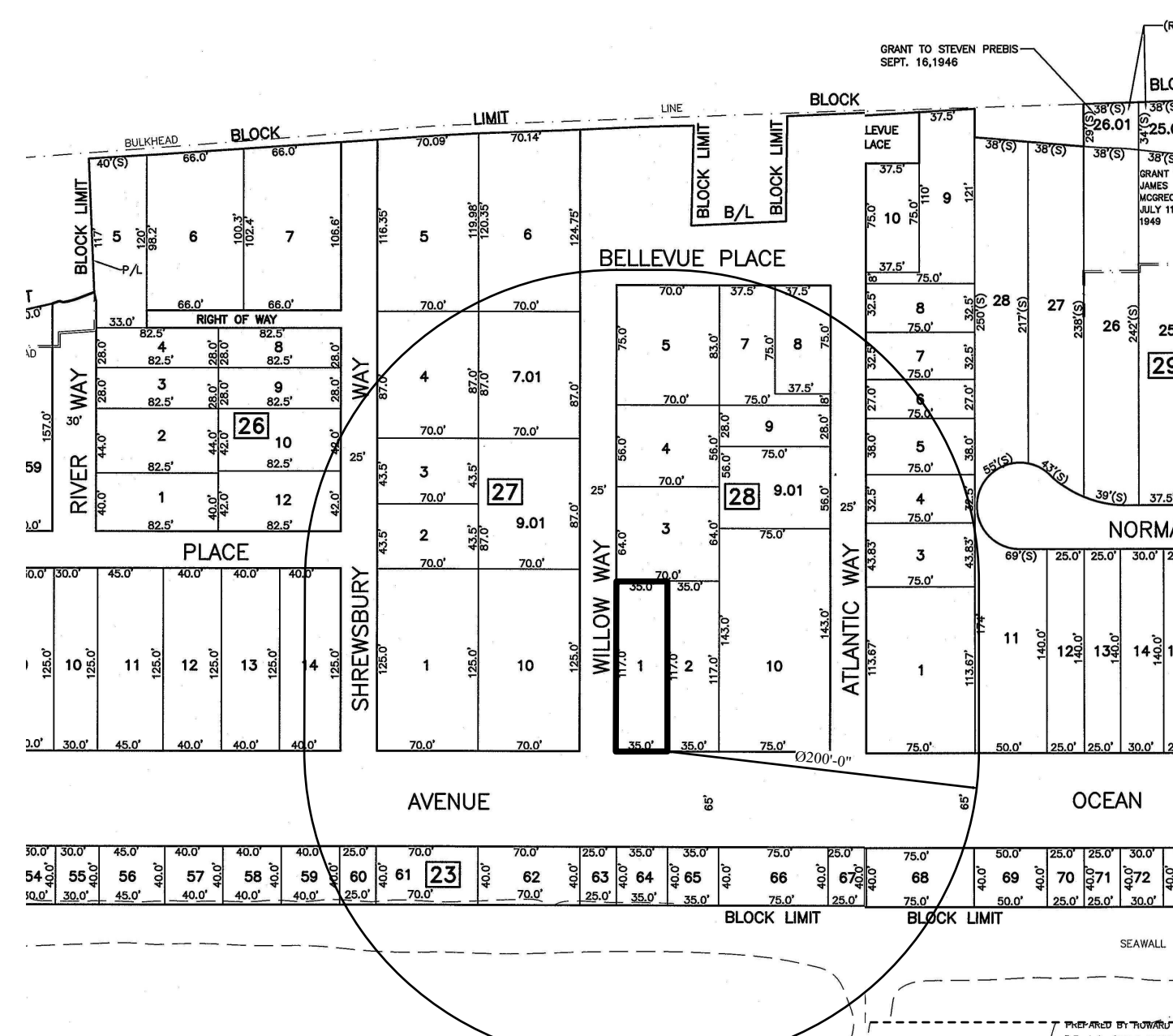
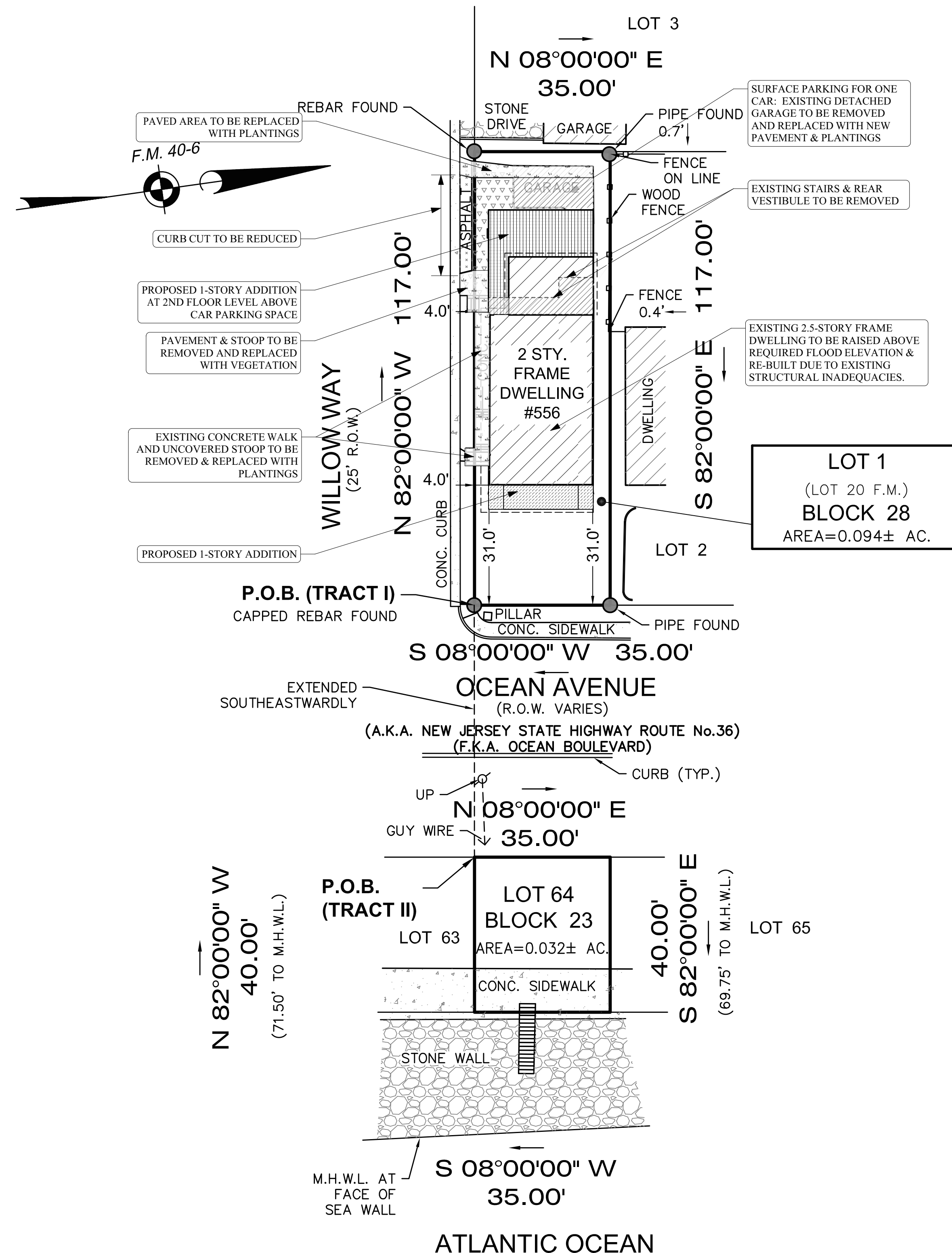


PROPERTY LOCATION KEY MAP



200' PROXIMITY MAP



HALL RESIDENCE

ADDITIONS & RENOVATIONS

556 OCEAN AVE.
SEA BRIGHT, NEW JERSEY
BLOCK: 6 LOT: 2.05

PROJECT NARRATIVE:

THE SCOPE OF THE PROJECT IS TO CONSTRUCT ADDITIONS, RENOVATIONS, AND RECONSTRUCTIONS TO AN EXISTING SINGLE-FAMILY DETACHED RESIDENCE. THE EXISTING ACCESSORY BUILDING WILL BE REMOVED.

THE EXISTING BASEMENT / CRAWL SPACE FOUNDATION WILL REMAIN. THE BASEMENT AND CRAWL SPACE WILL BE FILLED TO WITHIN ONE FOOT OF ADJACENT GRADE AS PER THE FLOOD ZONE REQUIREMENTS.

THE HOUSE IS NOT IN HABITABLE CONDITION. TO MAKE IT SO, THE COST OF CONSTRUCTION WILL EXCEED 50% OF THE ASSESSED VALUE OF THE BUILDING. THEREFORE, THE HOUSE WILL NEED TO BE LIFTED.

THE EXISTING WOOD FRAMED STRUCTURE DOES NOT MEET THE CURRENT "INTERNATIONAL RESIDENTIAL CONSTRUCTION 2018" STANDARDS FOR STRUCTURAL LOADS, NOR THE STANDARDS OF THE BUILDING CODE REFERENCED "WOOD FRAME CONSTRUCTION MANUAL" SPECIFICATIONS FOR WIND LOAD CONSTRUCTION. THE STRUCTURE WOULD NOT SURVIVE THE LIFT, HENCE THE NEED TO REPLACE THE 2,430 SQUARE FOOT STRUCTURE.

IN LIFTING THE STRUCTURE TO THE REQUIRED FLOOD ZONE HEIGHT. THE PROPOSAL INCLUDES ADDITIONS TO THE EAST (FRONT) AND WEST (REAR) PORTIONS OF THE BUILDING. THE EAST ADDITION IS ONE-STORY AND 162 SQUARE FEET. A NEW UNCOVERED DECK WILL BE PLACED ABOVE IT. THE WEST ADDITION WILL BE TWO-STORIES. THE FIRST FLOOR WILL BE 54 SQUARE FEET WITH AN ADJOINING ELEVATED WALKWAY, STAIR, AND OUTDOOR SHOWER. THE SECOND FLOOR WILL BE 315 SQUARE FEET WITH AN ADJOINING 399 SQUARE FOOT UNCOVERED DECK. BOTH ADDITIONS CONFORM TO THE REQUIRED FRONT AND REAR SETBACK STANDARDS. BOTH ADDITIONS ALIGN WITH THE SIDE YARDS SETBACKS OF THE EXISTING FOUNDATION WHICH IS FOUR FEET FROM THE NORTH AND SOUTH SIDE PROPERTIES LINES.

ZONING SCHEDULE

ZONING DATA		LOT: 1			
ZONE:	BLOCK 28	LOT: 1	REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA		4,000 sf	4,095 sf	NC	
LOT WIDTH		50'	35'	NC	
LOT DEPTH		60'	117'	NC	
BUILDING SETBACKS					
MAIN	FRONT	25'	31'	25'	
	REAR	15'	38'	15'	
	SIDE	7'	4'	NC	
	COMB. SIDE	15'	8'	NC	
MAX. HEIGHT	PRINCIPAL	38'	26' (+/-)	35'	
MIN. G.F.A.		880 sf	2,430 sf	3,530 sf	
MAX BUILDING COVERAGE		50%	37%	41%	
MAX LOT COVERAGE		70%	61%	58%	
OFF-STREET PARKING		2	2	NC	
* 35' + 3' FOR LIFTED STRUCTURE					

SIGNATURES

ZONING/PLANNING OFFICER _____ DATE _____

BOROUGH ENGINEER _____ DATE _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____



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

Client:
SCOTT HALL & INGRID BUSSON HALL
556 OCEAN AVE.
SEA BRIGHT, NJ. 07760

Project:
SINGLE-FAMILY RESIDENCE -
ADDITIONS & RENOVATIONS
556 OCEAN AVE.
SEA BRIGHT, NJ 07760

Block: 28
Lot: 1

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Revisions:

No.	Date	Description

A	7.15.21	DPA
No.	Date	Issued For:

Drawing Index:
PROPOSED PLOT PLAN
ZONING DATA

Project Number: 2111
File Name: 2111 C001-201.VWX
Scale: AS NOTED
Drawn By:
Checked By:
Sheet

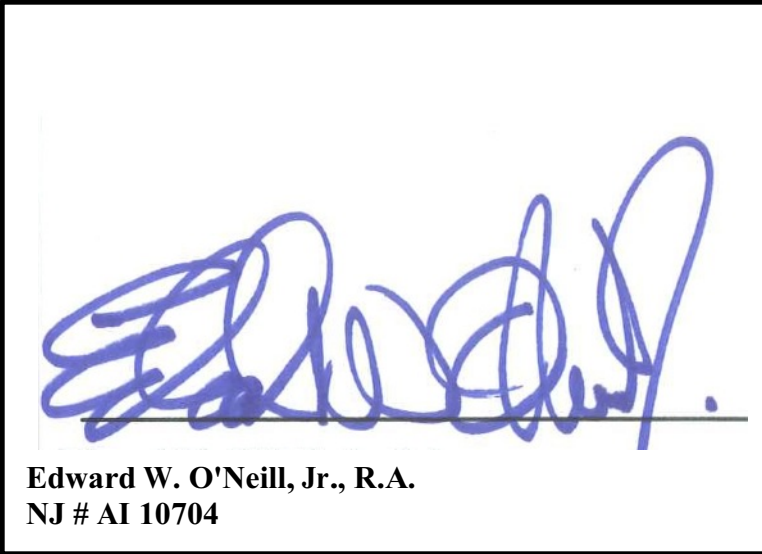
C-001



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ARCHITECTURE : PLANNING : INTERIOR DESIGN

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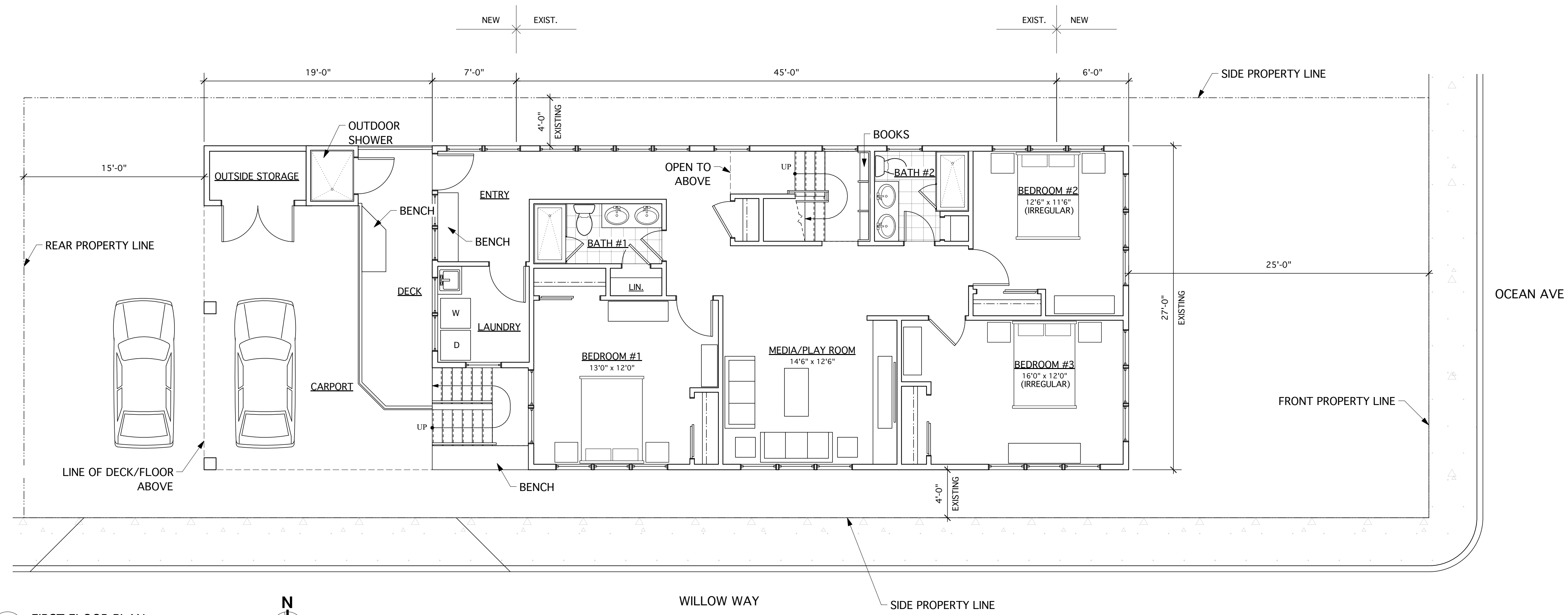
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Lot:	1

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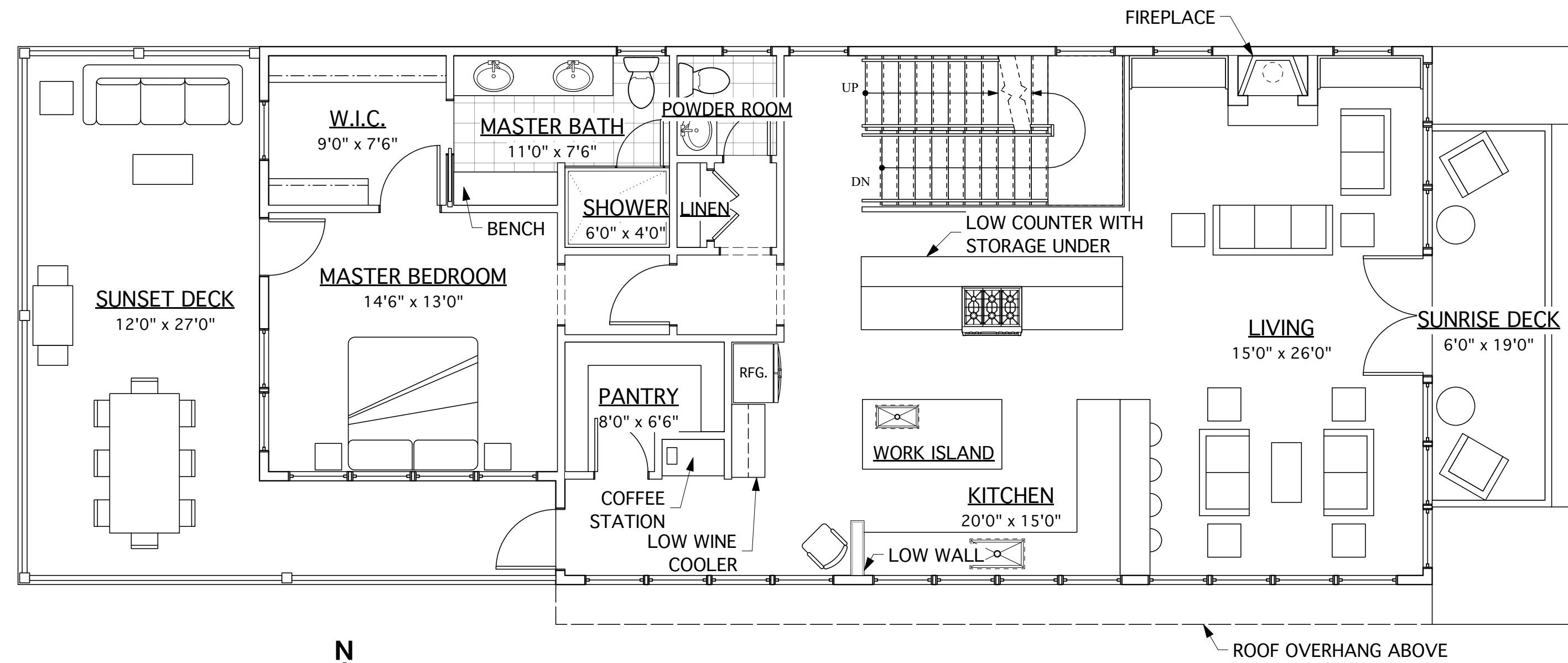
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No.	Date	Issued For:

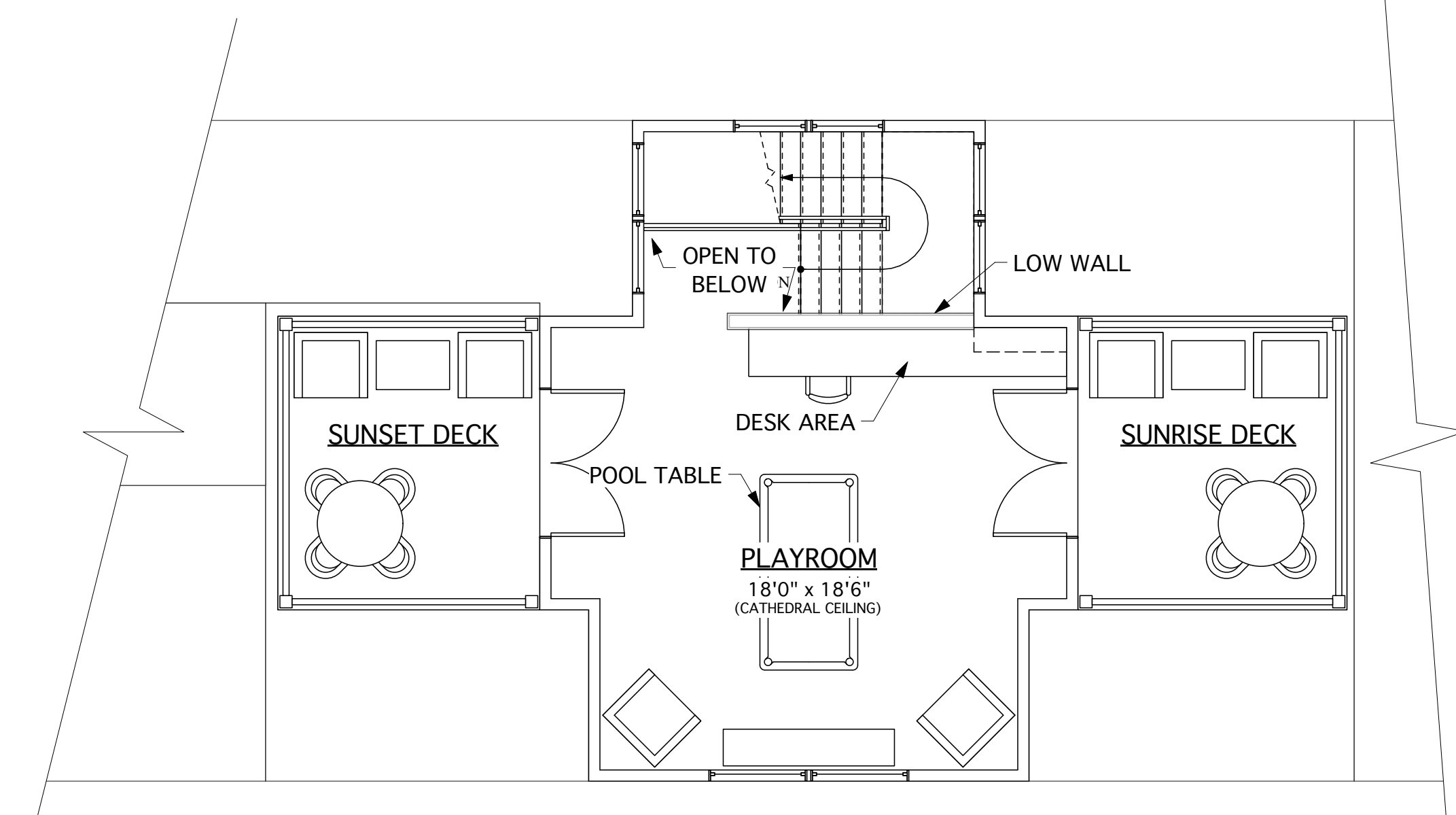
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PROPOSED FLOOR PLAN	
Project Number:	2111
File Name:	2111 C001-201.VWX
Scale:	AS NOTED
Drawn By:	JR
Checked By:	EON
Sheet	



1 FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"
1,510 SQ. FT.



2 SECOND FLOOR
Scale: 3/16" = 1'-0"
1,524 SQ. FT.



3 FINISHED ATTIC PLAN
Scale: 3/16" = 1'-0"
508 SQ. FT.



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Block: 28
Lot: 1

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Revisions:

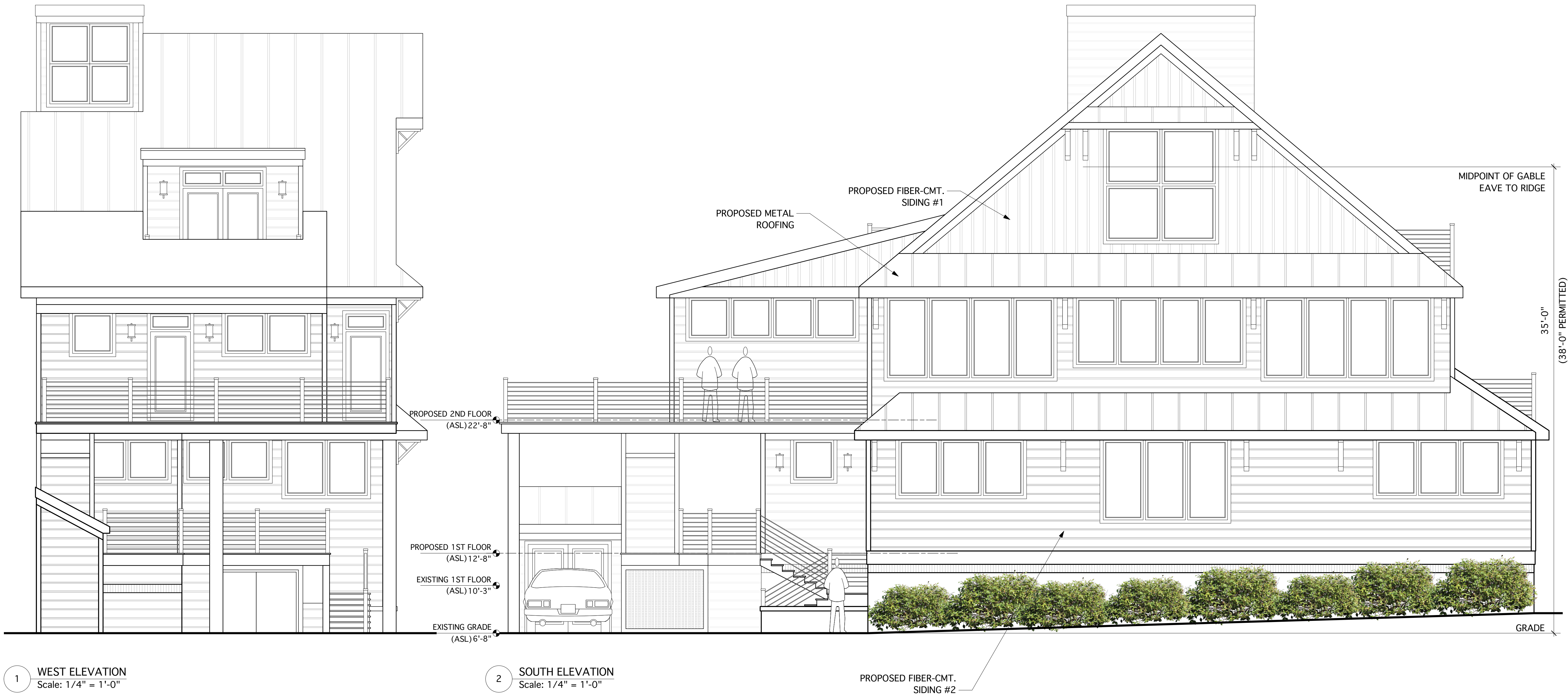
No.	Date	Description

A	7.15.21	DPA
No.	Date	Issued For:
Issued:		

Drawing Index:
PROPOSED ELEVATION

Project Number:	2111
File Name:	2111 C001-201.VWX
Scale:	AS NOTED
Drawn By:	JR
Checked By:	EON

Sheet
C-200



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

2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

PROPOSED FIBER-CMT.
SIDING #2



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ARCHITECTURE : PLANNING : INTERIOR DESIGN

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Block: 28
Lot: 1

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Revisions:		
No.	Date	Description

A	7.15.21	DPA
No.	Date	Issued For:

Drawing Index: PROPOSED EXTERIOR	
Project Number:	2111
File Name:	2111 C001-201.VWX
Scale:	AS NOTED
Drawn By:	JR
Checked By:	EON

Sheet
C-201



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



2 EAST ELEVATION
Scale: 1/4" = 1'-0"