ABBREVIATIONS FURNISH & INSTALL PLBG PLUMBING PLUMBING CONTRACTOR AND FIRE ALARM **ACOUSTICAL** FLOORING CONTRACTOR PLYWD PLYWOOD FIRE EXTINGUISHER AIR CONDITIONING POINT FEC FIRE EXTINGUISHER ACCESS DOOR PAINTED ACT ACOUSTICAL TILE PARTITION **PHOTOVOLTAIC** AREA DRAIN FINISHED FLOOR ADD ADDENDUM FINISHED FLOOR AFF ABOVE FINISHED FLOOR ELEVATION (LEVEL) **QUARRY TILE** ALT ALTERNATE FINISHED FLOOR LINE FHC FIRE HOSE CABINET ALUM ALUMINUM **RETURN AIR** ALZN ALUMINUM ZINC FINISH / FINISHED **RUBBER BASE** FLOOR DRAIN **GALVANIZED RUBBER TILE** FLD ACCESS PANEL FLG FLASHING REINFORCED CONCRETE ARCH ARCHITECT FLR FLOOR **ROOF DRAIN ARCHITECTURAL FLUORFLUORESCENT** REFERENCE ASB ASBESTOS FT FEET REGISTERED ASC ABOVE SUSPENDED FUR FURRED REINFORCEMENT CEILING **REMOVE** ASPH ASPHALT REQUIRED GENERAL CONTRACTOR RET RETURN BLDG BUILDING GWB GYPSUM WALL BOARD REVISION BM BEAM GYP GYPSUM **ROOF HATCH** BMO BRICK MASONRY OPENING **ROOF LADDER** BO BOTTOM OF **ROUGH OPENING** BRK BRICK RM**HOLLOW CORE ROOM** BUR BUILT-UP ROOFING **HOLLOW METAL ROOF VENT** HEIGHT CAB CABINET SC HVAC HEATING/VENTILATING/AIR SOLID CORE SCHED SCHEDULE CONSTRUCTION CONDITIONING CONTRACTOR STORM DRAIN **CONTROL JOINT INCAN INCANDESCENT** SECTION SIMILAR CLG CEILING INFO INFORMATION CONTRACT LIMIT LINE INST INSTALLATION **SKYLIGHT** INSUL INSULATED / INSULATION CROWN MOULDING SP STARTING POINT CMU CONCRETE MASONRY UNIT INT INTERIOR SPECIFICATION COL COLUMN SQUARE CONC CONCRETE STAINLESS STEEL JANITOR'S CLOSET CONSCONSTRUCTION STANDARD CONT CONTINUOUS KITCHEN STL STEEL SUSPENDED CONTICONTRACTOR CPT CARPET LAMINATE **SYMMETRICAL** CRG CROSS GRAIN POUND CU.IN. CUBIC INCHES TONGUE & GROOVE MASONRY TOP OF CURB CU.FT.CUBIC FEET MAXIMUM TEL **TELEPHONE** DET DETAIL MECHANICAL CONTRACTOR TF TOP OF FOOTING DEMODEMOLISH, DEMOLITION **TEMPERED GLASS** MECH MECHANICAL DIA DIAMETER TOP OF DIFF DIFFUSER TOP OF SLAB MINIMUM DIM DIMENSION MISC MISCELLANEOUS **TST** TOP OF STEEL DPR DAMPER TT MASONRY OPENING **TERRAZZO TILE** DR DOOR TW TOP OF WALL **TYP** DWG DRAWING MTL MATERIAL **TYPICAL** MULLION **UNLESS OTHERWISE** EACH MICROWAVE **EXPANSION JOINT ELEVATION** NIC NOT IN CONTRACT VINYL BASE ELC ELECTRICAL CONTRACTOR NO NTS NOT TO SCALE VIF ELEC ELECTRICAL VERIFY IN FIELD **ELEV ELEVATION** VS VENT STACK OR PIPE ENT ENTRANCE OC ON CENTER VINYL TILE EP ELECTRIC PANELBOARD OPN'G OPENING EQ EQUAL WOOD EQP EQUIPMENT WG WIRE GLASS ETR EXISTING TO REMAIN

MARMALADE - LANDLORD IMPROVEMENTS

BLOCK 6301; LOTS 58-60 & 78-80 **GORDON AVE** LAWRENCE TOWNSHIP, NJ

GENERAL NOTES

- ALL MATERIAL. ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE - NEW JERSEY EDITION, THE UNIFORM CONSTRUCTION CODE (NJAC 5:23) THE INTERNATIONAL CODE COUNCIL (ICC), THE AMERICANS WITH DISABILITY ACT. (ADA) AND ANY OTHER APPLICABLE CODES
- THE GENERAL CONTRACTOR SHALL FURNISH ADEQUATE LIABILITY INSURANCE AND BONDING AS REQUIRED BY THE OWNER AND MUNICIPAL REGULATIONS SPECIFICATIONS AND GENERAL
- ANY DIMENSIONAL DISCREPANCIES BETWEEN THE PLANS, SECTIONS, ELEVATIONS AND DETAILS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR FOR RESOLUTION PRIOR TO THE START OF WORK.
- ANY INCONSISTENCIES IN THE NOTES, SYMBOLS, LEGENDS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR FOR RESOLUTION PRIOR TO THE START OF WORK.
- ANY INCONSISTENCIES BETWEEN THE DRAWINGS AND TECHNICAL SPECIFICATIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR FOR RESOLUTION PRIOR TO THE START OF WORK.
- ALL CONTRACTORS AND SUBCONTRACTORS MUST CHECK AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF
- ALL CONTRACTORS SHALL MAINTAIN SAFE EGRESS AT ALL TIMES TO ALL-BUILDING EXITS. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE TEMPORARY PATHS OF EGRESS, ALL DETAILS OF SAME SHALL BE APPROVED BY LOCAL FIRE DEPARTMENT AS WELL AS OWNER.
- DAMAGE TO PROPERTY SHALL BE CORRECTED BY THE CONTRACTOR SO INVOLVED. IF AREA IS NOT REPAIRED IN A REASONABLE TIME, OWNER HAS THE RIGHT TO TAKE OVER THE WORK WITH ITS OWN FORCES AND ANY COST WILL BE DEDUCTED AGAINST THE CONTRACTOR'S CONTRACT.
- THE GENERAL CONTRACTOR SHALL BE REQUIRED TO ESTABLISH STAGING AND PHASING PLANS TO COORDINATE WITH ALL SUB CONTRACTORS. SUCH PLANS SHALL BE UPDATED PERIODICALLY. PLANS SHALL SHOW STORAGE AREAS, TRAILERS, FENCES, LOCATION OF CRANES AND/OR HOISTS THAT MAY BE REQUIRED, TEMPORARY FACILITIES AND ACCESS ROUTES TO AND WITHIN THE BUILDING. SUCH A PLAN SHALL BE SUBMITTED BEFORE THE START OF THE PROJECT. SUCH STAGING AND PHASING PLAN SHALL ALSO COMPLY WITH THE WORK RULES AS WELL AS THE GENERAL STAGING PLAN ESTABLISHED BY THE OWNER, ARCHITECT AND OWNER'S REPRESENTATIVE.
- GENERAL CONTRACTOR SHALL PROVIDE 2 EMPLOYEE TOILETS AT STAGING AREA FOR THE USE OF ALL CONTRACTORS' EMPLOYEES OR GAIN PERMISSION FROM BUILDING MANAGEMENT FOR USE OF BUILDING TOILETS.
- HOURS FOR DEMOLITION, CONSTRUCTION, AND MATERIAL DELIVERY OR REMOVAL, AND ANY OTHER SPECIAL REQUIREMENTS ARE TO BE VERIFIED WITH THE OWNER, THE OWNER'S REPRESENTATIVE PRIOR 26. WHERE FINISH FLOOR MATERIAL ENDS AT DOOR AND OPENINGS AND IS TO THE START OF WORK.
- GENERAL CONTRACTOR SHALL MAINTAIN A DAILY REPORT INDICATING TRADE(S) WORKED AND NUMBER OF WORKERS, WORK COMPLETED, MATERIALS DELIVERED, WEATHER CONDITIONS AND ANY UNUSUAL EVENTS. A COPY OF SUCH A REPORT SHALL BE PROVIDED TO THE ARCHITECT AND OWNERS REPRESENTATIVE ON A BI-WEEKLY BASIS AND WHEN REQUESTED.
- 13. ALL CONTRACTORS SHALL COMPLY WITH OSHA RULES & REGULATIONS

REQUIREMENTS OF THE GENERAL CONDITIONS. ANY PORTIONS OF THE WORK WHICH DEVELOP DEFECTS DURING THE GUARANTEE PERIOD SHALL BE REPLACED IN A MANNER SATISFACTORY TO THE ARCHITECT, TENANT AND OWNER

LINCLEAR CIRCLIMSTANCES BETWEEN ANY OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND APPLICABLE STANDARDS. CODES. ORDINANCES, OR OTHER REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE REQUIREMENT THAT IS MOST INCLUSIVE AND OF HIGHEST QUANTITY AND/OR QUALITY AND/OR COST SHALL GOVERN. THE CONTRACTOR SHALL:

(1) PROVIDE THE BETTER QUALITY OR GREATER QUANTITY OF WORK, (2) COMPLY WITH THE MORE STRINGENT REQUIREMENT; EITHER OR BOTH IN ACCORDANCE WITH THE ARCHITECT'S INTERPRETATION. THE CONTRACTOR HEREWITH AGREES THAT NO EXTRA COMPENSATION SHALL BE AWARDED TO HIM, SINCE HE HEREWITH RECEIVED SPECIFIC INSTRUCTIONS TO THE PROCEDURE AND VALUES OF THE WORK. THE

TERMS AND CONDITIONS OF THIS PARAGRAPH, HOWEVER, SHALL NOT

RELIEVE THE CONTRACTOR OF ANY OF THE OBLIGATIONS SET FORTH

- IN REVIEW OF THE CONTRACT DOCUMENTS AND FIELD CONDITIONS. . CONTRACTOR TO PROVIDE SPECIFICATIONS, SAMPLES, CUT SHEETS, AND FULLY COORDINATED SHOP DRAWINGS FOR ALL ASSOCIATED NEW AND EXISTING ELEMENTS INCLUDING BUT NOT LIMITED TO: ALL HARDWARE, DOORS, WINDOWS, CEILINGS, FINISHES, FIXTURES AND
- EQUIPMENT FOR APPROVAL 17. SHOP DRAWINGS COORDINATED BY THE GENERAL CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE
- FABRICATION IS STARTED. AND UNOBSTRUCTED AT ALL TIMES. IF IT IS NECESSARY TO PROVIDE 18. ALL COLORS TO BE SELECTED AND APPROVED BY THE ARCHITECT. SAMPLES OF ALL FINISHES SPECIFIED SHALL BE SUBMITTED TO THE
 - ARCHITECT PRIOR TO COMMENCEMENT OF WORK. UPON REQUEST, SAMPLES OF ACCEPTED PAINT SHALL BE MOCKED-UP ON SITE FOR THE ARCHITECT'S FINAL APPROVAL AT NO EXTRA COST TO THE OWNER.
 - 19. DIMENSIONS OF NEW WALLS ARE TAKEN TO FACE OF FINISH UNLESS OTHERWISE NOTED.
 - 20. DIMENSIONS ARE TO FACE OF GYPSUM WALL BOARD AT ROOMS WITH PAINTED OR EXPOSED GYPSUM BOARD U.O.N.
 - 21. ALL SYMBOLS AND FINISH SCHEDULE DESIGNATIONS OF MATERIALS INDICATE NEW MATERIAL UNLESS OTHERWISE NOTED.
 - 22. ALL NEW INSTALLED EQUIPMENT SHALL BE UL LABELED. ALL LIGHTING FIXTURES SHALL BE REVIEWED AND APPROVED BY ARCHITECT, LIGHTING CONSULTANT AND CONSULTING ENGINEER AND SHALL HAVE UL LABEL.
 - 23. ALL FIELD WELDING WORK SHALL BE ACCOMPANIED WITH A FIRE EXTINGUISHER. SMOKE FROM WELDING SHALL BE VENTED DIRECTLY TO EXTERIOR WHEN BUILDING IS OCCUPIED.
 - 24. ALL WELDS SHALL RECEIVE TWO (2) COATS OF RUSTPROOFING PAINT.
- PARKING LOCATIONS FOR CONTRACTORS' VEHICLES, ACCEPTABLE 25. SEE FINISH SCHEDULE FOR PAINTING; OTHER PAINTING SCOPE SHALL BE FOUND ON DRAWINGS.
 - HIGHER THAN THE ADJACENT FLOORING MATERIAL, A REDUCING STRIP SHALL BE USED OF THE SPECIFIED TRANSITION MATERIAL
 - 27. A WET SAW SHALL BE USED TO CUT ALL STONE TILE & CERAMIC TILES. USE OF MANUAL CUTTING TOOLS IS UNACCEPTABLE. 28. WHERE THERE ARE SMALL GAPS AT STONE, TILE AND WALLS,

AND APPROVED BY ARCHITECT.

29. ALL CONTRACTORS ARE ASSUMED TO HAVE THOROUGHLY REVIEWED GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION PRIOR TO START OF WORK AND EXPECTED TO FULLY COMPLY WITH THE REQUIREMENTS THEREIN AND ANY OTHER REQUIREMENTS.

CAULKING OF SIMILAR COLOR SHALL BE USED. COLOR TO BE VERIFIED

- 30. GENERAL CONTRACTOR IS RESPONSIBLE TO FIRESTOP, CAULK AND SEAL PENETRATIONS PERFORMED BY SUB CONTRACTORS UNLESS ALTERNATE AGREEMENT IS IN PLACE. CAULK TO BE LOW
- CONSTRUCTION DOCUMENTS FROM ALL TRADES TO LOCATE ANY AND ALL DUCT, PIPE, CONDUIT, ELECTRIC PENETRATIONS OR SLEEVES IN CONSTRUCTION AND COORDINATING THESE LOCATIONS WITH OTHER TRADES AND THEIR SHOP DRAWINGS BEFORE WALLS AND PARTITIONS ARE PUT IN PLACE.
- 32. CONTRACTOR IS REQUIRED TO HAVE ON SITE PRE-INSTALLATION TRAINING WITH THE MANUFACTURER OR MANUFACTURER'S REPRESENTATIVE FOR DOOR HARDWARE PRIOR TO OR IN CONJUNCTION WITH HANGING EACH HARDWARE SET. CONTRACTOR TO NOTIFY ARCHITECT AND OWNER WHEN TRAINING WILL OCCUR.
- 33. THERE SHOULD BE NO MORE THAN 1/16" EASED EDGES ON ALL NEW WOOD TRIM IF SPECIES OF WOOD REQUIRES EASED EDGES, PROVIDE A SAMPLE FOR ARCHITECT'S APPROVAL.
- 34. ALL WOOD PANELS ARE EDGE BANDED WITH MINIMUM 1/4" SOLID STOCK VENEER EXTENDING OVER EDGE BAND UNLESS
- OTHERWISE NOTED. 35. EXISTING AND NEW DOORS SHALL BE UNDERCUT 1/4" HIGHER THAN THE FINISH FLOOR, COORDINATE WITH AIR TRANSFER
- REQUIREMENTS IN MECHANICAL SECTION, U.O.N. 36. ALL TRIM (RECESSED FIXTURES). DIFFUSERS, REFLECTORS, SPRINKLER COVERS, SWITCHES, OUTLETS, COVERS, LIGHT TRACKS. AND TRACK LIGHTS AND OTHER MOUNTED DEVICES ARE TO BE PAINTED TO MATCH THE SURFACE IN WHICH THEY SIT OR
- 37. DO NOT SCALE THE DRAWINGS, FOLLOW DIMENSIONS INDICATED ON DRAWINGS. ALL DIMENSIONS ARE TO BE VERIFIED ON FIELD, AS DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. IF CLARIFICATION IS NEEDED IN REFERENCE TO A PARTICULAR DIMENSION, CONTACT THE ARCHITECT.

PROVIDED IN A COLOR TO BE SELECTED BY ARCHITECT.

38. CONTRACTOR TO PROVIDE FIRE EXTINGUISHERS FOR EMERGENCY DURING CONSTRUCTION

OWNER:

ADDRESS:

APPLICANT

SIGNATURE:

PLANNING BOARD CHAIRMAI

PLANNING BOARD SECRETARY

TOWNSHIP ENGINEER

HULLFISH REAL ESTATE

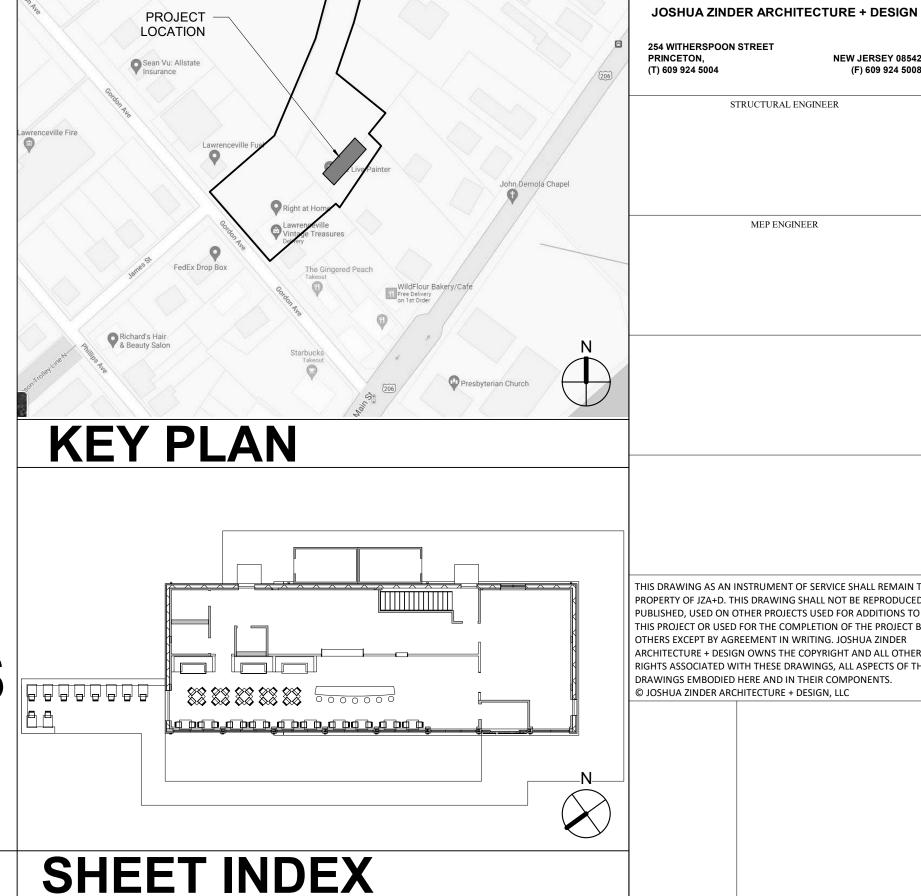
HULLFISH REAL ESTATE

APPROVED BY THE PLANNING BOARD OF LAWRENCE TOWNSHIP.

OWNER

16 GORDON AVE, LAWRENCEVILLE, NJ 08648

- 39. NO USE OF TOBACCO PRODUCTS IS PERMITTED ON THE CONSTRUCTION SITE.
- 40. CONTRACTOR TO PROVIDE ADDITIONAL REINFORCEMENTS FOR SUSPENDED CEILING SYSTEMS (INC. ACOUSTIC) AS RECOMMENDED BY MANUFACTURER AT LOCATIONS OF LIGHTS AND DEVICE PENETRATIONS.
- 41. ALL WORK PERTAINING TO THESE DRAWINGS SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND IN AGREEMENT WITH ALL AGENCIES HAVING JURISDICTION. ALL TRADE CONTRACTORS SHALL BE LICENSED AND INSURED TO PERFORM THE WORK OUTLINED IN THE CONSTRUCTION DOCUMENTS.
- 42. GYPSUM BOARD SHALL BE APPLIED TO ALL FRAMING PRIOR TO ANY OTHER FINISHES BEING ATTACHED.
- 43. ALL GYPSUM BOARD SHALL BE FIRE RATED TYPE (TYPE X).
- 44. BENJAMIN MOORE, SHERWIN WILLIAMS, AND MYTHIC PAINTS ARE ACCEPTABLE PAINT MANUFACTURERS ALL OTHERS MUST HAVE THE APPROVAL OF THE ARCHITECT. ONLY NO-VOC PAINTS ARE TO BE USED
- THE GENERAL CONTRACTOR SHALL INFORM THE ARCHITECT OF THE COMPLETION OF DEMOLITION, AND SHALL INSPECT THE WORK AREA WITH THE ARCHITECT TO IDENTIFY CONFLICTS PRIOR TO PROCEEDING WITH WORK. ALL CONFLICTS DISCOVERED SHALL BE INCORPORATED INTO THE SHOP DRAWINGS BY THE GENERAL



VICINITY MAP

	HEET INDEX		
RCHITE	SHEET NAME	10/14/21	MUNICIPAL COMMENTS
·0 ·1	TITLE SHEET FLOOR PLAN & EXTERIOR ELEVATIONS	09/24/21	MUNICIPAL REVIEW
• 1	PLOOR PLAIN & EXTERIOR ELEVATIONS	DATE	ISSUED FOR
		SEAL	
		DATE:	

MARMALADE -**LANDLORD IMPROVEMENTS**

STATE OF NEW JERSEY REGISTERED ARCHITECT

JOSHUA B. ZINDER

PROJECT NAME

NEW JERSEY 08542

STRUCTURAL ENGINEER

MEP ENGINEER

BLOCK 6301; LOTS 58-60 & 78-80 **GORDON AVE** LAWRENCE TOWNSHIP, NJ

DRAWING NAMI

TITLE SHEET

PROJECT NO.: 21928 09/24/2021 SCALE:

SHEET NUMBER

PROJECT SUMMARY

CONTRACT LIMIT LINE

TO REMAIN

EXISTING CONSTRUCTION

EXISTING CONSTRUCTION

SECTION / ELEVATION TAG

INTERIOR ELEVATION TAG

TO BE DEMOLISHED

NEW PARTITION

EX EXISTING

EXIST EXISTING

LEGEND

THIS PROJECT INVOLVES THE RENOVATION AND ALTERATION OF AN EXISTING 1 STORY GARAGE STRUCTURE TO BECOME A NEW RESTAURANT SPACE. IT IS CLASSIFIED AS AN ALTERATION BY THE REHABILITION SUBCODE.

THE PROPOSED SCOPE OF WORK INCLUDES THE EXCAVATION & CONSTRUCTION OF A NEW SUB-GRADE BASMENT FLOOR, INCLUDING NEW STAIR. WITHIN THE EXISTING FOOTPRINT, NEW EXTERIOR FINISHES, ROOF, WINDOWS & DOORS, UPGRADED ELECTRICAL SYSTEM, AND NEW HVAC AND PLUMBING SYSTEMS AT THE INTERIOR OF THE BUILDING; & NEW INTERIOR RESTROOMS AND PARTITIONS.

THE PROJECT IS CLASSIFIED AS A CHANGE OF USE BY THE REHABILITION SUBCODE, FROM A TYPE U UTILITY GROUP TO A TYPE A-2 RESTAURANT ASSEMBLY USE. THE SCOPE OF WORK INCREASES THE EGRESS CAPACITY OF THE BUILDING TO SERVE THE NEW OCCUPANT LOAD, WHICH IS INCREASED BY THE CHANGE OF USE AND ADDED BASEMENT FLOOR AREA.

DETAIL TAG

DOOR NUMBER

ROOM NAME AND NUMBER

14. UNLESS A LONGER GUARANTEE IS SPECIFIED, ALL WORK SHALL BE

GUARANTEED AGAINST DEFECTS IN ACCORDANCE WITH THE

