

PROJECT: NEW ROOF FOR EXG. COMMERCIAL BLDG

1610 New York Avenue
North Wildwood, New Jersey
Block 142 Lot 19

GENERAL ARCHITECTURAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (I.R.C.) AND APPLICABLE LOCAL CODES.
- THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE DRAWINGS.
- DIMENSIONS ON THESE DRAWINGS SHALL BE USED IN PREFERENCE TO SCALING DRAWINGS.
- CONTRACTOR(S) SHALL BECOME COMPLETELY ACQUAINTED WITH THE EXISTING BUILDING, SITE, LOCAL CONDITIONS, SYSTEMS, UTILITIES, ETC.
- THE GENERAL CONTRACTOR SHALL NOTE THAT ALL NEW WORK SHOWN AND DIMENSIONS GIVEN MUST DEPEND ON EXISTING CONDITIONS. THE GENERAL CONTRACTOR MUST VERIFY THE EXISTING CONDITIONS AND CHECK ALL NEW AND EXISTING DIMENSIONS PRIOR TO THE START OF ANY WORK.
- DURING CONSTRUCTION THE GENERAL CONTRACTOR SHALL PERFORM ALL WORK SO AS NOT TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE OF THE EXISTING BUILDING AND ACTIVITIES OF THE OWNER.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE JOBSITE CLEAN AND FREE OF DEBRIS AT ALL TIMES.
- SUBSTITUTIONS WILL BE CONSIDERED ONLY WHERE BETTER QUALITY OR SUBSTANTIAL TIME AND/OR SAVINGS WOULD RESULT. ANY SUBSTITUTION MEETING THIS CRITERIA SHOULD BE SUBMITTED IN WRITING, AS AN ALTERNATE, WITH THE BASE BID FOR CONSIDERATION BY THE OWNER AND ARCHITECT.
- THE GENERAL CONTRACTOR SHALL VERIFY CLEARANCES AND COORDINATE WORK OF ALL TRADES INCLUDING LOCATIONS OF LIGHTS, DUCTS, ETC. IN CASE OF CONFLICTS GENERAL CONTRACTOR IS TO NOTIFY ARCHITECT BEFORE INSTALLATION BEGINS.
- CONTRACTOR MUST SUBMIT SHOP DRAWINGS AND PRODUCT SAMPLE FOR ALL MATERIAL/PRODUCT/SYSTEM SPECIFIED FOR THIS PROJECT TO ARCHITECT AND ENGINEER REVIEW AND APPROVAL BEFORE THE ORDERING OR FABRICATION.

INTERNATIONAL BUILDING CODE (IBC):
2018 NEW JERSEY EDITION

2018 NATIONAL STANDARD PLUMBING CODE:
2018 NEW JERSEY EDITION
ALL PLUMBING HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2018 NSPC.

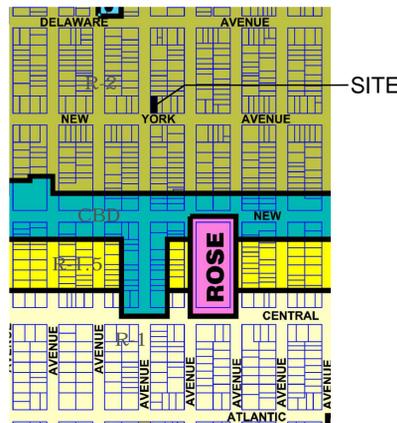
INTERNATIONAL BUILDING CODE (IBC):
2018 NEW JERSEY EDITION

WINDOWS:

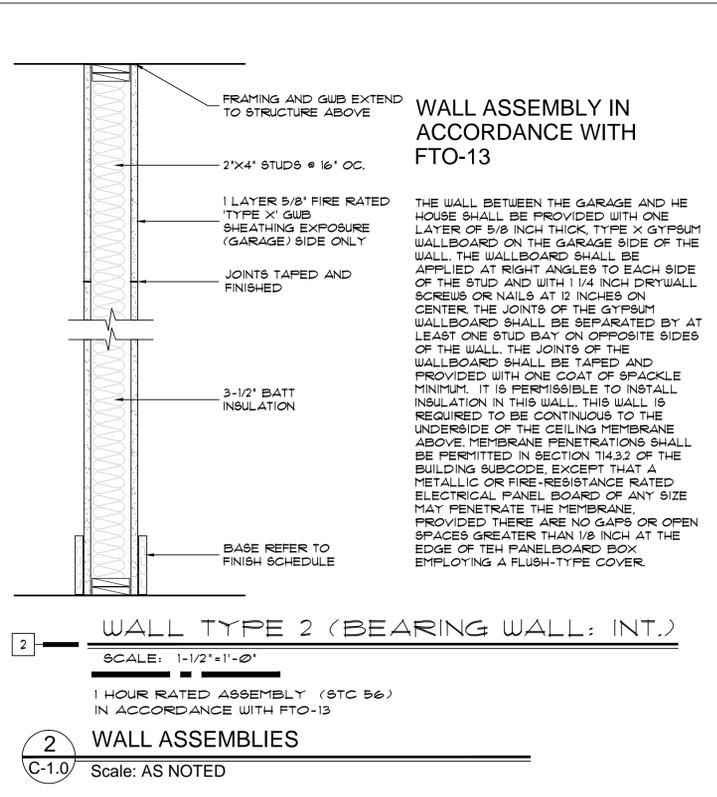
- TYPE AND MANUFACTURE - VIUINCO 'S' SERIES OR APPROVED EQUAL
- ALL EXTERIOR WINDOWS SHALL BE COMPLETE WITH INSULATING GLASS AND INSECT SCREENS.
- AT LEAST ONE BEDROOM WINDOW SHALL EXCEED 5.7 SF NET AT EGRESS AREA PER CODE WITH MAXIMUM HEIGHT OF 44" ABOVE FINISHED FLOOR, NET CLEAR HEIGHT OPENING OF 24" AND NET CLEAR WIDTH OPENING OF 20"
- ALL WINDOWS ARE TO BE NON-TEMPERED UNLESS OTHERWISE NOTED. ALL DOORS ARE TO BE TEMPERED.

DRAWING LIST:

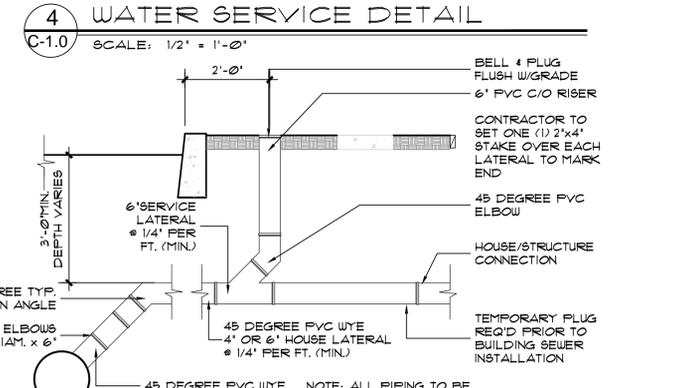
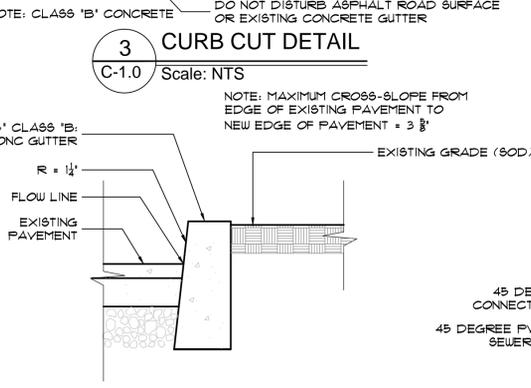
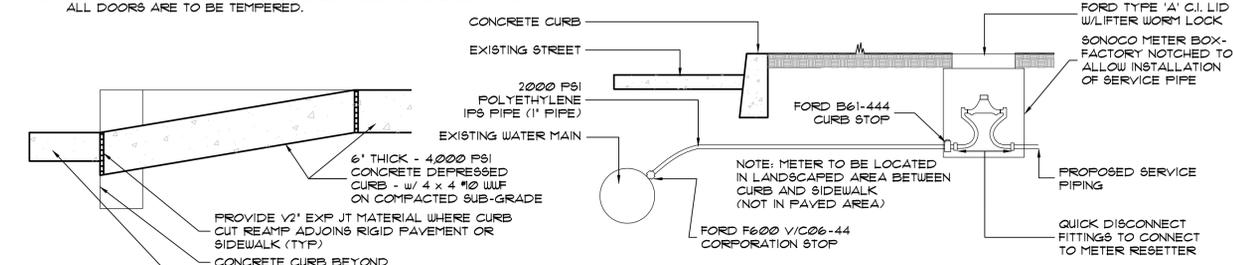
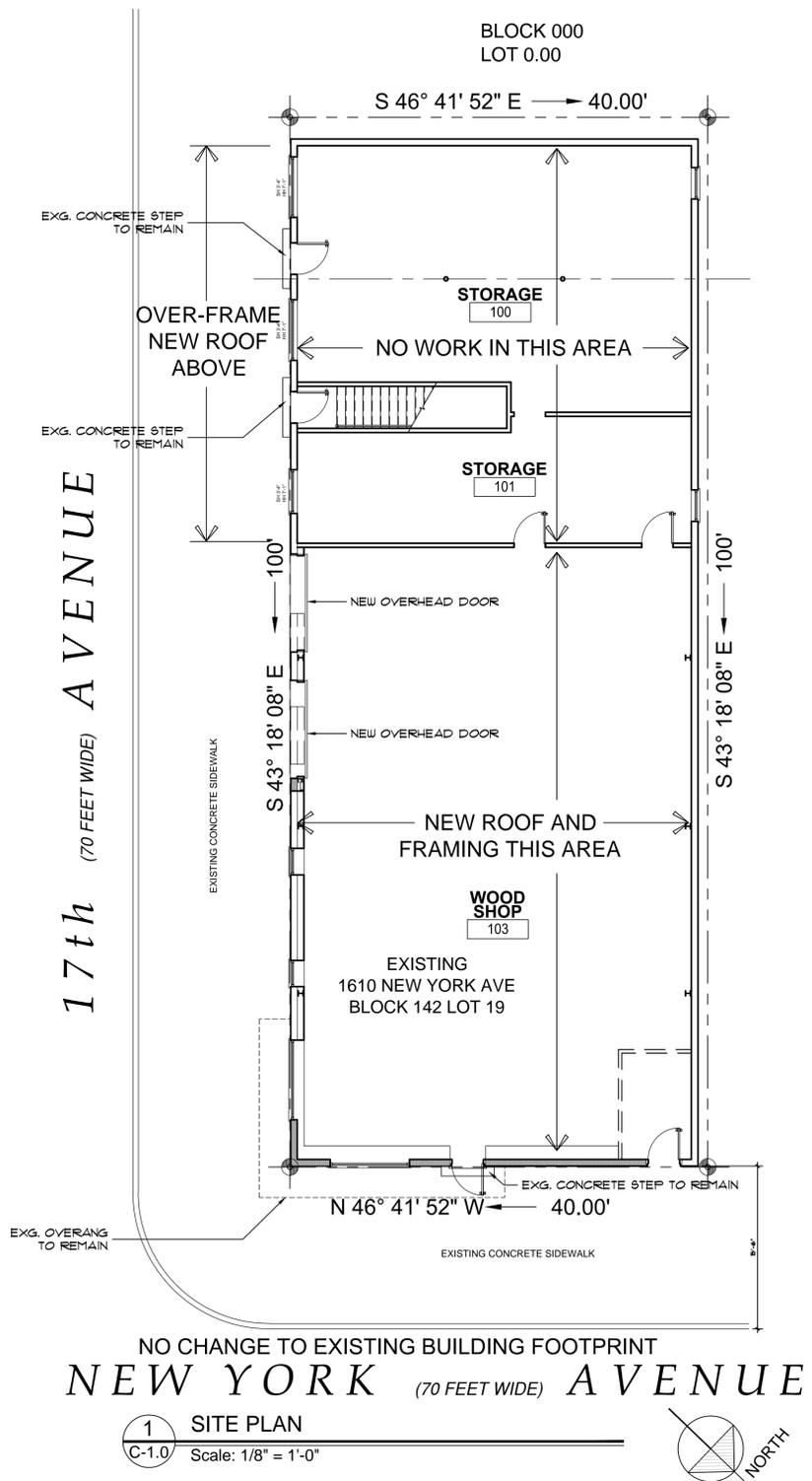
- ARCHITECTURAL:**
C-1.0 COVER SHEET, SITE PLAN AND ZONING DATA
A-1.0 FIRST AND SECOND FLOOR PLANS
A-2.0 BUILDING ELEVATIONS
A-3.0 WALL SECTIONS
S-1.0 ROOF PLAN AND ROOF FRAMING PLAN



7 KEY PLAN
C-1.0 Scale: 1" = 500.00'



SIGNATURES	
Board Chairman	
Board Secretary	
Board Engineer	



City of North Wildwood

AREA, FRONTAGE AND SETBACK REQUIREMENTS R-2 ZONING DISTRICT EXISTING COMMERCIAL USAGE - NO CHANGE TO EXISTING BLDG FOOTPRINT

	REQUIRED	PROVIDED	VARIANCE
LOT AREA	4,000 SF.	4,000 SF.	NO
LOT FRONTAGE	60'	60'	NO
LOT WIDTH	60'	60'	NO
LOT DEPTH	100'	100'	NO
SIDE YARD (EACH)	6' Each	0' EXISTING NO CHANGE	VARIANCE REQUIRED
FRONT YARD	10'	0' EXISTING NO CHANGE	VARIANCE REQUIRED
REAR YARD	10'	2'-6" EXISTING NO CHANGE	VARIANCE REQUIRED
PARKING	3 Bedrooms - 2 Spaces	0 Parking Spaces EXISTING NO CHANGE	NO

	MAXIMUM	PROVIDED	VARIANCE
PRINCIPAL BUILDING COVERAGE	70%	97.5% (3900.00 SF) EXISTING NO CHANGE	VARIANCE REQUIRED
LOT COVERAGE	80%	100% (4000.00 SF) EXISTING NO CHANGE	VARIANCE REQUIRED
BUILDING HEIGHT	36'-0" Above Base Flood	34'-6"	NO

ARCHITECT:
ATLANTES
BRIAN NEWSWANGER
ARCHITECT
NJ REG. No. 21A101051000

PLANNING ARCHITECTURE
237 MOUNTAIN STREET
PHILADELPHIA, PA 19148
P: 215.271.2773
E: brian@atlantesarchitects.com

CONSULTANT:

PROJECT:
RENOVATION TO
1610 NEW YORK AVENUE
BLOCK 142 LOT 19
NORTH WILDWOOD, NJ 08260

ISSUE / REVISIONS:
30 DEC 2019 FOR PERMIT
30 MARCH 2020 NORTH WILDWOOD COMMENTS
2 APRIL 2020 FOR ZONING
11 MAY 2020 FOR ZONING

DATE: 12/20/19 SCALE: AS NOTED

SHEET CONTENTS:
COVER
SHEET,
SITE
PLAN
AND
ZONING
DATA

PROJECT NO.: 19076

SHEET NUMBER:
C-1.0

DO NOT SCALE PLANS

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