

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

EXISTING CONDITIONS

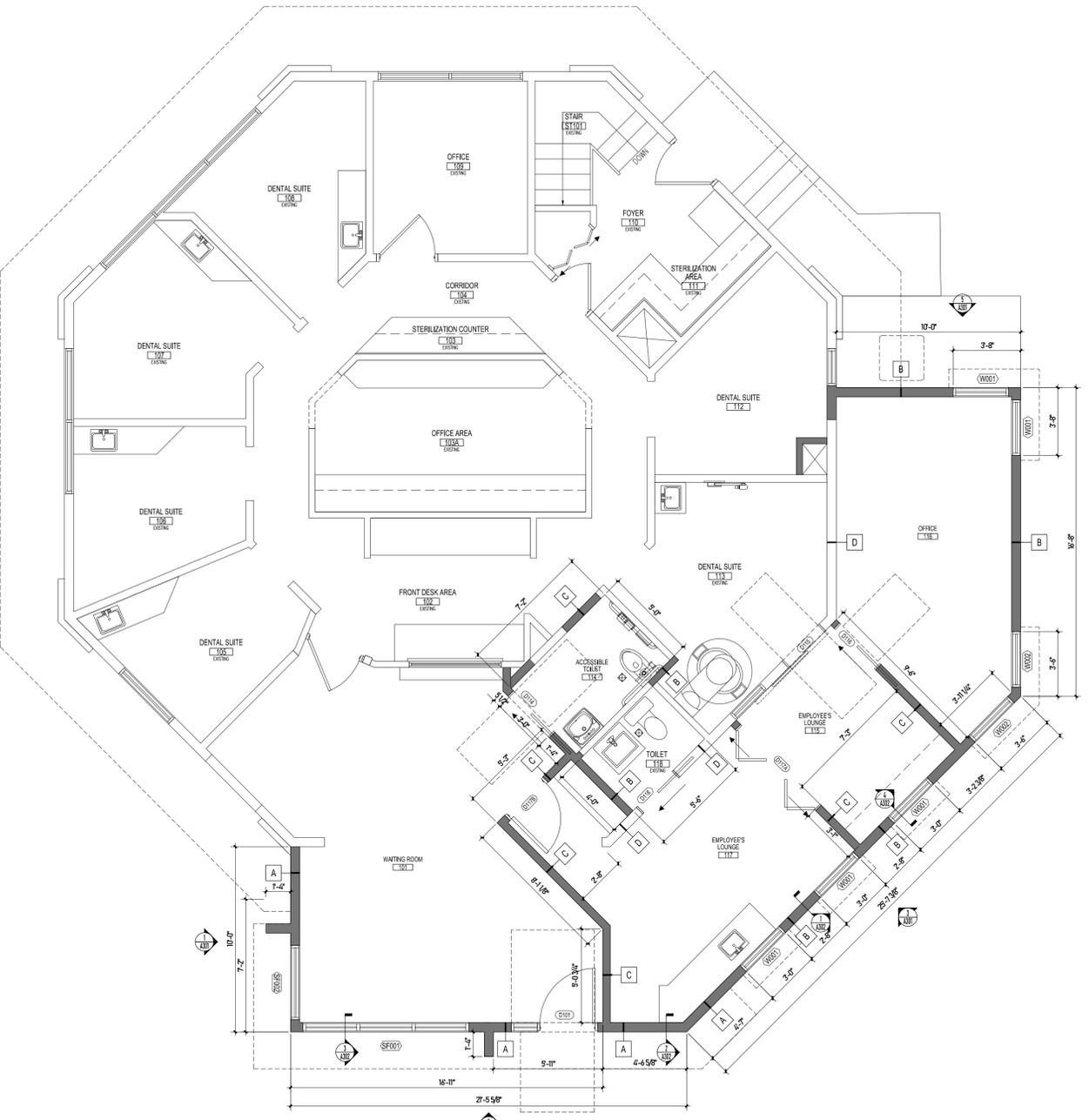
- THE DEMOLITION PLAN SHOWS GRAPHIC AND WRITTEN INFORMATION CONCERNING THE EXISTING SPACE. THIS IS INCLUDED AS "INFORMATION ONLY" REPRESENTING AVAILABLE RECORD INFORMATION OF THE ORIGINAL DRAWINGS PLUS FIELD NOTATIONS. SOME MODIFICATIONS MAY HAVE BEEN MADE AND NOT SHOWN. THIS INFORMATION IS FOR THE CONTRACTOR'S USE AS HE SEES FIT. NEITHER THE OWNER NOR THE ARCHITECT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION OR THE CONTRACTOR'S INTERPRETATION OF IT. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DETERMINE THE SCOPE OF WORK REQUIRED. THE CONTRACTOR SHALL EXAMINE THE EXISTING BUILDING AND WORK SHOWN BY ALL CONTRACT DOCUMENTS TO DETERMINE THE SCOPE OF DEMOLITION REQUIRED WHETHER SPECIFICALLY SHOWN OR NOT.
- CONTRACTOR IS TO VERIFY UTILITY LINE LOCATIONS AND MAINTAIN THOSE THAT SERVE OTHER PARTS OF THE BUILDING THAT ARE NOT AFFECTED BY THE DEMOLITION.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLISHING AND REMOVING ALL MATERIALS FROM PREMISES IN ORDER TO ACCOMPLISH THE SCOPE OF THE NEW WORK.
- PROTECT ALL EXISTING STRUCTURE, SYSTEMS, FINISHES AND GENERAL CONSTRUCTION THAT ARE TO REMAIN THROUGHOUT THE COURSE OF THE WORK TO PREVENT DAMAGE OR LOSS. ANY SUCH DAMAGE CAUSED DURING THE COURSE OF THIS WORK WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE BEFORE THIS WORK IS CONCLUDED.
- REFER TO MECHANICAL & ELECTRICAL DEMOLITION NOTES AND MEP DOCUMENTS FOR EXTENT OF DEMOLITION OF THOSE SYSTEMS.
- OPERATING SYSTEMS, UTILITIES AND SERVICES SERVING THE EXISTING SITE SHALL BE MAINTAINED IN OPERATION TO SERVE THE NEEDS OF PORTIONS OF THE BUILDING AND SITE NOT INVOLVED IN THE WORK UNDER THIS CONTRACT AT ALL TIMES DURING THE PROGRESS OF THE WORK UNDER THIS CONTRACT, EXCEPT FOR SUCH SHORT PERIODS AS ARE ABSOLUTELY NECESSARY TO PERFORM THE WORK SUCH OPERATING SYSTEMS, UTILITIES AND SERVICES INCLUDE BUT ARE NOT LIMITED TO WATER, ELECTRICITY, HVAC, SANITARY, SEWER, FIRE ALARM, TELEPHONE AND SECURITY.
- PRIOR TO INTERRUPTING OR OTHERWISE AFFECTING ANY SUCH OPERATING SYSTEM, UTILITY OR SERVICE, CONTRACTOR SHALL CONSULT WITH OWNER TO ESTABLISH A MUTUALLY SATISFACTORY SCHEDULE FOR CUT OVER, CUT OFF DISRUPTION OR OTHER CHANGE IN THE OPERATION OF THE AFFECTED SYSTEM, UTILITY OR SERVICE.
- DEMOLITION CONTRACTOR IS TO ARRANGE FOR SHUT OFF OF EXISTING UTILITIES.
- NOISE AND DUST IS NOT TO BE DISRUPTIVE TO THE OCCUPIED AREA OF THE BUILDING. PROVIDE TEMPORARY PARTITIONS AS REQUIRED.
- ALL WORK WILL BE PERFORMED IN THE BEST WORKMANSHIP POSSIBLE IN ACCORDANCE WITH THAT TRADE'S BEST INDUSTRY STANDARDS.
- DEMOLITION IS TO BE DONE IN A CAREFUL AND ORDERLY MANNER SO AS NOT TO DAMAGE FINISHES OR EQUIPMENT TO REMAIN.
- CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING NECESSARY TO EXECUTE THE NEW WORK.

GENERAL DEMOLITION NOTES

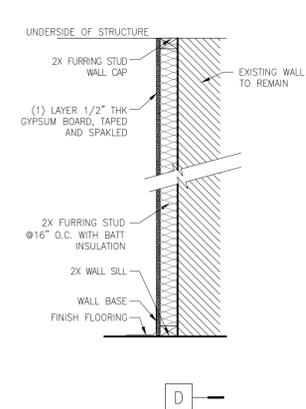
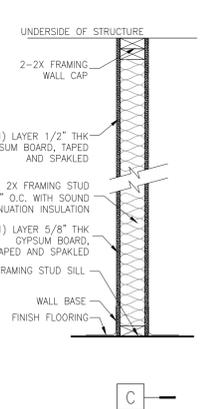
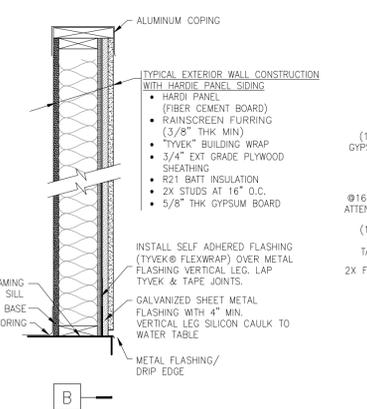
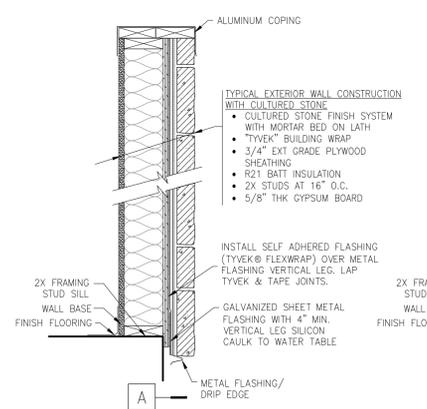
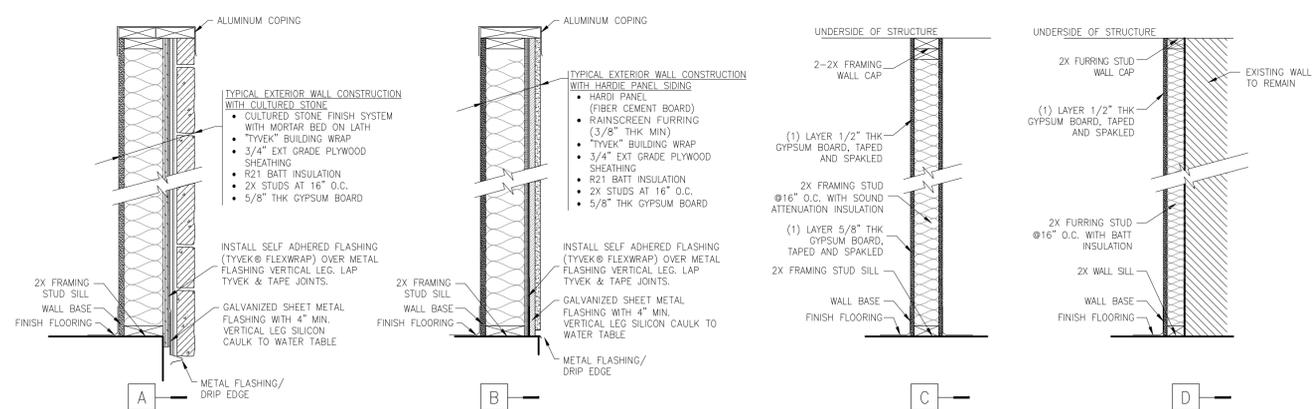
- DEMOLITION WORK INCLUDES, BUT IS NOT LIMITED TO THE WORK INDICATED HEREWITH, AS COORDINATED WITH WORK OF ALL OTHER TRADES, AS INDICATED ELSEWHERE, AND AS REQUIRED TO ACCOMMODATE CONSTRUCTION. ALL DEMOLITION REQUIRED SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE BID TO PERFORM AND COMPLETE CONSTRUCTION UNLESS OTHERWISE INDICATED. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL ITEMS DESIGNATED AS "SALVAGED" SHALL BE TURNED OVER TO OWNER.
- WHEN A NEW WALL, CEILING, ROOF, OR FLOOR ASSEMBLY IS INDICATED WHERE AN EXISTING WALL, CEILING, ROOF, OR FLOOR ASSEMBLY EXISTS, THE EXISTING SHALL BE COMPLETELY REMOVED, WITH ASSOCIATED UTILITIES REMOVED AND CAPPED BEHIND THE SURFACE OF THE REMAINING SUBSTRATE, UNLESS NOTED OTHERWISE. ALL DEPRESSIONS, INDENTS, OR PROTRUSIONS ETC. LEFT AFTER THE REMOVAL OF ITEMS WHICH WILL INTERFERE WITH THE CONSTRUCTION SHALL BE REPAIRED, REPLACED OR REMOVED TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND OLD SURFACES.
- CONTRACTOR TO COORDINATE CONSTRUCTION PHASING WITH OWNER.
- ITEMS TO BE SALVAGED, RELOCATED OR REINSTALLED SHALL BE AS INDICATED. SPECIAL CARE IS TO BE TAKEN SO AS NOT TO DAMAGE THESE ITEMS. THE GENERAL CONTRACTOR SHALL COORDINATE THE STORAGE OF ALL SALVAGED ITEMS TO BE EITHER RELOCATED OR REINSTALLED WITH THE OWNER.
- LOCATIONS AND/OR ELEVATION OF EXISTING ITEMS, AS SHOWN ON THE DRAWINGS, ARE APPROXIMATE. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS.
- THE CONTRACTORS SHALL VERIFY ALL CONDITIONS PRIOR TO COMMENCING DEMOLITION. SHOULD QUESTIONS ARISE, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR THE OWNER IN WRITING, PRIOR TO PROCEEDING WITH DEMOLITION.
- WHERE OPENINGS ARE INDICATED TO BE MADE IN EXISTING MASONRY WALLS, OR EXISTING OPENINGS ARE TO BE INFILLED, THE CONTRACTOR SHALL TOOTH IN NEW MASONRY CONSTRUCTION TO MATCH ADJACENT COURSING.
- CONTRACTORS ARE RESPONSIBLE FOR SHORING, BRACING, AND UNDERPINNING RELATED TO THE DEMOLITION, REMOVAL, OR CUTTING OF ANY WALL, PARTITION, OR ANY OTHER STRUCTURAL ELEMENT.

DEMOLITION KEY NOTES

- DEMOLISH AND REMOVE PORTION OF EXTERIOR WALL, SIDINGS, FRAMING, AND ALL ASSOCIATED COMPONENT IN ITS ENTIRETY.
- CUT AND REMOVE PORTION OF EXTERIOR WALL, SIDINGS, FRAMING, AND ALL ASSOCIATED COMPONENT IN ITS ENTIRETY TO ALLOW FOR THE INSTALLATION OF NEW DOOR.
- DEMOLISH AND REMOVE EXISTING WALL PARTITION INCLUDING FRAMING AND ALL ASSOCIATED COMPONENTS IN ITS ENTIRETY.
- DEMOLISH AND REMOVE EXISTING DOOR INCLUDING JAMBS, FRAMING, AND ALL ASSOCIATED COMPONENTS IN ITS ENTIRETY.
- DEMOLISH AND REMOVE EXISTING WINDOW INCLUDING JAMBS, FRAMING, AND ALL ASSOCIATED COMPONENTS IN ITS ENTIRETY.
- DEMOLISH AND REMOVE EXISTING CASEWORK, WALL CABINETS, BUILT-IN CABINETS, COUNTERTOPS, FRAMING, AND ALL ASSOCIATED COMPONENTS IN ITS ENTIRETY.
- DEMOLISH AND REMOVE EXISTING PLUMBING FIXTURES AND TEMPORARILY CAP ALL PIPES.
- DEMOLISH AND REMOVE EXISTING SINK AND CAP ALL PIPES FROM SOURCE.
- EXISTING EXTERIOR SIDINGS AND TRIMS TO BE REMOVED. PREPARE SURFACE TO RECEIVE METAL FURRING AND DRYWALL.
- DEMOLISH AND REMOVE EXISTING PAVEMENT WALK AND STEPS. PREPARE AREA TO RECEIVE NEW FOUNDATION AND SLAB.
- DEMOLISH AND REMOVE EXISTING SHRUBS.

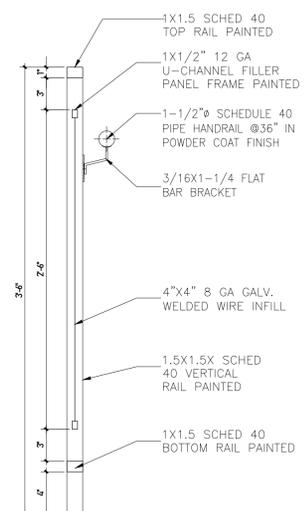
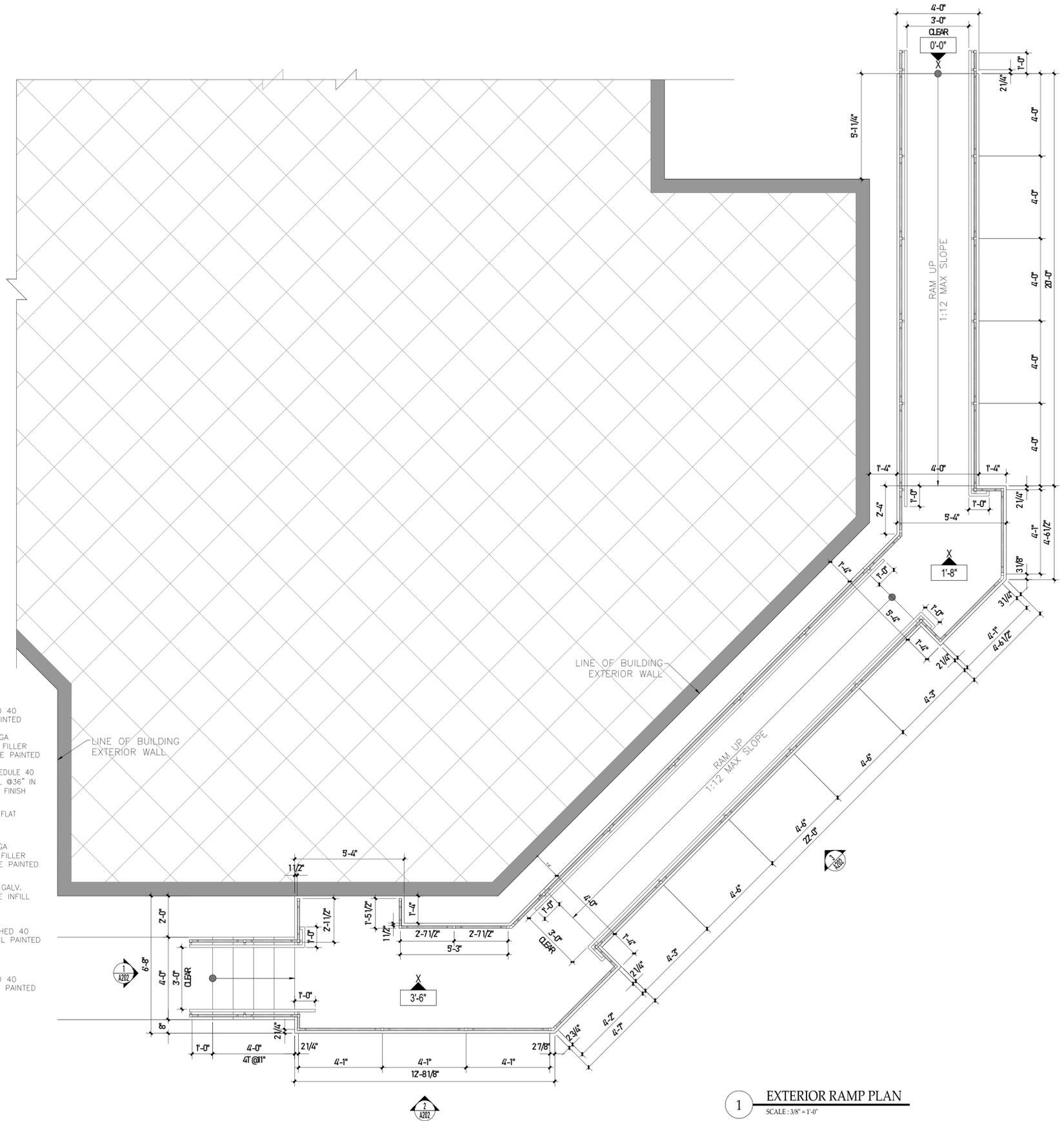


2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

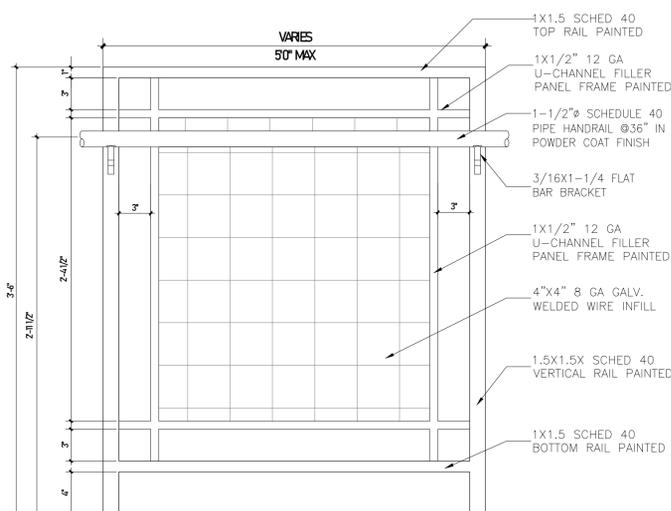


DIMENSIONAL CODE COMPLIANCE

- ALL RAMP SECTIONS ARE DESIGNED TO ALLOW A MAXIMUM SLOPE OF 1:12 OR 1" OF RISE FOR EVERY 12" OF RUN. THE RAMP SYSTEM CAN BE ADJUSTED TO ACCOMMODATE A LESSER SLOPE OF 1:20 IF DESIRED.
- RAMP LAYOUT DRAWINGS PROVIDED DO NOT ALLOW FOR ANY RAMP TO TRAVEL A DISTANCE OF 30 FEET (30" VERTICALLY) WITHOUT INCLUDING A RESTING PLATFORM. ALL RAMPS, STEPS, AND PLATFORMS SHOULD BE INSTALLED ACCORDING TO THE SUPPLIED DRAWINGS.
- ALL RAMP SECTIONS AND STAIRS ARE DESIGNED TO ALLOW A CLEARANCE OF 48" BETWEEN HANDRAILS.
- ALL PLATFORMS ARE DESIGNED TO BE WIDER THAN THE RAMP SECTION OR STEP LEADING UP TO THEM AND AT LEAST 60" LONG IN THE DIRECTION OF TRAVEL.
- ALL PLATFORMS ARE DESIGNED TO ALLOW AT LEAST A 60" DIAMETER AREA OF CLEARANCE FREE OF OBSTRUCTIONS.
- ALL GUARDRAILS WILL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH IN ANY AREA.
- RAMP AND PLATFORM GUARDRAILS ARE ALL DESIGNED TO BE 42" HIGH MEASURED VERTICALLY FROM THE WALKING SURFACE TO THE TOP OF THE RAIL.
- GUARDRAILS AND HANDRAILS ARE PROVIDED ON BOTH SIDES OF ALL RAMPS AND STEPS.
- ALL RAMP AND STEP HANDRAILS ARE DESIGNED TO BE CONTINUOUS ALONG RAMP RUNS, AND IN BETWEEN THE INSIDE CORNER OF 90° AND 180° TURNS IN RAMP DIRECTIONS. HANDRAILS ARE NOT INTERRUPTED BY POSTS OR OTHER OBSTRUCTIONS.
- ALL HANDRAILS HAVE A CLEARANCE OF 2-1/4" BETWEEN THE HANDRAIL AND POST. HANDRAILS ARE CONSTRUCTED OF 1-1/4" SCH 40 PIPE WITH AN OUTSIDE DIAMETER OF 1.66"
- RAMP HANDRAILS ARE DESIGNED TO BE 36" HIGH MEASURED VERTICALLY FROM THE WALKING SURFACE TO THE TOP OF THE RAIL. RAMP HANDRAILS EXTEND 12" PAST THE END OF THE SLOPE PARALLEL TO THE GROUND SURFACE AND RETURN TO THE CLOSEST RAIL POST OR WALL IF NEEDED DUE TO DOOR SWING INTERFERENCE AT THE TOP OF THE RAMP.
- STEP HANDRAILS ARE DESIGNED TO BE 36" HIGH MEASURED VERTICALLY FROM THE WALKING SURFACE TO THE TOP OF THE RAIL. STEP HANDRAILS EXTEND 12" PAST THE TOP STEP NOSING PARALLEL TO THE GROUND SURFACE AND RETURN TO THE CLOSEST RAIL POST OR WALL IF NEEDED DUE TO DOOR SWING INTERFERENCE AT THE TOP OF THE STEP. STEP HANDRAILS ALSO EXTEND ONE TREAD WIDTH PAST THE BOTTOM STEP TREAD (11") AND RETURN TO THE CLOSEST RAIL POST.
- ALL RAMP SECTIONS ARE DESIGNED TO INCORPORATE A 3-1/4" HIGH CURB ADJACENT TO THE WALKING SURFACE ON BOTH SIDES.
- ALL STEP TREADS ARE DESIGNED TO HAVE A UNIFORM DEPTH OF 12" WITH A 1" NOSING FOR AN EFFECTIVE RUN OF 11" PER STEP. ALL STEP TREADS ARE ALSO DESIGNED TO HAVE A UNIFORM HEIGHT OF EITHER 6", 6-1/2", OR 7" DEPENDING ON THE OVERALL HEIGHT OF THE STEP ASSEMBLY. ALL STEP RISERS ARE CLOSED IN BETWEEN TREADS.
- ALL STEP NOSING HAVE A UNIFORM RADIUS OF 1/4" AND AN UNDERSIDE ANGLE OF 60° FROM THE HORIZONTAL.



C TYPE-B SECTION
SCALE: 1-1/2" = 1'-0"



D TYPE-B ELEVATION
SCALE: 1-1/2" = 1'-0"

2 TYPICAL RAILING DETAIL
SCALE: 1-1/2" = 1'-0"

1 EXTERIOR RAMP PLAN
SCALE: 3/8" = 1'-0"

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NY 034364

CONSULTANT

PROJECT TITLE
**ADDITION AND ALTERATIONS TO
CREATING SMILES FAMILY DENTAL**
1400 BROAD STREET, BLOOMFIELD, NJ 07003

OWNER
ELIZABETH SANDOVAL, DMD
1400 BROAD STREET
BLOOMFIELD, NJ 07003

ISSUE	DATE	DESCRIPTION
1	4/7/25	ISSUED FOR BD/PERMIT

DRAWING TITLE
**EXTERIOR RAMP ENLARGED PLAN
AND DETAILS**

SCALE	AS SHOWN	DRAWN BY	NJA
CHECKED BY	ES	APPROVED BY	ES
PROJECT NO.	CS9-2426	DATE	11/3/25

DRAWING NUMBER:
A-201



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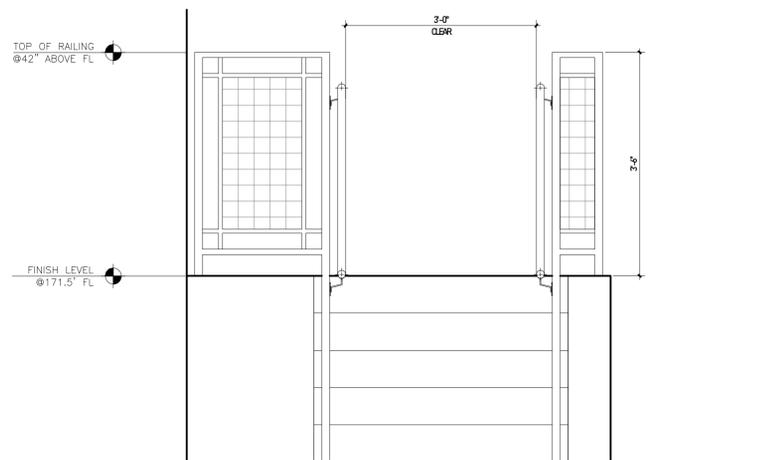
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EXTERIOR RAMP
ELEVATIONS

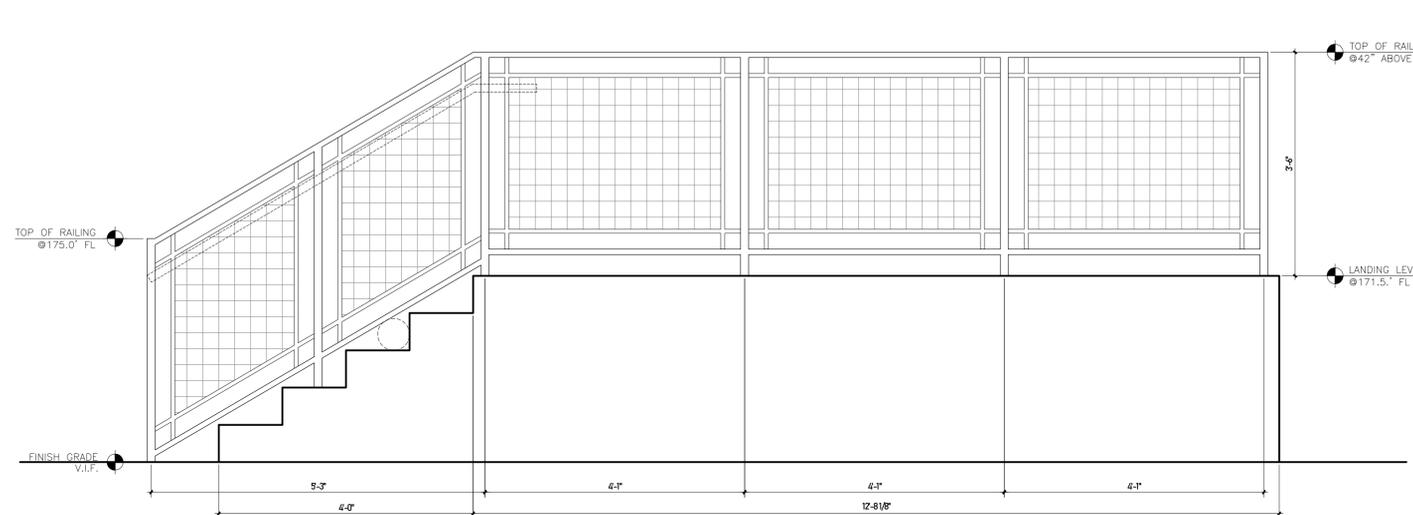
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CHECKED BY	ES	APPROVED BY	ES
PROJECT NO.	CSF-24126	DATE	11/3/25

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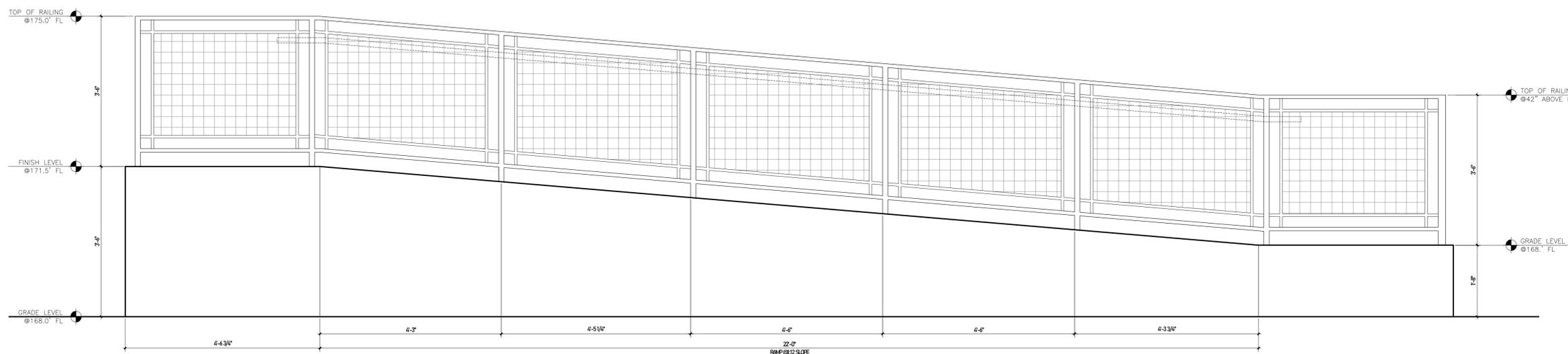
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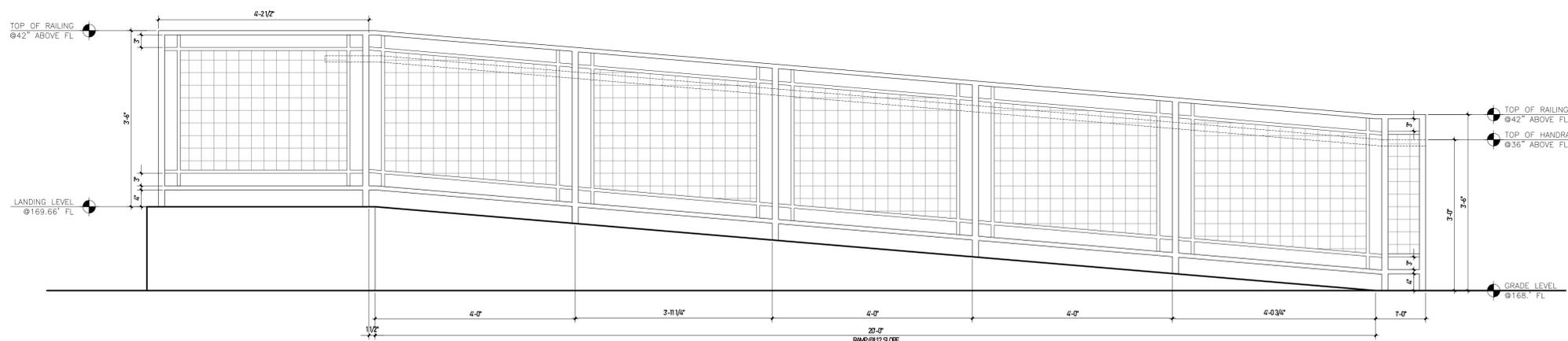
1 EXTERIOR RAMP RAILING ELEVATION
SCALE: 3/4" = 1'-0"



2 EXTERIOR RAMP RAILING ELEVATION
SCALE: 3/4" = 1'-0"



3 EXTERIOR RAMP RAILING ELEVATION
SCALE: 3/4" = 1'-0"



4 EXTERIOR RAMP RAILING ELEVATION
SCALE: 3/4" = 1'-0"



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NO.	DATE	DESCRIPTION
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DRAWING TITLE

BUILDING ELEVATIONS

SCALE	AS SHOWN	DRAWN BY	NJA
CHECKED BY	ES	APPROVED BY	ES
PROJECT NO.	CSF-2426	DATE	11/3/25

DRAWING NUMBER:

A-301

