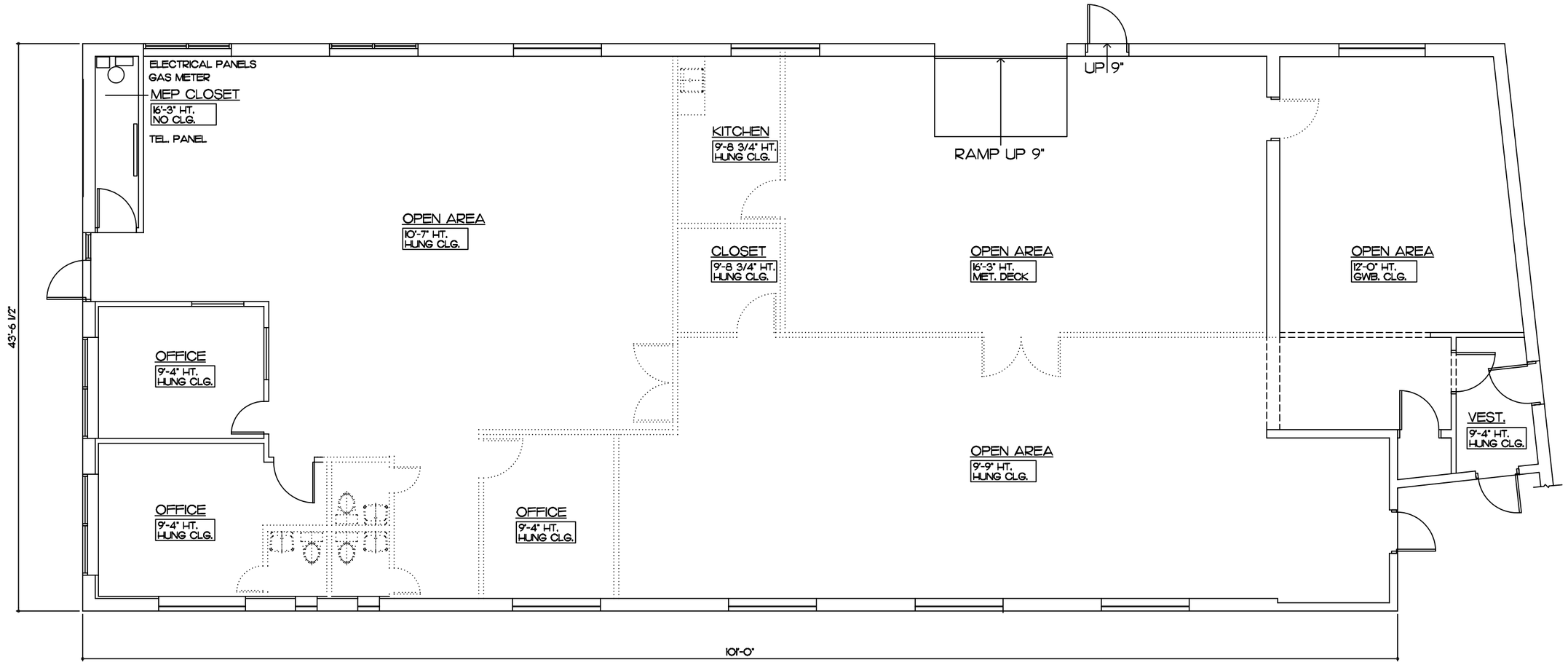
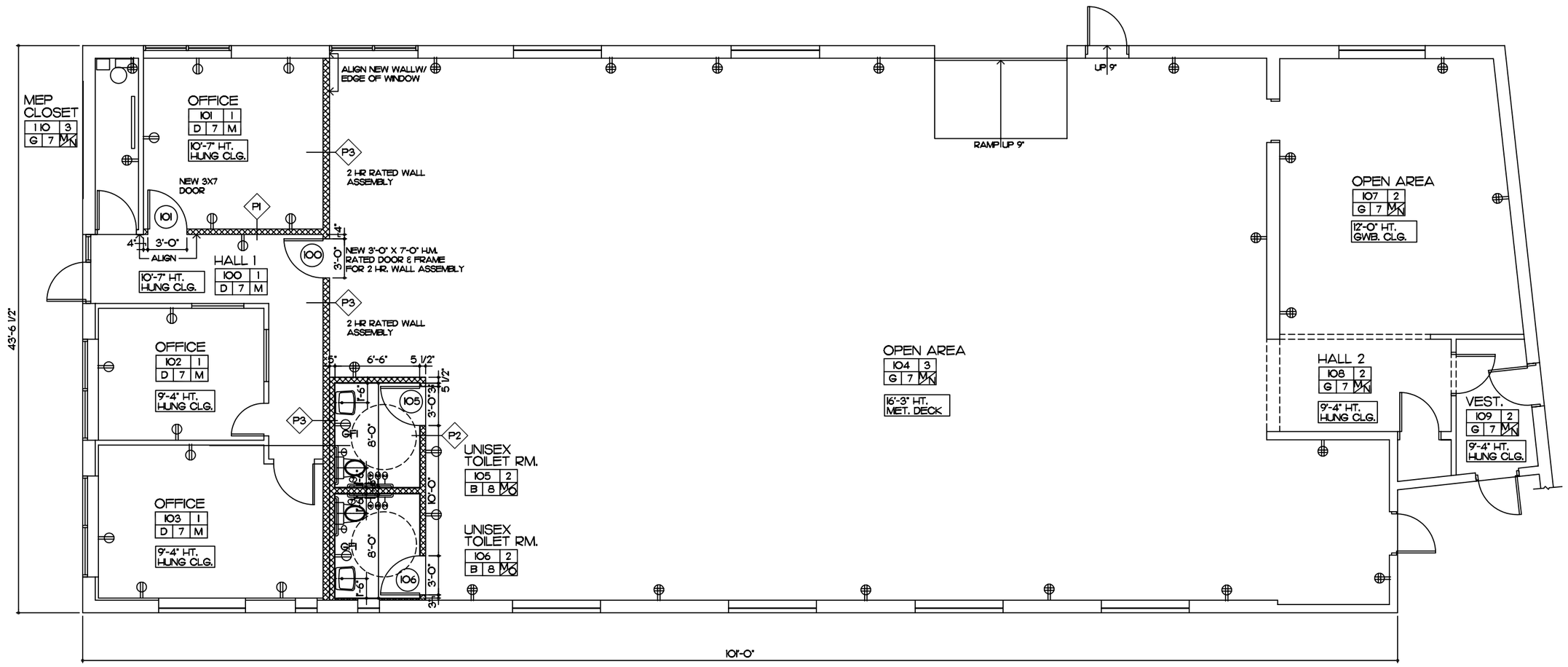


1 A-1 EXISTING / DEMOLITION FLOOR PLAN

1/8"=1'-0" 0 4 8



2 A-1 NEW FLOOR PLAN

1/8"=1'-0" 0 4 8

BUILDING LEGEND

- EXISTING WALLS REMAIN
- EXISTING WALLS TO BE REMOVED
- NEW WALLS

FINISH LEGEND		CEILING	
RM NUMBER / CEILING / WALL FINISH / BASE / FLOOR FINISH		1	ACT 1
		2	PTD GWB
		3	EXPOSED
		4	
FLOOR		BASE	
A	CARPET TILE	6	4" RUBBER STRAIGHT
B	PORCELAIN TILE 1	7	4" RUBBER COVE
C	PORCELAIN TILE 2	8	CERAMIC COVE
D	VCT		
E	RUBBER TILE	WALL	
F	ENTRANCE MAT	M	PTD GWB
G	SEALED CONCRETE	N	PTD CMU
H	SEALED & COATED CONCRETE	O	CERAMIC TILE

GENERAL BUILDING DATA AND CODE NOTES:

APPLICABLE CODES:
THE FOLLOWING CODES ARE ADOPTED THROUGH THE NEW JERSEY UNIFORM CONSTRUCTION CODE (N.J.A.C. 5:23)
BUILDING SUBCODE: 2015 INTERNATIONAL BUILDING CODE - NEW JERSEY EDITION
CURRENT EDITIONS OF NATIONAL PLUMBING CODE, NATIONAL ELECTRICAL CODE, INTERNATIONAL MECHANICAL CODE, ENERGY CONSERVATION CODE ASHRAE 90.1 (COMMERCIAL), BARRIER FREE SUBCODE: ANSI A117.1 AND FIRE PROTECTION NFPA
REHABILITATION SUBCODE 5:23-6.1 ALTERATION WORK. PREVIOUS USE WAS PICTURE FRAMING SHOP AND SALES AND RELATED OFFICES. THIS USE APPEARS TO BE F-1 OR S-1 AND B THE SAME AS PROPOSED USE GROUPS

BUILDING DATA:
BUILDING GROSS AREA: 4732 SQ. FT. BUILDING HEIGHT: SINGLE STORY 17 FT
BUILDING CONSTRUCTION TYPE: III B OCCUPANCY CLASSIFICATION: F-1 OR S-1 & B NON-SPRINKLERED

OCCUPANCY LOAD:	TOTAL 19 PEOPLE
BUSINESS AREAS: 100 SQ FT	AREA 690 ÷ 7 PEOPLE
FACTORY, SHIPPING & STORAGE: 300 SQ FT	AREA 3440 ÷12 PEOPLE

BUILDING USE CLASSIFICATION IS EITHER MIXED USE B AND F-1 OR S-1 OR THE B USE IS ACCESSORY TO THE MAIN F-1 OR S-1 USE. IN EITHER CASE NO SEPARATION IS REQUIRED.
THE OWNER HAS DECIDED TO SEPARATE THE TWO USES TO ALLOW FOR THE POSSIBILITY THAT SUCH FUTURE USE OR ITEMS MAY BE CONSIDERED F-2 OR S-2 IN WHICH CASE A 2 HOUR RATED WALL WILL SEPARATE USES.

MEP NOTES:

HVAC: ALL EXISTING RTUS MAIN SUPPLY DUCTWORK & RETURNS TO REMAIN. ALL EXISTING EXPOSED BRANCH LINES AND REGISTERS TO REMAIN. ALL DUCT WORK & REGISTERS IN OFFICE AREAS TO REMAIN. SUPPLY NEW EXPOSED DUCT BRANCH LINES AND REGISTERS IN OPEN AREA NOW EXPOSED TO ROOF DECK.

ELECTRICAL: EXISTING BUILDING AND PRESENT TENANT USE HAS ELECTRICAL CAPACITY FOR NEW INTENDED USE. SEE LAYOUT FOR OUTLET AND SWITCH LOCATIONS. EXISTING SPACE HAS APPROX. 60% LED LIGHTING. EXISTING LED FIXTURES TO BE REUSED IN OFFICE AREA AND NEW LED LIGHTING TO BE USED IN ALL OPEN AREAS.

DATA & COMMUNICATION LINES LOCATION & TYPE ARE THE RESPONSIBILITY OF TENANT. INSTALL SHOULD BE COORDINATED W/ ELECTRICAL WORK AT TIME OF CONSTRUCTION.

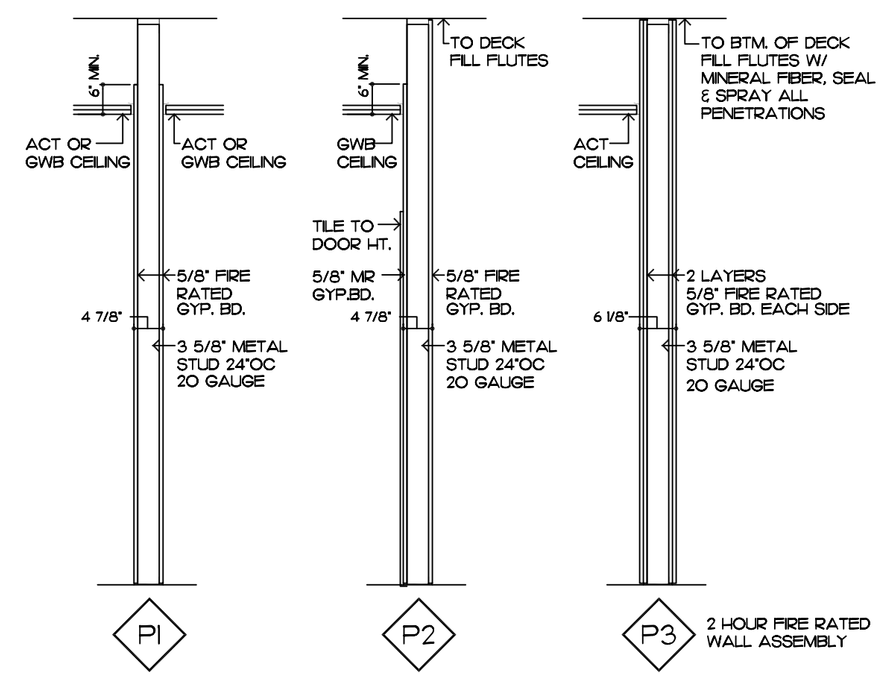
PROVIDE SMOKE DETECTORS IN HVAC UNITS CONNECTED TO BUILDING ALARM SYSTEM.

PLUMBING: NEW UNISEX HANDICAP ACCESSIBLE TOILET ROOMS TO REPLACE EXISTING SMALLER TOILET ROOMS IN APPROX. SAME LOCATION. CONNECT TO EXISTING SUPPLY AND WASTE LINES WITH ALL NEW PIPING, VALVES, TRAPS, VENTS AND CLEANOUTS.

TOILET ROOM FIXTURE & ACCESSORY MOUNTING HEIGHTS

NOTE:
FIXTURE AND ACCESSORY HEIGHTS SHALL CONFORM TO ADA

TOILET ROOM ACCESSORIES
1. 36" GRAB BAR
2. 42" GRAB BAR
3. 15" VERTICAL GRAB BAR
4. TOILET PAPER HOLDER (WALL MOUNTED)
5. MIRROR
6. WALL MOUNTED SANITARY NAPKIN DISPENSER
7. WALL MOUNTED SANITARY NAPKIN DISPOSAL
8. WALL MOUNTED SOAP DISPENSER
9. UTILITY SHELF / MOP HANGER
10. TOWEL BAR
11. COAT HOOK
12. CURTAIN ROD
13. RECESSED PAPER TOWEL AND WASTE



REV	DATE	DESCRIPTION	BY
	*	*	

NJ CERT NO AI08797

ROBERT F. KRAUSE ARCHITECT
414 NORTH WASHINGTON AVENUE DUNELLEN, NEW JERSEY 08812 (732) 968-5364

DI CAROLIS ASSOCIATES
NEW TENANT DRAWINGS
126 JOHN STREET
HACKENSACK, NEW JERSEY

EXISTING / DEMOLITION & NEW FLOOR PLAN

PROJECT NUMBER	1803
SCALE	1/8"=1'-0"
DRAWN BY	BK
CHECKED BY	BK
DATE	24 MAY 2018

DRAWING NUMBER: A-1

DI126JOHNAI