

ABBREVIATIONS

ABV.	ABOVE
ACC.	ACCESSORIES
ADJ.	ADJACENT
A.F.F.	ABOVE FINISHED FLOOR
AIA	AMERICAN INSTITUTE OF ARCHITECTS
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALUM.	ALUMINUM
AMT.	AMOUNT
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
ATC	ACoustic TILE CEILING
BD	BOARD
BLK	BLOCK
B.O.	BOTTOM OF
B.T.U.H.	BRITISH THERMAL UNITS (PER HOUR)
BTWN.	BETWEEN
DEG.	DEGREE
CF	CUBIC FEET
CL.	CLOSET
CLS.	CELLING
CLRM.	CLASSROOM
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CONT'D	CONTINUED
CMU	CONCRETE MASONRY UNIT
DBL	DOUBLE
DEC.	DECORATIVE
DIA.	DIAMETER
D.S.	DITTO
DTL	DETAIL
DNG.	DRAWING
DNL	DOVEL
EA.	EACH
ELEV.	ELEVATION
ENG.	ENGINEER
EXT.	EXTERIOR
EX.	EXHAUST
FEHA	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.G.	FIRE GORE
FIN.	FINISHED
FLR _{OR} FL.	FLOOR
FT	FEET
FTG.	FOOTING
GA.	GAUGE
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GPI	GEORGA PACIFIC WOOD I-BEAMS
GWB	GYPSUM WALLBOARD
GYP.	GYPSUM
HC	HOLLOW CORE
HDR	HEADER
H.M.	HOLLOW METAL
HDWE	HARDWARE
HORZ.	HORIZONTAL
HT.	HEIGHT
HVAC	HEATING - VENTILATING - AIR CONDITIONING
IN.	INCH
INSUL.	INSULATION
JAN.	JANITOR ROOM
JTS.	JOINTS
LAV.	LAVATORY
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
LYR	LAYER
MATL.	MATERIAL
MANUF.	MANUFACTURER
MECH.	MECHANICAL
MEP	MECHANICAL - ELECTRICAL - PLUMBING
MOD.	MODIFICATION
MSNY	MASONRY
MTL.	METAL
N/A	NOT APPLICABLE
NEMA	NATIONAL ELECTRICAL MANUF. ASSOC.
NJDEP	N. J. DEPARTMENT OF ENVIRONMENTAL PROTECTION
NO.	NUMBER
O.C.	ON CENTER
OCC	OCCUPANCY
ORD	OVERFLOW ROOF DRAIN
OHDR.	OVERHEAD DOOR
PART.	PARTITION
PERF.	PERFORATED
PL.	PLATE
PLMB	PLUMBING
PLYWD	PLYWOOD
POLY	POLYETHYLENE
PPM	PARTS PER MILLION
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
P.T.	PRESSURE PRESERVATIVE TREATED LUMBER
PTAC	PRESSURE PRESERVATIVE TREATED LUMBER
PVC	PACKAGED THERMAL AIR CONDITIONER
R.	RISER
r.	RADIUS
RD	ROOF DRAIN
REINF.	REINFORCEMENT
REQ'D	REQUIRED
RFG.	ROOFING
RM	ROOM
S.C.	SOLID CORE
S.F.	SQUARE FEET
SHT. RK.	SHEET ROCK
SPEC'D	SPECIFIED
SQ. FT.	SQUARE FEET
STD.	STANDARD
STOR.	STORAGE
STL.	STEEL
T&G	TONGUE AND GROOVE
T.I.	TYPICAL
T.O.	TOP OF
TYP.	TYPICAL
USG	UNITED STATES GYPSUM
VCT	VINYL COMPOSITION TILE
VERT.	VERTICAL
VIF	VERIFY IN FIELD
VNC	VINYL WALL COVERING
VB	VAPOR BARRIER
W	WITH
WC	WATER CLOSET
WD	WOOD
WHP	WEEP HOLE
WWM.	WELDED WIRE MESH

PROJECT DATA

ADDITION/ALTERATION FOR:
TOMMY'S TAVERN + TAP
 1030 OCEAN AVENUE
 LOT 4 & 5 BLOCK 17
 SEA BRIGHT NEW JERSEY

ZONING DATA

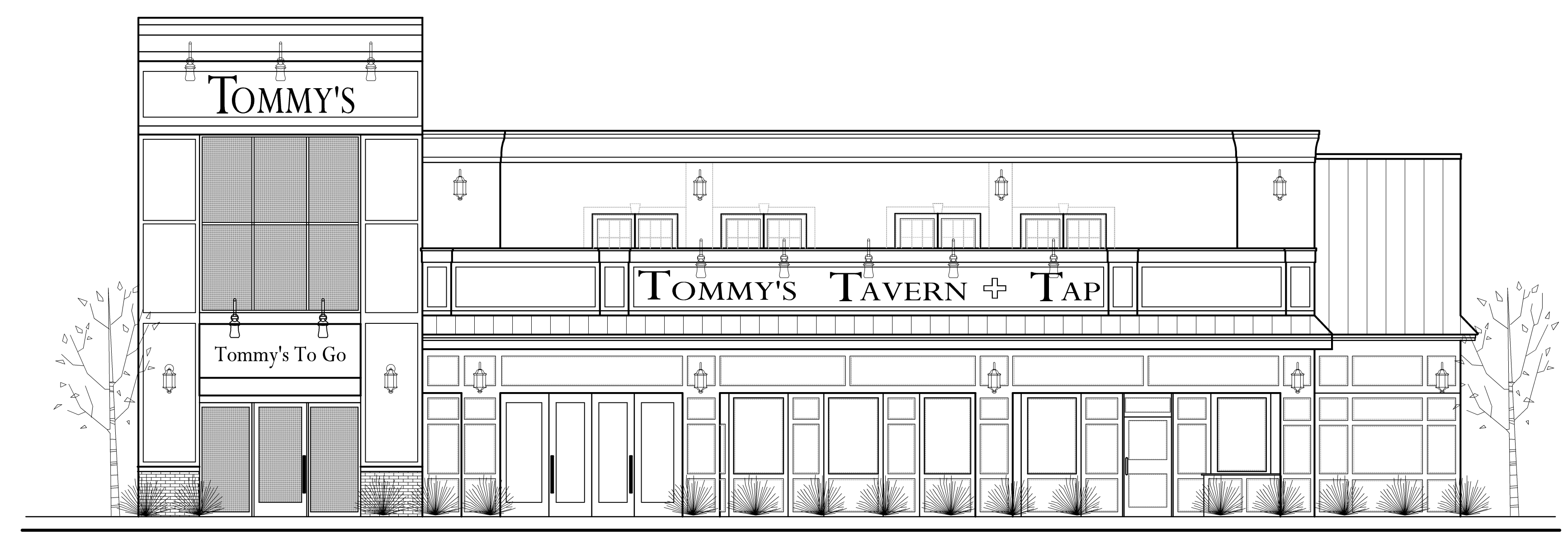
ZONING REQUIREMENTS			
B-R ZONE			
REQUIREMENTS	REQ.	PROPOSED	COMMENTS
MINIMUM LOT AREA	4,000 S.F.	24,815 S.F.	
MINIMUM LOT WIDTH	50'	119.42'	
MINIMUM LOT DEPTH	60'	252.90'	
MAXIMUM BLDG. COVERAGE	50%	< 50%	11/44/22
MAX. LOT COVERAGE (IMPERVIOUS)	10%	< 10%	14/77/22
MAXIMUM BUILDING HEIGHT	35/3 STORY	35/3 STORY	35/2 STORY
FRONT YARD SETBACK	25'	44'	
SIDE YARD SETBACK (ONE SIDE)	7'	**0'	
SIDE YARD SETBACK (BOTH SIDES)	15'	**0'	
REAR YARD SETBACK	15'	15'	
MINIMUM GFA (TOTAL)	880'	> 880'	
PARKING	N/A	N/A	

- * VARIANCE REQUIRED
- ** PRE EXISTING NON-CONFORMING CONDITION

INFORMATION ON THIS SITE PLAN IS TAKEN FROM SURVEY PREPARED BY:
 EAST POINT ENGINEERING, LLC
 MARK S. LEBER
 N.J.P.E. LIC. NO. 246E04452400
 N.J.P.P. LIC. NO. 33L100269800
 DATED - 8-24-17

LIST OF DRAWINGS

- A101 COVER SHEET
- A102 FIRST FLOOR PLAN/SITE DWG.
- A103 SECOND FLOOR PLAN ELEVATIONS



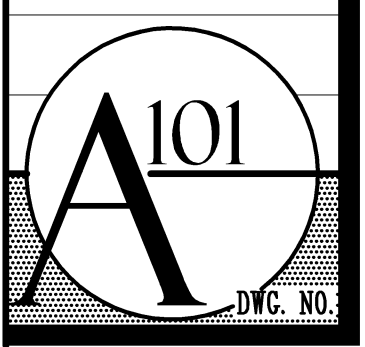
MONTEFORTE ARCHITECTURAL STUDIO LLC
 JAMES J. MONTEFORTE, AIA
 733 HIGHWAY 35, SUITE C OCEAN, NJ 07712 (732) 988-1900

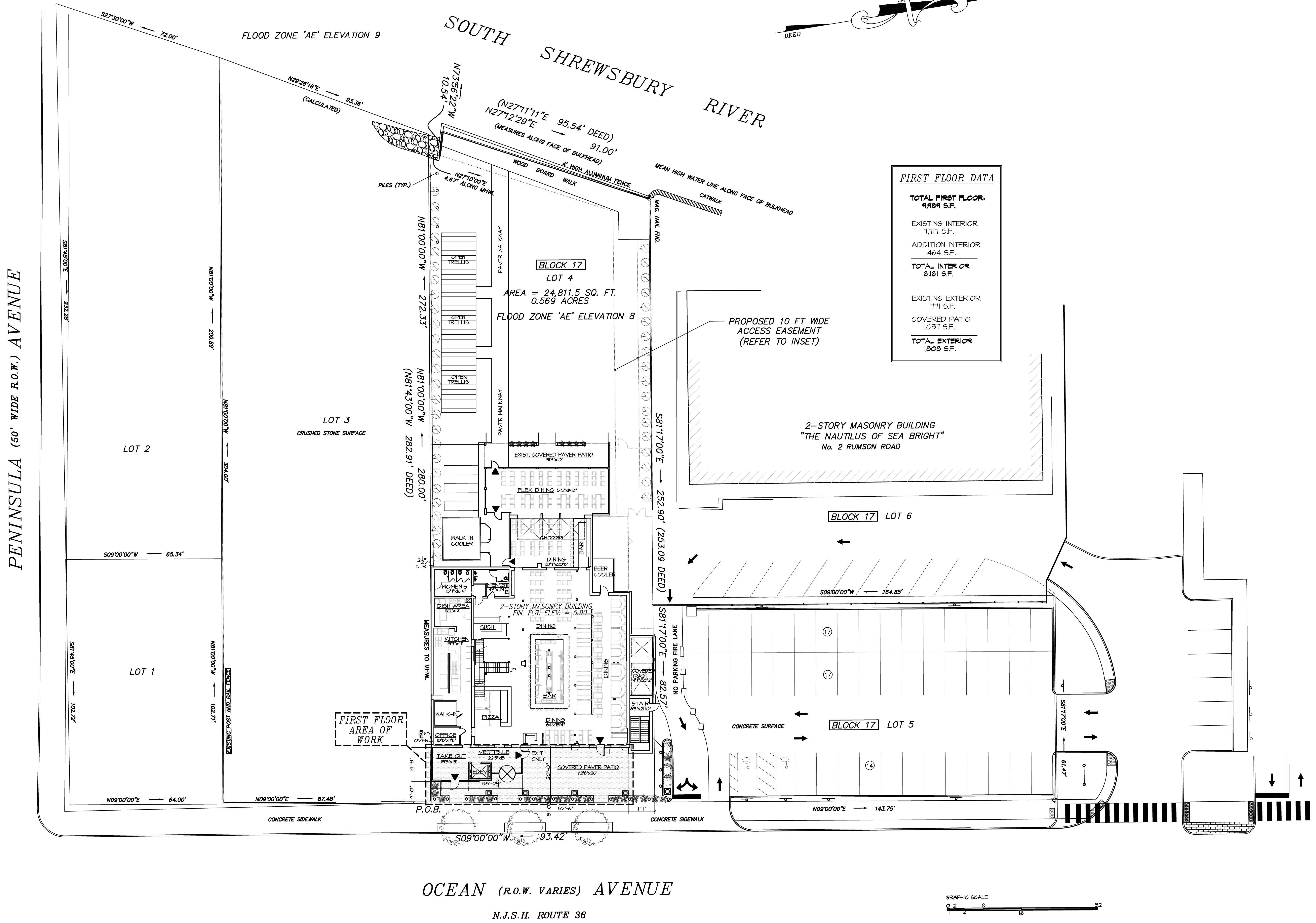
- NJ LIC. NO. 12132
- PA LIC. NO. 026417
- PA LIC. NO. RA017093
- FLA. LIC. NO. 0016221
- N.C.A.R.B. LIC. NO. 43377
- CT LIC. NO. AR11059
- MA LIC. NO. 30598

ALTERATION/ADDITION FOR:
TOMMY'S TAVERN + TAP
 1030 OCEAN AVENUE SEA BRIGHT, NJ
 LOTS 4 & 5 BLOCK 17

REVISIONS:	
DATE:	
DRAWN BY:	LAH
CHECKED BY:	---
JOB NO.	14019
DATE:	12.4.2019

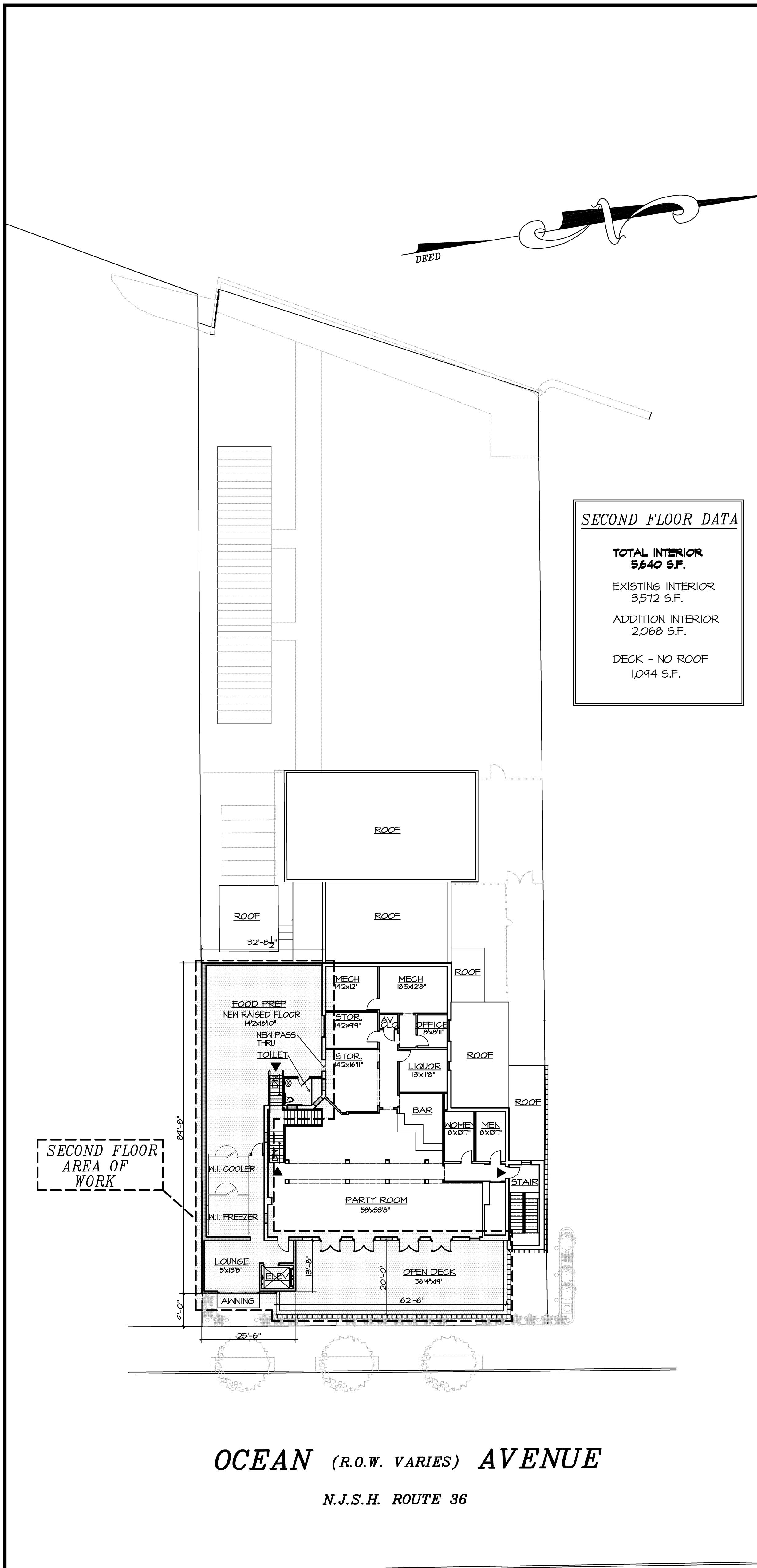
NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED BY ARCHITECT & APPROVED BY ALL AGENCIES HAVING JURISDICTION
 USE OF THIS DESIGN OR DISSEMINATION IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE SPECIFICALLY RESERVED. DRAWINGS ARE NOT FOR PROTOTYPICAL USE. MONTEFORTE ARCHITECTURAL STUDIO, LLC. © 2019





GENERAL NOTES

1/16" = 1'-0"



SECOND FLOOR DATA

TOTAL INTERIOR
5640 S.F.

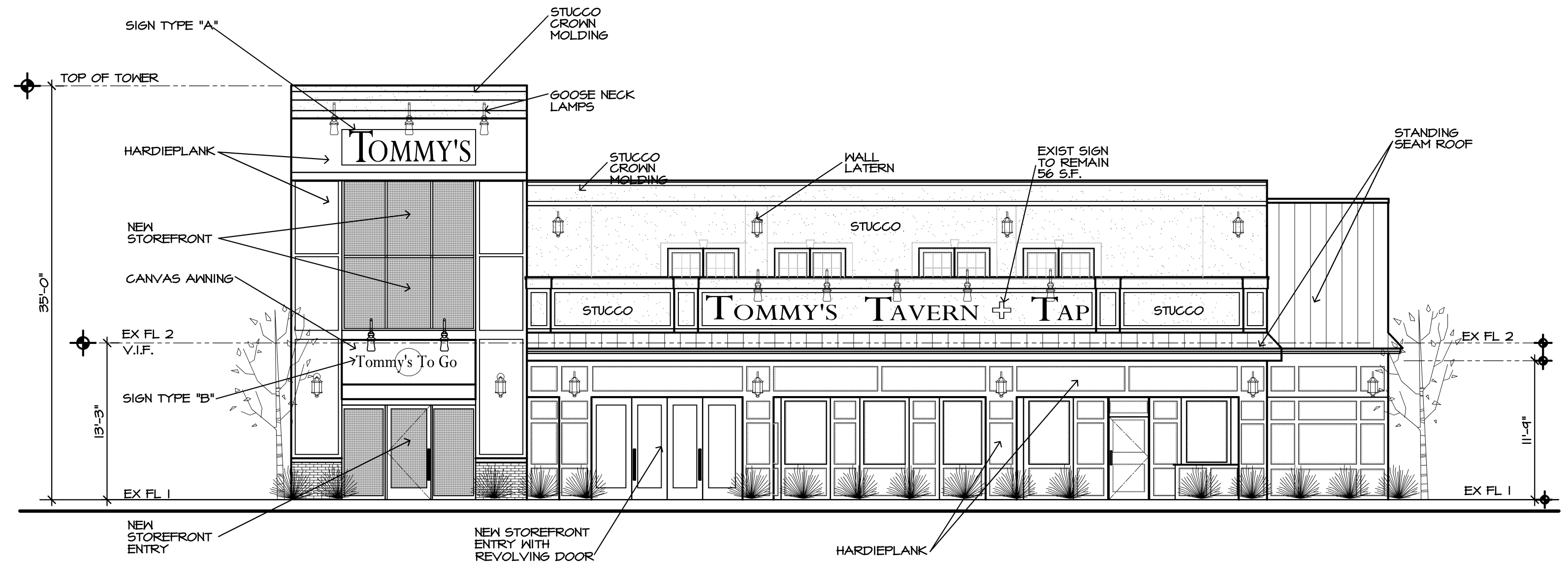
EXISTING INTERIOR
3512 S.F.

ADDITION INTERIOR
2068 S.F.

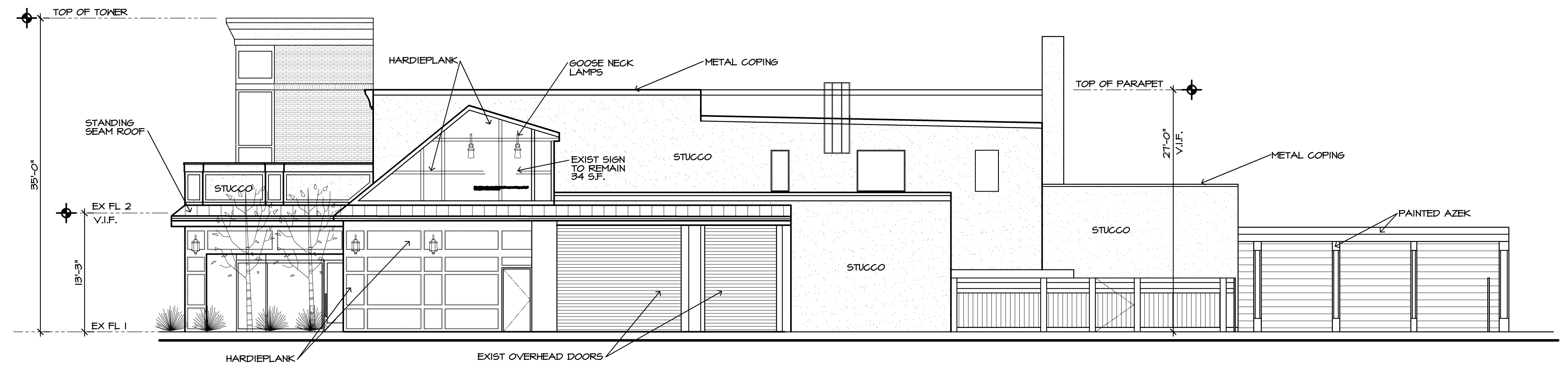
DECK - NO ROOF
1,044 S.F.

SECOND FLOOR PLAN

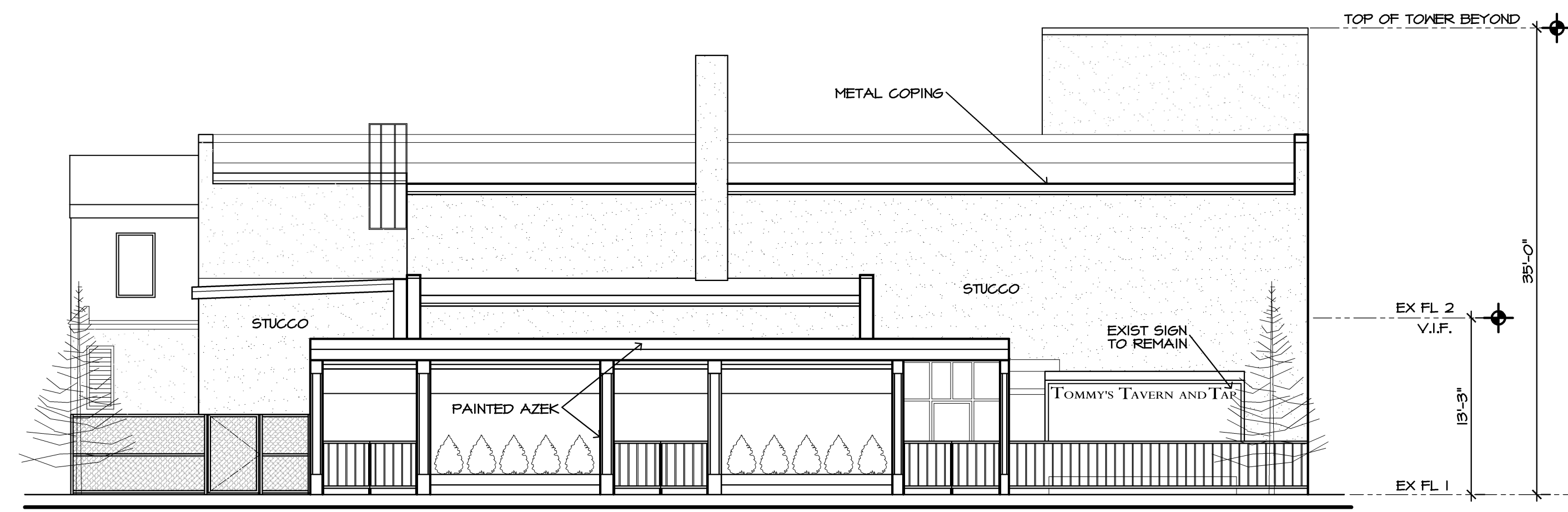
1/16" = 1'-0"



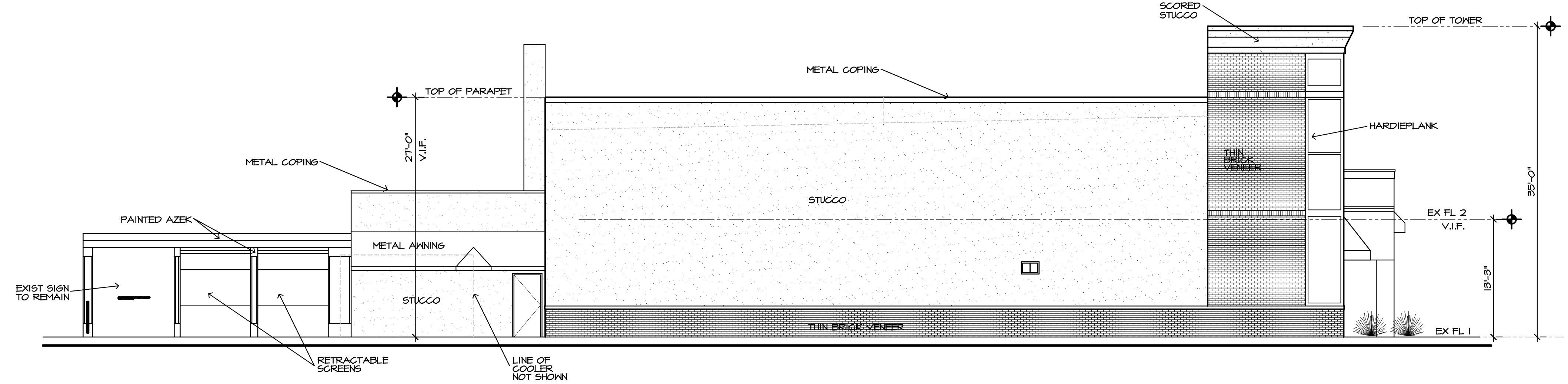
EAST ELEVATION (FRONT SIDE)



NORTH ELEVATION (RIGHT SIDE)



WEST ELEVATION (REAR SIDE)



SOUTH ELEVATION (LEFT SIDE)

EXTERIOR ELEVATIONS

1/8" = 1'-0"

SIGNAGE

1/4" = 1'-0"

- TOTAL SIGN AREA EAST ELEVATION = 1880.42 S.F.
1880.42 @ 10% = 188 S.F.
 - EXISTING BUILDING SIGN @ EAST ELEV. = 56 S.F.
 - NEW BUILDING SIGN 'A' @ EAST ELEV. = 27 S.F.
 - NEW BUILDING SIGN 'B' @ EAST ELEV. = 13 S.F.
 - EXISTING BUILDING SIGN @ NORTH ELEV. = 34 S.F.
- TOTAL SIGN AREA = 130 S.F.
- 6) ISO-T2B - ONE IDENTIFICATION WALL SIGN PERMITTED. VARIANCE RELIEF REQUESTED FOR ADDITIONAL EAST ELEVATION SIGNS
- SIGN TYPE "A"**
- TOP OF SIGN @ 31'-4"
EXTERNALLY LIT - GOOSENECK LAMPS
2.15" THICK LOGO SIGN -
RAISED LAZER CUT LETTERING
BRASS FINISH
FLUSH MOUNTED TO FACADE
FABRICATOR TO SUBMIT
SHOP DRAWINGS
- Tommy's** 27 S.F.
- SIGN TYPE "B"**
- TOP OF SIGN @ 12'-4"
SILK SCREENED LETTERS ON CANVAS AWNING
GOLD FINISH - EXTERNALLY LIT - GOOSENECK LAMPS
- Tommy's To Go** 13 S.F.

MONTEFORTE ARCHITECTURAL STUDIO LLC
JAMES J. MONTEFORTE, AIA
783 HIGHWAY 35, SUITE C OCEAN, NJ 07712 (732) 988-1900

ALTERATION/ADDITION FOR:
TOMMY'S TAVERN + TAP
1080 OCEAN AVENUE SEA BRIGHT, NJ
LOTS 4 & 5 BLOCK 17

REVISIONS:
DATE: _____
DRAWN BY: LAH
CHECKED BY: _____
JOB NO. 14019
DATE: 12.4.2019

NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED BY ARCHITECT & APPROVED BY ALL AGENCIES HAVING JURISDICTION

USE OF THIS DESIGN OR DISSEMINATION IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE SPECIFICALLY RESERVED. DRAWINGS ARE NOT FOR PROTOTYPICAL USE. MONTEFORTE ARCHITECTURAL STUDIO, LLC. © 2019

A103