

2 HILL ROAD NEW SINGLE-FAMILY RESIDENCE

BLOCK 22, LOT 9, ATLANTIC HIGHLANDS,
MONMOUTH COUNTY, NEW JERSEY

STATISTICAL DATA

NEW SINGLE-FAMILY RESIDENCE
BLOCK 22, LOT 9
BOROUGH OF ATLANTIC HIGHLANDS, MONMOUTH COUNTY, NJ

OWNER:
JEFF & SHERRY GREEN
OWNER ADDRESS

ARCHITECT:
PARNAGIAN ARCHITECTS LLC
32 MONMOUTH STREET, FLOOR 3
RED BANK, NJ 08008
T: 732-279-7577
E: BRIAN@PARNAGIANARCHITECTS.COM

REFERENCES:
"BOUNDARY & TOPOGRAPHIC SURVEY OF BLOCK 22, LOT 9, 2 HILL ROAD" AS PREPARED BY JUSTIN J. HEDGES, P.L.S., C.F.S. FOR INSITE ENGINEERING; PLAN DATED 10-16-23 "INITIAL RELEASE" - SHEET 1 OF 1

"GREEN RESIDENCE, DRAWING TITLE: PLOT PLAN" AS PREPARED BY DOUGLAS D. CLELLAND, P.E. FOR INSITE ENGINEERING; PLANS DATED 07-19-24 - SHEETS 1 THROUGH 7

PROJECT DESCRIPTION:
CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE.

ZONING:	BOROUGH OF ATLANTIC HIGHLANDS:	R-2 (SINGLE-FAMILY RESIDENTIAL) PERMITTED / REQ'D	EXISTING	PROPOSED	STATUS
MIN. LOT AREA:	15,000 SF	15,107 SF	-	-	-
MIN. LOT FRONTAGE:	100'-0"	- DIA.	-	-	-
MIN. SHAPE:	65'-0" DIA.	- DIA.	-	-	-
PRINCIPAL BLDG:	25'-0"	REFER CIVIL ENGINEER DRAWINGS, "GREEN RESIDENCE, DRAWING TITLE: PLOT PLAN" AS PREPARED BY DOUGLAS D. CLELLAND, P.E. FOR INSITE ENGINEERING; PLANS DATED 07-19-24 - SHEETS 1 THROUGH 7	-	-	-
MIN FRONT YARD SETBACK (OCEAN BLVD):	25'-0"	-	-	-	-
MIN SIDE YARD SETBACK:	15'-0"	-	-	-	-
SIDE YARD SETBACK:	30'-0" TOT.	-	-	-	-
TOTAL SIDE YARDS SETBACK:	30'-0"	-	-	-	-
MIN REAR YARD SETBACK:	35'-0" / 2.5 STORIES	-	-	-	-
MAX BLDG HEIGHT:	15% / 2,266 SF	-	-	-	-
MAX BLDG COVERAGE:	40% / 6,043 SF	-	-	-	-
MAX IMPERVIOUS COVERAGE:	35% / 5,287 SF	-	-	-	-
FAR (HABITABLE AREA):	1,200 SF	-	-	-	-
MINIMUM GROSS FLOOR AREA:	1,800 SF	-	-	-	-
FIRST FLOOR:	-	-	-	-	-
TOTAL FLOORS:	-	-	-	-	-

THIS PROPERTY IS IDENTIFIED AS A STEEP SLOPE LOT PER BOROUGH OF ATLANTIC HIGHLANDS PART II DEVELOPMENT STANDARDS § 150-78 STEEP SLOPES

(C) INDICATES COMPLIES WITH ZONING REQUIREMENTS
(N) INDICATES EXISTING NONCONFORMING CONDITION
(V) INDICATES ZONING BULK VARIANCE REQUIRED

IBC/NJ DATA:
USE GROUP: R-5
CONSTRUCTION TYPE: V-B (NON-RATED)
FINISHED FIRST FLOOR ELEV.: 164.87' / 162.95' (EXISTING)
BUILDING AREA (GROSS "USABLE"): 3,715 SF

DESIGN LOADS:
WIND SPEED: 115 MPH - EXPOSURE C
GROUND SNOW LOAD: 20 PSF
LIVE LOAD (LIVING AREA): 40 PSF
LIVE LOAD (BEDROOMS): 30 PSF
LIVE LOAD (DECKS): 60 PSF
DEAD LOAD (FLOORS & WALLS): 10 PSF
DEAD LOAD (ROOF): 15 PSF
LIVE LOAD (ROOF): 25 PSF

FLOOR AREAS (USABLE - FAR)

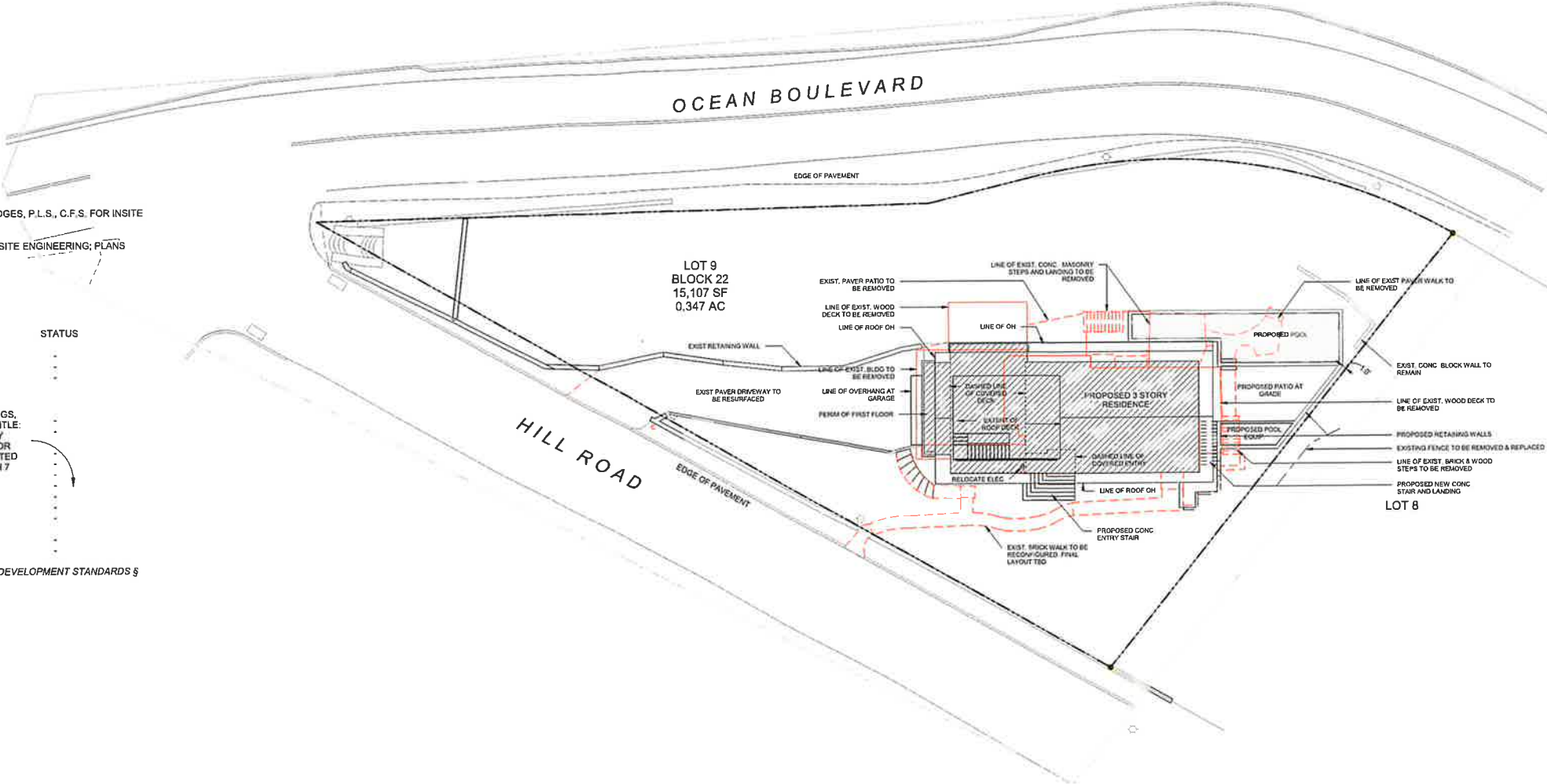
FLOOR	CONDITIONED:	GARAGE (PARKING):	DECK(S) (NOT INCLUDED):
GROUND FLOOR:	875 SF	450 SF	
1ST FLOOR:	1,435 SF	N/A	
2ND FLOOR:	955 SF	N/A	
ROOF:	N/A	N/A	
TOTALS	3,265 SF	450 SF	
TOTAL FAR: 3,715 SF			

§ 150-6 DEFINITIONS - FLOOR AREA

"The sum of the gross areas of the floor or floors of all principal or accessory buildings, including parking levels, basements and cellars, measured between the inside faces of exterior walls or from the center line of walls common to two structures or uses."

DRAWING INDEX		
SHEET #	SHEET NAME	PB APP. 09/16/24
. GENERAL		
A-001.1	COVER SHEET / SITE PLAN	•
A-003	EXISTING PHOTOS	•
A-004.1	3D PERSPECTIVES	•
.. A ARCHITECTURE		
A-101	NORTH & SOUTH BUILDING ELEVATIONS	•
A-102	EAST & WEST BUILDING ELEVATIONS	•
A-201	GROUND FLOOR PLAN	•
A-202	FIRST FLOOR PLAN	•
A-203	SECOND FLOOR PLAN	•
A-204	ROOF PLAN	•

DRAWING INDEX		PB APP. 09/16/24
SHEET #	SHEET NAME	
A-301	BUILDING SECTIONS	•
A-302	BUILDING SECTIONS	•
D-DEMOLITION		
D-101	EXISTING BUILDING ELEVATIONS	•
D-102	EXISTING BUILDING ELEVATIONS	•
D-201	GROUND FLOOR DEMOLITION PLAN	•
● NEW DRAWING		
● ISSUED WITH CHANGES		
○ NO CHANGES		
□ NOT ISSUED		



1 SITE PLAN 1/16" = 1'-0"

2 HILL ROAD RESIDENCE

2 HILL ROAD
ATLANTIC HIGHLANDS,
NJ 07716

PARNAGIAN
/ ARCHITECTS LLC

Brian Parnagian

1 09-16-24 PLANNING BOARD APPLICATION

REVNO DATE ISSUE

ARCHITECT:
BRIAN PARNAGIAN, AIA-NJ #21A102035100
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32 MONMOUTH STREET, FLOOR 3
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OWNER:
TWO HILL PROPERTIES LLS
C/O: JEFF & SHERRY GREEN
2 HILL ROAD
BLOCK 22, LOT 9
ATLANTIC HIGHLANDS, MONMOUTH
COUNTY, NJ 07716
T: (856) 938-4792
E: JEFFGRN@YAHOO.COM

SCALE: As indicated



COVER SHEET / SITE
PLAN

A-001.1

PA PROJ. NO: 2305 SHEET OF

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1. ARIAL VIEW - NORTH FACADE



2. PERSPECTIVE VIEW - SOUTHWEST BUILDING CORNER



3. FRONT ENTRY LOOKING WEST



4. WEST FACADE / CARPORT



5. CARPORT



6. CONNECTION AT EXTERIOR WOOD DECK AND 96' ADDITION.



7. ELEVATED CONCRETE DECK + PATIO AT GRADE



8. FIRST FLOOR LIVING RM / KITCHEN LOOKING NORTHEAST



9. FIRST FLOOR ADDITION LOOKING NORTHWEST



10. BASEMENT LOOKING NORTHEAST

[Signature]

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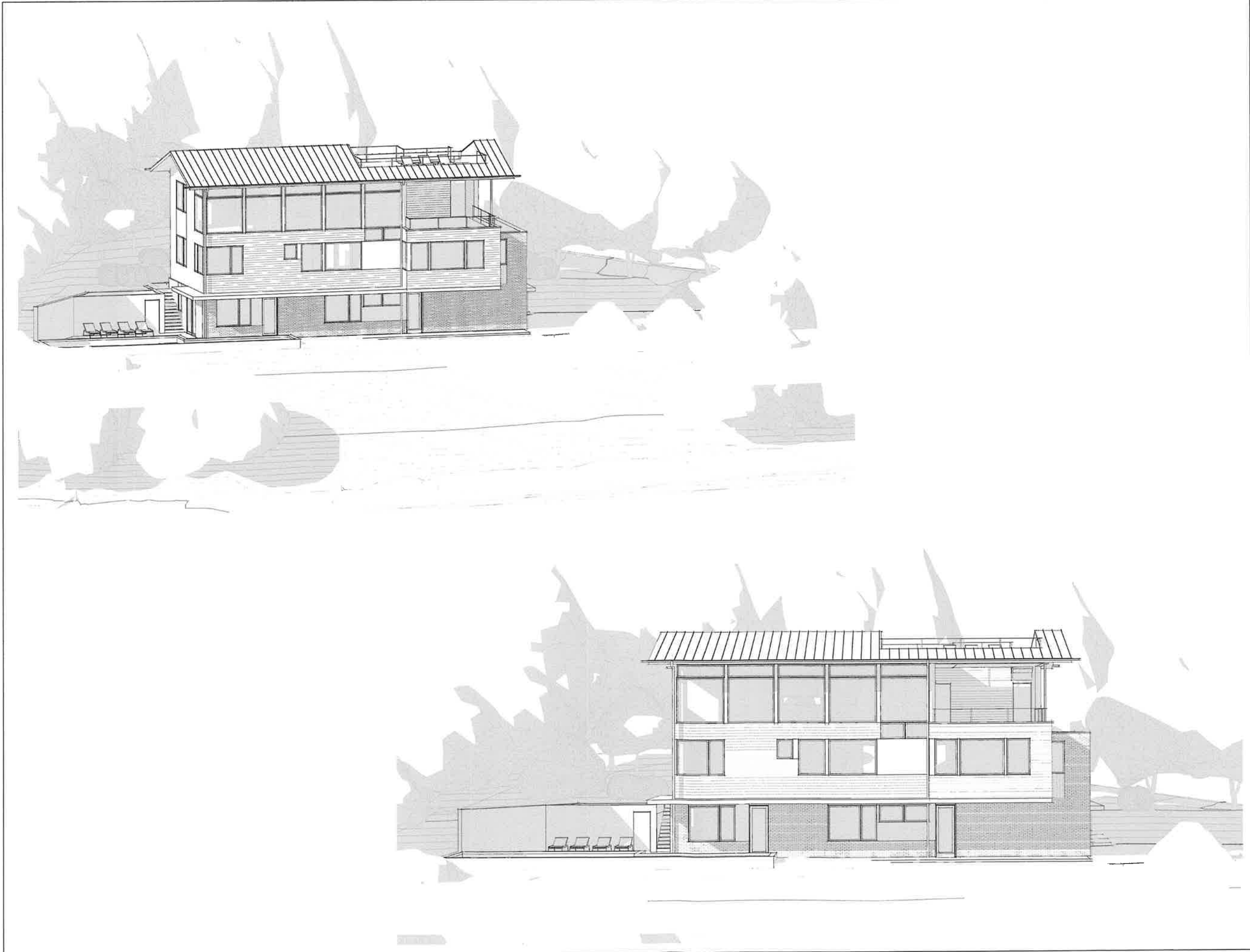
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SCALE:
8' 4' 0' 4' 8' 16'
EXISTING PHOTOS

A-003

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2 HILL ROAD
RESIDENCE
2 HILL ROAD
ATLANTIC HIGHLANDS,
NJ 07716
PARNAGIAN
/ ARCHITECTS LLC

BB

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SCALE:
8' 4' 0' 4' 8' 16'

3D PERSPECTIVES

A-004.1
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RESIDENCE
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[Signature]

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SCALE: 1/4" = 1'-0"
0' 4' 8' 12'

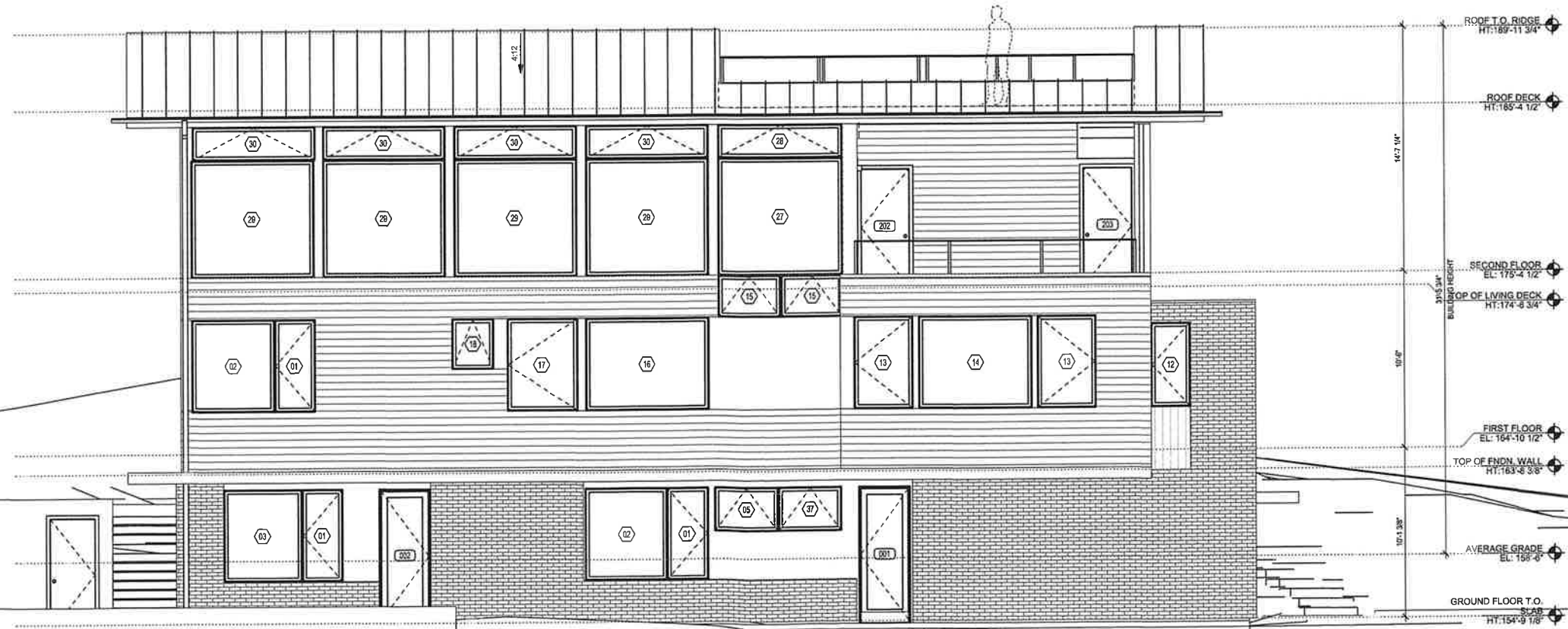
NORTH & SOUTH
BUILDING ELEVATIONS

A-101

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



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

BB

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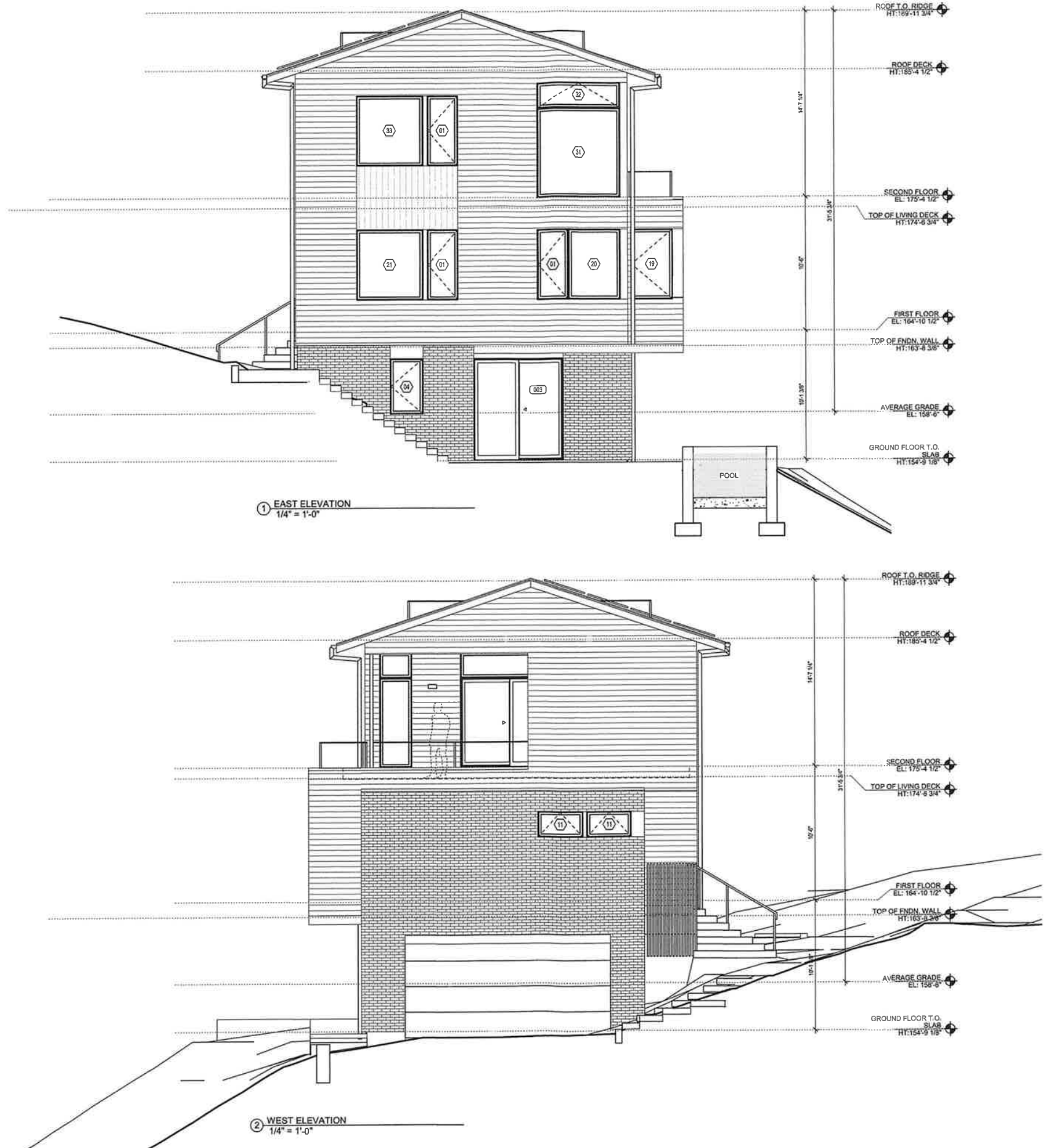
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SCALE: 1/4" = 1'-0"
0' 4' 8' 12'

EAST & WEST
BUILDING ELEVATIONS

A-102
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2 HILL ROAD
ATLANTIC HIGHLANDS,
NJ 07716

PARNAGIAN
/ **ARCHITECTS** LLC

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



GROUND FLOOR PLAN

A-201

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WALL LEGEND:

TO BE DEMOLISHED: [Dashed line]

EXISTING TO REMAIN: [Solid line]

NEW CONSTRUCTION: [Thick solid line]

2 HILL ROAD
RESIDENCE

2 HILL ROAD
ATLANTIC HIGHLANDS,
NJ 07716

PARNAGIAN
/ ARCHITECTS LLC

[Signature]

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



FIRST FLOOR PLAN

A-202

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SCALE: 1/4" = 1'-0"
0 4' 8' 16'

SECOND FLOOR PLAN

A-203

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2 HILL ROAD
RESIDENCE
2 HILL ROAD
ATLANTIC HIGHLANDS,
NJ 07716

PARNAGIAN
/ ARCHITECTS LLC

BB

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

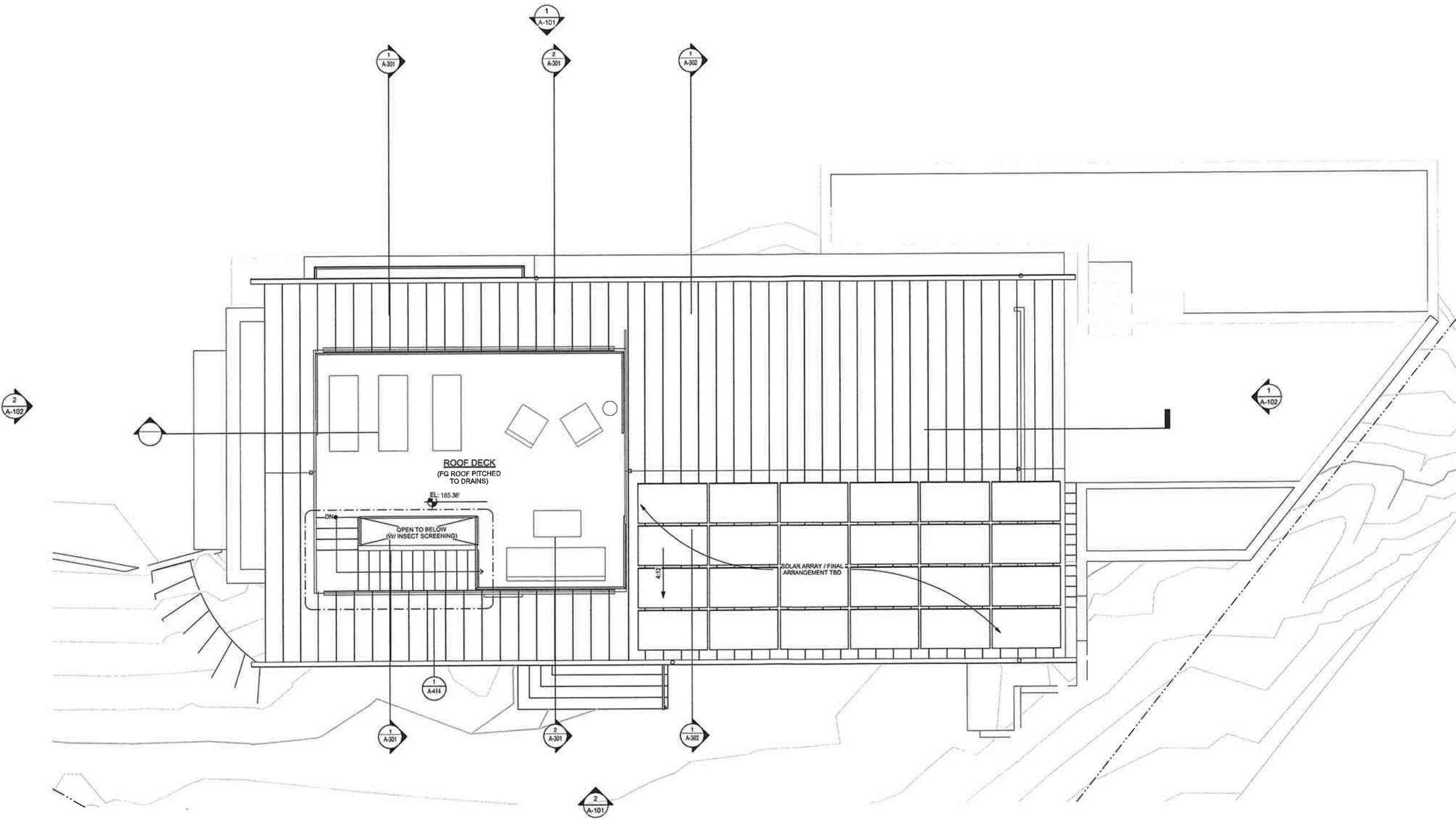


ROOF PLAN

A-204

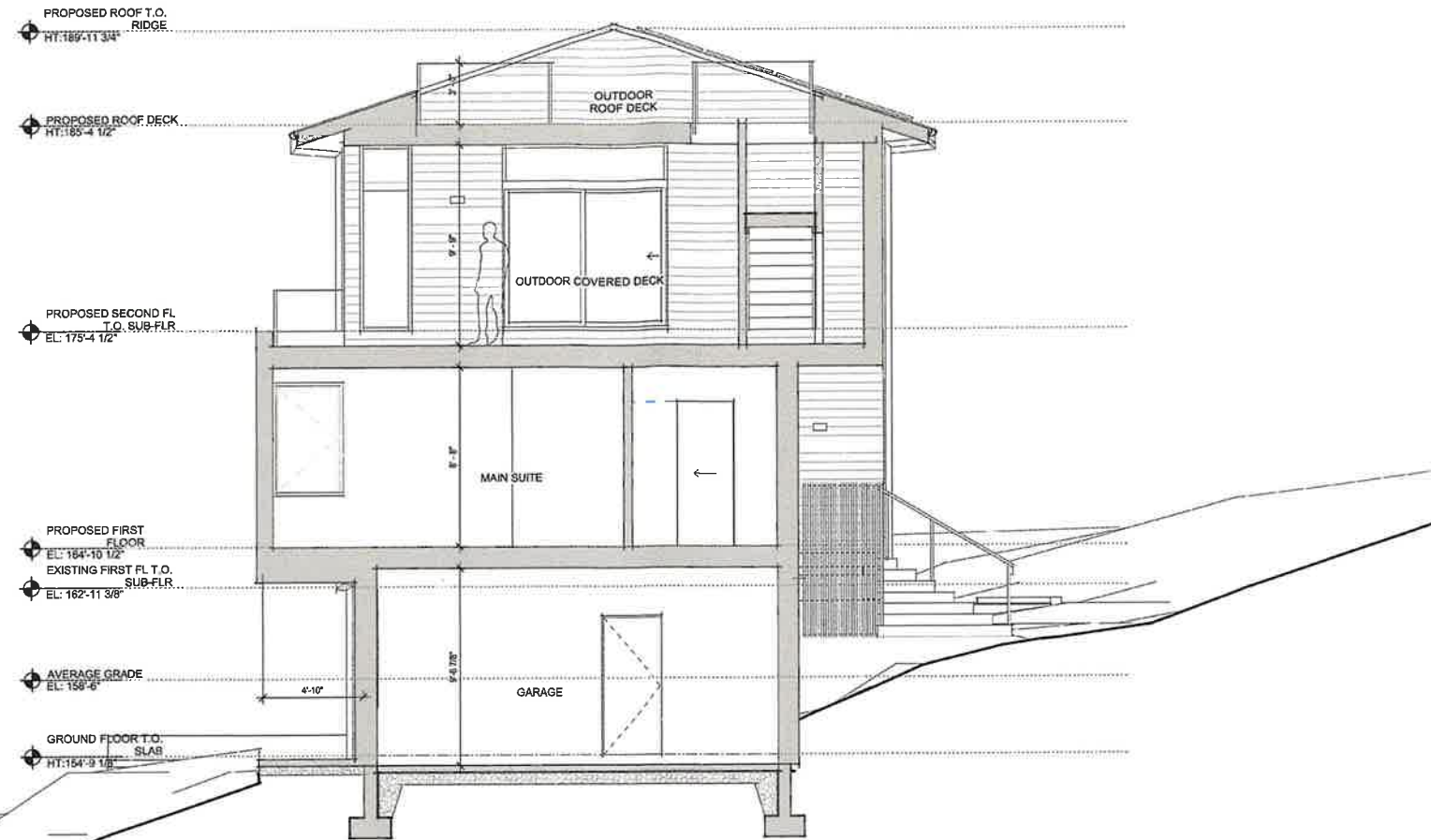
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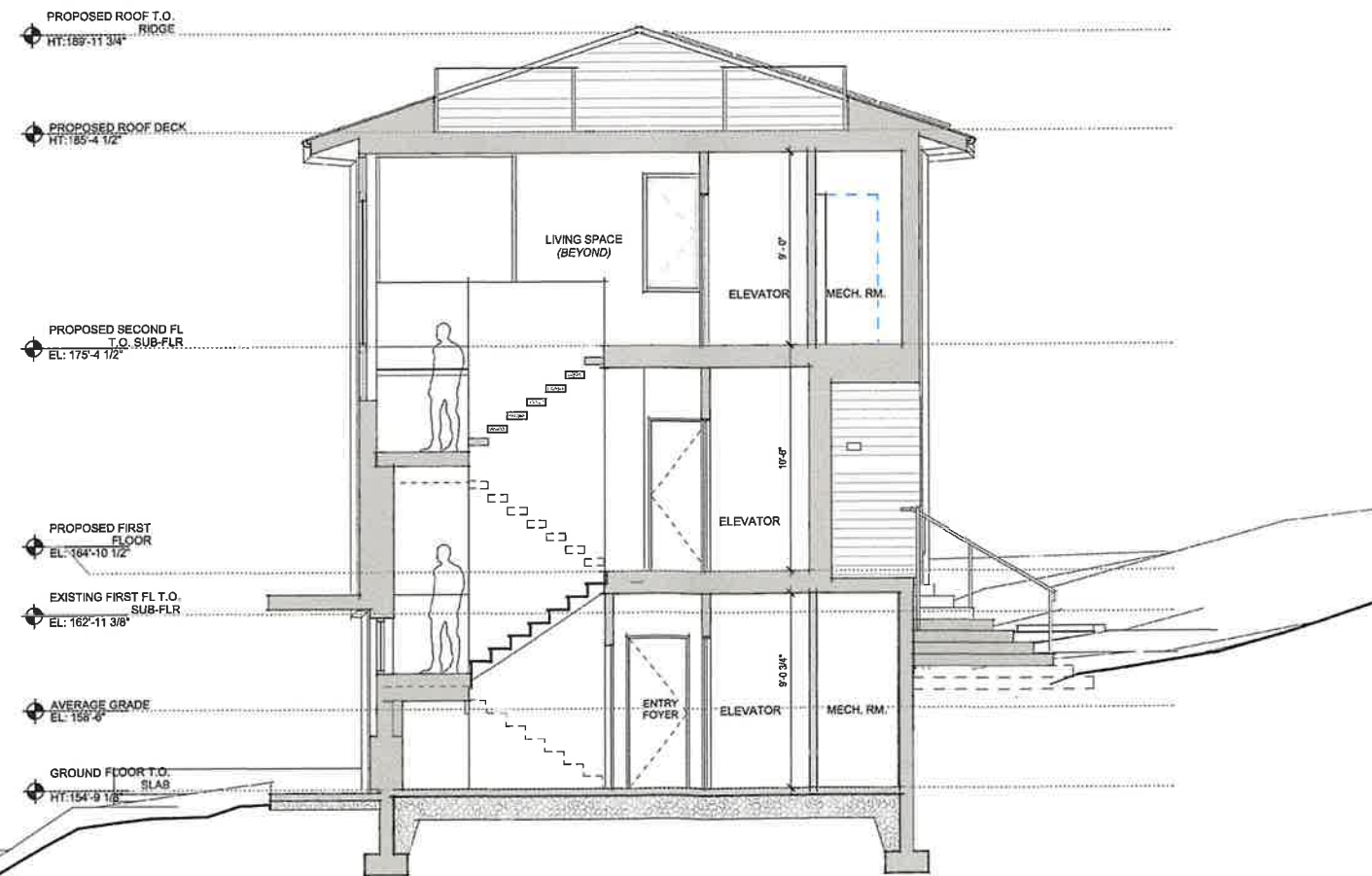


BB

1 SECTION AT LIVING DECK (LOOKING EAST)
1/4" = 1'-0"



2 SECTION AT STAIR (LOOKING EAST)
1/4" = 1'-0"



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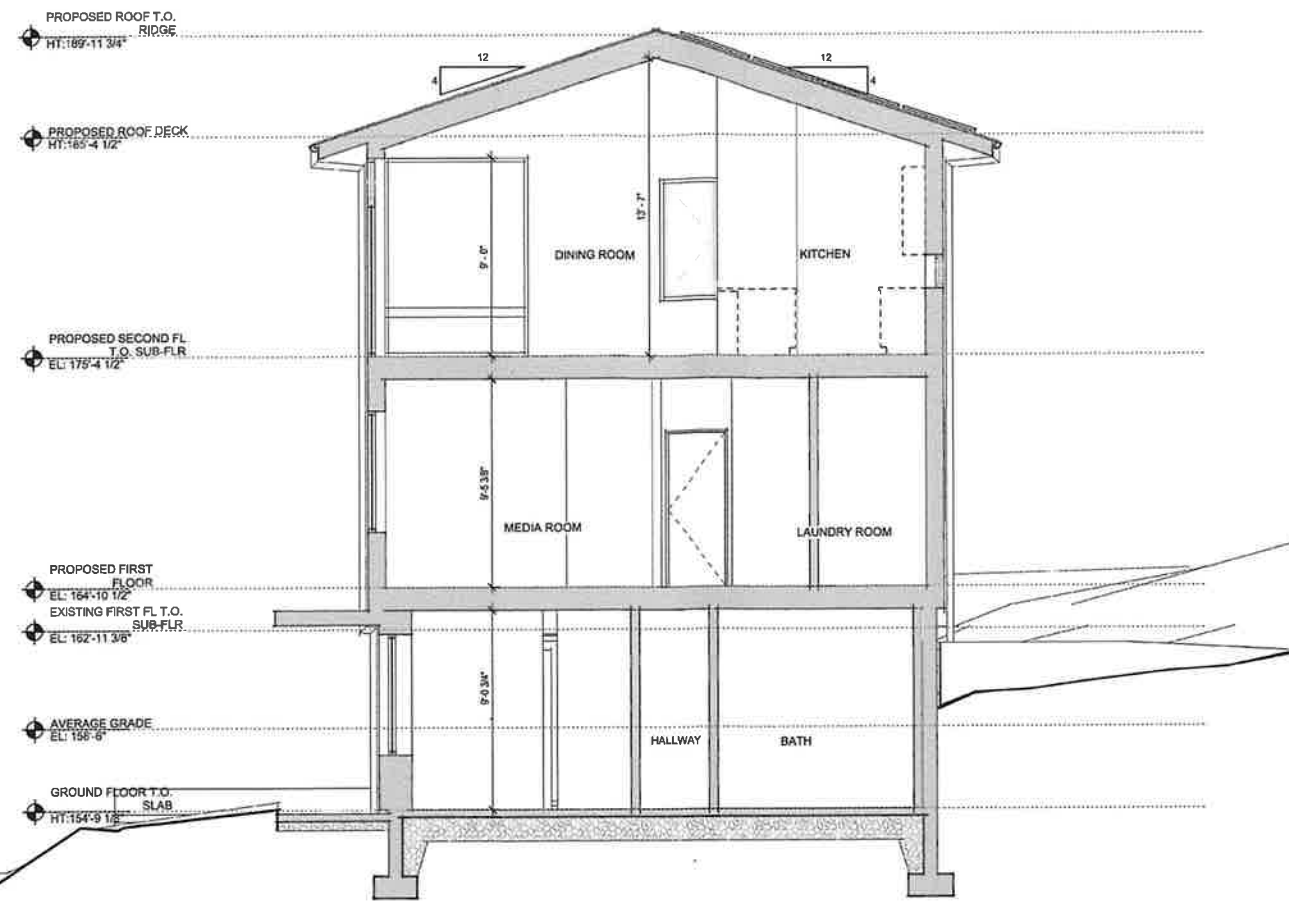
SCALE: 1/4" = 1'-0"
5' 4' 0' 4' 8' 16'

PROPOSED SECTIONS

A-301

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1 SECTION AT KITCHEN+DINING (LOOKING EAST)
1/4" = 1'-0"

2 HILL ROAD
RESIDENCE
2 HILL ROAD
ATLANTIC HIGHLANDS,
NJ 07716
PARNAGIAN
/ ARCHITECTS LLC

[Handwritten signature]

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PROPOSED SECTIONS

WALL LEGEND:	
TO BE DEMOLISHED:	
EXISTING TO REMAIN:	
NEW CONSTRUCTION:	

BB

1 09-16-2024 PLANNING BOARD APPLICATION

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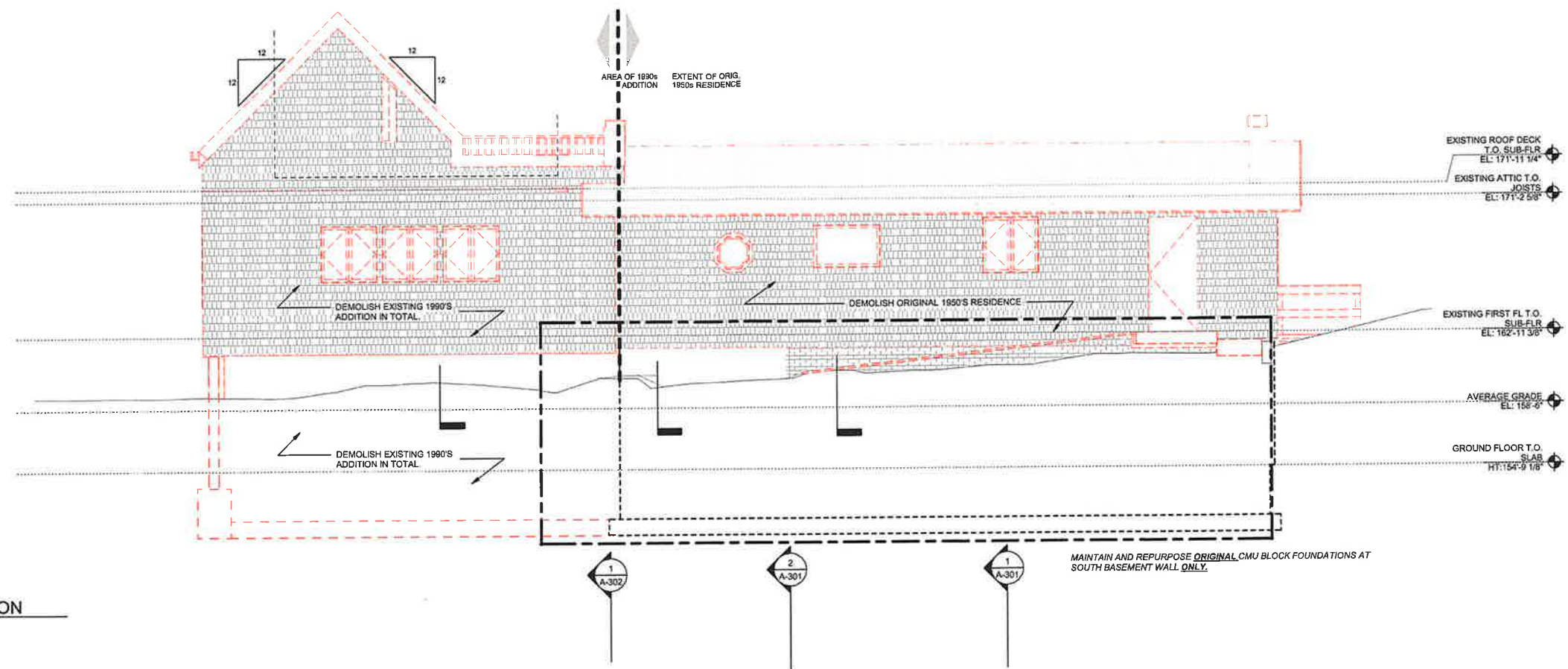
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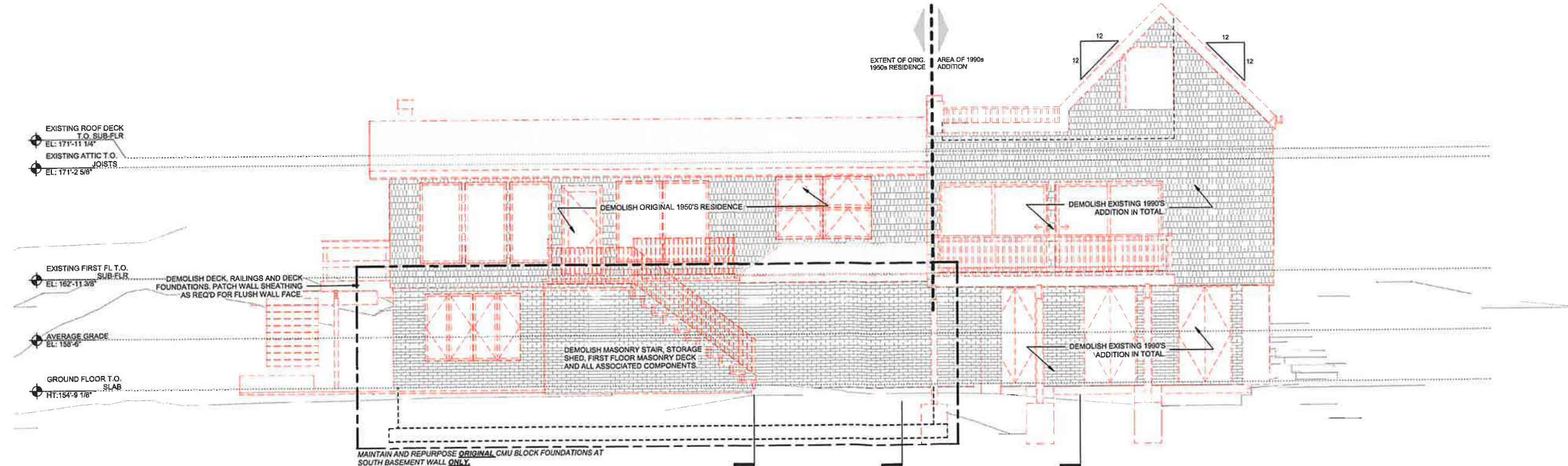
SCALE: 1/4" = 1'-0"

EXISTING BUILDING
ELEVATIONS

1 SOUTH ELEVATION
1/4" = 1'-0"



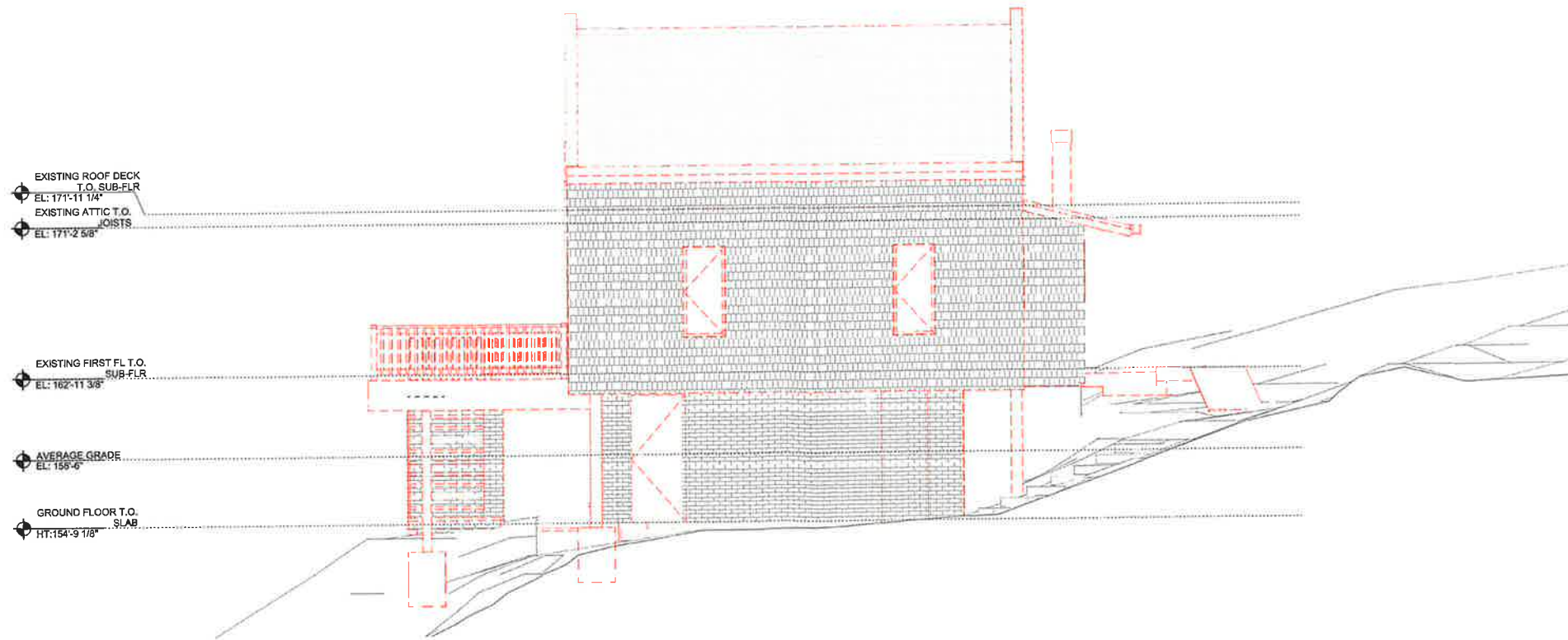
2 NORTH ELEVATION
1/4" = 1'-0"



WALL LEGEND:	
TO BE DEMOLISHED:	
EXISTING TO REMAIN:	
NEW CONSTRUCTION:	



1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

2 HILL ROAD
RESIDENCE

2 HILL ROAD
ATLANTIC HIGHLANDS,
NJ 07716

PARNAGIAN
/ ARCHITECTS LLC

B.P.

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



EXISTING BUILDING
ELEVATIONS

D.102

PA PROJ. NO: 2305 SHEET OF

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**2 HILL ROAD
ATLANTIC HIGHLANDS,
NJ 07716**

PARNAGIAN
/ ARCHITECTS LLC



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DEMOLITION SCHEDULE

NUM	DESCRIPTION
1	DEMOLISH DOOR, HARDWARE AND FRAME. PREP OPENING TO RECEIVE NEW DOOR. SHIM & INFILL AS REQ'D TO ACCOMMODATE NEW DOOR.
2	DEMOLISH WINDOW, HARDWARE AND FRAME. PREP OPENING TO RECEIVE NEW WINDOW. SHIM & INFILL AS REQ'D TO ACCOMMODATE NEW WINDOW.
3	DEMOLISH EXTERIOR FINISH AND BUILDING PAPER DOWN TO PLYWOOD SHEATHING. PATCH & PREP FOR NEW FULLY ADHERED WEATHER BARRIER PER MFR REQUIREMENTS.
4	TEMPORARILY BRACE & SUPPORT ALL ADJ. CONSTRUCTION. DEMOLISH WALL AND FRAMING. PATCH ADJ. WALL ENDS AS REQ'D TO MATCH ADJ. FINISHES.
5	DEMOLISH WALL AND FRAMING.
6	REMOVE PLUMBING AND/OR MECH FIXTURES. CAP AS REQUIRED.
7	DEMOLISH DECK, RAILINGS AND DECK FOUNDATIONS.

NUM	DESCRIPTION
8	DEMOLISH MASONRY STAIR, STORAGE SHED, FIRST FLOOR MASONRY DECK AND ALL ASSOCIATED COMPONENTS.
9	DEMOLISH EXISTING STRUCTURE AS REQUIRED FOR NEW FOUNDATIONS.
10	EXIST. CMU BLOCK FOUNDATION WALL TO REMAIN. INSPECT, PATCH AND REPAIR AS REQ'D.
11	REMOVE EXISTING SUB-SLAB LAP POOL AND ALL COMPONENTS. BACKFILL AND PREP FOR NEW SLAB AS REQ'D.
12	REMOVE EXISTING SPIRAL STAIR.
13	REMOVE EXISTING CABINETRY.
14	EXISTING WINDOW TO REMAIN

[illegible]

WALL LEGEND:

TO BE DEMOLISHED:

EXISTING TO REMAIN:

NEW CONSTRUCTION

GENERAL NOTES:

GROUND FLOOR:
REMOVE ALL INTERIOR SHEETROCK AT WALLS AND
CEILINGS TO ACCOMMODATE NEW INSULATION
THROUGHOUT (REFER PLANS).

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

EXISTING GROUND
FLOOR (DEMO) PLAN

D.201

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