

**PARTIAL FLOOR PLAN**

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

1 CONTRACTOR TO SAW-CUT SLAB AS REQUIRED FOR NEW DRAIN LINES, NEW LINES TO CONNECT TO EXISTING WASTE LINE. INSTALLATION PER ALL CODE REQUIREMENTS.

**GENERAL NOTES**

- ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE CURRENT ADOPTED CODES IN EFFECT FOR THE FOLLOWING CODES, UNIFORM CONSTRUCTION CODE REHABILITATION SUBCODE 5-23-6, CATEGORY OF WORK TO BE NEW CONSTRUCTION AND RENOVATION AND ALL OTHER LOCAL CODES AND ZONING REQUIREMENTS FOR WORK OF THIS TYPE.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PROJECT THROUGH INSPECTION OF THE SITE AND THE CONSTRUCTION DOCUMENTS, SO AS TO THOROUGHLY UNDERSTAND THE PROJECT. ANY DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO ADD PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT DISCREPANCIES AND OMISSIONS ARE REPORTED AND CLARIFICATION OBTAINED FROM ADD PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE COST FOR SAME BORNE BY THE CONTRACTOR.
- ALL CONTRACTOR'S WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED NEAT APPEARANCE. ALL ADJUSTMENT SURFACES TO THEIR WORK SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OF ANY WORK BY MENTION, NOTE, DETAIL, OR IMPLICATION, HOWEVER BRIEF, MEANS THE CONTRACTOR SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF HIS INSTALLATIONS. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT AND REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION OF HIS WORK.
- ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERRABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BY MENTION, NOTE, DETAIL, OR IMPLICATION, HOWEVER BRIEF, MEANS THE CONTRACTOR SHALL PROVIDE AND INSTALL SAME. ALL WORK PERFORMED SHALL INCLUDE ALL APPARATUS NORMALLY DEEMED TO BE PART OF A COMPLETE PACKAGE WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS.
- THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL COORDINATE THE FIELD DIMENSIONS WITH THE CONSTRUCTION DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- THE CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AND PROVIDE ALL FENCES, BARRICADES, ETC. AS MAY BE REQUIRED TO PROTECT LIFE AND PROPERTY. ALL WORK SHALL BE PROPERLY PROTECTED AT ALL TIMES.
- THE GENERAL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADE PLUS THE COORDINATION, REPAIR, AND PREPARATION FOR THE WORK OF ANY OTHER TRADES OR SUBCONTRACTORS.

**FIT-UP NOTES**

- CONTRACTOR SHALL SUBMIT TO THE OWNER CERTIFICATES OF WORKMEN'S COMPENSATION AND COPIES OF INSURANCE COVERAGE FOR PROPERTY DAMAGE AND BODILY INJURY, AS REQUIRED BY AND IN AMOUNTS REQUIRED BY THE OWNER.
- CONTRACTOR SHALL COMPLY WITH INSTRUCTIONS FROM THE BUILDING MANAGEMENT REGARDING DELIVERIES, REMOVAL OF DEBRIS, ELEVATOR, UTILITY AND SANITARY FACILITIES USAGE, ETC.
- ALL WORK SHALL BE PERFORMED DURING REGULAR WORKING HOURS. CONTRACTOR MAY SUBMIT WRITTEN PROPOSALS FOR EXTRA WORK. EXTRA WORK SHALL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER.
- FABRICATION / CONSTRUCTION OF ALL ITEMS REQUIRING SHOP DRAWINGS SCHEDULES AND / OR SAMPLES SHALL NOT PROCEED UNTIL SUBMISSION TO AND APPROVAL HAS BEEN RECEIVED FROM THE OWNER, NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT PRIOR SUBMISSION AND APPROVAL OF THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL WORK UNDER CONTRACT FROM DAMAGE BY OTHERS AND LEAVE ALL WORK IN PERFECT CONDITION (FREE FROM DIRT, STAINS, PAINT OR DEFACEMENT OF ANY KIND) PRIOR TO FINAL INSPECTION AND ACCEPTANCE BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE WORK AREAS FREE FROM EXCESSIVE DEBRIS AND CLEAN UP THE AREA AFTER EACH WORK DAY OR AS OTHERWISE REQUIRED TO PREVENT DAMAGE TO WORK ALREADY FINISHED AND PERSONAL INJURY.
- ALL HEATING AND VENTILATION TO BE IN ACCORDANCE WITH THE NEW JERSEY STATE UNIFORM BUILDING CODE, HVAC SYSTEM SHALL BE DESIGNED TO MAINTAIN A MINIMUM OF 70 DEGREES F, INSIDE WHEN 100 DEGREE F, OUTSIDE.
- THE GENERAL CONTRACTOR SHALL REQUIRE EACH TRADE OR SUBCONTRACTOR WHOSE WORK IS EXECUTED IN RELATION TO PRIOR WORK TO CAREFULLY INSPECT HIS PRIOR WORK AND SUBMIT WRITTEN NOTICE OF ANY DEFECTS, IMPROPER WORKMANSHIP OR MATERIALS OR OTHER CONDITIONS THAT WOULD AFFECT THE SATISFACTORY PERMANENCY OF HIS WORK. NO FURTHER WORK SHALL BE EXECUTED UNTIL SUCH DEFECTS OR CONDITIONS HAVE BEEN CORRECTED OR AN AGREEMENT REACHED REGARDING DEFECTS WHICH MAY DEVELOP DUE TO CONDITIONS SO NOTED. THE ABSENCE OF ANY SUCH NOTIFICATION WILL BE CONSTRUED AS AN ACCEPTANCE BY THESE TRADES OR SUBCONTRACTORS OF ALL PRIOR RELATED WORK, AND LATER CLAIMS OF DEFECTS IN THIS WORK WILL NOT IN ANY WAY RELIEVE THESE TRADES OR SUBCONTRACTORS FROM RESPONSIBILITY FOR CORRECTING THEIR WORK.
- BEFORE ORDERING ANY MATERIAL OR DOING ANY WORK THE CONTRACTOR SHALL VERIFY MEASUREMENTS OF THE WORK AND BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. HE MUST ALSO GIVE NOTIFICATION OF ANY DIFFERENCE WHICH MAY BE FOUND BEFORE PROCEEDING WITH THE WORK.

**LIGHTING/ELECTRIC NOTES**

- PROVIDE EMERGENCY ELECTRICAL SYSTEMS CIRCUITING TO MAINTAIN LIGHTING LEVELS AND EXIT LIGHTING AS REQUIRED BY CODE PER ELECTRICAL ENGINEER/CONTRACTOR.
- INSTALL NEW ENGINEERED ALARM SYSTEM AND PROTECTIVE SIGNALING PER CODE.
- NEW AND/OR MODIFIED LIGHT FIXTURES SHALL BE WIRED USING MIN. #12 WIRE TO CONFORM WITH CURRENT NEC CODES AND SHALL UTILIZE CENTRAL JUNCTION BOXES W/BX WHIPS TO ADJACENT FIXTURE LOCATIONS. WHIPS SHALL BE OF SUFFICIENT LENGTH TO ALLOW MOVEMENT OF FIXTURE 8'-0" IN ANY DIRECTION.
- ALL LIGHT SWITCHES TO BE MOUNTED AT 4'-0" A.F.F. AND 6" CLEAR FROM DOOR FRAME UNLESS OTHERWISE NOTED.

**MECHANICAL NOTES**

- NEW AND/OR MODIFIED DIFFUSERS SHALL BE ATTACHED TO 6" THRU 12" FLEX DUCTING AS PER CODE TO ALLOW FOR 10'-0" MOVEMENT IN ANY DIRECTION.

**PARTITION LEGEND**

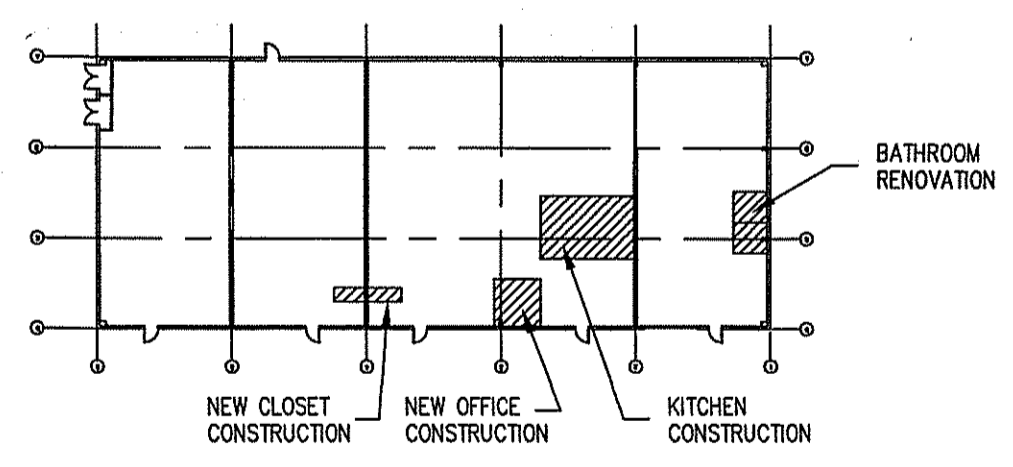
- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION/DOOR TO BE REMOVED
- NEW FULL HEIGHT PARTITION (SEE DETAIL)

**ELECTRIC LEGEND**

- DUPLEX OUTLET

**BUILDING DATA**

	EXISTING	PROPOSED
USE GROUP	E/A-4	E/A-4
CONSTRUCTION CLASS	3B	3B
AREA:		
KITCHEN ADDITION	-	285 SF
OFFICE ADDITION	-	98 SF
CLOSET ADDITION	-	50 SF
BATHROOM RENOVATION	-	120 SF
EXISTING TOTAL BUILDING AREA	-	3,962 SF



**LOCATION PLAN**

N.T.S.

*Albert Ondar*  
**ALBERT ONDAR**  
 NJ LIC NO 10786

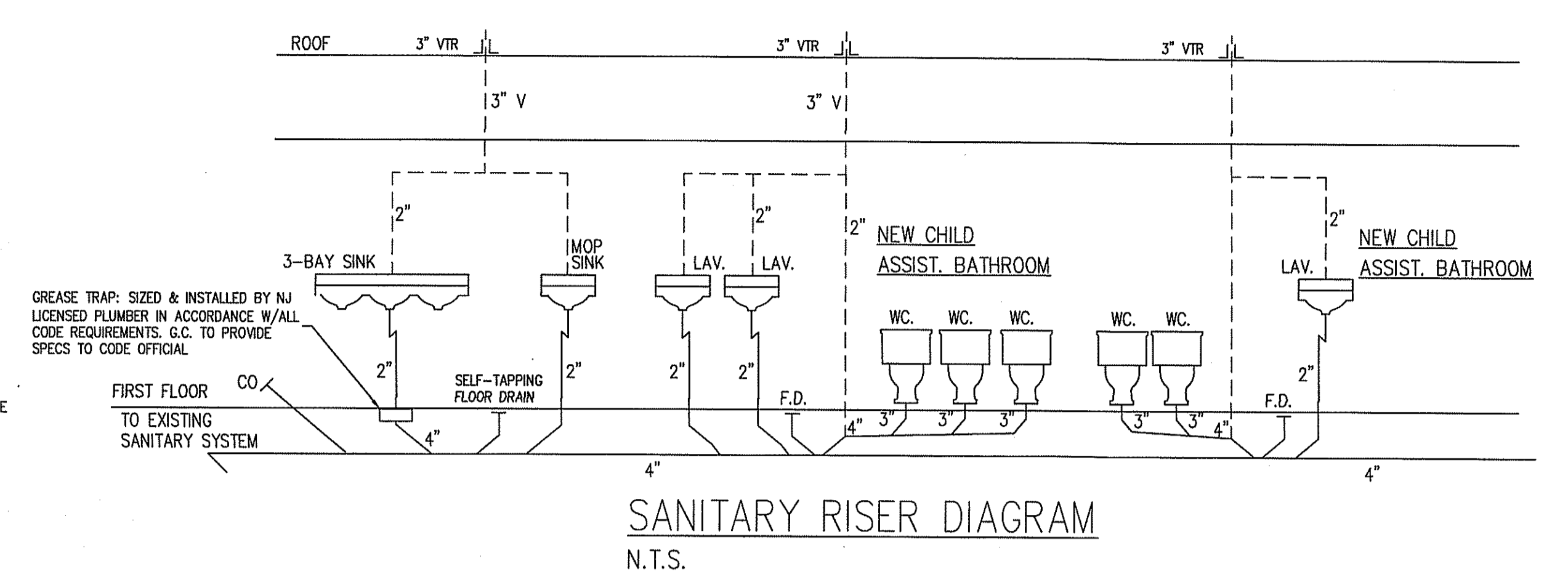
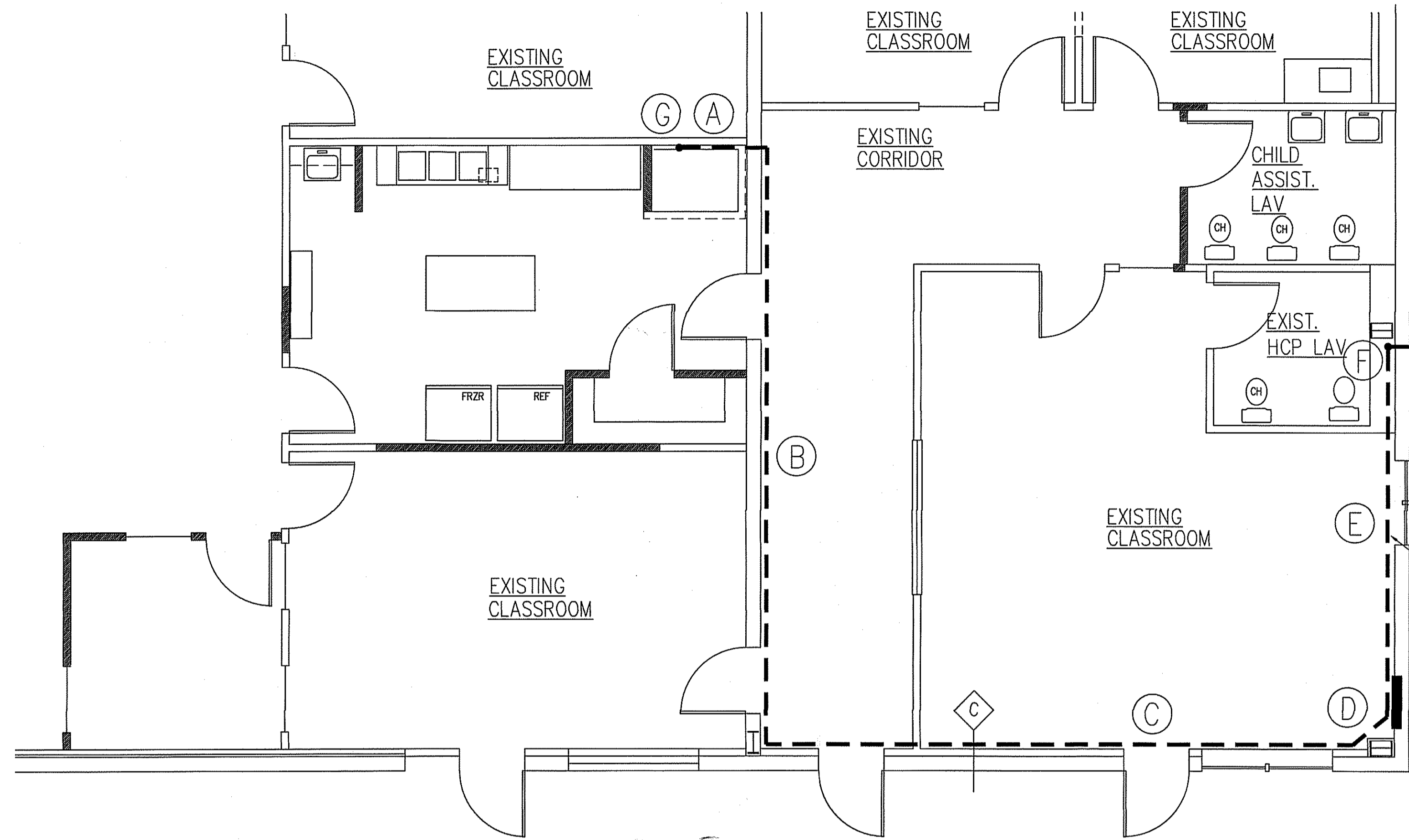
**A. Ondar Design**  
 Architecture

ALBERT ONDAR  
 19 TRUMAN DRIVE, MARLBORO  
 N.J. 07746 (732) 617-0900

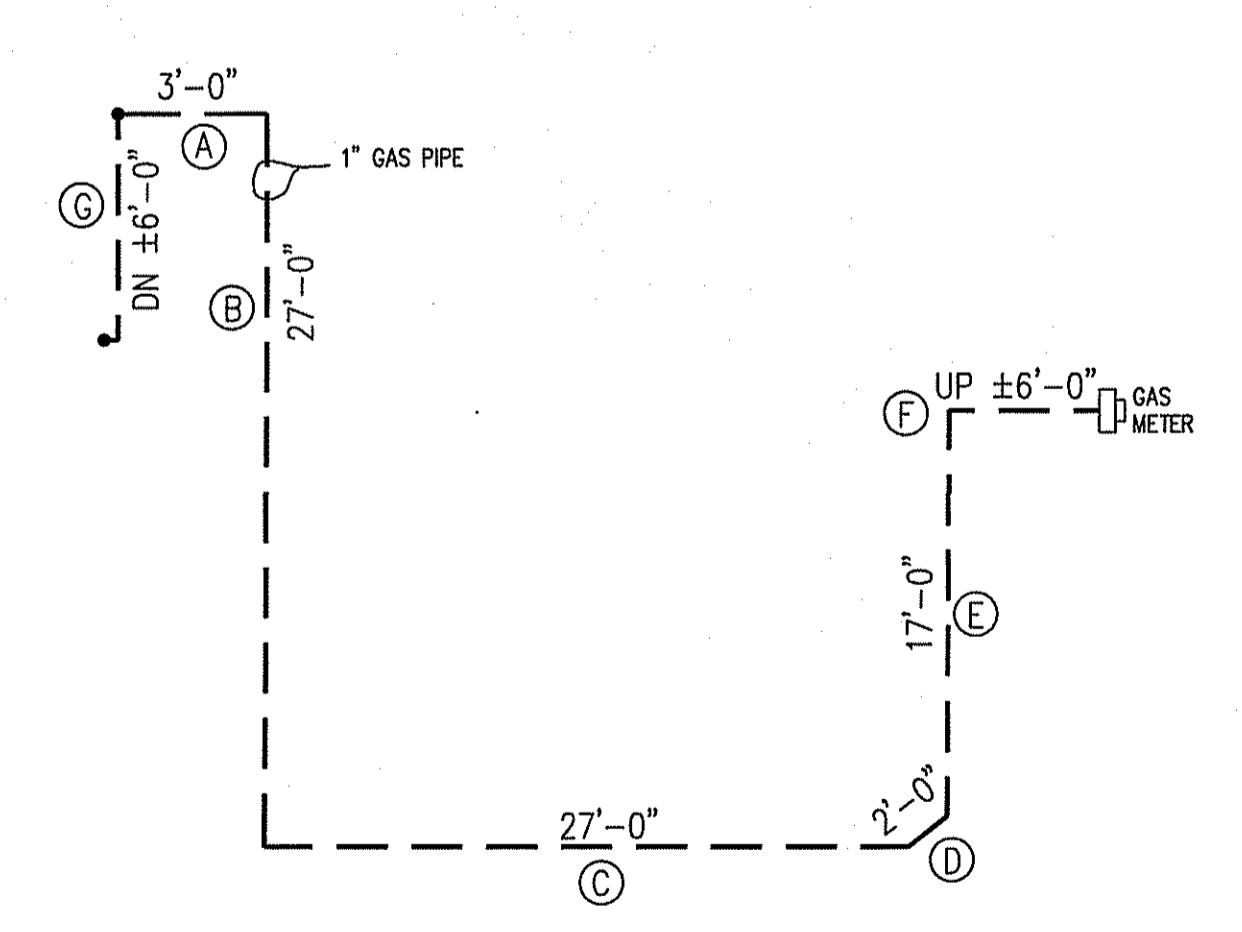
REV	DATE	DESCRIPTION

**Beacon Prepreatory Acade**  
**165 Amboy Road**  
**Morganville, New Jers**  
**Kitchen / Bathroom Ac**

DWN: G.D.R.	AOD NO: 19.90
SCALE: 1/8" = 1'-0"	DATE: 12.10.19

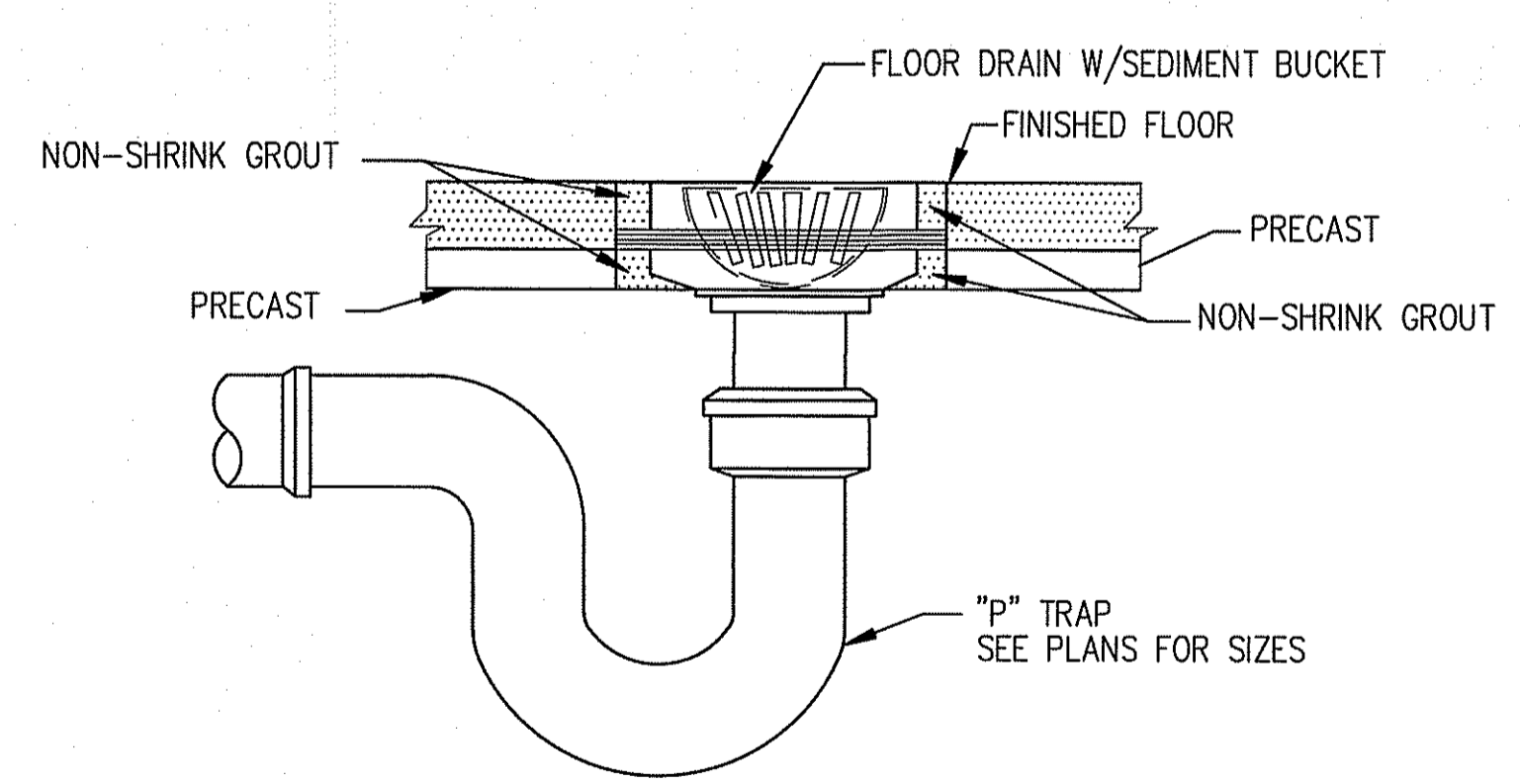


GAS PIPE PLAN  
SCALE: N.T.S.

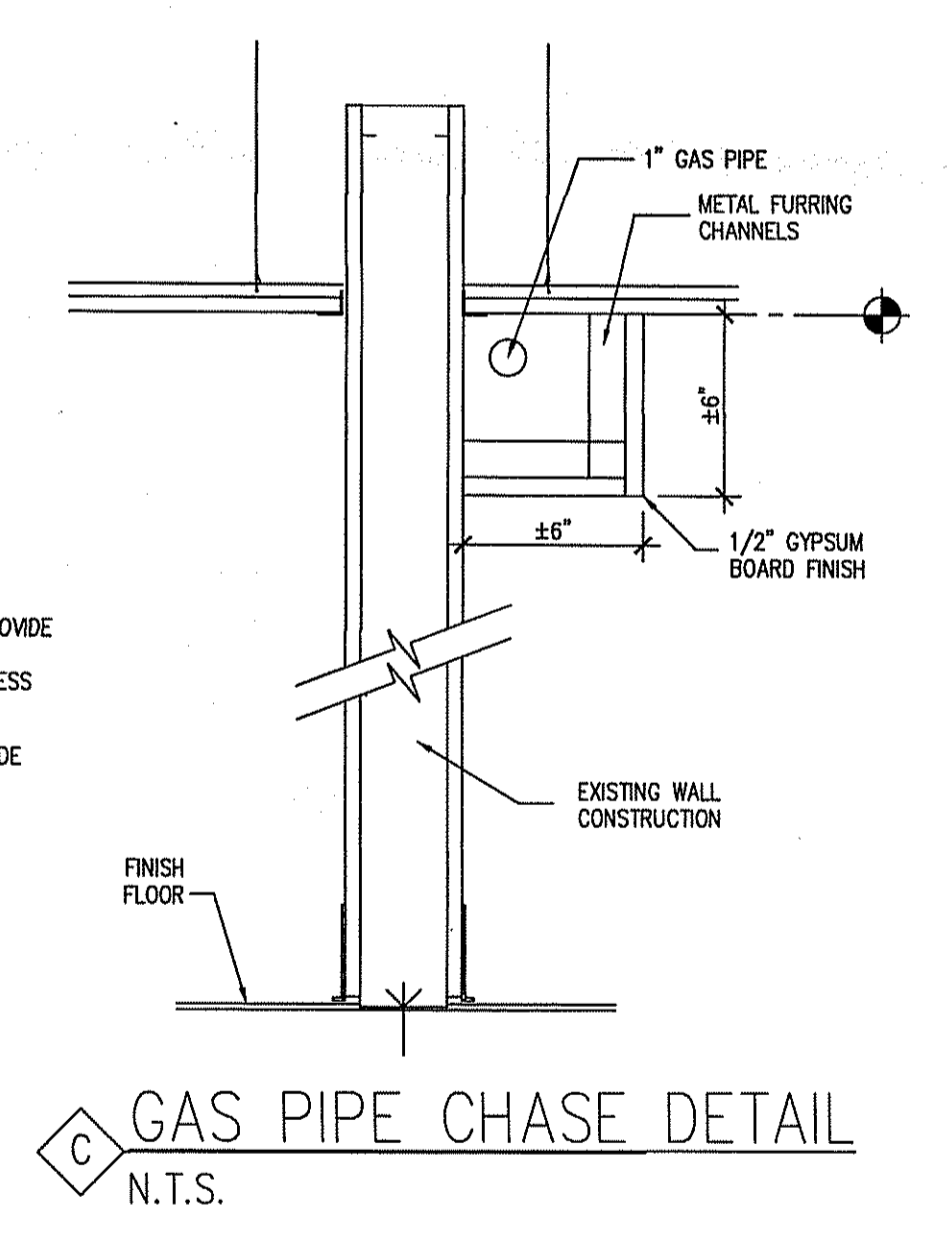
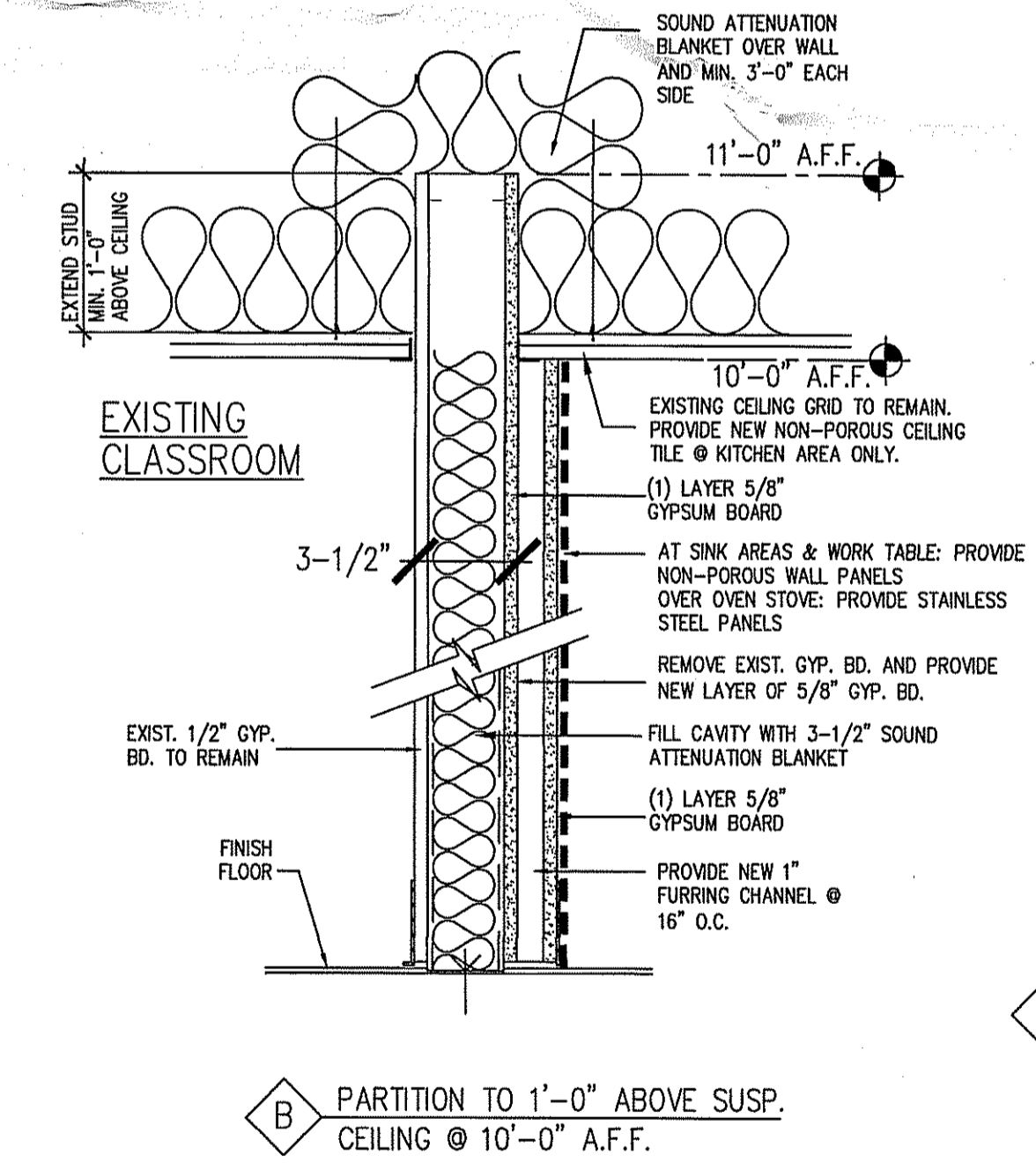
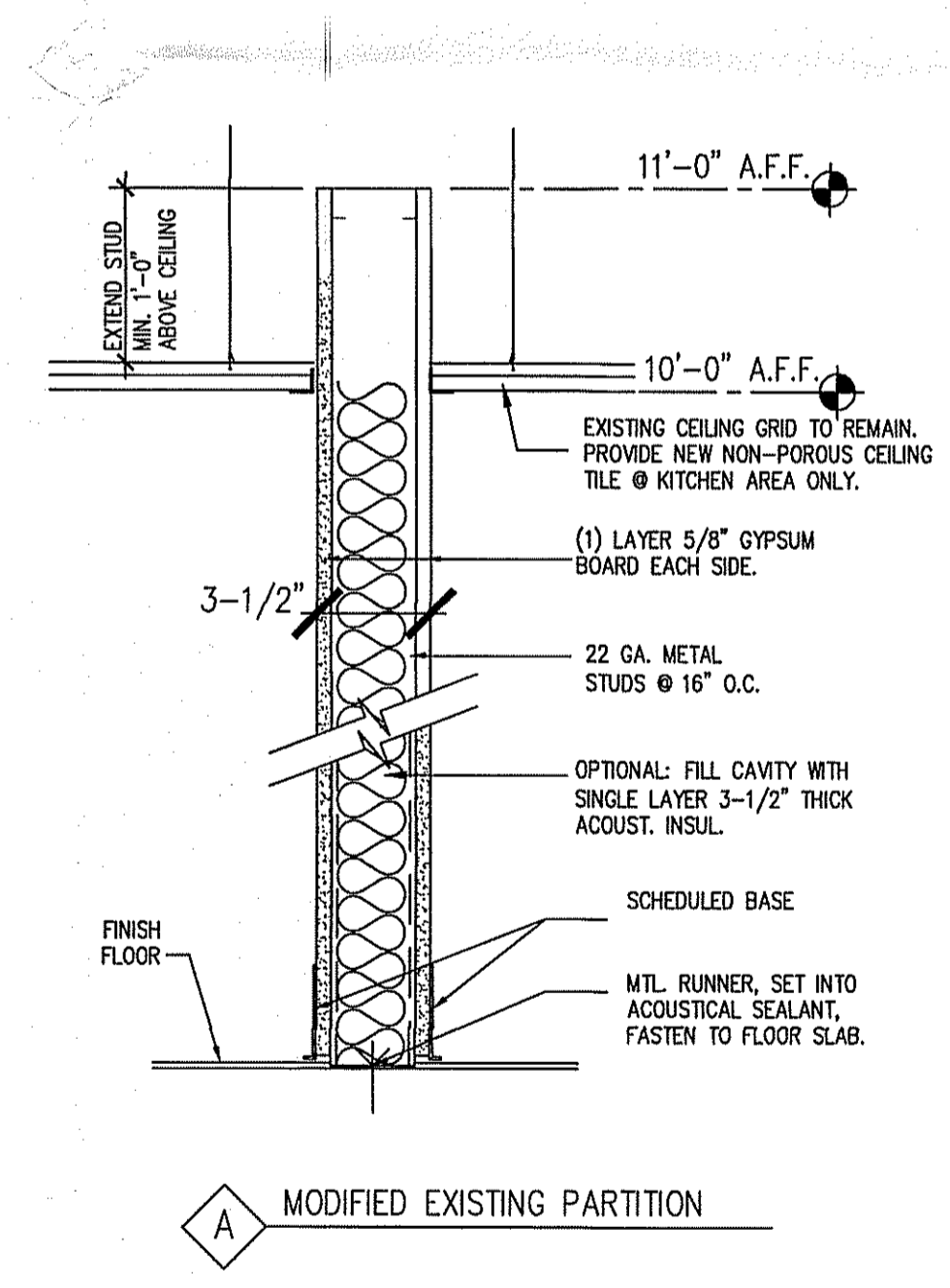


SCHEMATIC GAS PIPE DIAGRAM  
SCALE: N.T.S.

NOTE: ALL GAS PIPING TO BE PERFORMED BY NJ LICENSED PLUMBER IN ACCORDANCE W/ ALL CODE REQUIREMENTS.



FLOOR DRAIN DETAIL  
N.T.S.



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