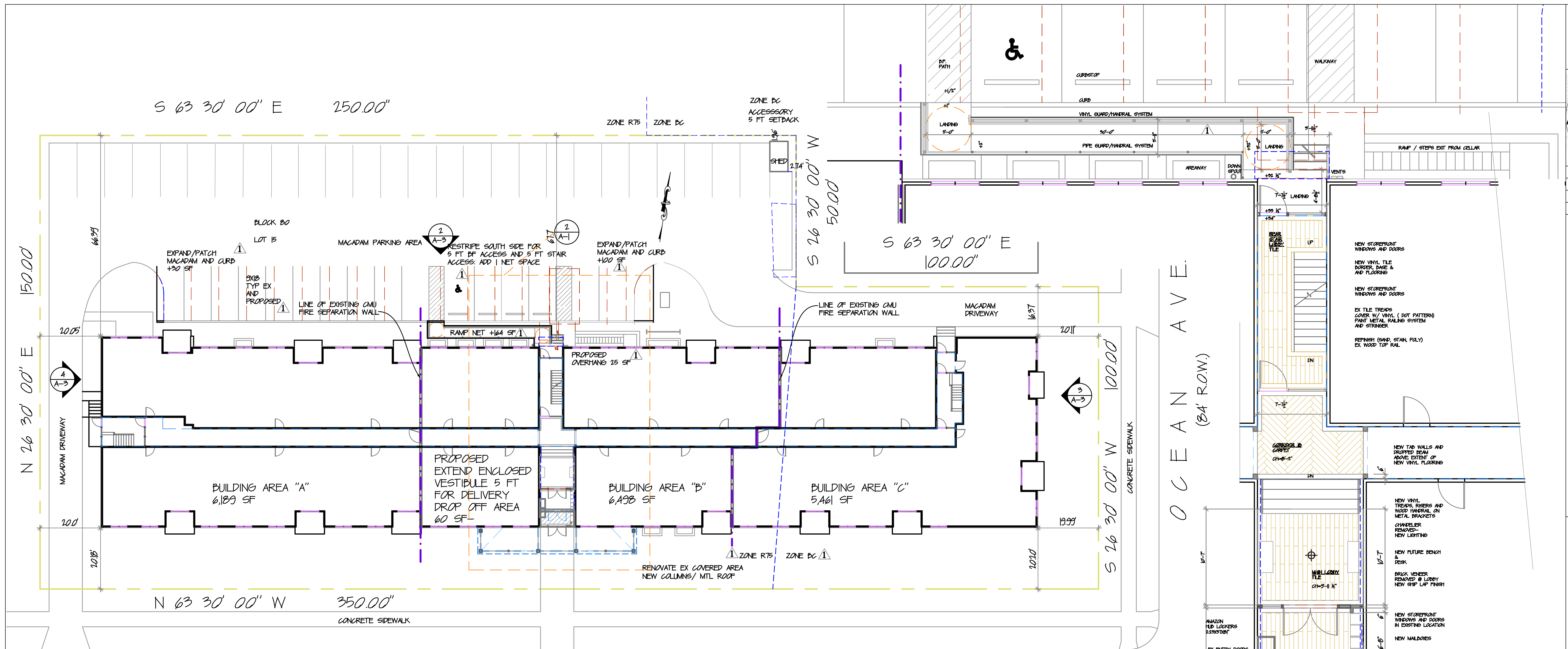




1 PLOT PLAN / KEY PLAN

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

PLOT PLAN BASED ON A SURVEY BY GEORGE J. ANDERSON, LLC

DATED 6-25-2015 SURVEY #1015392

PROJECT LOCATION:
OCEAN HARBOR APARTMENTS, 805 OCEAN AVE., BELMAR, NJ

BUILDING and ZONING INFORMATION

BLOCK: 80
LOT: 15
USE GROUP: R-2 RESIDENTIAL
ZONE: D-C BEACHFRONT COMMERCIAL/ R75
CONSTRUCTION CLASS: 3B - SPRINKLERED CELLAR
DISTANCE TO OCEAN: LESS THAN 1 MILE
FLOOD ZONE: PRELIMINARY ZONE X - MINIMAL FLOOD HAZARD ON SITE
BUILDING OUT OF X

	ZONE DC	ZONE R75	EXISTING	PROPOSED	
MIN. LOT AREA (SF):	7,500	7,500	47,500	NO CHANGE N/C	
MIN. FRONTAGE (FT):	50	50	350 / 100	N/C	
PRINCIPAL STRUCTURE FRONT I (FT):	20	20	20.18 / 19.99	N/C VARIANCE PC & R75	
REAR (FT):	10	40	16.37	N/C	
1 SIDE (FT):	5	5	20.00	N/C	
2 SIDES (FT):	10	15	NA	NA	
LOT SHAPE REQUIREMENTS:	42 FT DIA	30 FT DIA	COMPLIES	N/C	
MAX. BUILDING COVERAGE:	50% / 12,750 SF	20% / 9,500 SF	41.2% / 19,604	41.2% / 19,629 VARIANCE R75	
MAX. IMPERVIOUS COVG.:	80% / 38,000 SF	40% / 19,000 SF	76.14% / 36,167	76.76% / 36,462 VARIANCE R75	
MAX. BUILDING HEIGHT:	35 / 25 STORIES	35 / 25 STORIES	23 / 20 STORIES	28 / 20 STORIES	
MAX. FAR:	0.40	0.50	0.756	0.757 VARIANCE PC & R75	

2 NINTH AVE. (80' R.O.W.)

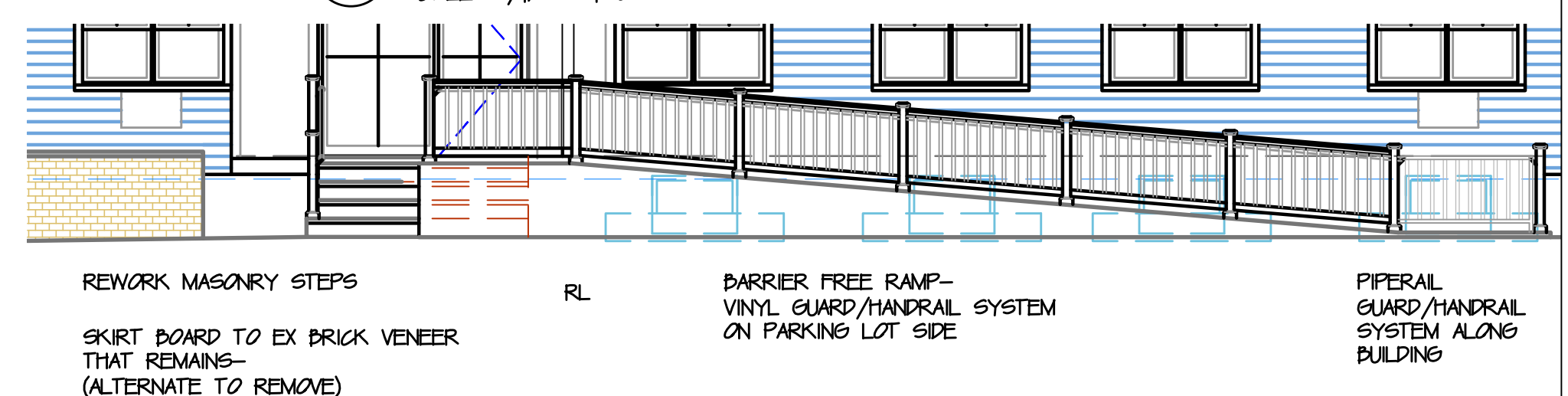
NUMBER OF ON SITE PARKING SPACES: 9 X 18 EX AND PROP 42	
NOTE: 9 X 20 REQUIRED- WAIVER 14 STREET	
EXISTING BUILDING FIRE AREAS:	
1ST	2ND
AREA A: 6,189 SF	6,057 SF
AREA B: 6,498 SF	6,384 SF
AREA C: 5,461 SF	5,329 SF
TOTAL FAR	35,918 SF / 1.756
EXCLUDES CELLAR "B"-5404 SF PER FLOOR AREA DEFINITION	
BUILDING COVERAGE (SF)	
BUILDING AREA*	19,544
SHED:	60
OVERHANG:	+25 SF
TOTAL	19,604 = 41.2% 19,629 = 41.2%
* INCLUDES BALCONIES, EXCLUDES 2'-4" PERIMETER OVERHANG TO BE REMOVED	
IMPERVIOUS COVERAGE (SF)	
BUILDING AREA	19,604
STEPS/ WALKS/RAMP	545
AREAWAYS	158
PARKING/PAVING	15,845
EQUIPMENT	15
TOTAL	36,167 = 76.14% 36,462 SF = 76.76%

OWNER:
OCEAN HARBOR APARTMENTS, LLC
PO BOX 43
LIVINGSTON, NEW JERSEY 07039

BUILDING CODE:
NJ UNIFORM CONSTRUCTION CODE, LATEST EDITION -
2018 INTERNATIONAL RESIDENTIAL CODE, NJ EDITION,
ENERGY and ALL CORRESPONDING SUBCODES.

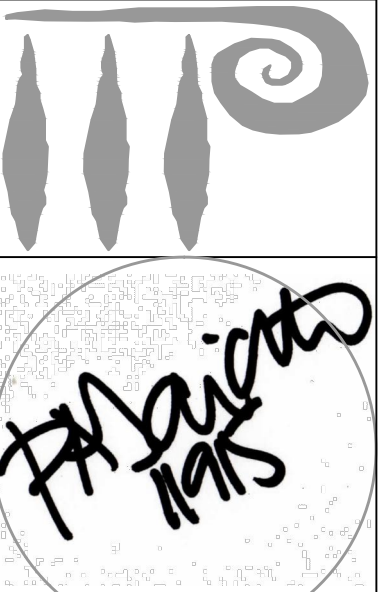
3 CENTER LOBBY GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"



4 NORTH (PARKING) ELEVATION-ENTRY

SCALE: 3/16" = 1'-0"



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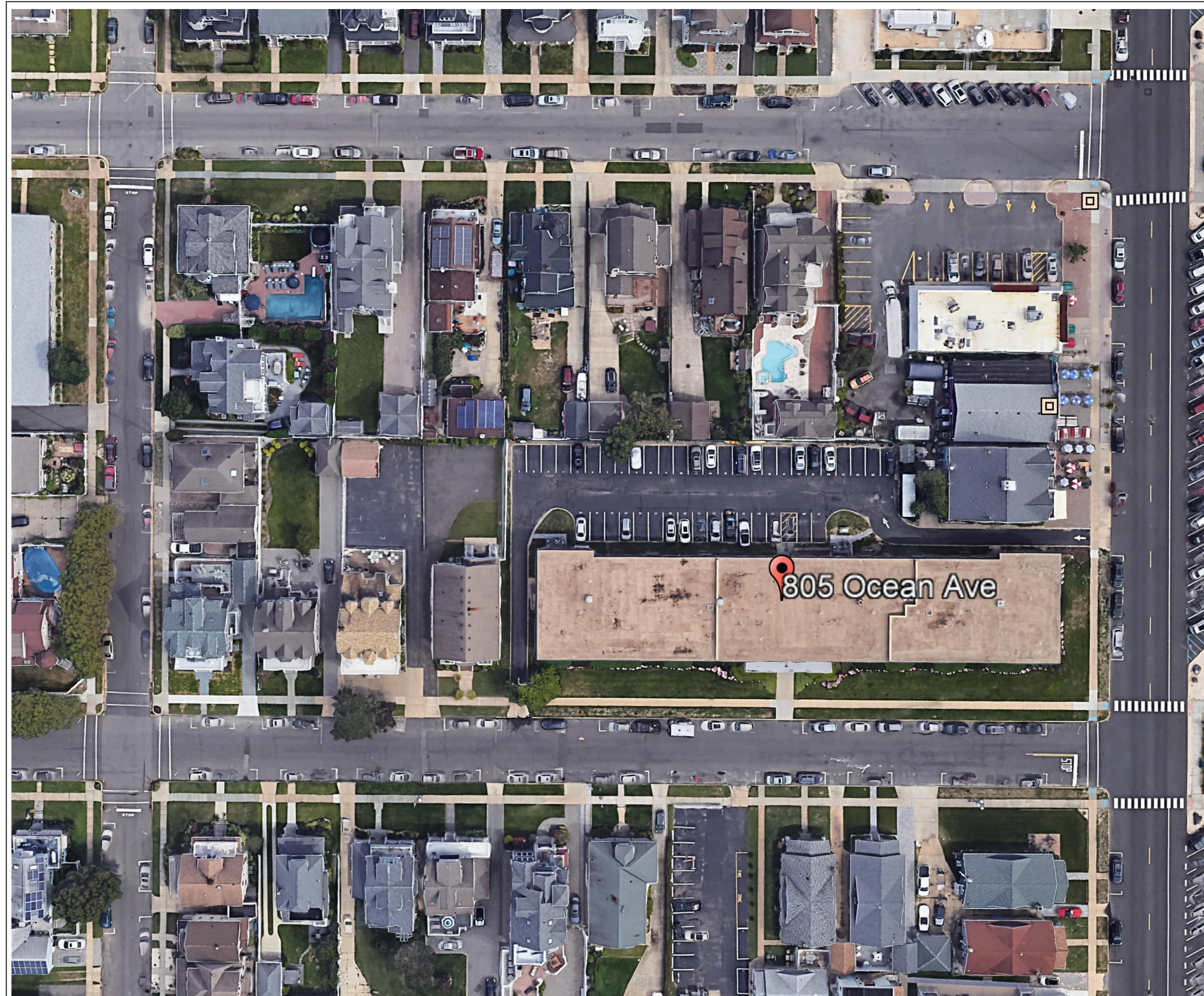
Lobby & Exterior Alterations
OCEAN HARBOR APTS.
805 Ocean Avenue
Belmar, NJ

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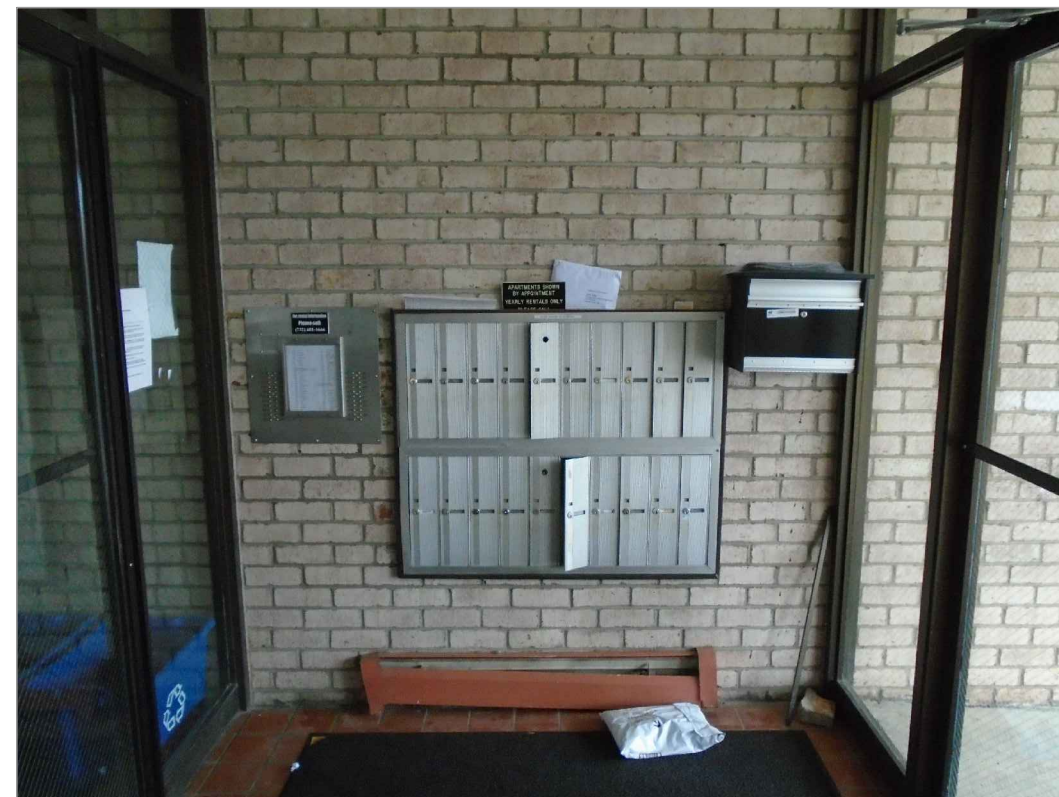
Project No. 10319
Date: 05-18-21

Plot Plan,
Building Key Plan,
Building & Zoning Data

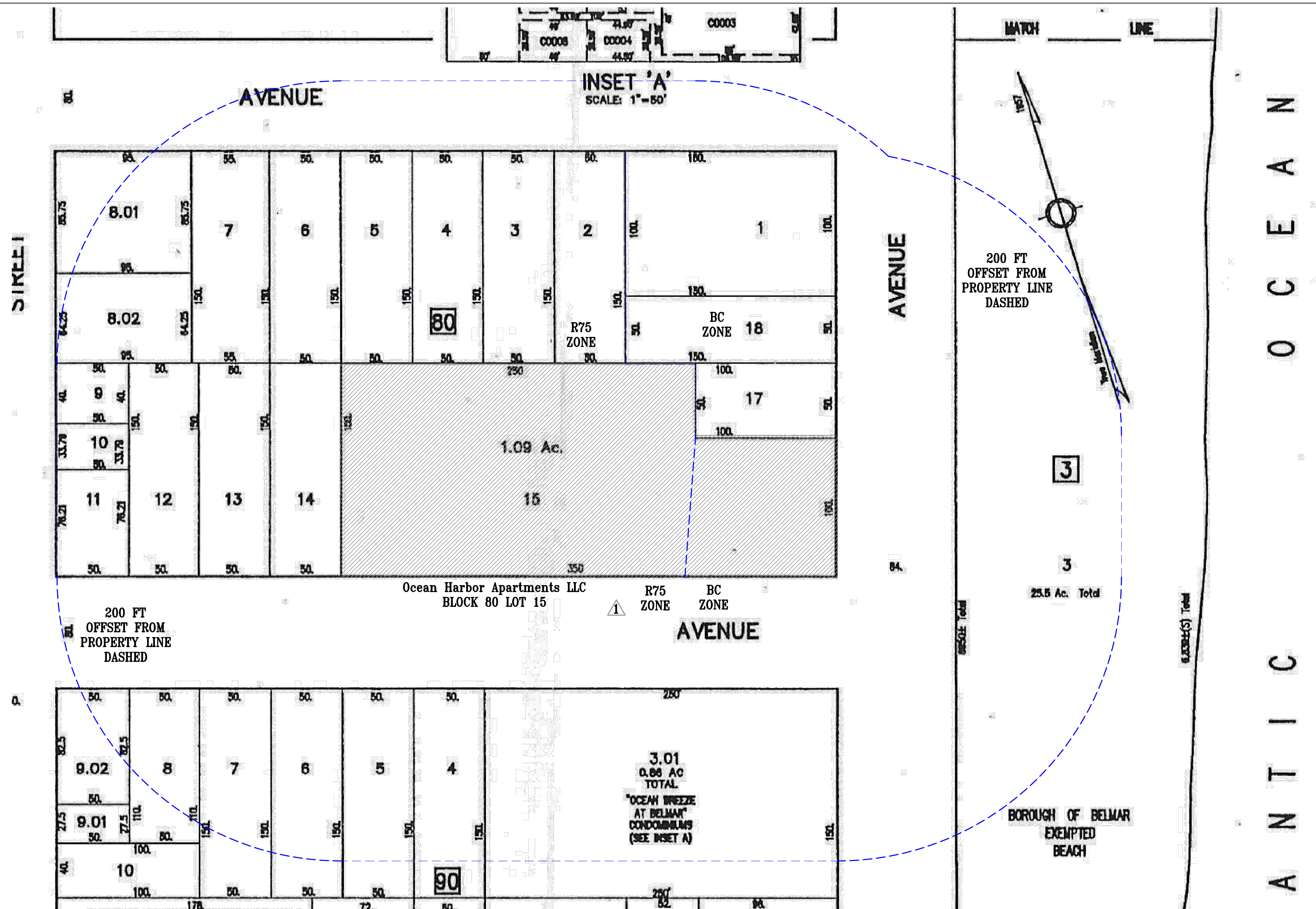
A-1



1 EXISTING AERIAL PLAN VIEW
GOOGLE EARTH



3 EXISTING PHOTOGRAPHS



2 KEY MAP- BELMAR TAX MAP SHEET 18
SCALE: 1"=50'



4 EXISTING AERIAL VIEW- FRONT
GOOGLE EARTH



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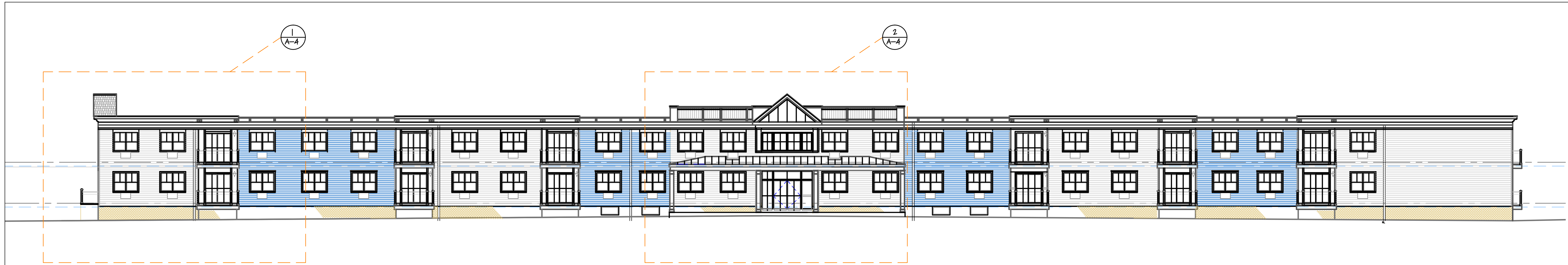
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Date: 05-18-21

**TAX MAP
AERIAL VIEWS
PHOTOGRAPHS**

A-2



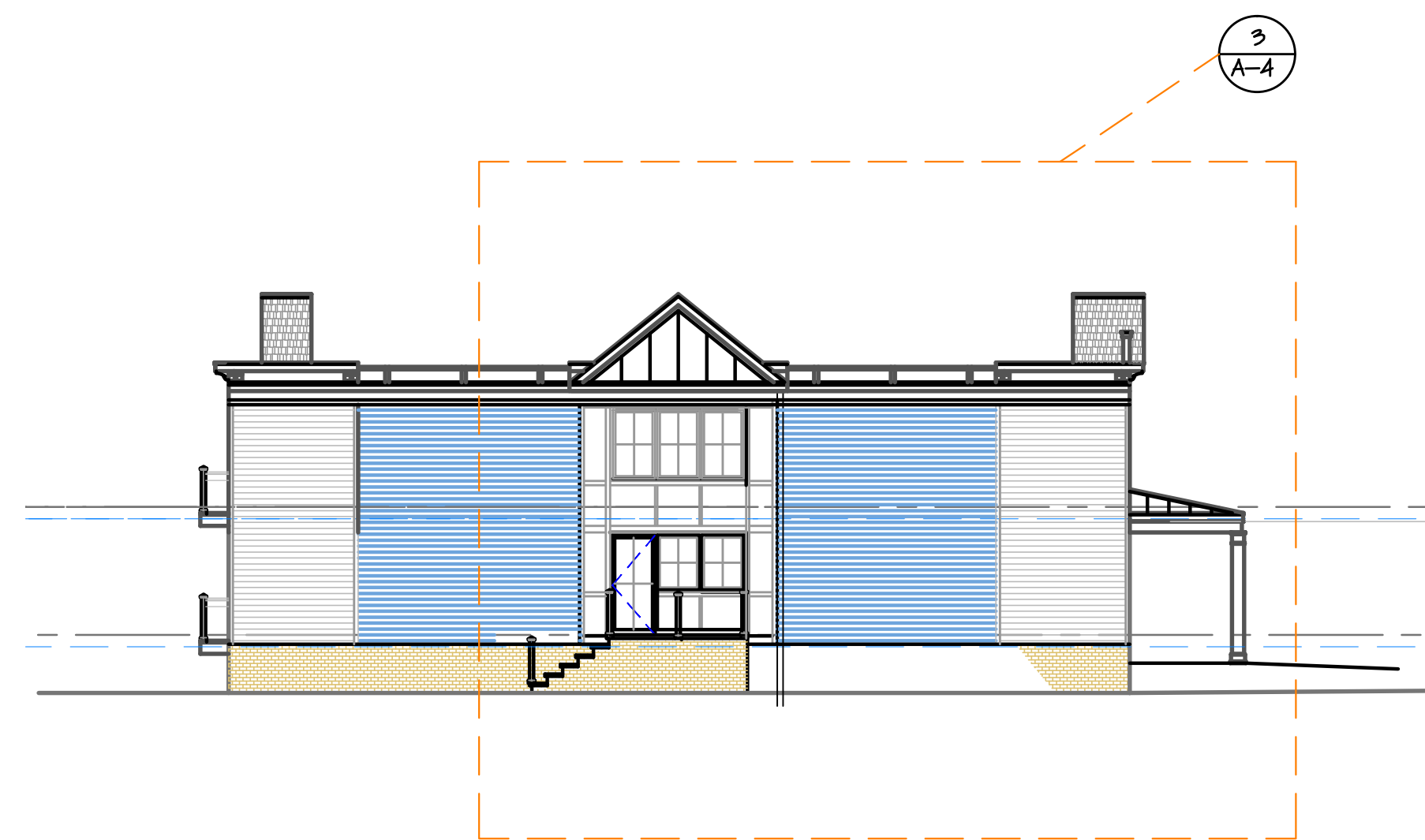
① NINTH AVENUE ELEVATION
SCALE: 3/32" = 1'-0"



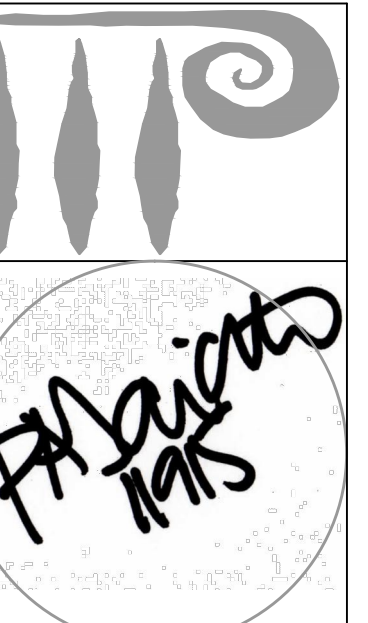
② NORTH (PARKING) ELEVATION
SCALE: 3/32" = 1'-0"



③ OCEAN AVENUE ELEVATION
SCALE: 3/32" = 1'-0"



④ WEST SIDE ELEVATION
SCALE: 3/32" = 1'-0"



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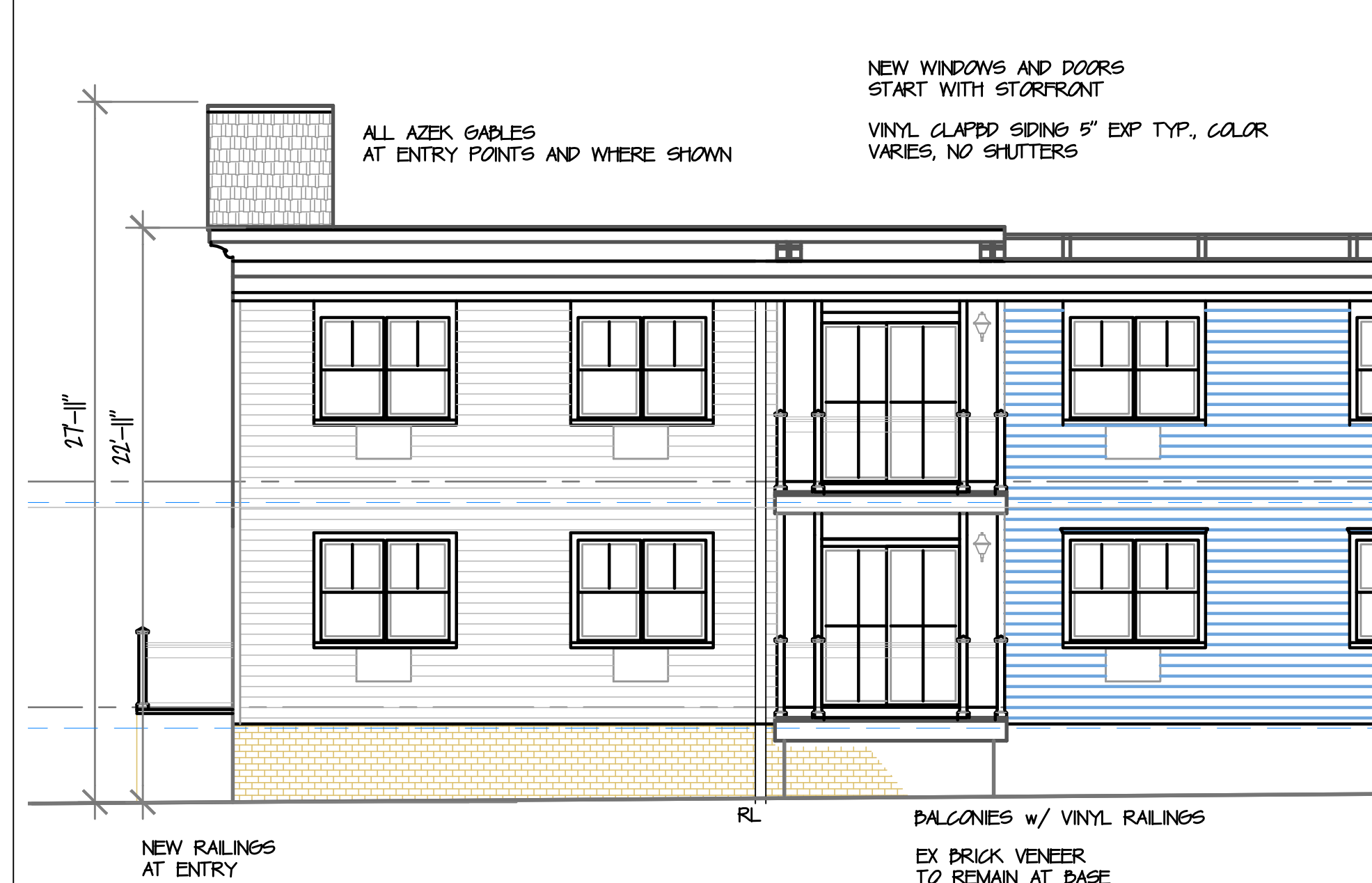
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Exterior Elevations

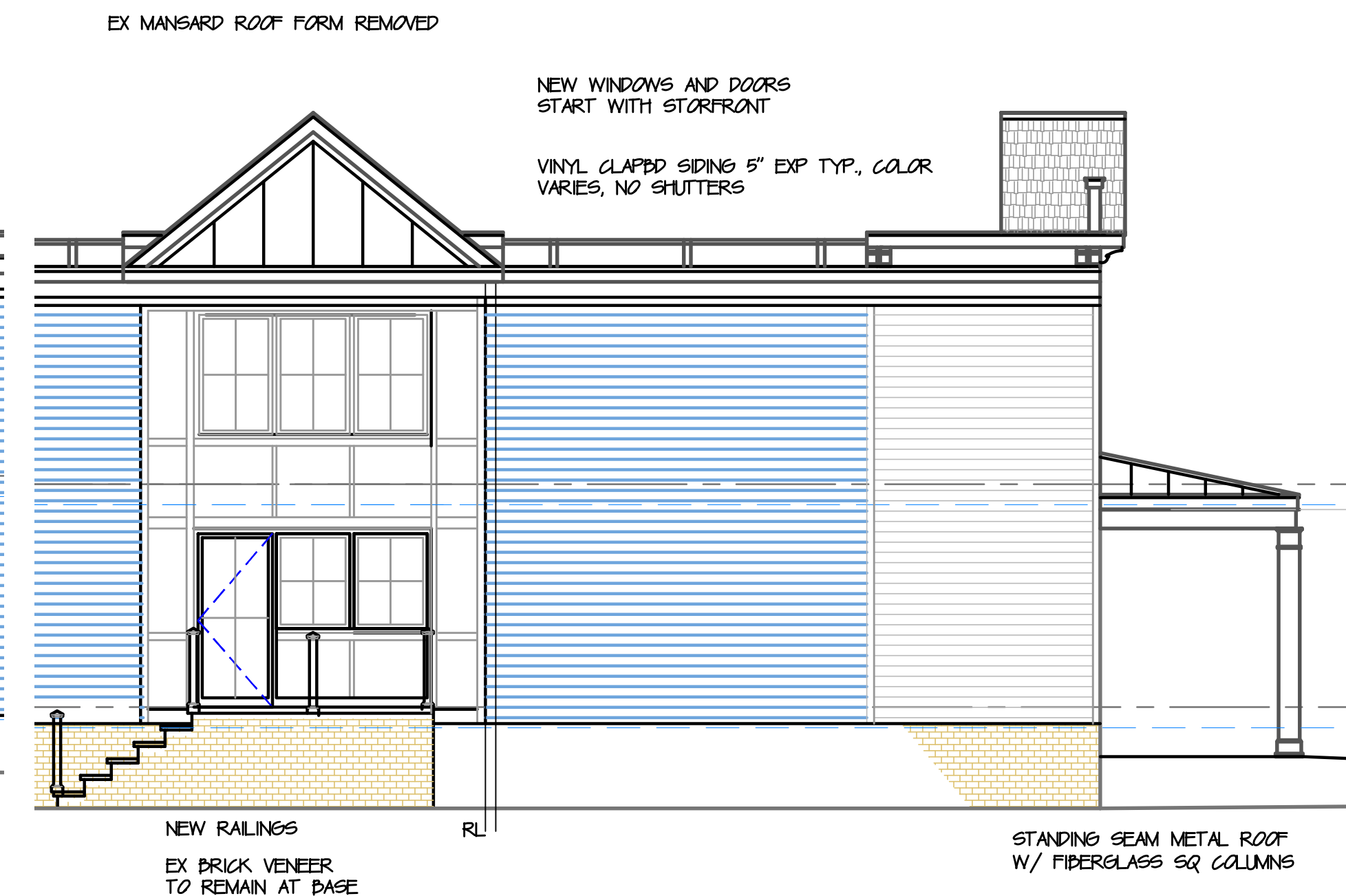
A-3



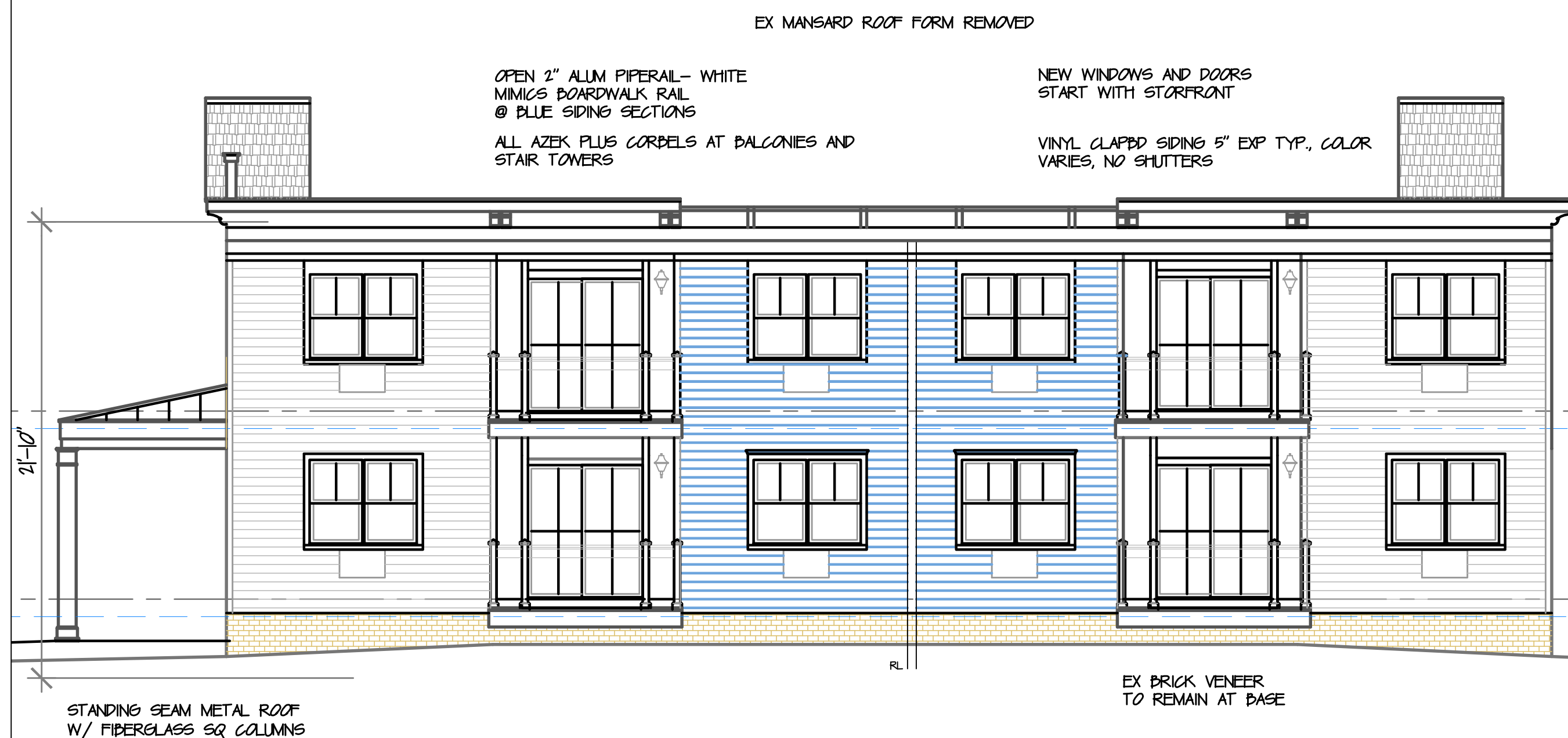
① NINTH AVENUE ELEVATION - END
SCALE: 3/16" = 1'-0"



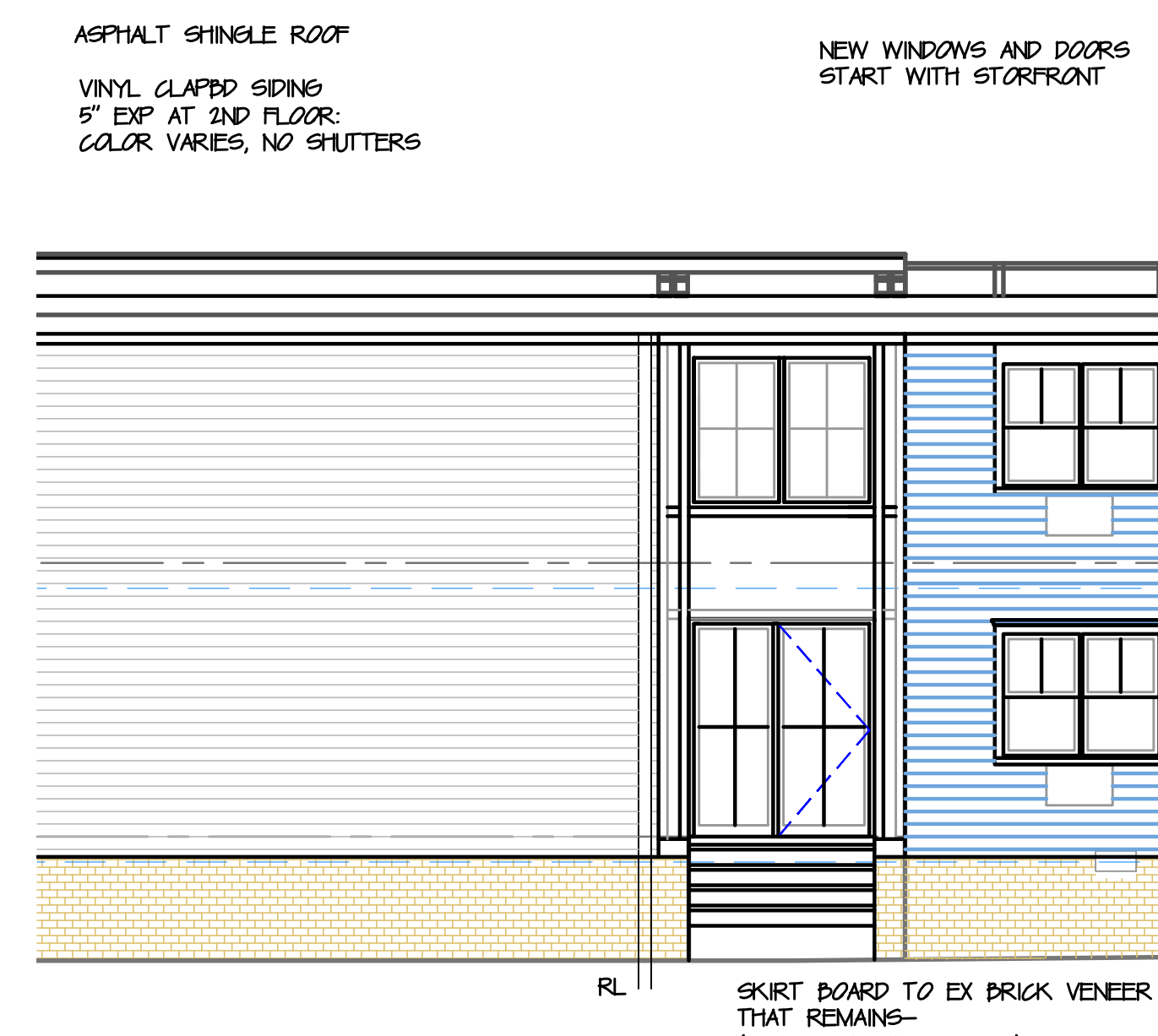
② NINTH AVENUE ELEVATION - MAIN ENTRY
SCALE: 3/16" = 1'-0"



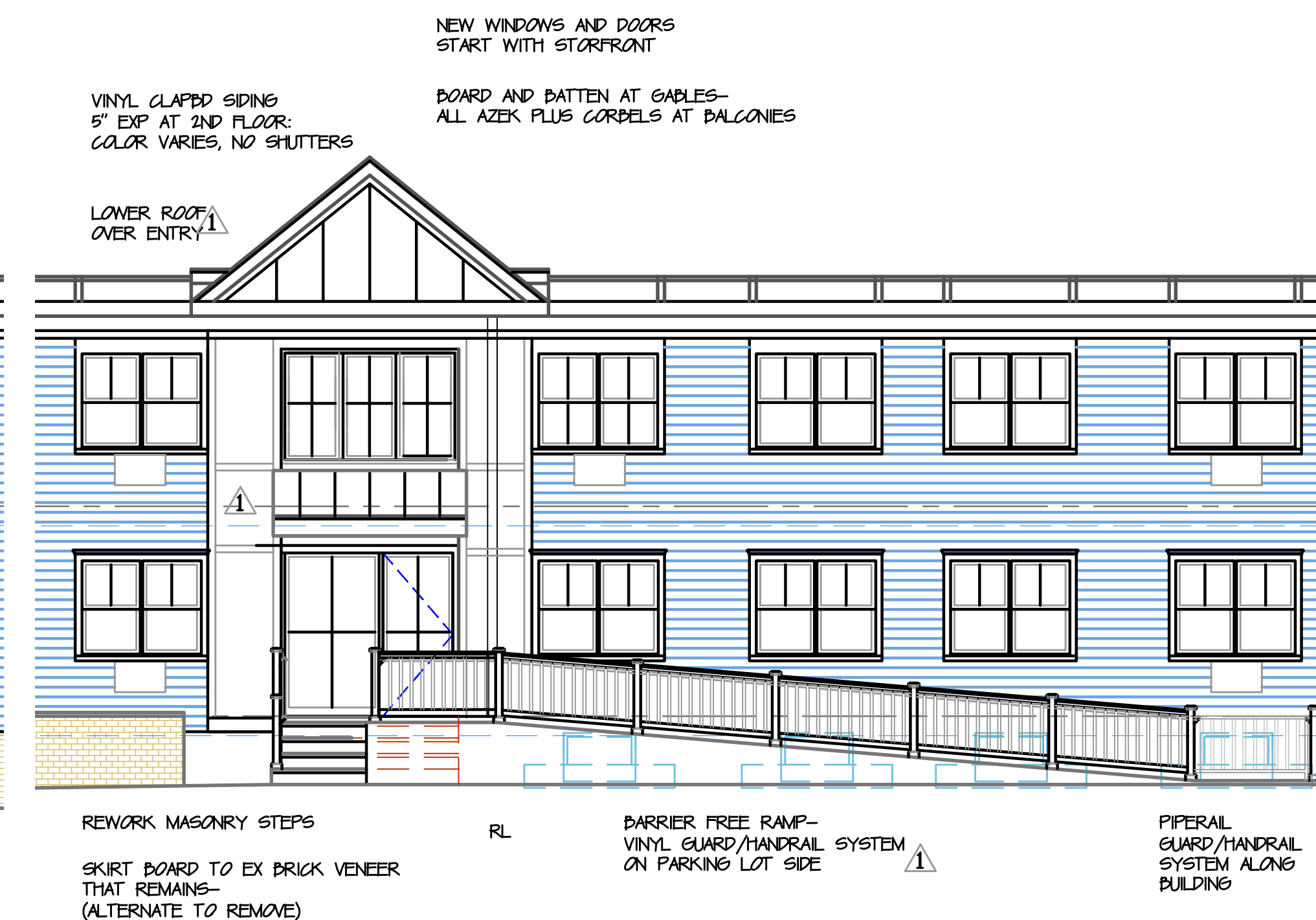
③ WEST SIDE ELEVATION - ENTRY
SCALE: 3/16" = 1'-0"



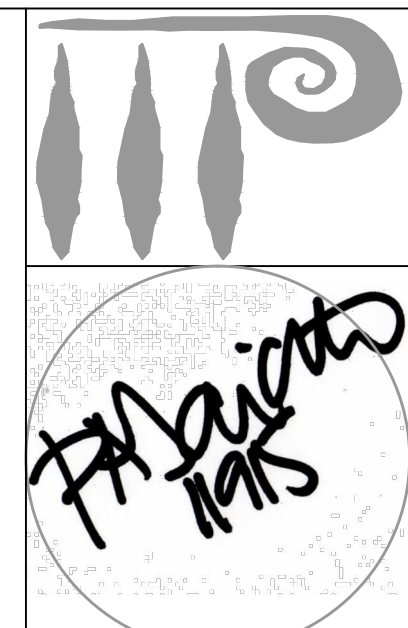
④ OCEAN AVENUE ELEVATION
SCALE: 3/16" = 1'-0"



⑤ NORTH (PARKING) ELEVATION-END
SCALE: 3/16" = 1'-0"



⑥ NORTH (PARKING) ELEVATION-ENTRY
SCALE: 3/16" = 1'-0"



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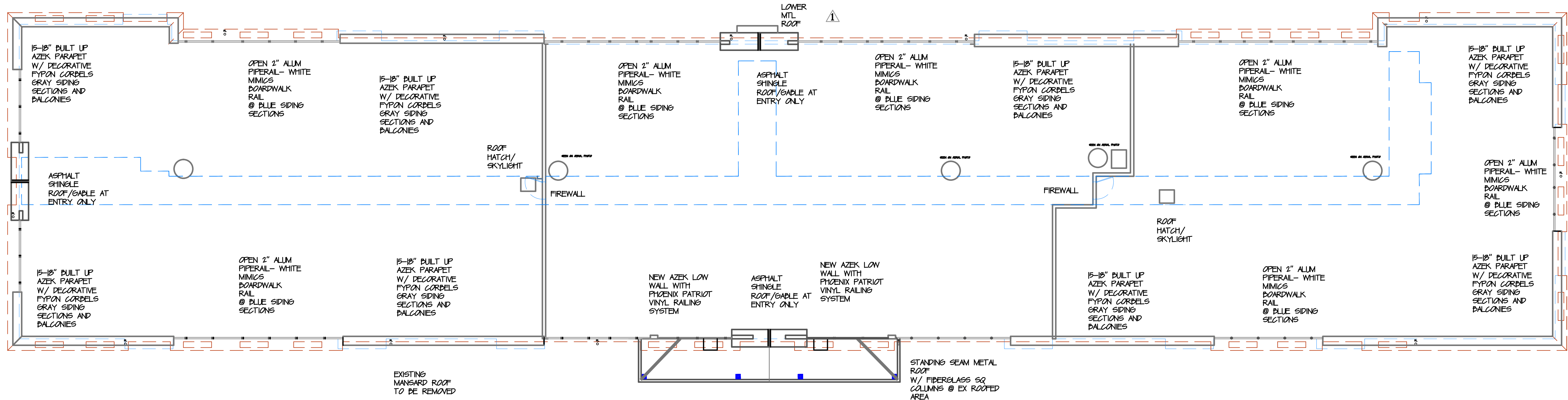
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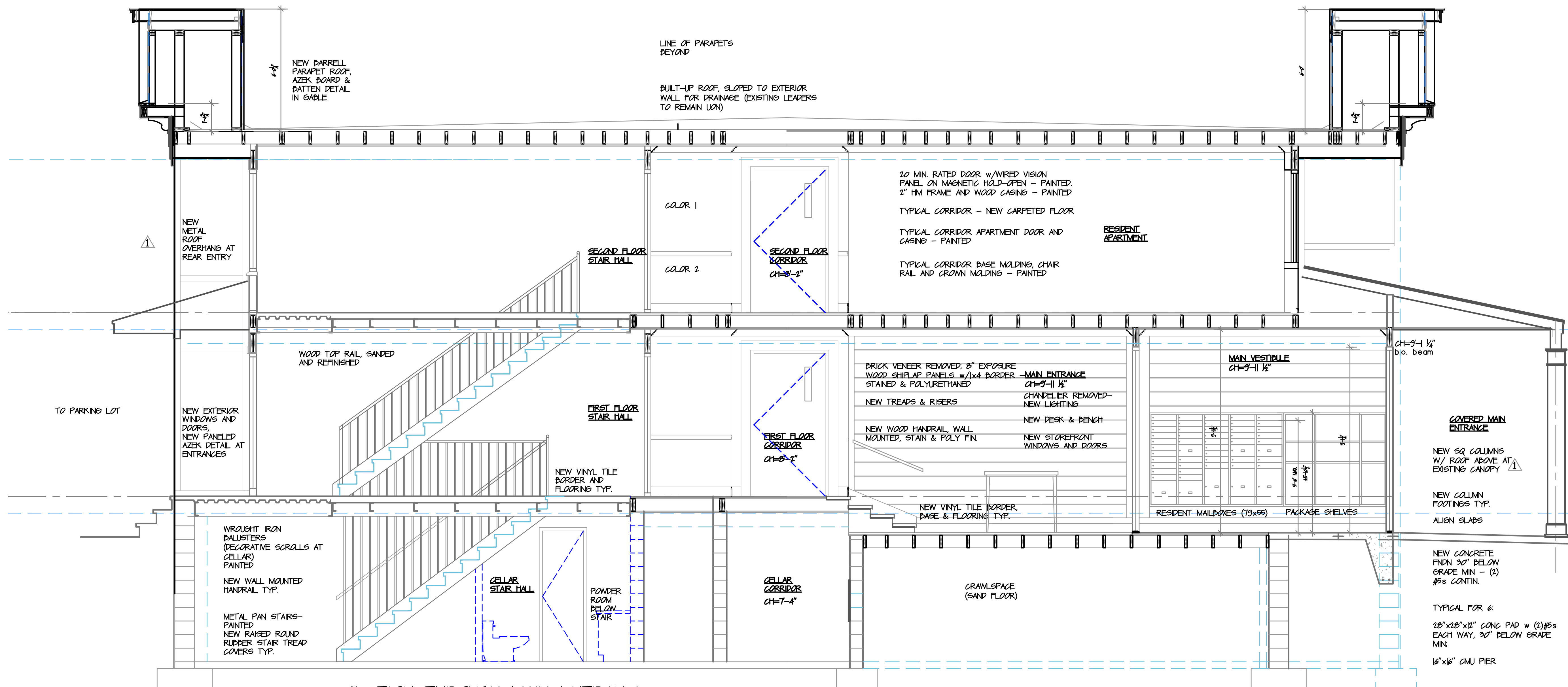
Project No. 10319
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Proposed Elevation-Details

A-4



2 ROOF PLAN
SCALE: 3/32" = 1'-0"



1 SECTION THROUGH MAIN ENTRANCE
SCALE: 3/8" = 1'-0"



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ROOF PLAN
SECTION

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