MONTCLAIR STATE UNIVERSITY

KASSER THEATER- FACADE REPAIRS

MONTCLAIR STATE UNIVERSITY

UPPER MONTCLAIR, NJ

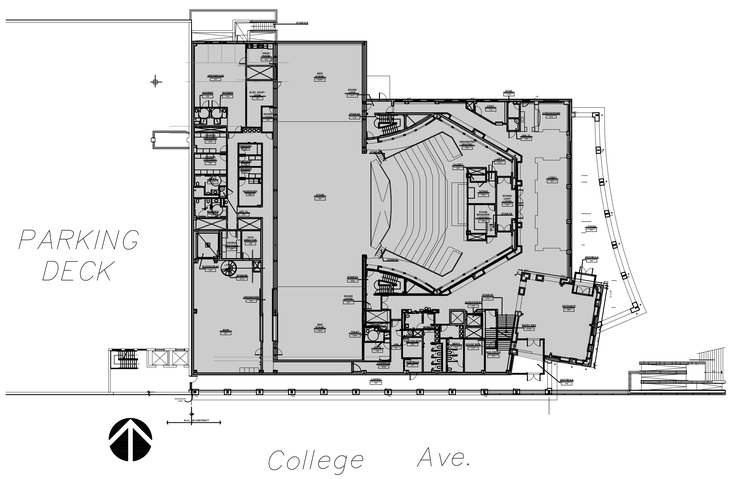
JRS ARCHITECT PROJECT #19092.00

MSU PROJECT #

GENERAL NOTES

1. ALL WORK SHALL BE GOVERNED BY THE TERMS AND CONDITIONS OF THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AND THE REQUIREMENTS OF ALL APPROPRIATE PUBLIC AUTHORITY, REGULATORY AGENCIES, AND/OR LANDLORD.
2. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, REGULATIONS AND ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK INDICATED IN THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY APPROVALS, CONTROLLED INSPECTIONS, AS WELL AS THEIR ASSOCIATED FEES, FOR ALL TRADES, EXCEPT WHERE SPECIFIED AND AGREED UPON ELSEWHERE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING WITH BUILDING MANAGEMENT FOR ELEVATORS OR OTHER HOISTING FACILITIES FOR HANDLING MATERIALS AND REMOVAL OF DEMOLITION DEBRIS.
5. THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH CONDITIONS THEREON AND TO DETERMINE THE EXTENT OF ALL FACILITIES AND SERVICES REQUIRED TO PERFORM THE WORK IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL MAINTAIN ONE COPY OF THE LATEST CONTRACT DOCUMENTS INCLUDING ALL CHANGES AT THE JOBSITE FOR THE USE OF THE ARCHITECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF ALL HIS/HER EMPLOYEES AND ALL SUBCONTRACTORS, THEIR AGENTS AND EMPLOYEES, AND ALL OTHER PERSONS PERFORMING ANY OF THE WORK FOR THE CONTRACTOR.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE INCURRED ANYWHERE WITHIN THE BOUNDARIES OF THE PROPERTY, AND ANY DAMAGE SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF THE OWNER AND ARCHITECT.
9. DURING THE COURSE OF THE WORK, THE CONTRACTOR SHALL REGULARLY REMOVE ALL UNUSED MATERIAL, RUBBISH, AND DEBRIS FROM THE PROPERTY AND BROOM CLEAN DAILY. THE SITE AND PREMISES SHALL BE KEPT REASONABLY CLEAN, NEAT AND ORDERLY TO THE SATISFACTION OF THE OWNER.
10. THE CONTRACTOR SHALL CONTROL CLEANING OPERATIONS TO PREVENT DIRT OR DUST FROM LEAVING THE JOBSITE AND INFILTRATING AREAS NOT INVOLVED IN THE PROJECT.
11. ALL SLAB DRILLING AND CUTTING DONE DURING NORMAL BUSINESS HOURS MUST RECEIVE APPROVAL AND BE COORDINATED WITH UNIVERSITY REPRESENTATIVE.
12. RELOCATION AND/OR INTERRUPTION OF ANY BUILDING UTILITIES INCLUDING, BUT NOT LIMITED TO STEAM, CONDENSATE LINES, ELECTRICAL, PLUMBING, TELECOMMUNICATIONS, ETC., MUST BE COORDINATED WITH BUILDING MANAGEMENT AND BE PERFORMED AFTER NORMAL BUSINESS HOURS, OR AS DIRECTED BY THE OWNER.
13. THE CONTRACTOR SHALL PROVIDE ALL SLAB OPENINGS TO COMPLETE THE GENERAL CONSTRUCTION, HVAC, PLUMBING, SPRINKLER, ELECTRICAL AND ANY OTHER WORK REQUIRED BY THE CONTRACT DOCUMENTS.
14. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT ANY DISCREPANCIES AND/OR CONDITIONS WHICH WOULD INTERFERE WITH THE COMPLETION OF THE WORK TO THE ARCHITECT. COMMENCEMENT OF THE WORK SHALL SIGNIFY ACCEPTANCE OF ANY AND ALL JOBSITE CONDITIONS.
15. THE CONTRACTOR SHALL SUBMIT CUTS AND SAMPLES OF FINISHES FOR ARCHITECT'S APPROVAL PRIOR TO ORDERING, FABRICATION, OR COMMENCEMENT OF THE WORK.
16. WHEN "APPROVED EQUAL", "EQUAL TO", OR WHERE OTHER QUALIFYING TERMS ARE USED, SUBSTITUTIONS SHALL BE BASED SOLELY UPON THE REVIEW AND APPROVAL OF THE ARCHITECT. THE BURDEN OF PROOF THAT A PRODUCT OR SYSTEM MEETS OR EXCEEDS THAT WHICH WAS SPECIFIED LIES ENTIRELY ON THE CONTRACTOR.
17. THE CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP DRAWINGS AND SUBMITTALS PRIOR TO SUBMISSION TO THE ARCHITECT FOR HIS REVIEW, AND PRIOR TO THE COMMENCEMENT OF THE WORK. SUBMITTAL SHALL BE IN THE FORM OF ELECTRONIC PDF FILES.
18. ANNOTATIONS ON ANY PLAN, ELEVATION, SECTION, OR DETAIL ARE APPLICABLE TO ALL PLANS, ELEVATIONS, SECTIONS, AND DETAILS.
19. DO NOT SCALE DRAWINGS. USE DIMENSIONAL NOTATIONS ONLY.
20. ALL DIMENSIONS ARE SHOWN TO FINISH SURFACES UNLESS OTHERWISE NOTED. (IE: FASCIA EDGE TO FASCIA EDGE)
21. LARGE SCALE DRAWINGS (IE. SECTIONS, DETAILS, ETC.) TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. SPECIFICATIONS TAKE PRECEDENCE OVER DRAWINGS.
25. WHERE EXISTING WALLS, FLOORS, ETC., ARE REMOVED, PATCH TO MATCH EXISTING FINISHES, TEXTURE, AND COLOR IN ADJACENT AREA.
26. WHERE MECHANICAL, ELECTRICAL OR PLUMBING DEVICES ARE REMOVED OR INSTALLED IN EXISTING PARTITIONS, THE CONTRACTOR SHALL REPAIR AND PATCH TO MATCH ALL EXISTING ADJACENT MATERIALS, FINISHES AND FIRE RATINGS.
27. WHERE DUCTS, ELECTRICAL CONDUIT OR PLUMBING PIPING PASS THROUGH FLOORS, WALLS, OR CEILINGS+ CLOSE OFF SPACE BETWEEN THE PIPE/DUCT AND THE CONSTRUCTION WITH NONCOMBUSTIBLE INSULATION AND PROVIDE SNUG FIT METAL ESCUTHEON CAPS ON BOTH SIDES AND CAULK.
28. THE CONTRACTOR SHALL PROVIDE WALL AND CEILING ACCESS PANELS AS REQUIRED BY THE MECHANICAL, ELECTRICAL AND PLUMBING WORK AS DIRECTED BY THE ARCHITECT.
29. CONTRACTOR TO PROTECT ALL SURROUNDINGS DURING CONSTRUCTION AND CLEAN AFTER CONSTRUCTION IS COMPLETE. PROVIDE SAFETY FENCING AROUND ALL WORK AREAS.
30. ALL DRAWINGS AND NOTES ARE COMPLIMENTARY AND WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY ALL.
31. THE CONTRACTOR SHALL PROVIDE TEMP PROTECTION IF THE ROOFING THAT IS REMOVED CAN NOT BE REINSTALLED IN THE SAME DAY.
32. SHOULD ANY OF THE WORK BEING REMOVED IS FOUND TO BE STRUCTURAL, NOTIFY THE ARCHITECT IMMEDIATELY OF THE CONDITIONS PRIOR TO PERFORMING ANY WORK.
33. THESE DOCUMENTS DO NOT AUTHORIZE THE REMOVAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS. THE DETERMINATION OF THE PRESENCE, AND/OR REMOVAL OF THESE MATERIALS IS THE RESPONSIBILITY OF OTHERS.
34. PROVIDE A MINIMUM OF FOUR (4), 2B LB FIRE EXTINGUISHERS APPROVED FOR 'A', 'B' AND 'C' TYPE FIRES, TO BE LOCATED AT THE ENTRY/EXIT POINTS TO THE SITE. FIRE EXTINGUISHERS ARE TO REMAIN IN WORKING ORDER ON THE FLOORS WHEN CONTRACT WORK IS IN PROGRESS.
35. CONTRACTOR TO PROVIDE AS-BUILT SURVEY AT COMPLETION OF THE PROJECT TO OBTAIN CERTIFICATE OF OCCUPANCY.
36. CONTRACTOR TO PROVIDE CLOSE OUT PACKAGE AT COMPLETION OF JOB PRIOR TO RECEIVING FINAL PAYMENT. THIS PACKAGE SHALL INCLUDE THE FOLLOWING: (COORDINATE WITH OWNER REP. FOR REQUIREMENTS)

A. LIST OF ALL SUBCONTRACTORS WITH NAME, ADDRESS, TELEPHONE, FAX & CONTACT PERSON
B. COPY OF ALL APPROVED CHANGE ORDERS WITH SIGNATURES
C. SUBCONTRACTORS ORIGINAL UNCONDITIONAL FINAL LIEN WAIVERS
D. CONTRACTOR FINAL UNCONDITIONAL WAIVER OF LIEN
E. CERTIFICATES OF INSURANCE
F. CONTRACTOR WARRANTY
G. MANUFACTURER'S INSTRUCTIONS AND OWNER'S MANUAL BINDER, TO INCLUDE MAJOR MATERIALS, EQUIPMENT, AND SYSTEMS INSTALLED IN THE WORK.
H. WARRANTIES
I. FINAL APPROVALS & CERTIFICATES: LOCAL MUNICIPALITY
J. MANUFACTURER LIST: A LISTING OF MANUFACTURERS OF MAJOR MATERIALS, EQUIPMENT, AND SYSTEMS INSTALLED.
K. ANY APPLICABLE SHOP DRAWINGS,
L. ANY APPLICABLE O&M MANUALS, I.E., HVAC EQUIPMENT, PLUMBING FIXTURES, ELECTRICAL, ETC.



LOCATION MAP

ABBREVIATIONS

A/C	AIR CONDITIONING	HDR	HEADER
AC	ACOUSTICAL	HDW	HARDWARE
ACC	ACCESS	HT	HEIGHT
ACT	ACOUSTICAL TILE	HP	HIGH POINT
ADD	ADDENDUM	HM	HOLLOW METAL
ADJ	ADJACENT	HTG	HEATING
AFF	ABOVE FINISH FLOOR	HVAC	HEATING VENTILATION & AIR CONDITIONING
ALT	ALTERNATE		
ALUM	ALUMINUM	IG	ISOLATED GROUND
ARCH	ARCHITECT (URAL)	IN	INCH
AWP	ACCOUSTICAL WALL PANEL	INSUL	INSULATION (D)(ION)
BD	BOARD	JC	JANITOR'S CLOSET
BLDG	BUILDING	LAM	LAMINATE (D)
BLK	BLOCK	LAV	LAVATORY
BO	BOTTOM OF	LL	LIVELOAD
BRG	BEARING	LP	LOW POINT
BSMT	BASEMENT	MAX	MAXIMUM
CAB	CABINET	MECH	MECHANICAL
CB	CATCH BASIN	MFR (D)	MANUFACTURE (R) (D)
CCTV	CLOSED CIRCUIT T.V.	MIN	MINIMUM
CEM	CEMENT	MO	MASONRY OPENING
C	CARPET	MTL	METAL
CI	CAST IRON	N	NORTH
CL	CLOSET	NIC	NOT IN CONTRACT
CLG	CEILING	NO	NUMBER
CLR	CLEAR (ANCE)	NOM	NOMINAL
C.J.	CONTROL JOINT	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	OA	OVERALL
CNTR	COUNTER	OC	ON CENTER
COL	COLUMN	OH	OVERHEAD
CONC	CONCRETE	OPNG	OPENING
CONST	CONSTRUCTION	OPP	OPPOSITE
CORR	CORRIDOR	P	PAINT
CR	CHAIR RAIL	PL	PLASTIC LAMINATE
CT	CERAMIC TILE	PTN	PARTITION
DEMO	DEMOLITION	PVC	POLYVINYL CHLORIDE
DET	DETAIL	R	RISER
DEPT	DEPARTMENT	RAD	RADIUS
DF	DRINKING FOUNTAIN	RD	ROOF DRAIN
DIA	DIAMETER	REF	REFERENCE
DIAG	DIAGONAL	REFG	REFRIGERATOR
DIM	DIMENSION	REINF	REINFORCED
DIV	DIVISION	RES	RESILIENT
DL	DEAD LOAD	RFG	ROOFING
DN	DOWN	RFM	RECESSED FLOOR MAT
DP	DAMPPROOFING	RM	ROOM
DR	DOOR	RO	ROUGH OPENING
DWG	DRAWING	RT	RUBBER TREAD
DWR	DRAWER	S	SOUTH
E	EAST	SD	STORM DRAIN
EA	EACH	SECT	SECTION
E.J.	EXPANSION JOINT	SF	SQUARE FOOT
ELEC	ELECTRIC (AL)	SIM	SIMILAR
ELEV	ELEVATION	SPEC	SPECIFICATION
EMERG	EMERGENCY	SPR	SPRINKLER
ENCL	ENCLOSE (ENCLOSURE)	SP	STARTING POINT
EQ	EQUAL	SQ	SQUARE
EW	EACH WAY	ST	STONE
EWC	ELECTRIC WATER COOLER	STD	STANDARD
EXH	EXHAUST	STL	STEEL
EXIST	EXISTING	STOR	STORAGE
EXT	EXTERIOR	SUSP	SUSPENDED
FD	FLOOR DRAIN	T	TREAD
FDN	FOUNDATION	TEL (E)	TELEPHONE
FE	FIRE EXTINGUISHER	THK	THICK (NESS)
FF	FINISHED FLOOR	TO	TOP OF
FIN	FINISH (ED)	TS	TRANSITION STRIP
FIXT	FIXTURE	U.S.	UNDERSIDE
FLF	FLOOR FINISH	VCT	VINYL COMPOSITION TILE
FLR	FLOOR (ING)	VDT	VIDEO DISPLAY TERMINAL
FP	FIREPROOF	VIF	VERIFY IN FIELD
FP&C	FIREPROOF SELF-CLOSING	WC	WALL COVERING
FT	FEET	W	WEST
FTG	FOOTING	W/	WITH
GA	GAGE, GAUGE	WB	WALL BASE
G.B.	GYPSUM BOARD	WCL	WATER CLOSET
GFI	GROUND FAULT INTERRUPT	WD	WOOD
GL	GLASS, GLAZING	WMO	WIREMESH
GYP	GYPSUM	WP	WATERPROOFING
HC	HOLLOW CORE	WWM	WELDED WIRE MESH

BUILDING DEPARTMENT INFORMATION:

PROJECT DESCRIPTION/CATEGORY OF WORK: REPAIR- EIFS FACADE REPAIR, CLEANING AND COATING. SEALANT REPLACEMENT, PAINTING OF EXTERIOR DOORS AND FRAMES, RAILINGS, LEADER BOOTS AND BRACKETS

APPLICABLE CODES:

REHABILITATION SUBCODE OF THE UNIFORM CONSTRUCTION CODE OF NEW JERSEY NJAC 5:23-6
2015 INTERNATIONAL BUILDING CODE
2009 ICC/ANSI A117-1 BARRIER FREE CODE UCC-NJ 5:23 SUBCHAPTER 7
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FUEL GAS CODE
2013 ASHRAE 90.1 2007 ENERGY CONSERVATION
2014 NATIONAL ELECTRIC CODE
2015 INTERNATIONAL FIRE CODE
2015 NATIONAL STANDARD PLUMBING CODE
2015 NFPA 101 LIFE SAFETY CODE

INSPECTIONS:

1. CONTRACTOR(S) AND THEIR RESPECTIVE SUB CONTRACTORS AND/OR CONSULTANTS SHALL BE RESPONSIBLE FOR COORDINATING AND OBTAINING ALL REQUIRED INSPECTIONS AND SIGN-OFFS FROM APPROPRIATE AUTHORITY THAT IS RESPONSIBLE FOR ADMINISTRATION AND ENFORCEMENT OF THE BUILDING CODE OF NEW JERSEY STATE AND SUBMIT THIS INFORMATION/DOCUMENTATION TO THE ARCHITECT OF RECORD.
2. CONSULT THE CLIENT FOR THE REQUIRED INSPECTIONS.

UNIT COSTS

1. ROOFING CLAY TILE REPLACEMENT: PROVIDE UNIT COST FOR MATERIAL AND LABOR FOR REPLACEMENT OF BROKEN CLAY ROOFING TILES IF FOUND TO BE DAMAGED DURING THE COURSE OF THE PROJECT. PROVIDE UNIVERSITY STANDARD LUDOWICI TERRA COTTA STRAIGHT BARREL MISSION TILE

   PRICE PER TILE:

2. EIFS REPAIR: PROVIDE UNIT COST FOR MATERIAL AND LABOR FOR REPAIR OF DAMAGED EIFS TO RESTORE TO MATCH EXISTING.

   PRICE PER SF:

ARCHITECTURAL SYMBOLS

NOTE: ALL SYMBOLS MAY NOT BE USED

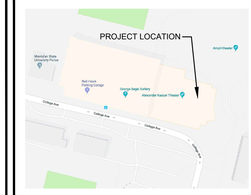
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- PROPOSED GYP. BD. PARTITION
- PROPOSED LOW HEIGHT GYP. BD. PARTITION
- EXISTING DOOR TO REMAIN
- EXISTING DOOR & FRAME TO BE REMOVED
- PROPOSED DOOR & FRAME
- PARTITION TYPE
- DOOR NUMBER
- WINDOW NUMBER
- KEYNOTE
- ROOM NAME / ROOM NUMBER
- WORKSTATION NUMBER
- ANGLE
- DIAMETER
- POUNDS
- NUMBER
- CENTER LINE
- PLATE
- AT
- ELEVATION NUMBER / DRAWING SHEET
- SECTION LETTER / DRAWING SHEET
- DETAIL NUMBER / DRAWING SHEET
- LEVEL ELEVATION
- X'-XX" A.F.F. CEILING HEIGHT ABOVE FINISHED FLOOR
- START POINT
- COLUMN NUMBER

DRAWING LIST

ARCHITECTURAL

T1.01	TITLE SHEET AND NOTES
A1.01	THIRD FLOOR PLAN
A1.02	ROOF PLAN
A2.01	EXTERIOR ELEVATIONS
A2.02	EXTERIOR ELEVATIONS
A2.03	EXTERIOR ELEVATIONS & PHOTOS
A3.01	DETAILS

KEY PLAN:



CONSULTANTS:

COMMENTS:

DATE	DESCRIPTION
10.1.19	ISSUED FOR REVIEW
10.22.19	ISSUED FOR BID/PERMITS

REVISIONS & COMMENTS:

REV.	DATE	DESCRIPTION

CLIENT INFORMATION:

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KASSER THEATER
FACADE REPAIRS
UPPER MONTCLAIR
NEW JERSEY

JRS ARCHITECT, P.C.
116 Village Blvd., Suite 304, Princeton, NJ 08540-5700
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181 East Jericho Turnpike, Mineola, NY 11501-2032

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DRAWING TITLE: TITLE SHEET & NOTES

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JRS NUMBER:
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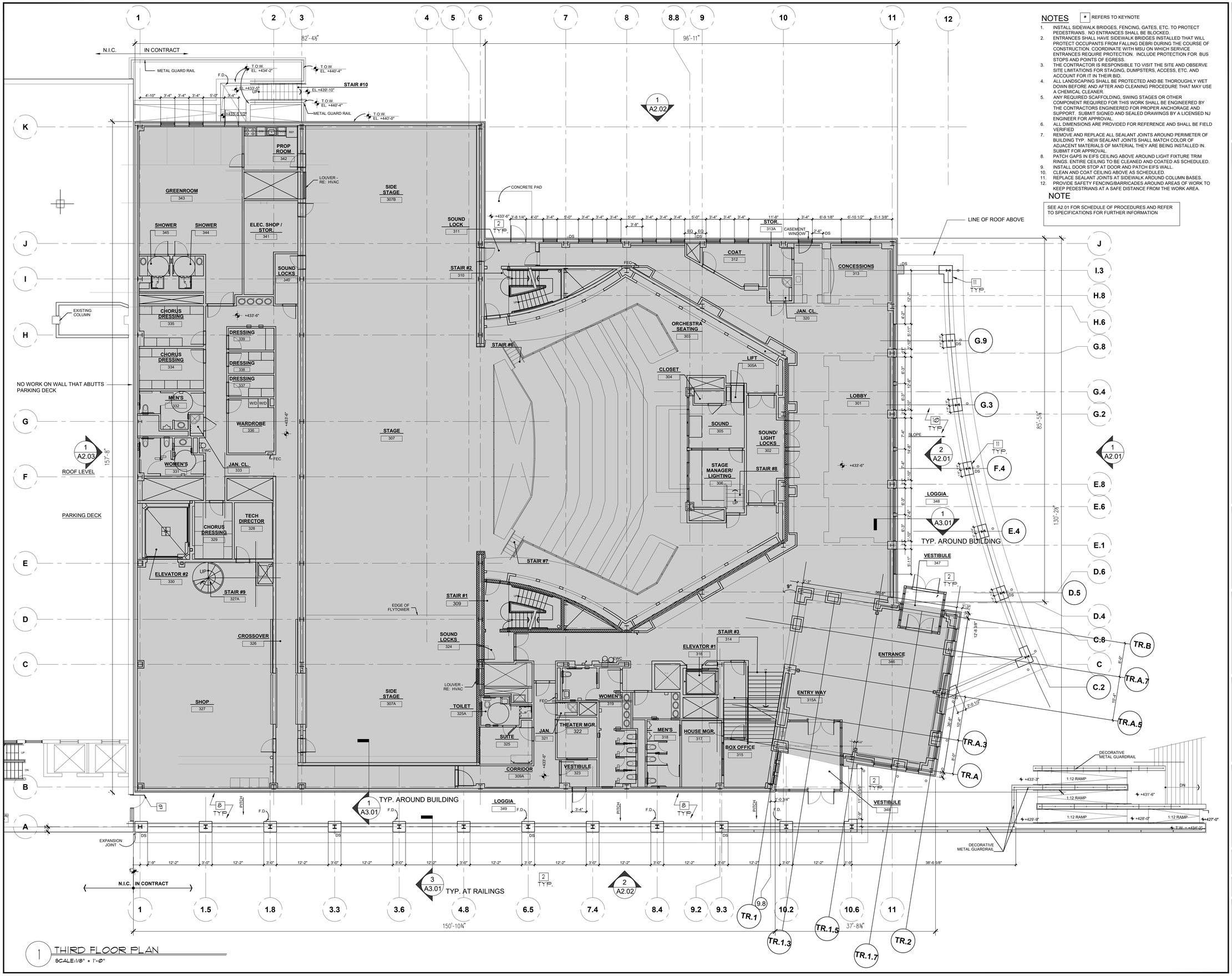


1 THIRD FLOOR PLAN

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

NOTES

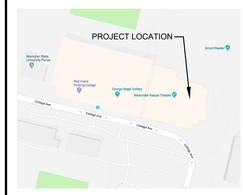
[#] REFERS TO KEYNOTE

1. INSTALL SIDEWALK BRIDGES, FENCING, GATES, ETC. TO PROTECT PEDESTRIANS. NO ENTRANCES SHALL BE BLOCKED.
2. ENTRANCES SHALL HAVE SIDEWALK BRIDGES INSTALLED THAT WILL PROTECT OCCUPANTS FROM FALLING DEBRI DURING THE COURSE OF CONSTRUCTION. COORDINATE WITH MSU ON WHICH SERVICE ENTRANCES REQUIRE PROTECTION. INCLUDE PROTECTION FOR BUS STOPS AND POINTS OF EGRESS.
3. THE CONTRACTOR IS RESPONSIBLE TO VISIT THE SITE AND OBSERVE SITE LIMITATIONS FOR STAGING, DUMPSTERS, ACCESS, ETC. AND ACCOUNT FOR IT IN THEIR BID.
4. ALL LANDSCAPING SHALL BE PROTECTED AND BE THOROUGHLY WET DOWN BEFORE AND AFTER AND CLEANING PROCEDURE THAT MAY USE A CHEMICAL CLEANER.
5. ANY REQUIRED SCAFFOLDING, SWING STAGES OR OTHER COMPONENT REQUIRED FOR THIS WORK SHALL BE ENGINEERED BY THE CONTRACTORS ENGINEERED FOR PROPER ANCHORAGE AND SUPPORT. SUBMIT SIGNED AND SEALED DRAWINGS BY A LICENSED NJ ENGINEER FOR APPROVAL.
6. ALL DIMENSIONS ARE PROVIDED FOR REFERENCE AND SHALL BE FIELD VERIFIED
7. REMOVE AND REPLACE ALL SEALANT JOINTS AROUND PERIMETER OF BUILDING TYP. NEW SEALANT JOINTS SHALL MATCH COLOR OF ADJACENT MATERIALS OF MATERIAL THEY ARE BEING INSTALLED IN. SUBMIT FOR APPROVAL.
8. PATCH GAPS IN EIFS CEILING ABOVE AROUND LIGHT FIXTURE TRIM RINGS. ENTIRE CEILING TO BE CLEANED AND COATED AS SCHEDULED.
9. INSTALL DOOR STOP AT DOOR AND PATCH EIFS WALL.
10. CLEAN AND COAT CEILING ABOVE AS SCHEDULED.
11. REPLACE SEALANT JOINTS AT SIDEWALK AROUND COLUMN BASES.
12. PROVIDE SAFETY FENCING/BARRICADES AROUND AREAS OF WORK TO KEEP PEDESTRIANS AT A SAFE DISTANCE FROM THE WORK AREA.

NOTE

SEE A2.01 FOR SCHEDULE OF PROCEDURES AND REFER TO SPECIFICATIONS FOR FURTHER INFORMATION

KEY PLAN:



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DRAWING TITLE: THIRD FLOOR PLAN

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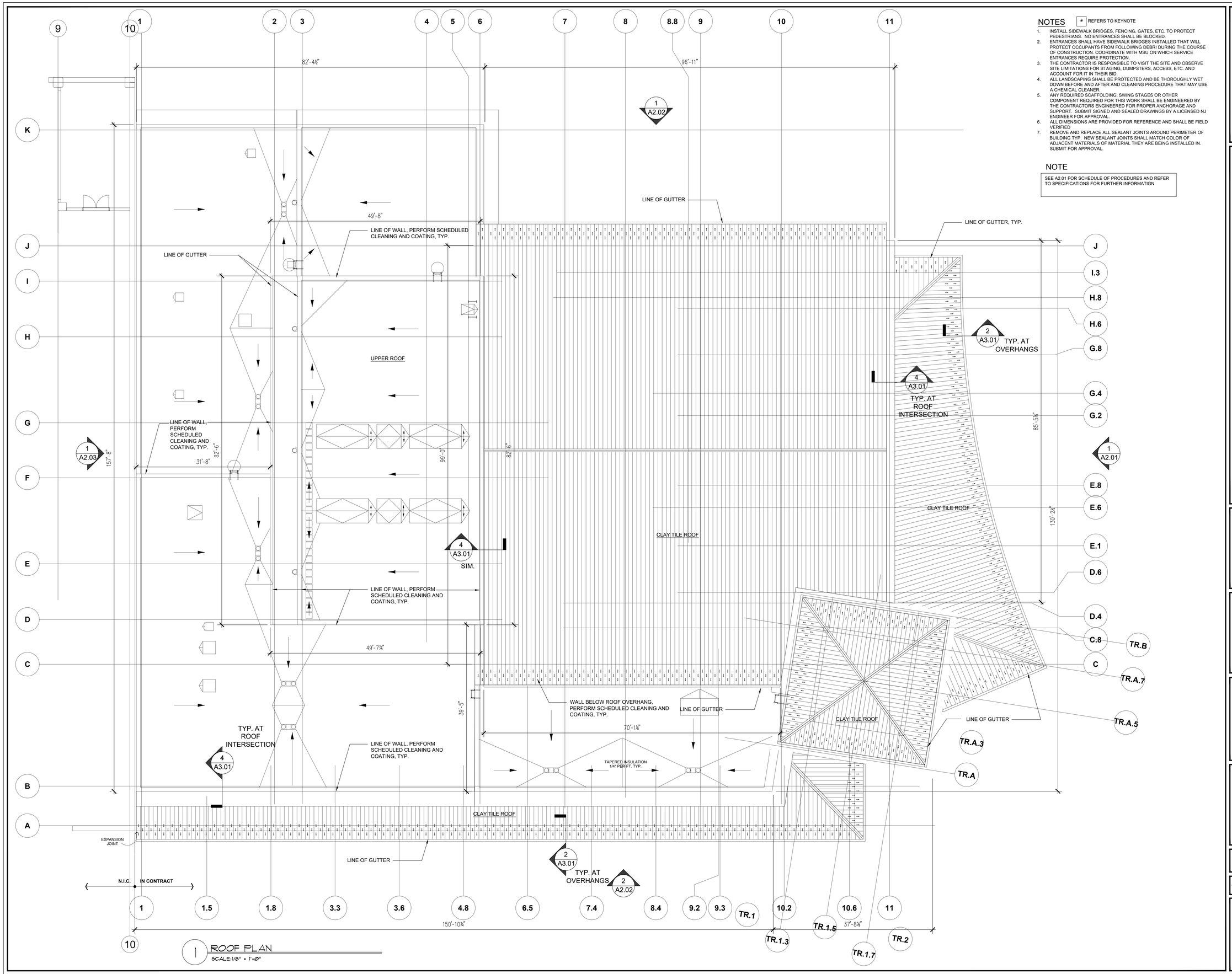

1 ROOF PLAN
SCALE:1/8" = 1'-0"

NOTES

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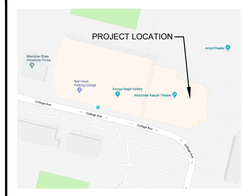
7. REMOVE AND REPLACE ALL SEALANT JOINTS AROUND PERIMETER OF BUILDING TYP. NEW SEALANT JOINTS SHALL MATCH COLOR OF ADJACENT MATERIALS OF MATERIAL THEY ARE BEING INSTALLED IN. SUBMIT FOR APPROVAL.

NOTE

SEE A2.01 FOR SCHEDULE OF PROCEDURES AND REFER TO SPECIFICATIONS FOR FURTHER INFORMATION

KEY PLAN:



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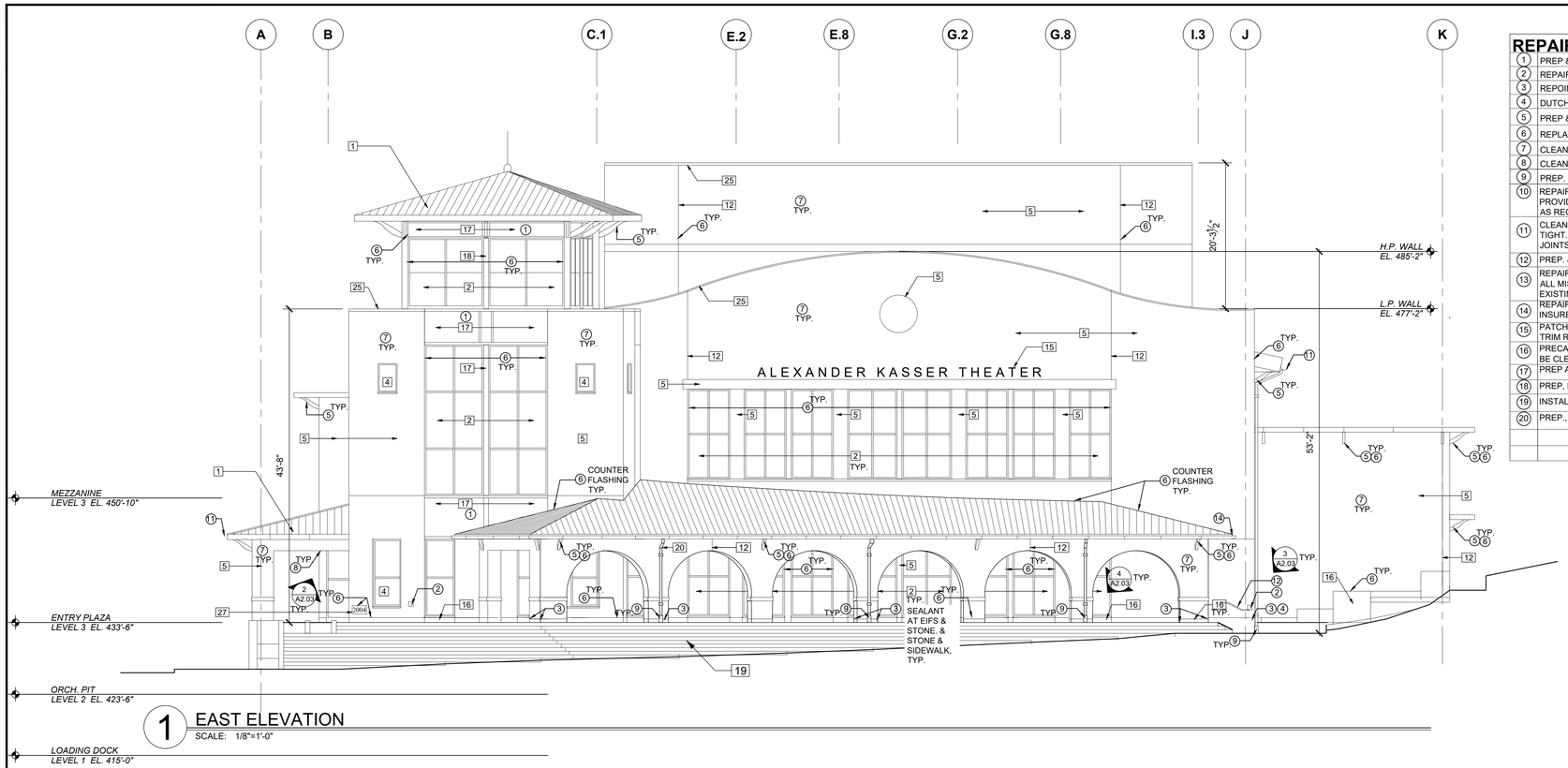
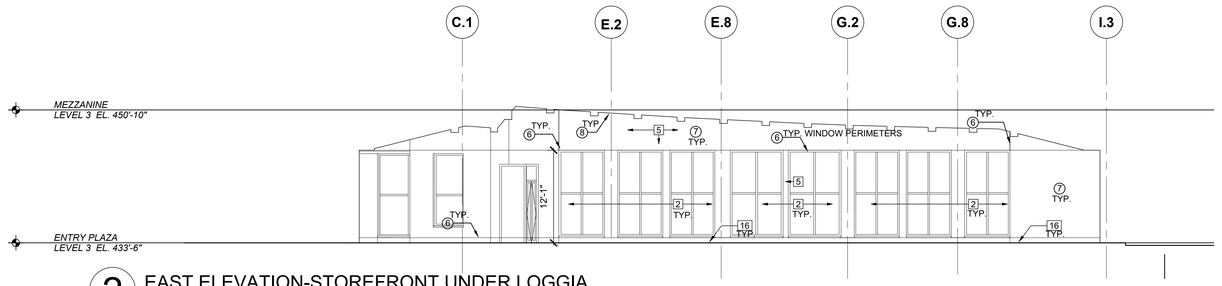
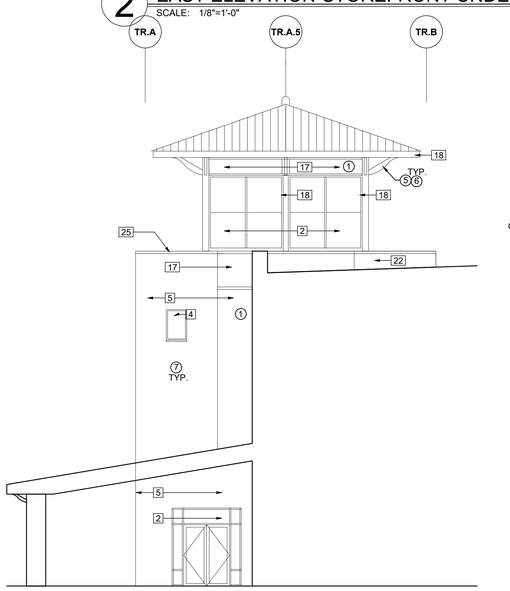


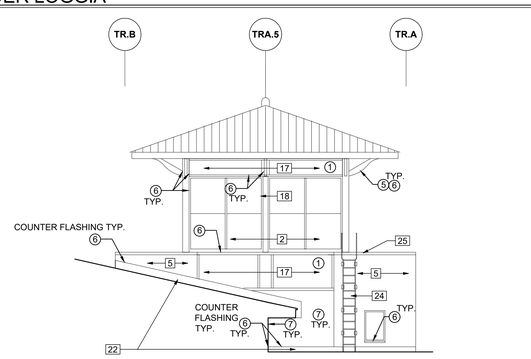
1 EAST ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION-STOREFRONT UNDER LOGGIA
SCALE: 1/8"=1'-0"



3 NORTH TOWER ELEVATION
SCALE: 1/8"=1'-0"



4 WEST TOWER ELEVATION
SCALE: 1/8"=1'-0"

REPAIR LEGEND

1	PREP & PAINT STEEL PANEL-MSU (CHINA WHITE)
2	REPAIR DENTED,DAMAGED OR HOLE IN EIFS
3	REPOINT STONE BASE MORTAR JOINT
4	DUTCHMAN STONE REPAIR
5	PREP & PAINT ALL RED STEEL BRACKETS, MSU RED
6	REPLACE ALL SEALANT JOINTS- COLOR MATCHING
7	CLEAN & COAT EXISTING ,EIFS- MSU (CHINA WHITE)
8	CLEAN & COAT EXIST. EIFS CEILING - MSU (CHINA WHITE)
9	PREP. & PAINT STEEL LEADER BOOTS- MSU (CHINA WHITE)
10	REPAIR GUTTER AND PITCH PROPERLY TO LEADERS. PROVIDE ADDITIONAL LEAD COATED COPPER BRACKETS AS REQUIRED.
11	CLEAN OUT ALL GUTTERS AND INSURE ALL JOINTS ARE TIGHT. PERFORM WATER TEST AND SOLDER ANY OPEN JOINTS
12	PREP. & PAINT STEEL HAND RAIL, MSU RED
13	REPAIR/REINSTALL MISSING LEADER SECTION. PROVIDE ALL MISSING OR DAMAGED COMPONENTS TO MATCH EXISTING.
14	REPAIR LEAD COATED COPPER DIVERTER FLASHING AND INSURE GUTTER IS SEALED TIGHT.
15	PATCH EIFS AROUND DOWN LIGHTS AND PROPERLY SEAT TRIM RING
16	PRECAST CONCRETE PANELS BELOW ENTRY PLAZA SHALL BE CLEANED
17	PREP AND PAINT STEEL BOLLARD, MSU RED
18	PREP, PRIME AND PAINT STEEL DOOR, MSU CHINA WHITE
19	INSTALL DOOR STOP AT EXISTING DOOR
20	PREP., PRIME AND PAINT STEEL RAILING, MSU RED

EXTERIOR MATERIAL LEGEND

1	CLAY ROOFING TILE
2	ALUMINUM CURTAINWALL SYSTEM
3	NOT USED
4	ALUMINUM WINDOW SYSTEM
5	EXTERIOR INSULATION FINISH SYSTEM W/ STUCCO FINISH
6	STEEL GUARDRAILS - GALVANIZED & PAINTED
7	CUSTOM ALUMINUM WINDOW
8	PRECAST CONCRETE PANEL
9	OVERHEAD COILING DOOR
10	ALUMINUM LOUVER
11	STEEL BRACKET - GALVANIZED & PAINTED
12	CONTROL JOINT
13	V JOINT
14	METAL UNIVERSITY EMBLEM
15	DARK STATUARY BRONZE BUILDING SIGNAGE
16	CASTSTONE BASE
17	GALV. STEEL, PAINTED
18	ALUMINUM PLATE CLADDING
19	NOT USED
20	LEAD-COATED COPPER DOWNSPOUT & GUTTER
21	EXPANSION JOINT ASSEMBLY
22	LEAD COATED COPPER FLASHING
23	HOLLOW METAL DOOR
24	ALUMINUM LADDER
25	ALUMINUM COPING
26	LEAD COATED COPPER COLLECTOR AND DOWNSPOUT
27	DATE STONE

NOTE

SEE A2.01 FOR SCHEDULE OF PROCEDURES AND REFER TO SPECIFICATIONS FOR FURTHER INFORMATION

GENERAL NOTES:

1. WHERE A TYPICAL REPAIR IS NOTED IT SHALL APPLY TO THE ENTIRE EXTERIOR FACADE OF THE BUILDING U.O.N. TYPICAL LOCATIONS HAVE BEEN INDICATED ON THE DRAWINGS BUT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE TO SEE FULL EXTENT AND THEN REFER TO THE APPROPRIATE REPAIR DETAIL AND SPECIFICATION.
2. ALL SEALANT JOINTS ARE BEING RAKED OUT AND CLEANED AND REPLACED WITH NEW BACKER ROD AND SEALANT.
3. SEALANT JOINTS TO BE TOOLED CONCAVE.
4. AT TERMINATION POINTS OF WALLS SEALANT JOINTS SHALL HAVE CLEAR WEEP TUBES INSTALLED AT 32" O.C.
5. ALL SEALANT JOINTS ON THE EXTERIOR OF THE BUILDING WILL BE REPLACED. THOSE SEALANTS BEING INSTALLED SHALL MATCH THE COLOR OF THE EXISTING. PROVIDE CUSTOM COLOR MATCHING WHERE REQUIRED TO MATCH EXISTING MATERIALS.
6. TYPICAL AREAS FOR JOINT REPLACEMENT IS INDICATED ON THE DRAWINGS, THIS DOES NOT GIVE EXCEPTION TO AREAS NOT CALLED OUT. ALL AREAS WILL BE REPLACED. AREAS OF QUESTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
7. BEFORE ANY WORK COMMENCES FIELD MOCK-UPS MUST BE PERFORMED TO DETERMINE ACCEPTABLE INSTALLATION AND COLOR MATCH. SEALANTS IN THESE MOCK-UPS MUST CURE FULLY PERFORM SEALANT REP PERFORMS TESTING.
8. ALL FACADES TO BE CLEANED PER SPECIFICATIONS. JOINT SURFACES SHALL BE CLEANED AND PRIMED DIRECTLY AROUND JOINTS TO INSURE PROPER ADHESION PER MANUFACTURERS INSTRUCTIONS.
9. PHASING OF WORK SHALL BE COORDINATED WITH THE UNIVERSITY AND NO EGRESS COMPONENTS SHALL BE BLOCKED.
10. BUILDING OCCUPANTS SHALL BE PROTECTED AT ALL TIMES.
11. ANY BUILDING MOUNTED EQUIPMENT, DEVICES, LIGHT FIXTURES, SURFACE MOUNT EQUIPMENT THAT IS ATTACHED OVER TOP OF THE EIFS SHALL BE TEMPORARILY COVERED AND PROTECTED. ONCE WORK IS COMPLETE INSTALL SEALANT AROUND FACE ATTACHED TO BUILDING.

SCHEDULE OF PROCEDURES

1. REPAIRS: INSPECT ENTIRE EIFS FACADE. REMOVE AND REPLACE ELEMENTS SCHEDULED FOR REPLACEMENT AND TREAT ANY CRACKS AND DAMAGE IN THE FIELD OF THE WALL PER MANUFACTURES INSTRUCTIONS AND THE BELOW SCHEDULE:

   A. SURFACES MUST BE SOUND, CLEAN AND DRY PRIOR TO APPLICATION OF COATING OR PRIMER.

   B. SPOT CLEAN AREA OF REPAIR TO REMOVE ALL DUST DIRT, MILDEW, LOOSE SUBSTRATE MATERIALS, OR ANY OTHER CONTAMINANTS THAT CAN INTERFERE WITH ADHESION OF COATINGS. PRESSURE WASH, CHEMICALLY CLEAN, OR MECHANICALLY PREPARE AS NECESSARY TO PROVIDE A SUITABLE SURFACE FOR APPLICATION OF COATINGS OR PRIMER.

   C. DAMAGED AREAS LESS THAN 3 IN X 3 IN IN SIZE SHALL BE REPAIRED USING DRYVIT RAPIDPATCH. APPLY AT A THICKNESS OF 3/4 IN – 1 IN (19 MM – 25 MM) ALLOWED TO CURE FOR 7 DAYS BEFORE APPLYING COATING SYSTEM.

   D. CRACK REPAIR - ALL CAULKING, PATCHING, CRACK REPAIR MATERIALS AND JOINT SEALANTS SHOULD BE INSTALLED PRIOR TO APPLICATION OF THE ELASTOMERIC COATING. POLY-1 REINFORCEMENT FABRIC EMBEDDED INTO WET COAT OF AF-135 SHALL BE USED WHERE NECESSARY.
      a. STATIC CRACKS UP TO 1/8 IN
         CLEAN CRACK AND REMOVE ALL LOOSE MATERIALS.
         APPLY AF-315 DIRECTLY OVER THE CRACK AND FEATHER OUT A MINIMUM OF 3" ON EACH SIDE

      b. STATIC CRACKS FROM 1/8 TO 1/4 IN
         CHIP OR GRIND OUT CRACK TO 1/4 IN WIDE BY 1/4 IN DEEP
         CLEAN AND REMOVE ALL LOOSE MATERIALS
         FILL GROOVE WITH AF-315
         APPLY AF-315 DIRECTLY OVER THE CRACK AND FEATHER OUT A MINIMUM OF 3" ON EACH SIDE

      c. STATIC CRACKS OVER 1/4 IN.
         CLEAN CRACK AND REMOVE ALL LOOSE MATERIALS.
         REPAIR CRACK WITH NON-SHRINKING POLYMER MODIFIED CEMENTITIOUS PATCHING MORTAR AND ALLOW TO CURE 7 DAYS.APPLY AF-315 DIRECTLY OVER THE REPAIRED CRACK AND FEATHER OUT A MINIMUM OF 3" ON EACH SIDE

      d. DYNAMIC CRACKS 1/16 TO 1/2 IN.
         CHIP OR GRIND OUT CRACK SO THAT WIDTH IS EQUAL TO DEPTH (MINIMUM 1/4 IN.)
         CLEAN CRACK AND REMOVE ALL LOOSE MATERIALS.
         FILL CRACK WITH HIGH GRADE URETHANE SEALANT. TOOL INTO JOINT AND ALLOW TO CURE FOR 24 HOURS.
         APPLY AF-315 DIRECTLY OVER THE REPAIRED CRACK AND FEATHER OUT A MINIMUM OF 3" ON EACH SIDE

2. CLEANING: ONCE ALL REPAIRS ARE COMPLETE THE ENTIRE EXTERIOR SHALL BE CLEANED. EIFS AND STONE ON THE EXTERIOR FACADE SHALL BE FULLY CLEANED OF EXISTING BIOLOGICAL MATTER, DUST, DIRT, MILDEW, LOOSE SUBSTRATE MATERIALS, OR ANY OTHER CONTAMINANTS. ONLY EIFS WILL RECEIVE A NEW COATING SO SURFACE PREP MUST REMOVE ANY SURFACE CONDITIONS THAT CAN INTERFERE WITH ADHESION OF COATING. CHEMICALLY CLEAN WASH DOWN AND MECHANICALLY PREPARE SURFACE AS NECESSARY TO PROVIDE A SUITABLE SURFACE FOR APPLICATION OF COATINGS OR PRIMER AND STAINING.
   STONE WORK CLEANING SHALL BE COMPLETED WITH PROSOCO 2010 ALL SURFACE CLEANER.
   EIFS CLEANING: SHALL BE COMPLETED WITH PROSOCO EIFS CLEAN AND PREP.
   CONTRACTOR SHALL BEFORE MOCKUP OF EACH CLEANER TO DETERMINE BEST PRODUCT TO USE. THE MOCK UP SHALL ALSO DETERMINE THE DILUTION RATE OF THE PRODUCT. FOLLOW MANUFACTURES INSTRUCTIONS FOR APPLICATION. EACH FACADE SHALL BE FULLY CLEANED INCLUDING ALL WINDOWS, LOUVERS, GLASS, DOORS, ETC.

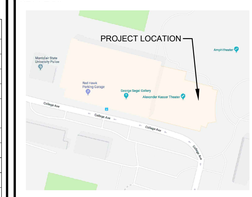
3. COATING: ONCE WALLS HAVE BEEN CURED AND CLEANED ALL EIFS AND EPS TRIM SHALL BE COATED IN THE SCHEDULED COATING. INSTALL THE ACRYMAX AF-135 COATING SYSTEM USING MINIMUM COVERAGE INDICATED IN THE MANUFACTURER'S GUIDELINES.
   A. IF AND WHERE NECESSARY, INSTALL POLY-1 REINFORCEMENT FABRIC BY EMBEDDING INTO WET COAT OF AF-135.
   B. APPLY ELASTOMERIC COATING SYSTEM.
   C. APPLY MINIMUM OF 2 COATS OF AF-135 TO ACHIEVE MINIMUM 15 MILS DRY FILM THICKNESS. MINIMUM APPLICATION RATE OF 0.75 - 0.80 GALLONS PER 100 SQ. FT
   D. CONTRASTING COLORS RECOMMENDED FOR EACH COAT IN THE SYSTEM.
   E. ALLOW TO DRY MINIMUM OF 4 HOURS BETWEEN COATS.
   F. MAINTAIN A WET EDGE TO PREVENT LAP MARKS AND CONTINUE WORK TO A NATURAL BREAK POINT SUCH AS PANEL EDGE, CORNER, OR SEAM.
   G. IF NECESSARY APPLY ADDITIONAL AF-135 WHERE REQUIRED, TO INSURE THAT THE MINIMUM 15 MILS TOTAL DRY FILM THICKNESS IS ACHIEVED.

4. SEALANT REPLACEMENT:
   A. RAKE OUT ALL OLD SEALANT JOINTS AND BACKER RODS.
   B. PRIME SUBSTRATE AS REQUIRED BASED ON MOCKUP AND PULL TEST.
   C. INSTALL NEW BACKER ROD AND SCHEDULED SEALANT TOOLED CONCAVE.
   D. NEW SEALANT SHALL BE COLOR MATCHED TO EXISTING.

5. PAINTING:
   A. PREPARE, PRIME AND PAINT EXTERIOR HOLLOW METAL DOORS AND FRAMES, CHINA WHITE.
   B. PREPARE, PRIME AND PAINT EXTERIOR STEEL BRACKETS, MSU RED.
   C. PREPARE, PRIME AND PAINT EXTERIOR STEEL RAILINGS, MSU RED.
   D. PREPARE, PRIME AND PAINT LEADER BOOTS, CHINA WHITE.
   E. PREPARE, PRIME AND PAINT EXTERIOR STEEL PANELS, CHINA WHITE.

6. GUTTERS AND LEADERS:
   A. CLEAN OUT ALL GUTTERS AND LEADERS
   B. INSPECT ALL JOINTS AND SOLDER AND SEAL ALL OPEN JOINTS.
   C. REPITCH GUTTERS THAT ARE PITCHED IMPROPERLY
   D. INSTALL MISSING BRACKETS ON GUTTERS AND LEADERS
   E. INSTALL MISSING SECTION OF LEADER ON WEST ELEVATION.

KEY PLAN:



CONSULTANTS:

COMMENTS:

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CLIENT INFORMATION:

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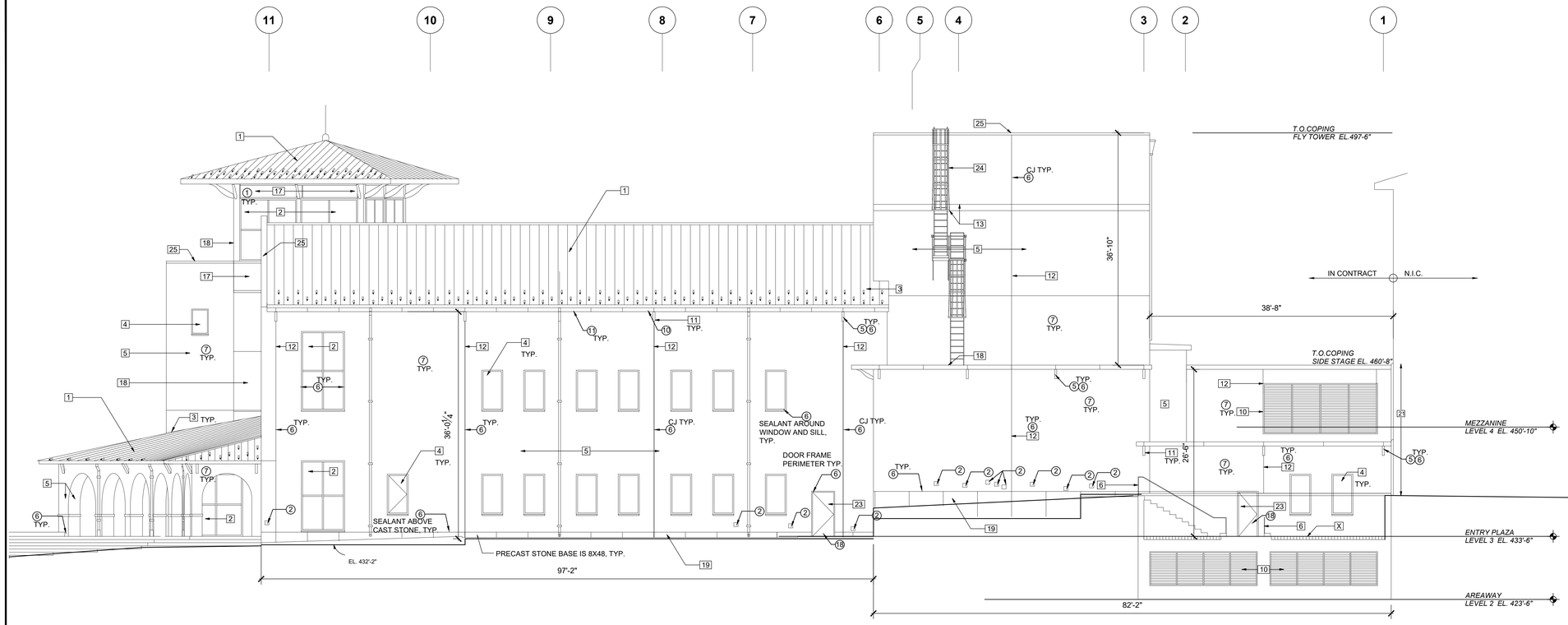
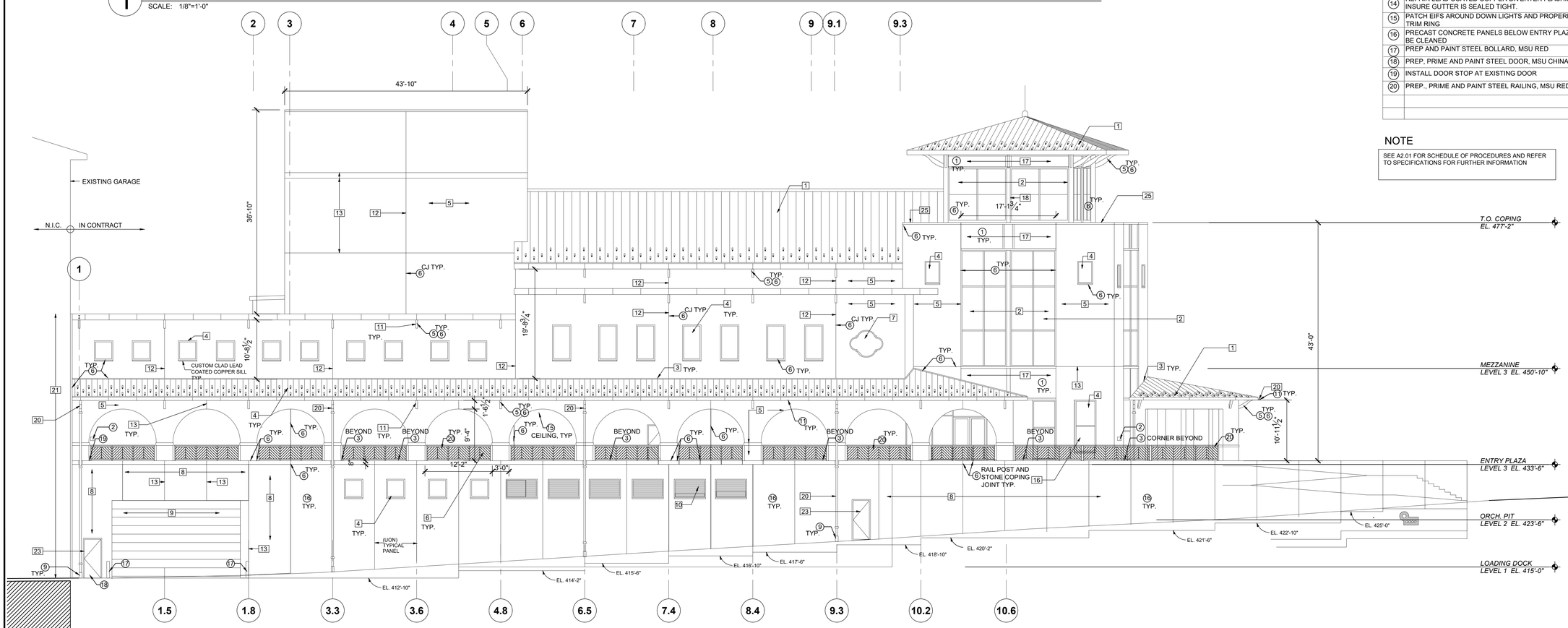


1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL LEGEND

1	CLAY ROOFING TILE
2	ALUMINUM CURTAINWALL SYSTEM
3	NOT USED
4	ALUMINUM WINDOW SYSTEM
5	EXTERIOR INSULATION FINISH SYSTEM W/ STUCCO FINISH
6	STEEL GUARDRAILS - GALVANIZED & PAINTED
7	CUSTOM ALUMINUM WINDOW
8	PRECAST CONCRETE PANEL
9	OVERHEAD COILING DOOR
10	ALUMINUM LOUVER
11	STEEL BRACKET - GALVANIZED & PAINTED
12	CONTROL JOINT
13	V JOINT
14	METAL UNIVERSITY EMBLEM
15	DARK STATUARY BRONZE BUILDING SIGNAGE
16	CASTSTONE BASE
17	GALV. STEEL, PAINTED
18	ALUMINUM PLATE CLADDING
19	NOT USED
20	LEAD-COATED COPPER DOWNSPOUT & GUTTER
21	EXPANSION JOINT ASSEMBLY
22	LEAD COATED COPPER FLASHING
23	HOLLOW METAL DOOR
24	ALUMINUM LADDER
25	ALUMINUM COPING
26	LEAD COATED COPPER COLLECTOR AND DOWNSPOUT
27	DATE STONE

REPAIR LEGEND

1	PREP & PAINT STEEL PANEL-MSU (CHINA WHITE)
2	REPAIR DENTED,DAMAGED OR HOLE IN EIFS
3	REPOINT STONE BASE MORTAR JOINT
4	DUTCHMAN STONE REPAIR
5	PREP & PAINT ALL RED STEEL BRACKETS, MSU RED
6	REPLACE ALL SEALANT JOINTS- COLOR MATCHING
7	CLEAN & COAT EXISTING ,EIFS- MSU (CHINA WHITE)
8	CLEAN & COAT EXIST. EIFS CEILING - MSU (CHINA WHITE)
9	PREP. & PAINT STEEL LEADER BOOTS- MSU (CHINA WHITE)
10	REPAIR GUTTER AND PITCH PROPERLY TO LEADERS. PROVIDE ADDITIONAL LEAD COATED COPPER BRACKETS AS REQUIRED.
11	CLEAN OUT ALL GUTTERS AND INSURE ALL JOINTS ARE TIGHT. PERFORM WATER TEST AND SOLDER ANY OPEN JOINTS
12	PREP. & PAINT STEEL HAND RAIL, MSU RED
13	REPAIR/REINSTALL MISSING LEADER SECTION. PROVIDE ALL MISSING OR DAMAGED COMPONENTS TO MATCH EXISTING.
14	REPAIR LEAD COATED COPPER DIVERTER FLASHING AND INSURE GUTTER IS SEALED TIGHT.
15	PATCH EIFS AROUND DOWN LIGHTS AND PROPERLY SEAT TRIM RING
16	PRECAST CONCRETE PANELS BELOW ENTRY PLAZA SHALL BE CLEANED
17	PREP AND PAINT STEEL BOLLARD, MSU RED
18	PREP, PRIME AND PAINT STEEL DOOR, MSU CHINA WHITE
19	INSTALL DOOR STOP AT EXISTING DOOR
20	PREP., PRIME AND PAINT STEEL RAILING, MSU RED

NOTE

SEE A2.01 FOR SCHEDULE OF PROCEDURES AND REFER TO SPECIFICATIONS FOR FURTHER INFORMATION

KEY PLAN:

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COMMENTS:

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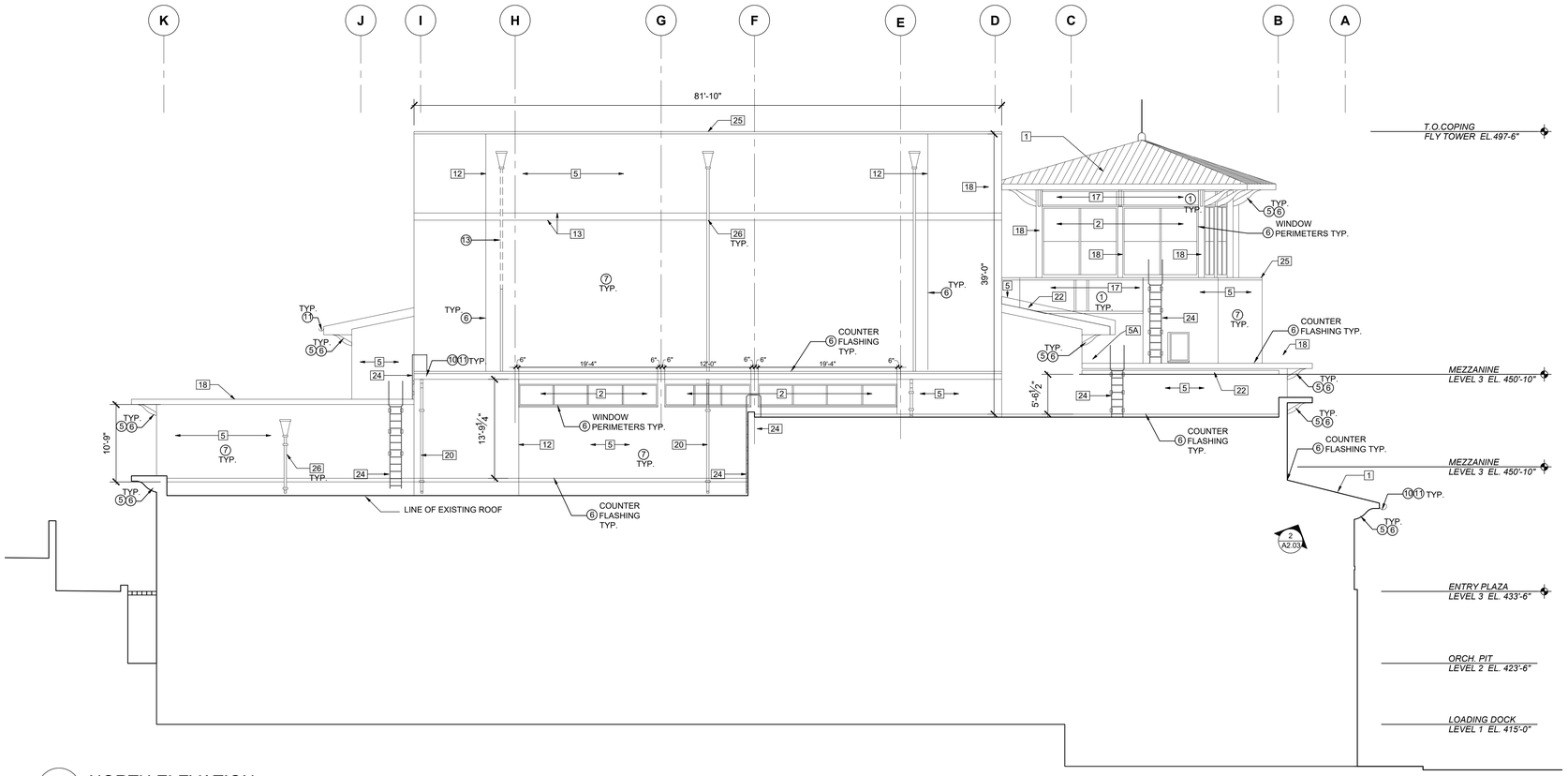
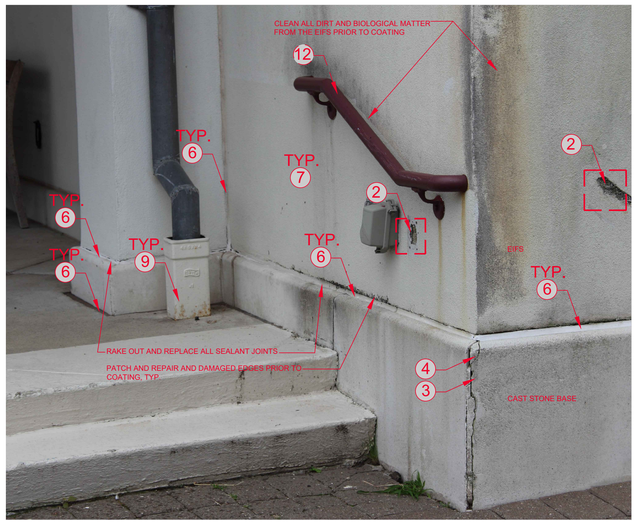
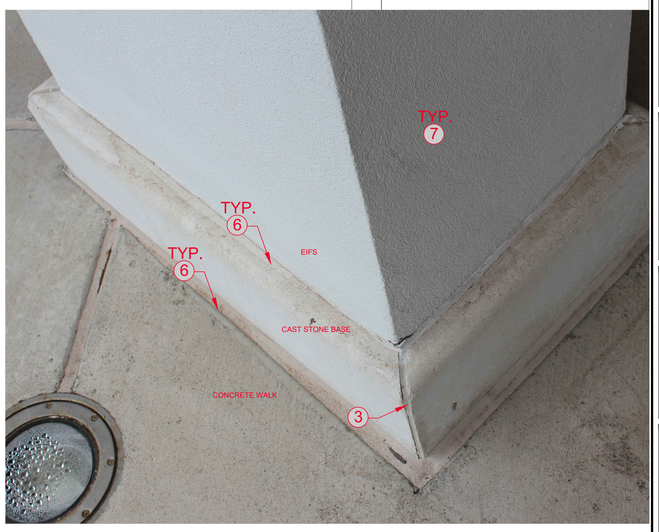


1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

2 PHOTO OF INSIDE LOGGIA CEILING
SCALE: NTS



3 PHOTO OF NORTHEAST CORNER
SCALE: NTS



4 PHOTO OF TYPICAL COLUMN BASE
SCALE: NTS

EXTERIOR MATERIAL LEGEND

1	CLAY ROOFING TILE
2	ALUMINUM CURTAINWALL SYSTEM
3	NOT USED
4	ALUMINUM WINDOW SYSTEM
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16	CASTSTONE BASE
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18	ALUMINUM PLATE CLADDING
19	NOT USED
20	LEAD-COATED COPPER DOWNSPOUT & GUTTER
21	EXPANSION JOINT ASSEMBLY
22	LEAD COATED COPPER FLASHING
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REPAIR LEGEND

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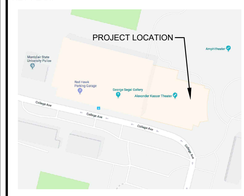
KEY PLAN:



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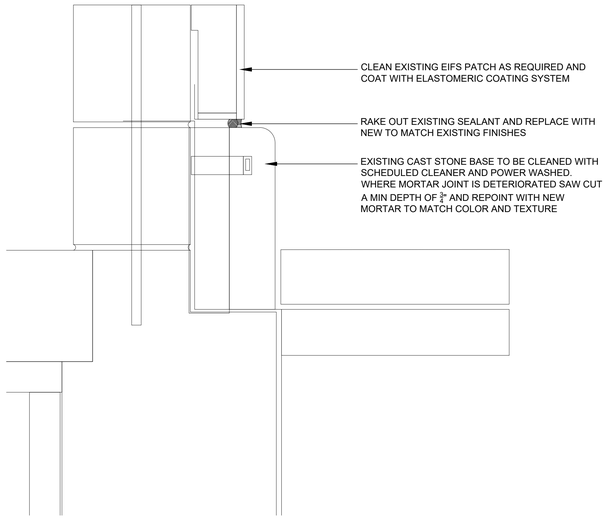
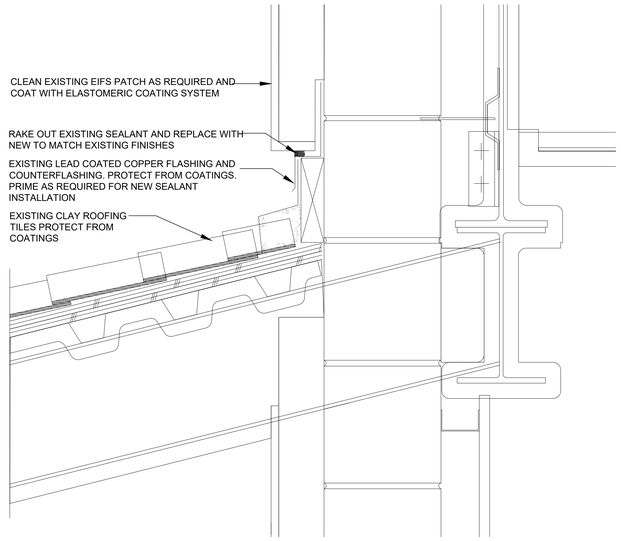


1 TYPICAL SECTION THROUGH CAST STONE BASE
SCALE: 3" = 1'-0"



2 TYPICAL SECTION THROUGH ROOF AND WALL INTERSECTION WITH CLAY TILE
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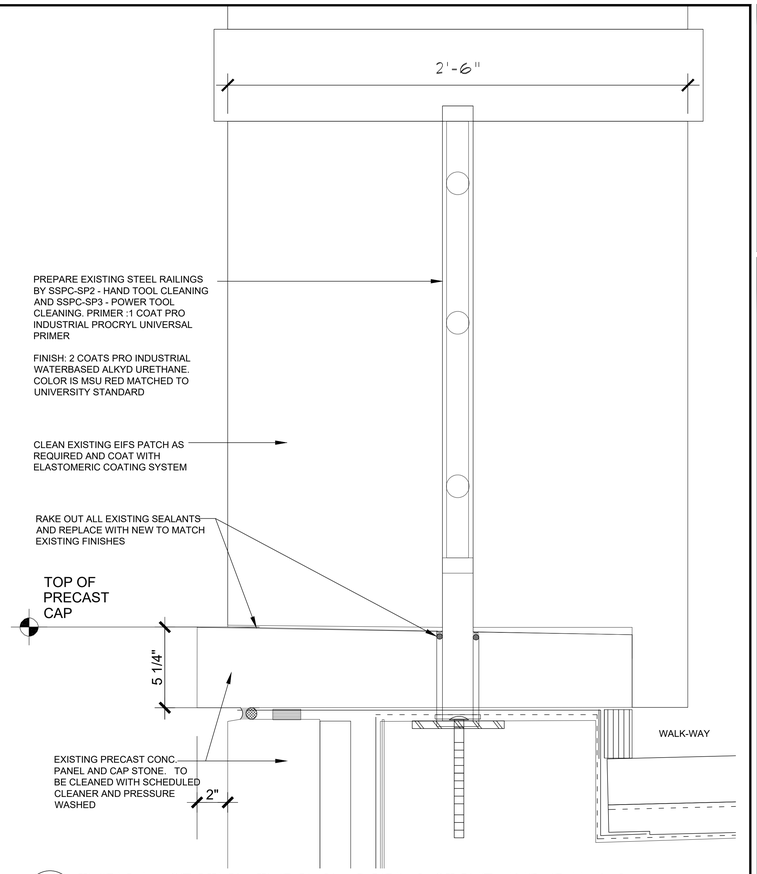
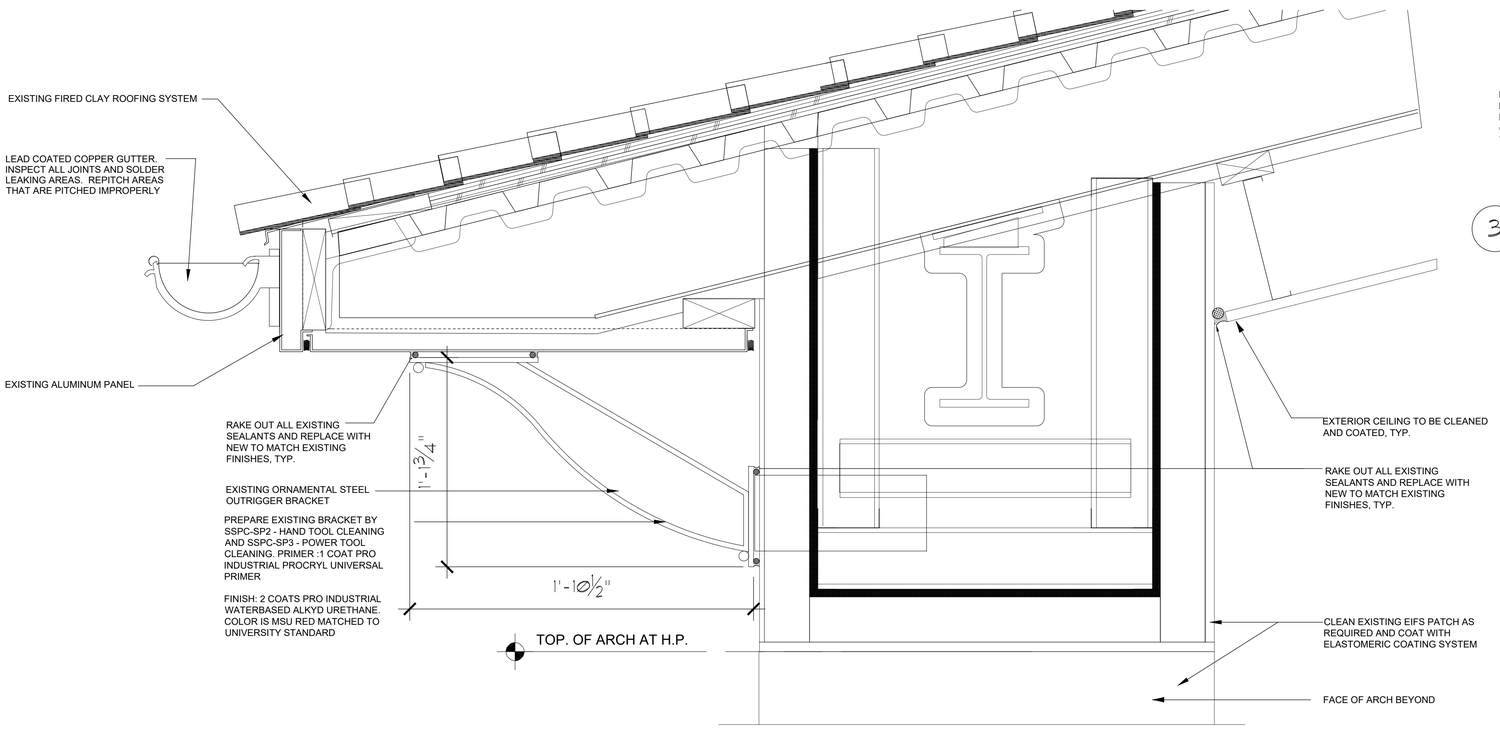
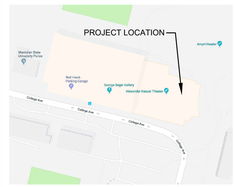


3 TYPICAL SECTION THROUGH COPING STONE AND RAILING
SCALE: 3" = 1'-0"



4 TYPICAL SECTION THROUGH ROOF OVERHANG
SCALE: 3" = 1'-0"

KEY PLAN:



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