

**BUILDING DATA:**

USE GROUP: F1  
CONSTRUCTION CLASS: 3B  
EXISTING BUILDING AREA: 13,121 sf TOTAL (8,127 sf FRONT, 5,000 sf REAR)  
ALLOWABLE AREA (TABLE 506.2): 12,000 sf  
ALLOWABLE AREA INCREASE (SECTION 506.2.3):  
12,000 + (12,000 x .75) x 1 = 21,000 sf  
ADJUSTED ALLOWABLE AREA: 21,000 sf  
SINGLE USE BUILDING IS COMPLIANT WITHOUT SPRINKLERS.  
FIRE SEPARATION IS NOT REQUIRED BETWEEN FRONT AND REAR AREAS.  
EXISTING BUILDING HEIGHT: 25' +/- (UNCHANGED)  
VOLUME: 156,000 cf (UNCHANGED)  
OCCUPANCY LOAD: 21 OCCUPANTS  
LOT SETBACKS: UNCHANGED

**APPLICABLE CODES:**

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING APPLICABLE CODES AND STANDARDS AS ADOPTED AND AMENDED BY THE LOCAL DEPARTMENT OF CODE ENFORCEMENT INCLUDING LOCAL ORDINANCES HAVING JURISDICTION OVER WORK OF THIS TYPE.  
THE NJ EDITION OF THE 2018 INTERNATIONAL BUILDING CODE.  
THE 2017 NATIONAL ELECTRIC CODE.  
THE 2018 INTERNATIONAL MECHANICAL CODE.  
THE 2018 INTERNATIONAL FUEL GAS CODE.  
THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE  
AND ALL BULLETINS SET FORTH BY THE NJ UNIFORM CONSTRUCTION CODE.

**STRUCTURAL CRITERIA:**

1. DESIGN LIVE LOADS: FIRST FLOOR = 100 p.s.f.  
BASEMENT FLOOR = 100 p.s.f.  
DECK = 100 p.s.f.  
WIND = 115 MPH 3 SECOND BURST / EXPOSURE CATEGORY B  
GROUND SNOW = 30 p.s.f.  
2. DESIGN DEAD LOADS: 15 P.S.F. AT EACH AREA THROUGHOUT

**GENERAL NOTES:**

- CONTRACTORS SHALL CONTACT ARCHITECT UPON START OF WORK.
- CONTRACTORS ARE RESPONSIBLE FOR VERIFICATION AND COORDINATION OF ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- DETAILS SHOWN IN ANY SECTION APPLY TO ALL SIMILAR SECTIONS UNLESS NOTED OTHERWISE.
- CONTRACTORS SHALL FULLY BRACE AND OTHERWISE PROTECT ALL WORK IN PROGRESS UNTIL THE CONSTRUCTION IS COMPLETED.
- ALL LUMBER IN CONTACT WITH MASONRY AND EXPOSED TO WEATHER SHALL BE PRESSURE TREATED ROT RESISTANT. PRESSURE TREATED WOOD SHALL BE GALVANIZED ALKALINE COPPER QUAT (ACQ) OR SIMILAR DESIGNATION. NOTED AS "P.T." ON PLANS.
- THE CONTRACTOR SHALL STORE ALL MATERIALS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL DEBRIS TO A LEGAL DISPOSAL AREA.
- THE ARCHITECT'S SERVICES ARE LIMITED TO THESE CONTRACT DOCUMENTS. THE ARCHITECT IS NOT RESPONSIBLE FOR DOCUMENTS BY OTHERS, SUCH AS SITE PLANS, SITE SURVEYS, TRUSS DESIGN, ETC.

**BUILDING AND TENANT HISTORY:**

- THE BUILDING WAS CONSTRUCTED IN 1961. IT RECEIVED A CERTIFICATE OF OCCUPANCY IN 1968.
- PREMIER SPECIALTIES, INC. HAS BEEN A TRIPLE NET TENANT SINCE 8/1/1998.

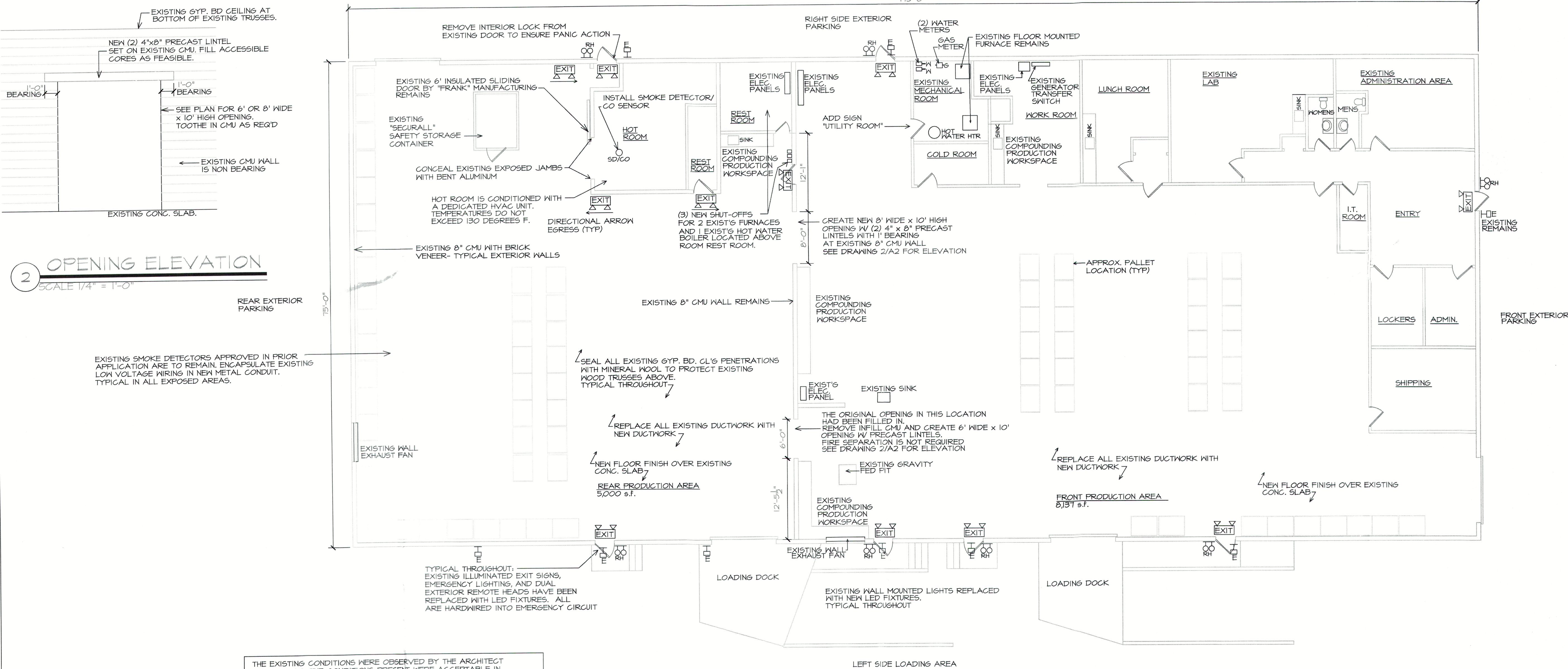
**LIGHTING/SYMBOL LEGEND - SELECTION BY TYPE:**

SYMBOL	TYPE
	ILLUMINATED EXIT SIGN W/ BATTERY BACKUP, CHLORIDE SELF-CONTAINED LCD EXIT LIGHT 120VAC. CONNECT TO UNSWITCHED LOCAL LIGHTING CIRCUIT WITH BATTERY BACKUP
	EMERGENCY LIGHTS W/ BATTERY BACKUP CHLORIDE TMF SERIES EMERGENCY BATTERY UNIT WITH TWO 18 WATT, 12V DC HEADS, CAPACITY WEATHER PROOF WHERE USED OUTDOORS
	REMOTE EMERGENCY 2 HEAD, WEATHER PROOF WHERE USED OUTDOORS, WITH 12WATT, 12V DC LAMP, MAINTAIN 1 F.C.
	EXTERIOR WALL MOUNTED LIGHT
	SMOKE / CARBON MONOXIDE DETECTOR - HARDWIRED TO PANEL

**ELECTRICAL PANEL NOTES:**

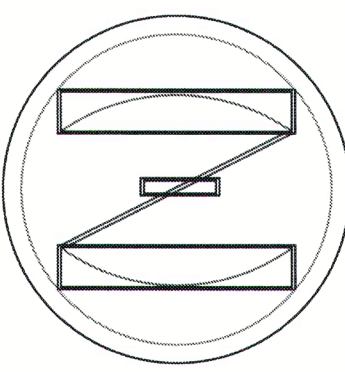
- USE EXISTING SPARES IN EXISTING ELECTRICAL PANEL
- GROUNDING SHALL COMPLY W/ NEC ARTICLE 250.
- WIRING METHODS SHALL COMPLY WITH FACTORY FI USE.
- ALL LOADS NOT TO EXCEED 80% OF BREAKER SIZE.
- ALL ELECTRICAL APPLIANCES SHALL BE UL-LABELED AND INSTALLED IN ACCORDANCE WITH ALL INSTRUCTIONS INCLUDED AS PART OF SUCH LISTING PER NEC 110.3(B)
- WIRE SIZES: 15A CIRCUITS SHALL BE #14 COPPER WIRE, 20A CIRCUITS SHALL BE #12 COPPER WIRE, 220V CIRCUITS SHALL BE #10 COPPER WIRE.
- VERIFY ALL MOUNTING HEIGHTS OF SWITCHES AND OUTLETS AND LIGHT LOCATIONS W/ OWNER ON SITE PRIOR TO INSTALLING. FAILURE TO DO THIS MAY RESULT IN RELOCATION OF DEVICES AT THE CONTRACTOR'S EXPENSE.
- BRANCH CIRCUIT WIRING IN DAMP, WET, OR EXPOSED AREAS SHALL BE INSTALLED IN CONDUIT.

ALL ROOM TITLES AND FUNCTION ARE EXISTING TO REMAIN



THE EXISTING CONDITIONS WERE OBSERVED BY THE ARCHITECT ON 11/17/2020. THE CONDITIONS PRESENT WERE ACCEPTABLE IN TERMS OF BUILDING CODE COMPLIANCE AND METHODS OF STANDARD INSTALLATION. THESE DRAWINGS INDICATE THE EXISTING CONDITIONS AND ADDITIONAL WORK REQUIRED TO SUPPLEMENT THE CONFORMANCE.

**FLOOR PLAN**  
SCALE 1/8" = 1'-0"



MARK J. ZGODA, AIA, P.A.

ARCHITECT

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PHILLIPSBURG, NJ 08865  
ph/fx: 908-454-0801

NJ LIC. 21A101234600  
PA LIC. RA-013044-X

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CONSTRUCTION  
DRAWINGS

**PROJECT:**

INTERIOR IMPROVEMENTS

OWNER:  
BLACKFORD  
REALTY  
1860 BOAT POINT DR.  
POINT PLEASANT, NJ  
08742

APPLICANT:  
PREMIER  
SPECIALTIES, INC.  
236 BLACKFORD AVE.  
MIDDLESEX, NJ  
08846

SITE LOCATION:  
236 BLACKFORD AVE.  
MIDDLESEX, NJ  
08846

**REVISIONS:**

DRAWN BY: M.J.Z

CHECK: M.J.Z

PROJECT NUMBER: 202025

DATE: 11/19/2020

SCALE: AS NOTED

SHEET NUMBER:

A2