Juice Culture

617 Valley Road Montclair, NJ 07043

CONSTRUCTION DOCUMENTS

Building Department Filing

March 16 2017

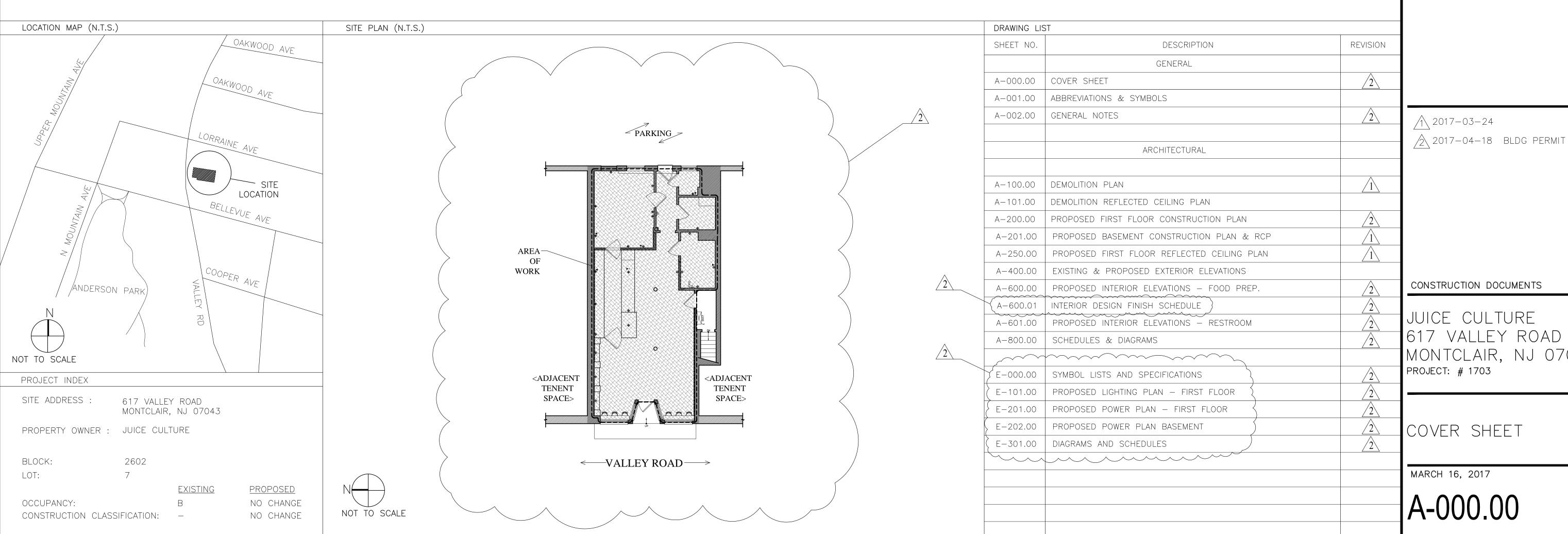
JOHN M. REIMNITZ ARCHITECT, P.C. 231 WEST 29TH ST, SUITE 604, NEW YORK NY 10001 T 212-463-9272

PRIVATE FILE SHARING SERVICES SHALL BE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS OTHERWISE ALLOWED VIA EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

1 2017-03-24

CONSTRUCTION DOCUMENTS

JUICE CULTURE 617 VALLEY ROAD MONTCLAIR, NJ 07043



| ABBR | EVIATIONS | | | | | ARCHITECTU | RAL SYMBOLS | | E | ELEC | TRIC | CAL | SYMBOLS | | | |
|---------------------|---|----------------------|--|-----------------|---|---|---------------------------------|--|-------------------|------|----------------|---------------------|------------------------------|-----------|------------|-----------------------|
| AB | ANCHOR BOLT | FPSCD | FIREPROOF SELF-CLOSING DOOR | PRV | PRESSURE REDUCING VALVE | | | | FL | MUD- | WALL | CLG | | FL MUD- V | VALL C | CLG |
| AC | ACOUSTICAL | FP | FIREPROOF | PSF | POUNDS PER SQUARE FOOT | X TITLE | DRAWING TITLE | DOWED (DUDI EV) | The h | BOX | | | MODELLE | BOX | ∇M | |
| A/C ACT | AIR CONDITIONING ACOUSTICAL TILE | FR FRT | FRAME FIRE RESISTANT TREATMENT | PSI PT | POUNDS PER SQUARE INCH POINT | SCALE | | POWER (DUPLEX) | | | | | MODEM DATA | ⊘M | YIVI | |
| AD ADD | AREA DRAIN ADDENDUM | FT FTG | FOOT OR FEET FOOTING | PR PTD | PAIR PAPER TOWEL DISPENSER | DETAIL # | | POWER (4 PLEX) | | | | | SPRINKLER HEAD (NEW) | | | ⊙ _N |
| ADH | ADHESIVE ADJACENT | FUR FXC | FURRING FIRE EXTINGUISHER CABINET | PTN PTR | PARTITION PAPER TOWEL RECEPTOR | V | COLUMN | POWER (DUPLEX) GFI | | | | | AIR RETURN GRILLE | | | |
| ADJ AFF | ABOVE FINISHED FLOOR | GA | GYPSUM ASSOCIATION | PVC PWD | POLYVINYL CHLORIDE PLYWOOD | X | GRID KEY | POWER (VOICE DATA/ | | | | | AIR SUPPLY GRILLE | | | <u> </u> |
| AGG ALT | AGGREGATE ALTERNATIVE | GALV GB | GALVANIZED GRAB BAR | PWR | POWER | | | DOGHOUSE) | P/VD | | | | | | | <i>)</i>) |
| ALUM ANCH | ALUMINUM ANCHOR | GC | GENERAL CONTRACTOR | QT | QUARRY TILE | X | BUILDING | POWER (DUPLEX) 1/2 SWITCHED | | | | | 8' SINGLE BULB LIGHT FIXTURE | | | |
| ANOD | ANODIZED | GEN GI | GENERAL GALVANIZED IRON | RA RAD | RETURN AIR RADIUS | X | SECTION KEY | POWER (DEDICATED) | | DED | \rightarrow | | MOUNTED LINEAR CLG. | | | |
| AP APPROX | ACCESS PANEL APPROXIMATELY | GL GM | GLASS, GLAZING GAS METER | RADN | RADIATION | | | PICTURE LT. OUTLET | DED | | DED | | FIXTURE EMERGENCY LIGHT | | | |
| ARCH ASPH | ARCHITECTURAL ASPHALT | GND | GROUND GALVANIZED PIPE | RB RCP | RUBBER BASE REFLECTED CEILING PLAN | X | WALL | SWITCHED, RECESSED | | | P | | BOX | | | |
| AUTO | AUTOMATIC | GR | GRADE | RD RECPT | ROOF DRAIN RECEPTACLE | X | SECTION KEY | POWER OR LIGHTING | | | PP LP | | FIRE ALARM GONG | | H | |
| BD | BOARD BETWEEN | GT GU | GREASE TRAP GAUGE | REF REFR | REFERENCE REFRIGERATOR | DETAIL # | | PANEL FAN | | | | | FIRE ALARM PULL | | P | |
| BET BFE | BOTTOM FOOTING ELEVATION | GVL GWB | GRAVEL GYPSUM WALL DRYWALL | REG | REGISTER | X | DETAIL | EXHAUST FAN | | | 5 | | STATION | | | |
| BIT BLDG | BITUMINOUS BUILDING | HC | HOLLOW CORE | REINF REQD | REINFORCING REQUIRED | X | ELEVATION KEY | TELEPHONE | | | \rightarrow | | SPEAKER OUTLET | | S | |
| BLK BLKG | BLOCK BLOCKING | HDW HM | HARDWARE HOLOW METAL | RES RET | RESILIENT RETURN | SHEET # | | DATA | | | | | | | | |
| BM | BEAM | HORIZ | HORIZONTAL HIGH POINT | REV RFG | REVISION ROOFING | Χ | | | | | | | | | | |
| BM BOT | BENCH MARK BOTTOM | HPS | HIGH PRESSURE STEAM | RFL | REFLECT(ED) OR (IVE) | DETAIL # | INTERIOR | VOICE/DATA | | | | | | | | |
| BRG | BEARING BOTH SIDES | HT HTG | HEIGHT HEATING | RH RM | RIGHT HAND ROOM | X X | ELEVATION KEY | VOICE/DATA (QUAD) | | | | | | | | |
| BSMT | BASEMENT | HTR HVAC | HEATER HEATING, VENTILATION, | RO RVT | ROUGH OPENING RIVET | SHEET # | | TELEVISION (CABLE) | | | TV | | | | | |
| BTU BSA | BRITISH THERMAL UNIT BOARD OF STANDARDS | | AND AIR-CONDITIONING | RWL | RAIN WATER LEADER | | | ILLEVIOIOIV (OADLE) | | | | | | | | |
| | AND APPEALS (NYC) | HW ID | HOT WATER INSIDE DIAMETER | SC SCHED | SOLID CORE SCHEDULE | DETAIL # | | THERMOSTAT | | | T | | | | | |
| C CAB | CONDUIT CABINET | IN | INCH | SD | STORM DRAIN | X | DETAIL KEY | WALL SCONCE | | | - | | | | | |
| CB CEM | CATCH BASIN CEMENT | INCL INSUL | INCLUDING INSULATING/INSULATION | SECT SH | SECTION SHELF, SHELVING | SHEET # | | SECURITY | | | <u> </u> | | | | | |
| CER | CERAMIC | INT INV | INTERIOR INVERT | SHT SIM | SHEET SIMILAR | | | SECURIT | SEC | | SEC | SEC | | | | |
| CFT CI | CUBIC FOOT CAST IRON | JC | JANITOR CLOSET | SPEC SPK | SPECIFICATION(S) SPEAKER | X | WINDOW # | VOLUME CONTROL | | | VH | | | | | |
| CJ | CONTROL JOINT | JF JST | JOINT FILLER JOIST | SQ | SQUARE | TYPE | | MICROPHONE | | | M $+$ | | | | | |
| CK CLG | CAULK CEILING | JT | JOINT | SSK SST | SERVICE SINK STAINLESS STEEL | x | PARTITION TYPE | CASH REG. + SECURITY | | | | | | | | |
| CLR CMU | CLEAR CONCRETE MASONRY UNIT | KIT | KITCHEN | STC STD | SOUND TRANSMISSION CLASS STANDARD | | | (DOGHOUSE) | © _{CR+S} | | | | | | | |
| CO | CLEANOUT | KO KPL | KNOCKOUT KICKPLATE | STL | STEEL | $\langle \mathbf{x} \rangle$ | DOOR # | SPRINKLER HEAD | | | | (•) | | | | |
| COL CONC | COLUMN CONCRETE | LAD | LADDER | STOR. STRUCT | STORAGE STRUCTURAL | | | OFOLIDITY I DATA | | | | | | | | |
| CONST | CONSTRUCTION CONTINUOUS | LAM LB | LAMINATE LAG BOLT | SUSP SW | SUSPENDED SWITCH | X | REVISION NUMBER | SECURITY + DATA | SEC | SEC | | | | | | |
| CONTR | CONTRACTOR | LH LLH | LEFT HAND LONG LEG HORIZONTAL | SWBD SYM | SWITCHBOARD | | | CAB. LTG. (TO COOR- DINATE WITH MILLWORK) | | | | | | | | |
| CORR CPR | CORRUGATED COPPER | LLV LP | LONG LEG VERTICAL | T T | SYMMETRICAL TREAD | X | ROOM NUMBER | UNDER CAB. FIXTURE | | | | | | | | |
| CPT CSWK | CARPET CASEWORK | LT | LOW POINT LIGHT | TB | TEST BORING | DETAIL | _ NUMBER | | | | | | | | | |
| CW CYD | COLD WATER CUBIC YARD | LTG LVR | LIGHTING LOUVER | T+B TEL | TOP AND BOTTOM TELEPHONE | X | MILLWORK # | SINGLE POLE SWITCH | | \$ | | | | | | |
| D | DRAIN | LT WT | LIGHTWEIGHT | TEMP TERM | TEMPERATURE TERMINAL | | NUMBER | DIMMER SWITCH | | \$ | S _D | _ | | | | |
| DEC | DECORATIVE | MAS MAT | MASONRY MATERIAL | TERR TFE | TERRAZZO TOP FOOTING ELEVATION | | | 3-WAY SWITCH | | \$ | | | | | | |
| DEPR DET | DEPRESSED DETAIL | MAX MECH | MAXIMUM MECHANICAL | T+G | TONGUE + GROOVE | | NORTH ARROW | | | |)3 | | | | | |
| DF DIAM | DRINKING FOUNTAIN DIAMETER | MFR | MANUFACTURER | TH THK | TEST HOLE THICK(ness) | | | DOOR SWITCH, BALL TYPE HINGE JAMB MTD. | | | DS | | | | | |
| | DIFFUSER DIMENSION | MH MIN | MANHOLE MINIMUM | THR TO | THRESHOLD TOP OF | | | UNDER CAB. CONT. | | | | | | | | |
| DISTR | DISTRIBUTION | MIR MISC | MIRROR MISCELLANEOUS | TPD | TOILET PAPER DISPENSER | | CENTERLINE | OUTLET STRIP CLG. FIXTURE, PENDANT | | | | | | | | |
| DN DP | DOWN DAMP PROOFING | ML | METAL LATH | TPTN TR | TOILET PARTITION TRANSOM | | DIMENSION | MOUNTED | | | | P | | | | |
| DPR DR | DISPENSER DOOR | MLDG MMB | MOULDING MEMBRANE | TRANSF TSL | TRANSFORMER TOP OF SLAB | X'-X" | FROM GRIDLINE | CLG. FIXTURE, RECESSED | | | | | | | | |
| DS DT | DOWNSPOUT DRAIN TILE | MO MOD | MASONRY OPENING MODULAR | TST TW | TOP OF STEEL TOP OF WALL | → | | WALL FIXTURE, SUR- | | | ©-1 | | | | | |
| DWG | DRAWING | MR MRD | MOP RECEPTOR METAL ROOF DECK | TYP | TYPICAL | | DIMENSION | FACE MTG (FIXTURE NIC) | | | | | | | | |
| DWL | DOWEL | MTG | MOUNTING | UC | UNDERCUT | X'-X" | LINE (FACE TO FACE) | RECESSED WALLWASH FIXTURE | | | | | | | | |
| | EACH EXPANSION BOLT | MTR | METAL MOTOR | UH UL | UNIT HEATER UNDERWRITER LABORATORIES | 1 1 | SPOT | RECESSED INCANDESCENT | Γ | | | \bigcirc | | | | |
| F L | EACH FACE ELEVATION | MULL MWK | MULLION MILLWORK | UNF UNO | UNFINISHED UNLESS NOTED OTHERWISE | FF® | ELEVATION KEY | ON EMERG. CIRCUIT CLG. FIXTURE. SURFACE | | | | | | | | |
| ELEC | ELECTRIC ELEVATOR | NIC NO | NOT IN CONTRACT NUMBER | UO | UNDERSIDE OF | كا | CENTER LINE | MOUNTED MOUNTED | | | | \oplus | | | | |
| EMERG | EMERGENCY | NOM | NOMINAL | UR | URINAL | | | DESK LAMP | | | | | | | | |
| | ENCLOSURE ELECTRICAL PANELBOARD | NPS NS | NOMINAL PIPE SIZE NEAR SIDE | VAC VB | VACUUM VAPOR BARRIER | ======== | EXISTING WALL | SMOKE DETECTOR | | | | <u> </u> | | | | |
| EQUIP | EQUIPMENT ELECTRIC WATER COOLER | NTS | NOT TO SCALE | VCT | VINYL COMPOSITION TILE VENTILATION | | TO BE REMOVED | EXIT LT. CLG. MOUNTED | | | | | | | | |
| EXC | EXCAVATE | OA OC | OVERALL ON CENTER | VENT VEST | VESTIBULE | | EXISTING CONSTRUCTION TO REMAIN | (ARROWS AS INDICATED) | | | € H | $\bigcirc \uparrow$ | | | | |
| EXH EXIST | EXHAUST EXISTING | OD OH | OUTSIDE DIAMETER OVERHEAD | VF VIF | VINYL FABRIC VERIFY IN FIELD | V///////////////////////////////////// | NEW WALL | TEL. TERMINAL BACKBOARD | | | TEL | | | | | |
| EXP EXT | EXPOSED EXTERIOR | OPNG | OPENING | VIN VT | VINYL VINYL TILE | (////////////////////////////////////// | INLAA AAWTT | RECESSED CLG-MTD | | | | | | | | |
| FA | FIRE ALARM | OPP P | OPPOSITE POLE | WA | WIRE ANCHOR | | NEW CONCRETE | FIRE ALARM VOICE COMM. SPEAKER | | | | FS | | | | |
| FB | FACE BRICK FLOOR DRAIN | PAR | PARALLEL | WC WD | WATER CLOSET WOOD | | MASONRY UNIT WALL | RECESSED WALL-MTD | | | | | | | | |
| FDN | FOUNDATION FIRE EXTINGUISHER | BBD LR | PUSHBUTTON PARTICLE BOARD | WDW | WINDOW | | LINE OF ABOVE (PLAN) | FIRE ALARM STROBE | | | HF- | | | | | |
| EC | FIRE EXTINGUISHER CABINET | PC PCF | PRECAST CONCRETE POUNDS PER CUBIC FOOT | WG WH | WIRE GLASS WALL HUNG | | | MOTION DETECTOR IN CEILING | | | | M | | | | |
| | FINISHED FLOOR FINISHED FLOOR ELEVATION | PE | PORCELAIN ENAMEL | WI WM | WROUGHT IRON WIRE MESH | | LINE BELOW PLAN | C.C.T.V. | | | TV | | | | | |
| - H | FIRE HOSE FIRE HOSE CABINET | PG PH | PLATE GLASS PAPER HOLDER | W/O | WITHOUT | | | O.O.1.V. | | | | | | | | |
| =IN | FINISH | PLA M PLAS | PLASTIC LAMINATE PLASTER | WP WP | WATER PROOFING WORKING POINT | | NEW CASEWORK | DOOR MONITOR | | | DM DM | | | | | |
| FJ | FLUSH JOINT FLASHING | PLBG PLF | PLUMBING POUNDS PER LINEAL FOOT | WS WSCT | WATER STOP WAINSCOT | PI — | PROPERTY I INIC | KEYPAD | | | 0 | | | | | |
| FLG | FLOOR | PNL | PANEL | WTA WTW | WEB-TIE ANCHOR | PL | INOFENTI LINE | | | | (B) | | | | | |
| FLR | | | | \A/ (\A/ | WALL TO WALL | Ī | | 1 | 1 1 | 1 | (B) | | | | | |
| FLR FLUOR FLX | FLUORESCENT FLEXIBLE FEMININE NAPKIN DISPOSAL | PT PP | POINT POWER POLE | WWF | WELDED WIRE FABRIC | | LIMIT OF WORK | BREAK GL. DETECTOR | | | | | | | | |

JOHN M. REIMNITZ ARCHITECT, P.C. 231 WEST 29TH ST, SUITE 604, NEW YORK NY 10001 T 212-463-9272

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING WERE CREATED, DEVELOPED FOR USE ONLY IN CONNECTION WITH THE PROJECT SPECIFIED. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY OTHER FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY DEVIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. FULL SIZE SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INCLUDING RELATED PROJECT DOCUMENTS DOWNLOADED VIA PUBLIC OR PRIVATE FILE SHARING SERVICES SHALL BE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS OTHERWISE ALLOWED VIA EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

2017-03-24 2017-04-18 BLDG PERMIT

CONSTRUCTION DOCUMENTS

JUICE CULTURE
617 VALLEY ROAD
MONTCLAIR, NJ 07043
PROJECT: # 1703

ABBREVIATIONS & SYMBOLS

MARCH 16, 2017

A-001.00

DEMOLITION NOTES

- 1. ALL DEMOLITION WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY, AND MUNICIPAL CODES HAVING JURISDICTION.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO PERFORM THE WORK AND PAY ALL REQUIRED FEES.
- THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS AND VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS TO REMAIN OR BE REMOVED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS WHICH VARY WITH THE DRAWINGS.
- 4. THE CONTRACTOR SHALL COORDINATE THE SEQUENCE OF DEMOLITION WITH ALL PROPOSED NEW CONSTRUCTION; AS SHOWN ON THE DRAWINGS AND NOTED IN THE SPECIFICATIONS.
- 5. THE SCOPE OF DEMOLITION AND REMOVAL SHALL NOT BE LIMITED BY THESE DRAWINGS AND SPECIFICATIONS BUT SHALL INCLUDE ANY AND ALL WORK NECESSARY TO FACILITATE NEW CONSTRUCTION. HOWEVER, DEMOLITION THAT IS NOT REQUIRED FOR NEW CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO CHARGE TO THE OWNER.
- 6. THE CONTRACTOR SHALL PROTECT ALL ADJACENT AREAS TO REMAIN AND MAINTAIN ALL POINTS OF ACCESS AND OPERATIONS AT ALL TIMES. PROVIDE TEMPORARY PEDESTRIAN PROTECTION AS REQUIRED BY LAW AND/OR NOTED IN THE SPECIFICATIONS.
- 7. THE CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING UTILITY SERVICES TO REMAIN. THE CONTRACTOR SHALL NOTIFY AND COORDINATE ANY UTILITY COMPANIES 48 HOURS IN ADVANCE OF STARTING WORK. THE CONTRACTOR SHALL COORDINATE ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION/ALARM REMOVALS WITH THE OWNERSHIP AND THEIR REPRESENTATIVES.
- 8. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE FINAL DISPOSITION, RE-USE AND/OR SALVAGE OF ANY ITEMS, EQUIPMENT AND MATERIAL SCHEDULED FOR REMOVAL.

GENERAL NOTES

- 1. ALL NEW WORK SHALL COMPLY WITH THE RULES AND REGULATIONS OF ALL APPLICABLE FEDERAL, STATE, COUNTY, AND MUNICIPAL CODES HAVING JURISDICTION.
- 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH AIA DOCUMENT A201, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION UNLESS MODIFIED BY THE SPECIFICATIONS.
- 3. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR AFTER THE DATE OF THE OWNER'S FORMAL, WRITTEN ACCEPTANCE OF THE PROJECT. IT IS UNDERSTOOD BY THE CONTRACTOR'S ACCEPTANCE OF THE CONTRACT THAT HE WILL MAKE GOOD ANY AND ALL WORK WHICH IN ANY WAY BECOMES DEFECTIVE AS TO THE QUALITY OF MATERIALS AND WORKMANSHIP FOR ANY CAUSE OTHER THAN ORDINARY WEAR AND TEAR.
- 4. THE CONTRACTOR SHALL VISIT THE SITE AND INFORM HIMSELF FULLY OF ALL CONDITIONS AND LIMITATIONS THAT WILL AFFECT HIS WORK. THE CONTRACTOR SHALL INCLUDE IN HIS PROPOSAL A SUM TO COVER ALL WORK CALLED FOR IN, OR REASONABLY INFERABLE FROM THE DRAWINGS, INCLUDING ANY LABOR, MATERIALS, AND MEANS OF CONSTRUCTION NECESSARY FOR A COMPLETE INSTALLATION.
- 5. THE SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE. LATER CLAIMS FOR ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN, HAD AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.
- 6. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR QUESTIONS REGARDING THE DRAWINGS AND SPECIFICATIONS OR CONFLICTS AMONG THE DRAWINGS, SPECIFICATIONS, AND EXISTING FIELD CONDITIONS PRIOR TO THE START OF WORK.
- 7. ALL DRAWINGS AND CONSTRUCTION NOTES ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ONE WILL BE AS BINDING AS IF CALLED FOR BY ALL.

- 8. WHERE THE TERM "APPROVED EQUAL" IS USED IN DRAWINGS OR SPECIFICATIONS, IT SHALL BE UNDERSTOOD THAT THE REFERENCE IS MADE TO THE RULING AND JUDGMENT OF THE ARCHITECT AND SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. SUBMIT ACTUAL SAMPLES AND ANY NECESSARY TECHNICAL DATA OR INFORMATION OF ALL PROPOSED SUBSTITUTIONS.
- 9. ALL WORK SHALL BE SCHEDULED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH A PROGRESS SCHEDULE TO THE ARCHITECT FOR ALL PHASES OF ERECTION.
- 10. THE CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES WHETHER INCLUDED IN HIS CONTRACT OR NOT. THE CONTRACTOR SHALL MAKE OPENINGS AS REQUIRED BY OTHER TRADES AND CLOSE SAME. THE CONTRACTOR SHALL SCHEDULE THE WORK OF THE VARIOUS TRADES SO AS NOT TO IMPEDE THE PROPER SEQUENCE OR THE PROGRESS OF THE WORK.
- 11. REMOVALS OF DUST AND DEBRIS SHALL BE MADE AS OFTEN, AND AS NECESSARY, AS NEEDED TO MAINTAIN SAID PREMISES IN A SAFE, CLEAN, AND ACCESSIBLE CONDITION.
- 12. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE EXECUTION OF THE WORK.
- 13. THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND HIS AGENTS FOR AND AGAINST ALL SUITS, CLAIMS OR LIABILITY ON ACCOUNT OF PERSONAL INJURIES OR PROPERTY DAMAGES ARISING OUT OF THE NEGLIGENT ACTS OF THE CONTRACTOR IN THE PERFORMANCE OF THE WORK COVERED BY THE CONTRACT.
- 14. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY PROTECTION OF ADJACENT WORK, EQUIPMENT, AND FINISHED AREAS.
- 15. ALL FINISH PAINTING IS BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR WILL FURNISH AND INSTALL PRIMING AND ALL OTHER FINISHES ON ALL NEW WORK TO MATCH EXISTING.
- 16. ALL DIMENSIONS ARE TO FINISH FACE OF WALL, UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE ON DRAWINGS.
- 17. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS, ELEMENTS, COMPONENTS AND SYSTEMS REQUIRED TO COMPLETE ALL PARTS OF THE PROJECT DESIGN AS SHOWN AND/OR REASONABLY IMPLIED BY THE CONTRACT DOCUMENTS. ANY ITEM NOT SHOWN BUT REQUIRED TO COMPLETE THE WHOLE SYSTEM TO MAKE IT FUNCTIONAL OR TO MEET ANY GOVERNMENTAL CODE SHALL BE INCLUDED IN THE CONTRACT AS IF IT WERE SHOWN.
- 18. IN ALL INSTANCES WHERE THE CONTRACTOR DESIRES TO SUBSTITUTE A DIFFERENT BRAND AND/OR MODEL FOR AN ITEM SHOWN OR SPECIFIED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SUBMIT IN WRITING TO THE ARCHITECT A FORMAL CONTRACTOR'S SUBSTITUTION REQUEST. NO SUBSTITUTIONS FOR ANY ITEM SHALL BE ALLOWED WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL OF THE CONTRACTOR'S SUBSTITUTION REQUEST. SUBSTITUTION ITEMS GENERATED BY THE CONTRACTOR SHALL BE INCLUSIVE AND COMPLETE.
- 19. BY INITIATING ANY PROPOSED SUBSTITUTION, THE CONTRACTOR ASSUMES THE RESPONSIBILITY FOR THE INCLUSION OF COMPLETE COORDINATION, CONFORMANCE AND PROVISION OF ALL UTILITY, SERVICE AND/OR EQUIPMENT REQUIREMENTS, INCLUDING MODIFICATIONS, RESULTING FROM THE SUBSTITUTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL RELATED CHANGES NECESSITATED, DIRECTLY OR INDIRECTLY, BY THE SUBSTITUTION, WHETHER IMMEDIATELY RECOGNIZED OR NOT. THE CONTRACTOR SHALL BE REQUIRED TO MAKE THE SUBSTITUTION ITEM AND ANY OTHER AFFECTED, ASSOCIATED OR RELATED ITEM PERFORM IN CONFORMANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS AND TO THE SATISFACTION AND APPROVAL OF THE ARCHITECT AND/OR HIS CONSULTANTS.
- 20. THE CONTRACTOR SHALL ACTIVELY AND DILIGENTLY INITIATE ACTION TO ASSURE THE SMOOTH AND TIMELY FLOW OF PROGRESS OF CONSTRUCTION. IF THE ARCHITECT OR HIS CONSULTANTS IS REQUIRED TO PERFORM SCHEDULING OR OTHER CONSTRUCTION DUTIES TO MAINTAIN JOB PROGRESS, WHICH ARE, BY CONTRACT, THE RESPONSIBILITY OF THE CONTRACTOR, THE ARCHITECT WILL RECORD ALL TIME USED BY HIM AND HIS CONSULTANTS TO ACCOMPLISH THIS WORK. THE CONTRACTOR, PROMPTLY UPON RECEIPT OF THE OWNER'S BILLING, SHALL REIMBURSE THE OWNER AT THE PREVAILING BILLING RATES OF THE ARCHITECT AND HIS CONSULTANTS FOR ALL THE TIME SPENT PERFORMING THE CONTRACTOR'S DUTIES.
- 21. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT DATA, AND ACTUAL SAMPLES FOR ALL MATERIALS, FIXTURES AND EQUIPMENT CALLED FOR IN DRAWINGS. SUBMITTALS REQUIRED INCLUDE, BUT ARE NOT LIMITED, TO:
- A. SHOP DRAWINGS FOR ALL CUSTOM SHOP FABRICATED ITEMS.
- B. PRODUCT DATA, MANUFACTURER'S LITERATURE "CUT SHEETS" AND TECHNICAL DATA FOR ALL MANUFACTURED ITEMS.
- C. SAMPLES FOR ALL FINISH MATERIALS, WHETHER MANUFACTURED, CUSTOM SHOP-FABRICATED OR EXECUTED IN THE FIELD. OTHER

- SAMPLES ARE ALSO REQUIRED AS NOTED ELSEWHERE IN THE CONTRACT DOCUMENTS.
- 22. N.I.C. INDICATES NOT IN CONTRACT.
- 23. ALL ITEMS NOTED "BY OWNER" SHALL BE PROVIDED BY OWNER AND AND INSTALLED BY CONTRACTOR.
- 24. ALL CABINETWORK TO CONFORM TO AWI STANDARDS.
- 25. THE CONTRACTOR SHALL PROVIDE ALL WOOD BLOCKING OR METAL PLATES AT DRYWALL CONSTRUCTION WHERE REQUIRED FOR CABINETWORK, GRAB BARS, OR OTHER ITEMS SHOWN ON THE DRAWINGS.
- 26. ALL GYPSUM WALLBOARD AT WET OR DAMP LOCATIONS SHALL BE WATER & MOLD RESISTANT TYPE.
- 27. FIELD VERIFY ALL DIMENSIONS SHOWN.
- 28. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN AND LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DETAILS.
- 29. UPON COMPLETION OF THE WORK, THE CONTRACTOR(S) SHALL OBTAIN ALL NECESSARY CERTIFICATE(S) OF COMPLETION AND APPROVALS FROM ALL AUTHORITIES HAVING JURISDICTION.
- 30. THE CONTRACTOR SHALL PROTECT ALL NEW WORK IN PLACE AND DELIVER TO THE OWNER IN PROPER, WHOLE, AND UNBLEMISHED CONDITION.
- 31. THE CONTRACTOR SHALL PROVIDE A PROFESSIONAL CLEANING SERVICE FOR ALL AREAS OF THE PROJECT PRIOR TO "TURN OVER" TO THE OWNER.
- 32. PURSUANT TO NJAC ALTERATION GENERAL REQUIREMENTS> LIGHTING & ENERGY COMPLIANCE> EXCEPTION FOR REPLACEMENT OF LIGHTING SYSTEMS IN DISCRETE ROOMS> COMMERCIAL ENERGY CODE 9.4.1.2, EACH SPACE ENCLOSED BY CEILING HEIGHT PARTITIONS SHALL HAVE AT LEAST ONE CONTROL DEVICE TO INDEPENDENTLY CONTROL THE GENERAL LIGHTING WITHIN THE SPACE. EACH MANUAL DEVICE SHALL BE READILY ACCESSIBLE AND LOCATED SO THE OCCUPANTS CAN SEE THE CONTROLLED LIGHTING. A CONTROL DEVICE SHALL BE INSTALLED THAT AUTOMATICALLY TURNS LIGHTING OFF WITHIN 30 MINUTES OF ALL OCCUPANTS LEAVING A SPACE, EXCEPT SPACES WITH MULTI—SCENE CONTROL...FOR ALL OTHER SPACES, EACH CONTROL DEVICE SHALL BE ACTIVATED EITHER MANUALLY BY AN OCCUPANT OR AUTOMATICALLY BY SENSING AN OCCUPANT. USE LEVITON VACANCY SENSOR WALL SWITCHES W/30—MINUTE OPTION.
- 33. PURSUANT TO NJAC B OCCUPANCY> EXISTING SYSTEMS THAT ARE ALTERED OR EXTENDED SHALL NOT REDUCE THE AMOUNT OF OUTSIDE AIR BELOW THE EXISTING RATE PER PERSON OR THE RATE INCLUDED IN THE MECHANICAL SUBCODE, WHICHEVER IS LOWER. AS MINIMUM, MECHANICALLY—VENTILATED SPACES SHALL BE PROVIDED WITH FIVE CFM PER PERSON OF OF OUTDOOR AIR AND 15 CFM OF VENTILATION AIR PER PERSON. CURRENT MECHANICAL EQUIPMENT EXCEED CFM REQUIREMENT.

PLUMBING

- . ALL PLUMBING AND GAS PIPING WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE PLUMBING CODE.
- 2. PLUMBING FIXTURES SHALL BE OF TYPE AND MANUFACTURE APPROVED FOR USE IN MONTCLAIR, NJ.
- 3. PLUMBING CONTRACTOR SHALL EXAMINE PROPOSED LAYOUT WITH REGARD TO EXISTING FIELD CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. PLUMBING CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY REVISIONS TO THE PLAN WHICH MAY BE NECESSARY, BASED ON THE CONDITIONS UNCOVERED IN THE FIELD. IN ORDER TO INSTALL ALL THE FIXTURES, EQUIPMENT AND PIPING IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MONTCLAIR, NJ BUILDING
- 4. PLUMBING CONTRACTOR SHALL ARRANGE AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS. COPIES OF THE SIGN-OFFS SHALL BE SUBMITTED TO THE ARCHITECT BEFORE THE WORK IS DEEMED COMPLETE.

HEALTH CODE:

FINISHES: Floor and wall junctures shall be covered and closed to no larger than $\frac{1}{32}$ —inch unless floors will be cleaned by water flushing, in which case junctures must be covered and sealed

EQUIPMENT: Confirm 3—compartment sink for manual warewashing is sized such that sink compartments are large enough to accommodate immersion of the largest equipment and utensils with Architect prior to equipment order.

PLUMBING: Backflow prevention devices are required for all beverage and ice—making units that are connected to the water supply.

LIGHTING: Lighting fixtures are to provide for protection of exposed food, equipment, and clean linens from potential exposure to the effects of shattered light bulbs. Use shielded, coated, and shatter—resistant bulbs. Field coordinate with Architect.

ZONING INFORMATION

ADDRESS: 617 VALLEY ROAD
MONTCLAIR, NEW JERSEY 07043
LOT# 7
BLOCK 2602

SEATING 15 SEATS MAXIMUM PROVIDED

ZONING NC

BUILDING DEPARTMENT NOTES

1. SCOPE OF WORK:

WORK INCLUDES RENOVATION OF INTERIOR OF COMMERCIAL UNIT AND NEW

STREET—FACING SIGNAGE.

2. ALL WORK TO COMPLY WITH LOCAL ZONING CODE, THE NEW JERSEY UNIFORM CONSTRUCTION CODE INCLUDING BUT NOT LIMITED TO APPLICABLE CODE LISTED BELOW, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS AND THE BEST TRADE PRACTICES. WORK TO BE LOCATED WITHIN THE EXISTING BUILDING. APPLICABLE CODES:

NJ IBC 2015 NEC 2014 IECC 2015 ASHRAE 90.1 2013 IBC FIRE PROTECTION 2015 IMC 2015 IFGC 2015 NSPC 2015 ICC/ANSI A117.1 2009

3. BEFORE COMMENCING WORK THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING MONTCLAIR, NJ. AGENCIES.

CONSTRUCTION TYPE

<u>EXISTING</u> – B <u>PROPOSED</u> NO CHANGE NO CHANGE

AREA OF RENOVATION WORK:
FIRST FLOOR 1,119 SQ. FT.
BASEMENT 389 SQ. FT.

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JOHN M. REIMNITZ ARCHITECT, P.C. 231 WEST 29TH ST, SUITE 604, NEW YORK NY 10001 T 212-463-9272

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2017-03-24 2017-04-18 BLDG PERMIT

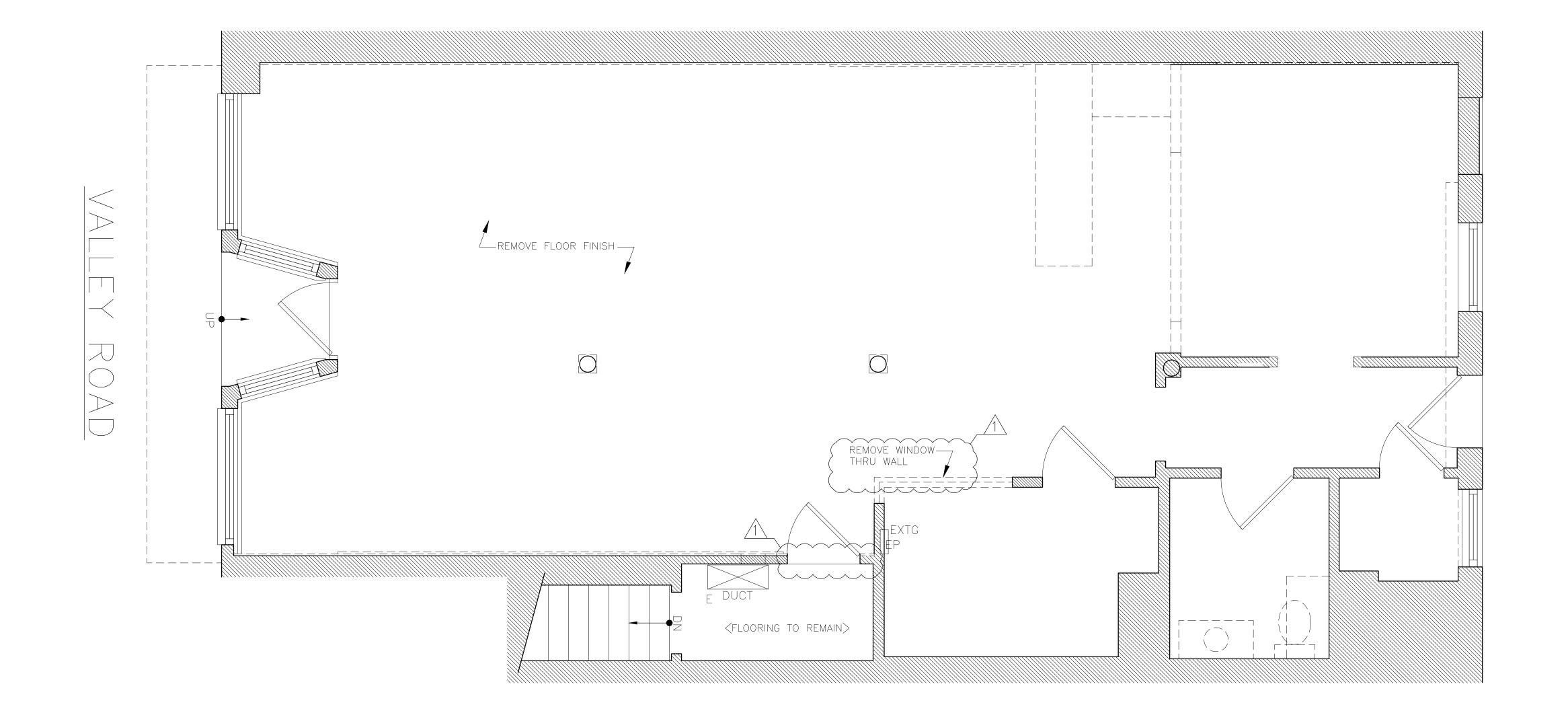
CONSTRUCTION DOCUMENTS

JUICE CULTURE
617 VALLEY ROAD
MONTCLAIR, NJ 07043
PROJECT: # 1703

GENERAL NOTES

MARCH 16, 2017

A-002.00





DEMOLITION KEY



_ _ _ _ DE



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DEMOLITION NOTES:

-REMOVE WALL PANELING
-REMOVE TRIM
-PREP 1 DOOR OPENING

FOR RESTAURANT-STYLE DOOR.
-REMOVE PLUMBING FIXTURES

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1 2017-03-24 2 2017-04-18 BLDG PERMIT

CONSTRUCTION DOCUMENTS

JUICE CULTURE
617 VALLEY ROAD
MONTCLAIR, NJ 07043
PROJECT: # 1703

DEMOLITION PLAN

MARCH 16, 2017

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RCP DEMOLITION NOTES:

-WHERE ELECTRICAL IS TO BE REMOVED, PULL BACK TO EXISTING PANEL.

-PRESERVE TIN CEILING.

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CONSTRUCTION DOCUMENTS

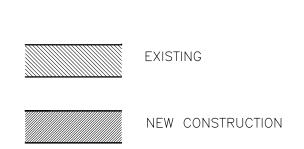
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617 VALLEY ROAD
MONTCLAIR, NJ 07043
PROJECT: # 1703

DEMOLITION REFLECTED CEILING PLAN

MARCH 16, 2017

A-101.00





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1 2017-03-24

NEW YORK NY 10001 T 212-463-9272

2 2017-04-18 BLDG PERMIT

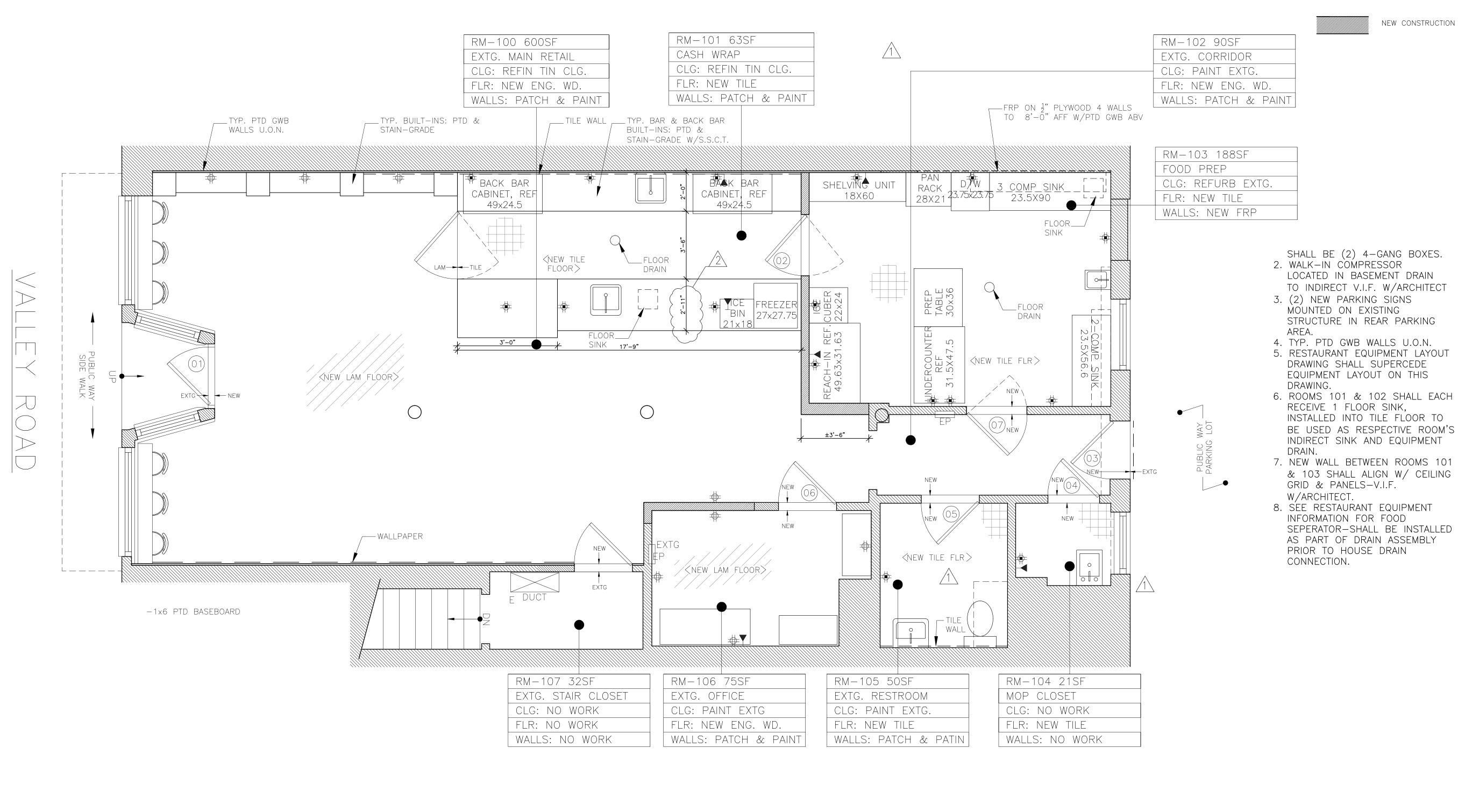
CONSTRUCTION DOCUMENTS

JUICE CULTURE 617 VALLEY ROAD MONTCLAIR, NJ 07043 PROJECT: # 1703

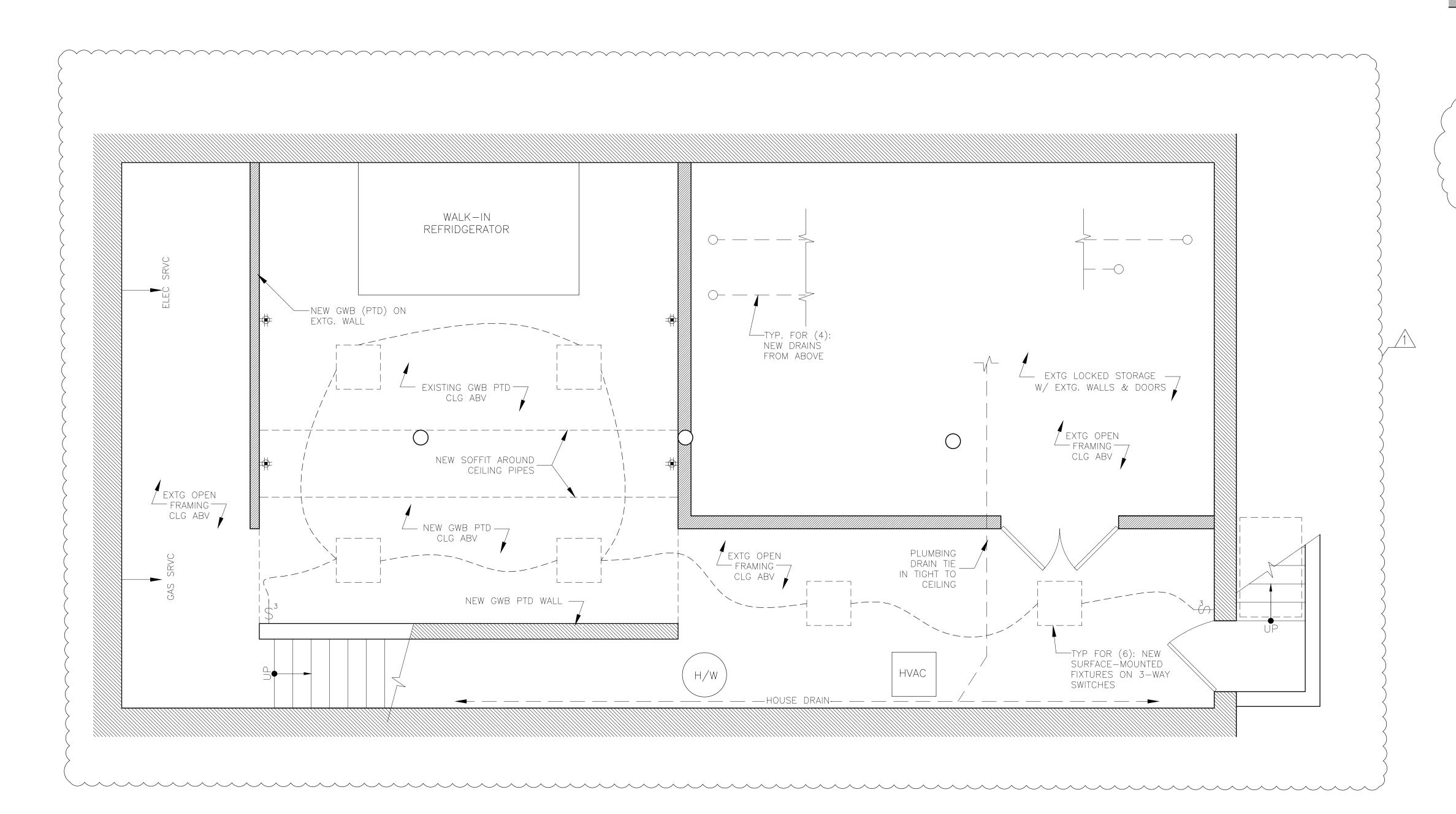
PROPOSED FIRST FLOOR CONSTRUCTION PLAN

MARCH 16, 2017

A-200.00



PROPOSED CONSTRUCTION PLAN



PROPOSED CONSTRUCTION PLAN & RCP

| SCALE: 3/8"=1'-0"

NEW CONSTRUCTION KEY



ARC HIT ECT

PAGE NOTES:

— SEE ELECTRICAL

DRAWINGS FOR

ELECTRICAL SERVICE

AND PANEL WORK.

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1 2017-03-24 2 2017-04-18 BLDG PERMIT

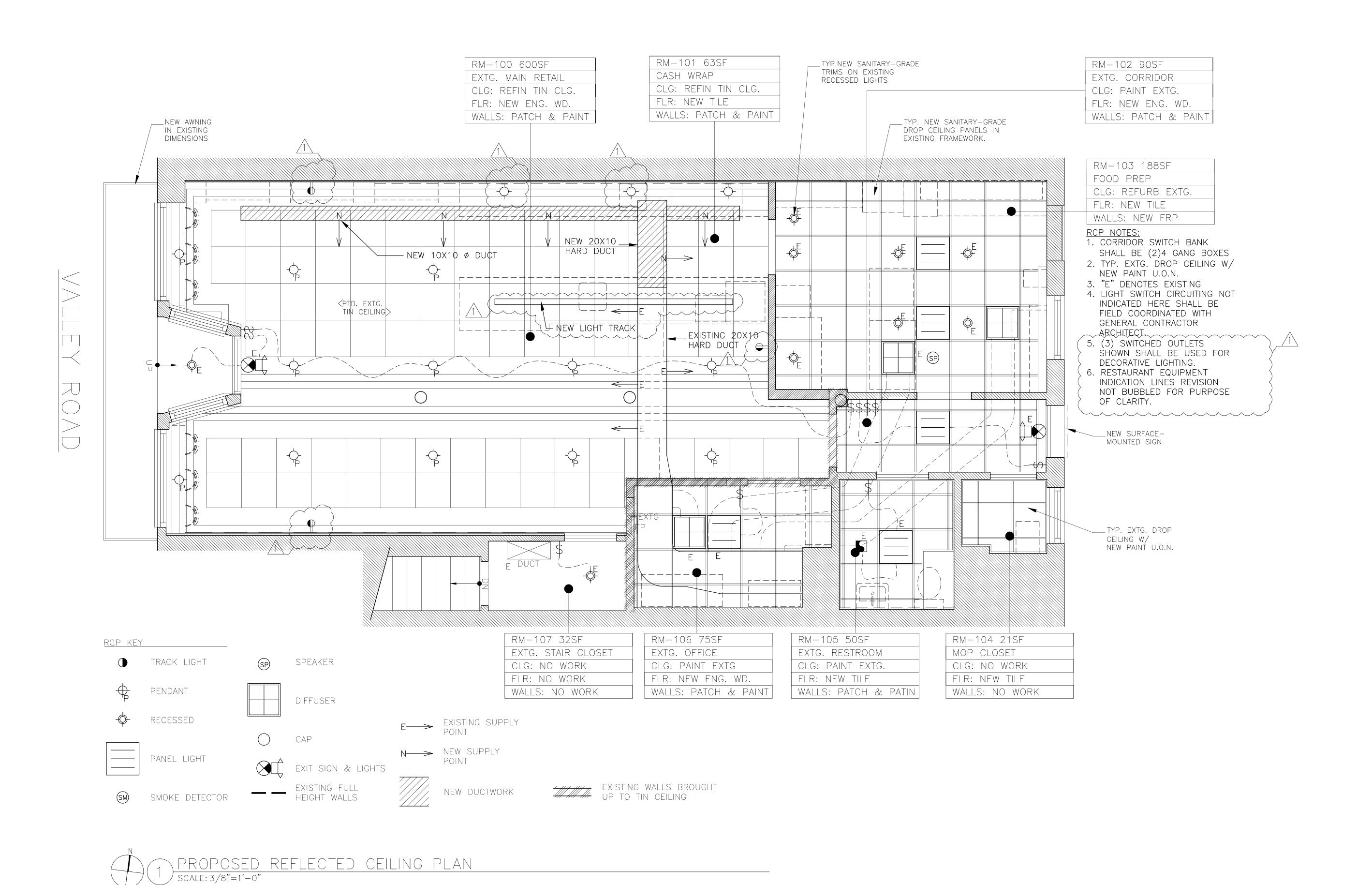
CONSTRUCTION DOCUMENTS

JUICE CULTURE
617 VALLEY ROAD
MONTCLAIR, NJ 07043
PROJECT: # 1703

PROPOSED BASEMENT CONSTRUCTION PLAN & RCP

MARCH 16, 2017

A-201.00



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2017-03-24 2017-04-18 BLDG PERMIT

CONSTRUCTION DOCUMENTS

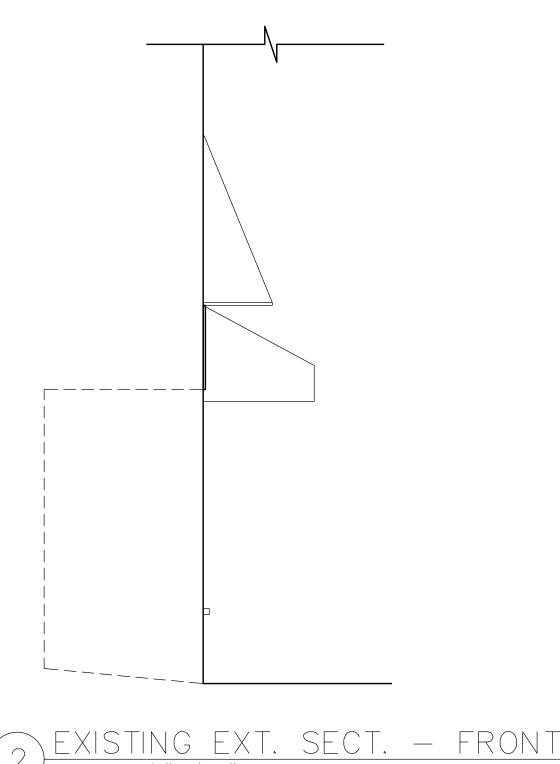
JUICE CULTURE
617 VALLEY ROAD
MONTCLAIR, NJ 07043
PROJECT: # 1703

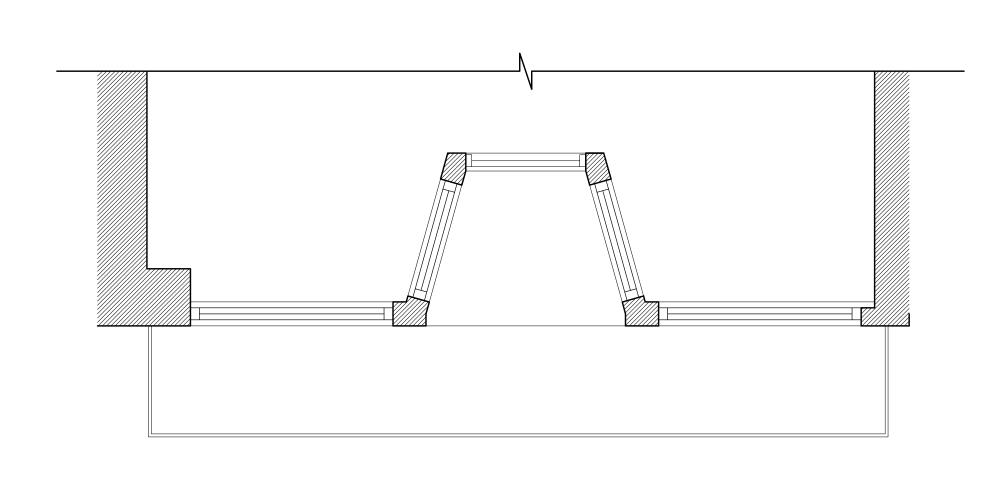
PROPOSED FIRST FLOOR REFLECTED CEILING PLAN

MARCH 16, 2017

A-250.00







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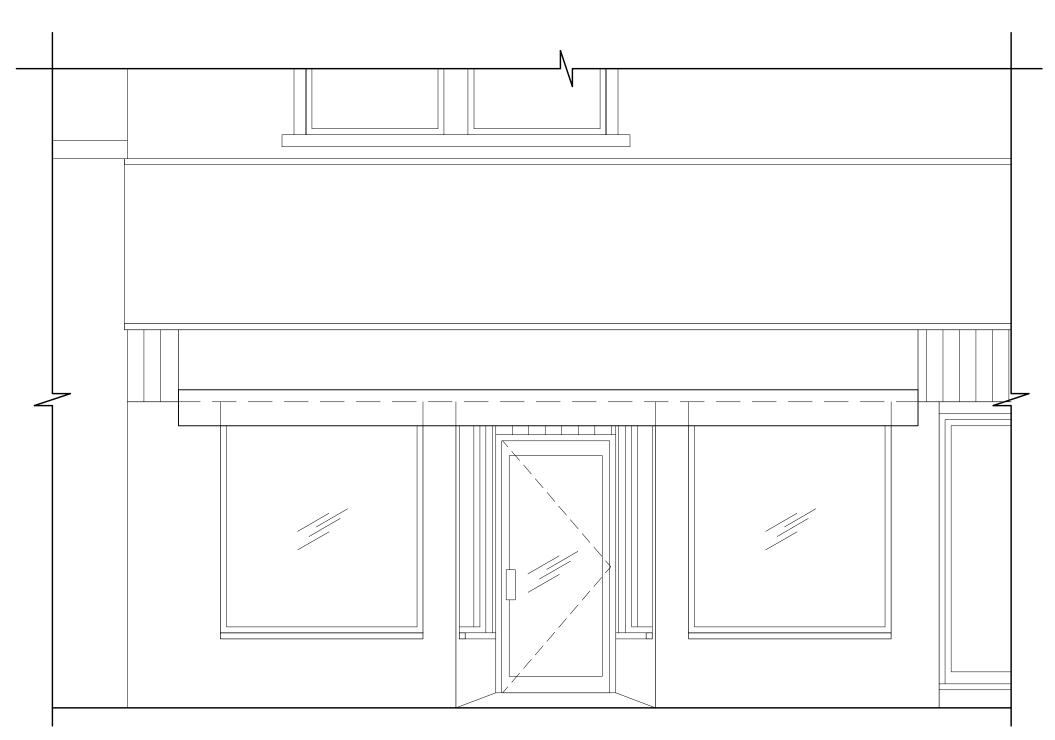
VALLEY ROAD

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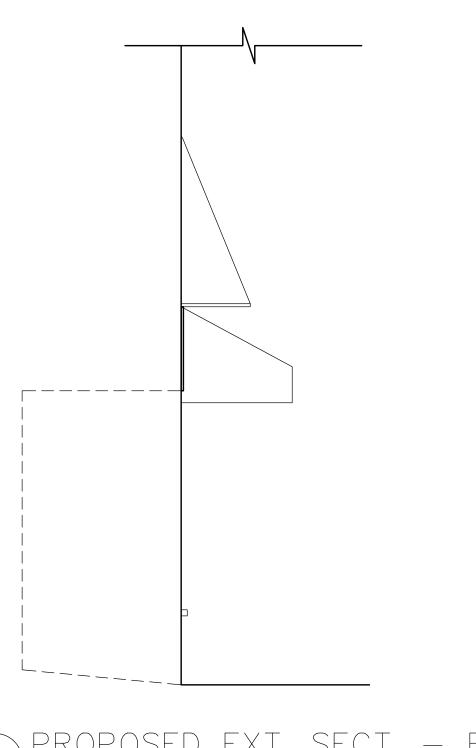
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EXISTING PARTIAL PLAN - FRONT

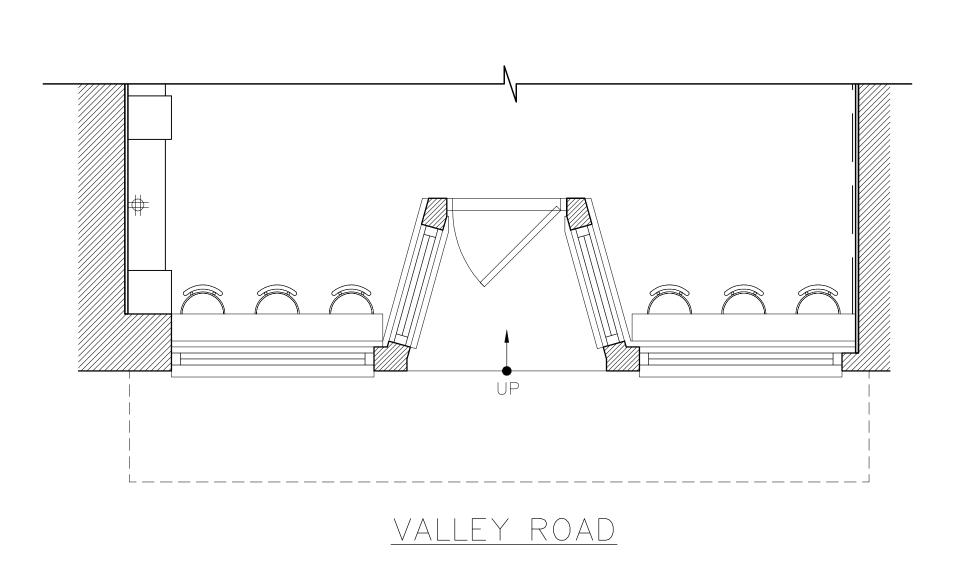
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PROPOSED EXT. ELEV. — FRONT SCALE: 3/8"=1'-0"



PROPOSED EXT. SECT. — FRONT SCALE: 3/8"=1'-0"



6 PROPOSED PARTIAL PLAN — FRONT SCALE: 3/8"=1'-0"

2017-03-24 2017-04-18 BLDG PERMIT

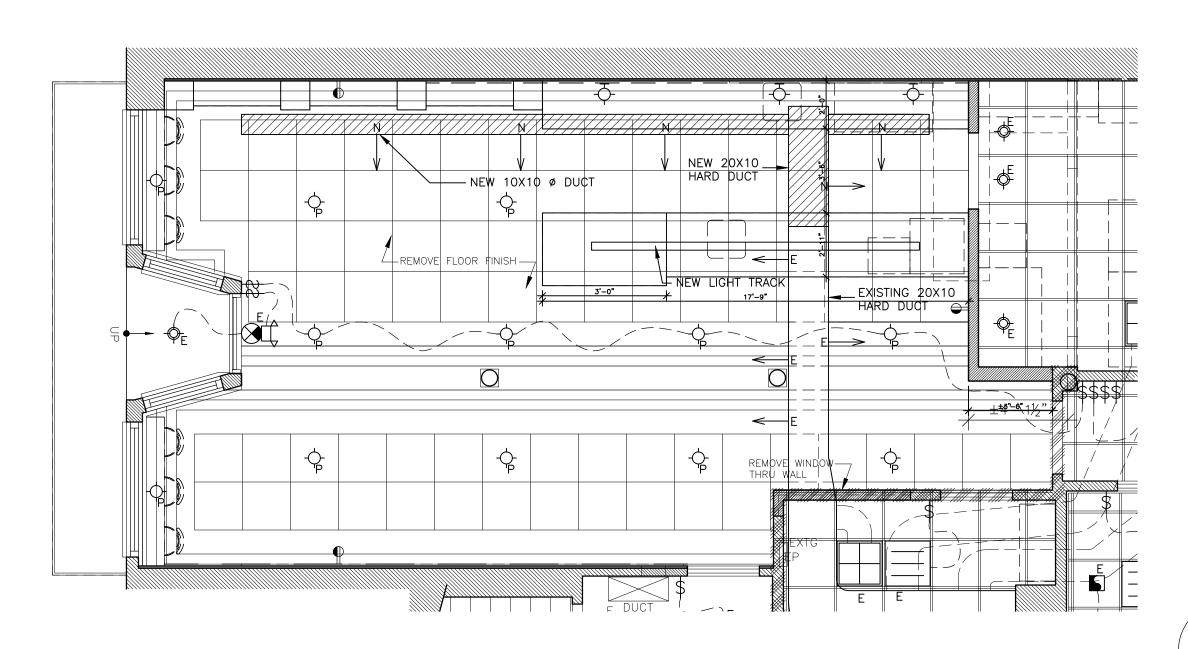
CONSTRUCTION DOCUMENTS

JUICE CULTURE
617 VALLEY ROAD
MONTCLAIR, NJ 07043
PROJECT: # 1703

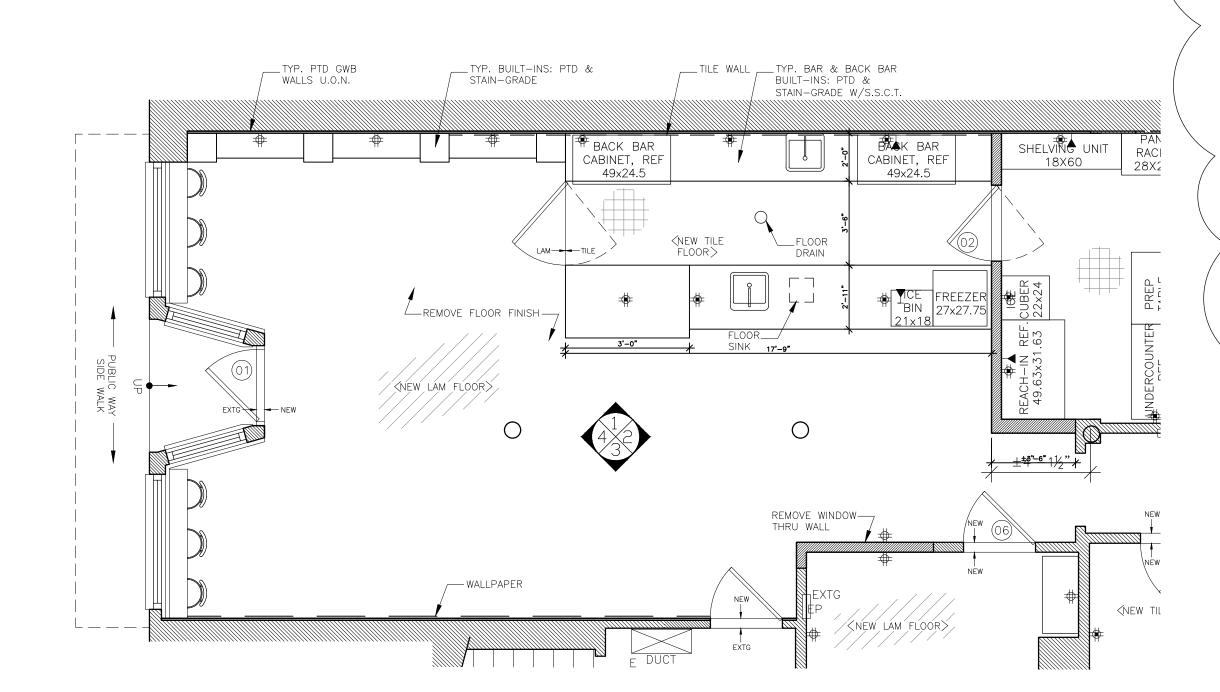
EXISTING &
PROPOSED EXTERIOR
ELEVATIONS

MARCH 16, 2017

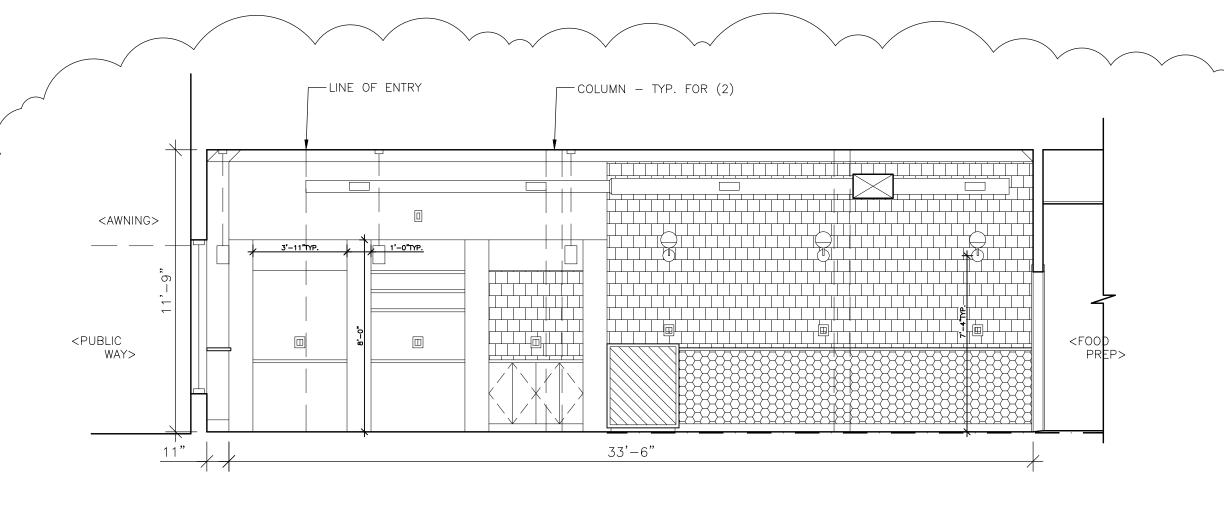
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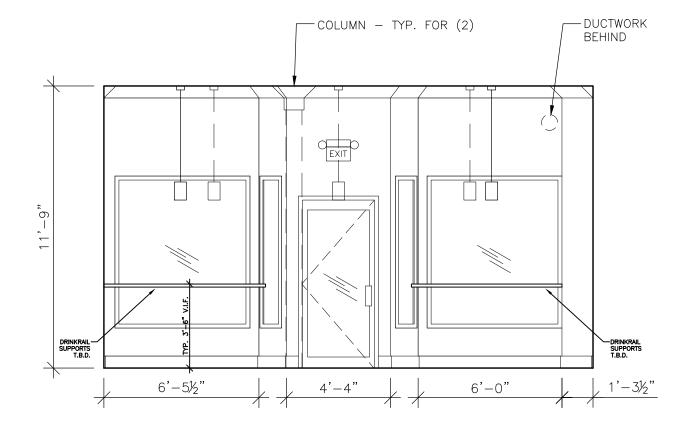




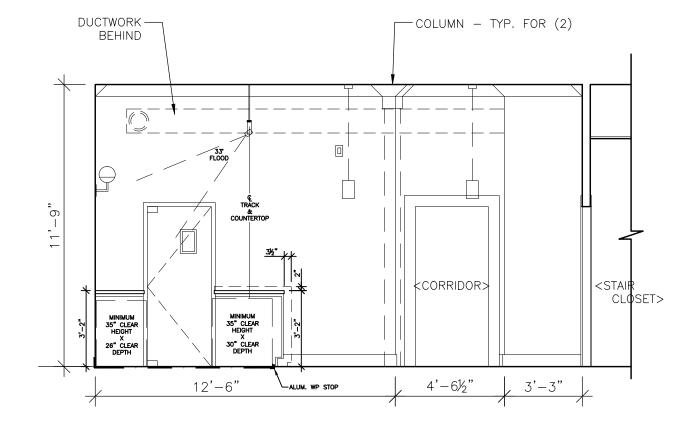




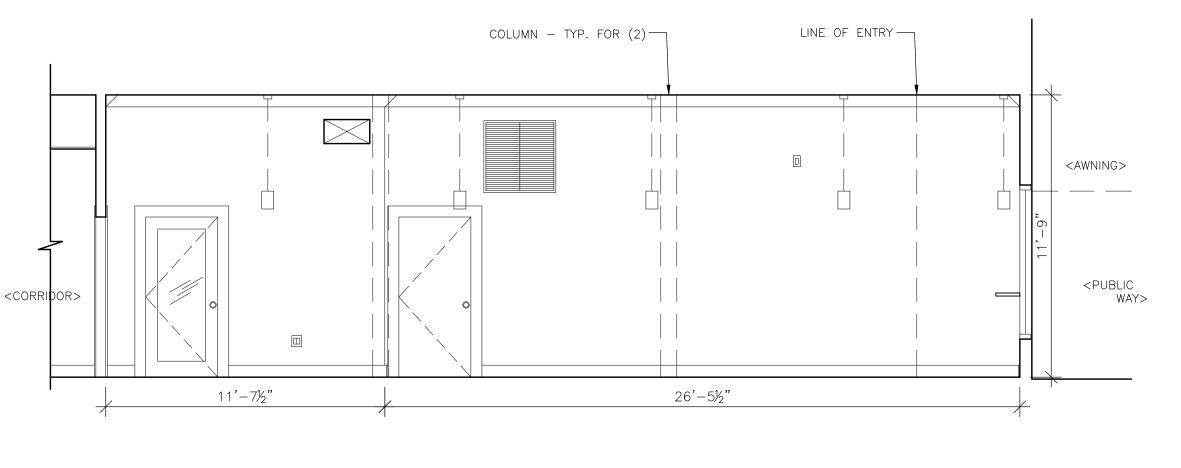
1 INTERIOR ELEVATION
SCALE: 1/4"=1'-0"







2 INTERIOR ELEVATION
SCALE: 1/4"=1'-0"



3 INTERIOR ELEVATION

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1 2017-03-24 2 2017-04-18 BLDG PERMIT

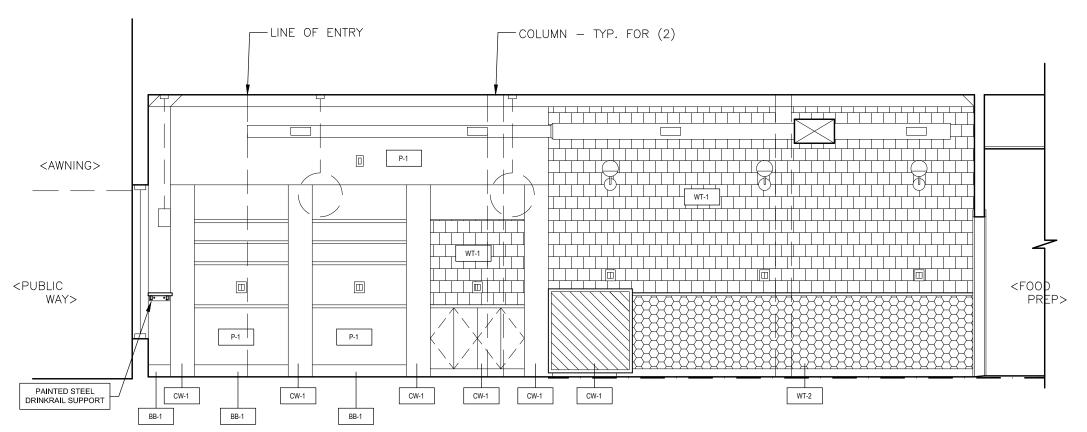
CONSTRUCTION DOCUMENTS

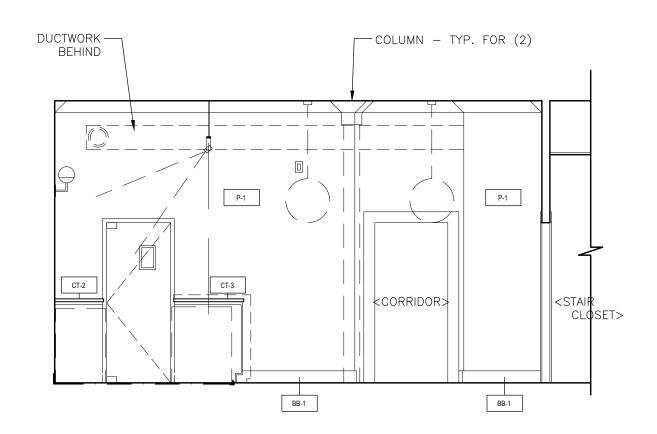
JUICE CULTURE
617 VALLEY ROAD
MONTCLAIR, NJ 07043
PROJECT: # 1703

PROPOSED INTERIOR ELEVATIONS — FOOD PREP

MARCH 16, 2017

A-600.00





COLUMN - TYP. FOR (2)

BEHIND

LAMINATE WOOD FLOORING, MEGA CLIC MOONSHINE NOBLESS, MCN-612

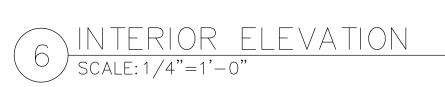
DALTILE QUARRY 6"X6" CERAMIC FLOOR TILE, ASHEN GRAY WITH GRAY

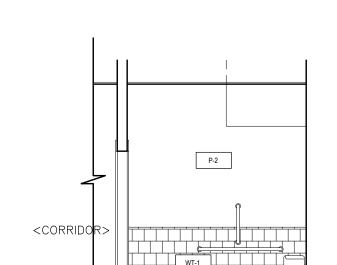
ELITE TILE 7" X 8" PORCELAIN MATTE BLACK HEX FLOOR TILE WITH

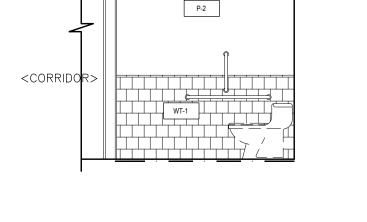
6" FLAT FRONT MDF PRIMED FLOOR BASE, PAINTED BENJAMIN MOORE

BENJAMIN MOORE SUPER WHITE SEMIGLOSS FINISH PAINTED

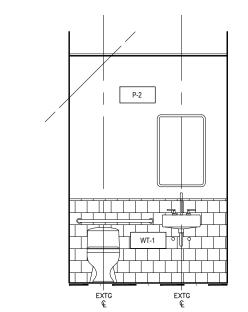
GROUT WITH ACCOMPANYING COVE BASE



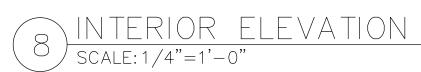


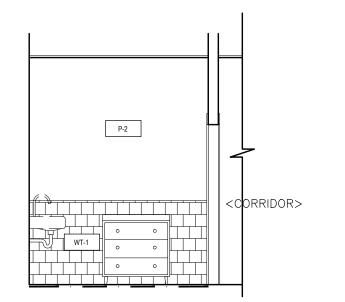






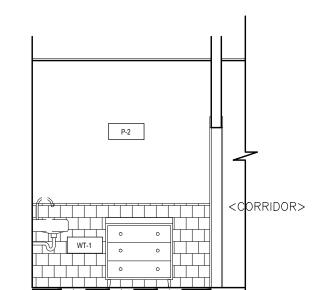
1 2017-03-24 2017-04-18 BLDG PERMIT





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INTERIOR DESIGN FINISH PLAN & ELEVATIONS

CONSTRUCTION DOCUMENTS

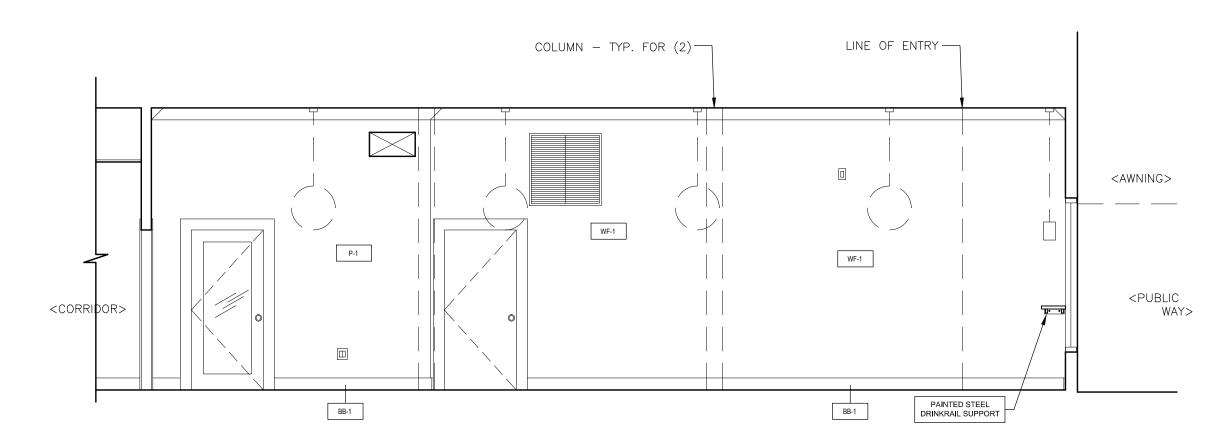
JUICE CULTURE

PROJECT: # 1703

617 VALLEY ROAD

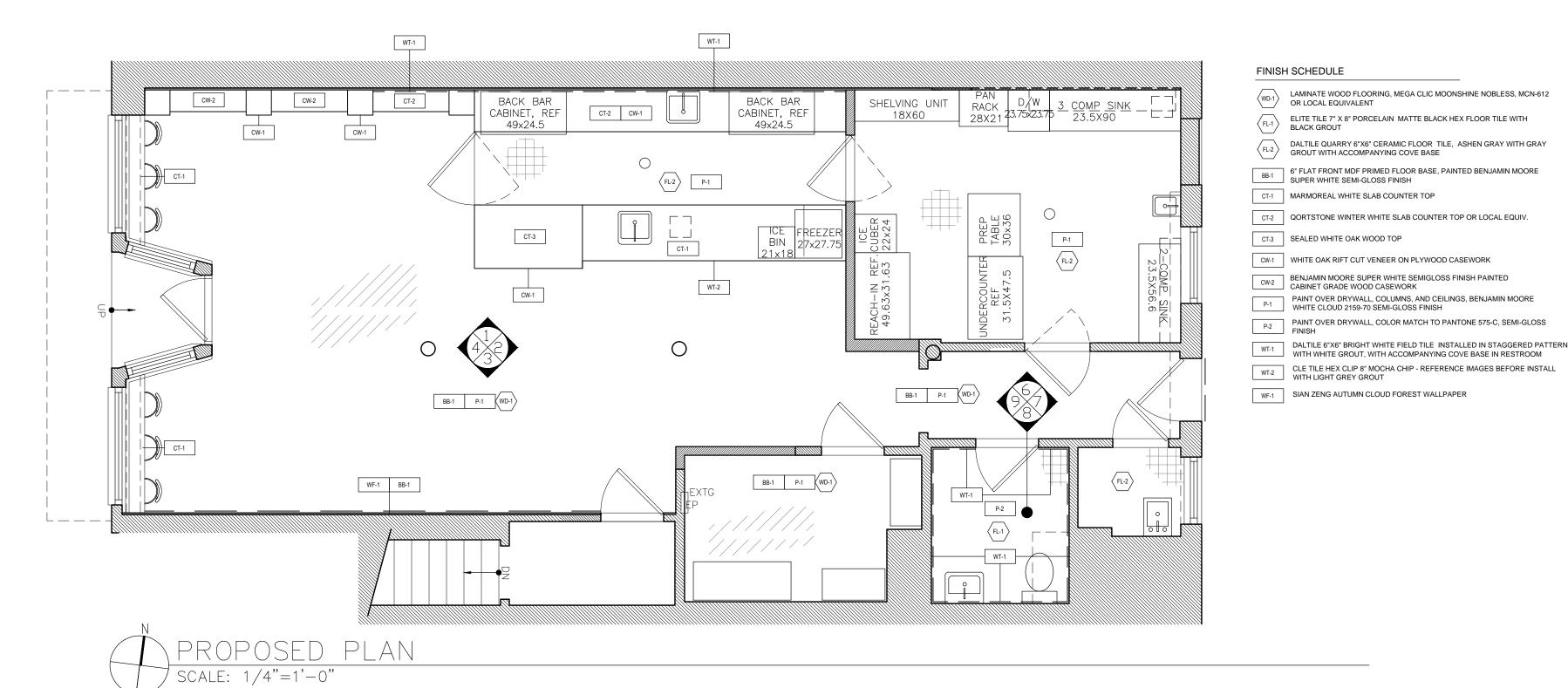
MONTCLAIR, NJ 07043

MARCH 16, 2017

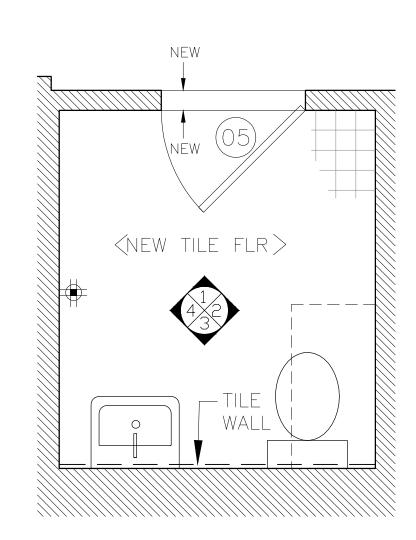


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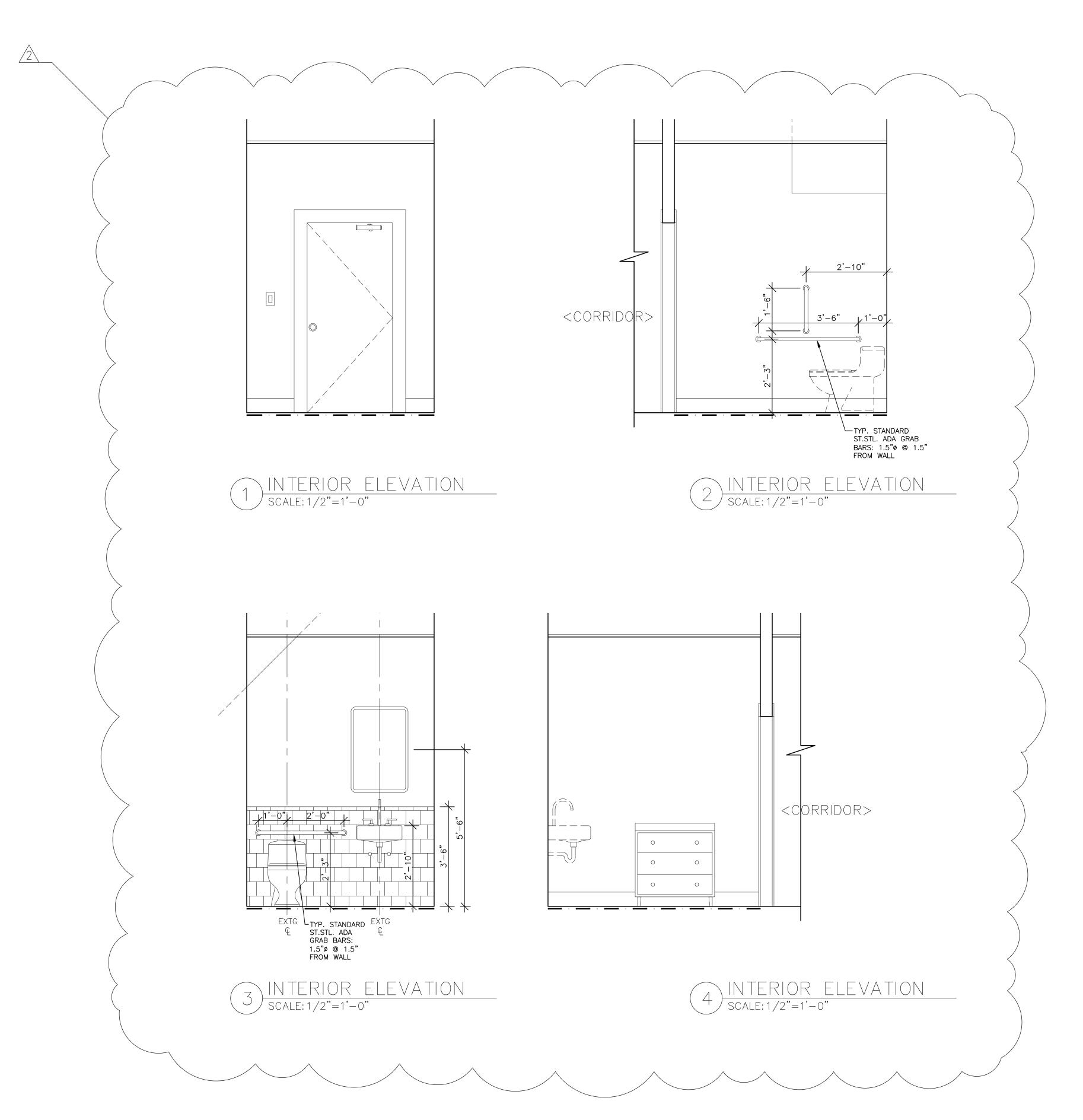






PROPOSED PARTIAL PLAN-RESTROOM

SCALE: 1/2"=1'-0"



ARC HIT ECT

JOHN M. REIMNITZ ARCHITECT, P.C. 231 WEST 29TH ST, SUITE 604, NEW YORK NY 10001 T 212-463-9272

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1 2017-03-24 2 2017-04-18 BLDG PERMIT

CONSTRUCTION DOCUMENTS

JUICE CULTURE
617 VALLEY ROAD
MONTCLAIR, NJ 07043
PROJECT: # 1703

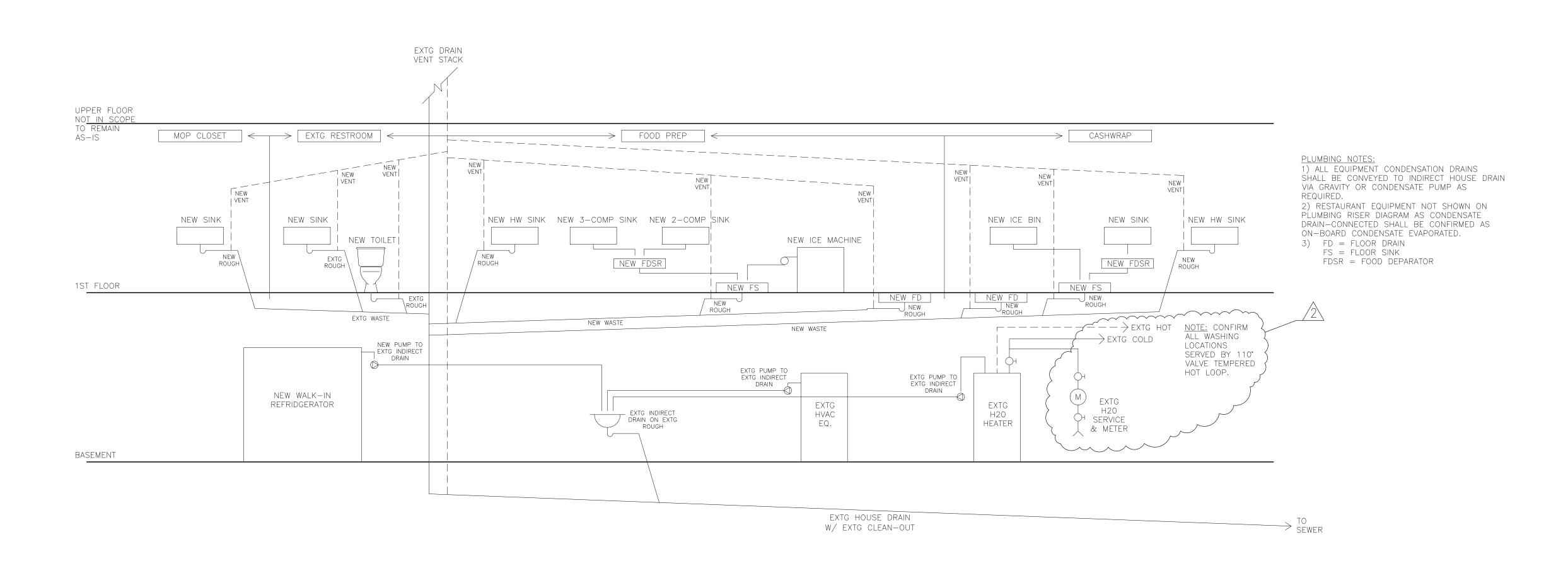
PROPOSED INTERIOR ELEVATIONS—RESTROOM

MARCH 16, 2017

1

A-601.00

| D(| OR SCHED | ULE (| (REVIEW SPECIFICAT | | INFORMATION. CONTRA | CTOR TO REVIEW | | | | | | |
|---------|--------------------|---------------|--------------------|------|---------------------|----------------|--------|--------|--------|--------|----------|--|
| FIRST F | LOOR DOORS | | | _ | | | | | | | 1 | |
| No. | LOCATION | SIZE | THICK. | TYPE | MATERIAL | HANDLE | SADDLE | RATING | FINISH | CLOSER | GASKETED | REMARKS |
| 01 | ENTRY | EXISTING | | | | | | | | | | EXISTING TO REMAIN AS IS |
|)2 | KITCHEN | 3'-2" x 6'-8" | | | ALUMINUM | | | | | YES | | BI-SWING PUSH-PUSH METAL RESTAURANT DOOR W/ WINDOW |
| 3 | EXTG. CORRIDOR | EXISTING | | | | | | | | | | EXISTING TO REMAIN AS IS |
| 4 | MOP ROOM | EXISTING | | | | | | | | | | EXISTING DOOR REFIT W/ NEW HARDWARE |
| 5 | RESTROOM | EXISTING | | | | PRIVACY | | | | YES | | EXISTING DOOR REFIT W/ NEW HARDWARE |
| 6 | EXTG. OFFICE | EXISTING | | | | LOCKING | | | | | | EXISTING DOOR REFIT W/ NEW HARDWARE |
|)7 | KITCHEN | 3'-2" × 6'-8" | | | ALUMINUM | | | | | YES | | BI-SWING PUSH-PUSH METAL RESTAURANT DOOR W/ WINDOW |
| | EXTG. STAIR CLOSET | EXISTING | | | | | | | | | | EXISTING DOOR REFIT W/ NEW HARDWARE |
| - | | | | | | | | | | | | |





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2017-03-24 2017-04-18 BLDG PERMIT

CONSTRUCTION DOCUMENTS

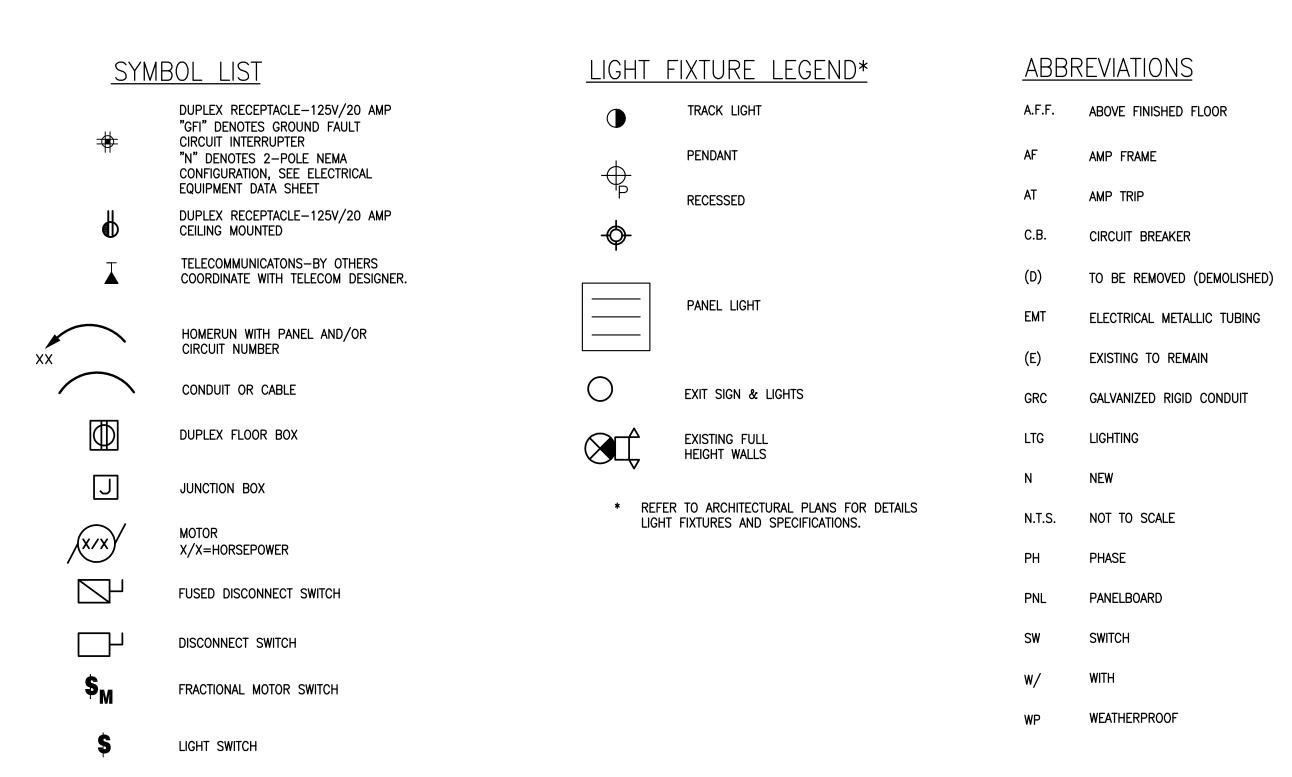
JUICE CULTURE
617 VALLEY ROAD
MONTCLAIR, NJ 07043
PROJECT: # 1703

SCHEDULES & DIAGRAMS

MARCH 16, 2017

 \bigwedge 1

A-800.00



| Electrical Load Summary Juice Culture | Commercial Buildings | | Square footage 2000 | Building Voltage 208 |
|--|----------------------|-------|------------------------|-------------------------|
| Load Type | KVA | Amps | 2000 | |
| | | | | |
| Lighting per NEC 220 (choose VA) | 4.0 | 11.1 | | |
| 2 | | | | |
| Receptacle @ 1 VA/SQ FT. | 2.0 | 5.6 | | |
| | | | | |
| Computer Loads @ 1.5 VA/SQ FT. | 3.0 | 8.3 | | |
| Plumbing | | | | |
| Hot water Heater | 2.5 | | | |
| Total Load | 2.5 | 6.9 | | |
| Elevator assumed at 100% | | 0.0 | | |
| HP rating = | | 0.0 | | |
| HVAC | | 0.0 | | |
| 8 VA/sq ft or 2KVA per ton | | | | |
| Total Load | 16.0 | 44.4 | | |
| Kitchen Equip or Miscellaneous Loads | | | | |
| Dishwasher | 4.6 | | | |
| Reach-in Refrig/Freezer Equipment | 5.3 | | | |
| Blender | 5.4 | | | |
| Rice Cooker | 1.6 | | | |
| Walk-in Refrig-Condenser | 14.5 | | | |
| Walk-in Refrig-Air Diffuser | 1.0 | | | |
| Steamer | 1.3 | | | |
| <u>Total</u> | 33.7 | 93.5 | | |
| Sub Total | 61.2 | 169.9 | | |
| Diversity/Demand | | | | |
| Lighting Load @ 100% for | 4.0 | 11.1 | | |
| Recep loads @ 100% | 2.0 | 5.6 | | |
| Computer Loads @100% | 3.0 | 8.3 | | |
| Elevator 100% | 0.0 | 0.0 | | |
| Plumbing & HVAC @70% | 13.0 | 35.9 | | |
| Kitchen or miscellancious loads @ 65% | 21.9 | 60.8 | | |
| Total w/ Diversity | 43.9 | 121.7 | | |
| Multiply by 1.25 for 80% breaker | 54.8 | 152.2 | | |
| Multiply by 1.20 for spare capcity | 65.8 | 182.6 | | |
| | | i . | i | |

ELECTRICAL SERVICE DEMAND CALCULATIONS

GENERAL NOTES AND SPECIFICATIONS

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, OTHER APPLICABLE CODES, REGULATIONS, AND AGENCIES HAVING JURISDICTION.
- 2. ALL MATERIALS SHALL BE SUPPLIED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. ANY ADDITIONAL MATERIALS DUE TO VARIATION, CHANGES TO PLANS OR EXTRA MATERIALS NEEDED FOR FULL OPERATION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONDUCTORS IN CONDUIT SHALL BE SINGLE CONDUCTOR STRANDED COPPER WITH TYPE THHN/THWN 600 VOLT INSULATION, U.O.N.
- MC CABLE MAY BE IN AREAS INSIDE BUILDING, WHICH ARE IN ACCORDANCE WITH SECTION 334-4 OF THE NATIONAL ELECTRIC CODE.
- 5. THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF/HERSELF WITH ALL THE CONDITIONS TO BE MET IN INSTALLING THE WORK.
- THE ELECTRICAL CONTRACTOR SHALL SUBMIT, FOR THE ARCHITECT/ENGINEER'S APPROVAL, DETAILED SHOP DRAWINGS OF ALL EQUIPMENT PURCHASE FOR INSTALLATION, IF APPLICABLE.
- LOCATION OF ELECTRICAL EQUIPMENT IS SHOWN DIAGRAMMATICALLY. EXACT LOCATIONS ARE TO BE DETERMINED IN THE FIELD.
- THE MINIMUM WIRE SIZE SHALL BE #12AWG FOR POWER AND #16AWG FOR CONTROLS.
- 9. OUTDOOR CONDUIT SHALL BE GALVANIZED RIGID CONDUIT (GRC). INDOOR CONDUIT SHALL BE ELECTRICAL METALLIC TUBING TUBING (EMT). CONDUIT SIZE SHALL BE 3/4" MINIMUM SIZE, EXCEPT AS NOTED. USE LIQUID-TIGHT FLEXIBLE CONDUITS FOR FINAL CONNECTION TO MOTORS WHICH ARE LOCATED ON THE EXTERIOR OF THE BUILDING. UNDERGROUND AND UNDER SLAB CONDUITS SHALL BE PVC SCHEDULE 40, U.O.N.
- 10. CONDUITS SHALL BE RUN AT RIGHT ANGLES AND PARALLEL TO BUILDING LINES, NEATLY PACKED, AND SECURELY FASTENED. JUNCTION BOXES SHALL BE PROVIDED WHERE REQUIRED TO FACILITATE INSTALLATION OF
- ARRANGEMENT OF CONDUIT AND EQUIPMENT SHALL BE AS INDICATED SUBJECT TO SUCH MODIFICATION AS REQUIRED TO AVOID INTERFERENCES
- 12. ALL CONDUIT AND ELECTRICAL EQUIPMENT SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE AS SECURELY AS POSSIBLE, IN AN APPROVED MANNER.
- INDOOR CONDUIT SHALL BE CONCEALED TO THE MAXIMUM POSSIBLE EXTENT, IN CEILINGS, AND WALLS.
- 14. PORTIONS OF THE CEILING CONSIST OF ANTIQUE TIN, AND LIGHT FIXTURES SHALL BE CEILING MOUNTED, WITH SURFACE MOUNTED ROUND JUNCTION BOXES, WITH EXPOSED EMT ONLY.
- ALL PENETRATIONS THROUGH THE EXTERIOR WALL OF BUILDING SHALL BE WEATHERPROOF AND WATERPROOFED WITH AN APPROVED SEALANT
- ALL PENETRATIONS THROUGH THE EXTERIOR WALL OF BUILDING OR THROUGH FLOOR SHALL BE FIRE-STOPPED.
- 17. ELECTRICAL CONTRACTOR SHALL COORDINATE ANY REQUIRED POWER SHUTDOWNS WITH THE OWNER, AT LEAST 3 WORKING DAYS IN ADVANCE.
- 18. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL REQUIRED CUTTING AND PATCHING ASSOCIATED WITH THE ELECTRICAL WORK. ALL PATCHING REPAIRS SHALL MATCH EXISTING FINISHES.
- 19. UPON COMPLETION OF THE ELECTRICAL WORK INSTALLATION, THE CONTRACTOR SHALL TEST THE COMPLETE ELECTRICAL SYSTEM FOR SHORTS, GROUNDS, AND PROPER OPERATION IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE.
- 20. UPON COMPLETION OF THE WORK, THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE OWNER WITH A COMPLETE SET OF AS-BUILT DRAWINGS.
- 21. ALL CONDUITS AND DEVICE BOXES SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
- 22. FOR CONDUITS CROSSING EXPANSION JOINTS, PROVIDE EXPANSION FITTINGS FOR SIZE 1-1/4", AND LARGER. PROVIDE SECTIONS OF FLEXIBLE CONDUIT WITH GROUNDING JUMPERS FOR SIZES 1" AND
- CIRCUIT NUMBERS SHOWN SHALL BE FOLLOWED GENERALLY. HOWEVER CONTRACTOR IS RESPONSIBLE FOR BALANCING LOADS ON ALL PHASES AND MAY ALTER ASSIGNMENT OF CIRCUITS FOR BALANCING PHASES.
- 24. TOP OF PANELS SHALL BE 6'-6" ABOVE FINISHED FLOOR.

- 25. CONTRACTOR SHALL INCREASE SIZE OF CIRCUIT WIRING/CONDUCTORS TO COMPENSATE FOR VOLTAGE DROP.
- THE RATING FOR DISCONNECT SWITCHES SERVING EQUIPMENT, SHALL BE THE SAME AS OR GREATER THAN THE PROTECTIVE DEVICE SERVING THE EQUIPMENT.
- 27. ALL EQUIPMENT, WALLS, FLOOR, ETC., DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER, AT THE CONTRACTOR'S EXPENSE.
- PROVIDE WEATHERPROOF PENETRATIONS WHEN RUNNING G.R.C. THROUGH EXTERIOR WALLS OF THE BUILDING.
- 29. MOUNT ALL RECEPTACLES 18" A.F.F., U.O.N.
- 30. MOUNT ALL LIGHT SWITCHES 48" A.F.F., U.O.N.
- 31. CONTRACTOR SHALL SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS WITH APPROVED SEALANT.
- SHUT DOWN OF POWER SHALL BE COORDINATED AT LEAST 5 DAYS PRIOR TO SHUTDOWN. SHUTDOWNS LONGER THAN 2 DAYS SHALL BE COORDINATED WITH OWNER AT LEAST 2 WEEKS IN ADVANCE. TEMPORARY POWER FOR CONSTRUCTION SHALL BE PROVIDED BY ELECTRICAL CONTRACTOR FOR SHUTDOWNS OVER 2 DAYS, IF TEMPORARY SHUTDOWN IS REQUIRED.
- THE COLOR OF FACEPLATES SHALL MATCH THE COLOR OF DEVICE, WHICH IT COVERS. ALL PLATES SHALL BE METALLIC.
- 32. ALL RECEPTACLES AND SWITCHES SHALL HAVE A 20AMP RATING, AND SHALL HAVE A COMMERCIAL GRADE RATING.
- 33. PANELS WHICH PROVIDE POWER TO LIGHTING AND RECEPTACLES SHALL BE WIRED SO THAT LIGHTING IS SERVICED BY CIRCUITS ON THE TOP HALF OF PANEL AND RECEPTACLES SHALL BE SERVICED FROM THE BOTTOM HALF OF PANEL.
- 34. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES WITH PLANS BEFORE PROCEEDING WITH WORK.
- 35. IF EXISTING FINISHES, SURFACES, WALLS, DOORS, ETC., ARE DAMAGED DUE TO ELECTRICAL WORK, CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING TO MATCH EXISTING FINISHES.
- 36. BATTERY PACKS SHALL BE MOUNED 90" A.F.F, U.O.N.
- 37. HORN-STROBES OR STROBES SHALL BE MOUNTED 84" A.F.F.
- 38. PULL STATIONS SHALL BE MOUNTED 48" A.F.F.
- 39. WALL MOUNTED EXIT SIGNS SHALL BE MOUNTED 84" A.F.F.

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1 2017-03-24 2 2017-04-18 BLDG PERMIT

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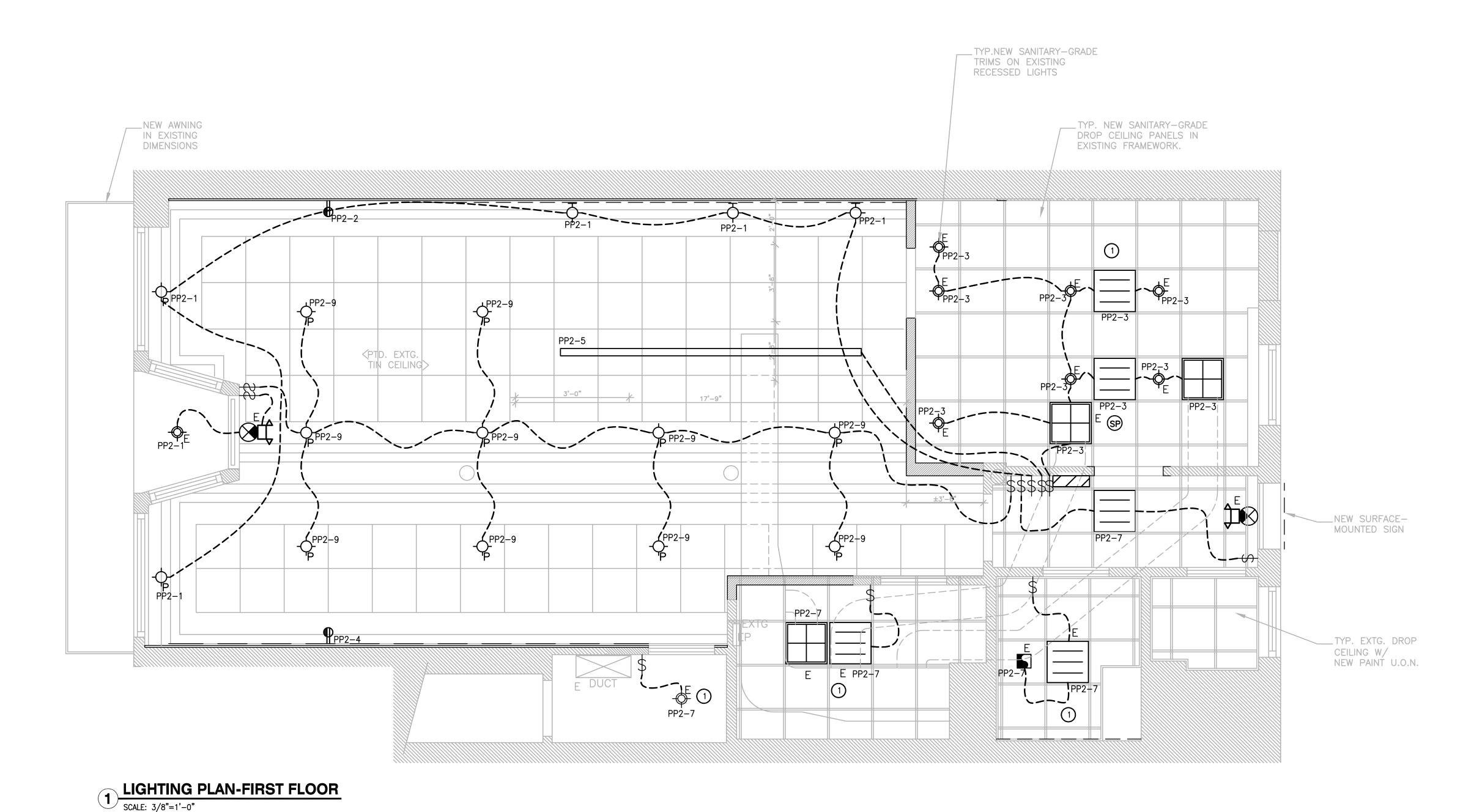
SYMBOL LISTS AND SPECIFICATIONS

MARCH 16, 2017

HLDSR ENGINEERING LLC 68 TYNEMOUTH COURT ROBBINSVILLE, NJ 08691 CERTIFICATE OF AUTHORIZATION NO. 24GA28271800 ENGINEERING LLC

PATRICIA O. DAVIS, P.E. NJ PROFESSIONAL ENGINEER LICENSE NO. GE48657

_ DATE:___



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- 1. SEE DRAWING E-201 & E-202 FOR THE LOCATION OF THE POWER PANELS. "PP#" INDICATES THE PANEL NAME AND "-X" INDICATES THE CIRCUIT
- 2. EMERGENCY BATTERY PACKS AND EXIT SIGNS SHALL BE WIRED TO THE NEAREST LOCAL LIGHTING CIRCUIT. FIXTURES SHALL BE WIRED AHEAD OF THE LOCAL SWITCHING DEVICE.
- PORTIONS OF THE CEILING, WHICH CONSISTS OF <u>ANTIQUE TIN MATERIALS</u>, SHALL HAVE THE LIGHT FIXTURES BE CEILING MOUNTED, WITH SURFACE MOUNTED ROUND JUNCTION BOXES, AND EXPOSED EMT ONLY.

KEYED NOTES:

LIGHTING NOTES:

EXISTING FIXTURES MAY BE DISCONNECTED FROM THEIR EXISTING CIRCUITS DUE TO REMOVAL OF OTHER FIXTURES UPSTREAM. REUSE THE EXISTING WIRING AS MUCH AS POSSIBLE, AND REROUTE WIRING USING OLD SUBPANEL AS DETAILED IN KEYED NOTE NO. 2 ON E-201. OLD SUBPANEL/PULLBOX SHALL BE USED TO REROUTE EXISTING WIRING TO NEW SUBPANEL PP-2.

CONSTRUCTION DOCUMENTS

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617 VALLEY ROAD
MONTCLAIR, NJ 07043
PROJECT: # 1703

PROPOSED LIGHTING PLAN-FIRST FLOOR

E-101.00

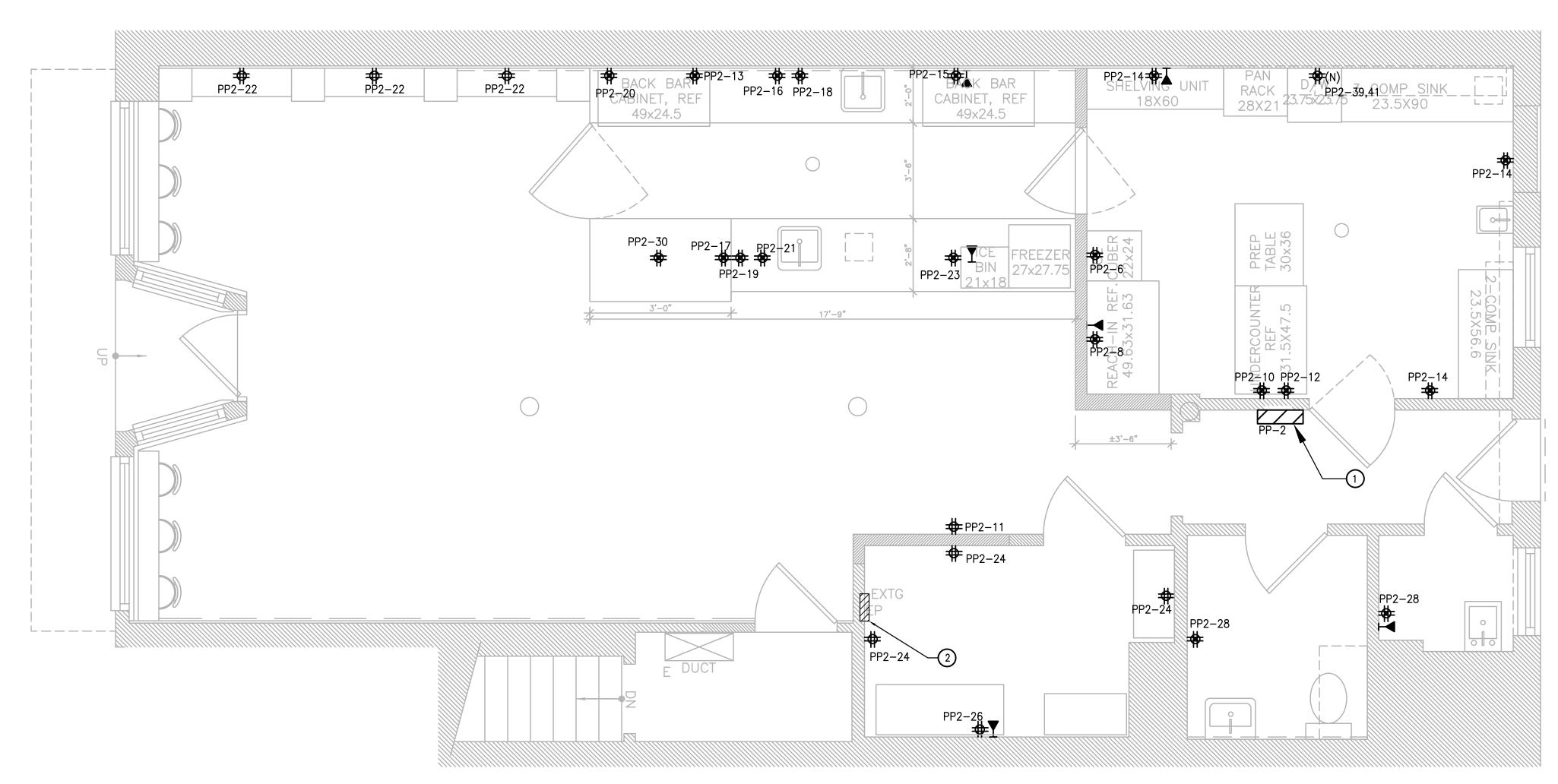
HLDSR ENGINEERING LLC

68 TYNEMOUTH COURT
ROBBINSVILLE, NJ 08691
CERTIFICATE OF AUTHORIZATION NO. 24GA28271800

D SR
ENGINEERING LLC

PATRICIA O. DAVIS, P.E. NJ PROFESSIONAL ENGINEER LICENSE NO. GE48657

NAME_____DATE:____



POWER PLAN-FIRST FLOOR

POWER PLAN NOTES:

- 1. REFER TO ARCHITECTURAL DEMOLITION PLAN FOR REMOVAL ELECTRICAL. REMOVE EXISTING RECEPTACLES ON THE FIRST FLOOR, AND REPLACE WITH NEW AS SHOWN. REWIRED THE CIRCUIT SHOWN.
- 2. REFER TO E-301 FOR THE ELECTRICAL DISTRIBUTION.
- 3. ALL RECEPTACLES IN THE KITCHEN SHALL BE GFCI, UNLESS PROVIDED FOR A REFRIGERATOR.
- 4. KITCHEN EQUIPMENT POWER SOURCE IS IN APPROXIMATE LOCATION COORDINATE POWER FEED LOCATIONS WITH OTHER TRADES AND KITCHEN MANUFACTURER'S FINAL LAYOUT.
- 5. THE APPROXIMATE POWER REQUIREMENT ARE REFLECTED ON THIS PLAN AND THE PANEL SCHEDULE. MAKE CHANGES AS NECESSARY BASED ON THE ACTUAL EQUIPMENT INSTALLED IN THE FIELD PRIOR TO THE ROUGH—IN. CONDITIONS MAY VARY FROM THE BASIS OF DESIGN, I.E. BREAKER, WIRE, AND RECEPTACLE REQUIREMENTS.

KEYED NOTES:

- 1) NEW PANEL SHALL REPLACE EXISTING PANEL ON THE FIRST FLOOR.
- 2 EXISTING PANEL SHALL BE USED A PULLBOX TO REROUTE EXISTING CIRCUITING NEW PANEL. COMPLETELY REMOVE THE INNER WORKINGS OF PANEL, AND PROVIDE GRAY COVERPLATE. PROVIDE LABEL MADE OF PLASTIC, LAMINATED, ENGRAVED, BLACK LABEL STATING, "PULL BOX FOR EXISTING CIRCUITS".

ELECTRICAL EQUIPMENT DATA SHEET

| ItemNo | QΤ | Category | Voltage | Phase | Amps | Cycle | Нр | Kw | CONN | NEMA |
|--------|----|-----------------------------------|-----------|-------|------|-------|------|------|-------------|--------|
| 1 | 1 | Reach-in Refrigerator, 2 sections | 115 | 1 | 5.25 | 60 | 1/3 | | Cord & Plug | 5-15R |
| 4 | 1 | Dishwasher, Undercounter | | | | | 3/4 | | | |
| 1 | 1 | | 208-240 | 1 | 22 | 60 | 3/4 | | Cord & Plug | 6-30R* |
| 6 | 1 | Reach-In Undercounter Freezer | 115 | 1 | | 60 | 1/2 | | Cord & Plug | 5-15R |
| 7 | 1 | Work Table, Stainless Steel Top | | | | | | | | |
| 8 | 1 | Ice Cuber | 115 | 1 | 12.7 | 60 | | | | |
| : | 1 | | | | | | | | | |
| 12 | 1 | Food Deyhdrator | 120 | 1 | | 60 | | .6 | Cord & Plug | 5-20R |
| f1 : | 2 | Back Bar Cabinet, Refrigerated | 115 | 1 | 7.2 | 60 | 1/3+ | | | 5-15R |
| f2 : | 1 | Reach-In Undercounter Freezer | 115 | 1 | | 60 | 1/4 | | Cord & Plug | 5-15R |
| f4 | 3 | Blender, Bar | 120 | 1 | 15 | 60 | 3 | | Cord & Plug | 5-20R |
| f7 2 | 2 | Rice Cooker | 120 | 1 | | 50/60 | | 1.55 | Cord & Plug | 5-20R |
| f10 : | 1 | Reach-In Refrigerator | 115 | 1 | 5.35 | 60 | 1/3 | | Cord & Plug | 5-15R |
| WI : | 1 | walk-in cooler refrigerator | 115/208-2 | 1 | 60 | 60 | | | Hardwired | |
| x1 : | 1 | Steamer | 115 | 1 | 20.0 | 60 | | 1.3 | Cord & Plug | 5-20R |

NOTES:

1. THE ELECTRICAL DATA IN THIS TABLE REPRESENTS THE DATA PROVIDED BY THE KITCHEN EQUIPMENT DESIGNER. ALL ELECTRICAL INFORMATION MUST BE VERIFIED WITH THE MANUFACTURER PRIOR TO THE ROUGH—IN.

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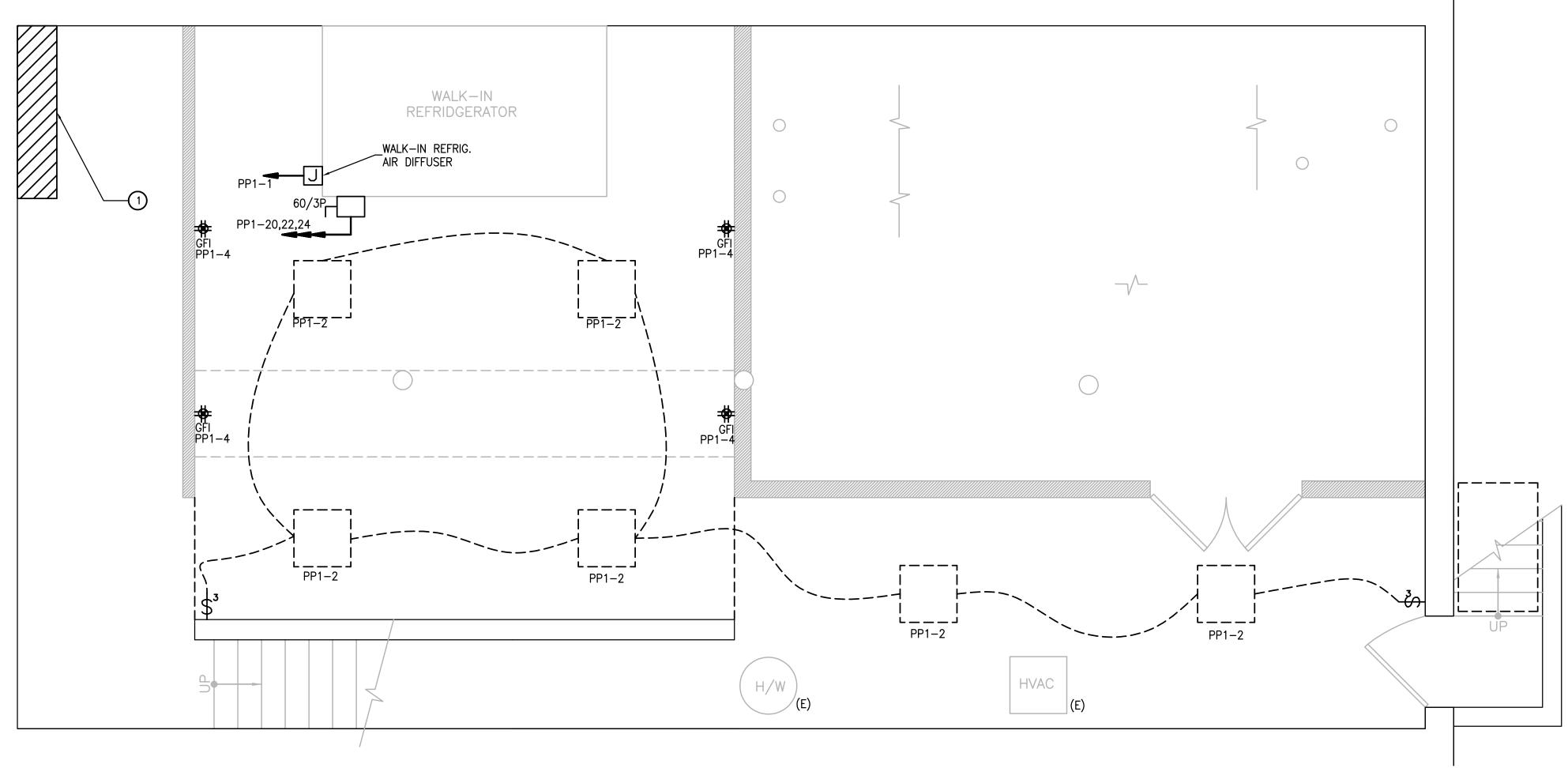
CONSTRUCTION DOCUMENTS

JUICE CULTURE
617 VALLEY ROAD
MONTCLAIR, NJ 07043
PROJECT: # 1703

PROPOSED POWER PLAN-FIRST FLOOR

E-201.00

| HL | HLDSR ENGINEERING LLC 68 TYNEMOUTH COURT ROBBINSVILLE, NJ 08691 CERTIFICATE OF AUTHORIZATION NO. 24GA28271800 D SR ENGINEERING LLC |
|-------|--|
| | PATRICIA O. DAVIS, P.E. NJ PROFESSIONAL ENGINEER LICENSE NO. GE48657 |
| NAME_ | DATE: |



POWER/LIGHTING PLAN-BASEMENT

SCALE: 3/8"=1'-0"

POWER PLAN NOTES:

REFER TO ARCHITECTURAL DEMOLITION PLAN FOR REMOVAL ELECTRICAL.

KEYED NOTES:

1) INCOMING ELECTRICAL SERVICE. SEE DRAWING E-301 NO. 1 & 2 FOR THE SINGLE LINE DIAGRAM, REMOVALS, AND NEW SERVICE CONFIGURATION.

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1 2017-03-24 2 2017-04-18 BLDG PERMIT

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JUICE CULTURE 617 VALLEY ROAD MONTCLAIR, NJ 07043 PROJECT: # 1703

PROPOSED POWER PLAN-BASEMENT



HLDSR ENGINEERING LLC 68 TYNEMOUTH COURT ROBBINSVILLE, NJ 08691 CERTIFICATE OF AUTHORIZATION NO. 24GA28271800

PATRICIA O. DAVIS, P.E. NJ PROFESSIONAL ENGINEER LICENSE NO. GE48657

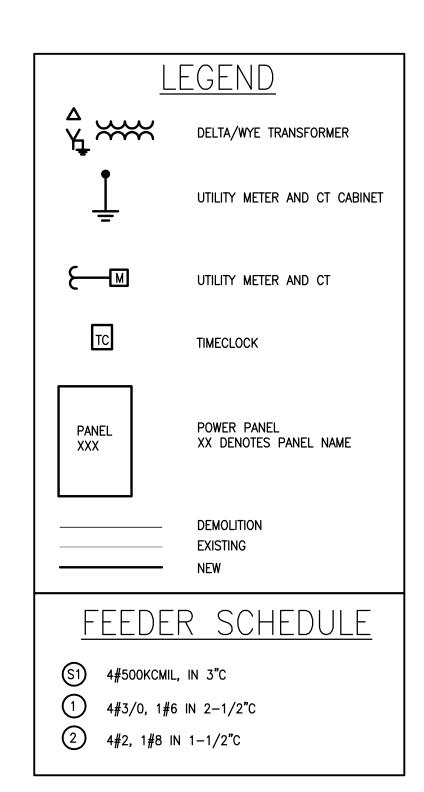
_ DATE:____

| PANEL PP-1 | | | | | | | BASEMENT | | | | | |
|------------------|------------------------------|--|-------|-----------------|------------------------------------|--------------|----------|--------------------------------|------------------------|------------------------------------|----------|--|
| 208 /120V 14K | 3ø4 WIRE MIN. A.I.C. SYM. | DOUBLE SIZE TVSS SURGE ISOLATED GR | SUPP. | AL | X SURFACE FLUSH X BOLT ON BI | REAKER | | TRIP THRU LUGS LUGS ONLY | NEMA 200 200/225 | 1_RATING AMP_MAIN_CB AMP_BUS | | |
| CKT # | LOAD | | TRIP | A | VA / PHASE B | С | TRIP | | L | OAD | CKT # | |
| 1 | WALK-IN DIFFUSER | | | { 1000 600 | <u> </u> | | 20 | | LI | GHTS | 2 | |
| 3 | SPARE | | 20 | 1 | 720 | } | 20 | | RI | ECEP. | 4 | |
| 5 | SPARE | | 20 | | ` _ | | 20 | | SF | PARE | 6 | |
| 7 | SPARE | | 20 | - | Ĭ, ' | | 20 | | SF | PARE | 8 | |
| 9 | TIMECLOCK-RECEPT | | | 1 | 500 | <u>}</u> | 20 SPARE | | | PARE | 10 | |
| 11 | TIMECLOCK- | -DOWNLIGHTS | 20 | | · { | 500 | 20 SPARE | | | PARE | 12 | |
| 13 | PANEL PP- | 2 | | 7400 |] } | | 20 | | SF | PARE | 14 | |
| 15 | SEE SINGLE | -LINE DIAGRAM | 100 | 1 | 10590 | } | 20 | | SF | PARE | 16 | |
| 17 | | | | | ` _ | 10845 | 20 | | SF | PARE | 18 | |
| 19 | EXISTING R | ΓU/AHU | | -{ 5000 4500 | Ţ ' | | | | W | ALK-IN FRIG | 20 | |
| 21 | 3#8, 1#100 | | 50 | 7 | 5000 4500 | } | 60 | | 3; | #8, 1#10G IN 1"C | 22 | |
| 23 | (UNIT ON F | ROOF) | | | { | 5000 4500 | <u>}</u> | | | | 24 | |
| | | SUBTOTALS TOTAL VA | , | 18500 | 21310 60655 | 20845 | 1 | CLA = 168.50 | | | | |

| PANEL | PP-1 | MOTES |
|-------|------|-------|
| | | |

- AHU/RTU IS EXISTING AND SHALL BE REWIRED TO NEW PANEL PP-1.
 REROUTE EXISTING WIRING TO NEW PANEL LOCATION. PROVIDE NEW IF
 NECESSARY.
- 2. ALL THE EXISTING LOADS ARE NOT KNOWN. RECONNECT ANY LOAD PERTAINING TO "JUICE CULTURE" TO THIS PANEL.

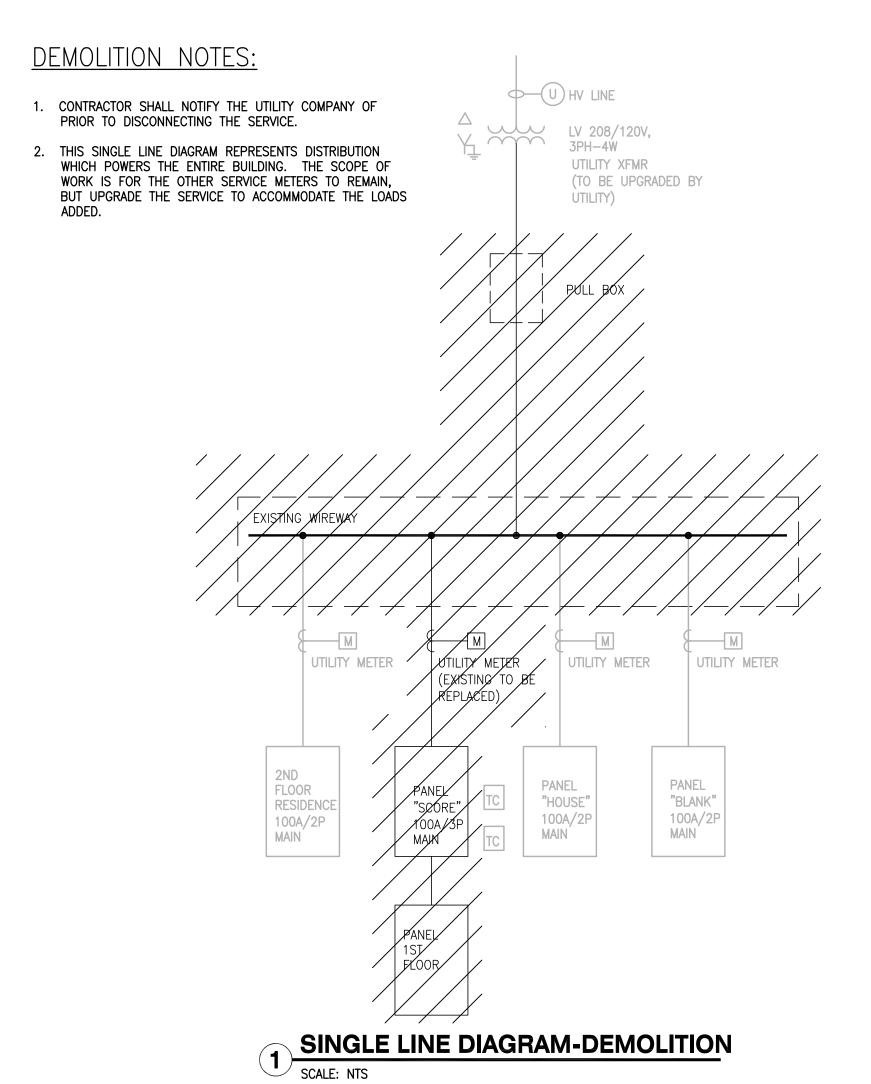
| PANEL | | | LOCATION | | FIRST FLOOR | | | | | | | |
|-----------------|-----------------------------------|---|----------|------------------------------------|--|--------------|--------------------------------------|------------------------------------|--------------------|----------|--|--|
| 208 /120 14K | OV 3 Ø 4 WIRE MIN. A.I.C. SYM. | DOUBLE SIZ TVSS-SURGE ISOLATED GF | AL | X SURFACE FLUSH X BOLT ON BR | FLUSH | | TRIP NEMA THRU LUGS MLO UGS ONLY 100 | RATING AMP MAIN CB AMP BUS | | | | |
| CKT # | LOAD | _ | | A | VA / PHASE B C | | TRIP | | LOAD | CKT # | | |
| 1 | LIGHTING | | 20 | ₹ 500 500 | <u></u> | | 20 | | CEILING RECEP. | 2 | | |
| 3 | LIGHTING | | 20 | | 1100 500 | } | 20 | | CEILING RECEP. | 4 | | |
| 5 | TRACK LTG. | | 20 | | - { | 975 1500 | 20 | | ICE CUBER | 6 | | |
| 7 | LIGHTING | | 20 | -{ 600 700 | $oldsymbol{ol{ol}oldsymbol{ol}oldsymbol{oldsymbol{oldsymbol{oldsymbol{ol}oldsymbol{ol}oldsymbol{ol}oldsymbol{ol}}}}}}}}}}}}}}}}}}}}$ | | 20 | | REACH-IN REFRIG. | 8 | | |
| 9 | LIGHTING | | 20 | | 1000 | } | 20 | | UNDERCOUNTER FRIG. | 10 | | |
| 11 | REACH-IN I | REFRIG. | 20 | | { | 700 600 | 20 | | DEHYDRATOR | 12 | | |
| 13 | BACK BAR | CABINET | 20 | -{ 800 540 | $oldsymbol{ol{ol}oldsymbol{ol}oldsymbol{oldsymbol{oldsymbol{oldsymbol{ol}oldsymbol{ol}oldsymbol{ol}oldsymbol{ol}}}}}}}}}}}}}}}}}}}}$ | | 20 | | CONVEN. RECEP. | 14 | | |
| 15 | BACK BAR | CABINET | 20 | | 800 1550 | } | 20 | | RICE COOKER | 16 | | |
| 17 | BLENDER | | 20 | | { | 1800 1550 | 20 | | RICE COOKER | 18 | | |
| 19 | BLENDER | | 20 | 1800 1300 | I , ' | | 20 | | STEAMER | 20 | | |
| 21 | BLENDER | | 20 | | 1800 540 | } | 20 | | CONVEN. RECEP. | 22 | | |
| 23 | UNDER COL | INTER FREEZER | 20 | | | 700 540 | 20 | | CONVEN. RECEP. | 24 | | |
| 25 | SPARE | | 20 | 300 | I , ' | | 20 | | COMPUTER-DESK | 26 | | |
| 27 | SPARE | | 20 | | 360 | } | 20 | | GFI RECEP. | 28 | | |
| 29 | SPARE | | 20 | | ` _ | 180 | 20 | | GFI RECEP. | 30 | | |
| 31 | SPARE | | 20 | { | I , ' | | 20 | | SPARE | 32 | | |
| 33 | SPARE | | 20 | | | ; }- | 20 | | SPARE | 34 | | |
| 35 | SPARE | | 20 | | { | | 20 | | SPARE | 36 | | |
| 37 | SPARE | | 20 | { | <u>↓</u> | | 20 | | SPARE | 38 | | |
| 39 | DISHWASHER | ₹ | 7.0 | | 2300 | } | 20 | | SPARE | 40 | | |
| 41 | 3#10, 1#10 | OG IN 3/4" | 30 | | { | 2300 | 20 | | SPARE | 42 | | |
| <u> </u> | | SUBTOTALS TOTAL VA | | 7400 | 10590 28845 | 10845 | ┑ | CLA = 80.13 CLA IS CONNECTED LO | | | | |





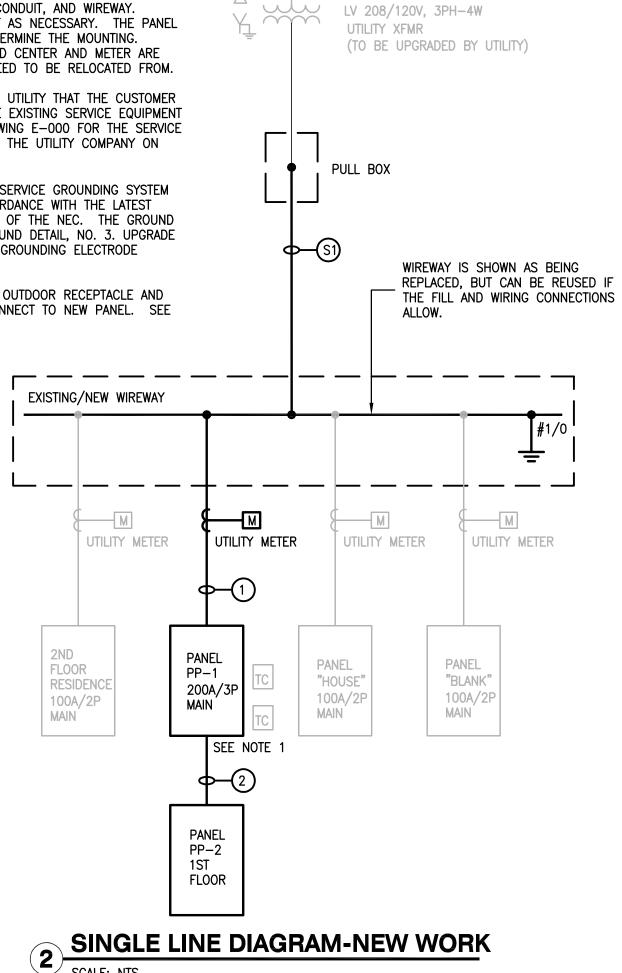
JOHN M. REIMNITZ ARCHITECT, P.C. 231 WEST 29TH ST, SUITE 604, NEW YORK NY 10001 T 212-463-9272

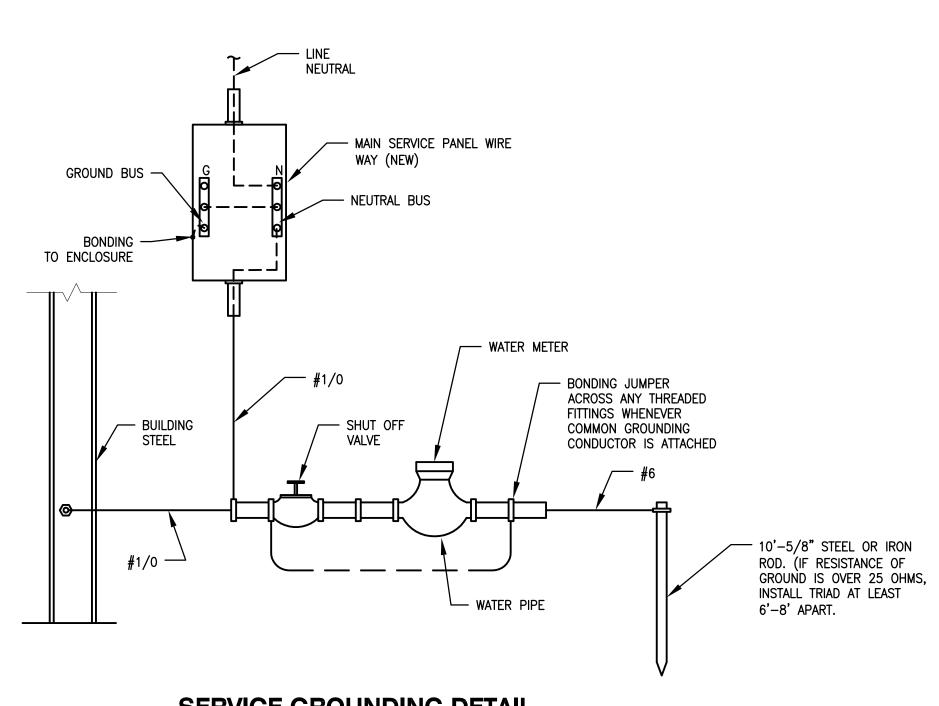
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING WERE CREATED, DEVELOPED FOR USE ONLY IN CONNECTION WITH THE PROJECT SPECIFIED. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY OTHER FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTHFIED OF ANY DEVIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. FULL SIZE SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INCLUDING RELATED PROJECT DOCUMENTS DOWNLOADED VIA PUBLIC OR PRIVATE FILE SHARING SERVICES SHALL BE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS OTHERWISE ALLOWED VIA EXPRESS WRITTEN CONSENT OF THE ARCHITECT.



NEW WORK NOTES:

- REPLACE EXISTING PULL BOX, CONDUIT, AND WIREWAY.
 REARRANGE SERVICE EQUIPMENT AS NECESSARY. THE PANEL
 FOR JUICE CULTURE SHALL DETERMINE THE MOUNTING.
 EXISTING PANEL IS A 125A LOAD CENTER AND METER ARE
 RATED 100A, AND THEY MAY NEED TO BE RELOCATED FROM.
- CONTRACTOR SHALL NOTIFY THE UTILITY THAT THE CUSTOMER SHALL WILL RECONNECT TO THE EXISTING SERVICE EQUIPMENT WHICH IS TO REMAIN, SEE DRAWING E-000 FOR THE SERVICE CALCULATION WHEN CONTACTING THE UTILITY COMPANY ON UPGRADE/ALTERATION.
 CONTRACTOR TO PROVIDE NEW SERVICE GROUNDING SYSTEM
- OR UPGRADE EXISTING IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF ARTICLE 250 OF THE NEC. THE GROUND SHALL BE SIMILAR TO THE GROUND DETAIL, NO. 3. UPGRADE GROUNDING AND PROVIDE NEW GROUNDING ELECTRODE CONDUCTORS AS NEEDED.
- 4. EXISTING TIMECLOCKS CONTROL OUTDOOR RECEPTACLE AND DOWNLIGHTS OUTDOORS. RECONNECT TO NEW PANEL. SEE PANEL SCHEDULE.





SERVICE GROUNDING DETAIL

SCALE: NTS



2017-03-24 2017-04-18 BLDG PERMIT

CONSTRUCTION DOCUMENTS

JUICE CULTURE
617 VALLEY ROAD
MONTCLAIR, NJ 07043
PROJECT: # 1703

DIAGRAMS AND SCHEDULES

