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0 1/4" 1" 2" 3" 4" 5"

FILENAME:Y:\Projects\2022\022093\Drawings\Current Set\01_022093_A0-1.dwg | PLOTTED BY:Hartley, Stephen | DATE: October 18, 2023

ARCH. DWG. ABBREVIATIONS AND SYMBOLS

L	ANGLE
℄	CENTERLINE
ABV	ABOVE
ACT.	ACOUSTICAL CEILING TILE
ADJ.	ADJUSTABLE
AHJ	AUTHORITY HAVING JURISDICTION
AL.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BM.	BEAM
B.O.	BOTTOM OF
CER.	CERAMIC
C.G.	CORNER GUARD
C.J.	CONTROL JOINT
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
C.O.	CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
COORD.	COORDINATE
C.T.	CERAMIC TILE
CTR.	CENTER
D	DEPTH
DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DRINKING FOUNTAIN
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DWG.	DRAWING
(E)	EXISTING
EA.	EACH
E.I.F.S.	EXTERIOR INSUL. & FINISH SYSTEM
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
EMER.	EMERGENCY
EQ.	EQUAL
EQMT.	EQUIPMENT
ETR	EXISTING TO REMAIN
EXST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.S.	FLOOR SINK
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
FIN.	FINISH
FIXT.	FIXTURE
FL.	FLOOR
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
FRMG.	FRAMING
FRP.	FIBER GLASS REINFORCED POLYESTER
F.R.T.	FIRE RETARDANT TREATED
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
GR.	GRADE
GYP.	GYPSUM
GYP BD.	GYPSUM WALLBOARD
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
H.D.	HEAVY DUTY
HDWD	HARDWOOD
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HGT.	HEIGHT
HSS	HOLLOW STEEL SECTION
I.D.	INSIDE DIMENSION
I.G.	INSULATING, GLASS
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
JHA	JURISDICTION HAVING AUTHORITY
L.	LENGTH
LAM.	LAMINATE
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
MTD.	MOUNTED
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIMENSION
O.H.	OVERHANG
OPP.	OPPOSITE
OTS	OPEN TO STRUCTURE
PL.	PLATE
P. LAM.	PLASTIC LAMINATE
PLUMB.	PLUMBING
PLYWD.	PLYWOOD
P.T.	PRESSURE TREATED
PTD.	PAINTED
Q.T.	QUARRY TILE
R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
REINF	REINFORCED
REQD	REQUIRED
R.O.	ROUGH OPENING
R.T.U.	ROOF TOP UNIT (HVAC)

RWC	RAINWATER CONDUCTOR
S.C.	SOLID CORE
SCHED.	SCHEDULED
SHT.	SHEET
S.J.	SAWCUT JOINT
SIM.	SIMILAR
SPEC.	SPECIFICATION
S.ST.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUC.	STRUCTURAL
SUSP.	SUSPENDED
TEL.	TELEPHONE
T&G	TONGUE AND GROOVE
T.G.	TEMPERED GLASS
T.G.P.	TEMPERED PRIVACY GLASS
T.G./SP.	TEMPERED SPANDREL GLASS
T.I.G.	TEMPERED INSULATING GLASS
THK.	THICK
T.O.	TOP OF
TS	TUBE STEEL
TYP.	TYPICAL
U.G.	UNDERGROUND
U.O.N.	UNLESS OTHERWISE NOTED
U.N.O.	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
W/	WITH
WD	WOOD
W/O	WITHOUT
WP	WATERPROOF
WSCT.	WAINSCOT

Symbol	Description
000	COLUMN LINE IDENTIFICATION
00 / A0.0	DETAIL/DWG.
00 / A0.0	SECTION/DWG.
3 ## / A#.# 1	INTERIOR ELEVATIONS
00 / A0.0	ELEVATION/DWG.
+0'-0" FIN FL	ELEVATION
#	KEY NOTE
VB1	FINISH
P#	PARTITION TYPE
RETAIL XXX	ROOM & NUMBER
XX	DOOR NUMBER
FE	FIRE EXTINGUISHER
(XXXXX)	PROJECT MANUAL SECTION REF.
XXX.XX	MILLWORK ID TAG, REF. ON ENLARGED PLANS
	WALL BUMPER (10300)
	NEW PARTITIONS
	EXISTING WALLS
	EXISTING WALLS
	NEW PONY WALLS
	REMOVE / RELOCATE ELEMENT
	LIGHT FIXTURE IN SUSPENDED ACOUSTIC TILE CEILING, REF. ELEC.
	RECESSED DOWN LIGHT FIXTURE
	LIGHT FIXTURE, REF. ELEC.
	NARROW STRIP LIGHT WITH REFLECTOR, REF. ELEC.
	EXIT SIGN
	EXIT SIGN / EMERGENCY LIGHT COMBO FIXTURE
	EMERGENCY LIGHT FIXTURE
	EXTERIOR WALL MOUNTED LIGHT FIXTURE
	EXTERIOR CANOPY DOWN LIGHT FIXTURE
	EXTERIOR WALL MOUNTED GOOSENECK LIGHT FIXTURE
	PENDANT LIGHTS
	TRACK LIGHTS
	UNDER CABINET TASK LIGHT
	CEILING MOUNTED PROCEDURE OVERHEAD LIGHT (10300) WITH ADJUST. ARMATURE MAX REACH DISTANCE SHOWN DASHED
	CEILING MOUNTED WET TABLE OVERHEAD LIGHT (10300) WITH ADJUST. ARMATURE MAX REACH DISTANCE SHOWN DASHED

PROJECT TEAM

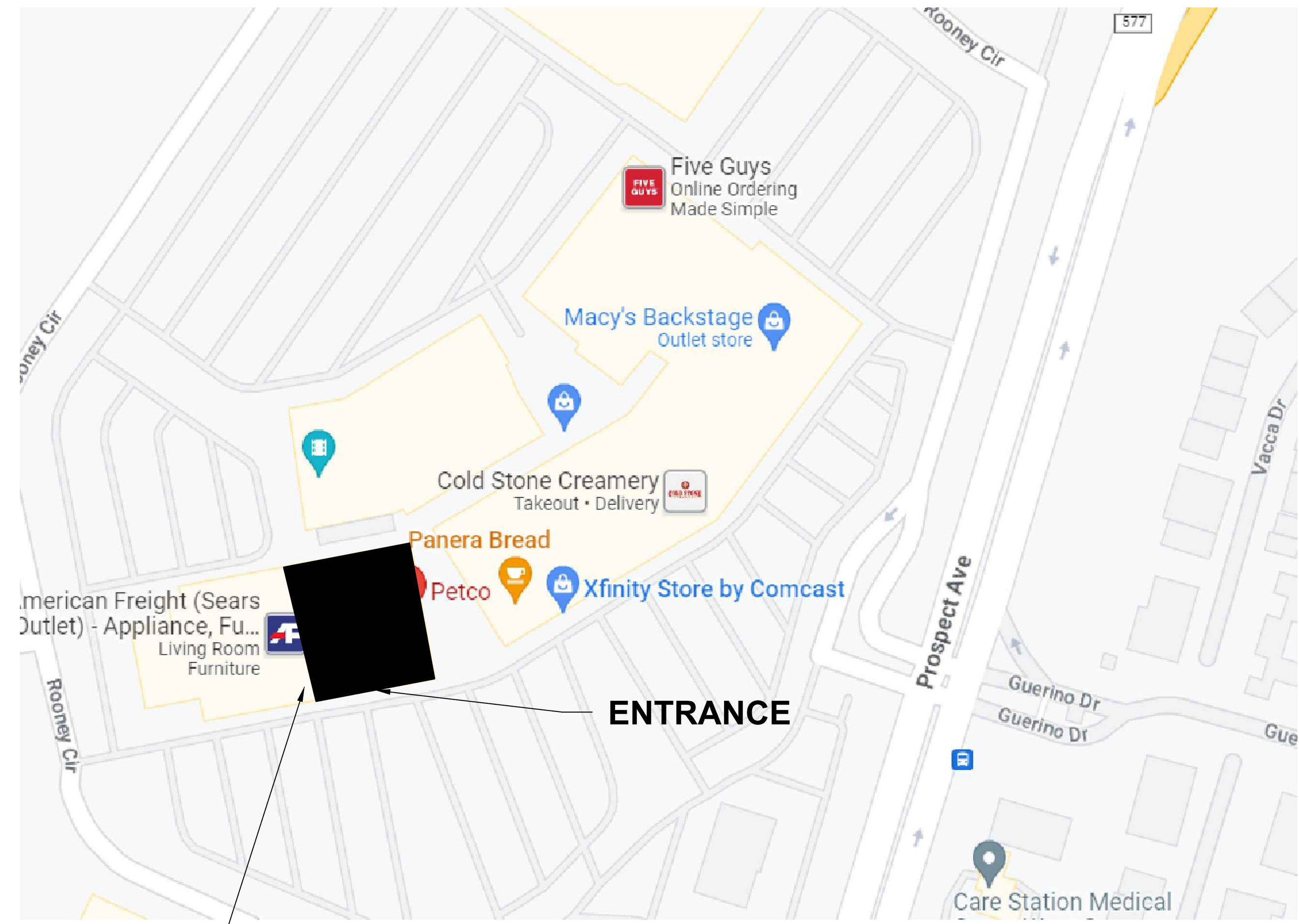
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SITE KEY PLAN

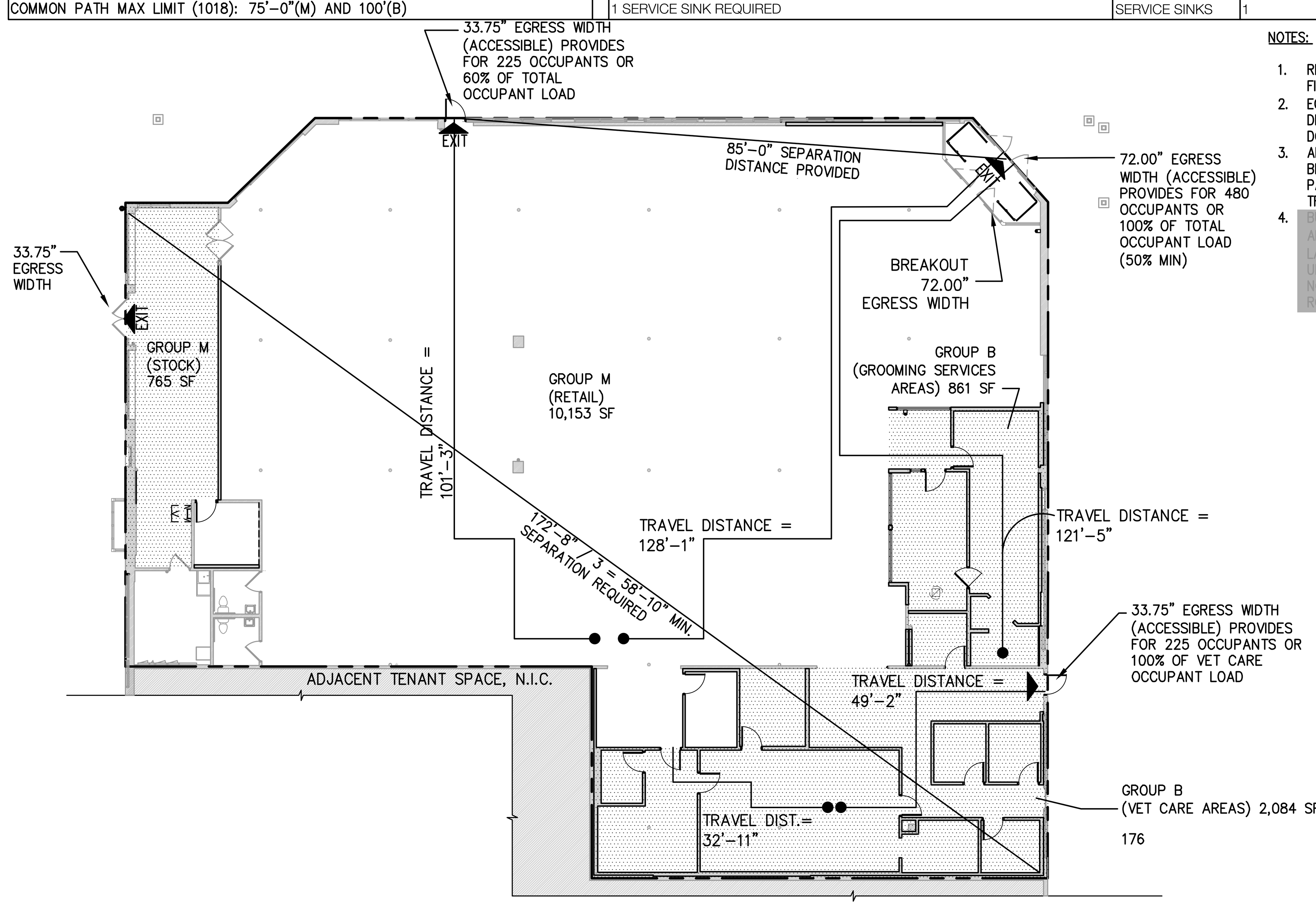


CODE DATA

≡APPLICABLE CODES:	
BUILDING/STRUCTURAL CODE: 2021 INTERNATIONAL BUILDING CODE, NJ EDITION FIRE CODE: 2015 NEW JERSEY FIRE CODE; 2015 NFPA PLUMBING CODE: 2021 NATIONAL STANDARD PLUMBING CODE, NJ EDITION MECHANICAL CODE: 2021 INTERNATIONAL MECHANICAL CODE ELECTRICAL CODE: 2020 NATIONAL ELECTRICAL CODE; NFPA 70 ENERGY CODE: 2021 INTERNATIONAL ENERGY CONSERVATION CODE; ASHRAE 90.1–2016 ACCESSIBILITY CODE: BARRIER FREE SUBCODE (CHAPTER 11 OF IBC/2021 & NJAC 5:23–7) ICC/ANSI A117.1–2017	
OCCUPANCY GROUP (MIXED): M MERCANTILE and B BUSINESS (SECTION 309)	
BUILDING SHELL TYPE of CONSTRUCTION (TABLE 601): TYPE II–B FBCEB 301.1.2: WORK AREA COMPLIANCE METHOD, ALTERATION LEVEL II (SECTION 504)	
ALLOWABLE AREAS (W/ FULLY SPRINKLERED SYSTEM (TABLE 506.2):	ALLOWABLE BUILDING AREA: 50,000 SF ACTUAL BLDG. AREA (BOMA): 13,582 SF
FIRE SEPARATION ASSEMBLY BETWEEN GROUP M TENANTS, W/ EXCEPTION FOR FULLY SPRINKLERED SYSTEM (TABLE 508.3.3; TABLE 508.4): NONE	
EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2):	REQUIRED (W/ SPRINKLER SYSTEM): 250'–0" PROVIDED: SEE PLAN
DEAD–END CORRIDOR MAX LIMIT (SECTION 1020.4, W/ AUTOMATIC SPRINKLER SYSTEM): 50'–0"	
COMMON PATH MAX LIMIT (1018): 75'–0"(M) AND 100'(B)	

LIFE SAFETY OCCUPANT LOAD (NFPA TABLE 7.3.1.2):[GROSS]				EGRESS WIDTH (NJBC TABLE 1005.3.2 EX. 1):			NUMBER of EXITS (1006) ACCESSIBLE (SECTION 1009)	
FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	EGRESS CAPACITY FACTOR	REQUIRED	PROVIDED	REQUIRED	PROVIDED
(M) RETAIL	10,153 SF	30	339	0.15	0.35"	105.50"	2	2
(B) GROOMING	861 SF	100	9	0.15	1.29"		1	1 (THROUGH RETAIL)
(B) VET CARE (BOMA)	2,084 SF	100	21	0.15	3.13"	33.75"	1	1
(M) STOCK	765 SF	300	4	0.15	0.00"	33.75"	1	1
TOTAL:	13,863 SF		373	0.15	4.78"	173.00"	2 ACCESSIBLE	

PLUMBING FIXTURE OCCUPANT LOAD (NJBC TABLE 1004.5; NSPC TABLE 7.21.1):[GROSS]						
FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	FIXTURE TYPE	REQUIRED / SEX	PROVIDED
(M) RETAIL	10,153 SF	60	169			
(B) GROOMING	861 SF	150	6			
(B) VET CARE (BOMA)	2,084 SF	150	14			
(M) STOCK / PRE-SALES	765 SF	300	3			
TOTAL:	13,863 SF		191			
1 MALE, 2 FEMALE FOR 51 - 150 EACH SEX				WATER CLOSETS	1(M), 2(F)	MEN = 1; WOMEN = 1; ALL GENDER = 1
1 EACH FOR PER 51 - 150 EACH SEX				LAVATORIES	1	MEN = 1; WOMEN = 1; ALL GENDER = 1
1 PER 500 PERSONS				DRINKING FOUNTAINS	1	2
1 SERVICE SINK REQUIRED				SERVICE SINKS	1	2



NOTES:

1. REFER TO DRAWING FP1 FOR RETAIL STORE FIXTURE LAYOUT.
2. EGRESS WIDTHS SHOWN ON 'CODE DATA' DIAGRAM FOR AUTOMATIC SLIDING ENTRANCE DOORS ARE FOR BREAKOUT DOOR PANELS.
3. ALL CONCEALED WOOD AND PLYWOOD BLOCKING USED IN TENANT SPACE PARTITIONS SHALL BE FIRE RETARDANT TREATED.
4. BUILDING SHELL DESIGN DETAILS AND ALTERATIONS ARE BY OTHERS / BY LANDLORD'S BUILDING SHELL ARCHITECT, UNDER SEPARATE CONTRACT INCLUDING BUT NOT LIMITED TO STRUCTURAL REINFORCING OF ROOF AND EXTERIOR WALL OPENINGS. NOT APPLICABLE

N

PROTOTYPE VERSION: NEXUS SCHEME 3, EXHIBIT B 23Q1.00

PETCO SD	FP ISSUE DATES	PETCO SD	FP ISSUE DATES	PETCO SD	FP ISSUE DATES	PETCO SD	FP ISSUE DATES	PETCO SD	FP ISSUE DATES
C. DiCicco	01/30/23								
C. DiCicco	05/09/23								

petco THE HEALTH + WELLNESS CO.

WEST ORANGE, NJ STORE #0776-001

TENANT IMPROVEMENTS / REMODEL:
EXPANSION OF PETCO SPACE INTO ADJACENT TENANT SPACE FOR ANCILLARY USE OF VETERINARY CARE OFFICE

495 PROSPECT AVENUE
WEST ORANGE, NJ 07052

DRAWING INDEX

SHEET NO.	DRAWING TITLE	FIRST REVIEW CD SET 04/07/23	COMPREHENSIVE REVIEW CD SET 04/27/23	75%CD VARIANCE REVIEW	FINAL REVIEW CD SET 05/12/23	100% CD SET 08/25/23	PERMIT FILING SET 00/00/00
A0.1	Code Data and Project Data	◇	◇	◇	◇	◇	◇
FP1	Store Fixture Plan	◇	◇	◇	◇	◇	◇
A0.3	Vendor and Contractor Responsibilities	◇	◇	◇	◇	◇	◇
A0.4	Vendor and Contractor Responsibilities	◇	◇	◇	◇	◇	◇
A1.0	Site Plan						◇
A1.1	Demolition Plan	◇	◇	◇	◇	◇	◇
A1.2	Inter. Wall Verification Plan		◇	◇	◇	◇	◇
A2.1	Architectural Floor Plan	◇	◇	◇	◇	◇	◇
A2.2	Architectural Floor Finish Plan	◇	◇	◇	◇	◇	◇
A2.3	Finish Schedule and Finish Legend	◇	◇	◇	◇	◇	◇
A2.4	Architectural Reflected Ceiling Plan	◇	◇	◇	◇	◇	◇
A2.5	Millwork and Blocking Plan and Schedules		◇	◇	◇	◇	◇
A2.6	Architectural Roof Plan					◇	◇
A3.1	Door Schedule and Door Types	◇	◇	◇	◇	◇	◇
A3.2	Door and Door Sign Details	◇	◇	◇	◇	◇	◇
A4.1A	Exterior Facade Elevations	◇	◇	◇	◇	◇	◇
A4.1B	Exterior Facade Elevations	◇	◇	◇	◇	◇	◇
A5.1	NOT USED						
A5.2	NOT USED						
A5.3	Interior Wall Sections		◇	◇	◇	◇	◇
A5.4	Interior Partition Types and Details		◇	◇	◇	◇	◇
A5.5	Interior Partition Types and Details		◇	◇	◇	◇	◇
A5.6	Partition Framing Details		◇	◇	◇	◇	◇
A5.7	Interior Wall Sections and Wall Details		◇	◇	◇	◇	◇
A6.1	Architectural Exterior Details		◇	◇	◇	◇	◇
A7.1A	Architectural Large Scale Floor Plan		◇	◇	◇	◇	◇
A7.1B	Architectural Large Scale Floor Plan		◇	◇	◇	◇	◇
A7.2	NOT USED						
A8.1	Architectural Interior Details		◇	◇	◇	◇	◇
A8.2	Architectural Interior Details		◇	◇	◇	◇	◇
A8.3	NOT USED						
A8.4	Architectural Interior Details		◇	◇	◇	◇	◇
A8.5A	Architectural Interior Details		◇	◇	◇	◇	◇
A8.5B	Architectural Interior Details		◇	◇	◇	◇	◇
A8.6	Architectural Interior Details		◇	◇	◇	◇	◇
A8.7	Architectural Interior Details		◇	◇	◇	◇	◇
A9.1	Back of House Area Interior Elevations		◇	◇	◇	◇	◇
A9.2	Grooming Area Interior Elevations		◇	◇	◇	◇	◇
A9.3	Retail Area Interior Elevations	◇	◇	◇	◇	◇	◇
A9.4	Paint Stencil Elevations		◇	◇	◇	◇	◇
A9.5	NOT USED						
A9.7A	Vet Care Area Interior Elevations		◇	◇	◇	◇	◇
A9.7B	Vet Care Area Interior Elevations		◇	◇	◇	◇	◇
A9.8	Vet Care Area Interior Elevations		◇	◇	◇	◇	◇
S.001	General Notes					◇	◇
S.102	Roof Framing Plan					◇	◇
S.201	Typical Framing Details					◇	◇
S.601	Sections and Details					◇	◇
S.610	Sections and Details					◇	◇
S.611	Sections and Details					◇	◇
PME1.1	Plumbing, Mechanical, Electrical Gen. Info					◇	◇
P1.1	Plumbing General Info & Schedules					◇	◇
P1.2	NOT USED						
P2.1	Plumbing Plan					◇	◇
P3.1	Sanitary Large Scale Plans & Details					◇	◇
P3.2	Water Large Scale Plans & Details					◇	◇
P3.3	NOT USED						
P4.1	Plumbing Riser Diagram & Details					◇	◇
M1.1	Mechanical General Info & Schedules					◇	◇
M2.1	Mechanical Plan					◇	◇
M3.1	Mechanical Large Scale Plans & Details					◇	◇
M3.2	NOT USED						
M4.1	Mechanical Details					◇	◇
F1.1	NOT USED						
E1.1	Electrical General Info & Schedules					◇	◇
E1.2	Panel Schedules					◇	◇
E1.3	Electrical Single Line Diagram & Details					◇	◇
E2.1	Electrical Lighting Plan					◇	◇
E2.2	Electrical Power Plan					◇	◇
E2.3	Sound and Communication System					◇	◇
E2.4	Security System Plan					◇	◇
E2.5	Energy Management System Plan					◇	◇
E3.1	Electrical Large Scale Plans & Details					◇	◇
E3.2	Electrical Large Scale Plans & Details					◇	◇
E3.3	NOT USED						

SBLM

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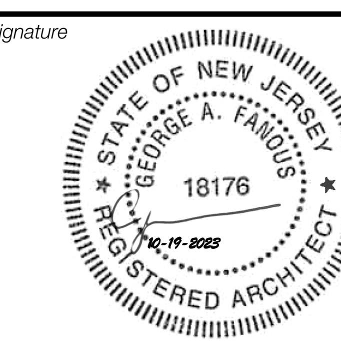
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Distribution:	*Date:*
EXISTING CONDITIONS PLAN	08-25-22
FIRST REVIEW CD SET	04-07-23
COMPREHENSIVE REVIEW CD SET	04-27-23
75% CD SET VARIANCE	05-04-23
FINAL REVIEW CD SET	05-12-23
100% CD SET	08-25-23

Seal & Signature



Project
West Orange, NJ
495 Prospect Avenue
West Orange, NJ 07052

Petco Store No. 0776-001 *Project No. 022093 / 22Q1.00*
Drawn By: DR *Checked By: JI*

CODE DATA AND PROJECT DATA

A0.1