

POLICE STATION RENOVATIONS

UPPER MONTCLAIR NJ 07043 PROJECT #23014.00 MSU PROJECT #PR23C061.1

GENERAL NOTES

- 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
- 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. 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING WITH BUILDING MANAGEMENT FOR ELEVATORS OR OTHER HOISTING FACILITIES FOR HANDLING MATERIALS AND REMOVAL OF DEMOLITION DEBRIS 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. THE CONTRACTOR SHALL MAINTAIN ONE COPY OF THE LATEST CONTRACT DOCUMENTS INCLUDING ALL CHANGES AT THE
- JOBSITE FOR THE USE OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMMISSIONS OF ALL HIS/HER EMPLOYEES AND ALL SUBCONTRACTORS, THEIR AGENTS AND EMPLOYEES, AND ALL OTHER PERSONS PERFORMING ANY OF THE
- WORK FOR THE CONTRACTOR. 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.
- 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 SHALL BE DONE AFTER NORMAL BUSINESS HOURS OR AS DIRECTED IN WRITING BY THE
- 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. 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 (I.E. SECTIONS, DETAILS, ETC.) TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. SPECIFICATIONS TAKE PRECEDENCE OVER DRAWINGS.
- 22. WHERE EXISTING WALLS, FLOORS, ETC., ARE REMOVED, PATCH TO MATCH EXISTING FINISHES, TEXTURE, AND COLOR IN ADJACENT AREA. 23. WHERE MECHANICAL, ELECTRICAL OR PLUMBING DEVICES ARE REMOVED OR INSTALLED IN EXISTING PARTITIONS, THE
- CONTRACTOR SHALL FRAME AND PATCH TO MATCH ALL EXISTING ADJACENT MATERIALS. FINISHES AND FIRE RATINGS. 24. 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. 25. THE CONTRACTOR SHALL PROVIDE WALL AND CEILING ACCESS PANELS AS REQUIRED BY THE MECHANICAL, ELECTRICAL AND PLUMBING WORK AS DIRECTED BY THE ARCHITECT.
- 26. CONTRACTOR TO PROTECT ALL SURROUNDINGS DURING CONSTRUCTION AND CLEAN AFTER CONSTRUCTION IS COMPLETE
- 27. ALL DRAWINGS AND NOTES ARE COMPLIMENTARY AND WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED
- 28. THE CONTRACTOR SHALL PROVIDE TEMP PROTECTION IF THE ROOFING THAT IS REMOVED CAN NOT BE REINSTALLED IN THE SAME DAY.
- 29. SHOULD ANY OF THE WORK BEING REMOVED IS FOUND TO BE STRUCTURAL, NOTIFY THE ARCHITECT IMMEDIATELY OF THE CONDITIONS PRIOR TO PERFORMING ANY WORK.
- 30. 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. 31. PROVIDE A MINIMUM OF FOUR (4), 25 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. 32. CONTRACTOR TO PROVIDE AS-BUILT SURVEY AT COMPLETION OF THE PROJECT TO OBTAIN CERTIFICATE OF OCCUPANCY.
- 33. 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 SUBCONTRACTORS ORIGINAL UNCONDITIONAL FINAL LIEN WAIVERS
- CONTRACTOR FINAL UNCONDITIONAL WAIVER OF LIEN CERTIFICATES OF INSURANCE
- CONTRACTOR WARRANTY G. MANUFACTURER'S INSTRUCTIONS AND OWNER'S MANUAL BINDER, TO INCLUDE MAJOR MATERIALS, EQUIPMENT, AND SYSTEMS INSTALLED IN THE WORK.
- FINAL APPROVALS & CERTIFICATES: LOCAL MUNICIPALITY
- MANUFACTURER LIST: A LISTING OF MANUFACTURERS OF MAJOR MATERIALS, EQUIPMENT, AND SYSTEMS INSTALLED. ANY APPLICABLE SHOP DRAWINGS.
- ANY APPLICABLE O&M MANUALS, I.E., HVAC EQUIPMENT, PLUMBING FIXTURES, ELECTRICAL, ETC.

APPLICABLE CODES

REHABILITATION SUBCODE OF THE UNIFORM CONSTRUCTION CODE OF NEW JERSEY NJAC 5:23-6 2021 INTERNATIONAL BUILDING CODE 2017 ICC/ANSI A117-1 BARRIER FREE CODE UCC-NJ 5:23 SUBCHAPTER 7

2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL FUEL GAS CODE 2019 ASHRAE 90.1 2019 ENERGY CONSERVATION 2020 NATIONAL ELECTRIC CODE 2017 INTERNATIONAL FIRE CODE

2021 NATIONAL STANDARD PLUMBING CODE 2021 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 ENFORECEMENT OF THE BUILDING CODE OF NEW JERSEY STATE AND SUBMIT THIS INFORMATION/DOCUMENTATION TO THE ARCHITECT OF RECORD.

ABBREVIATIONS

ADD	REVIATIONS		
/C	AIR CONDITIONING	HDR	HEADER
C	ACOUSTICAL		HARDWARE
	ACCESS		HEIGHT
	ACOUSTICAL TILE		HIGH POINT HOLLOW METAL
	ADDENDUM ADJACENT		HEATING
	ABOVE FINISH FLOOR		HEATING VENTILATION
	ALTERNATE		& AIR CONDITIONING
	ALUMINUM		ISOLATED GROUND
RCH	ARCHITECT (URAL)	IN	INCH
WP	ACCOUSTICAL WALL PANEL		INSULATION (D) (ION)
D	BOARD		JANITOR'S CLOSET
_			LAMINATE (D)
			LAVATORY
	BOTTOM OF BEARING		LIVELOAD LOW POINT
_	BASEMENT		MAXIMUM
	CABINET		MECHANICAL
В	CATCH BASIN	MFR (D)	MANUFACTURE (R) (D)
CTV	CLOSED CIRCUIT T.V.		MINIMUM
EM	CEMENT		MASONRY OPENING
; 	CARPET		METAL
	CAST IRON		NORTH NOT IN CONTRACT
	CLOSET CEILING		NUMBER
	CLEAR (ANCE)		NOMINAL
.J.	CONTROL JOINT	NTS	NOT TO SCALE
	CONCRETE MASONRY UNIT	OA	OVERALL
	COUNTER		ON CENTER
	COLUMN CONCRETE	_	OVERHEAD
	CONSTRUCTION		OPENING
ORR	CORRIDOR		OPPOSITE PAINT
R	CHAIR RAIL	-	PLASTIC LAMINATE
	CERAMIC TILE DEMOLITION		PARTITION
	DETAIL	PVC	POLYVINYL CHLORIDE
	DEPARTMENT		RISER
	DRINKING FOUNTAIN		RADIUS
lΑ	DIAMETER		ROOF DRAIN REFERENCE
	DIAGONAL		REFRIGERATOR
	DIMENSION		REINFORCED
	DIVISION DEAD LOAD	RES	RESILIENT
	DOWN	RFG	ROOFING
	DAMPPROOFING		RECESSED FLOOR MAT
	DOOR		ROOM
WG	DRAWING		ROUGH OPENING RUBBER TREAD
	DRAWER		SOUTH
	EAST		STORM DRAIN
= =	EACH EXPANSION JOINT	SECT	SECTION
	ELECTRIC (AL)		SQUARE FOOT
	FI EVATION .		SIMILAR
MERG	EMERGENCY		SPECIFICATION SPRINKLER
	ENCLOSE (ENCLOSURE)		STARTING POINT
	EQUAL		SQUARE
	EACH WAY		STONE
	ELECTRIC WATER COOLER EXHAUST	STD	STANDARD
	FXISTING		STEEL
	EXTERIOR		STORAGE
D	FLOOR DRAIN		SUSPENDED
	FOUNDATION		TREAD TELEPHONE
	FIRE EXTINGUISHER	` '	THICK (NESS)
	FINISHED FLOOR		TOP OF
	FINISH (ED) FIXTURE	TS	TRANSITION STRIP
	FLOOR FINISH	U.S.	UNDERSIDE
LR	FLOOR (ING)		VINYL COMPOSITION TILE
P	FIREPROOF		VIDEO DISPLAY TERMINAL
PSC	FIREPROOF SELF-CLOSING		VERIFY IN FIELD
Т	FEET		WALL COVERING WEST
TG	FOOTING		WITH
SA .	GAGE, GAUGE		WALL BASE
6.B.	GYPSUM BOARD		WATER CLOSET
GFI YI	GROUND FAULT INTERRUPT	WD	WOOD
SL SR	GLASS, GLAZING GROUT		WIREMESH
YP	GYPSUM		WITHOUT
IC	HOLLOW CORE		WATERPROOFING

WELDED WIRE MESH

CODE INFORMATION

PROJECT DESCRIPTION/CATEGORY OF WORK: ALTERATIONS AND REPAIRS EXISTING FLOOR FRAMING IS FAILING AND REQUIRES REPLACEMENT. A NEW RESTROOM WILL BE ADDED. THE LOCKER ROOMS AND BREAK ROOM WILL BE

1. OCCUPANCY - USE GROUP BUSINESS - B

CONSTRUCTION: VB

3. FIRE RESISTANCE RATINGS OF STRUCTURAL ELEMENTS TABLE 601 TYPE VB CONSTRUCTION

0 HR.

- STRUCTURAL FRAME BEARING WALLS
- EXTERIOR INTERIOR
- Ο HR. NON BEARING WALLS 4. FLOOR CONSTRUCTION HR. & SECONDARY MEMBERS HR. ROOF CONSTRUCTION
- 4. FLOOR AREA TOTAL BUILDING: 1573 GROSS SF

& SECONDARY MEMBERS

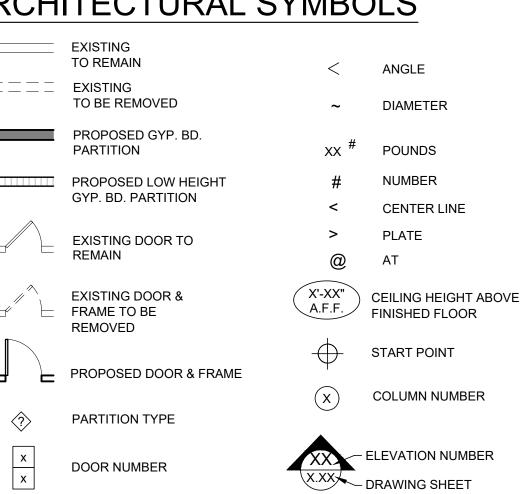
- 5. OCCUPANCY LOAD: OFFICE 100 GSF PER OCCUPANT 1573 /100= 16 OCCUPANTS
- 6. TRAVEL DISTANCE:
 B OCCUPANCY (BUSINESS) MAX OF 200'
- 7. <u>BUILDING SPRINKLER SYSTEM:</u> NO
- 8. WORK CLASSIFICATION PER NJUCC SUB CHAPTER 6: ALTERATIONS AND
- 9. BUILDING FIRE ALARM SYSTEM: YES
- 10. STORIES: EXISTING 1 STORY N/C
- 11. BUILDING HEIGHT: 11' ABOVE GRADE N/C

DRAWING LIST

ARCHITECTURAL DRAWINGS

- TITLE SHEET AND NOTES ADA STANDARD DETAILS T1.02 T1.03 **GENERAL NOTES** T1.04 ELECTRICAL NOTES
- T1.05 PLUMBING NOTES A1.00 EGRESS PLAN
- A1.01 **DEMOLITION AND CONSTRUCTION PLAN**
- REFLECTED CEILING AND POWER PLAN FINISH PLAN, PARTITION TYPES AND DOOR SCHEDULE A1.03
- FRAMING PLAN AND DETAILS A1.04
- **TOILET ELEVATIONS AND DETAILS BREAKROOM ELEVATIONS AND DETAILS**
- DETAILS

ARCHITECTURAL SYMBOLS

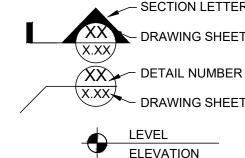


WINDOW NUMBER

ROOM NAME ROOM NUMBER

WORKSTATION NUMBER

KEYNOTE



KEY PLAN: PROJECT AREA — BLOCK:

CONSULTANTS:

COMMENTS: DESCRIPTION DATE ISSUED FOR REVIEW 05.16.23 ISSUED FOR BID

REVISIONS: REV. DATE DESCRIPTION

CLIENT INFORMATION:



POLICE STATION RENOVATIONS UNIVERSITY POLICE STATION

UPPER MONTCLAIR, NJ 07043



THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH ARE THE PROPERTY OF JRS ARCHITECT, P.C. ANY INFRINGEMENTS OR ALTERATIONS BY OTHERS ARE PROHIBITED.

DRAWING TITLE: TITLE SHEET AND NOTES

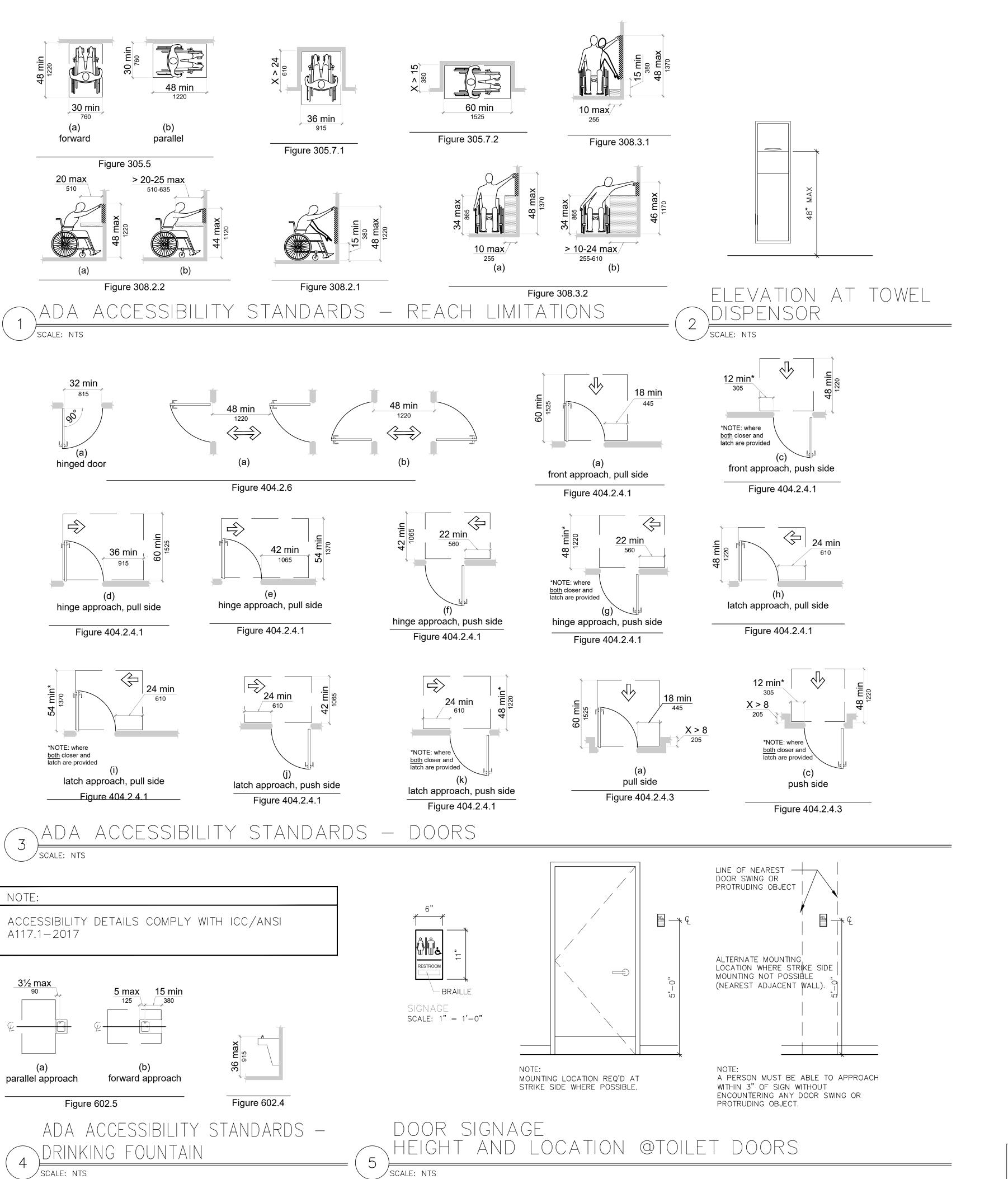
DATE: DRAWN BY: HM 06/28/23 CR CHECKED BY: SCALE: AS NOTED

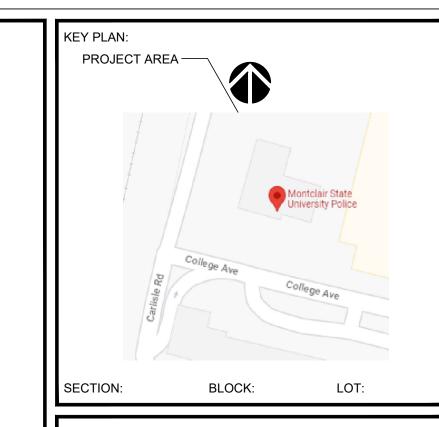


JRS NUMBER: 23014.00

FILE NAME:

SHEET NUMBER: T-1.01





CONSULTANTS:

COMMENTS: DESCRIPTION DATE ISSUED FOR REVIEW ISSUED FOR BID

REV. DATE DESCRIPTION

CLIENT INFORMATION:



MONTCLAIR STATE **UNIVERSITY**

POLICE STATION RENOVATIONS UNIVERSITY POLICE STATION

UPPER MONTCLAIR, NJ 07043



Mineola, NY Fax: 516-294-1669

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND

AS SUCH ARE THE PROPERTY OF JRS ARCHITECT, P.C. ANY INFRINGEMENTS OR ALTERATIONS BY OTHERS ARE PROHIBITED.

DRAWING TITLE: TYPICAL ADA DETAILS

DATE: 06/28/23 SCALE: AS NOTED CHECKED BY:

Het James

JRS NUMBER: 23014.00

FILE NAME:

SHEET NUMBER: T-1.02

ALL SIGNAGE IS FOR REFERENCE ONLY.SIGNAGE SHALL BE PROVIDED AND INSTALLED BY THE UNIVERSITY.

GENERAL NOTES:

REMOVAL NOTES:

- REFER TO T1.01 FOR ADDITIONAL INFORMATION AND LEGENDS.
- ABIDE BY THE STANDARD RULES AND REGULATIONS SET FORTH BY THE BUILDING MANAGEMENT. G.C. SHALL NOTIFY TENANT/OWNER OF NEED FOR ANY INTERRUPTIONS IN UTILITY SERVICE. NOTIFY TENANT/OWNER AT LEAST 72 HOURS IN ADVANCE.
- ALL BUILDING SERVICES, LIGHT, POWER, HVAC, ETC, MUST BE PROTECTED AND REMAIN "LIVE" DURING CONSTRUCTION IN ORDER NOT TO DISTURB NORMAL BUSINESS.
- PROVIDE A MINIMUM OF TWO (2), 25 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 WHEN CONTRACT WORK IS IN PROGRESS.
- IMMEDIATELY CLEAN AND REMOVE ALL DEBRIS FROM PROJECT AREA AFTER A MAJOR DEMOLITION OPERATION BEFORE COMMENCEMENT OF THE NEXT NORMAL WORKING DAY.
- DO NOT MIX RUBBISH WITH THAT OF THE BUILDING OCCUPANTS. ALL REMOVALS SHALL BE COORDINATED WITH BUILDING MANAGER.
- DEMOLITION AND REMOVAL OPERATIONS SHALL NOT UNDERMINE THE STRUCTURAL INTEGRITY OF THE BUILDING
- DEMOLITION SHALL BE DONE IN A NEAT WORKMAN LIKE MANNER, WITHIN THE LIMITS INDICATED ON THE DRAWINGS, AND IN ALL CASES, TO THE EXTENT NEEDED TO PRODUCE THE
- CONTRACTOR SHALL PROVIDE TEMPORARY LIGHTING AND POWER TO ACCOMMODATE BOTH
- REMOVAL OF EXISTING AND INSTALLATION OF NEW WORK. G.C. TO OBTAIN A DEMOLITION PERMIT OR CONSTRUCTION PERMIT PRIOR TO THE COMMENCEMENT OF WORK. A COPY OF SUCH DOCUMENTS SHALL BE FURNISHED TO THE
- BUILDING MANAGER, OWNER TENANT AND THE ARCHITECT PRIOR TO THE COMMENCEMENT INSPECT, TEST AND DISCONNECT UTILITY SERVICES AND MAIN SOURCE OR MAIN BRANCH WITHOUT
- DISRUPTING UTILITY SERVICES FOR OTHER BUILDING TENANTS. UTILITY SERVICES TO REMAIN FOR THESE TENANTS. SECURELY CAP AND/OR VALVE OFF UTILITY SERVICE BEHIND FINISHED SURFACES OF INTENDED CONSTRUCTION PRIOR TO DEMOLITION OPERATIONS, UTILITY SERVICES SHALL BE DEFINED AS PLUMBING, ELECTRICAL, CHILLED WATER, CONDENSER WATER, AND GAS. EXISTING ELECTRIC FEEDS TO EXISTING LIGHTS TO BE REUSED WHEREVER POSSIBLE.
- PROVIDE AND MAINTAIN CARPET MATS IN FRONT OF ALL BASE BUILDING DOORWAYS USED BY CONSTRUCTION WORKERS FOR ACCESS, SUCH AS EXIT STAIR DOORWAYS AND THE LIKE. CARPET MATS SHALL BE LARGE ENOUGH TO PREVENT THE HAULING/SPREADING OF DIRT THROUGH THE BASE BUILDING PREMISES AND ELEVATOR CABS.

PLUMBING DEMOLITION NOTES:

- PRIOR TO BID SUBMISSION, CONTRACTOR SHALL VISIT THE SITE TO REVIEW THE EXISTING CONDITIONS ASSOCIATED WITH THE SCOPE OF WORK AND ADJACENT AREAS TO ASCERTAIN THE DIFFICULTIES WHICH WILL AFFECT THE EXECUTION OF THE WORK
- SUBMISSION OF A BID WILL BE CONSTRUED AS EVIDENCE THAT THE ABOVE SITE EXAMINATION HAS BEEN MADE AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BE
- ALL EXISTING WORK REQUIRED TO REMAIN BUT INTERFERING WITH PROPOSED NEW PLUMBING (AS WELL AS ELECTRICAL AND GENERAL CONSTRUCTION WORK) SHALL BE RELOCATED AND RECONNECTED USING MATERIALS CONFORMING TO STANDARDS OF
- THIS CONTRACT REMOVE ALL FIXTURES AS NOTED. PROVIDE TEMPORARY COVERS FOR HOT, COLD AND
- SANITARY CONNECTIONS DURING CONSTRUCTION. REMOVE BASE BUILDING PIPING AS INDICATED BELOW:
- REMOVE ALL ABANDONED BASE BUILDING PIPING BACK TO THE WET COLUMNS OR SHAFTS AND CAP.
- ALL EXISTING BUILDING VALVES FOR DOMESTIC WATER MAINS AT

CONSTRUCTION NOTES

- APPROPRIATE FILLER WHERE REQUIRED, RE-SANDED SMOOTH AND PRIMED FOR
- 2. AS PART OF THIS CONTRACT, GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO OPEN AND CLOSE ALL EXISTING CONSTRUCTION WITHIN AND OUTSIDE OF THE IMMEDIATE PROJECT SCOPE WHERE REQUIRED IN ORDER TO COMPLETE THE SPECIFIED WORK. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO ELECTRICAL CIRCUITING AND ROUGING.
- PLUMBING LINES, SPRINKLER LINE, HVAC DUCTWORK AND CONTROLS, ETC. PROVIDE PROPER BLOCKING OR WALL CARRIERS IN STUD WALLS WHERE FIXTURES, DEVICES, OR EQUIPMENT ARE TO BE MOUNTED. ALL WOOD BLOCKING TO BE FIRE
- RESISTANT TREATED. COORDINATE WITH ARCHITECT, AND COMPLY WITH ADA LAW. VERIFY ALL DIMENSIONS. BOTH HORIZONTAL AND VERTICAL, PRIOR TO CONSTRUCTION IN ALL AREAS OF PROJECT. NOTIFY ARCHITECT IF ANY DISCREPANCIES SHOULD OCCUR. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS WITH EXISTING CONDITIONS PRIOR TO ORDERING ANY MATERIAL.

DOOR/HARDWARE NOTES:

- ALL DOORS, THRESHOLDS AND HARDWARE TO COMPLY WITH ALL BARRIER FREE REQUIREMENTS, LOCAL LAWS & ADA GUIDELINES.
- HARDWARE FINISH TO BE US26D SATIN CHROMIUM FINISH U.O.N.,
- MOUNT ALL LATCH SETS @ 38" AFF.
- 4 CONTRACTOR SHALL PURCHASE AND INSTALL ALL DOOR HARDWARE & PROVIDE FINAL CONNECTIONS & EQUIPMENT INSTALLATIONS.

CEILING NOTES:

- COORDINATE AND FIELD VERIFY ALL CEILING STARTING POINTS WITH ARCHITECT. MULTIPLE ADJACENT SWITCHES SHALL BE MOUNTED IN A SINGLE MULTI-GANG BOX AND
- BE COVERED WITH A SINGLE CONTINUOUS FACEPLATE.
- PROVIDE ALL NECESSARY HANGERS & CLIPS FOR PROPER LIGHT FIXTURE
- WHERE CEILING TRACK ABUTS WALL CONSTRUCTION, RUN CONTINUOUS BEAD OF SEALANT AROUND PERIMETER OF TRACK. COLOR TO MATCH GRID.
- ALL CUT PANELS TO HAVE EDGES PAINTED. ALL 2X2 LIGHT FIXTURES TO HAVE TWO (2) SAFETY HANGER WIRES ATTACHED TO FIXTURE AT OPPOSITE DIAGONAL CORNERS TO PREVENT FIXTURE FROM SWINGING DOWN. WIRES SHALL BE ANCHORED TO STRUCTURE ABOVE.

PLUMBING NOTES:

- ALL NEW HOT AND COLD WATER LINES SHALL ORIGINATE ON THE SAME FLOOR FROM THE NEAREST WET COLUMN WITH PROPER ACCESS FOR MAINTENANCE. IF ATTACHED OR DISSIMILAR METAL, A CORROSION INHIBITOR IS TO BE PROVIDED.
- INSULATE ALL WATER SUPPLY LINES WASTE LINES SHALL BE PROPERLY PITCHED TO PREVENT "TRAPPED" WATER. INSTALL
- WASTE LINE CONNECTIONS WITH LONG TERM OR 45 "Y" FITTINGS. RETAIN EXISTING CLEAN OUT CONNECTIONS AND PROVIDE CLEAN OUT CONNECTIONS AT NEW FITTINGS
- ALL NEW HOT AND COLD WATER LINES AND FITTINGS MUST BE PROPERLY INSULATED
- INDIVIDUAL SHUT OFF VALVES MUST BE SUPPLIED AND INSTALLED FOR EACH NEW 7. ALL WATER SHUT DOWNS TO BE COORDINATED THROUGH THE BUILDING MANAGER. ALL
- WATER SHUT DOWNS ARE TO BE PERFORMED OR SUPERVISED BY BUILDING PERSONNEL, AT THE DISCRETION OF THE BUILDING MANAGER. PLUMBER SHALL BE RESPONSIBLE THAT ENTIRE INSTALLATIONS CONFORMS TO LOCAL
- AND STATE CODES.
- ALL VALVES TO BE PROPERLY TAGGED. 10. PROVIDE WORKMANSHIP OF HIGHEST GRADE: INSTALL ALL EQUIPMENT IN CONFORMANCE WITH MANUFACTURER RECOMMENDATIONS AND REQUIREMENTS OF
- 11. PROVIDE ONE YEAR GUARANTEE AGAINST DEFECTIVE WORKMANSHIP AND MATERIAL 12. COORDINATE ALL WORK TO MINIMIZE INTERFERENCE WITH OTHER TRADES.

ELECTRICAL NOTES:

- ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE, REVIEW ARCHITECTURAL DRAWINGS AND BE RESPONSIBLE FOR REVIEWING A FULL SET OF BID DOCUMENTS TO MAKE HIMSELF AWARE OF THE TOTAL JOB BEFORE SUBMITTING HIS PRICE.
- VERIFY ALL EXISTING SITE CONDITIONS IN THE FIELD AND INCLUDE IN THE BID, THE PRICE OF ALL WORK REQUIRED.
- ALL WORK SHALL BE INSTALLED CONCEALED UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FIELD VERIFY DIMENSIONS OF FINISHED CONSTRUCTION PRIOR TO FABRICATION AND INSTALLATION OF FIXTURES AND EQUIPMENT.
- ELECTRICAL CONTRACTOR SHALL SUBMIT SAMPLES OF RECEPTACLES AND PLATES TO THE ARCHITECT FOR APPROVAL BEFORE MAKING HIS INSTALLATION.
- LIGHTING FIXTURES IN ACCESSIBLE CEILINGS SHALL BE FURNISHED WITH FLEXIBLE CONDUIT CONNECTIONS TO SEPARATELY MOUNTED JUNCTION BOXES. ONE JUNCTION BOX SHALL SERVE A MAXIMUM OF FOUR (4) FIXTURES. MAXIMUM LENGTH OF FLEXIBLE CONNECTION SHALL BE 6'-0".
- WIRING IN AIR PLENUM HUNG CEILINGS INSTALLED WITHOUT CONDUIT OR EMT SHALL BE TEFLON JACKETED AND PLENUM RATED.
- CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL RACEWAYS AND WIRING FROM EQUIPMENT AND DEVICES TO THEIR SOURCE OF POWER.
- CONTRACTOR SHALL, AFTER HIS WORK IS COMPLETED, TEST THE ELECTRICAL DISTRIBUTION SYSTEM FOR SHORT CIRCUITS, LOOSE WIRING, ETC., TO THE SATISFACTION OF THE OWNER. ALL COSTS FOR THIS TEST SHALL BE BORNE BY THE CONTRACTOR.
- WHERE EQUIPMENT, LIGHTING FIXTURES AND WIRING DEVICES ARE SHOWN THE MINIMUM BRANCH CIRCUITING REQUIREMENTS SHALL BE AS FOLLOWS:
- A. LIGHTING FIXTURES 2#12, 1#12 GRD. 3/4"C. B. RECEPTACLES - 2#12, 1#12 GRD. - 3/4"C.
- C. HOMERUNS TO PANEL BOARDS SHALL CONTAIN NO MORE THAN (3) CIRCUITS NEUTRAL CONDUCTORS FOR ALL LIGHTING AND OFFICE POWER. MULTI-CIRCUIT HOMERUNS SHALL BE SIZED ONE TRADE SIZE LARGER THAN PHASE CONDUCTORS, MINIMUM #10 AWG (EXAMPLE: 3#12, 1#10N, 1#12GRD - 3/4"C)
- D. WHERE LIGHTING SWITCH INDICATIONS ARE NOT SHOWN, SWITCHES SHALL BE CONNECTED TO CONTROL ALL SWITCHED FIXTURES WITHIN THE CORRESPONDING SPACE.

FINISH NOTES:

WALLS

PAINT

ALL EXISTING AREAS TO BE PAINTED SHALL BE CLEAN, FREE OF GREASE, SOIL AND DUST AND PROPERLY PREPARED TO ACCEPT NEW SPECIFIED PAINT FINISH. FILL ALL HOLES,

- SURFACES SHALL BE SANDED AS REQUIRED TO PROVIDE SMOOTH SURFACES.
- THE PROPER UNDERCOAT OF PAINT SHALL BE APPLIED AS REQUIRED FOR PROPER ADHESION AND APPLICATION OF FINISH COAT
- ALL AREAS TO BE PAINTED SHALL RECEIVE A MINIMUM OF TWO (2) COATS OF PAINT TO COVER UNLESS NOTED OTHERWISE.
- PAINT FOR PRIMER COAT ON ACCENT WALLS SHALL BE AS SPECIFIED BY PAINT MANUFACTURER FOR COMPLETE COVERAGE OF EXISTING COLOR ON WALL.
- ALL WALLS TO BE PAINTED, SHALL BE IN EGG SHELL FINISH OR MANUFACTURER'S EQUAL UNLESS NOTED OTHERWISE.
- ALL DOOR FRAMES SHALL BE PAINTED IN SAME COLOR AS DOOR. FINISH: SEMI-GLOSS.
- ALL DOORS AND DOOR FRAMES SHALL BE PAINTED IN CODE AS SPECIFIED. FINISH: SEMI-GLOSS.
- ALL DOORS AND DOOR FRAMES SHALL BE THE SAME COLOR AS WALL IT IS ON UNLESS NOTED OTHERWISE. FINISH: SEMI-GLOSS
- ALL CLOSET INTERIORS SHALL BE PAINTED TO MATCH ADJACENT WALL(S) FINISH, UNLESS NOTED OTHERWISE.
- ALL SOFFITS AND FACIAS SHALL BE PAINTED CODE AS SPECIFIED. FINISH: MATTE
- WHERE APPLICABLE, WALL FINISHES SHALL BE COMPLETED PRIOR TO INSTALLATION OF
- ALL MATERIAL AND EQUIPMENT TO BE ELECTROSTATICALLY PAINTED SHALL BE WASHED WITH DETERGENT TO REMOVE ALL GREASE, GRIME AND DIRT. RUST SPOTS SHALL BE SANDED TO REMOVE RUST PARTICLES. AREA SHALL BE PRIMED AS REQUIRED BEFORE FINISH COAT OF PAINT IS APPLIED. PAINT SHALL BE APPLIED BY THE ELECTROSTAT PROCEDURE. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AREA FREE OF "PAINT
- SUBMIT A 5" X 5" PAINT COLOR CHIP FOR ARCHITECT'S APPROVAL PRIOR TO ORDERING OR COMMENCEMENT OF WORK.
- UPON COMPLETION OF A ROOM OR AREA IT SHALL BE LEFT IN A CLEAN AND ORDERLY CONDITION WITH ALL USED PAINT EQUIPMENT PROPERLY DISPOSED OF. PAINT SPLATTERS SHALL BE REMOVED FROM ALL WINDOW GLASS AND ALL SURFACES NOT BEING PAINTED.
- ALL SURFACES TO BE PAINTED SHALL BE LOAD TESTED TO INSURE THE ADDITIONAL LAYERS OF PAINT WILL ADHERE PROPERLY PRIOR TO THE START OF PAINTING.
- ALL PAINTED SURFACES THAT HAVE LAYER AFTER LAYER OF PAINT SHALL BE LOAD TESTED TO INSURE NEW PAINT WILL HOLD PAINT. ALL EXISTING PLASTER WALL TO BE SCRAPED OF ALL LOOSE MATERIAL. PATCH ALL HOLES WITH FIBERGLASS REINFORCING TAPE. WHERE MULTIPLE PATCHES EXIST OR A LARGE PATCH THE ENTIRE WALL OR CEILING SHALL BE SKIM COATED TO PROVIDE A SMOOTH LEVEL

CERAMIC TILE (FLOOR AND WALL)

- CONTRACTOR SHALL:
- SUPPLY FIRST CLASS WORKMANSHIP
- PREPARE SURFACE AS REQUIRED TO RECEIVE SPECIFIED TILE FOLLOWING TILE MANUFACTURER'S SPECIFICATION.
- INSTALL TILE WITH SPECIFIED SETTING MATERIAL AS RECOMMENDED BY TILE
- MANUFACTURER. INSTALL THE RECOMMENDED CERAMIC TRIM WHERE REQUIRED.
- INSTALL COVE TILE AT FLOOR LINE.
- FOLLOW GROUT MANUFACTURER'S RECOMMENDATIONS AS TO GROUTING PROCEDURES AND PRECAUTIONS.
- LAY OUT ALL TILE WORK SO AS TO MINIMIZE CUTS LESS THAN ONE HALF TILE IN SIZE
- LOCATE TILE CUTS SO AS TO BE LEAST CONSPICUOUS.
- LAY OUT TILE WAINSCOT TO NEXT FULL TILE BEYOND DIMENSIONS SHOWN. - ALIGN ALL WALL JOINTS TO GIVE STRAIGHT UNIFORM GROUT LINES, PLUMB
- ALL CORNERS TO HAVE FLEXIBLE SEALANT JOINTS TO MATCH GROUT COLOR.
- CLEAN SURFACE TO BE TILED TO BE CLEAN AND FREE OF FOREIGN MATTER. ENSURE THAT SURFACES TO BE TILED SHALL BE LEVEL AS REQUIRED BY SPECIFIED TILE MANUFACTURER TO ENSURE A PROPER INSTALLATION.
- DETERMINE THE LOCATION OF ALL EXPANSION JOINTS BEFORE STARTING TILE WORK.
- ALIGN ALL FLOOR JOINTS TO GIVE STRAIGHT UNIFORM GROUT LINES, PLUMB AND LEVEL.
- PROPORTION ALL MIXES IN ACCORDANCE WITH LATEST ANSI SPECIFICATION.
- KEEP THE FACES OF THE TILE AS CLEAN AND FREE FROM CEMENT AND GROUT AS POSSIBLE TO FACILITATE CLEANUP. EXCESS GROUT SHALL BE REMOVED DURING THE GROUTING PROCEDURE.
- ENSURE THAT FINAL CLEANUP SHALL REMOVE ALL GROUT AND MORTAR RESIDUE FOLLOWING DIRECTION FOR CLEAN UP SPECIFIED BY THE MANUFACTURER.
- ENSURE THAT TILE SHALL BE FLUSH WITH ADJACENT FLOOR COVERING.
- INSTALL MARBLE SADDLE AT DOOR ENTRANCES. ALL TILE FLOORING SHALL MEET THE PROPER COEFFICIENT OF FRICTION REQUIRED BY CODE: "GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES INCLUDING FLOORS AND WALKS SHALL BE STABLE, FIRM AND SLIP-RESISTANT. A STATIC COEFFICIENT OF FRICTION SHALL BE 0.6 FOR ACCESSIBLE ROUTES.

WALL BASE

CONTRACTOR SHALL

- REMOVE ALL EXISTING WALL BASE IN AREA RECEIVING NEW FLOOR COVERING AND REPLACE WITH NEW AS SPECIFIED BY
- INSTALL TILE COVE BASE IN TOILET ROOMS TO MATCH PORCELAIN FLOOR TILE

GYPSUM BOARD FINISH STANDARDS

CONTRACTOR SHALL FINISH GYPSUM BOARD SURFACES AS FOLLOWS

NO TAPING, FINISHING OR ACCESSORIES REQUIRED.

TOOL MARKS AND RIDGES ARE ACCEPTABLE.

- LEVEL 1 ALL JOINTS AND INTERIOR ANGLES SHALL HAVE TAPE SET IN JOINT COMPOUND. SURFACE SHALL BE FREE OF EXCESS JOINT COMPOUND.
- LEVEL 2

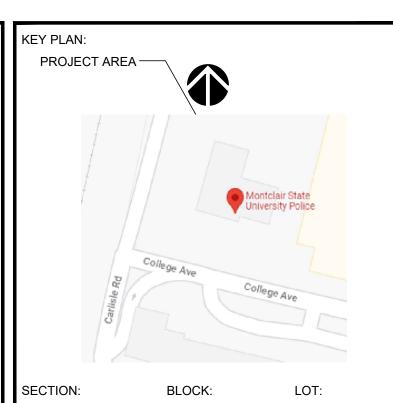
ALL JOINTS AND INTERIOR ANGLES SHALL HAVE TAPE EMBEDDED IN JOINT COMPOUND AND WIPED WITH A JOINT KNIFE LEAVING A THIN COATING <u>OF JOINT COMPOUND</u> OVER ALL JOINTS AND INTERIOR ANGLES. FASTENER HEADS AND ACCESSORIES SHALL BE COVERED WITH A COAT OF JOIN COMPOUND, SURFACE SHALL BE FREE OF EXCESS JOINT COMPOUND, TOOL MARKS AND RIDGES ARE ACCEPTABLE. JOINT COMPOUND APPLIED OVER THE BODY OF THE TAPE AT THE TIME OF TAPE EMBEDMENT SHALL BE CONSIDERED A SEPARATE COAT OF JOINT COMPOUND AND SHALL

LEVEL 3

ALL JOINTS AND INTERIOR ANGLES SHALL HAVE TAPE EMBEDDED IN JOINT COMPOUND AND ONE ADDITIONAL COAT OF JOINT COMPOUND APPLIED OVER ALL JOINTS AND INTERIOR ANGLES. FASTENER HEADS AND ACCESSORIES SHALL BE COVERED WITH TWO SEPARATE COATS OF JOINT COMPOUND. ALL JOINT COMPOUND SHALL BE SMOOTH AND FREE OF TOOL MARKS AND RIDGES. NOTE: IT IS RECOMMENDED THAT THE PREPARED SURFACE BE COATED WITH A DRYWALL PRIMER PRIOR TO THE APPLICATION OF FINAL FINISHES. SEE PAINTING/WALLCOVERING SPECIFICATION IN THIS REGARD

ALL JOINTS AND INTERIOR ANGLES SHALL HAVE TAPE EMBEDDED IN JOINT COMPOUND AND TWO SEPARATE COATS OF JOINT COMPOUND APPLIED ALL FLAT JOINTS AND ONE SEPARATE COAT OF JOINT COMPOUND APPLIED OVER INTERIOR ANGLES. FASTENER HEADS AND ACCESSORIES SHALL B OVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND. ALL JOINT COMPOUND SHALL BE SMOOTH AND FREE OF TOOL MARKS AND RIDGES OTE: IT IS RECOMMENDED THAT THE PREPARED SURFACE BE COATED WITH A DRYWALL PRIMER PRIOR TO THE APPLICATION OF FINAL FINISHES. S PAINTING/WALLCOVERING SPECIFICATION IN THIS REGARD.

ALL JOINTS AND INTERIOR ANGLES SHALL HAVE TAPE EMBEDDED IN JOINT COMPOUND AND TWO SEPARATE COATS OF JOINT COMPOUND APPLIED OVER ALL FLAT JOINTS AND ONE SEPARATE COAT OF JOINT COMPOUND APPLIED OVER INTERIOR ANGLES. FASTENER HEADS AND ACCESSORIES SHALL BE COVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND. A THIN SKIM COAT OF JOINT COMPOUND OR A
MATERIAL MANUFACTURED ESPECIALLY FOR THIS PURPOSE, SHALL BE APPLIED TO THE ENTIRE SURFACE. THE SURFACE SHALL BE
SMOOTH AND FREE OF TOOL MARKS AND RIDGES. NOTE: IT IS RECOMMENDED THAT THE PREPARED SURFACE BE COATED WITH A DRYWALL PRIMER PRIOR TO THE APPLICATION OF FINISH PAINT. SEE PAINTING SPECIFICATION IN THIS REGARD



CONSULTANTS:

COMMENTS: DESCRIPTION DATE ISSUED FOR REVIEW ISSUED FOR BID 9.5.23

REVISIONS: REV. DATE DESCRIPTION

CLIENT INFORMATION:



POLICE STATION RENOVATIONS

UNIVERSITY POLICE STATION UPPER MONTCLAIR, NJ 07043

JRS ARCHITECT, P.C. 116 Village Boulevard, Suite 304, Princeton, NJ 08540

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH ARE THE PROPERTY OF JRS ARCHITECT, P.C. ANY INFRINGEMENTS OR ALTERATIONS BY OTHERS

ARE PROHIBITED.

Mineola, NY

DRAWING TITLE: GENERAL NOTES

DRAWN BY: CHECKED BY:

Tel: 516-294-1666

06/28/23 SCALE: AS NOTED

FILE NAME:

Fax: 516-294-1669

MONTCLAIR



JRS NUMBER: 23014.00

SHEET NUMBER:

ELECTRICAL NOTES:

1.01 WORK SCOPE

- THE SCOPE OF WORK CONSISTS OF:
- A. DISCONNECTING AND REMOVING EXISTING LIGHTING FIXTURES. REUSE EXISTING, ASSOCIATED WIRING, CONDUITS, RACEWAYS, BOXES AND SUPPORTS, ETC., IN AREA OF WORK. WHERE IN CONFLICT WITH NEW CONSTRUCTION THE ABOVE SHALL BE REMOVED AND NEW INSTALLED.
- B. FURNISHING, INSTALLING AND CONNECTING NEW, POWER OUTLETS LIGHT FIXTURES, SWITCHES, AND ASSOCIATED WIRING CONDUIT.
- C. OTHER WORK SHOWN ON DRAWINGS AND INDICATED IN SPECIFICATIONS.
- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND APPROVALS AND SHALL PAY ALL ASSOCIATED COSTS AND FEES.

1.02 SUMMARY

- A. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED FOR COMPLETE INSTALLATION OF ALL WORK INDICATED ON THE DRAWINGS OR
- B. OBTAIN ALL PERMITS AND APPROVALS REQUIRED BY AUTHORITIES HAVING
- JURISDICTION AND PAY THE ASSOCIATED PRINTING AND FILING COSTS.

 C. VERIFY EXISTING CONDITIONS IN FIELD AND INCLUDE IN THE BID PRICE ALL
- WORK REQUIRED TO ACCOMMODATE THE EXISTING INSTALLATION.

 D. PROVIDE TEMPORARY LIGHTING AND POWER AS REQUIRED BY THE GENERAL CONDITIONS. REMOVE ALL TEMPORARY SERVICES AT THE COMPLETION OF

1.03 QUALITY ASSURANCE

- A. MATERIALS, EQUIPMENT AND INSTALLATION SHALL CONFORM TO THE LATEST EDITION OF ALL APPLICABLE CODES AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION, INCLUDING THE NATIONAL ELECTRICAL CODE, THE INTERNATIONAL BUILDING CODE AND ELECTRICAL CODE AND OSHA. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE BUILDING STANDARDS AND THE REQUIREMENTS OF THE LOCAL UTILITY
- B. MATERIALS, EQUIPMENT AND INSTALLATION SHALL CONFORM TO THE LATEST EDITION OF THE APPLICABLE REFERENCE STANDARDS PUBLISHED BY THE NFPA, UL, ANSI, IEEE AND NEMA.
- C. THE CONTRACTOR SHALL HAVE COMPLETED AT LEAST TWO PROJECTS OF SIZE AND COMPLEXITY SIMILAR TO THOSE REQUIRED UNDER THIS CONTRACT. ALL WORKMEN SHALL BE SKILLED IN THEIR RESPECTIVE TRADE.
- D. ALL WORK SHALL BE WARRANTED IN WRITING TO BE FREE FROM DEFECTS IN MATERIALS AND/OR WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY THE OWNER. WARRANTY SHALL INCLUDE ALL COSTS OF PARTS, LABOR, TRAVEL AND RELATED EXPENSES REQUIRED TO REPAIR OR REPLACE DEFECTIVE ITEMS.

1.04 DELIVERY, STORAGE AND HANDLING

A. ALL EQUIPMENT SHALL BE DELIVERED IN MANUFACTURER'S ORIGINAL PROTECTIVE PACKAGING AND STORED IN A CLEAN, DRY PLACE PROTECTED FROM WEATHER, FUMES, WATER, DUST AND PHYSICAL DAMAGE. TOUCH UP DAMAGED FINISHES TO MATCH THE ORIGINAL FINISH.

1.05 BASIC MATERIALS AND METHODS

- A. COORDINATE ALL WORK WITH THE WORK OF OTHER TRADES PRIOR TO INSTALLATION. ASSIST IN THE PREPARATION OF COORDINATION DRAWINGS
- AS REQUIRED BY THE GENERAL CONDITIONS.

 B. ALL SHUTDOWNS OF BUILDING POWER, SIGNAL ALARM SYSTEMS SHALL BE COORDINATED WITH BUILDING OPERATING PERSONNEL. WORK TO ACCOMMODATE OFF—HOUR SHUTDOWNS SHALL BE PERFORMED AT NO
- ADDITIONAL COST TO THE OWNER.

 C. CUT AND PATCH SURFACES AS REQUIRED. REPAIRS SHALL MATCH ORIGINAL FINISH. PENETRATIONS OF FIRE RATED PARTITIONS SHALL BE SEALED WITH APPROVED MATERIAL TO PROVIDE THE SAME RATING AS THE PARTITION. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF FIRE RATED PARTITIONS.
- D. PROVIDE EXPANSION FITTINGS WHERE RACEWAYS CROSS BUILDING EXPANSION JOINTS.
- E. EQUIPMENT, DEVICES AND ENCLOSURES SHALL BE RATED NEMA 1 FOR INTERIOR LOCATIONS, NEMA 3R FOR DAMP LOCATIONS AND NEMA 4 FOR EXTERIOR LOCATIONS.

PART 2 - PRODUCTS

2.01 RACEWAYS

- A. RIGID GALVANIZED STEEL (RGS) CONDUIT SHALL CONFORM TO UL 6. FITTINGS SHALL BE THREADED.
- B. INTERMEDIATE METALLIC CONDUIT (IMC) SHALL CONFORM TO UL 1242. FITTINGS SHALL BE THREADED.
- C. ELECTRICAL METALLIC TUBING (EMT) SHALL CONFORM TO UL 797. FITTINGS SHALL
- BE GLAND AND RING COMPRESSION TYPE.

 D. FLEXIBLE METALLIC CONDUIT SHALL CONFORM TO UL 1. LIQUID TIGHT FLEXIBLE
- METAL CONDUIT SHALL CONFORM TO UL 360.

 E. ARMORED CABLE SHALL BE 90°C RATED CODE TYPE ACTHH WITH A SEPARATE GREEN INSULATED GROUND CONDUCTOR IN ACCORDANCE WITH UL 4. JACKET
- SHALL BE GALVANIZED STEEL ARMOR.

 F. ALL CONDUIT FITTINGS AND CONNECTORS SHALL BE STEEL WITH INSULATED THROATS. DIE—FORMED ZINC FITTINGS ARE NOT ACCEPTABLE. BUSHINGS SHALL BE PROVIDED AT ALL CONDUIT TERMINATIONS. BUSHINGS LARGER THAN 1"
- BE PROVIDED AT ALL CONDUIT TERMINATIONS. BUSHINGS LARGER THAN 1"
 SHALL BE GROUNDING TYPE. PVC BUSHINGS MAY BE UTILIZED ONLY FOR 3/4"
 BRANCH CIRCUIT CONDUITS TERMINATING AT PANELBOARDS.

 G. MINIMUM RACEWAY SIZE SHALL BE 3/4". RACEWAYS SHALL BE RUN PARALLEL

TO BUILDING STRUCTURAL LINES. RACEWAYS SHALL NOT BE RUN HORIZONTALLY

BELOW 8'-0" AFF IN PARTITIONS. ALL EMPTY RACEWAYS SHALL BE FURNISHED WITH A 200 LB. TEST NYLON DRAG LINE.

H. CONDUIT UTILIZATION SHALL BE AS FOLLOWS:

- 1. RIGID GALVANIZED STEEL (RGS) ALL EXTERIOR LOCATIONS, UNDERGROUND
- AND IN CONCRETE SLABS.

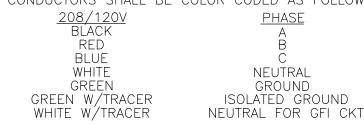
 2. INTERMEDIATE METALLIC CONDUIT (IMC)— MAY BE USED IN LIEU OF RGS
 WHERE PERMITTED BY THE AUTHORITY HAVING JURISDICTION.
- 3. ELECTRICAL METALLIC TUBING (EMT) INTERIOR CONCEALED AND EXPOSED LOCATIONS.
- 4. FLEXIBLE METALLIC CONDUIT FINAL CONNECTIONS TO LIGHTING FIXTURES IN INTERIOR LOCATIONS (MAX. LENGTH 6'-0"); WHERE APPROVED BY THE ENGINEER.
- 5. LIQUID TIGHT FLEXIBLE CONDUIT FINAL CONNECTIONS TO MOTORS AND MECHANICAL EQUIPMENT; CONNECTIONS IN EXTERIOR LOCATIONS.
- 6. TYPE MC CABLE OR TYPE AC CABLE WITH SEPARATE INSULATED GROUND CONDUCTOR FINAL CONNECTIONS ONLY FROM JUNCTION BOXES ABOVE CEILINGS TO RECEPTACLES (MAX. LENGTH 20'-0"). NOT TO BE USED FOR HOMERUNS OR FEEDERS TO MECHANICAL EQUIPMENT.
- 7. WIREWAYS AND AUXILIARY GUTTERS SHALL BE TWO PIECE STEEL CONSTRUCTION WITH ANSI 61 GRAY ENAMEL FINISH. COVERS SHALL BE COMBINATION HINGED AND SCREW—ON TYPE. HOUSINGS SHALL HAVE REGULARLY SPACED KNOCKOUTS FOR CONDUIT ENTRY. WIREWAYS SHALL BE MANUFACTURED BY SQUARE D OR APPROVED EQUAL. PROVIDE ALL END PIECES, CONNECTORS AND REQUIRED ACCESSORIES.

2.02 BOXES

- A. OUTLET, PULL AND JUNCTION BOXES SHALL BE FABRICATED FROM STEEL AND CONFORM TO UL 50, UL514 AND NEMA OS1. BOXES FOR INTERIOR LOCATIONS SHALL BE CODE GAUGE, GALVANIZED SHEET STEEL. BOXES FOR MECHANICAL ROOMS SHALL BE CAST STEEL WITH GASKETED COVERS.
- B. BOXES SHALL CONTAIN SUITABLE KNOCKOUTS. BARRIERS SHALL BE FURNISHED AS REQUIRED BY CODE.
- C. BOXES SHALL BE SIZED AS REQUIRED BY CODE FOR NUMBER AND GAUGE OF CONDUCTORS THEREIN. EXCEPT WHERE NOTED TO BE LARGER, THE MINIMUM BOX SIZE SHALL BE 4" SQUARE BY 1-1/2" DEEP. COVERS GREATER THAN 50 LBS. SHALL BE DIVIDED INTO MULTIPLE SECTIONS.

2.03 WIRES, CABLES, SPLICES AND TERMINATIONS

- A. POWER AND CONTROL WIRING SHALL BE TINNED COPPER, MINIMUM 98% CONDUCTIVITY, WITH TYPE 'THHN' INSULATION RATED 600 VOLTS. MINIMUM WIRE SIZE SHALL BE #12 AWG. CONDUCTORS SHALL BE SOLID FOR WIRE SIZES #10 AWG AND SMALLER AND STRANDED FOR WIRE SIZES #8 AWG AND LARGER.
- B. CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS:



- C. CONDUCTOR SIZES SHALL BE INCREASED WHERE REQUIRED TO COMPENSATE FOR VOLTAGE DROP AND HIGH AMBIENT TEMPERATURE.
- D. SPLICES FOR WIRE SIZES #10 AWG AND SMALLER SHALL BE MADE WITH SPRING CONNECTORS AND TAPE. SPLICES FOR WIRE SIZES #8 AWG AND LARGER SHALL BE COMPRESSION TYPE WITH PRE-MOLDED COVER AND TAPE.
- E. TERMINATION OF POWER AND CONTROL WIRING SHALL BE COMPRESSION TYPE, WITH TWO-HOLE LUGS FOR WIRE SIZES #8 AWG AND LARGER. MECHANICAL LUGS MAY ONLY BE UTILIZED FOR TERMINATION AT BRANCH CIRCUIT PANELBOARDS.

2.04 WIRING DEVICES

- A. WIRING DEVICES SHALL BE SPECIFICATION GRADE WITH NEMA CONFIGURATIONS AS INDICATED ON THE DRAWINGS. COLOR OF DEVICES SHALL BE AS SELECTED BY THE ARCHITECT. WIRING DEVICES SHALL BE MANUFACTURED BY HUBBEL OR APPROVED EQUAL.
- B. FACE PLATES SHALL BE MATCHING DECORA STYLE. FACE PLATES SHALL BE FURNISHED FOR ALL COMMUNICATIONS OUTLETS AND SHALL BE CONFIGURED TO SUIT THE SYSTEM SUPPLIERS REQUIREMENTS. DEVICES MOUNTED ADJACENT TO EACH OTHER SHALL BE FURNISHED WITH A COMMON FACE PLATE AND BE GANGED IN ONE BOX WITH FAN SWITCH FURTHEST FROM THE DOOR.
- C. MULTI-OUTLET ASSEMBLIES SHALL BE TWO PIECE STEEL CONSTRUCTION WITH BAKED ENAMEL FINISH. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ASSEMBLIES SHALL BE SINGLE CIRCUIT WITH SPECIFICATION GRADE NEMA 5-15R RECEPTACLES 6" ON CENTER. MULTI-OUTLET ASSEMBLIES SHALL BE WIREMOLD PLUGMOLD 2000 OR APPROVED EQUAL. PROVIDE ALL END FITTINGS, BLANK SECTIONS AND REQUIRED ACCESSORIES.

2.05 LIGHTING FIXTURES AND EQUIPMENT

- A. LIGHTING FIXTURES SHALL BE SPECIFICATION GRADE AND FURNISHED COMPLETE WITH ALL REQUIRED MOUNTING HARDWARE. FIXTURES SPECIFIED IN THE LIGHTING FIXTURE SCHEDULE ESTABLISH THE PERFORMANCE REQUIREMENTS. SUBSTITUTIONS MUST MEET OR EXCEED THE PERFORMANCE
- B. SUBMIT SCALED LAYOUT DRAWINGS FOR CONTINUOUS FIXTURES. SUBMIT SAMPLES WHEN REQUIRED BY THE LIGHTING FIXTURE SCHEDULE OR WHEN REQUESTED FOR SUBSTITUTIONS.
- C. LAMPS SHALL BE OF THE TYPES SPECIFIED IN THE LIGHTING FIXTURE SCHEDULE. ALL LAMPS OF ANY ONE TYPE SHALL BE THE PRODUCT OF ONE MANUFACTURER. FURNISH 10% SPARE LAMPS OF EACH TYPE SPECIFIED.
- D. BALLASTS SHALL BE CBM CERTIFIED, UL CLASS P, RAPID START, HIGH POWER FACTOR, ENERGY EFFICIENT TYPE, NEMA SOUND RATING A OR BETTER OR COMPATIBLE WITH THE LAMPS FURNISHED. ELECTRONIC BALLASTS SHALL BE FULLY SOLID STATE, HIGH FREQUENCY WITH RFI PROTECTION. THREE AND FOUR LAMP FIXTURES SHALL UTILIZE ONE AND TWO LAMP BALLASTS.
- E. FIXTURE LENSES AND LOUVERS SHALL BE PROTECTED FROM DUST AND DIRT DURING CONSTRUCTION AND SHALL BE CLEANED PRIOR TO PROJECT COMPLETION. REFLECTORS SHALL BE ADJUSTED AS REQUIRED.
- F. CONTRACTOR SHALL ENSURE COMPATIBILITY BETWEEN FIXTURE TRIMS AND CEILING SYSTEMS. FIXTURES RECESSED IN ACCESSIBLE CEILINGS SHALL BE FURNISHED WITH TWO EARTHQUAKE CLIPS. FIXTURES RECESSED IN NON-ACCESSIBLE CEILING SHALL BE DESIGNED FOR BALLAST ACCESS THROUGH THE FIXTURE OPENING.
- G. LAMPS AND BALLASTS FURNISHED SHALL BE APPROVED BY THE LOCAL UTILITY COMPANY FOR ANY APPLICABLE HIGH-EFFICIENCY LIGHTING REBATE PROGRAMS. CONTRACTOR SHALL SUBMIT ALL REQUIRED DOCUMENTATION, INCLUDING RECEIPTS WITH UNIT PRICES, FOR FILING OF REBATE FORMS.

2.06 FASTENERS

A. PROVIDE INSERTS, EXPANSION SHIELD LUGS, ANCHORS, BOLTS WITH NUTS AND WASHERS, SHIMS OR ANY OTHER TYPE OF FASTENING DEVICES REQUIRED TO FASTEN PANELS OR OTHER EQUIPMENT TO FLOORS, WALLS OR CEILINGS. UNLESS OTHERWISE SPECIFIED HEREIN OR SHOWN ON THE CONTRACT DRAWINGS, ALL FASTENERS BE HOT—DIPPED GALVANIZED, OF SIZES AND TYPES RECOMMENDED BY THE EQUIPMENT MANUFACTURER AND AS APPROVED BY THE ARCHITECT.

PART 3 - EXECUTION

3.01 CUTTING AND PATCHING

- A. ALL CUTTING AND PATCHING REQUIRED FOR EQUIPMENT INCLUDED IN THESE SPECIFICATIONS SHALL BE DONE BY THIS CONTRACTOR.
- B. THIS CONTRACTOR SHALL NOT DO ANY CUTTING THAT MAY IMPAIR THE STRENGTH OF BUILDING CONSTRUCTION. NO HOLES ARE TO BE DRILLED INTO ANY STRUCTURAL MEMBERS. CLAMPS OR OTHER APPROVED HOLDING DEVICES ARE TO BE USED.
- C. ALL CUTTING OF EXISTING FLOORS, CEILINGS AND WALLS SHALL BE PERFORMED IN A MANNER SO AS TO MINIMIZE DAMAGE TO ADJACENT MATERIALS. PATCHING OF ALL SURFACES SHALL BE PERFORMED IN A MANNER APPROVED BY THE ARCHITECT TO INSURE COMPLETE MATCHING WITH ADJACENT FINISHES AFTER FINAL TREATMENT OF SURFACES.

3.02 SEALING OF PENETRATIONS

- A. ALL PENETRATIONS OF WALLS, FLOORS OR CEILINGS MUST BE SEALED IN AN APPROVED MANNER USING AN OUTER CIRCUMFERENTIAL SLEEVE FILLED INSIDE
- B. ALL PENETRATIONS OF FIRE RATED WALLS, FLOORS OR CEILINGS SHALL BE SEALED WITH APPROVED MATERIAL TO PROVIDE SAME RATING AS FLOOR, WALL OR CEILING ASSEMBLY. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS

3.03 INSTALLATION OF LIGHTING FIXTURES

- A. LOCATIONS OF LIGHTING FIXTURES INDICATED ON THE DRAWINGS ARE APPROXIMATE. CONTRACTOR SHALL REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF ALL LIGHTING FIXTURES PRIOR TO INSTALLATION.
- B. RECESSED FIXTURES SHALL BE FURNISHED COMPLETE WITH MOUNTING DEVICES AND ACCESSORIES.
- C. FIXTURES SHALL BE ATTACHED TO CEILING SUPPORTING MEMBERS AND SHALL NOT DEPEND UPON LATHING OR PLASTER FOR ALIGNMENT OR SUPPORT. FIXTURES IN SUSPENDED CEILINGS SHALL BE SUPPORTED BY SADDLE HANGERS OR TIE-BARS ATTACHED TO RUNNERS OR BETWEEN CROSSBARS OF CEILING SYSTEMS. MOUNTING SPLINES OR OTHER POSITIVE MEANS OF MAINTAINING ALIGNMENT AND RIGIDITY SHALL BE PROVIDED. SUPPORTING MEMBERS SHALL BE SURFACE PASSIVATED AND SHALL BE PRIMED OR PAINT DIPPED TO RESIST CORROSION. FASTENING DEVICES SHALL BE OF A POSITIVE, LOCKING TYPE, AND SHALL NOT REQUIRE THE USE OF SPECIAL TOOLS TO REMOVE. TIE WIRES SHALL NOT BE USED IN PLACE OF FASTENING DEVICES.
- D. HANGING OF LIGHTING FIXTURES IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND LOCAL BUILDING CODE. ALL LIGHTING FIXTURES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE AND NOT FROM THE CEILING SUSPENSION SYSTEM.
- E. SPLICES SHALL NOT BE PERMITTED IN ANY RUN OF LIGHTING FIXTURE HOOKUP WIRE
- F. SEPARATELY MOUNTED OUTLET BOXES AND FLEXIBLE CONDUIT PIGTAIL CONNECTIONS (MAXIMUM LENGTH OF 6'-0") SHALL BE PROVIDED FOR LIGHTING FIXTURES RECESSED IN HUNG CEILINGS WITH ACCESSIBLE TILES. ONE (1) OUTLET BOX MAY SERVE UP TO A MAXIMUM OF FOUR (4) RECESSED LIGHTING FIXTURES.

3.04 TEMPORARY LIGHT AND POWER

PROVIDE TEMPORARY LIGHT AND POWER SYSTEM (AS PART OF CONTRACT)
ADEQUATE FOR THE REQUIREMENTS OF ALL TRADES DURING CONSTRUCTION.
TEMPORARY SYSTEM SHALL BE DISCONNECTED AND REMOVED WHEN
PERMANENT SERVICE IS IN OPERATION.

- A. AFTER COMPLETION OF THE ENTIRE ELECTRICAL INSTALLATION:
- 1) THE CONTRACTOR, PRIOR TO FINAL ACCEPTANCE, SHALL CLEAN ALL SWITCHES, CABINETS, DEVICE PLATES, FIXTURES AND OTHER ITEMS FURNISHED UNDER THIS CONTRACT AND SHALL ENSURE THAT ALL PANELBOARD DIRECTORIES ARE IN PLACE AND COMPLETED OR REVISED AS REQUIRED BY THE WORK, AND THAT ALL IDENTIFICATION AND MARKING OF EQUIPMENT, CABLES, ALL JUNCTION BOXES AND OTHER ITEMS IS COMPLETED.
- 2) THE CONTRACTOR SHALL REPAIR OR REPLACE, AS DIRECTED BY THE ENGINEER, ANY ITEM DAMAGED DUE TO INSTALLATION OR RELOCATION OF EQUIPMENT OR DEVICES, AT NO ADDITIONAL COST TO THE OWNER.



REVISION	REVISIONS:						
REV.	DATE	DESCRIPTION					

CLIENT INFORMATION:



MONTCLAIR STATE UNIVERSITY

POLICE STATION RENOVATIONS
UNIVERSITY POLICE STATION

UPPER MONTCLAIR, NJ 07043



THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH ARE THE PROPERTY OF JRS ARCHITECT, P.C. ANY INFRINGEMENTS OR ALTERATIONS BY OTHERS ARE PROHIBITED.

DRAWING TITLE: ELECTRICAL NOTES

CR

le Camb

DRAWN BY:

CHECKED BY:

DATE: 06/28/23

SCALE: AS NOTED

JRS NUMBER: 23014.00

SHEET NUMBER:

FILE NAME:

PLUMBING NOTES:

1. <u>CUTTING AND PATCHING</u>

- A. WHERE CUTTING AND PATCHING OF CONSTRUCTION PERFORMED UNDER THIS CONTRACT BECOMES NECESSARY BECAUSE OF FAILURE TO PROPERLY COORDINATE THE MECHANICAL INSTALLATION WITH OTHER CONSTRUCTION, ARRANGE FOR PATCHING TO BE PERFORMED BY THE VARIOUS TRADES INVOLVED AND IN ACCORDANCE WITH APPLICABLE SPECIFICATIONS HEREIN SO AS TO MATCH ADJACENT SURFACES.
- B. PERFORM ALL PATCHING TO MATCH EXISTING ADJACENT CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT/ENGINEER AND USING THE BEST POSSIBLE WORKMANSHIP OF THE VARIOUS TRADES INVOLVED.

2. <u>TESTS</u>

A. GENERAL

- 1) PERFORM TESTS AS HEREIN SPECIFIED ON THE VARIOUS PIPING SYSTEMS OR PORTIONS THEREOF PRIOR TO PAINTING, CONCEALING OR INSULATING.
- 2) NOTIFY THE ARCHITECT AND REPRESENTATIVES OF AGENCIES OR OTHER ENTITIES WHICH WOULD HAVE JURISDICTION AT LEAST 48 HOURS IN ADVANCE OF MAKING THE REQUIRED TESTS, SO THAT ARRANGEMENTS MAY BE MADE FOR THEIR PRESENCE TO WITNESS THE TESTS.
- 3) FURNISH AND INSTALL ALL DEVICES, MATERIALS, SUPPLIES, LABOR AND POWER REQUIRED IN CONNECTION WITH TESTS. MAKE ALL TESTS IN THE PRESENCE AND TO THE SATISFACTION OF THE ENGINEER AND REPRESENTATIVES OF THE AFORESAID AGENCIES OR OTHER ENTITIES.
- 4) SHOULD THE TESTS REVEAL ANY LEAKS OR OTHER EVIDENCE OF UNSATISFACTORY MATERIALS OR WORKMANSHIP, MAKE NECESSARY REPAIRS IMMEDIATELY, OR, IF REQUIRED BY THE ENGINEER, REPLACE DEFECTIVE WORK WITH NEW WORK WITHOUT ADDITIONAL COST TO THE AUTHORITY. REPEAT TESTS AS DIRECTED UNTIL THE ENTIRE INSTALLATION IS PROVEN SATISFACTORY. NO TEMPORARY METHOD OF REPAIRING LEAKS WILL BE PERMITTED.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROPERTY OR INSTALLATION DAMAGED BY THE TESTS AND SHALL RESTORE THE DAMAGED ITEMS TO THEIR ORIGINAL CONDITION OR REPLACE THEM WITH NEW ITEMS.
- 6) DISPOSE OF WATER REMOVED FROM PIPE LINES IN A MANNER THAT WILL NOT CAUSE DAMAGE TO ANY PROPERTY.
- 7) PROVIDE AND INSTALL THE REQUIRED AIR VENTS IN THE PIPING SYSTEM TESTED.
- 8) ALL EQUIPMENT, CONTROLS, INSTRUMENTS AND VALVES SHALL BE ISOLATED FROM THE PIPING SYSTEM DURING TEST.

B. PLUMBING

- 1) DOMESTIC WATER: CAP OR PLUG ALL OUTLETS, APPLY A HYDROSTATIC PRESSURE OF 125 PSI AND SUSTAIN SUCH PRESSURE FOR ONE HOUR.
- 2) SANITARY DRAINAGE: CAP OR PLUG ALL OUTLETS, APPLY A 10-FOOT HEAD OF WATER BEFORE MAKING CONNECTIONS TO EXISTING SYSTEM.

3. <u>JOINTS</u>

A. THREADED JOINTS

1) SCREWED JOINTS SHALL BE MADE TIGHT WITHOUT THE USE OF WICKING. TEFLON TAPE AND/OR COMPOUND SUITABLE FOR THE TYPE OF SERVICE SHALL BE APPLIED TO MALE THREADS ONLY.

B. FLANGED JOINTS

1) MAKE UP SQUARE AND TIGHT WITH GASKETS 1/16" THICK FULL FLAT FACED, CUT FROM SERVICE SHEET PACKING. DIP BOLTS AND NUTS IN MIXTURE OF GRAPHITE AND OIL IMMEDIATELY PRIOR TO INSTALLATION.

C. SOLDER JOINTS

1) 95-5 TIN ANTIMONY SOLDER HAVING A MELTING POINT GREATER THAN 450°F. EXCESS SOLDER SHALL BE REMOVED WHILE STILL IN A MOLTEN STATE WITH A FILLET LEFT AT THE FACE OF THE FITTING. INTERNAL PARTS OF VALVES SHALL BE REMOVED BEFORE SOLDERING.

4. PLUMBING FIXTURES & TRIM

- A. FIXTURES SHALL BE OF THE FIRST QUALITY AS FABRICATED BY A MANUFACTURER OF ESTABLISHED REPUTATION.
- B. ALL PLUMBING FIXTURE SHALL COMPLY WITH HANDICAP FIXTURES AND A.D.A. REQUIREMENTS.
- C. PROVIDE LOOSE KEY LOCK SHIELD ANGLE STOP AT EACH PLUMBING FIXTURE. D. UNLESS OTHERWISE NOTED BY THE ARCHITECT, PLUMBING FIXTURES SHALL BE AS PER THE FIXTURE'S SCHEDULE.

5. <u>PIPING</u>

- A. INSTALL PIPING AS DIRECTED DURING INSTALLATION, STRAIGHT AND DIRECT AS POSSIBLE, FORMING RIGHT ANGLES OR PARALLEL LINES WITH BUILDING WALLS, NEATLY SPACED, RISERS PLUMB AND TRUE. AND AVOID INTERFERENCE WITH OTHER CONSTRUCTION.
- B. PIPING SHALL PITCH BACK TOWARD SYSTEM DRAIN VALVE AND ANY INSTALLED LOW POINTS OR POCKETS SHALL HAVE A HOSE END DRAIN
- C. AVOID TOOL MARKS AND UNNECESSARY PIPE THREADS. BURRS FORMED WHEN CUTTING PIPE SHALL BE REMOVED BY REAMING. BEFORE INSTALLING PIPE, THOROUGHLY CLEAN THE INSIDE FREE OF CUTTINGS AND FOREIGN MATTER. CUT ALL PIPE SQUARE AND SMOOTH; MAKE UP ALL JOINTS TO REQUIRED LIMITS.
- D. ERECT ALL PIPING TO OBTAIN SUFFICIENT FLEXIBILITY TO PREVENT EXCESSIVE STRESSES IN MATERIALS AND EXCESSIVE BENDING MOMENTS AT JOINTS OR CONNECTIONS. INSTALL EXPANSION LOOPS, EXPANSION JOINTS AND SWING CONNECTIONS WHERE SHOWN ON THE CONTRACT DRAWINGS.
- E. MAKE CHANGES IN PIPE SIZE BY THE USE OF REDUCING FITTINGS. DO NOT USE REDUCING BUSHINGS EXCEPT BY APPROVAL OF THE ENGINEER. DO NOT USE CLOSE OR SHOULDER NIPPLES.
- F. ARRANGE WATER PIPING SO THAT SYSTEM CAN BE COMPLETELY DRAINED. WHERE LINES ARE PURPOSELY PITCHED FOR DRAINAGE, A UNIFORM GRADE SHALL BE MAINTAINED. LINES SHALL BE SO SUPPORTED AS TO PREVENT POCKETING OF LIQUID. NO LINES SHALL HAVE POCKETS DUE TO CHANGES
- G. INSTALLED PIPING SHALL NOT INTERFERE WITH THE OPERATION OR ACCESSIBILITY OF DOORS OR WINDOWS; SHALL NOT ENCROACH ON AISLES, PASSAGEWAYS AND EQUIPMENT; AND SHALL NOT INTERFERE WITH THE SERVICING OR MAINTENANCE OF ANY EQUIPMENT. ADJACENT PIPE LINES SHALL BE GROUPED IN THE SAME HORIZONTAL OR VERTICAL PLANE.
- H. COORDINATE AS NECESSARY TO INSURE THAT ALL HANGERS. SUPPORTS. SLEEVES AND OTHER BUILT-IN DEVICES ARE INCORPORATED IN FORMS OR IN MASONRY TO AVOID NECESSITY OF CUTTING FINISHED STRUCTURE.

5. PIPING (CONT.)

- I. WATER SERVICE PIPING:
 - 1) PIPE MATERIAL #1: WATER PIPING SHALL BE SEAMLESS, DRAWN OR EXTRUDED TUBING TYPE 'L' COPPER ASTM B.88.

2) <u>PIPE MATERIAL #2:</u>

- OR -

- ALL PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH CELL CLASS OF 24448 FOR PIPE AND 23447 FOR FITTINGS AS PER ASTM D 1784 AND CONFORM WITH NSF INTERNATIONAL STANDARDS 14 AND 61.
- a) 1/2" THROUGH 2" SIZES: FLOWGUARD GOLD PVC COPPER TUBE SIZE MANUFACTURED TO STANDARD DIMENSION RATIO (SDR) 11 AND SHALL CONFORM TO ASTM D 2846. TRANSITION FITTINGS TO HAVE BRASS MALE OR FEMALE THREADS WITH INTEGRAL PVC SOCKET CONNECTION.
- b) ALL PIPE AND FITTINGS SHALL BE PRODUCED BY A SINGLE MANUFACTURER AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODE REQUIREMENTS. BURIED PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM F 1668. FLOWGUARD GOLD TO BE JOINED USING APPROVED ONE-STEP SOLVENT CEMENT CONFORMING TO ASTM F 493. CORZAN TO BE INSTALLED USING IPS P-70 OR OATEY INDUSTRIAL GRADE PRIMERS AND IPS P-70 OR OATEY INDUSTRIAL GRADE PRIMERS AND IPS 714 OR OATEY PVC HEAVY DUTY ORANGE SOLVENT CEMENTS.
- c) PVC PIPING ROUTED IN RETURN AIR PLENUMS (CEILINGS) SHALL BE WRAPPED WITH APPROVED FIRE BARRIER, 3M FIRE BARRIER PLENUM WRAP 5A OR APPROVED EQUAL. ALL OTHER REQUIREMENTS OF PROJECT SPECIFICATIONS SHALL APPLY. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH NJUCC/NSPC AND SHALL BE ACCEPTABLE TO THE LOCAL AUTHORITY HAVING JURISDICTION.

J. SANITARY DRAINAGE, VENT, STORM PIPE:

- OR -

1) PIPE MATERIAL #1: a) PIPE MATERIAL #2 DRAINAGE PIPING ABOVE GRADE CONTRACTOR MAY USE "NO HUB" PIPING SYSTEM IN ACCORDANCE WITH THE THE FOLLOWING SPECIFICATIONS AND WITH THE STANDARDS OF THE CAST IRON SOIL PIPE INSTITUTE. MECHANICAL JOINTS WITH STAINLESS STEEL

NEOPRENE SLEEVE FOR USE WITH CAST IRON SOIL PIPE (C.I.): CAST

- IRON, NO-HUB TYPE, MANUFACTURED BY A MEMBER OF THE CAST IRON SOIL PIPE INSTITUTE.
- 2) PIPE MATERIAL #2: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D 1784 AND CONFORM WITH NSF INTERNATIONAL STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM D 1785 AND ASTM D 2665. FITTINGS SHALL CONFORM TO ASTM D 2665.
- a) ALL PIPE AND FITTINGS SHALL BE PRODUCED BY A SINGLE MANUFACTURER AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODE REQUIREMENTS. BURIED PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D 2321 AND ASTM F 1668. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2564, PRIMER SHALL CONFORM TO ASTM F 656.
- b) PVC PIPING ROUTED IN RETURN AIR PLENUMS (CEILINGS) SHALL BE WRAPPED WITH APPROVED FIRE BARRIER, 3M FIRE BARRIER PLENUM WRAP 5A OR APPROVED EQUAL. ALL OTHER REQUIREMENTS OF PROJECT SPECIFICATIONS SHALL APPLY. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH NJUCC/NSPC AND SHALL BE ACCEPTABLE TO THE LOCAL AUTHORITY HAVING JURISDICTION.

6. PROTECTION AND CLEANING

- A. PROTECT ENTIRE INSTALLATION FROM DAMAGE DURING CONSTRUCTION AND BE RESPONSIBLE FOR ALL DAMAGE UNTIL FINAL ACCEPTANCE OF THE WORK. ALL PIPES SHALL BE PROTECTED WITH SUITABLE COVERINGS AS SOON AS THEY ARE SET. ALL OPEN ENDS OF PIPES SHALL BE CLOSED BY A PLUG FITTING TO PREVENT OBSTRUCTION AND DAMAGE.
- B. ALL OPENINGS IN FLOORS SHALL BE COVERED AND PROTECTED DURING THE COURSE OF CONSTRUCTION.
- C. BEFORE FINAL CONNECTIONS ARE MADE AND BEFORE OPERATION OF EQUIPMENT AND PIPING, ALL PIPING SHALL BE THOROUGHLY BLOWN OUT, RODDED OUT, OR WASHED OUT AT LEAST TWICE IN A MANNER AS DIRECTED AND/OR APPROVED BY THE ENGINEER, TO REMOVE ALL ACCUMULATION OF DIRT, CHIPS OR OTHER DELETERIOUS MATERIAL. MAKE ALL TEMPORARY CONNECTIONS AND FURNISH ALL APPLIANCES REQUIRED FOR THE PURPOSE OF CLEANING.
- D. UPON COMPLETION OF THE INSTALLATION AND WHEN DIRECTED BY THE ENGINEER REMOVE ALL PROTECTION MATERIALS, ALL SCALE, DIRT, GREASE, STAINS AND THE LIKE, AND LEAVE IN A CLEAN CONDITION

7. PIPE AND FITTING INSULATION

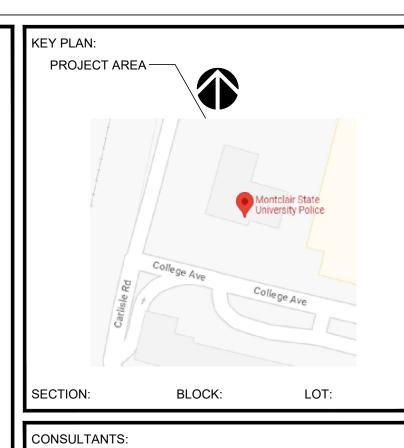
- A. INSULATE ALL DOMESTIC HOT WATER PIPING WITH MANVILLE MICRO LOK FIBERGLASS PIPE INSULATION. USE MICRO LOK AP-T PLUS VAPOR BARRIER INSULATION WITH PRESSURE SENSITIVE CLOSURE SYSTEM FOR COLD WATER, ELECTRIC WATER COOLER WASTE PIPING. THE INSULATION AVERAGE THERMAL CONDUCTIVITY SHALL NOT EXCEED 0.22 BTU PER INCH, PER SQUARE FOOT PER DEGREES F. PER HOUR AT A MEAN TEMPERATURE OF 75 DEGREES F. INSULATION THICKNESS SHALL CONFORM TO THE FOLLOWING TABLE:
- PIPING SYSTEM
- DOMESTIC COLD
- WATER DOMESTIC HOT WATER
- B. COLD WATER COVERING SHALL BE SECURED AS REQUIRED BY THE INSULATION MANUFACTURER AND SEALED WITH BENJAMIN FOSTER SEALFAS NO. 30-36 ADHESIVE.
- C. COVERING FOR FITTINGS ALL FITTINGS THAT ARE REQUIRED TO COVERED SHALL BE INSULATED WITH ALUMINUM BACKED

8. EXECUTION

- A. CONNECTION
 - 1) FIXTURE FAUCET SHALL HAVE THE COLD WATER HANDLE ON THE RIGHT HAND SIDE OF THE FIXTURE AND THE HOT WATER FAUCET ON THE LEFT HAND SIDE OF THE FIXTURE.

B. INSTALLATION

- 1) PROTECT PLUMBING FIXTURES INCLUDED IN THESE SPECIFICATIONS AGAINST INJURY FROM THE BUILDING MATERIALS, ACIDS, TOOLS AND EQUIPMENT.
- 2) PLATED OR POLISHED FITTINGS, PIPES AND APPLIANCES SHALL BE COATED WITH VASELINE, IMMEDIATELY AFTER INSTALLATION AND SHALL BE FINALLY POLISHED AND FREED FROM ALL MARKS
- AND FOREIGN SUBSTANCES, WHEN DIRECTED BY THE ARCHITECT. 3) PRIOR TO BUILDING'S ACCEPTANCE BY THE OWNER, REMOVE MANUFACTURERS' LABELS AND THOROUGHLY CLEAN ALL
- FIXTURES AND MAKE READY FOR USE BY BUILDING'S OCCUPANTS. 4) SET FIXTURE RIM HEIGHTS AS SPECIFIED OR AS DIRECTED BY THE
- 5) THOROUGHLY REVIEW ALL CONTRACT DOCUMENTS AND DETERMINE EXTENT OF MISCELLANEOUS FIXTURES, TOILET ACCESSORIES, ETC., SPECIFIED IN OTHER SECTIONS OF THE SPECIFICATIONS AND INCLUDE IN BID PROPOSAL ALL MATERIAL AND LABOR REQUIRED TO INSTALL THE ITEMS SPECIFIED IN OTHER SECTIONS AND/OR CLAIMED BY THIS TRADE.
- 6) PLUMBING CONTRACTOR SHALL ARRANGE AND PAY FOR ALL BUILDING DEPARTMENT APPROVALS, FILING, INSPECTIONS AND SHALL FURNISH APPROVAL CARDS AT COMPLETION OF WORK.



COMMENTS: DESCRIPTION DATE ISSUED FOR REVIEW ISSUED FOR BID

REVISIONS: REV. DATE DESCRIPTION

CLIENT INFORMATION:



POLICE STATION RENOVATIONS UNIVERSITY POLICE STATION

MONTCLAIR

UPPER MONTCLAIR, NJ 07043



AS SUCH ARE THE PROPERTY OF JRS ARCHITECT, P.C. ANY INFRINGEMENTS OR ALTERATIONS BY OTHERS ARE PROHIBITED.

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND

DATE: DRAWN BY: CR CHECKED BY: SCALE: AS NOTED

DRAWING TITLE: PLUMBING NOTES

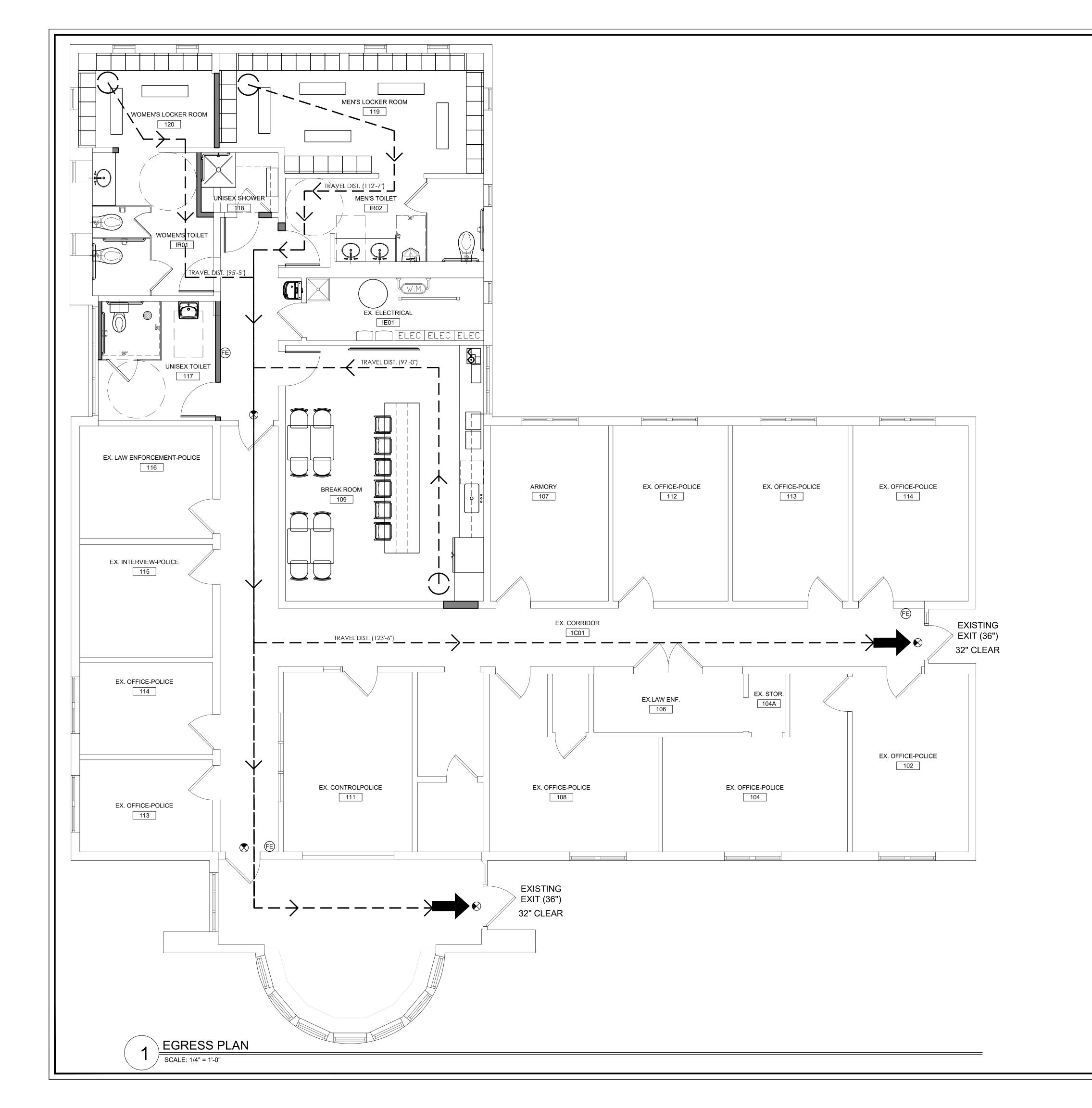


FILE NAME:

JRS NUMBER: 23014.00

06/28/23

SHEET NUMBER:



NOTES:

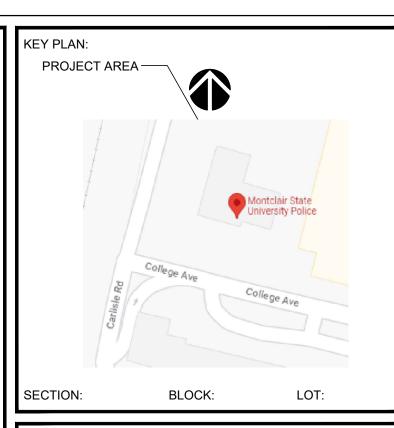
- 1. PER NFPA 7.10.8.3.1 ANY DOOR, PASSAGE, OR STAIRWAY THAT IS NEITHER AN EXIT NOR A WAY OF EXIT ACCESS AND THAT IS LOCATED OR ARRANGED SO THAT IT IS LIKELY TO BE MISTAKEN FOR AN EXIT SHALL BE IDENTIFIED BY A SIGN THAT READS AS FOLLOWS: NO EXIT

 2. PER NEPA 7.10.8.3.2 THE NO EXIT SIGN SHALL HAVE THE WORD NO IN LETTERS 2 IN (51 MM)
- 2. PER NFPA 7.10.8.3.2 THE NO EXIT SIGN SHALL HAVE THE WORD NO IN LETTERS 2 IN. (51 MM) HIGH, WITH A STROKE WIDTH OF 3/8 IN. (9.5 MM), AND THE WORD EXIT IN LETTERS 1 IN. (25 MM) HIGH, WITH THE WORD EXIT BELOW THE WORD NO, UNLESS SUCH SIGN IS AN APPROVED EXISTING SIGN.

FIRE EXTINGUISHER:

- 2A RATED FIRE EXTINGUISHER MOUNTED IN SEMI FLUSH CABNIET, MOUNT TOP AT 48" A.F.F.
- FIRE EXTINGUISHERS SHALL BE SPACED SO TRAVEL DISTANCE TO A
- EXTINGUISHER DOES NOT EXCEED 75' MAX

 FLOOR AREA PER EXTINGUISHER TO BE 11,250 MAX
- INSTALL FIRE EXTINGUISHERS COMPLYING WITH NFPA 10



CONSULTANTS:

COMMENTS:
DATE DESCRIPTION

05.16.23	ISSUED FOR REVIEW
9.5.23	ISSUED FOR BID
REVISIONS:	

REV. DATE DESCRIPTION

CLIENT INFORMATION:



POLICE STATION RENOVATIONS

MONTCLAIR

UNIVERSITY POLICE STATION

UPPER MONTCLAIR, NJ 07043

JRS ARCHITECT, P.C.

116 Village Boulevard, Suite 304, Princeton, NJ 08540

Tel: 609-688-9100

Fax: 609-688-9060

Mineola, NY

Fax: 516-294-1669

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH ARE THE PROPERTY OF JRS ARCHITECT, P.C. ANY INFRINGEMENTS OR ALTERATIONS BY OTHERS ARE PROHIBITED.

DRAWING TITLE: EGRESS PLAN

DRAWN BY: HM

CHECKED BY: CR

SCALE: AS NOTED

FILE NAME:

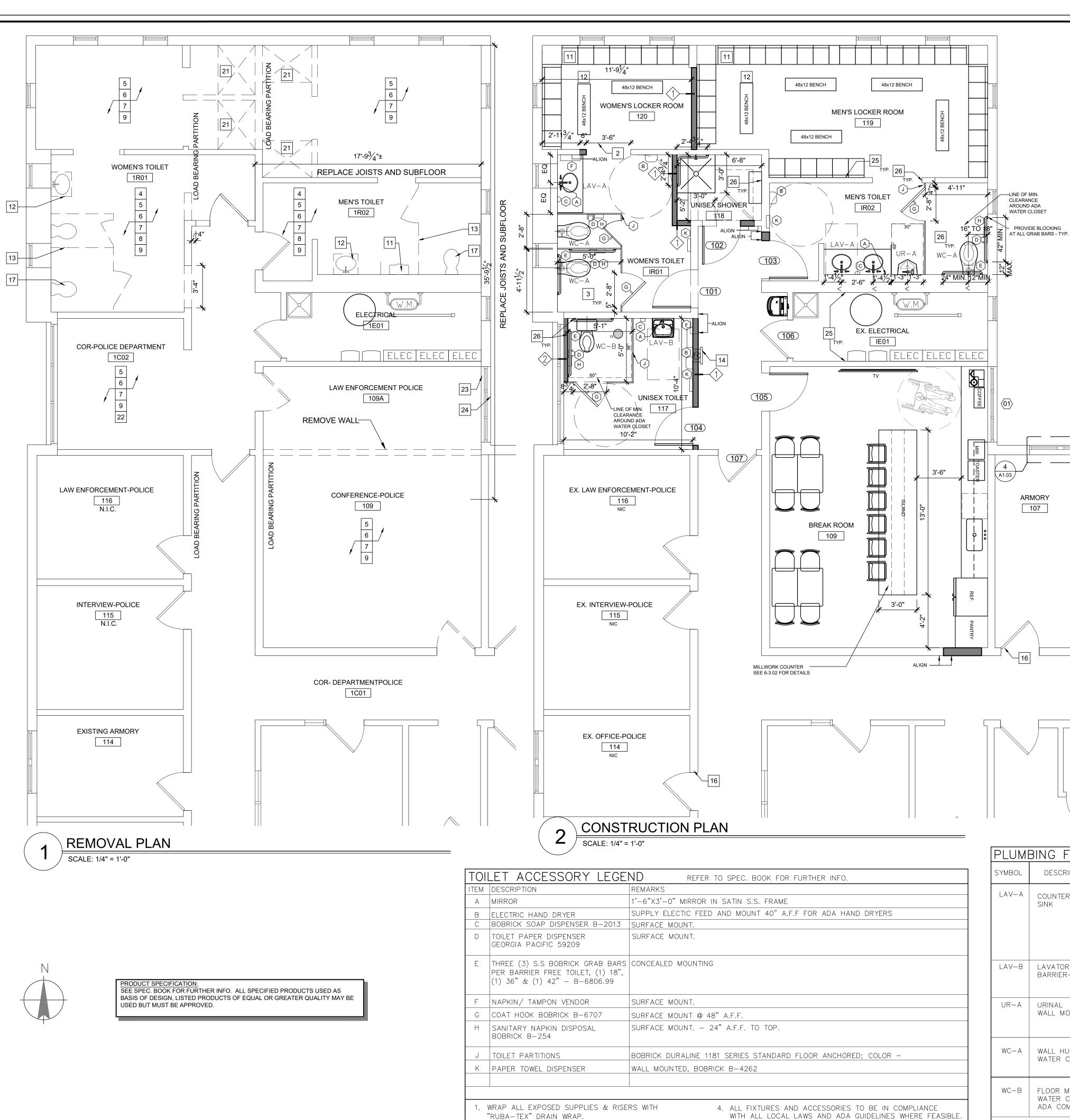
DATE:

de Louis

JRS NUMBER: 23014.00

06/28/23

SHEET NUMBER:
A1.00



2. ALL PLUMBING FIXTURES TO BE WHITE.

. PROVIDE SOLID BLOCKING FOR ALL ACCESSORIES.

REMOVAL NOTES:

REFERS TO KEYNOTE

1. REFER TO T1.01 FOR ADDITIONAL INFORMATION AND LEGENDS. 2. ALL EXISTING FIRE ALARM DEVICES TO REMAIN, PROTECT ALL DEVICES TO REMAIN AND COVER WITH PROTECTIVE HOUSING TO

SHEETING AS REQUIRED TO CONTROL DUST

- PREVENT DAMAGE AND DUST INFILTRATION. B. PROTECT EXISTING DOORS, FRAMES AND HARDWARE TO REMAIN. REMOVE ALL EXISTING WALL TILE AND PREPARE WALLS TO RECEIVE NEW FINISHES.
- ALL FLOORS SHALL BE LEVELED AND PATCHED AS REQUIRED WITH APPROPRIATE LEVELING COMPOUND. REMOVE EXISTING ACOUSTICAL CEILING TILES AND GRID IN AREAS OF NEW CONSTRUCTION. PATCH ANY WALLS AS REQUIRED. REMOVE EXISTING LIGHTING IN TOILET ROOMS. REFER TO CEILING PLAN FOR NEW LAYOUT. SWITCHING LOCATIONS AND POWER

REMOVE EXISTING FLOOR TILE DOWN TO SLAB AND REMOVE MARBLE SADDLES. PREPARE SUB-FLOOR TO RECEIVE NEW FINISHES.

- 8. ALL TOILET ACCESSORIES TO BE REMOVED IN THEIR ENTIRETY. WHERE ACCESSORIES ARE POWERED, PULL POWER BACK TO SOURCE AND CAP OR RELOCATE TO NEW LOCATION.
-). REMOVE EXISTING PLUMBING FIXTURE. AND PREPARE EXISTING WATER SUPPLY PIPING. SANITARY SEWER PIPING AND VENT
- STACK(S) WHICH ARE TO BE REUSED TO RECEIVE NEW FIXTURES. 10. REMOVE EXISTING LAYER OF TILE AS REQUIRED TO ACHIEVE 42" CLEAR DIMENSION.
- 11. REMOVE EXISTING URINAL AND OPEN UP WALL AS REQUIRED TO MOVE PLUMBING TO NEW LOCATION. 12. REMOVE EXISTING WALL HUNG LAVATORY AND OPEN UP WALL AS REQUIRED TO MOVE PLUMBING TO NEW LOCATION.
- 13. REMOVE TOILET PARTITIONS IN ITS ENTIRETY. 14. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRI DAILY, CONTROL DUST, AND LEAVE SITE BROOM SWEEP AT THE END OF EACH DAY. INSTALL STICKY MATS IN FRONT OF EACH CONSTRUCTION AREA ENTRANCE. INSTALL TEMPORARY PARTITIONS OR PLASTIC
- 15. CONTAINER LOCATION FOR DISPOSAL SHALL BE COORDINATED WITH THE CLIENT REP. THE LOCATION AND THE LENGTH OF TIME THE CONTAINER CAN BE LEFT IN PLACE SHALL BE INCLUDED IN THE CONTRACTORS BID. 16. ALL CONSTRUCTION OPERATIONS THAT CREATE NOISE SHALL BE MINIMIZED DURING OPERATIONAL HOURS. SCHEDULING OF NOISY
- WORK SHALL BE DONE DURING OFF HOURS UNLESS DIRECTED OTHERWISE. COORDINATE WITH UNIVERSITY. 17. REMOVE EXISTING WALL HUNG WATER CLOSET AND INSTALL NEW WALL HUNG WATER CLOSET AT PROPER ADA COMPLIANT HEIGHT. THIS SHALL REQUIRE THE CARRIER AND WASTE PIPING TO BE ADJUSTED. WALL WILL NEED TO BE OPENED UP.
- 18. ANY WHERE CMU WALLS ARE REQUIRED TO BE OPENED UP. THEY SHALL BE NEATLY AND CAREFULLY SAW CUT. TO AVOID DAMAGE TO ANY CONCEALED PIPING. SEE FOUNDATION PLAN FOR NEW VENT AND ACCESS LOCATIONS.
- 19. CONTRACTOR SHALL HAVE HEPA FILTER AIR SCRUBBERS INSTALLED IN CONSTRUCTION AREA UNTIL CONSTRUCTION IS COMPLETE. ALL EXISTING HVAC REGISTERS SHALL BE PROTECTED WITH DISPOSABLE FILTERS TO AVOID CONTAMINATING THE BUILDING.
- 20. REMOVE EXISTING WALL TILE. 21. REMOVE EXISTING SHOWER IN ITS ENTIRETY. REMOVE EXISTING FLOOR TILE DOWN TO SUBFLOOR. CAP EXISTING FLOOR DRAIN AND SHOWER FLUSH. REMOVE EXISTING WALL TILES AND PREPARE SUB-FLOOR TO RECEIVE NEW
- FINISHES. ALL FLOORS SHALL BE LEVELED AND PATCHED AS REQUIRED WITH APPROPRIATE LEVELING COMPOUND. WHERE FLOOR REPLACEMENT IS SCHEDULED REPLACEMENT INCLUDES ALL SUBFLOORS.
- 22. REMOVE EXITING WINDOW BLINDS IN THE EXISTING BREAK ROOM. 23. REMOVE SECURITY BARS, EXHAUST FAN AND WINDOW IN LAW ENFORCEMENT POLICE 109A AND REPLACE WITH NEW WINDOW TO MATCH EXISTING BUILDING STANDARDS. CONTRACTOR TO PROVIDE TEMPORARY ACCESS FROM THE EXTERIOR TO THE
- CONSTRUCTION AREA HERE, PROVIDE TEMPORARY BARRIERS AS REQUIRED. PROVIDE TEMPORARY CONSTRUCTION DOOR AND HEADER @ 6'-8" HEIGHT AFTER REMOVAL OF WINDOW.
- GRADE OUTSIDE THE TEMPORARY DOOR SHALL BE FIELD VERIFIED, PROVIDE TEMPORARY METAL STAIR AS REQUIRED. MAX. OF 7" 24. PATCH AND FINISH EIFS ON THE EXTERIOR WALL AFTER INSTALLATION OF NEW WINDOW IN THE NEW BREAKROOM. FINISH AND
- COLOR SHALL MATCH THE EXISTING. 25. EXISTING PARTITIONS TO REMAIN WILL NEED TO BE SHORED UP TO ALLOW FOR NEW FLOOR ASSEMBLY INSTALLATION. ROOMS LIKE
- THE ELECTRIC ROOM HAVE A LOT OF WALL MOUNTED EQUIPMENT THAT WILL NEED TO REMAIN PLACE. CONTRACTOR MAY ELECT TO REBUILD EXISTING NON-LOAD BEARING WALLS IF EXISTING EQUIPMENT IS NOT PRESENT AT NO ADDITIONAL COST. LOAD BEARING WALLS MUST BE PROPERLY SHORED DOWN TO SOLID BEARING PRIOR TO ANY REMOVALS.
- 26. PROVIDE BLOCKING IN WALLS AT GRAB BAR, SHOWER SEAT, TOILET PARTITIONS, CABINETS AND ANY OTHER WALL WALL MOUNTED EQUIPMENT OR DEVICES.
- 27. WATERPROOF ENTIRE SHOWER ROOM, FLOORS AND CEILING.
- 28. WATERPROOF ALL FLOORS OF RESTROOMS AND RETURN UP WALLS 6".
- 29. ALL LOAD BEARING ELEMENTS IN AREA OF WORK BEING ALTERED SHALL BE PROPERLY SHORED UP DOWN TO SOLID BEARING UNTIL THE NEW STRUCTURAL MEMBERS ARE IN PLACE.
- THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH ALL THE EXISTING CONDITIONS AND EQUIPMENT AND DEVICES THAT WILL NEED TO BE TEMPORARILY SUPPORTED, REMOVED OR RELOCATED. ALL MODIFICATIONS REQUIRED TO COMPLETE THE SCHEDULED WORK SHALL BE INCLUDE IN THE BASE BID, ILLUSTRATED ON THE PLANS OR NOT.

CONSTRUCTION NOTES:

REFERS TO KEYNOTE

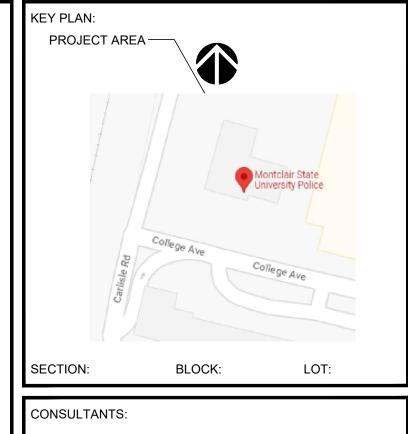
- REFER TO T1.01 FOR ADDITIONAL INFORMATION AND LEGENDS
- PATCH ALL WATER DAMAGED WALLS AND PREPARE FOR PAINT ALL ACCESSORIES MOUNTED TO TOILET PARTITIONS SHALL HAVE PROPER MOUNTING KITS TO AVOID EXPOSED
- FASTENERS ON OPPOSITE SIDES OF THE PANELS. NEW DOORS TO ADA STALLS SHALL BE THE THE SELF CLOSING TYPE.
- PROVIDE NEW WALL MOUNTED DOOR BUMPER, IVES # WS402CVX (402) FINISH TO BE US26D.
- COAT HOOKS TO BE MOUNTED AT 48" MAX. A.F.F. REFER TO A1.03 FOR DOOR HARDWARE SCHEDULE.
- PLUMBING SCOPE SHALL INCLUDE REPLACEMENT OF ALL SHUT OFF VALVES AT LAVATORIES AND NEW FLUSH VALVES AT WATER CLOSETS AND URINALS.
- LOCATION OF EXISTING FLOOR DRAINS TO REMAIN. 10. SUPPLY ALL NEW COVER PLATES FOR WALL CLEANOUTS, PAINT TO MATCH TILE FINISH.
- 11. PERFIX SINGLE TIER LOCKER 15"W X 18"D X 84"H W/ HAT SHELF & COAT ROD HASP USERS OWN LOCK ADJUSTABLE BOTTOM SHELF - COLOR 9393 BEIGE.
- 12. PERFIX LOCKER ROOM BENCH -48"W X 12"D 42B SERIES.
- ADA STALL IN THE UNISEX TOILET 117 SHALL NOT HAVE A LATCH.
- PROVIDE NEW SEMI FLUSH FIRE EXTINGUISHER CABINET. 15. PROVIDE MOBILE RESTROOM TRAILER ON THE SITE AS DEMARCATED ON THE CIVIL DRAWING ALONG WITH REQUIRED UTILITIES LIKE ELECTRIC POWER AND WATER SERVICE, HEATING COOLING AND VENTILATION. SEE SPEC. BOOK FOR FURTHER INFORMATION.
- SWAP EXISTING CARD ACCESS DOOR HARDWARE ON CURRENT ARMORY WITH OFFICE THAT WILL BECOME THE
- NEW ARMORY. RECONNECT POWER SUPPLIES, ETC FOR A COMPLETE INSTALLATION.
- 17. CONSTRUCTION SAFEGUARD PRECAUTIONS SHOULD BE IN ACCORDANCE WITH DATA SHEET 1-0, SAFEGUARDS DURING CONSTRUCTION. ALTERATION AND DEMOLITION.
- INSTALL SUBFLOOR AS FOLLOWS FOR PROPER FINISHES: 3/4" THICK PLYWOOD OR OSB, TONGUE AND GROOVE, OVER BRIDGED JOISTS SPACED 24" O.C. MAXIMUM; FASTEN PLYWOOD EVERY 6" O.C. ALONG SHEET ENDS AND 8" O.C. ALONG INTERMEDIATE SUPPORTS WITH 8D RING-SHANK, COATED OR HOT DIP GALVANIZED NAILS; ALLOW 1/8" BETWEEN SHEET ENDS AND 1/4" BETWEEN SHEETS EDGES; ALL SHEET ENDS MUST BE SUPPORTED BY A FRAMING MEMBER; GLUE SHEETS TO JOISTS WITH CONSTRUCTION ADHESIVE

|PLUMBING FIXTURE SCHEDULE

VENT FIXTURE TRIM DESCRIPTION CONSUMPTION |SLOAN #EFT-4-610-LT-BDT SENSOR AM, STD. 0475.047 COUNTERTOP OPERATED FAUCET WITH AQUALYN 20X17 THERMOSTATIC MIXING VALVE AND OVAL SINK #EL-154 TRANSFOREMER, TRUEBRO | HANDI-LAV GUARD INSULATIONKIT ON SUPPLIES AND DRAIN, CHROME-PLATED DRAIN, TAILPIECE, LOOSE KEY STOPS AND FLEX SUPPLIES. PROVIDE OFFSET TAIL PIECE AS REQ. AM, STD. 0321-075 | MOEN 4601 - CHROME LAV-B | LAVATORY $1\frac{1}{2}$ $\frac{1}{2}$ $\frac{1}{2}$ $\frac{1}{2}$ | DECLYN WALL HUNG | FAUCET TO ACCEPT BARRIER-FREE LAVATORY 1225 CATRIDGE COLOR: WHITE AM. STD WASHBROOK | EXPOSED MANUAL FLUSHOMETER $1\frac{1}{2}$ - $\frac{3}{4}$ 0.125 GPF UR-A URINAL WALL MOUNTED SLOAN #186-0.13 CARRIER, JAY-R FLOWISE 6590.503, SMITH TOP SPUD " VITREOUS CHINA AM. STD AFWALL OPEN FRONT SEAT: #5910.110 WC-A | WALL HUNG - | 1 ½" | 1.1 GPF/1.6 GPFELONGATED TOILET, SLOAN MANUAL DUAL FLUSH #WES-111 TOP SPUD MODEL WATER CLOSET CARRIER JAY-R SMITH #3355.001 KOHLER PRESSURE W/K-4664 WHITE SEAT COVER ASSISTED TOILET | FLOOR MOUNTED| WATER CLOSET MODEL#3493 ADA COMPLIANT

5. SUPPLY TOILET PARTITION MOUNTING KIT FOR GRAB BARS

CONTRACTOR TO PROVIDE ALL PARTS NECESSARY FOR COMPLETE INSTALLATION, INCLUDING BUT NOT LIMITED TO VALVES, SUPPLY LINES, NEW PIPING, COVER PLATES, CARRIAGE BOLTS ACCESSORIES, ETC.



COMMENTS: DESCRIPTION DATE ISSUED FOR REVIEW ISSUED FOR BID 9.5.23

REVISIONS:						
		DESCRIPTION				
-						

CLIENT INFORMATION:



UNIVERSITY POLICE STATION RENOVATIONS

MONTCLAIR

Fax: 516-294-1669

STATE

UNIVERSITY POLICE STATION UPPER MONTCLAIR, NJ 07043



THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH ARE THE PROPERTY OF JRS ARCHITECT, P.C. ANY INFRINGEMENTS OR ALTERATIONS BY OTHERS

ARE PROHIBITED.

DRAWING TITLE:

DRAWN BY:

Tel: 516-294-1666

REMOVAL, CONSTRUCTION & RCP PLANS. TOILET ACCES. AND FIXTURE SCHD.

FILE NAME:

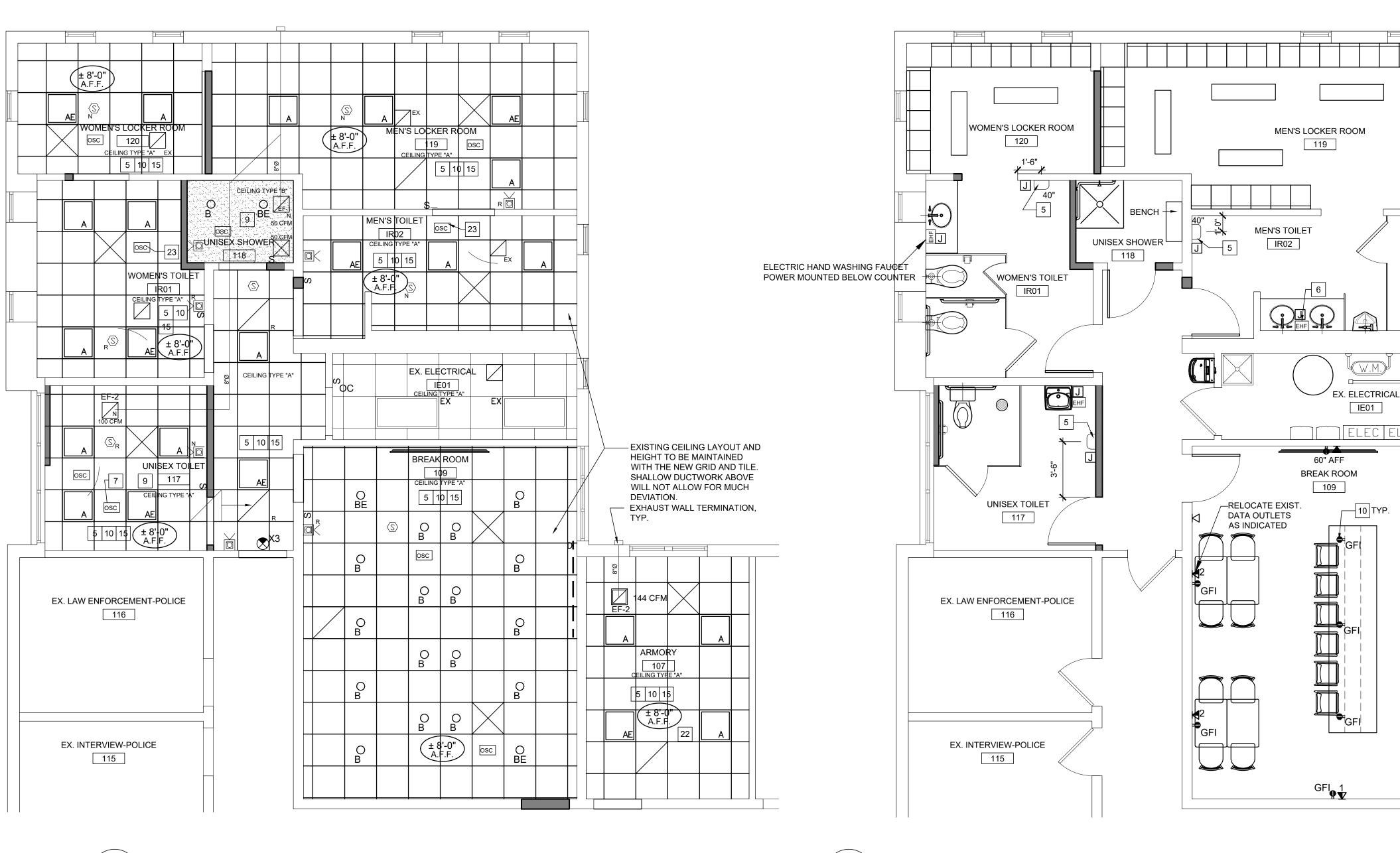
CHECKED BY: CR

DATE: 06/28/23 SCALE: AS NOTED

JRS NUMBER: 23014.00

SHEET NUMBER:

A1.01



REFLECTED CEILING PLAN SCALE: 1/4" = 1'-0"

LIGHTING SCHEDULE & SYMBOL LIST							
SYMBOL/DIM. ZONE	SIZE	MANUFACTURER	MODEL	LAMP	REMARKS		
A	24"X24"	PINNACLE	ADEO AD22A-2T5HO-G1-UNV-1C-W	USHIO #3000461			
ОВ	6" Ø	LIGHTOLIER	6RN / C6RDLCC / C6L15835WZ10U	PROVIDED WITH FIXTURE	RECESSED LED DOWNLIGHT		
O _{BE}	6" Ø	LIGHTOLIER	6RNEM / C6RDLCCEM / C6L15835WZ10U	PROVIDED WITH FIXTURE	RECESSED LED DOWNLIGHT W/ EM BATTERY PACK		
	13.25"X5.25"	DUAL LITE	LZ2D1		EMERGENCY FIXTURE WITH 90 MIN. BATTERY BACK-UP		
		PROVIDED WITH FIXTURE	UNDER CABINET LIGHT				
⊗ _{x3}	EXIT SIGN	LIGHT ALATMS	8SPLEDNWRCD	LED	RECESSED		
OSC	OCCUPANCY SENSOR	HUBBEL	OMNI US 2000		PROVIDE WITH POWER PACK UVPP		

	FIRE ALARM SYMBOL LIST					
	EXISTING WALL MOUNTED COMBINATION HORN/ STROBE DEVICE					
$\square \subset_{R}$	RELOCATED WALL MOUNTED COMBINATION HORN/ STROBE DEVICE					
	NEW WALL MOUNTED COMBINATION HORN/ STROBE DEVICE					
\(\sigma\)	EXISTING CEILING MOUNTED SMOKE DETECTOR					
⟨S⟩ _R	RELOCATED CEILING MOUNTED SMOKE DETECTOR					
$\langle \mathbb{S} \rangle_{\mathbf{N}}$	NEW CEILING MOUNTED SMOKE DETECTOR					

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

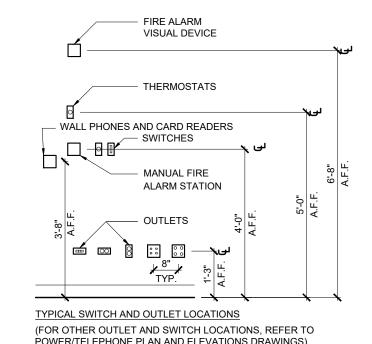
EXHAUST FAN SCHEDULE									
SYMBOL	SYMBOL UNIT MANUFACTURER MODEL CFM REMARKS								
	EF-1	GREENHECK	SP-AF0-90-VG-QD	50	PROVIDE 8" ROUND DUCT. NOTES 1-5				
	EF-2	GREENHECK	SP-A125-QD	109-144	PROVIDE 8" ROUND DUCT. BALANCE TO CFM SHOWN ON PLAN. NOTES 1-5				

PROVIDE WITH MANUFACTURES GRAVITY BACKDRAFT DAMPER. PROVIDE WITH WALL METAL HOOD W/ WMS TERMINATION FANTECH FML8 OR EQUAL. COLOR WHITE

PROVIDE DIAL-ON-FAN SPEED CONTROL FOR BALANCING.

UNIT SHALL OPERATE DURING OCCUPIED HOURS TIE TO ROOM MOUNTED OCCUPANCY SENSOR. 5. PROVIDE AUTOMATIC DEHUMIDSTAT GREENHECK 385364 IN SHOWER AREA.

CEILING SCHEDULE & SYMBOL LIST SYMBOL / DIM. ZONE ARMSTRONG ACOUSTICAL TILE 24" X 24" X 15/16" ANGLED TEGULAR #1833 LAY-IN FOR PRELUDE XL 15" EXPOSED TEE GRID, INTERMEDIATE DUTY. COLOR OF GRID TYPE "A" $\frac{5}{8}$ " FIBEROCK AQUA TOUCH GYPSUM BOARD CEILING WITH LEVEL 4 FINISH. TYPE "B" EXIST. SUPPLY EXIST. RETURN DIFFUSER DIFFUSER



CEILING NOTES:

CLEANED PRIOR TO REINSTALLING.

REFERS TO KEYNOTE

- REFER TO T1.01 FOR ADDITIONAL INFORMATION AND LEGENDS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT THE LIGHT FIXTURE TRIM SPECIFIED IS COMPATIBLE WITH CEILING GRID/CEILING TILE/ CEILING CONSTRUCTION
- SPECIFIED. COORDINATE AND FIELD VERIFY ALL CEILING STARTING POINTS WITH ARCHITECT MULTIPLE ADJACENT SWITCHES SHALL BE MOUNTED IN A SINGLE MULTI-GANG BOX AND BE
- COVERED WITH A SINGLE CONTINUOUS FACEPLATE. WHERE AN ADDITIONAL SWITCH IS ADDED TO AN EXISTING SWITCH LOCATION, REMOVE EXISTING SWITCHES AND PROVIDE A NEW SINGLE FACEPLATE.
- "AREA OF NEW CEILING" IS NOTED SCHEMATICALLY ONLY AND DOES NOT CONSTITUTE THE LIMITS FOR SCOPE OF WORK. CONTRACTOR TO VERIFY SCOPE OF REMOVALS AND NEW CONSTRUCTION TO DETERMINE LIMITS OF NEW CEILING CONSTRUCTION.
- PROVIDE ALL NECESSARY HANGERS & CLIPS FOR PROPER LIGHT FIXTURE INSTALLATION. FOR LIGHT SWITCHES AND CONTROLS SEE POWER DRAWINGS. COLOR AS SPECIFIED BY
- PATCH EXISTING CEILINGS AT AREA OF NEW CONSTRUCTION AND ALONG ACCESSIBLE ROUTE FOR ALL TRADES, INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL,
- PLUMBING, AND COMMUNICATION, TRADES. COORDINATE ALL EXISTING HVAC SUPPLY AND RETURN IN THE NEW UNISEX TOILET AND
- UNISEX SHOWER AREA. MECHANICAL CONTRACTOR TO REBALANCE THE HVAC IN THESE
- 10. ALL CEILING REGISTER LOCATIONS TO REMAIN AND TO BE CENTERED IN CEILING TILE UNLESS OTHERWISE NOTED. CEILING REGISTERS ARE BEING REUSED AND SHOULD BE
- AREAS INDICATED WITHOUT LAYOUT SHALL BE EXISTING TO REMAIN. WHERE CEILING TRACK ABUTS WALL CONSTRUCTION, RUN CONTINUOUS BEAD OF
- SEALANT AROUND PERIMETER OF TRACK. COLOR TO MATCH GRID. ALL CUT PANELS TO HAVE EDGES PAINTED. PROVIDE MATCHING CEILING ANGLE FOR ALL TERMINATIONS.
- ALL LIGHT FIXTURES TO BE REPLACED WITH NEW LIGHT FIXTURES AS INDICATED U.O.N. EXISTING SPRINKLER HEAD COVERS TO BE CLEANED AND REINSTALLED.
- EXISTING TOILET EXHAUST TO BE REINSTALLED AND CLEANED. PROPERLY FIRESTOP ANY DUCT OR PIPE PENETRATIONS
- INSTALL SEISMIC BRACING PER MANUF. INSTRUCTIONS SEE A3.02 FOR MORE INFO. NEW LIGHTING TO CONNECT TO EXISTING LIGHTING CIRCUIT AND SWITCHING THAT SERVED OLD FIXTURES.
- SEE NOTE #7 ON A101 FOR SPECIFICATIONS ON OCCUPANCY SENSORS. NEW EXHAUST FAN IN THE ARMORY. TIE INTO OCCUPANCY SWITCH. OCCUPANCY SENSOR: EACH BATHROOM TO HAVE NEW LIGHTING TIED INTO NEW OCCUPANCY SENSOR CONTROLS. PROVIDE ALL ACCESSORIES FOR COMPLETE INSTALL.

BASIS OF DESIGN: HUBBELL CEILING MOUNT SENSOR: MODEL#OMNIUS2000 WITH UVPP

- TAP OFF EXISTING DUCT MAIN FOR NEW DIFFUSER 6" Ø DUCT. SEE A1.05 FOR TYPICAL
- 25. THE DESIGN AND INSTALLATION OF THE REVISED HVAC SYSTEM SHOULD BE IN ACCORDANCE WITH DATA SHEET 1-45, AIR CONDITIONING AND VENTILATING SYSTEMS.

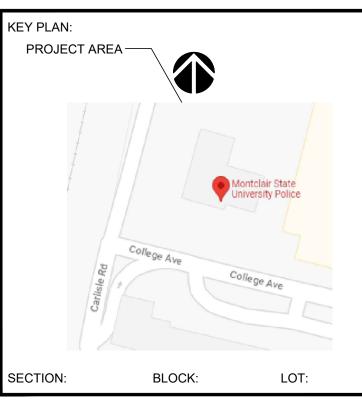
POWER NOTES: # REFERS TO KEYNOTE

- REFER TO T1.01 AND A1.03 FOR ADDITIONAL INFORMATION AND LEGENDS. ALL ELECTRIC TO BE CONCEALED WHERE FEASIBLE. IF ELECTRIC WIRING CAN NOT BE CONCEALED SUPPLY SURFACE MOUNTED RACEWAYS PAINT TO MATCH WALL FINISH IT IS INSTALLED OVER. EXISTING CMU BLOCK SHALL BE SAW CUT TO RECESS DEVICES AND CORE DRILLED TO ACCESS HOLLOW CORES TO RUN WIRING THROUGH CELLS TO FEED DEVICES. CONTRACTOR TO DETERMINE WHICH BLOCK WALLS CONTAIN HOLLOW CELLS OR ARE BACKED WITH A CHASE SO WIRING CAN BE RUN CONCEALED.
- ALL ELECTRICALLY POWERED EQUIPMENT SHOULD BE INSTALLED IN ACCORDANCE WIT THE NATIONAL ELECTRIC CODE, AND REFER TO DATA SHEET 5-4, TRANSFORMERS, AND DATA SHEET 5-19, SWITCHGEAR AND CIRCUIT BREAKERS, FOR THE DESIGN AND INSTALLATION OF THE BREAKERS, PANELS, DISCONNECTS, AND TRANSFORMERS
- PROVIDE DEDICATED CIRCUIT FOR EACH ELECTRIC HAND DRYER (EHD), EACH UNIT IS 150
- WATTS, CONFIRM VOLTAGE WITH PANEL CONNECTING TOO PRIOR TO ORDERING. PROVIDE POWER FOR ELECTRIC FAUCET TRANSFORMER MOUNTED BELOW COUNTER. PROVIDE 20 AMP CIRCUIT. COORDINATE MOUNTING HEIGHT AND LOCATION WITH
- PLUMBING AND MILLWORK COUNTER. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE PANELS THAT ELECTRIC WILL BE
- PULLED FROM FOR ANY NEW CIRCUITS. THE RUN OF CABLING TO THESE PANELS SHALL BE INCLUDED IN THE BID. DUPLEX OUTLETS AT THE TABLE AND BAR SHOULD INCLUDE USB CHARGING PORTS. INSTALL 1" CONDUIT FOR DATA OUTLETS FOR MULTIPLE PULLS IN SINGLE GANG BOX WITH DRAG LINE TO HUNG CEILING CEILING SPACE. TERMINATE ALL CONDUITS WITH BUSHING COORDINATE ALL CABLE TYPES, CONDUIT SIZES, AND BOX SIZES WITH IT VENDOR PRIOR

FIRE ALARM NOTES:

TO INSTALLATION.

- 1. WHERE MODIFICATIONS TO WIRING IS REQUIRED IT SHALL BE SUPERVISED SO THAT THE FIRE COMMAND STATION WILL BE NOTIFIED IN THE EVENT OF ANY RUPTURE/BREAK IN THE
- 2. LOCATION OF ALL FIRE ALARM EQUIPMENT SHALL BE SUBJECT TO APPROVAL OF
- AUTHORITIES HAVING JURISDICTION.
- 3. THE ADDITION OF NEW EQUIPMENT SHALL BE COMPATIBLE WITH THE EXISTING SYSTEM AND SHALL MEET CODE.
- 4. THE DESIGN AND INSTALLATION OF THE FIRE ALARM SYSTEM SHOULD BE IN ACCORDANCE WITH DATA SHEET 5-40, FIRE ALARM SYSTEMS, AND LOSS PREVENTION DATA SHEET 5-48, AUTOMATIC FIRE DETECTION. ALL MATERIALS SHOULD BE FM APPROVED AND COMPATIBLE WITH ONE ANOTHER.



CONSULTANTS:

COMMENTS:	
DATE	DESCRIPTION
05.16.23	ISSUED FOR REVIEW
9.5.23	ISSUED FOR BID
	DATE 05.16.23

REVISIONS:						
REV.	DATE	DESCRIPTION				
			_			
			_			

CLIENT INFORMATION:



UNIVERSITY

MONTCLAIR

Fax: 516-294-1669

POLICE STATION RENOVATIONS UNIVERSITY POLICE STATION UPPER MONTCLAIR, NJ 07043

JRS ARCHITECT, P.C. 116 Village Boulevard, Suite 304, Princeton, NJ 08540
Tel: 609-688-9100 Fax: 609-688-9060

Mineola, NY

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH ARE THE PROPERTY OF JRS ARCHITECT, P.C. ANY INFRINGEMENTS OR ALTERATIONS BY OTHERS ARE PROHIBITED.

DRAWING TITLE: REFLECTED CEILING & POWER PLAN

DRAWN BY: CHECKED BY: CR

Tel: 516-294-1666

SCALE: AS NOTED

FILE NAME:

DATE:



JRS NUMBER: 23014.00

06/28/23

SHEET NUMBER: A1.02



EXISTING DUPLEX RECEPTACLE TO REMAIN (COORDINATE W/ NEW LAYOUT)

EXISTING QUAD RECEPTACLE OUTLET TO REMAIN EXISTING TELE/ DATA OUTLET TO REMAIN

PROPOSED QUAD RECEPTACLE OUTLET

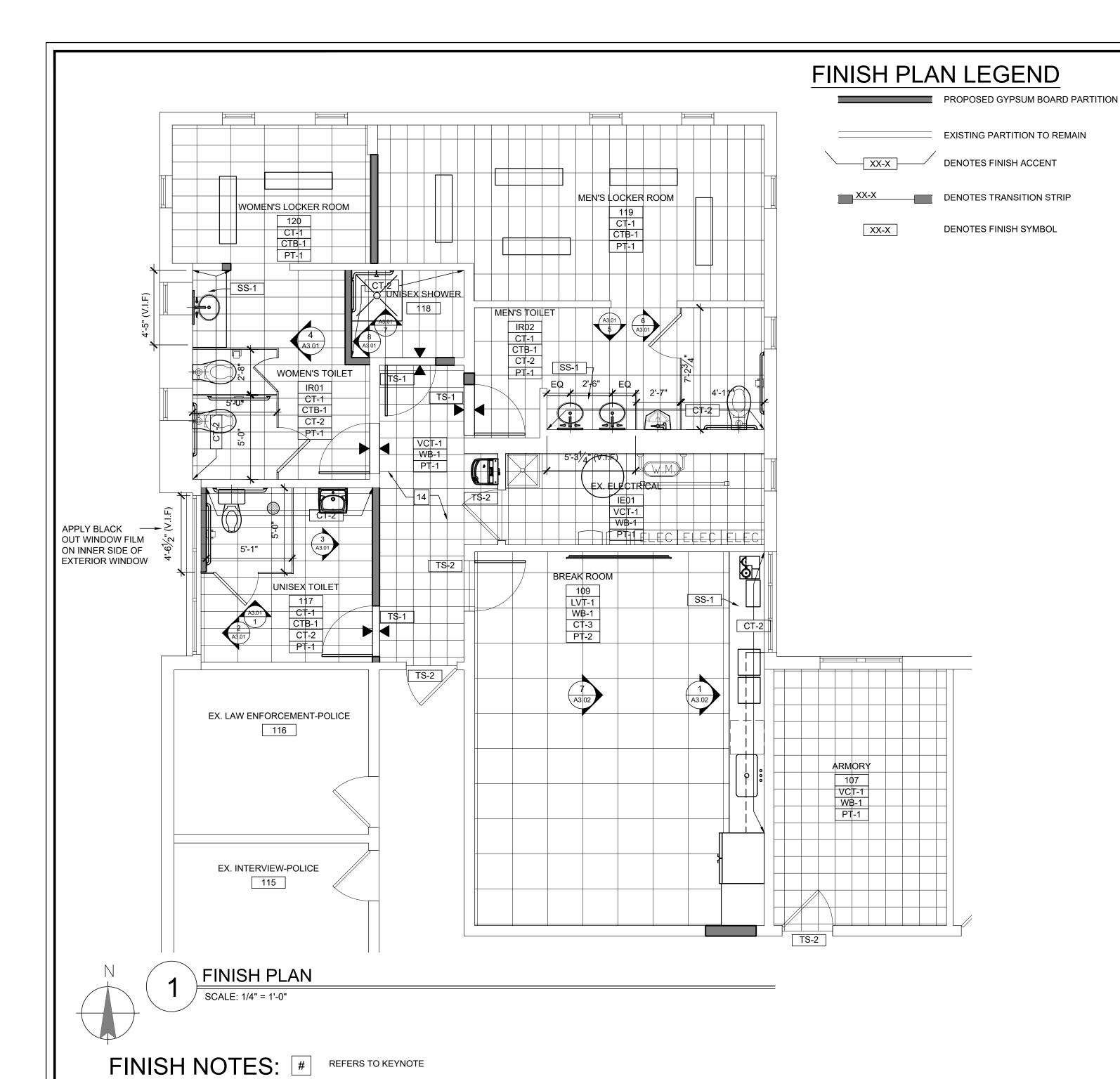
PROPOSED DUPLEX RECEPTACLE OUTLET PROPOSED DEDICATED DUPLEX RECEPTACLE OUTLET

PROPOSED TELE/ DATA OUTLET CAT 5E PROPOSED JUNCTION BOX

PROPOSED TELEPHONE OUTLET- MOUNT AT 44" PROPOSED CARD READER- MOUNT AT 44"

EL PROPOSED ELECTRIC LOCK- MOUNT AT 38" PROPOSED AUTOMATIC OPERATOR-AT DOOR HEAD PROPOSED PUSH PLATE ACTUATOR - MOUNT AT 44"

PRODUCT SPECIFICATION:
SEE SPEC. BOOK FOR FURTHER INFO. ALL SPECIFIED PRODUCTS USED AS BASIS OF DESIGN, LISTED PRODUCTS OF EQUAL OR GREATER QUALITY MAY E USED BUT MUST BE APPROVED.



REFER TO T1.01 AND A1.03 FOR ADDITIONAL INFORMATION AND LEGENDS.

WHERE REQUIRED, RE-SANDED SMOOTH AND PRIMED FOR PAINTING.

EXISTING PLUMBING ROUGHING IS COMPATIBLE WITH NEW FIXTURES.

DOORS FRAMES TO BE PAINTED PT-2 UNLESS OTHERWISE NOTED.

COORDINATE WITH MANUFACTURE FOR REQ. END PANEL AND SHOE. 10. ALL WALLS AND SOFFITS TO RECEIVE NEW PAINTED FINISH AS SCHEDULED. 11. WHEN FLOOR DRAINS ARE PRESENT, FLOOR TILE MUST PITCH TOWARDS DRAIN.

NEW MARBLE SADDLES TO COMPLY WITH ADA REGULATIONS.

12. ALL TILE SHALL BE CENTER ON FLOOR OR WALL BEING INSTALLED.

PRIVACY SIMILAR TO SOLYX ULTRA COOL OR APPROVED EQUAL.

GLUE SHEETS TO JOISTS WITH CONSTRUCTION ADHESIVE

WATERPROOFING SHALL BE LATICRETE 9235 OR APPROVED EQUAL.

PRIMED AND PAINTED. INSTALL TILE COVE BASE ONLY.

16. ALL GROUT COLORS TO BE COORDINATED WITH ARCHITECT.

17. PROVIDE 1 GAL. ATTIC STOCK FOR PT-1 AND PT-2.

PATCH AND PREPARE WALLS TO RECEIVE NEW FINISHES.

LEVEL SURFACE TO RECEIVE NEW FLOORING.

INSTALLATION.

TOP EDGES.

MEMBRANE.

EXISTING FRAMES TO REMAIN SHALL BE SANDED SMOOTH FILLED WITH APPROPRIATE FILLER

3. SEE PLUMBING SCHEDULE FOR NEW FIXTURE DESIGNATION. CONTRACTOR TO CONFIRM

5. FLASH PATCH EXISTING FLOOR SLAB AS REQUIRED TO PREPARE FLOOR TO A SMOOTH AND

13. ALL TILE PATTERNS SHALL BE CONFIRMED WITH ARCHITECT BEFORE ORDERING AND

14. THESE WALL WILL NOT RECEIVE TILE AND SHALL BE CLEANED TO A SMOOTH SURFACE AND

15. AT ALL FINISH EDGES SHALL TERMINATE WITH A BULLNOSE TILE, IE: OUTSIDE CORNERS AND

18. SUBMIT SAMPLES OF WINDOW FILM FOR APPROVAL. FILM SHALL PROVIDE COMPLETE INTERIOR

19. WATERPROOF ALL WOOD SUBFLOORS IN WET AREAS. IN SHOWER WATERPROOF ALL WALLS, WATERPROOFING MUST BE COMPATIBLE WITH MASTIC USED FOR SCHEDULED FINISHES.

20. INSTALL A UNCOUPLING MEMBRANE UNDER ALL CERAMIC TILE LATICRETE STRATA MAT OR

21. INSTALL SUBFLOOR AS FOLLOWS FOR PROPER FINISHES: 3/4" THICK PLYWOOD OR OSB,

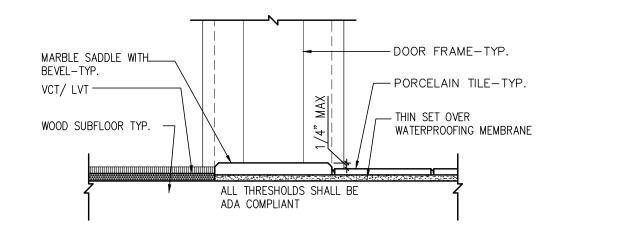
APPROVED EQUAL. INSTALL PER MANUF. INSTRUCTIONS OVER TOP OF WATERPROOFING

TONGUE AND GROOVE, OVER BRIDGED JOISTS SPACED 24" O.C. MAXIMUM; FASTEN PLYWOOD EVERY 6" O.C. ALONG SHEET ENDS AND 8" O.C. ALONG INTERMEDIATE SUPPORTS WITH 8D

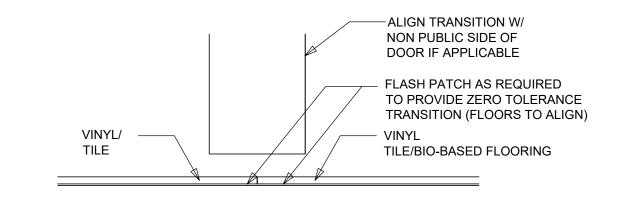
RING-SHANK, COATED OR HOT DIP GALVANIZED NAILS; ALLOW 1/8" BETWEEN SHEET ENDS AND 1/4" BETWEEN SHEETS EDGES; ALL SHEET ENDS MUST BE SUPPORTED BY A FRAMING MEMBER;

7. CONTRACTOR TO REPAIR ALL AREAS OF WALL WHERE NEW SUPPLIES, WASTE AND VALVES ARE



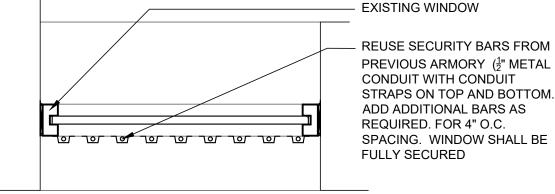


TRANSITION 1 DETAIL



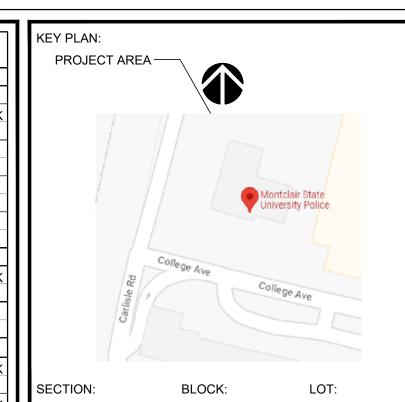
TRANSITION 2 DETAIL

PLAN





SEE SPEC. BOOK FOR FURTHER INFO. ALL SPECIFIED PRODUCTS USED AS BASIS OF DESIGN, LISTED PRODUCTS OF EQUAL OR GREATER QUALITY MAY B USED BUT MUST BE APPROVED.



CONSULTANTS:

COMMENTS:	
DATE	DESCRIPTION
05.16.23	ISSUED FOR REVIEW
9.5.23	ISSUED FOR BID

REVISIONS: REV. DATE DESCRIPTION

CLIENT INFORMATION:



MONTCLAIR

POLICE STATION RENOVATIONS UNIVERSITY POLICE STATION

UPPER MONTCLAIR, NJ 07043



Tel: 516-294-1666

Fax: 516-294-1669

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND

DATE:

AS SUCH ARE THE PROPERTY OF JRS ARCHITECT, P.C. ANY INFRINGEMENTS OR ALTERATIONS BY OTHERS ARE PROHIBITED.

DRAWING TITLE: FINISH PLAN

DRAWN BY: CHECKED BY: CR

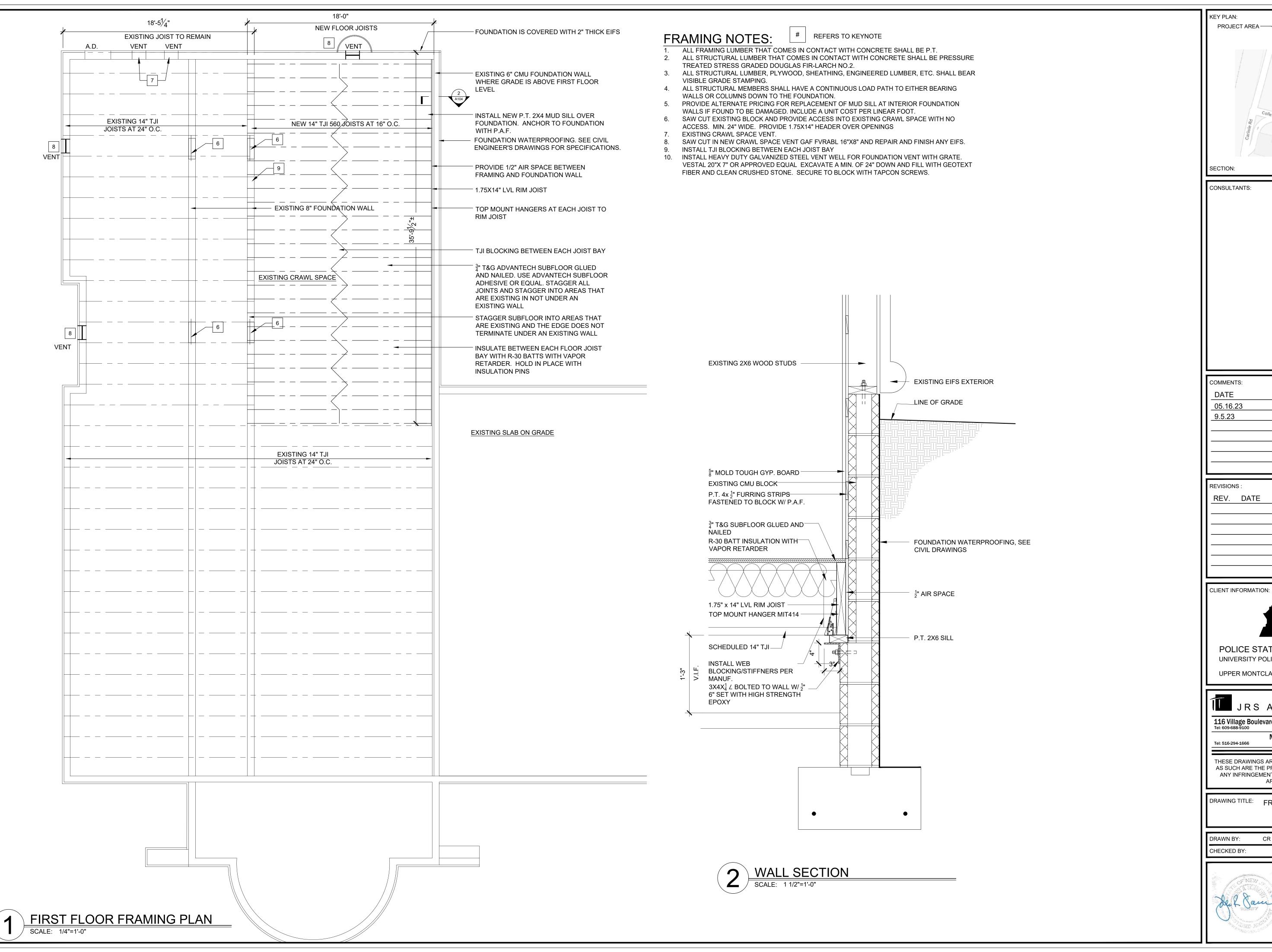
SCALE: AS NOTED FILE NAME:

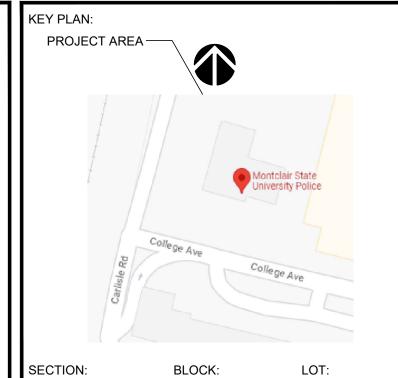
06/28/23



JRS NUMBER: 23014.00 SHEET NUMBER:







DESCRIPTION ISSUED FOR REVIEW ISSUED FOR BID

REV. DATE DESCRIPTION



MONTCLAIR

POLICE STATION RENOVATIONS UNIVERSITY POLICE STATION

UPPER MONTCLAIR, NJ 07043



Mineola, NY

Fax: 516-294-1669

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH ARE THE PROPERTY OF JRS ARCHITECT, P.C. ANY INFRINGEMENTS OR ALTERATIONS BY OTHERS ARE PROHIBITED.

DRAWING TITLE: FRAMING PLANS

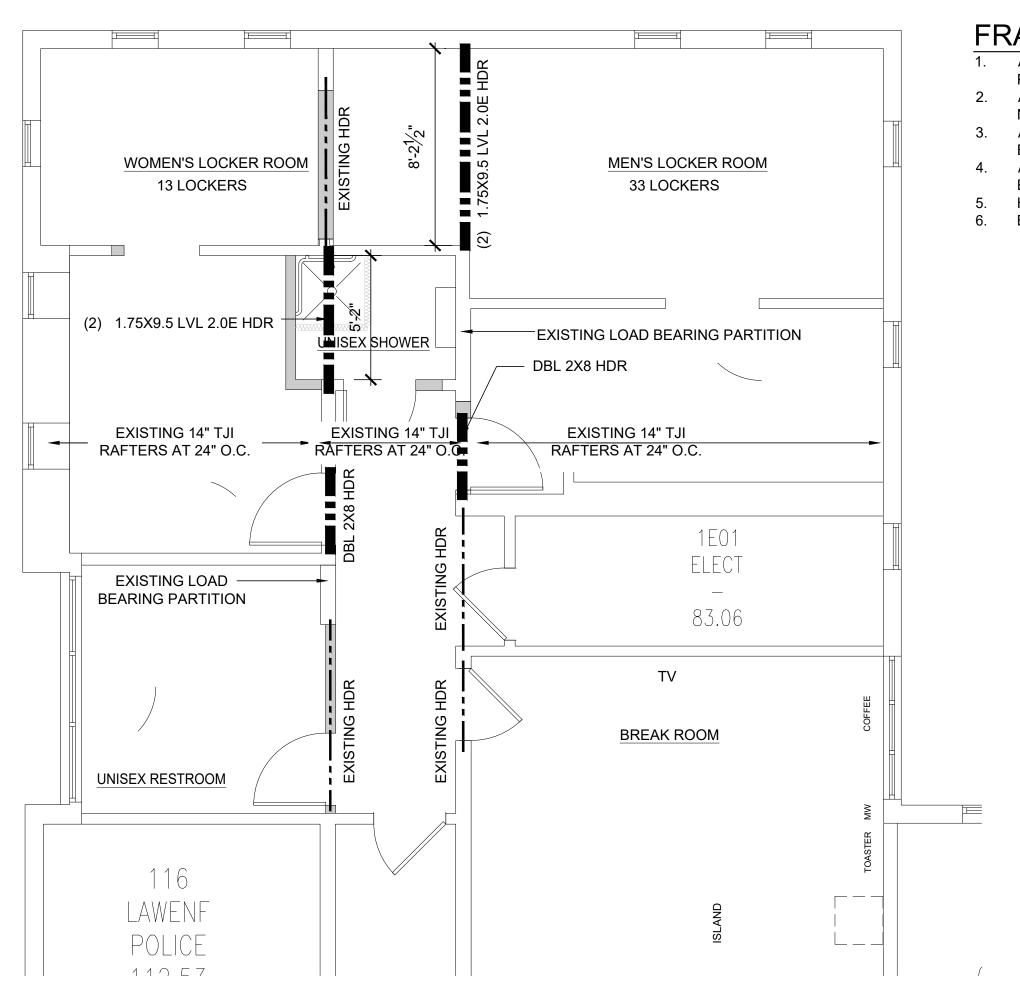
CR 06/28/23 SCALE: AS NOTED



JRS NUMBER: 23014.00

FILE NAME:

SHEET NUMBER: A1.04



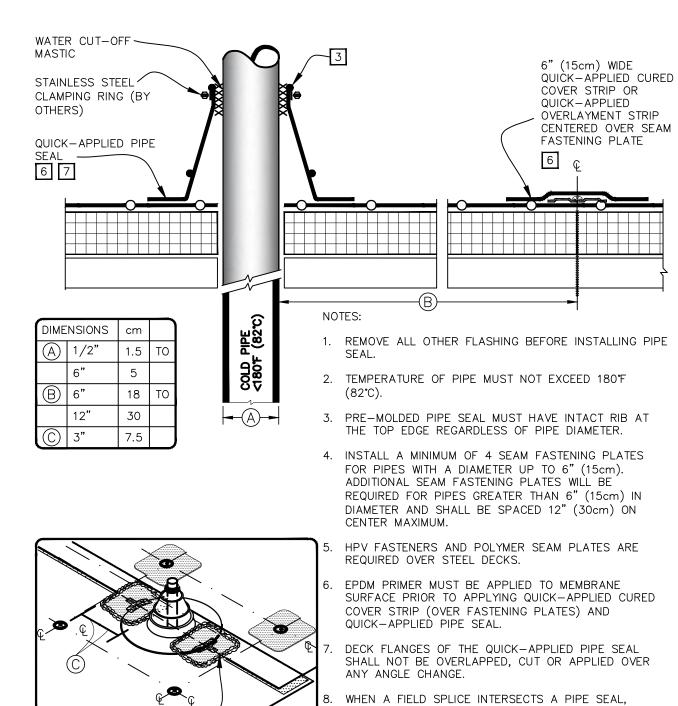
ROOF FRAMING PLAN

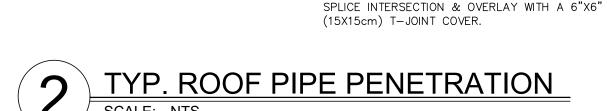
SCALE: 1/4"=1'-0"

REFERS TO KEYNOTE FRAMING NOTES:

ALL FRAMING LUMBER THAT COMES IN CONTACT WITH CONCRETE SHALL BE

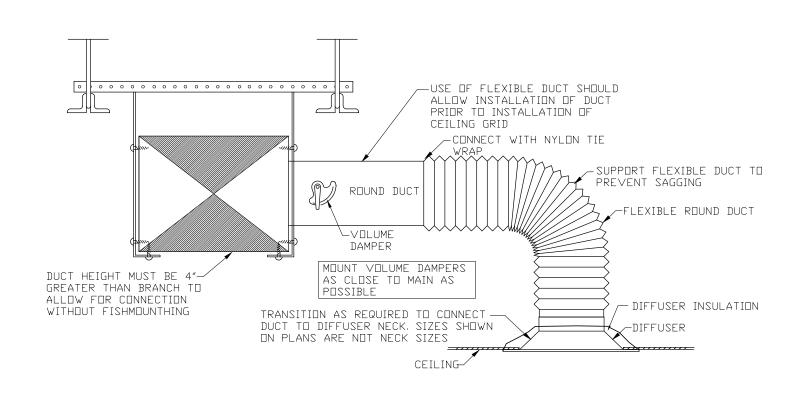
- 2. ALL STRUCTURAL LUMBER SHALL BE STRESS GRADED DOUGLAS FIR-LARCH NO.2.
- ALL STRUCTURAL LUMBER, PLYWOOD, SHEATHING, ENGINEERED LUMBER,
- ETC. SHALL BEAR VISIBLE GRADE STAMPING. 4. ALL STRUCTURAL MEMBERS SHALL HAVE A CONTINUOUS LOAD PATH TO
- EITHER BEARING WALLS OR COLUMNS DOWN TO THE FOUNDATION.
- HEADERS SHALL HAVE (2) 2X4 JACK STUDS AND (1) 2X4 KING STUD BELOW ALL NEW HEADER POST BLOCK SOLID DOWN TO THE FOUNDATION.



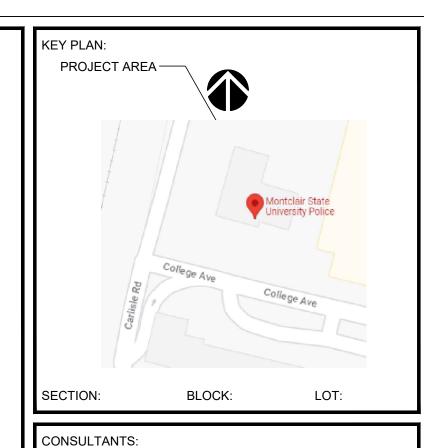


APPLY LAP SEALANT ALONG THE EDGE OF THE

MEMBRANE SPLICE COVERING THE EXPOSED SPLICE TAPE 1/2" (1.5cm) IN EACH DIRECTION FROM THE



2 TYP. DU SCALE: NTS TYP. DUCTWORK DIFFUSER DETAIL



COMMENTS:	
DATE	DESCRIPTION
05.16.23	ISSUED FOR REVIEW
9.5.23	ISSUED FOR BID

REVISIONS: REV. DATE DESCRIPTION

CLIENT INFORMATION:



POLICE STATION RENOVATIONS UNIVERSITY POLICE STATION

UPPER MONTCLAIR, NJ 07043



Tel: 516-294-1666

Mineola, NY Fax: 516-294-1669

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH ARE THE PROPERTY OF JRS ARCHITECT, P.C. ANY INFRINGEMENTS OR ALTERATIONS BY OTHERS ARE PROHIBITED.

DRAWING TITLE:

ROOF FRAMING PLAN AND DETAILS

CR

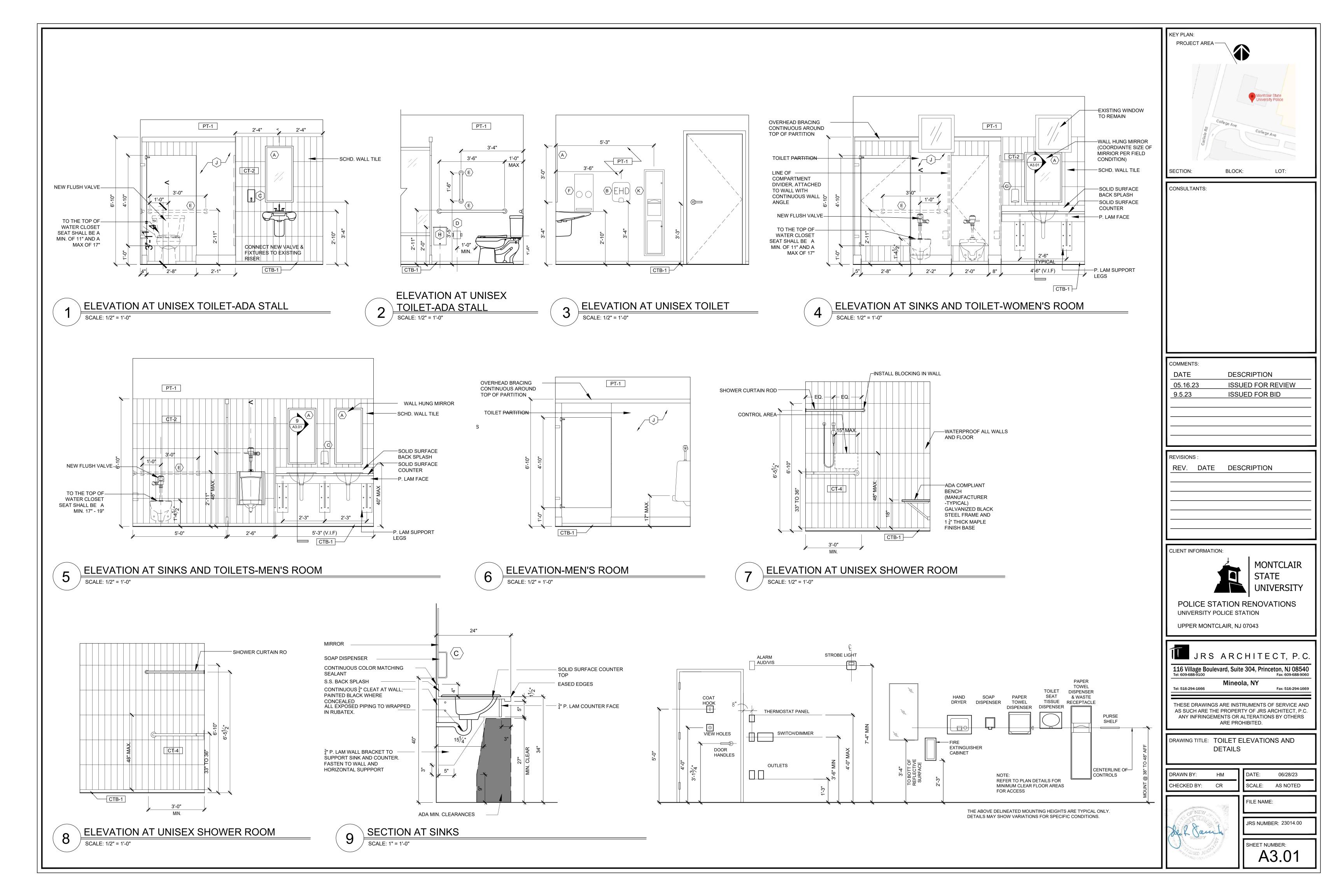
FILE NAME:

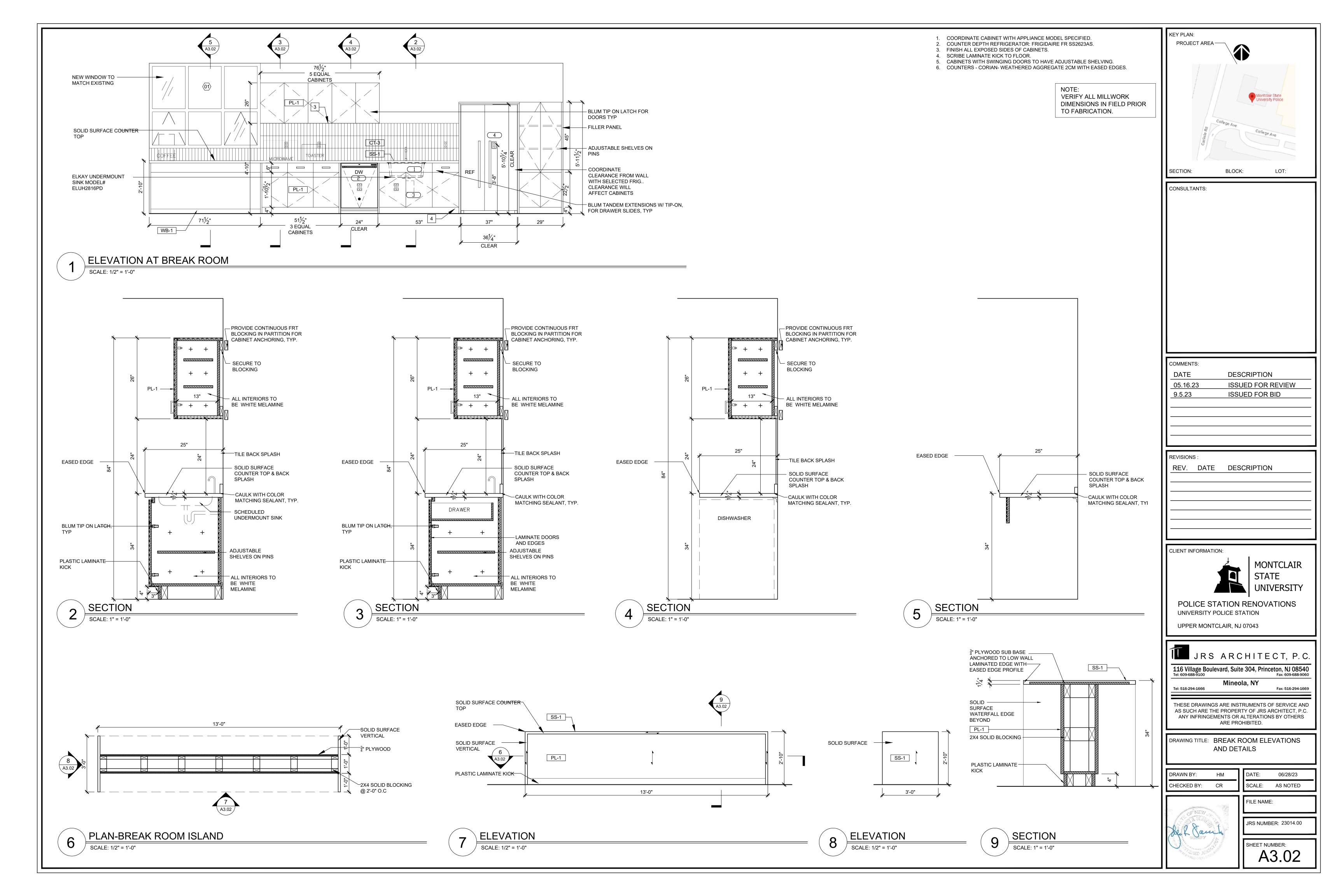
JRS NUMBER: 23014.00

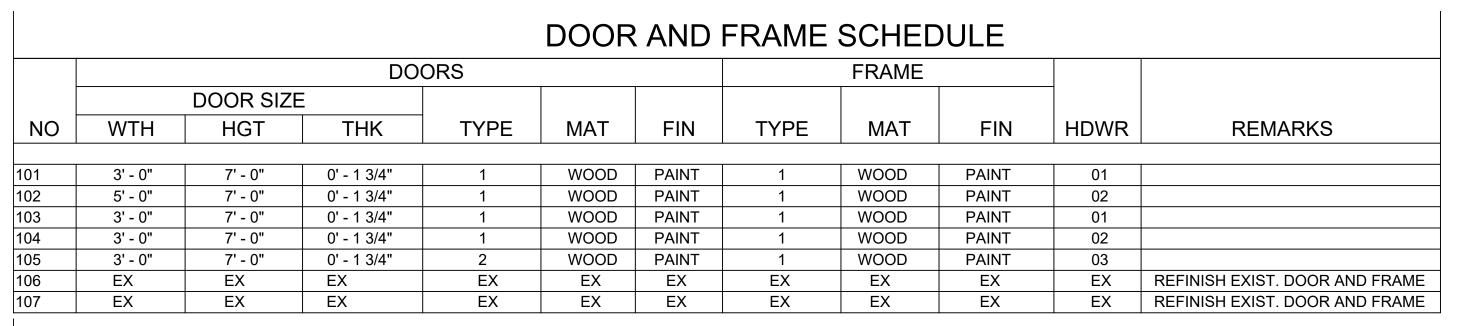
SCALE: AS NOTED

06/28/23

SHEET NUMBER: A1.05

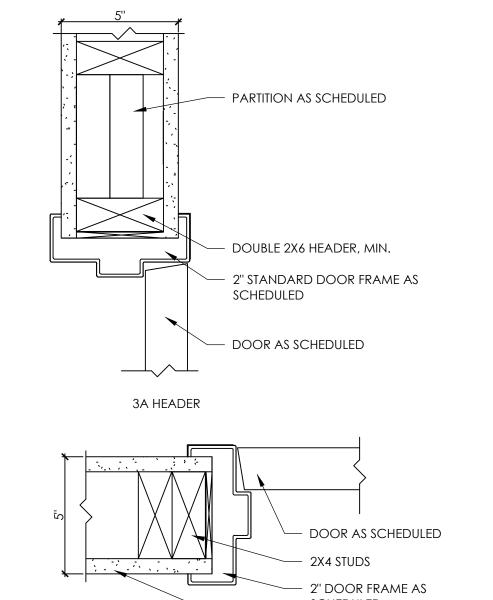






WINDOW SCHEDULE

NO.	SIZE	FRAME		GLAZING			NOTES
		TYPE	FINISH	TYPE	FINISH	SAFETY	
1	72"W x 90"H		PREFINISHED TO MATCH EXIST.	INSULATED GLASS TO MATCH EXIST.	-	-	TYPE 1 - HEAD @ 10'-6" A.F.F TYP ELEVATION TO MATCH EXISTING



- PARTITION AS SCHEDULED

TYPICAL DOOR FRAME DETAIL

SCALE: 3" = 1'-0"

SCALE: NTS



HARDWARE NOTES:

- 1. ALL DOORS, THRESHOLDS AND HARDWARE TO COMPLY WITH ALL BARRIER FREE REQUIREMENTS, LOCAL LAWS & ADA GUIDELINES.
- WHERE (2) DOORS ARE INDICATED ON DOOR SCHEDULE @ NO. OF DOORS, EACH DOOR SHALL HAVE HARDWARE INDICATED U.O.N.
- ALL INTERIOR WOOD DOORS AND FRAME TO BE PAINTED AS SPECIFIED IN FINISH PROVIDE ALL ACCESSORIES AS REQ'D FOR COMPLETE INSTALLATION.
- ALL SINGLE SWING DOORS TO HAVE SILENCERS. INSTALL CURVED LIP STRIKES.
- UNDERCUT DOORS 3/4" FOR FLOOR FINISH CLEARANCE WHERE NECESSARY. ALL WOOD DOORS TO BE SOLID CORE FLUSH DOORS, PAINT GRADE.
- FINISH TO MATCH EXISTING.
- 9. EACH DOOR LEAF TO HAVE 1 1/2" PAIR HINGES PER DOOR U.O.N. ALL DOOR HARDWARE TO MATCH EXISTING
- 11. ALL CLOSERS TO MEET ADA REQUIREMENTS OF 5 LBS. OF PRESSURE 12. CONTRACTOR SHALL PURCHASE ALL DOOR HARDWARE & PROVIDE
- FINAL CONNECTIONS & EQUIPMENT INSTALLATIONS. ALL DOOR FRAMES TO BE PRE-DRILLED.
- MOUNT ALL LATCH SETS @ 38" AFF. ALL DOORS TO BE PAINTED AS SPECIFIED IN FINISH NOTES/PLAN.

PROVIDE ALL REQ. FIRE RETARDANT BLOCKING WHERE REQUIRED FOR CONCEALED

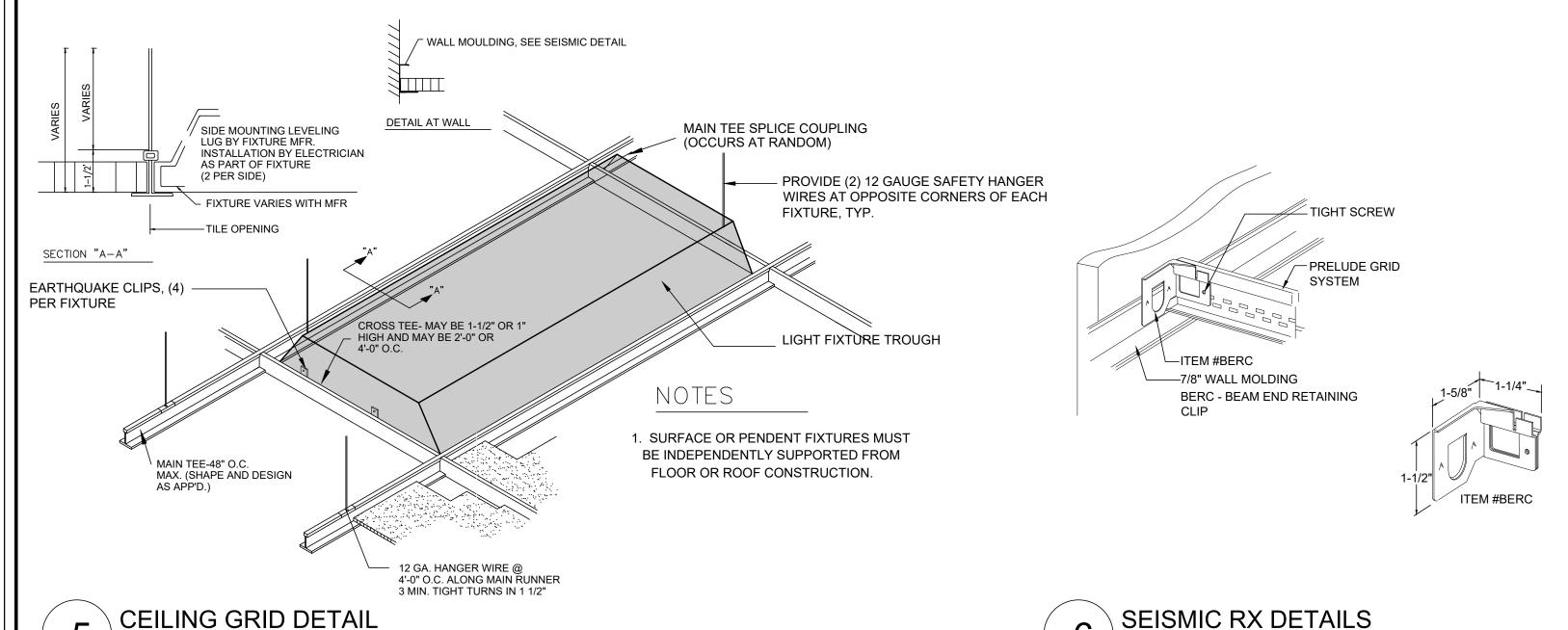
CEILING NOTES:

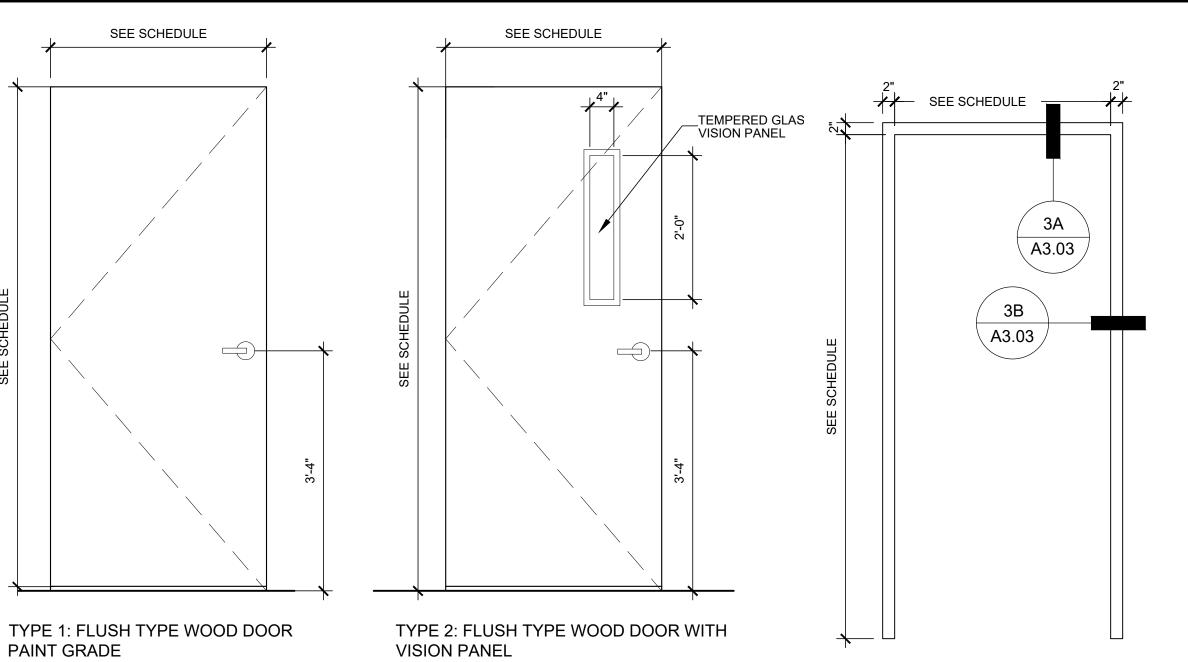
CLOSERS, MAG LOCKS, ETC. INSTALLATION.

- 1. SUSPENDED CEILING TO BE SEISMIC BRACED PER ASTM E580 SEISMIC DESIGN CATEGORY "C". THE FOLLOWING REQUIRMENTS SHALL BE MEET:
- a. MIN. 7 WALL MOLDING b. SUSPENSION SYSTEM CAN BE TIGHT ON TWO ADJOINING WALLS WITH USE OF ARMSTRONG BERC CLIP AND 3 CLEARANCE ON TWO OPPOSITE ADJOINING WALLS.
- c. SAFETY WIRES REQUIRED ON LIGHT FIXTURES d. ENDS OF MAIN BEAMS AND CROSS TEES MUST
- BE TIED TOGETHER TO PREVENT SPREADING. e. SUSPENSION SYSTEM MUST NOT BE ATTACHED TO THE WALL MOLDING.
- 2. USE ARMSTRONG SEISMIC RX FOR CEILING GRID BRACING. USE WITH INTERMEDIATE-DUTY SUSPENSION SYSTEM. FOLLOW MANUFACTURES INSTALLATION INSTRUCTIONS.

SCALE: 6" = 1'-0"

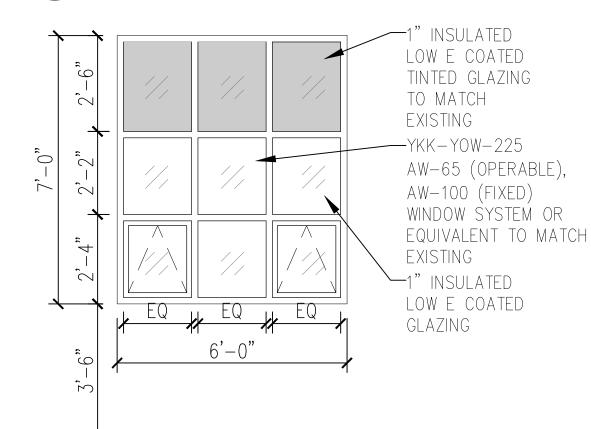
PRODUCT SPECIFICATION:
SEE SPEC. BOOK FOR FURTHER INFO. ALL SPECIFIED PRODUCTS USED AS BASIS OF DESIGN, LISTED PRODUCTS OF EQUAL OR GREATER QUALITY MAY B USED BUT MUST BE APPROVED.



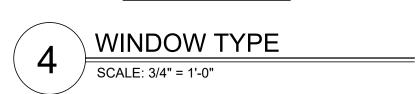


DOOR TYPE

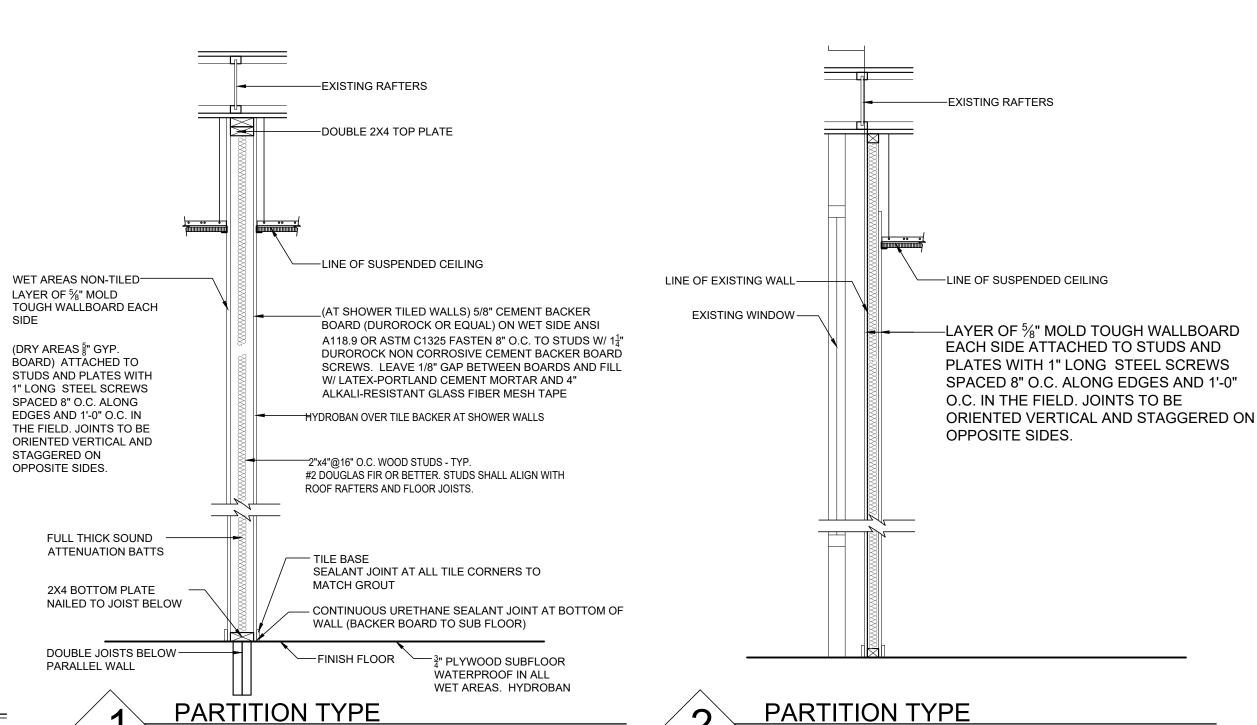
PAINT GRADE FRAME TYPE SCALE: 3/4" = 1'-0" SCALE: 3/4" = 1'-0"



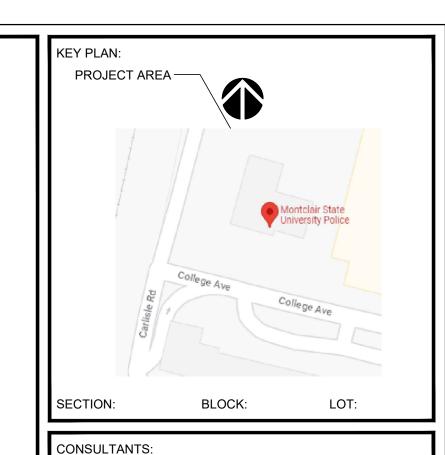
TYPE "1"



SCALE: 3/4"=1'-0"



SCALE: 3/4"=1'-0"



COMMENTS: DATE DESCRIPTION ISSUED FOR REVIEW **ISSUED FOR BID**

REVISIONS: REV. DATE DESCRIPTION

CLIENT INFORMATION:



UNIVERSIT POLICE STATION RENOVATIONS

UNIVERSITY POLICE STATION UPPER MONTCLAIR, NJ 07043



THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH ARE THE PROPERTY OF JRS ARCHITECT, P.C. ANY INFRINGEMENTS OR ALTERATIONS BY OTHERS ARE PROHIBITED.

DRAWING TITLE: DETAILS

DRAWN BY: CHECKED BY: SCALE: AS NOTED



FILE NAME: IRS NUMBER: 23014.00

06/28/23

SHEET NUMBER: