



WAGA ENTERPRISES ARCHITECTS, LLC

ARCHITECTURE.
SPACE PLANNING.
INTERIOR DESIGN.
CONSTRUCTION SERVICES.

2109 ST. GEORGES AVENUE
RAHWAY, NEW JERSEY 07065
TEL - 732-382-2000
E-FAX - 732-903-2095

PROPOSED ALTERATION
MR. GHANIME
113 NORTH AVENUE WEST
CRANFORD, NEW JERSEY

GREGORY J. WAGA, R.A., AIA.

NEW JERSEY
21A101332800
NEW YORK 037184-1 PENNSYLVANIA RA407216
CONNECTICUT ARI.0014093 DELAWARE SS-0007819
VIRGINIA 0401017858 MARYLAND 19188
NORTH CAROLINA 13489 FLORIDA AR98285

PROJECT NO.: 21-093

START DATE: 24 JUN 2021

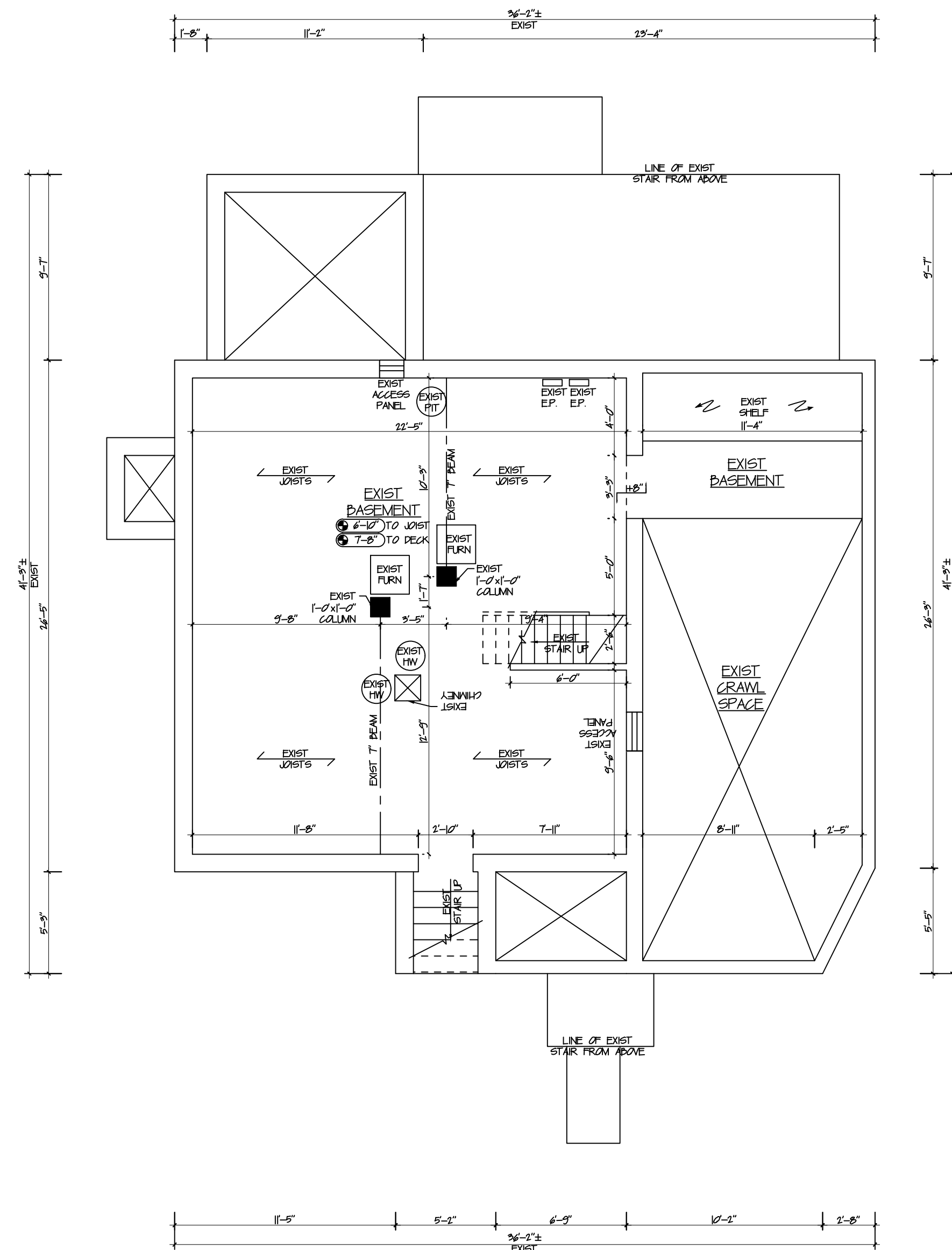
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AS BUILT	29 JUL 2021	DW
CONCEPT A	30 AUG 2021	DW
CONCEPT B	11 SEP 2021	DW
CONCEPT C	20 OCT 2021	DW
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PER CLIENT	25 APR 2023	CU
PER PB	08 JUN 2023	WL
PER PB	18 JUL 2023	CU

DRAWING DESCRIPTION:
EXIST FLOOR PLAN

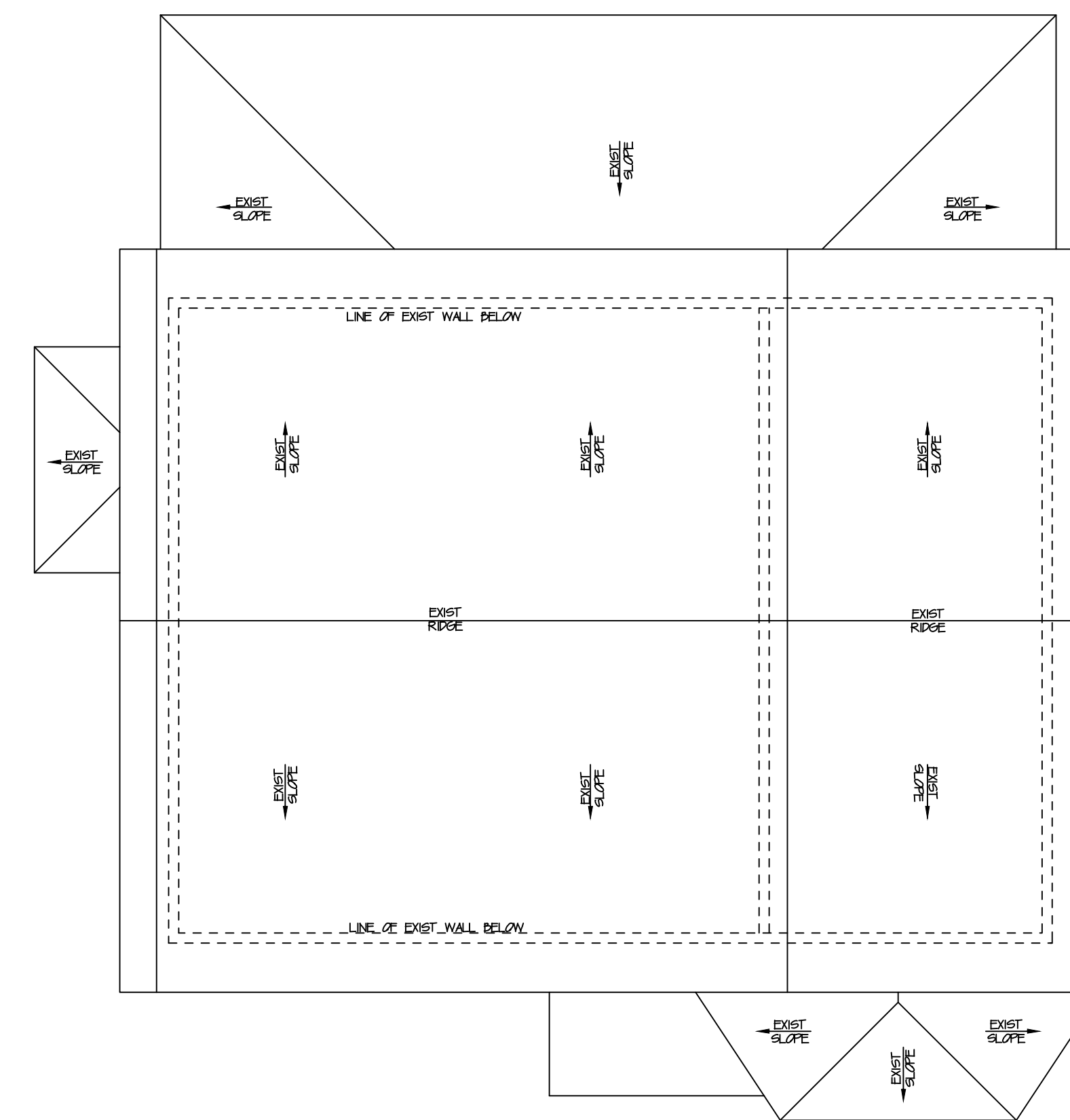
DRAWING NO.:

AB-1

1 OF 7



EXIST BASEMENT PLAN
SCALE: 3/16" = 1'-0"



EXIST ROOF PLAN
SCALE: 3/16" = 1'-0"

SYMBOL LEGEND

SYMBOL LEGEND				WALL LEGEND		GENERAL DEMOLITION:	
	RECESSED LIGHT WITH SWITCH DESIGNATION		CEILING MOUNTED COMBINATION LIGHT FIXTURE/EXHAUST FAN		COMBO SMOKE/CARBON DETECTOR TO BE HARDWIRED WITH BATTERY BACKUP		ELECTRICAL OUTLET
	CEILING MOUNTED LIGHT FIXTURE ON A SINGLE POLE PHOTOCELL @ CORRIDORS		SINGLE POLE SWITCH WITH CIRCUITING DESIGNATION		SMOKE DETECTOR TO BE HARDWIRED WITH BATTERY BACKUP		ELECTRICAL OUTLET - GROUND FAULT INTERRUPTER
	WALL MOUNTED LIGHT FIXTURE		THREE-WAY SWITCH WITH CIRCUITING DESIGNATION		CARBON MONOXIDE DETECTOR TO BE HARDWIRED WITH BATTERY BACKUP		ELECTRICAL OUTLET - WEATHER PROOF GROUND FAULT INTERRUPTER
					DOUBLE DUPLEX ELECTRICAL OUTLET		CEILING FAN
					EXIST		DEM
					NEW 1" GYP. BD. EACH SIDE 2"x4" WOOD STUD @ 16" O.C. USE GREEN BD. @ PLUMBING WALLS.		NEW (I) HOUR-RATED
					NEW CMU - SEE PLANS FOR SIZE		

SHORE ALL AS REQUIRED PRIOR TO DEMOLITION, REMOVE EXISTING SINKS, DOORS, WINDOWS, FLOORING, CEILING, WALLS AS REQUIRED. GAF PLUMBING, MECHANICAL, AND ELECTRICAL DURING THIS PHASE AS/IF REQUIRED. READY ALL SURFACES FOR NEW CONSTRUCTION. PATCH, REPAIR, REPLACE, AND ALIGN ALL AS REQUIRED TO MATCH EXIST.



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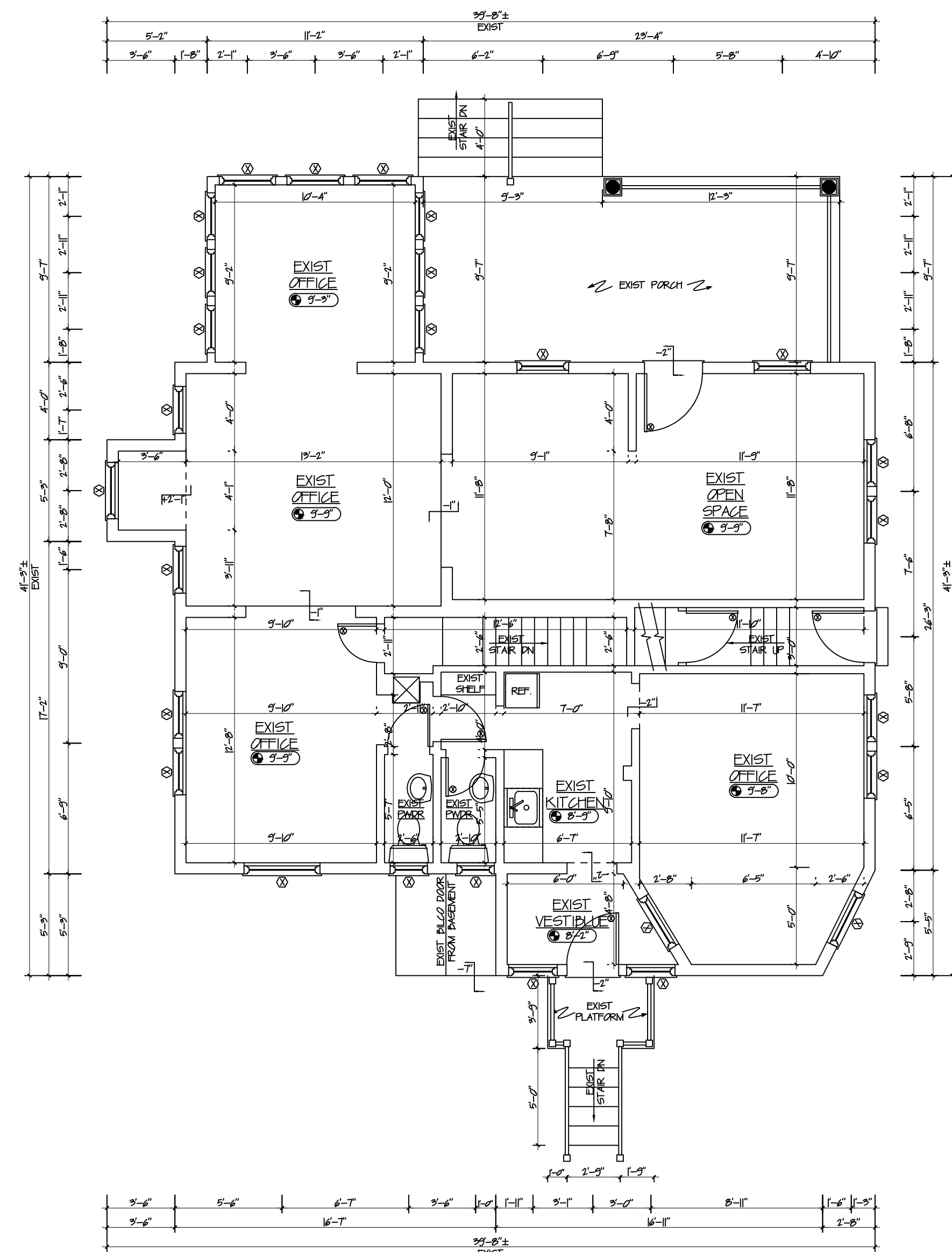
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DRAWING DESCRIPTION:
EXIST FLOOR PLANS

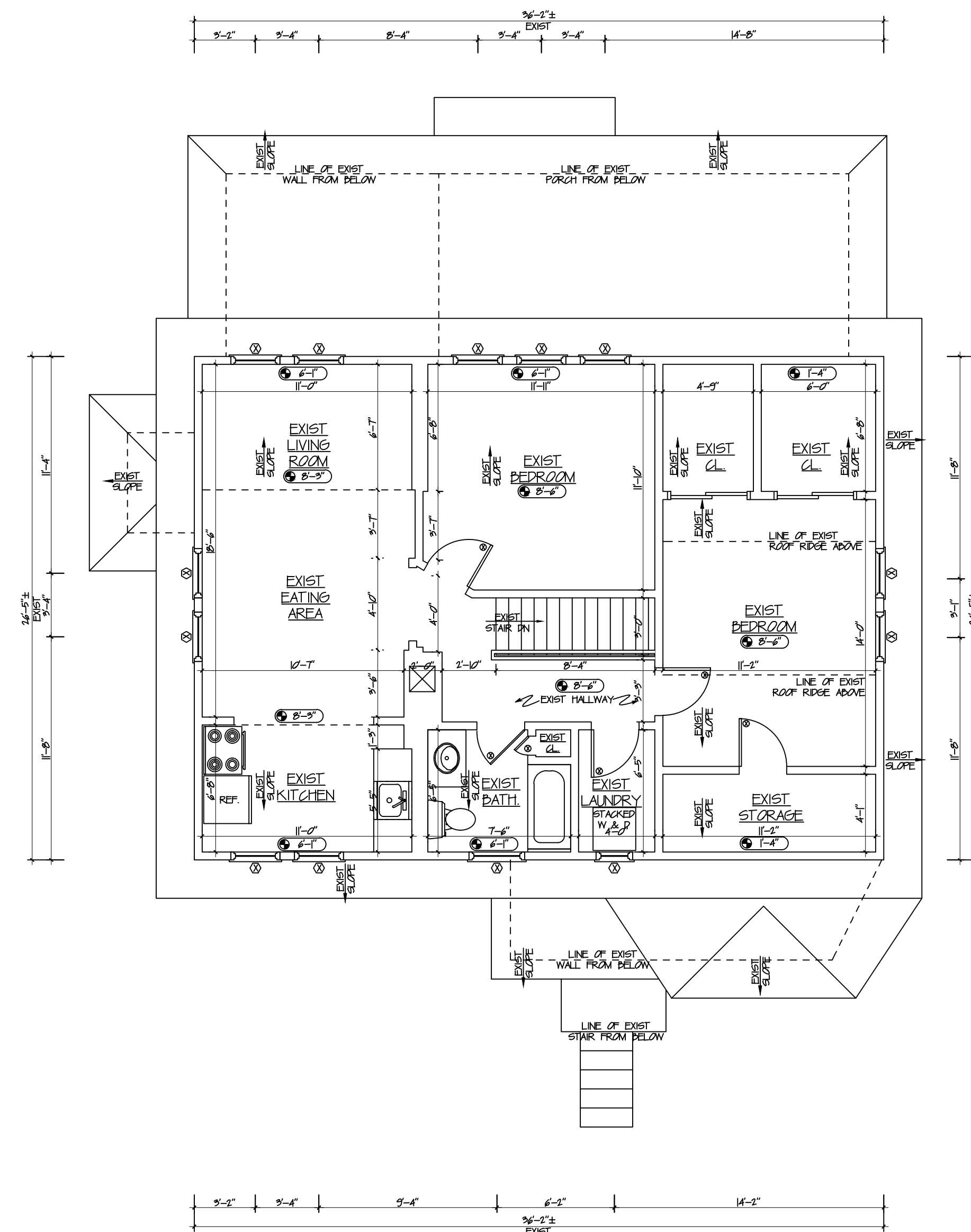
DRAWING NO.:

AB-2

2 OF 7



EXIST FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



EXIST SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

SYMBOL LEGEND

	RECESSED LIGHT WITH SWITCH DESIGNATION		CEILING MOUNTED COMBINATION LIGHT FIXTURE/EXHAUST FAN		COMBO SMOKE/CARBON DETECTOR TO BE HARDWIRED WITH BATTERY BACKUP		ELECTRICAL OUTLET
	CEILING MOUNTED LIGHT FIXTURE ON A SINGLE POLE (PHOTOCELL @ CORRIDORS)		SINGLE POLE SWITCH WITH CIRCUITING DESIGNATION		SMOKE DETECTOR TO BE HARDWIRED WITH BATTERY BACKUP		ELECTRICAL OUTLET - GROUND FAULT INTERRUPTER
	WALL MOUNTED LIGHT FIXTURE		THREE-WAY SWITCH WITH CIRCUITING DESIGNATION		CARBON MONOXIDE DETECTOR TO BE HARDWIRED WITH BATTERY BACKUP		ELECTRICAL OUTLET - WEATHER PROOF GROUND FAULT INTERRUPTER

WALL LEGEND

	EXIST
	DEM
	NEW 1/2" GYP. BD. EACH SIDE 2"x4" WOOD STUD @ 16" O.C. USE GREEN BD. @ PLUMBING WALLS.
	NEW (1) HOUR-RATED
	NEW CMU - SEE PLANS FOR SIZE

GENERAL DEMOLITION:

SHORE ALL AS REQUIRED PRIOR TO DEMOLITION. REMOVE EXISTING SIDING, DOORS, WINDOWS, FLOORING, CEILING, WALLS AS REQUIRED. CAP PLUMBING, MECHANICAL, AND ELECTRICAL DURING THIS PHASE AS/IF REQUIRED. READY ALL SURFACES FOR NEW CONSTRUCTION. PATCH, REPAIR, REPLACE, AND ALIGN ALL AS REQUIRED TO MATCH EXIST.

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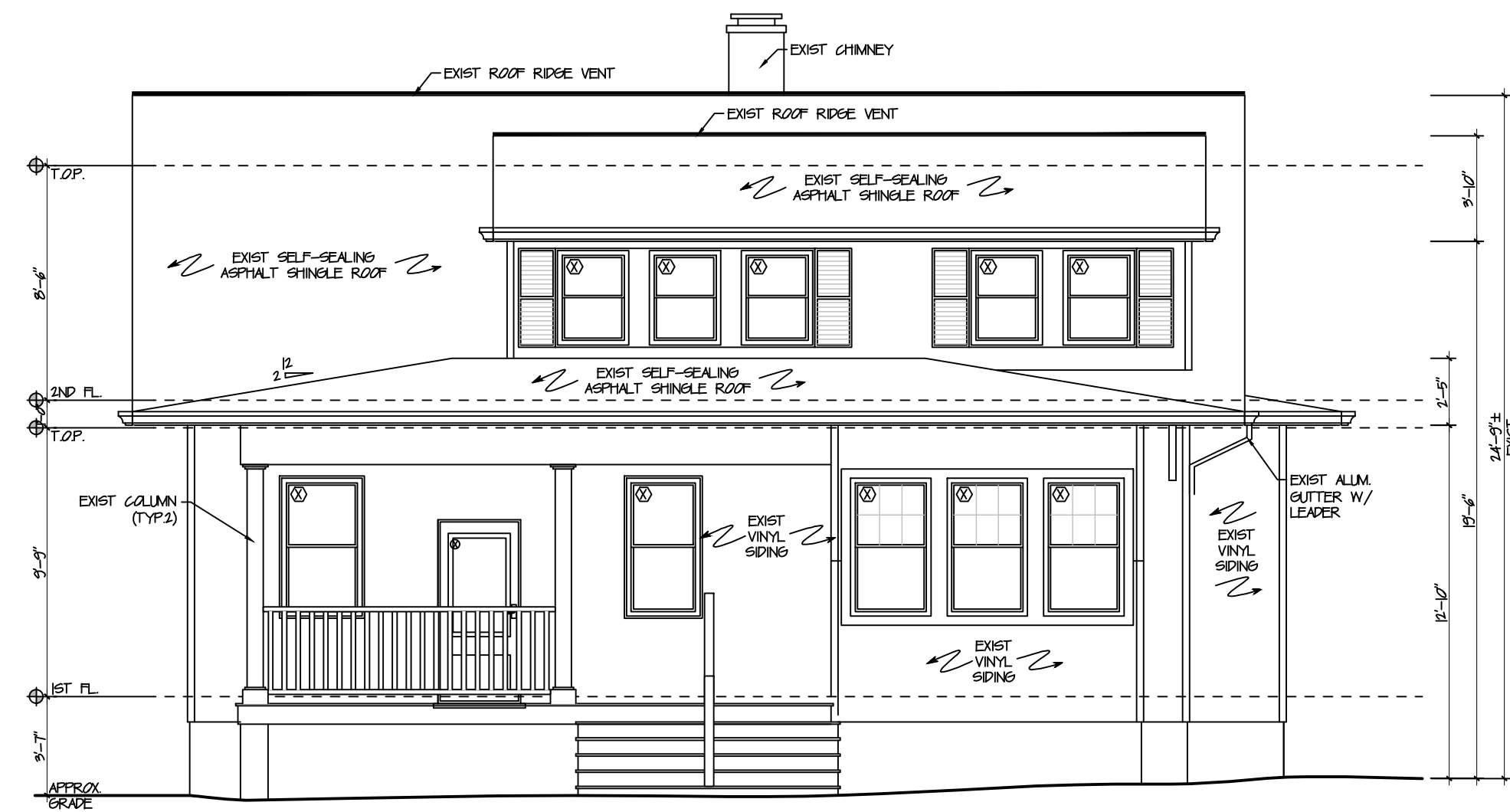
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PER PB	18 JUL 2023	CU

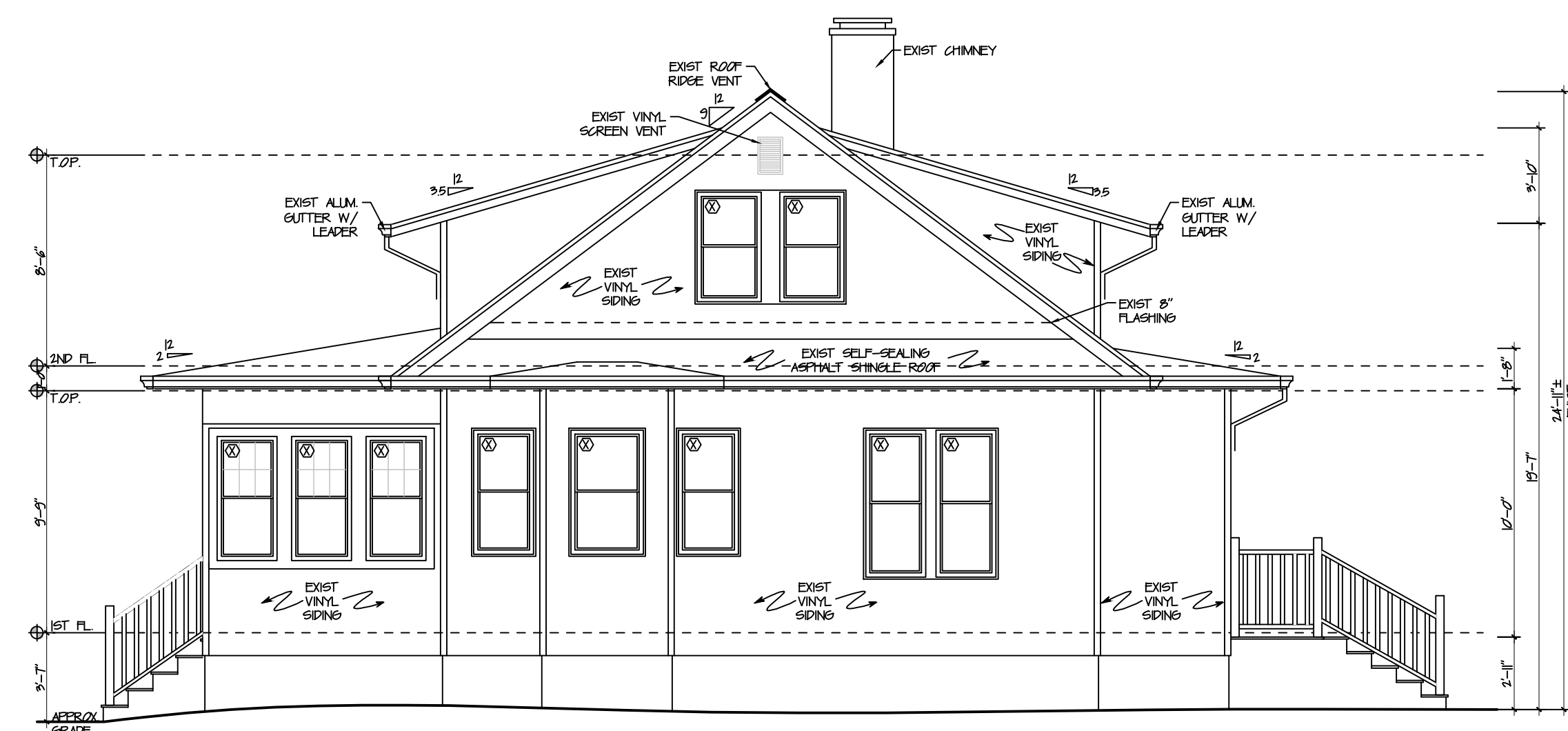
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EXIST ELEVATIONS

DRAWING NO.:

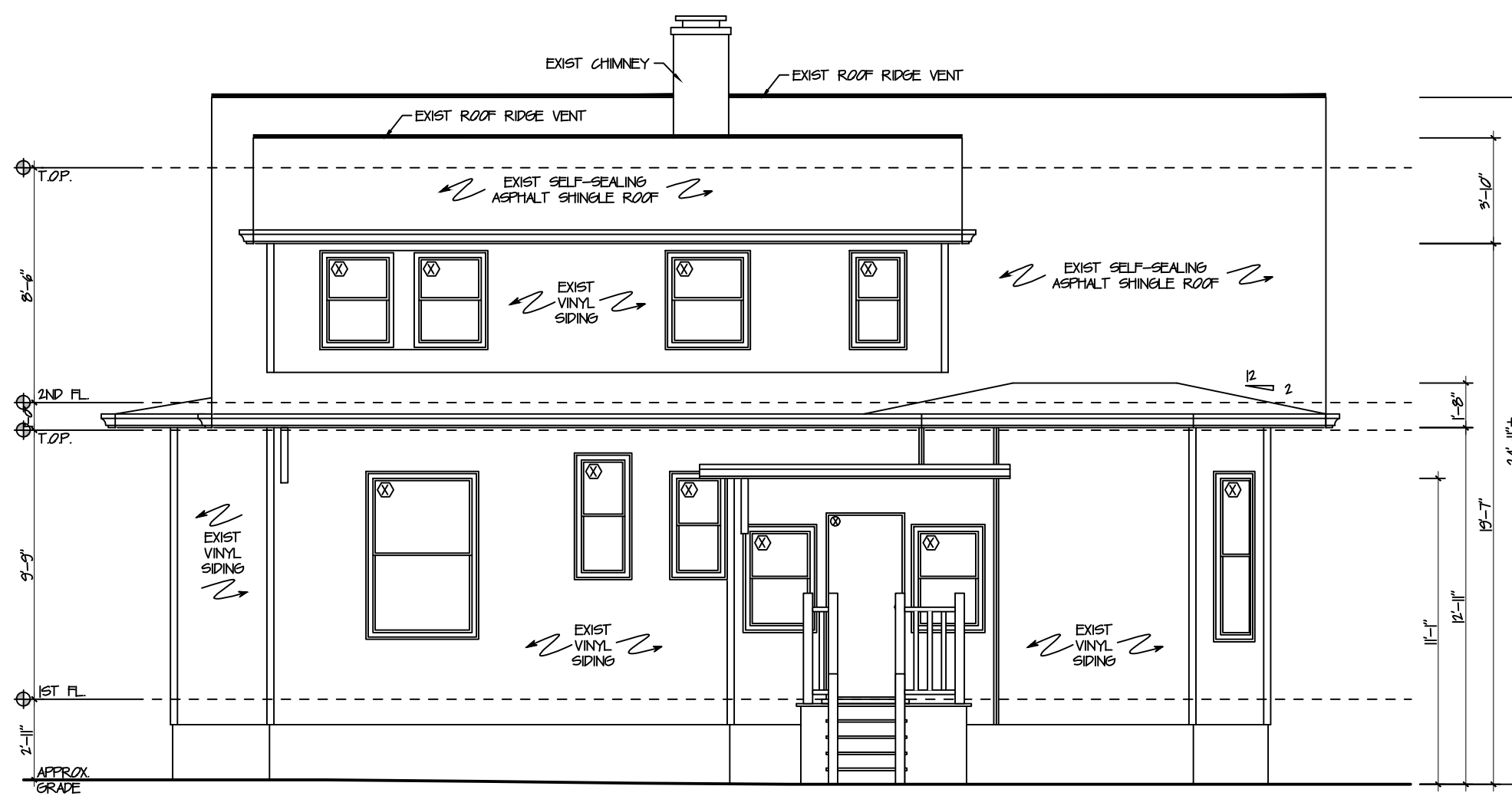
AB-3



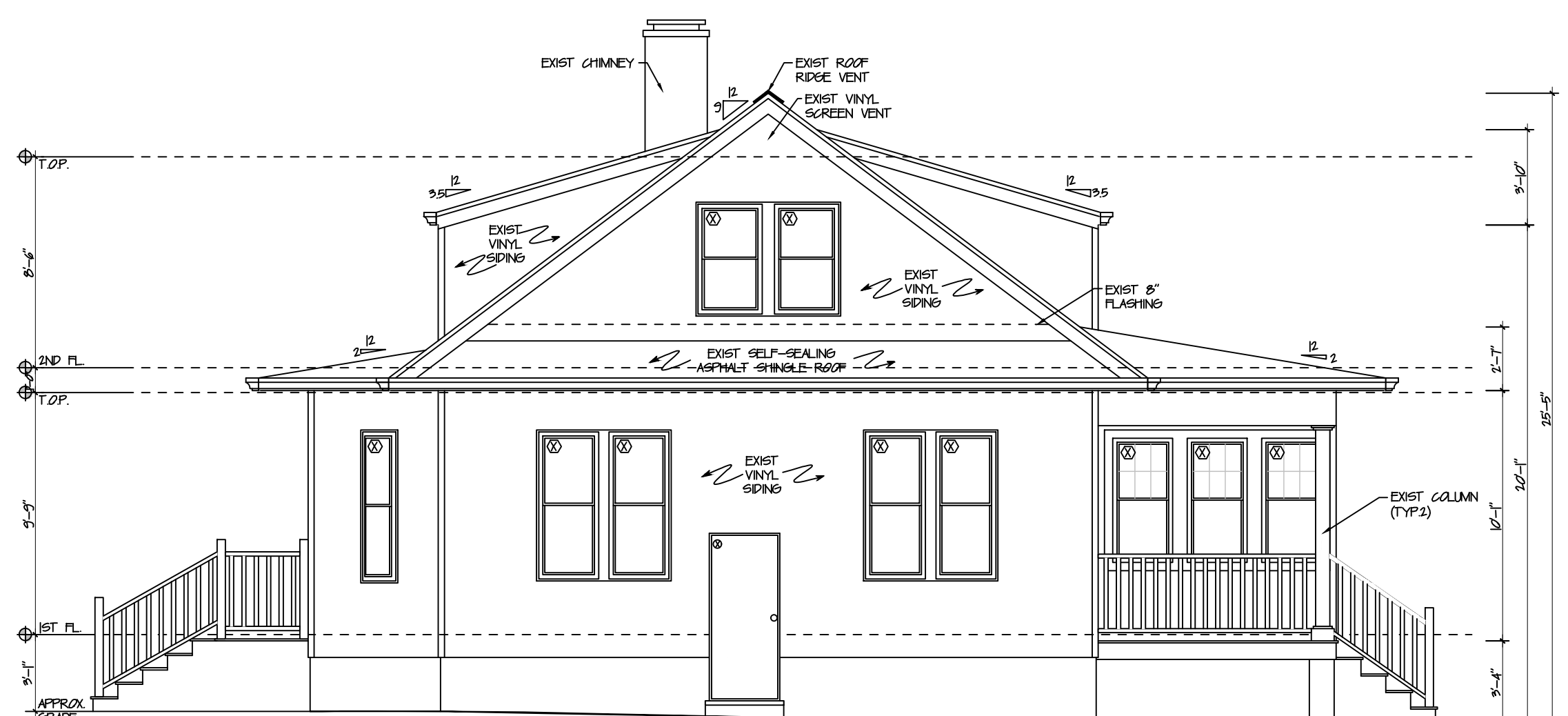
EXIST FRONT ELEVATION
SCALE: 3/16" = 1'-0"



EXIST RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



EXIST REAR ELEVATION
SCALE: 3/16" = 1'-0"



EXIST LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



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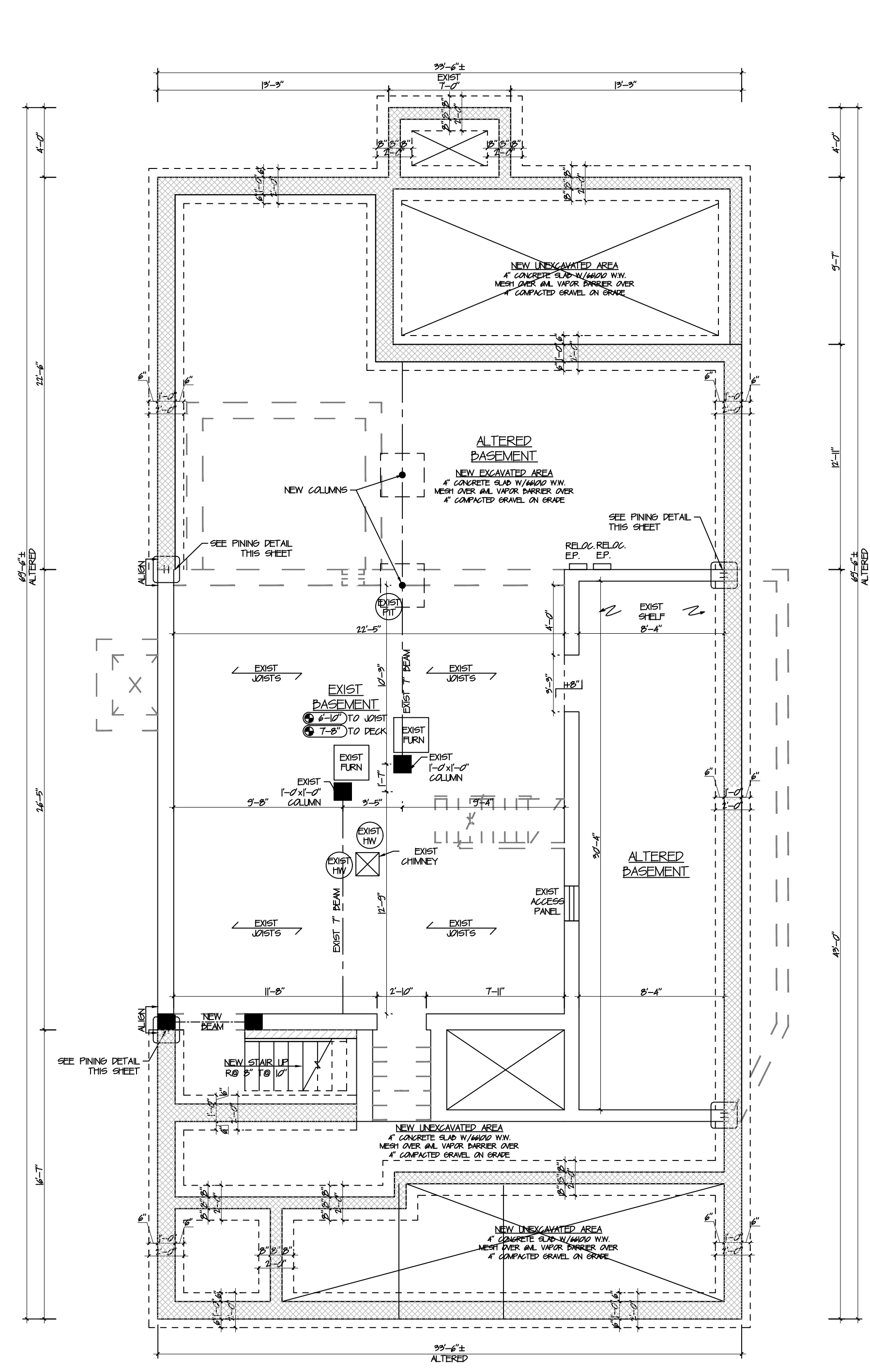
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PER PB	08 JUN 2023	WL
PER PB	18 JUL 2023	CU

DRAWING DESCRIPTION:
EXIST FLOOR PLANS
W/ADDITION/ALTERATION

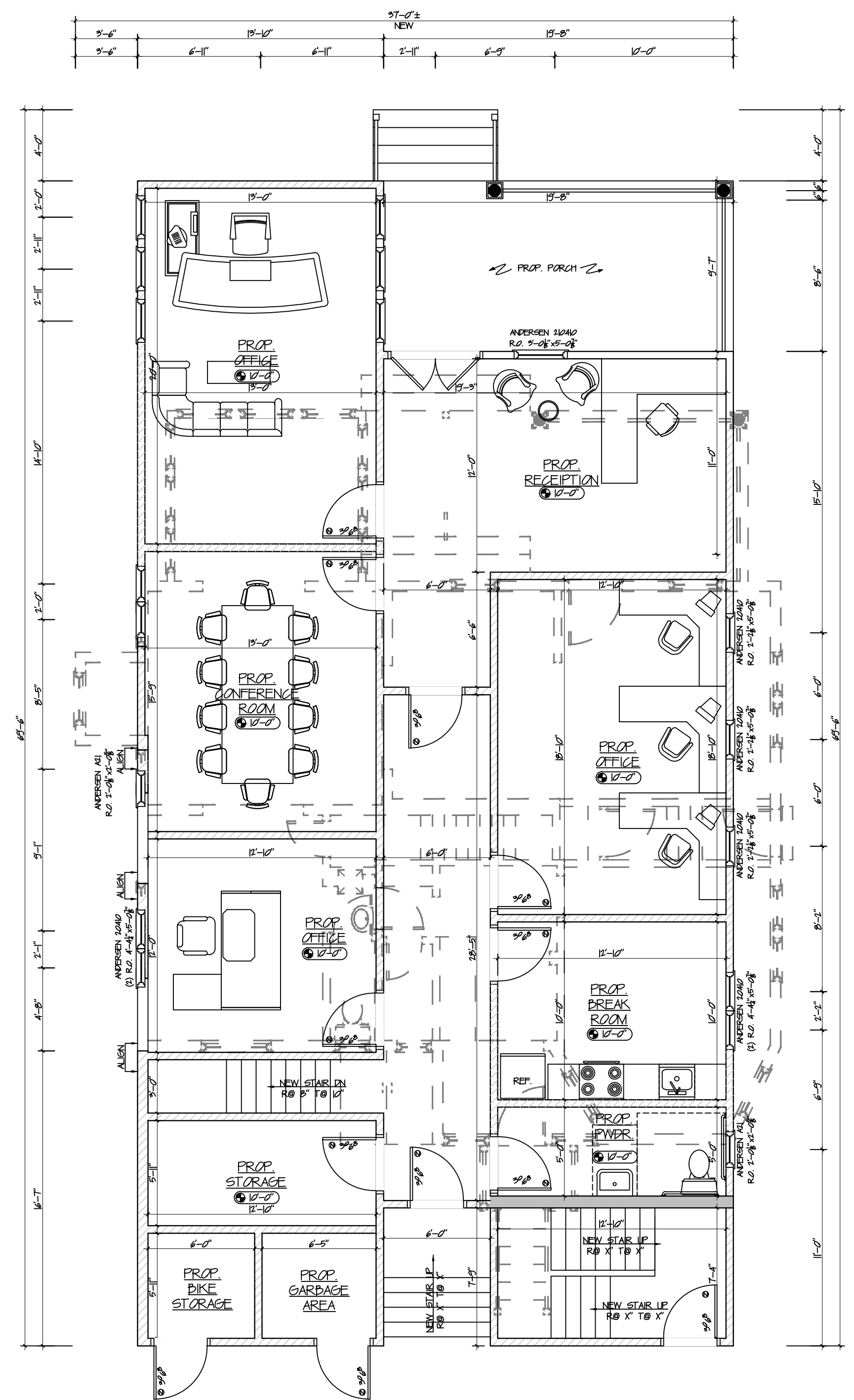
DRAWING NO.:

A-1

SYMBOL LEGEND	
	RECESSED LIGHT WITH SWITCH DESIGNATION
	CEILING MOUNTED LIGHT FIXTURE ON A SINGLE POLE (PHOTOCELL @ CORRIDORS)
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED COMBINATION LIGHT FIXTURE/EXHAUST FAN
	SINGLE POLE SWITCH WITH CIRCUITING DESIGNATION
	THREE-WAY SWITCH WITH CIRCUITING DESIGNATION
	ELECTRICAL OUTLET
	ELECTRICAL OUTLET - GROUND FAULT INTERRUPTER
	ELECTRICAL OUTLET - WEATHER PROOF GROUND FAULT INTERRUPTER
	DOUBLE DUPLEX ELECTRICAL OUTLET
	COMBO SMOKE/CARBON DETECTOR TO BE HARDWIRED WITH BATTERY BACKUP
	SMOKE DETECTOR TO BE HARDWIRED WITH BATTERY BACKUP
	CARBON MONOXIDE DETECTOR TO BE HARDWIRED WITH BATTERY BACKUP
	CEILING FAN
WALL LEGEND	
	EXIST
	DEM0
	NEW 1/2" DRY WALL OVER 5/8" WOOD STUD @ 16" O.C. USE GREEN @ PLUMBING WALLS
	NEW 1/2" HOUR-RATED
	NEW CMU - SEE PLANS FOR SIZE
GENERAL DEMOLITION:	
REMOVE ALL AS REQUIRED PRIOR TO DEMOLITION. REMOVE EXISTING SPRING, DOORS, WINDOWS, FLOORING, CEILING, WALLS AS REQUIRED. CAP PLUMBING, MECHANICAL, AND ELECTRICAL DURING THIS PHASE AS/IF REQUIRED. REPAIR ALL SURFACES FOR NEW CONSTRUCTION. PATCH, REPAIR, REPLACE, AND ALIGN ALL AS REQUIRED TO MATCH EXIST.	



PROPOSED BASEMENT/FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



PROPOSED FIRST FLOOR

SCALE: 3/16" = 1'-0"
- OFFICE AREA = 1291 SF.
- CIRCULATION AREA = 192 SF.



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Table with 2 columns: REVISION, DRAWN BY. Rows include AS BUILT, CONCEPT A, CONCEPT B, CONCEPT C, CONCEPT D, PER PB, PER CLIENT, PER PB.

DRAWING DESCRIPTION: EXIST FLOOR PLAN W/ADDITION/ALTERATION

DRAWING NO.:

A-2

SYMBOL LEGEND

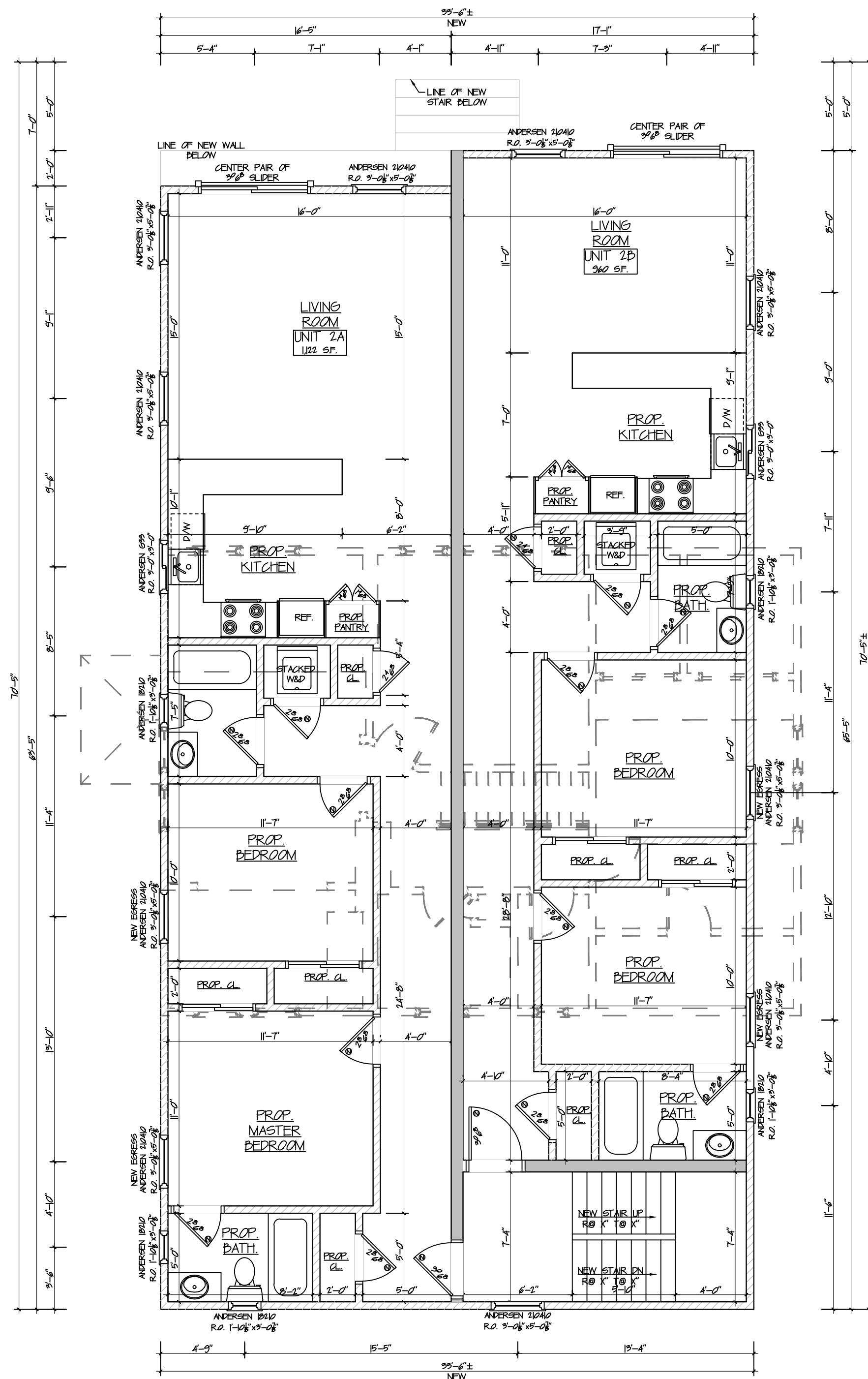
Table with 2 columns: Symbol, Description. Includes symbols for recessed light, ceiling mounted light, wall mounted light, etc.

WALL LEGEND

Table with 2 columns: Symbol, Description. Includes symbols for EXIST, DEMO, NEW 1/2" CMU, etc.

GENERAL DEMOLITION:

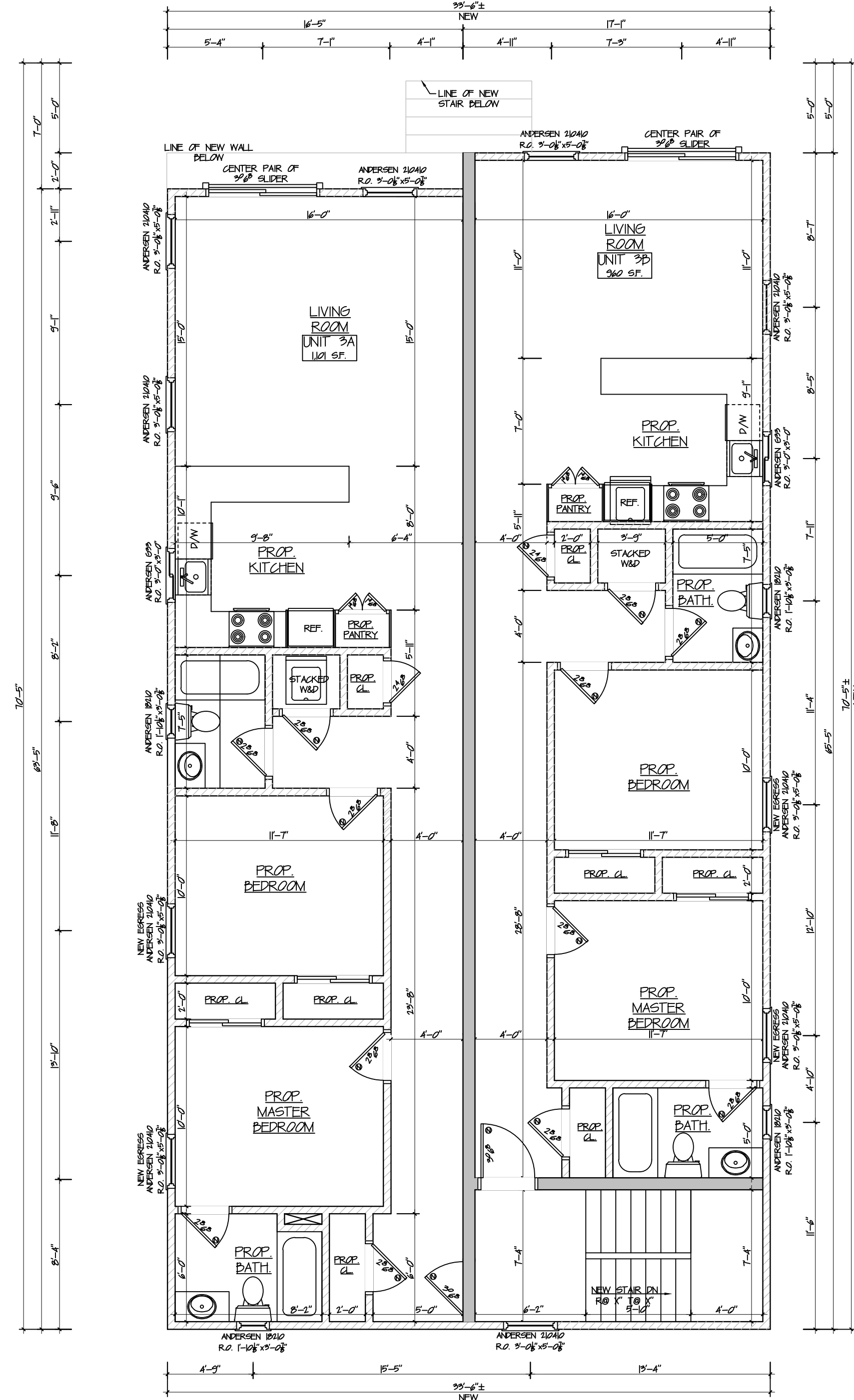
REMOVE ALL AS REQUIRED PRIOR TO DEMOLITION. REMOVE EXISTING DOORS, WINDOWS, FLOORING, CEILING, WALLS AS REQUIRED. CAP PLUMBING, MECHANICAL, AND ELECTRICAL DURING THIS PHASE AS/IF REQUIRED. REPAIR ALL SURFACES FOR NEW CONSTRUCTION. PATCH, REPAIR, REPLACE, AND ALIGN ALL AS REQUIRED TO MATCH EXIST.



PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

UNIT 2A(2B2D) 1,042 SF. UNIT 2D(2D2D) 360 SF.



PROPOSED THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

UNIT 3A(2B2D) 1,042 SF. UNIT 3D(2B2D) 360 SF.



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DRAWING DESCRIPTION: PROPOSED ELEVATIONS

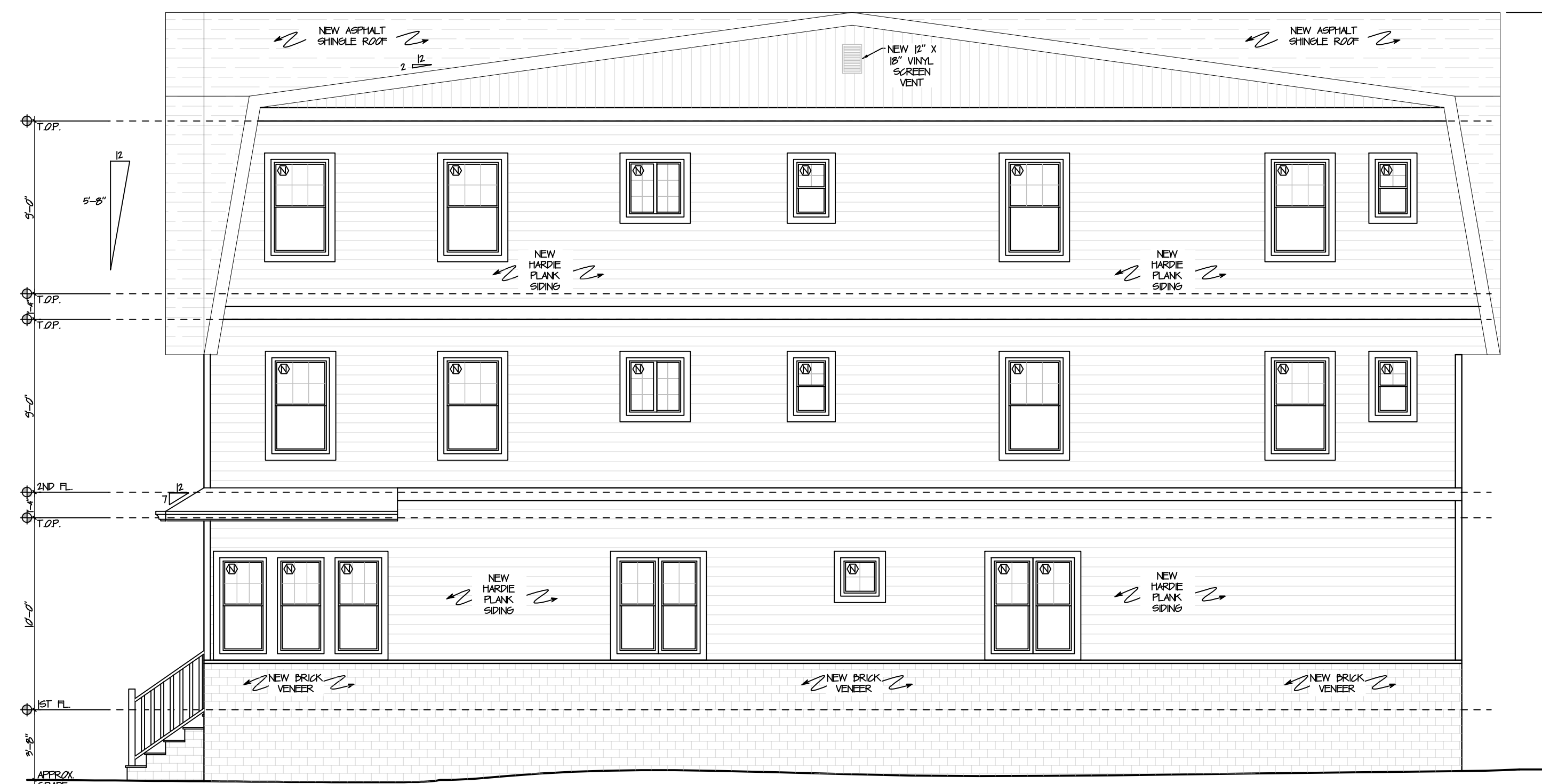
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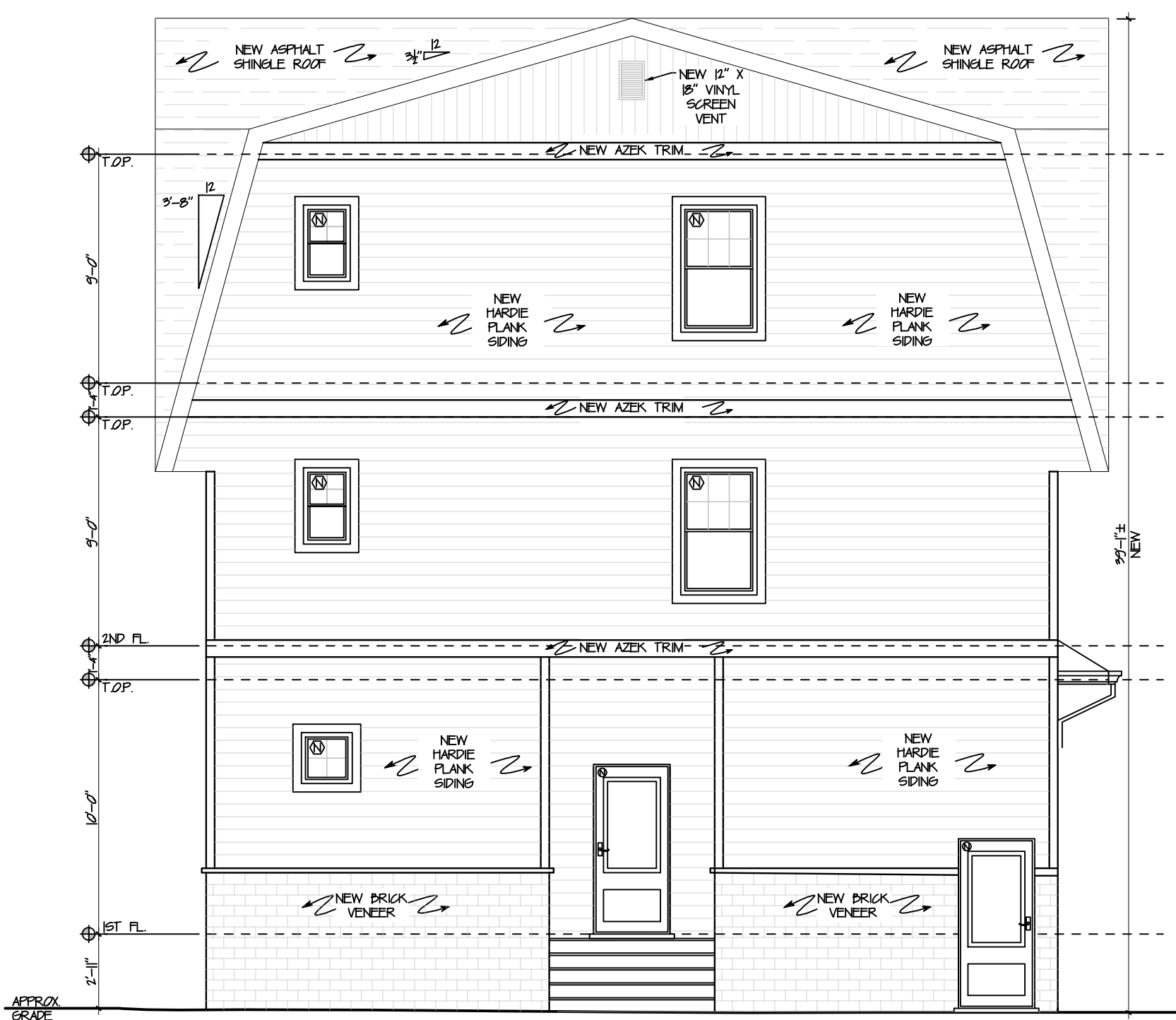
6 OF 7



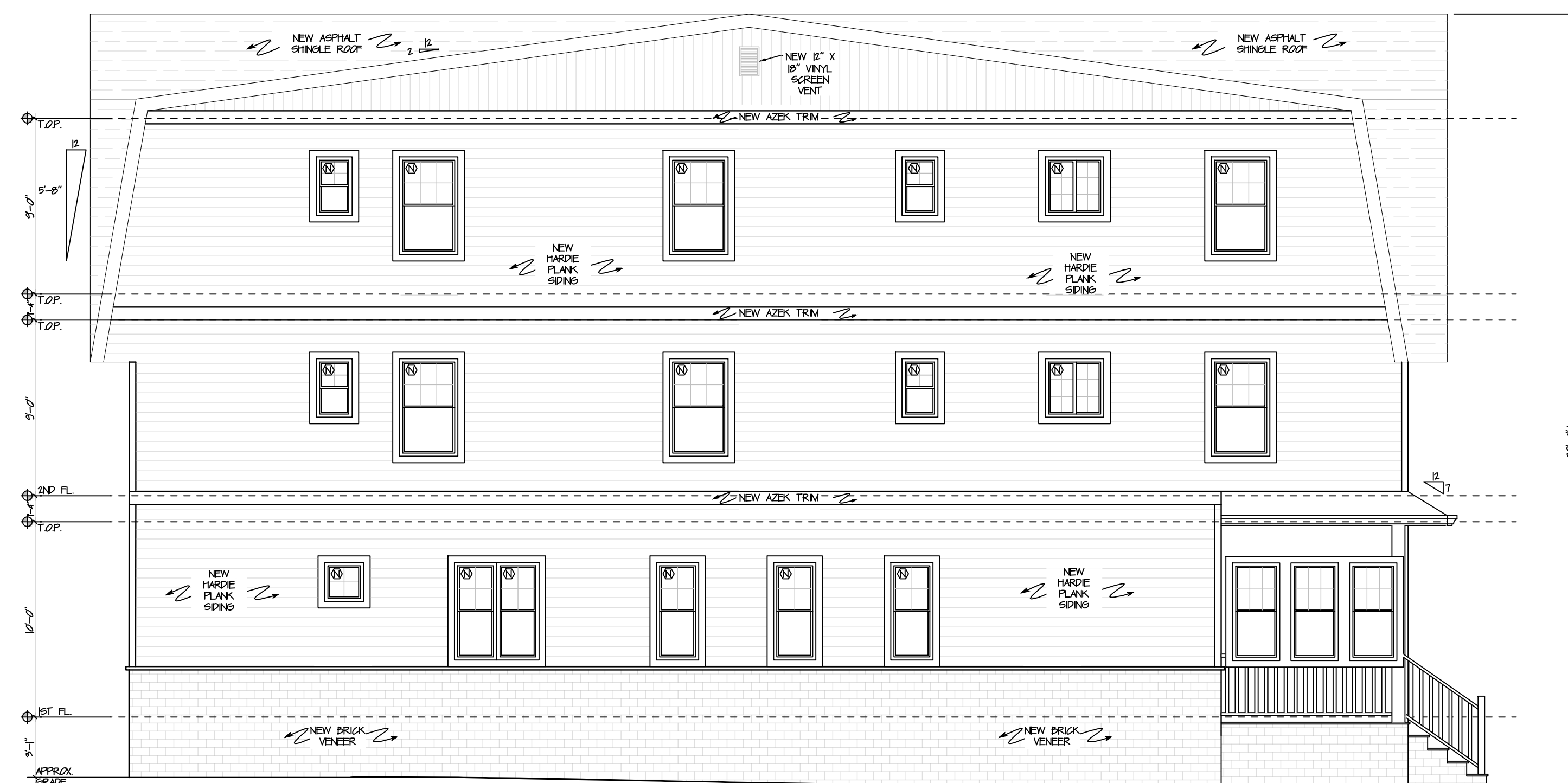
EXIST FRONT ELEVATION W/ADDITION/ALTERATION SCALE: 3/16" = 1'-0"



EXIST RIGHT SIDE ELEVATION W/ADDITION/ALTERATION SCALE: 3/16" = 1'-0"



EXIST REAR ELEVATION W/ADDITION/ALTERATION SCALE: 3/16" = 1'-0"



EXIST LEFT SIDE ELEVATION W/ADDITION/ALTERATION SCALE: 3/16" = 1'-0"



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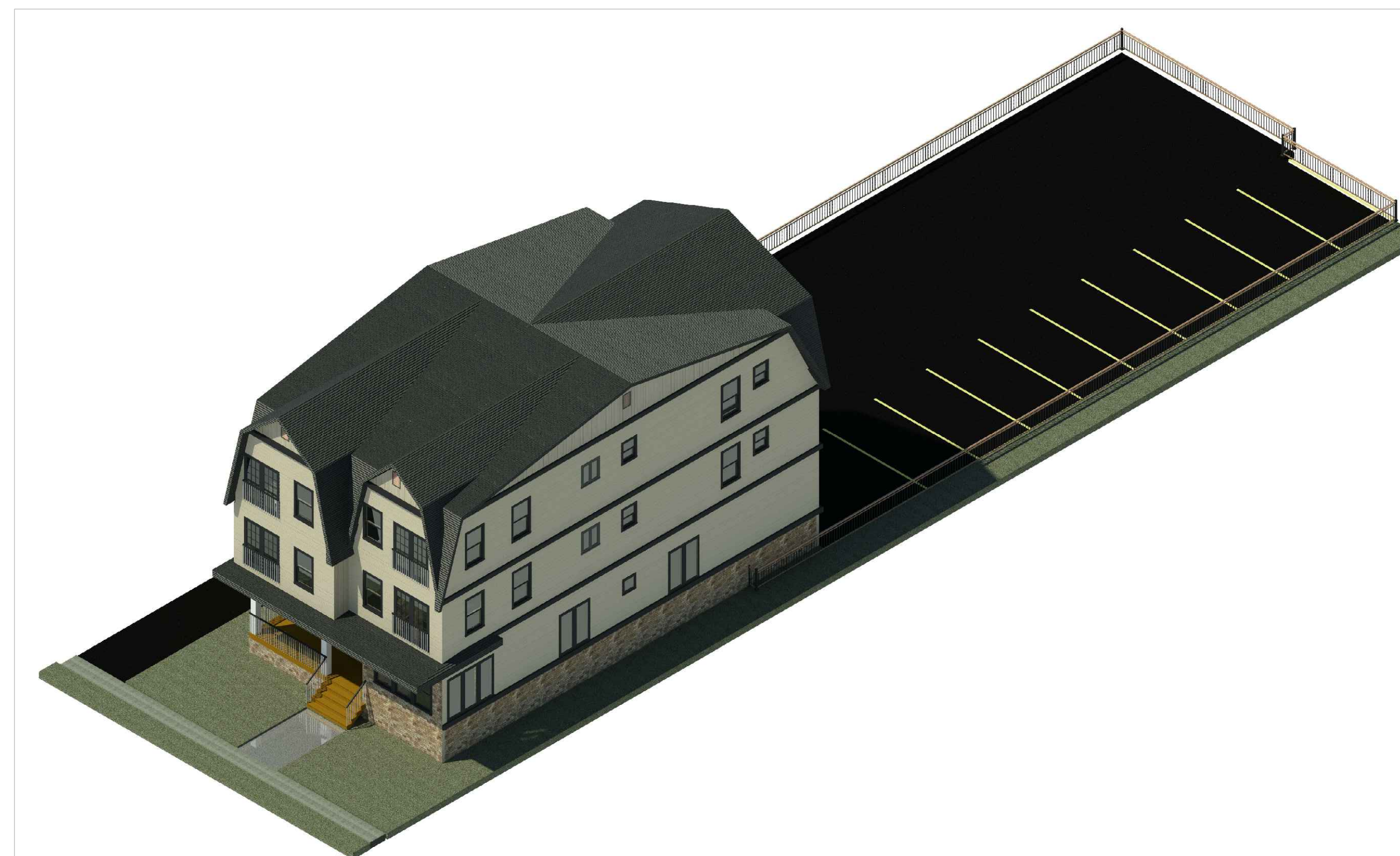
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DRAWING DESCRIPTION:
PROPOSED AXONOMETRICS

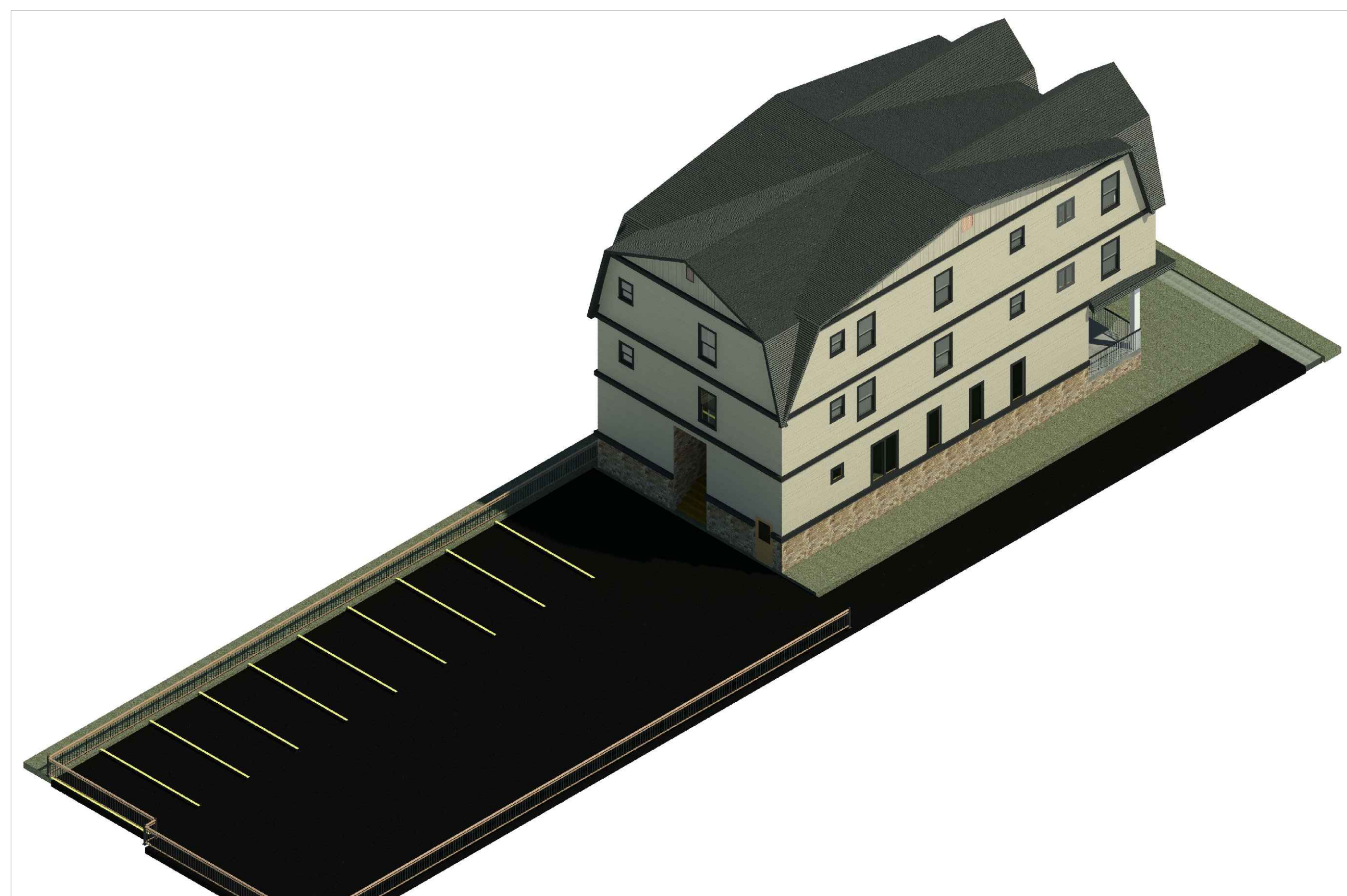
DRAWING NO.:

A-4

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AXONOMETRIC 1
SCALE: N.T.S.



AXONOMETRIC 2
SCALE: N.T.S.



PERSPECTIVE
SCALE: NT.S.



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DRAWING DESCRIPTION:
PROPOSED RENDERS

DRAWING NO.:

A-4