

PREMIER DENTAL ARTS

LOT 1, BLOCK 6701 - LAWRENCE TOWNSHIP - MERCER COUNTY
3640 TRENTON-PRINCETON RD. - PRINCETON, NJ 08540

ABBREVIATIONS

AFI	ABOVE FINISH FLOOR
ALUM	ALUMINUM
AP	ACCESS PANEL
APPROX	APPROXIMATELY
BUILD	BUILDING
BOF	BOTTOM OF FOOTING
BOS	BOTTOM OF STEEL
BTWN	BETWEEN
CA	CONTROL JOINT
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DPL	DOUBLE
DIA	DIAMETER
DN	DOWN
DIR	DIRT PICKUP RESISTANT
DWG	DRAWING
EAG	EMERGENCY GENERATOR
E.C.	FOR EXAMPLE
EM	EXPANSION JOINT
EXC	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FF	FINISH FLOOR
FIN	FINISH
FR	FIRE RATING
FR	FIRE RETARDANT TREATED
G&S	GALVANIZED & SCREWED
GA	GALVANIZED
GW	GYP-SUM WALL BOARD
GYP	GYP-SUM
H	HIGH (HEIGHT)
HOR	HORIZONTAL
HOU	HOUR
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
MAX	MAXIMUM
MIN	MINIMUM
MO	MASONRY OPENING
MOD	MODIFIED
MR	METAL RESISTANT
MT	METAL
NC	NO CHANGE
NTC	NOT IN CONTRACT
NOM	NOMINAL
OC	ON CENTER
OD	OUTSIDE DIAMETER
PL	PLATE
PLYWD	PLYWOOD
PT	PRESSURE TREATED
PT	FRAMING
R	RISERS
RAD	RADIUS
REQ	REQUIRED
REQ	REQUIREMENT
RO	ROUGH OPENING
SO	SQUARE
STR	STRUCTURE
SUS	SUSPENDED
T&G	TONGUE & GROOVE
THICK	THICK
TOP	TOP OF
TR	TOP OF BEAM
TR	TOP OF JOIST
TS	TOP OF STEEL
TUB	TUBE STEEL
UNPL	UNPLATED
UNPL	UNLESS OTHERWISE NOTED
V	VAPOR BARRIER
VERT	VERTICAL
VER	VERIFY IN FIELD
W	WIDE (WIDTH)
W/C	WITHOUT
WF	WIDE FLANGE
WOOD	WOOD

DRAWING ISSUANCE SCHEDULE

DRAWING ISSUANCE SCHEDULE INCLUDES ARCHITECT AND MEP SHEETS ONLY.

REVISION & DATE	ZONING 4-4-2021	UPDATED PLAN 7-30-21	10/10/21	10/10/21	10/10/21
DWG					
CS					
EX1.1					
EX2.1					
EX2.2					
A1.1					
A2.1					

IMPORTANT NOTE:

THIS IS A PROJECT OF LIMITED SCOPE. THE ARCHITECT IS RESPONSIBLE ONLY FOR THOSE ASPECTS OF THE BUILDING SPECIFICALLY SHOWN ON THESE DOCUMENTS. THE WORK AS SHOWN IN THIS SET OF DRAWINGS INVOLVES ONLY THE DENTAL OFFICE TENANT FIT OUT. THE ARCHITECT'S WORK DOES NOT INCLUDE REVIEW OF CODE COMPLIANCE FOR ANY AREAS NOT DESIGNATED AS "SCOPE OF WORK". ANY WORK THAT IS DONE IN ANY OTHER AREAS IS THE RESPONSIBILITY OF THE OWNER OR THE DESIGN PROFESSIONAL RESPONSIBLE FOR THAT WORK. ARCHITECTS SCOPE OF WORK DOES NOT INCLUDE ROOF PUNCTURES.

ALL CONSTRUCTION WORK SHALL COMPLY WITH APPLICABLE STATUTES, ORDINANCES, LAWS AND CODES OF ALL GOVERNING AND ADMINISTRATIVE AGENCIES WHO HAVE JURISDICTION OVER THIS PROJECT.

IT IS EACH CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF ALL STRUCTURAL, BRACING AND CONSTRUCTION ELEMENTS DURING ALL PHASES.

THE ARCHITECT DOES NOT HAVE CONTROL OVER OR CHARGE OF, NOR IS THE ARCHITECT RESPONSIBLE FOR, THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. SINCE THESE ARE SOLELY THE CONTRACTOR'S RIGHTS AND RESPONSIBILITIES UNDER THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR COORDINATION BETWEEN THE TRADES AS WELL AS THE OVERALL BUILDING FACILITIES DEPARTMENT.

LARGE SCALE DETAILS GOVERN OVER SMALL DETAILS. USE DIMENSIONS ONLY ON DRAWINGS. DO NOT SCALE FROM DRAWINGS.

CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION DETAILS NOT SHOWN OR NOTED. (I.E. FLASHING, WATERPROOFING, FIRE PROOFING, ETC.).

CONTRACTOR SHALL VERIFY THE LOCATION AND SIZE OF ALL EXISTING BUILDING ELEMENTS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION OR PROCUREMENT OF DIMENSION MATERIALS.

ACCEPTANCE OF PRIOR WORK: THE CONTRACTOR AND ALL SUBCONTRACTORS ARE TO INSPECT THE EXISTING CONDITIONS PRIOR COMMENCING CONSTRUCTION OF INSTALLATION. THE COMMENCEMENT OF WORK INDICATES THE ACCEPTANCE OF PRIOR WORK.

CONTRACTOR SHALL MAINTAIN THE APPROPRIATE LIABILITY. BUILDER'S RISK AND WORKMANS COMPENSATION INSURANCE AS NECESSARY FOR THIS PROJECT, REQUIRED BY THE CITY AND AS AGREED TO BY OWNER.

CONTRACTOR WILL OBTAIN FOR THE OWNER GENERAL BUILDING PERMITS. INDIVIDUAL TRADES ARE RESPONSIBLE FOR OBTAINING AND PAYING FOR THEIR INDIVIDUAL PERMITS.

IF HAZARDOUS MATERIALS ARE FOUND DURING DEMO OR CONSTRUCTION, THESE ITEMS SHALL BE REMEDIATED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES BY THE CONTRACTOR. THE CONTRACTOR SHALL OUTLINE THE EXTENT OF THE MATERIAL(S) LOCATED AND SHALL CONTRACT DIRECTLY WITH AN APPROVED REMOVAL AGENCY. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF ALL DOCUMENTATION TO THE GOVERNING AUTHORITIES AS NEEDED. THE ARCHITECT SHALL BE HELD HARMLESS FROM ALL HAZARDOUS MATERIAL CLAIMS AND OR DISCOVERIES.

ALL PRODUCTS FURNISHED AND INSTALLED IN THIS PROJECT ARE TO BE INSTALLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS.

THE TERM "PROVIDE" MEANS TO FURNISH AND INSTALL.

DUMPSTERS: ARE TO BE FURNISHED BY THE GENERAL CONTRACTOR. DUMPSTER SHALL BE EMPTIED AND/OR REMOVED AS SOON AS RECEPTACLE IS FULLY LOADED. TRASH REMOVAL BY CONTRACTOR. CONTRACTOR SHALL OBTAIN PERMITS FROM THE CITY AS REQUIRED BY THE CITY AND SHALL PLACE UNITS IN AREAS SPECIFIED BY THE BUILDING FACILITIES DEPARTMENT.

TEMPORARY TOILET FACILITIES SHALL BE FURNISHED BY THE GENERAL CONTRACTOR. UNLESS ARRANGEMENT IS MADE WITH OWNER TO USE EXISTING FACILITIES.

ALL EXISTING FIRE AND SMOKE PREVENTION EQUIPMENT AND CONSTRUCTION SHALL BE MAINTAINED AND REPAIRED IF DAMAGED DURING THE WORK TO MAINTAIN CODE REQUIRED ASSEMBLIES

CODE REVIEW

SCOPE:

REZONE AN EXISTING RESIDENCE FOR PROFESSIONAL BUSINESS USE (DENTAL PRACTICE). THE EXISTING RESIDENCE WAS USED AS HOME BASED PROFESSIONAL BUSINESS. THE WORK AREA IS LIMITED TO THE FIRST FLOOR AND SHALL ENCOMPASS 2,942 S.F., AND SHALL INCLUDE THE ADDITION OF AN ACCESSIBLE RAMPED ENTRANCE.

SITE INFORMATION

LOCAL PERMITTING ENTITY:
LAWRENCE TOWNSHIP, NJ

CODE INFORMATION

APPLICABLE BUILDING CODES:
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL PLUMBING CODE
NFPA70 2017- ELECTRICAL

2018 INTERNATIONAL EXISTING BUILDING CODE
FOR TENANT FIT-OUT

BUILDING DATA:

BUILDING TYPE : IIB
USE GROUP: B

WORK AREA:

2,942 S.F. FIRST FLOOR

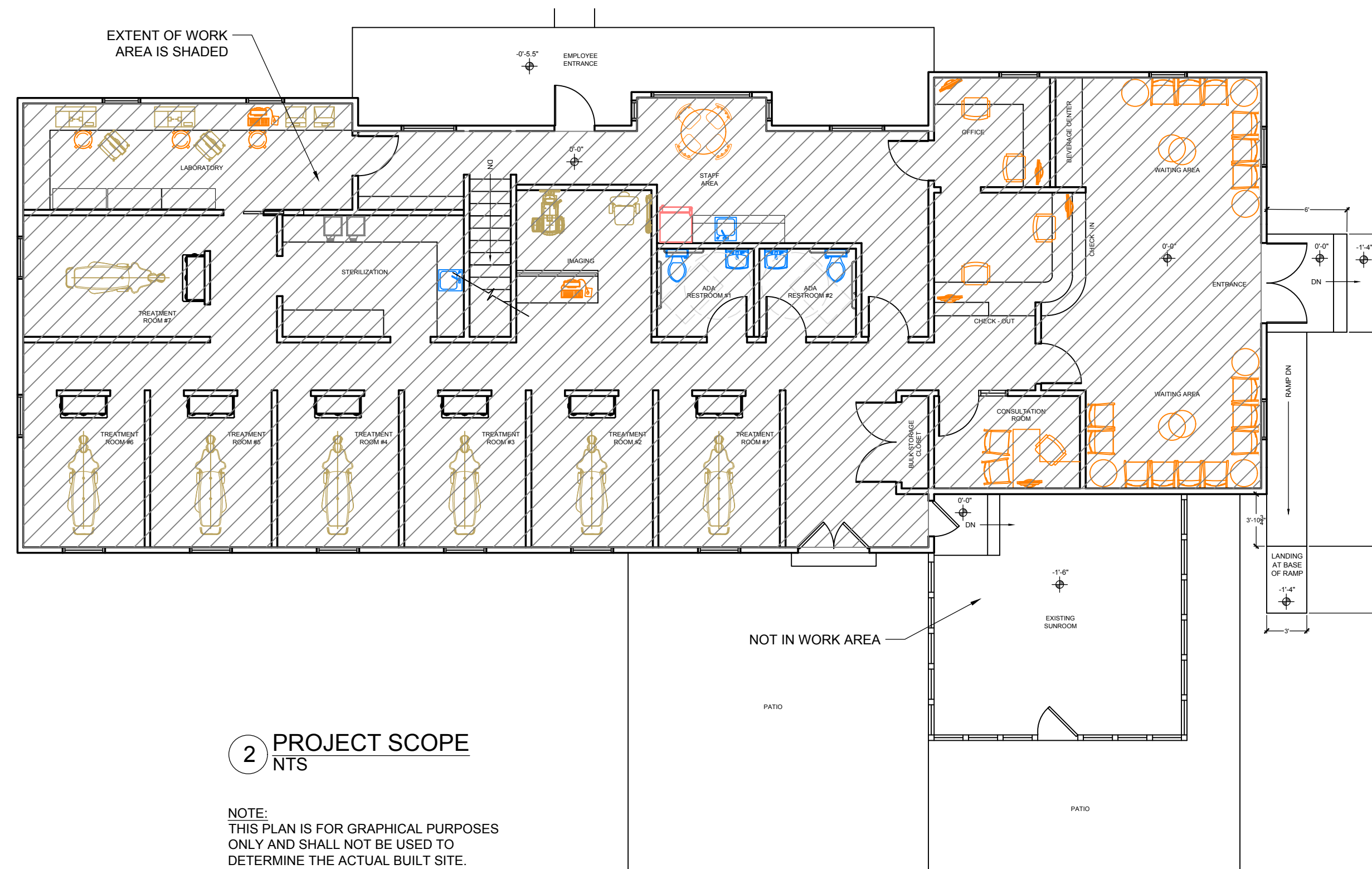
OCCUPANCY LOAD CALCULATIONS:

2,942 S.F. FIRST FLOOR / 150 S.F. GROSS = 19.6 PERSONS

TOTAL OCCUPANCY LOAD = 20 PERSONS



1 SITE PLAN NTS



2 PROJECT SCOPE NTS

NOTE:
THIS PLAN IS FOR GRAPHICAL PURPOSES ONLY AND SHALL NOT BE USED TO DETERMINE THE ACTUAL BUILT SITE.

SYMBOL LEGEND

	WALL TYPE
	SECTION MARK
	ELEVATION MARK
	ELEVATION MARK
	DOOR TAG
	ROOM NAME

The Lion & Crown
ARCHITECTURE & DESIGN

3911 CONCORD PIKE #7571
WILMINGTON, DE 19803
302.438.5839

Premier Dental Arts

LOT 1, BLOCK 6701

3640 TRENTON - PRINCETON RD
LAWRENCE TOWNSHIP

MERCER COUNTY, NEW JERSEY

CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY UNREPORTED DISCREPANCIES.

ISSUE: FOR ZONING 4/4/2021

REVISIONS	
	UPDATED FLOOR PLAN 7/30/21

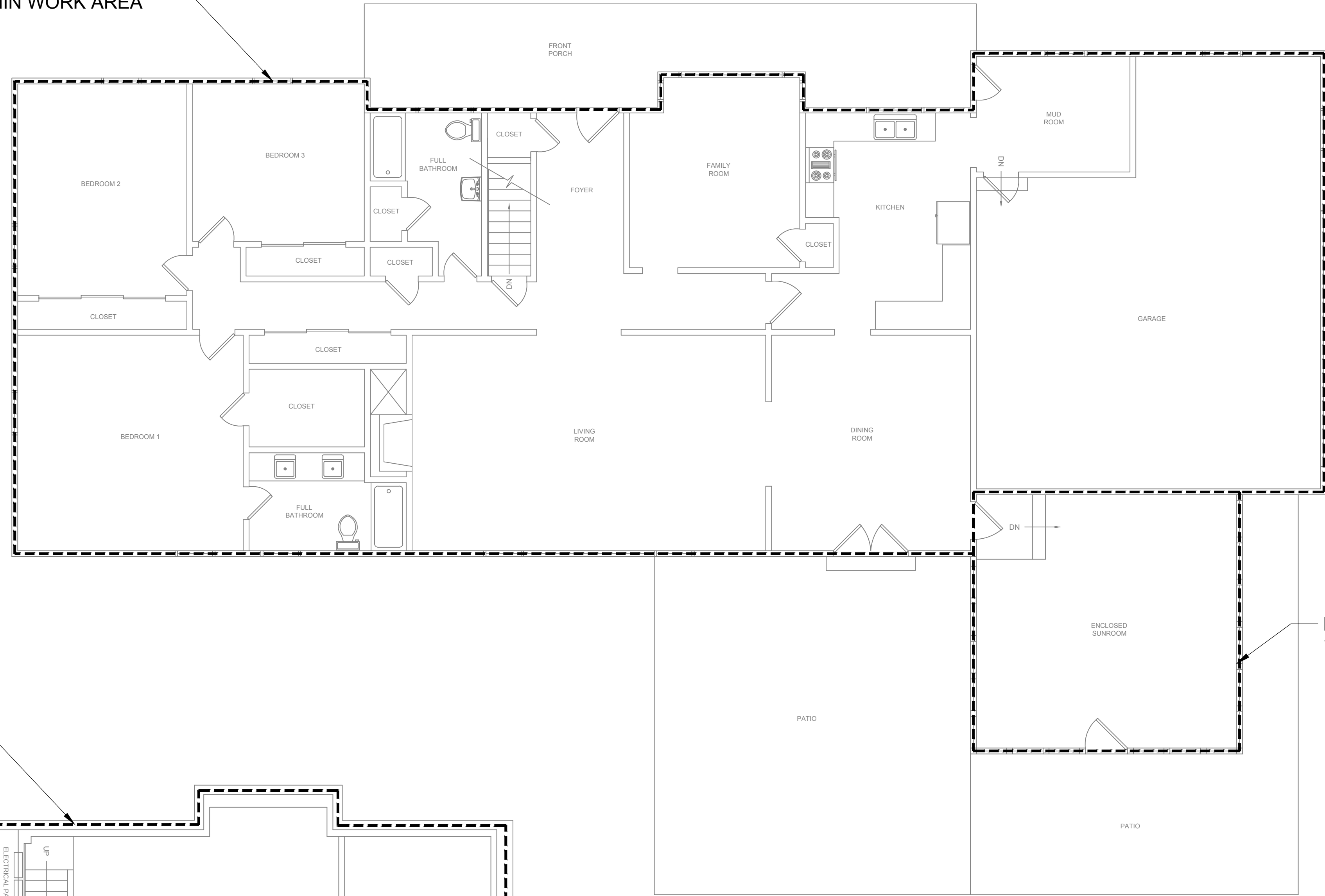
SHEET TITLE

COVER SHEET

DRAWING

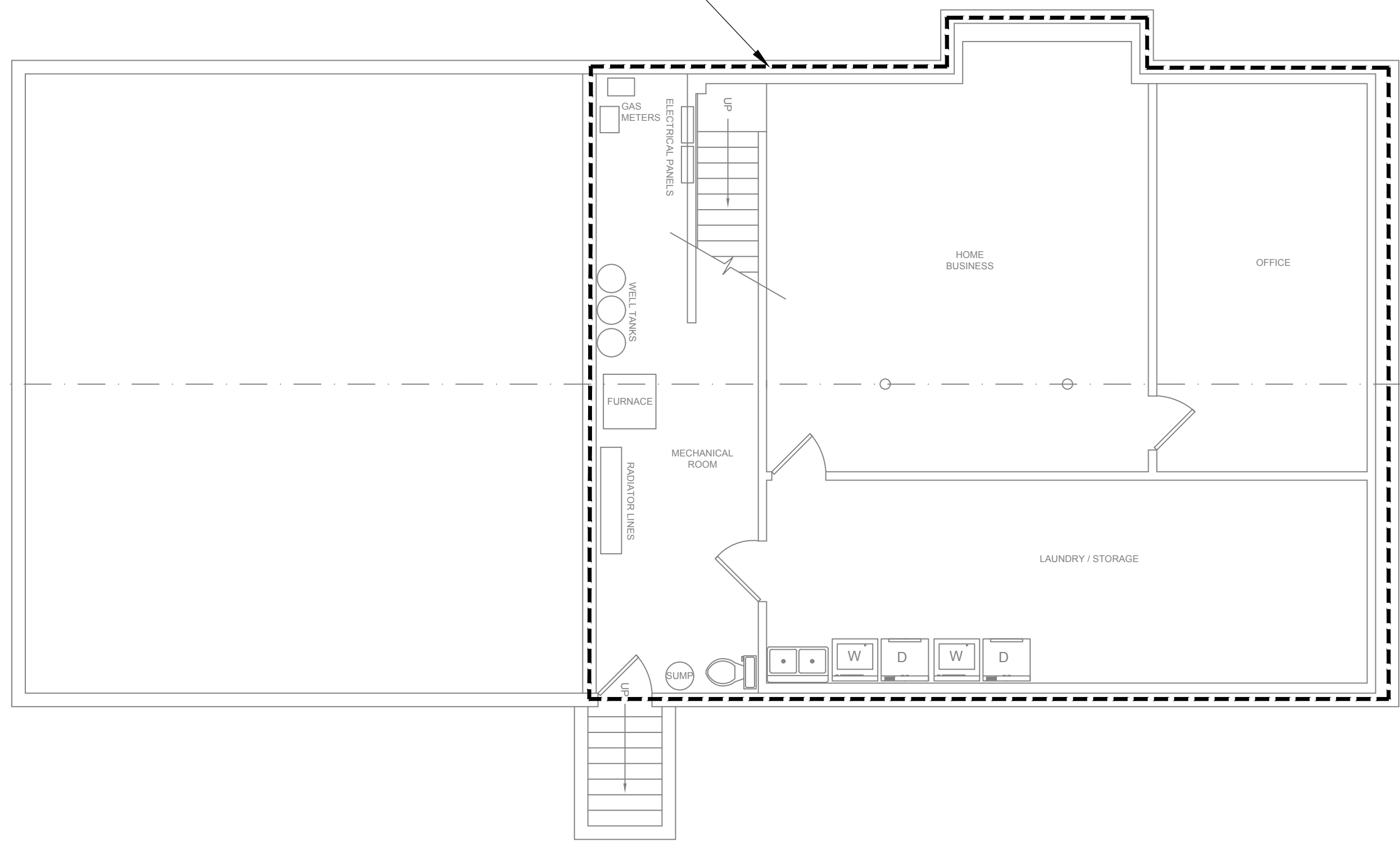
CS

EXISTING FIRST FLOOR AND GARAGE WITHIN WORK AREA



EXISTING SUNROOM NOT WITHIN WORK AREA

EXISTING BASEMENT NOT WITHIN WORK AREA



1 EXISTING FIRST FLOOR PLAN
3/16" = 1'-0"

BUILDING SQUARE FOOTAGE

EXISTING 1ST FLOOR	2,289 SF
EXISTING GARAGE	653 SF
EXISTING SUNROOM	333 SF
EXISTING BASEMENT	1,178 SF
EXISTING TOTAL UNDER ROOF	4,453 SF

2 EXISTING BASEMENT PLAN
3/16" = 1'-0"

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REVISIONS

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△	_____
△	_____
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SHEET TITLE
EXISTING PLAN

DRAWING
EX1.1



1 EXISTING PARKING
N.T.S.

EXISTING SITE LIGHTS



2 EXISTING BUILDING
N.T.S.



3 EXISTING REAR OF BUILDING
N.T.S.

EXISTING SITE LIGHTS



4 EXISTING SIDE OF BUILDING
N.T.S.

EXISTING SITE LIGHTS

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REVISIONS
△ _____
△ _____
△ _____
△ _____
△ _____

SHEET TITLE

EXISTING ELEVATIONS

DRAWING

EX2.1



1 EXISTING MAIN ENTRANCE
N.T.S.



2 EXISTING REAR EXIT
N.T.S.

EXISTING
SITE LIGHTS



3 EXISTING REAR SUNROOM
N.T.S.

EXISTING
SITE LIGHTS



4 EXISTING FRONT PORCH
N.T.S.

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REVISIONS

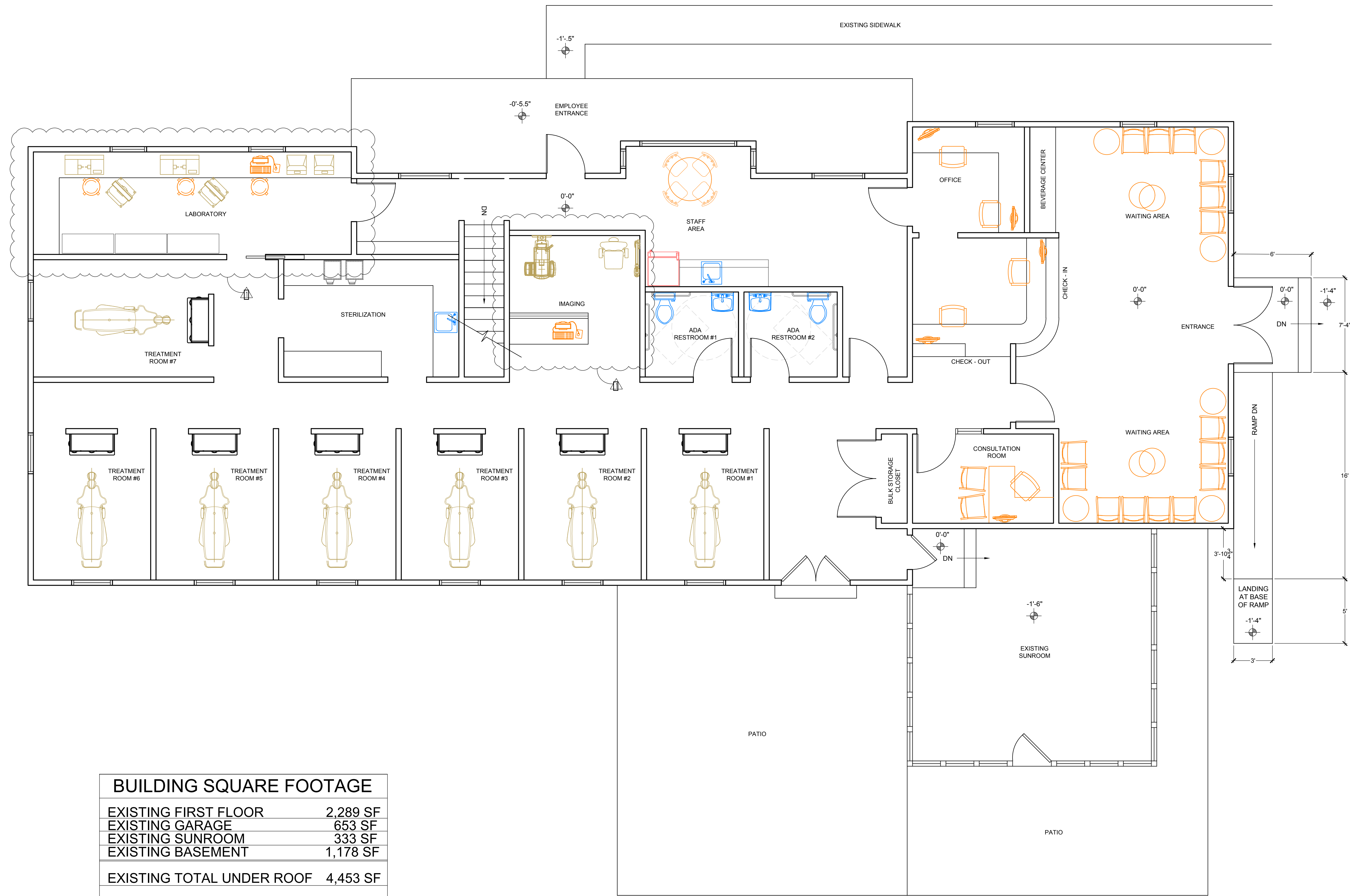
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SHEET TITLE

EXISTING
ELEVATIONS

DRAWING

EX2.2



BUILDING SQUARE FOOTAGE	
EXISTING FIRST FLOOR	2,289 SF
EXISTING GARAGE	653 SF
EXISTING SUNROOM	333 SF
EXISTING BASEMENT	1,178 SF
EXISTING TOTAL UNDER ROOF	4,453 SF
PROPOSED WORK AREA	2,942 SF

1 PROPOSED PLAN
1/4" = 1'-0"

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REVISIONS

UPDATED FLOOR PLAN
7/30/21

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- ▲
- ▲
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SHEET TITLE

PROPOSED PLAN

DRAWING

A1.1



1 PROPOSED FRONT ELEVATION
N.T.S.



2 PROPOSED SIDE/REAR ELEVATION
N.T.S.

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REVISIONS	
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△	_____
△	_____
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SHEET TITLE

PROPOSED ELEVATIONS

DRAWING

A2.1