

# **1012 MAIN STREET BELMAR**, NJ 07719

# **GENERAL NOTES**

1. THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE NJ UNIFORM CONSTRUCTION CODE. INTERNATIONAL BUILDING CODE/2015, THE WORK OF ALL CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE ABOVE MENTIONED CODES. DEVIATIONS FROM THE WORK SHOWN, OR REASONABLY IMPLIED, SHALL NOT BE UNDERTAKEN WITHOUT THE ARCHITECTS WRITTEN CONSENT, A COPY OF WHICH SHALL BE FILED WITH THE CONSTRUCTION OFFICIAL. 2. DATA ON EXISTING CONDITIONS ARE NOT INTENDED AS REPRESENTATIONS OR WARRANTIES OF ACCURACY OR CONTINUITY OF AS BUILT CONDITIONS, DATA IS DERIVED FROM FIELD SURVEY AND IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. IF CONDITIONS ARE NOT AS ANTICIPATED OR INDICATED, NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION AND/OR INSTRUCTION BEFORE PROCEEDING WITH THE WORK THE ARCHITECT IS NOT RESPONSIBLE FOR EXISTING CONDITIONS, THE CONTRACTOR SHALL VERIFY CONDITIONS IN FIELD.

3. DRAWINGS SHALL NOT BE USED FOR ISSUANCE OF A BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE ARCHITECT. THE CONTRACTOR SHALL OBTAIN PERMITS AND PAY FOR SAME. 4. CONTRACTOR SHALL VERIFY ALL PERTINENT CONDITIONS, DIMENSIONS AND ELEVATIONS AND REPORT DISCREPANCIES IF ANY, TO THE

ARCHITECT FOR RESOLUTION AND ADJUSTMENT DO NOT SCALE DRAWINGS. CONSULT ARCHITECT FOR ANSWERS TO ALL DIMENSIONAL QUESTIONS. ALL PLAN DIMENSIONS ARE NOMINAL AND ARE TAKEN FROM FACE OF FINISH UNLESS OTHERWISE NOTED. 5. THE WORK OF ALL TRADES, AS SHOWN OR AS SPECIFIED, SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INCLUDE IN THE WORK, WITHOUT ADDITIONAL COST TO OWNER, ALL LABOR, MATERIALS, SERVICES (INCLUDING TEMPORARY SERVICES AND UTILITIES), APPARATUS DRAWINGS, ETC. IN ORDER TO COMPLY WITH ALL APPLICABLE LAWS, CODES, ORDINANCES, RULES AND REGULATIONS, WHETHER OR NOT SHOWN ON DRAWINGS AND/OR SPECIFIED. THE CONTRACTOR SHALL GIVE

ALL NECESSARY NOTICES. OBTAIN ALL PERMITS. AND PAY ALL TAXES, FEES AND OTHER COSTS RELATING TO THIS WORK. 6. PERFORM ALL CUTTING AND PATCHING BY METHODS WHICH WILL PREVENT DAMAGE TO OTHER PORTIONS OF THE WORK, INCLUDING EXISTING CONDITIONS, AND WHICH WILL PROVIDE PROPER SURFACES TO RECEIVE INSTALLATION OR REPAIR, AS INDICATED, AND NEW WORK. PERFORM FITTING AND ADJUSTMENT OF ALL WORK TO PROVIDE A FINISHED INSTALLATION. REPAIR/REPLACE EXISTING-TO-REMAIN SURFACES DAMAGED AS A RESULT OF THE NEW WORK.

7. DURING THE HANDLING AND INSTALLATION OF WORK AT THE PROJECT SITE, CLEAN AND PROTECT WORK IN PROGRESS AND ADJOINING WORK ON A BASIS OF PERPETUAL MAINTENANCE, APPLY SUITABLE PROTECTIVE COVERINGS ON NEWLY INSTALLED WORK WHERE REASONABLY REQUIRED TO ENSURE FREEDOM FROM DAMAGE OR DETERIORATION AT THE TIME OF SUBSTANTIAL COMPLETION. CLEAN AND MAINTAIN NEWLY INSTALLED WORK AS FREQUENTLY AS NECESSARY THROUGH THE CONSTRUCTION PERIOD. DO NOT ALLOW ACCUMULATION OF WASTE MATERIAL, SCRAP OR OTHER DEBRIS NOT REQUIRED FOR CONSTRUCTION OF THIS WORK. 8. THE CONTRACTOR SHALL PROVIDE CERTIFICATES OF INSURANCE MADE OUT IN THE NAME OF THE OWNER PRIOR TO COMMENCEMENT

OF THE WORK. EACH CONTRACTOR SHALL CARRY PUBLIC LIABILITY, PROPERTY DAMAGE AND FIRE INSURANCE WITH EXTENDED

9. THE CONTRACT IS BASED UPON MATERIAL, EQUIPMENT AND METHOD INDICATED IN THE CONTRACT DOCUMENTS. THE ARCHITECT WILL CONSIDER PROPOSALS FOR SUBSTITUTION OF MATERIALS, EQUIPMENT AND METHODS ONLY WHEN ACCOMPANIED BY FULL TECHNICAL DATA, INCLUDING AVAILABILITY, AND OTHER INFORMATION THAT MAY BE REQUIRED BY THE ARCHITECT TO EVALUATE THE PROPOSED SUBSTITUTION. SUBSTITUTION FOR THIS WORK IS NOT PERMITTED UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT. 10. THE CONTRACTOR SHALL BE HELD TO HAVE VISITED THE SITE AND PREMISES OF WORK PRIOR TO SUBMITTING A BID. AND INFORMED HIMSELF AS TO EXISTING AND INTENDED CONDITIONS. THE CONTRACTOR WARRANTS THAT HE HAS FAMILIARIZED HIMSELF WITH THE DRAWINGS AND SPECIFICATIONS, AND CURRENT MARKET CONDITIONS, AND THAT HE WILL FULFILL THE OWNERS DESIGN INTENT, WITHOUT RESERVATION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES AND

PROCEDURES OF HIS WORK 11. THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED AT THE REFERENCED SITE ONLY

12. ALL MATERIALS SHALL BE INSTALLED AS PER MANUFACTURE'S SPECIFICATION. 13. CONTRACTOR SHALL COMPLY WITH O.S.H.A. REQUIREMENTS DURING THE ENTIRE CONSTRUCTION PROCESS. 14. CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT THE ARCHITECT FOR ANY CLARIFICATION DRAWINGS OR INFORMATION NEEDED, 2

WEEKS PRIOR TO CONSTRUCTION OR ORDERING MATERIALS OF THE SAME. 15. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE IDENTIFICATION OR REMOVAL OF ASBESTOS, TOXIC WASTE, HAZARDOUS

16. THE CONTRACTOR SHALL OBTAIN UTILITY COMPANY PERMITS AS REQUIRED PRIOR TO ANY EXCAVATION OR CONSTRUCTION. 17. PROVIDE ALL NECESSARY FIRE PROTECTION AND VENTILATION FOR ALL H.V.A.C., EQUIPMENT, APPLIANCES, ETC. 18 THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES OR THE FAILURE OF THE CONTRACTOR TO CARRY OUT WORK IN ACCORDANCE WITH THE DRAWINGS OR REQUIRED CODES.

# PROJECT INFO., OCCUPANCY & EGRESS

#### **EGRESS INFORMATION**

EGRESS CAPACITIES DESIGNED TO CONFORM WITH THE IBC 2018 PROPOSED TENENT SPACE CALCULATED OCCUPANT LOAD = 47 PROPOSED MINIMUM EGRESS WIDTH = (0.2)\*(86) = 9.4" MINIMUM DOOR WIDTH PER 1008.1 = 32" PROPOSED EGRESS WIDTH PROVIDED EACH = 36", 36", 36" TOTAL EGRESS WIDTH PROVIDED = 108"

#### **BUILDING CHARACTERISTICS**

OCCUPANCY CLASSIFICATION -CONSTRUCTION CLASSIFICATION - TYPE IIB

# ZONING

(SUBSECTION 40-5.1)

CLASSIFIED AS B PERMITTED USE INCLUDES RESTAURANT EXISTING USE RESTAURANT PROPOSED USE RESTAURANT PER SCHEDULE 40-5-2B SCHEDULE OF USES, COMMERCIAL DISTRICTS BOROUGH OF BELMAR

#### **BUILDING CODES**

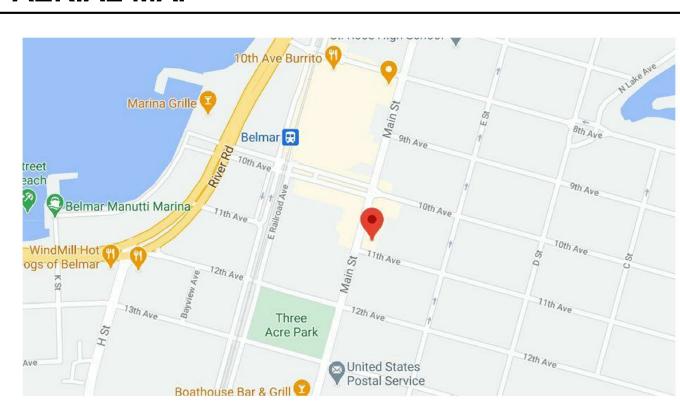
CODES AS ADOPTED BY NJAC 5.23 INTERNATIONAL BUILDING CODE 2018 NJ EDITION. NATIONAL STANDARD PLUMBING CODE, 2018NATIONAL ELECTRICAL CODE, (NFPA 70)/2017 NATIONAL ELECTRICAL CODE, (NFPA 70)/2017 INTERNATIONAL ENERGY CONSERVATION CODE - NJ ED, 2018 ASHRAE 90.1-2016,

INTERNATIONAL MECHANICAL CODE, 2018 INTERNATIONAL FUEL GAS CODE, 2018

OTHER REFERENCED I-CODES (IFC/2018; ISPSC/2018; ETC.) OTHER REFERENCED ICC STANDARDS (ICC/ANSI A117.1-2009; ICC 300-2017; ETC.)

BARRIER FREE SUBCODE ICC/ANSI A117.1-2009

### **AERIAL MAP**



## PROJECT INFORMATION

#### PROPOSED OCCUPANCY TABLE DIAGRAM PATTERN SF / OCCUPANT CALCULATED OCCUPANCY FLOOR AREA CLASSIFICATION 200 SF (GROSS COMMERCIAL KITCHEN 707.54 SF ASSEMBLY AREA 641.11 SF 15 SF (GROSS) WITHOUT FIXED SEATS

OCCUPANCY LOAD NOTES:

**TOTAL CALCULATED OCCUPANCY** 

TIRST FLOOR EGRESS

1/8" = 1'-0"

OCCUPANCY LOADS CALCULATED WITH IBC 2018 CRITERIA PER TABLE 1004.1.2 DESIGN CAPACITIES

. OCCUPANCY TREATED SIMILAR TO INSTITUTIONAL OUTPATIENT OCCUPANCY. SIMULTANEOUS OCCUPANTS WILL BE LIMITED BY THE NATURE OF THE BUSINESS.

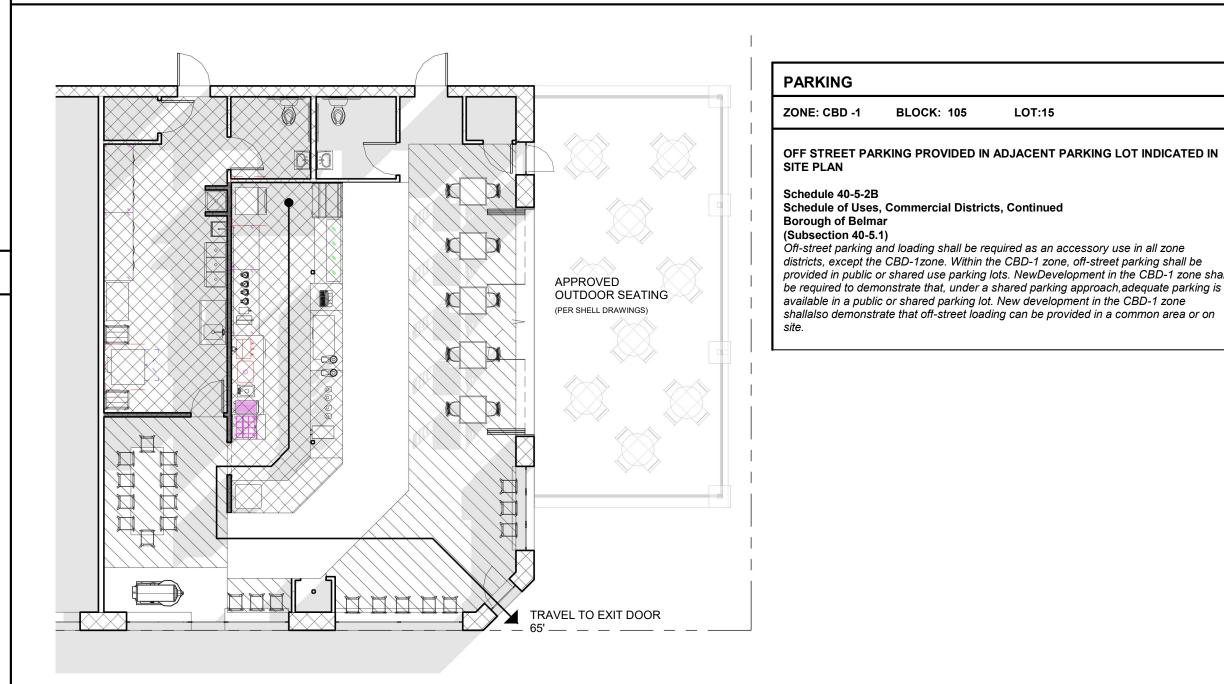
SPACE CHARACTERISTICS	
OCCUPANCY GROUP	B (NOTE 1)
OCCUPANCY LOAD	47
FIRE PROTECTIONON	NOT SPRINKLERED
FIRST FLOOR AREA (NET LEASEABLE)	1982.23 SF
TOTAL AREA	1982.23 SF
TENANT VOLUME	23,786.76 CF
SPACE CHARACTERISTIC NOTES:  1. PROPOSED TENANT SPACE USE CLASSIFIED AS 'B' PER IBC 302 AND 303.1.1	

REFER TO OCCUPANCY TABLE THIS SHEET

BLOCK: 105

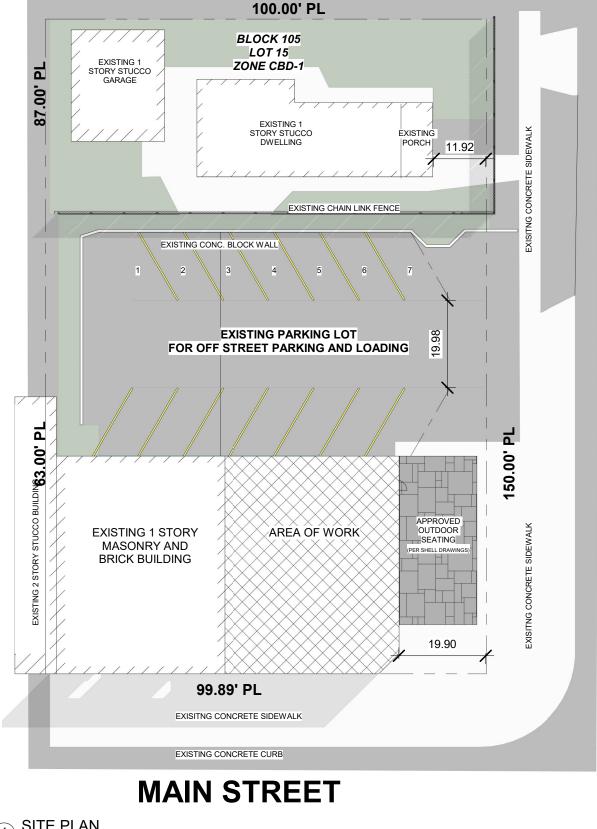
ZONE: CBD -1

### PROPOSED LAYOUT



Schedule 40-5-2B Schedule of Uses, Commercial Districts, Continued Borough of Belmar (Subsection 40-5.1) Off-street parking and loading shall be required as an accessory use in all zone districts, except the CBD-1zone. Within the CBD-1 zone, off-street parking shall be provided in public or shared use parking lots. NewDevelopment in the CBD-1 zone shall be required to demonstrate that, under a shared parking approach, adequate parking is available in a public or shared parking lot. New development in the CBD-1 zone shallalso demonstrate that off-street loading can be provided in a common area or on

LOT:15



1 SITE PLAN 1" = 20'-0"

SITE PLAN PREPARED PER DRAWING RECIVED FROM <u>STEVEN R. SAVINO R.A.</u>

12 MACFARLENE CIRCLE, MONROE, NJ, 08831

# **ABBREVIATIONS**

POUND OR NUMBER

ACOUSTIC CEILING TILE AREA DRAIN ABOVE FINISHED FLOOR BYND BEYOND BOT BOTTOM CAST IN PLACE CHNL CHANNEL CONTROL JOINT CLG CLR CEILING CLEAR CMU CONCRETE MASONRY UNIT COL COLUMN COMPR COMPRESSIBLE CONC CONCRETE CONT CONTINUOUS CARPET CERAMIC TILE DOUBLE DEMO DEMOLISH OR DEMOLITION DIA DIM DIAMETER DIMENSION DIMS DIMENSIONS DN DR DOOR DWG DRAWING EACH EXPANSION JOINT EJ EL ELEVATION ELEC ELECTRICAL ELEVATION ELEV ELEVATOR OR ELEVATION EPDM ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING) EXIST EXISTING EXP JT EXPANSION JOINT EXT EXTERIOR FLOOR DRAIN OR FIRE DEPARTMENT FEC FIRE EXTINGUISHER CABINET FIXTURE FLR FLOOR FILLED METAL FACE OF FND FOUNDATION

GAUGE

HIGH

HOUR

GYPSUM WALL BOARD

**HOLLOW CORE** 

**HOLLOW METAL** 

HIGH POINT

GALV GALVANIZED

HP HR

INTERIOR LO LOW MAX MAXIMUM MO MASONRY OPENING MECH MECHANICAL MEMBR MEMBRANE MIN MINIMUM MRGWB MOISTURE-RESISTANT GYPSUM WALL BOARD MTL METAL NOT IN CONTRACT NUMBER NOM NOMINAL OC ON CENTER
OH OPPOSITE HA
OZ OUNCE OPPOSITE HAND PLUMB PLUMBING PLYD PLYWOOD PRESSURE TREATED PAINT OR PAINTED PVC POLYVINYL CHLORIDE RBR RUBBER RCP REFLECTED CEILING PLAN **ROOF DRAIN** REQD REQUIRED ROOM SIMILAR SPEC SPECIFIED OR SPECIFICATION SPRINKLER OR SPEAKER SSTL STAINLESS STEEL STC SOUND TRANSMISSION COEFFICIENT STRUCT STRUCTURE OR STRUCTURAL TONGUE AND GROOVE T&G TELE TELEPHONE TO TOC TOS TOP OF TOP OF CONCRETE TOP OF STEEL TPD TOILET PAPER DISPENSER T/D TYP TELEPHONE/DATA TYPICAL UNLESS NOTED OTHERWISE UNO U/S UNDERSIDE VERIFY IN FIELD W/ WITH

HVAC HEATING, VENTILATING, AND AIR

IRGWB IMPACT RESISTANT GYPSUM

INSUL INSULATED OR INSULATION

CONDITIONING

ILO IN LIEU OF

WALL BOARD

WD

WOOD

CLIENT: BOOSKERDOO COFFEE & BAKING

|PROJECT: BOOSKERDOO

1012 MAIN STREET BELMAR, NJ 07719

REVISIONS:

DRAWN BY: AUTHOR

CHECKED BY: CHECKER

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GNERAL NOTES AND ZONING **A-**1 SHEET: DATE: 11.11.2020 SCALE: AS INDICATED

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