

Michael Capo AIA Architect LLC  
1037 Route 46, Suite G5  
Clifton, New Jersey 07013  
973.460.1168  
Mikecapo12573@gmail.com

*Michael Capo*

Michael Capo, AIA  
New Jersey License No. 21AI02153600

# New Restaurant

57 Hamburg Turnpike  
Riverdale, New Jersey

## Applicable Codes

International Building Code-  
New Jersey Edition 2021

ADA: ICC/ANSI A117.1-2017

New Jersey Uniform Construction code-  
Rehabilitation Subcode Subchapter 6

National Electrical Code 2020

National Standard Plumbing Code 2021

International Energy Conservation Code 2021

International Mechanical Code 2021

International Fuel Gas Code 2021

## Gross Areas

Area of tenant suite 3,527 s.f.

## Occupancy

Tenant suite Posted maximum occupancy = 100 persons

## IBC Summary

New Use Group A2 - Assembly

Construction Class VA Combustible

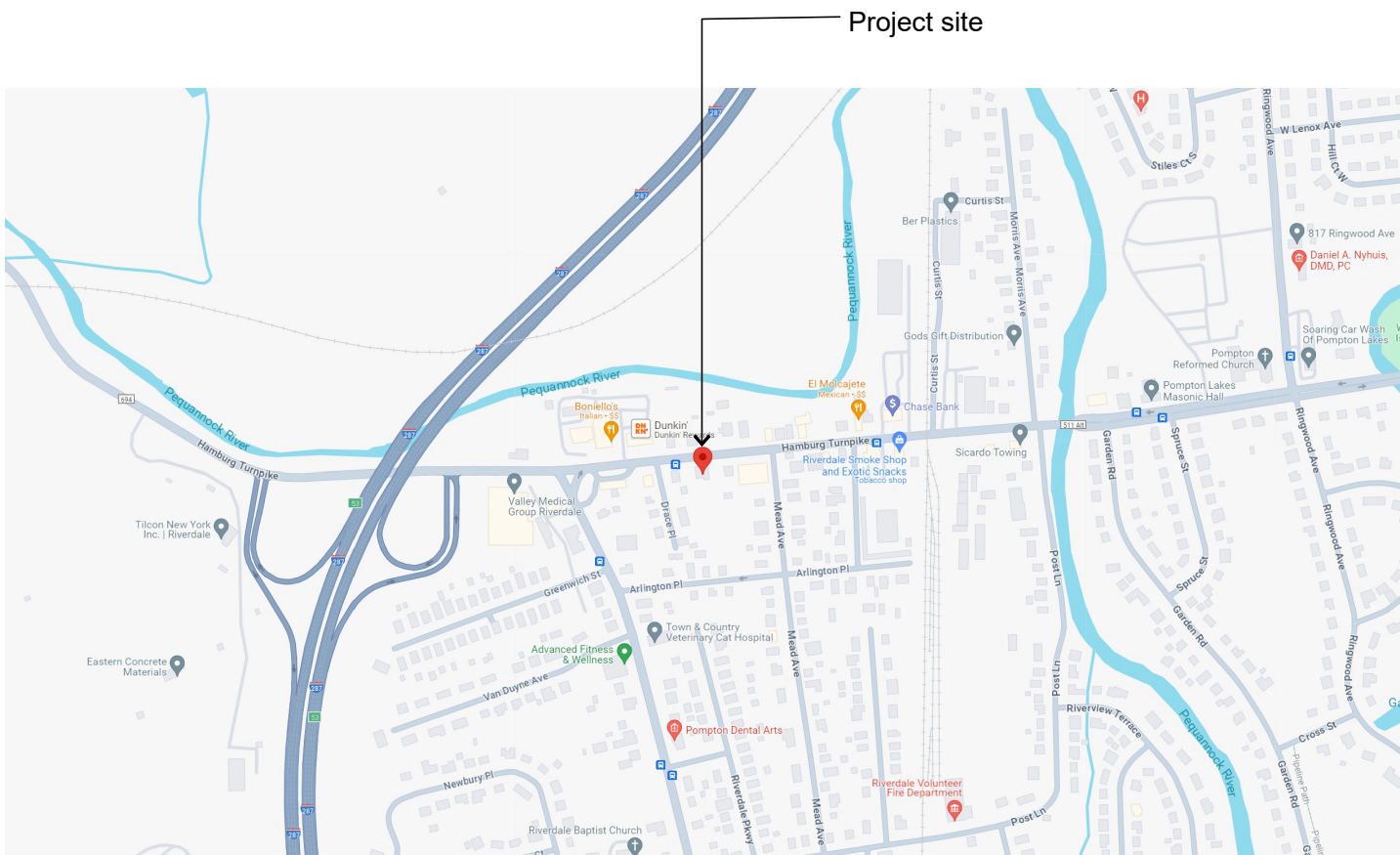
Building is equipped throughout with an automatic  
fire suppression system.

## General Notes

- All work shall conform with the N.J. Uniform construction Code, Latest edition and any other applicable code.
- General contractor shall provide fire stopping at all open soffits and vertical chases.  
General Contractor shall take care to protect the fire resistance integrity of all structural elements. All voids in floors, walls & ceilings shall be firesafed according to building codes
- All dimensions shown are taken to finished openings unless noted otherwise.
- Contractor shall verify all existing dimensions and conditions prior to starting work. Any discrepancies shall be reported immediately to the owner/Architect.
- All work shall be performed so it will not interfere with normal operations. The contractor shall be responsible for enforcing all owner regulations with employees and subcontractors. The contractor shall take all necessary precautions to protect all people who may be on or near the work area, by maintaining a safe work area, safe working conditions, and limiting access to the work area. Contractor shall designate one of their employees to be primarily responsible for safety on the work site.
- All drawings and specifications shall be considered complementary, all details, elements, structures, etc. shall be assumed to be on all documents even if they are only shown on one document.
- Efforts have been exercised to eliminate interference between and among trades. In spite of this, some interference should be expected. The contractor is responsible for bringing all interference to the attention of the owner's representative for help in resolution. The contractor is responsible for correction of such interference
- To the fullest extent permitted by law, the contractor shall indemnify and hold harmless the owner, architect, architect's consultants, and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself) including loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent acts or omissions of the contractor, a subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such a claim, damage, loss or expense is caused in part by a party indemnified here under, such obligation shall be construed to negate, abridge, or reduce other rights or obligations of indemnity which would otherwise exist as to a party or person described in this paragraph.
- These drawings shall not be scaled for purposes of construction.
- Contractor shall personally supervise the work, or have a competent supervisor, satisfactory to the owner's representative, present at the work site at all times during the demolition and construction work. Contractor shall provide adequate personnel and organization for the proper coordination and expediting of the work.
- Contractor is fully responsible for his workers' safety, safety equipment, first aid, and emergency handling procedures, owner and architect do not have the responsibility, personnel, or facilities to handle the contractor's safety requirements.
- not used
- All new electrical work shall be in accordance with the National Electric Code, 2020.
- Contractor to verify location of all underground utilities prior to excavation.
- All new finishes (except floor finish / carpet)shall have a class C flame spread rating, flame spread :200 max. typ., Smoke developed rating shall not exceed 450. Provide manuf. cut sheets showing conformance to the above and to ASTM E84 in accordance with the Uniform Construction Code 5:23-6.8.  
All new carpet is required to be class I or class II as per 2021 New Jersey International building code, section 803. Floor finishes shall comply with IBC 2021, 804.4.1. floor covering materials shall comply with the requirements of the DOC FF-1 "pill test" (CPSC 16 CFR Part 1630) or with ASTM D2859.
- Architect is not responsible for the discovery, presence, handling, removal or removal or disposal of, or exposure of persons to hazardous material in any form at the project site, including, but not limited to asbestos, asbestos products, polychlorinated byphenyl(PCB) methane, radon or other toxic substances.
- All interior floor finishes shall be of class I or class II materials and shall be classified in accordance with NFPA 253. Class I shall be .45 watts/cm or greater; Class II shall be .22 watts/cm or greater. Submit cut sheets of all floor finishes for architect's review.

Use Group A2 - Assembly	
Area	Classification
Exit enclosures and exit passageways	B - sprinklered
Corridors	B - sprinklered
Rooms and enclosed spaces	C - sprinklered
All ratings as per table 803.13 of the International building code 2021, New Jersey Edition.	

- Portable fire extinguishers shall be installed in all where required as listed in section 906 of the International building code 2021, New Jersey Edition
- All existing fire alarms/ devices and fire protection devices/ equipment to remain operational throughout period of construction/demolition.



## Project Location Map

Not to scale

1 6.17.24 Issued for permit  
No. Date Description

Print Issue

Project,  
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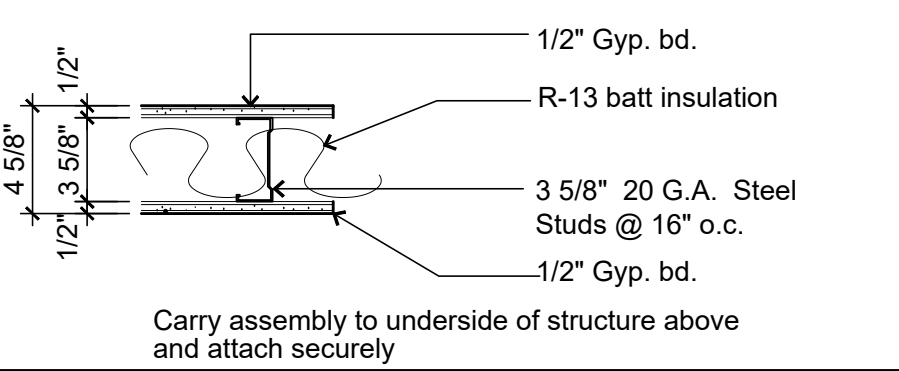
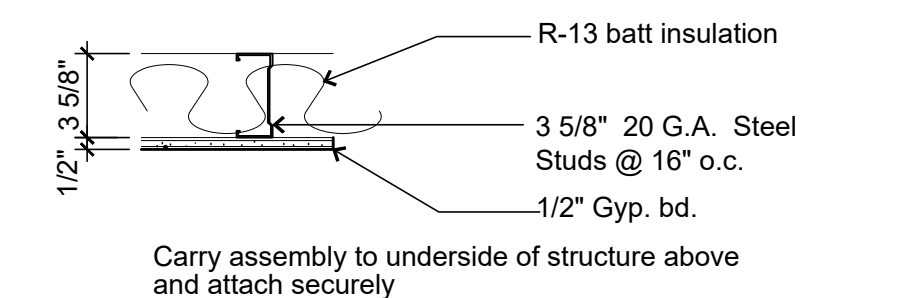
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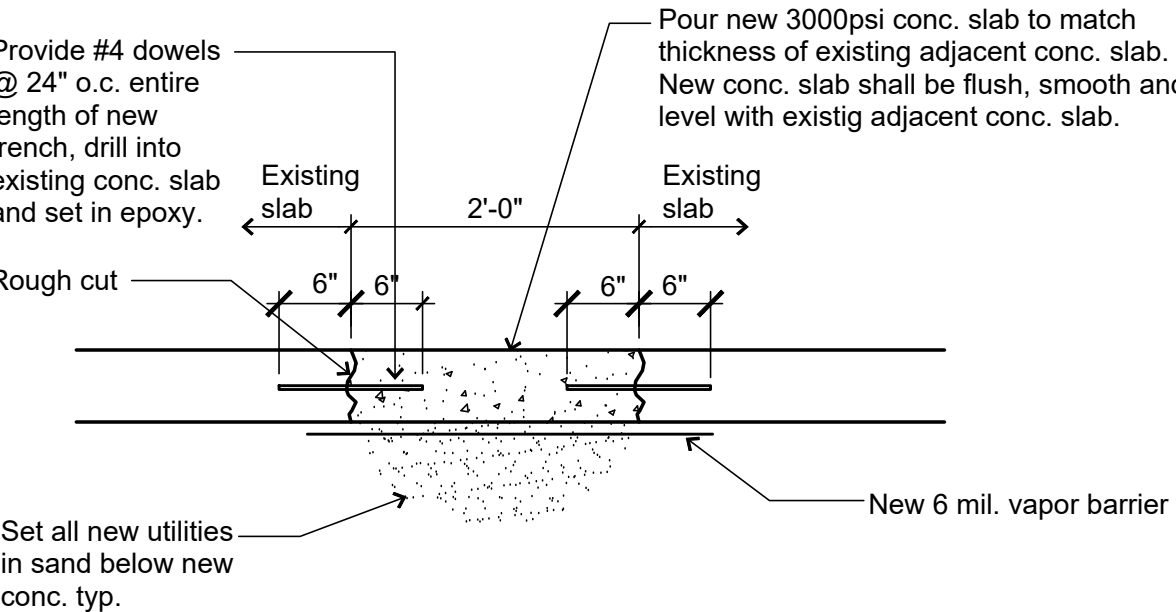
Cover Sheet

Scale  
as noted  
Project No.  
24-170  
Drawn  
MC

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Partition Type Schedule			
Type	Construction	Rating & Test No.	Notes
1			Provide 4" high rubber base  Prime and paint all new walls  insulation in all walls
2			Provide 4" high rubber base  Prime and paint all new walls  insulation in all walls



## Repair Detail @ Existing concrete slab

Scale: 3/4" = 1'-0"

**Note:**  
Contractor to verify location of all underground utilities prior to cutting conc. slab

Plumbing fixture schedule				
	Description	Manuf.	Model no.	Remarks
Lav-1	Lavatory	American Standard	0355.012 or equal	ADA compliant fixture. Faucet: American standard colony soft single control 2175.506. Provide mixing valve and set outlet temp to 110 degrees. Mcquire P trap W. grid strainer 2165LK 1/2" angle supplies. Provide insulated trap and supply guards to be ADA compliant.
WC-1	Water Closet Floor mount ADA tank type	American Standard	2467 016 or equal	Cadet Right Height floor mounted ADA elongated pressure-assisted toilet. 1.6 GPF. Provide K-4664 Olsonite #95 seat cover.
UR-1	Urinal	Kohler	Bardon K-PR4991-T1D or equal	High efficiency urinal with MACH Tripoint flushometer

## Alteration Notes

- 1 Prepare existing conc. slab to receive new non-slip finishes as selected by tenant. See general notes. Floor finish in kitchen shall be cleanable with cove base
- 2 Furniture by others. Furniture is shown for coordination purposes only
- 3 Outlets behind range shall shut down during during activation of fire suppression system
- 4 Exhaust fan shall operate when cooking appliances are turned on in accordance with the International Mechanical Code 2021, section 507.1.1
- 5 New countertop by others. Height shall not exceed 34" a.f.f. Provide flip up counter as indicated. Submit shop drawings for architect's review
- 6 New bar by others. Provide 3'-0" wide section having a height not exceeding 34" a.f.f. Submit shop drawings for architect's review
- 7 New planter +42" a.f.f. 3 5/8" 20 ga. vert. metal studs @ 16" o.c. with 18ga top and bottom track attach bottom track to conc. slab
- 8 Cut existing conc. slab as necessary and run new sanitary line to new plumbing fixtures. See conc. slab repair detail on this drawing.
- 9 Install new storefront to match adjacent in lieu of doors. See construction documents prepared by The Dietz Partnership.
- 10 New 200A elec. panel
- 11 New 75 gallon gas hot water heater
- 12 New elec. meter with service disconnect, location to be determined by utility company
- 13 Surge protection device

## Legend

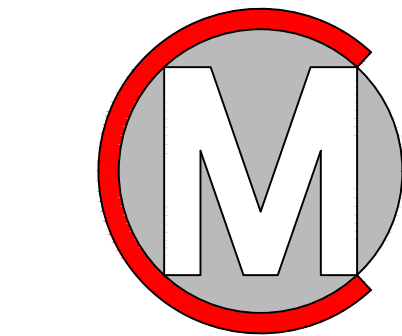
- Existing construction to remain
- Existing construction to be removed. Patch and repair all adjacent finishes as necessary and remove all electrical wiring back to existing elec. panel.
- New partition, see partition schedule
- Existing door, frame and all related hardware to remain.
- New 3'-0" wide 7'-0" high x 1 3/4" Solid core wood door In 16ga. H.M. ptd. frame
  - Leaver & Lockset: Falcon "W" series W301
  - Hinges: McKinney TA2714 5 Knuckle 4.5x4.5 US26D. (3) per door
  - Silencers: Glynn Johnson GJ64. 26D Satin Chrome
  - Stops: Rockwood - 409 concave wrought door stop
  - Coordinate all keying requirements w/ tenant
  - All new doors shall be operable from the interior at all times
  - All the above hardware or equal. Submit cut sheets for architect's review.
  - Provide lever handles in accordance with ADA: ICC/ANSI A117.1-2017
- Fiberglass dual swing door with 12"x12" vision panel. Provide push and kick plates on both sides of door and 1 1/2 pair of butts. Submit cut sheets for architect's review
- New fire extinguisher. Minimum rating 2-A:10-B:C. Surface wall mounted extinguisher.
- (3) vertical 20ga. metal studs, ea. end of all new openings, typ. Provide 20ga. metal track header. Extend vertical studs to underside of structure above and attach securely
- New 120V 20A duplex electrical receptacle. Mount +18" A.F.F. Verify final locations with tenant. See electrical note Provide bubble covers on all receptacles, typ.
- New 120V 20A duplex GFI electrical receptacle. Mount GFI receptacles above countertops. Provide bubble covers on all receptacles, typ.
- Stainless steel wall finish full height @ all cooking equipment
- F.R.P. wall finish at all sink and food prep areas
- 2" floor drain, see plumbing riser diagram

## Kitchen Equipment

- 1 Salad Prep table
- 2 Kitchen Refrigerator
- 3 Kitchen Freezer
- 4 Kitchen Dishwasher
- 5 36" prep table
- 6 Triple compartment sink and grease trap below
- 7 "Z" lockers
- 8 Gas stove
- 9 Flat top griddle
- 10 Fryer
- 11 Steam table
- 12 Keg refrigerator
- 13 Bar refrigerator
- 14 Bar dishwasher
- 15 Bar ice maker
- 16 Drink Gun
- 17 Jan. sink

## Floor Plan

Scale: 1/4" = 1'-0"



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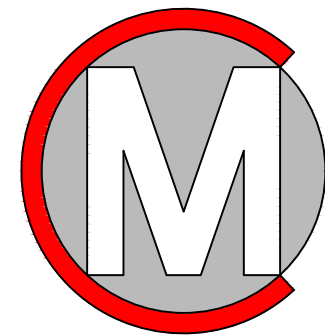
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Floor Plan

Scale  
as noted  
Project No.  
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Drawn  
MC

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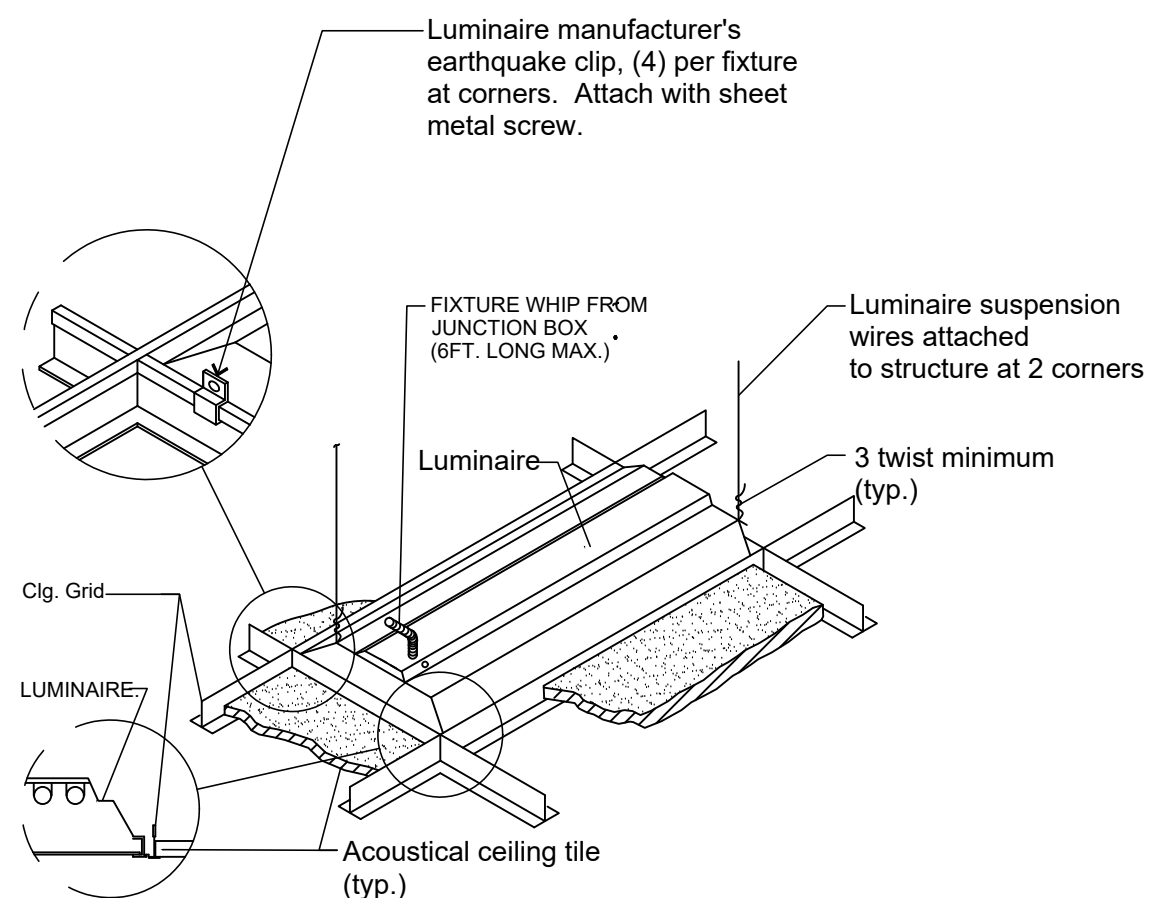




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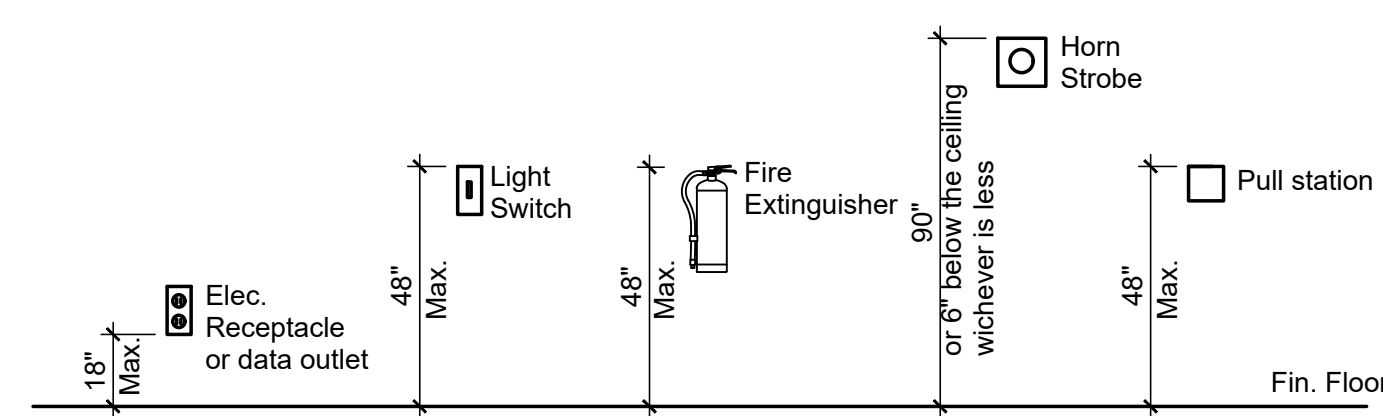


## Luminaire Detail

Not to scale

## Alteration Notes

- 1 New 1 hour rated gypsum board ceiling. See drawings prepared by The Dietz Partnership
- 2 Provide new acoustical ceiling tile system. Manuf: Armstrong Ultima Health Zone cleanable ceiling tiles or eq. Ceiling height  $\pm$  10'-0" a.f.f.
- 3 Exposed duct work, size by mechanical contractor. Provide Reflectix R-4.2 duct insulation, color black. Verify location of air handling unit.
- 4 Exhaust hood by others, submit shop drawings for architect's review.

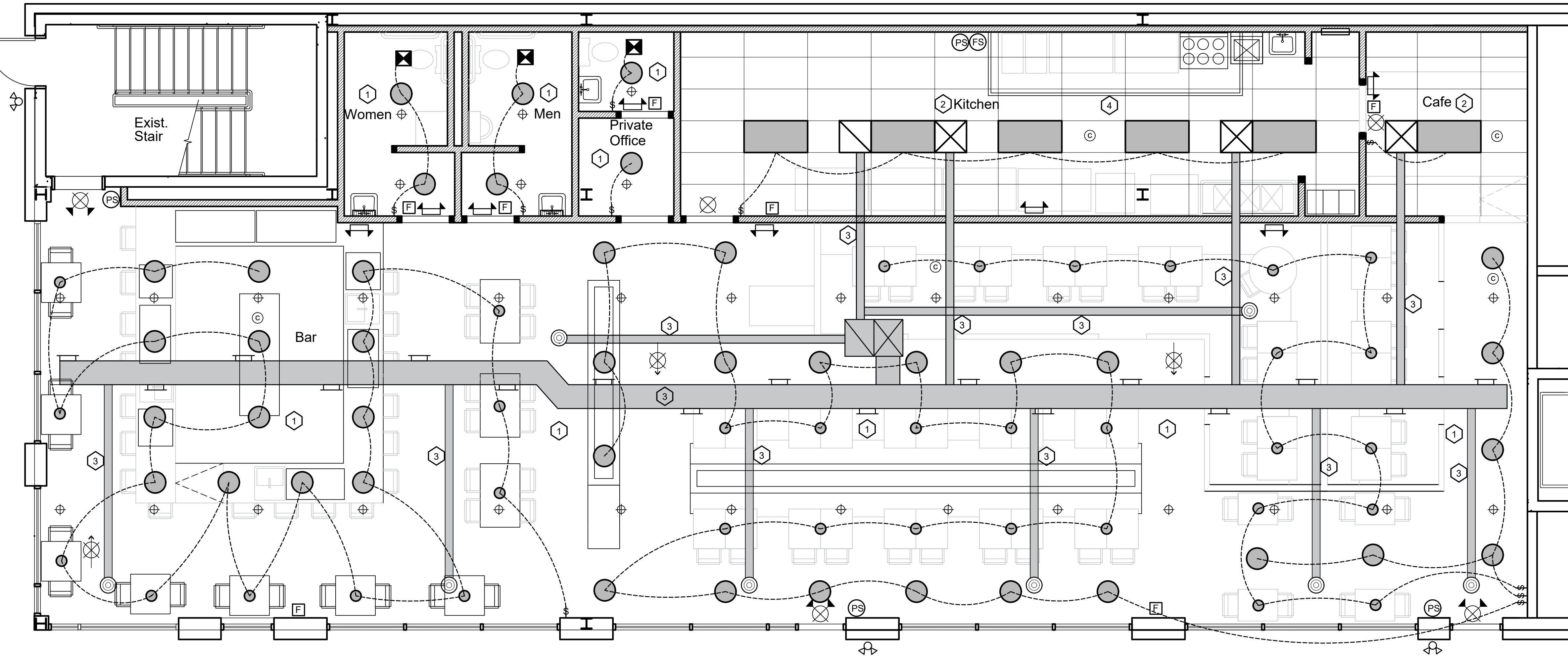


## Operable Device Mounting Heights

Not to scale

## Legend

- New 2' x 4' UL listed recessed LED light fixture  
Manuf: RAB - EZPAN-2X4-40-YN  
See electrical drawings for switching
- New UL listed surface mounted 1'x4' light fixture as selected by tenant
- New UL listed LED pendant light fixture as selected by tenant
- New UL listed LED pendant downlight as selected by owner
- UL listed LED surface mounted illuminated mirror as selected by tenant
- New 2'x2' recessed to remain.
- New 2'x2' recessed return
- New 12" dia. round duct
- New UL listed dual cone emergency light with battery backup.
- New UL listed combination illuminated exit light / dual cone emergency light with battery backup. Provide directional arrow as indicated
- New UL listed illuminated exit light with battery backup  
Provide directional arrow as indicated.
- New UL listed exhaust fan vented to exterior.  
See mechanical drawings
- New UL listed LED egress light. dual bulb.
- New UL listed recessed sprinkler head. Submit shop drawings signed and sealed by a licensed engineer in the State of New Jersey.
- New audible / visual fire alarm strobe.
- Fire suppression Ansel system for exhaust hood.  
Install in strict accordance with NFPA Latest Edition  
Submit shop drawings for architect's review
- UL listed pull station  
Install in strict accordance with NFPA latest edition.
- UL listed single pole light switch
- Carbon monoxide detector shall be U.L. listed and receive their power directly from 1 panel. Units shall also have battery backup. Units shall be interconnected so as to sound simultaneously when one is activated.



## Reflected Ceiling Plan

Scale: 1/4" = 1'-0"

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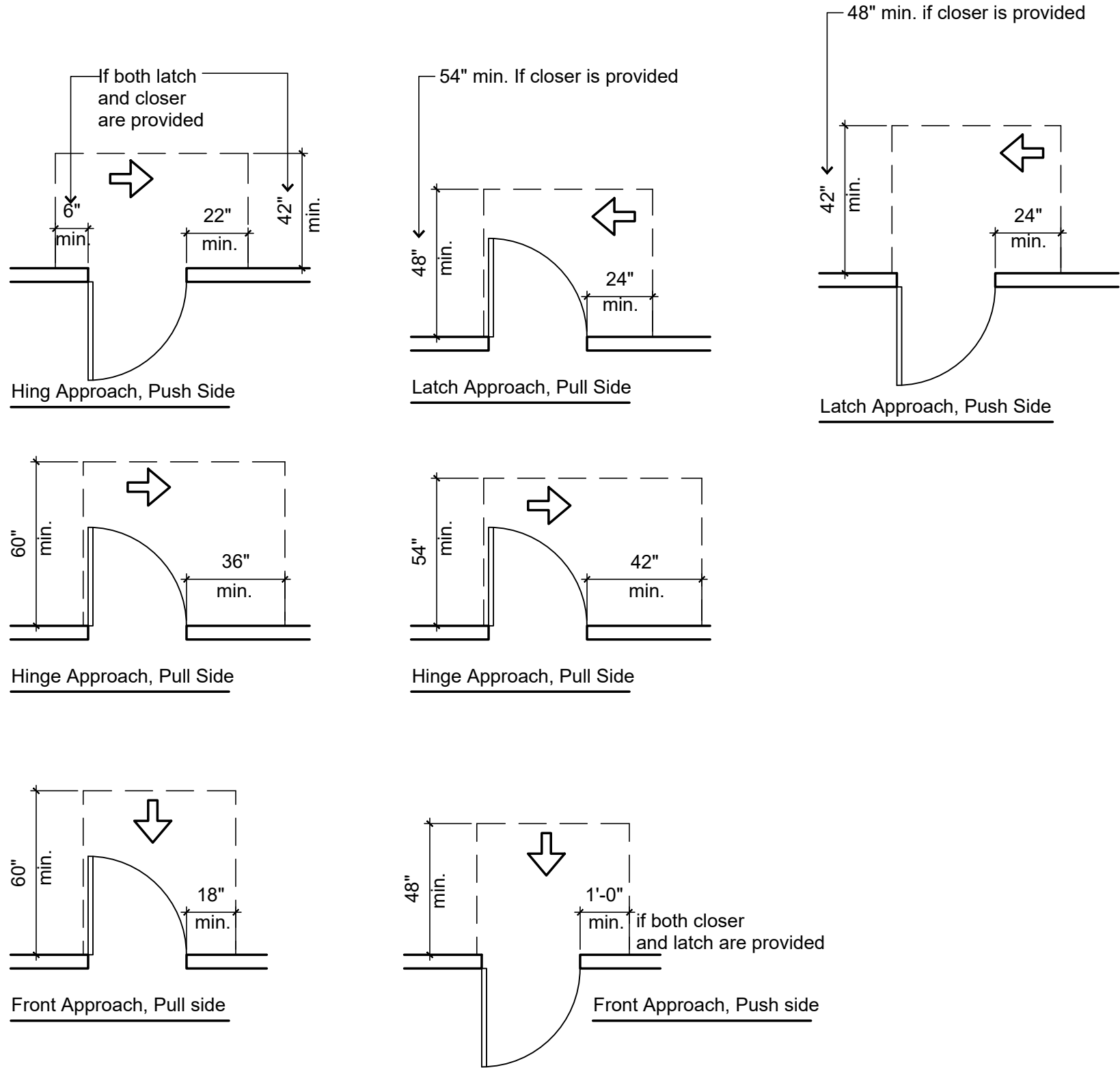
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## Reflected Ceiling Plan

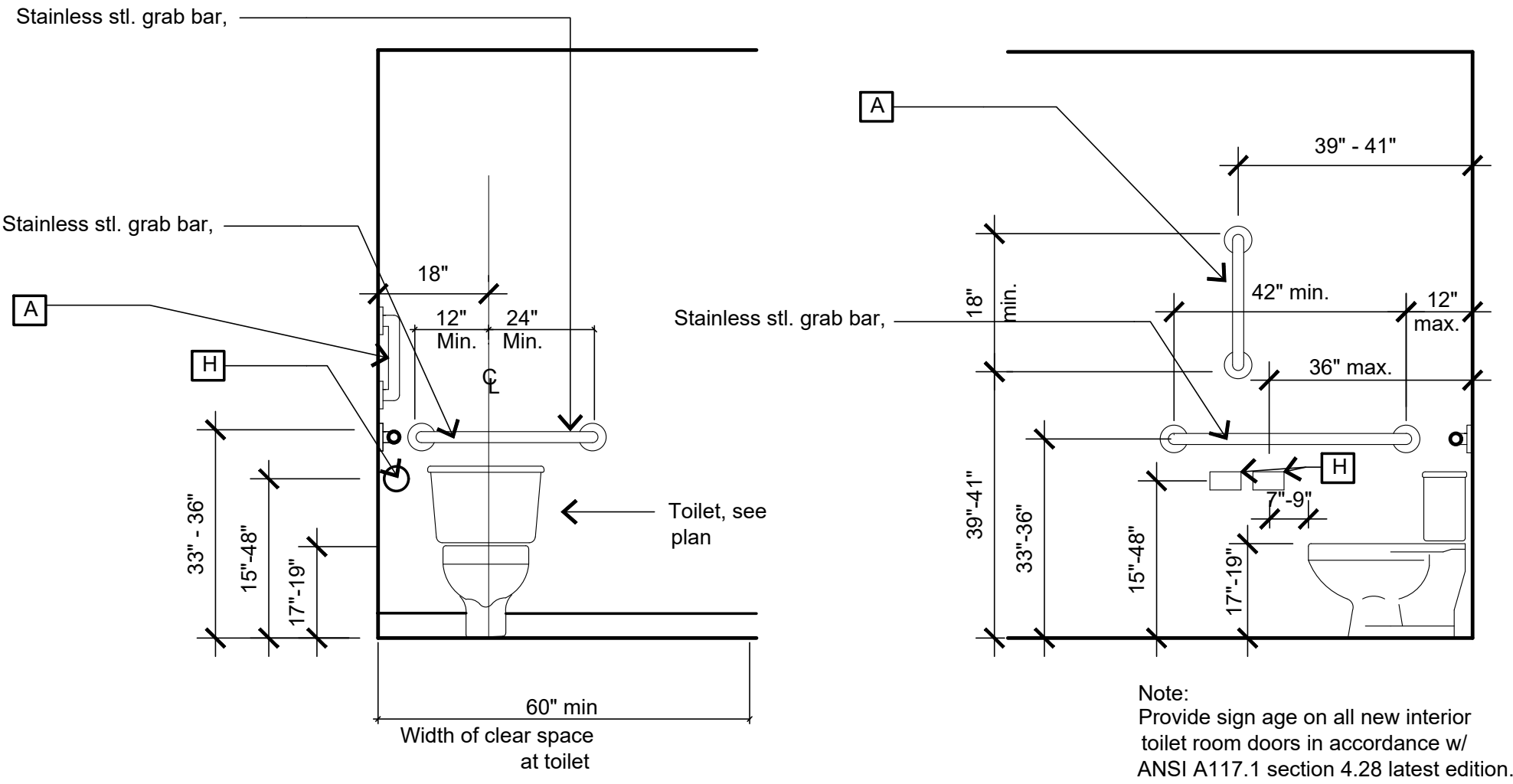
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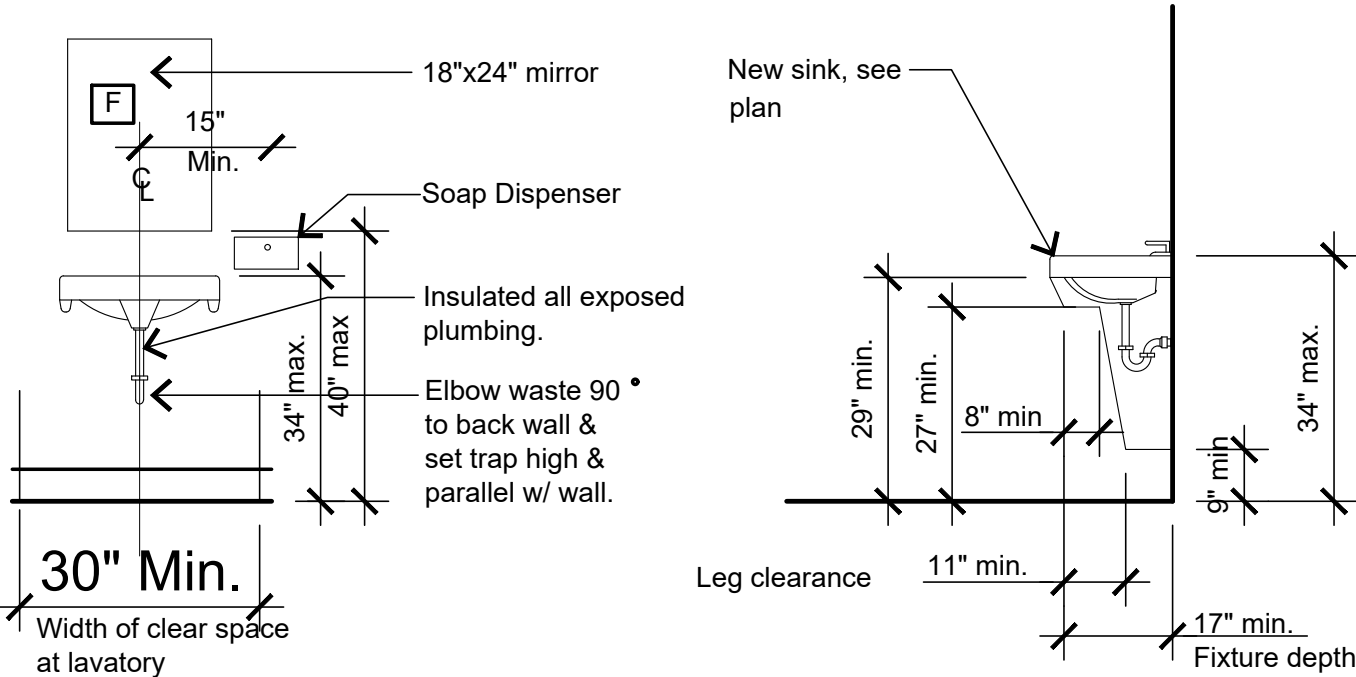
Barrier Free Door Approaches

Not to scale



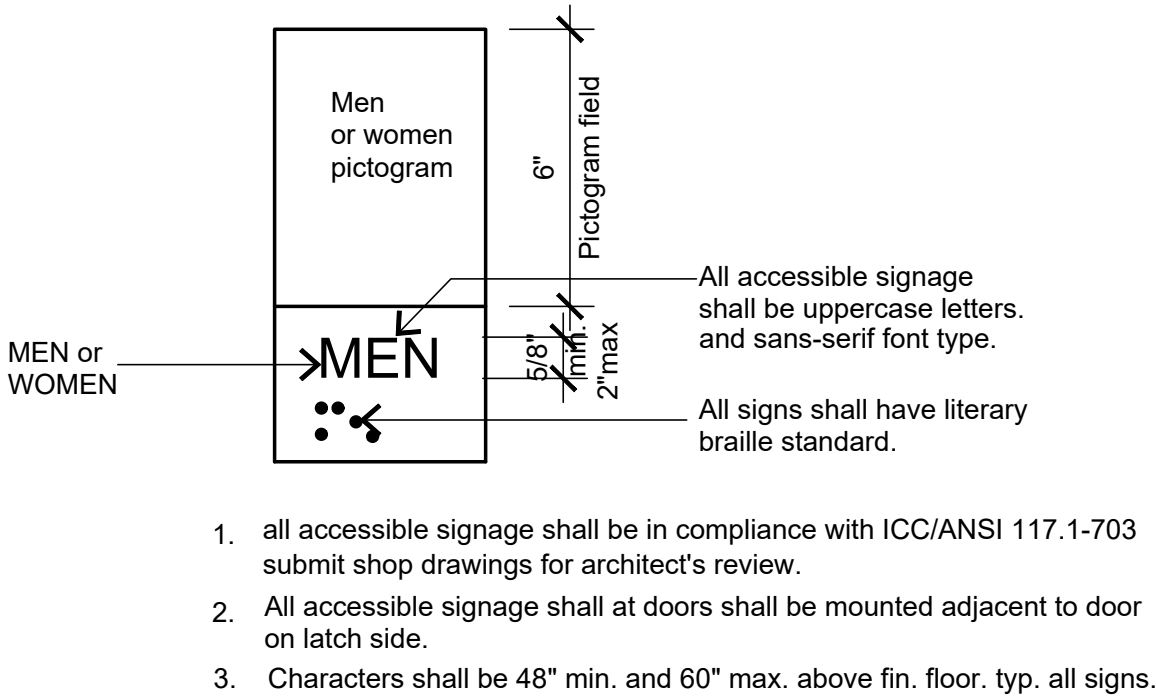
Typical Barrier Free Toilet Elevations

Scale: 1/2" = 1'-0"



Typical Barrier Free Sink Elevations

Scale: 1/2" = 1'-0"

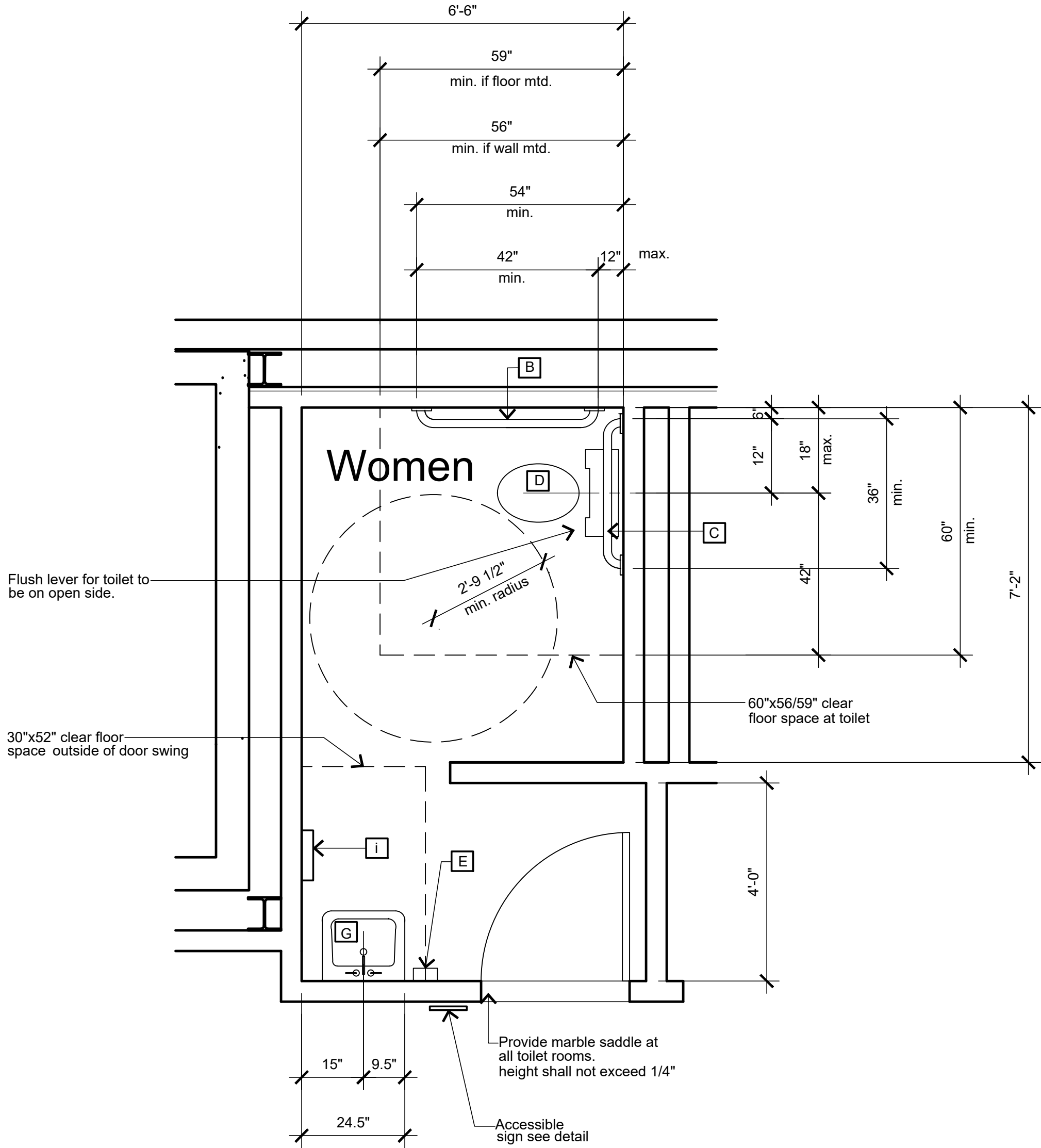


Accessible Signage Detail

Scale: not to scale

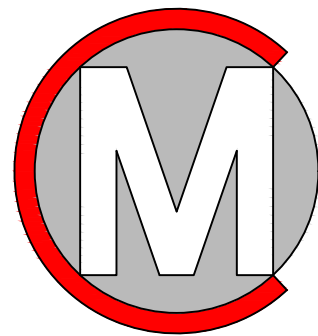
Toilet Equipment Schedule			
Item No.	Description	Manufacturer	Remarks
A	Grab Bars	Bobrick B-5806X18	Provide solid wd. blocking @ all supports, typ.
B	Grab Bars	Bobrick B-5806X42	Provide solid wd. blocking @ all supports, typ.
C	Grab Bars	Bobrick B-5806X36	Provide solid wd. blocking @ all supports, typ.
D	Toilet		See plumbing drawings
E	Soap Dispenser	Bobrick B-40	See elevations, mount +48" A.F.F.
F	Mirror	Bobrick B-165,2436	See elevations
G	Lavatory		See plumbing drawings
H	Toilet Paper dispenser	Bobrick B-4388	Surface mounted, see elevations
I	paper towel dispenser	Georgia Pacific Enmotion automatic Model - 49462	

- Notes
- Contractor to submit cut sheets of all toilet equipment for architect's review.
  - All above specification or equal substitution.



Typical Barrier Free Toilet Plan

Scale: 1/2" = 1'-0"



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## Gas Riser Diagram

## Notes

1. Plumbing contractor shall install shutoff valves and unions for all gas equipment.
2. All gas lines to be schedule 40 metallic pipe in accordance with table 402.4(2) of the International Fuel Gas Code, 2018.
3. Contractor to verify BTU's of all appliances and utilities and Notify architect.

No.	Date	Description
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## Riser Diagrams

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