

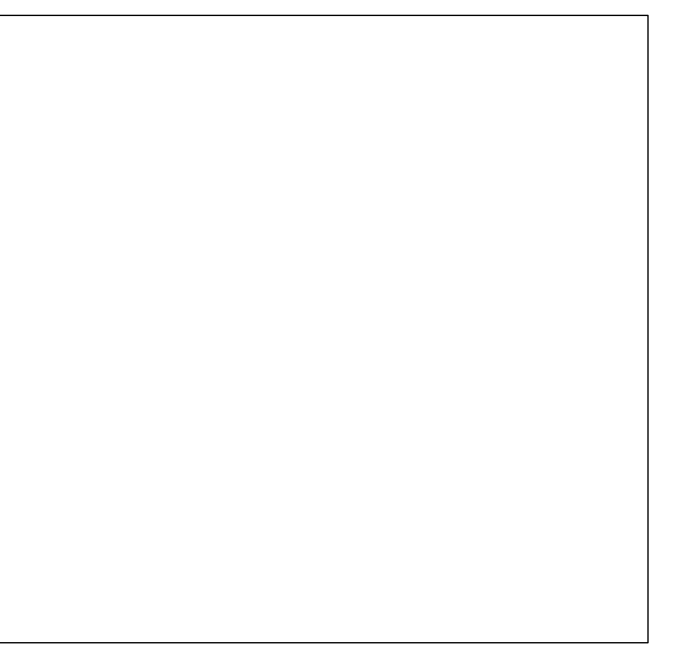


WESKETCH ARCHITECTURE, INC.

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1	VARIANCE SET	24 FEB 2021

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PROJECT: **DOAR LLC**  
LOT 1.01 , BLOCK 10801  
645 VALLEY ROAD  
GILLETTE, NJ 07933

### GENERAL INFORMATION

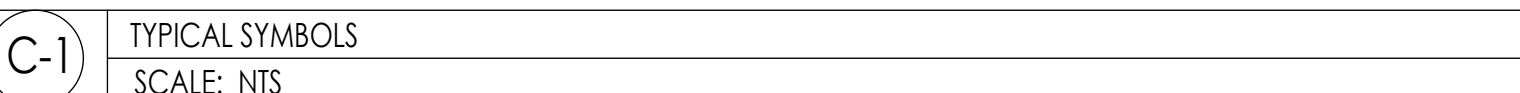
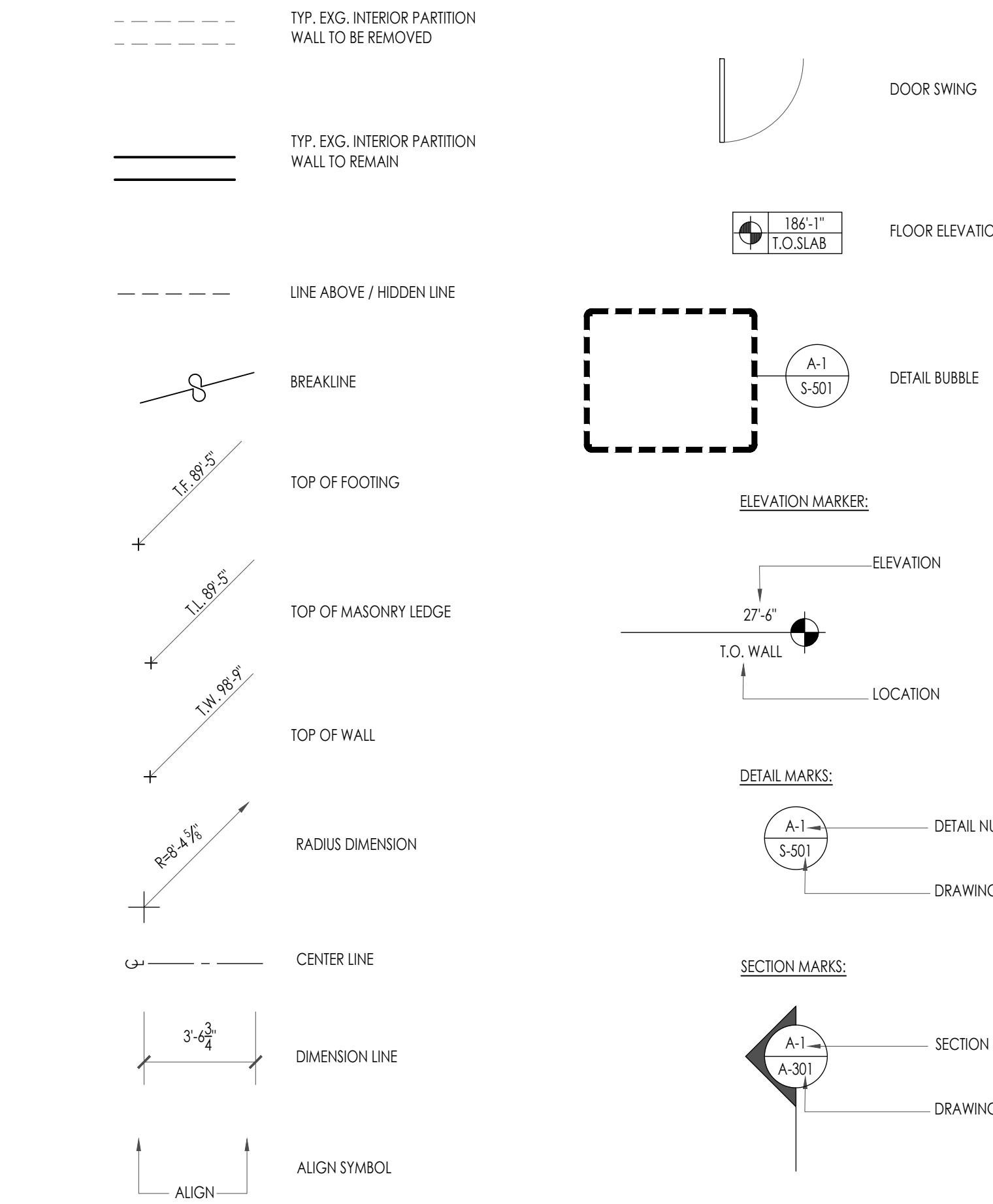
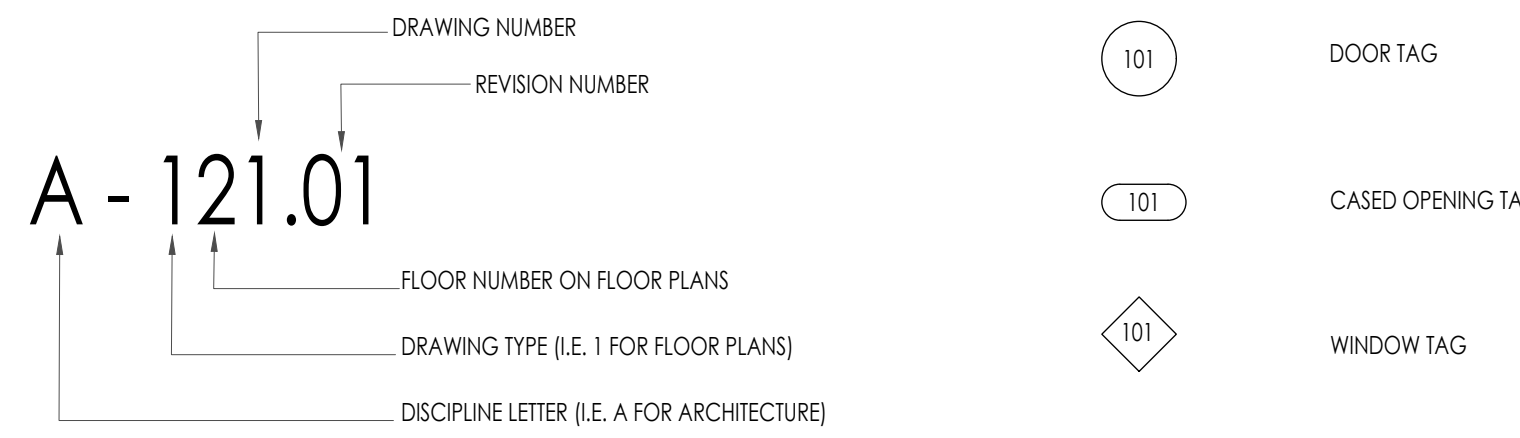
SEAL & SIGNATURE:  
  
WILLIAM E. S. KAUFMAN  
N.J. AI 13324

PROJECT NO.: 5498  
DRAWING BY: AT  
CHK BY: GA  
DWG NO.:

# G-101.02

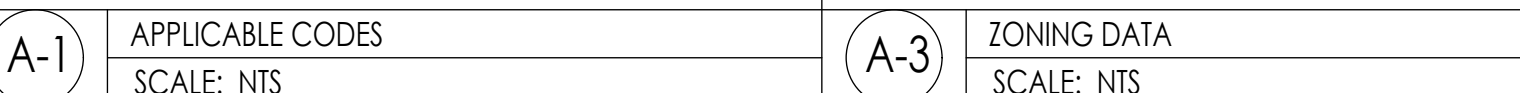
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

M L K J H G F E D C B A



**APPLICABLE CONSTRUCTION CODES IN EFFECT:**

- 2021 INTERNATIONAL BUILDING CODE, NJ EDITION
- 2020 NATIONAL ELECTRIC CODE
- 2021 NATIONAL STANDARD PLUMBING CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE, COMMERCIAL
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL FUEL GAS CODE
- 2017 BARRIER FREE SUBCODE (ANSI A117.1)



### GENERAL NOTES

PLANS MUST BE FILED WITH THE LOCAL BUILDING DEPARTMENT AND THE APPROPRIATE PERMITS OBTAINED PRIOR TO THE COMMENCEMENT OF ANY WORK. A COPY OF THE CONSTRUCTION PERMIT MUST BE PROVIDED TO THE LANDLORD IF APPLICABLE.

COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR.

ALL CONTRACTORS SHALL HAVE AND MAINTAIN CONTRACTORS LIABILITY PROPERTY DAMAGE INSURANCE AND WORKMAN'S COMPENSATION INSURANCE. ALL PHASES OF CONSTRUCTION SHALL COMPLY WITH LOCAL, STATE AND FEDERAL SAFETY LAWS. GENERAL CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, FURNISHINGS, FIXTURES, AND MATERIAL FROM DAMAGE DUE TO THIS CONSTRUCTION. BUILD ALL NECESSARY BARRICADES AND FURNISH NECESSARY LIGHTING AND DANGER WARNINGS. CONTRACTOR SHALL IF APPLICABLE PROTECT EXISTING STRUCTURE FROM DAMAGE DURING CONSTRUCTION AND ENSURE STRUCTURAL INTEGRITY.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THESE SPECIFICATIONS ARE GENERAL IN FORM, UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE CONTRACT DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE.

ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED AS REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION TO MEET ANY UNFORSEEN OR OTHER CONDITIONS. CONTRACTOR SHALL NOT SCALE DIMENSIONS FROM THE DRAWINGS. ALL OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE CONTRACT DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK INVOLVED. NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

THE CONTRACTOR SHALL VERIFY ALL JOB SITE CONDITIONS AND RELATED DIMENSIONS. THE CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UNDERGROUND PIPING, UTILITIES, WELLS AND INCLUDE PROVISIONS FOR SAME.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND THE SAFETY IN AND AROUND THE JOB SITE AND OF ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE APPROPRIATE DUST AND WEATHER PROTECTION OF EXISTING ROOMS DURING CONSTRUCTION AND DEMOLITION. ANY DAMAGE TO THE EXISTING STRUCTURE OR SITE SHALL BE REPAIRED BY THIS CONTRACTOR AT HIS OWN EXPENSE.

CONTRACTOR AND OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN BOTH DURING AND AFTER CONSTRUCTION.

THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, FIXTURES, APPLIANCES AND LABOR NECESSARY TO COMPLETE ALL WORK NOTED ON PLANS AND AS OTHERWISE REQUIRED. ALL MATERIALS SHALL BE NEW AND FREE FROM ANY DEFECTS. WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS PROCESS. ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF OWNERS ACCEPTANCE.

MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF MATERIALS SHALL BE FOLLOWED.

PATCH AND REPAIR EXISTING AREAS AND/OR SURFACES DISTURBED BY CONSTRUCTION ACTIVITIES, IF APPLICABLE. WHEN EXTERIOR OPENINGS ARE MADE IN EXISTING WORK, THEY SHALL BE COVERED WITH WATERIGHT PROTECTION AT THE END OF THE DAYS WORK. MAINTAIN PREMISES FREE FROM ACCUMULATIONS OF WASTE, DEBRIS, AND RUBBISH CAUSED BY OPERATIONS. CONTRACTOR SHALL DISTURB AS LITTLE OF EXISTING HOUSE STRUCTURAL FRAMING AS IS PRACTICAL. WHERE NECESSARY, REINFORCE EXISTING STRUCTURE AS REQUIRED.

COPIES OF ALL REQUIRED BUILDING PERMIT SIGN-OFFS MUST BE SUBMITTED FOR RECORDS AT THE COMPLETION OF WORK.

UPON COMPLETION OF THE WORK, REMOVE ALL PAINT AND FINISH RESIDUE FROM THE FLOOR, GLASS, TILE, ETC. AND LEAVE ALL DOORS AND SASHES FREE TO MOVE PROPERLY. ALL HARDWARE SHALL BE IN PERFECT OPERATION. REMOVE FROM PREMISES ALL RUBBISH AND ACCUMULATED MATERIALS OF WHATEVER NATURE, EXCEPT AS INDICATED BY OWNER. FLOORS SHALL BE LEFT IN CLEAN AND ORDERLY CONDITION, ACCEPTABLE TO THE OWNER AND READY FOR OCCUPANCY.

### F-5 GENERAL NOTES SCALE: NTS

F.O.W.	FACE OF WALL
PILAST.	PILASTER
EQ.	EQUAL
T.O.	TOP OF
B.O.	BOTTOM OF
HD. HT.	HEAD HEIGHT
G.W.B.	GYPSUM WALL BOARD
CONT.	CONTINUOUS
V.I.F.	VERIFY IN FIELD
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
NTS	NOT TO SCALE
FLR.	FLOOR
CLOS.	CLOSET
RM.	ROOM
CL.	CENTERLINE
PDR. RM.	POWDER ROOM
FIN.	FINISHED
CLG.	CEILING
GFI	GROUND FAULT INTERRUPTER
IN CAB.	IN CABINET
BEL. CAB.	BELOW CABINET
ABV. CAB.	ABOVE CABINET

### A-5 TYPICAL ABBREVIATIONS SCALE: NTS

### BUILDING CODE ANALYSIS

USE GROUP: A-2	SECTION 1017 EXIT ACCESS TRAVEL DISTANCE
SPECIFIC USE: RESTAURANT DINING AREA	TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE
CONSTRUCTION TYPE: V B NON SPRINKLERED	USE GROUP A = NON SPRINKLERED TRAVEL DISTANCE = 200 FT
TABLE 504.3 ALLOWABLE HEIGHT	
VB NON SPRINKLERED FOR USES A, B, E, F, M AND S : 40 FT ABOVE THE GRADE PLANE	
TABLE 506.2 ALLOWABLE AREA	
VB NON SPRINKLERED FOR USE A-2 : 6,000 SF	
AREA 1ST FLOOR = 3,329 SF CONDITIONED SPACE + 27 SF COVERED ENTRANCE	
VOLUME 1ST FLOOR ADDITION = 10,258 CF	
TABLE 601 FIRE RESISTANCE RATING	
CONSTRUCTION TYPE V B	
STRUCTURAL FRAME: 0 HR	
BEARING WALLS	
EXTERIOR: 0 HR	
INTERIOR: 0 HR	
NON BEARING WALLS & PARTITIONS	
EXTERIOR: 0 HR	
INTERIOR: 0 HR	
FLOOR CONSTRUCTION 0 HR	
ROOF CONSTRUCTION 0 HR	
SECTION 717 CONCEALED SPACES	
COMBUSTIBLE MATERIALS SHALL NOT BE USED	
IN CONCEALED SPACES.	
SECTION 1004 OCCUPANT LOAD	
TABLE 1004.5 MAX FLOOR AREA PER OCCUPANT	
ASSEMBLY WITHOUT FIXED SEATS: 15 SQ. FT. NET/ OCCUPANT OCCUPANT LOAD = 115	
COMMERCIAL KITCHEN: 200 SQ. FT. GROSS/ OCCUPANT OCCUPANT LOAD = 7	
SECTION 1006 MINIMUM NUMBER OF EXITS	
TABLE 1006.3.2 MIN. NUMBER OF EXITS PER STORY	
MIN. 2 EXITS WITH OCCUPANT LOAD OF 1-500.	

### C-8 CODE ANALYSIS SCALE: NTS

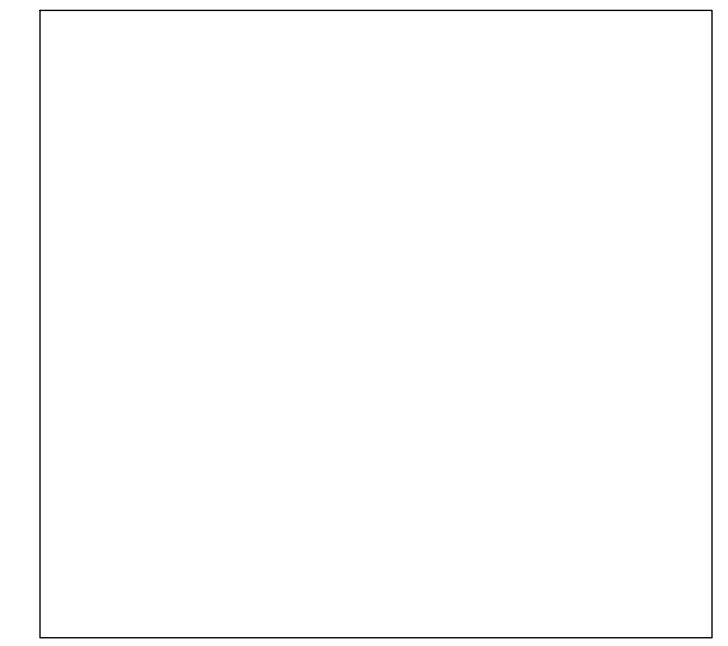
DRAWING LIST			
G-101.02	GENERAL INFORMATION	A-202.02	SOUTH & WEST ELEVATIONS
1 OF 3	AREA MAP	A-301.02	SECTIONS
2 OF 3	EXG. CONDITIONS	A-901.02	RENDERING
3 OF 3	PROPOSED CONDITIONS		
A-111.02	1ST FLOOR PLAN		
A-131.02	ROOF PLAN		
A-201.02	NORTH & EAST ELEVATIONS		

### A-8 DRAWING LIST SCALE: NTS

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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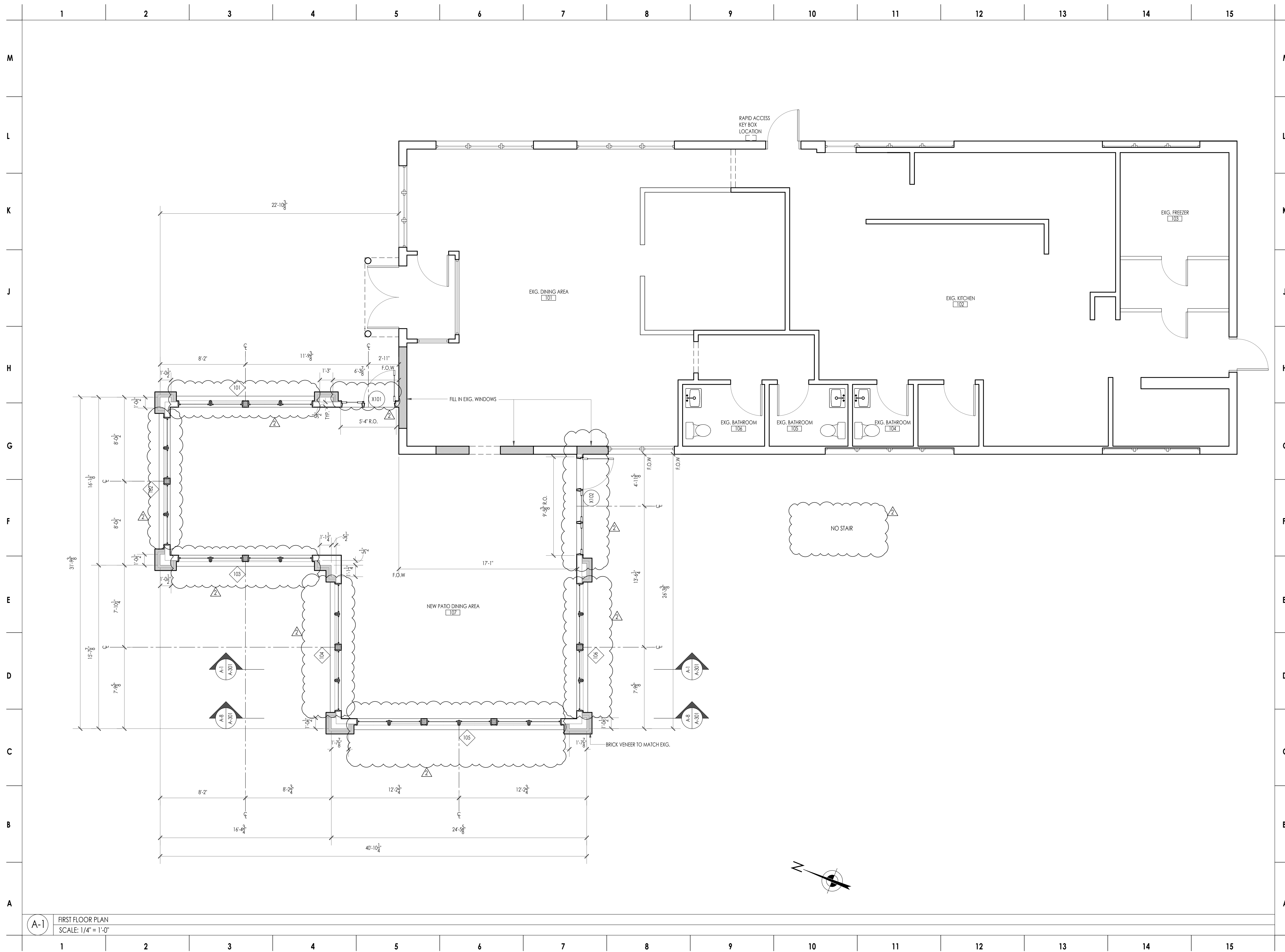
**FLOOR PLAN**

SEAL & SIGNATURE:

\_\_\_\_\_  
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N.J. AI 13324

PROJECT NO.: 5498  
DRAWING BY: AT  
CHK BY: GA  
DWG NO.:

**A-111.02**



**A-1** FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

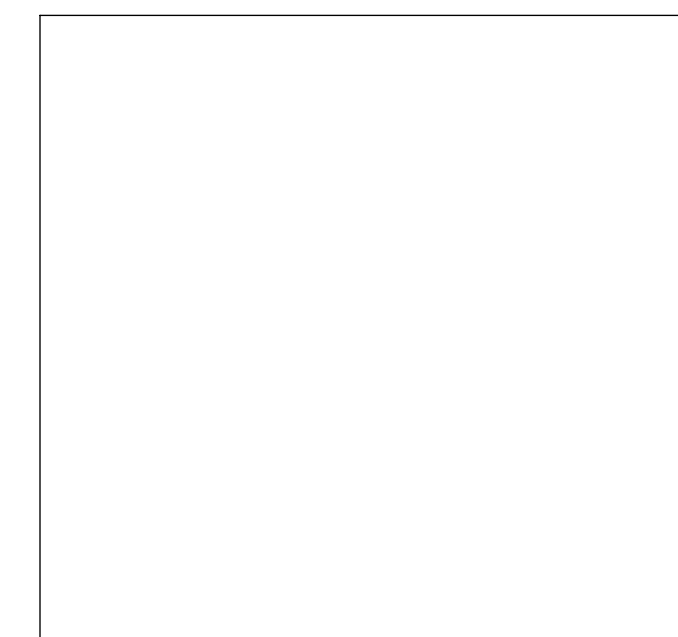


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### ROOF PLAN

SEAL & SIGNATURE:

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N.J. AI 13324

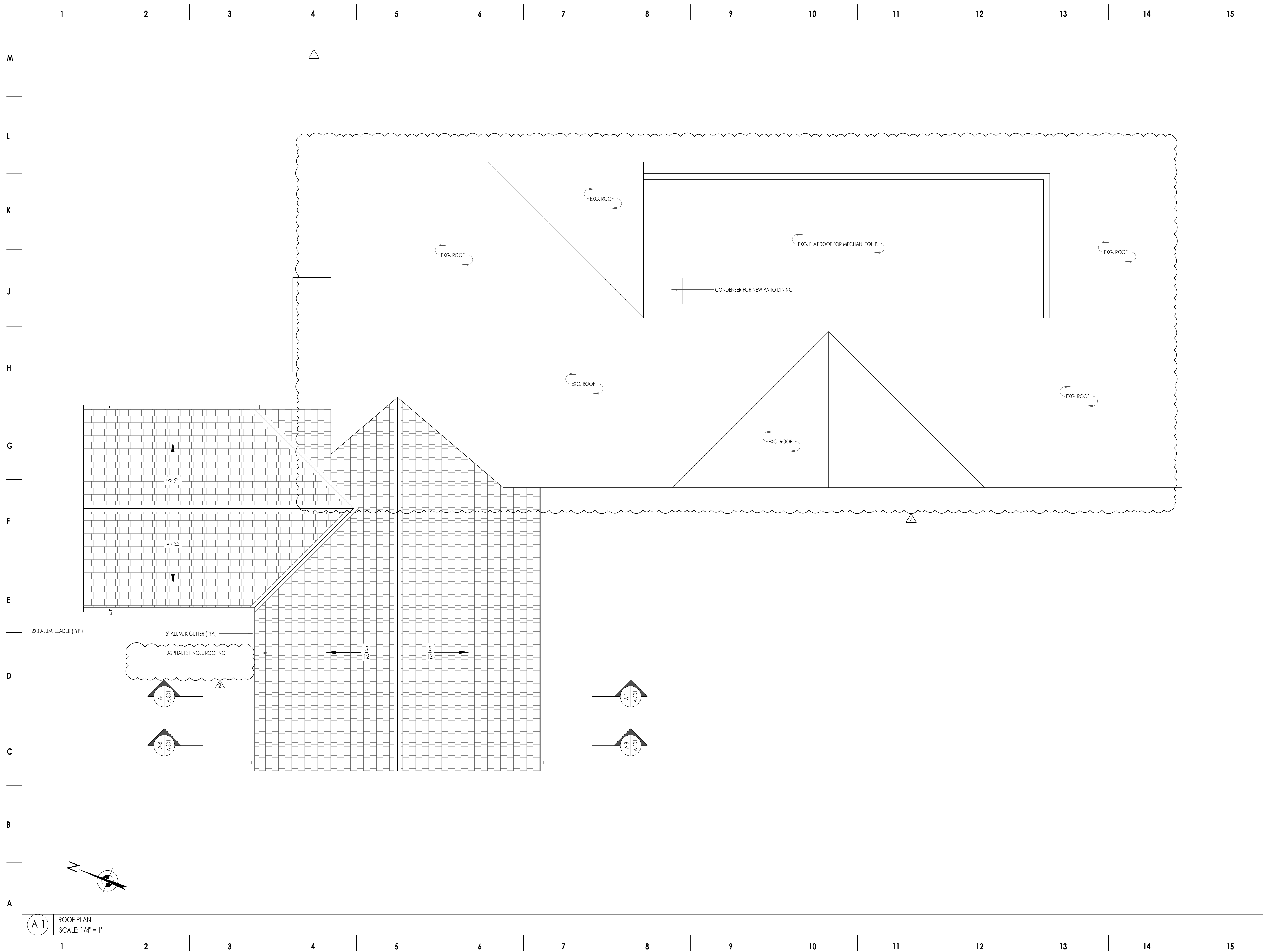
PROJECT NO.: 5498

DRAWING BY: AT

CHK BY: GA

DWG NO.:

# A-131.02

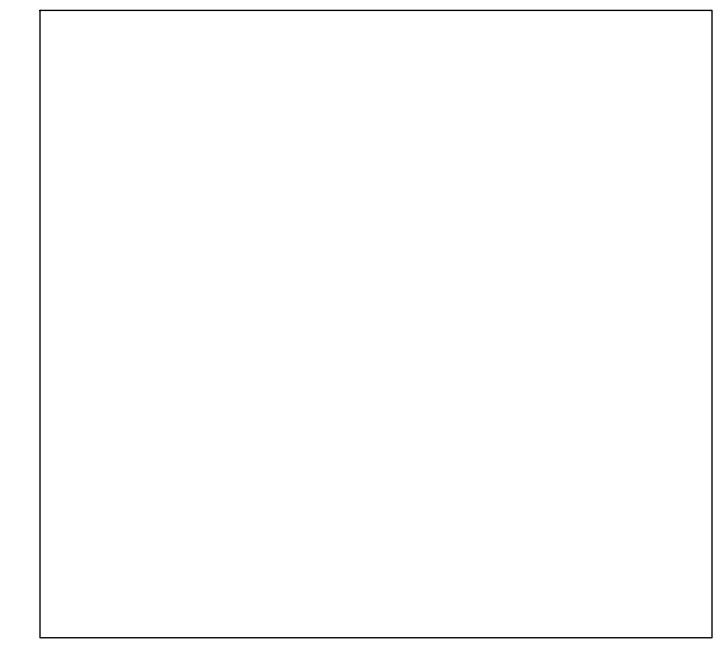


A-1

ROOF PLAN  
SCALE: 1/4" = 1'

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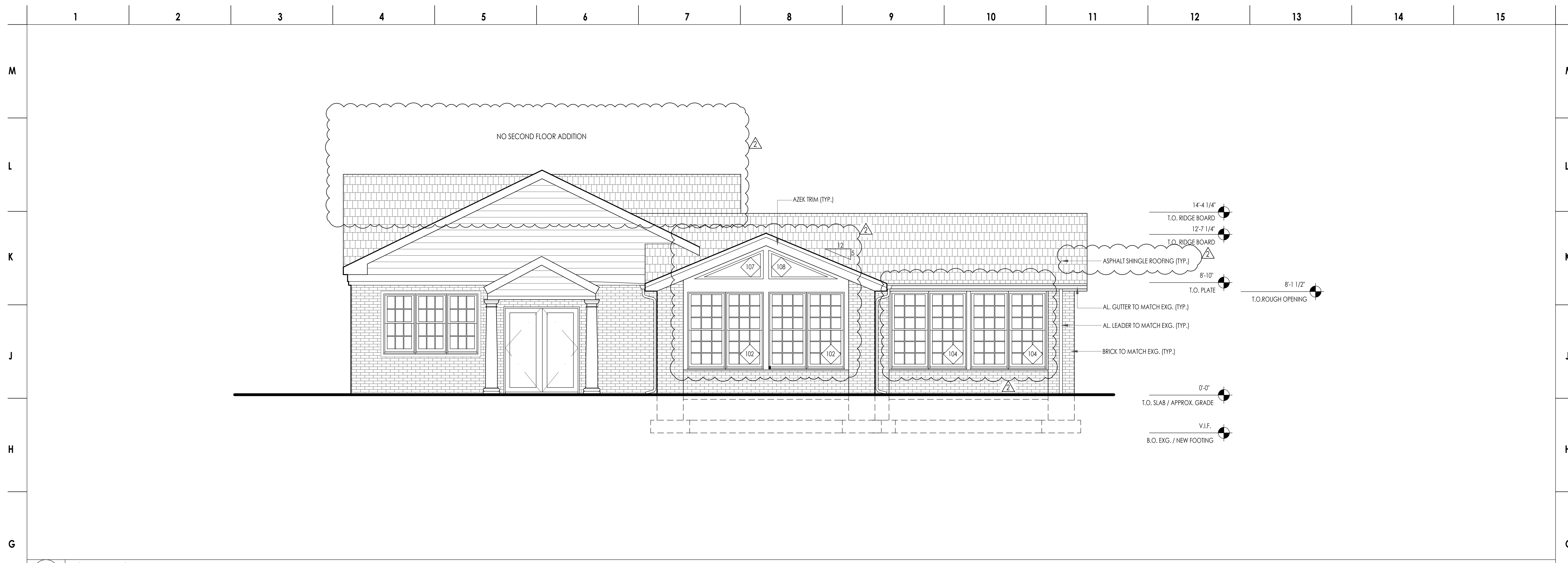
PROJECT:  
**DOAR LLC**  
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**ELEVATIONS**

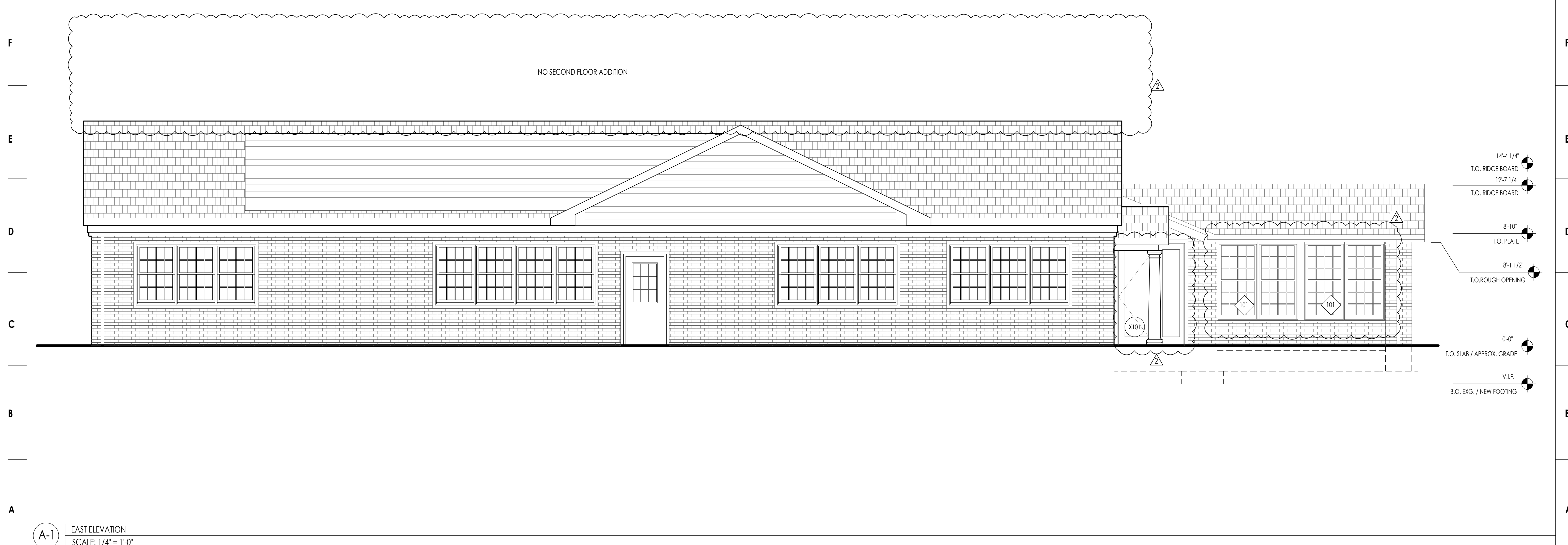
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**A-201.02**



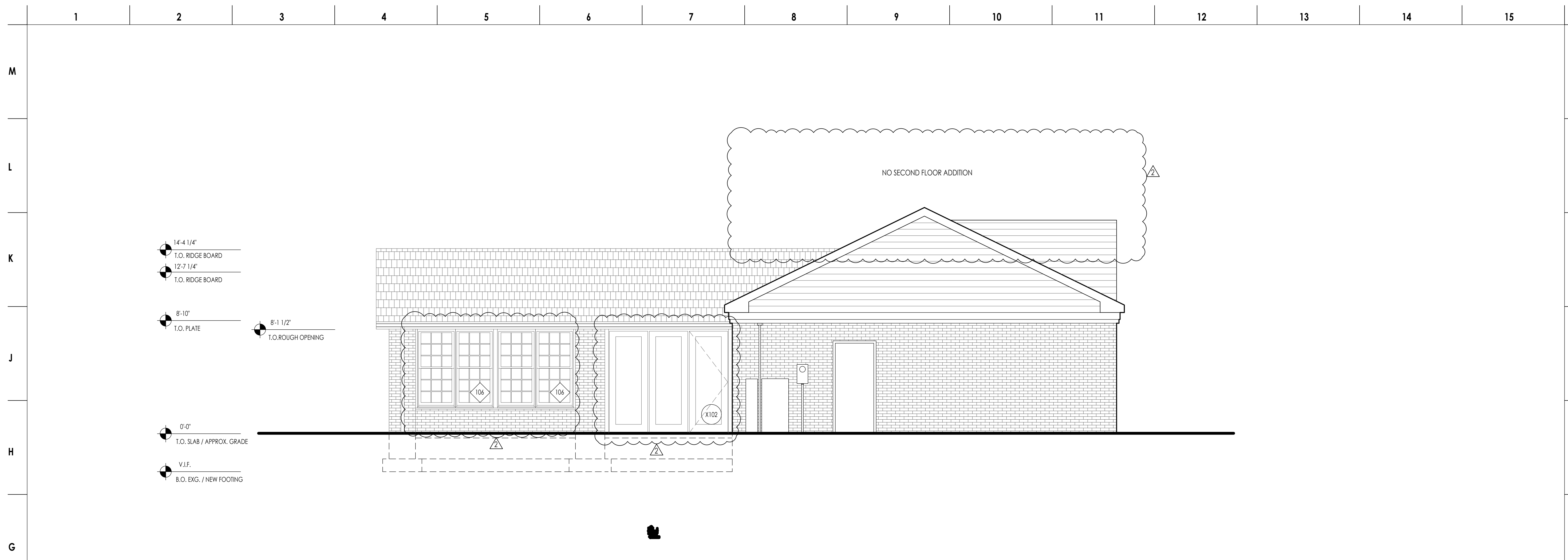
**G-1** NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



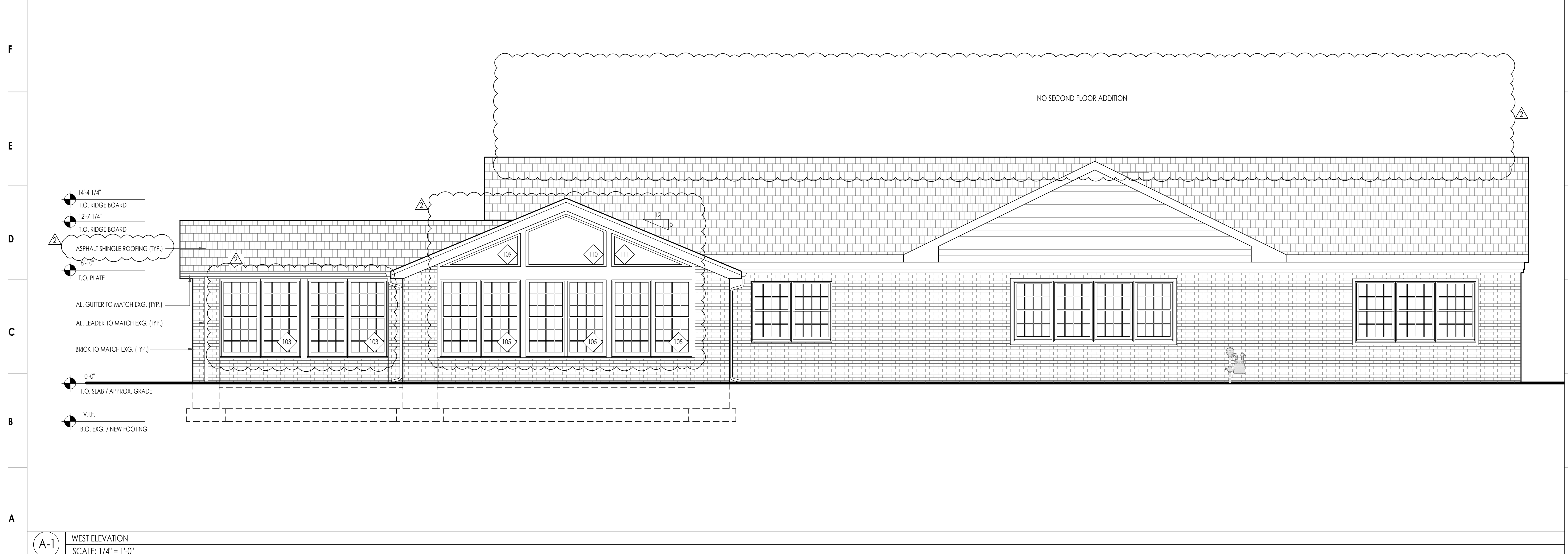
**A-1** EAST ELEVATION  
SCALE: 1/4" = 1'-0"

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**G-1** SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



**A-1** WEST ELEVATION  
SCALE: 1/4" = 1'-0"

PROJECT:  
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**ELEVATIONS**

SEAL & SIGNATURE:

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N.J. AI 13324

PROJECT NO.: 5498  
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**A-202.02**



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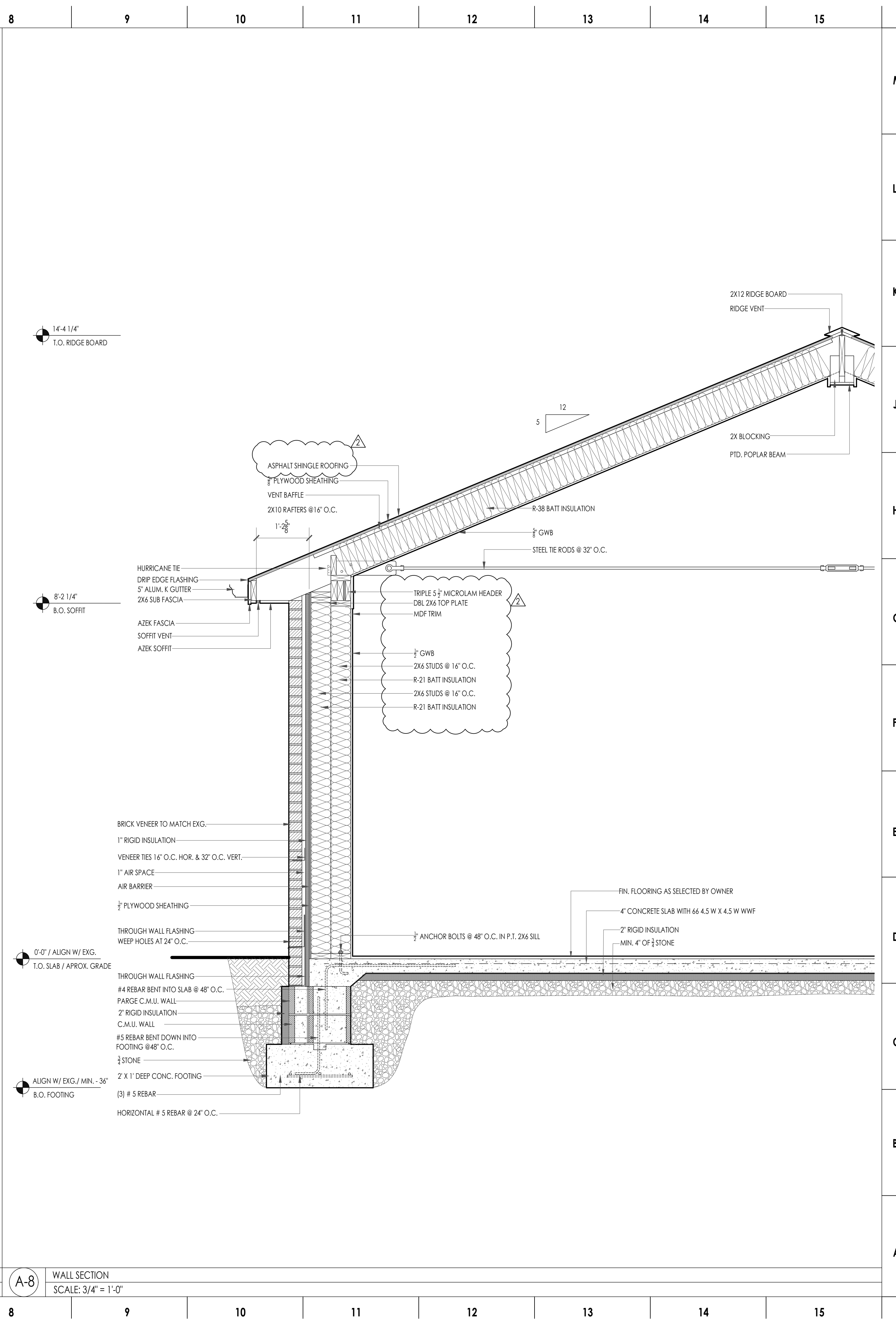
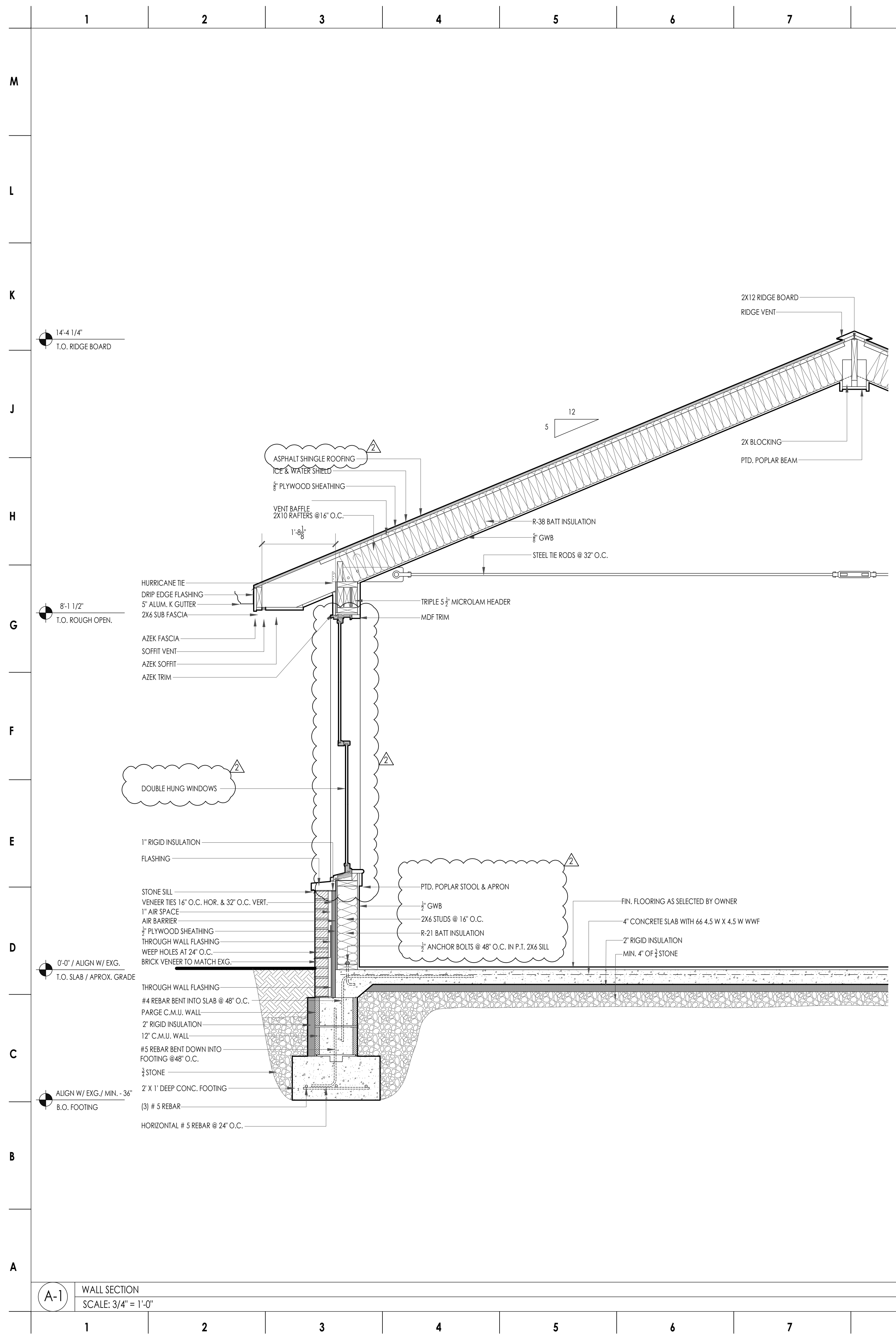
PROJECT: **DOAR LLC**  
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SECTIONS

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PROJECT NO.: 5498  
DRAWING BY: AT  
CHK BY: GA

DWG NO.: NEW SHEET  
**A-301.02**



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**RENDERINGS**

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CHK BY: GA  
DWG NO.:

**A-901.02**



(F-7) VIEW OF PROPOSED ADDITION FROM PARKING LOT  
SCALE: NTS



(A-7) VIEW OF PROPOSED ADDITION FROM VALLEY ROAD  
SCALE: NTS



(L-1) PICTURE 1  
SCALE: NTS



(L-4) PICTURE 4  
SCALE: NTS



(J-1) PICTURE 2  
SCALE: NTS



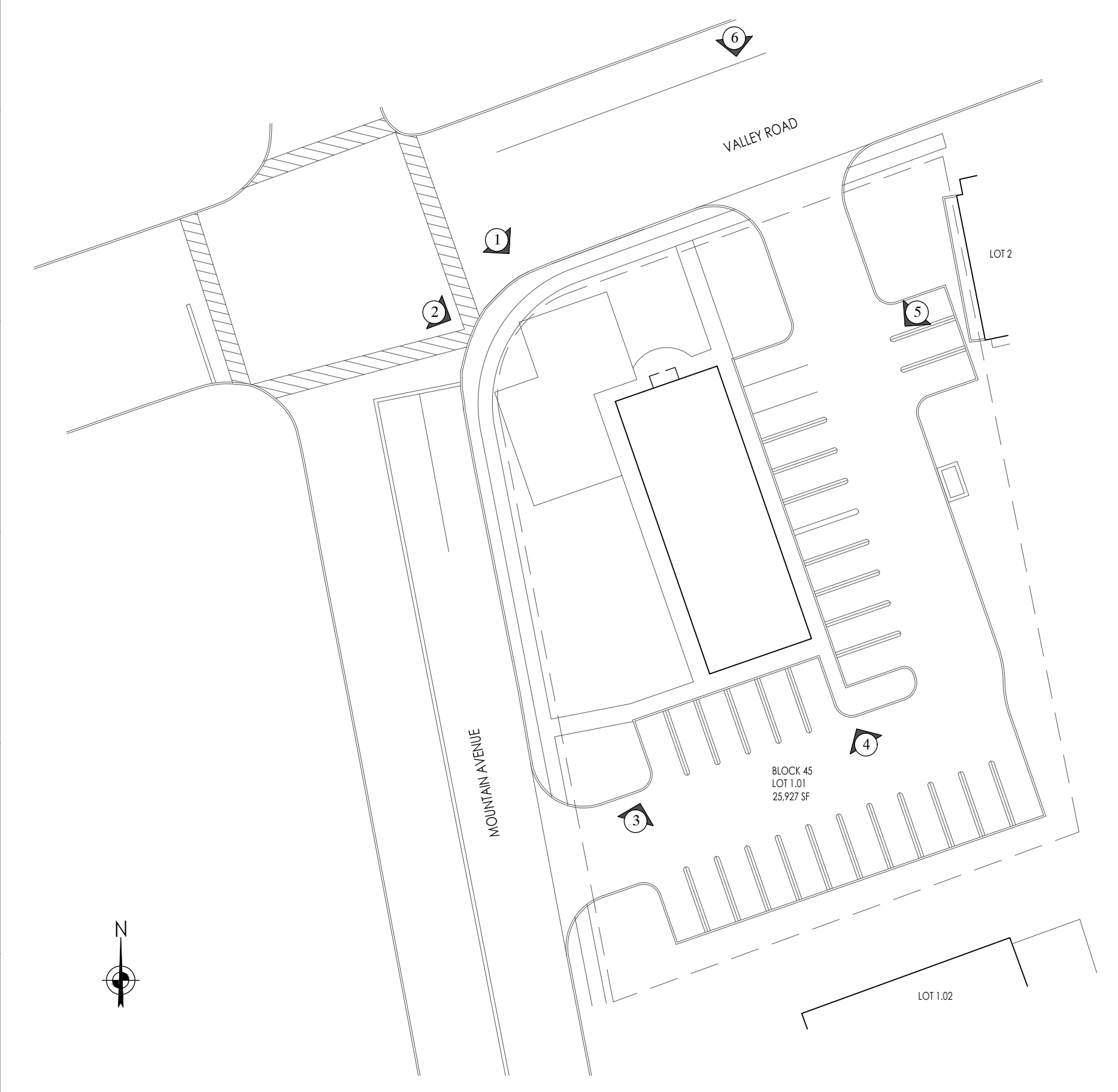
(J-4) PICTURE 5  
SCALE: NTS



(F-1) PICTURE 3  
SCALE: NTS



(F-4) PICTURE 6  
SCALE: NTS



(A-1) SITE PLAN FOR EXISTING PHOTOS  
SCALE: NTS