

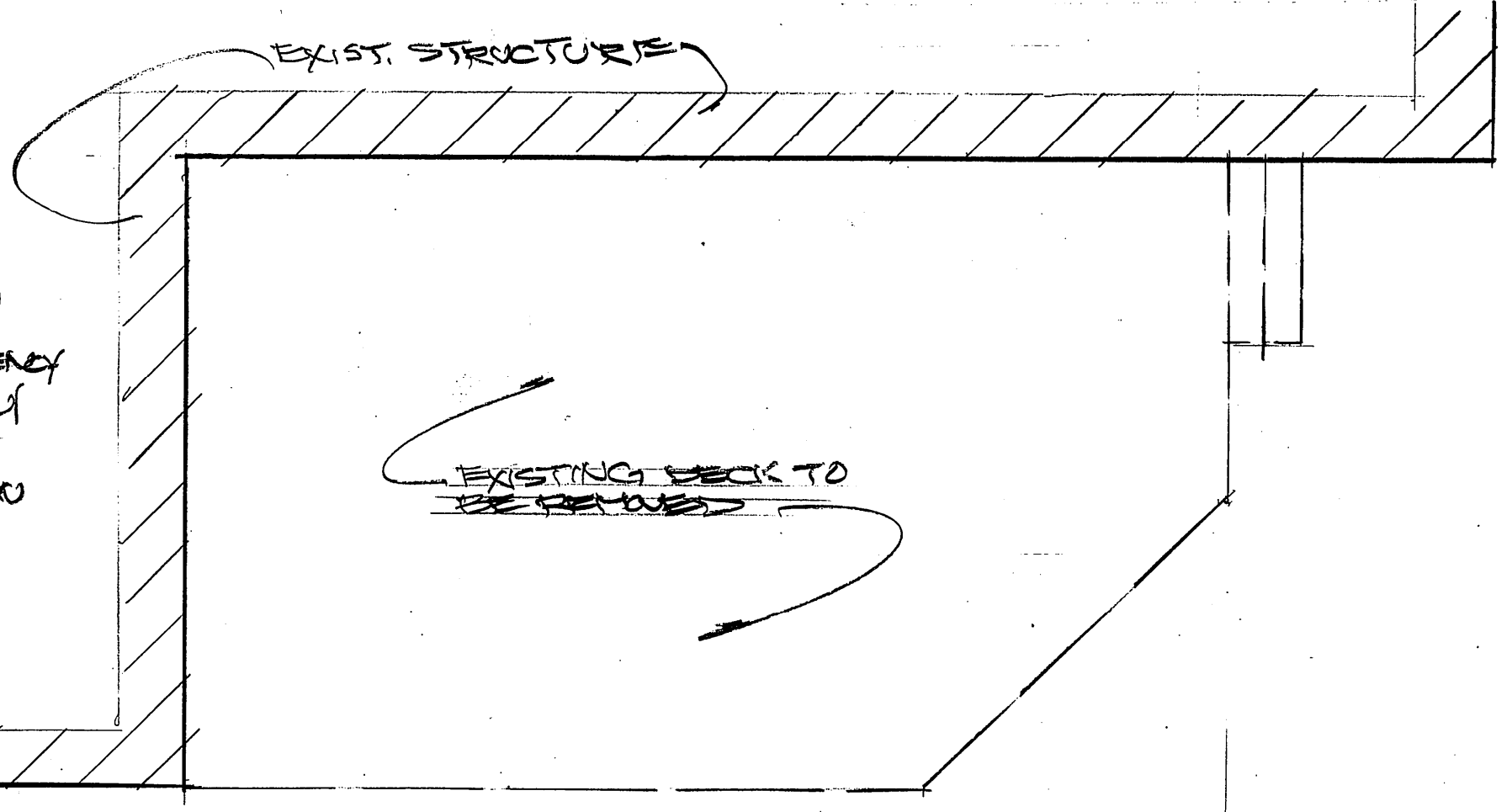
MANHATTAN ROAD

**SITE PLAN**  
SCALE: 1" = 20'-0"

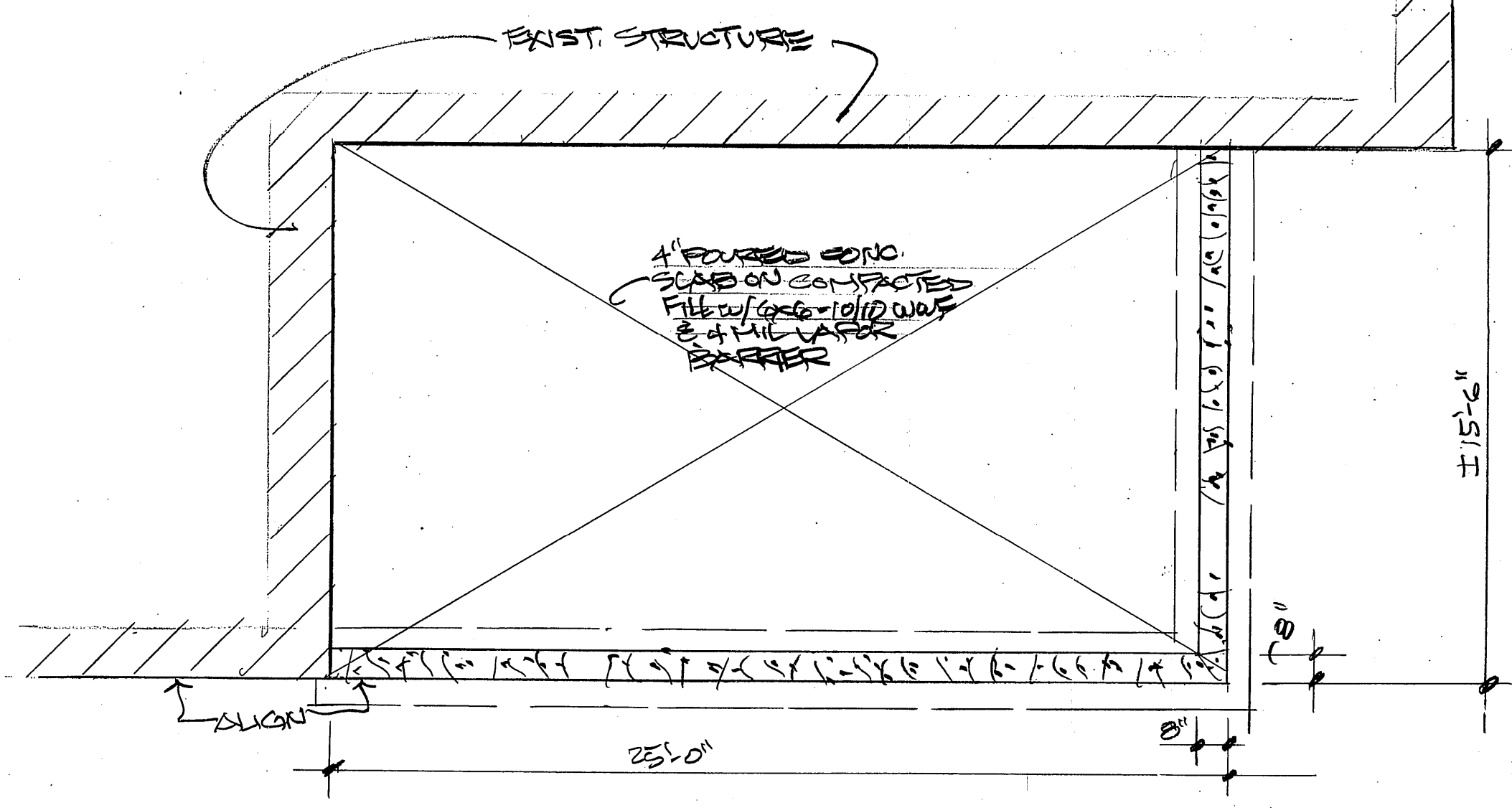
ZONING SCHEDULE B-1			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	± 20,600 SF	± 20,600 SF
MIN. FRONT YARD	15'-0"	± 40'-0"	± 40'-0"
MIN. SIDE YARD (REAR)	10'-0"	± 0'-0" & ± 10'-0"	± 6'-0" & ± 10'-0"
MIN. REAR YARD	15'-0"	± 0'-5"	± 0'-5"
MAX. BLDG. COVER	50%	22%	22%
MAX. BLDG. HT.	30'-0"	± 16'-0"	± 16'-0"
PARKING	71	40 ON-SITE	40 ON-SITE

**SEATING CAPACITY**  
 EXISTING INTERIOR DINING & BAR SEATS = 122  
 PROPOSED ADDITIONAL SEATS = 20  
**TOTAL = 142 SEATS**  
 142 SEATS - REQUIRES 71 ON-SITE PARKING SPACES

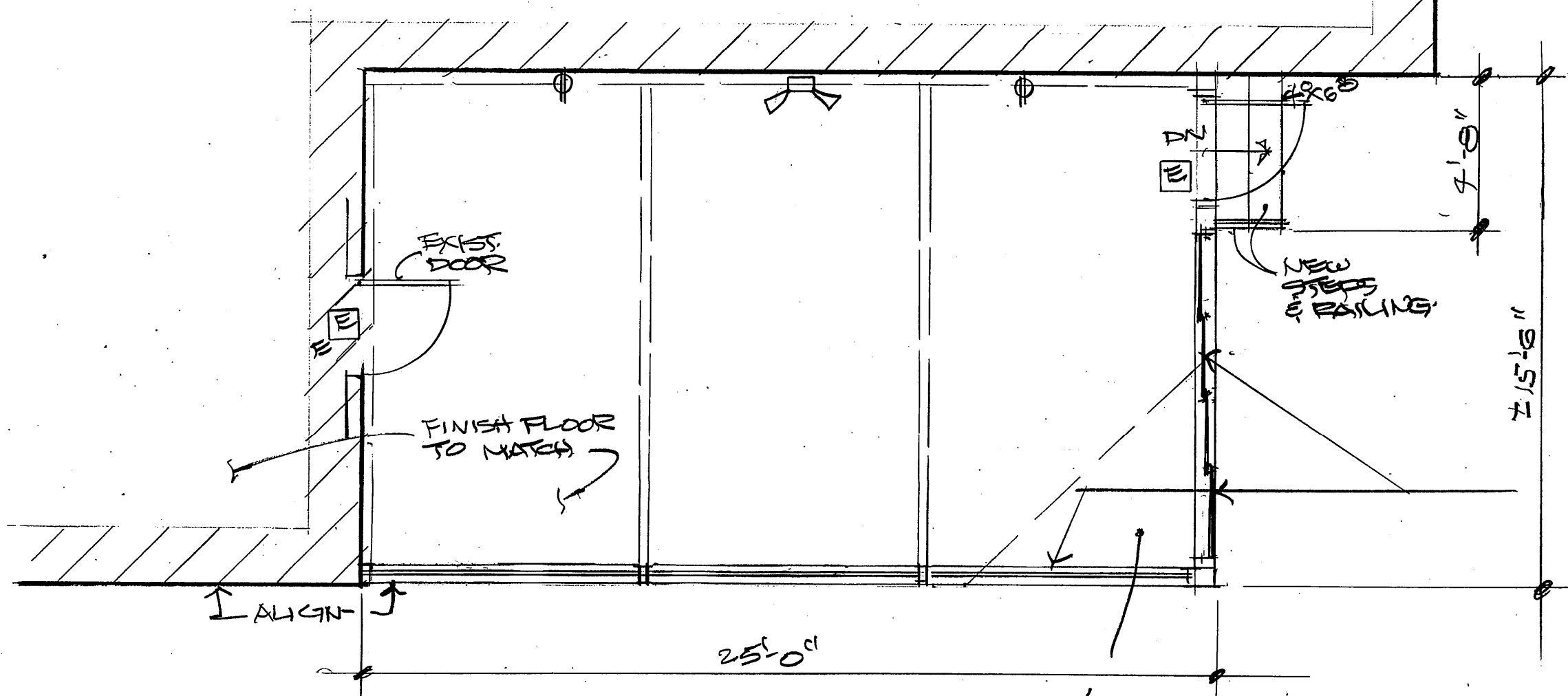
- LEGEND:**
- NEW 8" CMU FOUNDATION WALL
  - EXIST. EXIT SIGN
  - NEW EXIT SIGN (BEST VIEW WHEN BACK UP)
  - NEW DUAL HEAD EMERGENCY LIGHT (BEST VIEW WHEN BACK UP)
  - POWER RECEPTACLE RUN LINES IN HARD PIPE



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



**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



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

SEPARATE METAL & GLASS PARTS AS DESIGNED BY ARCHITECT BY SURVEY OUTDOOR.

**NOTES:**  
 - LIGHTING BY OTHERS  
 - HVAC BY OTHERS

- GENERAL CONDITIONS**
- All work to comply with the latest edition of the state code and the codes of all local agencies having jurisdiction.
  - All new electrical work to conform to the latest edition of the electrical code. All new wiring to be minimum 12 AWG.
  - Contractor to verify all field conditions and dimensions before proceeding with the work and to notify the architect of any discrepancies.
  - All work to be done by experienced mechanics.
  - Contractor to clean site daily and remove all debris upon completion of the work.
  - Wood members in contact with masonry and/or the exterior to be weathered lumber.
  - Architect not responsible for job supervision, methods of construction or workmanship.
  - Contractor to apply for all required construction permits and at the completion of the work to give the owner a Certificate of Occupancy.
  - Contractor to indemnify and hold harmless the owner and architect.
  - Contractor to be responsible for furnishing installation of all items, materials, equipment and service required for the completion of the work.
  - Contractor to be responsible for the safety of all workmen, pedestrians, and property within the site and adjacent area during construction. Contractor to abide by all safety standards.
  - Electrical contractor to verify existing electrical loads and up-grade as required.
  - Provide door hardware as required thru-out.
  - Perform all required excavation and backfilling as required, compact all fill.
  - Concrete to be 3000 PSI in 28 days; footings to rest on undisturbed soil.
  - Gypsum board to be 1/2 inch thick taped and spackled with three coats of compound sanded smooth, leave ready for painting. All gypsum board to be screwed attached.
  - Do not scale drawings.
- FOUNDATION NOTES:**
- Foundation design is based on an allowable soil bearing pressure of 2000 PSF. This bearing value must be verified by a soils engineer before placing concrete in the footings.
  - All footings shall be placed directly on undisturbed soil.
  - Center all footings under their respective columns or walls unless otherwise shown on plans.
  - Structural concrete for foundations shall conform to ACI 301 and shall attain a minimum ultimate 28 day compressive strength as follows:
    - Footings: 3000 PSI
    - Slab on grade: 4000 PSI
  - Aggregates shall be clean and well graded, maximum size 3/4 inch. Concrete compressive tests shall conform to ASTM C39.
  - Use normal weight concrete for all structural foundation members. (145 PCF) minimum.
  - Maximum concrete slump shall be 4 inches.
  - All concrete shall be mixed, transported and placed in accordance with ACI standards 318, 304 and 301.
  - All reinforcing bars shall be of new billet steel conforming with ASTM A615, grade 60.
  - Use plain cold drawn electrically welded steel wire fabric conforming to ASTM A185.
  - Provide the following minimum concrete cover for all reinforcing steel:
    - Slab on grade: 1-1/2 inch
    - Footings: 3 inches
  - Dewater all excavations to allow installation of footings in dry atmosphere.
- STRUCTURAL NOTES:**
- All designs and fabrications shall conform to "The National Design Specifications for Stress-Grade Lumber and Its Fastenings" and "American Institute of Timber Construction".
  - All new lumber shall be Douglas Fir number 2 or better with minimum FB=1500 PSI and E=1,300,000 PSI.
  - All lumber shall bear visible grade stamping.
  - Joist hangers, framing anchors and rafter anchors shall be minimum 18 GA prime galvanized steel manufactured by Teco, Simpson or approved equal. Special nails as supplied by manufacturer shall be used for required nailing.
  - Metal cross bridging shall be galvanized steel as manufactured by Teco, Simpson or approved equal and installed in accordance with manufacturers directions.
  - Expansion anchors shall be "Hilti Kwik" or approved equal.

**CESAR F. PADILLA, R. A.**  
 109 ELLSWORTH TERRACE • GLEN ROCK • NEW JERSEY 07452  
 Phone: (862) 861-7708

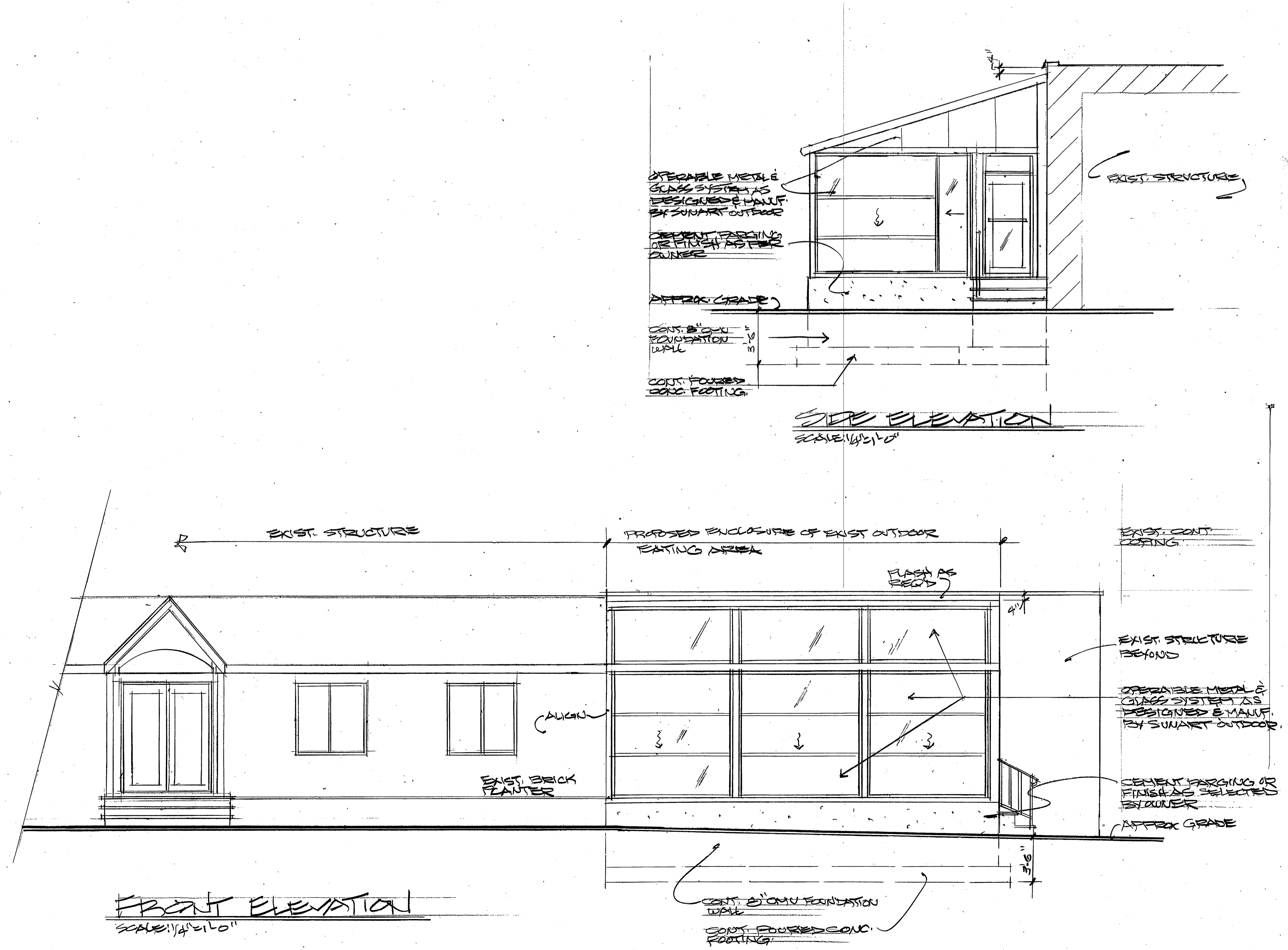
SEE PLAN, FLOOR PLAN, NOTES, PROJECT FOR PROPOSED FINISH AREA OF EAST OUTDOOR DINING AREA DUE TO CONSTRUCTION RESTRICTIONS FOR SEGOVIAS RESTAURANT 150 MANHATTAN ROAD MONMOUTH, NJ 07044

Cesar F. Padilla  
 Cesar F. Padilla, Inc. No. 13091

DATE: 11/23/20  
 DRAWN BY: AS MD  
 CHECKED BY: MB  
 PROJECT NO. 20-092

20-092

A-1



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

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

**CESAR F. PADILLA, R. A.**  
109 BELSWORTH TERRACE • GLEN ROCK • NEW JERSEY 07452  
Phone: (201) 881-7700

ELEVATIONS, TYPICAL WALL SECTION  
PROJECT: PROPOSED ENCLOSURE OF EXIST. OUTDOOR EATING AREA DUE TO CONTOUR TO COR. 350' VIA RESTAURANT FOR 150' MONMOUTH ROAD HONOLULU, HI 07074

*Cesar F. Padilla*  
Cesar F. Padilla, Lic. No. 13091

DATE: 11/23/20  
SCALE: AS NOTED  
DRAWN: HPB  
CHECKED: [Signature]

REVISIONS

20-092

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