

Demolition Plan

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

Legend

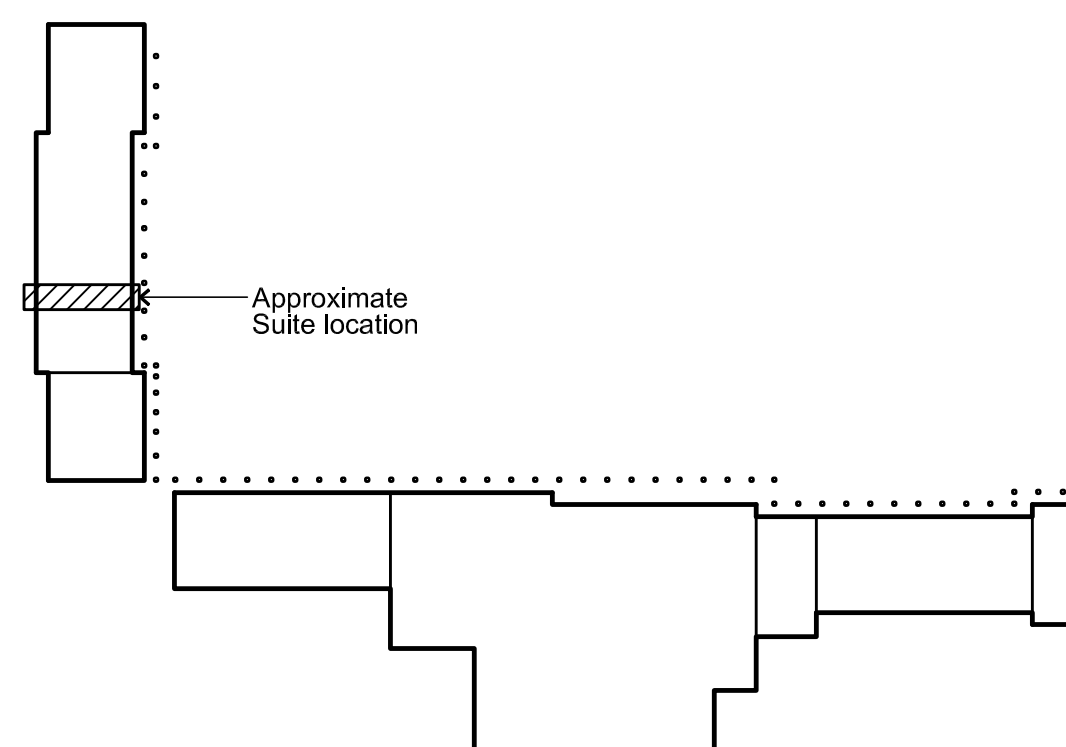
- Existing construction to remain
- Existing construction to be removed. Remove all electrical wiring back to existing electrical panel.
- Existing door, frame and all related hardware to remain.
- Existing door, frame and all related hardware to be removed.
- Remove and reinstall existing fire alarm strobe
- Fire extinguisher. Minimum rating 1-A:10-B:C.

Alteration Notes

- 1 Remove all existing floor finishes. Prepare existing concrete slab to receive new floor finishes.
- 2 Existing elec. panels to remain
- 3 Existing hot water heater and shelf to be removed. Cap all plumbing as necessary
- 4 Remove all existing wall finishes. Provide new gyp. bd. thickness to match existing drywall, sand smooth and prime.
- 5 Remove existing ceiling grid, ceiling tiles, light fixtures, diffusers, returns and all related ceiling fixtures. Existing ductwork and sprinkler heads to remain.
- 6 Existing alum. and glass storefront and doors to remain
- 7 Remove existing plumbing fixtures and cap plumbing as necessary. Patch and repair existing conc. slab flush and level with existing.
- 8 Existing exterior egress lighting to remain.
- 9 Existing exhaust hood and hood fire suppression system to be removed. Close up existing roof opening
- 10 Existing walk in cooler to be removed. Remove all related equipment and cap plumbing as necessary.
- 11 Existing oven to be removed. Cap all existing plumbing as necessary.
- 12 Existing double sink to be removed. Cap all existing plumbing as necessary.
- 13 Existing mop sink to be removed. Cap all existing plumbing as necessary.
- 14 Cap existing plumbing as necessary.

Notes

1. Portable fire extinguishers shall be installed in all where required as listed in section 906 of the International building code 2015, New Jersey Edition
2. All fire alarms/ devices and fire protection devices/ equipment to remain operational throughout period of construction/demolition.



Key Plan

Not to scale

General Notes

1. All work shall conform with the N.J. Uniform construction Code, Latest edition and any other applicable code.
 2. General contractor shall provide fire stopping at all open soffits and vertical chases.
General Contractor shall take care to protect the fire resistance integrity of all structural elements. All voids in floors, walls & ceilings shall be firestopped according to building codes
 4. All dimensions shown are taken to finished openings unless noted otherwise.
 5. Contractor shall verify all existing dimensions and conditions prior to starting work. Any discrepancies shall be reported immediately to the owner/Architect.
 6. All work shall be performed so it will not interfere with normal operations. The contractor shall be responsible for enforcing all owner regulations with employees and subcontractors. The contractor shall take all necessary precautions to protect all people who may be on or near the work area, by maintaining a safe work area, safe working conditions, and limiting access to the work area. Contractor shall designate one of their employees to be primarily responsible for safety on the work site.
 7. All drawings and specifications shall be considered complementary, all details, elements, structures, etc. shall be assumed to be on all documents even if they are only shown on one document.
 8. Efforts have been exercised to eliminate interference between and among trades. In spite of this, some interference should be expected. The contractor is responsible for bringing all interference to the attention of the owner's representative for help in resolution. The contractor is responsible for correction of such interference
 9. To the fullest extent permitted by law, the contractor shall indemnify and hold harmless the owner, architect, architect's consultants, and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself) including loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent acts or omissions of the contractor, a subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such a claim, damage, loss or expense is caused in part by a party indemnified here under, such obligation shall be construed to negate, abridge, or reduce other rights or obligations of indemnity which would otherwise exist as to a party or person described in this paragraph.
 10. These drawings shall not be scaled for purposes of construction.
 11. Contractor shall personally supervise the work, or have a competent supervisor, satisfactory to the owner's representative, present at the work site at all times during the demolition and construction work. Contractor shall provide adequate personnel and organization for the proper coordination and expediting of the work.
 12. Contractor is fully responsible for his workers' safety, safety equipment, first aid, and emergency handling procedures, owner and architect do not have the responsibility, personnel, or facilities to handle the contractor's safety requirements.
 13. not used
 14. All new electrical work shall be in accordance with the National Electric Code, 2014.
 15. Contractor to verify location of all underground utilities prior to excavation.
 16. All new finishes (except floor finish / carpet) shall have a class C flame spread rating, flame spread .200 max. typ. Smoke developed rating shall not exceed 450. Provide manuf. cut sheets showing conformance to the above and to ASTM E84 in accordance with the Uniform Construction Code, table 2, 5:23-6.11A. All new carpet is required to be class I or class II as per 2015 New Jersey International building code, section 804.
 17. Architect is not responsible for the discovery, presence, handling, removal or removal or disposal of, or exposure of persons to hazardous material in any form at the project site, including, but not limited to asbestos, asbestos products, polychlorinated biphenyl(PCB) methane, radon or other toxic substances.
 18. All interior floor finishes shall be of class I or class II materials and shall be classified in accordance with NFPA 253. Class I shall be .45 watts/cm or greater; Class II shall be .22 watts/cm or greater. Submit cut sheets of all floor finishes for architect's review.
 19. Use Group B - business

Area	Classification
Exit enclosures and exit passageways	B - Sprinklered
Corridors	C - Sprinklered
Rooms and enclosed spaces	C - sprinklered
- All ratings as per table 803.11 of the International building code 2015, New Jersey Edition.

Code Information

International Building Code-
New Jersey Edition 2015
ADA: ICC/ANSI A117.1-2009
New Jersey Uniform Construction Code-
Rehabilitation Subcode Subchapter 6
National Electrical Code 2014
National Standard Plumbing Code 2015
International Energy Conservation Code 2015
International Mechanical Code 2015
International Fuel Gas Code 2015

Areas

Existing First Floor 1,413 S.F.

Occupancy

Max. Occupancy 14 persons

IBC Summary

B - Business
Construction Class IIB Existing

Entire building is equipped throughout with an automatic fire suppression system

23 July 2019 - issued for review

Louis Brandt AIA Architect
1035 Route 46, Suite 106
Clifton, New Jersey 07013
973 458 0035

Project,

Demolition Plan For:

The Heller Group

Nelsons' Corner Shopping Center
Route 206 and Arnwell Road
Hillsborough, New Jersey

Louis F. Brandt, AIA N.J. Cert.No.-07921
N.Y. Cert.No.-17919

Date

12 July 2019

Scale

as noted

Project No.

19-135

Drawn

MC

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