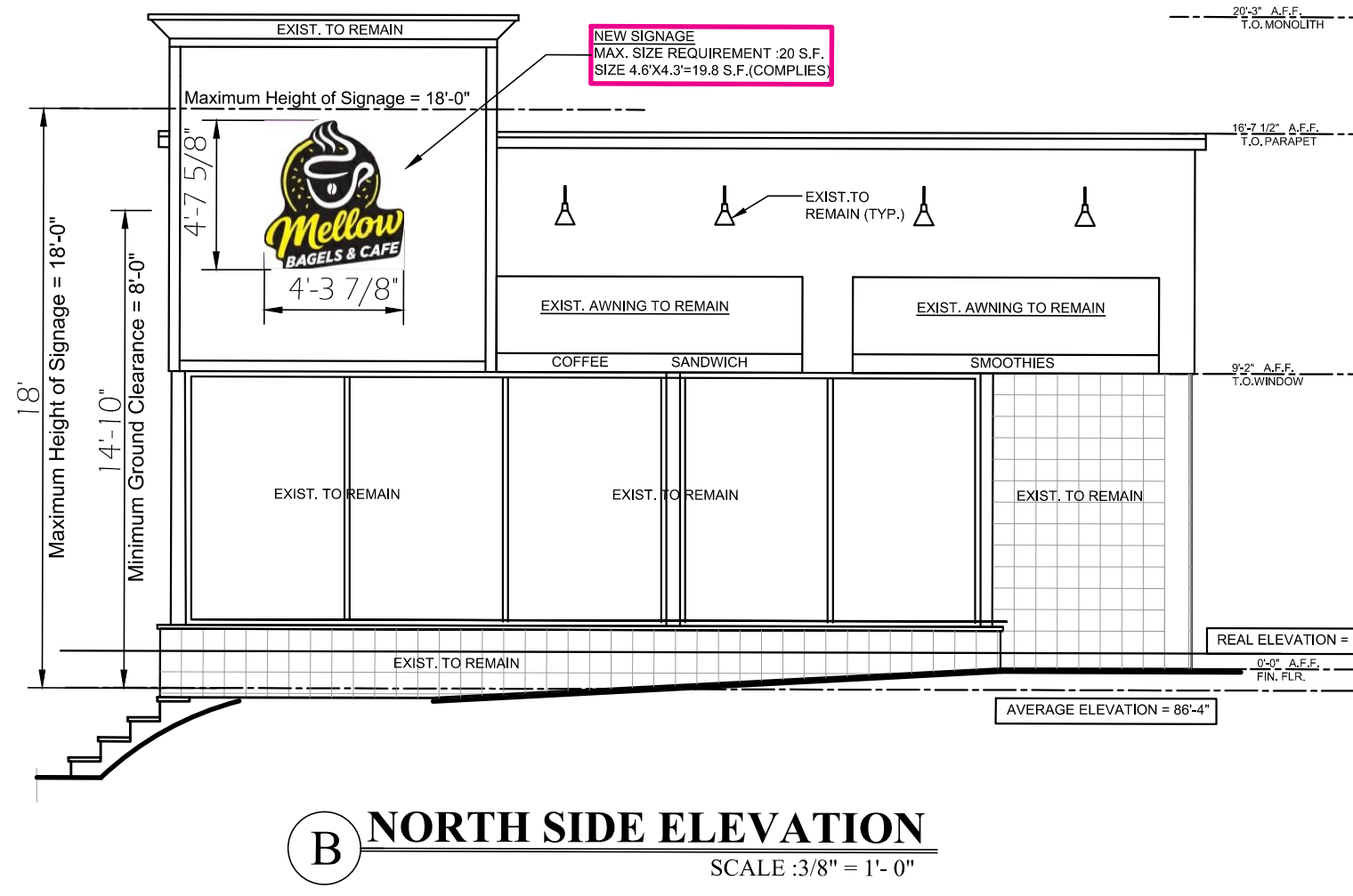
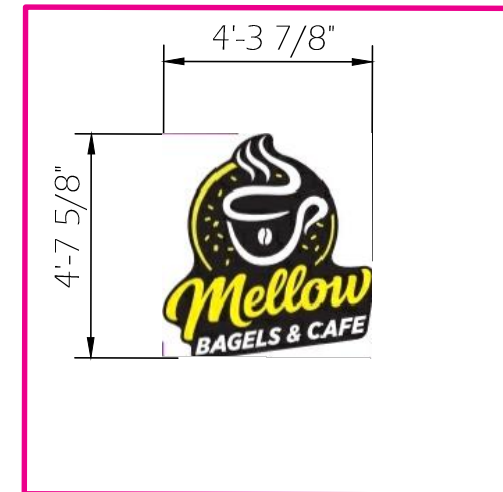
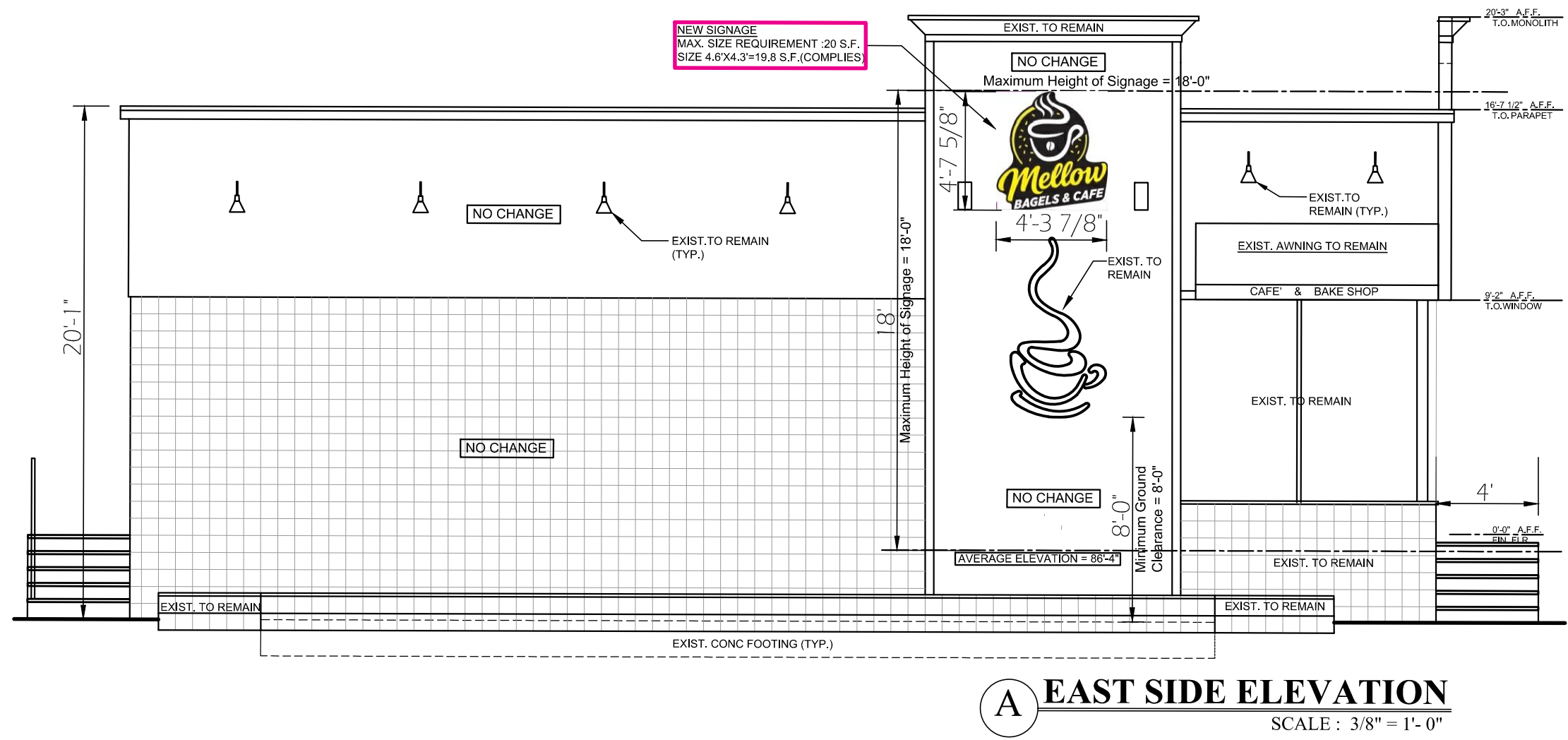


A PROPOSED ALTERATIONS for Mellow Bagels & Cafe at 101 MIDLAND AVE. RIVER EDGE, NJ



Mellow
Bagels & Cafe

AT
101 MIDLAND AVE.
RIVER EDGE, NJ



Item No	Qty	Equipment Category	Manufacturer	Mod.#	SIZE	Volts/PH/A
1	1	ENERGY DRINK DISPENSER			(38"W x 62"D x 72"H)	115V / 60Hz / 2.7AMP / 1/5HP / 1P
2	1	GLASS DISPLAY SHOW CASE			(64"W x 36"D x 30"H)	
3	1	SCALES			(16"W x 16"D x 4"H)	110V
4	1	1 LB. BULK GRINDER	BUNN	G1	(8"W x 16"D x 23"H)	110V / 60Hz / 13.8AMP / 1650W / 1P
5	1	MULTI-HOPPER COFFEE GRINDER	BUNN	MHG	(14"W x 4"D x 33"H)	110V / 60Hz / 20AMP / 2500W / 1P
6	2	COFFEE BREWER	GEMINI	G4GEMTIF10B1000	(19"W x 23"D x 31"H)	220V / 60Hz / 35.4AMP / 7600W / 1P
7	1	DISPENSER (SUGAR)	Flex Shot by Sure Shot	AC330-PC	(22"W x 16"D x 24"H)	120V / 60Hz / 3AMP / 1P
8	1	DISPENSER (CREAM)	Flex Shot by Sure Shot	AC220-FP	(17"W x 9"D x 24"H)	120V / 60Hz / 3AMP / 1P
9	1	Frozen Uncarbonated Beverage Freezer	TAYLOR	340 Single Flavor	(19"W x 31"D x 37"H)	115V / 60Hz / 3AMP / 2P
10	3	ESPRESSO MACHINE	EGRO	ONE Touch Pure Coffee	(12"W x 23"D x 31"H)	220V / 60Hz / 30AMP / 6700W
11	2	HIGH SPEED OVEN	MERRYCHIEF	elkon-e2s Trend	(14"W x 23.4"D x 25.4"H)	220V / 60Hz / 30AMP / 4500W
12	1	NAT GRIDDLE FLOOR MODEL GAS	Comentron Cooking	CG-60-M-F	(5"W x 32"D x 40.75"H)	Gas [149,000 BTU]
13	1	TOASTER	AvaToast	T3600B	(15"W x 17"D x 17"H)	208V / 3600W
14	1	NATURAL GAS RACK OVEN (NEW)	Revent	626-4-DG Single Gas	200/220V/30/60Hz / 15AMP / 5 wire including neutral	Gas [149,000 BTU]

Item No	Qty	Equipment Category	Manufacturer	Mod.#	SIZE	Volts/PH/A
15	1	UNIVERSAL PAN RACK	Winco	ALRK-20BK	(21"W x 27"D x 70"H)	
16	1	ICE MAKER WITH BIN, CUBE-STYLE	Scotsman	UC2724SA-1	(24"W x 29"D x 39"H)	115V / 60Hz / 1P
17	1	ICE MAKER WITH BIN, CUBE-STYLE	Ice-O-Matic	CM0826HA	(23"W x 25"D x 27"H) Top only	220V / 60Hz / 11.8AMP / 1P
18	1	ICE BIN / ICE CADDY, MOBILE	Winco	IIC-29	(23"W x 32"D x 30"H)	125 lb capacity, sliding cover
19	3	UNDER COUNTER REF. (SINGLE DOOR)	Atosa USA, Inc.	MGF8401GR	(28"W x 30"D x 35"H)	115V / 60Hz / 2.3AMP / 1P
20	1	UNDER COUNTER REF. (DOUBLE DOOR)	Atosa USA, Inc.	MGF84013GR	(61"W x 30"D x 35"H)	
21	1	S.S. WORK TABLE	John Boos	ST6-3030SSK	(30"W x 30"D x 36"H)	
22	1	S.S. WORK TABLE (MOVABLE)	John Boos	ST6-4830SSK	(48"W x 30"D x 36"H)	
23	1	S.S. WORK TABLE	John Boos	ST6-3636SSK	(36"W x 36"D x 36"H)	
24	2	S.S. WORK TABLE	John Boos	ST6-6024SSK	(60"W x 24"D x 36"H)	
25	1	2-DOOR REF. (FULL HEIGHT)	Atosa USA, Inc.			

DESIGN CRITERIA / PROJECT INFORMATION

BUILDING DATA

- EXISTING 1-STORY BUILDING TO REMAIN
- EXIST. HEATING & A/C TO REMAIN
- EXIST. UTILITY SERVICE TO REMAIN

DESIGN CRITERIA

- LEASE SPACE AREA: 1,597 SQ. FT.
- CONSTRUCTION TYPE: III-B
- OCCUPANCY GROUP: A-2
- TOTAL OCCUPANT LOAD: 16
- EXISTING FIRE SPRINKLERS: NO
- NUMBER OF EMPLOYEES PER SHIFT: 4

AREA ANALYSIS

- OCCUPANCY AREA LOAD FACTOR OCCUPANT LOAD
- GROSS SQ.FT. 1,597 SF / 100 16 PERSON(S)
- TOTAL OCCUPANT LOAD: 16 OCCUPANTS

BUILDING INFORMATION

- USE: PREVIOUS --- COFFEE SHOP
- PROPOSED --- BAGELS, SANDWICH & COFFEE

PROPOSED CHANGES

1. TYPE OF USE - FOOD SERVICE
2. NAME & SIGNAGE - " Mellow Bagels & Cafe "

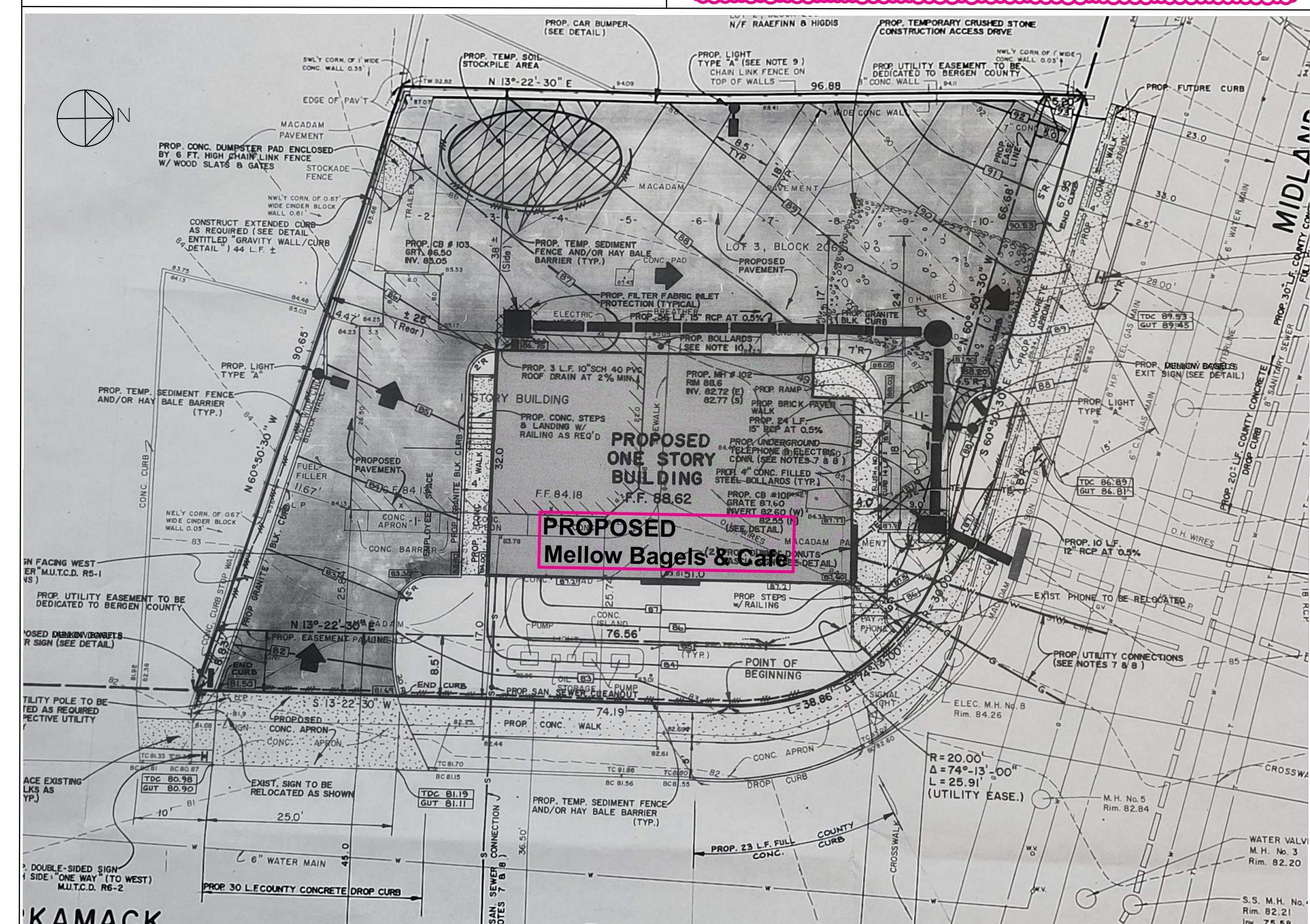
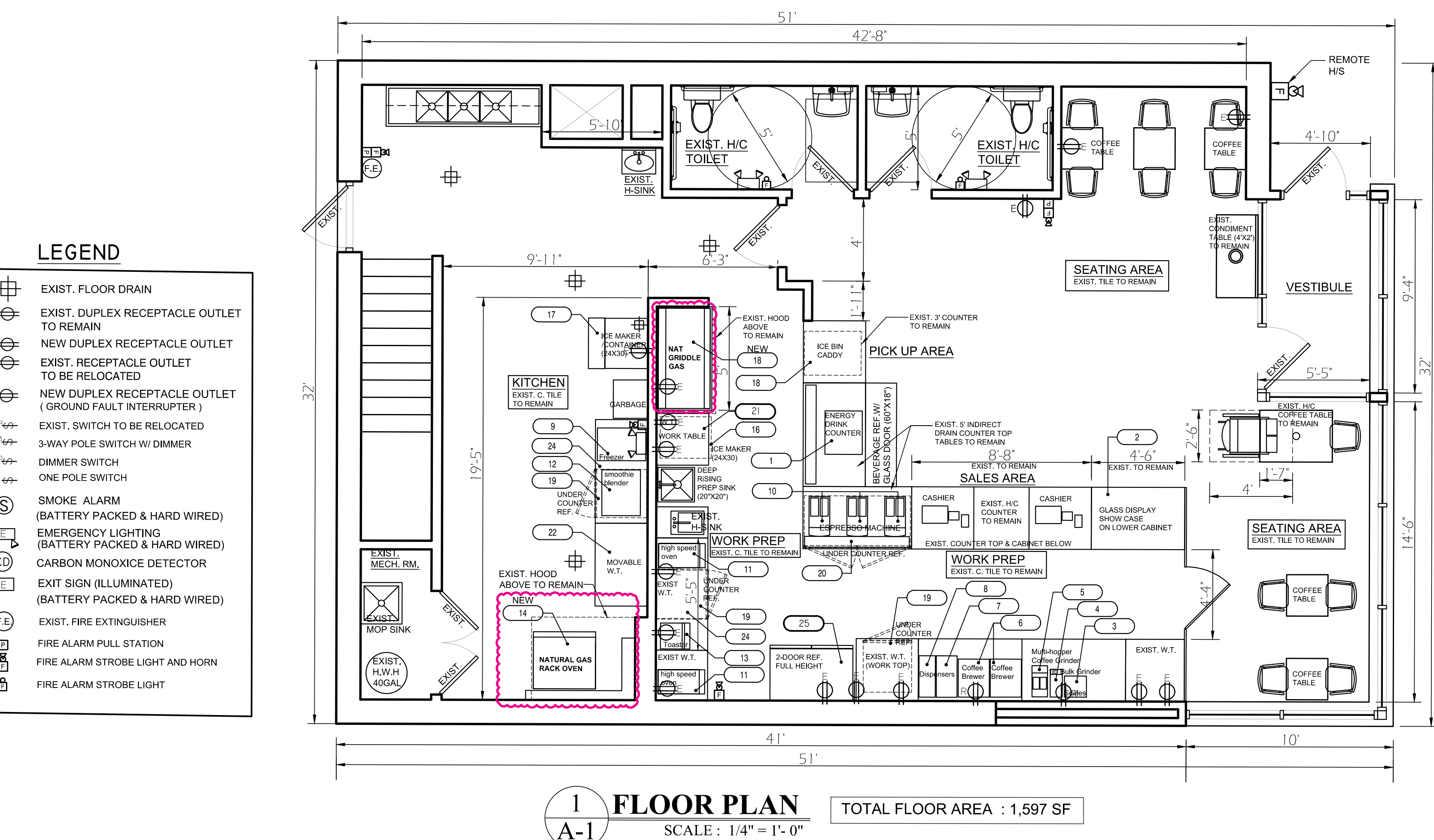
CITATION OF CODE

ADOPTED IN UNIFORM CONSTRUCTION CODE (NJAC 5:23)

1. INTERNATIONAL BUILDING CODE (IBC 2021)
2. INTERNATIONAL MECHANICAL CODE (IMC 2021)
3. NATIONAL ELECTRICAL CODE (NEC 2020)
4. NATIONAL STANDARD PLUMBING CODE (NSPC 2021)
5. ENERGY SUBCODE IECC 2021 ASHRAE 90.1-2019 (COMMERCIAL)
6. N.J.A.C. 5:23-7 BARRIER FREE SUBCODE (ICC/ANSI A117-1 2017)
7. FIRE PROTECTION SUBCODE (IBC 2021)

SCOPE OF THE WORK

1. CARPENTRY WORK
 - NO CARPENTRY WORK EXCEPT PAINTING
2. ELECTRICAL
 - NO NEW ELECTRICAL WORK
3. PLUMBING
 - NEW GAS LINE CONNECTION TO NEW OVEN & GRIDDLE
4. FIRE PROTECTION
 - EXIST. FIRE ALARM SYSTEM TO REMAIN
5. EQUIPMENTS
 - NEW GAS COOKING GRIDDLE TO BE INSTALLED UNDER EXIST. HOOD SYSTEM.
 - NEW GAS RACK OVEN TO BE INSTALLED UNDER EXIST. HOOD SYSTEM #2
6. EXTERIOR WORK
 - EXIST. SIGNAGE TO BE REPLACED WITH NEW AS SHOWN (NEW SIGNAGE TO BE APPLIED SIZE REQUIREMENT: SAME SIZE AS EXIST.)
 - THE DIRECTIONAL SIGNS AT THE ENTRANCE AND EXIT WILL HAVE THE CURRENT INSERTS REMOVED AND NEW ONES WITH THE NAME Mellow Bagels WILL BE INSERTED



Revision	
K. H. LEE ARCHITECTS 111 GRAND AVE. SUITE 212 PALISADES PARK, NJ 07650 TEL: (201) 686-7374, FAX: (201) 338-4076 LIC. # NJ 12763	
Project Title	PROPOSED ALTERATIONS Mellow Bagels & Cafe at 101 MIDLAND AVE, RIVER EDGE, NJ
Drawing Title	SITE PLAN, BUILDING DATA, CODE, SIGNAGE, SCOPE OF WORK, FLOOR PLAN & ELEVATIONS
Drawn by	Checked by
WK	CL
Date	Scale
4-28-2026	AS NOTED
Drawing No.	Project No.

A-1