

FINISH NOTES:

1. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR NECESSARY TO COMPLETELY FINISH AND PROTECT THE BUILDING AS CALLED FOR IN THE DRAWINGS AND SPECIFICATIONS. ALL FINISH SURFACES TO BE SMOOTH, EVEN AND FREE FROM DEFECTS.

GYPSTUM WALLBOARD
1. ALL WALLBOARD, TAPE, JOINT COMPOUND BEADS AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY U.S. GYPSUM CO. OR EQUAL. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS USING 1-1/4" TYPE 'W' SCREWS 12" O.C. AT ANY GELLINGS, AND AT 16" O.C. AT WALL.

2. PROVIDE JOINTING SYSTEM INCLUDING REINFORCING TAPE AND COMPOUND RECOMMENDED BY THE WALLBOARD MANUFACTURER. GUELD AND SCREW IN PLACE. APPLY TAPE AND THREE COATS SPACKLE.

3. AT COMPLETION LEAVE ALL WALLS AND CEILINGS TRUE, SMOOTH AND WITHOUT NOTICEABLE IRREGULARITIES, READY FOR PAINTING AND/OR DECORATING.

FINISH CARPENTRY & MILLWORK

1. CUSTOM WOODWORK SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE ANI QUALITY STANDARDS ESTABLISHED BY THE ARCHITECTURAL WOODWORK INSTITUTE.

2. PROTECT MATERIALS DURING TRANSIT, DELIVERY, STORAGE AND HANDLING TO PREVENT DAMAGE, SOILING AND DETERIORATION.

3. HARDWOOD LUMBER FOR A PAINTED FINISH SHALL BE CLEAR WITH NO VISIBLE DEFECTS WHICH MUST BE FILLED BEFORE PAINTING. MAY BE UNSELECTED FOR COLOR AND GRAIN.

4. HARDWOOD LUMBER FOR TRANSPARENT FINISH SHALL BE CLEAR, WITH NO VISIBLE DEFECTS, AND WELL MATCHED FOR COLOR AND GRAIN.

5. HARDWOOD PLYWOOD AND VENEER FOR TRANSPARENT FINISH SHALL BE CLEAR, WITH NO VISIBLE DEFECTS, AND WELL MATCHED FOR COLOR AND GRAIN.

6. PARTICLE BOARD SHALL CONFORM TO THE REQUIREMENTS OF INTERIM STANDARD FOR MAT-FORMED WOOD PARTICLE BOARD BY THE NATIONAL PARTICLE BOARD ASSOCIATION, TYPE 2, DENSITY A (HIGH DENSITY) AND CLASS 2.

7. PLASTIC LAMINATE, GENERAL PURPOSE TYPE GP 50, COMPLYING WITH CURRENT NEMA PUBLICATION NO. LD-3, INCLUDING LATEST REVISIONS.

8. CLOSET SHELVING UP TO 12" WIDTH MAY BE CUT FROM SOLID WOOD FOR PAINT FINISH, OR FABRICATED FROM PARTICLEBOARD OR PLYWOOD AS SPECIFIED FOR WIDER SHELVES. SHELVES GREATER THAN 12" IN DEPTH SHALL BE FABRICATED FROM PARTICLEBOARD OR PLYWOOD WITH GUELD SOLID LUMBER EDGE BANDS IN ACCORDANCE WITH ANI SECTION 600, CUSTOM GRADE.

9. EXAMINE THE AREAS AND CONDITIONS UNDER WHICH FINISH CARPENTRY WORK IS TO BE PERFORMED AND NOTIFY THE CONTRACTOR IN WRITING OF CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

10. TRIM AND MOLDINGS: INSTALL IN SINGLE, UNJOINTED LENGTHS FOR OPENINGS AND FOR RUNS LESS THAN 10 FEET. FOR LONGER RUNS, USE ONLY 1 (ONE) PIECE LESS THAN 10 FEET IN ANY STRAIGHT RUN. STAGGER JOINTS IN ADJACENT MEMBERS. COPE AT RETURNS AND MITER AT CORNERS.

11. APPLY FINISH HARDWARE AS RECOMMENDED BY HARDWARE MANUFACTURER AND AS REQUIRED. FIT LOCK AND LATCH SETS IN THEIR RESPECTIVE DOORS AND REMOVE BEFORE FINISHING OF DOORS. REINSTALL HARDWARE AFTER FINISHING OF DOORS IS COMPLETED. UPON COMPLETION, ADJUST AND LUBRICATE HARDWARE FOR PROPER OPERATION.

FLOORING

1. ALL FLOORING SHALL COMPLY WITH THE APPLICABLE CODES AND STANDARDS FOR THE TYPE OF FLOORING BEING INSTALLED. INSTALLATION SHALL MEET ALL MANUFACTURER'S SPECIFICATIONS AND CONSTRUCTION CODE CRITERIA. FLOORING SHALL COMPLY WITH THE APPLICABLE FIRE RATING REQUIREMENTS (FLAME SPREAD AND SMOKE DEVELOPMENT INDEX) AS REQUIRED BY CHAPTER 9 OF THE INTERNATIONAL BUILDING CODE - NJ EDITION FOR THE CLASSIFICATION SPECIFIED. FLOORING SHALL BE COMPLIANT TO REQUIREMENTS OF THE THE BARRIER-FREE SUBCODE.

2. ALL FLOORING MATERIALS ARE TO BE APPROVED BY THE OWNER PRIOR TO ORDERING AND INSTALLATION - SUBMIT PRODUCT DATA AND MATERIAL SAMPLES IF APPLICABLE.

3. ALL FLOORING MATERIALS MUST HAVE A STATIC COEFFICIENT OF FRICTION NOT LESS THAN 0.6 PER ASTM C 1028.

4. PROTECT ALL EXPOSED SURFACES OF FLOORING AGAINST DEFECTS AND PEELING.

5. PROVIDE ALL COMPATIBLE FLOOR SURFACE PREPARATIONS, SUBSTRATES AND INSTALLATION ACCESSORIES AS REQUIRED BY THE FLOORING TYPE.

6. THRESHOLDS AND TRANSITIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AS WELL AS MEET ALL APPLICABLE CODES AND ACCESSIBILITY STANDARDS. TRANSITIONS SHALL BE IN INCONSPICUOUS LOCATIONS WHERE POSSIBLE.

ACOUSTICAL PANEL CEILING

1. COMPLY WITH ASTM E 1264 FOR CLASS A MATERIALS, AS DETERMINED BY TESTING IDENTICAL PRODUCTS PER ASTM E 84. WHERE FIRE-RATING CEILING ASSEMBLIES ARE REQUIRED, PROVIDE ACOUSTICAL PANEL CEILING THAT ARE IDENTICAL IN MATERIALS AND CONSTRUCTION TO THOSE TESTED FOR FIRE RESISTANCE PER ASTM E 119.

2. PRODUCTS SHALL BE BY ARMSTRONG OR EQUAL, INCLUDING THE TILE AND GRID WHICH SHALL BE AS SELECTED BY THE OWNER.

3. SIZE ATTACHMENT DEVICES FOR 5 TIMES THE DESIGN LOAD INDICATED IN ASTM C 695, TABLE 1, DIRECT HUNG, UNLESS OTHERWISE INDICATED.

4. ZINC-COATED CARBON-STEEL WIRE HANGERS, BRACES, AND TIES COMPLYING WITH ASTM A 641 (ASTM A 641M), CLASS 1 ZINC COATING, SOFT TEMPER.

A. SELECT WIRE DIAMETER SO ITS STRESS AT 3 TIMES THE HANGER DESIGN LOAD (ASTM C 695, TABLE 1, DIRECT HUNG) WILL BE LESS THAN THE YIELD STRESS OF WIRE, BUT PROVIDE NOT LESS THAN 0.106-INCH- (2.69-MM-) DIAMETER WIRE.

5. INSTALLATION SHALL COMPLY WITH THE FOLLOWING:
A. CISCAS "CEILING SYSTEMS HANDBOOK."
B. CISCAS "RECOMMENDATIONS FOR DIRECT-HUNG ACOUSTICAL TILE AND LAY-IN PANEL CEILING."
C. ASTM C 686, "STANDARD FOR CEILING SUSPENSION SYSTEM INSTALLATIONS."
D. U.B.C. STANDARD 41-18.

FOR SYSTEMS REQUIRING SEISMIC RESTRAINT, COMPLY WITH THE FOLLOWING:
1. CISCAS "GUIDELINES FOR SEISMIC RESTRAINT OF DIRECT-HUNG SUSPENDED CEILING ASSEMBLIES."
2. ASTM E 580, "STANDARD FOR CEILING SUSPENSION SYSTEMS REQUIRING SEISMIC RESTRAINT."

RESILIENT WALL BASE AND ACCESSORIES

1. CONTRACTOR TO PROVIDE OWNER OPTIONS FOR TYPE AND COLOR OF RESILIENT WALL BASE TO BE INSTALLED FOR APPROVAL.

2. INSTALL WALL BASE IN MAXIMUM LENGTHS POSSIBLE.

3. APPLY RESILIENT WALL BASE TO WALLS, COLUMNS, PILASTERS, CASEWORK, AND OTHER PERMANENT FIXTURES IN ROOMS OR AREAS WHERE BASE IS REQUIRED.

4. FORM WALL BASE CORNERS FROM STRAIGHT PIECES OF MAXIMUM LENGTHS POSSIBLE.

5. INSTALL REDUCER STRIPS AT EDGES OF FLOORING THAT OTHERWISE WOULD BE EXPOSED.

INTERIOR PAINTING

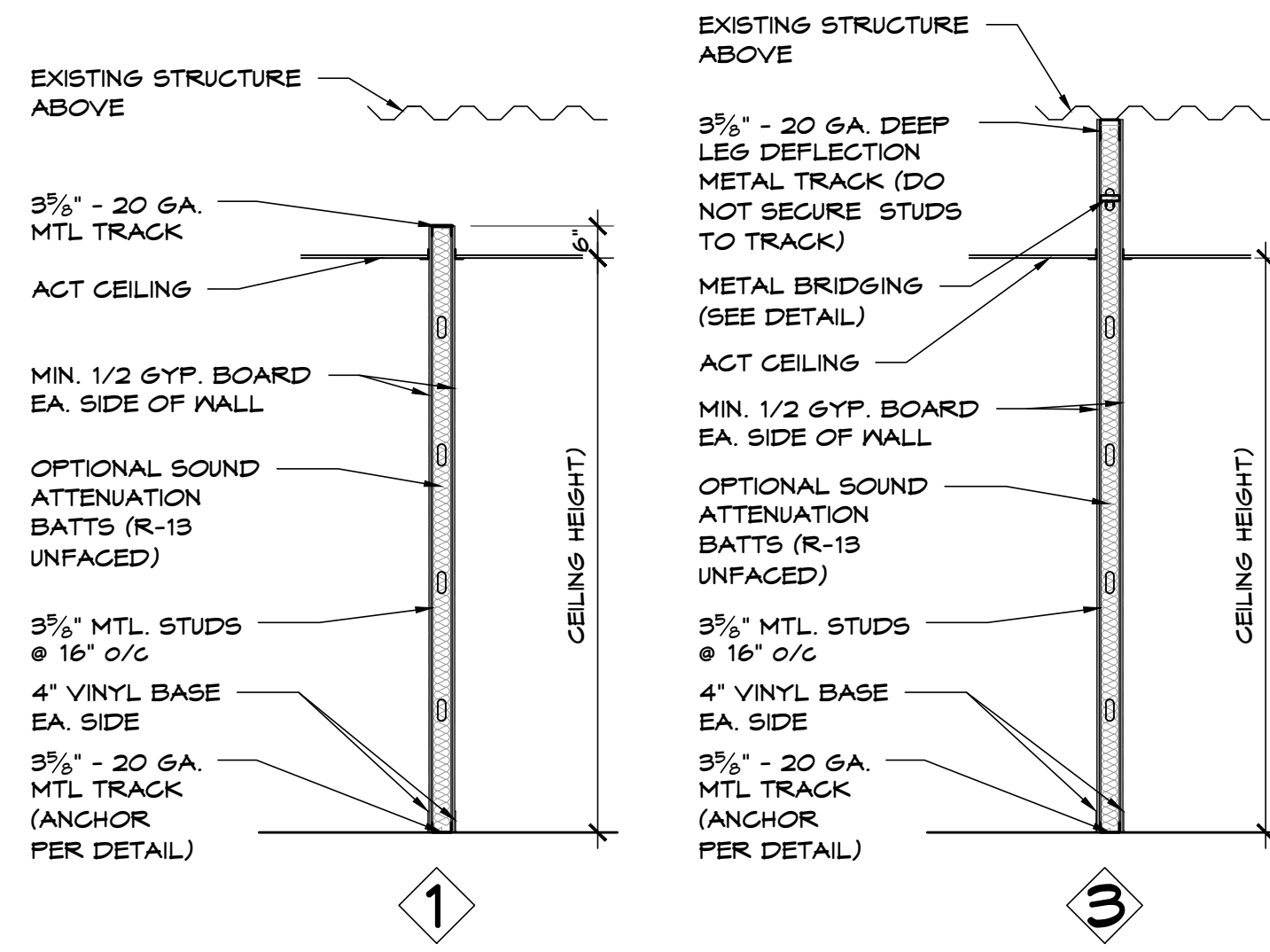
1. ALL FINISHED SURFACES TO BE SMOOTH, EVEN, AND FREE FROM ANY DEFECTS. BRUSHWORK SHALL SHOW EVEN COATING, FREE FROM BRUSH MARKS.

2. PREPARE ALL SURFACES BEFORE PAINTING, REMOVING DUST, GREASE, AND MARKS FROM SURFACE. SAND ALL WOODWORK BEFORE STARTING WORK. PUTTY ALL HOLES, CRACKS, ETC., AFTER PRIMER IS APPLIED ON PAINTED SURFACES. USE TINTED PUTTY TO MATCH WOODWORK ON STAINED AND VARNISHED SURFACES. KNOTS, SAP STREAKS, ETC. TO BE SHELLACED BEFORE PAINT IS APPLIED.

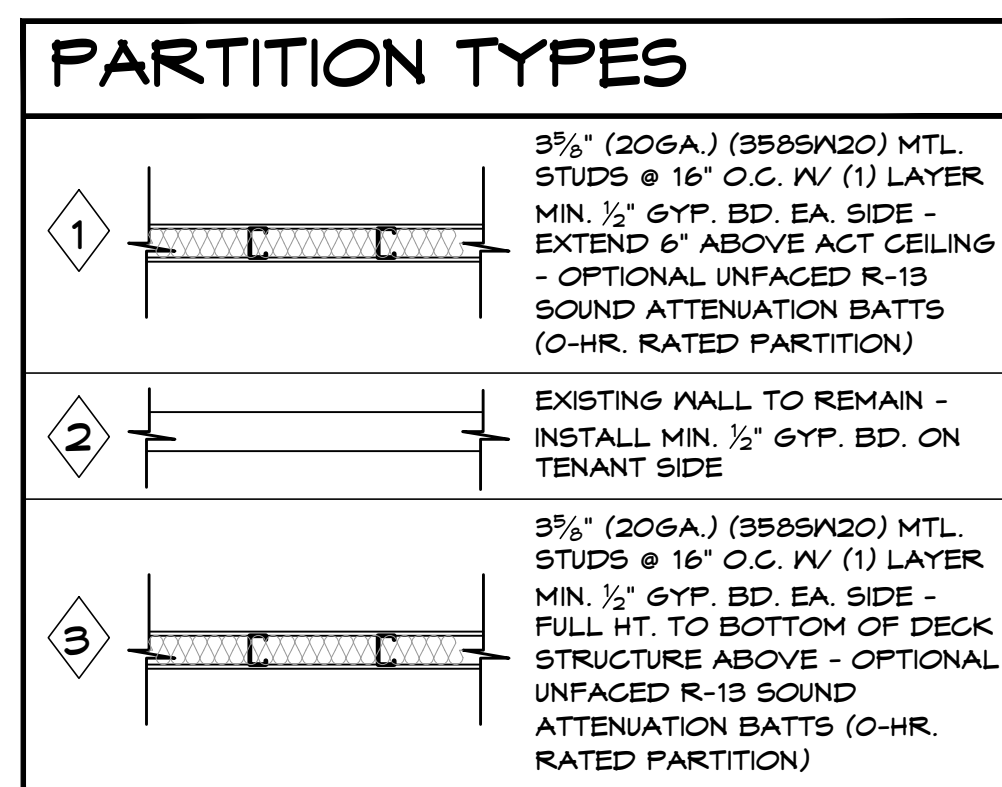
3. ALL COLORS SHALL BE SELECTED BY THE OWNER FROM SAMPLES SUBMITTED BEFORE WORK IS STARTED.

4. NOTE: NO HARDWARE IS TO BE PAINTED! MASK ALL HARDWARE PRIOR TO PAINTING. ANY OVER PAINTING ONTO HARDWARE MUST BE REMOVED WITHOUT SANDING OR SCRATCHING.

5. AT COMPLETION OF JOB, DO ALL TOUCH-UP AND RESTORATION OF ANY DAMAGED FINISHED. CLEAN ALL PAINT SPOTS FROM FLOORING, WALLS, GLASS, FINISHED HARDWARE AND SURFACES.



20 PARTITION SECTIONS
SCALE: N.T.S.



PLAN SYMBOLS LEGEND

SYMBOL	DESCRIPTION
[Symbol]	EXISTING WALL TO REMAIN
[Symbol]	NEW METAL STUD FRAMED WALL, EXTEND 6' ABOVE ACT CEILING
[Symbol]	NEW METAL STUD FRAMED WALL TO BOTTOM OF DECK STRUCTURE ABOVE
[Symbol]	2x4 ACT CEILING GRID & TILES AS SELECTED BY OWNER
[Symbol]	2x4 LED OR FLUORESCENT LAY-IN LIGHT FIXTURE AS SELECTED BY OWNER
[Symbol]	HVAC SUPPLY DIFFUSER - REFER TO MECH. DRAWINGS FOR SIZE
[Symbol]	HVAC RETURN GRILLE - REFER TO MECH. DRAWINGS FOR SIZE
[Symbol]	HVAC RETURN WALL-TRANSFER OPENING ABOVE CEILING - REFER TO MECH. DRAWINGS FOR SIZE
[Symbol]	EMERGENCY EXIT SIGN W/ DUAL HEAD EMERGENCY LIGHT & BATTERY BACKUP
[Symbol]	DUAL HEAD EMERGENCY LIGHT & BATTERY BACKUP
[Symbol]	SINGLE POLE SWITCH (3 INDICATES 3-WAY)
[Symbol]	DUPLEX RECEPTACLE
[Symbol]	THERMOSTAT - AS SELECTED BY OWNER - VERIFY COMPATIBILITY WITH VAV UNIT

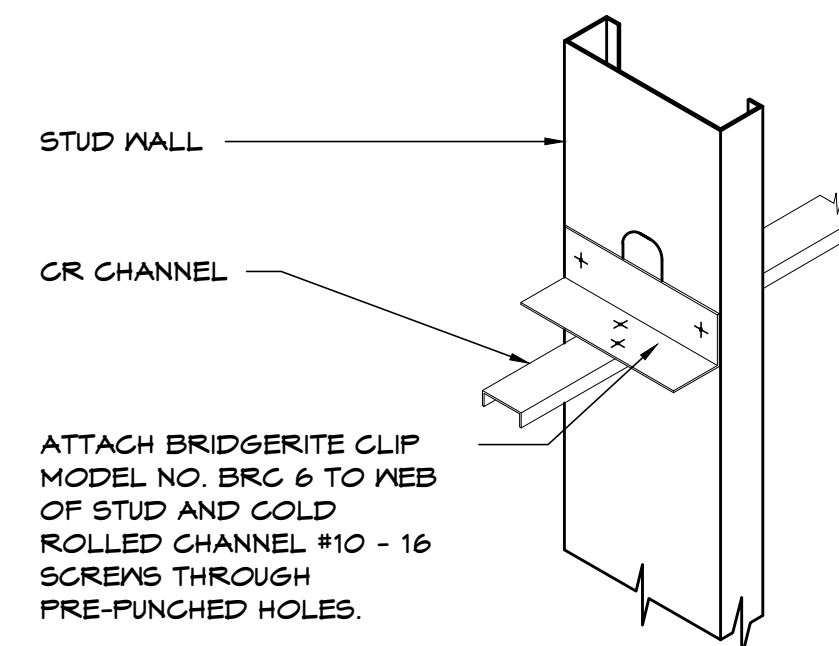
NOTE!
ALL PENETRATIONS THROUGH FIRE RATED WALLS AND CEILING SHALL HAVE PROPER FIRESTOPPING CONFORMING WITH UL STANDARDS.

NOTE!
PROVIDE NON KRAFT-FACED INSULATION ABOVE ACT CEILING OR FSK BATT INSULATION COMPLYING WITH BUILDING CODE REQUIREMENTS

GENERAL DOOR NOTES:

- ALL DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT AND SHALL BE ACCESSIBLE BY THE HANDICAPPED.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED THE FOLLOWING:
A. INTERIOR DOORS: 5 POUNDS
B. EXTERIOR DOORS: 8.5 POUNDS
C. FIRE DOORS: 15 POUNDS.
- EXIT DOORS SHALL NOT BE BLOCKED AT ANY TIME.
- DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE CENTERED IN WALLS OR LOCATED 4" FROM FINISH WALL TO FINISH JAMB AS SHOWN ON DRAWINGS UNLESS NOTED OTHERWISE.
- LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE (WITHIN TENANT SPACES) OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN THE EGRESS DIRECTION.
- GLASS DOORS, ADJACENT PANELS, AND ALL GLAZED OPENINGS WITHIN 18" OF ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD.
- GLAZING IN EXTERIOR DOORS OR WITHIN 40" OF ANY LOCKING MECHANISM SHALL BE TEMPERED OR BURGLAR-RESISTANT.
- DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL BE DESIGNED TO LIMIT AIR LEAKAGE INTO OR FROM THE BUILDING ENVELOPE.
- DOORS INDICATED TO BE FIRE RATED DOORS SHALL BEAR UL TAG AS REQUIRED FOR THE DOOR AND FRAME ASSEMBLY.

30 METAL BRIDGING DETAIL
SCALE: N.T.S.



Suite 105 Tenant Space for:
Cedarwood Hills Office Building
Lot 1, Block 1603
101 Chase Avenue
Lakewood, Ocean County, New Jersey, 08701

LIST OF DRAWINGS

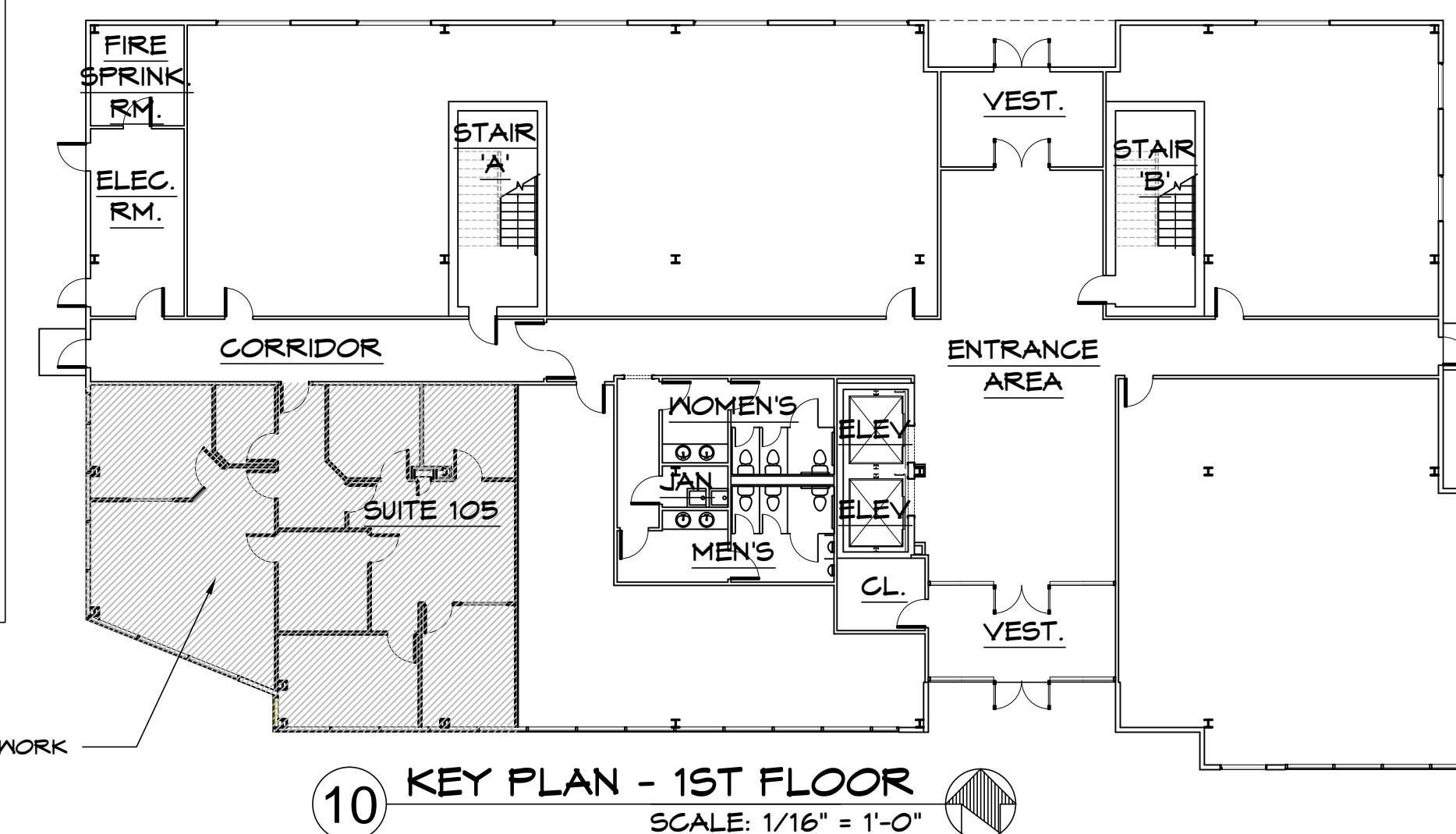
- A-1 PROJECT DATA, NOTES, SPECIFICATIONS, LEGENDS & DETAILS
- A-2 FLOOR PLAN, ELECTRICAL/REFLECTED CEILING PLAN, DETAILS & NOTES
- A-3 MECHANICAL PLAN, DETAILS, NOTES & ACCESSIBILITY GUIDELINES

PROJECT DATA

PROJECT SUITE:	SUITE 105 TENANT SPACE
LOCATION:	CEDARWOOD HILLS OFFICE BUILDING 101 CHASE AVENUE LAKEWOOD, NJ 08701 LOT: 1 BLOCK: 1603
APPLICABLE CODES:	2015 INTERNATIONAL BUILDING CODE, NEW JERSEY EDITION 2014 NATIONAL ELECTRIC CODE 2015 INTERNATIONAL MECHANICAL CODE 2015 INTERNATIONAL FUEL-GAS CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE ASHREA 90.1 - 2013 ANSI A117.1-2009, BARRIER FREE SUB-CODE
USE GROUP:	B - BUSINESS (OFFICE)
CONSTRUCTION CLASSIFICATION TYPE:	II B - FULLY SPRINKLERED
AREA OF TENANT SPACE:	1,553 S.F.
NO. OF OCCUPANTS:	B - BUSINESS - OFFICE - 100 GROSS S.F./OCCUPANT 1,553 S.F./100 = 15 OCCUPANTS
NO. OF EXITS:	1 REQUIRED - 1 PROVIDED (EXISTING) (1) 3'-0" x 7'-0" MAN DOOR 33' CLEAR WIDTH/02 = 165 OCCUPANTS PER DOOR
COMMON PATH OF TRAVEL:	B - BUSINESS - FULLY SPRINKLERED MAX. 100' REQUIRED - 59' PROVIDED
EXIT ACCESS TRAVEL DISTANCE:	B - BUSINESS - FULLY SPRINKLERED MAX. 300' REQUIRED - 84' PROVIDED
FIRE-RESISTIVE RATING OF CORRIDORS:	EXIT ACCESS CORRIDORS (TABLE 1020.1) USE - B - FULLY SPRINKLERED: O-HOUR
INTERIOR FINISHES:	TABLE 903.11 (USE - B - FULLY SPRINKLERED) EXIT ENCLOSURES & EXIT PASSAGEWAYS: CLASS B CORRIDORS: CLASS C ROOMS & ENCLOSED SPACES: CLASS C
PLUMBING:	NO ADDITIONAL FIXTURES PROPOSED

GENERAL NOTES:

- ANY AND ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
- ALL MATERIALS, ASSEMBLIES, CONSTRUCTION, AND EQUIPMENT SHALL CONFORM TO APPLICABLE CODES AND REGULATIONS, AND SHALL CONFORM TO GENERALLY ACCEPTED STANDARDS SET BY TRADE ORGANIZATIONS. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDED DETAILS AND INSTRUCTIONS.
- CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED TO VERIFY ALL DIMENSIONS, CODE REQUIREMENTS, AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK.
- ALL DIMENSIONS ARE TO FRAMING UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE APPROXIMATE. ACTUAL DIMENSIONS SHALL BE DETERMINED BY EXISTING CONDITIONS AND CRITICAL CLEARANCES.
- EXISTING SPRINKLERS TO REMAIN OUTSIDE WORK AREA. SPRINKLER CONTRACTOR TO COORDINATE SPRINKLER MODIFICATIONS W/ NEW PARTITION LAYOUT & REFLECTED CEILING PLAN PROVIDED WITHIN THESE PLANS FOR THE AREA OF WORK. FIRE ALARM CONTRACTOR SHALL SUBMIT ENGINEERED DRAWINGS AS REQUIRED FOR APPROVAL.
- EXISTING FIRE ALARM SYSTEM AND DEVICES ARE TO REMAIN OUTSIDE WORK AREA. FIRE ALARM CONTRACTOR TO COORDINATE FIRE ALARM MODIFICATIONS W/ NEW PARTITION LAYOUT & REFLECTED CEILING PLAN PROVIDED WITHIN THESE PLANS FOR THE AREA OF WORK. FIRE ALARM CONTRACTOR SHALL SUBMIT ENGINEERED DRAWINGS AS REQUIRED FOR APPROVAL.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER ALL DATA/PHONE/ETHERNET/CABLE WIRING INCLUDING SECURITY AND OTHER LOW VOLTAGE SYSTEM. COORDINATE WITH THESE DOCUMENTS AND SUBMIT ENGINEERED DRAWINGS AS REQUIRED FOR APPROVAL.



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DATE: Nov. 16, 2017

Project No. 21792

Project Data, Notes, Legends & Details

Revisions

Scale

As Noted

A-1

SHEET 1 of 3

Suite 105 Tenant Space for:
Cedarwood Hills Office Building
Lot: 1, Block: 1603
101 Chase Avenue
Lakewood, Ocean County, New Jersey, 08701

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