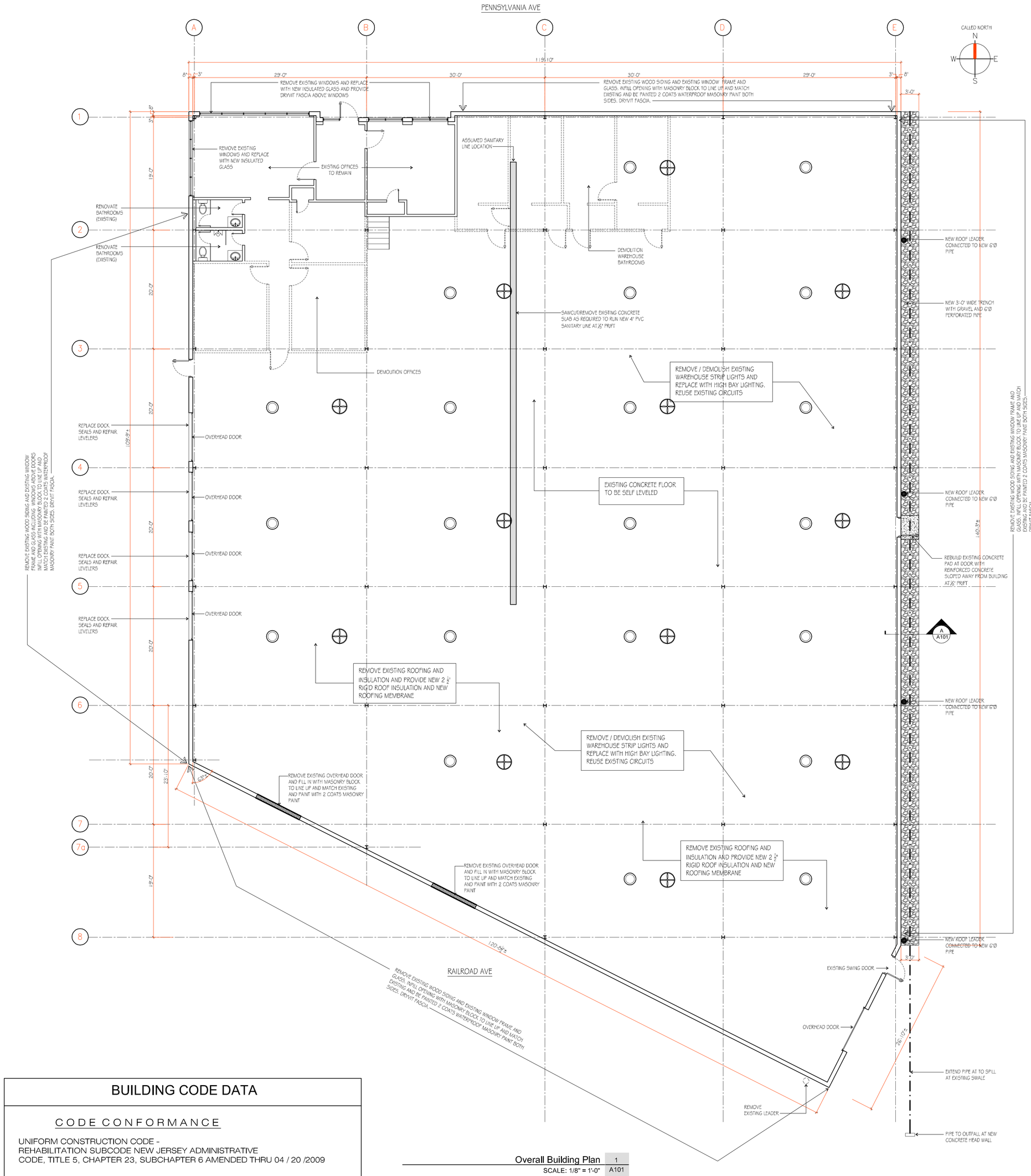


Overall Building Plan 1
SCALE: 1/8" = 1'-0" A101

BUILDING CODE DATA

CODE CONFORMANCE

UNIFORM CONSTRUCTION CODE -
REHABILITATION SUBCODE NEW JERSEY ADMINISTRATIVE
CODE, TITLE 5, CHAPTER 23, SUBCHAPTER 6 AMENDED THRU 04 / 20 /2009

USE GROUP

'S-1' - Moderate Storage

BUILDING TYPE

IIB combustible, unprotected
Fully Sprinklered

NO CHANGE TO EXISTING EGRESS

General Notes

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE UNIFORM CONSTRUCTION CODE AND WITH ANY OTHER CODES, REGULATIONS, ORDINANCES, UTILITY COMPANIES AND AND GOVERNMENTAL AGENCIES HAVING JURISDICTION.
2. ALL REQUIRED WORK IS INCLUDED AS PART OF THE CONTRACTORS WORK. THE EXTENT OF DEMOLITION WORK IS GENERALLY SHOWN ON THE DRAWINGS. DEMOLITION INCLUDES THE WRECKING OF STRUCTURES OR PORTIONS OF STRUCTURES, AND THE REMOVAL AND DISPOSAL OF ALL DEMOLISHED MATERIALS. CONTRACTOR'S WORK SHALL INCLUDE THE REMOVAL OF EXISTING PIPES, CONDUIT, DUCTS AND OTHER MECHANICAL AND ELECTRICAL ITEMS.

   CONDUCT OPERATIONS TO PREVENT DAMAGE, BY FALLING DEBRIS OR OTHER CAUSE, TO BUILDING, AND OTHER FACILITIES, AS WELL AS PERSONS. TRANSPORT ALL MATERIALS FROM DEMOLISHED STRUCTURES AND DISPOSE OF OFF THE SITE.
3. ALL DIMENSIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS BY FIELD MEASURING. THE ARCHITECT SHALL BE NOTIFIED OF ANY ERRORS OR OMISSIONS BEFORE WORK IS STARTED.
4. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VISIT THE JOB PRIOR TO SUBMITTING HIS BID TO BECOME FAMILIAR WITH EXISTING CONDITIONS. CONTRACTOR SHALL MAKE NOTE OF THE QUALITY, COLOR AND PHYSICAL CHARACTERISTICS OF THE EXISTING MATERIALS THAT ARE CALLED FOR ON THESE DRAWINGS TO BE MATCHED BY THE NEW CONSTRUCTION.
5. INSTALLATION OF ALL NEW WORK AND EQUIPMENT SHALL INCLUDE REPAIR OF CONTIGUOUS FINISHES.
6. THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. WORK NOT COVERED IN THE CONTRACT DOCUMENTS WILL NOT BE REQUIRED UNLESS IT IS CONSISTENT THEREWITH AND IS REASONABLY INFERABLE THEREFROM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, FITTING OR PATCHING THAT MAY BE REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY.
8. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS. AT THE COMPLETION OF THE WORK HE SHALL REMOVE ALL HIS WASTE MATERIALS AND RUBBISH FROM AND ABOUT THE PROJECT, AS WELL AS HIS TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS.
9. PROTECTION OF PERSONS AND PROPERTY:

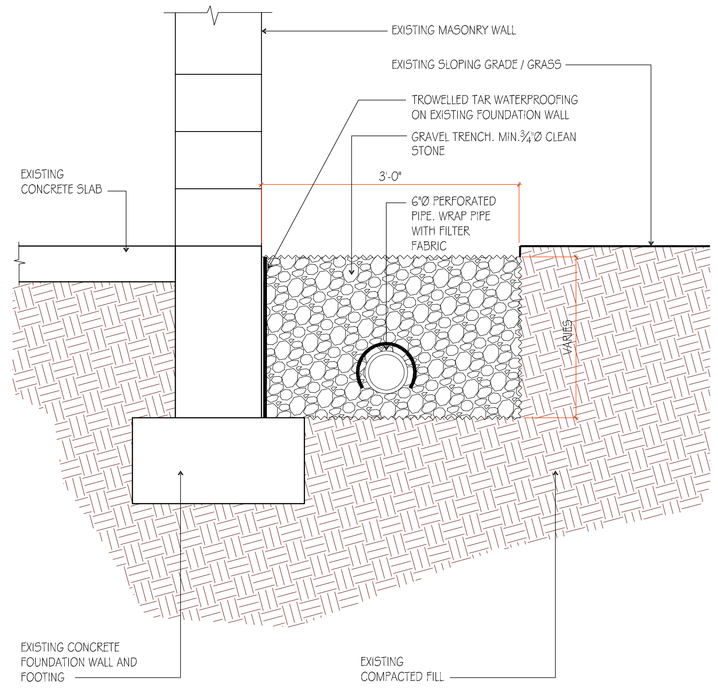
   BARRICADES AND PROTECTION: CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PROTECTION OF PUBLIC AND ADJACENT PROPERTY WHICH MAY BE AFFECTED BY HIS WORK. HE SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATIONS. THE CONTRACTOR SHALL INCLUDE IN HIS BASE BID ALL COSTS FOR ANY REQUIRED SAFETY BARRIERS AND BARRICADES AND OTHER REQUISITES FOR THE COMPLETION OF THE WORK. COMPLY WITH STANDARDS AND CODE REQUIREMENTS FOR ERECTION OF BARRICADES. PAINT APPROPRIATE WARNING SIGNS TO INFORM PERSONNEL AND THE PUBLIC OF THE HAZARD BEING PROTECTED AGAINST.

   SECURITY ENCLOSURE AND LOCKUP: INSTALL TEMPORARY ENCLOSURE OF PARTIALLY COMPLETED AREAS OF CONSTRUCTION. PROVIDE LOCKING ENTRANCES TO PREVENT UNAUTHORIZED ENTRANCE, VANDALISM AND THEFT. WHERE MATERIALS AND EQUIPMENT MUST BE STORED, PROVIDE A SECURE LOCKUP.

   ENVIRONMENTAL PROTECTION: OPERATE TEMPORARY FACILITIES AND CONDUCT CONSTRUCTION BY METHODS THAT COMPLY WITH ENVIRONMENTAL REGULATIONS, AND MINIMIZE THE POSSIBILITY THAT AIR, WATERWAYS AND SUBSOIL MIGHT BE CONTAMINATED OR POLLUTED.
10. OCCUPATIONAL SAFETY AND HEALTH ACT REQUIREMENTS: GENERAL CONTRACTOR, SUBCONTRACTORS AND SUPPLIERS OF MATERIALS SHALL COMPLY FULLY WITH THE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT WITH REGARD TO ALL WORK PERFORMED AND/OR MATERIALS SUPPLIED AND SHALL ESTABLISH SAFE AND HEALTHFUL WORKING CONDITIONS FOR EMPLOYEES IN THE CONNECTION WITH SUCH WORK ACCORDING TO ALL OCCUPATIONAL SAFETY AND HEALTH STANDARDS APPLICABLE THERETO WHICH ARE PROMULGATED AND ISSUED BY THE SECRETARY OF LABOR DURING THE TIME OF PERFORMANCE OF SUCH WORK, AND SHALL INDEMNIFY AND HOLD THE OWNER AND ARCHITECT HARMLESS OF AND FROM ANY AND ALL PENALTIES, FINES OR EXPENSES WHICH MAY INCUR BY REASON OF THE VIOLATION BY CONTRACTOR, SUBCONTRACTOR OR SUPPLIER OF ANY OF THE TERMS AND PROVISIONS OF SAID ACT OR SAID STANDARDS.

Floor Plan Legend & Key

- INDICATES EXISTING PARTITIONS TO BE REMOVED/DEMOLISHED. PATCH & REPAIR ALL EXISTING TO REMAIN FINISHES AS AFFECTED BY DEMOLISHED PARTITION INCLUDING WALLS, FLOOR, CEILING
- INDICATES EXISTING DOOR AND FRAME TO BE REMOVED/DEMOLISHED
- INDICATES EXISTING PARTITION TO REMAIN
- INDICATES EXISTING DOOR TO REMAIN.
- INDICATES NEW HIGH BAY LIGHTING
- INDICATES NEW AIR CIRCULATING FAN (TYPICAL)
- INFILL / REPAIR EXISTING CONCRETE SLAB (3500 psi @ 28 DAYS MIN) AT REMOVED SLAB AS REQUIRED FOR PLUMBING TRENCHING. EXTENT SHOWN ON DRAWING IS APPROXIMATE. FINAL EXTENT SHALL BE FIELD VERIFIED AS REQUIRED TO TIE INTO NEAREST EXISTING UNDERSLAB UTILITIES. PREPARE NEW CONCRETE INFILL SMOOTH AND LEVEL AS RECOMMENDED BY FLOOR MANUFACTURER'S INSTALLATION GUIDELINES.



Section thru Gravel Trench A
SCALE: 1" = 1'-0" A101

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CONSULTANTS

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING TITLE: OVERALL BUILDING PLAN AND SECTION

PROJECT TITLE: RENOVATION TO EXISTING OFFICE / WAREHOUSE
700 PENNSYLVANIA AVENUE
LYNDHURST, NJ

DRAWING NO.
A101

SCALE:	AS NOTED
DRAWN BY:	JEF/D D
CHECKED BY:	AAP
DATE:	08/26/10
SHEET NO.:	1 OF 1
COMM. NO.:	09-009

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