

Update | Update

C-15-005685

Tel. (201) 577 8589 FAX: (201) 203 5254

Update | Update

1. Building	\$	1500	
2. Electrical	\$	100	
3. Plumbing			
4. Fire Protection			
5. Elevator Devices			
6. Subtotal			
7. Less 20% for State Plan Review	\$		
8. Subtotal	\$		
9. State Permit Surcharge Fee		10	
10. Subtotal	\$		
11. Cert. of Occupancy			
12. Other			
13. TOTAL	\$	2600	

(office use only)

7. Number of Stories _____

8. Height of Structure _____ ft.

9. Area — Largest Floor _____ sq. ft.

10. New Building Area _____ sq. ft.

11. Volume of New Structure _____ cu. ft.

12. Max. Live Load _____

13. Max. Occupancy Load _____

14. If Industrialized Building: State Approved _____ HUD _____

15. Total Land Area Disturbed _____ sq. ft.

16. Flood Hazard Zone _____

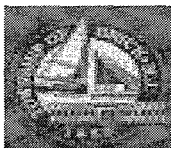
17. Base Flood Elevation _____ ft.

18. Wetlands yes _____ no _____

[illegible]

Proposed

1. ☐ Elevators/Escalators/Lifts/ Dumbwaiters/Moving Walks	4. ☐ Refrigeration Systems	8. ☐ Smoke Control Systems in Open Wells	12. ☐ Fire Alarm
2. ☐ High Pressure Boilers	5. ☐ Cross-Connections/Backflow Preventers	9. ☐ Underground Storage Tanks	
3. ☐ Pressure Vessels	6. ☐ Hazardous Uses/Places of Assembly	10. ☐ Swimming Pools, Spas and Hot Tubs	
	7. ☐ Sprinklers/Standpipes	11. ☐ LPGas Tanks	



Brick Township
401 Chambersbridge Rd
Brick, NJ 08723

Date Issued 3/23/2018
Control Number C-15-005685
Permit Number 16-0262
Permit Issue Date 1/27/2016
Certificate Number 16-0262

Certificate

Construction Code Division
(Certificate of Approval)

Identification

Work Site Location: 56 CHAMBERS BRIDGE RD. CHIPOTLE SIGN Block: 671 Lot: 1.01 Qual: _____
Brick Township, NJ 08723
Owner in Fee: FEDERAL REALTY INVESTMENT TRUST
Owner Address: 1626 EAST JEFFERSON ST ROCKVILLE NJ 20852
Telephone: (484) 419-1221
Contractor Graphic Solutions
Address 82 Burhelus Court Hackensack NJ 07601
Telephone: (201) 577-8589 Fax: (201) 203-5254
License Number or Builders Registration Number: _____ Federal Emp. Number: 22-393-7891

Home Warranty Number: _____

Type of Warranty Plan: ☐ State ☐ Private

Use Group: A-2 Construction Classification: _____

Maximum Live Load: 0 Maximum Occupancy Load: 0

Description of Work/Use: SIGN INSTALLATION - CHIPOTLE ...FACADE

Certificate Comments:

☐ **Certificate of Occupancy**

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☒ **Certificate of Approval**

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ **Certificate of Continued Occupancy**

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

☐ **Temporary Certificate of Compliance**

The following conditions must be met no later than or the owner will be subject to fine or order to vacate:

This certificate has an expiration date of:

Conditions to be met:

☐ **Certificate of Clearance - Lead Abatement 5:17**

This serves notice that based on written certification, lead abatement was performed as per NJAC5:17 to the following extent.

- ☐ Total removal of lead-based paint hazards in scope of work
☐ Partial or limited time period (years); see file

☐ **Certificate of Clearance - Asbestos Abatement**

This serves notice that based on written certification, asbestos abatement was performed to the following extent.

- ☐ Total removal of asbestos hazards in scope of work
☐ Partial or limited time period (years); see file

☐ **Certificate of Compliance**

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until

☐ **Temporary Certificate of Occupancy**

The following conditions must be met no later than: or the owner will be subject to fine or order to vacate:

This certificate has an expiration date of:

Conditions to be met:

Construction Official

Fee: \$0.00

Check Number: _____

Collected By: _____

CERTIFICATION IN LIEU OF OATH

I. OWNER SECTION (to be completed if the applicant is the owner in fee)

I hereby certify that I am the owner in fee of the property listed on Page 1.

Mark the following applicable boxes:

- A. ☐ I further certify that a new home (private residence) will be constructed on this property for my own use and occupancy. This dwelling is to be occupied by myself and is not to be used for any purpose other than single family residential use. I attest that all construction, plumbing, or electrical work will be done, in whole or in part, by me or by subcontractors under my supervision, in accordance with all applicable laws; and, I further acknowledge that said new home is not covered under the New Home Warranty and Builders Registration Act (N.J.S.A. 46:3B-1 et seq.) and that such fact shall be disclosed to any person purchasing this property within ten years of the date of issuance of a certificate of occupancy.

I UNDERSTAND THAT IN MARKING BOX A, I ACKNOWLEDGE THAT I AM ASSUMING RESPONSIBILITY FOR THE WORK DONE ON SAID PROPERTY, THE CONDITION OF THE PROPERTY PRIOR TO, DURING, AND AFTER ANY WORK PERFORMED, AND FOR THE PERFORMANCE OF THE SUBCONTRACTORS I HIRE, EMPLOY, OR OTHERWISE CONTRACT OR WITH WHOM I MAKE AGREEMENTS TO PERFORM WORK. I AM VOLUNTARILY AND KNOWINGLY ASSUMING THIS RESPONSIBILITY.

- B. ☐ I further certify the following as required by the New Jersey Uniform Construction Code, N.J.A.C. 5:23-2.15(f)1.ix:

I personally prepared the plans submitted for: 1) the new home referred to in A.; or, 2) an addition, alteration, renovation, or repair to an existing single family residence owned and occupied by myself and located on the property listed on Page 1; or, 3) a new structure that will be physically separate from, but that will be deemed part of, an existing single family residence that is owned and occupied by myself and located on the property listed on Page 1.

- C. ☐ I further certify that I will perform or supervise the following work:

C.1. ☐ Building C.2. ☐ Fire Protection

I further certify that I will perform the following work:

C.3. ☐ Electrical C.4. ☐ Plumbing

- D. ☐ I agree to advise all contractors on this project that they are required to be registered with the New Jersey Division of Taxation and to comply with all New Jersey tax laws.

I further certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(a)5: All required State, county, and local prior approvals have been given, including such certification as the construction official may require.

I understand that if any of the above statements are willfully false, I am subject to punishment.

Signature _____ Date _____

II. AGENT SECTION (to be completed if the applicant is not the owner in fee)

I hereby certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(d): the proposed work is authorized by the owner in fee; and I have been authorized by the owner in fee to make this application as his agent.

I further certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(a)5: All required State, county, and local prior approvals have been given, including such certification as the construction official may require.

I agree to advise all contractors on this project that they are required to be registered with the New Jersey Division of Taxation and to comply with all New Jersey tax laws.

I understand that if any of the above statements are willfully false, I am subject to punishment.

☐ Check if contractor.

Agent Name Graphic Solutions & Signs LLC / bryce dunn

Address 82 Bulwark Court, Hackensack NJ 07601

Telephone (201) 577 8585

Signature [Signature]

III. ☐ LEAD HAZARD ABATEMENT: Include Homeowner or Building Owner Affidavit as per N.J.A.C. 5:17.



ELECTRICAL SUBCODE TECHNICAL SECTION



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 631 Lot 1.01 Qualification Code CHP070E
Work Site Location 94 Back Plaza

Owner in Fee: Federal Realty
Tel. (401) 419 1221 e-mail _____

Address 50 E Wymannwood Rd Suite 20, Wymannwood PA

Contractor: Bonus & Son Electric LLC Tel. (801) 342 1025
Address 179 Ave St Weymouth, NJ e-mail _____

Contractor License No. 17194 Exp. Date 03/31/2018

Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____
Federal Emp. ID No. 452984260 FAX: (801) 355 3532

B. ELECTRICAL CHARACTERISTICS

Use Group Present _____ Proposed _____
☐ Pole/Pad # _____ ☐ Temporary ☐ Other _____
Building Occupied as _____ Utility Co. _____
Est. Cost of Elec. Work \$500.00

JOB SUMMARY (Office Use Only)

PLAN REVIEW	Date	Initial	INSPECTIONS	Dates (Month/Day)
☐ No Plans Required			Type: _____	Failure _____
Joint Plan Review Required:			Rough _____	Approval _____
☐ Building ☐ Plumbing			Barrier-Free _____	Initial _____
☐ Fire ☐ Elevator			Trench _____	
☒ Elec. Plans Approved			Temp. Serv. _____	
Date: <u>11/14/15</u>			Constr. Serv. _____	
Approved by: _____			TCO _____	
			Other _____	
			Service _____	
			Final _____	
			Barrier-Free _____	

SUBCODE APPROVAL
☐ CO ☐ CCO ☒ VCA
Date: 3/22/18
Approved by: _____
Temp. Cut-in-Card Date Issued _____
Final Cut-in-Card Date Issued _____
Annual Pool Inspection _____
Date of Grounding and Bonding Certification _____

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the agent of owner or authorized to make this application and I am not the contractor listed on this application.

Applicant's Signature/Contractor's Seal and Signature _____
Licensed Elec. Contractor ☒ Certified Landscape Irrigation Contr ☐ Exempt Applicant

D. TECHNICAL SITE DATA

QTY. SIZE ITEMS

- Lighting Fixtures
- Receptacles
- Switches
- Detectors
- Light Poles
- Motors—Fract. HP
- Emergency & Exit Lights
- Communications Points
- Alarm Devices/F.A.C. Panel

TOTAL NUMBERS

- Pool Permit/with UW Lights
- Storable Pool/Spa/Hot Tub
- KW Elec. Range/Receptacle
- KW Oven/Surface Unit
- KW Elec. Water Heater
- KW Elec. Dryer/Receptacle
- KW Dishwasher
- HP Garbage Disposal
- KW Central A/C Unit
- HP/KW Space Heater/Air Handler
- KW Baseboard Heat
- HP Motors 1/+ HP
- KW Transformer/Generator
- AMP Service
- AMP Subpanels
- AMP Motor Control Center
- KW Elec. Sign/Outline Light

FEE (Office Use Only)

Administrative Surcharge \$ _____
Minimum Fee \$ _____
State Permit Surcharge Fee \$ _____
TOTAL FEE \$ _____

COMMERCIAL

Date Received
Control #

1/27/16

Date Issued
Permit #

16-0262

OFFICE DATE RECEIVED: _____

VIII. PRIOR CHECKLIST (office use only)	LOCAL APPROVAL		COUNTY APPROVAL		REGIONAL APPROVAL		STATE APPROVAL		COMMENTS
	Prelimin. Initial	Final Date	Prelimin. Initial	Final Date	Prelimin. Initial	Final Date	Prelimin. Initial	Final Date	
☒ Zoning Officer	SC	11/6/10							2A-10-01561
☐ Planning Board									
☐ Zoning Board									
☐ Sewer Authority									
☐ Water Authority									
☐ Police Department									
☐ Health Department									
☐ Soil Conservation									
☐ N.J. Department of Community Affairs									
☐ N.J. Department of Transportation									
☐ N.J. Department of Environmental Protection									
☐ Utility Dig No.									
☐									
☐									

IX. SUBCODES AND SPECIAL REGULATIONS APPLICABLE (office use only—optional)

Name of Code & Edition	Name of Code & Edition
Building	Energy
Electrical	Barrier Free
Plumbing	Flood Hazard
Fire Protection	As Built Elevation Cert.
Mechanical	Other

X. CERTIFICATES ISSUED (office use only)

	DATE ISSUED	DATE EXPIRED
☐ Temporary Certificate of Occupancy	No.	
☐ Temporary Certificate of Compliance	No.	
☐ Continued Certificate of Occupancy	No.	
☐ Certificate of Compliance	No.	
☐ Certificate of Occupancy	No.	
☐ Certificate of Approval	No.	
☐ Lead Abatement Clearance Certificate	No.	



BUILDING SUBCODE TECHNICAL SECTION



A. IDENTIFICATION--APPLICANT: COMPLETE ALL APPLICABLE INFORMATION, WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 371 Lot 101 Qualification Code CH1POT2E
Work Site Location 74 Brick Plaza

Owner in Fee: Richard Realty

Tel. (201) 419 1221 e-mail JFMiller@RichardRealty.com

Address 506 Wynwood Rd Suite 200, Wynwood PA

Contractor: Graphic Solutions B Bys Tel. (201) 577 8585

Address 82 Buxtons Court e-mail prg@siguys.com

Hickensack, NJ 07601

Contractor License No. or Builder Registration No. 13VR03143100 Exp. Date 03/31/16

Home Improvement Contractor Registration No. or Exemption Reason (if applicable):

Federal Emp. ID No. 22-393-7881 FAX: (201) 203 5254

JOB SUMMARY (Office Use Only)

PLAN REVIEW	Date	Initial	INSPECTIONS	Failure	Failure	Approval	Initial
☐ No Plans Required			Type:				
☒ All	<u>4/27/15</u>	<u>TR</u>	Footings				
☐ Footings/Foundations			Footings Bonding				
☐ Structural/Framework			Foundation				
☐ Exterior			Slab				
☐ Interior			Frame				
☐ Truss Sys./Bracing			Barrier-Free				
☐ Joint Plan Review Required:			Insulation				
☐ Elec. ☐ Plumb. ☐ Fire ☐ Elevator			Finishes -Base Layer				
☐ SUBCODE APPROVAL for PERMIT			Finishes -Final				
Date: <u>12/07/15</u>			Energy				
Approved by: <u>TR</u>			Mechanical				
☐ SUBCODE APPROVAL for CERTIFICATE			TCO				
☐ CO ☐ CCO ☒ PA			Other				
Date: <u>09/02/16</u>			Barrier-Free				
Approved by: <u>TR</u>							

B. BUILDING CHARACTERISTICS

Use Group Present	Proposed	Constr. Class Present	Proposed
No. of Stories		If Industrialized Building:	
Height of Structure		State Approved	HUD
Area - Largest Floor		Est. Cost of Bldg. Work:	
New Bldg. Area/All Floors		1. New Bldg.	\$ <u>4,500</u>
Volume of New Structure		2. Rehabilitation	\$ <u>4,500</u>
Max. Live Load		3. Total (1+2)	\$ <u>4,500</u>
Max. Occupancy Load			

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Sign here:

John J. Davis

Print name here:

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

New Sign. (Channel Letters)
illuminated
CH1POT2E
9'6" x 1'4"

TYPE OF WORK:	Height (exceeds 6') Sq. Ft.
☐ New Building	
☐ Addition	
☐ Rehabilitation	
☐ Roofing	
☐ Siding	
☐ Fence	
☒ Sign	<u>15</u>
☐ Pool	
☐ Retaining Wall	
☐ Asbestos Abatement Subchapter 8	
☐ Lead Haz. Abatement NJAC 5:17	
☐ Radon Remediation	
☐ Other	
☐ Demolition	

FEE (Office Use Only)
Administrative Surcharge \$
Minimum Fee \$
State Permit Surcharge Fee \$
TOTAL FEE \$

1 White = Inspector Copy
3 Pink = Office Copy

2 Canary = Office Copy
4 Gold = Applicant Copy

Date Received 1/27/16
Control # 16-0262
Date Issued
Permit #



CONSTRUCTION PERMIT

Date Issued 1/27/16
Control # C-15-005685
Permit # 11-0262

IDENTIFICATION Block: 671 Lot: 1.01 Qualifier _____
Work Site Location: 56 CHAMBERS BRIDGE RD. CHIPOTLE SIGN Contractor Graphic Solutions
Brick Township, NJ 08723 Address 82 Burnhelus Court Hackensack NJ 07601
Owner in Fee FEDERAL REALTY INVESTMENT TRUST
1626 EAST JEFFERSON ST ROCKVILLE NJ Telephone: (201) 577-8589
20852 Lic. No. or Bldg. Reg. No. 13VH03143100
Telephone: (484) 419-1221 Federal Employee No. 22-393-7891

Is hereby granted permission to perform the following work:

- | | | |
|--|--|--|
| ☒ BUILDING | ☐ PLUMBING | ☐ LEAD HAZARD ABATEMENT |
| ☒ ELECTRICAL | ☐ FIRE PROTECTION | ☐ DEMOLITION |
| ☐ ELEVATOR DEVICES | ☐ ASBESTOS ABATEMENT
(Subchapter 8 only) | ☐ OTHER |

DESCRIPTION OF WORK:

SIGN INSTALLATION - CHIPOTLE ...FACADE

Note: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$5,000

David J. Newman Jr.
Construction Official

12/8/15
Date

U.C.C. F170
equiv (rev 1/04)

1 WHITE - INSPECTOR

2 CANARY - OFFICE

3 PINK - TAX ASSESSOR

4 GOLD - APPLICANT

PAYMENTS (Office Use Only)

Building	\$150
Electrical	\$100
Plumbing	\$0
Fire Protection	\$0
Elevator Devices	\$0
Other	\$0.00
DCA Training Fee	\$10
CO Fee	
Other	\$0
Total	\$260
Check No.	<u>1344</u>
Cash	\$0
Credit	\$0
Collected By	<u>Matt Fagan</u>

REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval granted.

☐ Required inspections for all subcodes for one- and two-family dwellings are as follows:

1. The bottom of footing trenches before placement of footings, except that in cases of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
2. Foundations and all walls up to grade level prior to back filling.
3. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
4. Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

☐ Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:

☒ A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provision of the adopted subcodes, Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting structures".

☒ A complete copy of released plans must be kept on the job site.

If you do not understand any of this information, please ask.

RECEIVING CLERK US
DATE REC'D 11/21/15

ZONING PERMIT APPLICATION

PERMIT # 2P-16-00162
DATE ISSUED 1/27/16

BLOCK: G71 LOT: 1.01 QUALIFIER: _____ SITE ADDRESS: 74 Buck Plaza

IDENTIFICATION:

1. NAME OF OWNER IN FEE: Federal Realty / Capital
COMPLETE ADDRESS: 30 E Wymorewood Rd, Suite 201

PHONE # 484 414 1221 EMAIL: jfmiller@federalrealty.com

2. NAME OF APPLICANT: Graphic Solutions & Signs LLC
APPLICANT ADDRESS: 82 Burkens Court,

PHONE # 201 577 8589 EMAIL: jorge@signs.com

3. RESPONSIBLE PERSON FOR WORK: Jorge Lora
PHONE # 201 577 8589 FAX # 201 203 5254

4. SIGNATURE OF APPLICANT: [Signature]

PROJECT DESCRIPTION: (PLEASE CHECK APPLICABLE WORK & DESCRIBE)

*NEW BUILDING: _____ *ADDITION _____ *ALTERATION _____ *PORCH _____ *DECK _____

POOL: ABOVE GROUND _____ IN GROUND _____ FENCE: HEIGHT _____ TYPE _____ MATERIAL _____

HEIGHT: _____ (*IF APPLICABLE)

OTHER Resolution of Approval / Zoning Board of Adjustment Application No

DESCRIPTION: _____ BA - 2927-C-4/15

ZONING REVIEW: _____

DATE REVIEWED: 11-5-15 DATE DENIED: _____ DATE APPROVED: 11-5-15 INTLS: 2

(SEE BACK PAGE)

FOR OFFICE USE ONLY

FEE SUMMARY:

APPLICATION FEE: \$ 50-
OTHER: \$ _____
TOTAL: \$ 50-

REQUIRED BY APPLICANT

RESIDENTIAL: _____
COMMERCIAL: ✓
EXISTING USE: _____
PROPOSED USE: _____

BOARD APPROVAL: _____ PB ✓ ZB
RESOLUTION #: BA-2927-C-4/15
APPROVAL DATE: 11/25/15

RECEIVED
NOV 06 2015
ZONING

255
ZONING

255
ZONING

INTLS: 5/29

INITIALS:

252

[illegible]

1



Brick Township
401 Chambers Bridge Rd.

Brick, NJ 08723
(732) 262-1336

Date Issued: 1/27/16
Application Number: ZA-15-01561
Application Date: 11/05/2015
Project Number: _____
Permit Number: 2P-16-00102
Fee: \$50

Zoning Permit

Worksite **56 CHAMBERS BRIDGE RD.**
Location: **Brick Township, NJ 08723**

Block: 671
Lot: 1.01
Qualifier: _____
Zone: B-3

Owner: **FEDERAL REALTY INVESTMENT TRUST**
Address: **1626 EAST JEFFERSON ST**
ROCKVILLE, NJ 20852

Applicant: **Graphic Solutions & Signs LLC**
Address: **82 Burlews Court**
Hackensack, NJ 07601

Application Approved Date: 11/05/2015

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Use is: Restaurant (Chipotle)

Nonconforming Use is: _____

Work Description:

Sign - Install a 9.6' X1.7' sign on the rear facade of the building.

Resolution of Approval by the Zoning Board of Adjustment

Application #BA-2927-C-4/15

Approval Date: July 15, 2015

Additional Zoning Permit is required for additional work or signage.

Upon review it was determined that the Zoning Permit:

- ☒ Permitted by Ordinance
☐ Permitted by Variance approved on: _____
☐ Valid Nonconforming Use is established by
 ☐ Zoning Board of Adjustment
 ☐ Zoning Officer



Christopher J. Romano, Office of Zoning

11/05/2015

Date



Sean Kinnevy, Zoning Officer

11/6/15
Date

Bulk Variance
Chipotle
74 Brick Plaza (Chambers Bridge Road)
Block 671, Lot 1.01
Zone: B-3 (Highway Development) Zone
Application No. BA-2927-C-4/15

RESOLUTION OF APPROVAL
BRICK TOWNSHIP ZONING BOARD OF ADJUSTMENT
APPLICATION NO. BA-2927-C-4/15
July 15, 2015

WHEREAS, Chipotle, c/o Broadway National Sign and Lighting LLC (the "Applicant") has applied to the Brick Township Board of Adjustment (the "Board") for bulk variance relief, pursuant to N.J.S.A. 40:55D-70c, for lands known and designated as Block 671, Lot 1.01 on the official Tax Map of the Township of Brick and more specifically known as 74 Brick Plaza (Chambers Bridge Road), Brick Township, NJ 08723 (the "Property"); and

WHEREAS, a complete application has been filed, the fees as required by Township Ordinance have been paid, proof of service and publication of notice as required by law has been furnished and determined to be in proper order, and it otherwise appears that the jurisdiction and powers of the board have been properly invoked and exercised; and

WHEREAS, a public hearing was held on July 1, 2015, in the municipal building, at which time testimony and exhibits were presented on behalf of the Applicant and all interested parties having an opportunity to be heard.

NOW, THEREFORE, the Board makes the following findings of fact based upon evidence presented at its public hearing at which a record was made:

1. The Applicant, Chipotle, c/o Broadway National Sign and Lighting LLC, is seeking bulk variance relief to install a 15.4 square foot facade sign on the rear

VARIANCE APPROVAL

exterior wall of the existing 2,717 square foot building unit occupied by a new Chipotle restaurant, which is scheduled to open on July 14, 2015.

2. The property has frontage along NJ State Highway Route 70 to the west, Chambers Bridge Road to the north, and Brick Boulevard to the east, and it is situated in a B-3 (Highway Development) Zone. The property is a large multi-unit commercial development known as Brick Plaza, which contains a variety of retail, restaurant, and other commercial uses. All adjacent properties are located within the B-3 Zone. Access to and from the property is provided via access drives from all three adjacent roadways and these drives provide access to a private interior drive aisle which circulates the property.
3. Based upon the application and plans submitted, any amendments or modifications thereto and the testimony of the Applicant, the following variance relief is required:

	Permitted	Existing	Proposed
Maximum quantity of facade signs for each portion of a building occupied by separate commercial enterprises	1	N/A	2

4. John J. Jackson, Esq., Applicant's Counsel, stated that the Applicant has permits for the existing sign in the front of the restaurant and the Applicant seeks a sign at the rear of the restaurant because the proposed sign could be seen from Route 70, the rear of Cedar Brook Plaza, and from the movie theater and other restaurants located within Brick Plaza.

5. The Board heard testimony from Lori Pellegrino, Applicant's Real Estate Manager. Ms. Pellegrino stated that many stores in Brick Plaza have signs on the both the front and rear of the stores. Ms. Pellegrino testified that the proposed sign will be an illuminated sign measuring 9.5 feet long and 1.875 feet in height.
6. Ms. Pellegrino stated the proposed sign will be located to the left (west) of the fire escape ladder on the rear outside wall of the restaurant. The proposed sign will be located approximately 1.5 feet from the top of the rear wall of the restaurant. Ms. Pellegrino testified that the sign will be illuminated internally like the sign at the front of the restaurant.
7. The Board's Engineer, Brian Boccanfuso, P.E. of CME Associates, stated that with the exception of this proposed sign, all other aspects of the development are compliant with the Township ordinance. Mr. Boccanfuso stated that the Applicant seeks a variance because a maximum of one (1) sign is permitted for each portion of a building occupied by separate commercial enterprises in the B-3 Zone.
8. Upon questioning, Ms. Pellegrino stated that the door at the rear of the restaurant is used for garbage pickup. Ms. Pellegrino stated that the door can only be opened from the inside. Ms. Pellegrino stated that the Applicant will attach a sign to the door stating "Not An Entrance."
9. Ms. Pellegrino testified that persons can drive from the front to the back of the restaurant and the Applicant wished to have a western exposure for the sign facing Cedar Brook Plaza and other restaurants in Brick Plaza.
10. The hearing was then opened to the public but no members of the public were present who expressed any interest in or objection to the application.

NOW, THEREFORE, the Board makes the following conclusions of law based on the foregoing findings of fact:

1. This Application before the Board requests a bulk variance to install a 15.4 square foot facade sign on the rear exterior wall of the existing 2,717 square foot building unit occupied by the Applicant in the westerly portion of Brick Plaza. Specifically, the Applicant requests a bulk variance for the installation of this proposed second sign where a maximum quantity of one (1) facade sign for each portion of a building occupied by separate commercial enterprises is permitted in the B-3 Zone.

2. The Municipal Land Use Law, at N.J.S.A. 40:55D-70c provides Boards with the power to grant variances from strict bulk and other non-use related issues when the applicant satisfies certain specific proofs which are enunciated in the Statute. Specifically, the applicant may be entitled to relief if the specific parcel is limited by exceptional narrowness, shallowness or shape. An applicant may show that exceptional topographic conditions or physical features exist which uniquely affect a specific piece of property. Further, the applicant may also supply evidence that exceptional or extraordinary circumstances exist which uniquely affect a specific piece of property or any structure lawfully existing thereon and the strict application of any regulation contained in the Zoning Ordinance would result in a peculiar and exceptional practical difficulty or exceptional and undue hardship upon the developer of that property. Additionally, under the c(2) criteria, the applicant has the option of showing that in a particular instance relating to a specific piece of property, the purpose of the act would be advanced by allowing a deviation from the Zoning Ordinance requirements and the benefits of any deviation will substantially outweigh any detriment. In those instances, a variance may be granted to allow departure from regulations adopted, pursuant to the Zoning Ordinance.

Those categories specifically enumerated above constitute the affirmative proofs necessary in order to obtain "bulk" or (c) variance relief. Finally, an applicant must also show that the proposed variance relief sought will not have a substantial detriment to the public good and, further, will not substantially impair the intent and purpose of the zone plan and Zoning Ordinance. It is only in those instances when the applicant has satisfied both these tests, that a Board, acting pursuant to the Statute and case law, can grant relief. The burden of proof is upon the applicant to establish these criteria.

3. Regarding the bulk variance for the second sign on the property, the Board concludes that the rear wall of Applicant's restaurant can be viewed from NJ State Highway Route 70, the adjacent Cedar Brook Plaza, and other restaurants and businesses in Brick Plaza, which is a unique physical feature that affects this property and the installation of a second sign on that rear wall will help to identify the restaurant, which is scheduled to open on July 14, 2015, and direct traffic to it. The Board concludes that the strict enforcement of the ordinance standards would result in practicable difficulty for the Applicant's prospective customers in identifying and locating the restaurant from Route 70 and the adjacent Cedar Brook Plaza. Consequently, the Board concludes that the Applicant has satisfied the "c(1)" affirmative criteria sufficiently to permit the granting of the bulk variance requested.

4. Turning next to the negative criteria, the Board concludes that the second sign at the rear of the restaurant is similar to signs located at the rear of various businesses in Brick Plaza. Thus, the Board concludes that the Applicant's proposal to install a second sign on the rear wall of its restaurant will not create a substantial detriment to the public good because it reflects the existing character of Brick Plaza and helps the public to identify and locate the business. Consequently, the Board concludes that granting the requested variance will not

substantially impair the purpose and intent of the zoning ordinance or zoning plan. The Board concludes, therefore, that the Applicant has satisfied the negative criteria sufficiently to permit the granting of the bulk variance requested.

NOW, THEREFORE, BE IT RESOLVED, by the Brick Township Board of Adjustment on this 15th day of July, 2015, that the action of the Board taken on July 1, 2015 granting Application No. BA-2927-C-4/15 of Chipotle c/o Broadway National Sign and Lighting, LLC, for variance relief pursuant to N.J.S.A. 40:55D-70c is hereby memorialized, subject to the following conditions:

1. Applicant shall comply with standard Zoning Board of Adjustment conditions as set forth in attached Schedule "A".
2. The development of this site shall take place in strict conformance with the testimony, plans and drawings which have been submitted to the Board with this application, as revised by the terms hereof.
3. Except where specifically modified by the terms of this Resolution, the Applicant shall comply with the recommendations contained in the reports of the Board's professionals.
4. Applicant shall attach a sign to the rear door of the unit stating it cannot be used as an entrance.

ENGINEERING PERMIT APPLICATION

RECEIVING CLERK: _____
PERMIT #: _____

BLOCK: 671 LOT: 101 ADDRESS: _____

IDENTIFICATION:

1. WORK SITE ADDRESS: 714 Buck Plaza Cherokee
2. NAME OF OWNER IN FEE: Federal Realty
ADDRESS: 506 Wynnwood Dr PHONE #: (484) 419 1221
Suite 200, Wynnwood PA FAX #: ()
3. PRINCIPAL CONTRACTOR: Graphic Solutions & Signs
ADDRESS: 82 Burkhaus Court PHONE #: (201) 577 8585
flackeysack NJ FAX #: ()
4. ARCHITECT OR ENGINEER: McFarland Engineering
ADDRESS: 7312 Louther Rd PHONE: # (281) 813 7459
Spring Texas 77379
5. RESPONSIBLE PERSON FOR WORK: John Perry
ADDRESS: 82 Burkhaus Court
PHONE #: (201) 577 8585 FAX #: (201) 577 8585 MAIL: pperry@signs.com

PROJECT DESCRIPTION: ☐ GRADING/CLEARING ☐ ROAD OPENING
☐ SOIL REMOVAL/FILL ☐ RETAINING WALL ☐ POOL
☐ BULKHEAD/DOCK ☐ DWELLING ☐ TREE REMOVAL
☒ OTHER Sign
 LENGTH: _____ WIDTH: 9' 6" HEIGHT: 1' 7"

ENGINEERING REVIEW:

DATE RECEIVED: _____ DATE REJECTED: _____ DATE APPROVED: _____ INITIALS: _____

FEE SUMMARY:

APPLICATION FEE: \$ _____
 REVIEW FEE: \$ _____
 INSPECTION FEE: \$ _____
 OTHER: \$ _____
 BOND(S): \$ _____
 TOTAL: \$ _____

SPECIAL CONDITIONS:

OCEAN COUNTY SOILS: _____
 DRAINAGE EASEMENTS: _____
 UTILITY EASEMENTS: _____
 CONSERVATION EASEMENTS: _____
 FEMA REQUIREMENTS: _____
 D.E.P. PERMITS: _____
 BOARD APPROVAL: ☐ PB ☐ ZB
 APPLICATION NUMBER: _____
 APPROVED DATE: _____

TOWNSHIP OF BRICK
OCEAN COUNTY, NEW JERSEY
401 CHAMBERS BRIDGE ROAD, BRICK, N.J. 08723

John G. Ducey, Mayor

Township Council:

Susan Lydecker - President
Jim Fozman - Vice President
Heather deJong
Bob Moore
Paul Mummolo
Marianna Pontoriero
Andrea Zapcic



Department of Land Use and Community
Development

Division of Land Use & Planning

732-262-1027

Fax: 732-262-2941

www.twp.brick.nj.us

Date: Nov 02 2015

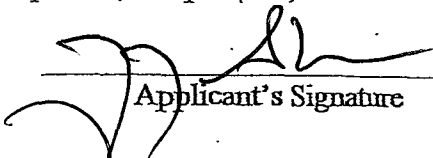
**ENGINEERING
PLOT PLAN EXEMPT FORM
(ONLY IF NOT IN A FLOOD ZONE)**

Block: 671 Lot: 0.01

Property Address: 674 Brick Plaza / CHIPOTLE

I, Jorge Luna of 82 Buxtons Court, Hackensack, NJ
(name) (address)

request to be exempt from the plot plan requirement for an addition, fence, shed, deck,
pool, retaining wall, etc. as outlined in the Township Code, Chapter 245, Section 245-29.


Applicant's Signature

The following shall be submitted with this request:

1. Submit surveys locating existing dwelling and proposed addition. Dimensions of the addition should be included.
2. Proof that the property is not located in a Flood Hazard Area.

Note: Prior to approval a site inspection by the Engineering Department will be performed to verify that the proposed addition will not create a drainage problem.

FOR OFFICE USE ONLY

Approved on: _____ Signed: _____

Rejected on: _____ Signed: _____

Comments: _____

CA-20

THIS DOCUMENT IS PRINTED ON WATERMARKED PAPER, WITH A MULTI-COLORED BACKGROUND AND MULTIPLE SECURITY FEATURES. PLEASE VERIFY AUTHENTICITY.

NOT AN
ELECTRICIAN'S
OR PLUMBER'S
LICENSE

State Of New Jersey
New Jersey Office of the Attorney General
Division of Consumer Affairs

THIS IS TO CERTIFY THAT THE
Division of Consumer Affairs

HAS REGISTERED

GRAPHIC SOLUTIONS & SIGNS, LLC
Jorge Lara
82 Burlews Ct
hackensack, NJ 07601

FOR PRACTICE IN NEW JERSEY AS A(N): Home Improvement Contractor

02/03/2015 TO 03/31/2016

VALID

13VH03143100

LICENSE/REGISTRATION/CERTIFICATION #

Signature of Licensee/Registrant/Certificate Holder

ACTING DIRECTOR

New Jersey Office of the Attorney General
Division of Consumer Affairs
THIS IS TO CERTIFY THAT THE
Division of Consumer Affairs
HAS REGISTERED
GRAPHIC SOLUTIONS & SIGNS, LLC
Home Improvement Contractor

NOT AN ELECTRICIAN'S OR PLUMBER'S LICENSE

02/03/2015 TO 03/31/2016

VALID

13VH03143100

LICENSE/REGISTRATION/CERTIFICATION #

SIGNATURE

ACTING DIRECTOR

PLEASE DETACH HERE
IF YOUR LICENSE/REGISTRATION/
CERTIFICATE ID CARD IS LOST
PLEASE NOTIFY:
Division of Consumer Affairs
P.O. Box 46016
Newark, NJ 07102

PLEASE DETACH HERE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/19/15

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Cereiyo & Associates, Inc. 62 Engle St Englewood, NJ 07631	CONTACT NAME: Rafael	
	PHONE (A/C No Ext): (201) 894-8299 FAX (A/C No): (201) 894-8864	
INSURED Graphic Solutions & Signs, LLC 82 Burlews Court Hackensack, NJ 07601	E-MAIL ADDRESS: cereiyo@cereiyoagency.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Atlantic Casualty Insurance	
	INSURER B: Preferred Mutual Insurance	
	INSURER C: National Union Fire Insurance	
	INSURER D: NJ CASUALTY	
	INSURER E:	
	INSURER F:	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADOL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER ☒ POLICY ☐ PRO-ECT ☐ LOC		LL148000258-0	3/6/15	3/6/16	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS ☒ SCHEDULED AUTOS HIRED AUTOS ☐ NON-OWNED AUTOS		PCA 0100709892	5/9/15	5/9/16	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	UMBRELLA LIAB ☒ EXCESS LIAB DED RETENTION \$ OCCUR CLAIMS-MADE		EBU 014754401	5/24/15	5/24/16	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A	M73639-7-15	10/1/15	10/1/16	WC STATUTORY LIMITS ☒ OTHER EL EACH ACCIDENT \$ 1,000,000 EL DISEASE - EA EMPLOYEE \$ 1,000,000 EL DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Sign installation, service & repair subject to terms, conditions, limits & exclusions of the policy. NJ & NY work only. Work in any other state needs prior approval.

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Rafael Cereiyo Jr., CPCU

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Date:	2/18/15	City, State:	Brick, NJ	SHEET:	1 OF 2
Client:	Broadway National	Overall Height:	20'-0" Max.	Sean M. McFarland, P.E.	
Sign:	Chipotle	Wind Speed	115 mph	McFarland Engineering	

Project Description 74 Brick Plaza

Table of Contents

ME Job: 32602 A

Brick Wall

Content: Page

Design Loads. 1

Connection Design. 1-2

Design Drawing. (Numbered Separately)

Overall Size: 1'-8" x 1'-8"

Mounting Height: 20'-0" Max.

Mounting Style: Flush Mounted Cabinets, Various Attachment Methods

Structural Variables and Code Loading Specifications

Sign Type:	Channel Letters / Wall Signs	Code:	2009 IBC/ NJ State
Existing Wall Material:	Various	Wind Speed:	115
Sign Weight Per Foot:	5	Wind Exposure:	C

Wind Loads Per ASCE 7-10

Connection Design

Using ASCE 7-10 (Simplified Procedure)

Topography:	Homogeneous	I =	1.15 (Table 6-1)
Exposure:	C	lambda =	1.29 (Figure 6-3, Exp. C, height=20 ft)
Enclosure:	Enclosed		
Structure:	Components and Cladding	Zone =	5 (End-Wall - Worst Case)
Building:	Category III	Effective Wind Area =	10 Sq. Ft.
		Net Wind Pressure =	-31.9 (Figure 6-3)

Total Load Pnet = (lambda)*I*Pnet

Pnet (20) = -47.32 PSF

Sign Loads

	Area	Pressure (Suction)	Tension Force	Shear Force
Cabinet	2.8 FT^2	-47.3 PSF	-132 LBF	14 LBF

Tension Connection Design

Concrete / Brick

	Connections	Tension / Connection	3/8" Dia. HY-20 3/8" Dia. Kwik Bolts	1/4" Dia. Tapcons
Cabinet	3	-44 LBF	250 LBF	
	4	-33 LBF		95 LBF

Zoning Review

Approval

By: Signature

Date: 11-5-15

OCT 21 2015

4/1/16 4/30/16

TOWN
RELEASED FOR

Building Subcode

Plumbing Subcode

Fire Subcode

Electrical Subcode

Plan Reviewer

Plans Released

Construction

KER 12/07/15

AJC 11/14/15

McFarland Engineering
Sean M. McFarland, P.E.
7312 Louetta Rd., B-118, Box 134
Spring, TX 77379
(281) 813-7439 / projects@signstructures.com

FILE COPY

Date:	2/18/15	City, State:	Brick, NJ	SHEET:	2 OF 2
Client:	Broadway National	Overall Height:	20'-0" Max.	Sean M. McFarland, P.E.	
Sign:	Chipotle	Wind Speed	115 mph	McFarland Engineering	

74 Brick Plaza

ME Job: 32602 A

Shear

Connection Design

	Connections	Shear / Connection	<u>Concrete / Brick</u>	
			3/8" Dia. HY-20	1/4" Dia.
	Total		3/8" Dia. Kwik Bolts	Tapcons
Cabinet	3	5 LBF	175 LBF	
	16	1 LBF		50 LBF

Combined Connector

(% of Capacity)

		Tension	Shear	Total Capacity	
		%	%	%	
Cabinet	3	Kwik/HY-20 -17.5%	2.6%	17.7%	OK
	4	Tapcons -34.6%	1.7%	34.7%	OK

Embed Tapcons - 1 1/4" Min. into Solid Wall

Kwik Bolts or HY-20 HAS Rods - 1 1/2" Min. Embed. into Solid Wall (or Hollow CMU w/ Screens)

Connection Specifications

Attach Channel Letters/ Acrylic Panels/ Standoffs to Wall with Evenly Spaced Connectors. See Drawings for Complete Fabrication Specifications. Don't Overtighten Connectors. Use Oversized Washer Backers for Thru Wall Connectors.

Date:	2/18/15	City, State:	Brick, NJ	SHEET:	1 OF 2
Client:	Broadway National	Overall Height:	20'-0" Max.	Sean M. McFarland, P.E.	
Sign:	Chipotle	Wind Speed	115 mph	McFarland Engineering	

Project Description	74 Brick Plaza	Table of Contents
ME Job:	32602 B	Content: Page
	Brick Wall	Design Loads. 1
		Connection Design. 1-2
Overall Size:	1'-8" x 7'-9"	Design Drawing. (Numbered Separately)
Mounting Height:	20'-0" Max.	
Mounting Style:	Flush Mounted Cabinets, Various Attachment Methods	

Structural Variables and Code Loading Specifications

Sign Type:	Channel Letters / Wall Signs	Code:	2009 IBC/ NJ State
Existing Wall Material:	Various	Wind Speed:	115
Sign Weight Per Foot:	5	Wind Exposure:	C
Wind Loads Per ASCE 7-10			

Connection Design

Using ASCE 7-10 (Simplified Procedure)

Topography:	Homogeneous	I =	1.15 (Table 6-1)
Exposure:	C	lambda =	1.29 (Figure 6-3, Exp. C, height=20 ft)
Enclosure:	Enclosed		
Structure:	Components and Cladding	Zone =	5 (End-Wall - Worst Case)
Building:	Category III	Effective Wind Area =	10 Sq. Ft.
		Net Wind Pressure =	-31.9 (Figure 6-3)
Total Load	Pnet = (lambda)*I*Pnet		

Pnet (20) = -47.32 PSF

Sign Loads	Area	Pressure (Suction)	Tension Force	Shear Force
Cabinet	12.9 FT^2	-47.3 PSF	-611 LBF	65 LBF

Tension Connection Design

Concrete / Brick

Connections	Tension / Connection	3/8" Dia. HY-20 3/8" Dia. Kwik Bolts	1/4" Dia. Tapcons
Cabinet	Total		
	6	-102 LBF	250 LBF
	12	-51 LBF	95 LBF

OCT 21 2015



McFarland Engineering
Sean M. McFarland, P.E.
7312 Louetta Rd., B-118, Box 134
Spring, TX 77379
(281) 813-7439 / projects@signstructures.com

Date:	2/18/15	City, State:	Brick, NJ	SHEET:	2 OF 2
Client:	Broadway National	Overall Height:	20'-0" Max.	Sean M. McFarland, P.E.	
Sign:	Chipotle	Wind Speed	115 mph	McFarland Engineering	

74 Brick Plaza

ME Job: 32602 B

Shear

Connection Design

	Connections	Shear / Connection	Concrete / Brick	
			3/8" Dia. HY-20	1/4" Dia. Tapcons
Cabinet	Total		3/8" Dia. Kwik Bolts	
	6	11 LBF	175 LBF	
	16	4 LBF		50 LBF

Combined Connector (% of Capacity)

	Connections		Tension	Shear	Total Capacity	
			%	%	%	
Cabinet	6	Kwik/HY-20	-40.8%	6.2%	41.2%	OK
	12	Tapcons	-53.6%	8.1%	54.2%	OK

Embed Tapcons - 1 1/4" Min. into Solid Wall

Kwik Bolts or HY-20 HAS Rods - 1 1/2" Min. Embed. into Solid Wall (or Hollow CMU w/ Screens)

Connection Specifications

Attach Channel Letters/ Acrylic Panels/ Standoffs to Wall with Evenly Spaced Connectors. See Drawings for Complete Fabrication Specifications. Don't Overtighten Connectors. Use Oversized Washer Backers for Thru Wall Connectors.