

OCCUPANCY LOAD PER SECTION 1004 OF 2015 IBC NJ EDITION:

TOTAL OCCUPANT LOAD: B: 2567/ 100= 25.6 = 26
S-1: 5288 / 500 = 10.5 = 11
37 OCCUPANTS

EXIT REQUIREMENTS PER 2015 IBC NJ EDITION SECTION 1021:
MIN. 2 EXITS REQUIRED PER OCCUPANT LOAD OF 1-500 AND TRAVEL DISTANCE LESS THAN 200'-0"
TOTAL EXITS PROVIDED: 1 WITHIN 200'-0" TRAVEL DISTANCE FOR A NON SPRINKLER BUILDING

Previous Use GROUP = B BUSINESS/S-1 STORAGE
New Use GROUP = B BUSINESS/S-1 STORAGE
CONSTRUCTION TYPE = 3B

BUILDING HEIGHT = 20'
BUILDING VOLUME = 157,840 CU. FT.
ONE STORY BUILDING
FLOOR WORK AREA = 7892 SQ. FT.

APPLICABLE CONSTRUCTION CODES, REGULATIONS & STANDARDS

UNIFORM CONSTRUCTION CODE STATE OF NEW JERSEY, TITLE 5, CHAPTER 23, SUBCHAPTERS 1 THROUGH 12

BUILDING CODE 2015 IBC (NEW JERSEY EDITION)
ELECTRIC CODE 2009 NATIONAL ELECTRIC CODE
MECHANICAL CODE 2015 INTERNATIONAL MECHANICAL CODE
FUEL GAS CODE 2015 INTERNATIONAL FUEL AND GAS CODE
PLUMBING CODE 2015 NATIONAL STANDARD PLUMBING CODE
HVAC NFPA 90A-2015
LIFE SAFETY NFPA 101-2015
ACCESSIBILITY CODE ICC/ANSI A117.1-2015 (N.J.A.C. 5:23-7.2)

GENERAL NOTES

1) IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE JOB SITE, FAMILIARIZE HIMSELF WITH THE JOB CONDITIONS. SHOULD SPECIFICATIONS OR DRAWINGS CONTAIN DISCREPANCIES, CONTRACTOR TO NOTIFY THIS OFFICE BEFORE SUBMITTING BID.

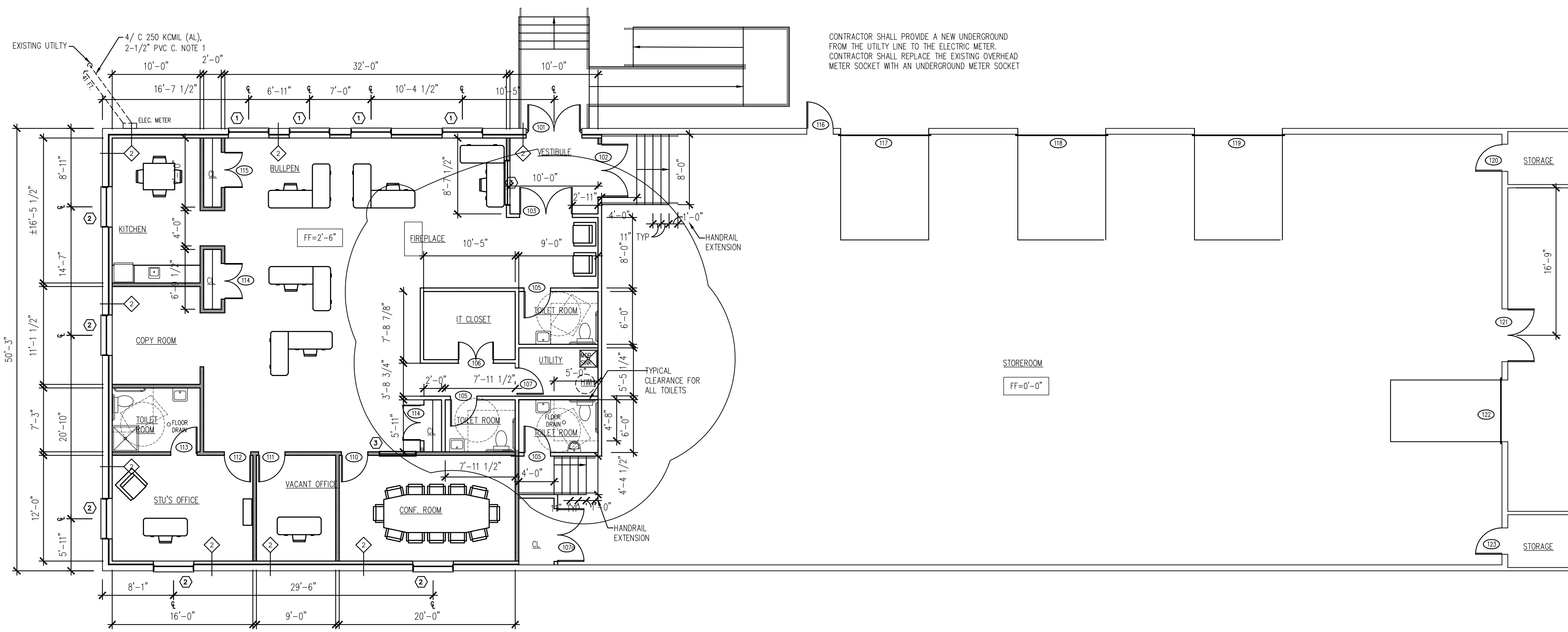
STRUCTURAL NOTES

DESIGN LOADS PER SQUARE FOOT

LOCATION	LIVE LOAD	DEAD LOAD
LIVING AREA	40	10
SLEEPING	30	10
ATTIC	20	10
CATH CLG	20	15
ROOF	30	10
DECK	60	10

Fastener schedule for structural members
For nonengineered applications, Table R602.3(1) of the International Residential Code spells out the size as well as the spacing of required fasteners. (Partial table)

Description of building elements	Number and type of fastener	Spacing of fasteners
Sole plate to joist or blocking, face nail	16d	16 in. o.c.
Top or sole plate to stud, end nail	2-16d	---
Stud to sole plate, toenail	3-8d or 2-16d	---
Double studs, face nail	10d	24 in. o.c.
Double top plates, face nail	10d	24 in. o.c.
Sole plate to joist or blocking at braced wall panels	3-16d	16 in. o.c.
Double top plates, minimum 48-in. offset of end joints, face nail in lapped area	8-16d	---
Blocking between joists or rafters to top plate, toenail	3-8d	---
Rim joist to top plate, toenail	8d	6 in. o.c.
Top plates, laps at corners and intersections, face nail	2-10d	---

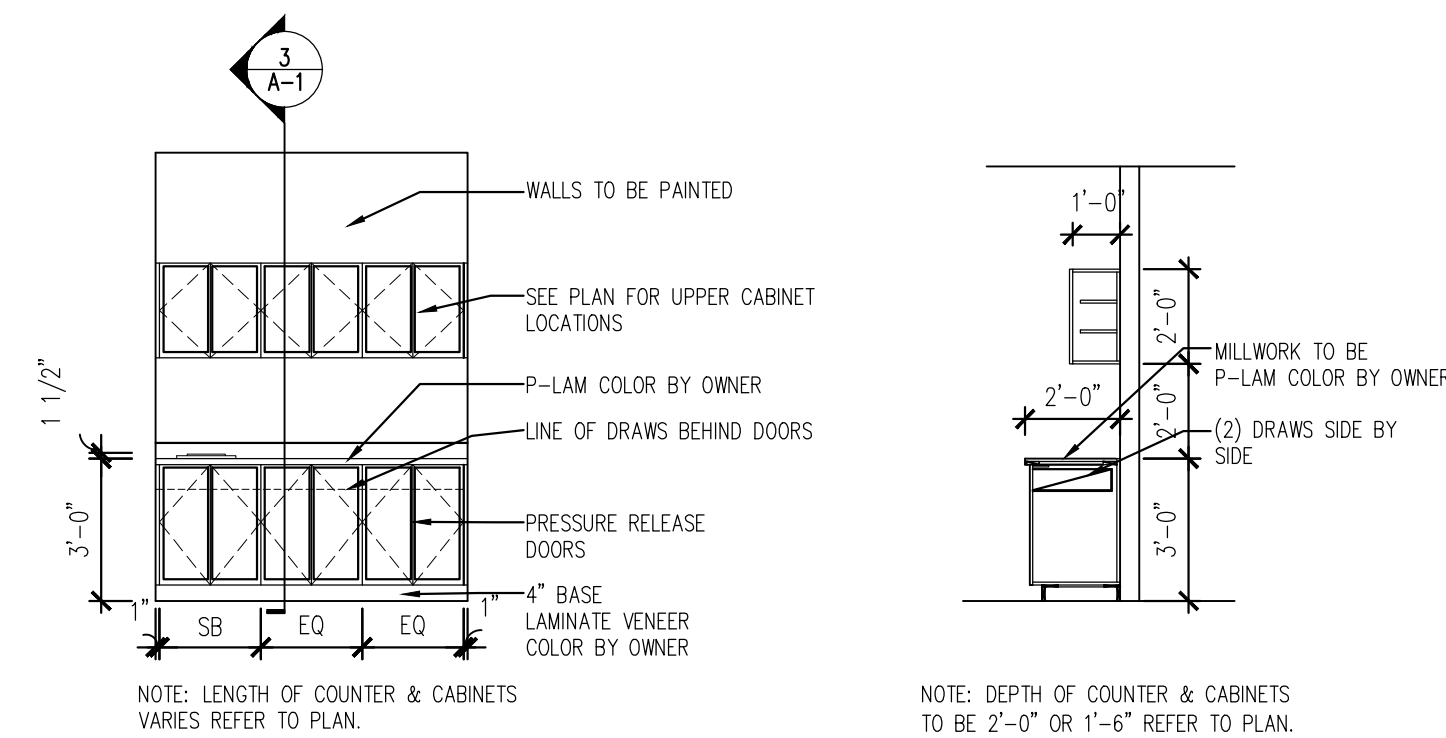


1 A001 FLOOR PLAN OPTION #2
1/8" = 1'-0"

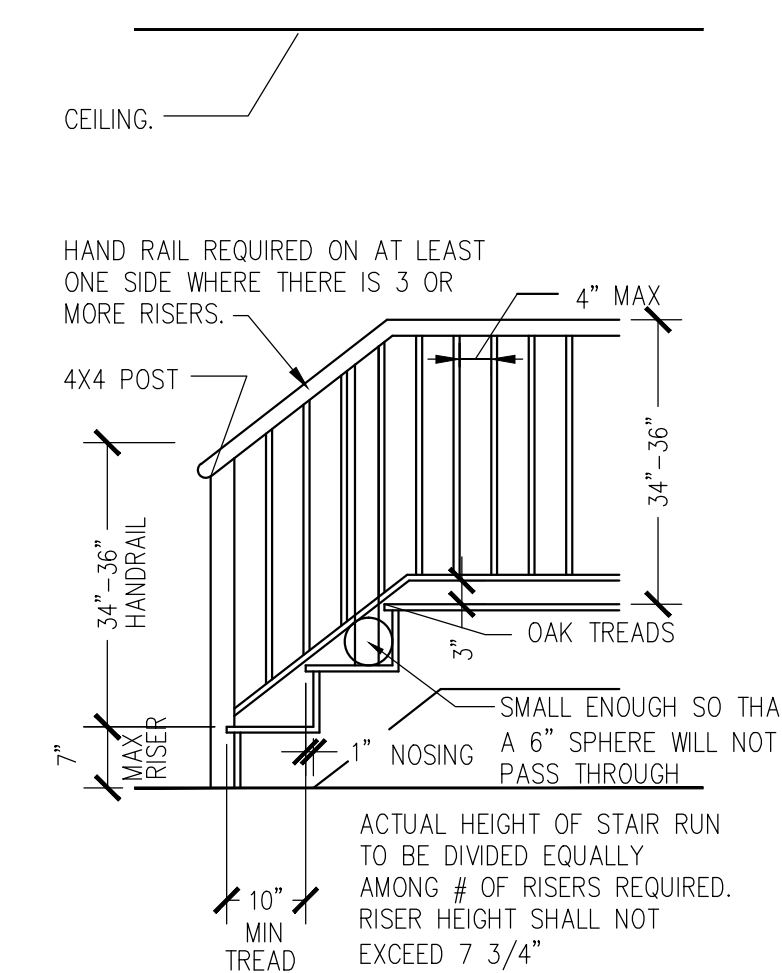
PARTITION TYPES

MARK	PLAN DESIGNATION	DESCRIPTION
◇	[Symbol]	PROVIDE NEW 20 GA 3 1/2" MTL STUDS @ 16" O.C. W/ 1/2" CWB TYPE X, EA SIDE. PROVIDE NR/CWB @ NET LOCATIONS. CARRY TO UNDERSIDE OF DECK ATTACH W/ DEFLECTION TRACK
◇	[Symbol]	PROVIDE NEW 20 GA 3 1/2" MTL STUDS @ 16" O.C. 1" OFF EXISTING WALL FACE. W/ 1/2" CWB TYPE X ON ONE SIDE. PROVIDE NR/CWB @ NET LOCATIONS. CARRY TO UNDERSIDE OF DECK ATTACH W/ DEFLECTION TRACK

NOTES:
1. ALL PARTITIONS TO BE TYPE 1 UNLESS NOTED OTHERWISE
2. ALL WALLS RECEIVING CWB TO BE TAPED, SPACKLED, PRIMED & PAINTED.
3. ALL CWB TO EXTEND FULL HEIGHT.
4. FRAMING SUBCONTRACTOR IS RESPONSIBLE TO PROVIDE & INSTALL ALL HORIZONTAL BRACING, KICKERS, STRAPS AND ALL MISCELLANEOUS ACCESSORIES AS REFERENCED PER METAL STUD MANUFACTURER'S WRITTEN SPECS.

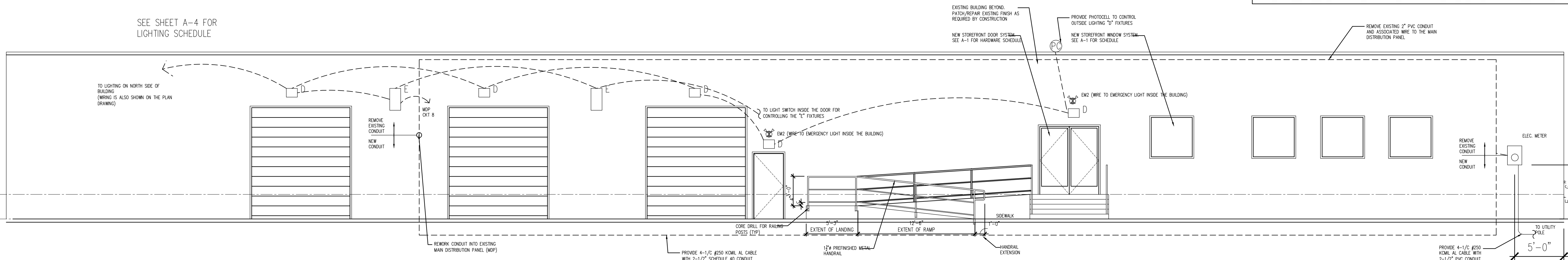


1 A001 TYPICAL CASEWORK ELEVATION
1/8" = 1'-0"



1 A001 TYPICAL STAIR DETAIL
1/8" = 1'-0"

SEE SHEET A-4 FOR LIGHTING SCHEDULE



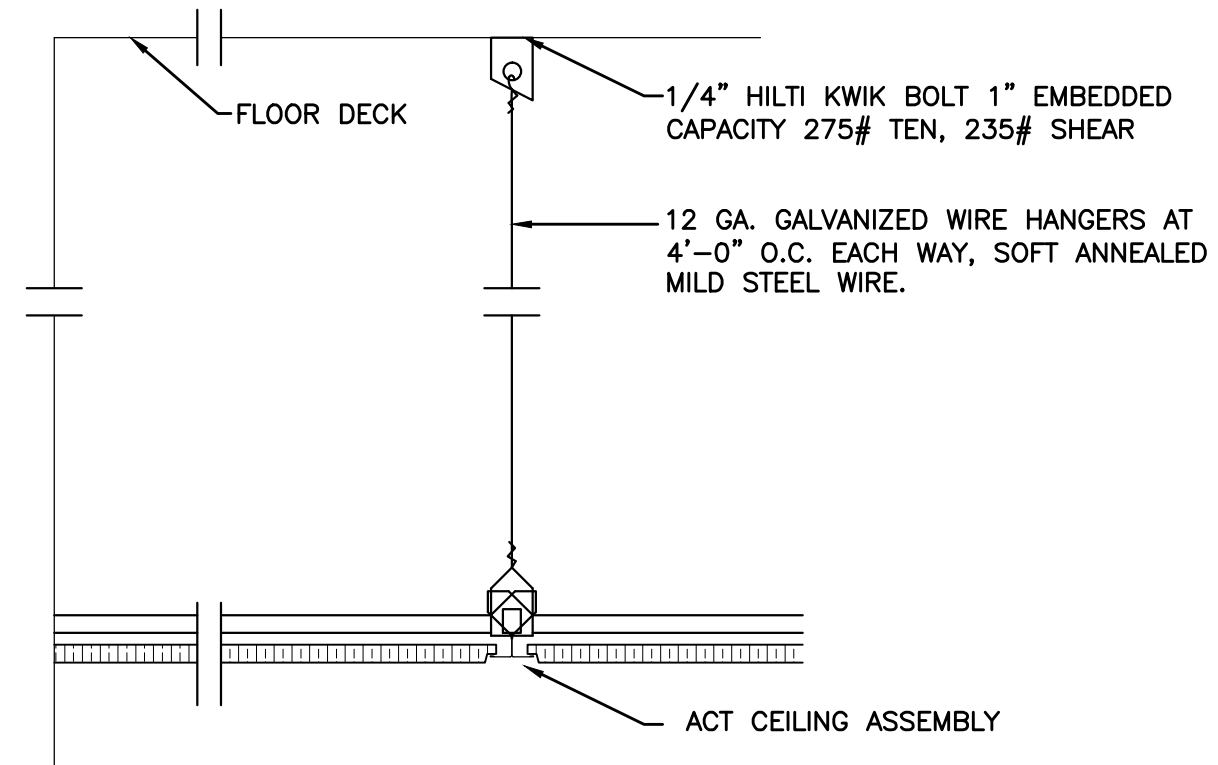
4 A001 LEFT ELEVATION
3/16" = 1'-0"

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43 E. Main St.
Penns Grove, NJ

A001

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Date 6-27-17
Drawn by DBB
Checked by

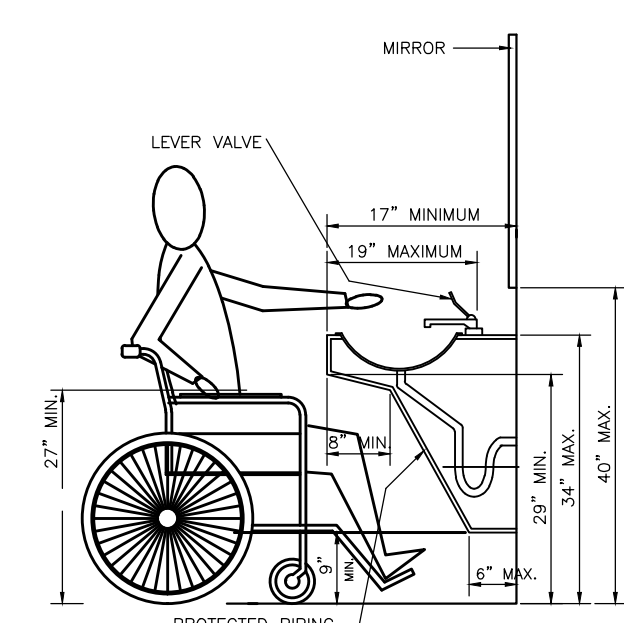
Scale As Noted



4 ACT DETAIL
A003 NTS

NO.	LOCATION	TYPE	DOOR/OPENING				FRAME										REMARKS
			WIDTH	HEIGHT	THICKNESS	MATERIAL	CORE	FINISH	LABEL	HOW SET	FRAME	MATERIAL	FINISH	LABEL	THRESHOLD		
101	FRONT ENTRY	B	6'-0"	7'-0"	1 3/4"	AL/GLASS		FCTRY		1		AL	FCTRY		AL		
102	VESTIBULE	B	6'-0"	7'-0"	1 3/4"	AL/GLASS		FCTRY		1		AL	FCTRY		AL		
103	VESTIBULE	B	6'-0"	7'-0"	1 3/4"	AL/GLASS		FCTRY		1		AL	FCTRY		AL		
104	STOREROOM	B	6'-0"	7'-0"	1 3/4"	AL/GLASS		FCTRY		1		AL	FCTRY		AL		
105	TOILET ROOM	A	3'-0"	7'-0"	1 3/4"	MD	SC	PTD		2		AL	PTD		AL		
106	IT CLOSET	A	4'-0"	7'-0"	1 3/4"	MD	SC	PTD		??		AL	PTD		AL		
107	CLOSET	A	6'-0"	7'-0"	1 3/4"	MD	SC	PTD		??		AL	PTD		AL		
107a	CLOSET	A	6'-0"	7'-0"	1 3/4"	MD	SC	PTD		??		AL	PTD		AL		
108	POWER CLOSET	A	3'-0"	7'-0"	1 3/4"	MD	SC	PTD		3		AL	PTD		AL		
109	TOILET ROOM	A	3'-0"	7'-0"	1 3/4"	MD	SC	PTD		2		AL	PTD		AL		
110	CONFERENCE	A	3'-0"	7'-0"	1 3/4"	MD	SC	PTD		3		AL	PTD		AL		
111	OFFICE	A	3'-0"	7'-0"	1 3/4"	MD	SC	PTD		4		AL	PTD		AL		
112	OFFICE	A	3'-0"	7'-0"	1 3/4"	MD	SC	PTD		4		AL	PTD		AL		
113	TOILET ROOM	A	3'-0"	7'-0"	1 3/4"	MD	SC	PTD		2		AL	PTD		AL		
114	CLOSET	A	6'-0"	7'-0"	1 3/4"	MD	SC	PTD		??		AL	PTD		AL		
115	CLOSET	A	6'-0"	7'-0"	1 3/4"	MD	SC	PTD		??		AL	PTD		AL		
116	REAR EXIT	A	3'-0"	7'-0"	1 3/4"	HM		PTD		1		HM	PTD		AL	PAINT EXTERIOR TO MATCH ADJACENT BLOCK	
117	STOREROOM	-	EXIST	EXIST	-	-	-	-	-	-	-	-	-	-	-	EXIST ROLL-UP DOOR TO BE REPLACED IN KIND	
118	STOREROOM	-	EXIST	EXIST	-	-	-	-	-	-	-	-	-	-	-	EXIST ROLL-UP DOOR TO BE REPLACED IN KIND	
119	STOREROOM	-	EXIST	EXIST	-	-	-	-	-	-	-	-	-	-	-	EXIST ROLL-UP DOOR TO BE REPLACED IN KIND	
120	STORAGE	A	3'-0"	7'-0"	1 3/4"	MD	SC	PTD		3		AL	PTD		AL		
121	REAR EXIT	C	6'-0"	7'-0"	1 3/4"	HM		PTD		5		HM	PTD		AL	PAINT EXTERIOR TO MATCH ADJACENT BLOCK	
122	STOREROOM	-	EXIST	EXIST	-	-	-	-	-	-	-	-	-	-	-	EXIST ROLL-UP DOOR TO BE REPLACED IN KIND	
123	STORAGE	A	3'-0"	7'-0"	1 3/4"	MD	SC	PTD		3		AL	PTD		AL		

DOOR TYPE			HARDWARE SCHEDULE	
			HARDWARE SET #1 (CAMMER - STOREFRONT DOUBLE DOORS)	HARDWARE SET #2
<p>ABBREVIATIONS</p> <p>AL - ALUMINUM CLG - CLEAR EX - EXISTING GL - GLASS HM - HOLLOW METAL HOLLOW HC - CORE</p> <p>INS - INSULATED SOLID ST - CORE STAIN SL - STEEL PTD - PAINTED MD - WOOD FCTRY - FACTORY</p>			<p>HINGE: -TOP & BOTTOM OFFSET PIVOTS -R99 BLACK FINISH -LOCKSET -KAWNEER PIANO BAR -DOOR-2-MATIC 1900</p> <p>HANDLE SERIES: -D9-15/20-12 ON BOTH DOORS -R99 BLACK ANODIZED FINISH CLOSERS: (D) S&H II -1 PERMO 6546 DRIP CAP ALUMINUM -1 PERMO 6500W WEATHERSTRIP KIT -1 PERMO 6500W WEATHERSTRIP ALUMINUM</p> <p>HARDWARE SET #3: -8 STANLEY FR891 4 1/2 x 4 1/2 HINGES USED W/ NON REMOVABLE PIN -1 STANLEY NON-REMOVABLE PIN W/ SECURITY STUD -1 VON DUPON #224 RM PIANO USED -1 POINT SINGLE KEY ACTIVATED LOCK ON THE INACTIVE LEAF -1 SCHLAGE CYLINDER USED -1 LCN #401-PA DOOR CLOSER ALUMINUM -1 PERMO 6500W WEATHERSTRIP ALUMINUM -1 PERMO 6508 WEATHERSTRIP KIT -1 PERMO 6546 DRIP CAP ALUMINUM -1 PERMO 6500W WEATHERSTRIP ALUMINUM -6 ROCKWOOD #608 SILENCERS - BRUSH ASTRAGAL</p>	<p>HARDWARE SET #4: -3 STANLEY FB819 4 1/2 x 4 1/2 HINGES USED -1 SCHLAGE ALDIS + SAT PRIVACY SET USED -1 ROCKWOOD #409 WALL STOP USED -3 ROCKWOOD #608 SILENCERS</p> <p>HARDWARE SET #5: -3 STANLEY FB819 4 1/2 x 4 1/2 HINGES USED -1 SCHLAGE ALDIS + SAT PASSAGE LATCH USED -1 ROCKWOOD #409 WALL STOP USED -3 ROCKWOOD #608 SILENCERS</p> <p>HARDWARE SET #6: -3 STANLEY FB819 4 1/2 x 4 1/2 HINGES USED -1 SCHLAGE ALDIS + SAT OFFICE SET USED -1 ROCKWOOD #409 WALL STOP USED -3 ROCKWOOD #608 SILENCERS</p>

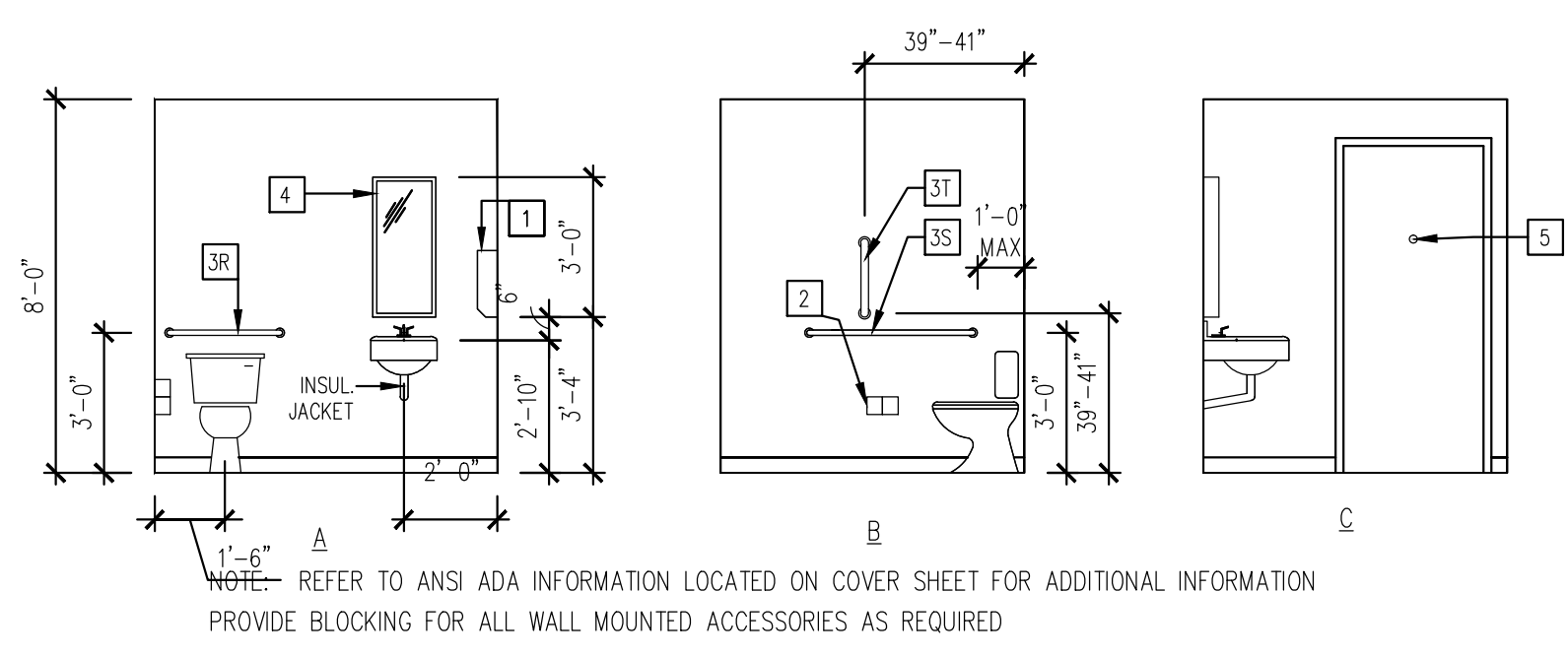


3 TYPICAL SINK DETAIL
A003 1/4" = 1'-0"

BOXES AND DEVICES

1. PROVIDE ACCESSIBLE SPLICE/JUNCTION BOXES AS NEEDED.
2. MOUNTING HEIGHTS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:

- LIGHT SWITCHES OPERABLE PARTS SHALL BE LOCATED NO HIGHER THAN 48" ABOVE FINISHED FLOOR. IF THE REACH IS OVER AN OBSTRUCTION BETWEEN 20" AND 25" IN DEPTH THE MAXIMUM HEIGHT SHALL BE 46".
- WALL RECEPTACLES OPERABLE PARTS SHALL BE LOCATED NO LOWER THAN 15" ABOVE FINISHED FLOOR.
- COUNTERTOP RECEPTACLES OPERABLE PARTS SHALL BE LOCATED NO HIGHER THAN 48" ABOVE FINISHED FLOOR. IF THE REACH IS OVER AN OBSTRUCTION BETWEEN 20" AND 25" IN DEPTH THE MAXIMUM HEIGHT SHALL BE 46".
- RECEPTACLES/DATA (UNDER DESK) COORDINATE WITH ARCHITECT. NO LOWER THAN 15" ABOVE FINISHED FLOOR.
- PHONE JACKS OPERABLE PARTS SHALL BE LOCATED NO HIGHER THAN 48" ABOVE FINISHED FLOOR. IF THE REACH IS OVER AN OBSTRUCTION BETWEEN 20" AND 25" IN DEPTH THE MAXIMUM HEIGHT SHALL BE 46".



2 TYPICAL BATHROOM ELEVATIONS
A003 1/4" = 1'-0"

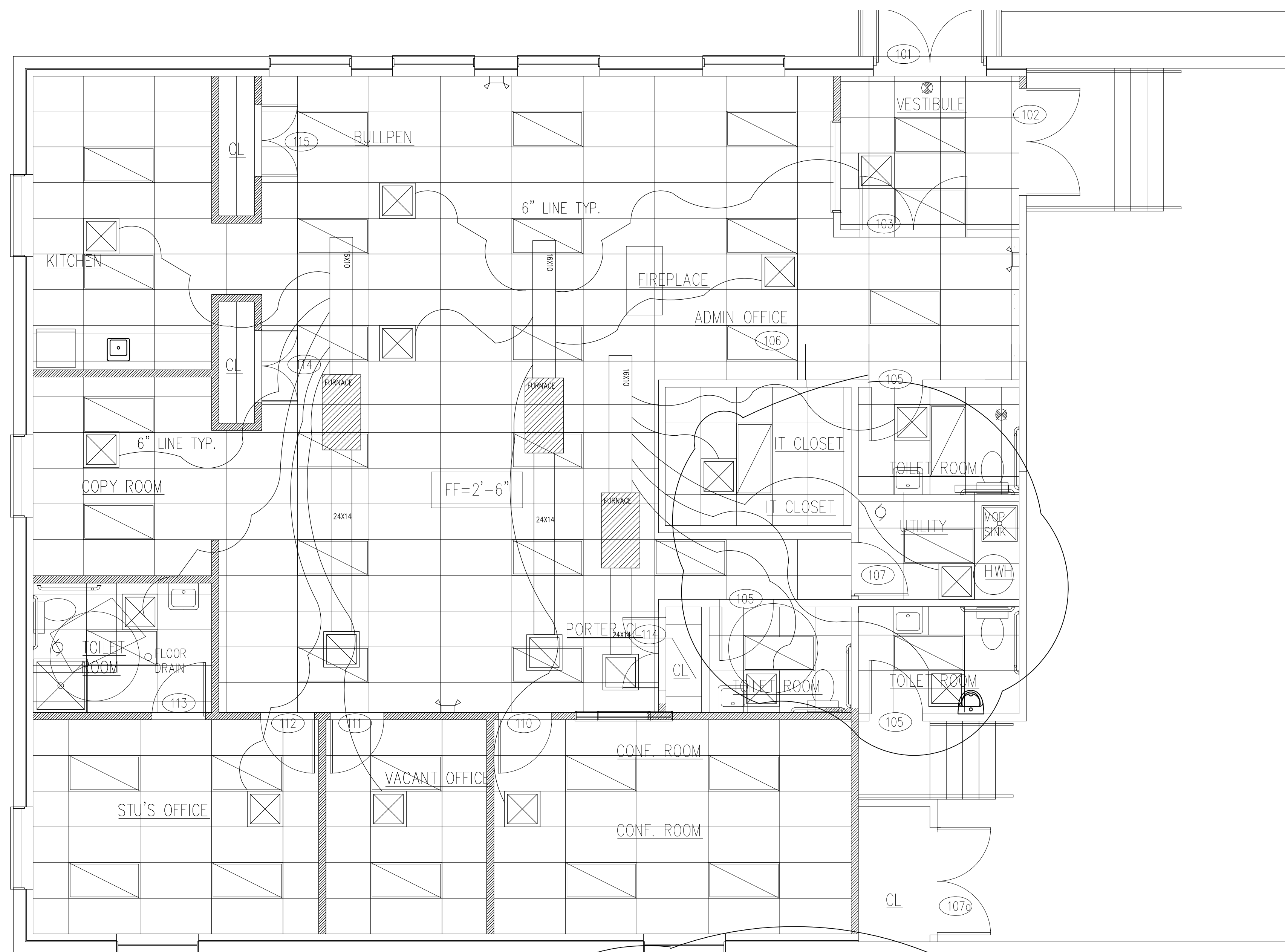
PLUMBING FIXTURES	
	WATER CLOSET - "CADET EL 1.6/PA ELONGATED TOILET" BY AMERICAN STANDARD OR APPROVED EQUAL
	LAVATORY - "LUCERNE WALL-HUNG LAVATORY" BY EKLY OR APPROVED EQUAL
	TR ROOM - DAYTON 15"X15" STAINLESS STEEL SINK
	LAB - 25" X 22" ELKAY
	MOP SINK - 20"x20"x10" 1-PIECE W/ INTEGRALLY MOLDED CENTER DRAIN BY DURASTONE

No.	Description	Date
	REV 1	6-20-17
	REV 2	7-6-18
	REV 3	10-26-18

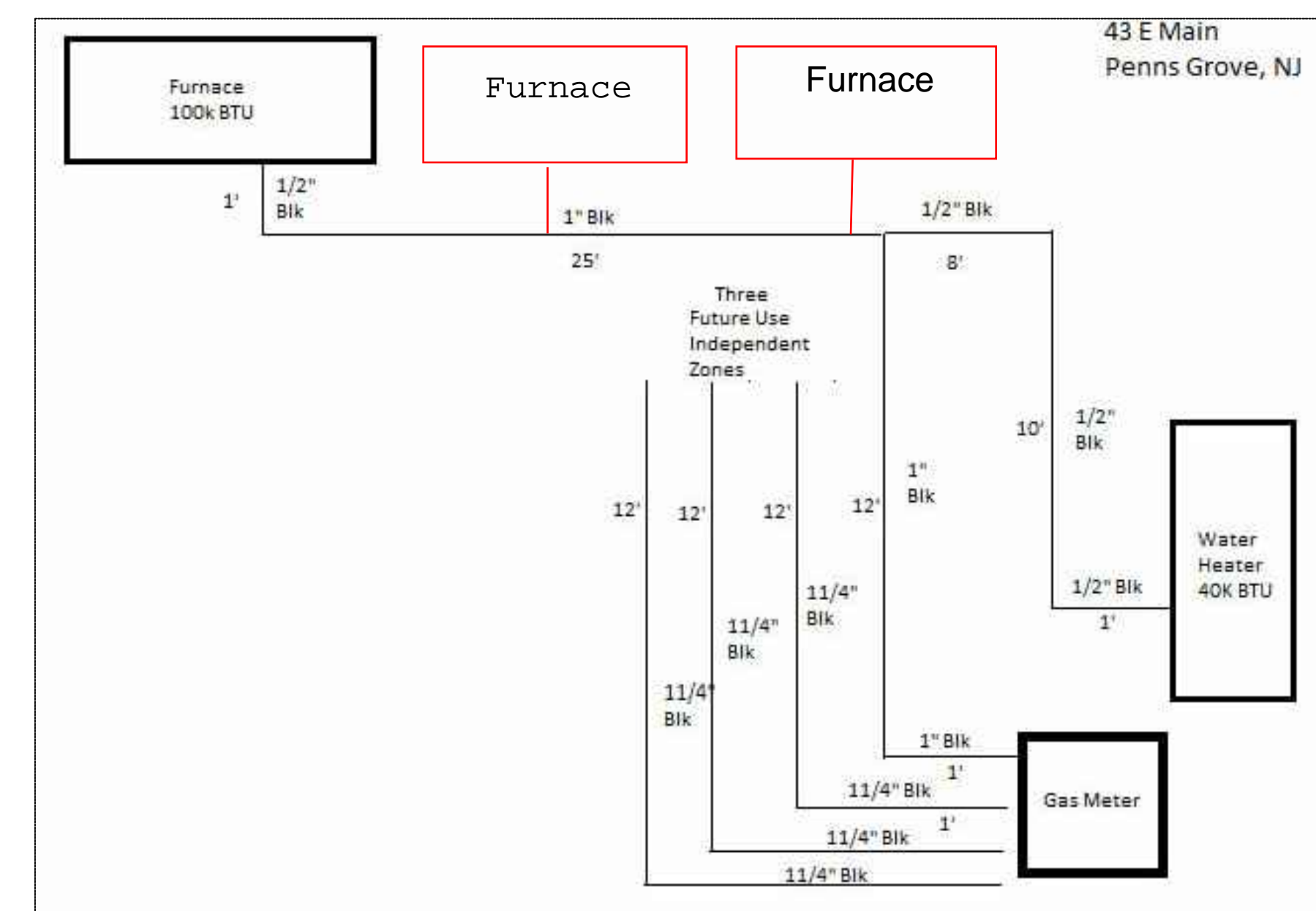
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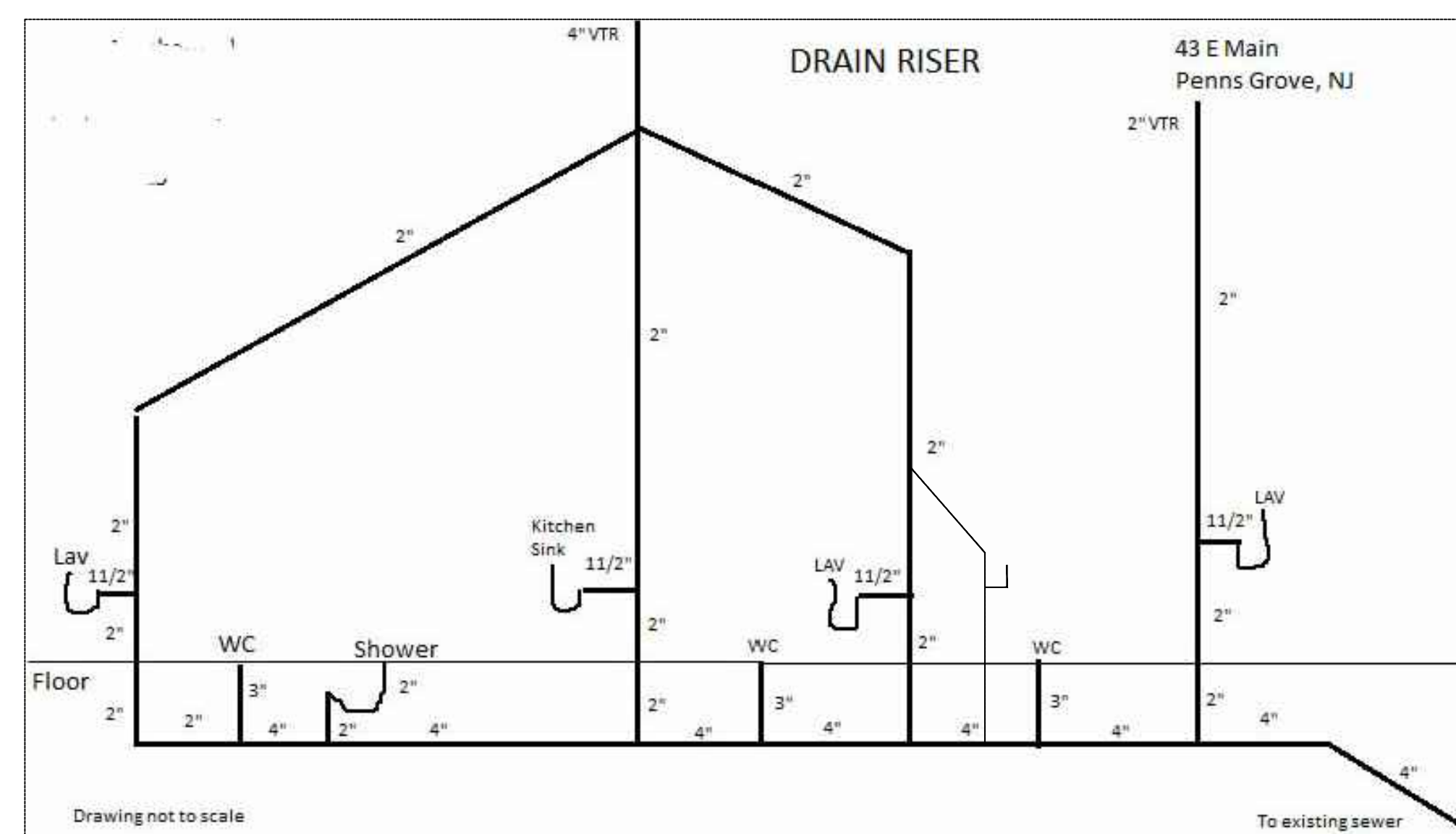
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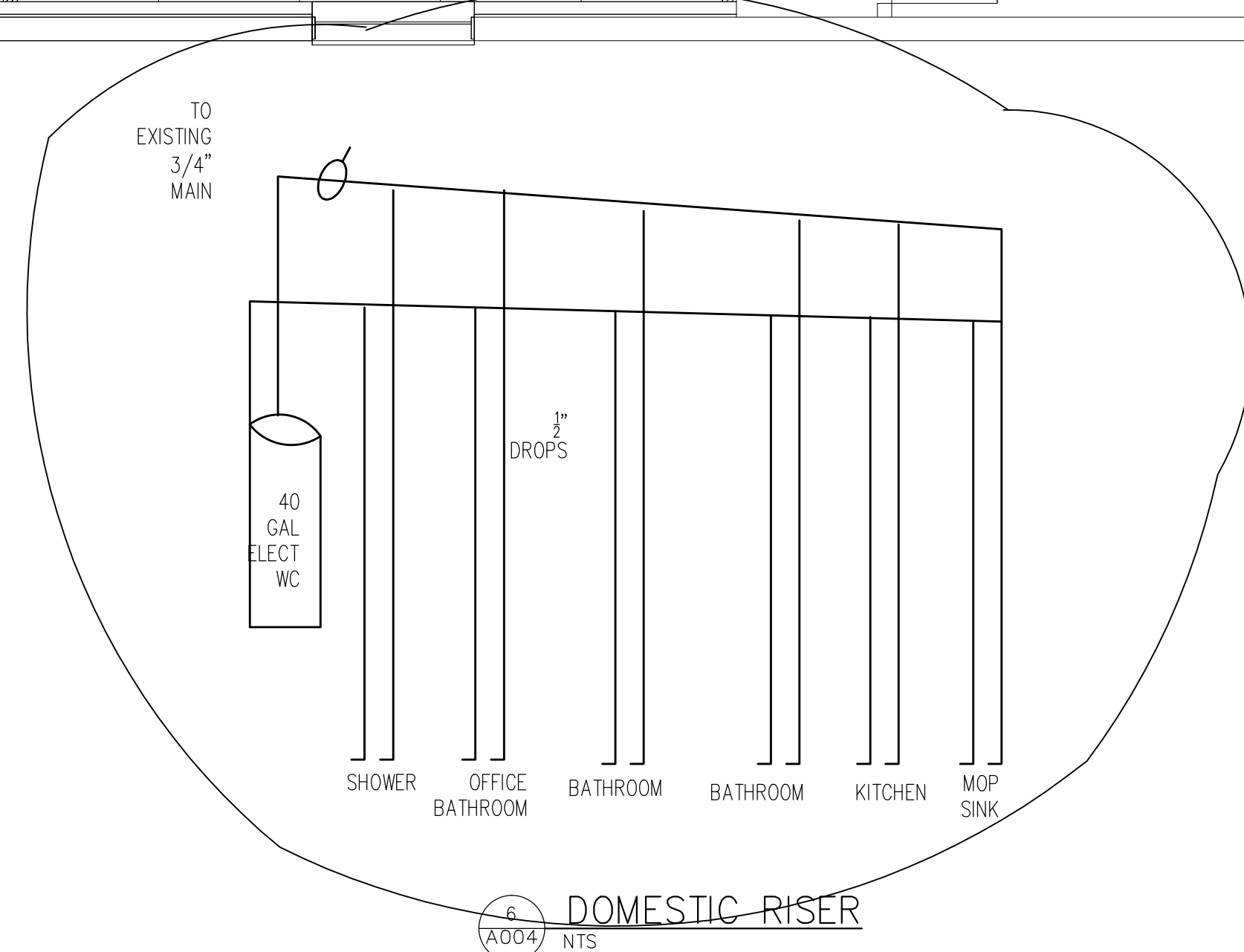
1 HVAC PLAN
1/4" = 1'-0"



4 GAS RISER
NTS



5 SANITARY RISER
NTS



6 DOMESTIC RISER
NTS

SEAL

No.	Description	Date
REV 1		6-20-17
REV 2		7-6-18
REV 3		10-26-18

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Penns Grove, NJ

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Project number	2017-013
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