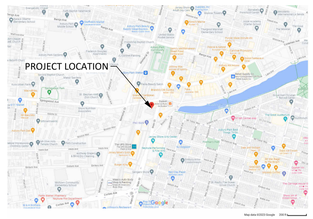
Interior Renovations for

1719 Asbury Partners OZ LLC

17-19 Main Street
Asbury Park, NJ

4 Location Map
SEE GRAPHIC SCALE



3 Vicinity Map
SEE GRAPHIC SCALE

ARCHITECT :

1. THE ARCHITECT SHALL NOT BE RESPONSIBLE NOR BE REQUIRED TO MAKE ON SITE INSPECTIONS OF SAID WORK UNLESS SPECIFIED ON CONTRACT WITH OWNER.
2. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR SAID WORK BY OWNER, GENERAL CONTRACTOR OR SUB-CONTRACTORS.
3. ALL DESIGNS AND PLANS ARE NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION BY THE ARCHITECT.

GENERAL NOTES :

1. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
4. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
5. SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 2,000 PSF. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
6. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATION AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON
7. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER & ARCHITECT BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
8. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, OR TIE DOWNS.

CODE COMPLIANCE :

1. ALL WORK OF THIS PROJECT SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES. ALL CONTRACTORS PERFORMING WORK ON THE PROJECT SHALL BE RESPONSIBLE FOR KNOWING THE QUALITY AND PUBLIC SAFETY REGULATIONS SET FORTH IN THESE GOVERNING CODES AND ALL OTHER APPLICABLE REGULATIONS OF LOCAL AND STATE AGENCIES HAVING JURISDICTION OVER THE WORK OF THIS PROJECT.
2. INTERIOR FINISH & TRIM REQUIREMENTS.
   A. ALL MATERIAL USED FOR INTERIOR WALL FINISH AND TRIM SHALL BE CLASSIFIED IN ACCORDANCE w/ASTM E84.
      a. CLASS A FLAME SPREAD: 0 - 25; SMOKE DEVELOPED: 0 - 450
      b. CLASS B FLAME SPREAD: 26 - 75; SMOKE DEVELOPED: 0 - 450
      c. CLASS C FLAME SPREAD: 76 - 200; SMOKE DEVELOPED: 0 - 450
   B. ALL INTERIOR WALL FINISHES IN ROOMS OR ENCLOSED SPACES WITHIN THE BUILDING SHALL BE CLASS C OR BETTER INCLUDING WOOD TRIM UNLESS NOTED OTHERWISE.
3. MAIN EXIT AISLES SERVING 50 OR MORE OCCUPANTS SHALL BE A MINIMUM OF 44" IN WIDTH & SECONDARY AISLES SHALL BE A MINIMUM OF 36" IN WIDTH.
4. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITH A SINGLE EFFORT WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
5. PROVIDE A TACTILE EXIT SIGN ADJACENT TO EGRESS DOORS IN COMPLIANCE WITH A.N.S.I. 117.1. SIGNS SHALL READ, "EXIT" AND SHALL BE OF SUFFICIENT SIZE TO ACCOMMODATE 1" BACKGROUND. SIGNS SHALL BE MOUNTED TALL LETTERS RAISED 1/32" ABOVE THE SIGN 48" A.F.F. TO CENTERLINE AT LOCATIONS AS APPROVED BY THE LOCAL BUILDING OFFICIAL.
6. ALL CONCEALED WOOD BLOCKING AND PLYWOOD SHALL FIRE TREATED UNLESS OTHERWISE PERMISIBLE BY CODE.
7. PROVIDE NO LESS THAN (2) 10 LB. A,B,C, MULTI-PURPOSE FIRE EXTINGUISHERS. FIELD VERIFY & COORDINATE EXACT LOCATIONS w/LOCAL FIRE PREVENTION BUREAU HAVING JURISDICTION OVER THE PROJECT.

DEMOLITION :

1. DEMOLITION WORK AS NOTED ON THE DRAWINGS IS SHOWN WITH DOTTED LINES OR CALLED OUT "TO BE REMOVED". ALL DEMOLITION WORK MAY NOT NECESSARILY BE INDICATED. CONTRACTOR SHALL PROVIDE REQUIRED DEMOLITION NECESSARY FOR NEW WORK. ALL CUTS IN EXISTING SURFACES AND MATERIALS SHALL BE MADE NEAT AND SQUARE. CUTS REQUIRED IN EXISTING MASONRY OR WOOD SURFACES SHALL BE CUT IN SUCH A MANNER AS TO PROVIDE NEAT, STRAIGHT EXPOSED CUTS.
2. AT NEW OPENINGS IN EXISTING WALLS, CONTRACTOR SHALL VERIFY CONSTRUCTION OF WALL AND PROVIDE NECESSARY LINTELS TO SUIT OPENING WIDTH. LINTELS SHALL HAVE A MINIMUM BEARING OF 4" AT EACH END.
3. CONTRACTOR SHALL RESTORE ALL EXISTING FINISHES DAMAGED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION.
4. WALL AND FLOOR OPENINGS FOR DEMOLITION OF EXISTING PLUMBING, HEATING AND ELECTRICAL SYSTEMS SHALL BE SEALED AS REQUIRED TO MATCH EXISTING SURFACES.

PROJECT LOCATION :

17-19 Main Street
Asbury Park, NJ

PROJECT OWNERS :

1719 Asbury Partners OZ LLC
17-19 Main Street
Asbury Park, NJ

SCOPE OF PROJECT :

Interior Renovations for

PROJECT TEAM :

ARCHITECT :
SCHROEDER ARCHITECTURAL STUDIO, LLC
CRANBURY, N.J. 08512
TEL : 609-915-0663
CONTACTS :
RICHARD H. SCHROEDER
609-915-0663
PROJECT MANAGER :
CARL ATANASOVSKI
609-294-5002

Code Information

TABLE 504.3a : ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION : "M & B" / "B"
SPRINKLERED : No
CONSTRUCTION TYPE : "IIIB"
MAXIMUM HEIGHT : 55' / 55'

TABLE 504.4 : ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION : "M & B" / "B"
SPRINKLERED : No
CONSTRUCTION TYPE : "IIIB"
NUMBER OF STORIES : 2 / 3

TABLE 506.2 : ALLOWABLE AREA IN SQUARE FEET

OCCUPANCY CLASSIFICATION : "M & B" / "B"
SPRINKLERED : No
CONSTRUCTION TYPE : "IIIB"
MAXIMUM AREA : 12500 SF / 19000 SF

TABLE 508.4 : REQUIRED SEPARATION IN HOURS

OCCUPANCY CLASSIFICATIONS : "M & B" / "B"
SPRINKLERED : No
SEPARATION (HOURS) : 1

LEGEND :
- "N" = NO SPEARATION REQUIRED
- "NP" = NOT PERMITTED

803.1.1 : INTERIOR WALL AND CEILING FINISHES

- CLASS "A" = FLAME SPREAD INDEX 0-25; SMOKEDEVELOPED INDEX 0-450
- CLASS "B" = FLAME SPREAD INDEX 26-75; SMOKEDEVELOPED INDEX 0-450
- CLASS "C" = FLAME SPREAD INDEX 76-200; SMOKEDEVELOPED INDEX 0-450

TABLE 803.1.1 : INTERIOR WALL AND CEILING FINISHES REQUIREMENTS BY OCCUPANCY

OCCUPANCY CLASSIFICATION : "M & B"
SPRINKLERED : No
INTERIOR EXIT STAIRWAYS, RAMPS & EXIT PASSAGEWAYS : A
CORRIDORS AND EXIT ENCLOSURES : B
ROOMS AND ENCLOSED SPACES : C

SECTION C301 - CLIMATE ZONES :
MONMOUTH COUNTY = 4A

TABLE C303.1.3(3) DEFAULT GLAZED WINDOW, GLASS DOOR AND SKYLIGHT U-FACTORS

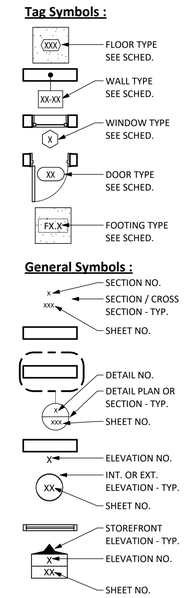
FRAME TYPE	WINDOW AND GLASS DOOR		SKYLIGHT	
	SINGLE	DOUBLE	SINGLE	DOUBLE
METAL	1.20	0.80	2.00	1.30
METAL WITH...	1.10	0.65	1.90	1.10
NONMETAL OR...	0.95	0.55	1.75	1.05
GLAZED BLOCK	0.60			

TABLE C402.1.3 OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, R-VALUE METHOD

CLIMATE ZONE	4	
	ALL OTHER	GROUP R
ROOFS		
INSULATION ENTIRELY ABOVE...	R-30ci	R-30ci
METAL BUILDINGS	R-19 + R-11 LS	R-19 + R-11 LS
ATTIC AND OTHER	R-38	R-38
WALLS ABOVE GRADE		
MASS	R-9.5ci	R-11.4ci
METAL BUILDING	R-13 + R-13ci	R-13 + R-13ci
METAL FRAMED	R-13 + R-7.5ci	R-13 + R-7.5ci
WOOD FRAMED & OTHER	R-13 + R-3.8ci OR R-20	R-13 + R-7.5ci OR R-20 + R-3.8ci
WALLS BELOW GRADE		
BELOW GRADE WALL	R-7.5ci	R-7.5ci
FLOORS		
MASS	R-10ci	R-10.4ci
JOIST/FRAMING	R-30	R-30
SLAB ON GRADE FLOORS		
UNHEATED SLABS	R-10 FOR 24" BELOW	R-10 FOR 24" BELOW
HEATED SLABS	R-15 FOR 36" BELOW +...	R-15 FOR 36" BELOW...
OPAQUE DOORS		
NON-SWINGING	R-4.75	R-4.75

NOTE : THIS PROJECT HAS BEEN ALREADY BEEN THROUGH THE PLANNING BOARD / ZONING PROCESS AND HAS BEEN APPROVED.

Typical Symbols



Drawing List

NO.	NAME	REV.#
A0.1	Coversheet, Site and Area Plan	
A1.0	Egress, Occupant Load & Area / Volume Plans	
A1.1	Ground Level & Exist. Floor Plans	1
A1.2	Upper Level, Demo & Ceiling Floor Plans	1
A3.1	Cross and Detail Sections	1
A5.1	Typical Details and Sections	
A5.2	Barrier Free Typical Details	

DESIGN LOADS

FOOTINGS :	2,000 PSF (ASSUMED SOIL BEARING CAPACITY)
FLOORS :	
MAIN FLOOR =(B)&(M)	LIVE LOAD = 100 P.S.F. (L360/240)
2nd FLOOR =	LIVE LOAD = 40 P.S.F. (L360/240)
STAIRS & LANDINGS =	LIVE LOAD = 100 P.S.F. (L360/240)
ALL FLOORS =	DEAD LOAD = 15 P.S.F.
CEILINGS / ATTIC :	
	LIVE LOAD = 10 P.S.F. (L240/180)
	DEAD LOAD = 10 P.S.F.
ROOFS :	
	LIVE / SNOW LOAD = 40 P.S.F. (L240/180)
	DEAD LOAD = 15 P.S.F.

NOTE : ALL LUMBER SHALL BE DOUGLAS FIR-LARCH #2 UNLESS OTHERWISE SPECIFIED ON DRAWINGS.

CODE / BUILDING DATA

CONSTRUCTION TYPE :	"IIIB - EXISTING"
CLASSIFICATION OF WORK :	RENOVATIONS
PROTECTION :	NON-SPRINKLERED
USE GROUP :	M & B
HURRICANE PROTECTION :	N/A
BASIC WIND SPEED :	125
EXPOSURE CATAGORY :	"II"
INTERNAL PRESSURE :	COEFFICIENT ±0.18 (ENCLOSED)
DESIGN PRESSURE :	ASCE 7-05, FIGURE 6-3
BUILDING STRUCTURE :	DESIGNED TO MEET OR EXCEED 125 M.P.H., 3 SEC. GUST WIND LOAD
CODES :	I.B.C. N.J. EDITION 2021 (NJAC 5:23-3.14) N.E.C. 2020 (NJAC 5:23-3.16) N.S.P.C. N.J. EDITION 2021 (NJAC 5:23-3.15) I.M.C. 2021 (NJAC 5:23-3.20) I.F.G.C. 2021 (NJAC 5:23-3.22) I.E.C.C. 2021 (NJAC 5:23-3.18) ASHRAE 90.1-2019 REHAB. SUBCODE CHPT. 6 (NJAC 5:23-6) BARRIER FREE SUBCODE (CHPT. 11 of I.B.C. 2021 & NJAC 5:23-7) / ICC A117.1-2017
SPRINKLER SYSTEM :	THIS EXISTING BUILDING IS NOT EQUIPPED WITH A SPRINKLER SYSTEM

seal

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No.	Description	Date

Interior Renovations for
1719 Asbury Partners OZ LLC
17-19 Main Street
Asbury Park, NJ

Coversheet, Site and Area Plan

Project Status	Permit Set (8-18-23)
Date	7-19-23
Drawn by	C.A.
Checked by	R.H.S.
	A0.1
Scale	1/4" = 1'-0"

1 of 7

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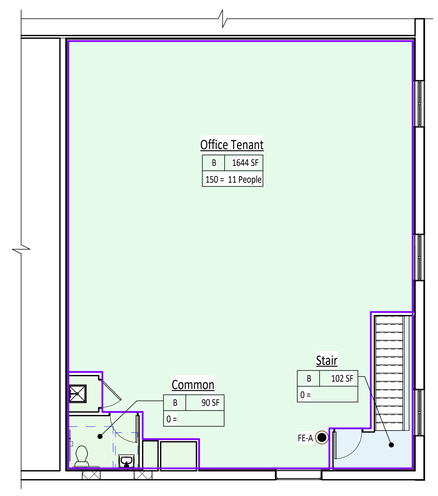
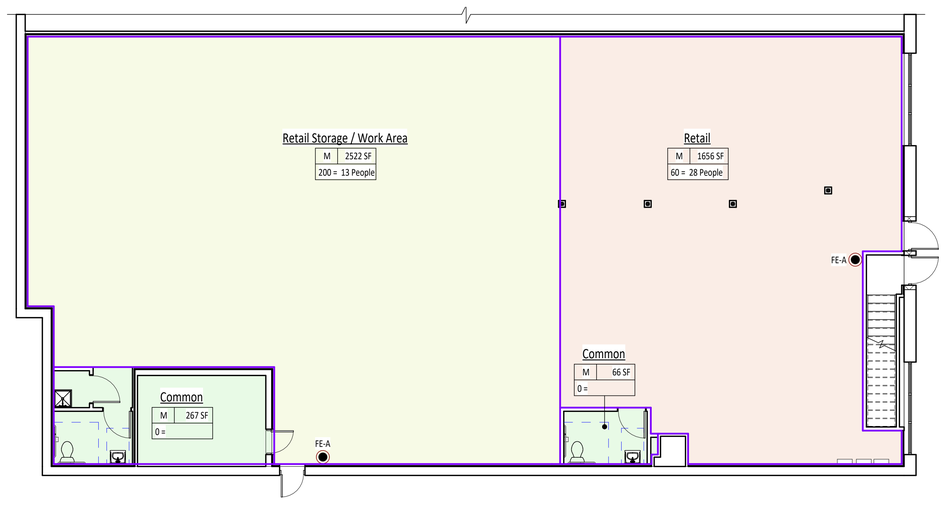
Area Schedule (Occupant Load Calculation)

NOTES :
1. PER CODE SECTION #1004 AND TABLE #1004.5

NAME	LEVEL	USE GROUP	AREA	AREA per OCC.	OCC. LOAD
Retail	1st Floor	M	1656.49 SF	60	28
Retail Storage / Work Area	1st Floor	M	2521.72 SF	200	13
Common	1st Floor	M	266.77 SF	0	
Common	1st Floor	M	65.76 SF	0	
			4510.74 SF		41
Office Tenant	2nd Floor	B	1643.66 SF	150	11
Common	2nd Floor	B	89.89 SF	0	
Stair	2nd Floor	B	102.37 SF	0	
			1835.92 SF		11
			6346.66 SF		52



4 2nd Floor Occupant Load Plan
1/8" = 1'-0"



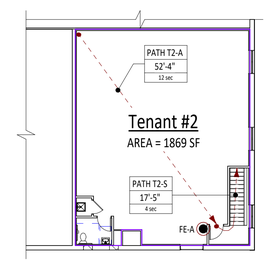
3 1st Floor Occupant Load Plan
1/8" = 1'-0"

Fire Ext. Schedule

MARK	QTY.	DESCRIPTION :
FE-A	3	10 lb. CLASS "A" FIRE EXT. W/ WALL MTD. BRACKET. MAX. TRAVEL DIST. SHALL BE 75' FROM ANY LOCATION IN THE SPACE.

Area and Volume Schedule

AREA NAME	Level	AREA	VOLUME
1st Floor			
Tenant #1	1st Floor	4601 SF	41405.86 CF
2nd Floor			
Tenant #2	2nd Floor	1869 SF	16818.58 CF
TOTALS		6469 SF	58224.44 CF

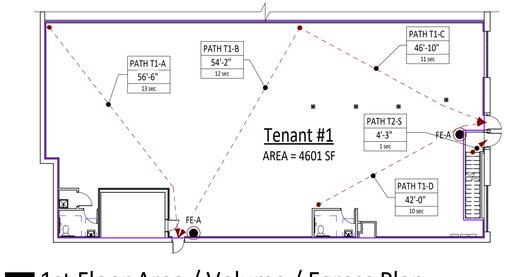


2 2nd Floor Area / Volume / Egress Plan
1/16" = 1'-0"

Path of Travel Schedule

NOTES :
1. MAXIMUM PATH OF EGRES TRAVEL DISTANCE PER TABLE 1017.2 = M=200' / B = 75'
2. MINIMUM NUBER OF EXITS PER STORY PER TABLE 1006.3.3 = "M" SPACE = 2 EXITS, "B" SPACE = 1 EXIT.

PATH ID	LENGTH
T1-A	56'-6"
T1-B	54'-2"
T1-C	46'-10"
T1-D	42'-0"
T2-A	52'-4"
T2-S	17'-5"
T2-S	4'-3"



1 1st Floor Area / Volume / Egress Plan
1/16" = 1'-0"

seal

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No.	Description	Date

Interior Renovations for
1719 Asbury Partners
OZ LLC

17-19 Main Street
Asbury Park, NJ

Egress, Occupant Load & Area / Volume Plans

Project Status	Permit Set (8-18-23)
Date	7-19-23
Drawn by	C.A.
Checked by	R.H.S.
	A1.0
Scale	As indicated

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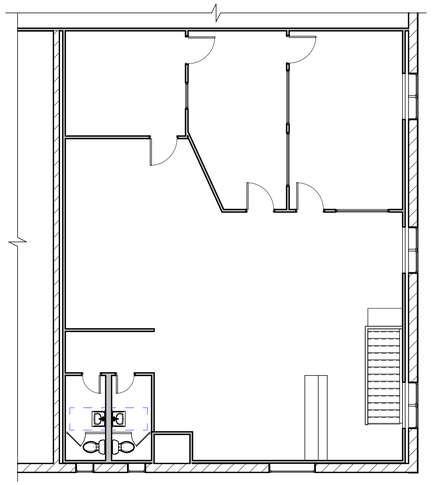
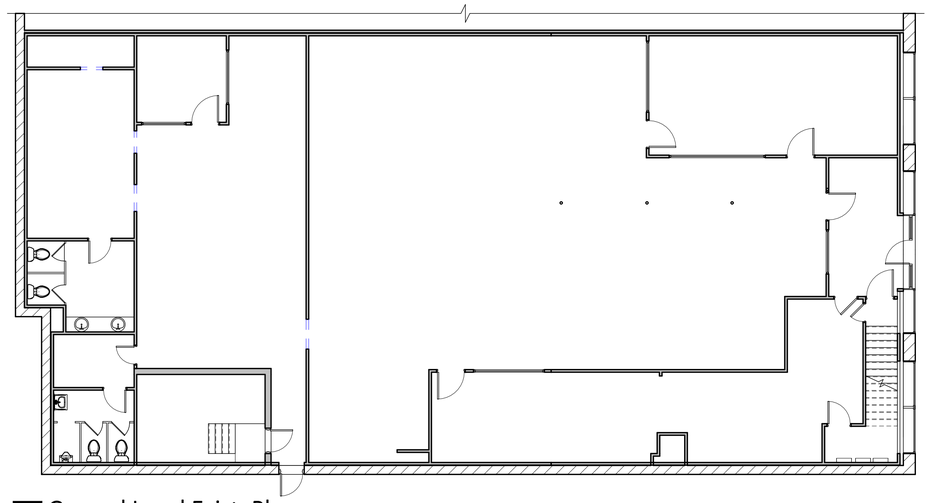
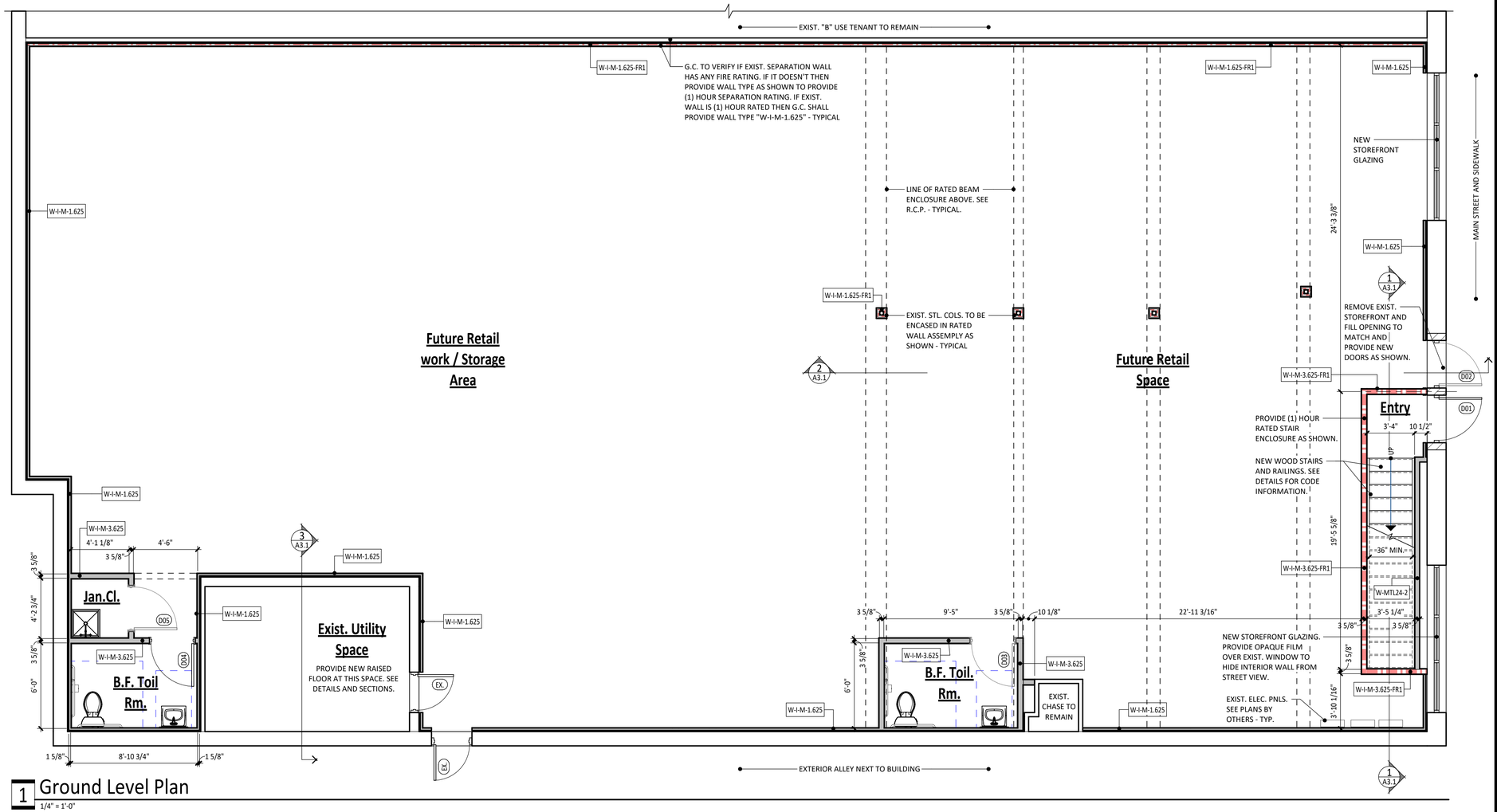


3 Upper Level Exist. Plan
1/8" = 1'-0"



2 Ground Level Exist. Plan
1/8" = 1'-0"



1 Ground Level Plan
1/4" = 1'-0"

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Plan General Notes

1. NEW FLOOR / WALL FINISHES AS PER OWNER. ALL FINISHES SHALL MEET CODE REQUIREMENTS AS SHOWN ON COVERSHEET.
2. ALL GYP. BD. ON / AT WET WALLS SHALL BE MOISTURE RESISTANT OR EQUAL - TYPICAL.
3. G.C. TO FIELD VERIFY EXISTING CHASE WALL CONSTRUCTION. IF EXIST. WALLS ARE NOT RATED G.C. TO PROVIDE (1) HOUR RATED WALL ENCLOSURE. IF EXIST.CHASE IS NO LONGER REQUIRED FOR ANY MECHANICAL, ELECTRICAL SYSTEMS, ETC. IT CAN BE REMOVED AND FLOOR FILLED IN TO MATCH EXIST. CONSTRUCTION.

seal

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No.	Description	Date
1	Elevations added per twp. comments	9-5-23

Interior Renovations for
1719 Asbury Partners OZ LLC

17-19 Main Street
Asbury Park, NJ

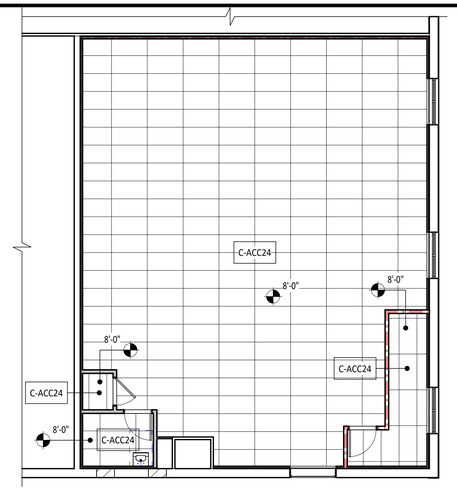
Ground Level & Exist. Floor Plans

Project Status	Permit Set (8-18-23)
Date	7-19-23
Drawn by	C.A.
Checked by	R.H.S.

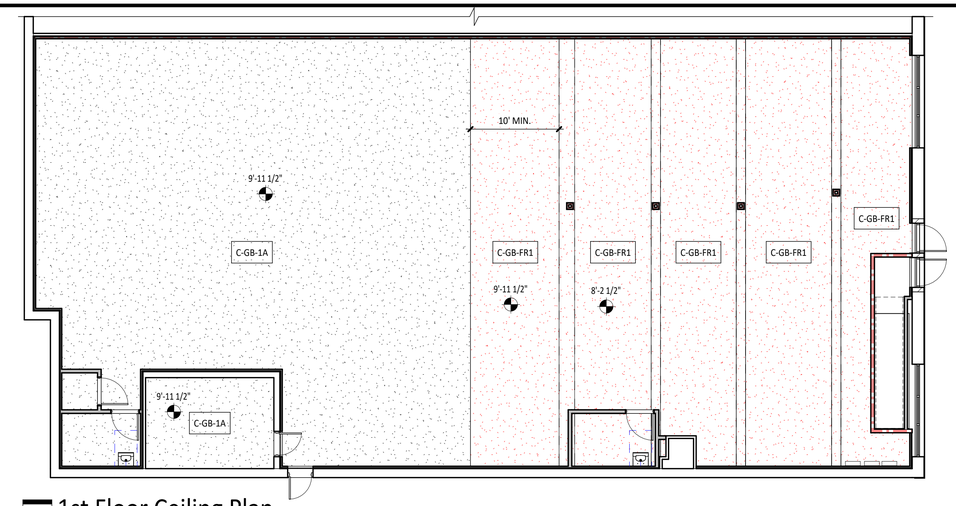
A1.1

3 of 7

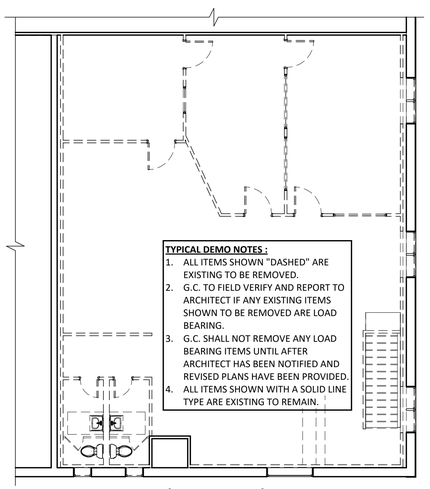
Scale As indicated



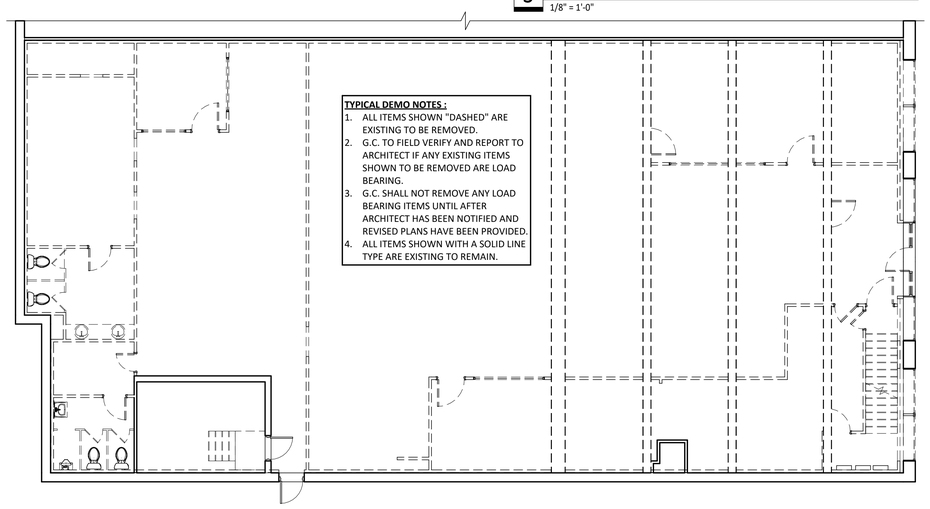
5 2nd Floor Ceiling Plan
1/8" = 1'-0"



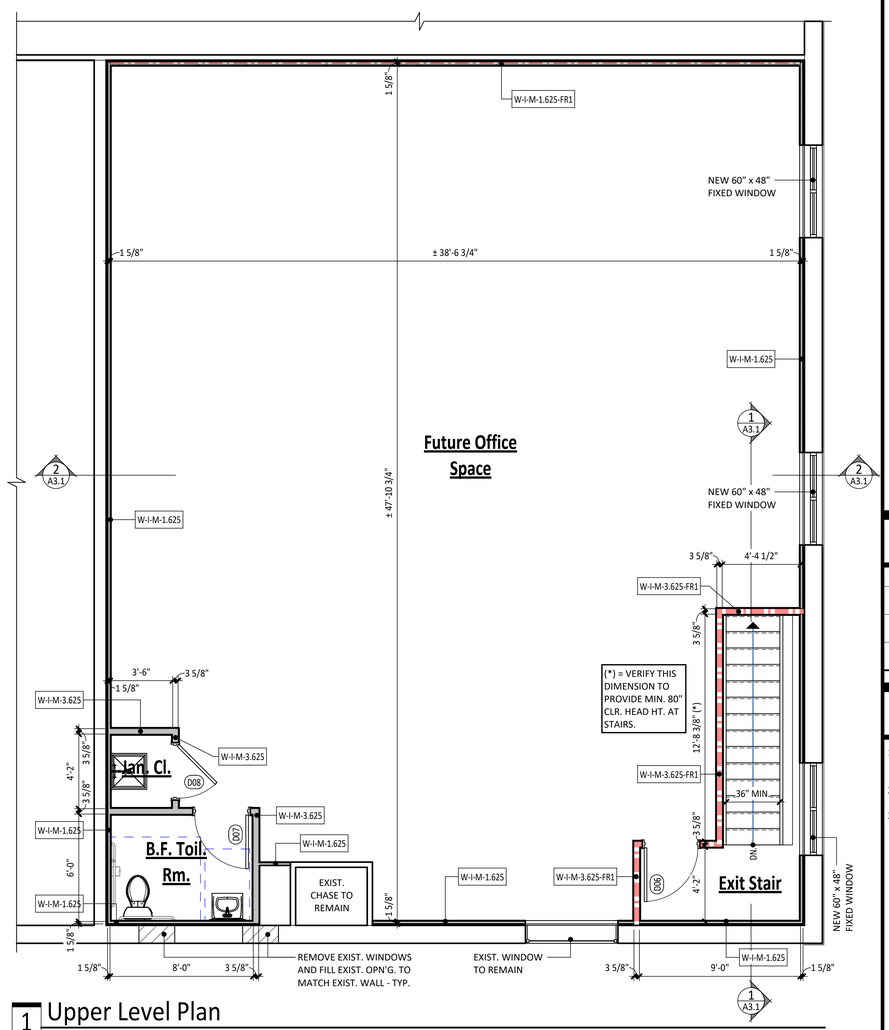
4 1st Floor Ceiling Plan
1/8" = 1'-0"



3 Upper Level Demo Plan
1/8" = 1'-0"



2 Ground Level Demo Plan
1/8" = 1'-0"



1 Upper Level Plan
1/4" = 1'-0"

Wall Legend

USE :
"E" = EXTERIOR
"I" = INTERIOR

ITEM TYPE :
"W" = WALL

STUD MATERIAL :
"M" = METAL
"W" = WOOD
"CMU" = C.M.U.
"CONC" = C.I.P.

STUD SIZE :
X.XXX INCHES

W-E-M-000-FX

FIRE RATED "X" =
HRS. / OPTIONS

Wall Tag Info.

W-I-M-3.625

3-5/8" 25 GA. MTL. STUDS @ 16"o.c. W/ TOP AND BOTTOM TRACK. ANCHOR TRACK TO FLOOR W/ "TAPCON" ANCHORS @ 32"o.c. @ CONC. AND SCREWS @ WOOD FLOOR. PROVIDE 5/8" GYP. BD. @ EACH SIDE OF STUDS. PROVIDE BASE TRIM, TYPE PER OWNER. INSTALL STUDS PER MANUF. SPECS. INCLUDING BRACING.

W-I-M-1.625

1-5/8" 25 GA. MTL. STUDS @ 16"o.c. W/ TOP AND BOTTOM TRACK. ANCHOR TRACK TO FLOOR W/ "TAPCON" ANCHORS @ 32"o.c. @ CONC. AND SCREWS @ WOOD FLOOR. PROVIDE 5/8" GYP. BD. @ EXTERIOR FACE OF STUDS. PROVIDE BASE TRIM, TYPE PER OWNER. INSTALL STUDS PER MANUF. SPECS. INCLUDING BRACING.

W-I-M-3.625-FR1

3-5/8" 22 GA. MTL. STUDS @ 16"o.c. W/ TOP AND BOTTOM TRACK. ANCHOR TRACK TO FLOOR W/ "TAPCON" ANCHORS @ 32"o.c. @ CONC. AND SCREWS @ WOOD FLOOR. PROVIDE 5/8" TYPE 'X' GYP. BD. @ EACH SIDE OF STUDS. PROVIDE BASE TRIM, TYPE PER OWNER. INSTALL STUDS PER MANUF. SPECS. INCLUDING BRACING. SEE U.L. #U419 DETAIL FOR MORE INFORMATION.

W-I-M-1.625-FR1

1-5/8" 22 GA. MTL. STUDS @ 16"o.c. W/ TOP AND BOTTOM TRACK. ANCHOR TRACK TO FLOOR W/ "TAPCON" ANCHORS @ 32"o.c. @ CONC. AND SCREWS @ WOOD FLOOR. PROVIDE 5/8" TYPE 'X' GYP. BD. @ STUDS. PROVIDE BASE TRIM, TYPE PER OWNER. INSTALL STUDS PER MANUF. SPECS. INCLUDING BRACING. SEE (1) HOUR DETAIL FOR MORE INFORMATION.

Ceiling Types

MARK	DESCRIPTION
C-ACC24	2' x 4' SUSPENDED GRID & TILES BY ARMSTRONG OR APPROVED EQUAL. "CORTEGA" SERIES.
C-GB-1A	(1) LAYERS OF 5/8" GYP. BD. ON MTL. FURRING. SEE U.L. DETAIL FOR MORE INFORMATION
C-GB-FR1	(1) LAYER OF 5/8" TYPE 'X' GYP. BD. ON MTL. FURRING. SEE U.L. DETAIL FOR MORE INFORMATION

Plan General Notes

1. NEW FLOOR / WALL FINISHES AS PER OWNER. ALL FINISHES SHALL MEET CODE REQUIREMENTS AS SHOWN ON COVERSHEET.
2. ALL GYP. BD. ON / AT WET WALLS SHALL BE MOISTURE RESISTANT OR EQUAL - TYPICAL.
3. G.C. TO FIELD VERIFY EXISTING CHASE WALL CONSTRUCTION. IF EXIST. WALLS ARE NOT RATED G.C. TO PROVIDE (1) HOUR RATED WALL ENCLOSURE. IF EXIST.CHASE IS NO LONGER REQUIRED FOR ANY MECHANICAL, ELECTRICAL SYSTEMS, ETC. IT CAN BE REMOVED AND FLOOR FILLED IN TO MATCH EXIST. CONSTRUCTION.

seal

Richard H. Schroeder

NJ 6588 NY 13381 NJPP 1892
CT 7026 PA B7494 FL 0016806

SAS
SCHROEDER ARCHITECTURAL STUDIO L.L.C.

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No.	Description	Date
1	Elevations added per twp. comments	9-5-23

Interior Renovations for
1719 Asbury Partners
OZ LLC

17-19 Main Street
Asbury Park, NJ

Upper Level, Demo & Ceiling Floor Plans

Project Status	Permit Set (8-18-23)
Date	7-19-23
Drawn by	C.A.
Checked by	R.H.S.

A1.2

Scale As indicated

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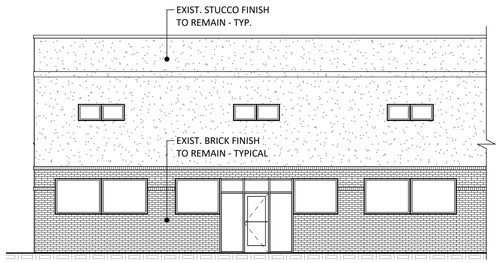
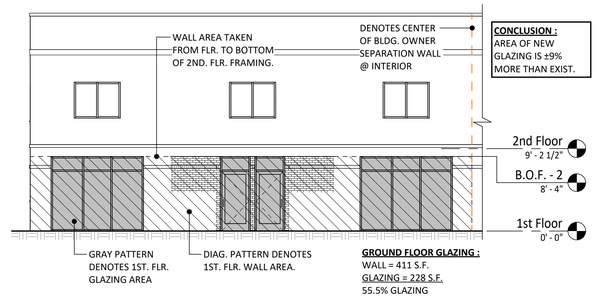
Door Schedule

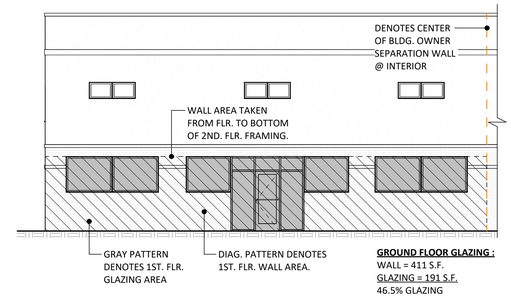
MARK	DOOR W X H	DOOR THK.	DOOR TYPE	DOOR MAT'L	DOOR FINISH	F.R.	HARDWARE MANUF.	HARDWARE MODEL	HARDWARE LEVER	HARDWARE FINISH	CLOSER MANUF.	CLOSER MODEL	REMARKS :
D01	3' - 0" X 6' - 8"	1 3/4"	SINGLE	ALUM/GLASS	PRE-FINISH		SCHLAGE	AL53PD	SATURN	626			
D02	3' - 0" X 6' - 8"	1 3/4"	SINGLE	ALUM/GLASS	PRE-FINISH		SCHLAGE	AL53PD	SATURN	626			
D03	3' - 0" X 6' - 8"	1 3/4"	SINGLE	S.C. WOOD	PER OWNER		SCHLAGE	AL40S	SATURN	626	LCN	4050 SERIES	
D04	3' - 0" X 6' - 8"	1 3/4"	SINGLE	S.C. WOOD	PER OWNER		SCHLAGE	AL40S	SATURN	626	LCN	4050 SERIES	
D05	3' - 0" X 6' - 8"	1 3/4"	SINGLE	S.C. WOOD	PER OWNER		SCHLAGE	AL80PD	SATURN	626			
D06	3' - 0" X 6' - 8"	1 3/4"	SINGLE	S.C. WOOD	PER OWNER	3/4 HR	SCHLAGE	AL53PD	SATURN	626	LCN	4050 SERIES	
D07	3' - 0" X 6' - 8"	1 3/4"	SINGLE	S.C. WOOD	PER OWNER		SCHLAGE	AL40S	SATURN	626	LCN	4050 SERIES	
D08	3' - 0" X 6' - 8"	1 3/4"	SINGLE	S.C. WOOD	PER OWNER		SCHLAGE	AL80PD	SATURN	626			



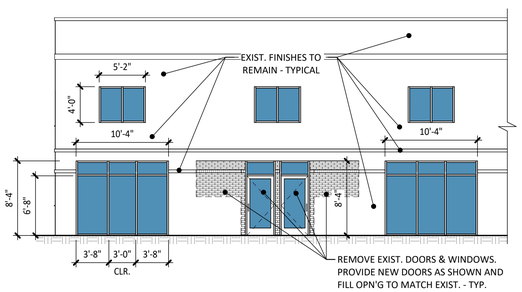
6 Exist. Front Elev.
1/8" = 1'-0"



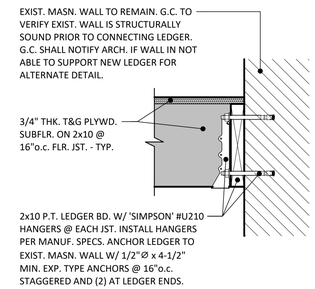
7 New Front Elev. - Glazing %
1/8" = 1'-0"



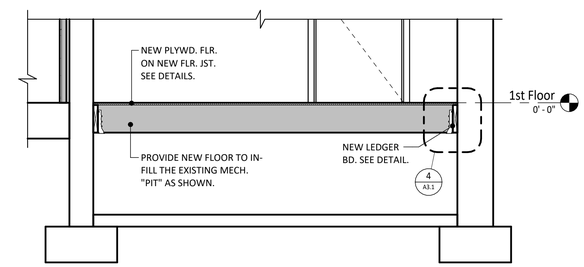
8 Exist. Front Elev. - Glazing %
1/8" = 1'-0"



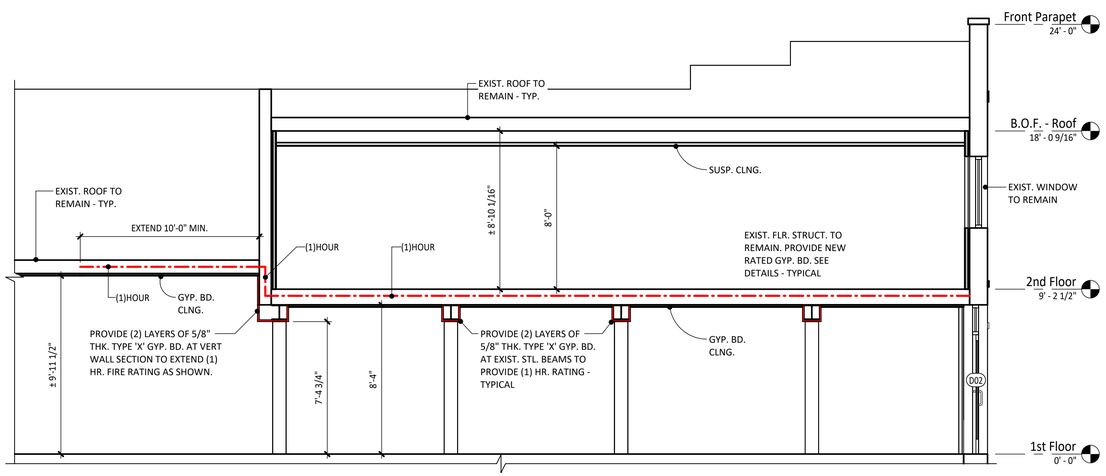
5 New Front Elev.
1/8" = 1'-0"



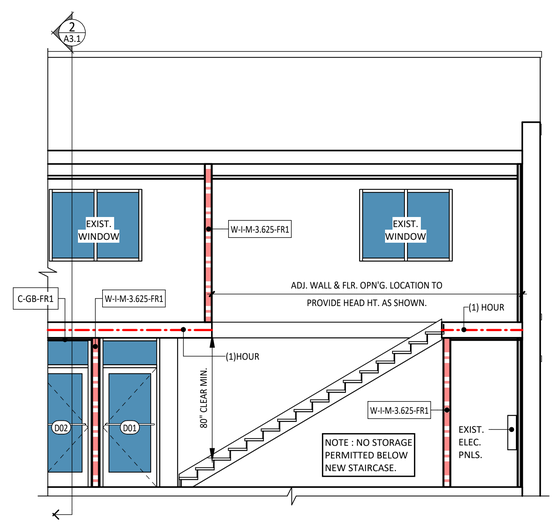
4 Detail Section
1 1/2" = 1'-0"



3 Cross Section
1/2" = 1'-0"



2 Cross Section
1/4" = 1'-0"



1 Cross Section
1/4" = 1'-0"

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seal

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No.	Description	Date
1	Elevations added per twp. comments	9-5-23

Interior Renovations for
1719 Asbury Partners OZ LLC

17-19 Main Street
Asbury Park, NJ

Cross and Detail Sections

Project Status	Permit Set (8-18-23)
Date	7-19-23
Drawn by	C.A.
Checked by	R.H.S.

A3.1

5 of 7

Scale As indicated

TYPICAL STAIRS DETAIL INFORMATION :
I.B.C. - N.J. EDITION :

SECTION 1011
STAIRWAYS
1011.1 General. Stairways serving occupied portions of a building shall comply with the requirements of Sections 1011.2 through 1011.13. Alternating tread devices shall corn-ply with Section 1011.14. Ships ladders shall comply with Section 1011.15. Ladders shall comply with Section 1011.16.

Exception: Within rooms or spaces used for assembly purposes, stepped aisles shall comply with Section 1029.

1011.2 Width and capacity. The required capacity of stair-ways shall he determined as specified in Section 1005.1, but the minimum width shall be not less than 44 inches. Sec Section 1009.3 for accessible means of egress stairways.

Exceptions:
1. Stairways serving an occupant load of less than 50 shall have a width of not less than 36 inches.
2. Spiral stairways as provided for in Section 1011.10.
3. Where an incline platform lift or stairway chairlift is installed on stairways serving occupancies in Group R-3, or within dwelling units in occupancies in Group R-2, a clear passage width not less than 20 inches shall be provided. Where the seat and platform can be folded when not in use, the distance shall be measured from the folded position.

10113 Headroom. Stairways shall have a headroom clearance of not less than 80 inches measured vertically from a line connecting the edge of the nosings. Such headroom shall be continuous above the stairway to the point where the line intersects the landing below, one tread depth beyond the bottom riser. The minimum clearance shall be maintained the full width of the stairway and landing.

Exceptions:
1. Spiral stairways complying with Section 1011.10 are permitted a 78 inch headroom clearance.
2. In Group R-3 occupancies: within dwelling units in Group R-2 occupancies; and in Group U occupancies that are accessory to a Group R-3 occupancy or accessory to individual dwelling units in Group R-2 occupancies; where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes. the floor opening shall he allowed to project horizontally into the required headroom not more than 4-3/4 inches.

1011.4 Walkllne. The walkline across winder treads shall be concentric to the direction of travel through the turn and located 12 inches from the side where the winders arc narrower. The 12-inch dimension shall be measured from the widest point of the clear stair width at the walking surface of the winder. Where winders are adjacent within the flight, the point of the widest clear stair width of the adjacent winders shall be used.

1011.5 Stair treads and risers. Stair treads and risers shall comply with Sections 1011.5.1 through 1011.5.5.3.

1011.5.1 Dimension reference surfaces. For the purpose of this section, all dimensions are exclusive of carpets, rugs or runners.

1011.5.2 Riser height and tread depth. Stair riser heights shall be 7 inches maximum and 4 inches minimum. The riser height shall be measured vertically between the nosings of adjacent treads. Rectangular tread depths shall be 11 inches minimum measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's nosing. Winder treads shall have a minimum tread depth of 11 inches between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline and a minimum tread depth of 10 inches within the clear width of the stair.

1011.5.4 Dimensional uniformity. Stair treads and risers shall be of uniform size and shape. The tolerance between the largest and smallest riser height or between the largest and smallest tread depth shall not exceed 3/8 inch in any flight of stairs.

1011.5.5 Nosing and riser profile. Nosings shall have a curvature or bevel of not less than 1/16 inch but not more than 9/16 inch from the foremost pro-jection of the tread. Riser shall be solid and vertical or sloped under the tread above from the underside of the nosing above at an angle in more than 30 degrees from the vertical.

101133.1 Nosing projection size. The leading edge (nosings) of treads shall project not more than 1-1/4 inches beyond the tread below.

1011.53.2 Nosing projection uniformity. Nosing projections of the leading edges shall be of uniform size, including the projections of the nosing's leading edge of the floor at the top of a flight.

1011.5.5.3 Solid risers. Risers shall be solid.

1011.6 Stairway landings. There shall be a floor or landing at the top and bottom of each stairway. The width of landings shall be not less than the width of stairways served. Every landing shall have a minimum width measured perpendicular to the direction of travel equal to the width of the stairway. Where the stairway has a straight run the depth need not exceed 48 inches. Doors opening onto a landing shall not reduce the landing to less than one-half the required width. When fully open, the door shall not project more than 7 inches into a landing. Where wheelchair spaces are required on the stairway landing in accordance with Sec-tion 1009.6.3, the wheelchair space shall not be located in the required width of the landing and doors shall not swing over the wheelchair spaces.

1011.7 Stairway construction. Stairways shall be built of materials consistent with the types permitted for the type of construction of the building, except that wood handrails shall he permitted for all types of construction.

1011.7.1 Stairway walking surface. The walking surface of treads and landings of a stairway shall not be sloped steeper than one unit vertical in 48 units horizontal (2-per-cent slope) in any direction. Stairway treads and landings shall have a solid surface. Finish floor surfaces shall be securely attached.

TYPICAL HANDRAIL DETAIL INFORMATION :
I.B.C. - N.J. EDITION :

SECTION 1014
HANDRAILS 1014.1
Where required. Handrails serving stairways. ramps, stepped aisles and ramped aisles shall be adequate in strength and attachment in accordance with Section 1607.8. Handrails required for stairways by Section 1011.11 shall comply with Sections 1014.2 through 1014.9. Handrails required for ramps by Section 1012.8 shall comply with Sec-tions 1014.2 through 1014.8. Handrails for stepped aisles and ramped aisles required by Section 1029.15 shall comply with Sections 1014.2 through 1014.8.

1014.2 Height. Handrail height. measured above stair tread nosings, or finish surface of ramp slope, shall be uniform, not less than 34 inches and not more than 38 inches. Handrail height of alternating tread devices and ships ladders, measured above tread nosings, shall be uniform, not less than 30 inches and not more than 34 inches.

10143 Handrail graspability. Required handrails shall comply with Section 1014.3.1 or shall provide equivalent graspability.

1014.3.1 Type I. Handrails with a circular cross section shall have an outside diameter of not less than 1-1/4 inches and not greater than 2 inches. Where the handrail is not circular. it shall have a perimeter dimension of not less than 4 inches and not greater than 6-1/4 inches with a maximum cross-sectional dimension of 2-1/4 inches and minimum cross-sectional dimension of 1 inch. Edges shall have a minimum radius of 0.01 inch.

1014.3.2 Type II. Handrails with a perimeter greater than 6-1/4 inches shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch measured vertically from the tallest portion of the profile and achieve a depth of not less than 5/16 inch within 7/8 inch below the widest portion of the profile. This required depth shall continue for not less than 3/8 inch to a level that is not less than 1-3/4 inches below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 1-1/4 inches to not greater than 2-3/4 inches. Edges shall have a minimum radius of 0.01 inch.

1014.4 Continuity. Handrail gripping surfaces shall be con-tinuous, without interruption by newel posts or other obstructions.

1014.6 Handrail extensions. Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent flight of stairs or ramp run. Where handrails are not continuous between flights, the handrails shall extend horizontally not less than 12 inches beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser. At ramps where handrails are not continuous between runs, the handrails shall extend horizontally above the landing 12 inches minimum beyond the top and bottom of ramp runs. The extensions of handrails shall be in the same direction of the flights of stairs at stairways and the ramp runs at ramps.

1014.7 Clearance. Clear space between a handrail and a wall or other surface shall be not less than 1-1/2 inches. A handrail and a wall or other surface adjacent to the handrail shall be free of any sharp or abrasive elements.

1014.8 Projections. On ramps and on ramped aisles that are part of an accessible route, the clear width between handrails shall be 36 inches minimum. Projections into the required width of aisles, stairways and ramps at each side shall not exceed 4-1/2 inches at or below the handrail height. Projections into the required width shall not be limited above the minimum headroom height required in Section 1011.3. Projections due to intermediate handrails shall not constitute a reduction in the egress width. Where a pair of intermediate handrails are provided within the stairway width without a walking surface between the pair of intermediate handrails and the distance between the pair of intermediate handrails is greater than 6 inches, the available egress width shall be reduced by the distance between the closest edges of each such intermediate pair of handrails that is greater than 6 inches.

1014.9 Intermediate handrails. Stairways shall have intermediate handrails located in such a manner that all portions of the stairway minimum width or required capacity are within 30 inches of a handrail. On monumental stairs. handrails shall be located along the most direct path of egress travel.

TYPICAL GUARDRAIL DETAIL INFORMATION :
I.B.C. - N.J. EDITION :

SECTION 1015
GUARDS 1015.1
General. Guards shall comply with the provisions of Sections 1015.2 through 1015.7. Operable windows with sills located more than 72 inches above finished grade or other surface below shall comply with Section 1015.8. 1015.2

Where required. Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.

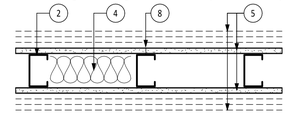
Exception: Guards are not required for the following locations:
1. On the loading side of loading docks or piers.
2. On the audience side of stages and raised platforms, including stairs leading up to the stage and raised platforms.
3. On raised stage and platform floor areas, such as runways, ramps and side stages used for entertainment or presentations.
4. At vertical openings in the performance area of stages and platforms.
5. At elevated walking surfaces appurtenant to stages and platforms for access to and utilization of special lighting or equipment.
6. Along vehicle service pits not accessible to the public.
7. In assembly seating areas at cross aisles in accor-dance with Section 1029.16.2.

10153 Height. Required guards shall be not less than 42 inches high, measured vertically as follows:
1. From the adjacent walking surfaces.
2. On stairways and stepped aisles, from the line connecting the leading edges of the tread nosings.
3. On ramps and ramped aisles, from the ramp surface at the guard.

10154 Opening limitations. Required guards shall not have openings that allow passage of a sphere 4 inches in diameter from the walking surface to the required guard height.

Exceptions:
1. From a height of 36 inches to 42 inches, guards shall not have openings that allow passage of a sphere 4-3/8" inches in diameter.
2. The triangular openings at the open sides of a stair, formed by the riser, tread and bottom rail shall not allow passage of a sphere 6 inches in diameter.
3. At elevated walking surfaces for access to and use of electrical, mechanical or plumbing systems or equipment. guards shall not have openings that allow passage of a sphere 21 inches in diameter.

Design No. U419
February 04, 2015
Nonbearing Wall Ratings — 1, 2, 3 or 4 Hr (See Items 4 & 5)



1. **Floor and Ceiling Runners —** (Not shown) — For use with Item 2 - Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.
2. **Steel Studs —** Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
4. **Batts and Blankets* —** (Required as indicated under Item 5) — Mineral wool batts, friction fitted between studs and runners. Min nom thickness as indicated under Item 5. See **Batts and Blankets (BKNV or BZJZ) Categories** for names of Classified companies.
5. **Gypsum Board* —** Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall

Rating, Hr.	Min. Stud Depth, In.	No. of Layers & Thickness	Min. Thick. of Insul.
1	3-1/2	1 Layer, 5/8" Thick	Optional
1	2-1/2	1 Layer, 1/2" Thick	1-1/2"
1	1-5/8	1 Layer, 3/4" Thick	Optional
2	1-5/8	2 Layers, 1/2" Thick	Optional
2	1-5/8	2 Layers, 5/8" Thick	Optional
2	3-1/2	1 Layer, 3/4" Thick	3"
3	1-5/8	3 Layers, 1/2" Thick	Optional
3	1-5/8	2 Layers, 3/4" Thick	Optional
3	1-5/8	3 Layers, 5/8" Thick	Optional
4	1-5/8	4 Layers, 5/8" Thick	Optional
4	1-5/8	4 Layers, 1/2" Thick	Optional
4	2-1/2	2 Layers, 3/4" Thick	2"

CGC INC — 1/2 in. thick Type C, IP-X2 or IPC-AR; WRC, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX or WRC; 3/4 in. thick Types IP-X3 or ULTRACODE
UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type SCX, SGX, SHX, WRX, IP-X1, AR, C, WRC, FRX-G, IP-AR, IP-X2, IPC-AR ; 3/4 in. thick Types IP-X3 or ULTRACODE
6. **Fasteners —** (Not shown) — For use with Items 2 and 2F - Type S or S-12 steel screws used to attach panels to studs (Item 2) or furring channels (Item 7). **Single layer systems:** 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. **Two layer systems:** First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer.**Three-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below. **Four-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 24 in. OC. Fourth layer- 2-5/8 in. long for 1/2 in. thick panels or 3 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.
8. **Joint Tape and Compound —** Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer layer panels. Paper tape and joint compound may be omitted when gypsum panels are supplied with a square edge.
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

4 U.L. Design #U419
SCHEMATIC

FIREBLOCKING
I.B.C. SECTION 718.2

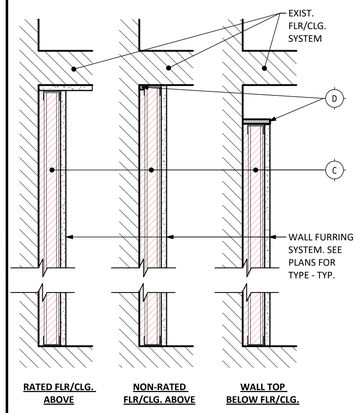
A. **718.2 Fireblocking.**
In combustible construction, *fireblocking* shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space.

B. **718.2.1 Fireblocking materials.**
Fireblocking shall consist of the following materials:
- Two-inch nominal lumber.
- Two thicknesses of 1-inch nominal lumber with broken lap joints.
- One thickness of 23/32 inch wood structural panels with joints backed by 23/32 inch wood structural panels.
- One thickness of 3/4 inch particleboard with joints backed by 3/4 inch particleboard.
- One-half-inch gypsum board.
- One-fourth-inch cement-based millboard.
- Batts or blankets of mineral wool, mineral fiber or other approved materials installed in such a manner as to be securely retained in place.
- Cellulose insulation tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot gases.

C. **718.2.2 Concealed wall spaces.**
Fireblocking shall be provided in concealed spaces of stud walls and partitions, including furred spaces. and parallel rows of studs or staggered studs, as follows:
- Vertically at the ceiling and floor levels.
- Horizontally at intervals not exceeding 10 feet.

D. **718.2.3 connections between horizontal and vertical spaces.**
Fireblocking shall be provided at interconnections between concealed vertical stud wall or partition spaces and concealed horizontal spaces created by an assembly of floor joists or trusses. and between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, cove ceilings and similar locations.

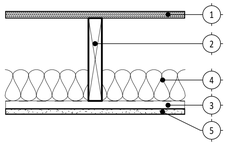
E. **718.2.4 stairways.**
Fireblocking shall be provided in concealed spaces between stair stringers at the top and bottom of the run.



3 Fireblocking Details
SCHEMATIC

CALCULATED METHOD
I.B.C. SECTION 722

ASSEMBLY RATING = 1 HR.



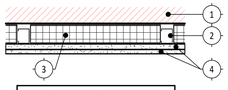
1. FLOORING SYSTEM = PER TABLE #722.6.2(1), 19/32" (3/4") T&G PLYWOOD SHEATHING, GLUED AND SCREWED TO FLOOR JOIST, PROVIDES 15 MIN. OF FIRE RATING.
2. STRUCTURAL MEMBER SYSTEM = PER TABLE #722.6.2(2), 2x WOOD JOISTS @ 16"o.c. MAX. PROVIDES 10 MIN. OF FIRE RATING.
3. RESILIENT CHANNELS = (OPTIONAL) RESILIENT CHANNELS FORMED OF 25 MSG GALV STEEL, INSTALLED PERPENDICULAR TO THE JOISTS SPACED MAX 16 IN. OC. WHEN THE INSULATION IS DRAPED OVER THE RESILIENT CHANNELS AND GYPSUM BOARD CEILING MEMBRANE. RESILIENT CHANNELS INSTALLED PERPENDICULAR TO THE JOISTS SPACED MAX 16 IN. OC WHEN THE INSULATION IS SECURED TO THE SUBFLOOR OR TO THE WOOD JOISTS WITH 0.90 IN. DIAM. GALV STEEL WIRES, SUSPENDED ABOVE THE CEILING MEMBRANE. CHANNELS SECURED TO EACH JOIST WITH 1-5/8 IN. LONG TYPE S STEEL SCREWS. CHANNEL SPLICES LOCATED BENEATH JOISTS AND OVERLAPPED 4 IN.TWO CHANNELS, SPACED 6 IN. OC, ORIENTED OPPOSITE EACH GYPSUM BOARD END JOINT AS SHOWN IN END JOINT DETAIL. ADDITIONAL CHANNELS SHALL EXTEND MIN 6 IN. BEYOND EACH SIDE EDGE OF BOARD.
4. BATTS AND BLANKETS = (OPTIONAL) ANY THICKNESS OF MINERAL WOOL OR GLASS FIBER INSULATION, SECURED TO THE SUBFLOOR WITH STAPLES, FITTED IN THE CONCEALED SPACE, DRAPED OVER THE RESILIENT CHANNELS AND GYPSUM BOARD CEILING MEMBRANE. IF THE INSULATION IS SECURED TO THE SUBFLOOR OR TO THE WOOD JOISTS WITH 0.90 IN. DIAM. GALV STEEL WIRES, SUSPENDED ABOVE THE CEILING MEMBRANE, THE RESILIENT CHANNELS SPACED MAX 16 IN. OC. WHEN THE INSULATION IS DRAPED OVER THE RESILIENT CHANNELS AND GYPSUM BOARD CEILING MEMBRANE, THE RESILIENT CHANNELS SPACED MAX 16 IN. OC. ANY MINERAL WOOL OR GLASS FIBER INSULATION BEARING THE UL CLASSIFICATION MARKING FOR SURFACE BURNING CHARACTERISTICS HAVING A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE DEVELOPED INDEX OF 50 OR LESS MAY BE USED.
5. GYPSUM BOARD = PER TABLE #722.6.2(1), (1) LAYER OF 5/8" TYPE 'X' GYPSUM WALLBOARD PROVIDES 40 MIN. OF FIRE RATING
6. TOTAL FIRE RATING =
   A. FLOORING SYSTEM = 15 MIN.
   B. FRAMING MEMBER = 10 MIN.
   C. GYPSUM BOARD = 40 MIN.

THIS ASSEMBLY WILL PROVIDE A MIN. OF 65 MINS. OF FIRE RATING.

1 Calculated (1) Hour Flr./Clng.
SCHEMATIC

CALCULATED METHOD
I.B.C. SECTION 722

ASSEMBLY RATING = 1 HR.



NOTE : SEE FIREBLOCKING DETAIL FOR INFORMATION ON REQUIRED FIREBLOCKING AT FURRED WALLS.

1. EXISTING WALL SYSTEM TO REMAIN.
2. METAL STUD FRAMING = 1-5/8" THK. @ 16"o.c. (MIN. THICKNESS AND SPACING).
3. INSULATION = (OPTIONAL) RIGID INSULATING BOARD OR BATT INSUL. PROVIDE "R" VALUE AS REQ'D. PER COMCHECK / ENERGY CODE REQUIREMENTS.
4. GYPSUM BOARD = PER TABLE #722.6.2(1), (1) LAYER OF 5/8" TYPE 'X' GYPSUM WALLBOARD PROVIDES 40 MIN. OF FIRE RATING, (1) LAYER OF 1/2" TYPE 'X' GYPSUM WALLBOARD PROVIDES 25 MIN. OF FIRE RATING
5. TOTAL FIRE RATING =
   A. 5/8" TYPE 'X' GYPSUM BOARD = 40 MIN.
   B. 1/2" TYPE 'X' GYPSUM BOARD = 25 MIN.

THIS ASSEMBLY WILL PROVIDE A MIN. OF 65 MINS. OF FIRE RATING.

2 Calculated (1)hr. Wall
SCHEMATIC

seal

Richard H. Schroeder
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CT 7026 PA B7494 FL 0016806

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No.	Description	Date

Interior Renovations for
1719 Asbury Partners OZ LLC
17-19 Main Street
Asbury Park, NJ

Typical Details and Sections

Project Status	Permit Set (8-18-23)
Date	7-19-23
Drawn by	C.A.
Checked by	R.H.S.

A5.1
6 of 7

Scale As indicated

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SECTION 604.7
DISPENSERS

604.7 Dispensers
Toilet paper dispensers shall comply with Sections 309.4 and 609.3. Dispensers shall not be of a type that control delivery or do not allow continuous paper now.
604.7.1 Location
Where the dispenser is located above the grab bar, the outlet of the dispenser shall be located within an area 24 inches minimum and 36 inches maximum from the rear wall. Where the dispenser is located below the grab bar, the outlet of the dispenser shall be located 18 inches minimum and 48 inches maximum above the floor.
Exception: Toilet paper dispensers that accommodate a maximum of 2 toilet paper rolls of not more t han 5-inch diameter each shall be permitted to be located 7 inches minimum and 9 inches maximum in front the of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches maximum above the floor.

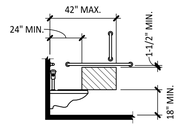

FIGURE 604.7.1(A) DISPENSER OUTLET LOCATION PROTRUDING DISPENSER BELOW GRAB BAR

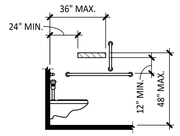

FIGURE 604.7.1(B) DISPENSER OUTLET LOCATION PROTRUDING DISPENSER ABOVE GRAB BAR

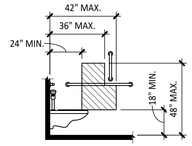

FIGURE 604.7.1(C) DISPENSER OUTLET LOCATION RECESSED DISPENSER

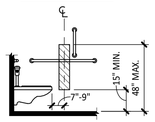

FIGURE 604.7.1(D) DISPENSER OUTLET LOCATION DISPENSER IN FRONT OF WATER CLOSET

SECTION 606
LAVATORIES AND SINKS

606.1 General
Lavatories and sinks shall comply with Section 606.
606.2 Clear floor space
A clear floor space complying with Section 305.3, positioned for forward approach, shall be provided. Knee and toe clearance complying with Section 306 shall be provided. The dip of the overflow shall not be considered in determining knee and toe clearances.
Exceptions:
1. A clear floor space providing a parallel approach shall be permitted at a kitchen sink in a space where a cook top or conventional range is not provided.
2. The requirement for knee and toe clearance shall not apply to a lavatory in a toilet or bathing facility for a single occupant. accessed only through a private office and not for common use or public use.
3. A knee clearance of 24 inches minimum above the floor shall be permitted at lavatories and sinks used primarily by children ages 6 through 12 where the higher of the rim or counter surface is 31 inches maximum above the floor.
4. A clear floor space providing a parallel approach shall be permitted at lavatories and sinks used primarily by children ages 5 and younger.
5. The requirement for knee and toe clearance shall not apply to more than one bowl of a multibowl sink.
6. A clear floor space providing a parallel approach shall be permitted at wet bars.
606.3 Height
The front of lavatories and sinks shall be 34 inches maximum above the floor, measured to the higher of the rim or counter surface.
Exception: A lavatory in a toilet or bathing facility for a single occupant, accessed only through a private office and not for common use or public use, shall not be required to comply with Section 606.3.

SECTION 604.4
HEIGHT

604.4 Height
The height of water closet seats shall be 17 inches minimum and 19 inches maximum above the floor, measured to the top of the seat. Seats shall not be sprung to return to a lifted position.
Exceptions:
1. A water closet which is adjustable in height by the user is permitted provided that at least one adjustment setting provides a seat within the range specified in this section.
2. A water closet in a toilet room for a single occupant, accessed only through a private office and not for common use or public use, shall not be required to comply with this section.

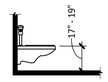

FIGURE 604.4 WATER CLOSET SEAT HEIGHT

SECTION 604.5
GRAB BARS

604.5 Grab bars
Grab bars for water closets shall comply with Section 609 and shall be provided in accordance with Sections 604.5.1 and 604.5.2. Grab bars shall be provided on the rear wall and on the side wall closest to the water closet.
Exceptions:
1. Grab bars shall not be required to be installed in a toilet room for a single occupant, accessed only through a private office and not for common use or public use, provided reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with Section 604.5.
2. In detention or correction facilities, grab bars shall not be required to be installed in housing or holding cells or rooms that are specially designed without protrusions for purposes of suicide prevention.
604.5.1 Fixed side-wall grab bars
Fixed side-wall grab bars shall include a horizontal bar complying with Section 604.5.1.1 and a vertical grab bar complying with Section 604.5.1.2.
604.5.1.1 Horizontal grab bar
A horizontal grab bar 42 inches minimum in length shall be located 12 inches maximum from the rear wall and extend 54 inches minimum from the rear wall.
604.5.1.2 Vertel grab bar
A vertical grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located 39 inches minimum and 41 inches maximum above the floor, and with the center line of the bar located 39 inches minimum and 41 inches maximum from the rear wall.

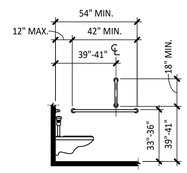

FIGURE 604.5.1 SIDE-WALL GRAB BAR FOR WATER CLOSET

604. 5.2 Rear-wall grab bars
The fixed rear-wall grab bar shall
1. Be 36 inches minimum in length,
2. Be located 6 inches maximum from the side wall, and
3. Extend 42 inches minimum from the side wall.
Exceptions:
1. The rear grab bar shall be permitted to be 24 inches minimum in length, centered on the water closet, where wall space does not permit a grab bar 36 inches minimum in length due to the location of a recessed fixture adjacent to the water closet.
2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, that grab bar shall be permitted to be split or shifted to the open side of the toilet area.

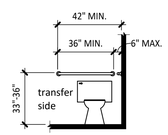

FIGURE 604.5.2 REAR-WALL GRAB BAR FOR WATER CLOSET

SECTION 603
TOILET AND BATHING ROOMS

603.1 General
Toilet and bathing rooms shall comply with Section 603.
603.2 Clearances
603.2.1 Turning space
A turning space shall be provided within the room. The required turning space shall not be provided within a toilet compartment.
603.2.2 Door swing
Doors shall not swing into the clear floor space or clearance for any fixture.
Exceptions:
1. Doors to a toilet or bathing room for a single occupant, accessed only through a private office and not for common use or public use shall be permitted to swing into the clear floor space, provided the swing of the door can be reversed to comply with Section 603.2.2.
2. Where the room is for individual use and a clear floor space complying with Section 305.3 is provided within the room beyond the arc of the door swing, the door shall not be required to comply with Section 603.2.2.
603.3 Mirrors
Where mirrors are located above lavatories. a mirror shall be located over the lavatory complying with Section 606 and shall be mounted with the bottom edge of the reflecting surface 40 inches maximum above the floor. Where mirrors are located above counters that do not contain lavatories, the mirror shall be mounted with the bottom edge of the reflecting surface 40 inches maximum above the floor.
Exception: Other than within Accessible dwelling or sleeping units. mirrors shall not be required over the lavatories or counters if a mirror is located within the same toilet or bathing room and mounted with the bottom edge of the reflecting surface 35 inches maximum above the floor.

SECTION 604
WATER CLOSET AND TOILET COMPARTMENTS

604.1 General
Water closets and toilet compartments shall comply with Section 604.
Compartments containing more than one plumbing fixture shall comply with Section 603.
Wheelchair accessible compartments shall comply with Section 604.9.
Ambulatory accessible compartments shall comply with Sect ion 604.10.
Exception: Water closets and toilet compartments primarily for children's use shall be permitted to comply with Section 604.11 as applicable.
604.2 Location
The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches minimum and 18 inches maximum from the side wall or partition. Water closets located in ambulatory accessible toilet compartments specified in Section 604.10 shall have the center-line of the water closet 17 inches minimum and 19 inches maximum from the side wall or partition.

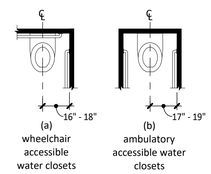

FIGURE 604.2 WATER CLOSET LOCATION

SECTION 604.3
CLEARANCE

604.3.1 Clearance width
Clearance around a water closet shall be 60 inches minimum in width, measured perpendicular from the sidewall.
604.3.2 Clearance depth
Clearance around the water closet shall be 56 inches minimum in depth, measured perpendicular from the rear wall.
604.3.3 Clearance overlap
The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, paper dispensers, sanitary napkin receptacles, coat hooks, shelves, accessible routes, clear floor space at other fixtures and the turning space. No other fixtures or obst ructions shall be within the required water closet clearance.

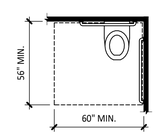

FIGURE 604.3 SIZE OF CLEARANCE FOR WATER CLOSET

SECTION 306
KNEE AND TOE CLEARANCE

306. 1 General
Where space beneath an element is included as part of the clear floor space at an element, clearance at an element, or a turning space, the space shall comply with Section 306. Additional space shall not be prohibited beneath an element, but shall not be considered as part of the clear floor space or turning space.
306.2 Toe clearance
306.2.1 General
Space beneath an element between the floor and 9 inches above the floor shall be considered toe clearance and shall comply with Section 306.2.
306.2.2 Maximum depth
Toe clearance shall be permit ted to extend 25 inches maximum under an element.
306.2.3 Minimum depth
Where toe clearance is required at an element as part of a clear floor space complying with Section 305, the toe clearance shall extend 17 inches minimum beneath the element.
306.2.4 Additional clearance
Space extending greater than 6 inches beyond the ava ilable knee clearance at 9 inches above the floor shall not be considered toe clearance.
306.2.5 Width
Toe clearance shall be 30 inches minimum in width.

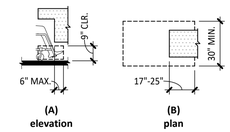

FIGURE 306.2(A) & (B) TOE CLEARANCES

306.3 Knee clearance
306.3.1 General
Space beneath an element between 9 inches and 27 inches above the floor shall be considered knee clearance and shall comply with Section 306.3.
306.3.2 Maximum depth
Knee clearance shall be permitted to extend 25 inches maximum under an element at 9 inches above the floor.
306.3.3 Minimum depth
Where knee clearance is required beneath an element as part of a clear floor space complying with Section 305, the knee clearance shall be 11 inches minimum in depth at 9 inches above the floor, and 8 inches minimum in depth at 27 inches above the floor.
306.3.4 Clearance reduction
Between 9 inches and 27 inches above the floor, the knee clearance shall be permitted to be reduced at a rate of 1 inch in depth for each 6 inches in height.
306.3.5 Width
Knee clearance shall be 30 inches minimum in width.

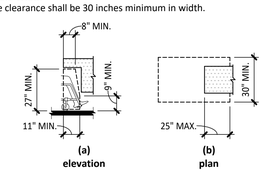

FIGURE 306.3(A) & (B) KNEE CLEARANCES

SECTION 606.4
FAUCETS

606.4 Faucets
Faucets shall comply with Section 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.
Exception: Automatic faucets shall not be required to comply with Section 309 provided that the reach depth to activate the faucets and the reach depth to the water flow is 11 inches maximum.
606.5 Lavatories with enhanced reach range
Where enhanced reach range is required at lavatories, faucets and soap dispenser controls shall have a reach depth of 11 inches maximum. Water and soap outlets shall be provided with a reach depth of 11 inches maximum. The lavatory shall be 34 inches maximum above the floor, measured to the higher of the rim or counter surface.
Exceptions:
1. Enhanced reach range faucets shall not be required on lavatories provided with automatic faucets where the reach depth to activate the faucets and the reach depth to the water outlet is 11 inches maximum.
2. Enhanced reach range soap dispensers shall not be required on lavatories provided with automatic dispensers where the reach depth to activate the soap dispensers and the reach depth to the soap outlet is 11 inches maximum.
606.6 Exposed pipes and surfaces
Water supply and drainpipes under lavatories and sinks shall be insulated or other wise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

SECTION 304
TURNING SPACE

304.1 General
A turning space shall comply with Section 304.
304.2 Floor surface
Floor surfaces of a turning space shall comply with Section 302. Changes in level shall not be permitted within the turning space.
Exception: Slopes not steeper than 1 :48 shall be permitted.
304.3 Size
Turning spaces shall comply with Section 304.3.1or304.3.2.
304.3.1 Circular space
304.3.1.1 New buildings and facilities
In new buildings and facilities, the turning space shall be a circular space with a 67-inch minimum diameter.
304.3.1.1.1 Overlap
Turning spaces shall be permitted to include knee and toe clearance complying with Section 306. Where the turning space includes knee and toe clearances under an obstruction, the overlap shall comply with all of the following:
1. The depth of the overlap shall not be more than 10 inches, and
2. The depth shall not exceed the depth of the knee and toe clearances provided, and
3. The overlap shall be permitted only within the turning circle area shown shaded in Figure 304.3.1 .

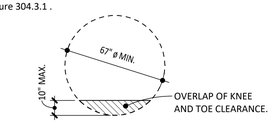

FIGURE 304.3.1.1 CIRCULAR TURNING SPACE, SIZE AND OVERLAP

SECTION 305
CLEAR FLOOR SPACE

305.1 General
A clear floor space shall comply with Section 305.
305.2 Floor surfaces
Floor surfaces of a clear floor space shall comply with Section 302. Changes in level shall not be permitted within the clear floor space.
Exception: Slopes not steeper than 1 :48 shall be permitted.
305.3 Size
305.3.1 New buildings and facilities
In new buildings and facilities, the clear floor space shall be 52 inches minimum in length and 30 inches minimum in width.

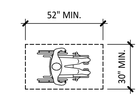

FIGURE 305.3.1 SIZE OF CLEAR FLOOR SPACE

seal

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No.	Description	Date

Interior Renovations for
1719 Asbury Partners OZ LLC
17-19 Main Street
Asbury Park, NJ

Barrier Free Typical Details

Project Status	Permit Set (8-18-23)
Date	7-19-23
Drawn by	C.A.
Checked by	R.H.S.
	A5.2
Scale	1/4" = 1'-0"

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