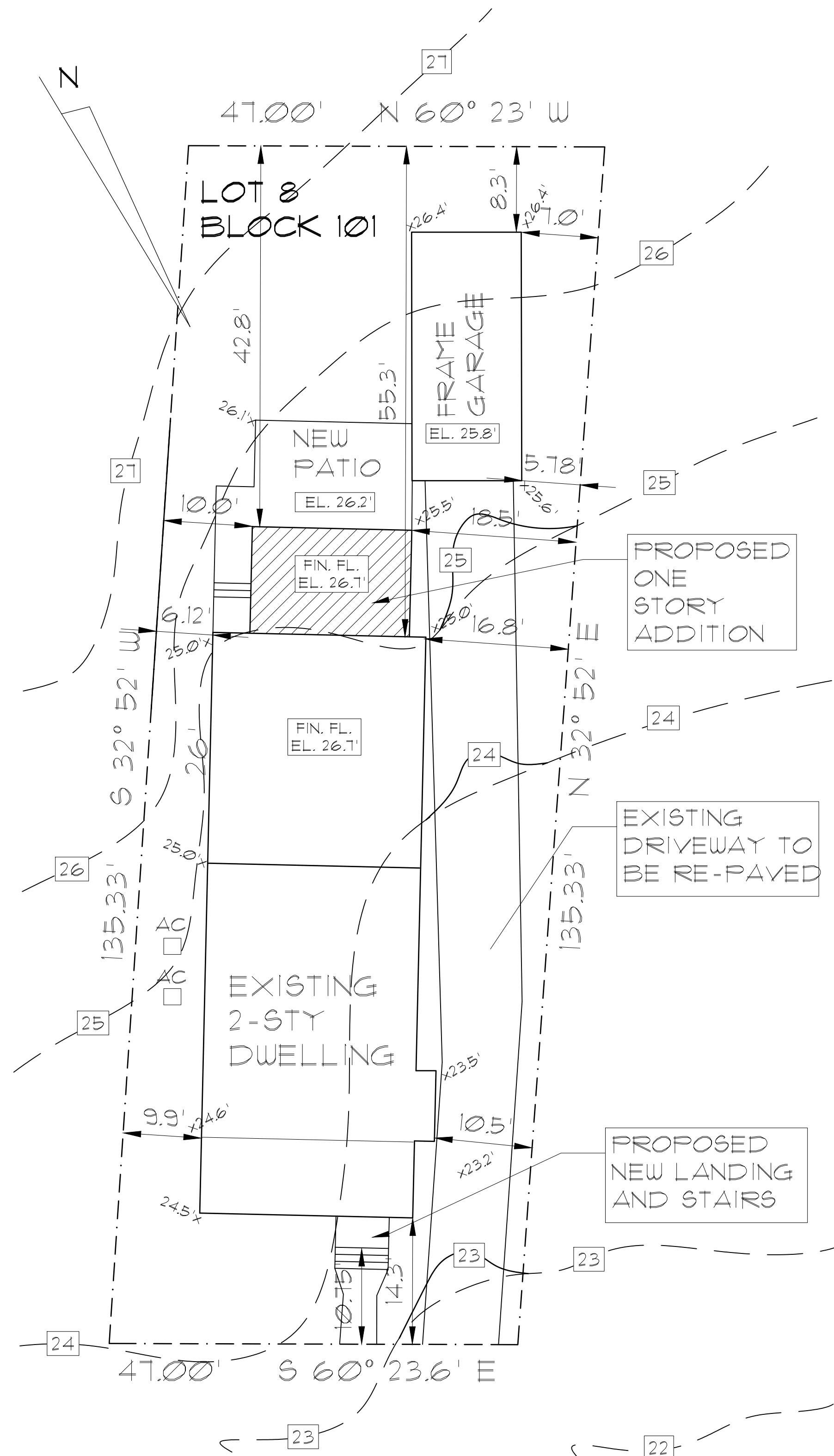


proposed additions and alterations for ORTIZ RESIDENCE

13 EAST LINCOLN AVENUE
ATLANTIC HIGHLANDS, NEW JERSEY
BLOCK 101 ~ LOT 8

ZONING DATA (R-1)				
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA	1,500 SQ. FT.	6,350 SQ. FT.	6,350 SQ. FT.	EXISTING NON-CONFORMITY - NO CHANGE
MINIMUM LOT FRONTAGE	75 FT.	41 FT.	41 FT.	EXISTING NON-CONFORMITY - NO CHANGE
MINIMUM LOT DEPTH	75 FT.	135.33 FT.	135.33 FT.	
PRINCIPAL BUILDING				
MINIMUM FRONT SETBACK	20 FT.	14.3 FT.	10.75 FT.	EXISTING NON-CONFORMITY INTENSIFIED VARIANCE REQUIRED
MINIMUM REAR SETBACK	20 FT.	55.3 FT.	42.8 FT.	
MINIMUM SIDE SETBACK (ONE/BOTH)	10/20 FT.	6.6/16.62 FT.	6.6/16.62 FT.	EXISTING NON-CONFORMITY - NO CHANGE
MAX. BUILDING HEIGHT (STORIES/FT.)	2.5/35 FT.	2/26 FT.	2/26 FT.	
ACCESSORY BUILDING				
MINIMUM REAR SETBACK	5 FT.	8.3 FT.	8.3 FT.	
MINIMUM SIDE SETBACK	5 FT.	5.78 FT.	5.78 FT.	
MAX. BUILDING HEIGHT (STORIES/FT.)	1/6 FT.	1/6 FT.	1/6 FT.	
MAXIMUM USABLE FLOOR AREA RATIO	0.4	0.442	0.476	VARIANCE REQUIRED
MINIMUM FLOOR AREA (TWO STORIES)	900 1ST FLOOR/ 1500 TOTAL	1508 1ST FLOOR/ 2243 TOTAL	1724 1ST FLOOR/ 2459 TOTAL	
MINIMUM DRIVEWAY SIDE SETBACK	5 FT.	2 FT.	2 FT.	EXISTING NON-CONFORMITY - NO CHANGE
MAXIMUM BUILDING COVERAGE	25 %	31 %	34.2 %	EXISTING NON-CONFORMITY INTENSIFIED VARIANCE REQUIRED
MAXIMUM LOT COVERAGE	50 %	36.4 %	55 %	EXISTING NON-CONFORMITY INTENSIFIED VARIANCE REQUIRED

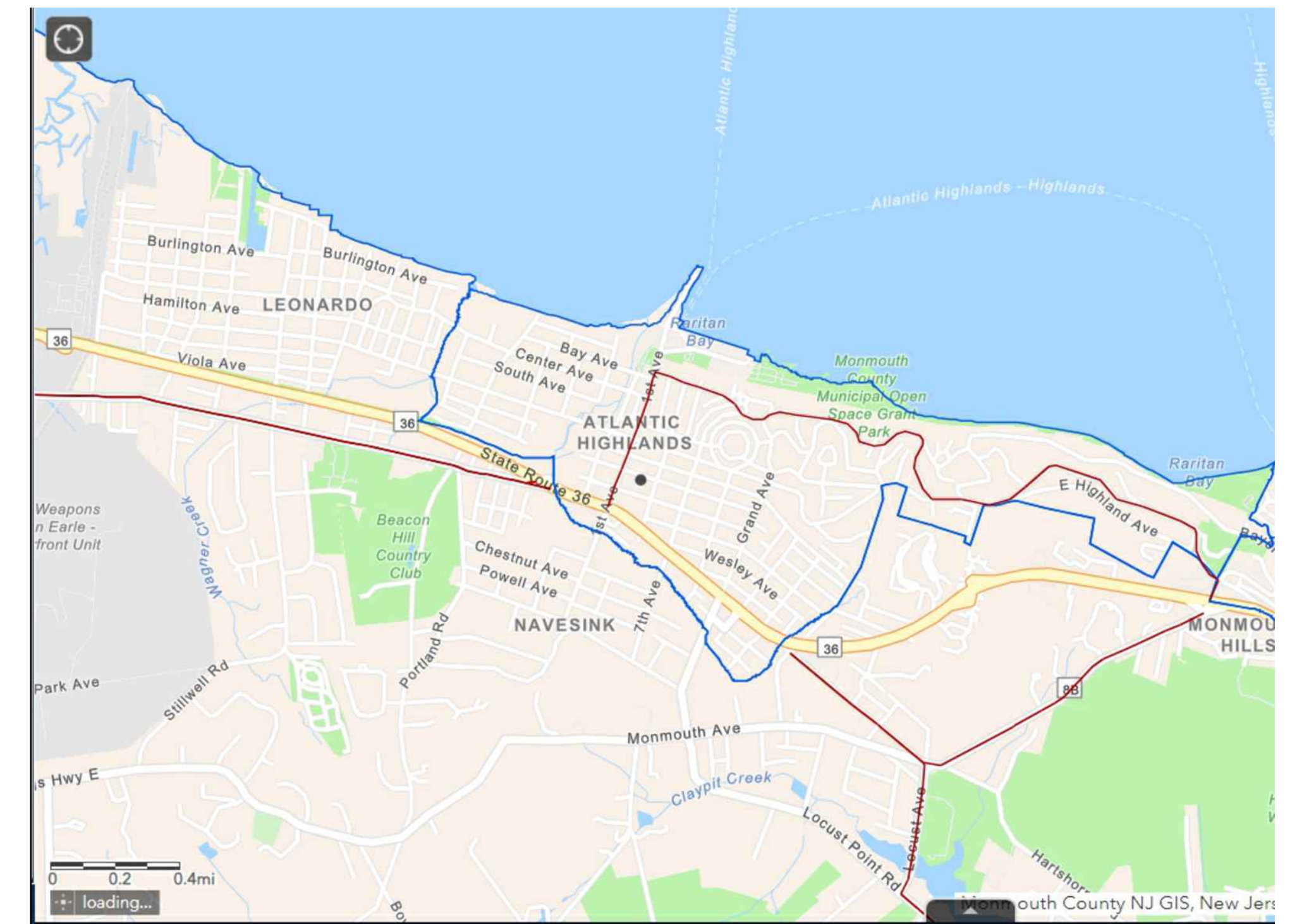
BUILDING DEPARTMENT DATA			
	EXISTING	ADDED	COMBINED
FIRST FLOOR	1,508 SQ. FT.	216 SQ. FT.	1,724 SQ. FT.
SECOND FLOOR	735 SQ. FT.	0 SQ. FT.	735 SQ. FT.
TOTAL HABITABLE	2,243 SQ. FT.	216 SQ. FT.	2,459 SQ. FT.
BASEMENT ABOVE 1 FOOT CEILING	494 SF X 50' [24]	0 SQ. FT.	494 SF X 50' [24]
DETACHED GARAGE	319 SQ. FT.	0 SQ. FT.	319 SQ. FT.
TOTAL USABLE FLOOR AREA	2,809 SQ. FT.	0 SQ. FT.	3,025 SQ. FT.
ADDED VOLUME		2,900 CU FT	
CONSTRUCTION CLASS		5B	
USE GROUP		R-5	



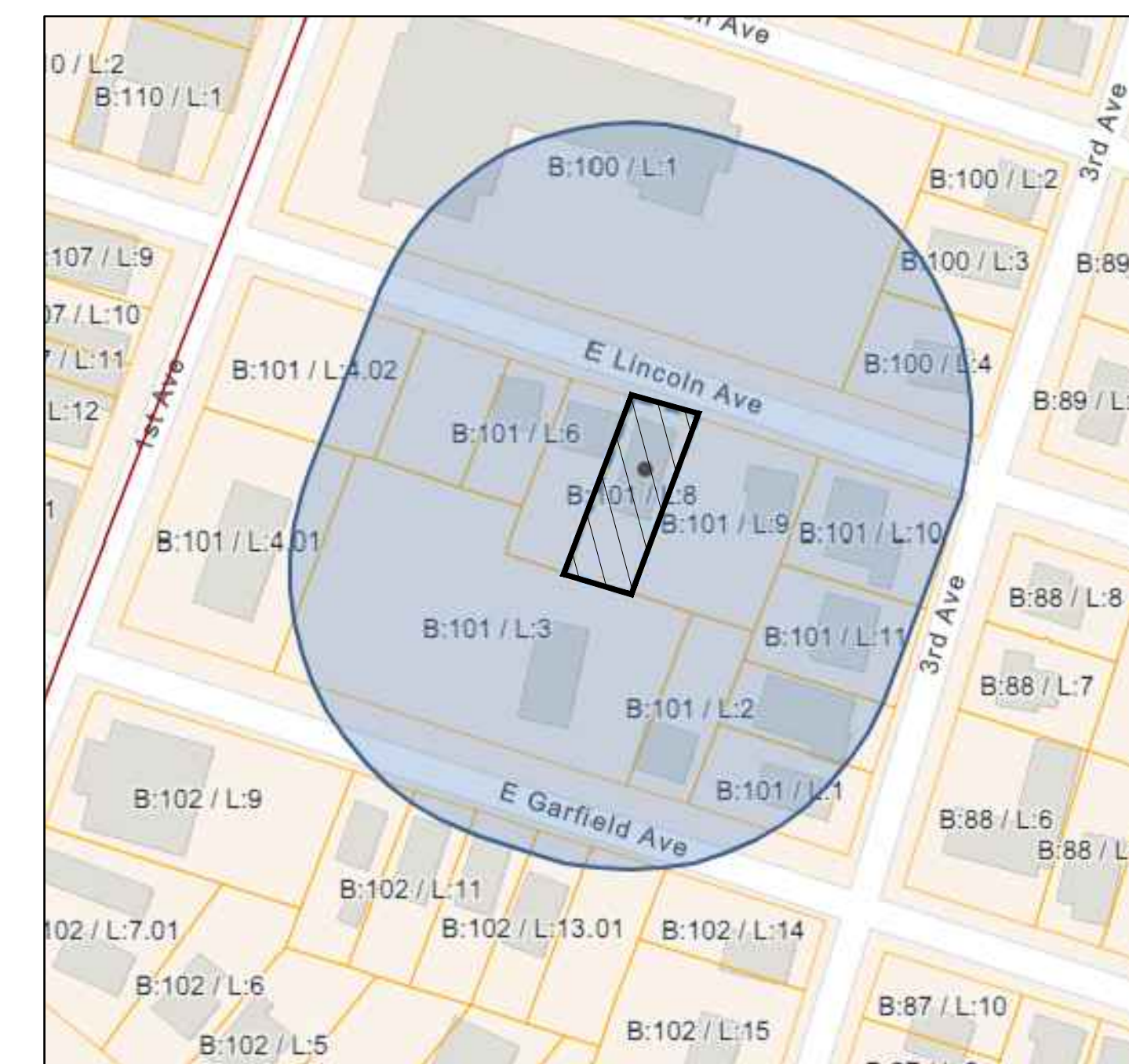
SITE PLAN
SCALE: 1" = 10'-0"

EXISTING CONTOURS	-- [24] --
PROPOSED CONTOURS	— [24] —

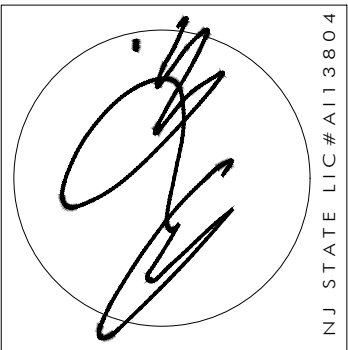
INFORMATION SHOWN ON THIS PLAN IS BASED ON SURVEY DONE BY: THOMAS CRAIG FINNEGAN NJ P.L.S. LIC. NO. 38601 DATED 10/4/24



LOCATION MAP
SCALE: 1" = 2000'



200 FEET MAP
SCALE: 1" = 100'



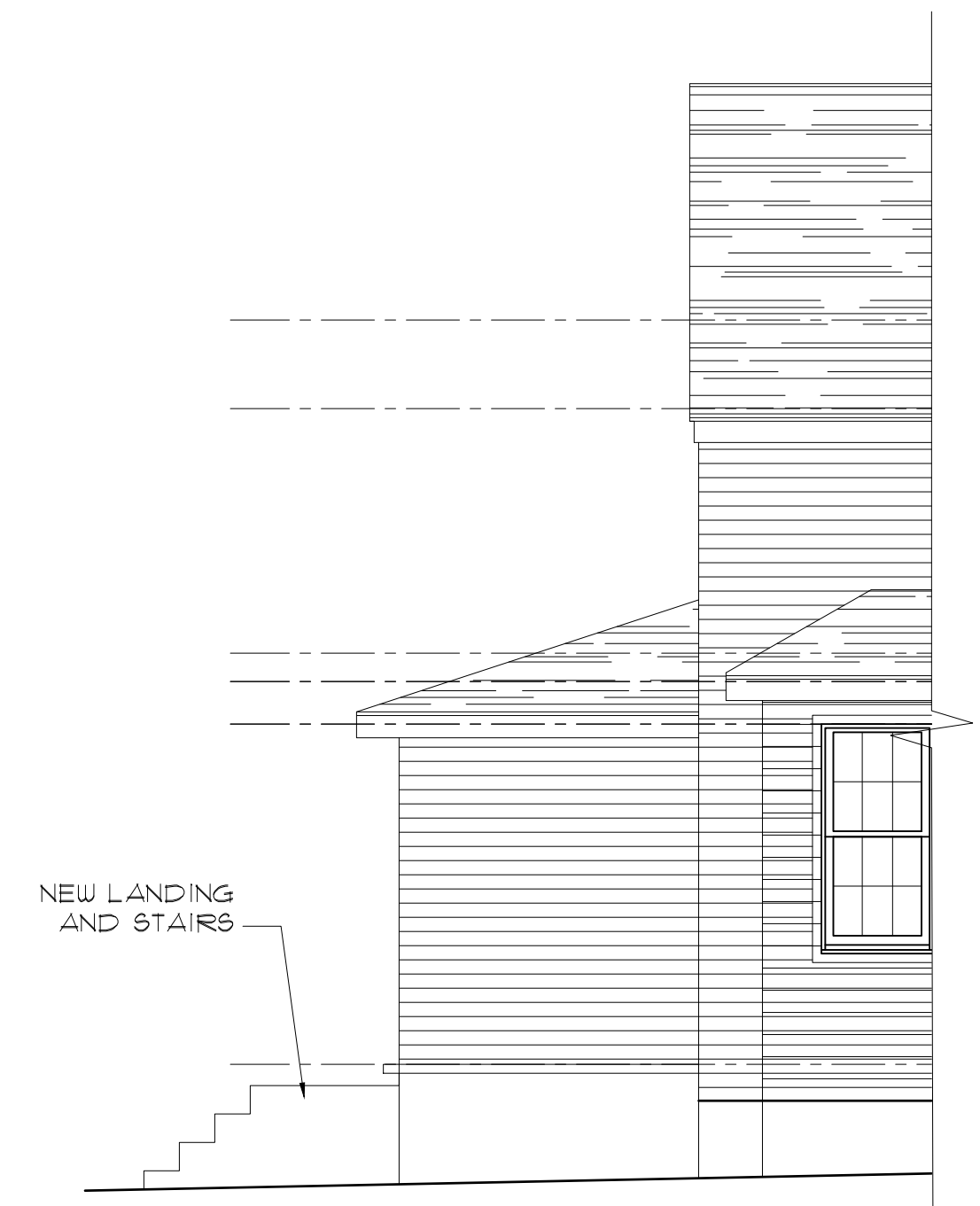
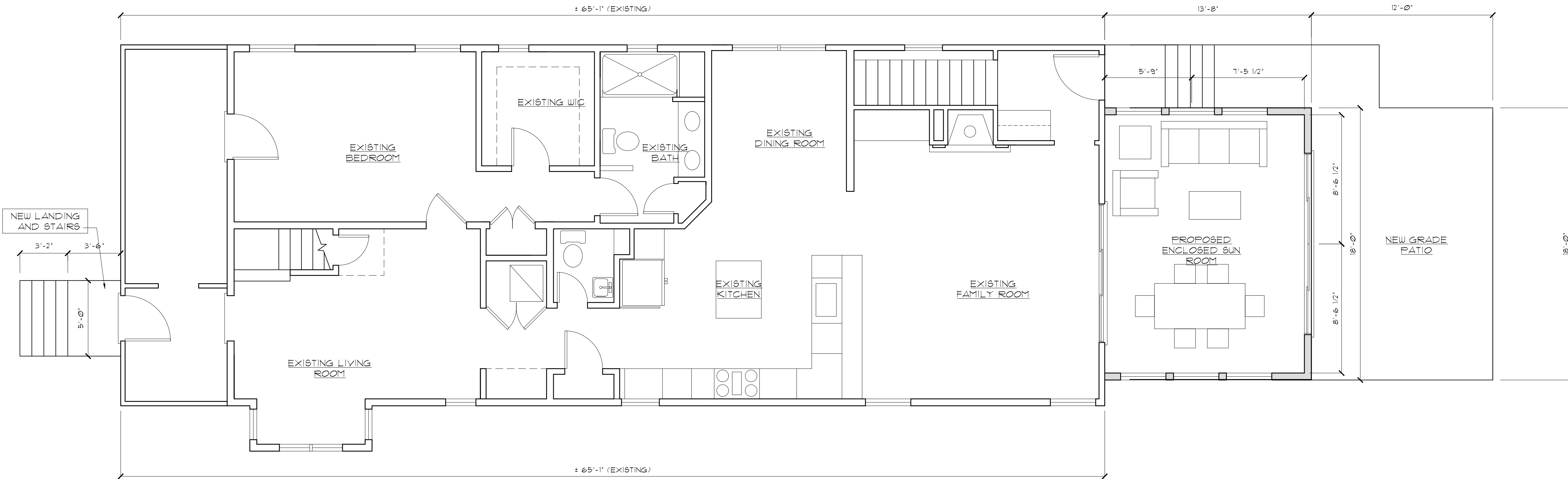
ANTHONY M. CONDOURIS - ZC
ARCHITECT
20 BINGHAM AVENUE, ROOM 201
ATLANTIC HIGHLANDS, NJ 07716
PHONE: 732-842-3800 - FAX: 732-842-7777 - email: info@amcarcarchitect.com - WWW.AMARCARCHITECT.COM

REVISIONS	DATE
AS PER CDE REVIEW	10/2/24

CLIENT: ORTIZ RESIDENCE
ADDRESS: 13 EAST LINCOLN AVENUE, ATLANTIC HIGHLANDS, NEW JERSEY
JOB NUMBER: 24-078
BLOCK: 101 LOT: 8

DATE: 07/15/24
DRAWN BY: JM
SHEET NO.: **V-1**

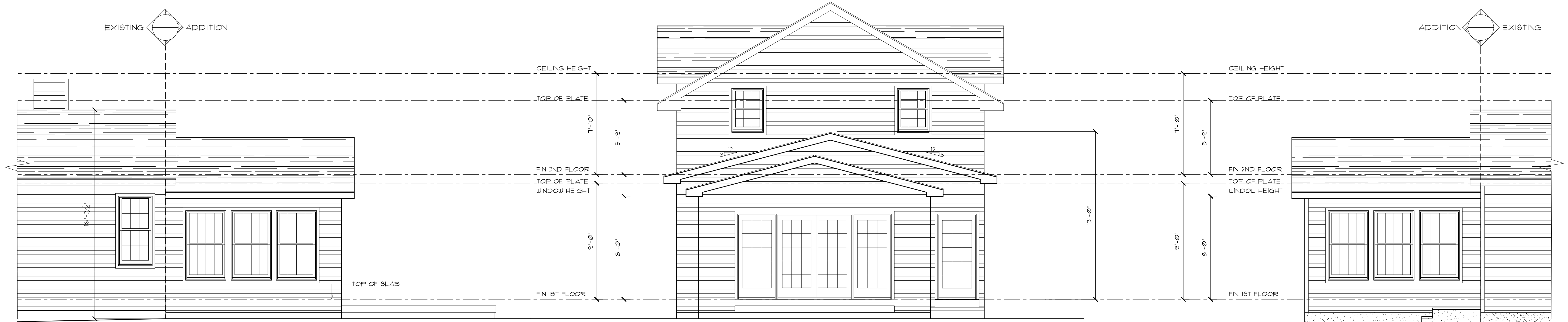
NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



SIDE ELEVATION
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

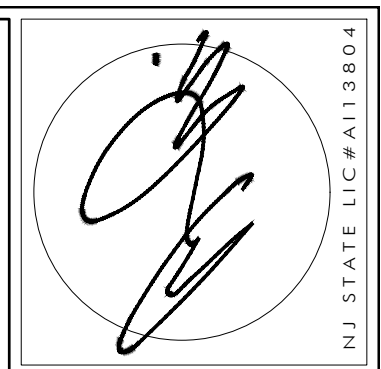
PARTITION LEGEND	
---	WALLS TO BE REMOVED
---	WALLS TO REMAIN
---	NEW WALLS



SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REAR ELEVATION
SCALE: 1/4" = 1'-0"

SIDE ELEVATION
SCALE: 1/4" = 1'-0"



ANTHONY M. CONDOURIS
ARCHITECT
 20 BINGHAM AVENUE, RUMSON, NJ 07760
 PHONE: 732-842-3800 ~ FAX: 732-842-7777 ~ email: info@amcarchitect.com ~ www.amcarchitect.com

REVISIONS	DATE
AS PER C/P REVIEW #1	10/2/24

ORTIZ RESIDENCE
 13 EAST LINCOLN AVENUE
 ATLANTIC HIGHLANDS, NEW JERSEY
 JOB NUMBER: 24-078 BLOCK: 101 LOT: 8

DATE: 07/15/24
 SHEET NO.: **V-2**

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.

DRAWN BY CLIENT