ABBREVIATIONS:

AFF	ABOVE FINISHED FLOOR
AD	ACCESS DOOR
ACOUS	ACOUSTICAL
ACB	ACOUSTICAL CEILING BOARD
ACP	ACOUSTICAL CEILING PANEL
ACT	ACOUSTIC CEILING TILE
ADH	ADHESIVE
ADJ	ADJACENT
ADJUST	ADJUSTABLE
AC	AIR CONDITIONING
ALT	ALTERNATE
ALUM	ALUMINUM
ACM	ALUMINUM COMPOSITE PANEL
AB	ANCHOR BOLT
L	ANGLE
ANOD	ANODIZED
APT	APARTMENT
ARCH	ARCHITECT, ARCHITECTURAL
ASPH	ASPHALT
AUTO	AUTOMATIC
AVG	AVERAGE
BAL	BALANCE
BF	BARRIER FREE
BSMT	BASEMENT
BM	BEAM
BR	BEDROOM
BTWN	BETWEEN
BEV	BEVELED
BIT	BITUMINOUS
BLK	BLOCK
BLKG	BLOCKING
BD	BOARD
BO	BY OTHERS
BOT,B	BOTTOM
BOC	BOTTOM OF CURB
BOS	BOTTOM OF STEEL
BRKT	BRACKET
BRK	BRICK
BC	BRICK COURSE
BLDG	BUILDING
CAB	CABINET
CPT	CARPET
CASING BD	CASING BEAD
CB	CHALK BOARD
CI	CAST IRON
CLG	CEILING
CEM	CEMENT, CEMENTITIOUS
CEM PLAS	CEMENT PLASTER
CTR	CENTER
CLG	CENTER LINE
CT	CERAMIC TILE
CH	CHANNEL
CLR	CLEAR, CLEARANCE
CLOS	CLOSET
COL	COLUMN
CRC	COLD ROLLED CHANNEL
COMP	COMPOSITE
COMPR	COMPRESSIBLE
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONF	CONFERENCE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTROL
CJ	CONTROL JOINT
CONV	CONVECTOR
CORR	CORRIDOR
CTR FLASH'G	COUNTER FLASHING
C	COURSE
CF	CUBIC FEET
DP	DAMPPROOFING
DEPT	DEPARTMENT
DTL	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DR	DOOR
DBL	DOUBLE
DN	DOWN
DWG	DRAWING
MACH	MACHINE
MAINT	MAINTENANCE
MFR	MANUFACTURER
MB	MARKER BOARD
MAS	MASONRY
MO	MASONRY OPENING
MATL	MATERIAL
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
MCP	METAL CEILING PANEL
MEZZ	MEZZANINE
MIN	MINIMUM
MISC	MISCELLANEOUS
MOD BIT	MODIFIED BITUMINOUS
MLDG	MOLDING
MTD	MOUNTED
MVBL	MOVABLE
MULL	MULLION
MULT	MULTIPLE
NAT	NATURAL
NOM	NOMINAL
NID	NOMINAL INSIDE DIAMETER
N	NORTH
NIC	NOT IN CONTACT
NTS	NOT TO SCALE
NOM	NUMBER
OFF	OFFICE
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
OZ	OUNCE
OUT DIA	OUTSIDE DIAMETER
OD	OVERFLOW DRAIN
OA	OVERALL
OH	OVERHEAD
PTD	PAINTED
PR	PAIR
PNL	PANEL
PTN	PARTITION
PART BD	PARTICLE BOARD
PVMT	PAVEMENT
PERF	PERFORATED
PHS	PHILLIP'S HEAD SCREW
PV	PHOTOVOLTAIC
PLT	PLANT
PL	PLATE
PLAS	PLASTER
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PRES	PRESSURE
PT, PRTD	PRESSURE TREATED
PROT	PROTECTION
QT	QUARRY TILE
R, RAD	RADIUS
RWC	RAIN WATER CONDUCTOR
RWL	RAIN WATER LEADER
REC	RECESSED
RECT	RECTANGULAR
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCING
REBAR	REINFORCING BAR
REM	REMOVABLE
REQD	REQUIRED
REV	REVISION, REVISED
RT	RIGHT
RH	RIGHT HAND
R	RISER
RD	ROOF DRAIN
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
RND	ROUND
RUB	RUBBER
RB	RUBBER BASE

EA	EACH
E	EAST
ELAST	ELASTOMERIC
ELEC	ELECTRIC, ELECTRICAL
EWC	ELECTRIC WATER COOLER
EL	ELEVATION
ELEV	ELEVATOR
EMERG	EMERGENCY
ENCL	ENCLOSURE
ENTR	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EXIST	EXISTING
EJ	EXPANSION JOINT
EXP	EXPOSED
EXT	EXTERIOR
EXTR	EXTRUSION, EXTRUDED
FT	FEET
FIB	FIBERGLASS
FRP	FIBERGLASS REINFORCED
FP	FILLER PANEL
FIN	FINISH
FTF	FINISH TO FINISH
FEC	FIRE EXTINGUISHER CABINET
FTD	FIRERETARDANT TREATED
FD	FLOOR DRAIN
FL	FLOOR
FLUOR	FLUORESCENT
FTG	FOOTING
FDN	FOUNDATION
FR	FRAME
FS	FULL SIZE
FURN	FURNISH
FUR	FURRING
GA	GAGE, GUAGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONCRETE
GL	GLASS
GFRC	GLASS FIBER REINFORCED CONC
GLZ	GLAZE
GLU LAM	GLUE LAMINATED
GD	GRADE
GND	GROUND
GYP	GYPSUM
GWB	GYPSUM WALLBOARD
HND	HAND
HCP	HANDICAPPED
HNDRL	HANDRAIL
HDBD	HARDBOARD
HDWE	HARDWARE
HD	HEAD
HT	HEAT
HVAC	HEATING, VENTILATING AND A/C
H	HIGH
HPT	HIGHPOINT
HWY	HIGHWAY
HC	HOLLOW CORE
HM	HOLLOW METAL
HSS	HOLLOW STRUCTURAL SECTIONS
HORZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HYD	HYDRANT
IN	INCHES
INCL	INCLUDE
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JAN	JANITOR
JT	JOINT
JC	JANITOR CLOSET
KD	KILN DRIED
KIT	KITCHEN
KO	KNOCKOUT
KP	KICK PLATE
LAM	LAMINATED
LAV	LAVATORY
LCC	LEAD COATED COPPER
L	LEFT
LH	LEFT HAND
LG	LENGTH
LTG	LIGHTING
LTWT	LIGHTWEIGHT
LR	LIVING ROOM
LNG	LONG
LVR	LOUVER
LP	LOW POINT
SAN	SANITARY
SCHED	SCHEDULE
SCD JT	SCORED JOINT
SLD	SEALED
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SFTWD	SOFTWOOD
SC	SOLID CORE
SAB	SOUND ATTENUATION BLANKET
STC	SOUND TRANSMISSION CLASSIFICATION
S	SOUTH
SP	SPACES
SPEC	SPECIFICATION
SQ	SQUARE
SQ FT	SQUARE FOOT
STD	STANDARDQ
STL	STEEL
SST	STAINLESS STEEL
STOR	STORAGE
ST	STORM
STR	STRAIGHT
STRUC	STRUCTURAL
STC	STUCCO
SUBFL	SUBFLOOR
SURF	SURFACE
SUSP	SUSPENDED
SW	SWITCH
SYS, SYST	SYSTEM
TB	TACKBOARD
TEMP	TEMPORARY
TER	TERRAZZO
TEMP	TEMPERATURE
THERM	THERMAL
THRESH	THRESHOLD
T & G	TONGUE AND GROOVE
TOB	TOP OF BEAM
TC	TOP OF CURB
TW	TOP OF WALL
TOS	TOP OF STEEL
T	TREAD
TRTD	TREATED
TYP	TYPICAL
UNFIN	UNFINISHED
UTIL	UTILITY
UON	UNLESS OTHERWISE NOTED
VAL	VALUE
VEN	VENEER
VENT	VENTILATING
VIF	VERIFY IN FIELD
VERT	VERTICAL
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VOL	VOLUME
WA	WAINSCOT
WC	WATER CLOSET
W COV	WALL COVERING
WP	WATERPROOF
WR	WATERRESISTANT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
W	WEST
WF	WIDE FLANGE
WDW	WINDOW
W/	WITH
W/O	WITHOUT
WDW	WOOD
YD	YARD

SPECIFICATIONS

02 00 00 - SITE WORK:

Site Clearing: Provide temporary fences, barricades, and other projections to preserve existing items to remainand prevent injury to vegetation and improvements as indicated or which interfere with new construction. Restore distrubed areas to conditions prior to commencing construction and to match adjacent areas where indicated: this includes new topsoil, sodding, seeding, etc. 02110 Site Clearing: Strip and stockpile topsoil for late distribution when fine grading is done. Spread soil, hand grade and seed lawn. Excess materials shall be distributed in such a way so as to provide smooth transition to undisturbed grade. Slope grades as indicated on drawings.
Frost and Slope Protection: Bottom of exterior footing shall be minimum of 3'-0" below finished grade for frost protection. Maximum slope between the bottom of adjacent footings shall be one vertical to two horizontal.
02050 Shoring and Bracing: Contractor shall fully brace and otherwise protect all work in progress until building is completed. Provide all necessary guying work and bracing required to erect and hold the building frame in alignment until all walls, floors and roof deck are installed 0200 Earthwork: Excavate as required to install footings and to maintain finished floor elevation. Backfill with clean soil, free grade away from building. Compact soil in areas to recieve concrete floors or slab to 95%.

05 00 00 - METALS:
5000 Metals: Contractor shall provide all necessary labor, materials and equipment to erect all miscellaneous iron and steel as detailed or noted on these drawings.
a. All structural steel shall be detailed and fabricated inaccordance with the latest edition of the A.I.S.C. Manual of Steel Construction. Use standard framed beams unless otherwise noted.
b. Structual steel shall conform to ASTM A-36, and ASTM A-572, except pipe columns, which shall conform to ASTM A-53
c. Metal J mold trim, beam caps, foundation caps to be 22 gage galvinized metal by local craftsman.
d. Capenter's Iron Work consists of bolts, plates, anchors, hangers, columns, dowels, etc., required for framing.
e. Anchor bolts shall be 1/2" dim. X 18" galv. 6'-0" on center maximum. Minimum two (2) per sill. Conform to ASTM A-
Structural steel shall be A 36 of sizes designated. Lally columns shall be 3-1/2" diameter, filled solid with concrete. Provide base plates and beam sockets as required, welded to columns. All steel shall be shop primed.

07 00 00 THERMAL AND MOISTURE PROTECTION:

07 92 00 –JOINT SEALANTS:
Provide GE silicone building sealant 'permanently flexible' or equal. Color as appropriate for substrata-coordinate with door and window trim color. Caulk and seal at perimeter of all door and window frames, louvers and other openings, wherever dissimilar materials abut and wherever necessary to ensure weather tightness.

08 00 00 OPENINGS:

08 14 23.19 -- MOLDED-HARDBOARD-FACED WOOD DOORS
Interior Doors shall be 'colonial', 13/8", molded "Masonite" to match existing with clear white pine frame.

08 70 00 -- HARDWARE:
Provide also manufacturer's 6-pin, keyed cylinder lock. At interior doors, provide one pair, 3-1/2" x 3-1/2" hinges, privacy locksets at each bathroom door and passage latchsets at all other doors. Provide dummy knobs to match latchsets and friction catches at all closet doors. Provide door stops at all locations where required. Provide finish on hardware as selected by Owner.

09 00 00 FINISHES:

09 20 00 --GYPSUM BOARD:
Provide 5/8" thick standard taper gypsum board complying with ASTM C36 unless otherwise indicated.
Provide type "X" where indicated and where required in fire resistance assemblies. Screw and glue drywall to wall and ceiling systems. Provide water resistant gypsum board (ASTM C 630) in toilet rooms and wonder board in wet areas. Provide manufacturer's standard metal trim accessories of the bead type. Provide ready-mixed vinyl joint compound and perforated joint tape. Install compound in three coats.

09 90 00 PAINTING & COATING:

09 91 00 PAINTING:
All paint products shall be the products of Benjamin Moore & Co. or equal. All non-factory finished surfaces shall be finished.

KITCHEN CABINETS/ APPLIANCES & BATHROOM VANITIES

Contractor shall coordinate with kitchen installer and provide roughing & blocking as required for cabinetry installation.

PLUMBING, HVAC, AND ELECTRICAL WORK

Provide complete, code compliant systems with final design documentation provided by the licensed subcontractors in accordance with NJ Uniform Construction Code requirements.

All plumbing fixtures & exposed (Non-recessed) Electrical /Lighting fixtures shall be as selected by owner. Contractor shall provide a bid allowance for these items.

GENERAL NOTES

1. Owner / Client Responsibilities: Reference is made throughout these General Notes to responsibilities and standards of care to be fulfilled by those providing services in the development and construction of this project. Owner / Client shall be responsible for adherence to those requirements by the Owner, Builder, Developer, General Contractor, Subcontractors and other professional Consultants not retained by the Designer.

2. Builder's Set: The scope of this set of plans is to provide a "builder's set" of construction documents and general notes hereinafter referred to as "plans". All materials and methods of construction necessary to complete the project are not necessarily described. The plans delineate and describe only locations, dimensions, types of materials and general methods of assembling or fastening. The implementation of these plans requires an Owner/ Client/ Contractor thoroughly knowledgeable with the applicable building codes and methods of construction specific to this product type and type of construction.

3. Building Maintenance: The exposed materials used in the construction of this project will deteriorate as the completed project ages unless properly and routinely maintained. Owner / Client shall provide or cause the development of a plan to keep these exposed materials protected and maintained.

4. Codes: All construction shall comply with the most stringent requirements of all current applicable city, county, state and federal laws, rules, codes, ordinances and regulations. If the General Contractor or any Subcontractor performs any work in conflict with the above mentioned laws, rules, codes, ordinances and regulations, then the contractor in violation shall bear all costs of repair arising out of the non - conforming work.

5. Permits: The general building permit and plan check shall be secured and paid for by Owner /Client. All others permits shall be secured and paid for by the Subcontractor directly responsible.

6. Insurance: The General Contractor and every Subcontractor performing work or providing services and/ or materials for the work are required to purchase and maintain in force "All Risk" Builders Insurance prior to commencement of the work and/ or furnishing labor, services and materials. Each "All Risk" policy shall be in an amount sufficient to cover the replacement value of the work being performed and/ or the labor, services and materials being supplied by the General Contractor, Subcontractors, Designer, and all professional Consultants.

7. Insurance: Owner/ Client shall cause the General Contractor and every Subcontractor performing work or providing services and / or materials for the work to purchase and maintain General Liability Insurance.

8. Named Products: The Designer makes no guarantee for products identified by trade name or manufacturer.

9. Scope: The General Contractor and Subcontractors shall furnish all labor, equipment, and material indicated on the plans and reasonably inferred or required by the applicable codes.

10. Substitution: Substitutions of specific materials or products listed shall not be made without written authorization by Owner/ Client. The General Contractor and any Subcontractor shall not make the structural substitutions or changes without prior written authorization from the structural engineer.

11. Changes: Any addition, deletion, or change in the scope of the work described by the plans shall be by written change order only. Any approval from the building official for a change in the work shall be the responsibility of the General Contractor.

12. Intention: The General Contractor shall ensure that all labor, materials, equipment and transportation shall be included in the work for complete execution of the project. The Designer shall not be responsible for the means and methods of construction.

13. Review of Drawings: The General Contractor and all Subcontractors shall review the full content of the plans for discrepancies and omissions prior to commencement of work. The General Contractor and all Subcontractors shall be responsible for any work not in conformance with the plans or in conflict with any code.

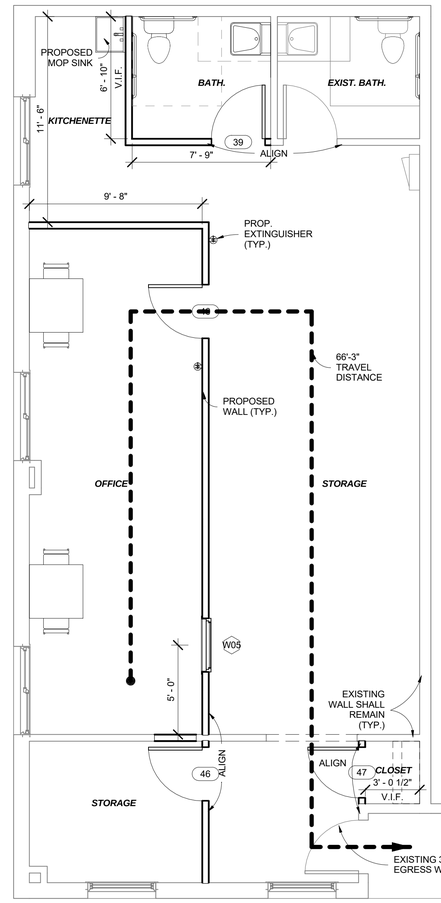
14. Use of the Drawings: Dimensions take precedence over scaled measurements. Details and sections on the drawings are shown at specific locations and are intended to show general requirements throughout. Details noted "typical" imply all like conditions treated similarly, unless noted otherwise. The architectural details shown are intended to further illustrate the visual design concept and the minimum recommended weather protection for this project. Building code requirements, structural considerations, trade association manuals and publications and product manufacturer's written instructions shall also be considered in order to complete the construction of the details, and in some cases may supercede the details.

15. Approved Drawings: The General Contractor shall be responsible for coordinating the work between the different Subcontractors and requiring all Subcontractors to use the most current building department approved set of plans.

16. Cutting and Patching: All Subcontractors shall do their own cutting, fitting, patching, etc. to make the several parts come together properly and fit it to receive the work of other trades.

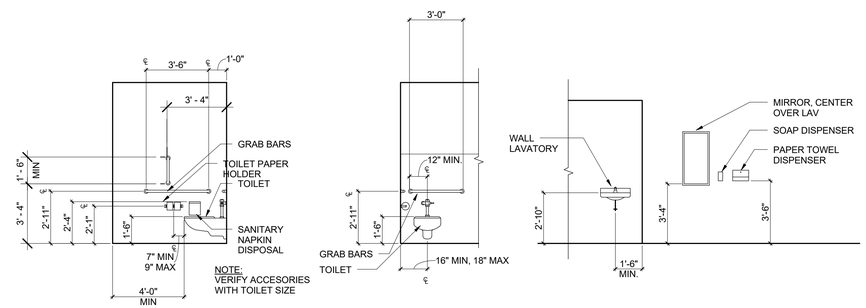
17. Clean up: All trades shall, at all times, keep the premises free from accumulation of waste materials or rubbish caused by their work. Subcontractors shall remove all rubbish, tools, scaffolding and surplus materials and leave the job in a broom - clean condition. All fixtures, equipment, glazing, floors, etc., shall be left clean and ready for occupancy upon completion of the project.

18. Storage of Materials: The General Contractor and Subcontractors shall be responsible for storing the materials on the site according to material suppliers' or manufacturers' instructions. The materials shall be kept secure and protected from moisture, pests, and vandals. Any loss arising out of materials stored at the site shall be the responsibility of the General Contractor or Subcontractor who stored the damaged or lost materials.



NOTE:
1. ALL WALLS SHALL BE P1 UNLESSS OTHERWISE NOTED SEE PARTITION DETAIL.

2 L1
1/4" = 1'-0"



5 DIAGRAM - TYP. MOUNTING HEIGHTS - TOILET
1/4" = 1'-0"

ALTERATION

77-10 PENSION RD

77 PENSION ROAD UNIT 10
MANALAPAN TOWNSHIP, NJ 07726

BUILDING INFORMATION

BUILDING CODES:
New Jersey Uniform Construction Code
New Jersey (Edition) International Building Code 2015
(N.J.A.C. 5:23-3.21)
Rehabilitation Subcode (N.J.A.C. 5:23-6)

USE GROUP: B -Business

FIRE PROTECTION SYSTEM: AUTOMATIC SPRINKLER SYSTEM

CONSTRUCTION TYPE: II-B

FIRE RESISTANT RATING FOR ELEMENTS: (IBC TABLE 601)

STRUCTURE FRAMING	0HR
BEARING WALLS INTERIOR	0HR
BEARING WALLS EXTERIOR	0HR
NON BEARING WALLS	0HR
FLOOR CONSTRUCTION	0HR
ROOF CONSTRUCTION	0HR

EXISTING BUILDING SQUARE FOOTAGE:

BUSINESS AREA (B) :	437 SQ FT
STORAGE AREA S-1 (B) :	606 SQ FT
TOTAL FLOOR AREA :	1,043 SQ FT

MEANS OF EGRESS:

OCCUPANT LOAD:
BUSINESS - 4 PERSONS
STORAGE - 2 PERSONS

TRAVEL DISTANCES:
COMMON PATH OF TRAVEL
BUSINESS (B) - 100 FT

EXIT TRAVEL DISTANCE (W/ Sprinkler System)
BUSINESS (B) - 300 FT

EGRESS CAPACITY (B):
REQUIRED - 0.2 X 59 = 11.8in
PROVIDED - (2) 36" DOOR - 360 PERSONS
NUMBER OF EXITS:
EXISTING - (1)

1.BUILDING IS EQUIPPED WITH AUTOMATIC FIRE SUPRESSION SYSTEM. RELATED ENGINEERING, DESIGN, CALCULATIONS & DOCUMENTATION BY OTHERS.

2.PLUMBING, HVAC & ELECTRICAL DOCUMENTATION BY OTHERS

3.ALL FINISHES AS INSTALLED BY THE CONTRACTOR, OWNER OR TENANT SHALL COMPLY WITH IBC CHAPTER 8 FOR SMOKE & FIRE DEVELOPMENT CLASSIFICATION

4.EMERGENCY LIGHTING SYSTEMS SHALL BE REQUIRED IN STRUCTURES OCCUPIED OUTSIDE OF DAYLIGHT HOURS . A BATTERY PACK SHALL BE PROVIDED AT FIXTURE IN EVENT OF LOSS OF POWER. PORTABLE FIRE EXTIGUISHERS LOCATED AND INSTALLED PER NFPA 10 WITH 75 FOOT MINIMUM TRAVEL DISTANCE TO EXTIGUISHER. FIRE EXTIGUISHERS ARE GFGI EQUIPMENT. CONTRACTOR TO PROVIDE CABINET OR BRACKETS ONLY

GENERAL NOTES

1. COMPLY WITH APPLICABLE LOCAL AND STATE CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY, AND ENVIRONMENTAL PROTECTION. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING CONSTRUCTION OPERATIONS.

2. PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS, WORKERS AND GENERAL PUBLIC.

3. REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM THE CONSTRUCTION OPERATIONS.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS.

5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD.

DEMOLITION NOTES:

1. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH THE OWNER.

2. CONTRACTOR SHALL PROVIDE ALL DEMOLITION NECESSARY TO INSTALL NEW CONSTRUCTION.

3. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL CONSTRUCTION SCHEDULED TO REMAIN DURING DEMOLITION OPERATIONS.

SHEET#	SHEET NAME
A001	COVERSHEET
A100	FLOOR PLAN

77 PENSION ROAD UNIT 10

ANDRES GRACIA
77 PENSION ROAD UNIT 10
MANALAPAN TOWNSHIP, NJ 07726

ZACK J. MOROS JR. A.I.A.
NJ LIC # 21A00740600

ZACK J MOROS JR ARCHITECT LLC
zjmjrllc@gmail.com 732- 687- 8380
73-4 WILSON AVE MANALAPAN NJ 07726

COVERSHEET

ISSUE FOR PERMIT

No.	Description	Date

Project number
190909
10/22/2019

A001

Scale As indicated

10/22/2019 10:49:39 AM

FLOOR FINISHES

CONCRETE / SPECIALITY FLOOR FINISH:
CNS-1 SEALED CONCRETE

WALL FINISHES

PAINT:
P-1 PAINT
MANUFACTURER: BENJAMIN MOORE
TYPE: ECO SPEC WB
COLOR: OC-17 WHITE DOVE
FINISH NOTE:
EGGSHELL @ GENERAL WALLS
SEMI-GLOSS @TOILETS, UTILITY SPACES, CONC BLOCK & PRECAST WALLS

P-5 PAINT
MANUFACTURER: BENJAMIN MOORE
TYPE: WATERBORNE CEILING PAINT
COLOR: CEILING WHITE
FINISH: ULTRA FLAT
LOCATION: GYP. BD. CEILINGS

P-8 PAINT
COLOR: SAFETY YELLOW
LOCATION: WAREHOUSE COLUMNS, BOLLARDS, GUARDRAILS, LADDERS, ETC.

WALL BASE:
RB-1 RUBBER BASE
MANUFACTURER: JOHNSONITE
COLOR: 20 CHARCOAL
*STYLE: PROVIDE 4"H COVE BASE FOR HARD SURFACE/RESILLIENT FLOORING.
PROVIDE 4"H STRAIGHT BASE FOR CARPET.

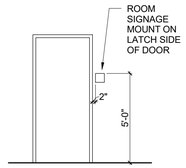
MILLWORK FINISHES

PLASTIC LAMINATE:
PL-5 PLASTIC LAMINATE
MANUFACTURER: FORMICA
PATTERN: 858-58
COLOR: PUMICE
FINISH: MATTE

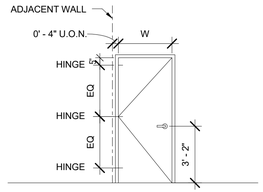
CEILING FINISHES

ACP-1 SUSPENDED CEILING TILE
MANUFACTURER: INSULATION CORP OF AMERICA
STYLE: ICA-TILE Melt-Away Ceiling Tile
TEXTURE: FINE
EDGE: SQUARE TEGULAR

EXP EXPOSED CEILING



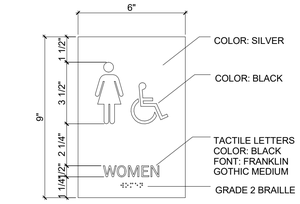
9 SIGNAGE - MOUNTING HTS. (TYP)
1/4" = 1'-0"



DOOR HARDWARE

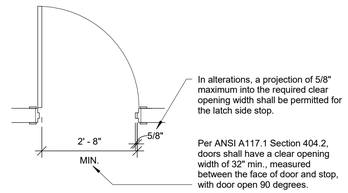
GENERAL NOTES
1. ALL DIMENSIONS ARE FROM FINISHED SURFACES.
2. ALL DOOR CLOSERS TO BE SET 90°-12°- 5 SECONDS MIN.
3. THE DIMENSIONS SHOWN ON THESE DWGS ARE TYPICAL AND DO NOT NECESSARILY SHOW ALL THE DEVICES THAT ARE LOCATED ON THE WALLS.
4. THESE DIMENSIONS SHALL BE TYPICAL UNLESS NOTED OTHERWISE ON DWGS FOR SPECIFIC CASES.

7 REFERENCE - DOOR NOTE (TYP)
1/4" = 1'-0"

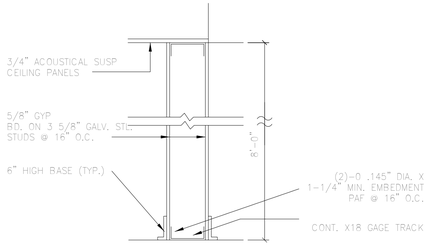


Sign Notes:
1. Refer to Specification Section 101400 for sign requirements.
2. All signs to include braille text.
3. Provide sign at each unit entry that includes the unit number and braille.
4. Unless noted otherwise, signs shall be manufactured & mounted in accordance with ANSI A117.1-2003, Section 703.3.10 & 703.3.11. Where required to mount on glazing, provide clear adhesive double sided tape.
5. Contractor to provide code-minimum signage. Contractor to coordinate room names with owner.
6. Any additional signage requested by owner shall be design-build.

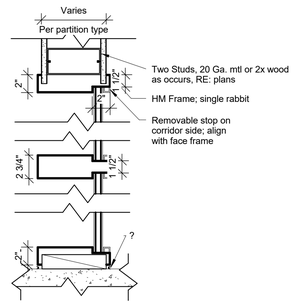
10 SIGNAGE - TOILET ROOM SIGN
3" = 1'-0"



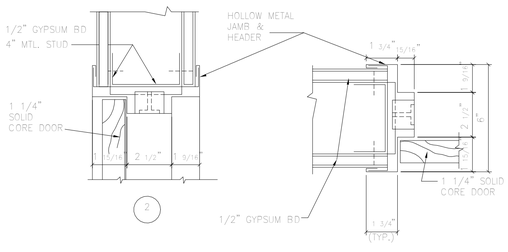
11 ADA MIN. DOOR CLEAR WIDTH REQUIRED
1/2" = 1'-0"



6 DETAIL- PARTITION P1
1" = 1'-0"



5 Typ. HM Frame Interior
1 1/2" = 1'-0"



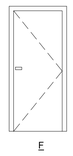
3 DETAIL - DOOR FRAME
3" = 1'-0"

SOLID CORE WOOD FLUSH DOOR
BIRCH VENEERS:3'-0" X 7'-0" X 1-3/4" STAIN FINISH

UNDERCUT DOOR 1"

HM FRAME, PTD

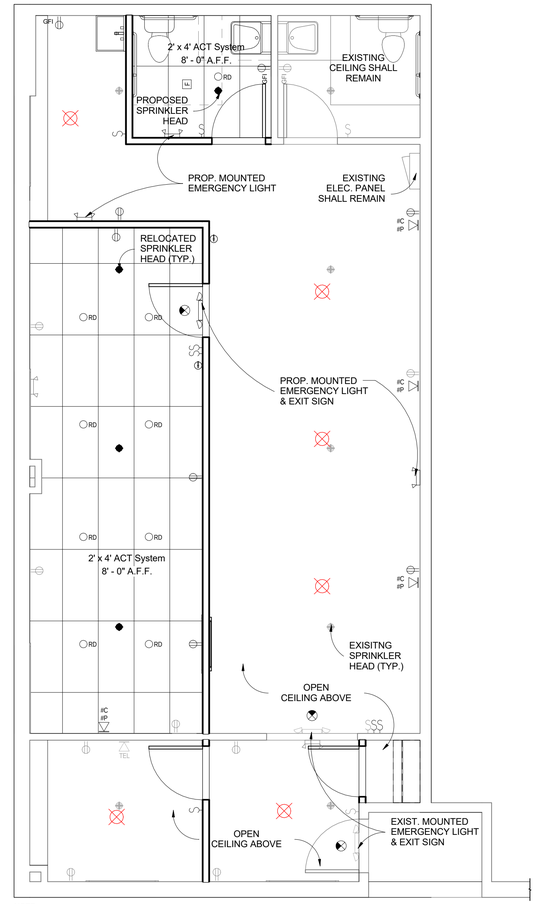
HARDWARE:
3 HINGES, 4.5"X 4.5" HAGER BB1279
METAL DOOR KNOB W/ LOCK
WALL STOP, IVES WS402-CCV



4 SPEC. - DOOR CHART
1 : 1

SCHEDULE - DOOR			
Door Number	Family	Type	Finish Comments
39	Single-Flush	36" x 84"	F
40	Single-Flush	36" x 84"	F
46	Single-Flush	36" x 84"	F
47	Single-Flush	34" x 84"	F

SCHEDULE - WINDOW			
	Window Size		
Type Mark	Width	Height	Comments
W05	3' - 0"	4' - 3 3/4"	FIXED



NOTE:
1.BUILDING IS EQUIPPED WITH AUTOMATIC FIRE SUPRESSION SYSTEM. RELATED ENGINEERING, DESIGN, CALCULATIONS & DOCUMENTATION BY OTHERS.

2.PLUMBING, HVAC & ELECTRICAL DOCUMENTATION BY OTHERS

3.ALL FINISHES AS INSTALLED BY THE CONTRACTOR, OWNER OR TENANT SHALL COMPLY WITH IBC CHAPTER 8 FOR SMOKE & FIRE DEVELOPMENT CLASSIFICATION

4.EMERGENCY LIGHTING SYSTEMS SHALL BE REQUIRED IN STRUCTURES OCCUPIED OUTSIDE OF DAYLIGHT HOURS . A BATTERY PACK SHALL BE PROVIDED AT FIXTURE IN EVENT OF LOSS OF POWER. PORTABLE FIRE EXTIGUISHERS LOCATED AND INSTALLED PER NFPA 10 WITH 75 FOOT MINIMUM TRAVEL DISTANCE TO EXTIGUISHER. FIRE EXTIGUISHERS ARE GFGI EQUIPMENT. CONTRACTOR TO PROVIDE CABINET OR BRACKETS ONLY

5.CEILING SHALL BE MOUNTED TO 20 GA. 2x6 METAL STUDS AT 12" O.C. SPAN IN SHORT DIRECTION - SPANS LONGER THEN 18' SHALL BE HUNG FROM UNDERSIDE OF STRUCTURE

2 L1
1/4" = 1'-0"

ELECTRICAL OUTLET LEGEND		
1.		110V RECEPTICAL
2.	S	SWITCH RECEPTICAL
3.	GFI	GROUND FAULT CURRENT INTERRUPTER RECEPTACLE
4.	GFI-WP	GFI AND WATER PROOF RECEPTACLE
5.	M	MICROWAVE OVEN RECEPTICAL
6.	R	RANGE RECEPTICAL
7.	UC	UNDER COUNTER RECEPTICAL
8.	240	240V RECEPTICAL
9.		110V FLOOR RECEPTICAL

ELECTRICAL SWITCH LEGEND		
10.	S	LIGHT SWITCH
11.	S 2	DOUBLE LIGHT SWITCH
12.	S 3	3-WAY LIGHT SWITCH
13.	S D	DIMMER LIGHT SWITCH
14.	S F	OCCUPANCY SENSOR FAN SWITCH

LIGHTING LEGEND		
27.	RD	RECESSED DOWN LIGHT
28.	RD-ES	RECESSED DOWN LIGHT ENERGY STAR RATED
29.	RW	RECESSED WALL WASHER
30.	RA	RECESSED ACCENT DIRECTIONAL
31.	RG	RECESSED GLASS
32.	J	JUNCTION BOX
33.	F	EXHAUST FAN
39.		LED 2x4 RECESSED TROFFER LED
40.		LED 2x2 RECESSED TROFFER LED
41.		SUSPENDED LINEAR
42.		TRACK LIGHTING
43.		EXIT EMERGENCY LIGHT /W BATT. BKUP

MECHANICAL		
44.		SUPPLY GRILL
45.		RETURN GRILL
46.		PENDANT LIGHT FIXTURE
47.		TELEPHONE JACK
48.	IC /IP	MULTIMEDIA JACK (NETWORK/TV)
49.	EX	FIRE ALARM
50.		EMERGENCY WALL LIGHT

77 PENSION ROAD UNIT 10

ANDRES GRACIA
77 PENSION ROAD UNIT 10
MANALAPAN TOWNSHIP, NJ 07726

ZACK J. MOROS JR. A.I.A.
NJ LIC # 21A00740600

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zjmjrllc@gmail.com 732- 687- 8380
734 WILSON AVE MANALAPAN NJ 07726

FLOOR PLAN

ISSUE FOR PERMIT

No.	Description	Date

Project number
190909
10/22/2019

A100

Scale As indicated

10/22/2019 10:49:40 AM