

GENERAL NOTES

DIVISION 01 GENERAL REQUIREMENTS

- 1.01 USE OF DRAWINGS
 - A. These drawings are for use solely with respect to this Project and are the property of the Architect and shall not be used without his consent.
 - B. These drawings shall be used only for the specific site location as indicated herein.
 - C. Drawings shall not be used for issue of a building permit unless signed and sealed by the Architect.
- 1.02 CHANGES
 - A. Do not make changes to or deviations from these drawings without written consent from the Architect.
 - B. The Architect is not responsible for deviations from the Contract Documents.
- 1.03 CODES
 - A. All work and materials shall meet the requirements of applicable Local, State and National codes.
 - B. Perform work in accordance with the requirements of the authority having jurisdiction over construction where the project is located.
- 1.04 REVIEW OF CONTRACT DOCUMENTS
 - A. Compare all the Construction Contract Documents with each other and with actual field conditions and verify plan dimensions and conditions.
 - B. Report discrepancies in the Contract Documents to the Architect for correction prior to beginning work.
- 1.05 MEANS AND METHODS
 - A. The Architect shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, or the acts or omissions of the contractor, subcontractors, or any other person performing any of the work, or for failure of any of them to carry out the work in accordance with the Construction Documents.
 - B. Contractor shall be responsible to comply with all governing workplace safety regulations including but not limited to OSHA and NESC (National Electric Safety Code)
- 1.06 PRODUCT & MATERIAL INSTALLATION
 - A. Store, protect and install products, product systems and materials in accordance with manufacturer's printed instructions, by manufacturer's qualified installer, and in full accordance with trade standards.
 - B. Examine substrates for compatibility and acceptability for an approved installation of assured quality.
 - C. Coordinate work of related trades for proper progress of work.
- 1.07 CLEANING & PROTECTION
 - A. Maintain project clean and free of debris and trash.
 - B. Protect work from damage after installation.
 - C. Clean floors, fixtures, equipment, and glazing ready for occupancy upon project completion.
- 1.08 WARRANTY
 - A. Contractor warrants that materials provided will be new and free of defects and that the work will conform to the Contract Documents. Warrant all work for one year from date of Substantial Completion.
- 1.09 ACCESSIBILITY
 - A. Plans have been prepared in accordance with the NJUCC Subchapter 7 Barrier Free Subcode.
 - B. All materials, products, furnishings and equipment shall be designed and installed to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) issued by the United States Department of Justice.
 - C. Manufacturers must certify compliance with ADAAG in writing.
- 1.10 CORROSION RESISTANT MATERIALS
 - A. All metal components and fasteners exposed to the elements for outdoor use shall be corrosion resistant in accordance with applicable code standards and as otherwise specified herein.

DIVISION 02 EXISTING CONDITIONS

- 02 21 00 - EXISTING STRUCTURE AND COMPONENTS
 - In the absence of the opportunity for, and the benefit of information from, the detailed examination of the existing structure and components to remain, the Architect assumes no responsibility therefor.
- 02 41 19 - SELECTIVE DEMOLITION
 - 3.01. Verification: Remove finishes to verify existing structural framing conditions to determine that demolition work will not affect building's structural integrity.
 - 3.02. Notification: Notify Architect if existing framing is different from that shown on drawings.
 - 3.03. Shoring: Provide temporary shoring and bracing where required to maintain structural integrity until permanent structure is complete.
 - 3.04. Temporary Closures: Maintain building in weather tight condition until permanent closure is completed.
 - 3.05. Execution: Demolish, in their entirety, items indicated to be demolished. Take work down carefully, do not knock it down.
 - 3.06. Patching: Patch surfaces adjacent to demolished items to match existing conditions.
 - 3.07. Reused items: Carefully remove items to be relocated or reused. Protect and store items to prevent damage until time of reinstallation.

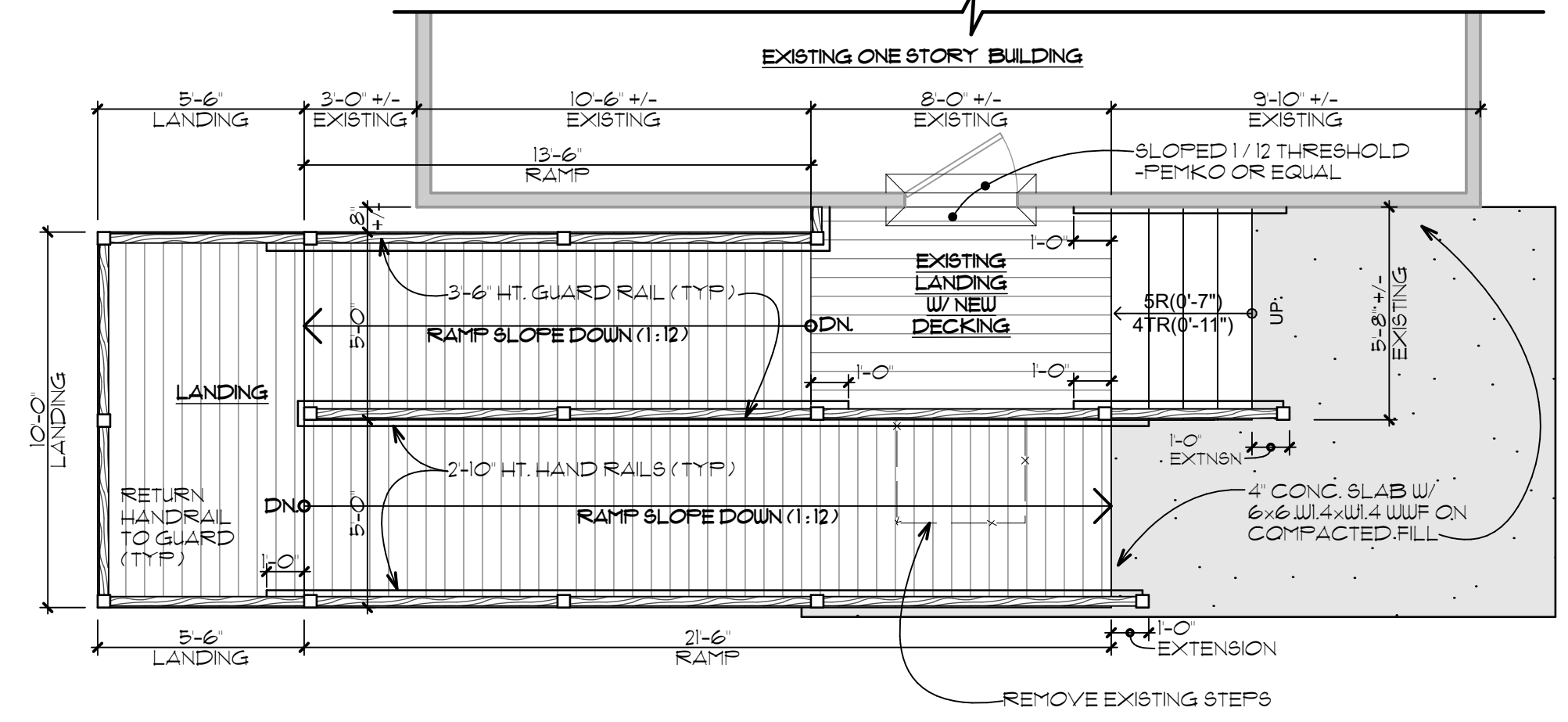
- 3.08. Utilities:
 - a. All existing mechanical, plumbing and electrical fixtures and other equipment and materials that interfere with the altered existing building arrangements and new systems shall be removed, relocated, rerouted or abandoned. It is not possible to indicate all related accessories, specialties and other minor items. However, their removal, relocations, rerouting, or abandonment shall also be included in this contract and shall be done at no additional cost to the Owner.
 - b. Existing concealed and exposed equipment and materials that will become abandoned due to demolition work shall be removed back to the source.
 - c. All existing devices and equipment to be demolished may not be shown. Contractor shall prior to bid perform a site visit and determine full extent of demolition and include cost of this work in bid. Should a Contractor require removal, relocation or rerouting of another trade's work that is not indicated on the drawings, the Contractor requiring such work shall be responsible for that work, and pay all required costs.
 - d. Existing equipment and materials that are to remain, but become exposed due to new work, shall be relocated and reconnected as directed by Architect/ Owner.
 - e. All work involving alterations to existing systems, equipment and materials shall be reviewed with Architect and Owner before beginning work.
 - f. The Contractor must survey and verify locations and physical sizes of all existing items and determine whether relocation or rerouting will be required. If relocation or rerouting is required, including that work in bid with all related accessories, specialties and other minor items, the Contractor shall include all necessary work as part of his contract and it shall be done at no additional cost to the Owner.
- 3.09. Remove demolition materials from premises by the most direct path. Any damage incurred by the removal process shall be repaired to match the surrounding work and left in satisfactory condition. All areas shall be cleaned of all dirt and debris resulting from demolition.
- 3.10. Coordinate proposed dumpster location with Owner and Landlord prior to commencement of work.
- 3.11. Disposal: Remove and dispose of all materials in strict accordance with all governing regulations.

DIVISION 03 CONCRETE

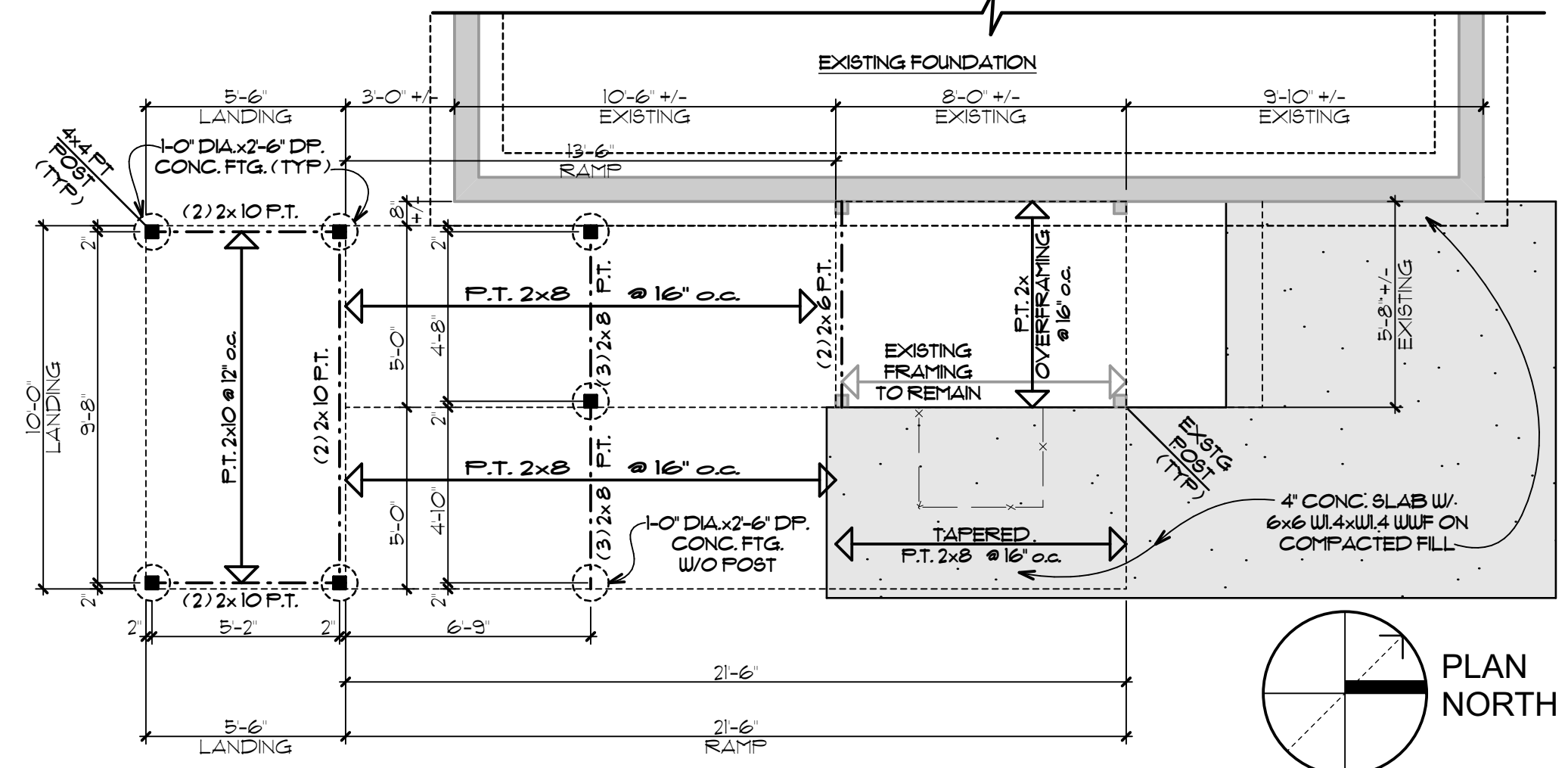
- 03 30 00 - CAST-IN-PLACE CONCRETE
 - 2.01 Concrete: 3,500 psi at 28 days, unless noted otherwise. Conforming to ACI 301 and ACI 318. Air entrained for exterior exposed locations.
 - 2.02 Reinforcing steel: ASTM A615 grade 60 deformed bars.
 - 2.03 Welded wire fabric: ASTM A185, flat sheet, 6 x 6 w 1.4 x w 1.4 unless noted otherwise. Overlap sheets 8" minimum.
 - 2.04 Finishes: Steel trowel floor slabs and wood float sidewalks.

DIVISION 06 WOOD, PLASTICS AND COMPOSITES

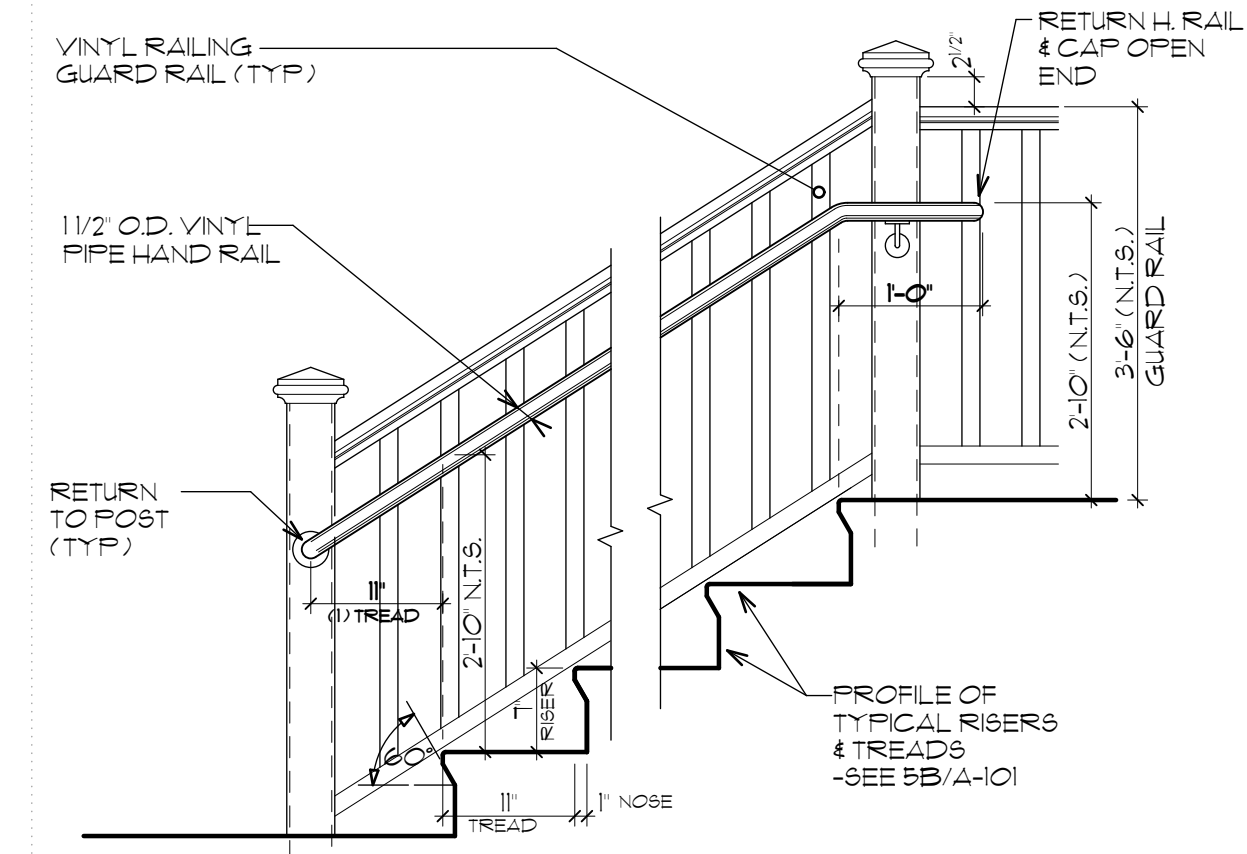
- 06 11 00 - ROUGH CARPENTRY
 - 1.01. Quality Assurance: All wood and structural wood shall comply with current IBC code. All framing shall carry the grade mark of the Western Wood Products Association or Southern Pine Inspection Bureau.
 - 2.01. Framing lumber: No. 2, or better, Douglas Fir-Larch, Hem-Fir or Southern Pine unless noted otherwise.
 - 2.02. Exterior wood: Preservative treated or cedar.
 - 2.03. Preservative treated wood and plywood: Rated for Ground Contact by AWPA or other approved agency. Do not use ammonia-based preservatives. Provide 40-year warranty. Lumber- No. 2 or better Southern Pine. Exposed stringers, etc. - No. 1 or better Southern Pine. Wood in contact with concrete floor slabs and masonry shall be preservative treated.
 - 2.04. Nails: Common nails, ASTM A153, Class D hot dipped galvanized or Type 316 stainless steel.
 - 2.05. Bolts: ASTM A307, ASTM A153, Class D hot dip galvanized or Type 316 stainless steel.
 - 2.06. Connectors, hangers, etc.: Simpson Strong-Tie, Z-MAX coating (1.85 oz/ft² hot-dip zinc coating) or Type 316 stainless steel.
 - 3.01. Install framing plumb and level. Place horizontal members crown side up.
 - 3.02. Fasten in accordance with the IBC Recommended Fastening Schedule as a minimum standard.
- 06 43 16 - WOOD RAILINGS
 - 1.01. Design Requirements: Design handrail, guardrail, and attachments to resist forces as required by ASCE 7 and IBC Code. Apply loads non-simultaneously to produce maximum stresses.
 - a. Top Rail Concentrated Load: 200 pounds applied at any point in any direction.
 - b. Baluster Concentrated Load: 50 pounds applied to one square foot area.
 - 1.02. Open Guards: Construct so that a 4" diameter sphere cannot pass through any opening.
 - 1.03. Handrail Design:
 - a. continuous without interruption by newel posts or other obstructions. Return handrail ends to a wall or post.
 - b. Clearance: 1 1/2" minimum clear space between handrail and adjacent wall.
 - c. Projection: not more than 4 1/2" into stair or ramp width.
 - d. Shape: Circular cross section with outside diameter of 1 1/4" to 2" or any shape not more than 2 1/4" wide with a perimeter between 4" and 6 1/4". Handrail edges shall have a minimum 1/8" radius.
 - 1.04. Quality assurance: System manufacturer's or authorized reps. shall verify the above requirements are met by their product.
 - 2.01. Exterior Railing: Code approved, prefabricated, pre-manufactured vinyl railing system.
 - 1.05. Handrail Installation: Set between 34" & 38" above tread nosing or ramp surface.



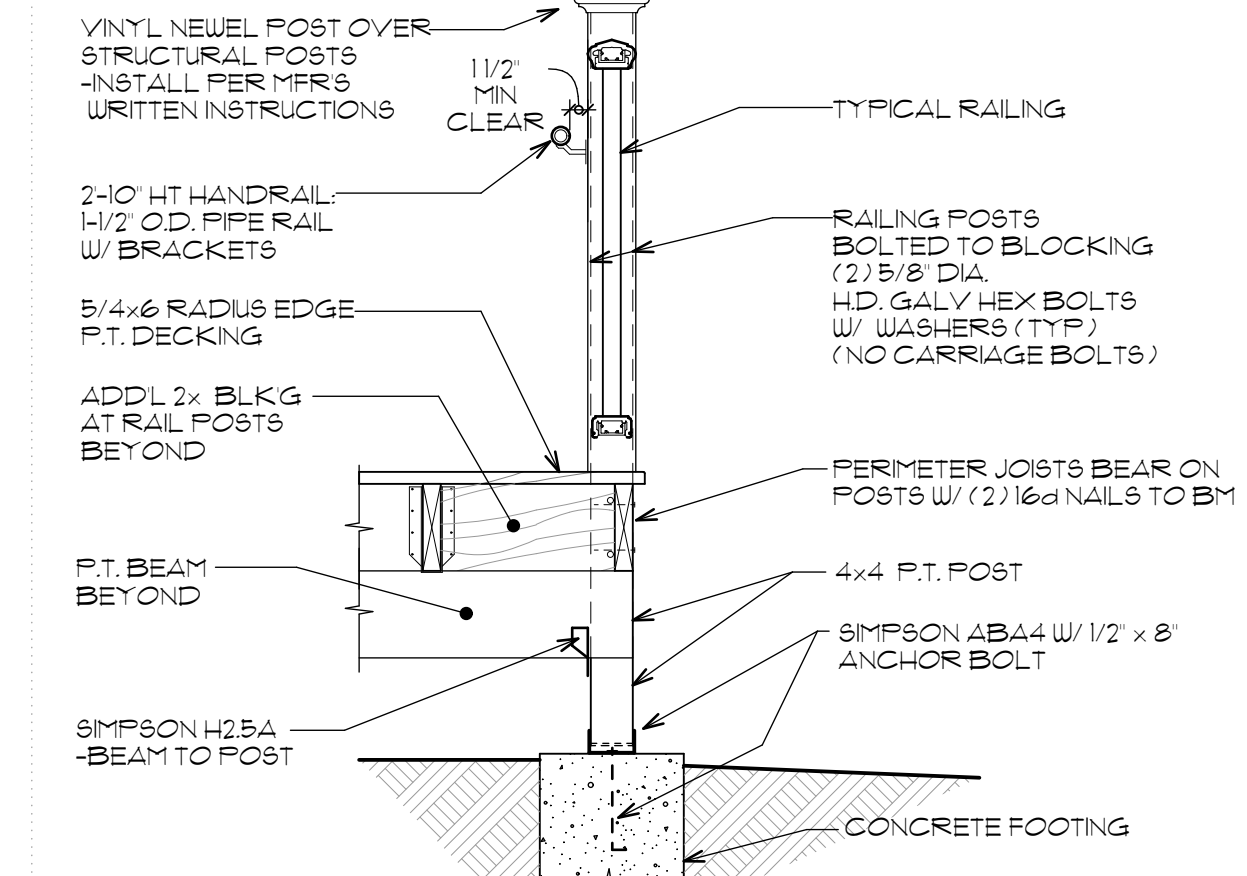
3C FLOOR PLAN
SCALE: 1/4" = 1'-0"



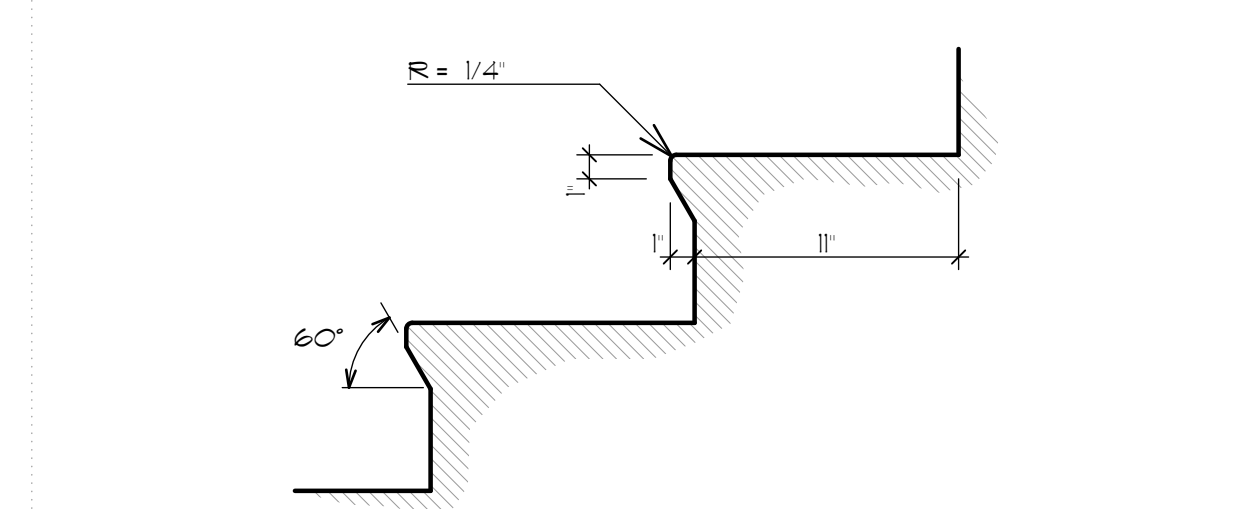
3B FOUNDATION/FRAMING PLAN
SCALE: 1/4" = 1'-0"



5D TYP STAIR & HANDRAIL DIAG.
SCALE: 3/4" = 1'-0"



5C WALK / RAMP DETAIL
SCALE: 3/4" = 1'-0"



5B WOOD STAIR PROFILE
SCALE: 1 1/2" = 1'-0"

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CONSTRUCTION DOCUMENTS

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2573 NJ State Highway Route U.S. 9
Dennis Township, NJ
Block 236, Lot 10

#	Date	REVISION

DATE: 04/18/23

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All work and materials shall meet the requirements of applicable Local, State and National codes including but not limited to:
IBC 2021 NJ Edition
IMC 2021
NEC 2020
NSPC 2021
FUEL GAS CODE 2021
ICC/ANSI A-117-2017

CODE SCHEDULE	
NJUCC REHAB SUBCODE:	ALTERATION
Construction Type	V-B
Use Group	B
Flood Zone	Zone X
Live Load Schedule	
Floor	100 psf
Wind	124 mph - Exposure C

JOB NO. 23-309

First Floor Plan, General Notes, Details

A-101
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