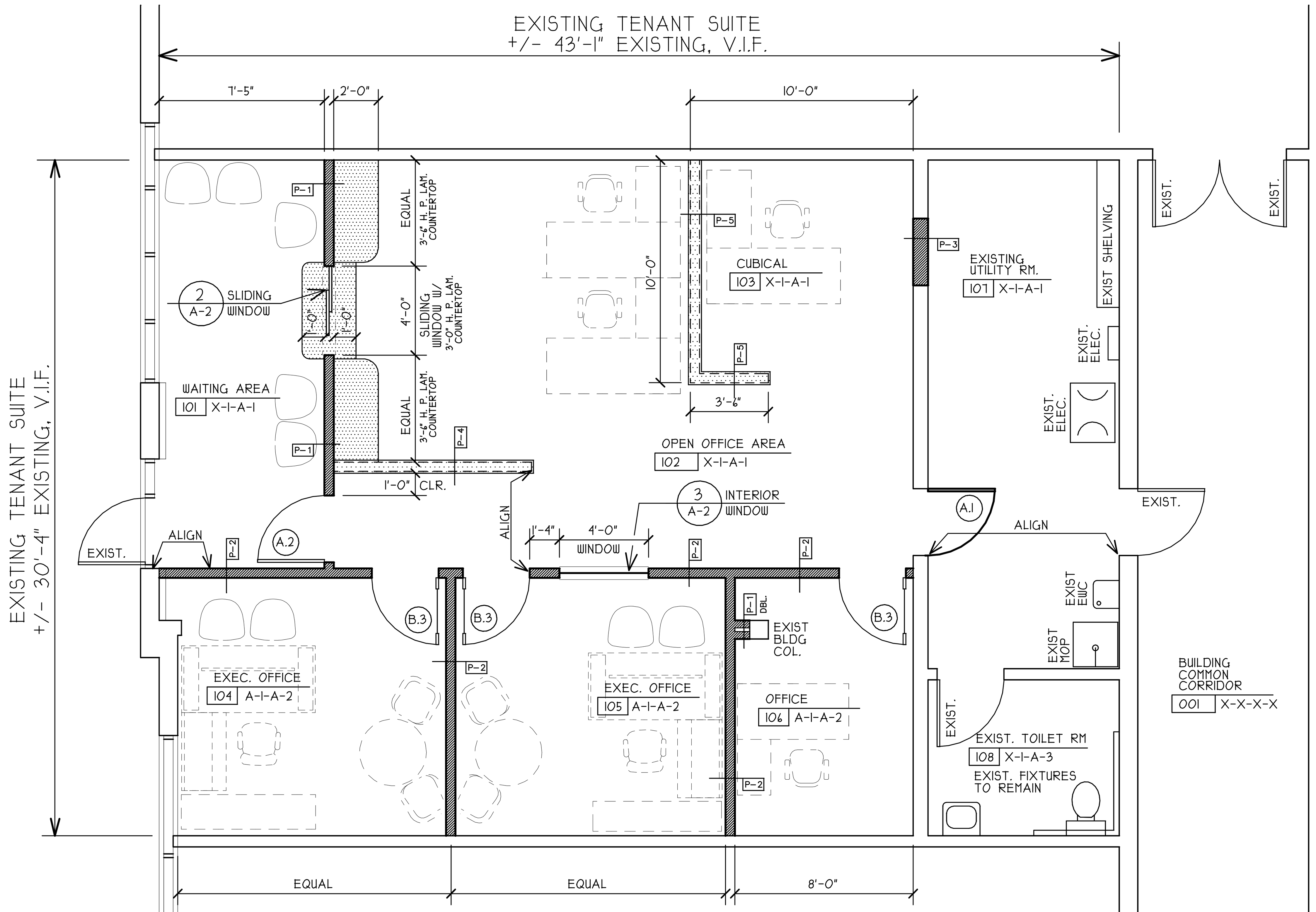
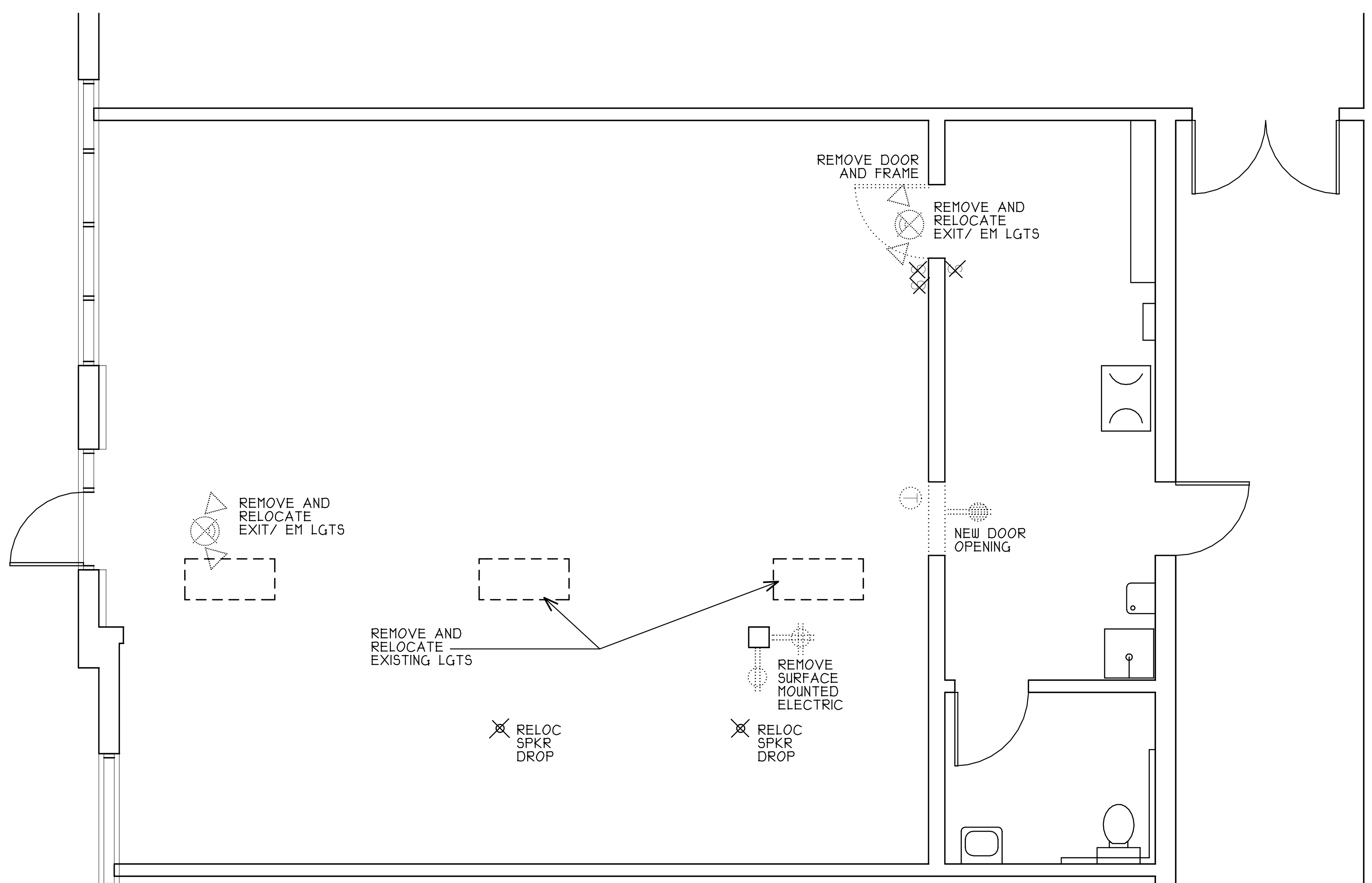


PROJECT NORTH

TENANT FLOOR PLAN

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



PROJECT NORTH

TENANT DEMOLITION PLAN

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

PLAN LEGEND: ALL SYMBOLS SHOWN MAYNOT BE USED FOR THIS PROJECT

- EXISTING PARTITION TO REMAIN VERIFY IN FIELD. WORK AS NOTED.
- EXISTING PARTITION TO BE REMOVED VERIFY PARTITION PRIOR TO REMOVAL IE: BEARING, NON-BEARING, ELECTRICAL, MECHANICAL EQUIP. , ETC. NOTIFY ARCH. OF UNKNOWN CONDITIONS. PATCH FINISHES DAMAGED OR EXPOSED DUE TO REMOVAL TYP.
- NEW PARTITION AS PER PLAN, PARTITION DETAILS , NOTES , AND SCHEDULES.
- EXISTING DOOR TO REMAIN VERIFY OPERATION IN FIELD REPAIR AS REQD. FOR SAFE OPERATION.
- EXISTING DOOR AND FRAME TO BE REMOVED. REMOVE PARTITION ABOVE DOOR U.N.O. PATCH DAMAGED OR EXPOSED FINISHES AS REQD. DUE TO REMOVAL
- NEW DOOR AND FRAME AS PER PLAN , SCHEDULES , NOTES, AND DETAILS.
- EXISTING CABINETS AND WILLWORK TO REMAIN. V.I.F.
- NEW CABINETS AND WILLWORK TO REMAIN. V.I.F.
- OFFICE FURNITURE BY TENANT, SHOWN FOR REFERENCE, VERIFY EXACT CONFIGURATION AND LOCATION WITH FURNITURE MANUF.
- EXISTING PLUMBING FIXTURES TO BE REMOVED. REMOVE ALL UNUSED PIPING TO ITS SOURCE AND CAP
- EXISTING PLUMBING FIXTURES TO REMAIN, VERIFY IN FIELD
- NEW PLUMBING FIXTURES AS PER PLUMBING DRAWINGS, NOTES AND DETAILS

GENERAL NOTES:

1. Project is interior renovations for occupancy of existing building.

   TENANT: MULLER, LONGO & COMPANY, LLC

2. All work shall comply with "N.J. Uniform Construction Code", "N.J. Barrier Free Subcode", "INTERNATIONAL BUILDING CODE, NJ EDITION 2018 , " N.J. REHABILATION SUB CODE, SECTION # 5:23-6.7 RECONSTRUCTION " and any other applicable federal, state or local laws.
3. Areas:
   Existing Building – NO CHANGE
   SUITE # 14 = 1,300 SF
   AREA OF WORK = +/- 1,300 SF
4. Use Group – "B" NEW USE "M" EXISTING USE
5. Construction Type – "2-B" (SPRINKLERED)
6. Occupant Load (Based on I.B.C. Table) –
   SUITE # 14: 1, 300 SF x 1/100 = 13 PEOPLE
7. Existing building information is based on documents given to the Architect by the building owner and not all items were field checked for accuracy. Contractor shall verify all dimensions and conditions at the site prior to the start of the project. Any discrepancies shall be brought to the attention of the Architect in writing.
8. Drawings are diagrammatic and indicate the general arrangement of systems and work included in the contract. Drawings are not to be scaled, refer to dimensions or existing conditions.
9. Details of construction not specifically shown shall be constructed in accordance with details shown for similar conditions and materials and in accordance with accepted industry standards.
10. Safety tempered glass conforming to C.P.S.C. (Consumer Product Safety Commission) 16CFR Part 1201 shall be installed in the following locations: any doors, shower enclosures, glazing within 12" of a door or passage opening, glazing over 9 s.f. with its bottom edge within 18" of the finished floor level and any other potentially hazardous locations, etc.. Safety glazing shall be clearly labeled as such.
11. Contractor shall properly seal and fire stop around all penetrations through a fire rated assembly and at all floor levels.
12. Existing finishes or construction that is damaged or altered due to new construction shall be repaired or replaced to a like new condition. All roof penetrations shall be properly sealed or flashed as appropriate for the type of roof construction. Work shall not void any existing warranties.
13. Concrete floors removed for installation of utilities shall be cut in a straight line with a sharp tool, taking advantage of existing control joints. Trenches shall be backfilled with existing fill and compacted in 6" lifts. Vapor barriers, if present, shall be replaced and sealed to existing. Concrete slab thickness, reinforcement and finish shall match existing. Concrete shall be 3,500 psi at 28 days minimum. Edges of existing slab shall be doweled or keyed to new infill. Do not bridge existing control joints.
14. Gypsum wallboard partitions shall be constructed in accordance with partition schedule, Gypsum Association and the manufacturer's recommendations. All walls to be erected square, plumb and braced to structure as required to remain in that condition.
15. Interior finish shall be as noted or as selected by the tenant from the building standards. Interior finishes shall be Class III with a flame spread rating of less than 200. Corridors providing exit access shall have a finish rating of Class II with a flame spread rating of less than 75. No finish shall have a smoke developed rating exceeding 450. All carpets must be certified to pass he D.O.C. FF-1 "Pill Test". Floor coverings, other than carpet, should be shown to be at least as resistant to flame propagation as D.O.C. FF-1.
16. Interior door shall be 3'- 0" (U.N.O.) solid core wood veneer, (Birch) with a clear polyurethane finish (U.N.O.). Door and interior window frames shall be hollow metal knock down type, painted with semi-gloss paint. Doors in a fire rated assembly shall be U.L. rated and affixed with a permanent label.
17. Door hardware shall be passage type with a brushed stainless steel finish, as manufactured by "Schlage" or approved alternate. Privacy locks to be used on doors noted. Exit doors equipped with locksets shall be operable by inhabitants without a key, tool or special knowledge. Hardware to be equipped with lever handle operation. All side swinging doors to be equipped with three (3) butt hinges and a door stop. Doors in a fire rated assembly shall be equipped with a closure and all hardware shall be U.L. listed for fire door applications. Double doors shall be equipped with automatic flush bolts, a door coordinator and a closure on the inactive leaf, manually operated bolts shall not be used.
18. Acoustic tile ceilings shall be suspended from structure above with minimum 9 gauge wire at 48" O.C. each way. Do not suspend from piping or mechanical equipment. If required, use hangers that are suitable for the existing floor or roof construction.
19. Fire extinguishers shall be supplied and installed by the tenant, as per direction of the local fire official.
20. Entire building shall be sprinklered in accordance with I.B.C. and N.F.P.A.. Existing heads to be relocated as required to maintain acceptable distance from new walls. In areas where a ceiling is to be installed, existing upright sprinkler heads shall be removed and replaced with a 1" drop through ceiling and a new " Match Existing" semi-recessed pendant sprinkler head with a two (2) piece white escutcheon plate. See lighting plan for approximate drop locations. At completion of new work, system shall be tested in accordance with I.B.C. and N.F.P.A..
    Information shown on the these Architectural drawings is for coordination and scope of the project only, the final fire protection design is to be prepared by a seperate owner/ contractor hired Professional Engineer. The Engineer shall coordinate all work with the Architect's design drawings and the actual building systems.
21. The fire protection system shall be monitored by an approved central station alarm company in accordance with N.F.P.A. 72. A fire alarm horn system shall be provided in the tenant space so as to be audible to all occupants. A strobe light shall also be provided in areas with hearing impaired occupants. The horn system shall be activated by the sprinkler system water flow alarm.

ROOM FINISH SCHEDULE VERIFY ALL COLORS AND FINISHES WITH OWNER/ TENANT PRIOR TO THE START OF WORK

FLOORING FINISH		BASE FINISH		WALL FINISH		CEILING FINISH	
A	CARPET TILE PROVIDE NEW CARPET TILE AS PER BUILDING STANDARD COLOR: T.B.D.	1	4" H. VINYL COVE BASE JOHNSONITE COLOR: T.B.D. OR APPRVD. ALT	A	PAINT EGGSHELL INTERIOR LATEX " SHERWIN WILLIAMS" PROMAR 200 LOW VOC COLOR: T.B.D.	1	EXISTING CLG GRID TO REMAIN, REPAIR AS REQD. EXISTING CEILING TILES TO REMAIN, REPAIR OR REPLACE AS REQD. FOR A CLEAN & UNIFORM APPEARANCE
B		2		B		2	EXISTING CLG GRID TO REMAIN, REPAIR AS REQD. EXISTING CEILING TILES TO REMAIN, REPAIR OR REPLACE AS REQD. FOR A CLEAN & UNIFORM APPEARANCE (INSTALL NEW FIBERGLASS BATT SOUND INSULATION ABOVE CEILING)
C		3		C		3	NEW PAINT ON EXISTING GYP. CEILING BOARD EGGSHELL INTERIOR LATEX " SHERWIN WILLIAMS" PROMAR 200 LOW VOC COLOR: T.B.D.
X	EXISTING FINISHES TO REMAIN REPAIR OR PATCH AS REQUIRED DUE TO DEMO OR NEW CONST.	X	EXISTING FINISHES TO REMAIN REPAIR OR PATCH AS REQUIRED DUE TO DEMO OR NEW CONST.	X	EXISTING FINISHES TO REMAIN REPAIR OR PATCH AS REQUIRED DUE TO DEMO OR NEW CONST.	X	EXISTING FINISHES TO REMAIN REPAIR OR PATCH AS REQUIRED DUE TO DEMO OR NEW CONST.

FINISH NOTES:

1. ALL FINISH MATERIALS SHALL BEAR THE RATINGS AS DESIGNATED IN CHAPTER # 8 OF THE "INTERNATIONAL BUILDING CODE N.J. ED." FOR USE GROUP 'B ' IN A SPRINKLERED BLDG.

   INTERIOR FINISH REQUIREMENTS

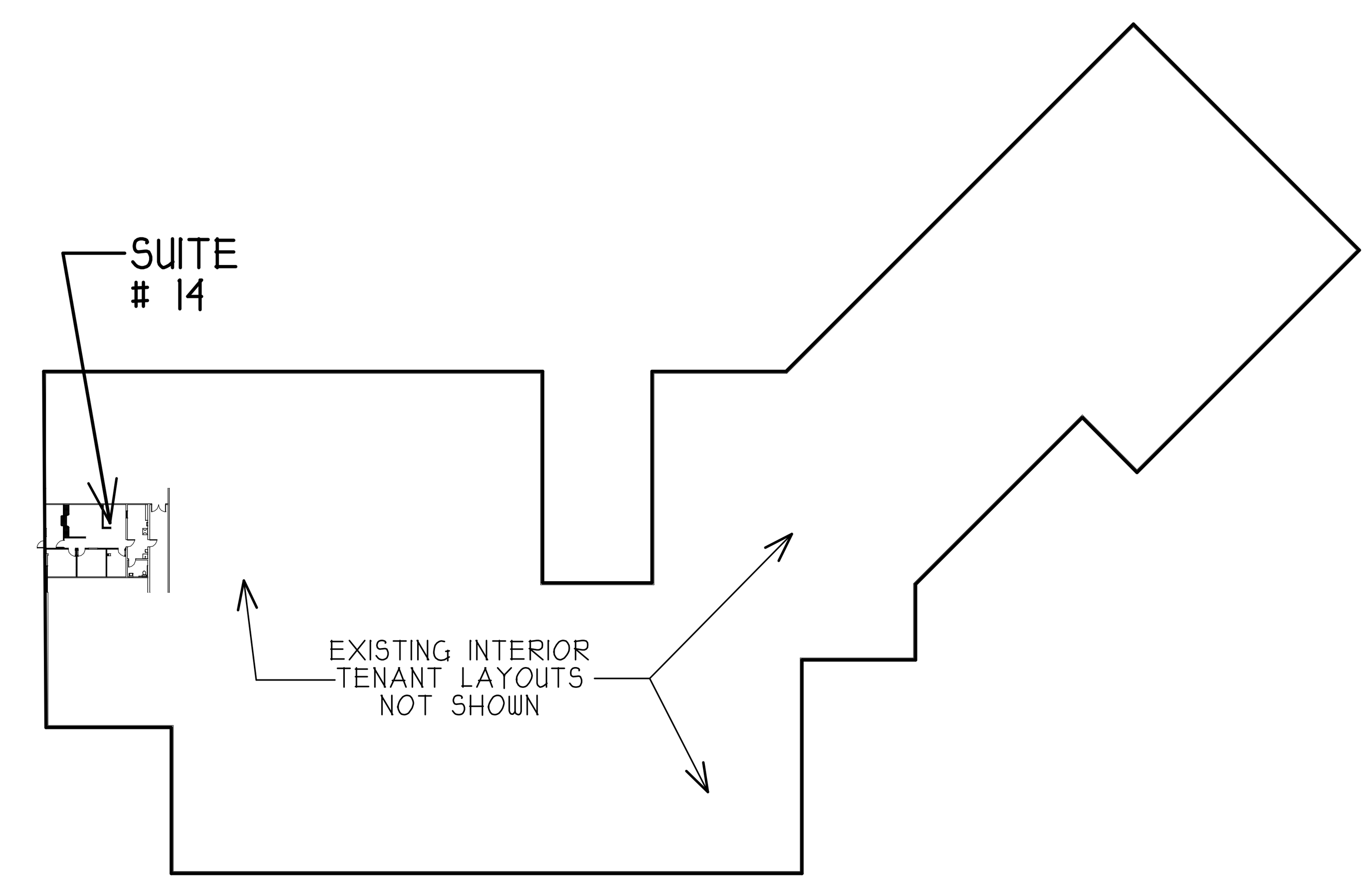
USE GROUP	VERTICAL EXITS & EXIT PASSAGEWAYS	CORRIDORS PROVIDING EXIT ACCESS	ROOMS OR ENCLOSED SPACES
B	CLASS A	CLASS B	CLASS C

2. ALL MATERIALS USED FOR INTERIOR FINISH AND TRIM SHALL BE CLASSIFIED IN ACCORDANCE ASTM E84.
3. ALL FLOOR FINISH MATERIALS SHALL COMPLY WITH THE DOC. FF-1 "PILL TEST" (CPSP 16 CFR, PART 1630).
4. CARPET TO VCT TRANSITION STRIPS TO COMPLY WITH N.J. BARRIER FREE ACCESS CODE FOR THRESHOLDS, AND TO BE " JOHNSONITE "
5. ALL OUTLETS, SWITCHES AND COVERS TO MATCH WALL FINISH COLORS, U.N.O.
6. ALL DOOR TRIM TO BE PAINTED W/ ZERO VOC ACRYLIC SEMI GLOSS PAINT BY: " SHERWIN WILLIAMS" , COLOR: TO MATCH WALLS

ROOM NAME 100

FINISH NOTES A 1 A 1

FLOORING
BASE
WALLS
CEILING



BUILDING KEY PLAN

NO SCALE

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HARRY D. BOPP AIA
ARCHITECT
2 N. MAIN STREET , suite 103 , MEDFORD , NEW JERSEY 08055
(609) 654 - 1425
HARRY D. BOPP
N.J. # 10401

PROPOSED INTERIOR TENANT RENOVATIONS TO THE EXISTING BUILDING FOR:

MULLER, LONGO, & COMPANY, LLC

COOPER TOWNE CENTER
SUITE 14
711 EVESHAM AVENUE
SOMERDALE , NEW JERSEY

FLOOR PLAN AND DETAILS

REVISION	DATE
ISSUED FOR REVIEW	5-12-22

DATE 5- 1- 2022

BY CAD

CHECKED

COMM. NO. 23- 4/22

SHEET NUMBER

A-1

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