

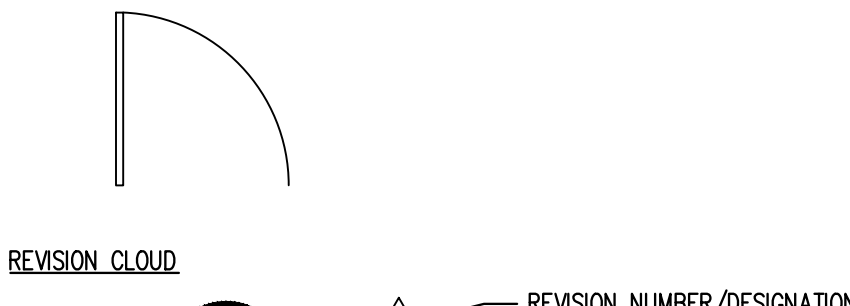
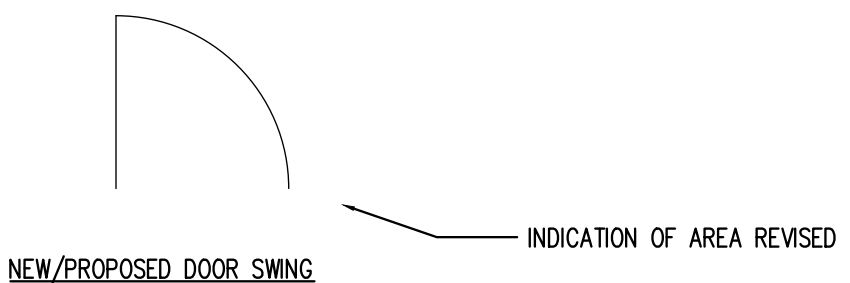
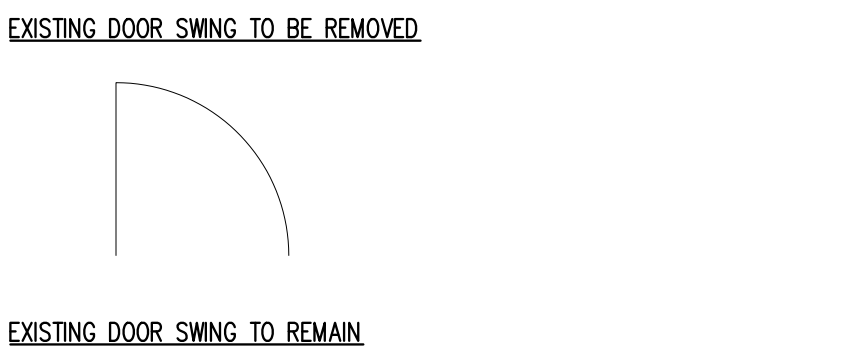
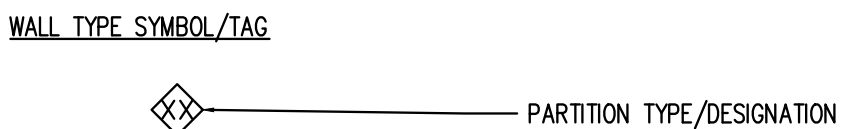
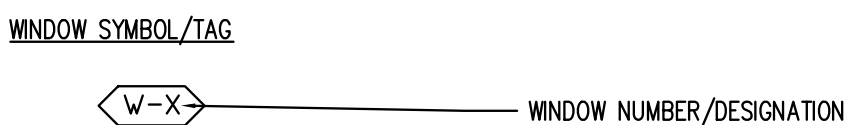
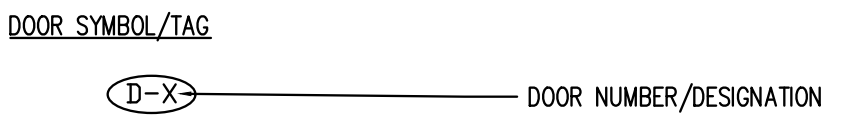
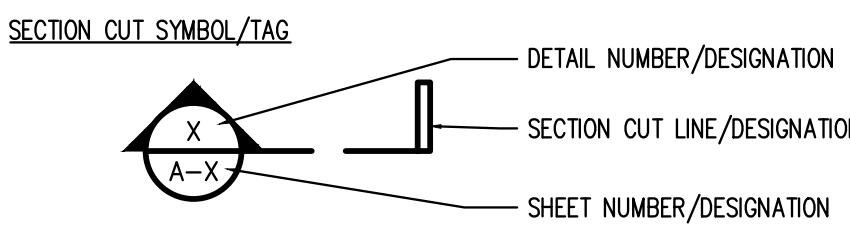
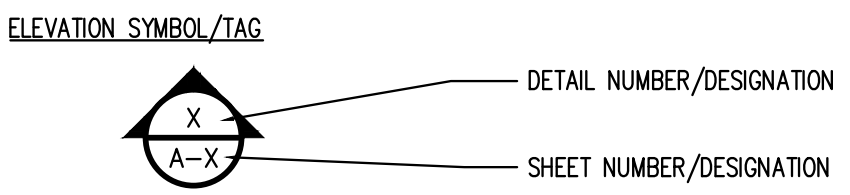
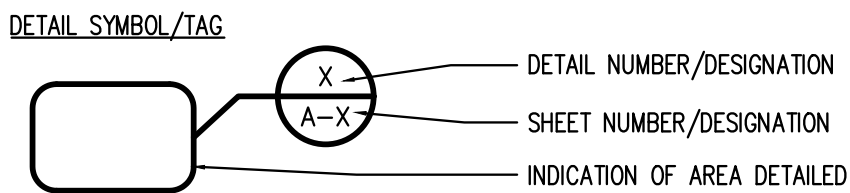
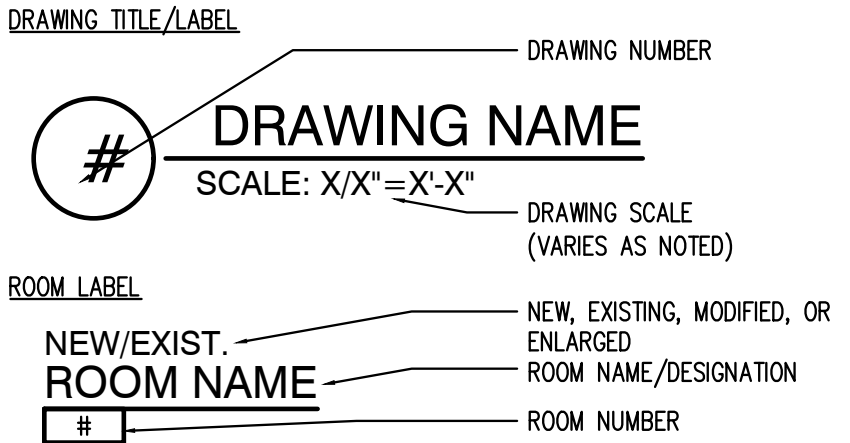
PROPOSED "TOBACCO LEAF" STORE

1060 AARON ROAD

TOWNSHIP OF NORTH BRUNSWICK, NEW JERSEY

GENERAL DRAWING SYMBOLS

* ALL THE ITEMS INDICATED IN THE LEGEND MAY NOT BE INCLUDED IN THIS PROJECT *



PARTITION LEGEND

	EXISTING TO REMAIN
	EXISTING TO REMOVED
	EXISTING PARTITION TO BE CONTINUE TO BOTTOM OF RAFTER/CEILING AND TO BE INSULATED
	NEW PARTITION
	NEW CMU BLOCK

GENERAL NOTES

NOTES

GENERAL

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE FOLLOWING CODES, WHICHEVER IS APPLICABLE.

REFERENCE CODES:

*INTERNATIONAL BUILDING CODE 2021 NJ EDITION
*NATIONAL ELECTRICAL CODE (NEC 70) 2020
*NATIONAL STANDARD PLUMBING CODE 2021 NJ EDITION
*ASHRAE 90.1-2019(COMMERCIAL)
*INTERNATIONAL MECHANICAL CODE 2021
*INTERNATIONAL FUEL GAS CODE 2021
*THE REHABILITATION SUBCODE (NJAC 5:23-6)
*BARRIER FREE SUBCODE - NJAC 5:23 - 7 AND CH 11 OF IBC/2021
ICC A117.1 - 2017

- ALL WORK SHALL BE COMPLETED AS INDICATED ON DRAWINGS AND SPECIFICATIONS AND PER ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES.
- WORK INCLUDES FURNISHING ALL MATERIAL, EQUIPMENT, TOOLS, LABOR, AND SERVICES NECESSARY FOR COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CHECK ALL MEASUREMENTS ON JOB AND SHALL BE RESPONSIBLE FOR SAME.
- ALL WALLS SHALL BE ADEQUATELY BRACED UNTIL THE WALLS AND OR ROOF ARE COMPLETELY INSTALLED AND ARE MADE STRUCTURALLY SOUND.
- THE CONTRACTOR SHALL COMPLY WITH ALL UTILITY CO. REQUIREMENTS FOR ALL REQUIRED SERVICES.
- DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION OF DIMENSIONS FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT PROMPTLY OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- ARCHITECT NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, COORDINATION, AND SCHEDULING OF GENERAL CONTRACTORS AND SUBCONTRACTORS AND ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- THE CONSTRUCTION DOCUMENTS SHALL BE VALID FOR A PERIOD OF (1) YEAR (BASED ON THE COMPLETION DATE OF THE INITIAL WORKING DRAWINGS). EXPIRED CONSTRUCTION DOCUMENTS SHALL BE REVIEWED BY THE ARCHITECT FOR NECESSARY REVISIONS DUE TO UPDATED CODES, ORDINANCES, CONSTRUCTION TECHNIQUES, ETC.

- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- TENANT SHALL RECEIVE WRITTEN AUTHORIZATION FROM LANDLORD FOR PROPOSED ALTERATIONS.

CARPENTRY

- PROVIDE WOOD BLOCKING, NAILERS, ETC. AS REQUIRED.
- ALL MILLWORK TO COMPLY WITH APPLICABLE STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE WOODWORK QUALITY STANDARDS.
- ALL WOOD SILLS IN CONTACT WITH MASONRY SHALL BE WOLMANIZED (TREATED WOOD).
- ALL NAILING TO BE COMPLETED IN ACCORDANCE WITH CODE.

INSULATION

- PROVIDE AND INSTALL INSULATION AS INDICATED ON DRAWINGS. INSTALL AS PER MANUFACTURERS INSTRUCTIONS.

DOORS & FRAMES

- THE BOTTOM 12" OF ALL DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE OR KICK PLATE THE FULL WIDTH OF THE DOOR ON THE PUSH SIDE. CAVITIES CREATED BY KICK PLATES SHALL BE CAPPED.
- ALL DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- ALL DOORS, DOOR HARDWARE (INCLUDING LEVER HARDWARE ETC. TO CONFORM TO BARRIER FREE REQUIREMENTS AS INDICATED IN THE N.J.A.C., CURRENT EDITION.
- INCLUDE LEVER HARDWARE AT BARRIER FREE LOCATIONS. INCLUDE PUSH BUTTON RELEASE LOOK AND DOOR CLOSER AT BATHROOM LOCATION(S).
- ALL THRESHOLDS AT DOORWAYS SHALL BE 1/2" HIGH MAXIMUM AND BEVELED AT 12 IF GREATER THAN 1/4" HIGH.

GYPSUM WALLBOARD

- ALL GYPSUM WALLBOARD TO BE 5/8" THICK, FIRE-RATED, TAPERED EDGE WALLBOARD AS MANUFACTURED BY U.S. GYPSUM CO. OR EQUAL.
- INSTALL AS PER MANUFACTURERS RECOMMENDATIONS. PROVIDE ALL NECESSARY BLOCKING

AS REQUIRED.

- WALLS TO RECEIVE (3) COATS OF COMPOUND (TAPED AND SANDED).
- FIRE-RATED ASSEMBLIES INDICATED TO CONFORM TO UNDERWRITER LABORATORIES SPECIFICATIONS.

PAINING

- ALL PERIMETER WALLS & INTERIOR PARTITIONS SHALL BE PAINTED WITH TWO (2) COATS OF FLAT FINISH PAINT. (NEW CONSTRUCTION SHALL ALSO HAVE AN INITIAL PRIMER COAT). COLORS AND OTHER FINISHES WILL BE APPROVED BY OWNER.
- PAINTED TRIM AND HOLLOW METAL FRAMES SHALL RECEIVE TWO (2) FINISH COATS OF SEMI-GLOSS PAINT (NEW CONSTRUCTION SHALL ALSO HAVE AN INITIAL PRIMER COAT). COLORS AND OTHER FINISHES WILL BE APPROVED BY OWNER.

ELECTRIC

- INSTALL ALL ELECTRIC IN ACCORDANCE WITH THE LATEST ADDITIONS OF THE NATIONAL ELECTRICAL CODE, THE STATE OF NEW JERSEY UNIFORM CONSTRUCTION CODE AND AS PER ALL LOCAL CODES AND ORDINANCES AS APPLICABLE. ALL ELECTRICAL SHALL BE UL APPROVED AND LISTED FOR THE PURPOSE SERVED. CONFIRM ELECTRIC LIGHTING REQUIREMENTS WITH OWNER.
- INSTALL ALL WIRING AS PER CURRENT NEC. WIRING METHODS.
- NIGHT LIGHTING SHALL BE REQUIRED AT ALL BUILDING ENTRANCES AND EXITS. NIGHT LIGHTING SHALL BE CONTROLLED BY TIME CLOCKS OR OTHER ENERGY SAVING DEVICES AND PROVIDE MINIMUM ILLUMINATION LEVELS OF FIVE (5) FOOT-CANDLES.
- ALL EMERGENCY LIGHTING AND ILLUMINATED EXIT SIGNS SHALL MEET ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODE REQUIREMENTS.
- PROVIDE ALARM/DETECTION SYSTEM CONNECTED TO CENTRAL MONITORING STATION AS DETERMINED BY LOCAL MUNICIPALITY.

HEATING, VENTILATING AND AIR CONDITIONING

- CONTRACTOR SHALL SIZE, LOCATE AND PROVIDE UNITS, DIFFUSERS, DUCTS, PIPING, INSULATION AND ALL OTHER PARTS OF THE MECHANICAL SYSTEM NECESSARY TO COMPLY WITH CODES AND MANUFACTURERS REQUIREMENTS. THE HVAC SYSTEM SHALL CONFORM TO A.S.H.R.A.E. STANDARDS.
- SYSTEM DESIGN SHALL PROVIDE CONSTANT AIR TEMPERATURE LEVELS THROUGHOUT OCCUPIED AREAS REGARDLESS OF SEASON CHANGES.

- ALL CEILING DIFFUSERS SHALL BE STANDARD 2'X2' OR LINEAR IN SUFFICIENT QUANTITY TO PERMIT INLET VELOCITIES NOT TO EXCEED 600 FPM.

FIRE-SAFETY

- PROVIDE A FIRE SAFETY SYSTEM THROUGHOUT THE SPACE, IN ACCORDANCE WITH THE MOST RECENT NATIONAL, STATE, AND LOCAL CODE REQUIREMENTS.
- PROVIDE DRAFT-STOPPING/ FIRE-BLOCKING AS REQUIRED IN ACCORDANCE WITH SECTION 718 OF THE CURRENT IBC.

PLUMBING

- THE DRAWINGS ARE DIAGRAMMATIC ONLY. THE RUN, ARRANGEMENT, POSITIONS, CONNECTIONS, ETC., OF PIPES, FITTINGS, DRAINS, VALVES, ETC., SHOWN ON THE DRAWINGS SHALL BE TAKEN AS A CLOSE APPROXIMATION AND WHILE THEY SHALL BE FOLLOWED AS CLOSELY AS POSSIBLE, THE RIGHT IS RESERVED TO CHANGE LOCATION, ETC., TO ACCOMMODATE ANY CONDITIONS WHICH MIGHT ARISE DURING THE PROGRESS OF THE WORK.

RUNS OF ALL PIPES SHALL BE STRAIGHT AND DIRECT AS POSSIBLE, FORMING RIGHT ANGLES OR PARALLEL LINES WITH BUILDING WALLS AND OTHER PIPES, AND BE NEATLY AND EVENLY SPACED. OFFSETS WILL BE PERMITTED ONLY WHERE NECESSARY TO ALLOW THE PIPES TO FOLLOW WALLS. THE RESPONSIBILITY FOR ACCURATELY LAYING OUT THE WORK RESTS WITH THE PLUMBING SUBCONTRACTOR SHOULD IT BE FOUND THAT ANY OF THIS WORK IS SO LAID OUT THAT INTERFERENCE WILL OCCUR, HE SHALL REPORT IT TO THE ARCHITECT. PIPING SHALL BE CONCEALED IN WALLS OR CEILINGS, EXCEPT WHERE OTHERWISE INDICATED.

MAINTAIN UNIFORM PITCH ON ALL SOIL, WASTE, AND VENT LINES. NO PIPE OR OTHER APPARATUS SHALL BE INSTALLED IN SUCH A WAY AS TO INTERFERE IN ANY WAY WITH THE REMOVAL OF OTHER EQUIPMENT OR DEVICES, NOT TO BLOCK ACCESS DOORS, DOOR SWINGS, WINDOWS, OR OTHER ACCESS OPENINGS.

PITCH WATER LINES DOWNWARD IN DIRECTION OF FLOW TO POINTS WHERE RELIEF, DRIP, AND DRAIN CONNECTIONS ARE PROVIDED.

- PROVIDE ALL PLUMBING FIXTURES AS INDICATED AND DESCRIBED, SET IN BEST WORKMANLIKE MANNER AND LEFT IN FIRST CLASS CONDITION UPON COMPLETION.

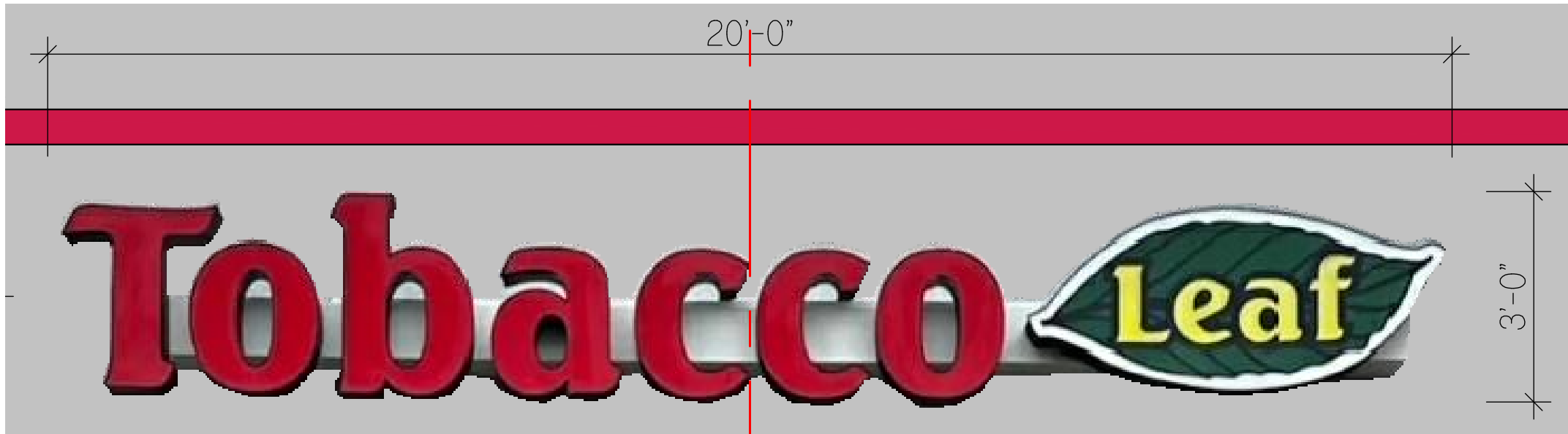
ALL ESCUTCHEONS SHALL BE OF SIMILAR DESIGN WITH SMOOTH PATTERN. ALL EXPOSED PARTS TO BE CHROMIUM PLATED, INCLUDING PARTS FURNISHED FOR FIXTURES BY OTHERS.

BEFORE INSTALLING FIXTURES, BLOW OUT WATER LINES TO REMOVE ANY FOREIGN MATTER. FIXTURES SHALL BE PROVIDED COMPLETE WITH TRAPS, FITTINGS, VENTS, ETC., AND IN ACCORDANCE WITH LOCAL PLUMBING CODES.

- CONTRACTOR SHALL INSTALL ALL GAS PIPING IN ACCORDANCE WITH THE NATIONAL GAS CODE, N.F.P.A. MANUAL AND LOCAL GAS COMPANY REQUIREMENTS AND REGULATIONS.



1 EXISTING CONDITION
SCALE: N.T.S.



2 TYPICAL SIGNAGE (2 Nos.)
SCALE: 1/2" = 1'-0"

SIGNAGE 1- FRONT ELEVATION	
AREA OF FAÇADE (S.F.)	1500.5
MAXIMUM SIZE OF SIGNAGE (S.F.) (10% OF FAÇADE)	150
AREA OF PROPOSED SIGNAGE	60.0
	4.0%
HEIGHT OF SIGNAGE FROM GRADE (FT.) 20'-0" MAX.	12.8

SIGNAGE 2- LEFT-SIDE ELEVATION	
AREA OF FAÇADE (S.F.)	780.4
MAXIMUM SIZE OF SIGNAGE (S.F.) (10% OF FAÇADE)	78
AREA OF PROPOSED SIGNAGE	60.0
	7.7%
HEIGHT OF SIGNAGE FROM GRADE (FT.) 20'-0" MAX.	12.8



3 NEW SIGNAGES AT EXIST. MONUMENT SIGNAGE
SCALE: 1/2" = 1'-0"

BUILDING DATA

CONSTRUCTION CLASSIFICATION: 2-B

USE GROUP: PROPOSED- M (PRIOR- B)

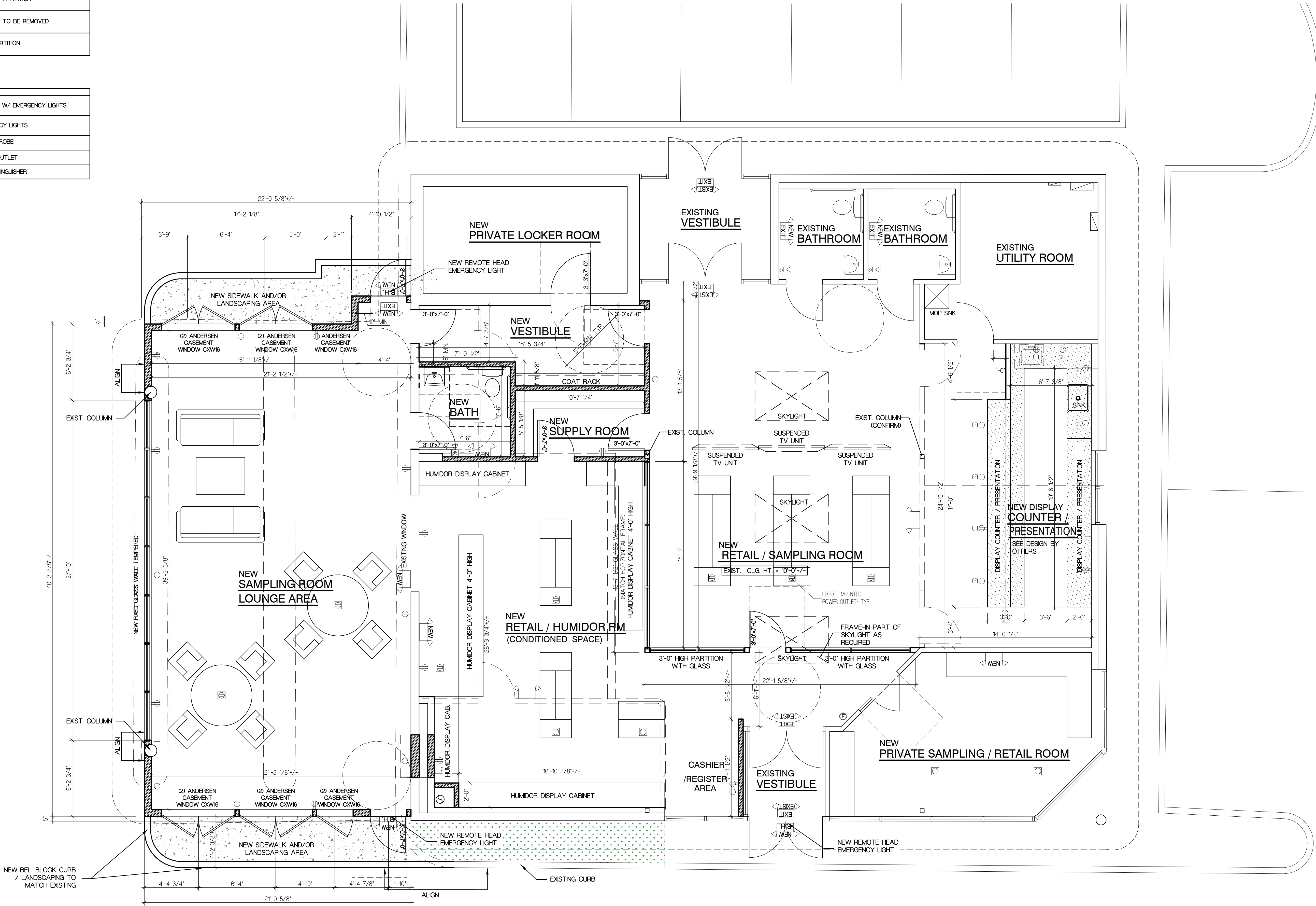
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03/11/25		REVISED PER CLIENT FEEDBACK	NG
03/24/25		REVISED PER CLIENT FEEDBACK	NG
04/04/25		REVISED PER AMERITECH FEEDBACK	NG
04/11/25		ADJUST EXISTING DRIVE THRU DIMENSION	NG
07/23/25		REVISED PER TEAM UPDATE	NG

PARTITION LEGEND

	• EXISTING PARTITION
	• EXISTING TO BE REMOVED
	• NEW PARTITION

LEGEND:

TYPE	
	• EXISTING EXIT SIGN W/ EMERGENCY LIGHTS
	• EXISTING EMERGENCY LIGHTS
	• EXISTING HORN/STROBE
	• EXISTING DUPLEX OUTLET
	• EXISTING FIRE EXTINGUISHER



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

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Architect

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NY CERT. NO. #AI-11708
NY LIC. NO. 034741-1
REGISTERED ARCHITECT

PROJECT NAME AND ADDRESS:

PROPOSED "TOBACCO LEAF" STORE
1060 AARON ROAD

TOWNSHIP OF NORTH BRUNSWICK, NEW JERSEY

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07/23/25		REVISED PER TEAM UPDATE	NG

DRAWING NAME:

FLOOR PLAN

DRAWING NUMBER

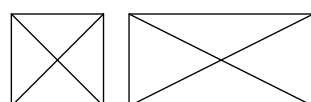

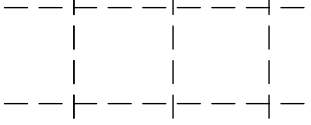
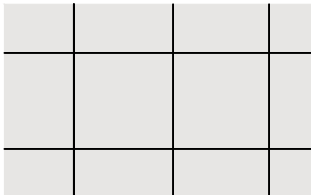


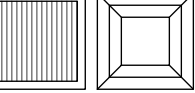
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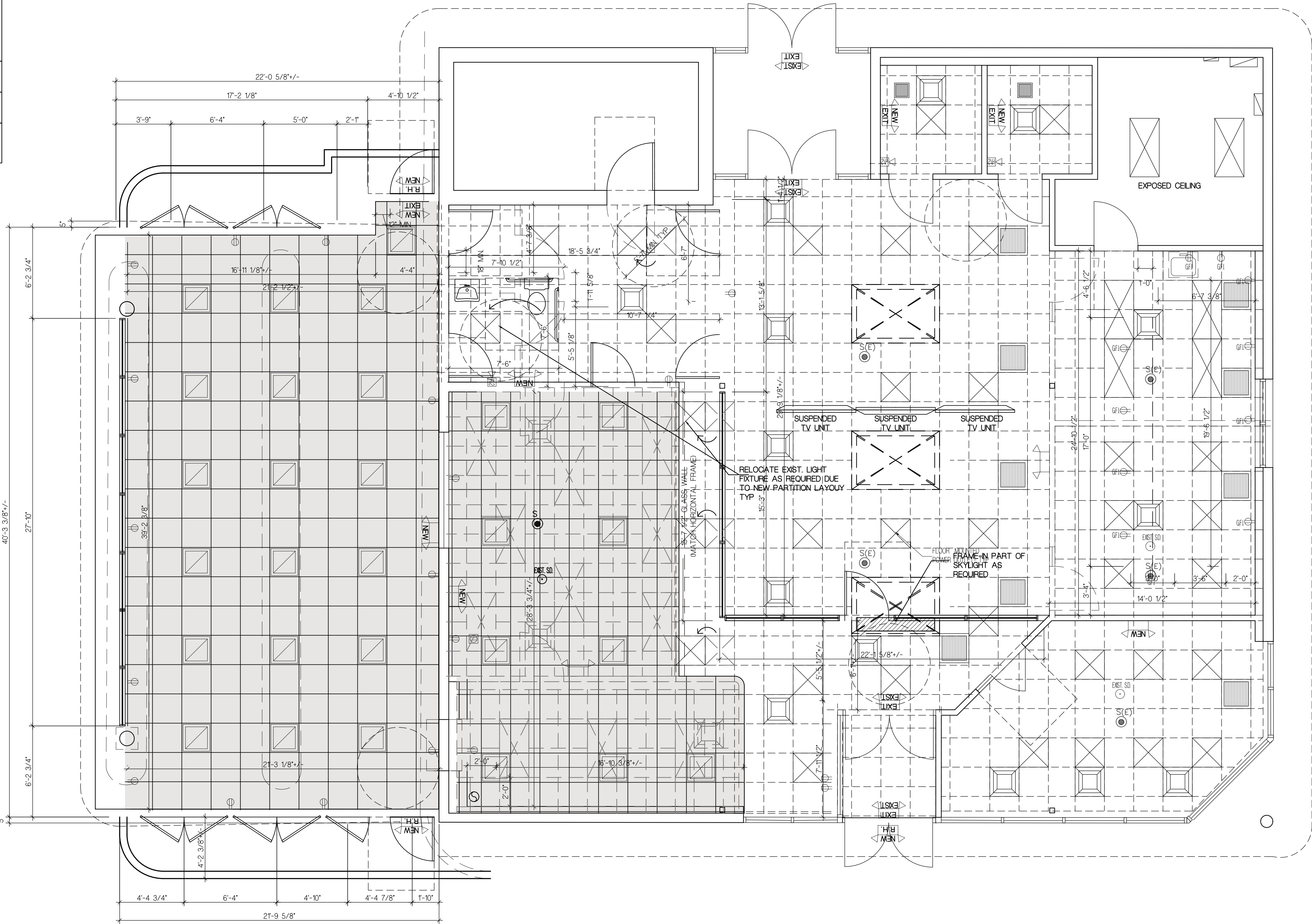
2 OF 4

JOB NO.

25-032K

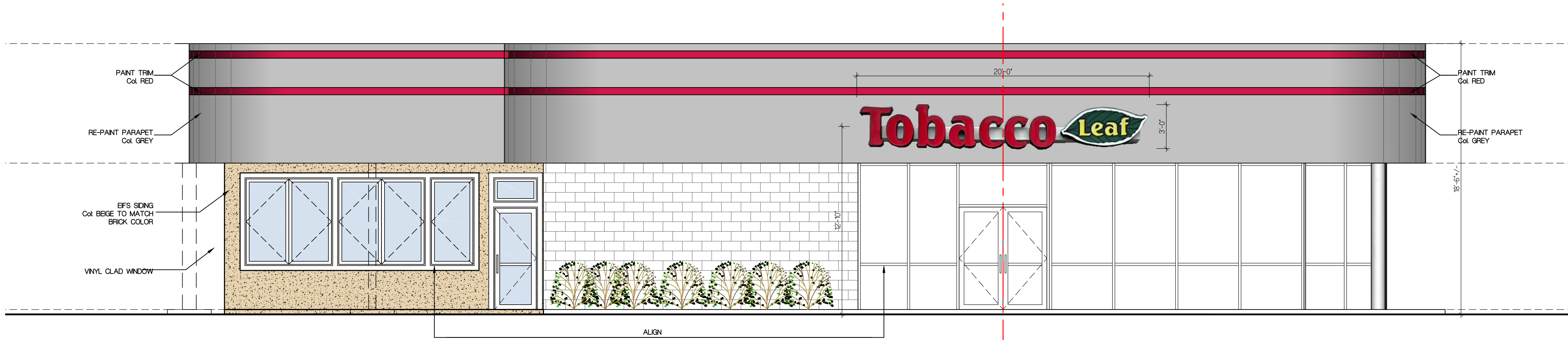
REFLECTED CEILING PLAN LEGEND:

TYPE	
	EXISTING LIGHT FIXTURE
	NEW LIGHT FIXTURE
	EXISTING CEILING GRID
	NEW CEILING GRID
	EXISTING SPRINKLER HEAD
	EXISTING SMOKE DETECTOR
	EXISTING HVAC VENT

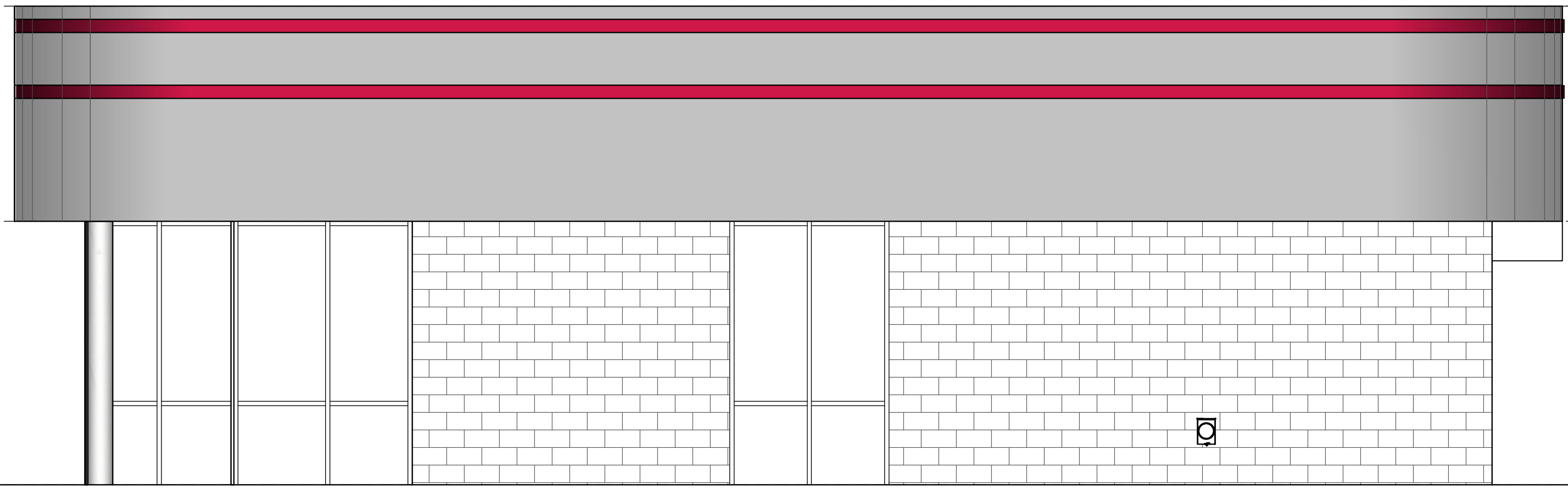


1 REFLECTED CEILING
SCALE: 1/4" = 1'-0"

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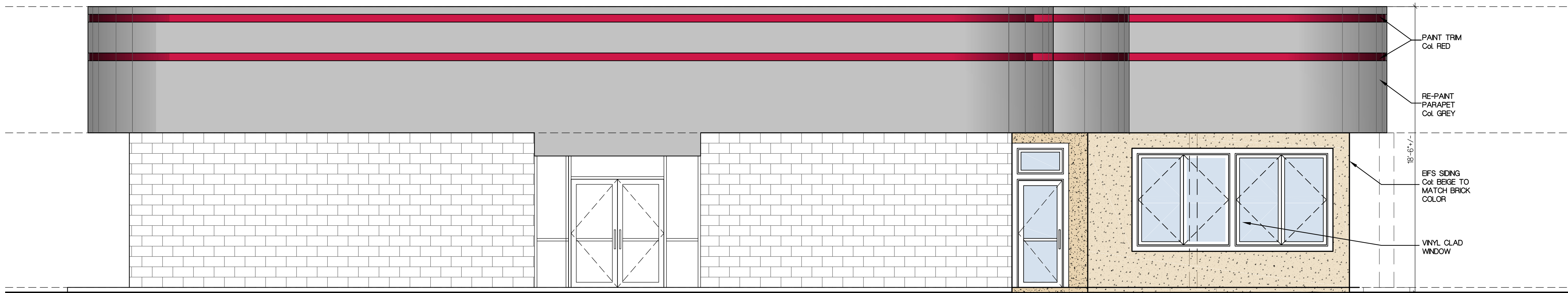
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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

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DRAWING NAME:

ELEVATIONS

DRAWING NUMBER

A-4

4 OF 4

JOB NO.

25-032K