

First Floor Construction Plan

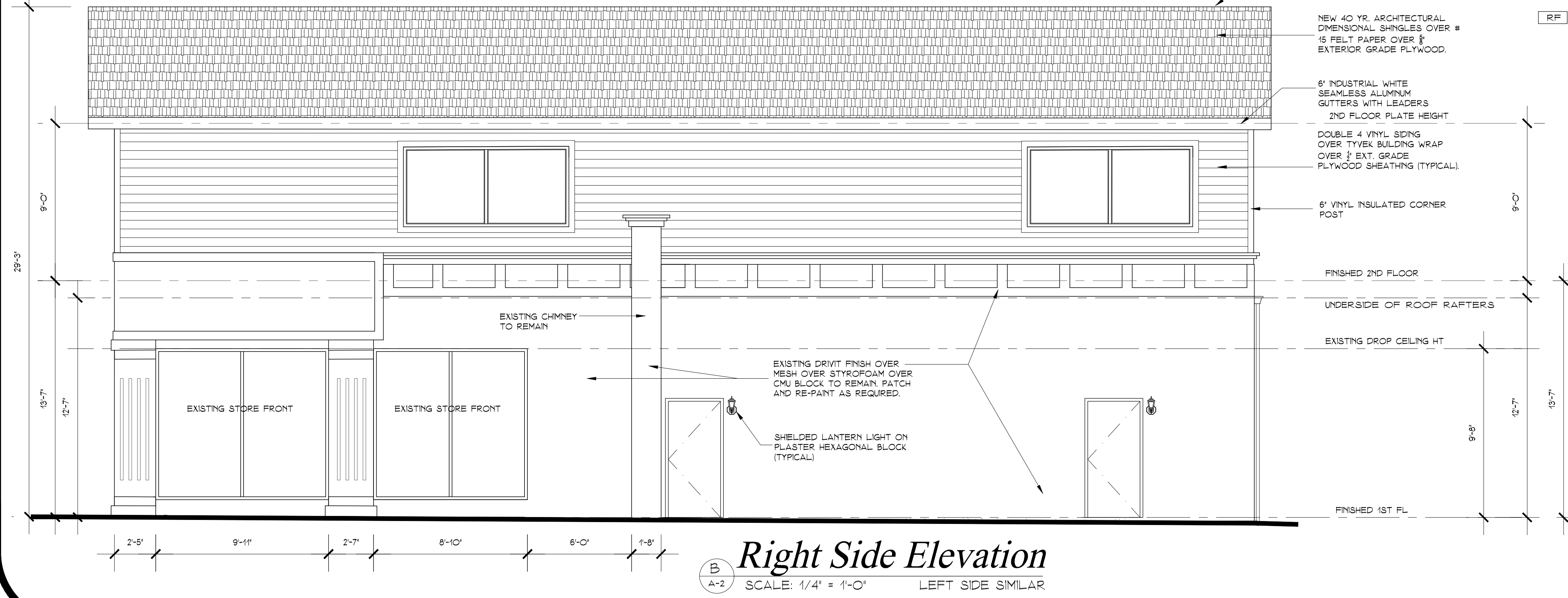
SCALE: 1/4" = 1'-0"

Construction Notes:

- ALL FLOOR AND GROUND ELEVATIONS SHOWN ARE APPROX. ONLY. CONTRACTOR TO VERIFY ALL GRADE CONDITIONS & STAIR RISER REMITS. IN THE FIELD, NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- COORDINATE ALL TILE & FLOORING SELECTIONS WITH THE OWNERS (UNLESS NOTED OR SPECIFIED OTHERWISE).
- PLUMBING CONTRACTOR TO PROVIDE CALCULATIONS TO DETERMINE SIZE AND LOCATION OF NEW DIRECT VENT FURNACE, TO BE INSTALLED IN THE FIRST FLOOR PLENUM OR ATTIC TO HEAT AND COOL THE NEW SECOND FLOOR. GC TO PROVIDE DRAWINGS AS REQUIRED AND A BALANCING REPORT UPON COMPLETION. NEW UNIT SHALL BE FUELED BY NATURAL GAS AND BE LOCATED ON A MECHANICAL PLATFORM LOCATED ABOVE THE FLOOD ELEVATION. SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH CODE AND MANUF. SPECS.
- ALL INTERIOR PARTITIONS SHALL BE 3-1/2" STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD BOTH SIDES. PROVIDE PRESSURE TREATED SHOE FLATE FOR ALL WALLS IN CONTACT WITH FLOOR. ALL DIMENSIONS SHOWN ARE TO FINISHED SURFACES. ALL WINDOW DIMENSIONS ARE TO CENTERLINE OF UNIT. PROVIDE 2"x6" STUDS @ 16" O.C. AT ALL 2 STORY AND EXTERIOR WALL LOCATIONS.
- ELECTRICAL LAYOUT IS FOR GENERAL LAYOUT & QUANTITIES ONLY. VERIFY EXACT LOCATION, TYPE, STYLE & BRAND WITH OWNERS. ELECTRICIAN IS TO COORDINATE LOCATION OF NEW 150 AMP SUB PANEL REQUIRED FOR NEW ELECTRICAL DEMANDS. ALL EXISTING ELECTRICAL WIRING, OUTLETS, SWITCHES AND FIXTURES THROUGHOUT THE EXISTING BUILDING ARE TO REMAIN. NEW ELECTRICAL OUTLETS, SWITCHES & LIGHTS TO BE INSTALLED THROUGHOUT AS PER CODE.
- NEW HARDWIRED WITH BATTERY BACK-UP, CARBON MONOXIDE AND SMOKE DETECTORS TO BE INSTALLED THROUGHOUT AS PER CODE.
- ALL JOISTS FRAMING INTO FLUSH HEADERS TO RECEIVE JOIST HANGERS ON BOTH SIDES - TYPICAL.

Floor Finish Legend

- ETR DENOTES EXISTING FLOORING TO REMAIN
- C-1 DENOTES CARPETING WITH PAD TO BE S.B.O.
- T-1 DENOTES 12"x12" CERAMIC TILE TO BE S.B.O.
- T-2 DENOTES 8"x8" CERAMIC TILE TO BE S.B.O.
- M-1 DENOTES 12"x12" MARBLE TILE TO BE S.B.O.
- W-1 DENOTES EXIST. WOOD FLOOR TO BE SANDED RE-FINISHED AND SEALED
- W-2 DENOTES NEW T&G MAPLE OR OAK WOOD FLOOR TO BE SELECTED BY THE OWNER (S.B.O.)
- VCT DENOTES NEW VINYL COMPOSITION TILE TO BE S.B.O.
- CM DENOTES 8" STAIN GRADE CROWN MOLDING
- CR DENOTES STAIN GRADE CHAIR RAIL TO BE S.B.O.
- WNT DENOTES STAIN GRADE WAINSCOT TO BE S.B.O.
- CON DENOTES EXISTING CONCRETE FLOOR TO REMAIN
- RF RUBBER FITNESS FLOORING TO MATCH EXISTING



Right Side Elevation

SCALE: 1/4" = 1'-0" LEFT SIDE SIMILAR

NJ Code Review

USE GROUP (MERCANTILE)	M
CONSTRUCTION TYPE	2B
EXISTING FLOOR AREA	2,402 SF
PROPOSED FLOOR AREA	2,402 SF
NEW VOLUME	28,824 CF

ALL NEW CONSTRUCTION TO MEET NJ UNIFORM CONSTRUCTION CODE AND NJ UNIFORM FIRE CODE INCLUDING:
 CONSTRUCTION SHOWN AND SPECIFIED SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE & NATIONAL CODES. THESE DRAWINGS ARE BEING FILED FOR PERMIT UNDER THE UNIFORM CONSTRUCTION CODE- REHABILITATION SUB-CODE
 2018 INTERNATIONAL BUILDING CODE, NJ EDITION
 2018 INTERNATIONAL RESIDENTIAL CODE, NJ EDITION
 2018 INTERNATIONAL FIRE CODE
 2018 INTERNATIONAL MECHANICAL CODE
 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 2009 ASHRAE 90.1 (COMMERCIAL)
 2017 NATIONAL ELECTRICAL CODE (NFPA 70)
 2018 NATIONAL STANDARD PLUMBING CODE
 2018 INTERNATIONAL FUEL GAS CODE
 BARRIER FREE SUBCODE & ANSI A117.1 (2009)

NEW JERSEY ADMINISTRATIVE CODE/UNIFORM CONSTRUCTION CODE REVIEW
 CHAPTER 6- REHABILITATION SUBCODE, CHAPTERS 6-23-6:1 TO 6-31
 WORK CLASSIFICATION: ADDITION 6-23-6:3 (DEFINITIONS)
 THIS PROJECT IS BEING FILED FOR PERMIT UNDER THE NEW JERSEY UNIFORM CONSTRUCTION CODE - REHABILITATION SUBCODE & THE 2018 INTERNATIONAL BUILDING CODE (NEW JERSEY EDITION) AS REFERENCED BY THE SUBCODE.

General Notes:

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Engineer

Contractor

Key Plan:

Drawing Revisions

No.	Date	Description
1	12/01/2019	Issued For Permit
2	05/04/2020	Issued For BOA Review

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Project Number: 18-019	Sheet Number: A-2
Date: December 1, 2019	
Drawn By: gsm	
Scale: As Noted	Sheet 2 of 4