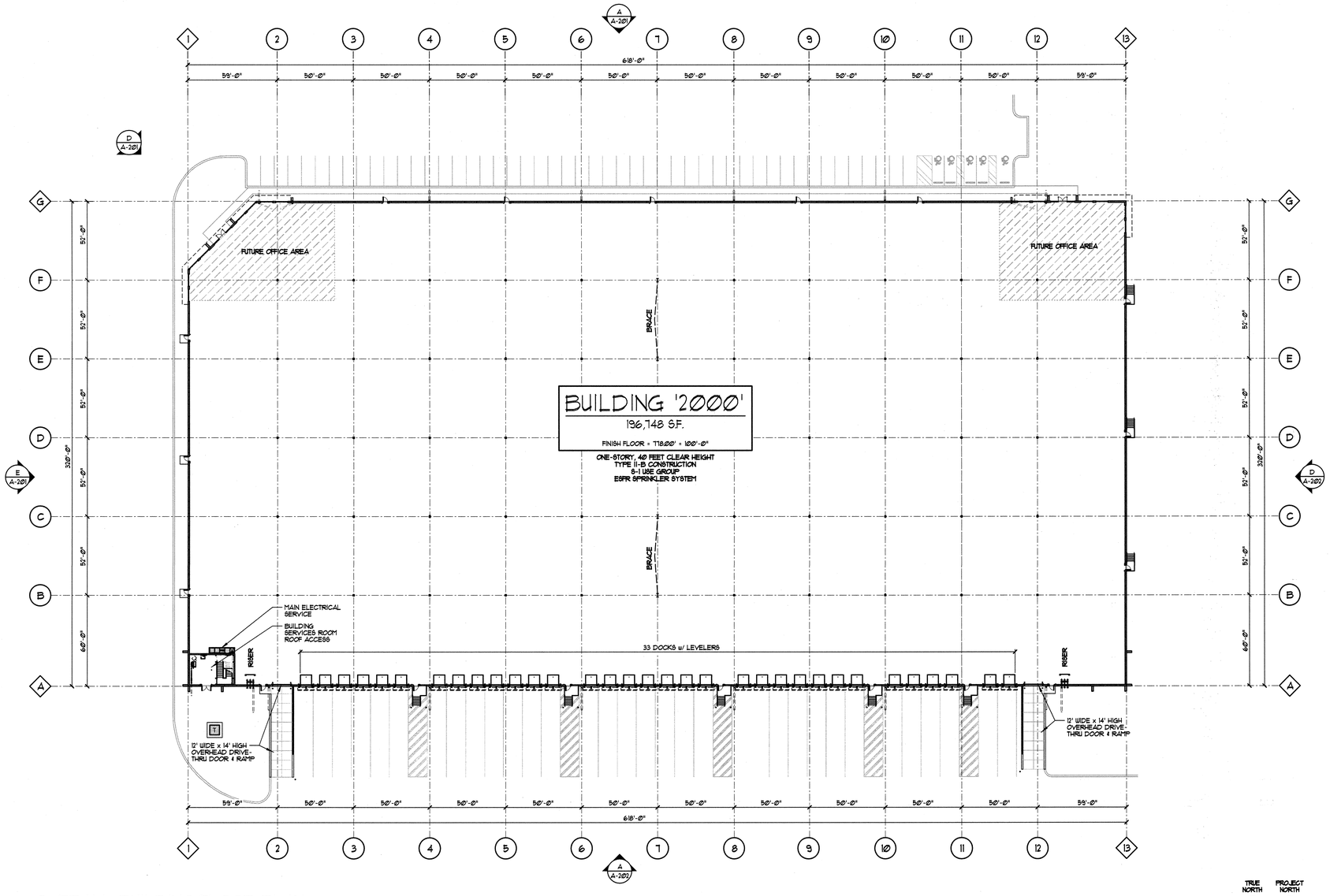

(A) OVERALL BUILDING FLOOR PLAN

SCALE 1/32" = 1'-0"

0 32' 64' 128'

TRUE NORTH PROJECT NORTH

FORD & ASSOCIATES

1500 West First Avenue
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ARCHITECTS

MATRIX

SPECULATIVE BUILDING '2000'

2000 INTERNATIONAL DRIVE
TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY

FOR

MATRIX DEVELOPMENT GROUP
3 CENTRE DRIVE, MONROE TOWNSHIP, NJ 08831

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11.18.2022

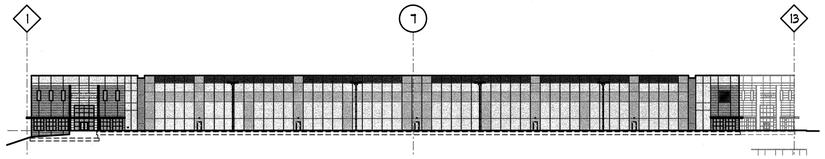
ISSUE	REVISION	DATE
ZONING SET		NOV. 18, 2022

OVERALL BUILDING FLOOR PLAN

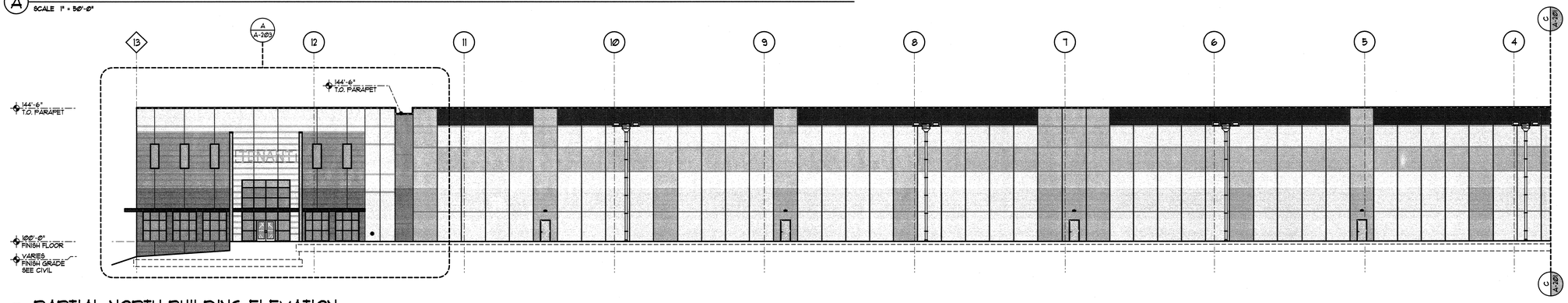
FAA # 22077.00

A-100

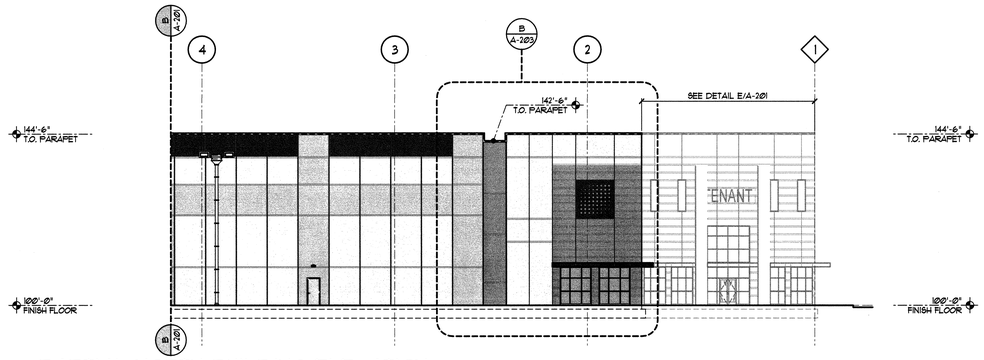
BUILDING 2000



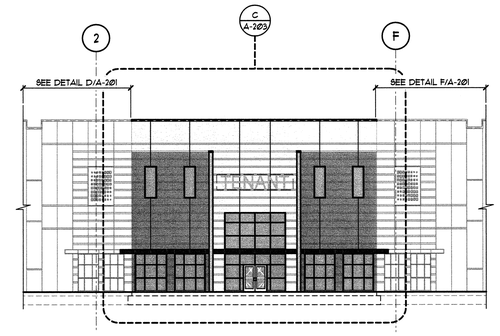
(A) OVERALL NORTH BUILDING ELEVATION
SCALE 1" = 50'-0"



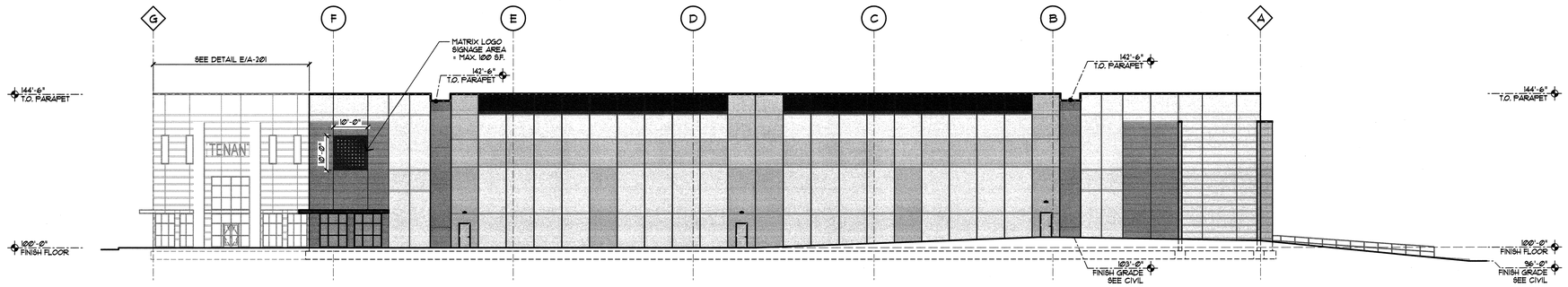
(B) PARTIAL NORTH BUILDING ELEVATION
SCALE 1/16" = 1'-0"



(C) PARTIAL NORTH BUILDING ELEVATION
SCALE 1/16" = 1'-0"



(D) PARTIAL NORTHWEST BUILDING ELEVATION
SCALE 1/16" = 1'-0"



(E) OVERALL WEST BUILDING ELEVATION
SCALE 1/16" = 1'-0"

BUILDING ELEVATION CODED NOTES

1. INSULATED PRECAST CONCRETE WALL PANELS. (PANELS SHALL BE INSULATED TO MEET COMCHECK REQUIREMENTS)
2. PANEL JOINT WITH SEALANT. (TYP.) (SEE DETAILS B & C/A-401)
3. 2" BUILDING EXPANSION JOINT. (SEE DETAIL A/A-401 AND STRUCTURAL SHEETS)
4. 3" WIDE x 1/2" MIN. DEEP REVEAL
5. PREFINISHED METAL COPING (24 GA.) OR FASCIA EDGE FLASHING (24 GA.).
6. LINE OF ROOF BEYOND.
7. 4" THICK (MIN.) CONCRETE SIDEWALK ON COMPACTED GRANULAR BASE. SLOPE 1/4" PER FOOT (2%) AWAY FROM BUILDING. CONCRETE TO BE STANDARD GRAY CONCRETE WITH LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. (SEE GENERIC DETAILS ON SHEET A-203) (SEE CIVIL SHEETS FOR APPROVED SITE DETAILS)
8. LINE OF CONCRETE FOOTING. (SEE STRUCTURAL SHEETS)
9. STEP IN C.I.P. CONCRETE FOOTING. (SEE STRUCTURAL SHEETS)
10. PREFINISHED METAL (22 GA.) SCUPPER BOX WITH 12" X 27" PANEL OPENING AND 8½" x 8½" METAL (22 GA.) DOWNSPOUT. (SEE DETAIL G/A-305) CONNECT TO STORM SYSTEM BELOW GRADE. (SEE PLUMBING AND CIVIL SHEETS)
11. 12" X 24" EMERGENCY OVERFLOW OPENINGS AT 4" ABOVE FINISHED ROOF. (SEE DETAILS C & H/A-305)
12. 1/4" GALVANIZED STEEL PLATE DOWNSPOUT GUARD. SECURE TO WALL WITH (6) 1/2" DIA. EXPANSION ANCHORS. PAINT TO MATCH ADJACENT FINISH. (SEE DETAIL G/A-304)
13. SECONDARY ROOF DRAIN WITH VERTICAL LEADER AND STAINLESS STEEL OVERFLOW COVER w/ HINGED PERFORATED COVER. (SEE PLUMBING SHEETS FOR SIZE) MOUNT AT 24" AFF. EQUAL TO ZURN MODEL #Z199-DC. WWW.ZURNCOM 1.814.455.2030 (SEE DETAIL F/A-304) PROVIDE CONCRETE SPLASH BLOCK. SLOPE AWAY FROM BUILDING.
14. PRE-FABRICATED STEEL CANOPY WITH PREFINISHED METAL FASCIA AND CEILING PANELS. PROVIDE LED LIGHT FIXTURES. (SEE DETAIL K/A-304)
15. PREFINISHED ALUMINUM WINDOW OR CURTAINWALL SYSTEM WITH 1" INSULATED GLAZING. SEE ELEVATIONS ON SHEET A-402.
16. 3'-0" x 7'-0" WIDE STILE ALUMINUM STOREFRONT ENTRANCE DOOR(S) WITH 1" INSULATED TEMPERED CLEAR GLASS. (SEE 'DOOR AND FRAME SCHEDULE' ON SHEET A-400) (SF-1)
17. INSULATED HOLLOW METAL SERVICE DOOR AND FRAME. PAINT SEMI-GLOSS. GROUT FRAME SOLID. (SEE 'DOOR AND FRAME SCHEDULE' ON SHEET A-400)
18. EMERGENCY EGRESS LIGHT FIXTURE. CENTER ABOVE DOOR AT 10'-0" ABOVE DOOR SILL. (SEE ELECTRICAL SHEETS)
19. 5'-0" x 6'-0" x 4" DEEP CONCRETE STOOP. SLOPE 2% MAX. AWAY FROM BUILDING. (SEE DETAIL E/A-306)
20. EXTERIOR GALVANIZED METAL STAIR WITH 1 1/2" DIA. GUARDRAIL AND 1 1/4" DIA. HANDRAIL. PROVIDE (2) 6" DIA. BOLLARDS. (SEE DETAILS ON SHEET A-306)
21. 6" DIA. CONCRETE-FILLED STEEL BOLLARD. PAINT 'SAFETY YELLOW'. (SEE DETAILS H & J/A-404)
22. HOSE BIBB. (SEE PLUMBING SHEETS) PROVIDE FROST PROOF SILLCOCK AT EXTERIOR WALLS. ENSURE ALL PIPING IS WITHIN THE THERMAL ENVELOPE.
23. 9'-0" x 10'-0" MANUALLY OPERATED INSULATED OVERHEAD SECTIONAL DOOR DOOR. SEE 'DOOR EQUIPMENT SCHEDULE' ON SHEET A-400 FOR DOOR EQUIPMENT. (SEE 'DOOR AND FRAME SCHEDULE' ON SHEET A-400)
24. FUTURE DOCK LEVELER. GC TO INSTALL LEVELER PIT AND PROVIDE INFILL SLAB. (SEE STRUCTURAL SHEETS) (SHOWN SHADED FOR CLARITY)
25. KNOCK OUT PANEL FOR FUTURE WINDOW / DOOR DOOR AND LEVELER. SHOWN DASHED (TYP.)
26. HORIZONTAL STAMPED PATTERN.
27. 12'-0" x 14'-0" MOTORIZED INSULATED OVERHEAD SECTIONAL DRIVE-THRU DOOR. (SEE 'DOOR AND FRAME SCHEDULE' ON SHEET A-400) PROVIDE (4) 6" DIA. BOLLARDS (TYP.)
28. CONCRETE RAMP AND RETAINING WALLS, WITH EXTERIOR GALVANIZED METAL STAIRS WITH PAINTED METAL GUARDRAIL AT DRIVE-THRU OVERHEAD DOORS. (SEE STRUCTURAL SHEETS) (SEE SECTION A/A-304)
29. 2" DIA. GALVANIZED METAL GUARDRAIL AT 42" AFF. WITH INTERMEDIATE RAIL AT 21" AFF. AND POSTS AT 6'-0" O.C. MAX. (SEE DETAILS ON SHEET A-404)
30. SURFACE MOUNTED WALL PACK LIGHT FIXTURE. CENTER FIXTURE IN PANEL. MOUNT CENTER OF FIXTURE AT 34'-0" AFF. (SEE ELECTRICAL SHEETS)
31. FIRE ALARM SYSTEM SPEAKER/STROBE DEVICE (SEE FIRE PROTECTION SHEETS)
32. GAS METER SET. (SEE PLUMBING SHEETS)
33. POWER COMPANY TRANSFORMER. (SEE ELECTRICAL SHEETS)
34. EMERGENCY BACK-UP GENERATOR AND CONCRETE PAD. SEE DETAIL L/A-404. (SEE ELECTRICAL SHEETS)
35. 6" DIA x 10'-0" LONG REMOVABLE CONCRETE-FILLED BOLLARDS. (LIMITED QUANTITY AT UTILITY ISLAND ONLY) (SEE SIMILAR DETAIL G/A-404)
36. SURFACE MOUNTED, HINGED DOOR FIRE DEPARTMENT KNOX BOX w/ TAMPER SWITCH. MOUNT AT 4'-6" ABOVE FINISH GRADE. (KNOX-BOX 3200 SERIES)
37. AREA OF FUTURE TENANT SIGNAGE.
38. NON-ILLUMINATED BUILDING MOUNTED LOGO SIGN. FINAL SIGN SHOP DRAWINGS TO BE PROVIDED BY OWNER.
39. WALL POST INDICATOR VALVE. SEAL FULL PERIMETER OF WALL PENETRATION. FIRE PROTECTION CONTRACTOR TO COORDINATE EQUIPMENT INSTALLATION WITH METAL STAIR RAILING AND NOTIFY ARCHITECT OF DISCREPANCIES. (SEE FIRE PROTECTION SHEETS)

COLOR LEGEND

P-1	TEXTURED ELASTOMERIC COATING SHERWIN WILLIAMS MATCH COLOR SW #1632 "MODERN GRAY"
P-2	TEXTURED ELASTOMERIC COATING SHERWIN WILLIAMS MATCH COLOR SW #1643 "PUSSYWILLOW"
P-3	TEXTURED ELASTOMERIC COATING SHERWIN WILLIAMS MATCH COLOR SW #1074 "SOFTWARE"
P-4	TEXTURED ELASTOMERIC COATING SHERWIN WILLIAMS SIMILAR COLOR SW #9171 "SALTY DOG"

SYMBOL LEGEND

02	SHELL BUILDING CODED NOTE TAG (SEE SHEET A-201 FOR SCHEDULE)
002	DOOR NUMBER TAG (SEE SHEET A-400 FOR DOOR SCHEDULE)
002	DOCK/COMPACTOR DOOR NUMBER TAG (SEE SHEET A-400 FOR DOOR SCHEDULE)
X X-02	STOREFRONT SYSTEM TAG (SEE SHEET A-402 FOR UNIT ELEVATIONS)
	GLAZING TAG (SEE SHEET A-402 FOR GLAZING SCHEDULE)
	MATERIAL / FINISH TAG (SEE SHEET A-203 FOR MATERIAL FINISH KEY)
	BUILDING EXPANSION JOINT (SEE DETAIL A/A-401)

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ARCHITECTS

MATRIX

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TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY

FOR

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3 CENTRE DRIVE, MONROE TOWNSHIP, NJ 08831

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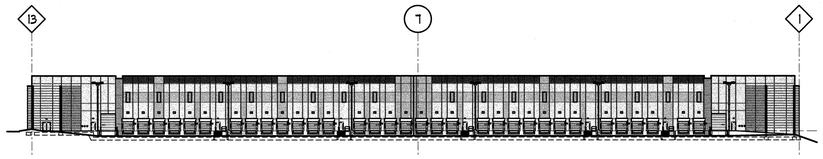
BUILDING ELEVATIONS SOUTH & WEST

FAA # 22077.00

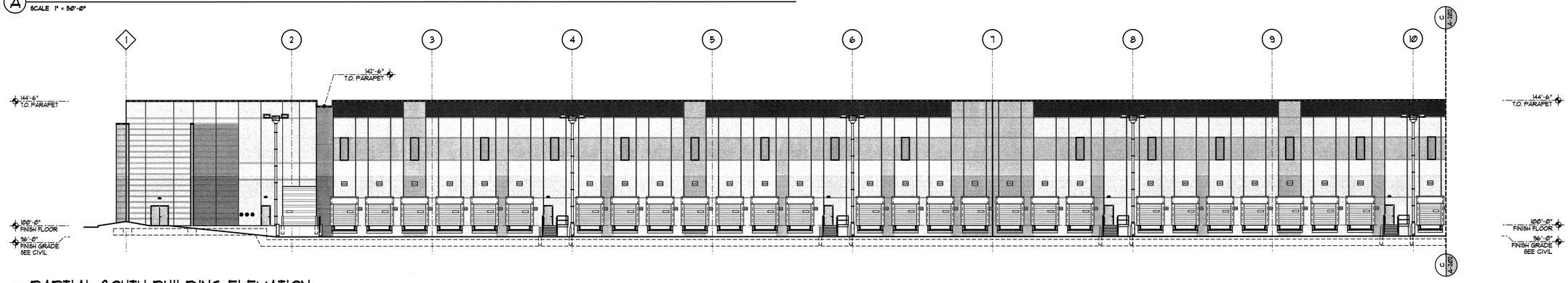
A-201

BUILDING 2000



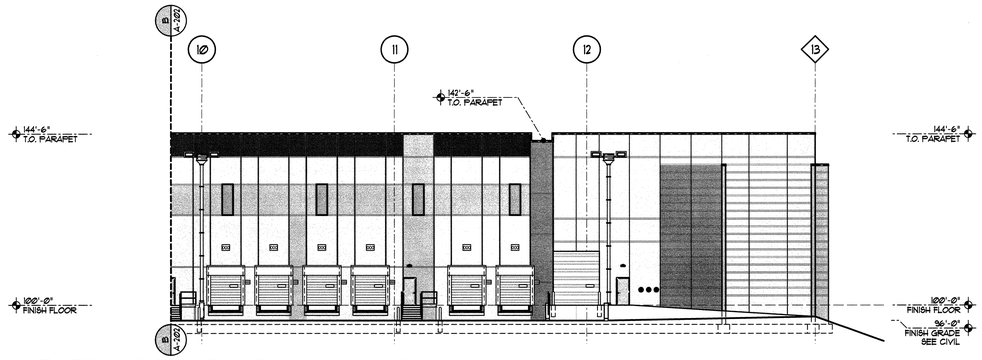
(A) OVERALL SOUTH BUILDING ELEVATION

SCALE 1" = 50'-0"



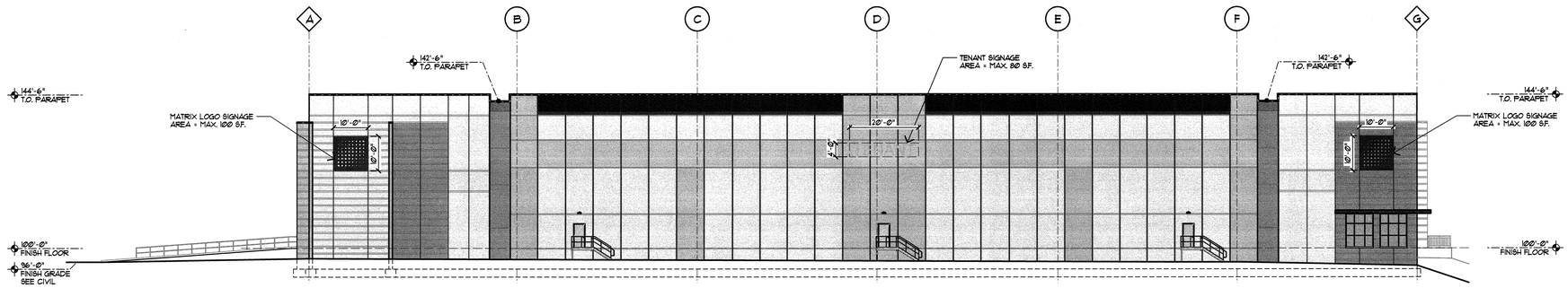
(B) PARTIAL SOUTH BUILDING ELEVATION

SCALE 1/16" = 1'-0"



(C) PARTIAL SOUTH BUILDING ELEVATION

SCALE 1/16" = 1'-0"



(D) OVERALL EAST BUILDING ELEVATION

SCALE 1/16" = 1'-0"

BUILDING ELEVATION CODED NOTES

1. INSULATED PRECAST CONCRETE WALL PANELS. (PANELS SHALL BE INSULATED TO MEET COMCHECK REQUIREMENTS)
2. PANEL JOINT WITH SEALANT. (TYP.) (SEE DETAILS B & C/A-401)
3. 2" BUILDING EXPANSION JOINT. (SEE DETAIL A/A-401 AND STRUCTURAL SHEETS)
4. 3" WIDE x 1/2" MIN. DEEP REVEAL
5. PREFINISHED METAL COPING (24 GA.) OR FASCIA EDGE FLASHING (24 GA.)
6. LINE OF ROOF BEYOND.
7. 4" THICK (MIN.) CONCRETE SIDEWALK ON COMPACTED GRANULAR BASE. SLOPE 1/4" PER FOOT (2%) AWAY FROM BUILDING. CONCRETE TO BE STANDARD GRAY CONCRETE WITH LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. (SEE GENERIC DETAILS ON SHEET A-003) (SEE CIVIL SHEETS FOR APPROVED SITE DETAILS)
8. LINE OF CONCRETE FOOTING. (SEE STRUCTURAL SHEETS)
9. STEP IN C.I.P. CONCRETE FOOTING. (SEE STRUCTURAL SHEETS)
10. PREFINISHED METAL (22 GA.) SCUPPER BOX WITH 12" X 27" PANEL OPENING AND 8½" x 8½" METAL (22 GA.) DOWNSPOUT. (SEE DETAIL (6/A-305) CONNECT TO STORM SYSTEM BELOW GRADE. (SEE PLUMBING AND CIVIL SHEETS)
11. 12" X 24" EMERGENCY OVERFLOW OPENINGS AT 4" ABOVE FINISHED ROOF. (SEE DETAILS C & H/A-305)
12. 1/4" GALVANIZED STEEL PLATE DOWNSPOUT GUARD. SECURE TO WALL WITH (6) 1/2" DIA. EXPANSION ANCHORS. PAINT TO MATCH ADJACENT FINISH. (SEE DETAIL G/A-304)
13. SECONDARY ROOF DRAIN WITH VERTICAL LEADER AND STAINLESS STEEL OVERFLOW COVER w/ HINGED PERFORATED COVER. (SEE PLUMBING SHEETS FOR SIZE) MOUNT AT 24" AFF. EQUAL TO ZURN MODEL #Z195-DC. WWW.ZURN.COM 1.814.455.2931 (SEE DETAIL F/A-304) PROVIDE CONCRETE SPLASH BLOCK. SLOPE AWAY FROM BUILDING.
14. PRE-FABRICATED STEEL CANOPY WITH PREFINISHED METAL FASCIA AND CEILING PANELS. PROVIDE LED LIGHT FIXTURES. (SEE DETAIL K/A-304)
15. PREFINISHED ALUMINUM WINDOW OR CURTAINWALL SYSTEM WITH 1" INSULATED GLAZING. SEE ELEVATIONS ON SHEET A-401.
16. 3'-0" x 7'-0" WIDE STILE ALUMINUM STOREFRONT ENTRANCE DOOR(S) WITH 1" INSULATED TEMPERED CLEAR GLASS. (SEE "DOOR AND FRAME SCHEDULE" ON SHEET A-400) (SF-1)
17. INSULATED HOLLOW METAL SERVICE DOOR AND FRAME. PAINT SEMI-GLOSS. GROUT FRAME SOLID. (SEE "DOOR AND FRAME SCHEDULE" ON SHEET A-400)
18. EMERGENCY EGRESS LIGHT FIXTURE. CENTER ABOVE DOOR AT 10'-0" ABOVE DOOR SILL. (SEE ELECTRICAL SHEETS)
19. 5'-0" x 6'-0" x 4" DEEP CONCRETE STOOP. SLOPE 2% MAX. AWAY FROM BUILDING. (SEE DETAIL E/A-305)
20. EXTERIOR GALVANIZED METAL STAIR WITH 1 1/2" DIA. GUARDRAIL AND 1 1/4" DIA. HANDRAIL. PROVIDE (2) 6" DIA. BOLLARDS. (SEE DETAILS ON SHEET A-305)
21. 6" DIA. CONCRETE-FILLED STEEL BOLLARD. PAINT "SAFETY YELLOW". (SEE DETAILS H & J/A-404)
22. HOSE BIBB. (SEE PLUMBING SHEETS) PROVIDE FROST PROOF SILLCOCK AT EXTERIOR WALLS. ENSURE ALL PIPING IS WITHIN THE THERMAL ENVELOPE.
23. 9'-0" x 10'-0" MANUALLY OPERATED INSULATED OVERHEAD SECTIONAL DOOR. SEE "DOOR EQUIPMENT SCHEDULE" ON SHEET A-400 FOR DOOR EQUIPMENT. (SEE "DOOR AND FRAME SCHEDULE" ON SHEET A-400)
24. FUTURE DOCK LEVELER. GC TO INSTALL LEVELER PIT AND PROVIDE INFILL SLAB. (SEE STRUCTURAL SHEETS) (SHOWN SHADED FOR CLARITY)
25. KNOCK-OUT PANEL FOR FUTURE WINDOW / DOCK DOOR AND LEVELER. SHOWN DASHED (TYP.)
26. HORIZONTAL STAMPED PATTERN.
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28. CONCRETE RAMP AND RETAINING WALLS, WITH EXTERIOR GALVANIZED METAL STAIRS WITH PAINTED METAL GUARDRAIL AT DRIVE-THRU OVERHEAD DOORS. (SEE STRUCTURAL SHEETS) (SEE SECTION A/A-504)
29. 2" DIA. GALVANIZED METAL GUARDRAIL AT 42" AFF. WITH INTERMEDIATE RAIL AT 21" AFF. AND POSTS AT 6'-0" O.C. MAX. (SEE DETAILS ON SHEET A-004)
30. SURFACE MOUNTED WALL PACK LIGHT FIXTURE. CENTER FIXTURE IN PANEL. MOUNT CENTER OF FIXTURE AT 34'-0" AFF. (SEE ELECTRICAL SHEETS)
31. FIRE ALARM SYSTEM SPEAKER/STROBE DEVICE (SEE FIRE PROTECTION SHEETS)
32. GAS METER SET. (SEE PLUMBING SHEETS)
33. POWER COMPANY TRANSFORMER. (SEE ELECTRICAL SHEETS)
34. EMERGENCY BACK-UP GENERATOR AND CONCRETE PAD. SEE DETAIL L/A-404. (SEE ELECTRICAL SHEETS)
35. 6" DIA x 10'-0" LONG REMOVABLE CONCRETE-FILLED BOLLARDS. (LIMITED QUANTITY AT UTILITY ISLAND ONLY) (SEE SIMILAR DETAIL G/A-404)
36. SURFACE MOUNTED, HINGED DOOR FIRE DEPARTMENT KNOX BOX w/ TAMPER SWITCH. MOUNT AT 4'-6" ABOVE FINISH GRADE. (KNOX-BOX 3200 SERIES)
37. AREA OF FUTURE TENANT SIGNAGE.
38. NON-ILLUMINATED BUILDING MOUNTED LOGO SIGN. FINAL SIGN SHOP DRAWINGS TO BE PROVIDED BY OWNER.
39. WALL POST INDICATOR VALVE SEAL FULL PERIMETER OF WALL PENETRATION. FIRE PROTECTION CONTRACTOR TO COORDINATE EQUIPMENT INSTALLATION WITH METAL STAIR RAILING AND NOTIFY ARCHITECT OF DISCREPANCIES. (SEE FIRE PROTECTION SHEETS)

COLOR LEGEND

P-1	TEXTURED ELASTOMERIC COATING SHERWIN WILLIAMS MATCH COLOR SW #1632 "MODERN GRAY"
P-2	TEXTURED ELASTOMERIC COATING SHERWIN WILLIAMS MATCH COLOR SW #1643 "PUSSYWILLOW"
P-3	TEXTURED ELASTOMERIC COATING SHERWIN WILLIAMS MATCH COLOR SW #1074 "SOFTWARE"
P-4	TEXTURED ELASTOMERIC COATING SHERWIN WILLIAMS SIMILAR COLOR SW #3171 "SALTY DOG"

SYMBOL LEGEND

(#)	SHELL BUILDING CODED NOTE TAG (SEE SHEET A-201 FOR SCHEDULE)
#/#	DOOR NUMBER TAG (SEE SHEET A-400 FOR DOOR SCHEDULE)
#/#	DOCK/COMPACTOR DOOR NUMBER TAG (SEE SHEET A-400 FOR DOOR SCHEDULE)
X / X-#/#	STOREFRONT SYSTEM TAG (SEE SHEET A-401 FOR UNIT ELEVATIONS)
□	GLAZING TAG (SEE SHEET A-401 FOR GLAZING SCHEDULE)
▭	MATERIAL / FINISH TAG (SEE SHEET A-203 FOR MATERIAL FINISH KEY)
▶	BUILDING EXPANSION JOINT (SEE DETAIL A/A-401)

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FOR

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3 CENTRE DRIVE, MONROE TOWNSHIP, NJ 08831

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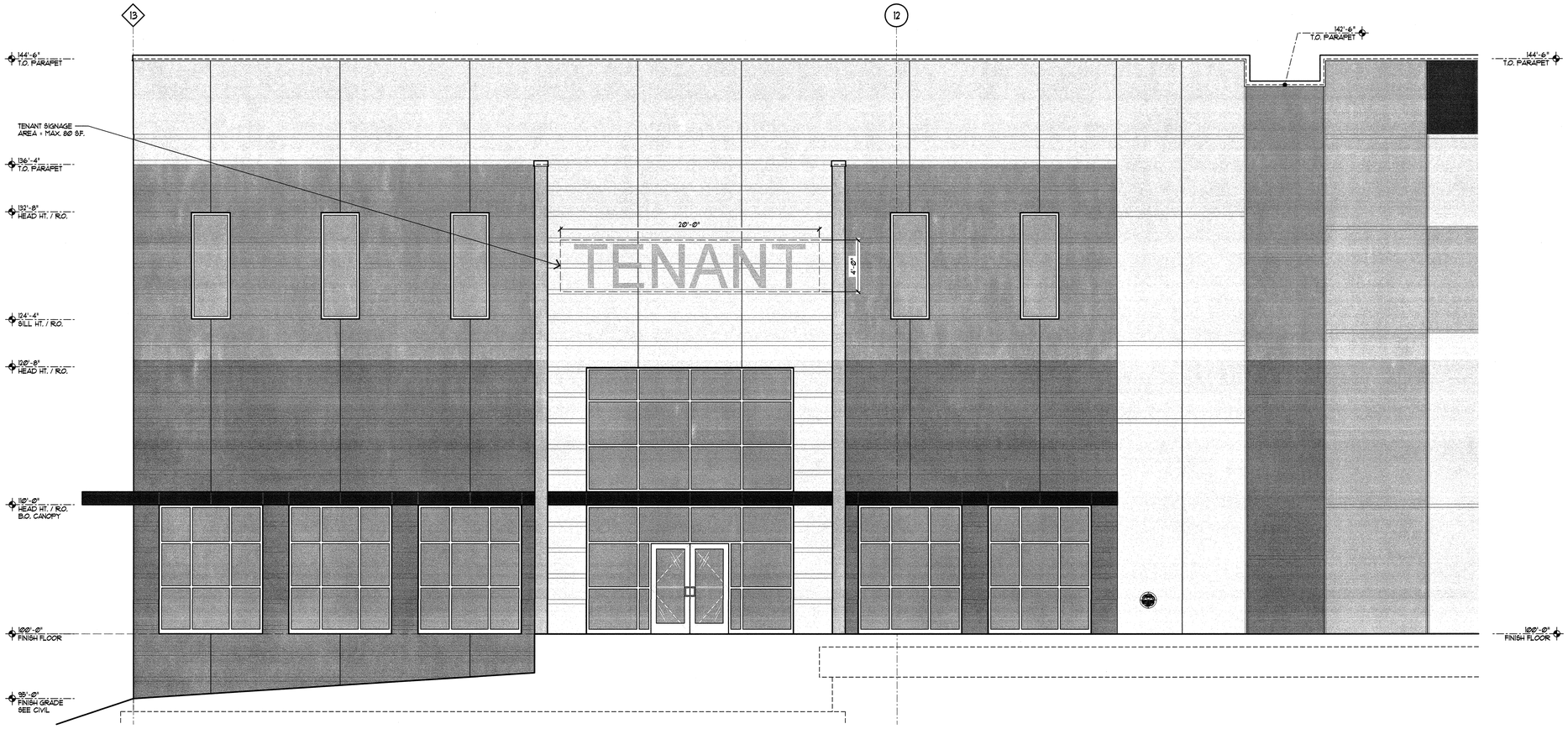
BUILDING ELEVATIONS NORTH & EAST

FAA # 22077.00

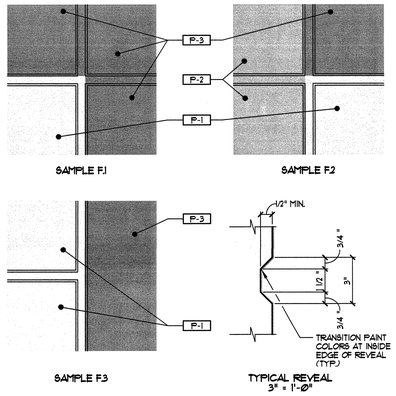
A-202

BUILDING 2000

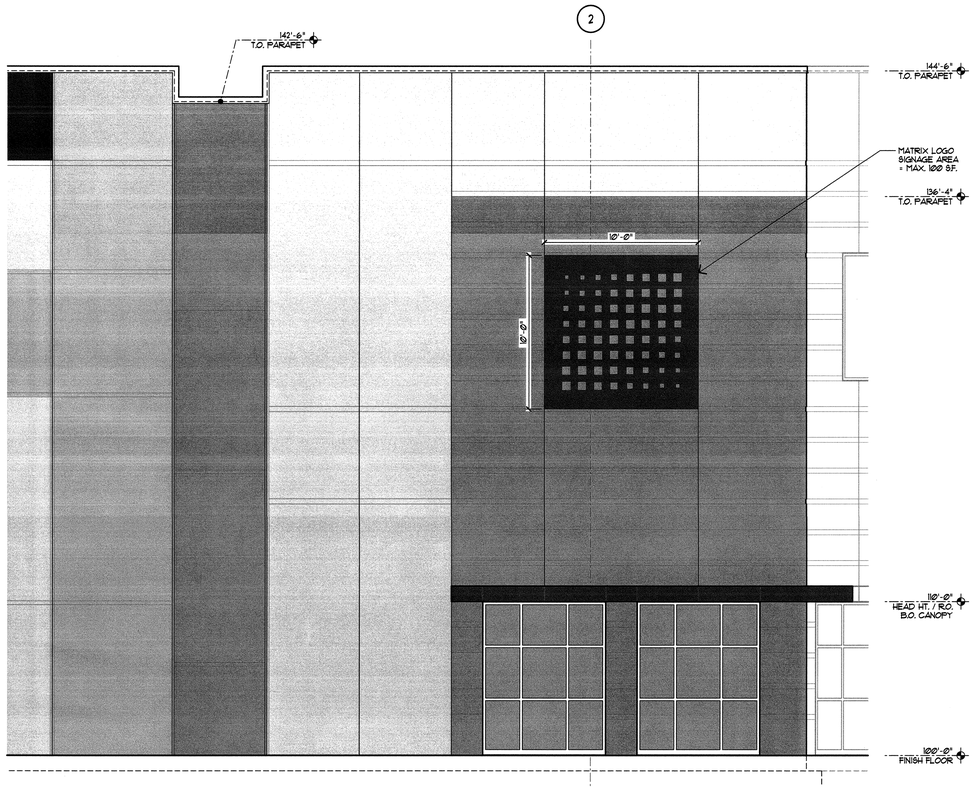


A ENLARGED PARTIAL NORTH BUILDING ELEVATION
SCALE 1/4" = 1'-0"

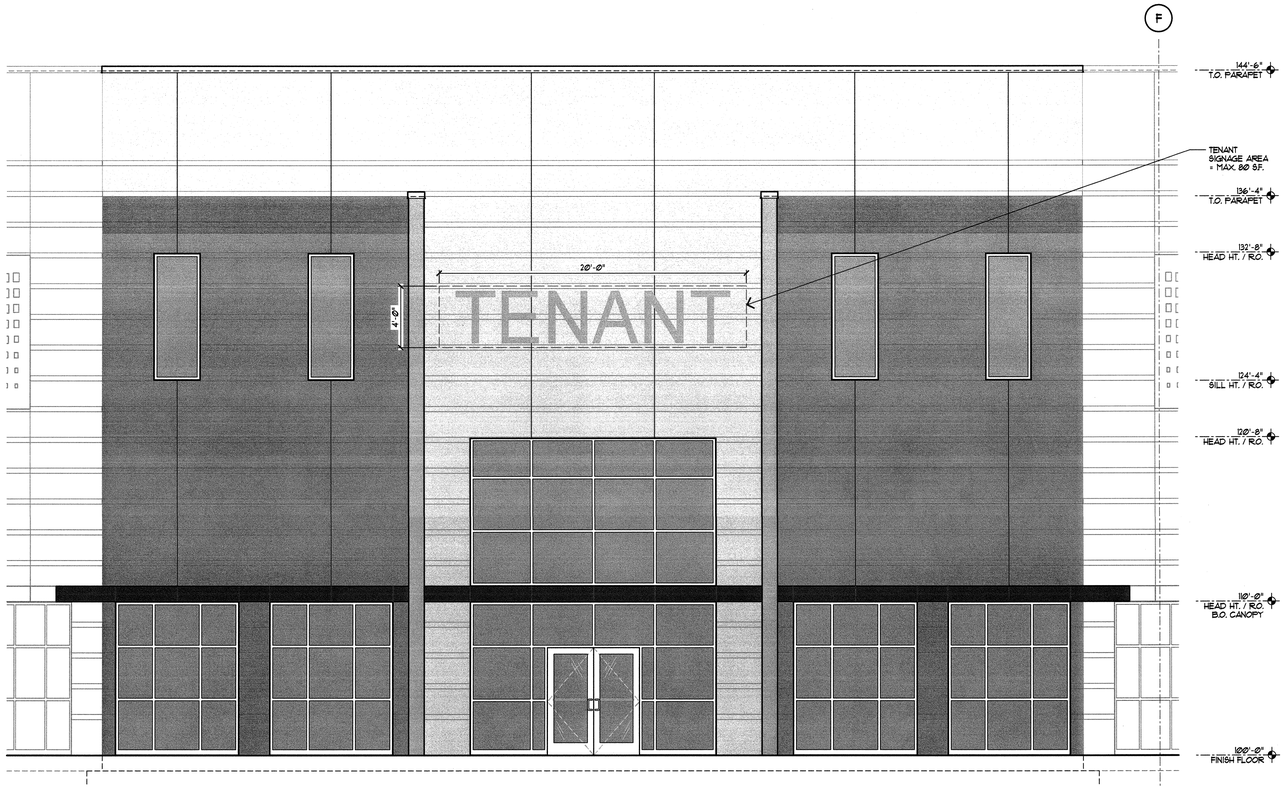
COLOR LEGEND	
P-1	TEXTURED ELASTOMERIC COATING SHERWIN WILLIAMS MATCH COLOR SW #1632 "MODERN GRAY"
P-2	TEXTURED ELASTOMERIC COATING SHERWIN WILLIAMS MATCH COLOR SW #1643 "PUSSYWILLOW"
P-3	TEXTURED ELASTOMERIC COATING SHERWIN WILLIAMS MATCH COLOR SW #1074 "SOFTWARE"
P-4	TEXTURED ELASTOMERIC COATING SHERWIN WILLIAMS SIMILAR COLOR SW #9171 "SALTY DOG"



D ENLARGED PAINT COLOR DETAILS
SCALE 3/4" = 1'-0"



B ENLARGED PARTIAL NORTH BUILDING ELEVATION
SCALE 1/4" = 1'-0"



C ENLARGED NORTHWEST BUILDING ELEVATION
SCALE 1/4" = 1'-0"

FORD & ASSOCIATES

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ARCHITECTS

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TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY

FOR

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ENLARGED BUILDING ELEVATIONS

FAA # 22077.00

A-203

BUILDING 2000