## GE NERAL NOTES:

CODE (AS ADOPTED BY NJAC 5:23)

BUILDING SUBCODE (NJAC 5:23-3.14)

INTERNATIONAL BUILDING CODE 2021 (NJ EDITION)

INTERNATIONAL FIRE CODE 2018

INTERNATIONAL SWIMMING POOL AND SPA CODE 2015

ICC/ANSI A117.1-2009 (ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES)

ICC 300-2012 STANDARD FOR BLEACHERS, FOLDING, AND TELESCOPIC SEATING WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE CODES AND STANDARDS IN EFFECT PROVIDED HEREIN: AS 유 유표 THE DATE OF ISSUE LISTED ON THIS DRAWING ADOPTION DATE ô AND AND

PLUMBING SUBCODE: (NJAC 5:23-3.15)
NATIONAL STANDARD PLUMBING CODE/2018 19,

ENERGY SUBCODE (NJAC 5:23-3.18)

INTERNATIONAL ENERGY CONSERVATION CONSTRUCTION CODE/2021 SE RESIDENTIAL) 90.1—2019 (COMMERCIAL AND ALL OTHER RESIDENTAIL) (NJAC 5:23-3.16) CODE (NFPA 70)/2020 SEPT. 6, 6,

2022

2022

ELEVATOR SUBCODE (NJAC 5:23-12)

AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) BARRIER FREE SUBCODE (CHAPTER 11 OF ICC A117.1–2017 (ACCESSIBLE AND USABLE IBC/2018
BUILDINGS 3 & NJAC 5:23-7)
S AND FACILITIES) SEPT.

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SEPT. 6,

2022

REHABILITATION SUBCODE NJUCC, SUBCHAPTER 6

(NJAC 5:23-6)

UPDATED

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NEC.

SEPT.

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2022

SEPT.

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ONE AND TWO FAMILY DWELLING SUBCODE (NJAC 5:23-3.21) INTERNATIONAL RESIDENTIAL CODE/2021 (NJ EDITION)

MECHANICAL SUBCODE

INTERNATIONAL MECHANICAL

(NJAC 5:23-3.20) L CODE/2021

ALL DIMENSIONS AND CONDITIONS DEPICTED HEREIN ARE BASED ON THE BEST INFORMATION AND DIMENSIONS AVAILABLE AT THE TIME OF THE PREPARATION OF THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK, PREPARATION OF SHOP DRAWINGS (AS APPLICABLE) AND THE ORDERING OF MATERIALS.

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THE CONTRACTOR SHALL VERIFY ALL SUBSURFACE CONDITIONS AND UTILITIES PRIOR TO THE PERFORMANCE OF ANY CONSTRUCTION ACTIVITIES REQUIRING EXCAVATION OR DIGGING AS NECESSARY TO ENSURE THE PROTECTION OF ALL EXISTING UNDERGROUND FEEDERS, PIPING, AND UTILITIES. THE CONTRACTOR SHALL ALSO CONTACT THE NJ ONE CALL HOTLINE (811 OR 1-800-272-1000) A MINIMUM OF THREE (3) FULL BUSINESS DAYS PRIOR TO THE PERFORMANCE OF ANY EXCAVATION WORK. ANY FINES AND PENALTIES INCURRED RESULTING FROM FAILURE TO DO SO SHALL BE PAID FOR AT THE CONTRACTOR'S EXPENSE.

THE INTENT OF THESE DRAWINGS ARE FOR THE DOCUMENTATION OF THE MINIMUM REQUIREMENTS AS NECESSARY TO COMMUNICATE THE GENERAL LAYOUT AND BASIC LIFE SAFETY FEATURES PRESENT WITHIN THE EXISTING FACILITIES LOCATED AT 310 MAIN STREET IN KEANSBURG, NEW JERSEY, AS NECESSARY FOR THE CONVERSION OF THIS EXISTING TENANT SPACE FROM ITS PRIOR USE INTO THE CURRENT INTENDED USE AS A HOOKAH BAR. THIS CONVERSION WILL BE LIMITED TO THE MODIFICATION OF INTERIOR FINISHES AND FURNISHINGS AND THERE IS NO PHYSICAL MODIFICATION OF THE EXISTING CONSTRUCTION INTENDED.

5 E CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF HIS WORKMEN, THE AFFECTED STRUCTURE DIADJACENT STRUCTURES, AND THE GENERAL PUBLIC AS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT. E CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION AND MAINTENANCE OF ALL ITEMS REQUIRED TO SURE SAFETY INCLUDING BUT NOT LIMITED TO SCAFFOLDING, SIDEWALK SHEDS, SAFETY NETTING ETC. AS MAY NECESSARY OR REQUIRED FOR THE FULL DURATION OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL RESPONSIBLE FOR ALL PERMITS AND FEES RELATED THERETO.

THE CONTRACTOR SHALL NOT LOAD ANY PORTION OF THE EXISTING STRUCTURE WITH MATERIALS OR EQUIPMENT PRIOR TO THE PERFORMANCE OF AN ANALYSIS BY A STRUCTURAL ENGINEER AS NECESSARY TO ENSURE THE STRUCTURE WILL NOT BE LOADED BEYOND IT'S DESIGN LOADS. ANY FINES AND/OR DAMAGE CAUSED RESULTING FROM A FAILURE TO PERFORM DUE DILIGENCE SHALL BE PAID FOR AND/OR REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.

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7. PROJECT INTENT: THE INTENT OF THIS PROJECT IS FOR THE DOCUMENTATION OF EXISTING CONDITIONS AS NECESSARY FOR THE CONTINUED USE OF THE STRUCTURE CURRENTLY EXISTING ON THE PROPERTY LOCATED AT 310 MAIN STREET IN KEANSBURG NJ FOR THE PURPOSE OF CONDUCTING A MERCANTILE TYPE BUSINESS OPERATION. THE SCOPE OF WORK SHALL INCLUDE BUT NOT NECESSARILY BE LIMITED TO THE FOLLOWING TASK ITEMS:

APPLICATION OF INTERIOR COATINGS.
PROVISION OF INTERIOR FURNISHINGS RELATED TO THE PROPOSED USE.
GENERAL MAINTENANCE AND REPAIRS AS NECESSARY TO ENSURE LIGHTING,
FEATURES ARE FUNCTIONAL AND COMPLIANT. MECHANICAL,

AND

NOTE: THE PROPOSED BUSINESS INTENDS TO PROVIDE MINIMAL MODIFICATIONS TO THE EXISTING ENCLOSED SPACE AS DESCRIBED ABOVE AS NECESSARY TO MAKE THE SPACE SUITABLE TO CONDUCT AND OPERATE THE PROPOSED HOOKAH LOUNGE BUSINESS. THERE ARE NO PROPOSED CHANGES TO THE EXISTING CONSTRUCTION OR PHYSICAL LAYOUT UNDER THIS PROJECT. THE APPLICANT OF RECORD DOES NOT OWN OR HAVE AUTHORIZATION TO MAKE MODIFICATIONS TO THIS STRUCTURE. MODIFICATIONS TO THE STRUCTURE (IF ANY) WHICH MAY BE REQUIRED MUST BE APPROVED AND IMPLEMENTED BY THE BUILDING OWNER. THIS DRAWING AND ANALYSIS IS INTENDED TO DOCUMENT PROPOSED OCCUPANCY AND DEMONSTRATE COMPLIANCE WITH OCCUPANT LOAD LIMITATIONS AND EGRESS REQUIREMENTS ONLY.

ALL MAINTENANCE AND RESTORATION OF EXISTING PLUMBING FIXTURES, MECHANICAL EQUIPMENT, ELECTRICAL FIXTURES AND WIRING, GAS AND OTHER UTILITIES SHALL BE PERFORMED BY PLUMBING, MECHANICAL, AND/OR ELECTRICAL CONTRACTORS THAT ARE LICENSED LICENSED, BONDED, AND INSURED IN THE STATE OF NEW JERSEY TO PERFORM SUCH WORK RESPECTIVELY. ANY MAINTENANCE/RESTORATION CONTRACTORS EMPLOYED ON THIS SITE SHALL PRODUCE COPIES OF ALL LICENSES, CERTIFICATIONS, AND CERTIFICATES OF INSURANCE TO THE OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK ON THIS JOBSITE

ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE LIMITED TO WHAT CAN BE CONSIDERED MAINTENANCE OR IN-KIND REPLACEMENT OF ITEMS ALREADY PRESENT WITHIN THE SUBJECT STRUCTURE

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## CODE 0 **OMPLIANCE** NOTES:

2021 IBC (NEW JERSEY EDITION)

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION

SECTION 309.1 MERCANTILE GROUP

PROPOSED USE (HOOKAH LOUNGE) MOST CLOSELY RESEMBLES OCCUPANCY CLASSIFICATION M AND IS SIMILAR TO A SALES ROOM, MARKET, OR SERVICE BAR TYPE OPERATION. FOR THE PURPOSES OF OCCUPANCY TYPE AND OCCUPANT LOAD CALCULATIONS THE SUBJECT STRUCTURE WILL BE CONSIDERED MERCANTILE GROUP.

MAIN STREET

PORT MONMOUTH ROAD 91.25

S05°00'00" W

N07°15'22" E

64.10'

SECTION 1004 TABLE 1004.5 OCCUPANT LOAD CALCULATED OCCUPANT LOAD

PER TABLE 1004.5 THE MAX FLOOR AREA ALLOWANCE PER OCCUPANT IS 60 SF.

APPROXIMATE FLOOR AREA (EXCLUDING RESTROOM) IS 760 SF.

CALCULATED OCCUPANT LOAD: 60 SF PER OCC. = 12.6 OR 13 CALC. OCCUPANTS

ACTUAL ANTICIPATED OCCUPANT LOAD IS 30 PERSONS MAXIMUM AND 1-2 EMPLOYEES (32 PERSONS TOTAL)

IS LARGER THAN CALCULATED OCCUPANT LOAD THEREFORE WILL BE CONSIDERED FOR EGRESS CALCULATIONS.

SECTION 1005 MEANS OF EGRESS SIZING

SECTION 1005.3.1 STAIRWAYS

EXISTING SUBJECT STRUCTURE PRESENT IN THE SUBJECT STI E IS A SINGLE STORY AT GRADE LEVEL AND THERE ARE NO STAIRWAYS RUCTURE OR ON THE SUBECT SITE.

**SECTION 1005.3.2** OTHER EGRESS COMPONENTS

THE SUBJECT S
BOTH SETS OF
PER SECTION 11 OF DOORS ARE 1005.3.2 THE STRUCTURE IS SERVED BY A 36" WIDE SINGLE DOOR AND A 72" WIDE DOUBLE DOOR. OUTSWING AND OPEN IN THE DIRECTION OF EGRESS TRAVEL. EGRESS CAPACITY OF THE DOORS NOTED ARE AS FOLLOWS:

36" SINGLE DOOR /0.2" EGRESS UNITS = 180 OCCUPANTS SERVED 72" DOUBLE LEAF DOOR / 0.2" EGRESS UNITS = 360 OCCUPANTS SERVED

TOTAL OCCUPANTS SERVED BY DOORS IS 540 OCCUPANTS

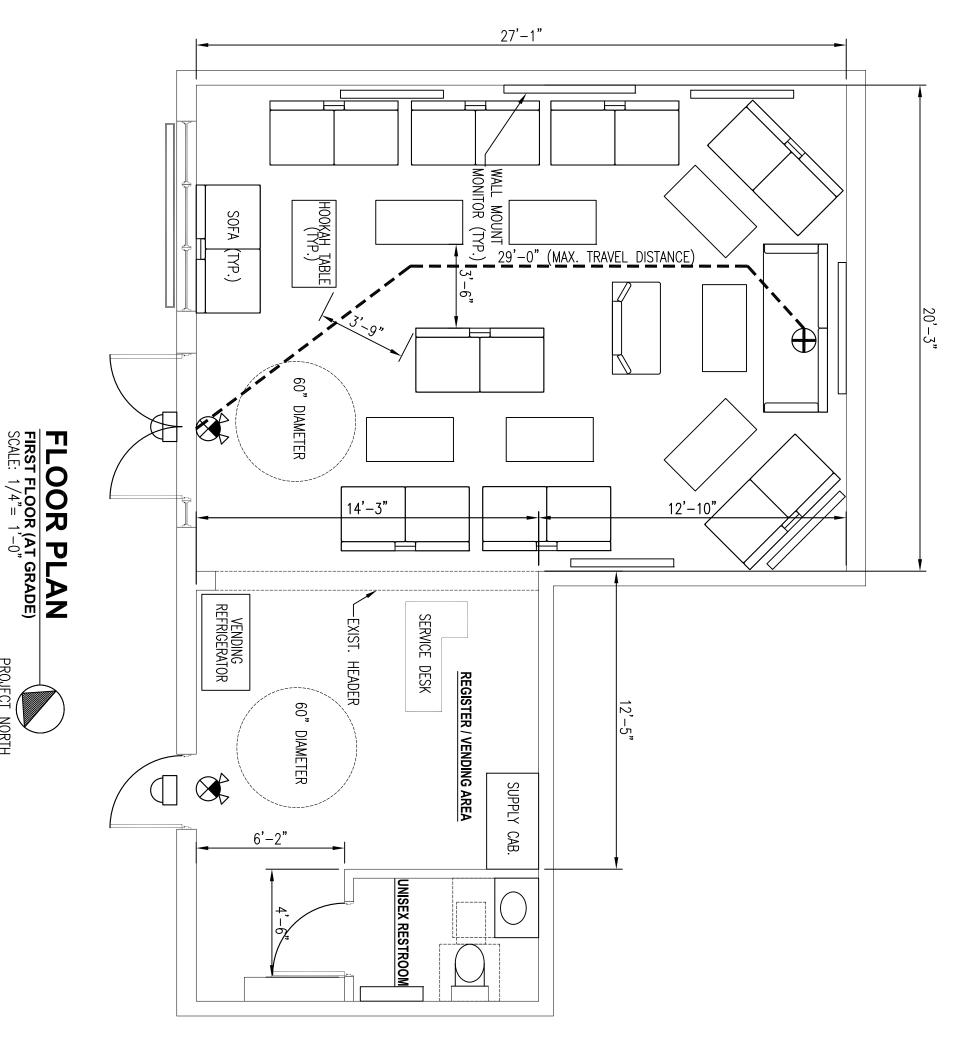
540 OCCUPANTS SERVED > COMPLIANCE. 32 ACTUAL OCCUPANTS, EGRESS CAPACITY IS DEEMED TO BE IN

EXIT ACCESS TRAVEL DISTANCE

SECTION 1017

TABLE 1017.2

THE MAXIMUM EXIT ACCESS TRAVEL DISTANCE FOR OCCUPANTS IN TYPE M OCCUPANCIES WITHOUT AUTOMATIC SPRINKLER SYSTEMS IS 200'-0". THE MAXIMUM DISTANCE FROM THE MOST REMOTE POINT IN THE SUBJECT STRUCTURE IS 29'-0". EXIT ACCESS TRAVEL DISTANCE IS DEEMED TO BE IN COMPLIANCE.



## DWG.# SE CONTRACT 를 **DRAWINGS**

A-100.00 SEQUENCE #

ARCHITECTURAL PLAN AND NOTES

## S **MBOLS** GEND

DENOTES EXISTING ILLUMINATED EXIT SIGN W/ EMERGENCY LIGHT PACK SURFACE MOUNTED ABOVE DOOR

DENOTES EXIST. EXTERIOR LIGHT FIXTURE SURFACE MOUNTED TO EXTERIOR WALL OVER OR ADJACENT EXIST. DOOR.

 $\bigoplus$ DENOTES MOST REMOTE POINT FROM EXIT AND PATH TO EXIT.

> PROPOSED HOOKAH BAR LOCATED AT 310 MAIN STREET KEANSBURG FOR MR.ISTIMRAJ PARAS H PARAS CONSULTING GROUP 100 MATAWAN ST. UNIT 325, MATAWAN, NJ 07747

\* SUBJECT SITE IS LOCATED IN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. BASED ON FIRM PANEL 34 OF 457 MAP NUMBER 34025C0034F EFFECTIVE DATE SEPTEMBER 25, 2009.

BASE FLOOD ELEVATION:

PROPERTY IS LOCATED IN ZONE "X" OTHER AREAS AND IS NOT LOCATED WITHIN THE FLOOD PLANE. DETERMINED ZONE IS A ZONE FOR WHICH NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.

# OF STORIES:

NO PROPOSED CHANGES TO STRUCTURE OR FOOTPRINT
HEIGHT OF STRUCTURE:

NO CHANGE IN HEIGHT TO STRUCTURE PROPOSED
OCCUPANT LOAD (PROPOSED):

\*CALCULATED OCCUPANT LOAD BASED ON 60 SF (GROSS)
ALLOWANCE PER OCCUPANT/TOTAL FLOOR AREA IS 760 SF OR
13 PERSONS

\*\*NOTE: ANTICIPATED OCCUPANT LOAD WILL BE MORE THAN CALCULATED OCCUPANT LOAD.

THE SUBJECT STRUCTURE IS A SINGLE STORY WOOD FRAME STRUCTURE LOCATED ON A CORNER LOT AT THE INTERSECTION OF MAIN STREET AND PORT MONMOUTH ROAD IN THE BORO OF KEANSBURG, NEW JERSEY. IT HAS DIRECT FRONTAGE ON BOTH PORT MONMOUTH ROAD AND MAIN STREET.

NOTE: SITE PLAN INFORMATION TAKEN FROM CERTIFIED SURVEY PREPARED BY THOMAS M. ERNST AND ASSOCIATES PROFESSIONAL LAND SURVEYORS INC. DATE OF SURVEY SEPT. 18, 2024

BUILDING/SITE CHARACTERISTICS:

310 MAIN STREET, KEANSBURG, NJ 07334

PROPERTY ADDRESS:

1.01 167

**KEY** 

**PLAN** 

PROPERTY DESCRIPTION:

ARCHITECTURAL PLAN
AND NOTES



SEAL&SIGNATURE:	E-MAIL: np92376@gmail.com	Tel: 9:	BRANCH	99 RI	NICHOLAS		
DATE:	92376@gma	Tel: 973-513-2487	<b>BRANCHVILLE, NJ 07826</b>	99 RIDGE ROAD	PRISTASE RA		
11-21-2024	ail.com	7	7826		<u>&gt;</u> >		

CHECKED BY: N.P  DWG No:  A-100.00	E-MAIL: np	E-MAIL: np92376@gmail.com  RE: DATE: 11-21-20  PROJECT No: 2024-00; DRAWN BY: N.P.	11-21-2024 2024-002 N.P.
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