

COMMERCIAL ALTERATION

for NJ HOMES

INDEX of SHEETS

DRAWING NO. CONTENTS

ARCHITECTURAL

A-1	TITLE SHEET AND CODE INFORMATION
A-2	EXIST. AND ALTERED GROUND FLOOR
A-3	EXIST. AND ALTERED UPPER FLOOR
A-4	SCHEDULE AND SECTION DETAILS
A-5	ALTERED GROUND AND UPPER ELECTRICAL PLANS
AC-1	ACCESSIBLE NOTES AND DETAIL SHEET-1
AC-2	ACCESSIBLE NOTES AND DETAIL SHEET-2
GN-1	GENERAL NOTES

803.13 INTERIOR WALL/CEILING FINISH REQUIREMENTS			
GROUP (NS) NON-SPRINKLERED	INT. EXIT STAIR	CORRIDOR	ROOMS/SPACES
B	A	B	C
CLASS A: FLAME SPREAD INDEX 0-25; SMOKE DEVELOPMENT INDEX 0-450			
CLASS B: FLAME SPREAD INDEX 26-15; SMOKE DEVELOPMENT INDEX 0-450			
CLASS C: FLAME SPREAD INDEX 16-200; SMOKE DEVELOPMENT INDEX 0-450			

NOTE: THE OWNER SHALL
PROVIDE A DRINKING WATER
SERVICE ACCESSIBLE TO
ALL CUSTOMERS AND EMPLOYEES
OWNERS OPTION TO PROVIDE
AN ADA COMPLIANT WATER
BUBBLERS

INTERNATIONAL H2O model H2O-500
ADA COMPLIANT BUBBLER SHALL
MEET THE REQUIREMENTS OF
THE ICC ANSI A111.1-2011 SUBCODE
DRINKING SERVICE MAY BE SATISFIED BY
PROVIDING AN ACCESSIBLE KITCHENETTE
COUNTER AND SINK.

REHABILITATION SUBCODE OF THE STATE OF NEW JERSEY COMPLIANCE DATA

EXIST. CONST. TYPE :	5-B UNPROTECTED
EXIST. AND PROPOSED USE GROUP :	B
SQ. FT. OF GROUND FLOOR PLAN	2,914
SQ. FT. OPEN FLOOR AREA 'A'	1,275
SQ. FT. OPEN FLOOR AREA 'B'	1,119
SQ. FT. RATED STAIR	139
SQ. FT. FLEX AREA/UTILITY ROOM	340
SQ. FT. VESTIBULE	41
SQ. FT. OF UPPER FLOOR PLAN	1,950
SQ. FT. OPEN FLOOR AREA 'C'	1,794
SQ. FT. RATED STAIR	156
COMMERCIAL FLOOR LIVE LOAD	50 LBS
COMMERCIAL SLAB LIVE LOAD	100 LBS

OCCUPANCY LOAD by DESIGN

TOTAL NUMBER OF OCCUPANTS	80
TOTAL NUMBER OF OCCUPANTS (OPEN FLOOR AREA 'A')	25
TOTAL NUMBER OF OCCUPANTS (OPEN FLOOR AREA 'B')	25
TOTAL NUMBER OF OCCUPANTS (OPEN FLOOR AREA 'C')	25
TOTAL NUMBER OF OCCUPANTS (FLEX ROOM)	5

AS PER TABLE 7.21.1 IN THE 2018 NATIONAL PLUMBING SUBCODE THE TOTAL REQUIRED
NUMBER OF FIXTURES FOR BOTH SEXES ARE AS FOLLOWS

1 WATER CLOSET IS REQUIRED FOR OCCUPANTS UP TO A MAXIMUM OF 25
1 LAVATORY IS REQUIRED FOR OCCUPANTS UP TO MAXIMUM OF 25
4 WATER CLOSETS HAVE BEEN PROVIDED FOR THE TOTAL NUMBER OF OCCUPANTS
4 ACCESSIBLE LAVATORIES HAVE BEEN PROVIDED FOR THE TOTAL NUMBER OF OCCUPANTS

NOTE: ACCESSIBILITY UPGRADES MUST BE PROVIDED UP TO THE POINT AT WHICH PROVIDING ACCESSIBILITY IS DISPROPORTIONATE TO THE COST OF THE
OVERALL PROJECT. THE COST IS DISPROPORTIONATE IF IT EXCEEDS 20 PERCENT
OF THE COST OF THE ALTERATION WORK.

THE FOLLOWING MATERIALS MAY BE DEDUCTED FROM THE OVERALL COST OF THE PROJECT
WINDOWS, HARDWARE, OPERATING CONTROLS, ELECTRICAL OUTLETS AND SIGNAGE
MECHANICAL SYSTEMS, ELECTRICAL SYSTEMS, INSTALLATION OR ALTERATIONS OF FIRE
PROTECTION SYSTEMS OR ABATEMENT OF HAZARDOUS MATERIALS

THE REPAIR OR INSTALLATION OF ROOFING, SIDING, OR OTHER EXTERIOR WALL FAÇADE.

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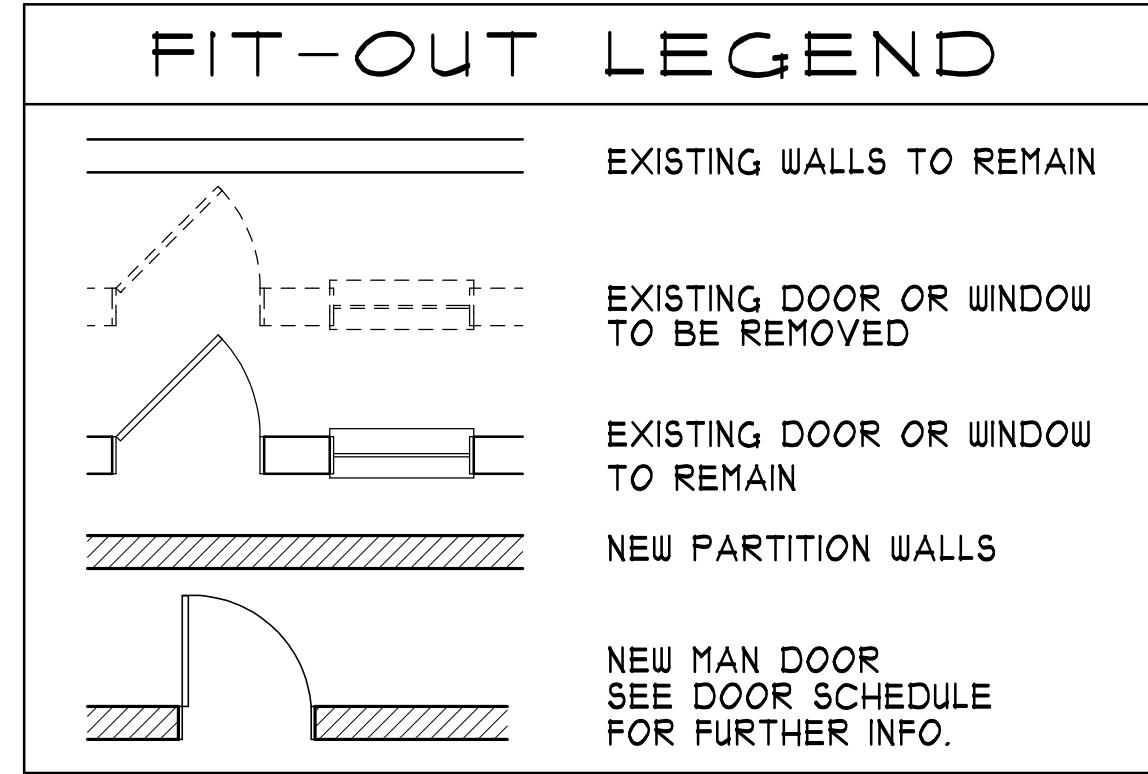
COMMERCIAL
ALTERATION
108 BETHLEHEM ROAD
COMMERSER POINT
OWNER NJ HOMES
PROJECT
LOCATION
OWNER

CAD FILE # 22-165

DRAWING NO.

A-1 of 5

FIT-OUT LEGEND



1 EXISTING EXTERIOR WALL ASSEMBLY
PATCH, REPAIR OR PAINT THE EXIST.
INTERIOR WALL FINISH AS REQ.

2 ONE HOUR FIRE RATED INTERIOR FRAME WALL
SEE GA. FILE NUMBER 3814 FOR WALL CONST.
REPAIR DAMAGED WOOD STUDS AS NECESSARY
ONE LAYER OF 5/8" TYPE 'X' GWB ON EACH
SIDE OF THE EXISTING FRAME WALL
(MINIMUM LEVEL 4 FINISH ON GWB)

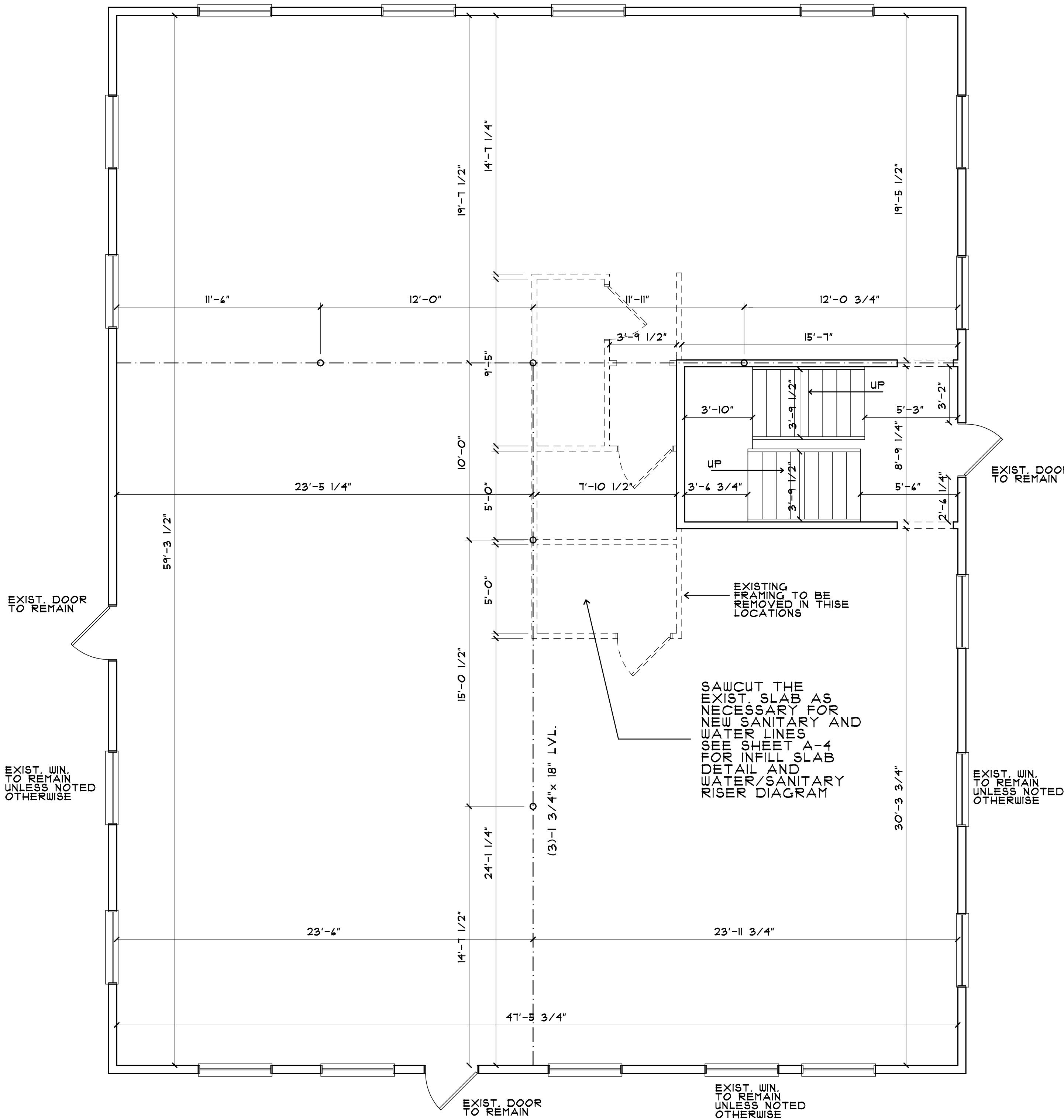
3 NON-BEARING WOOD STUD FULL HEIGHT WALL ASSEMBLY
2x6 HEM FIR #2 OR BETTER WOOD STUDS @16" O.C.
(2) 2x6 TOP PLATES AND (1) 2x6 SOLE PLATE
FASTEN TO THE SLAB WITH POWDER ACTUATED
FASTENERS @24" O.C.
ONE LAYER OF 5/8" GWB ON EACH SIDE OF THE
NEW FRAME WALL ASSEMBLY
(WALL IS TO EXTEND TO THE UNDERSIDE
OF THE EXISTING FLOOR/CEILING STRUCTURE)

4 NON-BEARING WOOD STUD FULL HEIGHT WALL ASSEMBLY
2x4 HEM FIR #2 OR BETTER WOOD STUDS @16" O.C.
(2) 2x4 TOP PLATES AND (1) 2x4 SOLE PLATE
FASTEN TO THE SLAB WITH POWDER ACTUATED
FASTENERS @24" O.C.
ONE LAYER OF 5/8" GWB ON EACH SIDE OF THE
NEW FRAME WALL ASSEMBLY
(WALL IS TO EXTEND TO THE UNDERSIDE
OF THE EXISTING CEILING STRUCTURE)

WALL PARTITION TYPES

MOLD AND MOISTURE RESISTANT
GWB TO BE USED IN ALL WET AREA

EXIST. WIN.
TO REMAIN
UNLESS NOTED
OTHERWISE



EXIST. GROUND FLOOR

SCALE: 1/4"=1'-0" (SHOWN WITH DEMOLITION)

WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED		SKETCH AND DESIGN DATA	
GA FILE NO. WP 3614	GENERIC	1-HOUR FIRE	
GYPSUM WALLBOARD, WOOD STUDS			
FIRE DESIGN: One layer 5/8" type 'x' gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2x4 wood studs 16" O.C. with 1 1/4" Type W drywall screws. @12" o.c. Joints Staggered 16" on opposite sides. (LOAD-BEARING)			
		Thickness: 4 7/8" (Fire) Approx. Weight: 7 psf (Fire) Fire Test: SWRI 07-45II-619[1], 3-94	

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THE GREAT NORTH HOME

OWNER

CAD FILE # 22-165

DRAWING NO.

A-2 of 5

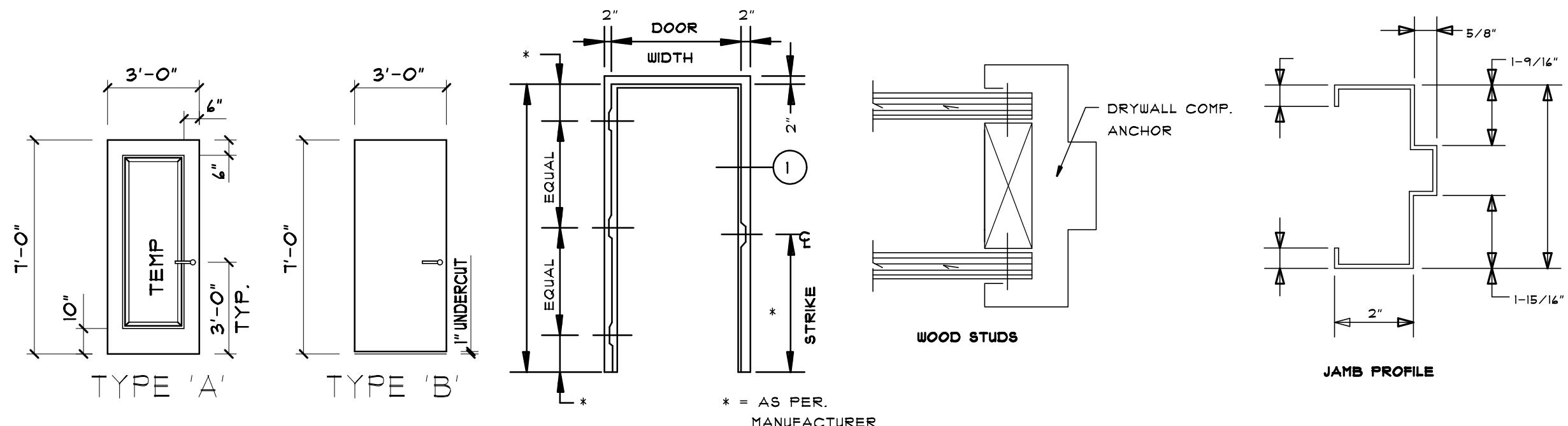
SCALE: 1/4"=1'-0"

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NOTE: BUILDER IS TO REVIEW DOOR SCHEDULE AND VERIFY ALL INFORMATION PRIOR TO THE START OF CONST. CONTACT ARCHITECT FOR ANY QUESTIONS, DISCREPANCIES, OR CHANGES

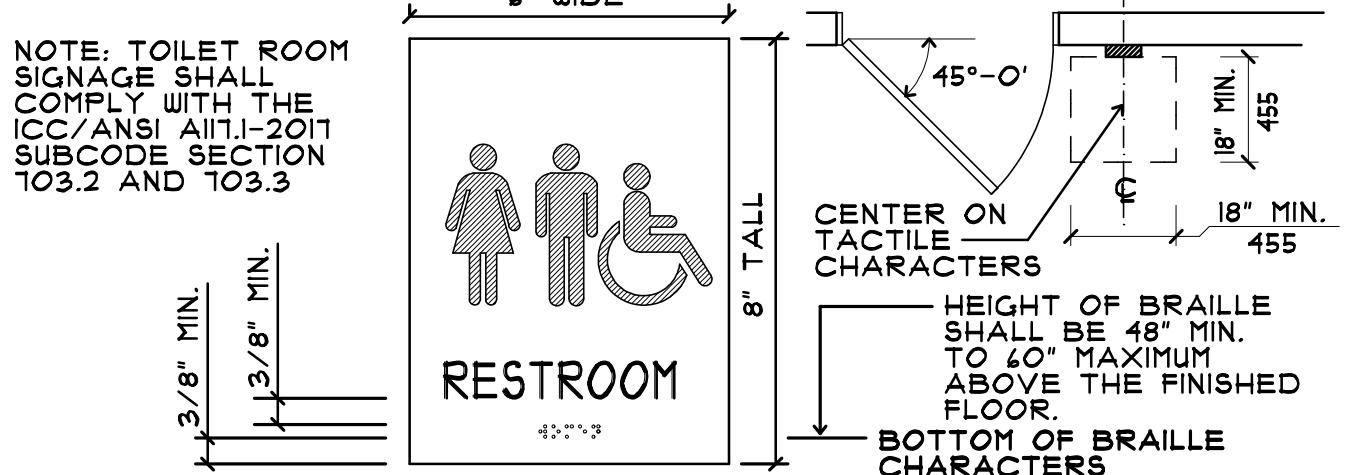
DOOR SCHEDULE										
DOOR				HARDWARE						
NO.	WIDTH	HEIGHT	THK.	MATERIAL	FINISH	TYPE	FIRE RATING	REMARKS	LOC.	SCHLAGE AL SERIES 4000 GRADE 2
101	3'-0"	7'-0"	1 3/4"	SC/WOOD	PREF.	A		FULL VIEW	A-2	SECURITY LOCKSET
103	3'-0"	7'-0"	1 3/4"	SC/WOOD	PREF.	B		1" UNDERCUT	A-2	BATHROOM LOCKSET
104	3'-0"	7'-0"	1 3/4"	SC/WOOD	PREF.	B		NO VIEW	A-2	STORAGE ROOM LOCKSET
105	3'-0"	7'-0"	1 3/4"	SC/WOOD	PREF.	B	1-HR	NO VIEW	A-2	SECURITY LOCKSET W/CLOSER
106	3'-0"	7'-0"	1 3/4"	SC/WOOD	PREF.	A		FULL VIEW	A-2	SECURITY LOCKSET
108	3'-0"	7'-0"	1 3/4"	SC/WOOD	PREF.	B		1" UNDERCUT	A-2	BATHROOM LOCKSET
109	3'-0"	7'-0"	1 3/4"	SC/WOOD	PREF.	B		1" UNDERCUT	A-2	BATHROOM LOCKSET
110	6'-0"	8'-0"	1 3/4"	SC/WOOD	PREF.	B	1-HR	NO VIEW	A-2	SECURITY LOCKSET
202	3'-0"	7'-0"	1 3/4"	SC/WOOD	PREF.	B		1" UNDERCUT	A-3	BATHROOM LOCKSET

NOTE: DOORS NOT INDICATED SHALL BE EQUIPPED WITH LATCHING HARDWARE
NOTE: HARDWARE SCHEDULE BY OTHERS EXCEPT AS NOTED
SPECIFIED DOOR HARDWARE MAY BE SUBSTITUTED W/ LIKE PRODUCTS
ALL SILLS ARE TO BE HANDICAP ACCESSIBLE AS PER ICC/ANSI A117.1-2017



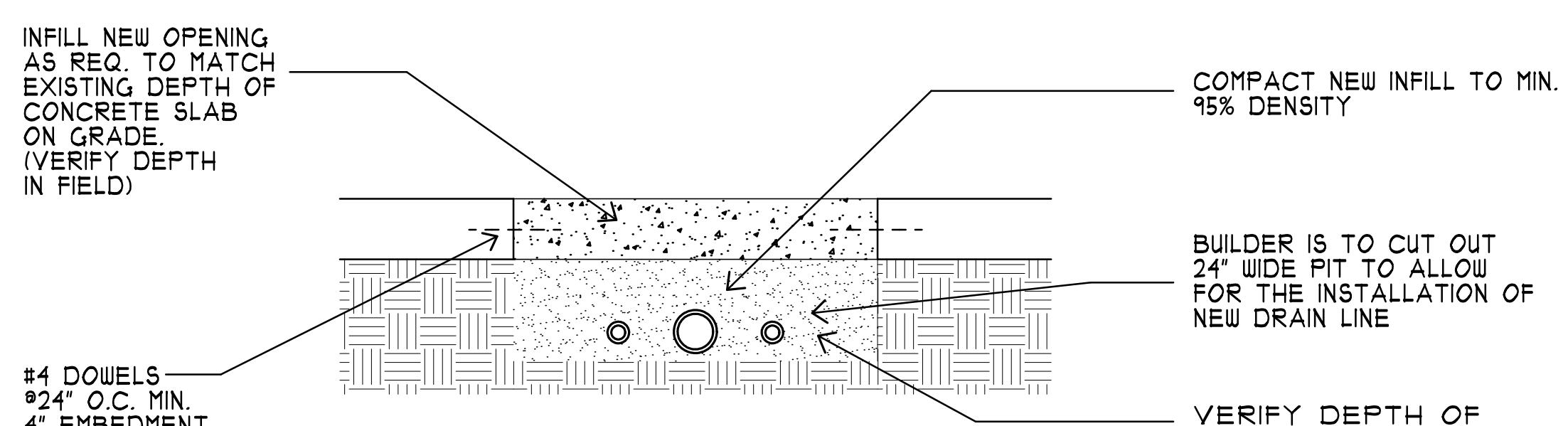
DOOR AND FRAME PROFILES

SCALE: NO SCALE



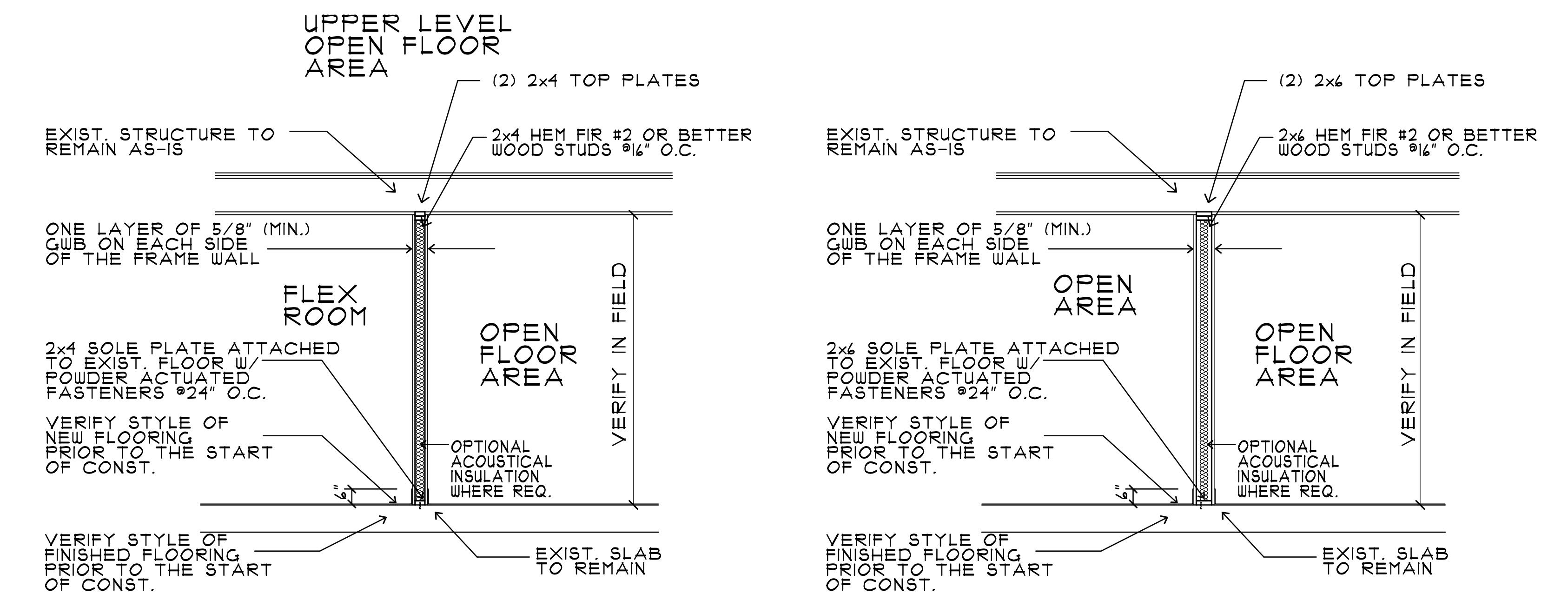
TOILET ROOM SIGNAGE

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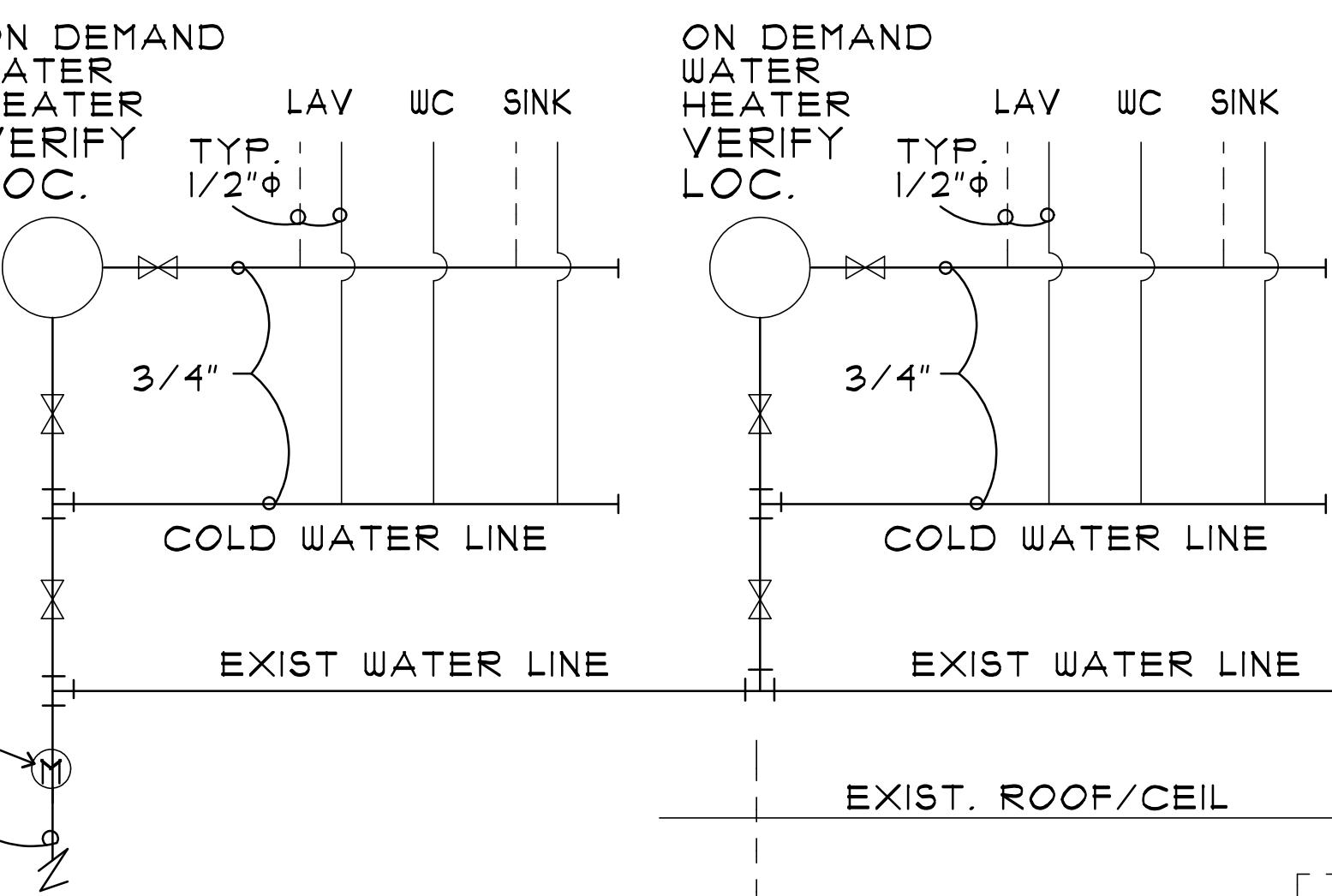
SLAB IN-FILL DETAIL

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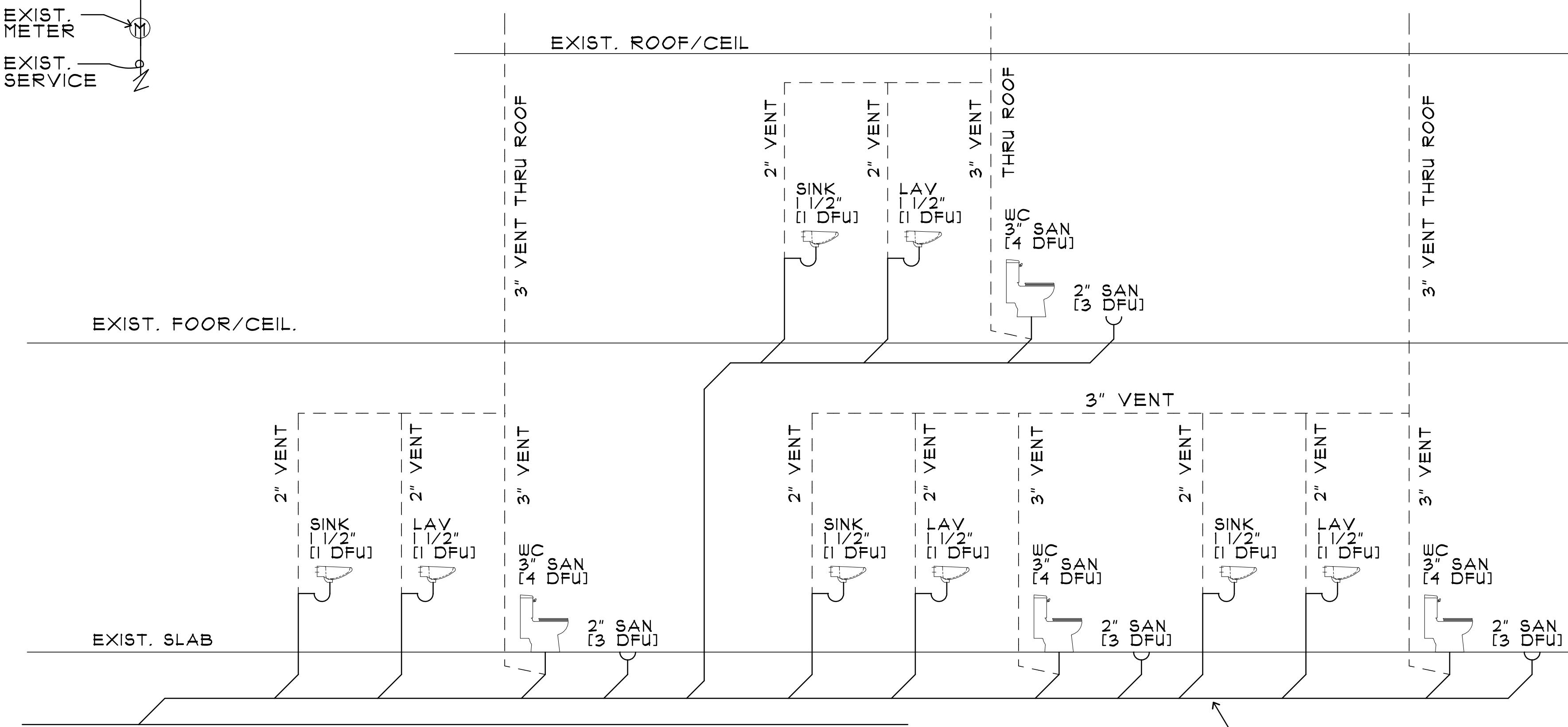
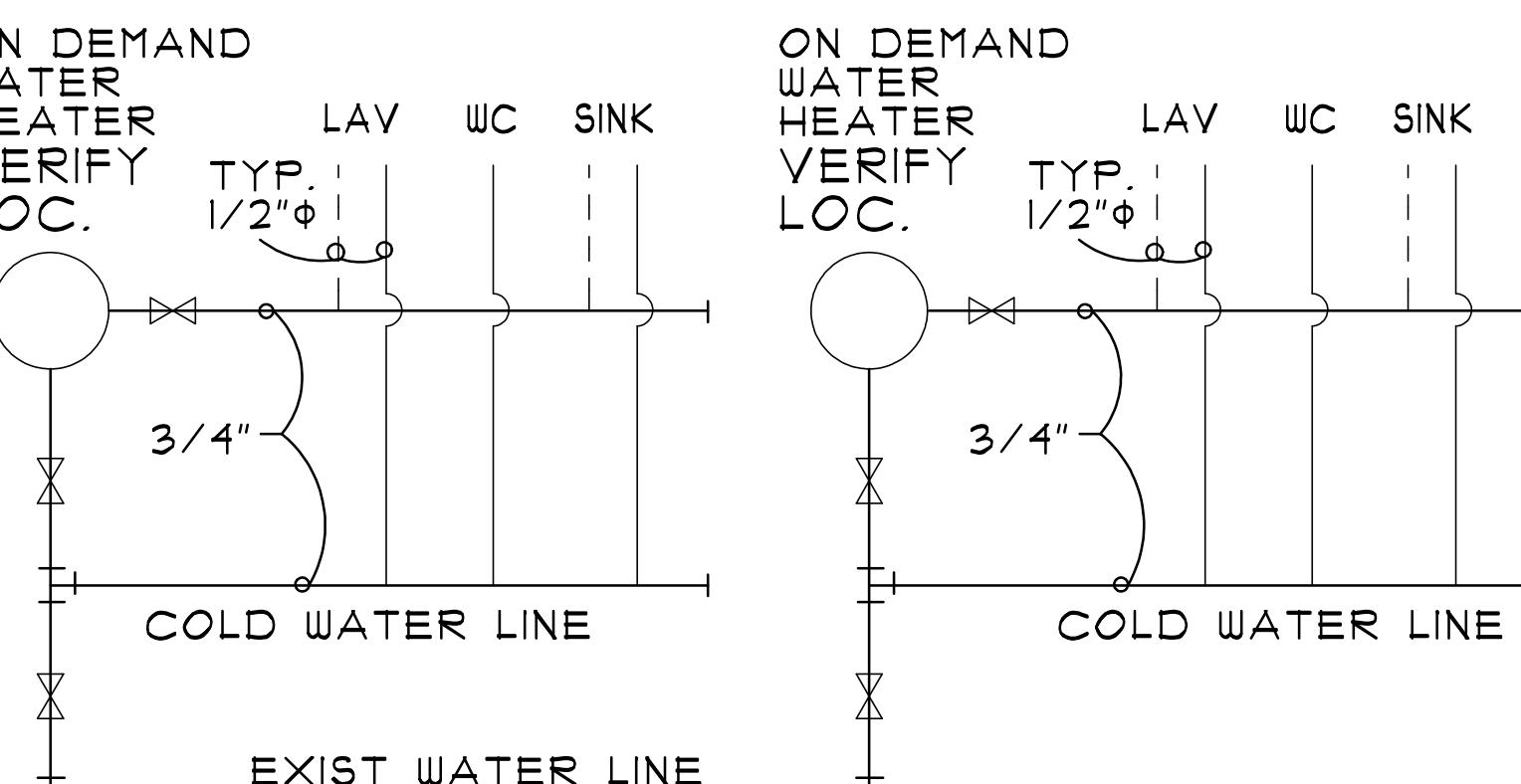
WALL SECTION 'W1'

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



WALL SECTION 'W2'

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



WATER RISER AND SANITARY RISER DIAGRAMS

NO SCALE

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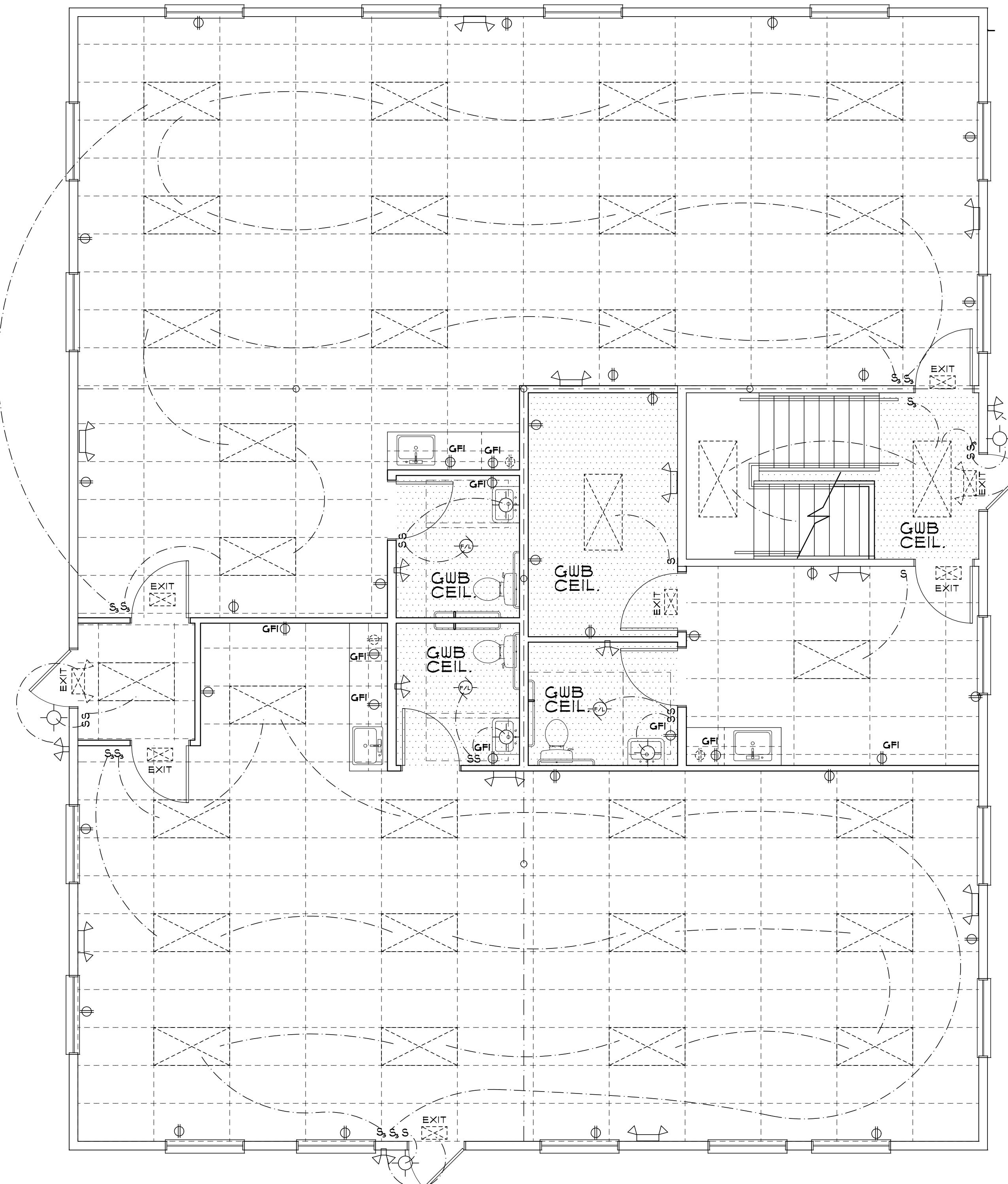
CAD FILE # 22-145
DRAWING NO.
A-4 of 5

ELECTRICAL LEGEND

	SINGLE POLE SWITCH		REMOTE EMERGENCY LIGHT HEAD		EMERGENCY LIGHT W/ BATTERY PACK
	THREE WAY SWITCH		PULL CHAIN LAMP HOLDER		FLUSH MOUNTED LED LIGHT
	SINGLE POLE SWITCH WITH OCCUPANCY SENSOR		FLUSH MOUNTED LED LIGHT DIMMABLE		4'x2' DIMMABLE LED LIGHT FIXTURE
	DUPLEX RECEPTICAL		LIGHT FIXTURE/EXHAUST FAN COMBO		2'x2' DIMMABLE LED LIGHT FIXTURE
	SURFACE MOUNTED PENDANT LIGHT FIXTURE		EXHAUST FAN MOTOR		
	LIGHT FIXTURE-WALL MOUNTED				
	LIGHT FIXTURE-CEILING MOUNTED				

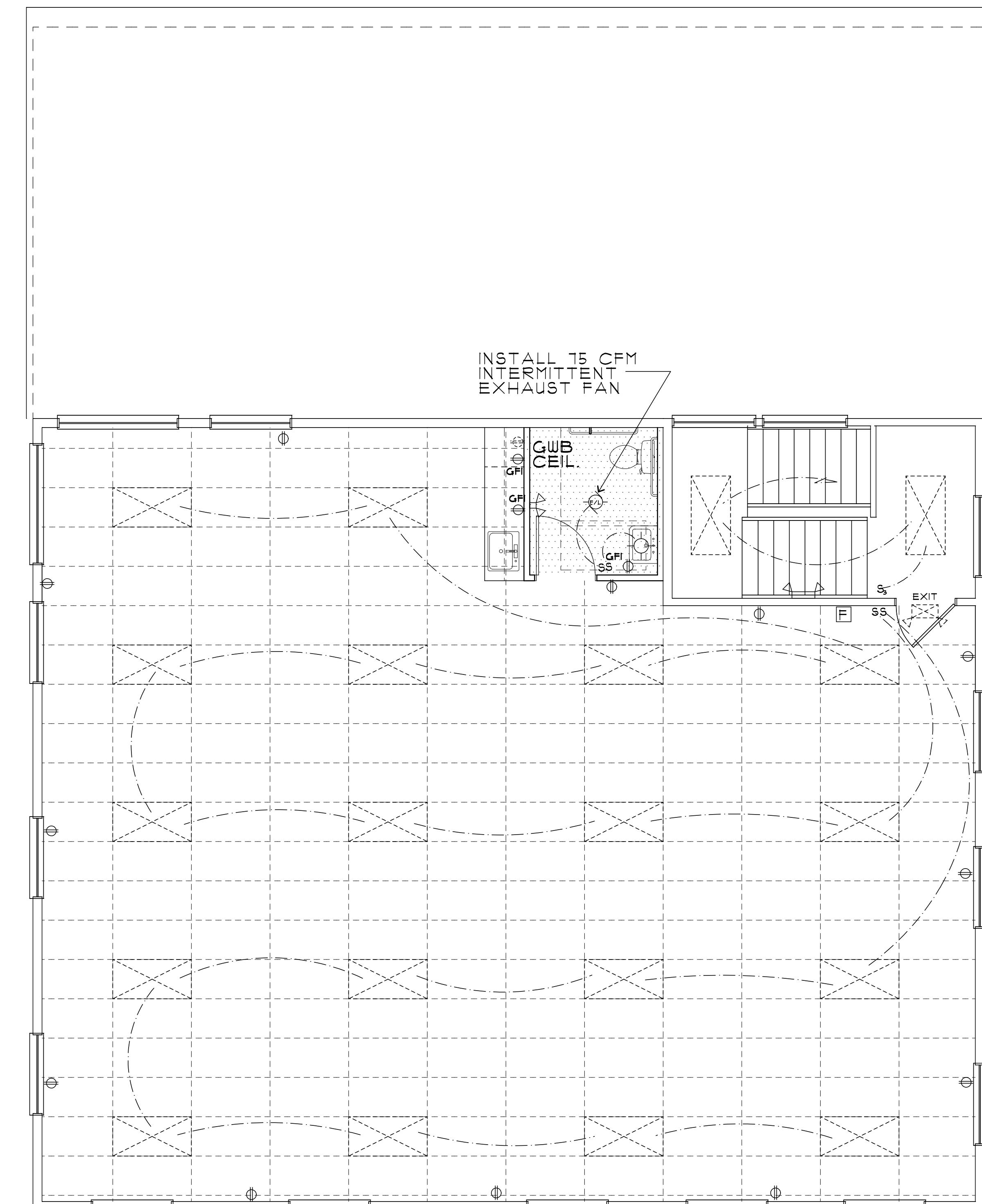
EQUIPMENT LEGEND

	HORN/STROBE ALARM		STROBE ONLY ALARM		FIRE EXTINGUISHER
--	-------------------	--	-------------------	--	-------------------



ALTERED GROUND FLOOR ELEC.

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



ALTERED UPPER FLOOR ELEC.

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

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ACCESSIBLE GENERAL NOTES AS PER THE ICC/ANSI A117.1-2017 SUBCODE (rehab)

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DATE

302 Floor or Ground Surfaces

302.1 General

Floor or ground surfaces shall be stable, firm and slip resistant, and shall apply with Section 302. Changes in floor or ground surfaces shall comply with Section 303.

302.2 Carpet

Carpet or Carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or Carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2" (13mm) Max. Exposed edges of carpet shall be fastened to floor or ground surfaces and shall have trim along the entire length of the exposed edge. Carpet edge trim shall comply with section 303.

303 Changes In Level

303.2 Vertical

Changes in level of 1/4" (6mm) high maximum shall be permitted to be vertical.

303.3 Beveled

Changes in level of 1/4" (6mm) high minimum and 1/2" (13mm) maximum shall be beveled with a slope not steeper than 1:2.

303.3 Ramped

Changes in level greater than 1/2" (13mm) shall be ramped and shall comply with Section 405 or 406.

304 Turning Spaces

304.2 Floor or Ground Surfaces

Floor or ground surfaces of a wheelchair turning space shall have a slope not steeper than 1:48 and shall comply with section 302.

304.3 Size

Wheelchair turning space shall comply with Section 304.3.1 or 304.3.2

304.3.1 Circular Space

The turning space shall be a circular space with a 60 inch (1525mm) minimum diameter. the turning space shall be permitted to include knee and toe clearance complying with Section 306.

304.3.2 T-Shaped Space

The turning space shall be a T-shaped space within a 60 inch (1525mm) minimum square with arms and base 36 inches (915mm) minimum in width. Each arm of the T shall be clear of obstructions 12 inches (60mm) minimum in each direction and the base shall be clear of obstructions 24 inches (120mm) minimum. The turning space shall be permitted to include knee and toe clearance complying with Section 306 only at the end of either the base or one arm.

304.4 Door Swing

Unless otherwise specified, doors shall be permitted to swing into turning spaces.

305 Clear Floor Space

305.3 Size

The clear floor space shall be 48 inches (1220 mm) minimum in length and 30 inches (760 mm) in width

305.4 Knee and Toe Clearance

Unless otherwise specified, clear floor space shall be permitted to include knee and toe clearance complying with Section 306.

305.5 Position

Unless otherwise specified, the clear floor space shall be positioned for either forward or parallel approach to an element.

306 Knee and Toe Clearance

306.2 Toe Clearance

306.2.1 General

Space beneath an element between the floor and 9 inches (230mm) above the floor shall be considered toe clearance and shall comply with Section 306.2

306.2.2 Maximum Depth

Toe clearance shall be permitted to extend 25 inches (635mm) maximum under an element.

306.2.3 Minimum Depth

Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430mm) minimum beneath the element.

306.2.5 Width

Toe clearance shall be 30 inches (760mm) minimum in width

306.3 Knee Clearance

306.3.1 General

Space under an element between 9 inches (230mm) and 27 inches (685mm) above the floor shall be considered knee clearance and shall comply with Section 306.3

306.3.2 Maximum Depth

Knee clearance shall be permitted to extend 25 inches (635mm) maximum under an element at 9 inches (230mm) above the floor.

306.3.3 Minimum Depth

Where knee clearance is required beneath an element as part of a clear floor space, the knee clearance shall be 11 inches (280mm) minimum in depth at 9 inches (230mm) above the floor, and 8 inches (205 mm) minimum depth at 27 inches above the floor.

306.3.5 Width

Knee clearance shall be 30 inches (760mm) minimum in width.

308 Reach Ranges

308.1 General

Reach ranges shall comply with Section 308

308.2 Forward Reach

308.2.1 Unobstructed

Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220mm) maximum and the low forward reach shall be 15 inches (380mm) minimum above the floor.

308.2.2 Obstructed High Reach

Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220mm) maximum. Where the reach depth is 20 inches (510mm) maximum, where the reach depth exceeds 20 inches (510mm), the high forward reach shall be 44 inches (1120mm) maximum and the reach depth shall be 25 inches (635mm) maximum.

308.3 Side Reach

308.3.1 Unobstructed

Where a clear floor space complying with Section 306 allows a parallel approach to an element and the edge of the clear floor space is 10 inches (255mm) maximum from the element, the high side reach shall be 48" (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the floor.

Exception: Existing elements shall be permitted at 54 inches (1370 mm) maximum above the floor

308.3.2 Obstructed High Reach

Where a clear floor space complying with Section 305 allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865mm) maximum above the floor and the depth of the obstruction shall be 24 inches (610mm) maximum. The high side reach shall be 48 inches (1220mm) maximum above the floor for a reach depth of 10 inches (255mm) maximum. Where the reach depth exceeds 10 inches (255mm), the high side reach shall be 46 inches (1170mm) maximum for a reach depth of 24 inches (610mm) maximum.

Exception: At washing machines and clothes dryers, the height of the obstruction shall be 36 inches (915 mm) maximum above the floor

309 Operable Parts (ie: Light Switches)

309.1 Operable Parts

Operable parts required to be accessible shall comply with Section 309.

309.3 Height

Operable parts shall be placed within one or more of the reach ranges specified in Section 308.

404 Doors and Doorways

404.1 General

Doors and doorways that are part of an accessible route shall comply with Section 404.

404.2.2 Clear Width

Doorways shall have a clear opening width of 32 inches (815mm) minimum. Clear opening width of doorways with swinging doors shall be measured between the face of door and stop, with the door open 90 degrees. Openings more than 24 inches (610mm) in depth shall provide a clear opening of 36 inches (915mm) minimum. There shall be no projections into the clear opening width lower than 34 inches (865mm) above the floor. Projections into the minimum clear opening width between 34 inches (865mm) and 80 inches (2020mm) above the floor shall not exceed 4 inches (102mm).

505 Handrails

505.1 General

Handrails required by Section 405.8 for ramps, or Section 504.6 for stairs, shall comply with Section 505.

505.2 Location

Handrail shall be provided on both sides of stairs and ramps.

506.3 Continuity

Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs or ramps shall be continuous between flights or runs. Other handrails shall comply with Section 505.10 and 307.

505.4 Height

Top of gripping surfaces of handrails shall be 34 inches (865mm) minimum and 38 inches (965mm) maximum vertically above stair nosings and ramp and walking surfaces. Handrails shall be at a consistent height above stair nosings and ramp and walking surfaces.

505.5 Clearance

Clearance between handrail gripping surface and adjacent surface shall be 1 1/2 inches (38mm) minimum.

505.7 Cross Section

505.7.1 Circular Cross Section

Handrails shall have a circular cross section shall have an outside diameter of 1 1/4 inch (32mm) minimum and 2 inches (51mm) maximum.

505.7.2 Non-Circular Cross Section

Handrails with a non-circular cross section shall have a perimeter dimension of 4 inches (100mm) minimum and 6 1/4 inches (160mm) maximum, and a cross-section dimension of 2 1/4 inches (57mm) maximum.

505.8 Surfaces

Handrails and any wall or other surfaces adjacent to them, shall be free of any sharp or abrasive elements. Edges shall be rounded.

505.10 Handrail Extensions

Handrail shall extend beyond and in the same direction of stair flights and ramp runs in accordance with Section 505.10.

Exception

1. Continuous handrails at the inside turn of stairs and ramps

505.10.2 Top Extensions at Stairs

At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305mm) minimum beginning directly above the landing nosing. Extensions shall return to a wall guard, or the walking surface, or shall be continuous to the handrail of an adjacent stair flight.

505.10.2 Bottom Extensions at Stairs

At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the bottom tread nosing. Extensions shall return to a wall, guard, landing surface or shall be continuous to the handrail of an adjacent stair flight.

601 General

601.1 Scope

Plumbing elements and facilities required to be accessible by scoping provisions shall be adopted by the administrative authority shall comply with the applicable provisions of Chapter 6.

603 Toilet and Bathing Rooms

603.1 General

Accessible toilet and bathing rooms shall comply with Section 603.

603.2 Clearances

603.2.1 Turning Space

A turning space complying with Section 304 shall be provided within the room.

603.2.2 Overlap

Clear floor spaces, clearances at fixtures, and turning spaces shall be permitted to overlap.

603.2.3 Door swing

Doors shall not swing into the clear floor space or clearance for any fixture.

Exception:

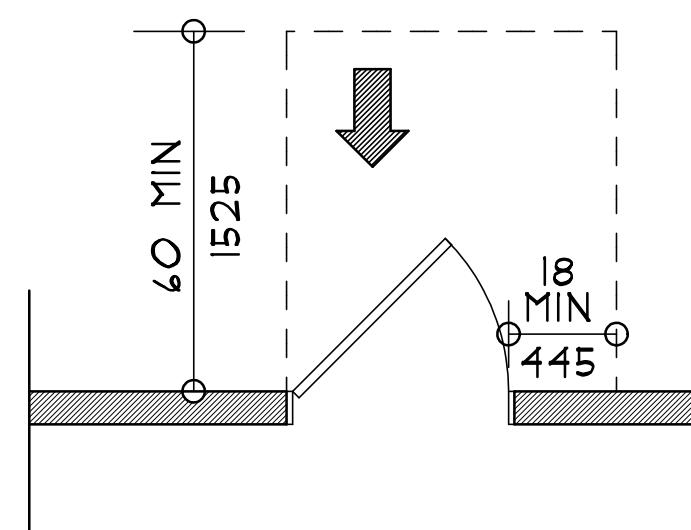
1. Doors to a toilet and bathing room for a single occupant, accessed only through a private office and not for common use or public use shall be permitted to swing into the clear floor space, provided the swing of the door can be reversed to meet Section 603.2.3

2. Where the room is for individual use and a clear floor space complying with Section 305.3 is provided within the room beyond the arc of the door swing.

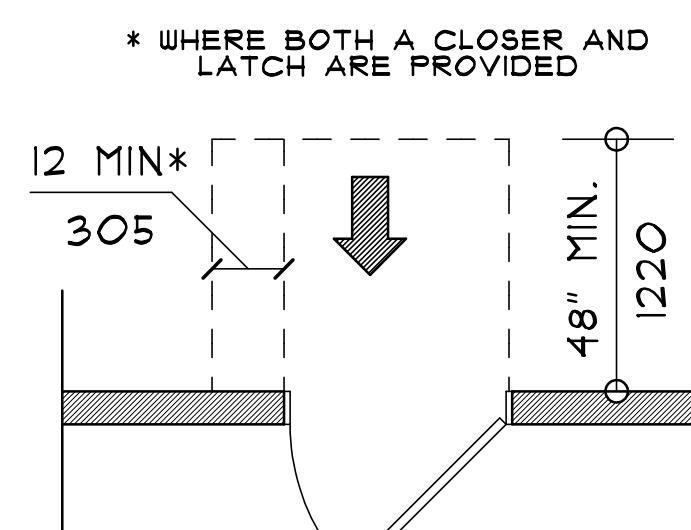
604 Water Closets and Toilet Compartments

604.1 General

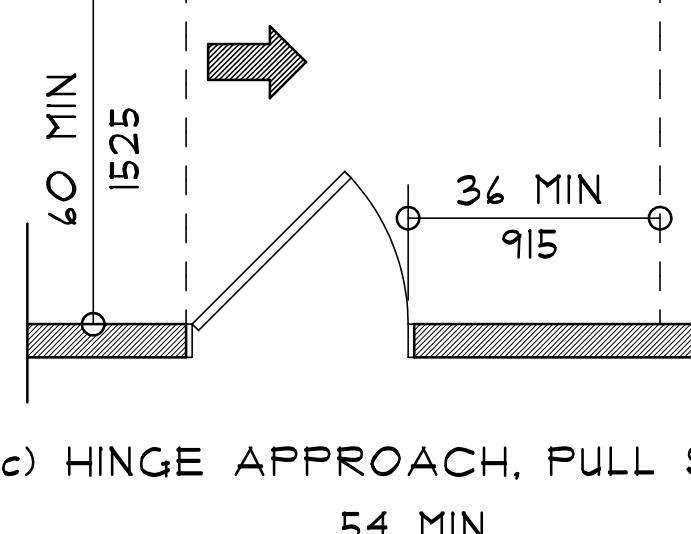
Accessible water closets and toilet compartments shall comply with Section 604. Compartments containing more than one plumbing fixture shall comply with Section 603. Wheelchair accessible compartments shall comply with Section 604.8.



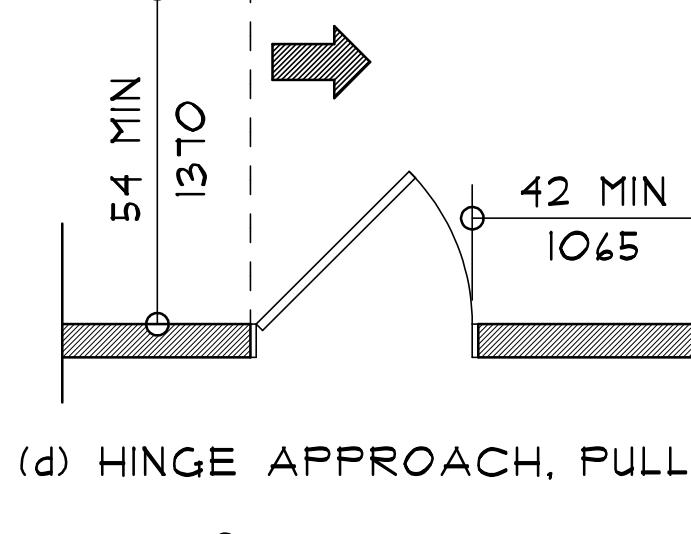
(a) FRONT APPROACH, PULL SIDE



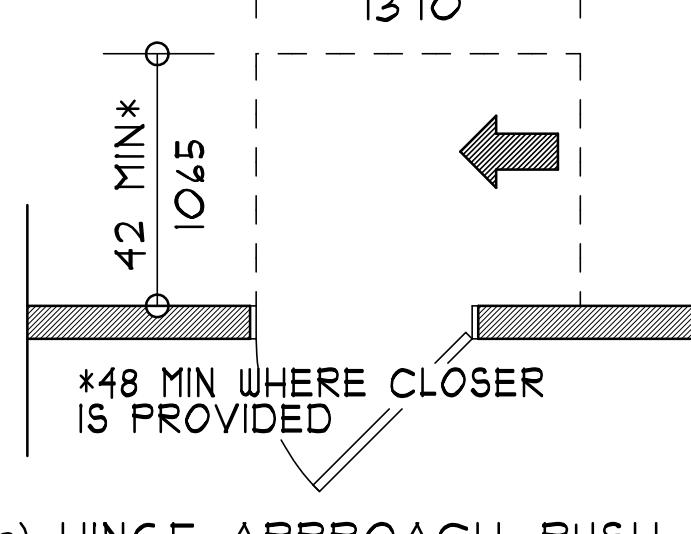
(b) FRONT APPROACH, PUSH SIDE



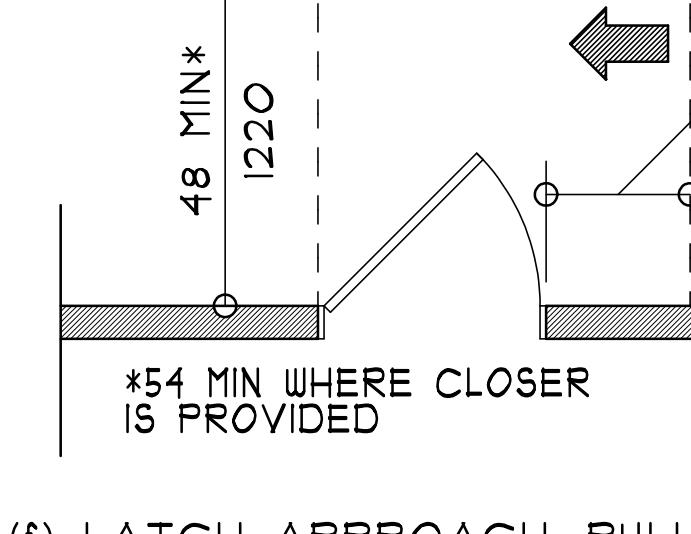
(c) HINGE APPROACH, PULL SIDE



(d) HINGE APPROACH, PULL SIDE



(e) HINGE APPROACH, PUSH SIDE



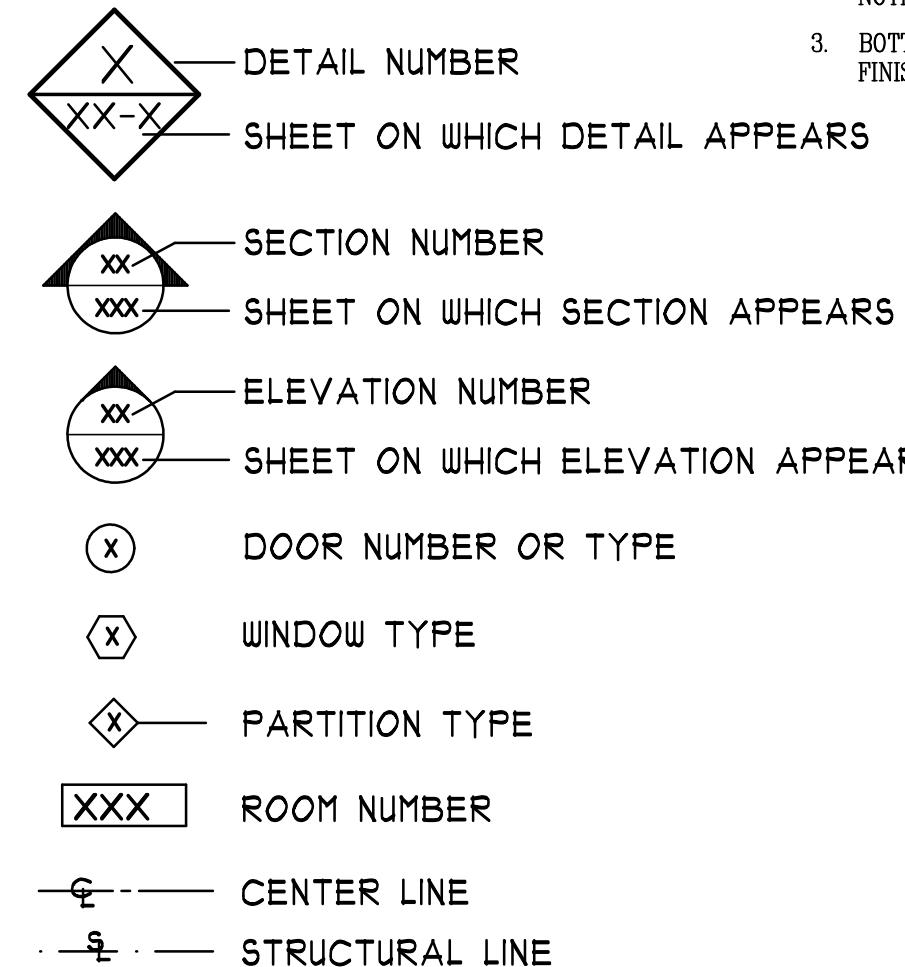
<p

GENERAL NOTES

ABBREVIATIONS

ABV - ABOVE	M - MEN
A.B. - ANCHOR BOLT	MANUF. MFR. MFG. - MANUFACTURER
ACT. - AUTOMATIC CEILING TILE	MATL. - MATERIAL
ADDL. - ADDITIONAL	MAX. - MAXIMUM
AFF. - ABOVE FINISHED FLOOR	MECH. - MECHANICAL
AL, ALUM. - ALUMINUM	MEZZ. - MEZZANINE
APPROX. - APPROXIMATE	MGR. - MANAGER
ASSOC. - ASSOCIATED	MIN. - MINIMUM
AUTO. - AUTOMATIC	M.O. - MASONRY OPENING
BLDG. - BUILDING	M.R. - MOISTURE-RESISTANT
BLKG. - BLOCKING	MTD. - MOUNTED
B.O.F. - BOTTOM OF FOOTING	MTL. - METAL
BOT. - BOTTOM OF	MET., MTL. - METAL
BOT. W.C. - BOTTLED WATERCOOLER	N.I.C. - NOT IN CONTRACT
B.P. - BASE PLATE	NO. - NUMBER
C.J. - CONTROL JOINT	NSF - NET SQUARE FOOTAGE
C.T. - CERAMIC TILE	N.T.S. - NOT TO SCALE
CANT. - CANTILEVER	O.C. - ON CENTER
CER. - CERAMIC	O.D. - OUTSIDE DIAMETER
CLG. - CEILING	O.H. - OVERHEAD
CLR. - CL. - CLEAR	O.H.D. - OVERHEAD DOOR
CMU. - CONCRETE MASONRY UNIT	OPENG. - OPENING
COL. - COLUMN	OPP. - OPPOSITE
COMM. - COMMERCIAL	PART. - PARTITION
CONC. - CONCRETE	P.C.L. - PRE-CAST CONC. LINTEL
CONT. - CONTINUOUS	PNL. - PANEL
CONST. - CONSTRUCTION	PR. - PAIR
D. - DP. - DEEP	PREFAB. - PREFABRICATED
DBL. - DOUBLE	P.S.I. - POUNDS PER SQUARE INCH
DET. - DETAIL	P.T. - PRESSURE TREATED
D.F. - DRINKING FOUNTAIN	PT. - POINT
DIA. - DIAMETER	PTD. - PAINTED
DIM. - DIMENSION	R. - RISE
DIGS. S. - DRUGS. DRAWINGS	RD. - ROOF DRAIN
E.J. - EXPANSION JOINT	REF. - REFLECTED, REFERENCE
EA - EACH	REINF. - REINFORCING
ELEC. - ELECTRICAL	REQ'D. - REQUIRED
ELEV. - ELEVATION	RWC. - RAIN WATER CONDUCTOR
EMER. - EMERGENCY	RM. - ROOM
EQ. - EQUAL	SC. - SOLID CORE
EQUIP. - EQUIPMENT	SCHD. - SCHEDULE
E.S. - EACH SIDE	S.F. - SQUARE FEET
EST. - ESTIMATED	SIM. - SIMILAR
ETC. - ETCETERA	S.O.G. - SLAB ON GRADE
E.W.B. - EACH WAY BOTTOM	STL. - STEEL
EXP. - EXPOSED, EXPANSION	SURF. - SURFACE
EXT. - EXTERIOR	STR. - STRUCT. - STRUCTURAL
F.D. - FLOOR DRAIN	SUSP. - SUSPENDED
FIN. FLR. - FINISHED FLOOR	S.W.B. - SIDEWAYS BOTTOM
FND. - FOUNDATION	TEMP. - TEMPERED
FTG. - FOOTING	THK. - THICK
FV. - FLOOR VERIFY	TOP. / T. - TOP OF
G.C. - GENERAL CONTRACTOR	T.O.M. - TOP OF MASONRY
GA - GAGE	TRANS. - TRANSITION
GALV. - GALVANIZED	Typ. - TYPICAL
GLS. - GLASS, GLAZING	UL. - UNDERLITER LABORATORIES
GSF. - GROSS SQUARE FOOTAGE	UNO. - UNLESS NOTED OTHERWISE
GWB. - GYPSUM WALL BOARD	VCT. - VINYL COMPOSITION TILE
GYT. - GYPSUM	VERT. - VERTICAL
H. - HIGH	VEST. - VESTIBULE
H.C. - HANDICAP	V.I.F. - VERIFY IN FIELD
HD. - HEAD	V.P. - VISION PANEL
HM, HOL. MET. - HOLLOW METAL	VTR. - VENT THROUGH ROOF
HORZ. - HORIZONTAL	V.W.O. - VERIFY WITH OWNER
HT. - HEIGHT	W. - WIDE, WIDTH, WOMAN
HR, HRS. - HOUR, HOURS	W/ - WTH
HV. - HEATING/VENTILATING	WD. - WOOD
INSUL. - INSULATION	WDW. - WINDOW
JT. - JOINT	WHSE. - WAREHOUSE
KO - KNOCKOUT	W.W.F. - WELDED WIRE FABRIC
LG. - LONG	W.L.B. - LENGTHWISE BOTTOM

GRAPHIC LEGEND



OUTLINE OF BUILDING MATERIAL SPECIFICATIONS AND GENERAL NOTES

GENERAL

- ALL CODES HAVING JURISDICTION SHALL BE STRICTLY OBSERVED IN THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE, CITY, AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES INCLUDING UNDERWRITERS LAB APPROVAL AND ALL STATE AND FEDERAL OSHA SAFETY REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.
- OSHA REGULATIONS SHALL APPLY WHERE REQUIRED DURING THE COURSE OF THE WORK AS IT APPLIES TO WORKMAN'S SAFETY. CONTRACTOR SHALL DESIGNATE A "SAFETY DIRECTOR" WHO SHALL BE RESPONSIBLE FOR ALL OSH REQUIREMENTS.
- THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT ANY SITE CONDITIONS.
- THE CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT AND INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH AFFECTED WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR RECTIFYING UNACCEPTABLE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS IN THE CONTRACT DOCUMENTS WHICH CAN READILY OR REASONABLY BE DETERMINED AND FOR WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION OF SUBJECT WORK.
- ALL REINFORCING STEEL REBAR IN CONCRETE FOOTINGS SHALL BE MANUFACTURED OF HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM SPECIFICATIONS A-615B, GRADE 40. MINIMUM CONCRETE COVER FOR REINFORCING BARS SHALL BE 3 INCHES, WHERE CONCRETE IS AGAINST AND PERMANENTLY EXPOSED TO EARTH.
- THE SPECIFIED LOCATION OF THE REINFORCEMENT SHALL EQUAL OR EXCEED THE EFFECTIVE DEPTH DISTANCE AS NOTED IN TABLES 16.5(2), 16.5(3), 1805.5(5) OF THE 2021 INTERNATIONAL BUILDING CODE AND JACKET BENDING AND TIE LENGTH SHALL BE EQUAL TO THE SOIL SIDE OF THE WALL TO CENTER OF THE VERTICAL REINFORCEMENT. THE REINFORCEMENT SHALL BE PLACED WITHIN THE TOLERANCES SPECIFIED IN ACI 530.1/ASCE 6/TMS 404, ARTICLE 3.4E1 OF THE SPECIFIED LOCATION.
- PIPE AND CONDUIT HOLES AND TRENCHES IN THE FLOOR RESULTING FROM REMOVALS, OR NEW WORK REQUIREMENTS, SHALL BE FILLED IN SOLID WITH CONCRETE.
- SUITABLE EXPANSION JOINTS AS REQUIRED BY JOB CONDITIONS SHALL BE PROVIDED IN WALLS AND FLOORS.
- ALL FORMS MUST BE REMOVED BEFORE THE PLACEMENT OF COMPAKED BACKFILL.
- VERTICAL REINFORCEMENT SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI

GROUNDING:

- WHEN UNCOATED CONDUCTIVE STEEL REBAR MEASURING 1/2" DIAMETER OR GREATER AND 20 OR MORE FEET IN LENGTH (REBAR LENGTH CONSIST OF ONE PIECE OR MULTIPLE LENGTHS TIED TOGETHER) IS ENCASED IN NO LESS THAN 2" OF CONCRETE IT IS REQUIRED TO BE BONDED TO THE GROUNDING ELECTRODE SYSTEM OF NEW CONSTRUCTION.
- SECTION 250-70 IN THE NEC 2014 SUBCODE SPECIFIES THAT A UL LISTED CLAMP ATTACHED TO THE ENCASED 1/2" DIAMETER OR GREATER UNCOATED CONDUCTIVE STEEL REBAR IN THE BOTTOM OF THE FOOTING, SHALL ALSO BE ATTACHED TO A SOLID OR STRANDED COPPER CONDUCTOR OF SIZE #4 AS SPECIFIED IN SECTION 250-66(B).
- A CONCRETE-ENCASED ELECTRODE CAN ALSO BE A #4 BARE COPPER CONDUCTOR AT LEAST 20' IN LENGTH THAT IS ENCASED IN 2" OF CONCRETE IN OR NEAR THE FOOTING.

MASONRY:

- ALL MASONRY CONSTRUCTION EXPOSED TO EARTH SHALL BE IN CONFORMANCE WITH A.C.I. AND N.J. UNIFORM CONSTRUCTION CODE REQUIREMENTS.
- CMU FOR GENERAL USE, ASTM C90, TYPE I, MEDIUM OR LIGHT-WEIGHT, HOLLOW LOAD BEARING, USE GRADE "N" FOR ALL GENERAL USE, NOMINAL UNIT 8X16 AND 12X16 INCHES.
- SOLID LOAD BEARING CMU: ASTM C145, ALL OTHER REQUIREMENTS SAME AS SPECIFIED FOR CMU GENERAL USE.
- WHERE SPECIFIED, MASONRY WALLS SHALL BE REINFORCED WITH GALVANIZED STEEL ASTM A615, GRADE 60 JOINT REINFORCEMENT (DUR-O-WALL) TRUSS TYPE AT 16" ON CENTER VERTICALLY (TYPICAL ALL WALLS).
- SUITABLE EXPANSION JOINTS AS REQUIRED BY JOB CONDITIONS SHALL BE PROVIDED IN WALLS AND FLOORS, BUT NOT LESS THAN EVERY 20 LINEAL FEET OF CONCRETE MASONRY WALL STARTING AT OR NEAR FINISHED GRADE OR FLOOR LINE AND CONTINUING FOR FULL HEIGHT OF WALL.
- GROUT SHALL HAVE A SPECIMEN COMPRESSIVE STRENGTH OF NOT LESS THAN 2,000 PSI AT 28 DAYS.
- HOLLOW MASONRY UNITS SHALL COMPLY WITH ASTM C90 AND SHALL BE INSTALLED WITH TYPE M OR S MORTAR.

TERMAL AND MOISTURE PROTECTION:

- THE FOLLOWING SPECIFICATION SHALL GOVERN WITH MODIFICATIONS AS SPECIFIED HEREIN: AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS (ASHRAE), HANDBOOK OF FUNDAMENTALS.
- INSTALL FLASHING AND SHEET METAL IN COMPLIANCE WITH "ARCHITECTURAL SHEET METAL MANUAL".
- ALUMINUM FLASHING SHALL CONFORM TO ASTM B209, AND BE MINIMUM 0.016" THICK STANDARD BUILDING SHEET OF PLAIN FINISH.
- GALVANIZED STEEL FLASHING SHALL CONFORM TO ASTM A526, 0.20% COPPER, 26 GAGE (0.017"), ASTM A525, DESIGNATION C 90 HOT-DIP GALVANIZED, MIL PHOSPHATED.
- BACKPAINT FLASHINGS WITH BITUMINOUS PAINT, WHERE EXPECTED TO BE IN CONTACT WITH CEMENTITIOUS MATERIALS OR DESIMILAR METALS.
- PROVIDE AND INSTALL FLASHING AT ALL ROOF TO WALL CONDITIONS, PROJECTIONS OF WOOD BEAMS THROUGH EXTERIOR WALLS, EXTERIOR OPENINGS, AND ELSEWHERE AS REQUIRED TO PROVIDE WATERPROOF/WEATHERPROOF PERFORMANCE.
- ROOF DECKS SHALL BE COVERED WITH APPROVED ROOF COVERINGS SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 15 OF THE 2006 INTERNATIONAL BUILDING CODE NEW JERSEY EDITION. ROOF COVERINGS SHALL BE DESIGNED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THIS CODE AND APPROVED MANUFACTURER'S INSTALLATION INSTRUCTIONS SUCH THAT THE ROOF COVERING SHALL SERVE TO PROTECT THE BUILDING OR STRUCTURE.

SITE WORK

- ALL BACKFILL UNDER CONCRETE SLABS AND PAVED AREAS SHALL BE PLACED PER GEOTECHNICAL REPORT AND CIVIL ENGINEERING DOCUMENTS.
- LANDSCAPING CONTRACTOR TO PROVIDE COMPACTED FILL, TOPSOIL, AND SEED TO ALL GRASS AREAS, ALL TREE AND SHRUBBERY PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CIVIL SITE PLAN AND PLANTING SCHEDULE. CONTRACTOR SHALL NOT PLANT TREES AND / OR SHRUBS DURING A PERIOD OF UNSUITABLE CLIMATIC CONDITIONS.
- ALL NEW PLANTINGS SHALL BE FROM NURSERY GROWN STOCK, AND CERTIFIED BY THE AMERICAN SECTION OF NURSERYMEN AS BEING FREE FROM DISEASE AND INSECTS.
- NO FREE WATER SHALL BE ALLOWED TO BE WITHIN FOOTING AND SLABS EXCAVATION BEFORE AND DURING THE PLACEMENT OF CONCRETE.
- ALL BACKFILL AT STRUCTURES, SLABS, STEPS, AND PAVEMENTS SHALL BE CLEAN GRANULAR FILL BUILDING SITE SHALL BE KEPT DRY SO THAT EROSION WILL NOT OCCUR IN THE FOUNDATION EXCAVATIONS.
- BACKFILL SHALL CONSIST OF A SATURATED COHESIVE SOIL, OR A WELL GRADED GRANULAR MATERIAL HAVING A CLAY BINDER. BACKFILL MATERIALS MUST BE COMPAKED PER CIVIL ENGINEERING DRAWINGS AND SPECIFICATIONS.
- GRADING SHALL BE DONE TO DIRECT ALL SURFACE WATER AWAY FROM THE STRUCTURE WITH A MINIMUM SLOPE OF 1/4" PER FT.
- ALL SLABS ON GRADE SHALL BEAR ON ENGINEERED COMPACTED SOIL, CAPABLE OF SUPPORTING ALL ANTICIPATED LOADS IN ACCORDANCE WITH STRUCTURAL SPECIFICATIONS. ALL FOOTINGS SHALL BEAR ON UNDISTURBED VIRGIN SOIL, OR ENGINEERED COMPACTED SOIL CAPABLE OF SUPPORTING ALL ANTICIPATED LOADS IN ACCORDANCE WITH STRUCTURAL SPECIFICATIONS.

CONCRETE/FOOTINGS:

- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS.
- ALL CONCRETE FOOTINGS ARE DESIGNED TO BEAR ON SOIL UNDISTURBED NATURAL OR CONTROLLED COMPACTED FILL CAPABLE OF SUPPORTING A MINIMUM OF 2,000 PSI. BUILDER/CONTRACTOR IS TO VERIFY SOIL BEARING CAPACITY PRIOR TO POURING OF FOOTINGS AND CONSTRUCTION ON FOUNDATION. IF THE SOIL IS FOUND TO BE IN CLASS III WHICH CONSISTS OF, BUT NOT LIMITED TO, SC, MH, MH-CL AND INORGANIC CL SOILS, THE BUILDER/CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY BEFORE CONSTRUCTION BEGINS.
- BOTTOM OF ALL FOOTINGS SHALL MAINTAIN A MINIMUM DEPTH OF 36" BELOW EXTERIOR FINISH GRADE.

NOTE: SOME NOTES MAY NOT APPLY

THESE NOTES ARE GENERAL AND MAY NOT INCLUDE ALL APPLICABLE CODES. IT IS THE BUILDER AND CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL CODES FOR WORK TO BE DONE BEFORE CONSTRUCTION.

PREFABRICATED WOOD TRUSSES :

- Design trusses under seal of a professional engineer registered in the state of New Jersey and experienced in structural framing design of wood trusses.
- Design Standards - Conform to the applicable provisions of the National Design Specification For Wood Construction, published by the National Forest Products Association, and the Design Specification For Metal Plate Connected Wood Trusses, published by the Truss Plate Institute.
- Design members to withstand their own weight, erection forces and live and dead loads. Design for 24 lbs/sq. ft. minimum snow load and applicable wind loads.
- Lumber Grading Agency - Certified by AISC.
- Truss Plates - In accordance with Truss Plate Institute.
- Conform to 2015 Int'l. Build. Code N.J. Ed. for loads, and other governing load criteria.
- Shop Drawings - Indicate framing system, sizes and spacing of joists loads and joist centers, bearing and anchor details, bridging and bracing and framed openings. Submit design calculations and shop drawings to code official as required.
- Verify dimensions and site conditions prior to fabrication.
- Floor/Roof trusses to be manufactured and installed in strict accordance with manufacturer's recommendation. All spans, joist depth, deflections and spacing to be verified by manufacturer.

CARPENTRY

- THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORTS AND/OR BACKING MATERIAL IN NEW WALLS FOR EQUIPMENT AND /OR ACCESSORIES ATTACHED THERETO.
- PROVIDE MANUFACTURER'S STANDARD LOAD BEARING AND NON-LOAD BEARING STEEL STUDS AND JOISTS OF TYPE, SIZE, SHAPE, AND SPACING AS INDICATED ON DRAWING. PROVIDED MANUFACTURER'S STANDARD STEEL GURDROPS (TRACKS), BLOCKING, GAMBLES, CLIP ANGLES, BEAM SUPPORTS, PAPERERS AND OTHER ACCESSORIES AS INDICATED AS NECESSARY TO PROVIDE A COMPLETE METAL FRAMING SYSTEM. FOR 16 GAGE AND HEAVIER UNITS, FABRICATE METAL FRAMING COMPONENTS OF STRUCTURAL QUALITY STEEL SHEET WITH A MIN. YIELD POINT OF 40,000 psi ASTM A 446 570, OR A 611 FOR 16 GAGE AND LIGHTER UNITS. FABRICATE METAL FRAMING COMPONENTS OF COMMERCIAL PROVIDED GALVANIZED FINISH TO ALL METAL FRAMING, FASTENERS WITH CORROSION RESISTANT PLATED FINISH IN GENERAL INSTALL METAL FRAMING SYSTEMS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

BARRIER FREE REQUIREMENTS: (CHAPTER 11 2021 IBC NJ ED.)

NOTE: ICC/ANSI A117.1-2017 ACCESSIBLE AND USABLE BUILDING FACILITIES CODE BOOK SHOULD BE REVIEWED FOR ALL APPLICABLE BUILDING SUBCODES AND REQUIREMENTS BEFORE CONSTRUCTION.

- THRESHOLDS SHALL BE BEVELED AND NO HIGHER THAN 1/2".
- DOOR HARDWARE: PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS SHALL HAVE A SLOPE THAT IS EASY TO GRIP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TURNING, TWISTING, OR TWISTING OF WRIST TO OPERATE. WHEN SLIDING DOORS ARE IN THE FULL OPEN POSITION, OR OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
- BATHROOMS SHALL HAVE SLIP RESISTANT FLOORING.
- PROVIDE BLOCKING IN THE WALL AT GRAB BAR LOCATIONS.
- GRAB BARS SHALL BE 1-1/4" - 2" DIAM. MOUNTED 1-1/2" FROM WALL, WITH 250 LBS. MINIMUM BEARING CAPACITY. LENGTH SHALL BE AS INDICATED ON DRAWINGS.
- HOT WATER SUPPLY AND DRAIN PIPES WITHIN WHEELCHAIR SPACES SHALL BE INSULATED "F" TRAPS MAY BE OFFSET HORIZONTALLY OR LOCATED IN WALL WITH AN ACCESS PANEL

DOORS AND WINDOWS:

- UNLESS OTHERWISE NOTED ALL DOOR HEADS TO BE AT 7'-0" A.P.F. UNLESS OTHERWISE NOTED IN DOOR SCHEDULE.
- CONTRACTOR SHALL CONFORM TO THE ADOPTED ENERGY CODE AND VERIFY THAT THE MAXIMUM WINDOW AND DOOR INFILTRATION RATES ARE NOT EXCEEDED.

- ALL EXTERIOR JOINTS AROUND WINDOWS, DOORS, UTILITY PENETRATIONS, AND AT INTERSECTIONS OF WALLS, FLOORS, AND ROOFS SHALL BE CAULKED, GASKETED OR OTHERWISE SEALED AGAINST AIR INFILTRATION.

- ALL DOOR AND WINDOW OPENINGS TO THE EXTERIOR, OR TO UNCONDITIONED AREAS SHALL BE FULLY WEATHERSTRIPPED, GASKETED, OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION. ALL MANUFACTURED WINDOWS SHALL MEET THE AIR INFILTRATION STANDARDS OF ASTM E283

STEEL DOOR:

- FIRE RATED DOOR PANEL AND FRAME CONSTRUCTION TO CONFORM TO ASTM E152, NPA 252, OR UL 10B, WHERE PAIRS OF DOORS REQUIRE FIRE RATING, THE DOORS SHALL HAVE PASSED THE APPROPRIATE UL TEST WITHOUT THE USE OF ASTRAGALS.

- INSTALLED FRAME AND DOOR ASSEMBLY SHALL CONFORM TO NPA 80 AND NPA 101 FIRE RATED CLASS INDICATED.

- EXTERIOR INSULATED STEEL DOORS - DOORS SHALL BE FABRICATED OF 24 GA. ELECTRO-GALVANIZED-BONDED STEEL ENBEDDED WITH PANEL DESIGN AS SHOWN ON BOTH INTERIOR AND EXTERIOR FACES. PROVIDE INTERNAL WOOD STILES, RAILS AND A 12" FULL SUPPORT LOCK BLOCK. INSULATE CORE WITH FOAMED-IN-PLACE POLYURETHANE HAVING AN R VALUE OF 15.49. PREPARE DOOR FOR 2-3/4" BUCKSET AND MORTISE FOR HINGES.

- INTERIOR DOORS - SDI-100 GRADE II (HEAVY DUTY), 18 GAUGE, MODEL 3 (SEAMLESS HOLLOW STEEL).

- EXTERIOR FRAMES - 18 GAUGE THICK ELECTRO-GALVANIZED STEEL, COMPLETE WITH ADJUSTABLE ALUMINUM THRESHOLD, COMPRESSION WEATHERSTRIPPING AT HEAD AND STRIKE EDGE AND MAGNETIC WEATHERSTRIPPING AT LOCK EDGE

- INTERIOR FRAMES - 16 GAUGE THICK MATERIAL.

WOOD DOOR:

- FLUSH INTERIOR DOORS: 1-