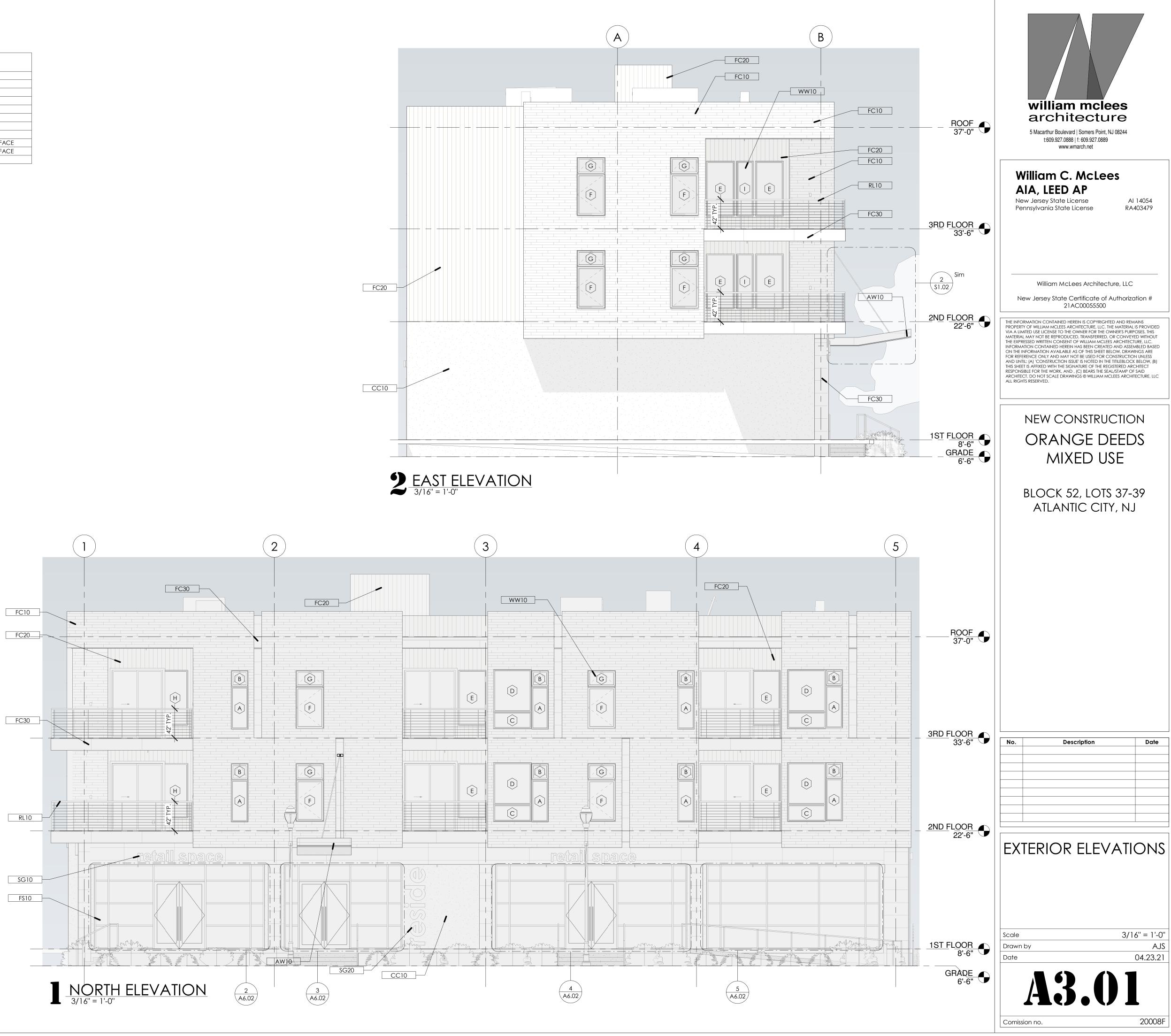
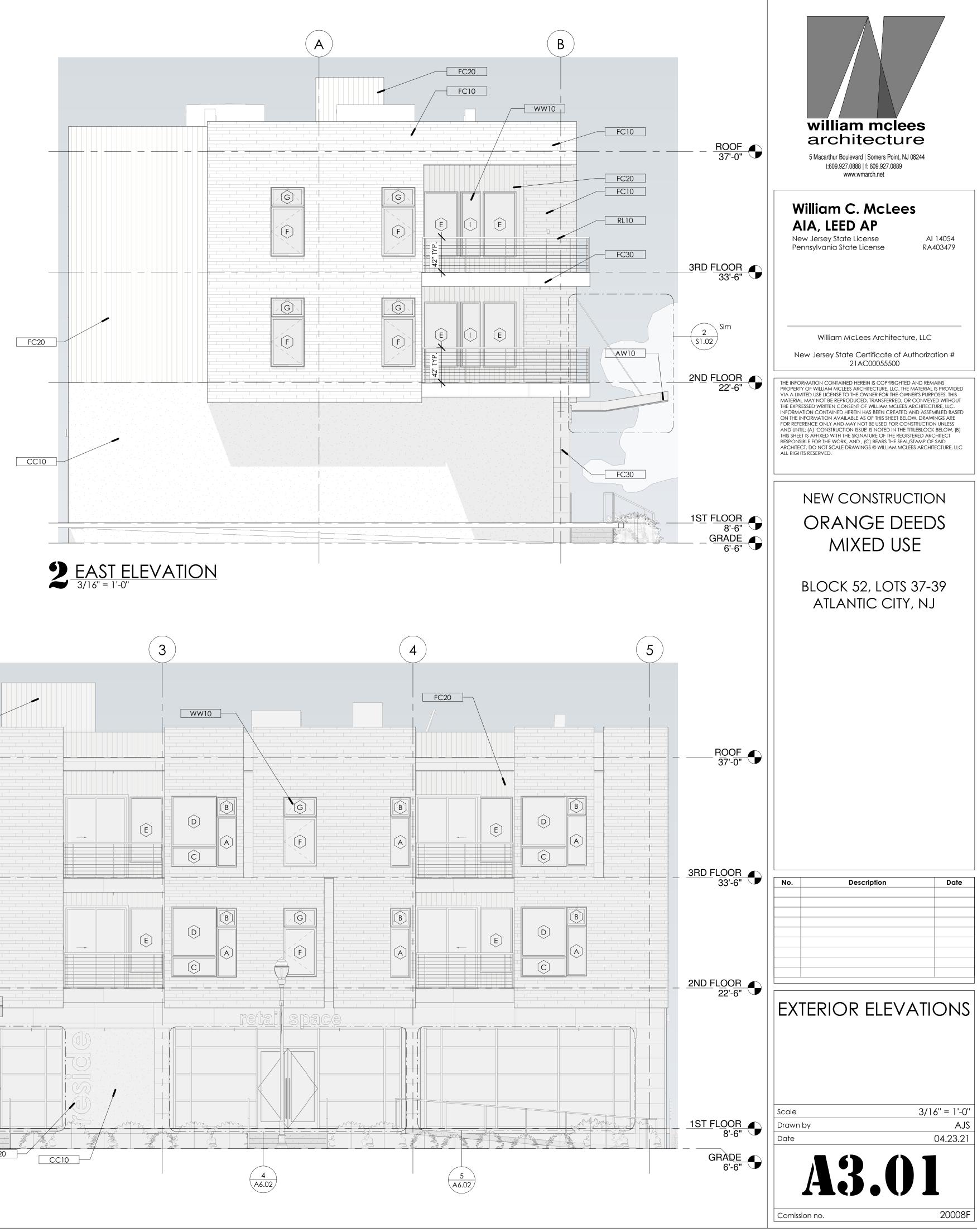


	KEYNOTE LEGEND	
KEY TAG	DESCRIPTION	
AW10	steel framed awning (see details)	
CC10	EXPOSED PRECAST INSULATED CONCRETE WALL PANEL	
FC10	NICHIHA ROUGHSAWN "TOBACCO" PANELIZED FIBERCEMENT CLADDING SYSTEM	
FC20	NICHIHA VINTAGEWOOD "ASH" PANELIZED FIBERCEMENT CLADDING SYSTEM	
FC30	NICHIHA MIRAI "ONYX" PANELIZED FIBERCEMENT CLADDING SYSTEM	
FS10	KAWNEER TRIFAB 601 EXTRUDED ALUMINUM STOREFRONT. THERMALLY BROKEN W/ 1" INSULATED GLAZING.	
RL10	STAINLESS STEEL CABLE RAIL SYSTEM. 2X2 POWDER COATED ALUMINUM POST. 2X2 MAHOGANY TOP RAIL.	
SG10	16" 18GA POWDER COATED ALUMINUM UL APPROVED CHANNEL LETTER W/ INTERNAL LED LIGHTING AND ACRYLIC FACE	
SG20	30" 18GA POWDER COATED ALUMINUM UL APPROVED CHANNEL LETTER W/ INTERNAL LED LIGHTING AND ACRYLIC FACE	
WW10	ANDERSEN 400 SERIES VINYL CLAD WOOD FRAMED DOUBLE GLAZED WINDOW	

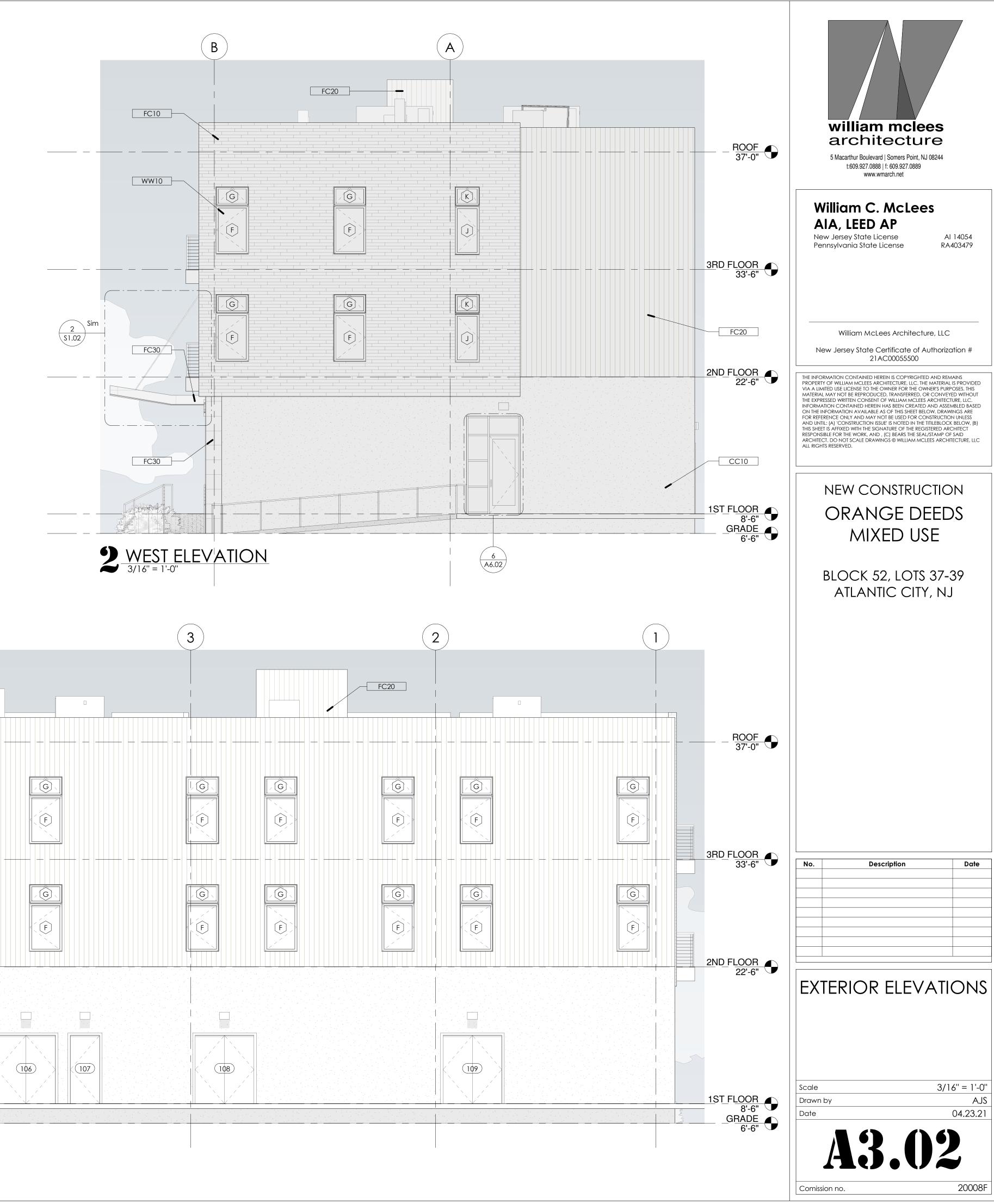






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GENERAL NOTES

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, 2018 ICC/ANSI 117.1, 2009 ACCESSIBLE AND USABLE BUILDING AND FACILITIES INTERNATIONAL MECHANICAL CODE, 2018

NATIONAL ELECTRICAL CODE, 2017

NATIONAL STANDARD PLUMBING CODE, 2018

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, 2003

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, 2009.

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 JEW EDITION OF THE 2018 INTERNATIONAL BUILDING CODE, AND ALL OTHER APPLICABLE SUBCODES AS ADOPTED THERE IN. THIS WORK SHALL QUALIFY AS NEW CONSTRUCTION UNDER THE REQUIREMENTS AND DEFINITIONS OF THE NEW JERSEY U.C.C.

INTERNATIONAL BUILDING CODE REVIEW

SECTION 3		
USE GROUP:	A-2	RESTAURANTS
	R-2	APARTMENTS

<u>Section 4</u> Fire partitions are required at walls separating dwelling units, see section 7. AUTOMATIC FIRE SUPPRESSION REQUIRED, SEE SECTION 9. FIRE AND SMOKE ALARM SYSTEMS ARE REQUIRED, SEE SECTION 9.

SECTION 5			
HEIGHT: STORIES:		43'-0'' (1) A-2 (2) R-2	
TOTAL BUILDING AREAS:	FLOOR 1: FLOOR 2: FLOOR 3:	ENCLOSED 4,573 S.F. 4,604 S.F. 4,604 S.F.	
BUILDING FOOTPRINT: CONSTRUCTION CLASS:	TOTAL:	13,781 S.F. 4,604 S.F. VB	
SECTION 6 FIRE RESISTANCE RATING REQUIREME PRIMARY STRUCTURAL FRAME:	NTS	0 HR	
BEARING WALLS	EXTERIOR: INTERIOR:	1 HR O HR	
NONBEARING WALLS AND PARTITION	INTERIOR:	0 HR	
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS: ROOF CONSTRUCTION AND		1 HR	
ASSOCIATED SECONDARY MEMBERS: FIRE SEPARATION DISTANCE:		0 HR 5'	
<u>Section 7</u> Maximum projection: Maximum area if openings:		40 IN 25%	
SECTION 8 INTERIOR FINISH CLASSIFICATIONS GROUP INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, AND EXIT PASSAGES	CORRIDORS AND ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS	ROOM AND ENCLOSED SPACES	
A-2 B R-2 C	B C	C C	

SECTION 9

AUTOMATIC FIRE SUPPRESSION SHALL BE PROVIDE IN ACCORDANCE WITH 903.2.10 PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDE (2) PER FLOOR A MANUAL FIRE ALARM SYSTEM SHALL BE PROVIDED

SECTION 10

OCCUPANT LOAD:	291
FIRST FLOOR MIN. NUMBER OF EXITS:	2
SECOND FLOOR MIN. NUMBER OF EXITS:	2
THIRD FLOOR MIN. NUMBER OF EXITS:	2
MINIMUM STAIR WIDTH:	44
ALL EXITS SHALL BE PROTECTED WITH A	
FIRE BARRIER IN ACCORDANCE WITH 1023.2	
exit access travel distance:	250
CORRIDOR WIDTH:	44
CORRIDOR FIRE RESISTANCE RATING:	.5

SECTION 11

SECTION 12

VERTICAL ACCESSIBLE ROUTE IS PROVIDED BY: ELEVATOR MIN (1) TOILET, LAV, AND SHOWER SHALL BE PROVIDED AS ACCESSIBLE KITCHEN AREAS SHALL BE ACCESSIBLE

MECHANICAL VENTILATION IS PROVIDED IN ACCORDANCE WITH IMC

TOTAL PERCENTAGE OF GLAZING: 7'-0'' ALL CEILING AREAS SHALL BE MINIMUM:

REQUIRED

100LBS/SF

40LBS/SF

250LBS/SF

SECTION 13 ASHRAE ANALYSIS BELOW.

SECTION 14 REFER TO WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.

SECTION 15

ALL ROOF AREAS TO BE MINIMUM CLASS 'B'.

SECTION 16 DESIGN LIVE LOADS

ASSEMBLY AREAS: **RESIDENTIAL AREAS:** STORAGE AREAS:

WIND LOADS: EXPOSURE CATEGORY: RISK CATEGORY:

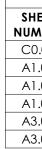
ACTUAL 100LBS/SF 40LBS/SF 250LBS/SF

> 120MPH 'D'

CATEGORY II

CONCRETE SIDEWALK, TYP.

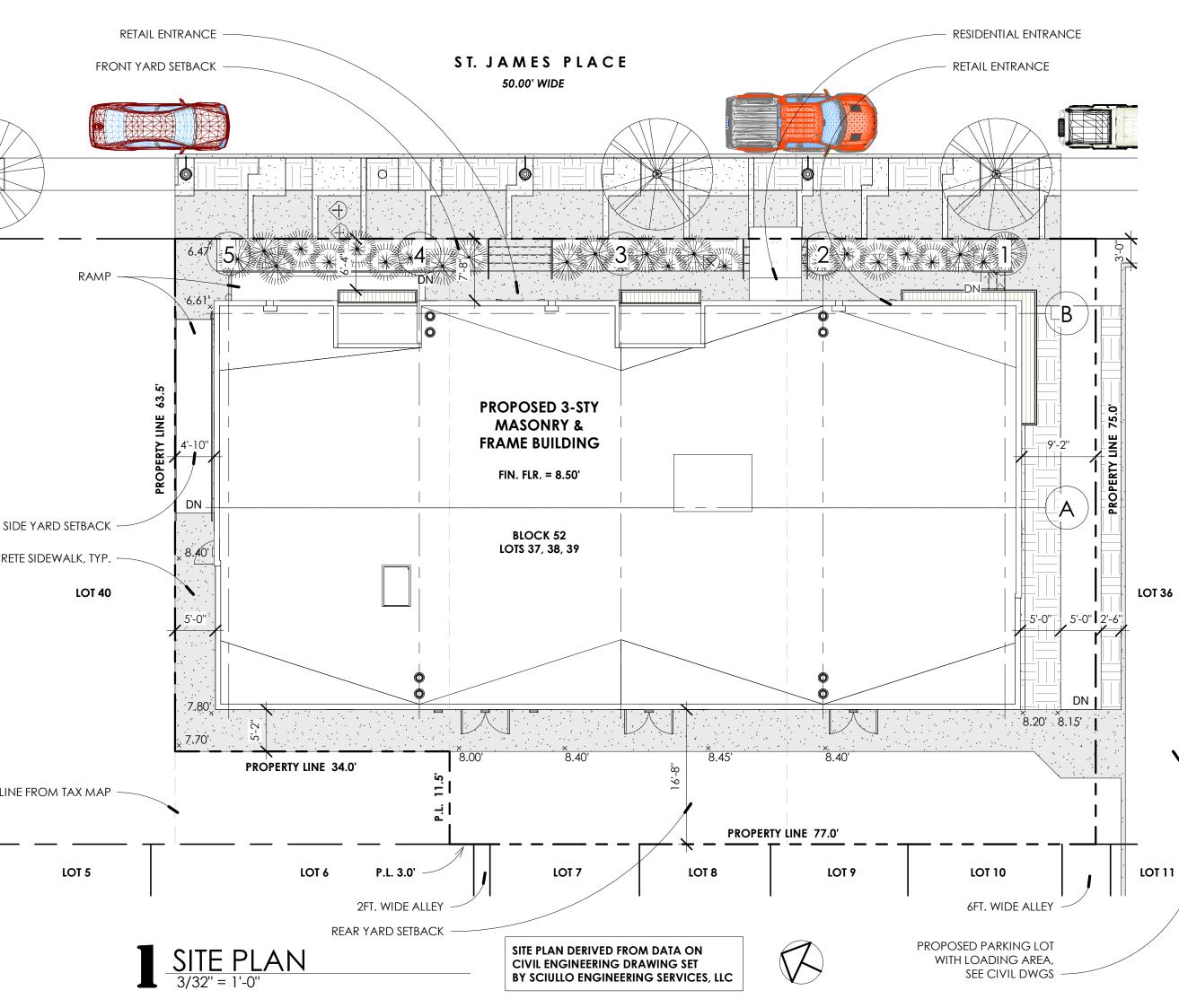
LOT LINE FROM TAX MAP —



DR	AW	ING	LIST

HEET IMBER	SHEET NAME	ISSUE DATE	CURRENT REVISION	REVISION DATE
0.00	COVER SHEET	04.23.21		
1.01	FIRST FLOOR PLAN	04.23.21		
1.02	SECOND FLOOR PLAN	04.23.21		
1.03	THIRD FLOOR PLAN	04.23.21		
3.01	EXTERIOR ELEVATIONS	04.23.21		
3.02	EXTERIOR ELEVATIONS	04.23.21		





NEW CONSTRUCTION: ORANGE DEEDS MIXED USE BLOCK 52, LOTS 37-39 ATLANTIC CITY, NJ

OWNER:	PAT FASANO
ARCHITECT:	WILLIAM MCLEES ARCHITECTURE 5 MACARTHUR BOULEVARD SOMERS POINT, NJ 08244 CONTACT: WILLIAM MCLEES, AIA 609.927.0888
CIVIL:	SCIULLO ENGINEERING SERVICES, LLC 17 S. GORDON'S ALLEY, SUITE 3 ATLANTIC CITY, NJ 08401 CONTACT: JASON SCIULLO, PE, PP 609.300.5171

william mclees architecture 5 Macarthur Boulevard | Somers Point, NJ 08244 t:609.927.0888 | f: 609.927.0889 www.wmarch.net William C. McLees AIA, LEED AP New Jersey State License AI 14054 Pennsylvania State License RA403479 William McLees Architecture, LLC New Jersey State Certificate of Authorization # 21AC00055500 THE INFORMATION CONTAINED HEREIN IS COPYRIGHTED AND REMAINS PROPERTY OF WILLIAM MCLEES ARCHITECTURE, LLC, THE MATERIAL IS PROVIDED VIA A LIMITED USE LICENSE TO THE OWNER FOR THE OWNER'S PURPOSES. THIS MATERIAL MAY NOT BE REPRODUCED, TRANSFERRED, OR CONVEYED WITHOU THE EXPRESSED WRITTEN CONSENT OF WILLIAM MCLEES ARCHITECTURE, LLC. INFORMATION CONTAINED HEREIN HAS BEEN CREATED AND ASSEMBLED BASED ON THE INFORMATION AVAILABLE AS OF THIS SHEET BELOW. DRAWINGS ARE FOR REFERENCE ONLY AND MAY NOT BE USED FOR CONSTRUCTION UNLESS. AND UNTIL: (A) 'CONSTRUCTION ISSUE' IS NOTED IN THE TITILEBLOCK BELOW, (B) THIS SHEET IS AFFIXED WITH THE SIGNATURE OF THE REGISTERED ARCHITECT RESPONSIBLE FOR THE WORK, AND , (C) BEARS THE SEAL/STAMP OF SAID ARCHITECT. DO NOT SCALE DRAWINGS © WILLIAM MCLEES ARCHITECTURE, LLC ALL RIGHTS RESERVED NEW CONSTRUCTION ORANGE DEEDS MIXED USE BLOCK 52, LOTS 37-39 ATLANTIC CITY, NJ Description Date No COVER SHEET As indicated Scale AJS Drawn by 04.23.21 Date $\mathbf{C0.00}$

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Comission no.