

GENERAL NOTES:

- THIS PLAN REFERENCES A SURVEY BY: CORNERSTONE CONSULTING ENGINEERING & ARCHITECTURAL, INC. 213 W. MAIN STREET, SUITE 200 LANSDALE, PA 19446 PLAN ENTITLED: "BOUNDARY/LOCATION AND TOPOGRAPHIC SURVEY" PLAN DATED: 02/28/2020
 - EQ. OWNER/APPLICANT: YELLOW CAB HOLDINGS, LLC 106 MIDDLE CREEK ROAD GILBERTSVILLE, PA 19525
 - PROJECT LOCATION: WENDY'S RESTAURANT STORE #: 03333 798 TILTON RD. CITY OF NORTHFIELD, ATLANTIC COUNTY, NEW JERSEY 08225
 - ZONING INFORMATION: BLOCK 16.01 LOT 46.04 TAX MAP PARCEL: 18-00018-01-00046-04 ZONED: CB - COMMUNITY BUSINESS DISTRICT EXISTING USE: FAST-FOOD RESTAURANT (PERMITTED AS A CONDITIONAL USE) PROPOSED USE: FAST-FOOD RESTAURANT WITH OUTDOOR DINING (PERMITTED AS A CONDITIONAL USE)
- | | REQUIRED: | EXISTING: | PROPOSED: |
|--|--------------------|-----------|----------------|
| MIN LOT AREA | 43,560 SF / 1 ACRE | 56,677 SF | 59,677 SF |
| MIN LOT WIDTH | 200' * | 150.63' | 150.63' (N.C.) |
| MIN. FRONT YARD SETBACK | 50' | 56.9' | 56.9' |
| MIN. SIDE YARD SETBACK | 15' | 56.9' | 56.9' |
| MIN. SIDE (BOTH) SIDES SETBACK | 30' | 114.8' | 114.8' |
| MIN. REAR YARD SETBACK | 30' | 288.8' | 288.8' |
| MAX. HEIGHT | 25' - 2 STY | 15.35' | 15.35' |
| MIN GROSS FLOOR AREA | 2,500 SF PER FLOOR | 2,399 SF | 2,399 SF |
| MAX IMPERVIOUS COVERAGE | 80% | 25.22% | 25.22% |
| MAX. BUILDING COVERAGE | 20% | 4% | 4% |
| FLOOR AREA RATIO | 0.25 | 0.04 | 0.04 |
| ONSITE UNOCCUPIED OPEN SPACE BUILDING COVERAGE | N/A | 2,399 SF | 2,399 SF |
- * SECTION 215-148. RESTAURANTS REQUIRE A MINIMUM LOT SIZE OF 1 ACRE. N.C. : NON-CONFORMING MINIMUM LOT WIDTH OF 200 FEET, MAX BUILDING COVERAGE OF 20% AND A BUFFER AREA OF NOT LESS THAN 25 FEET IN DEPTH ADJACENT TO RESIDENTIAL DISTRICT.
- PARKING REQUIREMENTS
REQUIRED:
DRIVE-IN RESTAURANT: ONE (1) PARKING SPACE FOR EVERY 35 SF OF GROSS FLOOR AREA 2,399SF/35 = 69 PARKING SPACES
PROPOSED:
DRIVE-IN RESTAURANT: TOTAL PARKING SPACES PROVIDED = 70 SPACES (67 SPACES + 3 HANDICAP SPACES)

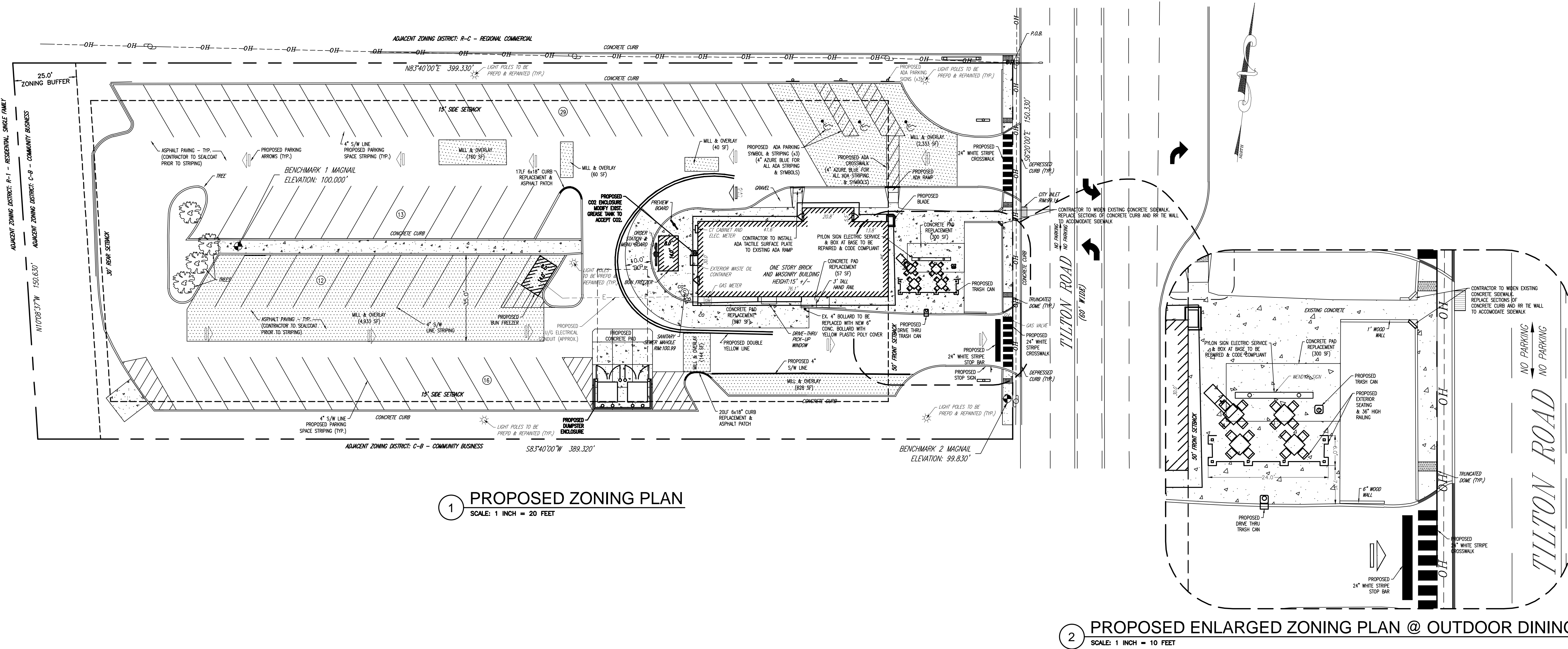
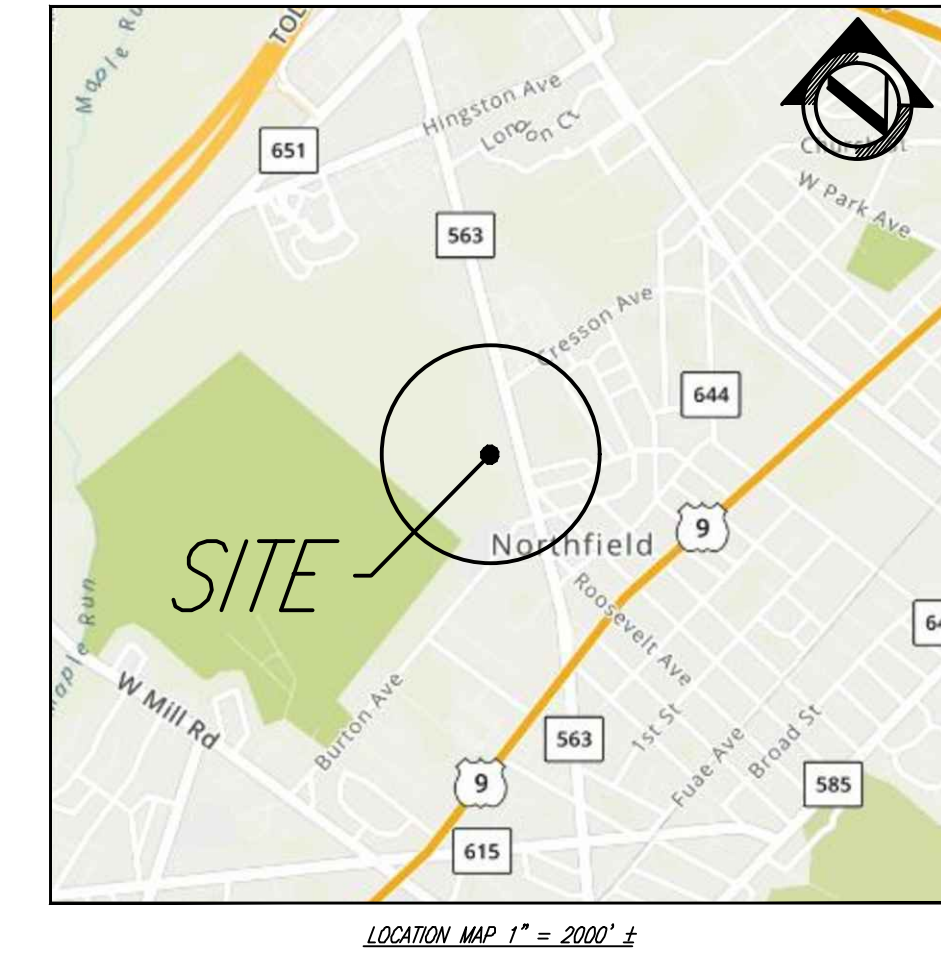
SITE NOTES

- DIMENSIONS ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES IN WRITING AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO CONFIRM THE LOCATIONS OF ANY EXISTING BURIED UTILITIES.
- SUBMIT SHOP DRAWINGS FOR ALL MATERIALS TO BE INCORPORATED INTO THE WORK A MINIMUM OF THREE WEEKS PRIOR TO PLACEMENT OR INSTALLATION.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE LOCAL AND STATE CODES, RULES AND REGULATIONS. OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS FOR THE WORK.
- MATCH THE EDGE OF NEW BITUMINOUS PAVEMENT TO THE EXISTING EDGE OF THE BITUMINOUS PAVEMENT. SLOPE NEW BITUMINOUS PAVEMENT TO MATCH EXISTING FLOW LINE.
- NO PARKING OR STORAGE OF MATERIAL OR EQUIPMENT WILL BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY AT ANY TIME DURING CONSTRUCTION.
- A SAFE AND ADEQUATE TRAVEL ROUTE FOR PEDESTRIANS SHALL BE MAINTAINED AT ALL TIMES. PEDESTRIANS SHALL NOT BE DETOURED INTO THE EXISTING ROADWAY OR THROUGH ACTIVE CONSTRUCTION.
- FURNISH THE OWNER WITH A SET OF AS-BUILT DRAWINGS FOLLOWING COMPLETION OF CONSTRUCTION.
- PREP AND PAINT ALL EXISTING LIGHT POSTS

PROVIDE BICYCLE FACILITIES:
PROVIDE BICYCLE STORAGE AS REQUIRED BY LOCAL ZONING ORDINANCE. BICYCLE STORAGE SHALL BE LOCATED NEAR THE FRONT ENTRANCE, SEPARATED FROM ACCESSIBLE PEDESTRIAN ROUTES.

PAVEMENT PATCHING NOTES

- Complete removal of existing material and any contaminated sub base.
- Installation of up to 6" new sub-base
- Installation of new asphalt hot patch mix as per details on sheet 04.1.
- A. Tack coat and seam seal of patched areas to adjacent paving & curbs
B. All new paving adjacent to curbs, sidewalks and existing pavement areas are to receive a tack coat emulsified sealer at all areas where they intersect.



SITE NUMBER:	03333
BASE MODEL:	3076
ASSET TYPE:	FRANCHISE
CLASSIFICATION:	REFRESH LITE
OWNER:	YELLOW CAB HOLDINGS
BASE VERSION:	2016
UPGRADE CLASSIFICATION:	REMODEL MODIFIED
PROJECT YEAR:	2020
FURNITURE PACKAGE:	UM BRIGHT
DESIGN BULLETINS:	FALL 2019

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Lehigh Valley Region
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Philadelphia Region
215-362-2600

NICOLA: 24GA28215700

PROJECT TYPE:
REFRESH LITE

Wendy's
STORE #: 03333
798 TILTON RD.
NORTHFIELD, NJ

REV.	DATE	DESCRIPTION
▲	07/14/20	CLIENT REV TO RAILING
▲	08/13/20	REV TO SEATING AREA

ISSUE DATE: 06/26/20
PROJECT NUMBER: 19-0559
DRAWN BY: GTM
CHECKED BY: JBA

SHEET NAME
PROPOSED ZONING PLAN

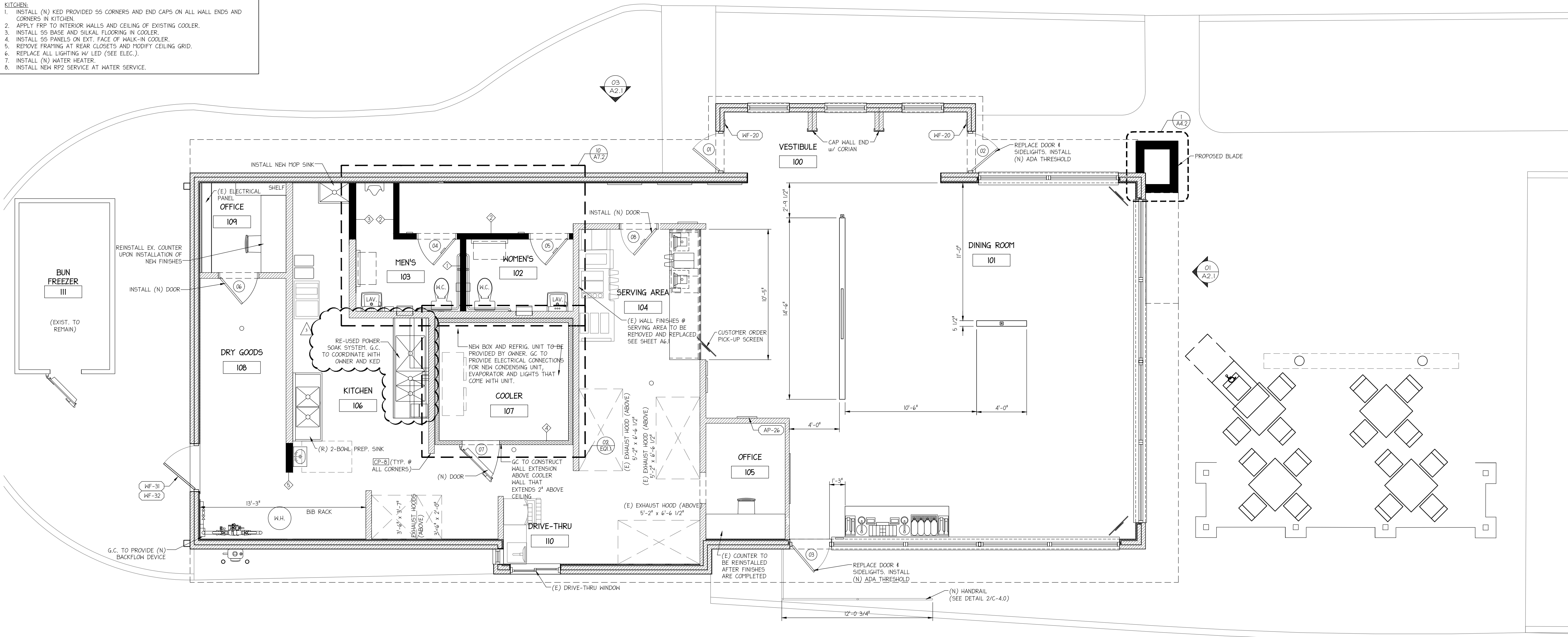
SHEET NUMBER
C1-0

FLOOR & FINISH PLAN GENERAL NOTES

- G.C. SHALL BE RESPONSIBLE FOR VERIFYING "AS-BUILT" CONDITIONS AND LAYING OUT WORK BEFORE PROCEEDING WITH WORK.
- EXTERIOR FINISHES ARE NOTED ON EXTERIOR ELEVATIONS.
- SEE INTERIOR ELEVATIONS FOR EXTENT OF NEW INTERIOR WALL FINISHES.
- KITCHEN EQUIPMENT DISTRIBUTOR WILL SUPPLY CRITICAL DIMENSIONS, PLUMBING AND ELECTRICAL SPECIFICATIONS FOR EQUIPMENT SUPPLIED BY THE KITCHEN EQUIPMENT DISTRIBUTOR.
- ELECTRICAL AND PLUMBING CONTRACTOR TO MAKE FINAL CONNECTION TO EQUIPMENT.
- DESIGN INTENT IS FOR EXISTING FINISHES TO BE REPLACED WITH EQUIVALENT NEW FINISHES, UNO. COORDINATE WITH OWNER FOR OPTIONAL FINISH UPGRADES.
- G.C. TO PROVIDE AND INSTALL CRACK ISOLATION/WATERPROOF MEMBRANE AT ALL AREAS OF PORCELAIN, CERAMIC AND MARBLE TILES. HYDRO BAN BY LATIGRETE. PROVIDE 'LATASIL' SEALANT @ ALL AREAS OF EXPANSION JOINTS IN SUBSTRATE PRIOR TO INSTALLATION OF 'HYDRO BAN'. CONTACT LATIGRETE AT (203) 376-8113
- PAINTER SHALL BE RESPONSIBLE FOR THE REMOVAL OF HARDWARE, SWITCH AND OUTLET COVERS, ETC, AND REINSTALLATION OF SAME AFTER PAINTING.
- RETOUCH OR REFINISH SURFACES DAMAGED BY SUBSEQUENT WORK AS DIRECTED BY GENERAL CONTRACTOR. THE COST OF SUCH RESTORATION WORK SHALL BE BORNE BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROPER PROTECTION AGAINST DAMAGE TO EXISTING FURNITURE, ADJACENT FINISHED WORK, FLOORING, ETC, IF APPLICABLE.
- REFER TO REFLECTED CEILING PLAN FOR CEILING TYPES, HEIGHTS, & FINISHES.
- COORDINATE MUSIC & WI-FI SYSTEM REQUIREMENTS WITH WENDY'S REPRESENTATIVE.
- FOR NEW DRINK STATIONS BEING ADDED, NEW CONDENSERS ON ROOF ARE REQUIRED. CONDENSERS TO BE INSTALLED ON EQUIPMENT RAILS SUPPLIED WITH UNITS. G.C. TO INSTALL EQUIPMENT RAILS AND CONDENSERS NO CLOSER THAN 10'-0" FROM ANY ROOF EDGE AND OUTSIDE AIR INTAKE. INSTALL RAILS PARALLEL WITH ROOF SLOPE TO ENSURE POSITIVE DRAINAGE. G.C. TO INSTALL NEW PIPE CURB FOR CONDENSER LINES PER DETAIL 02/A11. COORDINATE FINAL LOCATION OF CONDENSERS AND PIPE CURB WITH WENDY'S CONSTRUCTION MANAGER AND A.H.J. PATCH AND REPAIR EXISTING ROOF MEMBRANE AS REQUIRED USING MEMBRANE MANUFACTURER'S STANDARD DETAILS TO ENSURE EXISTING WARRANTY IS MAINTAINED.
- VERIFY LOCATION(S) OF EXISTING FLOOR DRAIN TO SERVE DRINK STAND. PROVIDE NEW DRAIN TO SERVE DRINK STAND WHERE EXISTING IS NOT AVAILABLE. SAM CUT FLOOR SLAB AS REQUIRED FOR INSTALLATION OF NEW DRAIN AND PATCH TO MATCH ADJACENT AFTER INSTALLATION. COORDINATE EXACT LOCATION.
- (N) SOLID SURFACE COUNTERTOP & RETROFIT FRONT BASE CABINET AS REQUIRED FOR ORDER/PAY AND PICK-UP SEPARATION, INCLUDING (N) UNDER-COUNTER ICE BIN, MAINTAIN (E) ICE BIN DRAIN FOR REUSE. RETROFIT KIT AVAILABLE THROUGH K.E.D. COORDINATE REQUIREMENTS WITH K.E.D. & G.C. AS REQUIRED. G.C. SHALL COORDINATE FINAL CASH DROP SAFE PLACEMENT WITH WENDY'S REPRESENTATIVE, INCLUDING ACCESS TO SAFE KEYS FROM RESTAURANT MANAGER.

SCOPE OF WORK:

- DINING:**
- (N) WALL FINISHES TO BE INSTALLED.
 - (N) FLOOR FINISHES TO BE INSTALLED.
 - (N) COUNTER AND COUNTERTOP TO BE INSTALLED.
 - STATIC MENU/QUEUE BOARDS (2) PROPOTIONAL BOARDS TO BE INSTALLED.
 - (E) FREESTYLE TO BE RELOCATED TO NEW LOCATION.
 - INSTALL (N) CONDIMENT COUNTER W/ FREESTYLE (LARGE VERSION)
- RESTROOMS:**
- DISCONNECT (E) PLUMBING AS REQUIRED FOR (N) WORK.
 - REMOVE ALL (E) RESTROOM ACCESSORIES
 - REMOVE (E) WALLS AND CONSTRUCT NEW WALLS ACCORDINGLY (SEE ENLARGED PLAN)
 - REMOVE (E) STALLS, (E) DOORS, (E) FRAMES, AND (E) HARDWARE.
 - DISCONNECT AND (E) REMOVE VANITY.
 - REMOVE (E) FLOOR TILE AND REPLACE FLOOR DRAINS (SEE PLUMBING)
 - ALL (E) WALL FINISHES AND SUBSTRATE TO BE REMOVED AND (N) SUBSTRATE AND WALL FINISHES TO BE INSTALLED.
 - ALL (N) FIXTURES TO BE HANDS FREE.
- KITCHEN:**
- INSTALL (N) KED PROVIDED SS CORNERS AND END CAPS ON ALL WALL ENDS AND CORNERS IN KITCHEN.
 - APPLY FRP TO INTERIOR WALLS AND CEILING OF EXISTING COOLER.
 - INSTALL SS BASE AND SILKAL FLOORING IN COOLER.
 - INSTALL SS PANELS ON EXIT FACE OF WALK-IN COOLER.
 - REMOVE FRAMING AT REAR CLOSETS AND MODIFY CEILING GRID.
 - REPLACE ALL LIGHTING W/ LED (SEE ELEC.)
 - INSTALL (N) WATER HEATER.
 - INSTALL NEW RP2 SERVICE AT WATER SERVICE.



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

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610-820-8200
570-639-1770

PROJECT TYPE:
REFRESH LITE

Wendy's
STORE #: 03333
798 TILTON RD.
NORTHFIELD, NJ

REV.	DATE	DESCRIPTION
1	06/05/2020	PER CLIENT REVIEW
2	06/23/2020	PER CLIENT REVIEW
3	07/28/2020	REVISED PLUMBING - ADD POWERSOAK
4	08/13/2020	REV TO SEATING AREA

ISSUE DATE: 05/19/20
PROJECT NUMBER: 19-0559
DRAWN BY: SE/VP
CHECKED BY: MWM

SHEET NAME:
FLOOR PLAN

SHEET NUMBER:
A1.1

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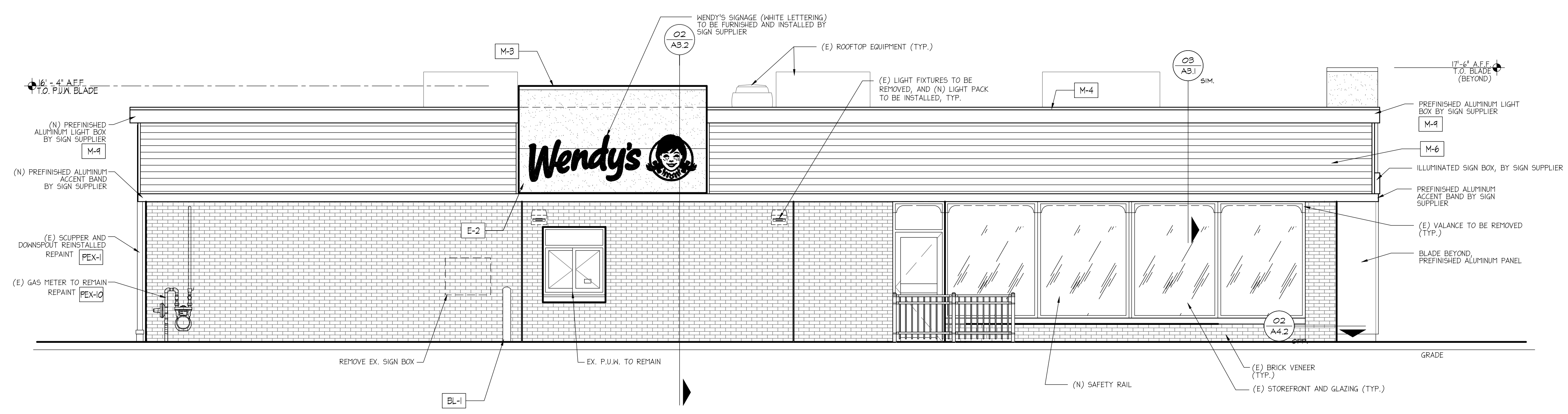
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REV.	DATE	DESCRIPTION
1	06/05/2020	PER CLIENT REVIEW
2	06/23/2020	PER CLIENT REVIEW
3	07/28/2020	FIELD DRAWING - ADD POWERSOAK
4	08/13/2020	REV TO SEATING AREA

ISSUE DATE: 05/19/20
 PROJECT NUMBER: 19-0559
 DRAWN BY: SE/VP
 CHECKED BY: MWM

SHEET NAME:
EXTERIOR ELEVATIONS

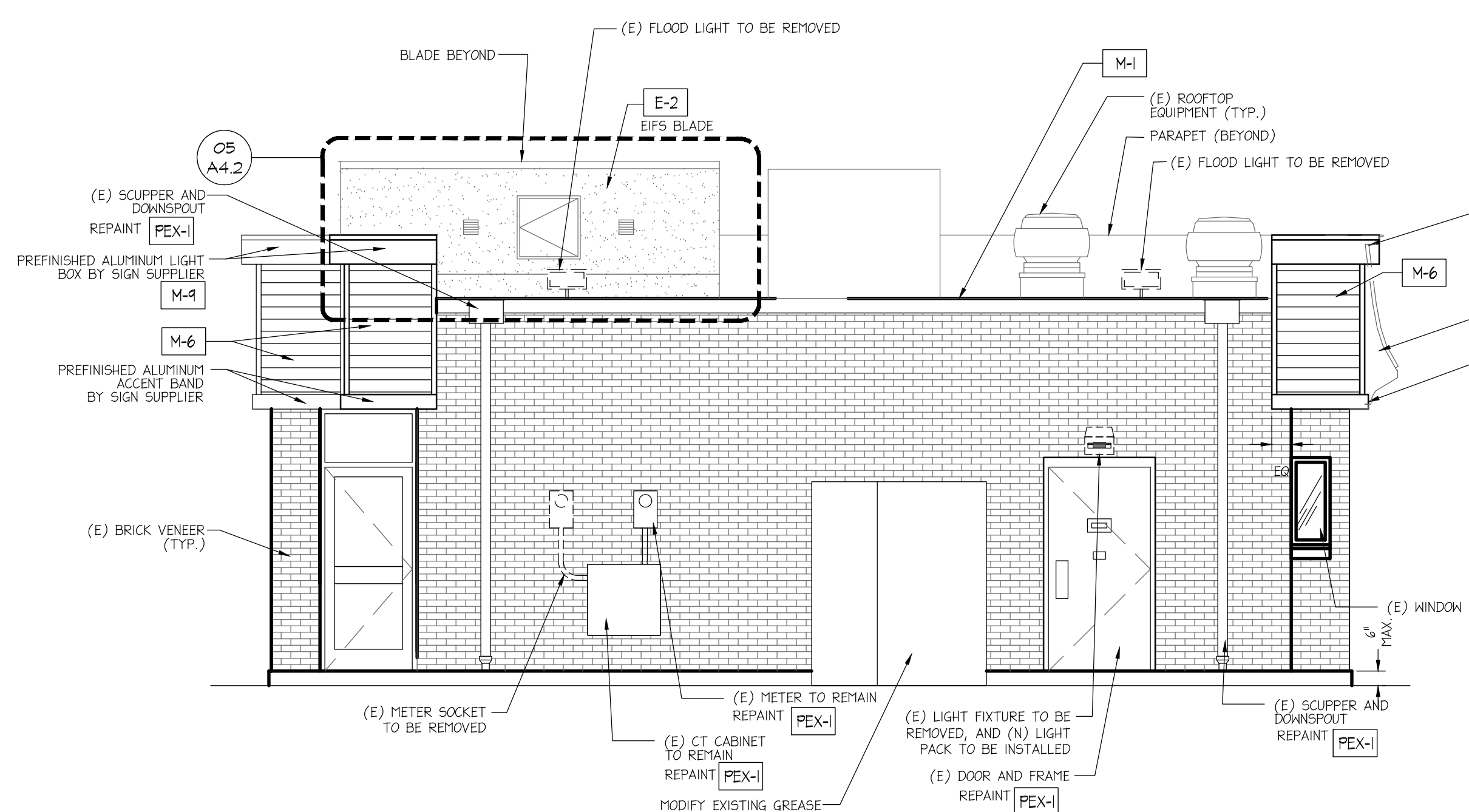
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A2.1



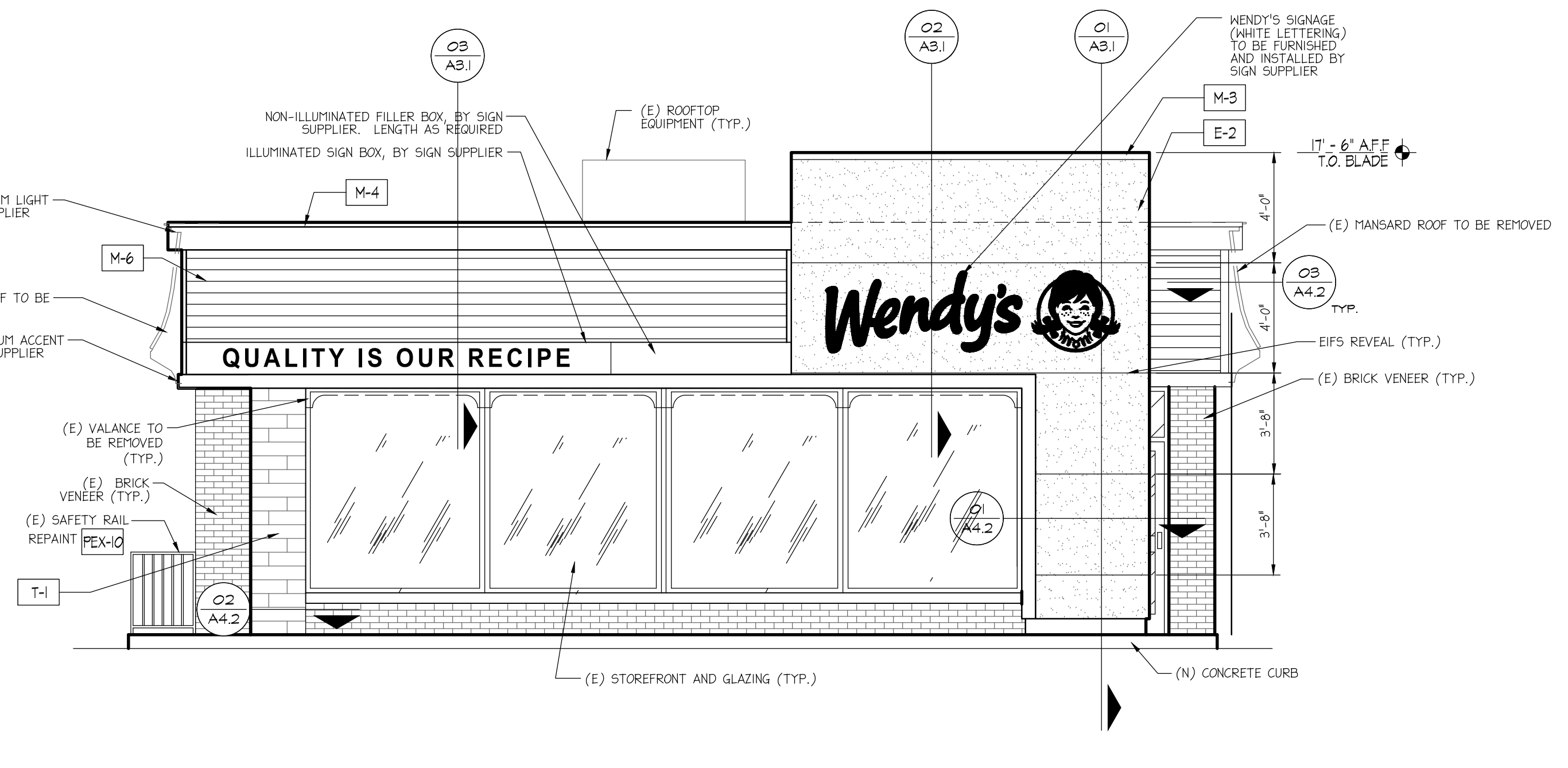
04 NORTHERN ELEVATION
 SCALE: 1/4" = 1'-0"



03 SOUTHERN ELEVATION
 SCALE: 1/4" = 1'-0"



02 WESTERN ELEVATION
 SCALE: 1/4" = 1'-0"



01 EASTERN ELEVATION
 SCALE: 1/4" = 1'-0"

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