

**GENERAL NOTES:**

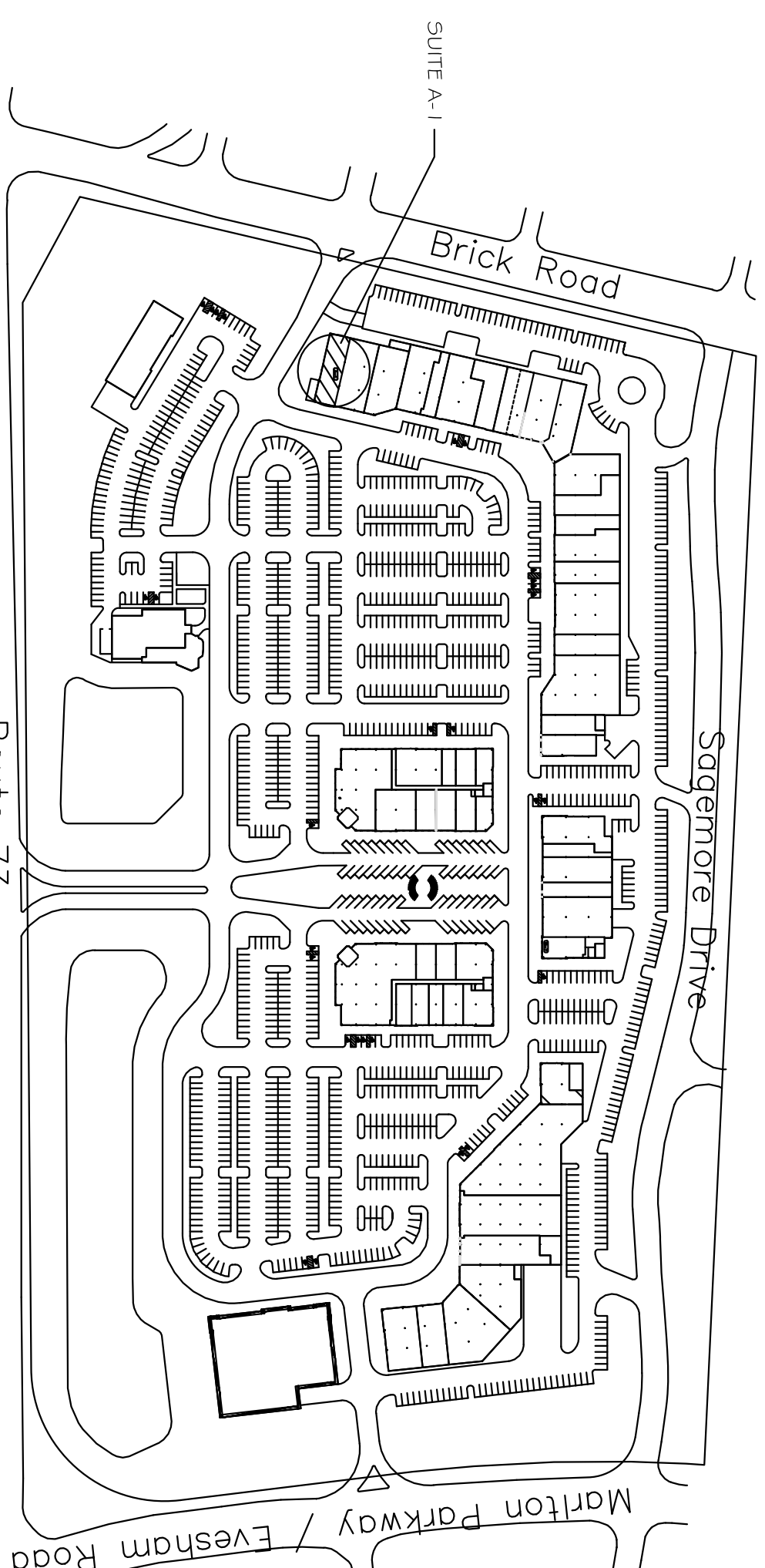
- IBC USE GROUP M
- IBC CONSTRUCTION TYPE IIB - FULLY SPRINKLED, CENTRAL STATION MONITORED
- IBC SQUARE FOOTAGE: PATIO WORK AREA: 500 S.F. BUILDING HEIGHT: ONE STORY, 18 FT.
- ALL CONSTRUCTION WORK SHALL CONFORM TO THE FOLLOWING: INTERNATIONAL BUILDING CODE / 2018 IN EDITION WITH TECHNICAL AMENDMENTS (N.J.A.C. 5:23-3.1.4)
- CONTRACTOR SHALL FIELD CHECK AND VERIFY EXISTING CONDITIONS AND DIMENSIONS IN FIELD.

**PLUMBING GENERAL NOTES:**

- ALL PLUMBING WORK SHALL CONFORM TO NATIONAL STANDARD PLUMBING CODE / 2021
- ALL TECHNICAL AMENDMENTS (N.J.A.C. 5:23-3.1.5)
- ALL SOLDER USED FOR PLUMBING SHALL BE "LEAD FREE" AS REQUIRED BY N.J.U.C.C.
- THE INTENT OF THE DRAWINGS IS FOR A COMPLETE SYSTEM, ANY AND ALL COMPONENTS THAT ARE REASONABLY ANTICIPATED AND THAT ARE REQUIRED FOR A COMPLETE, OPERABLE SYSTEM SHALL BE SHOWN.
- WATER PIPING SHALL BE TYPE "K" COPPER, UNLESS OTHERWISE SPECIFIED.
- INSTALL NEW WATER SERVICE TO NEW FUTURE TENANT SPACE AS INDICATED.
- THE WATER SERVICE CONNECTION AND SANITARY SEWER CONNECTION SHALL BE IN STRICT CONFORMANCE WITH THE ERESHAM MUA RULES AND REGULATIONS.
- SANITARY LATERAL PIPING SHALL BE 4" PVC SDR 35 AT 1/4" / FT.

**MECHANICAL GENERAL NOTES:**

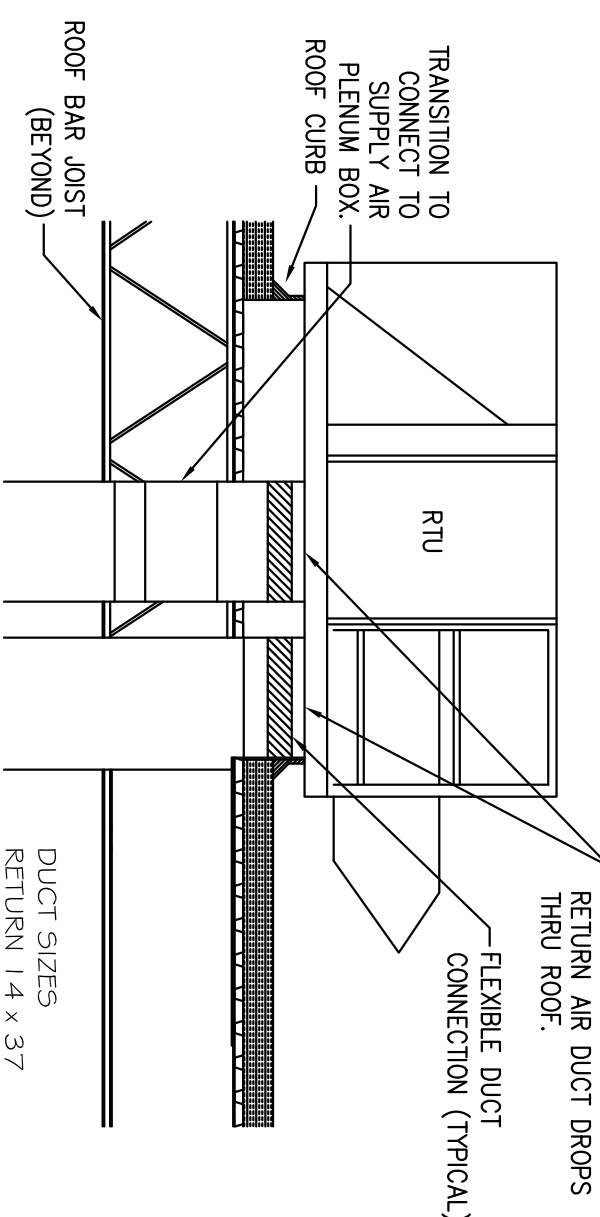
- ALL MECHANICAL WORK SHALL CONFORM TO THE INTERNATIONAL MECHANICAL CODE / 2021 WITH TECHNICAL AMENDMENTS (N.J.A.C. 5:23-3.2.01)
- NATIONAL ELECTRICAL CODE (NFPA 70) 2020 WITH TECHNICAL AMENDMENTS (N.J.A.C. 5:23-3.1.6)
- INTERNATIONAL MECHANICAL CODE (N.J.A.C. 5:23-3.2.2)
- CONTRACTOR SHALL FIELD CHECK AND VERIFY EXISTING CONDITIONS AND DIMENSIONS IN FIELD.
- INSTALL NEW RTUs AS INDICATED ON THE PLAN.
- DUCTWORK (SUPPLY & RETURN) BY FUTURE TENANT.
- FLEXIBLE DUCT BY FUTURE TENANT.
- HVAC DIFFUSERS BY FUTURE TENANT.
- THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS FOR A COMPLETE SYSTEM, ANY AND ALL COMPONENTS THAT ARE REASONABLY ANTICIPATED AND THAT ARE REQUIRED FOR A COMPLETE, OPERABLE SYSTEM SHALL BE SHOWN.
- SPACE DIFFUSERS ON RETURN AIRWAYS SHALL BE PROVIDED BY FUTURE TENANT.
- THE SMOKE DETECTORS SHALL BE CONNECTED TO THE FIRE ALARM SYSTEM BY FUTURE TENANT.
- A REMOTE TEST LOCATION SHALL BE PROVIDED BY FUTURE TENANT.
- CARBON MONOXIDE DETECTOR (BY FUTURE TENANT)
- INSTALL PROGRAMMABLE TSTATS BY FUTURE TENANT
- NEW GAS SERVICE AND METER AS INDICATED.
- EXTEND GAS PIPING TO RTUs AS INDICATED. GAS PIPING SHALL BE SCHEDULE 40 SEAMLESS BLACK PIPE SUITABLE FOR EXTERIOR USE. PROVIDE AN INVERTED TRAP, A DIRT LEG AND A SERVICE COCK TO THE RTU AS REQUIRED.
- CONTRACTOR SHALL CUT, PATCH AND REPAIR ROOF AS REQUIRED FROM RTU CURB PLACEMENT.



**BUILDING KEY PLAN**  
NO SCALE

**HVAC EQUIPMENT SCHEDULE:**

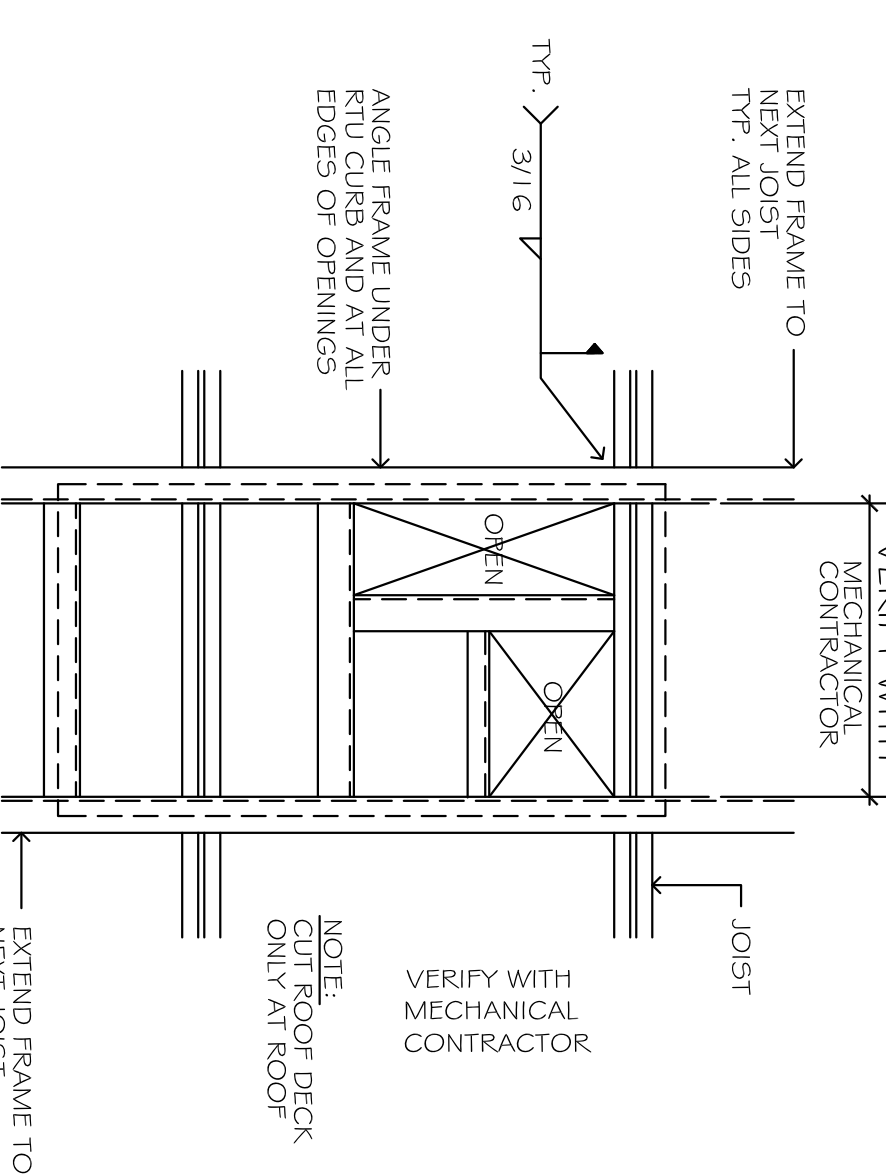
RTU-1	DAIKIN D5G1204DM000015	460 VOLT / 3 PHASE
RTU-2	3360 CFM	460 VOLT / 3 PHASE
	GAS INLET - 1,800,000 BTUH	10.7 KW
	NEW 4" ROOF CURB, RTU-2	
	NEW 4" ROOF CURB, RTU-1	
	ERR - 11.2	
	UNIT WEIGHT - 1161 LBS.	



**RTU DUCTWORK INSTALLATION DETAIL**  
NO SCALE

**FRAME SCHEDULE**

ANGLE SIZE	UNIT WEIGHT
1 1/4 x 3 x 1/4 L1H	0 - 675 LBS.
1 1/4 x 3 1/2" x 5/16 L1H	676 - 1500 LBS.
1 1/2 x 4 x 3/8 L1H	1501 - 3000 LBS.
1 1/2 x 6 x 3/8	3001 - 6000 LBS.



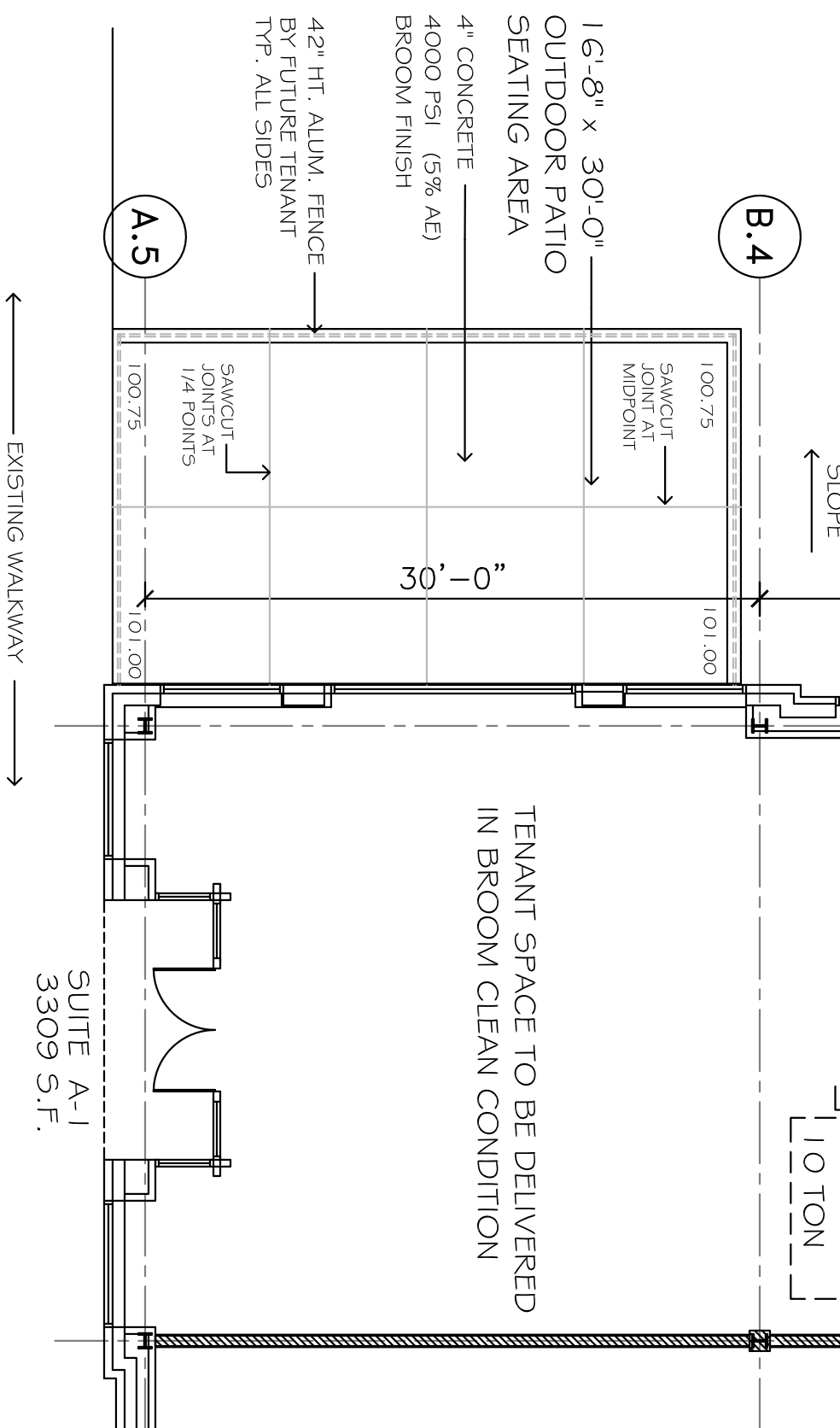
**MECHANICAL ROOF SUPPORT DETAIL**  
NO SCALE

- VERIFY ALL DIMENSIONS AND DETAILS WITH MECHANICAL CONTRACTOR BEFORE FABRICATION.
- MECHANICAL CONTRACTOR TO PROVIDE FABRICATION DETAILS WITH MECHANICAL CONTRACTOR BEFORE FABRICATION.
- SEE FRAME SCHEDULE FOR FRAME SIZES.

<b>REVISION:</b>	<b>DATE:</b>
WATER SERVICE UPDATE	15 APRIL 2026
FOUNDATION UPDATE	18 MAY 2026
FOUNDATION UPDATE	18 MAY 2026

**FILE NAME:**  
SCALE: AS NOTED  
DRAWN BY: LPS  
DATE: 26 MARCH 2026  
PROJECT NO. 202523.2  
SHEET NO. OF 1

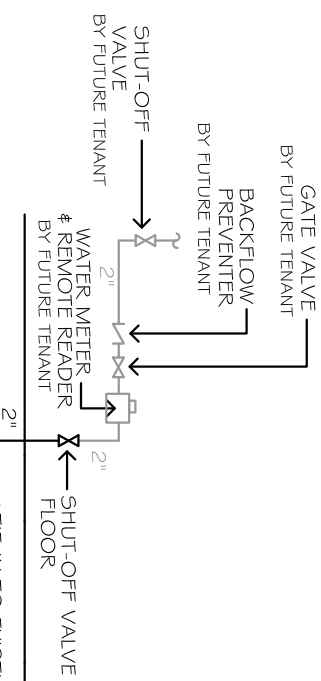
**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



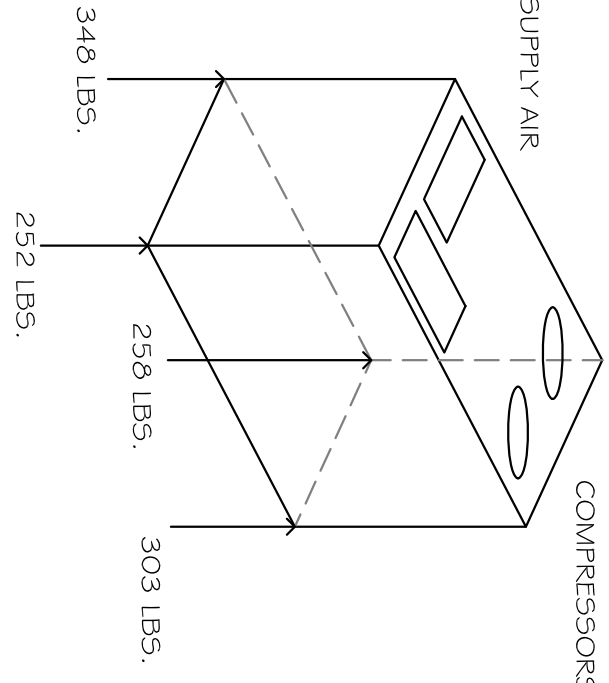
**CONCRETE GENERAL NOTES:**

- CONCRETE COMPRESSIVE STRENGTH (28 DAYS) TO BE:
  - FOOTINGS - 4000 PSI
  - SLAB ON GRADE - 4000 PSI
- CONCRETE MIXES SHALL CONFORM TO ACI 318, G14 & 304 READY-MIXED OR JOB MIXED. SLUMP NOT TO EXCEED 4".
- REINFORCING BARS SHALL CONFORM TO ASTM A-615 GRADE 60. STEEL TIES SHALL CONFORM TO ASTM A-615 GRADE 40.

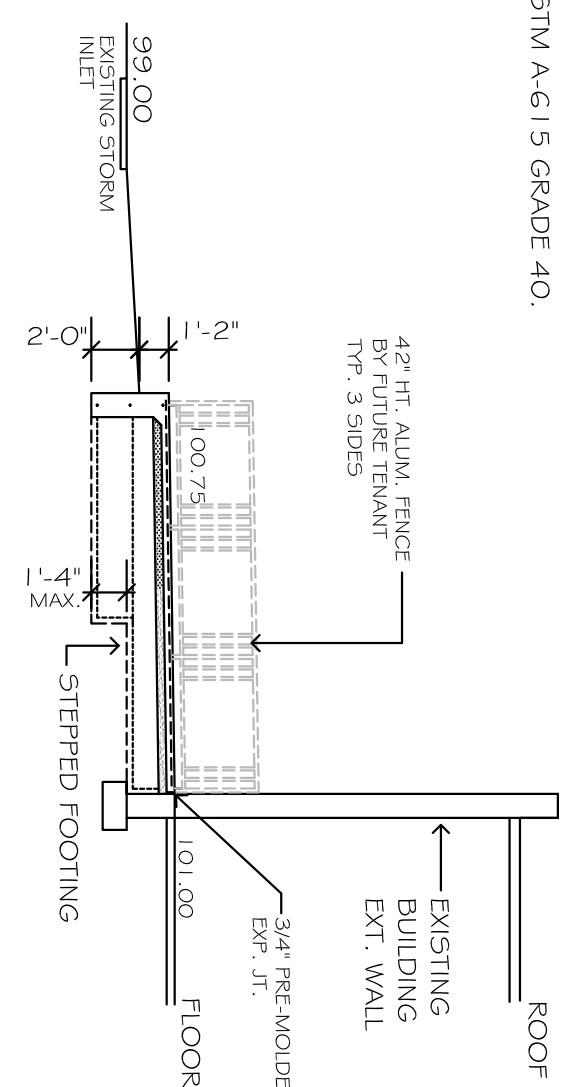
**NEW WATER SERVICE SCHEMATIC**  
NO SCALE



**UNIT # POINT LOAD WEIGHT**  
RTU-1 & RTU-2  
TOTAL WT. - 1233 LBS.



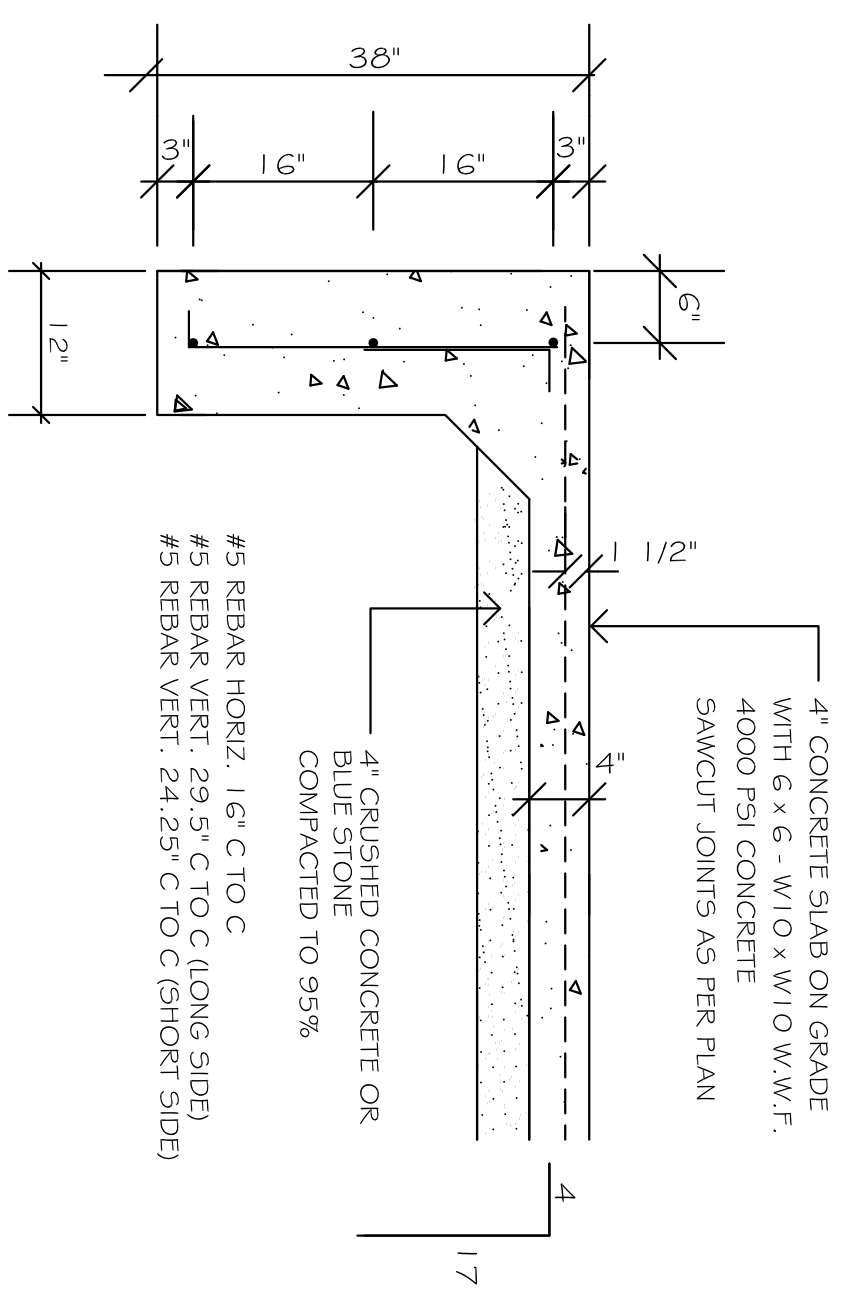
**SECTION AT OUTDOOR PATIO**  
SCALE: 1/8" = 1'-0"



**VENTILATION CALCULATIONS:**

THE MECHANICAL SYSTEM FOR RTU 1 SHALL PROVIDE AN OCCUPANT DENSITY OF 10 / 1000 S.F. OR 1635 S.F. / 1000 X 10 = 17 OCCUPANTS  
5 CFM PER PERSON OF FRESH OUTDOOR AIRFLOW RATE IN BREATHING ZONE  
OR 5 X 17 OCCUPANTS = 85 CFM  
AND 0.06 CFM / S.F. OF AREA OUTDOOR AIRFLOW RATE IN BREATHING ZONE  
OR 1634 S.F. X 0.06 CFM / S.F. = 99 CFM  
CALCULATED REQ. OUTDOOR VENTILATION AIR IS 184 CFM  
OVERALL BUILDING PRESSURIZATION FOR RTU - 1 SHALL BE 184 OA / 3360 X 100 = 5.4 %

**ENLARGED SECTION AT PATIO FOUNDATION WALL**  
SCALE: 3/4" = 1'-0"



THE MECHANICAL SYSTEM FOR RTU 2 SHALL PROVIDE AN OCCUPANT DENSITY OF 10 / 1000 S.F. OR 1632 S.F. / 1000 X 10 = 17 OCCUPANTS  
5 CFM PER PERSON OF FRESH OUTDOOR AIRFLOW RATE IN BREATHING ZONE  
OR 5 X 17 OCCUPANTS = 85 CFM  
AND 0.06 CFM / S.F. OF AREA OUTDOOR AIRFLOW RATE IN BREATHING ZONE  
OR 1634 S.F. X 0.06 CFM / S.F. = 99 CFM  
CALCULATED REQ. OUTDOOR VENTILATION AIR IS 184 CFM  
OVERALL BUILDING PRESSURIZATION FOR RTU - 2 SHALL BE 184 OA / 3360 X 100 = 5.4 %

**ARCHITECT'S SEAL:**

**DRAWING TITLE:**

FLOOR PLAN  
BUILDING KEY PLAN  
DETAILS  
GENERAL NOTES  
OUTDOOR PATIO DETAILS  
HVAC RTU DETAILS  
NEW WATER SERVICE  
SAN. SEWER LATERAL

**OWNER:**

DAVIS ENTERPRISES  
8000 SAGEMORE DRIVE  
SUITE 8201  
MARLTON, NJ 08053

**LOCATION:**

THE PROMENADE AT SAGEMORE  
500 ROUTE 73 SOUTH  
SUITE A-1  
MARLTON, NJ 08053  
BLOCK 33.10 LOT 1  
ZONE: C-1

**PROJECT:**

EXISTING BUILDING ALTERATION  
VANILLA BOX  
FUTURE TENANT SPACE

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ARCHITECT

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