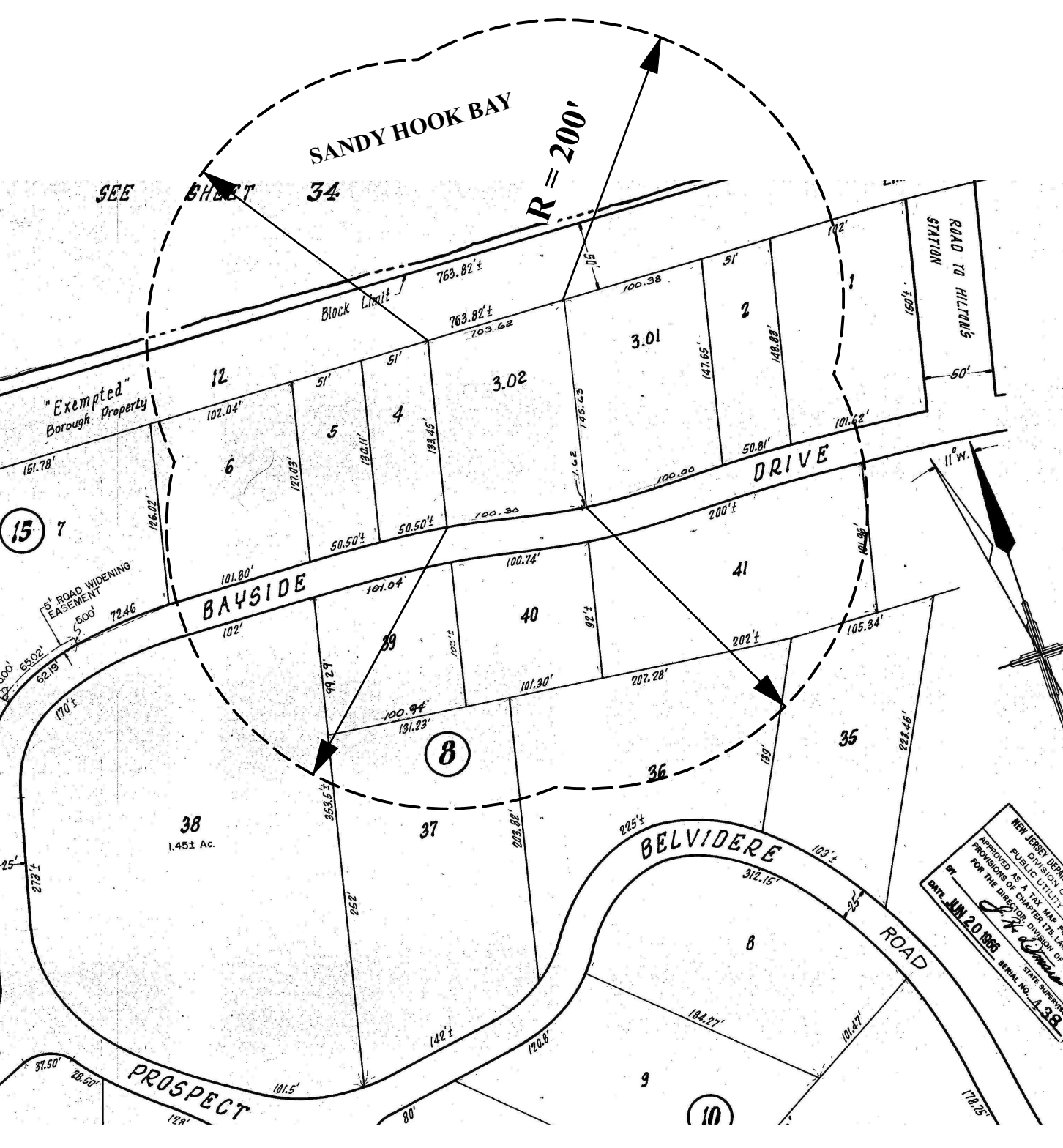


PROPERTY LOCATION KEY MAP



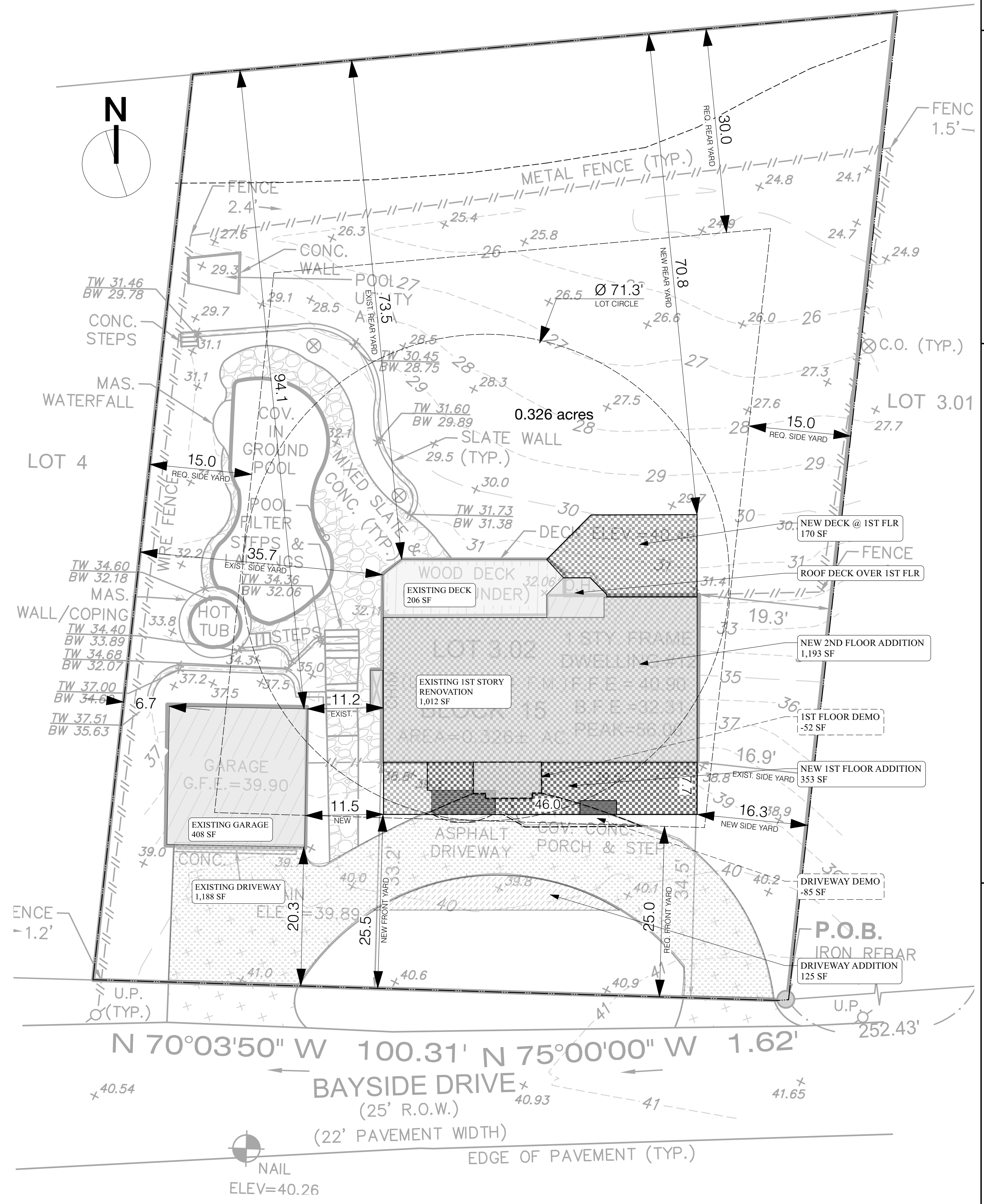
200' PROXIMITY MAP
1"=100'

PROPOSED ELEVATION DATA:
HOUSE F.F.E.=40.9'
HOUSE S.F.E.=49.9'
CELLAR F.F.E.=32.31'
ROOF PEAK=69.76'

EXISTING ELEVATION DATA:
HOUSE F.F.E.=40.9'
CELLAR F.F.E.=32.31'
ROOF PEAK=56.06'

EXISTING & PROPOSED ELEVATION DATA:
GARAGE F.F.E.=39.9'
ROOF PEAK=52.13'

LOT 12
BOROUGH PROPERTY
EXEMPTED



PLOT PLAN BASED ON SURVEY BY
DAVID J. VON STEENBURG, PLS, NJ
LIC. NO. 34500 DATED: 10/16/23

PLOT PLAN
1" = 10'

ADDITIONS & RENOVATIONS

TO THE
GORDON RESIDENCE

12 BAYSIDE DRIVE
ATLANTIC HIGHLANDS,
NEW JERSEY

BLOCK: 15 LOT: 3.02

NARRATIVE

THE OWNERS PROPOSE THE ADDITION OF A 2ND FLOOR TO AN EXISTING 1-STORY RESIDENCE (WITH A WALK-OUT CELLAR), WITH AN EXPANSION OF THE 1ST FLOOR AT THE FRONT OF THE BUILDING, TO ADD THREE BEDROOMS AND TWO BATHROOMS, AN ENTRY FOYER, MUDROOM AND STAIR. EXPANSION OF THE DECK AT THE 1ST FLOOR, SUPPORTED BY TWO NEW COLUMNS.

THE ADDITION AT THE 1ST FLOOR IS LOCATED ON LAND WITH APPROX. 5% SLOPE, AND WITHIN THE REQUIRED FRONT SETBACK. THE DECK EXPANSION IS ON THE NORTH (REAR) OF THE BUILDING, OVER LAND WITH APPROX. 8% SLOPE, SUPPORTED ON TWO FOOTINGS OF LESS THAN 4 CU.YDS. OF DISTURBANCE.

THERE ARE NO CHANGES PROPOSED TO THE 2-CAR GARAGE THAT EXISTS IN THE FRONT YARD WITH NON-CONFORMING FRONT AND SIDE YARD SETBACKS.

ZONING CHART

Zone: R3: Block 15, Lot 3.02				
Zoning Requirement	MIN. Required / MAX. Allowed	Existing	Proposed	Comments
Minimum Lot Size	30,000 SF	14,183	NC	PNC
Minimum Lot Frontage	100 FT	101.93	NC	
Lot Shape Min. Diameter	65'	71.3	NC	
Setbacks				
PRINCIPAL				
Front	25'	33.2	25.8	
Side	15'	16.9	16.2	
Total-Two Sides	30'	52.6	52.0	
Rear	30'	73.5	70.8	
ACCESSORY				
Side	10'	6.7	NC	PNC
Rear	5'	94.1	NC	PNC
Front		20.3	NC	PNC
Max. Bldg. Height - Principal	35' / 2.5 Stories	18.0' / 1 Story	30.0' / 2 Story	
Max. Bldg. Height - Accessory	16' to Ridge / 1 Story	12.3' / 1 Story	NC	
Distance btwn Principal & Accessory	5'	11.2	NC	
Lot Cover: Impervious	30%	26.2%	29.5%	
Lot Cover: Building	12%	12.4%	15.5%	Variance Req.
Max. Usable Floor Area Ratio	17.5%	7.1%	16.7%	
Min. GFA 1-Story	1,500	1,012		
Min. GFA >1-Story - 1st Flr	900		1,288	
Min. GFA >1-Story - Total	1,800		2,481	
Off-Street Parking		4 spaces	No Change	
NC = No Change				
PNC = Pre-existing Non-conforming				

CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

ZONING/PLANNING OFFICER _____ DATE _____

ENGINEER _____ DATE _____

SIGNATURES

O'NEILL
ARCHITECTURE & PLANNING

O'NEILL Architecture & Planning, LLC
65 Monmouth Street, 2nd Floor
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732.842.3132

Edward W. O'Neill, Jr., R.A.
NJ # AI 10704

Client:
ODILE & TIMOTHY GORDON
12 BAYSIDE DRIVE
ATLANTIC HIGHLANDS, NJ 07716

Project:
ADDITIONS & RENOVATIONS
TO EXISTING SINGLE-FAMILY RESIDENCE
12 BAYSIDE DRIVE
ATLANTIC HIGHLANDS, NJ 07716

Block: 15
Lot: 3.02

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Revisions:

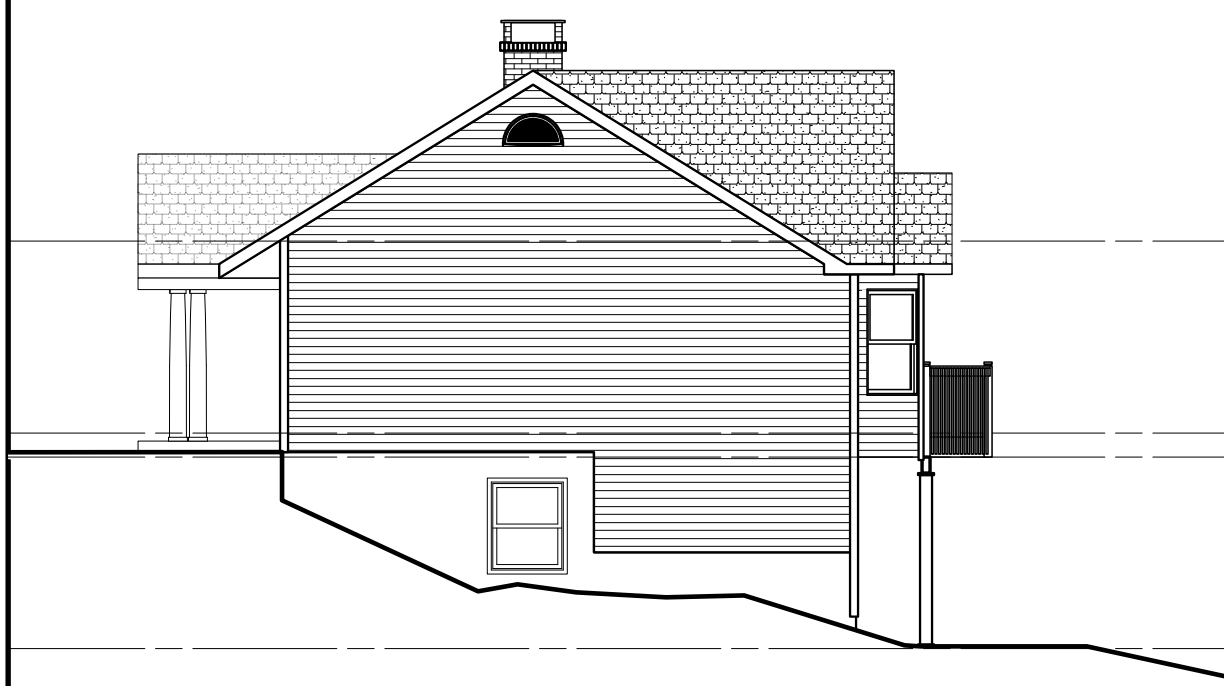
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No.	Date	Issued For:

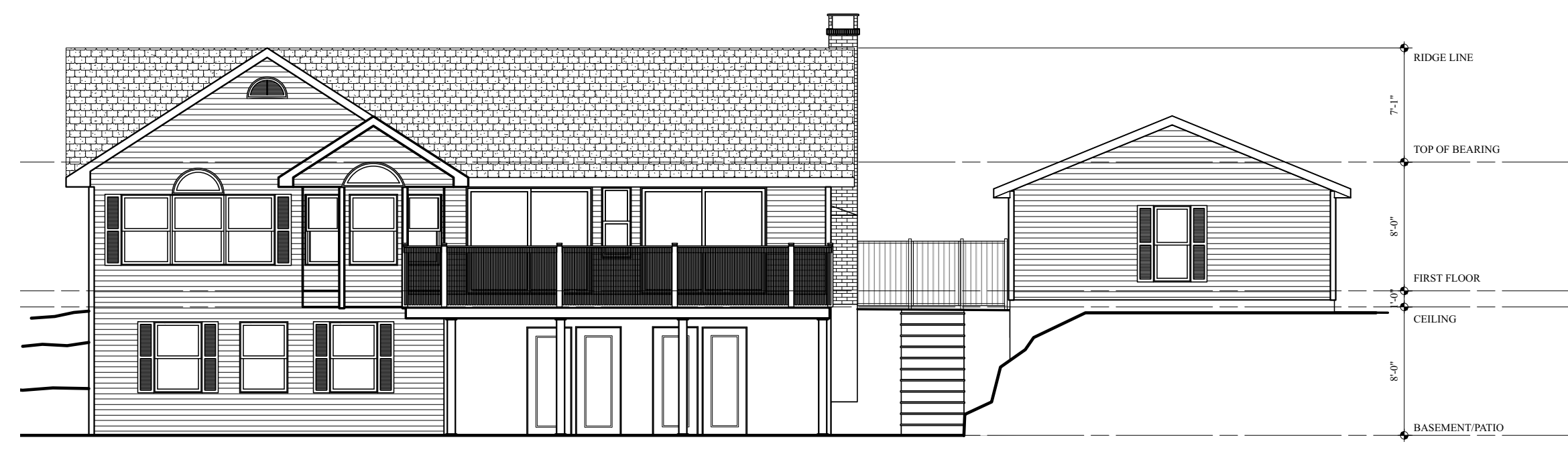
Drawing Index:
COVER SHEET

Project Number:	2305
File Name:	2305 DPA.vwx
Scale:	AS NOTED
Drawn By:	LS
Checked By:	MMS
Sheet	

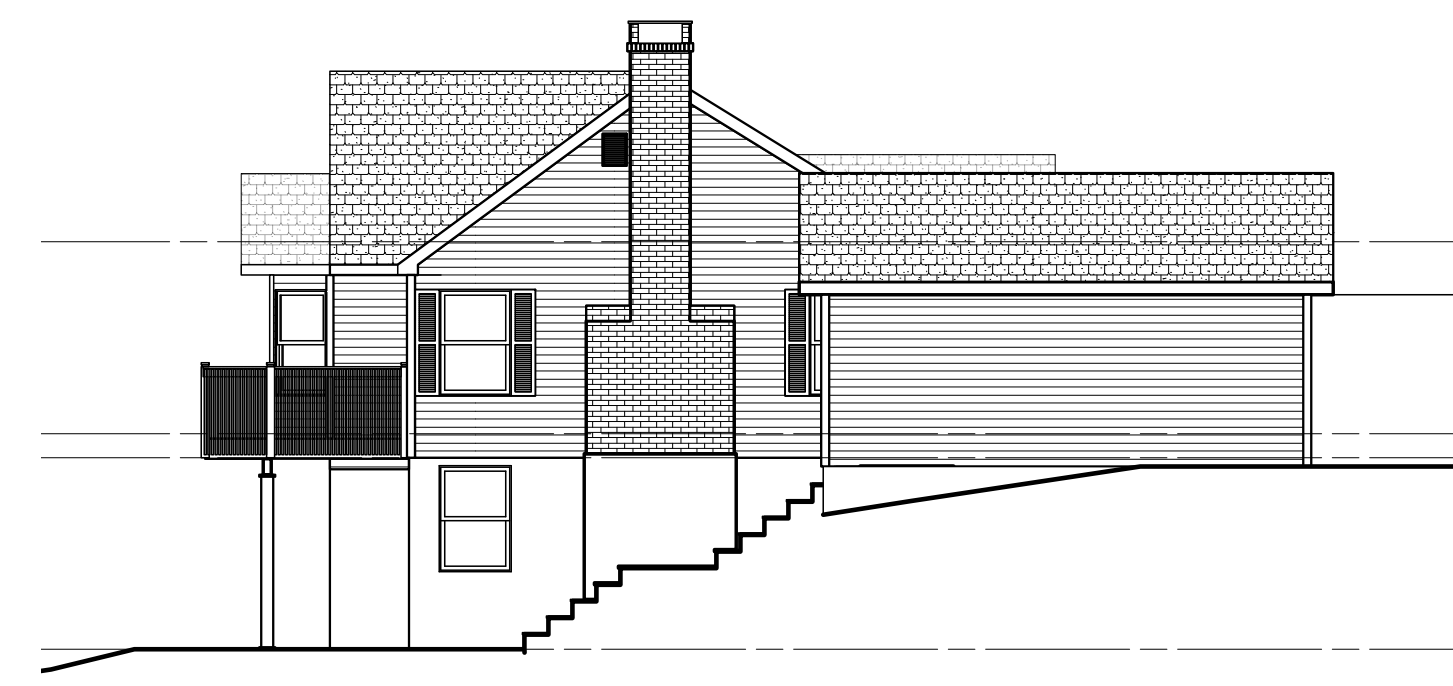
C-001



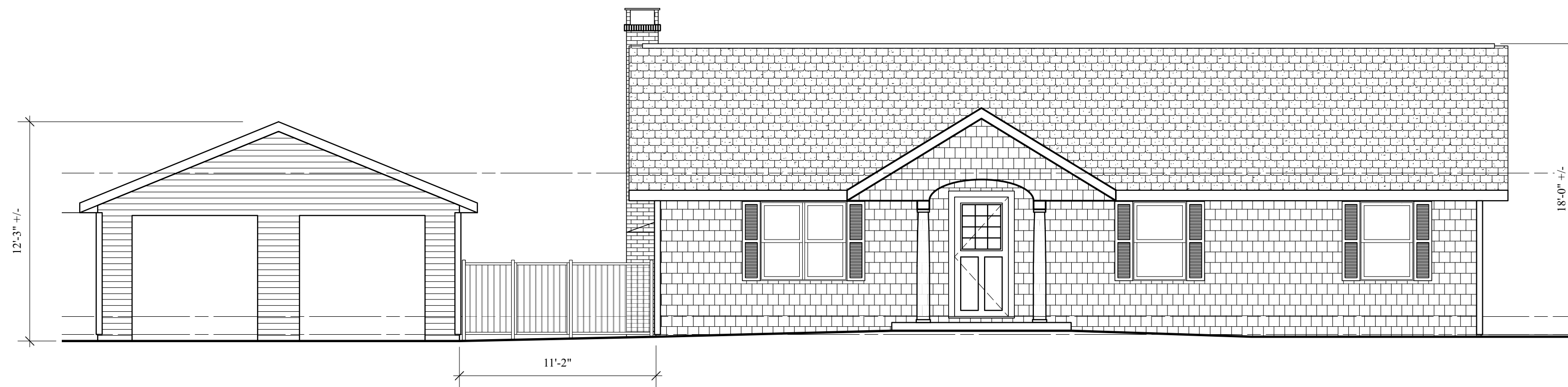
EXISTING LEFT (WEST) ELEVATION 6
Scale: 1/8" = 1'-0"



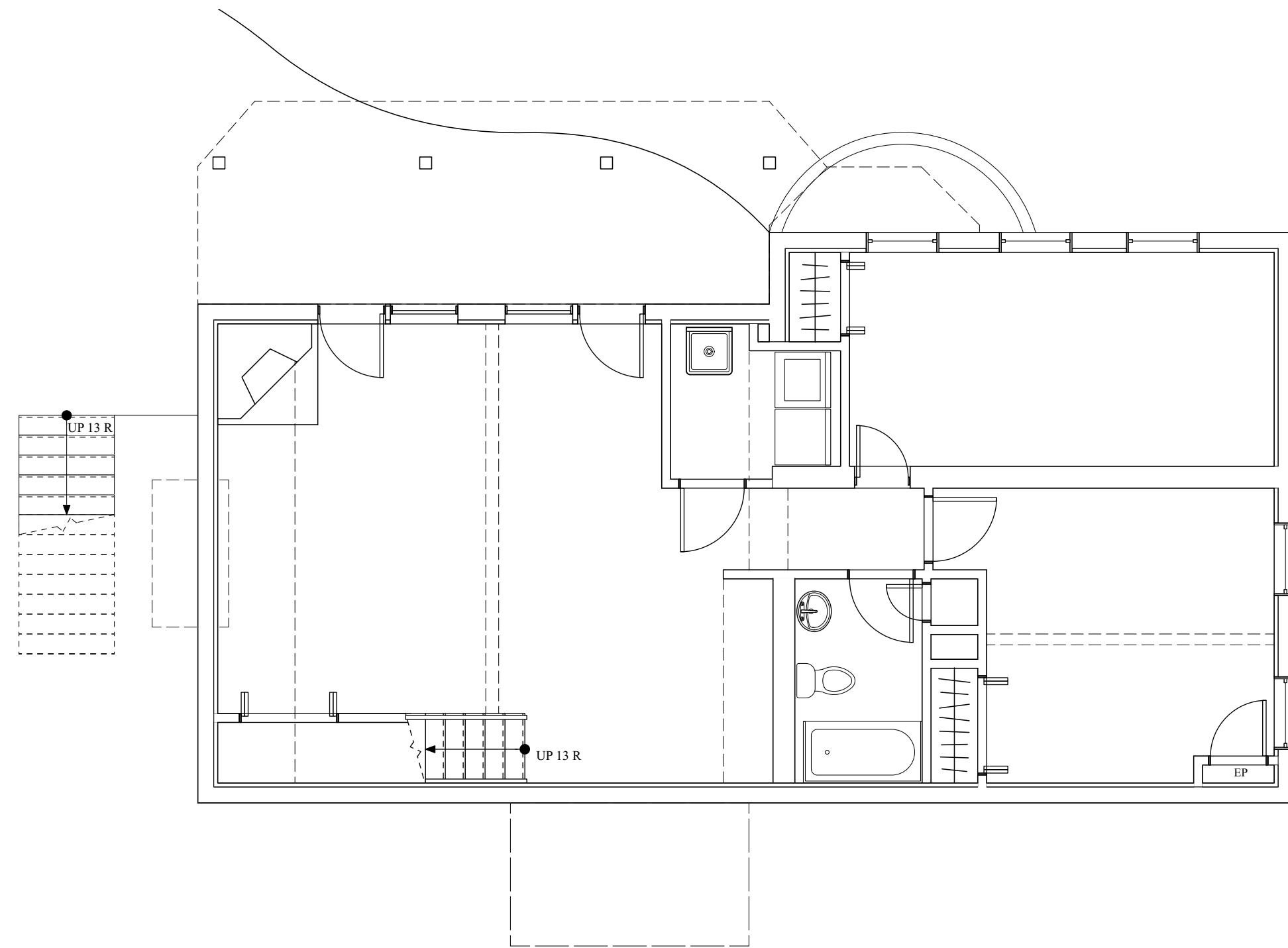
EXISTING REAR (NORTH) ELEVATION 5
Scale: 1/8" = 1'-0"



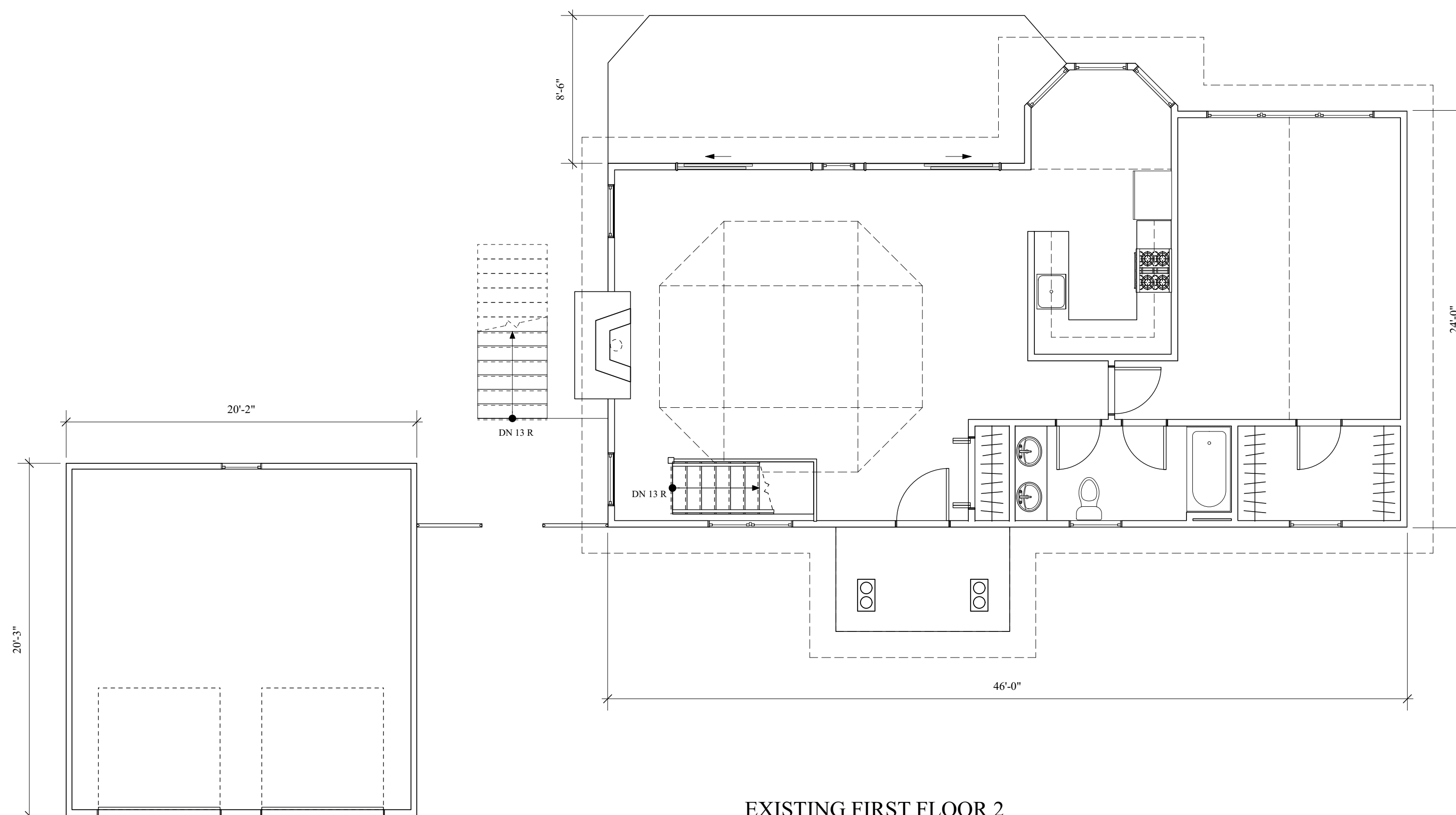
EXISTING RIGHT (EAST) ELEVATION 4
Scale: 1/8" = 1'-0"



FRONT (SOUTH) ELEVATION 3
Scale: 3/16" = 1'-0"



EXISTING CELLAR FLOOR 1
Scale: 3/16" = 1'-0"



EXISTING FIRST FLOOR 2
Scale: 3/16" = 1'-0"

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Block: 15
Lot: 3.02

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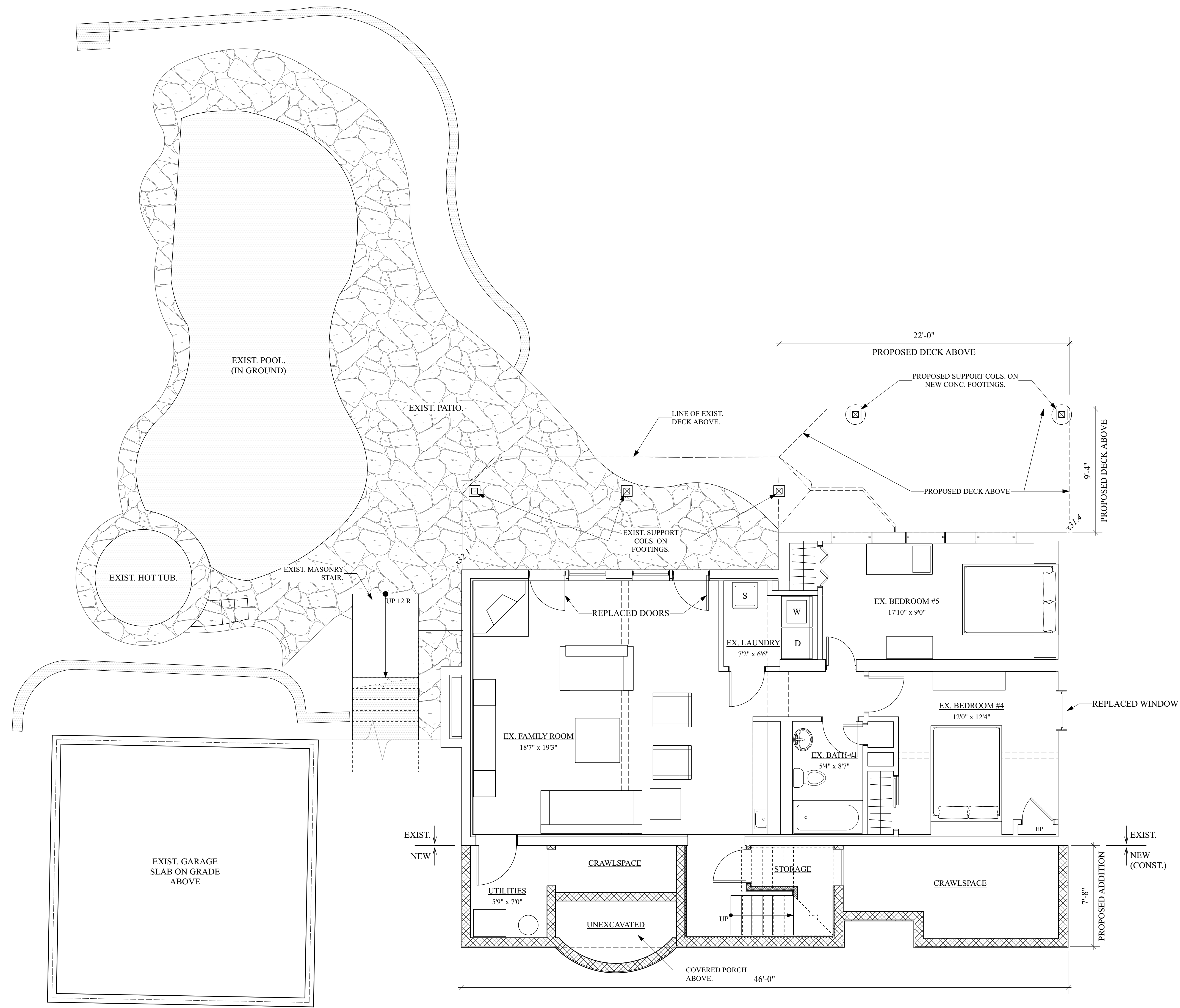
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No.	Date	Issued For:
Issued:		

Drawing Index:
EXISTING FLOOR PLANS
EXISTING ELEVATIONS

Project Number: 2305
File Name: 2305 DPA.vwx
Scale: AS NOTED
Drawn By: LS
Checked By: MMS

Sheet

C-050



1 CELLAR FLOOR PLAN
Scale: 1/4" = 1'-0"

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Revisions:

No.	Date	Description

A	7.01.24	ZONING PERMIT APPLICATION
No.	Date	Issued For:

Drawing Index:
FLOOR PLAN

Project Number: 2305
File Name: 2305 DPA.vwx
Scale: AS NOTED
Drawn By: LS
Checked By: MMS

Sheet

C-100

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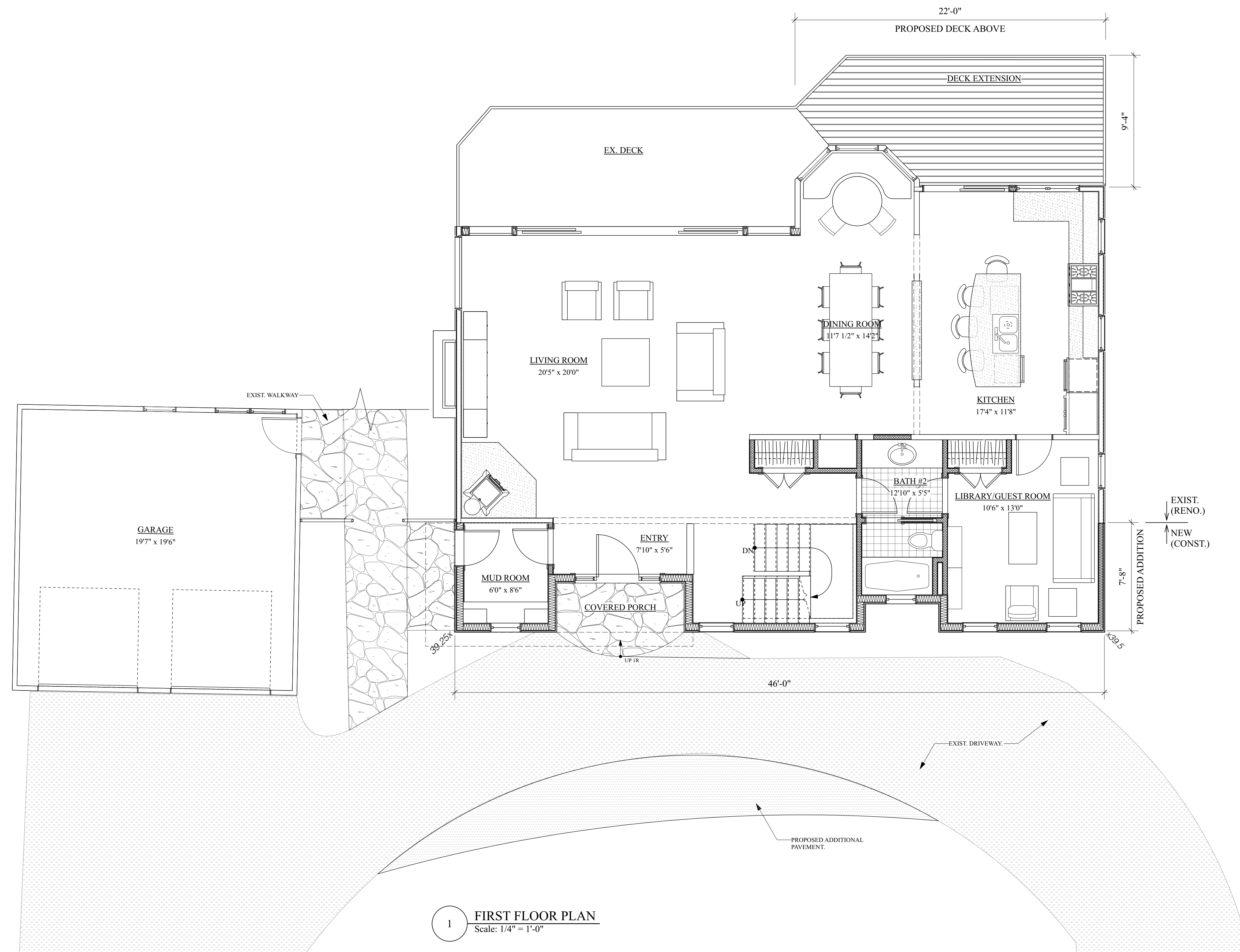
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Revisions:		
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Issued:		

Drawing Index: FLOOR PLAN	
Project Number:	2305
File Name:	2305 DPA.vwx
Scale:	AS NOTED
Drawn By:	LS
Checked By:	MMS
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C-101



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

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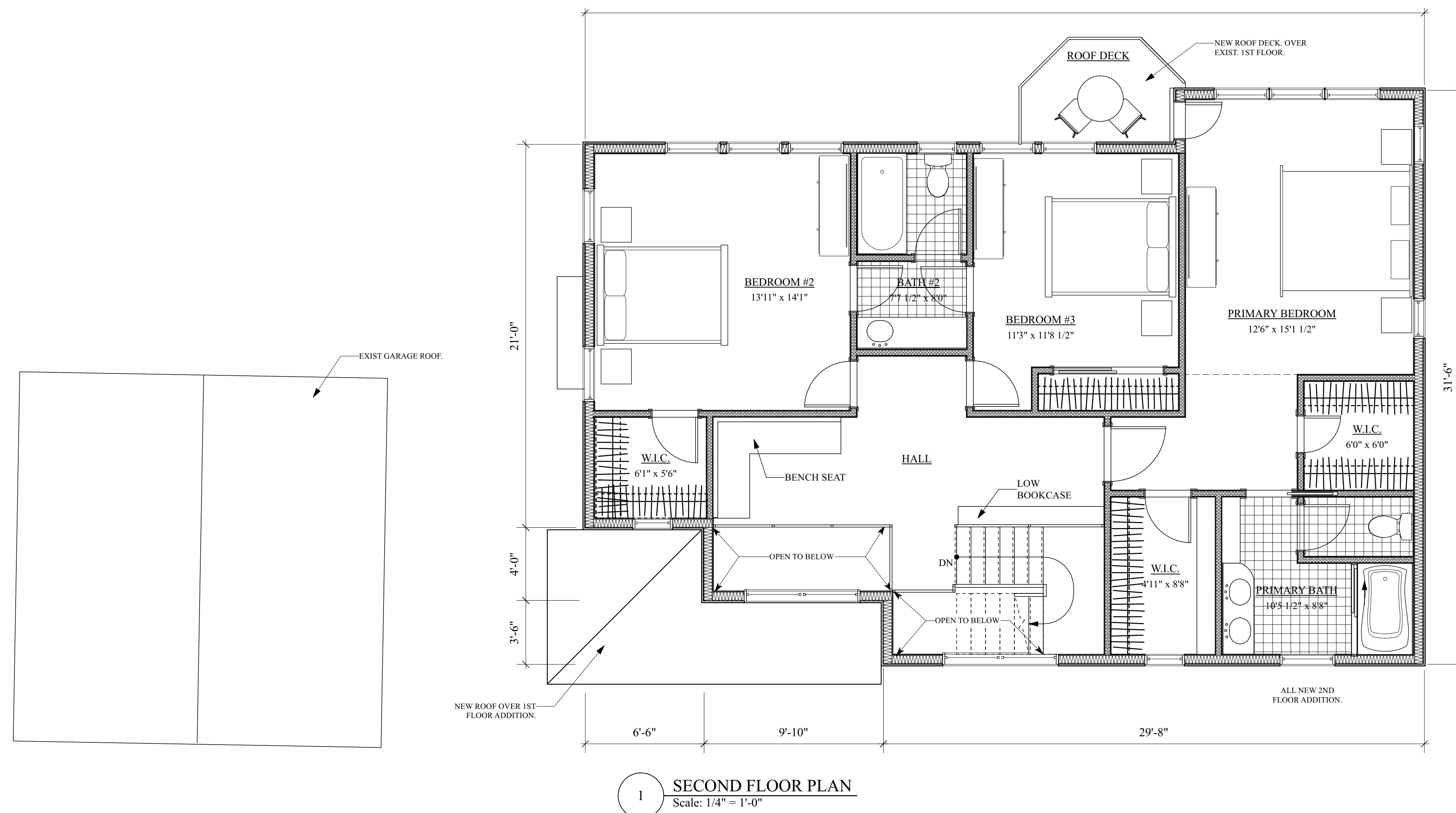
A	7.01.24	ZONING PERMIT APPLICATION
No.	Date	Issued For:
Issued:		

Drawing Index:
 SECOND FLOOR PLAN

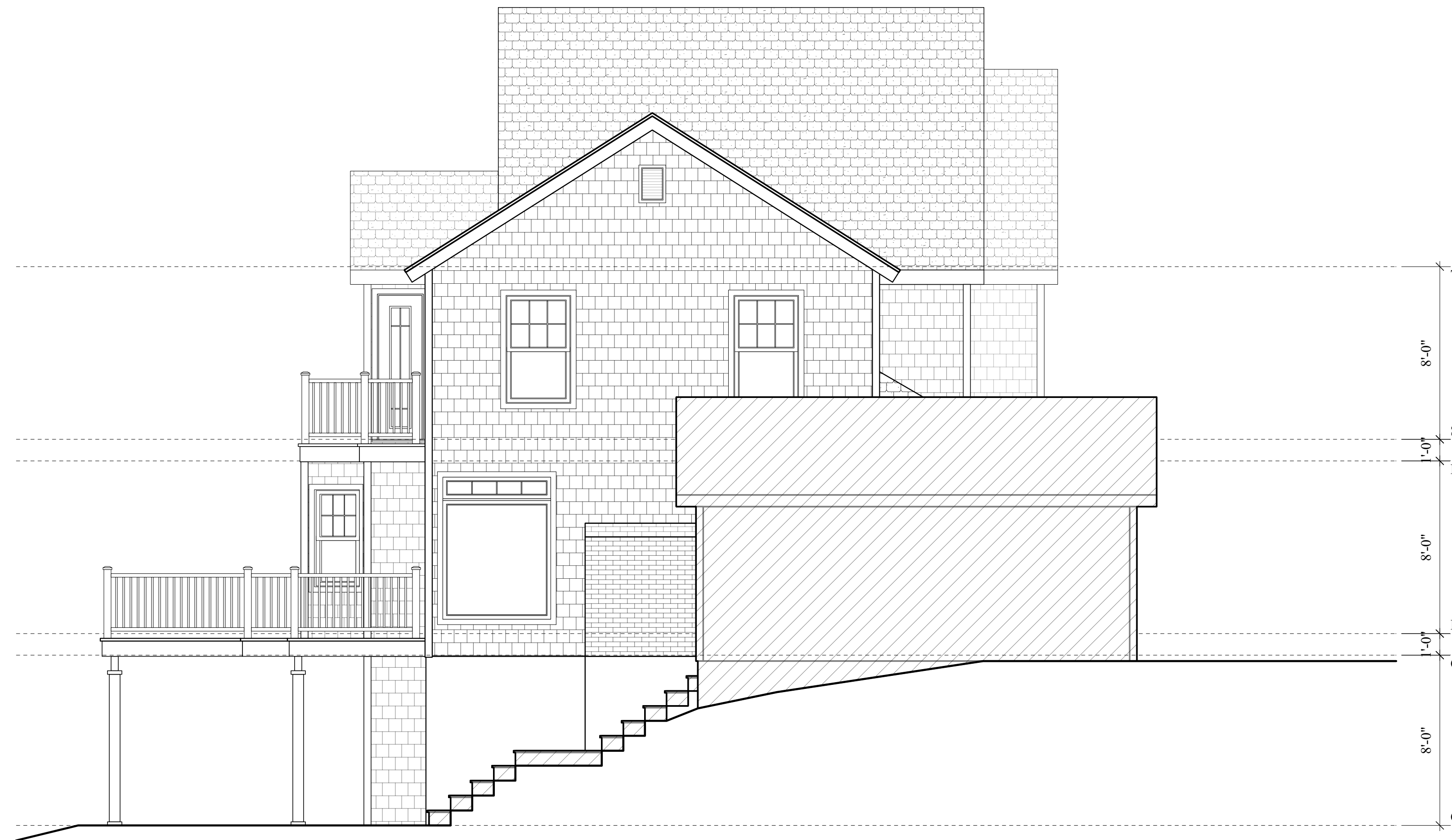
Project Number: 2305
 File Name: 2305 DPA.vwx
 Scale: AS NOTED
 Drawn By: LS
 Checked By: MMS

Sheet

C-102



1 SECOND FLOOR PLAN
 Scale: 1/4" = 1'-0"



2 LEFT-SIDE (WEST) ELEVATION
Scale: 1/4" = 1'-0"

ELEVATION DATA:

EXISTING PRINCIPAL CELLAR F.F.E.=32.3' HOUSE F.F.E.=40.9' ROOF PEAK=56.1'	PROPOSED PRINCIPAL CELLAR F.F.E.=32.3' HOUSE F.F.E.=40.9' ROOF PEAK=69.8'
EXISTING GARAGE GARAGE F.F.E.=39.9' ROOF PEAK=52.1'	



1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

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Block:	15
Lot:	3.02

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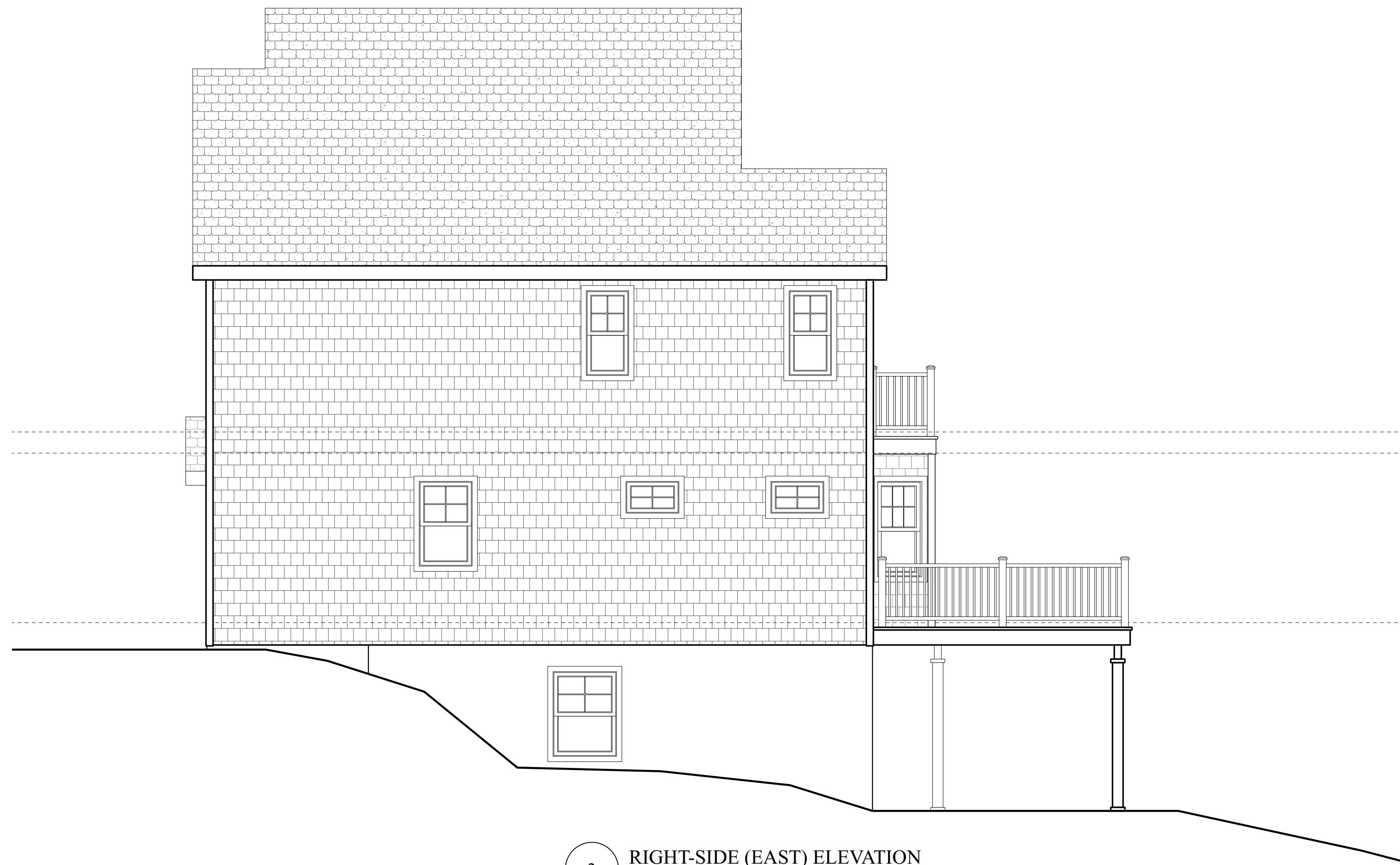
No.	Date	Description

A	7.01.24	ZONING PERMIT APPLICATION
No.	Date	Issued For:
Issued:		

Drawing Index:
ELEVATIONS

Project Number:	2305
File Name:	2305 DPA.vwx
Scale:	AS NOTED
Drawn By:	LS
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C-200



2 RIGHT-SIDE (EAST) ELEVATION
Scale: 1/4" = 1'-0"



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

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ELEVATIONS

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Scale: AS NOTED
Drawn By: LS
Checked By: MMS

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C-201