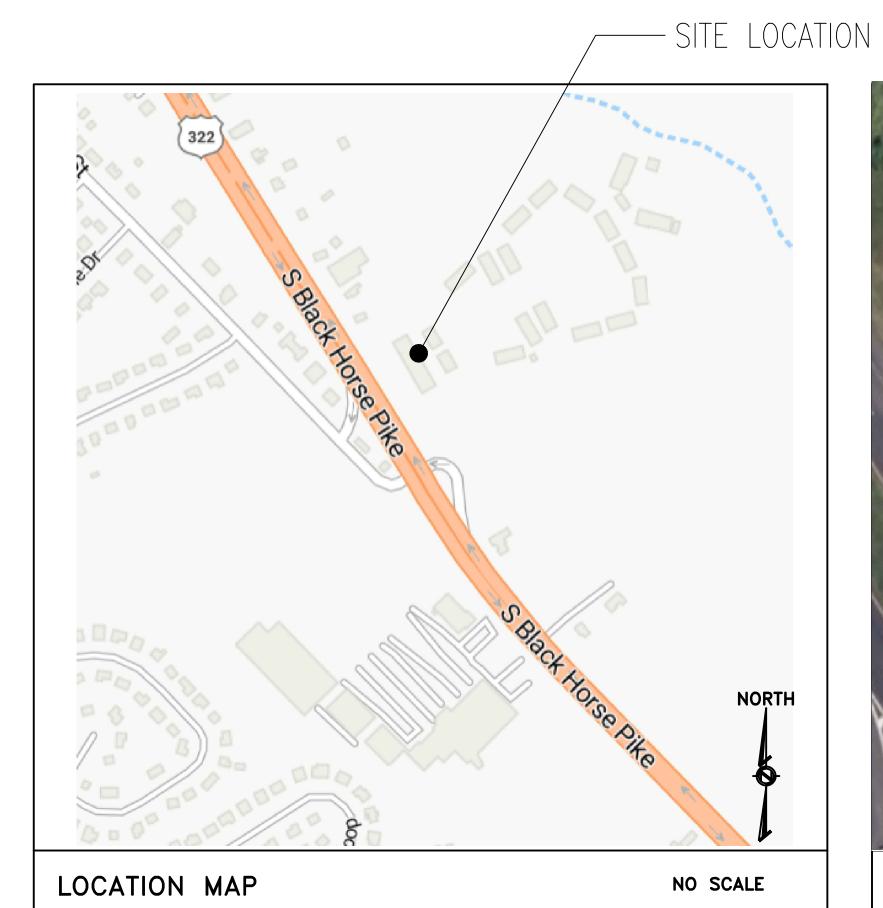
PROPOSED ALTERATIONS FOR:

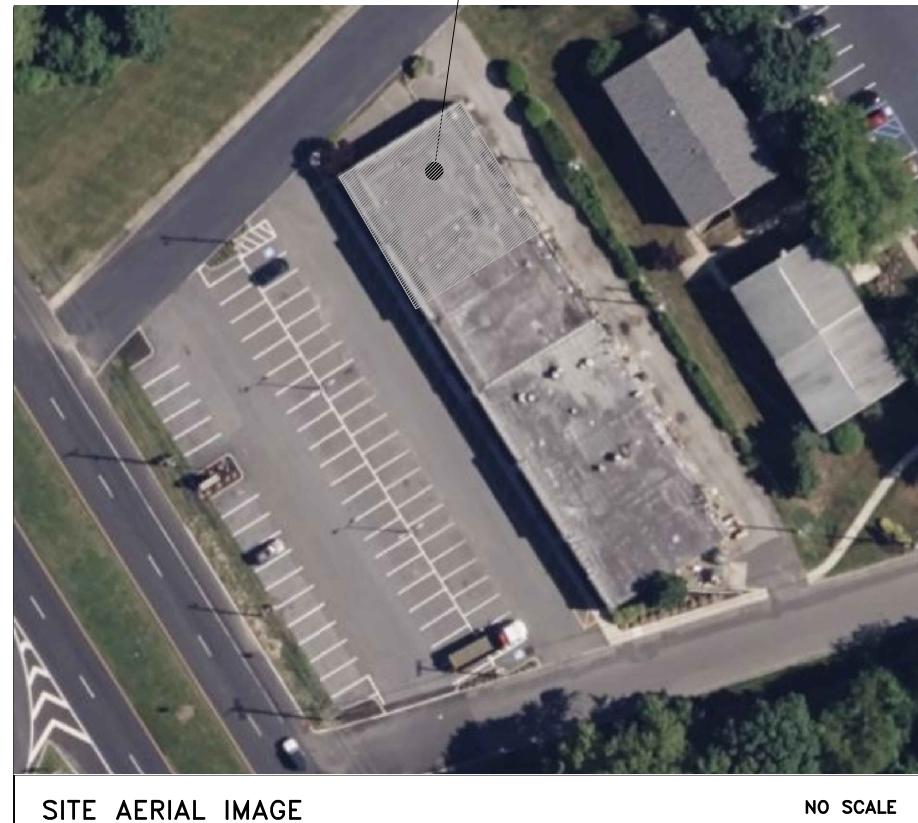
VANILLA SHELL STORES 1&2

1056 S BLACK HORSE PIKE

WILLIAMSTOWN, NJ 08094

- BUILDING LOCATION





WORK AREA KEY PLAN NO SCALE

ARCHITECTURAL

RHJ ASSOCIATES, P.C.

CONTACT: MELISSA DZIELAK, R.A. 610.451.3496

CS.1 - COVER SHEET / LOCATION MAPS / DRAWING ENUMERATION

CS.2 - EGRESS & OCCUPANCY PLAN / ADA SIGNAGE DIAGRAMS

A.1 - NEW WORK FLOOR PLAN / REFLECTED CEILING PLAN

A.2 - DOOR SCHEDULE / ENLARGED TOILET ROOM PLAN / TOILET ROOM ELEVATIONS

A.3 - FINISH SCHEDULE / FINISH EXTENTS PLAN

A.4 - POWER, VOICE & DATA COORDINATION PLAN / LIGHTING CONTROL PLAN

FIRE EXTINGUISHER QUANTITIES NOTE:

(1) 2A FIRE EXTINGUISHER PER 3,000 S.F. MAX MAX TRAVEL DISTANCE 75'-0".

2 REQUIRED, 2 PROVIDED PER SUITE

REHABILITATION SUBCODE, SUBCHAPTER 6 (NJAC 5: 23–6)

± 1,103 SF 2021 INTERNATIONAL BUILDING CODE, NJ ED.

(NJAC 5: 23-3.14)

NJ UCC (NJAC 5: 23)

I-CODES (IFC/2021; ISPSC/2021)

ICC/ANSI A117.1-2017; ICC 300-2017 2021 INTERNATIONAL ENERGY CONSERVATION CODE

2021 INTERNATIONAL FUEL GAS CODE (NJAC 5: 23-6) 2021 INTERNATIONAL MECHANICAL CODE (IMC)

(NJAC 5: 23-3.20) NATIONAL STANDARD PLUMBING CODE - NJ ED 2021

(NJAC 5: 23-3.15) ASHRAE 90.1-2019 (ENERGY CODE)

(NJAC 5: 23-3.18) 2020 NATIONAL ELECTRICAL CODE (NFPA 70)

(NJAC 5: 23-3.16)

CLASSIFICATION: ALTERATION (PER NJAC 5.23-6 REHABILITATION SUBCODE

± 3,276 SF

TBD (USE & OCCUPANCY TO BE DETERMINED AT A LATER

DATE BASED ON FUTURE TENANT)

CONSTRUCTION TYPE: EXISTING 3B CONSTRUCTION TYPE TO REMAIN

SPRINKLER SYSTEM: NON SPRINKLERED

USE & OCCUPANCY TO BE DETERMINED AT A LATER DATE BASED ON FUTURE TENANT. SEE EGRESS & OCCUPANCY

USE & OCCUPANCY TO BE DETERMINED AT A LATER DATE BASED ON FUTURE TENANT. SEE EGRESS & OCCUPANCY

EXISTING 1 STORY BUILDING

APPLICABLE CODES

SCOPE OF WORK:

INCLUDED IN DOCUMENT SET CONSISTS OF REBUILDING & EQUIPMENT THAT ARE PART OF THE BUILDING SHELL IN ORDER TO PREPARE SUITE FOR LEASING BY FUTURE TENANT. FIXTURES AND EQUIPMENT SHALL BE RE-CONNECTED TO EXISTING UTILITIES ALREADY IN PLACE.

DESIGN/BUILD NOTES:

HVAC TO BE DESIGN/BUILD CONTRACTOR TO DETERMINE EXACT LOCATIONS AND SIZE ALL HVAC EQUIPMENT FOR A COMPLETE JOB. CONTRACTOR TO SUPPLY ALL MECHANICAL ENGINEERING. WORK IS TO CONFORM TO ASHRAE, SMACNA AND ALL OTHER APPLICABLE CODES AND STANDARDS.

<u>PLUMBING TO BE DESIGN/BUILD:</u>

CONTRACTOR TO DETERMINE EXACT LOCATIONS AND SIZE ALL FIXTURES AND ASSOCIATED PIPING FOR A COMPLETE JOB. CONTRACTOR TO SUPPLY ALL PLUMBING ENGINEERING. WORK IS TO CONFORM TO NATIONAL PLUMBING CODE AND ALL OTHER APPLICABLE CODES & STANDARDS.

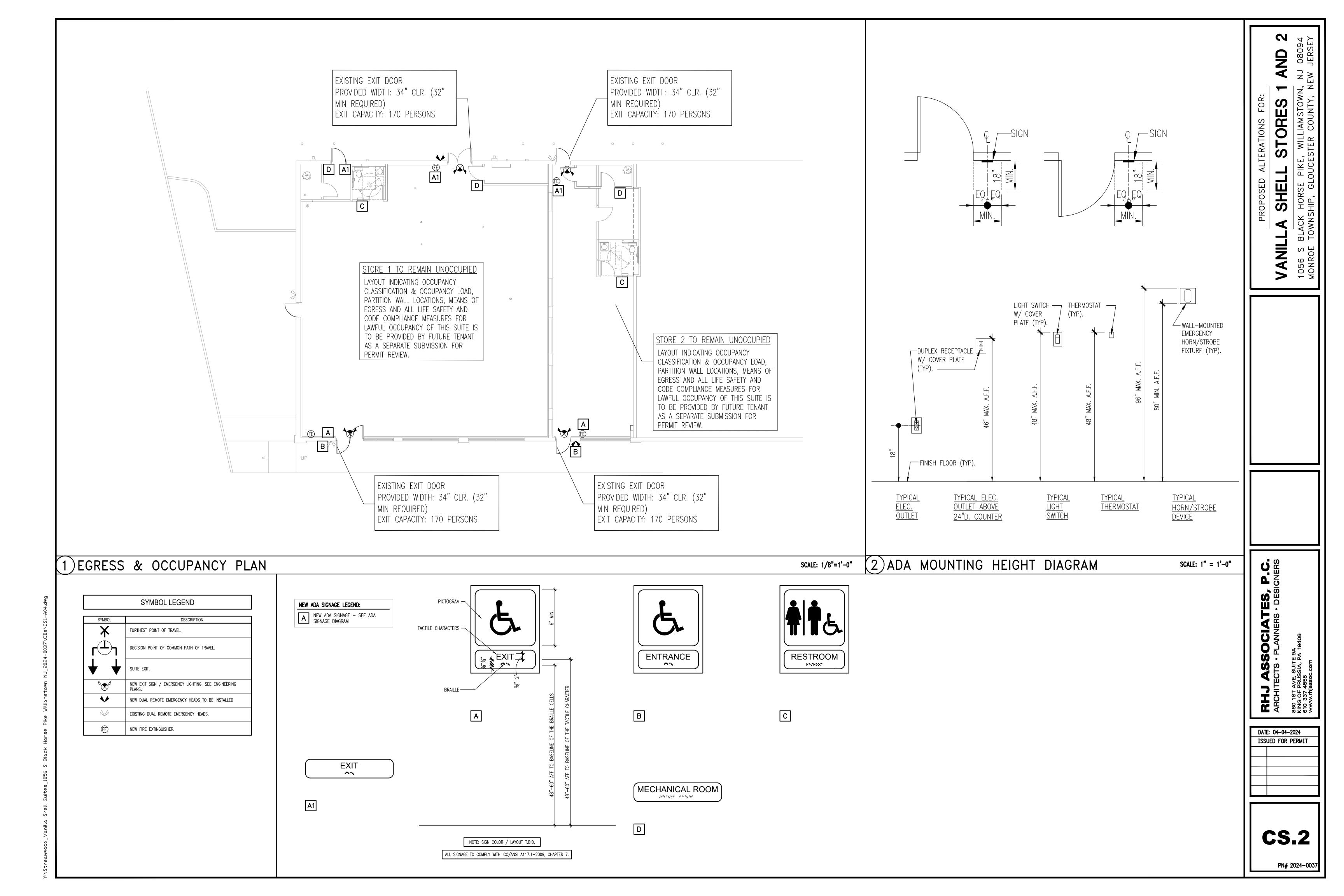
ELECTRICAL TO BE DESIGN/BUILD

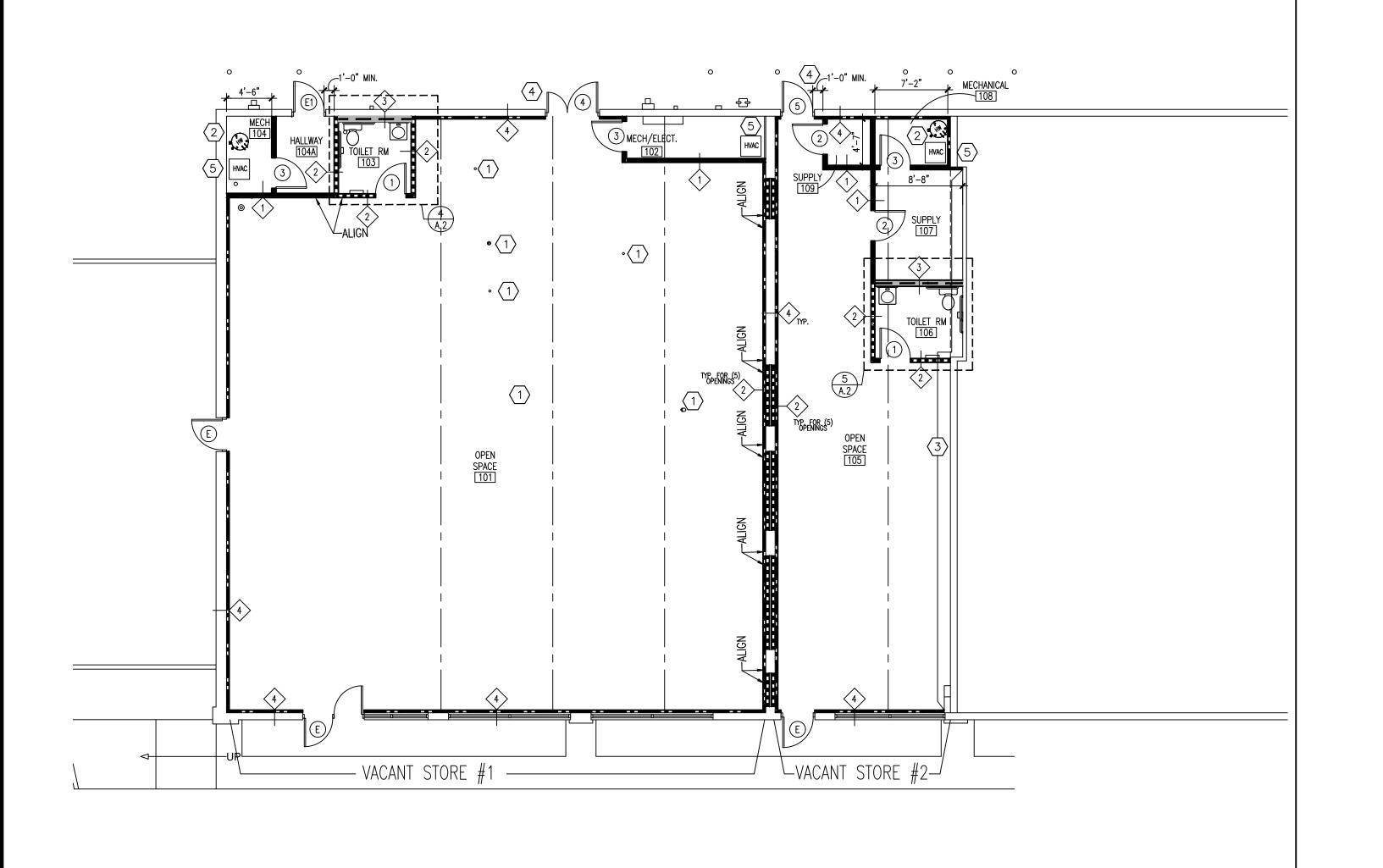
CONTRACTOR TO DETERMINE EXACT LOCATIONS FOR ALL ELECTRICAL FIXTURES, DEVICES AND EQUIPMENT FOR A COMPLETE JOB. CONTRACTOR TO SUPPLY ALL ELECTRICAL ENGINEERING. WORK IS TO CONFORM TO NEC AND ALL OTHER APPLICABLE CODES & STANDARDS.

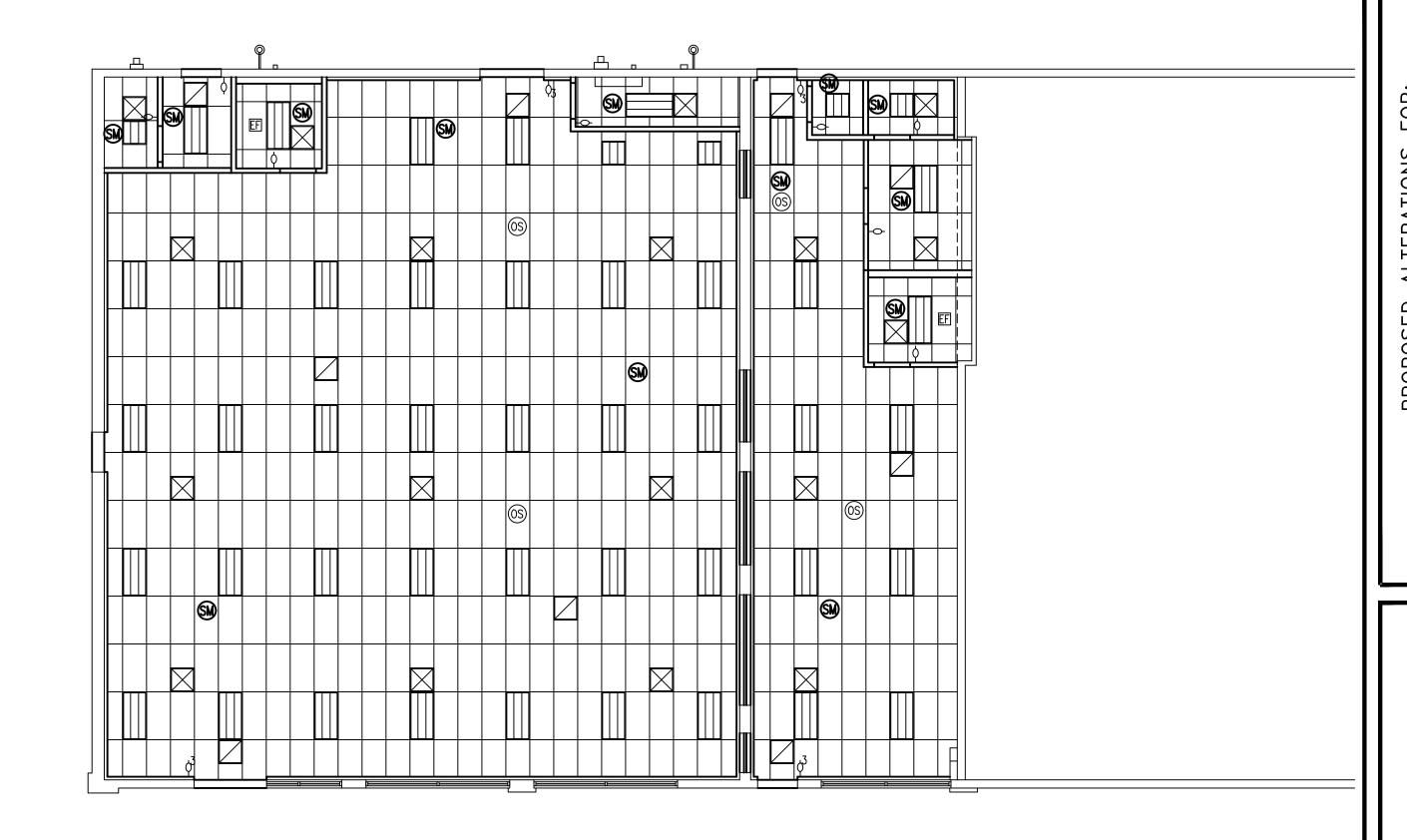
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CS.1

PN# 2024-0037







1) NEW WORK FLOOR PLAN

SYMBOL LEGEND

SYMBOL

SYMBOL	DESCRIPTION
ROOM XX	ROOM ID.
E	EXISTING DOOR & FRAME TO REMAIN.
\bigcirc	NEW OR RELOCATED DOOR ID. SEE SCHEDULE ON SHEET A.3 FOR ADDITIONAL INFORMATION.

	KEY NOTE LEGEND		
SYMBOL	DESCRIPTION		
1	CONTRACTOR TO CUT AND CAP EXISTING FLOOR PENTRATIONS. PATCH SUBFLOOR TO MATCH EXISTING.		
(2)	NEW HOT WATER HEATER TO REPLACE EXISTING, TO BE SUPPLIED AND INSTALLED WITH CONNECTION TO NEW ADA COMPLIANT TOILET ROOMS.		
(3)	INSTALL NEW DRYWALL AS REQUIRED ON FRAME WALLS THROUGHOUT SPACE OR PATCH/REPAIR EXISTING DRYWALL. TAPE, SPACKLE, SAND AND PRIME.		
4	EXISTING DAMAGED DOOR AND FRAME TO BE REMOVED REPLACE WITH NEW. SEE DOOR SCHEDULE.		
(5)	PROVIDE NEW INDOOR AHU FOR HVAC TO MATCH EXISTING IN TYPE AND CAPACITY. PROVIDE ALL OUTSIDE AIR DUCTWORK AND CONNECT TO NEW EXTERIOR CONDENSER UNIT AT LOCATION AS DETERMINED BY LANDLORD.		

DESIGN/BUILD NOTES:

PLUMBING TO BE DESIGN/BUILD: CONTRACTOR TO DETERMINE EXACT LOCATIONS AND SIZE ALL FIXTURES AND ASSOCIATED PIPING FOR A COMPLETE JOB. CONTRACTOR TO SUPPLY ALL PLUMBING ENGINEERING. WORK IS TO CONFORM TO NATIONAL PLUMBING CODE AND ALL OTHER APPLICABLE CODES & STANDARDS.

PARTITION LEGEND

EXISTING WALL TO REMAIN. PATCH, REPAIR AND PAINT AS NEW STANDARD INSULATED PARTITION WALL: 35%" LT. GA. METAL STUDS @ 16" O.C. MAX. W/ 3½" SOUND BATT INSULATION AND (1) LAYER %" GWB EACH SIDE TO 6" ABOVE SUSPENDED CEILING ABOVE. PROVIDE BRACING TO STRUCTURE ABOVE PER LOCAL CODE. NEW INSULATED FULL HT. PARTITION WALL 35/8" LT. GA. METAL STUDS @ 16" O.C. W/ 31/2" SOUND BATT INSULATION AND (1) LAYER %" GWB EACH SIDE TO UNDERSIDE OF DECK/ROOF STRUCTURE ABOVE. NEW FULL-HEIGHT PARTITION WALL: \bigcirc 6" METAL STUDS @ 16" O.C. MAX. W/ $5\frac{1}{2}$ " BATT INSULATION, & (1) LAYER %" GWB EACH SIDE (OR ON EXPOSED SIDE ONLY OF WALLS THAT ARE FRAMED AGAINST AN EXISTING WALL) TO UNDER-SIDE OF EXISTING DECK ABOVE. FURROUT EXISTING CMU WALL

FUR EXISTING WALL W/ 2 ½" METAL STUDS & (1) LAYER §"

ALL WINDOWS AT JAMBS & HEAD.

GWB TO 6" ABOVE NEW CEILING HEIGHT. RETURN GWB BACK TO

GENERAL FLOOR PLAN NOTES

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

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN, IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS. 2. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED AND SANDED SMOOTH.

3. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GYPSUM BOARD TO FINISH FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED. 4. DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE ACCURATELY

MAINTAINED, AND SHALL NOT VARY MORE THAN \pm 1/8" WITHOUT WRITTEN INSTRUCTION FROM ARCHITECT AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES, U.O.N.. 5. ALL DOORS SHALL HAVE 1'-6" CLR. ON STRIKE/PULL SIDE OF

DOOR. VERIFY AND ADVISE ARCHITECT OF EXCEPTIONS PRIOR TO CLOSING OUT PARTITIONS. 6. RESTORE ANY PENETRATIONS AT RATED PARTITIONS PER APPLICABLE UL ASSEMBLY.

7. CHASING OR CUTTING OF EXISTING CORE AND OTHER FIRE-RATED WALLS FOR INSTALLATION OF NEW CONSTRUCTION SHALL NOT BE

8. EXECUTE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, FEDERAL CODES, MANUFACTURER'S RECOMMENDATIONS, TRADE AND REFERENCE STANDARDS INCLUDING BUT NOT LIMITED TO: IBC, NEC, NFPA, ASTM, UMC, LATEST ENFORCED EDITIONS. THESE SHALL SUPERSEDE DRAWINGS, NOTES AND DIMENSIONS IN ALL CASES. THE ARCHITECT SHALL BE NOTIFIED OF SUCH CHANGES BEFORE WORK IS STARTED. OBTAIN PERMITS BEFORE STARTING WORK, AND OBTAIN APPROVALS OF ALL REGULATORY AGENCIES UPON COMPLETION, AND AS REQUIRED.

9. TAPE & SPACKLE ALL GWB WHERE EXPOSED. USE METAL CORNER BEADS & METAL 'J' BEADS ON EXPOSED EDGES.

SYMBOL LEGEND

(2) REFLECTED CEILING PLAN

SYMBOL	DESCRIPTION
	ACT-1: INSTALL NEW 2X4 GRID & CEILING TILES.
	NEW 2'X4' LED LIGHT FIXTURE.
	NEW 2'X2' LED LIGHT FIXTURE.
	NEW/RELOCATED 2'X2' HVAC SUPPLY DIFFUSER.
	NEW/RELOCATED 2'X2' HVAC RETURN GRILL.
EF	NEW EXHAUST FAN.
SM)	NEW SMOKE DETECTOR.
\$	NEW MANUAL OVERRIDE SWITCH.
þ	NEW VACANCY SENSOR WALL SWITCH ON MANUAL ON.
(S)	NEW CEILING MOUNTED VACANCY SENSOR SWITCH.

ELECTRICAL SWITCHING DESIGN/BUILD NOTE:

CONTRACTOR TO DETERMINE EXACT LOCATIONS FOR ALL ELECTRICAL FIXTURES, DEVICES AND EQUIPMENT FOR A COMPLETE JOB. CONTRACTOR TO SUPPLY ALL ELECTRICAL ENGINEERING. WORK IS TO CONFORM TO NEC AND ALL OTHER APPLICABLE CODES & STANDARDS.

HVAC DESIGN/BUILD NOTE:

CONTRACTOR TO DETERMINE EXACT LOCATIONS AND SIZE ALL HVAC EQUIPMENT FOR A COMPLETE JOB. CONTRACTOR TO SUPPLY ALL MECHANICAL ENGINEERING. WORK IS TO CONFORM TO ASHRAE, SMACNA AND ALL OTHER APPLICABLE CODES AND STANDARDS.

REFLECTED CEILING NOTES

THIS PLAN IS FOR CEILING FIXTURE LOCATIONS ONLY. THE CONTRACTOR SHALL PROVIDE AND INSTALL CEILING SYSTEMS AND CONSTRUCTION AS DESIGNATED ON THE REFLECTED CEILING

PLANS OF THESE DRAWINGS AND NOTES. COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE CEILING WORK TO INSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEM, ETC.

4. PERIMETER CEILING ANGLE, WHERE OCCURS, SHALL BE INSTALLED TIGHT TO VERTICAL SURFACES, FREE FROM CURVES, BREAKS OR OTHER IRREGULARITIES AND PAINTED TO MATCH CEILING FINISH. 5. FURNISH AND INSTALL ALL FIXTURES, ASSOCIATED TRIM, FIXTURE LAMPS, AND SEISMIC BRACING AS REQUIRED.

6. ALL JOINTS IN THE TILE FIELD SHALL BE SQUARE, LEVEL AND PERFECTLY ALIGNED WITH EACH OTHER AND THE RECESSED LIGHTING FIXTURES.

LIGHT FIXTURES, EXIT SIGNS, SPRINKLERS AND OTHER CEILING ELEMENTS SHALL BE LOCATED IN CENTER OF INDIVIDUAL CEILING

8. INSTALL LIGHT FIXTURES WITH PROTECTIVE FILM OR SIMILAR COVER OVER LOUVER, LENS, BAFFLE, AND THE LIKE, TO AVOID FIXTURE SOILING OR DAMAGE; FIXTURES SHALL BE MAINTAINED CLEAN AND AS NEW; LAMPS SHALL BE NEW AT PROJECT COMPLETION. 9. ALL CEILING TILES SHALL BE INSTALLED IN THE SAME DIRECTION. EXISTING TILES THAT ARE DAMAGED, DINGED OR STAINED SHALL BE

REMOVED AND REPLACED. 10. SUSPENDED ACOUSTICAL CEILING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF ASTM C635 AND ASTM C636. ALL CORNERS OF 2X4 DROP IN LIGHTS TO BE CONNECTED BY

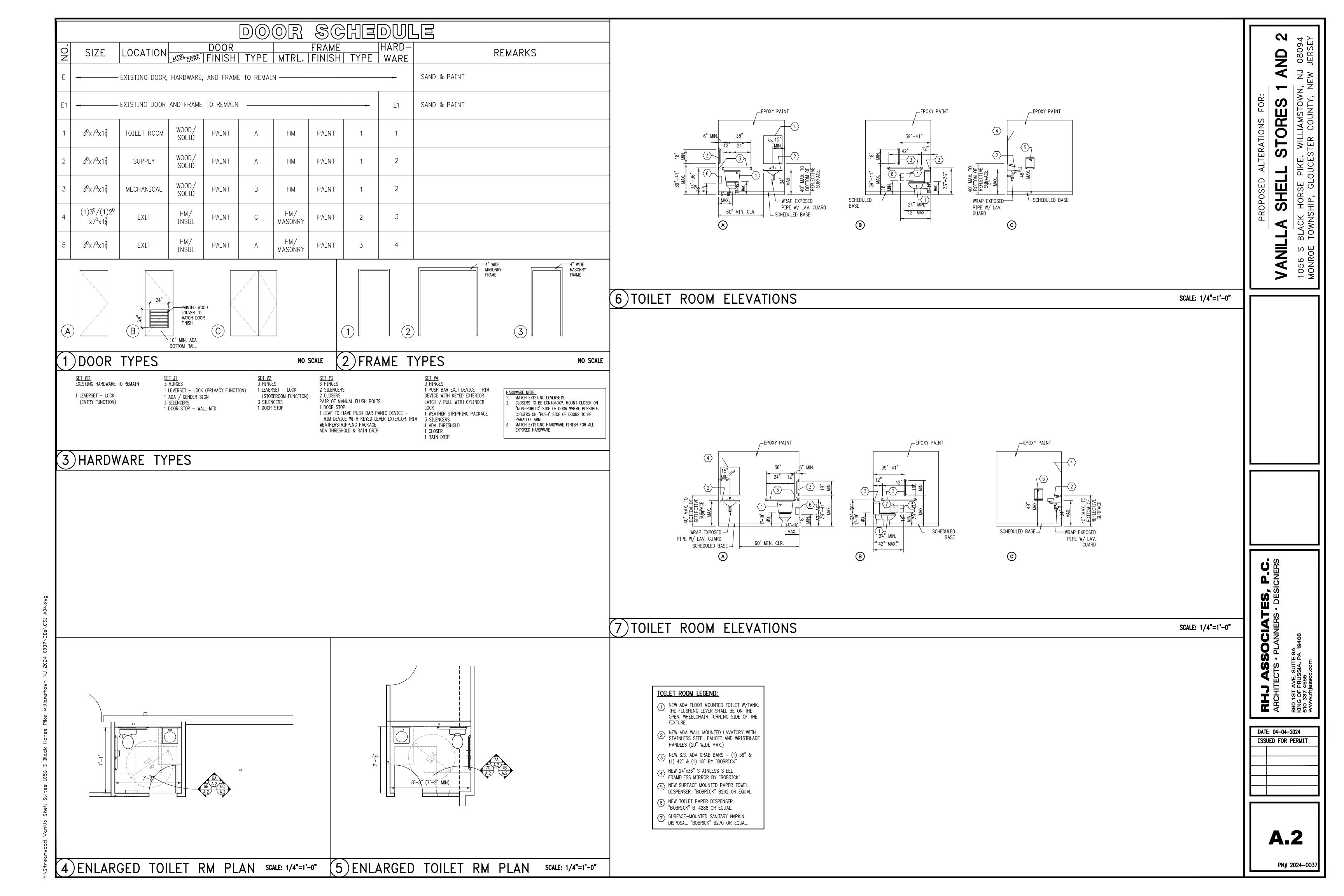
WIRES AND ATTACHED TO THE BUILDING AS REQUIRED.

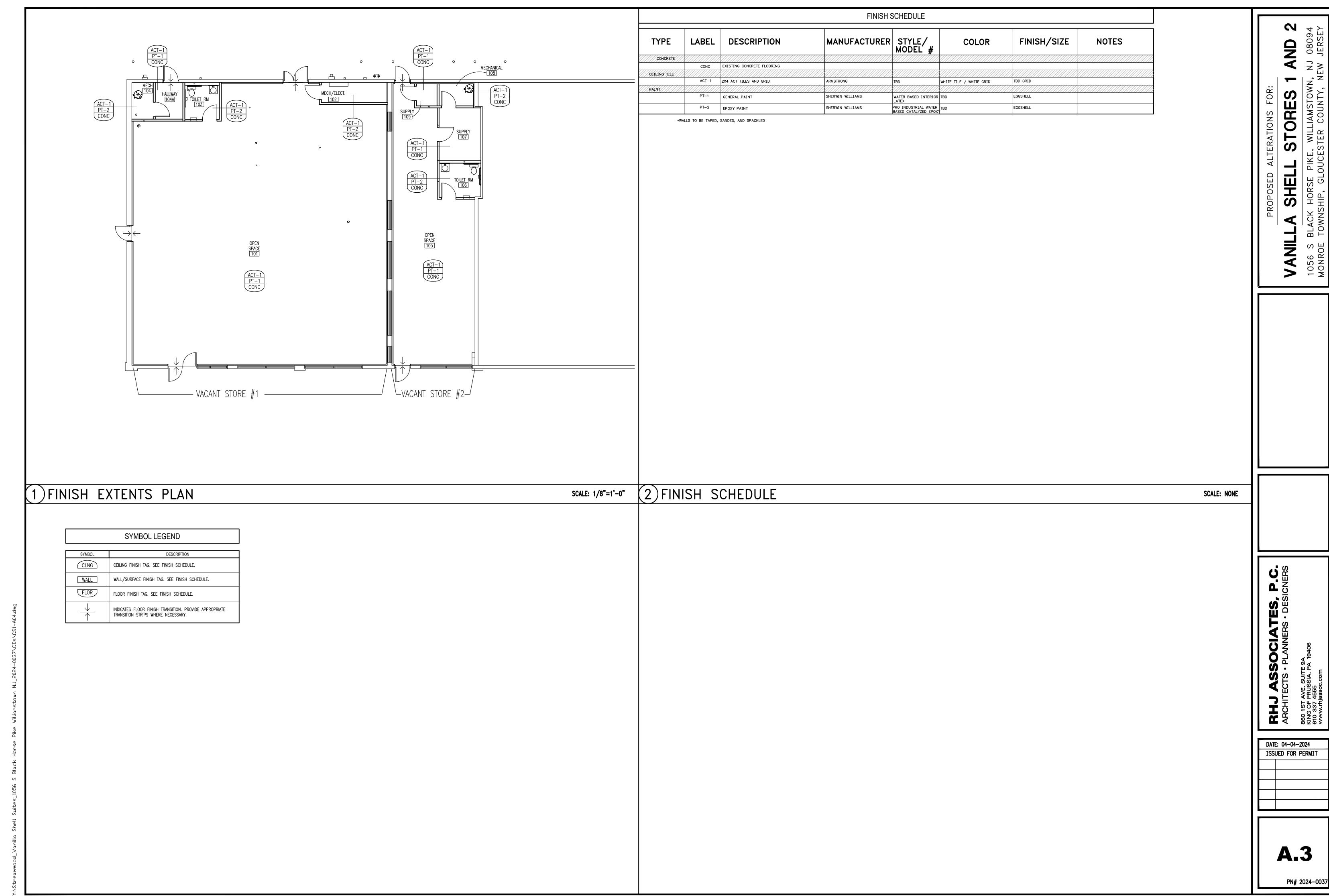
12. OWNER TO CONFIRM CEILING HEIGHT.

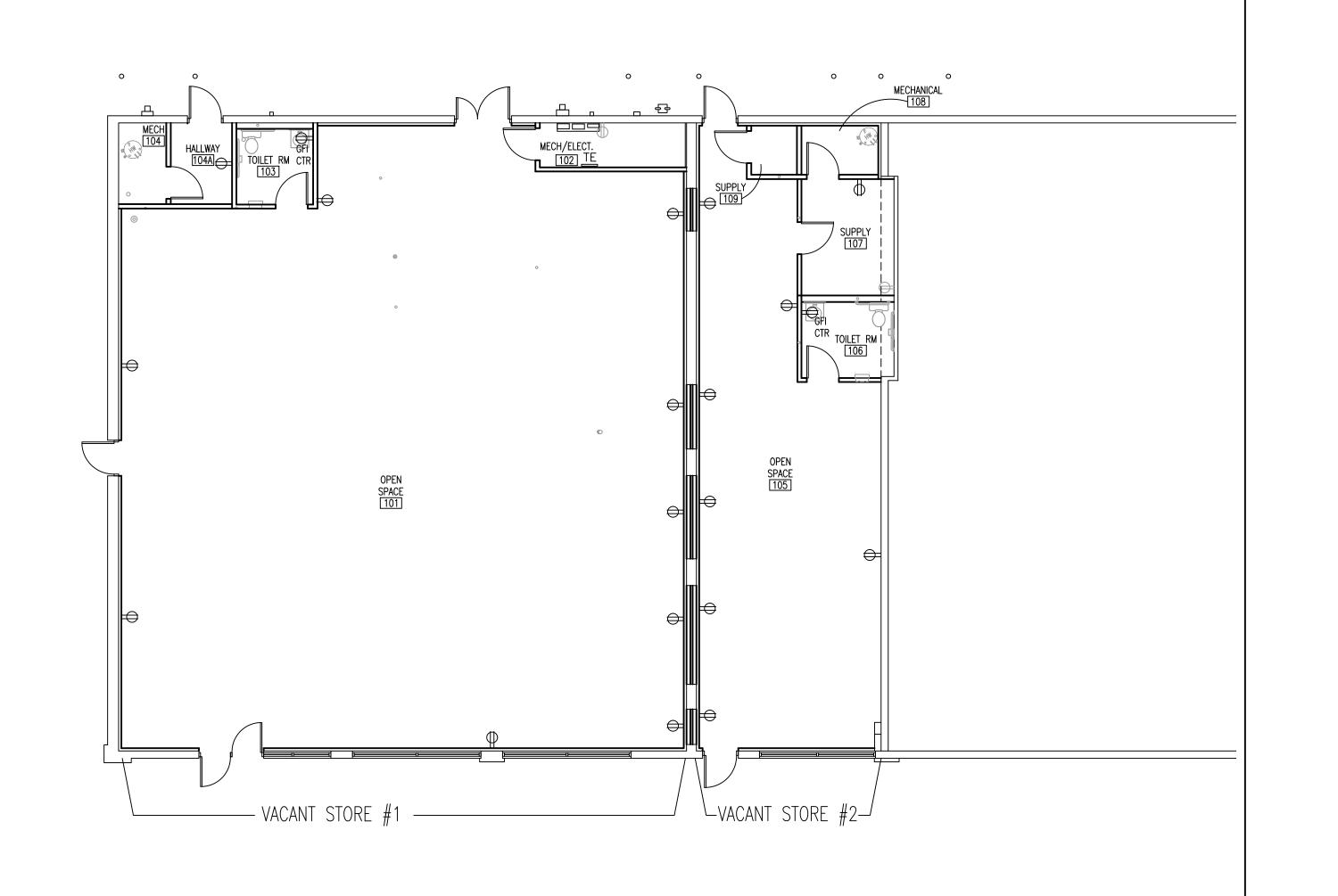
SCALE: 1/8"=1'-0"

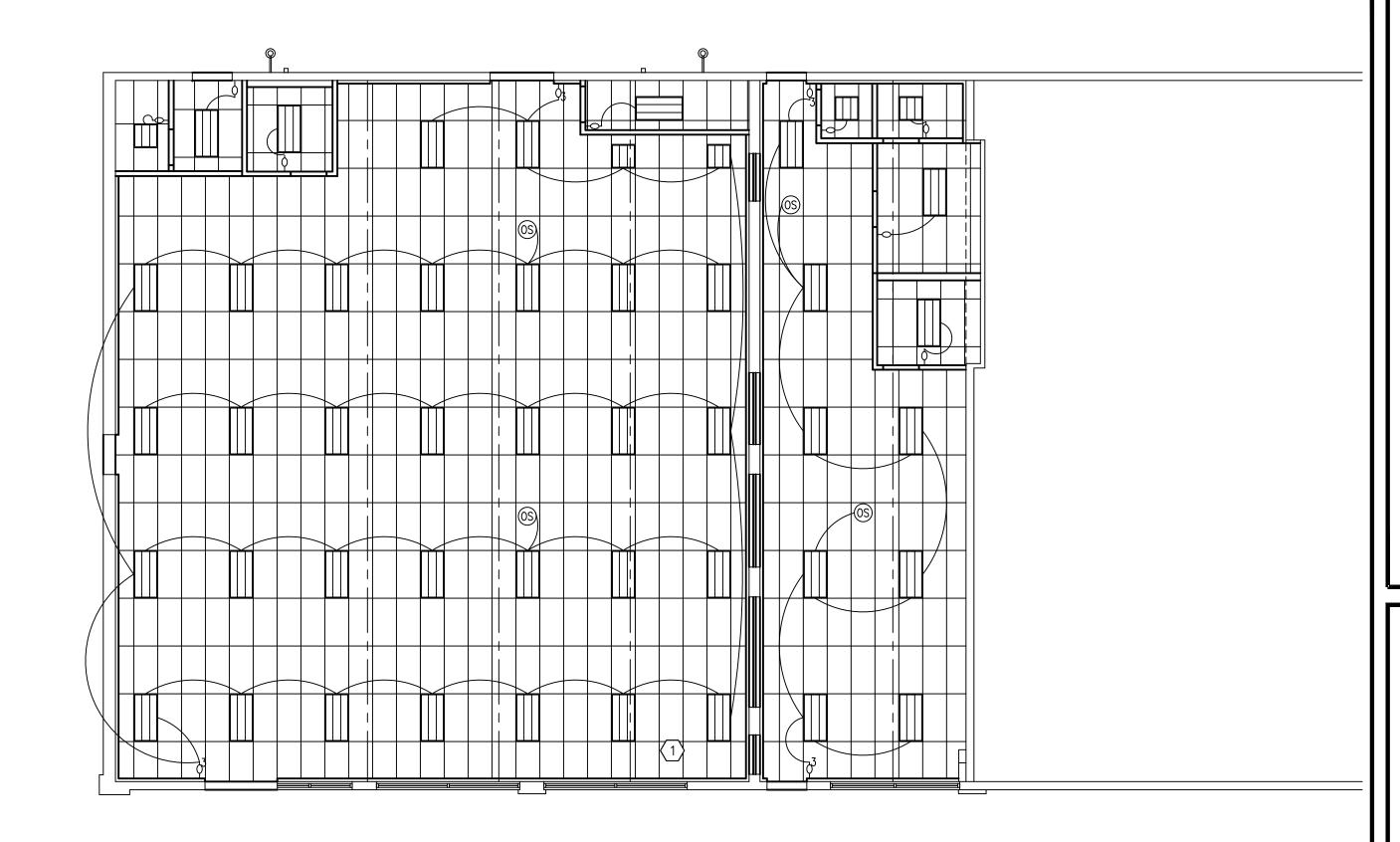
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PN# 2024-0037









(1) POWER, VOICE & DATA COORDINATION PLAN

SYMBOL LEGEND **POWER NOTES** DESCRIPTION

ELECTRICAL POWER DESIGN/BUILD NOTE:

CONTRACTOR TO DETERMINE EXACT LOCATIONS FOR ALL ELECTRICAL FIXTURES, DEVICES AND EQUIPMENT FOR A COMPLETE JOB. CONTRACTOR TO SUPPLY ALL ELECTRICAL ENGINEERING. WORK IS TO CONFORM TO NEC AND ALL OTHER APPLICABLE CODES &

FLOOR, U.O.N. HEIGHTS SHALL BE DETERMINED FROM FINISHED FLOOR TO THE CENTERLINE OF COVERPLATE, INSTALLED VERTICALLY, GROUNDING POLE AT BOTTOM.

2. MAINTAIN A 4-INCH HORIZONTAL CLEARANCE IN ALL DIRECTIONS, MIN. FROM EDGE OF COVERPLATE, FOR WALL MOUNTED OUTLETS, OR FROM EDGE OF MONUMENT, FOR FLOOR MOUNTED OUTLETS,

3. ALL EQUIPMENT REQUIRED POWER TO BE COORDINATED WITH OWNER. 4. GC TO COORDINATE W/ OWNER AS TO LOCATION OF EXISTING ELECTRICAL PANEL(S) IN THE BUILDING.

(2) LIGHTING CONTROL PLAN SCALE: 1/8"=1'-0"

SYMBOL LEGEND	
SYMBOL	DESCRIPTION
\$	NEW WALL MOUNTED MANUAL OVERRIDE SWITCH.
	NEW CIRCUITING.
\$ ³	NEW MANUAL 3 WAY OVERRIDE SWITCH.
þ	NEW VACANCY SENSOR WALL SWITCH ON MANUAL ON.
φ ³	NEW 3 WAY VACANCY SENSOR WALL SWITCH ON MANUAL ON.
<u></u> (0S)	NEW CEILING MOUNTED VACANCY SENSOR SWITCH.

	KEY NOTE LEGEND
SYMBOL	DESCRIPTION
1	INSTALL TIMECLOCK CONTROL FOR LIGHTING IN ACCORDANCE WITH ENERGY CODE.

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

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. INSTALL WALL MOUNTED OUTLETS 18 INCHES ABOVE FINISHED NEW DUPLEX RECEPTACLE.

WHEN ADJACENT TO A WALL, COLUMN, OR SIMILAR ELEMENTS,

STANDARDS.

NEW GROUND FAULT INTERCEPT DUPLEX RECEPTACLE.