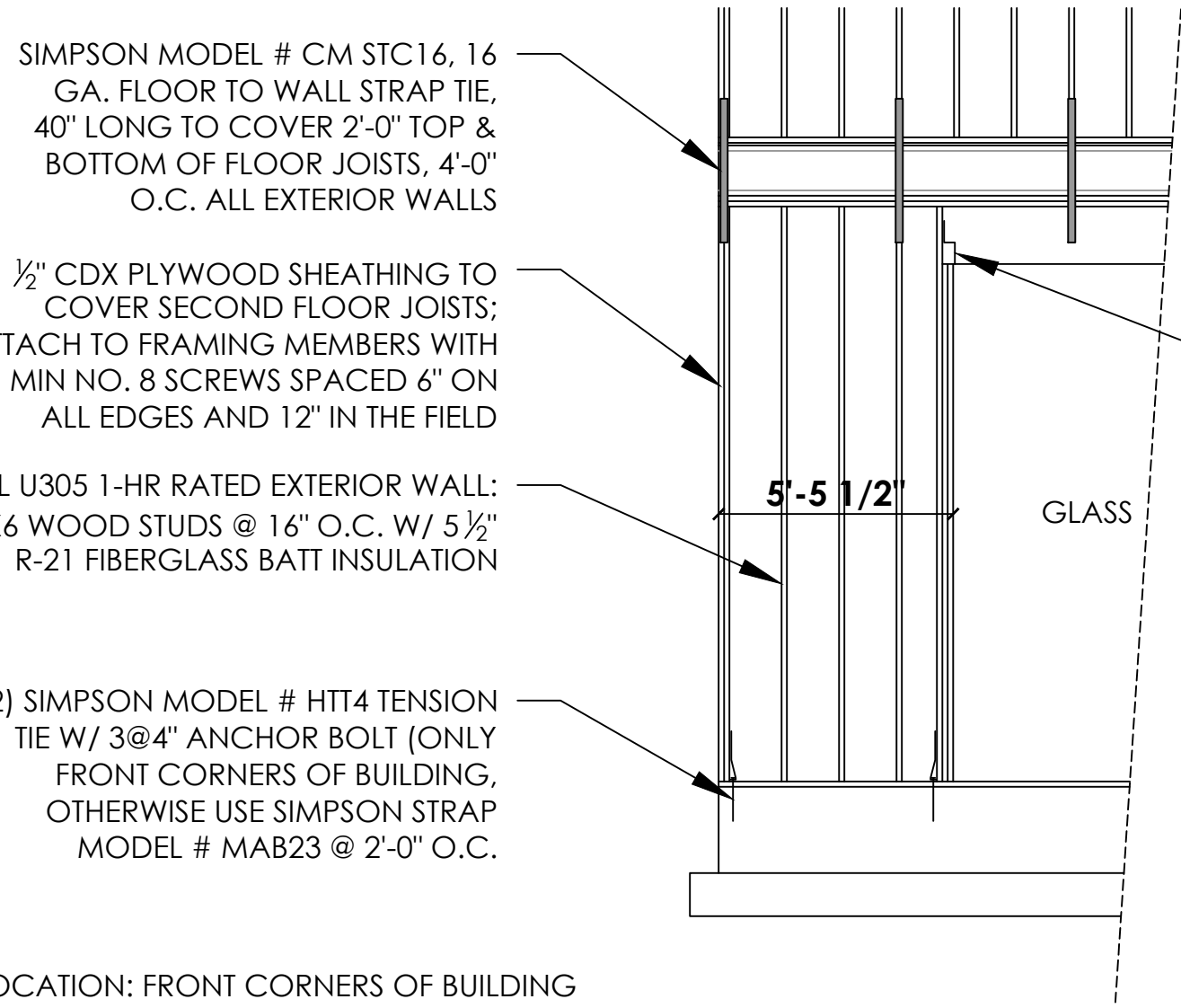


PROPOSED MIXED USE BUILDING

118-122 SAINT JAMES PLACE, ATLANTIC CITY, NJ
BLOCK: 52 LOTS: 38,39,40

GENERAL NOTES

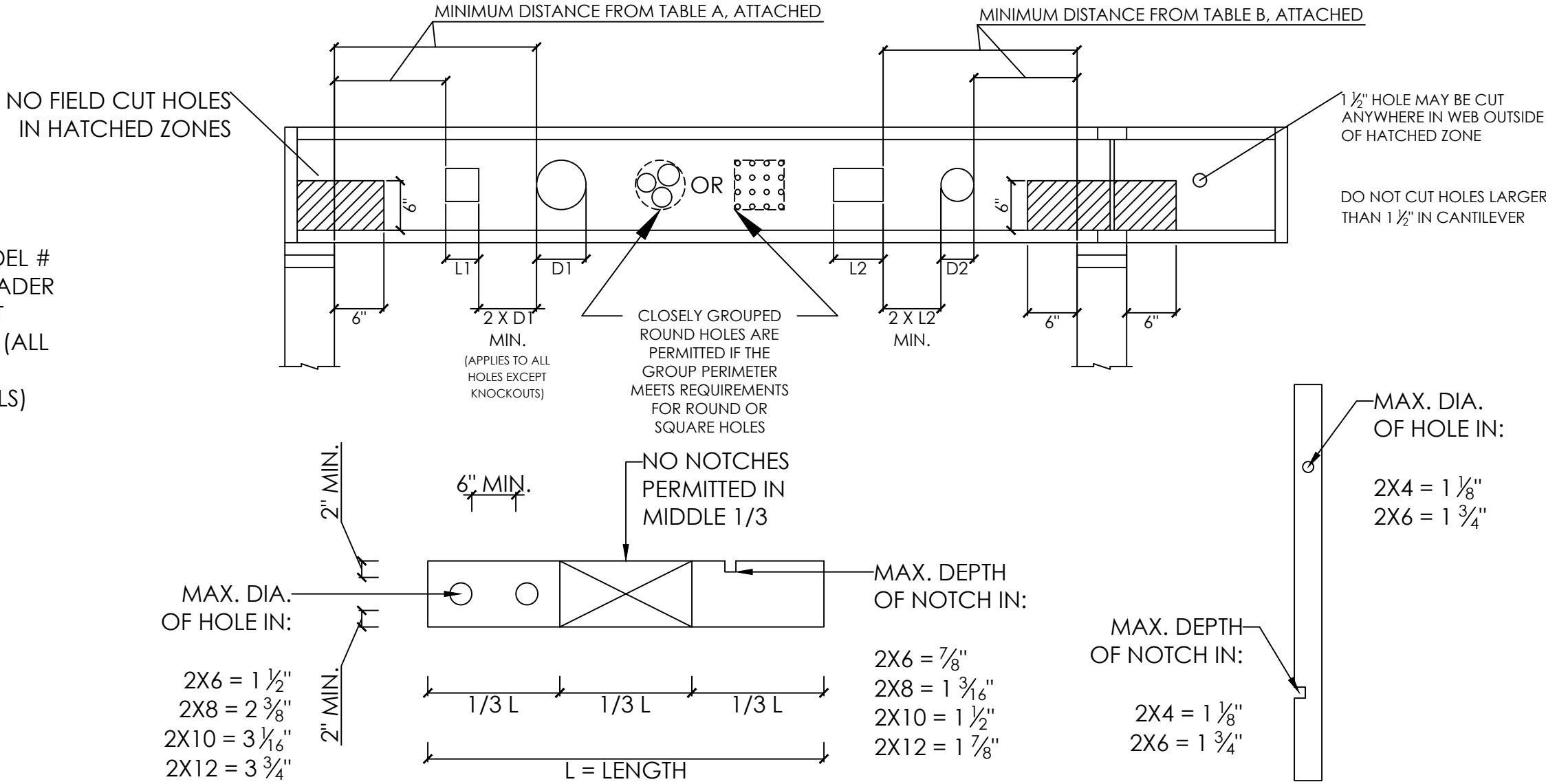
1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COOPERATION AND COORDINATION BETWEEN VARIOUS TRADES AND SUBCONTRACTORS WHOSE WORK IS DEPENDENT UPON ONE ANOTHER.
2. THE GENERAL CONTRACTOR SHALL FULLY INFORM EACH TRADE AND SUBCONTRACTOR OF THE RELATION OF HIS WORK TO OTHER WORK.
3. THE GENERAL CONTRACTOR SHALL REQUIRE EACH TRADE OR SUBCONTRACTOR WHOSE WORK IS EXECUTED IN RELATION TO PRIOR WORK TO CAREFULLY INSPECT THIS PRIOR WORK AND SUBMIT WRITTEN NOTICE OF ANY DEFECTS IMPROPER WORKMANSHIP OR MATERIALS OR OTHER CONDITIONS THAT WOULD AFFECT THE SATISFACTORY EXECUTION AND PERMANENCY OF HIS WORK. NO FURTHER WORK SHALL BE EXECUTED UNTIL SUCH DEFECTS OR CONDITIONS HAVE BEEN CORRECTED OR AN AGREEMENT REACHED REGARDING DEFECTS WHICH MAY DEVELOP DUE TO CONDITIONS SO NOTED. THE ABSENCE OF ANY SUCH NOTIFICATION WILL BE CONSTRUED AS AN ACCEPTANCE BY THESE TRADES OR SUBCONTRACTORS FROM RESPONSIBILITY FOR CORRECTING THEIR WORK.
4. BEFORE ORDERING ANY MATERIAL OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY MEASUREMENTS OF THE WORK TO BE DONE AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. HE MUST ALSO GIVE NOTIFICATION OF ANY DIFFERENCE WHICH MAY BE FOUND BEFORE PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR INITIATION AND MAINTENANCE OF PROTECTIVE REQUIREMENTS SPECIFIED.
6. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY LOSS OR DAMAGE CAUSED BY THESE OPERATIONS OR ANY TRADE TO THE WORK, OR TO MATERIALS, TOOLS AND EQUIPMENT OF ONE ANOTHER, TO ADJACENT PROPERTY AND EXISTING STRUCTURES AND TO PERSONS AND MAKE GOOD ANY LOSS DAMAGE OR INJURY WITHOUT COST TO THE OWNER.
7. CONFIRM TO ALL MUNICIPAL ORDINANCES AND REGULATIONS APPLICABLE TO THE USE OF STREET OR SIDEWALK AREAS.
8. COOPERATE WITH LOCAL AND OTHER GOVERNMENTAL OFFICIALS AND INSPECTIONS NECESSARY PROVIDING ASSISTANCE AND FACILITIES THAT WILL EXPDITE THEIR INSPECTIONS.
9. ANY MANUFACTURER/CONTRACTOR FAILING TO SUBMIT NECESSARY INFORMATION REQUIRING PRIOR WORK BY OTHER TRADES TO SPECIFICALLY FACILITATE INSTALLATION OF THEIR PRODUCT SHALL BEAR ALL COSTS INVOLVED TO REMEDY SAID SITUATION.
10. ALL WORKMANSHIP, MATERIALS AND CONSTRUCTION RELATING TO THIS PROJECT SHALL BE IN COMPLIANCE WITH AND CONFORM TO THE GOVERNING BUILDING CODES AND OTHER APPLICABLE CODE.
11. WHETHER INDICATED OR NOT ALL SOUND ATTENUATION BLANKET INSULATION SHALL BE A MINIMUM OF 3 1/2" THICK.
12. ALL GYPSUM BOARD WHEN TERMINATING AGAINST DISSIMILAR MATERIAL SHALL TERMINATE WITH METAL STOPS OR J-CHANNEL.
13. SOLID BLOCKING SHALL BE PROVIDED BEHIND ALL WALL MOUNTED ACCESSORIES OCCURRING IN GYPSUM BOARD.
14. WHERE TERMINATION STRIPS ARE REQUIRED DUE TO CHANGES IN FLOOR FINISHES, TERMINATION STRIPS SHALL BE LOCATED UNDER DOORS SO THAT WHEN CLOSED TWO DIFFERENT FLOOR FINISHES ARE NOT EXPOSED TO VIEW FROM THE SAME ROOM.
15. ALL THROUGH SLAB PENETRATIONS SHALL BE FILLED WITH NON-SHRINK GROUT, OR SAFING IMMEDIATELY UPON INSTALLATION OF CONDUIT, SLEEVES AND PIPING, ETC..
16. PAINT NOTE: ALL FINISH COATS, INCLUDING PAINTS AND VARNISHES, SHALL COMPLY WITH NJ REGULATIONS RE: "VOLATILE ORGANIC SUBSTANCES IN CONSUMER PRODUCTS," TITLE 7, CHAPTER 27, SUBCHAPTER 25, EFFECTIVE JAN 1990.
17. ALL MASONRY DIMENSIONS ARE TO BE TO EDGE OF MASONRY.
18. ALL DRYWALL IS TO BE TAPED, AND SPACKLED, SANDED AND READY FOR PAINT UNLESS OTHERWISE NOTED.
19. ALL GYPSUM BOARD BEHIND CERAMIC TILE OR IN WET AREAS WILL BE WATER RESISTANT.
20. WOOD BLOCKING IN CONTACT IN MASONRY OR CEMENTITIOUS MATERIALS SHALL BE PRESSURE TREATED. BLOCKING SHALL BE OF SIZES AND SHAPES AS SHOWN ON DRAWINGS.
21. 6 MIL POLYETHYLENE VAPOR BARRIER SHALL BE INSTALLED UNDER ALL SLABS ON GRADE. LAP SEAM A MINIMUM OF 12", TAPE ALL PENETRATIONS.
22. FIRE RETARDANT TREATED PLYWOOD WILL NOT BE USED ON THIS PROJECT IN AN EXTERIOR USAGE FOR STRUCTURAL SUPPORT OF ANY KIND.



-LOCATION: FRONT CORNERS OF BUILDING
-ALL EXTERIOR WALL HAVE SIMPSON HEADER TO POST CONNECTIONS AND FLOOR TO WALL STRAP TIES

BRACED WALL CORNER (TYPICAL EACH SIDE)

SCALE: 1/4" = 1'-0"



CUTTING & NOTCHING DETAIL FOR WALLS & TJI FLOOR JOISTS

SCALE: NOT TO SCALE

CODE ANALYSIS

BUILDING AREA: 9,500 G.S.F. TOTAL, 4,726 G.S.F. PER FLOOR
BUILDING VOLUME: 114,000 C.F.
FIRST FLOOR IS DESIGNED FOR 125 PSF
SECOND FLOOR IS DESIGNED FOR 50 PSF
LIVE LOAD 30 PSF
DEAD LOAD 20 PSF
ROOF IS DESIGNED FOR 40 PSF
LIVE LOAD 25 PSF
DEAD LOAD 15 PSF
BALCONIES ARE DESIGNED FOR 100 PSF
ULTIMATE WIND SPEED 110 MPH (3 SEC GUST)
NOMINAL WIND SPEED 85 MPH (FASTEST MILE)
SEISMIC USE GROUP i, SITE CLASS C, SEISMIC DESIGN CAT.A.

APPLIED CODE

IBC 2015
NSPC 2015
NEC 2014
IECC 2015
IMC 2015
IFGC 2015
ICC ANSI A117.1-2009

OCCUPANCY

UNIT 1A: 15 OCCUPANTS
UNIT 1B: 15 OCCUPANTS

UNIT 2A: 4 OCCUPANTS
UNIT 2B: 4 OCCUPANTS
UNIT 2C: 4 OCCUPANTS
UNIT 2D: 4 OCCUPANTS

CODE REVIEW

1. USE & OCCUPANCY CLASSIFICATION
-FIRST FLOOR: DESIGNED FOR FUTURE TENANT FIT OUT: RESTAURANT USE GROUP A-2, BUSINESS USE GROUP B, MERCANTILE USE GROUP M TENANT FIT OUT
-SECOND FLOOR: RESIDENTIAL USE GROUP R-2
2. GENERAL BUILDING LIMITATIONS
TABLE 504.3, ALLOWABLE BUILDING HEIGHT
-A-2, B, M & R-2: 70'-0" ALLOWED; 28'-0" TOTAL PROPOSED
TABLE 504.4, ALLOWABLE STORIES ABOVE GRADE PLANE W/ SPRINKLER SYSTEM

-A-2: 2 STORIES ALLOWED
-B: 4 STORIES ALLOWED
-M: 3 STORIES ALLOWED
-1 STOREY MIXED USE FIRST FLOOR PROPOSED
-R-2: 4 STORIES ALLOWED
-1 STOREY R-2 USE SECOND FLOOR PROPOSED
TABLE 506.2, ALLOWABLE AREA PER FLOOR, S1
-A-2: 46,000 S.F. ALLOWED
-B: 72,000 S.F. ALLOWED
-M: 56,000 S.F. ALLOWED
-MIXED USE FIRST FLOOR: 4,726 S.F. PROPOSED
-R-2: 36,000 S.F. ALLOWED
-R-2 USE SECOND FLOOR: 4,726 S.F. PROPOSED

3. TYPE OF CONSTRUCTION

TABLE 602: TYPE V-A
-UL U305 1-HR RATED EXTERIOR WALLS
-PER SECTION 602, NOT LESS THAN 1-HR WITHIN 5 - 10 FEET
-PER SECTION 704.10, 1-HR RATED STRUCTURE
-UL L530 1-HR RATED ROOF

TABLE 508.4 SEPARATED OCCUPANCIES
-UL L530 1-HR RATED HORIZONTAL ASSEMBLY BETWEEN FIRST FLOOR USE GROUPS A-2, B, M & SECOND FLOOR USE GROUP R-2
-RESIDENTIAL FOOTNOTE A; PROVISIONS OF 420.2 & 420.3; NOT LESS THAN 1-HR RATED FIRE PARTITION BETWEEN R-2 DWELLING UNITS
-UL U415, SYSTEM A, 1-HR. STEEL STUD SHAFT ENCLOSURE FOR DUCTWORK FROM FIRST FLOOR TO RTUS

4. FIRE PROTECTION FEATURES

SECTION 903.2.8
-NEW R-2 OCCUPANCIES REQUIRE AN AUTOMATIC SPRINKLER SYSTEM
-A MANUAL FIRE ALARM SYSTEM SHALL BE INSTALLED & MAINTAINED THROUGHOUT THE BUILDING

5. MEANS OF EGRESS

-ALL SPACES TO BE PROVIDED WITH A MINIMUM OF 2 EXITS; SECTION 1006.2.1 EXC. 1 ALLOWS ONE MEANS OF EGRESS FOR R-2 USE WHEN COMMON PATH OF TRAVEL DOES NOT EXCEED 125 FEET
-SECOND FLOOR COVERED REAR EGRESS BALCONY DOES NOT REQUIRE SEPARATION FROM BUILDING INTERIOR PER IBC 2015 SECTION 1021.2

6. ACCESSIBILITY

-FIRST FLOOR SPACES SHALL BE ACCESSIBLE PER IBC CHAPTER 11; ACCESSIBLE TOILET FACILITIES SHALL BE PROVIDED ON THE FIRST FLOOR. ALL SECOND FLOOR R-2 UNITS SHALL BE TYPE A ADAPTABLE TO ANSI 117.1 CHAP. 10 REQUIREMENTS PER IBC 2015 CHAP. 1107.6.2.2.1.

7. NO RADON SYSTEM IS REQUIRED BY THE NUCC

8. FRAMING CONNECTORS

-NET UPLIFT VALUE REQUIRES APPROVED FRAMING CONNECTORS FROM TOP OF WALL TO FOUNDATION. SEE DWG A-0 DETAIL FOR ALL METAL FRAMING CONNECTORS.

- SHEATHING ON TYPE II BRACED WALLS SHALL HAVE WOOD STRUCTURAL SHEATHING PANELS (1/2" CDX PLYWOOD) ONE SIDE AND 5/8" GYP. BD. ON THE OTHER. WOOD STRUCTURAL SHEATHING PANELS SHALL BE ATTACHED TO FRAMING MEMBERS WITH MINIMUM NO. 8 SCREWS SPACED 6" ON ALL EDGES AND 12" IN THE FIELD. GYPSUM WALL BOARDS SHALL BE ATTACHED MAX. 8" O.C. (NAILS - 5D COOLERS) OR 16" O.C. (SCREWS - 1 3/8" LONG)

PROPOSED MIXED USE BUILDING AT:

118-122 SAINT JAMES PLACE, ATLANTIC CITY, NJ
BLOCK: 52 LOTS: 38, 39, 40

CONST. CLASSIFICATION: V-A

IBC USE GROUP: A-2/B/M FIRST FLOOR

& R-2 SECOND FLOOR

AREA: 9500 S.F. VOLUME: 114,000 C.F.

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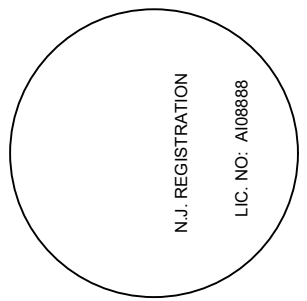
DATE: 7-9-18

SCALE: AS NOTED

DWN.: BVF

JOB NO.: 16-007

DWG. NO.: A-0



Design No. L530
March 13, 2018

Unrestrained Assembly Rating — 1 Hr
Finish Rating — 39 Min

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide [BXUY](#) or [BXUY7](#)

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

1. Floor Systems — The flooring system shall consist of one of the following:

System No. 1

Subflooring — Min 3/4 in. thick T & G wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood to be perpendicular to the trusses with joints staggered 4 ft. Plywood secured to trusses with construction adhesive and No. 8d corner coated nails spaced 12 in. OC along each truss. Adhesive applied as 3/8 in. diam beads to top chord of trusses and grooved edges of plywood.

2. Structural Wood Members – Min 2.1/2 in (51 mm) x 2" shaped wood joist or beam at max of 24 in. OC, joist shall conform to CDS ESR-1153 Report. Joist top and bottom chords minimum 1-1/2 in. deep by 2-1/2 in. wide and constructed of kiln-dried laminated veneer lumber (LVL) or TimberStrand laminated strand lumber (LSL). Webs constructed of minimum 3/8 in. thick Performance Plus OSB, PS2, Exposure 1. Installation shall be in accordance with manufacturers published literature.

3. Furring Channels – Nom 7/8 in. deep, formed or min 0.019 in. thick (2x6 gable) galv steel installed perpendicular to joists. Furring channels spaced 1'-2 ft on center. Channels shall be 24 in. deep by 2-1/2 in. OC, away from end joints. Channels secured to joists with support clips (Item #4) at each joist location. Member spans shall be supported on both sides of joists. Channels shall be 16 SWG galv steel with end cut of over/under.

4. Furring Channels – For use with item #7B. Nom 7/8 in. deep, formed or min 0.019 in. thick (2x6 gable) galv steel installed perpendicular to joists. Furring channels spaced 1'-2 ft on center and on each side of joist. Channels shall be 24 in. deep by 2-1/2 in. OC, away from end joints. Channels shall be 16 SWG galv steel with end cut of over/under. Channels shall be 16 SWG galv steel with end cut of over/under.

5. Support Clip – Steel Framing Members – One support clip to be used to support furring channels at the intersection with each joist. Support clips nailed to side of bottom joist with one 1-1/2 in. long, 16d galv nail. Item #5, dim 1/2 in. x 1/2 in. x 1/2 in. **SIMPSON STRONG- Tie INC. INC. – Type CXC**

6. Stabilizer Strap – (Not Shown) – Nom 3/4 in. wide by 6 in. long by min 0.023 in. thick (2x6 gable) galv steel straps used to prevent rotation of the support clips (Item #4) at gypsum board joints and along walls. Stabilizer straps shall be 24 in. deep by 2-1/2 in. OC, away from end joints. Straps span between channels and are screw-attached to the furring channels adjacent to each support clip location using No. 8 x 1-1/2 in. long screws. Straps shall be secured to the end panel with wall, one end of the stabilizer strap is screw-attached to the furring channel, adjacent to each support clip location. Using a No. 8 self-lapping steel strap. The free end of the strap shall be heated 90 degrees bent, forming a hook, or screw- or nail-attached to the side of the structural wood member bottom joist on the side of the support clip nearest the wall.

7. Curtain Wall Insulation – Nom 1 in. thick, 48 in. long with width of ball equal to center on spacing of structural members (16 in. OC). Insulation shall be installed between furring channels and bottom joist with long dimension perpendicular to furring channels with butted ends centered over furring channels.

THEMEAFIRM INC. – FireSafe 90

8. Insulation – Batts and Blankets – (Optional) – Only for use with item #7A) – Glass fiber insulation, secured to the subflooring with staples, or to the wood joist with 0.090 in. diam galv steel wire, or draped over the furring channels. Insulation shall be installed between furring channels and bottom joist. Any thickness of glass fiber insulation bearing the UL Classification Marking as Surface Burning Characteristics Class 1 Flame Spread and Smoke Developed 25 or less.

9. Insulation – Loose Fill Material – (Optional) – Only for use with item #7A) – As an alternate to item 6A or 6B – Any thickness of loose fill material bearing the UL Classification Marking for Surface Burning Characteristics Class 1 Flame Spread and Smoke Developed 25 or less. Insulation shall be applied over furring channels and/or Fire Resistance rated over the resilient channels/gypsum panel for Steel Framing Members/gypsum panel ceiling membrane.

10. Insulation – Batts and Blankets – (Optional) – Only for use with item #7A) – As an alternate to items 6B or 6C – Min. 1 in. thick glass fiber insulation bearing the UL Classification Marking as Surface Burning Characteristics Class 1 Flame Spread and Smoke Developed 25 or less. Insulation shall be applied over furring channels and/or Fire Resistance rated over the resilient channels/gypsum panel for Steel Framing Members/gypsum panel ceiling membrane.

7. Gypsum Board – 1/2 or 5/8 in. thick, 4 ft wide. Sheets of wallboard installed with long dimension perpendicular to furring channels and isolated to channels with 1 in. long wallboard screws spaced 34 in.

and 6 in. from wallboard side joints and 12 in. OC in the field. At butt end joints, two furring channels are used which extend a min of 6 in. beyond each end of joint.

ACADIA DRYWALL SUPPLIES LTD — Type C

AMERICAN GYPSUM CO — Type AG-C

CERTAINTED GYPSUM INC — Types FRPC, Type C

CGC INC — Type C, IP-X2

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C

NATIONAL GYPSUM CO — Types xP-C, FSK-G, FSK-G, FSW-G, FSK-C, FSW-C

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-C

THAI GYPSUM PRODUCTS PCL — Type C

UNITED STATES GYPSUM CO — Type C, IP-X2

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Type C, IP-X2

7A. Gypsum Board — 1/2 or 5/8 in. thick, 4 ft wide. Sheets of wallboard installed with long dimension perpendicular to furring channels and fastened to channels with 1 in. long wallboard screws located 3/4 in. and 6 in. from wallboard side joints and 12 in. OC in the field. At butt end joints, two furring channels are used which extend a min of 6 in. beyond each end of joint.

CERTAINTED GYPSUM INC — Type FRPC

7B. Gypsum Board (As an alternative to Item 7) — For use with item 3A. Nom 5/8 in. thick, 48 in. wide gypsum board, installed and secured as described in item 7 with max screw spacing 8 in. OC.

UNITED STATES GYPSUM CO — ULX

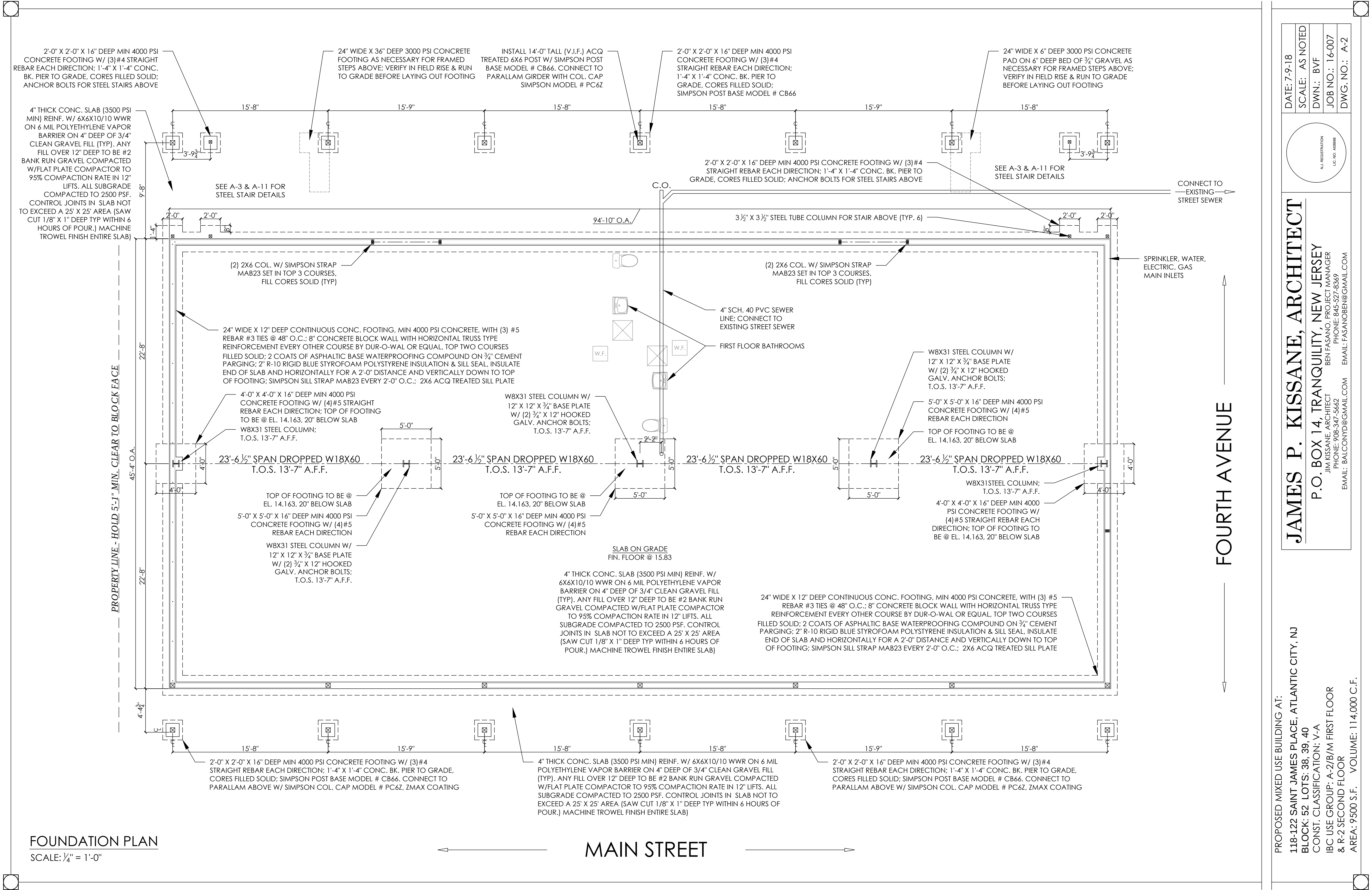
8. Finishing System — (Not Shown) — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternative, 10 mil. thick veneer plaster may be applied to the entire surface of gypsum board.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last updated on 2018-03-13

WINDOW SCHEDULE	
A	FIXED STOREFRONT WINDOW; SILL AT 2'-0", 9'-10" WIDE X 9'-0" HIGH OVERALL STOREFRONT WINDOW OPENING; 2" X 4" EXTRUDED ALUMINUM FRAME, CLEAR ALUMINUM FINISH, FRAME SET TO EXTERIOR OF WALL, DRYWALL INTERIOR RETURN; 9'-6" WIDE X 5'-10" HIGH INSIDE FRAME TO FRAME LOWER PANE, SILICON BUTT GLAZED CENTRAL JOINT, OPT; 9'-6" WIDE X 2'-8" HIGH INSIDE FRAME TO FRAME UPPER TRANSOM PANE, SILICON BUTT JOINT GLAZED CENTRAL JOINT, OPT; 1" THICK LOW-E INSULATED GLASS, TEMPERED; SEE ELEVATIONS FOR DETAILS
B	FIXED STOREFRONT WINDOW; SILL AT GRADE, 3'-9" WIDE X 11'-0" HIGH OVERALL STOREFRONT WINDOW OPENING; 2" X 4" EXTRUDED ALUMINUM FRAME, CLEAR ALUMINUM FINISH, FRAME SET TO EXTERIOR OF WALL, DRYWALL INTERIOR RETURN; 3'-5" WIDE X 7'-10" HIGH INSIDE FRAME TO FRAME LOWER PANE; 3'-5" WIDE X 2'-8" HIGH INSIDE FRAME TO FRAME UPPER TRANSOM PANE; 1" THICK LOW-E INSULATED GLASS, TEMPERED; SEE ELEVATIONS FOR DETAILS
C	FIXED TRANSOM OVER DOOR 1; 6'-0" WIDE X 2'-8" HIGH INSIDE FRAME TO FRAME; 1" THICK LOW-E INSULATED GLASS; SEE ELEVATIONS FOR DETAILS
D	FIXED STOREFRONT WINDOW; SILL AT GRADE, 14'-5 1/2" WIDE X 11'-0" HIGH OVERALL STOREFRONT WINDOW OPENING; 2" X 4" EXTRUDED ALUMINUM FRAME, CLEAR ALUMINUM FINISH, FRAME SET TO EXTERIOR OF WALL, DRYWALL INTERIOR RETURN; 14'-1 1/2" WIDE X 7'-10" HIGH INSIDE FRAME TO FRAME LOWER PANE, SILICON BUTT GLAZED CENTRAL JOINT, OPT; 14'-1 1/2" WIDE X 2'-8" HIGH INSIDE FRAME TO FRAME UPPER TRANSOM PANE, SILICON BUTT GLAZED CENTRAL JOINT, OPT; 1" THICK LOW-E INSULATED GLASS, TEMPERED; SEE ELEVATIONS FOR DETAILS
E	FIXED TRANSOM OVER DOOR 2; 6'-0" WIDE X 1'-8" HIGH INSIDE FRAME TO FRAME; 1" THICK LOW-E INSULATED GLASS; SEE ELEVATIONS FOR DETAILS
F	FIXED TRANSOMS; 3'-0" WIDE X 1'-8" HIGH INSIDE FRAME TO FRAME; 1" THICK LOW-E INSULATED GLASS; SEE ELEVATIONS FOR DETAILS
G	OPERABLE CASEMENT WINDOW; SILL AT 2'-0", 2" X 4" EXTRUDED ALUMINUM FRAME, CLEAR ALUMINUM FINISH, FRAME SET TO EXTERIOR OF WALL, DRYWALL INTERIOR RETURN; 3'-0" WIDE X 4'-6" HIGH INSIDE FRAME TO FRAME; OPERABLE WINDOW WITH 4" STILES & RAILS; 1/2" THICK LOW-E INSULATED GLASS, TEMPERED; SEE ELEVATIONS FOR DETAILS
H	FIXED WINDOW; SILL AT 2'-0", 2" X 4" EXTRUDED ALUMINUM FRAME, CLEAR ALUMINUM FINISH, FRAME SET TO EXTERIOR OF WALL, DRYWALL INTERIOR RETURN; 3'-0" WIDE X 4'-6" HIGH INSIDE FRAME TO FRAME; 1" THICK LOW-E INSULATED GLASS, TEMPERED; SEE ELEVATIONS FOR DETAILS

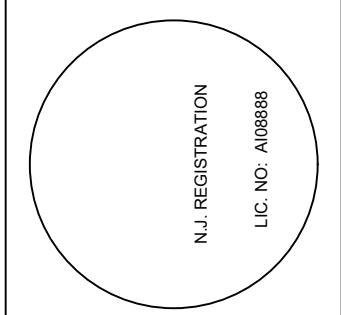
118-122 SAINT JAMES PLACE, ATLANTIC CITY, NJ
 BLOCK: 52 LOTS: 38, 39, 40
 CONST. CLASSIFICATION: V-A
 IBC USE GROUP: A-2/B/M FIRST FLOOR
 & R-2 SECOND FLOOR



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

DATE: 7-9-18
SCALE: AS NOTED
DWN.: BVF
JOB NO.: 16-007
DWG. NO.: A-2



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PROPOSED MIXED USE BUILDING AT:
118-122 SAINT JAMES PLACE, ATLANTIC CITY, NJ
BLOCK: 52 LOTS: 38, 39, 40
CONST. CLASSIFICATION: V-A
IBC USE GROUP: A-2/B/M FIRST FLOOR
& R-2 SECOND FLOOR
AREA: 9500 S.F. VOLUME: 114,000 C.F.F.

FIRST FLOOR INTERIOR FINISHING PLAN
SCALE: $\frac{1}{4}" = 1'-0"$



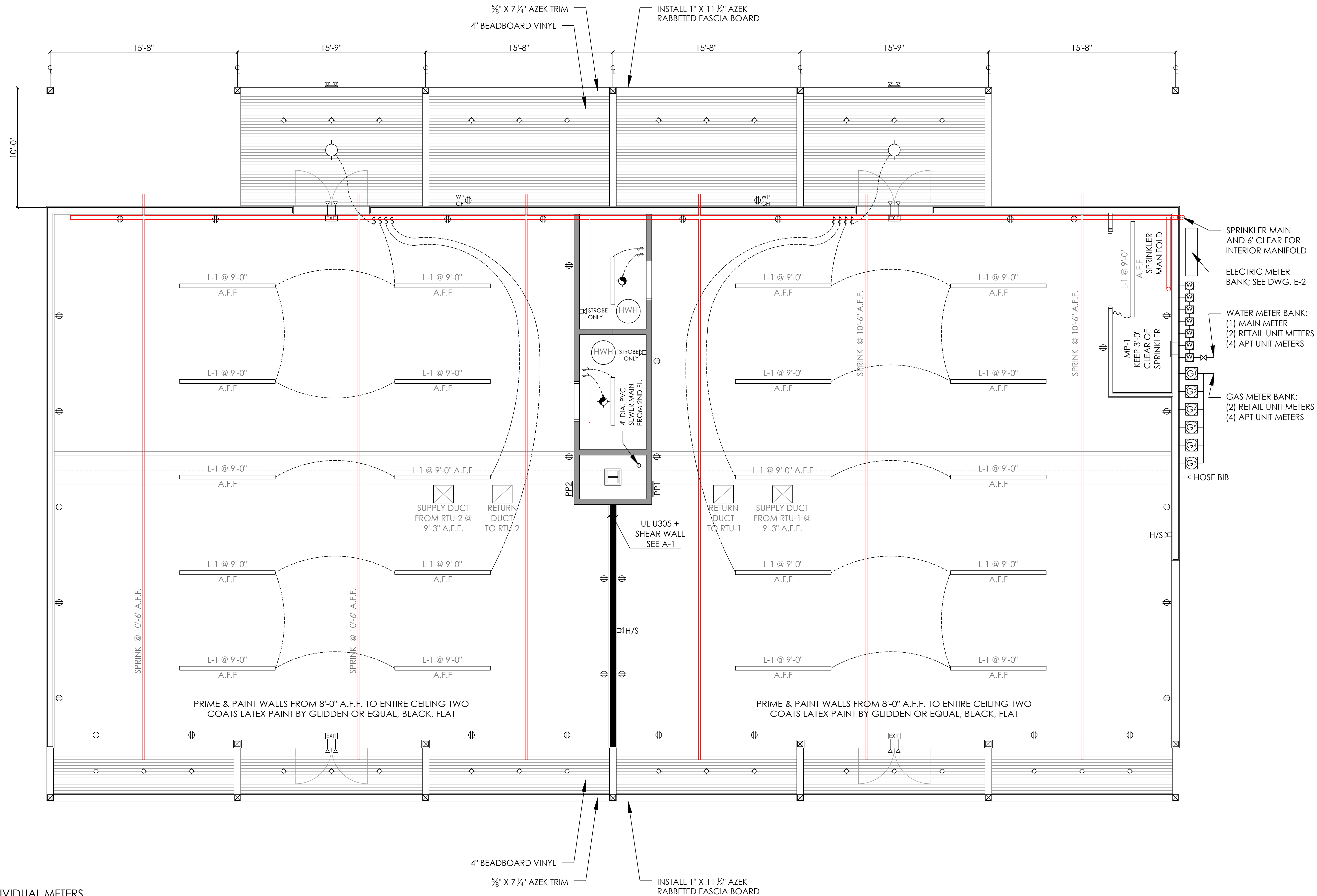
FOURTH AVENUE

PROPOSED MIXED USE BUILDING AT:
1118-122 SAINT JAMES PLACE, ATLANTA, GA 30309
BLOCK: 52 LOTS: 38, 39, 40
CONST. CLASSIFICATION: V-A
MBC USE GROUP: A-2/B/M FIRST FLOOR
& R-2 SECOND FLOOR
AREA: 9500 S.F. VOLUME: 114,000

BLOCK: 52 LOTS: 38, 39, 40
CONST. CLASSIFICATION: V-A
IBC USE GROUP: A-2/B/M FIRST FLOOR
& R-2 SECOND FLOOR
AREA: 9,500 S.F. VOLUME: 114,000 C.

N.J. REGISTRATION
LIC. NO.: A008888

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*1 HOUSE METER, 6 INDIVIDUAL METERS

FIRST FLOOR ELECTRICAL & REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

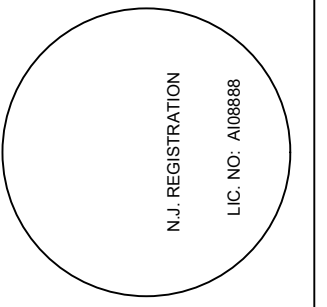
MAIN STREET

FOURTH AVENUE

PROPOSED MIXED USE BUILDING AT:
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BLOCK: 52 LOTS: 38, 39, 40
CONST. CLASSIFICATION: V-A
IBC USE GROUP: A-2/B/M FIRST FLOOR
& R-2 SECOND FLOOR
AREA: 9500 S.F. VOLUME: 114,000 C.F.

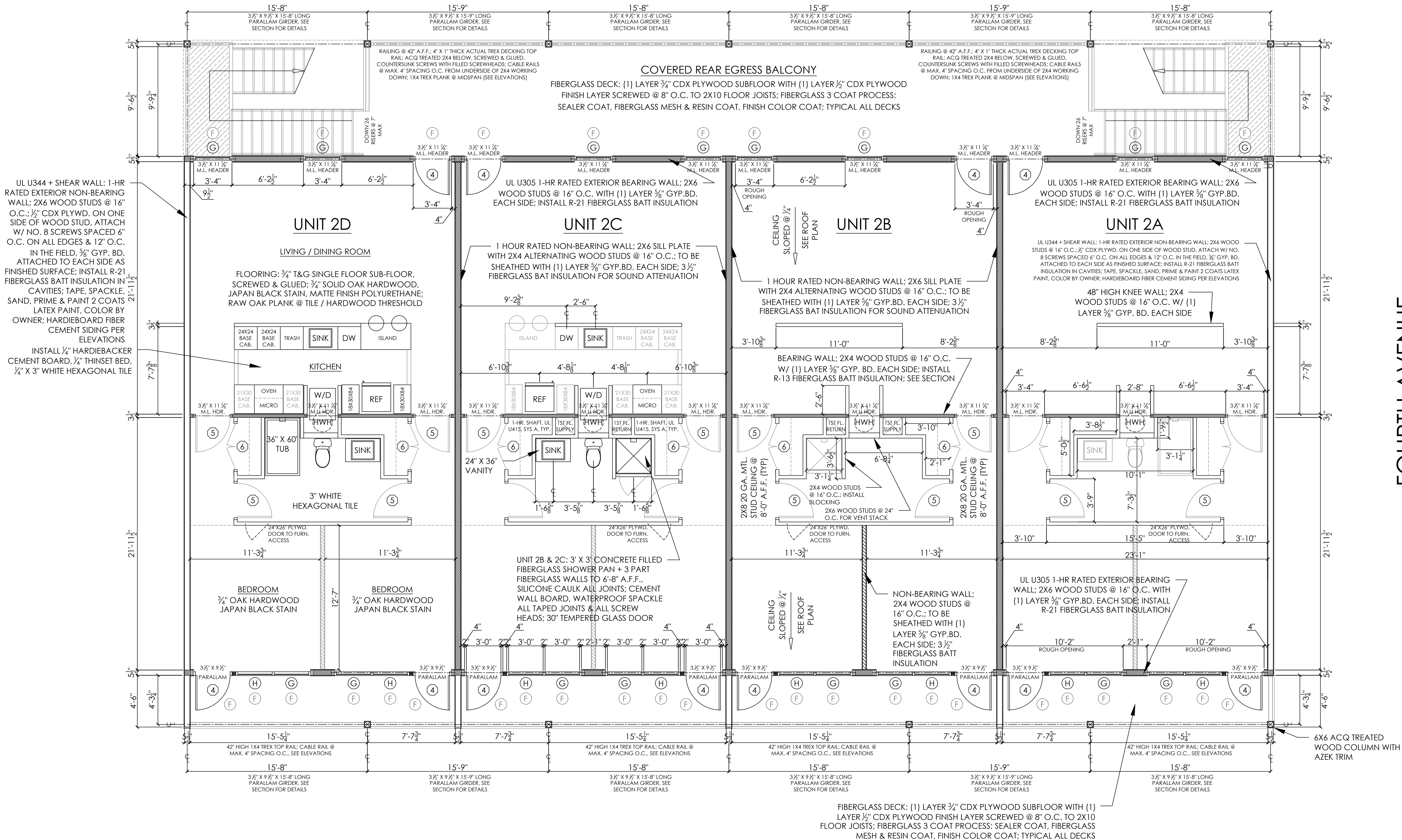
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DATE: 7-9-18
SCALE: AS NOTED
DWN.: BVF
JOB NO.: 16-007
DWG. NO.: A-4

SEE SHEET A-1 FOR WINDOW & DOOR
SCHEDULES, WALL & ELECTRICAL LEGENDS



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

MAIN STREET

FOURTH AVENUE

DATE: 7-9-18
SCALE: AS NOTED
DWN.: BVF
JOB NO.: 16-007
DWG. NO.: A-5

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PROPOSED MIXED USE BUILDING AT:
118-122 SAINT JAMES PLACE, ATLANTIC CITY, NJ
BLOCK: 52 LOTS: 38, 39, 40
CONST. CLASSIFICATION: V-A
IBC USE GROUP: A-2/B/M FIRST FLOOR
& R-2 SECOND FLOOR
AREA: 9500 S.F. VOLUME: 114,000 C.F.

ON HOUSE
PANEL

*1 HOUSE METER, 6 INDIVIDUAL METERS

SECOND FLOOR ELECTRICAL & REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

5/8" X 7 1/4" AZEK TRIM
4" BEADBOARD VINYL

INSTALL 5/8" X 7 1/4" AZEK
FASCIA BOARD

4" BEADBOARD VINYL
5/8" X 7 1/4" AZEK TRIM

INSTALL 5/8" X 7 1/4" AZEK
FASCIA BOARD

MAIN STREET

FOURTH AVENUE

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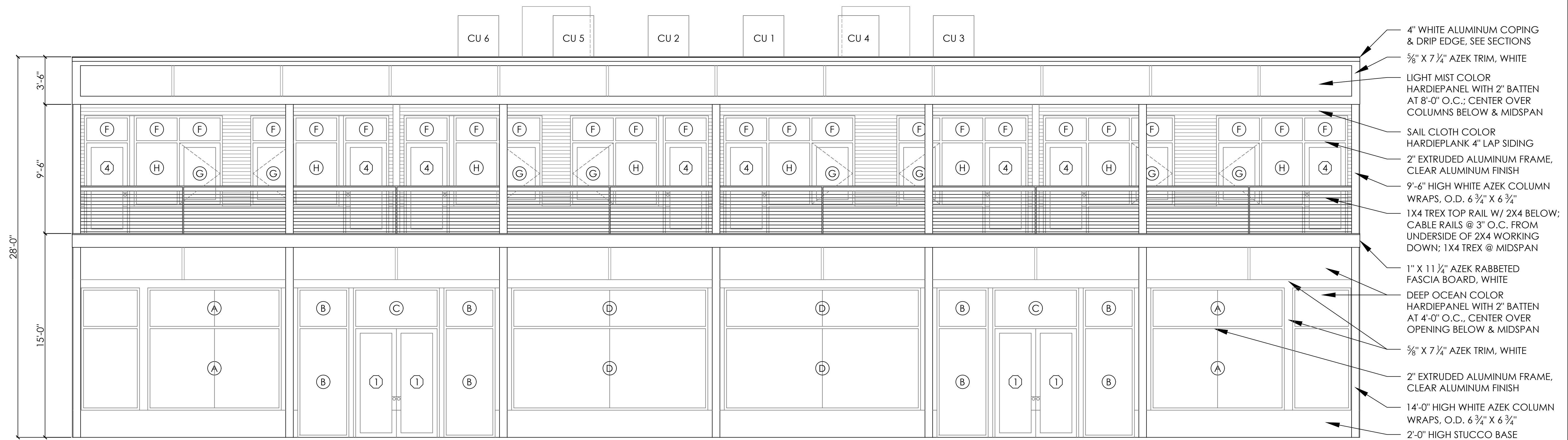
JAMES P. KISSANE, ARCHITECT

P.O. BOX 14, TRANQUILITY, NEW JERSEY
JIM KISSANE, ARCHITECT BEN PASANO, PROJECT MANAGER
PHONE: 845-527-8369
EMAIL: BALCONYD@GMAIL.COM

DATE: 7-9-18
SCALE: AS NOTED
DWN.: BVF
JOB NO.: 16-007
DWG. NO.: A-6

N.J. REGISTRATION
LIC. NO. A08866

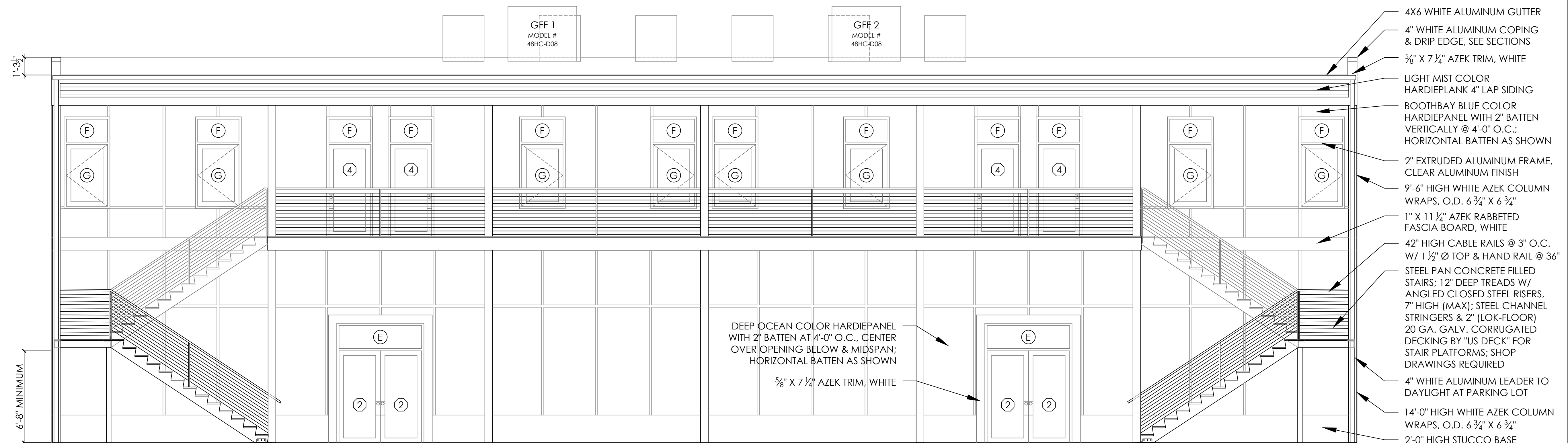
**SEE SHEET A-1 FOR WINDOW & DOOR
SCHEDULES, WALL & ELECTRICAL LEGENDS**



*SEE RIGHT SIDE ELEVATION FOR
TYPICAL SIDING DIMENSIONS

FRONT ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$



*SEE RIGHT SIDE ELEVATION FOR
TYPICAL SIDING DIMENSIONS

REAR ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$

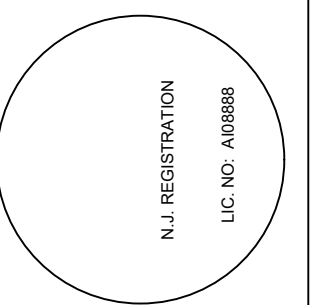
DATE: 7-9-18

SCALE: AS NOTED

DWN.: BVF

JOB NO.: 16-007

DWG. NO.: A-8



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EMAIL: FASANO BEN@GMAIL.

EMAIL: BALCONYD@GMAIL.COM

PROPOSED MIXED USE BUILDING AT:

118-122 SAINT JAMES PLACE, ATLANTIC CITY, NJ

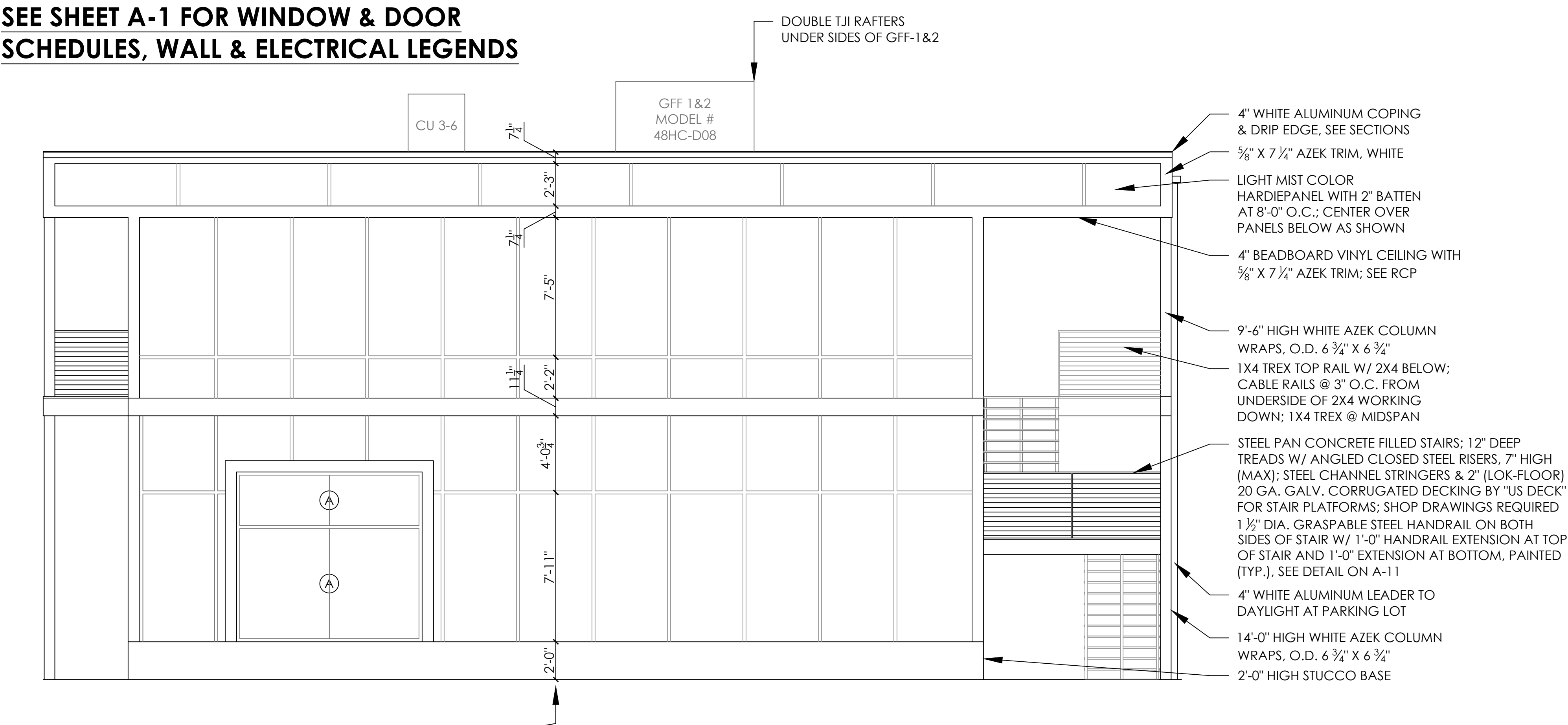
BLOCK: 52 LOTS: 38,39,40

CONST. CLASSIFICATION: V-A

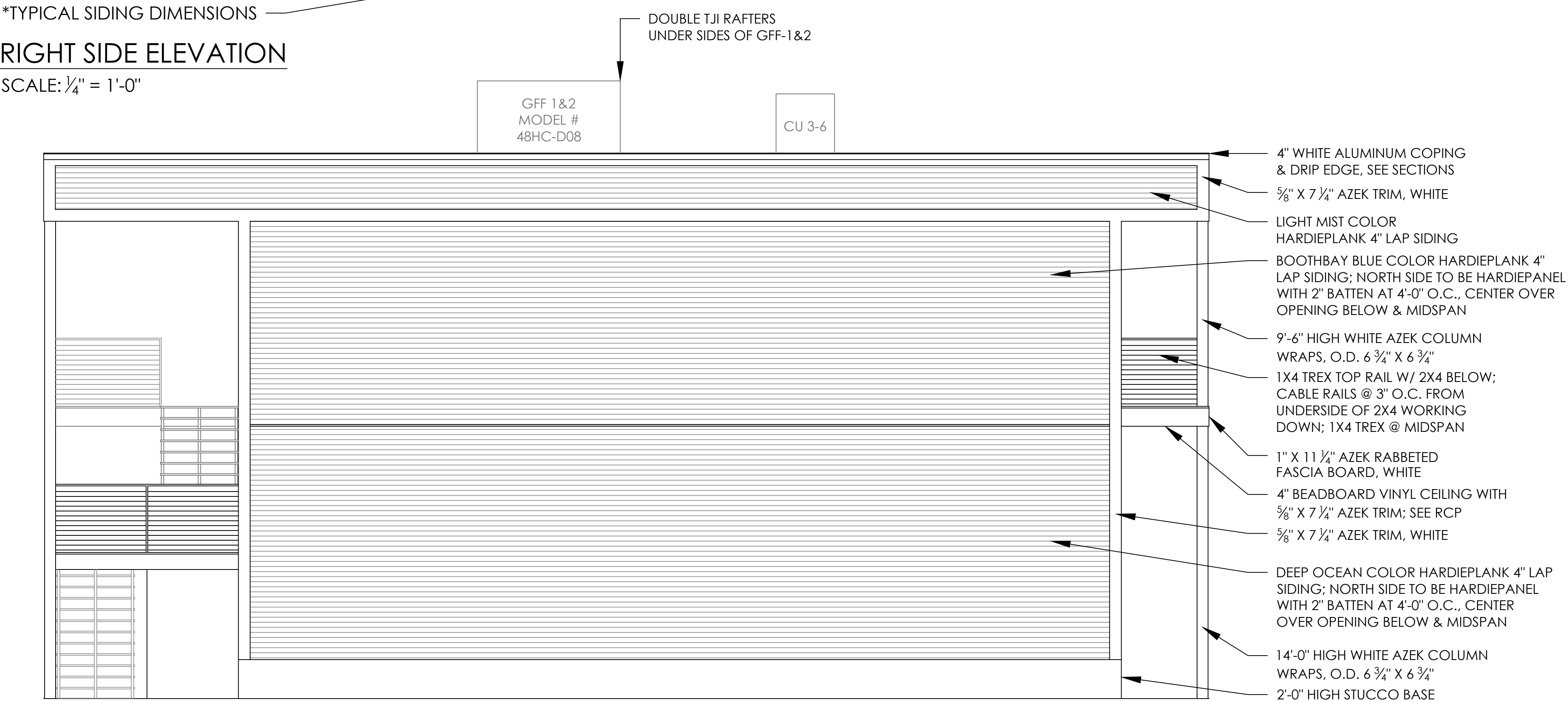
IBC USE GROUP: A-2/B/M FIRST FLOOR

& R-2 SECOND FLOOR

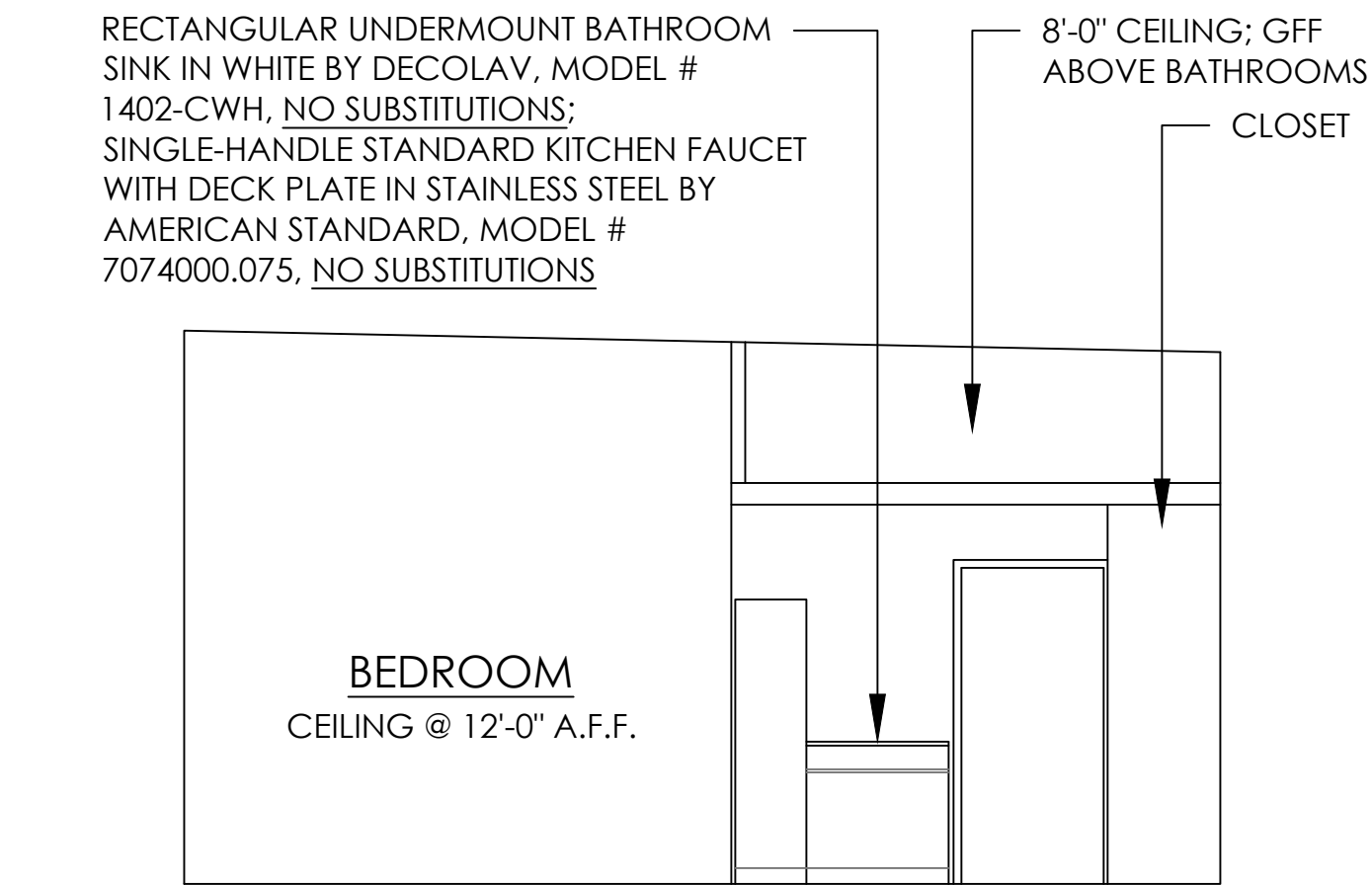
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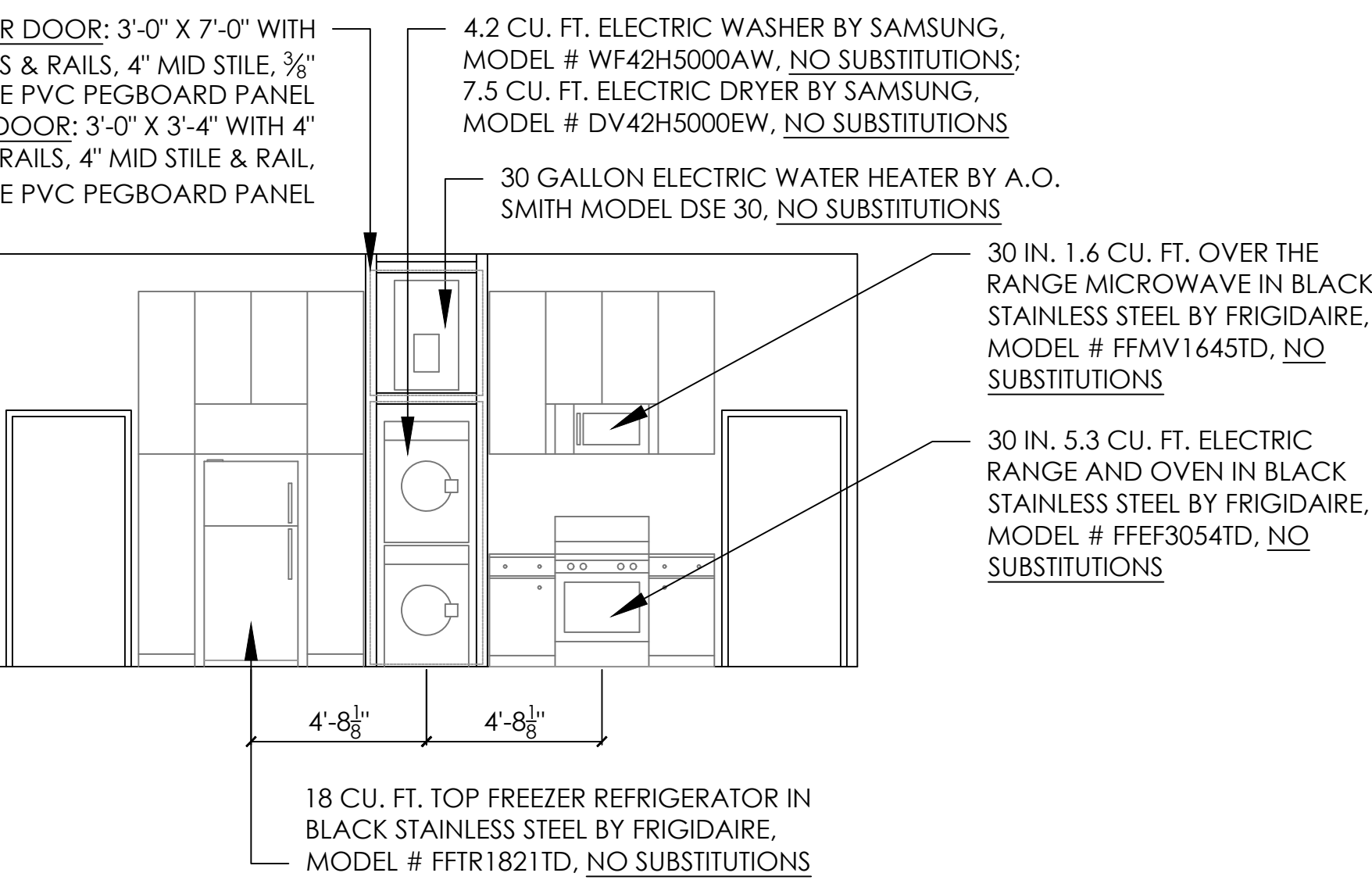
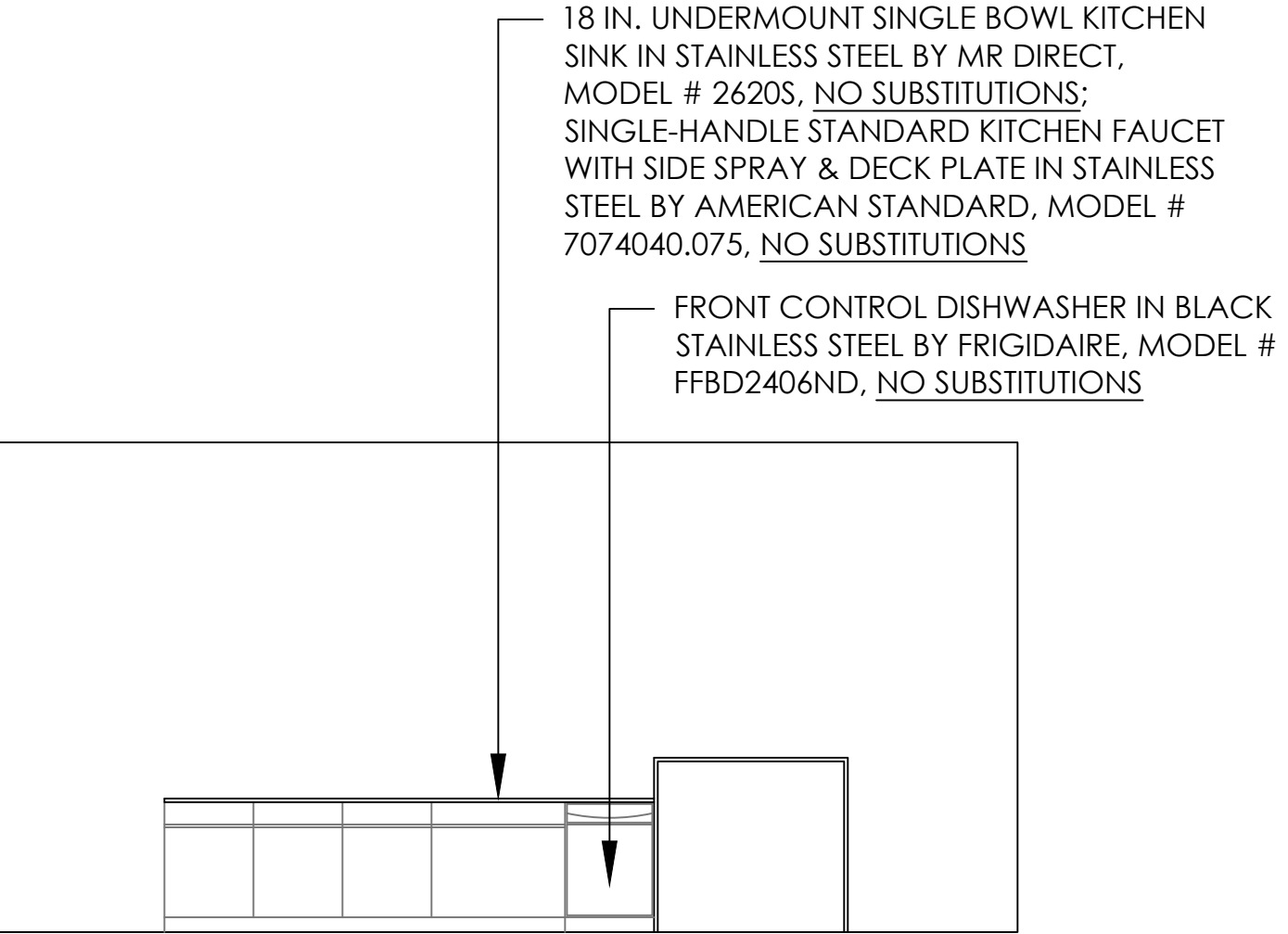
*TYPICAL SIDING DIMENSIONS
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



*SEE RIGHT SIDE ELEVATION FOR
TYPICAL SIDING DIMENSIONS
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

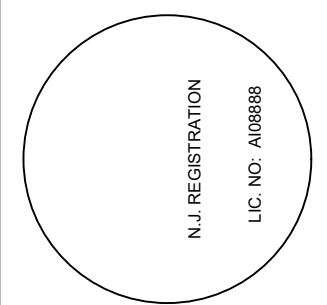


BATHROOM ELEVATIONS & SPECS
SCALE: 1/4" = 1'-0"



NOTE: KITCHEN LAYOUTS ARE MIRRORED EVERY OTHER
UNIT; RIGHT & LEFT SWING DESIGNATION IS IMPORTANT
KITCHEN ELEVATIONS & SPECS
SCALE: 1/4" = 1'-0"

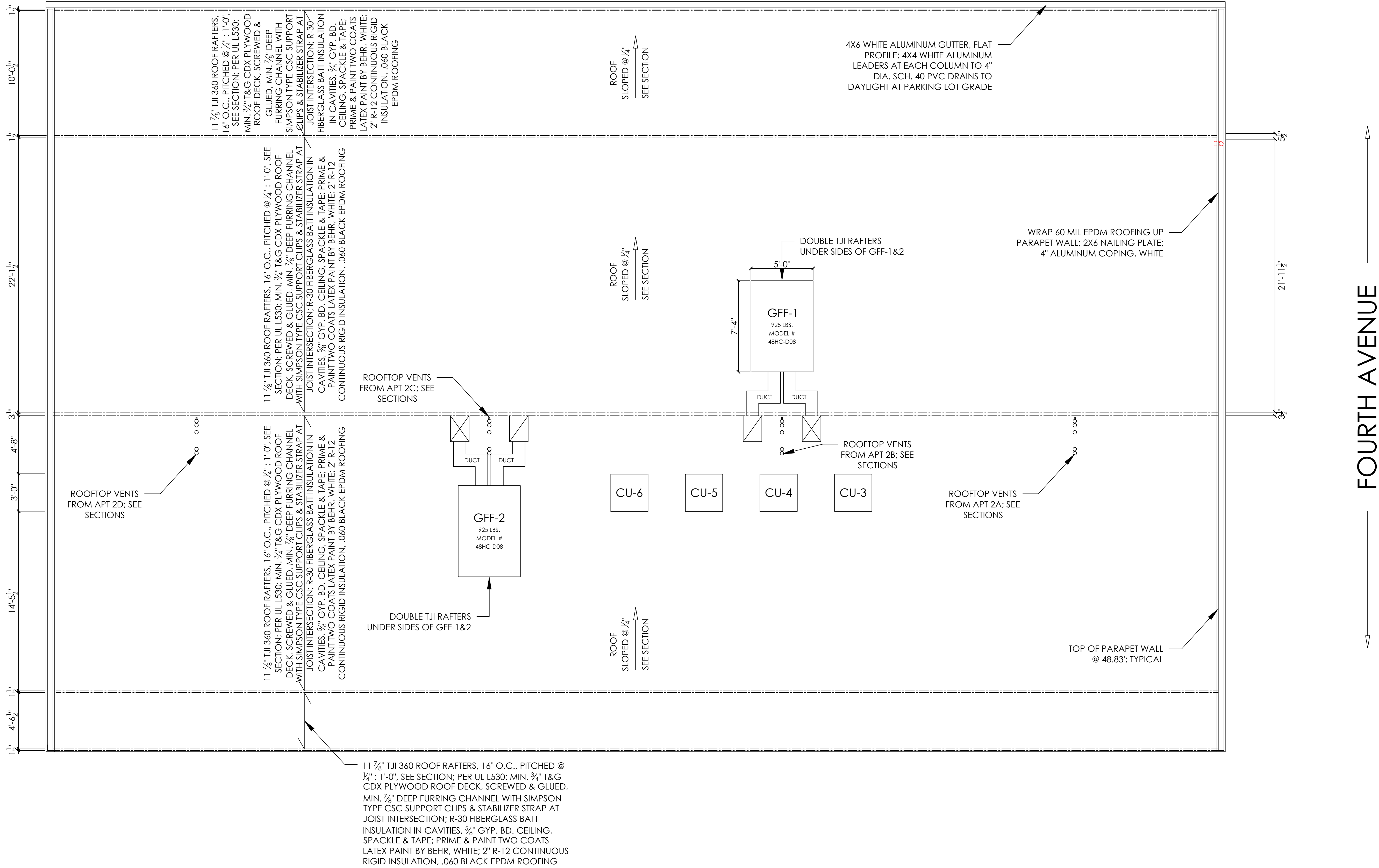
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DWN.: BVF
JOB NO.: 16-007
DWG. NO.: A-9



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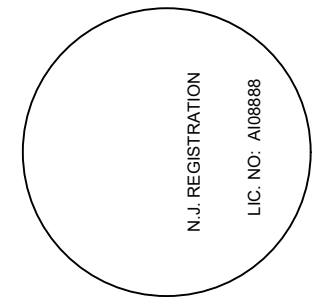
ROOF PLAN
SCALE: 1/4" = 1'-0"



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DATE: 7-9-18
SCALE: AS NOTED
DWN.: BVF
JOB NO.: 16-007
DWG. NO.: A-10