

# PROPOSED RENOVATION TO: EXISTING RESTAURANT

8211 LONG BEACH BLVD.  
LONG BEACH, NJ 08008  
BLOCK: 13.17 LOT: 1



80 VAN PELT PL. #3  
LITTLE FALLS, NJ 07424  
201-403-5408  
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JUAN S. MOLINA R.A.  
NJ LIC. # 22957  
NY LIC. # 45755



SCOPE: PROPOSED RENOVATIONS AT:  
EXISTING RESTAURANT  
CLIENT: GUILLERMO DICLEMENTE  
ADDRESS: 8211 LONG BEACH BLVD.  
LONG BEACH, NJ 08008  
BLOCK : 13.17 LOT : 1

REVISION	DATE

PROJECT #: 2511

DRAWN BY: VB  
CHECKED BY: JSM  
DATE: 02.16.26

EXTERIOR PROPOSED  
RENDERING

A-1

**EXTERIOR PROPOSED RENDERING**

NOTE: RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION.

FOR SITE PLAN REVIEW ONLY.  
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**PROPOSED EXTERIOR RENDERING**

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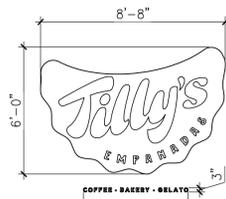
**EXISTING PHOTOGRAPH**



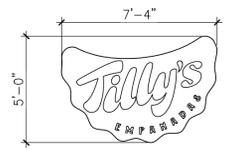
**EXISTING PHOTOGRAPH**

ZONING SCHEDULE			
TOWN:	LONG BEACH, NJ		
PREMISE:	8211 LONG BEACH BLVD.		
BLOCK:	13.17		
LOT:	1		
DISTRICT:	GENERAL COMMERCIAL (C ZONE)		
LOT AREA:	6,375.00 S.F.	NO PROPOSED ADDITION TO EXIST. BULK OR AREA	
LIMITING SCHEDULE	MIN./MAX. REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	6,000.00 S.F.	6,375.00 S.F.	NO CHANGE
MIN. LOT WIDTH	60.00'	75.00'	NO CHANGE
MAX. IMPROVED LOT COV.	75.00% (4,781.25 S.F.)	47.98% (3,058.70 S.F.)	55.73% (3552.53 S.F.)
MAX. BUILDING COVERAGE	25.00% (1,593.75 S.F.)	28.00% (1,820.00 S.F.)	NO CHANGE
MIN. FRONT SETBACK	10.00'	10.00' & 13.00'	NO CHANGE
MIN. SIDE SETBACK (ONE)	3.00'	16.00'	NO CHANGE
MIN. REAR SETBACK	10.00'	25.00'	NO CHANGE
SEATING	N/A	44 SEATS (ALL OUTDOOR)	44 SEATS (12 INDOORS) (32 OUTDOORS)
PARKING SPACES	1 SPACE PER 6 SEATS	0 SPACES	NO CHANGE

**SITE PLAN NOTE:**  
SITE PLAN BASED ON INFORMATION CONTAINED IN SURVEY PREPARED BY: HORN, TYSON, & YODER INC., TOMS RIVER, NJ. DATED 06/28/01.

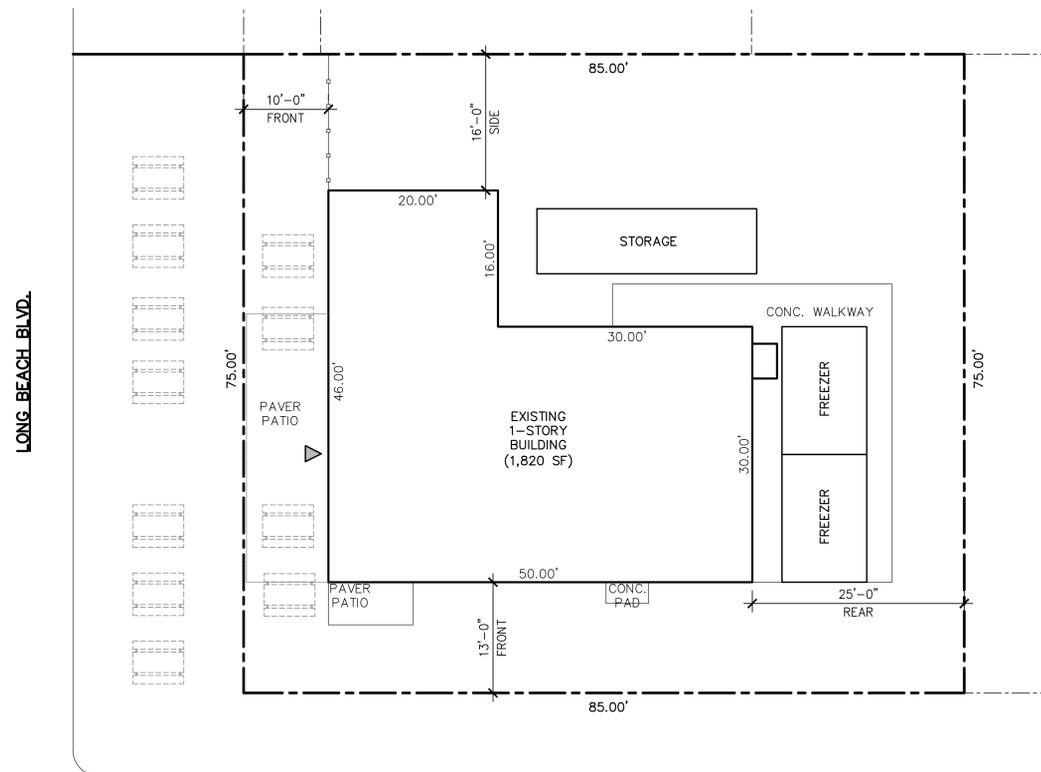


**ILLUMINATED SIGN**  
LIMITED BY MAX. AREA OF 40 SF

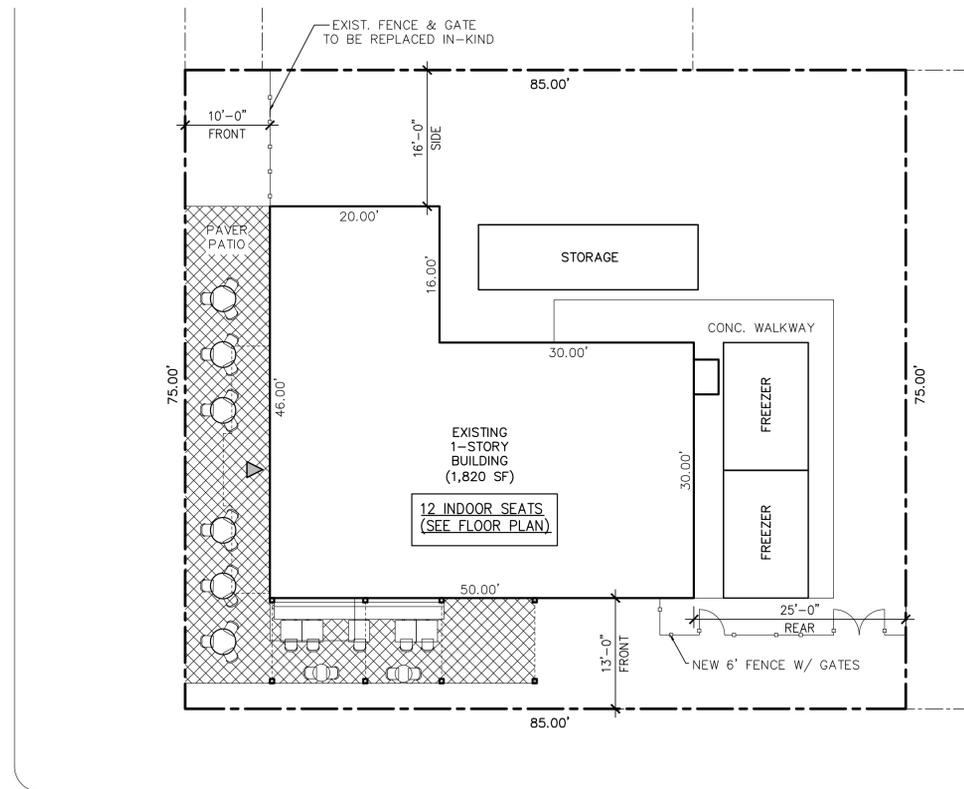


**WALL MOUNTED SIGN**  
LIMITED BY MAX. HEIGHT OF 5'-0"

**SIGN DETAIL**  
SCALE: 1/4" = 1'-0"



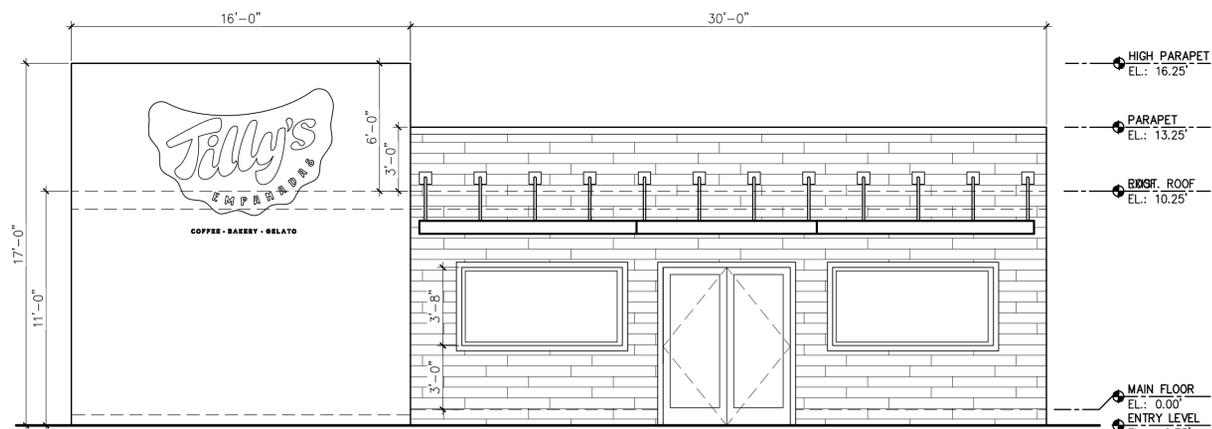
**EXISTING SITE PLAN**  
SCALE: 1" = 10'-0"



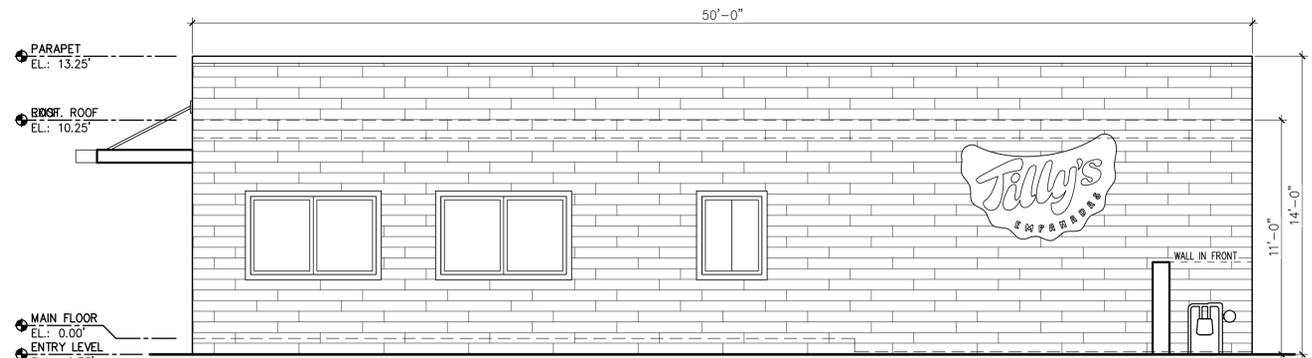
**PROPOSED SITE PLAN**  
SCALE: 1" = 10'-0"

44 TOTAL OUTDOOR SEATS

44 TOTAL SEATS  
(12 INDOOR SEATS)  
(32 OUTDOOR SEATS)



**LONG BEACH BLVD. ELEVATION**  
SCALE: 1/4" = 1'-0"



**CONN. AVE. ELEVATION**  
SCALE: 1/4" = 1'-0"

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EXTERIOR RENDERING,  
PHOTOS, ZONING  
SCHEDULE,  
EXISTING SITE PLAN, &  
PROPOSED SITE PLAN



INTERIOR ENTRANCE RENDERING



INTERIOR BATHROOM ALCOVE RENDERING



INTERIOR BATHROOM RENDERING

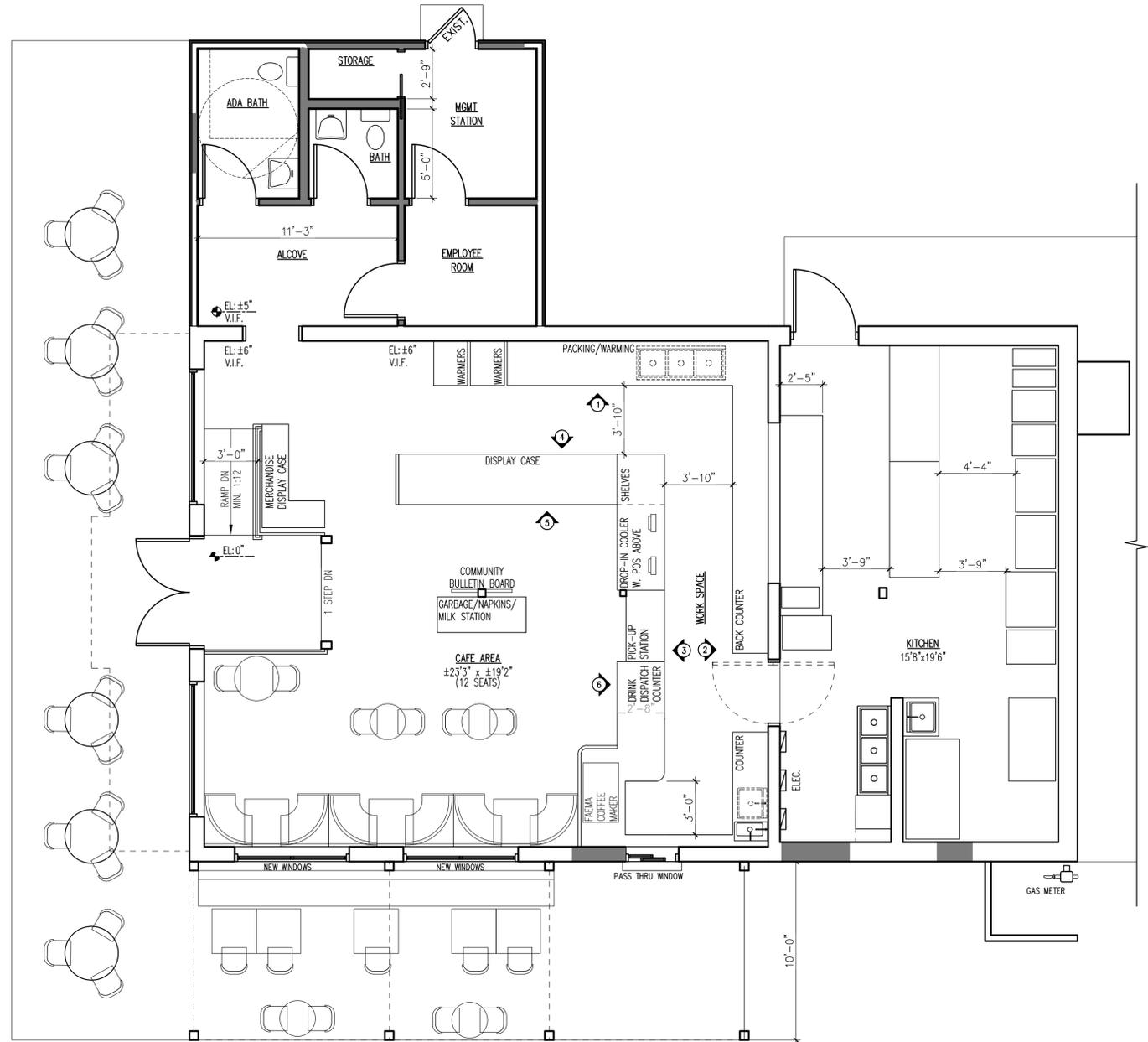


INTERIOR CAFE AREA RENDERING



INTERIOR WORK SPACE RENDERING

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PROPOSED FLOOR PLAN  
SCALE: 1/4" = 10'-0"

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INTERIOR RENDERINGS,  
PROPOSED FLOOR PLAN