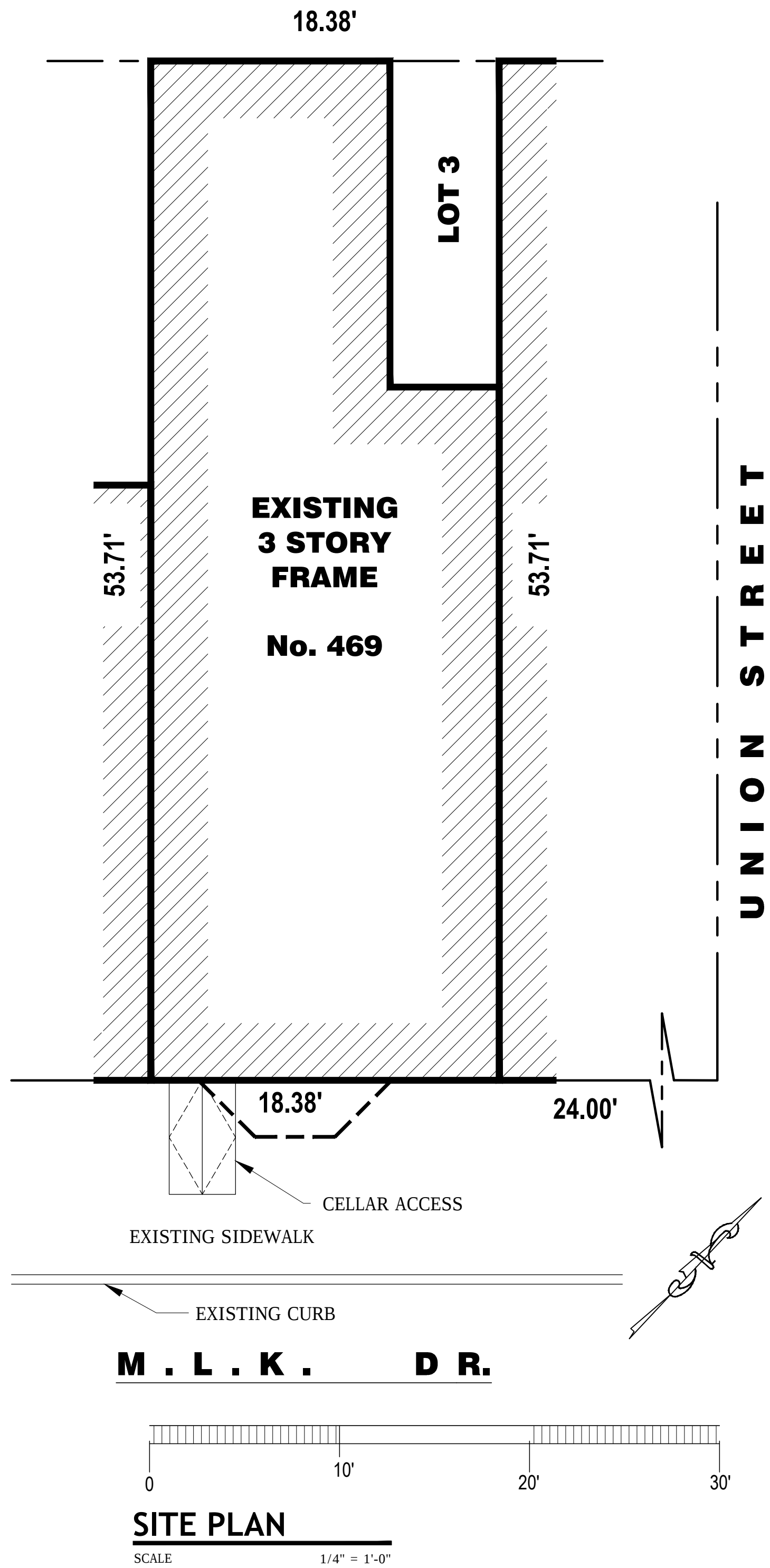
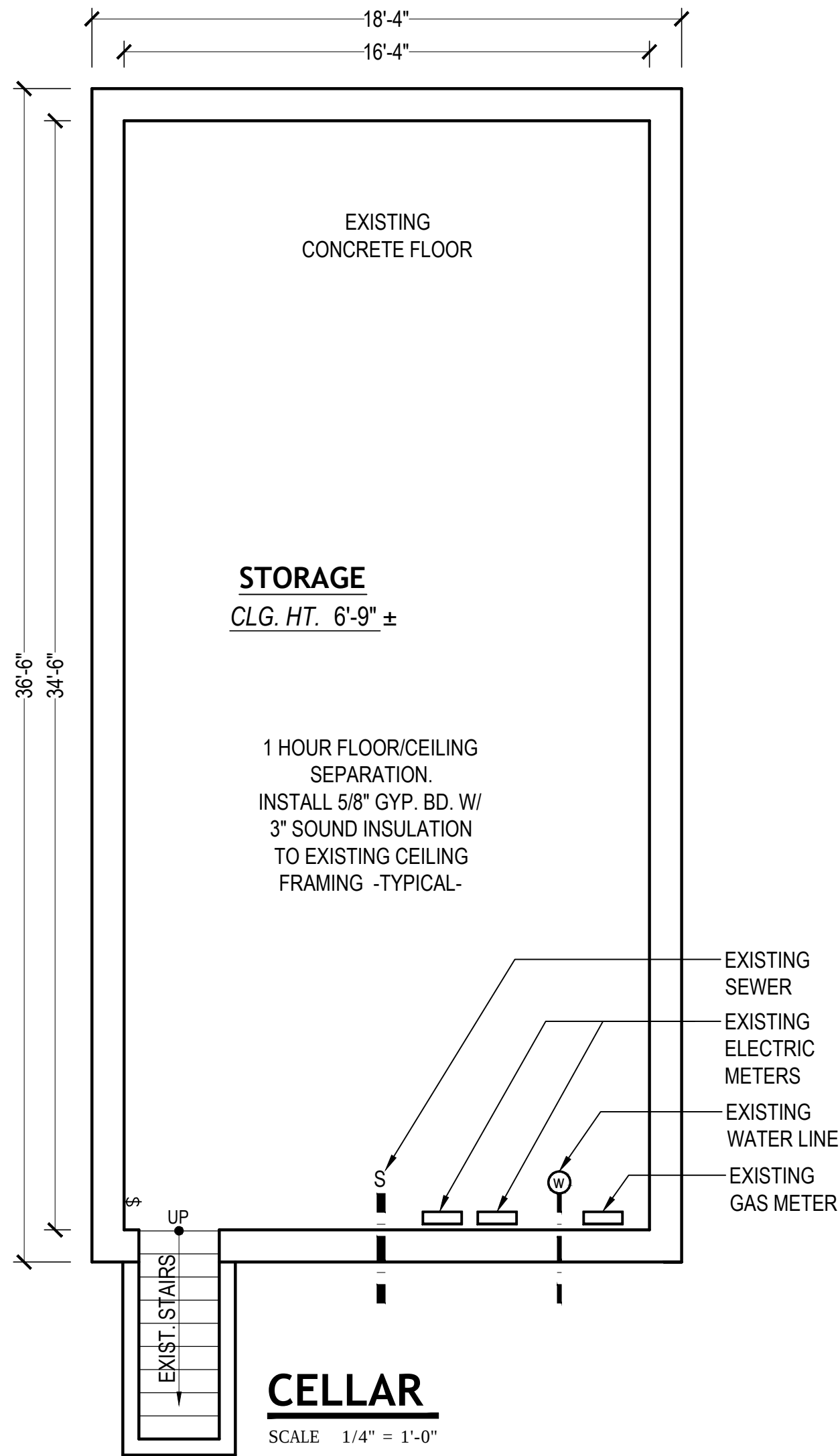


BLOCK 19502

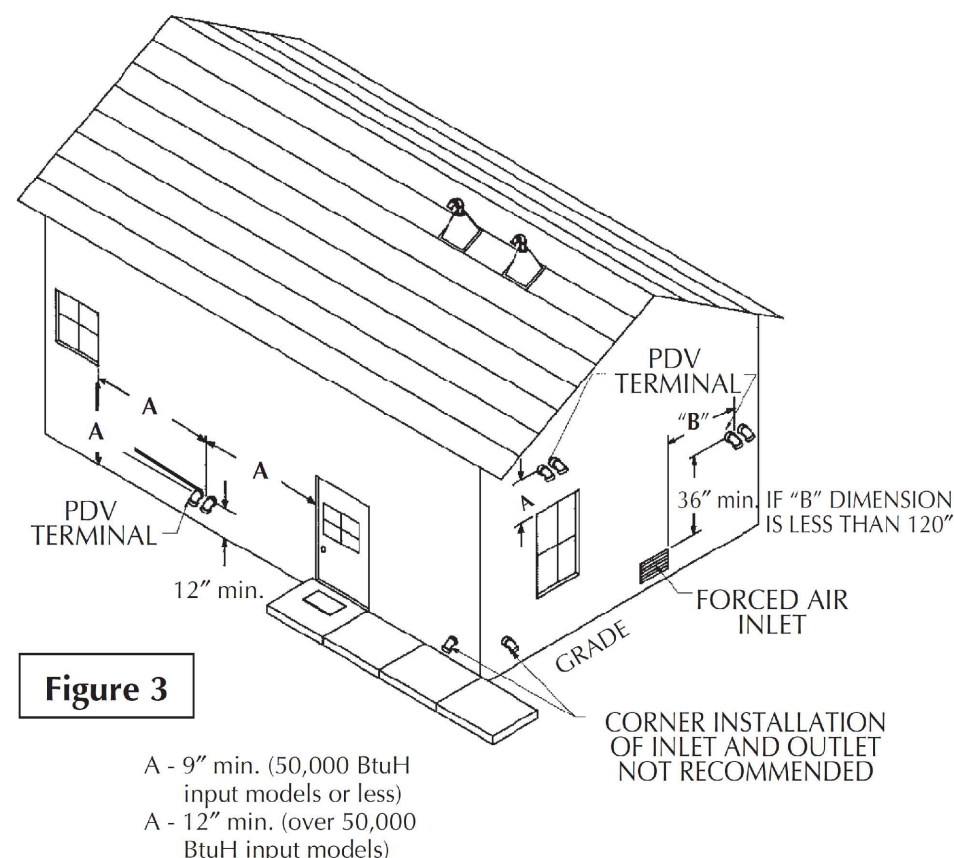


FLOOR-CEILING SYSTEMS, WOOD-FRAMED			
GA FILE NO. FC 5105	PROPRIETARY†	1 HOUR FIRE	55 to 59 STC SOUND
GYPSUM WALLBOARD, RESILIENT CHANNELS, WOOD JOISTS			
One layer 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 60" long with screws 12" o.c. Resilient channels applied at right angles to 2 x 10 wood joists 16" o.c. with 6d common nails. Wood joists supporting 19/32" plywood and 1" proprietary sanded gypsum underlayment.			
STC rated with 3 1/2" glass fiber insulation in joist spaces and with carpet and pad. Second layer of 1/2" or 5/8" type X gypsum wallboard required to achieve 1 hour fire resistance rating when glass fiber insulation is used.			
PROPRIETARY GYPSUM BOARD			
American Gypsum Company CertainTeed Gypsum, Inc. G-P Gypsum Lafarge North America Inc. National Gypsum Company	1/2" TYPE X PLUS 1/2" ProRock® Type C Gypsum Panels 1/2" ToughRock® Fireguard® C 1/2" Firecheck® Type C 1/2" Gold Bond® Brand FIRE-SHIELD C™ Gypsum Wallboard	2 psf UL R6352, 4-21-71, UL Design L502 G&H BW-10 MT, 10-13-70 (73 C & P) G&H BW-10 MT, 10-13-70	
PABCO Gypsum Temple-Inland Forest Products Corporation	1/2" FLAME CURB® Super™ 1/2" FIRE-RATED™		
†Contact the manufacturer for more detailed information on proprietary products.			

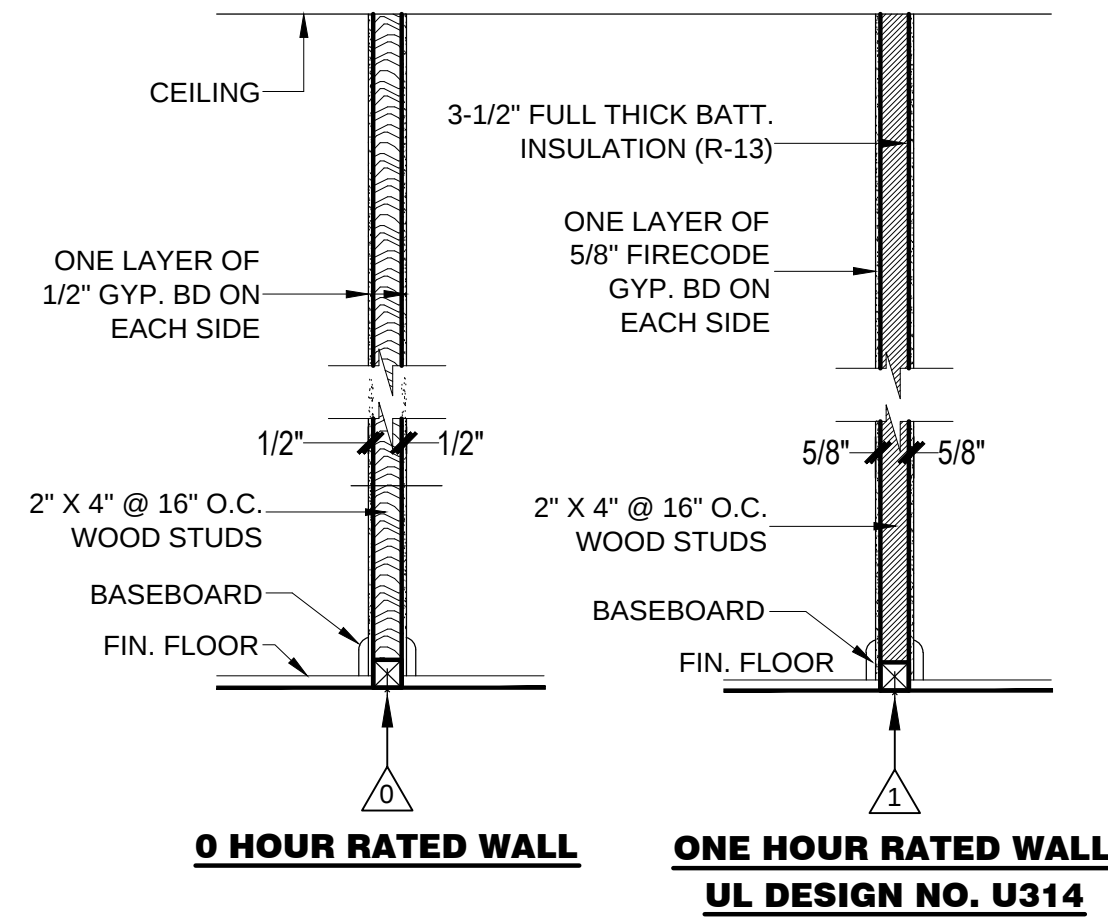
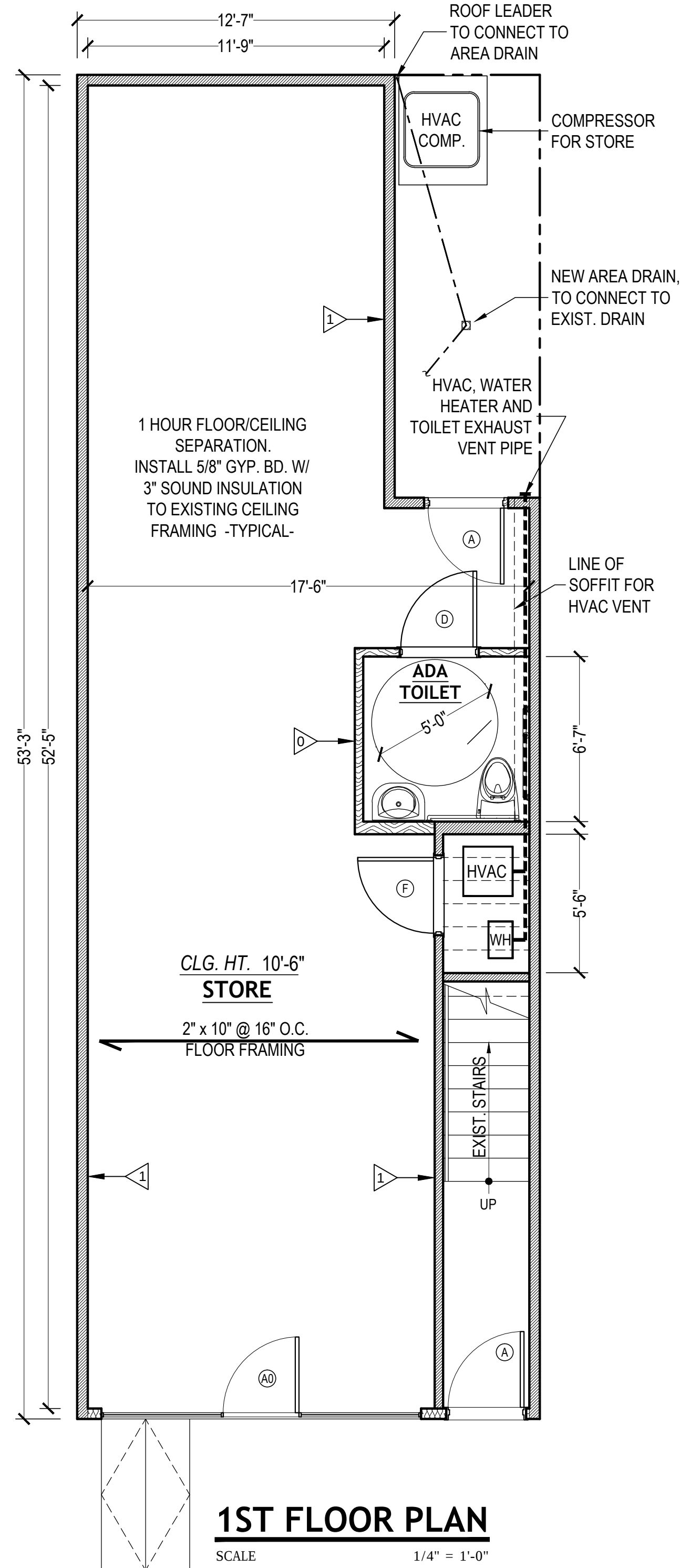


LEGEND

- EXISTING PARTITION TO REMAIN
- EXISTING 2" X 4" STUDS W/NEW 1 LAYER 5/8" THK. TYPE 'x' GYP. BD. EACH SIDE. W/ 3-1/2" (R-13) BATT INSULATION. ONE HOUR FIRE RATED
- NEW 2" X 4" STUDS W/NEW 1 LAYER 1/2" THK. TYPE 'x' GYP. BD. EACH SIDE. NON RATED
- EXISTING 2" X 4" STUDS W/NEW 1 LAYER 1/2" THK. TYPE 'x' GYP. BD. EACH SIDE. NON RATED



Venting Through an Outside Wall – Clearances
•0" clearance for 3" PVC, ABS, or CPVC Schedule 40 piping from combustible surfaces.
•18" minimum in all directions from any obstruction, such as a wall, that may interfere.
•12" minimum from the ground and corners, 9" ceiling overhangs.
•The Power Direct Vent outlet terminal shall terminate at least 36" above any forced air inlet located within 10 feet.
•The Power Direct Vent outlet terminal of 50,000 BtuH input models or less shall terminate at least 9" below, 9" horizontally from or 9" above any door, window or gravity air inlet into the building.
•The Power Direct Vent outlet terminal of over 50,000 BtuH input models shall terminate at least 12" below, 12" horizontally from or 12" above any door, window or gravity air inlet into the building.
•18" minimum from other natural draft (gravity) direct vent, power vent or power direct vent appliance inlet and/or outlet vent(s) when directly above or 135° to either side of center line.
•24" minimum from any appliance inlet and/or outlet vents when directly below or 45° to either side of center line.
•The location selection must provide clearances for servicing and proper operation of the water heater.
•Vent termination must not be within 4 feet of any items such as gas meters, gas valves or other gas regulating equipment.



PARTITION TYPES

CONSTRUCTION TO COMPLY WITH THE FOLLOWING CODES:

- THE NEW JERSEY UNIFORM CONSTRUCTION CODE AS AMENDED BY N.J.A.C. 5:23
- 2021 INTERNATIONAL BUILDING CODE AS AMENDED BY N.J.A.C. 5:23-3.14
- 2021 NATIONAL STANDARD PLUMBING CODE AS AMENDED BY N.J.A.C. 5:23.3.15
- 2021 INTERNATIONAL MECHANICAL CODE AS AMENDED BY N.J.A.C. 5:23-3.20
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE (RESIDENTIAL) AS AMENDED BY N.J.A.C. 5:23-3.18
- 2019 ASHRAE STANDARD 90.1 (COMMERCIAL) AS AMENDED BY N.J.A.C. 5:23-3.18
- 2021 INTERNATIONAL FUEL GAS CODE AS AMENDED BY N.J.A.C. 5:23-3.22
- 2020 NATIONAL ELECTRIC AS AMENDED BY N.J.A.C. 5:23-3.16
- 2018 INTERNATIONAL FIRE CODE
- UNIFORM FIRE CODE BY N.J.A.C. 5:70 - 2.7 AND 3.2



FRONT PHOTOGRAPH

DATA

1 BLOCK NO.	19502
2 LOT NO.	3
3 ZONING	MARTIN LUTHER KING JR REDEVELOPMENT AREA
4 CONSTRUCTION	5B UNPROTECTED
5 USE GROUP	1ST FL B - 1 COM. UNIT UPPER FL R-5 1 D. U. (NO CHANGE)
6 GROSS FLOOR AREA	
THIRD FLOOR	820 S.F.
SECOND FLOOR	820 S.F.
FIRST FLOOR	820 S.F.
TOTAL	2,460 S.F.
7 FIRE GRADING	
CELLAR TO 2ND FL. CEILINGS	1 HOUR
STAIRS	1 HOUR
D.U.SEPARATION	1 HOUR
SIDE WALLS	1 HOUR
REAR & FRONT WALLS	0 HOUR
1 HOUR	1 LAYER 5/8" GYPSUM BOARD
0 HOUR	1 LAYER 1/2" GYPSUM BOARD

2	03-22-2023	NEW BUILDING CODE
1	06-08-2021	PLUMBING UPDATED
NO.	DATE	ISSUE AND REVISION
PROJECT		
ALTERATION		
469 M.L.K. DRIVE		
JERSEY CITY, NJ		
ALAN FELD		
ARCHITECT		
HOLLAND PLAZA BUILDING 215 FOURTEENTH STREET JERSEY CITY, NJ 07310		(201) 963-5877 TEL (201) 656-1129 FAX
NEW YORK	REG. ARCH LICENSE NO. 013255	
NEW JERSEY	REG. ARCH LICENSE NO. C-6880	
DRAWING TITLE		
SITE PLAN		
FLOOR PLANS		
PROJECT DATA		
CONSTRUCTION CODES		
PARTITION TYPES		
LEGENDS		
NOTES AND SCHEDULES		
PROJECT NO.	16-2941	SCALE AS NOTED
DRAWN BY	TWH	DATE 02-29-16
SEAL		DRAWING NO.
A-1		
OF		

GENERAL NOTES

1. The contractor is responsible for all requirements outlined in the NJ UCC, REHABILITATION SUBCODE, LOCAL CODES & ORDINANCES.
2. All structural, electrical and mechanical work shall comply with the governing codes as administered by the local building officials and shall be considered as part of these construction documents.
3. Any changes to or deviation from the drawings shall not be made without written consent from the Architect.
4. Contractor shall check and verify all dimensions, notes and conditions at the site before any construction work is started. The contractor shall notify the architect of any discrepancies or conflict between these drawings and field conditions. The discovery of discrepancies after the beginning of work will be evidence of faulty work and shall be the full responsibility of the contractor to correct.
5. All the work shall be performed in the first class manner with all new materials. Contractor shall provide all equipment, labor and materials necessary for the proper execution and timely completion of the work. Contractor shall be responsible for all materials and equipment stored at the site.
6. Do not scale drawings. All written dimensions shall govern. All installation shall be accurately field measured before fabrication.
7. These drawings are intended to indicate the scope and general extent of the construction work required. Specific details, materials, finishes and equipment are provided by the contractor and agreed upon by the owner, unless noted.
8. The architect is not responsible for construction means, methods, techniques, sequences, procedures or for the safety precautions and programs in connection with this project.
9. All contractors and their subcontractors shall carry insurance that will protect the owner and architect from claims from damages for personal injuries, including death, which may arise in connection with this project.
10. Contractor to obtain owners or architect approval for all materials, finishes and equipment prior to purchasing. All equipment and materials are to be installed as per manufacturer's written instructions.
11. Contractor shall keep site clean and free of debris.
12. Contractor to indemnify architect and owner and hold harmless.
13. These drawings are the property of the architect and shall not be used without his consent. Drawings shall not be used for issuing of a building permit until signed and sealed by the architect.
14. Contractor shall obtain and pay for any and all required building permits and approvals prior to commencing construction work. Display permits at site as required.
15. Architect has not been retained to inspect construction. Contractor to notify appropriate building inspectors upon completion of each sub-trade's work and obtain required inspections and approvals prior to proceeding with the next phase of the work.
16. Upon completion of the project. Contractor to submit certificate of occupancy, approved by the building department, to the owner.
17. All electrical work shall be carried out by a licensed electrician only. All work shall conform to the provisions of the National Electric Code of NFPA, latest edition.
18. All plumbing work shall be carried out by a licensed plumber. All equipment and fixtures to conform to the National Standard Plumbing Code, latest edition.

DOOR SCHEDULE

DOOR TYPE						HARDWARE SET #	LOCATION
TYPE	W	H	THK.	MAT.	RATING		
A0	SAME SIZE	SAME SIZE	1 3/4"	GL/ALM		0	STORE ENTRY
A	SAME SIZE	SAME SIZE	1 3/4"	MTL.		1	STREET ENTRY
B	3'-0"	6'-8"	1 3/4"	MTL.	45 MIN.	2	APT-ENTRY
C	2'-8"	6'-8"	1 3/8"	HCWD		3	BEDROOM
D	2'-4"	6'-8"	1 3/8"	HCWD		4	BATH
E	SEE DWG	6'-8"	1 3/8"	HCWD		5	CLOSET
F	2'-4"	6'-8"	1 3/8"	HCWD		6	CLOSET
G	2'-8"	6'-8"	1 3/4"	MTL.	45 MIN.	7	DECK ENTRY
ALL REPLACEMENT DOORS TO BE SAME SIZE AS EXISTING							

DOOR HARDWARE SETS

A0

HARDWARE SET 0

SELF-CLOSING GLASS & ALUM. FRAME STORE FRONT DOOR. STYLE AS SELECTED BY OWNER

- 1 - LOCKSET
- 1 1/2 - PAIR BUTT HINGES
- 1 - DEAD BOLT
- 1 - PIECE ALUMINUM THRESHOLD
- 1 - SET WEATHER STRIPPING
- 1 - METAL SADDLE
- 1 - LEVER HANDLE
- 1 - CLOSER

A

HARDWARE SET 1

SELF-CLOSING METAL ENTRY DOOR. STYLE AS SELECTED BY OWNER

- 1 - LOCKSET / SELF-CLOSING
- 1 1/2 - PAIR BUTT HINGES
- 1 - DEAD BOLT
- 1 - PIECE ALUMINUM THRESHOLD
- 1 - SET WEATHER STRIPPING
- 1 - METAL SADDLE
- 1 - DOOR GUARD
- 1 - DOOR STOP
- 3 - SILENCERS
- 1 - KICK PLATE
- 1 - LEVER HANDLE
- 1 - CLOSER

DOOR STRIKES FOR ALL ENTRANCE DOORS GLAZING W/ SAFETY GLASS PAINT

B

HARDWARE SET 2

HOLLOW METAL SWING DOOR

- 1 - LOCKSET / SELF-CLOSING
- 1 1/2 - PAIR BUTT HINGES
- 1 - LOCKSET WITH DEAD BOLT
- 1 - PIECE ALUMINUM THRESHOLD
- 1 - DOOR GUARD
- 1 - DOOR STOP
- 3 - SILENCERS
- 1 - CHAIN
- 1 - PEEP HOLE
- 'STAIN OR PAINT'
- 'B' LABEL

C

HARDWARE SET 3

BIRCH VENEER HOLLOW CORE 6 PANEL WOOD SWING DOOR

- 1 - PRIVACY
- 1 1/2 - PAIR BUTT HINGES
- 1 - DOOR STOP
- 1 - FLAT WOOD JAMB
- 1 - LEVER HANDLE
- 3 - SILENCERS
- 1 - CLOSER
- 'STAIN OR PAINT'

D

HARDWARE SET 4

BIRCH VENEER HOLLOW CORE 6 PANEL WOOD SWING DOOR

- 1 - PASSAGE LOCKSET
- 1 1/2 - PAIR BUTT HINGES
- 1 - FLAT WOOD JAMB 'PAINT'
- 1 - MARBLE THRESHOLD
- 1" UNDERCUT
- 1 - LEVER HANDLE
- 1 - DOOR STOP
- 'STAIN OR PAINT'

E

HARDWARE SET 5

BIRCH VENEER HOLLOW CORE 6 PANEL BI-FOLD SWING DOOR

- 1 - SET - BI-FOLD DOOR
- 1 PAIR BUTT HINGES PER LEAF
- 1 - FLAT DOOR JAMB 'PAINT'
- 1 - TOP TRACK
- 1 - BOTTOM GUIDE
- 3 - SILENCERS
- DOOR KNOBS AS SELECTED BY OWNER
- 'STAIN OR PAINT'
- LOUVERED & FRESH AIR GRILLE @ MECH., HVAC & LAUNDRY ROOM

F

HARDWARE SET 6

NO LOCKS

- 1 - 1 1/2 PAIR BUTT HINGES,
- 1 - DOOR STOP
- 1 - FLAT WOOD JAMB 'PAINT'
- 1 - CLOSER
- 'PAINT OR STAIN'
- LOUVERED & FRESH AIR GRILLE @ MECH., HVAC & LAUNDRY ROOM

G

HARDWARE SET 7

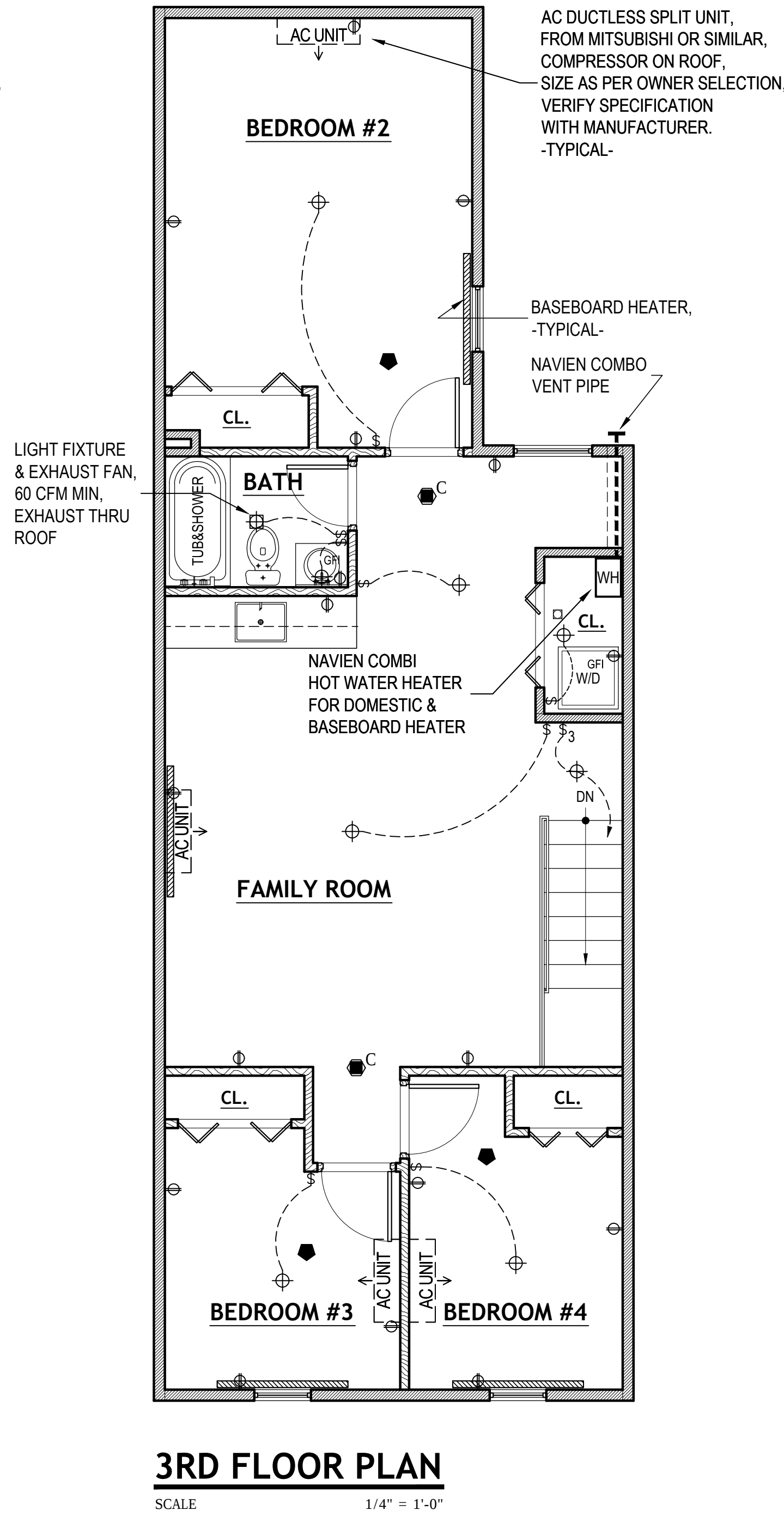
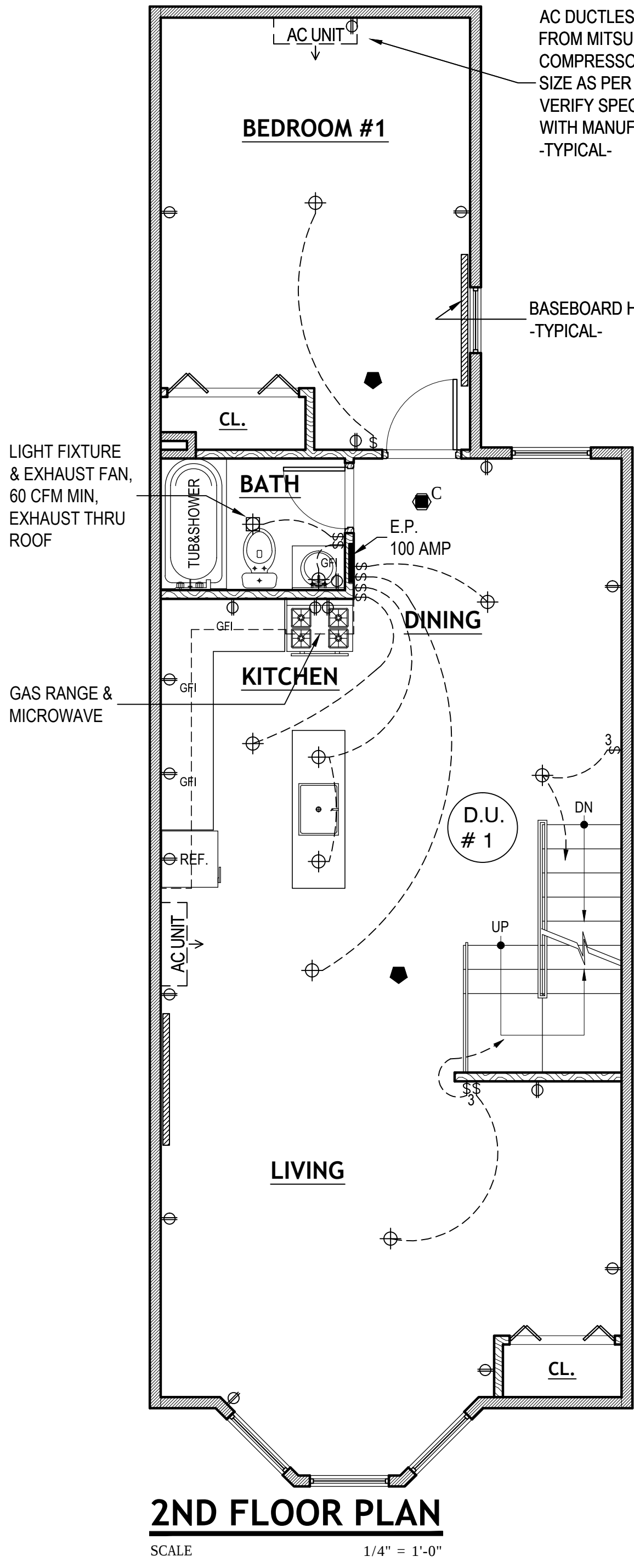
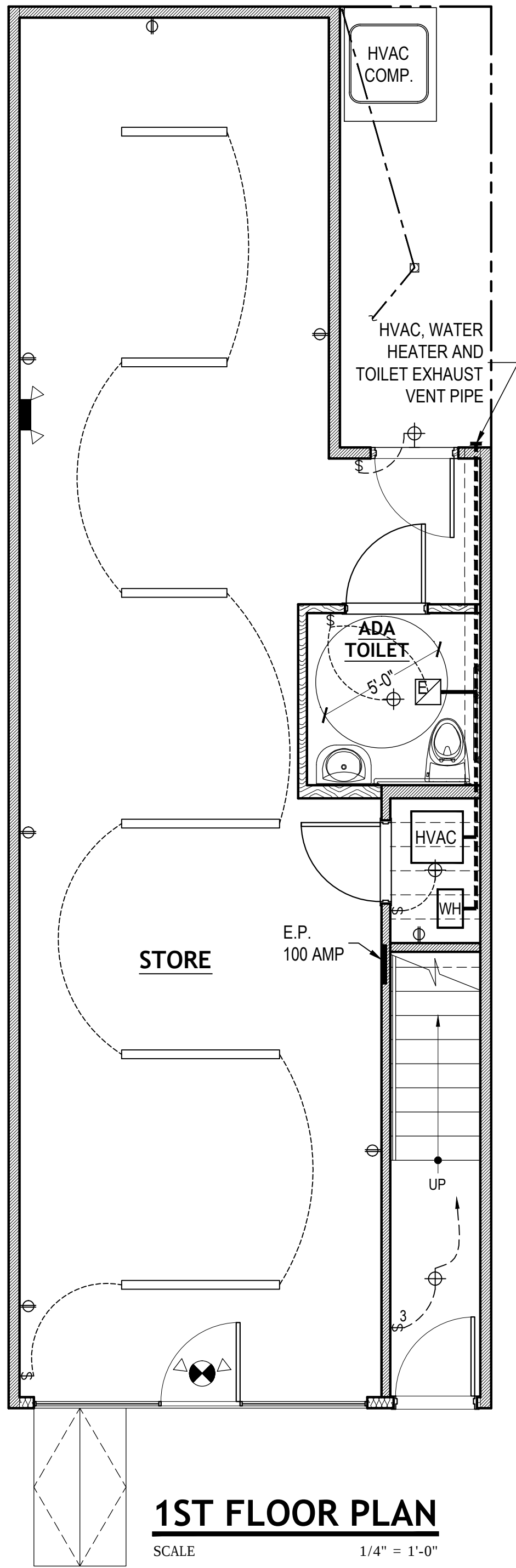
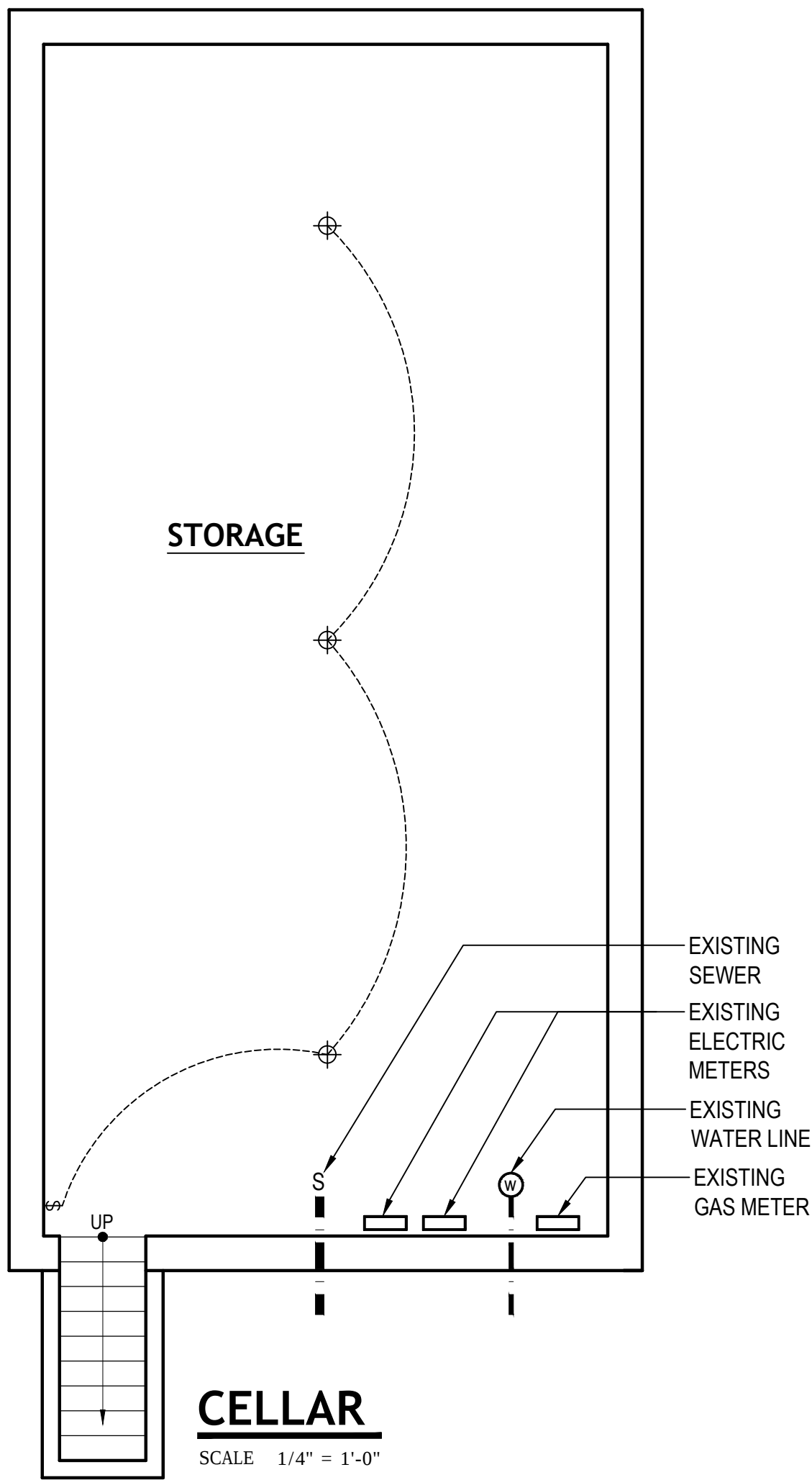
HOLLOW METAL W/ SAFETY WIRED GLAZING SELF-CLOSING DOOR

- 1 - LOCKSET
- 1 1/2 - PAIR BUTT HINGES
- 1 - DOOR GUARD
- 1 - DOOR STOP
- 3 - SILENCERS
- 1 - CLOSER
- 1 - PIECE ALUMINUM THRESHOLD
- 1 - SET WEATHER STRIPPING
- 'B' LABEL
- 'STAIN OR PAINT'

2 03-22-2023 NEW BUILDING CODE

1 06-08-2021 PLUMBING UPDATED

NO.	DATE	ISSUE AND REVISION
PROJECT		
ALTERATION		
469 M.L.K. DRIVE		
JERSEY CITY, NJ		
ALAN FELD		
ARCHITECT		
HOLLAND PLAZA BUILDING		
215 FOURTEENTH STREET		
JERSEY CITY, NJ 07310		
(201) 963-5877 TEL		
(201) 656-1129 FAX		
NEW YORK	REG. ARCH LICENSE NO. 013255	
NEW JERSEY	REG. ARCH LICENSE NO. C-6880	
DRAWING TITLE		
FLOOR PLANS		
GENERAL NOTES		
DOOR TYPES		
HARDWARE SCHEDULE		
PROJECT NO.	16-2941	SCALE AS NOTED
DRAWN BY	TWH	DATE 02-29-16
SEAL		DRAWING NO.
A-2		
OF _		



ABBREVIATIONS

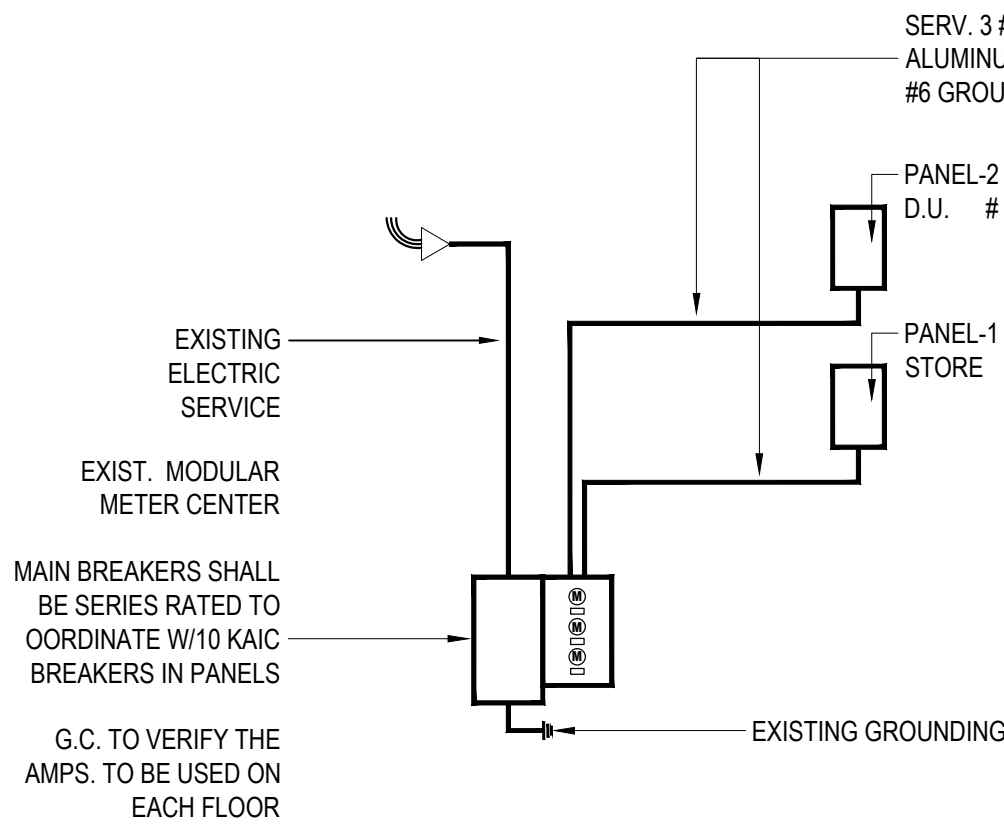
ACT	ACOUSTIC TILE
AL	ALUMINUM
AFF	ABOVE FINISHED FLOOR
BLK	BLOCK
BB HTR	BASEBOARD HEATER
CLG	CEILING
CL	CENTER LINE
CEM	CEMENT
CT	CERAMIC TILE
CL	CLOSET
COL	COLUMN
CONC	CONCRETE
CJ	CONTROL JOINT
DN	DOWN
DO	DITTO
DWG	DRAWING
DH	DOUBLE HUNG
DF	DRINKING FOUNTAIN
EP	ELECTRIC PANEL
EL	ELEVATION
EQ	EQUAL
EXIST	EXISTING
EXIST	EXISTING TO REMAIN
EJ	EXPANSION JOINT
FL	FLOOR
FIN	FINISH
GL	GLASS
GR	GRADE
GYP	GYP SUM
HDCP	HANDICAPPED
HM	HOLLOW METAL
HP	HIGH POINT
HVAC	HEATING, VENTILATING & AIR CONDITIONING
LP	LOW POINT
MIN	MINIMUM
MO	MASONRY OPENING
NIC	NOT IN CONTRACT
ON	ON CENTER
REINF	REINFORCING
RD	ROOF DRAIN
SPEC	SPECIFICATIONS
VIF	VERIFY IN FIELD
VCT	VINYL COMPOSITION TILE
V	VINYL
W/	WITH
WD	WOOD
TYP	TYPICAL
NTS	NOT TO SCALE

ELECTRIC NOTES

- DO NOT SCALE FROM THESE DRAWINGS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION AND ALL LOCAL CODE REQUIREMENTS.
- OBTAIN AND PAY FOR ALL PERMITS, CERTIFICATES ETC. REQUIRED.
- VERIFY FIELD CONDITIONS BEFORE SUBMITTING BID.
- DELIVER CERTIFICATE OF FINAL INSPECTION TO OWNER BEFORE APPLYING FOR FINAL PAYMENT.
- IT IS THE INTENT OF THESE PLANS TO PROVIDE A COMPLETE OPERATING ELECTRICAL SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING UP OF ALL CIRCUITRY AND THE ELECTRICAL SERVICE IN ACCORDANCE WITH THE CODE. THIS CONTRACTOR SHALL FURNISH AND INSTALL ALL WIRING, EQUIPMENT, MATERIALS ETC. REQUIRED EXCEPT WHERE SPECIFICALLY MENTIONED AS BEING FURNISHED BY OTHERS SHOULD THERE BE ANY QUESTIONS CONCERNING ANY RESPONSIBILITIES THEY SHALL BE SETTLED BEFORE BID SUBMISSION AND CONTRACT SIGNING. NO EXTRA CHARGES WILL BE ALLOWED.
- CONSULT WITH ALL CONTRACTORS FURNISHING EQUIPMENT TO VERIFY LOAD AND SECURE LOCATIONS OF OUTLETS, JUNCTION BOXES ETC.
- WIRE AND CONNECT ALL HVAC EQUIPMENT INCLUDING CONTROLS, THERMOSTATS ETC.
- WIRING WITHIN THE BUILDING WALLS, PARTITIONS AND CEILING CAVITIES SHALL BE EMT OR ARMORED CABLE (BX) WHERE PERMITTED BY THE CODE.
- MINIMUM WIRE SHALL BE #12 AWG EXCEPT CONTROL WIRING AS NOTED WIRE SHALL BE COLOR CODED WIRE OF SIZE NO. 8 AWG AND LARGER AND SHALL BE STRANDED WIRES SMALLER THAN NO. 8 SHALL BE SOLID. ALL WIRE SHALL BE COPPER WITH TYPE THIN INSULATION EXCEPT THAT ARMORED CABLE MAY HAVE TYPE TW INSULATION.
- ALL CONDUIT SHALL BE KEPT MINIMUM OF 8" FROM STEAM OR HOT WATER PIPING OR ANY HEAT LIBERATING EQUIPMENT IN EXCESS OF CONDUCTOR RATING.
- ALL EXPOSED CONDUIT RUNS SHALL BE PERPENDICULAR OR PARALLEL TO WALLS, CEILINGS AND STRUCTURAL MEMBERS AND SYMMETRICAL WITH REGARDS TO ROOM OR AREA AND EQUIPMENT HEREIN.
- ALL CONDUIT EXTERIOR TO THE BUILDING EXPOSED TO THE WEATHER, MOISTURE OR POSSIBLE MECHANICAL DAMAGE SHALL BE GALVANIZED RIGID STEEL.
- ELECTRICAL CONTRACTOR SHALL SUPPLY ALL STARTERS NOT PART OF A PACKAGED UNIT.
- DO NOT MAKE ANY CHANGES OR SUBSTITUTIONS WITHOUT SPECIFIC WRITTEN APPROVAL FROM THE ARCHITECT OR OWNER.
- GUARANTEE ALL WORK, MATERIAL AND EQUIPMENT FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE.

PANEL , 100 A MLO 120/240V 1 PH 3 W 10 KAIC GROUND BAR 18 POLES									
CIRCUIT	SERVING	BREAKER	WIRE SIZE	REMARKS	CIRCUIT	SERVING	BREAKER	WIRE SIZE	REMARKS
1	LIVING ROOM LIGHTS	15/1	2#14+GR	1 CRC'S	2	BED ROOM OUTLETS	20/1	2#12+GR	1 CRC'S
3	BATHROOM LIGHTS	15/1	2#14+GR	1 CRC'S	4	BED ROOM LIGHTS	15/1	2#14+GR	1 CRC'S
5	BATHROOM GFIS	20/1	2#12+GR	1 CRC'S	6	SMOKE/CO DETECTORS	15/1	2#14+GR	LOCK ON
7	REFRIGERATOR	20/1	2#12+GR	1 CRC'S	8	KITCHEN LIGHTS	15/1	2#14+GR	1 CRC'S
9	KITCHEN HOOD FAN/MICROWAVE	20/1	2#12+GR	1 CRC'S	10	KITCHEN GROUTLETS COUNTER	20/1	2#12+GR	1 CRC'S
11	WASHER	20/1	2#12+GR	1 CRC'S	12	HVAC UNIT	30/1	2#10+GR	1 CRC'S
13	SPARE	20/1	-		14	COMPRESSOR	20/1	2#12+GR	1 CRC'S
15	SPARE	20/1	-		16	SPARE	20/1	-	
17	SPARE	20/1	-		18	SPARE	20/1	-	

NOTES:
1. BREAKER AND WIRE RATINGS ARE ESTIMATES.
2. PROVIDE FLUSH OR SURFACE PANEL TO SUIT CONDITIONS.



NOTES:-
1. N.E.C. CALCULATED DEMAND = 131 AMPS
2. ALL CONDUCTORS SHALL BE COPPER WITH MIN. 75° C RATING

DISTRIBUTION DIAGRAM

SYMBOLS

		MOUNTING HEIGHT
⊕	DUPLEX OUTLET	15" AFF MIN
⊕ GFI	DUPLEX OUTLET with ground fault interrupter	48" AFF MIN
⚡	SWITCH	48" AFF MAX
⚡ 3	SWITCH three way	48" AFF MAX
⊕	INCANDESCENT LIGHT FIXTURE	
—	FLUORESCENT LIGHT FIXTURE	
●	SMOKE DETECTOR 110V	
● C	SMOKE AND CARBON MONOXIDE DETECTOR	
—	ELECTRIC PANEL	48" AFF MAX
HT	THERMOSTAT	48" AFF MAX
HBI	BUZZER/INTERCOM	48" AFF MAX
⚡	EXIT SIGN AND EMERGENCY LIGHT w/ BATTERY BACKUP	
⚡	EMERGENCY LIGHT w/ BATTERY BACKUP	

MOUNTING HEIGHT

METER CENTER 200 A MLO 120/240V. 1 PH 3W NEMA 3R MIN. 10 KAIC (SERIES RATED) GROUND BAR

CIRCUIT	SERVING	BREAKER	FEEDER	GROUND
M 1	PANEL - 1	100/2	3 # 2	# 6
M 2	PANEL - 2	100/2	3 # 2	# 6

2 03-22-2023 NEW BUILDING CODE
1 06-08-2021 PLUMBING UPDATED

NO. DATE ISSUE AND REVISION

PROJECT

ALTERATION

469 M.L.K. DRIVE
JERSEY CITY, NJ

ALAN FELD
ARCHITECT

HOLLAND PLAZA BUILDING
215 FOURTEENTH STREET
JERSEY CITY, NJ 07310
(201) 963-5877 TEL
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NEW YORK REG. ARCH LICENSE NO. 013255
NEW JERSEY REG. ARCH LICENSE NO. C-6880

DRAWING TITLE

FLOOR PLANS
ELECTRICAL NOTES
PANEL SCHEDULE
DISTRIBUTION DIAGRAM
SYMBOLS
ABBREVIATIONS

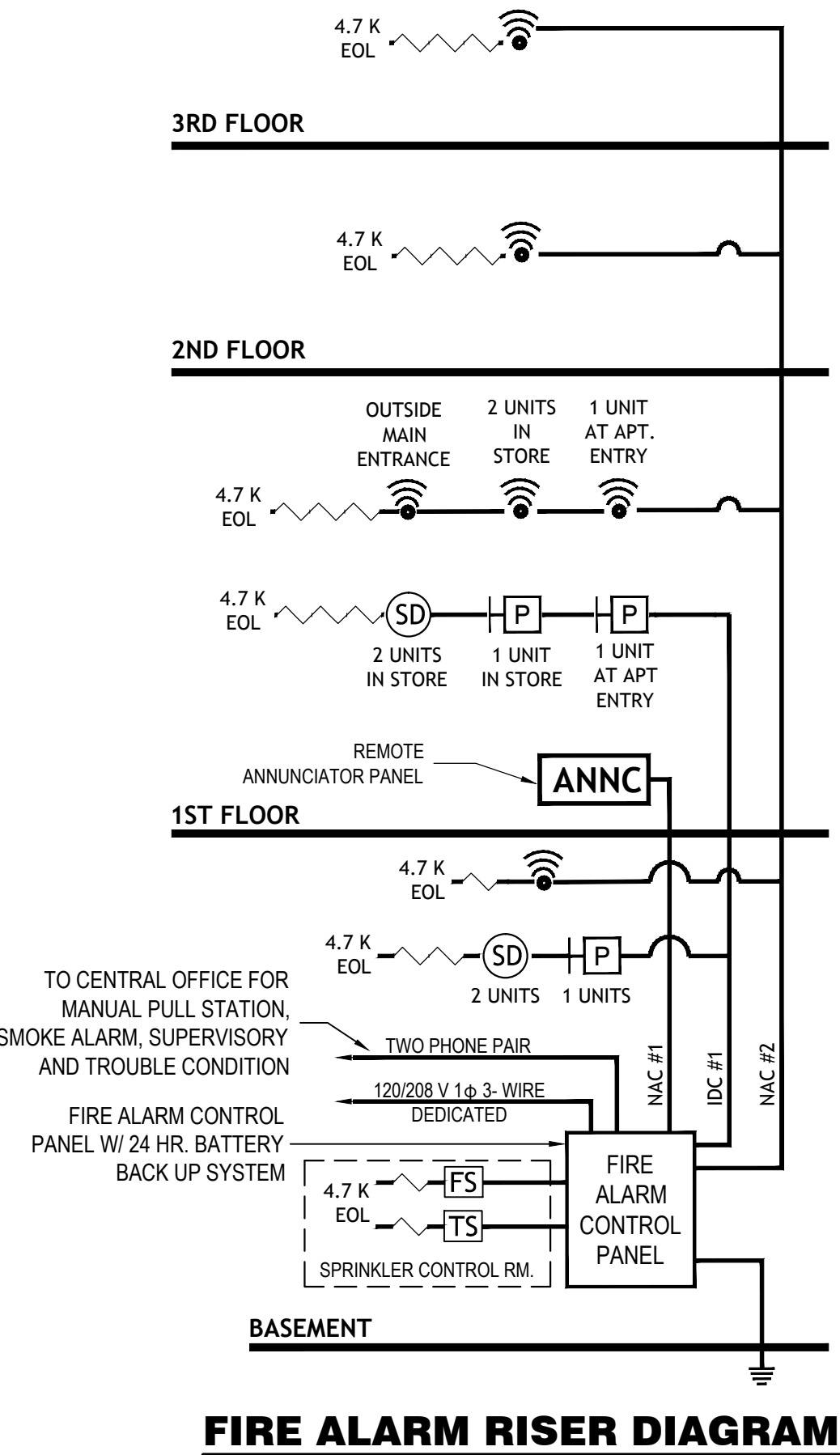
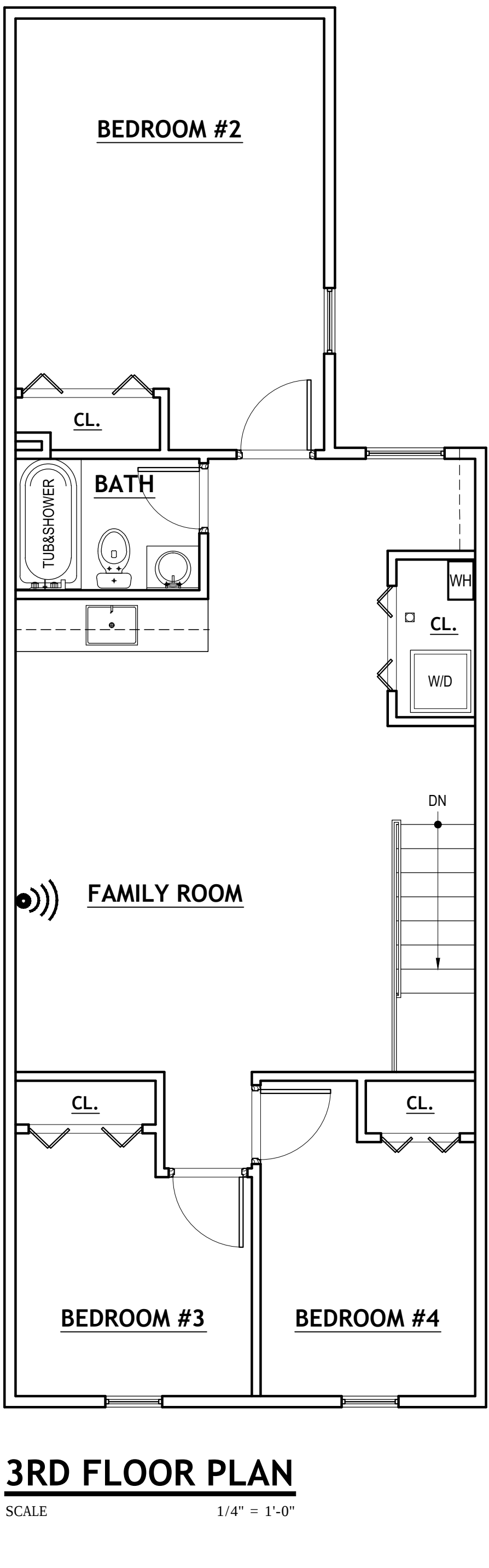
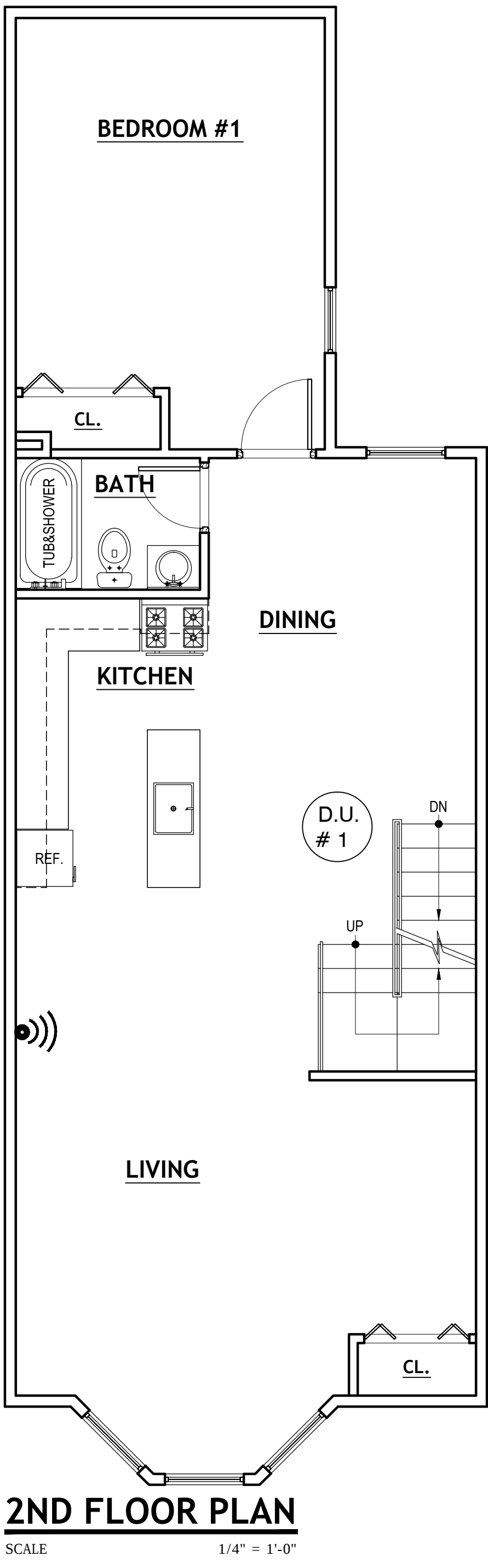
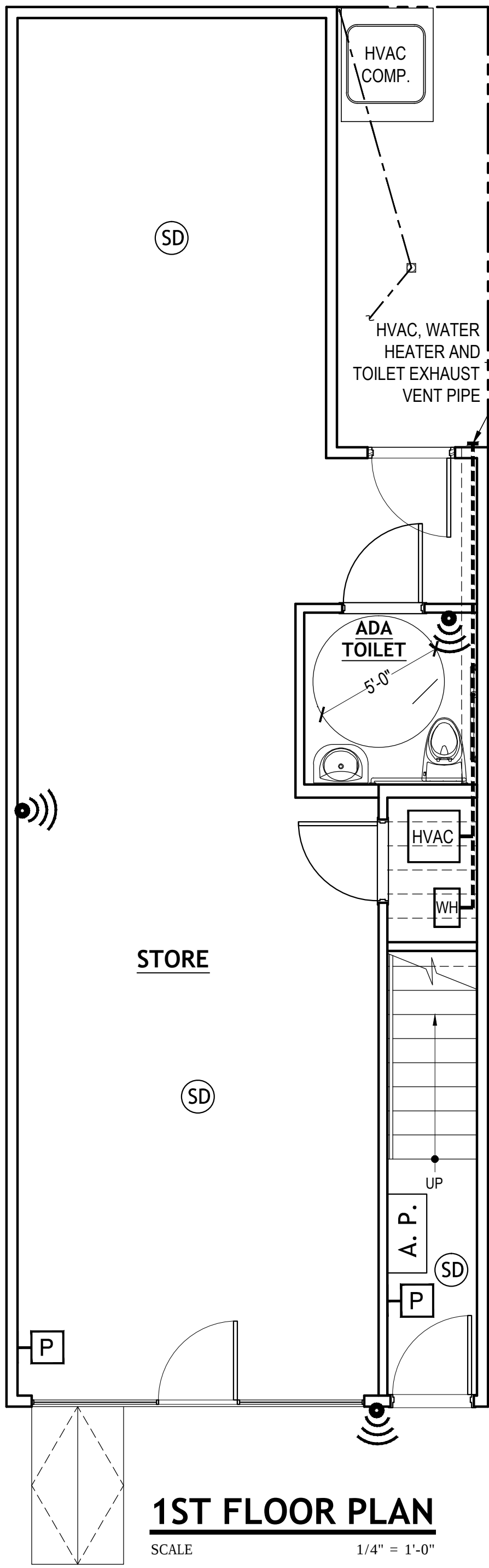
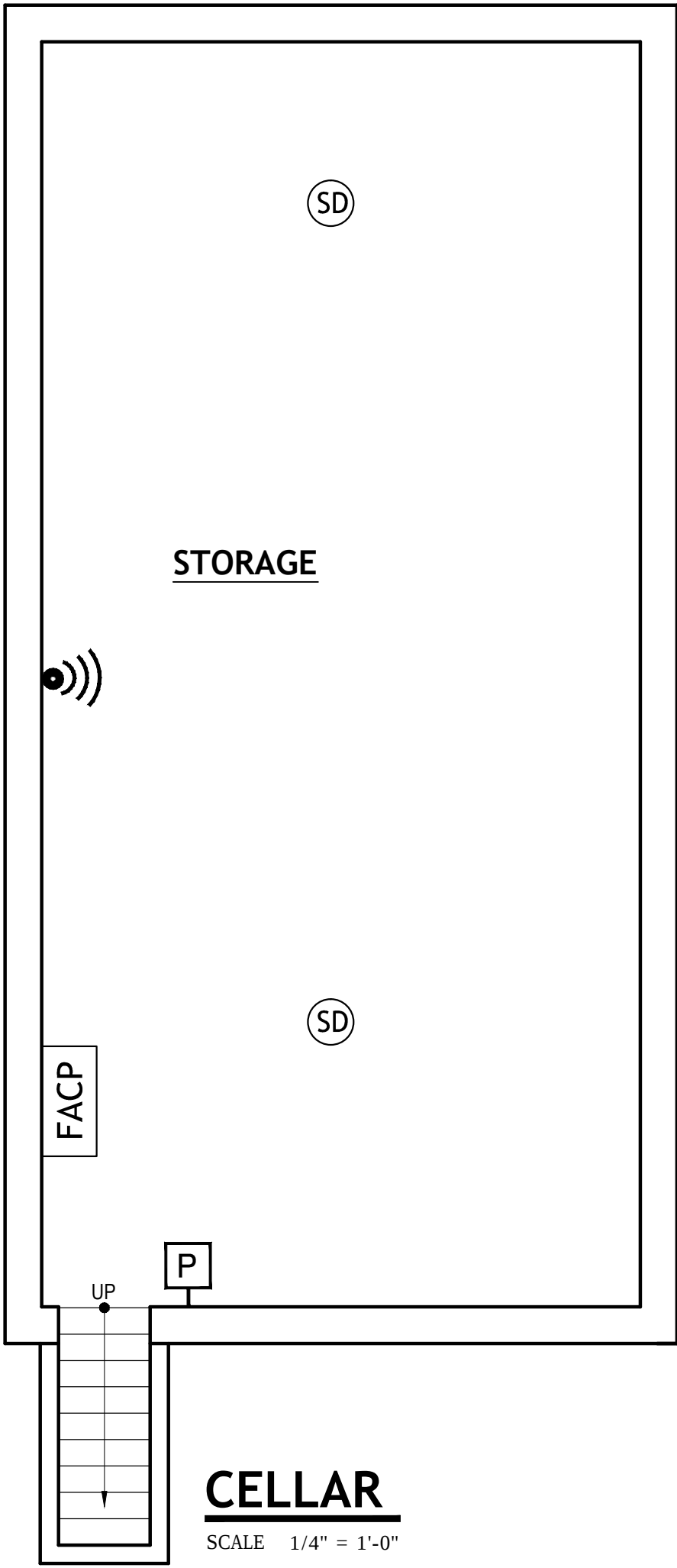
PROJECT NO. 16-2941 SCALE AS NOTED

DRAWN BY TWH DATE 02-29-16

SEAL DRAWING NO.

A-3

OF



FIRE ALARM NOTES:

- PROVIDE FIRE ALARM SYSTEM IN ACCORDANCE W/ THE REQUIREMENTS OF BOCA CODE, LATEST EDITION, NJ UNIFORM FIRE CODE, NJ UCC AND NFPA 72 & 72 E TO INCLUDE THE FOLLOWING:
 - MAIN CONTROL PANEL TO BE LOCATED IN THE BASEMENT.
 - ANNUNCIATOR PANEL TO BE LOCATED AT MAIN BUILDING ENTRANCE.
 - INTERCONNECTED , MULTIPLE STATIONS, LOW VOLTAGE SMOKE AND HEAT DETECTOR UNITS IN THE COMMON AREA.
 - MANUAL PULL STATIONS AS INDICATED ON THE DRAWINGS.
 - HORN & STROBE DEVICES AT LOBBY, HANDICAP TOILET AND COMMON AREAS.
 - LOW VOLTAGE WIRING SYSTEM AS NECESSARY TO PROVIDE THE REQD. ZONES.
- INTERCONNECT ALL SMOKE DETECTORS LOCATED IN ALL COMMON AREAS.
- PROVIDE CENTRAL STATION ALARM VERIFICATION AS REQUIRED. SEE FIRE ALARM CONTROL PANEL ZONE DIAGRAM BELOW FOR SEPARATE ALARM ZONES.
- PROVIDE FIRE ALARM ANNUNCIATOR PANEL AS PER CODE. PANEL SHALL BE TIED TO ALARM-INDICATING DEVICE AS REQUIRED BY NFPA 13.
- PHOTOELECTRIC SMOKE DETECTOR BY EDWARDS SYSTEM TECHNOLOGY *OR EQUAL*. CONNECT TO FIRE ALARM CONTROL PANEL AS REQUIRED.
- FIRE ALARM STATIONS BY EDWARDS SYSTEM TECHNOLOGY *OR EQUAL*. CONNECT TO FIRE ALARM CONTROL PANEL AS REQUIRED.
- HORN/STORBES BY EDWARDS SYSTEM TECHNOLOGY *OR EQUAL*. CONNECT TO FIRE ALARM CONTROL PANEL AS REQUIRED.
- UPON COMPLETION OF THE FIRE PROTECTIVE SIGNALING SYSTEM, ALL ALARM INITIATING DEVICES & CIRCUITS, SUPERVISORY-SIGANL INITIATING DEVICES & CIRCUITS, SIGNALING LINE CIRCUITS AND PRIMARY & SECONDARY POWER SUPPLIES SHALL BE SUBJECTED TO A 100% ACCEPTANCE TEST AS PER NFPA 72 & 72E.

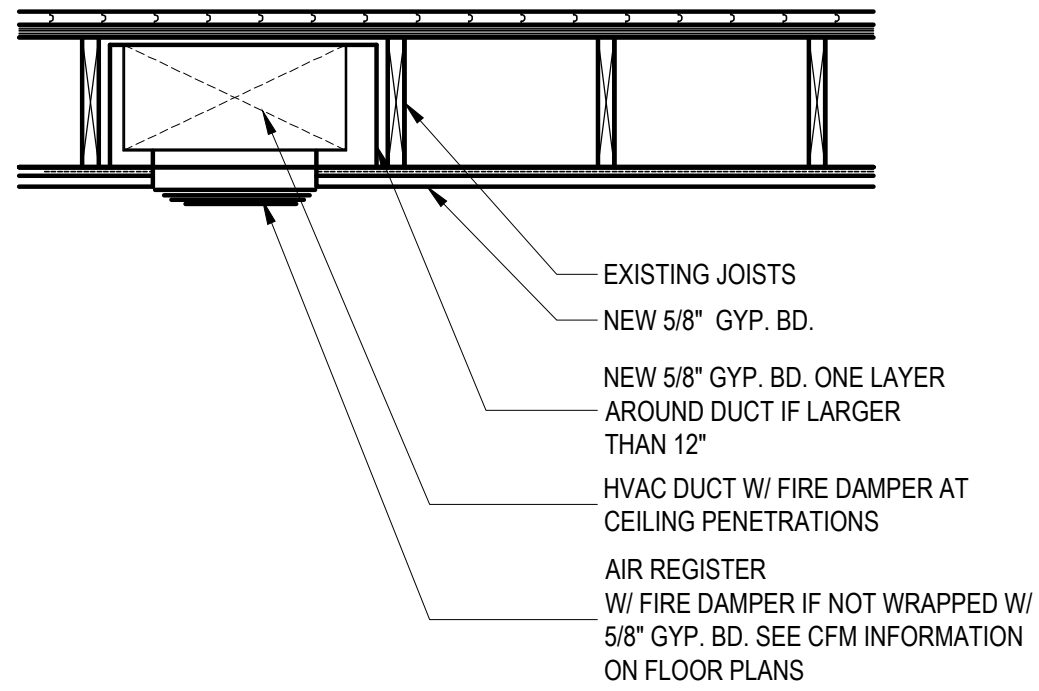
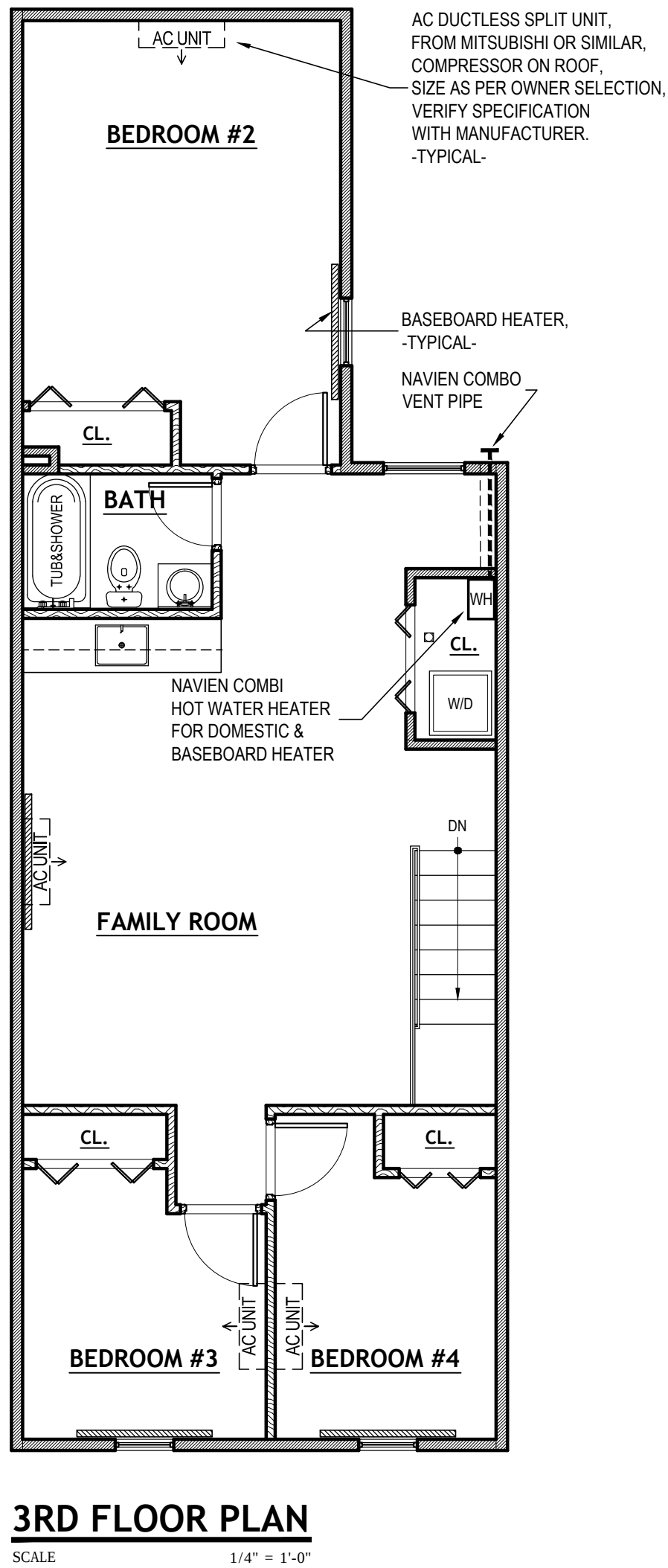
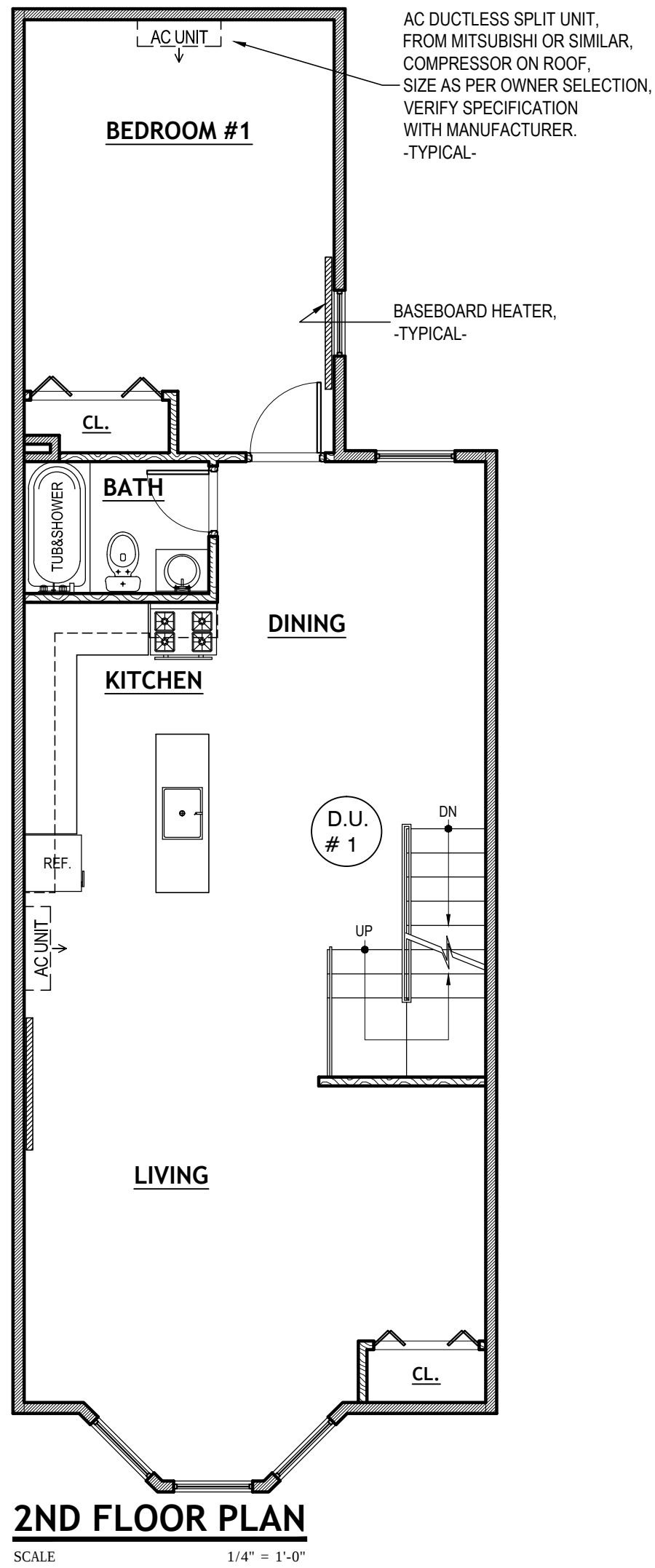
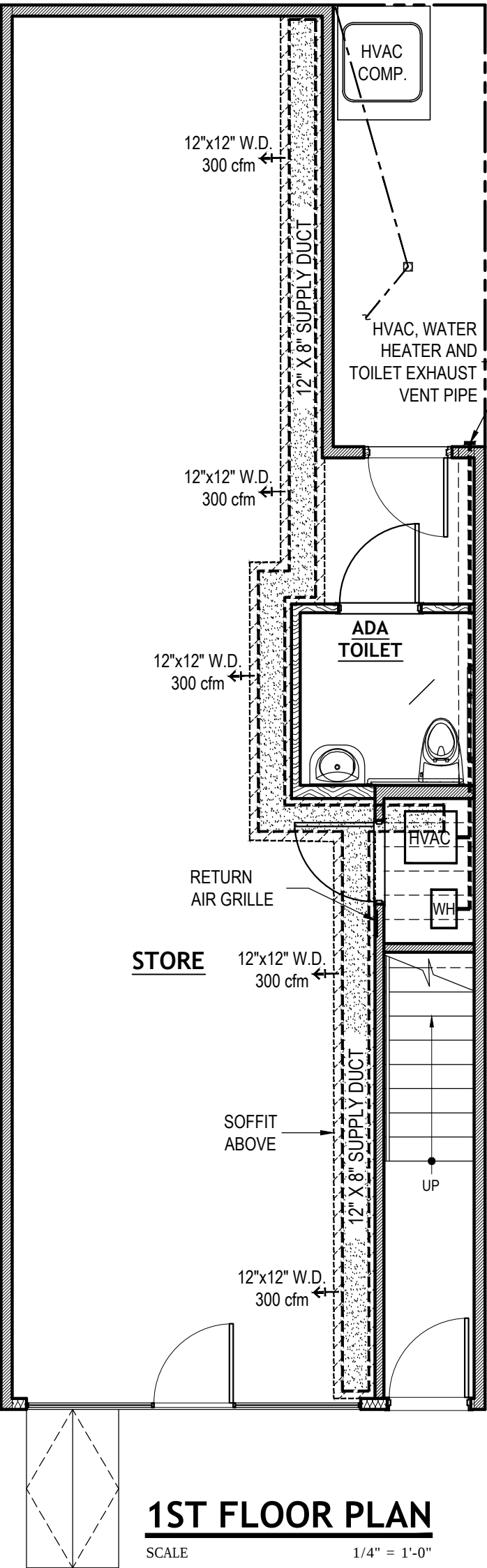
NOTES - AS PER IBC 2021, NJ EDITION

SECTION 907 - FIRE ALARM AND DETECTION SYSTEMS
907.1.2 FIRE ALARM SHOP DRAWINGS.

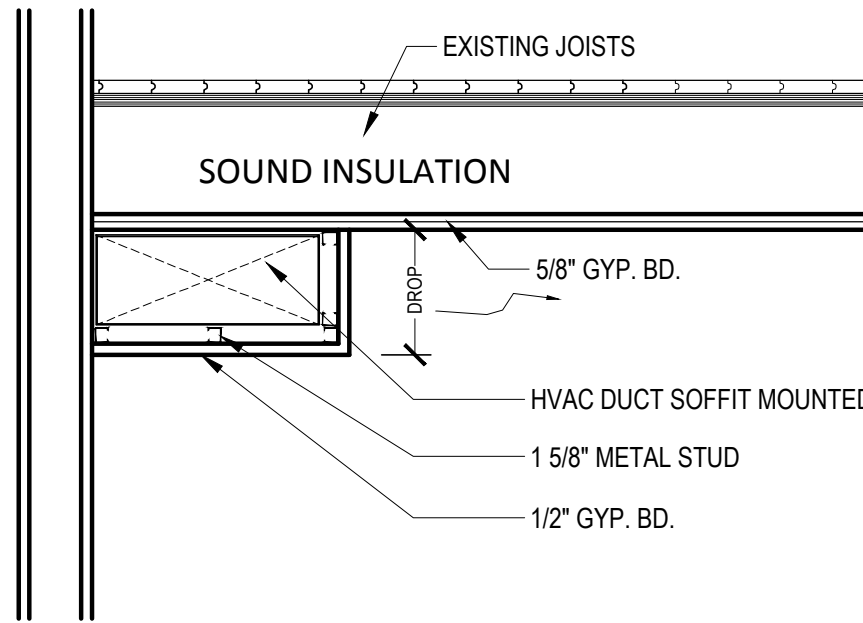
- SHOP DRAWINGS FOR FIRE ALARM SYSTEMS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO SYSTEM INSTALLATION, AND SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL OF THE FOLLOWING:
- A FLOOR PLAN THAT INDICATES THE USE OF ALL ROOMS.
 - LOCATIONS OF ALARM-INITIATING DEVICES.
 - LOCATIONS OF ALARM NOTIFICATION APPLIANCES, INCLUDING CANDELA RATINGS FOR VISIBLE ALARM NOTIFICATION APPLIANCES.
 - DESIGN MINIMUM AUDIBILITY LEVEL FOR OCCUPANT NOTIFICATION.
 - LOCATION OF FIRE ALARM CONTROL UNIT, TRANSPONDERS AND NOTIFICATION POWER SUPPLIES.
 - ANNUNCIATORS.
 - POWER CONNECTION.
 - BATTERY CALCULATIONS.
 - CONDUCTOR TYPE AND SIZES.
 - VOLTAGE DROP CALCULATIONS.
 - MANUFACTURERS' DATA SHEETS INDICATING MODEL NUMBERS AND LISTING INFORMATION FOR EQUIPMENT, DEVICES AND MATERIALS.
 - DETAILS OF CEILING HEIGHT AND CONSTRUCTION.
 - THE INTERFACE OF FIRE SAFETY CONTROL FUNCTIONS .
 - CLASSIFICATION OF THE SUPERVISING STATION.

LOW VOLTAGE FIRE ALARM SYSTEM IN COMMON AREA	
	SMOKE DETECTOR
	ANNUNCIATOR PANEL
	FIRE ALARM CONTROL PANEL
	HORN WITH STROBE
	MANUAL PULL STATION
	TAMPER SWITCH
	FLOW SWITCH
	HEAT DETECTOR

NO.	DATE	ISSUE AND REVISION
2	03-22-2023	NEW BUILDING CODE PLUMBING UPDATED
1	06-08-2021	
PROJECT		
ALTERATION		
469 M.L.K. DRIVE JERSEY CITY, NJ		
ALAN FELD ARCHITECT		
HOLLAND PLAZA BUILDING 215 FOURTEENTH STREET JERSEY CITY, NJ 07310 (201) 963-5877 TEL (201) 656-1129 FAX		
NEW YORK NEW JERSEY		REG. ARCH LICENSE NO. 013255 REG. ARCH LICENSE NO. C-6880
DRAWING TITLE		
FLOOR PLANS FIRE ALARM RISER DIAGRAM NOTES AND LEGEND		
PROJECT NO. 16-2941	SCALE	AS NOTED
DRAWN BY TWH	DATE	02-29-16
SEAL	DRAWING NO.	
A-4		OF _



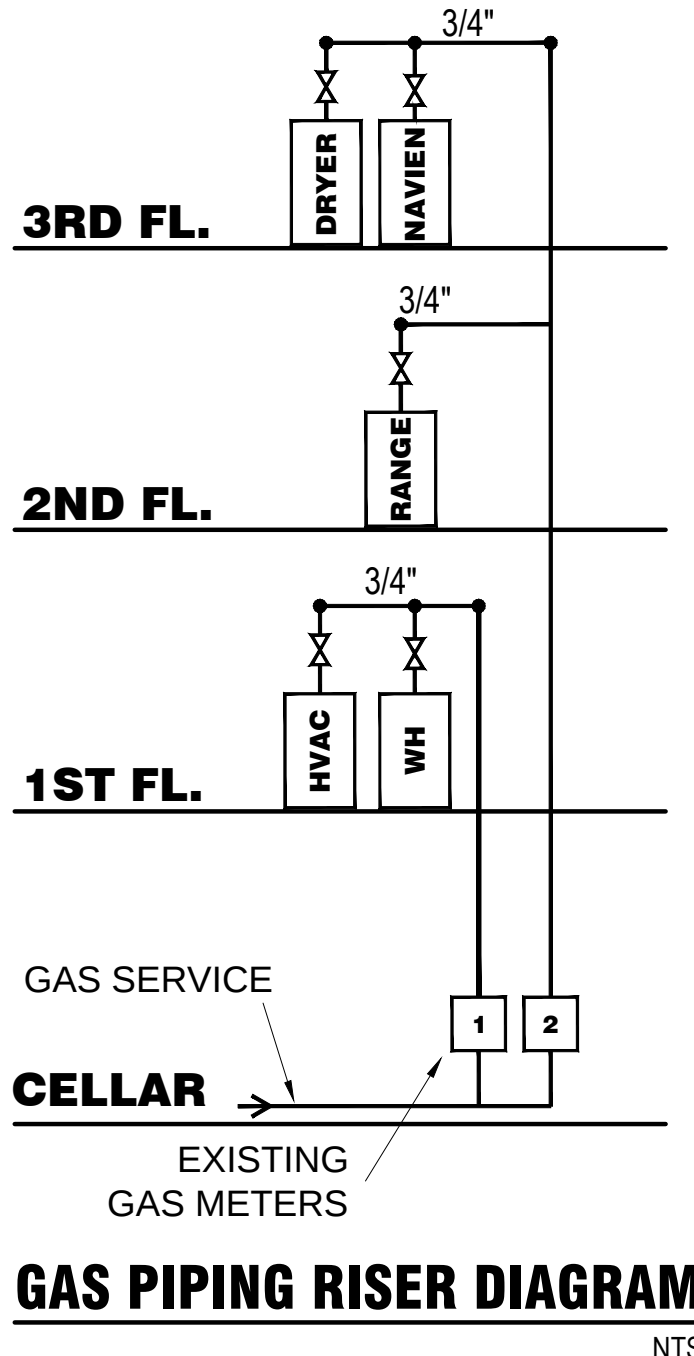
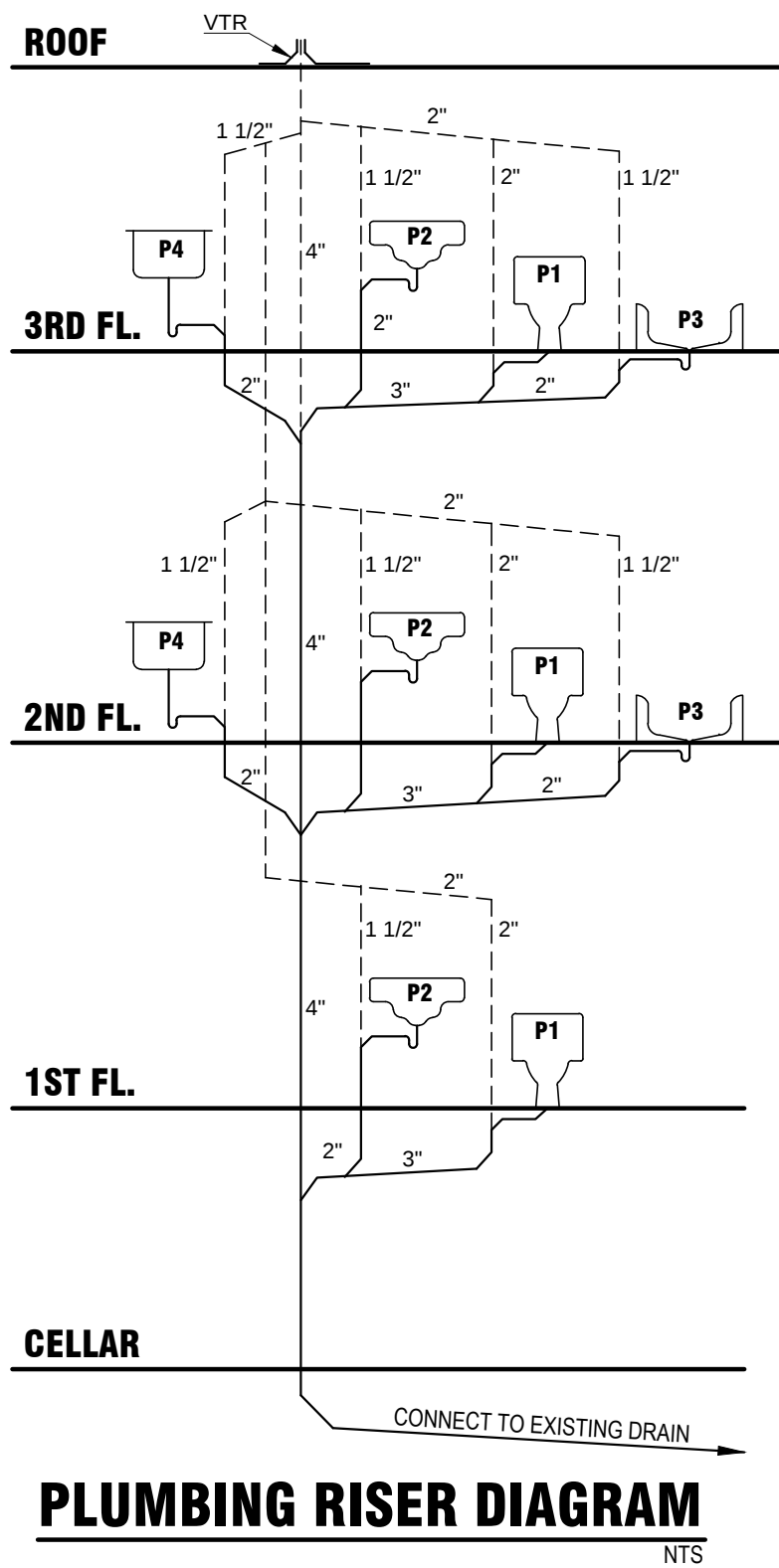
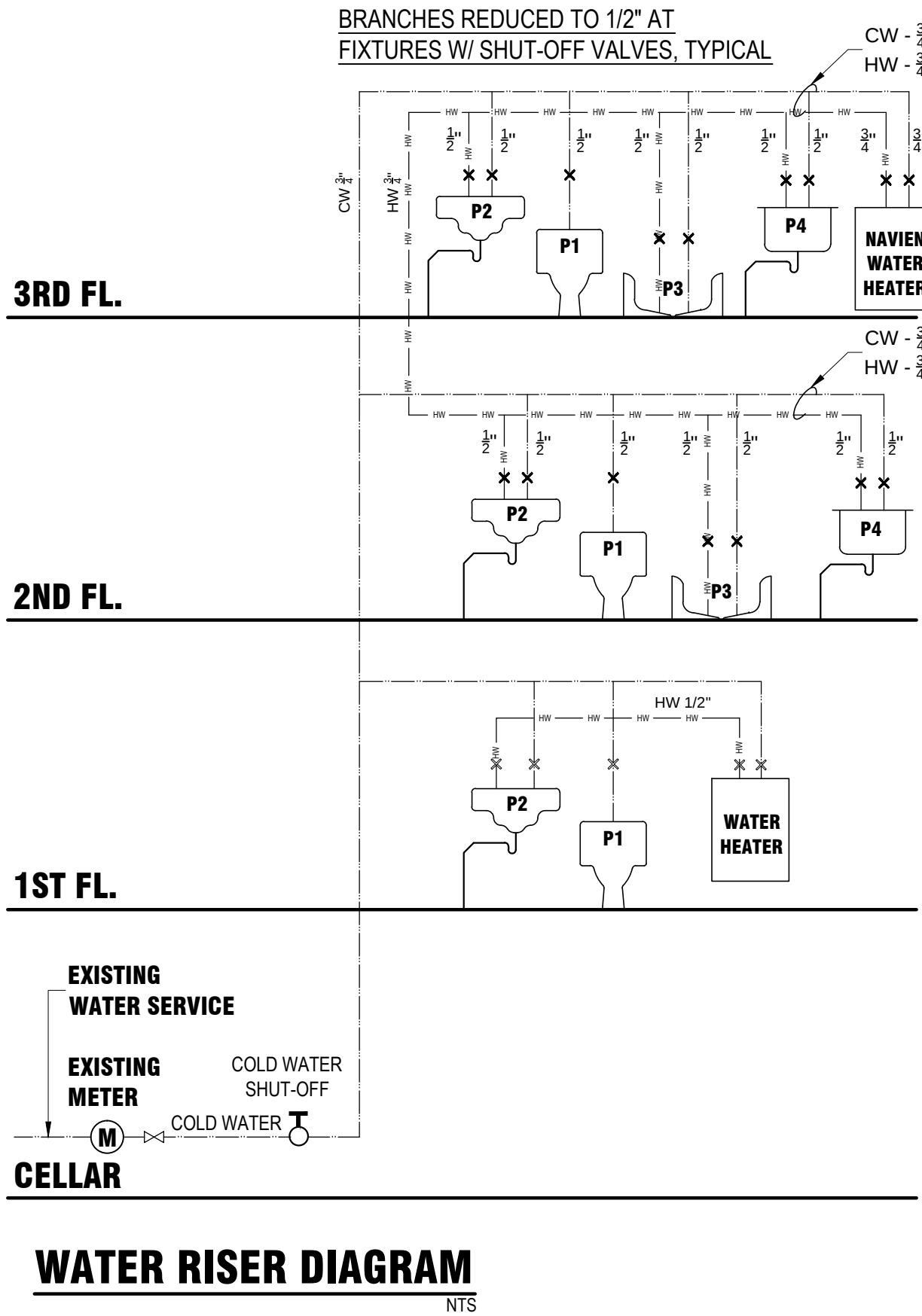
SECTION THRU' HVAC DUCT & CEILING DIFFUSER



SECTION THRU' HVAC DUCT IN SOFFIT
NOT TO SCALE

GENERAL HVAC SPECIFICATIONS

- ALL FEES LICENSES, PERMITS AND INSPECTIONS REQUIRED BY LOCAL AUTHORITY SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR AS PART OF THIS CONTRACT.
- MATERIALS EQUIPMENT, WORKMANSHIP AND ARRANGEMENT OF WORK INSTALLED BY THE CONTRACTOR SHALL CONFORM TO GOVERNING CODES, ORDINANCES AND REGULATIONS OF CITY, COUNTY AND STATE AND SHALL BE SUBJECT TO APPROVAL OF ARCHITECT AND OR ENGINEER.
- DUCTWORK SHALL BE INSTALLED AS SHOWN IN LAYOUT PLANS. DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEET STEEL OF GAUGES AND WITH CONNECTIONS AND BRACING IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE LATEST EDITION OF SMACNA.
- SPLITTER OR BALANCING DAMPERS WHERE SHOWN SHALL BE OF SUFFICIENT GAUGE TO PREVENT BUCKLING OR VIBRATING, AND SHALL BE OPERATED BY A QUADRANT DAMPER ADJUSTER WITH LOOKING FEATURES WHICH WILL HOLD DAMPER SECURELY IN POSITION AT DESIRED SETTING.
- DUCT CONNECTIONS TO EQUIPMENT SHALL BE MADE THROUGH AIRTIGHT CANVAS OR OTHER APPROVED FLEXIBLE CONNECTIONS.
- SHEET METAL DUCTS SHALL BE INSULATED WITH MINIMUM 1-1/2 INCH THICK FIBERGLASS FACED DUCT WRAP BY OWENS CORNING, OR APPROVED EQUAL, HAVING AN R VALUE OF 3.8 AND FACTORY APPLIED FOIL FACING AND ONE 2 INCH FLANGE INSULATION SHALL BE INSTALLED ACCORDING TO MFR.'S RECOMMENDATIONS. INSULATION AND VAPOR BARRIER SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND SMOKE DEVELOPMENT RATING OF 50.
- REGISTERS, DIFFUSERS AND GRILLES SHALL BE PROVIDED IN SIZES AND LOCATIONS AS SHOWN ON DRAWINGS. CEILING AND WALL MOUNTED REGISTERS, DIFFUSERS AND GRILLES SHALL BE EQUIPPED WITH GASKETS BEHIND FACE FLANGES, WHICH SHALL MAKE A AIRTIGHT SEAL BETWEEN OUTLET AND FACE OF WALL OR CEILING. OUTLETS SHALL BE INSTALLED PLUMB, LEVEL AND PARALLEL TO BUILDING, WALLS OR FLOORS. SUPPLY DIFFUSERS SHALL BE TITUS-PAS, OR APPROVED EQUAL. ALUMINUM CONSTRUCTION WITH 1/2 X 1/2 X 1/2 INCH GRID AND OPPOSED BLADE BALANCING DAMPER FINISH TO BE WHITE.
- PROVIDE CERTIFIED TEST AND BALANCE OF HVAC SYSTEM (AND EXHAUST SYSTEM WHERE APPLICABLE) NO LATER THAN THIRTY (30) DAYS AFTER SYSTEM IS INSTALLED TO ARCHITECT FOR APPROVAL BY LANDLORD.
- THE USE OF FLEXIBLE DUCTS AT DIFFUSERS IS REQUIRED. FLEXIBLE DUCTS SHALL NOT EXCEED 5' IN LENGTH AND MAY BE USED AS THE FINAL CONNECTION ONLY.
- MAXIMUM CONTROL SYSTEM WIRING VOLTAGE SHALL BE TWENTY FOUR (24) VOLTS AND ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LANDLORD CRITERIA.
- UNLESS SPECIFICALLY NOTED IN THE ARCHITECTURAL OR MECH. DRAWINGS, ALL DUCTWORK SHALL BE INSTALLED AS HIGH AS POSSIBLE WITH IN THE PREMISES. ALL DUCTWORK EQUIPMENT AND OTHER ACCESSORIES IN PUBLIC OR SALES AREAS SHALL BE CONCEALED.
- PRIOR TO OPENING THE PREMISES FOR BUSINESS, TENANT SHALL PROVIDE LL. WITH WRITTEN VERIFICATION FROM AN AUTHORIZED REPRESENTATIVE OF TENANT'S H.V.A.C. EQUIPMENT IS INSTALLED AND OPERATING IN ACCORDANCE WITH MFR.'S RECOMMENDATIONS.
- ALL H.V.A.C. EQUIPMENT AND DUCTS SHALL BE PROVIDED WITH VIBRATION ISOLATORS, SOUND TRAPS, DUCT LINING, ACOUSTICAL, HOUSINGS, ACOUSTICAL LOUVERS ETC.



PLUMBING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	MINIMUM CONNECTION PIPE SIZES			
		COLD	HOT	DRAIN	VENT
P-1	WC	1/2"	-	3"	2"
P-2	LAV	1/2"	1/2"	2"	1 1/2"
P-3	BATH/SHOWER	1/2"	1/2"	2"	1 1/2"
P-4	KITCHEN SINK	1/2"	1/2"	2"	1 1/2"
P-5	FLOOR DRAIN	-	-	2"	1 1/2"

NOTES:

- ALL FIXTURES ARE BY AMERICAN STANDARD @ UNLESS NOTED OTHERWISE.
- OWNER TO SELECT FROM STOCK COLORS.

MATERIALS:

- ALL UNDERGROUND SANITARY & VENT PIPING SHALL BE SERVICE WEIGHT CAST IRON.
- ALL ABOVE GROUND SANITARY WASTE & VENT PIPING SHALL BE TYPE DWV PVC.
- ALL BELOW GROUND DOMESTIC WATER LINES SHALL BE DUCTILE IRON PER LOCAL BUILDING DEPARTMENT STANDARDS.
- ALL ABOVE GROUND DOMESTIC WATER LINES SHALL BE TYPE L HARD COPPER.
- ALL HOT WATER LINES SHALL BE INSULATED WITH 1 1/2" FIBERGLASS WITH ALL PURPOSE JACKET.
- ENTIRE INSTALLATION SHALL CONFORM TO THE NATIONAL PLUMBING CODE, LATEST EDITION.

PLUMBING NOTES

- DO NOT SCALE FROM THESE DRAWINGS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL STANDARD PLUMBING CODE.
- OBTAIN AND PAY FOR ALL PERMITS, CERTIFICATES, ETC. REQUIRED.
- VERIFY FIELD CONDITIONS AND LOCAL CODES BEFORE SUBMITTING BID.
- DELIVER CERTIFICATE OF FINAL INSPECTION TO OWNER BEFORE APPLYING FOR FINAL PAYMENT.
- PITCH HORIZONTAL SANITARY AND WASTE DRAINAGE PIPING 3" DIAMETER AND LESS 1/4" PER FOOT MINIMUM, OVER 3" DIAMETER PITCH 1/8" PER FOOT MINIMUM.
- SPACING BETWEEN CLEAN OUTS SHALL NOT EXCEED 50'-0".
- SOIL, WASTE AND VENT PIPING SHALL BE SCHEDULE 40 PVC.
- NEW FIXTURES TO BE RECONNECTED TO EXISTING COLD WATER, HOT WATER SANITARY AND VENT LINES FROM WHICH EXISTING FIXTURES WERE REMOVED IF REQUIRED.
- WATER PIPING SHALL BE HARD TEMPER TYPE "L" COPPER TUBE.
- H.W. AND C.W. PIPING SHALL BE INSULATED WITH 1/2" ARMALEX WHETHER EXPOSED OR CONCEALED.
- DO NOT MAKE ANY CHANGES OR SUBSTITUTIONS WITHOUT SPECIFIC WRITTEN APPROVAL FROM THE ARCHITECT OR ENGINEER.
- GARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE.

2	03-22-2023	NEW BUILDING CODE
1	06-08-2021	PLUMBING UPDATED
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DRAWING TITLE		
HVAC PLANS HVAC SPECIFICATIONS HVAC SECTIONS RISER DIAGRAMS PLUMBING NOTES		
PROJECT NO.	16-2941	SCALE AS NOTED
DRAWN BY	TWH	DATE 02-29-16
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		OF _

**A-6 (FIRE STOPPING SYSTEM ON SHARED DRIVE)
(32ND SET - STANDARD SHEET)**