

2400 Long Beach Blvd. Ship Bottom, New Jersey, 08008

LOCATION: 2400 LONG BEACH BLVD, SHIP BOTTOM, NEW JERSEY, 08008
 APPLICABLE CODES: BUILDING CODE: N.J. IBC 2021
 PLUMBING CODE: 2021 PLUMBING CODE
 NATIONAL ELECTRIC CODE: 2020

SCOPE OF WORK:
 INTERIOR RENOVATIONS AND CHANGE OF USE
 TO AN EXISTING DOLLAR GENERAL STORE INTO
 A GOLF SIMULATOR RECREATIONAL
 ESTABLISHMENT

USE AND OCCUPANCY: OCCUPANCY A-3; RECREATION OR AMUSEMENT USE

CONSTRUCTION CLASS: II-B (NON-SPRINKLED)

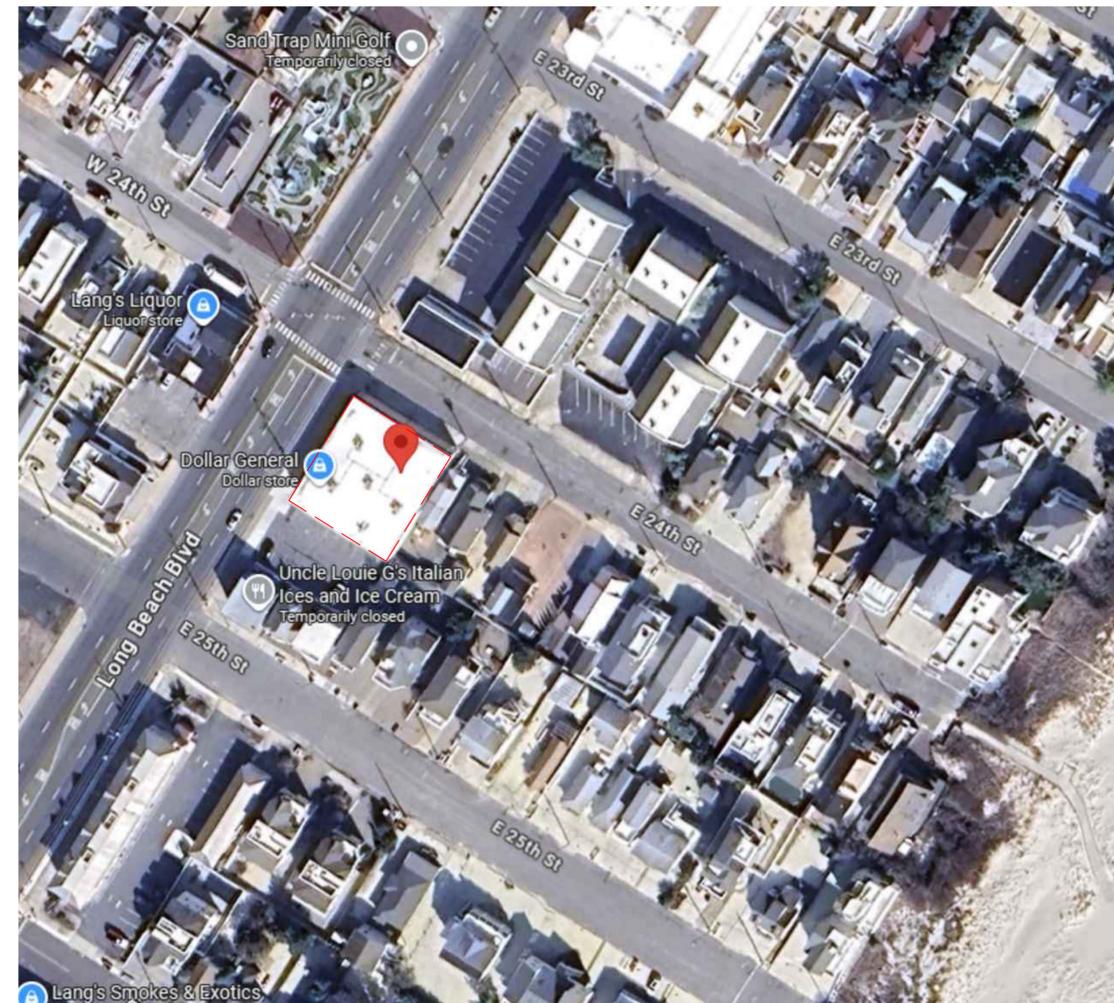
MEANS OF EGRESS
 MAX. FLOOR AREA PER OCCUPANT (TABLE 1004.5):
 ASSEMBLY: UNCONCENTRATED (CHAIRS ONLY-NOT FIXED) = 7 NET S.F. PER OCCUPANT
 PROP. NET (ASSEMBLY) AREA = 2,482.18 S.F.
 2,482.18 NET S.F. / 7 NET S.F. = 354.59 = 354 OCCUPANTS ALLOWED
 PROPOSED OCCUPANT LOAD (ASSEMBLY) = 58 OCCUPANTS PROPOSED

ACCESSORY RETAIL SPACE: MERCANTILE = 60 GROSS S.F. PER OCCUPANT
 PROP. GROSS AREA = 374.91 S.F.
 374.91 S.F. / 60 S.F. = 6.24 = 6 OCCUPANTS ALLOWED
 PROPOSED OCCUPANT LOAD (MERCANTILE) = 6 OCCUPANTS

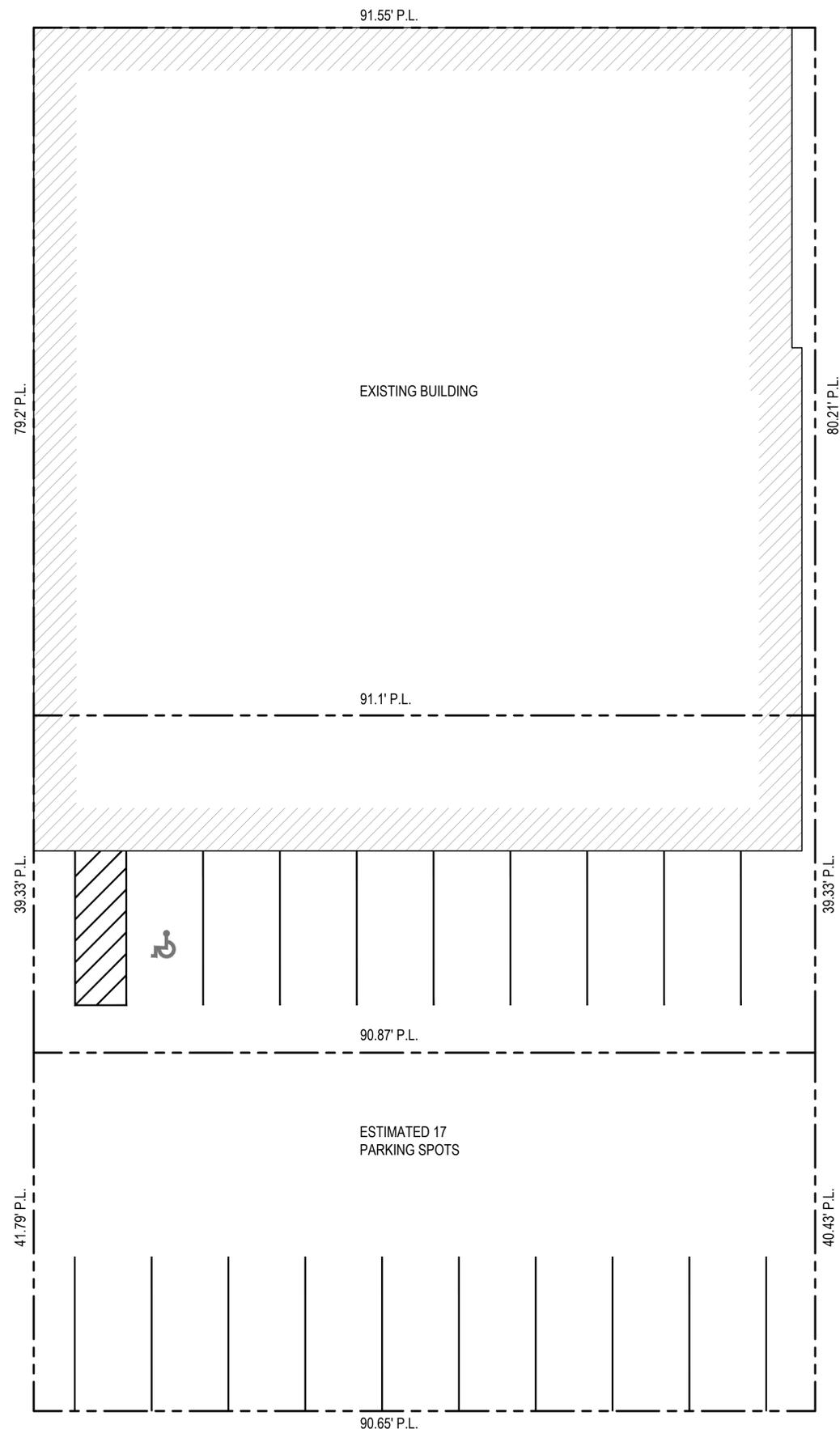
TOTAL OCCUPANT LOAD OF BUILDING: 58 + 6 = 64 OCCUPANTS

REQUIRED NUMBER OF EXITS: 2
 PROPOSED NUMBER OF EXITS: 2

RESTROOM REQUIREMENTS:
 WATER CLOSETS: 2 REQUIRED MALE / 2 REQUIRED FEMALE
 LAVATORIES: 2 REQUIRED MALE / 2 REQUIRED FEMALE



LOCATION PLAN
 SCALE: NTS



PLOT PLAN
 SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION	BY
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REVISIONS

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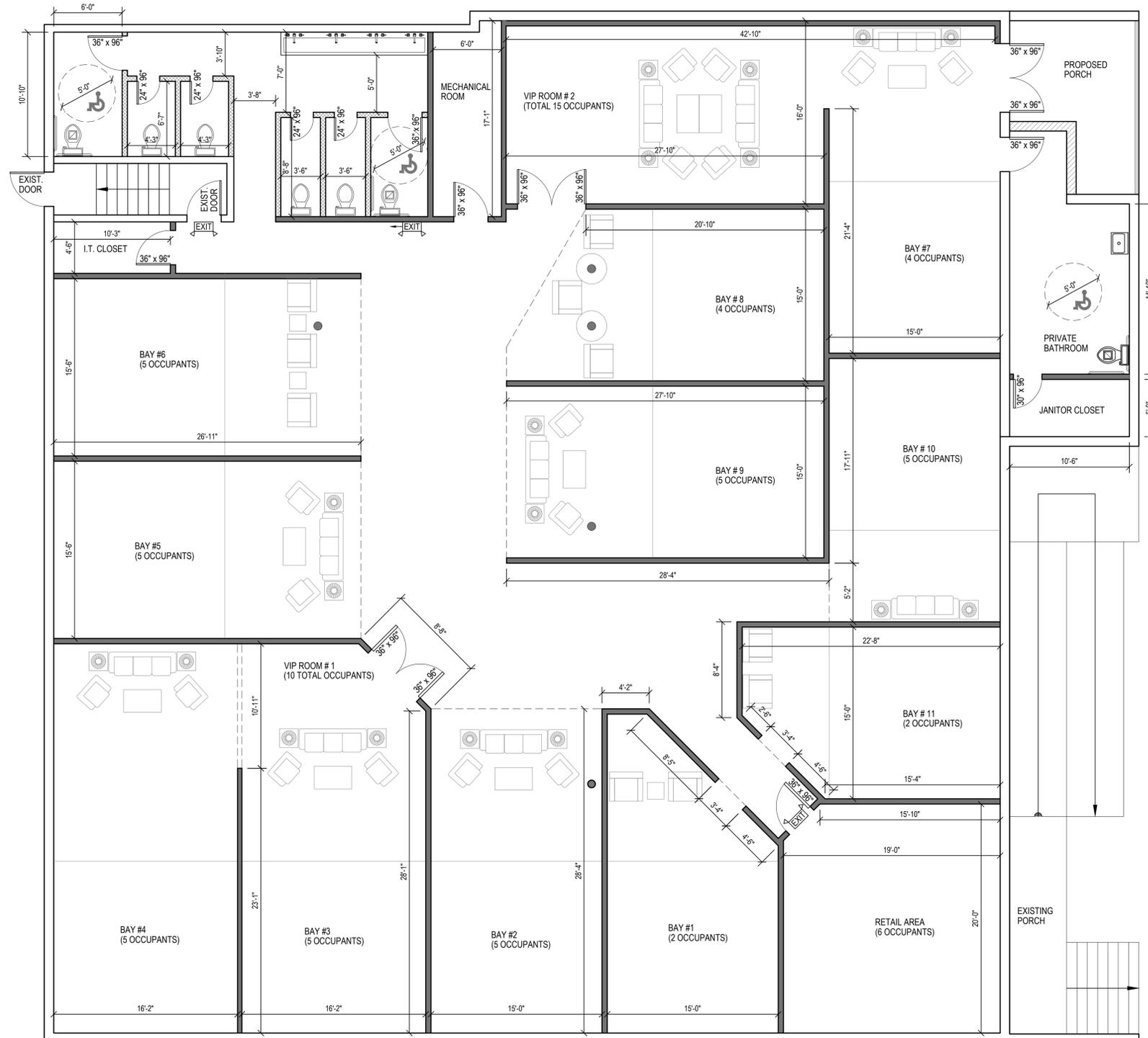
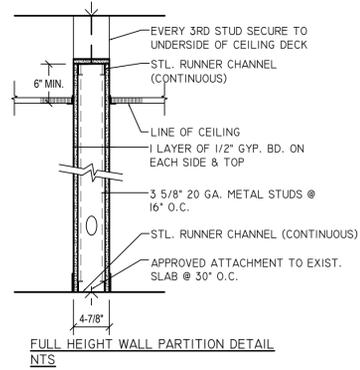
BLOCK: 29 LOT: 14 ZONE: SC

PROJECT
UNDER PAR GOLF LOUNGE
 2400 LONG BEACH BLVD, SHIP BOTTOM, NEW JERSEY, 08008

INTERIOR RENOVATIONS AND CHANGE OF USE TO AN EXISTING DOLLAR GENERAL INTO A NEW GOLF SIMULATOR RECREATIONAL ESTABLISHMENT

LOCATION PLAN / ZONING

SEAL & SIGNATURE:	DATE: 12/16/2025
	PROJECT No: 25-76
	DRAWING BY: G.C.
	CHK BY: S.R.S.
	DWG No: A-001.00
CAD FILE No: 25-40	1 OF 8



LEGEND

- TWO HEAD EMERGENCY EXIT LIGHT AND SIGN WITH BATTERY BACKUP OVER EVERY EXIT DOOR (TYP.)
- REMOTE CAPABLE EXTERIOR FIRE EXIT LIGHT
- BATTERY OPERATED SMOKE AND CARBON MONOXIDE DETECTORS COMPLYING WITH BC 907.2.10 AND 908.7.1
- EXISTING WALL TO REMAIN
- FULL HEIGHT PARTITION WALL 3 5/8\"/>

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FIRST FLOOR PLAN

SEAL & SIGNATURE:	DATE: 12/16/2025
	PROJECT No: 25-76
	DRAWING BY: G.C.
	CHK BY: S.R.S.
	DWG No: A-002.00
CAD FILE No:	2 OF 8
25-40	

PROPOSED FLOOR PLAN
 SCALE: 3/16" = 1'-0"