# 1724 ATLANTIC AVE.

1724 ATLANTIC AVENUE, ATLANTIC CITY, NJ 08401 LOT: 156 | BLOCK: 29

LO1. 130   DLOCK. 23				
GENERAL CONDITIONS	CONCRETE	WOOD FRAMING	SPE	ECIFICATIONS
1. ALL APPLICABLE STATE, COUNTY, & CITY CODES & REGULATIONS SHALL BE STRICTLY OBSERVED & ADHERED TO THROUGHOUT CONSTRUCTION. THE GENERAL CONTRACTOR & SUBCONTRACTORS SHALL VERIFY ALL	1. ALL CONCRETE WORK SHALL BE IN CONFORMANCE WITH "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," ACI 318, & "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" ACI 301, LATEST EDITIONS.	1. THE DESIGN LOADS ARE AS FOLLOWS:  ROOF	CEMENTIOUS BOARD  CONCRETE	"DUROCK" OR APPROVED EQUAL  MIN. 3,000 PSI/28 DAYS, 4" SLUMP ±1", 4% TO 6%  AIR ENTRAINMENT, MAX. W/C RATIO = 0.58
CODE REQUIREMENTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION & BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS & CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.	CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315, UNLESS	GROUND SNOW LOAD = 30 PSF  ATTIC STORAGE = 20 PSF (42" HT. MIN.)  WIND SPEED = 120 MPH, EXP. B  DEAD LOAD = 10 PSF	FRAMING NAILS	12d BOX (0.128" \$\pi x 3-1/4" LONG), 10d BOX (0.128" \$\pi x 3" LONG), 8d COMMON (0.131" \$\pi x 2-1/2" LONG). 8d COMMON MAY BE SUBSTITUTED W/10d BOX.
2. THE GENERAL CONTRACTOR & SUBCONTRACTORS SHALL REVIEW THE CONTRACT DOCUMENTS PRIOR TO THE COMMENCEMENT OF WORK & BRING ANY QUESTIONS, ERRORS, AND/OR OMISSIONS FOUND IN THE CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT - IN WRITING.	NOTED OTHERWISE IN THE CONTRACT DOCUMENTS.  2. ALL CONCRETE SHALL BE READY MIX & DESIGNED IN ACCORDANCE WITH ACI 301.  3. CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE	FLOORS LIVE LOAD @ LIVING AREAS = 40 PSF LIVE LOAD @ SLEEPING AREAS = 30 PSF	GYPSUM BOARD - INTERIOR	"USG", "NATIONAL OR AMERICAN GYPSUM", "GEORGIA PACIFIC" OR APPROVED EQUAL - 1/2" DRYWALL ATTACHED TO STUDS, BLOCKING, TOP & BOTTOM PLATES W/ DRYWALL FASTENERS @ 7" O.C.
COMMENCEMENT OF WORK SHALL NOT OCCUR UNTIL WRITTEN INSTRUCTION 15 PROVIDED BY THE ARCHITECT. THE GENERAL CONTRACTOR AND/OR SUBCONTRACTORS WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY	STRENGTH IN 28 DAYS (U.N.O.):  a. FOOTINGS & PIERS: 3500 PSI	DEAD LOAD = 10 PSF DEAD LOAD @ TILE FLOORS = 18 PSF SEISMIC	INSULATION - RIGID	2" MIN. R-10 EXTRUDED POLYSTYRENE
ERRORS, DISCREPANCIES, OR OMISSIONS IN THE CONTRACT DOCUMENTS FOR WHICH THE GENERAL CONTRACTOR & SUBCONTRACTORS FAIL TO NOTIFY THE ARCHITECT PRIOR TO CONSTRUCTION OR FABRICATION.	b. SLABS ON GRADE: 4000 PSI c. ALL EXPOSED CONCRETE: 4000 PSI d. ALL OTHER CONCRETE: 3000 PSI	AV=0.115, Aa=0.115, R=6-1/2, S=1.0  HAZARD EXPOSURE: GROUP 1  PERFORMANCE CATEGORY: C	INSULATION - 2x6 WALL INSULATION - 2x4 WALL	MIN. R-21 FIBERGLASS BATT W/ INTEGRAL VAPOR BARRIER  MIN. R-15 FIBERGLASS BATT W/ INTEGRAL VAPOR BARRIER
3. THE GENERAL CONTRACTOR & SUBCONTRACTORS SHALL VERIFY EXISTING CONDITIONS & DIMENSIONS PRIOR TO THE COMMENCEMENT OF WORK - INCLUDING EXISTING UTILITY LOCATIONS. ANY DISCREPANCIES OR	4. ALL CONCRETE SHALL HAVE: A SLUMP OF 4" (PLUS OR MINUS 1"), 2 TO 4% AIR ENTRAINMENT, & MAXIMUM WATER/CEMENT RATIO OF 0.55.	2. WOOD CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING BUILDING STANDARDS:	JOIST HANGERS	GALVANIZED W/ NAILS FURNISHED BY MANUF. (SIMPSON OR APPROVED EQUAL)
EXISTING FIELD CONDITIONS THAT WILL PROHIBIT CONFORMANCE WITH THE CONTRACT DOCUMENTS OR APPLICABLE CODES SHALL BE BROUGH TO THE ATTENTION OF THE ARCHITECT - IN WRITING. COMMENCEMENT OF WORK	5. PROVIDE 4-6% AIR ENTRAINMENT FOR ALL EXPOSED CONCRETE. 6. ALL CONCRETE ANCHORS SHALL BE IN PLACE PRIOR TO POURING	a. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC): STANDARDS  MANUAL  b. AMERICAN FOREST & PAPER ASSOCIATION (AFPA): NATIONAL	LUMBER - ENGINEERED BEAMS, COLUMNS, + PARALLAMS	MFC BY WEYERHAEUSER W/ G=125,000 PSI, E=2,000,000 PSI, Fb=2900 PSI, Fu=290 PSI, Fc=29,000, FC=650 PSI
SHALL NOT OCCUR UNTIL WRITTEN INSTRUCTION IS PROVIDED BY THE ARCHITECT.	CONCRETE.	DESIGN STANDARDS FOR WOOD CONSTRUCTION	LUMBER - FOUNDATION PLATES  LUMBER - RAFTERS, JOISTS,	TREATED IN ACCORDANCE W/ AWPA STANDARDS OR TRUSJOIST TIMBERSTRAND LSL
4. THE ARCHITECT IS NOT RESPONSIBLE FOR WORK THAT HE/SHE DOES NOT REVIEW AND/OR WORK NOT COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. IF THE GENERAL CONTRACTOR OR	METALS	GRADING RULES FOR SOUTHERN PINE LUMBER  d.TRUSS PLATE INSTITUTE (TPI): DESIGN SPECIFICATIONS FOR LIGHT	HEADERS, & BEAMS  LUMBER - STUDS, POSTS, & PLATES	HEM-FIR *2, OR BETTER  SPF STUD GRADE, OR BETTER
SUBCONTRACTOR WISHES TO USE ALTERNATIVE DETAILS NOT SHOWN IN THE CONTRACT DOCUMENTS, SUCH DETAILS SHALL BE SUBMITTED - IN WRITING - FOR REVIEW & APPROVAL BY THE ARCHITECT PRIOR TO THE	1. STEEL LINTELS FOR NON-BEARING EXTERIOR MASONRY WALLS & EXTERIOR MASONRY VENEER SHALL BE:  a. FOR EACH 4" THICKNESS OF WALL & OPENING:	METAL PLATE CONNECTED WOOD TRUSSES  e. AMERICAN PLYWOOD ASSOCIATION (APA): GUIDE TO PLYWOOD FOR  FLOORS, PLYWOOD SHEATHING FOR WALLS & ROOFS	SHEATHING - FLOOR	23/32" APA RATED STURD-I-FLOOR 24 OC EXP. I, T&G GLUED & SCREWED @ 6" O.C. @ PANEL EDGES & @ 12" O.C. IN FIELD
COMMENCEMENT OF WORK.  5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR & SUBCONTRACTOR TO ENSURE THE SAFETY OF THE STRUCTURE & ITS	<ul> <li>LESS THAN 3'-0", USE (1) ANGLE 3-1/2" x 3-1/2" x 1/4"</li> <li>3'-1" TO 6'-0", USE (1) ANGLE 5" x 3-1/2" x 5/16"</li> <li>6'-1" TO 8'-0", USE (1) ANGLE 6" x 3-1/2" x 3/8"</li> </ul>	f. AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS  3. ALL STRUCTURAL LUMBER SHALL BE STAMPED, BY AN APPROVED AGENCY, IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S	STEEL - REINFORCING	DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60
COMPONENTS (EXISTING & NEW) OF THE SUBJECT PROPERTY THROUGHOUT CONSTRUCTION. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE	OVER 8'-0" SEE PLAN  b.LINTELS SHALL BE INSTALLED WITH THEIR LONG LEG VERTICAL.  DE ADING AT EACH END SHALL DE AUMIN DUT NOT LEGG THAN IN EQUI	"CONSTRUCTION MANUAL."  4. MOISTURE CONTENT OF ALL STRUCTURAL LUMBER SHALL BE LESS THAN 19%,	STEEL - STRUCTURAL  NOTES:	ASTM A-36, (A-307 BOLTS)
GENERAL CONTRACTOR & SUBCONTRACTOR TO PROTECT THE STRUCTURES & PROPERTY DIRECTLY ADJACENT TO THE AREA OF WORK.  6. WHILE CONSTRUCTION DRAWINGS & DETAILS ARE PROVIDED BY THE	c. BEARING AT EACH END SHALL BE 6" MIN., BUT NOT LESS THAN I" FOR EACH FOOT OF SPAN.  2. ALL STEEL SHALL BE PAINTED WITH ONE SHOP COAT OR RED OXIDE	AS VERIFIED BY STAMP.  5. ALL EXTERIOR WALLS & INTERIOR PARTITIONS SHALL BE AS FOLLOWS:	RECOMMENDED DETAILS, SPECIFICATI	NSTALLED IN STRICT ACCORDANCE W/ MANUFACTURER ONS, & INSTRUCTIONS, APPLICABLE CODES, ED STANDARDS SET BY TRADE ORGANIZATIONS.
ARCHITECT, IT IS THE GENERAL CONTRACTOR AND SUBCONTRACTORS'  SOLE RESPONSIBILITY TO DETERMINE ERECTION MEANS, METHODS,  PROCEDURES, & SEQUENCE. THIS INCLUDES, BUT IS NOT LIMITED TO, THE	PAINT PRIMER, OR APPROVED EQUAL. FIELD PAINTING SHALL BE AS DIRECTED BY THE ARCHITECT/ENGINEER.	a. EXTERIOR BEARING & NON-BEARING WALLS: 2x6 STUDS @ 16" O.C. b.INTERIOR BEARING & NON-BEARING PARTITIONS: 2x4 STUDS @ 16" O.C. c. ALL PLUMBING WALLS: 2x6 STUDS @ 16" O.C.	VERIFY WITH ARCHITECT MATERIAL SP BE SUBMITTED FOR REVIEW & APPROV	PECIFICATIONS NOT LISTED ABOVE THAT MAY NEED TO VAL PRIOR TO INSTALLATION.
ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, & TIE-DOWNS.  1. ALL MATERIALS, ASSEMBLIES, CONSTRUCTION, & EQUIPMENT SHALL	MECHANICAL & PLUMBING	d. ALL BEARING WALLS REQUIRE TEMPORARY LATERAL BRACING UNTIL  FINAL SHEATHING IS IN PLACE.		
CONFORM TO APPLICABLE CODES, REGULATIONS, & GENERALLY ACCEPTED STANDARDS SET BY TRADE ORGANIZATIONS. ALL MATERIALS & EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH	1. FOR CLASS 3 STRUCTURES, MECHANICAL & PLUMBING DRAWINGS SHALL BE PREPARED BY THE RESPECTIVE SUBCONTRACTORS.	6. ALL STRUCTURAL LUMBER SHALL BE AS FOLLOWS:  a. RAFTERS, JOISTS, HEADERS, BEAMS: HEM-FIR #2, OR BETTER		
MANUFACTURER RECOMMENDED DETAILS, SPECIFICATIONS, & INSTRUCTIONS.  8. THESE DOCUMENTS ARE INTENDED TO DEFINE THE WORK IN GENERAL	a. SUBCONTRACTOR SHALL PREPARE & SUBMIT PLANS, RISER DIAGRAMS, CALCULATIONS, & MATERIAL & EQUIPMENT CUT SHEETS AS REQUIRED.	b.WALL STUDS, POSTS, & PLATES: SPF STUD GRADE, OR BETTER  1. ALL HEADERS AT BEARING LOCATIONS SHALL BE THE SIZE SHOWN ON THE FRAMING PLANS.		
TERMS AND COMPLY WITH APPLICABLE CODES & PRACTICES IN EFFECT AT THE TIME OF PERMITTING. THE OWNER & GENERAL CONTRACTOR SHALL ASSUME THE LIABILITY FOR THE SELECTION & INSTALLATION OF MATERIALS & FINISHES.	b. THE WORK SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS. HOWEVER, CHANGES TO ACCOMMODATE INSTALLATION OF THIS WORK WITH OTHER WORK, OR IN ORDER TO MEET ARCHITECTURAL OR STRUCTURAL CONDITIONS, SHALL BE MADE WITHOUT ADDITIONAL	8. ALL HEADERS AT NON-BEARING CONDITIONS SHALL BE AS FOLLOWS:  OPENING SIZE INTERIOR HEADER EXTERIOR HEADER  UP TO 3'-0" (1) 2x4 CASED OPENINGS (2) 2x4		
9. DO NOT SCALE THE DRAWINGS. IN THE EVENT OF A CONFLICT, WRITTEN  CONFIRMATION FROM THE ARCHITECT SHALL GOVERN.	COST TO THE OWNER.  c. FOR THE PURPOSES OF CLARITY & LEGIBILITY, THE DRAWINGS ARE  GENERALLY DIAGRAMMATIC TO THE EXTENT THAT OFFSETS, BENDS,	UP TO 3'-0" (2) 2x4 NON-CASED OPENINGS (2) 2x4 3'-1" TO 6'-0" (2) 2x4 NON-CASED OPENINGS (2) 2x6 6'-1" TO 9'-0" (2) 2x4 NON-CASED OPENINGS VARIES, SEE PLANS		
	SPECIAL FITTINGS & EXACT LOCATIONS ARE NOT INDICATED.  SUBCONTRACTOR SHALL VERIFY & MAKE USE OF ALL DATA IN ALL  OF THE CONTRACT DOCUMENTS.	9. IN LOCATIONS WITH POINT LOADS ABOVE, BLOCK SOLID WITHIN FLOOR SYSTEM AND/OR GROUT CMU SOLID, 16" WIDE & TWO BLOCKS DOWN WITH 2,000 PSI GROUT.		
	d.SUBCONTRACTOR SHALL SUBMIT ONE COPY OF THE SHOP DRAWINGS TO THE ARCHITECT PRIOR TO CONSTRUCTION FOR REVIEW FOR CONFORMANCE WITH THE DESIGN OF THE BUILDING.	10. INSTALL PRESSURE TREATED OR PRESERVATIVE TREATED LUMBER WHERE LUMBER IS IN CONTACT WITH CONCRETE OR IS EXPOSED TO WEATHER.  11. MULTIPLE JOISTS BEAMS AND/OR HEADERS AT FLUSH CONDITIONS SHALL BE		
	ELECTRICAL	FACE NAILED W/ (2) ROWS 12d NAILS @ 8" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES AT 3-PLY, OR MORE, CONDITIONS.		
	ELECTRICAL SYSTEM LAYOUTS ARE GENERALLY DIAGRAMMATIC.     LOCATIONS OF OUTLETS & EQUIPMENT IS APPROXIMATE. EXACT ROUTING.	12. REFER TO THE CURRENTLY ADOPTED IBC NJ EDITION FASTENING SCHEDULE TABLE FOR ITEMS NOT ADDRESSED IN THE CONTRACT DOCUMENTS.  13. UNLESS NOTED OTHERWISE IN THE CONTRACT DOCUMENTS, STAIRWELL		
	OF WIRING & LOCATIONS OF OUTLETS SHALL BE GOVERNED BY STRUCTURAL CONDITIONS & OBSTRUCTIONS.	STRINGERS, TREADS, LANDING DESIGN, & CONNECTIONS SHALL BE BY OTHERS.  14. PREFABRICATED METAL HANGERS & CONNECTORS SHALL BE INSTALLED AS		
	2. WIRING FOR EQUIPMENT REQUIRING MAINTENANCE & INSPECTION SHALL BE READILY ACCESSIBLE.	SPECIFIED IN CONTRACT DOCUMENTS. NAILING SHALL CONFORM TO MANUFACTURER'S PUBLISHED TABLES TO PROVIDE MAXIMUM HANGER CAPACITY, UNLESS NOTED OTHERWISE, ON DRAWINGS. NAILS SHALL BE FULLY		
		DRIVEN IN ALL HOLES IN THE ANCHOR. CONNECTORS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE, UNITED STEEL PRODUCTS (USP), OR APPROVED EQUAL.		
		15. HANGERS & METAL CONNECTORS SHALL BE ZINC PLATED, UNLESS EXPOSED TO WEATHER. EXPOSED HARDWARE SHALL BE HOT DIPPED GALVANIZED OR COATED, AS REQUIRED FOR CONTACT WITH PRESERVATIVE TREATED WOOD.		
		16. SHOP DRAWINGS, SIGNED & SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF CONSTRUCTION, SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OF TRUSSES OR TJI		
		I-JOISTS. SHOP DRAWINGS SHALL INCLUDE THE FOLLOWING ITEMS:  c. PLAN LAYOUTS, IDENTIFYING ALL TRUSSES OR I-JOISTS.  d.INDIVIDUAL TRUSS PROFILES, PROVIDING STRESSES ON ALL MEMBERS.		
		INCLUDING PLATES. e. CALCULATIONS FOR LOAD DETERMINATION ON TRUSSES, PROVIDING		
		UNIFORM LOADS (PARTIAL OR OTHERWISE) AND/OR POINT LOADS.  17. TRUSS MANUFACTURER SHALL PROVIDE SPECIFICATIONS FOR TEMPORARY & PERMANENT LATERAL & DIAGONAL BRACING REQUIRED FOR FLOOR & ROOF		
		SYSTEMS.  18. PRE-MANUFACTURED ROOF TRUSSES & TJI FLOOR JOISTS SHALL BE INSTALLED PER THE MANUFACTURER SPECIFICATIONS & ARCHITECTURAL & STRUCTURAL DRAWINGS. IN THE EVENT OF A DISCREPANCY, THE		

ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE CONSTRUCTION BEGINS.

## **THRIVE** by Design, IIc

18 Skipper Lane, Brick, NJ 08724 732.312.3914 www.thrive-design.net

MICHELE STRASSHEIM, AIA NJ AI20778

CERTIFICATE OF AUTHORIZATION # 21AC00125500

PROJECT ID: 1016.2207 12-27-2022 REVISIONS: # DATE DESCRIPTION

COVER SHEET

DRAWING:

	DRAWING INDEX		
CS-1.Ø	COVER SHEET		
A-1.Ø	DEMOLITION PLAN & FLOOR PLAN		
E-1.0	REFLECTED CEILING PLAN & POWER PLAN		

CODE CONFORMANCE

NJ UNIFORM CONSTRUCTION CODE, SUBCHAPTER 6: REHABILITATION SUBCODE

M (MERCANTILE)

2,219 S.F. (W/ 871 S.F. LOFT)

GOVERNING DESIGN CODES:

2018 INTERNATIONAL BUILDING CODE, NJ EDITION

2018 INTERNATIONAL MECHANICAL CODE

2018 NATIONAL STANDARD PLUMBING CODE

ICC AII7.1 - 2009 BARRIER-FREE SUBCODE

2018 INTERNATIONAL ENERGY CONSERVATION CODE

2011 NATIONAL ELECTRICAL CODE

2018 INTERNATIONAL FUEL GAS CODE

USE GROUP/OCCUPANCY

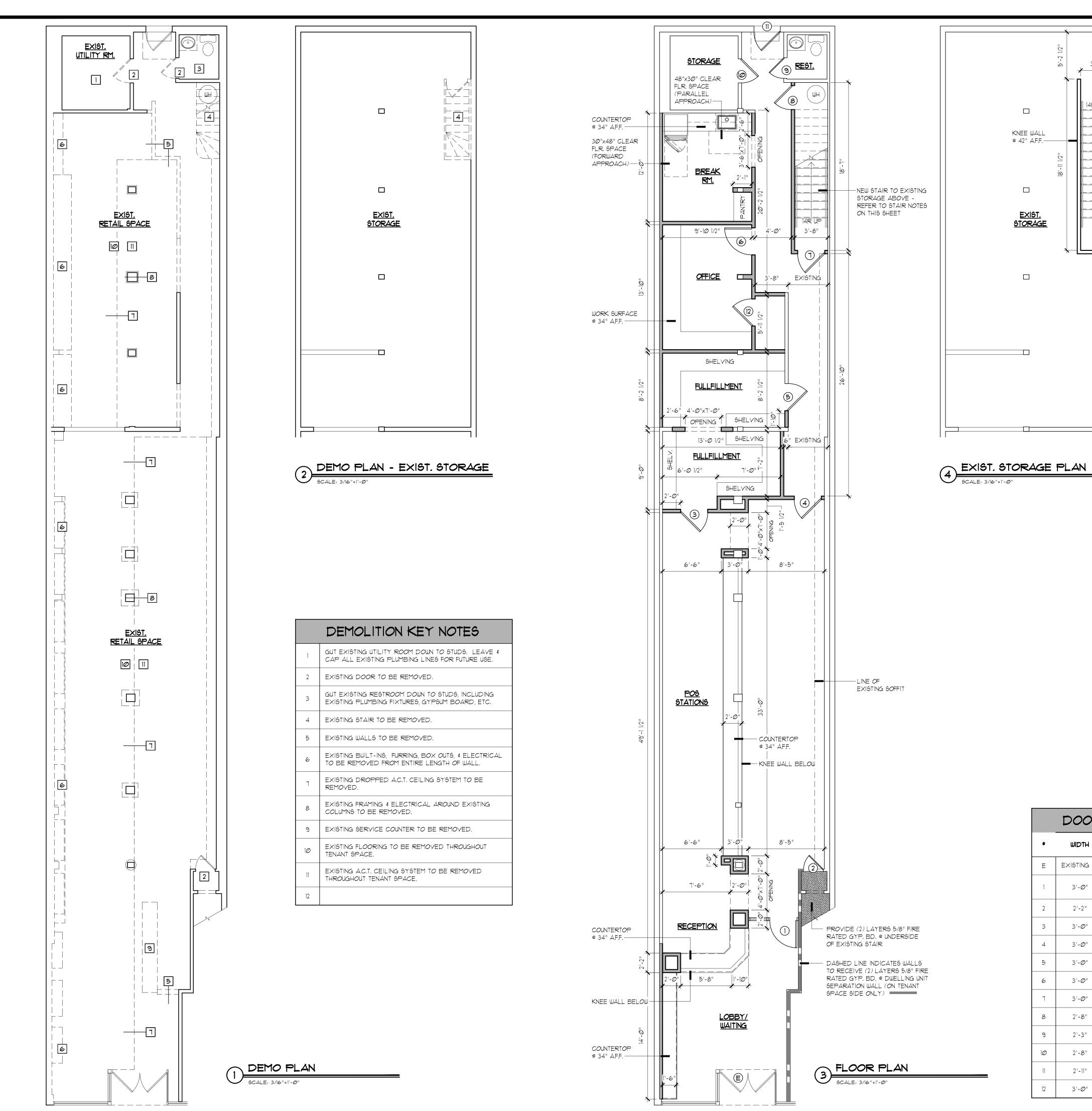
CONSTRUCTION TYPE

TENANT SPACE AREA

AS NOTED SCALE:

DRAWN BY:

CHECKED BY:



#### ALTERATION & RENOVATION NOTES

# EXISTING WORK IN ALL WORK AREAS.

3'-8"

- ALL DIMENSIONS ARE APPROXIMATE. ACTUAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY EXISTING CONDITIONS & CRITICAL CLEARANCES. CONTRACTOR SHALL NOTIFY ARCHITECT OF DISCREPANCIES OR CRITICAL CLEARANCE ISSUES.
- 2. <u>DEMOLITION WORK:</u> THE CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN A CAREFUL, WORKMANLIKE MANNER. THE CONTRACTOR WILL BE HELD ACCOUNTABLE FOR ANY DAMAGE TO EXISTING EQUIPMENT
- 3. STORAGE AND/OR REUSE OF EXISTING MATERIALS: CONTRACTOR SHALL CONSULT WITH OWNER THE STORAGE AND/OR REUSE OF EXISTING MATERIALS. ALL MATERIALS SAVED FOR THE OWNER SHALL BE STORED AS DIRECTED BY THE OWNER.
- 4. <u>DEMOLITION DEBRIS:</u>
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF ALL DEMOLITION DEBRIS.
- 5. PROTECTION OF AREAS OF WORK: THE CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION WHERE NEW WORK ABUTS EXISTING WORK, WHERE NEW OPENINGS HAVE BEEN CUT INTO EXISTING WORK, & WHERE NEW WORK OCCURS ADJACENT TO EXISTING WORK. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS NOT TO DAMAGE
- 6. STRUCTURAL WORK: DO NOT REMOVE ANY EXISTING STRUCTURE UNTIL THE PROPER PROVISIONS HAVE BEEN MADE FOR SUPPORT OF REMAINING WORK. MAINTAIN ALL SHORING UNTIL SUPPORTING NEW

EXISTING WORK. TARPAULINS, PLASTIC COVERS, PLYWOOD, ETC.

MUST BE PROVIDED TO PROTECT EXISTING EQUIPMENT & WORK.

- CONSTRUCTION HAS BEEN INSTALLED. CONTRACTOR SHALL CONFIRM EXISTING STRUCTURAL CONDITIONS WITH THOSE ASSUMED IN THE CONTRACT DOCUMENTS PRIOR TO THE START OF WORK. REPAIR WORK:
- VOIDS CREATED BY DEMOLITION & INFILLED WALLS, CEILINGS, FLOORS, ETC. SHALL ALIGN, BE PATCHED, & REPAIRED TO MATCH EXISTING ADJACENT SURFACES.
- 8. BLOCKING: PROVIDE ADEQUATE BLOCKING FOR SUPPORT OF SHELVES,
- GRAB BARS, HANDRAILS, GUARDRAILS, COUNTERTOPS, ETC. 9. <u>ELECTRICAL WORK:</u>
- STAGE ELECTRICAL WORK IN A MANNER TO ALLOW CONTINUOUS POWER TO UNALTERED AREAS OF THE HOUSE.

#### <u>LEGEND</u>

- EXISTING TO REMAIN
- $\equiv$   $\equiv$  EXISTING TO BE REMOVED
- MEW 2x4 CONSTRUCTION
- NEW 2x JACK STUD OR POST
- ---- NEW STRUCT, HEADER OR GIRDER

#### STAIR NOTES

- STAIR RISERS: T" MAX.
- 2. STAIR TREADS:
- 11" MIN., PLUS 1" NOSING
- GUARDRAILS: 42" MIN. ABOVE FINISH FLOOR. NEWEL POSTS SHALL FASTEN TO FLOOR STRUCTURE. TOP RAIL SHALL FASTEN INTO WALL. PROVIDE BLOCKING AS REQUIRED.
- 4. BALUSTERS:

6. HANDRAIL GRIPS:

- 4" O.C. (SHALL NOT PERMIT 4" & SPHERE TO PASS) 5. HANDRAILS:
- 34" MIN., 36" MAX. ABOVE FINISH FLOOR.
- CIRCULAR CROSS SECTION OF 1-1/2" DIAMETER
- 7. HANDRAIL EXTENSIONS: 12" @ TOP & BOTTOM OF STAIR RUN.
- 8. HEADROOM: 6'-8" MIN. HEAD CLEARANCE

	DOOR SCHEDULE									
•	WIDTH	HEIGHT	TYPE	FRAME/DOOR	CORE	RATING	NOTE			
Е	EXISTING DOC	OR TO REMAIN								
1	3'-Ø"	7'-Ø"	SWINGING	ALUM.	INSULATED	-	ALUMINUM STOREFRONT SYSTEM W/ SIDELIGHT			
2	2'-2"	7'-Ø"	SWINGING	ΗМ	SOLID	2HR.				
3	3'-Ø"	7'-Ø"	SWINGING	HM	SOLID	-	DUTCH DOOR			
4	3'-Ø"	7'-Ø"	SWINGING	НМ	SOLID	-				
5	3'-Ø"	7'-Ø"	SWINGING	НМ	SOLID	-				
6	3'-Ø"	7'-Ø"	SWINGING	НМ	SOLID	-				
٦	3'-Ø"	7'-Ø"	SWINGING	НМ	SOLID	-				
8	2'-8"	7'-Ø"	SWINGING	НМ	HOLLOW	-	LOUVERED DOOR			
9	2'-3"	7'-Ø"	SWINGING	НМ	SOLID	-				
10	2'-8"	7'-Ø"	SWINGING	НМ	HOLLOW	-				
11	2'-11"	7'-Ø"	SWINGING	НМ	INSULATED	-				
12	3'-Ø"	7'-Ø"	SWINGING	НМ	SOLID	-				

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PROJECT ID: 1016.2207 DATE: 12-27-2022 REVISIONS: # DATE DESCRIPTION

DEMOLITION PLAN FLOOR PLAN

AS NOTED SCALE:

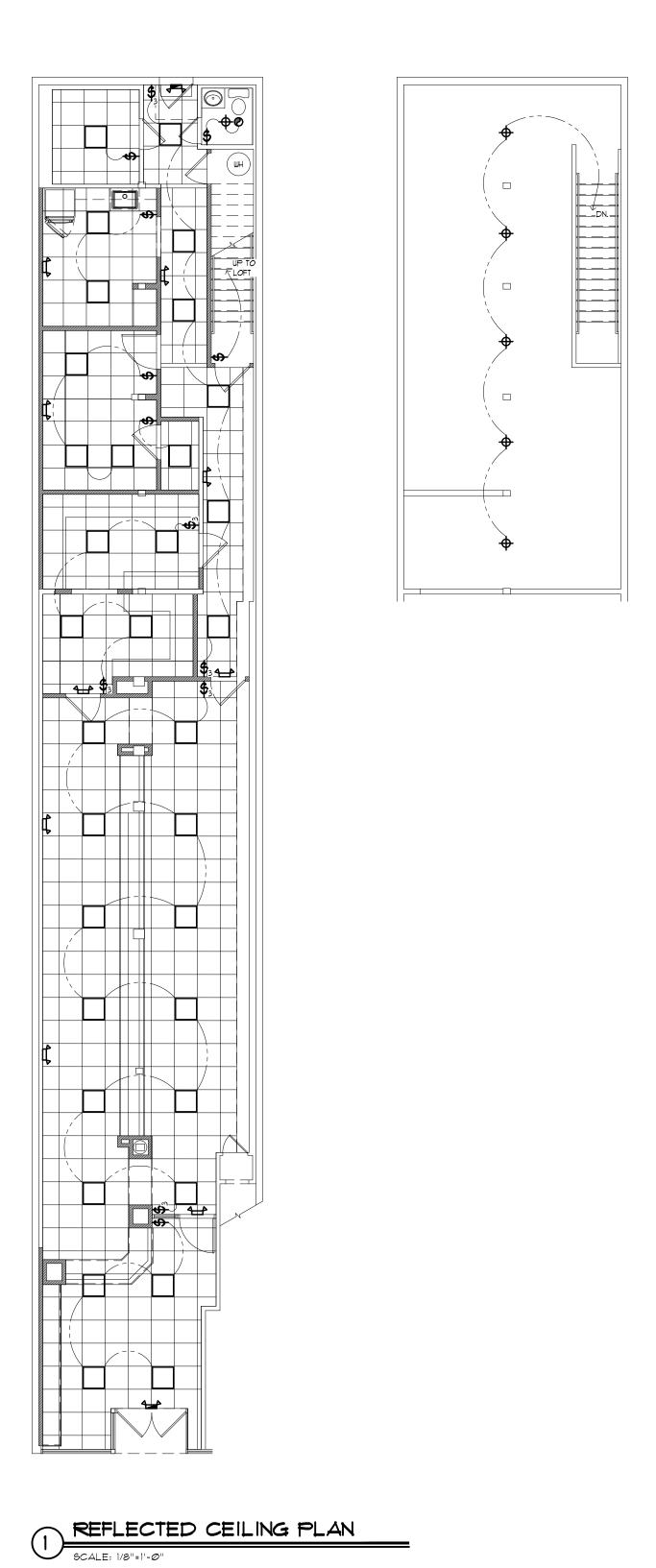
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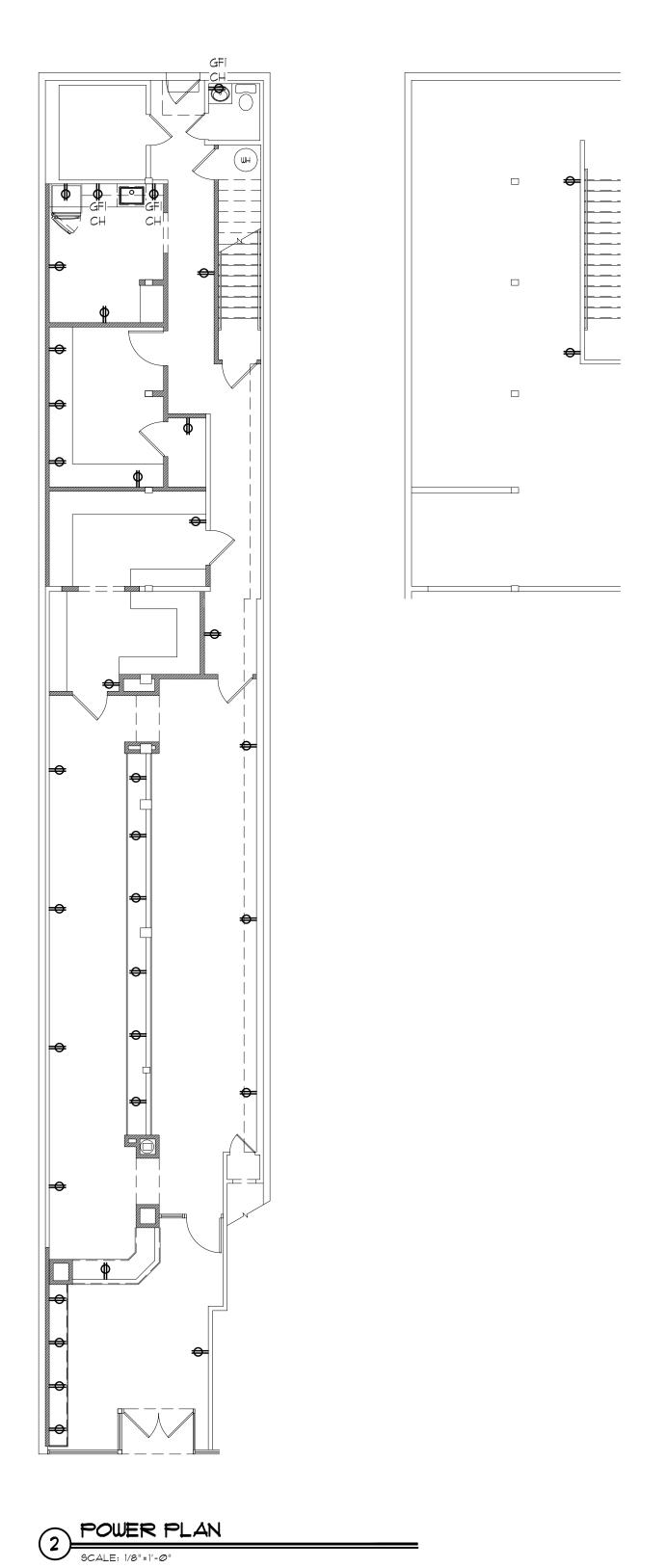
SHEET:

CHECKED BY:

DRAWING:

A-1.0





#### ELECTRICAL SYMBOL LEGEND

#### LIGHT FIXTURES

CEILING MOUNTED

HO WALL BRACKET

₩ WITH 11ØY. CONVENIENCE OUTLET

HT EXTERIOR BRACKET ON TIMER

O RECESSED IN CEILING OR SOFFIT (HIGH HAT) LED UNDER CABINET LIGHT STRIP

UNDER CABINET LIGHT

----- COVE LIGHTING / CABLE LIGHTING

-- DOOR ACTIVATED LIGHT STRIP

#### CONVENIENCE OUTLETS

₩P. WATERPROOF OUTLET

→ 44" DISTANCE ABOVE FLOOR : OTHER THAN 12"

CH OUTLET ABOVE COUNTER: 44" ABOVE FLOOR TYP.

➡GFI GROUND FAULT INTERRUPTER SWITCHED OUTLET

### <u>SWITCHES</u>

SINGLE POLE SWITCH

THREE WAY SWITCH 

O DIMMER SWITCH BY "LUTRON" (SKYLARK)

#### GENERAL MISC.

 $\bigcirc$  110 v. JUNCTION BOX

 $\bigcirc$ 220 220V. JUNCTION BOX OGD GARBAGE DISPOSAL

CEILING EXHAUST FAN

→ CABLE/TY OUTLET

TELEPHONE OUTLET ⑤ SMOKE DETECTOR W/11ØY. JUNCTION BOX

COMBINATIN SMOKE & CARBON MONOXIDE DETECTOR W/ 110V. JUNCTION BOX

O DOORBELL BUTTON

DB DOORBELL CHIME

TEP ELECTRICAL PANEL

PROVIDE NEW SWITCHES & RECEPTACLES AS NOTED. VERIFY EXACT LOCATIONS & QUANTITIES WITH OWNER PRIOR TO INSTALLATION.

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PROPOSE

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REFLECTED CEILING PLAN POWER PLAN

DRAWING:

AS NOTED SCALE:

DRAWN BY:

CHECKED BY:

SHEET:

E-1.0