The intent of this set of construction documents is to provide a complete and properly functioning space to be utilized for:

- General Contractor
- Construction Manager
- Sub-contractor(s)
- Supplier(s)
- Vendor(s)

They shall provide all labor and materials necessary to achieve a finished product capable of receiving a certificate of occupancy. Each contractor is obligated to examine the plans and if necessary visit the site(s) so to be familiar with the actual conditions and requirements of the project.

Any alleged discrepancies, ambiguities or unknowns shall be immediately called to the attention of Aztec Architects, LLC, so that the matter may be resolved prior to the submission of bid proposal. Each contractor by submission of their bid, shall acknowledge that these documents are an adequate definition of the scope of work. Additional cost claims based on any deficiency of construction documents, actual or not, will not be considered.

### Typical Drawing Legend:

- **Interior Projects**
- **Base Building**
- **ICS-1/0.1 Cover Sheet**
- **CS-1/0.1 Cover Sheet**
- **TL-2/0.1 Title Sheet**
- **NL-3/0.1 General Notes**
- **INL-3/0.1 General Notes**
- **CLIFTON, NEW JERSEY**
- **SI-4/0.1 Site Plan**
- **CPL-5/1.1 Construction Plan**
- **EG-5/1.1 Egress Plans**
- **RCP-6/1.1 Reflected Ceiling Plan**
- **DM-6/1.1 Demolition Plan**
- **ETD-7/1.1 Elec, Tel & Data Plan**
- **FL-7/1.1 Floor Plan**
- **PS-8/1.1 Power/Security Plans**
- **RC-9/1.1 Ceiling Plans**
- **DET-9/1.1 Details**
- **RF-10/0.1 Roof Plans**
- **RRP-11/1.1 Restroom Plans & Elev.**
- **EL-11/0.1 Building Elevations**
- **FPP-12/1.1 Furniture Placement Plan**
- **FIP-13/1.1 Furniture Installation Plan**
- **WT-13/0.1 Wall Type/Sections**
- **ST-14/0.1 Stair Plans & Details**
- **EV-15/0.1 Elevator Plan & Details**
- **EGP-15/1.1 Egress Plan**
- **DWS-16/1.1 Door & Window Schedule**
- **RR-16/0.1 Restroom Plan & Details**
- **STEP-17/1.1 Stair Plan & Details**
- **DS-17/0.1 Door Sched. & Details**
- **RKP-20/1.1 Rack & Cabinet Plan**
- **WS-18/0.1 Window Schedule & Details**
- **CAP-19/1.1 Cage Plan & Details**
- **SN-19/0.1 Sign Schedule & Details**
- **RD-21/0.1 Renderings**
- **FZP-21/1.1 Fire Zoning/Compartmental Plan**
- **SEP-22/1.1 Signage Location Plan**
- **SLP-23/1.1 Signage Location Plan**

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  - SEP-22/1.1 SIGNAGE LOCATION PLAN
  - SLP-23/1.1 SIGNAGE LOCATION PLAN
  - PRD-24/1.1 PLUMBING RISER DIAGRAM

- MOB OFFICE BUILDING
  - B11/0.1 - -
  - PTMK
  - MPK
  - G:\ACADWork\O\On3\MOB GARAGE\REVIT\(CM)00-BS-MOB Garage.rvt

- MOB PARKING GARAGE
  - B12/0.1 - -
  - PLAN NORTH

- SITE PLAN
  - PROJECT LOCATION:
    - Clifton, New Jersey
    - Block: 80.02, Lot: "A"
  - BUILDING OWNER:
    - PB Nutcliff Drive
    - 200 Broadacre Dr. Bloomfield, NJ
  - NAME/TENANT/OCCUPANT:
    - On3: MOB New Parking Garage
    - HLR Redevelopment−Phase IIB

- DRAWING TITLE/FLOOR:
  - SITE PLAN
  - FIRST FLOOR ENTRY
  - SECOND FLOOR ENTRY

- PARKING SPACES:
  - ADA PARKING REQUIREMENTS:
    - 400 SPACES FOR MEDICAL OFFICE @ 10% = 40 ADA SPACES (FOR 80,000 SF MEDICAL OFFICE BUILDING)
    - 108 SPACES REQUIRES 5 MORE ADA SPACES AS PER IBC TABLE 1106.1 (FOR OTHER BUSINESS USES)

- PARKING SPACES:
  - STANDARD SPACES 436 SPACES
  - ADA SPACES (VAN) 8 SPACES
  - ADA SPACES (CAR) 34 SPACES
  - TOTAL 478 SPACES

- SITE PARKING:
  - STANDARD SPACES 26 SPACES
  - ADA SPACES 4 SPACES
  - TOTAL 30 SPACES

- TOTAL PARKING: 508 SPACES

- SCALE: 1" = 20'-0"
ELECTRIC VENDOR(S) SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO ACHIEVE A FINISHED PRODUCT CAPABLE OF RECEIVING A CERTIFICATE OF OCCUPANCY. EACH CONTRACTOR IS OBLIGATED TO EXAMINE THE PLANS AND IF NECESSARY VISIT THE SITE(S) TO BE FAMILIAR WITH THE ACTUAL CONDITIONS AND REQUIREMENTS OF THE PROJECT.

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THE INTENT OF THIS SET OF CONSTRUCTION DOCUMENTS IS TO PROVIDE A COMPLETE AND PROPERLY FUNCTIONING SPACE TO BE UTILIZED FOR ITS DESIGNED PURPOSE. THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER, SUB-CONTRACTOR(S), SUPPLIER(S) AND VENDOR(S) SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO ACHIEVE A FINISHED PRODUCT CAPABLE OF RECEIVING A CERTIFICATE OF OCCUPANCY. EACH CONTRACTOR IS OBLIGATED TO EXAMINE THE PLANS AND IF NECESSARY VISIT THE SITE(S) SO TO BE FAMILIAR WITH THE ACTUAL CONDITIONS AND REQUIREMENTS OF THE PROJECT. ANY ALLEGED DISCREPANCIES, AMBIGUITIES OR UNKNOWNS SHALL BE IMMEDIATELY CALLED TO THE ATTENTION OF AZTEC ARCHITECTS, L.L.C., SO THAT THE MATTER MAY BE RESOLVED PRIOR TO THE SUBMISSION OF BID PROPOSAL. EACH CONTRACTOR BY SUBMISSION OF THEIR BID, SHALL ACKNOWLEDGE THAT THESE DOCUMENTS ARE AN ADEQUATE DEFINITION OF THE SCOPE OF WORK. ADDITIONAL COST CLAIMS BASED ON ANY DEFICIENCY OF CONSTRUCTION DOCUMENTS, ACTUAL OR NOT, WILL NOT BE CONSIDERED.

SECOND FLOOR PLAN

SUCCESSFUL CONSTRUCTION DEPENDS UPON THE COPERATION OF ALL CONCERNED. IT IS THE DUTY OF THE ARCHITECT TO RENDER UNCONDITIONAL SERVICE IN THE INTEREST OF THE BUILDING AND ITS OCCUPANTS.
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  - FZP-21/1.1 FIRE ZONING/COMPARTMENTAL PLAN
  - PRD-24/1.1 PLUMBING RISER DIAGRAM
  - B12/0.1

**Architects:**

AZTEC ARCHITECTS, LLC

200 Broadacre Dr. Bloomfield, NJ

Voice: (732) 636-8989 - 7755

**Project Location:**

Clifton, New Jersey

Block: 80.02, Lot: "A"

**Building Owner:**

PB Nutcliff

c/o Prisim Capital Partners

250 Broadacre Dr. Bloomfield, NJ

200 Broadacre Dr. Bloomfield, NJ

517 Route One South

Iselin, New Jersey 08830

Voice: (732) 636-8989 - 7755

**Parking:**

FIFTH FLOOR / ROOF PLAN

Scale: 3/32" = 1'-0"

**Floor Plan**

FIFTH FLOOR / ROOF PLAN

Scale: 3/32" = 1'-0"

**FLOOR PARKING SPACES:**

- **STANDARD SPACES:** 76
- **ADA SPACES:** 8

**TOTAL PARKING SPACES:** 84

**NOTE:**

- PARKING SPACES ARE 9'-0" x 18'-0"
- PLANS OTHERWISE NOTED

**ROOT LEVEL:**

- ROOF DOWN

**DRAWING TITLE/FLOOR:**

FIFTH FLOOR / ROOF PLAN

**DRAWING NUMBER:**

FL-B7/5.1
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TL-2/0.1 TITLE SHEET

NL-3/0.1 GENERAL NOTES

DPL-4/1.1 DEMOLITION PLAN

SI-4/0.1 SITE PLAN

CPL-5/1.1 CONSTRUCTION PLAN

EG-5/1.1 EGRESS PLANS

RCP-6/1.1 REFLECTED CEILING PLAN

DM-6/1.1 DEMOLITION PLAN

ETD-7/1.1 ELEC, TEL & DATA PLAN

FNP-8/1.1 FINISH PLAN & ELEVATION

PS-8/1.1 POWER/SECURITY PLANS

DET-9/1.1 DETAILS

MWP-10/1.1 MILLWORK DETAILS & ELEV.

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EL-11/0.1 BUILDING ELEVATIONS

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FIP-13/1.1 FURNITURE INSTALLATION PLAN

ST-14/0.1 STAIR PLANS & DETAILS

FCP-14/1.1 FURNITURE COMPONENT PLAN

EGP-15/1.1 EGRESS PLAN

DWS-16/1.1 DOOR & WINDOW SCHEDULE

DWS-16/1.1 DOOR & WINDOW SCHEDULE

STEP-17/1.1 STAIR PLAN & DETAILS

DS-17/0.1 DOOR SCHED. & DTLS

RFP-18/1.1 RAISED FLOOR PLAN

WS-18/0.1 WINDOW SCHED. & DTLS

DT-20/0.1 MISC. DETAILS

RD-21/0.1 RENDERINGS

FZP-21/1.1 FIRE ZONING/COMPARTMENTAL PLAN

MATCH LINE

Drawing Number

Floor

Seal & Signature:

CHARLES OTIS LOGAN JR. AIA ARA
PA. REGISTRATION NO. RA-014467-B
N.Y. REGISTRATION NO. 025515
NCARB CERTIFICATE #47021
CA #21AC00057200

FIFTH FLOOR / ROOF LIGHTING PLAN

LP-B8/5.1

FINISH: SILVER
LAMPING: LED
KELVIN TEMPERATURE: 2700 K
MODEL NUMBER: BLD-12-5W-2700K-277-CC-DP-SVH

FINISH: WHITELAMPING: LED
KELVIN TEMPERATURE: 3000 K
MODEL NUMBER: BLD-12-5W-2700K-277-CC-DP-SVH

FINISH: PENDANT HUNG "VISION 4"
STYLE: PENDANT HUNG "VISION 4"
FINISH: WHITE

FINISH: MOUNTED AT 16' ABOVE ROOF DECK
STYLE: MOUNTED AT 16' ABOVE ROOF DECK
FINISH: TO MATCH SITE LIGHTING - "SLICE MEDIUM"
LAMPING: LED
KELVIN TEMPERATURE: 2700 K
SPEC NUMBER: SLM-LED-30L-SIL-5SW-27-70CRI-D180-16'MH

FINISH: VANDAL RESISTANT WET LOCATION ILLUMINATED WALL MOUNTED EXIT SIGN. SHADED AREA INDICATES ILLUMINATED FACE. CIRCUIT TO EMERGENCY GENERATOR. BOTTOM OF SIGN TO BE NO LOWER THAN 8'-4" AFFIXED TO CURTAIN FRAME ABOVE DOOR, CIRCUITED TO EMERGENCY BACK UP GENERATOR. FINAL SELECTION TO BE APPROVED BY OWNER

FINISH: LED VANDAL RESISTANT DAMP LOCATION LIGHT FOR UNATTENDED (CONFIRM COLD WEATHER RATING TO -20 DEGREES) MANUFACTURER: ILP
Clear anodized aluminum curtain wall.

Textured precast panels with light gray finish (typ).

Pole mounted roof light fixture (typ).

See lighting and foot candle plans.

Medical office building.

Foundation wall.

Ventilation well wall.

Cast-in-place concrete foundation wall.

Aluminum curtain wall with tinted glass (typ).

Charles Otis Logan Jr. AIA ARA
N.J. Registration No. AI09529
N.Y. Registration No. 16446-i
Pa. Registration No. RA-014467-B
N.Y. Registration No. 025515

North elevation

Scale: 3/32" = 1'-0"

South elevation

East elevation

West elevation

Building elevations

Planning Board submission

Hlr Redevelopment-Phase IIB

PB Nutliff
C/o Prisim Capital Partners
200 Broadacre Dr. Bloomfield, NJ

Chk By: TmLeader: MPK

Drawn By: 07/08/2019

Issue: Planning Board Review 10/04/19

Issue: Town Council Review 09/26/19

Dwg No.: 29728-N SB

Dwg File: PIC:

Col: COL

Elev: EL-B11/0.1

Drawing Title/Floor: 2nd Floor

Download Title/Floor: 1st Floor

Building Owner:

Name/Tenant/Occupant:

Average grade

North elevation

Scale: 3/32" = 1'-0"

South elevation

East elevation

West elevation

This drawing and its contents, including but not limited to all drawings on this sheet, and all plans, specifications, and contracts, together with the plans, specifications, and contracts referred to herein, are the exclusive property of the building owner, and are made available to the contractors, sub-contractors, and others hereafter engaged in this work, as a guide to the proper execution of this work. This drawing and its contents may not be disclosed, reproduced in whole or part, or employed for any purpose other than specifically permitted by written consent of the building owner.

Elevator roof

59' - 6" (187' 6"

Textured precast panels with light gray finish (typ).

Pole mounted roof light fixture (typ).

See lighting and foot candle plans.
VIEW FROM SOUTHWEST