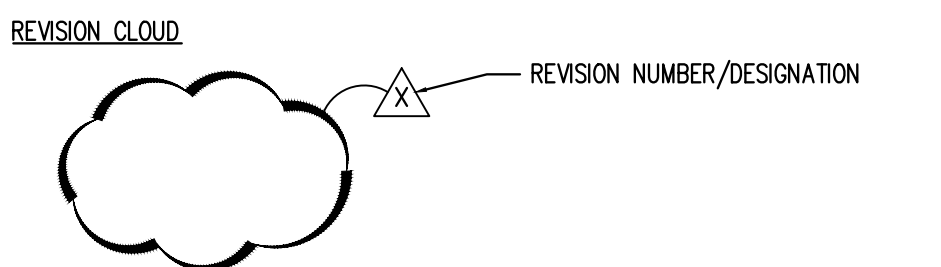
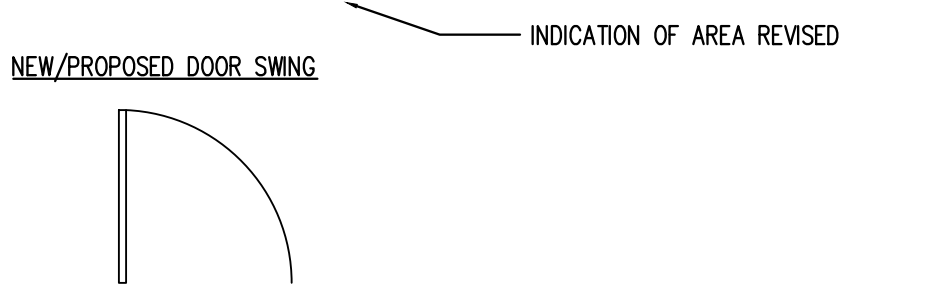
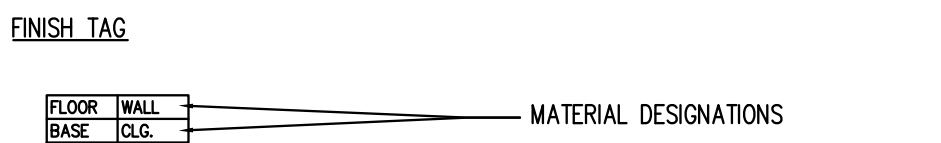
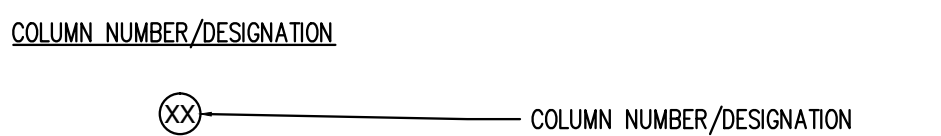
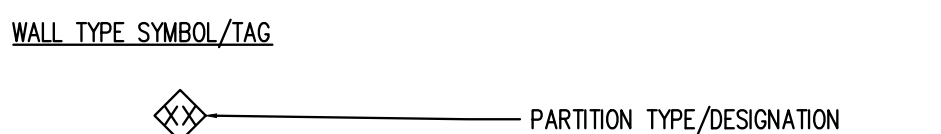
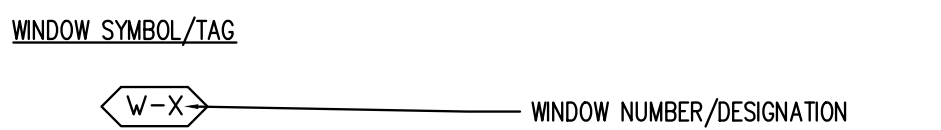
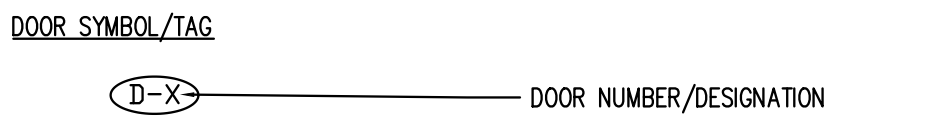
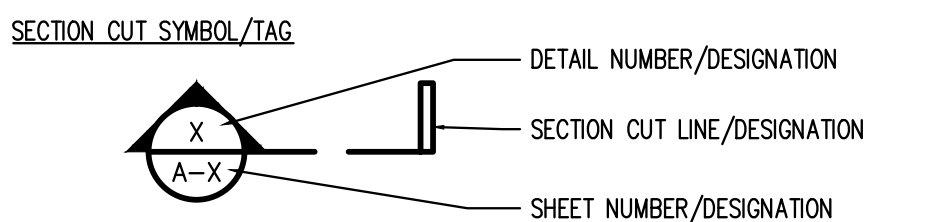
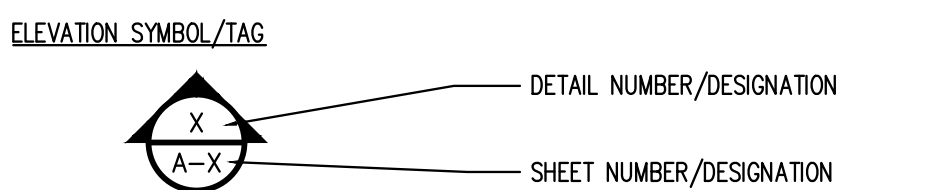
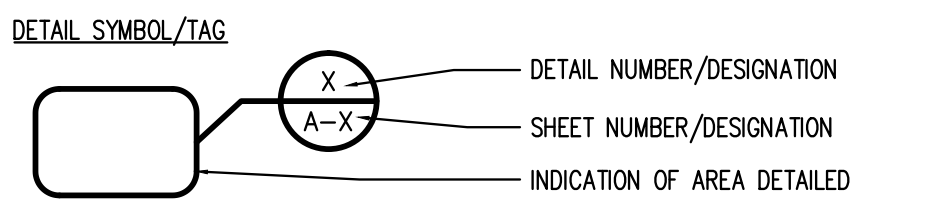
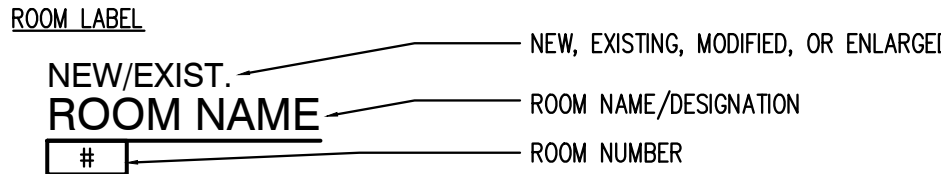
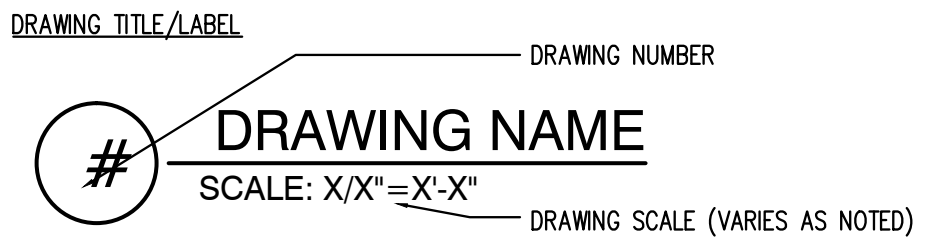


PROPOSED BANK  
1075 EASTON AVE.  
SOMERSET, NEW JERSEY

GENERAL DRAWING SYMBOLS

\* ALL THE ITEMS INDICATED IN THE LEGEND MAY NOT BE INCLUDED IN THIS PROJECT \*



GENERAL NOTES

NOTES

GENERAL

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE FOLLOWING CODES, WHOEVER IS APPLICABLE.

REFERENCE CODES:

\*INTERNATIONAL BUILDING CODE 2015 NJ EDITION  
\*NATIONAL ELECTRICAL CODE 2014  
\*NATIONAL STANDARD PLUMBING CODE 2015  
\*ASHRAE 90.1-2013(COMMERCIAL)  
\*INTERNATIONAL MECHANICAL CODE 2015  
\*INTERNATIONAL FUEL GAS CODE 2015  
\*INTERNATIONAL FIRE CODE 2015 NJ EDITION  
\*THE REHABILITATION SUBCODE (NJAC 5:23-6)  
\*BARRIER FREE SUBCODE - NJAC 5:23 - 7  
\* ANSI A117.1 - 2009

- ALL WORK SHALL BE COMPLETED AS INDICATED ON DRAWINGS AND SPECIFICATIONS AND PER ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES.
- WORK INCLUDES FURNISHING ALL MATERIAL, EQUIPMENT, TOOLS, LABOR, AND SERVICES NECESSARY FOR COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CHECK ALL MEASUREMENTS ON JOB AND SHALL BE RESPONSIBLE FOR SAME.
- ALL WALLS SHALL BE ADEQUATELY BRACED UNTIL THE WALLS AND OR ROOF ARE COMPLETELY INSTALLED AND ARE MADE STRUCTURALLY SOUND.
- THE CONTRACTOR SHALL COMPLY WITH ALL UTILITY CO. REQUIREMENTS FOR ALL REQUIRED SERVICES.
- DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION OF DIMENSIONS FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT PROMPTLY OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- ARCHITECT NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, COORDINATION, AND SCHEDULING OF GENERAL CONTRACTORS AND SUBCONTRACTORS AND ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- THE CONSTRUCTION DOCUMENTS SHALL BE VALID FOR A PERIOD OF (1) YEAR (BASED ON THE COMPLETION DATE OF THE INITIAL WORKING DRAWINGS). EXPIRED CONSTRUCTION DOCUMENTS SHALL BE REVIEWED BY THE ARCHITECT FOR NECESSARY REVISIONS DUE TO UPDATED CODES, ORDINANCES, CONSTRUCTION TECHNIQUES, ETC.
- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- TENANT SHALL RECEIVE WRITTEN AUTHORIZATION FROM LANDLORD FOR PROPOSED ALTERATIONS.

EXCAVATION

- NOTIFY ALL UTILITY COMPANIES PRIOR TO EXCAVATION WORK.
- KEEP ALL EXCAVATIONS FREE FROM WATER.
- INSTALL ALL SOIL AND SEDIMENT CONTROL DEVICES AS INDICATED ON SITE DRAWINGS.
- INSTALL CONTROLLED FILL UNDER FLOOR SLAB. COMPACTION TO BE TESTED BY SOILS ENGINEER.

CARPENTRY

- PROVIDE WOOD BLOCKING, NAILERS, ETC. AS REQUIRED.
- ALL MILLWORK TO COMPLY WITH APPLICABLE STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE WOODWORK QUALITY STANDARDS.
- ALL WOOD SILLS IN CONTACT WITH MASONRY SHALL BE WOLMANIZED (TREATED WOOD).
- ALL NAILING TO BE COMPLETED IN ACCORDANCE WITH CODE.

INSULATION

- PROVIDE AND INSTALL INSULATION AS INDICATED ON DRAWINGS. INSTALL AS PER MANUFACTURERS INSTRUCTIONS.

DOORS & FRAMES

- THE BOTTOM 12" OF ALL DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE OR KICK PLATE THE FULL WIDTH OF THE DOOR ON THE PUSH SIDE. CAVITIES CREATED BY KICK PLATES SHALL BE CAPPED.
- ALL DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- ALL DOORS, DOOR HARDWARE (INCLUDING LEVER HARDWARE) ETC. TO CONFORM TO BARRIER FREE REQUIREMENTS AS INDICATED IN THE N.J.A.C., CURRENT EDITION.
- INCLUDE LEVER HARDWARE AT BARRIER FREE LOCATIONS. INCLUDE PUSH BUTTON RELEASE LOCK AND DOOR CLOSER AT BATHROOM LOCATIONS).
- ALL THRESHOLDS AT DOORWAYS SHALL BE 1/2" HIGH MAXIMUM AND BEVELED AT 12 IF GREATER THAN 1/4" HIGH.

GYPSUM WALLBOARD

- ALL GYPSUM WALLBOARD TO BE 5/8" THICK, FIRE-RATED, TAPERED EDGE WALLBOARD AS MANUFACTURED BY U.S. GYPSUM CO. OR EQUAL.
- INSTALL AS PER MANUFACTURERS RECOMMENDATIONS. PROVIDE ALL NECESSARY BLOCKING AS REQUIRED.
- WALLS TO RECEIVE (3) COATS OF COMPOUND (TAPED AND SANDED).
- FIRE-RATED ASSEMBLIES INDICATED TO CONFORM TO UNDERWRITER LABORATORIES SPECIFICATIONS.

PAINTING

- ALL PERIMETER WALLS & INTERIOR PARTITIONS SHALL BE PAINTED WITH TWO (2) COATS OF FLAT FINISH PAINT; (NEW CONSTRUCTION SHALL ALSO HAVE AN INTIAL PRIMER COAT). COLORS AND OTHER FINISHES WILL BE APPROVED BY OWNER.
- PAINTED TRIM AND HOLLOW METAL FRAMES SHALL RECEIVE TWO (2) FINISH COATS OF SEM-GLOSS PAINT (NEW CONSTRUCTION SHALL ALSO HAVE AN INTIAL PRIMER COAT). COLORS AND OTHER FINISHES WILL BE APPROVED BY OWNER.

ELECTRIC

- INSTALL ALL ELECTRIC IN ACCORDANCE WITH THE LATEST ADDITIONS OF THE NATIONAL ELECTRICAL CODE, THE STATE OF NEW JERSEY UNIFORM CONSTRUCTION CODE AND AS PER ALL LOCAL CODES AND ORDINANCES AS APPLICABLE. ALL ELECTRICAL SHALL BE UL APPROVED AND LISTED FOR THE PURPOSE SERVED. CONFIRM ELECTRIC LIGHTING

REQUIREMENTS WITH OWNER.

- INSTALL ALL WIRING AS PER CURRENT N.E.C. WIRING METHODS.
- NIGHT LIGHTING SHALL BE REQUIRED AT ALL BUILDING ENTRANCES AND EXITS. NIGHT LIGHTING SHALL BE-CONTROLLED BY TIME CLOCKS OR OTHER ENERGY SAVING DEVICES AND PROVIDE MINIMUM ILLUMINATION LEVELS OF FIVE (5) FOOT-CANDLES.
- ALL EMERGENCY LIGHTING AND ILLUMINATED EXIT SIGNS SHALL MEET ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODE REQUIREMENTS.
- THIS PLAN DOES NOT INCLUDE ANY ENGINEERING SERVICES OR SPECIFICATIONS AND SHALL NOT BE USED FOR CIRCUITING PURPOSES. ELECTRICAL INFORMATION INDICATED ON PLANS IS TO BE USED FOR GENERAL INFORMATION ONLY. SEE ELECTRICAL DESIGN BY OTHERS. (ELECTRIC LAYOUT IS SCHEMATIC-CONFIRM ALL ELECTRIC/LIGHTING WITH OWNER).
- PROVIDE ALARM/DETECTION SYSTEM CONNECTED TO CENTRAL MONITORING STATION AS DETERMINED BY LOCAL MUNICIPALITY.
- SEE SITE PLAN BY OTHERS FOR SITE LIGHTING REQUIREMENTS.

HEATING, VENTILATING AND AIR CONDITIONING

- CONTRACTOR SHALL SIZE, LOCATE AND PROVIDE UNITS, DIFFUSERS, DUCTS, PIPING, INSULATION AND ALL OTHER PARTS OF THE MECHANICAL SYSTEM NECESSARY TO COMPLY WITH CODES AND MANUFACTURERS REQUIREMENTS. THE HVAC SYSTEM SHALL CONFORM TO A.S.H.R.A.E. STANDARDS.
- SYSTEM DESIGN SHALL PROVIDE CONSTANT AIR TEMPERATURE LEVELS THROUGHOUT OCCUPIED AREAS REGARDLESS OF SEASON CHANGES.
- ALL CEILING DIFFUSERS SHALL BE STANDARD 2X2' OR LINEAR IN SUFFICIENT QUANTITY TO PERMIT INLET VELOCITIES NOT TO EXCEED 600 FPM.
- RETURN AIR GRILLES SHALL BE IN SUFFICIENT QUANTITY TO PERMIT INLET VELOCITIES NOT TO EXCEED 500 FPM.
- ALL BRANCHES AND SUPPLY OUTLETS, CONNECTED TO THE MASTER TRUNK LINE, SHALL BE FURNISHED WITH VOLUME DAMPER CONTROLS TO PERMIT PROPER AIR BALANCING.
- ALL NECESSARY VIBRATION BASES, ISOLATION AND FLEXIBLE DUCT AND PIPING CONNECTIONS REQUIRED FOR MINIMUM TRANSMISSION OF VIBRATION SHALL BE FURNISHED.
- TURNING VANES SHALL BE PROVIDED IN ANY CHANGE OF DIRECTION OF MAIN DUCT.

FIRE-SAFETY

- PROVIDE A FIRE SAFETY SYSTEM THROUGHOUT THE SPACE, IN ACCORDANCE WITH THE MOST RECENT NATIONAL, STATE, AND LOCAL CODE REQUIREMENTS.
- PROVIDE DRAFT-STOPPING/ FIRE-BLOCKING AS REQUIRED IN ACCORDANCE WITH SECTION 718 OF THE CURRENT IBC.

PLUMBING

- THE DRAWINGS ARE DIAGRAMMATIC ONLY. THE RUN, ARRANGEMENT, POSITIONS, CONNECTIONS, ETC., OF PIPES, FITTINGS, DRAINS, VALVES, ETC., SHOWN ON THE DRAWINGS SHALL BE TAKEN AS A CLOSE APPROXIMATION AND WHILE THEY SHALL BE FOLLOWED AS CLOSELY AS POSSIBLE, THE RIGHT IS RESERVED TO CHANGE LOCATION, ETC., TO ACCOMMODATE ANY CONDITIONS WHICH MIGHT ARISE DURING THE PROGRESS OF THE WORK.
- RUNS OF ALL PIPES SHALL BE STRAIGHT AND DIRECT AS POSSIBLE, FORMING RIGHT ANGLES OR PARALLEL LINES WITH BUILDING WALLS AND OTHER PIPES, AND BE NEATLY AND EVENLY SPACED. OFFSETS WILL BE PERMITTED ONLY WHERE NECESSARY TO ALLOW THE PIPES TO



PROJECT NAME AND ADDRESS:

PROPOSED BANK  
1075 EASTON AVENUE

SOMERSET, NEW JERSEY

BUILDING DATA

EXIST. CONSTRUCTION CLASS: 3B

USE GROUP: M

DATE:	REV.	DESCRIPTION:	BY:
12/05/19		ISSUE FOR CLIENT REVIEW	NG
02/10/20		REVISED PER CLIENT REVIEW	NG

DRAWING NAME:

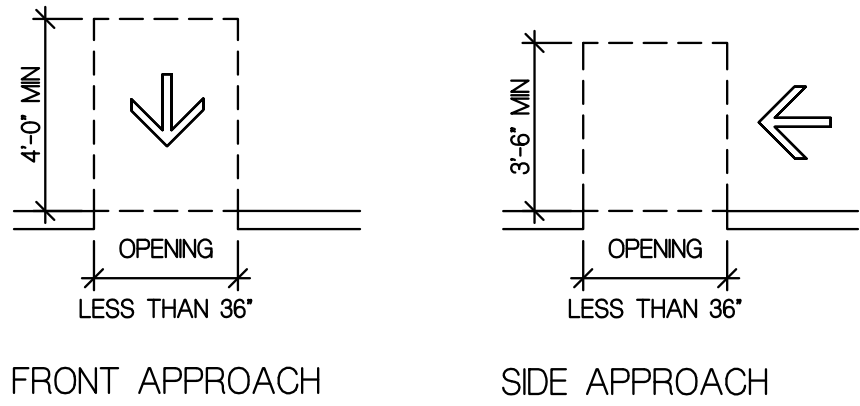
TITLE PAGE &  
GENERAL NOTES

DRAWING NUMBER

A-1

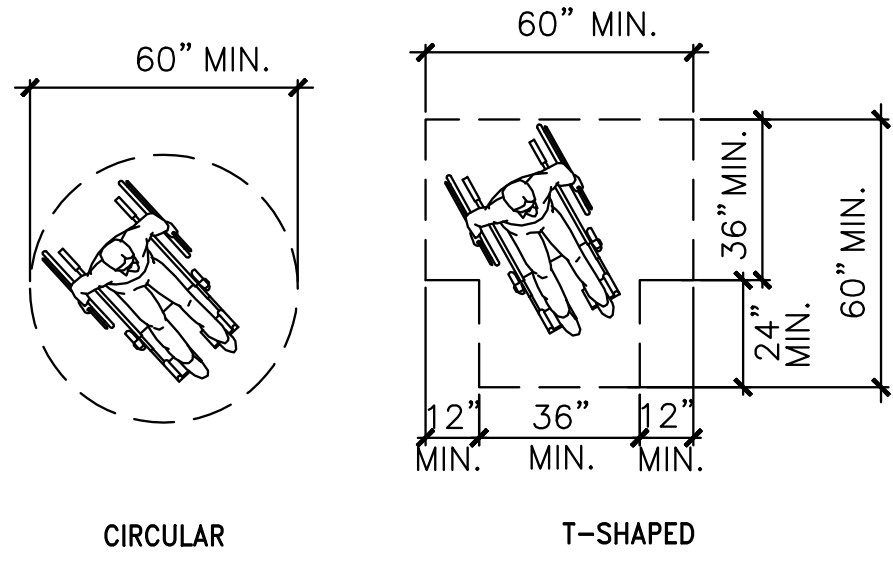
1 OF 7

JOB NO.  
19-002K



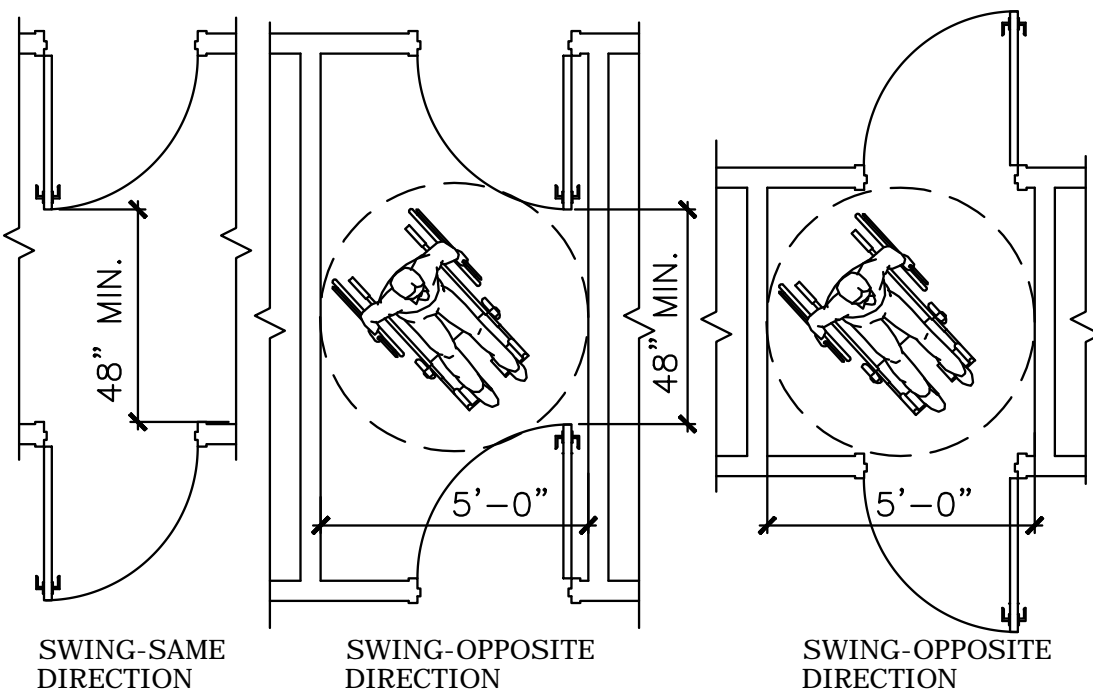
1 CLEARANCE REQ. @ OPENING

SCALE: 1/4" = 1'-0"



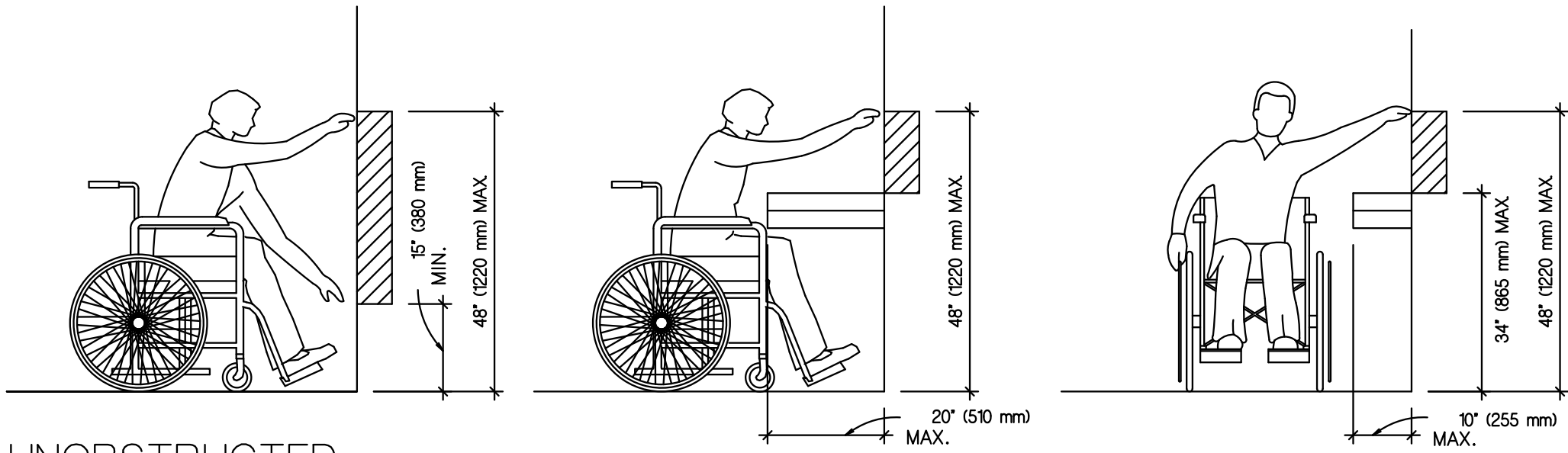
6 TURNING SPACE

SCALE: N.T.S.

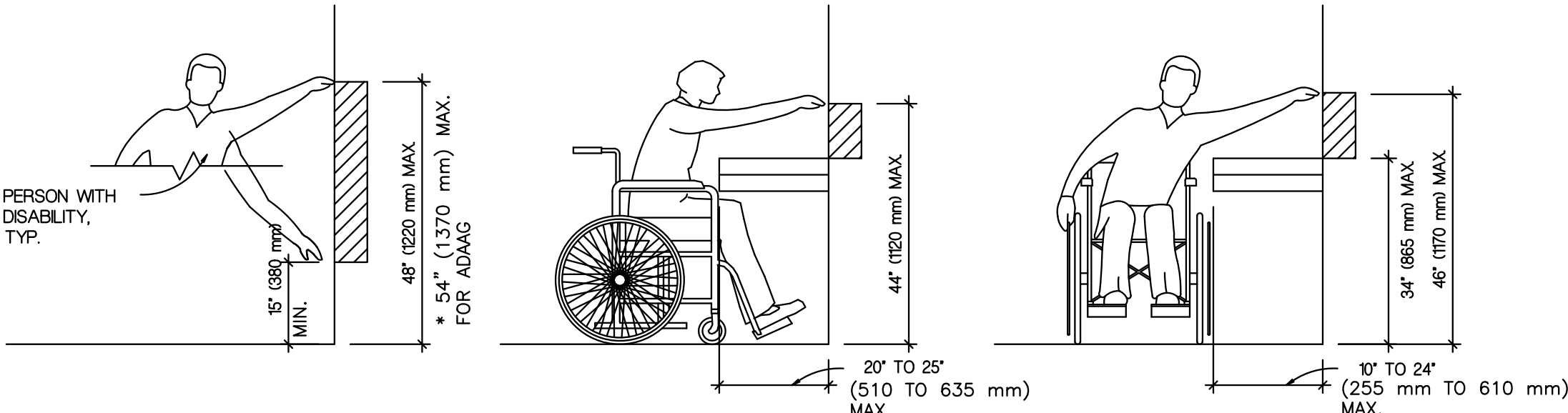


10 DOOR IN A SERIES

SCALE: N.T.S.

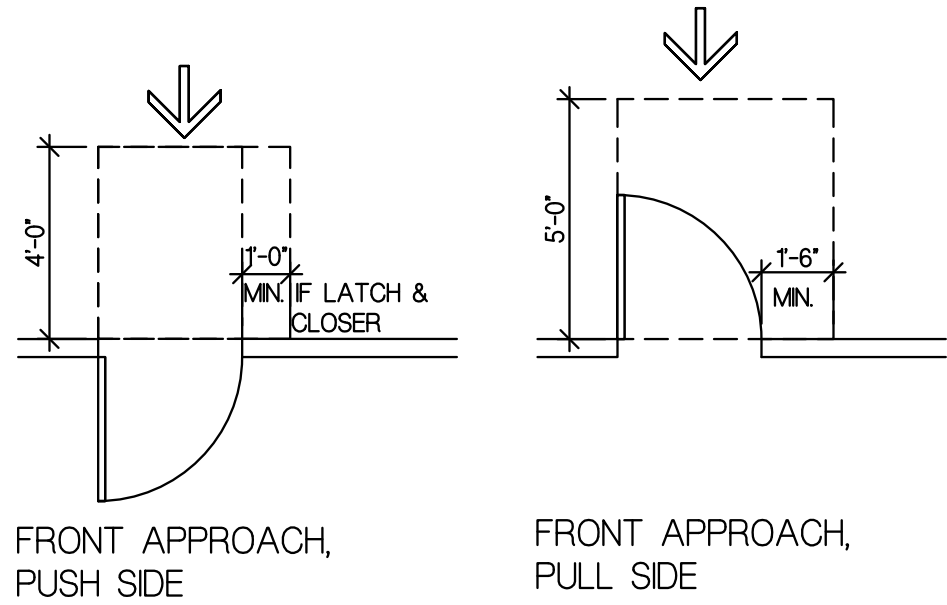


UNOBSTRUCTED FORWARD REACH



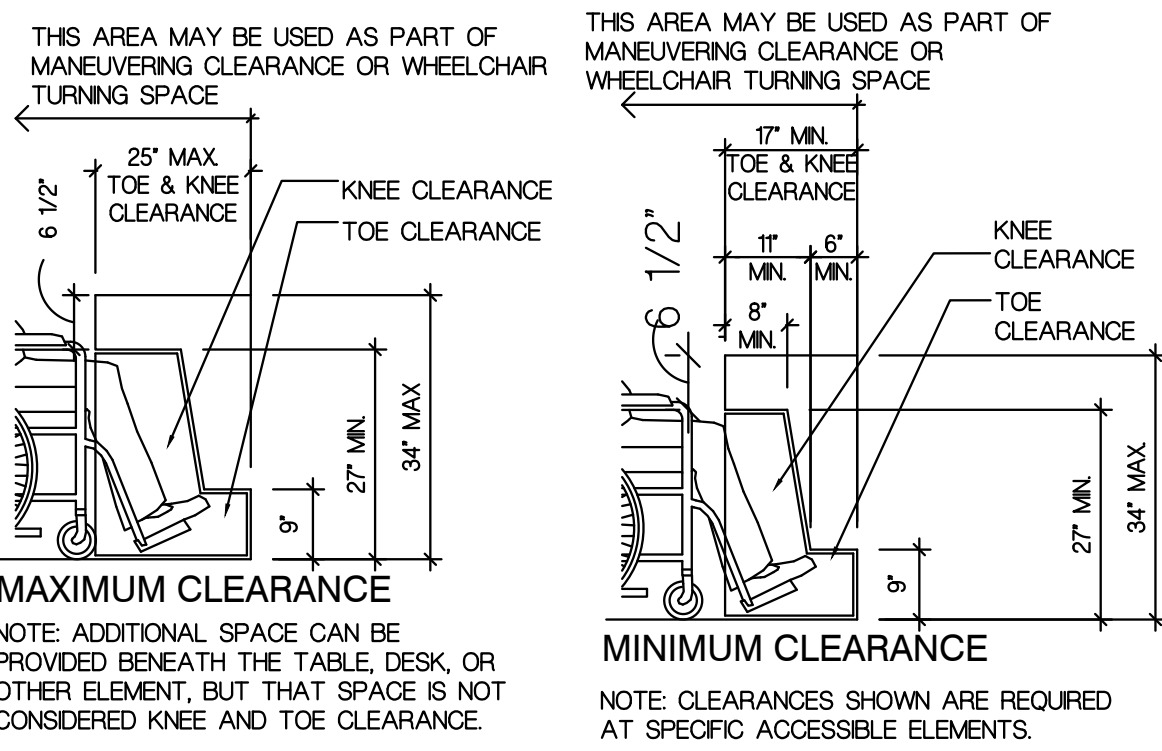
14 REACH REQUIREMENTS

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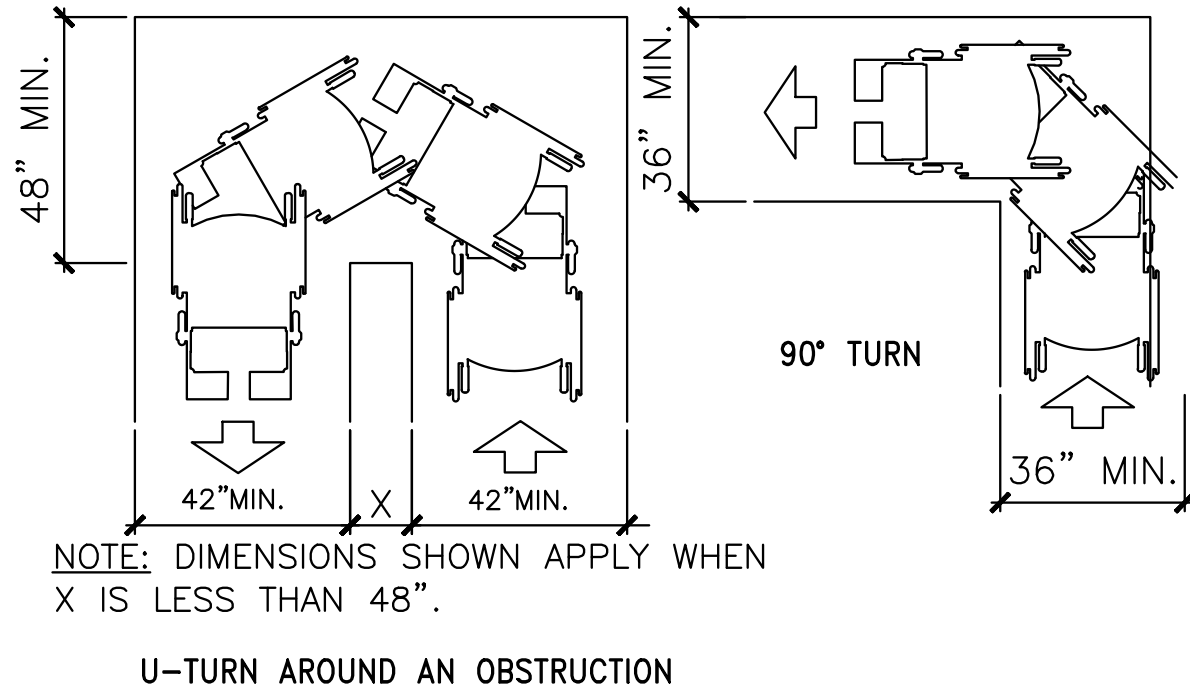
2 CLEARANCE REQ. @ DOOR

SCALE: 1/4" = 1'-0"



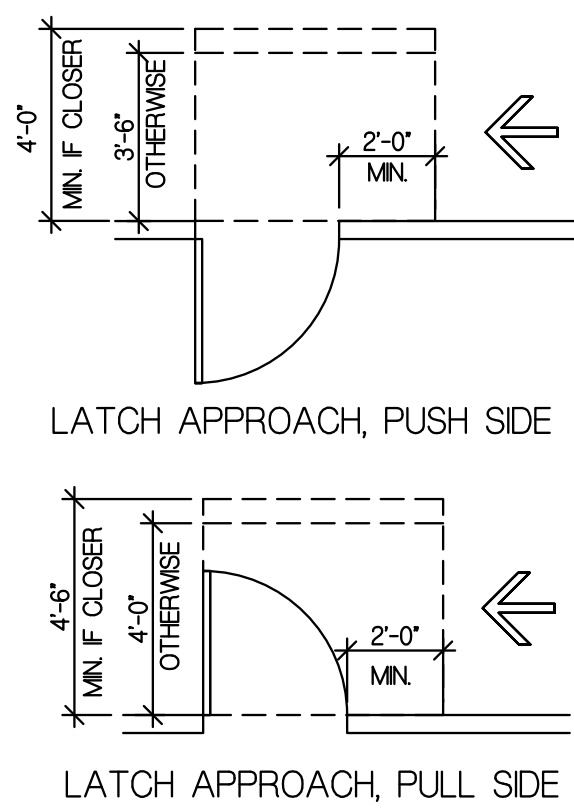
7 TOE AND KNEE CLEARANCE

SCALE: N.T.S.



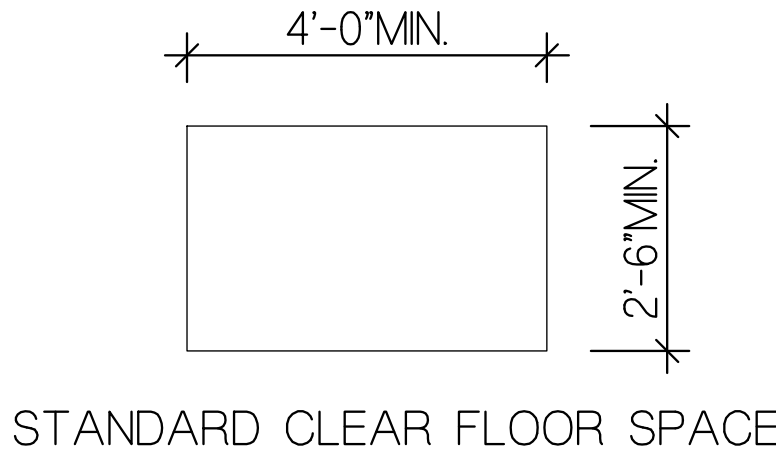
11 TURNING CLEARANCE

SCALE: N.T.S.



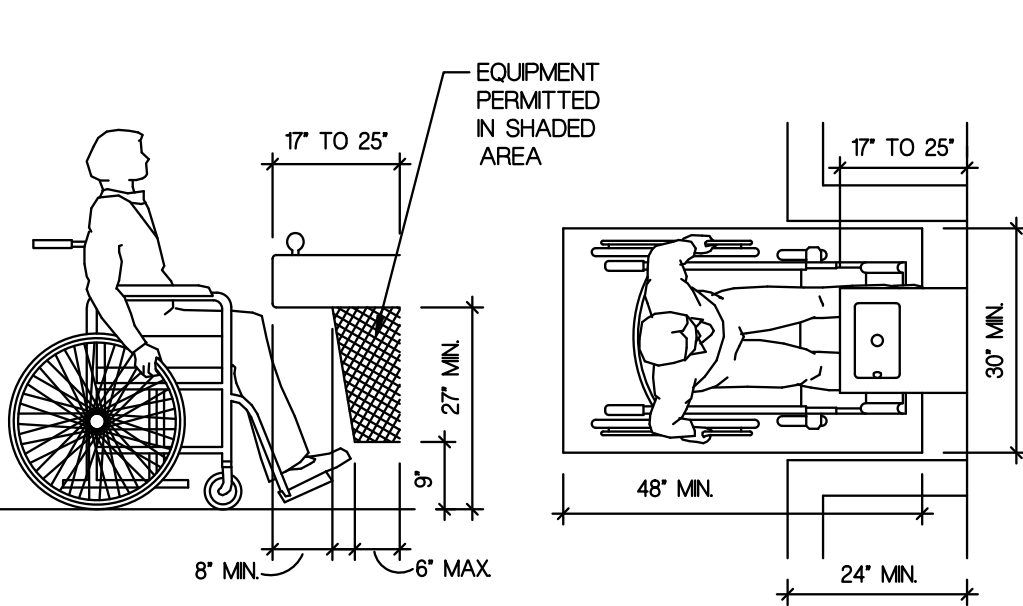
3 CLEARANCE REQ. @ DOOR

SCALE: 1/4" = 1'-0"



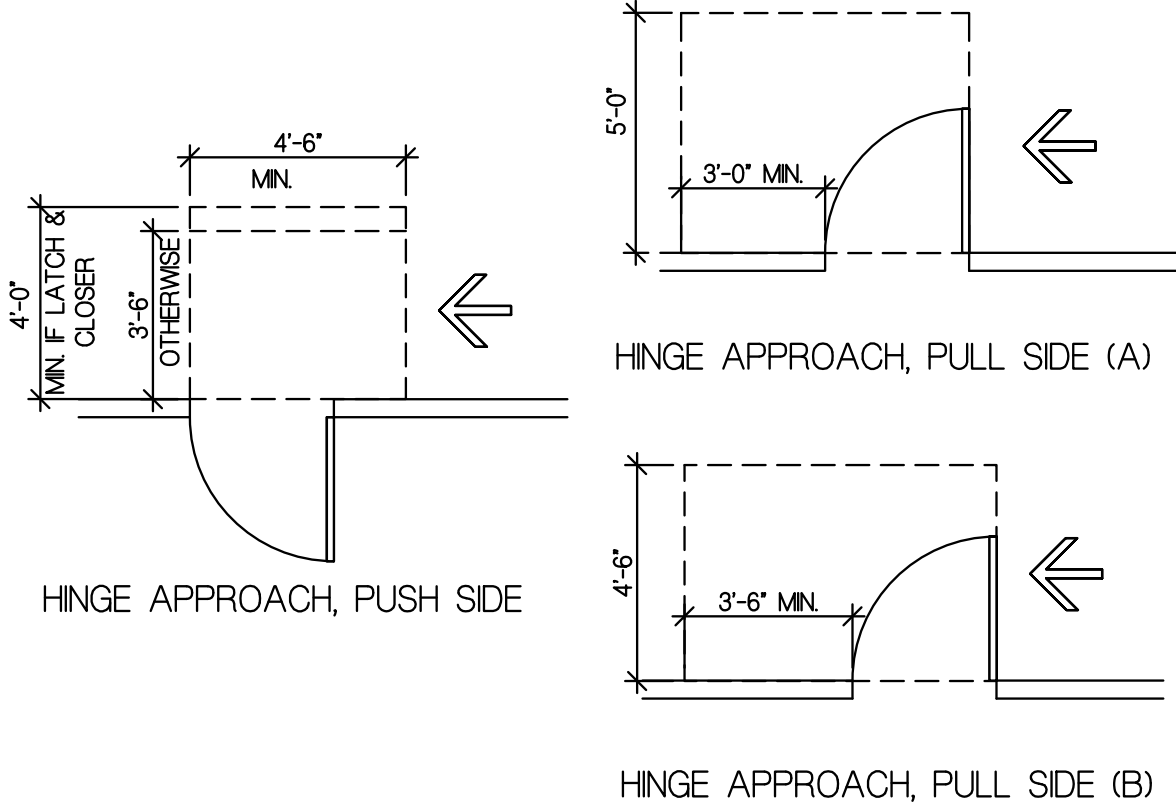
8 CLEAR FLOOR SPACE/MANEUVERING SPACE

SCALE: N.T.S.



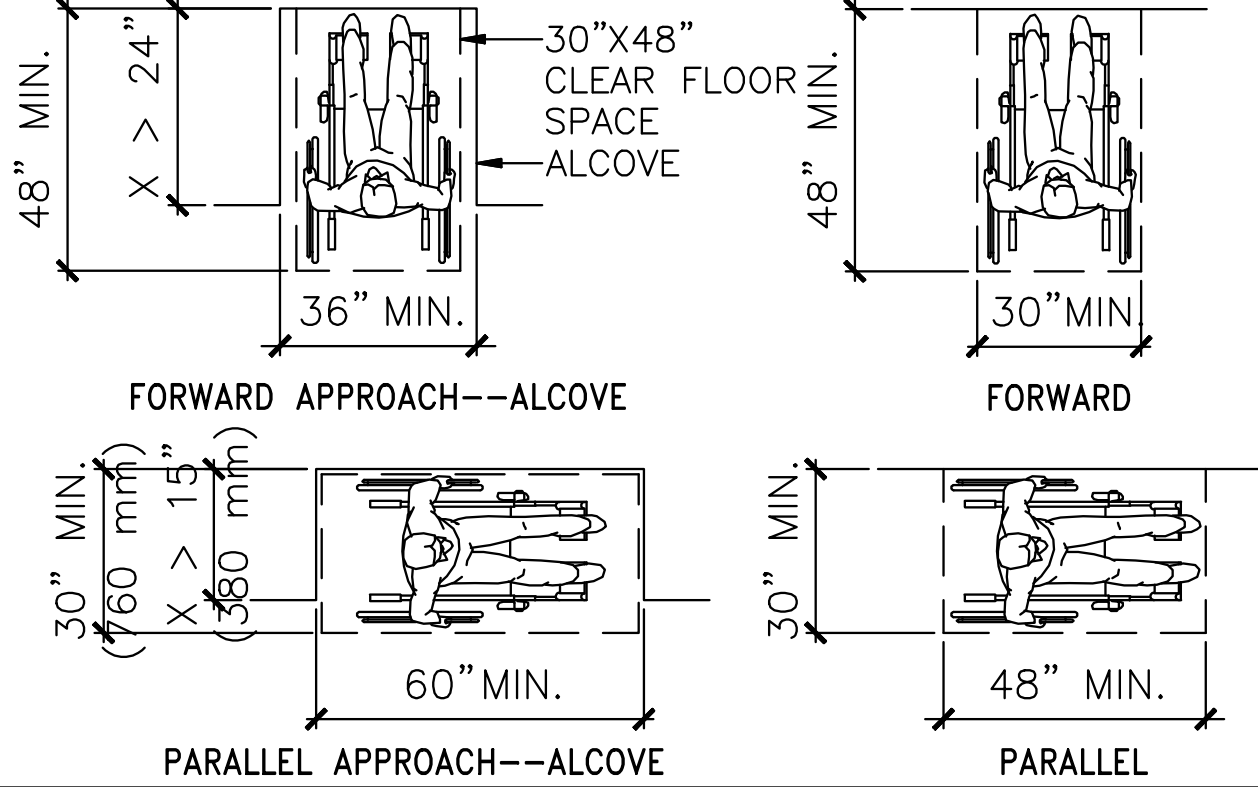
12 WATER FOUNTAIN CLEARANCE

SCALE: N.T.S.



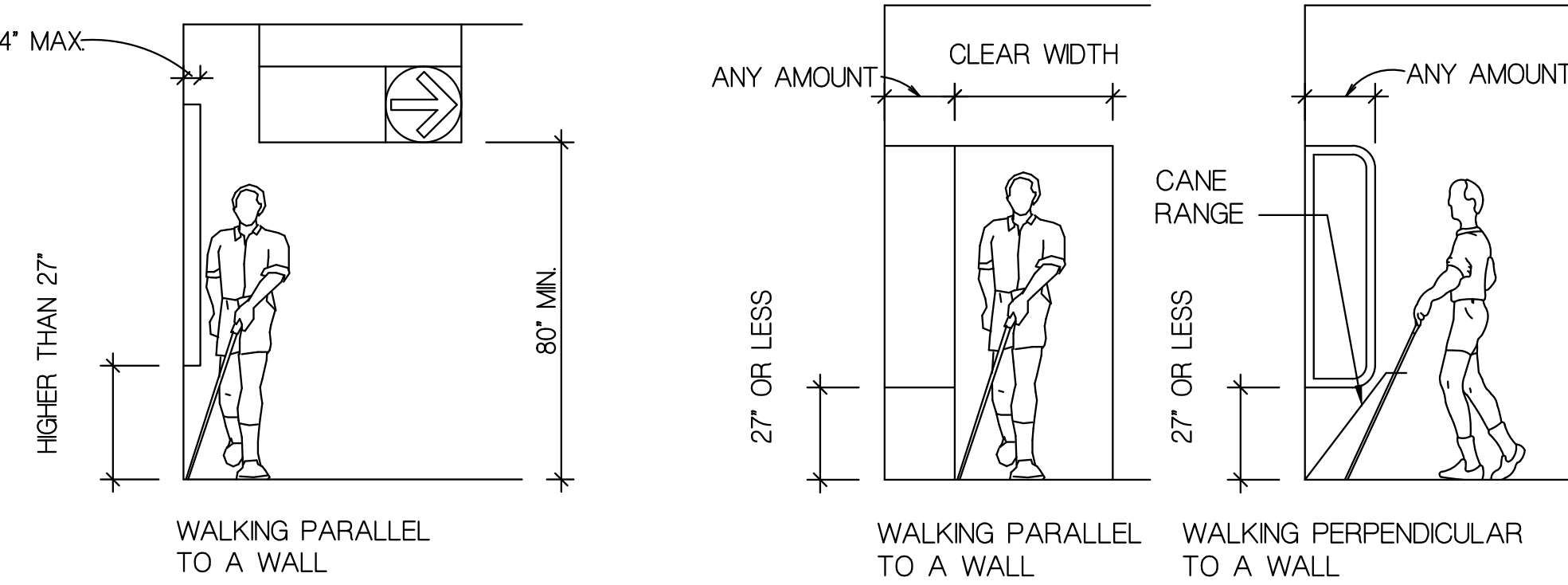
4 CLEARANCE REQ. @ DOOR

SCALE: 1/4" = 1'-0"



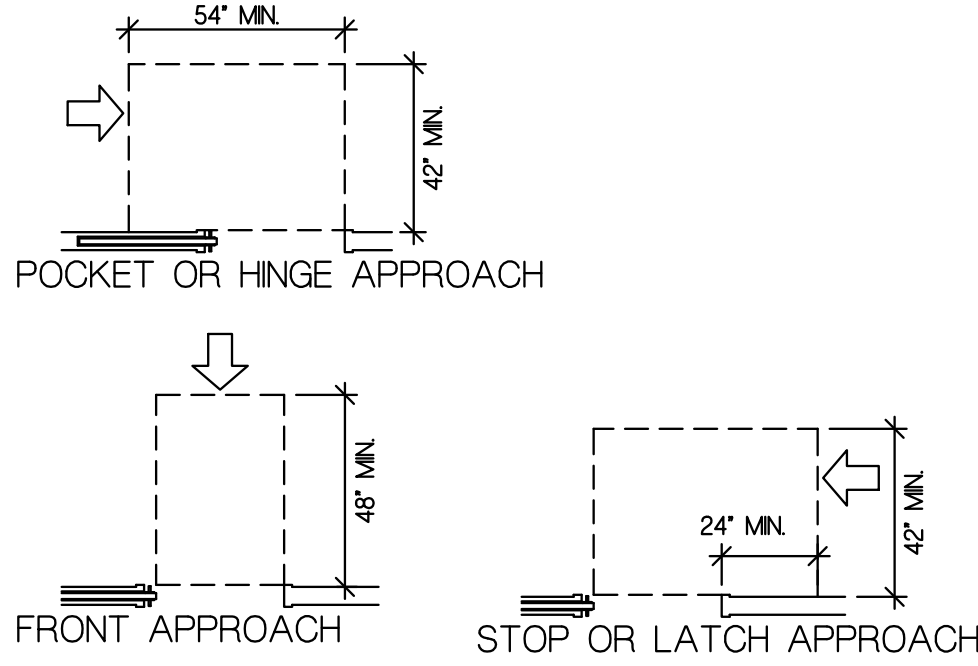
9 ACCESSIBLE PATH

SCALE: N.T.S.



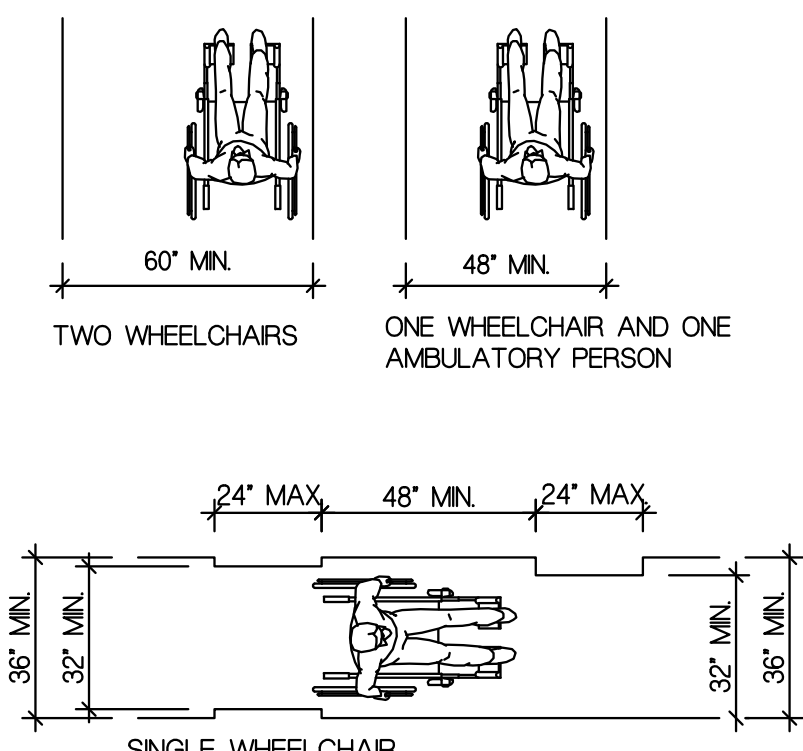
13 PROTRUDING OBJECTS

SCALE: N.T.S.



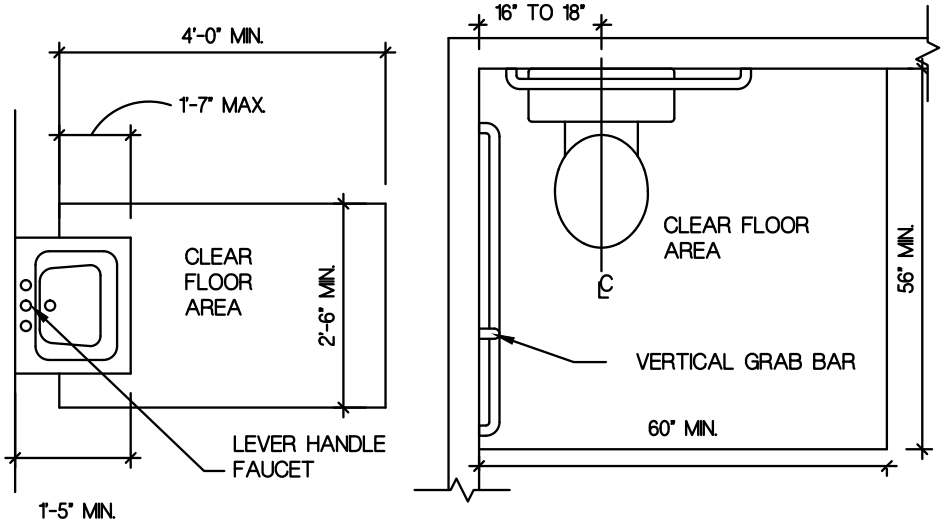
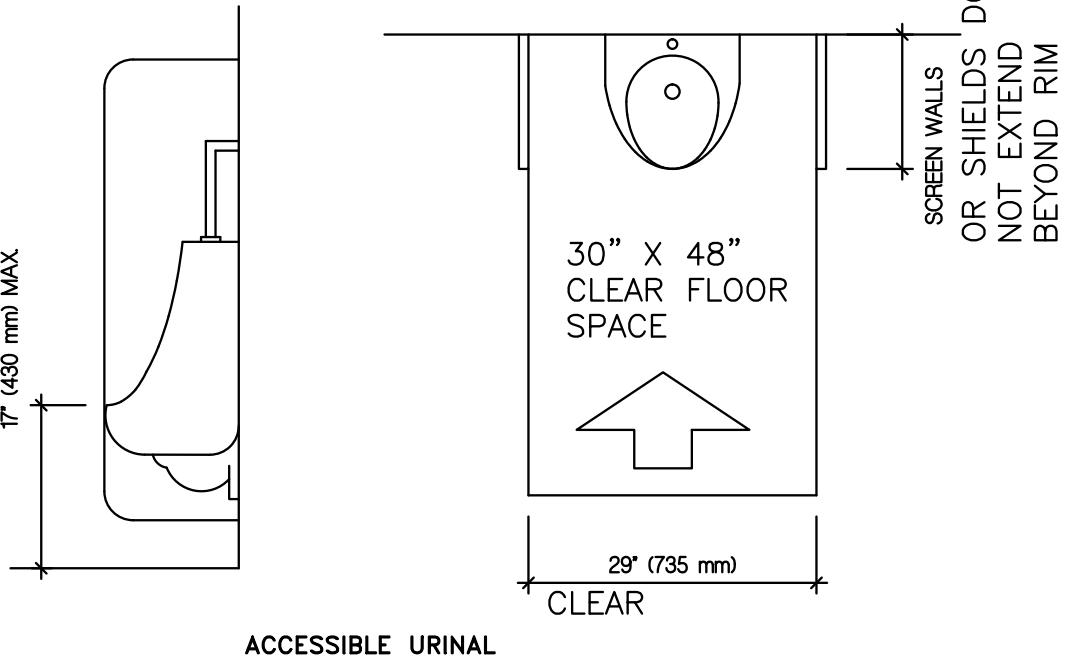
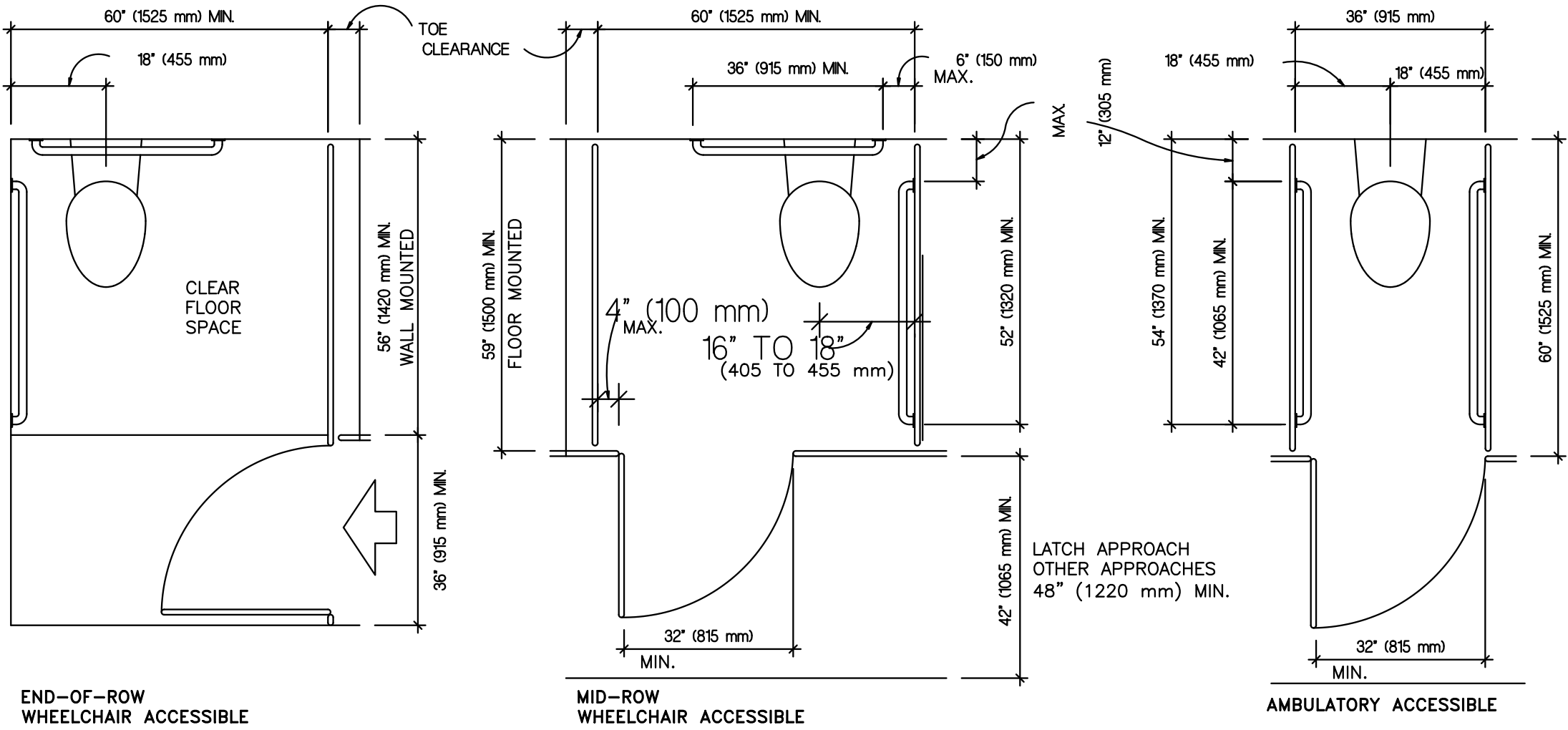
5 POCKET DOOR REQ'S.

SCALE: 1/4" = 1'-0"

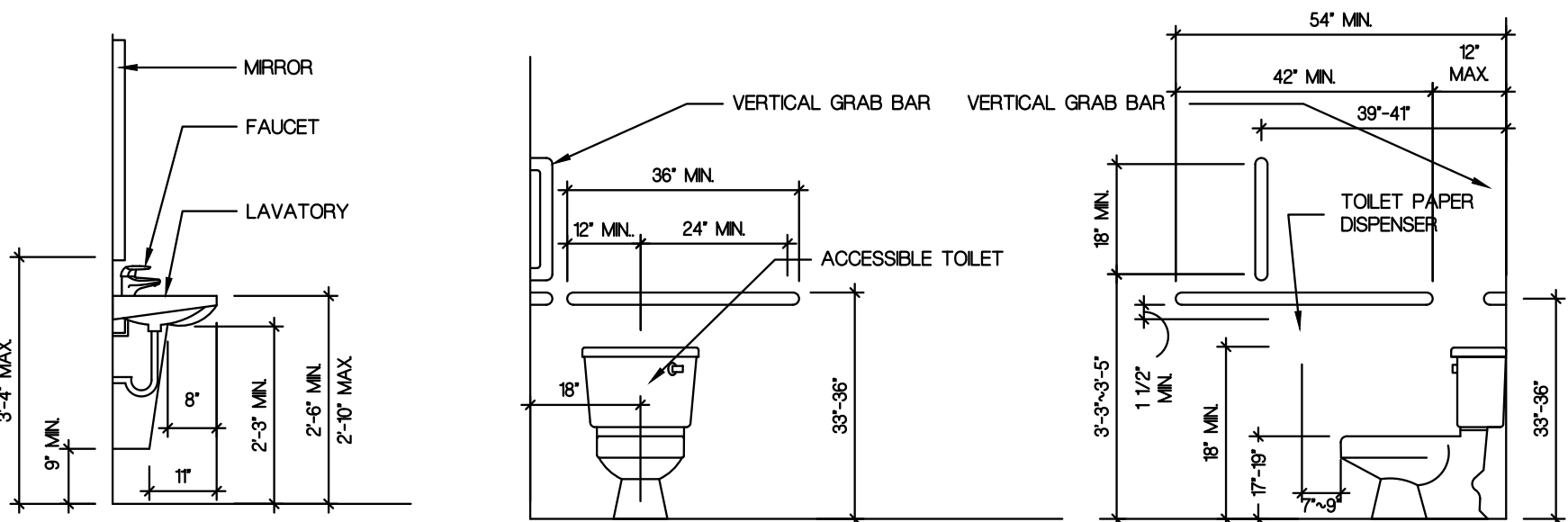


9 ACCESSIBLE PATH

SCALE: N.T.S.



NOTE: PAPER TOWEL DISPENSER TO BE INSTALLED AT 48" HIGH AFF. TO THE DISPENSING OPENING.

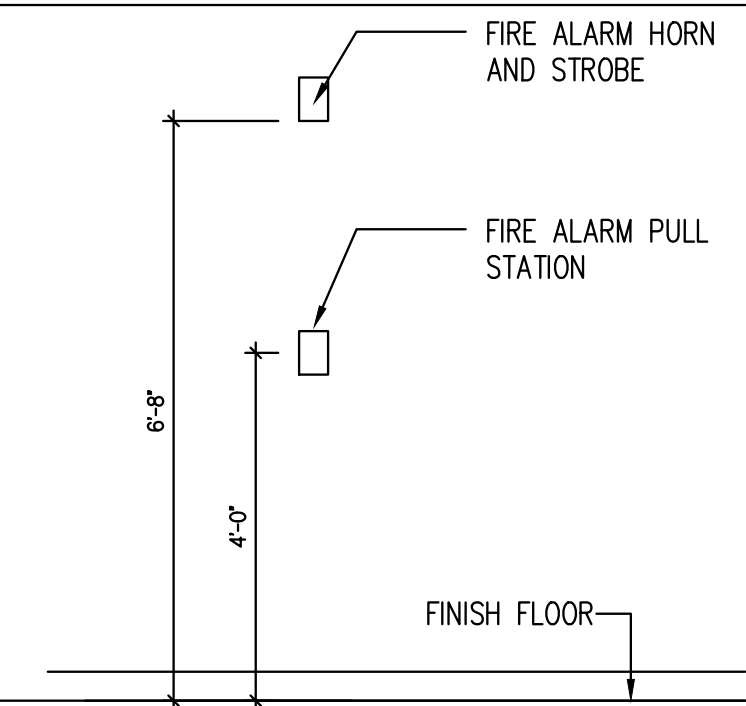


LAVATORY AND MIRROR

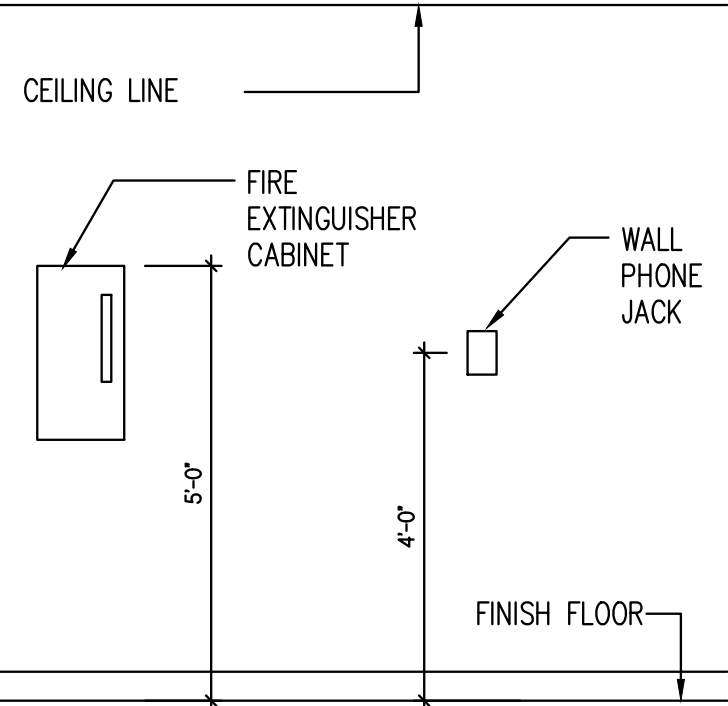
TOILET AND GRAB BARS

1 TOILET ROOM & COMPARTMENT CLEARANCES  
SCALE: N.T.S.

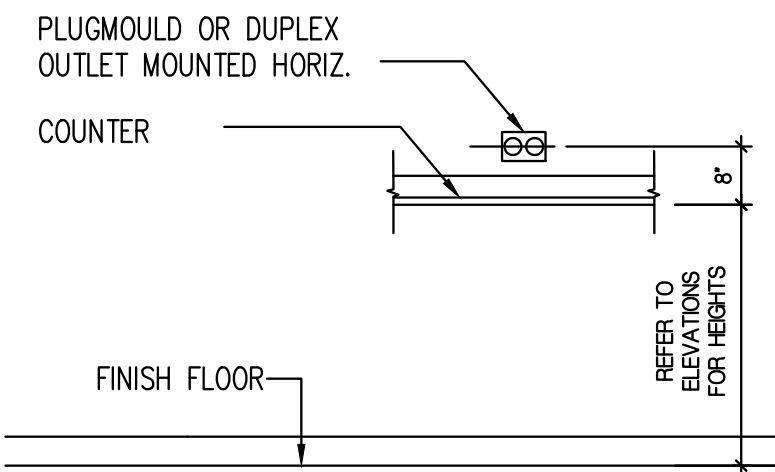
2 MOUNTING HEIGHTS  
SCALE: N.T.S.



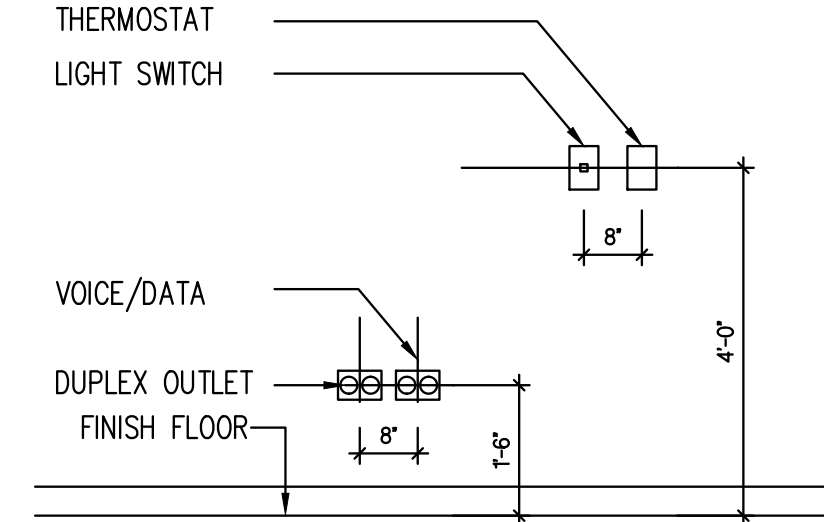
3 MOUNTING HEIGHTS  
SCALE: N.T.S.



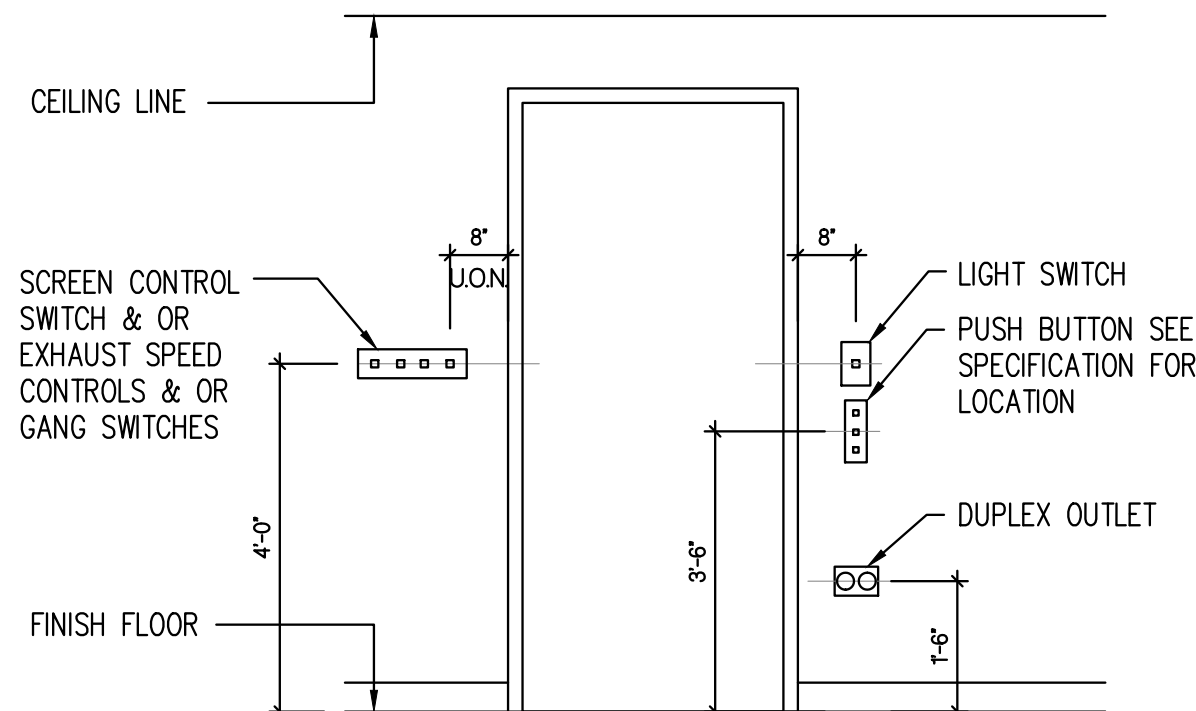
4 MOUNTING HEIGHTS  
SCALE: N.T.S.



5 MOUNTING HEIGHTS  
SCALE: N.T.S.



6 MOUNTING HEIGHTS  
SCALE: N.T.S.



Kurt J. Ludwig, AIA  
Architect

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Kurt J. Ludwig, AIA, Incorporated  
77 North Main Street  
Milltown, NJ 08850

NO CERT. NO. #AI-11708  
NY LIC. NO. 034741-1  
REGISTERED ARCHITECT

PROJECT NAME AND ADDRESS:

PROPOSED BANK  
1075 EASTON AVENUE

SOMERSET, NEW JERSEY

BUILDING DATA

EXIST. CONSTRUCTION CLASS: 3B

USE GROUP: M

DATE:	REV.	DESCRIPTION:	BY:
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DRAWING NAME:

BARRIER FREE &  
ADDITIONAL  
DETAILS

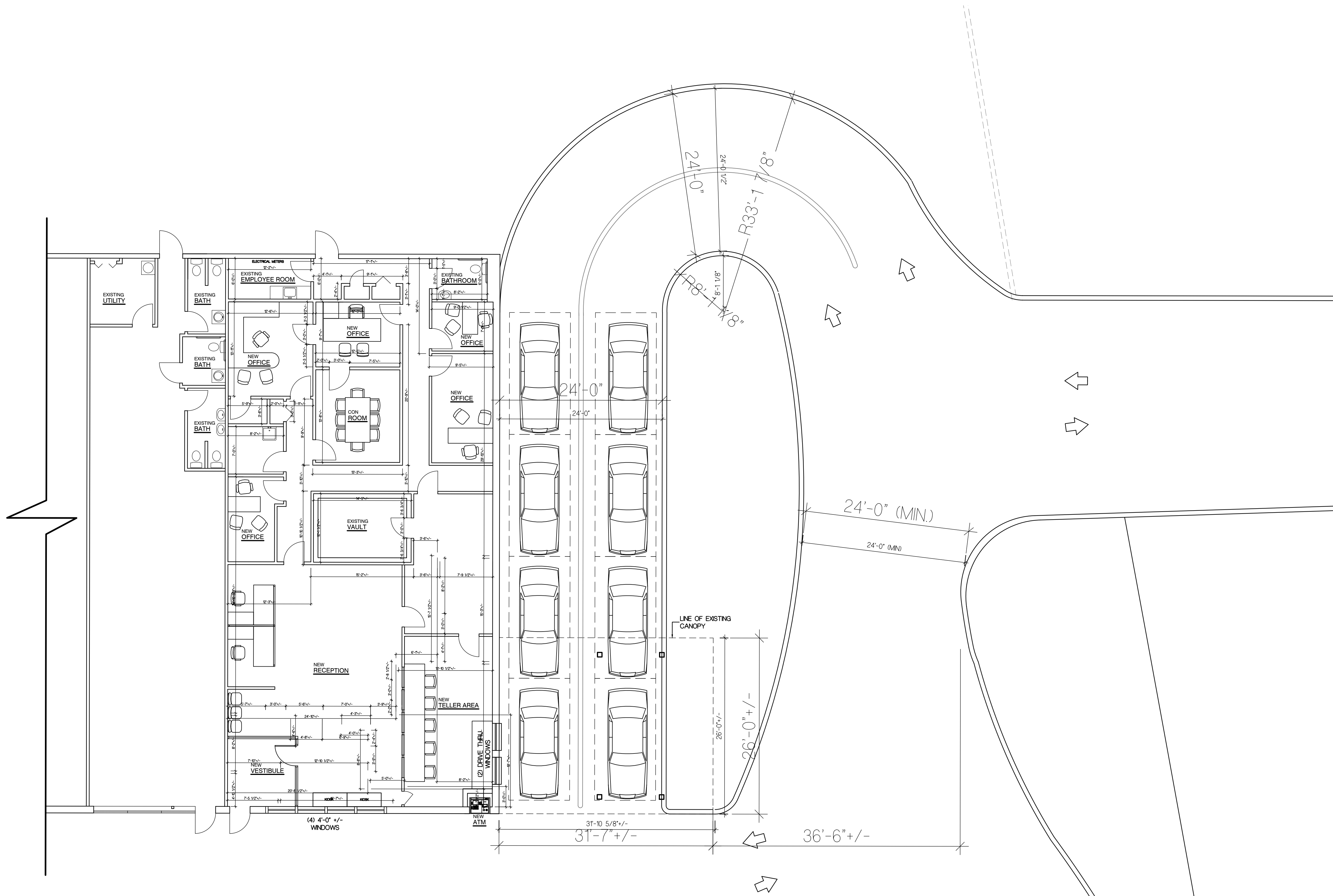
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A-3

3 OF 7

JOB NO.

19-002K





Kurt J. Ludwig, AIA  
Architect

Kurt J. Ludwig, AIA  
Architect

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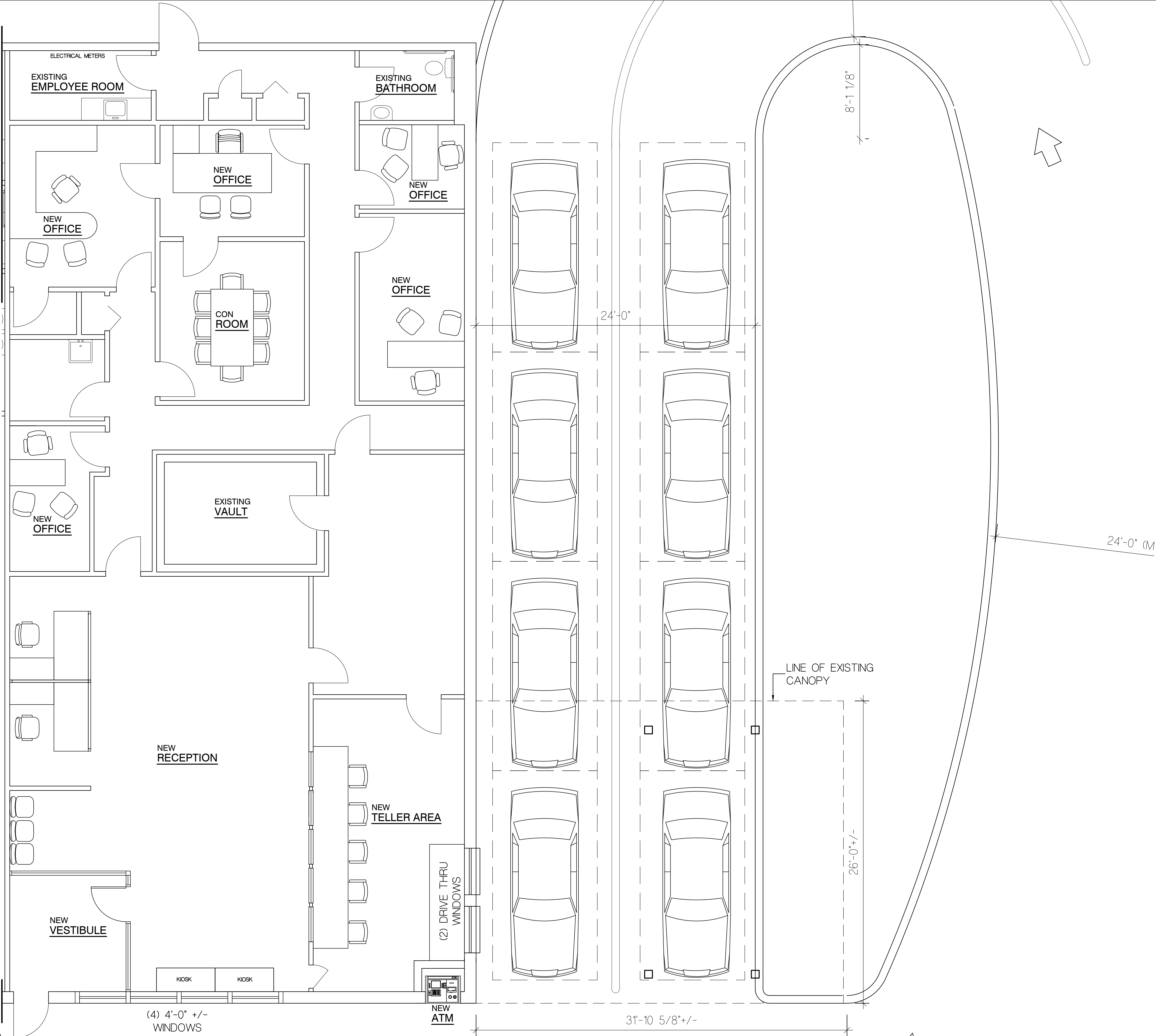
Kurt J. Ludwig, AIA  
Architect

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Architect

Kurt J. Ludwig, AIA  
Architect

1

PARTIAL  
FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



Kurt J. Ludwig, AIA  
Architect

NY CERT. NO. #AI-11708  
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1075 EASTON AVENUE

SOMERSET, NEW JERSEY

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EXIST. CONSTRUCTION CLASS: 3B

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02/10/20		REVISED PER CLIENT REVIEW	NG

DRAWING NAME:

PARTIAL FIRST  
FLOOR PLAN

DRAWING NUMBER

A-5

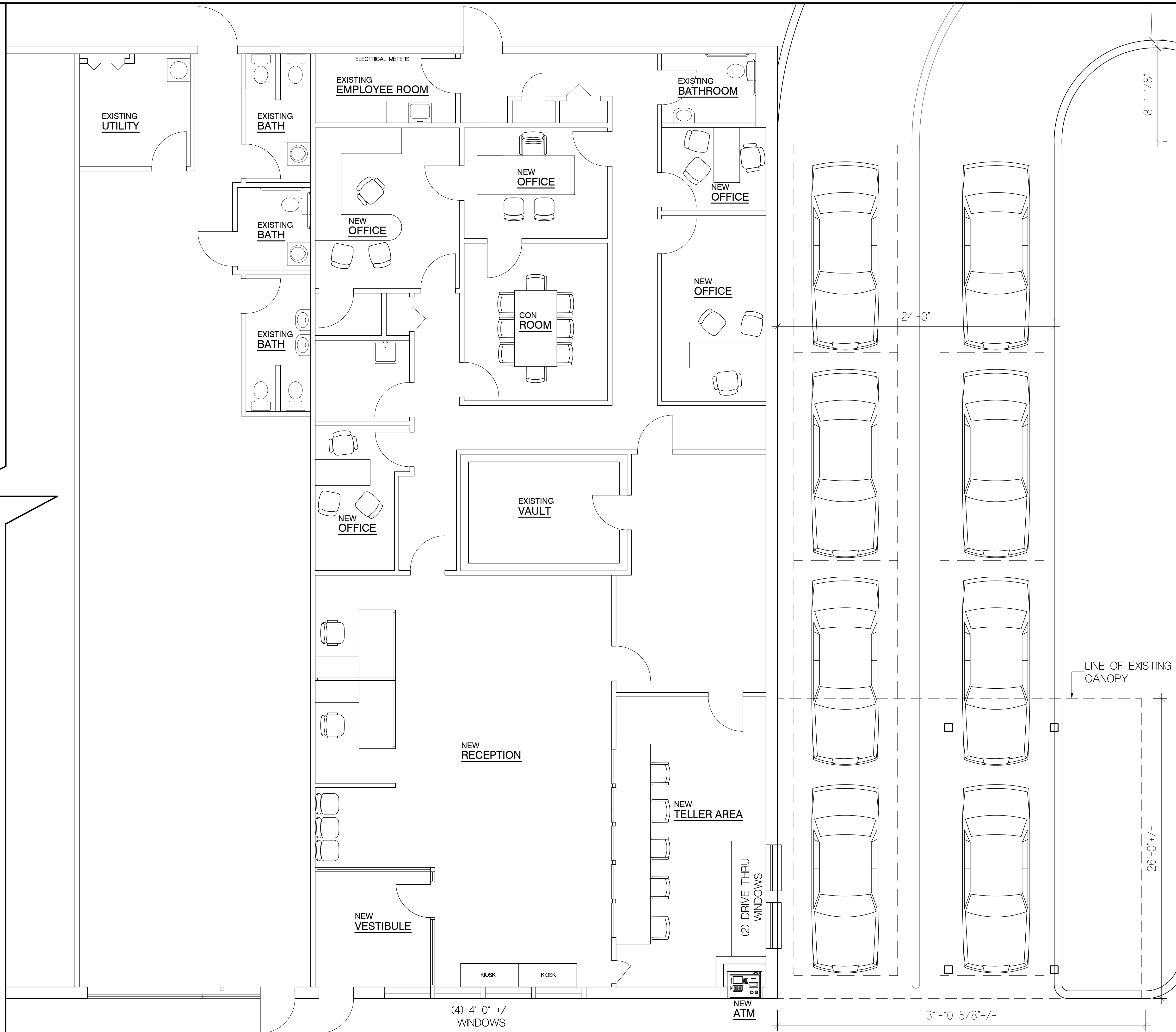
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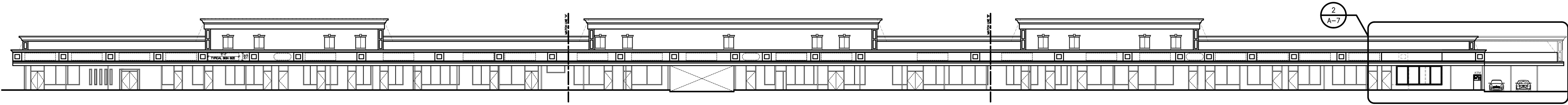
JOB NO.

19-002K

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1 FRONT ELEVATION  
SCALE: NTS



2 PARTIAL  
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

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Architect

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Milltown, NJ 08850

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REGISTERED ARCHITECT

PROJECT NAME AND ADDRESS:

PROPOSED BANK  
1075 EASTON AVENUE

SOMERSET, NEW JERSEY

BUILDING DATA

EXIST. CONSTRUCTION CLASS: 3B

USE GROUP: M

DATE:	REV	DESCRIPTION:	BY:
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02/10/20		REVISED PER CLIENT REVIEW	NG

DRAWING NAME:

ELEVATION

DRAWING NUMBER

A-7

7 OF 7

JOB NO.

19-002K