

CONSTRUCTION NOTES

PROPERTY LINE DIMENSIONS AND BEARINGS TAKEN FROM SURVEY MAP POWDED BY OWNER

LOCATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO FINAL SITE SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL ELEVATIONS, PROPERTY LINES, LOCATION OF UTILITIES AND SITE CONDITIONS IN THE FIELD. IF AN UNFORESSEEN INTERFERENCE EXISTS BETWEEN EXISTING AND PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT SO THAT THE APPROPRIATE REVISIONS CAN BE MADE.

ANY DRAINAGE STRUCTURES, ASPHALT, CURBS OR DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FROM LOCAL AUTHORITIES AND ANY CONSTRUCTION RIGHTS AND/OR SLOPE RIGHTS AS MAY BE REQUIRED FROM ADJOINING PROPERTY OWNERS.

ALL AREAS OF DISTURBED EARTH SHALL BE STABILIZED BY MULCHING OR OTHER MEANS. SEEDING OF GRASSED AREAS SHALL BE INITIATED AS SOON AS PRACTICAL AS AN EROSION AND SILTATION CONTROL MEASURE.

IT IS THE RESPONSIBILITY OF EACH BIDDER IN EVALUATING THESE PLANS TO MAKE EXAMINATIONS IN THE FIELD BY VARIOUS METHODS AND OBTAIN NECESSARY INFORMATION FROM AVAILABLE RECORDS, UTILITY CORPORATIONS, AND INDIVIDUALS AS TO THE LOCATION OF ALL SUBSURFACE STRUCTURES. THIS PLAN IS INTENDED FOR SITE PLAN REVIEW AND APPROVAL ONLY. FURTHER DETAILED INFORMATION MAY BE REQUIRED FOR CONSTRUCTION PURPOSES.

GENERAL NOTES

INFORMATION ON THESE PLANS ARE BASED ON EXISTING CONDITIONS AND SURVEY PROVIDED BY THE OWNER TO THE ARCHITECT.

DUE TO THE PRELIMINARY NATURE AND THE DIFFICULTY IN REVIEWING EXISTING CONDITIONS, CERTAIN ASSUMPTIONS HAVE BEEN MADE. THE BUILDING INSPECTOR SHALL MAKE FINAL DETERMINATIONS AS TO REQUIREMENTS AND/OR FURTHER INVESTIGATIVE INFORMATION.

ALL MECHANICAL, PLUMBING, AND ELECTRICAL WORK SHALL BE DONE BY LICENSED SUBCONTRACTORS IN COMPLIANCE WITH ALL APPLICABLE CODES.

BUILDER SHOULD COMPLY WITH STATE ENERGY CODES.

THE GENERAL CONTRACTOR SHALL THOROUGHLY INSPECT EXISTING CONDITIONS AT THE SITE. HE SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY INCONSISTENCIES WHICH MAY BE FOUND AMONG SITE, PLANS, AND EXISTING CONDITIONS, AND SHALL BE HELD RESPONSIBLE FOR VERIFYING ALL JOB CONDITIONS AND CHECKING ALL DIMENSIONS.

AS REQUIRED SHALL MEAN AS REQUIRED TO PRODUCE A FULLY COMPLETED PROJECT OR RESULT TO THE SATISFACTION OF THE ARCHITECT AND CODES.

ASSURE SHALL MEAN TO ASSURE A MINIMUM COMPONENT OR PROVIDE AS REQUIRED.

VERIFY OR *CONFIRM* SHALL MEAN TO CHECK AND PROVIDE INFORMATION TO THE ARCHITECT.

DIMENSIONS OF WORK SHALL NOT BE DETERMINED BY SCALE OR RULE. FIGURED DIMENSIONS SHALL BE FOLLOWED AT ALL TIMES.

WHERE SPECIAL CONDITIONS OCCUR, OR WHERE THERE IS UN-CERTAINTY AS TO INTERPRETATION, BEFORE EXECUTING WORK, INFORM THE ARCHITECT WHO WILL PROVIDE ADDITIONAL DRAWINGS AND/OR OTHER INFORMATION REQUIRED.

DETAIL DRAWINGS ARE SHOWN FOR THE MOST, BUT NOT ALL, JOB CONDITIONS. THE BALANCE OF THE WORK SHALL BE DONE ASSUMING "REASONABLE" INFERENCE OF THE DETAILS SHOWN, AND CODE REQUIREMENTS.

FOUNDATION: THE FOUNDATIONS HAVE BEEN DESIGNED TO REST ON INORGANIC, UNDISTURBED SOIL HAVING A PRESUMPTIVE BEARING VALUE OF 3,000 PSF. SUCH SOIL IS ANTICIPATED AT THE BOTTOM OF FOOTING ELEVATIONS NOTED ON THE FOUNDATION PLAN. NO FOUNDATION WILL BE PLACED ON SOIL OTHER THAN DESCRIBED ABOVE.

CONCRETE SLABS AND FOUNDATION WALLS SHALL BE POURED CONCRETE OF 3,000# MIX OF SIZES AND DIMENSIONS SHOWN ON THE DRAWINGS.

ANCHOR BOLTS FOR SILLS, TEDO CONNECTORS, STRAPS, JOIST HANGERS, BOLTS PLATES, STRUCTURAL STEEL AS SHOWN ON THE DRAWINGS OR AS REQUIRED.

ATTACHMENT OF OTHER WORK: MISCELLANEOUS METAL WORK SHALL BE CUT, PUNCHED, DRILLED AND TAPPED AS REQUIRED FOR THE ATTACHMENT OF OTHER WORK AS INDICATED OR REQUIRED.

ELECTRICAL WORK

- Contractor shall provide all labor, materials and equipment necessary to complete the work specified herein and specified on the plans.

- The electrical work shall include, but not be limited to, the followings:

- Interior lighting fixtures complete with lamps installed by the electrical contractor in accordance with the electrical plans supplied by the owner.
- Electrical contractor shall supply and install silent switches, polarized three-prong receptacles, dimmer switches and silent three-way switches as specified on the plans and which shall conform to code, colors to be selected by owner. Switches, outlets and dimmers shall be Decora as manufactured by Lutron or equal.
- Electrical contractor shall supply and install the G.F.I. receptacles as specified on the plans or required by codes.
- All required power wiring and connections for equipment furnished by others, including but not limited to air-conditioning units, heating system, appliances. Interior wiring shall be cooper throughout the building. Do not use aluminum cable.
- Electrical contractor shall provide carbon monoxide and smoke detectors, BRK or equal, as required by code. Provide heads as located on the plans and as required by code, with minimum one (1) per room and connected to ansul system, in the mechanical equipment room. All smoke detectors to be interconnected.
- Any items omitted from the plans shall be provided at no extra cost in order for the project to conform to code and for all equipment to be operational.
- Electrical contractor supply and install exhaust fans with duct work vented to the exterior of building. Provide power to thermostatically controlled attic exhaust fans and installed by others.
- Electrical contractor shall supply and install outlets with wire sizes as required by National Fire Underwriters, the electric company, and the equipment manufacturer for all appliances and equipments, etc., that are furnished by contractor and/or the owner. Provide a minimum of four (4) outlets per room as diagrammatically shown on the plans.
- All wiring and wire types shall be in accordance with the National Electric Code.
- Romex non metallic sheathed cable, plastic sheathed, or BX shall be utilized for all branch circuits.
- All wiring shall be two (2) conductors plus ground.

- Electrical contractor shall supply and install all motor disconnecting safety switches. Switches shall be normal duty, type 2 or 3 pole, as required by code, and shall be rated to carry 125 percent of the full load current of the motor and shall be horse power rated.
- Electrical contractor shall supply and install a secondary and general continuous metallic ground on all conduits, electrical metallic tubing, armored cable and electrical equipment.
- If required by the local building code official, the electrical contractor shall furnish design documents certified by New Jersey Licensed Professional Engineer for the building code official's review and approval.

PLUMBING NOTES:

- ALL PLUMBING WORKS SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR AND SHALL CONFORM TO THE STANDARD PLUMBING CODE, LOCAL CODES, LATEST AMENDMENTS AND AUTHORITIES HAVING JURISDICTIONS OVER THE WORK.
- THE SIZING, MATERIALS, DISTRIBUTION AND CONNECTIONS OF WATER MAIN, INDIVIDUAL BRANCH SUPPLY WATER PIPES, HOUSE SEWER, INDIVIDUAL WASTE, VENT AND SOIL LINES, VERTICAL LEADER AND HORIZONTAL STORM DRAINS SHALL BE IN ACCORDANCE WITH THE STANDARD PLUMBING CODE AS INDICATED ON THE PLUMBING DIAGRAM.

ELECTRICAL NOTES:

ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR, COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, APPLICABLE STATE AND LOCAL CODES, LATEST AMENDMENTS AND AUTHORITIES HAVING JURISDICTIONS AND TO BE FILED SEPARATELY.

NOTE:

AM ARCHITECT'S STUDIO IS NOT RETAINED FOR SUPERVISION OF ACTUAL CONSTRUCTION. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHANGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED.

PROPOSED ADDITIONS AND RENOVATIONS TO EXISTING COMMERCIAL STRUCTURE

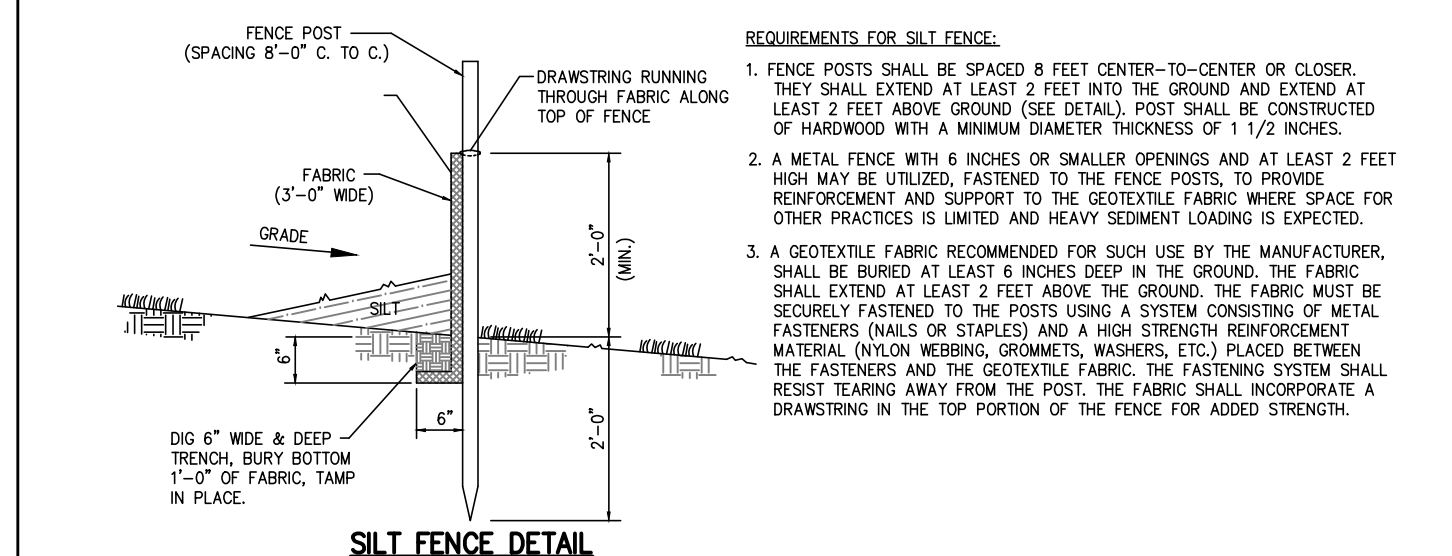
1084 OCEAN AVE. SEA BRIGHT, NEW JERSEY



PROJECT SITE PLAN PROPERTY LINE DIMENSIONS AND BEARINGS TAKEN FROM SURVEY MAP PROVIDED BY OWNER & PREPARED BY JAMES PICA, PROFESSIONAL LAND SURVEYOR LICENSE NO. 246503795400. PROPERTY SURVEY OF LOT: 2 BLOCK: 15 TAX MAP. BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY.

DRAWING LIST

- T-001 TITLE SHEET, SITE PLAN, ZONING & NOTES
- A-100 DEMOLITION PLAN & FLOOR PLANS
- A-101 FRONT, BACK & SIDE ELEVATIONS
- A-102 ROOF PLAN, BUILDING SECTION & "SMART VENT" DETAIL



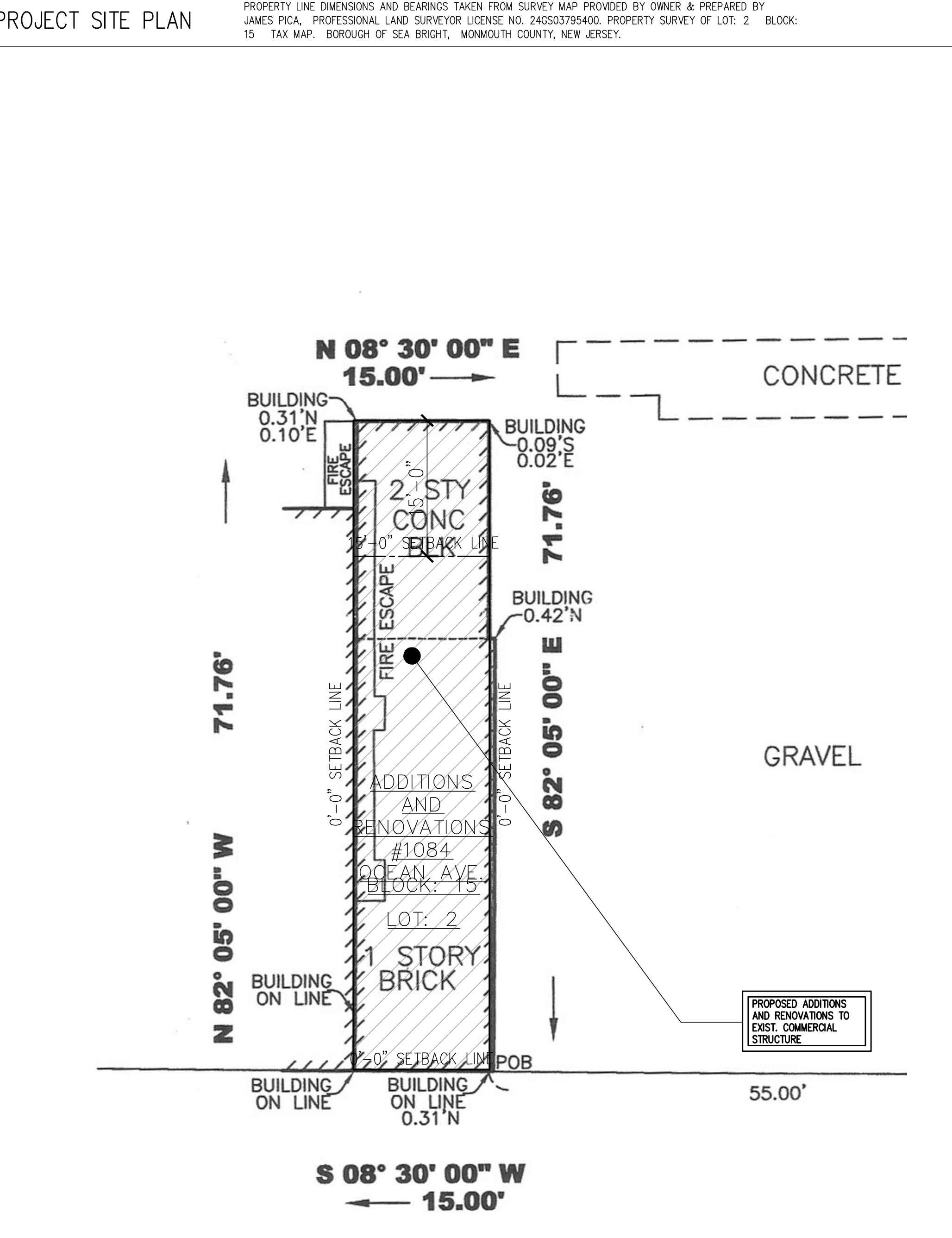
EROSION-SEDIMENT CONTROL
LAND DISTURBANCE WILL BE KEPT TO A MINIMUM. RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICAL.

ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "EROSION AND SEDIMENT CONTROL HANDBOOK."

EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.

ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD.

THE CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN.



ZONING REVIEW & DATA

B-1 CENTRAL BUSINESS

LOT: 2 BLOCK: 15

BUILDING CODE

BUILDING CODE: CURRENT 2018 INTERNATIONAL BUILDING CODE (IBC), 2018 INTERNATIONAL MECHANICAL CODE, NEW JERSEY UNIFORM CONSTRUCTION CODE (NJUCC)

USE GROUP: B- BUSINESS / R-2

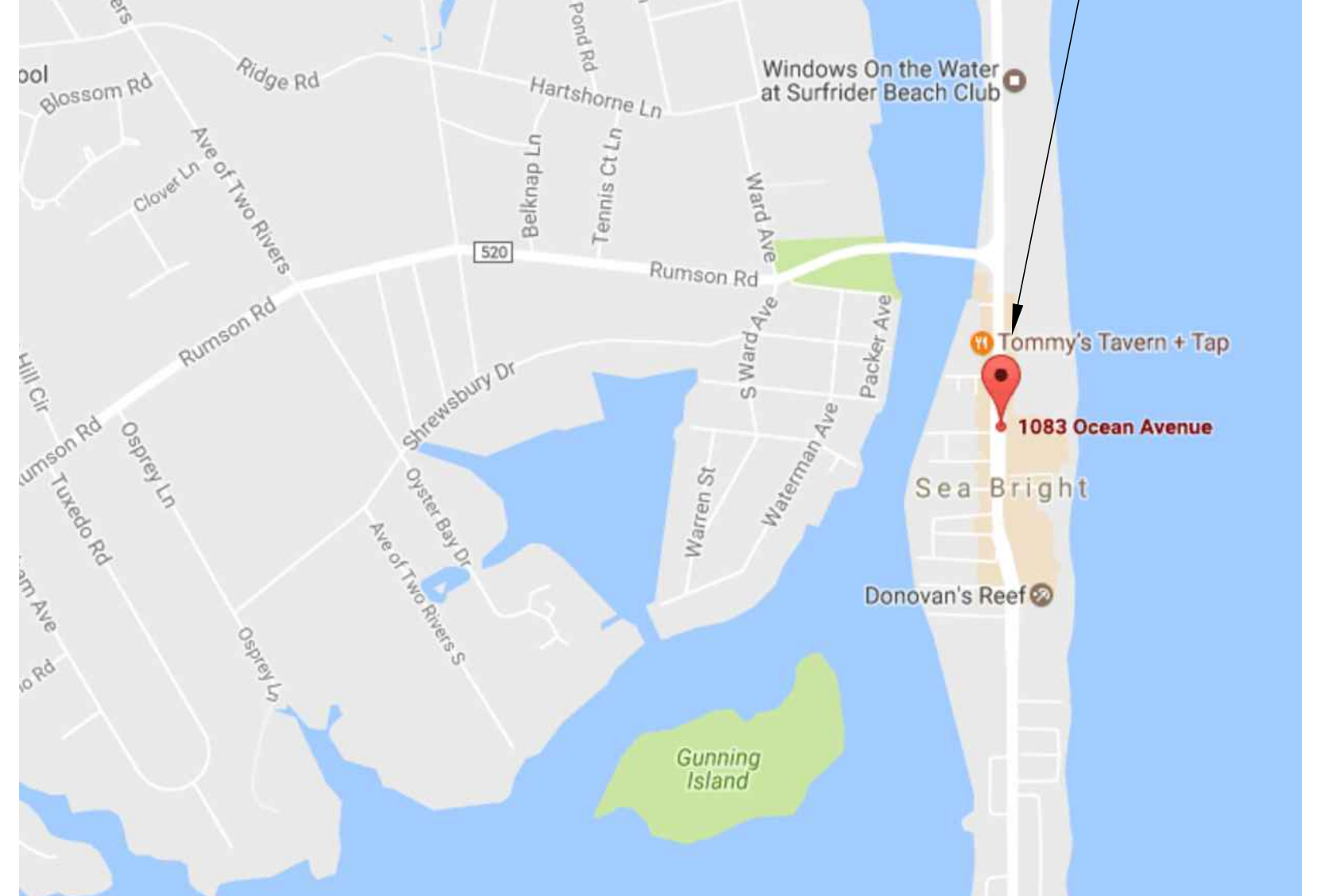
CONSTRUCTION CLASSIFICATION: 3A NON-COMBUSTIBLE - UNPROTECTED

NUMBER OF STORIES: 3 - 1/2 STORIES

RENOVATION FLOOR AREA: 3,228 SQUARE FEET

SIGNATURES

BOARD CHAIRMAN	DATE
BOARD SECRETARY	DATE



1 SITE PLAN
SCALE: 1" = 20'-0"



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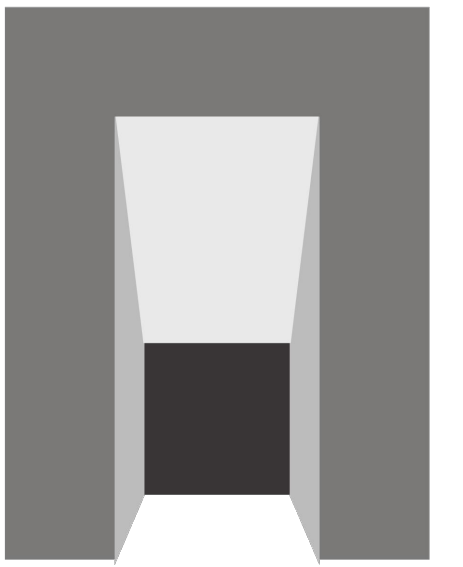
NO.	DATE	DESCRIPTIONS

PROJECT
ADDITIONS & RENOVATIONS TO EXISTING COMMERCIAL RESTAURANT
1084 OCEAN AVE., SEA BRIGHT, NJ

SHEET TITLE
TITLE SHEET

SEAL & SIGNATURE

DATE:	03/22/21
PROJECT NO.:	2017-182
DRAWING BY:	A.M./T.O.
CHECKED BY:	A.M.
DRAWING NO.	T-001



AM ARCHITECT'S STUDIO

ARCHITECTURE, INTERIOR DESIGN & CONSTRUCTION ADMINISTRATION, PLANNING, PROGRAMING & CODE ANALYSIS

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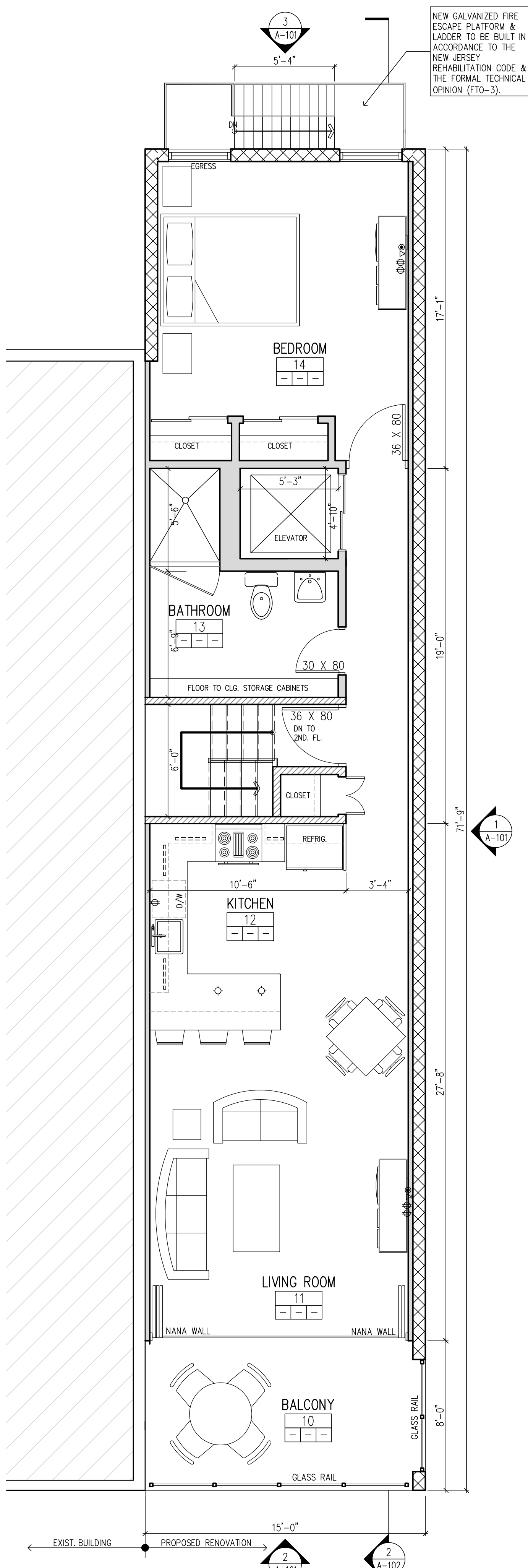
1084 OCEAN AVE., SEA BRIGHT, NJ

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PROPOSED FLOOR PLANS

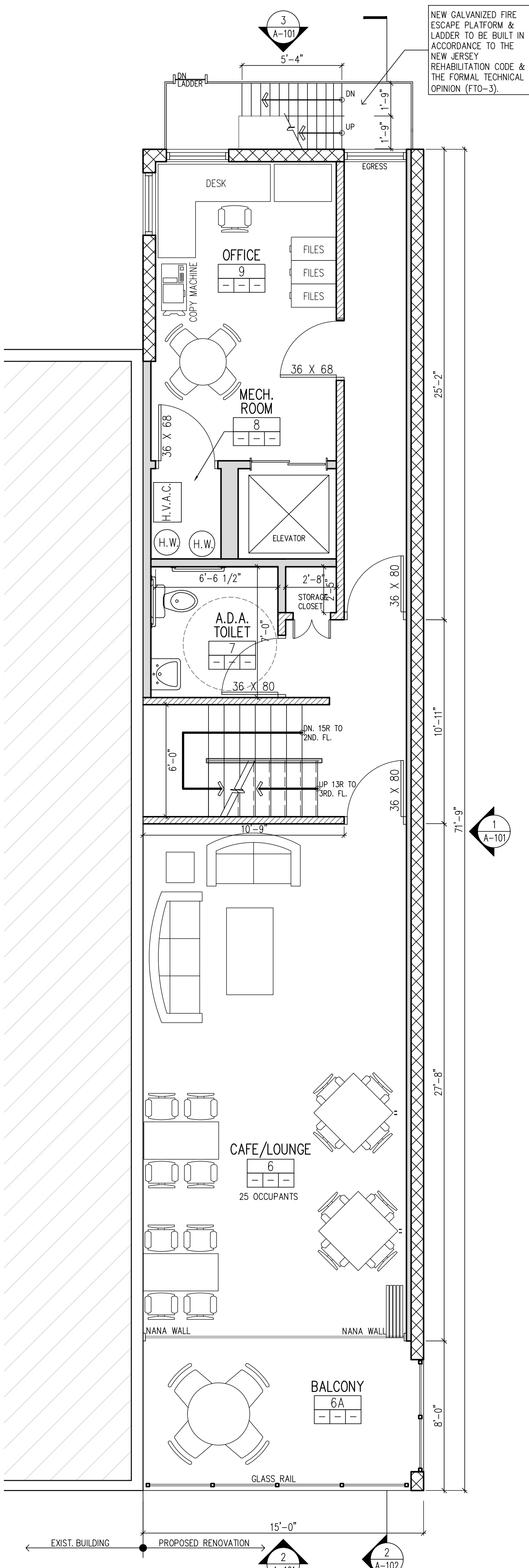
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DATE: 03/22/21
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DRAWING NO.

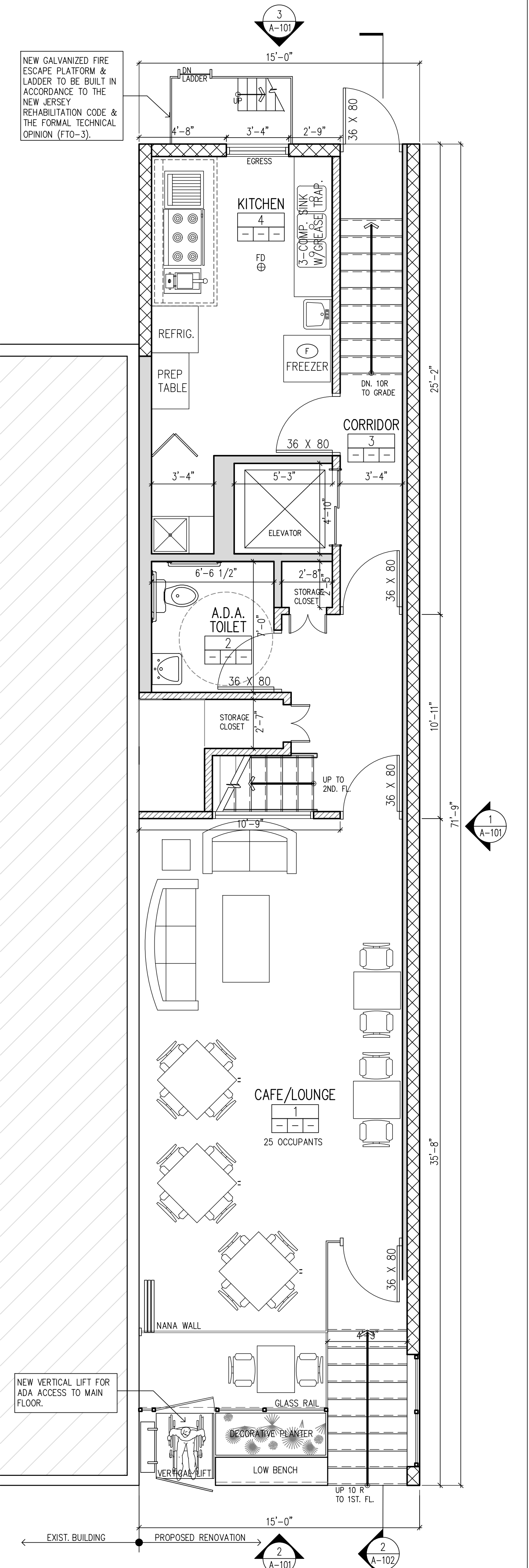
A-100



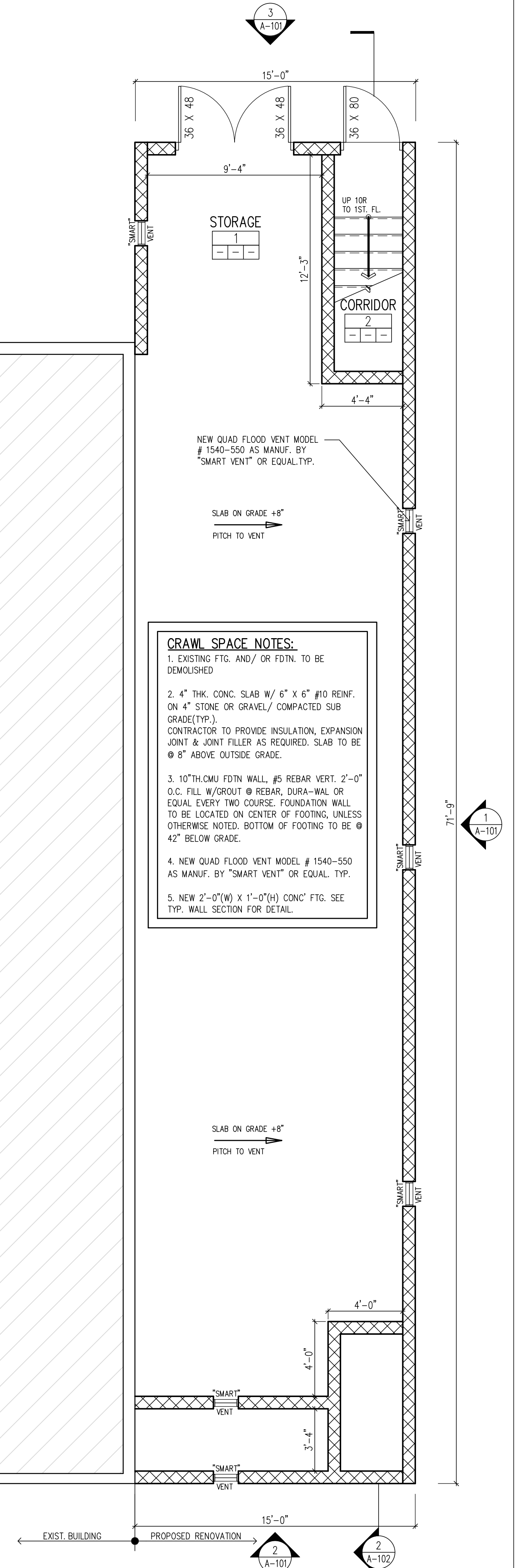
4 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



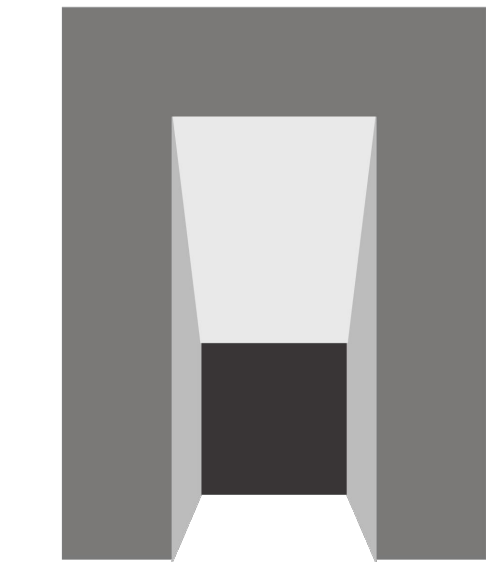
2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

CRAWL SPACE NOTES:

- EXISTING FTG. AND/OR FDTN. TO BE DEMOLISHED
- 4" THK. CONC. SLAB W/ 6" X 6" #10 REINF. ON 4" STONE OR GRAVEL/COMPACTED SUB GRADE(TYP.). CONTRACTOR TO PROVIDE INSULATION, EXPANSION JOINT & JOINT FILLER AS REQUIRED. SLAB TO BE @ 8" ABOVE OUTSIDE GRADE.
- 10" TH. CMU FDTN. WALL, #5 REBAR VERT. 2'-0" O.C. FILL W/ROUT @ REBAR, DURA-WAL OR EQUAL EVERY TWO COURSE. FOUNDATION WALL TO BE LOCATED ON CENTER OF FOOTING, UNLESS OTHERWISE NOTED. BOTTOM OF FOOTING TO BE @ 42" BELOW GRADE.
- NEW QUAD FLOOD VENT MODEL # 1540-550 AS MANUF. BY "SMART VENT" OR EQUAL, TYP.
- NEW 2'-0"(W) X 1'-0"(H) CONC' FTG. SEE TYP. WALL SECTION FOR DETAIL.



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REVISIONS

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PROJECT
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1084 OCEAN AVE., SEA BRIGHT, NJ

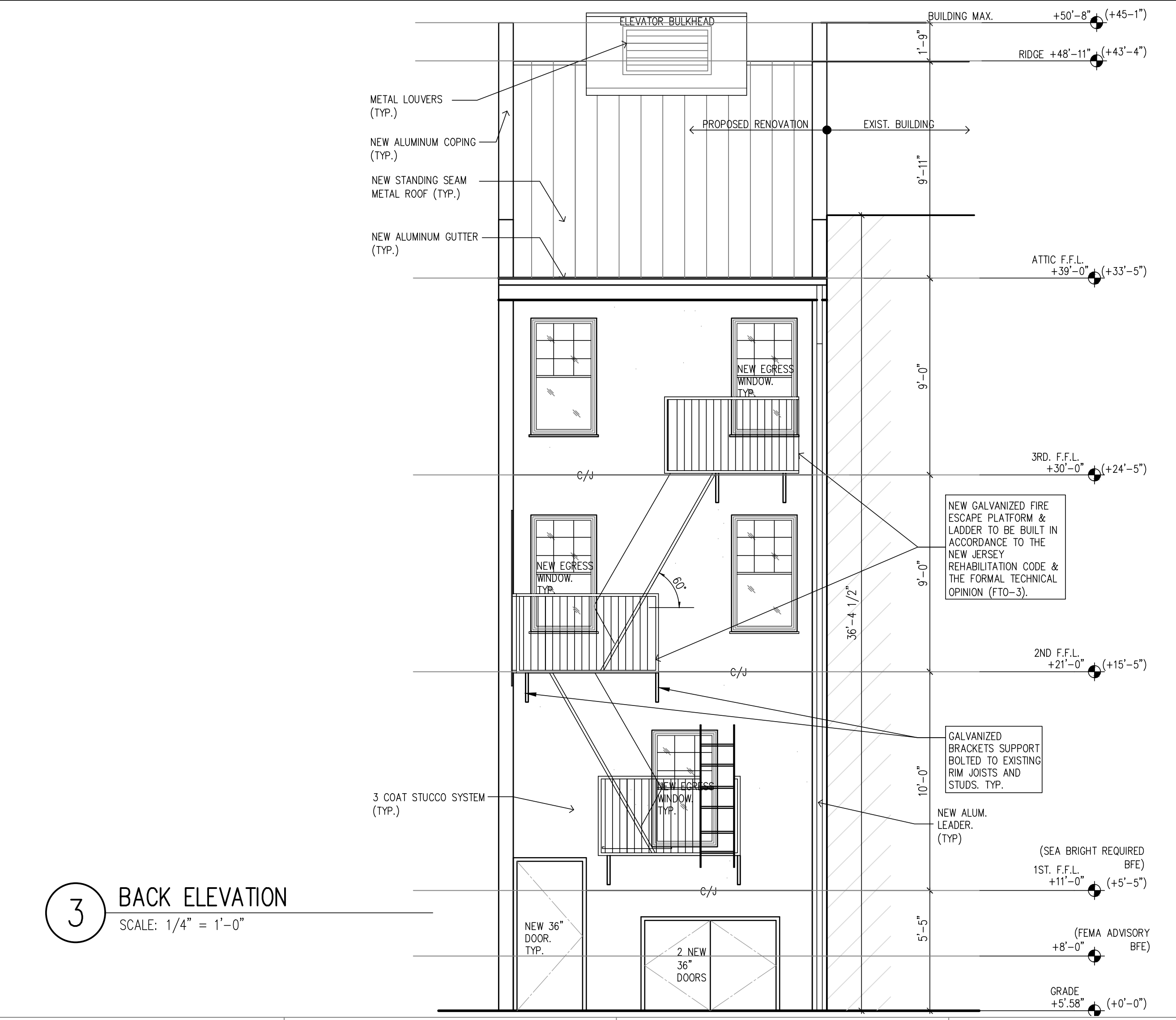
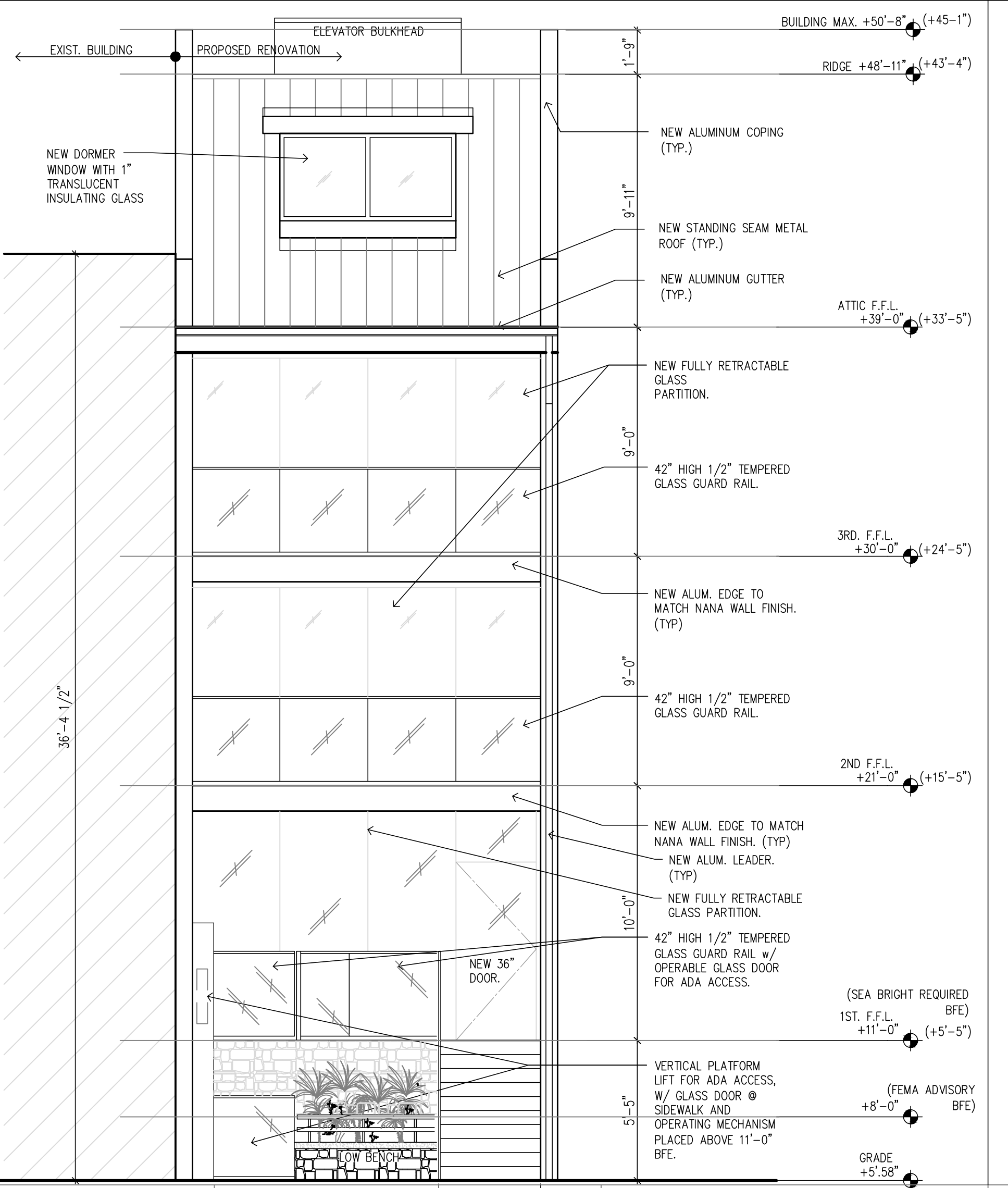
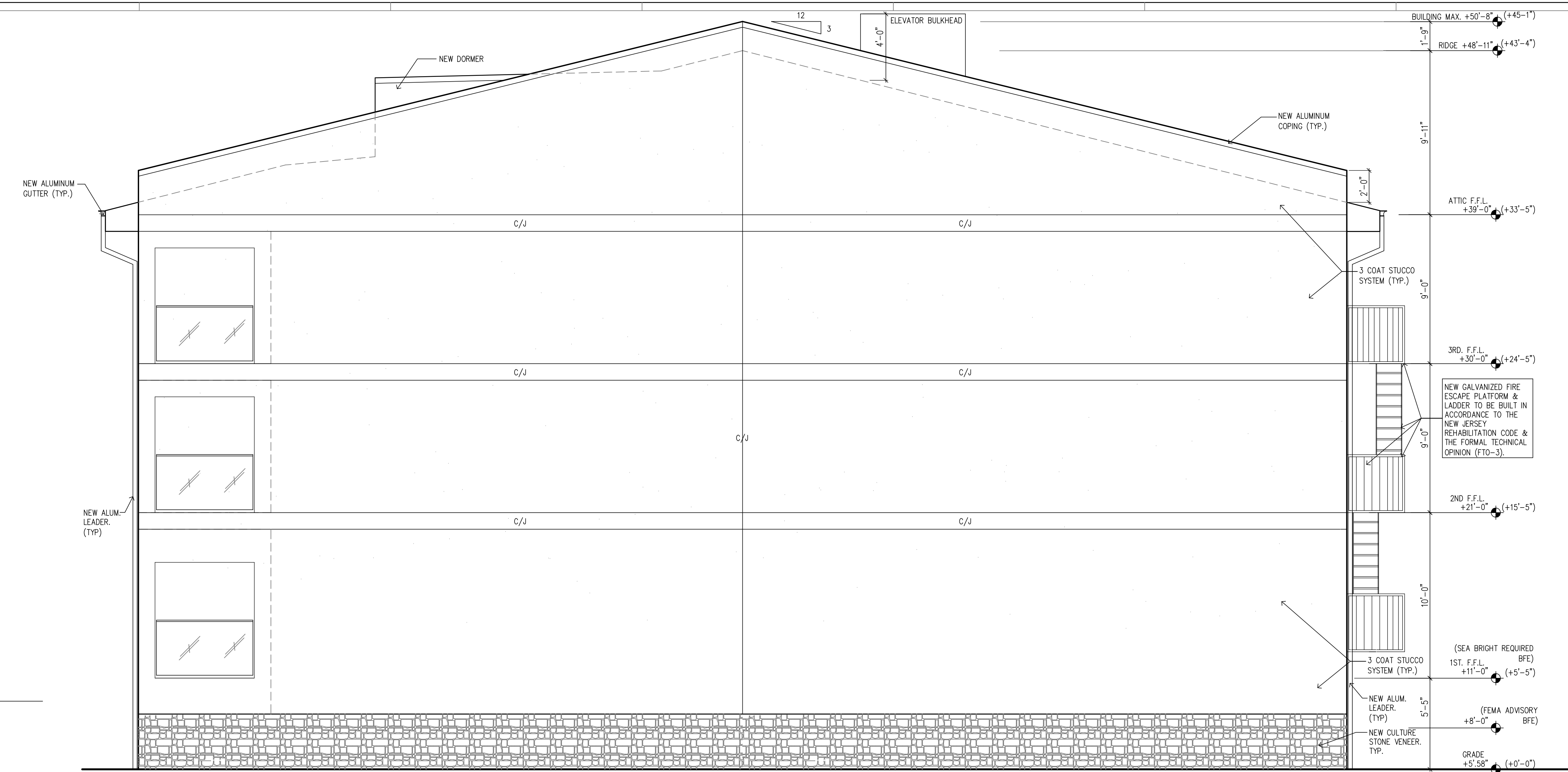
SHEET TITLE
BUILDING ELEVATIONS

SEAL & SIGNATURE

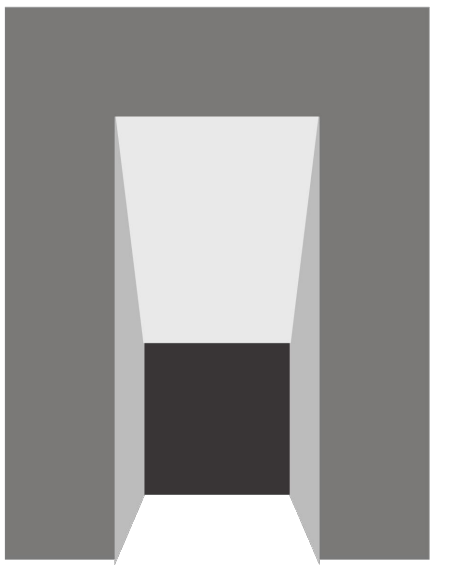
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DRAWING NO.	

A-101

3 OF 4



2017-182 1084 Ocean Ave. Restaurant_REVISED B.F.E. ELEVATION 2010.dwg Mar 22, 2021 - 3:33pm



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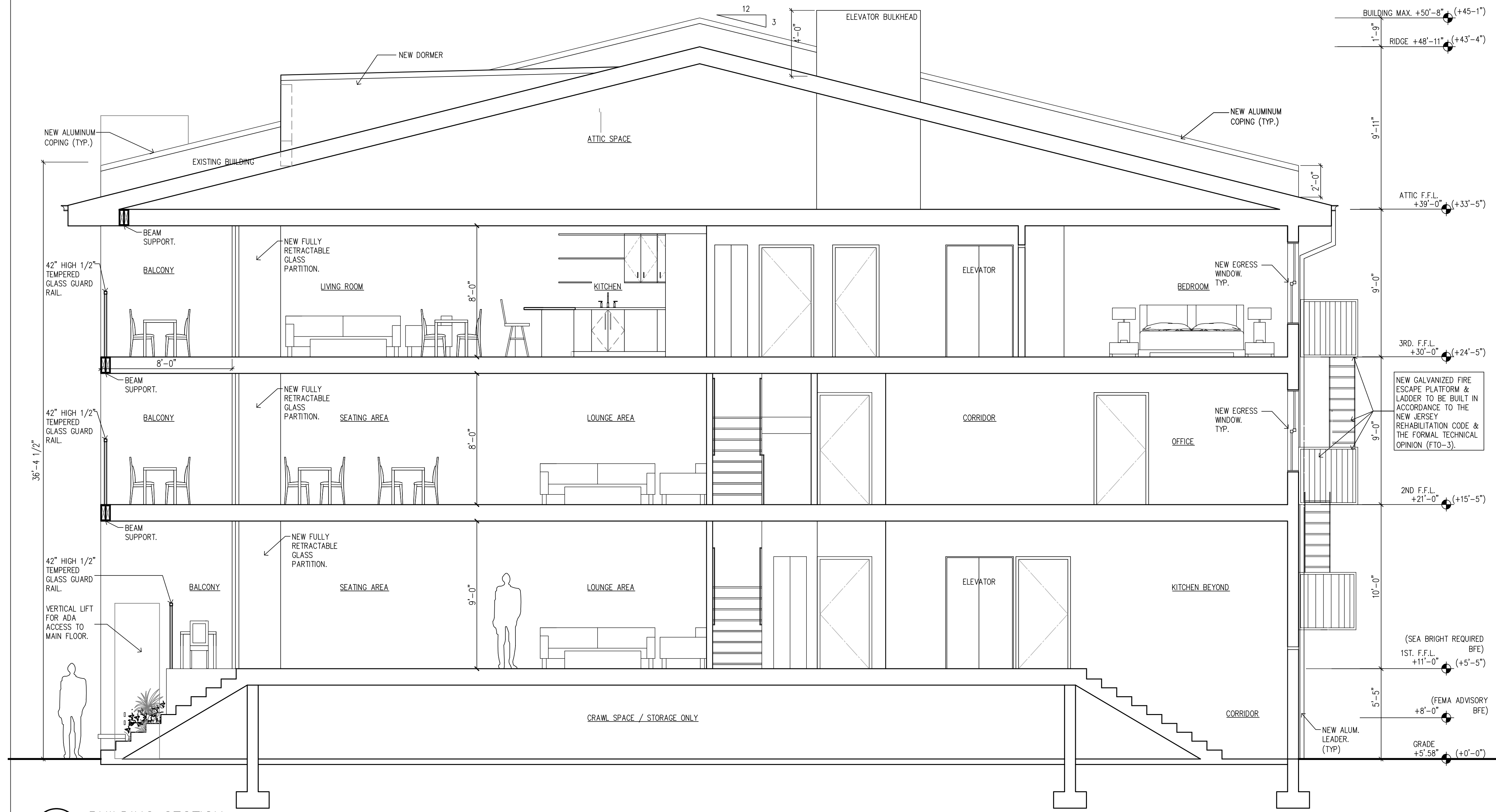
1084 OCEAN AVE., SEA BRIGHT, NJ

SHEET TITLE
ROOF PLAN, BUILDING SECTION & "SMART VENT" DETAIL

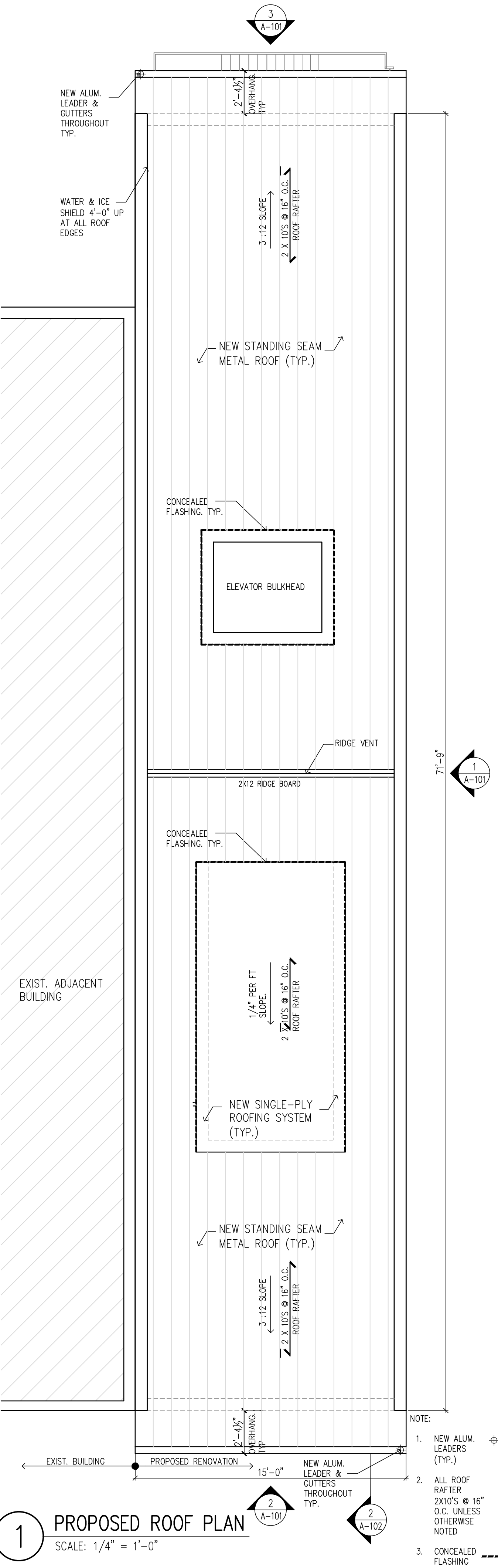
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PROJECT NO.:	2017-182
DRAWING BY:	A.M./T.O.
CHECKED BY:	A.M.
DRAWING NO.:	

A-102



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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

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INSTALLATION INSTRUCTIONS & DETAILS

MODEL 1540-511
DUAL FUNCTION FLOOD AND VENTILATION VENT

INSTALLATION INSTRUCTIONS

1. Prepare a CLEAN 16-1/4" wide x 16-3/8" high rough opening for each set of stacking vents (1 block wide x 2 blocks high) with the bottom of the hole no more than 12" above finished grade.
2. Measure wall thickness and overbend (more than 90 degrees) 8 straps at nearest slot to the measurement from pointed end.
3. Remove doors from frames. (turn upside down, rotate bottom of door outward and slide out of slots).
4. Assemble two frames together using two nylon spacers snapped into holes in rear of frames as shown in detail "B".

Place top frame (one with short bottom flange) over and in front of bottom frame (one with short top flange) and fasten front of frames together with two self tapping screws as shown in details "A" and "C". Do not over tighten screws.

5. Insert two straps into top slots of top frame. Straps should have bent legs pointing up. After pushing teeth through rear slots, ONLY PUSH STRAPS ONE CLICK INTO FRONT SLOTS, they will be tightened later in installation.
6. Silicone or Polyurethane adhesive may be applied to back of flanges for a better seal to wall face. Place frame assembly into wall opening by sliding the top straps behind wall & resting frame bottom on bottom of wall opening. Press flanges tight to wall face.
7. Reach through bottom frame opening and install two bent straps into two bottom slots with the bent legs of the straps hanging down behind wall and trapping wall between front flange and bent strap. Squeeze tight to wall.
8. Install a strap on each side of both frame openings. Install with bent leg pointing outward behind the wall and into slots on each of upper sides. Squeeze tight to wall. Now, squeeze top frame straps tight to wall.
9. Make sure both frames are flush to wall face, secure, square, level and all slots are clear of debris, mortar and caulk.
10. Hold doors from the bottom, parallel to ground with back facing ground and re-install into frames by inserting top first and letting metal pins find slots. Push all the way back and allow door to drop and rotate down on both sides latched closed.

DETAILED SPECIFICATIONS:

MATERIAL: STAINLESS STEEL
OPERATION FLOOD: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION VENT REMAINS CLOSED AND LOCKED UNTIL ACTIVATED
OPERATION AIR: AUTOMATIC LOUVERS FULLY OPEN AT 75 DEG. FULLY CLOSED AT 35 DEG. NO POWER REQUIRED

INSTALLATION:
SECURED W/ 4 STAINLESS STEEL STRAPS SUPPLIED
HYDROSTATIC RELIEF: 200 Sq. Ft per Vent (400 Sq. Ft. as per this 2 up assembly)
VENTILATION: 51 Sq. Ft per Vent (102 Sq. In. as per this 2 up assembly) NOTE: VAPOR BARRIER ALLOWS FOR REDUCED VENTILATION REQUIREMENTS FLOOD: MINIMUM OF 2 VENTS PER ENCLOSED AREA MOUNTED ON AT LEAST TWO DIFFERENT WALLS
COLORS: STAINLESS (STANDARD)
EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)

MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY:
FEMA, NFIP, ICC, & ASCE
SUPPORTIVE DOCUMENTS, TB 1-08, 44CFR 60.3(C)(5), ASCE 24-05
ICC EVALUATION # ESR-2074

SHEET 2 OF 2

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DETAIL DIAGRAM

MODEL 1540-511
DUAL FUNCTION FLOOD AND VENTILATION VENT

FIGURE 2 Side View
FIGURE 1 Front View
FIGURE 3 Side View

STRAP DETAIL:
TEETH MUST CLICK IN TIGHT TO INSURE SECURE INSTALLATION.
BEND PAST 90° FOR SPRING BACK
BEND TO WALL THK.

DATE:	03/18/20
SIZE:	A
DWG NO.:	1540-511
REV:	B
SHEET:	1 OF 2