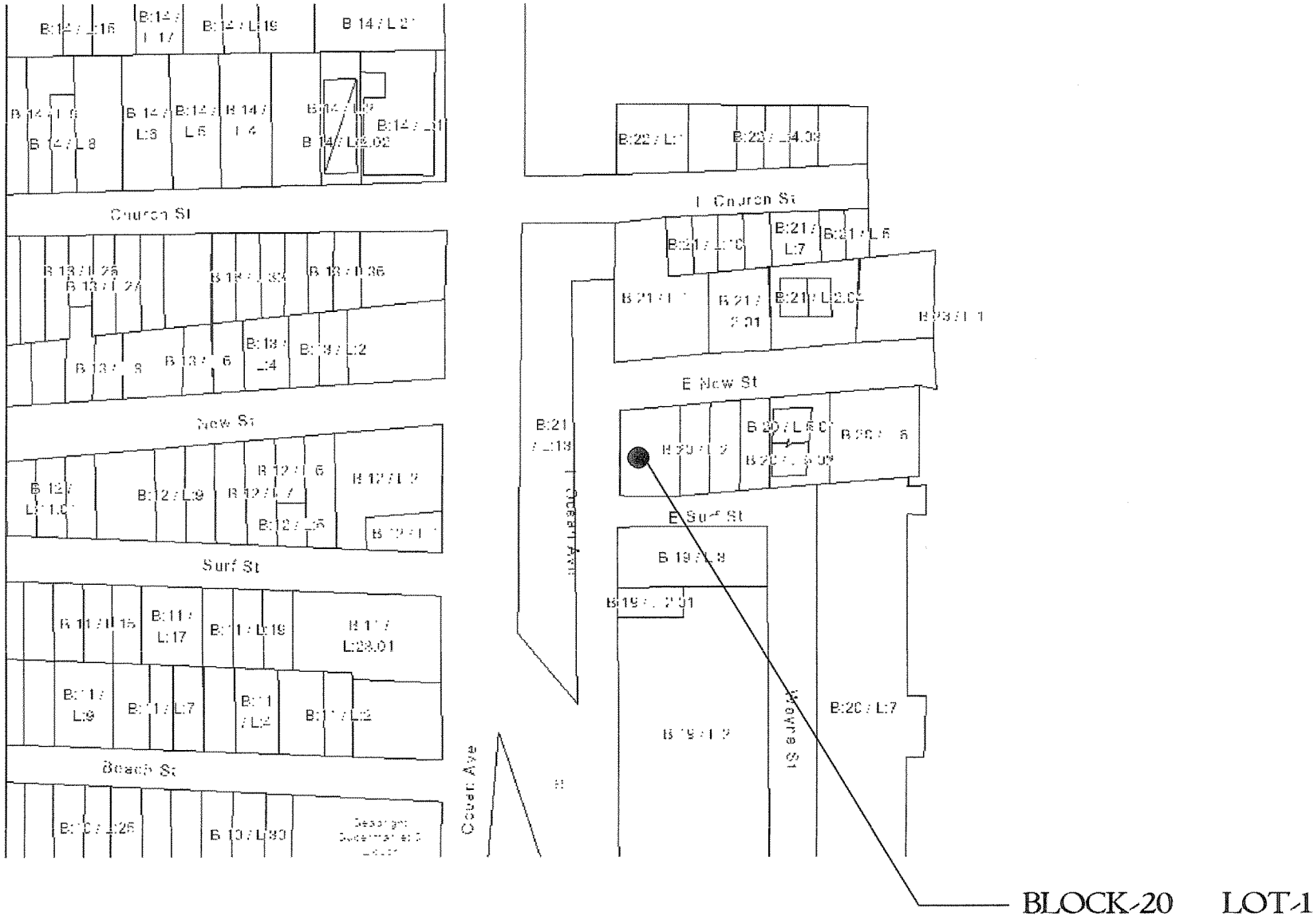
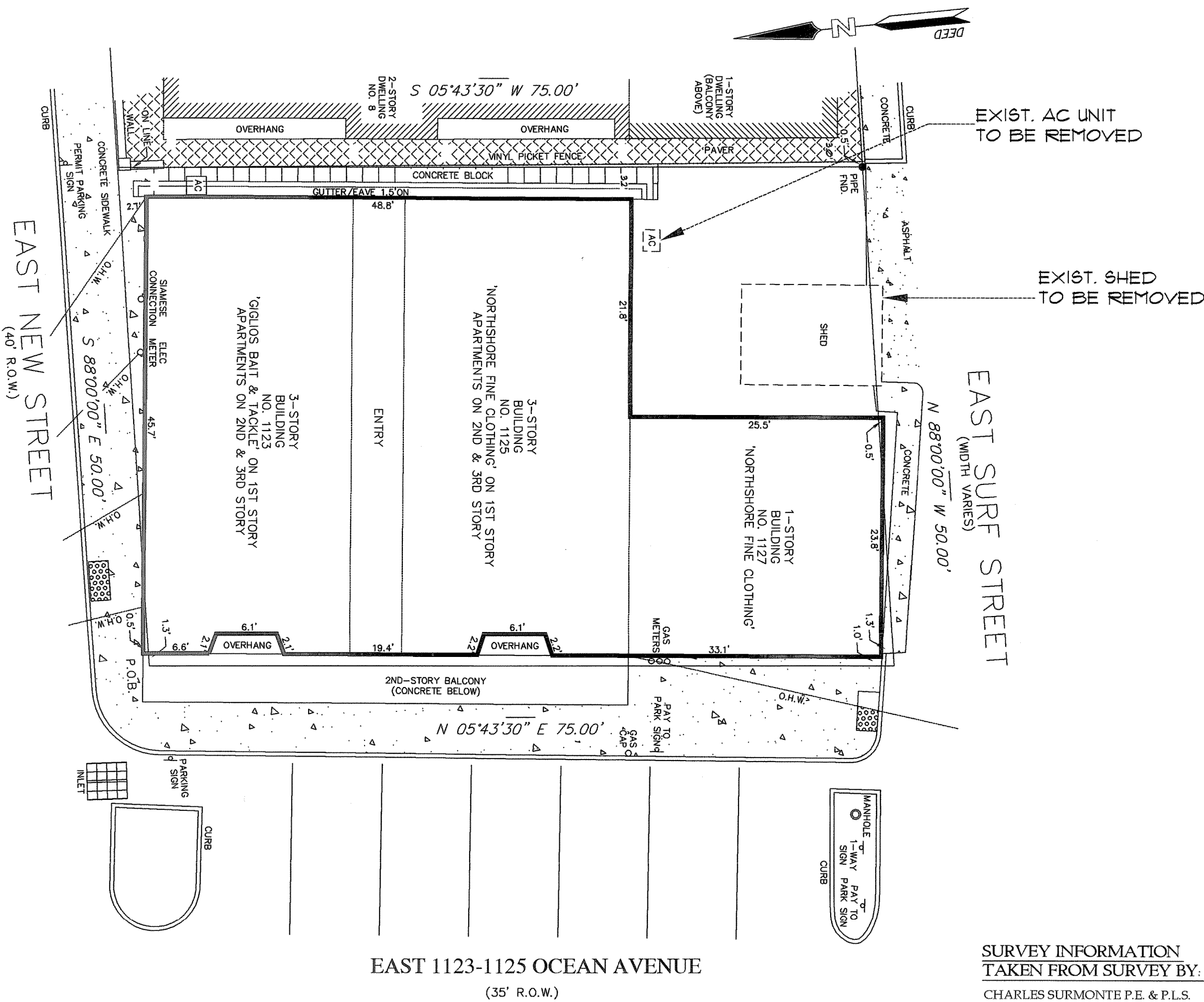


ADDITION • ALTERATION  
COAST VENTURES LLC

1123, 1125, 1127 OCEAN AVENUE  
SEA BRIGHT, NJ  
BLOCK-20 LOT-1



KEY PLAN  
SCALE: N.T.S.



EXISTING  
SITE PLAN

SCALE: 1" = 10'-0"

SURVEY INFORMATION  
TAKEN FROM SURVEY BY:  
CHARLES SURMONTE P.E. & P.L.S.  
LICENSE # 35885  
301 MAIN STREET, 2ND FLOOR  
ALLENHURST, NJ 07711  
PH: 732-660-0606  
FAX: 732-660-0404  
DATE: 11-23-22

ZONING DATA

1123, 1125, 1127 OCEAN AVENUE  
BLOCK-20 LOT-1  
B-1 ZONE

|           | REQUIRED | EXISTING | PROPOSED |
|-----------|----------|----------|----------|
| LOT AREA  | 3,200 SF | 3,150 SF | N/C      |
| LOT WIDTH | 50'      | 75'      | N/C      |
| LOT DEPTH | 60'      | * 50'    | N/C      |

|      |            |                                                                                         |                                       |
|------|------------|-----------------------------------------------------------------------------------------|---------------------------------------|
| FTSB | 25' (EAST) | * 25' OVER (EAST NEW STREET)<br>* 10' (EAST OCEAN AVE)<br>* 25' OVER (EAST SURF STREET) | N/C<br>N/C<br>N/C<br>(2.63' ADDITION) |
| STSB | 0' / 0'    | -                                                                                       | -                                     |
| RTSB | 15'        | * 25'                                                                                   | N/C<br>(4.98' ADDITION)               |

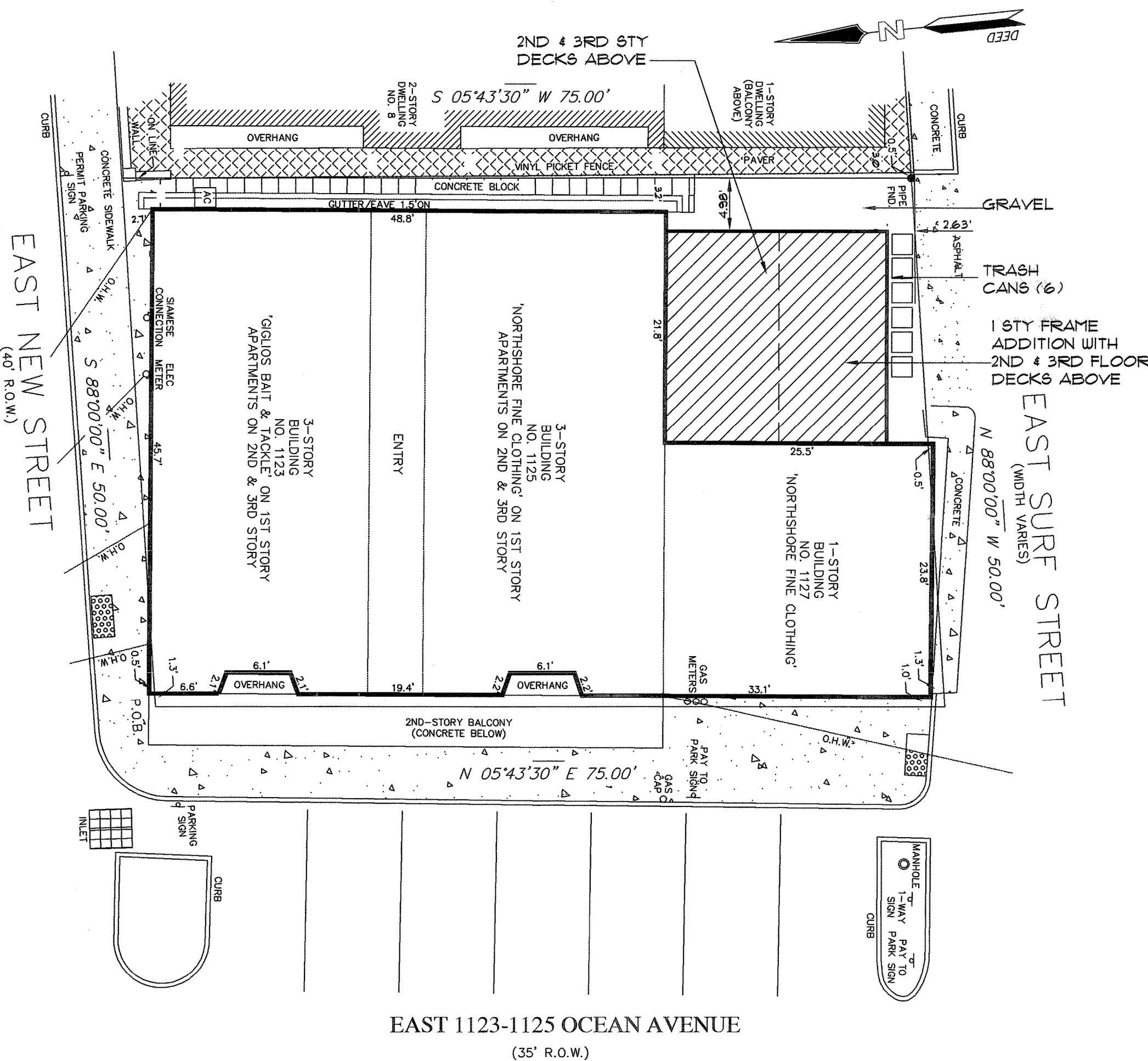
|    |             |                      |                      |
|----|-------------|----------------------|----------------------|
| BH | 35' / 3 STY | * 30'-6" / 3 STY     | N/C                  |
| BC | 50 %        | * 2,971 SF / 79.23%  | * 3,257 SF / 86.85%  |
| LC | 15 %        | * 3,284 SF / 81.51 % | * 3,566 SF / 95.09 % |

N/C - NO CHANGE  
\* - EXISTING NON-CONFORMITIES  
\*\* - VARIANCE NEEDED

FLOOD ZONE

FLOOD ZONE  
BASE FLOOD ELEVATION  
EXISTING CRAIL SPACE ELEVATION  
EXISTING FIRST FLOOR ELEVATION  
EXIST. FLOOD VENTS  
PROPOSED STORAGE AREA ELEVATION  
PROPOSED STORAGE AREA  
FLOOD VENTS REQUIRED  
FLOOD VENTS PROPOSED

AE  
9.0' + 3.0'  
235'  
120'  
NONE  
6.15'  
420 SF  
3  
4



PROPOSED  
SITE PLAN

SCALE: 1" = 10'-0"

EXISTING BUILDING COVERAGE

|          |                    |
|----------|--------------------|
| BUILDING | 2,837 SF           |
| SHED     | 134 SF             |
|          | 2,971 SF / 79.23 % |

PROPOSED BUILDING COVERAGE

|                      |                    |
|----------------------|--------------------|
| BUILDING             | 2,837 SF           |
| SHED (TO BE REMOVED) | 134 SF             |
| ADDITION             | 420 SF             |
|                      | 3,257 SF / 86.85 % |

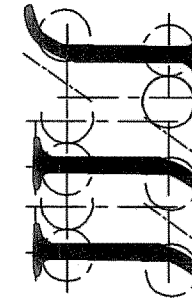
EXISTING LOT COVERAGE

|                   |                    |
|-------------------|--------------------|
| BUILDING COVERAGE | 2,971 SF           |
| CONC. WALKS       | 305 SF             |
| AC                | 8 SF               |
|                   | 3,284 SF / 87.57 % |

PROPOSED LOT COVERAGE

|                   |                    |
|-------------------|--------------------|
| BUILDING COVERAGE | 3,257 SF           |
| CONC. WALKS       | 305 SF             |
| AC                | 4 SF               |
|                   | 3,566 SF / 95.09 % |

JEREMIAH J. REGAN, A.I.A.  
ARCHITECT



147 BRIGHTON AVENUE • 2ND FLR • LONG BRANCH • NJ • 07740  
PH: (732) 870-2977 • FAX: (732) 870-4213 • EMAIL: jeremiahregan@aol.com

NEW JERSEY LIC #A-00726  
MARYLAND LIC #0007-A

PROJECT TITLE  
ADDITION • ALTERATION  
COAST VENTURES LLC

1123, 1125, 1127 OCEAN AVENUE  
SEA BRIGHT, NJ  
BLOCK-20 LOT-1

SUBJECT

SITE PLANS

ZONING DATA

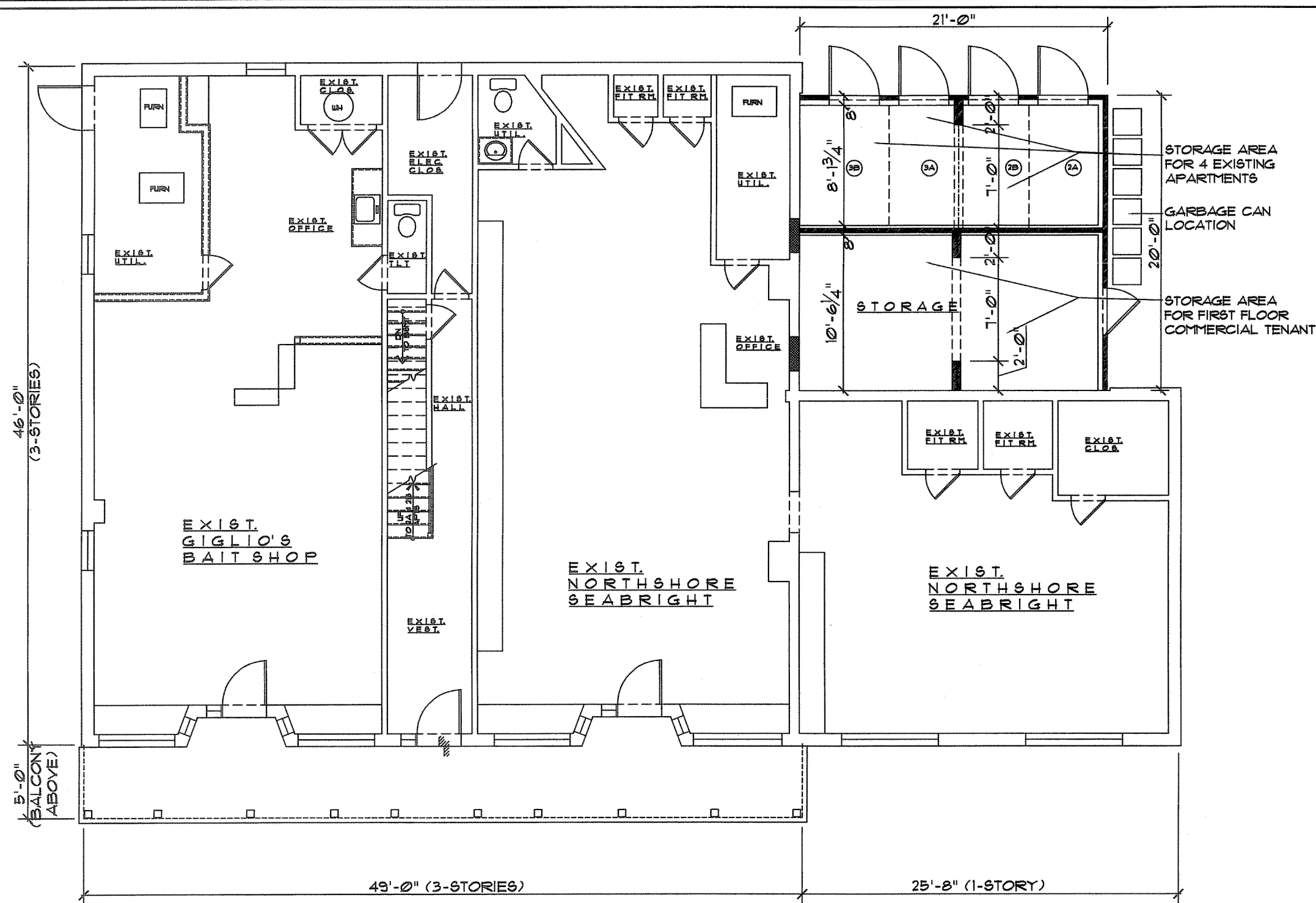
REVISIONS

| NO | DATE     | DESCRIPTION | BY |
|----|----------|-------------|----|
| 1  | 10-4-23  | GENERAL     | MH |
| 2  | 12-10-23 | FLOOD ZONE  | MH |

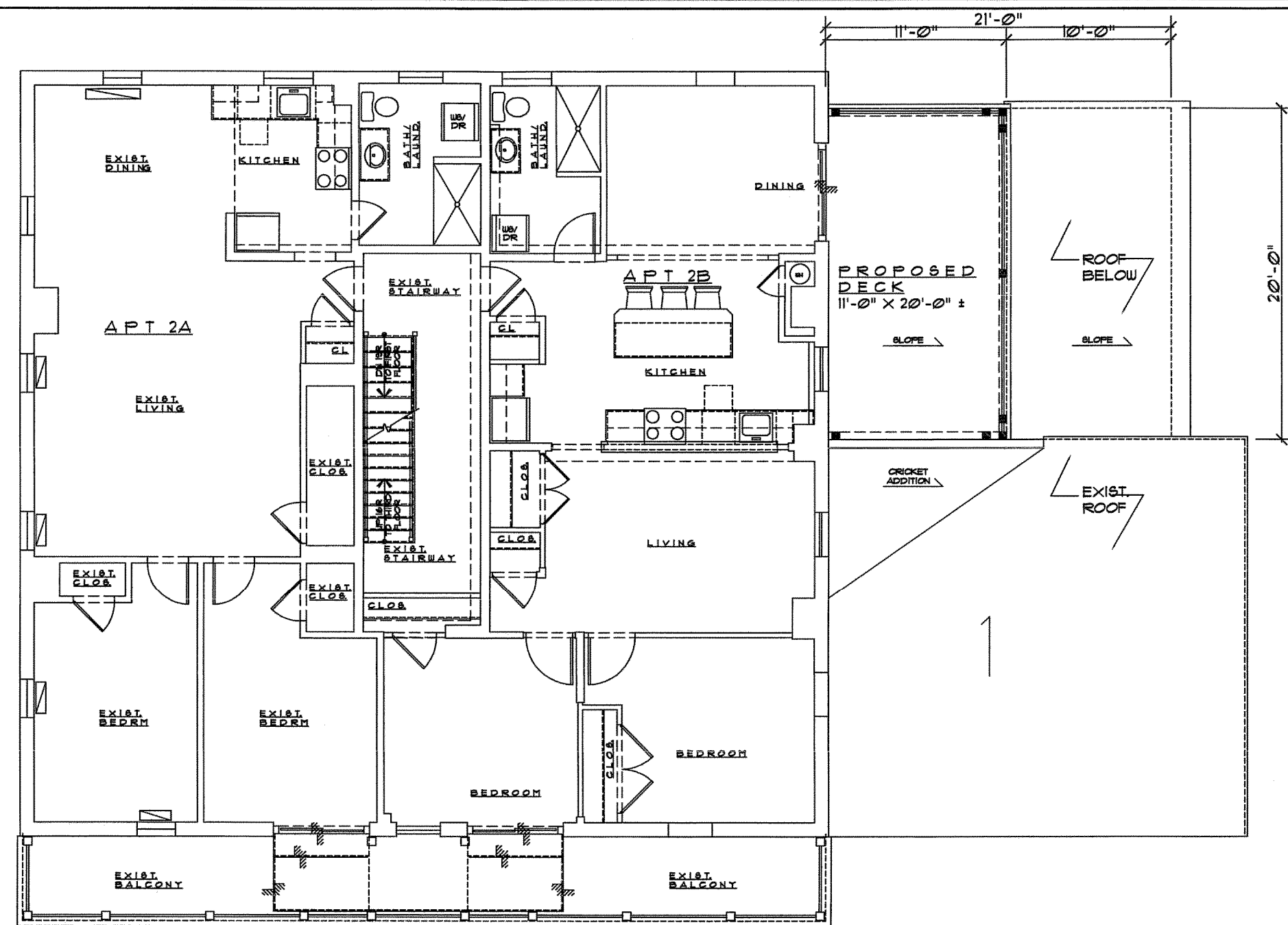
|                    |                |                   |
|--------------------|----------------|-------------------|
| SCALE<br>AS NOTED  | DRAWN BY<br>MH | CHECKED BY<br>JJR |
| PROJECT NO<br>2324 | DATE<br>7/8/23 |                   |

DRAWING NO

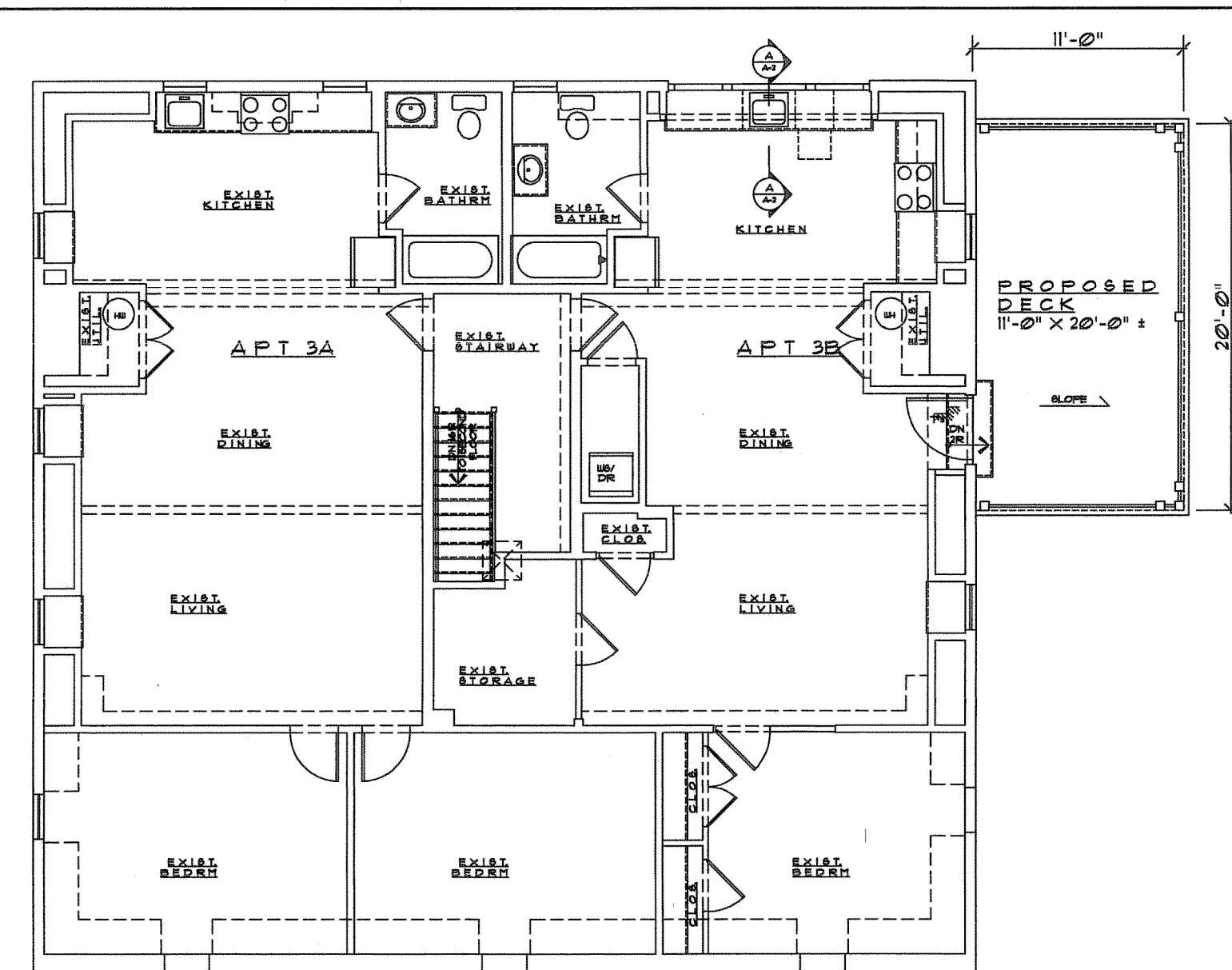
V-1  
1 OF 2



FIRST FLR PLAN  
SCALE: 1/8" = 1'-0"



SECOND FLR PLAN  
SCALE: 1/8" = 1'-0"



THIRD FLR PLAN  
SCALE: 1/8" = 1'-0"



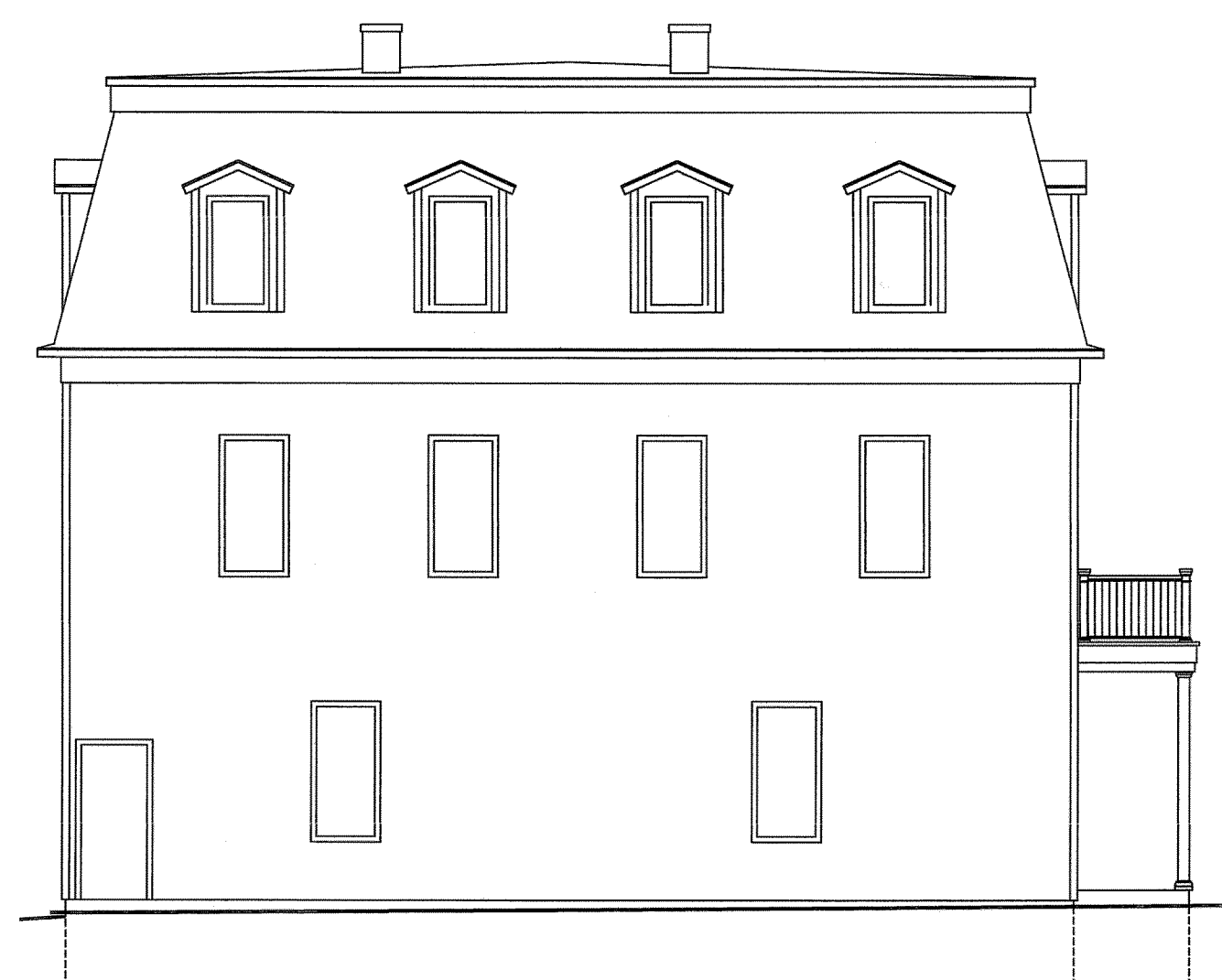
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"  
(OCEAN AVENUE)



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"  
(EAST SURF STREET)



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



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"  
(EAST NEW STREET)

**JJ** JEREMIAH J. REGAN, AIA  
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NEW JERSEY LIC AL-00726  
MARYLAND LIC 8000-A

PROJECT TITLE  
ADDITION • ALTERATION  
COAST VENTURES LLC  
1123 1123 OCEAN AVENUE  
SEA BRIGTH, NJ  
BLOCK-20 LOT-1

SUBJECT  
FLOOR PLANS

| REVISIONS |          |                       |    |
|-----------|----------|-----------------------|----|
| NO        | DATE     | DESCRIPTION           | BY |
| 1         | 10-5-23  | GENERAL               | MH |
| 2         | 11-30-23 | GENERAL               | MH |
| 3         | 12-4-23  | FLOOR PLAN ELEVATIONS | MH |
| 4         | 12-30-23 | ELEV. HEIGHTS         | MH |

|                    |                |                   |
|--------------------|----------------|-------------------|
| SCALE<br>AS NOTED  | DRAWN BY<br>MH | CHECKED BY<br>JJR |
| PROJECT NO<br>2324 | DATE<br>1/8/23 |                   |

DRAWING NO  
**V-2**  
2 OF 2