GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE NEW JERSEY UNIFORM CONSTRUCTION CODE (NJAC 5:23) AND ALL APPLICABLE MODEL BUILDING SUBCODES, INCLUDING BUT NOT LIMITED TO:
NEW JERSEY INTERNATIONAL BUILDING CODE, 2018
ICC/ANSI 117.1, 2009 ACCESSIBLE AND USABLE BUILDING AND FACILITIES
INTERNATIONAL MECHANICAL CODE, 2018
NATIONAL ELECTRICAL CODE, 2017
NATIONAL STANDARD PLUMBING CODE, 2018

ALL WORK SHALL BE PERFORMED DURING NORMAL WORK HOURS, AS SET FORTH IN THE MUNICIPAL ORDINANCE WHICH HOLDS JURISDICTION OVER THE AREA OF WORK. UNLESS SPECIFICALLY PROVIDED OTHERWISE IN THESE CONTRACT DOCUMENTS, SPECIFICATIONS, OR OTHER WRITTEN AGREEMENTS BETWEEN OWNER AND CONTRACTOR.

THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL MAINTAIN A CLEAN WORK-SITE AND PROTECT ALL BUILDING MATERIALS FROM THE ELEMENTS AND FROM ON-GOING CONSTRUCTION WORK AS NECESSARY TO MAINTAIN THE MATERIAL INTEGRITY.

THE AREA OF WORK SHALL BE SEPARATED FROM ALL OTHER OCCUPIED AREAS BY MINIMUM 6 MIL POLY ETHYLENE DUST CURTAIN. WHERE AREAS OF WORK ARE ADJACENT TO PUBLIC AREAS TO BE OCCUPIED AND CONSTRUCTION PARTITIONS ARE NOT SPECIFIED IN OTHER AREAS OF THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, THE AREA OF WORK SHALL BE SEPARATED BY A UL DESIGN U465 ONE HOUR CONSTRUCTION PARTITION FROM FLOOR TO CEILING ABOVE THE MIN. 5/8" G.W.B. EACH SIDE OF 3-5/8" METAL STUD FRAMING AT 16" O.C. AND 3" S.A.F.B. IN THE STUD CAVITY. ALL CONSTRUCTION PARTITION REQUIREMENTS SHALL COMPLY WITH NJAC 5:23-9.6(C) IN ALL CASES.

WHEN NOT SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS, ALL SITE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE MUNICIPALITY HAVING JURISDICTION OVER THE PROJECT AREA AND ICC/ANSI 117.1, 2003

ALL LANDSCAPING SHALL BE INSTALLED AT SUCH TIME SO AS TO BE IN HEALTHY CONDITION AT THE TIME OF SUBSTANTIAL COMPLETION. ANY LANDSCAPE MATERIALS NOT IN SUCH CONDITION AT THE TIME OF SUBSTANTIAL COMPLETION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER, GROWING SEASON, AND CONSTRUCTION SCHEDULE IN SCHEDULING INSTALLATIONS AFTER SUBSTANTIAL COMPLETION.

ALL BEARING SOIL SHALL BE UNDISTURBED OR 100% COMPACTED SOIL TO ACCOMMODATE THE INSTALLATION OF FOOTINGS, FOUNDATION WALLS, PILINGS, ETC. WHEN NOT INDICATED OTHERWISE IN THESE CONTRACT DOCUMENTS AND SPECIFICATIONS VIA SOIL REPORT, BEARING CAPACITY OF THE SOIL IN THE AREA OF WORK SHALL BE CONSIDERED TO BE 3,000 PSI WITHOUT DETRIMENTAL SETTLEMENT. IN SUCH CASES, THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TESTING TO VERIFY THIS CONDITION PRIOR TO COMMENCEMENT OF WORK.

FOOTINGS SHALL BE LOCATED A MINIMUM OF 30" BELOW GRADE, UNLESS OTHERWISE INDICATED IN THESE DOCUMENTS.

IN PERFORMING ANY EARTHWORK, ALL EXCAVATED AREAS SHALL BE PROVIDED WITH TEMPORARY SUPPORTS AND/OR SHARING TO PREVENT ANY COLLAPSE. EXCAVATED SOILS, FILL, ETC. SHALL BE STORED SO AS NOT TO EXCEED THE ANGLE OF REPOSE FOR EACH TYPE. ALL BEARING SOIL, WHEN EXCAVATED AND STORED SHALL BE PROPERLY PROTECTED FROM THE ELEMENTS UNTIL BACKFILLING.

BACKFILLING SHALL BE PERFORMED IN MAX. 6" LIFTS UNLESS OTHERWISE INDICATED IN THESE DOCUMENTS. EACH LIFT SHALL BE TAMPED PRIOR TO CONTINUING WORK.
ALL MISCELLANEOUS WOOD SHALL BE MIN. NO. 1 OR BETTER DOUGLASS FIR. WOOD NAILERS, BLOCKING, ETC. IN FOUNDATION CONSTRUCTION SHALL BE TREATED TO RESIST DECAY.

ALL CRAWL SPACES AND SLAB ON-GRAD CONDITIONS SHALL BE PROVIDED WITH 6 MIL. POLYETHYLENE VAPOR BARRIER FOR THE ENTIRE FOOTPRINT AND MIN. 24" WIDE 2" RIGID INSULATION AT THE ENTIRE PERIMETER OF THE BUILDING FOOTPRINT.

ALL CONCRETE TO BE PROVIDED SHALL BE MIN. 4,000 PSI IN 28 DAYS UNLESS INDICATED OTHERWISE IN THESE DOCUMENTS.

ALL CONCRETE MASONRY UNITS WHEN LOAD-BEARING SHALL CONFORM TO ASTM C34-84. IN NON-LOAD-BEARING APPLICATIONS MASONRY UNITS SHALL COMPLY WITH C56-81.

ALL DOORS AND WINDOWS AT EXTERIOR WALLS SHALL BE PROVIDED WITH ALUM. SILL FLASHING UNDER THE ENTIRE WIDTH OF THE OPENING, AT WINDOW AREAS. FLASHING SHALL HAVE UPTURNED EDGES WITH SOLDERED CORNERS AND PITCH TO THE EXTERIOR. ALL WINDOWS AND DOORS SHALL BE PROVIDED WITH SHIM SPACES AT THE PERIMETER TO ENSURE A PLUMB AND TRUE INSTALLATION.

ALL GLAZING IN HAZARDOUS AREAS AS DEFINED IN 2406.2 SHALL BE TEMPERED GLAZED SAFETY GLASS AND SHALL BE IMPACT-RESISTANT GLAZED OPENINGS.

ALL GYPSUM WALL BOARD TO BE 5/8" FIRECODE 'C' UNLESS INDICATED OTHERWISE IN THE DOCUMENTS.
ALL BATHROOM AND KITCHEN AREAS SHALL BE PROVIDED WITH WATER-RESISTANT G.W.B., TYPICAL. ALL TILE AREAS SHALL BE PROVIDED WITH CEMENTITIOUS BOARD BACK-UP UNLESS INDICATED OTHERWISE.

IN ALL PAINTED WALL AREAS, G.W.B. SHALL BE TAPED AND SPACKLED TO MIN. LEVEL 4 FINISH.

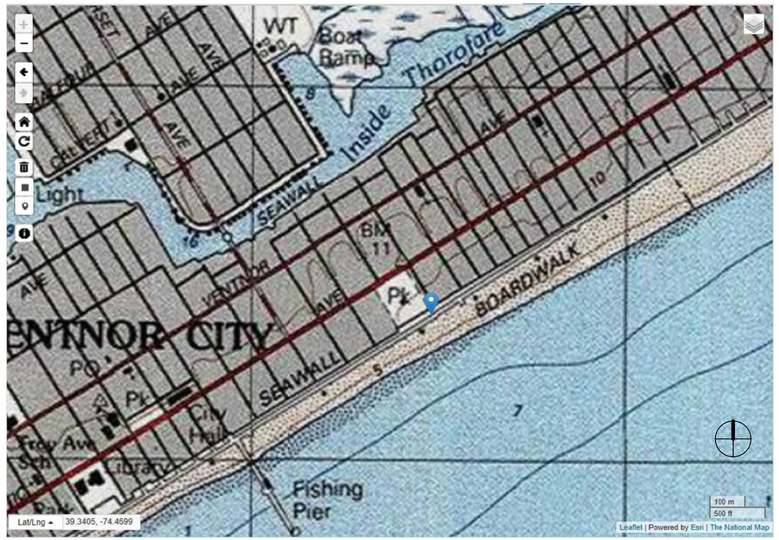
IN ALL WALL-COVERED AREAS, G.W.B. SHALL BE TAPED AND SPACKLED TO MIN. LEVEL 4. FINISH.

SHOP DRAWINGS SHALL BE REQUIRED FOR ALL MILLWORK.

ALL THRESHOLDS AND OTHER FLOORING TRANSITIONS SHALL COMPLY WITH THE FLOOR LEVEL CHANGES CONSTITUTED IN ICC/ANSI 117.1, 2003.

ALL SPECIALTIES, ACCESSORIES, OR OTHER WALL-MOUNTED EQUIPMENT, FIXTURES, ETC. SHALL BE PROVIDED WITH NON-COMBUSTIBLE BLOCKING IN THE WALL CAVITY FOR SUPPORT UNLESS SPECIFICALLY NOTED OTHERWISE.

ALL ELEVATOR PITS (WHERE APPLICABLE) SHALL BE PROVIDED WITH SUMP PUMP CONNECTED TO THE BUILDING STORM WATER SYSTEM. THE PIT SHALL BE PROVIDE WITH A GALV. STEEL ACCESS LADDER MOUNTED IN AN OSHA COMPLIANT LOCATION WITH WORK LIGHT AND SWITCH ACCESSIBLE FROM THE POINT OF ENTRY. ALL ELEVATOR DOORS SHALL BE PROVIDED WITH STRUCTURAL STEEL SILL ANGLES AS REQUIRED BY THE MANUFACTURER.



USGS QUAD MAP

LAT 39.3405N LONG 74.4699W

CITY OF VENTNOR
NEW BEACH PATROL HEADQUARTERS
5300 BOARDWALK
VENTNOR CITY, NJ

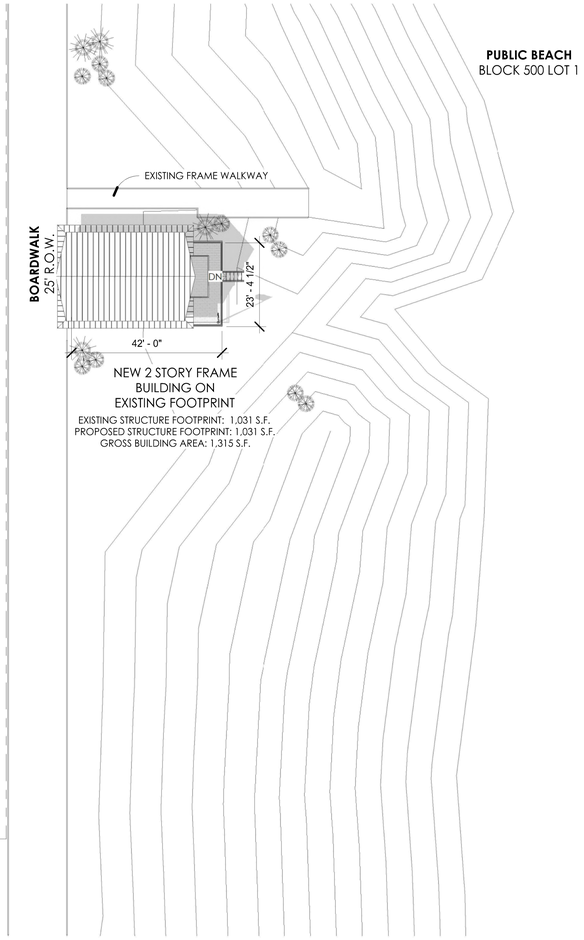
BUILDING CODE ANALYSIS

This work is governed by the New Jersey Uniform Construction Code, New Jersey Edition of the 2018 International Building Code and all other applicable subcodes as adopted therein. This work shall qualify as **New Construction** under the requirements and definitions of the New Jersey U.C.C.

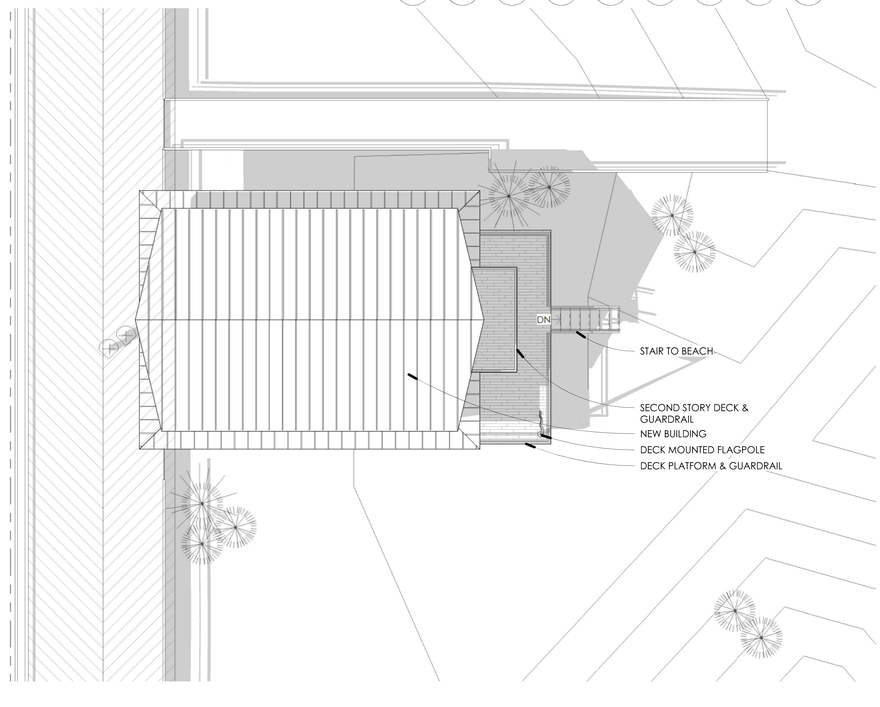
	Enclosed
Total Building Areas:	1,315 S.F.
Building Footprint:	600 S.F.
Use Group:	B
Construction Class:	VB
Occupant Load:	15
Live Load:	60LB/SF
FEMA Flood Zone:	VE12
BFE:	15.00' NAVD (1988)

DRAWING LIST

NUMBER	DESCRIPTION	ISSUE DATE	CURRENT REV
C1.0	COVER SHEET	08/18/21	10/01/21
A0.1	LIFE SAFETY AND CODE ANALYSIS	08/18/21	
A1.0	FLOOR PLANS	08/18/21	10/01/21
A1.1	ROOF PLAN	08/18/21	
A2.0	EXTERIOR ELEVATIONS	08/18/21	
A3.0	SECTIONS	08/18/21	
A4.0	REFLECTED CEILING PLANS	08/18/21	10/01/21
A4.1	ENLARGED FLOOR PLANS	08/18/21	10/01/21
A4.2	INTERIOR ELEVATIONS	08/18/21	10/01/21
A5.0	SECTIONS AND DETAILS	08/18/21	
A6.0	DOOR & WINDOW SCHEDULES, DETAILS	08/18/21	
M1.0	MECHANICAL PLAN, SCHEDULES, AND NOTES	08/18/21	10/01/21
M1.1	REFRIGERANT AND DUCTWORK LAYOUT PLAN	09/29/21	10/01/21
E1.0	ELECTRICAL NOTES, SCHEDULES, AND LIGHTING PLAN	08/18/21	10/01/21
E1.1	ELECTRICAL LIGHTING PLANS	08/18/21	10/01/21
P1.0	PLUMBING NOTES, SCHEDULES, AND DIAGRAMS	08/18/21	10/01/21
P1.1	PLUMBING LAYOUT PLANS	09/29/21	10/01/21



1 AREA PLAN
1" = 20'-0"



2 SITE PLAN
1/8" = 1'-0"

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NEW CONSTRUCTION

BEACH PATROL HEADQUARTERS

5500 BOARDWALK
VENTNOR CITY, NJ 08406

BID ISSUE
NOT FOR CONSTRUCTION

No.	Description	Date
1	ADDENDUM #1	10/01/21

COVER SHEET

Scale	As indicated
Drawn by	BMG
Date	09-20-21

C1.0

Comission no. 19033V

10/1/2021 9:40:47 AM

ASHRAE 90.1 - ANALYSIS

CLIMATE ZONE: 4A

OPAQUE ELEMENTS	**ASSEMBLY MAXIMUM**	**INSULATION MIN. R-VALUE**
ROOFS		
ATTIC AND OTHER	U-0.021	R-49
WALLS, ABOVE GRADE		
WOOD FRAMED AND OTHER	U-0.064	R13 + R3.8 C.I. OR R-20
FLOORS		
WOOD-FRAMED AND OTHER	U-0.033	R-30
OPAQUE DOORS		
SWINGING	U-0.370	

FENESTRATION	**ASSEMBLY MAX. U**	**ASSEMBLY MAX. SHGC**	**ASSEMBLY MAX. VT/SHGC**
VERTICAL FENESTRATION			
FIXED	0.36	0.36	1.10
OPERABLE	0.45	0.33	1.10
ENTRANCE DOOR	0.63	0.33	1.10

FLOOD RESISTANT BUILDING SYSTEMS NOTES

GENERAL INSTALLATION NOTES FOR EQUIPMENT IN THE FLOOD PLAIN

ALL UTILITIES AND ATTENDANT EQUIPMENT SHALL BE LOCATED MIN. +2 FEET ABOVE THE BASE FLOOD ELEVATION UNLESS SPECIFICALLY NOTED OTHERWISE IN THESE DOCUMENTS. REFER TO THE CODE ANALYSIS SECTION OF THESE DOCUMENTS FOR THE BASE FLOOD ELEVATION FOR THE SITE.

MECHANICAL EQUIPMENT INSTALLATIONS BELOW THE BASE FLOOD ELEVATION

FUEL SUPPLY LINES EXTENDING BELOW THE ELEVATION SPECIFIED BY THE JURISDICTION HAVING AUTHORITY (JHA) SHALL BE EQUIPPED WITH A FLOAT OPERATED AUTOMATIC CONTROL VALVE TO SHUT OFF FUEL SUPPLY WHEN FLOODWATERS RISE ABOVE THE ELEVATION OF THE SUPPLY LINE.

ALL MECHANICAL EQUIPMENT SHALL BE LOCATED AT OR ABOVE THE MINIMUM ELEVATION INDICATED BY THE JHA, BUT IN NO CASE LOCATED LOWER THAN THE BASE FLOOD ELEVATION (BFE)+1.

INSTALLATIONS REQUIRING THE DUCTWORK TO BE INSTALLED BELOW BFE+1 SHALL BE PROVIDED WITH MOISTURE RESISTANT INSULATION AND INSTALLED IN A WATER-RESISTANT ENCLOSURE AS DETAILED HEREIN.

ELECTRICAL EQUIPMENT INSTALLATIONS BELOW THE BASE FLOOD ELEVATION

ALL ELECTRICAL SERVICE CABLES, CONDUITS, ETC BELOW THE DESIGN FLOOD ELEVATION SHALL BE WATERPROOFED OF CONFORM TO THE PROVISIONS OF NFPA 70 AND THE NATIONAL ELECTRICAL CODE FOR WET LOCATIONS.

ALL EXPOSED SERVICE CABLES, CONDUITS, ETC. SHALL BE ANCHORED TO WITHSTAND THE FORCES OF FLOOD-RELATED LATERAL LOADS, THE EFFECTS OF BUOYANCY AND/OR HYDROSTATIC FORCES AND/OR THE IMPACTS OF POTENTIAL FLOOD BORNE DEBRIS. ALL SUCH CONDUITS AND CABLES SHALL BE HOUSED IN A WATERPROOF ENCLOSURE.

ALL CONDUITS, ETC. SHALL BE SITUATED SUCH THAT WATER DRAINS AWAY FROM PANELBOARDS, CONTROLLERS, SWITCHES, ETC. IN ACCORDANCE WITH NFPA 70 AND THE NATIONAL ELECTRICAL CODE.

ALL CIRCUITS, SWITCHES, RECEPTACLES, FIXTURES, ETC LOCATED BELOW THE DESIGN FLOOD ELEVATION SHALL BE ENERGIZED FROM A COMMON DISTRIBUTION PANEL, LOCATED ABOVE AND ACCESSIBLE FROM THE DESIGN ELEVATION SPECIFIED.

PLUMBING EQUIPMENT INSTALLATIONS BELOW THE BASE FLOOD ELEVATION

WHERE INSTALLED UNDERGROUND, PLUMBING SYSTEMS SHALL BE BURIED TO A SUFFICIENT DEPTH AND ANCHORED SO AS TO PREVENT MOVEMENT OR SEPARATION. WHEN EXPOSED, SYSTEMS SHALL BE INSTALLED AND ANCHORED TO WITHSTAND THE FORCES OF FLOOD-RELATED LATERAL LOADS, THE EFFECTS OF BUOYANCY AND/OR HYDROSTATIC FORCES AND/OR THE IMPACTS OF POTENTIAL FLOOD BORNE DEBRIS.

WHERE EXISTING CONDITIONS REQUIRE INSTALLATIONS BELOW THE DESIGN FLOOD ELEVATION, SUCH INSTALLATIONS SHALL BE PROTECTED WITH BACKWATER VALVES OR OTHER AUTOMATIC BACKFLOW DEVICES OR EACH LINE WITH OPENINGS BELOW THE DESIGN FLOOD ELEVATION. REDUNDANT DEVICES OR SYSTEMS THAT RELY ON HUMAN INTERVENTION SHALL NOT BE PERMITTED.

BUILDING CODE ANALYSIS

THIS WORK IS GOVERNED BY THE NEW JERSEY UNIFORM CONSTRUCTION CODE, NEW JEW EDITION OF THE 2018 INTERNATIONAL BUILDING CODE, AND ALL OTHER APPLICABLE SUBCODES AS ADOPTED THEREIN. THIS WORK SHALL QUALIFY AS **NEW CONSTRUCTION** UNDER THE REQUIREMENTS AND DEFINITIONS OF THE NEW JERSEY U.C.C.

INTERNATIONAL BUILDING CODE REVIEW

SECTION 3

USE GROUP:	B	OFFICES

SECTION 5

		ENCLOSED
TOTAL BUILDING AREAS	FLOOR 1:	600 S.F.
	FLOOR 2:	600 S.F.
	TOTAL:	1,200 S.F.
BUILDING FOOTPRINT:		600 S.F.
BUILDING HEIGHT:		27 FT 2 IN
CONSTRUCTION CLASS:		VB

SECTION 6

FIRE RESISTANCE RATING REQUIREMENTS		
PRIMARY STRUCTURAL FRAME:		0 HR
BEARING WALLS		
	EXTERIOR:	0 HR
	INTERIOR:	0 HR
NONBEARING WALLS AND PARTITIONS		
	EXTERIOR:	1 HR
	INTERIOR:	0 HR
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS:		0 HR
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS:		0 HR
FIRE SEPARATION DISTANCE:		8 FT

SECTION 7

PROJECTIONS: (MIN DISTANCE FROM FIRE SEPARATION LINE)	40 IN
FIRE BARRIERS:	-
VERTICAL SHAFT ENCLOSURES:	-

SECTION 8

INTERIOR FINISH CLASSIFICATIONS

GROUP	**INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, AND EXIT PASSAGES**	**CORRIDORS AND ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS**	**ROOM AND ENCLOSED SPACES**
B	A	B	C

SECTION 10

OCCUPANT LOAD:	15
FIRST FLOOR MIN. NUMBER OF EXITS:	1
SECOND FLOOR MIN. NUMBER OF EXITS:	1
MINIMUM STAIR WIDTH:	36 IN
ALL EXITS SHALL BE PROTECTED WITH A FIRE BARRIER IN ACCORDANCE WITH 1023.2	
EXIT ACCESS TRAVEL DISTANCE:	75 FT
CORRIDOR WIDTH:	36 IN
CORRIDOR FIRE RESISTANCE RATING:	1

SECTION 11

FIRST FLOOR INCLUDING DECK TO BE ACCESSIBLE
MIN (1) TOILET, LAV, AND SHOWER SHALL BE PROVIDED AS ACCESSIBLE
SITE ACCESS FROM BOARDWALK TO FIRST FLOOR EXTERIOR DECK TO BE PROVIDED BY MUNICIPALITY

SECTION 12

MECHANICAL VENTILATION IS PROVIDED IN ACCORDANCE WITH IMC	
TOTAL PERCENTAGE OF GLAZING:	23%
ALL CEILINGS AREAS SHALL BE MINIMUM:	8'-0"

SECTION 13

ASHRAE ANALYSIS BELOW.

SECTION 14

REFER TO WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.

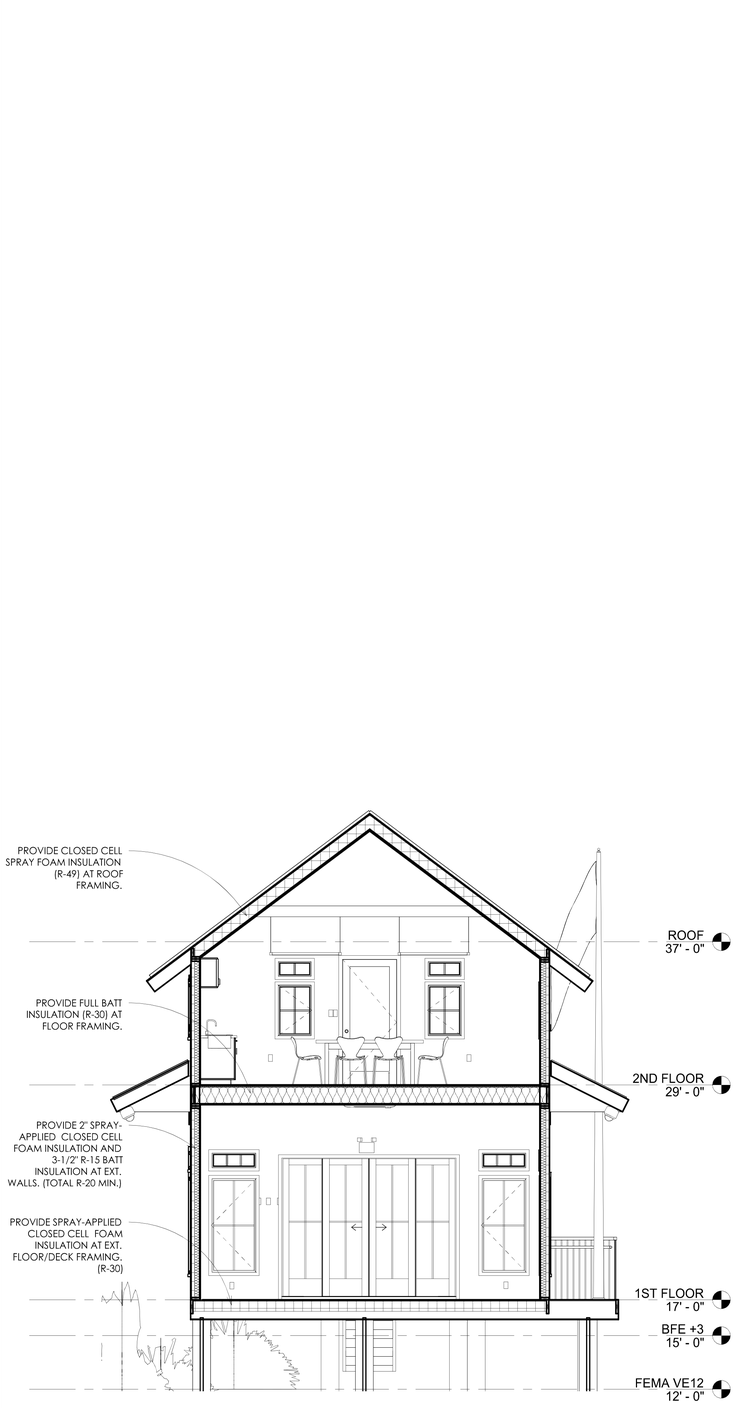
SECTION 15

ALL ROOF AREAS TO BE MINIMUM CLASS 'B'.

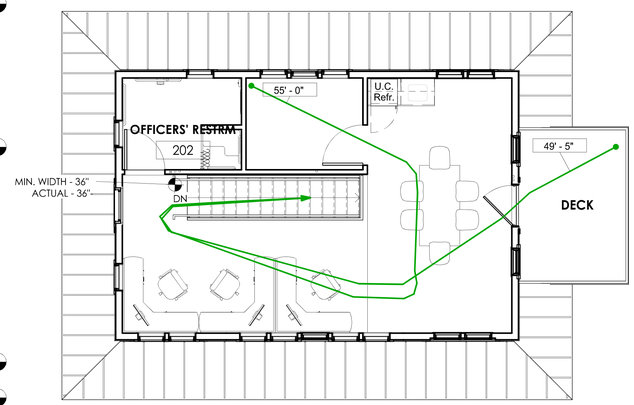
SECTION 16

DESIGN LIVE LOADS

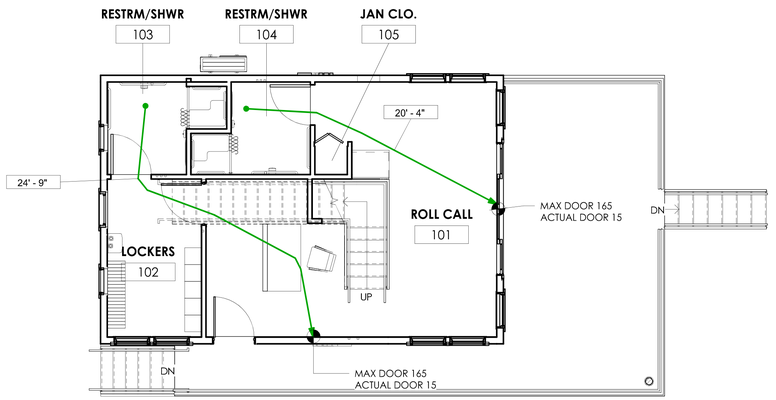
	REQUIRED	ACTUAL
ASSEMBLY AREAS:	100LBS/SF	100LBS/SF
BUSINESS/OFFICE:	50LBS/SF	100LBS/SF
WIND LOADS:		140MPH
EXPOSURE CATEGORY:		'D'
RISK CATEGORY:		CATEGORY II



3 BUILDING ENERGY SECTION
1/4" = 1'-0"



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



1 CODE ANALYSIS PLAN - 1ST FLOOR
3/16" = 1'-0"

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NEW CONSTRUCTION

BEACH PATROL HEADQUARTERS

5500 BOARDWALK
VENTNOR CITY, NJ 08406

BID ISSUE

NOT FOR CONSTRUCTION

No.	Description	Date

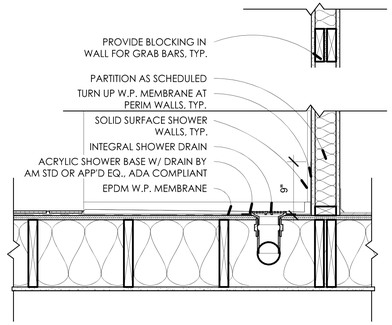
LIFE SAFETY AND CODE ANALYSIS

Scale	As indicated
Drawn by	BMG
Date	09-20-21

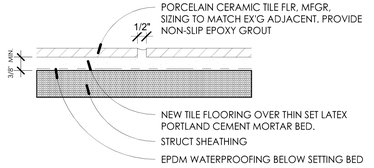
A0.1

Comission no. 19033V

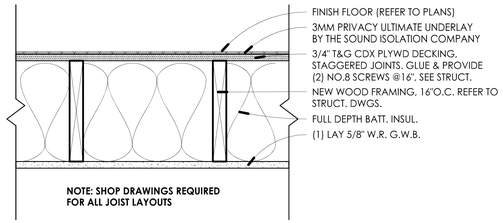
9/16/2021 10:22:51 AM



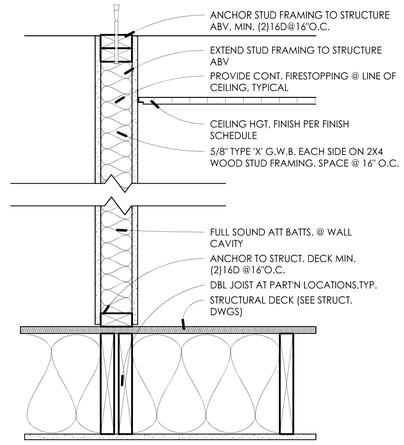
6 SHOWER BASE
1" = 1'-0"



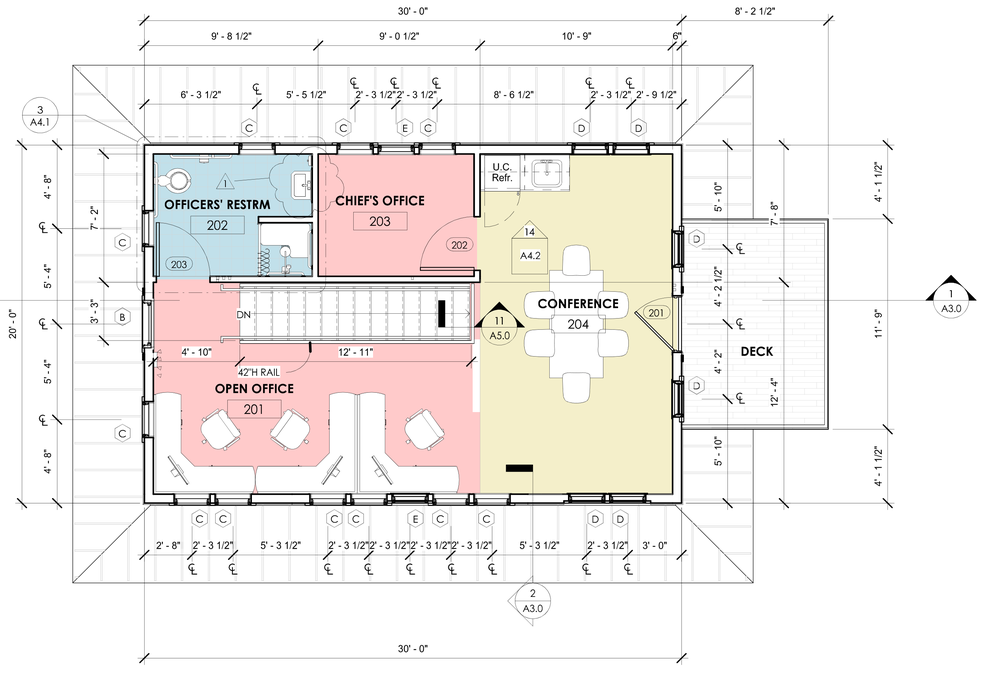
5 THIN SET TILE DETAIL
6" = 1'-0"



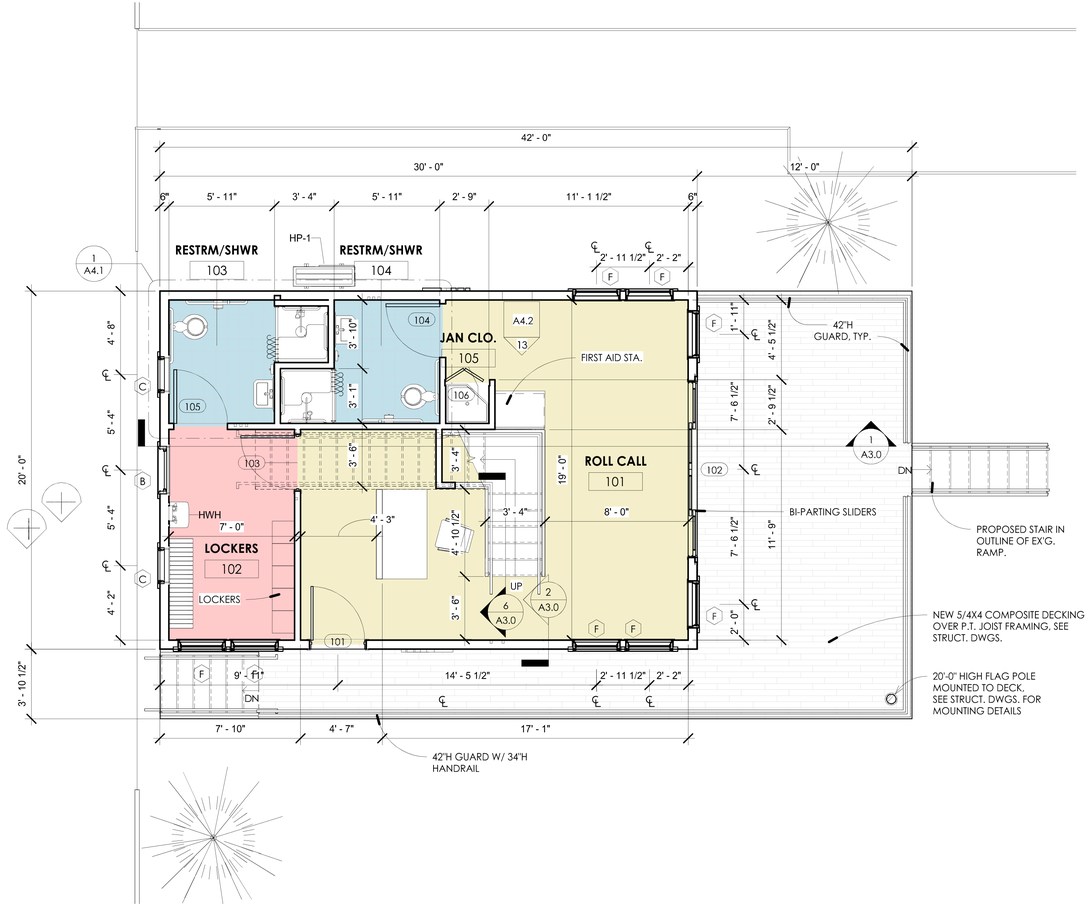
4 FLOOR ASSEMBLY DETAIL
1 1/2" = 1'-0"



3 TYP. PARTITION DETAIL
1 1/2" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

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NEW CONSTRUCTION

BEACH PATROL HEADQUARTERS

5500 BOARDWALK
VENTNOR CITY, NJ 08406

BID ISSUE
NOT FOR CONSTRUCTION

No.	Description	Date
1	ADDENDUM #1	10/01/21

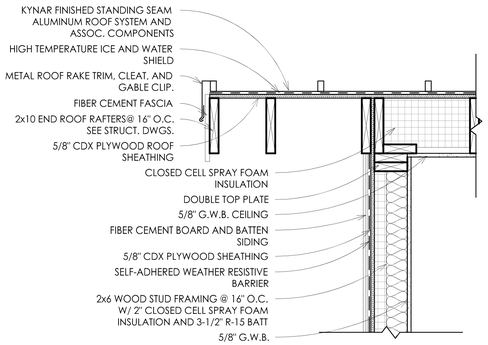
FLOOR PLANS

Scale	As indicated
Drawn by	BMG
Date	09-20-21

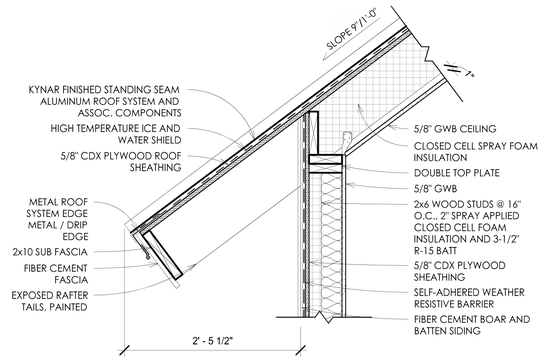
A1.0

Comission no. 19033V

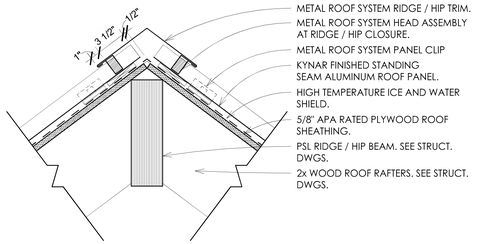
10/1/2021 1:11:03 PM



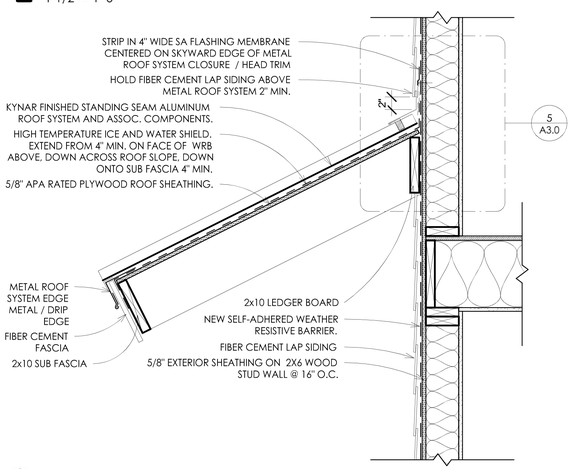
6 DETAIL AT ROOF RAKE
1" = 1'-0"

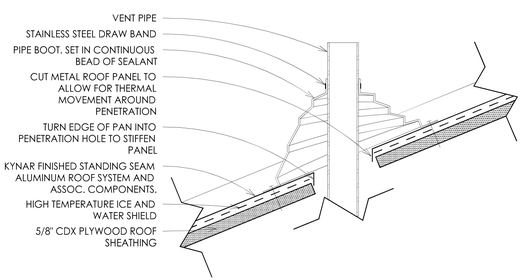


5 EAVE DETAIL
1" = 1'-0"



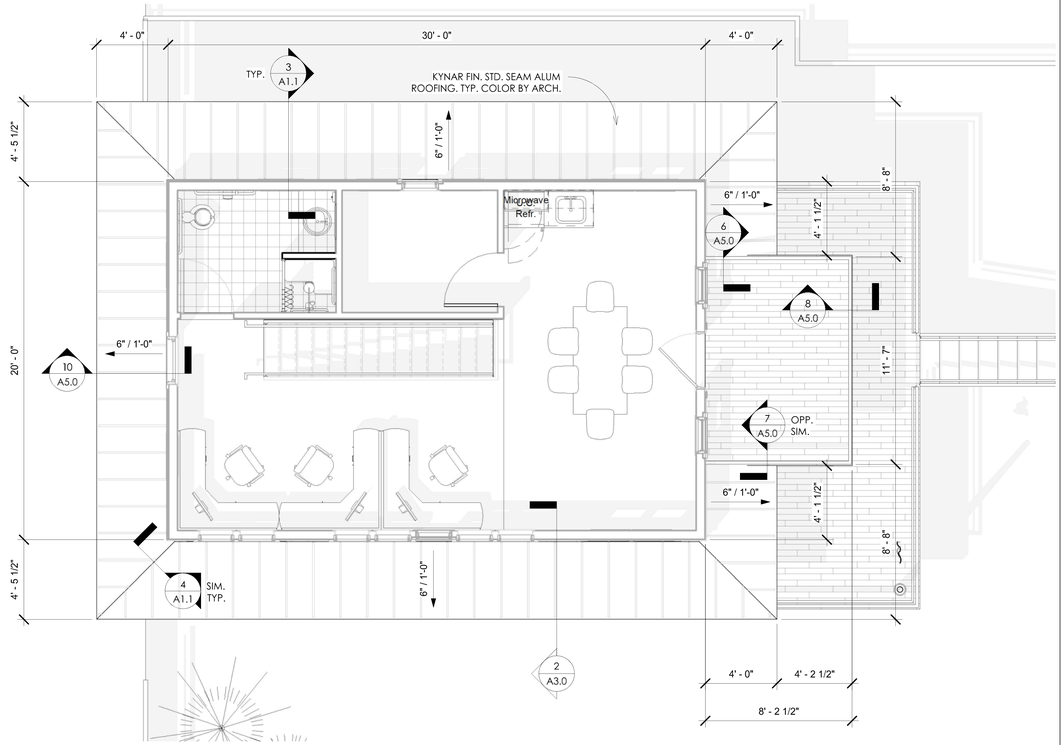
4 DETAIL AT RIDGE / HIP
1 1/2" = 1'-0"



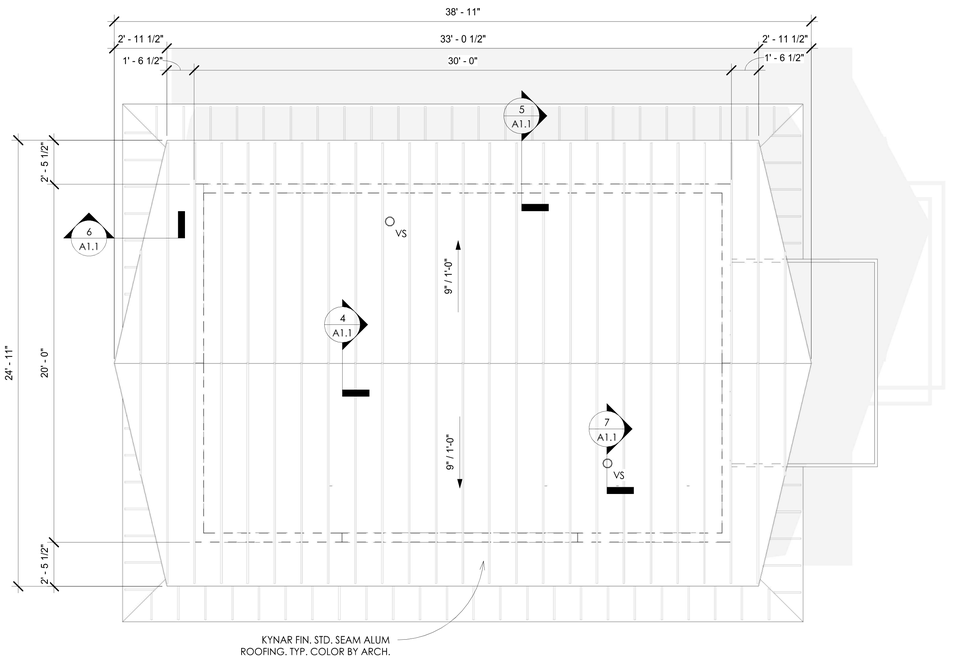


7 DETAIL AT ROOF PENETRATION
3" = 1'-0"

3 DETAIL AT ROOF PROJECTION
1" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"



1 ROOF PLAN
1/4" = 1'-0"

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NEW CONSTRUCTION

BEACH PATROL HEADQUARTERS

5500 BOARDWALK
VENTNOR CITY, NJ 08406

BID ISSUE
NOT FOR CONSTRUCTION

No.	Description	Date

ROOF PLAN

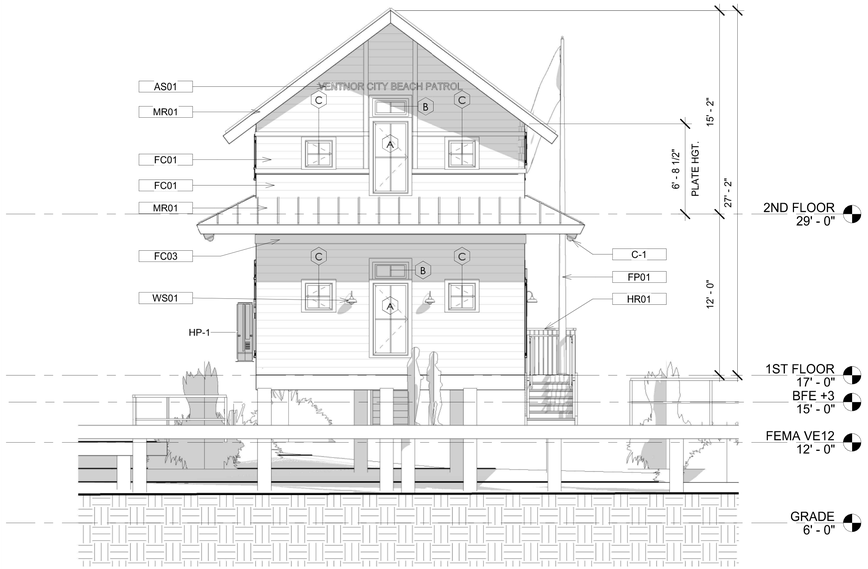
Scale	As indicated
Drawn by	BMG
Date	09-20-21

A1.1

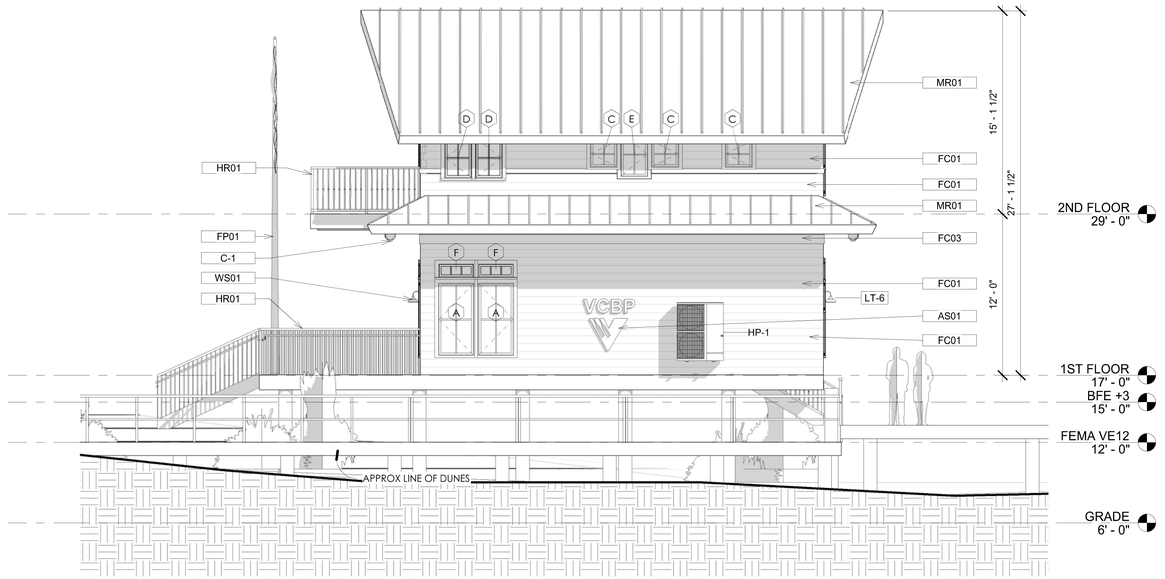
Comission no. 19033V

9/16/2021 10:22:59 AM

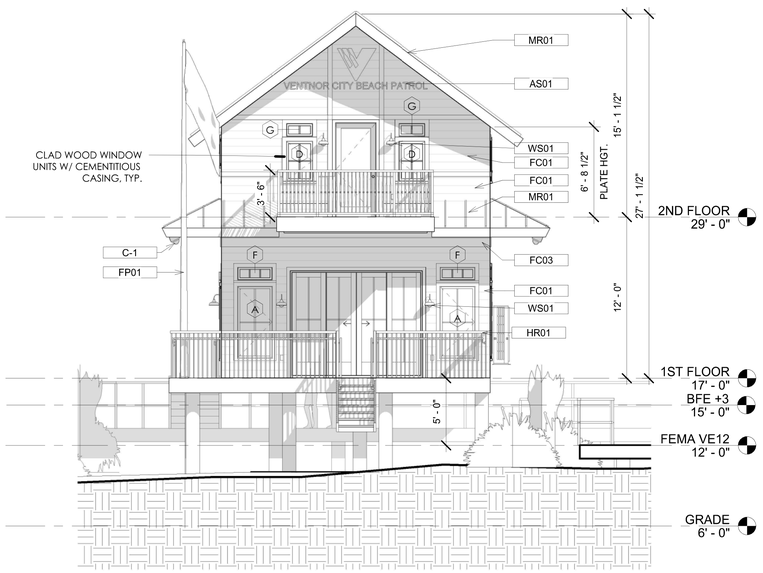
KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
AS01	ACRYLIC LOGO SIGNAGE ON S.S. STAND-OFFS
C-1	EXTERIOR DOME SECURITY CAMERA PENDANT MOUNT WITH MARINE KIT
FC01	FIBER CEMENT 7" EXPOSURE LAP SIDING
FC03	FIBER CEMENT TRIM CLADDING
FP01	STAINLESS STEEL FLAGPOLE
HR01	COMPOSITE HANDRAIL / GUARD SYSTEM, BY MELTON CLASSICS, OR EQ.
MR01	KYNAR FINISHED STANDING SEAM ALUMINUM ROOF
WS01	MARINE GRADE EXTERIOR WALL SCONCE, 4" MAX. PROJECTION



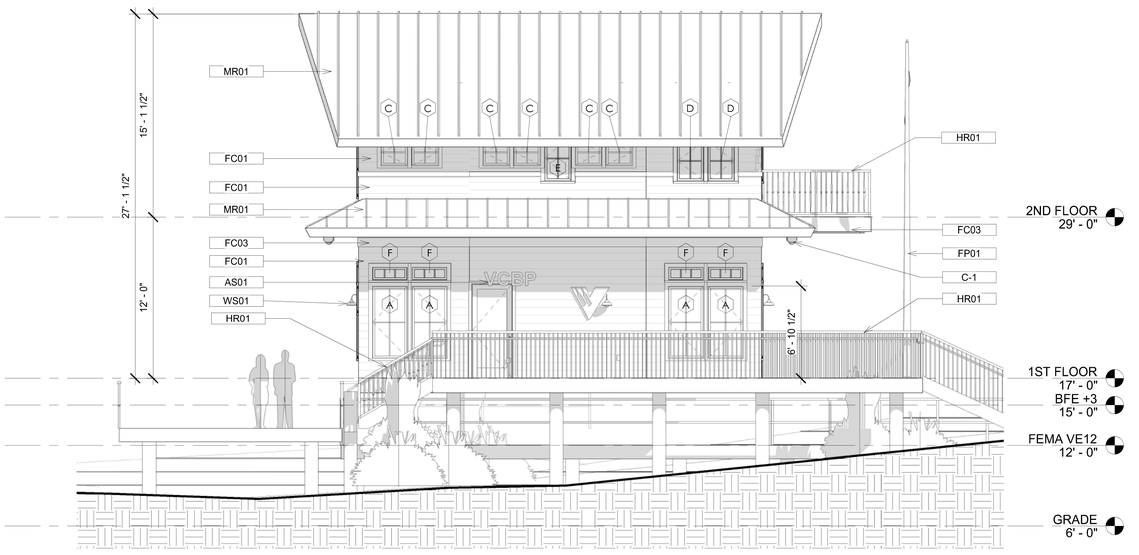
4 WEST ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"



1 SOUTH ELEVATION
3/16" = 1'-0"

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NEW CONSTRUCTION

BEACH PATROL HEADQUARTERS

5500 BOARDWALK
VENTNOR CITY, NJ 08406

BID ISSUE
NOT FOR CONSTRUCTION

No.	Description	Date

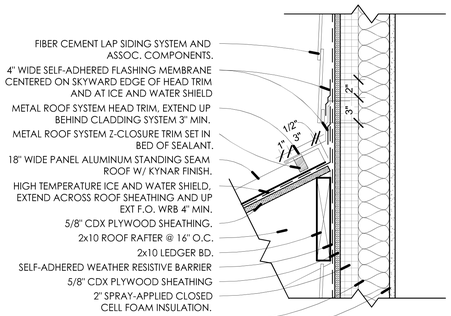
EXTERIOR ELEVATIONS

Scale	3/16" = 1'-0"
Drawn by	BMC
Date	09-20-21

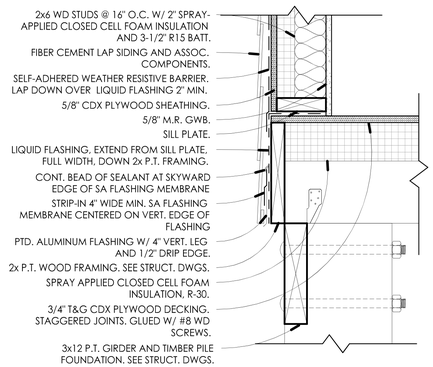
A2.0

Comission no. 19033V

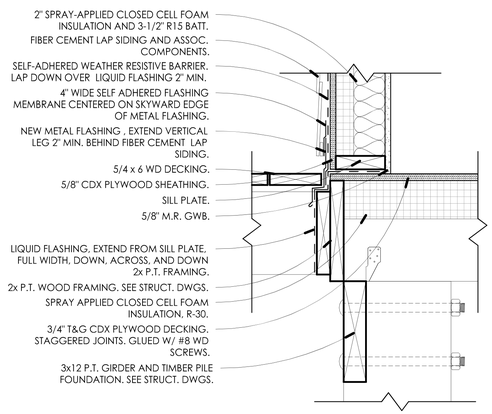
9/16/2021 10:23:08 AM



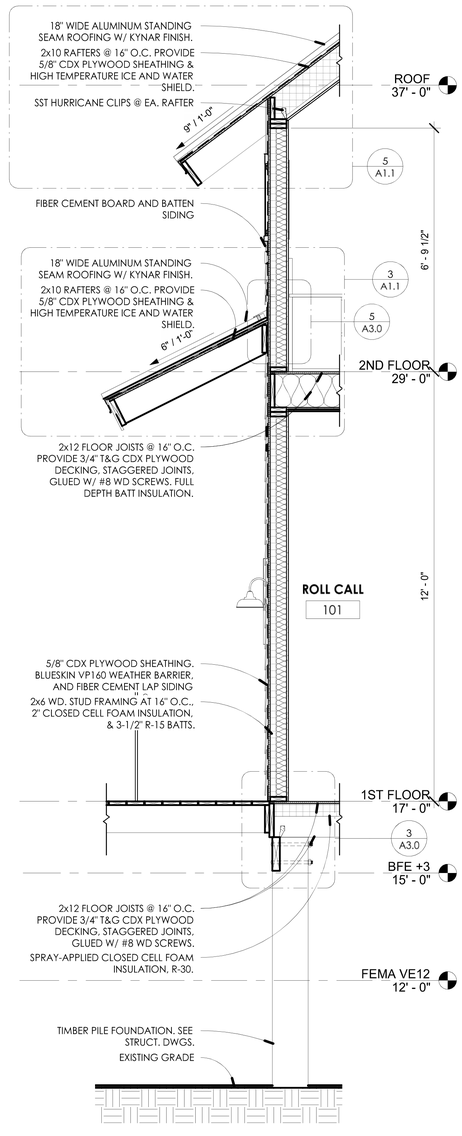
5 DETAIL AT ROOF / WALL TRANSITION
1 1/2" = 1'-0"



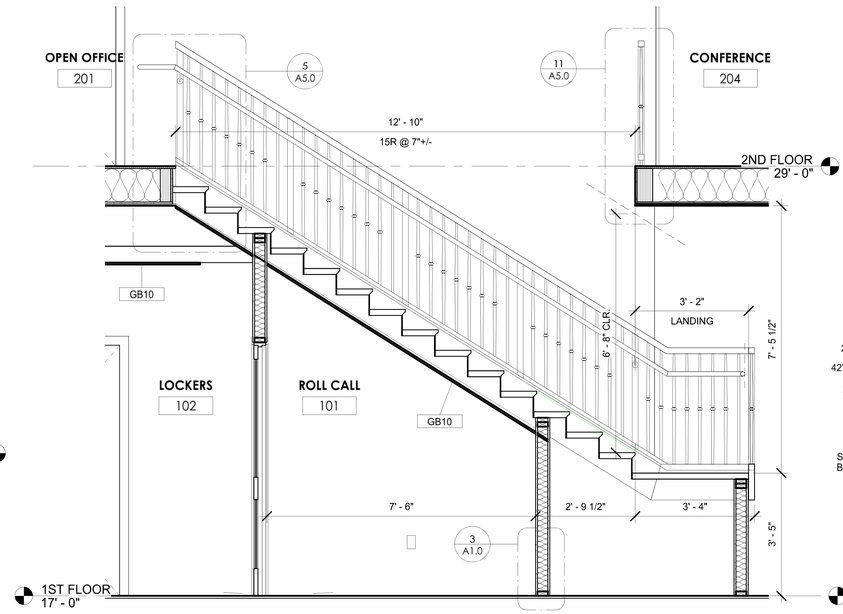
4 DETAIL AT FLOOR PLATE 2
1 1/2" = 1'-0"



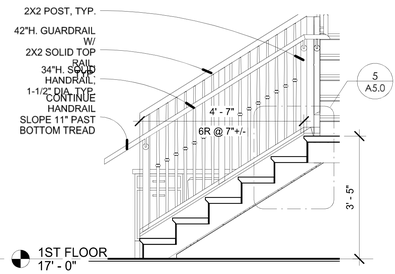
3 DETAIL AT FLOOR PLATE
1 1/2" = 1'-0"



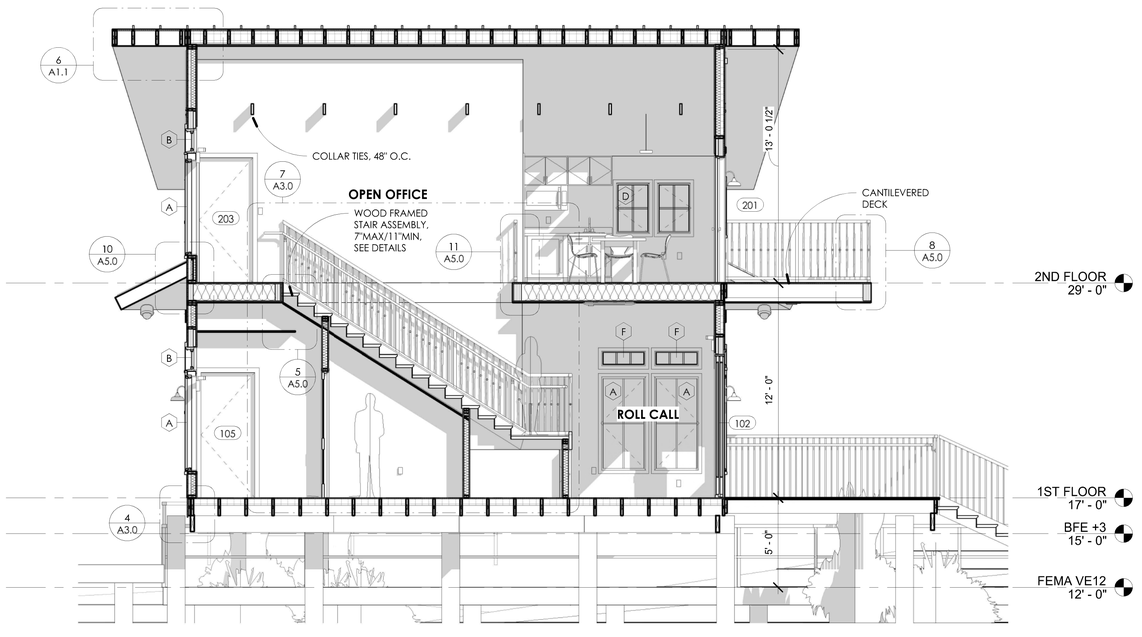
2 WALL SECTION
1/2" = 1'-0"



7 STAIR SECTION 1
1/2" = 1'-0"



6 STAIR SECTION 2
1/2" = 1'-0"



1 BUILDING SECTION
1/4" = 1'-0"

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NEW CONSTRUCTION

BEACH PATROL HEADQUARTERS

5500 BOARDWALK
VENTNOR CITY, NJ 08406

BID ISSUE
NOT FOR CONSTRUCTION

No.	Description	Date

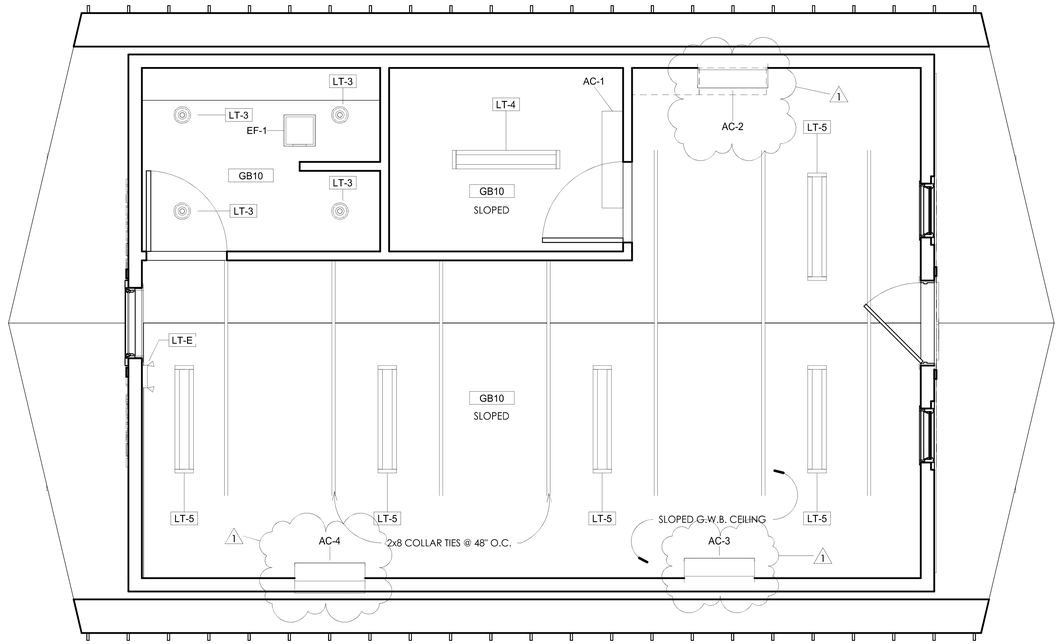
SECTIONS

Scale	As indicated
Drawn by	BMG
Date	09-20-21

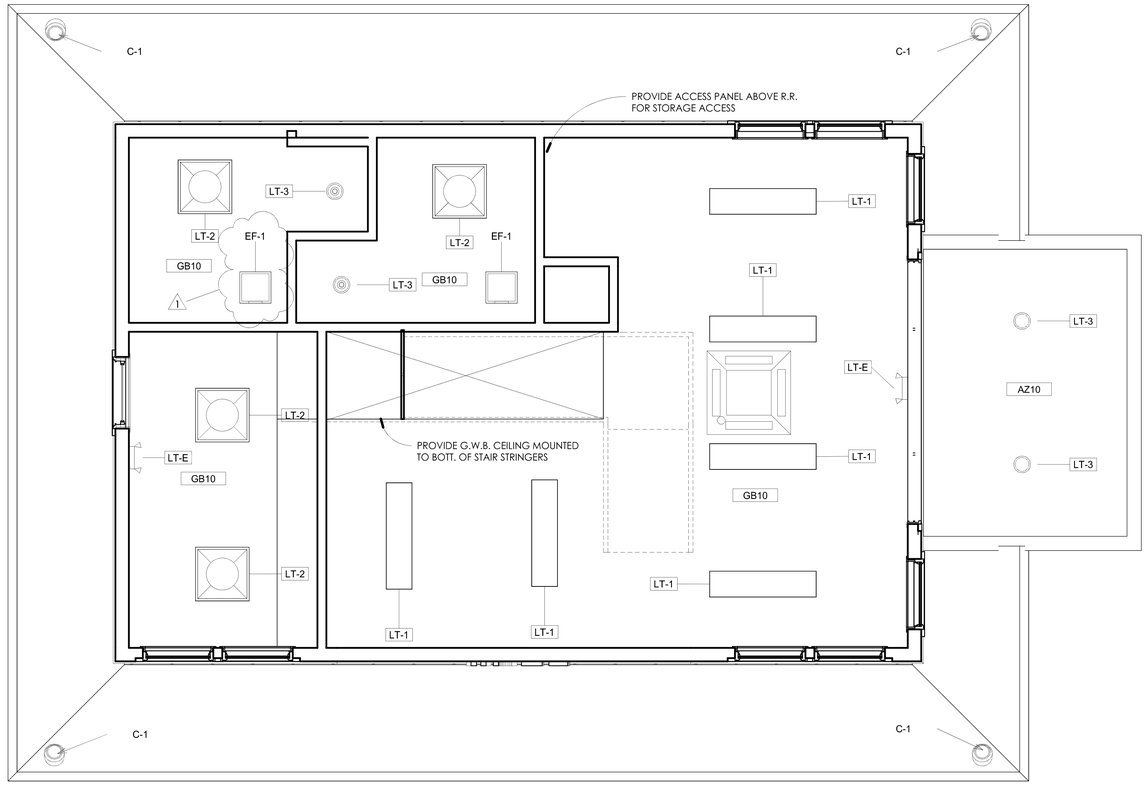
A3.0

Comission no. 19033V

9/16/2021 10:23:13 AM



2 2ND FLOOR
3/8" = 1'-0"



1 1ST FLOOR
3/8" = 1'-0"

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NEW CONSTRUCTION

BEACH PATROL HEADQUARTERS

5500 BOARDWALK
VENTNOR CITY, NJ 08406

BID ISSUE

NOT FOR CONSTRUCTION

No.	Description	Date
1	ADDENDUM #1	10/01/21

REFLECTED CEILING PLANS

Scale	3/8" = 1'-0"
Drawn by	JS
Date	09-20-21

A4.0

Comission no. 19033V

10/1/2021 9:40:19 AM

FINISH SCHEDULE

ROOM		FLOORS		BASE		WALLS				CEILING			NOTES
NUMBER	DESCRIPTION	MATERIAL	FINISH	MATERIAL	FINISH	N	E	S	W	MATERIAL	FINISH	HEIGHT	
101	ROLL CALL	LVT10		MRP10		PT10	PT10	PT10	PT10	GWB10	PT30	10'-11"	
102	LOCKERS	LVT10		MRP10		PT10	PT10	PT10	PT10	GWB10	PT30	9'-3"	
103	RESTRM/SHWR	CT10	NS	CT20		CT30	CT30	CT30	CT30	GWB10	PT30	8'-0"	
104	RESTRM/SHWR	CT10	NS	CT20		"	"	"	"	GWB10	PT30	8'-0"	
105	JAN CLO	CT10	NS	CT20		"	"	"	"	GWB10	PT30	8'-0"	
201	OPEN OFFICE	LVT10		MRP10		PT10		PT10	PT10	GWB10	PT30	--	SLOPED, ATTACHED TO ROOF FRAMING
202	OFFICER'S RESTRM	CT10	NS	CT20		CT30	CT30	CT30	CT30	GWB10	PT30	8'-0"	
203	CHIEF'S OFFICE	LVT10		MPR10		PT10	PT10	PT10	PT10	GWB10	PT30	--	SLOPED, ATTACHED TO ROOF FRAMING
204	CONFERENCE	LVT10		MRP10		PT10	PT10	PT10		GWB10	PT30	--	SLOPED, ATTACHED TO ROOF FRAMING

LIST OF FINISHES

AZ10 1/2" THICK PVC SOFFIT BOARD. COLOR WHITE.

CT10 CERAMIC FLOOR TILE. 6x6 SQUARE. COLOR BY ARCHITECT. 1/4" GROUT JOINT W/ BRIGHT WHITE SANDED GROUT.

CT20 CERAMIC TILE BASE. 6x6" BULLNOSE TRIM. COLOR BY ARCHITECT. 1/4" GROUT JOINT W/ BRIGHT WHITE SANDED GROUT.

CT30 CERAMIC WALL TILE. 6x6" SQUARE. COLOR BY ARCHITECT. 1/4" GROUT JOINT W/ BRIGHT WHITE SANDED GROUT.

GWB10 5/8" MOISTURE RESISTANT TYPE 'X' GYPSUM WALL BOARD.

LVT10 WOOD GRAIN LUXURY VINYL TILE. 6" x 48" PLANK. COLOR BY ARCHITECT.

MRP10 5/4 "x 6" MOISTURE RESISTANT PVC TRIM BASE. COLOR BY ARCHITECT.

NS NON-SLIP FINISH.

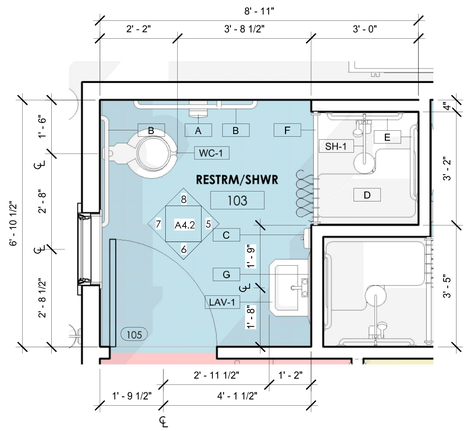
PT10 SHERWIN-WILLIAMS LATEX PAINTED FINISH. PRIME & (2) COATS. EG-SHEL FINISH. COLOR BY ARCHITECT.

PT20 SHERWIN-WILLIAMS LATEX PAINTED FINISH. PRIME & (2) COATS. EG-SHEL FINISH. COLOR BY ARCHITECT.

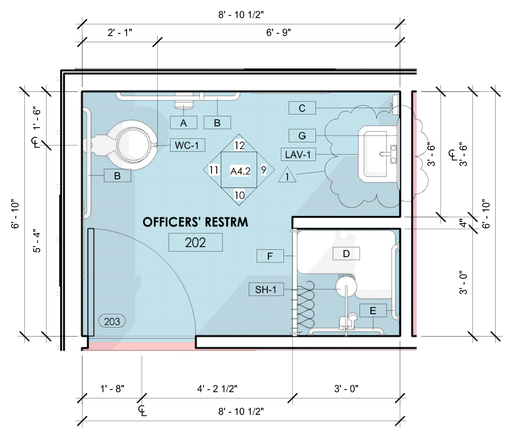
PT30 SHERWIN-WILLIAMS LATEX PAINTED FINISH. PRIME & (2) COATS. SEMI-GLOSS FINISH. COLOR BY ARCHITECT.

RESTROOM ACCESSORIES SCHEDULE

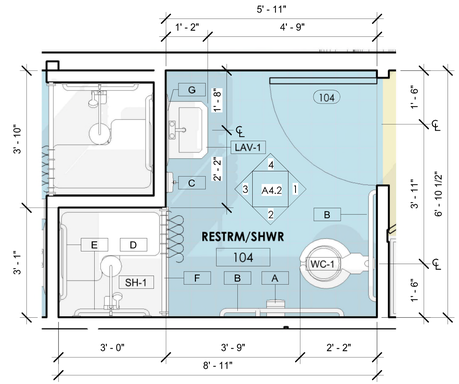
TAG	DESCRIPTION	MANUFACTURER	MODEL	DIMENSIONS	MOUNTING HEIGHT	NOTES
A	TOILET TISSUE	BOBRICK	B-4288	6-1/16" x 11" x 5 15/16"	18" A.F.F.	TO BOTTOM
B	GRAB BARS - TOILET	BOBRICK	B-5897	1-1/4" X 42" X 54"	34" A.F.F.	TO CENTER
			B-5806	1-1/4" X 18"	39" A.F.F.	TO BOTTOM
C	SOAP DISPENSER	BOBRICK	818615	7" x 6-1/8" x 3-5/16"	48" A.F.F. MAX	TO TOP
D	REVERSIBLE FOLDING SHOWER SEAT	BOBRICK	B-5181	33" x 22-5/16" x 1/2"	18" A.F.F. MAX	
E	GRAB BARS - SHOWER	BOBRICK	B-6861	1-1/2" x 19-3/4" x 34-3/4"	39" A.F.F.	TO CENTER
			B-5806	1-1/4" X 18"	28-3/4" A.F.F. MAX.	TO BOTTOM
F	SHOWER CURTAIN ROD W/ CONCEALED MOUNTING	BOBRICK	B207	1-1/8" x 36"	74-1/2" A.F.F.	TO CENTER
G	MIRROR	BOBRICK	B-2908 2436	24" X 36"	38" A.F.F. MAX	TO REFLECTING SURFACE



2 ENLARGED PLAN - RESTROOM 103
1/2" = 1'-0"



3 ENLARGED PLAN - OFFICER'S RESTROOM 202
1/2" = 1'-0"



1 ENLARGED PLAN - RESTROOM 104
1/2" = 1'-0"

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NEW CONSTRUCTION

BEACH PATROL HEADQUARTERS

5500 BOARDWALK
VENTNOR CITY, NJ 08406

BID ISSUE
NOT FOR CONSTRUCTION

No.	Description	Date
1	ADDENDUM #1	10/01/21

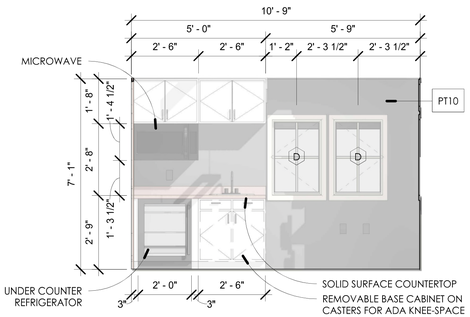
ENLARGED FLOOR PLANS

Scale	As indicated
Drawn by	JS
Date	09-20-21

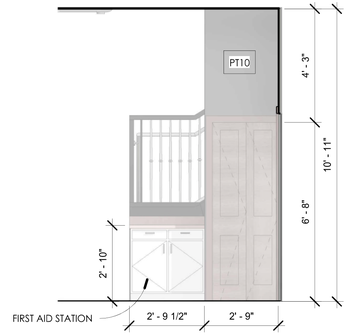
A4.1

Comission no. 19033V

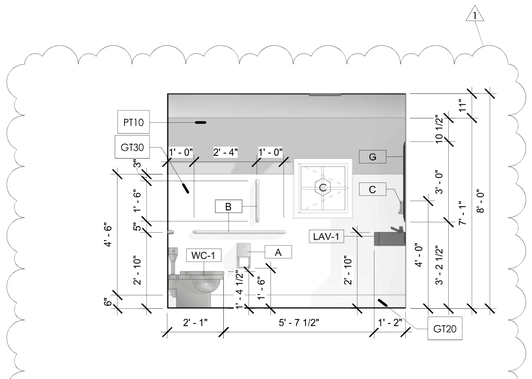
10/1/2021 9:40:25 AM



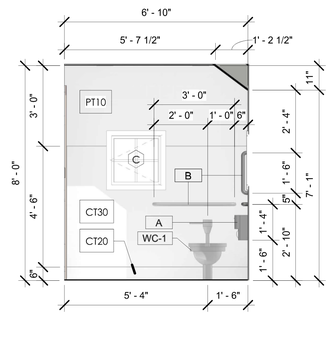
14 INT. ELEVATION - KITCHENETTE
3/8" = 1'-0"



13 INT. ELEVATION- FIRST AID
3/8" = 1'-0"



12 INT. ELEVATION- RESTRM 202
3/8" = 1'-0"



11 INT. ELEVATION- RESTRM 202
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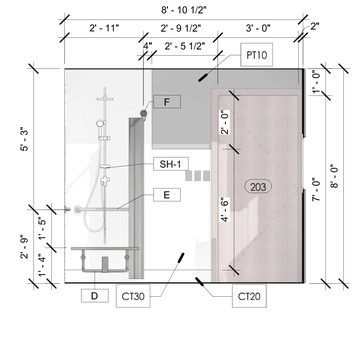
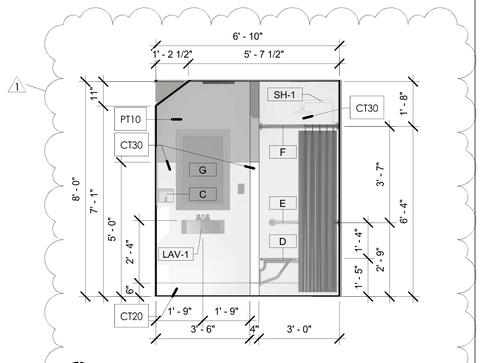
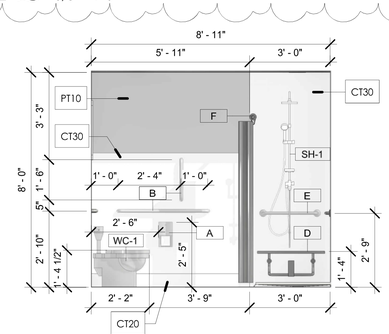


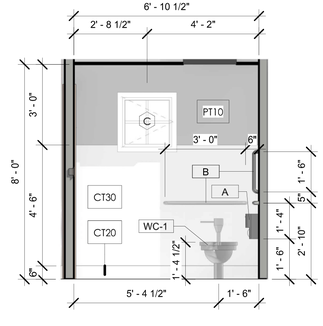
10 INT. ELEVATION- RESTRM 202
3/8" = 1'-0"



9 INT. ELEVATION- RESTRM 202
3/8" = 1'-0"



8 INT. ELEVATION- RESTRM 103
3/8" = 1'-0"



7 INT. ELEVATION- RESTRM 103
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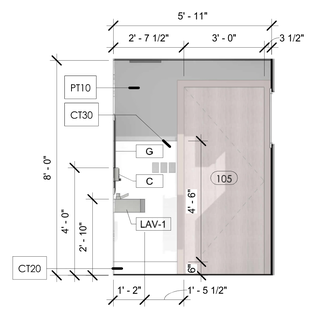

6 INT. ELEVATION- RESTRM 103
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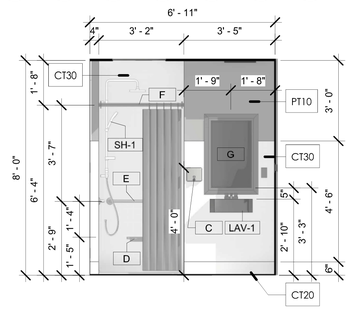

5 INT. ELEVATION- RESTRM 103
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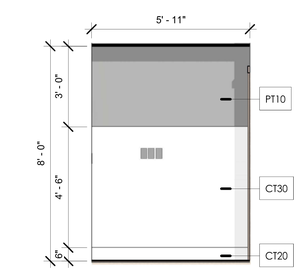

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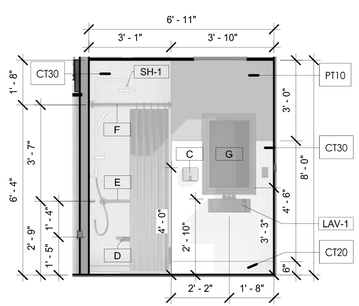
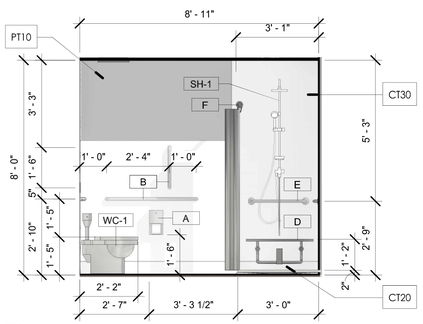


3 INT. ELEVATION- RESTRM 104
3/8" = 1'-0"



2 INT. ELEVATION- RESTRM 104
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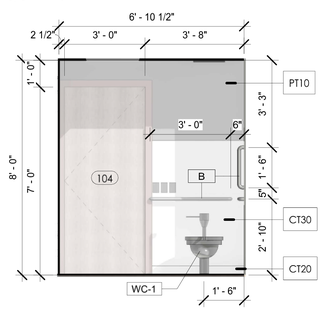

1 INT. ELEVATION- RESTRM 104
3/8" = 1'-0"

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New Jersey State Certificate of Authorization # 21AC00055500

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NEW CONSTRUCTION

BEACH PATROL HEADQUARTERS

5500 BOARDWALK
VENTNOR CITY, NJ 08406

BID ISSUE
NOT FOR CONSTRUCTION

No.	Description	Date
1	ADDENDUM #1	10/01/21

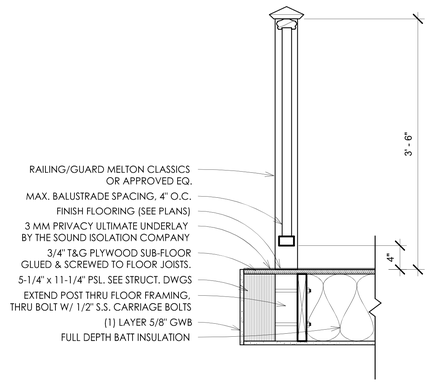
INTERIOR ELEVATIONS

Scale	3/8" = 1'-0"
Drawn by	JS
Date	09-20-21

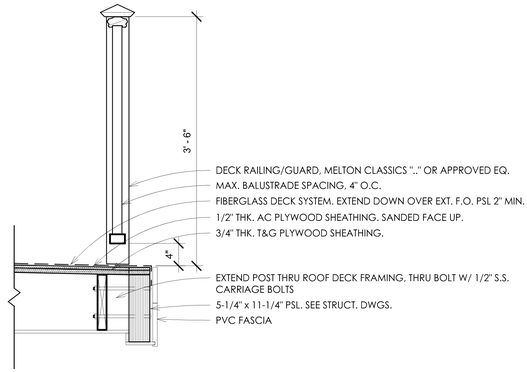
A4.2

Comission no. 19033V

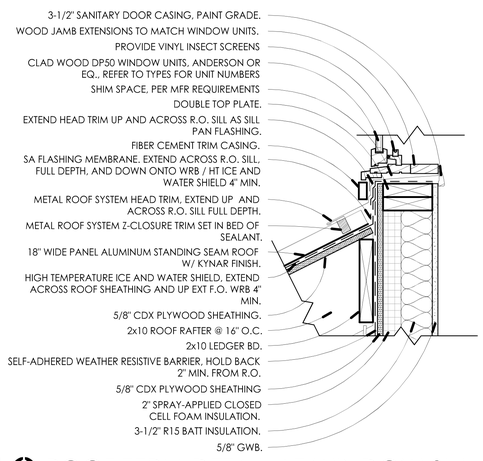
10/1/2021 9:40:42 AM



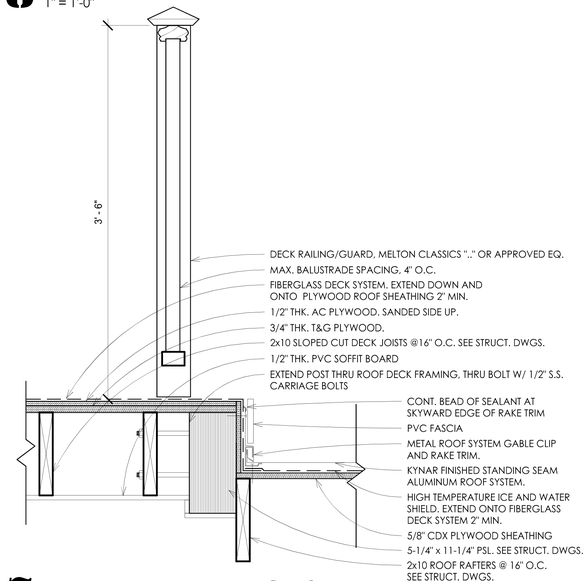
11 INTERIOR RAILING DETAIL
1" = 1'-0"



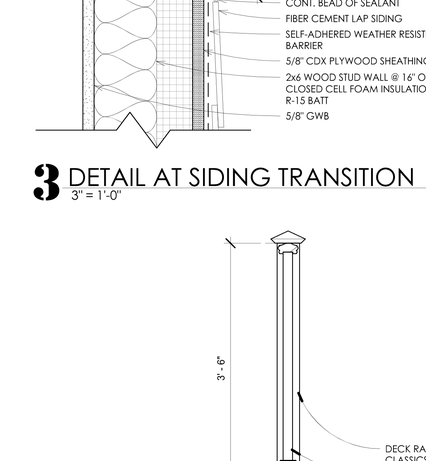
8 DETAIL AT DECK EDGE
1" = 1'-0"



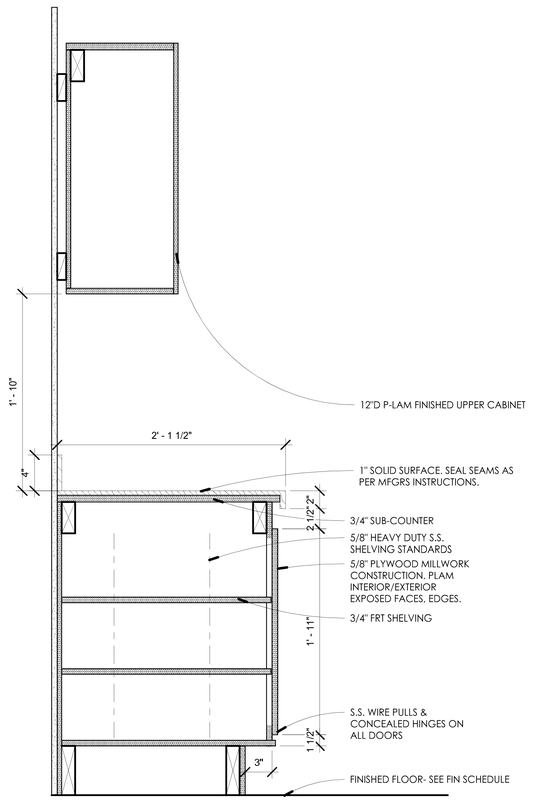
10 ROOF TERM DETAIL AT WINDOW SILL
1 1/2" = 1'-0"



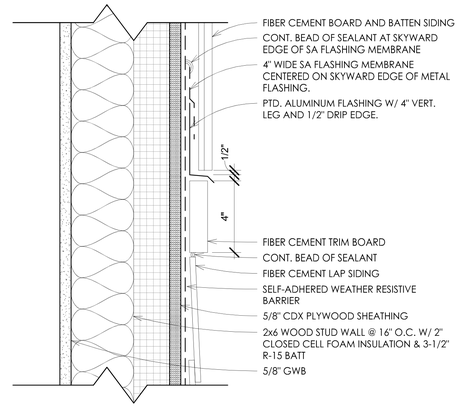
7 RAKE DETAIL AT DECK 2
1 1/2" = 1'-0"



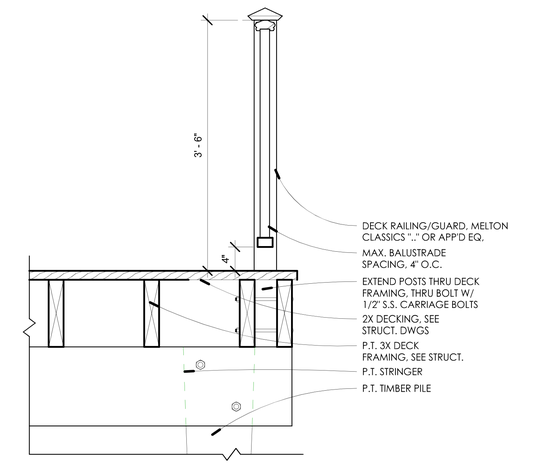
5 STAIR DETAIL
1" = 1'-0"



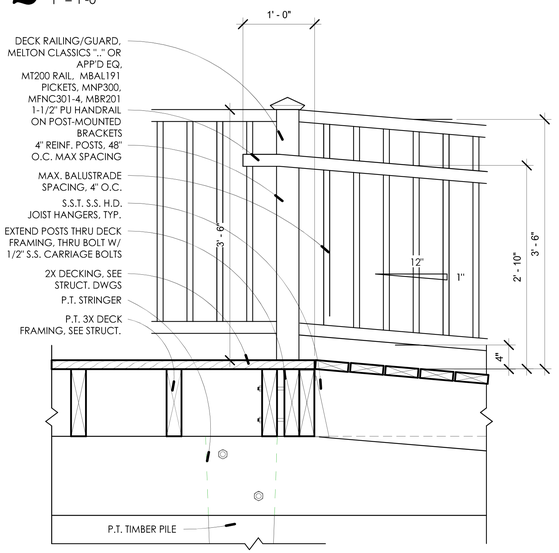
4 CASEWORK DETAIL
1 1/2" = 1'-0"



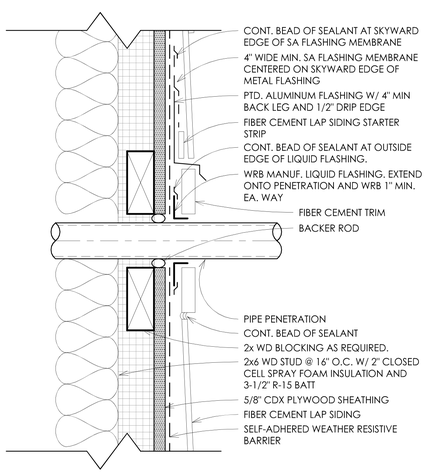
3 DETAIL AT SIDING TRANSITION
3" = 1'-0"



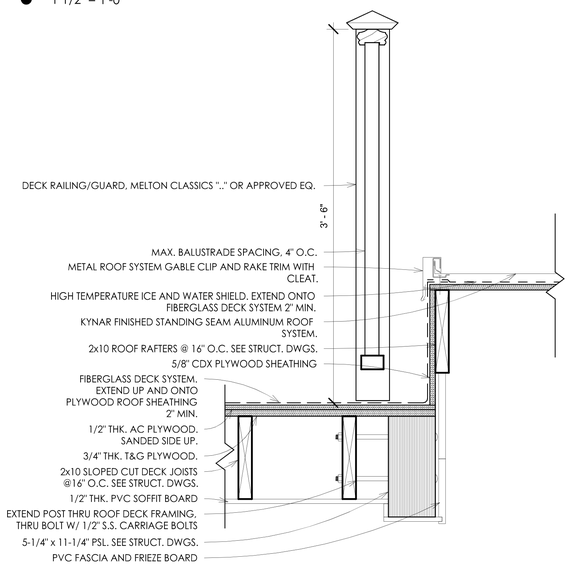
2 DECK & RAIL DETAIL
1" = 1'-0"



1 RAMP DETAIL
1" = 1'-0"



9 DETAIL AT PIPE PENETRATION
3" = 1'-0"



6 RAKE DETAIL AT DECK
1 1/2" = 1'-0"

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NEW CONSTRUCTION

BEACH PATROL HEADQUARTERS

5500 BOARDWALK
VENTNOR CITY, NJ 08406

BID ISSUE
NOT FOR CONSTRUCTION

No.	Description	Date

SECTIONS AND DETAILS

Scale	As indicated
Drawn by	BMG
Date	09-20-21

A5.0

Comission no. 19033V

9/16/2021 10:23:32 AM

WINDOW SCHEDULE

Type Mark	Model	Designation	Design Pressure	Rough Width	Rough Height	Head Height	Comments
A	400-Series Casement	CX155		2' - 8"	5' - 5 1/2"	<varies>	
B	E-Series Double Hung Transom	DHT2814		2' - 8 1/2"	1' - 4 1/2"	<varies>	
C	400-Series Casement	C12		2' - 0 1/2"	2' - 0 1/2"	<varies>	
D	400-Series Casement	C13		2' - 0 1/2"	3' - 0 1/2"	5' - 8"	
E	400-Series Casement	C135		2' - 0 1/2"	<varies>	<varies>	
F	400-Series Casement/Awning Transom	CTR2810		2' - 8"	1' - 0 1/2"	8' - 3 1/2"	
G	400-Series Casement/Awning Transom	CTR2010		2' - 0 1/2"	1' - 0 1/2"	7' - 0"	

DOOR SCHEDULE

NUMBER	DOOR TYPE	WIDTH	HEIGHT	MATERIAL	HARDWARE	COMMENTS
101	A	3' - 0"	7' - 0"	CLAD WOOD	1	
102	B	9' - 10 1/2"	8' - 0"	CLAD WOOD	3	
103	C	3' - 0"	7' - 0"	WOOD	1	
104	C	3' - 0"	7' - 0"	WOOD	2	
105	C	3' - 0"	7' - 0"	WOOD	2	
106	D	2' - 6"	6' - 8"	WOOD	4	
201	A	3' - 0"	7' - 0"	CLAD WOOD	1	
202	C	3' - 0"	7' - 0"	WOOD	1	
203	C	3' - 0"	7' - 0"	WOOD	2	

HARDWARE SCHEDULE

TYPE 1 - SECURE

LOCKSET:	CORBIN RUSSWIN, FULL MORTISE STOREROOM FUNCTION W/ ADA 'REGIS' LEVER HANDLE
HINGES:	5-KNUCKLE MORTISED BALL BEARING HINGES
CLOSER:	NONE
WEATHERSTRIPPING:	NONE
SWEEP:	NONE
STOP:	IVES FLOOR MOUNTED
SILENCERS:	(1) SET

TYPE 2 - RESTROOM

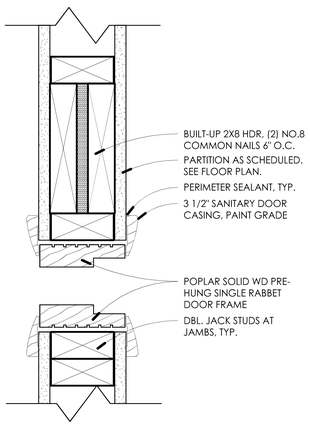
LOCKSET:	CORBIN RUSSWIN, FULL MORTISE PRIVACY FUNCTION W/ ADA 'REGIS' LEVER HANDLE
HINGES:	5-KNUCKLE MORTISED BALL BEARING HINGES
CLOSER:	NONE
WEATHERSTRIPPING:	NONE
SWEEP:	NONE
STOP:	IVES FLOOR MOUNTED
SILENCERS:	(1) SET

TYPE 3 - FOLDING GLASS WALL

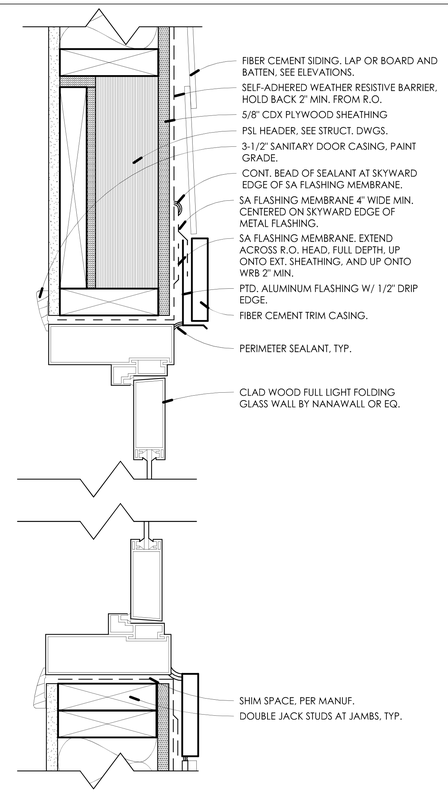
LOCKSET:	CONCEALED MULTI-POINT LOCKING BETWEEN FOLDING PANELS OPERATES WITH TURN OF THE HANDLE ON THE PRIMARY SWING PANEL; MORTISE ENTRY FUNCTION W/ NANAWALL STAINLESS STEEL LEVER HANDLE
HEAD/SILL:	1" LOCKING THROW BOLT SECURITY ENGAGEMENT INTO TOP TRACK AND RECESSED RECEIVER IN THE FLOOR
HINGES:	BY NANAWALL
CLOSER:	NONE
WEATHERSTRIPPING:	BY NANAWALL
SWEEP:	BY NANAWALL
STOP:	NONE
SILENCERS:	NONE

TYPE 4 - BIFOLD

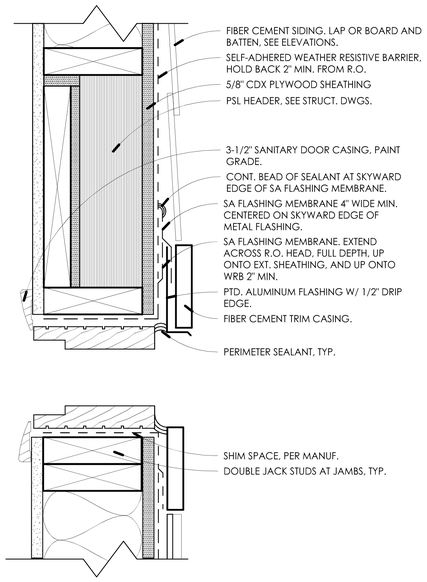
LOCKSET:	BIFOLD DOOR KNOB WITH BACKPLATE BY KNAPE & VOGT
HINGES:	4-WHEEL BALL BEARING WITH ALUMINUM BOX TRACK BY KNAPE & VOGT BIF-125A-2D-3



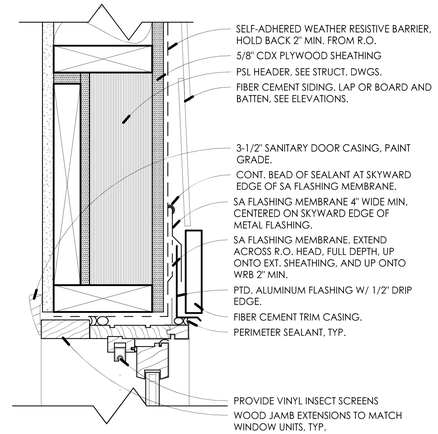
4 INTERIOR DOOR HEAD/JAMB DETAIL
3" = 1'-0"



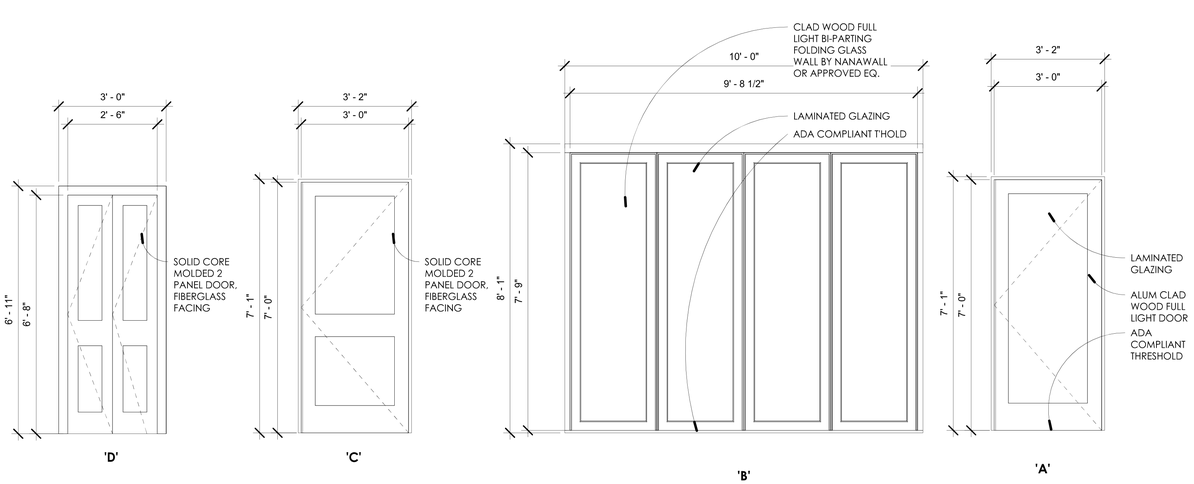
3 FOLDING DOOR HEAD/JAMB DETAILS
3" = 1'-0"



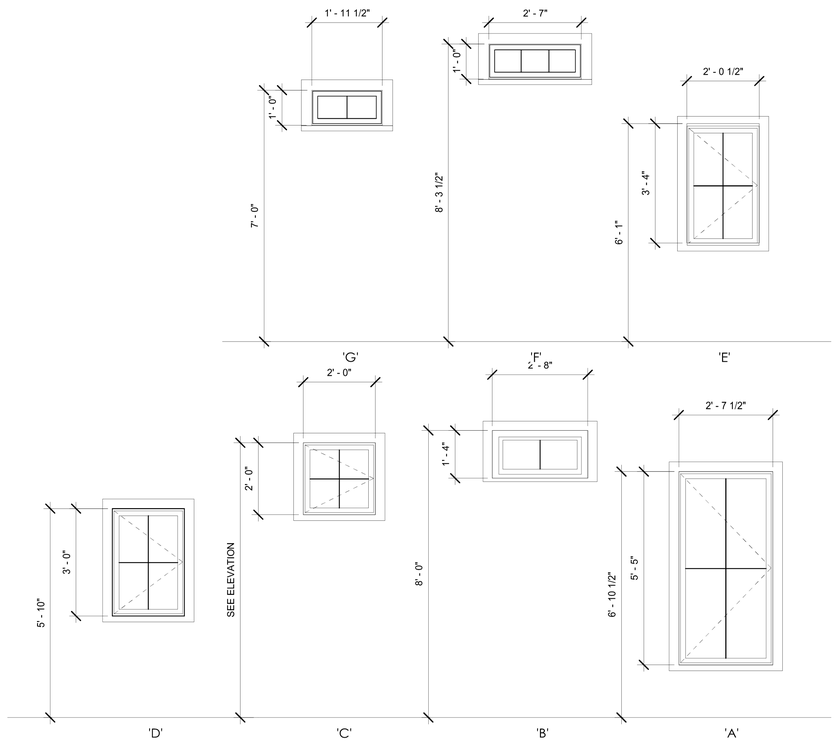
2 EXTERIOR DOOR HEAD/JAMB DETAIL
3" = 1'-0"



1 WINDOW HEAD-SILL DETAIL
3" = 1'-0"



? DOOR TYPES
1/2" = 1'-0"



? WINDOW TYPES
1/2" = 1'-0"

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NEW CONSTRUCTION

BEACH PATROL HEADQUARTERS

5500 BOARDWALK
VENTNOR CITY, NJ 08406

BID ISSUE
NOT FOR CONSTRUCTION

No.	Description	Date

DOOR & WINDOW SCHEDULES, DETAILS

Scale	As indicated
Drawn by	BMG
Date	09-20-21

A6.0

Comission no. 19033V

9/16/2021 10:23:32 AM

MECHANICAL NOTES

GENERAL

1. GENERAL NOTES, SYMBOLS, LISTS AND DETAILS ARE APPLICABLE TO ALL MECHANICAL DRAWINGS LABELED "M."

2. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS AND LABOR TO PROVIDE COMPLETE AND
WORKING MECHANICAL SYSTEMS WHETHER SPECIFIED OR IMPLIED.

3.THE ENTIRE MECHANICAL INSTALLATION SHALL CONFORM TO ALL THE LOCAL CODE, STATE LAWS, AGA, BOCA,
NBFU, NSPC, ASME AND ALL OTHER GOVERNING AUTHORITIES.

4. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND APPROVALS AS REQUIRED.

5. DO NOT SCALE THE DRAWINGS FOR EXACT DIMENSIONS, VERIFY ALL FIGURES, CONDITIONS, DIMENSIONS, ETC.
AT THE JOB SITE.

6. CONTRACTOR SHALL GUARANTEE THE COMPLETE INSTALLATION AGAINST DEFECTS IN THE WORKMANSHIP AND
MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE FINAL ACCEPTANCE. THIS GUARANTEE SHALL
BE BINDING REGARDLESS OF THE MANUFACTURER'S GUARANTEE AND THE CONTRACTOR SHALL REPAIR AND/OR
REPLACE ALL DEFECTIVE MATERIALS OR PARTS REGARDLESS OF CAUSE (EXCLUDING DEFECTS TRACEABLE TO
IMPROPER MAINTENANCE OR MALICIOUS DESTRUCTION OR ACTS OF GOD AFTER THE SYSTEM HAS BEEN ACCEPTED
BY THE OWNER.)

7. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES TO PREVENT INTERFERENCE BETWEEN BEAMS,
STRUCTURES, PIPING, LIGHTING, FIXTURES, ETC.

8. ALL MECHANICAL EQUIPMENT SHALL NE LOCATED AT A MINIMUM FLOOR ELEVATION OF 10.0 MSL OR EQUAL.
PROVIDE ALL NECESSARY STRUCTURES.

9.ALL MATERIALS USED IN CONSTRUCTION SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS, A SMOKE
DEVELOPMENT RATING OF 50 OR LESS, AND A FUEL CONTRIBUTED RATING OG 25 OR LESS. ALL MATERIALS SHALL BE
"SELF-EXTINGUISHING. "

10. ALL PIPING, CONDUIT AND DUCT PENETRATIONS OF "FIRE RATED BUILDING CONSTRUCTION" SHALL BE SLEEVED
AND SEALED WITH A FIRE BARRIER MATERIAL EQUAL TO 3M "PENETRATION SEALING SYSTEMS," REFER TO
ARCHITECTURAL DRAWINGS FOR FIRE RATING OF BUILDING CONSTRUCTION.

11. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS.

12. CONTRACTOR SHALL PROVIDE THREE (3) COMPLETE SETS OF BOUND OPERATING AND MAINTENANCE
INSTRUCTIONS. CONTRACTOR SHALL INSTRUCT THE OWNER OR HIS AGENT WITH REGARD TO THE PROPER USE OF
THE SYSTEM UNTIL SUCH INSTRUCTION IS COMPLETE TO THE OWNER'S SATISFACTION. OPERATION AND
MAINTENANCE MANUAL SHALL INCLUDE A VALVE SCHEDULE IF VALVES ARE INSTALLED AS PART OF THE NEW WORK.

13. MECHANICAL CONTRACTOR SHALL LABEL ALL NEW MECHANICAL EQUIPMENT, PIPING AND VALVES (INDOORS
AND OUTDOORS) IN A PERMANENT MANNER. MECHANICAL PIPING SHALL BE LABELED WITH SELF-ADHESIVE PIPE
MARKERS EQUAL TO MARKING SERVICES INC. (MSI) SERIES MS-900 MARKERS. COMPLY WITH ASME A13.1 FOR
LETTERING SIZE, LENGTH OF COLOR FIELD, COLORS, AND VIEWING ANGLES OF IDENTIFICATION. DIRECTION OF
FLOW SHALL BE IDENTIFIED WITH MS-900 FLOW DIRECTIONAL ARROW TAPE. VALVES SHALL BE IDENTIFIED WITH
BRASS VALVE TAGS, ATTACHED WITH SOLID BRASS CHAINS AND "S" HOOKS. VALVE TAGS SHALL BE COORDINATED
WITH VALVE SCHEDULE PROVIDED IN OPERATION AND MAINTENANCE MANUEL MECHANICAL EQUIPMENT SHALL BE
LABELED WITH ENGRAVED PLASTIC TAGS WITH MOUNTING HOLES AND STAINLESS STEEL SCREWS. ALL LABELING
SHALL HAVE HIGH CONTRAST BETWEEN LETTER AND BACKGROUND COLORS AND SHALL BE LOCATED FOR EASY
VISIBILITY.

14. ALL MECHANICAL EQUIPMENT AND APPLIANCES INSTALLED SHALL BEAR THE LABEL OF AN APPROVED AGENCY.

15. THE ENTIRE MECHANICAL INSTALLATION HAL BE MADE IN ACCORDANCE WITH THE 2018 INTERNATIONAL
MECHANICAL CODE AND ANY SUPPLEMENTS,.

16. PROVIDE VIBRATION ISOLATION MOUNTINGS FOR ALL MOTOR OPERATED EQUIPMENTS AND AS
RECOMMENDED BY THE MANUFACTURER.

17. ALL EXTERIOR WALL OPENINGS SHALL BE SLEEVED, PROPERLY CAULKED AND SEALED WITH A HIGH QUALITY
SEALANT TO PREVENT INFILTRATION OF MOISTURE AND OUTSIDE AIR.

18. MECHANICAL CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL CONTRACTOR WHO SHALL PROVIDE
POWER WIRING TO ALL MECHANICAL EQUIPMENT. MECHANICAL CONTRACTOR SHALL FURNISH LOOSE MOTOR
STARTERS AND DISCONNECT SWITCHES FOR INSTALLATION AND WIRING BY THE ELECTRICAL CONTRACTOR.
MECHANICAL CONTRACTOR SHALL PROVIDE ALL CONTROL AND INTERLOCK WIRING BY THE ELECTRICAL
CONTRACTOR. MECHANICAL CONTRACTOR SHALL PROVIDE ALL CONTROL AND INTERLOCK WIRING AND ALL
THERMOSTATS AND ACCESSORIES.

19. PROVIDE BALANCING OF ALL AIR SYSTEMS PER AABC OR NEBB STANDARDS. SUBMIT TEST DATA AND
DEMONSTRATE IN FIELD. INCLUDE SOUND TESTING AS MAY BE REQUIRED.

20. SUBMIT 3/8" SCALE SHOP DRAWINGS FOR APPROVAL TO FABRICATION. COORDINATE WITH ALL TRADES.

21. SUBMIT TO THE ARCHITECT FOR APPROVAL, DUPLICATE SPECIFICATION SHEETS OF ALL EQUIPMENT SUPPLIED OR
INSTALLED, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

A: AIR HANDLING UNITS
B: EXHAUST FANS
C: ELECTRIC HEATERS
D: GRILLES AND DIFFUSERS
E: DUCTWORK AND INSULATION
F: CONTROLS.

22. A COMPLETE SET OF "AS-BUILT" DRAWINGS, (1) SET HARD COPY REPRODUCIBLE AND (1) SET ELECTRONIC FILES
PRODUCED IN AUTOCAD FORMAT RELEASE 14 (MIN.) SHALL BE FURNISHED (1/8"=1'-0" SCALE MIN.) TO THE
OWNER AND ENGINEER UPON REQUEST.

AIR HANDLING EQUIPMENT

1. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL VIBRATION ISOLATION EXTERNAL
OR INTERNAL TO BOTH AIR HANDLING UNITS AND ALL MOTOR OPERATED DEVICES. EXPECTED NOISE LEVELS SHALL
CONFORM TO THE PREFERRED CRITERIA RECOMMENDATIONS AS SET FORTH IN ASHRAE 1991 HVAC APPLICATIONS
HANDBOOK, CHAPTER 42, PAGE 42.5. IT WILL BE THE MECHANICAL CONTRACTOR'S RESPONSIBILITY TO SELECT AND
INSTALL VIBRATION ISOLATORS WHICH WILL ENABLE THE AFOREMENTIONED NOISE CRITERIA TO BE MET.

2. ALL EQUIPMENT SHALL BE TESTED, RATED AND CERTIFIED IN ACCORDANCE WITH APPLICABLE INDUSTRY
STANDARDS SUCH AS AMCA, ARI, ASHARE AND IRB SHALL ALSO APPLY. EQUIPMENT SHALL BEAR LABELS OR
APPROVAL BY APPLICABLE AGENCIES.

3. FAN MANUFACTURER SHALL SUBMIT FOR APPROVAL, TWO CERTIFIED PERFORMANCE CURVES FOR EACH FAN.
ONE SHALL BE IN ACCORDANCE WITH AMCA TEST STANDARDS, THE OTHER SHALL INDICATE THE "DE-RATING" DUE
TO ALL NECESSARY ALLOWANCE. NOT THAT THE "DE-RATING" CONDITIONS SHALL SATISFY THE DUTIES, AND SHALL
BE CONFIRMED BY ACTUAL FIELD TESTING.

4. DRIVES FOR ALL BELT DRIVEN EQUIPMENT SHALL INCLUDE PROPERLY SELECTED SHEAVES, MATCHED V-BELTS, ALL
RATED FOR 150 PERCENT OF MOTOR HORSEPOWER.

5. PROVIDE FLEXIBLE DUCT CONNECTIONS ON SUPPLY, RETURN AND OUTDOOR AIR DUCTS TO ALL AIR HANDLING
EQUIPMENT.

6. PROVIDE ROOF CURBS AND COUNTERFLASHING FOR ALL ROOF MOUNTED AIR HANDLING EQUIPMENT. BASE
FLASHING SHALL BE BY OTHERS.

DUCTWORK

1. UNLESS OTHERWISE NOTED, ALL DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL, G90 GRADE
PER SMACNA. ALL DUCTS CONSTRUCTED OF GALVANIZED STEEL SHEET METAL SHALL HAVE MINIMUM GAUGE
THICKNESS AS FOLLOWS:

MAXIMUM SIDE (IN.)			GAGE		
THROUGH			12		26
13	-	30		24	
31	-	54		22	
55	-	84		20	
OVER		84		16	

DIAMETER (IN.)			GAGE		
THOUGH			12		26
13	-	18		24	
19	-	28		22	
29	-	36		20	
37	-	52		18	

PROVIDE ALL NECESSARY CROSS-BREAKING AND DUCT REINFORCING AS REQUIRED PER SMACNA
RECOMMENDATIONS.

2.ALL DUCTWORK SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED PER SMACNA STANDARDS.

3. DUCT SIZES SHOWN ON DRAWINGS ARE CLEAR DIMENSIONS.

4. COORDINATE LOCATION OF DUCT WORK, PIPING, AND DIFFUSERS WITH ALL OTHER TRADES.

5.ALL DUCTWORK AND PIPING ABOVE CEILING AND IN AREAS WITHOUT CEILINGS SHALL BE INSTALLED AS HIGH
AS POSSIBLE.

6. PROVIDE VOLUME DIAMETERS AT ALL DUCT BRANCHES AND RUNOUTS. PROVIDE OPPOSED BLADE VOLUME
DAMPERS AT ALL REGISTERS, GRILLES, AND DIFFUSER NECKS IN SUPPLY, RETURN AND EXHAUST DUCTWORK
WHETHER SHOWN ON DRAWINGS OR NOT.

7. PROVIDE AT MINIMUM 10 GAUGE STEEL SLEEVES FOR ALL DUCT PENETRATIONS THROUGH FIRE RATED WALLS,
FLOORS AND PARTITIONS. PROVIDE PIPE SLEEVES FOR ALL MECHANICAL PIPING PENETRATING THROUGH FIRE
RATED WALLS, FLOORS, AND PARTITIONS. SEAL ALL ANNULAR SPACE BETWEEN SLEEVES AND DUCTWORK OR PIPING
WITH A FIRE BARRIER MATERIAL EQUAL TO 3M "PENETRATING SEALING SYSTEM."

8. THE INSIDE DUCTWORK VISIBLE THROUGH A GRILLE OR DIFFUSER SHALL BE PAINTED FLAT BLACK.

9.THE MECHANICAL CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF MASONRY RETURN AIR OPENINGS
AND RECESSED EQUIPMENT WITH THE GENERAL CONTRACTOR.

10. ALL RETURN AIR OPENINGS SHALL BE ABOVE CEILING UNLESS NOTED OTHERWISE. PROVIDE AND INSTALL WIRE
MESH SCREENS ON ALL OPENINGS.

11. ALL PIPING AND DUCTS IN FINISHED ROOMS OR SPACES SHALL BE CONCEALED IN FURRED CHASSES OR
SUSPENDED CEILING.

12. PROVIDE RETURN AIR OPENINGS AS REQUIRED. OPENING SHALL BE SIZED FOR REQUIRED CFM AT A VELOCITY
NOT TO EXCEED 500 FEET PER MINUTE. PROVIDE LINTELS AS REQUIRED.

13. SUPPORTS FOR DUCTS SHALL BE INSTALLED AT INTERVALS OF NOR MORE THAN 10 FEET.

14.FLEXIBLE DUCTWORK CONCEALED ABOVE CEILING SHALL BE EQUAL TO THERMAFLEZ PRO SERIES G-KM
INSULATED FLEXIBLE DUCT (R-VALUE=4.2) WITH POLYETHYLENE VAPOR BARRIER JACKETING. FLEXIBLE DUCT
EXPOSED TO VIEW SHALL BE EQUAL TO THERMOFLEX M-KE INSULATED FLEXIBLE DUCTWORK WITH REINFORCING
METALLIZED VAPOR BARRIER JACKETING. FLEX DUCT SHALL BE U.L. LISTED AND LABELED AS A CLASS 1 AIR DUCT.
STANDARD 181. FLEX DUCT SHALL BE CONNECTED TO BRANCHES AND MAINS USING CONICAL FITTINGS AND
SHALL NOT EXCEED 10'-0" IN LENGTH INCLUDING ONE ELBOW. FLEXIBLE DUCTWORK SHALL NOT BE USE AS RETURN
AIR OR EXHAUST DUCTWORK.

15.ALL DUCTWORK SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED PER SMANCA STANDARDS AND FOR
PRESSURES OF 2" E.S.P. SEAL ALL LONGITUDINAL SEAMS AND TRANSVERSE JOINTS WITH THE FIRE-PROOF SEALANT
FOR "AIR-TIGHT" APPLICATION.

16. PROVIDE TYPE "B, DYNAMIC FIRE DAMPERS IN DUCTS WHERE DUCT PENETRATES FIRE-RATED WALLS, FLOORS,
CEILINGS, ETC. WHERE SHOWN ON DRAWINGS AND AS REQUIRED BY THE INTERNATIONAL MECHANICAL CODE
2015. FIRE DAMPERS SHALL COMPLY WITH REQUIREMENTS OF UL 555. DAMPERS SHALL HAVE A MINIMUM OF
1.5 HOURS FOR PENETRATIONS OF LESS THAN 3-HOUR FIRE-RESISTANCE-RATED ASSEMBLIES AND A MINIMUM
RATING OF 3-HOURS FOR PENETRATION OF 3-HOUR OR GREATER FIRE-RESISTANCE-RATED ASSEMBLIES. PROVIDE
ACCESS DOORS FOR ALL DAMPERS OR OTHER APPROVED MEANS OF ACCESS.

17.DUCT SMOKE DETECTORS AND ASSOCIATED AUDIO/VISUAL DEVICES SHALL BE FURNISHED AND WIRED BY
ELECTRICAL CONTRACTOR. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ALL DUCT SMOKE
DETECTORS AND INSTALL ALL REQUIRED CONTROL WIRING TO AUTOMATICALLY SHUT DOWN FANS AS OUTLINED
IN SPECIFICATIONS.

18. DUCTWORK FOR DISHWASHER SHALL BE CONSTRUCTED OF STAINLESS STEEL. ALL SEAMS AND JOINTS ARE TO BE
WELDED.

19. EXTERIOR LOUVERS ARE INDICATED FOR REFERENCE ONLY. GENERAL CONTRACTOR SHALL BE RESPONSIBLE
FOR FURNISHING AND INSTALLING ALL EXTERIOR LOUVERS.

20. COORDINATE ALL ROOF PENETRATIONS WITH WORK OF OTHER TRADES AND WITH FLASHING REQUIREMENTS.

DUCTWORK INSULATION

1. AL SHEET METAL SUPPLY AND RETURN AIR DUCTWORK SHALL BE WRAPPED WITH 1-1/2" THICK FIBERGLASS DUCT
INSULATION HAVING AN INSTALLED R-VALUE OF 4.5, A THERMAL CONDUCTIVITY OF .27 AT MEAN TEMPERATURE OF
75 DEGREE F, AND A DENSITY OF 1.0 PCF. INSULATION SHALL BE JOHN-MANVILLE "MICROLITE" OR APPROVED
EQUAL.

2. OUTDOOR AIR DUCTWORK BETWEEN OA INTAKE DEVICE AND UNIT SHALL BE WRAPPED WITH 2" THICK
FIBERGLASS DUCT INSULATION HAVING AN INSTALLED R-VALUE OF 4.5, A THERMAL CONDUCTIVITY OF .27 AT
MEAN TEMPERATURE OF 75 DEGREES F, AND A DENSITY OF 1.0 PCF. INSULATION SHALL BE JOHN-MANVILLE
"MICROLITE" OR APPROVED EQUAL.

3.EXHAUST DUCTWORK SHALL BE UNINSULATED EXCEPT BETWEEN BACKDRAFT DAMPER AND ROOF CURB. EXHAUST
DUCTWORK BETWEEN BACKDRAFT DAMPER AND CURB SHALL BE INSTALLED IN THE SAME MANNER AS OUTDOOR
AIR DUCTWORK.

4.INSULATION MUST BE FIRE-RATED FOR FLAME SPREAD OF 25 OR LESS AND SMOKE DEVELOPED FOR 50 OR LESS.

5. INSULATION TO BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

GRILLES, REGISTERS AND DIFFUSERS

1. ALL SIZES OF CEILING DIFFUSERS, EXHAUST GRILLES AND RETURN GRILLES SHOWN ON DRAWINGS ARE MODEL
SIZES, NECK SIZES ARE INDICATED WITH THE ABBREVIATION OF "NK."

2. ALL CEILING DIFFUSERS SHOWN ON DRAWINGS ARE 4-WAY UNLESS OTHERWISE NOTED.

3. ALL CEILING DIFFUSERS SHALL HAVE OPPOSED BLADE DAMPERS.

4. ALL SIDEWALL MOUNTED SUPPLY GRILLES SHALL BE DOUBLE DEFLECTION UNLESS OTHERWISE NOTED.

5.ALL CEILING DIFFUSERS SHALL BE OF ALUMINUM CONSTRUCTION UNLESS OTHERWISE NOTED.

6. PROVIDE SQUARE TO ROUND ADAPTERS AS NECESSARY.

7. ALL CEILING DIFFUSERS SHALL BE 24 "x24" LAY-IN MODULES UNLESS OTHERWISE NOTED.

CONDENSATE PIPING

1. PIPING SHALL BE RIGIDLY SUPPORTED AT INTERVALS OF NOT MORE THAN 10 FEET.

2.PROVIDE DIELECTRIC UNIONS IN PIPING WHERE DISSIMILAR METALS ARE JOINED TOGETHER.

3. THE SIZE OF ALL PIPING SHALL BE JOINED USING 95-5 TIN/ANTIMONY SOLDER.

4.ALL COOPER PIPING SHALL BE AS SHOWN IN THE DRAWINGS, OR NOT SHOWN, AS REQUIRED.

5. ALL CONDENSATE DRAIN LINES SHALL BE PIPED TO FULL SIZE OF THE UNITS DRAIN OUTLET AND PROVIDED WITH A
"P" TRAP SIZED AT MINIMUM TO EXCEED FAN STATIC PRESSURE. CONNECT CONDENSATE DRAINS TO PLUMBING
AS INDICATED ON DRAWINGS.

6. CONDENSATE DRAINAGE: DWV COPPER TUBING, PITCHED DOWN A MINIMUM OF 1/8 " PER FOOT AWAY FROM
UNIT.

7. INSULATION SHALL CARRY THROUGH ALL WALL AND FLOOR PENETRATIONS AND PIPE HANGERS.

8. PROVIDE GALVANIZED METAL SHIELDS FORMED TO FIT THE INSULATION BETWEEN HANGERS AND FINISHED
INSULATIONS.

9.INSULATE CONDENSATE PIPING WITH 1/2 " THICK "MICRO-LOK" AP INSULATION (PROVIDE ZESTON PVC FISTING
COVERS.)

REFRIGERANT PIPING NOTES

1.REFRIGERANT PIPING SHALL BE TYPE "L" OR TYPE "ACR' HARD DRAWN COPPER WITH WROUGHT COPPER
FITTINGS, JOINED USING 45% SILVER BRAZING SOLDER AND SILVER BRAZING FLUX.

2. PROVIDE LIQUID LINE REFRIGERANT SIGHT GLASS/MOISTURE INDICATOR.

3. PROVIDE LIQUID AND SUCTION LINE FILER/DYERS AS REQUIRED.

4. INSULATE REFRIGERANT SUCTION LINE WITH 1/2 " THICK ARAMAFLEX INSULATION.

5. CONDENSATE DRAIN PIPING SHALL BE DWV COPPER WITH WROUGHT COPPER FITTINGS, JOINED USING 95-5
TIN/ANTINOMY SOLDER.

6. ALL CONDENSATE DRAIN LINES SHALL BE PIPED TO FULL SIZE OF THE UNITS DRAINS AND PROVIDED WITH A "P"
TRAP AT MINIMUM TO EXCEED FAN STATIC PRESSURE. CONNECT CONDENSATE DRAINS TO PLUMBING LINES AS
INDICATED ON DRAWINGS.

SPLIT SYSTEM A/C UNIT (INDOOR) SCHEDULE

UNIT	MFGR	MODEL	COOLING	HEATING	AIRFLOW RATE	VOLTAGE	MCA	FUSE	NOTES
AC-1	Mitsubishi Electric	MSZ-GL12NA	12,000	14,400	1229/1172	208/230	9.0	15	
AC-2	Mitsubishi Electric	MSZ-GL12NA	12,000	14,400	1229/1172	208/230	9.0	15	
AC-3	Mitsubishi Electric	MSZ-GL12NA	12,000	14,400	1229/1172	208/230	9.0	15	
AC-4	Mitsubishi Electric	MSZ-GL12NA	12,000	14,400	1229/1172	208/230	9.0	15	
AC-5	Mitsubishi Electric	PLA-A24EA7	24,000	26,000	1940/1940	208/230	19.0	25	

SPLIT SYSTEM A/C UNIT (OUTDOOR) SCHEDULE

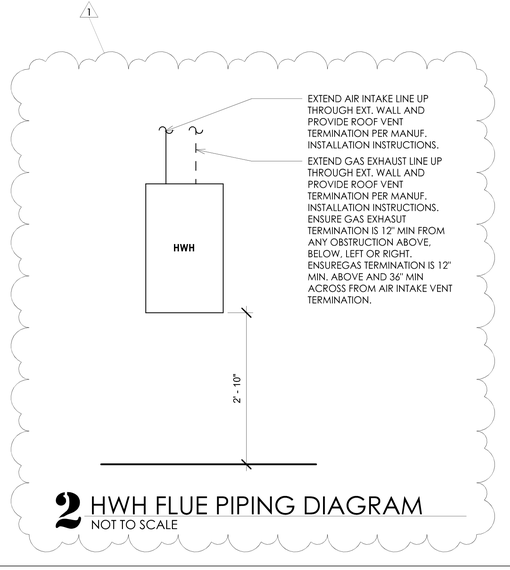
UNIT	MFGR	MODEL	TYPE	COOLING	HEATING	VOLTAGE	MCA	FUSE
HP-1	MITSUBISHI ELECTRIC	MXZ-8C48NA2	R410A	48,000	54,000	208/230	35	40

BRANCH BOX SCHEDULE

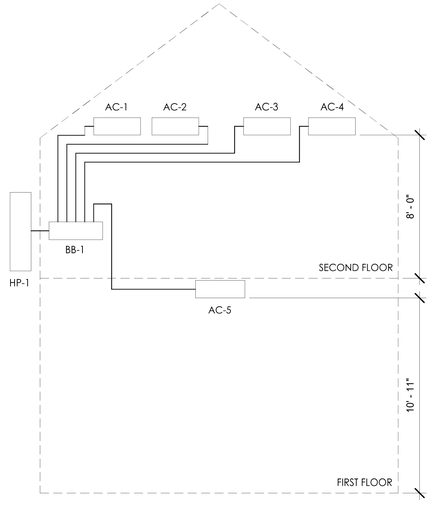
SYMBOL	MFGR	MODEL	NUMBER OF CONNECTIBLE INDOOR UNITS	VOLTAGE	RUNNING CURRENT (A)	INPUT (kW)
BB-1	MITSUBISHI ELECTRIC	PAC-MKA52BC	5	208/230	0.05	0.003

EXHAUST FAN SCHEDULE

SYMBOL	SERVICE	LOCATION	CFM	ESP	MOTOR HP	FAN RPM	MOTOR FLA	ELECTRICAL	OPER WEIGHT (LBS)	BASIS OF DESIGN	
								V/PH/HX		MANUFACTURER	MODEL NUMBER
EF-1	RESTROOM	CEILING	70	0.25	6 WATTS	935	0.1	115/1/60	12	GREENHECK	SP-80-VG



2 HWH FLUE PIPING DIAGRAM
NOT TO SCALE



1 MECHANICAL SPLIT SYSTEM DIAGRAM
1/4" = 1'-0"

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NEW CONSTRUCTION

BEACH PATROL HEADQUARTERS

5500 BOARDWALK
VENTNOR CITY, NJ 08406

BID ISSUE

NOT FOR CONSTRUCTION

No.	Description	Date
1	ADDENDUM #1	10/01/21

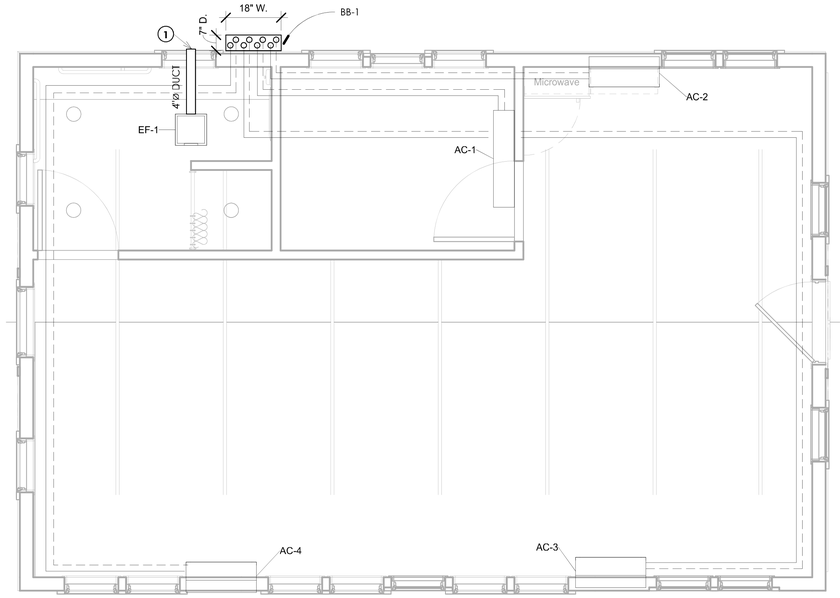
MECHANICAL PLAN, SCHEDULES, AND NOTES

Scale	As indicated
Drawn by	BMG
Date	09-20-21

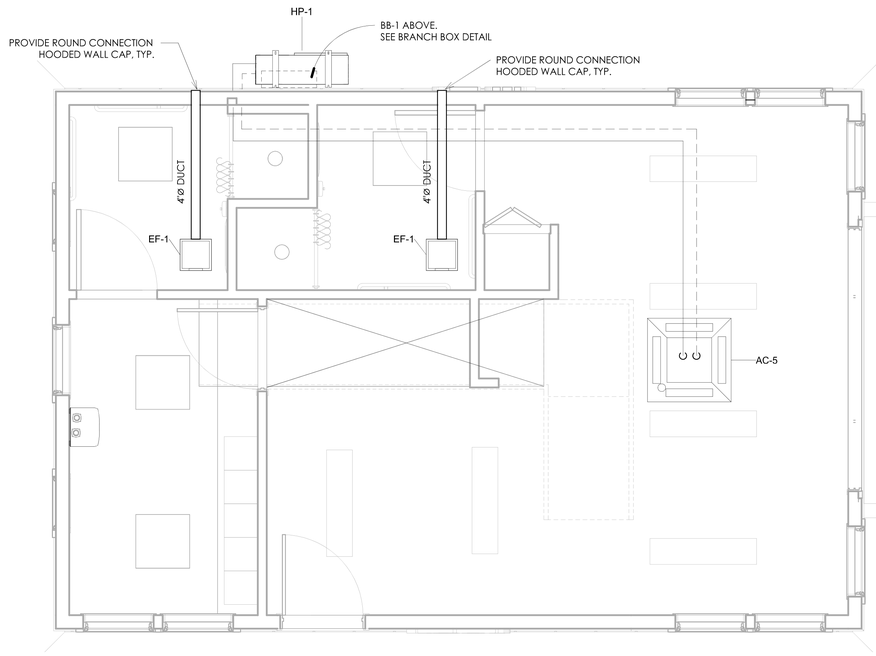
M1.0

Comission no.	19033V

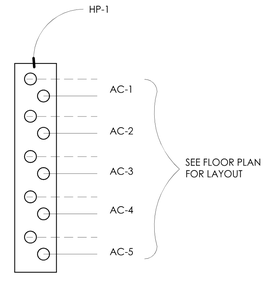
10/1/2021 9:40:51 AM



2 2ND FLOOR MECHANICAL
3/8" = 1'-0"



1 1ST FLOOR MECHANICAL
3/8" = 1'-0"



3 BRANCH BOX DETAIL
1" = 1'-0"

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BID ISSUE

NOT FOR CONSTRUCTION

No.	Description	Date
1	ADDENDUM #1	10/01/21

REFRIGERANT AND DUCTWORK LAYOUT PLAN

Scale	As indicated
Drawn by	Author
Date	09-20-21

M1.1

Comission no. 19033V

10/1/2021 9:40:52 AM

ELECTRICAL NOTES:

GENERAL

1. ALL ELECTRICAL WORK TO BE INSTALLED IN ACCORDANCE WITH THE 2014 EDITION OF THE NATIONAL ELECTRICAL CODE ADOPTED BY THE UNIFORM CONSTRUCTION CODE - STATE OF NEW JERSEY AND ANY OTHER PARTY HAVING JURISDICTION.

2. ALL ELECTRICAL MATERIALS AND EQUIPMENT FOR THE PROJECT SHALL BE NEW AND APPROVED BY UNDERWRITERS LABORATORY (U.L.) OR ANY OTHER NATIONALLY RECOGNIZED TESTING AGENCY UNLESS NOTED OTHERWISE ON DRAWINGS.

3. ALL NECESSARY PERMITS, INSPECTIONS, AND LICENSES SHALL BE PROCURED AND ALL FEES PAID BY THE CONTRACTOR. SUBMIT TO THE OWNER DUPLICATE CERTIFICATES OF INSPECTION FROM THE APPROVED INSPECTION AGENCY.

4. UPON COMPLETION OF THE WORK, THE ENTIRE WIRING SYSTEM SHALL BE FREE FROM GROUNDS, SHORT CIRCUITS, OPENS, OVERLOADS AND IMPROPER VOLTAGES.

5. PRIOR TO FINAL ACCEPTANCE OF THE WORK, A WRITTEN STATEMENT SHALL BE SUBMITTED TO THE OWNER GUARANTEEING ALL EQUIPMENT AND SYSTEMS AGAINST DEFECTIVE MATERIAL AND WORKMANSHIP FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE. UPON NOTICE ALL DEFECTIVE EQUIPMENT, MATERIALS AND SYSTEMS SHALL BE PROMPTLY REPAIRED AT NO EXPENSE TO THE OWNER.

6. THIS SET OF DRAWINGS IS DIAGRAMMATIC IN NATURE AND INDICATES THE GENERAL ARRANGEMENT OF THE VARIOUS SYSTEMS AND APPROXIMATE LOCATIONS OF THE EQUIPMENT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THAT THERE IS ADEQUATE SPACE AT THE LOCATIONS INDICATED FOR ALL EQUIPMENT PRIOR TO INSTALLATION OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS IN THE FIELD, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

7. ELECTRICAL CONTRACTOR SHALL SECURE SHOP DRAWINGS FROM OTHER CONTRACTORS AND VERIFY EXACT ELECTRICAL CHARACTERISTICS OF EQUIPMENT TO BE WIRED PRIOR TO ROUGH-IN. IF DISCREPANCIES ARE NOTED BETWEEN THE ELECTRICAL CONTRACT DRAWINGS AND OTHER CONTRACTOR SHOP DRAWINGS, ELECTRICAL CONTRACTOR IS TO NOTIFY ENGINEER AT ONCE. FAILURE TO PERFORM THIS DUTY WILL NOT RELIEVE THE ELECTRICAL CONTRACTOR OF THE RESPONSIBILITY TO CORRECT WIRING DEFICIENCIES AT NO EXPENSE TO THE OWNER.

8. ALL DEVICES OR EQUIPMENT SHOWN IN SYMBOL FORM SHALL BE WIRED TO ITS RESPECTIVE PANEL.

9. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL AN ARC FLASH WARNING PLACARD THAT SHALL BE LOCATED SO AS TO BE CLEARLY VISIBLE TO QUALIFIED PERSONS BEFORE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE OF SWITCHBOARDS, PANELBOARDS, INDUSTRIAL CONTROL PANELS, AND MOTOR CONTROL CENTERS IN ACCORDANCE WITH ARTICLE 110.16 OF THE 2008 NEC.

10. ALL INTERIOR WIRING SHALL BE INSTALLED IN ELECTRICAL NONMETALLIC TUBING OR NONMETALLIC CABLE AND CONCEALED IN WALLS OR IN HUNG CEILING SPACE. ENT SHALL CONFORM TO ARTICLE 362 AND NM CABLE SHALL CONFORM TO ARTICLE 334 OF THE 2014 EDITION OF THE NATIONAL ELECTRICAL CODE. WHERE WIRING CANNOT BE CONCEALED IN FINISHED AREAS, IT SHALL BE RUN EXPOSED IN A NEAT MANNER VIA SURFACE RACEWAY. MINIMUM CONDUIT SIZE SHALL BE 3/4" UNLESS NOTED OTHERWISE.

11. ALL WIRING, CONNECTIONS AND DEVICES SHALL BE PROVIDED TO COMPLY WITH THE GROUNDING REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND THE DRAWINGS UNLESS NOTED OTHERWISE. ALL EXPOSED NON-CURRENT CARRYING ELECTRICAL EQUIPMENT METALLIC PARTS, RACEWAY SYSTEMS AND WIRING SYSTEM GROUNDING CONDUCTORS SYSTEM SHALL BE GROUNDED.

12. PROVIDE A SEPARATE, GREEN-COLORED, INSULATED EQUIPMENT GROUNDING CONDUCTOR WITHIN EACH FEEDER AND BRANCH CIRCUIT RACEWAY. THIS CONDUCTOR SHALL BE SEPARATE FROM THE ELECTRICAL SYSTEM NEUTRAL CONDUCTOR. TERMINATE EACH END OF THIS GROUNDING CONDUCTOR ON A U.L. LISTED LUG, BUS OR BUSHING. THE GROUNDING CONDUCTOR SIZE SHALL BE IN ACCORDANCE WITH NEC, TABLE 250.122.

13. ALL CUTTING AND PATCHING REQUIRED FOR THE ELECTRICAL WORK SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.

14. PANEL BOARD DIRECTORIES SHALL BE TYPED, AND UPDATED INDICATING NEW CIRCUITING AND DEVICE DESCRIPTION AS SHOWN ON DRAWINGS.

15. EXISTING EQUIPMENT FIXTURES, COMPONENTS, AND ALL OTHER RELATED APPURTENANCES WHICH ARE NO LONGER REQUIRED AS INDICATED ON DRAWINGS SHALL BE REMOVED AND BECOME PROPERTY OF THE OWNER.

16. ALL COMPONENTS OF EXISTING SYSTEMS REQUIRED TO BE MODIFIED, EXTENDED OR REUSED SHALL BE INSPECTED AND RETURNED TO A FIRST-CLASS OPERATING CONDITION. COMPONENTS SHALL BE CLEANED AND REPAINTED IF NECESSARY.

17. ALL DEMOLISHED MATERIALS SHALL BE CAREFULLY REMOVED FROM THE 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.

18. ALL HOLES OR VOIDS CREATED TO ROUTE CONDUIT OR METAL CLAD CABLE THROUGH FIRE RATED FLOORS AND WALLS SHALL BE SEALED WITH AN INTUMESCENT MATERIAL CAPABLE OF EXPANDING UP TO 8 TO 10 TIMES WHEN EXPOSED TO A TEMPERATURE OF 250 DEGREES FAHRENHEIT AND ABOVE. ACCEPTABLE SEALING MATERIAL SUCH AS 3M FIRE BARRIER CAULK, PUTTY, STRIP AND SHEET FORM SHALL HAVE I.C.B.O. AND BOCA APPROVED RATING OF 3 HOURS PER ASTM E-814 (U.L. 1479) AS PER NEC ARTICLE 300.21.

19. THE ELECTRICAL WORK RELATING TO THE PROJECT IS SHOWN. OTHER EXISTING ELECTRICAL AND SYSTEMS COMPONENTS HAVE BEEN LEFT OFF THE DRAWING OR CLARITY.

20. TWO OR THREE POLE CIRCUIT BREAKERS SHALL BE COMMON TRIP TYPE. SINGLE POLE BREAKERS WITH YOKED HANDLE WILL NOT BE PERMITTED.

21. THE ELECTRICAL CONTRACTOR SHALL NOT UTILIZE A "COMMON NEUTRAL" ON MULTIPLE BRANCH CIRCUITS. EACH SUCH CIRCUIT SHALL BE RUN WITH ITS OWN DEDICATED NEUTRAL WIRE.

22. WHERE CONDUIT RUNS CROSS STRUCTURAL EXPANSION JOINTS, LIQUID-TIGHT FLEXIBLE METAL CONDUIT SHALL BE USED TO TRANSITIONAL CONDUIT SYSTEM FROM ONE STRUCTURAL SECTION TO THE OTHER.

23. THERMAL OVERLOAD PROTECTION SHALL BE IN COMPLIANCE WITH MOTOR MANUFACTURER'S SPECIFICATIONS.

24. WHERE CIRCUIT BREAKERS OR FUSES ARE APPLIED IN COMPLIANCE WITH THE SERIES COMBINATION RATINGS MARKED ON THE EQUIPMENT BY THE MANUFACTURER, THE EQUIPMENT ENCLOSURE(S) SHALL BE LEGIBLY MARKED IN THE FIELD TO INDICATE THE EQUIPMENT HAS BEEN APPLIED WITH A SERIES COMBINATION DEVICE RATING. THE MARKING SHALL BE READILY VISIBLE AND CONFORM TO ARTICLE 110.22 OF THE 2014 EDITION OF THE NATIONAL ELECTRICAL CODE.

25. PROVIDE NECESSARY COMMON GROUNDS BETWEEN THE ELECTRICAL SERVICE, TELEPHONE SERVICE, UNDERGROUND METALLIC PIPING, CONDUIT, AND FOUNDATION/FOOTING REBAR PER NEC ARTICLES 250.50 & 250.52

26. CONTRACTOR TO PROVIDE RECEPTACLES TO MATCH PLUGS FURNISHED WITH EQUIPMENT.

27. ALL LIGHTING AND POWER PANELS SHALL HAVE THEIR TOPS AT 6'-6" ABOVE FINISHED FLOOR.

28. PANEL BOARDS SHALL BE DEAD-FRONT, SAFETY-TYPE AND SHALL CONTAIN MAIN LUG RATINGS, BRANCH CIRCUIT BREAKERS, SPACES AND BUSSES AS INDICATED ON THE DRAWINGS.

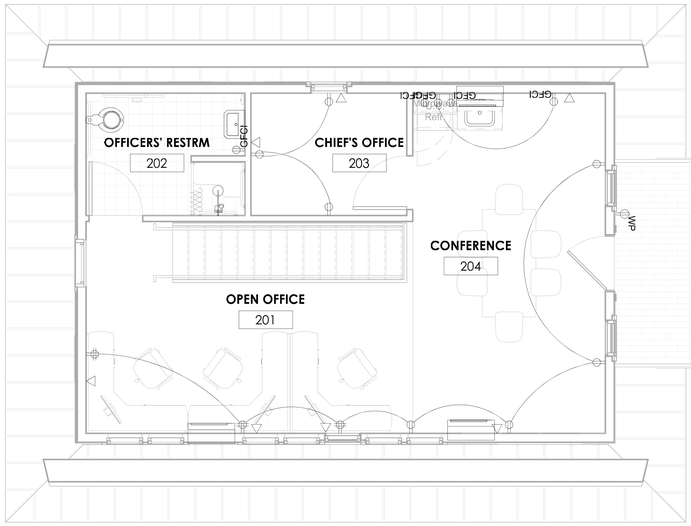
29. PANEL BOARDS SHALL BE SUITABLE FOR FLUSH MOUNTING OR SURFACE MOUNTED INSTALLATION AS REQUIRED.

30. ELECTRICAL CONTRACTOR SHALL LOCATE LIGHTING FIXTURES TO SUIT STRUCTURAL AND ARCHITECTURAL CONDITIONS IN THOSE ROOMS WHERE BEAMS, DROPPED SOFFITS, ACCESS PANELS OR SIMILAR OBSTRUCTIONS REQUIRE A CHANGE IN LIGHTING FIXTURE LAYOUT.

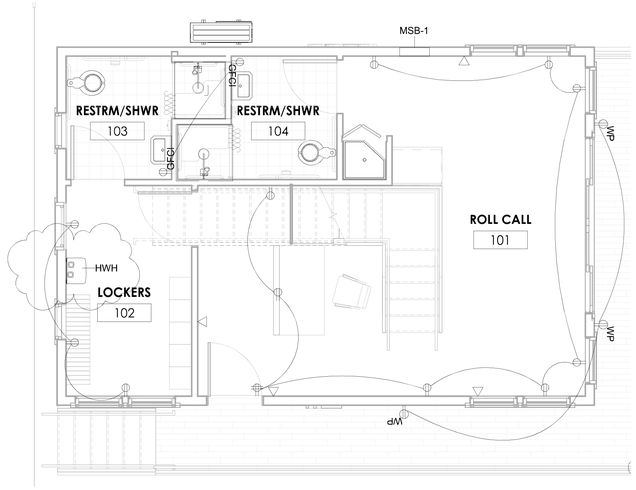
31. ELECTRICAL CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL ELECTRICAL DEVICES WITH MILLWORK CONSTRUCTOR AND ARCHITECT PRIOR TO ROUGH-IN.

Security Device Schedule

Mark	Count	Manufacturer	Model	Description	Finish	Height	Depth	Width	Housing	Voltage
C-1	4	Pelco, a Motorola Solutions Company	S7230L-EW0	Spectra Enh7 1080p (2 MP) 30X Env Pendant White Smoked Bubble	Metal - Aluminum - Pelco - White	11 1/2"	9"	9"	Aluminum Construction, IK10 Rated Housing and Nylon Bubble	24 V



3 SECOND FLOOR POWER PLAN
1/4" = 1'-0"



ELECTRICAL POWER LEGEND

	DUPLEX RECEPTACLE
	QUAD RECEPTACLE,
GFI	GFI RECEPTACLE, 42" A.F.F.
WP	WEATHERPROOF GFI RECEPTACLE
	DATA JACK RECEPTACLE
ELEC.	ELECTRICAL PANEL

2 FIRST FLOOR POWER PLAN
1/4" = 1'-0"

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	MODEL NUMBER	VOLTAGE	WATTS	MTG	NOTES
LT-1	1X4 RECESSED LED	LITHONIA LIGHTING	ENVX 1X4 HRG 2000LM 80CRI 35K	120-277	<varies>	S	
LT-2	2'x2' TROFFER	LITHONIA LIGHTING	2AVL2 30LHE MDR GZ1 LP830	120-277	31	S	
LT-3	6" RECESSED DOWNLIGHT	LITHONIA LIGHTING	LDN630/30L06ARLSSMVOLTGZ1TRW	120-277	34.8	S	WET LOCATION
LT-4	SUSPENDED LINEAR 4 FT.	LITHONIA LIGHTING	GRD MSL4 ID1000LMF 80/20 120 SLP	120-277	32.2	P	
LT-5	SUSPENDED LINEAR 4 FT.	LITHONIA LIGHTING	GRD MSL4 ID1500LMF 20/80 120 SLP	120-277	50.67	P	
LT-6	LED EXTERIOR MEDIUM WALL LANTERN	PROGRESS LIGHITNG	P5622-2030KP	120	9	W	WET LOCATION
LT-E	EMERGENCY	LITHONIA LIGHTING	EU2CB	120-277	3	S	

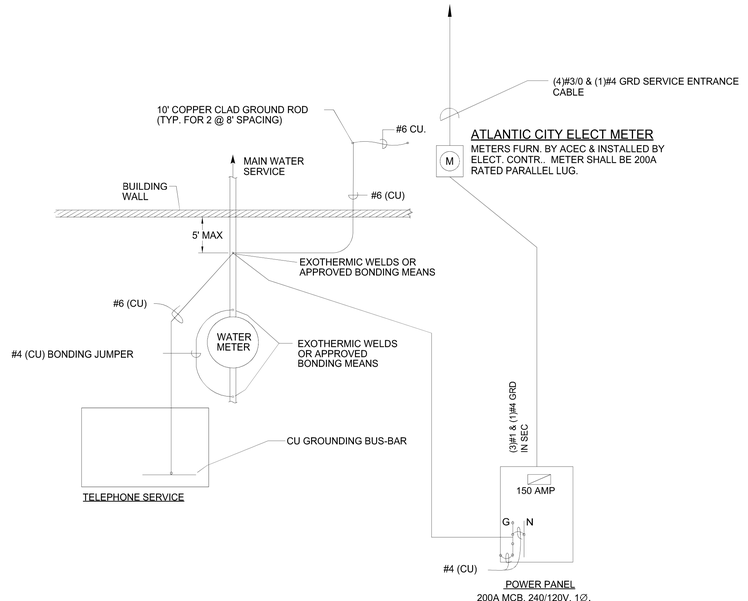
Branch Panel: MSB-1

Location: ROLL CALL 101
Supply From:
Mounting: Recessed
Enclosure: Type 1
Volts: 120/208 WYE
Phases: 3
Wires: 4
A.I.C. Rating:
Mains Type:
Mains Rating: 100 A
MCB Rating: 100 A

CKT	Circuit Description	Trip	P	A		B		C		P	Trip	Circuit Description	CKT
1	Lighting - Restroom 202	20 A	1	0 VA	18 VA					1	20 A	Lighting - 2nd Flr Deck	2
3	Lighting - Exterior	20 A	1			27 VA	0 VA			1	20 A	Lighting - Shower 103	4
5	Lighting - Restroom 103	20 A	1					40 VA	0 VA	1	20 A	Lighting - Shower 104	6
7	Lighting - Restroom 104	20 A	1	40 VA	100 VA					1	20 A	Lighting - Meeting 201	8
9	OUTLETS - LOCKER ROOM	20 A	1			540 VA	1800...			1	20 A	OUTLETS - CONFERENCE / OFFICE	10
11	Lighting - Roll Call	20 A	1					100 VA	360 VA	1	20 A	OUTLETS - KITCHENETTE	12
13	Lighting - Locker	20 A	1	180 VA	208 VA					1	20 A	AC-1	14
15	Lighting - Under Deck	20 A	1			0 VA	100 VA			1	20 A	Restroom 104 EF	16
17	OUTLETS - ROLL CALL	20 A	1					1800...	0 VA	1	20 A	WATER HEATER	18
19	AC-5	20 A	1	208 VA	360 VA					1	20 A	OUTLETS - FIRST FLOOR RESTROOMS	20
21	OUTLET - REFRIGERATOR	20 A	1			180 VA							22
23	Restroom 202 EF	20 A	1					100 VA	180 VA	1	20 A	OUTLETS -SECOND FLOOR...	24
25	OFFICE 203 OUTLETS	20 A	1	540 VA	720 VA					1	20 A	OUTLETS - EXTERIOR	26
27													28
29													30
31	Lighting - Shower 202	20 A	1	0 VA	100 VA					1	20 A	RESTRM 103 EF	32
33													34
35													36
37	OUTLET - MICROWAVE	20 A	1	180 VA									38
39													40
41													42
		Total Load:		2623 VA		2628 VA		2555 VA					
		Total...		22 A		22 A		21 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	45 VA	125.00%	56 VA		
Other	416 VA	100.00%	416 VA	**Total Conn. Load:**	7805 VA
Receptacle	6660 VA	125.00%	8325 VA	**Total Est. Demand:**	9480 VA
Lighting - Dwelling Unit	460 VA	100.00%	460 VA	**Total Conn. Current:**	22 A
Cooling	300 VA	100.00%	300 VA	**Total Est. Demand...**	26 A

ATLANTIC CITY ELECTRIC CO .UNDERGROUND SERVICE
(COORDINATE ACTUAL LOCATION WITH UTILITY CO.)
COORDINATE POLE LOCATION, AND SERVICE CONNECTION REQUIREMENTS WITH ATLANTIC CITY ELECTRIC PRIOR TO INSTALLATION.



1 ELECTRICAL SINGLE LINE
1/4" = 1'-0"

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NEW CONSTRUCTION

BEACH PATROL HEADQUARTERS

5500 BOARDWALK
VENTNOR CITY, NJ 08406

BID ISSUE
NOT FOR CONSTRUCTION

No.	Description	Date
1	ADDENDUM #1	10/01/21

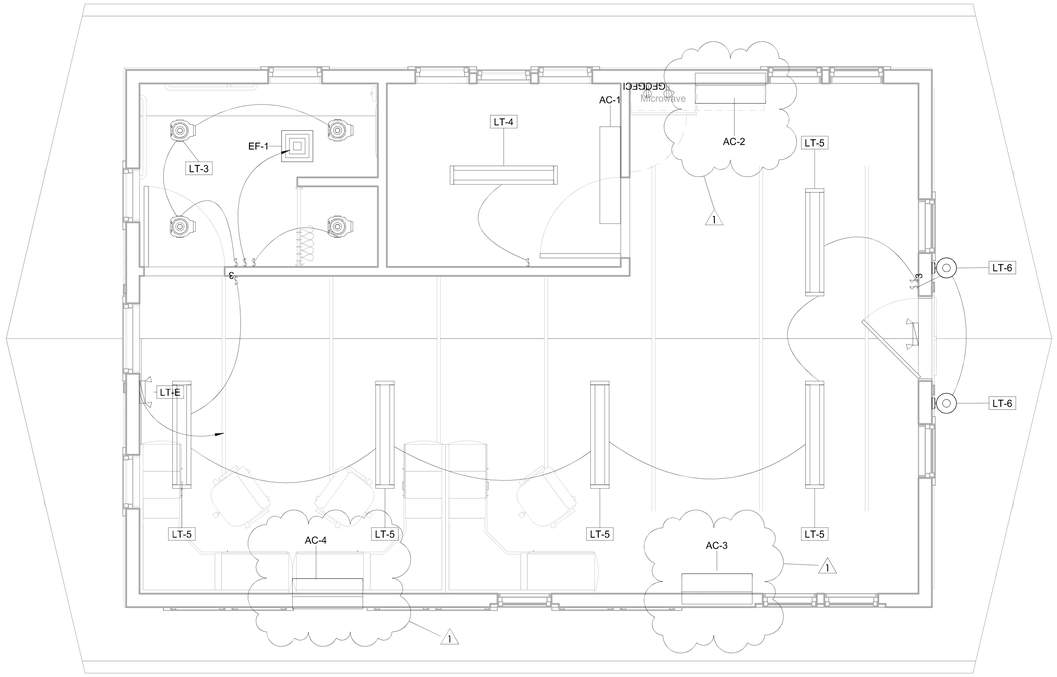
ELECTRICAL NOTES, SCHEDULES, AND LIGHTING PLAN

Scale	As indicated
Drawn by	BMG
Date	09-20-21

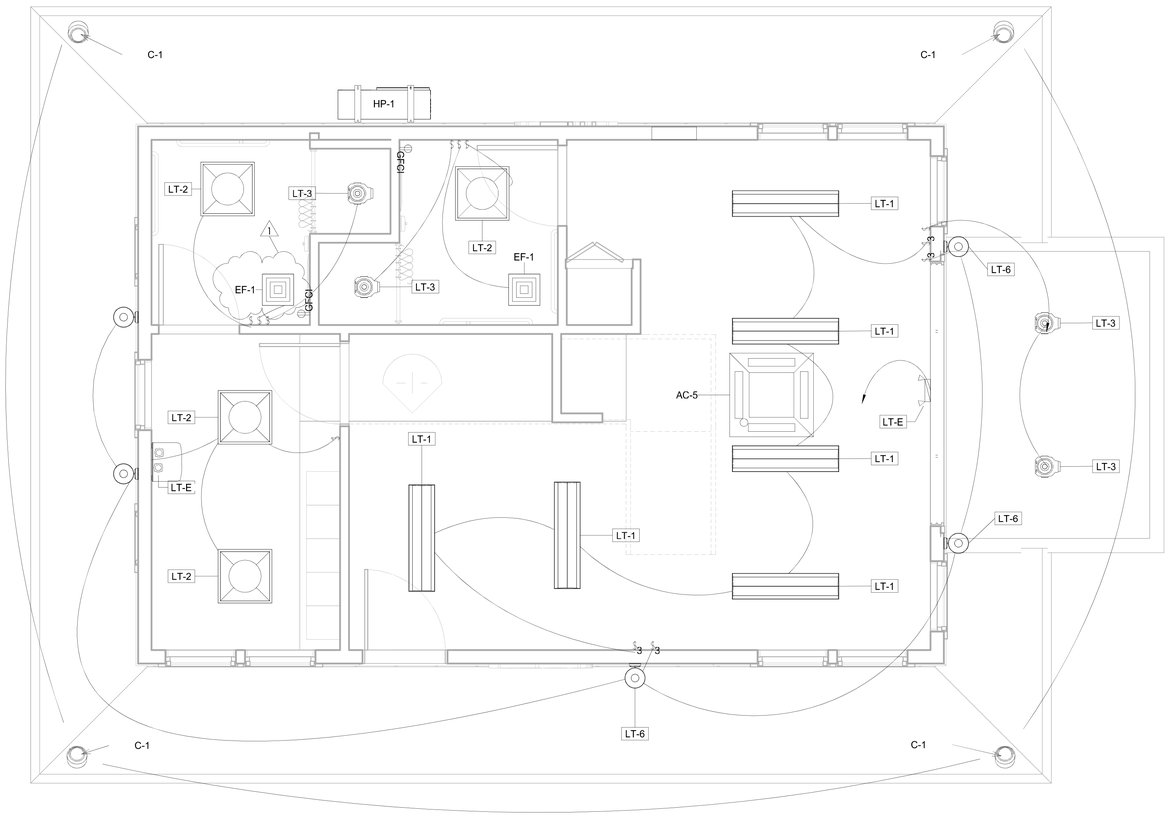
E1.0

Comission no. 19033V

10/1/2021 9:40:48 AM



2 2ND FLOOR LIGHTING PLAN
3/8" = 1'-0"



1 1ST FLOOR LIGHTING PLAN
3/8" = 1'-0"

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VENTNOR CITY, NJ 08406

BID ISSUE

NOT FOR CONSTRUCTION

No.	Description	Date
1	ADDENDUM #1	10/01/21

ELECTRICAL LIGHTING PLANS

Scale	3/8" = 1'-0"
Drawn by	BMG
Date	09-20-21

E1.1

Comission no. 19033V

10/1/2021 9:40:50 AM

PLUMBING NOTES

GENERAL

1. ALL PLUMBING SHALL COMPLY WITH THE 2018 EDITION OF THE NATIONAL STANDARD PLUMBING CODE AS ADOPTED BY THE NEW JERSEY UNIFORM CONSTRUCTION CODE.

2. CONTRACTOR SHALL PROVIDE AND PAY ALL FEES AND PERMITS. THE DRAWINGS ARE INTENDED TO SHOW APPROXIMATE AND RELATIVE LOCATIONS

3. OF MATERIALS AND EQUIPMENT. DRAWINGS SHALL NOT BE SCALED TO DETERMINE EXACT POSITIONS AND CLEARANCES. BECAUSE OF DIAGRAMMATIC LAYOUT AND SMALL SCALE OF DRAWINGS, NOT ALL RISES, DROPS, OFFSETS, VENTS, TRAPS AND RELATED SPECIALTIES ARE INDICATED. PROVIDE ALL SUCH PIPING, FITTINGS, VALVES AND SPECIALTIES REQUIRED IN SUCH CASES TO INSURE A COMPLETE AND PROPERLY OPERATING INSTALLATION IN ACCORDANCE WITH CODES AND WITHOUT EXTRA COST TO OWNER.

4. WORK SHALL BE PERFORMED BY MECHANICS SKILLED IN PARTICULAR TRADE INVOLVED, THAT IS, PLUMBING WORK SHALL BE PERFORMED BY PLUMBERS, ELECTRICAL WORK SHALL BE PERFORMED BY ELECTRICIANS, MECHANICAL WORKED PERFORMED BY STEAM FITTERS AND SHEET METAL MECHANICS. ALL WORK SHALL BE INSPECTED, TESTED AND APPROVED BY THE PROPER

5. AUTHORITIES HAVING JURISDICTION. CERTIFIED COPIES OF THESE APPROVALS SHALL BE DELIVERED TO THE OWNER BEFORE FINAL PAYMENT.

6. ESCUTCHEON PLATES SHALL BE PROVIDED ON ALL PIPE WHICH PASS THROUGH WALL PARTITIONS, FLOORS OR CEILINGS. PLATES SHALL BE ONE PIECE, CHROME FINISHED BRONZE. THE INSTALLATION OF ALL INSULATION SHALL BE PERFORMED BY AN EXPERIENCED.

7. CRAFTSMAN IN A NEAT WORKMAN-LIKE MANNER AND SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS FOR SERVICE INTENDED.

CONTINUITY OF EXISTING SYSTEMS

1. ALL WORK SHALL BE PERFORMED AT SUCH TIME AND IN SUCH MANNER AS WILL LEAST INTERFERE WITH MAINTENANCE AND OPERATION OF OWNER'S ACTIVITIES. PROVISIONS SHALL BE MADE TO PERMIT OWNER'S USE OF ALL THE BUILDING AND OF EXISTING SYSTEMS AT ALL TIMES. PROVIDE TEMPORARY FACILITIES TO SECURE THESE CONDITIONS. REMOVE TEMPORARY FACILITIES WHEN PERMANENT WORK HAS BEEN PLACED INTO SERVICE.

2. FULLY COORDINATE WITH ARCHITECT, OWNER AND ALL OTHER TRADES, ALL WORK INVOLVING SHUT-DOWN AND INTERRUPTION OF EXISTING SYSTEMS AND SERVICE.

3. SHUT-DOWN OF EXISTING SERVICES WHERE REQUIRED TO INSTALL NEW SYSTEMS OR ALTER EXISTING SHALL BE PERFORMED IN A MANNER THAT WILL NOT INTERFERE WITH OWNER'S OPERATIONS. ALL COSTS FOR PERFORMING THIS WORK SHALL BE BORNE BY THE CONTRACTOR AND WITHOUT "EXTRA" COST TO THE OWNER.

4. EXISTING SYSTEMS AND SERVICES THAT ARE TEMPORARILY DISCONNECTED, BUT ARE TO REMAIN IN USE, SHALL BE PERMANENTLY RECONNECTED AND RETURNED TO PROPER OPERATION.

5. FULLY COORDINATE WITH ARCHITECT, OWNER AND OTHER TRADES TO ENSURE COMPLETE CONTINUITY OF ALL SYSTEMS AND SERVICES.

GAS PIPING NOTES

1. GAS PIPING SHALL BE SIZED & INSTALLED AS PER 2015 INTERNATIONAL FUEL GAS CODE (IFGC) CHAPTER 4.

2. GAS PIPING 2" & SMALLER SHALL BE ASTM A53 SCH 40 BLACK STEEL PIPE WITH THREADED JOINTS IN ACCORDANCE WITH ANSI/ASME B1.20.1. THREAD JOINT COMPOUND SHALL BE RESISTANT TO THE ACTION OF NATURAL GAS.

3. GAS PIPING SHALL BE SUPPORTED IN ACCORDANCE WITH IFGC 2015 SECTION 407 & ANSI/MSS SP-58. HANGER SPACING SHALL BE IN ACCORDANCE WITH IFGC 2015 SECTION 415.

4. DRIP LEGS SHALL BE INSTALLED AT ANY POINT WHERE CONDENSATE COULD COLLECT AND AS REQUIRED BY AUTHORITY HAVING JURISDICTION. PIPING SHALL BE SLOPED NOT LESS THAN 1/4" IN 15 FEET TO PREVENT TRAPS.

5. PRIOR TO ACCEPTANCE & INITIAL OPERATION, ALL PIPING SHALL BE INSPECTED AND TESTED TO DETERMINE THAT THE INSTALLATION COMPLIES WITH THE REQUIREMENTS OF IFGC 2015 SECTION 406.

PLUMBING FIXTURE SCHEDULE

TAG	FIXTURE	BASIS OF DESIGN MANUFACTUER...	APPLICABLE STANDARD	MATERIAL	MOUNTING AND OUTLET	DIMENSIONS	RIM HEIGHT	FAUCETS, FITTINGS, AND ACCESSORIES	BASIS
WC-1	FLOOR-MOUNTED ELONGATED WATER CLOSET	AMERICAN STANDARD - MADERA FLOWISE 2234.001	ASME A112.19.2M ADA	VITREOUS CHINA	FLOOR MOUNTED BOTTOM OUTLET	28-1/4"x14"x15"	15" LESS SEAT ADA: 17-19"'	1. FLUSH VALVE: ULTIMA MANUAL FLUSH VALVE PISTON TYPE MODEL: 6047161 2. SEATS: OPEN FRONT, LESS COVER, COMMERCIAL GRADE W/ CHECK HINGE 3. SUPPLY: CHROME PLATED BRASS, 1-1/2" "TOP" INLET SPUD.	DESIGN CONSUMPTION: 1.28 GPF PRESSURE RANGE 25 PSI FLUSHING, 80 PSI STATIC. COLOR: WHITE BOLT CAPS
LAV-1	LAVATORY	AMERICAN STANDARD - DECORUM -9134004EC	ASME A112.19.2M ADA FAUCET ANSI 117.1	VITREOUS CHINA	WALL-HUNG LAVATORY	21"x20-1/4"	34"	1. FAUCET: AMERICAN STANDARD MONTERREY MODEL: 5502.170 2. DRAIN: GRID DRAIN 3. TRAP TYPE: "MCGUIRE" P-TRAP CHROME PLATED CAST BRASS BODY WITH CLEANOUT AND 17" GAUGE TUBULAR WALL BEND. 4. SUPPLY KITS: "MCGUIRE" MODEL 170	DESIGN FLOW RATE: 1.50 GPM COLOR: WHITE FLOOR MOUNTED CONCEALED ARM CARRIER
SK-1	UNDERCOUNTER SINK	AMERICAN STANDARD BOXE - 0315000.020	ASME A112.19.2M ADA FAUCET ANSI 117.1	VITREOUS CHINA	UNDERCOUNTER MOUNTED	16"x24"	33-1/4"'	1. FAUCET: AMERERICAN STANDARD COLONY PRO MODEL: 7074500.002 2. DRAIN: GRID DRAIN 3. TRAP TYPE: "MCGUIRE" P-TRAP CHROME PLATED CAST BRASS BODY WITH CLEANOUT AND 17" GAUGE TUBULAR WALL BEND. 4. SUPPLY KITS: "MCGUIRE" MODEL 170	DESIGN FLOW RATE: 1.50 GPM COLOR: WHITE
SH-1	SHOWER BASE	AMERICAN STANDARD ADA SHOWER BASE - A8009F-FCO	ANSI A117.1	FIBERGLASS REINFORCED HIGH GLOSS ACRYLIC	-	38"x38"x1-1/8"	-	1. TRIM KIT: AMERICAN STANDARD SHOWER ONLY TRIM KIT MODEL: TU105501 2. ROUGH VALVE BODY: UNIVERSIAL INLET/OUTLET MODEL: RU101SS 3. DRAIN: ZURN Z415-BZ1-DP	
MR-1	MOP RECEPTOR	FIAT PRODUCT MODEL MSB 2424	-	PRECAST TERRAZZO	FLOOR MOUNTED	24"x24x12"	-	1. FAUCET: "FIAT PRODUCT" MODEL S830 AA WALL MOUNTED, CHROME PLATED, W/ VACUUM BREAKER, INTEGRAL STOPS, SOUPT W/ PAIL HOOK, WALL BRACE, AND 3/4" HOSE THREAD 2. DRAIN: STAINLESS STEEL, GRID TYPE, POLISHED CHROME, VANDAL RESISTANT 3. RIM GUARD: STAINLESS STEEL 4. MOP HANGER NO: 889-CC-24" 5. HOSE & HOSE BRACKET NO. 832-AA-30" LONG 6. STRAINER NO: 1453-BB 16 GAUGE #302 STAINLESS STEEL. ATTACHED WITH FLAT HEAD SLOTTED MACHINE SCREWS 7. SEALANT SILICONE #833-AA 8. SS WALL GUARD MSG-2424	SPRAY OUTLET W/ 2.5 GPM FLOW RATE

PIPE INSULATION SCHEDULE

SERVICE	MANUFACTURER	TYPE	VAPOR BARRIER	INSULATION THICKNESS	REMARKS
DOMESTIC WATER COLD AND HOT	OWENS CORNING	FIBERGLASS	YES	1": FOR ALL SIZES 2": FOR PIPING IN EXTERIOR WALLS & CHASES AND IN CEILINGS	ALL FITTING, VALVE AND SPECIALTIES SHALL BE INSULATED

DOMESTIC WATER MIXING VALVE SCHEDULE

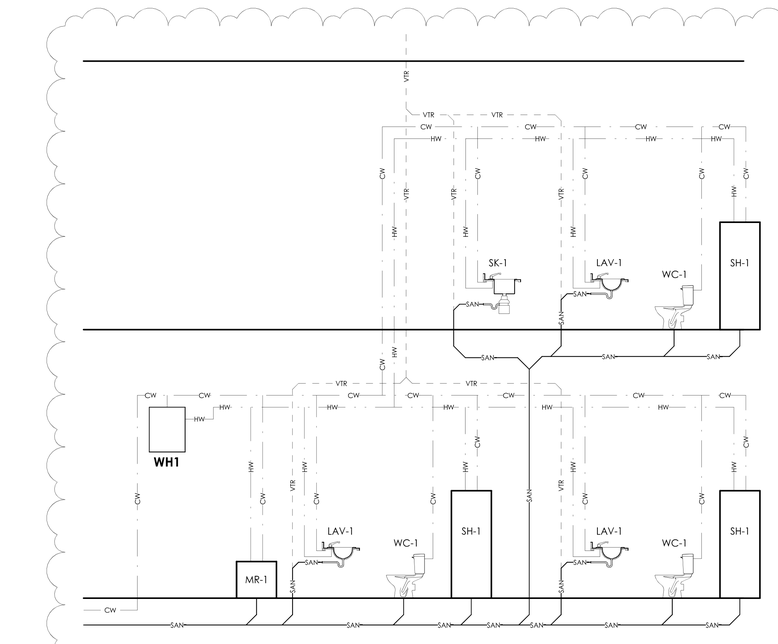
SYMBOL	SERVICE	LOCATION	TYPE	GPM	PD	MAX. TEMP	MIN. FLOW	FLANGE SIZE		BASIS OF DESIGN	
								INLET	OUTLET	MANUFACTURER	MODEL NUMBER
MV-1	DOMESTIC HOT WATER SUPPLY	STORAGE RM 103	THERMOSTATIC	5	<5	105	0.5	3/4"	3/4"	WATTS	LFMM431

PLUMBING SPECIALTIES SCHEDULE

TAG	FIXTURE	BASIS OF DESIGN MANUFACTUER AND MODEL	APPLICABLE STANDARD	BODY MATERIAL	COLOR / FINISH	OVERALL SIZE	ACCESSORIES AND REMARKS	OPTIONS
CO	CLEANOUT	CHARLOTTE PIPE	ASTM D-3311	PVC	WHITE	-	DWV FITTING WITH CLEANOUT ADAPTER AND PLUG	-
BFP-1	REDUCED PRESSURE ZONE BACKFLOW PREVENTER	WATTS LF909-QT-S	ASSE-1013	CAST COPPER	-	26" x 12"	QUARTER TURN SHUT-OFFS STRAINER FIXED AIR GAP FITTINGS	-
WHA	WATER HAMMER ARRESTOR	J.R. SMITH MODEL 5005, 5010, 5020, 5030, 5040, 5050 MEET STANDARD PDI-WH201	ASSE-1010	STAINLESS STEEL	STAINLESS STEEL	-	BELLOWS TYPE WITH PRESSURIZED CUSHIONING CHAMBER TEMPERATUR RANGE: 100 F TO 300 F MAX OPERATING PRESSURE: 125 PSI MAX STATIC PRESSURE: 250 PSI	-

GAS-FIRED DOMESTIC WATER HEATER SCHEDULE

SYMBOL	TYPE	LOCATION	INPUT (BTUH)	CAPACITY (GALLONS)	WATER ENT (°F)	WATER LVG (°F)	FLOW RATE (GPM)	RECOVERY (GPH)	GAS PRESSURE (IN W.C.)	ELECTRICAL		OPER WEIGHT (LBS)	BASIS OF DESIGN	
										V/PH/HZ	FLA		MANUFACTURER	MODEL NUMBER
HWH	TANKLESS	LOCKER RM 102	199,900	N/A	50	120	5.6	336	3.5"-10.5"	120/1/60	2.0	82	NAVIEN	NPE-240A



1 PLUMBING RISER
N.T.S.

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William McLees Architecture, LLC

New Jersey State Certificate of Authorization # 21AC00055500

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NEW CONSTRUCTION

BEACH PATROL HEADQUARTERS

5500 BOARDWALK
VENTNOR CITY, NJ 08406

BID ISSUE
NOT FOR CONSTRUCTION

No.	Description	Date
1.	ADDENDUM #1	10/01/21

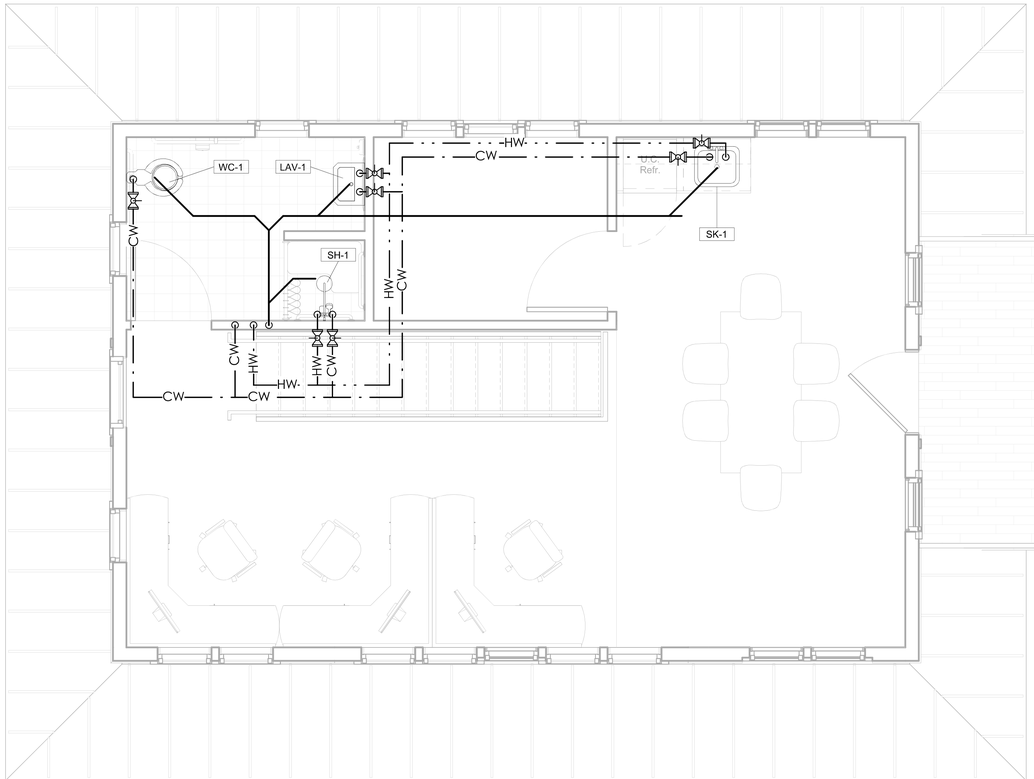
PLUMBING NOTES, SCHEDULES, AND DIAGRAMS

Scale	As indicated
Drawn by	BMG
Date	09-20-21

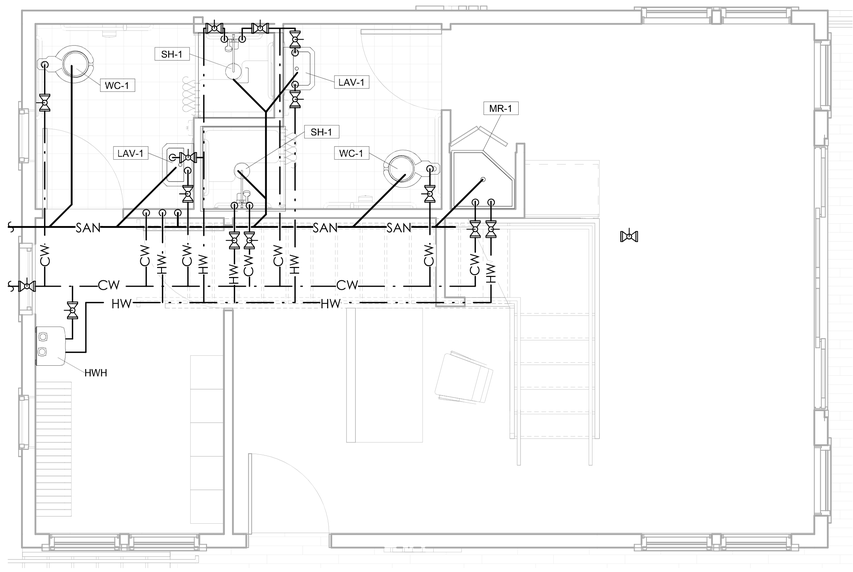
P1.0

Comission no. 19033V

10/1/2021 9:40:53 AM



2 2ND FLOOR PLUMBING PLAN
3/8" = 1'-0"



1 1ST FLOOR PLUMBING PLAN
3/8" = 1'-0"

william mclees
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BEACH PATROL HEADQUARTERS

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VENTNOR CITY, NJ 08406

BID ISSUE

NOT FOR CONSTRUCTION

No.	Description	Date
1	ADDENDUM #1	10/01/21

PLUMBING LAYOUT PLANS

Scale	3/8" = 1'-0"
Drawn by	MF
Date	09-20-21

P1.1

Comission no. 19033V

10/1/2021 9:40:54 AM