CODE REVIEW

PROJECT NAME: 43 CHURCH ST.

USE GROUP: M - MERCANTILE
CONSTRUCTION CLASSIFICATION: TYPE 5B
SCOPE OF WORK:
INTERIOR RENOVATION OF EXISTING-
RETAIL SPACE.
RECONFIGURING INTERIOR PARTITIONS,
ADDING -
KITCHEN / PREP AREA,
WALK IN FREEZER,
SERVICE / DISPLAY COUNTER,

APPLICABLE CODES:

INTERNATIONAL BUILDING CODE, NEW JERSEY EDITION 2021
NATIONAL STANDARD PLUMBING CODE 2021 NJ ED.
NATIONAL ELECTRICAL CODE (NFPA 70) 2020
INTERNATIONAL MECHANICAL CODE 2021
NATIONAL FUEL GAS CODE - AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME)

NET FLOOR AREA = 899 SQ. FT.

NET CUBIC VOLUME = 8,990 CU. FT.

OCCUPANCY LOADS
(431 SF SEATING AREA, SERVICE / LOAD FACTOR 60) = 7.3
(462 SF KITCHEN, PREP AREA, / LOAD FACTOR 200) = 2.3
TOTAL = 9.6

CHART 1004.5 2021 I.B.C. CHAPTER 10 MEANS OF EGRESS.

LEGEND	
	TO BE REMOVED
	EXISTING WALLS TO REMAIN
	NEW WOOD STUD WALL

DEMOLITION NOTES:

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND LOCATION OF EXISTING WALLS, DOORS AND WINDOWS AFFECTED BY DEMOLITION AND NEW WORK.

THE CONTRACTOR SHALL EXAMINE THE AREAS AND CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED, CORRECT CONDITIONS DETRIMENTAL TO TIMELY AND PROPER COMPLETION OF THE WORK. THE CONTRACTOR SHALL NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

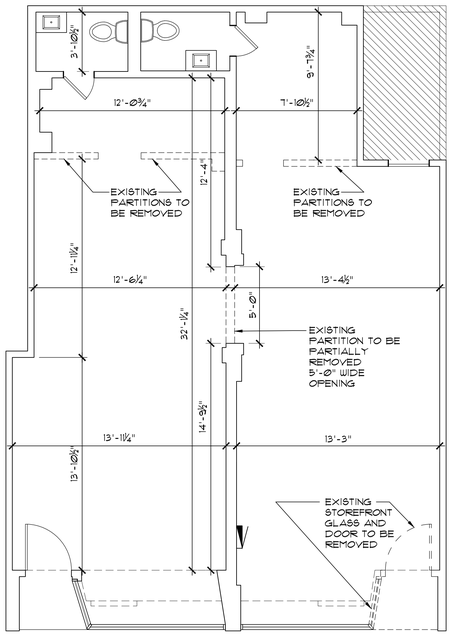
THE CONTRACTOR SHALL VERIFY THE EXTENT AND LOCATION OF SELECTIVE DEMOLITION REQUIRED AND CAREFULLY IDENTIFY THE LIMITS OF SELECTIVE DEMOLITION TO ENABLE WORKMEN TO IDENTIFY ITEMS TO BE REMOVED AND ITEMS TO BE LEFT IN PLACE AND INTACT.

THE CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY FOR ANY EXISTING PARTITIONS TO BE REMOVED THAT ARE LOAD BEARING

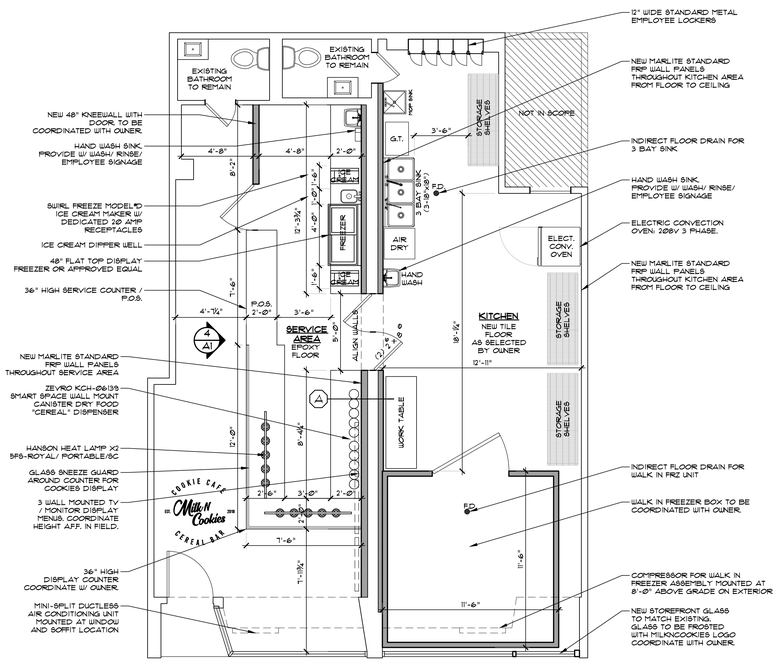
IN PARTITIONS TO BE DEMOLISHED REMOVE ALL LIGHT FIXTURES, SWITCHES, WIRING, RECEPTACLES AND ALL ELECTRICAL DEVICES.

COMPLETELY REMOVE ITEMS SCHEDULED FOR DEMOLITION, LEAVING THE SURFACE CLEAN AND SOLID READY TO RECEIVE NEW MATERIAL.

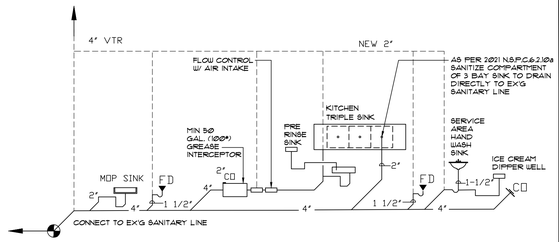
IN THE EVENT OF DEMOLITION OF ITEMS NOT SCHEDULED FOR DEMOLITION THE CONTRACTOR SHALL PROMPTLY REPLACE SUCH ITEMS TO THE APPROVAL OF THE ARCHITECT/OWNER AT NO ADDITIONAL COST TO THE OWNER.



1 A1 DEMO PLAN
SCALE: 1/4" = 1'-0"



2 A1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



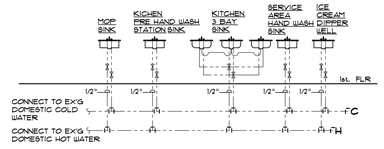
PLUMBING RISER DIAGRAM

SCALE: N.T.S.

GREASE INTERCEPTOR SIZING

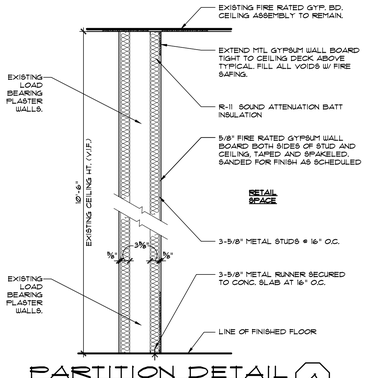
3 COMPARTMENT SINK
21" X 18" X 13" X 3 (COMPARTMENTS) = 14,742 CUBIC INCHES
14,742 / 231 = 63.81 GPM
63.81 X Ø.75 = 47.86 GPM
47.86 / 1 MINUTE DISCHARGE = 48 GPM TOTAL ACTUAL DRAINAGE LOAD

PROVIDE MINIMUM 50 GALLON TRAP (1200#) - STANDARD SIZE GREASE INTERCEPTOR

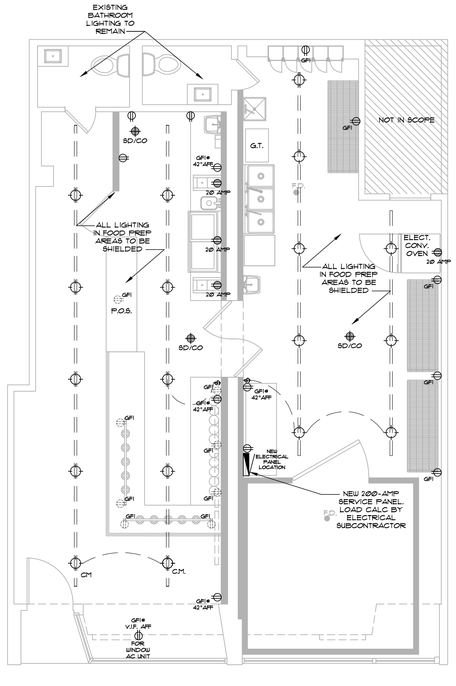


WATER RISER DIAGRAM

SCALE: N.T.S.



PARTITION DETAIL A
SCALE: 1/2" = 1'-0"



3 A1 ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
6"	6" LED RECESSED DOWN LIGHT FIXTURE. 6" HOUSING: RAB ND6R20D 6" TRIM MODEL: RAB NDLED6RD-80YYHC-W-W RATED FOR WET CONDITIONS
C.M.	CEILING MOUNTED LED TRACK LIGHTING FIXTURE
S S2 S3 S4 S5	WALL MOUNTED SINGLE POLE, DIMMER, 3-WAY, 4-WAY, 5-WAY SWITCH
	110 V. DUPLEX RECEPTACLE, 12" A.F.F., UNLESS OTHERWISE NOTED ON PLANS
20 AMP	110 V. 20 AMP. DUPLEX RECEPTACLE 12" A.F.F. , UNLESS OTHERWISE NOTED ON PLANS
GFI	110 V. DUPLEX RECEPTACLE, GROUND FAULT INTERRUPTED (GFI.), WITH RESET
SD	CEILING MOUNTED SMOKE DETECTOR
SD/CO	SMOKE / CARBON MONOXIDE DETECTOR
T.V.	WALL MOUNTED CABLE T.V. JACK, 12" A.F.F. , UNLESS
GAS FEED	GAS LINE
T	THERMOSTAT
	WALL MOUNTED EXHAUST FAN
	CEILING FAN
	PLEASE NOTE LIGHTING SPECS AS PER RAB LIGHTING. OWNER OR CONTRACTOR TO USE SIMILAR

- IC HOUSINGS MUST BE INSTALLED WHEREVER INSULATION WILL BE IN DIRECT CONTACT WITH THE LIGHT HOUSING.
- FIRE DOMES TO BE INSTALLED AT ALL NEW RECESSED LIGHT LOCATIONS
- SMOKE AND CARBON DETECTOR ARE BATTERY OPERATED

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REVISIONS

DATE	REV. BY	REV. #	REVISIONS / SUBMISSION

MILK N' COOKIES

PROJECT:
43 CHURCH ST
MONTCLAIR, NJ

DRAWN BY:		XX
REVIEWED BY:		R.E.Z.
PROJECT NUMBER:		23-062
SCHEMATIC SET	DATE:	08-30-23
PROGRESS SET	DATE:	
PLANNING BOARD SET	DATE:	
BID SET	DATE:	
PERMIT SET	DATE:	9-25-23
RECORD SET	DATE:	

FIRST FLOOR
FIT-OUT PLAN

DRAWING NO.
A1

1 / A2 EXISTING ELEVATION
NOT TO SCALE

GLASS TO DISPLAY MILKNCOOKIES LOGO COORDINATE WITH OWNER.

NEW STOREFRONT GLASS TO MATCH EXISTING. GLASS TO DISPLAY MILKNCOOKIES LOGO COORDINATE WITH OWNER.

ENTRANCE TO REMAIN

NEW CEMENT PARGING ON EXTERIOR TO MATCH EXISTING ADJACENT STOREFRONTS.

2 / A2 PROPOSED ELEVATION
NOT TO SCALE

PLAN NORTH
N

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REVISIONS

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MILK N' COOKIES

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EXISTING AND PROPOSED STOREFRONT ELEVATIONS

DRAWING NO.
A2

Sep 27,2023 - 10:30am