BLOCK: 12.03, LOT: 127

LEGEND

SECTION MARK — SECTION CALLOUT — DRAWING WHERE SECTION IS LOCATED

DETAIL / SECTION MARK — DETAIL CALLOUT — DRAWING WHERE DETAIL IS LOCATED

DOOR MARK — D

WINDOW MARK — W

LINTEL MARK — L–#

INTERIOR ELEVATION MARK — #/## — DRAWING WHERE DETAIL IS LOCATED — DETAIL CALLOUT

WALL LEGEND

EXISTING WALLS TO REMAIN

EXISTING WALLS TO BE REMOVED

NEW WOOD STUD FRAMED WALLS, 2x4'S AT 16" O.C., W/ 5/8" GYP. BD.

NOTES TO PLAN:

ALL WORK INDICATED ON THIS PLAN SHALL COMPLY WITH THE LATEST ADOPTED EDITIONS OF THE NEW JERSEY UNIFORM CONSTRUCTION CODE (N.J.U.C.C.), AND:

INTERNATIONAL BUILDING CODE – NEW JERSEY EDITION / 2015 (IBCNJ)
NATIONAL STANDARD PLUMBING CODE / 2015 (NSPC)
NATIONAL ELECTRIC CODE / 2014 (NEC)
ASHRAE 90.1–2013 (ENERGY SUBCODE)
INTERNATIONAL MECHANICAL CODE / 2015 (IMC)
INTERNATIONAL FUEL GAS CODE, 2015
INTERNATIONAL FIRE CODE, NJ EDITION / 2007
REHABILITATION SUBCODE 5:23–6
BARRIER FREE SUBCODE 5:23–7
ICC/ANSI A117.1 / 2009

IN ADDITION TO ALL AGENCIES HAVING JURISDICTION

GENERAL CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH OSHA REQUIREMENTS DURING ALL PHASES OF WORK, AND SHALL COMPLY WITH ALL REGULATIONS REGARDING THE DISPOSAL AND TRANSPORTATION OF DEBRIS

DO NOT SCALE PLANS. RELY ON WRITTEN DIMENSION. VERIFY DIMENSIONS IN FIELD.

DEVIATIONS FROM THESE CONSTRUCTION DOCUMENTS SHALL NOT BE THE RESPONSIBILITY OF THE ARCHITECT.

ALL WORK SHALL BE IN COMPLIANCE WITH THE CURRENT A.D.A. (AMERICANS WITH DISABILITIES ACT), TO THE FULLEST EXTEND POSSIBLE, FOR ALL WALKS, HANDRAILS, GUARDRAILS, LANDING, DOORS, AND DOOR HARDWARE

NOTES TO PLAN

PRIOR TO START OF WORK, CONTRACTOR SHALL REVIEW THIS DRAWING AND EXISTING SPACE CAREFULLY WITH REGARD TO EXISTING CONDITIONS, SHOULD CONDITIONS BE OBSERVED WHICH ARE CONTRARY TO THOSE INDICATED ON THIS DRAWING, SAID CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REVIEW AND POSSIBLE CORRECTIVE ACTION. START OF WORK SHALL CONSTITUTE CONTRACTOR'S COMPLIANCE WITH THE ABOVE.

CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WORK OF ALL TRADES NECESSARY TO COMPLETE WORK AS INDICATED ON ALL PLANS (ARCH., ELEC., MECH., STRUCTURAL).

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE PROTECTIVE COVERING AND/OR BARRIERS AT ALL SURFACES ADJACENT TO AREA OF WORK

CONTRACTOR SHALL MAINTAIN EXISTING BUILDING IN A WEATHERTIGHT CONDITION. REPAIR DAMAGE CAUSED BY CONSTRUCTION OPERATIONS. PROTECT BUILDING AND ITS OCCUPANTS.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE PROVIDE THE PROJECTED SCHEDULE OF WORK FOR THE DURATION OF THE PROJECT PRIOR TO THE START OF WORK

DRAWINGS AND SPECIFICATIONS ARE INTENDED TO PROVIDE THE BASIS FOR PROPER COMPLETION OF WORK SUITABLE FOR THE INTENDED USE OF THE OWNER. ANYTHING NOT EXPRESSLY SET FORTH BUT WHICH IS REASONABLY IMPLIED OR NECESSARY FOR PROPER COMPLETION AND PERFORMANCE OF THE PROJECT SHALL BE INCLUDED

GENERAL NOTES:

UNLESS OTHERWISE NOTED BY SEPARATE AND SPECIFIC REFERENCE IN THE CONTRACT DOCUMENTS, THIS PROJECT SHALL CONFORM TO THIS SPECIFICATION.
•
THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE CONATIONS PRIOR TO PREPARING A BID.
•
THE START OF WORK CONSTITUTES THAT THE CONTRACTOR HAS REVIEWED, UNDERSTANDS, AND AGREES TO THE CONDITIONS AND REQUIREMENTS OF THE CONTRACT DOCUMENTS.
•
WORK SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE/NEW JERSEY EDITION (IBCNJ) WITH CURRENT SUPPLEMENTS, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, ALL GOVERNMENT AGENCIES HAVING JURISDICTION, AND APPLICABLE UTILITY COMPANY REGULATIONS.
•
CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND PAY FOR ALL BUILDING, PLUMBING, MECHANICAL, AND ELECTRICAL PERMITS, AND ZONING REGULATION FEES.
•
ALL DIMENSIONS SHALL BE FIELD CHECKED BY THE CONTRACTOR. DO NOT SCALE DRAWINGS. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
•
CONTRACTOR WILL INDEMNIFY THE ARCHITECT AGAINST ALL CLAIMS, SUITS, DAMAGES AND JUDGEMENTS INCLUDING COUNSEL FEES AND DISBURSEMENTS INCURRED IN THE DEFENSE OF ANY ACTION TO WHICH THE ARCHITECT MAY BE SUBJECTED, OR WHICH HE MAY SUFFER, BY REASON OF ANY INJURY TO PERSONS OR PROPERTY RESULTING FROM NEGLIGENCE OR ARISING OUT OF THE PERFORMANCE OF THE WORK.
•
WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE REPEATED.
•
CONTRACTOR SHALL BE RESPONSIBLE TO PAY FOR AND COORDINATE ALL TESTS AND INSPECTIONS AS SPECIFIED, OR AS REQUIRED BY JURISDICTIONAL AUTHORITIES, TO COMPLETE THE SCOPE OF WORK. INDEPENDENT FIRMS WILL PERFORM INSPECTIONS, TESTS, AND OTHER SERVICES AS REQUIRED.

FIRE SPRINKLER NOTE:

BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM – CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT SYSTEM DURING DEMOLITION AND NEW CONSTRUCTION

PROTECT FIRE SPRINKLER HEADS DURING PAINTING

COORDINATION NOTE:

GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE DEMOLITION OF ALL WORK BETWEEN ALL SUBCONTRACTORS, AND SHALL MAINTAIN SERVICE AS REQ'D. DURING CONSTRUCTION

GENERAL NOTES (CONT'D.):

ANY EXIST. ADJACENT SURFACES THAT ARE DAMAGED DURING WORK SHALL BE PATCHED AND/OR REPAIRED AS REQ'D. TO MATCH AND BE FLUSH W/ EXIST. ADJACENT SURFACE

ALL PRODUCTS AND FINISHES SHALL BE INSTALLED IN ACCORDANCE W/ THE MRF'S. RECOMMENDATIONS

ALL FINISHES, ADHESIVES TO BE LOW ODOR, LOW VOC PRODUCTS

SEE SPECIFICATION BOOK FOR ADDITIONAL INFORMATION REGARDING PRODUCTS, FINISHES, AND MANUFACTURER'S INFORMATION

ENTRANCE CLOSURE NOTE:

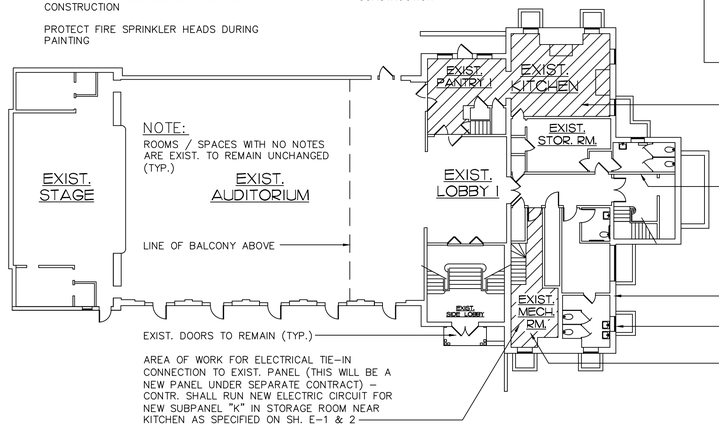
THIS BUILDING IS OCCUPIED DURING CONSTRUCTION. WORK SHALL BE PERFORMED TO MINIMIZE DISRUPTION TO THE ACCESS AND USE OF THIS BUILDING FOR THE DURATION OF THE PROJECT

THE SCHEDULE FOR THE CLOSURE OF ANY ENTRANCE AND/OR EXIT MUST BE COORDINATED WITH, AND APPROVED BY, THE TOWNSHIP PRIOR TO SUCH CLOSURE.

FUTURE MAKE–UP AIR NOTE:

THESE CONSTRUCTION DOCUMENTS INCLUDE A PORTION OF WORK THAT IS CONSIDERED FUTURE WORK, AND IS NOT PART OF THIS PROJECT.

CONTRACTOR SHALL INSTALL THE EXHAUST HOOD AND INTERIOR DUCTWORK AT INDICATED ON THESE PLANS.
– THE MAKEUP AIR UNIT, THE CONCRETE PAD, AND ALL EXTERIOR DUCTWORK IS FUTURE WORK, AND IS NOT PART OF THIS PROJECT.



IF THIS NEW SUB DISTRIBUTION PANEL (BY OTHERS) IS NOT INSTALLED AT THE TIME OF THIS PROJECT, ELECTRICAL CONTRACTOR SHALL PROVIDE EXCESS WIRE AS REQUIRED TO TIE INTO NEW SUB DISTRIBUTION PANEL UPON COMPLETION OF THE SAME (BY OTHERS), AND SHALL INCLUDE THE NECESSARY TIME TO RETURN TO THIS SITE TO COMPLETE THE TIE–IN OF THE NEW SUBPANEL TO THE NEW SUB DISTRIBUTION PANEL

ANY TIME DELAY CAUSED BY THIS DISTRIBUTION PANEL WORK (BY OTHERS) WILL NOT COUNTED TOWARD THE TIME COMPLETION FOR THIS PROJECT.

FIRST FLOOR PLAN
SCALE: 1/16" = 1'–0"

OWNER / APPLICANT

TOWNSHIP OF MAPLEWOOD
574 VALLEY STREET
MAPLEWOOD, NJ 07040

SITE:

60 WOODLAND ROAD
MAPLEWOOD, NJ

BUILDING / CODE DATA:

NUMBER OF STORIES:			3
HEIGHT (FT.):			40.0±
AREA–LARGEST FLOOR (FT.):			8,094
FLOOR AREA, AREA OF WORK (S.F.):			
KITCHEN:			649
	EXIST.	ADDITION	
FIRST	8,094	---	8,094
SECOND	3,397	---	3,397
BALCONY	820	---	820
THIRD	3,397	---	3,397
TOTAL	15,708	---	15,708
VOLUME, AREA OF WORK (CU. FT.):			3,280
CONSTRUCTION CLASSIFICATION:			5–B
USE GROUP: FIRST FLOOR			A–3
SECOND FLOOR			A–3
OCCUPANCY: AUDITORIUM			452
LOUNGE			113
LOUNGE FOYER			30
MAXIMUM LIVE LOAD:			N/A

FULLY SPRINKLERED (EXISTING SYSTEM)

INDEX OF DRAWINGS:

A–1 TITLE SHEET / KEY PLAN / CODE DATA
A–2 DEMOLITION PLAN / INTERIOR ELEVATIONS
A–3 PARTIAL FIRST FLOOR PLAN
A–4 PARTIAL FIRST FLOOR REFLECTED CEILING PLAN
A–5 SPECIFICATION SHEET
M–1 MECHANICAL PLANS & SPECIFICATIONS
P–1 PLUMBING PLANS & DIAGRAMS
P–2 PLUMBING SCHEDULE SPECIFICATIONS
E–1 ELECTRICAL PLANS, SCHEDULES, & SPECIFICATIONS

LIST OF ABBREVIATIONS:

ABBREVIATION	DESCRIPTION
A.B.	ANCHOR BOLT
A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
BOT.	BOTTOM
BSMT.	BASEMENT
CLG.	CEILING
CONC.	CONCRETE
CONTR.	CONTRACTOR
C.J.	CEILING JOIST
C.T.	CERAMIC TILE
DIM.	DIMENSION
DN.	DOWN
EA.	EACH
ELEV.	ELEVATION
E.S.	EACH SIDE
EQ.	EQUAL
E.W.	EACH WAY
EXIST.	EXISTING
EXT.	EXTERIOR
F.C.	FIRE CODE (TYPE "X")
FDN.	FOUNDATION
F.F.	FINISHED FLOOR
F.J.	FLOOR JOIST
FTG.	FOOTING
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
G.W.B.	GYPSUM WALLBOARD
HVAC	HEATING, VENTILATING, & AIR COND'G.
MAX.	MAXIMUM
MIN.	MINIMUM
MFR.	MANUFACTURER
ML'S.	MICROLAMS
M.O.	MASONRY OPENING
MSRY.	MASONRY
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
OPNG.	OPENING
O.C.	ON CENTER
PREFAB'D.	PREFABRICATED
P.T'D.	PRESSURE TREATED
P.V.C.	POLYVINYL CHLORIDE
R.O.	ROUGH OPENING
REINF.	REINFORCED
REQ'D.	REQUIRED
SEL'D.	SELECTED
SIM.	SIMILAR
SPEC.	SPECIFICATION
T.S.P.	TAPE, SPACKLE, & PAINT
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W/	WITH
V.C.T.	VINYL COMPOSITION TILE
WD.	WOOD
W/R	WATER RESISTANT

TOWNSHIP OF MAPLEWOOD

60 WOODLAND ROAD KITCHEN RENOVATIONS PROJECT

REVISIONS		
NO.	BY	DESCRIPTION	DATE

GATES ARCHITECTURAL DESIGN INC.

P.O. BOX 8533
132 LANDING ROAD
LANDING
NEW JERSEY 07850

109 SECOND AVENUE
NORMANDY BEACH
NEW JERSEY 08739

(973) 398 - 4880
(732) 793 - 8600

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PROJECT

MAPLEWOOD TOWNSHIP

60 WOODLAND ROAD KITCHEN RENOVATIONS PROJECT

60 WOODLAND ROAD
MAPLEWOOD, NEW JERSEY

DATE:	8–11–16
SCALE:	AS SHOWN
DRAWN BY:	JAG
CHECKED:	DAB

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JOSEPH A. GATES, N.J. LICENSE NO. 12124
JOSEPH A. GATES, PA. LICENSE NO. RA–014263–B

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DRAWING TITLE

TITLE SHEET

CDN 15009100

15009
PROJECT NO.

SHEET A–1 OF 9

INTERIOR ELEVATIONS

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

DEMOLITION NOTES:

Areas adjacent to the area of work / demolition will be occupied throughout construction. The contractor must provide temporary protection to ensure safe passage of persons around areas of work/ demolition and construction.

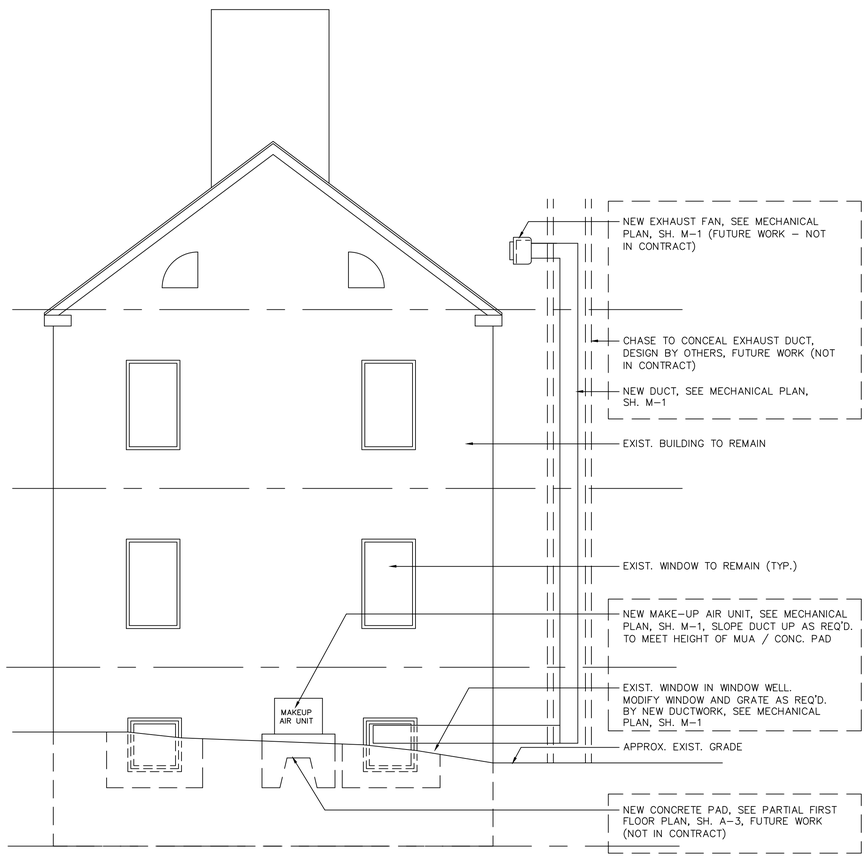
Contractor shall provide interior and exterior shoring, bracing, or support to prevent movement, settlement, or collapse of structures to be demolished and adjacent facilities to remain.

Contractor shall maintain existing utilities to stay in service and protect them from damage during demolition and construction operations.

Contractor shall locate, identify, stub off, cap and disconnect utility services that are not indicated to remain.

Contractor shall coordinate demolition work with work of other trades.

Contractor shall demolish and dispose off site all items indicated on the architectural working drawings.

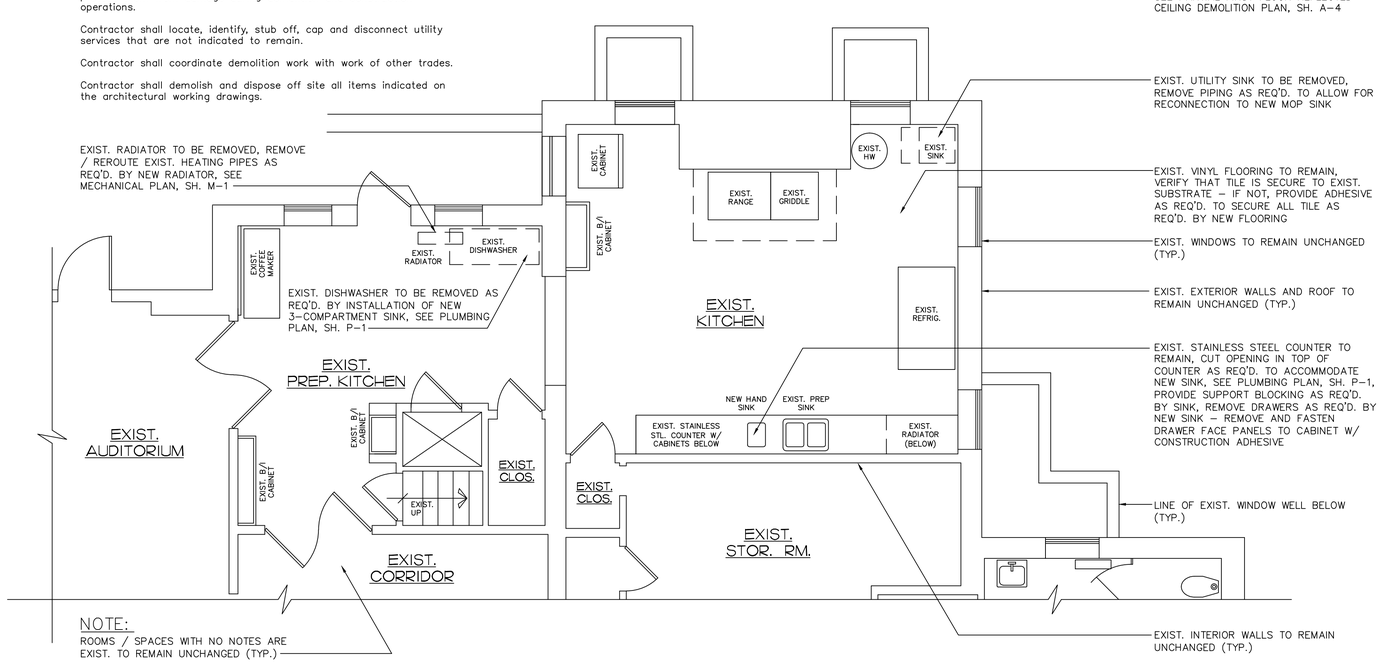


PARTIAL REAR ELEVATION (FUTURE WORK)

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

CEILING NOTE:

SEE PARTIAL FIRST FLOOR REFLECTED CEILING DEMOLITION PLAN, SH. A-4



NOTE:

ROOMS / SPACES WITH NO NOTES ARE EXIST. TO REMAIN UNCHANGED (TYP.)

PARTIAL FIRST FLOOR DEMOLITION PLAN

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

REVISIONS		
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PROJECT

MAPLEWOOD TOWNSHIP

60 WOODLAND ROAD KITCHEN RENOVATIONS PROJECT

60 WOODLAND ROAD
MAPLEWOOD, NEW JERSEY

DATE:	8-11-16
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DRAWING TITLE

DEMOLITION PLAN & INTER. ELEV'S.

CDN 15009100

15009
PROJECT NO.

SHEET A-2 OF 9

UTILITY NOTES:

ALL UTILITIES ARE EXIST. TO REMAIN, AND SHALL BE PROPERLY DISCONNECTED AND/OR TEMPORARILY CAPPED FOR REUSE AS REQ'D. BY INSTALLATION OF NEW KITCHEN EQUIPMENT AS INDICATED

ALL WORK SHALL BE IN ACCORD. W/ ALL LOCAL, COUNTY, AND STATE REGULATIONS

SEE MECHANICAL, PLUMBING, AND ELECTRICAL PLANS, SHEETS M-1, P-1 & 2, AND E-1 & 2, PREPARED BY PRO-ENERGY DESIGN

WOOD TRIM NOTE:

WOOD TRIM IS EXIST. TO REMAIN, PATCH AS REQ'D., PREPARE AS REQ'D. TO BE PAINTED

INSTALL 1/4 ROUND TRIM AT ALL BASE TRIM, PRIMED AND PAINTED TO MATCH BASE TRIM

PATCHING NOTES:

ALL SURFACES AT AREAS OF WORK TO BE PATCHED AS REQ'D. TO BE SMOOTH AND FLUSH W/ EXIST. ADJACENT SURFACES PRIOR TO THE INSTALLATION OF NEW WORK, AND IN ACCORD. W/ PAINT MFR'S. RECOMMENDATIONS

PATCH FLOORS AT AREAS OF WORK W/ DASHPATCH AS REQ'D. TO MAKE FLOOR SMOOTH AND FLUSH W/ EXIST. ADJACENT SURFACE

EXIST. PLASTER WALLS AND CEILINGS AT AREAS OF WORK TO BE PATCHED / PREPARED AS REQ'D. TO MATCH AND BE FLUSH W/ EXIST. ADJACENT SURFACE

ALL EXIST. AND NEWLY CREATED VOIDS AT CEILING SHALL BE PATCHED TO MATCH AND BE FLUSH W/ EXIST. ADJACENT SURFACE

FILL PUTTY HOLES IN WOOD, SPACKLE, AND SAND, AS REQ'D. TO PROVIDE A NEAT UNIFORM APPEARANCE

PATCH / REPLACE DAMAGED PORTIONS OF WOOD TRIM AS REQ'D. TO COMPLETE THE WORK

PAINTING NOTE:

PAINTING IS LIMITED ONLY TO THE AREAS OF WORK INCLUDING THE MAIN KITCHEN AND THE PREP KITCHEN, AND THE ADJACENT CLOSETS

ALL PLASTER WALLS AND CEILINGS SHALL BE PAINTED

ALL WOOD CABINETS SHALL BE PAINTED OUTSIDE AND INSIDE (REMOVE TACK PAPER)

ALL WOOD SURFACES THROUGHOUT THE ENTIRE AREAS OF WORK SHALL BE PAINTED, INCLUDING DOORS, TRIM, AND CABINETS

ALL PAINTED HINGES ON DOORS AND CABINETS SHALL BE PAINTED

SUBMITTAL NOTES:

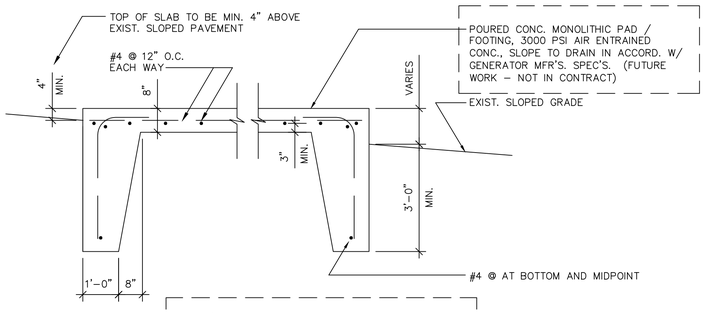
SUBMIT SAMPLES TO ILLUSTRATE FUNCTIONAL AND AESTHETIC CHARACTERISTICS OF ALL PRODUCTS AND/OR FINISHES FOR OWNER'S REVIEW AND APPROVAL

CONTRACTOR SHALL PROVIDE SUBMITTALS AND SHOP DRAWINGS TO THE OWNER FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE INFORMATION GIVEN AND THE DESIGN CONCEPT IN THE CONTRACT DOCUMENTS

CONTRACTOR(S) SHALL BE RESPONSIBLE TO PROVIDE ALL MANUFACTURER'S LITERATURE FOR ALL PRODUCTS AND INSTALLED EQUIPMENT TO THE OWNER

COORDINATION NOTE:

GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE DEMOLITION OF ALL WORK BETWEEN ALL SUBCONTRACTORS, AND SHALL MAINTAIN SERVICE AS REQ'D. DURING CONSTRUCTION



CONCRETE PAD DETAIL
SCALE: 1/2" = 1'-0"

CONCRETE NOTES:

NEW CONCRETE PAD AT MAKE-UP AIR UNIT TO BE CONSTRUCTED AS INDICATED, SEE PARTIAL FIRST FLOOR PLAN BELOW

NEW CLASS "B" CONC. PAD, 8" THICK, W/ 6x6-10/10 W.W.M., COATED W/ CURING / SEALING COMPOUND, SUPER DIAMOND CLEAR VOX, EUCLID CHEMICAL CO. OR EQ., ON 4" THK. 3/4"ø CRUSHED STONE

ANY WORK DONE IN COLD AND/OR HOT WATER MUST BE PERFORMED IN ACCORD. W/ CURRENT CODE REQUIREMENTS FOR THE SAME. IF WORK IS INTENDED TO BE PERFORMED IN COLD OR HOT WEATHER, A WRITTEN SCHEDULE INCLUDING ALL PREPARATIONS, PRECAUTIONS, ADMIXTURES, AND PROTECTION OF WORK MUST BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE START OF THAT WORK.

CONCRETE PADS SHALL BE AS REQUIRED IN THE NJDOT STANDARD SPECIFICATIONS 2007, TABLE 903.03.06-1, CLASS B AIR-ENTRAINED.

CONCRETE PAD SHALL BE COATED AFTER PLACING WITH A CURING AND SEALING COMPOUND, SUPER DIAMOND CLEAR VOX, AS MANUFACTURED BY THE EUCLID CHEMICAL COMPANY, CLEVELAND, OH, OR APPROVED EQUAL.

CURING / SEALING COMPOUND SHALL BE INSTALLED IN ACCORDANCE WITH THE MFR'S. SPECIFICATIONS

CROSS SLOPE OF ALL PADS SHALL NOT EXCEED 1:48

NOTE:

THE ADHESIVE AT THE EXIST. FLOORING AT EXIST. PREP KITCHEN HAS BEEN FOUND TO CONTAIN ASBESTOS CONTAINING MATERIALS (ACM), AS NOTED IN THE "ASBESTOS CONTAINING MATERIAL SURVEY REPORT PREPARED BY MATRIX NEW WORLD, DATED 4-10-13

THIS REPORT IS AVAILABLE FOR REVIEW AT THE TOWNSHIP ENGINEER'S OFFICE UPON REQUEST

THIS FLOORING SHALL REMAIN IN PLACE, AND WILL NOT BE REMOVED - CONTR. SHALL INSTALL ADHESIVE AT ANY LOOSE CORNERS OR EDGES AS REQ'D. TO SECURE THE EXIST. FLOORING TO EXIST. SUBSTRATE

INSTALL NEW RADIATOR AS INDICATED, SEE MECHANICAL PLAN, SH. M-1

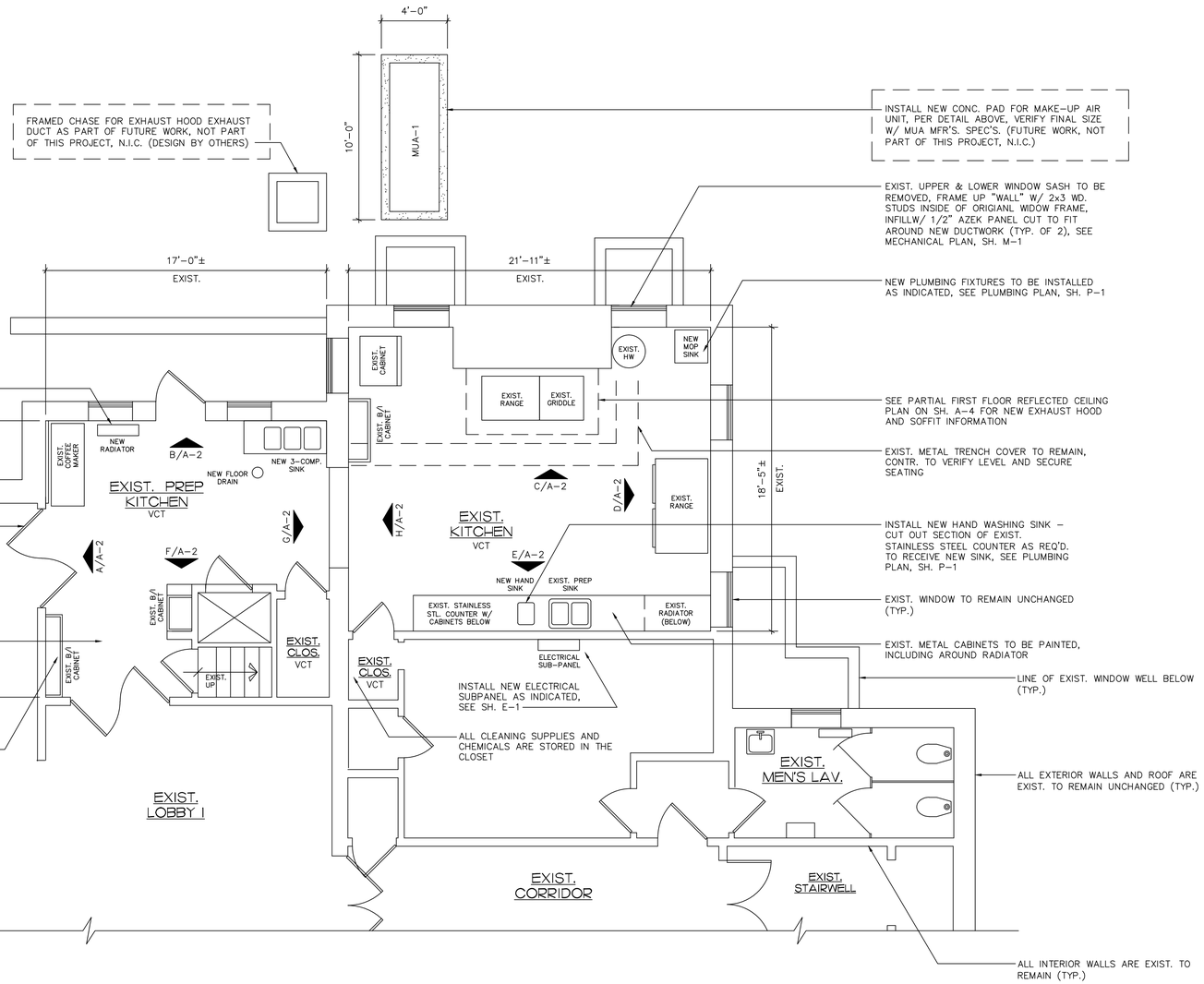
ALL BRASS HARDWARE, INCLUDING PUSH PLATES, MOP PLATES, DOOR LATCHES, AND DRAWER PULLS AT ALL DOORS AND CABINETS SHALL BE CLEANED / POLISHED W/ BRASS CLEANER (TYP. AT AREA OF WORK)

INSTALL NEW VINYL RESILIENT FLOORING AS INDICATED ON THESE PLANS, SEE FINISH NOTES ON SH. A-4, AND SPECIFICATION BOOK (TYP. AT KITCHEN, PANTRY, AND CLOSETS), VERIFY COLOR W/ OWNER

EXIST. TACK PAPER TO BE REMOVED FROM EXIST. SHELVES INSIDE EXIST. BUILT-IN CABINET, PREPARE AS REQ'D. TO BE PAINTER, IN ACCORD. W/ PAINT MFR'S. SPEC'S.

NOTE:

ADJACENT ROOMS / SPACES WITH NO NOTES ARE EXIST. TO REMAIN UNCHANGED, AND ARE NOT PART OF THIS WORK (TYP.)



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

FIRE SPRINKLER NOTE:

BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM - CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT SYSTEM DURING DEMOLITION AND NEW CONSTRUCTION

PROTECT FIRE SPRINKLER HEADS DURING PAINTING

GAS PIPING NOTES:

SEE MECHANICAL PLANS, SHEET M-1 BY PRO-ENERGY DESIGN

ALL GAS PIPING WORK SHALL BE IN ACCORD. W/ THE CURRENT EDITION OF THE NATIONAL STANDARD PLUMBING CODE (NSPC) 2009 AND THE INTERNATIONAL MECHANICAL CODE (IMC) 2011

PLUMBING NOTES:

SEE PLUMBING PLANS, SHEETS P-1 & 2 BY PRO-ENERGY DESIGN

ALL PLUMBING WORK SHALL BE IN ACCORD. W/ THE CURRENT EDITION OF THE NATIONAL STANDARD PLUMBING CODE (NSPC) 2011

ELECTRIC NOTES:

SEE ELECTRICAL PLANS, SHEETS E-1 & 2 BY PRO-ENERGY DESIGN

ALL ELECTRIC WORK SHALL BE IN ACCORD. W/ THE CURRENT EDITION OF THE NATIONAL ELECTRIC CODE (NEC) 2011

INSTALLATION NOTES:

ALL EQUIPMENT, PRODUCTS, MATERIALS, MECHANICAL, PLUMBING AND ELECTRIC FIXTURES, TO BE INSTALLED IN ACCORD. W/ MFR'S. SPECIFICATIONS

LUMBER NOTE:

ALL LUMBER / BLOCKING IN CONTACT WITH CONCRETE OR CONCRETE BLOCK THAT IS IN CONTACT WITH THE EARTH SHALL BE PRESERVATIVE TREATED ALKALINE COPPER QUATERNARY (ACQ) - INSTALLED W/ HOT DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS

REVISIONS		
NO.	BY	DESCRIPTION	DATE

GATES ARCHITECTURAL DESIGN INC.

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PROJECT

MAPLEWOOD TOWNSHIP

60 WOODLAND ROAD KITCHEN RENOVATIONS PROJECT

60 WOODLAND ROAD
MAPLEWOOD, NEW JERSEY

DATE:	8-11-16
SCALE:	AS SHOWN
DRAWN BY:	JAG
CHECKED:	DAB

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DRAWING TITLE

PARTIAL FIRST FLOOR PLAN

CDN 15009100

15009
PROJECT NO.

SHEET A-3
OF 9

REFLECTED CEILING NOTES:

IN AREAS OF NEW WORK, NEW ITEMS INDICATED SHALL MATCH THE EXISTING IN TYPE AND COLOR, UNLESS OTHERWISE NOTED.

1. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE CEILING WORK WITH WORK OF ALL OTHER TRADES
2. EXISTING 12"x12" ACOUSTICAL CEILING TILES AND FURRING STRIPS SHALL BE REMOVED AT THE KITCHEN
3. SUSPENDED CEILING SYSTEM SHALL BE NEW, W/ 24" x 24" 5/8" CLEAN ROOM CLIMAPLUS CEILING TILE, W/ DX/DXL EXPOSED SUSPENSION SYSTEM, USG INTERIORS OR EQ., WASHABLE SURFACE IS REQ'D.
4. CEILING HEIGHT SHELL BE 8'-2", VERIFY W/ NEW LIGHT FIXTURE CLEARANCE REQ'S
5. ALL SUSPENDED CEILING TRACK, ACOUSTICAL TILES, AND LAY-IN FIXTURES SHALL BE INSTALLED W/ SEISMIC CLIPS, RESTRAINTS,OR TIES, AS REQ'D. BY IRCNJ

ELECTRICAL / LIGHTING LEGEND:

- 24" X 48" FLUORESCENT LIGHT FIXTURE
- WALL MOUNTED EXIT SIGN
- EM — WALL MOUNTED EMERGENCY LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- $ — LIGHT SWITCH, 48" A.F.F.
- $3 — 3-WAY LIGHT SWITCH, 48" A.F.F.
- EXHAUST FAN (CEILING MOUNTED)
- DUPLEX RECEPTACLE – 18" A.F.F. (W/ COVER)
- QUADRUPLEX RECEPTACLE – 18" A.F.F.
- GFI — GROUND FAULT INTERUPT DUPLEX RECEPTACLE – 48" A.F.F. (W/ COVER)

NOTE:

FIXTURES DENOTED WITH A "NEW" ARE NEW TO MATCH EXIST. BUILDING STANDARDS, VERIFY TYPE & COLOR IN FIELD

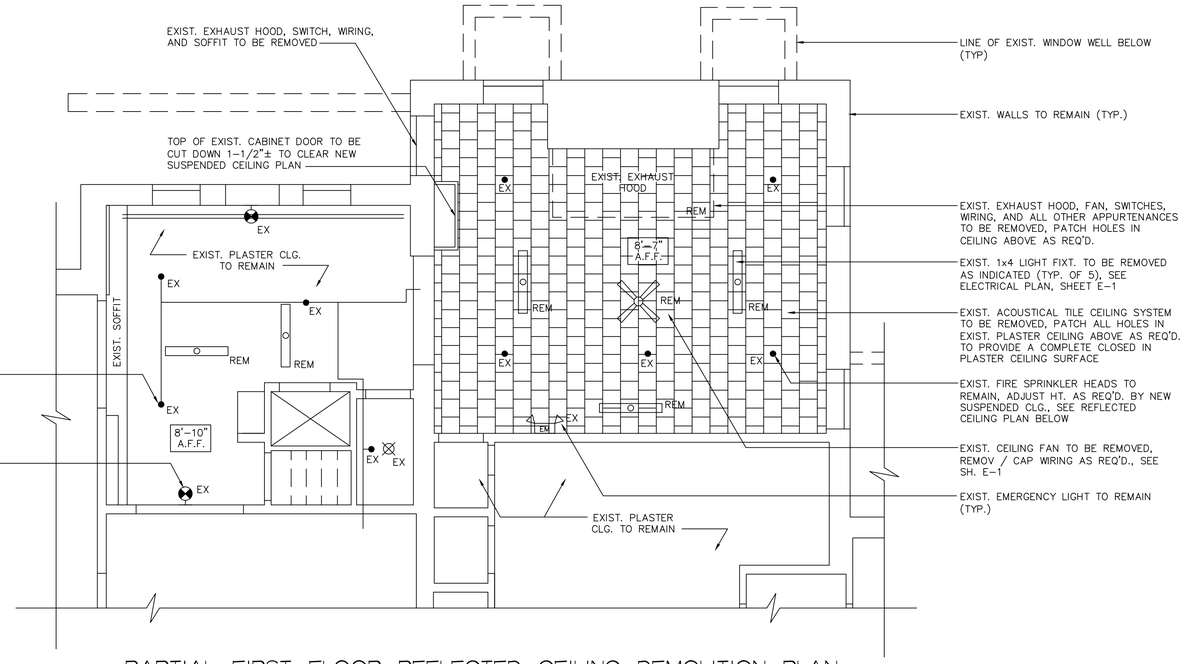
EXIST. FIXTURES DENOTED WITH A "REM" ARE EXISTING FIXTURES TO BE RELOCATED WHERE NOTED WITH "REL"

COORDINATION NOTE:

GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL WORK BETWEEN MECHANICAL, PLUMBING AND ELECTRICAL SUBCONTRACTORS AS REQ'D. TO ACCOMMODATE ALL WORK INDICATED ON REFLECTED CEILING PLAN

FIRE SPRINKLER NOTE:

BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM – CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT SYSTEM DURING DEMOLITION OF THE EXISTING ACOUSTICAL CEILING AND FURRING STRIPS, AND DURING THE INSTALLATION OF NEW SUSPENDED CEILING SYSTEM



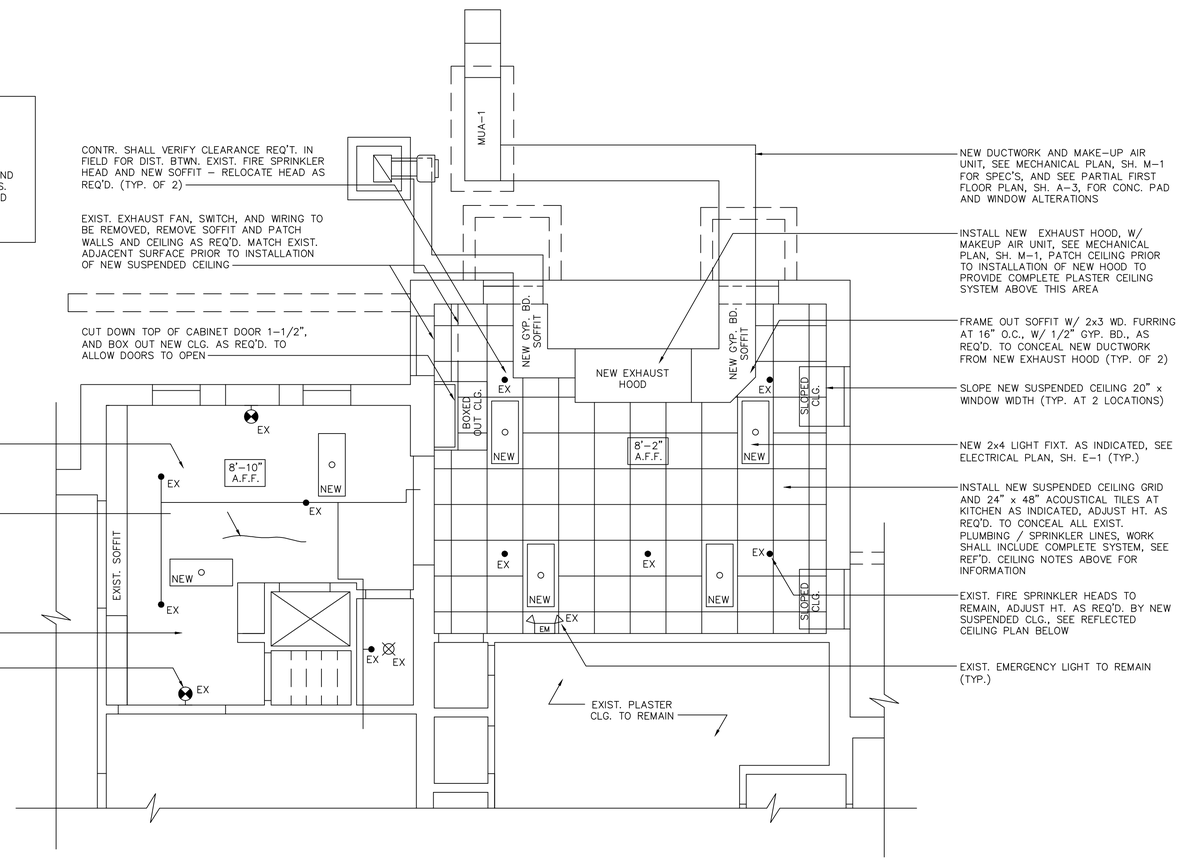
PARTIAL FIRST FLOOR REFLECTED CEILING DEMOLITION PLAN

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

FUTURE MAKE-UP AIR NOTE:

THESE CONSTRUCTION DOCUMENTS INCLUDE A PORTION OF WORK THAT IS CONSIDERED FUTURE WORK, AND IS NOT PART OF THIS PROJECT.

CONTRACTOR SHALL INSTALL THE EXHAUST HOOD AND INTERIOR DUCTWORK AT INDICATED ON THESE PLANS. – THE MAKEUP AIR UNIT, THE CONCRETE PAD, AND ALL EXTERIOR DUCTWORK IS FUTURE WORK, AND IS NOT PART OF THIS PROJECT.



PARTIAL FIRST FLOOR REFLECTED CEILING PLAN

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

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PROJECT

MAPLEWOOD TOWNSHIP

60 WOODLAND ROAD KITCHEN RENOVATIONS PROJECT

60 WOODLAND ROAD
MAPLEWOOD, NEW JERSEY

DATE:	8-11-16
SCALE:	AS SHOWN
DRAWN BY:	JAG
CHECKED:	DAB

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DRAWING TITLE

REFLECTED CEILING PLAN

CDN 15009100

15009
PROJECT NO.

SHEET A-4 OF 9

SPECIFICATIONS:

GENERAL NOTES:

UNLESS OTHERWISE NOTED BY SEPARATE AND SPECIFIC REFERENCE IN THE CONTRACT DOCUMENTS, THIS PROJECT SHALL CONFORM TO THIS SPECIFICATION.

THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE CONDTIONS PRIOR TO PREPARING A BID.

THE START OF WORK CONSTITUTES THAT THE CONTRACTOR HAS REVIEWED, UNDERSTANDS, AND AGREES TO THE CONDITIONS AND REQUIREMENTS OF THE CONTRACT DOCUMENTS.

WORK SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE/NEW JERSEY EDITION (IBCNJ) WITH CURRENT SUPPLEMENTS, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, ALL GOVERNMENT AGENCIES HAVING JURISDICTION, AND APPLICABLE UTILITY COMPANY REGULATIONS.

CONTRACTOR WILL INDEMNIFY THE ARCHITECT AGAINST ALL CLAIMS, SUITS, DAMAGES AND JUDGEMENTS INCLUDING COUNSEL FEES AND DISBURSEMENTS INCURRED IN THE DEFENSE OF ANY ACTION TO WHICH THE ARCHITECT MAY BE SUBJECTED, OR WHICH HE MAY SUFFER, BY REASON OF ANY INJURY TO PERSONS OR PROPERTY RESULTING FROM NEGLIGENCE OR ARISING OUT OF THE PERFORMANCE OF THE WORK.

ALL WORK PERFORMED AS A PART OF THIS CONTRACT IS TO BE GUARANTEED BY THE CONTRACTOR AND/OR SUBCONTRACTOR TO BE FREE FROM DEFECTS ON MATERIAL AND WORKMANSHIP FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF COMPLETION OF THE WORK. CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO RETURN TO THE JOB AND MAKE REPAIRS AND/OR REPLACEMENT TO SUCH DEFECTS AT NO COST TO THE OWNER.

CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND PAY FOR ALL BUILDING, PLUMBING, MECHANICAL, AND ELECTRICAL PERMITS, AND ZONING REGULATION FEES.

ALL DIMENSIONS SHALL BE FIELD CHECKED BY THE CONTRACTOR. DO NOT SCALE DRAWINGS. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.

SUBMIT SAMPLES TO ILLUSTRATE FUNCTIONAL AND AESTHETIC CHARACTERISTICS OF ALL PRODUCTS AND / OR FINISHES FOR OWNER'S REVIEW AND APPROVAL.

CONTRACTOR SHALL PROVIDE SUBMITTALS AND SHOP DRAWINGS TO THE OWNER FOR THE LIMITED PURPOSED OF CHECKING FOR CONFORMANCE WITH THE INFORMATION GIVEN AND THE DESIGN CONCEPT IN THE CONTRACT DOCUMENTS.

CLEAN SUBSTRATE SURFACES PRIOR TO APPLYING NEXT MATERIAL OR SUBSTANCE. APPLY MANUFACTURER REQUIRED OR RECOMMENDED SUBSTRATE PRIMER, SEALER, OR CONDITIONER PRIOR TO APPLYING NEW MATERIAL OR SUBSTANCE IN CONTACT OR BOND.

CONTRACTOR(S) SHALL BE RESPONSIBLE TO PROVIDE ALL MANUFACTURER'S LITERATURE FOR ALL PRODUCTS AND INSTALLED EQUIPMENT TO THE OWNER.

CONTRACTOR SHALL BE RESPONSIBLE TO PAY FOR AND COORDINATE ALL TESTS AND INSPECTIONS AS SPECFICED, OR AS REQUIRED BY JURISDICTIONAL AUTHORITIES, TO COMPLETE THE SCOPE OF WORK. INDEPENDENT FIRMS WILL PERFORM INSPECTIONS, TESTS, AND OTHER SERVICES AS REQUIRED.

STORED MATERIALS SHALL BE PROTECTED FROM WEATHER AND DAMAGE IN ACCORDANCE WITH GOOD STANDARD PRACTICES, OR AS RECOMMENDED BY THE MANUFACTURER.

LABOR, MATERIALS, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE HIGHEST STANDARDS OF THE INDUSTRY.

CONTRACTOR SHALL BE RESPONSIBLE TO REPORT ANY INCONSISTENCIES IN THE CONTRACT DOCUMENTS TO THE ARCHITECT. THE ARCHITECT RETAINS FINAL JUDGEMENT AS TO THE INTERPRETATION OF THE DOCUMENTS DRAWINGS.

IN AREAS OF DEMOLITION, ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PROTECT ADJACENT AREAS AND FINISHES. MECHANICAL, PLUMBING, AND ELECTRIC SERVICES SHALL BE DISCONNECTED PRIOR TO BEGINNING ANY DEMOLITION WORK.

INSULATION EXPOSED AS INSTALLED IN SPACES (INCLUDING ATTICS AND CRAWL SPACES) SHALL HAVE FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE- DEVELOPED RATING OF 450 OR LESS.

CORROSION-RESISTANT FLASHING SHALL BE PROVIDED AT THE TOP AND SIDES OF ALL EXTERIOR WINDOW AND DOOR OPENINGS, AND AT ALL INTERSECTION AND CONDITIONS NECESSARY.

GYPSUM BOARD SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF IBCNJ. PROVIDE WATER-RESISTANT GYPSUM BACKER BOARD FOR WALLS AND CEILINGS IN ALL AREAS SUBJECTED TO REPEATED DAMP CONDITIONS AND MOISTURE CONDITIONS INCLUDING BATHROOMS AND LAUNDRY ROOMS.

CEMENTITIOUS BACKER BOARD SHALL BE PROVIDED AT ALL WALLS TO RECEIVE CERAMIC TILE.

FIRE RESISTANT GYPSUM BOARD SHALL BE PROVIDED AT THE CEILING ABOVE THE FURNACE/BOILER.

WOOD TRIM SHALL BE PROVIDED IN ALL SPACES (UNLESS OTHERWISE NOTED ON PLANS).

SAFETY GLASS SHALL BE PROVIDED IN AREAS WITH LOW SILLS, SHOWERS, NEAR DOOR SWINGS OR ANY OTHER HAZARDOUS LOCATIONS PER CURRENT ADOPTED EDITION OF THE ICCNJ CODE.

CONTRACTOR SHALL PROVIDE ALL WINDOWS, DOORS AND SKYLIGHTS WITH ALL SCREENS, EXTENSION JAMBS (AS REQUIRED) AND ACCESSORIES.

CONTRACTOR SHALL REVIEW BID SPECIFICATIONS FOR INFORMATION REGARDING THE POSSIBLITY OF ASBESTOS, OR ASBESTOS CONTAINING MATERIALS (ACM), AND THE HANDLING OF THE SAME. (SEE PARTIAL FIRST FLOOR PLAN ON SHEET A-3 FOR ADDITIONAL INFORMATION).

CONTRADTOR SHALL REVIEW BID SPECIFICATIONS FOR INFORMATION REGARDING THE POSSIBILITY OF EXISTING PAINTS CONTAINING LEAD PAINT, AND THE HANDLING OF THE SAME. (SEE PARTIAL FIRST FLOOR PLAN ON SHEET A-3 FOR ADDITIONAL INFORMATION).

ALL BIDS ARE SUBJECT TO REVIEW AND APPROVAL BY THE OWNER. THE OWNER RESERVES THE RIGHT TO ACCEPT AND/OR REJECT ANY BIDS UNDER CONSIDERATION.

WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE REPEATED.

UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL CLEAN UP, REMOVE, AND PROPERLY DISPOSE OF DEBRIS OR RECYCLE ALL MATERIALS IN ACCORDANCE W/ ALL REGULATIONS.

CONCRETE NOTES:

ALL CONCRETE METHODS, MATERIALS, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ACI 318, LATEST EDITION.

PRIOR TO CONSTRUCTION, TOP OF WALL ELEVATIONS AND OTHER DIMENSIONS TO BE VERIFIED BY CONTRACTOR WITH ARCHITECTURAL PLANS. INFORM ARCHITECT OF ANY ELEVATION DISCREPANCY. DO NOT BUILD WALL UNTIL ALL APPARENT VARIATIONS ARE RESOLVED BY ARCHITECT.

CENTER-LINE OF FOOTINGS AND CENTER LINES OF PIERS, COLUMNS, GRADE BEAMS AND WALLS SHALL BE THE SAME, UNLESS OTHERWISE NOTED.

CONTRACTOR TO RETAIN ALL TRUCK RECEIPTS FOR READY-MIX CONCRETE FOR ARCHITECT'S REVIEW OF MIXTURE.

ADMIXTURES IN CONCRETE NOT ALLOWED WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.

ALL CONCRETE TO BE STONE CONCRETE DEVELOPING 3,000 PSI COMPRESSIVE STRENGTHS IN 28 DAYS, UNLESS HIGHER STRENGTH CONCRETE IS SHOWN ON PLANS. ALL CONCRETE FOR EXTERIOR FOUNDATION WALLS AND OTHER PORTIONS OF CONCRETE STRUCTURE EXPOSED TO SOIL SHALL BE AIR ENTRAINED, 3,000 PSI STONE CONCRETE.
ALL EXPOSED EXTERIOR CONCRETE SHALL CONTAIN AN AIR-ENTRAINING ADMIXTURE CONFORMING TO ASTM C260. CONCRETE SHALL HAVE AN AIR CONTENT OF 6 TO 8%

ALL CONCRETE SHALL HAVE A MINIMUM CEMENT CONTENT OF 564 POUNDS PER CUBIC YARD, MAXIMUM SLUMP OF 4" + 1". WATER-REDUCING ADMIXTURE MAY BE ADDED ONLY WITH ARCHITECT'S PERMISSION.

ADEQUATE BRACING SHALL BE USED ON FORMS. QUALIFIED WORKMEN SHALL CONSTANTLY WATCH AND ADJUST ALL SHORES DURING CONCRETE PLACING. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, BRACING AND SCAFFOLDING.

REINFORCING STEEL TO BE ASTM A615, GRADE 60. ALL BARS TO BE WIRED AND HELD SECURELY IN PLACE WHILE POURING CONCRETE. ADDITIONAL BARS OR STIRRUPS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL REINFORCING AS REQUIRED. CONTINUOUS REINFORCING TO BE LAPPED 36 DIAMETERS

CONCRETE COVER FOR REINFORCING: 3" FOR FOOTINGS, 1-1/2" FOR WALLS, 2" FOR COLUMNS, AND 3/4" FOR SLABS. FOR CONCRETE EXPOSED TO WEATHER, OR EARTH, PROVIDE 2" MINIMUM COVER.

STEP FOOTINGS IF REQUIRED, NOT STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL, NOR STEEPER THAN ONE-HALF THE ANGLE OF REPOSE OF THE SUPPORTING SOIL.

DO NOT PLACE FOOTINGS OR SLABS ON FROZEN GROUND. WHEN FREEZING TEMPERATURES ARE EXPECTED, PROTECT FOOTING BOTTOMS FROM FROST BEFORE PLACING CONCRETE, AND TAKE MEASURES TO KEEP CONCRETE PROTECTED AS IT CURES. RETARDERS IN CONCRETE WILL NOT BE PERMITTED WITHOUT PRIOR PERMISSION OF THE ARCHITECT.

POURED CONCRETE SLABS SHALL BE 5" THICK REINFORCED WITH ONE LAYER OF 6x6 - 8/8 W.W.M. PLACED 1" BELOW THE TOP. SLAB SHALL BE POURED ON A 6 MIL VAPOR BARRIER, ON 5" THICK LAYER OF CRUSHED STONE, GRAVEL, OR OTHER APPROVED POROUS FILL. MAXIMUM POUR SHALL NOT EXCEED 500 SQ. FT. BETWEEN JOINTS OR CUTS.

TOP OF SLAB ELEVATION SHALL BE AS NOTED ON PLAN. SLABS SHALL BE LEVEL TO AN "F" NUMBER OF 20, AND FLAT TO AN "F" NUMBER OF 17, UNLESS OTHERWISE NOTED. THE "F" NUMBERS ARE DEFINED IN ASTM E 1155. VALUES OF 20 AND 17 ARE APPROXIMATELY EQUIVALENT TO 5/16" IN 10 FEET, AS DESCRIBED IN ACI 302.1R-89.

PROVIDE 2" RIGID INSULATION 24" HORIZONTAL AND 24" VERTICAL AT THE PERIMETER OF ALL CONCRETE SLABS ON GRADE ABOVE THE FROST LINE AT ALL HABITABLE SPACES.

PIPES OR CONDUITS PLACED IN SLABS SHALL NOT HAVE AN OVERALL DIAMETER LARGER THAN 1/3 THE SLAB THICKNESS AT CENTER. ALUMINUM CONDUITS SHALL NOT BE PLACED IN CONCRETE.

SHORING SHALL REMAIN IN PLACE UNTIL CONCRETE HAS ATTAINED A MINIMUM OF 75% OF ITS 28-DAY STRENGTH.

CONCRETE SHALL BE PROTECTED FROM FREEZING FOR NOT LESS THAN 48 HOURS AFTER PLACING.

DETAILS AND DIMENSIONS, SHOWN IN ANY SECTION, APPLY TO ALL SIMILAR SECTIONS UNLESS OTHERWISE NOTED.

FRAMING NOTES:

WOOD FRAMING SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF IBCNJ.

PLANS INDICATE STRUCTURAL ELEMENTS ONLY. BLOCKING, NAILERS, ETC., TO BE PROVIDED AS REQUIRED. ALL OTHERS MISCELLANEOUS ITEMS REQUIRED ARE TO BE PROVIDED BY CONTRACTOR AS IF THEY WERE SPECIFICALLY CALLED FOR.

FRAMING LUMBER (JOISTS, GIRDERS, RAFTERS, PLATES, SILLS, HEADERS, TRIMMERS, RIDGES, VALLEYS, TAIL BEAMS, ETC.) SHALL BE DOUG-FIR #2 OR BETTER, KILN DRIED. DESIGN VALUES FOR FRAMING MEMBERS SHALL BE A MINIMUM OF 1,250 PSI FOR EXTREME FIBER IN BENDING, AND A MODULUS OF ELASTICITY OF 1,700,000 PSI.

CONCRETE FILLED PIPE COLUMNS SHALL HAVE AN OUTER CASING WITH A 0.216 INCH MINIMUM WALL THICKNESS. COLUMNS SHALL BE SET WITH A STANDARD CAP AND BASE, AND SHALL BEAR ON AN INDEPENDENT FOOTING AS INDICATED ON THE FLOOR PLANS.

FOUNDATION ANCHORAGE SHALL BE IN ACCORDANCE WITH CURRENT IBCNJ REQUIREMENTS.

SILL SEALER SHALL BE PROVIDED ON TOP OF ALL FOUNDATION WALLS.

LUMBER EXPOSED TO SOIL OR WEATHER SHALL BE PRESERVATIVE-TREATED.

PRESERVATIVE-TREATED FRAMING MEMBERS SHALL BE USED WHEN THEY ARE: IN CONTACT WITH EXTERIOR FOUNDATION WALLS; LESS THAN 8" FROM EXPOSED EARTH; SLEEPERS OR SILLS ON CONCRETE OR MASONRY SLABS THAT ARE IN DIRECT CONTACT WITH EARTH; LESS THAN 6" ABOVE EARTH.

PRESERVATIVE TREATED LUMBER SHALL BE ALKALINE-COPPER QUATERNARY (A.C.Q.). ALL FASTENERS AND HANGERS IN CONTACT WITH THIS LUMBER SHALL BE "HOT DIPPED GALVANIZED" OR STAINLESS STEEL.

WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS SHALL HAVE A 1/2" MINIMUM AIRSPACE AROUND ITS TOP, SIDES, AND ENDS, UNLESS PRESERVATIVE-TREATED WOOD IS USED.

GALVANIZED METAL JOIST HANGERS SHALL BE PROVIDED AT ALL FLUSH FRAMING CONDITIONS. HOT DIPPED GALVANIZED OR STAINLESS STEEL HANGERS MUST BE USED FOR PRESERVATIVE TREATED LUMBER.

JOISTS, BEAMS, AND GIRDERS SHALL BE INSTALLED WITH CAMBER UP.

PROVIDE DOUBLE JOIST HEADERS AT FLOOR AND CEILING OPENINGS, AND DOUBLE JOIST UNDER WALLS THAT ARE PARALLEL TO FRAMING, AND UNDER ALL BATH TUBS.

FASTENING, CUTTING, AND NOTCHING SHALL BE IN ACCORDANCE WITH IBCNJ.

ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED TO JOIST/BEAMS.

BUILDING PAPER TO BE PROVIDED BETWEEN PLYWOOD SUBFLOOR AND UNDERLAYMENT.

PLYWOOD FLOOR, WALL, AND ROOF SHEATHING SHALL BE IN ACCORDANCE WITH IBCNJ.

BRIDGING FOR FLOOR, ATTIC, AND ROOF FRAMING SHALL BE 1 ROW OF 1" X 3" LUMBER FOR EACH 8' OF SPAN.

BRACING FOR WALLS SHALL BE PROVIDED IN ACCORDANCE WITH IBCNJ.

DOUBLE UP STUDS AT ALL OPENINGS, SUPPORT HEADERS ON STUDS: SUPPORT HEADERS LONGER THAN 7'-0" ON TWO STUDS EACH END.

WOOD FRAMING SHALL BE A MINIMUM OF 2" AWAY FROM ALL FLUES, CHIMNEYS, AND FIREPLACES, AND 6" AWAY FROM FLUE OPENINGS.

FIRESTOPPING SHALL BE INSTALLED IN ALL LOCATIONS IN ACCORDANCE WITH IBCNJ.

DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO MAIN FRAMING MEMBERS, DIVIDING FLOOR SPACES INTO AREAS NOT GREATER THAN 500 SQUARE FEET, AND SHALL ALSO BE INSTALLED IN ALL ATTICS SUCH THAT ANY AREA DOES NOT EXCEED 3000 SQUARE FEET.

VENTILATION OF CONCEALED ROOF SPACES AND CRAWL SPACES SHALL BE MAINTAINED IN ACCORDANCE WITH IBCNJ.

FINISH NOTES:

FLOOR:

EXIST. VINYL TILE TO REMAIN - INSTALL NEW VINYL FLOORING AT BOTH ROOMS AND CLOSETS OF KITCHEN, PATCH W/ A PORTLAND CEMENT BASED UNDERLAYMENT PATCHING COMPOUNT IN ACCORD. W/ MFR'S. SPEC'S. AS REQ'D. TO PROVIDE LEVEL AND SECURE SURFACE, AZROCK OR EQ., COMMERCIAL GRADE, VERIFY COLOR W/ OWNER

BASE:

WOOD BASE TRIM TO REMAIN, PATCH AS REQ'D., INSTALL 3/4" WIDE 1/4 ROUND WOOD TRIM AT ENTIRE AREA OF WORK AFTER NEW FLOORING IS INSTALLED.

WALLS:

EXIST. PLASTER WALLS TO REMAIN, PATCH ALL EXIST. DEFECTS, AND NEW DEFECTS AS REQ'D. TO PROVIDE SMOOTH SURFACE, AND BE PAINTED, SEE PAINTING NOTES TO RIGHT

TRIM:

PATCH WOOD TRIM AT ALL DOORS AND WINDOWS, FILL NAIL HOLES HOLES W/ PUTTY TO MATCH, PAINT W/ SEMI-GLOSS PAINT, COLOR AS SEL'D. BY OWNER, AT ALL AREAS OF WORK

CEILING:

EXIST. PLASTER CEILING TO REMAIN, PATCH AS REQ'D. TO PROVIDE UNIFORM SURFACE

INSTALL NEW SUSPENDED CEILING AT KITCHEN AS INDICATED, SEE PARTIAL FIRST FLOOR REFLECTED CEILING PLAN, SH. A-4

GENERAL NOTES:

ALL EXISTING PAINTED AND/OR STAINED SURFACES SHALL BE PAINTED THROUGHOUT ALL AREAS OF WORK

EXISTING STAINED DOORS AND DOOR FRAME / TRIM SHALL RECEIVE A CLEAR COAT SEALER.

VERIFY ALL COLORS AND FINISHES W/ OWNER PRIOR TO ORDER, PROVIDE SAMPLES OF ALL COLORS / FINISHES

PATCH ALL SURFACES IN AREAS OF WORK AS REQ'D. TO MATCH AND BE FLUSH W/ EXIST. ADJACENT SURFACE, W/ DASHPATCH AS REQ'D. AT UNEVEN FLOOR SURFACES

ALL PRODUCTS AND/OR FINISHES SHALL BE INSTALLED IN ACCORDANCE W/ THE MRF'S. RECOMMENDATIONS

ALL FINISHES, ADHESIVES TO BE LOW ODOR, LOW VOC PRODUCTS

SEE SPECIFICATION BOOK FOR ADDITIONAL INFORMATION REGARDING PRODUCTS, FINISHES, AND MANUFACTURER'S INFORMATION

PAINTING NOTES:

ALL WALL SURFACES HAVE BEEN PREVIOUSLY PAINTED AND WILL NOT NEED A PRIMER COAT OF PAINT, UNLESS SURFACE IS WORN DOWN TO BARE SURFACE (OR PATCHED AS NEW SURFACE - ALL BARE SURFACES SHALL BE PRIMED IN ACCORDANCE WITH SPECIFICATIONS

ALL SURFACES SHOWING STAINS SHALL BE PAINTED WITH PRIMER / STAIN BLOCKER IN ACCORD. W/ MFR'S. RECOMMENDATIONS

ALL GYPSUM WALLBOARD SHALL BE TAPED AND SPACKLED, AND PLASTER SHALL BE PATCHED, THEN SANDED, AND PAINTED, AT ALL AREAS, (1 COAT PRIMER, 2 COATS FINISH)

WALLS AND CEILINGS SHALL BE PAINTED WITH PREMIUM WALL & WOOD PRIMER, AND PRO INDUSTRIAL PRE-CATYLIZED WATER BASED EPOXY, EGGSHELL FINISH, SHERWIN-WILLIAMS OR EQ.

WOOD AND METAL CABINETS SHALL BE PAINTED WITH PREPRITE PROBLOCK INTERIOR / EXTERIOR LATEX PRIMER SEALER, AND PRO CLASSIC WATER BASED SEMI-GLOSS PAINT, SHERWIN-WILLIAMS OR EQ.

ALL CONC. BLOCK WALLS TO BE PREPARED W/ BLOCK FILLER AND MASONRY PRIMER, AND W/ TWO COATS FINISH PAINT, COLOR AS SEL'D. BY OWNER.

ALL UNFINISHED DOORS SHALL BE PAINTED (SAME COLOR BOTH SIDES) AS INDICATED IN SCHEDULE, UNLESS OTHERWISE NOTED.

ALL UNFINISHED DOOR BUCKS AND TRIM SHALL BE PAINTED TO MATCH DOORS UNLESS OTHERWISE NOTED.

ALL UNFINISHED H/V CEILING DIFFUSERS, REGISTERS AND DUCTWORK SHALL BE PAINTED TO MATCH CEILING, UNLESS OTHERWISE NOTED.

ALL UNFINISHED OUTLETS COVERS, PANEL COVERS, CONDUITS, ETC. SHALL BE PAINTED TO MATCH ADJACENT WALLS, UNLESS OTHERWISE NOTED.

ALL PERIMETER CONVECTOR ENCLOSURES SHALL BE PAINTED SAME COLOR AS ADJACENT WALLS, UNLESS OTHERWISE NOTED.

ALL UNFINISHED METAL PARTS, I.E., DOORS, DOOR BUCKS, PERIMETER ENCLOSURES, TOILETS PARTITIONS, ETC., SHALL BE PAINTED WITH SEMI-GLOSS PAINT, UNLESS OTHERWISE NOTED.

ALL CLOSETS SHALL BE FINISHED IN THE SAME MANOR AS THAT ROOM INTO WHICH THE CLOSET DOOR OPENS, UNLESS OTHERWISE NOTED.

ALL UNFINISHED SURFACES SHALL BE PROPERLY PREPARED PRIOR TO THE INSTALLATION OF WALL COVERING OR PAINTING.

ALL PAINT AND WALL COVERINGS, SHALL CONFORM WITH ARCHITECT'S SPECIFICATIONS UNLESS OTHERWISE NOTED.

ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION FOR THE PARTICULAR SURFACE.

SAMPLES OF ALL FINISH COLORS SPECIFIED SHALL BE SUBMITTED FOR APPROVAL BY ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.

ALL METAL FABRICATION, I.E., TO BE FACTORY FINISHED SAME COLOR BOTH SIDES OF PARTITION, UNLESS OTHERWISE NOTED.

CAULKING NOTES:

INSTALL NEW FOAM BACKER ROD AND CAULK AT TOP AND SIDES OF DOOR FRAME

BACKER ROD:

INSTALL NEW FOAM BACKER ROD, ASTM D1056 ROUND CLOSED CELL POLYETHYLENE FOAM ROD, OVERSIZED 30 TO 50 PERCENT LARGE THAN JOINT

BOND BREAKER:

INSTALL PRESSURE SENSITIVE TAPE RECOMMENDED BY THE MANUFACTURER TO AVOID THREE SURFACE ADHESION, VERIFY COMPATIBILITY WITH SEALANT

SEALANT:

SEALANT TO BE SILICONE TYPE, (TYPE GC-F), ASTM C920, TYPE S, GRADE NS, CLASS 25, USE NT, G, A.; SINGLE COMPONENT; SOLVENT CURING; CAPABLE OF WATER IMMERSION WITHOUT LOSS OF PROPERTIES; NON-BLEEDING, NON-STAINING, CURED SHORE A HARDNESS OF 15 TO 25, PROVIDE COLOR FOR SELECTION, DOW CORNING #795 SILOCONE SEALANT, ELONGATION CAPABILITY 40%, TEMP. RANGE -65° TO 180°

TOOL JOINTS CONCAVE

CLEAN ADJACENT SOILED SURFACES.

PROTECT JOINTS UNTIL CURED

WARRANTY:

TEN YEAR WARRANTY TO BE PROVIDED FOR SEALANT AND ACCESSORIES, COVERAGE TO LOSS OF WATER TIGHT SEAL, LOSS OF ADHESION OR COHESION, OR FAILURE TO CURE

REVISIONS			
NO.	BY	DESCRIPTION	DATE

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PROJECT

MAPLEWOOD TOWNSHIP

60 WOODLAND ROAD KITCHEN RENOVATIONS PROJECT

60 WOODLAND ROAD
MAPLEWOOD, NEW JERSEY

DATE:	8-11-16
SCALE:	AS SHOWN
DRAWN BY:	JAG
CHECKED:	DAB

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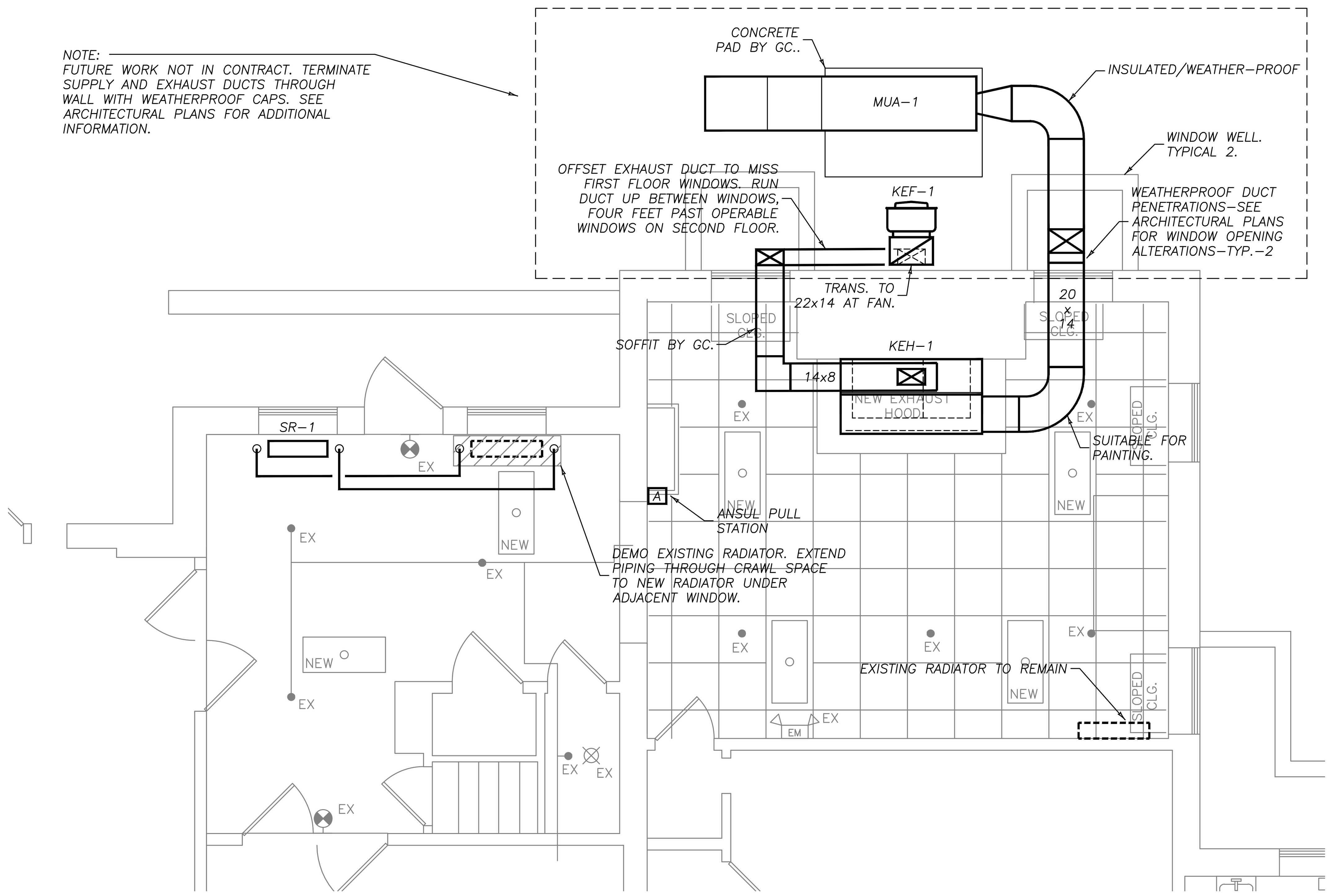
DRAWING TITLE

SPECIFICATION SHEET

CDN 15009900

15009
PROJECT NO.

SHEET A-5 OF 9



PARTIAL FIRST FLOOR PLAN

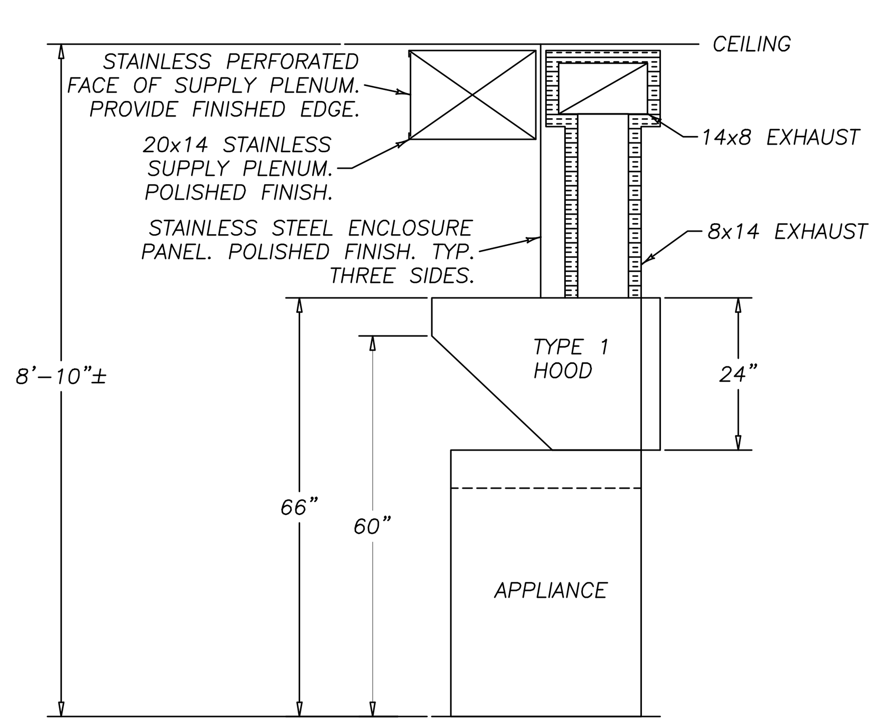
SCALE: 1/4" = 1'-0"

KITCHEN EXHAUST HOOD SYSTEM SCHEDULE											
DESIGNATION	MANUFACTURER	MODEL NUMBER	CFM	S.P.	ELECTRICAL VOLTS/Ø	FLA	MOP	HP	WT./ LBS.	NOTES	REMARKS
KEH-1	GREENHECK	GXEP-72x36	1075	.46	---	---	---	---	170	1-4	UL 710
KEF-1	GREENHECK	CWB-141HP-7	1075	1.5	208/1	2.4	---	0.75	67	5	FUTURE UNIT
MUA-1	GREENHECK	DG-108-H10	1075	0.5	208/1	5.1	15	0.75	549	6-11	FUTURE UNIT

1. FIRE SUPPRESSION SYSTEM: AMEREX KP, 2.75 GALLON, 8 FLOW POINTS, GAS SHUT-OFF VALVE, WALL MOUNTED.
2. MOUNT 60" AFF. SEE DETAIL.
3. TEMPERATURE CONTROL AND EXHAUST/MAKEUP-AIR INTERLOCKS (PER IMC 2006 REQUIREMENT SECTION 507.2.1.1).
4. X-TRACTOR FILTER SINGLE WALL.
5. BIRD SCREEN.
6. MOTORIZED INLET DAMPER.
7. ALUMINUM MESH OA SCREENS.
8. MERV-8 FILTERS.
9. REMOTE PANEL EXHAUST/MUA CONTROL.
10. DISCHARGE AIR CONTROL WITH ROOM OVERRIDE.
11. 74.5 MBH INPUT

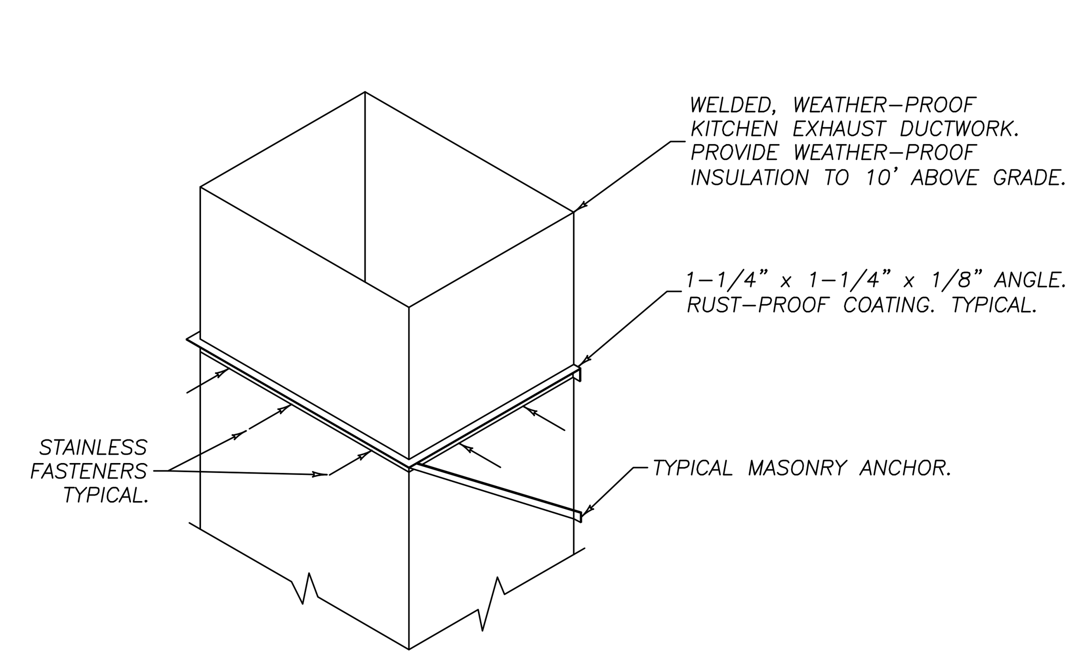
STEAM RADIATOR SCHEDULE							
MARK	MANUFACTURER	MODEL	SIZE	LENGTH	BTU/H	NOTES	REMARKS
SR-1	BURNHAM	RADIANT	14 SECT.	30"	8640	1	

1. PROVIDE NEW SHUT-OFF VALVE, UNIONS, AND STEAM TRAP.



HOOD SECTION DETAIL

NOT TO SCALE



DUCT RISER SUPPORT DETAIL

NOT TO SCALE

MECHANICAL SPECIFICATIONS

DESCRIPTION OF WORK – THE H.V.A.C. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, RIGGING, TOOLS AND ACCESSORIES REQUIRED FOR PROVIDING, INSTALLING, CONNECTING AND TESTING ALL HEATING AND VENTILATING SYSTEMS AND ASSOCIATED EQUIPMENT IN ACCORDANCE WITH THESE SPECIFICATIONS AND THE APPLICABLE DRAWINGS. IN GENERAL, THE WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: H.V.A.C. EQUIPMENT, AIR DISTRIBUTION SYSTEMS, PIPING SYSTEMS, INSULATION, TEMPERATURE CONTROLS, CONTROL WIRING, START-UP, TESTING AND BALANCING.

EXAMINATION REQUIREMENTS – THE H.V.A.C. CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE, ALL PERTINENT DRAWINGS AND SPECIFICATIONS TO DETERMINE THE COMPLETE SCOPE OF WORK AND BE INFORMED OF THE EXISTING CONDITIONS PRIOR TO SUBMITTING THEIR BID PROPOSAL. THE H.V.A.C. CONTRACTOR WILL NOT BE ENTITLED TO EXTRA MONETARY COMPENSATION RESULTING FROM THEIR ERRORS OR OVERSIGHTS DURING THEIR EXAMINATION.

DRAWINGS – THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT AND THE EXTENT OF THE WORK TO BE DONE. HOWEVER, THE EXACT LOCATION AND ARRANGEMENT OF ALL COMPONENTS SHALL BE DETERMINED AS WORK PROGRESSES. BECAUSE OF THE SMALL SCALE USED FOR THE DRAWINGS, ALL REQUIRED OFFSETS, MODIFICATIONS, ETC. AS MAY BE REQUIRED TO CLEAR STRUCTURAL WORK, WORK OF OTHER CONTRACTORS, OR OTHER OBSTRUCTIONS, MAY NOT BE SHOWN. THE H.V.A.C. CONTRACTOR, HOWEVER, SHALL PROVIDE ALL NECESSARY OFFSETS, MODIFICATIONS, ETC. AS REQUIRED TO COMPLETE THE INSTALLATION AT NO ADDITIONAL COST. THE H.V.A.C. CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ALL ITEMS, ACCESSORIES, AUXILIARY SYSTEMS, ETC. CALLED FOR IN THESE SPECIFICATIONS WHETHER OR NOT SHOWN AS DETAILS ON THE DRAWINGS. ALL ITEMS NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS OR NOTED ON THE DRAWINGS, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED.

DIMENSIONS – NO WORK SHALL BE EXECUTED FROM DIMENSIONS OBTAINED BY SCALING ANY DRAWINGS. EXACT DIMENSIONS, WHERE NEEDED, SHALL BE OBTAINED FROM ACTUAL FIGURES ON THE ARCHITECTURAL DRAWINGS AND SHALL BE SUPPLEMENTED BY VERIFICATION OF MEASUREMENTS AT THE SITE. THE H.V.A.C. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND FIELD CONDITIONS BEFORE STARTING WORK AND SHALL NOTIFY THE ARCHITECT, ENGINEER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES. IF NO DISCREPANCIES ARE BROUGHT TO THEIR ATTENTION PRIOR TO STARTING WORK, THE H.V.A.C. CONTRACTOR ASSUMES FULL RESPONSIBILITY.

DEFINITIONS – WHERE THE WORDS "FURNISH", "SUPPLY", "PROVIDE" OR "INSTALL" ARE MENTIONED INDIVIDUALLY OR IN COMBINATION, THEY SHALL BE INTERPRETED TO MEAN "FURNISH AND INSTALL", "SUPPLY AND INSTALL" OR "PROVIDE AND INSTALL" UNLESS OTHERWISE NOTED.

CODES – THE INSTALLATION OF WORK UNDER THIS CONTRACT SHALL BE DONE IN FULL ACCORDANCE WITH REQUIREMENTS OF ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION; ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO THE LATEST ADOPTED EDITIONS OF THE NEW JERSEY STATE UNIFORM CONSTRUCTION CODE AND NEW JERSEY UNIFORM FIRE CODE, NATIONAL ELECTRIC CODE 2011, INTERNATIONAL MECHANICAL CODE 2009, INTERNATIONAL BUILDING CODE 2009, ASHRAE/IESNA 90.1-2007 ENERGY CONSERVATION CODE, NATIONAL STANDARD PLUMBING CODE 2009, INTERNATIONAL FUEL GAS CODE 2009, APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION CODES, BARRIER FREE REQUIREMENTS, O.S.H.A. AND THE LOCAL UTILITY COMPANIES' REQUIREMENTS.

PERMITS – THE H.V.A.C. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, ETC. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE AUTHORIZED INSPECTION OFFICIAL BEFORE THE SYSTEMS ARE PUT INTO SERVICE. A CERTIFICATE OF APPROVAL SHALL BE DELIVERED TO THE OWNER'S REPRESENTATIVE UPON COMPLETION OF THE WORK.

SHOP DRAWINGS – FURNISH SHOP DRAWINGS FOR ITEMS INCLUDING BUT NOT LIMITED TO H.V.A.C. EQUIPMENT, DUCTWORK, AIR DISTRIBUTION COMPONENTS, AUTOMATIC TEMPERATURE CONTROLS, INSULATION AND PIPING SYSTEM COMPONENTS. NOTE THAT THE DUCTWORK SHOP DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR BASED ON THE MECHANICAL, ARCHITECTURAL AND STRUCTURAL DRAWINGS AND HIS FIELD VERIFICATION OF ALL EXISTING CONDITIONS. THE DRAWINGS SHALL BE DONE AT AN APPROPRIATE SCALE WITH DOUBLE LINE DUCTWORK AND SHALL INCLUDE MOUNTING HEIGHTS, DETAILS FOR ALL FITTINGS, HANGERS AND CONNECTIONS TO EQUIPMENT. IF THE H.V.A.C. CONTRACTOR FAILS TO SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL, THE H.V.A.C. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE PROPER FIT, FUNCTION, ETC., FOR ALL ITEMS EVEN IF THEY ARE THE TYPES SPECIFIED.

ACCESSIBILITY – THE H.V.A.C. CONTRACTOR SHALL LOCATE ALL ITEMS WHICH MUST BE SERVICED, OPERATED, OR MAINTAINED IN FULLY ACCESSIBLE POSITIONS. IF REQUIRED FOR BETTER ACCESSIBILITY, PROVIDE ACCESS DOORS FOR THIS PURPOSE. WHERE WORK IS CONCEALED, THE H.V.A.C. CONTRACTOR SHALL BE RESPONSIBLE FOR ITS PROPER INSTALLATION TO ASSURE THAT IT DOES NOT PROJECT BEYOND FINISHED LINES OF FLOORS, CEILINGS OR WALLS.

COORDINATION – COORDINATE FINAL LOCATIONS OF ALL H.V.A.C. SYSTEM ITEMS WITH THE ARCHITECTURAL DRAWINGS, THE OWNER'S REQUIREMENTS AND AS DIRECTED BY THE ARCHITECT, ENGINEER OR OWNER'S REPRESENTATIVE AT THE JOB SITE DURING CONSTRUCTION. ARRANGE PIPING, DUCTWORK AND EQUIPMENT FOR THE H.V.A.C. SYSTEMS TO CLEAR ALL OTHER PIPING, ELECTRICAL CONDUIT, ETC. AND COOPERATE WITH OTHER TRADES FOR SPACE UTILIZATION WHERE MULTIPLE SERVICES OCCUR. THE H.V.A.C. CONTRACTOR SHALL GIVE FULL COOPERATION TO OTHER TRADES AND SHALL FURNISH INFORMATION NECESSARY TO PERMIT THE WORK OF ALL TRADES TO BE INSTALLED SATISFACTORILY AND WITH THE LEAST POSSIBLE INTERFERENCE OR DELAY.

ELECTRICAL – THE H.V.A.C. CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL CONTRACTOR TO VERIFY THE CORRECT ELECTRICAL CHARACTERISTICS AND LOAD REQUIREMENTS FOR ALL H.V.A.C. EQUIPMENT PRIOR TO ORDERING THE EQUIPMENT. THE H.V.A.C. CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY CONTROL WIRING UNLESS OTHERWISE NOTED. ALL ELECTRICAL EQUIPMENT AND MATERIAL SHALL BE APPROVED AND LABELED BY UNDERWRITERS' LABORATORIES, INC.

AUTOMATIC TEMPERATURE CONTROLS – FURNISH AND INSTALL ALL AUTOMATIC TEMPERATURE CONTROLS FOR THE H.V.A.C. INSTALLATION INCLUDING BUT NOT LIMITED TO THERMOSTATS, TEMPERATURE SENSORS, CONTROL PANELS, LOCKING COVERS, PROGRAMMING AND CONTROL WIRING. MOUNT ALL THERMOSTATS AND OTHER MECHANICAL CONTROLS AT HEIGHTS LESS THAN 48" ABOVE FINISHED FLOOR (AS PER BARRIER FREE REQUIREMENTS). INCLUDE ALL START-UP, TESTING AND ADJUSTING. ALL WIRING SHALL BE INSTALLED IN CONDUIT OR APPROVED CABLING SYSTEM (PLENUM RATED WHERE REQUIRED) APPROVED BY THE ENGINEER.

SEISMIC RESTRAINTS – PROVIDE ALL NECESSARY BRACING, SUPPORTS, VIBRATION ISOLATORS AND APPURTENANCES REQUIRED FOR INSTALLATION OF EQUIPMENT, PIPING AND DUCTWORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE 2009.

MECHANICAL EQUIPMENT – REFER TO THE EQUIPMENT SCHEDULES ON THE DRAWINGS FOR ALL MECHANICAL EQUIPMENT. ALL EQUIPMENT SHALL BE TESTED AND LABELED BY AN APPROVED AGENCY. ALL ACCESSORIES REQUIRED BY CODE SHALL BE PROVIDED. CHECK, TEST AND START-UP FOR ALL EQUIPMENT SHALL BE PERFORMED BY THE MANUFACTURER'S AUTHORIZED FACTORY TRAINED TECHNICIAN.

DUCTWORK – FURNISH AND INSTALL DUCTWORK WHERE SHOWN ON THE DRAWINGS AND AS REQUIRED IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL MECHANICAL CODE 2009, CHAPTER 6, DUCT SYSTEMS AND THE LATEST SMACNA DUCT CONSTRUCTION STANDARDS. THE H.V.A.C. CONTRACTOR SHALL CONSULT WITH ALL OTHER INVOLVED CONTRACTORS AND SHALL, IN CONJUNCTION WITH THEM, ESTABLISH THE NECESSARY SPACE REQUIREMENTS FOR EACH TRADE AND SHALL PROVIDE COORDINATION DRAWINGS. THE SHEET METAL DUCTWORK SHALL, WHETHER INDICATED OR NOT, RISE AND/OR DROP AND/OR CHANGE IN SHAPE TO CLEAR ANY AND ALL CONDUITS, LIGHTING FIXTURES, PIPING, STRUCTURAL COMPONENTS OR OTHER OBSTRUCTIONS TO MAINTAIN THE REQUIRED CLEARANCES AND CEILING HEIGHTS. ALL RECTANGULAR DUCTWORK, UNLESS OTHERWISE NOTED, SHALL BE BUILT FROM HEAVILY GALVANIZED SHEET STEEL. ALL DUCTS LARGER THAN 18" SHALL BE CROSS BROKEN. ALL RADIUS ELBOWS SHALL HAVE A MINIMUM CENTERLINE RADIUS OF 1-1/2 TIMES THE WIDTH OF THE DUCT; ALL SQUARE ELBOWS AND TEES SHALL HAVE TURNING VANES. ALL SQUARE AND RECTANGULAR TAKE-OFFS SHALL HAVE 45 DEGREE TAKE-OFF FITTINGS WITH MANUAL VOLUME DAMPERS IN THE BRANCH DUCT. WHERE INTERNAL DUCT LINING IS SPECIFIED, THE DIMENSIONS SHOWN ON THE DRAWINGS ARE FINISHED CLEAR DIMENSIONS INSIDE THE DUCTWORK. SEAL ALL DUCTWORK WITH DESIGN POLYMERICS DP1010 DUCT SEALANT OR APPROVED EQUAL OR APPROVED CLOSURE SYSTEM LISTED AND LABELED IN ACCORDANCE WITH UL181A.

OUTDOOR DUCTWORK – ALL DUCTWORK EXPOSED OUTDOORS SHALL HAVE 2" THICK SCHULLER SEMI-RIGID FIBERGLASS INSULATION WITH ALUMAGARD 60 WEATHERPROOF MEMBRANE APPLIED AS PER THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE WEATHERPROOF WALL PENETRATIONS WHERE REQUIRED WITH FLASHINGS, COUNTER FLASHING, ETC.

KITCHEN EXHAUST DUCTWORK – EXPOSED KITCHEN EXHAUST DUCTWORK SHALL BE CONSTRUCTED OF STAINLESS STEEL, 18 GAUGE MINIMUM WITH ALL EXTERNAL JOINTS AND SEAMS WELDED LIQUID-TIGHT. CONCEALED KITCHEN EXHAUST DUCTWORK MAY BE CONSTRUCTED OF 16 GAUGE MINIMUM BLACK STEEL WITH ALL EXTERIOR JOINTS WELDED LIQUID TIGHT. INSULATE ALL DUCTWORK WITH 1 1/2" THICK 3M FIRE BARRIER DUCT WRAP 15A, OR APPROVED EQUAL. THE KITCHEN EXHAUST INSTALLATION SHALL MEET ALL REQUIREMENTS OF THE INTERNATIONAL MECHANICAL CODE 2009, SECTIONS 506 AND 507.

FIRE DAMPERS – INSTALL FIRE DAMPERS WHERE INDICATED ON THE DRAWINGS AND WHEREVER AIR DISTRIBUTION SYSTEMS PENETRATE ASSEMBLIES REQUIRED TO HAVE A FIRE RESISTANCE RATING. FIRE DAMPERS SHALL COMPLY WITH U.L. 555 AND SHALL BE INSTALLED IN ACCORDANCE WITH SMACNA RECOMMENDATIONS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE ACCESS DOORS IN DUCTWORK FOR ALL FIRE DAMPERS. COORDINATE WITH GENERAL CONTRACTOR WHERE ACCESS DOORS ARE REQUIRED IN THE GENERAL CONSTRUCTION.

FLUE PIPING, GAS (HIGH EFFICIENCY-LOW TEMPERATURE) – PROVIDE PVC PIPE AND FITTINGS, ASTM.

FRAMING AND STRUCTURAL SUPPORTS – THE MECHANICAL CONTRACTOR SHALL COORDINATE REQUIREMENTS FOR ALL FRAMED OPENINGS AND STRUCTURAL SUPPORTS FOR MECHANICAL EQUIPMENT AND SYSTEM COMPONENTS WITH THE GENERAL CONTRACTOR. ALSO COORDINATE PROVISIONS FOR SOFFITS, CHASES, ENCLOSURES, ETC. WITH THE GENERAL CONTRACTOR.

STEAM AND CONDENSATE RETURN PIPING – INSTALL STEAM AND CONDENSATE RETURN PIPING IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL MECHANICAL CODE 2009, CHAPTER 12, HYDRONIC SYSTEMS. PIPING SHALL BE SCHEDULE 40 BLACK STEEL PIPE ASTM A53 WITH CAST IRON SCREWED FITTINGS ASTM A126. PIPING SHALL BE PROPERLY PITCHED TO FACILITATE CONDENSATE RETURN FLOW. TRAPS SHALL BE PROVIDED AT ALL LOW POINTS, AND OTHER LOCATIONS WHERE REQUIRED FOR PROPER RETURN OF STEAM CONDENSATE. PROVISIONS SHALL BE MADE FOR EXPANSION AND CONTRACTION IN ALL PIPING TO PREVENT UNDUE STRAINS ON THE PIPING OR THE EQUIPMENT CONNECTED TO IT. TO MEET JOB CONDITIONS, STEAM SUPPLY AND CONDENSATE RETURN PIPING SHALL BE SET UP AND DOWN WHERE REQUIRED WITH TRAPS PROVIDED AT THE LOW POINTS AND AIR VENTS AT THE HIGH POINTS. PROVIDE UNIONS AND SHUTOFF VALVES AT ALL CONNECTIONS TO COILS, CONTROL VALVES, TRAPS, ETC. TO FACILITATE REMOVAL. PROVIDE SCHULLER MICRO-LOK FIBERGLASS PIPE INSULATION WITH ALL-PURPOSE JACKET. AND ZESTON 2000 PVC PRE-FORMED FITTING COVERS, OR APPROVED EQUAL, ON ALL STEAM AND CONDENSATE RETURN PIPING. INSULATION THICKNESS SHALL BE 1 1/2" FOR PIPE SIZES 2" AND LESS, 2" THICKNESS FOR 2 1/2" AND GREATER. PVC FITTING COVERS SHALL NOT BE INSTALLED IN AIR HANDLING PLENUMS. IN AIR HANDLING PLENUMS INSULATED FITTINGS SHALL BE COVERED WITH CANVAS JACKET AND FIRE RETARDANT ADHESIVE.

VALVES – THE NECESSARY VALVES SHALL BE INSTALLED WITHIN THE PIPING SYSTEMS TO ALLOW ISOLATION FOR INSPECTION, MAINTENANCE AND REPAIR.

HANGERS – SECURELY SUPPORT ALL PIPING AND EQUIPMENT ON HANGERS, BRACKETS, SUPPORTS, ETC. AS BEST SUITED TO THE INSTALLATION CONDITIONS. DO NOT HANG WITH BAND IRON, CHAINS, OR FROM ANY OTHER PIPING. ALL HANGERS AND SUPPORTS SHALL BE CAPABLE OF SCREW ADJUSTMENT AFTER PIPING IS ERECTED. HANGERS SHALL BE THE SAME MATERIAL AS THE PIPING SERVED; NO DISSIMILAR METALS SHALL BE IN CONTACT. IN GENERAL, HANGERS SHALL BE SPACED NOT MORE THAN 10'-0" APART FOR PIPING 1-1/2" AND LARGER AND NOT MORE THAN 6'-0" APART FOR PIPING LESS THAN 1-1/2". ALL SUPPORTING COMPONENTS SHALL BE PROPERLY FASTENED TO BUILDING STRUCTURAL MEMBERS.

CUTTING AND PATCHING – INCLUDE ALL NECESSARY CUTTING AND PATCHING FOR PENETRATIONS THROUGH EXISTING FLOORS, WALLS, CEILINGS. OBTAIN APPROVAL FROM THE ARCHITECT OR STRUCTURAL ENGINEER PRIOR TO CUTTING THROUGH ANY STRUCTURAL MEMBER.

FIRESTOPS, SMOKESEALS – WHERE PIPING, CONDUIT, AND DUCTWORK PASSES THROUGH FIRE OR SMOKE RATED SEPARATIONS, FILL THE VOID BETWEEN THE PIPING, CONDUIT OR DUCTWORK AND THE CONSTRUCTION WITH APPROVED MATERIAL MEETING THE REQUIREMENTS OF ASTM E814 AND APPLICABLE UL STANDARDS. INSTALL HILTI FIRE STOP SYSTEMS OR AN APPROVED EQUAL.

CLEANING – ALL SYSTEMS SHALL BE COMPLETELY CLEANED PRIOR TO TESTING AND PLACING THE SYSTEMS IN OPERATION. ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF. ALL WORK AREAS SHALL BE LEFT IN A CLEAN CONDITION ACCEPTABLE TO THE ARCHITECT, ENGINEER AND OWNER'S REPRESENTATIVE.

TESTING – ALL WORK SHALL BE TESTED BY THE H.V.A.C. CONTRACTOR AS REQUIRED BY APPLICABLE SECTIONS OF THE INTERNATIONAL MECHANICAL CODE 2009. ALL MECHANICAL EQUIPMENT SHALL BE INSPECTED AND RUN IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S START-UP AND TESTING PROCEDURES. STEAM AND CONDENSATE PIPING SHALL BE TESTED AT ONE AND ONE-HALF TIMES THE MAXIMUM SYSTEM DESIGN PRESSURE. ALL MATERIAL, LABOR, AND EQUIPMENT SHALL BE FURNISHED TO ACCOMPLISH ALL TESTING REQUIRED BY THE ARCHITECT, ENGINEER, OWNER'S REPRESENTATIVE OR ANY OTHER AUTHORITY HAVING JURISDICTION.

AIR BALANCING – ALL AIR HANDLING EQUIPMENT, AIR OUTLETS AND AIR INLETS SHALL BE BALANCED TO PROVIDE THE AIR QUANTITIES SHOWN ON THE DRAWINGS. TESTING AND BALANCING SHALL BE PERFORMED BY AN AABC OR NEBB CERTIFIED AIR BALANCING CONTRACTOR IN COMPLETE ACCORDANCE WITH THE LATEST APPLICABLE STANDARDS FOR FIELD MEASUREMENT AND INSTRUMENTATION, AS PUBLISHED BY THE RESPECTIVE ASSOCIATION. AIR BALANCING REPORTS SHALL BE SUBMITTED TO THE APPROPRIATE SUB-CODE OFFICIAL AND THE ENGINEER FOR APPROVAL UPON COMPLETION OF THE WORK.

SERVICE – THE H.V.A.C. CONTRACTOR SHALL PROVIDE SERVICE ON THE ENTIRE SYSTEM FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE SYSTEM BY THE ENGINEER AND OWNER'S REPRESENTATIVE.

MAINTENANCE AND OPERATION INSTRUCTIONS – PROVIDE FOR EACH ITEM OF EQUIPMENT OR APPARATUS FURNISHED, THREE COMPLETE SETS OF PRINTED INSTRUCTIONS OBTAINED FROM THE MANUFACTURER COVERING PROPER OPERATION, CLEANING, SERVICING, SPECIAL SAFETY INSTRUCTIONS AND AS-BUILT CONTROL WIRING DIAGRAMS. EACH CONTRACTOR SHALL DEMONSTRATE THE OPERATION OF EACH SYSTEM AND EACH ITEM OF EQUIPMENT FURNISHED UNDER HIS CONTRACT TO THE OWNER'S REPRESENTATIVE. A MINIMUM OF ONE (1) HOUR TRAINING SESSION SHALL BE GIVEN BY THE CONTRACTOR TO THE OWNER'S MAINTENANCE PERSONNEL.

GUARANTEE – UPON COMPLETION OF THE WORK AND BEFORE APPLYING FOR FINAL ACCEPTANCE, FURNISH A WRITTEN GUARANTEE, STATING THAT THE WORK COMPLIES WITH THE PROVISIONS OF ALL APPLICABLE CODES, AGENCIES AND AUTHORITIES HAVING JURISDICTION; AND THAT IT WILL BE FREE FROM DEFECTS OF MATERIAL AND WORKMANSHIP FOR ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNERS. THE GUARANTEE SHALL FURTHER STATE THAT THE H.V.A.C. CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR AND/OR REPLACE ANY OF HIS MATERIAL AND WORK WHICH MAY BECOME DEFECTIVE DURING THE TIME OF THE GUARANTEE TOGETHER WITH OTHER WORK DAMAGED AS A CONSEQUENCE OF SUCH DEFECTS. AN ITEM BECOMES "DEFECTIVE" WHEN IT CEASES TO PERFORM OR CONFORM TO THE CONTRACT DOCUMENTS AND SPECIFICATIONS. REFRIGERATION COMPRESSORS AND HEAT EXCHANGERS SHALL HAVE A MINIMUM OF 4 YEAR EXTENDED WARRANTIES FOR REPLACEMENT PARTS.

RENOVATION AND REMOVAL REQUIREMENTS – REMOVE OR RELOCATE ALL ITEMS NECESSARY TO ALLOW THE INSTALLATION OF THE NEW WORK WHETHER SHOWN ON THE DRAWINGS OR NOT. THE ITEMS SHALL INCLUDE BUT NOT BE LIMITED TO EQUIPMENT, DUCTWORK, PIPING, INSULATION, HANGERS AND SUPPORTS. ALL ITEMS THAT ARE TO BE REMOVED AND TO REMAIN THE PROPERTY OF THE OWNER WILL BE DELINEATED PRIOR TO DEMOLITION. COORDINATE DEMOLITION WORK WITH THE GENERAL CONTRACTOR IN ORDER TO AVOID REMOVAL OF ALL ITEMS THAT ARE TO REMAIN. THE H.V.A.C. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND LEGALLY DISPOSE OF ALL DEMOLITION MATERIAL FROM THE JOB SITE. COORDINATE ALL SYSTEM SHUT DOWNS WITH THE OWNER'S REPRESENTATIVE. NOTIFY THE OWNER'S REPRESENTATIVE A MINIMUM OF 48 HOURS PRIOR TO THE REQUESTED SHUT DOWN TIME. FIELD VERIFY THE CONDITION OF, AND MODIFICATIONS AND ADDITIONS TO, ALL EXISTING EQUIPMENT, PIPING, CONTROLS, ETC.

PRO-ENERGY DESIGN
257 North Main Street
MANVILLE, NJ 08835
OFFICE # (908) 231-8679 FAX # (908) 429-9421

DRAWN BY: DL
CHECKED BY: PAL
PROJECT NO. 15028

Philip A. LaBue, Jr., P.E.
NJ PROFESSIONAL ENGINEER 26265
NJ C.O.A. 24GA28157800

REVISIONS

NO.	BY	DESCRIPTION	DATE

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PROJECT

MAPLEWOOD TOWNSHIP

60 WOODLAND ROAD
KITCHEN RENOVATIONS PROJECT

60 WOODLAND ROAD
MAPLEWOOD, NEW JERSEY

DATE:	8-11-16
SCALE:	AS SHOWN
DRAWN BY:	JAG
CHECKED:	DAB

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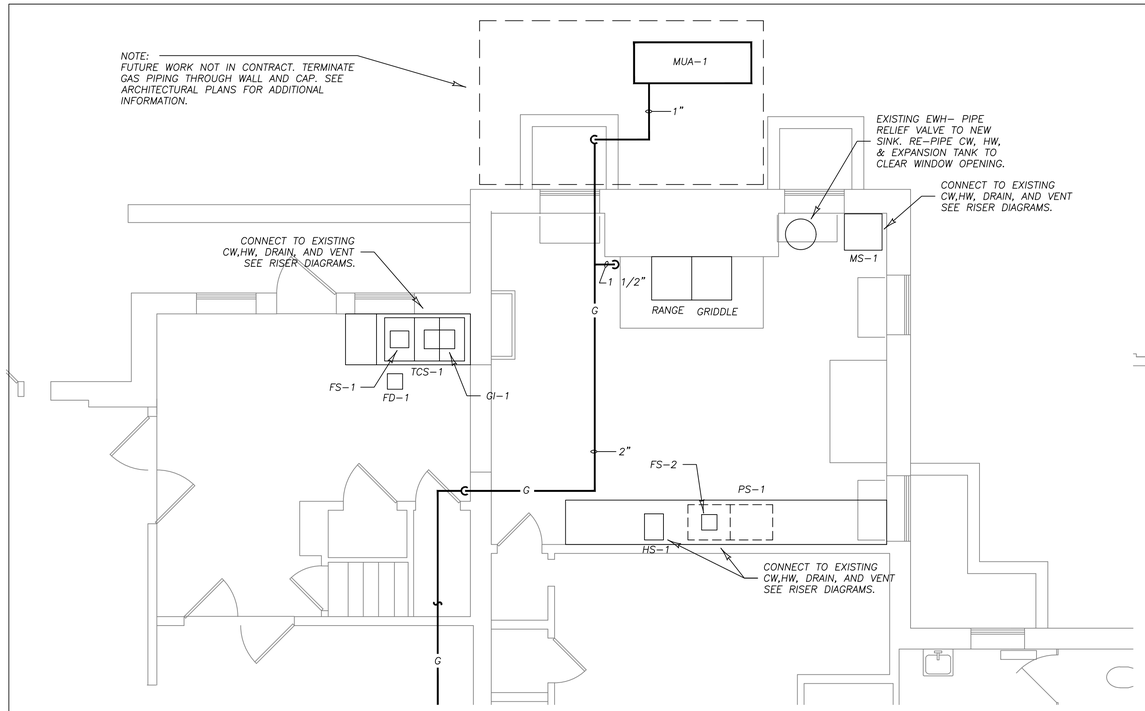
DRAWING TITLE
MECHANICAL PLAN

CDN 15009100

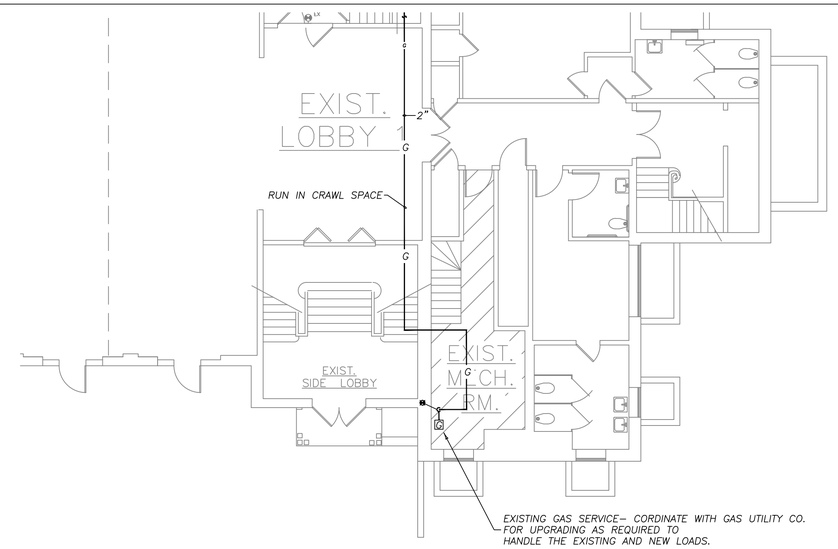
15028
PROJECT NO.

SHEET M-1 OF



PARTIAL FIRST FLOOR PLUMBING PLAN

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

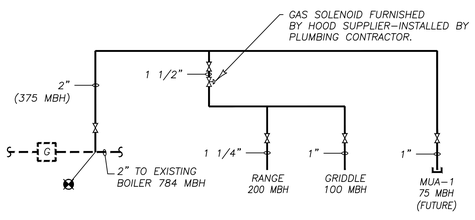


PARTIAL FIRST FLOOR PLUMBING PLAN

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

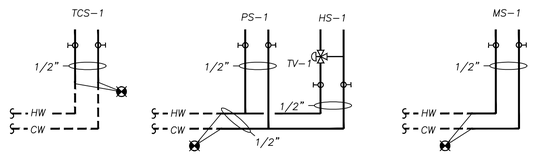
PLUMBING LEGEND

—— E ——	EXISTING PIPING-TYPE AS INDICATED
—— SA ——	SANITARY PIPING
- - V - -	VENT PIPING
—— CW ——	COLD WATER PIPING
—— HW ——	HOT WATER PIPING-(120°-140° F)
—— G ——	GAS PIPING
	BALL VALVE
CO	CLEANOUT-COORDINATE LOCATION TO CLEAR FURNITURE, WALLS, ETC.
	STOP VALVE
	CONNECTION TO EXISTING-FIELD VERIFY EXACT TIE-IN POINT.
FCV	FLO-CONTROL VALVE



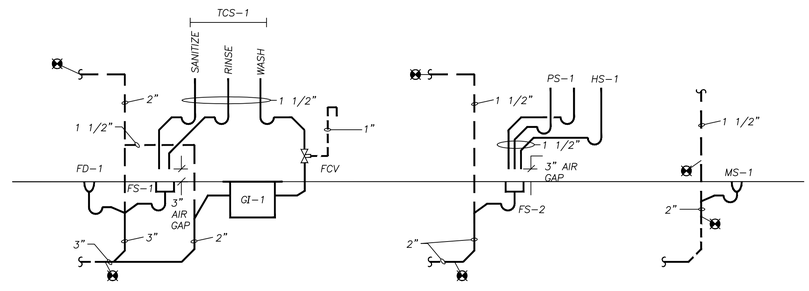
GAS RISER DIAGRAM

SIZED AS PER INTERNATIONAL FUEL GAS CODE TABLE 402.4(1)
FOR 150 FT. MAXIMUM RUN, 0.3 P.D.
NOT TO SCALE



WATER RISER DIAGRAMS

NOT TO SCALE



SANITARY RISER DIAGRAM

NOT TO SCALE

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DRAWN BY: APS
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REVISIONS		
NO.	BY	DESCRIPTION	DATE

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PROJECT

MAPLEWOOD TOWNSHIP

60 WOODLAND ROAD KITCHEN RENOVATIONS PROJECT

60 WOODLAND ROAD
MAPLEWOOD, NEW JERSEY

DATE:	8-11-16
SCALE:	AS SHOWN
DRAWN BY:	JAG
CHECKED:	DAB

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DRAWING TITLE

PLUMBING PLAN

CDN 15009100

15028
PROJECT NO.

SHEET P-1 OF

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PLUMBING SPECIFICATIONS

DESCRIPTION OF WORK – THE PLUMBING CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, APPLIANCES, TOOLS AND ACCESSORIES REQUIRED FOR PROVIDING, INSTALLING, CONNECTING AND TESTING ALL PLUMBING SYSTEMS AND ASSOCIATED EQUIPMENT IN ACCORDANCE WITH THESE SPECIFICATIONS AND THE APPLICABLE DRAWINGS. IN GENERAL THE WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: PLUMBING FIXTURES, SANITARY, WASTE AND VENT PIPING, HOT AND COLD WATER PIPING, GAS PIPING, INSULATION, EXCAVATION AND BACKFILL.

EXAMINATION REQUIREMENTS – THE PLUMBING CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE, DRAWINGS AND SPECIFICATIONS TO DETERMINE THE COMPLETE SCOPE OF WORK AND BE INFORMED OF THE EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID PROPOSAL. THE PLUMBING CONTRACTOR WILL NOT BE ENTITLED TO EXTRA MONETARY COMPENSATION RESULTING FROM HIS ERRORS OR OVERSIGHTS DURING HIS EXAMINATION.

DRAWINGS – THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT AND THE EXTENT OF THE WORK TO BE DONE. HOWEVER, THE EXACT LOCATION AND ARRANGEMENT OF ALL COMPONENTS SHALL BE DETERMINED AS WORK PROGRESSES. BECAUSE OF THE SMALL SCALE USED FOR THE DRAWINGS, ALL REQUIRED OFFSETS, MODIFICATIONS, ETC. AS MAY BE REQUIRED TO CLEAR STRUCTURAL WORK, WORK OF OTHER CONTRACTORS, OR OTHER OBSTRUCTIONS, MAY NOT BE SHOWN. THE PLUMBING CONTRACTOR, HOWEVER, SHALL PROVIDE ALL NECESSARY OFFSETS, MODIFICATIONS, ETC. AS REQUIRED TO COMPLETE THE INSTALLATION AT NO ADDITIONAL COST. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ALL ITEMS, ACCESSORIES, AUXILIARY SYSTEMS, ETC. CALLED FOR IN THESE SPECIFICATIONS WHETHER OR NOT SHOWN AS DETAILS ON THE DRAWINGS. ALL ITEMS NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS OR NOTED ON THE DRAWINGS, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED.

DIMENSIONS – NO WORK SHALL BE EXECUTED FROM DIMENSIONS OBTAINED BY SCALING ANY DRAWINGS. EXACT DIMENSIONS, WHERE NEEDED, SHALL BE OBTAINED FROM ACTUAL FIGURES ON THE ARCHITECTURAL DRAWINGS AND SHALL BE SUPPLEMENTED BY VERIFICATION OF MEASUREMENTS AT THE SITE. THE PLUMBING CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND FIELD CONDITIONS BEFORE STARTING WORK AND SHALL NOTIFY THE ARCHITECT, ENGINEER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES. IF NO DISCREPANCIES ARE BROUGHT TO THEIR ATTENTION, THE PLUMBING CONTRACTOR ASSUMES FULL RESPONSIBILITY.

DEFINITIONS – WHERE THE WORDS "FURNISH", "SUPPLY", "PROVIDE" OR "INSTALL" ARE MENTIONED INDIVIDUALLY OR IN COMBINATION, THEY SHALL BE INTERPRETED TO MEAN "FURNISH AND INSTALL", "SUPPLY AND INSTALL" OR "PROVIDE AND INSTALL" UNLESS OTHERWISE NOTED.

CODES – THE INSTALLATION OF WORK UNDER THIS CONTRACT SHALL BE DONE IN FULL ACCORDANCE WITH REQUIREMENTS OF ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION; ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO THE LATEST ADOPTED EDITIONS OF THE NEW JERSEY STATE UNIFORM CONSTRUCTION CODE, INTERNATIONAL MECHANICAL CODE 2009, INTERNATIONAL BUILDING CODE 2009, ASHRAE/IESNA 90.1–2007 ENERGY CONSERVATION CODE, NATIONAL STANDARD PLUMBING CODE 2009, APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION CODES, INTERNATIONAL FUEL GAS CODE 2009, BARRIER FREE REQUIREMENTS, O.S.H.A. AND THE LOCAL UTILITY COMPANIES' REQUIREMENTS.

PERMITS – THE PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, ETC. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE AUTHORIZED INSPECTION OFFICIAL BEFORE THE SYSTEMS ARE PUT INTO SERVICE. A CERTIFICATE OF APPROVAL SHALL BE DELIVERED TO THE OWNER'S REPRESENTATIVE UPON COMPLETION OF THE WORK.

SHOP DRAWINGS – FURNISH SHOP DRAWINGS FOR ITEMS INCLUDING BUT NOT LIMITED TO PLUMBING FIXTURES, CLEANOUTS, INSULATION AND SPECIALTY ITEMS. IF THE CONTRACTOR FAILS TO SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL, THE PLUMBING CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE PROPER FIT, FUNCTION, ETC., FOR ALL ITEMS EVEN IF THEY ARE THE TYPES SPECIFIED.

COORDINATION – ARRANGE ALL PIPING FOR PLUMBING SYSTEMS TO CLEAR ALL DUCTWORK, OTHER PIPING, ELECTRICAL CONDUIT, ETC. AND COOPERATE WITH OTHER TRADES FOR SPACE UTILIZATION WHERE MULTIPLE SERVICES OCCUR. COORDINATE FINAL LOCATIONS OF ALL PLUMBING ITEMS WITH THE ARCHITECTURAL DRAWINGS, THE OWNER'S REQUIREMENTS AND AS DIRECTED BY THE ARCHITECT, ENGINEER OR OWNER'S REPRESENTATIVE AT THE JOB SITE DURING CONSTRUCTION. THE PLUMBING CONTRACTOR SHALL GIVE FULL COOPERATION TO OTHER TRADES AND SHALL FURNISH INFORMATION NECESSARY TO PERMIT THE WORK OF ALL TRADES TO BE INSTALLED SATISFACTORILY AND WITH THE LEAST POSSIBLE INTERFERENCE OR DELAY. COORDINATE FIXTURE BLOCKING, ETC. WITH THE GENERAL CONTRACTOR.

ACCESSIBILITY – THE PLUMBING CONTRACTOR SHALL LOCATE ALL ITEMS WHICH MUST BE SERVICED, OPERATED, OR MAINTAINED IN FULLY ACCESSIBLE POSITIONS. IF REQUIRED FOR BETTER ACCESSIBILITY, FURNISH ACCESS DOORS FOR THIS PURPOSE. WHERE WORK IS CONCEALED, THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ITS PROPER INSTALLATION TO ASSURE IT DOES NOT PROJECT BEYOND FINISHED LINES OF FLOORS, CEILINGS OR WALLS.

SANITARY DRAINAGE SYSTEM – PROVIDE A COMPLETE SYSTEM OF SANITARY DRAINAGE, WASTE AND VENT PIPING TO ALL FIXTURES AND EQUIPMENT AS REQUIRED. DRAINAGE AND WASTE PIPING BURIED BELOW GRADE OR CONCEALED BEHIND WALLS SHALL BE PVC–PLASTIC PIPE AND FITTINGS ASTM D2665–91LB. DRAINAGE, WASTE AND VENT PIPING LOCATED IN AIR HANDLING PLENUMS SHALL BE CAST IRON SOIL PIPE AND FITTINGS; HUBLESS TYPE CISPI 301–90, ASTM A888–90. NOTE THAT PLASTIC PIPE AND FITTINGS SHALL NOT BE INSTALLED IN AIR HANDLING PLENUMS. NOTE THAT ANY PIPING THAT RECEIVES HIGH TEMPERATURE (ABOVE 120° F) WASTE FROM DISHWASHERS OR OTHER EQUIPMENT SHALL BE CAST IRON OR COPPER FOR A MINIMUM OF 10 FEET DOWN STREAM OF THE FIXTURE AND SHALL NOT BE PLASTIC PIPE AND FITTINGS. DRAINAGE LINES SHALL BE PROPERLY PITCHED AND CLEANOUTS SHALL BE PROVIDED. ALL VENT LINES SHALL BE CONCEALED UNLESS OTHERWISE INDICATED.

WATER PIPING – PROVIDE A COMPLETE SYSTEM OF COLD WATER AND HOT WATER PIPING TO ALL FIXTURES AND EQUIPMENT AS REQUIRED. COLD AND HOT WATER PIPING SHALL BE TYPE "L" SEAMLESS COPPER TUBING; ASTM B88–89 WITH CAST COPPER FITTINGS; ANSI B16.22–1989. INSTALL SHUT OFF VALVES ON ALL BRANCH CONNECTIONS AT FIXTURES AND EQUIPMENT. INSTALL WATER HAMMER ARRESTORS WHERE REQUIRED. WHERE REQUIRED BY THE ADMINISTRATIVE AUTHORITY, POTABLE WATER SYSTEMS SHALL BE DISINFECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL STANDARD PLUMBING CODE 2009, CHAPTER 10, 10.9.

VALVES – THE NECESSARY VALVES SHALL BE INSTALLED WITHIN THE SYSTEM TO PROVIDE THE REQUIRED FLOW CONTROL SERVICE; TO ALLOW ISOLATION FOR INSPECTION, MAINTENANCE, REPAIR AND REMOVAL OF EQUIPMENT, FIXTURES AND PIPING.

GAS PIPING – INSTALL GAS PIPING IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL FUEL GAS CODE 2009 AND THE GAS UTILITY COMPANY REQUIREMENTS. PIPING SHALL BE SCHEDULE 40 BLACK STEEL PIPE ASTM A53 WITH MALLEABLE IRON SCREWED FITTINGS ASTM B16.3 OR WELDED FITTINGS ASME B16.9. WELDING SHALL BE DONE IN ACCORDANCE WITH AMERICAN WELDING SOCIETY STANDARDS. PIPING EXPOSED TO OUTDOOR CONDITIONS SHALL BE PROTECTED WITH A WEATHERPROOF COATING. TO MEET JOB CONDITIONS, PIPING SHALL BE SET UP AND DOWN WHERE REQUIRED. PROVIDE SHUTOFF COCKS AND UNIONS AT ALL CONNECTIONS TO EQUIPMENT. THE PLUMBING CONTRACTOR SHALL VERIFY THE AVAILABLE GAS PRESSURE WITH THE GAS UTILITY COMPANY PRIOR TO ORDERING GAS FIRED HEATING EQUIPMENT AND APPLIANCES. THE CONTRACTOR SHALL PROVIDE PRESSURE REGULATORS, MAXITROL OR EQUAL, FOR EQUIPMENT REQUIRING LOW PRESSURE IF THE GAS SYSTEM IS A HIGHER PRESSURE THAN THE EQUIPMENT CAN UTILIZE. ALL GAS PIPING SHALL BE TESTED BY THE PLUMBING CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE GAS UTILITY COMPANY AND ANY OTHER AUTHORITY HAVING JURISDICTION.

PLUMBING FIXTURES – PROVIDE THE PLUMBING FIXTURES AS SPECIFIED COMPLETE WITH ALL NECESSARY TRIM AND ACCESSORIES INCLUDING BUT NOT LIMITED TO TRAPS, TAILPIECES, ESCUTCHEONS, STRAINERS, WATER SUPPLIES, STOP VALVES, HANGING BRACKETS. FIXTURES REQUIRED TO BE BARRIER–FREE SHALL BE MOUNTED AT HEIGHTS AND CLEARANCES AS REQUIRED BY THE APPLICABLE BARRIER–FREE CODES.

PIPING INSTALLATION – MAKE ALL PIPING JOINTS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. COPPER TUBING SHALL BE SOLDERED WITH A SUITABLE FLUX AND J.W. HARRIS CO. "STAY–SAFE – 50" LEAD–FREE SOLDER OR APPROVED EQUAL. SOLDER CONTAINING LEAD WILL NOT BE ACCEPTABLE. PROVIDE UNIONS AT ALL PIPING CONNECTIONS WHERE REQUIRED FOR REMOVAL OF EQUIPMENT OR EQUIPMENT COMPONENTS. PROVIDE DIELECTRIC FITTINGS AT ALL JOINTS BETWEEN COPPER AND STEEL PIPING. PROVIDE CHROME–PLATED ESCUTCHEONS WHERE PIPING PENETRATES FINISHED FLOOR, WALL OR CEILING SURFACES. THE ESCUTCHEONS SHALL BE SECURELY FASTENED TO THE ADJOINING STRUCTURE AND SHALL COMPLETELY CLOSE OFF THE SPACE BETWEEN THE PIPE AND THE STRUCTURE.

HANGERS – SECURELY SUPPORT ALL PIPING AND EQUIPMENT ON HANGERS, BRACKETS, SUPPORTS, ETC. AS BEST SUITED TO THE INSTALLATION CONDITIONS. DO NOT HANG WITH BAND IRON, CHAINS, OR FROM ANY OTHER PIPING. ALL HANGERS AND SUPPORTS SHALL BE CAPABLE OF SCREW ADJUSTMENT AFTER PIPING IS ERECTED. HANGERS SHALL BE THE SAME MATERIAL AS THE PIPING SERVED; NO DISSIMILAR METALS SHALL BE IN CONTACT. IN GENERAL, HANGERS SHALL BE SPACED NOT MORE THAN 10'–0" APART FOR PIPING 1–1/2" AND LARGER AND NOT MORE THAN 6'–0" APART FOR PIPING LESS THAN 1–1/2"; HANGERS FOR PVC AND OTHER TYPES OF THERMOPLASTIC PIPING SHALL NOT BE SPACED GREATER THAN 4'–0" APART. ALL SUPPORTING COMPONENTS SHALL BE PROPERLY FASTENED TO BUILDING STRUCTURAL MEMBERS.

PIPING INSULATION – PROVIDE 1/2" THICK SCHULLER MICRO–LOK FIBERGLASS PIPE INSULATION WITH ALL PURPOSE JACKET, AND ZESTON 2000 PVC PRE–FORMED FITTING COVERS, OR APPROVED EQUAL, ON ALL HOT AND COLD WATER MAINS, RISERS AND BRANCH PIPING. PROVIDE INSULATED FITTING COVERS, TRUBRO OR EQUAL FOR EXPOSED HOT WATER AND DRAIN PIPING BENEATH BARRIER–FREE LAVATORIES. ALL INSULATION AND ACCESSORIES SHALL HAVE FIRE AND SMOKE HAZARD RATINGS AS TESTED UNDER PROCEDURE ASTM E–84, NOT EXCEEDING FLAME SPREAD 25, SMOKE DEVELOPED 50 AND HOT SURFACE PERFORMANCE TESTS IN ACCORDANCE WITH ASTM C411 WITH 2500F MINIMUM TEST TEMPERATURE. INSULATION SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, ON CLEAN, DRY SURFACES ONLY AFTER ALL REQUIRED TESTS AND APPROVALS HAVE BEEN COMPLETED.

CUTTING AND PATCHING – INCLUDE ALL NECESSARY CUTTING AND PATCHING FOR PENETRATIONS THROUGH EXISTING FLOORS, WALLS, CEILINGS AND ROOFS. OBTAIN APPROVAL FROM THE ARCHITECT OR STRUCTURAL ENGINEER PRIOR TO CUTTING THROUGH ANY STRUCTURAL MEMBER. OBTAIN APPROVAL FROM THE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO CUTTING THE ROOFING SYSTEM. PATCHING SHALL BE DONE BY A QUALIFIED ROOFING CONTRACTOR, APPROVED BY THE ROOFING MANUFACTURER, WHO SHALL BE RESPONSIBLE FOR MAINTAINING THE ROOFING MANUFACTURER'S WARRANTY. WRITTEN APPROVAL AND CONTINUATION OF THE WARRANTY SHALL BE ACQUIRED FROM THE ROOFING MANUFACTURER AND GIVEN TO THE OWNER.

FIRESTOPS, SMOKESEALS – WHERE PIPING PASSES THROUGH FIRE OR SMOKE RATED SEPARATIONS, FILL THE VOID BETWEEN THE PIPING AND THE CONSTRUCTION WITH APPROVED MATERIAL MEETING THE REQUIREMENTS OF ASTM E814 AND APPLICABLE UL STANDARDS. INSTALL HILTI FIRE STOP SYSTEMS OR AN APPROVED EQUAL.

SLEEVES – PROVIDE SLEEVES ON ALL PIPING THAT PASSES THROUGH FLOORS. SLEEVES IN FLOORS SHALL BE 20 GAUGE GALVANIZED STEEL, WITH SLEEVES EXTENDING 3" ABOVE THE FINISHED FLOOR LINE. FILL ANNULAR SPACE IN THE SLEEVES AROUND PIPING IN INTERIOR SPACES WITH AN APPROVED HEAT RESISTANT PACKING. IF PENETRATING A FIRE OR SMOKE RATED SEPARATION, SEE "FIRESTOPS, SMOKESEALS" SECTION FOR REQUIREMENTS.

EXCAVATION AND BACKFILL – THE PLUMBING CONTRACTOR SHALL DO ALL EXCAVATION OF EARTH THAT IS REQUIRED FOR THE INSTALLATION OF HIS WORK. INCLUDE ALL NECESSARY BACKFILLING, GRADING AND REMOVAL OF SURPLUS EARTH. KEEP ALL EXCAVATIONS PUMPED CLEAR OF WATER, AND ABIDE BY ALL O.S.H.A. AND OTHER APPLICABLE SAFETY STANDARDS AND REQUIREMENTS. WET OR UNSTABLE SOIL SHALL BE REMOVED AND PROPERLY BACKFILLED WITH SAND OR OTHER APPROVED MATERIAL. BACKFILLING OF ALL LINES SHALL BE CAREFULLY DONE WITH CLEAN EARTH OR OTHER APPROVED MATERIAL, PROPERLY COMPACTED IN 6–INCH LAYERS.

CLEANING – ALL SYSTEMS SHALL BE COMPLETELY CLEANED PRIOR TO TESTING AND PLACING THE SYSTEMS IN OPERATION. ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF. ALL WORK AREAS SHALL BE LEFT IN A CLEAN CONDITION ACCEPTABLE TO THE ARCHITECT, ENGINEER AND OWNER'S REPRESENTATIVE.

TESTING – ALL WORK SHALL BE TESTED BY THE PLUMBING CONTRACTOR. ALL MATERIAL, LABOR, AND EQUIPMENT SHALL BE FURNISHED BY THE PLUMBING CONTRACTOR TO ACCOMPLISH SUCH TESTS AS ARE REQUIRED BY THE ARCHITECT, ENGINEER, OWNER'S REPRESENTATIVE, CODE OFFICIALS OR ANY OTHER AUTHORITY HAVING JURISDICTION.

GUARANTEE – UPON COMPLETION OF THE WORK AND BEFORE APPLYING FOR FINAL ACCEPTANCE, FURNISH A WRITTEN GUARANTEE, STATING THAT THE WORK COMPLIES WITH THE PROVISIONS OF ALL APPLICABLE CODES AND ENFORCING AUTHORITIES AND THAT IT WILL BE FREE FROM DEFECTS OF MATERIAL AND WORKMANSHIP FOR ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. THE GUARANTEE SHALL FURTHER STATE THAT THE PLUMBING CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR AND/OR REPLACE ANY OF HIS MATERIAL AND WORK WHICH MAY BECOME DEFECTIVE DURING THE TIME OF THE GUARANTEE TOGETHER WITH OTHER WORK DAMAGED AS A CONSEQUENCE OF SUCH DEFECTS. AN ITEM BECOMES "DEFECTIVE" WHEN IT CEASES TO PERFORM OR CONFORM TO THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

RENOVATION AND REMOVAL REQUIREMENTS – REMOVE OR RELOCATE ALL ITEMS NECESSARY TO ALLOW THE INSTALLATION OF THE NEW WORK WHETHER SHOWN ON THE DRAWINGS OR NOT. THE ITEMS SHALL INCLUDE BUT NOT BE LIMITED TO PIPING, VALVES, FIXTURES, INSULATION, HANGERS AND SUPPORTS. ALL ITEMS THAT ARE TO BE REMOVED AND TO REMAIN THE PROPERTY OF THE OWNER WILL BE DELINEATED PRIOR TO DEMOLITION. COORDINATE DEMOLITION WORK WITH THE GENERAL CONTRACTOR IN ORDER TO AVOID REMOVAL OF ALL ITEMS THAT ARE TO REMAIN. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND LEGALLY DISPOSE OF ALL DEMOLITION MATERIAL FROM THE JOB SITE. COORDINATE ALL SYSTEM AND UTILITY SHUT DOWNS WITH THE OWNER'S REPRESENTATIVE. NOTIFY THE OWNER'S REPRESENTATIVE A MINIMUM OF 48 HOURS PRIOR TO THE REQUESTED SHUT DOWN TIME.

FIELD VERIFY THE CONDITION OF, AND MODIFICATIONS AND ADDITIONS TO, ALL EXISTING PLUMBING FIXTURES, PIPING, ETC. WHERE EXISTING SYSTEMS ARE CONNECTED TO OR ALTERED, THE EXISTING SYSTEMS SHALL BE TESTED UPON COMPLETION OF THE WORK.

WHERE EXISTING PIPING OR EQUIPMENT IS REMOVED, THE PLUMBING CONTRACTOR SHALL PROVIDE ALL NECESSARY ISOLATION VALVES, CAPS, PLUGS, DRAINS, ETC. REQUIRED FOR REMOVAL AND ALTERATIONS TO THE EXISTING PIPING SYSTEMS. ALSO MODIFY ALL EXISTING PIPING AS NECESSARY TO MAINTAIN INTEGRITY OF THE PIPING SYSTEMS AND, WHERE REQUIRED, KEEP THE SYSTEMS FUNCTIONAL. INCLUDE LABOR AND MATERIALS REQUIRED FOR DRAINING, REFILLING AND VENTING EXISTING PIPING SYSTEMS WHERE ALTERATIONS ARE TO BE DONE. REPAIR INSULATION ON EXISTING PIPING SYSTEMS WHERE THE EXISTING INSULATION IS DISTURBED FOR ALTERATION WORK. REMOVE ENOUGH INSULATION TO ALLOW A PROPER REPAIR TO BE DONE. PROVIDE ADDITIONAL HANGERS AND SUPPORTS FOR EXISTING EQUIPMENT, AND PIPING WHERE ALTERATIONS REQUIRE REMOVAL OR RELOCATION OF THE EXISTING HANGERS AND SUPPORTS.

PLUMBING FIXTURE SCHEDULE

TYPE	FIXTURE	MANUFACTURER	MODEL NUMBER	DESCRIPTION	FL. DEVICE/FAUCET/OTHER	NOTES	REMARKS
MS–1	SINK	FLORESTONE	FM	24"x24" MOLDED TYPE WITH LEGS	AMERICAN STANDARD 7573.240 FAUCET		WITH VACUUM BREAKER
TCS–1	3–COMP. SINK	ADVANCE TABCO	93–3–59–18L	77"L,16"x20" BOWLS	K–111,14" SPOUT, K–6 DRAIN		16 GA, 304 SS
HS–1	HAND SINK	ADVANCE TABCO	DI–1–25	14"x12"	K–52 FAUCET		304 SS, DROP–IN
PS–1	PREP SINK	EXISTING	---	---	---		
FD–1	FLOOR DRAIN	SMITH	2010	C.I. BODY SQUARE	NICKEL BRONZE STRAINER		PRO–SET TRAP GUARD
FS–1,2	FLOOR SINK	SMITH	3100	C.I. BODY SQUARE	8 1/2"x8 1/2" NICKEL BR. GRATE		ACID RESIST COAT INT.
TV–1	TEMPERING VALVE	BRADLEY	S59–4000A	THERMOSTATIC MIXING VALVE	1/2" INLETS, 1/2" OUTLETS, 0.5–3 GPM		SET AT 110° F
GI–1	GREASE INTERCEPTOR	MIFAB	MIG–1	GREASE INTERCEPTOR	7 GPM, 14LB. CAP		FLOW CONTROL FITTING

PRO–ENERGY DESIGN
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DRAWN BY: APS
CHECKED BY: PAL
PROJECT NO. 15028

Philip A. LaBue, Jr., P.E.
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REVISIONS		
NO.	BY	DESCRIPTION	DATE

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PROJECT

MAPLEWOOD TOWNSHIP

60 WOODLAND ROAD KITCHEN RENOVATIONS PROJECT

60 WOODLAND ROAD
MAPLEWOOD, NEW JERSEY

DATE: 8–11–16
SCALE: AS SHOWN
DRAWN BY: JAG
CHECKED: DAB

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DRAWING TITLE

PLUMBING SPECS

CDN 15009100

15028
PROJECT NO.

SHEET P–2 OF

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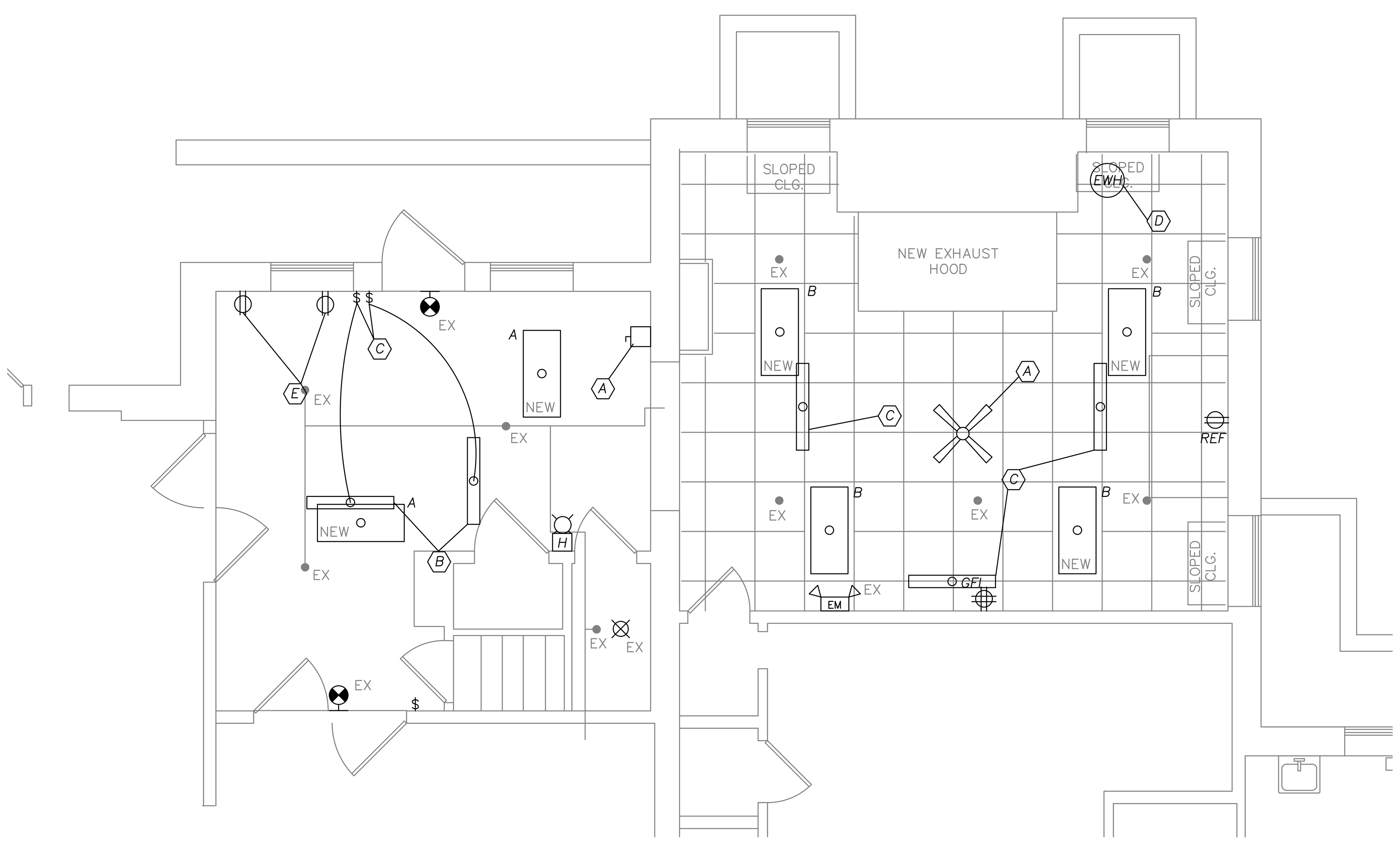
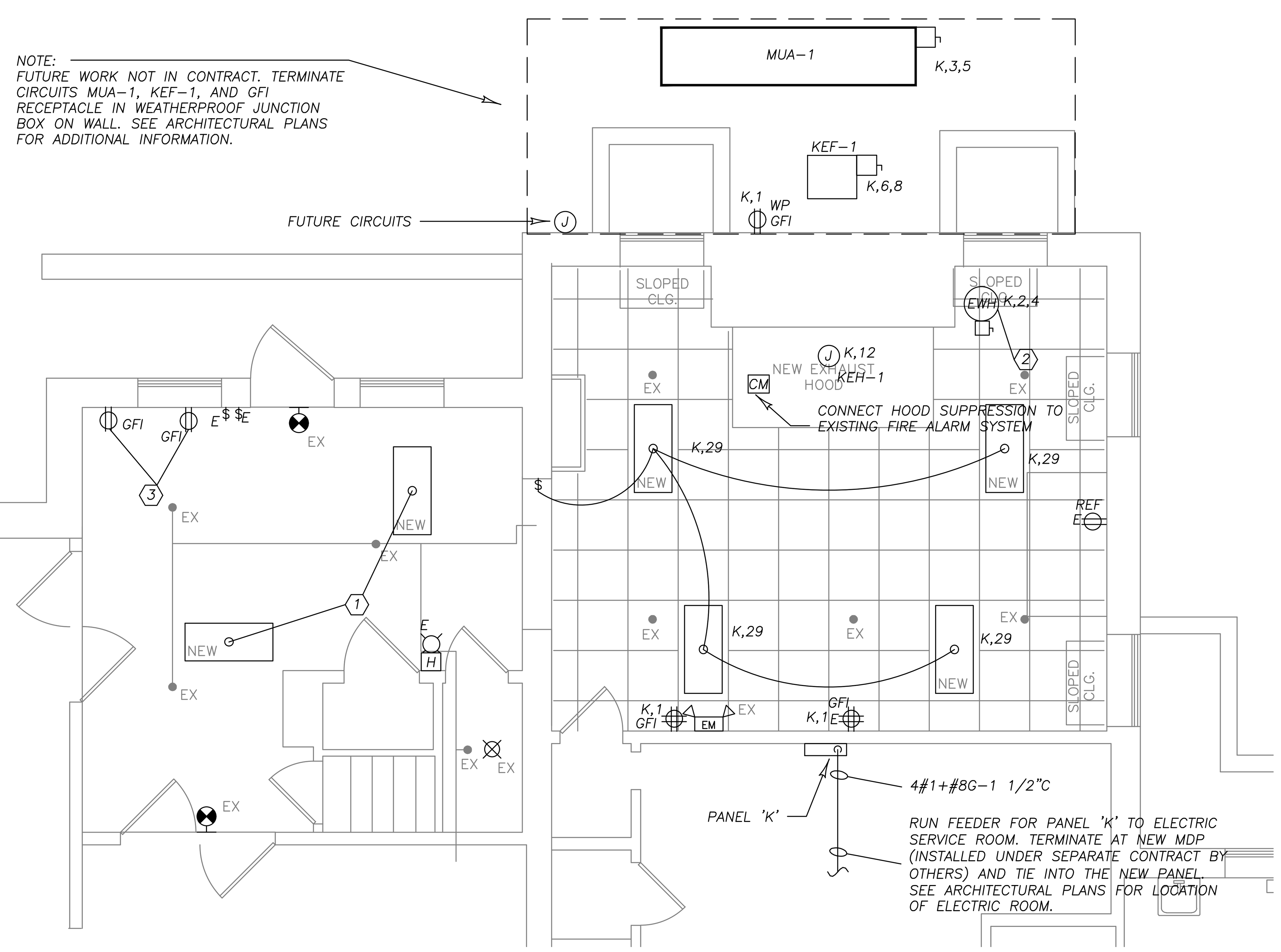


PARTIAL EXISTING FIRST FLOOR ELECTRICAL & DEMO PLAN

SCALE: 1/4" = 1'–0"



PARTIAL FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'–0"

PANEL 'K'

X NEW		MFR: SIEMENS			MODEL NO.: NQOD430M100CU			BOX: MH29		DIMENSIONS: 44"H x 20"W					
Voltage/Phase: 120/208V–3			MLO		X Equip. Ground Bus		Poles: 30				Min CB IC: 42,000 AIC *				
Main Bus: 100 A			X MCB 100 A		Isol. Ground Bus		Mtg: X Recessed				Comments:				
Ckt #	Serves	Load VA	Breaker P	Breaker Trip	Branch Wire	Phase A	Phase B	Phase C	Branch Wire	Breaker Trip	Breaker P	Load VA	Serves	Ckt #	
1	RECEPTACLES	800	1	20	12	3050	0		12	30	2	2250	EWH	2	
3	MUA–1	1000	2	20	12	0	3250	0				2250		4	
5		1000				0	0	2000	12	20	2	1000	KEF–1	6	
7		0	1	20	12	1000	0	0				1000		8	
9		0	1	20	12	0	0	0	12	20	1	0		10	
11		0	1	20	12	0	0	100	12	20	1	100	KEH–1–LIGHT	12	
13		0	1	20	12	0	0	0	12	20	1	0		14	
15		0	1	20	12	0	0	0	12	20	1	0		16	
17		0	1	20	12	0	0	0	12	20	1	0		18	
19		0	1	20	12	0	0	0	12	20	1	0		20	
21		0	1	20	12	0	0	0	12	20	1	0		22	
23		0	1	20	12	0	0	0	12	20	1	0		24	
25		0	1	20	12	0	0	0	12	20	1	0		26	
27		0	1	20	12	0	0	0	12	20	1	0		28	
29	LIGHTING	400	1	20	12	0	0	400	12	20	1	0		30	
Total Connected Load (VA)						4050	3250	2500	VA per phase						
		9800				33.8	27.1	20.8	Amps per phase			27.2	Total Connected Load (Amps)		

* THE ELECTRICAL CONTRACTOR SHALL VERIFY THE ACTUAL A.I.C. RATING REQUIRED WITH THE ELECTRICAL UTILITY CO. PRIOR TO ORDERING THE EQUIPMENT

NOTES:

(A) REMOVE DISCONNECT SWITCH AND WIRE

(B) REMOVE LIGHT FIXTURES–RE USE EXISTING WIRING & SWITCHES

(C) REMOVE LIGHT FIXTURES–RE USE EXISTING SWITCHES

(D) REMOVE EXISTING FEED TO WATER HEATER

(E) REMOVE EXISTING RECEPTACLES–LEAVE WIRING

(1) CONNECT NEW FIXTURES TO EXISTING WIRING & SWITCHES

(2) RE–FEED WATER HEATER FROM NEW PANEL 'K'

(3) NEW GFI RECEPTACLES–CONNECT TO EXISTING WIIRING

A: 2X4 3 LAMP FLUORESCENT SURFACE MOUNT FIXTURE MODEL# SLB2SFSVA332UNVH3

B: 2X4 3 LAMP FLUORESCENT LAY IN FIXTURE MODEL# CXS2GFAVI332–WITH GASKET

ELECTRICAL SPECIFICATIONS

DESCRIPTION OF WORK – The Electrical Contractor shall furnish all labor, materials, equipment, rigging, tools and accessories required for providing, installing, connecting and testing all electrical systems and associated equipment in accordance with these Specifications and the applicable drawings. In general, the work includes, but is not limited to the following: electric service, electrical panels, feeders and branch circuits, receptacles, switches and plates, lighting fixtures, emergency and exit lighting, disconnect switches.

EXAMINATION REQUIREMENTS – The Electrical Contractor shall carefully examine the site, drawings and specifications to determine the complete scope of work and be informed of the existing conditions prior to submitting his bid proposal. The Electrical Contractor will not be entitled to extra monetary compensation or extension of required time schedules resulting from his errors or oversights during his examination.

DRAWINGS – The drawings are intended to show the general arrangement and the extent of the work to be done. However, the exact location and arrangement of all components shall be determined as work progresses. Because of the small scale used for the drawings, all required offsets, modifications, etc. as may be required to clear structural work, work of other Contractors, or other obstructions, may not be shown. The Electrical Contractor, however, shall provide all necessary offsets, modifications, etc. as required to complete the installation at no additional cost. The Electrical Contractor shall be responsible to install all items, accessories, auxiliary systems, etc. called for in these specifications whether or not shown as details in the drawings. All items not specifically mentioned in the Specifications or noted on the drawings, but which are necessary to make a complete working installation, shall be included.

DIMENSIONS – No work shall be executed from dimensions obtained by scaling any drawings. Exact dimensions, where needed, shall be obtained from actual figures on the architectural drawings and shall be supplemented by verification of measurements at the site. The Electrical Contractor shall verify all dimensions, elevations and field conditions before starting work and shall notify the Architect, Engineer or owner's representative of any discrepancies. If no discrepancies are brought to their attention prior to starting work, the Electrical Contractor assumes full responsibility.

DEFINITIONS – Where the words "furnish", "supply", "provide" or "install" are mentioned individually or in combination, they shall be interpreted to mean "furnish and install", "supply and install" or "provide and install" unless otherwise noted.

CODES – The installation of work under this contract shall be done in full accordance with requirements of all agencies and authorities having jurisdiction; all applicable codes including but not limited to the latest adopted editions of the New Jersey State Uniform Construction Code and New Jersey Uniform Fire Code, National Electric Code 2011, International Building Code 2009, ASHRAE/IESNA 90.1–2007 Energy Conservation Code, applicable National Fire Protection Association Codes, Barrier Free Requirements, O.S.H.A. and the local utility companies' requirements.

PERMITS – The Electrical Contractor shall obtain and pay for all required permits, etc. All work shall be inspected and approved by the authorized inspection official before the systems are put into service. A certificate of approval shall be delivered to the owner's representative upon completion of the work.

SHOP DRAWINGS – Furnish shop drawings for items including but not limited to electrical equipment, electrical panels, light fixtures, receptacles, switches, disconnect switches. If the Electrical Contractor fails to submit shop drawings to the Engineer for approval, the Electrical Contractor assumes full responsibility for the proper fit, function, etc., for all items even if they are the types specified.

ACCESSIBILITY – The Electrical Contractor shall locate all items which must be serviced, operated, or maintained in fully accessible positions and in accordance with N.E.C. working space requirements. Where work is concealed, the Contractor shall be responsible for its proper installation to assure it does not project beyond finished lines of floors, ceilings or walls.

COORDINATION – Coordinate final locations of all electrical system items with the architectural drawings, the owner's requirements and as directed by the architect, engineer or owner's representative at the job site during construction. Coordinate with all parties furnishing equipment requiring electrical connections including but not limited to the owner, other contractors and suppliers in order to verify the proper electrical characteristics for voltage, phase and load requirements prior to the start of construction. Arrange conduit to clear all piping, ductwork, equipment, etc. and cooperate with other trades for space utilization where multiple services occur. Coordinate with the general contractor for wall thickness requirements for recessed panels, etc. The Electrical Contractor shall give full cooperation to other trades and shall furnish information necessary to permit the work of all trades to be installed satisfactorily and with the least possible interference or delay.

WORK IN CONNECTION WITH OTHER TRADES – The Electrical Contractor shall wire all items requiring electrical connections including items and equipment furnished by others. Electrical wiring for H.V.A.C. controls shall be done by the H.V.A.C. Contractor unless otherwise noted.

ELECTRICAL EQUIPMENT – All electrical equipment and material shall be approved and labeled by Underwriters' Laboratories, Inc.

GROUNDING AND BONDING – The requirements for service, system and equipment grounding shall be the National Electric Code 2011. The Contractor shall furnish and install any and all items necessary to meet this requirement, at no additional cost, even if such items are not detailed on the drawings or listed herein. The grounding system shall include but not be limited to connections to the metallic cold water main with a jumper at the water meter; connection to the building steel (if applicable); additional ¾"x8 ft copper ground rods if required. All electrical panels shall be bonded as required by NEC 250–79D.

ELECTRIC SERVICE – Coordinate with the local electric utility company to verify the exact electric service characteristics for voltage and phase available for the project. Also clarify the components of the electric service furnished and installed by the electric utility company including associated costs and the components that shall be furnished and installed by the Electrical Contractor. Include all required components and associated costs and coordination of the utility company's installation work in the bid proposal.

ELECTRICAL PANELS – All electrical panels shall have copper buss bars and bolt–on type main lugs. The panels shall be designed to accept bolt–on or plug–in type circuit breakers. The circuit breakers shall be the thermal magnetic type with sizes as listed in the panel schedules or as shown on the drawings. Panel enclosures shall be NEMA–1 type unless otherwise noted. Panel doors shall have flush locks and directory list cards inside. Circuit breakers used as switches shall be listed for that use and marked "SWD". Circuit breakers for heating, ventilation and air conditioning equipment shall be type "HACR".

DISCONNECT SWITCHES – Where required by code and/or indicated on the drawings, provide heavy duty visible blade switches in an enclosure with the appropriate NEMA rating. Switches shall be Square D or equal. Where motors or appliances are not in direct sight of or in close proximity to their primary disconnect means as required by the National Electrical Code, the Contractor shall furnish a disconnect switch. Switches for HVAC equipment shall not be mounted where unit nameplate data will be covered.

______RACEWAYS – Conduit installed in all areas shall be electrical metallic tubing (E.M.T.) unless otherwise noted herein or on the drawings. Type MC cable may be installed in stud partition walls, and where concealed above ceilings. Conduit may be exposed in mechanical and electrical equipment rooms; all other areas shall have concealed conduit. Bends or offsets shall be made with standard conduit ells or field bends made with an approved bender. The number of bends per run shall conform to N.E.C. limitations. Concealed conduit shall run in a direct line with long sweep bends and offsets. Exposed conduit shall be run parallel to and at right angles to building lines. Minimum conduit size shall be ½ inch.

WIRE AND CABLE – All wire and cable shall be installed in conduit except where otherwise specified and shall conform to the latest standards of the current adopted edition of N.E.C. and shall meet all NEMA Specifications. Feeder and branch circuit conductors shall be copper with 600 volt type THWN/THHN, 75o C/90o C dual rating insulation.

HANGERS AND SUPPORTS – All rigid conduit, EMT and equipment shall be supported directly from the building structural components. Type MC cable shall be properly secured and supported at intervals not exceeding 6 feet. The Contractor shall obtain approval from the Architect or Structural Engineer for the locations and methods of connection for all equipment, etc. to the building structure.

CIRCUITS AND CONNECTIONS – The drawings indicate the conduit layout for the various branch circuits. Where there are more than two wires in any conduit, the number of wires are indicated. If the Electrical Contractor changes the arrangements as indicated, he shall be responsible for the change and any additional costs involved. Conductors terminating at wired outlets shall extend at least 8 inches beyond the outlet to facilitate installation of wiring devices. All connections shall be made mechanically and electrically secure. All connections to motor or appliance terminal junction boxes shall be made with a minimum of 18 inches of flexible conduit to take up vibration and movement.

JUNCTION AND PULL BOXES – Junction and pull boxes shall be formed of hot dipped galvanized sheet steel with gauges and dimensions as per the N.E.C. Pull boxes shall be installed where necessary to facilitate the pulling of feeders. In general, boxes shall be installed on all conduit runs exceeding 100 feet in length. All boxes shall be supported from the building structure independent of the conduits entering them. There shall be no unused opening left in the boxes when the job is completed. Boxes installed in wet and outside exposed places shall be cast malleable hot dipped galvanized. Pull boxes in finished places shall be installed in locations approved by the Engineer or owner's representative.

DEVICES AND PLATES – Wall switches shall be specification grade, quiet type, toggle action, rated for 20 amp, 120 volt AC. Switches shall be mounted at heights as required by the barrier free subcode. Duplex receptacles for general use shall be specification grade, 20 amp, 125 volt AC, 2–pole 3–wire grounding type unless noted otherwise. Types and colors of plates for devices shall be coordinated with the Owner and Architect. Mounting heights of all receptacles shall be verified with the Owner, Architect and appropriate equipment suppliers.

LIGHTING FIXTURES – The Electrical Contractor shall provide all lighting fixtures and lamps required for a complete installation of general, specialty, exit and emergency lighting. Fixtures shall be compatible with the type of ceiling system to be installed. All lighting fixtures shall be complete with mounting or hanging hardware, lamps, ballasts, starters, dimmers, and other necessary accessories. The contractor shall be responsible to coordinate the compatibility of all ballasts, lamps, and fixtures. Unless otherwise noted, exit and emergency light fixtures with battery back–up shall be connected to the unswitched hot leg of a lighting circuit feeding the same area.

SURFACE RACEWAY – Surface mounted raceway multi–outlet assemblies shall consist of a raceway with outlets as noted on drawings. Where used for power and communication wiring, provide a type with an approved separation barrier.

SEISMIC RESTRAINTS – Provide all necessary bracing, supports, vibration isolators and appurtenances required for installation of equipment and conduit in accordance with the requirements in the latest adopted edition of the International Building Code 2009.

CUTTING AND PATCHING – Include all necessary cutting and patching for penetrations through existing floors, walls, ceilings. Obtain approval from the Architect or Structural Engineer prior to cutting through any structural member.

FIRESTOPS, SMOKESEALS – Where conduit passes through fire or smoke rated separations, fill the void between the conduit and the construction with approved material meeting the requirements of ASTM E814 and applicable UL standards. Install Hilti Fire Stop Systems or an approved equal.

SLEEVES – Provide sleeves on all conduits that passes through floors and walls. Sleeves for walls above grade shall be Schedule 40 black steel with length equal to the width of the wall. Sleeves in floors shall be 20 gauge galvanized steel, with sleeves extending 3" above the finished floor line. Fill annular space in the sleeves around conduit in interior spaces with an approved heat resistant packing. Fill annular space in the sleeves around conduit in exterior walls with an approved weatherproof packing. If penetrating a fire or smoke rated separation, see "Firestops, Smokeseals" section for requirements.

CLEANING – All systems shall be completely cleaned prior to testing and placing the systems in operation. All debris shall be removed from the site and legally disposed of. All work areas shall be left in a clean condition acceptable to the Architect, Engineer and owner's representative.

EQUIPMENT IDENTIFICATION – Before final inspection, typed listings of all circuit designations shall be attached inside the doors of all panelboards.

TESTING AND ADJUSTMENTS – Upon completion of the work, a thorough test shall be made and the project shall be free from short circuits, ground faults, and open circuits. All overload devices, including those furnished by other Contractors, shall be adjusted to suit load conditions by the Electrical Contractor. All systems shall be tested and their operation demonstrated.

GUARANTEE – Upon completion of the work and before applying for final acceptance, furnish a written guarantee, stating that the work complies with the provisions of all applicable codes and enforcing authorities; and that it will be free from defects of material and workmanship for one year from date of acceptance by the Owner. The guarantee shall further state that the Electrical Contractor shall, at his own expense, repair and/or replace any of his material and work which may become defective during the time of the guarantee together with other work damaged as a consequence of such defects. An item becomes "defective" when it ceases to perform or conform to the contract documents and specifications.

RENOVATION AND REMOVAL REQUIREMENTS – Remove or relocate all items necessary to allow the installation of the new work whether the items are shown on the drawings or not. The items shall include but not be limited to conduit, wiring, switches, receptacles, panels, lighting fixtures, hangers and supports. All items that are to be removed and to remain the property of the owner will be delineated prior to demolition. Coordinate demolition work with the General Contractor in order to avoid removal of all items that are to remain. The Electrical Contractor shall be responsible to remove and legally dispose of all demolition material from the jobsite as directed by the owner's representative. Coordinate all system and utility shutdowns with the owner's representative and the utility companies. Notify the owner's representative a minimum of 48 hours prior to the requested shutdown time.

When removing existing electrical work for which there are other items on the same circuit, the Electrical Contractor shall take all necessary steps to assure that circuit continuity is maintained. When existing electrical work is removed, all exposed conduit, wiring, controls, junction boxes, etc. along walls, floors, and ceilings shall be removed. Wirenuts shall be installed on the ends of all wires. Blank cover plates shall be provided for recessed boxes where this work is done. The walls, floors, and ceilings shall be patched by the Electrical Contractor unless otherwise noted.

Field verify the condition of, and modifications and additions to, all existing electrical fixtures, panels, wiring, etc. Where required, provide temporary wiring to keep existing electrical systems operable. All wiring and conduit shown on the drawings shall be new unless specifically otherwise noted. Where existing systems are connected to or altered, the existing systems shall be tested upon completion of the work. All new circuit breakers for existing panels shall be compatible with the existing panels. If circuits in existing panels have been taken out of service, the Contractor shall mark the corresponding breakers as "spare" in the panel.

Where doors are added or portions of walls are removed, the Electrical Contractor shall remove or relocate all electrical work that is required for the renovation at no additional cost, whether this removal or relocation is noted on the plans or not. Where existing junction boxes are covered or removed, the Electrical Contractor shall take all necessary steps to assure that NEC 370 is not violated. Existing electrical boxes to remain in areas where new wall finishes are to be applied shall be reset as necessary to provide flush mounting for boxes. The Electrical Contractor shall field verify existing branch circuit loading when making modifications and/or additions to that circuit. If new work would overload the existing circuit, the Electrical Contractor shall locate another existing circuit (the closest) which would not be overloaded upon adding the new load, and shall connect the new load to that circuit.

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NO.	BY	DESCRIPTION	DATE

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PROJECT

MAPLEWOOD TOWNSHIP

60 WOODLAND ROAD KITCHEN RENOVATIONS PROJECT

60 WOODLAND ROAD
MAPLEWOOD, NEW JERSEY

DATE:	8–11–16
SCALE:	AS SHOWN
DRAWN BY:	JAG
CHECKED:	DAB

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DRAWING TITLE

ELECTRICAL PLAN

CDN 15009100

15028

PROJECT NO.

SHEET

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OF