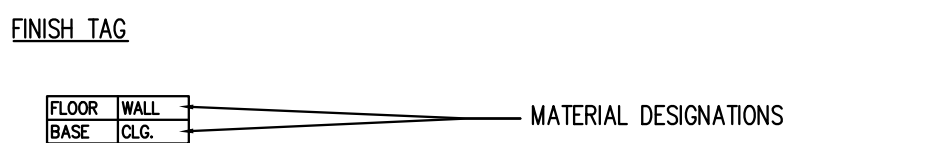
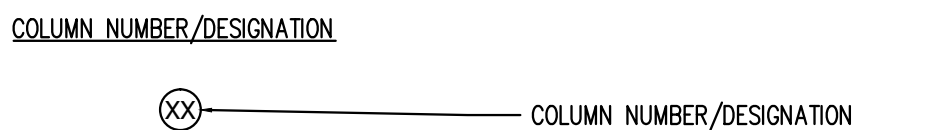
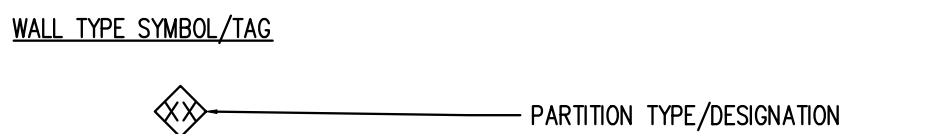
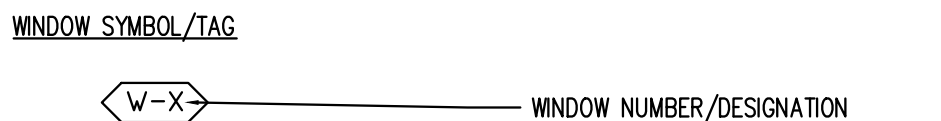
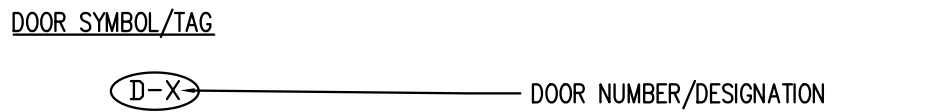
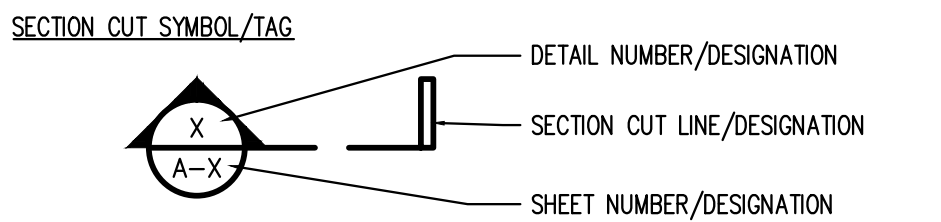
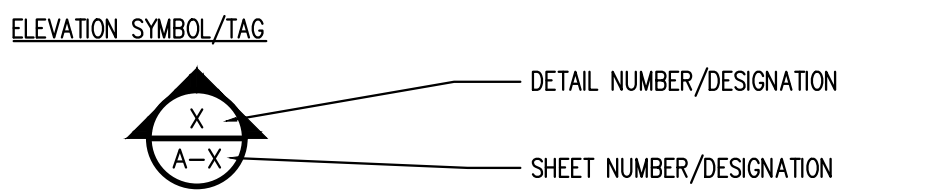
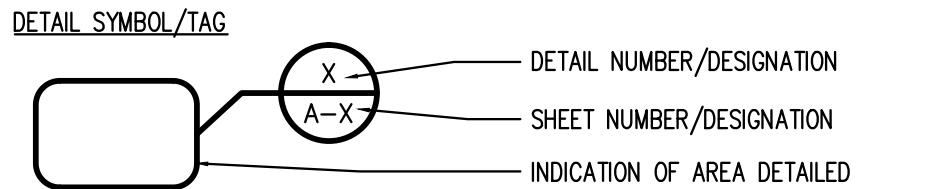
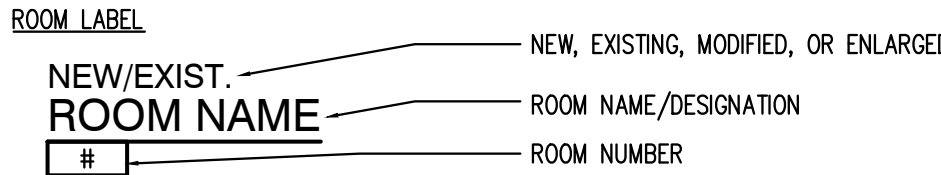
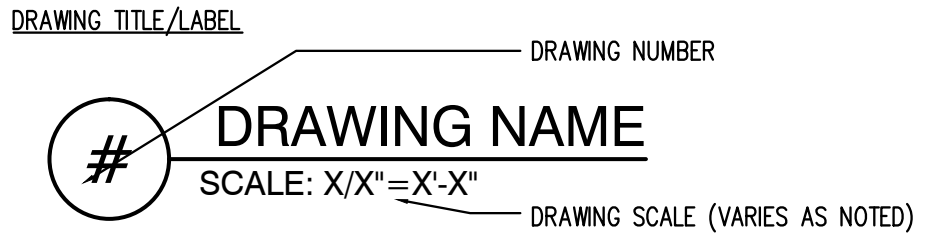


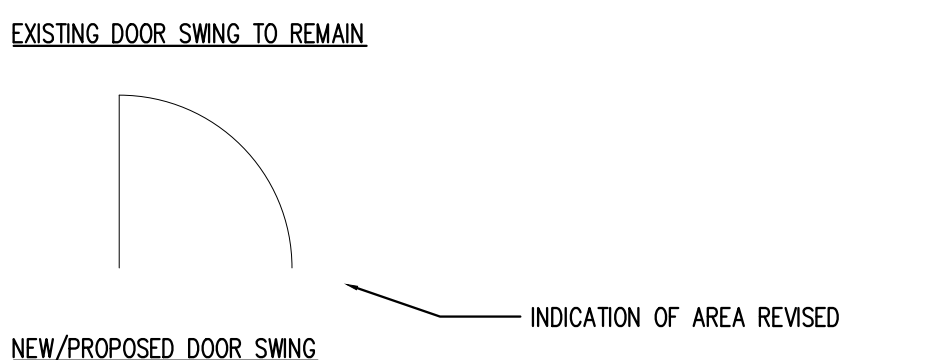
PROPOSED ALTERATION
215 WASHINGTON ROAD
SAYREVILLE, NEW JERSEY

GENERAL DRAWING SYMBOLS

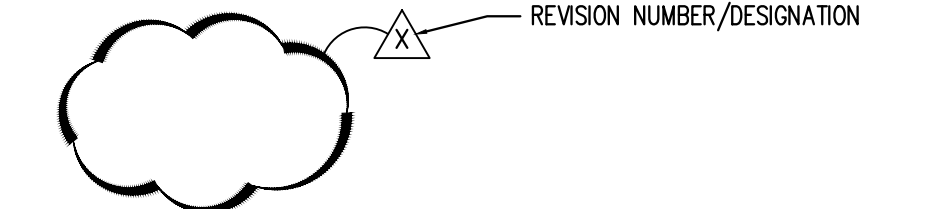
* ALL THE ITEMS INDICATED IN THE LEGEND MAY NOT BE INCLUDED IN THIS PROJECT *



EXISTING DOOR SWING TO BE REMOVED



REVISION CLOUD



LEGENDS

ELECTRICAL LEGEND

NOTE: UPGRADE PANELS AS REQUIRED.

TYPE	
	= INCANDESCENT LIGHT FIXTURE
	= LED RECESSED LIGHT FIXTURE
	= WATER PROOF GFI RECESSED LIGHT FIXTURE WITH FIXED LENS
	= DUPLEX OUTLET
	= GROUND FAULT INTERRUPT OUTLET
	= GROUND FAULT CIRCUIT INTERRUPTER OUTLET (WEATHER-RESISTANT)
	= SINGLE POLE SWITCH
	= THREE WAY SWITCH
	= FOUR WAY SWITCH
	= SMOKE DETECTOR
	= CARBON MONOXIDE DETECTOR
	= EXHAUST FAN (VENTED TO EXTERIOR)
	= CEILING FAN WITH LIGHT
	= OVERHEAD DOOR OPERATOR

* ALL THE ITEMS INDICATED IN THE LEGEND MAY NOT BE INCLUDED IN THIS PROJECT *

NOTE: ALL RECEPTACLES SHALL BE TAMPER-RESISTANT ELECTRICAL RECEPTACLES PER ART. 406.11 IN NEC 2017.

NOTE: INCLUDE "ARC-FAULT" CIRCUIT BREAKERS PER ART. 210.12 IN NEC 2017.

PARTITION LEGEND

	= EXISTING TO REMAIN
	= EXISTING TO BE REMOVED
	= NEW PARTITION

LEGEND:

TYPE	
	= NEW EXIT SIGN W/ EMERGENCY LIGHTS
	= NEW EMERGENCY LIGHTS
	= NEW HORN/STROBE
	= NEW DUPLEX OUTLET
	= NEW FIRE EXTINGUISHER

REFLECTED CEILING PLAN LEGEND:

TYPE	
	= NEW 2'x4' LIGHT FIXTURE (DROP IN)
	= NEW 2'x4' LIGHT FIXTURE (SURFACE MOUNT)
	= NEW CEILING GRID
	= EXISTING SPRINKLER HEAD TO REMAIN
	= CEILING FAN WITH LIGHT
	= TRACK LIGHT WITH 50w HALOGEN FLOOD

GENERAL NOTES

NOTES

GENERAL

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE FOLLOWING CODES, WHICHEVER IS APPLICABLE.

REFERENCE CODES:

*INTERNATIONAL BUILDING CODE 2018 NJ EDITION
*NATIONAL ELECTRICAL CODE 2017
*NATIONAL STANDARD PLUMBING CODE 2018
*ASHRAE 90.1-2016(COMMERCIAL)
*INTERNATIONAL MECHANICAL CODE 2017
*INTERNATIONAL FUEL GAS CODE 2018
*INTERNATIONAL FIRE CODE 2018 NJ EDITION
*THE REHABILITATION SUBCODE (NJAC 5:23-6)
*BARRIER FREE SUBCODE - NJAC 5:23 - 7
*ANSI A117.1 - 2017

- ALL WORK SHALL BE COMPLETED AS INDICATED ON DRAWINGS AND SPECIFICATIONS AND PER ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES.
- WORK INCLUDES FURNISHING ALL MATERIAL, EQUIPMENT, TOOLS, LABOR, AND SERVICES NECESSARY FOR COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CHECK ALL MEASUREMENTS ON JOB AND SHALL BE RESPONSIBLE FOR SAME.
- ALL WALLS SHALL BE ADEQUATELY BRACED UNTIL THE WALLS AND OR ROOF ARE COMPLETELY INSTALLED AND ARE MADE STRUCTURALLY SOUND.
- THE CONTRACTOR SHALL COMPLY WITH ALL UTILITY CO. REQUIREMENTS FOR ALL REQUIRED SERVICES.
- DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION OF DIMENSIONS FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT PROMPTLY OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- ARCHITECT NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, COORDINATION, AND SCHEDULING OF GENERAL CONTRACTORS AND SUBCONTRACTORS AND ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- THE CONSTRUCTION DOCUMENTS SHALL BE VALID FOR A PERIOD OF (1) YEAR (BASED ON THE COMPLETION DATE OF THE INITIAL WORKING DRAWINGS). EXPRED CONSTRUCTION DOCUMENTS SHALL BE REVIEWED BY THE ARCHITECT FOR NECESSARY REVISIONS DUE TO UPDATED CODES, ORDINANCES, CONSTRUCTION TECHNIQUES, ETC.
- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- TENANT SHALL RECEIVE WRITTEN AUTHORIZATION FROM LANDLORD FOR PROPOSED ALTERATIONS.
- EXCAVATION
 - NOTIFY ALL UTILITY COMPANIES PRIOR TO EXCAVATION WORK.
 - KEEP ALL EXCAVATIONS FREE FROM WATER.
 - INSTALL ALL SOIL AND SEDIMENT CONTROL DEVICES AS INDICATED ON SITE DRAWINGS.
 - INSTALL CONTROLLED FILL UNDER FLOOR SLAB. COMPACTION TO BE TESTED BY SOILS ENGINEER.
- CARPENTRY
 - PROVIDE WOOD BLOCKING, NAILERS, ETC. AS REQUIRED.
 - ALL MILLWORK TO COMPLY WITH APPLICABLE STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE WOODWORK QUALITY STANDARDS.
 - ALL WOOD SILLS IN CONTACT WITH MASONRY SHALL BE WOLMANIZED (TREATED WOOD).

DOUBLE 11 1/8" FACE MNT. MIU4.75/11



EXISTING CONDITION
SCALE: N.T.S.

- ALL NAILING TO BE COMPLETED IN ACCORDANCE WITH CODE.

INSULATION

- PROVIDE AND INSTALL INSULATION AS INDICATED ON DRAWINGS. INSTALL AS PER MANUFACTURERS INSTRUCTIONS.

DOORS & FRAMES

- THE BOTTOM 12" OF ALL DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE OR KICK PLATE THE FULL WIDTH OF THE DOOR ON THE PUSH SIDE. CAVITIES CREATED BY KICK PLATES SHALL BE CAPPED.
- ALL DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- ALL DOORS, DOOR HARDWARE (INCLUDING LEVER HARDWARE) ETC. TO CONFORM TO BARRIER FREE REQUIREMENTS AS INDICATED IN THE N.J.A.C. CURRENT EDITION.
- INCLUDE LEVER HARDWARE AT BARRIER FREE LOCATIONS. INCLUDE PUSH BUTTON RELEASE LOCK AND DOOR CLOSER AT BATHROOM LOCATIONS).
- ALL THRESHOLDS AT DOORWAYS SHALL BE 1/2" HIGH MAXIMUM AND BEVELED AT 12 IF GREATER THAN 1/4" HIGH.

GYPSUM WALLBOARD

- ALL GYPSUM WALLBOARD TO BE 5/8" THICK, FIRE-RATED, TAPERED EDGE WALLBOARD AS MANUFACTURED BY U.S. GYPSUM CO. OR EQUAL.
- INSTALL AS PER MANUFACTURERS RECOMMENDATIONS. PROVIDE ALL NECESSARY BLOCKING AS REQUIRED.
- WALLS TO RECEIVE (3) COATS OF COMPOUND (TAPED AND SANDED).
- FIRE-RATED ASSEMBLIES INDICATED TO CONFORM TO UNDERWRITER LABORATORIES SPECIFICATIONS.

PANTING

- ALL PERIMETER WALLS & INTERIOR PARTITIONS SHALL BE PAINTED WITH TWO (2) COATS OF FLAT FINISH PAINT; (NEW CONSTRUCTION SHALL ALSO HAVE AN INITIAL PRIMER COAT). COLORS AND OTHER FINISHES WILL BE APPROVED BY OWNER.
- PAINTED TRIM AND HOLLOW METAL FRAMES SHALL RECEIVE TWO (2) FINISH COATS OF SEMI-GLOSS PAINT (NEW CONSTRUCTION SHALL ALSO HAVE AN INITIAL PRIMER COAT). COLORS AND OTHER FINISHES WILL BE APPROVED BY OWNER.

ELECTRIC

- INSTALL ALL ELECTRIC IN ACCORDANCE WITH THE LATEST ADDITIONS OF THE NATIONAL ELECTRICAL CODE, THE STATE OF NEW JERSEY UNIFORM CONSTRUCTION CODE AND AS PER ALL LOCAL CODES AND ORDINANCES AS APPLICABLE. ALL ELECTRICAL SHALL BE UL APPROVED AND LISTED FOR THE PURPOSE SERVED. CONFIRM ELECTRIC LIGHTING REQUIREMENTS WITH OWNER.
- INSTALL ALL WIRING AS PER CURRENT NEC. WIRING METHODS.
- NIGHT LIGHTING SHALL BE REQUIRED AT ALL BUILDING ENTRANCES AND EXITS. NIGHT LIGHTING SHALL BE-CONTROLLED BY TIME CLOCKS OR OTHER ENERGY SAVING DEVICES AND PROVIDE MINIMUM ILLUMINATION LEVELS OF FIVE (5) FOOT-CANDLES.
- ALL EMERGENCY LIGHTING AND ILLUMINATED EXIT SIGNS SHALL MEET ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODE REQUIREMENTS.
- THIS PLAN DOES NOT INCLUDE ANY ENGINEERING SERVICES OR SPECIFICATIONS AND SHALL NOT BE USED FOR CRUISING PURPOSES. ELECTRICAL INFORMATION INDICATED ON PLANS IS TO BE USED FOR GENERAL INFORMATION ONLY. SEE ELECTRICAL DESIGN BY OTHERS. (ELECTRIC LAYOUT IS SCHEMATIC-CONFIRM ALL ELECTRIC/LIGHTING WITH OWNER).
- PROVIDE ALARM/DETECTION SYSTEM CONNECTED TO CENTRAL MONITORING STATION AS DETERMINED BY LOCAL MUNICIPALITY.
- SEE SITE PLAN BY OTHERS FOR SITE LIGHTING REQUIREMENTS.

HEATING, VENTLATING AND AIR CONDITIONING

- CONTRACTOR SHALL SIZE, LOCATE AND PROVIDE UNITS, DIFFUSERS, DUCTS, PIPING, INSULATION AND ALL OTHER PARTS OF THE MECHANICAL SYSTEM NECESSARY TO COMPLY WITH CODES AND MANUFACTURERS REQUIREMENTS. THE HVAC SYSTEM SHALL CONFORM TO A.S.H.R.A.E. STANDARDS.
- SYSTEM DESIGN SHALL PROVIDE CONSTANT AIR TEMPERATURE LEVELS THROUGHOUT OCCUPIED AREAS REGARDLESS OF SEASON CHANGES.
- ALL CEILING DIFFUSERS SHALL BE STANDARD 2'x2' OR LINEAR IN SUFFICIENT QUANTITY TO PERMIT INLET VELOCITIES NOT TO EXCEED 600 FPM.
- RETURN AIR GRILLES SHALL BE IN SUFFICIENT QUANTITY TO PERMIT INLET VELOCITIES NOT TO EXCEED 500 FPM.
- ALL BRANCHES AND SUPPLY OUTLETS, CONNECTED TO THE MASTER TRUNK LINE, SHALL BE FURNISHED WITH VOLUME DAMPER CONTROLS TO PERMIT PROPER AIR BALANCING.
- ALL NECESSARY VIBRATION BASES, ISOLATION AND FLEXIBLE DUCT AND PIPING CONNECTIONS REQUIRED FOR MINIMUM TRANSMISSION OF VIBRATION SHALL BE FURNISHED.
- TURNING VANES SHALL BE PROVIDED IN ANY CHANGE OF DIRECTION OF MAIN DUCT.

FIRE-SAFETY

- PROVIDE A FIRE SAFETY SYSTEM THROUGHOUT THE SPACE, IN ACCORDANCE WITH THE MOST RECENT NATIONAL, STATE, AND LOCAL CODE REQUIREMENTS.
- PROVIDE DRAFT-STOPPING/ FIRE-BLOCKING AS REQUIRED IN ACCORDANCE WITH SECTION 718 OF THE CURRENT IBC.

PLUMBING

- THE DRAWINGS ARE DIAGRAMMATIC ONLY. THE RUN, ARRANGEMENT, POSITIONS, CONNECTIONS, ETC., OF PIPES, FITTINGS, DRAINS, VALVES, ETC., SHOWN ON THE DRAWINGS SHALL BE TAKEN AS A CLOSE APPROXIMATION AND WHILE THEY SHALL BE FOLLOWED AS CLOSELY AS POSSIBLE, THE RIGHT IS RESERVED TO CHANGE LOCATION, ETC., TO ACCOMMODATE ANY CONDITIONS WHICH MIGHT ARISE DURING THE PROGRESS OF THE WORK.
- RUNS OF ALL PIPES SHALL BE STRAIGHT AND DIRECT AS POSSIBLE, FORMING RIGHT ANGLES OR PARALLEL LINES WITH BUILDING WALLS AND OTHER PIPES, AND BE NEATLY AND EVENLY SPACED. OFFSETS WILL BE PERMITTED ONLY WHERE NECESSARY TO ALLOW THE PIPES TO FOLLOW WALLS. THE RESPONSIBILITY FOR ACCURATELY LAYING OUT THE WORK RESTS WITH THE PLUMBING SUBCONTRACTOR SHOULD IT BE FOUND THAT ANY OF THIS WORK IS SO LAID OUT THAT INTERFERENCE WILL OCCUR, HE SHALL REPORT IT TO THE ARCHITECT. PIPING SHALL BE CONCEALED IN WALLS OR CEILINGS, EXCEPT WHERE OTHERWISE INDICATED.

MAINTAIN UNIFORM PITCH ON ALL SOIL, WASTE, AND VENT LINES. NO PIPE OR OTHER APPARATUS SHALL BE INSTALLED IN SUCH A WAY AS TO INTERFERE IN ANY WAY WITH THE REMOVAL OF OTHER EQUIPMENT OR DEVICES, NOT TO BLOCK ACCESS DOORS, DOOR SWINGS, WINDOWS, OR OTHER ACCESS OPENINGS.

PITCH WATER LINES DOWNWARD IN DIRECTION OF FLOW TO POINTS WHERE RELIEF, DRIP, AND DRAIN CONNECTIONS ARE PROVIDED.

- PROVIDE ALL PLUMBING FIXTURES AS INDICATED AND DESCRIBED, SET IN BEST WORKMANLIKE MANNER AND LEFT IN FIRST GLASS CONDITION UPON COMPLETION.

ALL ESCUTCHEONS SHALL BE OF SIMILAR DESIGN WITH SMOOTH PATTERN. ALL EXPOSED PARTS TO BE CHROMIUM PLATED, INCLUDING PARTS FURNISHED FOR FIXTURES BY OTHERS.

BEFORE INSTALLING FIXTURES, BLOW OUT WATER LINES TO REMOVE ANY FOREIGN MATTER. FIXTURES SHALL BE PROVIDED COMPLETE WITH TRAPS, FITTINGS, VENTS, ETC., AND IN ACCORDANCE WITH LOCAL PLUMBING CODES.

- CONTRACTOR SHALL INSTALL ALL GAS PIPING IN ACCORDANCE WITH THE NATIONAL GAS CODE, NF.P.A. MANUAL AND LOCAL GAS COMPANY REQUIREMENTS AND REGULATIONS.

SCOPE:
REMOVE ALL INTERIOR FINISHES, WALL/CEILING BOARD ETC. REFRAME AS INDICATED.PROVIDE FIRE BLOCKING AS REQUIRED AT EXPOSED FRAMING (AND NEW). INCLUDE MIN. (2) 2"x10" HEADERS AT ALL WINDOWS AND DOORS OPENING. INCLUDE NEW WINDOW AND EXTERIOR DOORS THROUGHOUT STRUCTURE (CONFIRM WIDNOW SIZE, ETC. WITH OWNER-EXCEPT AS NOTED OTHERWISE). INCLUDE R-13 INSULATION IN CRAWLSPACE AND BASEMENT CEILINGS, AND R-38 INSULATION IN EXTERIOR CEILING. INCLUDE 5/8" FIRE RATED GYPSUM BOARD THROUGHOUT: 5/8" PROVIDE REQUIRED SEPARATION BETWEEN UNITS.USES. INCORPORATE REQUIRED LIGHT FIXTURES, OUTLETS ETC. FOR 1-HOUR RATING. RETRIM WITH NEW DOORS ETC.

NOTE:
INCLUDE NEW FORCED AIR HVAC SYSTEM FOR EACH DWELLING. (LOCATE FIRST FLOOR SYSTEM IN BASEMENT AND SECOND/THIRD FLOOR SYSTEM IN UPPER ATTIC SPACE(S). OFFICE/ SALES AREA TO INCLUDE SPLIT-TYPE UNITS (A.C. &HEAT) SEE DESIGN BY OTHERS.

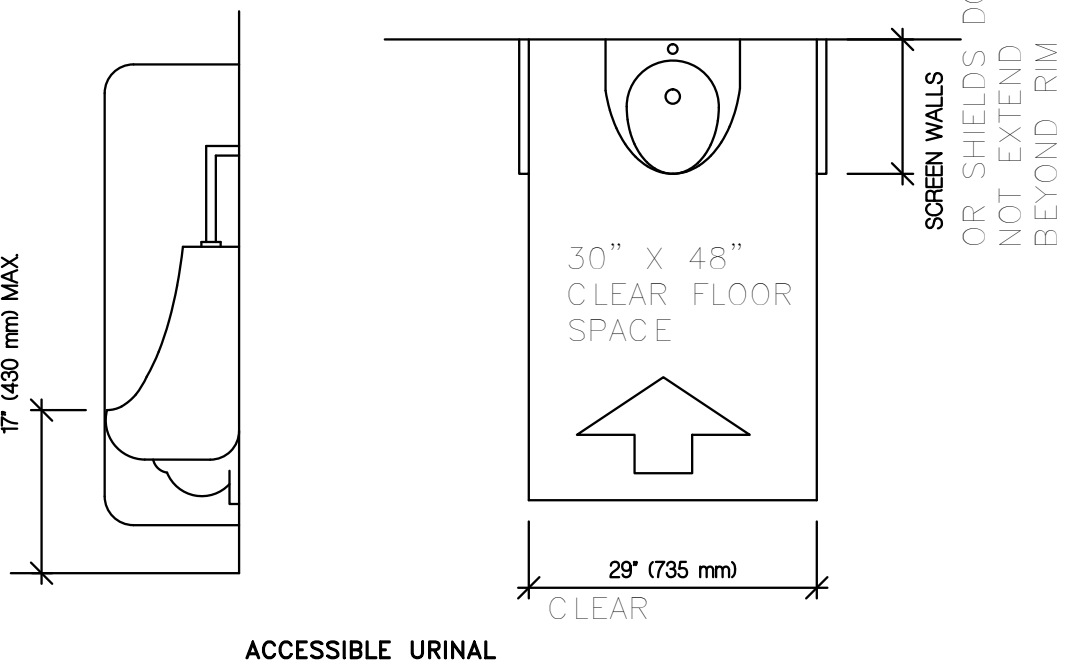
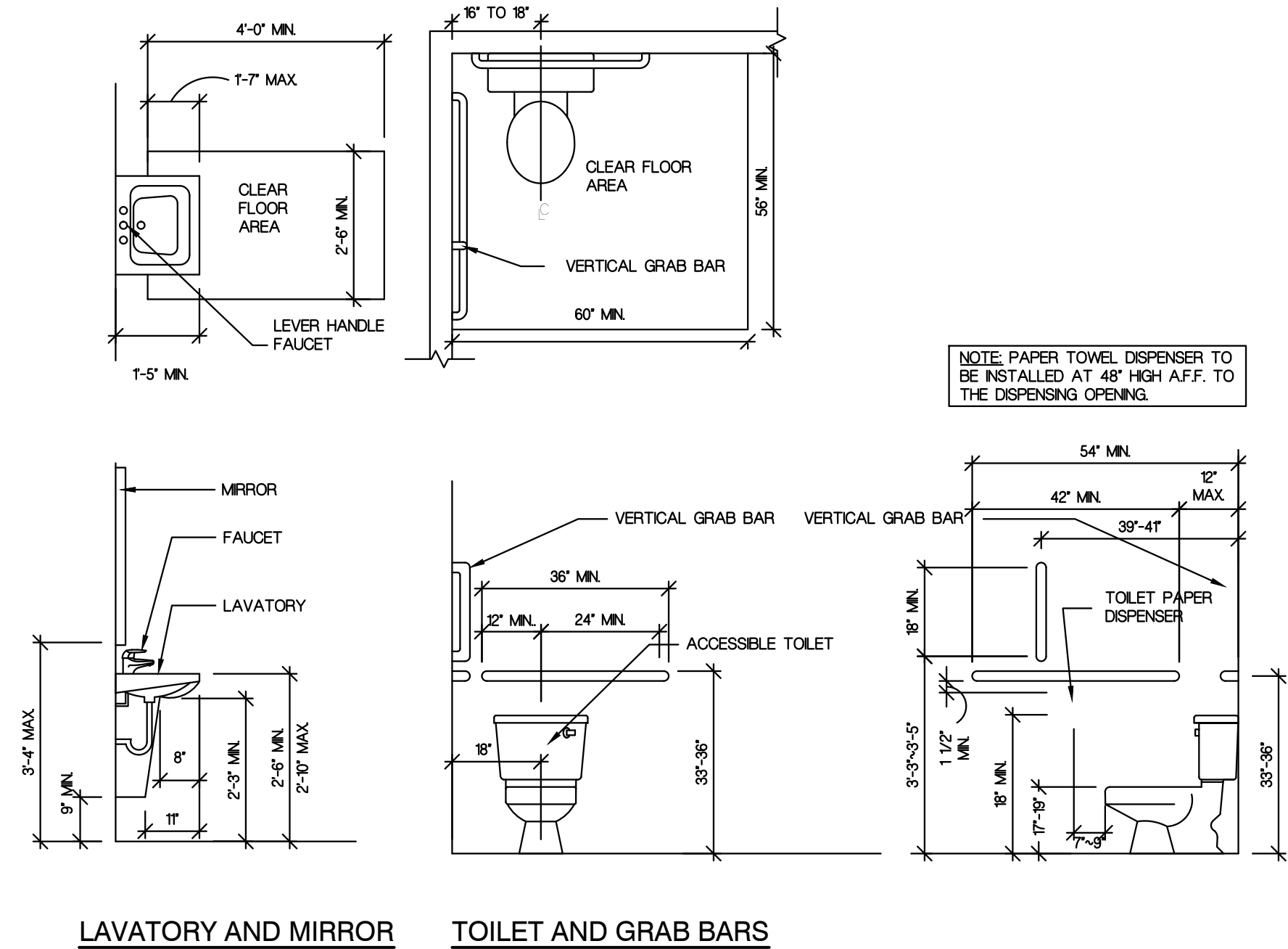
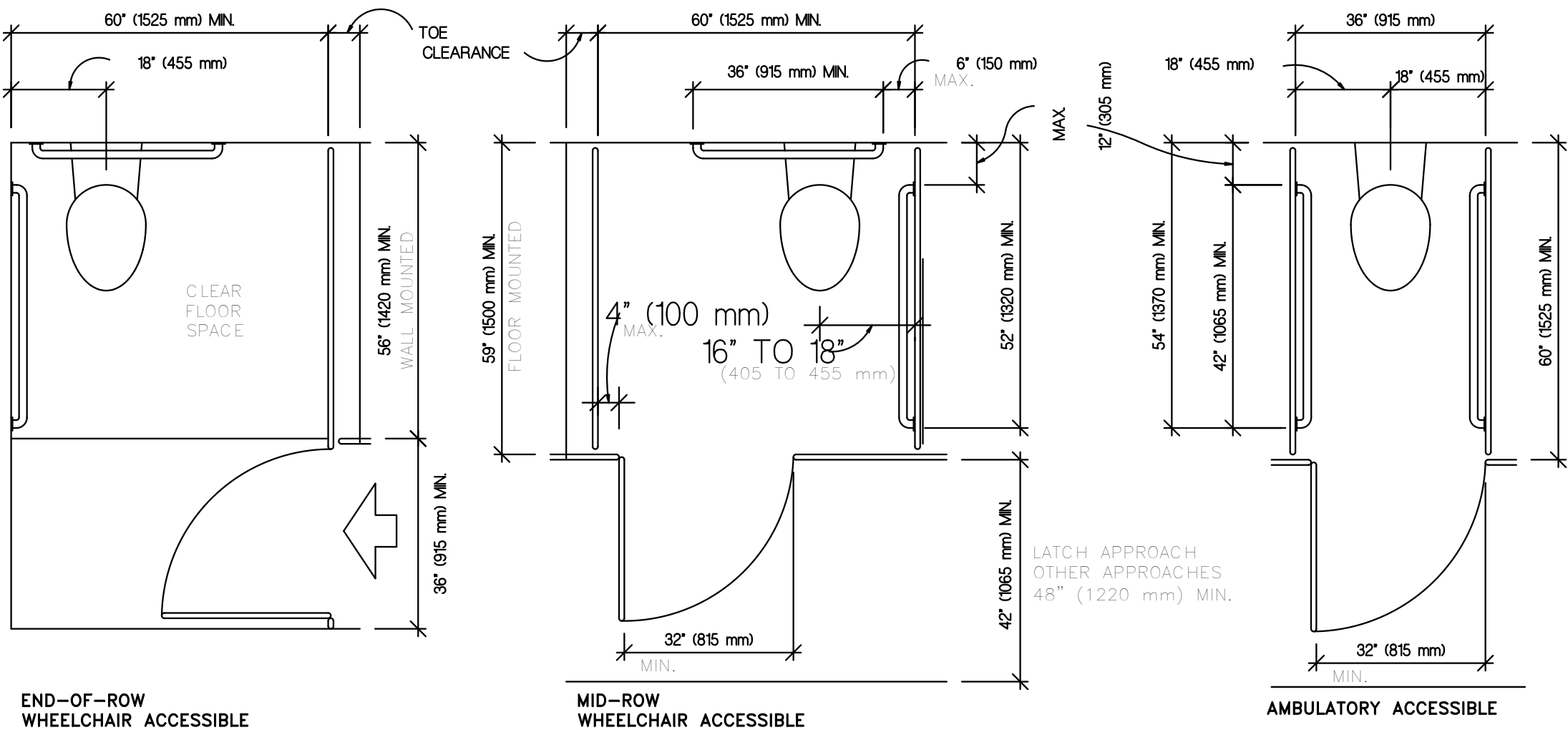
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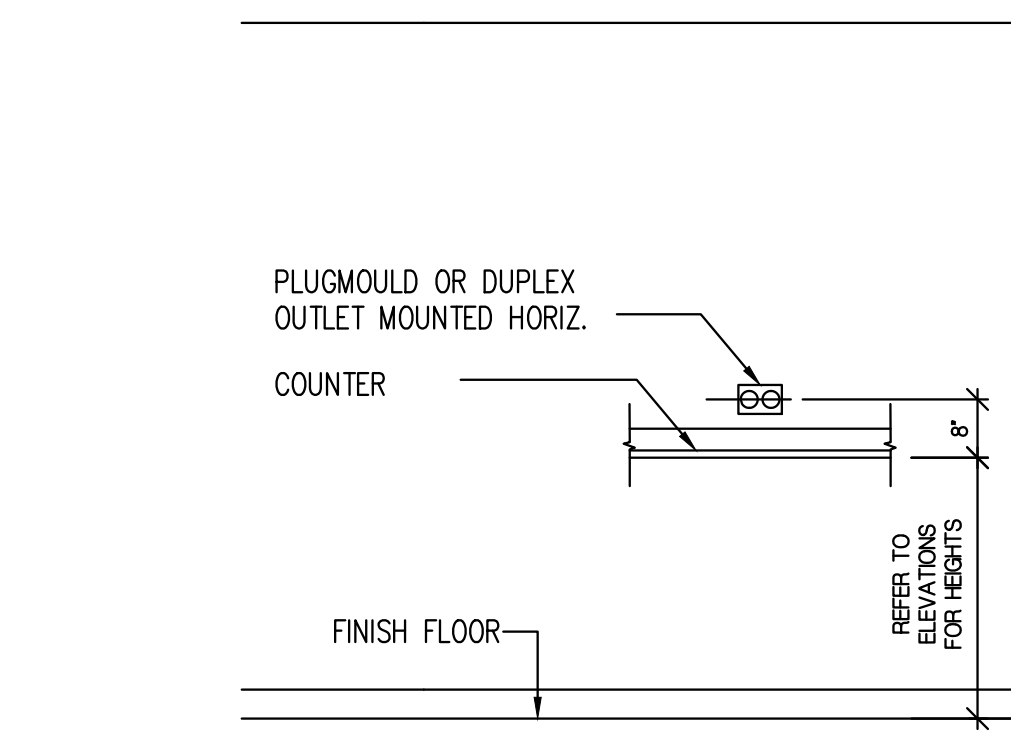
USE GROUP: R-5 / B, M (NO CHANGE IN USE)

DATE:	REVIEW	DESCRIPTION:
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02/15/22		REVISED PER CLIENT FEEDBACK NG
03/08/22		ISSUE FOR PERMIT NG

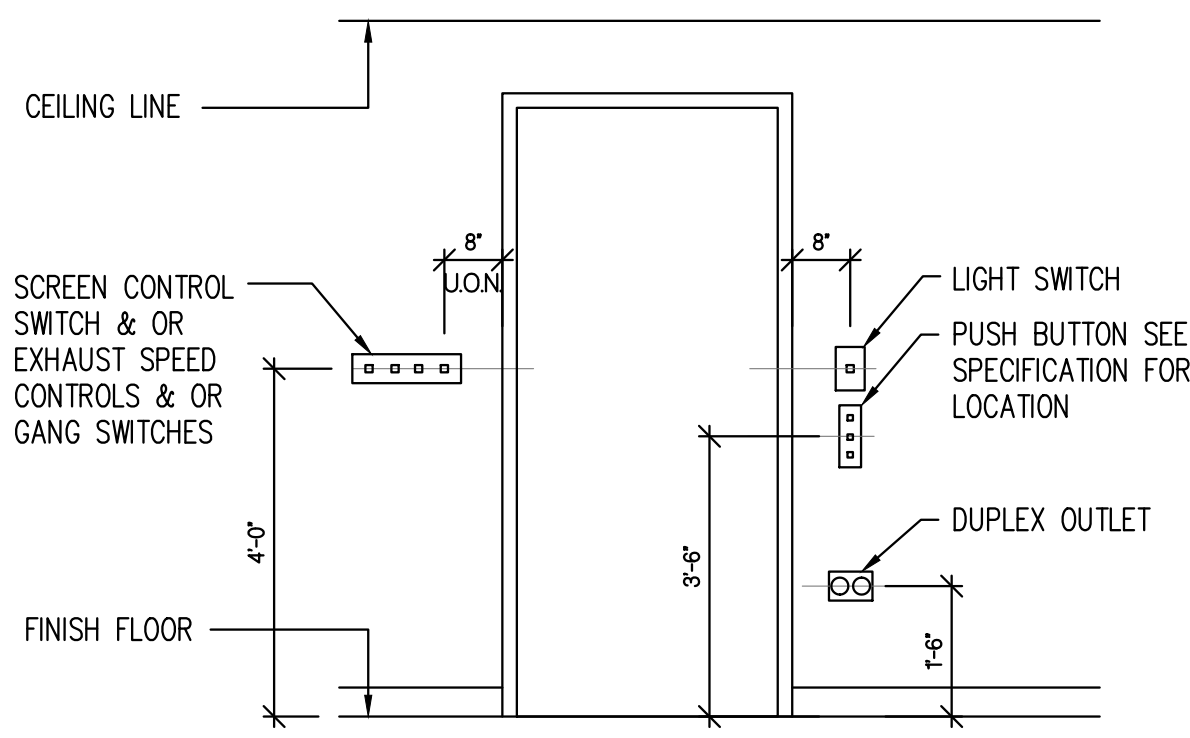
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2 MOUNTING HEIGHTS
SCALE: N.T.S.

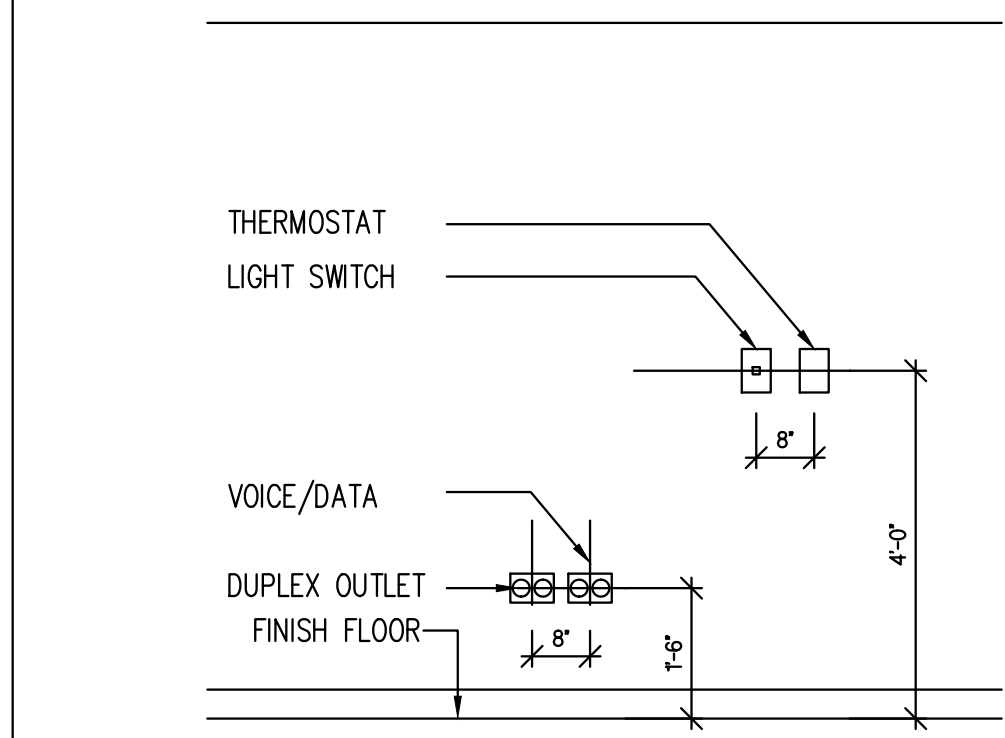


4 MOUNTING HEIGHTS
SCALE: N.T.S.



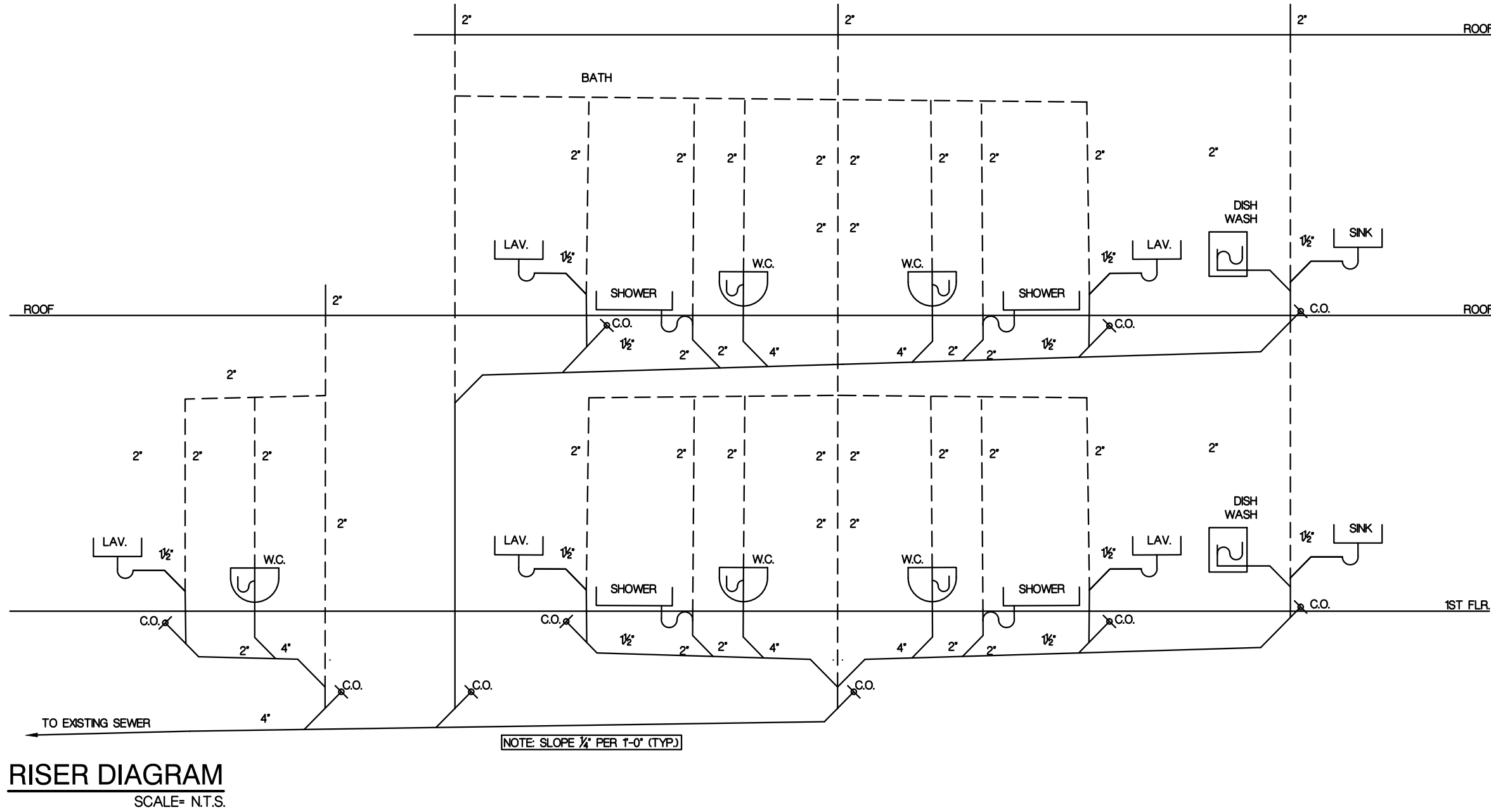
6 MOUNTING HEIGHTS
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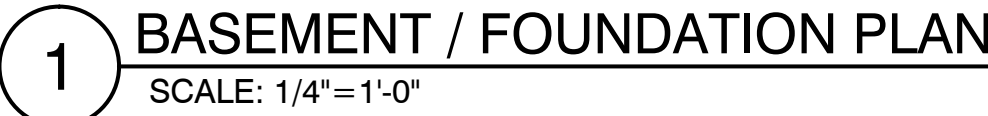
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SCALE: N.T.S.



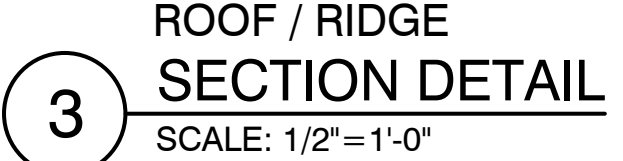
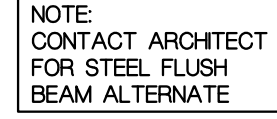
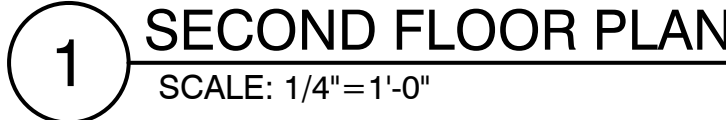
5 MOUNTING HEIGHTS
SCALE: N.T.S.

DATE:	REV.	DESCRIPTION:
02/07/22		ISSUE FOR CLIENT REVIEW NG
02/15/22		REVISED PER CLIENT FEEDBACK NG
03/08/22		ISSUE FOR PERMIT NG



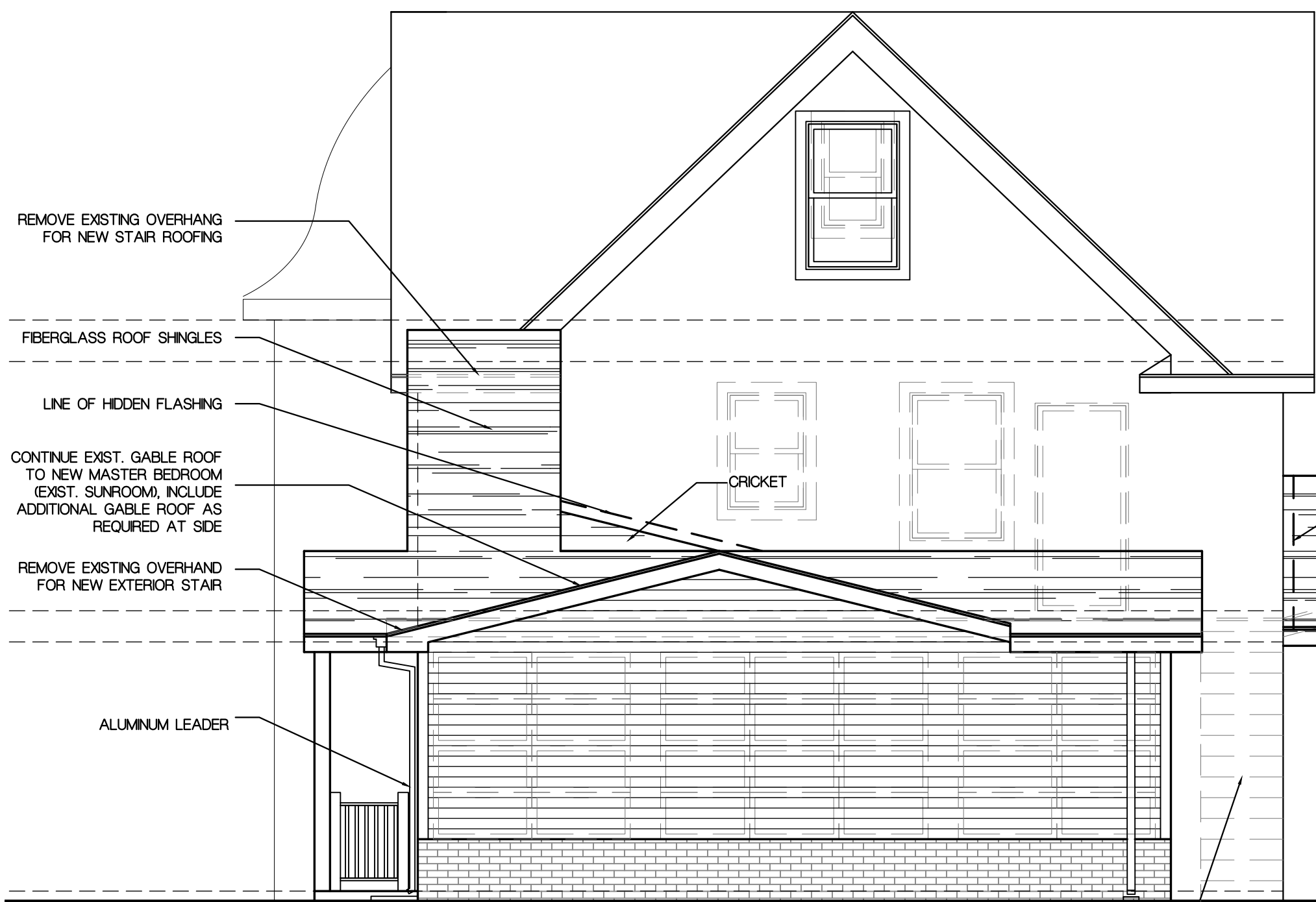
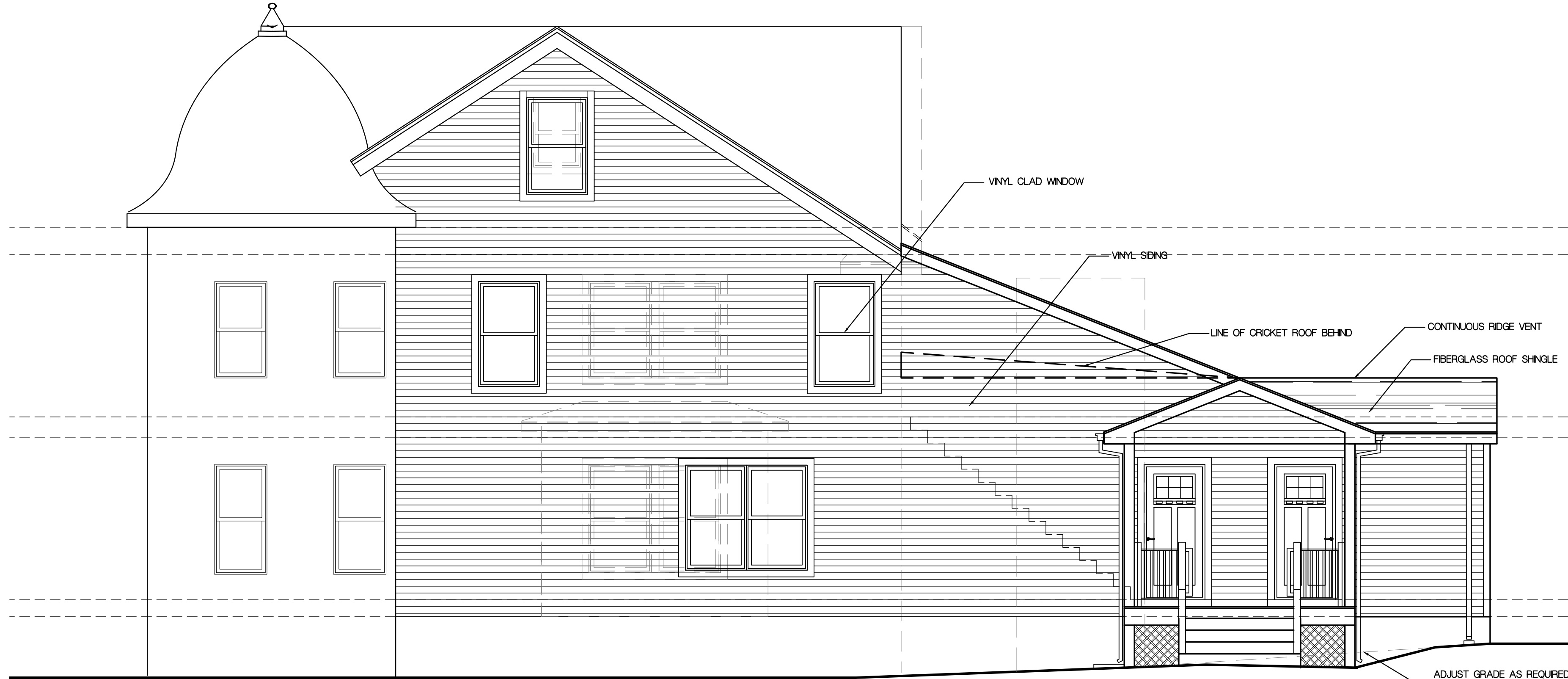








3 FRONT ELEVATION
SCALE: 1/4"=1'-0"



1 REAR ELEVATION
SCALE: 1/4"=1'-0"

REMOVE EXISTING
EXTERIOR STAIR

RAILING

NOTE:
CONFIRM GRADE IN FIELD

Kurt J. Ludwig, AIA
Architect

(732) 846-1141
Fax: (732) 846-1143
www.kjludwig.com
Kurt J. Ludwig, AIA, Incorporated
77 North Main Street
Milltown, NJ 08850


NY CERT. NO. #AI-11708
NY LIC. NO. 034741-1
REGISTERED ARCHITECT

PROJECT NAME AND ADDRESS:

PROPOSED ALTERATION
215 WASHINGTON ROAD

TOWNSHIP OF SAYREVILLE, NEW JERSEY

BUILDING DATA

CONSTRUCTION CLASSIFICATION: 5B

USE GROUP: R-5 / B, M (NO CHANGE IN USE)

DATE:	REV.	DESCRIPTION:	BY:
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02/15/22		REVISED PER CLIENT FEEDBACK	NG
03/08/22		ISSUE FOR PERMIT	NG

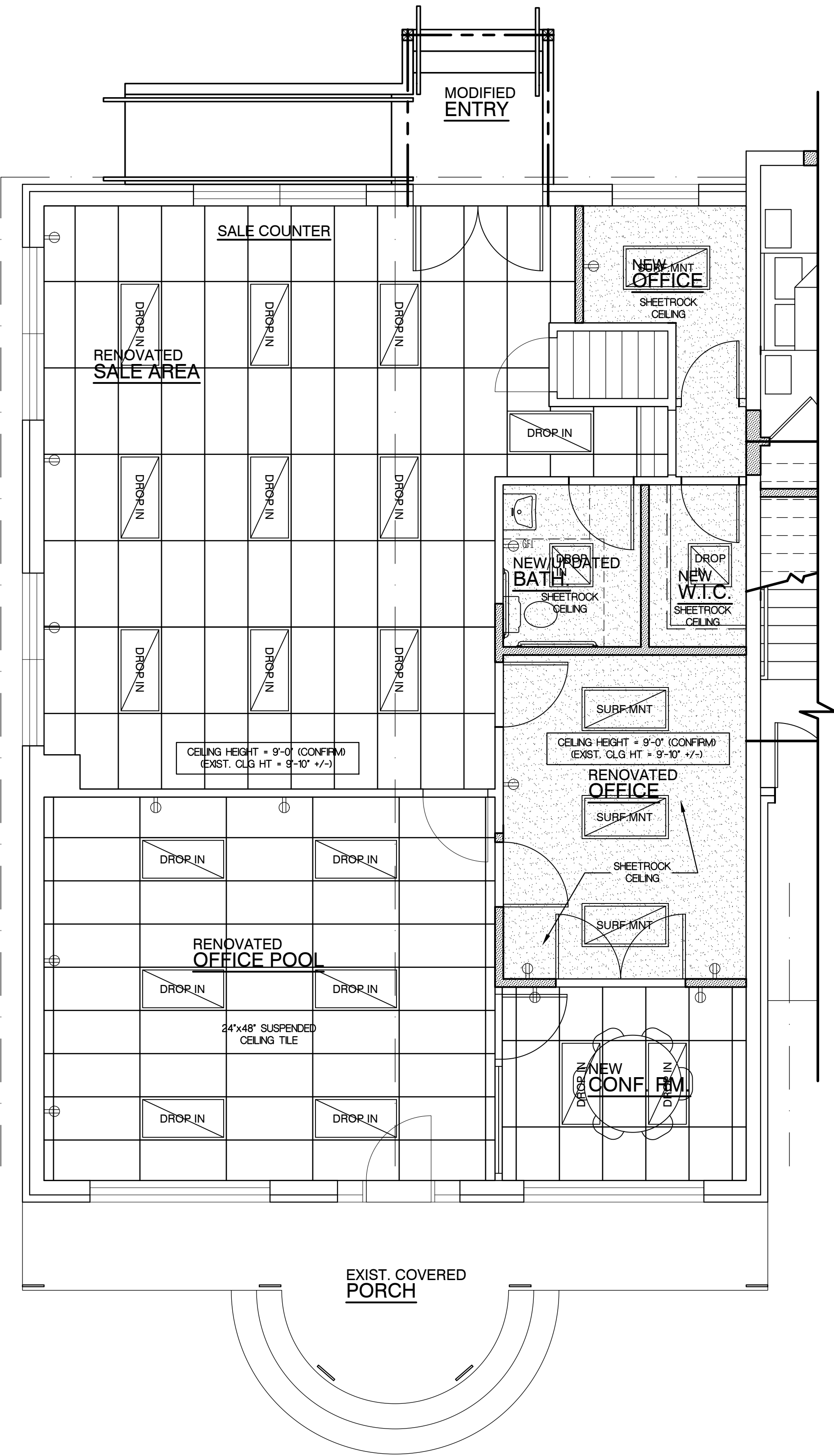
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ELEVATIONS

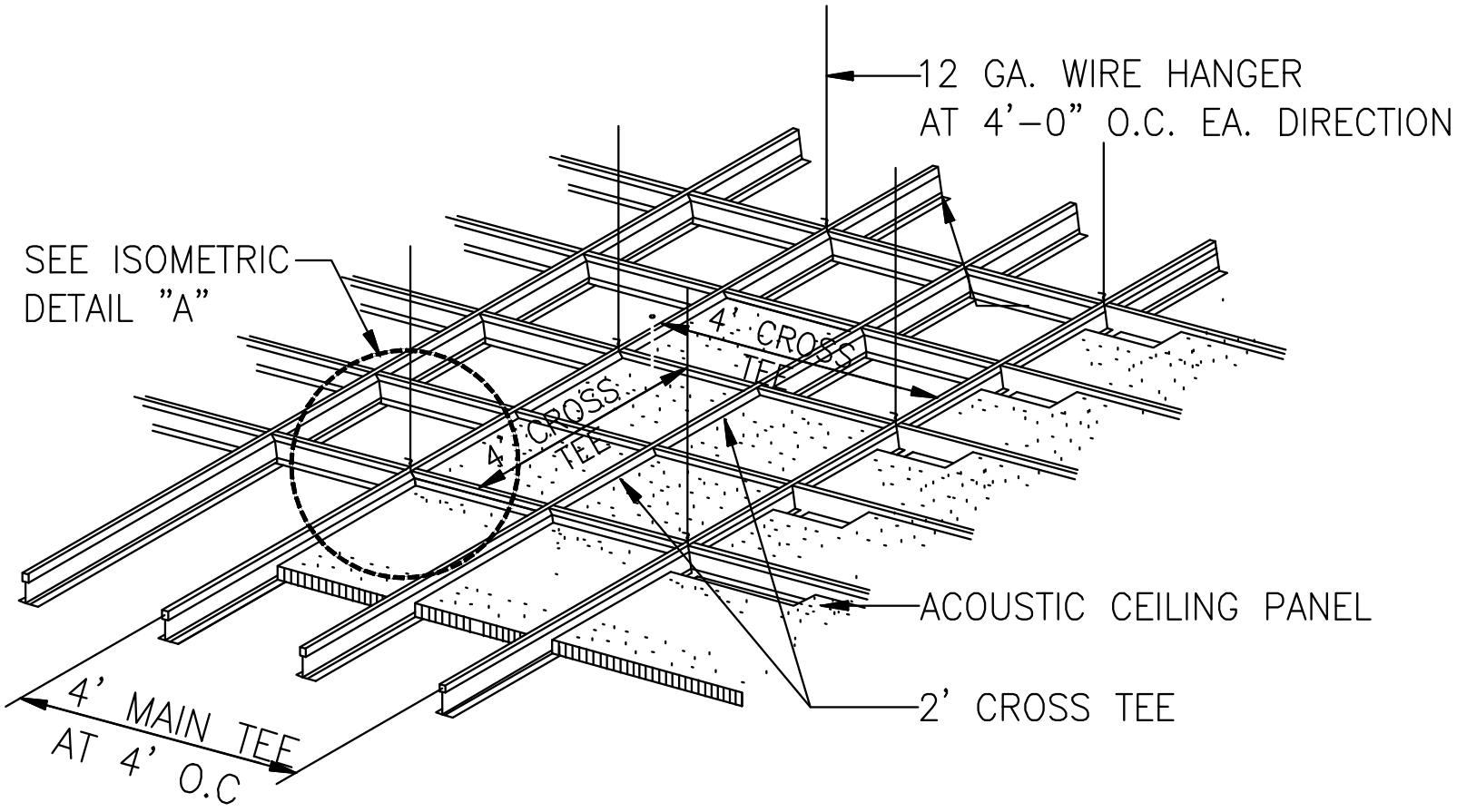
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A-7
7 OF 8

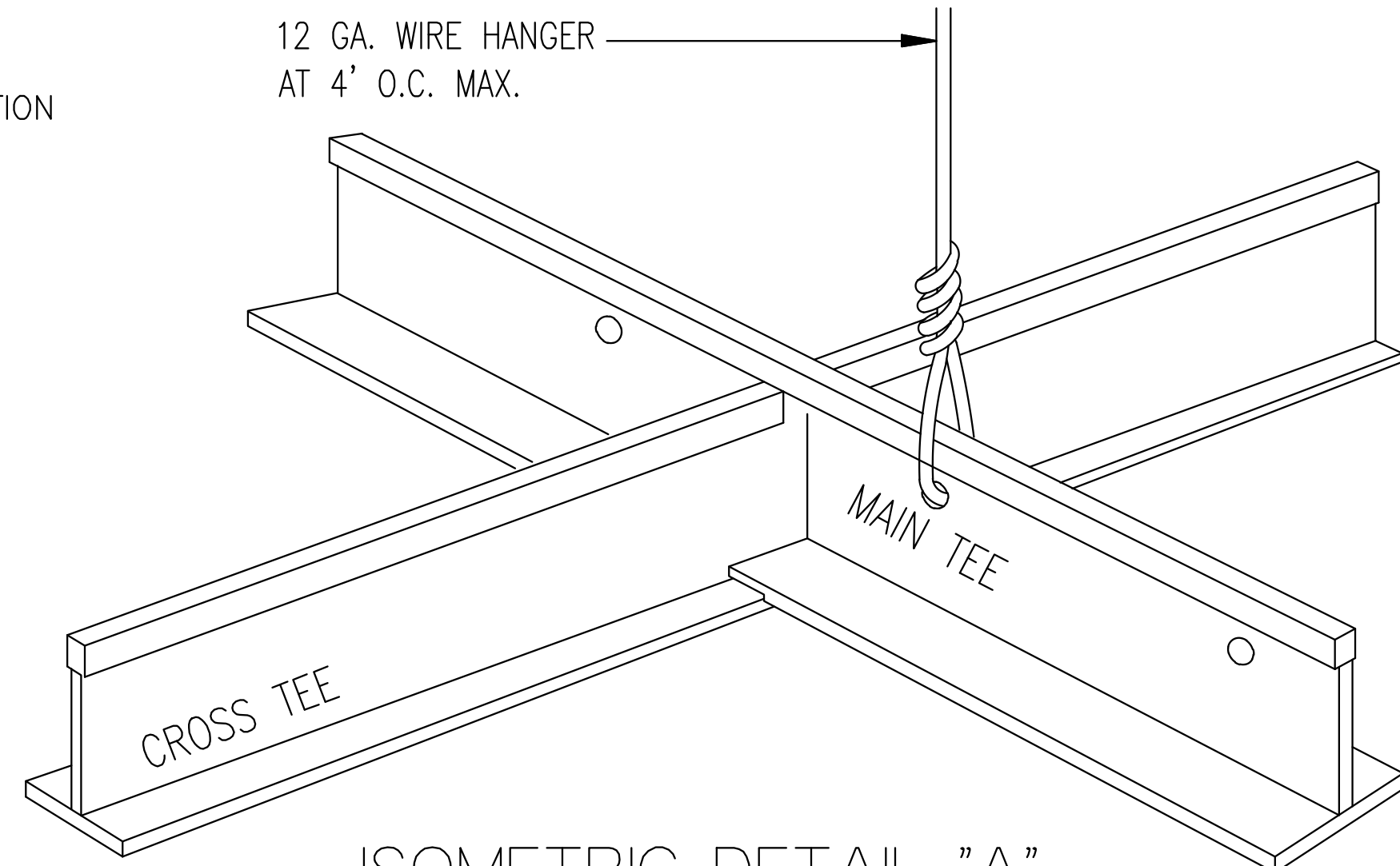
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22-013K



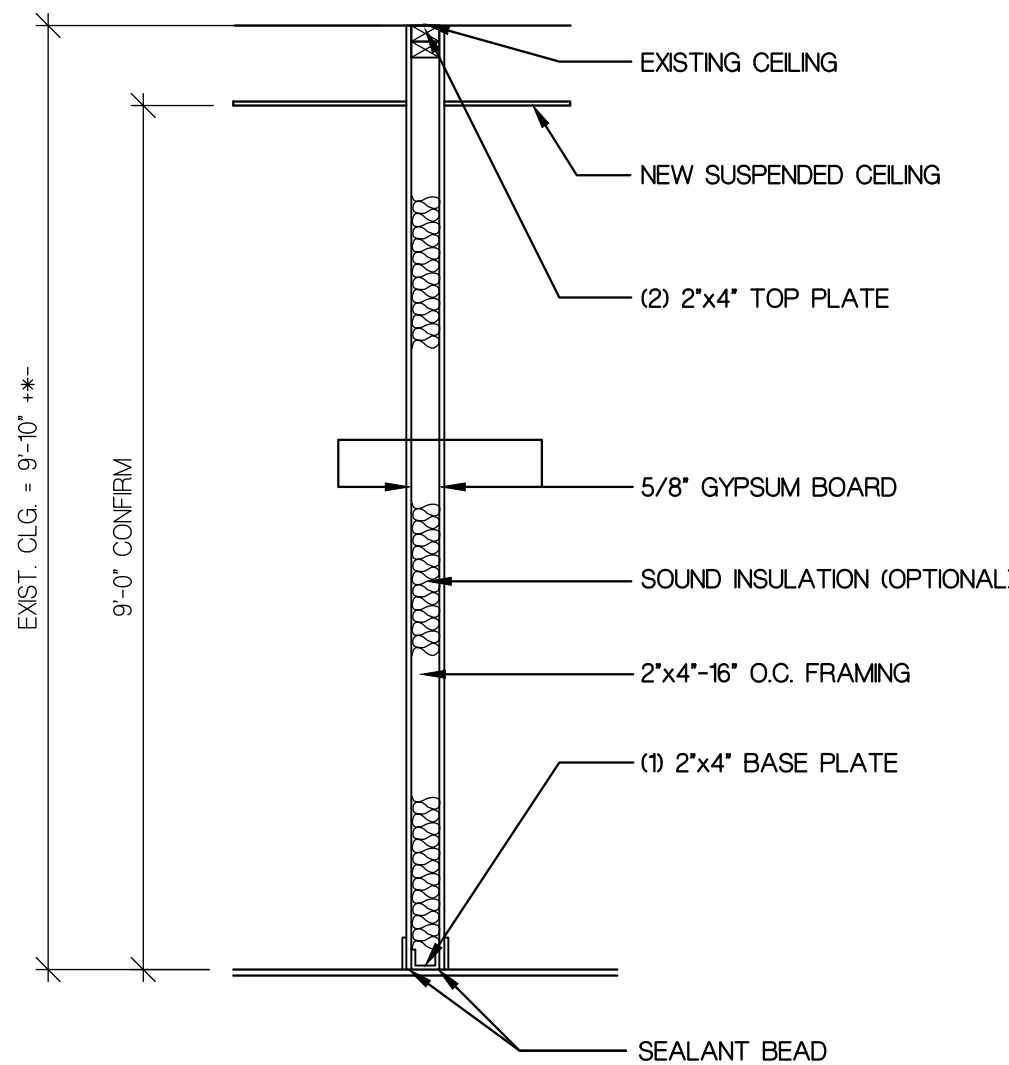
1 PARTIAL
REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"



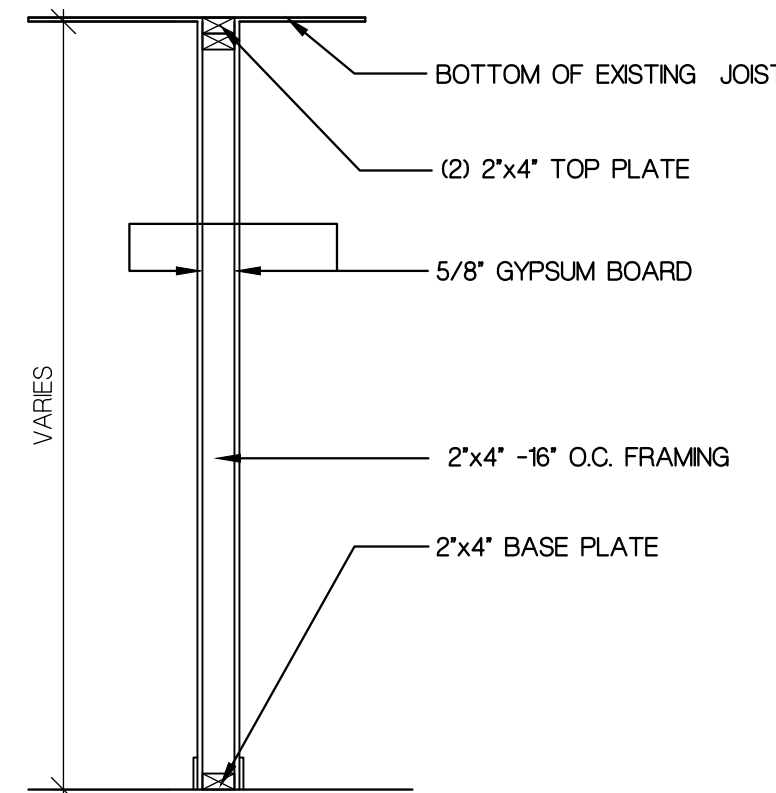
NOTE:
1. LIGHT FIXTURES, MECHANICAL EQUIPMENT, ETC. MUST BE
SUPPORTED INDEPENDENT OF THE CEILING SUPPORT SYSTEM.



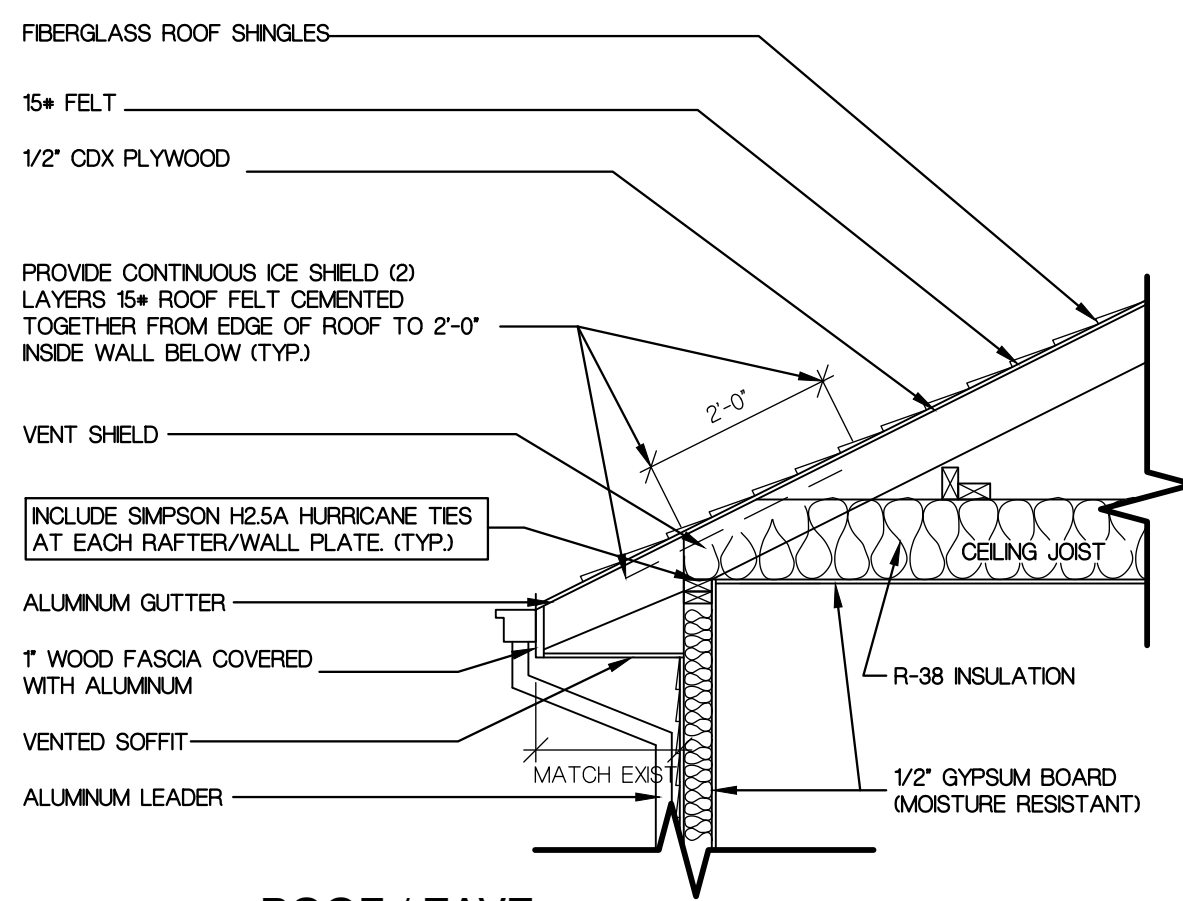
ISOMETRIC DETAIL "A"
SCALE: NTS



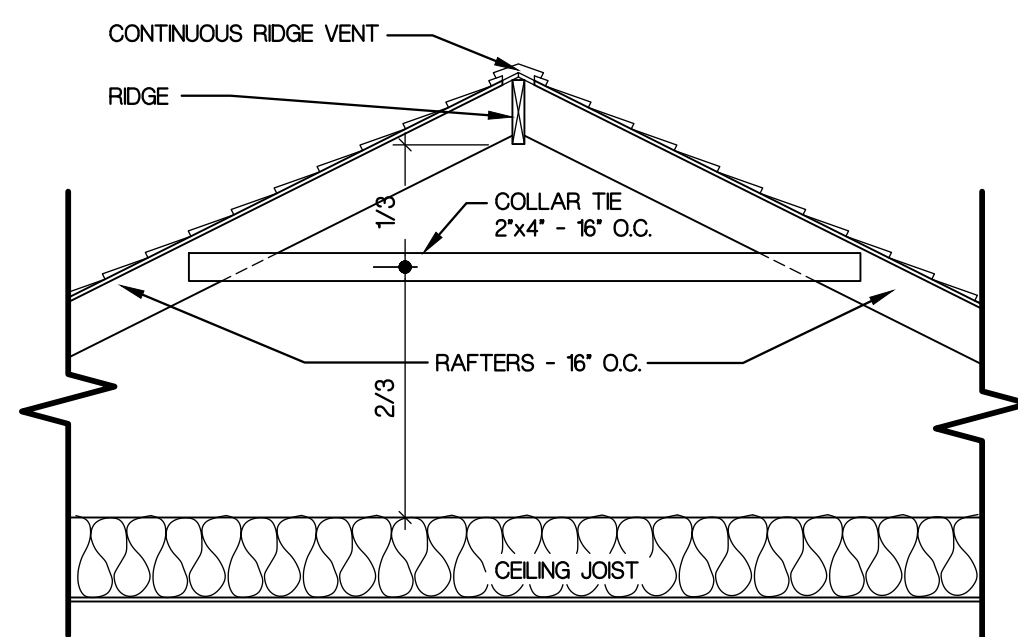
2 COMMERCIAL AREA
PARTITION DETAIL
SCALE: 1/2"=1'-0"
NOTE: WALL FINISHES/COVERINGS TO BE DETERMINED



3 RESIDENTIAL AREA
PARTITION DETAIL
SCALE: 1/2"=1'-0"
NOTE: WALL FINISHES/COVERINGS TO BE DETERMINED



4 ROOF / EAVE
SECTION DETAIL
SCALE: 1/2"=1'-0"



5 ROOF / RIDGE
SECTION DETAIL
SCALE: 1/2"=1'-0"