

# PROPOSED THREE-STORY MIXED USE BUILDING

789 HAMILTON STREET  
SOMERSET, NEW JERSEY

ZONING REVIEW  
JULY 30, 2020

PROPOSED  
MIXED-USE  
BUILDING

789 HAMILTON STREET  
SOMERSET, NJ

A M R A R C H Design Studio

A.M.Ragab, AIA . Architect

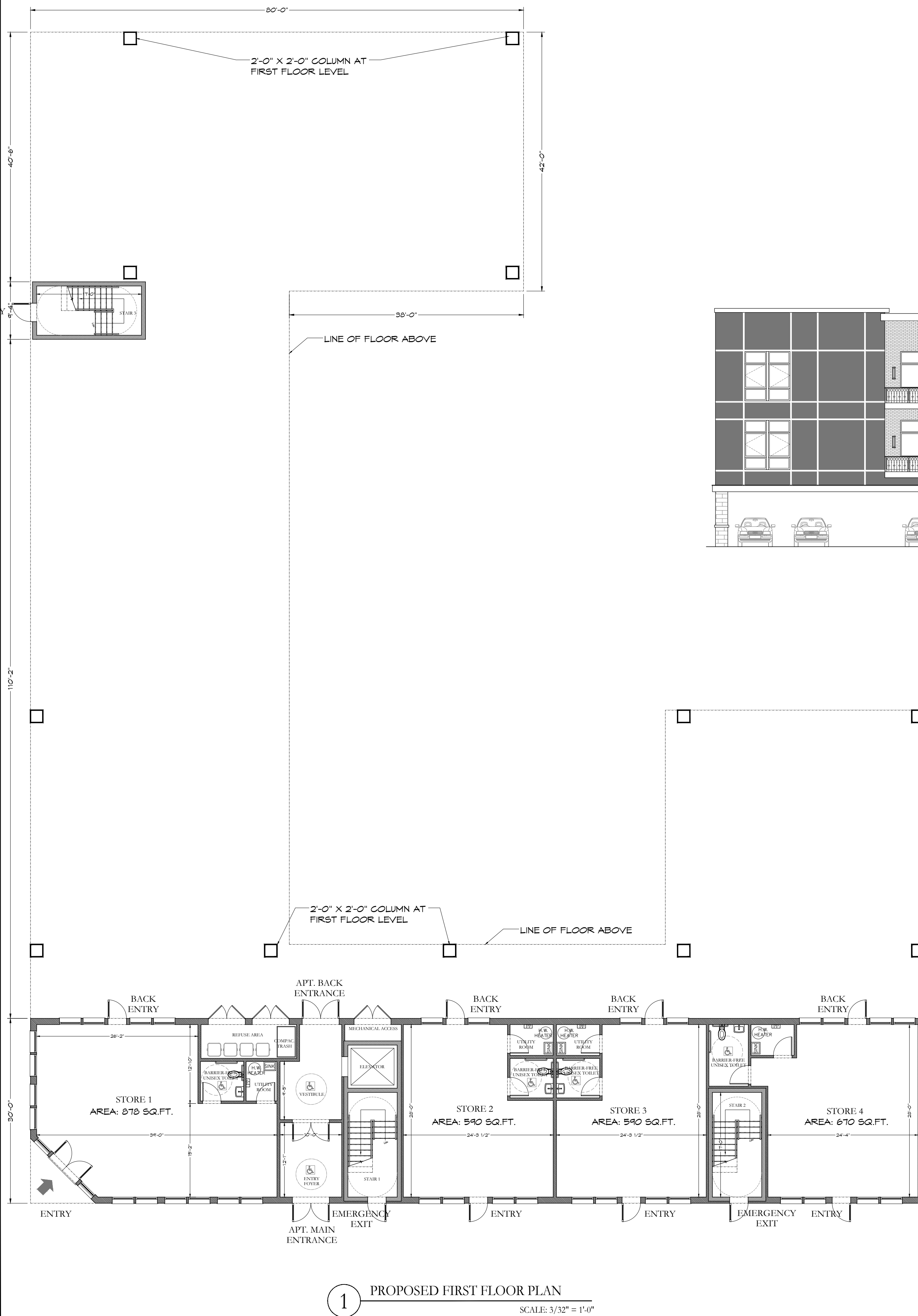
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Somerville, NJ 08876  
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APPLICABLE CODES:  
INTERNATIONAL BUILDING CODE 2015 - NEW JERSEY EDITION  
UNIFORM CONSTRUCTION CODE  
NATIONAL ELECTRIC CODE 2014  
NATIONAL STANDARD PLUMBING CODE 2015  
INTERNATIONAL MECHANICAL CODE 2015  
INTERNATIONAL FUEL GAS CODE 2015  
INTERNATIONAL ENERGY CONSERVATION CODE 2015

CODE REVIEW:  
PROPOSED MIXED USE BUILDING: USE GROUP:  
FIRST FLOOR: M (MERCANTILE)  
PROPOSED NUMBER OF RETAIL UNITS: 4  
PROPOSED NUMBER OF RESIDENTIAL UNITS: 25  
SECOND FLOOR: R-2 (RESIDENTIAL- DWELLING UNITS)  
1- BEDROOM APARTMENT UNITS : 4  
2- BEDROOM APARTMENT UNITS : 8  
THIRD FLOOR: R-3 (RESIDENTIAL- DWELLING UNIT)  
1- BEDROOM APARTMENT UNITS : 5  
2- BEDROOM APARTMENT UNITS : 8

PROPOSED CONSTRUCTION TYPE: 5A  
MEANS OF EGRESS FOR RESIDENTIAL FLOORS : 3  
BUILDING GROSS FOOTPRINT AREA: 15,500 SQ. FT.  
BUILDING HEIGHT: 40'-0"  
BUILDING VOLUME: --  
BUILDING SHALL BE FULLY SPRINKLERED  
SITE PLAN DONE BY OTHERS

1 PROPOSED FIRST FLOOR PLAN  
SCALE: 3/32" = 1'-0"

REV.	DATE	ISSUE	REMARK
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1939  
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SHEET TITLE:  
PROJECT INFO, CODES & PROP. FIRST FLOOR PLAN

SHEET NUMBER:

# A-01

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**LEGEND**

- EXISTING WALL TO REMAIN
- NEW WALL
- LINE ABOVE
- LINE BELOW

**ELECTRICAL SYMBOL LIST**

- RECESSED LIGHT FIXTURE
- WATER PROOF RECESSED LIGHT FIXTURE
- J-BOX CEILING LIGHT FIXTURE (BY OWNER)
- J-BOX WALL SCONCE (BY OWNER)
- WATER PROOF J-BOX WALL SCONCE (BY OWNER)
- WATERPROOF LIGHT AND VENT
- SINGLE POLE SWITCH "3" DENOTES THREE-WAY CONTROL (36" A.F.F.TYP.)
- DUPLEX OUTLET 15A / 125V.
- WATER PROOF DUPLEX OUTLET 115V W/ ISOLATED GROUND IN ACCORD. N.F.P.A. 70 & W.P. COVER
- EXTERIOR FLOODLIGHT (BY OWNER)
- DOOR NUMBER
- WINDOW NUMBER
- HOT-WIRED BATTERY BACK-UP SMOKE DETECTOR IN ACCORD. W/ N.F.P.A. 101,72
- HOT-WIRED BATTERY BACK-UP CARBON MONOXIDE DETECTOR IN ACCORD. W/ N.F.P.A. 720
- EXIT SIGN
- COMMERCIAL GRADE EMERGENCY LIGHT
- HVAC RETURN REGISTER
- 24" x 24" HVAC SUPPLY AIR REGISTER
- 24" x 48" FLUORESCENT LIGHT FIXTURE

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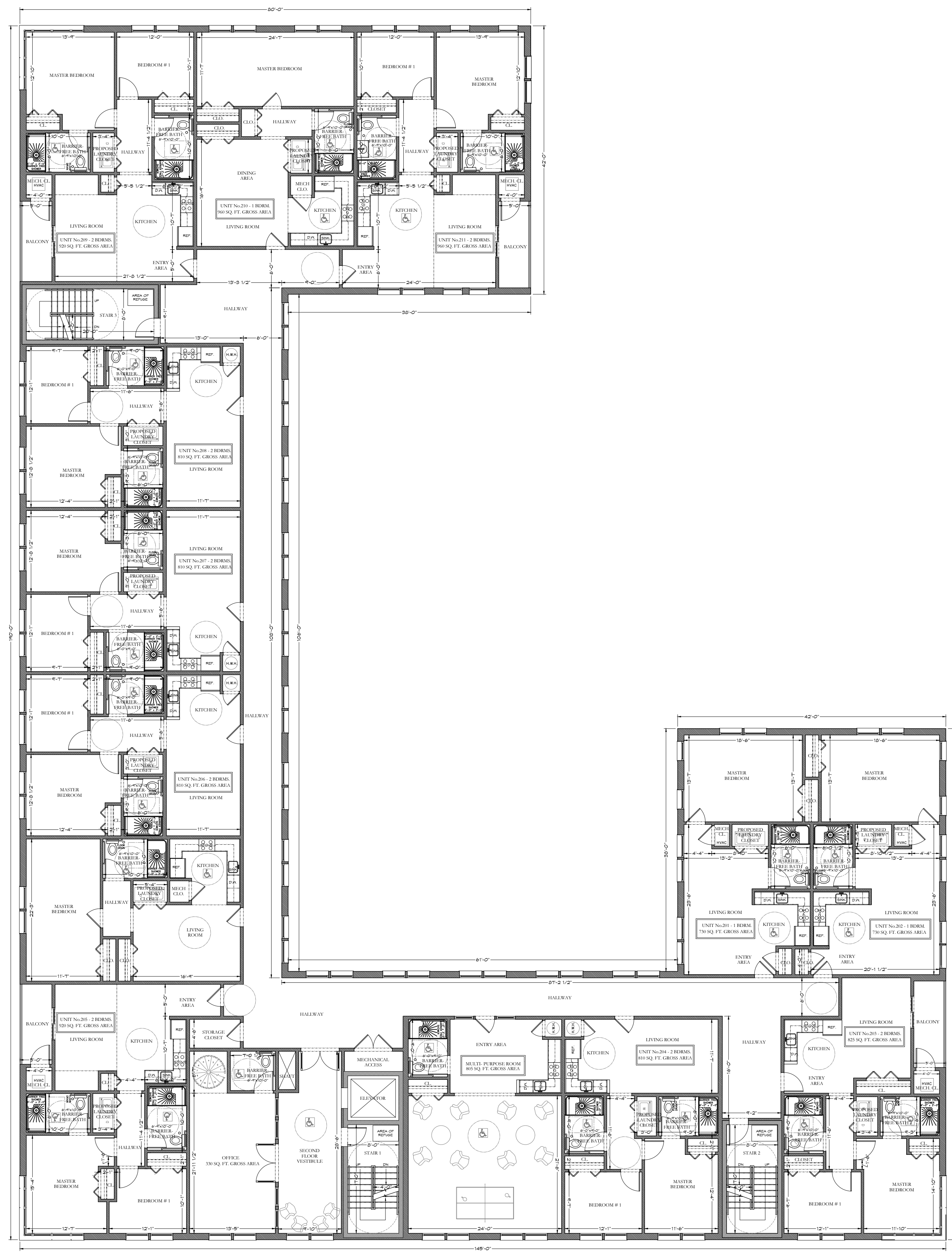
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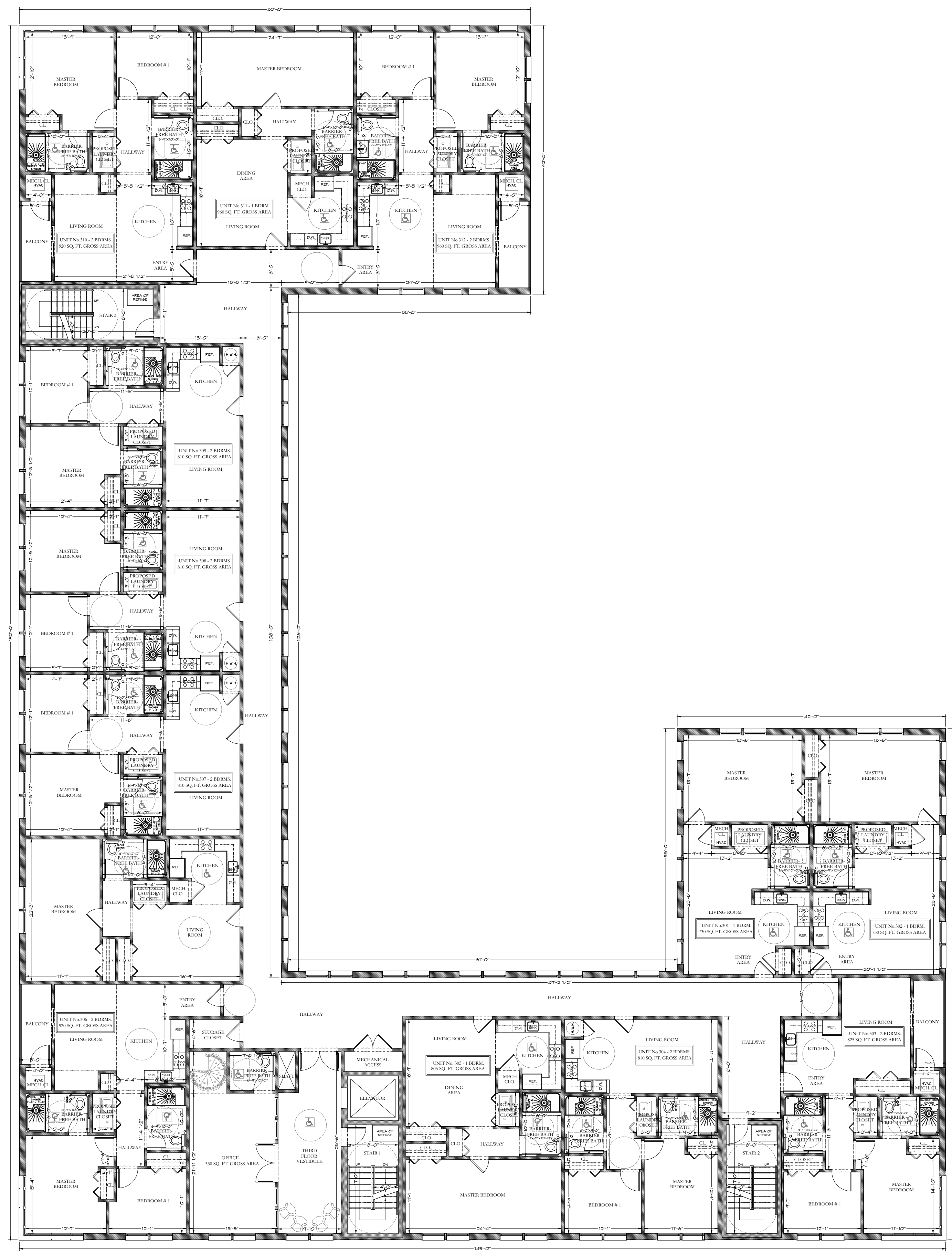
SHEET TITLE:  
**PROPOSED SECOND &  
THIRD FLOOR PLAN**

SHEET NUMBER:

**A-02**



**1** PROPOSED SECOND FLOOR PLAN  
SCALE: 3/32" = 1'-0"



**2** PROPOSED THIRD FLOOR PLAN  
SCALE: 3/32" = 1'-0"

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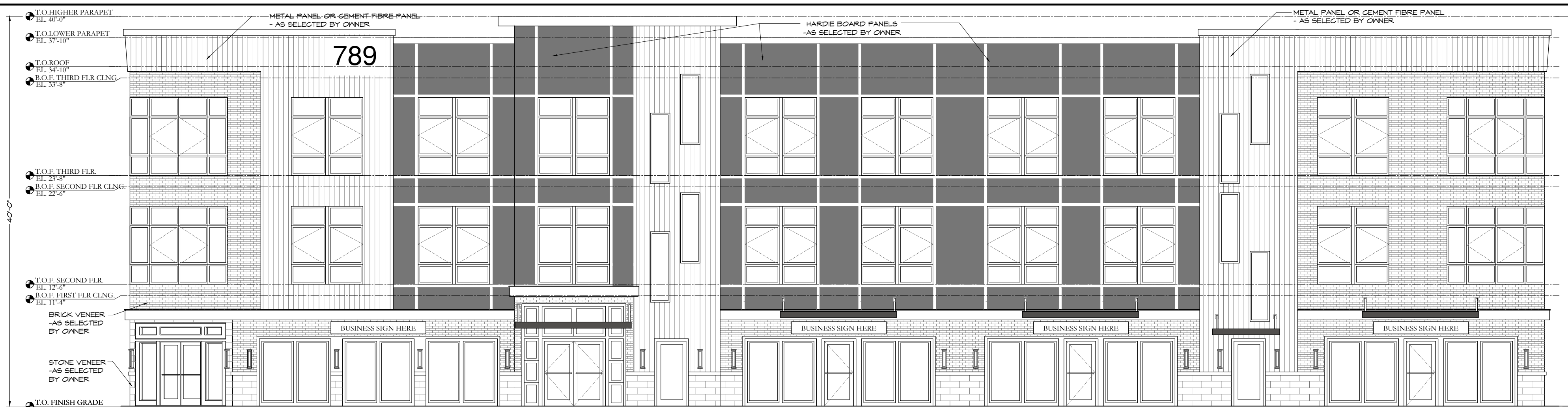
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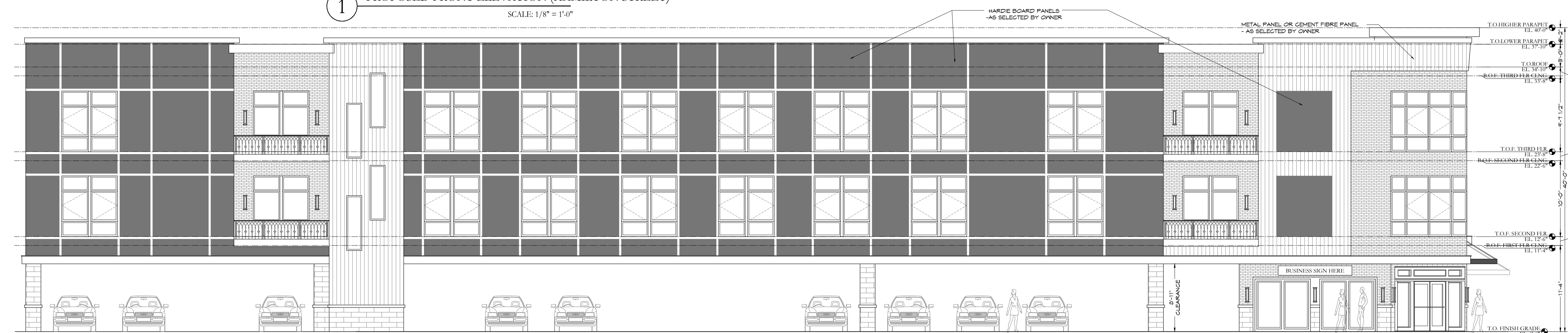
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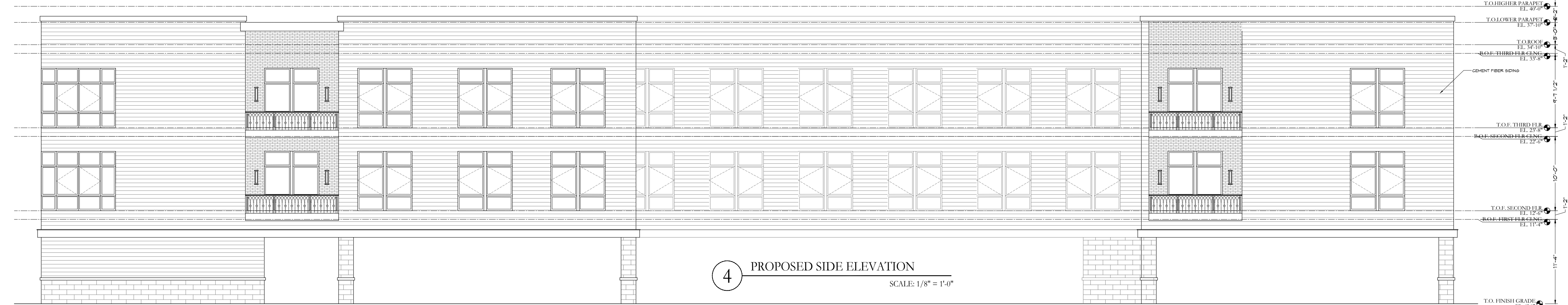
1 PROPOSED FRONT ELEVATION (HAMILTON STREET)  
SCALE: 1/8" = 1'-0"



2 PROPOSED SIDE ELEVATION (SHEVCHENKO STREET)  
SCALE: 1/8" = 1'-0"



3 PROPOSED SIDE ELEVATION (MARTIN STREET)  
SCALE: 1/8" = 1'-0"



4 PROPOSED SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

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SHEET TITLE:  
**PROPOSED ELEVATIONS**

SHEET NUMBER:

# A-03