

PARTITION LEGEND

- EXISTING WALL TO REMAIN
NEW WOOD STUD PARTITION
WALL TO BE REMOVED

GENERAL NOTES

1. DO NOT SCALE FROM DRAWINGS. NOTIFY ARCHITECT PRIOR TO CONSTRUCTION FOR ANY DISCREPANCIES IN THE SITE.
2. DECORATIVE ITEMS (TRIMS, CAB'ITS, SURFACE MTD. LIGHT FIXT., ETC.,), PLUMBING FIXTURES & LIGHT FIXTURES TO BE AS SELECTED BY OWNER FROM NEGOTIATED ALLOWANCES. SAMPLES SHALL BE SUBMITTED FOR APPROVAL. PRIOR TO ORDERING.
3. ALARM SYSTEMS SHALL AS DESIGNED BY ALARM CO. (COORDINATE W/ MECH. SYSTEM & EXIST. ALARM) IN ACCORDANCE WITH ALL NJ CODES WITH SHOP DRAWINGS PROVIDED TO THE ARCHITECT FOR APPROVAL.
4. EACH ASSEMBLY/COMPONENT/SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR RESPECTIVE WORK INSOFAR AS CODE COMPLIANCE AND COMPLIANCE WITH THE ARCHITECTS PLANS AND INTENT OF THE PLANS.
5. ALL BUILDING MATERIALS, EQUIPMENT AND COMPONENTS SHALL BE INSTALLED / ASSEMBLED AS PER MANUFACTURERS RECOMMENDATIONS AND/OR INSTRUCTIONS.
6. PROVIDE SAMPLE OF ALL LIGHT FIXTURES FOR APPROVAL PRIOR TO ORDERING.
7. INTERIOR FINISHES SHALL BE CLASS "A", FLAME SPREAD 0-25 & SMOKE DEVELOPED 0-450.
8. DEMOLITION WORK SHALL BE DONE IN A NEAT AND ORDERLY FASHION. PREVENT ANY DAMAGE TO EXISTING STRUCTURE THAT IS TO REMAIN. REMOVE ALL DEBRIS FROM SITE.
9. EXISTING CONDITIONS BASED ON SITE VISIT BY THIS OFFICE IN MARCH 2022.



SITE LOCATION MAP
NO SCALE

BUILDING CODE DATA

USE GROUP: EXISTING B & S-1 USES
CONSTRUCTION CLASSIFICATION: VB
EXIST. SPRINKLER SYSTEM - ALTERED AS REQ'D FOR OFFICE AREA (CERTIFIED BY SPRINKLER CO.).
EXIST. BLDG. HEIGHT: NO CHANGE
EXIST. TENANT FIRST FLOOR: 4,498 S.F.
MEZZANINE ADDITION: (+ 28%) 1,213 S.F.
TOTAL AREA: 5,711 S.F.
SCOPE OF WORK: OFFICE LAYOUT W/ ADDITIONAL MEZZANINE AREA. NO CHANGE IN USE.
DESIGN LIVE LOADS:
FLOOR @ S-1 USE (LIGHT STORAGE): 125 PSF
FLOOR @ B USE (OFFICE): 50 PSF

2018 INTERNATIONAL BUILDING CODE, NJ EDITION
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE
2018 NATIONAL STANDARD PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
ANSI 117.1-2009 BARRIER-FREE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE

NOTES:

1. SPRINKLER LAYOUT TO ACCOMMODATE PROPOSED LAYOUT & CERTIFICATION BY OTHER.
2. ALARM LAYOUT TO ACCOMMODATE PROPOSED LAYOUT & CERTIFICATION BY SELECTED ALARM CO.
3. HVAC LAYOUT & CERTIFICATION FOR OFFICES BY OTHER.

MEZZ. JOIST NOTE:

□ = AN INCREASED JOIST SERIES MAY SUBSTITUTE THOSE INDICATED ON PLAN.

FIRST FLOOR PLAN

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

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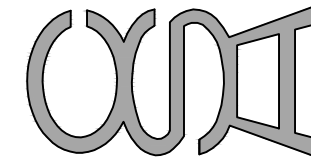
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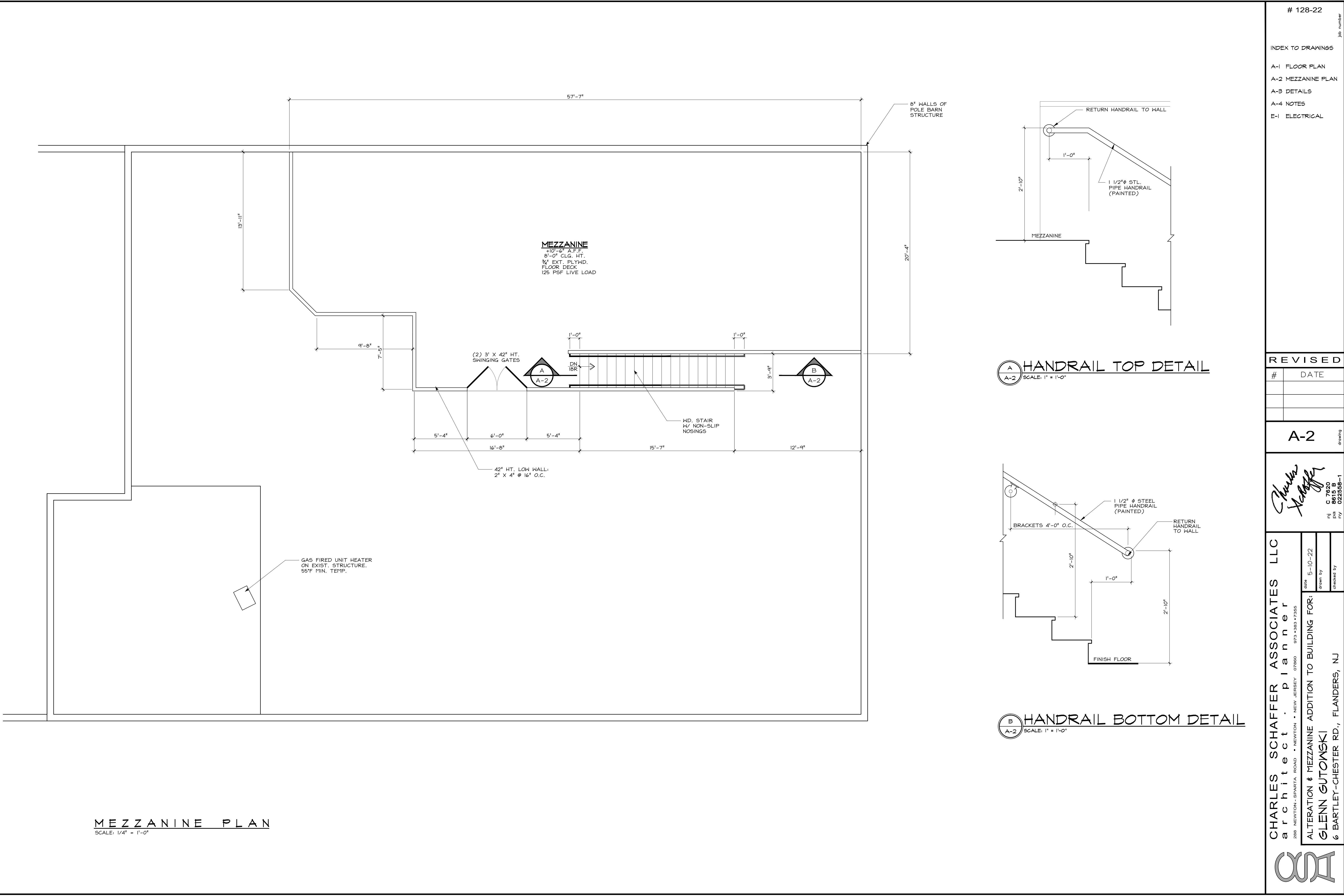
A-1

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ALTERNATION & MEZZANINE ADDITION TO BUILDING FOR:
GLENN GUTOWSKI
6 BARTLEY-CHESTER RD., FLANDERS, NJ



C:\Projects\Work 2022\Commercial\128-22 Glenside\Sheet\128-22.dwg, 7/29/2022, 10:34:22 AM, ARCH1 (ul beam D [24.00 x 36.00 inches], 1:1



E-1 ELECTRICAL

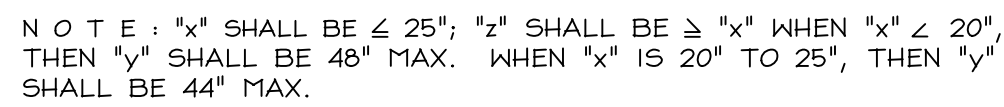
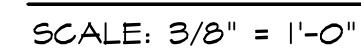
1. PROVIDE "IVES" OR EQUAL #407 HALF CONCAVE WALL MOUNTED DOOR STOPS, BRUSHED ALUMINUM FINISH, WHEREVER LOCKSET OR DOOR NAIL STRIKE WALL.
2. PROVIDE 1/2 PAIR OF 4 1/2" x 4 1/2" HINGES PER DOOR, "STANLEY" OR EQUAL, CB 1900 LINE LIFE SPAN CONCEALED BEARING HINGES. FINISH TO MATCH LOCKSET.
3. ALL INTERIOR DOORS SHALL BE 18 GA. METAL W/ 16 GA. FRAMES. PROVIDE DOOR SILENCERS. ALL DOORS SHALL HAVE FULL WIDTH BY 12" HT. KICK PLATES, STAINLESS STEEL.
4. FINISH HARDWARE SHALL BE AS MANUFACTURED TO MATCH EXISTING HARDWARE. PROVIDE LEVER-TYPE HANDLES. ALL FINISHES TO MATCH EXISTING.
5. DOOR CLOSERS SHALL BE "YALE" OR EQUAL, 3300 BF SERIES IN LOCATIONS NOTED ON DOOR SCHEDULE. FINISH TO MATCH HARDWARE.

B

SCALE: $1\ 1/2'' = 1'-0''$

Building

(TYPICAL)

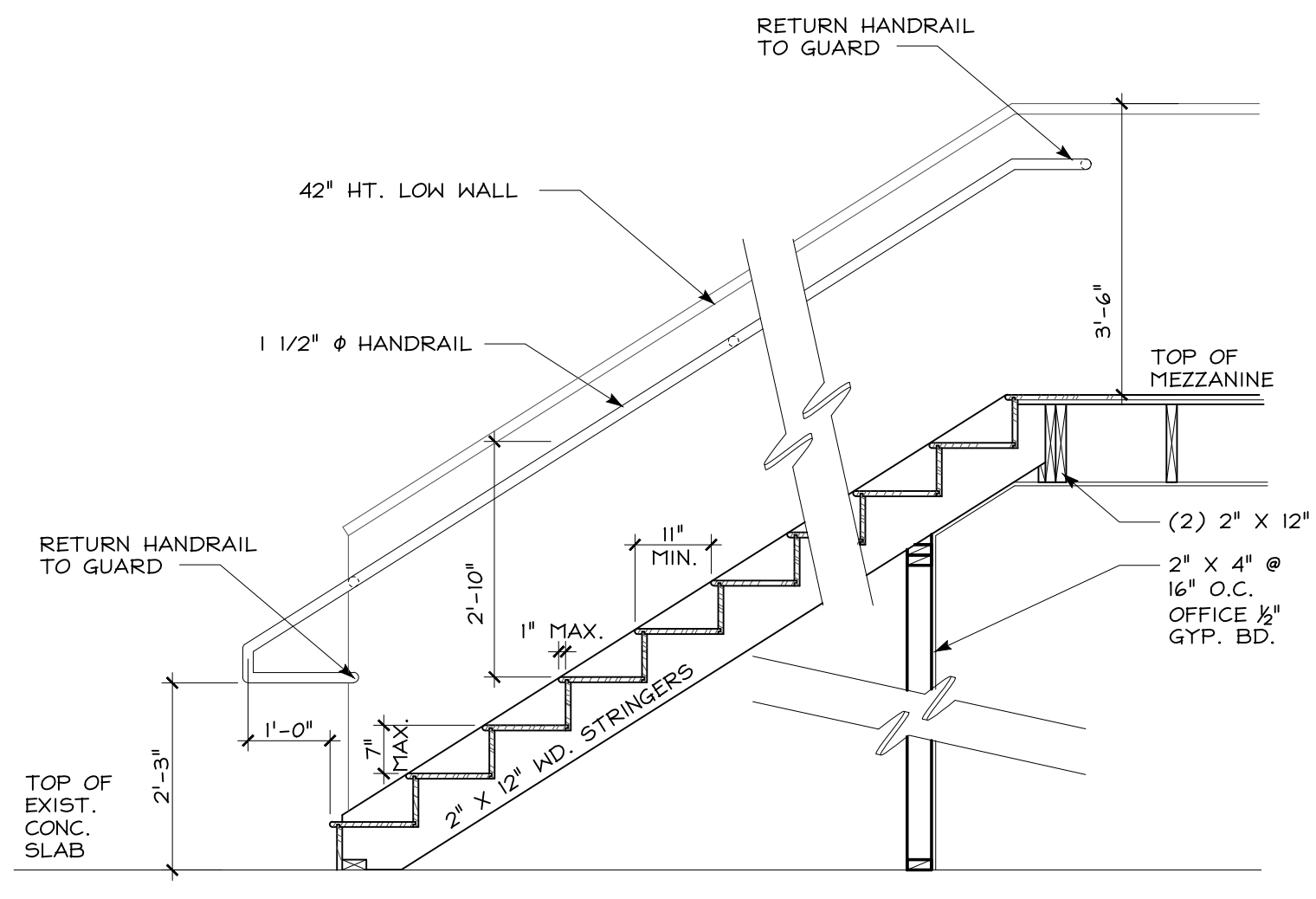


N.T.S.

ADA REACH RANGE DIAGRAM(S) - ALL CONTROLS (OUTLETS, SWITCHES, ETC...) MUST BE WITHIN THESE HEIGHTS FOR THEIR RESPECTIVE APPROACHES.



(A-3) SCALE: 1/2" = 1'-0"



GENERAL NOTES

All work shall be done in conformance with the regulations and requirements of the N.J. Uniform Construction Code and all local ordinances.

Contractor shall field verify all dimensions prior to any construction. Notify Architect of any discrepancies.

Contractor shall provide a chain link safety fence around work area.

DO NOT SCALE FROM DRAWINGS.

CLEANING

Retain stored items in an orderly arrangement allowing maximum access, not impeding traffic or drainage, and providing required protection of materials.

Provide adequate storage for all items awaiting removal from the job site.

Building structure shall be kept as clean as possible. Remove all traces of soil, waste materials, smudges, and other foreign matter accumulated by new construction. Remove all traces of splashed materials from adjacent structures.

Visually inspect interior surfaces and remove all traces of soil, waste materials, smudges and other foreign matter. Remove paint droppings, spots, stains, and dirt from finished surfaces.

Following the installation of finish floor materials, clean the finish floor at all times while work is being performed in that specific area.

Schedule final cleaning as approved by the Owner to accept a completely clean work. Finish cleaning shall be interpreted as meaning the level of cleanliness generally provided by skilled cleaners using commercial quality building maintenance equipment and materials.

Contractor shall follow the manufacturer's instructions for the cleaning of individual materials, and he shall verify that cleansing methods or agents will not damage the materials being cleaned. Contractor shall maintain progress cleaning during construction, not allowing the accumulation of scrap, debris, and excessive dirt.

POURED CONCRETE

Provide cast-in-place concrete, including form work and reinforcing, as required to complete the construction indicated.

Provide forms as required to pour footings as shown on the drawings. Use steel forms or other smooth material approved in advance by the Architect. The Contractor has the option of using the earth as form work for all building footings. To do this, the Contractor must add one extra inch of concrete to all sides of the footing at no extra cost to the Owner. Over excavation shall be filled with concrete at no extra cost to the Owner.

Mixing will be done at the site and not while in transit. Concrete must be completely deposited within one hour after introduction of mixing water. The ready mixed concrete producer shall furnish legible duplicate delivery tickets for each batch of concrete delivered to the site.

All concrete shall be made with crushed stone, and shall attain its required compressive strength at 28 days. Provide concrete that is dense and free from honeycomb and other defects.

Poured concrete footings shall achieve a strength of 3000 psi at 28 days.

Poured concrete floor shall be 4000 psi @ 28 days.

Workability of concrete shall be such that concrete may be handled, placed and worked into corners, around reinforcing steel and inserts without segregation and without excess bleeding.

Maintain a temperature of between 50 and 70 degrees F. for the duration of the curing period. Concrete placed at temperatures below 50 degrees F. will be manufactured using Type III High Early Cement. Absolutely no anti-freeze agents will be allowed in concrete slabs.

Footings are designed for 2000 lbs. per sq. foot bearing capacity. If suitable bearing for foundation is not encountered at 3'-6" below finished grade, the Contractor shall immediately notify the Architect and shall not proceed further until instructions are given.

Footings shall be level and of depths shown on the plans. Remove all loose earth and foreign matter before pouring. Footings may be poured in trenches if dug clean and true.

Concrete slab thicknesses shall be as shown on drawings. Lay slabs over level and well compacted fill and gravel. reinforce all slabs as indicated on drawings. Provide necessary saw-cuts to prevent cracking and control shrinkage of interior slabs. Protect concrete from frost and rapid drying.

ROUGH CARPENTRY

Provide rough carpentry materials and labor as required for proper completion of the work as shown on the Drawings and as specified herein. Work includes all connectors, and related hardware and materials.

All work shall be as per building code and industry standards. Do not accept or use lumber that deviates from grade standards or has excess moisture content or other defects. Handle lumber to avoid damage during transport or construction.

Carpentry and millwork lumber must be sound, thoroughly seasoned, well manufactured and free from warp that cannot be corrected in process of bridging or nailing.

All lumber in contact w/ masonry shall be pressure treated or decay resistant.

All fasteners shall be galvanized.

FINISH CARPENTRY

Provide finish carpentry materials and labor as required for proper completion of the Work. Perform all work as per detailed Drawings, applicable trade standards, and pertinent regulations.

Provide wood free of significant defects or deviations from grade standards. Align and exactly match miter joints at edges and corners. Install running trim in maximum lengths; do not use short pieces or splicing of scraps. Saw cuts straight and clean. Provide tight fits without gaps. Splices shall be tight and staggered (not side by side).

Fasten all pieces straight, true and secure. Coordinate backing and blocking with other trades having interfacing work, i.e., counters, fixture, etc.

Where sanding is required, sand with the grain to totally smooth, unblemished surface. Set finish nails prior to painting.

Handle and store wood with care to avoid damage. Store wood as required to prevent water absorption. Protect finish work from construction damage.

GYPSUM WALLBOARD

Provide and install gypsum wallboard (equal to Georgia Pacific) in the thickness and types as indicated on the Drawings and as specified herein. Include all accessories, i.e. metal trim, channel-shaped casing beads, corner beads, and edge beads, etc. as required for a complete and proper installation.

Jointing system with reinforcing tape and compound shall be as supplied or recommended by gypsum board manufacture.

Keep wallboard materials dry and protected from moisture. Keep work of trades such as conduit, pipe, and ducts clear of the inside face of wall panels. Leave open those walls or ceilings that will required field installation of pipes, connections, etc.

Attachment of gypsum board shall be by 1 1/4" long screws, spaced 8" o.c. along edges and 12" o.c. elsewhere. Make cut-outs for switch boxes, outlets, pipe, etc., tightly to size.

All finished walls shall receive 3 coats spackle. Sand as required ready to accept new finish. Taping and spackling shall follow applicable trade standards and manufacturer's instructions. Maintain 55 degrees minimum during spackling process.

Underlayment for tile walls shall be 1/2" cement board.

Gypsum board installed in bathrooms shall be water-resistant type.

PAINTING

All surfaces shall be prepared ready to accept paint. Clean all working surfaces as per manufacturer's instructions.

Gypsum wallboard (new):
Prime coat: Latex Quick Dry Prime Seal.
Finish coat: 2 coat Regal Aquaglo.

All colors shall be as selected by the Owner from standard colors.

Undercoat must be from the same manufacturer as the finish coat. Thinners must be as recommended by the paint manufacturer and used only as recommended. Apply primer or sealer to knots and pitch pockets on wood that is to be painted.

Store all paint materials with ample ventilation, in fire-protected space, secure from damage. Use painting tools and equipment only as recommended by the paint manufacturer. Prior to work, verify that proposed equipment is compatible with material to be applied.

Maintain proper work environment, dry, clean, well ventilated, free of airborne construction dust, well lighted, in temperature and humidity ranges required by paint manufacturer. Keep humidity low enough to prevent moisture condensation on work surfaces. Never apply paint to damp or wet surfaces.

Upon completion of painting work, deliver to the Owner an extra stock of 10% or more of each color, type, and glass of paint used in the work. Tightly seal and clearly label each container with notes on contents and locations used.

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job number

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REVISED

#	DATE

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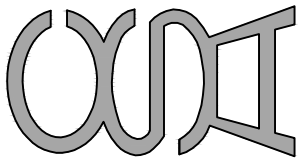
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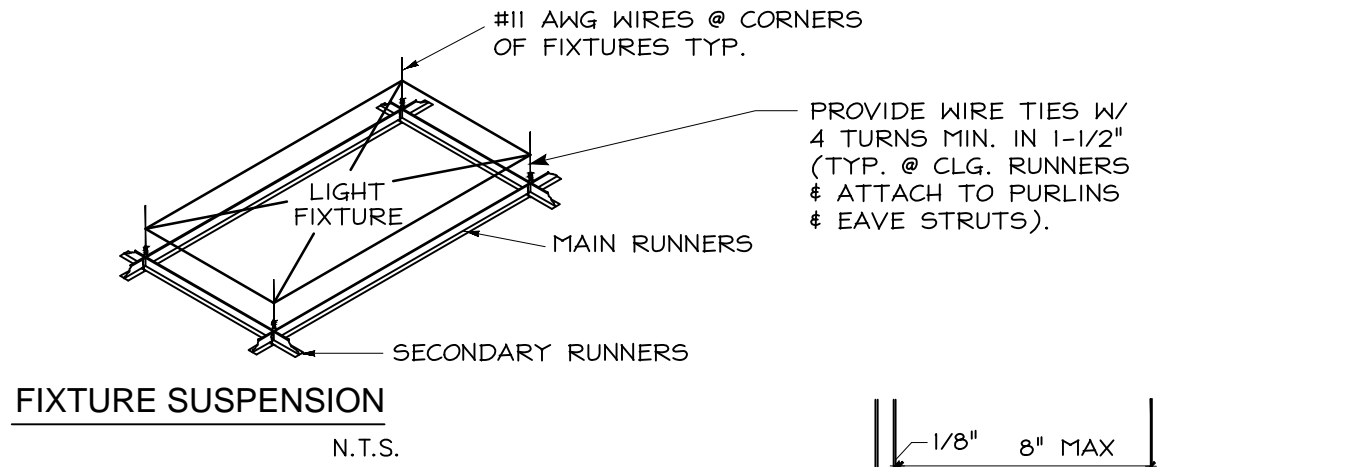
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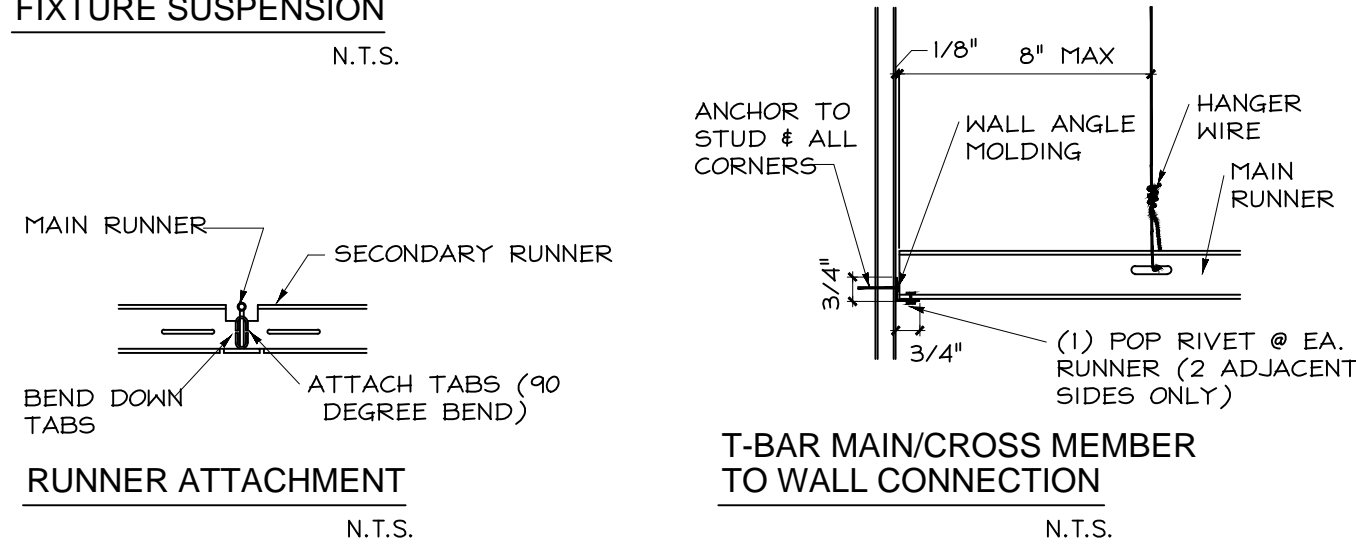
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FIXTURE SUSPENSION

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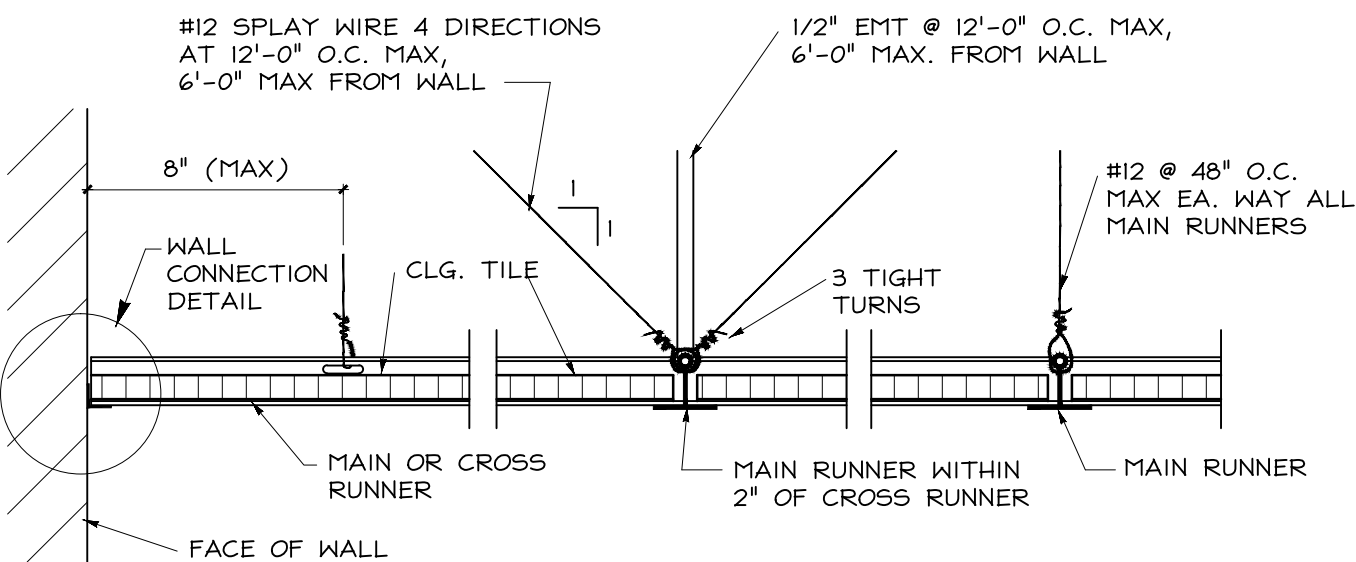


RUNNER ATTACHMENT

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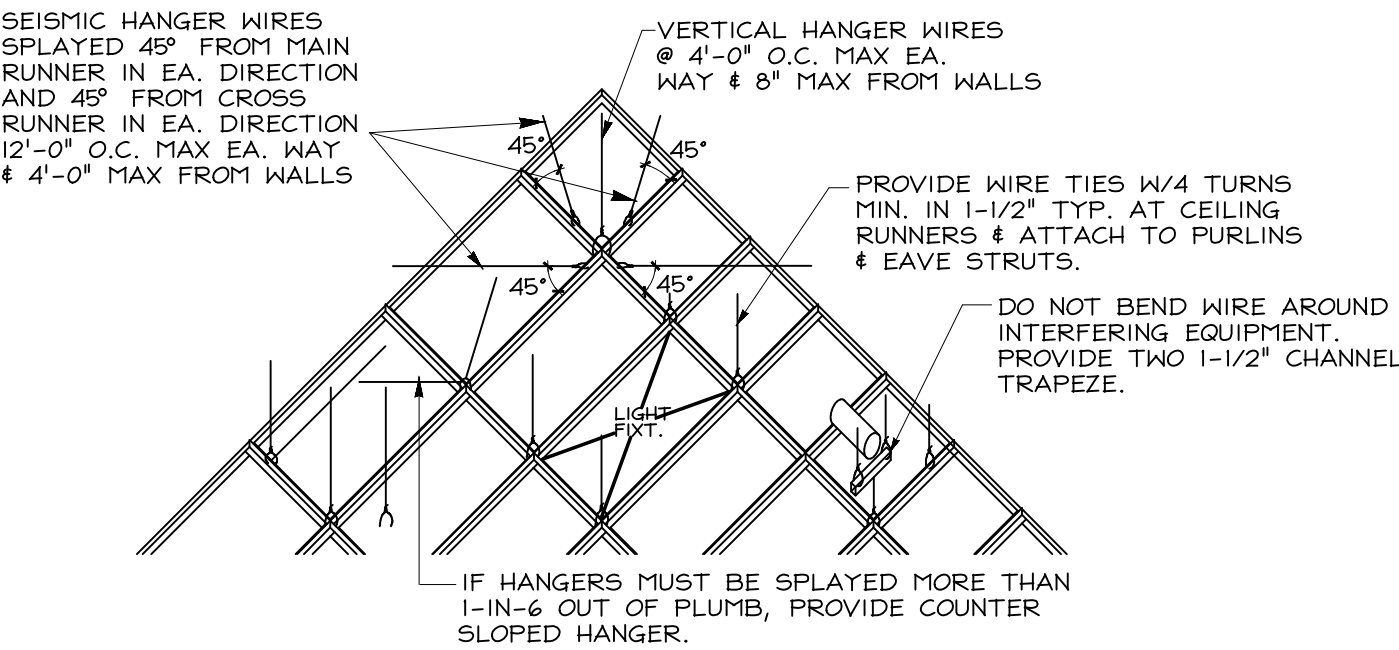
T-BAR MAIN/CROSS MEMBER TO WALL CONNECTION

N.T.S.



SUSPENDED CEILING

N.T.S.

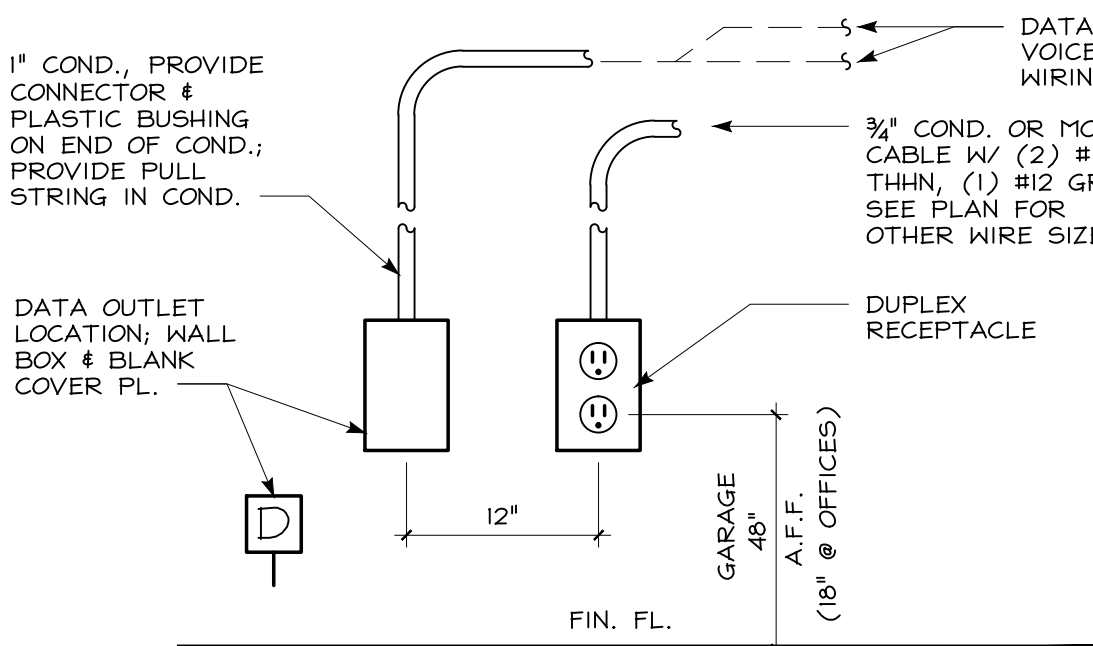


TYP. REINF. SUSPENDED CEILING BRACING DETAIL

NO SCALE

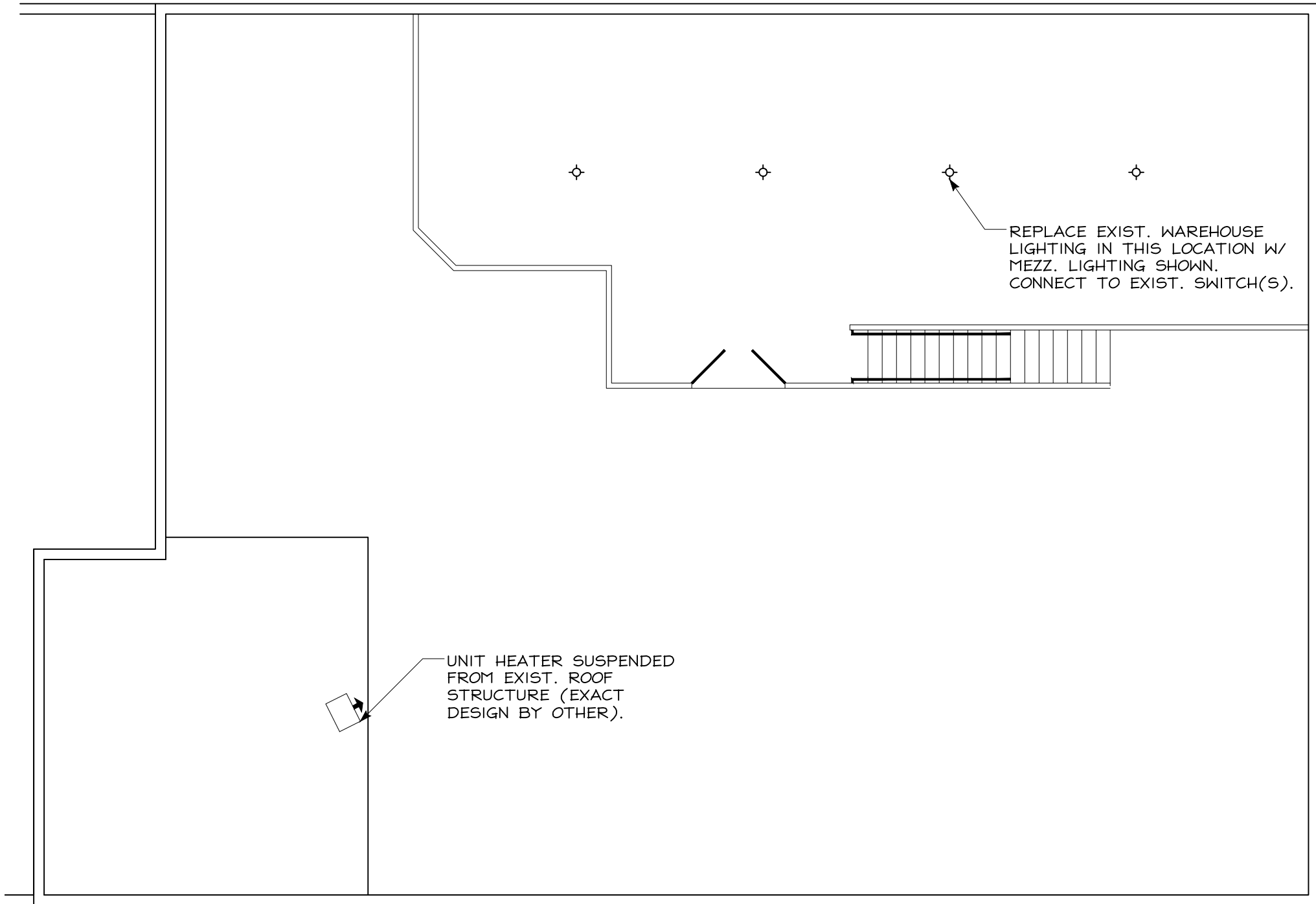
- HANGER WIRES MUST BE NO. 12 GA. MIN. SOFT-ANNEALED, MILD STEEL WIRE. WIRES SHALL BE WRAPPED TIGHTLY AT RUNNERS AND SUPPORTS & TIED WITH A MIN. OF 3 TURNS.
- CLIPS SHALL HOLD RUNNERS TIGHTLY TOGETHER. SPLICE CLIPS SHALL BE CAPABLE OF RESISTING AT LEAST 50 LBS. IN TENSION OR COMPRESSION.
- LOCAL KINKS AND BENDS SHALL NOT BE MADE IN HANGER WIRES FOR LEVELING.
- RUNNERS SHALL BE CAPABLE OF SUPPORTING CEILING SYSTEM WITH DEFLECTIONS LESS THAN 0.133 INCH.

N O T E S : SEISMIC BRACING REQUIREMENTS AND DETAILS ARE BASED ON THE INTERNATIONAL BUILDING CODE.



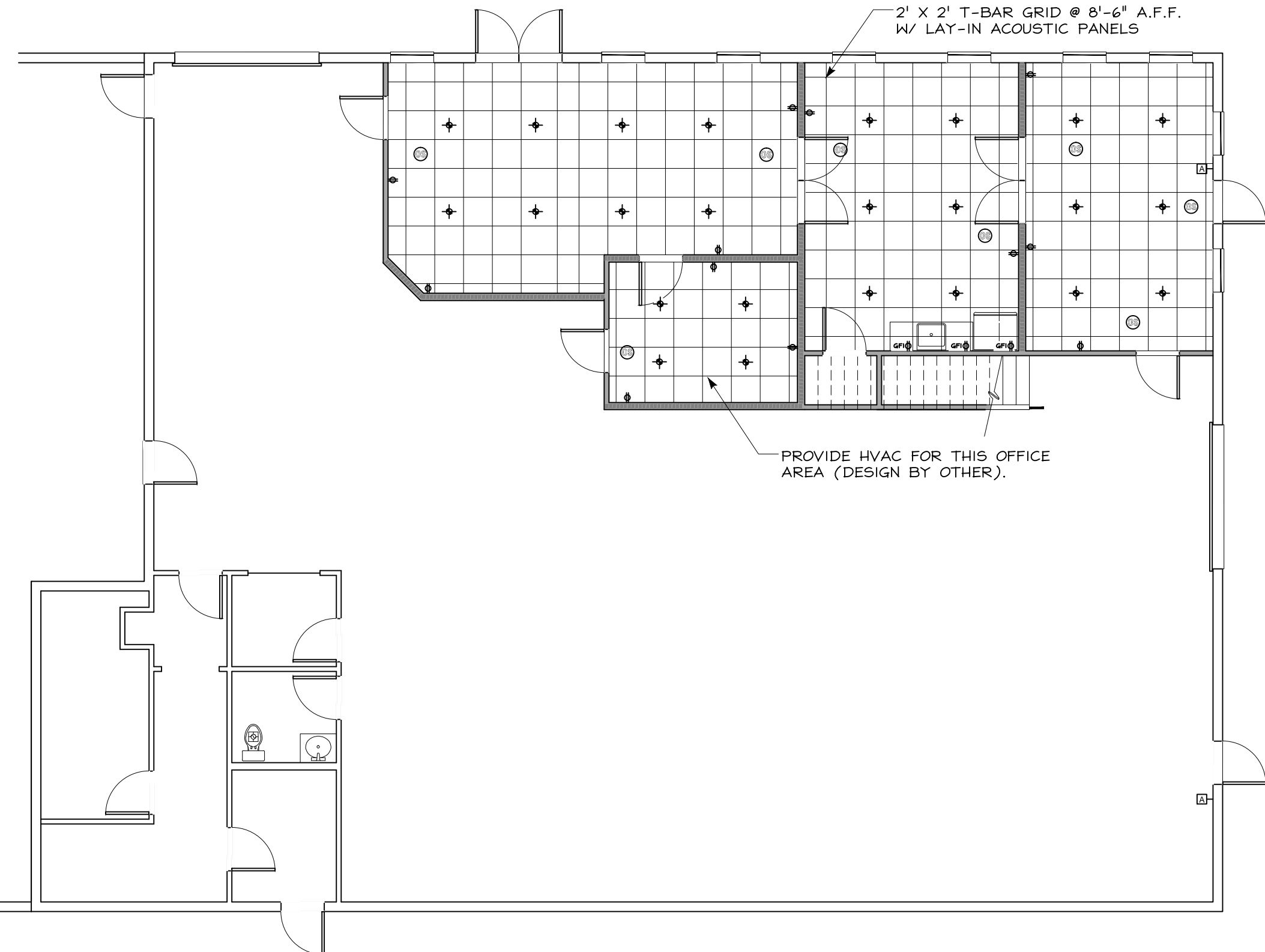
OUTLET MOUNTING DETAIL

NO SCALE



MEZZANINE ELECTRICAL & HEATING PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

ELECTRICAL SYMBOL LIST

- 8"φ RECESSED LED LIGHT FIXT., EQUAL TO "EURI LIGHTING" LED DLC&C-22W1035wwe, 30CT SELECTABLE LUMENS & COLOR TEMPERATURE, DIMMABLE, IC RATED.
- 11"φ 60W LED LOW BAY LIGHT FIXTURE, 7,600 LUMENS, CLG. MTD., EQUAL TO "C-LITE #C-HB-A-RD-7L".
- DUPLEX OUTLET - 20 AMP
- SINGLE POLE SWITCH 125V
- "O" = OCCUPANCY SENSOR
- OCCUPANCY SENSOR, EQUAL TO "LUTRON" DUAL-TECH W/ XCT. VERIFY EXACT TYPE & LOCATIONS W/ INSTALLER & HVAC LAYOUT.

ELEC. CONTRACTOR SHALL REVIEW ALL LIGHT FIXT. SELECTIONS W/ OWNER PRIOR TO ORDERING.

EMERGENCY FIXTURE SYMBOL LIST

- EMERGENCY LIGHTING, WALL MOUNTED, DUAL HEAD, SELF POWERED W/ POWER PACK FOR A MIN. 1-1/2 HOURS OF OPERATION. HARD WIRE AS PER N.E.C.
- WALL MOUNTED, SELF-POWERED EMERGENCY LIGHTS & EXIT SIGN, WHITE FRAME W/ RED LETTERS. PROVIDE POWER PACK FOR MIN. 1 1/2 HOURS OPERATION. HARD WIRE AS PER N.E.C.
- REMOTE WALL MOUNTED, SELF-POWERED EXTERIOR EMERGENCY EXIT LIGHT W/ DUAL HEADS. PROVIDE POWER PACK FOR MIN. 1 1/2 HOURS OPERATION. HARD WIRE AS PER N.E.C.

ELECTRICAL NOTES

- ELECTRICAL CONTRACTOR SHALL VERIFY AVAILABILITY OF SPECIFIED SERVICE WITH POWER & LIGHT COMPANY.
- ELECTRICAL CONTRACTOR SHALL VERIFY WITH OWNER PRIOR TO CONSTRUCTION OF FINAL SERVICE REQUIREMENTS.
- ALL FIXTURES TO HAVE TYPE AND WATTAGE AS INDICATED.
- ALL NEW WIRING SHALL BE CONCEALED IN WALLS, FLOORS OR CEILINGS WHEREVER POSSIBLE
- ALL NEW WIRING SHALL BE MINIMUM #12 AWG COPPER WIRE W/ GROUND WIRE
- ALL NEW CONDUCTORS SHALL BE INSTALLED IN "EMT" OR "GREENFIELD" WITH METAL GENT OR JUNCTION BOXES. MINIMUM SIZE CONDUIT SHALL BE 3/4" "EMT" WITH COMPRESSION FITTINGS.
- ALL RECEPTACLES & SWITCHES SHALL BE "LEVITON" OR EQUAL.
- GUARANTEE AND WARRANTY: THE ELECTRICAL CONTRACTOR SHALL AND HEREBY DOES WARRANT AND GUARANTEE THAT ALL WORK DONE BY HIM SHALL BE FREE OF DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. THE ELECTRICAL CONTRACTOR SHALL FURTHER WARRANT THAT ALL MATERIALS FURNISHED AND WORK EXECUTED BY HIM IS IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS.
- ALL DEVICE PLATES SHALL BE BRUSHED STAINLESS.
- THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY THE LOCAL AND STATE AGENCIES.
- GROUND CONNECTIONS SHALL BE PROVIDED AS REQUIRED BY THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE FOR ALL DISTRIBUTION SYSTEMS AND ALL METALLIC PARTS OR APPARATUS ENCLOSING "LIVE" ELECTRICAL WIRING AND/OR PARTS.
- THE ELECTRICAL CONTRACTOR SHALL REPAIR THE CONTINUITY OF ALL CIRCUITS BEING REMOVED AND REVISED AND/OR INSTALLED NEW.
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL PREVAILING LOCAL CODES.
- THIS DRAWING IS INTENDED TO INDICATE DIAGRAMMATICALLY THE EXTENT, GENERAL CHARACTER AND APPROXIMATE LOCATIONS OF WORK INTENDED. WORK INTENDED BUT HAVING MINOR DETAILS OBVIOUSLY OMITTED OR NOT SHOWN SHALL BE FURNISHED COMPLETE TO PERFORM THE FUNCTION INTENDED WITHOUT ADDITIONAL COST TO THE OWNER.

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