

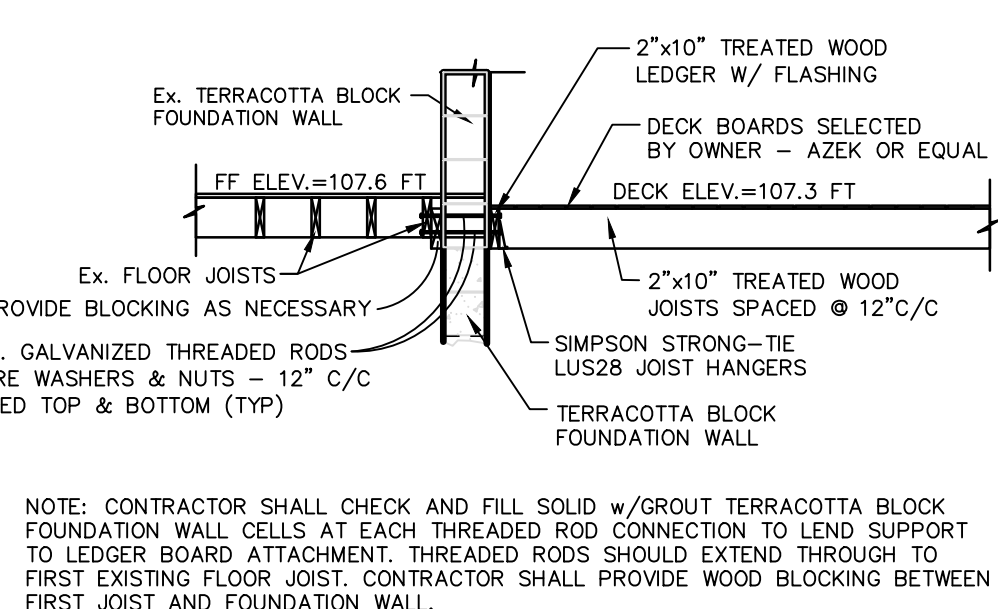
#### ZONE DATA

##### R-1 RESIDENTIAL ZONE DISTRICT REQUIREMENTS

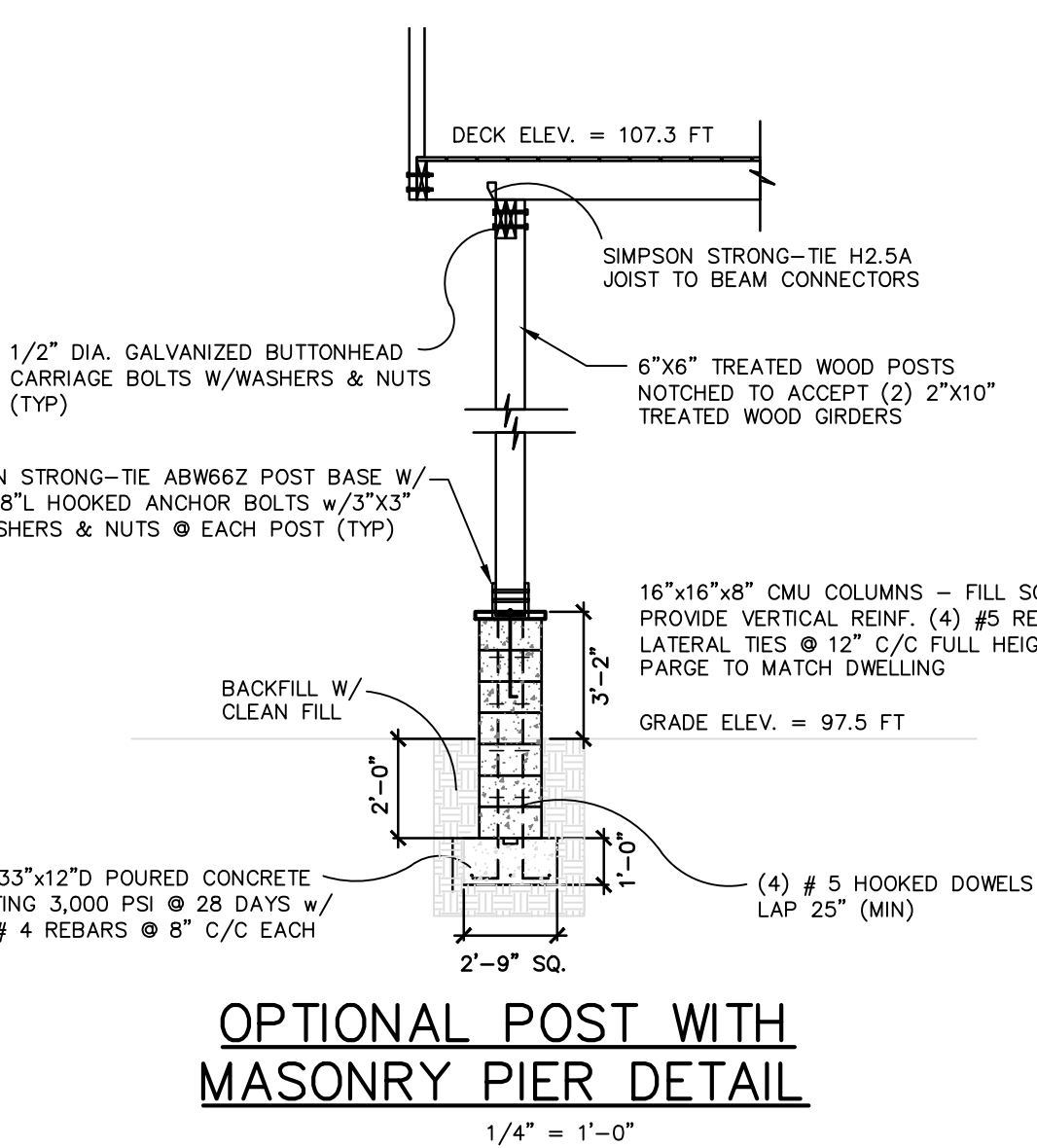
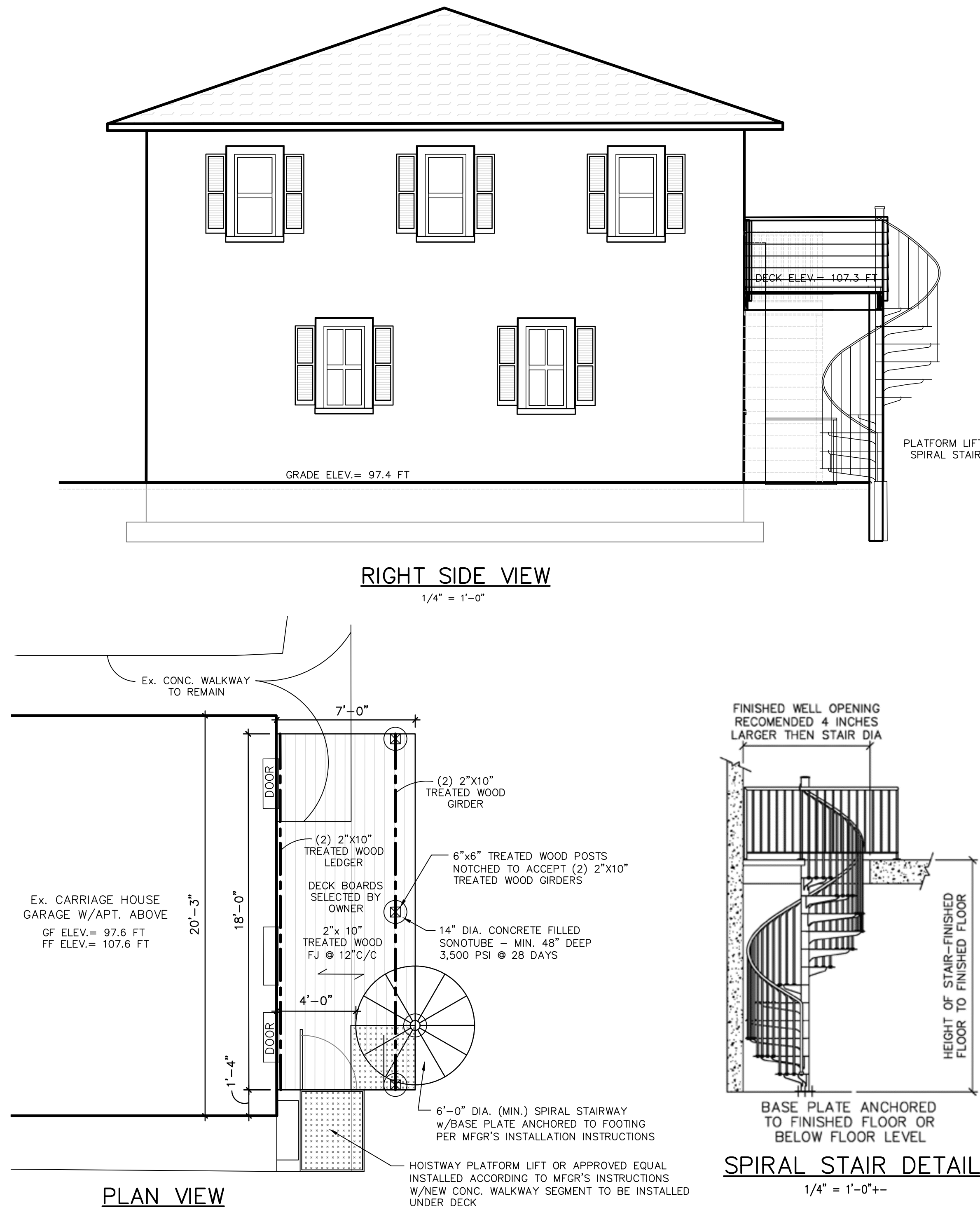
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	7,500 SF	6,500 SF(E)	NO CHANGE
MINIMUM LOT WIDTH	75 FT	50.0 FT(E)	NO CHANGE
PRINCIPAL BUILDING #1			
MINIMUM FRONT YARD SETBACK	20 FT	10.8 FT(E)	NO CHANGE
MINIMUM SIDE YARD SETBACK	10 FT	9.0 FT(E)	NO CHANGE
TOTAL TWO SIDE YARD SETBACKS	20 FT	76.1 FT	NO CHANGE
MINIMUM REAR YARD SETBACK	20 FT	N/A	NO CHANGE
MAXIMUM BUILDING HEIGHT	2-1/2 STY	2 STY	NO CHANGE
PRINCIPAL BUILDING #2			
MINIMUM FRONT YARD SETBACK	20 FT	4.5 FT(E)	NO CHANGE
MINIMUM SIDE YARD SETBACK	10 FT	4.1 FT(E)	NO CHANGE
TOTAL TWO SIDE YARD SETBACKS	20 FT	109.8 FT	NO CHANGE
MINIMUM REAR YARD SETBACK	20 FT	15.2 FT(E)	NO CHANGE
MAXIMUM BUILDING HEIGHT	2-1/2 STY	2 STY	NO CHANGE
ACCESSORY STRUCTURE (REAR PORCH/DECK FOR PRINCIPAL BUILDING #2)			
MINIMUM SIDE YARD SETBACK	5 FT	5.5 FT	5.4 FT*
MINIMUM REAR YARD SETBACK	5 FT	11.1 FT	8.2 FT*
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  
SETBACKS TO SPIRAL STAIR ARE 5.4'SIDE/5.2'REAR  
SETBACKS TO PLATFORM LIFT ARE 1.2'SIDE/10.7'REAR

NOTE: DECK AND PORCH CONSTRUCTION TO FOLLOW 2021 IBC NJ ED. AND IRC 2021 NJ ED. REQUIREMENTS FOR CODE ACCEPTANCE



NOTE: CONTRACTOR SHALL CHECK AND FILL SOLID W/GROUT TERRACOTTA BLOCK FOUNDATION WALL CELLS AT EACH THREADED ROD CONNECTION TO LEND SUPPORT TO LEDGER BOARD ATTACHMENT. THREADED RODS SHOULD EXTEND THROUGH TO FIRST EXISTING FLOOR JOIST. CONTRACTOR SHALL PROVIDE WOOD BLOCKING BETWEEN FIRST JOIST AND FOUNDATION WALL.



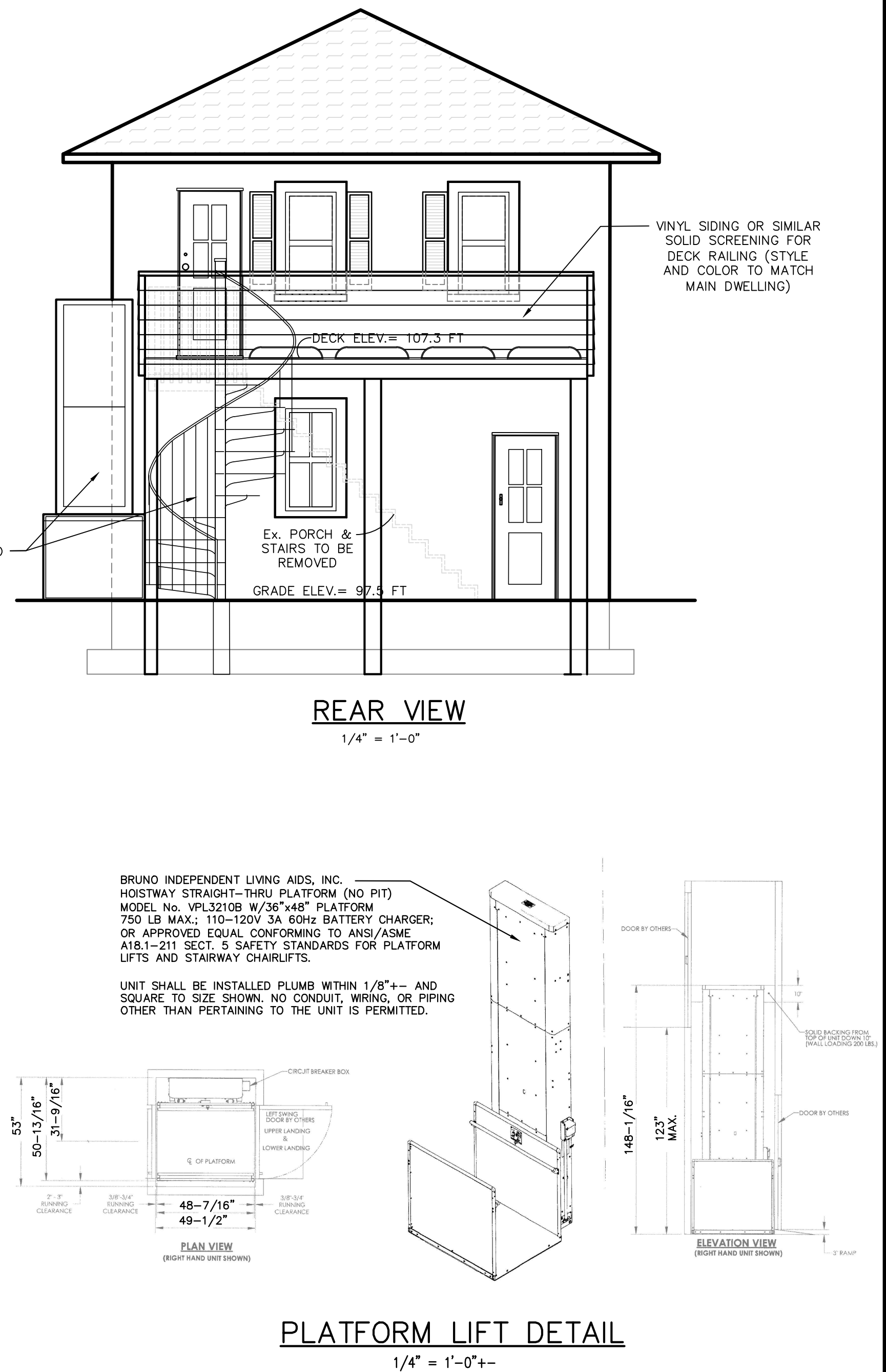
#### LOAD DATA

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



No.	DATE	REVISION	BY
5	9-16-25	REVISE FOR PLANNING BOARD REVIEW	ARS
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

### DANIELLE & ZACHARY WINNERLING

BLOCK 134 LOT 11

TAX MAP SHEET No. 27

ATLANTIC HIGHLANDS BOROUGH, MONMOUTH COUNTY, NJ

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

Digitally signed by Andrew Stockton  
Date: 2025.09.19 07:32:35 -04'00'

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