GENERAL NOTES

1. ALL WORK TO BE DONE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE & LOCAL CODES INCLUDING ADA.

2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH BUILDING STANDARD SPECIFICATIONS. CONTRACTOR TO FOLLOW ALL BUILDING RULES & REGULATIONS.

3. G.C. TO PROVIDE ALL CONCEALED BLOCKING FOR ALL MILLWORK, CABINETRY, SHELVING, ETC. ALL BLOCKING TO BE FIRE TREATED / RETARDANT.

4. CONTRACTOR SHALL PROVIDE MILLWORK SHOP DRAWINGS TO TENANT FOR APPROVAL PRIOR TO FABRICATION.

5. PROVIDE MINI BLINDS AT ALL EXTERIOR WINDOWS. IF BLINDS EXIST, PROTECT THEM DURING CONSTRUCTION, REPAIR AND/OR REPLACE ANY DAMAGED BLINDS AS REQUIRED. PROFESSIONALLY CLEAN ALL BLINDS AT COMPLETION OF PROJECT.

6. REMOVE ALL EXISTING FINISHES THROUGHOUT SPACE. PATCH ALL SURFACES (I.E. SKIM COAT OR LAMINATE WALLS WITH GWB.) AS REQUIRED TO ACCEPT NEW FINISH.

PARTITION LEGEND

SYMBOL	DESCRIPTION
	EXISTING PARTITION TO REMAIN. COMPLETE CONSTRUCTION AS REQUIRED. PATCH AND PREP AS REQUIRED TO ACCEPT NEW FINISHES.
	PROVIDE NEW BUILDING STANDARD TENANT PARTITION FROM FLOOR TO UNDER SIDE OF EXISTING SUSPENDED CEILING. MATCH EXISTING DETAILS.
	PROVIDE NEW HALF HIGH WALL FROM FLOOR TO 42" AFF. PROVIDE STRUCTURAL SUPPORT AS REQUIRED.
	PROVIDE NEW BUILDING STANDARD INSULATED TENANT PARTITION FROM FLOOR TO UNDERSIDE OF SUSPENDED CEILING. MATCH EXISTING DETAILS.
	EXISTING PARTITION TO REMAIN. UPGRADE TO BUILDING STANDARD. FULL HEIGHT, INSULATED TENANT SEPARATION WALL.
	PROVIDE BUILDING STANDARD, FULL HEIGHT, INSULATED TENANT SEPARATION WALL FROM FINISHED FLOOR TO UNDERSIDE OF DECK. WALL TO BE 3 5/8", 25 GAUGE METAL STUDS AT 16" O.C. WITH (1) LAYER OF 5/8" TYPE 'X' GWB. EACH SIDE. TAPED & SPACKLED TO ACCEPT NEW FINISH.

DOOR SCHEDULE

TYPE	SIZE	DOOR MAT	DOOR FIN.	FRAME MAT	FRAME FIN.	HDWE SET	REMARKS
A	3'-0" x 7'-0" x 1 3/4"	SOLID CORE WOOD	STAIN	HM.	PAINT	1	NEW INTERIOR TENANT DOOR
B	3'-0" x 7'-0" x 1 3/4"	SOLID CORE WOOD	STAIN	HM.	PAINT	2	NEW INTERIOR TENANT DOOR
C	3'-0" x 7'-0" x 1 3/4"	SOLID CORE WOOD	STAIN	HM.	PAINT	3	NEW INTERIOR TENANT DOOR
D	3'-0" x 7'-0" x 1 3/4"	SOLID CORE WOOD	STAIN	HM.	PAINT	4	NEW INTERIOR TENANT DOOR WITH 6" x 30" VISION PANEL
E	3'-0" x 7'-0" x 1 3/4"					SEE NOTES	EXISTING DOOR & FRAME TO REMAIN
F	3'-0" x 7'-0" x 1 3/4"	SOLID CORE WOOD	STAIN	HM.	PAINT	5	NEW INTERIOR TENANT DOOR
G	3'-0" x 7'-0" x 1 3/4"	ALUMINUM & GLASS	PRE-FINISHED	ALUMINUM & GLASS	PRE-FINISHED	6	NEW ALUMINUM & GLASS STOREFRONT DOOR ASSY.
H	3'-0" x 7'-0" x 1 3/4"	SOLID CORE WOOD	STAIN	HM.	PAINT	7	NEW INTERIOR TENANT DOOR
J	(2) 3'-0" x 7'-0" x 1 3/4"	SOLID CORE WOOD	STAIN	GWB. CASED OPNG	SEE FINISHES	8	STANDARD SLIDING COAT CLOSET DOOR
K	(2) 3'-0" x 7'-0" x 1 3/4"	SOLID CORE WOOD	STAIN	HM.	PAINT	9	NEW INTERIOR TENANT DOUBLE DOORS
L	(2) 3'-0" x 7'-0" x 1 3/4"	ALUMINUM & GLASS	PRE-FINISHED	ALUMINUM & GLASS	PRE-FINISHED	10	NEW ALUMINUM & GLASS DBL STOREFRONT DOOR ASSY.

DOOR NOTES:
1. ALL EXISTING DOORS & FRAMES INDICATED FOR REMOVAL SHALL BE INVENTORIED & SAVED FOR POSSIBLE REUSE.
2. ALL EXISTING TO REMAIN & REUSED DOORS SHALL BE REFINISHED TO LIKE NEW APPEARANCE.
3. ALL EXISTING TO REMAIN & REUSED FRAMES SHALL BE REPAINTED PER TENANT'S FINISH SELECTION.

HARDWARE SCHEDULE

SET #1:
1 PASSAGE LEVER (ADA COMPLIANT)
1½ PR. BUTTS
3 SILENCERS
1 WALL MOUNTED DOOR STOP

SET #2:
1 LEVER LOCKSET (ADA COMPLIANT)
1½ PR. BUTTS
3 SILENCERS
1 WALL MOUNTED DOOR STOP

SET #3:
1 PASSAGE LEVER (ADA COMPLIANT)
1½ PR. BUTTS
3 SILENCERS
1 WALL MOUNTED DOOR STOP
1 CLOSER (ADA COMPLIANT)

SET #4:
1 LEVER LOCKSET (ADA COMPLIANT)
1½ PR. BUTTS
3 SILENCERS
1 WALL MOUNTED DOOR STOP
1 CLOSER (ADA COMPLIANT)

SET #5:
1 PUSH/PULL SET (ADA COMPLIANT)
1½ PR. BUTTS
3 SILENCERS
1 WALL MOUNTED DOOR STOP
1 CLOSER (ADA COMPLIANT)
1 12" STAINLESS STEEL KICK PLATE

SET #6:
1 ALUMINUM PUSH/PULL SET (ADA COMPLIANT)
1½ PR. BUTTS
3 SILENCERS
1 WALL MOUNTED DOOR STOP
1 MAGNETIC LOCKING DEVICE
COORDINATE WITH TENANT'S SECURITY VENDOR

SET #7:
1 PRIVACY LEVER LOCKSET (ADA COMPLIANT)
1½ PR. BUTTS
3 SILENCERS
1 WALL MOUNTED DOOR STOP

SET #8:
1 HEAVY DUTY SLIDING TRACK AT HEAD
1 HEAVY DUTY FLOOR GUIDE
1 PR RECESSED PULLS

SET #9:
2 ALUMINUM PUSH/PULL SETS (ADA COMPLIANT)
3 PR BUTTS
2 SILENCERS
2 WALL MOUNTED DOOR STOPS
1 MAGNETIC LOCKING DEVICE
COORDINATE WITH TENANT'S SECURITY VENDOR

HARDWARE NOTES:
1. ALL DOOR HARDWARE TO RECEIVE BUILDING STANDARD ADA COMPLIANT LEVER SETS.
2. PROVIDE SILENCERS ON ALL DOOR FRAMES THROUGHOUT ENTIRE SPACE.
3. ALL NEW DOOR CLOSERS SHALL BE ADA COMPLIANT CLOSERS SHALL TAKE 3 SECONDS TO OPERATE FROM AN OPEN POSITION OF 70° TO A POINT 3" FROM THE LATCH. MAXIMUM OPENING FORCE IS NOT TO EXCEED 5 LBS.
4. PROVIDE NEW COAT HOOK MOUNTED ON BACK SIDE OF EACH OFFICE DOOR. ALLOW $100 MATERIAL PRICE PER HOOK.

LEGEND

SYMBOL	DESCRIPTION
1	RELOCATE COUNTER FROM TENANT'S EXISTING SUITE.
2	PROVIDE NEW VINYL COVERED, FOLDING ACOUSTICAL PARTITION AS INDICATED. PROVIDE ALL STRUCTURAL SUPPORT & ACCOUSTICAL BULKHEAD AS PER MANUFACTURERS SPECIFICATIONS TO DECK ABOVE. PARTITION AS MANUFACTURED BY: MODERNFOLD OR APPROVED EQUAL. STC RATING 48.
3	PROVIDE NEW A.D.A. COMPLIANT TOILET ROOM WITH ALL REQUIRED PLUMBING FIXTURE & ACCESSORIES.
4	PROVIDE NEW PLASTIC LAMINATE SHELF & COAT ROD, 2/3 OF WIDTH AT 5'-6" A.F.F. & 1/3 OF WIDTH TO BE AT 4'-0" A.F.F.
5	PROVIDE NEW PLASTIC LAMINATE COUNTER WITH A.D.A. COMPLIANT STAINLESS STEEL SINK WITH ALL REQUIRED PLUMBING INCLUDING HOT & COLD SUPPLY LINES, FAUCET & DRAIN. PROVIDE NEW PLASTIC LAMINATE BASE & WALL CABINETS. PROVIDE TWO (2) ¼" COLD WATER LINES WITH SHUT OFF VALVES FOR COFFEE MAKER & ICE MAKER. SEE ELEVATION.
6	PROVIDE NEW HALF HIGH WALL WITH TRANSACTION TOP AT 42" A.F.F. PROVIDE NEW PLASTIC LAMINATE WORK SURFACE AT 30" A.F.F. WITH VERTICAL SUPPORTS TO FLOOR SPACED APPROX. 4'-0" O.C. MAXIMUM. TRANSACTION TOP & WORK SURFACES TO HAVE 45° ANGLED CUTS AS INDICATED. DISCONTINUE TRANSACTION TOP AT 3'-0" WIDE HANDICAPPED ACCESS AREA AS INDICATED. PROVIDE ¼" FIXED CLEAR SAFETY GLASS PANELS IN RECESSED GLAZING TRACK FROM TRANSACTION TOP TO UNDERSIDE OF SOFFIT ABOVE. PROVIDE OPERABLE SLIDING GLASS WINDOW AT BOTH FRONT AREA & HANDICAPPED ACCESS AREA AS INDICATED.
7	PROVIDE FIVE (5) NEW 16" ADJUSTABLE PLASTIC LAMINATE UTILITY SHELVES ON HEAVY DUTY BRACKETS & STANDARDS.
8	PROVIDE NEW ALUMINUM & GLASS STOREFRONT SYSTEM AS INDICATED, MATCH ADJACENT DOOR FINISH.
9	PROVIDE 5 TON SEPARATE SUPPLEMENTAL A/C UNIT WITH LOW AMBIENT CONTROLS. PROVIDE 200 AMP SERVICE
10	PROVIDE NEW WALL MOUNTED 10 # ABC FIRE EXTINGUISHER. DEVICE ANY REUSED EXTINGUISHERS AS REQUIRED TO PROVIDE FULL OPERATION.

CODE ANALYSIS

All work shall be designed and completed in accordance w/ the following:
2000 International Building Code
1999 CABO Model Energy Code
1999 ASHRAE 90.1/1999 Commercial Energy Code
2000 International Mechanical Code
2000 International Fuel Gas Code
2002 National Electrical Code
2003 National Standard Plumbing Code
2002 NJAC 5:23-6 Rehabilitation Subcode
2002 NJAC 5:23-7 Barrier Free Subcode
1998 (ICC/ANSI A117.1-1998 Accessible & Useable Bldgs & Facilities

Building use group: B - Business.
Tenant use group: B - Business.
Construction type: 2B - non combustible.
Occupancy Load: Actual: Approx. 80 people estimated for layout.
Tenant Area: 9,381 U.S.F. - 1st Floor
16,371 U.S.F. - 2nd Floor
11,480 U.S.F. - 3rd Floor

35,504 U.S.F. - 359 people max. per IBC 2000 rule.

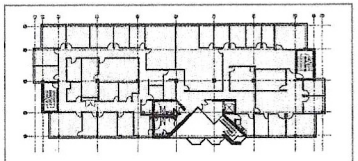
NOTES TO BIDDERS

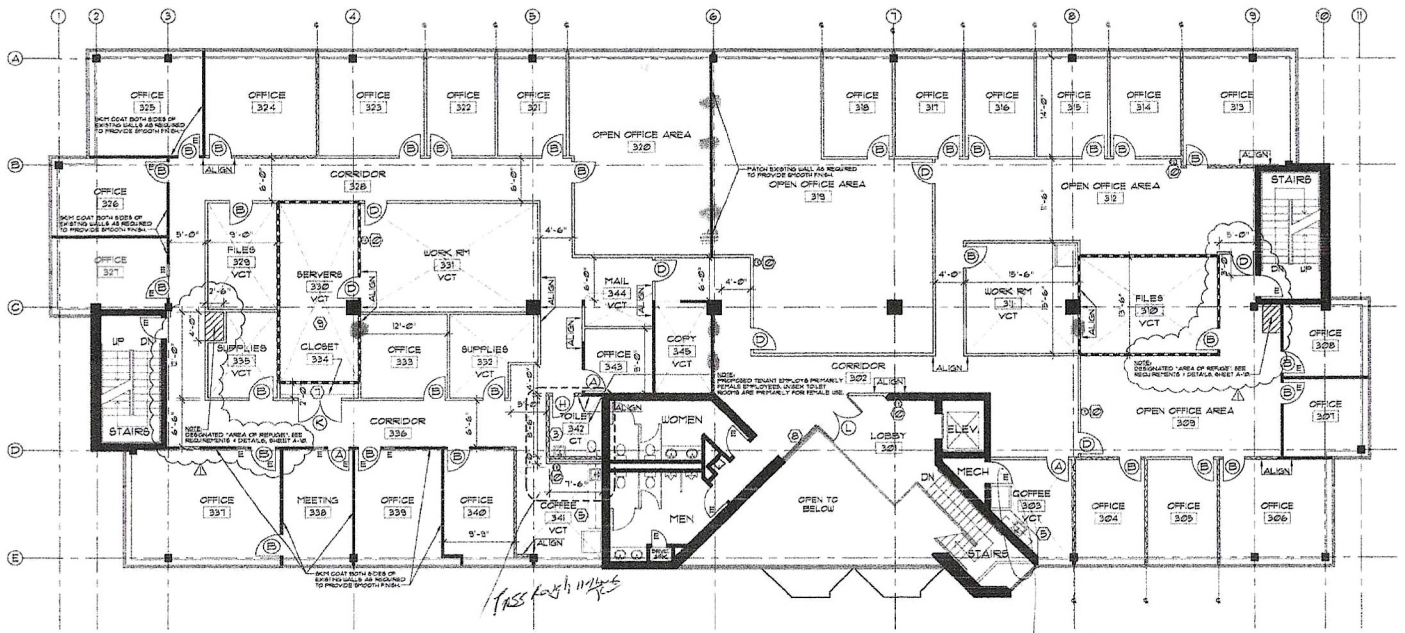
1. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL VISIT THE PROJECT SITE AND CAREFULLY EXAMINE EXISTING CONDITIONS AND PREMISES AND COMPARE THEM WITH EXISTING CONDITIONS INDICATED ON PLANS. ADVISE ARCHITECT OF ANY DISCREPANCIES.

2. SUBMITTAL OF BID SHALL INDICATE THAT CONTRACTOR HAS EXAMINED THE SITE EXISTING CONDITIONS AND PREMISES AND HAS INCLUDED ALL REQUIRED ALLOWANCES IN HIS BID. NO ALLOWANCES SHALL BE MADE FOR ANY ERROR RESULTING FROM CONTRACTORS FAILURE TO VISIT THE JOB SITE.

3. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND CONDITIONS AND SHALL NOTIFY POLEK SCHWARTZ ARCHITECTS OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE PROJECT.

KEY PLAN





1 / A-3 FLOOR PLAN
SCALE: 1/8" = 1'-0"

REVISIONS			
NO	DATE	DESCRIPTION	
1	10/12/06	CODE REVIEW	

DATE: 8/14/06
SCALE: 1/8" = 1'-0"
PROJECT NO.: 26010-44
DRAWN BY:

MOORESTOWN VISITING NURSES
300 HARPER DRIVE
THIRD FLOOR
MOORESTOWN, NJ

POLEK SCHWARTZ
ARCHITECTS
1160 West Swedesford Road Suite 330 Berwyn, PA 19312
(610) 889-9690 Fax (610) 889-9335

DRAWING TITLE
THIRD FLOOR
ARCHITECTURAL
PLAN

A-3