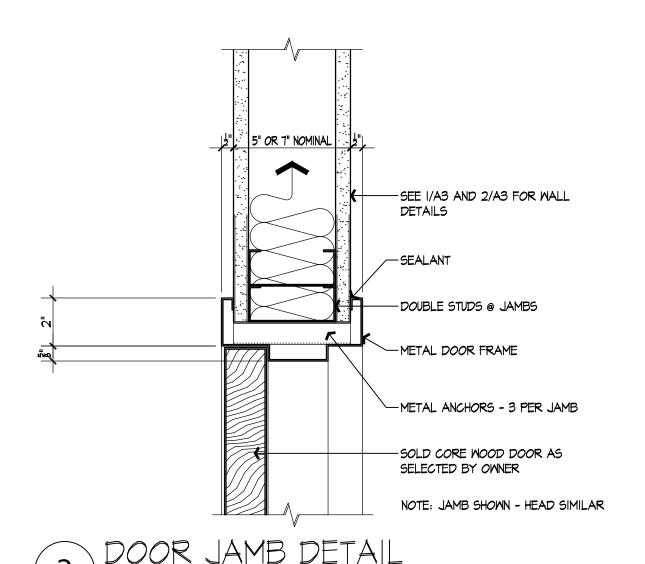
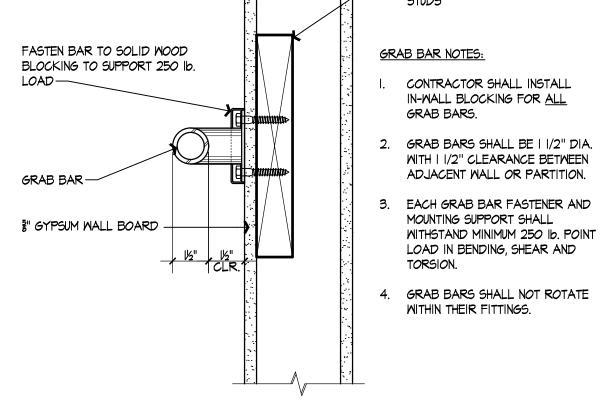


SCALE: 3"=1'-0"



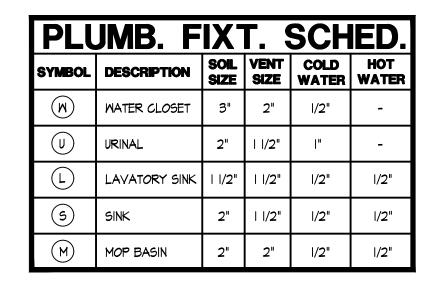


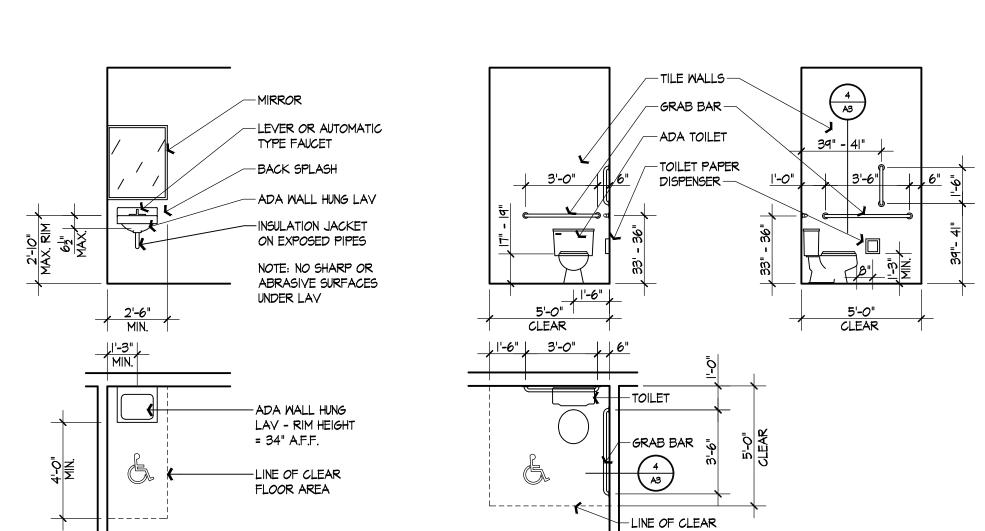
GRAB BAR DETAIL

SCALE: 3"=1'-0"

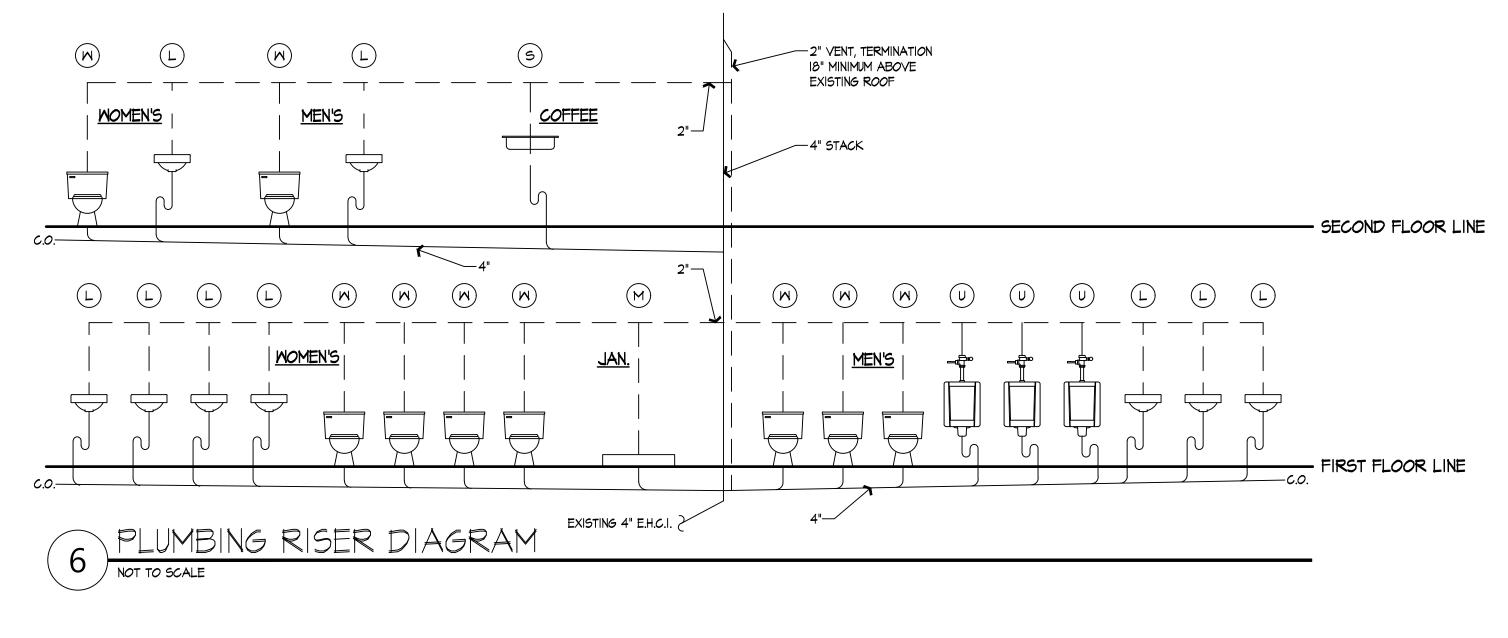
-SOLID FIRE TREATED WOOD

BLOCKING BETWEEN METAL





NOTES: TOILET FIXTURES AND ACCESSORIES SHALL BE INSTALLED IN COMPLIANCE WITH THE ADA ARCHITECTURAL STANDARDS AND ANSI AII7.I -ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, LATEST EDITION. ALL DIMENSIONS SHOWN ARE TO FINISH SURFACE. BOTTOM OF TOILET PARTITIONS SHALL BE AT I'-O" AFF. PAPER TOWEL DISPENSERS, TOILET SEAT COVER DISPENSERS, SANITARY NAPKIN DISPENSERS, AND SIMILAR ACCESSORIES SHALL HAVE AL OPERATIONAL AND FUNCTIONAL AREAS MOUNTED BETWEEN 15" AND 48" AFF.



SEE 2/A3 FOR WALL DETAILS -

I. GENERAL CONDITIONS:

SCALE: 3"=1'-0"

All work performed shall comply with all of the latest requirements and editions of the Mahwah Township code, the 2021 International Building Code with NJ Amendments, the 2021 International Fire Code, the NJ Energy Conservation Code, ICC/ANSI All7.1 Accessible and Usable Buildings and Facilities, the 2020 National Electric Code, the 2021 National Standard Plumbing Code, and the 2021 International Mechanical Code.

AII7.1 ACCESSIBLE BATHROOM PLANS & ELEVATIONS

Contractor shall apply for and secure all permits required for the project.

Contractors shall check all dimensions and conditions at the job site and be responsible for verifying same. They shall report any discrepancies to the Architect prior to construction.

Contractor or any subcontractor doing any work under this contract shall carry liability and property damage insurance against accidents of all kinds and the Owner shall be furnished with certificates of said insurance. Contractor shall carry Workman's Compensation Insurance on all workmen employed on the job site.

Contractor shall provide all materials, perform all work and install all materials in accordance with recognized good standard practice. All products shall be installed in accordance with manufacturer's written installation instructions.

Contractor shall maintain the site in a safe, clean and orderly fashion for the duration of the construction period. Dispose of all construction debris at a legal off-site waste facility.

Minor items such as blocking, hangers, trim, flashing, etc., shall be provided and installed as required to make the work complete whether shown or noted on the drawings or not.

All interior finishes to be selected by Owner or Owner's Interior Designer.

2. REMOVAL AND DEMOLITION:

Remove and dispose of items as indicated on the drawings. Items indicated to be relocated shall be clean, serviceable and otherwise prepared for reuse. Store and protect these items against damage. Reinstall in locations as shown on the drawings. Protect construction indicated to remain against damage and soiling during demolition and construction. Demolished materials shall become the Contractor's responsibility and shall be disposed of and removed from the site in a legal, timely and workmanlike manner. Survey the condition of the building to determine whether removing any element might result in a structural deficiency or unplanned collapse of any portion of the structure. Locate, identify, shut off, disconnect and seal or cap off utility services serving portions of the structure to be demolished. Provide temporary services during interruptions to existing utilities to remain, as acceptable to the Owner and to governing authorities. Provide and maintain interior and exterior shoring, bracing, or structural support to preserve stability and prevent movement, settlement, or collapse of the existing structure to remain.

3. DOORS, GLASS, AND HARDWARE:

DOORS - All door types and material to be verified by Owner. All exterior doors shall be provided with thermally broken ICC/ANSI All7.1 compliant thresholds. It is Architect's intent to have no threshold higher than 1/2" above surrounding finished floor or exterior slab surface. Interior doors to be solid core wood doors with hollow metal frames.

GLASS - All glass shall be tempered safety glass

HARDWARE - All hardware shall be "D" line commercial grade as selected by Owner. Contractor shall submit hardware schedule to Owner for approval. All hardware shall be installed in a workman like manner in strict accord with the Manufacturer's recommendations. Exit doors to be provided with panic hardware and door closers.

4. WALLS AND CEILINGS:

WALLS - All interior walls shall be from metal studs, size, spacing, and gauge in accord with United States Gypsum (USG) Wall Stud Framing Span Table. All interior walls shall extend to structure above for acoustic privacy. All interior walls shall be laminated with I layer of 5/8" thick gypsum wall board and shall be finished taped and sanded below suspended ceilings, and may be left rough taped above the suspended ceilings. Use mold and moisture resistant GWB in all bathrooms and other damp areas. Tenant demising walls shall be laminated with I layer of 5/8" Type 'X' Fire Rated gypsum wall board and shall have a I hour UL Fire Rating. All wall finish materials shall comply with IBC 803.

SCALE: 3"=1'-0"

CEILINGS - All ceilings shall be suspended ceiling tile or GWB systems, grid system and tiles as selected by Owner. In areas with no suspended or GWB ceilings, existing bar joists and steel beams to be exposed, new HVAC ductwork to be exposed. Paint all exposed elements as instructed by Owner, and as allowable under the building code.

5. FINISHES AND CABINETRY:

INTERIOR FINISHES - All interior finishes shall be commercial grade, meet the required fire performance and smoke development index, and comply with IBC 803. Interior finished as selected by Owner.

FLOORING - Floor coverings shall be commercial grade and as selected by the Owner. It is Architect's intent to have all floor surfaces flush to one

another. If thresholds are required, do not use raised thresholds greater than ½" in height at the juncture of two floor surfaces. All flooring shall be commercial grade. All flooring material shall comply with IBC 804.

TILE - Provide floor and wall tile as directed by Owner. All tile work shall be done in strict accord with the latest version of "Handbook for Ceramic

TILE - Provide floor and wall tile as directed by Owner. All tile work shall be done in strict accord with the latest version of "Handbook for Ceramic Tile Installation" by the Tile Council of America (TCA). The surface shall be cleaned and left in perfect condition.

INTERIOR TRIM - Provide window and door casing and baseboard trim as selected by Owner. Trim shall be commercial grade and comply with IBC 806.

CABINETRY, COUNTERTOPS, AND SHELVING - As selected by Owner.

6. PAINTING AND WALL COVERINGS:

INTERIOR WALLS, TRIM AND FINISHES - Paint colors and wall coverings as selected by Owner. All paintable surfaces shall be primed and receive two coats of BENJAMIN MOORE, or approved equal, interior grade paint in accord with standard industry practice.

7. INSULATION:

INSULATION - Provide RI3 minimum sound insulation at $\underline{\mathsf{ALL}}$ new interior walls.

8. HEATING, AIR CONDITIONING AND PLUMBING:

HVAC - Existing HVAC system to remain. Relocate thermostats, supply and return grilles, and modify ductwork as required by new work. HVAC system shall be designed per Manual J calculations, Manual S calculations, and ASHRAE 90.1-2022.

PLUMBING - Provide a plumbing system with all materials and workmanship in strict accord with the regulations of all authorities having jurisdiction. All water piping shall receive insulation as required by code. The plumbing subcontractor shall obtain all the necessary permits and pay all fees. All materials shall be new, high commercial grade, suitable, and workmanship shall be of the best quality. Provide cleanouts and shutoff valves as required by code. All plumbing fixtures as selected by Owner.

9. SPRINKLER SYSTEM:

SPRINKLER SYSTEM - Existing sprinkler system to remain and be modified as required by new work. Refer to shop drawings by the Sprinkler Contractor, drawings shall be signed and sealed by a NJ Licensed Engineer, and submitted to the Fire and/or Building Inspector with hydraulic calculations for approval <u>prior</u> to beginning any work. All sprinkler heads in finished ceilings to be white flat disc type. Sprinkler Contractor shall coordinate his work with the ductwork, lighting, electrical and plumbing lines so as to insure required clearance and to insure no conflicts between sprinkler head locations and HVAC grilles and lighting fixtures.

IO. ELECTRICAL SYSTEM, ALARM SYSTEMS AND EXIT & EMERGENCY LIGHTING SYSTEM:

ELECTRICAL SYSTEM - All electrical work shall conform to the N.F.P.A., the N.E.C. and the local utility company. Contractor shall provide the Owner with a Underwriter's Laboratory (UL) certificate as required. All electrical boxes and other wall penetrations must be shielded and protected as required by code. Existing lighting, switching, and outlets to remain, provide new as required in areas to be modified.

ALARM SYSTEMS - Existing Fire, smoke, and carbon monoxide alarm systems to remain. Modify and coordinate as required with new work. GC to provide shop drawings, signed and sealed by a NJ Licensed Engineer, and submitted to the Fire and/or Building Inspector for approval.

EXIT \$ EMERGENCY LIGHTING SYSTEM - A complete exit \$ emergency lighting system with battery back up power shall be installed as required by code and as shown in the architectural floor plans.

II. BUILDING CODE CLASSIFICATION, OCCUPANT LOAD, AND EXIT/TRAVEL DISTANCE REQUIREMENTS:

CONSTRUCTION TYPE: TYPE 2B (EXISTING BUILDING)

SPRINKLERS: ENTIRE BUILDING (EXISTING)

USE GROUP: S - STORAGE PER SECTION IBC 3II
B - BUSINESS PER SECTION IBC 304

OCCUPANT LOAD:

UNIT #1 = 7,323 SF / 500 SF PER PERSON (WAREHOUSE) = OCCUPANT LOAD OF 15 PER 1BC 1004.5

UNIT #2 = 7,472 SF / 500 SF PER PERSON (WAREHOUSE) = OCCUPANT LOAD OF 15 PER 1BC 1004.5

UNIT #3 = 7,782 SF / 500 SF PER PERSON (WAREHOUSE) = OCCUPANT LOAD OF 16 PER 1BC 1004.5

UNIT #4 = 1,018 SF / 150 SF PER PERSON (BUSINESS) = OCCUPANT LOAD OF 7 PER 1BC 1004.5

UNIT #4 = 1,018 SF / 150 SF PER PERSON (BUSINESS) = OCCUPANT LOAD OF 7 PER IBC 1004.5 UNIT #5 = 730 SF / 150 SF PER PERSON (BUSINESS) = OCCUPANT LOAD OF 5 PER IBC 1004.5 UNIT #6 = 2,759 SF / 150 SF PER PERSON (BUSINESS) = OCCUPANT LOAD OF 19 PER IBC 1004.5

REQUIRED EXITS: UNIT #1 OCCUPANT LOAD OF 15 - I EXIT REQUIRED PER TABLE IBC 1006.2.1 - 3 PROVIDED UNIT #2 OCCUPANT LOAD OF 15 - I EXIT REQUIRED PER TABLE IBC 1006.2.1 - 3 PROVIDED

UNIT #3 OCCUPANT LOAD OF 16 - I EXIT REQUIRED PER TABLE IBC 1006.2.1 - 3 PROVIDED UNIT #4 OCCUPANT LOAD OF 7 - I EXIT REQUIRED PER TABLE IBC 1006.2.1 - 2 PROVIDED UNIT #5 OCCUPANT LOAD OF 5 - I EXIT REQUIRED PER TABLE IBC 1006.2.1 - 2 PROVIDED UNIT #6 OCCUPANT LOAD OF 19 - I EXIT REQUIRED PER TABLE IBC 1006.2.1 - 2 PROVIDED

'EL DISTANCE: USE GROUP SI WITH SPRINKLER = 250 FEET MAXIMUM PER IBC 1017.2

USE GROUP S2 WITH SPRINKLER = 400 FEET MAXIMUM PER IBC 1017.2

USE GROUP S2 WITH SPRINKLER = 400 FEET MAXIMUM PER IBC 1017.2

USE GROUP B WITH SPRINKLER = 300 FEET MAXIMUM PER IBC 1017.2

ALL SPACES ARE LESS THAN 250 FEET TRAVEL DISTANCE

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