

GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE NEW JERSEY UNIFORM CONSTRUCTION CODE (NJAC 5:23) AND ALL APPLICABLE MODEL BUILDING SUBCODES, INCLUDING BUT NOT LIMITED TO:
NEW JERSEY INTERNATIONAL BUILDING CODE, 2021
ICC/ANSI 117.1, 2017 ACCESSIBLE AND USABLE BUILDING AND FACILITIES INTERNATIONAL MECHANICAL CODE, 2021
NATIONAL ELECTRICAL CODE, 2020
NATIONAL STANDARD PLUMBING CODE, 2021

ALL WORK SHALL BE PERFORMED DURING NORMAL WORK HOURS, AS SET FORTH IN THE MUNICIPAL ORDINANCE WHICH HOLDS JURISDICTION OVER THE AREA OF WORK, UNLESS SPECIFICALLY PROVIDED OTHERWISE IN THESE CONTRACT DOCUMENTS, SPECIFICATIONS, OR OTHER WRITTEN AGREEMENTS BETWEEN OWNER AND CONTRACTOR.

THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL MAINTAIN A CLEAN WORK-SITE AND PROTECT ALL BUILDING MATERIALS FROM THE ELEMENTS AND FROM ON-GOING CONSTRUCTION WORK AS NECESSARY TO MAINTAIN THE MATERIAL INTEGRITY.

THE AREA OF WORK SHALL BE SEPARATED FROM ALL OTHER OCCUPIED AREAS BY MINIMUM 6 MIL POLY ETHYLENE DUST CURTAIN. WHERE AREAS OF WORK ARE ADJACENT TO PUBLIC AREAS TO BE OCCUPIED AND CONSTRUCTION PARTITIONS ARE NOT SPECIFIED IN OTHER AREAS OF THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, THE AREA OF WORK SHALL BE SEPARATED BY A UL DESIGN U465 ONE HOUR CONSTRUCTION PARTITION FROM FLOOR TO CEILING ABOVE THE MIN. 5/8" G.W.B. EACH SIDE OF 3-5/8" METAL STUD FRAMING AT 16" O.C. AND 3" S.A.F.B. IN THE STUD CAVITY. ALL CONSTRUCTION PARTITION REQUIREMENTS SHALL COMPLY WITH NJAC 5:23-9.6(C) IN ALL CASES.

WHEN NOT SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS, ALL SITE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE MUNICIPALITY HAVING JURISDICTION OVER THE PROJECT AREA AND ICC/ANSI 117.1, 2017

ALL LANDSCAPING SHALL BE INSTALLED AT SUCH TIME SO AS TO BE IN HEALTHY CONDITION AT THE TIME OF SUBSTANTIAL COMPLETION. ANY LANDSCAPE MATERIALS NOT IN SUCH CONDITION AT THE TIME OF SUBSTANTIAL COMPLETION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER, GROWING SEASON, AND CONSTRUCTION SCHEDULE IN SCHEDULING INSTALLATIONS AFTER SUBSTANTIAL COMPLETION.

ALL BEARING SOIL SHALL BE UNDISTURBED OR 100% COMPACTED SOIL TO ACCOMMODATE THE INSTALLATION OF FOOTINGS, FOUNDATION WALLS, PILINGS, ETC. WHEN NOT INDICATED OTHERWISE IN THESE CONTRACT DOCUMENTS AND SPECIFICATIONS VIA SOIL REPORT, BEARING CAPACITY OF THE SOIL IN THE AREA OF WORK SHALL BE CONSIDERED TO BE 3,000 PSI WITHOUT DETRIMENTAL SETTLEMENT. IN SUCH CASES, THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TESTING TO VERIFY THIS CONDITION PRIOR TO COMMENCEMENT OF WORK.

FOOTINGS SHALL BE LOCATED A MINIMUM OF 30" BELOW GRADE, UNLESS OTHERWISE INDICATED IN THESE DOCUMENTS.

IN PERFORMING ANY EARTHWORK, ALL EXCAVATED AREAS SHALL BE PROVIDED WITH TEMPORARY SUPPORTS AND/OR SHARING TO PREVENT ANY COLLAPSE. EXCAVATED SOILS, FILL, ETC. SHALL BE STORED SO AS NOT TO EXCEED THE ANGLE OF REPOSE FOR EACH TYPE. ALL BEARING SOIL, WHEN EXCAVATED AND STORED SHALL BE PROPERLY PROTECTED FROM THE ELEMENTS UNTIL BACKFILLING.

BACKFILLING SHALL BE PERFORMED IN MAX. 6' LIFTS UNLESS OTHERWISE INDICATED IN THESE DOCUMENTS. EACH LIFT SHALL BE TAMPED PRIOR TO CONTINUING WORK.

ALL MISCELLANEOUS WOOD SHALL BE MIN. NO. 1 OR BETTER DOUGLASS FIR, WOOD NAILERS, BLOCKING, ETC. IN FOUNDATION CONSTRUCTION SHALL BE TREATED TO RESIST DECAY.

ALL CRAWL SPACES AND SLAB ON-GRAD CONDITIONS SHALL BE PROVIDED WITH 6 MIL. POLYETHYLENE VAPOR BARRIER FOR THE ENTIRE FOOTPRINT AND MIN. 24" WIDE 2" RIGID INSULATION AT THE ENTIRE PERIMETER OF THE BUILDING FOOTPRINT.

ALL CONCRETE TO BE PROVIDED SHALL BE MIN. 4,000 PSI IN 28 DAYS UNLESS INDICATED OTHERWISE IN THESE DOCUMENTS.

ALL CONCRETE MASONRY UNITS WHEN LOAD-BEARING SHALL CONFORM TO ASTM C34-84. IN NON-LOAD-BEARING APPLICATIONS MASONRY UNITS SHALL COMPLY WITH C56-81.

ALL DOORS AND WINDOWS AT EXTERIOR WALLS SHALL BE PROVIDED WITH ALUM. SILL FLASHING UNDER THE ENTIRE WIDTH OF THE OPENING. AT WINDOW AREAS, FLASHING SHALL HAVE UPTURNED EDGES WITH SOLDERED CORNERS AND PITCH TO THE EXTERIOR. ALL WINDOWS AND DOORS SHALL BE PROVIDED WITH SHIM SPACES AT THE PERIMETER TO ENSURE A PLUMB AND TRUE INSTALLATION.

ALL GLAZING IN HAZARDOUS AREAS AS DEFINED IN 2406.2 SHALL BE TEMPERED GLAZED SAFETY GLASS AND SHALL BE IMPACT-RESISTANT GLAZED OPENINGS.

ALL GYPSUM WALL BOARD TO BE 5/8" FIRECODE 'C' UNLESS INDICATED OTHERWISE IN THE DOCUMENTS.

ALL BATHROOM AND KITCHEN AREAS SHALL BE PROVIDED WITH WATER-RESISTANT G.W.B., TYPICAL. ALL TILE AREAS SHALL BE PROVIDED WITH CEMENTITIOUS BOARD BACK-UP UNLESS INDICATED OTHERWISE.

IN ALL PAINTED WALL AREAS, G.W.B. SHALL BE TAPED AND SPACKLED TO MIN. LEVEL 4 FINISH.

IN ALL WALL-COVERED AREAS, G.W.B. SHALL BE TAPED AND SPACKLED TO MIN. LEVEL 4. FINISH.

SHOP DRAWINGS SHALL BE REQUIRED FOR ALL MILLWORK.

ALL THRESHOLDS AND OTHER FLOORING TRANSITIONS SHALL COMPLY WITH THE FLOOR LEVEL CHANGES CONSTITUTED IN ICC/ANSI 117.1, 2017.

ALL SPECIALTIES, ACCESSORIES, OR OTHER WALL-MOUNTED EQUIPMENT, FIXTURES, ETC. SHALL BE PROVIDED WITH NON-COMBUSTIBLE BLOCKING IN THE WALL CAVITY FOR SUPPORT UNLESS SPECIFICALLY NOTED OTHERWISE.

ALL ELEVATOR PITS (WHERE APPLICABLE) SHALL BE PROVIDED WITH SUMP PUMP CONNECTED TO THE BUILDING STORM WATER SYSTEM. THE PIT SHALL BE PROVIDE WITH A GALV. STEEL ACCESS LADDER MOUNTED IN AN OSHA COMPLIANT LOCATION WITH WORK LIGHT AND SWITCH ACCESSIBLE FROM THE POINT OF ENTRY. ALL ELEVATOR DOORS SHALL BE PROVIDED WITH STRUCTURAL STEEL SILL ANGLES AS REQUIRED BY THE MANUFACTURER.

BUILDING CODE ANALYSIS

This work is governed by the New Jersey Uniform Construction Code, New Jersey Edition of the 2021 International Building Code and all other applicable subcodes as adopted therein. This work shall qualify as **RECONSTRUCTION/CHANGE OF USE** under the requirements and definitions of the New Jersey U.C.C.

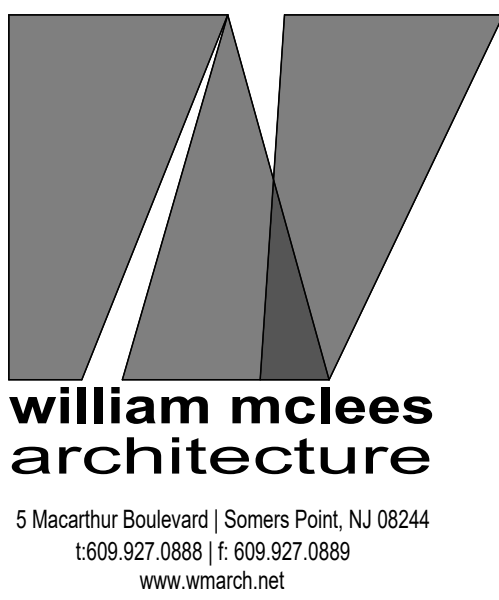
Total Building Areas:	Enclosed	
	FIRST FLOOR:	13,893 S.F.
	SECOND FLOOR:	13,893 S.F.
	THIRD FLOOR:	5,885 S.F.
	FOURTH FLOOR:	5,885 S.F.
	FIFTH FLOOR:	248 S.F.
Building Footprint:	TOTAL:	39,804 S.F.
	Use Group:	13,893 S.F.
	Construction Class:	A-2, M, R-1
		VA



RECONSTRUCTION/CHANGE OF USE OF:
JAMES CANDY COMPANY
1519 BOARDWALK
ATLANTIC CITY, NEW JERSEY 08401

OWNER:	1519 BOARDWALK LLC 1519 BOARDWALK ATLANTIC CITY, NEW JERSEY 08401
ARCHITECT:	WILLIAM MCLEES ARCHITECTURE 5 MACARTHUR BOULEVARD SOMERS POINT, NJ 08244 CONTACT: WILLIAM MCLEES, AIA 609.927.0888
CIVIL ENGINEER:	SCIULLO ENGINEERING SERVICES, LLC 137 S NEW YORK AVE ATLANTIC CITY, NJ 08401 609.300.5171
STRUCTURAL ENGINEER:	CZAR ENGINEERING 5014 FERNWOOD AVE EGG HARBOR TOWNSHIP, NJ 08234 609.653.9445
MEP ENGINEER:	MOORE CONSULTING ENGINEERS, LLC 457 OAKSHADE ROAD SHAMONG, NJ 08088 609.278.0500

DRAWING LIST				
SHEET NUMBER	SHEET NAME	ISSUE DATE	CURRENT REVISION	REVISION DATE
G0.00	COVER SHEET	05.03.24		
A0.10	SITE PLAN	05.03.24		
A1.10	BASEMENT FLOOR PLANS	05.03.24		
A1.11	1ST FLOOR PLANS	05.03.24		
A1.12	2ND FLOOR PLANS	05.03.24		
A1.13	3RD & 4TH FLOOR PLANS	05.03.24		
A1.14	5TH FLOOR & ROOF PLAN	05.03.24		
A2.11	ENLARGED ELEVATIONS - NORTH	05.03.24		
A2.10	ENLARGED ELEVATIONS - SOUTH	05.03.24		
A2.12	ENLARGED ELEVATIONS - EAST & WEST, SIGN DETAILS	05.03.24		



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Pennsylvania State License

AI 14054
RA403479

William C. McLees

William McLees Architecture, LLC
New Jersey State Certificate of Authorization #
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RECONSTRUCTION OF:
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1519 BOARDWALK
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08401

CRDA SUBMISSION

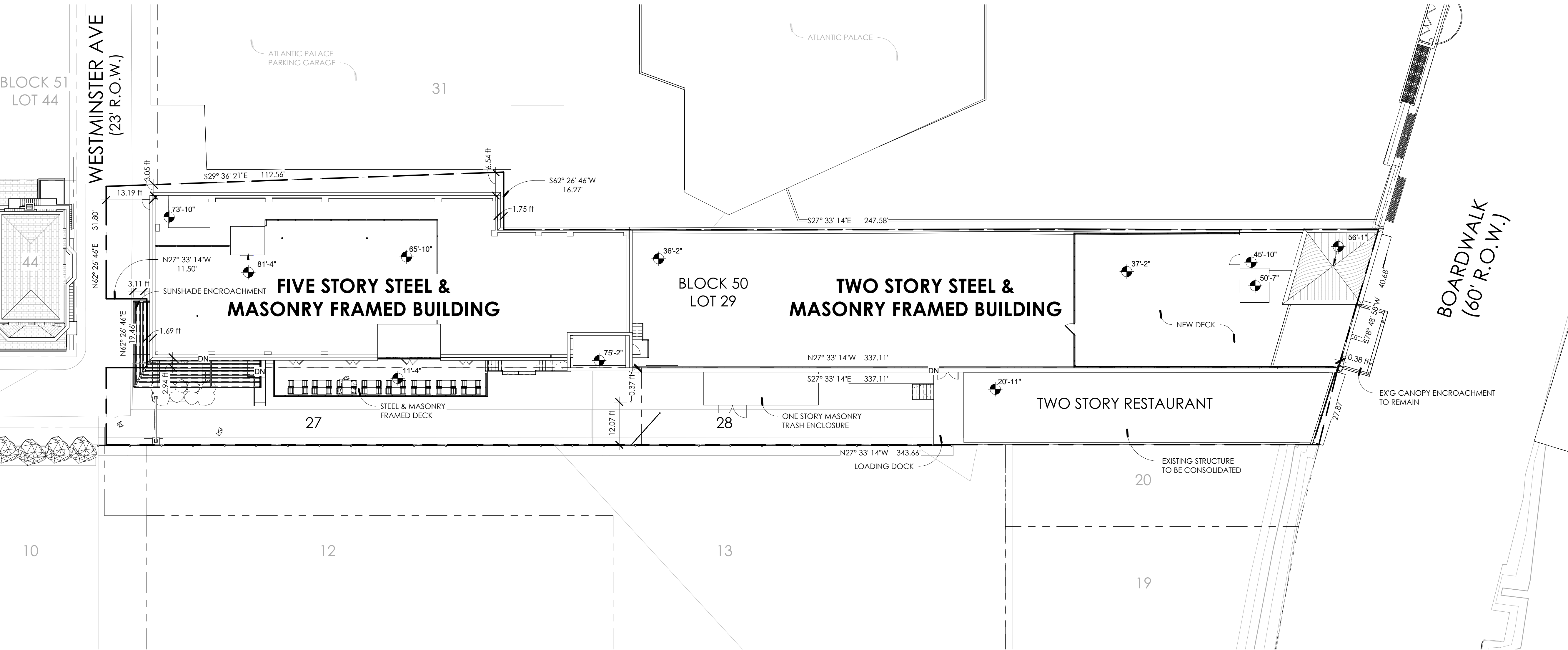
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COVER SHEET

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Date 05.03.24

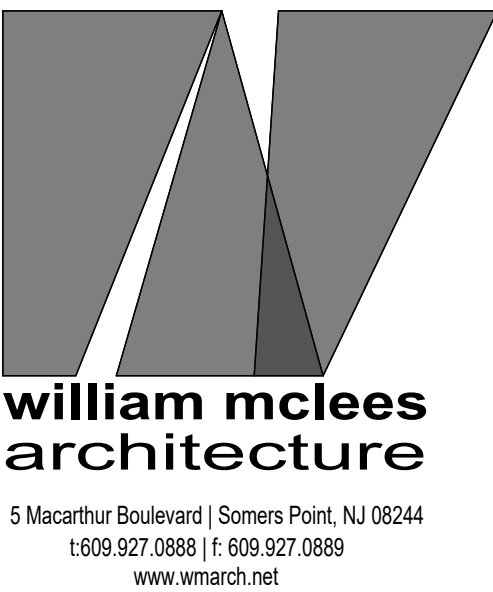
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Comission no. 23008T



I SITE PLAN
1/16" = 1'-0"

UNIT GROSS AREA SCHEDULE			
LEVEL	ROOM NUMBER	NAME	AREA
2ND FLOOR	201	UNIT 201	424 SF
2ND FLOOR	202	UNIT 202	429 SF
2ND FLOOR	203	UNIT 203	605 SF
2ND FLOOR	204	UNIT 204	593 SF
2ND FLOOR	205	UNIT 205	590 SF
2ND FLOOR	206	UNIT 206	553 SF
2ND FLOOR	207	UNIT 207	801 SF
2ND FLOOR - FRONT	208	UNIT 208	653 SF
2ND FLOOR - FRONT	209	UNIT 209	646 SF
2ND FLOOR - FRONT	210	UNIT 210	646 SF
2ND FLOOR - FRONT	211	UNIT 211	645 SF
2ND FLOOR - FRONT	212	UNIT 212	646 SF
2ND FLOOR - FRONT	213	UNIT 213	646 SF
2ND FLOOR - FRONT	214	UNIT 214	646 SF
2ND FLOOR - FRONT	215	UNIT 215	1317 SF
3RD FLOOR	301	UNIT 301	424 SF
3RD FLOOR	302	UNIT 302	425 SF
3RD FLOOR	303	UNIT 303	603 SF
3RD FLOOR	304	UNIT 304	591 SF
3RD FLOOR	305	UNIT 305	589 SF
3RD FLOOR	306	UNIT 306	553 SF
3RD FLOOR	307	UNIT 307	800 SF
4TH FLOOR	401	UNIT 401	424 SF
4TH FLOOR	402	UNIT 402	429 SF
4TH FLOOR	403	UNIT 403	605 SF
4TH FLOOR	404	UNIT 404	593 SF
4TH FLOOR	405	UNIT 405	590 SF
4TH FLOOR	406	UNIT 406	553 SF
4TH FLOOR	407	UNIT 407	801 SF



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08401

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No.	Description	Date

SITE PLAN

Scale 1/16" = 1'-0"
Drawn by WSZ
Date 05.03.24

A0.10

Comission no. 23008T

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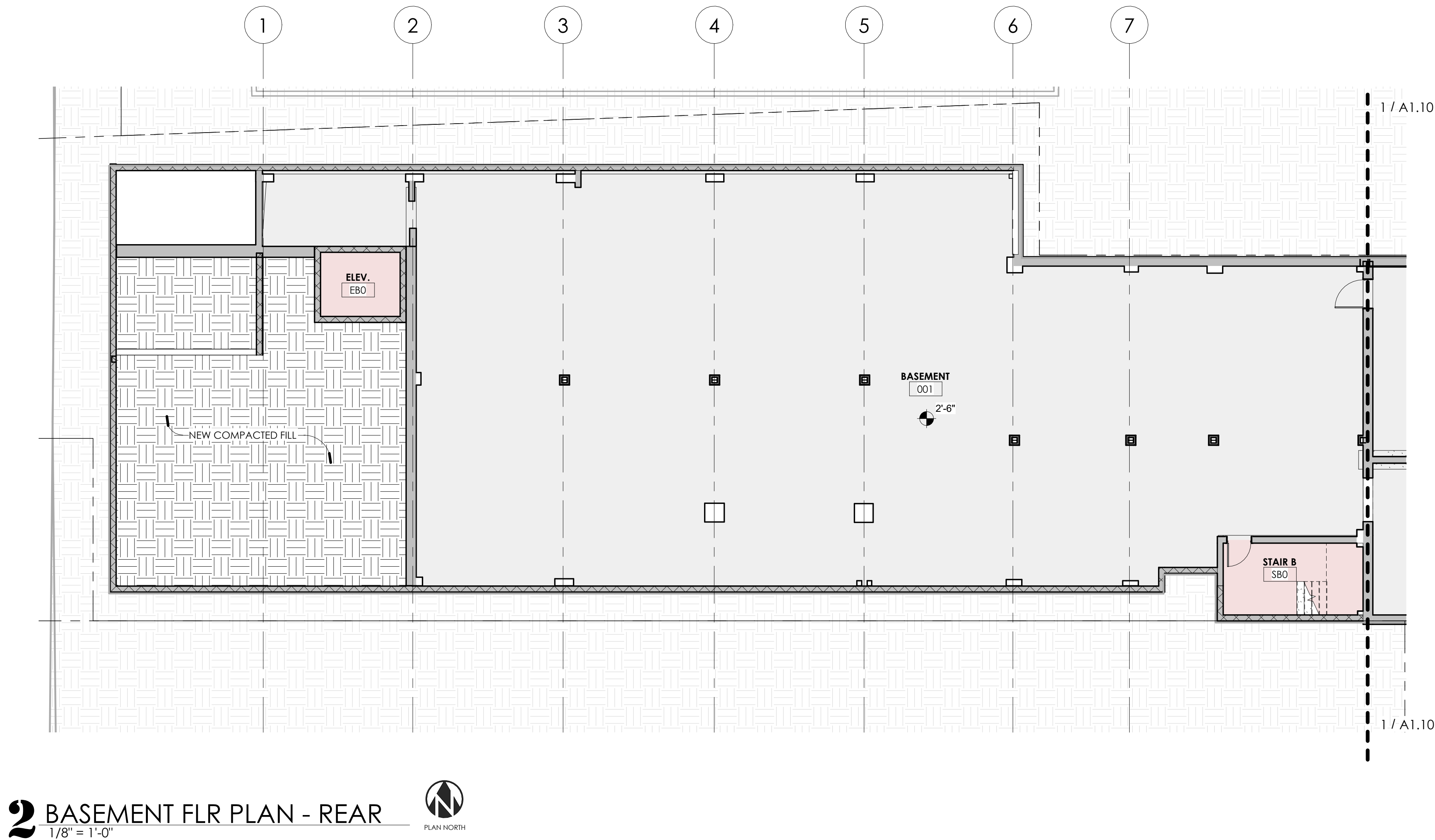
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BASEMENT FLOOR
PLANS

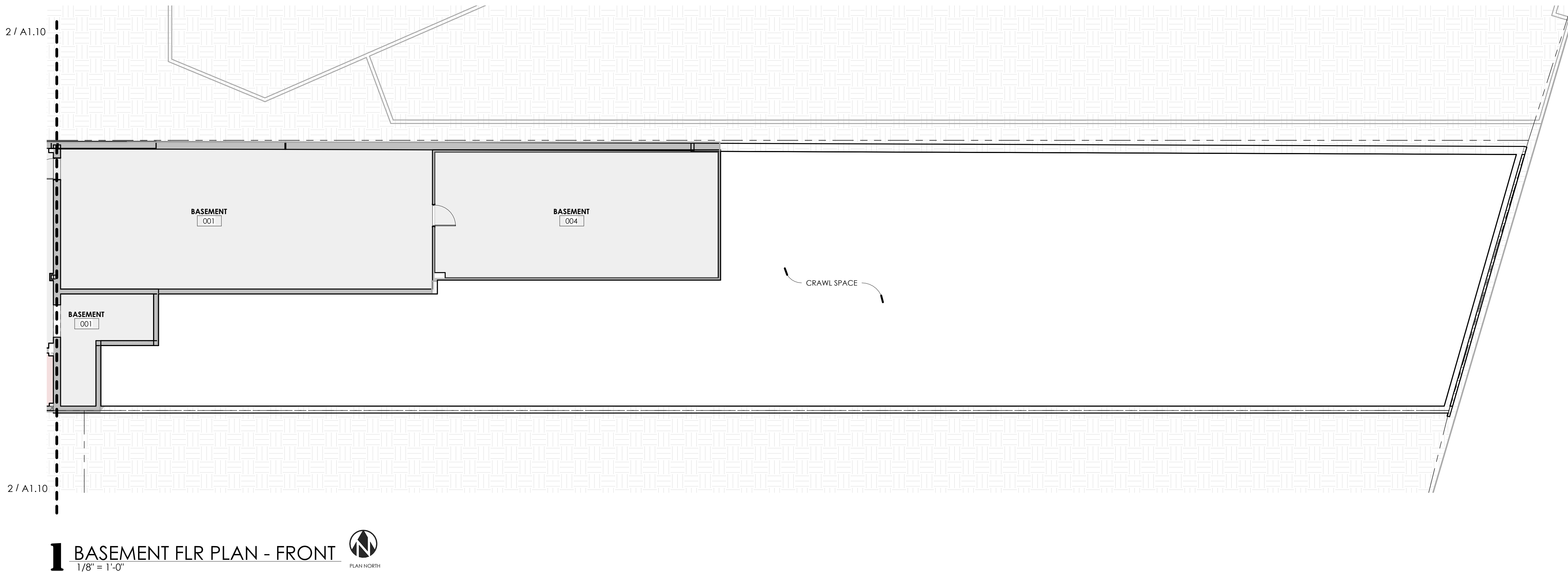
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A1.10

Comission no. 23008T

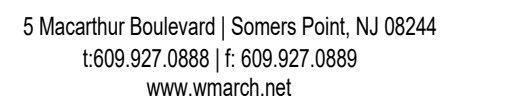


2 BASEMENT FLR PLAN - REAR
1/8" = 1'-0"



1 BASEMENT FLR PLAN - FRONT
1/8" = 1'-0"





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1519 BOARDWALK
ATLANTIC CITY, NEW JERSEY
08401

Comission no.	23008T
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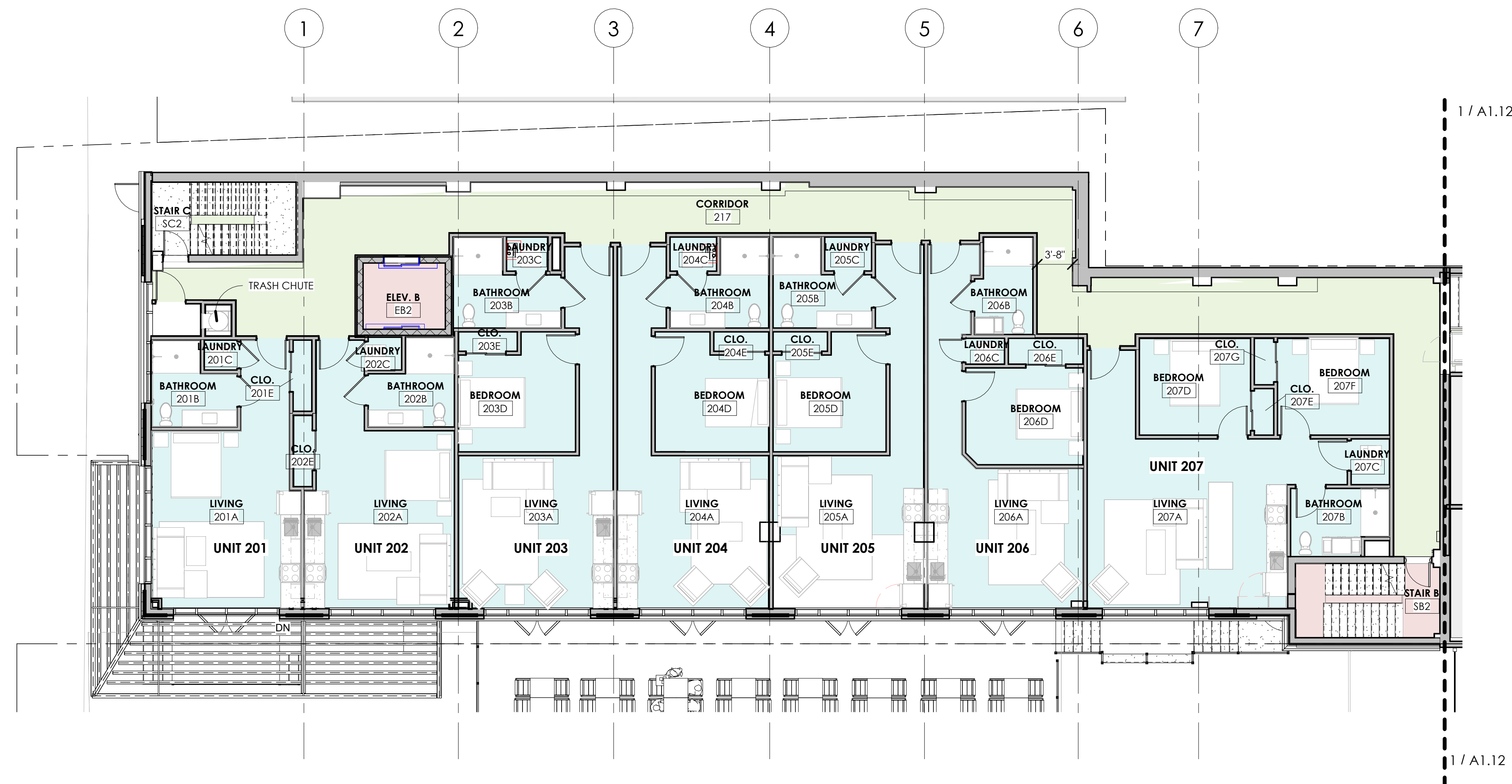
No.	Description	Date

2ND FLOOR PLANS

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Date 05.03.24

A1.12

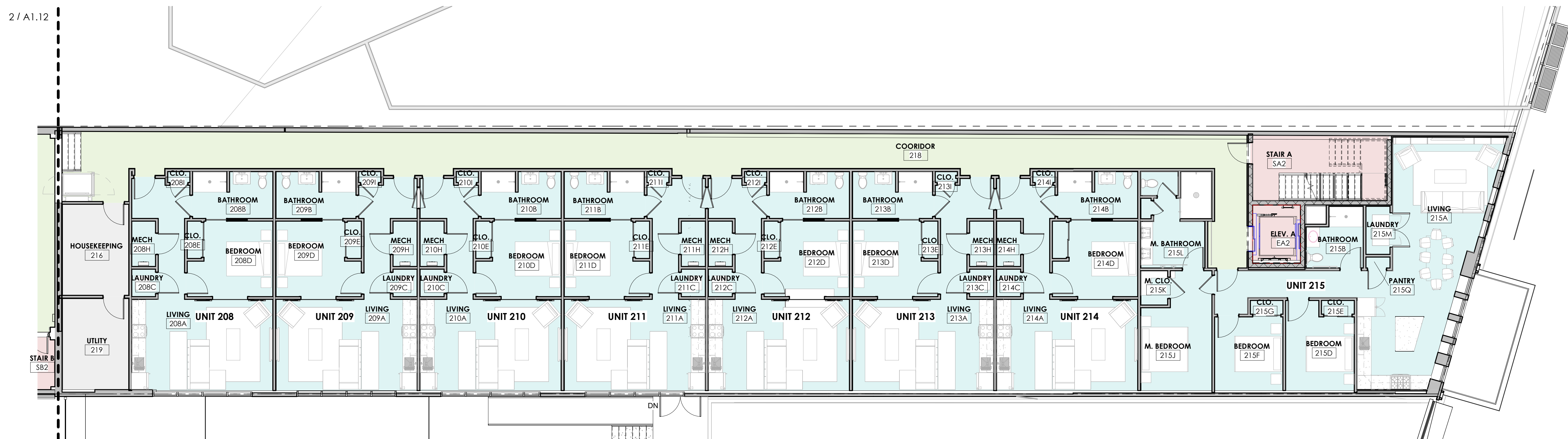
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2 2ND FLR PLAN - REAR
1/8" = 1'-0"



PLAN NORTH



1 2ND FLR PLAN - FRONT
1/8" = 1'-0"



PLAN NORTH