

FLOOR PLAN
1/16" = 1'-0"

CODE REVIEW

CHAPTER #3-CLASSIFICATION
306.3 Low Hazard Factory Industrial - F2
CHAPTER #5- BUILDING HT'S & AREA'S
Table 504.3 (Type 3B Const.) (NS) 55' Height
Table 506.2 (Type 3B Const.) (NS) 18,000 SF
CHAPTER #9-FIRE PROTECTION - Not Applicable
CHAPTER #10-MEANS OF EGRESS
Table 1004.5 Industrial - 100 sf per Occupant
Total SF = 15,600 / 100 = 156 Actual Occupancy = 25
Table 1006.2.1 Travel Distance = 75' (2 Doors Required)

BERLIN ZONING REGULATIONS

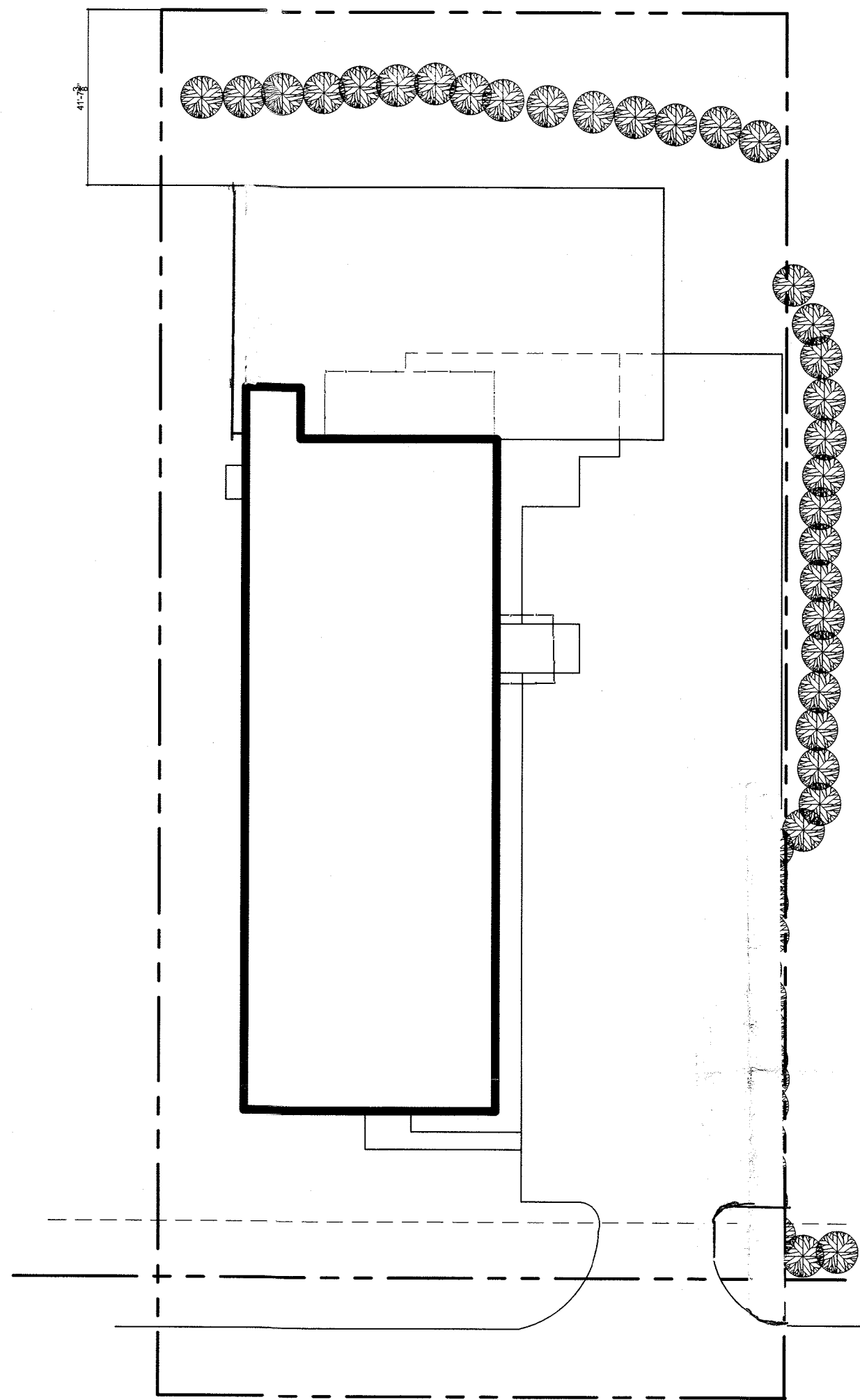
Chapter 340 Zoning

ARTICLE 12 LIGHT INDUSTRIAL ZONE 1-1

340-77. Area and Yard Requirements

	Required	Actual
Maximum Building Coverage	65%	33%
Minimum Lot Size	20,000 SF	45,000 SF
Minimum Lot Width	100'-0"	150'-0"
Minimum Lot Depth	150'-0"	300'-0"
Front Yard Setback	40'-0"	39'-9"
Rear Yard Setback	25'-0"	47'-0"
Side Yard Setback	15'-0"	20'-5"
Maximum Building Ht.	50'-0"	20'-0"

Parking: One Parking Space
For Every Two (2) Employees
& One Parking Space For Every
1000 SF Of Floor Area For
Visitors
Loading: One Parking Space
14'-0" Wide x 55'-0" Long
14'-0" High



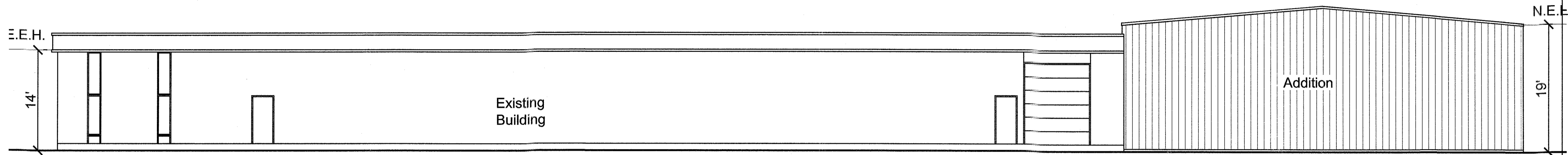
SITE PLAN
1/32" = 1'-0"

REVISED 3/31/21 AS PER STAR BUILDING

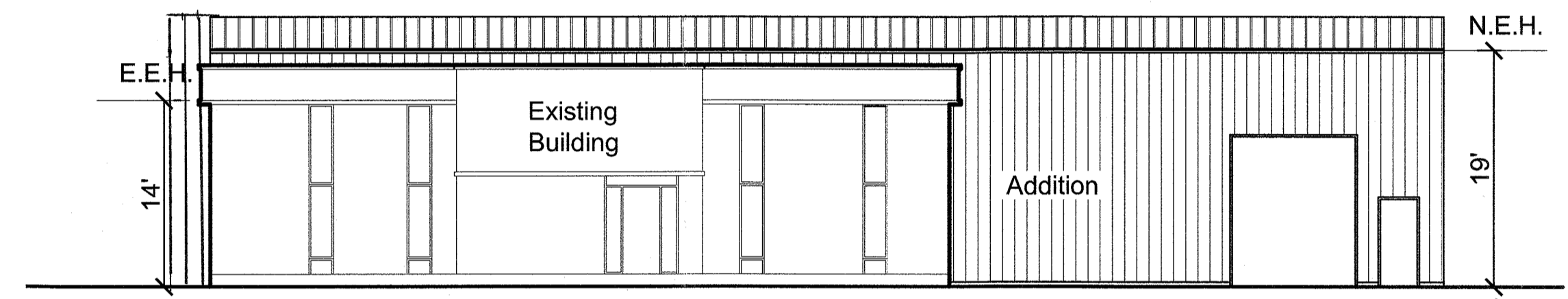
PROJECT TITLE PROPOSED ADDITION FOR Technitool Inc. 1028 Industrial Drive West Berlin, New Jersey 08091		CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH THIS WORK			
		DATE	3/19/21	SCALE	
DRAWING	PRELIMINARY FLOOR PLAN & SITE PLAN	DESCRIPTION		CHK BY	
SHEET NO	P1		PROJECT NO	202111	

Joseph S. Benedetto
P. O. BOX 562 HAMMONTON, NEW JERSEY 08037

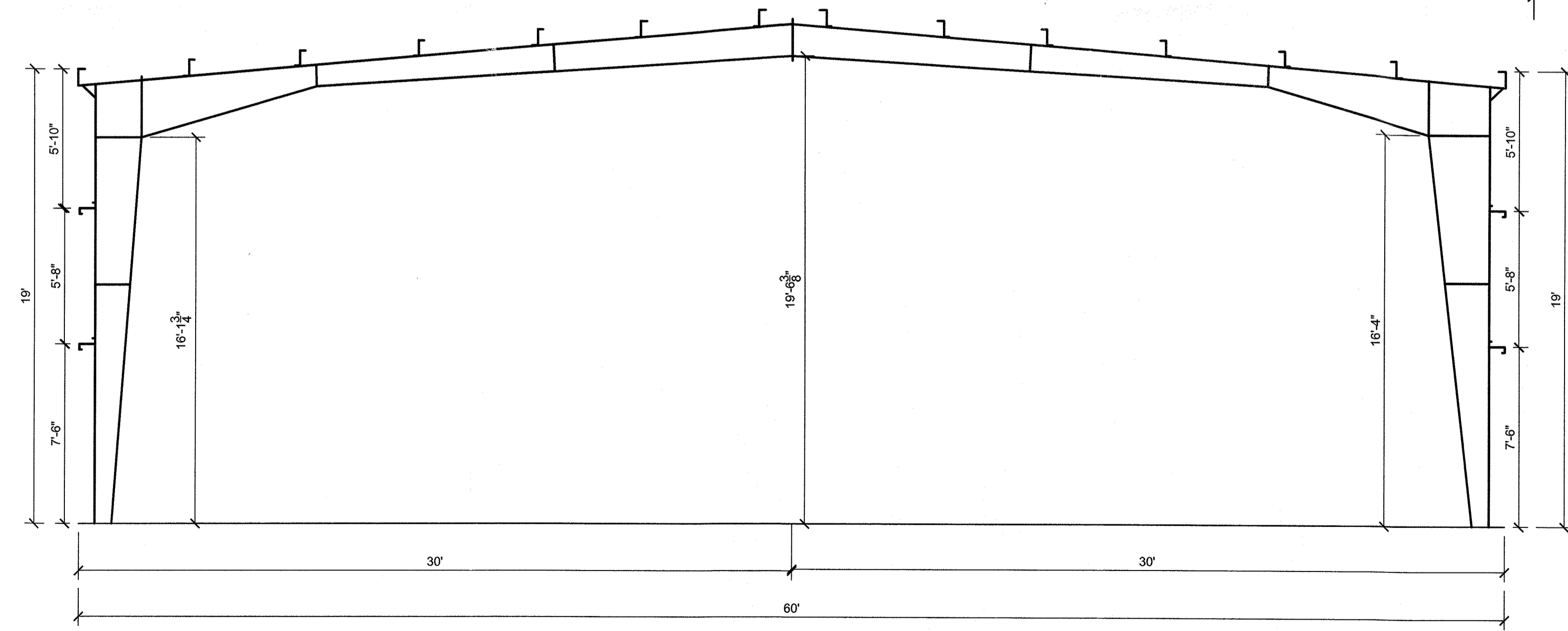
N. J. LIC. NO. C-6894 VIRGINIA LIC. NO. 16966 FLORIDA LIC. NO. 13468
 PENN. LIC. NO. B-7728 NORTH CAROLINA LIC. NO. 1029 DELAWARE LIC. NO. 6658



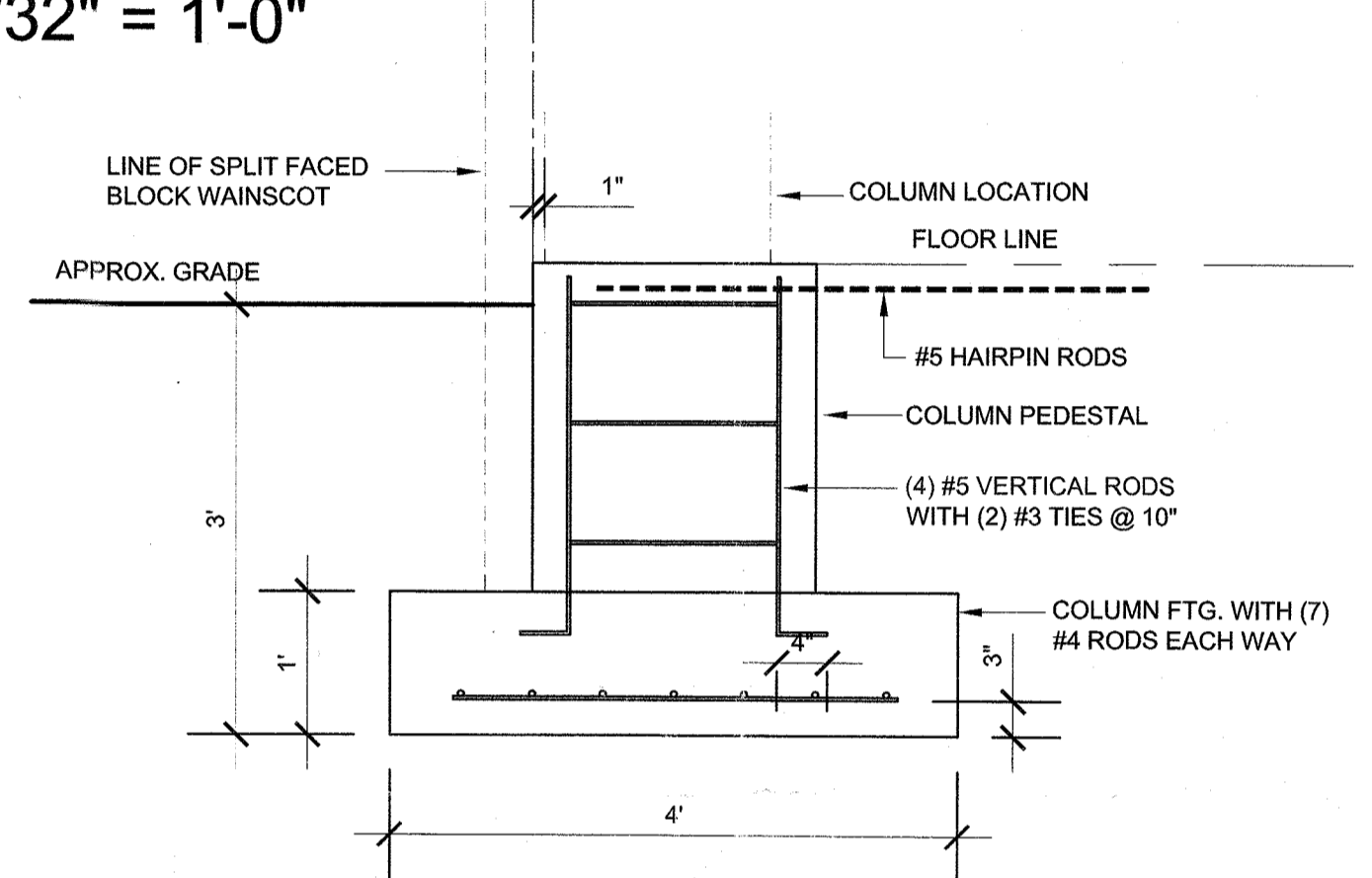
SIDE ELEVATION
1/32" = 1'-0"



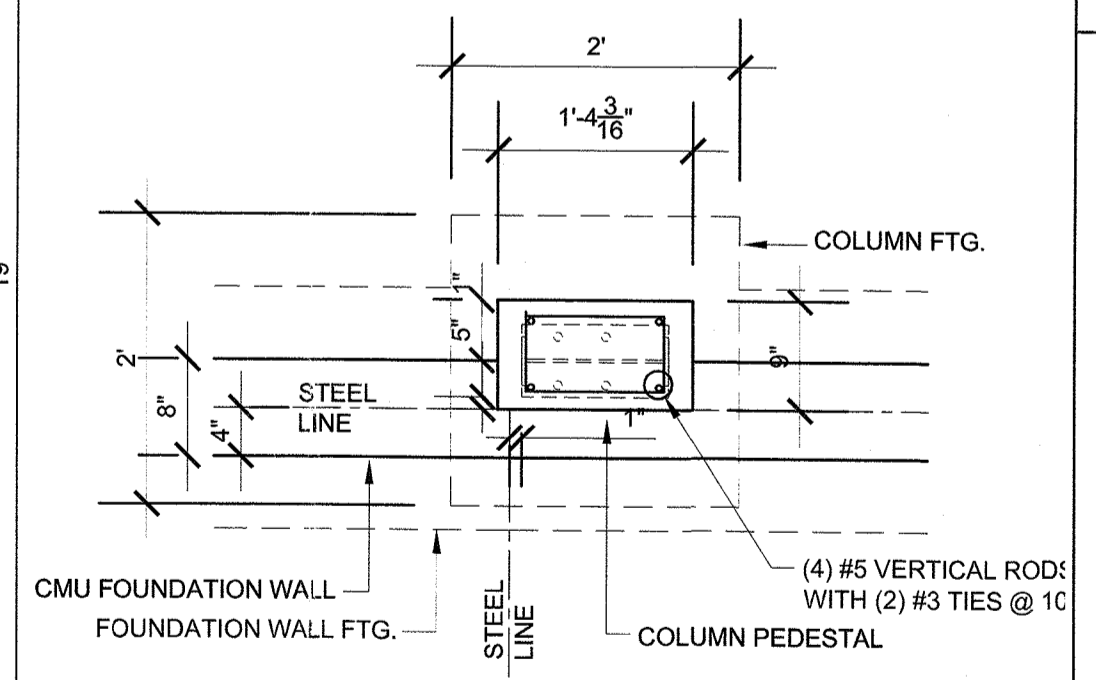
FRONT ELEVATION
1/32" = 1'-0"



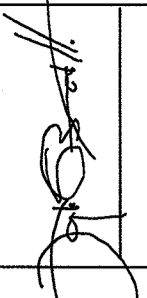
CROSS SECTION
1/4" = 1'-0"



TYP COLUMN FTG
3/4" = 1'-0"



TYPI WALL FTG
3/4" = 1'-0"


Joseph S. Benedetto
 P. O. BOX 562 HAMMONTON, NEW JERSEY 08037

 N.J. LIC. NO. C-8984 VIRGINIA LIC. NO. 16880 FLORIDA LIC. NO. 13406
 PENN. LIC. NO. B-7756 NORTH CAROLINA LIC. NO. 1028 DELAWARE LIC. NO. 6886

PROJECT TITLE PROPOSED ADDITION FOR
 Technitool Inc.
 1028 Industrial Drive
 West Berlin, New Jersey 08091

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND
 JOB CONDITIONS BEFORE PROCEEDING WITH THIS WORK

DRAWING	PRELIMINARY FLOOR PLAN & SITE PLAN	DESCRIPTION	SCALE	DATE	CHK BY
			3/31/21		
SHEET NO		P2			
PROJECT NO		202111			