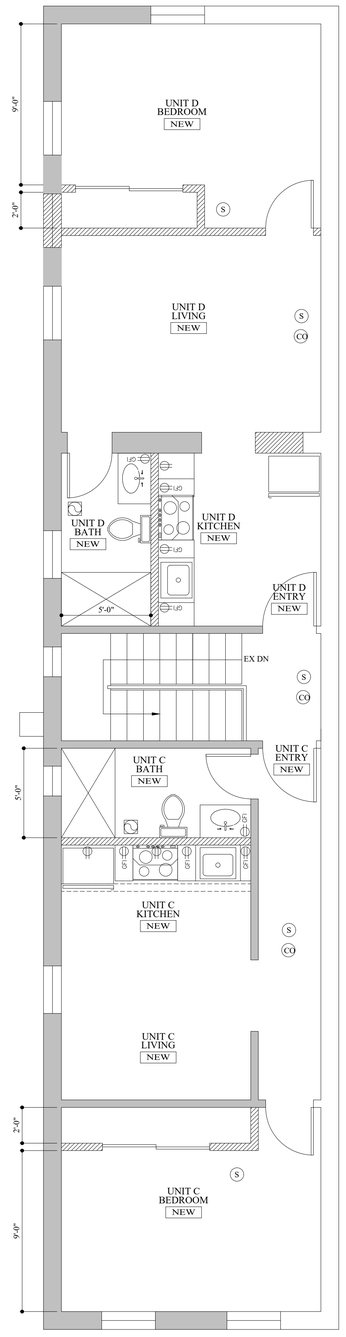
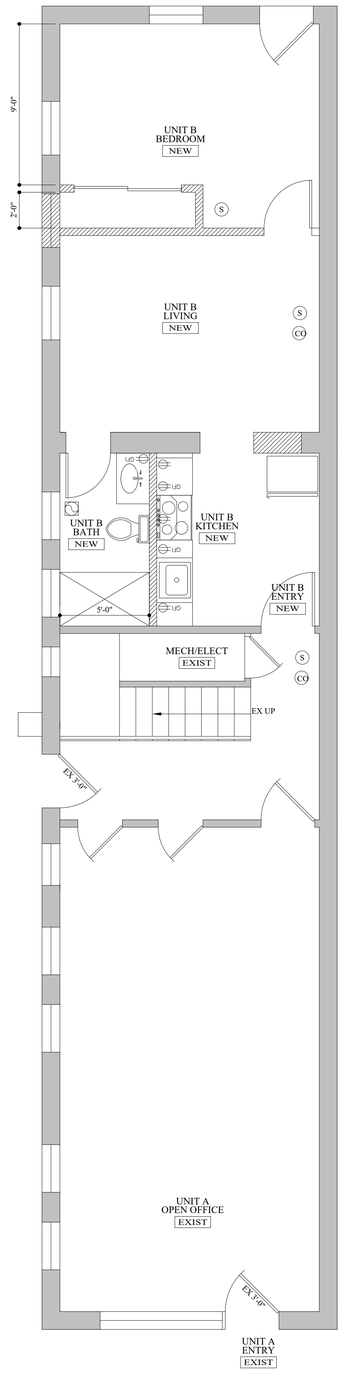


UPPER FLOOR PLAN

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



GROUND FLOOR PLAN

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

BUILDING CODE INFORMATION

PROJECT DESCRIPTION:
THIS IS A RENOVATION TO AN EXISTING B-USE (BUSINESS OFFICES) TO ACCOMMODATE A MIXED-USE RESIDENTIAL APARTMENT UNITS AT UPPER LEVEL AND GROUND FLOOR REAR AND MAINTAIN B-USE (OFFICE) AT GROUND FLOOR FRONT

GROUND FLOOR RENOVATION TO EXISTING TWO STORY MASONRY BEARING WALLS (RENO AREA 660 SQ. FT.)
SLAB ON GRADE

UPPER FLOOR RENOVATION TO EXISTING TWO STORY MASONRY BEARING WALLS (1221 SQ. FT.)

-TYPE IIIB CONSTRUCTION

APPLICABLE CODES

BUILDING:

REHABILITATION SUBCODE (NJAC 5:23-3.22)
NJUCC, SUBCHAPTER 6

2021 INTERNATIONAL BUILDING CODE (IBC 2021)

ELECTRICAL:
NATIONAL ELECTRICAL CODE 2020
ADOPTS NFPA 70, 2020

ENERGY SUBCODE:
INTERNATIONAL ENERGY CONSERVATION CODE 2021
ASHRAE 90.1-2019

FUEL GAS SUBCODE:
INTERNATIONAL FUEL GAS CODE 2021

MECHANICAL SUBCODE:
INTERNATIONAL MECHANICAL CODE 2021

PLUMBING:
NATIONAL STANDARD PLUMBING CODE 2021

CODE ANALYSIS STATEMENT:
THE BUILDING DESIGN WILL COMPLY WITH ALL OTHER APPLICABLE REQUIREMENTS INDICATED IN OTHER CHAPTERS OF THE BUILDING CODE.

CODE ANALYSIS

CHAPTER 3 OCCUPANCY CLASSIFICATION AND USE

EXISTING USE - BUSINESS GROUP B (OFFICES) GROUND & UPPER LEVEL

PROPOSED USE -
GROUND LEVEL
- EXISTING BUSINESS GROUP B (OFFICES) -FRONT
- R2 RESIDENTIAL APT- REAR

UPPER LEVEL
- R2 RESIDENTIAL APT- FRONT
- R2 RESIDENTIAL APT- REAR

TYPE OF CONSTRUCTION:
TYPE IIIB

PER NJUCC REHABILITATION SUBCODE (NJAC 5:23-6)
SUBCHAPTER 6

5:23-6.29 MIXED USE BUILDINGS

PROPOSED B (561 SQ. FT.)
PROPOSED R2 (1881 SQ. FT. BOTH LEVELS)

1 HOUR SEPARATION WILL BE PROVIDED BETWEEN USES-
PER EXCEPTION 5:23-6.29 (A)1
NO SPRINKLERS ARE REQUIRED

5:23-6.31 CHANGE OF USE

5:23-6.31.b.2
WHEN A CHANGE OF USE IS MADE TO AN EQUAL OR LESSER RELATIVE GROUP HAZARD AS SHOWN IN TABLE B ABOVE, THE EXISTING BUILDING IS NOT REQUIRED TO COMPLY WITH THE BASIC REQUIREMENTS EXCEPT:
i. WHERE REQUIRED IN CONNECTION WITH ALTERATION OR RECONSTRUCTION WORK BY THE SECTIONS OF THIS SUBCODE APPLICABLE TO ALTERATION OR RECONSTRUCTION WORK; OR
ii. WHERE THE PROPOSED USE IS SUBJECT TO AND NOT IN COMPLIANCE WITH THE APPLICABLE REQUIREMENTS OF N.J.A.C. 5:70-4.

PER TABLE B; CHANGE TO R2 USE IS A LESSER RELATIVE GROUP HAZARD

Article 236-43 Off street Parking and Loading.

Per table I B-Use Office (Taxi Service dispatch)
4.5 parking spaces per 1000 sq ft of gross floor area
Proposed B-use area is 561 sq ft- required 4.5 Spaces

Residential
2 spaces per up to 3 bedrooms
proposed 3 one bedroom units -required 6 parking spaces for residential use

total parking required 10.5
total parking proposed 17

SYMBOL KEY

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- NEW STUD WALL CONSTRUCTION
- EXISTING DOOR TO REMAIN
- NEW DOOR

ZONING REVIEW- NOT FOR CONSTRUCTION

SERGIO CHAVARRIA
ARCHITECT

20 CRESTVIEW DRIVE
STANHOPE NJ 07874
973-449-0789

SERGIOC.SC1@GMAIL.COM

SERGIO J. CHAVARRIA, AIA
LEED AP

NJ	AI-16012
NY	031787-1
PA	RA403573
CT	11019
DE	S5-0007311
FL	AR93371
RI	4946
MA	951497

REVISIONS

REV.#	DATE	PURPOSE

PROJECT TITLE

Change of Use
Mixed-Use
(B & R2)

for

116 East
Blackwell
Street

Dover, NJ

STATE OF NEW JERSEY
SERGIO J CHAVARRIA
16012
REGISTERED ARCHITECT

SEAL AND SIGNATURE

Plans

TITLE

116 E. BLACKWELL
PROJECT #

SJC
DRN. BY

08/04/26
DATE

ZR-2
DWG. NO.