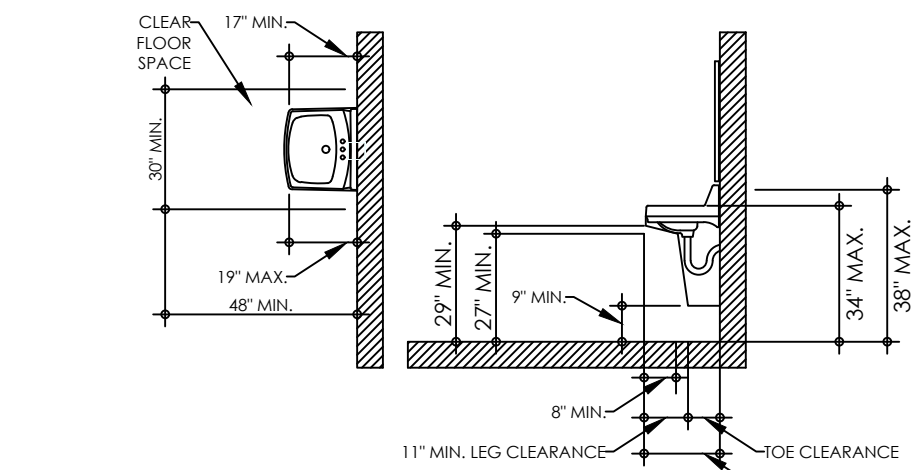




6" X 9"
UNISEX H.C.
RESTROOM
SIGN; BLUE

NOTE: THE FASTENING HARDWARE FOR THE WALL BRACKETS FOR THE SINK AND THE URINAL AND GRAB BARS MUST BE ABLE TO SUPPORT A 300 LB. WEIGHT. CONTRACTOR IS REQUIRED TO VERIFY CONNECTION DETAILS WITH MANUFACTURER TO ACCOMPLISH THIS. INSTALL AS RECOMMENDED BY MANUFACTURER.

NOTE: ADA COMPLIANT SIGNAGE FOR MENS AND WOMENS BATHROOMS BY CHAMPION INC. 1-800-521-7000, OR EQUAL. ADHERE 9" O.C. FROM THE LATCH SIDE OF DOOR. MOUNTED 60" ABOVE FINISHED FLOOR TO CENTERLINE.

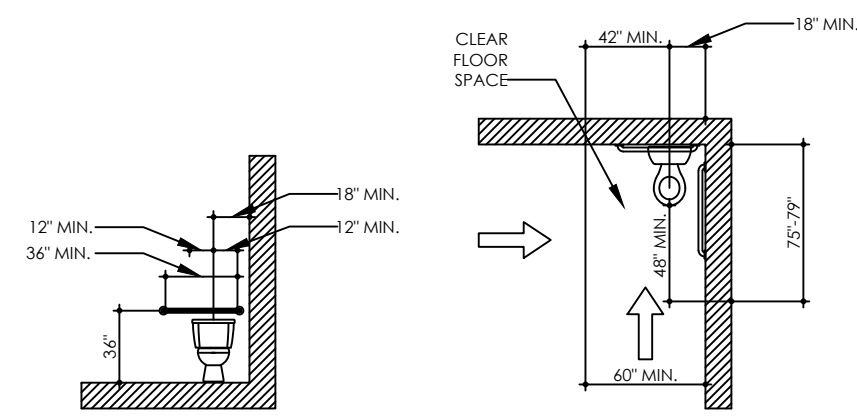


LAVATORY PLAN VIEW

LAVATORY SIDE VIEW

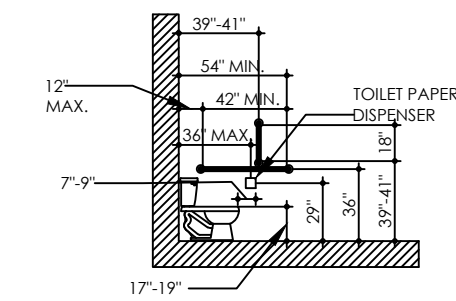
NOTE: DASHED LINE INDICATES DIMENSIONAL CLEARANCE OF OPTIONAL UNDER FIXTURE ENCLOSURE

CLEAR FLOOR SPACE NOT TO SCALE



W.C. FRONT VIEW

W.C. PLAN VIEW

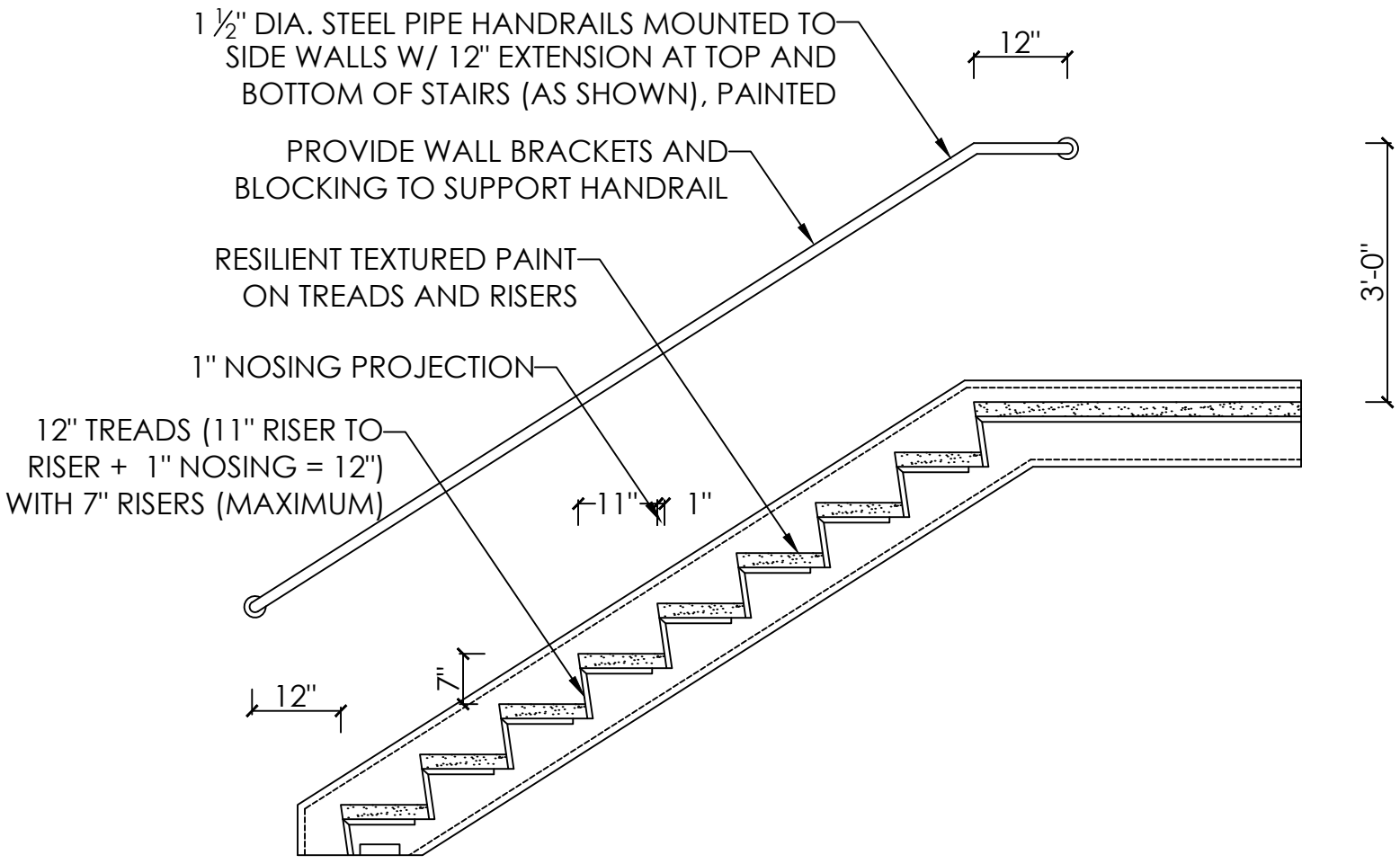


W.C. SIDE VIEW

BATH MOUNTING DETAIL NOT TO SCALE

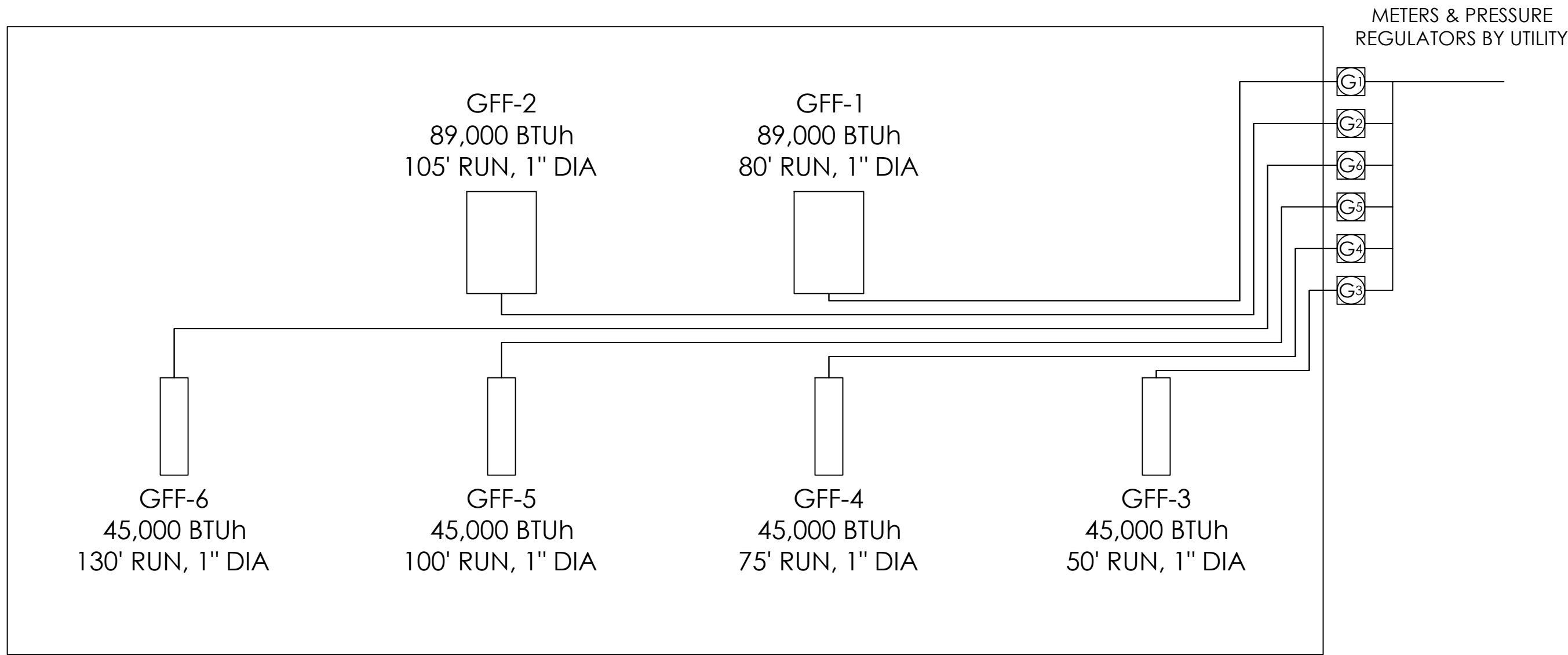
NOTE: SHOP DRAWINGS FOR STAIRS ARE REQUIRED PRIOR TO CONTRACTOR ORDERING, TO BE REVIEWED AND APPROVED BY ARCHITECT.

NOTE: PROVIDE SOLID WOOD BLOCKING IN STUD WALL FOR ATTACHMENT OF HANDRAILS



TYPICAL STAIR/HANDRAIL DETAILS

SCALE: 1/2" = 1'-0"



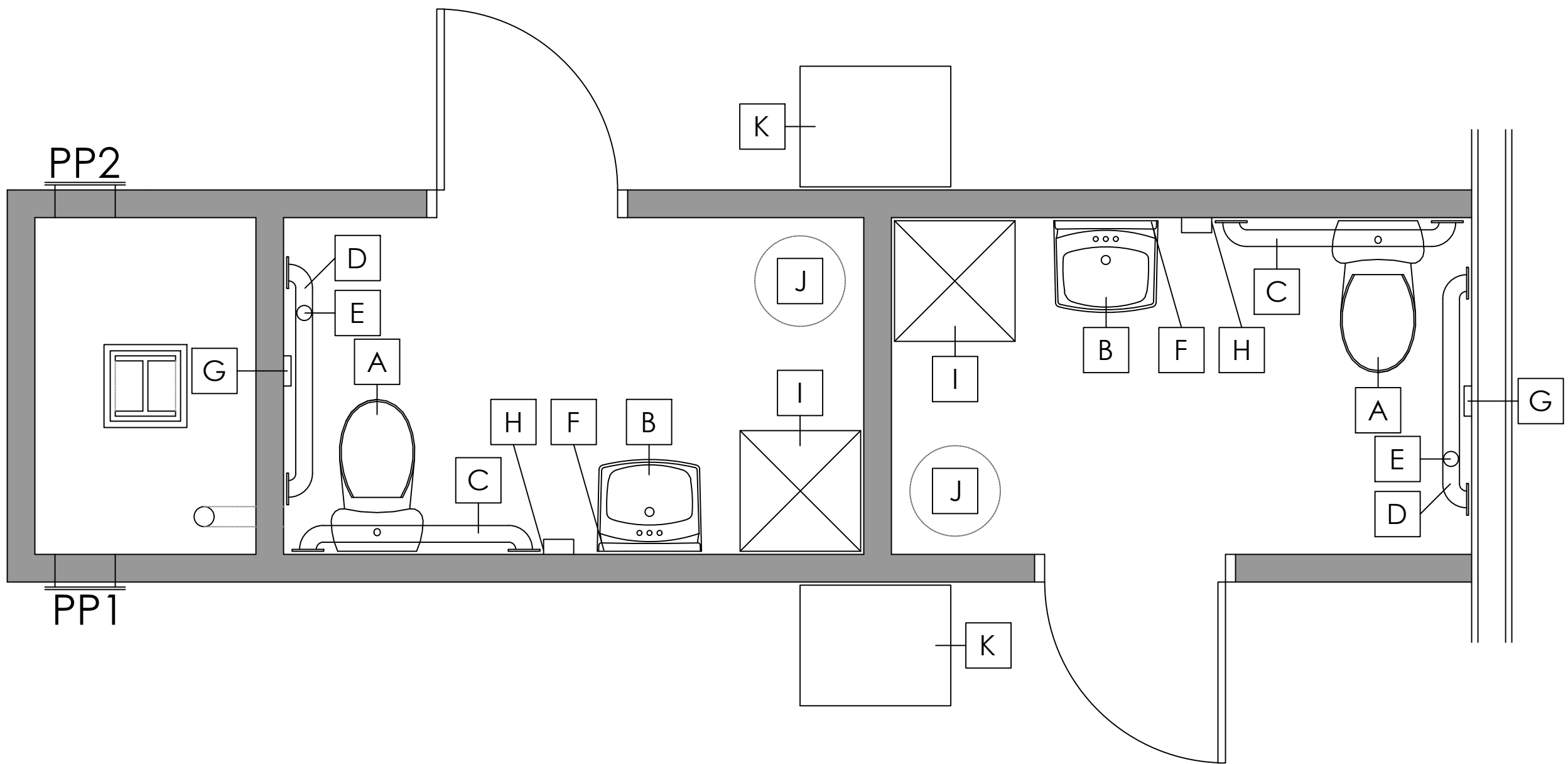
*6 INDIVIDUAL METERS
358,000 BTU_h TOTAL, 2.0 PSI, 1 1/4" DIA. GAS MAIN

GAS RISER DIAGRAM

SCALE: NOT TO SCALE

HANDICAPPED FIXTURE LIST

A	AMERICAN STANDARD "CONCEALED TRAPWAY CADET 3 FLOWISE" 1.6 GPF RIGHT HEIGHT ELONGATED TOILET MODEL #2989101.020, WHITE; AM. STD. TOILET TANK MODEL # 4000101.020, WHITE
B	AMERICAN STANDARD "DECLYN" WALL-HUNG LAVATORY SINK MODEL # 0321.026, WHITE; AMERICAN STANDARD METERING FAUCET MODEL # 1340225.002 W/ PUSH BUTTON CONTROLS, 4" CTRS, 1/2" CONNECTIONS, CHROME; PROVIDE CHROME FINISH SUPPLIES W/ SHUT OFFS; PROVIDE LAV GUARD BY TRUEBRO OR EQUAL PROTECTIVE UNDER-SINK DRAIN PIPING AND ANGLE VALVE SUPPLY COVERS.
C	1 1/2" DIA. GRAB BAR MODEL # B5806 X 36" BY BOBRICK OR EQUAL MOUNTED 36" A.F.F. TO CENTER LINE OF BAR.
D	1 1/2" DIA. GRAB BAR MODEL # B5806 X 42" BY BOBRICK OR EQUAL MOUNTED 36" A.F.F. TO CENTER LINE OF BAR.
E	1 1/2" DIA. GRAB BAR MODEL # B5806 X 18" BY BOBRICK OR EQUAL MOUNTED VERTICALLY 39"-41" A.F.F. TO BOTTOM OF BAR & 39-41" FROM NEAREST WALL.
F	MODEL # 4E569, SURFACE MOUNT STAINLESS STEEL FRAMED MIRROR. 18" X 24" HIGH MOUNTED @ 3'-0" A.F.F.
G	CSI DONNER MODEL # YB809 TOILET TISSUE HOLDER / MODEL # YB8099CH CHROME PAPER HOLDER ROLLER ONLY
H	KIMBERLY CLARK PROFESSIONAL IN-SIGHT LEV-R-MATIC II ROLL TOWEL DISPENSER, WALL MOUNTED, 9 1/2" H X 10 3/4" W X 13 3/4" D, STANDARD PAPER TOWEL ROLL (8" X 350'), GRAY PLASTIC CASE, MODEL KCC 09736 BY KIMBERLY CLARK
I	FLOOR MOP SINK, 36" LONG X 24" WIDE X 10" HIGH, MUSTEE MODEL 65M WITH WALL MOUNTED SERVICE SINK FAUCET WITH PAIL HOOK AND VACUUM BREAKER
J	10 GALLON ELECTRIC WATER HEATER BY A.O. SMITH MODEL DSE 10, NO SUBSTITUTIONS
K	ELKAY MODEL NO. EZSTL8LC REFRIGERATED DRINKING FOUNTAIN, WALL MOUNT BI-LEVEL, 8.0 GPH WATER COOLER, LIGHT GRAY GRANITE, MEETS ADA GUIDELINES, CHILDREN'S SPOUT OUTLET IS 30" MAX. ABOVE FINISHED FLOOR, ADULT H.C. ACCESSIBLE SPOUT OUTLETS SHALL BE 36" MAX. AFF



BATHROOM FIXTURE PLAN

SCALE: 1/2" = 1'-0"

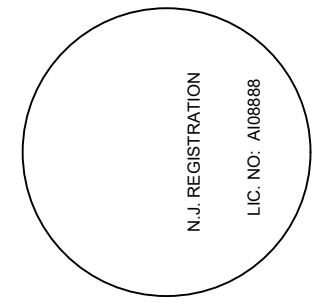
WALLS: INSTALL WATER RESISTANT GYP. BD.; INSTALL WHITE FRP ON ALL WALLS FULL HEIGHT
FLOORS: 12" X 12" X 3/32" VCT (BLACK) + 6" VINYL COVE BASE (BLACK)
CEILING: WATER RESISTANT GYP. BD. @ 8'-0" A.F.F.; PRIME, PAINT (2)
COATS WHITE, SEMI-GLOSS WASHABLE PAINT BY "GLIDDEN" OR EQUAL

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.

JAMES P. KISSANE, ARCHITECT

P.O. BOX 14, TRANQUILITY, NEW JERSEY

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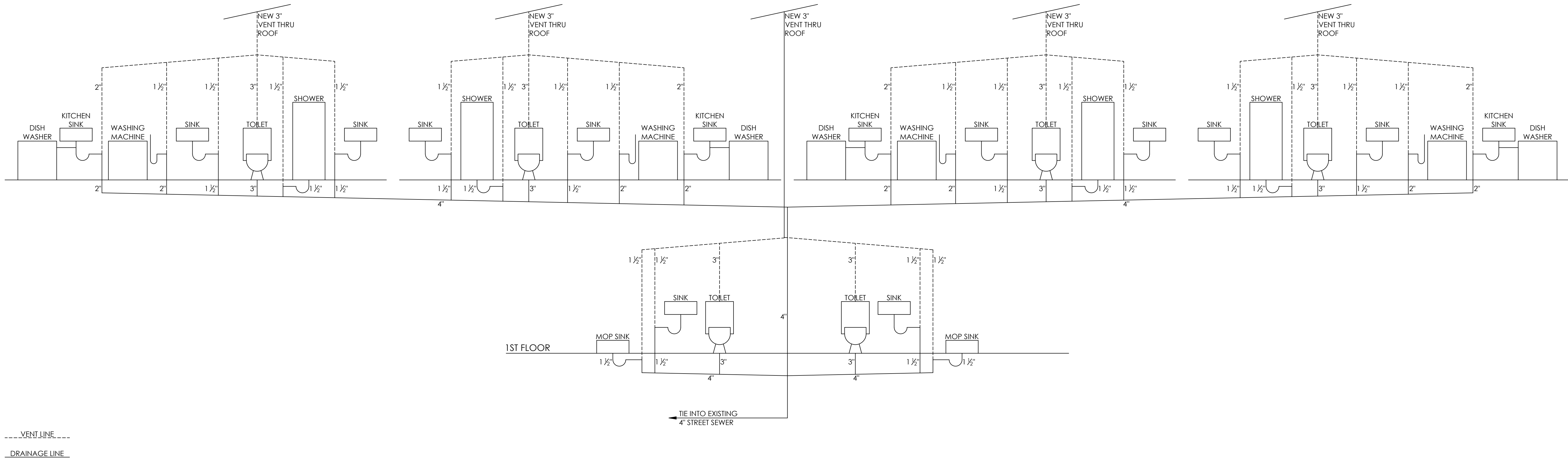
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SCALE: AS NOTED

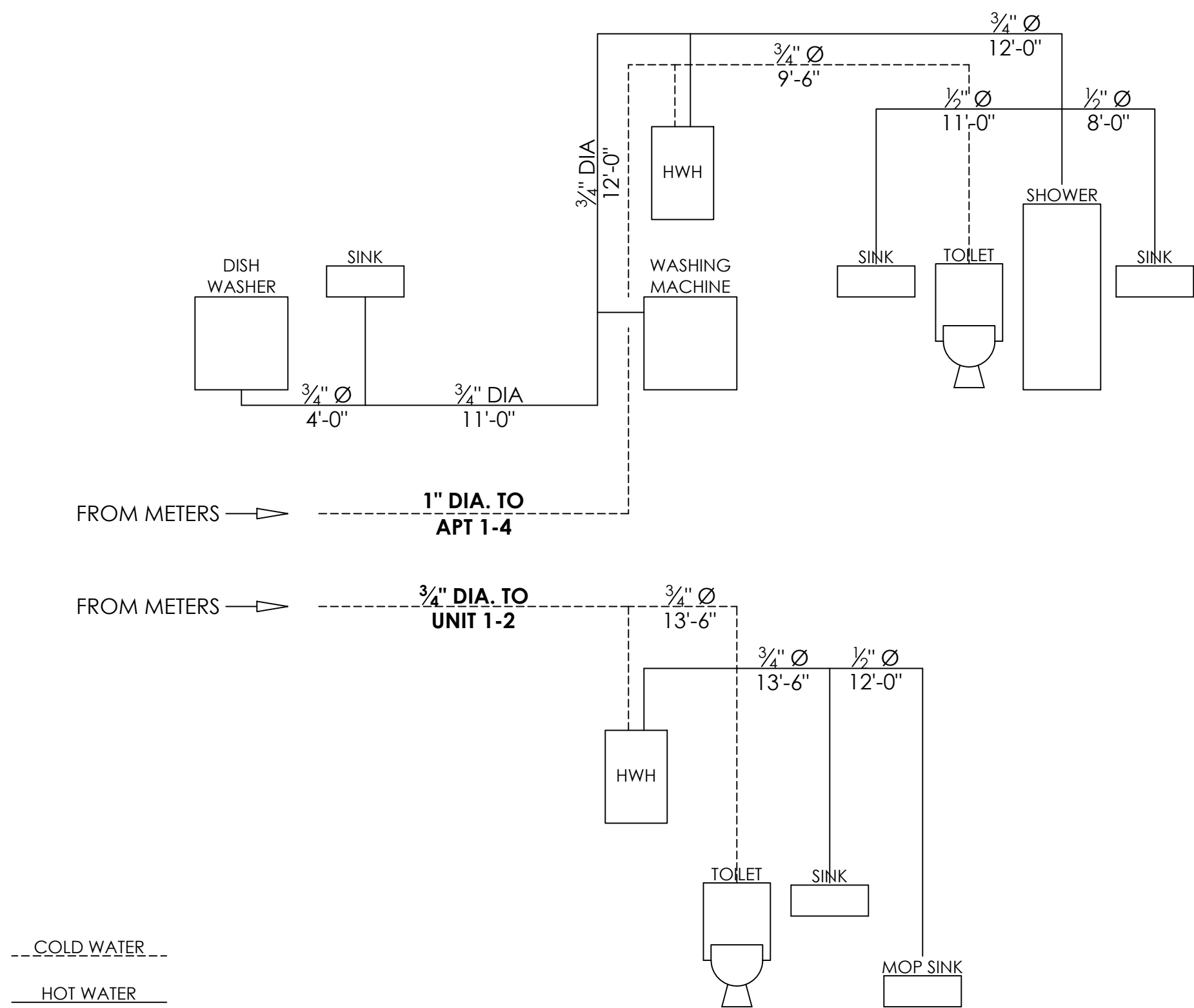
DWN.: BVF

JOB NO.: 16-007

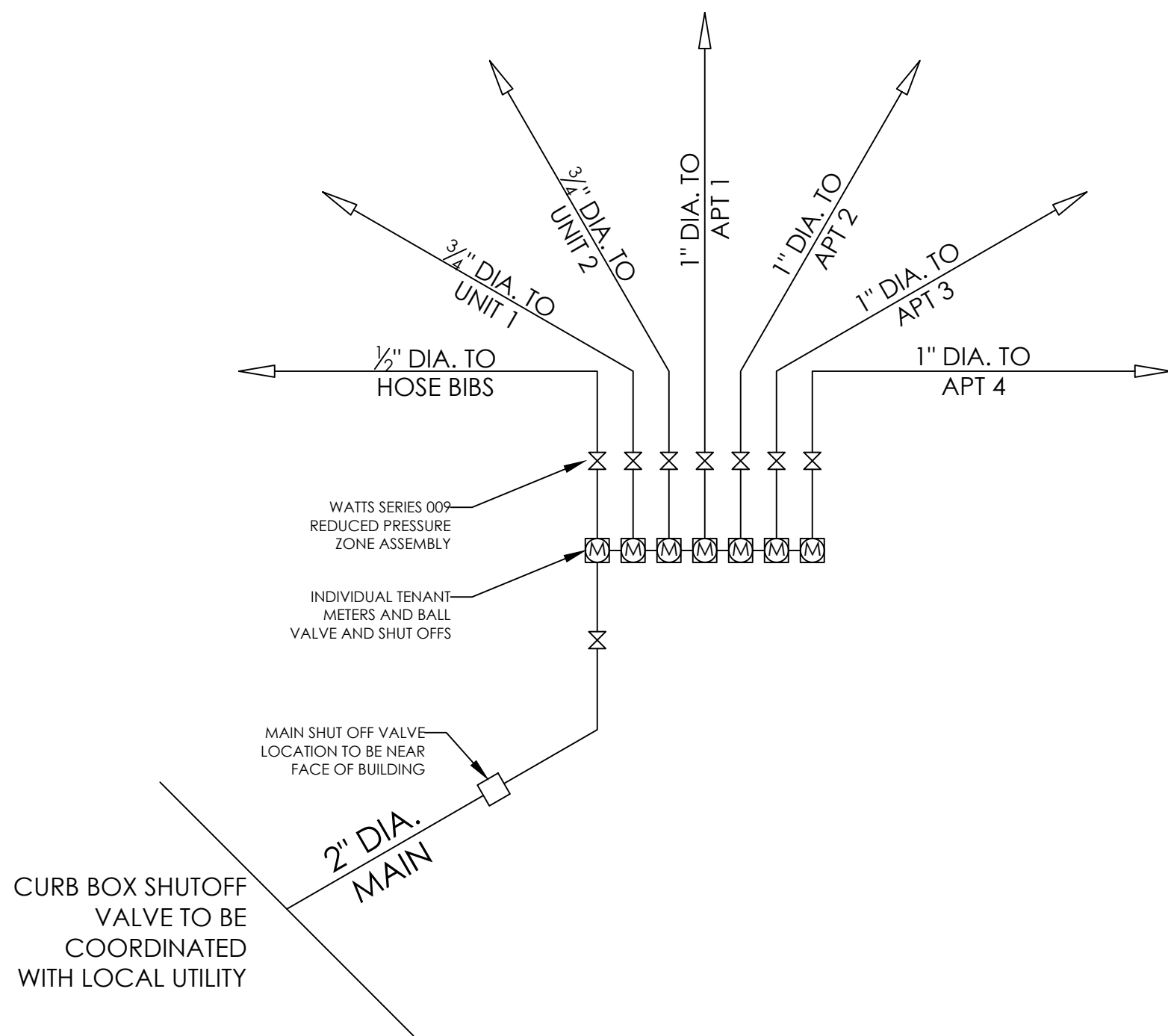
DWG. NO.: A-11



PLUMBING RISER DIAGRAM
SCALE: NOT TO SCALE



WATER SUPPLY DIAGRAM
SCALE: NOT TO SCALE



*1 HOUSE METER, 6 INDIVIDUAL METERS

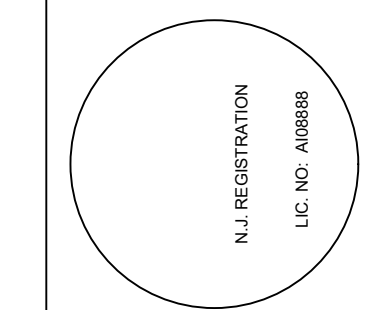
WATER METER DETAIL
SCALE: NOT TO SCALE

WATER SUPPLY FIXTURE UNITS			
FIXTURE	# OF FIXT.	PER FIXT.	TOTAL
LAVATORY	6	1.0	6.0
WATER CLOSET	6	2.5	15.0
SHOWER	4	2.0	8.0
CLOTHES WASHER	4	4.0	16.0
KITCHEN SINK	4	1.5	6.0
DISHWASHER	4	1.5	6.0
MOP SINK	2	3.0	6.0
HOSE BIB	2	2.5	3.5*
TOTAL			68.5
39 GPM - 2" DIA. BLACK POLY WATER MAIN TO METER			
HIGH DENSITY POLYETHYLENE PEX INTERIOR WATER SUPPLY PIPING			

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-12



SYMBOL LIST

- 2'X4' FLOURESCENT CEILING FIXTURE – REFER TO ARCHITECTURAL DRAWINGS
- RECESSED LIGHTING FIXTURE
- EXIT SIGN, SHADED AREA DENOTES FACE(S), ARROWS DENOTE REQUIRED DIRECTIONALS.
- \$

SINGLE POLE SWITCH, MOUNT 48" A.F.F.
o = INDICATES SWITCHES 'o'
T = MOTOR SWITCH WITH THERMAL OVERLOAD
WP = NEMA 3R WEATHER PROOF COVER
- \$³

THREE WAY LIGHT SWITCH.
- \$^T

MOTOR RATED SNAP SWITCH WITH THERMAL OVERLOAD, 30A–125V
- REMOTE WEATHER PROOF EMERGENCY HEADS
- CEILING FAN BY "HUNTER FAN CO." STYLE "SONIC"
MODEL 21591. WHITE, 69 WATT FAN, 18 WATT BULB
- UNFUSED DISCONNECT SWITCH, 30A – 3P UNLESS OTHERWISE INDICATED ON PLAN.
- 20A–125V DUPLEX RECEPTACLE, MOUNT 18" A.F.F.
CH = COUNTER HEIGHT, 42" A.F.F.
WP = NEMA 3R WEATHER PROOF COVER
4 = QUAD RECEPTACLE
- MOTOR, NUMERAL DENOTES HORSEPOWER OR "F" IF FRACTIONAL HORSEPOWER.
- 3 RPA
5

HOMERUN TO PANEL. WIRING SHALL BE CONEALED IN WALL/COLUMN OR CEILING SPACE. ARROW HEADS DENOTE QUANTITY OF POLES OCCUPIED IN PANEL. PANEL AND CIRCUIT NUMBER AS NOTED ON PLAN.
- JUNCTION BOX FOR HARDWIRED CONNECTION TO EQUIPMENT
- CP

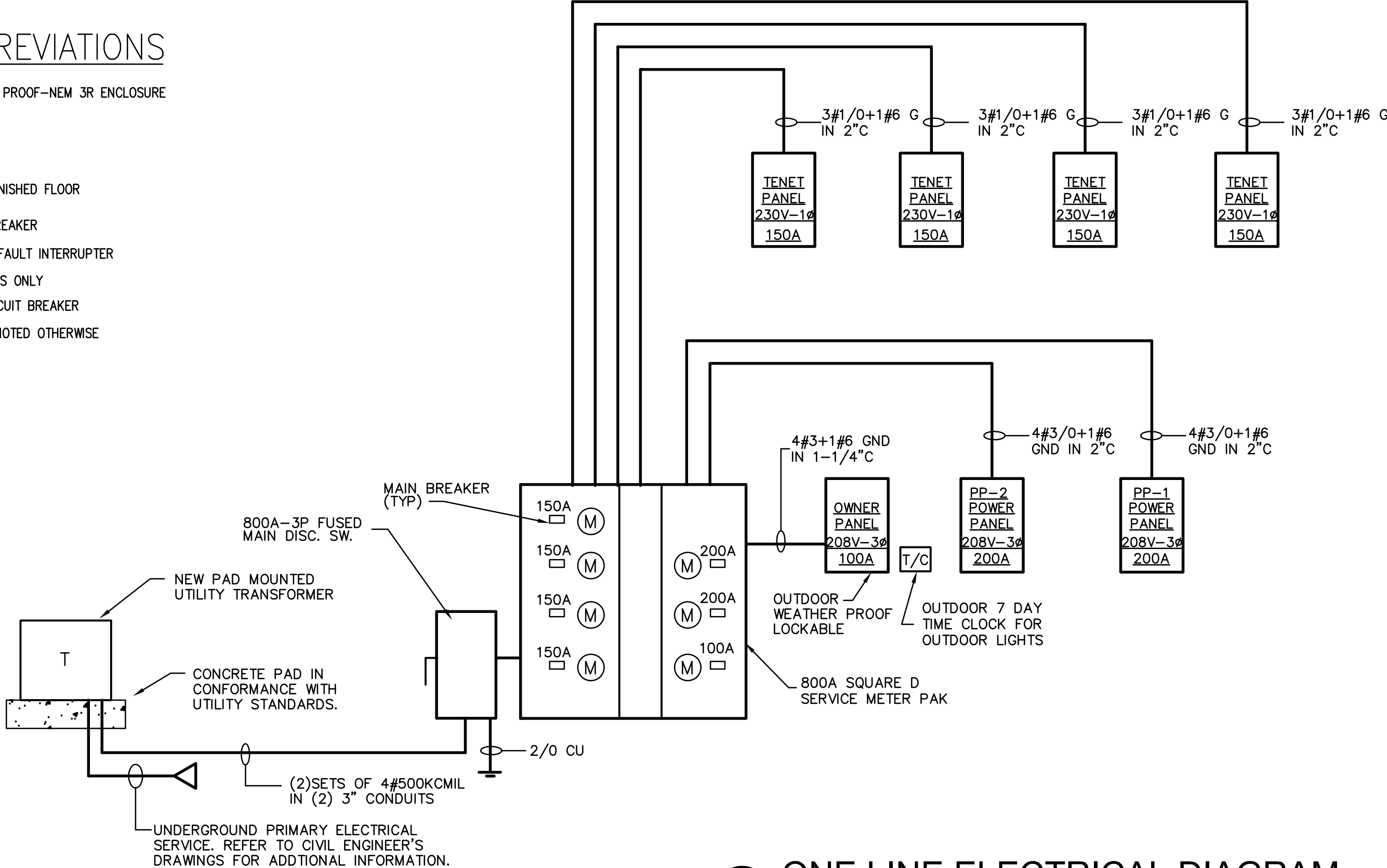
EQUIPMENT CONTROL PANEL (FURNISHED UNDER SEPARATE CONTRACT).
- S

HARD WIRED(120V) COMBINATION SMOKE, CEILING MOUNTED WITH BATTERY BACK-UP
- SD CO

HARD WIRED(120V) COMBINATION SMOKE AND CO DETECTOR, CEILING MOUNTED WITH BATTERY BACK-UP

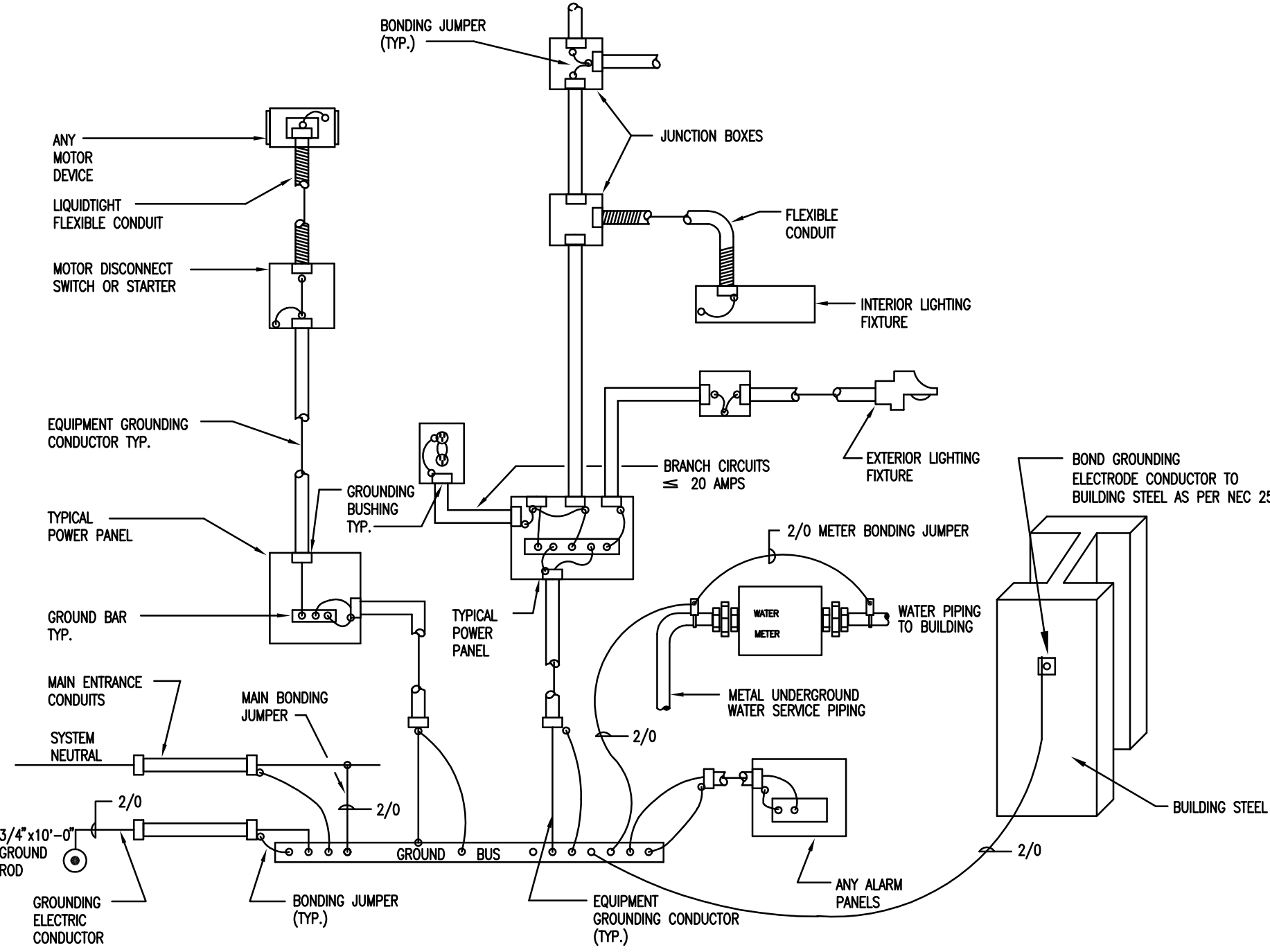
ABBREVIATIONS

- WP WEATHER PROOF–NEM 3R ENCLOSURE
- G GROUND
- C CONDUIT
- AFF ABOVE FINISHED FLOOR
- CB CIRUIT BREAKER
- GFI GROUND FAULT INTERRUPTER
- MLO MAIN LUGS ONLY
- MCB MAIN CIRCUIT BREAKER
- U.N.O UNLESS NOTED OTHERWISE



ONE LINE ELECTRICAL DIAGRAM

SCALE: NONE



GROUNDING DETAIL

SCALE: NONE

POWER PANEL 'PP'										200 MLO
208/120V, 3 PHASE, 4 WIRE										42,000 AIC
CKT	DESCRIPTION	LOAD (KVA)	CB Ø	CB	LOAD (KVA)	DESCRIPTION	CKT			
1	LIGHTING	1.0	20/1	A	20/1	1.1	RECEPTACLES	2		
3	OUTDOOR LIGHTS	1.0	20/1	B	20/1	1.1	RECEPTACLES	4		
5	OUTDOOR LIGHTS	1.0	20/1	C	20/1	1.1	RECEPTACLES	6		
7	LIGHT&EXH FAN	1.0	20/1	A	20/1	0.0	SPARE	8		
9	SPARE	0.0	20/1	B	20/1	0.0	SPARE	10		
11	SPARE	0.0	20/1	C	20/1	0.0	SPARE	12		
13	SPARE	0.0	20/1	A	20/1	0.0	SPARE	14		
15	SPARE	0.0	20/1	B	20/1	0.0	SPARE	16		
17	SPARE	0.0	20/1	C	20/1	0.0	SPARE	18		
19	SPARE	0.0	20/1	A	20/1	0.0	SPARE	20		
21	SPARE	0.0	20/1	B	20/1	0.0	SPARE	22		
23	SPARE	0.0	20/1	C	20/1	0.0	SPARE	24		
25	SPARE	0.0	20/1	A	20/1	0.0	SPARE	26		
27	SPARE	0.0	20/1	B	20/1	0.0	SPARE	28		
29	SPARE	0.0	20/1	C	20/1	0.0	SPARE	30		
31	SPARE	0.0	20/1	A	20/1	0.0	SPARE	32		
33	SPARE	0.0	20/1	B	20/1	0.0	SPARE	34		
35	SPARE	0.0	20/1	C	20/1	0.0	SPARE	36		
37	ROOF TOP UNIT	4.5	50/3	A	20/1	0.0	SPARE	38		
39	—	4.5	—	B	35/2	3.0	WATER HEATER	40		
41	—	6.5	5.5	5.5	—	1.1	4.1	4.1		

NOTE:

Connected Demand			
Lighting	4.0	4.0	
Appliance	0.0	0.0	
A/C	13.5	13.5	Phase A 7.6
Heating	0.0	0.0	Phase B 9.6
Misc	9.3	9.3	Phase C 9.6
Exist Load	0.0	0.0	
Total(kva)	26.8	26.8	
Total(Kw)	21.4	21.4	

Accessories:	
Surface	X
Flush	
Isolated Ground Bus	
Shunt Trip	

ELECTRICAL SPECIFICATIONS

- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH NFPA ARTICLE 70, NATIONAL ELECTRICAL CODE (NEC), AND ALL OTHER APPLICABLE CODES.
- ELECTRICAL WORK IS NOT CONFINED TO THE ELECTRICAL DRAWINGS. REFER TO MECHANICAL AND ARCHITECTURAL DRAWINGS FOR CONTROL WIRING, EQUIPMENT LOCATIONS AND OTHER INFORMATION.
- MANUFACTURER'S DIRECTION SHALL BE FOLLOWED IN INSTALLING, TESTING AND PLACING INTO OPERATION ALL EQUIPMENT AND SYSTEMS. PAY FOR ALL SUPERVISION, TESTING AND APPROVAL OF MANUFACTURER FOR ALL EQUIPMENT.
- ALL RACEWAY AND WIRING SHALL BE CONCEALED IN FINISHED AREAS AS DETERMINED BY THE ARCHITECT. RACEWAY IN MECHANICAL ROOMS SHALL BE SURFACE MOUNTED.
- ALL BRANCH CIRCUIT WIRING WITHIN THE BUILDING SHALL BE TYPE THHN IN RIGID GALVANIZED CONDUIT, EMT CONDUIT OR MC RACEWAY. PROVIDE LIQUID TIGHT FLEXIBLE METAL CONDUIT IN LIMITED LENGTHS, FOR CONNECTIONS EXPOSED TO WEATHER, MOISTURE OR VIBRATIONS. OR AS REQUIRED FOR EQUIPMENT INSTALLATION.
- RIGID CONDUIT SYSTEM SHALL BE MADE UP WITH THREADED FITTINGS AND COUPLINGS.
- BRANCH CIRCUIT WIRE AND CABLE SHALL BE TYPE THIN COPPER CONDUCTOR. ALL WIRE AND CABLE #10 AND SMALLER SHALL BE SOLID COPPER. COLOR CODING SHALL BE USED THROUGHOUT THE SYSTEM USING BLACK, RED, AND BLUE FOR PHASE WIRES, WHITE FOR GROUNDED NEUTRAL WIRES AND GREEN FOR EQUIPMENT GROUNDING CONDUCTORS.
- ALL WIRE SPICES SHALL BE MADE WITH PRESSURE TYPE CONNECTORS. SPICES IN DAMP OR WET LOCATIONS SHALL BE MADE WATERTIGHT AND WATERPROOF. FOLLOW MANUFACTURER'S DIRECTIONS FOR CONNECTIONS AND TERMINATIONS OF M.L. CABLE.
- PROVIDE OUTLET BOXES AT ALL FIXTURES, JUNCTION BOXES AND WIRING DEVICES. BOXES SHALL BE PROPERLY SUPPORTED AND SIZED FOR THE NUMBER OF CONDUCTORS IN ACCORDANCE WITH NEC. INTERIOR BOXES SHALL BE GALVANIZED STEEL, UNLESS NOTED OTHERWISE.
- PROVIDE JUNCTION BOXES AND WIRING TROUGHS, SIZED AS PER NEC, WHERE SHOWN OR WHERE NECESSARY TO FACILITATE PULLING OF CONDUCTORS. BOXES AND TROUGH SHALL BE SHEET STEEL, EITHER GALVANIZED OR PAINTED FINISH. COVERS SHALL BE SCREW TYPE OR COMBINATION HINGED AND SCREWED.
- ALL RECEPTACLES TO BE COMMERCIAL GRADE DUPLEX RECEPTACLES.
- PROVIDE LIGHTING FIXTURES AS SHOWN ON THE SCHEDULE, COMPLETE WITH ALL STEMS, RODS, SUPPORTS, PLASTER FRAMES, ETC., NECESSARY FOR AN INSTALLATION IN OR ON THE MATERIAL FINISHES PROVIDED. PROVIDE ALL LAMPS FOR LIGHTING FIXTURES. FIXTURES SHALL HAVE ENERGY SAVING LAMPS, AND ENERGY SAVING BALLASTS WITH HIGH POWER FACTOR.
- PROVIDE TEMPORARY LIGHTING AND POWER IN ACCORDANCE WITH ARTICLE 305 OF THE NEC.
- PROVIDE ALL SAFETY SWITCHES AS SHOWN ON THE DRAWINGS AND/OR REQUIRED BY NEC FOR MOTOR, APPLIANCE AND ELECTRIC HEAT EQUIPMENT DISCONNECTION. ALL DISCONNECT SWITCHES SHALL BE LOCKABLE IN THE "ON" OR "OFF" POSITION. SEE MECHANICAL DRAWINGS FOR FACTORY MOUNTED SWITCHES.
- PROVIDE 120V DUCT TYPE SMOKE DETECTOR, TO BE INSTALLED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. UNITS SHALL SHUT DOWN UPON ACTIVATION OF DETECTOR. ELECTRICAL CONTRACTOR SHALL PROVIDE CONTROL WIRING, INTERPOSING RELAY AND KEY OPERATED MANUAL RESET SWITCH LOCATED AT REAR DOOR.
- PROVIDE HACR TYPE BREAKER FOR ALL CIRCUIT BREAKERS SERVING HVAC EQUIPMENT.

PROPOSED MIXED USE BUILDING AT:

118-122 SAINT JAMES PLACE, ATLANTIC CITY, NJ

BLOCK: 52 LOTS: 38,39,40

CONST. CLASSIFICATION: III-B

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

& R-2 SECOND FLOOR

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

JAMES P. KISSANE, ARCHITECT

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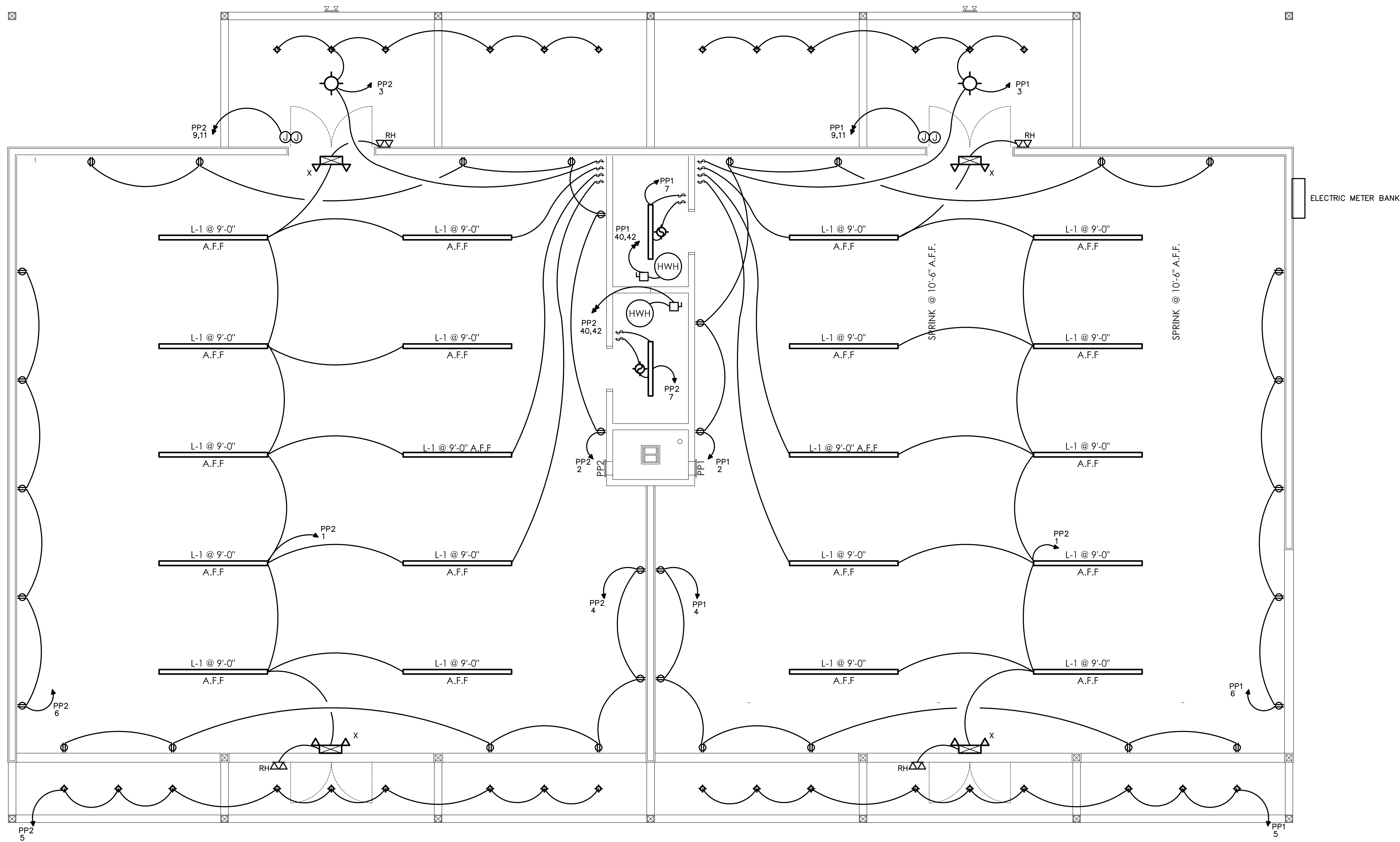
DATE: 4-1-18

SCALE: AS NOTED

DWN.: BVF

JOB NO.: 16-007

DWG. NO.: E-1



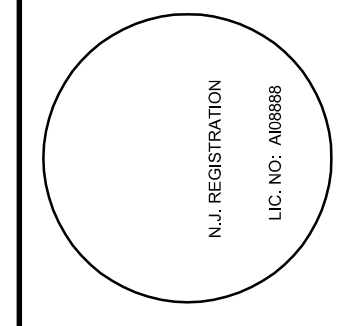
1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

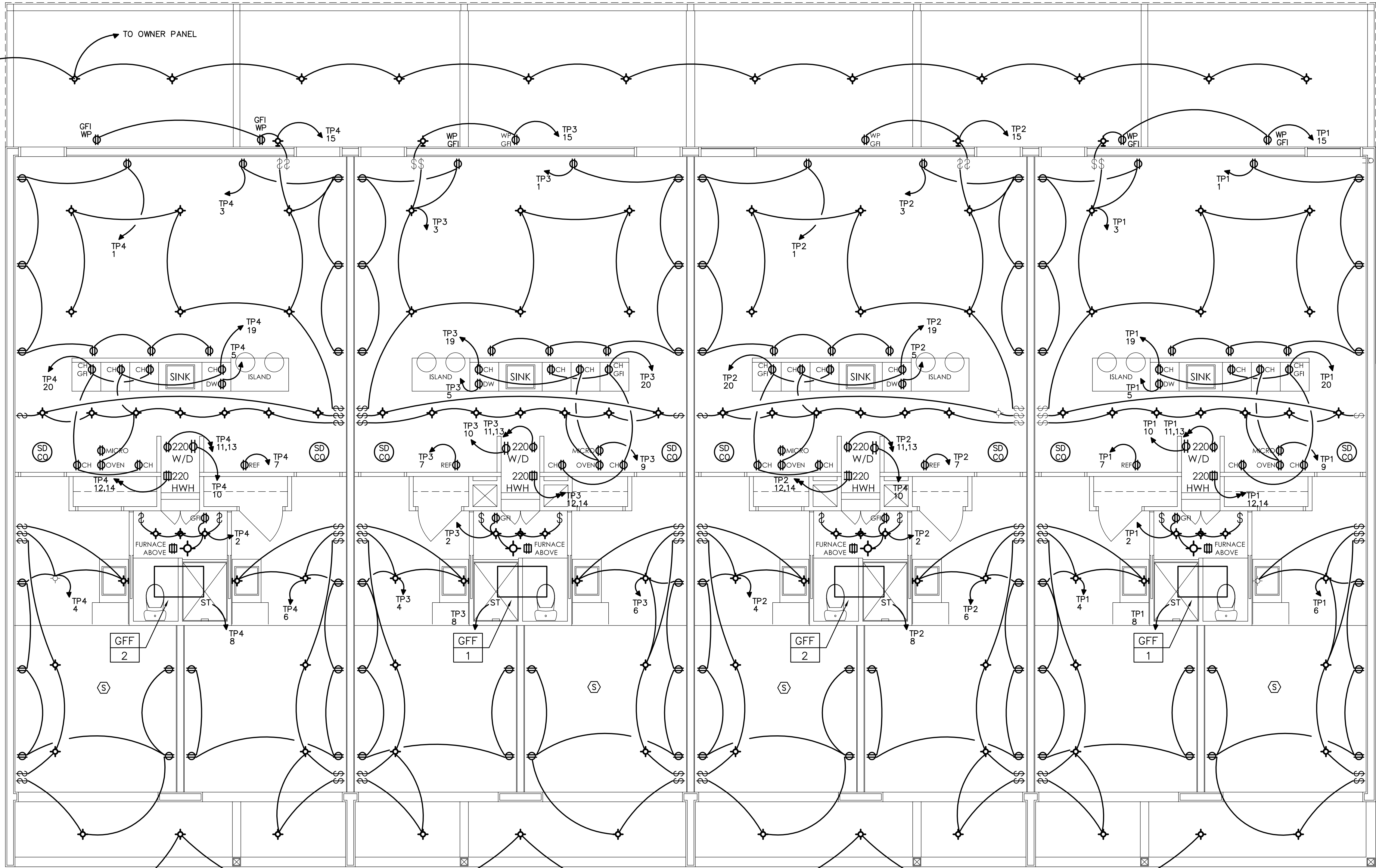
PROPOSED MIXED USE BUILDING AT:
118-122 SAINT JAMES PLACE, ATLANTIC CITY, NJ
BLOCK: 52 LOTS: 38,39,40
CONST. CLASSIFICATION: III-B
IBC USE GROUP: A-2/B/M FIRST FLOOR
& R-2 SECOND FLOOR
AREA: 9500 S.F. VOLUME: 114,000 C.F.

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DATE: 4-1-18
SCALE: AS NOTED
DWN.: BVF
JOB NO.: 16-007
DWG. NO.: E-2





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

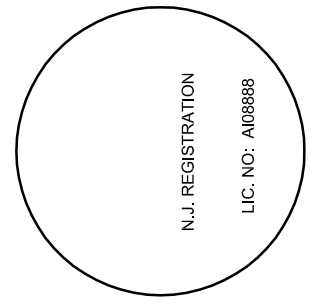
TENANT PANEL "TP"										150 MLO
208/230V, 1 PHASE, 3 WIRE										22,000 AIC
CKT	DESCRIPTION	LOAD (KVA)	CB	Ø	CB	LOAD (KVA)	DESCRIPTION	CKT		
1	RECEPTACLES	1.2	20/1	A	20/1	0.5	RECEPTACLES	2		
3	RECEPTACLES	1.3	20/1	B	20/1	1.3	RECEPTACLES	4		
5	DISHWASHER	1.0	20/1	A	20/1	1.3	RECEPTACLES	6		
7	REFRIGERATOR	1.0	20/1	B	20/1	0.5	GFF	8		
9	MICROWAVE	1.5	20/1	A	20/1	1.0	WASHER	10		
11	DRYER	2.5	30/2	B	35/2	3.0	WATER HEATER	12		
13	—	2.5	—	A	—	3.0	—	14		
15	WASHER	0.0	20/1	B	30/2	2.5	ACC	16		
17	OUTDOOR LT&RECEPT	0.0	20/1	A	—	2.5	—	18		
19	RECEPTACLES	0.5	20/1	B	20/1	1.1	RECEPTACLES	20		
		6.2	5.3			8.3	8.4			
Connected Demand										
Lighting		0.0	0.0			Accessories:				
Appliance		8.5	8.5			Surface		X		
A/C		6.0	6.0			Phase A		14.5		
Heating		0.5	0.5			Phase B		13.7		
Misc		13.2	13.2			Flush				
Exist'g Load		0.0	0.0			Isolated Ground Bus				
Total(kva)		28.2	28.2			Shunt Trip				

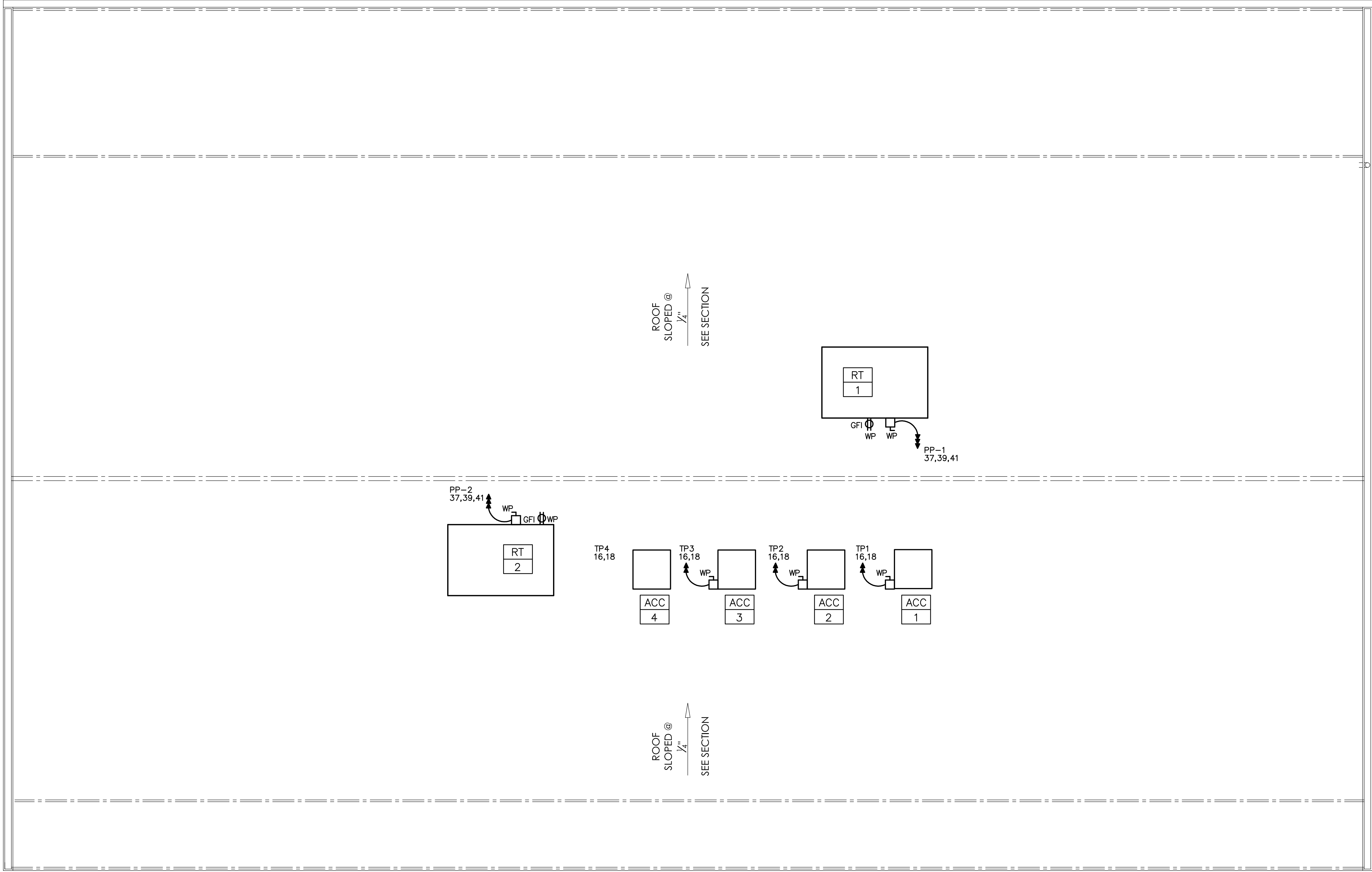
PROPOSED MIXED USE BUILDING AT:
118-122 SAINT JAMES PLACE, ATLANTIC CITY, NJ
BLOCK: 52 LOTS: 38,39,40
CONST. CLASSIFICATION: III-B
IBC USE GROUP: A-2/B/M FIRST FLOOR
& R-2 SECOND FLOOR
AREA: 9500 S.F. VOLUME: 114,000 C.F.

JAMES P. KISSANE, ARCHITECT

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DATE: 4-1-18
SCALE: AS NOTED
DWN.: BVF
JOB NO.: 16-007
DWG. NO.: E-3



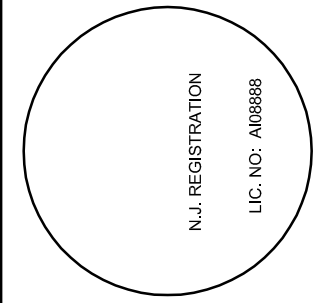


1 ROOF PLAN
SCALE: 1/4"=1'-0"

PROPOSED MIXED USE BUILDING AT:
118-122 SAINT JAMES PLACE, ATLANTIC CITY, NJ
BLOCK: 52 LOTS: 38,39,40
CONST. CLASSIFICATION: III-B
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: 4-1-18
SCALE: AS NOTED
DWN.: BVF
JOB NO.: 16-007
DWG. NO.: E-4

GENERAL CONDITIONS- MECHANICAL

- BEFORE SUBMITTING HIS BID, THE CONTRACTOR SHALL FULLY ACQUAINT HIMSELF WITH THE JOB CONDITIONS AND WITH DIFFICULTIES THAT WILL ATTEND THE EXECUTION OF THIS WORK. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE, AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH EXAMINATION BEEN MADE.
- THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL PERMITS AND FEES LEVIED BY STATE AND MUNICIPAL AUTHORITIES HAVING JURISDICTION.
- ALL WORK SHALL BE DONE IN COMPLIANCE WITH IMC 2015 AND ALL LAWS, ORDINANCES, ETC., OF ANY GOVERNING BODY HAVING JURISDICTION. THE CONTRACTOR MUST BE REGISTERED AND HAVE ALL LICENSES, PERMITS AND CONSENTS REQUIRED BY GOVERNMENTAL AUTHORITY TO CARRY OUT THE WORK UNDER THIS CONTRACT.
- ALL WORK SHALL BE DONE IN A NEAT WORKMANLIKE MANNER, LEFT CLEAN AND FREE FROM DEFECTS, AND COMPLETELY OPERABLE. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AS SHOWN ON THE DRAWINGS AND/OR AS SPECIFIED. ALL MATERIALS SHALL BE NEW AND ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER, UNLESS NOTED OTHERWISE.
- ALL WORK SHALL BE OF HIGHEST WORKMANSHIP GRADE. IF THE OWNER AND/OR HIS REPRESENTATIVE CONSIDERS ANY WORK TO BE INFERIOR, THE RESPECTIVE CONTRACTOR SHALL REPLACE SAME WITH CONTRACT STANDARD WORK WITHOUT ADDITIONAL CHARGE.
- ALL WORK SHALL BE COORDINATED WITH ALL TRADES INVOLVED.
- DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, AND SHALL BE FOLLOWED AS CLOSELY AS CONDITIONS ALLOW TO COMPLETE THE INTENT OF THE CONTRACT. THE DRAWINGS AND SPECIFICATIONS COMPLIMENT ONE ANOTHER, AND WHAT IS SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, AND VICE VERSA, IS TO BE INCLUDED IN THE SCOPE OF WORK.
- THE CONTRACTOR SHALL SUBMIT FOUR (4) COPIES OF SHOP DRAWINGS. THE APPROVAL OF SHOP DRAWINGS SHALL ONLY BE CONSTRUED TO APPLY TO THE GENERAL LAYOUT AND CONFORMANCE TO THE DESIGN CONCEPT OF THE PROJECT AND FOR COMPLIANCE WITH THE GENERAL REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE RESPONSIBILITY FOR ANY DEVIATIONS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS MUST REMAIN THE CONTRACTOR'S.
- THE CONTRACTOR SHALL PREPARE A COMPLETE SET OF RECORD DRAWINGS, DRAWN BY A PROFESSIONAL DRAFTSMEN ON SEPIA MYLAR AND SUBMITTED FOR REVIEW BY THE ARCHITECT.
- WORK UNDER THIS CONTRACT COMPRISES ALL LABOR, MATERIAL, EQUIPMENT, TRANSPORTATION, SCAFFOLDING, RIGGING, TOOLS AND RELATED ITEMS AND SUBCONTRACT WORK FOR A COMPLETE OPERATING SYSTEM.
- ALL CUTTING AND PATCHING OF GENERAL CONSTRUCTION WORK, IF REQUIRED TO SUIT THE WORK, SHALL BE BY THIS CONTRACTOR.
- ARCHITECT WILL MAKE AN INSPECTION AT SUBSTANTIAL COMPLETION. ARCHITECT WILL NOTIFY CONTRACTOR IN WRITING OF ALL PARTICULARS IN WHICH THIS INSPECTION REVEALS THAT THE WORK IS INCOMPLETE OR DEFECTIVE. CONTRACTOR SHALL IMMEDIATELY TAKE SUCH MEASURES AS NECESSARY TO COMPLETE SUCH WORK OR REMEDY SUCH DEFICIENCIES.

MECHANICAL SPECIFICATION

- THIS CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMIT FEES AND INSPECTIONS REQUIRED BY ANY AUTHORITIES HAVING JURISDICTION.

TEST AND BALANCE

- GENERAL:
UPON COMPLETION OF HVAC SYSTEMS THIS CONTRACTOR SHALL EMPLOY A TEST AND BALANCE SUBCONTRACTOR SHALL TEST AND BALANCE THE SYSTEM AS DESCRIBED BELOW AND SUBMIT A MINIMUM OF THREE COPIES OF THE CERTIFIED REPORTS. REPORTS SHALL BE PREPARED BY CERTIFIED PROFESSIONAL OR LICENSED PROFESSIONAL ENGINEER.
- AIR BALANCE
WITH AIR DISTRIBUTION SYSTEM IN OPERATION CHECK THE ENTIRE SYSTEM FOR AIR LEAKS. ADJUST FAN MOTOR RPM, AND DAMPERS SO THAT AIR QUANTITY OF AIR AT EACH FAN, AIR INTAKE, AND AIR OUTLETS ARE WITHIN 10% OF THE AIR QUANTITIES SHOWN ON THE DRAWINGS. SUBMIT A REPORT OF AIR BALANCE INDICATING DESIGNED AND ACTUAL ADJUSTED AIR QUANTITIES FOR ENGINEER'S REVIEW. INDICATE ON THE REPORT AIR VELOCITY AND TEMPERATURES AT EACH SUPPLY FAN INTAKE AND DISCHARGE.
- FINAL AIR BALANCE REPORT
SUBMIT TO THE ENGINEER THREE (3) COPIES OF THE FINAL AIR BALANCE REPORT. CERTIFIED BY A REGISTERED ENGINEER IN THE STATE OF NEW JERSEY. REPORTS SHALL BE PREPARED ON AABC OR NEBB'S FORMS.

DUCTWORK

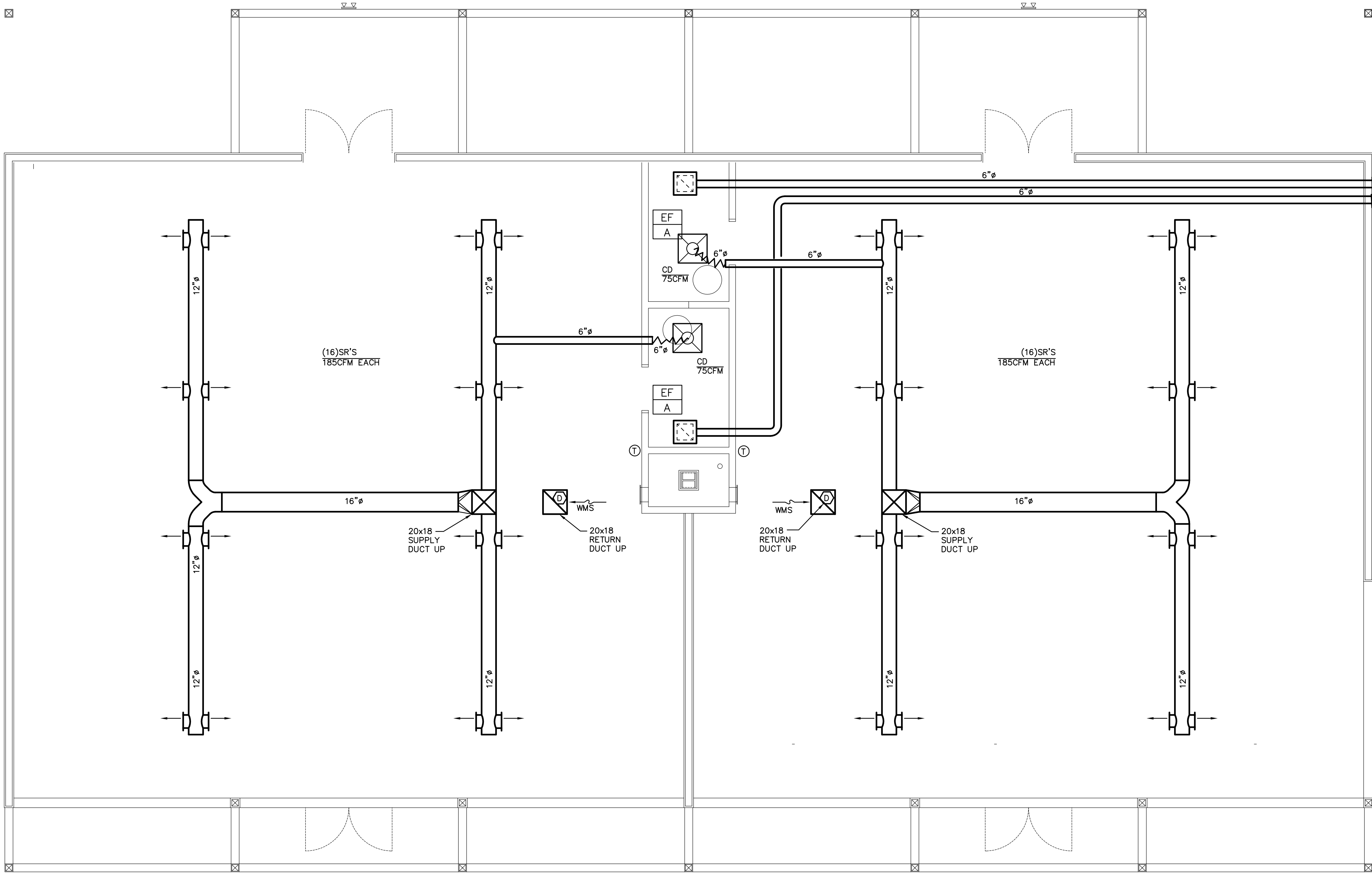
- DUCTS SHALL BE CONSTRUCTED OF GALVANIZED SHEETS IN ACCORDANCE WITH THE ACCEPTED METHODS AS OUTLINED IN THE CURRENT ISSUE OF "LOW PRESSURE DUCT CONSTRUCTION STANDARDS" AS PUBLISHED BY SMACNA.
- DUCTS SHALL BE FIRMLY AND SECURELY FASTENED INPLACE AT PROPER INTERVALS AND SHALL BE HUNG AND SUPPORTED IN MOST WORKMANLIKE AND SUBSTANTIAL MANNER AS APPROVED OR SHOP DRAWINGS. ALL DUCTWORK SUPPORTED FROM BUILDING STEEL SHALL BE PROVIDED WITH SUPPLEMENTARY STEEL AND ANGLES AS REQUIRED.
- FLEXIBLE DUCTWORK SHALL BE OF THE INSULATED TYPE. DUCT SHALL HAVE A 1-1/2" THICK FIBERGLASS INSULATING BLANKET AND COMPLETELY SHIELDED FROM THE AIR STREAM. DUCTS SHALL BE AS MANUFACTURED BY WIREMOLD TYPE WCK OR APPROVED EQUAL.
- ALL PENETRATION OF FIRE RATED WALLS, FLOORS AND ROOFS SHALL BE PROVIDED WITH FIRE DAMPERS AND ACCESS DOORS. UL LISTED FIRE DAMPERS SHALL BE OF THE TYPE 'B' CURTAIN TYPE.
- CONTRACTOR SHALL SUBMIT FOR REVIEW SHEETMETAL SHOP DRAWINGS AT A MIN. SCALE OF 1/4"=1'-0" FOR THE ENGINEER'S REVIEW.
- INSTALL 4" SLACK FLEXIBLE FIBERGLASS DUROPRENE OR EQUAL CONNECTION BETWEEN EQUIPMENT AND DUCTWORK. FASTEN SECURELY TO PROVIDE AN AIR TIGHT CONNECTION.
- HANGERS AND SUPPORTS FOR THE NEW DUCTWORK SHALL BE AS SHOWN ON DRAWINGS AND SHALL BE INSTALLED AS RECOMMENDED BY SMACNA.

INSULATION FOR DUCTWORK

- CONCEALED DUCTWORK SHALL BE INSULATED WITH ONE POUND DENSITY, 1-1/2" THICK DUCT WRAP WITH FACTORY APPLIED FOIL REINFORCED KRAFT FACING. INSULATION SHALL BE ADHERED TO DUCT WITH FOSTER 85-20 SPARK SAFE. WHERE DUCTS ARE SHOWN WITH INTERIOR LINING EXTERIOR INSULATION IS NOT REQUIRED.
- ACOUSTICAL LINING OF THE INTERIOR OF DUCTS 10' FROM UNITS (SUPPLY/RETURN) WITH 1" THICK CERTAINTED FIBERGLASS, DUEL DENSITY LINER, ULTRALITE OR APPROVED EQUAL. THE LINER SHALL HAVE AN AVERAGE THERMAL CONDUCTIVITY NOT TO EXCEED 0.24BTU/HR/SQ.FT./F@75°F. LINER SHALL BE ADHERED WITH BENJAMIN FOSTER 85-20 SPARK SAFE ADHESIVE. DUCTS ARE SHOWN AS CLEAR INSIDE DIMENSIONS INCREASE DUCTS 2" IN BOTH DIRECTIONS.

VIBRATION ISOLATION

- ALL MOTOR DRIVEN EQUIPMENT SHALL BE INSTALLED WITH VIBRATION ISOLATORS. UNLESS OTHERWISE NOTED, SUSPENDED EQUIPMENT SHALL HAVE SPRING ISOLATOR HANGERS AND BASE MOUNTED EQUIPMENT SHALL HAVE DOUBLE DEFLECTION NEOPRENE MOUNTINGS. ALL PIPING CONNECTED TO VIBRATING EQUIPMENT SHALL BE ISOLATED BY RESILIENT HANGERS OR FLEXIBLE CONNECTORS



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

PIPING SPECIFICATION

- REFRIGERANT PIPING
 - PIPING: REFRIGERANT PIPING SHALL BE TYPE "L" COPPER TUBING, HARD TEMPERED. PIPING SHALL BE INSTALLED WITH HIGH TEMPERATURE BRAZED JOINTS. VERIFY PIPING SIZES WITH UNIT MANUFACTURER.
 - INSTALLATION: PIPING INSTALLATION, DEHYDRATION, CHARGING AND LEAK TESTING SHALL BE PERFORMED UTILIZING PREVAILING GOOD REFRIGERATION PRACTICES AND IN ACCORDANCE WITH THE LATEST ASHRAE STANDARDS.
 - HANGERS AND SUPPORTS: SUPPORT VERTICAL AND HORIZONTAL PIPING AT 8 FEET. INTERVALS MIN., AND AT ALL CHANGES IN PIPING DIRECTION. USE ADJUSTABLE STEEL CLEVIS TYPE HANGERS WITH HANGER RODS ON HORIZONTAL RUNS. USE FRICTION CLAMPS ON VERTICAL RUNS. PROVIDE LEAD SHIELDS BETWEEN COPPER PIPE AND HANGERS/CLAMPS.
 - INSULATION: REFRIGERANT LINES, INSIDE AND OUTSIDE OF THE BUILDING, SHALL HAVE 1" ARMAFLEX INSULATION AS MANUFACTURED BY ARMSTRONG CO., OR APPROVED EQUAL. INSULATION SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS
- CONDENSATE DRAIN PIPING
 - TYPE "DWV" COPPER, WROUGHT COPPER FITTINGS, NO LEAD SOLDER AND NON-CORROSIVE FLUX. USE OF SCHEDULE 40 PVC MUST BE APPROVED BY OWNER'S REPRESENTATIVE.
- HANGERS AND SUPPORTS
 - HANGERS AND SUPPORTS FOR THE ALL PIPING SHALL BE INSTALLED AS PER LATEST INTERNATIONAL MECHANICAL CODE 2000.

PROPOSED MIXED USE BUILDING AT:

118-122 SAINT JAMES PLACE, ATLANTIC CITY, NJ

BLOCK: 52 LOTS: 38,39,40

CONST. CLASSIFICATION: III-B

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

& R-2 SECOND FLOOR

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

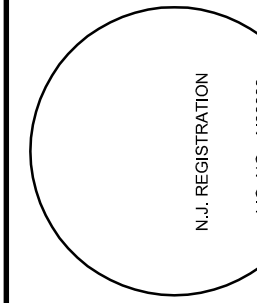
JAMES P. KISSANE, ARCHITECT

P.O. BOX 14, TRANQUILITY, NEW JERSEY

JIM KISSANE, ARCHITECT BEN FASANO, PROJECT MANAGER

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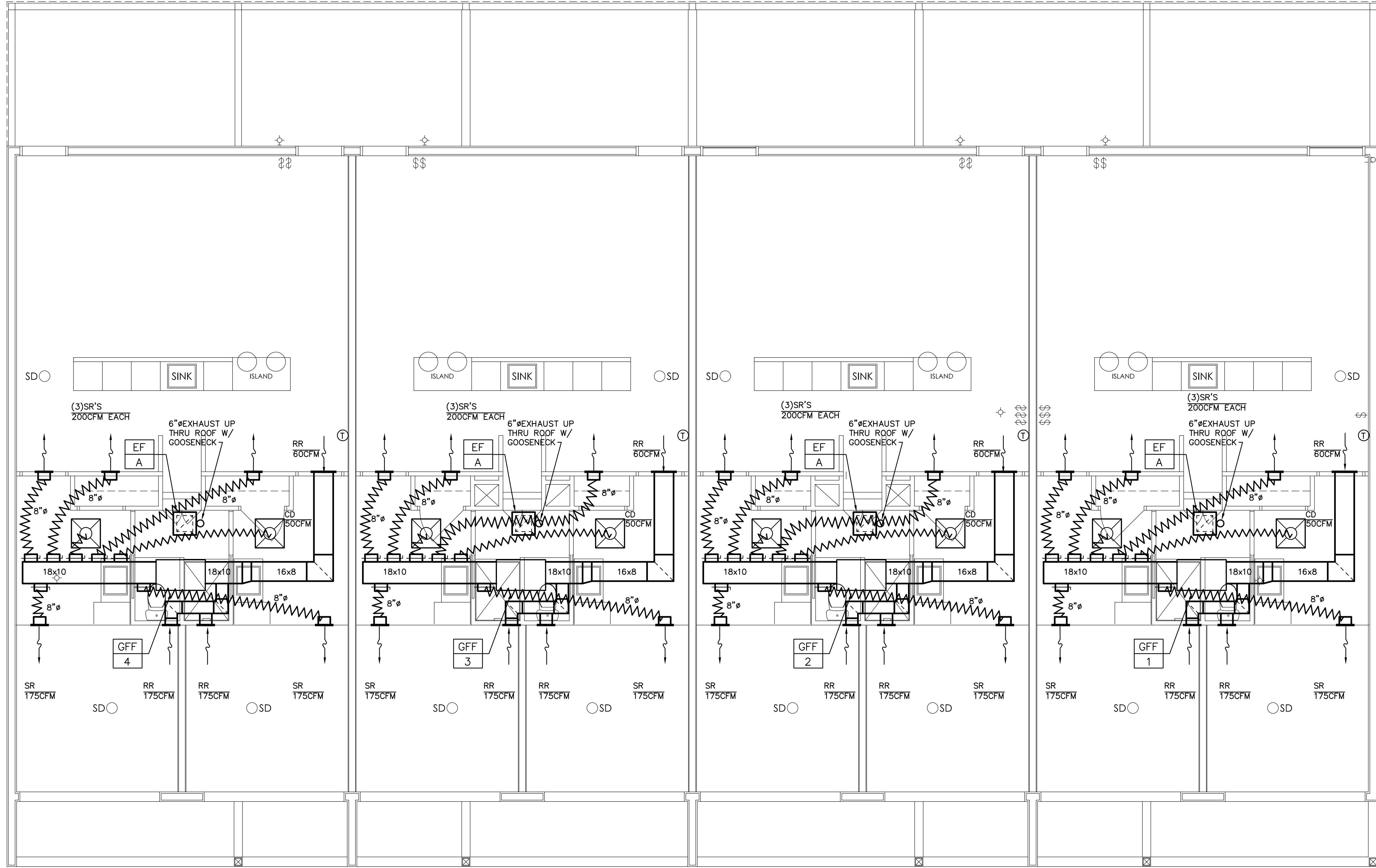
DATE: 4-1-18

SCALE: AS NOTED

DWN.: BVF

JOB NO.: 16-007

DWG. NO.: M-1

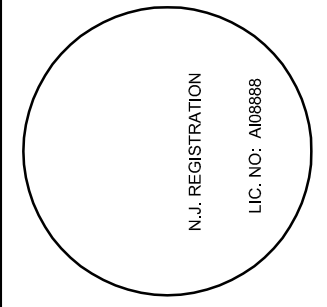


1 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

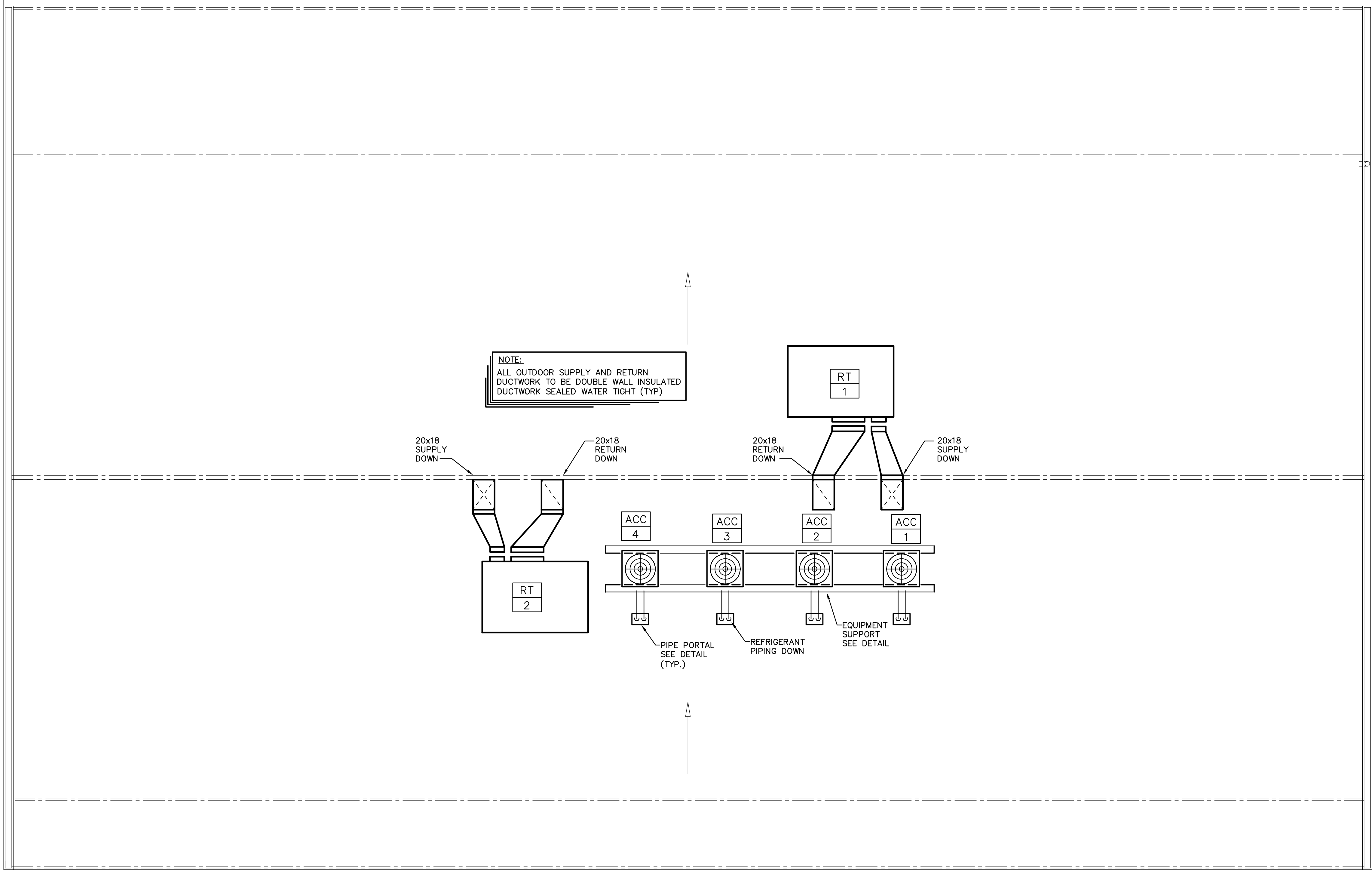
PROPOSED MIXED USE BUILDING AT:
118-122 SAINT JAMES PLACE, ATLANTIC CITY, NJ
BLOCK: 52 LOTS: 38,39,40
CONST. CLASSIFICATION: III-B
IBC USE GROUP: A-2/B/M FIRST FLOOR
& R-2 SECOND FLOOR
AREA: 9500 S.F. VOLUME: 114,000 C.F.

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DATE: 4-1-18
SCALE: AS NOTED
DWN.: BVF
JOB NO.: 16-007
DWG. NO.: M-2

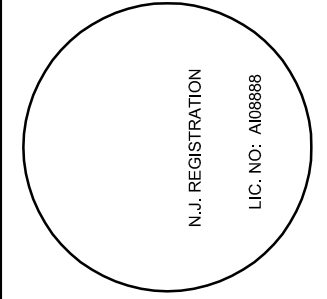


1 ROOF PLAN
SCALE: 1/4"=1'-0"

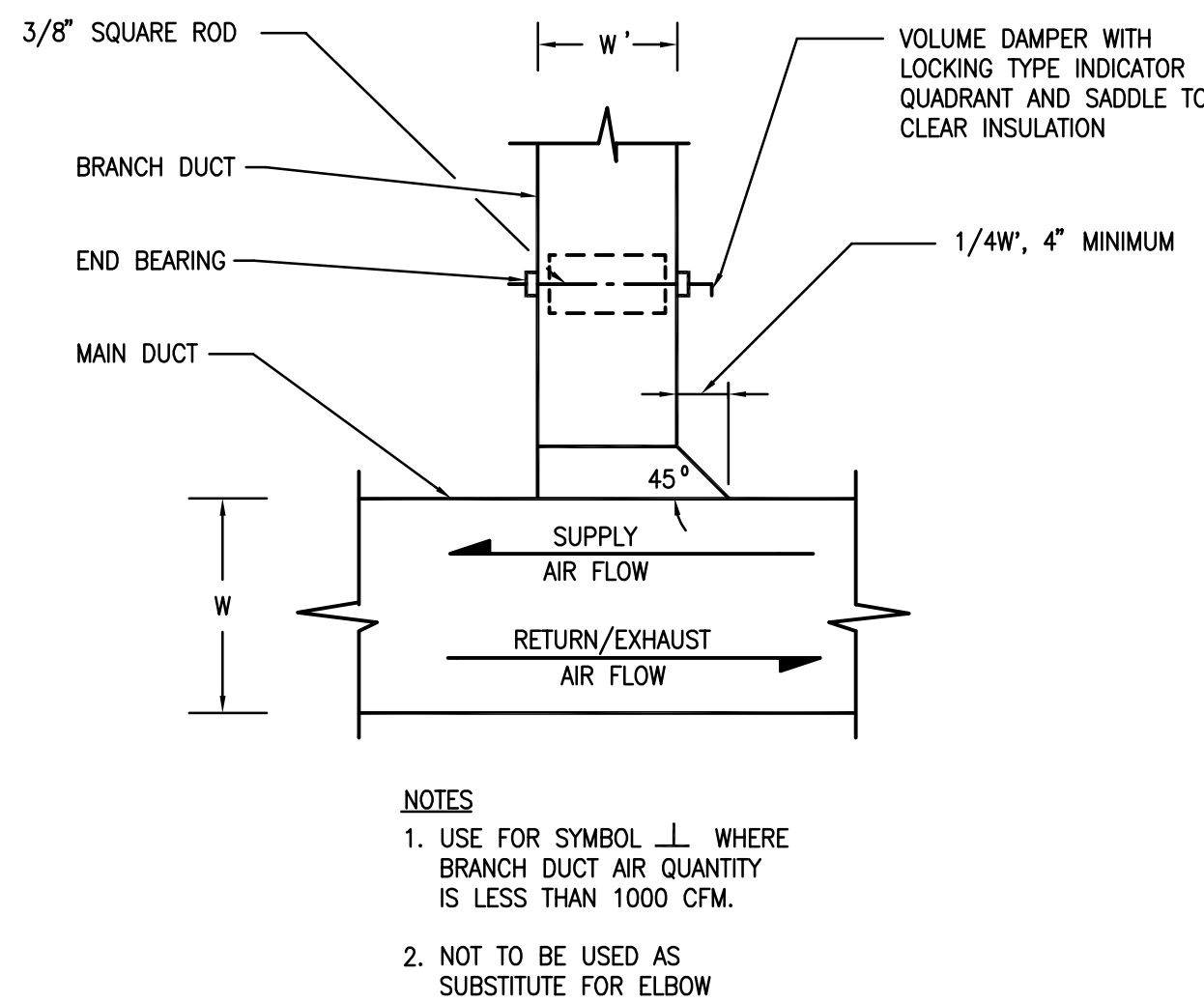
PROPOSED MIXED USE BUILDING AT:
118-122 SAINT JAMES PLACE, ATLANTIC CITY, NJ
BLOCK: 52 LOTS: 38,39,40
CONST. CLASSIFICATION: III-B
IBC USE GROUP: A-2/B/M FIRST FLOOR
& R-2 SECOND FLOOR
AREA: 9500 S.F. VOLUME: 114,000 C.F.

JAMES P. KISSANE, ARCHITECT

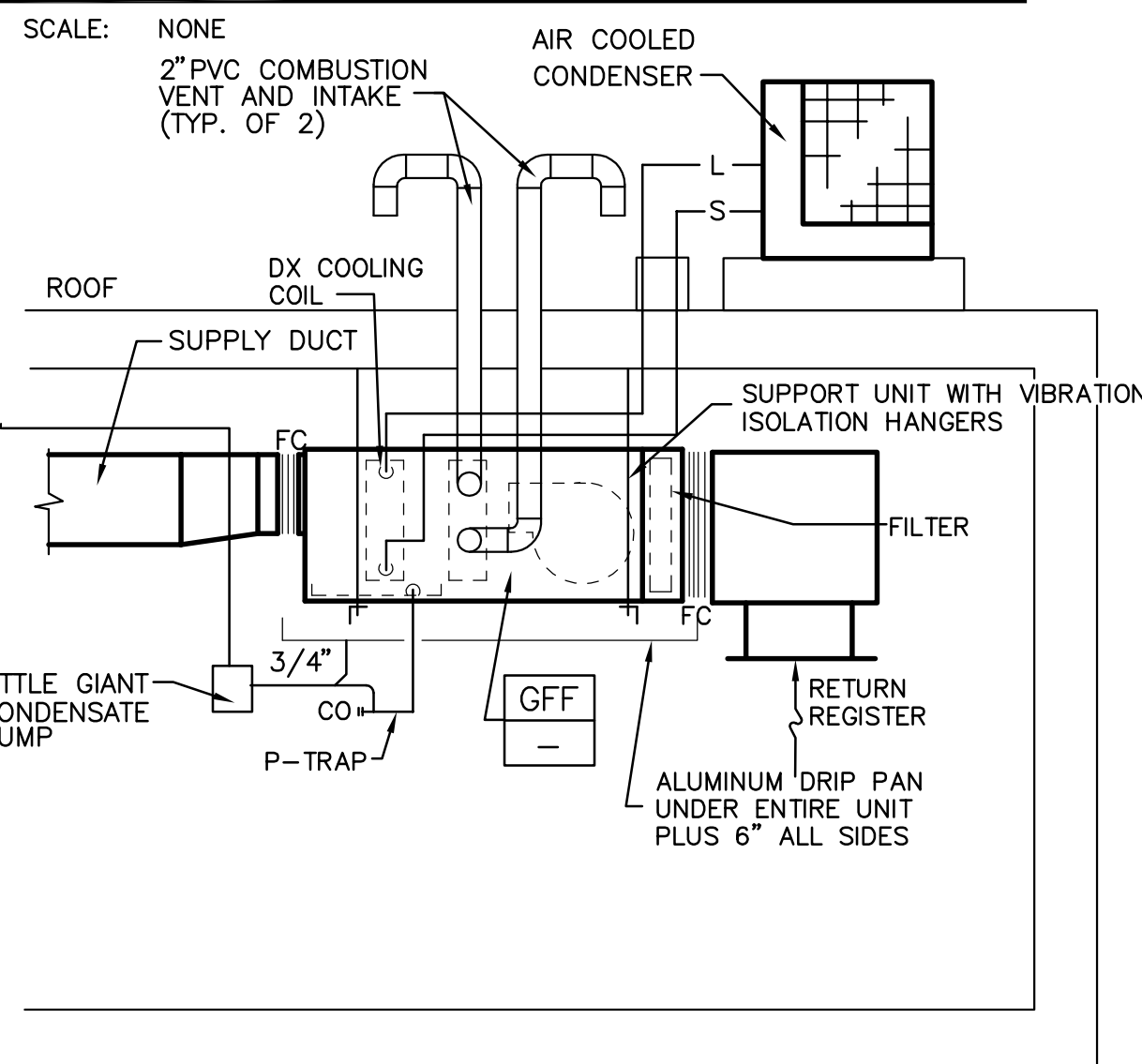
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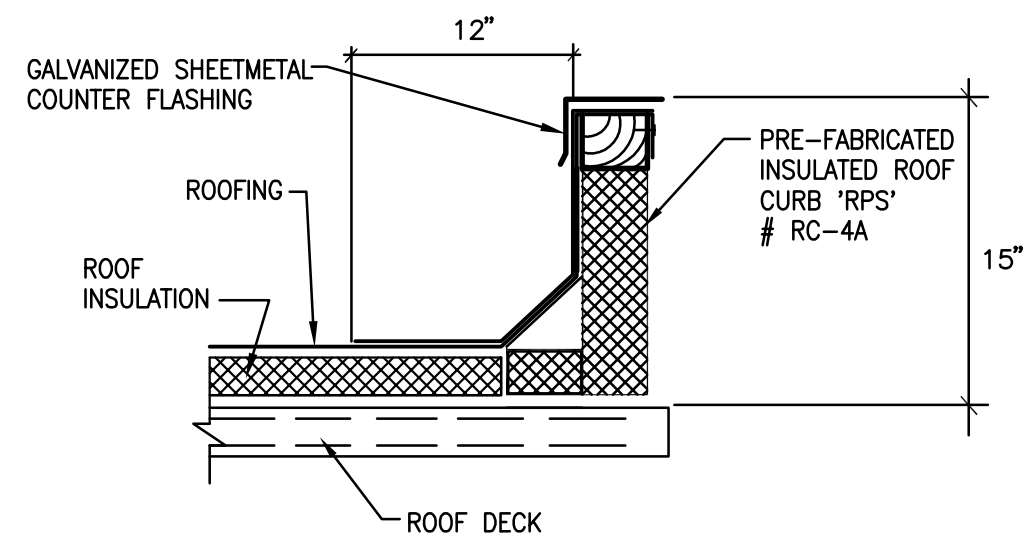
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SCALE: AS NOTED
DWN.: BVF
JOB NO.: 16-007
DWG. NO.: M-3



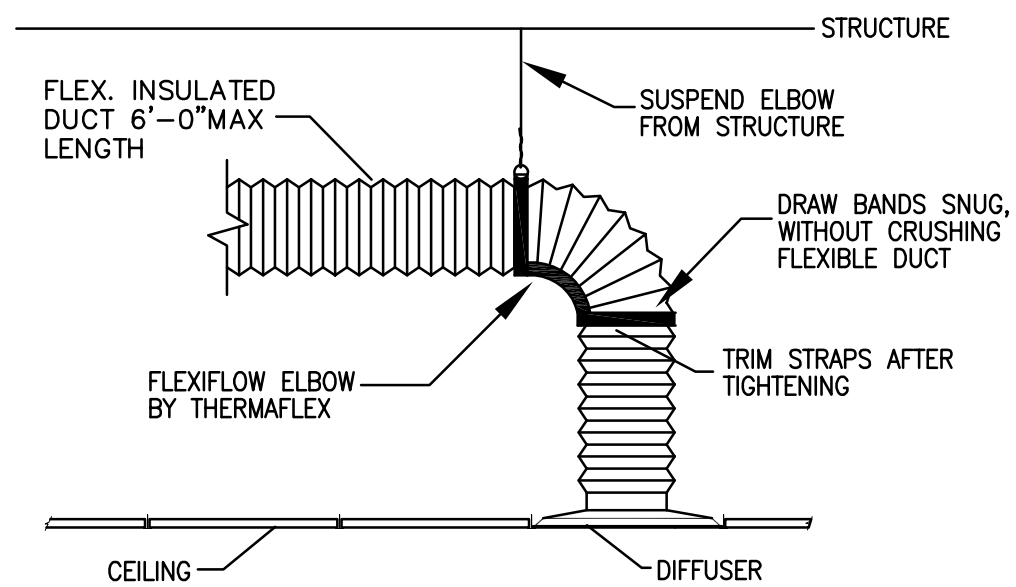
1 RECTANGULAR DUCT ANGULAR TAP WITH VOLUME DAMPER



4 GAS FIRED FURNACE DETAIL

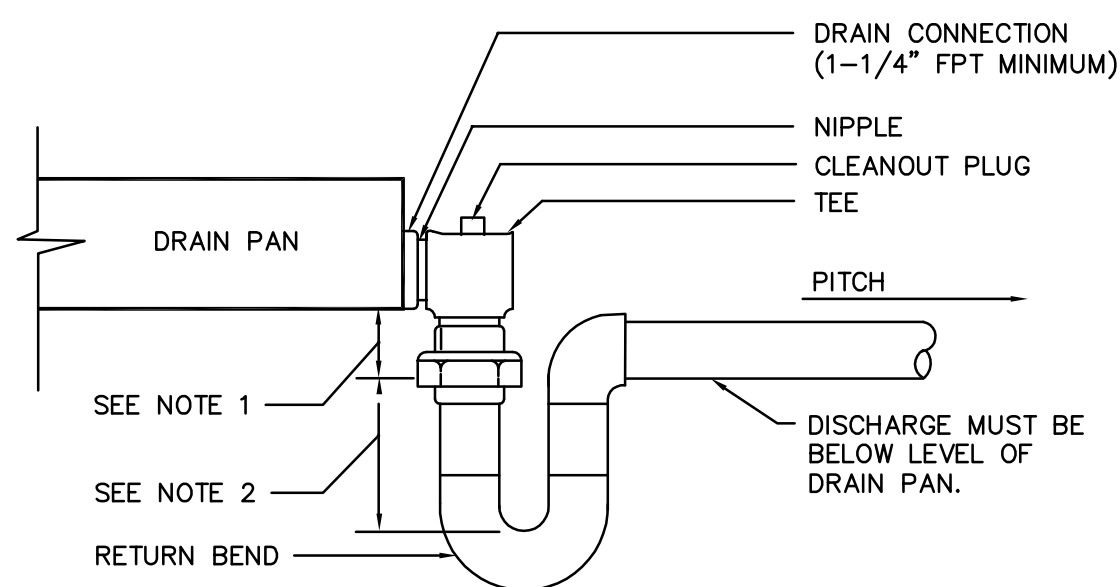


7 ROOF CURB DETAIL



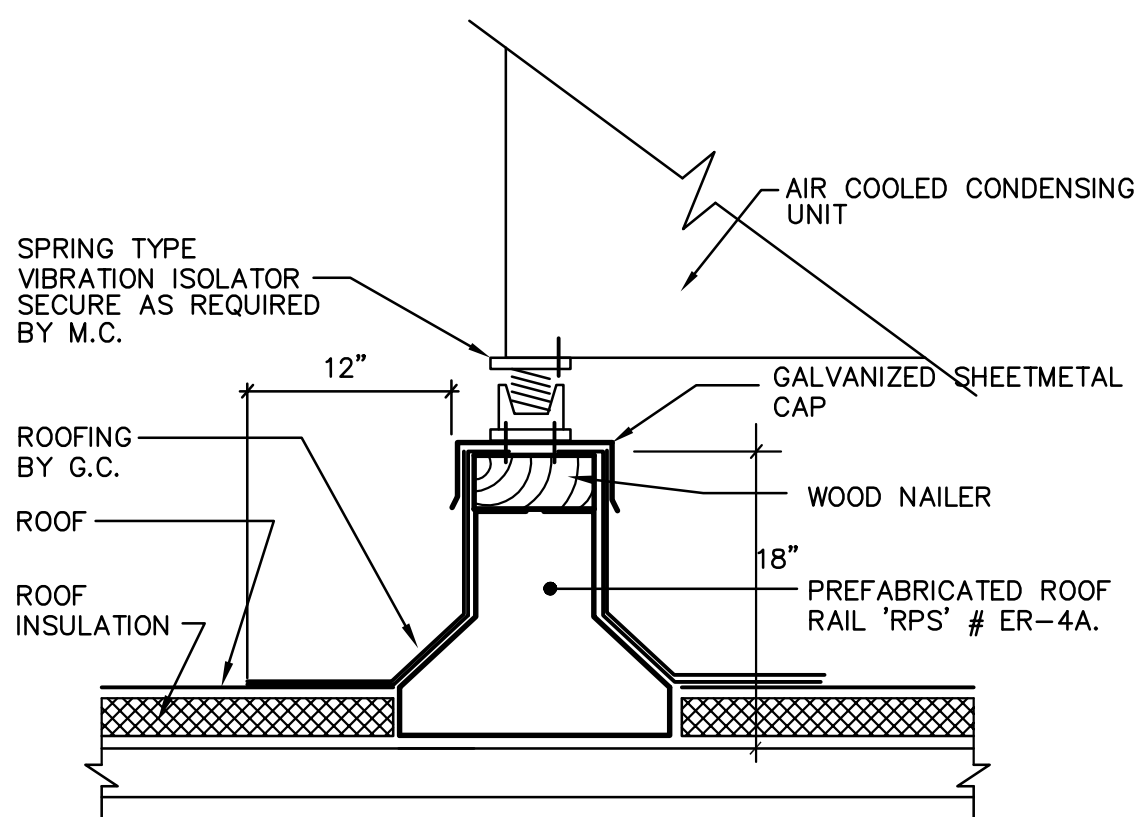
NOTE: INSTALL FLEXIBLE DUCTWORK SUPPORTS AT ALL ROUND NECK OUTLETS/INLETS UNLESS OTHERWISE NOTED ON DRAWINGS.

2 FLEXIBLE DUCT CONNECTION

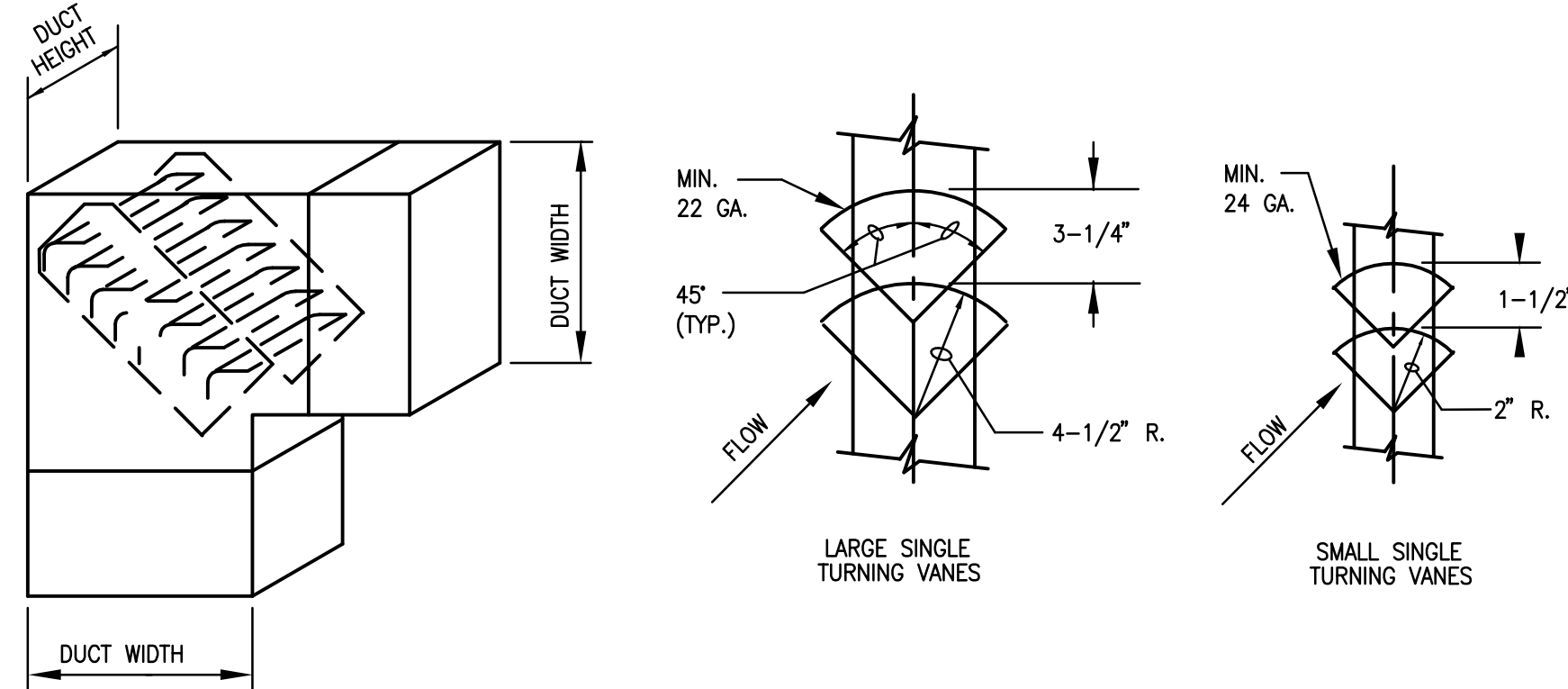


- NOTES :
- 1..1" MIN. DROP REQUIRED USE OF STANDARD FITTINGS SHOWN EXCEEDS THIS MINIMUM.
 2. $X/2 + 1"$ = LEG FOR DRAW THRU UNIT WHERE X = NEGATIVE STATIC PRESSURE AT FAN INLET (MIN. 5")

5 P-TRAP DETAIL

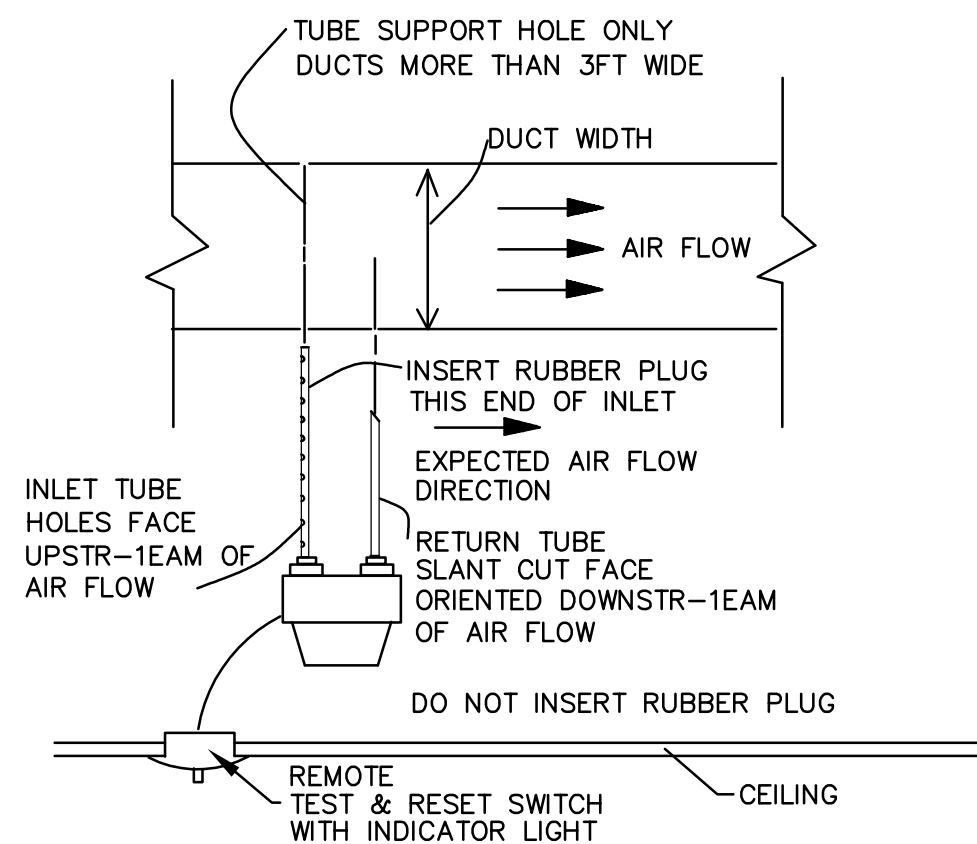


8 ROOF EQUIPMENT SUPPORT DETAIL

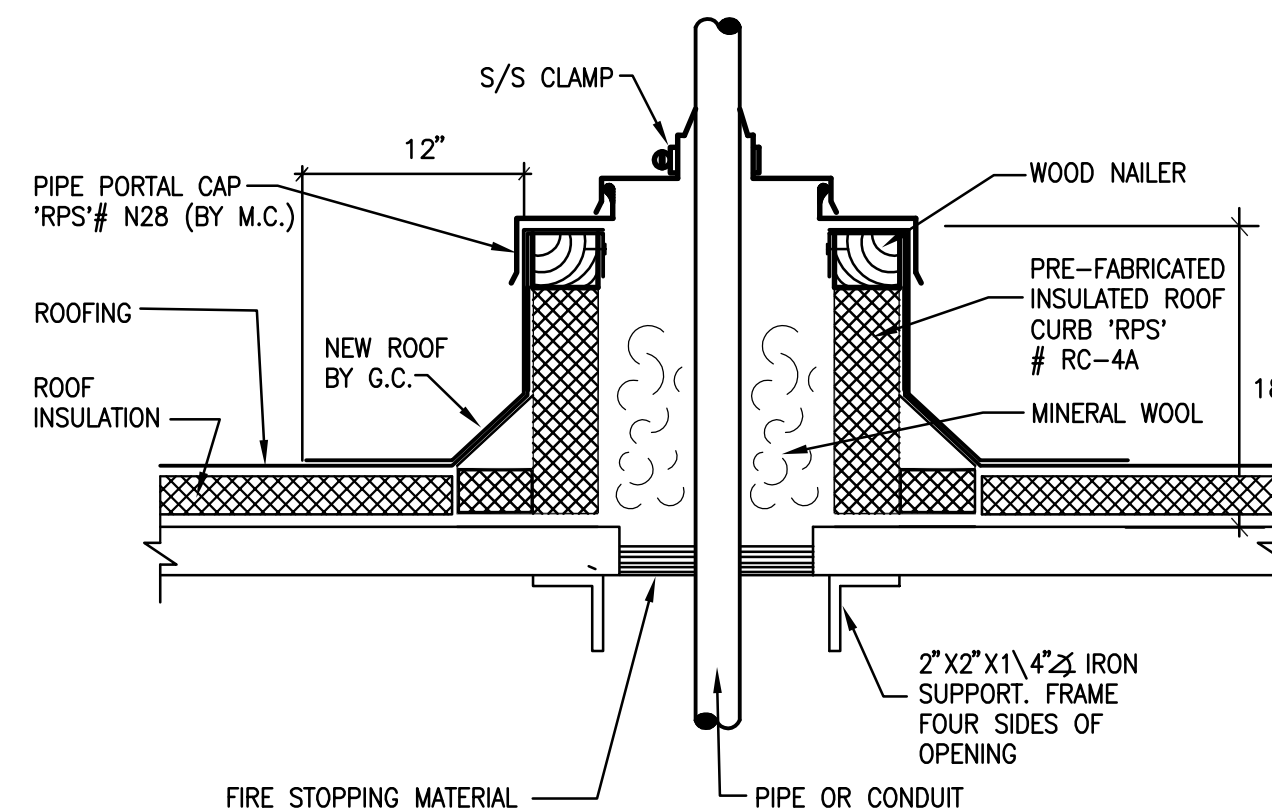


- NOTES:
1. LARGE SINGLE TURNING VANES SHALL BE USED FOR ELBOWS OVER 24 INCHES IN DUCT WIDTH.
 2. SMALL SINGLE TURNING VANES SHALL BE USED FOR ELBOWS 24 INCHES AND UNDER IN DUCT WIDTH.
 3. THE MAXIMUM UNSUPPORTED VANE LENGTH IS 36 INCHES FOR SMALL SINGLE VANES AND LARGE SINGLE VANES. FOLLOW SMACNA'S HVAC DUCT CONSTRUCTION STANDARDS, FIG. 2-4 LATEST ADDITION, FOR VANE SUPPORT REQUIREMENTS.
 4. ALL UNEQUAL ELBOWS SHALL HAVE SINGLE THICKNESS TURNING VANES WITH EDGES CONSTRUCTED TO PROJECT TANGENTS PARALLEL TO DUCT SIDES. SEE UNEQUAL ELBOW TURNING VANE DETAIL.
 5. DOUBLE THICKNESS TURNING VANES WILL NOT BE ALLOWED.
 6. RADIUS ELBOWS WITH CENTERLINE RADIUS EQUAL TO 1-1/2 THE DUCT WIDTH OR MORE DO NOT REQUIRE TURNING VANES. SEE SMACNA'S HVAC DUCT CONSTRUCTION STANDARDS, FIG. 2-2 TYPE RE-1 FOR ADDITIONAL INFORMATION. ALL OTHER RADIUS ELBOWS AND 45° BENDS SHALL HAVE TURNING VANES IN ACCORDANCE WITH SMACNA.

3 TURNING VANE DETAIL

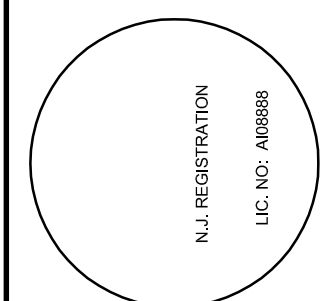


6 DUCT SMOKE DETECTOR



9 PIPE PORTAL DETAIL

DATE: 4-1-18
SCALE: AS NOTED
DWN.: BVF
JOB NO.: 16-007
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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: III-B
IBC USE GROUP: A-2/B/M FIRST FLOOR
& R-2 SECOND FLOOR
AREA: 9500 S.F. VOLUME: 114,000 C.F.

GAS FIRED ROOF TOP UNIT SCHEDULE																			
PLAN NO.	SUPPLY FAN			MOTOR			DX COOLING COIL DATA		COMPRESSOR DATA			CONDENSER FAN DATA		GAS HEAT DATA		MCA	MOCP	MANUFACTURE	MODEL
	TOTAL CFM	O.A. CFM	EXT. S.P. IN. W.C.	HP	ELECTRIC @ 60 HZ.		COOLING CAPACITY (MBH)		QTY. OF COMPRESSOR	RLA EACH	LRA EACH	QTY. OF FANS	FLA EACH	GAS INPUT MBH	GAS OUTPUT MBH				
					V	PH	SENS.	TOTAL											
RT-1	3000	600	0.7	--	208	3	72	93	2	13.6	83	2	1.5	125	90	38.8	50	CARRIER	48HCEE08
RT-2	3000	600	0.7	--	208	3	72	93	2	13.6	83	2	1.5	125	90	38.8	50	CARRIER	48HCEE08

NOTES:
1-PROVIDE UNIT MOUNTED DISCONNECT SWITCH, HUMIDIMIZER CONTROL, FILTERS, PROGRAMMABLE WALL THERMOSTAT, ECONOMIZER CONTROLS FOR ALL UNITS.

GAS FIRED FURNACE SCHEDULE														
UNIT NO.	SERVICE	LOCATION	TOTAL CFM	OUTSIDE AIR CFM	EXT. S.P. IN/H2O	FAN DATA		DX COOLING COIL DATA		HEAT DATA		MANUFACTURE OR EQUAL	MODEL	NOTES
						H.P.	ELECTRICAL V-PH-HZ	SENS. COOLING MBH	TOTAL COOLING MBH	INPUT MBH	OUTPUT MBH			
GFF-1	SEE PLAN	SEE PLAN	1000	--	0.4	1/2	120-1-60	-	24	40	37	CARRIER	59SP540-10	1
GFF-2	SEE PLAN	SEE PLAN	1000	--	0.4	1/2	120-1-60	-	24	40	37	CARRIER	59SP540-10	1
GFF-3	SEE PLAN	SEE PLAN	1000	--	0.4	1/2	120-1-60	-	24	40	37	CARRIER	59SP540-10	1
GFF-4	SEE PLAN	SEE PLAN	1000	--	0.4	1/2	120-1-60	-	24	40	37	CARRIER	59SP540-10	1



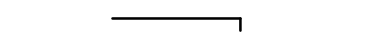



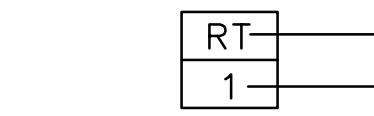

NOTES:
1-PROVIDE UNIT MOUNTED DISCONNECT SWITCH, DX COOLING COIL, FILTER EXPANSION VALVE, REFRIGERANT LINES AND PROGRAMMABLE THERMOSTAT.

UNIT NO.	LOCATION	AMB. TEMP.	TOTAL COOLING MBH	COMPRESSOR DATA			CONDENSER DATA			ELECTRICAL V-PH-HZ	MCA	MOCP	MANUFACTURE OE EQUAL	MODEL	NOTES
				NO. OF COMPR.	RLA EACH	LRA EACH	NO. OF FANS	FLA EACH	LRA EACH						
ACC-1	ROOF	95	24	1	13.5	58	1	0.7	--	208/230V-1PH	17.7	30	CARRIER	24ABC24	
ACC-2	ROOF	95	24	1	13.5	58	1	0.7	--	208/230V-1PH	17.7	30	CARRIER	24ABC24	
ACC-3	ROOF	95	24	1	13.5	58	1	0.7	--	208/230V-1PH	17.7	30	CARRIER	24ABC24	
ACC-4	ROOF	95	24	1	13.5	58	1	0.7	--	208/230V-1PH	17.7	30	CARRIER	24ABC24	

NOTES:
1-PROVIDE TIME DELAY RELAY, THERMOSTAT CONTRACTOR , CHARGING VALVES , AND UNIT MOUNTED DISCONNECT SWITCH

FAN SCHEDULE									
PLAN NO.	SERVICE	LOCATION	CFM	EXT. S.P. IN. W.C.	MOTOR SECTION		MANUFACTURER	MODEL	NOTES
					HP	ELECTRICAL DATA			
						V/PH/HZ			
EF-A	TOILET ROOM	SEE PLAN	93	0.375	79WATTS	120V-1ø	PENN	Z5H	1

NOTES:
1-PROVIDE CEILING GRILLE.

LEGEND	
SYMBOL	DESCRIPTION
	DUCTWORK
	FLEXIBLE DUCT
	VOLUME DAMPER
CFM	CUBIC FEET PER MINUTE
FC	FLEXIBLE CONNECTION
	HONEYWELL PROGRAMMABLE THERMOSTAT
	CEILING DIFFUSER
	RETURN REGISTER
RR	RETURN REGISTER
	EQUIPMENT TYPE EQUIPMENT NUMBER
VD	MANUAL VOLUME DAMPER
W/	WITH
	DUCT SMOKE DETECTOR

AIR OUTLET SCHEDULE					
PLAN NO.	MODEL NO.	MANUFACTURE	NECK SIZE	PANEL SIZE	CFM RANGE
CD-1	PDL	ANEMOSTAT	6"ø	-	0-100
SR-1	A618 MS	HART&COOLEY	8x4	-	0-75
SR-2	A618 MS	HART&COOLEY	10x6	-	76-125
SR-2	A618 MS	HART&COOLEY	16x6	-	126-300
RR-1	659T	HART&COOLEY	12x6	-	0-200
RR-2	659T	HART&COOLEY	18x12	-	201-650

NOTES:
1-PROVIDE VOLUME DAMPERS FOR ALL SUPPLY OUTLETS
2-PROVIDE FILTER FOR RETURN REGISTER (RR)

DATE: 4-1-18
SCALE: AS NOTED
DWN.: BVF
JOB NO.: 16-007
DWG. NO.: M-5

N.J. REGISTRATION
LIC. NO.: A08088

JAMES P. KISSANE, ARCHITECT

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