

BUILDING DATA

SCOPE: ADD A SECOND FLOOR TO AN EXISTING CATERING BUSINESS. THE EXISTING ROOFING SHALL REMAIN INTACT WITH A NEW FLOOR BUILT ABOVE THE EXISTING ROOF STRUCTURE AND SUPPORTED BY CURBS.
(LESS THAN 50 OCCUPANTS)

CONSTRUCTION CLASS: 5B UNPROTECTED
NON-SPRINKLERED

EXISTING ENTIRE BUILDING FOOTPRINT: 2,131 S.F.
PROPOSED ADDITION IN THIS SCOPE: 1,560 S.F. OF NEW LIGHT STORAGE
MAXIMUM TRAVEL DISTANCE AT PROPOSED TENANT FIT-OUT: 75'
MAXIMUM PROPOSED OCCUPANCY OF ADDITION: 5 OCCUPANTS
VOLUME OF ADDITION: 22,120 CU/ FT
MAXIMUM BUILDING HEIGHT: 28'-6"

CODE CRITERIA:
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:
THE NJ EDITION OF THE 2015 INTERNATIONAL RESIDENTIAL CODE
2014 NATIONAL ELECTRIC CODE, 2015 INTERNATIONAL MECHANICAL CODE, 2015 NATIONAL STANDARD PLUMBING CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
AND ALL BULLETINS SET FORTH BY THE NJ UNIFORM CONSTRUCTION CODE.

STRUCTURAL CRITERIA

1. DESIGN LIVE LOADS: EXISTING AND NEW FLOORS = 100 p.s.f.
GROUND SNOW= 30 p.s.f.
WIND= 110 MPH 3 SECOND BURST / EXPOSURE CATEGORY C

2. DESIGN DEAD LOADS: 15 P.S.F. AT EACH AREA THROUGHOUT

MARK J.
A.R.
211 RV
PHILLIP
PL/TK

NJ LIC
PA LIC

CONS.
DRAW

P

NEW AD

O.K.A.
RETAIL
STORE

615 THIR
BOROUGH
WARREN

BLOCK:
LOT:

REVISIONS

DRAWN BY:

CHECK:

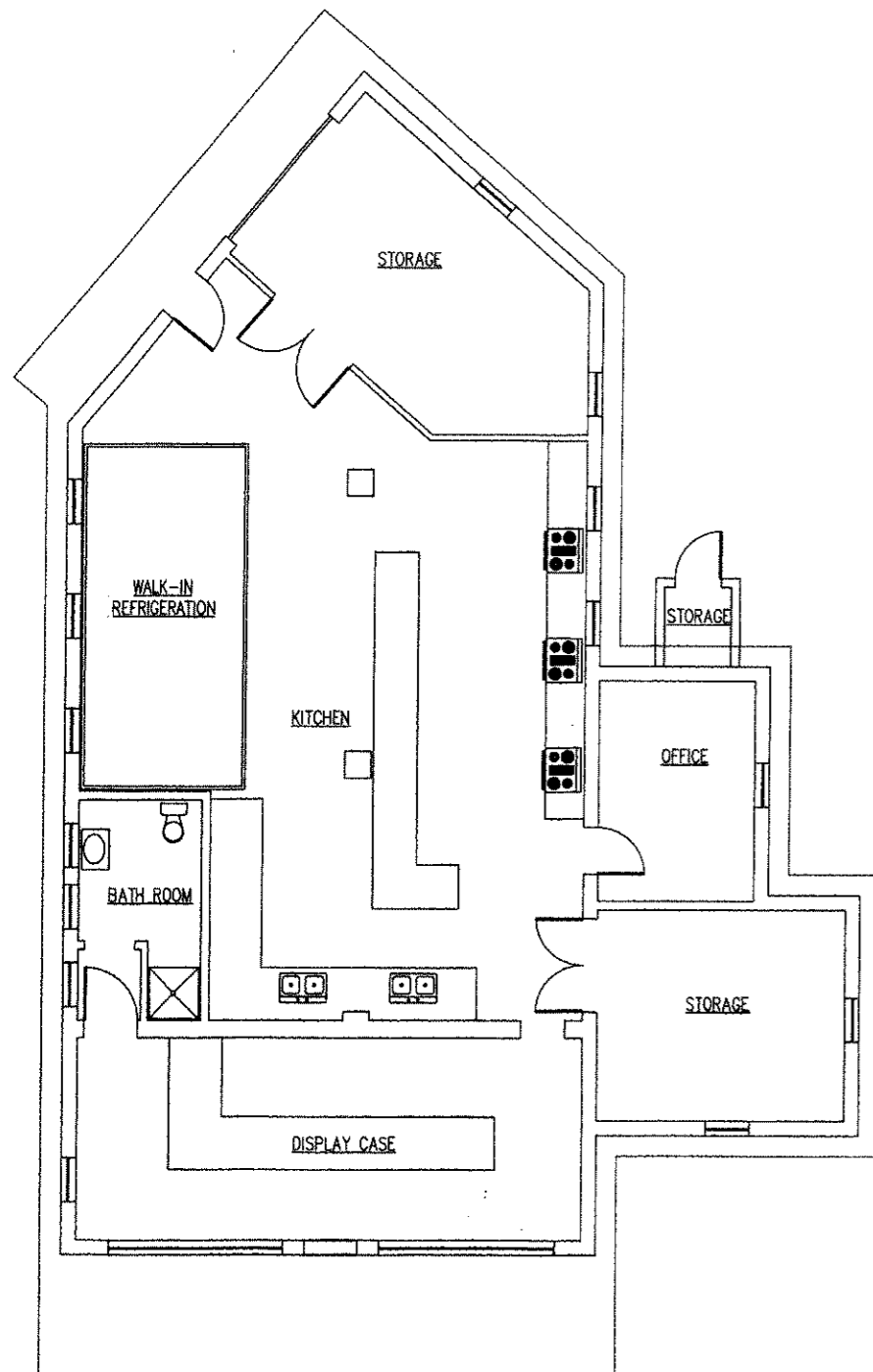
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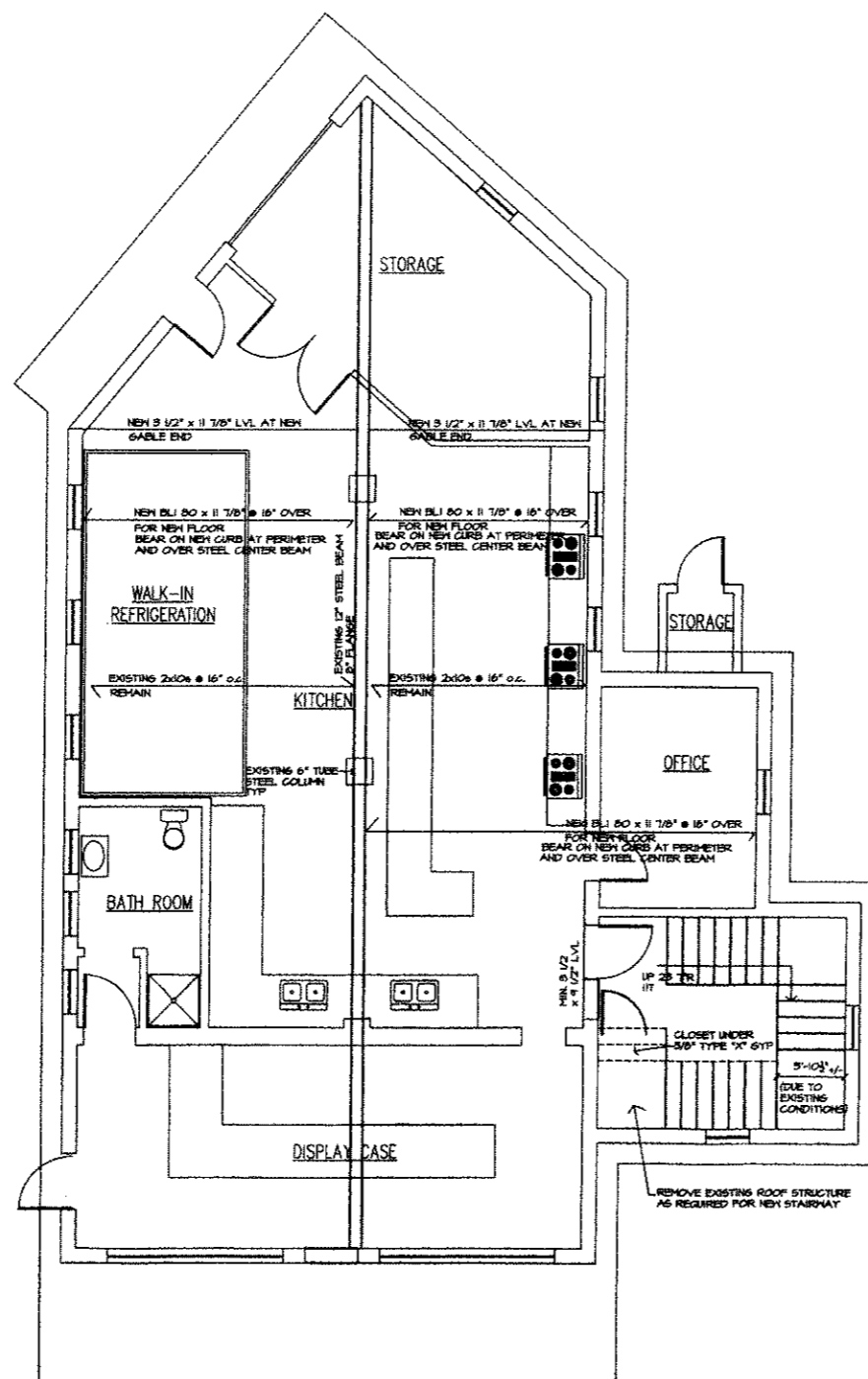
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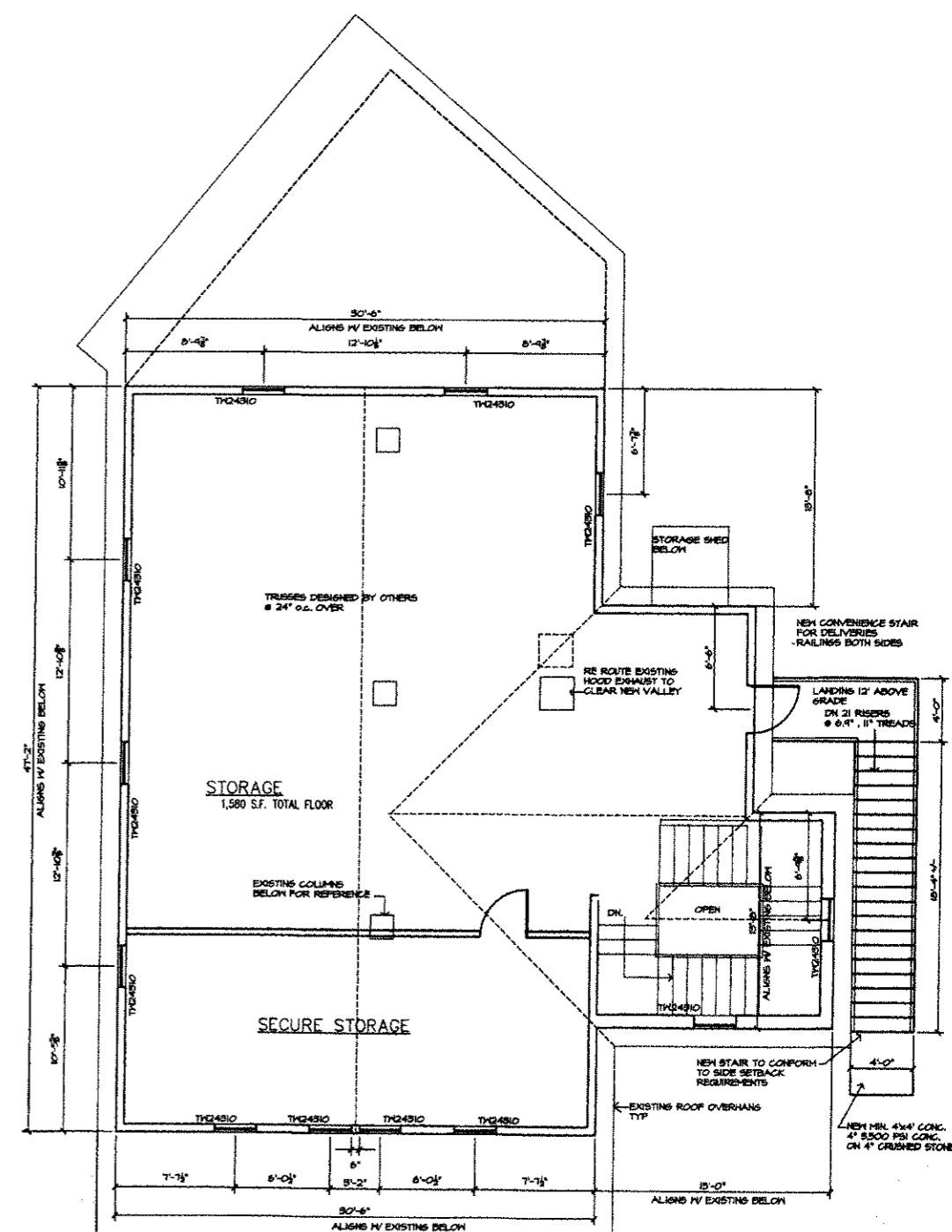
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1 EXISTING GRADE LEVEL PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED GRADE LEVEL PLAN
SCALE: 1/4" = 1'-0"



3 PROPOSED NEW UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"



MARK J. ZG
ARCH
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PHILADELPHIA
PA 19104

PA LIC. 21A
PA LIC. RA

CONSTRUCTION
DRAWING

PROJECT
NEW ADDITION

OKAYE
RETAIL CAFE
STORE

615 THIRD /
BOROUGH C
WARREN CO

BLOCK: 6
LOT: 1

REVISIONS:

DRAWN BY:

CHECK:

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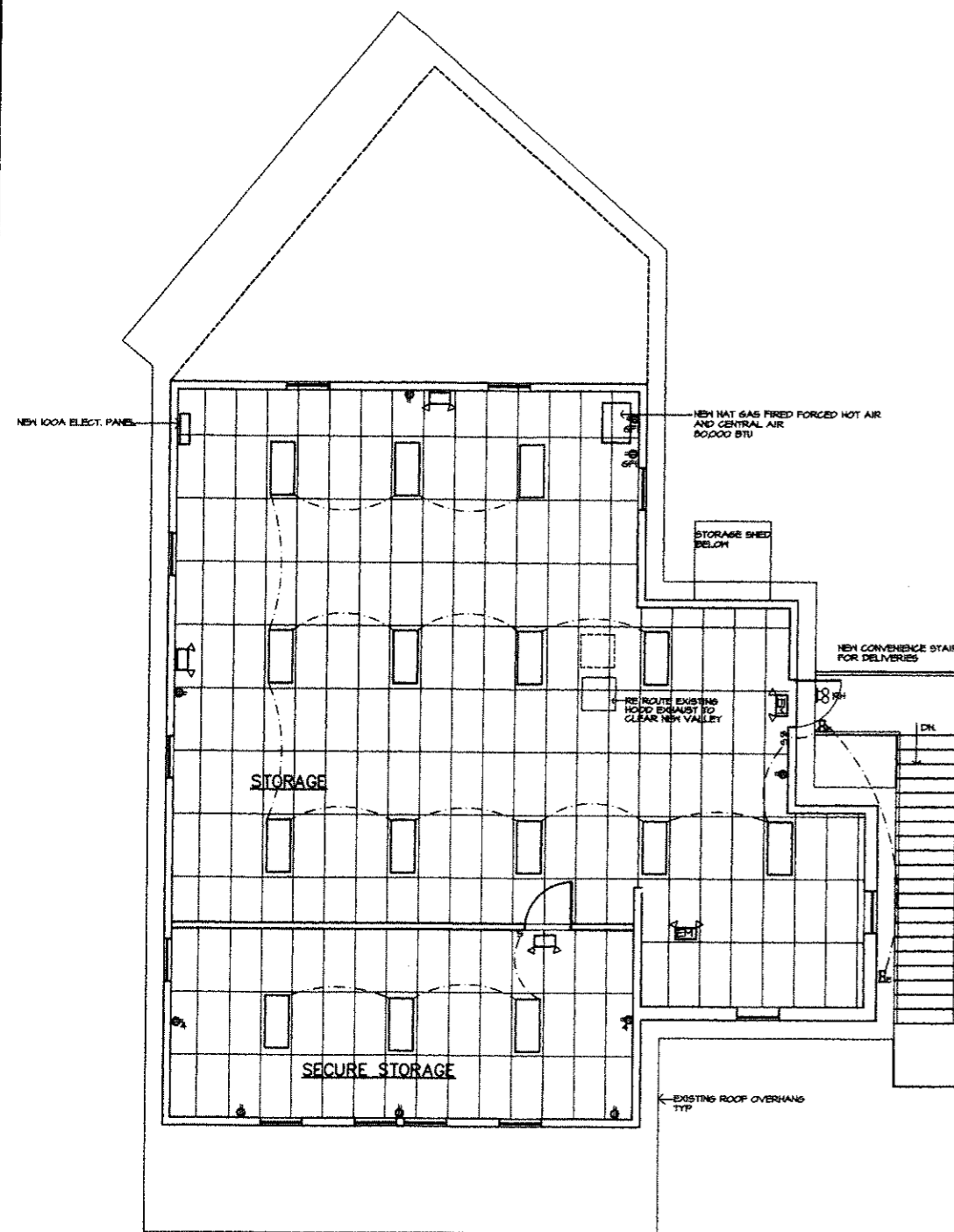
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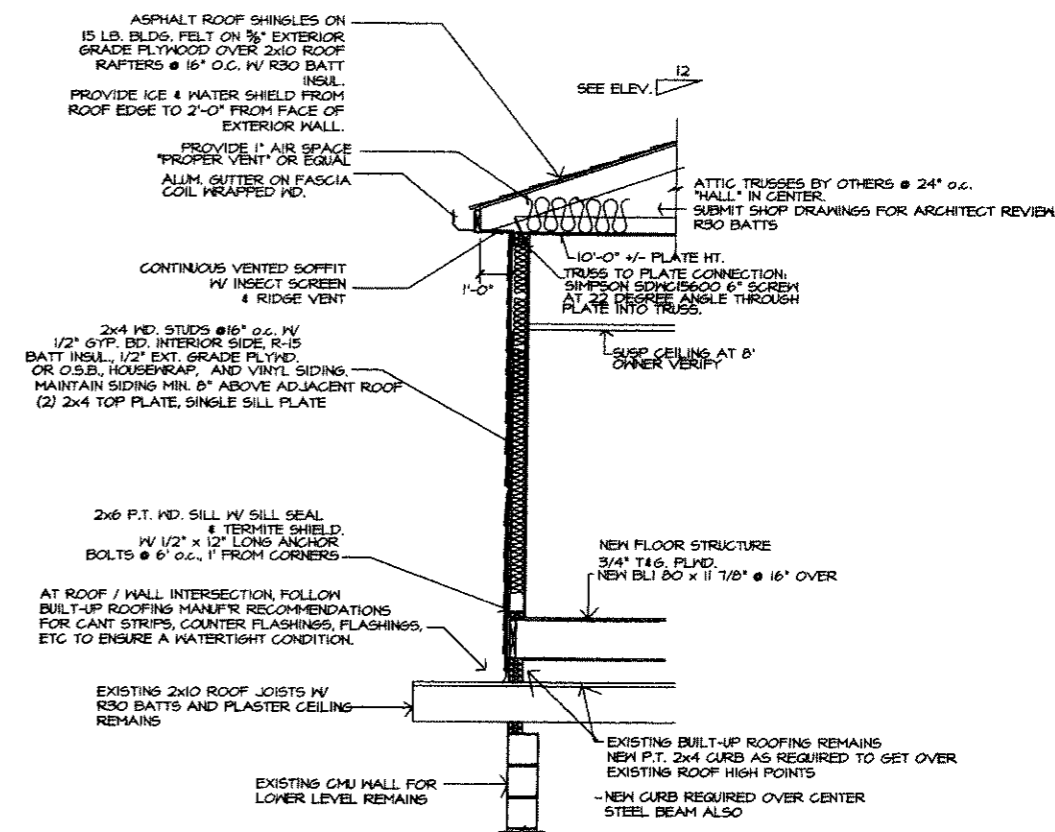
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| LIGHTING SYMBOL LEGEND - SELECTION BY TYPE | | |
|--|--|----------------------------------|
| SYMBOL | TYPE | MANUFACTURER - OR APPROVED EQUAL |
| | 2' x 4' LAY-IN LED w/ ACRYLIC LENS | |
| | EXTERIOR WALL MOUNTED LIGHT ON NIGHT LIGHT CIRCUIT | |
| | DUPLEX OUTLET | |
| | DUPLEX OUTLET w/ GROUND FAULT INTERRUPT | |
| | SMOKE / HEAT DETECTOR COMB. HARD WIRED w/ BATTERY BACKUP | |
| | SWITCH | |
| | DIMMER SWITCH | |
| | THREE WAY DIMMER SWITCH | |
| | THREE WAY SWITCH | |
| | QUAD DUPLEX OUTLET 6P | |
| | EMERGENCY LIGHTS w/ BATTERY BACKUP, CHLORIDE SELF-CONTAINED LED EXIT LIGHT 120VAC, CONNECT TO UNSWITCHED LOCAL LIGHTING CIRCUIT WITH BATTERY BACKUP, MINIMUM 1 hr. IS TO BE MAINTAINED | |
| | EMERGENCY LIGHTS w/ BATTERY BACKUP AND INTERNALLY ILLUMINATED EXIT SIGN, CHLORIDE TYP SERIES EMERGENCY BATTERY UNIT WITH TWO 18 WATT, 12V DC HEADS, CAPACITY FOR REMOTE HEADS CONNECTED TO UNSWITCHED LOCAL LIGHTING CIRCUIT ON SEPARATE BREAKER | |
| | REMOTE EMERGENCY HEAD, SOFFIT MOUNTED, WEATHER PROOF WHERE USED OUTDOORS, WITH 12WATT, 12V DC LAMP, MAINTAIN 1 hr. | |



**PROPOSED NEW UPPER LEVEL PLAN
w/ LIGHTING AND POWER**
SCALE: 1/4" = 1'-0"



TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

GENERAL NOTES

- 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.
- CONTRACTORS SHALL FULLY BRACE AND OTHERWISE PROTECT ALL WORK IN PROGRESS UNTIL THE CONSTRUCTION IS COMPLETED.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL DEBRIS TO A LEGAL DISPOSAL AREA.
- ALL LUMBER IN CONTACT WITH MASONRY AND EXPOSED TO WEATHER SHALL BE PRESSURE TREATED ROT RESISTANT, NOTED AS "P.T." ON PLANS. PRESSURE TREATED WOOD SHALL BE GALVANIZED ALKALINE COPPER QUAT (ACQ), OR MCG.
- 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.
- THE CONTRACTOR SHALL STORE ALL MATERIALS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- DRAFTSTORY FIRESTOP WITH APPROVED NON-COMBUSTIBLE MATERIAL AT CHUTES, SOFFITS, ETC. AT ALL FLOOR AND CEILING INTERSECTIONS WHERE APPLICABLE. WHERE PLATES ARE CUT FOR DUCTWORK, PROVIDE STRAP AROUND DUCTWORK AT OPPOSITE SIDE FROM SHEATHING TO STRENGTHEN PLATE. PROVIDE SOLID BLOCKING AND FIRE SAFING.
- ALL FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE AS FOLLOWS:
ANCHOR BOLTS: TRIPLE DIPPED GALVANIZED w/ GALVANIZED WASHERS AND GALVANIZED NUTS.
NAILS: ELECTROGALVANIZED FULL ROUND HEAD NAILS OR TRIPLE DIPPED GALVANIZED.
TECO CONNECTIONS: 2 MAX TRIPLE DIPPED GALVANIZED.
TERMITE SHIELD AND DECK FLASHING: ASPHALT IMPREGNATED COPPER.
- ROOFING AND FLASHINGS SHALL BE INSTALLED BY NJ LICENSED CONTRACTOR. ALL MANUFACTURER'S RECOMMENDATIONS FOR MIN. FLASHINGS, BASE SHEETS, COMPATIBILITY OF DISHILAR MATERIALS, INSTALLATION PROCEDURES, ETC. SHALL BE INCORPORATED TO MAINTAIN FULL ROOFING WARRANTY THROUGHOUT.
- ALL GUARDS SHALL BE 42" HIGH AT HORIZONTAL AREAS.
ALL HANDRAILS SHALL BE 1 1/2" DIAMETER AND 36" HIGH AT HORIZONTAL AREAS, AND BETWEEN 34" AND 36" HIGH FROM STAIR NOSING AT INCLINED AREAS. BALUSTERS SHALL BE PLACED AS TO NOT ALLOW A 4" SPHERE TO PASS BETWEEN.
1 1/2" SPACE REQUIRED BETWEEN GUARD AND HANDRAIL.
- ALL STAIRS HAVE MAX. 1" CLOSED RISER AND MIN. OF 4" CLOSED RISER.
ALL STAIRS SHALL HAVE A MIN. 10 1/4" TREAD PLUS 3/4" NOSING FOR 11" TOTAL.

ELECTRICAL NOTES

- ALL WORK SHALL BE DONE BY A NJ LICENSED ELECTRICIAN.
- PROVIDE AND INSTALL SMOKE DETECTORS AS INDICATED ON DRAWINGS AND AS DIRECTED BY MUNICIPAL OFFICIAL. SMOKE DETECTORS SHALL BE HARDWIRED TO PANEL.
- DESIGN OF DISTRIBUTION PANELS, FEEDERS, ETC. BY OTHERS.
- GROUND FAULT INTERRUPT OUTLETS AND / OR BREAKERS AT KITCHEN, BATHS, MECHANICAL ROOMS, AND OUTSIDE OUTLETS.
- BRANCH CIRCUIT WIRING IN DAMP, WET, OR EXPOSED AREAS SHALL BE INSTALLED IN CONDUIT.
- CONTRACTOR TO PROVIDE TEMPORARY POWER FOR CONSTRUCTION AS REQUIRED.
- LIGHTING ELECTRICAL APPLIANCES AND EQUIPMENT SHALL BE UL LISTED, LABELED AND APPROVED AND INSTALLED IN ACCORDANCE WITH ALL INSTRUCTIONS INCLUDED AS PART OF SUCH LISTING.
- WIRING METHODS AND ALL ELECTRICAL WORK SHALL COMPLY WITH CODES LISTED ON SHEET A1.
- ELECTRICIAN SHALL COORDINATE WITH EQUIPMENT CUT SHEETS AND PROVIDE POWER ACCORDINGLY.
- 125 VOLT SINGLE PHASE 20A OUTLET IS REQUIRED WITHIN 25 FEET OF NEW AIR HANDLERS.
- 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 w/ OWNER PRIOR TO INSTALLING.
- GROUNDING SHALL COMPLY w/ NEC ARTICLE 250.

PLUMBING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLUMBING WORK FROM THE CONNECTION WITH THE EXISTING SUPPLY LINES TO THE CONNECTION WITH THE EXISTING WASTE LINE.
- MATERIALS:
DOMESTIC HOT AND COLD WATER: TYPE L HARD DRAWN COPPER, WITH SOLDER AND LEAD FREE FLUX JOINTS PROTECTED AGAINST GALVANIC ACTION.
WASTE AND VENT: SCHEDULE 40W P.V.C. INTERIOR. THROUGHOUT, USE MATERIAL SUITABLE FOR GROUND CONTACT AND EXTERIOR PER CURRENT PLUMBING CODE.
- ALL DOMESTIC HOT AND COLD WATER LINES IN THE WALLS OR CEILINGS SHALL BE INSULATED WITH 1 1/2" FIBERGLASS WITH VAPOR BARRIER.
- ALL NEW PORTIONS OF DOMESTIC SUPPLY SYSTEM SHALL BE SIZED FOR VELOCITY OF 8 FEET PER SECOND AND AVAILABLE PRESSURE OF 40 P.S.I. MIN.
- FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR DIRECT VENT FURNACE AND 2" PVC EXHAUST AND INTAKE LINES, NATURAL GAS PIPING, ETC.
- ALL WORK SHALL BE DONE BY A NJ LICENSED PLUMBER.

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PH/PH

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OKA
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