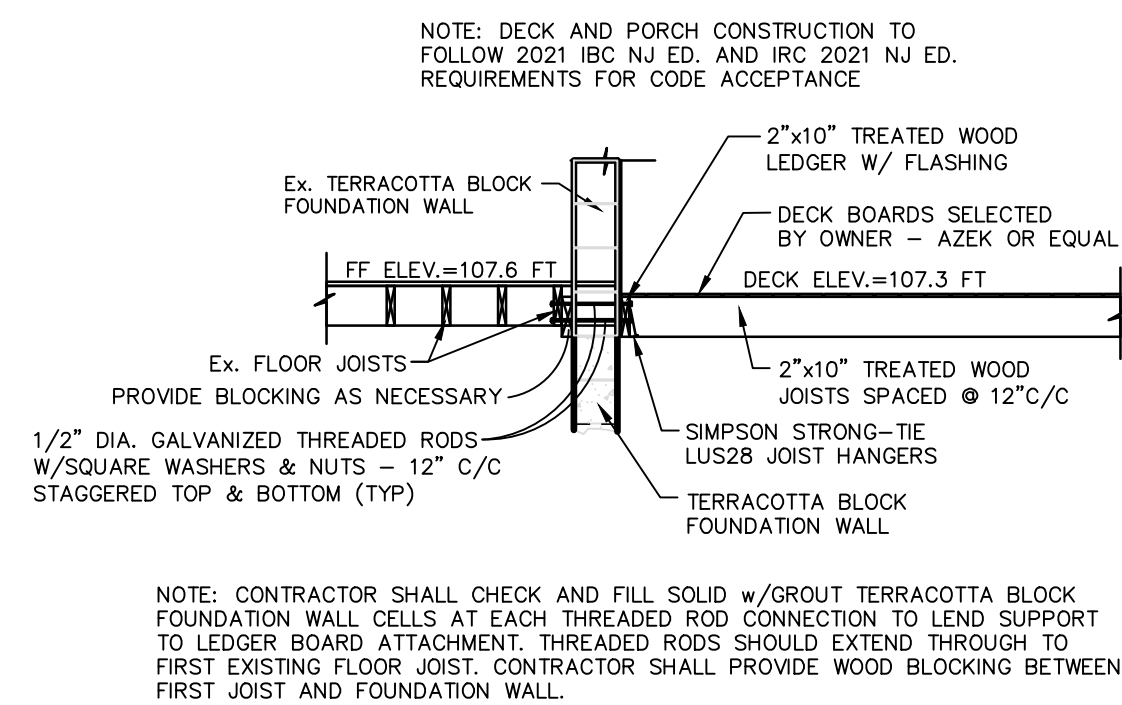
RIGHT SIDE VIEW
1/4" = 1'-0"



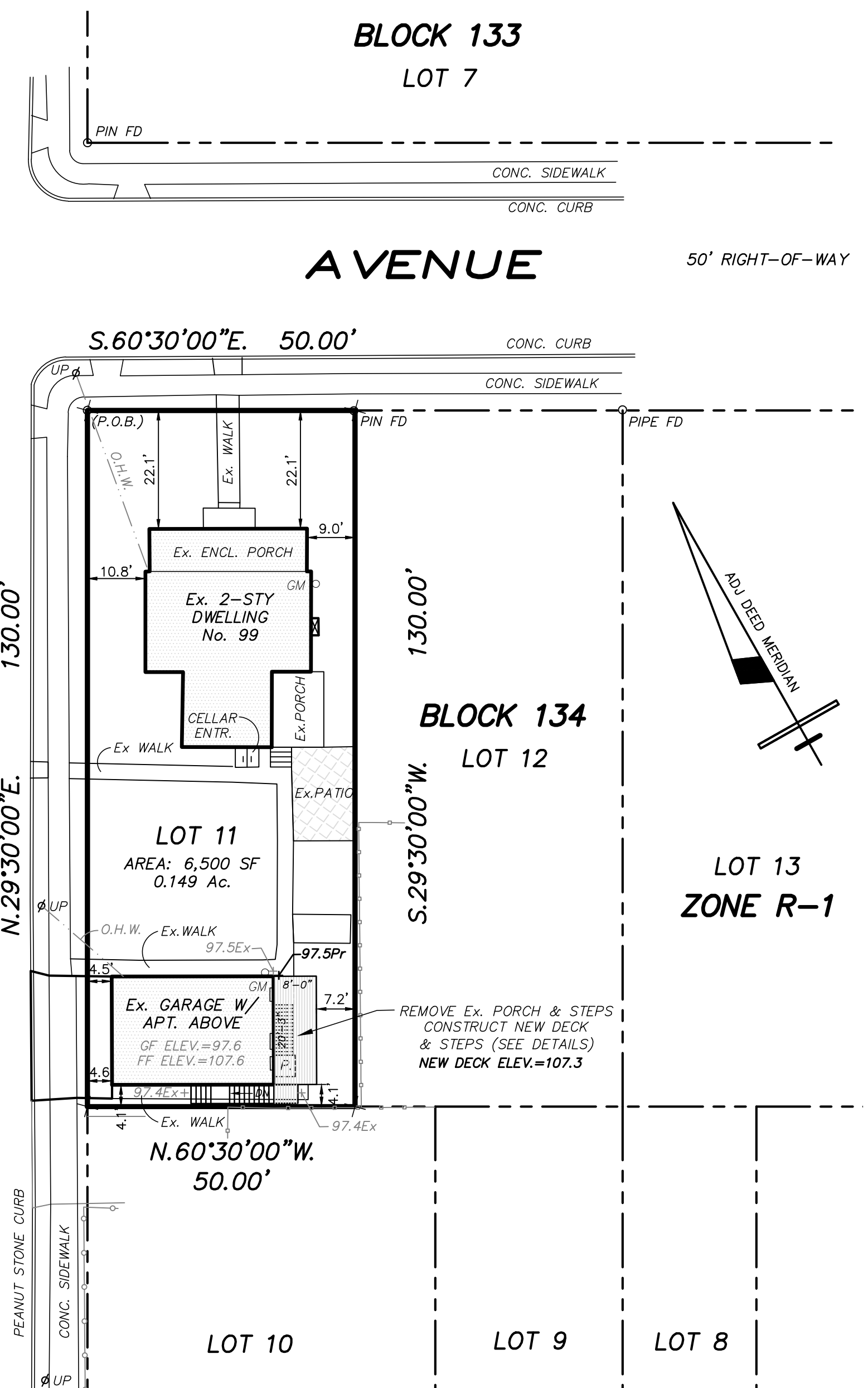
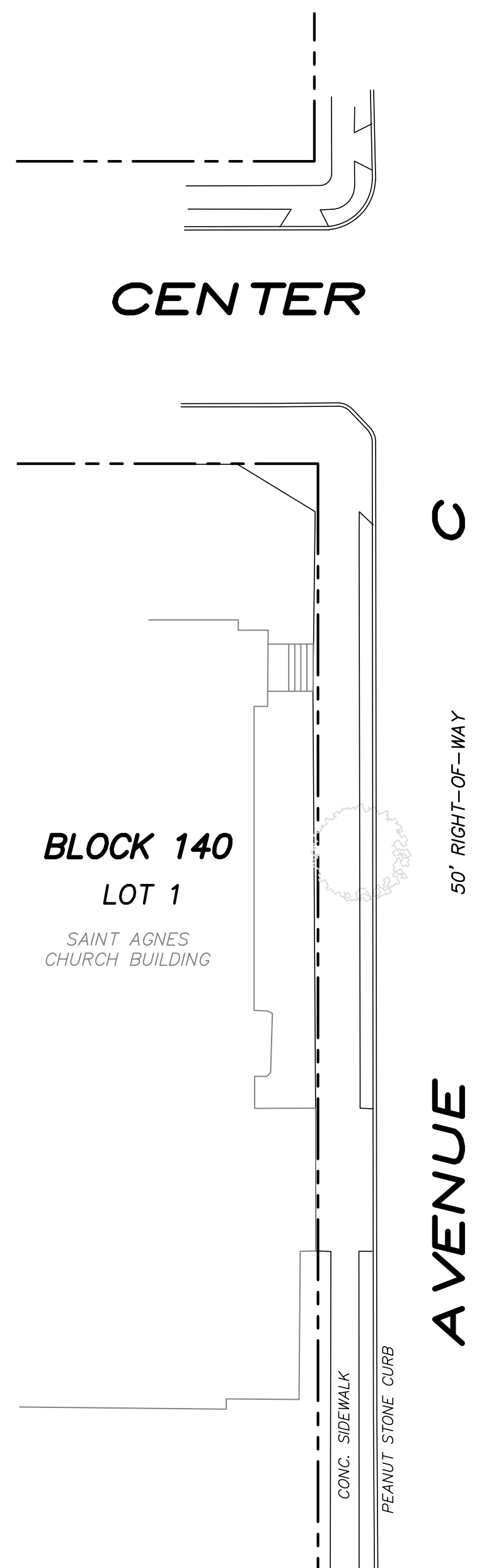
REAR VIEW
1/4" = 1'-0"



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



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

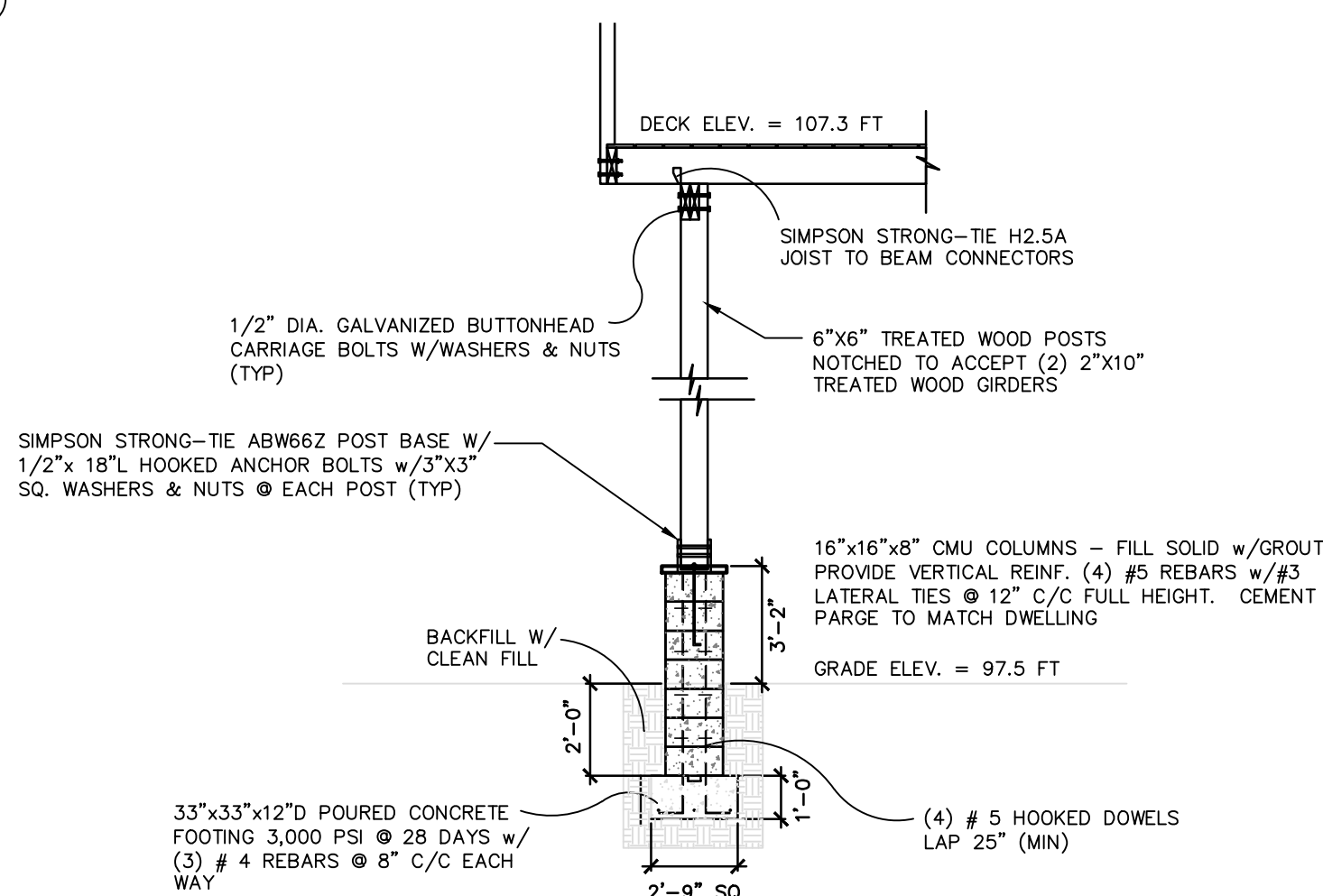


PLOT PLAN
1" = 20'

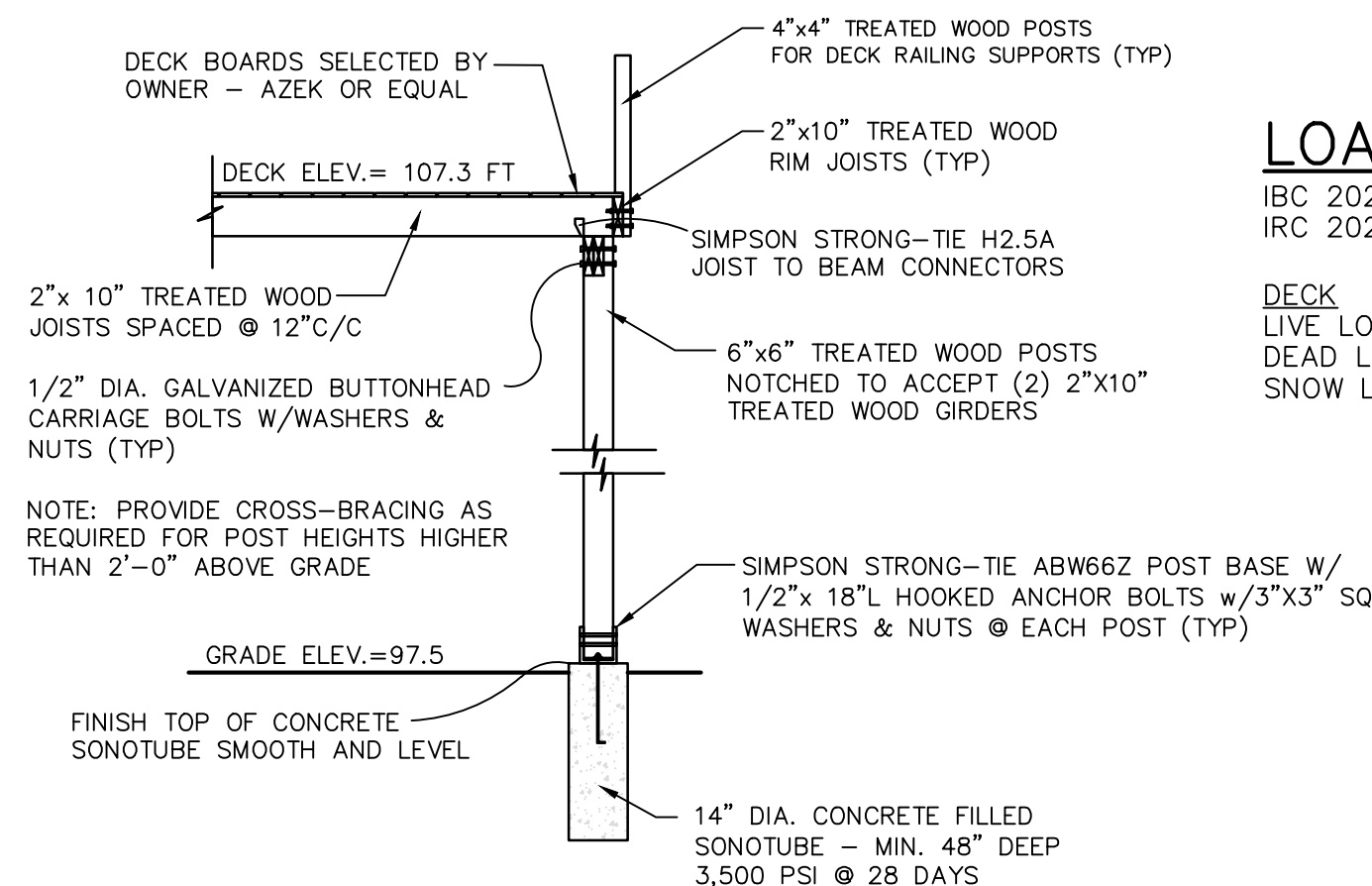
ZONE DATA

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
ACCESSORY BUILDING & STRUCTURES			
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
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 DECK AND STAIRS



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

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

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

1	8-01-24	REVISE NEW STAIR LOCATION	ARS
No.	DATE	REVISION	BY

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