

### PROJECT SPECIFICATIONS

**USE OF DRAWINGS:**

- THESE DRAWINGS ARE PREPARED FOR THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
- THESE DRAWINGS SHALL BE USED ONLY FOR THE SPECIFIC USE LOCATIONS AS INDICATED THEREON. ANY OTHER USE SHALL BE AT THE USER'S RISK.
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**GENERAL NOTES:**

- ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

**CONCRETE:**

- CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ACI 308R-11 CODE OF PRACTICE FOR CONCRETE.
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**STEEL:**

- STEEL SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AISC 360-10 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
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**WOOD:**

- WOOD SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NDS 2015 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
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**MECHANICAL:**

- MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL MECHANICAL CODE.
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**ELECTRICAL:**

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**PLUMBING:**

- PLUMBING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2009 NATIONAL STANDARD PLUMBING CODE.
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**PAINTING:**

- PAINTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL MECHANICAL CODE.
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**FINISHES:**

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**GENERAL NOTES:**

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### PROJECT CHARACTERISTICS

USE GROUP	EXISTING	PROPOSED
CONSTRUCTION TYPE / CLASS	F	F
NUMBER OF STORIES	3B	3B
HEIGHT OF STRUCTURE	16'-0" ±	21'-6" ±
AREA OF LARGEST FLOOR	3,079 SF	3,970 SF
NEW BUILDING AREA	N/A	1,470 SF
VOLUME OF NEW STRUCTURE	N/A	15,360 CF
TOTAL LAND DISTURBED	N/A	676.25 SF
DESIGN WIND SPEED	N/A	120 MPH
SPRINKLERS	NO	NO

**APPLICABLE CODES LIST**

BUILDING CODE: UNIFORM CONSTRUCTION CODE STATE OF NEW JERSEY  
 BUILDING CODE: INTERNATIONAL BUILDING CODE/2015 N.J. EDITION  
 BARRIER FREE SUBCODE: NJAC 5:23-7, 2009 ICC/ANSI A117.1-2009  
 MECHANICAL CODE: 2015 INTERNATIONAL MECHANICAL CODE  
 ELECTRICAL CODE: 2015 NATIONAL ELECTRICAL CODE  
 PLUMBING CODE: 2009 NATIONAL STANDARD PLUMBING CODE  
 ENERGY CODE: ASHRAE 90.1-2013  
 FUEL GAS CODE: 2015 INTERNATIONAL FUEL GAS CODE

### PARKING STATISTICS

EXISTING PARKING DEMAND	PROPOSED PARKING DEMAND
BAKERY USE PER ORDINANCE 3,075 SF / 300 SF = 10 SPACES	BAKERY USE PER ORDINANCE 3,075 SF / 300 SF = 10 SPACES
7 EMPLOYEES DIVIDED BY 1 1/2 PER EMPLOYEE = 5 SPACES	WAREHOUSE SPACE PER ORDINANCE 717 SF / 500 = 1 SPACE
TOTAL EXISTING PARKING DEMAND = 15 SPACES	GENERAL OFFICE USE PER ORDINANCE 876 SF / 500 = 2 SPACES
	7 EMPLOYEES DIVIDED BY 1 1/2 PER EMPLOYEE = 5 SPACES
	TOTAL PROPOSED PARKING DEMAND = 18 SPACES
	VARIANCE REQUIRED = 3 SPACES

**MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS**

ATTICS W/ LIMITED STORAGE	20 psf
ATTICS W/ OUT STORAGE	10 psf
DECKS	40 psf
EXTERIOR BALCONIES	60 psf
GLASS ESCAPES	40 psf
GUARDRAILS AND HANDRAILS	200 psf
GUARDRAILS IN-FILL COMPONENTS	50 psf
PASSENGER VEHICLE GARAGES	50 psf
ROOMS OTHER THAN SLEEPING ROOMS	40 psf
SLEEPING ROOMS	30 psf
SNOW	20 psf
STAIRS	40 psf

### ZONING ANALYSIS

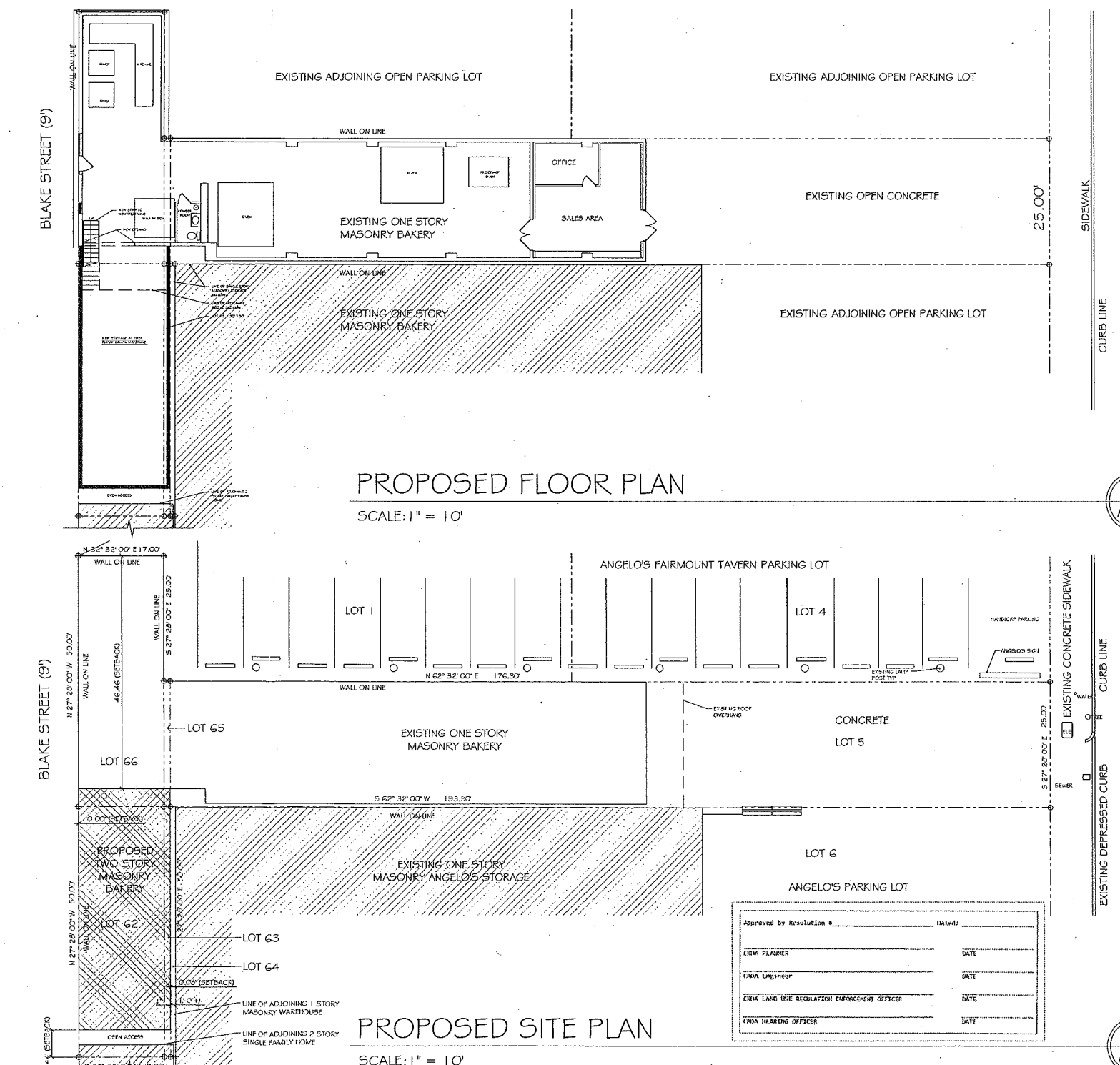
APPLICANT: STEVE RANDO  
 SITE LOCATION: 128 N MISSISSIPPI AVENUE, ATLANTIC CITY, NJ  
 LOT AND BLOCK: LOT 5, 62, 63, 65, 66 / BLOCK 337  
 (TO BE CONSOLIDATED)

ZONING DISTRICT: NC-2  
 EXISTING USE: SINGLE STORY MASONRY ( RANDO'S BAKERY )  
 PROPOSED USE: SINGLE STORY MASONRY ( RANDO'S BAKERY )  
 W/ MEZZANINE

DESCRIPTION	REQUIRED	PROPOSED
BLDG HEIGHT	90'-0"	21'-6" ±
PRINCIPAL ACCESSORY	15'-0"	N/A
YARD REQUIREMENTS		
FRONT (BLAKE ST)	N/A	0.00'
SIDE	N/A	5.44'
REAR	N/A	46.46'
BACK	N/A	0.00'
LOT COVERAGE		
PRINCIPAL	N/A	N/A
ACCESSORY	N/A	N/A
AGGREGATE	75 %	64.33 %
FLOOR AREA RATIO	6.0	0.64
LOT AREA	N/A	6,172.5 50 FT
EXISTING NON CONFORMITY	**	**
VARIANCE REQUIRED	**	**

### DRAWING LIST

A-0 SITEPLAN / SPECIFICATION  
 A-1 FLOORPLANS / ELEVATIONS



Date: \_\_\_\_\_

# Revisions: \_\_\_\_\_

Consultant: **Do the Architect LLC**  
 ARCHITECTS & PLANNERS  
 33 N. Brighton Ave.  
 Atlantic City, NJ 08401  
 (609) 348-2236  
 Fax (609) 348-0118

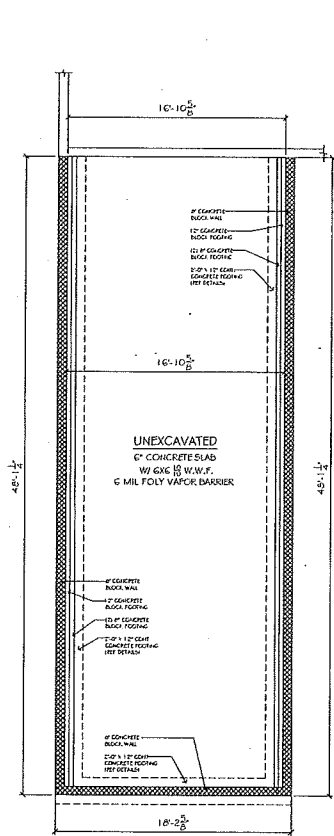
**A. RANDO BAKERY**  
 RENOVATION & EXPANSION OF

128 N. MISSISSIPPI AVENUE  
 ATLANTIC CITY, NJ, 08401

Scale: AS NOTED  
 Project No.: 2205-A  
 Drawn by: PENZA  
 Date: 02.14.17

APPROVED BY	DATE
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_____	_____
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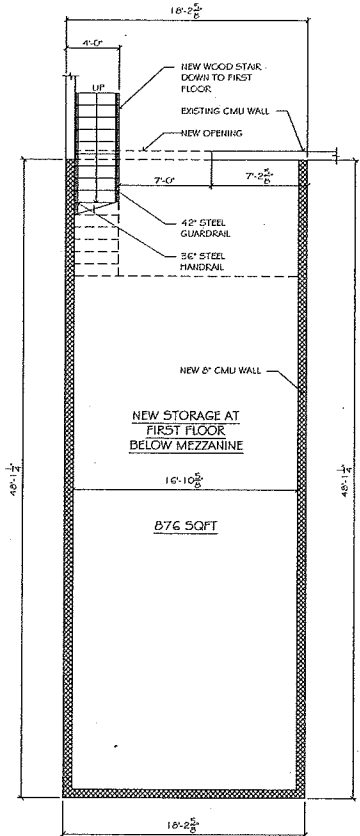
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FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

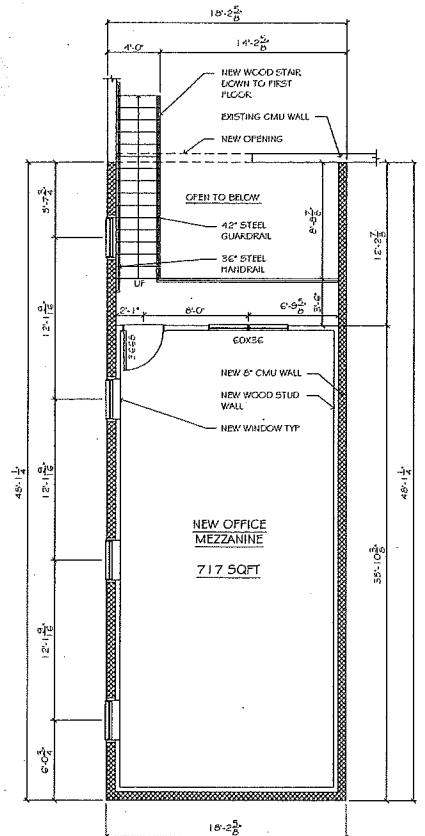
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A-1



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

2  
A-1

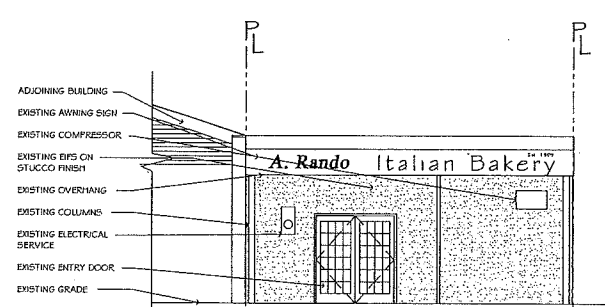


MEZZININE PLAN

SCALE: 3/16" = 1'-0"

3  
A-1

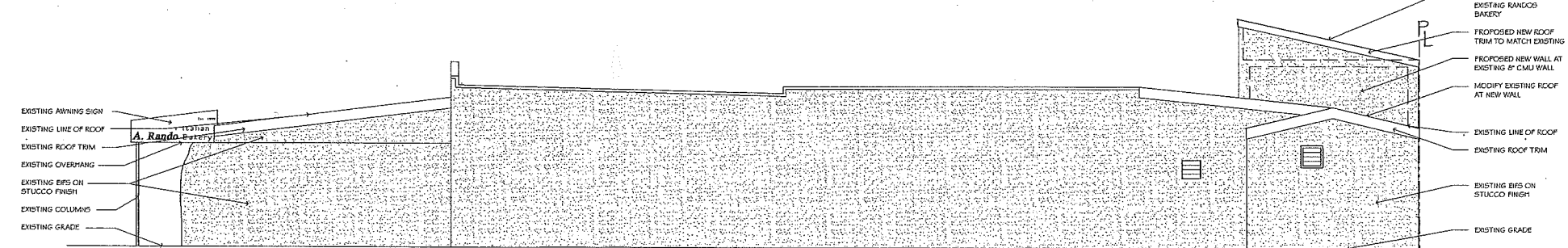
Approved by Resolution # _____	Date: _____
CADA PLANNER _____	DATE _____
CADA Engineer _____	DATE _____
CADA LAND USE REGULATION ENFORCEMENT OFFICER _____	DATE _____
CADA HEARING OFFICER _____	DATE _____



MISSISSIPPI AVE ELEV

SCALE: 3/16" = 1'-0"

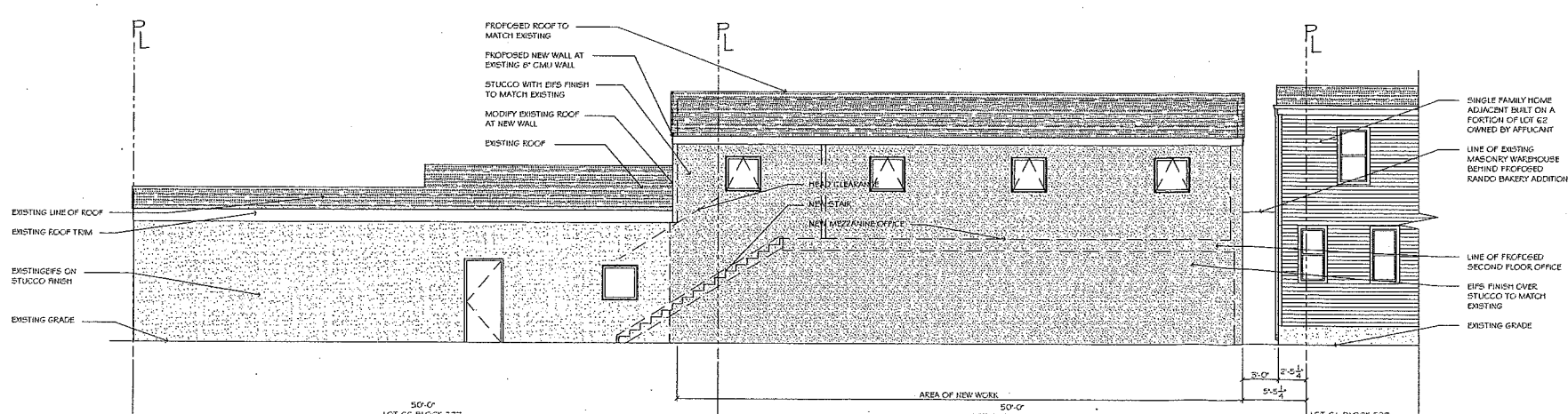
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RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

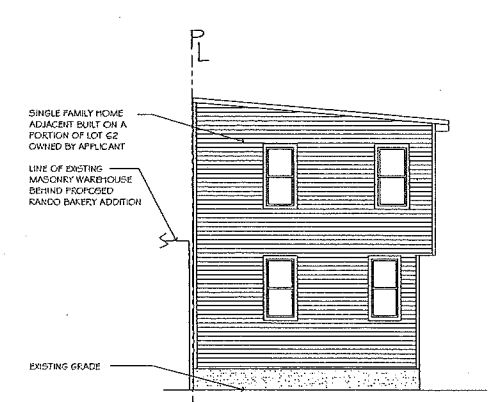
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BLAKE STREET ELEVATION

SCALE: 3/16" = 1'-0"


6  
A-1



ELEVATION

SCALE: 3/16" = 1'-0"

7  
A-1

Consultant	<p><b>Craig F. Dolhe Architect LLC</b>          ARCHITECTS &amp; PLANNERS          33 N. Brighton Ave.          Atlantic City, NJ 08401          (609) 348-2236          Fax (609) 348-0118</p>
Signature	 Date: 02.14.17 Registration No: A109640
Project Name	<p>RENOVATION &amp; EXPANSION OF  <b>A. RANCO BAKERY</b>          128 N. MISSISSIPPI AVE          ATLANTIC CITY, N.J. 08401</p>
Scale	A5 NOTED
Project No.	2205-A
Drawn by	CFD
Date	02.14.17
Sheet	A-1