

**PROJECT (BUILDING) DATA:**

All citations are from NJ-IBC 2018

**1.0 BUILDING AREA:**

Proposed Warehouse (Existing Building) = 4,625.83 gross sq. ft.  
Loading Dock (Existing) = 487.28 gross sq. ft.

**Total Area = 5,113.11 gross sq. ft.**

**2.0 USE AND OCCUPANCY CLASSIFICATIONS:**

**S-1** : Moderate-hazard Storage (Warehouse for wood crating and international shipping) (NJ-IBC 311.2).  
**B** : Business (Offices) (NJ-IBC 304.1) Accessory Use (NJ-IBC 508.2).

**3.0 TYPES OF CONSTRUCTION:**

**III B - (S-1)** Warehouse and Loading Dock enclosure

**4.0 ALLOWABLE BUILDING HEIGHTS AND AREAS:**

S-1 (NS) : 2-stories; 55 feet; 17,500 sq. ft. (NJ-IBC 504.3, 504.4 and 506.2).  
B (NS) : 3-stories; 55 feet; 19,000 sq. ft. per story (NJ-IBC 504.3, 504.4, and 506.2).  
Fire separation between occupancies (S-1) and (B) not required (NJ-IBC 508.2.4).

**5.0 FIRE RESISTANCE RATINGS:**

Requirements for Building Elements (NJ-IBC Table 601):

**III B**

Primary Structure – **0 hrs.**  
Bearing Walls – Exterior - **2 hrs.**  
Interior - **0 hrs.**  
Non-bearing Exterior Walls – **2 hrs.** at Street Frontage and **0 hrs.** at rear and side yards (NJ-IBC 601.2 and Table 602)  
Non-bearing Interior Walls – **0 hrs.**  
Floor Construction – **0 hrs.**  
Roof Construction – **0 hrs.**

**6.0 FIRE PROTECTION SYSTEMS:**

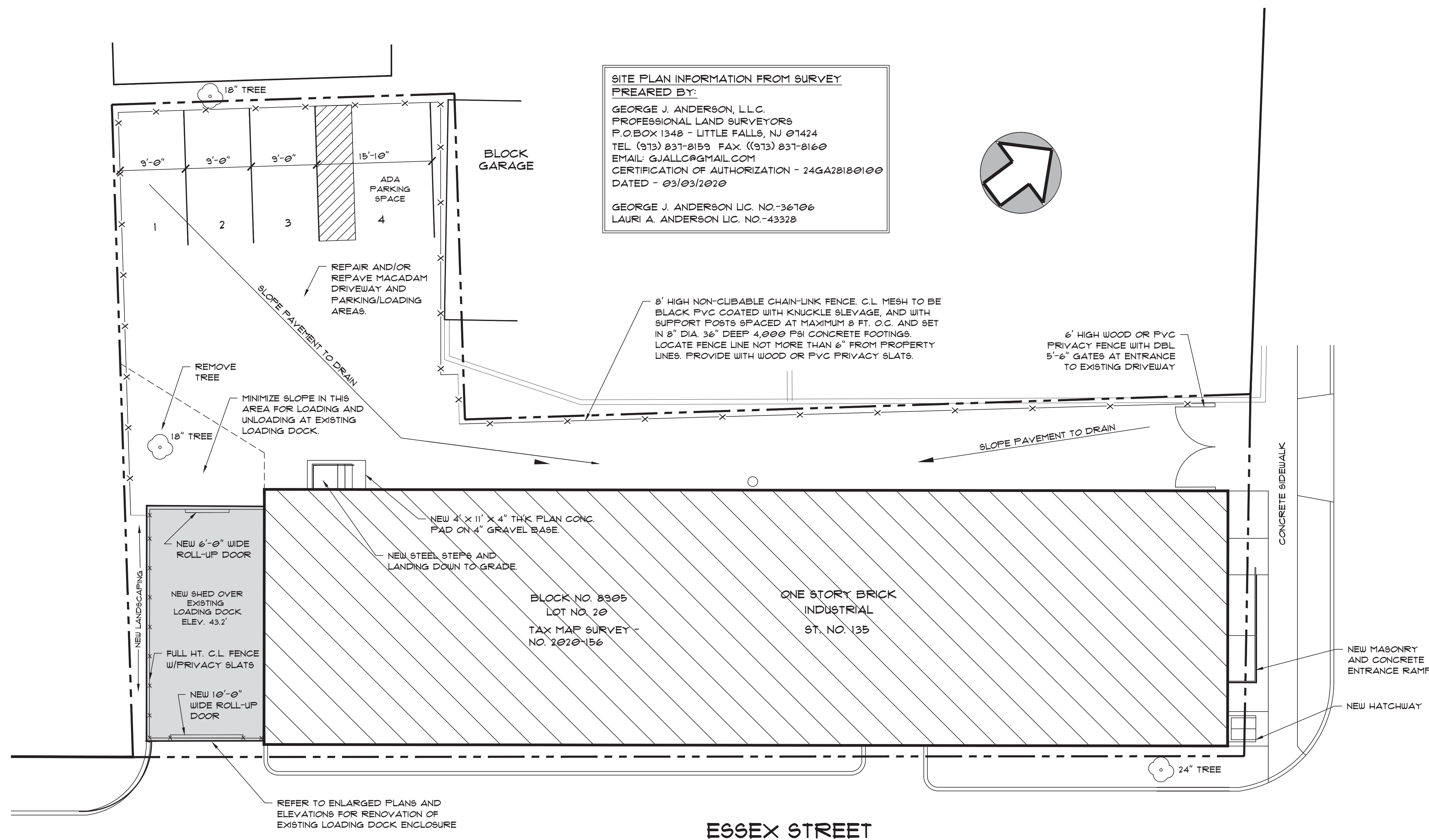
Automatic Sprinkler System: Not required (S-1 under 12,000 sf and under 4 stories) (NJ-IBC 903.2.9).  
Standpipe System: Not required (NJ-IBC 905).  
Fire Extinguishers: Portable fire extinguishers required (NJ-IBC 906.1).  
Fire Alarm System: Not required (NJ-IBC 907.2 and 907.2.2).  
Carbon Monoxide Detection: Required (NJ-IBC 915.1.1).  
Emergency Responder Radio Coverage: Required as per Section 510 of the International Fire Code (NJ-IBC 918.1).

**7.0 MEANS OF EGRESS**

Occupancy Loads: (S-1) Warehouse – 500 gsf/occupant (4,512.86/500) = 9 persons.  
(B) Offices – 150 gsf/occupant (600.25/150) = 4 persons.  
Number of Exits: (S-1) - One (1) exit not permitted (Tables 1006.3.3 (2) Access to exits exceed 75 feet.

**8.0 ACCESSIBILITY:**

Accessible Route: (S-1) and (B) - Required (NJ-IBC 1104).  
Accessible Entrances: (S-1) and (B) - Required (NJ-IBC 1105).  
Accessible Parking: (S-1) and (B) - Required (minimum 1 space for a van) (NJ-IBC 1106).



ERIE LACKAWANNA RAILROAD CO.

**SITE PLAN**

SCALE: 3/16" = 1'-0"

**Project**

**INTERIOR ALTERATIONS AND EXTERIOR REPAIRS TO EXISTING INDUSTRIAL BUILDING FOR AN INTERNATIONAL CRATING AND SHIPPING CO.**

15 LITTLE STREET  
BELLEVILLE, NEW JERSEY 07109

**Client**  
**Golden Elephant Properties, LLC**

**c/o STR & Shipping Logistics**  
**5 West Shelton Terrace**  
**Hillside, NJ 07205**

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**Seal**

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**Consultant**

**Revisions**

Submission / Date March 15, 2020

**SITE PLAN APPLICATION**

Drawing Title / Scale

**SITE PLAN AND BUILDING DATA**

SCALE: AS NOTED

Job Number Drawing Number

Drawn By S.D.A./THW

