

INTERIOR ALTERATIONS FOR:  
**VANGUARD MEDICAL GROUP**  
 -TENANT-  
 271 GROVE AVE  
 VERONA, NJ

BUILDING DATA	
BUILDING USE GROUP	B IBC, NJ EDITION, 2021
TYPE OF CONSTRUCTION	III B
AREA OF TENANT SPACE	
FIRST FLOOR	4,194 SF
SECOND FLOOR	2,653 SF
TOTAL	6,847 SF
VOLUME ADDED	NONE

**FIRST FLOOR PLAN NOTES**

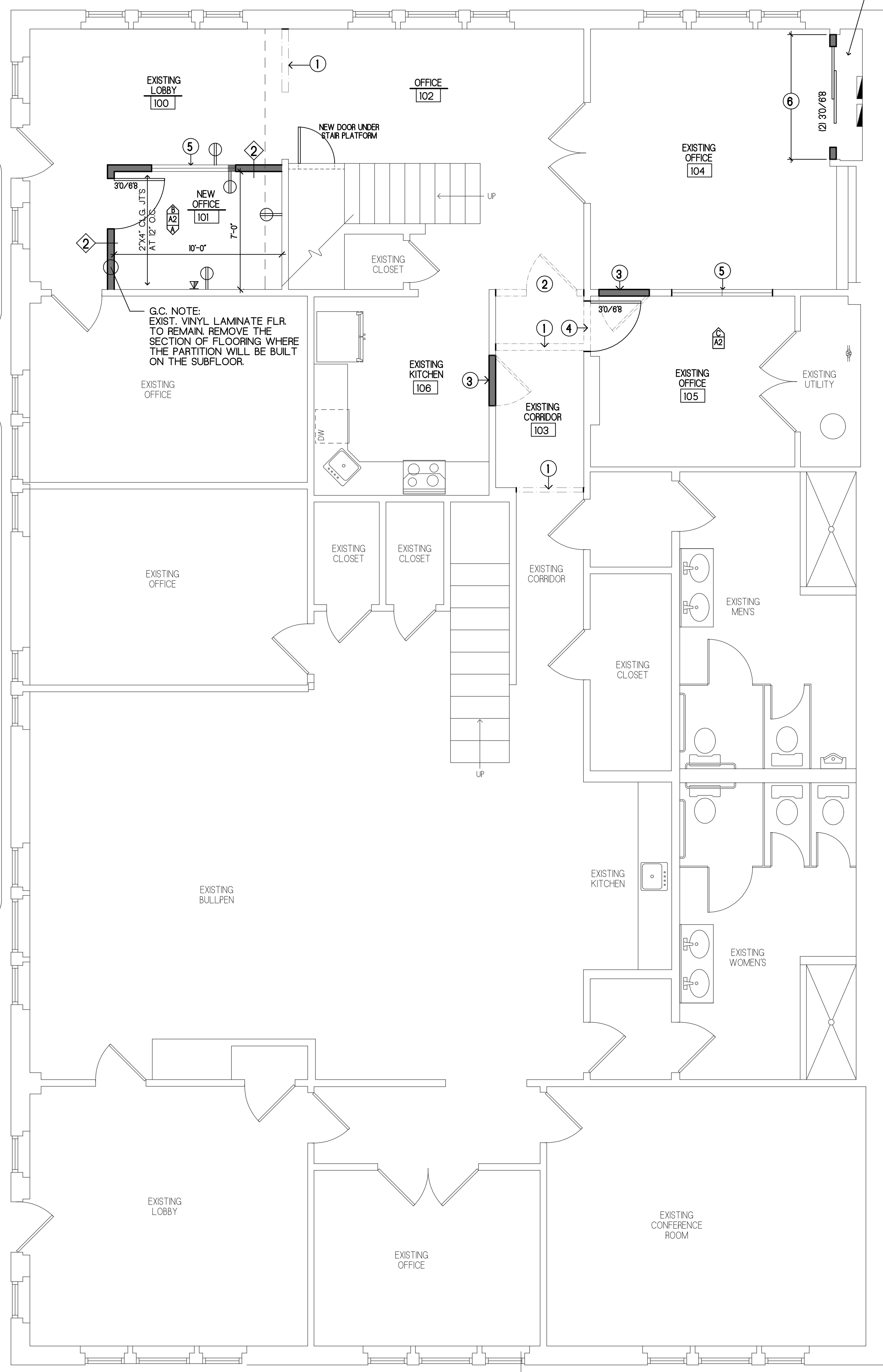
- REMOVE EXISTING WALL. PATCH ALL FINISHES TO MATCH.
- REMOVE EXISTING PARTITION AND DOOR IN ENTIRETY. PATCH ALL FINISHES TO MATCH.
- REMOVE EXISTING DOOR/FRAME. CLOSE OPENING WITH MATERIALS TO MATCH EXISTING.
- CUT OPENING IN EXISTING WALL AS REQUIRED TO ACCOMMODATE NEW DOOR AND FRAME.
- CUT OPENING IN EXISTING WALL AS REQUIRED TO ACCOMMODATE NEW TRANSOM WINDOW. REFER TO REFERENCED INTERIOR ELEVATION AND DETAILS ON SH1, A2. INSTALL 2-2"x8" HEADER ABOVE. PATCH ALL FINISHES TO MATCH.
- ENCLOSE EXISTING ELEC. CLOSET AS INDICATED ON THE PLAN. INSTALL BI-PARTING SLDOORS AND RELATED HARDWARE. PATCH ALL FINISHES TO MATCH.

**SECOND FLOOR PLAN NOTES**

- REMOVE EXISTING DOOR/FRAME AND TRIM. WRAP GYP. BD. OVER EXPOSED FRAMING. PATCH ALL FINISHES TO MATCH.
- REMOVE EXISTING ANGLED CORNER SHOWER UNIT, ENCLOSURE AND ALL FIXTURE TRIM. CAP EXISTING SAN. SHOWER DRAIN. CAP EXISTING WATER LINES BEHIND IN WALL CAVITY. PATCH ALL FINISHES TO MATCH.
- EXISTING POCKET DOOR ASSEMBLY AND TRIM TO BE REMOVED IN ENTIRETY. CLOSE OPENING WITH FRAMING TO MATCH EXISTING. PATCH ALL FINISHES TO MATCH.
- REMOVE EXISTING WALL IN ENTIRETY. PATCH WALL FINISHES TO MATCH.
- EXISTING BULKHEAD TO REMAIN.

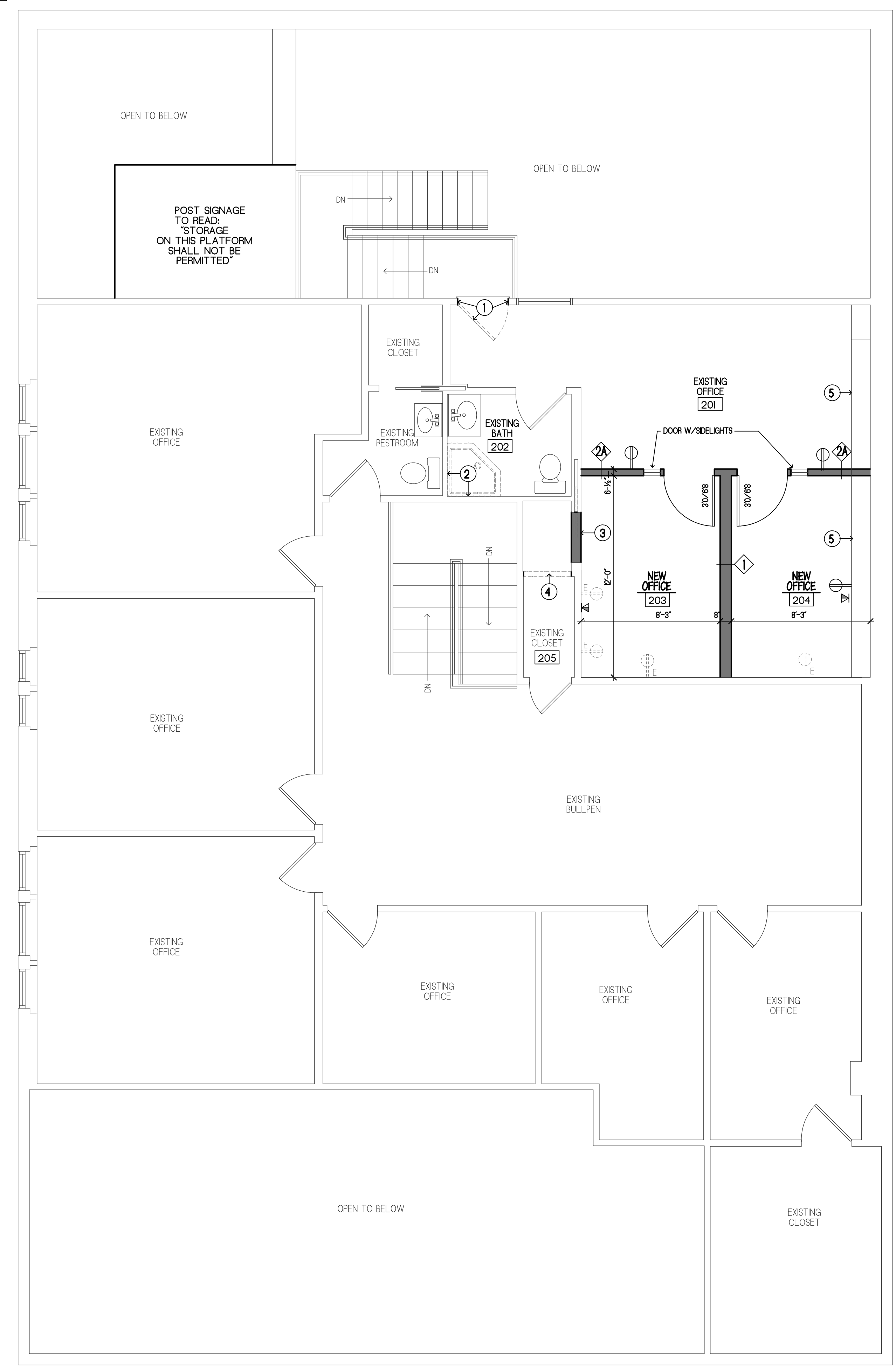
**LEGEND**

- EXISTING WALL TO BE REMOVED
- NEW FRAME WALL CONSTRUCTION
- EXISTING WALL CONSTRUCTION TO REMAIN
- NEW DOOR
- EXISTING DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- 1, 2 DETAIL No.
- 1, 2 DRAWING No.
- 100 ROOM NUMBER
- PARTITION TYPES
- A2 ELEVATION LETTER
- 1/2 SHEET NUMBER



**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

ELEC. CLOS. 107



**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



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valid if sealed

project  
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**TENANT**  
 271 GROVE AVE  
 VERONA, NJ

drawing title  
**FIRST FLOOR PLAN**  
**SECOND FLOOR PLAN**

date	drawn	checked
03/04/25	JB	JH
revisions		date
PER OWNERS COMMENTS		03/06/25
PER OWNERS COMMENTS		03/07/25

project sheet  
 25107 **A1** of 2

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LIGHT FIXTURE SCHEDULE				
CODE	MANUFACTURER & PART NUMBER	DESCRIPTION	LAMPS	NOTES
○ A	HE WILLIAMS 6R0D-LS-9CS-SS-DM-UNY-12w-2700k	RECESSED LED COMMERCIAL DOWNLIGHT FIXTURE	LED 2700K	

ELECTRICAL LEGEND					
⊕ (GFI)	GROUND FAULT INTERCEPTOR RECEPTACLES WITH TEST SWITCH	⊕ (CAT 6)	CAT 6 OUTLET	S	SPST WALL SWITCH
⊕ (DUPLEX)	DUPLEX GROUND PIN RECEPTACLES GRD. (120V)	⊕ (CAT 6 & TEL)	CAT 6 AND TEL. SOCKET	S <sub>3</sub>	THREE WAY SWITCH
⊕ (QUAD)	QUAD GROUND PIN RECEPTACLES GRD. (120V)	⊕ (PHONE)	PHONE OUTLET	S <sub>600</sub>	OCCUPANCY SENSOR SWITCH WITH DIMMER
⊕ (EXIST. DUPLEX)	EXISTING DUPLEX ELEC. RECEPTACLE TO REMAIN	⊕ (MODEM)	MODEM	⊕ (TV)	TELEVISION OUTLET
⊕ (EXIST. WALL)	EXIST. WALL SWITCH	⊕ (EX. PHONE)	EX. PHONE OUTLET	⊕ (JUNCTION)	JUNCTION BOX
⊕ (ELEC. PANEL)	ELEC. PANEL	⊕ (EXHAUST)	EXHAUST FAN	⊕ (ELEC. PANEL)	ELEC. PANEL

FINISH SCHEDULE										
No.	ROOM NAMES	WALLS	CEILING	FLOOR	BASE	REMARKS				
100	EXIST. LOBBY	○	○	○	○					
101	OFFICE	○	○	○	○					
102	OFFICE	○	○	○	○					
103	CORRIDOR	○	○	○	○					
104	OFFICE	○	○	○	○					
105	OFFICE	○	○	○	○					
106	EXIST. KITCHEN	○	○	○	○					
107	ELEC. CLOS.	○	○	○	○					
201	OFFICE	○	○	○	○					
202	EXIST. BATH	○	○	○	○					
203	OFFICE	○	○	○	○					
204	OFFICE	○	○	○	○					
205	EXIST. CLOS.	○	○	○	○					

**INTERIOR FINISH NOTES**

NO PAINTING OR INTERIOR FINISHING SHALL BE DONE UNDER CONDITIONS WHICH WILL COMPROMISE THE QUALITY OR APPEARANCE OF SUCH WORK. ALL SURFACES SHALL BE PREPARED TO RECEIVE THE SPECIFIED FINISH. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH AND PREPARED TO RECEIVE THE SPECIFIED FINISH. UPON COMPLETION REMOVE ALL PAINT FROM WHERE IT HAS SPILLED, SPLASHED OR SPLATTERED ON EXPOSED SURFACES.

AT THE TRANSITION BETWEEN FLOOR FINISHES, DIFFERENCE IN THE HEIGHT OF FLOOR FINISHES SHALL BE 1/4" MAXIMUM. WHERE THE DIFFERENCE IN HEIGHT IS BETWEEN 1/4" MAXIMUM AND 1/2" MAXIMUM, THE HIGHER FLOOR FINISH SHALL BE BEVELED AT A SLOPE NO STEEPER THAN 12 DOWN TO THE LOWER FLOOR FINISH.

SCORE ALL FLOORING MATERIAL AROUND OBSTRUCTIONS. EXTEND TILE NEATLY TO AND AROUND ALL WALLS AND CORNERS. BROKEN OR CHIPPED TILE WILL NOT BE ACCEPTED.

BEFORE TILING, ALL SURFACES MUST BE FREE OF CURING COMPOUNDS, OIL, GREASE, DIRT, DUST OR OTHER SUBSTANCES THAT WOULD INTERFERE WITH PROPER BOND OF SETTING MATERIALS.

REPORT ALL UNACCEPTABLE SURFACES TO THE ARCHITECT IN WRITING AND DO NOT TILE SUCH SURFACES UNTIL THEY ARE LEVEL ENOUGH TO MEET REQUIREMENTS SET FORTH IN THE GENERAL REQUIREMENTS FOR CERAMIC TILE INSTALLATION.

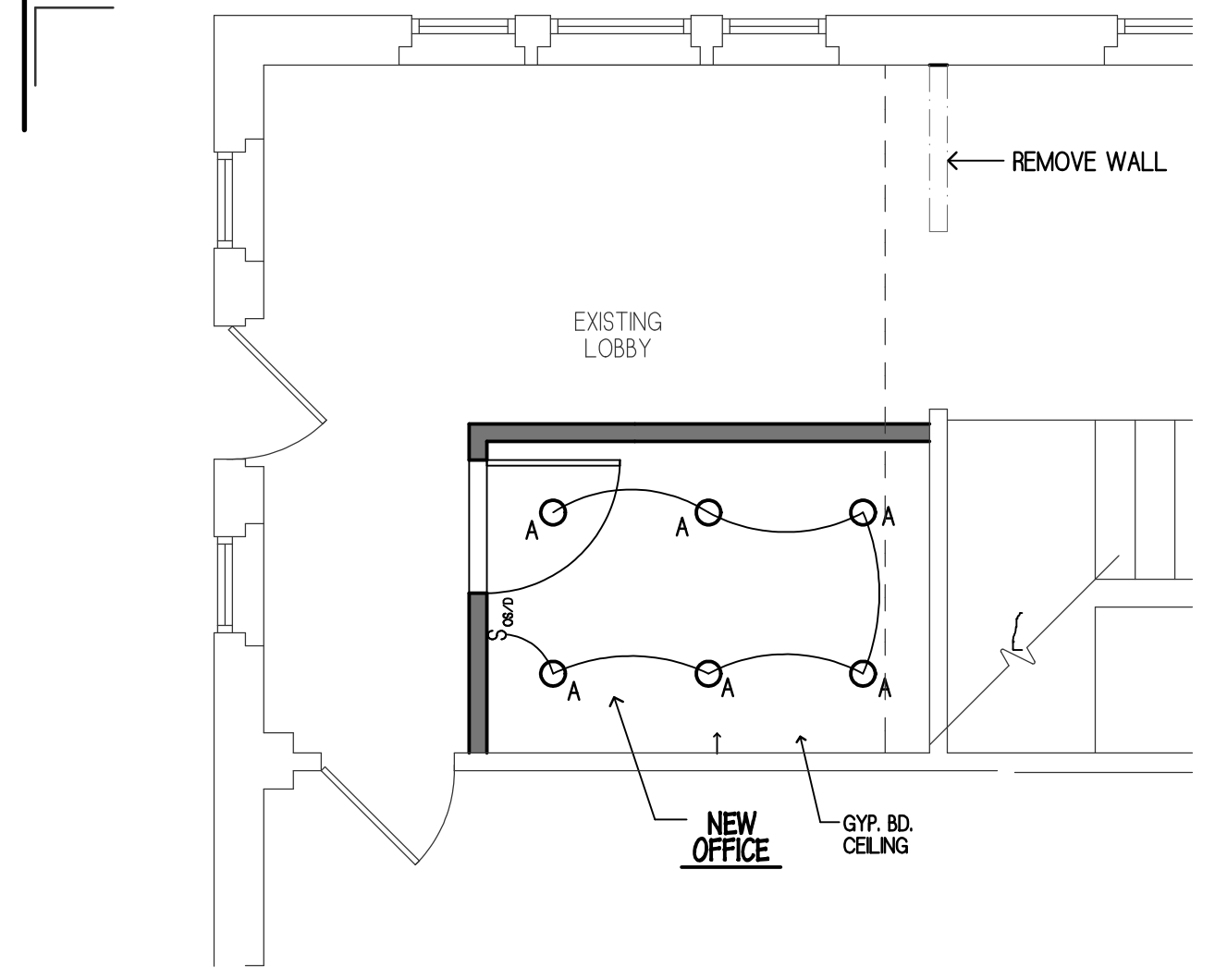
PRIOR TO INSTALLING RESILIENT FLOORING, SURFACE CRACKS, DEPRESSIONS, AND OTHER IRREGULARITIES SHALL BE FILLED OR SMOOTHED WITH LATEX PATCHING OR UNDERLAYMENT COMPOUND RECOMMENDED BY THE RESILIENT FLOORING MANUFACTURER.

ALL GYPSUM BOARD ASSEMBLIES SHALL HAVE A PROPERLY PAINTED SURFACE. SURFACES SHALL BE UNIFORM IN APPEARANCE, COLOR AND SHEEN.

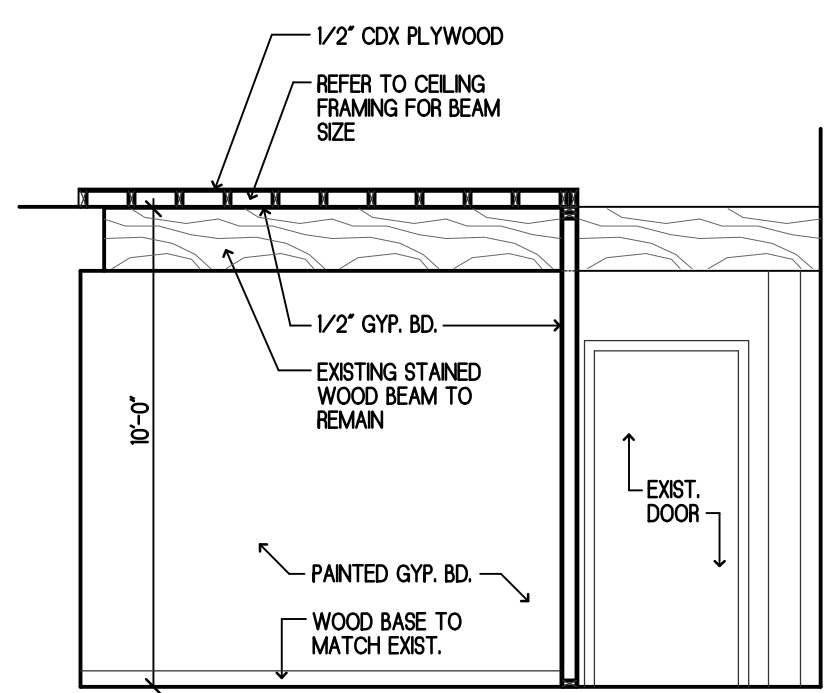
ALL INTERIOR SOLID CORE WOOD DOORS AND METAL FRAMES ARE TO BE PAINTED WITH SEMI-GLOSS FINISH.

GLOSS LEVELS FOR GYPSUM BOARD PARTITIONS SHALL BE EGGSHELL FINISH.

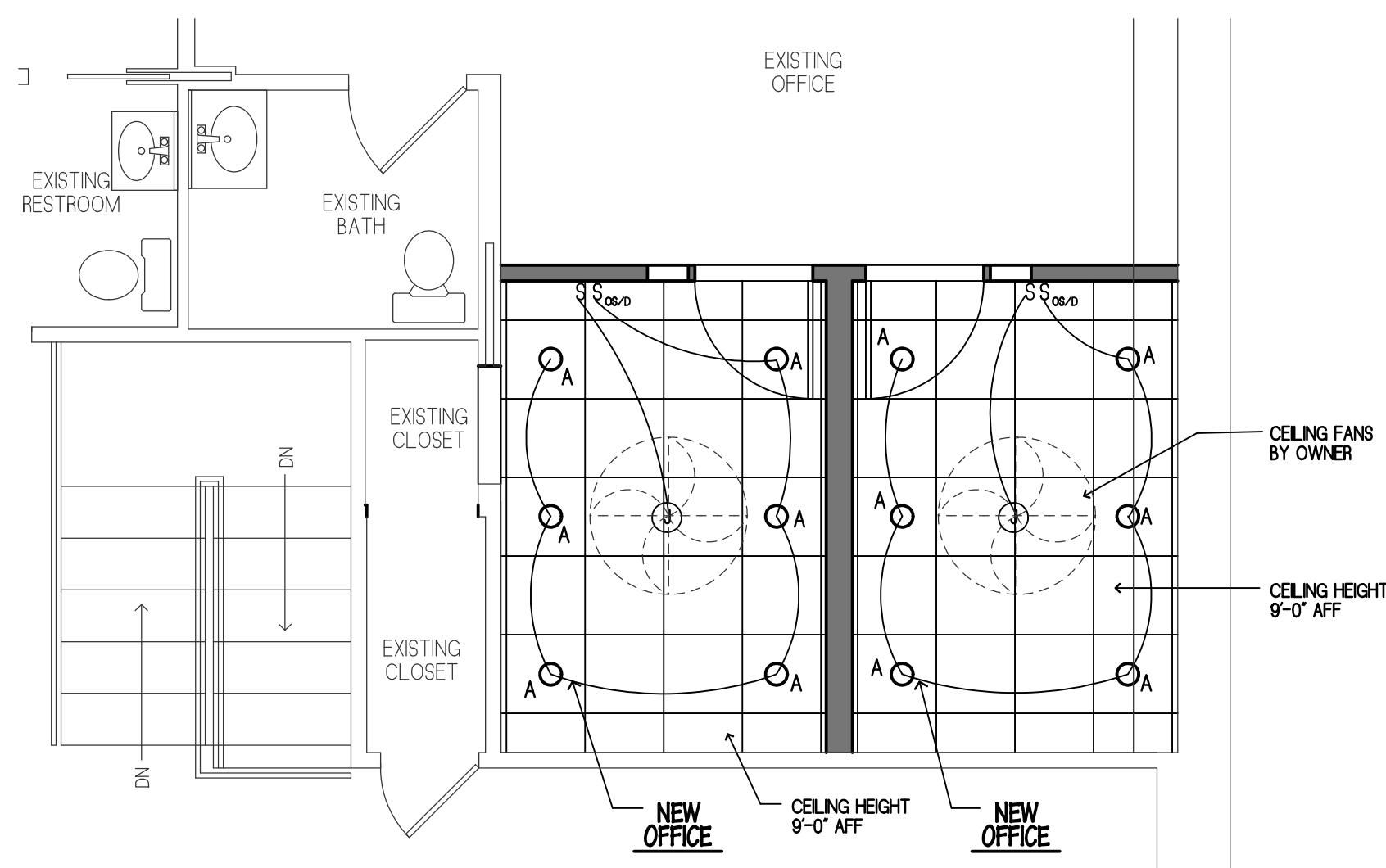
FLASH PATCHING AND FLOOR PREPARATION IN ALL AREAS SHALL BE INCLUDED IN THE BASE BD.



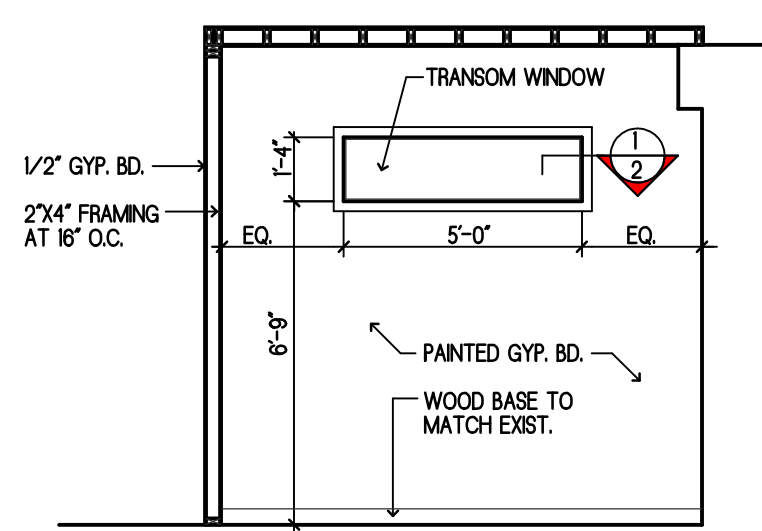
PARTIAL FIRST FLOOR REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"



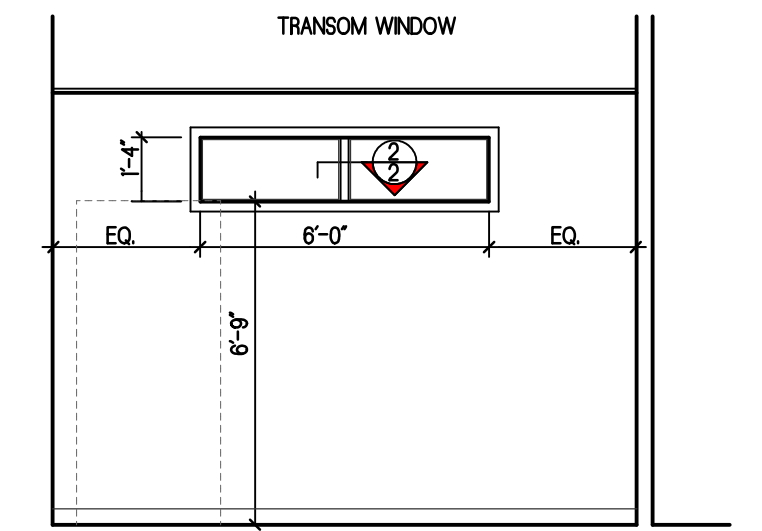
INTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



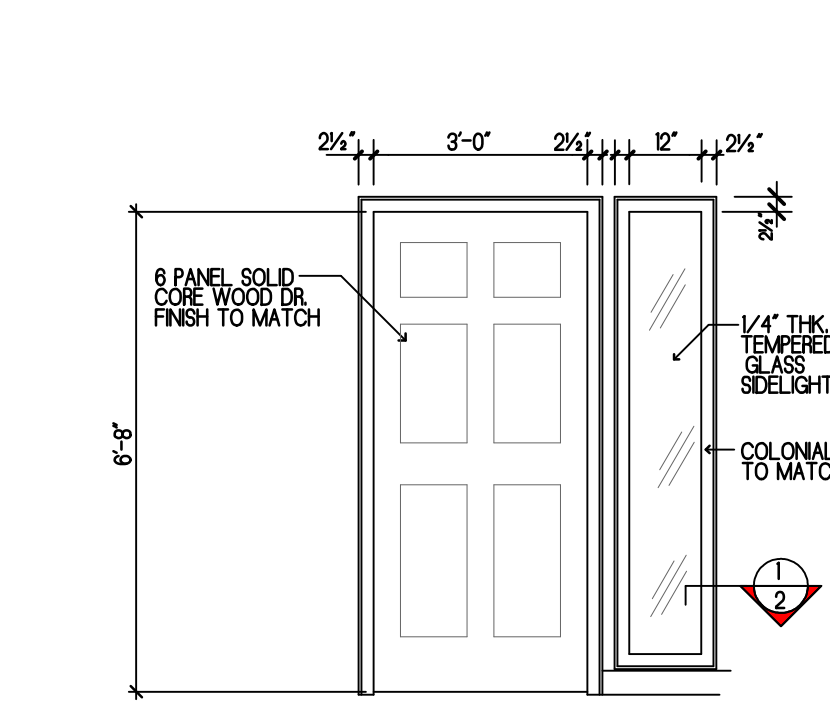
PARTIAL SECOND FLOOR REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"



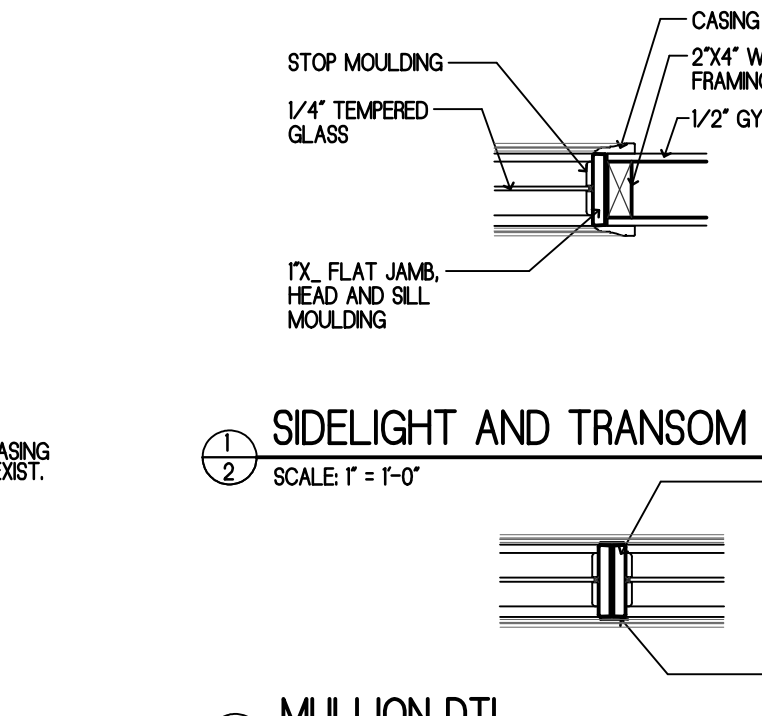
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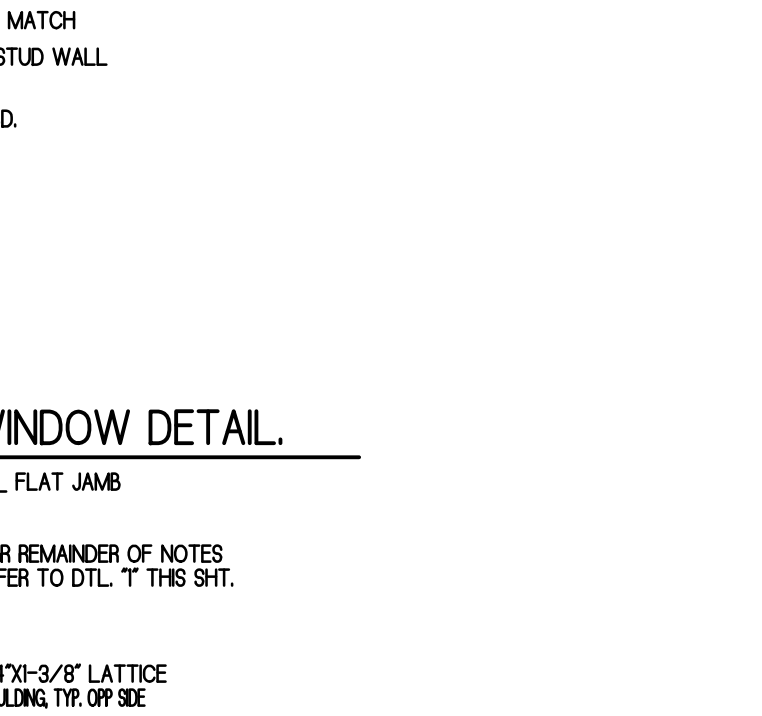
INTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



DOOR ELEVATION AND SIDELIGHT  
SCALE: 3/8" = 1'-0"



MULLION DTL.  
SCALE: 1" = 1'-0"



MULLION DTL.  
SCALE: 1" = 1'-0"

**GENERAL NOTES**

**GENERAL CONDITIONS:**

THE LATEST EDITION OF AIA DOCUMENT A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" ARE HERIN PART OF THE CONTRACT FOR ALL TRADES. ALL SECTIONS THAT PERTAINS TO CONTRACT ADMINISTRATION ARE HEREBY OMITTED FROM THIS PROJECT. THE ARCHITECT SHALL NOT PERFORM ADMINISTRATION OF THE CONTRACT, FIELD OBSERVATIONS, ETC. DURING CONSTRUCTION.

- ALL WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING BUILDING CODES:  
NEW JERSEY UNIFORM CONSTRUCTION CODE, LATEST EDITION.  
INTERNATIONAL BUILDING CODE/2021, NJ EDITION.  
NATIONAL ELECTRICAL CODE (NFPA 70)/2020, NJ EDITION.  
NATIONAL STANDARD PLUMBING CODE/2021, NJ EDITION.  
INTERNATIONAL MECHANICAL CODE/2021, NJ EDITION.  
REHABILITATION SUBCODE, INUCC SUBCHAPTER 6I LATEST EDITION.  
BARRIER FREE SUBCODE AND ANSI 117-2017.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, ETC. AT THE SITE AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO CONSTRUCTION. COMMENCEMENT OF WORK IMPLIES THE ACCEPTANCE OF ALL CONDITIONS. THE CONTRACTOR SHALL ALSO COORDINATE THE WORK OF ALL TRADES.
- THE CONTRACTOR SHALL PROVIDE ALL PROTECTION MEASURES FOR THE SAFETY OF THE PUBLIC AND WORKMEN DURING THE COURSE OF THE WORK.
- ALL WORK ON THIS PROJECT SHALL BE DONE IN A PROFESSIONAL, WORKMANLIKE MANNER.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND CERTIFICATE OF OCCUPANCY. FURNISH THE OWNER WITH CERTIFICATES OF ALL INSPECTIONS. THE OWNER WILL PAY THE COSTS OF SAME.
- DRAWINGS ARE NOT TO BE SCALED OFF FOR ANY REASON. ANY DIMENSIONAL DISCREPANCIES FOUND SHALL BE REPORTED TO THE ARCHITECT BEFORE WORK IS TO CONTINUE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AS REQUIRED FOR COMPLETION OF THE PROJECT. REMOVE FROM THE PREMISES ALL DEMOLISHED MATERIAL. NOT DESIGNATED FOR REUSE AND DISPOSE OF IN STRICT ACCORDANCE WITH ALL LOCAL AND STATE CODES. LEAVE THE PREMISES CLEAN, NEAT AND ORDERLY AT THE COMPLETION OF THE PROJECT.
- PROPER PROTECTION MUST BE PROVIDED AROUND ALL AREAS IN WHICH DEMOLITION OR NEW WORK IS TO BE CARRIED ON TO PREVENT DIRT, DUST, (AS MUCH AS PRACTICAL) AND WATER FROM ENTERING ACTIVE PORTIONS OF THE BUILDING. THE EXISTING ADJACENT TENNANT AREAS WILL REMAIN OCCUPIED DURING DEMOLITION.

**STRUCTURAL**

- ALL FRAMING LUMBER SHALL BE DOUGLAS FIR NO. 2 WITH A MINIMUM FB-200 PSI EXTREME FIBER IN BENDING AND A MODULUS OF ELASTICITY OF E=1,700,000.
- WOOD PLATES THAT BEAR DIRECTLY ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- ALL PLYWOOD SHEATHING SHALL BE EXTERIOR GRADE.
- PROVIDE 2x12" HEADERS OVER ALL EXTERIOR WALL OPENINGS AND INTERIOR DOOR OPENINGS, UNLESS OTHERWISE NOTED.

**HVAC NOTES**

- ALL WORK SHALL BE IN ACCORDANCE WITH INTERNATIONAL MECHANICAL CODE LATEST EDITION, NATIONAL FIRE PROTECTION ASSOCIATION AND REFRIGERATION SAFETY CODE ASHRAE.
- CONTRACTOR SHALL EXTEND THE HEATING, VENTILATING AND AIR CONDITIONING SYSTEM AS REQUIRED TO MEET THE FOLLOWING DESIGN CONDITIONS:
  - HEATING: OUTSIDE 0 DEG. F - INSIDE 70 DEG. F.
  - COOLING: OUTSIDE 95 DEG. F DB/78 DEG. WB - INSIDE 72 DEG. DB/60 DEG. WB.
  - HEATING/COOLING: HIGH EFFICIENCY AIR HANDLERS WITH REMOTE HIGH EFFICIENCY CONDENSERS (SPLIT SYSTEM 180 SEER MINIMUM) AND ELECTRONIC AIR FILTERS.
- ALL EQUIPMENT SHALL BE AS MANUFACTURED BY RUUD, CARRIER, OR LENNOX.
- ALL DUCTWORK CONCEALED IN WALLS, CEILINGS, ATTIC, ETC. SHALL BE FABRICATED FROM GALVANIZED STEEL SHEET. INSULATED FLEXIBLE DUCTWORK MAY BE USED FOR TAP OFF CONNECTIONS BETWEEN THE MAIN TRUNK AND INDIVIDUAL DIFFUSER/REGISTER BOXES. PROVIDED THE LENGTH DOES NOT EXCEED 8'-0". ALL TAP IN COLLARS SHALL BE FITTED WITH DAMPERS FOR BALANCING PURPOSES. ALL DUCTS MUST BE SEALED WITH MASTIC AND FIBROUS BACKING TAPE. PRESSURE SENSITIVE TAPE MAY BE USED FOR FIBROUS DUCTS. DUCT TAPE IS NOT PERMITTED. DUCTS IN UNCONDITIONED SPACES MUST BE INSULATED TO R-5.
- COORDINATE CONTROL AND POWER REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT WITH THE ELECTRICAL CONTRACTOR IN THE FIELD.
- PROVIDE THERMOSTATS FOR EACH ZONE. T-STATS SHALL BE ELECTRONIC TYPE WITH PROGRAMMABLE NIGHT SETBACK, HONEYWELL OR EQUAL.

**PLUMBING NOTES**

- ALL WORK SHALL COMPLY WITH THE NATIONAL STANDARD PLUMBING CODE, ADOPTED AND AMENDED BY THE NJUCC.

**ELECTRICAL SYSTEM NOTES**

THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMISSION OF THE ESTIMATE AND SHALL INCLUDE IN HIS/HER PROPOSAL COSTS FOR REPAIR, RELOCATION, MODIFICATIONS AND/OR REMOVAL OF EXISTING ELECTRICAL ELEMENTS AS REQUIRED TO COMPLETE INSTALLATION OF ALL SYSTEMS SHOWN ON THESE DRAWINGS. THE CONTRACTOR UPON SUBMITTING HIS/HER PROPOSAL SHALL AGREE TO ACCEPT ALL EXISTING SITE CONDITIONS NOT SPECIFICALLY NOTED. ANY EXCEPTIONS SHALL BE SUBMITTED IN WRITING TO BUILDING OWNER.

REFER TO ARCHITECTURAL REFLECTED CEILING PLAN AND POWER PLAN FOR THE LOCATIONS OF ALL WALL AND CEILING MOUNTED DEVICES IE LIGHT FIXTURES, SWITCHES, RECEPTACLES, ETC.)

ALL MATERIALS USED FOR CONSTRUCTION SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER.

ALL WIRING DEVICES SHALL MATCH BASE BUILDING STANDARDS AS PER THE BUILDING OWNER.

DAMAGED EXISTING ELECTRICAL EQUIPMENT, WIRING DEVICES, COVER PLATES, WIRE SHALL BE REPLACED. ALL MATERIALS USED FOR REPLACEMENT MUST MEET ORIGINAL SPECIFICATIONS. ABANDONED ELECTRICAL, DATA OR COMMUNICATIONS ELEMENTS SHALL BE REMOVED BACK TO FIRST ACCESSIBLE JUNCTION BOX ABOVE CEILING.

ALL LIGHT FIXTURES SHALL BE AS PER PLANS.

ALL RECESSED LIGHTING FIXTURES SHALL BE SUPPORTED AS DESCRIBED BY THE NEC. FOR ALL TELEPHONE/DATA OUTLETS PROVIDE AN OUTLET BOX WITH 3/4" CONDUIT AND A PULL STRING TO THE ACCESSIBLE CEILING SPACE.

THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL OF THE BUILDING OWNERS CONSTRUCTION REQUIREMENTS.

THE ELECTRICAL CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING ELECTRICAL CIRCUITS DURING AND AFTER DEMOLITION.

NON-DEMOLITION AREAS: DEMOLITION WORKS SHALL NOT AFFECT AREAS NOT INCLUDED IN DEMOLITION. ELECTRICAL CONT. SHALL BE RESPONSIBLE FOR THE CONTINUITY OF ALL SERVICES (POWER, TELEPHONE, FIRE ALARM, DATA, ETC.) IN NON-DEMOLITION AREAS. ALL SERVICES SHALL BE MAINTAINED AT ALL TIMES. ELEC. CONT. SHALL MAINTAIN SERVICE BY EXTENDING RE-ROUTING AND/OR RE-CONNECTING ANY CIRCUITS AFFECTED BY DEMOLITION.

CIRCUITS IN NON-DEMOLITION AREAS THAT ARE CONNECTED TO DEMOLISHED PANELS OR CIRCUITS SHALL BE RE-CIRCUITED TO A NEW SUB-PANEL, SIZED AS REQUIRED. PROVIDE TEMPORARY POWER FOR ALL RELOCATED CIRCUITS AS REQUIRED TO MAINTAIN CONTINUOUS SERVICE. MAINTAIN TEMPORARY POWER DURING CHANGE OVER TO MAINTAIN CONTINUOUS SERVICE.

ALL MATERIALS SHALL BEAR UL LABELS.

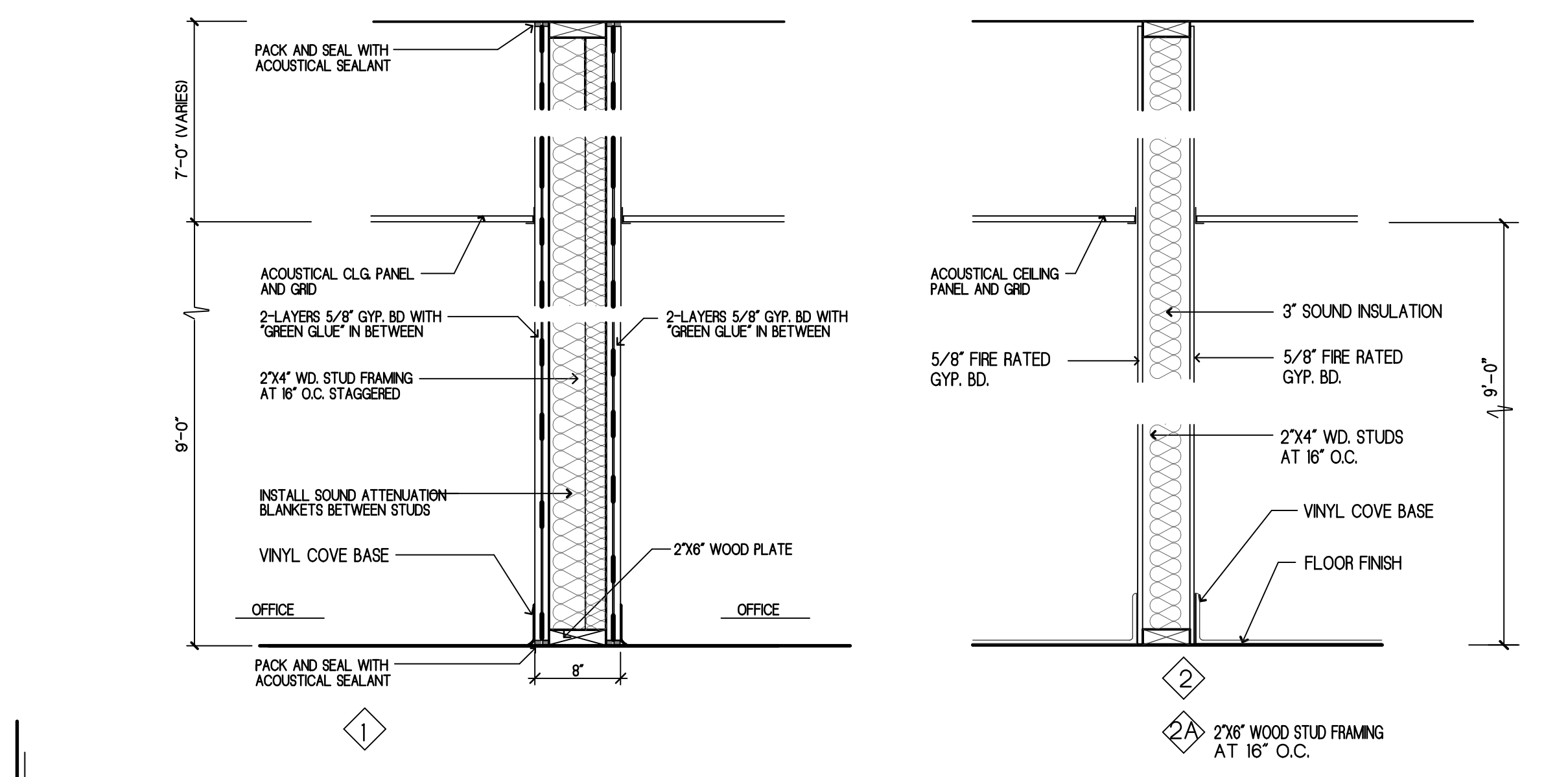
ENTIRE INSTALLATION SHALL BE FREE FROM DEFECT AND SHALL BE GUARANTEED FOR ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE.

DO NOT SCALE DRAWINGS.

PROVIDE ALL LIGHTING FIXTURES REQUIRED FOR A COMPLETE INSTALLATION. FIXTURES SHALL BE MOUNTED INDIVIDUALLY OR CONTINUOUSLY AS INDICATED AND SHALL BE SUITABLE FOR TYPE OF MOUNTING SHOWN. FIXTURES SHALL BE WIRED AS PER ART. 410 OF NEC. PROVIDE LAMPS IN EACH FIXTURE OF SIZE AND TYPE CALLED FOR IN SCHEDULE ON DRAWINGS.

ALL FIXTURES SHALL BE U.L. APPROVED AND SHALL CONTAIN ALL LABELS (U.L. AND UNION).

ALL LIGHTING FIXTURES TO HAVE ENOUGH SLACK WIRE SO THAT THE FIXTURE CAN BE RELOCATED 4 FEET IN ANY DIRECTION.



WALL TYPES

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