

GENERAL NOTES:

1. EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECTS.

2. ALL CONSTRUCTION SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE 2015 AND CURRENT EDITIONS OF ACI-318. ANY NON-CONFORMING DOCUMENTS DISCOVERED BY CONTRACTOR OR HIS AGENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

3. THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS DETAILS AND INFORMATION REQUIRED FOR THE INTERIOR FINISHES OF THE PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER.

4. ALL SITE WORK AND LANDSCAPING IS TO BE ESTABLISHED AND DESIGNED BY OTHERS THAN THE ARCHITECT. UNLESS SHOWN ON THESE DRAWINGS ALL MECHANICAL WORK SUCH AS BUT NOT LIMITED TO ELECTRICAL, PLUMBING, HEATING, AIR CONDITIONING, VENTILATING , ECT., ARE TO BE ESTABLISHED AND DESIGNED BY OTHERS THAN THE ARCHITECT.

5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUE AS SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

6. ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IN WRITING AND RESOLVED AND DOCUMENTED IN WRITING BEFORE CONTINUING WITH THE WORK IN QUESTION.

7. INDIVIDUAL AIR CONDITIONING UNITS MUST HAVE ADEQUATE RETURN AIR.

8. ALL LAVATORIES AND BATHS SHALL BE MECHANICALLY VENTILATED THROUGH NON-COMBUSTIBLE DUCTS TO PROVIDE AND CHANGE AIR EVERY 12 MINUTES. (UNDERCUT BATHROOM DOOR 1")

9. CONTRACTOR MUST VERIFY ALL DIMENSIONS. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

10. CONTRACTOR MUST VERIFY ALL MEASUREMENTS AT SITE AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.

11. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES.

12. ALL SILLS IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED WITH "BORATE" AND HAVE A CONTINUOUS SILL SEALER (FULL BED OF MASTIC).

13. SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING AND INSTALLING ANY EQUIPMENT. FOUR COPIES OF EACH SUBMITAL ARE REQUIRED. THE CONTRACTOR MAY SUBMIT FOR APPROVAL, 10 DAYS PRIOR TO PRESENTATION OF NEGOTIATED PRICE TO OWNER ALTERNATE MANUFACTURERS OF ALL ITEMS SPECIFIED ON THESE DRAWINGS. CONTRACTOR MUST CHECK ALL SHOP DRAWINGS, NOTING ANY DISCREPANCIES PRIOR TO SUBMISSION.

14. THE CONTRACTOR SHALL PAY ALL FEES, GIVE ALL NOTICE S, FILE ALL NECESSARY DRAWINGS AND OBTAIN ALL PERMITS AND CERTIFICATES OF APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THESE CONTRACT DOCUMENTS. HE SHALL COMPLY WITH ALL LAWS, ORDINANCE S, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.

15. THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT AND ENGINEER.

16. ALL EXTERIOR PLUMBING WALLS SHALL BE FRAMED WITH 2 x 6 STUDS. REMAINING INTERIOR STUD WALLS SHALL BE FRAMED WITH 2 x 4 STUDS UNLESS NOTED OTHERWISE.

17. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE DERESSED SLAB S, SLOPES, DRAIN S, REGLETS, BOLT SETTINGS, ETC. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

18. DESIGN LOADS DO NOT INCLUDE SUPERIMPOSED LOADS SUCH AS A/C UNITS AND OTHER MECHANICAL EQUIPMENT. SHOP DRAWINGS OF EQUIPMENT AND PROPOSED SUPPORT FRAMING SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL.

19. CAULKING, SEALANT AND EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES; BETWEEN WALL AND FOUNDATION BETWEEN WALL PANELS AT PENETRATIONS; OR UTILITY SERVICES THROUGH WALLS; FLOOR AND ROOF; AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED WITH AN APPROVED MANNER.

20. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION 'S RECOMMENDED PRACTICES FOR THICKNESS, NAILING AND TAPING CORRECT STUD SPACING.

21. ALL FRAMING TO BE IN CONFORMANCE WITH THE NATIONAL FOREST PRODUCTS, MANUAL FOR HOUSE FRAMING" .

22. ALL HVAC EQUIPMENT AND DUCTWORK SHALL COMPLY WITH ALL APPLICABLE STATE, NATIONAL AND LOCAL CODES.

23. CONTINUOUS BEARING FROM POINT OF LOAD TO FOUNDATION SHALL BE PROVIDED BY MEANS OF COLUMNS AND SOLID BLOCKING AT FLOORS.

24. EQUIPMENT SUPPLIER TO FIELD MEASURE AREA OF WORK AFTER ROUGH FRAMING OF TO ASSURE AN EXACT FIT. THE EQUIPMENT SHALL MATCH PLANS AND ELEVATIONS. (NOTIFY ARCHITECT OF ANY DISCREPANCIES)

25. WATER-RESISTANT GYPSUM BACKER SHALL BE USED WITH BATHTUB AND SHOWER COMPARTMENTS.

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK TO CONFORM WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION.

2. ELECTRICAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND EQUIPMENT PRIOR TO PROCEEDING WITH THE WORK.

3. ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE PREVAILING ELECTRIC COMPANY, AND SHALL COOPERATE WITH THEM IN DETERMINING LOADS, HOOKUPS, TEMPORARY SERVICE, ETC.

4. CONTRACTOR SHALL PROVIDE SMOKE DETECTOR OF APPROVED DESIGN IN EACH LEVEL IN LOCATIONS AS RECOMMENDED BY MANUFACTURES AND/OR AS SHOWN ON PLANS. SMOKE DETECTORS SHALL BE U.L.LISTED. WIRING TO BE 110 V A.C. (BLDG. WIRING) W/BATTERY BACK-UP. INTERCONNECT ALL DETECTORS SO ACTUATION OF ONE WILL ACTUATE ALL DETECTORS SIMULTANEOUSLY. (REF: C.A.B.O. SEC. 316 LATEST EDITION)

5. ALL WIRE SHALL BE A MINIMUM #14 AWG TYPE THW COPPER RATED AT 75 C. AND 167 F. PROVIDE CONDUIT WHERE REQUIRED BY NEC (MINIMUM 1/2" CONDUIT). HOMERUN CIRCUITS MORE THEN 75 FEET FROM PANELBOARD SHALL BE 310 AWG OR LARGER AS REQUIRED.

6. ALL BATH, KITCHEN TO RECEIVE CONVENIENCE OUTLETS SHALL BE GROUND FAULT CIRCUIT INTERRUPT TYPE, EXTERIOR OUTLETS SHALL BE GROUND FAULT CIRCUIT INTERRUPT TYPE AND WEATHERPROOF. MINIMUM 12 GA. AWG CONDUCTORS.

7. DO NOT SCALE DRAWINGS. VERIFY LOCATIONS OF EQUIPMENT AND FIXTURES WITH OTHER TRADES AND AT THE JOB SITE.

8. CIRCUIT THE LIGHTING AND RECEPTACLES ON DIFFERENT CIRCUITS SO THAT EACH SPACE CONTAINS PARTS OF AT LEAST TWO CIRCUITS.

9. PROVIDE A MAXIMUM OF 8 CONVENIENCE OUTLETS ON ANY ONE 20 AMP CIRCUIT, MAXIMUM 6 ON ANY ONE 15 AMP CIRCUIT, AND MAXIMUM 2 KITCHEN APPLIANCE RECEPTACLES ON ANY ONE 20 AMP CIRCUIT.

10. ALL CONVENIENCE OUTLETS WITH SWITCHES TO BE SWITCHED AT TOP ONLY.

11. ALL SWITCHES TO BE 3"-10" ABOVE FINISHED FLOOR TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.

12. ALL CONVENIENCE OUTLETS ARE TO BE 1'-0" ABOVE FINISHED FLOOR TO CENTERLINE OF OUTLET UNLESS OTHERWISE NOTED.

13. ALL INTERIOR WALL BRACKET FIXTURES TO BE AT 6'-6" ABOVE FINISHED FLOOR TO CENTERLINE OF FIXTURE. (6 -10" AT BATHROOM MIRRORS)

14. ALL EXTERIOR WALL BRACKET FIXTURES TO BE AT 6'-6" ABOVE FINISHED FLOOR TO CENTERLINE OF FIXTURE.

15. VERIFY LOCATION OF ALL RECEPTACLES FOR APPLIANCES WITH MANUFACTURERS SPECIFICATIONS.

16. CABLE TELEVISION SERVICE SHALL BE WIRED TO EVERY TELEVISION RECEPTACLE, UNLESS OTHERWISE INSTRUCTED BY OWNER.

17. ALL ELECTRICAL INSTALLATION SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE. ALL MATERIAL AND EQUIPMENT SHALL BEAR THE LABEL OR APPROVAL OF THE UNDERWRITERS LABORATORIES, INC.

18. GROUND FAULT INTERCEPTORS SHALL BE PROVIDED AT ALL BATHROOM AND KITCHEN OUTLETS AS PER SECTION 210-8 N.E.C.

PLUMBING NOTES:

1. ALL PLUMBING WORK SHALL CONFORM WITH THE NATIONAL STANDARD PLUMBING CODE, LATEST EDITION. 2015

2. PLUMBING CONTRACTOR SHALL VERIFY ALL CONDITIONS, EQUIPMENT AND FIXTURE INSTALLATIONS PRIOR TO PROCEEDING WITH THE WORK. NO CUTTING OR NOTCHING OF WOOD JOISTS SHALL BE PERMITTED, EXCEPT WHERE COORDINATED BY GENERAL CONTRACTOR AND ARCHITECT.

3. PLUMBING WORK SHALL BE COORDINATED WITH ALL OTHER TRADES.

4. ALL WATER PIPING SHALL BE CPVC ASTM F441. WATER SERVICE MINIMUM PVC SCHEDULE 40 PIPE. ALTERNATE: TYPE L COPPER

5. PROVIDE SHOCK ABSORBERS AT CLOTHES WASHERS AND AS REQUIRED.

6. WATER PIPING SHALL BE SLOPED TO ALLOW THE ENTIRE SYSTEM TO BE DRAINED THROUGH DRAIN VALVES.

7. SOIL LINES, VENTS, BRANCH LINES AND STACKS SHALL BE MINIMUM PVC SCHEDULE 40 PIPE. ASTM D2665, OR ABS SCHEDULE 40 DWV, ASTM D2661 ABOVE AND BELOW GROUND.

8. ALL WATER PIPING IN UNHEATED AREAS SHALL BE INSULATED.

9. EACH FIXTURE SHALL BE VALVED SEPARATELY.

10. ALL EXTERIOR HOSE BIBBS SHALL BE FREEZE PROOF TYPE.

11. HOT WATER SYSTEM SHALL HAVE A DEVICE INSTALLED BY PLUMBING CONTRACTOR TO CONTROL THERMAL EXPANSION IN ACCORDANCE WITH NAT. STD. PLUMBING CODE. REF: ART. 10.15.7.

12. NATURAL GAS PIPING SHALL BE STEEL PIPE ASTM A53 SCHEDULE 40, BLACK; FITTINGS: ANSI ASME B16.3 MALLEABLE IRON; JOINTS; SCREWED FOR PIPE 2" AND UNDER.

HVAC NOTES:

1. THE HVAC CONTRACTOR SHALL FURNISH THE APPROPRIATE DESIGN AND INSTALLATION AS DETERMINED BY THE BUILDING DESIGN AS FOLLOWS:

A. MANUFACTURER: AS DETERMINED BY OWNER.

B. TYPE:

1. SELF CONTAINED PACKAGE FACTORY ASSEMBLED PRE-WIRED UNIT WITH PROVISION (OPTIONAL) EVAPORATION COIL AND OUTDOOR CONDENSER UNIT. (AIR CONDITIONING) HIGH EFFICIENCY SERIES.

2. UPFLOW MODEL GAS FURNACE W/DIRECT PVC. INTAKE & COMBUSTION VENTING PER MANUF. INSTALLATION REQ'TS U.L. LISTED

3. ENTIRE INSTALLATION SHALL CONFORM TO LOCAL CODES, STATE LAWS, N.F.P.A. A.S.M.E. INCLUDING: 1.B.C. NATIONAL MECHANICAL CODE

OTHER REFERENCES:

A. ANSI/NFPA - INSTALLATION OF WARM AIR HEATING AND AIR CONDITIONING SYSTEMS

B. SMACNA - LOW PRESSURE DUCT CONSTRUCTION STANDARDS.

C. ANSI/NFPA - INSTALLATION OF WARM AIR HEATING AND AIR CONDITIONING SYSTEMS

BUILDING STANDARDS:

1: ALL MATERIALS USED ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDED DETAILS AND INSTRUCTIONS.

2: USE GROUP B BUSINESS & SI STORAGE: TYPE OF CONSTRUCTION 5B

FIRE RESISTANCE RATING:

EXTERIOR WALL, = 2HR

INTERIOR WALL, = 0HR

ROOF CONSTRUCTION, = 0HR

FLOOR CONSTRUCTION, = 0HR

BUILDING IS FULLY SPRINKLED

DESIGN LOADS:

STORAGE WAREHOUSES LIGHT = 125 HEAVY = 250

CORRIDOR = 80

LOBBY = 100

OFFICE = 50

MANUFACTURING LIGHT = 125, HEAVY = 250

MODEL ENERGY CODE:

SUPPLY DUCTS IN ATTICS RETAIN R-8 INSULATION REQUIREMENT. REQUIREMENT FOR ALL OTHER DUCTS IN UNCONDITIONED SPACE REDUCED TO R-6 AS PER SECTION R403.2.1.

THE ENTIRE DUCT SYSTEM MUST BE SEALED IN ACCORDANCE WITH SECTION M1601.4.1 AS PER SECTION R403.2.2.

2015 IECC PRESCRIPTIVE REQUIREMENTS

	SOUTH NJ ZONE 4
WALL (R-VALUE)	13+R-3.8 CI OR R-20
WINDOWS (U-FACTOR)	0.35
SKYLIGHTS (U-FACTOR)	0.60
DOORS (U-FACTOR)	0.35
ROOF - OPEN ATTIC (R-VALUE)	38 / 30
ROOF - CATHEDRAL (R-VALUE)	30
FLOOR (R-VALUE)	19
SLAB (R-VALUE)	10 • 2 FT.
BASEMENT WALL (R-VALUE)	10 / 13
CRAWL SPACE WALL (R-VALUE)	10 / 13
CI =	CONTINUOUS INSULATION

TERMITE & WOOD DECAY PROTECTION

WOOD IN CONTACT W/ THE GROUND:
ALL WOOD IN CONTACT WITH THE GROUND AND SUPPORTING PERMANENT STRUCTURES SHALL BE APPROVED TREATED WOOD.

SILLS:

ALL SILLS WHICH REST ON CONCRETE OR MASONRY EXTERIOR WALLS AND ARE LESS THAN EIGHT (8) INCHES FROM EXPOSED EARTH SHALL BE OF APPROVED DURABLE OR TREATED WOOD.

FLOOR SHEATHING:

APA STURD-I-FLOOR, 3/4" T&G - INTERIOR GRADES; MAX. JOISTS SPACING 16" O.C.; EDGES SHALL BE BLOCKED WITH LUMBER OR OTHER APPROVED TYPE OF EDGE SUPPORTS; EXTERIOR TYPE SHALL BE USED WHEN EXPOSED TO WEATHER FACE GRAIN PARALLEL TO SUPPORTS. PROVIDE ADDITIONAL 3/8" PLYWOOD AT CERAMIC TILE LOCATIONS.

WALL SHEATHING:

"EXTERIOR GRADE PLYWOOD" 1/2" APA SPAN RATED SHEATHING FOR 16" O.C. STUD SPACING. NOTE: MAINTAIN 1/8" GAP BETWEEN SHEATHING PANELS, BOTH HORIZONTALLY AND VERTICALLY.
WOOD FRAME CONSTRUCTION:

LUMBER:

(c) SIZES OF STRUCTURAL MEMBERS: ALL LUMBER SIZES SPECIFIED ARE NOMINAL SIZES. ACTUAL SIZES ARE SHOWN ON THE FLOOR PLANS.

(b) STRUCTURAL POSTS: ALL ISOLATED STRUCTURAL POSTS SHALL HAVE A MINIMUM DIMENSION OF FOUR (4) INCHES W/ SUBSTITUTIONS AS FOLLOWS:

4X4 POSTS = (3)2x4'S NAILED

4X6 POSTS = (4)2x4'S NAILED

4X8 POSTS = (5)2x4'S NAILED

(c) STRUCTURAL FRAMING: NO. 2 GRADE, FB-1350 P.S.I. MINIMUM (CANADIAN HEM FIR)

(d) TJI FLOOR JOIST SERIES (IF REQUIRED); ALL TJI'S ARE TO BE SERIES 230 UNLESS NOTED OTHERWISE.

CONCRETE:

1. ALL STRUCTURAL STEEL SHALL BE DOMESTIC A.S.T.M. A-36 AND CONFORM TO STANDARD A.I.S.C. SPECIFICATIONS.

2. ALL CONCRETE SHALL BE PLACED IN THE DRY. NO CONCRETE SHALL BE PLACED LATER THAN 90 MINUTES AFTER MIXING HAS BEGUN. DEPOSIT CONCRETE IN ITS FINAL POSITION WITHOUT SEGREGATION AND REHANDLING.

3. REINFORCING STEEL SHALL BE NEW BILLET HIGH STRENGTH STEEL CONFORMING TO LATEST A.S.T.M. A-615 GRADE 60 FABRICATED IN ACCORDANCE WITH MANUAL OF STANDARD PRACTICE OF THE C.S.R.I. , UNLESS OTHERWISE NOTED AND PLACING OF REINFORCING SHALL BE IN ACCORDANCE WITH A.C.I. BUILDING CODE, MANUAL OF STANDARD PRACTICE, AND THE IRC 2015.

4. REINFORCING SHALL HAVE 3" COVER IN FOOTINGS; 2" COVER ON MAIN REINFORCEMENT IN STEM WALLS.

5. REINFORCING BARS ARE CONTINUOUS UNLESS OTHERWISE NOTED. LAP MESH 12 INCHES AT SPLICES, LAP STEM WALL BARS 32 BAR DIAMETER AT SPLICES (MIN).

6. AT OUTSIDE CORNERS OF CONCRETE FOOTINGS AND STEM WALLS, PROVIDE #4 x 4' -0" CORNER BARS IN EACH FACE AT SAME SPACING AS HORIZONTAL REINFORCEMENT.

7. ALL MASONRY AND/OR CONCRETE WALLS BELOW GRADE SHALL BE DAM PROOFED AS PER SECTION R406 OF I.B.C..

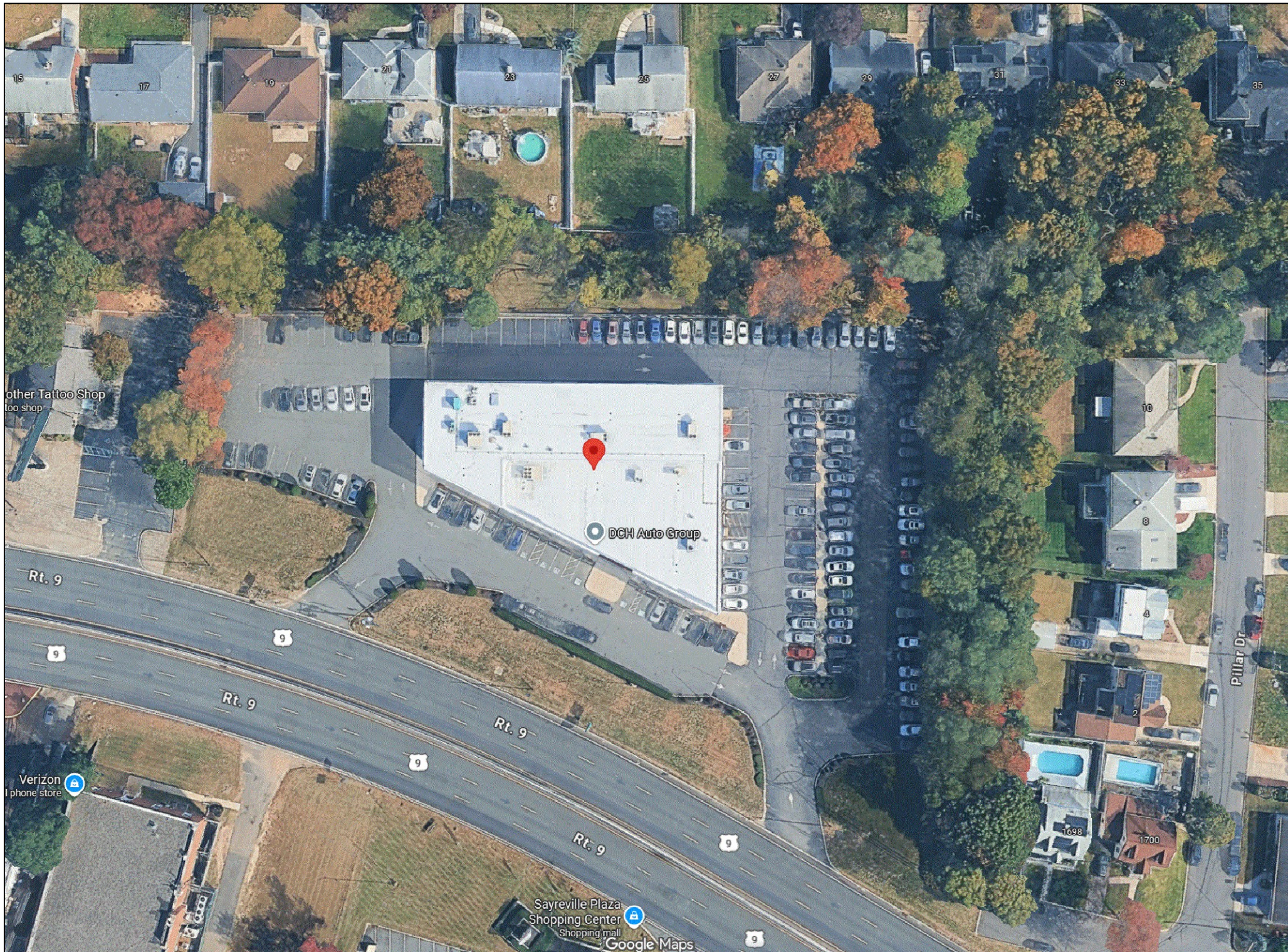
CONCRETE SLABS:

WHERE TEMPERATURE REINFORCEMENT IS NOT PROVIDED IN CONCRETE SLABS OTHER THAN BASEMENTS, CONTRACTION JOINTS AT APPROXIMATELY 30' -0" INTERVALS SHOULD BE PROVIDED. CONTRACTION JOINTS SHOULD BE PROVIDED AT PARTITIONS. CONCRETE SLAB ON GRADE SHALL HAVE MINIMUM THICKNESS OF 4". SLAB SPAN - 6'-0" TO 7' -0" ; TYPE OF REINFORCEMENT - 6X6-6/6 warm. LAP AT LEAST ONE MESH 8'-0" AND UP; TYPE OF REINFORCEMENT - 6X6-10/10 W.W.M. PROVIDE REMODELJOINT FILLER EXPANSION JOINTS AT PERIMETER OF EACH SLAB.

FABRICATION:

CONNECTIONS: ALL CONNECTIONS SHALL BE FABRICATED WITH APPROVED TIMBER CONNECTORS, BOLTS, LAP SCREWS, SPIKES AND NAILS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. BOLTED CONNECTIONS SHALL BE SNUGGED UP TIGHTLY WITHOUT CRUSHING WOOD FIBERS UNDER THE WASHERS. ALL NAILED CONNECTIONS SHALL MEET THE MINIMUM REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE, (NJ EDITION) 2015.

BRACING: THE CORNER POSTS SHALL BE THE EQUIVALENT OF NOT LESS THAN THREE (3) PIECES OF TWO (2) BY FOUR (4) INCH STUDS BRACED BY NOT LESS THAN ONE (1) PIECE OF ONE (1) BY FOUR (4) INCH CONTINUOUS DIAGONAL BRACE LET INTO THE STUDS, OR APPROVED METAL "TEE" DIAGONAL BRACING, OR WALL SHEATHING.



LOCATION MAP

COMMERCIAL RENOVATIONS FOR:

955 ROUTE 9 NORTH
SAYREVILLE
NJ, 08879

BLOCK: 413, LOT: 5

DRAWING INDEX

- CS COVER SHEET, GENERAL NOTES
- A1 EXISTING CONDITIONS, DEMOLITION PLANS & NOTES
- A2 PROPOSED FLOOR PLAN
- A3 EXISTING / PROPOSED SECOND FLOOR PLAN
- A4 EXISTING & PROPOSED EXTERIOR ELEVATIONS

APPLICABLE BUILDING CODES & GUIDELINES

NEW JERSEY REHABILITATION SUBCODE N.J.A.C. 5:23-6
BUILDING: 2021 INTERNATIONAL RESIDENTIAL CODE - NEW JERSEY EDITION WITH AMENDMENTS - ONE- AND TWO-FAMILY DWELLING SUBCODE (NJAC 5:23-3.21)
ELECTRICAL: 2020 NATIONAL ELECTRICAL CODE WITH NEW JERSEY AMENDMENTS
MECHANICAL: 2021 INTERNATIONAL MECHANICAL CODE WITH NEW JERSEY AMENDMENTS
PLUMBING: 2021 NATIONAL STANDARD PLUMBING CODE WITH NEW JERSEY AMENDMENTS
BUILDING: 2021 INTERNATIONAL BUILDING CODE - NEW JERSEY EDITION WITH AMENDMENTS
ENERGY: INTERNATIONAL ENERGY CONSERVATION CODE/2021 (Low-Rise Residential)
ASHRAE 90.1-2019 (Commercial & all other Residential)
BARRIER FREE SUBCODE (Chapter 11 of IBC/2021 & NJAC 5:23-7) ICC/ANSI A117.1-2017

USE GROUP CLASSIFICATION (303.1)

ASSEMBLY GROUP A-2, B BUSINESS AND M - MERCHANTILE
MIXED USES SHALL BE ALLOWED IN THE SAME BUILDING AS A REPAIR GARAGE SUBJECT TO THE PROVISIONS OF SECTION 508.1.

TYPE OF CONSTRUCTION (CHAPTER 6)

EXISTING 5B - NEW SALES OFFICE 5B

HEIGHT AND AREA LIMITATIONS (TABLE 503)

B USE-1 STORY 40', 10,875 SF

AREA OF FLOOR PLAN:

GROUND FLOOR: 16,181 S.F. (B - BUSINESS AND M-MERCHANTILE)
SECOND FLOOR: 2,687 S.F. (B - BUSINESS)

OCCUPANT LOADS (TABLE 1004.1.1)

SECOND FLOOR: B USE 100 GSF FLOOR AREA PER OCCUPANT 2687 sf / 100 = 26 MAX OCCUPANTS

AUTO SALES OFFICE SPACE 949 sf / 100 = 9 MAX OCCUPANTS

FIRST FLOOR: M USE 60 GSF FLOOR AREA PER OCCUPANT

RETAIL SPACE 3968 sf / 60 = 66 MAX OCCUPANTS

REQUIRED PLUMBING FIXTURES (NSPC 2015 TABLE 7.21.1)

	WATER CLOSETS (PER FLOOR)	LAVATORIES (PER FLOOR)	DRINKING FOUNTAIN	SERVICE SINK
MEN'S	1	1	1	1
WOMEN'S	1	1	1	1
PROVIDED	1	1	1	1

EXCEPTION: 7.21.4 SEPARATE FACILITIES
(2). IN OCCUPANCIES SERVING 15 OR FEWER PEOPLE, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.
(3). IN BUSINESS OCCUPANCIES WITH A TOTAL FLOOR AREA OF 1500 SQUARE FEET OR LESS, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL SATISFY THE REQUIREMENTS FOR SERVING CUSTOMERS AND EMPLOYEES OF BOTH SEXES.
(4). IN MERCANTILE OCCUPANCIES WITH A NET OCCUPABLE FLOOR AREA OF 1500 SQUARE FEET OR LESS THAT IS ACCESSIBLE TO CUSTOMERS, ONE TOILET FACILITY DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME SHALL SATISFY THE REQUIREMENTS FOR SERVING CUSTOMERS AND EMPLOYEES OF BOTH SEXES

MEN'S	1	1	1	1
WOMEN'S	1	1	1	1
PROVIDED	1	1	1	1

EXCEPTION: 7.21.7. FACILITIES IN MERCANTILE AND BUSINESS OCCUPANCIES SERVING CUSTOMERS
1500 SF SHALL BE THE MAXIMUM ALLOWABLE AREA FOR MERCHANTILE. THE REMAINING 283 SF MUST BE SET ASIDE FOR STORAGE.

NOTES FOR TABLE 7.21.1

(2) DRINKING WATER FACILITIES ARE NOT REQUIRED FOR CUSTOMERS IN MERCANTILE OR BUSINESS ESTABLISHMENTS WHERE NORMAL OCCUPANCY IS SHORT TERM (7.21.7.C). KITCHEN SINKS AND BAR SINKS MAY BE USED FOR EMPLOYEE DRINKING WATER FACILITIES (7.21.5.B).

7.12 DRINKING WATER FACILITIES: 7.12.1 COMPLIANCE
DRINKING WATER COOLERS WITH SELF-CONTAINED REFRIGERATION UNITS SHALL COMPLY WITH UL 399 AND ASHRAE STANDARD 18

MEANS OF EGRESS (SECTION 1021)

2 EXISTS REQUIRED 5 PROVIDED

EXTERIOR WALL FIRE RESISTANCE RATING (TABLE 602)

10'≤X≤30' TYPE B CONSTRUCTION B-USE 0-HOUR RATING

FIRE SEPARATION TABLE 508.4

NO SEPARATION REQUIRED BETWEEN S1 AND B USE - PROVIDING 2 HR FIRE SEPARATION FOR REPAIR GARAGE

TRAVEL DISTANCE (TABLE 1016.1)

B USE: WITH SPRINKLER SYSTEM: 250'

COMMON PATH OF EGRESS TRAVEL (SECTION 1014.3)

B USE: WITH SPRINKLER SYSTEM: 250'

REMOTENESS OF EXITS (1015.2.1)

NOT LESS THAN ONE HALF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED

DEAD END CORRIDORS (1018.4)

LENGTH SHALL NOT EXCEED 20'-0"

WIDTH OF PASSAGEWAYS, AISLE ACCESS WAYS, AND CORRIDORS (1018.1)

OCCUPANT LOAD < 50 = 36 INCHES
OCCUPANT LOAD > 50 = 44 INCHES
180 PROVIDED

SPRINKLER SYSTEM (SECTION 903)

A FIRE SUPPRESSION SYSTEM IS CURRENTLY PROVIDED

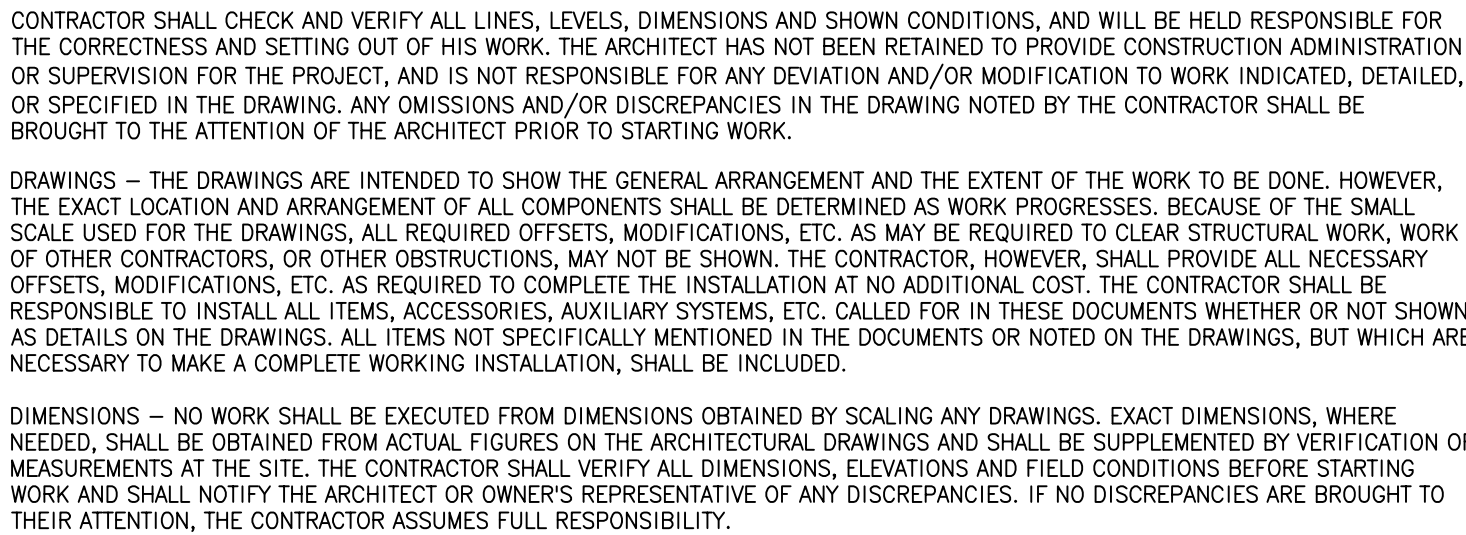
REVISIONS	
NO.	DESCRIPTION

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CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PERTAINING TO THE WORK AND REPORT ANY ERRORS OR INCONSISTENCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY CONSTRUCTION. DO NOT SCALE DRAWINGS

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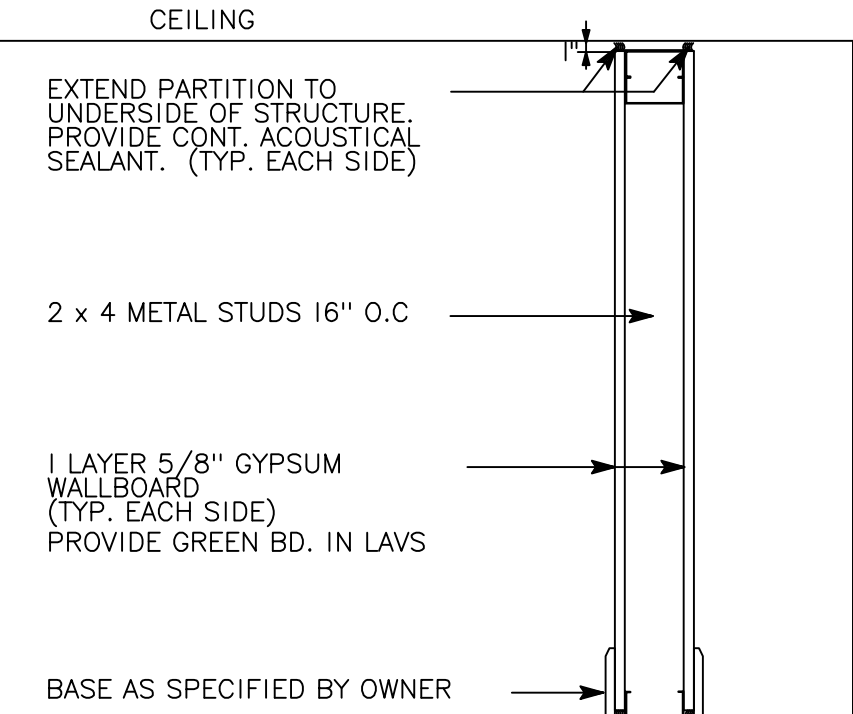
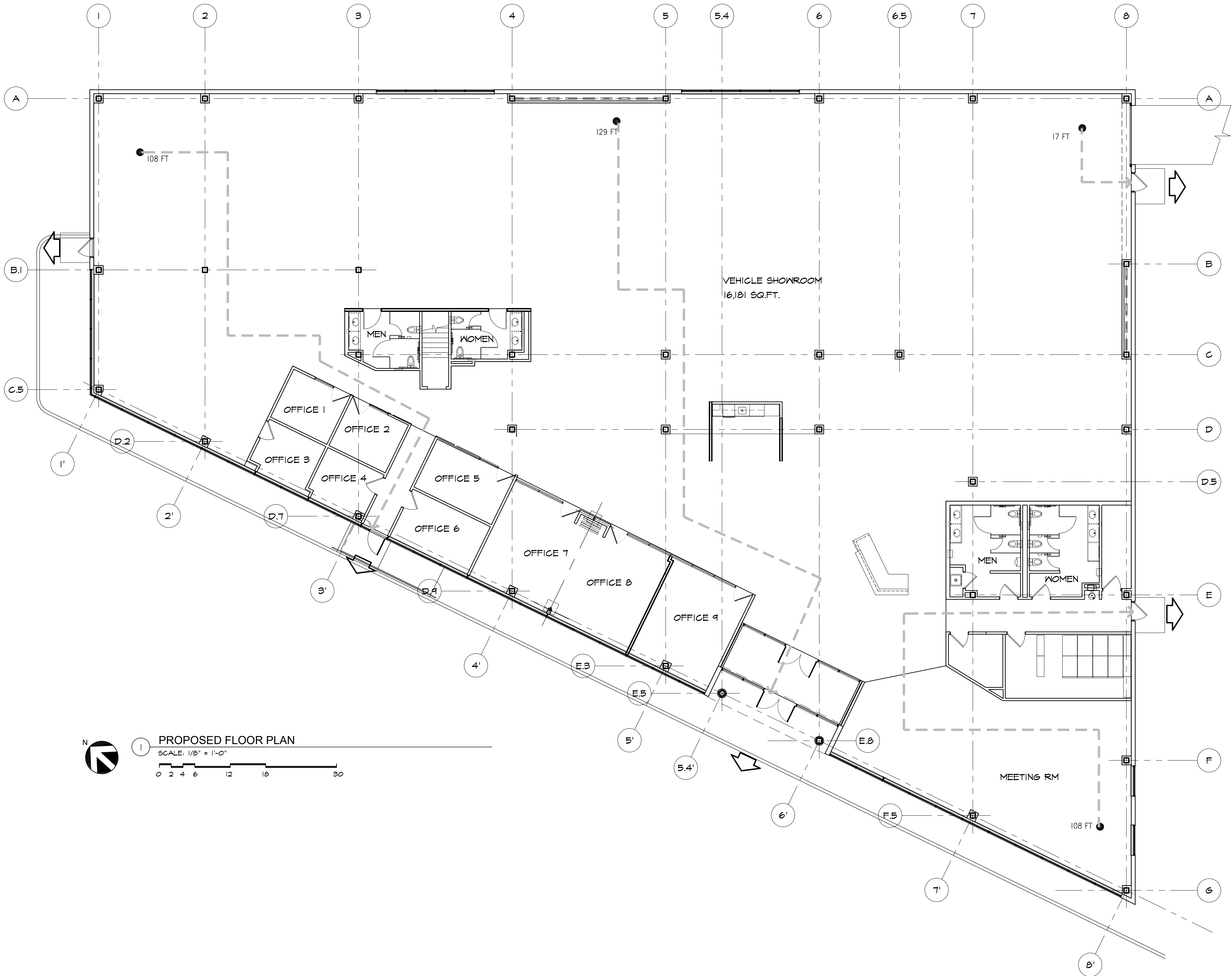
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COMMERCIAL RENOVATIONS FOR:
955 ROUTE 9 NORTH
SAYREVILLE
NJ, 08879
BLOCK: 413, LOT: 5

SCALE:	AS NOTED
DRAWN:	TWG
CHECKED:	TWG
ISSUE DATE:	4-16-26
DRAWING TITLE:	Existing Conditions, Demolition Plans & Notes
DRAWING NO.	A-1
PROJECT NO.	26-408



2 PARTITION NOT TO SCALE

WALL LEGEND

EXISTING WALL TO REMAIN
NEW WALL CONSTRUCTION
2 HR RATED PARTITION

DIRECTION OF TRAVEL
EGRESS TRAVEL DISTANCE ## MAX TRAVEL
REMOTE LOCATION

E. LEGEND

ILLUMINATED EXIT SIGN (WITH OR WITHOUT EMERGENCY LIGHTING HEADS). FURNISH LEFT AND/OR RIGHT ARROWS AS NEEDED. DUAL FACE SHOWN. Z1 = SINGLE FACE.

GENERAL NOTES:

CONTRACTOR SHALL CHECK AND VERIFY ALL LINES, LEVELS, DIMENSIONS AND SHOWN CONDITIONS, AND WILL BE HELD RESPONSIBLE FOR THE CORRECTNESS AND SETTING OUT OF HIS WORK. THE ARCHITECT HAS NOT BEEN RETAINED TO PROVIDE CONSTRUCTION ADMINISTRATION OR SUPERVISION FOR THE PROJECT, AND IS NOT RESPONSIBLE FOR ANY DEVIATION AND/OR MODIFICATION TO WORK INDICATED, DETAILED, OR SPECIFIED IN THE DRAWING. ANY OMISSIONS AND/OR DISCREPANCIES IN THE DRAWING NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO STARTING WORK.

DRAWINGS - THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT AND THE EXTENT OF THE WORK TO BE DONE. HOWEVER, THE EXACT LOCATION AND ARRANGEMENT OF ALL COMPONENTS SHALL BE DETERMINED AS WORK PROGRESSES. BECAUSE OF THE SMALL SCALE USED FOR THE DRAWINGS, ALL REQUIRED OFFSETS, MODIFICATIONS, ETC. AS MAY BE REQUIRED TO CLEAR STRUCTURAL WORK, WORK OF OTHER CONTRACTORS, OR OTHER OBSTRUCTIONS, MAY NOT BE SHOWN. THE CONTRACTOR, HOWEVER, SHALL PROVIDE ALL NECESSARY OFFSETS, MODIFICATIONS, ETC. AS REQUIRED TO COMPLETE THE INSTALLATION AT NO ADDITIONAL COST. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ALL ITEMS, ACCESSORIES, AUXILIARY SYSTEMS, ETC. CALLED FOR IN THESE DOCUMENTS WHETHER OR NOT SHOWN AS DETAILS ON THE DRAWINGS. ALL ITEMS NOT SPECIFICALLY MENTIONED IN THE DOCUMENTS OR NOTED ON THE DRAWINGS, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED.

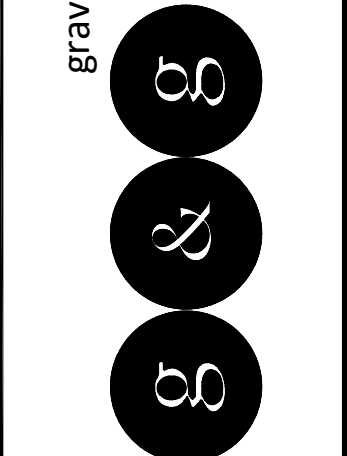
DIMENSIONS - NO WORK SHALL BE EXECUTED FROM DIMENSIONS OBTAINED BY SCALING ANY DRAWINGS. EXACT DIMENSIONS, WHERE NEEDED, SHALL BE OBTAINED FROM ACTUAL FIGURES ON THE ARCHITECTURAL DRAWINGS AND SHALL BE SUPPLEMENTED BY VERIFICATION OF MEASUREMENTS AT THE SITE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND FIELD CONDITIONS BEFORE STARTING WORK AND SHALL NOTIFY THE ARCHITECT OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES. IF NO DISCREPANCIES ARE BROUGHT TO THEIR ATTENTION, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY.

REVISIONS	
NO.	DESCRIPTION

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THOMAS W. GILLIS, R.A.
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Long Branch, NJ 07740
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web: http://graviano.com



COMMERCIAL RENOVATIONS FOR:
955 ROUTE 9 NORTH
SAYREVILLE
NJ, 08879
BLOCK: 413, LOT: 5

SCALE: AS NOTED
DRAWN: TWG
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ISSUE DATE: 4-16-26
DRAWING TITLE:

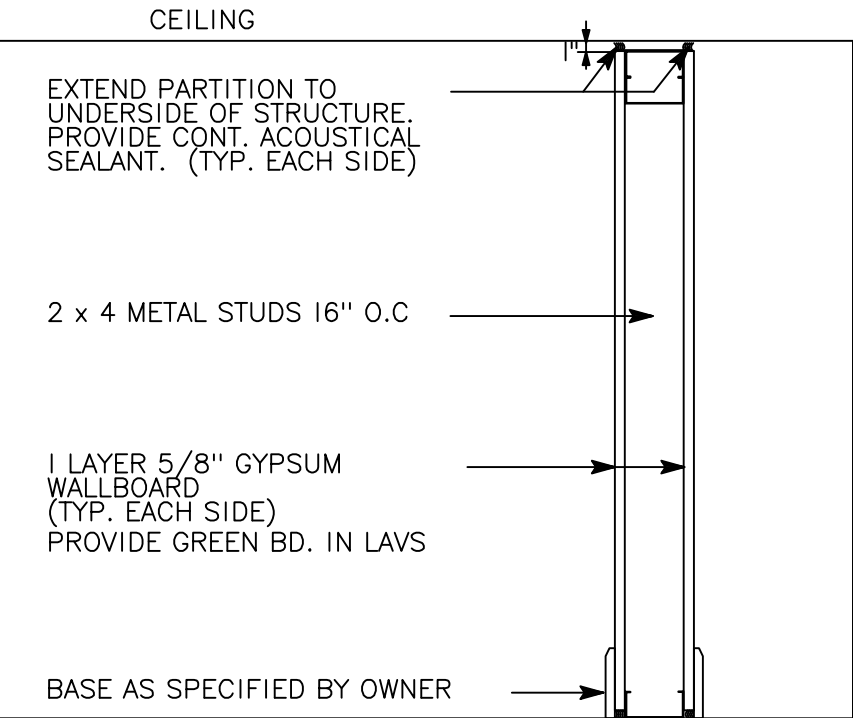
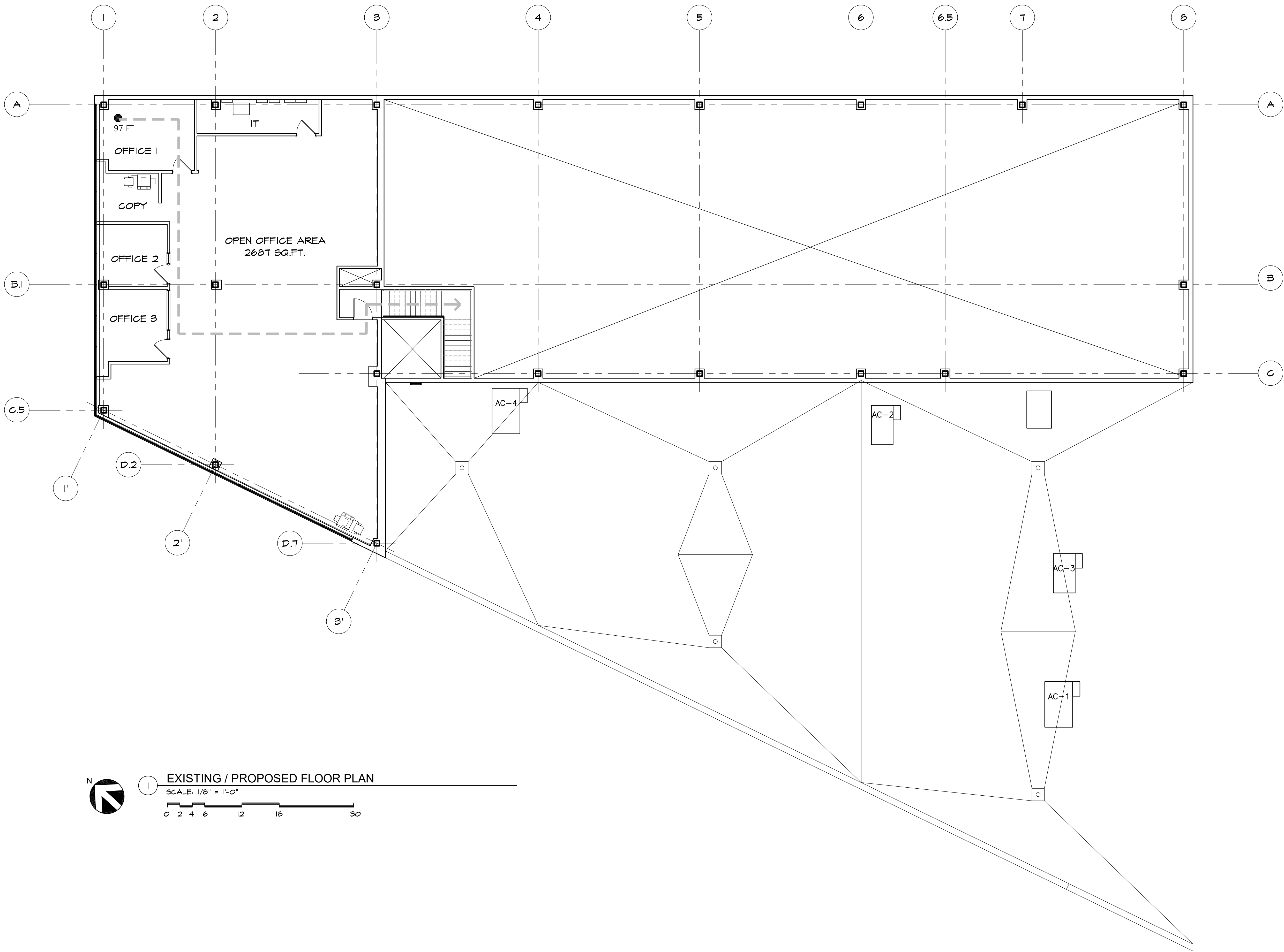
Proposed
Floor Plan

DRAWING NO.

A-2

PROJECT NO.

26-408



2 PARTITION NOT TO SCALE

WALL LEGEND

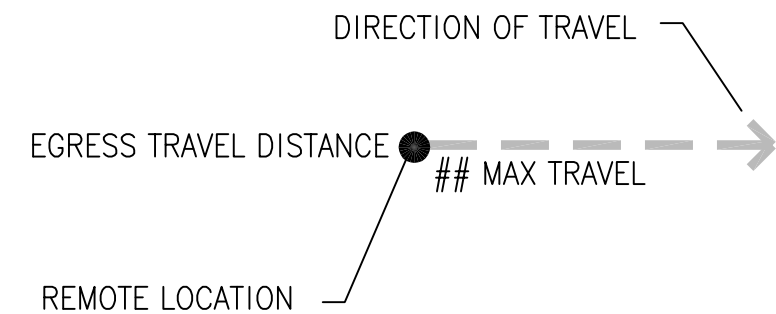
- EXISTING WALL TO REMAIN
- NEW WALL CONSTRUCTION
- 2 HR RATED PARTITION

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1 EXISTING / PROPOSED FLOOR PLAN

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

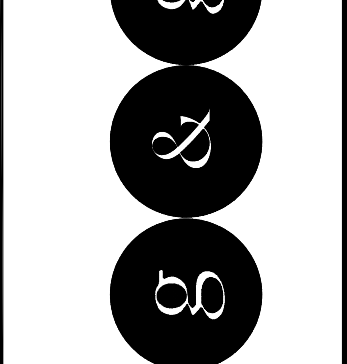
0 2 4 6 12 18 30

REVISIONS	
NO.	DESCRIPTION

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COMMERCIAL RENOVATIONS FOR:
955 ROUTE 9 NORTH
SAYREVILLE
NJ, 08879
BLOCK: 413, LOT: 5

SCALE: AS NOTED
DRAWN: TWG
CHECKED: TWG
ISSUE DATE: 4-16-26
DRAWING TITLE:

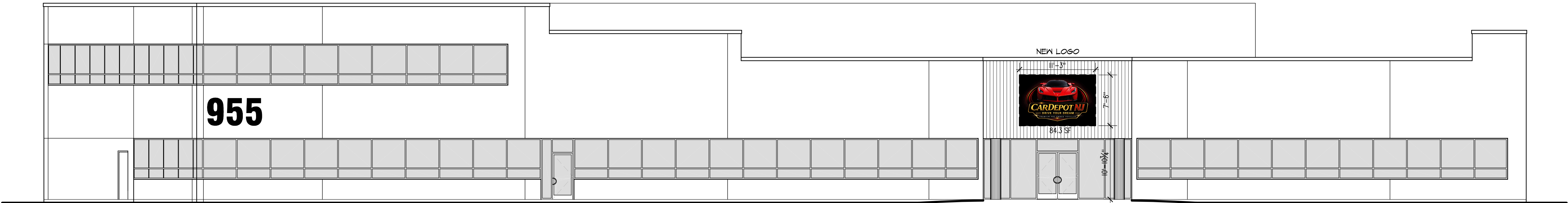
Existing /
Proposed
Second Floor
Plan

DRAWING NO.

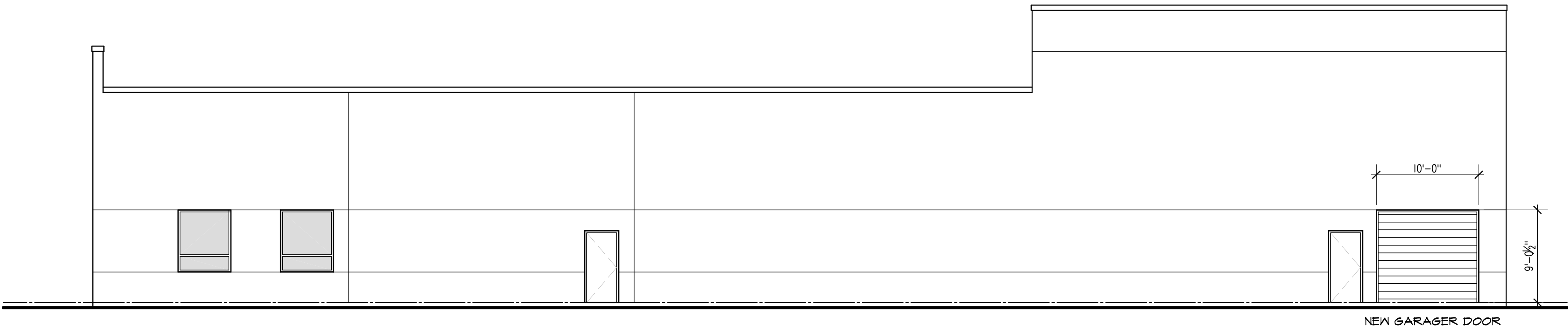
A-3

PROJECT NO.

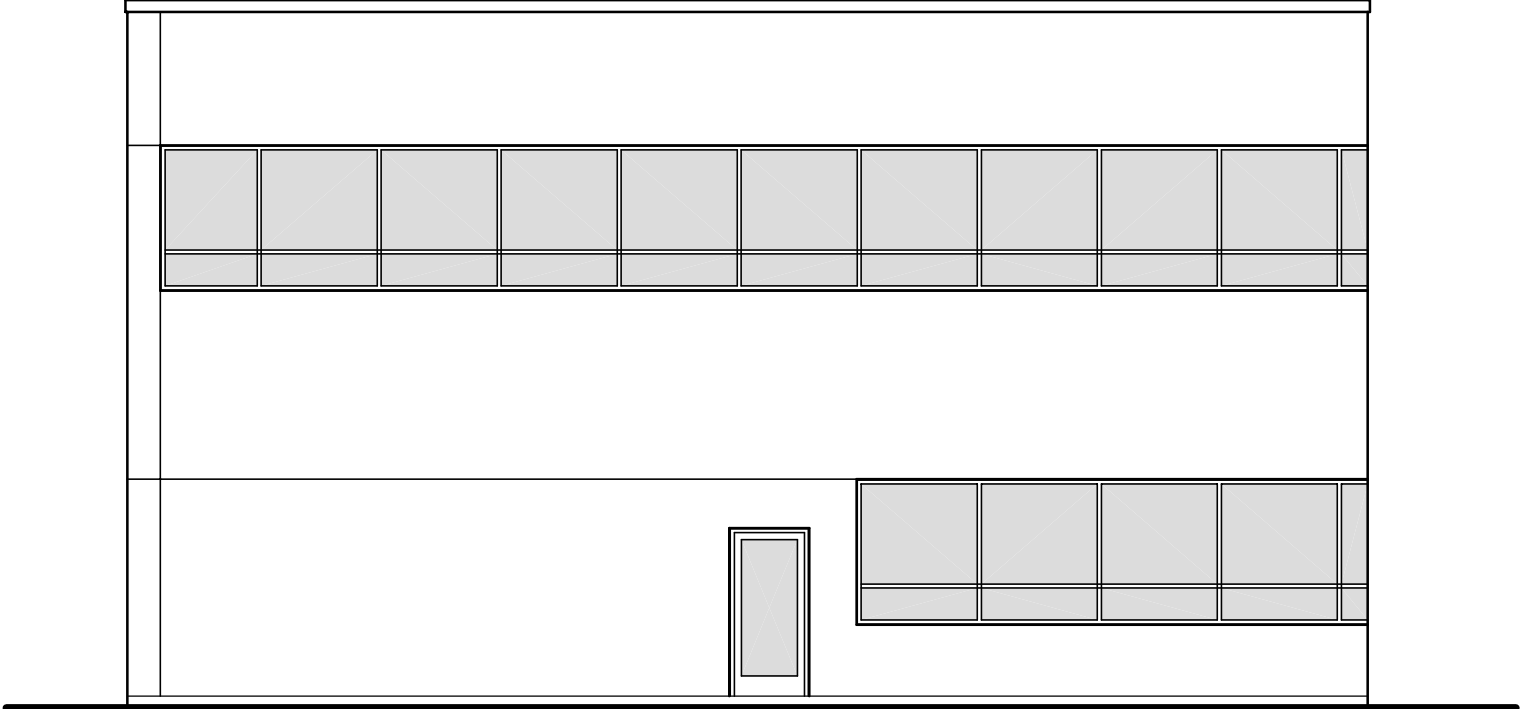
26-408



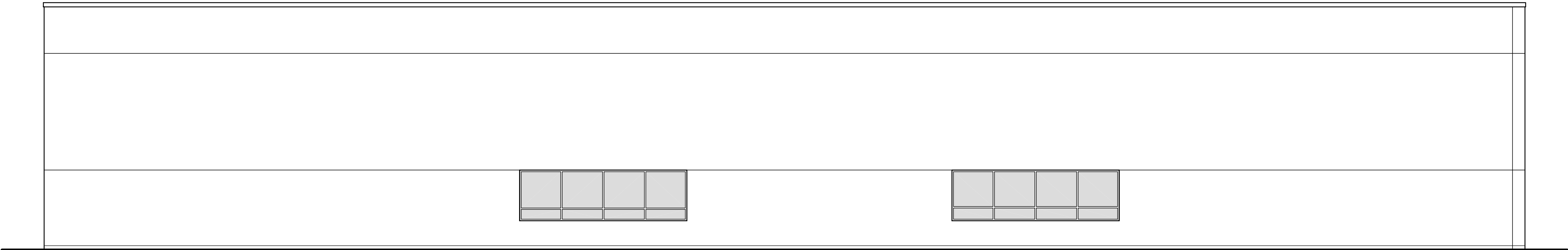
1 PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 EXISTING/PROPOSED LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



4 EXISTING/PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS	
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955 ROUTE 9 NORTH
SAYREVILLE
NJ, 08879
BLOCK: 413, LOT: 5

SCALE:	AS NOTED
DRAWN:	TWG
CHECKED:	TWG
ISSUE DATE:	4-16-26
DRAWING TITLE:	Existing & Proposed Exterior Elevations
DRAWING NO.	A-4
PROJECT NO.	26-408