PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT

380 DIVISION STREET

BLOCK 190, LOT 7

380 DIVISION STREET, CITY OF LONG BRANCH, NEW JERSEY

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS IN THE FIELD BEFORE STARTING WORK. ANY DISCREPANCY AND/OR OMISSIONS IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

2. MATERIALS ARE SPECIFIED BY THEIR BRAND NAMES TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ANY REQUEST FOR SUBSTITUTION SHALL BE SUBMITTED WITH IN FIVE (5) DAYS OF THE AWARD OF CONTRACT, TO THE OWNER FOR REVIEW OF EQUAL QUALITY AND PERFORMANCE AND SHALL NOT BE PURCHASED OR INSTALLED WITHOUT WRITTEN APPROVAL.

3. NO WORK TO BE STARTED UNTIL THE BUILDING PERMIT IS SECURED BY THE CONTRACTOR.

4. THE ARCHITECT HAS NOT BEEN RETAINED FOR ANY FIELD SUPERVISION OR INSPECTION. HIS SERVICE AND RESPONSIBILITIES ARE LIMITED TO THE PREPARATION OF THE PLAN AND BUILDING DEPARTMENT FILING TO OBTAIN PLAN APPROVAL.

5. EACH CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK. ANY DISCREPANCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT.

6. THE CONTRACTOR DOING THE WORK SHALL OBTAIN ALL NECESSARY PERMITS (SEWER, WATER, ELECTRIC, PLUMBING, ETC) AND APPROVALS OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO SECURE THE CERTIFICATE OF OCCUPANCY UPON THE COMPLETION OF THE WORK.

7. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS.

8. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OR WASTE MATERIALS AND RUBBISH, AT COMPLETION OF THE WORK, PREMISES ARE TO BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY.

9. ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE NOTED OTHERWISE. THE CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTOR OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER'S REQUIREMENTS.

10. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION AND SHALL PROVIDE ALL SUB-CONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.

11. ALL EXITS TO BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

12. FLAME SPREAD CLASSIFICATION FOR WALL AND CEILING FINISHES SHALL BE IN ACCORDANCE WITH UBC TABLE 8-A AND B, (UBC 802.2 & 803 & 804).

13. WALL LIGHT SWITCHES SHALL BE INSTALLED WITHIN 34" TO 48" ABOVE FINISH FLOOR.

14. ALL GLASS OVER 9 SQUARE FEET IN AREA WITHIN 18" OF FLOOR AND GLASS DOORS SHALL BE TEMPERED.

15. GLAZING WITHIN 24" OF A DOOR AND WITHIN 60" OF THE FLOOR SHALL BE TEMPERED.

16. SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF THE PERSONS & PROPERTY AND FOR ALL INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

17. THE WORK DELINEATED IN THESE DRAWINGS SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS, & CONSTRUCTION CRITERIA OF THE LANDLORD. WORK SHALL CONFORM ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED; ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE TENANTS CONTRACTOR. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE TENANTS CONTRACTOR(S).

18. ALL REQUIREMENTS AND REGULATIONS PERTAINING TO THE HANDICAPPED AND OSHA MUST BE INCORPORATED IN THE WORK EVEN THOUGH THEY MAY NOT BE LISTED INDIVIDUALLY AND SEPARATELY IN EITHER THE DRAWINGS OR SPECIFICATIONS.

19. LIMITATION OF DESIGN PROFESSIONAL'S LIABILITY: OWNER HEREBY AGREES THAT TO THE FULLEST EXTENT PERMITTED BY LAW, DESIGN PROFESSIONAL'S TOTAL LIABILITY TO OWNER OR CONTRACTOR FOR ANY AND ALL INJURIES, CLAIMS, LOSSES, ANY CAUSE OR CAUSES INCLUDING, BUT NOT LIMITED TO, DESIGN PROFESSIONAL'S NEGLIGENCE, ERRORS, OMISSIONS, STRICT DESIGN, ISSUES OR MODIFICATIONS ARISING FROM THE DEPARTMENT OF BUILDING REVIEW OR SELF-CERTIFICATION PROCESS, BREACH OF CONTRACT OR BREACH OF WARRANTY SHALL NOT EXCEED TEN PERCENT OF THE TOTAL COMPENSATION FOR ACTUAL ARCHITECTURAL SERVICES RECEIVED BY DESIGN PROFESSIONAL UNDER THIS AGREEMENT OR $1000 WHICHEVER IS LESS. ACCEPTANCE OF THIS CONDITION AND LIMITATION OF LIABILITY, BY THE OWNER, SHALL BE UNDERSTOOD AND ACCEPTED BY THE OWNER UPON SUBMISSION OF THESE DRAWINGS TO THE BUILDING DEPT.

20. THESE GENERAL NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED.

21. REVIEW ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS, AND REPORT ANY DISCREPANCIES TO THE ARCHITECTS IMMEDIATELY. NO INFORMATION OR DETAILS ON THE DRAWINGS OF THIS PROJECT MAY BE USED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

22. DO NOT SCALE DRAWINGS.

CONSTRUCTION NOTES

THE FOLLOWING NOTES ARE OFFERED ONLY AS CAUTIONARY INFORMATION IN THE SPIRIT OF TROUBLESHOOTING POTENTIAL PROBLEMS DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THESE ITEMS.

1. COORDINATE LOCATION OF FLOOR JOISTS WITH TOILETS, TUBS AND OTHER PLUMBING DRAINS.

2. FIRE RATED ACCORDINGLY SHEAR WALLS.

3. THE LOCATIONS OF THE ELECTRICAL OUTLETS IN THE EXISTING BUILDING ARE SCHEMATIC AND GENERAL CONTRACTOR TO FIELD VERIFY EXISTING POWER TO REMAIN AND BE REUSED.

4. ELECTRICAL OUTLETS AND OTHER RECESSED ITEMS (SUCH AS TOILET PAPER HOLDERS) ON ADJOINING GUESTROOMS THAT ARE BACK TO BACK MAY NEED TO BE OFFSET OR PROTECTION PROVIDED TO MAINTAIN THE APPROPRIATE FIRE RATING.

GENERAL CONTRACTOR NOTES

1. THE WORK DELINEATED IN THESE DRAWINGS SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS & CONSTRUCTION CRITERIA OF THE LANDLORD. WORK SHALL CONFORM ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED; ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE TENANTS CONTRACTOR. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE TENANTS CONTRACTOR(S).
2. ALL REQUIREMENTS AND REGULATIONS PERTAINING TO THE HANDICAPPED AND OSHA MUST BE INCORPORATED IN THE WORK EVEN THOUGH THEY MAY NOT BE LISTED INDIVIDUALLY AND SEPARATELY IN EITHER THE DRAWINGS OR SPECIFICATIONS.
3. THESE GENERAL NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED.
4. REVIEW ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS, AND REPORT ANY DISCREPANCIES TO THE ARCHITECTS IMMEDIATELY. NO INFORMATION OR DETAILS ON THE DRAWINGS OF THIS PROJECT MAY BE USED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS.
5. DO NOT SCALE DRAWINGS!
6. UNLESS OTHERWISE SHOWN OR NOTED, ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE.
7. ALL DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS.
8. NO EQUIPMENT IS TO BE INSTALLED THAT REQUIRES STRUCTURAL ENGINEERING.

LOCATION MAP

UNIT MATRIX AND AREAS

UNIT MIX MATRIX AND AREAS				
LEVEL	UNIT TYPE	COUNT	AREA	
1ST FLOOR	STUDIO A	1	499 SF	
1ST FLOOR	1 BDRM B	1	459 SF	
1ST FLOOR	1 BDRM C	1	460 SF	
1ST FLOOR	1 BDRM D	1	562 SF	
1ST FLOOR	1 BDRM E	1	555 SF	
1ST FLOOR	1 BDRM F	1	472 SF	
1ST FLOOR	1 BDRM G	1	497 SF	
TOTAL RES. UNIT AREA 1ST FLOOR:	3,504 SF			
TOTAL FLOOR AREA 1ST FLOOR:		4,944 SF		
LEVEL	UNIT TYPE	COUNT	AREA	
2ND FLOOR	2 BDRM H	1	926 SF	
2ND FLOOR	1 BDRM I	1	470 SF	
2ND FLOOR	1 BDRM J	1	537 SF	
2ND FLOOR	1 BDRM K	1	562 SF	
2ND FLOOR	1 BDRM L	1	530 SF	
2ND FLOOR	1 BDRM M	1	484 SF	
2ND FLOOR	1 BDRM N	1	550 SF	
TOTAL RES. UNIT AREA:	4,059 SF			
TOTAL FLOOR AREA 2ND FLOOR:		4,944 SF		
TOTAL RES. UNIT FLOOR AREA:	7,563 SF			
TOTAL FLOOR AREA 1ST & 2ND FLOOR:				9,888 SF

LOT AND BLOCK

SCOPE OF WORK

INTERIOR RENOVATION OF EXISTING 2 STORY CONVENT BUILDING.
500 SF SECOND FLOOR ADDITION ABOVE EXISTING 1 STORY PORTION OF BUILDING.

BUILDING DATA

CONSTRUCTION TYPE: 2B
USE TYPE : R-2 (APARTMENTS AND EXISTING SURFACE PARKING)

ZONE: R-4

CODE REVIEW INFORMATION

CODE REVIEW INFORMATION:
APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

INTERNATIONAL BUILDING CODES (2018 NJ EDITION)
NATIONAL ELECTRICAL CODE (NFPA70) 2017
INTERNATIONAL ENERGY CONVSERVATION CODE 2018
ASHRAE 90.1-2016
INTERNATIONAL FUEL GAS CODE 2018
INTERNATIONAL MECHANICAL CODE 2018
NATIONAL STANDARD PLUMBING CODE 2018
ICC/ANSI A117.1 ACCESSIBILITY CODE (BARRIER FREE SUB CODE)

PROJECT TEAM

ARCHITECT	ARCHITECTURA 1 EXECUTIVE DRIVE, SUITE LL100 FORT LEE, NEW JERSEY 07024 TEL 201.346.1400 FAX 201.346.1418 CONTACT: CONRAD RONCATI
MEP ENGINEER	JOHNSON AND URBAN 295 HIGHWAY 34 COLTS NECK, NEW JERSEY 07722 TEL 732.772.1500 FAX 732.772.1515 CONTACT: NOEL CRESPO
STRUCTURAL ENGINEER	N/A
OWNER/OWNERS AGENT	ASHLING DEVELOPMENT 494 SYCAMORE AVE SCHREWSBURY, NEW JERSEY 07702 TEL 732.704.3705 CONTACT: RICHARD CODELLA

DRAWING LIST

ARCHITECTURAL DRAWING LIST	
Sheet Number	Sheet Name
A001	COVER SHEET, GENERAL NOTES,KEY MAP, ZONING ANALYSIS
A010	CODE SUMMARY 1
A030	EGRESS PLANS
A040	ACCESSIBILITY GUIDELINES
A041	ACCESSIBLITY GUIDELINES 2
A050	GENERAL FIXTURE MOUNTING HEIGHTS, MATERIAL LEGEND
A090	DEMOLITION PLANS
A100	PROPOSED FIRST FLOOR PLAN
A101	PROPOSED 2ND FLOOR PLAN
A102	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A600	DOOR SCHEDULES
A650	PARTITION TYPES
A651	PARTITION DETAILS
A700	ENLARGED KITCHEN PLANS AND DETAILS
A701	ENLARGED ACCESSIBLE BATHROOM PLANS AND ELEVATIONS
A801	MISCELLANEOUS DETAILS
A900	1ST FLOOR REFLECTED CEILING PLAN
A901	2ND FLOOR REFLECTED CEILING PLAN

REV. NO.	DATE	DESCRIPTION	COORDINATION	SET
	09.13.2021			

1.)THE ARCHITECT AND CONSULTANTS RETAIN ALL RIGHTS TO THE PLANS AND DESIGNS AND ALL OTHER DRAWINGS, DATA, TITLES, SUPPLIED BY THE ARCHITECT. ARCHITECTURA, INC. THEY MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THIS WORK MAY NOT BE SOLD OR DISTRIBUTED WITHOUT WRITTEN CONSENT.

Architectura
suite LL100
One Executive Drive
Fort Lee, New Jersey 07024
201-346-1400 fax 201-346-1418
frontdesk@architectura.com
■ ■ ■
architecture
interior design
planning

Architectura

PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
380 DIVISION STREET
380 DIVISION STREET, LONG BRANCH, NEW JERSEY
BLOCK 190, LOT 7

CONRAD RONCATI ® A.
NJ ARCHITECT AI.22279

DRAWING TITLE
COVER SHEET, GENERAL NOTES,KEY MAP, ZONING ANALYSIS

SCALE	DRAWN BY
AS SHOWN	NK
DATE	SHEET NO
01.21.2022	A001
PROJECT NUMBER	
2021058	

BUILDING CODE SUMMARY

Name of Project: 380 Division St Building Renovation
Address: 380 Division St., Long Branch, NJ
Zip Code: 07740
Proposed Use: Residential
Owner/Authorized Agent:
Phone #:
E-Mail:
Owned By:
☐ City/County ☒ Private ☐ State
Code Enforcement Jurisdiction: ☒ City: ☐ County_____ ☐ State

LEAD DESIGN PROFESSIONAL: Conrad Roncati, Architectura

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #
Architectural	Architectura	Conrad Roncati	12279	201.886.1400
Civil				
Electrical	Johnson & Urban	Noel Crespo		732.772.7845
Fire Alarm	Johnson & Urban	Noel Crespo		
Plumbing	Johnson & Urban	Noel Crespo		
Mechanical	Johnson & Urban	Noel Crespo		
Sprinkler-Standpipe	Johnson & Urban	Noel Crespo		
Structural	TBD	TBD		
Other				( )

2018 EDITION OF NJ CODE FOR: ☐ New Construction ☒ Addition ☐ Upfit
EXISTING: ☐ Reconstruction ☒ Alteration ☐ Repair
CONSTRUCTED **ORIGINAL USE** **RENOVATED** _____ **CURRENT USE** R-2

BUILDING DATA
Construction Type: ☐ I-A ☐ II-A ☐ III-A ☐ IV ☐ V-A
☐ I-B ☒ II-B ☐ III-B ☐ V-B
Mixed construction: ☒ No ☐ Yes Types _____
Sprinklers: ☐ No ☒ Partial ☐ Yes ☐ NFPA 13 ☒ NFPA 13R ☐ NFPA 13D
Standpipes: ☐ No ☐ Yes Class ☐ I ☐ II ☐ III ☐ Wet ☐ Dry
Fire District: ☒ No ☐ Yes **Flood Hazard Area:** ☒ No ☐ Yes
Building Height: 26'-0" Number of Stories: 2
Mezzanine: ☒ No ☐ Yes

Gross Building Area: 62,830 SF

FLOOR	(SQ FT)	REMARK
2nd Floor	4,944	Residential/Common
1st Floor	4,944	Residential/Common
GRAND TOTAL	**9,888**	

ALLOWABLE AREA

Primary Occupancy: Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
☐ Business ☐ Educational Factory ☐ F-1 Moderate ☐ F-2 Low
Hazardous ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
I-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ Mercantile Residential ☐ R-1 ☒ R-2 ☐ R-3 ☐ R-4
Storage ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled
☐ Utility and Miscellaneous ☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Secondary Occupancy: NA
Special Uses: ☐ 402 ☐ 403 ☐ 404 ☐ 405 ☐ 406 ☐ 407 ☐ 408 ☐ 409 ☐ 410 ☐ 411 ☐ 412
☐ 413 ☐ 414 ☐ 415 ☐ 416 ☐ 417 ☐ 418 ☐ 419 ☒ 420 ☐ 421 ☐ 422 ☐ 423
Special Provisions: ☐ 509.2 ☐ 509.3 ☐ 509.4 ☐ 509.5 ☐ 509.6 ☐ 509.7 ☐ 509.8
Mixed Occupancy: ☒ No ☐ Yes Separation: 1 hr. Exception: _____
☐ Incidental Use Separation (508.2)
See drawings
☐ Non-Separated Use (508.3.2)
The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.
☐ Separated Use (508.3.3) - Separation of dwelling units

ALLOWABLE HEIGHT

	ALLOWABLE (TABLE 504.3)	INCREASE FOR SPRINKLERS	SHOWN ON PLANS	CODE REFERENCE
Type of Construction	Type 2B		Type 2B	
Building Height in Feet	Feet	NA	26'-0"	
Building Height in Stories	Stories	NA	2 Stories	

FIRE PROTECTION REQUIREMENTS

Life Safety Plan Sheet #, if Provided _____

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING REQ'D	RATING PROVIDED (W/_____ * REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses		-	-				
Bearing Walls							
Exterior		0	0				
North							
East							
West							
South							
Interior		0	0				
Nonbearing Walls and Partitions Exterior walls							
North	x <5 (ground to 6th)						
East							
West	5<x <10(ground to 6th)						
South	x <5 (ground) to 6th)						
Interior walls and partitions		0	0				
Floor Construction Including supporting beams and joists		0	0				
Roof Construction Including supporting beams and joists							
Shaft Enclosures - Exit		1	0				
Shaft Enclosures - Other		1	0				
Corridor Separation		1	1				
Occupancy Separation		1	1				
Party/Fire Wall Separation		NA	NA				
Smoke Barrier Separation		1	1				
Tenant Separation		NA	NA				
Incidental Use Separation		See Dwg's					

* Indicate section number permitting reduction

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: ☐ No ☒ Yes
Exit Signs: ☐ No ☒ Yes
Fire Alarm: ☐ No ☒ Yes
Smoke Detection Systems: ☐ No ☒ Yes ☐ Partial _____
Panic Hardware: ☐ No ☒ Yes

EXIT REQUIREMENTS

NUMBER AND ARRANGEMENT OF EXITS

FLOOR, ROOM OR SPACE DESIGNATION	MINIMUM[2] NUMBER OF EXITS		TRAVEL DISTANCE		ARRANGEMENT MEANS OF EGRESS[1,3] (SECTION 1015.2)	
	REQUIRED	SHOWN ON PLANS	ALLOWABLE TRAVEL DISTANCE (TABLE 1017.2)	ACTUAL TRAVEL DISTANCE SHOWN ON PLANS	REQUIRED DISTANCE BETWEEN EXIT DOORS	ACTUAL DISTANCE SHOWN ON PLANS
RESIDENTIAL	**2**	**2**	**250'**	**<72'**	**75'**	**88.6'**

[1] Corridor dead ends (Section 1020.4)
[2] Buildings with single exits (Table 1019.2), Spaces with one means of egress (Table 1015.1)
[3] Common Path of Tra
vel (Section 1006.3)

EXIT WIDTH
*** SEE SHEET A-030-A-033 FOR EGRESS WIDTH CALCULATIONS

USE GROUP OR SPACE DESCRIPTION	(a) AREA[1] sq. ft.	(b) AREA[1] PER OCCUPANT (TABLE 1004.1.1)	CALCULATED OCCUPANT LOAD (a÷b)	(c) EGRESS WIDTH PER OCCUPANT (TABLE 1005.1)		EXIT WIDTH (in)[2,3,4,5,6] REQUIRED WIDTH (SECTION 1005.1) (a÷b) x c		ACTUAL WIDTH SHOWN ON PLANS	
				STAIR	LEVEL	STAIR	LEVEL	STAIR	LEVEL
See drawings	-	-	-	-	-	-	-	-	-

[1] See Table 1004.1.1 to determine whether net or gross area is applicable.
See definition "Area, Gross" and "Area, Net" (Section 1002)
[2] Minimum stairway width (Section 1009.1); min. corridor width (Section 1017.2); min. door width (Section 1008.1)
[3] Minimum width of exit passageway (Section 1021.2)
[4] See Section 1004.5 for converging exits.
[5] The loss of one means of egress shall not reduce the available capacity to less than 50 percent of the total required (Section 1005.1)
[6] Assembly occupancies (Section 1025)

STRUCTURAL DESIGN

DESIGN LOADS:

Importance Factors: Wind (I_W) _____
Snow (I_S) _____
Seismic (I_E) _____

Live Loads: Roof _____ psf
Mezzanine _____ psf
Floor _____ psf

Ground Snow Load: _____ psf

Wind Load: Basic Wind Speed ___119_____ mph (ASCE-7)
Exposure Category ____B_____
Wind Base Shears (for MWFRS) Vx = _____ Vy = _____

SEISMIC DESIGN CATEGORY ☐ **A** ☒ **B** ☐ **C** ☐ **D**
Provide the following Seismic Design Parameters:
Occupancy Category (Table 1604.5) ☐ **I** ☒ **II** ☐ **III** ☐ **IV**
Spectral Response Acceleration S_S_____ %g S_1_____ %g
Site Classification _____ ☐ Field Test ☐ Presumptive ☐ Historical Data
Basic structural system (check one)
___X__ Bearing Wall _____ Dual w/Special Moment Frame
_____ Building Frame _____ Dual w/Intermediate R/C or Special Steel
_____ Moment Frame _____ Inverted Pendulum
Seismic base shear V_X = _____ V_Y = _____
Analysis Procedure _____ Simplified _____ Equivalent Lateral Force _____ Modal
Architectural, Mechanical, Components anchored? _____

LATERAL DESIGN CONTROL: Earthquake _____ Wind _____

SOIL BEARING CAPACITIES:
Field Test (provide copy of test report) _____ psf
Presumptive Bearing capacity _____ psf
Pile size, type, and capacity _____

PLUMBING FIXTURE REQUIREMENTS (N/A)

USE		WATERCLOSETS MALE	WATERCLOSETS FEMALE	URINALS	LAVATORIES MALE	LAVATORIES FEMALE	SHOWERS/ TUBS	DRINKING FOUNTAIN REGULAR	DRINKING FOUNTAIN ACCESS
SPACE	EXISTING								
	NEW								
	REQUIRED								

ENERGY SUMMARY

ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If energy cost budget method, state the annual energy cost budget vs allowable annual energy cost budget.

THERMAL ENVELOPE -SEE COMCHECK

Method of Compliance:
☒ Prescriptive ___% Glazed Wall Area
☐ Performance ☐ Energy Cost Budget

Roof/ceiling Assembly (each assembly)
R-Value of insulation: R49 (continuous above deck)

Exterior Walls (each assembly)
R-Value of insulation: R13 (cavity) + R7.5 (continuous)
Openings (windows or doors with glazing)
U-Value of assembly = 0.31
SHGC = 0.36
low e required

Walls below grade (each assembly)
R-Value of insulation = 10 (continuous) + 13 (cavity)

Floors over unconditioned space (each assembly)
R-Value of insulation = R30

Floors slab on grade
R-Value of insulation = 10 @ 24" deep

ELECTRICAL SUMMARY

ELECTRICAL SYSTEM AND EQUIPMENT – SEE ELECTRICAL DRAWINGS

Method of Compliance:
☐ Prescriptive ☐ Performance ☐ Energy Cost Budget

Lighting schedule
lamp type required in fixture
number of lamps in fixture
ballast type used in the fixture
number of ballasts in fixture
total wattage per fixture
total interior wattage specified vs allowed
total exterior wattage specified vs allowed

Equipment schedules with motors (not used for mechanical systems)
motor horsepower
number of phases
minimum efficiency
motor type
# of poles

REV. NO.	DATE	DESCRIPTION

Architectura
suite LL100
One Executive Drive
Fort Lee, New Jersey 07024
201-346-1400 fax 201-346-1418
frontdesk@architectura.com
architecture
interior design
planning

Architectura

PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
380 DIVISION STREET
380 DIVISION STREET, LONG BRANCH, NEW JERSEY
BLOCK 190, LOT 7

CONRAD RONCATI JR. R.A.
NJ ARCHITECT: AI-12279

THE DRAWINGS, SPECIFICATIONS, DESIGNS, TEXT AND OTHER INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT, ARCHITECTURA, INC. THEY MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.

DRAWING TITLE
CODE SUMMARY 1

SCALE	DRAWN BY
AS SHOWN	Author
DATE 01.21.2022	SHEET NO A010
PROJECT NUMBER 2021058	

EGRESS DATA
BUILDING DATA – 2ND FLOOR
BUILDING CLASSIFICATION R2
FULLY SPRINKLERED – CONSTRUCTION TYPE: 2B

IBC – TABLE 1004.1.2 OCCUPANT LOAD CALCULATION			
RESID.	4,944 SF / 200 (RESID.) = 25	25 TOTAL OCCUPANT LOAD ON FLOOR	
IBC – TABLE 1006.3.1 REQUIRED NO. OF EXITS	REQ'D	PROVIDED	CODE COMPL
< 500 OCCUPANTS = 2 REQ'D. EXITS	2	2	YES

IBC SECTION 1007 – EXIT DOORWAY ARRANGEMENT		
	ACTUAL	CODE COMPL
2 EXIT DOORWAYS DIAGONAL DISTANCE = 129'-4" ⅓ MIN. DIAG. DIM. = 43'-1"	88'-8"	YES

IBC TABLE 1017.2 – TRAVEL DISTANCE CALCULATION		
MAX. TRAVEL DISTANCE = 250'-0"(R/M)		
ROUTE	TRAVEL DISTANCE	CODE COMPLIANCE
LONGEST ROUTE	62'-0"	YES (R)

IBC SECTION 1005 – REQUIRED EGRESS WIDTH:			REQ'D	PROVIDED	CODE COMPL.
INCHES PER OCCUPANT OF EGRESS WIDTH W/ SPRINKLER SYSTEM =0.30 STAIRS & 0.20 OTHERS					
STAIRS	25 (.3) = 7.5"		MIN. 36"** @ EACH	EXISTING TO REMAIN*	YES
OTHERS	25 (.2) = 5.0"	CORRIDOR	36"**	EXISTING TO REMAIN*	YES
		EXIT DOOR	32"	EXISTING TO REMAIN*	YES

* PER NJAC 5:23-6.26 REHABILITATION CODE (R2)
** SECTION 1011.2 STAIRWAY WIDTH, EXCEPTION 1, OCCUPANT LOAD LESS THAN 50. CORRIDOR WIDTH TABLE 1020.2, OCCUPANT LOAD LESS THAN 50.

EGRESS DATA
BUILDING DATA – 1ST FLOOR
BUILDING CLASSIFICATION R2
FULLY SPRINKLERED – CONSTRUCTION TYPE: 2B

IBC – TABLE 1004.1.2 OCCUPANT LOAD CALCULATION			
RESID.	4,944 SF / 200 (RESID.) = 25	25 TOTAL OCCUPANT LOAD ON FLOOR	
IBC – TABLE 1006.3.1 REQUIRED NO. OF EXITS	REQ'D	PROVIDED	CODE COMPL
< 500 OCCUPANTS = 2 REQ'D. EXITS	2	2	YES

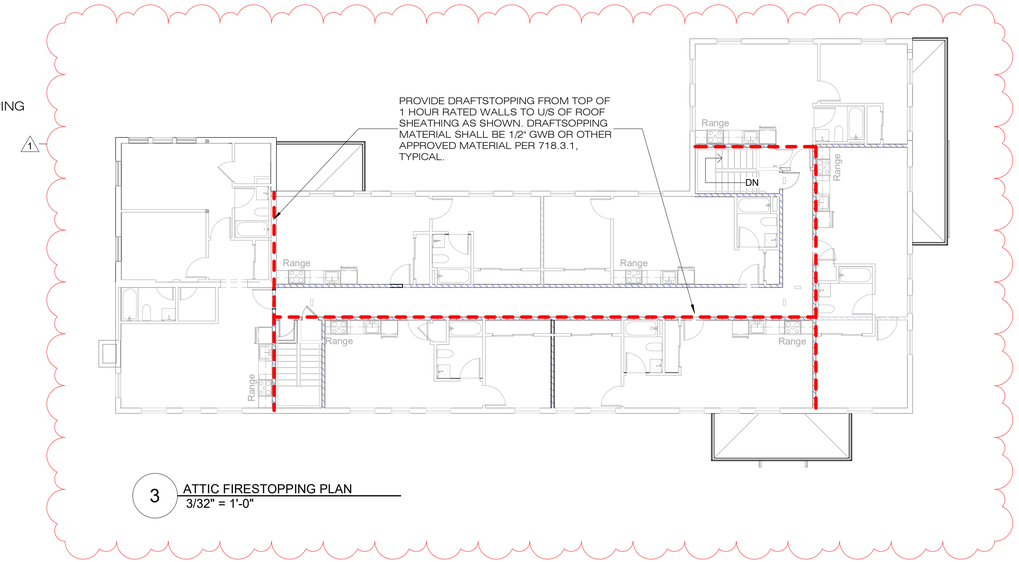
IBC SECTION 1007 – EXIT DOORWAY ARRANGEMENT		
	ACTUAL	CODE COMPL
2 EXIT DOORWAYS DIAGONAL DISTANCE = 129'-4" ⅓ MIN. DIAG. DIM. = 43'-1"	104'-9""	YES

IBC TABLE 1017.2 – TRAVEL DISTANCE CALCULATION		
MAX. TRAVEL DISTANCE = 250'-0"(R/M)		
ROUTE	TRAVEL DISTANCE	CODE COMPLIANCE
LONGEST ROUTE	72'-8"	YES (R)

IBC SECTION 1005 – REQUIRED EGRESS WIDTH:			REQ'D	PROVIDED	CODE COMPL.
INCHES PER OCCUPANT OF EGRESS WIDTH W/ SPRINKLER SYSTEM =0.30 STAIRS & 0.20 OTHERS					
STAIRS	25 (.3) = 7.5"		MIN. 36"** @ EACH	EXISTING TO REMAIN	YES****
OTHERS	25 (.2) = 5.0"	CORRIDOR	36"**	EXISTING TO REMAIN*	YES
		EXIT DOOR	32"	EXISTING TO REMAIN	YES****

* PER NJAC 5:23-6.26 REHABILITATION CODE (R2)
** SECTION 1011.2 STAIRWAY WIDTH, EXCEPTION 1, OCCUPANT LOAD LESS THAN 50. CORRIDOR WIDTH TABLE 1020.2, OCCUPANT LOAD LESS THAN 50.

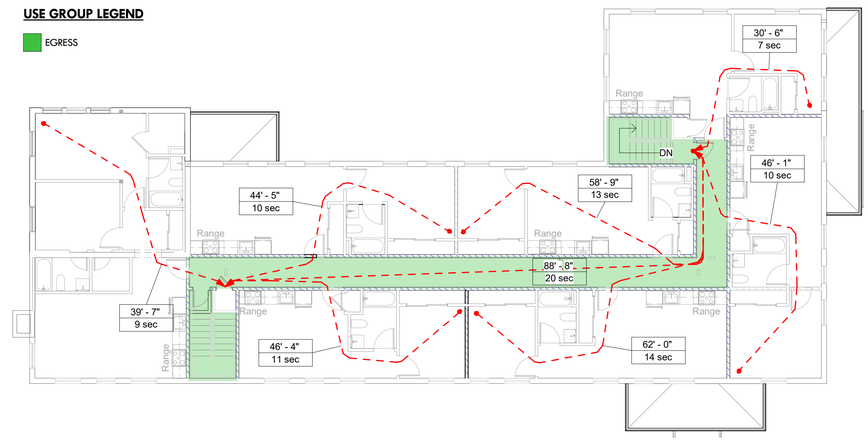
1HR RATED
2HR RATED
DRAFTSTOPPING



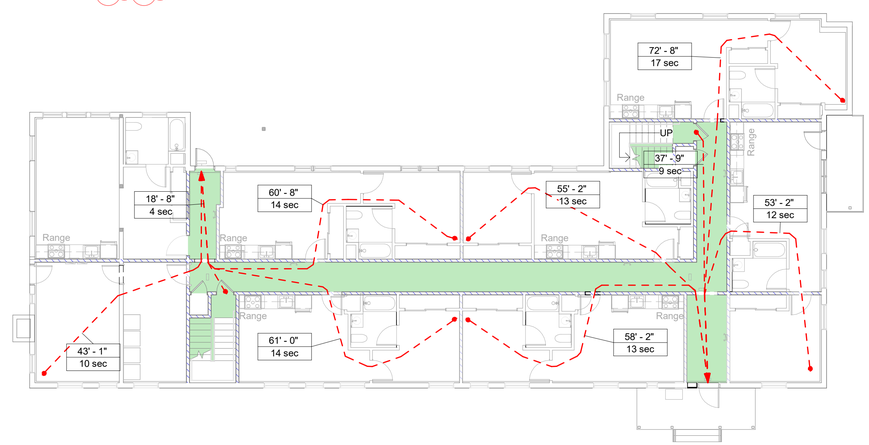
3 ATTIC FIRESTOPPING PLAN
3/32" = 1'-0"

USE GROUP LEGEND

EGRESS



2 SECOND FLOOR EGRESS PLAN
3/32" = 1'-0"



1 FIRST FLOOR EGRESS PLAN
3/32" = 1'-0"

REV. NO.	DATE	DESCRIPTION
	09.13.2021	COORDINATION SET
1	02.24.2022	Revision 1

Architectura
suite LL100
One Executive Drive
Fort Lee, New Jersey 07024
201-346-1400 fax 201-344-1418
frontdesk@architectura.com
architecture
interior design
planning

PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
380 DIVISION STREET
380 DIVISION STREET, LONG BRANCH, NEW JERSEY
BLOCK 190, LOT 7

CONRAD DIMCHETT JR. R.A.
NJ ARCHITECT: AI12279

DRAWING TITLE
EGRESS PLANS

SCALE	DRAWN BY
AS SHOWN	NK
DATE 01.21.2022	SHEET NO A030
PROJECT NUMBER 2021058	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND PUBLISHED WORK OF THE ARCHITECT. ARCHITECTURA INC. THEY MAY NOT BE DUPLICATED, USED, TRANSFERRED, OR DISTRIBUTED FOR ANY PURPOSE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT.

Figure 505.10.2
Top Handrail Extensions at Stairs

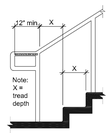


Figure 505.10.3
Bottom Handrail Extensions at Stairs

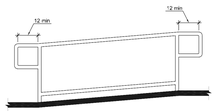
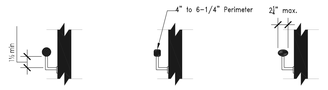
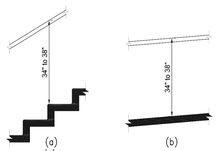


Figure 505.10.1
Top and Bottom Handrail Extensions at Ramps



(a) circular (b) non circular (c) non circular

Figure 505.7 Handrail Cross Section



(a) stairs (b) ramps

Figure 505.4 Handrail Height

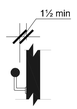
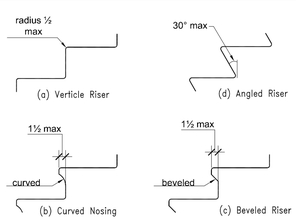


Figure 505.5
Handrail Clearance

505.2 Location. Handrails shall be provided on both sides of stairs and ramps.
505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs or ramps shall be continuous between flights or runs. Other handrails shall comply with Sections 505.10 and 307.
505.4 Height. Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above stair nosings and ramp surfaces. Handrails shall be at a consistent height above stair nosings and ramp surfaces.
505.5 Clearance. Clear space between handrail and wall shall be 1-½" minimum.
505.6 Gripping Surface. Gripping surfaces shall be continuous, without interruption by newell posts, or other construction elements or obstructions.
505.7 Cross Section. Handrails shall have a circular cross-section with an outside diameter of 1-¼" minimum and 2" maximum, or shall provide equivalent graspability complying with section 505.7.1.
505.7.1 Non-Circular Cross Sections. Handrails with other shapes shall be permitted provided they have a perimeter dimension of 4" minimum and 6-½" maximum, and provided their largest cross-section dimension is 2-¼" maximum.
505.10.1 Top and Bottom Extension at Ramps. Ramp handrails shall extend horizontally 12" minimum beyond the top and bottom of ramp runs. Such extension shall returnto a wall, ruard, or the walkingsurface, or shall be continuous to the handrail of an adjacent ramp run.
505.10.2 Top Extensions at Stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12" minimum, beginning directly above the first riser nosing. Such extenson shall return to a wall, guard or the walking surface, or shall be continuous to the handrail of an adjacent stair flight.
505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a distance equal to one tread depth beyond the last riser nosing. Such extension shall continue with a horizontal extensionor shall be continuous to the handrail of an adjacent stair flight, or shall return to a wall, guard or the walking surface. If provided at the bottom of a stair flight, a horizontal extension of a handrail shall be 12" long, minimum, and a height equal to that of the sloping portion of the handrail, as measured above the stair nosings. Such extension shall return to a wall, guard or the walking surface, or shall be continuous to the handrail of an adjacent stair flight.

505 Handrails | J



(a) Verticle Riser (d) Angled Riser
(b) Curved Nosing (c) Beveled Riser

Figure 504.5 Stair Nosings

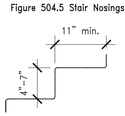


Figure 504.2 Treads and Risers for Accessible Stairways

504.2 Treads and Risers. All steps on a flight of stairs shall have uniform riser heights and uniform tread depth. Risers shall be 4" high minimum and 7" maximum. Treads shall be 11" deep minimum, measured from riser to riser. (Fig. 504.2)
504.3 Open Risers. Open risers shall not be permitted.
504.4 Tread Surface. Stair treads shall comply with Section 302.
504.5 Nosings. The radius of curvature at the leading edge of the tread shall be ½" maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30° maximum from vertical. The permitted projection of the nosing shall be 1-½" maximum beyond the tread below.
504.6 Handrails. Stairs shall have handrails complying with Section 505.

504 Stairways | H

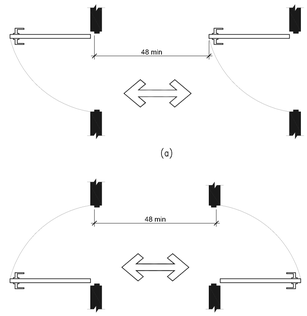


Figure 404.2.6
Two Doors in Series

APPROACH DIRECTION	MINIMUM CLEARANCES
	Perpendicular to Doorway (1)
From Front	48"
From Side	42"

NOTES:
(1) Maneuvering space shall include full width of doorway.

Table 404.2.4.3 -- Maneuvering Clearances for Doorways without Doors

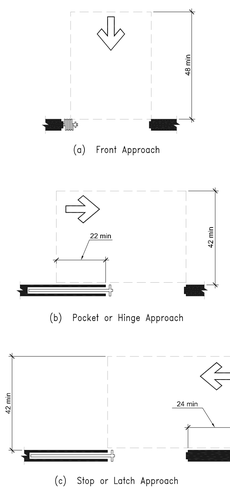


Figure 404.2.4.2 -- Maneuvering Clearances at Sliding and Folding Doors

APPROACH DIRECTION	MINIMUM CLEARANCES	
	Perpendicular to Door (1)	Parallel to Door
From Front	48"	0"
From Hinge Side	42"	54" (2)
From Latch Side	42"	24" (2)

NOTES:
(1) Maneuvering space shall include full width of doorway.
(2) From latch side towards the doorway

Table 404.2.4.2 -- Maneuvering Clearances for Sliding and Folding Doors

404.2.1 Revolving Doors and Turnstiles. Revolving doors or turnstiles shall not be part of an accessible route.
404.2.2 Double-Leaf Doorways. At least one of the active leaves of doorways with two independently operated leaves shall comply with ICC/ANSI A117.1-1998 Sections 404.2.3 and 404.2.4.
404.2.3 Clear Width. Doorways shall have a clear opening of 32" minimum. Clear opening of doorways with swinging doors shall be measures between the face of door and stop, with the door open 90°. Openings more than 24" deep shall provide a clear opening of 36" minimum. There shall be no projections into the clear opening width lower than 34" above the floor and ground. Projections into the minimum clear opening width more than 34" and up to 80" above the floor or ground are permitted but shall not exceed 4". (Fig. 404.2.3)
404.2.4 Maneuvering Clearances at Doors. (See Tables 404.2.4.1, 404.2.4.2 and 404.2.4.3; and see Figs. 404.2.4.1, 404.2.4.2 and 404.2.6
404.2.4.1 Swinging Doors. Swinging doors shall have maneuvering clearances complying with Table 404.2.4.1.
404.2.4.2 Sliding and Folding Doors. Sliding Doors and folding doors shall have maneuvering clearances complying with Table 404.2.4.2.
404.2.4.3 Doorways without Doors. Doorways without doors that are less than 36" wide shall have maneuvering clearances complying with Table 404.2.4.3.
404.2.4.4 Recessed Doors. Where the plane of the doorway is recessed clearancesfor front approach shall be provided.
404.2.4.5 Floor or Ground Surfaces. Floor or ground surfaces within the maneuvering clearances shall have a slope not steeper than 1:48 and shall comply with section 302.
404.2.5 Thresholds at Doorways. Thresholds, if provided, at doorways shall be ½" high maximum. Raised thresholds and changes in level at doorways must comply with sections 302 and 303.
404.2.6 Two Doors in Series. Distance between two hinged or pivoted doors in series shall be 48" minimum plus the width of any door swinging into the space.
404.2.7 Door Hardware. Handles, pulls, latches, locks and other operable parts on accessible doors shall haver a shape that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate. Such hardware shall be 34" minimum and 48" maximum above the floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.
Exception: Locks used only for security purposes and not used for normal operation are permitted in any location.

404 Doors and Doorways | G

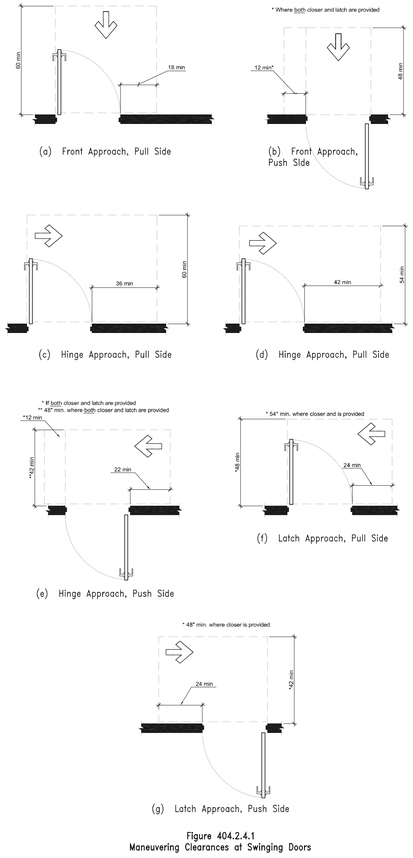


Figure 404.2.4.1
Maneuvering Clearances at Swinging Doors

TYPE OF USE		MINIMUM CLEARANCES	
Approach Direction	Door Side	Perpendicular to Door (1)	Beyond Latch Parallel to Door
From Front	Pull	60"	18"
From Front	Push	48"	0" (2)
From Hinge	Pull	60" 54"	36" 42"
From Hinge	Push	42"(3)	54"
From Latch	Pull	48"(4)	24"
From Latch	Push	42" (4)	24"

NOTES:
(1) Maneuvering space shall include full width of doorway.
(2) Add 12" if closer and latch provided.
(3) Add 6" if closer and latch provided
(4) Add 6" if closer provided.

Table 404.2.4.1 -- Maneuvering Clearances of Manual Swinging Doors

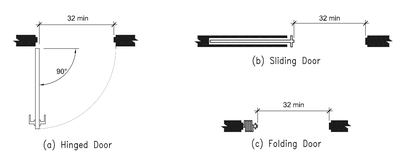


Figure 404.2.3
Clear Width of Doorways

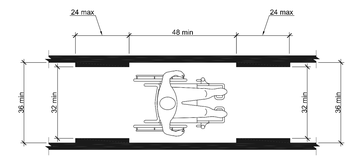


Figure 403.5
Clear Width of an Accessible Route

Segment Length	AMinimum Segment Width
Less Than or Equal to 24"	32" (See Note)
Greater Than 24"	36"

Note: Consecutive segments of 32" wide must be separated by a route segment 48" long minimum and 36" wide minimum.

Table 403.5
Clear Width of an Accessible Route

403.5 Clear Width of an Accessible Route | F

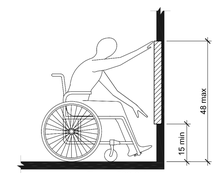


Figure 308.2.1
Unobstructed Forward Reach

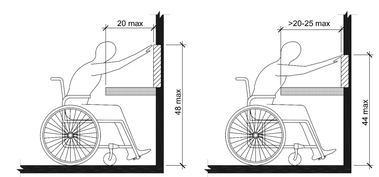


Figure 308.2.2
Obstructed High Forward Reach

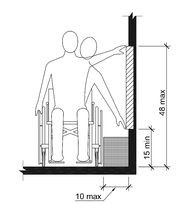


Figure 308.3.1
Unobstructed Side Reach

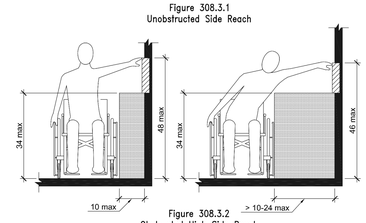


Figure 308.3.2
Obstructed High Side Reach

308.2 Forward Reach.
308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48" maximum and the low forward reach shall be 15" minimum above the floor or ground.
308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor or ground space shall extend beneath the element for a distance not less thank the required reach depth over the obstruction. The high forward reach shall be 48" maximum where the reach depth is 20" maximum. Where the reach depth exceeds 20", the high forward reach shall be 44" maximum and the reach depth shall be 25" maximum.
308.3 Side Reach.
308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the floor or ground.
Exception: Existing elements shall be permitted at 54" maximum above the floor or ground.
308.3.2 Obstructed High Reach. Where a clear floor or ground space allows a parallel approach to an object and the high side reach is over an obstruction, the height of the obstruction shall be 34" maximum and the depth of the obstruction shall 24" maximum. The high side reach shall be 48" maximum for a reach depth of 10" maximum. Where the reach depth exceeds 10", the high side reach shall be 46" maximum for a reach depth of 24" maximum.

308 Reach Ranges | E

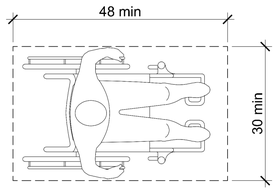


Figure 305.3
Size of Clear Ground Space

305.2 Floor or Ground Surface. Floor or ground surfaces of a clear ground space shall have a slope not steeper than 1:48 and shall comply with ICC/ANSI A117.1-1998 Section 302.
305.3 Size. Clear ground space shall be 30" minimum by 48" minimum.(Fig. 304.3)
305.5 Position. Unless otherwise specified, the clear floor or ground space shall be positioned for either forward or parallel approach to an element.

305 Clear Ground Space | D

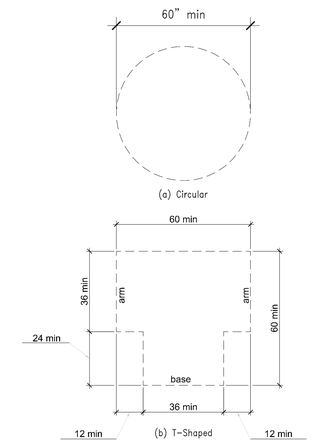


Figure 304.3
Size of Wheelchair Turning Space

304.2 Floor or Ground Surface. Floor or ground surfaces of a wheelchair turning space shall have a slope not steeper than 1:48 and shall comply with ICC/ANSI A117.1-1998 Section 302.
304.3 Size. Wheelchair turning space shall comply with ICC/ANSI A-117.1-1998 Sections 304.3.1 or 304.3.2. (Fig. 304.3)

304 Wheelchair Turning Space | C

Figure 303.2
Vertical Changes in Level

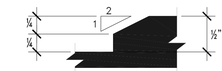


Figure 303.3
Beveled Changes in Level

303.2 Vertical. Changes in level of ¼" high maximum shall be permitted to be vertical. (Fig. 303.2)
303.3 Beveled. Changes in level between ¼" and ½" high maximum shall be beveled with a slope not steeper than 1:2 (Fig. 303.3)
303.4 Ramped. Changes in level greater than ½" shall be ramps and shall comply with ICC/ANSI A117.1-1998 Section 405 and 406.

303 Changes in Level | B

Figure 302.2
Carpet on Floor or Ground Surfaces

302 General. Floor or ground surfaces shall be stable, firm and slip resistant, and shall comply with ICC/ANSI A117.1-1998 Section 302.
302.2 Carpet. Pile height shall be ½" maximum. Exposed Edges of carpet shall be fastened to floor or ground and shall have trim along entire length of exposed edge. Carpet edge trim shall comply with ICC/ANSI A117.1-1998 Section 303. (Fig. 302.2)

302 Floor or Ground Surfaces | A

REV NO.	DATE	DESCRIPTION

Architectura
suite LL100
One Executive Drive
Fort Lee, New Jersey 07024
201-346-1400 fax 201-346-1418
frontdesk@architectura.com
architecture
interior design
planning

Architectura

PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
380 DIVISION STREET
380 DIVISION STREET, LONG BRANCH, NEW JERSEY
BLOCK 190, LOT 7

CONRAD PIANCETI, JR. R.A.
NJ ARCHITECT: AI-12279

DRAWING TITLE
ACCESSIBILITY GUIDELINES

SCALE	DRAWN BY
AS SHOWN	NK
DATE 01.21.2022	SHEET NO A040
PROJECT NUMBER 2021058	

THE ARCHITECTURAL WORK PRODUCED BY ARCHITECTURA, INC. THIS DRAWING IS THE PROPERTY OF ARCHITECTURA, INC. CONTACT ARCHITECTURA, INC. FOR WRITTEN PERMISSION BEFORE REPRODUCING, DISTRIBUTING OR DISCLOSING THIS DRAWING OR ANY PART THEREOF. THIS DRAWING IS NOT TO BE DUPLICATED, USED, TRANSFERRED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF ARCHITECTURA, INC.

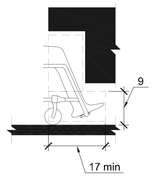


Figure 306.2
Toe Clearance

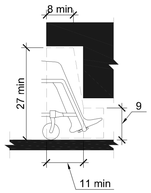


Figure 306.3
Knee Clearance

306.1 General. Where space beneath an element is included as part of clear floor or ground space at an element, clearance at an element, or a wheelchair turning space, the space shall comply with Section 306. Additional space beyond knee and toe clearance shall be permitted beneath elements.

306.2 Toe Clearance.

306.2.1 General. Space under an element between the floor or ground and 9 inches (230 mm) above the floor or ground shall be toe clearance and shall comply with Section 306.2.

306.2.2 Maximum Depth. Toe clearance shall be permitted to extend 25 inches (635 mm) maximum under an element.

306.2.3 Minimum Depth. Where toe clearance is required at an element as part of a clear floor or ground space, the toe clearance shall extend 17 inches (430 mm) minimum beneath the element.

306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the floor or ground shall not be included in toe clearance.

306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.

306.3 Knee Clearance.

306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the floor or ground shall be knee clearance and shall comply with Section 306.3.

306.3.2 Maximum Depth. Knee clearance shallbe permitted to extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the floor or ground.

306.3.3 Minimum Depth. Where knee clearance is required beneath an element as part of a clear floor or ground space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the floor or ground.

306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) abovethe floor or ground, the knee clearance shall be permitted to be reduced at a rate of 1 inch (26 mm) for each 6 inches (150 mm) in height.

306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum.

306 Knee & Toe Clearance H

905.1 General. Accessible storage facilities shall comply with Section 905.

905.2 Clear Floor or Ground Space. A clear floor or ground space complying with Section 305 shall be provided.

905.3 Height. Accessible storage areas shall comply with at least one of the reach ranges specified in Section 308.

905.4 Operable Parts. Operable parts of storage facilities shall comply with Section 309.4

905 Storage Facilities G

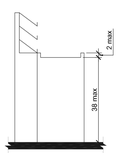


Figure 904.2 Height of Checkout Counters

904.1 General. Accessible checkout and service counters shall comply with the applicable provisions of Section 904.

904.2 Checkout Counters. Checkout counter surfaces shall be 38 inches (965 mm) maximum above the floor or ground. The top of the counter edge protection shall be 2 inches (51 mm) maximum above the counter surface.

904.3Service Counters. Counters for sales or distribution of goods and services to the public shall have a portion of the counter 36 inches (915 mm) long minimum by 36 inches (915 mm) high maximum above the floor or ground.

904.4 Tray Slides. The tops of accessible portions of tray slides shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the floor or ground

904 Checkout and Service Counters F

903.1 General. Benches required to be accessible shall comply with Section 903.

903.2 Clear Floor or Ground Space. Clear floor or ground space complying with Section 305 shall be provided and shall be positioned for parallel approach to an end of the bench seat.

903.3 Size. Bench seats shall be 20 inches (510 mm) minimum and 24 inches (610 mm) wide maximum by 42 inches (1065 mm) minimum long fixed to a wall along the longer dimension.

903.4 Height. The bench shall be 17 inches (430 mm) minimum and 19 inches (480 mm) maximum above the floor or ground.

903.5 Structural Strength. Allowable stresses in bending, shear, and tension shall not be exceeded for materials used where a vertical or horizontal force of 250 pounds (1112 N) is applied at any point onthe seat, fastener mounting device, or supporting structure.

903.6 Wet Locations. Where provided in wet locations the surface of the bench shall be slip resistant and water shall not accumulate on the surface.

903 Benches E

902.1 General. Accessible seating at fixed tables, counters and work surfaces shall comply with Section 902.

902.2 Clear Floor or Ground Space. Clear floor or ground space complying with Section 305 shall be provided. Knee and toe clearance complying with Section 306 shall be provided.

902.3 Height. The tops of tables, counters, and work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum from the floor or ground.

902.4. Food and Drink Counters. Accessible food and drink counters shall be 60 inches (1525 mm) long minimum.

902 Seating at Tables,Counters & Work Surfaces D

804.2 Clearance. Clearance complying with Sections 804.2.1 and 804.2.2 shall be provided.

804.2.1 Galley Areas. Clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 40 inches (1015 mm) minimum.

804.2.2 U-Shaped Areas. In kitchens with counters, appliances, or cabinets on three contiguous sides, clearance between all opposing base cabinets, countertops, appliances, or walls within kitchen work areas shall be 60 inches (1525 mm) minimum.

804.3 Wheelchair Turning Space. A wheelchair turning space complying with Section 304 shall be provided within the room. The wheelchair turning space shall be adjacent to or overlap clear floor or ground areas required by Section 804.

804.4 Work Surface. The work surface shall comply with Section 902.

804.5 Sink. The sink and surrounding counter shall comply with Section 606.

804.6 Kitchen Storage. Kitchen storage shall comply with Section 905.

804.7 Appliances. Where provided, kitchen appliancesshall comply with Sections 804.7.1 through 804.7.6.

804.7.1 Clear Floor or Ground Space. A clear floor or ground space complying with Section 305 shall be provided at each kitchen appliance. Clear floor or ground spaces are permitted to overlap.

804.7.2 Operating Controls. All appliance controls shall comply with Section 309.

804.7.3 Dishwasher. Clear floor or ground space shall be positioned adjacent to the dishwasher door. The dishwasher door in the open position shall not obstruct the clear floor or ground space for the dishwasher or the sink.

804.7.4 Range or Cooktop. Where a forward approach clear floor or ground space is provided, the clear floor or ground space shall provide knee and toe clearance complying with Section 306. Where knee and toe space is provided, the underside of the range or cooktop shall be insulated or otherwise configured to prevent burns, abrasions, or electrical shock. The location of controls shall not require reaching across burners.

804.7.5 Oven. For side-opening ovens, the door latch side shall be next to a countertop. Ovens shall have controls on front panels, on either side of the door.

804.7.6 Refrigerator/Freezer. Combination refrigerators and freezers shall have at least 50 percent of the freezer space 54 inches (1370 mm) maximum above the floor or ground. The clear floor or ground space shall be positioned for a parallel approach to the space dedicated to a refrigerator/freezer with the centerline of the clear floor or ground space offset 24 inches (610 mm) maximum from the centerline of the dedicated space.

804 Kitchens E

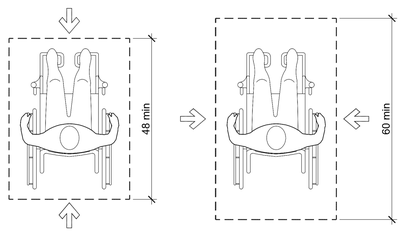
803.2 Wheelchair Turning Space. A wheelchair turning space complying with Section 304 shall be provided within the room.

803.3 Doors. Doors shall not swing into any part of the turning space.

803.4 Benches. A bench complying with Section 903 shall be provided within the room.

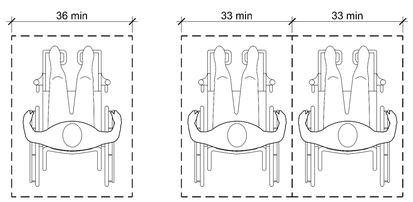
803.5 Coat Hooks and Shelves. Accessible coat hooks provided within dressing and fitting rooms shall accommodate a forward reach or side reach complyingwith Section 308. Where provided, a folddown shelf shall be 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the floor or ground.

803 Dressing, Locker and Fitting Rooms D



(a) Single Space (b) Multiple Adjacent Spaces

Figure 802.4 Depth of a Wheelchair Space in Auditorium and Assembly Areas



(a) Single Space (b) Multiple Adjacent Spaces

Figure 802.3 Width of a Wheelchair Space in Auditorium and Assembly Areas

802.1 General. Wheelchair spaces in auditorium and assembly areas with fixed seating shall comply with Section 802.

802.2 Surfaces. The floor or ground surface of wheelchair spaces shall have a slope not steeper than 1:48 and shall comply with Section 302.

802.3 Width. A single wheelchair space shall be 36 inches (915 mm) wide minimum. Where multiple adjacent wheelchair spaces are provided, each wheelchairspace shall be 33 inches (840 mm) wide minimum.

802.4 Depth. Where a wheelchair space can be entered from the front or rear, the wheelchair space shall be 48 inches (1220 mm) deep minimum. Wherea wheelchair space can only be entered from the side, the wheelchair space shall be 60 inches (1525 mm) deep minimum.

802.5 Approach. One side of the wheelchair space shall adjoin an accessible route or adjoin another wheelchair space. Access to any wheelchair space shall not be through more than one adjoining wheelchair space.

802.6 Integral Part of Seating. Wheelchair locations shall be an integral part of any fixed seating.

802.7 Companion Seat. At least one seat for a companion shall be provided beside each wheelchair space.

802.8 Lines of Sight. Wheelchair spaces shall provide lines of sight comparable to those of all viewing areas.

802 Auditorium & Assembly Areas C

Figure 703.7.2.3
Volume-Controlled Telephone

Figure 703.7.2.4
International Symbol of
Access for Hearing Loss

Figure 703.7.2.1
International Symbol of
Accessibility

Figure 703.7.2.2
International TTY Symbol

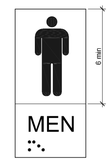


Figure 703.6.1 Pictogram Field

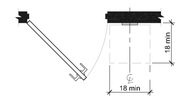


Figure 703.2.8 Mounting Location at Doors

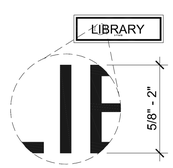


Figure 703.2.4.4 Character Height

703.5.4 Braille Standard. Braille shall comply with literary Braille.

EXCEPTION: The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, or acronyms.

703.6 Pictograms. Pictograms shall comply with Sections 703.6.1 through 703.6.3.

703.6.1 Pictogram Field. Pictograms shall have a field with a height of 6 inches (150 mm) minimum. Characters or Braille shall not be in the pictogram field.

703.6.2 Finish and Contrast. Pictograms and their fields shall have a non-glare finish. Pictograms shall contrast with their fields, with either a light pictogram on a dark field or a dark pictogram on a light field.

703.6.3 Text Descriptors. Where text descriptors for pictograms are required, they shall be directly below or adjacent to the pictogram and shall comply with **Section** 703.2.

703.7 Symbols of Accessibility. Symbols of accessibility shall comply with Sections 703.7.1 through 703.7.2.

703.7.1 Finish and Contrast. Symbols of accessibility and their backgrounds shall have a non-glare finish. Symbols of accessibility shall contrast with their backgrounds, with either a light symbol on a dark background or a dark symbol on a light background.

703.7.2 Symbols

703.7.2.1International Symbol of Accessibility. Where the International Symbol of Accessibility is required, it shall be proportioned complying with Figure 703.7.2.1.

703.7.2.2 International Symbol of TTY. Where the International Symbol of TTY is required, it shall comply with Figure 703.7.2.2.

703.7.2.3 Volume-Controlled Telephones. Where telephones with volume controls are required to be identified, the identification symbol shall be a telephone handset with radiating sound waves, such as shown in Figure 703.7.2.3.

703.7.2.4 Assistive Listening Systems. Where assistive listening systems are required to be identified by the International Symbol of Access for Hearing Loss, it shall comply with Figure 703.7.2

703.2 Characters that are both Tactile and Visual. Characters required to be tactile shall comply with Sections 703.2.1 through 703.2.8.

EXCEPTION: Tactile characters complying with **Section** 703.3, where separate visual characters complying with **Section** 703.4 provide the same information.

703.2.1 Braille. Tactile characters shall be duplicate din Braille complying with **Section** 703.5.

703.2.2 Finish and Contrast. Characters and their background shall have a non-glare finish. Characters shall contrast with their background, with either light characters on a dark background, or dark characters on a light background.

703.2.3 Tactile Character Depth. Tactile characters shall be raised 1/32 inch (0.8 mm) minimum above their background. Raised borders and elements that are not required shall be 3/8 inch (9.5 mm) minimum from tactile characters.

703.2.4 Character Forms. Fonts shall have characters complying with Sections 703.2.4.1 through 703.2.4.5.

703.2.4.1Case. Characters shall be uppercase.

703.2.4.2 Style. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.2.4.3 Width. Character width shall be 55 percent minimum and 110 percent maximum of the height of the character, with the width based on the uppercase letter "O" and the height based on the uppercase letter "I."

703.2.4.4 Height. Character height, measured vertically from the baseline of the character, shall be 5/8 inch (16 mm) minimum, and 2 inches (51 mm) maximum, based on the uppercase letter "I."

703.2.4.5 Stroke Thickness. Characters with rectangular cross sections shall have a stroke thickness which is 10 percent minimum, and 15 percent maximum, of the height of the character, based on the uppercase letter "I". Characters with other cross sections shall have a stroke thickness at the base of the cross sections which is 10 percent minimum, and 30 percent maximum, of the height of the character, and a stroke thickness at the top of the cross sections which is 15 percent maximum of the height of the character, based on the uppercase letter "I".

703.2.5 Character Spacing. Spacing shall be measured between the two closest points of adjacent characters within a message, excluding wordspaces. Where characters have rectangular cross sections, spacing between individual characters shall be 1/8 inch (3 mm) minimum and 3/8 inch (10 mm) maximum. Where characters have other cross sections, spacing between individual characters shall be 1/16 inch (2 mm) minimum and 3/8 inch (10 mm) maximum at the base of the cross sections, and 1/8 inch (3 mm) minimum and 3/8 inch (10 mm)maximum at the top of the cross sections.

703.2.6 Line Spacing. Spacing between the baselines of separate lines of characters shall be 135 percent minimum to 170 percent maximum of the character height.

703.2.7 Mounting Height. Characters shall be 48 inches (1220 mm) minimum and 60 inches (1525 mm) maximum above the adjacent floor or ground surface, measured from the baseline of the characters.

EXCEPTION: Elevator car controls.

703.2.8 Mounting Location. Where a sign containing tactile characters is provided at a door, the sign shall be alongside the door on the latch side. Where a tactile sign is provided at double doors, the sign shall be to the right of the right-hand door. Where there is no wall space on the latch side of a single door, or to the right side of double doors, signs shall be on the nearest adjacent wall. Signs containing tactile characters shall have an 18 inch (455 mm) minimum by 18 inch (455 mm) minimum space on the floor or ground, centered on the sign, beyond the arc of any door swing between the closed position and 45 degree open position.

EXCEPTION: Door-mounted signs shall be permitted on the push side of doors with closers and without hold-open devices.

703.3 Tactile Characters. Where tactile characters are required, and separate tactile and visual characters with the same information are provided, tactile characters shall comply with Sections 703.3.1 through 703.3.7 and visual characters shall comply with **Section** 703.4.

703.3.1 Braille. Tactile characters shall be duplicate din Braille complying with **Section** 703.5.

703.3.2 Tactile Character Depth. Tactile characters shall be raised 1/32 inch (0.8 mm) minimum above their background. Raised borders and elements that are not required shall be 3/8 inch (9.5 mm) minimum from tactile characters.

703.3.3 Character Forms. Fonts shall have characters complying with Sections 703.3.3.1 through 703.3.3.5.

703.3.3.1Case. Characters shall be uppercase.

703.3.3.2 Style. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.3.3.3 Width. Character width shall be 55 percent minimum and 110 percent maximum the height of the character, with the width based on the uppercase letter "O," and the height based on the uppercase letter "I."

703.3.3.4 Height. Character height, measured vertically from the baseline of the character, shall be ½ inch (13 mm) minimum, and ¾ inch (19 mm) maximum, based on the height of the uppercase letter "I."

703.3.3.5 Stroke Thickness. Characters shall have a stroke thickness which is 15 percent maximum of the height of the character, based on the uppercase letter "I."

703.3.4 Character Spacing. Spacing shall be measured between the two closest points of adjacent characters within a message, excluding word spaces. Spacing between individual characters shall be 1/8 inch (3 mm) minimum to 1/4 inch (6 mm) maximum.

703.3.5 Line Spacing. Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum and 170 percent maximum of the character height.

703.3.6 Mounting Height. Characters shall be 48 inches (1220 mm) minimum and 60 inches(1515 mm) maximum above the adjacent floor or ground surface, measured from the baseline of the characters.

EXCEPTION: Elevator car controls.

703.3.7 Mounting Location. Where a tactile sign is provided at a door, the sign shall be alongside the door on the latch side. Where a tactile sign is provided at double doors, the sign shall be to the right of the right-hand door. Where there is no wall space on the latch side of a single door, or to the right side of double doors, signs shall be on the nearest adjacent wall. Signs containing tactile characters shall have an 18 inch (455 mm) minimum by 18 inch (455 mm) minimum space on the floor or ground, centered on the sign, beyond the arc of any door swing between the closed position and 45 degree open position.

EXCEPTION: Door-mounted signs shall be permitted on the push side of doors with closers and without hold-open devices.

703.4 Visual Characters. Accessible visual characters shall comply with Sections 703.4.1 through 703.4.5.

703.4.1 Finish and Contrast. Characters and their background shall have a non-glare finish. Characters shall contrast with their background, with either light characters on a dark background, or dark characters on a light background.

703.4.2 Character Forms. Fonts shall have characters complying with Sections 703.4.2.1 through 703.4.2.5.

703.4.2.1Case. Characters shall be uppercase, lowercase, or a combination of both.

703.4.2.2 Style. Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.4.2.3 Width. Character width shall be 55 percent minimum and 110 percent maximum the height of the character, with the width based on the uppercase letter "O," and the height based on the uppercase "L."

703.4.2.4 Height. Minimum character height, measured from the baseline of the character, shall comply with Table 703.4.2.4, based on the height of the characters above the floor or ground of the viewing location and the minimum viewing distance. Character height shall be based on the uppercase letter "I." Minimum viewing distance shall be measured as the horizontal distance where an obstruction prevents further approach toward the sign.

703.4.2.5 Stroke Thickness. Characters shall have a stroke thickness which is 10 percent minimum, and 30 percent maximum, the height of the character, based on the uppercase letter "I."

703.4.3 Character Spacing. Spacing shall be the two closest points of adjacent characters within a message, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of character height.

703.4.4 Line Spacing. Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum to 170 percent maximum of character height.

703.4.5 Mounting Height. Visual characters shall be 40 inches (1015 mm) minimum above the floor or ground of the viewing position. Mounting heights shall comply with Table 703.4.2.4, based on the size of the characters on the sign.

703.5 Braille. Tactile characters shall be accompanied by Grade II Braille complying with Sections 703.5.1 through 703.5.4 and Table 703.5. Braille dots shall have a domed or rounded shape.

703.5.1 Location. Braille shall be below the corresponding text. If text is multilined, Braille shallbe placed below entire text. Braille shall be separated 3/8 inch (9.5 mm) minimum from any other tactile characters.

EXCEPTION: Braille provided on elevator car controls shall be separated 3/16 inch (4.8mm) minimum either directly below or adjacent to the corresponding raised characters or symbols.

703.5.2 Raised Elements and Borders. Raised borders and elements that are not required shall be 3/8 inch (10 mm) minimum from tactile characters.

703.5.3Height. Braille shall be 40 inches (1015mm) minimum, and 60 inches (1525 mm) maximum, above the floor or ground, measured from the baseline of the Braille cells.

EXCEPTION: Elevator car controls.

703 Signs B

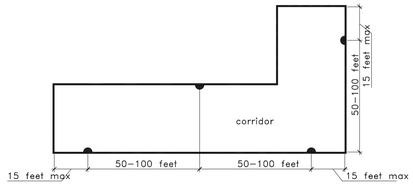
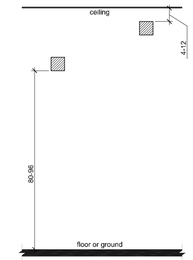


Figure 702.3.5.1 Appliance Spacing in Corridors



(a) Wall Alarm (b) Wall Alarm w/ Smoke Detector

Figure 702.3.3.1
Location of Wall-Mounted Appliances

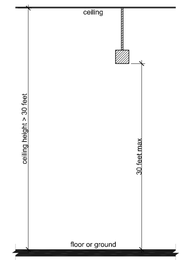


Figure 702.3.3.2
Location of Ceiling Mounted Appliances

702.1 General. Accessible fire alarm systems shall have audible alarms complying with Section 702.2, and visual alarms complying with Section 702.3.

EXCEPTION: Fire alarm systems in medical care facilities shall be permitted to be modified to suit standard health care alarm practice.

702.2 Audible Alarms. Audible alarms shall produce a sound that exceeds the average ambient sound level in the room or space by at least 15 dBA or exceeds any maximum sound level with a duration of 60 seconds by 5 dBA, whichever is louder. The signal shall consist of a "three pulse" temporal pattern complying with ANSI S3.41, where evacuation of the building is required. Sound levels for alarm signals shall not exceed 120 dBA.

702.3 Visual Alarms. Visual alarms shall comply with Sections 702.3.1 through 702.3.6.

702.3.1 Light Pulse Characteristics.

702.3.1.1 Type. The lamp shall be a xenon strobe type or equivalent.

702.3.1.2 Color. The color shall be clear or nominal white.

702.3.1.3 Flash Rate. The flash rate for an individual appliance shall be 1 Hz minimum and 2 Hz maximum over its rated voltage range.

702.3.1.4 Pulse Duration. The maximum pulse duration shall be two-tenths of one second with a maximum duty cycle of 40percent. The pulse duration is defined as the time interval between initial and final points of 10 percent of maximum signal.

702.3.2 Dispersion. Light dispersion of wall-mounted appliances shall comply with Table 702.3.2(a). Light dispersion of ceiling-mounted appliances shall comply with Table 702.3.2(b).

702.3.3Location. Appliancesshall comply with Section 702.3.3.1 or 702.3.3.2.

EXCEPTION: Appliances in sleeping rooms shall comply with Section 702.3.6.

702.3.3.1 Wall-Mounted Appliances. Appliancesshall be 80 inches (2030 mm) minimum and 96 inches (2440 mm) maximum above the floor or ground, measured to the bottom of the appliance.

EXCEPTION: Wall-mounted appliances which are part of a smoke detector shall be 4 inches (100 mm) minimum and 12 inches (305 mm) maximum below the ceiling, measured to the top of the smoke detector.

702.3.4 Spacing and Intensity. Spacing and minimum effective intensity for appliances shall comply with Sections 702.3.4.1 through 702.3.4.3.

EXCEPTIONS:

1. Appliances in corridors shall comply with Section 702.3.5.
2. Appliances in sleeping rooms shall comply with Section 702.3.6.

702.3.4.1 General. The signal provided by the appliance or appliances shall be visible either by direct view or by reflection from all parts of the covered area. Multiple appliances within an area are permitted only wheresize, shape, building construction, or furnishings prohibit total coverage by a single appliance. Where multiple appliances are provided in a single area to providetotal coverage, the appliances shall comply with one of the following:

(1) A maximum of 2 appliances on opposite walls
(2) The appliances shall have synchronized flashes
(3) In rooms 80 feet by 80 feet (24 m by 24 m) or greater in size, more than two appliances such that all appliances in any 135-degree field of view are spaced a minimum of 55 feet (17 m) from each other.

702.3.4.2 Wall-Mounted Appliances. Spacingand minimum effective intensity for wall-mounted appliances shall comply with Table 702.3.4.2, provided the appliance is at the midpoint of the longest side of the area served. Where the appliance is not at the midpoint, the minimum effectiveintensity shall be based on a maximum area of coverage equal to the distance to the opposite side of the area served, or double the distance to the farthest djacent side of the area served, whichever is greater.

702.3.4.3 Ceiling-Mounted Appliances. Spacing and minimum effective intensity for ceiling-mounted appliances shall comply with Table 702.3.4.3, provided the appliance is the centerpoint of the area served. Where the appliance is not at the centerpoint, the minimum effective intensity shall be based on a maximum area of coverage equal to two times the distance from the appliance to the farthest side of the area served.

702.3.5 Corridors. Appliances in corridors that are 20 feet (6095 mm) wide maximum shall comply with Section 702.3.5. Appliances in corridors exceeding 20 feet (6095 mm) in width shall comply with Section 702.3.4.

702.3.5.1 Appliance Spacing. Appliances shall be 15 feet (4570 mm) maximum from each end of the corridor, and shall be 50feet (15 m) minimum and 100 feet (30 m) maximum apart along the corridor. Interruptions to the concentrated viewing path by doors, elevation changes, or other obstructions shall constitute the end of the corridor for the purpose of this section.

702.3.5.2 Minimum Effective Intensity. Appliances shall have a minimum effective intensity of 15 candela.

702.3.6 Sleeping Rooms and Suites. Visual alarm appliances required in sleeping rooms and suites shall comply with Sections 702.3.6.1 through 702.3.6.3.

702.3.6.1 Activation. Where single- or multiple-station smoke detectors are provided in the sleeping room or suite, a visual alarmthat is activated upon activation of the smoke detectors shall be provided within the room or suite. Where a building fire alarm system is provided, a visual alarm that is activated upon activation of the buildingfire alarm system shall be provided within the room or suite. The signaling line or channel between the activating device of the appliance and the building fire alarm system shall be monitored for integrity by the building fire alarm system. Where the same appliance is used for visual notification of smoke detector and fire alarm system activation, activation of the room or suite smoke detectors shall not activate the building fire alarm system.

702.3.6.2 Location. In sleeping rooms or suites having a linear dimension exceeding 16 feet (4875 mm), the appliance shall be 16 feet (4875 mm) maximum from the head of the bed location, measured horizontally. Appliances shall be permanently installed. Where a suite contains more than one sleeping room, an appliance shall be provided in each sleeping room.

702.3.6.3 Minimum Effective Intensity and Mounting Height. Wall-mounted appliances 24 inches (610 mm) minimum below the ceiling shall have a minimum effective intensity of 110 candela. Ceiling mounted appliances and wall-mounted appliances less than 24 inches (610 mm) below the ceiling shall have a minimum effective intensity of 177 candela

702 Alarms A

REV. NO.	DATE	DESCRIPTION

Architectura
suite LL100
One Executive Drive
Fort Lee, New Jersey 07024
201-346-1400 fax 201-346-1418
frontdesk@architectura.com
■ ■ ■
architecture
interior design
planning

Architectura

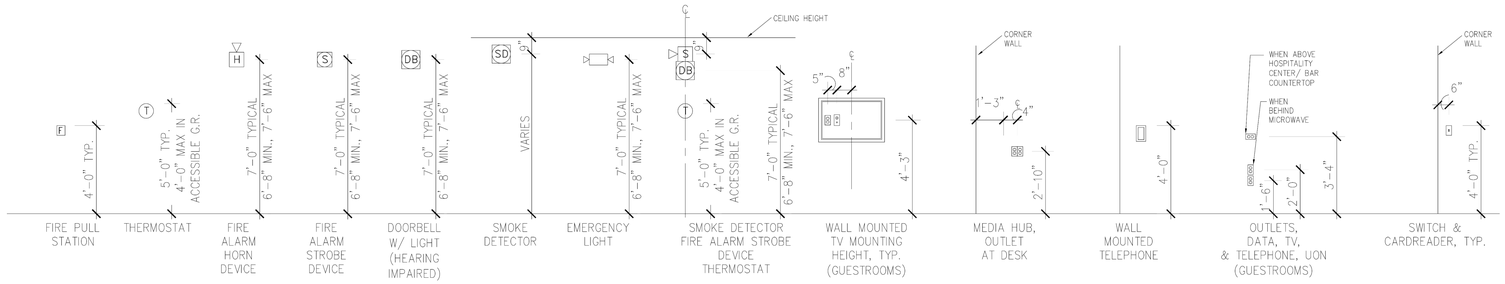
PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
380 DIVISION STREET
380 DIVISION STREET, LONG BRANCH, NEW JERSEY
BLOCK 190, LOT 7

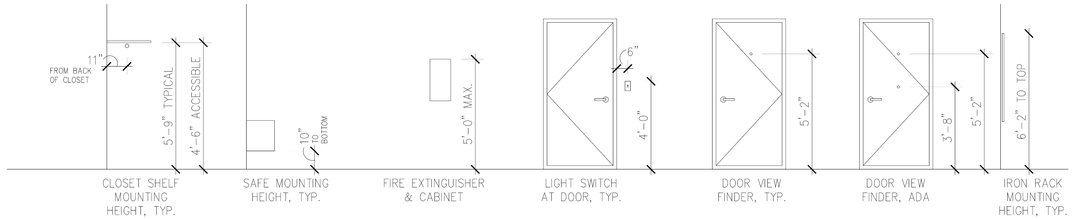
CONRAD SCHACTE JR. R.A.
N.J. ARCHITECT LICENSE NO. AI 12279

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND PUBLISHED UNPUBLISHED WORK OF THE ARCHITECT, ARCHITECTURA, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF ARCHITECTURA, INC.

DRAWING TITLE
ACCESSIBLITY GUIDELINES 2

SCALE	DRAWN BY
AS SHOWN	NK
DATE	SHEET NO
01.21.2022	A041
PROJECT NUMBER	
2021058	





FIXTURE MOUNTING HEIGHTS
NTS

PATTERN / DESCRIPTION

BRICK VENEER	RIGID INSULATION (EIFS-BACKER)
EARTH-BACKFILL	INSULATION (LOOSE OR BATT)
STONE FILL	RIGID INSULATION
STRUCTRAL CONCRETE (CAST INPLACE, OR PRECAST	PLYWOOD
CONCRETE MASONRY UNITS (CMU)	FINISHED WOOD
EXPANDED POLYSTYRENE (EPS); EIFS	WOOD BLOCKING
RIGID ROOF INSULATION	GYPSUM BOARD
GLASS	

MATERIALS LEGEND
12" = 1'-0"

REV NO.	DATE	DESCRIPTION

Architectura
suite LL100
One Executive Drive
Fort Lee, New Jersey 07024
201-346-1400 fax 201-346-1418
frontdesk@architectura.com
■ ■ ■
architecture
interior design
planning

Architectura

PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
380 DIVISION STREET
380 DIVISION STREET, LONG BRANCH, NEW JERSEY
BLOCK 190, LOT 7

CONRAD SPIOCETTI JR. N.J.A.
NJ ARCHITECT AI-12279

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND PUBLISHED WORK OF THE ARCHITECT. ARCHITECTURA INC. THEY MAY NOT BE DUPLICATED, USED, TRANSFERRED, OR DISTRIBUTED FOR ANY REASON WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT.

DRAWING TITLE
GENERAL FIXTURE MOUNTING HEIGHTS, MATERIAL LEGEND

SCALE	DRAWN BY
AS SHOWN	NK
DATE 01.21.2022	SHEET NO A050
PROJECT NUMBER 2021058	

NOTES:

1. ALL EXISTING STRUCTURE TO BE VERIFIED IN FIELD ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

2. GENERAL CONTRACTOR TO VERIFY LOCATION QF ALL LOAD BEARING WALLS & STRUCTURAL COLUMNS.

3. NON-STRUCTURAL INTERIOR PARTITIONS TO BE REMOVED. ALL STRUCTURAL MEMBERS TO REMAIN IN PLACE - PROTECT AS REQD. STAIR ENCLOSURES TO REMAIN. MAINTAIN FIRE RATING.

GENERAL WORK NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS IN THE FIELD BEFORE STARTING WORK.

2. ALL WORK TO BE PERFORMED TO COMPLY WITH THE INTERNATIONAL BUILDING CODE 2018 - NEW JERSEY EDITION AND CITY OF LONG BRANCH ORDINANCE.

3. NO WORK TO BE STARTED UNTIL APPLICABLE BUILDING PERMITS ARE SECURED BY THE CONTRACTOR.

4. EACH CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK. ANY DISCREPANCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF ARCHITECT.

5. THE CONTRACTOR DOING THE WORK SHALL OBTAIN ALL NECESSARY PERMITS (SEWER, WATER, ELEC., PLUMBING, ETC.) AND APPROVALS OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO SECURE THE CERTIFICATE OF OCCUPANCY UPON THE COMPLETION OF THE WORK.

6. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM DEBRIS AT THE COMPLETION OF THE WORK. PREMISES ARE TO BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY.

GENERAL DEMOLITION NOTES:

1. CONTRACTOR TO SHORE, BRACE AND PROTECT ALL EXISTING STRUCTURE, WALLS, ETC. TO REMAIN AS NECESSARY THROUGHOUT THE WORK.

2. CONTRACTOR TO COORDINATE UTILITY LOCATION, SERVICE INTERRUPTION, PERMITS AND APPLICATIONS, ETC. WITH APPROPRIATE UTILITY COMPANIES PRIOR TO THE START OF ANY WORK. CAP AND PROTECT SERVICE LINES FOR POSSIBLE REUSE. PROTECT ALL PANELS, METERS, ETC. TO BE RELOCATED OR REMAIN.

3. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. ANY CONDITION IN QUESTION SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR RESOLUTION. FIELD VERIFY ALL EXISTING MASONRY OPENING SIZES TO REMAIN FOR NEW FENESTRATIONS.

4. ALL RUBBISH AND DEBRIS DUE TO DEMOLITION SHALL BE PROMPTLY REMOVED FROM SITE AND DISPOSED OF PROPERLY. THE STORAGE OR SALE OF ANY SALVAGED MATERIALS ON SITE IS PROHIBITED.

5. WHEN APPLICABLE, CONTRACTOR TO PROVIDE SECURITY FENCING, LIGHTING, ETC. TO ADEQUATELY PROTECT THE PROPERTY AND SAFEGUARD PEDESTRIAN AND /OR VEHICULAR TRAFFIC FROM INJURY OR DAMAGE ON OR IN THE IMMEDIATE VICINITY OF THE SITE DURING CONSTRUCTION.

6. ANY COLUMNS, BEAMS, ETC. STEEL OR OTHERWISE, UNCOVERED DURING THE DEMOLITION OF BEARING WALLS SHALL REMAIN IN PLACE. THE STRUCTURAL ENGINEER AND ARCHITECT SHALL IMMEDIATELY BE CONTACTED FOR INSTRUCTION AND RESOLUTION.

7. CONTRACTOR TO REPORT THE PRESENCE OF ANY HAZARDOUS MATERIAL TO OWNER FOR RESOLLUTION PRIOR TO START OR CONTINUATION OF ANY DEMOLITION WORK.

SAFETY NOTES:

1. GENERAL: ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE 2018 - NEW JERSEY EDITION AND LONG BRANCH ORDINANCE AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.

2. STRUCTURAL: CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHEREVER ANY STRUCTURAL WORK IS INVOLVED.

3. FIRE SAFETY: ALL BUILDING MATERIALS STORED AT THE CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS IS TO BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR. ALL MATERIAL TO BE STORED IN AN ORDERLY FASHION. ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURERS CONTAINERS. SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT. ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE. ALL ELECTRCIAL POWER TO BE SHUT OFF WHERE THERE ARE EXPOSED CONDUITS. ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO BE SHUT OFF AFTER WORKING HOURS. CONTRACTOR, AT ALL TIMES, TO ENSURE THAT THERE IS NO NATURAL GAS LEAKAGE IN THE BUILDINGS, OR ANY FLAMMABLE GAS TO BE USED DURING CONSTRUCTION.

4. DUST CONTROL: DEBRIS, DIRT, AND DUST TO BE KEPT TO A MINIMUM, AND BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. CONTRACTOR TO ISOLATE CONSTRCUTION AREAS FROM OCCUPIED BUILDING AREA BY MEANS OF TEMPORARY PARTITIONS OR HEAVY WEIGHT DROP CLOTHS. DEBRIS, DIRT AND DUST TO BE CLEANED UP AND CLEARED FROM THE BUILDING SITE PERIODICALLY TO AVOID EXCESSIVE ACCUMULATION.

5. NOISE AFTER HOURS: CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS: 8AM TO 6PM, MONDAY TO FRIDAY, EXCEPT LEGAL HOLIDAYS. CONTRACTOR MUST OBTAIN WRITTEN PERMISSION FROM ALL AFFECTED PARTIES TO WORK OTHER THAN REGULAR HOURS.

6. CONSTRUCTION WORK WILL BE CONFINED TO THE PROPOSED CONSTRUCTION FLOORS. CONTRACTOR WILL LIMIT TO THE MINIMIZE THE AMOUNT OF DUST, DIRT OR OTHER SUCH INCONVENIENCE CREATED TO ALL OTHER AREAS WITHIN THE BUILDING.

7. THERE WILL BE NO ONE OCCUPYING THE AREAS UNDER CONSTRUCTION DURING THE COURSE OF CONSTRUCTION WORK.

ARCHITECTURAL

1. EXTERIOR WALLS

1. EXTERIOR WALLS TO REMAIN. SALVAGE BRICK FROM 2ND FLOOR TERRACE FOR NECESSARY INFILL LOCATIONS.

2. REMOVE ALL TILE AND PANELING FROM WALLS TO REMAIN.

2. EXTERIOR WINDOWS

1. ALL EXTERIOR WINDOWS AND WINDOW WALL SYSTEMS TO BE REMOVED AND REPLACED WITH NEW PER ARCHITECTURAL DRAWINGS.

3. INTERIOR PARTITION:

1. CONTRACTOR SHALL REMOVE ALL INTERIOR WALL PARTITIONS & DOORS AS INDICATED ON PLANS BY DASHED LINES, TO INCLUDE ALL WALL BASE, WALL COVERING, MIRRORS, SHELVES, BUILT-IN EQUIPMENT, PANELING, INTERIOR GWB, TRIM AND ALL OTHER RELATED FINISHES , UNLESS OTHERWISE NOTED.

2. CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURAL MEMBERS AS REQUIRED AND AS DIRECTED BY ARCHITECT.

3. NO WORK TO BE DONE ON ELEMENTS PART OF FIRE RATED CONSTRUCTION. ANY DAMAGES TO BE REPAIRED TO ORIGINAL CONDITION AND RATING.

4. CEILING:

1. CONTRACTOR SHALL REMOVE ALL EXISTING HUNG CEILING ASSEMBLIES UNLESS OTHERWISE NOTED.

2. SCOPE OF WORK SHALL INCLUDE ALL GYPSUM BOARD SOFFITS AND FASCIAS, ACOUSTIC TILES, EXPOSED METAL CEILING GRIDS, CLIPS, BACK IRON, HANGERS, WIRE TIES, AND ANY OTHER CEILING ASSEMBLY TO BE ABANDONED.

5. LIGHTING:

1. CONTRACTOR SHALL REMOVE ALL EXISTING LIGHTING FIXTURES AND RELATED WIRING TO BE ABANDONED, UNLESS OTHERWISE NOTED.
2. SCOPE OF WORK SHALL INCLUDE ALL RECESSED FIXTURES, TRACK LIGHTINGS, SURFACE MOUNTED LIGHTING, DECORATIVE LIGHT POLES, PENDANTS, JUNCTION BOXES AND SUPPORTS.

6. FLOORING:

1. CONTRACTOR SHALL REMOVE ALL EXISTING FLOOR FINISHES RELATED TO AREAS BEING DEMOLISHED.

2. CONTRACTOR SHALL REPAIR EXISTING SUBFLOOR AS REQUIRED TO PROVIDE A FLUSH AND LEVEL FLOOR FOR NEW CONSTRUCTION.

STRUCTURAL
ALL STRUCTURAL BEARING WALLS, SUPPORTS AND COLUMNS TO REMAIN.

MEP

1. HVAC:

1. CONTRACTOR SHALL REMOVE HVAC SYSTEMS AND EQUIPMENTS RELATED TO AREAS BEING DEMOLISHED.

2. CONTRACTOR TO REMOVE THROUGH WALL AIR CONDITIONERS AND RELATED EQUIPMENT.

3. SEE MECHANICAL DWGS FOR DETAILS.

2. ELECTRICAL DEMOLITION NOTES:

1. CONTRACTOR SHALL REMOVE ALL ELECTRICAL SYSTEMS AND EQUIPMENTS RELATED TO AREAS BEING DEMOLISHED.

2. SCOPE OF WORK SHALL INCLUDE ALL WIRINGS, CONDUIT, RECEPTACLES, SWITCHES, LIGHTING, BUZZERS, CONTROLS, DIMMERS, TRANSFORMERS, BALLASTS, COMMUNICATION WIRING AND CONNECTORS, HANGERS, CLIPS, FRAMING, AND ANY OTHER ELECTRICAL SYSTEM OR APPLIANCE TO BE ABANDONED.

3. UNLESS OTHERWISE NOTED. EXTENT OF REMOVAL SHALL BE BACK TO POINTS OF ORIGIN AND TO ELECTRICAL PANEL OR RISER. SEE ELECTRICAL DWGS FOR DETAILS

3. PLUMBING DEMOLITION NOTES:

1. CONTRACTOR SHALL REMOVE ALL PLUMBING FIXTURES, CARRIERS, TRIM, ACCESSORIES, EQUIPMENT, FLOOR DRAINS AND PIPING AS SHOWN OR INDICATED ON THE DRAWINGS.

2. ALL PIPING TO BE REMOVED SHALL BE REMOVED COMPLETELY OR AS OTHERWISE SHOWN OR INDICATED ON DWGS. ALL PIPE HANGERS, SLEEVES, RISER CLAMPS, ETC. SHALL BE REMOVED COMPLETELY WITH PIPING. NO EXISTING HANGER SYSTEM SHALL BE RE-USED FOR NEW PIPING.

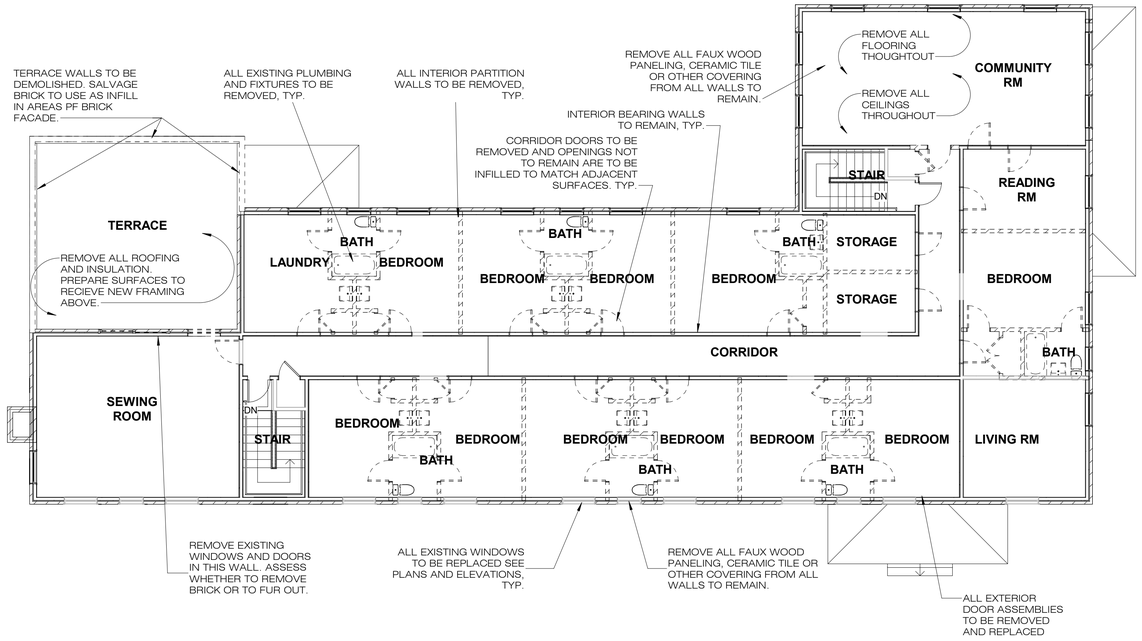
3. ALL PIPING TO BE REMOVED TO BELOW FLOOR, ABOVE CEILING OR IN WALLS TO MAINS OR SHUT OFF VALVES AT MAINS AND PROPERLY CAPPED PER CODE WITHOUT LEAVING DEAD ENDED PIPING.

4. ALL EXISTING PIPING AND EQUIPMENT SHOWN AS BEE TAKEN FROM THE BEST AVAILABLE EXISTING INFORMATION. THE DWGS ARE DIAGRAMMATIC AND ALL FIXTURES, PIPING, AND DEVICES MAY NOT BE SHOWN. THE INTENT OF THESE DRAWINGS IS THAT IN ALL AREAS OF RENOVATION THAT THEY ARE REMOVED, WHETHER OR NOT SHOWN.

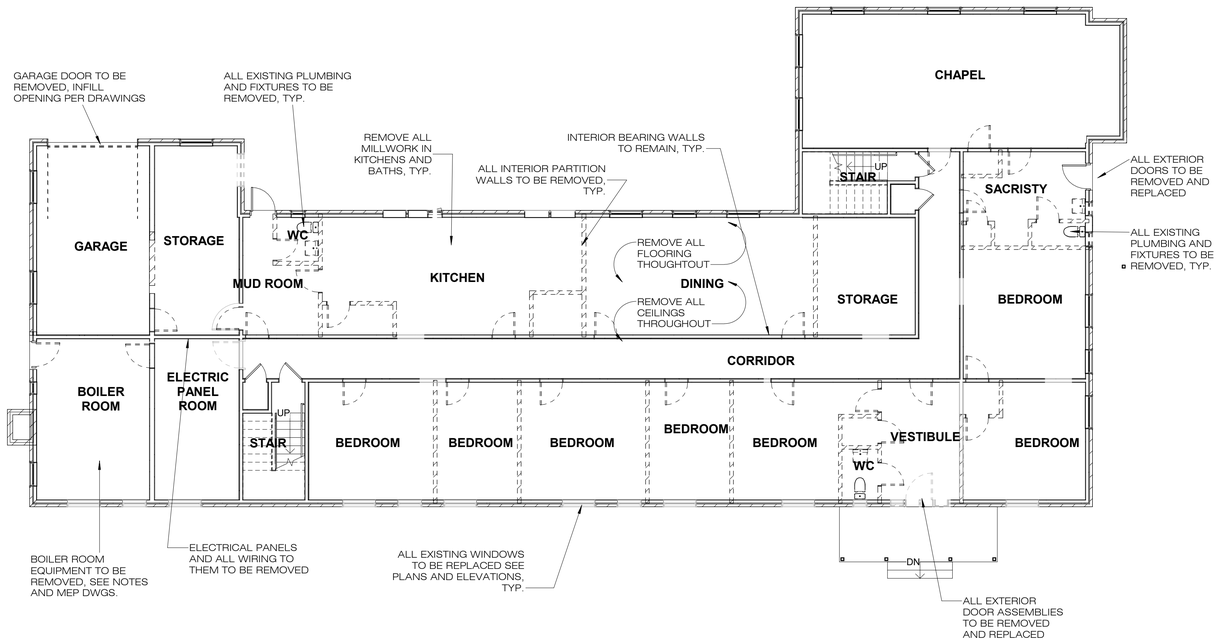
5. ANY FIXTURE OR EQUIPMENT TO BE REUSED OR TURNED OVER TO THE OWNER, AT OWNERS REQUEST, OR AS INDICATED ON THE DWGS SHALL BE CAREFULLY REMOVED AND STORED TO PREVENT DAMAGE.

6. CAP ANY UTILITIES AS NECESSARY FOR REMOVAL OF EXISTING PLUMBING FIXTURES. ALL EXISTING PLUMBING FIXTURES TO BE REMOVED, UNLESS OTHERWISE NOTED.

*. MAINTAIN BUILDING ACCESS AND EGRESS DURING ALL DEMOLITION AND CONSTRUCTION WORK. SCOPE OF WORK SHALL INCLUDE ALL BARRICADES, TEMPORARY ENCLOSURES, PROTECTION FENCES AND ANY OTHER PROJECT SITE CONDITION TEMPORARY OR PERMANENT REQUIRED TO MAINTAIN BUILDING ACCESS AND EGRESS. ELEVATORS TO REMAIN.



2 2ND FLOOR DEMO PLAN
1/8" = 1'-0"



1 1ST FLOOR DEMO PLAN
1/8" = 1'-0"

NOTE:
THE FLOOR PLANS SHOWN ARE FOR GENERAL PURPOSE AND IS ARE TO CONVEY THE SCOPE OF DEMOLITION WORK.
GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, LOCATION OF ALL LOAD BEARING WALLS, CHASES, STRUCTURAL SUPPORTS AND COLUMNS AND NOTIFY ARCHITECT AND ENGINEER OF CONDITIONS NOT SPECIFIED IN THE DEMOLITION PLAN.

REV. NO.	DATE	DESCRIPTION

Architectura
suite LL100
One Executive Drive
Fort Lee, New Jersey 07024
201-346-1400 fax 201-344-1418
frontdesk@architectura.com
■ ■ ■
architecture
interior design
planning

Architectura

PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
380 DIVISION STREET
380 DIVISION STREET, LONG BRANCH, NEW JERSEY
BLOCK 150, LOT 7

CORNAS TOMASETTI JR. R.A.
N.J.ARCHITECT: AI-22279

DRAWING TITLE
DEMOLITION PLANS

SCALE	DRAWN BY
AS SHOWN	DK
DATE	SHEET NO
01.21.2022	A090
PROJECT NUMBER	
2021058	

COPYRIGHT © 2021 ARCHITECTURA, INC. THIS DRAWING AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, IS THE PROPERTY OF ARCHITECTURA, INC. AND SHALL NOT BE USED FOR ANY PURPOSE NOT SPECIFICALLY AGREED TO IN WRITING BY ARCHITECTURA, INC.

WINDOW NOTES

1. CONTRACTOR TO VERIFY ALL WINDOW AND ROUGH OPENING DIMENSIONS PRIOR TO FABRICATION.
2. EXTERIOR WINDOWS TO BE DOUBLE HUNG 'IMPERVIA' FIBERGLASS, AS MANUFACTURED BY PELLA, OR APPROVED EQUAL.
3. PROVIDE STANDARD HARDWARE.
4. GC TO PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
5. PROVIDE HARDWARE TO LIMIT OPENING TO 4"
6. ALL GLASS TO BE LOW E CLEAR INSULATED GLASS, AS SPECIFIED, AND MUST MEET CURRENT MINIMUM ENERGY CODE REQUIREMENT. (MAX. U-VALUE - 0.31, MAX. SHGC - 0.36, MIN VT/SHGC 1.10)
7. PROVIDE TEMPERED GLASS WITHIN 18" ABOVE FLOOR, U.O.N.
8. PROVIDE TEMPERED GLASS WITHIN 24" OF ARC OF DOOR SWING, U.O.N.

T - TEMPERED GLASS

S - SPANDREL GLASS

L - LOUVER FRAMES, SHOP INSTALLED

STOREFRONT NOTES

1. CONTRACTOR TO VERIFY ALL WINDOW AND ROUGH OPENING DIMENSIONS PRIOR TO FABRICATION.
2. ALUMINUM DOORS & WINDOWS TO BE MANUFACTURED BY KAWNEER, OR APPROVED EQUAL.
3. PROVIDE STANDARD HARDWARE.
4. GC TO PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
5. ALL GLASS TO BE LOW E CLEAR INSULATED GLASS, AS SPECIFIED, AND MUST MEET CURRENT MINIMUM ENERGY CODE REQUIREMENT. MAX. U-VALUE - 0.46, MAX. SHGC - 0.36, MIN. VT/SHGC - 1.10)
6. PROVIDE TEMPERED GLASS WITHIN 18" ABOVE FLOOR, U.O.N.
7. PROVIDE TEMPERED GLASS WITHIN 24" OF ARC OF DOOR SWING, U.O.N.

T - TEMPERED GLASS

S - SPANDREL GLASS

L - LOUVER FRAMES, SHOP INSTALLED

Window Schedule

Type Mark	Window Type	Rough Width	Rough Height	Width	Height	Count
A	Double Hung	3' - 9 1/2"	3' - 9 1/2"	3' - 8 1/2"	3' - 9"	49
B	Double Hung	2' - 9 1/2"	3' - 9 1/2"	2' - 8 1/2"	3' - 9"	13
C	Double Hung	1' - 8"	2' - 9 1/2"	1' - 7"	2' - 9"	2
E	Double Hung	1' - 6"	3' - 9 1/2"	1' - 5"	3' - 9"	1
F	Double Hung	3' - 0"	3' - 9 1/2"	2' - 11"	3' - 9"	6
G	Double Hung	2' - 7"	3' - 1 1/2"	2' - 6"	3' - 1"	4
H	Double Hung	2' - 6 1/2"	3' - 9 1/2"	2' - 5 1/2"	3' - 9"	2

PLAN NOTES

1. REFERENCE DOOR AND WINDOW MANUFACTURERS' SPECIFICATIONS FOR ACTUAL ROUGH OPENING SIZE. SEE DOOR AND WINDOW TYPES FOR MORE INFO.
2. NEW DOOR AND WINDOW OPENING TO BE CREATED PER ARCHITECTURAL PLANS AND AS REQUIRED PER MEP. PROVIDE SHORING AND NEW HEADERS AS NECESSARY.
3. EXTERIOR OPENINGS FOR EXISTING WINDOWS TO BE INFILLED AND NO LONGER USED HVAC EQUIPMENT TO BE INFILLED TO MATCH ADJACENT SURFACES.
4. ALL WALL TYPES ARE TYPICAL. FOR SPECIFIC WALL ASSEMBLY INFORMATION, SEE ENLARGED WALL SECTIONS.
5. DOORS IN PATH OF EGRESS SHALL BE EQUIPPED WITH HARDWARE COMPLYING WITH CHAPTER 10 OF THE 2015 INTERNATIONAL BUILDING CODE, OR ANY APPLICABLE CODES.
6. DOORS REQUIRED TO BE ACCESSIBLE SHALL BE EQUIPPED WITH HARDWARE COMPLYING WITH ICC/ANSI STANDARD A117.1, OR ANY APPLICABLE CODES.
7. TO THE MAXIMUM EXTENT POSSIBLE, FLOOR CLEAN-OUTS ARE TO BE LOCATED IN INCONSPICUOUS LOCATIONS, AND NOT IN SLEEPING UNITS. ALL FLOOR CLEAN-OUTS LOCATED IN CARPETED AREAS ARE TO BE FITTED WITH CARPET INSERTS. ALL CLEAN-OUTS ARE TO BE FLUSH TO FLOORS/WALLS.
8. ALIGN FINISHES WHERE DISSIMILAR WALL TYPES MEET, UNLESS NOTED OTHERWISE.
9. IF BEING REPLACED, ROOF LEADERS TO BE PLACED IN THE SAME LOCATION AND TIED INTO EXISTING DRAINS.
10. ALL EXISTING STRUCTURE TO BE VERIFIED IN FIELD. THE CONTRACTOR MUST INSPECT AND EVALUATE EXISTING WALLS AND STAIR SHAFTS TO VERIFY FIRE RATINGS. ANY INCONSISTENCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT.

COMMON AREA FINISH SCHEDULE

ROOM NAME	FLOOR			WALL			CEILING			REMARKS
	MAT.	FIN.	BASE	MAT.	FIN.	TRIM	MAT.	FIN.	HT.	
CORRIDORS	CPT	-	WD	GWB	P	WD	GWB	P	VIF	
STAIRS 1 & 2	EXIST.	-	EXIST.	GWB	P	WD	GWB	P	VIF	
LAUNDRY ROOM	VCT	-	VB	GWB	P	WD	GWB	P	VIF	
UTILITY ROOM	EC	CS	VB	GWB	P	WD	GWB	P	VIF	

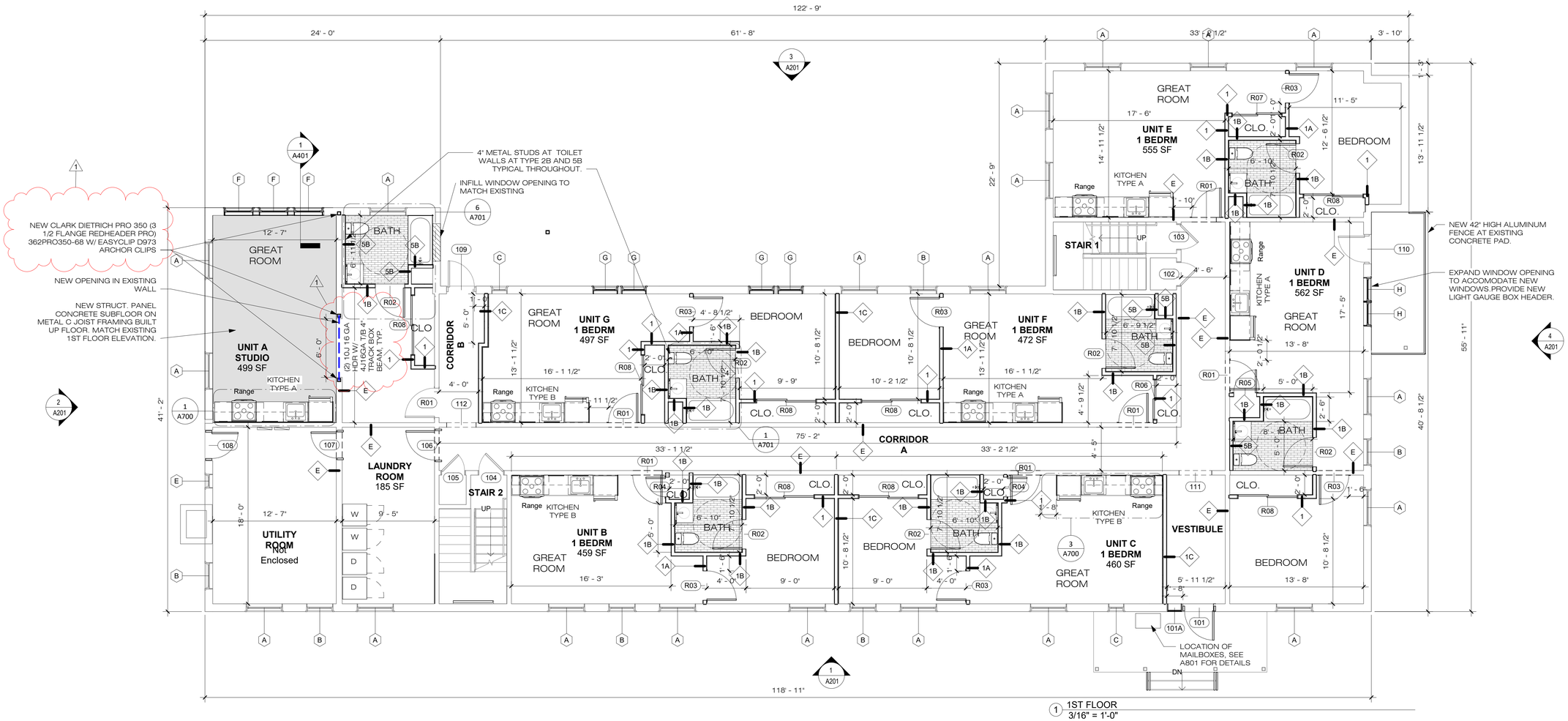
RESIDENTIAL FINISH SCHEDULE

ROOM NAME	FLOOR			WALL			CEILING			REMARKS
	MAT.	FIN.	BASE	MAT.	FIN.	TRIM	MAT.	FIN.	HT.	
GREAT ROOM / KITCHEN	LVT	-	WD	GWB	P	WD	GWB	P	VIF	'NEW WUD' PER OWNER
BEDROOM	LVT	-	WD	GWB	P	WD	GWB	P	VIF	'NEW WUD' PER OWNER
BATHROOM	PT	-	PT	GWB	P	WD	GWB	P	VIF	

ROOM FINISHES TO EXTEND INTO CLOSETS. PORCELAIN TILE BACKSPLASH IN KITCHENS.

FINISH LEGEND

EC	EXPOSED CONCRETE / STRUCTURE
CS	CONCRETE SEALER
P	PAINT
GWB	GYPSUM WALL BOARD
LVT	LUXURY VINYL TILE
VB	VINYL BASE
WD	WOOD
CPT	CARPET TILE
ACT	ACOUSTIC CEILING TILE
PT	PORCELAIN TILE
VCT	VINYL COMPOSITION TILE
HDWD	HARDWOOD FLOOR



REV. NO.	DATE	DESCRIPTION
	09.13.2021	COORDINATION SET
1	02.24.2022	Revision 1

Architectura
suite LL100
One Executive Drive
Fort Lee, New Jersey 07024
201-346-1400 fax 201-344-1418
frontdesk@architectura.com
■ ■ ■
architecture
interior design
planning

Architectura

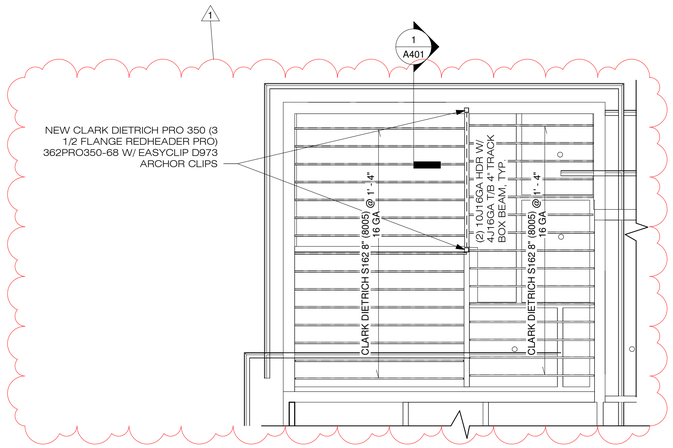
PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
380 DIVISION STREET
380 DIVISION STREET, LONG BRANCH, NEW JERSEY
BLOCK 190, LOT 7

CONRAD BONATI JR., R.A.
NJ ARCHITECT: AI13279

DRAWING TITLE
PROPOSED FIRST FLOOR PLAN

SCALE	DRAWN BY
AS SHOWN	NK
DATE 01.21.2022	SHEET NO A100
PROJECT NUMBER 2021058	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND PUBLISHED WORK OF THE ARCHITECT. ARCHITECTURA INC. THEY MAY NOT BE DUPLICATED, USED, TRANSFERRED, OR DISTRIBUTED TO ANY PERSON WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.



1 2ND FLOOR CEILING FRAMING PLAN
3/16" = 1'-0"

PLAN NOTES

1. REFERENCE DOOR AND WINDOW MANUFACTURERS' SPECIFICATIONS FOR ACTUAL ROUGH OPENING SIZE. SEE DOOR AND WINDOW TYPES FOR MORE INFO.
2. NEW DOOR AND WINDOW OPENING TO BE CREATED PER ARCHITECTURAL PLANS AND AS REQUIRED PER MEP. PROVIDE SHORING AND NEW HEADERS AS NECESSARY.
3. EXTERIOR OPENINGS FOR EXISTING WINDOWS TO BE INFILLED AND NO LONGER USED HVAC EQUIPMENT TO BE INFILLED TO MATCH ADJACENT SURFACES.
4. ALL WALL TYPES ARE TYPICAL. FOR SPECIFIC WALL ASSEMBLY INFORMATION, SEE ENLARGED WALL SECTIONS.
5. DOORS IN PATH OF EGRESS SHALL BE EQUIPPED WITH HARDWARE COMPLYING WITH CHAPTER 10 OF THE 2015 INTERNATIONAL BUILDING CODE, OR ANY APPLICABLE CODES.
6. DOORS REQUIRED TO BE ACCESSIBLE SHALL BE EQUIPPED WITH HARDWARE COMPLYING WITH ICC/ANSI STANDARD A117.1, OR ANY APPLICABLE CODES.
7. TO THE MAXIMUM EXTENT POSSIBLE, FLOOR CLEAN-OUTS ARE TO BE LOCATED IN INCONSPICUOUS LOCATIONS, AND NOT IN SLEEPING UNITS. ALL FLOOR CLEAN-OUTS LOCATED IN CARPETED AREAS ARE TO BE FITTED WITH CARPET INSERTS. ALL CLEAN-OUTS ARE TO BE FLUSH TO FLOORS/WALLS.
8. ALIGN FINISHES WHERE DISSIMILAR WALL TYPES MEET, UNLESS NOTED OTHERWISE.
9. IF BEING REPLACED, ROOF LEADERS TO BE PLACED IN THE SAME LOCATION AND TIED INTO EXISTING DRAINS.
10. ALL EXISTING STRUCTURE TO BE VERIFIED IN FIELD. THE CONTRACTOR MUST INSPECT AND EVALUATE EXISTING WALLS AND STAIR SHAFTS TO VERIFY FIRE RATINGS. ANY INCONSISTENCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT.

COMMON AREA FINISH SCHEDULE

ROOM NAME	FLOOR			WALL			CEILING			REMARKS
	MAT.	FIN.	BASE	MAT.	FIN.	TRIM	MAT.	FIN.	HT.	
CORRIDORS	CPT	-	WD	GWB	P	WD	GWB	P	VIF	
STAIRS 1 & 2	EXIST.	-	EXIST.	GWB	P	WD	GWB	P	VIF	

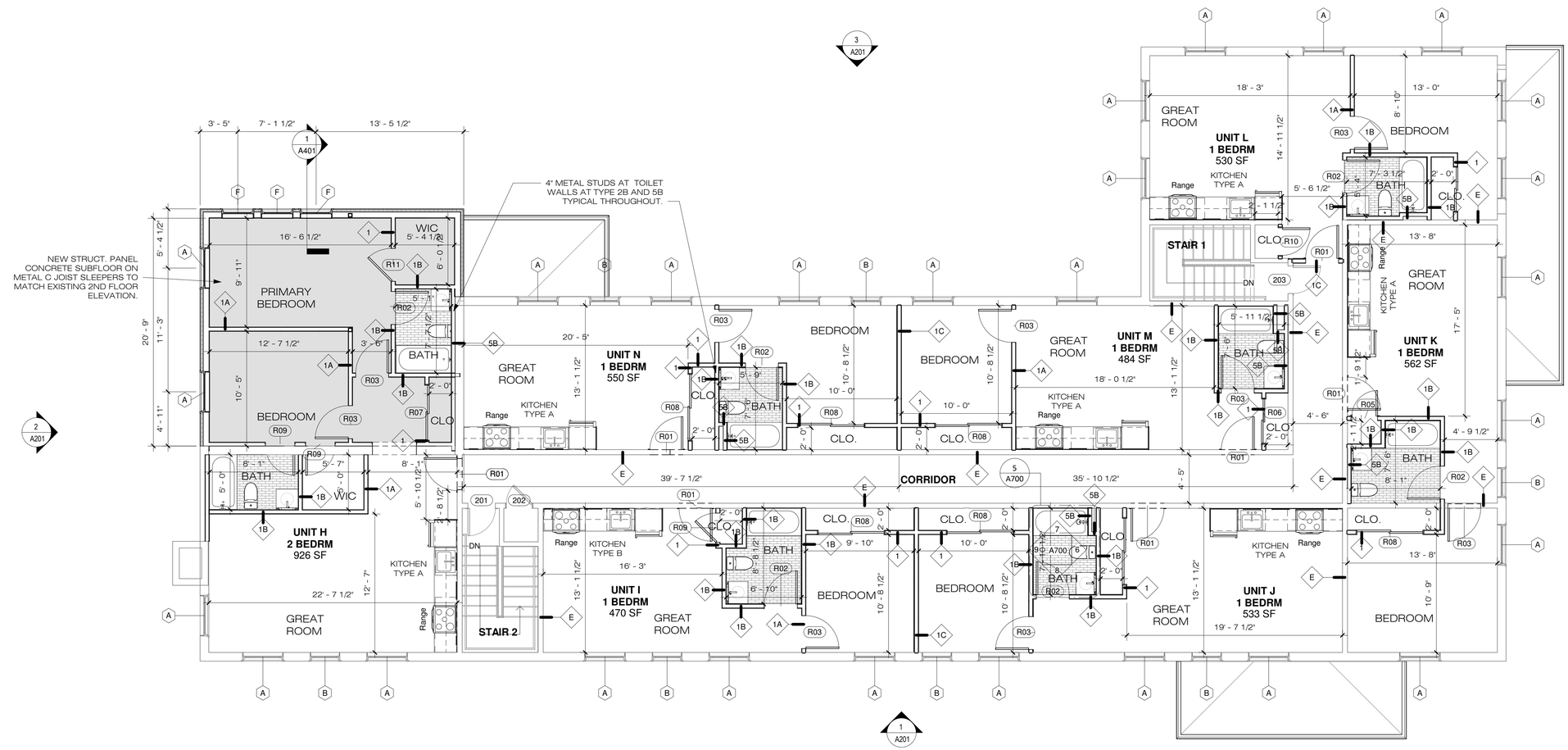
RESIDENTIAL FINISH SCHEDULE

ROOM NAME	FLOOR			WALL			CEILING			REMARKS
	MAT.	FIN.	BASE	MAT.	FIN.	TRIM	MAT.	FIN.	HT.	
GREAT ROOM / KITCHEN	LVT	-	WD	GWB	P	WD	GWB	P	VIF	'NEW WUD' PER OWNER
BEDROOM	LVT	-	WD	GWB	P	WD	GWB	P	VIF	'NEW WUD' PER OWNER
BATHROOM	PT	-	PT	GWB	P	WD	GWB	P	VIF	

ROOM FINISHES TO EXTEND INTO CLOSETS. PORCELAIN TILE BACKSPLASH IN KITCHENS.

FINISH LEGEND

EC	EXPOSED CONCRETE / STRUCTURE
CS	CONCRETE SEALER
P	PAINT
GWB	GYPSUM WALL BOARD
LVT	LUXURY VINYL TILE
VB	VINYL BASE
WD	WOOD
CPT	CARPET TILE
ACT	ACOUSTIC CEILING TILE
PT	PORCELAIN TILE
VCT	VINYL COMPOSITION TILE
HDWD	HARDWOOD FLOOR



2 2ND FLOOR
3/16" = 1'-0"

REV. NO.	DATE	DESCRIPTION
	09.13.2021	COORDINATION SET
1	02.24.2022	Revision 1

Architectura
suite LL100
One Executive Drive
Fort Lee, New Jersey 07024
201-346-1400 fax 201-344-1418
frontdesk@architectura.com
architecture
interior design
planning

Architectura

PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
380 DIVISION STREET
380 DIVISION STREET, LONG BRANCH, NEW JERSEY
BLOCK 190, LOT 7

CONRAD IONACHI III R.A.
N.J. ARCHITECT: AA13279

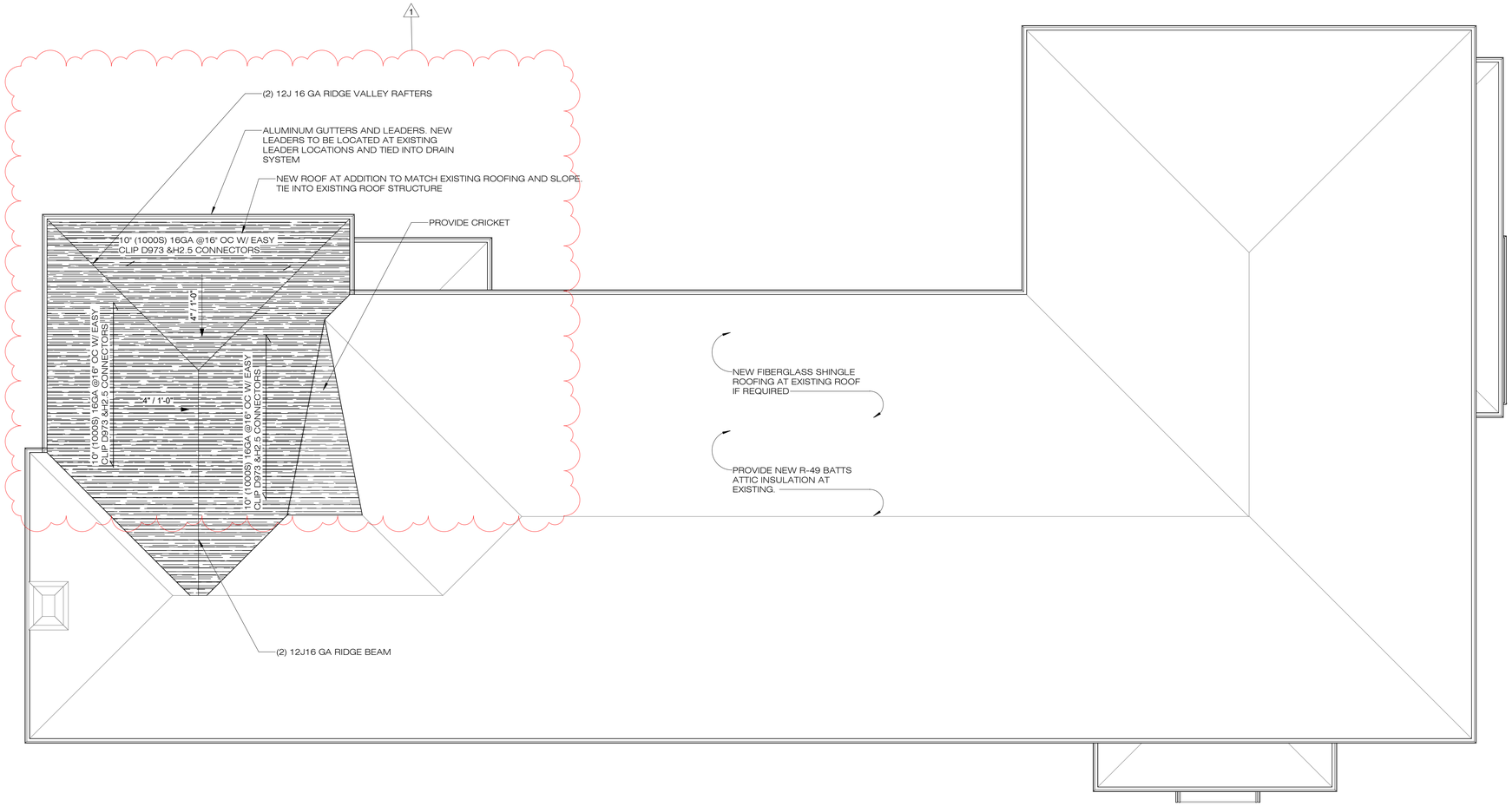
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND PUBLISHED OR UNPUBLISHED WORK OF THE ARCHITECT. ARCHITECTURA INC. THIS MAY NOT BE DUPLICATED, USED, TRANSFERRED, OR DISTRIBUTED FOR ANY REASON WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT.

DRAWING TITLE
PROPOSED 2ND FLOOR PLAN

SCALE	DRAWN BY
AS SHOWN	NK
DATE 01.21.2022	SHEET NO A101
PROJECT NUMBER 2021058	

PLAN NOTES

1. REFERENCE DOOR AND WINDOW MANUFACTURERS' SPECIFICATIONS FOR ACTUAL ROUGH OPENING SIZE. SEE DOOR AND WINDOW TYPES FOR MORE INFO.
2. NEW DOOR AND WINDOW OPENING TO BE CREATED PER ARCHITECTURAL PLANS AND AS REQUIRED PER MEP. PROVIDE SHORING AND NEW HEADERS AS NECESSARY.
3. EXTERIOR OPENINGS FOR EXISTING WINDOWS TO BE INFILLED AND NO LONGER USED HVAC EQUIPMENT TO BE INFILLED TO MATCH ADJACENT SURFACES.
4. ALL WALL TYPES ARE TYPICAL. FOR SPECIFIC WALL ASSEMBLY INFORMATION, SEE ENLARGED WALL SECTIONS.
5. DOORS IN PATH OF EGRESS SHALL BE EQUIPPED WITH HARDWARE COMPLYING WITH CHAPTER 10 OF THE 2015 INTERNATIONAL BUILDING CODE, OR ANY APPLICABLE CODES.
6. DOORS REQUIRED TO BE ACCESSIBLE SHALL BE EQUIPPED WITH HARDWARE COMPLYING WITH ICC/ANSI STANDARD A117.1, OR ANY APPLICABLE CODES.
7. TO THE MAXIMUM EXTENT POSSIBLE, FLOOR CLEAN-OUTS ARE TO BE LOCATED IN INCONSPICUOUS LOCATIONS, AND NOT IN SLEEPING UNITS. ALL FLOOR CLEAN-OUTS LOCATED IN CARPETED AREAS ARE TO BE FITTED WITH CARPET INSERTS. ALL CLEAN-OUTS ARE TO BE FLUSH TO FLOORS/WALLS.
8. ALIGN FINISHES WHERE DISSIMILAR WALL TYPES MEET, UNLESS NOTED OTHERWISE.
9. IF BEING REPLACED, ROOF LEADERS TO BE PLACED IN THE SAME LOCATION AND TIED INTO EXISTING DRAINS.
10. ALL EXISTING STRUCTURE TO BE VERIFIED IN FIELD. THE CONTRACTOR MUST INSPECT AND EVALUATE EXISTING WALLS AND STAIR SHAFTS TO VERIFY FIRE RATINGS. ANY INCONSISTENCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT.



1 ROOF PLAN
3/16" = 1'-0"

REV. NO.	DATE	DESCRIPTION
	09.13.2021	COORDINATION SET
1	02.24.2022	Revision 1

Architectura
suite LL100
One Executive Drive
Fort Lee, New Jersey 07024
201-346-1400 fax 201-944-1418
frontdesk@architectura.com
architecture
interior design
planning

Architectura

PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
380 DIVISION STREET
380 DIVISION STREET, LONG BRANCH, NEW JERSEY
BLOCK 190, LOT 7

CONRAD PAWLYS JR. R.A.
NJ ARCHITECT: AI-12279

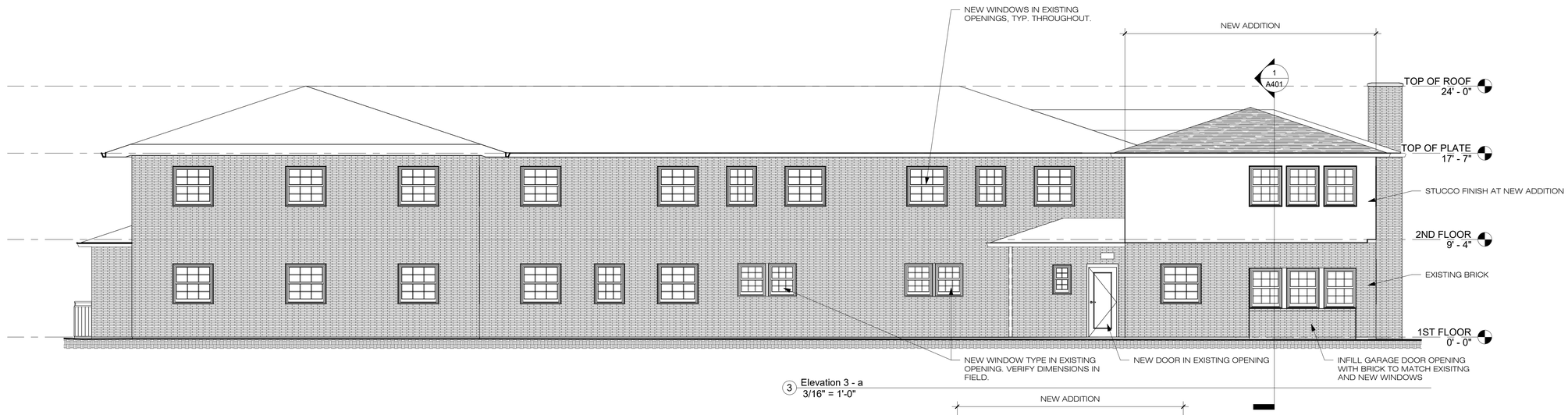
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND PUBLISHED WORK OF THE ARCHITECT, ARCHITECTURA INC. THEY MAY NOT BE DUPLICATED, USED, TRANSFERRED, OR DISTRIBUTED TO ANY PERSON WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT.

DRAWING TITLE
ROOF PLAN

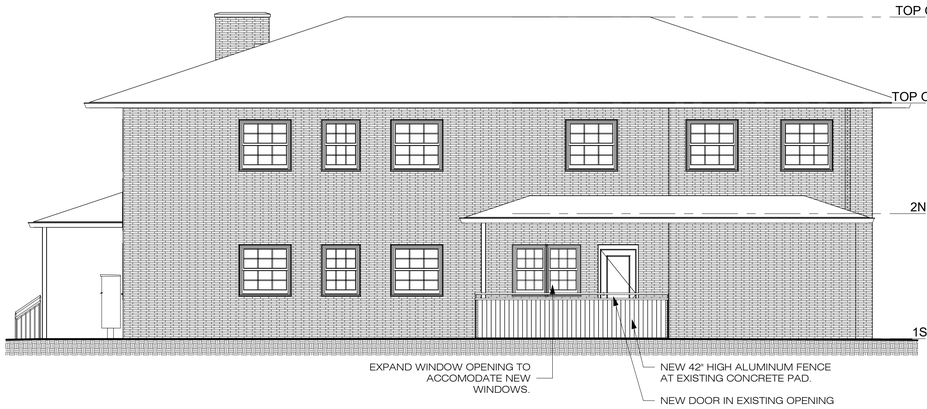
SCALE	DRAWN BY
AS SHOWN	NK
DATE 01.21.2022	SHEET NO A102
PROJECT NUMBER 2021058	

NOTE:

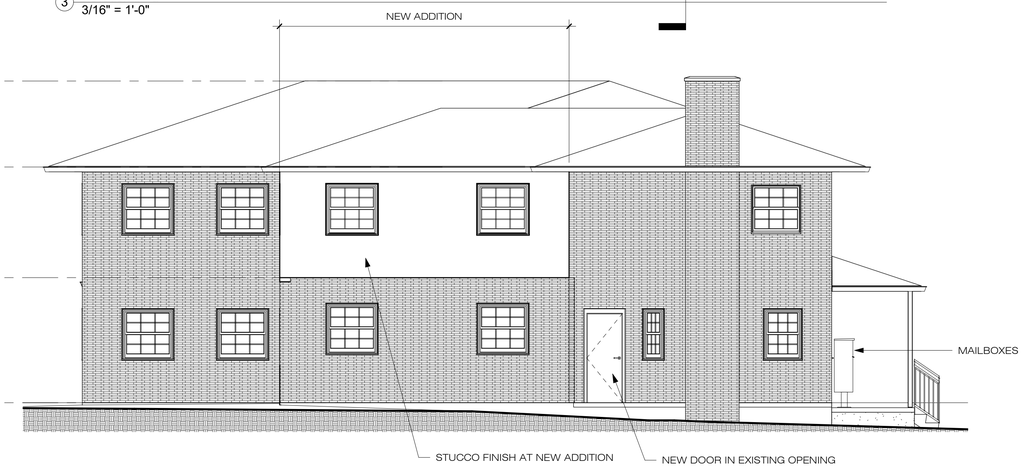
ALL OPENINGS IN EXTERIOR WALLS RELATED TO OLD HVAC EQUIPMENT, LOUVERS, ETC., TO BE INFILLED TO MATCH ADJACENT SURFACES.



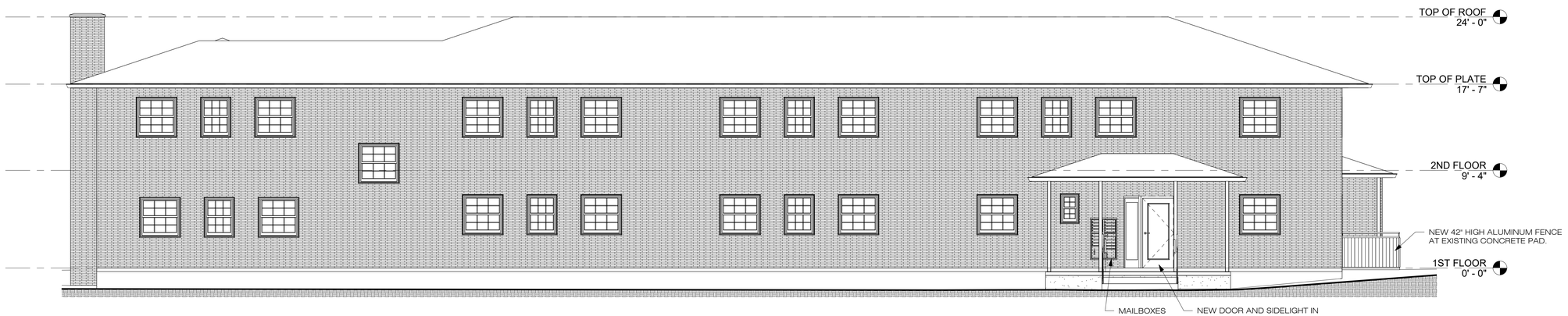
3 Elevation 3 - a
3/16" = 1'-0"



4 Elevation 4 - a
3/16" = 1'-0"



2 Elevation 2 - a
3/16" = 1'-0"



1 Elevation 1 - a
3/16" = 1'-0"

REV. NO.	DATE	DESCRIPTION
1	09.13.2021	COORDINATION SET

Architectura
suite LL100
One Executive Drive
Fort Lee, New Jersey 07024
201-346-1400 fax 201-344-1418
frontdesk@architectura.com
architecture
interior design
planning

Architectura

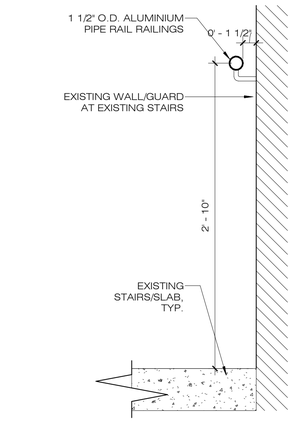
PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
380 DIVISION STREET
380 DIVISION STREET, LONG BRANCH, NEW JERSEY
BLOCK 190, LOT 7

CONRAD DONACHIE - R.A.
NJ ARCHITECT: AI-13279

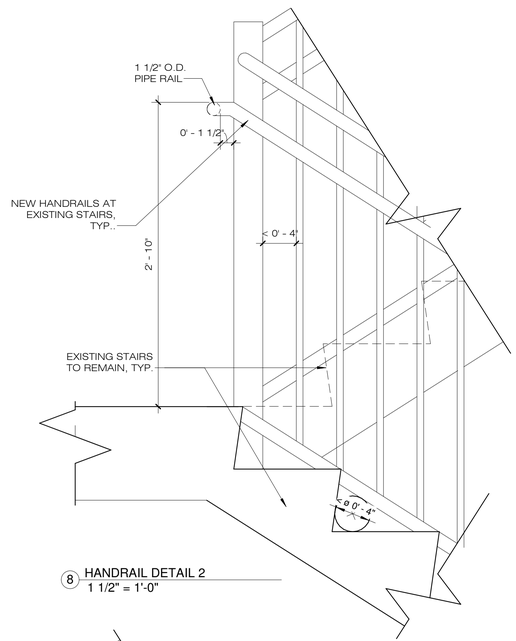
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND PUBLISHED WORK OF THE ARCHITECT, ARCHITECTURA INC. THEY MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT.

DRAWING TITLE
EXTERIOR ELEVATIONS

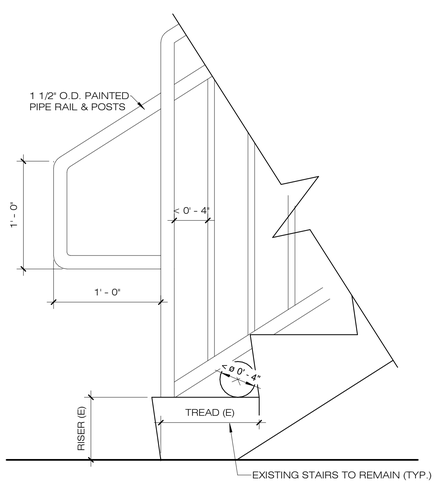
SCALE	DRAWN BY
AS SHOWN	NK
DATE 01.21.2022	SHEET NO **A201**
PROJECT NUMBER 2021058	



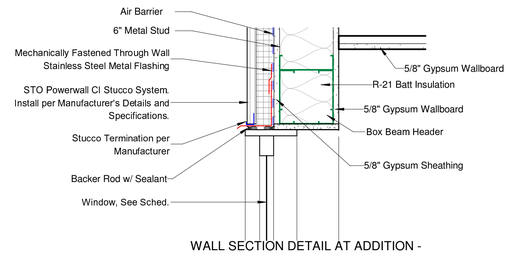
9 HANDRAIL DETAIL 3
1 1/2" = 1'-0"



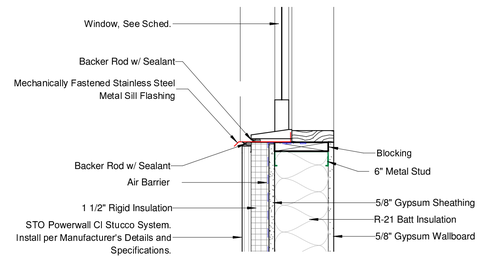
8 HANDRAIL DETAIL 2
1 1/2" = 1'-0"



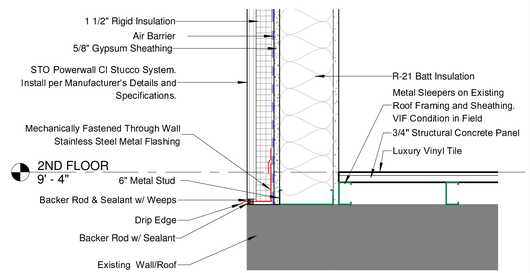
7 HANDRAIL DETAIL 1
1 1/2" = 1'-0"



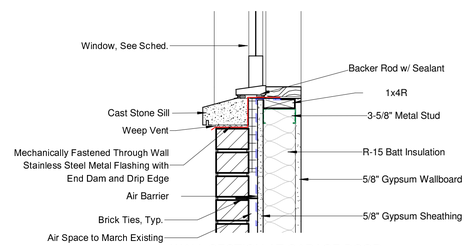
6 WALL SECTION DETAIL AT ADDITION - WINDOW HEAD
1 1/2" = 1'-0"



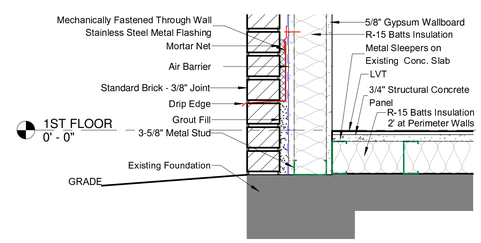
5 WALL SECTION DETAIL AT ADDITION - WINDOW SILL
1 1/2" = 1'-0"



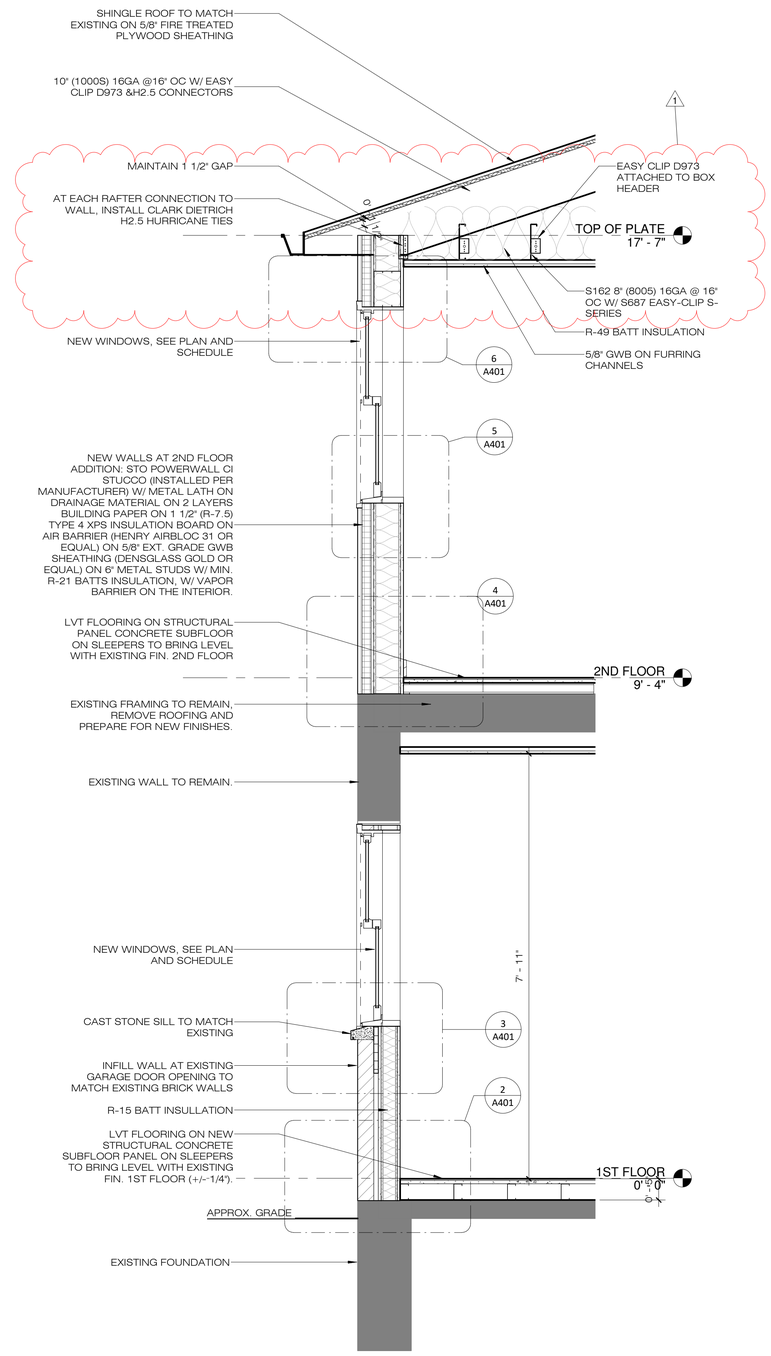
4 WALL SECTION DETAIL AT 2ND FLOOR ADDITION
1 1/2" = 1'-0"



3 WALL SECTION AT GARAGE DOOR INFILL - WINDOW SILL
1 1/2" = 1'-0"



2 WALL SECTION DETAIL AT GARAGE DOOR INFILL
1 1/2" = 1'-0"



1 WALL SECTION AT ADDITION
3/4" = 1'-0"

REV. NO.	DATE	DESCRIPTION
1	09.13.2021	COORDINATION SET
	02.24.2022	Revision 1

Architectura
suite LL100
One Executive Drive
Fort Lee, New Jersey 07024
201-346-1400 fax 201-344-1418
frontdesk@architectura.com
■ ■ ■
architecture
interior design
planning

Architectura

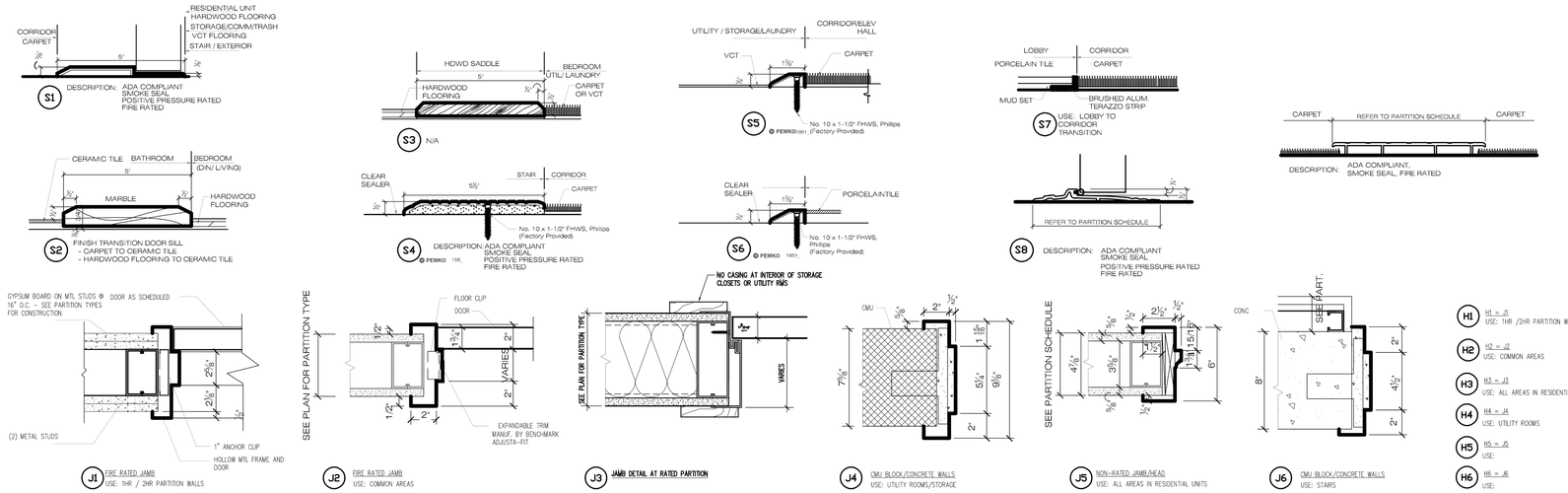
PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
380 DIVISION STREET
380 DIVISION STREET, LONG BRANCH, NEW JERSEY
BLOCK 190, LOT 7

CONRAD IGNACIO JR. R.A.
N.J. ARCHITECT : AI 13279

DRAWING TITLE
WALL SECTION & MISC. DETAILS

SCALE	DRAWN BY
AS SHOWN	NK
DATE 01.21.2022	SHEET NO A401
PROJECT NUMBER 2021058	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND PUBLISHED OR UNPUBLISHED WORK OF THE ARCHITECT, ARCHITECTURA INC. THEY MAY NOT BE DUPLICATED, USED, TRANSFERRED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.



AINC TYPICAL DOOR DETAILS
1/4" = 1'-0"

GENERAL NOTES:

A. THRESHOLDS AT DOORWAYS:

THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4 IN. HEIGHT FOR EXTERIOR SLIDING DOORS OR 1/2 IN. FOR OTHER TYPES OF DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELEDWITH A SLOPE NO GREATER THAN 1:2.

B. DOOR HARDWARE:
HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.

C. DOOR OPENING FORCE:
THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:
EXTERIOR DOORS: 8.5 LBF (37.8N)
INTERIOR HINGED DOORS: 5 LBF (22.2N)
SLIDING OR FOLDING DOORS: 5 LBF (22.2)

D. ALL FIRE RATED DOORS SHALL HAVE A CLOSER.

E. EXIT DOOR LOCKING HARDWARE MUST BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE OR EFFORT.

F. ALL KEYING SHALL BE COORDINATED WITH TENANT AND BUILDING MASTER KEY.

G. VISUAL BARRIERS NOT LESS THAN 2 INCHES IN WIDTH AT 5'-0" & 2'-6" ABOVE THE FLOOR LEVEL SHALL BE PROVIDED HORIZONTALLY ACROSS THE GLAZING.

H. DOOR SUPPLIER IS TO COORDINATE DOOR HARDWARE, SPECIALLY THE DOORS THAT REQUIRES CARD READERS, PRIOR TO FABRICATION OF THE DOORS.

I. DOOR AND HARDWARE SUPPLIER IS TO COORDINATE OWNERS SECURITY REQUIREMENTS, AS NOTED IN REMARKS SECTION, PRIOR TO FABRICATION OF THE DOORS.

COMMON AREA DOOR HARDWARE SCHEDULE

HARDWARE SET H1 BUILDING ENTRY DOORS (EACH DOOR)

QTY	ITEM	MANUF. / MODEL No.	FINISH	REMARKS
1	CYLINDER LOCKSET	TBD		-
3	HINGES			-
1	FLOOR STOP	IVES / 436B	626	-
3	SILENCER	IVES / 20R		-
1	SADDLE	PEMKO / 2005 T	626	-
1	CLOSER	DORMA / TS93 SERIES	626	-
1	PANIC BAR	DORMA / 9000 SERIES -PANIC BAR AND LEVER TRIM	626	-

NOTE: HARDWARE FIRE RATING TO AT MINIMUM MATCH THAT OF THE DOOR.

HARDWARE SET H2 TYPICAL AT STAIRS (UON)

QTY	ITEM	MANUF. / MODEL No.	FINISH	REMARKS
3	BALL BEARING HINGES	BOMMER BB5002-450N 4.5 X 4.5		
3	SILENCER	IVES / 20R		
1	PANIC BAR	DORMA / 9000 SERIES -PANIC BAR AND LEVER TRIM		
1	CLOSER	DORMA / 8900 SERIES		
1	PERIMETER GASKET	PEMKO / 281 M		
1	SADDLE	PEMKO / 2005 T		ADA COMPLIANT W/ SMOKE SEAL
1	WALL STOP	TRIMCO / W1274CCS		

NOTE: HARDWARE FIRE RATING TO AT MINIMUM MATCH THAT OF THE DOOR.

HARDWARE SET H3 TYPICAL AT STORAGE AND UTILITY ROOMS (UON)

QTY	ITEM	MANUF. / MODEL No.	FINISH	REMARKS
	LOCKSET	DORMA CL700 / CK700 SERIES STOREROOM		
3	BALL BEARING HINGES	BOMMER BB5002-450N 4.5 X 4.5		
3	SILENCER	IVES / 20R		
1	CLOSER	DOOR-O-MATICSC SERIES - SC 91		
1	PERIMETER GASKET	PEMKO / 281 M		W/ SMOKE SEAL @ UTIL. RMS AND AT FIRE RATED WALLS
1	SADDLE	PEMKO / 2005 T		ADA COMPLIANT W/ SMOKE SEAL AT FIRE RATED WALLS
1	WALL STOP	TRIMCO / W1274CCS		

NOTE: HARDWARE FIRE RATING TO AT MINIMUM MATCH THAT OF THE DOOR.

HARDWARE SET H4 AMENITY ROOMS

QTY	ITEM	MANUF. / MODEL No.	FINISH	REMARKS
	LOCKSET	DORMA CL700 / CK700 SERIES CLASSROOM	626	PROVIDE ELECTRONIC LOCK
3	HINGE	BOMMER / 5001 4.5 X 4.5 NRP 630	626	
1	EXIT DEVICE - DUMMY	DORMA / CD9600 X ZP02 626		
1	EXIT DEVICE - NIGHT LATCH	DORMA / CD9600 X ZP03 626	626	
1	OVERHEAD CONCLD CLOSER	RTS 88/25	626	ADA COMPLIANT W/ SMOKE SEAL AT FIRE RATED WALLS
1	WALL STOP	TRIMCO / W1274CCS 630	626	
1	SADDLE	PEMKO / 2005 T	626	

NOTE: HARDWARE FIRE RATING TO AT MINIMUM MATCH THAT OF THE DOOR.

AINC COMMON DOOR HARDWARE SCHED.
1/4" = 1'-0"

RESI. UNITS DOOR HARDWARE SCHEDULE

HARDWARE SET HR1 ENTRY DOOR TO UNIT

QTY	ITEM	MANUF. / MODEL No.	FINISH	REMARKS
3	SPRING HINGE	IVES / 3SP1 4.5X4.5	652	-
3	HINGE	IVES / 5BB1 4.5 X 4.5	652	-
1	ENTRANCE LOCK	SCHLAGE / S210PD SAT 16-231	626	-
1	KICK PLATE	IVES / 8400 10"X1" LDW	630	-
1	OVERHEAD DOOR STOP	TBD	669	-
1	GASKETING	NAT / 5020		-
1	THRESHOLD	NGP/ 513	AL	-
1	VIEWER	IVES / 698	626	-
1	CHAIN GUARD	IVES / 481	652	
1	DOOR BOTTOM SMOKE SEAL	PEMKO		

NOTE: HARDWARE FIRE RATING TO AT MINIMUM MATCH THAT OF THE DOOR.

HARDWARE SET HR2 CLOSET DOORS

QTY	ITEM	MANUF. / MODEL No.	FINISH	REMARKS
3	HINGES FURNISHED	BOMMER / DOOR FRAME PACKAGE	626	-
1	PASSAGE SET	SCHLAGE / F10 ELA	626	-
1	DOOR STOP	IVES / 060 OR 70*	669	-
3	SILENCER	IVES / SR65	GREY	-

NOTE: HARDWARE FIRE RATING TO AT MINIMUM MATCH THAT OF THE DOOR.

HARDWARE SET HR3 BEDROOM AND BATHROOM DOORS

QTY	ITEM	MANUF. / MODEL No.	FINISH	REMARKS
3	HINGES FURNISHED	BOMMER / DOOR FRAME PACKAGE	626	-
1	PRIVACY SET	SCHLAGE / F40 ELA	626	-
1	DOOR STOP	IVES / 060 OR 70*	669	-
3	SILENCER	IVES / SR65	GREY	-

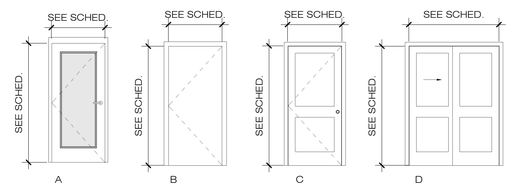
NOTE: HARDWARE FIRE RATING TO AT MINIMUM MATCH THAT OF THE DOOR.

HARDWARE SET HR4 DOUBLE CLOSET DOORS

QTY	ITEM	MANUF. / MODEL No.	FINISH	REMARKS
6	HINGES FURNISHED	BOMMER / DOOR FRAME PACKAGE	626	-
2	ROLLER CATCH	IVES / 336	626	-
2	SGL DUMMY TRIM	SCHLAGE / F170 ELA	626	-
2	DOOR STOP	IVES / 060 OR 70*	669	-
2	SILENCER	IVES / SR65	GREY	-

* AS REQ'D BY WALL DETAILS

AINC RES. DOOR HARDWARE SCHED.
1/4" = 1'-0"



AINC Door Legend
1/4" = 1'-0"

DOOR SCHEDULE RESIDENTIAL UNIT

MARK	DOOR						FRAME	RATING	DETAILS					
Type Mark	Width	Height	Thickness	Material	Finish	Legend View	Frame Material	Fire Rating	Head	Jamb	Saddle	Hardware Set	Count	Remarks
R01	3' - 0"	6' - 8"	0' - 1 3/4"	HM	P	B	HM	20 min.	H2	J2	S1	HR1	14	
R02	3' - 0"	6' - 8"	0' - 1 3/4"	WD	P	C	HM	-	H5	J5	S2	HR3	13	
R03	3' - 0"	6' - 8"	0' - 1 3/4"	WD	P	C	HM	-	H5	J5	NA	HR3	15	
R04	2' - 0"	6' - 8"	0' - 1 3/4"	WD	P	C	HM	-	H5	J5	NA	HR2	2	
R05	2' - 4"	6' - 8"	0' - 1 3/4"	WD	P	C	HM	-	H5	J5	NA	HR2	2	
R06	4' - 0"	6' - 8"	0' - 1 3/4"	WD	P	D	HM	-	H5	J5	NA	HR4	3	
R07	5' - 0"	6' - 8"	0' - 1 3/4"	WD	P	D	HM	-	H5	J5	NA	HR4	2	
R08	6' - 0"	6' - 8"	0' - 1 3/4"	WD	P	D	HM	-	H5	J5	NA	HR4	15	
R09	2' - 8"	6' - 8"	0' - 1 3/4"	WD	P	C	HM	-	H5	J5	NA	HR2	3	
R10	2' - 6"	6' - 8"	0' - 1 3/4"	WD	P	C	HM		TBD	TBD	NA	TBD	1	
R11	3' - 0"	6' - 8"	0' - 1 3/4"	WD	P	C	HM	-	H5	J5	NA	HR2	1	
R OPEN	0' - 0"	0' - 0"											2	

DOOR SCHEDULE COMMON AND EXTERIOR

LOCATION				DOOR						FRAME			RATI...	DETAILS				
Level	Mark	To Room: Name	From Room: Name	Legend View	Function	Width	Height	Thickness	Material	Finish	Frame Material	Framing Finish	Fire Rating	Head	Jamb	Saddle	Hardware Set	Remarks
1ST FLOOR	101		VESTIBULE	A	Exterior	3' - 0"	6' - 8"	0' - 1 3/4"	ALUM		ALUM						HW1	
1ST FLOOR	101A		VESTIBULE	NA	Exterior	1' - 4"	6' - 8"	0' - 1 3/4"	ALUM		ALUM					NA	NA	SIDELIGHT
1ST FLOOR	102	CORRIDOR A		B	Interior	2' - 4"	6' - 8"	0' - 1 3/4"	HM	P	HM	P	60 min	H1	J1	NA	HW3	
1ST FLOOR	103	STAIR 1	CORRIDOR A	B	Interior	2' - 6"	6' - 8"	0' - 1 3/4"	HM	P	HM	P	60 min	H1	J1	S1	HW2	
1ST FLOOR	104	CORRIDOR A	STAIR 2	B	Interior	2' - 6"	6' - 8"	0' - 1 3/4"	HM	P	HM	P	60 min	H1	J1	S1	HW2	
1ST FLOOR	105	CORRIDOR A		B	Interior	2' - 4"	6' - 8"	0' - 1 3/4"	HM	P	HM	P		H1	J1	NA	NA	
1ST FLOOR	106	LAUNDRY ROOM	CORRIDOR A	B	Interior	3' - 0"	6' - 8"	0' - 1 3/4"	HM	P	HM	P	60 min	H1	J1	S1	HW4	
1ST FLOOR	107		LAUNDRY ROOM	B	Interior	2' - 8"	6' - 8"	0' - 1 3/4"	HM	P	HM	P	60 min	H1	J1	S1	HW3	
1ST FLOOR	108			B	Interior	2' - 8"	6' - 8"	0' - 1 3/4"	HM	P	HM	P	60 min			S8	HW3	
1ST FLOOR	109		CORRIDOR B	A	Exterior	2' - 8"	6' - 8"	0' - 1 3/4"	ALUM		ALUM					S1	HW1	
1ST FLOOR	110		UNIT D 1 BEDRM	A	Exterior	2' - 8"	6' - 8"	0' - 1 3/4"	ALUM		ALUM					S1	TBD	
1ST FLOOR	111	VESTIBULE	CORRIDOR A	NA	Interior	0' - 0"	0' - 0"									NA	NA	
1ST FLOOR	112	CORRIDOR B	CORRIDOR A	NA	Interior	0' - 0"	0' - 0"									NA	NA	
2ND FLOOR	201	CORRIDOR	STAIR 2	B	Interior	2' - 6"	6' - 8"	0' - 1 3/4"		PT	HM		60 min	H1	J1	S1	HW2	
2ND FLOOR	202	CORRIDOR		B	Interior	2' - 4"	6' - 8"	0' - 1 3/4"		PT	HM			H1	J1	S1	HW3	
2ND FLOOR	203	CORRIDOR	STAIR 1	B	Interior	2' - 6"	6' - 8"	0' - 1 3/4"		PT	HM		60 min	H1	J1	S1	HW2	
Grand total: 16																		

REV. NO.	DATE	DESCRIPTION
	09.13.2021	COORDINATION SET

Architectura
suite LL100
One Executive Drive
Fort Lee, New Jersey 07024
201-346-1400 fax 201-344-1418
frontdesk@architectura.com
architecture
interior design
planning

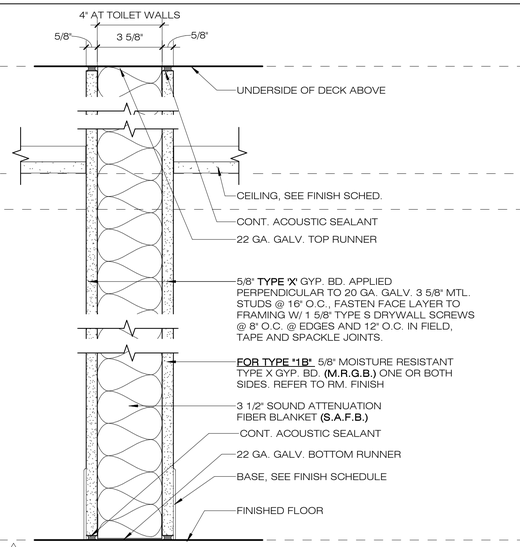
PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
380 DIVISION STREET
380 DIVISION STREET, LONG BRANCH, NEW JERSEY
BLOCK 190, LOT 7

CONRAD PENOTTI, JR. R.A.
NJ ARCHITECT AI-12279

DRAWING TITLE
DOOR SCHEDULES

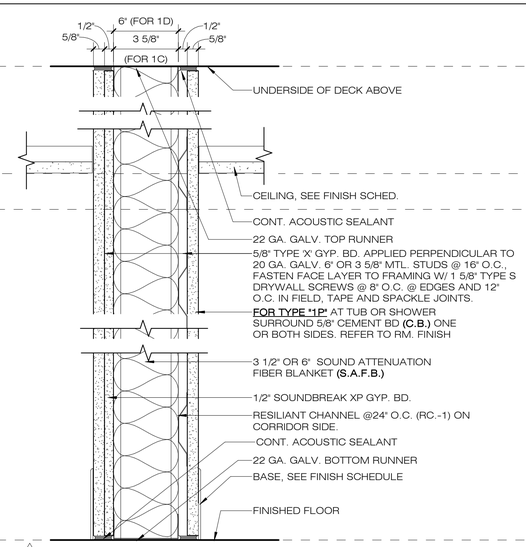
SCALE	DRAWN BY
AS SHOWN	NK
DATE 01.21.2022	SHEET NO A600
PROJECT NUMBER 2021058	

COPYRIGHT OF ARCHITECTURA, INC. THIS DRAWING IS NOT TO BE REPRODUCED, USED, TRANSFERRED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF ARCHITECTURA, INC.

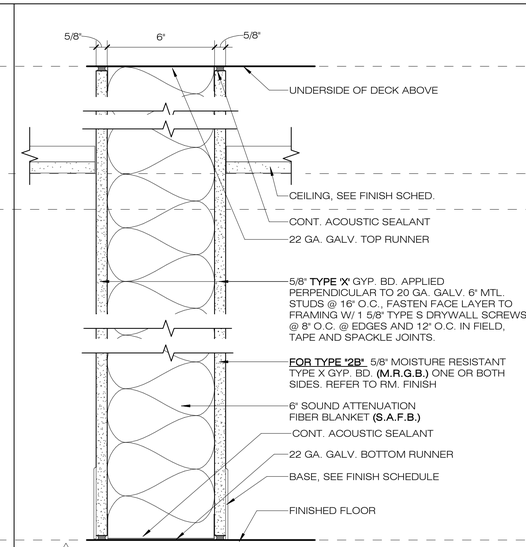


1	WALL TYPE	FIRE RATING: NOT RATED UL DESIGN : STC: 49
1A	WITH S.A.F.B.	
1B	WITH M.R.G.B & S.A.F.B	

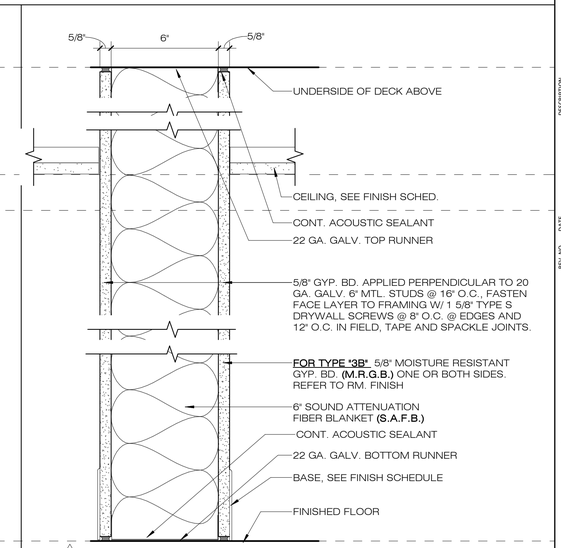
LIMITING HEIGHT : 13'-6" (25GA)
16'-9" (20GA)



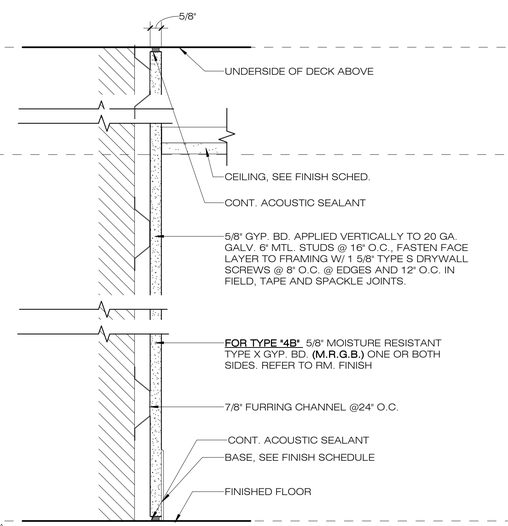
1C	WITH 3 5/8" FRAME, M.R.G. B & S.A.F.B	FIRE RATING: 1HOUR UL DESIGN : U419 STC: 54
1D	WITH 6" FRAME, M.R.G. B & S.A.F.B	
1P	WITH 6" FRAME, S.A.F.B & C.B.	



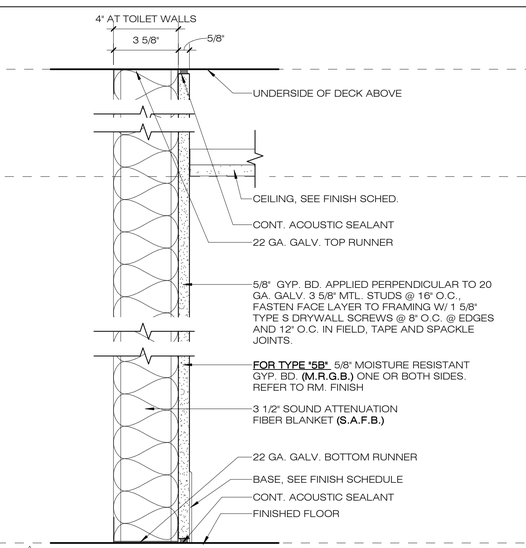
2	WALL TYPE	FIRE RATING: 1HOUR UL DESIGN : U419 STC: 49
2A	WITH S.A.F.B.	
2B	WITH M.R.G.B & S.A.F.B	



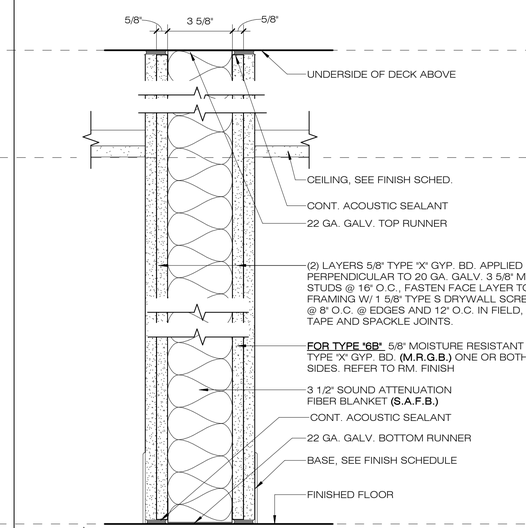
3	WALL TYPE	FIRE RATING: NON RATED STC: 51
3A	WITH S.A.F.B.	
3B	WITH M.R.G.B & S.A.F.B	



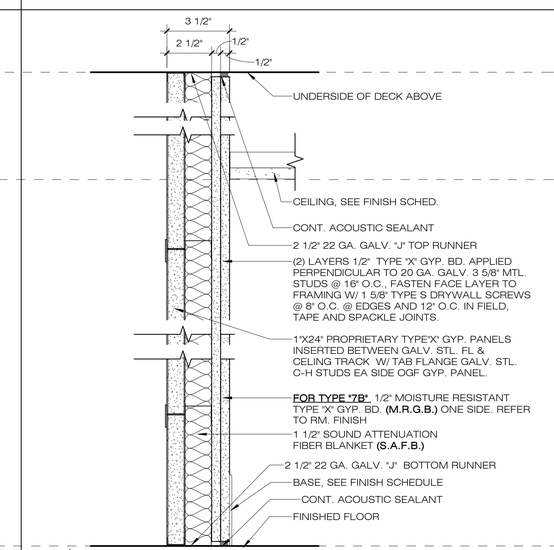
4	WALL TYPE	FIRE RATING: 1HOUR UL DESIGN : U419 STC: 49
4B	WITH M.R.G.B	



5	WALL TYPE	FIRE RATING: NON RATED STC: NOT RATED
5A	WITH S.A.F.B.	
5B	WITH M.R.G.B & S.A.F.B	



6	WALL TYPE	FIRE RATING: 2HOUR RATED STC: 49 (W/ 3- 1/2" S.A.F.B.) 40
6A	WITH S.A.F.B.	
6B	WITH M.R.G.B & S.A.F.B	



7	WALL TYPE	FIRE RATING: 2HOUR RATED STC: NOT RATED
7A	WITH S.A.F.B.	
7B	WITH M.R.G.B & S.A.F.B	

REV. NO.	DATE	DESCRIPTION	SET
	09.13.2021	NEW ISSUE	CD

Architectura
suite LL100
One Executive Drive
Fort Lee, New Jersey 07024
201-346-1400 fax 201-346-1418
frontdesk@architectura.com
architecture
interior design
planning

Architectura

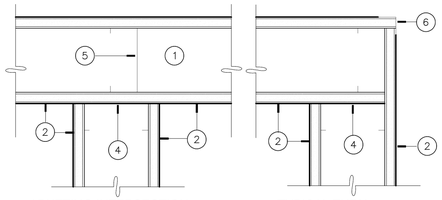
PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
380 DIVISION STREET
380 DIVISION STREET, LONG BRANCH, NEW JERSEY
BLOCK 190, LOT 7

CONRAD PIOVALTS JR. R.A.
NJ ARCHITECT: AI12279

DRAWING TITLE
PARTITION TYPES

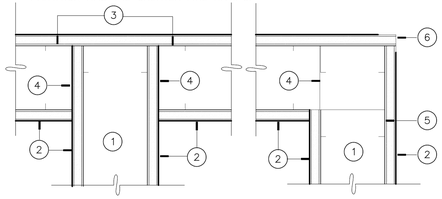
SCALE	DRAWN BY
AS SHOWN	DK
DATE 01.21.2022	SHEET NO **A650**
PROJECT NUMBER 2021058	

THE ARCHITECT, ARCHITECTURA INC. THEY MAY NOT BE DUPLICATED, USED, TRANSFERRED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT. ARCHITECTURA INC. RETAINS ALL COPYRIGHTS TO THESE DRAWINGS AND DESIGNS. ANY USE OF THESE DRAWINGS AND DESIGNS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.



ABUTTING INTERSECTION TYPICAL TURN

NOTE: ABUTTING INTERSECTION IS TYPICAL, BUT IF ONE OR BOTH PARTITIONS HAVE MULTIPLE LAYER FACES OR ARE SOUND BARRIERS, PENETRATING INTERSECTION IS REQUIRED UNLESS PASSING PARTITION HAS THE GREATER FIRE RATING.



PENETRATING INTERSECTION TYPICAL TURN

1. METAL RUNNER CR
2. GYPSUM WALL BOARD– SEE WALL TYPE
3. IF MULTIPLE LAYERS OF G.W.B. ARE REQUIRED ON ONLY ONE SIDE OF THE INTERSECTION, OFFSET STUDS TO PROVIDE FLUSH FINISH
4. FASTEN STUDS TOGETHER THROUGH ABUTTING SURFACE SCREW STUD FLANGES TO FLOOR AND CEILING TRACK
5. STUD REQUIRED AT THIS LOCATION REGARDLESS OF SPACING
6. CORNER BEAD

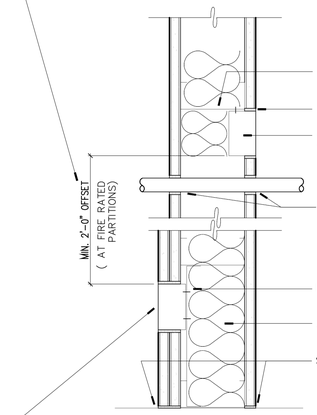
PARTITION INTERSECTIONS

SCALE: 3"=1'-0"

IF SPACING IS LESS THAN 2'-0" USE TYPE MPP-4S MOLDABLE PUTTY PADS AS BY MINNESOTA MINING & MFG. CO., OR APPROVED EQUAL

NOTES: 1. THIS CONDITION IS APPLICABLE TO ALL PARTITIONS THAT HAVE INSULATION MATERAL.

2. THIS CONDITION SHALL OVERIDE BACK TO BACK OUTLETS SHOWN ON ELEC. DWGS.



METAL STUD–SEE WALL TYPE FOR SPACING

ACOUSTICAL GASKET OR CAULK ALL AROUND

OFFSET BOXES MINIMUM OF ONE STUD SPACE

NOTE: AT FIRE RATED WALLS MAXIMUM OF 16 SQ. IN. OPENING AND 100 SQ. IN. PER 100 S.F.

PENETRATING PIPE, CONDUIT, ETC.–SEAL BETWEEN FACE OF PARTITION & SLEEVE, ALSO BETWEEN SLEEVE AND THE PENETRATING OBJECT

METAL BRACKET

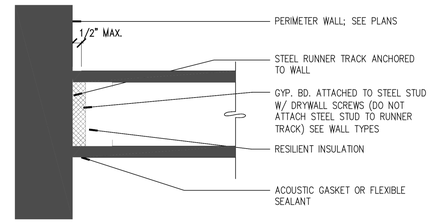
3 1/2" SOUND ATTENUATION FIBER BLANKET

SEALANT–ACOUSTICAL CONT.

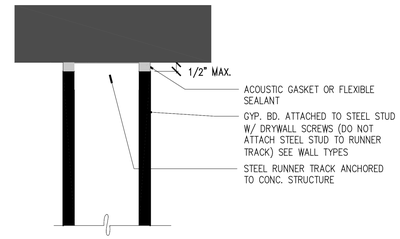
FOR SOUND ATTENUATION OFFSET BOXES MINIMUM OF ONE STUD SPACE AND CAULK OPENINGS AT FIRE RATED WALLS: MAX. 16 SQ. IN. MAX. OPG. 100 SQ. IN./ 100 SQ. FT.

SOUND INSULATION PLAN

SCALE: 3"=1'-0"

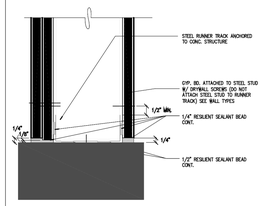


PARTITION @ EXTERIOR PERIMETER WALL PLAN



PARTITION UNDER ROOF STRUCTURE SECTION

TYPICAL PARTITION PERIMETER RELIEF DETAILS

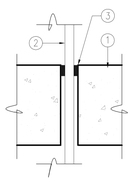


TYPICAL PARTITION SECTION @ FLOOR RUNNER

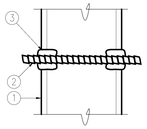
NOTES:
1. THIS DETAIL APPLIES TO FLOOR RUNNERS ONLY.
2. REMOVE ALL DEBRIS FROM FLOOR AND BROOM SWEEP CLEAN BEFORE APPLYING RESILIENT SEALANT AND SETTING FLOOR RUNNER.
3. USE A MINIMUM OF 6 BEADS OF RESILIENT SEALANT IN THICKNESSES NOTED.
4. FOR MULTIPLE-LAYERED GWB PARTITIONS, SET GWB LAYER CLOSEST TO STUD OR RUNNER 1/8"OFF FLOOR. SET SUBSEQUENT LAYERS 1/4" FROM FLOOR.
5. USE BACKER-ROD TO CLOSE OPENINGS GREATER THAN 1/4" PRIOR TO APPLICATION OF RESILIENT SEALANT.

DETAILS

SCALE : N.T.S. 1

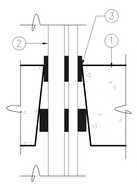


MIN. 6" CONC. 1 – WALL OR FLOOR ASSEMBLY
1" MAX. 2 – CONDUIT
1-1/4" CAULK 3 – FILL, VOID OR CAVITY



1 – 1-HR OR 2-HR GYP. BD. WALL: 300 OR 400 SERIES

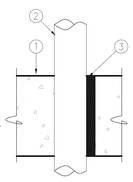
2 – THRU PENETRATING PRODUCT: FLEXIBLE METAL CONDUIT



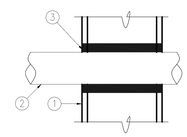
1 WALL OR FLOOR ASSEMBLY MIN. 5-1/2" REINF LIGHT OR NORMAL
2 WEIGHT CONC.
THROUGH PENETRANTS
STEEL PIPES:12" OR < 40 SCHED.
STEEL PIPES: 4" OR < 5 SCHED.
IRON PIPE: 12 OR <
COPPER PIPE: 6" OR <
NON-METALLIC PENETRANTS: PVC, CPVC, PEX
ELECTRICAL NON-MTL. TUBING
3 PIPE INSULATION (OPTIONAL)
4 FIRE STOP SYSTEM

CABLES:
4/0 OR <
MAX 3/C NO. 6
MAX 3/C NO. 14
MAX. 25 PAIR AWG OR <
MAX 3C 500 KCIL
MAX 3/C NO. 18 AWG

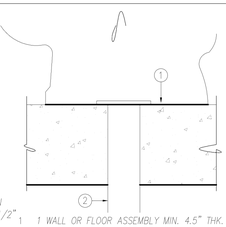
PACKING MATERIAL
VOID FILL OR CAVITY MATERIAL SEALANT
FIRE STOP CI – MANUF. BY JOHNS MANSVILLE



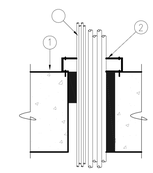
1 1 WALL OR FLOOR ASSEMBLY MIN. 4.5" THK.
2 THROUGH-PENETRANT: METALLIC PIPE < OR = 8"
3 FIRE STOP SYSTEM



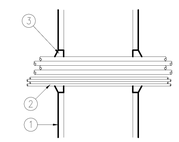
1. WALL ASSEMBLY 1 OR 2 HR.
2. THROUGH-PENETRANT: 1 NON METTALLIC PIPE OR CONDUIT 1 1/2" DIA. OR SMALLER
3. FILL VOID OR CAVITY MATERIAL S/ SEALANT – 5/8" TO 1 1/4" IN. OF FILL MATERIAL



1 1 WALL OR FLOOR ASSEMBLY MIN. 4.5" THK.
2 NONMETALLIC PIPE
3 FILL, VOID OR CAVITY MATERIAL – SEALANT



1 1 WALL OR FLOOR ASSEMBLY MIN. 8" THK.
2 SHEATHING: STEEL CHANNEL SHAPES
3 CABLE RACKS (NOT SHOWN)
4 CABLES

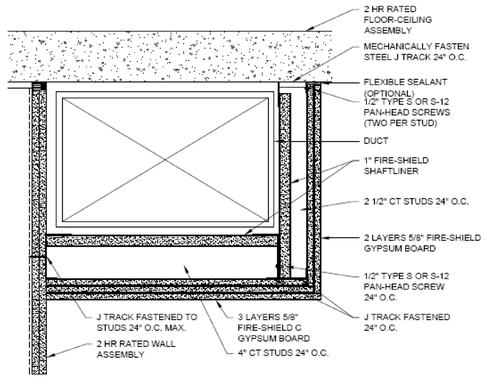


1 1 OR 2 HR. WALL ASSEMBLY
2 CABLES
3 FILL, VOID OR CAVITY MATERIAL – SEALANT

NOTE:
1. AT TOILET SIDE, PROVIDE WATER RESISTANT REINFORCED CEMENT BOARD
2. PROVIDE 6" (H) X 52" (L) X 18 GAUGE STIFFENERS FOR FUTURE HAND RAIL @ TOILET SIDE (OFF) PARTITION, H= 34" TO CEN. OF PL A.F.F.(TYPICAL)
3. SHAFT LOCATIONS SHALL BE 2 HR. RATED
4. ALL RATED PARTITIONS & ALL FIRE TAPEED JOINT MUST REMAIN VISIBLE FOR BUILDING INSPECTOR.

ASSEMBLY SCHEDULE, PENETRATION DETAILS

SCALE : N.T.S. 2



VERTICAL - 2 HR
UL DESIGN: U497
HORIZONTAL - 2 HR
UL DESIGN: G558

2HR RATED SOFFIT DETAIL

SCALE : N.T.S. 3

REV. NO.	DATE	DESCRIPTION
	09.13.2021	COORDINATION SET

Architectura
suite LL100
One Executive Drive
Fort Lee, New Jersey 07024
201-346-1400 fax 201-364-1418
frontdesk@architectura.com
■ ■ ■
architecture
interior design
planning

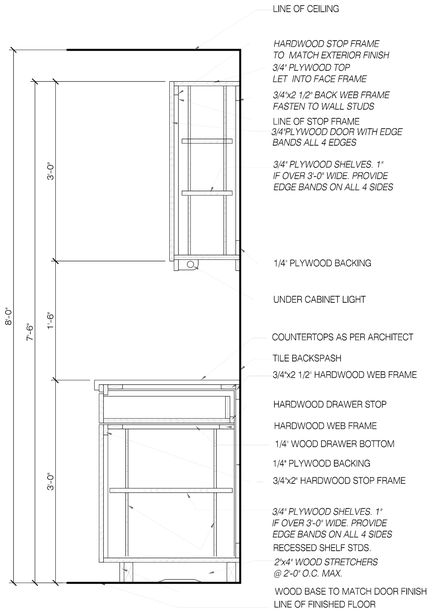
Architectura

PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
380 DIVISION STREET
380 DIVISION STREET, LONG BRANCH, NEW JERSEY
BLOCK 190, LOT 7

CONRAD IONCATI JR. R.A.
NJ ARCHITECT: AI-12279

DRAWING TITLE
PARTITION DETAILS

SCALE	DRAWN BY
AS SHOWN	NK
DATE 01.21.2022	SHEET NO **A651**
PROJECT NUMBER 2021058	



NOTE

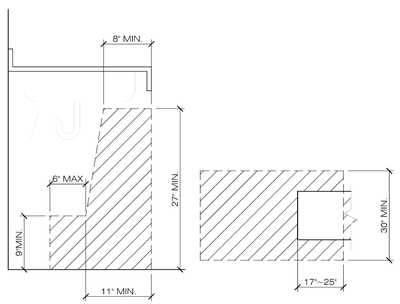
1. THE DISHWASHER CONTROLS SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING PINCHING OR TWISTING OF THE WRIST
2. THE KITCHEN FAUCET SHALL BE OPERABLE WITH ONE HAND, AND NOT REQUIRED TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST
3. STOVE/RANGE TO BE PROVIDED WITH CONTROLS AT THE FRONT AND DOES NOT REQUIRE REACHING ACROSS BURNERS, CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND NOT REQUIRED TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST

SPECIFIC NOTES FOR HANDICAP ADAPTABLE KITHCENS

1. FINISH FLOOR EXTENDS UNDER THE CABINETRY.
2. WALLS BEHIND AND SURROUNDING THE CABINETRY SHALL BE FINISHED.
3. 30" REMOVABLE CABINET AND WORK SURFACE AT SINK THAT CAN BE REPLACED WITH ACCESSIBLE SINK CABINET WITHOUT THE REMOVAL OF THE ADJACENT CABINETS AND WORK SURFACES.
4. ADDITIONAL 30" REMOVABLE CABINET AND WORK SURFACE THAT CAN BE REPLACED WITH A 34" TALL UNIT WITHOUT DAMAGE OR REMOVAL OF THE ADJACENT CABINETS AND WORK SURFACE.

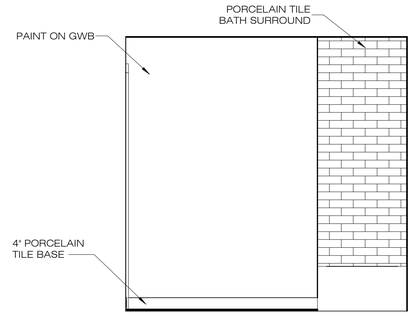
TYPICAL KITCHEN CABINET DETAIL

SCALE: NOT TO SCALE

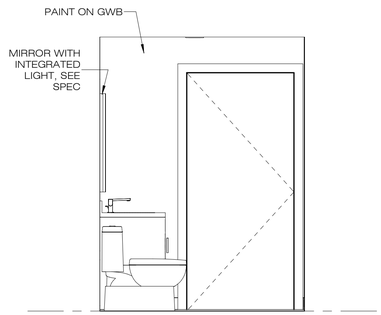


ADA CLEARANCE

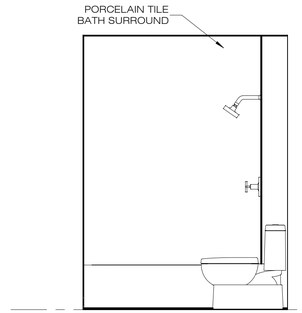
TYPICAL KITCHEN CABINET DETAIL
1/4" = 1'-0"



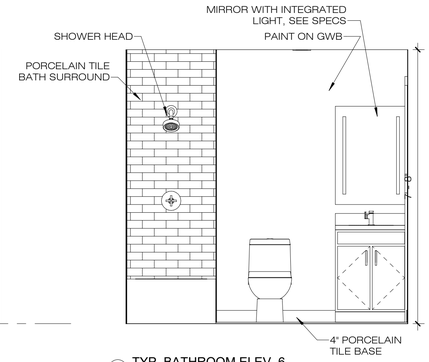
9 TPY. BATHROOM ELEV. 9
1/2" = 1'-0"



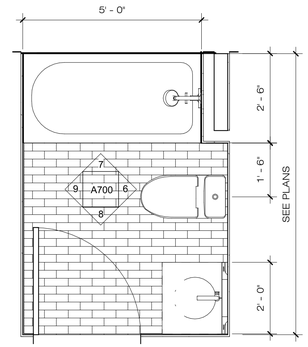
8 TYP. BATHROOM ELEV. 8
1/2" = 1'-0"



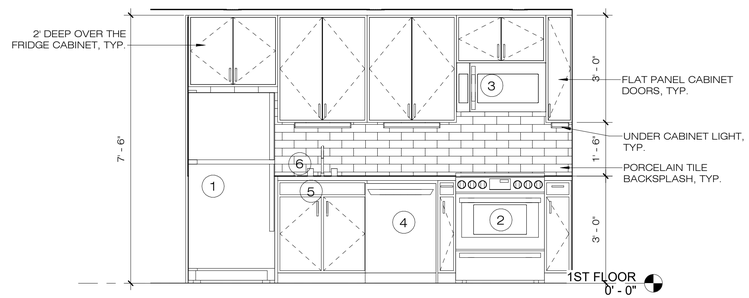
7 TYP. BATHROOM ELEV. 7
1/2" = 1'-0"



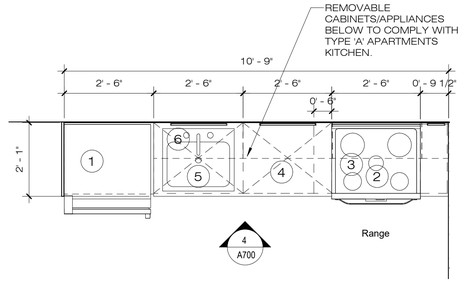
6 TYP. BATHROOM ELEV. 6
1/2" = 1'-0"



5 TYPICAL NON ACCESSIBLE BATH
1/2" = 1'-0"



ADAPTABLE KITCHEN (SMALL) ELEVATION
1/2" = 1'-0"



3 KITCHEN TYPE B - ADAPTABLE KITCHEN
1/2" = 1'-0"

LEGEND

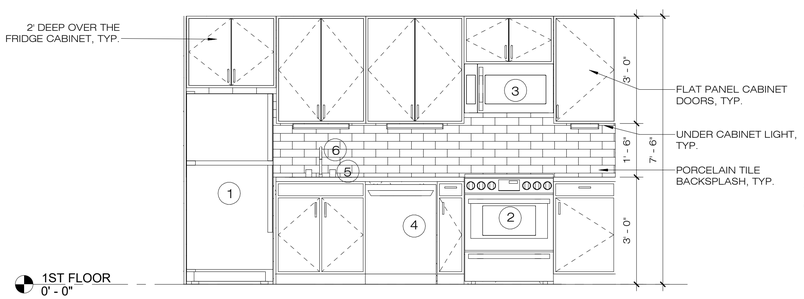
SEE EQUIPMENT SCHEDULE FOR FINAL APPLIANCE DIMENSIONS

1. REFRIGERATOR 30" W X 68" H
2. STOVE/RANGE 30" W
3. MICROWAVE OVEN 30" W
4. DISHWASHER 24" W
5. UNDERCABINET KITCHEN SINK 21.25" W X 15.75" D
6. FAUCET

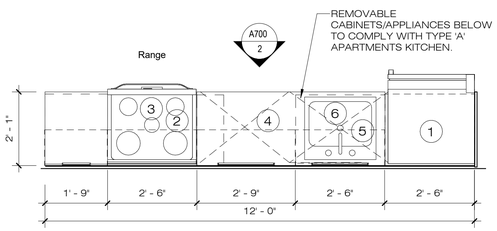
NOTES

1. SEE THIS SHEET FOR TYPICAL KITCHEN CABINET DETAILS
2. G.C. TO FIELD VERIFY ALL SIZES
3. PROVIDE BLOCKING FOR ALL WALL MOUNTED FIXTURES AND ACCESSORIES

AINC Kitchen Legend
1/8" = 1'-0"



TYPICAL ADAPTABLE KITCHEN ELEVATION
1/2" = 1'-0"



1 KITCHEN TYPE A - ADAPTABLE KITCHEN
1/2" = 1'-0"

REV. NO.	DATE	DESCRIPTION
	09.13.2021	COORDINATION SET

Architectura
suite LL100
One Executive Drive
Fort Lee, New Jersey 07024
201-346-1400 fax 201-344-1418
frontdesk@architectura.com
architecture
interior design
planning

Architectura

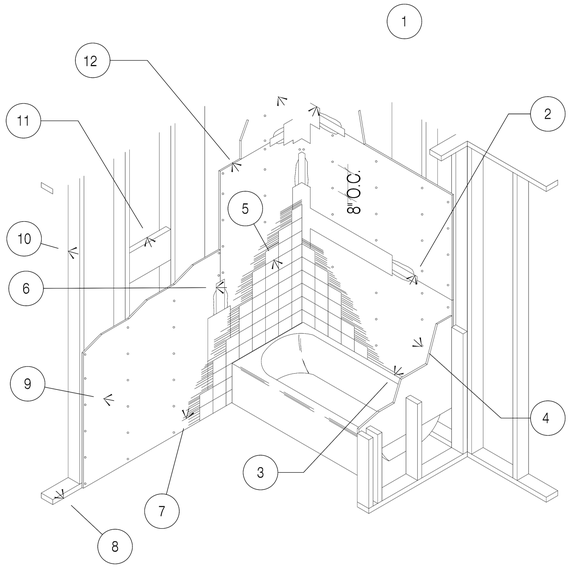
PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
380 DIVISION STREET
380 DIVISION STREET, LONG BRANCH, NEW JERSEY
BLOCK 130, LOT 7

CONRAD BIAGI III, R.A.
NJ ARCHITECT: AI 22279

DRAWING TITLE
ENLARGED KITCHEN PLANS AND DETAILS

SCALE	DRAWN BY
AS SHOWN	Author
DATE 01.21.2022	SHEET NO A700
PROJECT NUMBER 2021058	

© COPYRIGHT 2021 ARCHITECTURA, INC. THIS PLAN NOT TO BE DUPLICATED, USED, TRANSFERRED, OR DISTRIBUTED TO ANY OTHER PERSON WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.
THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THE ORIGINAL AND PUBLISHED FOR UNPUBLISHED WORK OF THE ARCHITECT, ARCHITECTURA, INC. THEY MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF ARCHITECTURA, INC.



1. IN PAINTED AREAS, USE A JOINT TREATMENT SYSTEM & SEALER FOR FINISHING CEMENTITIOUS BOARD TO CEMENTITIOUS BOARD AND CEMENTITIOUS BOARD TO GYPSUM BOARD.

2. IN TILED AREAS, TREAT CEMENTITIOUS BOARD TO CEMENTITIOUS BOARD AND CEMENTITIOUS BOARD TO GYPSUM BOARD JOINTS BY EMBEDDING CEMENTITIOUS TAPE IN TILE SETTING MATERIAL.

3. 1/4" SPACE.

4. APPROVED FASTENERS.

5. PORCELAIN TILE.
- ONLY ONE TYPE TO BE USED (WALL & BASE)

6. CEMENTITIOUS TAPE.

7. SETTING MATERIAL.

8. STL RUNNER

9. GYPSUM BOARD.

10. STUDS @16" O.C.

11. SUPPORT FRAMING FOR ATTACHMENT OF FIXTURES.

12. ½" THK INTERIOR CEMENTITIOUS BOARD.

TYPICAL BATHTUB INSTALLATION

SCALE: NTS

SPECIFIC NOTES FOR HANDICAP ADAPTABLE BATHROOM

1. TOILET TO BE MOUNTED 18" FROM LAVATORY

2. TOILET HEIGHT 15" - 19" FINISH FLOOR TO TOP OF SEAT

3. COUNTER OR RIM OF SINK SHALL BE A MAXIMUM OF 34" ABOVE FINISH FLOOR

4. LAVATORY FAUCET SHALL BE OPERABLE WITH ONE HAND, AND NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST

5. MIRRORS/MEDICINE CABINETS ABOVE LAVATORY SHALL BE MOUNTED A MAXIMUM OF 40" ABOVE THE FINISH FLOOR OR PROVIDE EASILY REMOVABLE AND REPLACEABLE MEDICINE CABINETS AT A MINIMAL EXPENSE

6. OPERATING CONTROLS OF ALL HAND DRYERS, SOAP DISPENSER AND MULTI PURPOSE UNITS TO BE 42" A.F.F.

7. G.C. TO FIELD VERIFY ALL SIZES

8. PROVIDE BLOCKING FOR ALL WALL MOUNTED FIXTURES AND ACCESSORIES

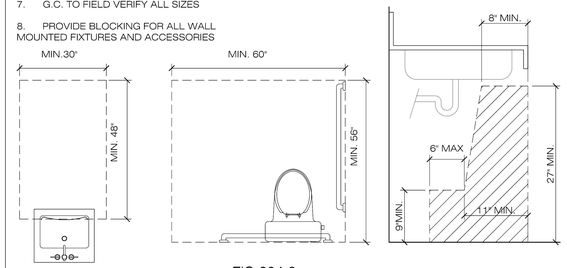


FIG.305.3

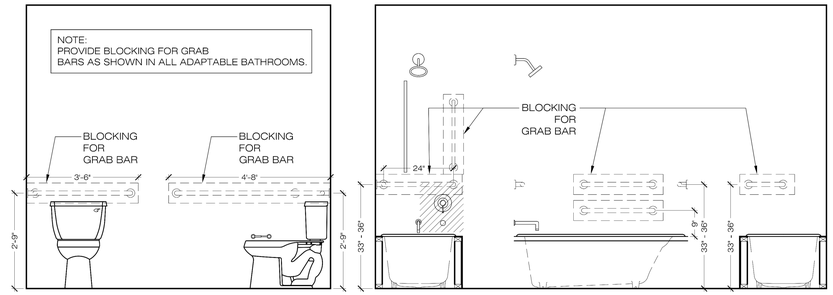
FIG.604.3

ADA CLEARANCE SPACE

NOTE:
REFER TO "TC" SERIES FOR MORE INFO.

ADA NOTES

NOTE:
PROVIDE BLOCKING FOR GRAB BARS AS SHOWN IN ALL ADAPTABLE BATHROOMS.



NOTES

A. REFER TO PLUMBING FIXTURE MANUAL & ACCESSORIES MANUAL FOR SPECIFICATIONS & REQUIREMENTS ON PLUMBING FIXTURES & BATHROOM ACCESSORIES

B. REFER TO INTERIOR FINSIH INDEX FOR MATERIALS & COLORS.

C. PROVIDE BLOCKING FOR ALL FIXTURES & ACCESSORIES IN ACCORDANCE W/ MANUFACTURERS INSTALLATION INSTRUCTIONS.

D. REFER TO ENLARGED PLANS FOR PARTITION TYPES @ PUBLIC SPACE ADJACENCIES

E. REFER TO SHEET A651 FOR PARTITION ASSEMBLY TYPES

F. DIMENSIONING IS BASED ON METAL STUD FRAME CONSTRUCTION & WALL ASSEMBLIES SHOWN ON SHEET 651 & ON ENLARGED PLANS. ALL DIMENSIONS ARE TO FACE OF PARTITION, U.N.O. HOLD ALL CLEAR INTERIOR ROOM DIMENSIONS.

G. DIMENSIONS FOR ELECTRICAL DEVICES ARE TO CENTERLINE OF DEVICE. WHERE DEVICES ARE GANGED, HORIZONTAL DIMENSIONS ARE TO CENTERLINE OF GROUP UNLESS NOTED OTHERWISE.

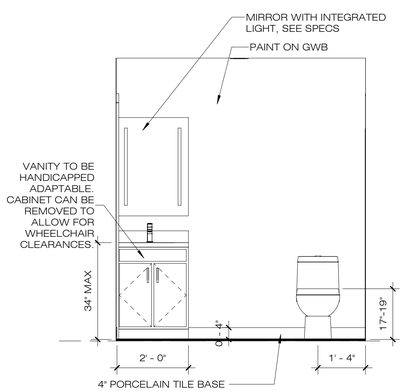
H. DIMENSIONS FOR GRAB BARS ARE TO CENTERLINE OF MOUNTING BRACKET. SEE TOILET AND BATH ACCESSORY KEY FOR LENGTHS OF GRAB BARS.

I. WATER CLOSET WASTE LINES ARE TO BE LOCATED IN WALL CHASE, NOT IN EXTERIOR WALLS.

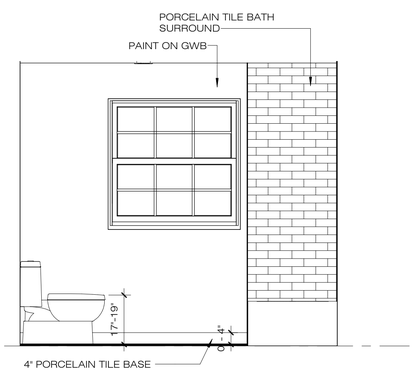
1. PROVIDE WATERPROOFING (HYDRO BAN BY LATICRETE OR EQ APPROVED BY ARCHITECT) ENTIRE BATHROOM FLOOR, MIN. 24" UP PERIMETER WALLS UP AND FULL HEIGHT OF SHOWER & TUB SURROUNDS WALLS.

NOTES

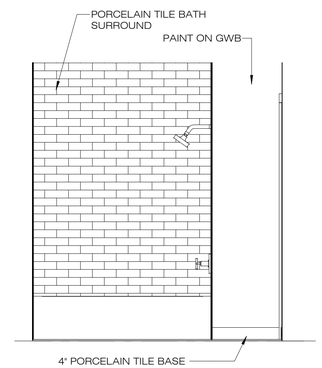
SCALE: NTS



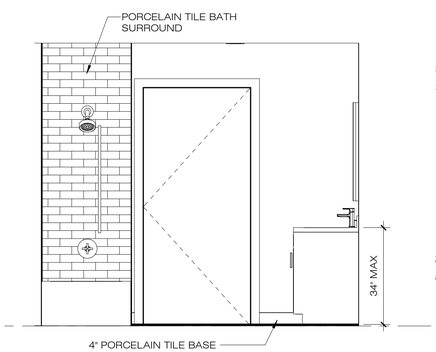
10 1 - d
1/2" = 1'-0"



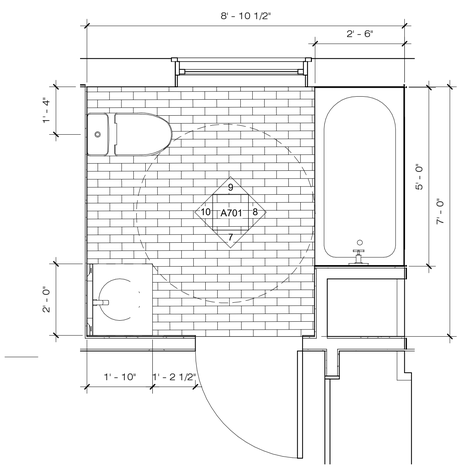
9 1 - a
1/2" = 1'-0"



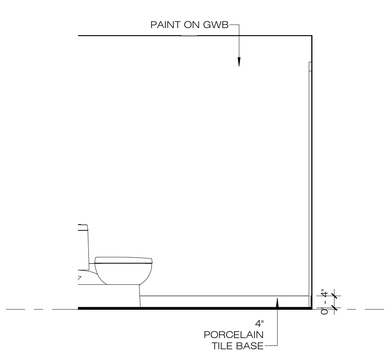
8 INTERIOR BATH ELEV. 8
1/2" = 1'-0"



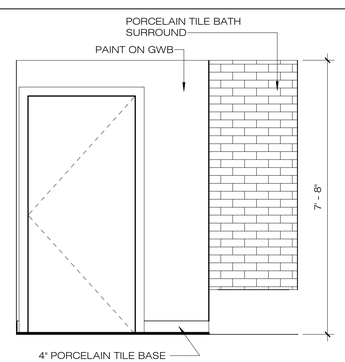
7 INTERIOR BATH ELEV. 7
1/2" = 1'-0"



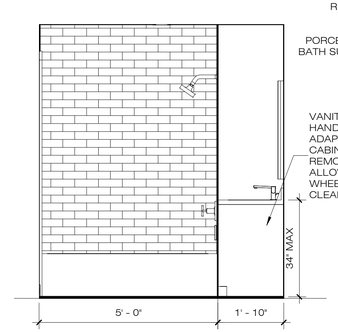
6 ACCESSIBLE BATHROOM
1/2" = 1'-0"



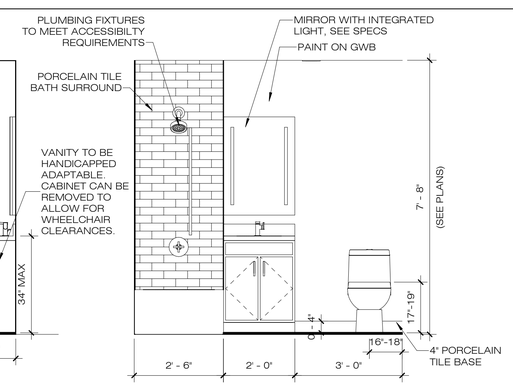
5 INTERIOR BATH ELEV. 5
1/2" = 1'-0"



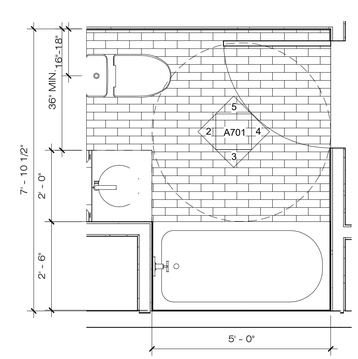
4 INTERIOR BATH ELEV. 4
1/2" = 1'-0"



3 INTERIOR BATH ELEV. 3
1/2" = 1'-0"



2 INTERIOR BATH ELEV. 2
1/2" = 1'-0"



1 TYPICAL ACCESSIBLE BATHROOM
1/2" = 1'-0"

REV. NO.	DATE	DESCRIPTION
	09.13.2021	INITIATION/ COORDINATION

Architectura
suite LL100
One Executive Drive
Fort Lee, New Jersey 07024
201-346-1400 fax 201-344-1418
frontdesk@architectura.com
architecture
interior design
planning

Architectura

PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
380 DIVISION STREET
380 DIVISION STREET, LONG BRANCH, NEW JERSEY
BLOCK 130, LOT 7

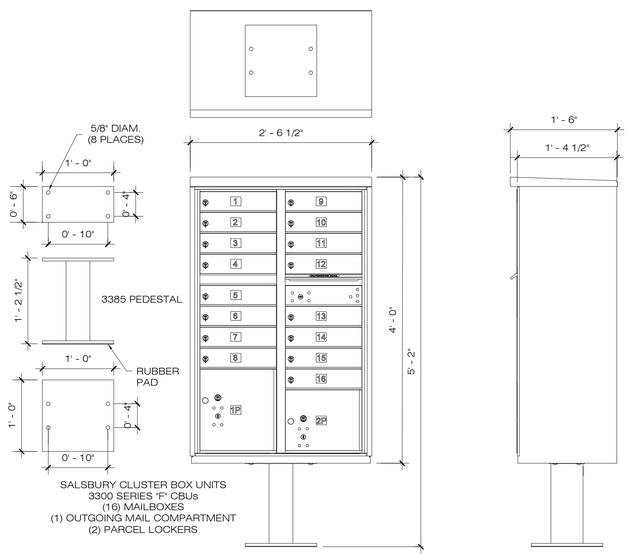
CONRAD BIDOLI JR. R.A.
N.J. ARCHITECT: AI-02279

DRAWING TITLE

ENLARGED ACCESSIBLE BATHROOM PLANS AND ELEVATIONS

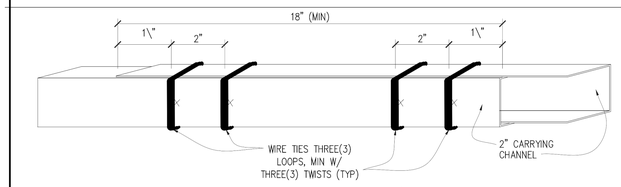
SCALE	DRAWN BY
AS SHOWN	NK
DATE	SHEET NO
01.21.2022	A701
PROJECT NUMBER	
2021058	

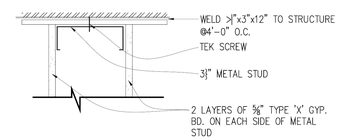
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND PUBLISHED WORK OF THE ARCHITECT. ARCHITECTURA INC. THEY MAY NOT BE DUPLICATED, USED, TRANSFERRED, OR DISTRIBUTED TO ANY PERSON WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT.



SALSBURY CLUSTER BOX UNITS
3300 SERIES "F" CBUs
(16) MAILBOXES
(1) OUTGOING MAIL COMPARTMENT
(2) PARCEL LOCKERS

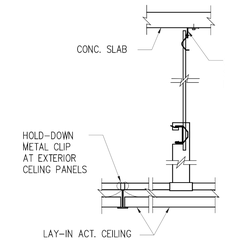
MAILBOXES
1" = 1'-0"



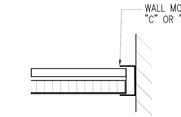


NOTES:

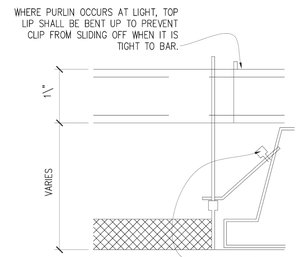
1. AT EACH END OF LIGHT FIXTURE AN INTERLOCKING CROSS TEE OR LOCKING BAR MUST BE USED.
2. THE TOTAL WEIGHT OF A LIGHT FIXTURE AND OTHER EQUIPMENT (AIR BOXES, ETC.) AND CEILING MATERIAL SUPPORTED BY THE MAIN BEAM MUST NOT EXCEED THE ALLOWABLE DEFLECTION OF 1/360 OF ITS SPAN. DEFLECTION DATA MUST BE FURNISHED & CERTIFIED BY THE MANUFACTURER.
3. SURFACE OR PENDENT FIXTURES MUST BE INDEPENDENTLY SUPPORTED FROM 1 1/2" BLACK IRON OR FROM FLOOR OR ROOF CONSTRUCTION.

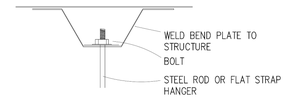


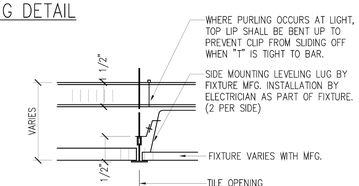
DROP CEILING DETAIL



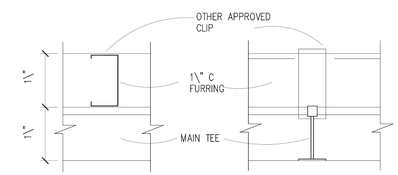
DETAIL @ WALL

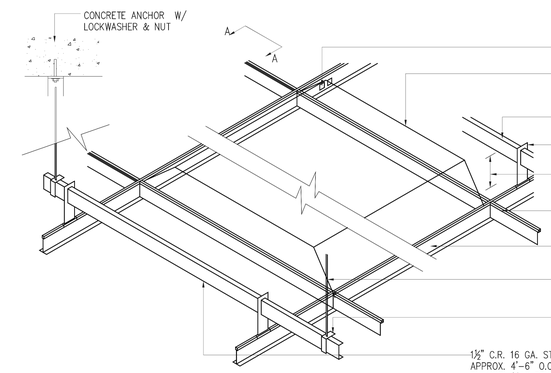




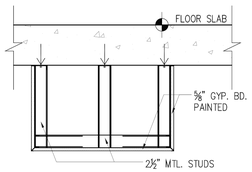


SECTION A-A

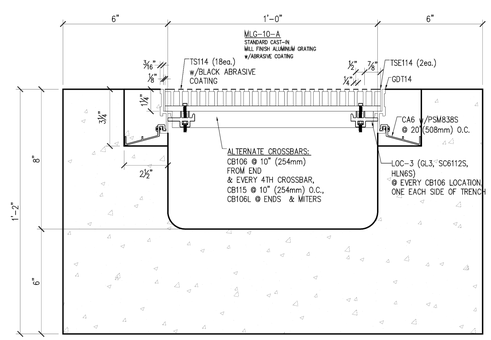




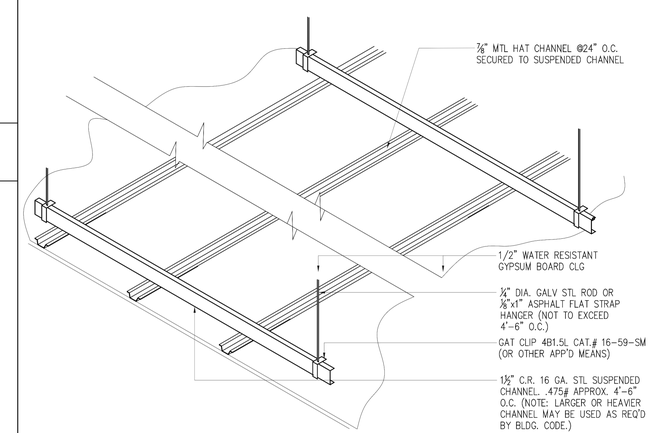
1 SUSPENDED CEILING DETAIL -EXPOSED "T" GRID SYSTEM
SCALE: N.T.S.



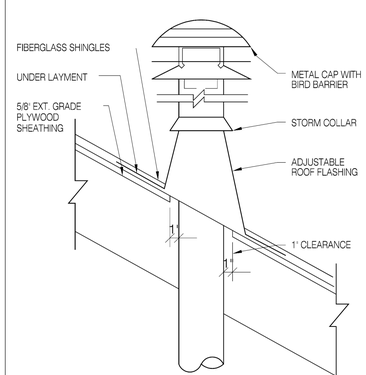
3 SOFFIT DETAIL
SCALE: N.T.S.



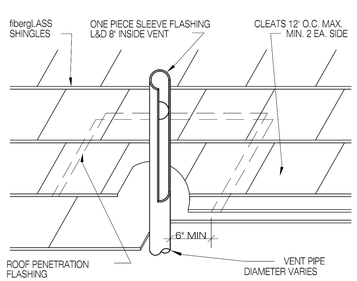
4 STL. GRATING @TRENCH
SCALE: 3"=1'-0"



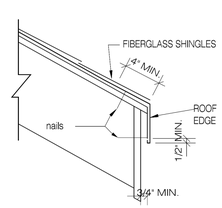
2 SUSPENDED GYP BD CEILING DETAIL
SCALE: N.T.S.



VENT IN PITCHED ROOF SCALE: NTS



VENT IN PITCHED ROOF SCALE: NTS



ROOF EDGE FLASHING SCALE: NTS

REV. NO.	DATE	DESCRIPTION

Architectura
suite LL100
One Executive Drive
Fort Lee, New Jersey 07024
201-346-1400 fax 201-346-1418
frontdesk@architectura.com
architecture
interior design
planning

Architectura

PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
380 DIVISION STREET
380 DIVISION STREET, LONG BRANCH, NEW JERSEY
BLOCK 190, LOT 7

CONRAD PENCETI, JR. R.A.
N.J.ARCHITECT: AI.12279

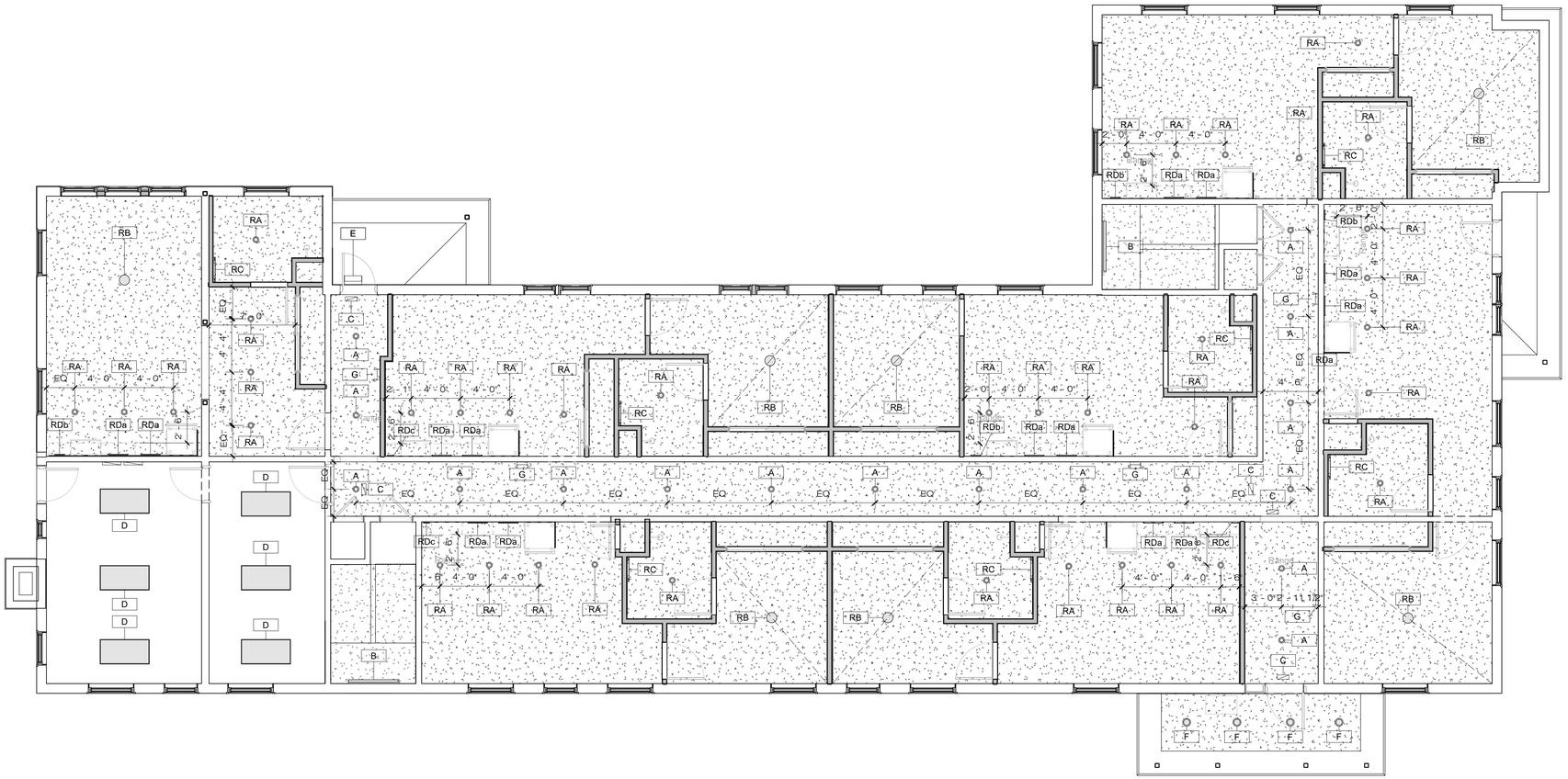
DRAWING TITLE
MISCELLANEOUS DETAILS

SCALE	DRAWN BY
AS SHOWN	NK
DATE	SHEET NO
01.21.2022	A801
PROJECT NUMBER	
2021058	

COPYRIGHT ARCHITECTURA, INC. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. ARCHITECTURA, INC. THIS DRAWING MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT WRITTEN CONSENT. THE REPRODUCTION OR REPRESENTATION OF THIS DRAWING FOR ANY PURPOSE OTHER THAN THE PROPER PERFORMANCE OF THE PROJECT, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT, IS PROHIBITED. ANY REPRODUCTION OR REPRESENTATION MADE WITHOUT SUCH PERMISSION IS AN INFRINGEMENT OF THE COPYRIGHT OF THE ARCHITECT.

Type	Manufacturer	Catalog Number	Lamp	Volts	Mounting	Description
A	Juno	IC1FWLEDT24-4SEMW-SWW5-90CRI	9 watts/800 lumens/3000K	MVOLT	Recessed	4" diameter downlight
B	Mercury	L455-4-2100-30K-HTA20-1-50-UNI	17 watts/2100 lumens/3000K	MVOLT	Wall	4' long linear stairwell fixture, integral occupancy sensor with 505 standby mode
C	Lithonia	EDG Series Universal Mount			Universal	Edge lit exit sign
D	Spitzer	BP7-40W-CDS-35K-SM	40 watt/4057 lumens/3500K	MVOLT	Surface	2x4 surface Flat Panel
E	Luminarie LED	BLD-24IN-2DRV-20W-35K-MVOLT-DP-X	20 watt/1946 lumens/3500K	MVOLT	Wall	Exterior wall mount for above door, independent drivers
F	Luminis	SN1100C-L1L13-K35-277-X	14 watts/1288 lumens/3500K	MVOLT	Ceiling	Exterior ceiling mounted disk
G	Lithonia	EU2C	2 watts	MVOLT	Wall	Emergency light
RA	Juno	IC1FWLEDT24-4SEMW-SWW5-90CRI	9 watts/800 lumens/3000K	MVOLT	Recessed	4" diameter downlight
RB	Spritzer	ELR-16-20L-U-CC-S	25 watts/2000 lumens/3000K	MVOLT	Surface	16" diameter surface mounted disk
RC	Lumithree	LM-1105-LED			Wall	Lighted mirror
RDa	Diode LED	DI-LOADED-SL-WH-24V-VLX5-30-FR-18.5"-DI-TD-24V-X-MTC	4.6 watts/ft-586 lumens/ft-3500K	120	Surface	18.5" long tape under cabinet light with frosted lens and channel, remote driver
RDb	Diode LED	DI-LOADED-SL-WH-24V-VLX5-30-FR-9.25"-DI-TD-24V-X-MTC	4.6 watts/ft-586 lumens/ft-3500K	120	Surface	Same as Type RDa, except 9.25" long
RDc	Diode LED	DI-LOADED-SL-WH-24V-VLX5-30-FR-5.25"-DI-TD-24V-X-MTC	4.6 watts/ft-586 lumens/ft-3500K	120	Surface	Same as Type RDa, except 5.25" long

LIGHT FIXTURE SCHEDULE
NTS



1 1ST FLOOR REFLECTED CEILING PLAN
3/16" = 1'-0"

REV. NO.	DATE	DESCRIPTION
	09.13.2021	COORDINATION SET

Architectura
suite LL100
One Executive Drive
Fort Lee, New Jersey 07024
201-346-1400 fax 201-344-1418
frontdesk@architectura.com
architecture
interior design
planning

Architectura

PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
380 DIVISION STREET
380 DIVISION STREET, LONG BRANCH, NEW JERSEY
BLOCK 190, LOT 7

CONRAD SORACHI JR. R.A.
N.J. ARCHITECT NJ 21279

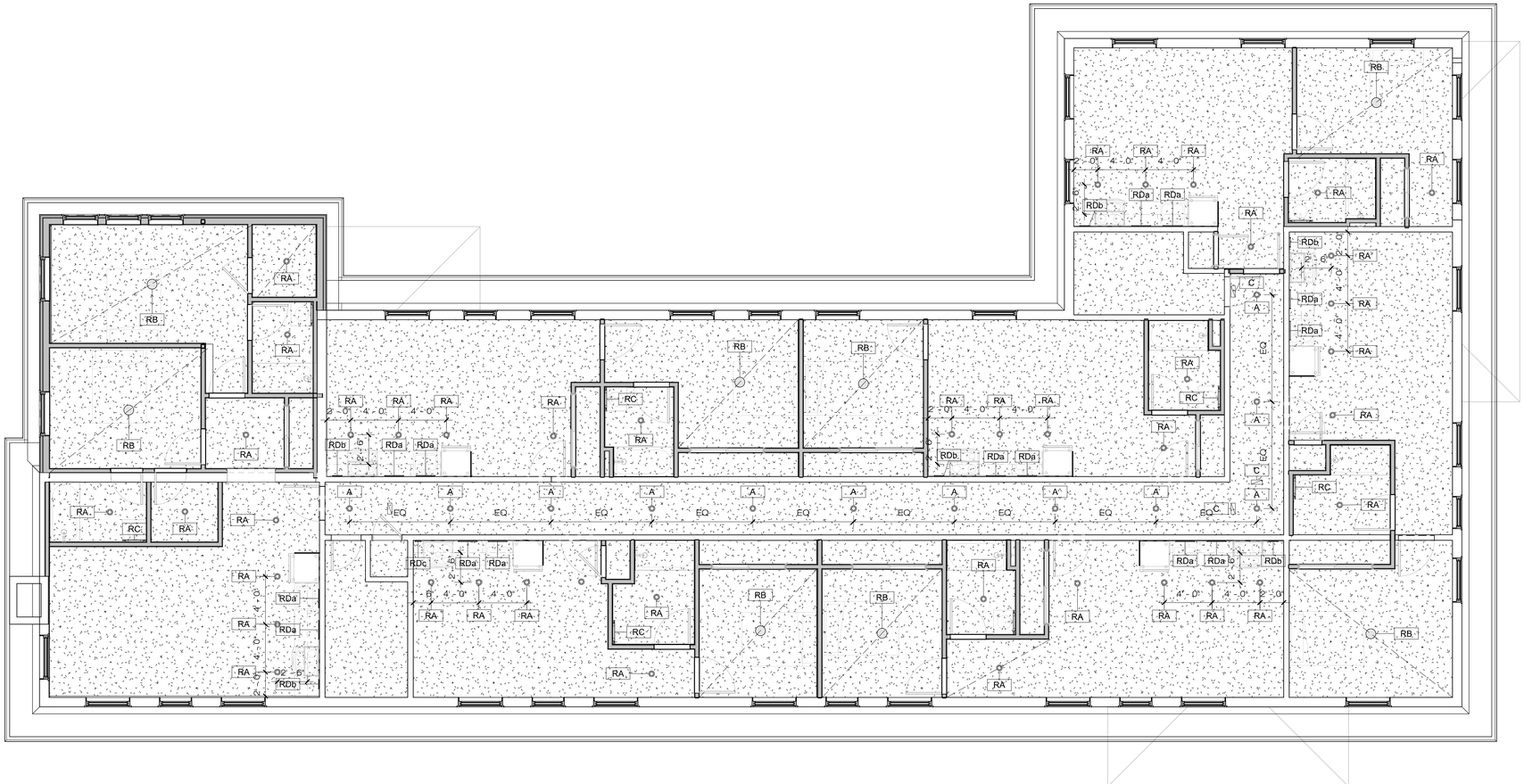
DRAWING TITLE
1ST FLOOR REFLECTED CEILING PLAN

SCALE	DRAWN BY
AS SHOWN	NK
DATE 01.21.2022	SHEET NO
PROJECT NUMBER 2021058	A900

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND PUBLISHED OR UNPUBLISHED WORK OF THE ARCHITECT, ARCHITECTURA INC. THEY MAY NOT BE DUPLICATED, USED, TRANSFERRED, OR DISCLOSED TO ANY PERSON WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

Type	Manufacturer	Catalog Number	Lamp	Volts	Mounting	Description
A	Juno	IC1FWLEDT24-4SEMW-SWW5-90CRI	9 watts/800 lumens/3000K	MVOLT	Recessed	4" diameter downlight
B	Mercury	L455-4-2100-30K-HTA20-1-50-UNI	17 watts/2100 lumens/3000K	MVOLT	Wall	4' long linear stairwell fixture, integral occupancy sensor with 505 standby mode
C	Lithonia	EDG Series Universal Mount			Universal	Edge lit exit sign
D	Spitzer	BP7-40W-CDS-35K-SM	40 watt/4057 lumens/3500K	MVOLT	Surface	2x4 surface Flat Panel
E	Luminarie LED	BLD-24IN-2DRV-20W-35K-MVOLT-DP-X	20 watt/1946 lumens/3500K	MVOLT	Wall	Exterior wall mount for above door, independent drivers
F	Luminis	SN1100C-L1L13-K35-277-X	14 watts/1288 lumens/3500K	MVOLT	Ceiling	Exterior ceiling mounted disk
G	Lithonia	EU2C	2 watts	MVOLT	Wall	Emergency light
RA	Juno	IC1FWLEDT24-4SEMW-SWW5-90CRI	9 watts/800 lumens/3000K	MVOLT	Recessed	4" diameter downlight
RB	Spritzer	ELR-16-20L-U-CC-S	25 watts/2000 lumens/3000K	MVOLT	Surface	16" diameter surface mounted disk
RC	Lumithree	LM-1105-LED			Wall	Lighted mirror
RDa	Diode LED	DI-LOADED-SL-WH-24V-VLX5-30-FR-18.5"-DI-TD-24V-X-MTC	4.6 watts/ft-586 lumens/ft-3500K	120	Surface	18.5" long tape under cabinet light with frosted lens and channel, remote driver
RDb	Diode LED	DI-LOADED-SL-WH-24V-VLX5-30-FR-9.25"-DI-TD-24V-X-MTC	4.6 watts/ft-586 lumens/ft-3500K	120	Surface	Same as Type RDa, except 9.25" long
RDc	Diode LED	DI-LOADED-SL-WH-24V-VLX5-30-FR-5.25"-DI-TD-24V-X-MTC	4.6 watts/ft-586 lumens/ft-3500K	120	Surface	Same as Type RDa, except 5.25" long

LIGHT FIXTURE SCHEDULE
NTS



1 2ND FLOOR REFLECTED CEILING PLAN
3/16" = 1'-0"

REV. NO.	DATE	DESCRIPTION
	09.13.2021	COORDINATION SET

Architectura
suite LL100
One Executive Drive
Fort Lee, New Jersey 07024
201-346-1400 fax 201-344-1418
frontdesk@architectura.com
architecture
interior design
planning

Architectura

PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
380 DIVISION STREET
380 DIVISION STREET, LONG BRANCH, NEW JERSEY
BLOCK 130, LOT 7

CONRAD PIOLETTI JR., R.A.
NJ ARCHITECT #13279

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND PUBLISHED WORK OF THE ARCHITECT. ARCHITECTURA INC. THEY MAY NOT BE DUPLICATED, USED, TRANSFERRED, OR DISTRIBUTED TO ANY PERSON WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT.

DRAWING TITLE
2ND FLOOR REFLECTED CEILING PLAN

SCALE	DRAWN BY
AS SHOWN	NK
DATE 01.21.2022	SHEET NO A901
PROJECT NUMBER 2021058	