

PROPOSED MIXED USE BUILDING

BLOCK 8.17, LOT 15 LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY



EAST ELEVATION RENDERING

NOT TO SCALE

GENERAL NOTES:

* GENERAL NOTES APPLY TO ALL CONSTRUCTION DOCUMENTS.

A. GENERAL

- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING W/ DEMOLITION OR CONSTR.
- THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL NOT HAVE CONTROL OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS SITE, NOR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.
- ALL CONTRACTORS WILL PROVIDE ADEQUATE BRACING AND SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING AND ALL RELATED BUILDING COMPONENTS, I.E. STRUCTURAL WALLS, INTERIOR WALL ASSEMBLIES, ETC. DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
- ALL MATERIALS USED WILL BE NEW AND BEAR U.L. LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A. STANDARDS.
- LAYOUT ALL PARTITIONS BEFORE BEGINNING CONSTRUCTION TO PREVENT ERRORS BY DISCREPANCY. ALL DRYWALL PARTITIONS WILL BE INSTALLED AS NOTED ON THE DRAWINGS.
- VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING, CUTTING AND/OR INSTALLING MATERIAL, PRODUCT OR EQUIPMENT. IN THE EVENT OF ANY DISCREPANCIES, CONTACT THE PROJECT MANAGER BEFORE PROCEEDING WITH THAT WORK.
- SITE SAFETY: EACH CONTRACTOR WILL ABIDE BY LOCAL AREA STANDARDS AND RELATED OSHA STANDARDS FOR THE PROTECTION AND SAFETY FOR THEIR EMPLOYEES ON SITE. THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL BE HELD HARMLESS BY THE OWNER, GENERAL CONTRACTOR AND RELATED TRADES ON THIS PROJECT FOR ACCIDENTS OR INJURIES CAUSED OR ACCRUED ON THIS PROPERTY DURING THE PRE/ACTUAL/POST CONSTRUCTION PHASES OF THIS PROJECT.
- ELEVATIONS REFERENCED ON ARCHITECTURAL DRAWINGS ARE TOP OF SLAB LEVELS UNLESS NOTED OTHERWISE.
- EXTERIOR SIGNAGE SHALL BE SUBMITTED SEPARATELY FOR PERMIT BY SIGN VENDOR.

B. DIMENSIONS

- ALL DIMENSIONS ARE IN FEET-INCHES UNLESS NOTED OTHERWISE.
- DIMENSIONS GOVERN. DO NOT SCALE DRAWINGS.
- VERIFY DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH THE WORK. NOTIFY THE ARCHITECT OF RECORD BEFORE PROCEEDING WITH THE WORK. NOTIFY THE ARCHITECT OF RECORD OF ANY DISCREPANCIES.
- ALL CONSTRUCTION DIMENSIONS ARE STUD TO STUD UNLESS NOTED OTHERWISE. DOORS ARE LOCATED BY THEIR JAMB RELATIVE TO ADJACENT WALLS AND PARTITIONS. ALL INTERIOR DOORS AT 6" FROM PARTITION WALL UNLESS NOTED OTHERWISE.

C. MISCELLANEOUS

- SEAL EXTERIOR JOINTS AROUND DOORS, WINDOWS AND LOUVER FRAMES AND AT PENETRATIONS OF MECHANICAL, ELECTRICAL AND PLUMBING ELEMENTS TO PREVENT AIR AND WATER LEAKAGE.
- ISOLATE DISSIMILAR METALS EFFECTIVELY FROM EACH OTHER TO PREVENT ELECTROLYTIC ACTION.
- PROVIDE ACCESS PANELS AS REQUIRED FOR MECHANICAL AND PLUMBING VALVES.

STATISTICAL DATA:

OWNER/: LSH HOLDINGS, L.L.C.
APPLICANT 28 RODEO DRIVE
WEST CREEK, NJ 08092

SITE LOCATION: 12010 LONG BEACH BOULEVARD
LONG BEACH TOWNSHIP, NJ 08008
LOT(S) 15 BLOCK 8.17

LITTLE BEACH TWP:
FLOOD ZONE:

C - GENERAL COMMERCIAL
AE 9.0' + 1.0'

CODE INFORMATION:

1. APPLICABLE CODES:

BUILDING: 2021 INTERNATIONAL BUILDING CODE (N.J.)
PLUMBING: 2021 NATIONAL STANDARD PLUMBING CODE (N.J.)
2021 INTERNATIONAL FUEL GAS CODE
MECHANICAL: 2021 INTERNATIONAL MECHANICAL CODE
ELECTRICAL: 2020 NATIONAL ELECTRICAL CODE / NFPA 70
FIRE: 2015 INTERNATIONAL FIRE CODE
ACCESSIBILITY: BARRIER-FREE SUBCODE
CHAPTER 11 OF 2021 IBC AND ICC A117.1-2017
ENERGY CODE: ASHRAE 90.1-2019

2. BUILDING DESCRIPTION:

CONSTRUCTION TYPE: VB
USE GROUP: M-MERCANTILE / R-3 RESIDENTIAL
CEILING HEIGHT: ±10'-0" COMMERCIAL / ±8'-0" RESIDENTIAL
FIRE SPRINKLERS: FIRE SUPPRESSION SYSTEM PROVIDED
BUILDING HEIGHT: ±33-9" TO C.O.S. / 3 STORIES

3. BUILDING AREA:

GROUND FLOOR = 1,899.8 s.f.
1ST FLOOR RES. = 1,704.2 s.f.
2ND FLOOR RES. = 1,704.2 s.f.
TOTAL AREA = 5,308.2 s.f.
TOTAL VOLUME = 35,227.6 c.f.

4. OCCUPANT LOAD:

TOTAL COMMERCIAL OCCUPANT LOAD = 26
MERCANTILE AREAS
1,483.15 s.f. = 24.71
60 s.f. gross
RESIDENTIAL
1,816.87 s.f. = 8.08 Per Unit
200 s.f. gross

MERC. STORAGE AREAS
148.18 s.f. = 0.49
300 s.f. gross

5. PLUMBING FIXTURES:

PLUMBING OCCUPANCY = 18
9 MALE / 9 FEMALE
NOTE: Plumbing Occupancy based on 2/3 of the Egress Occupancy of 26 Occupants
FACILITIES REQUIRED FOR CUSTOMERS AND EMPLOYEES SHALL BE MET WITH A SINGLE SET OF RESTROOMS PER SECTION 7.21.7.

PLUMBING FIXTURES REQUIRED < 50:
WATER CLOSETS 1 MALE / 1 FEMALE
LAVATORIES 1 MALE / 1 FEMALE
DRINKING FOUNTAIN 1 PER 500 PEOPLE
SERVICE SINK 1 PER FLOOR

PLUMBING FIXTURES PROVIDED:
SINGLE OCCUPANCY BATHROOMS
WATER CLOSETS 1 MALE / 1 FEMALE
LAVATORIES 1 MALE / 1 FEMALE
DRINKING FACILITIES NONE PROVIDED*
SERVICE SINK 1 PROVIDED

*NOT REQUIRED IN SHORT TERM USE
(30 MINUTES AS DEFINED IN N.S.P.C. SECTION 1.2)

STRUCTURAL DESIGN LOADS:

DEAD LOADS: MINIMUM 10 POUNDS PER SQUARE FOOT

MINIMUM LIVE LOADS (UNIFORM):

OFFICES 50 PSF
LOBBIES 100 PSF
1ST FL CORRIDORS 100 PSF
ATTIC FLOORS 20 PSF
ROOF (FLAT OR PITCHED) 20 PSF
ROOF (OCCUPIED) 100 PSF
STAIRS 100 PSF
DECKS (1.5 AREA SERVED) 75 PSF
STORAGE 125 PSF

SNOW LOADS:
GROUND SNOW LOAD 20 LB/SQ.FT.

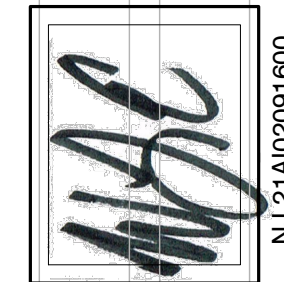
BASIC DESIGN WIND SPEED = 127 MPH
EXPOSURE CATEGORY B
RISK CATEGORY II

PROJECT NARRATIVE:

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THIS PROJECT PROPOSES A MIXED USE BUILDING WITH ±1,900 S.F. OF MERCANTILE USE ON THE GROUND FLOOR WITH TWO ±1,705 S.F. RESIDENTIAL UNITS ABOVE. THE RESIDENTIAL UNITS WILL BE ABOVE THE D.F.E. WHILE THE COMMERCIAL STRUCTURE WILL BE PROVIDED WITH FLOOD PROOFING AS REQUIRED. A SEPARATE PRIVATE ENTRY STAIR IS PROPOSED FOR THE RESIDENTIAL USE. THE BUILDING WILL BE FULLY SPRINKLERED. A MECHANICAL ROOM WILL BE PROVIDED TO HOUSE ALL THE BUILDING SERVICE UTILITIES. THE FACILITY WILL UTILIZE MUNICIPAL UTILITIES.

DIMENSION NOTE:
DO NOTE SCALE
DRAWINGS. VERIFY ALL
DIMENSIONS IN FIELD @
REVIEW W/ ARCHITECT AS
REQUIRED



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ARCHITECT
128 BARTLETT AVENUE, WEST CREEK, NEW JERSEY 08092

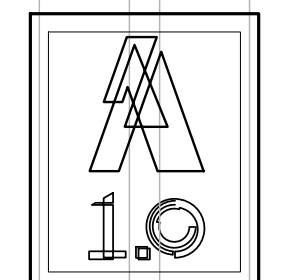
PROGRESS PRINT

MIXED USE FACILITY


LOT 15 BLOCK 8.17 12010 LONG BEACH BLVD.
LONG BEACH TWP, NEW JERSEY 08008

DRAW DATE: 06/20/2025
REVISED:

JOB#
2024-044



DRAWING LIST	
C1.0	COVER SHEET
A1.0	SOUTH AND EAST ELEVATIONS
A1.1	NORTH AND WEST ELEVATIONS
A2.0	GROUND FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A2.2	THIRD FLOOR PLAN
A3.0	ROOF PLAN
A4.0	RENDERINGS
A4.1	RENDERINGS



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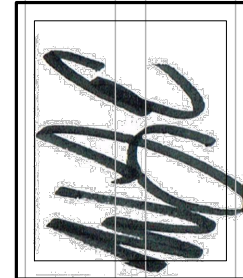
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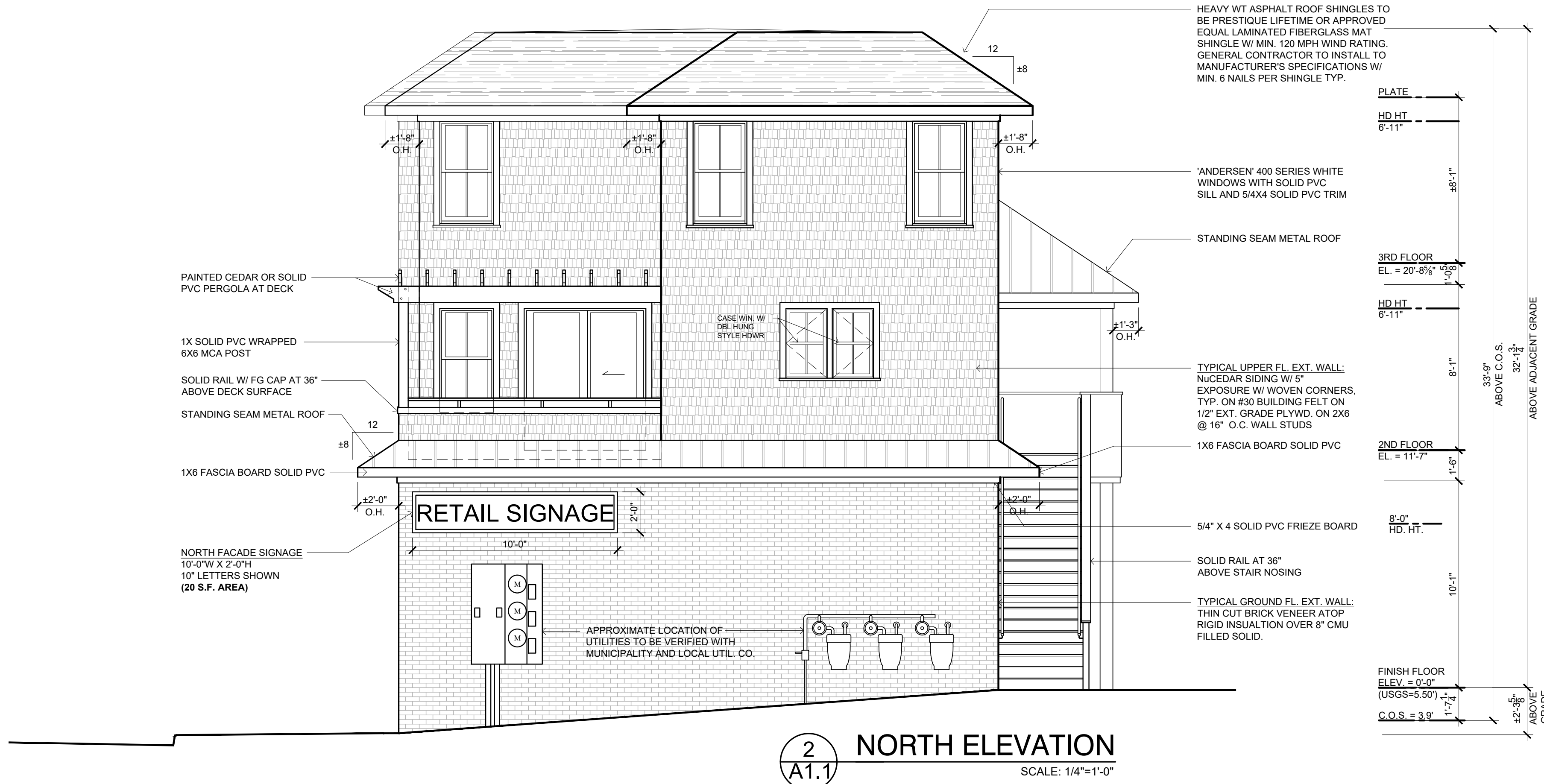
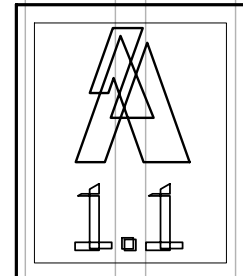
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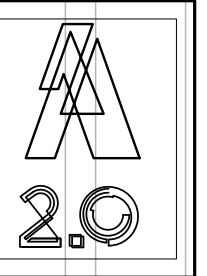
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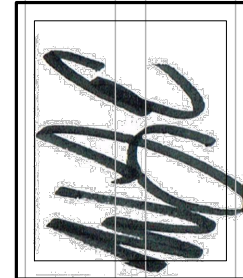
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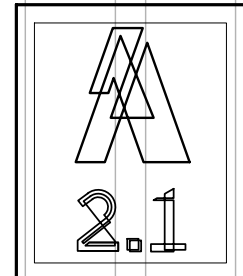
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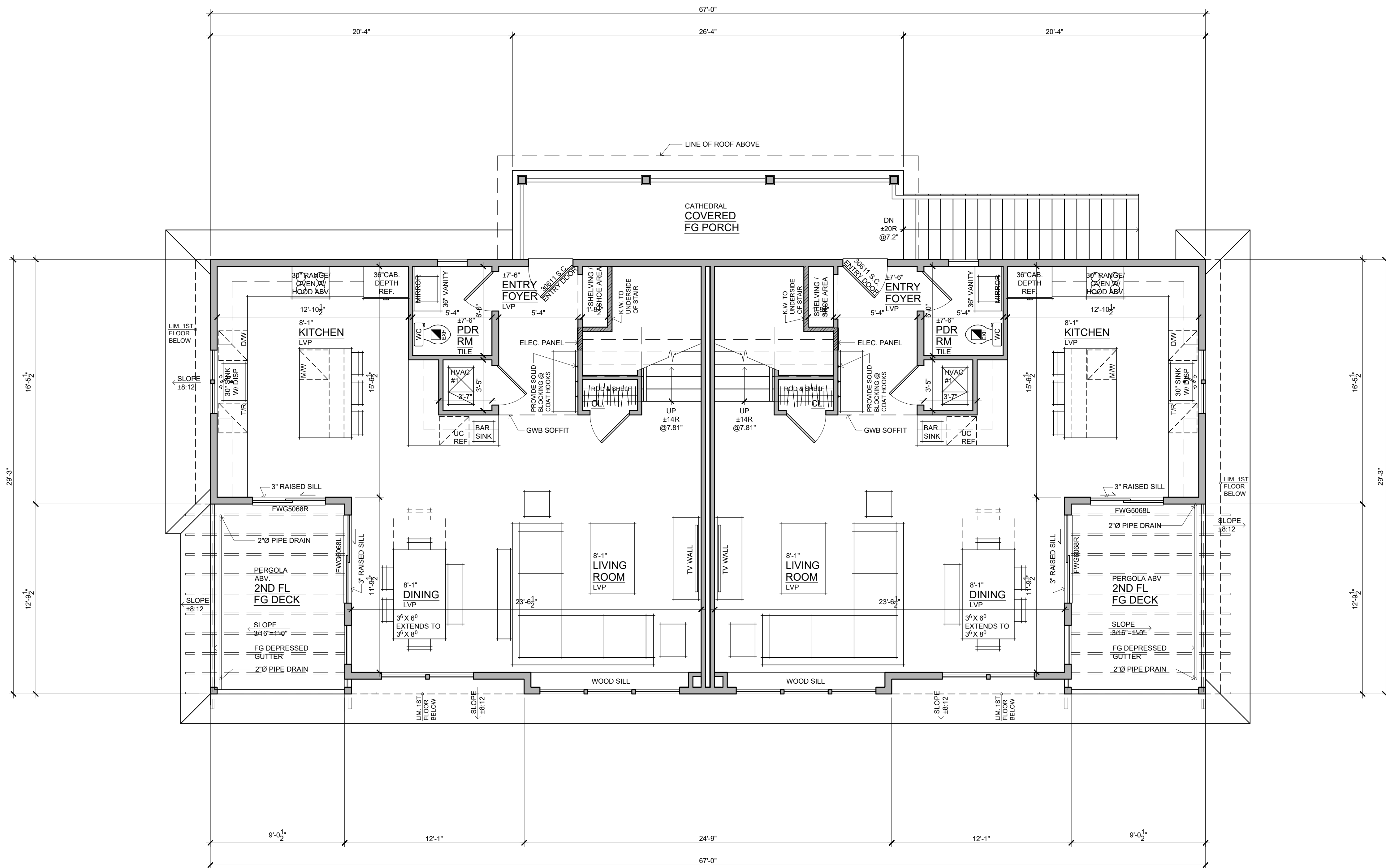
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PROGRESS PRINT



1
A2.1 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

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2.2

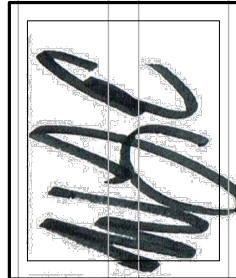
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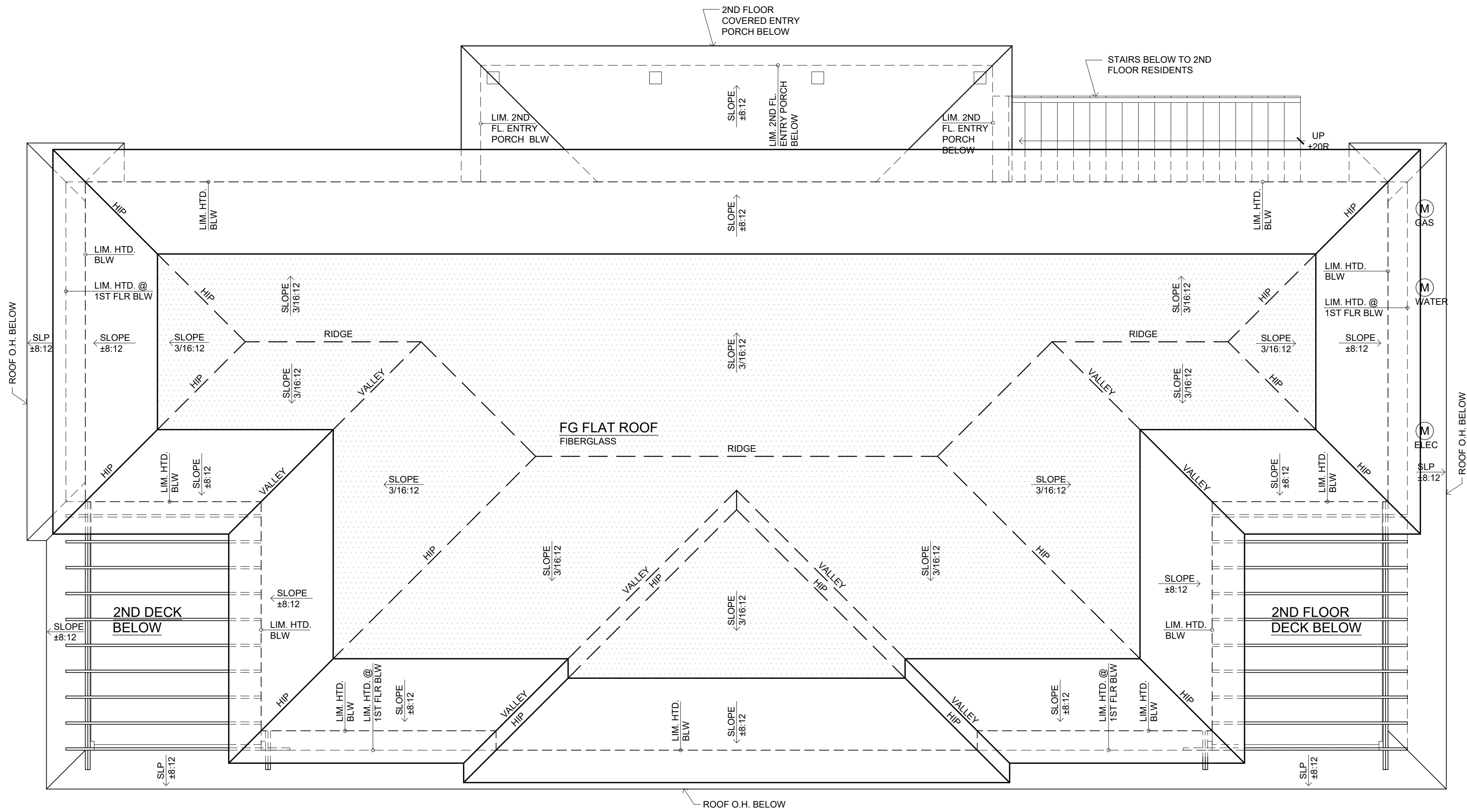
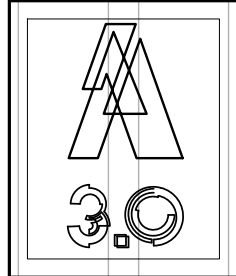
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1 ROOF PLAN
A3.0 SCALE: 1/4"=1'-0"



NORTH EAST RENDERING
NOT TO SCALE



EAST RENDERING
NOT TO SCALE

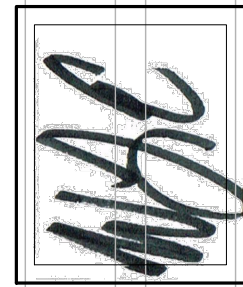


EAST FACADE DETAIL
NOT TO SCALE



ENTRY DETAIL
NOT TO SCALE

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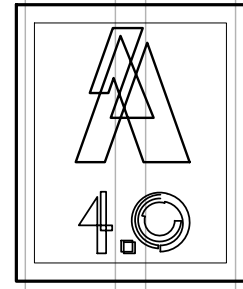
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SOUTH RENDERING
NOT TO SCALE



SOUTH WEST RENDERING
NOT TO SCALE

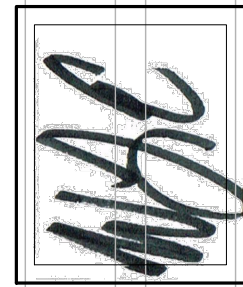


WEST RENDERING
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WEST FACADE DETAIL
NOT TO SCALE

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