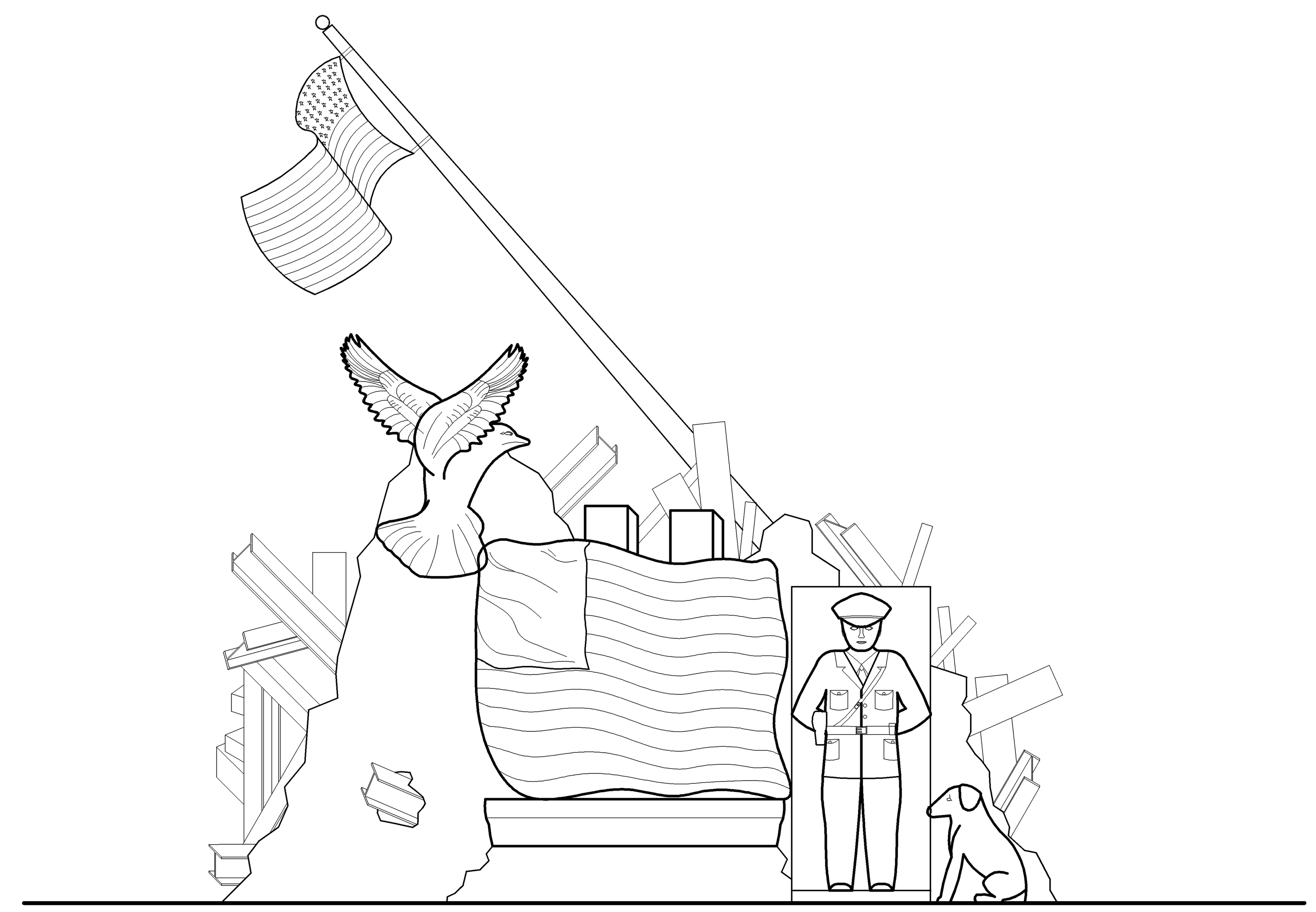
NEW STRUCTURE FOR:

SEPTEMBER 11 POLICE MEMORIAL

GARDEN STATE ARTS CENTER

LOT X
HOLMDEL

BLOCK X
NEW JERSEY



ABBREVIATIONS

ABV.	ABOVE
ACC.	ACCESSORIES
ACQ	ALKALINE COPPER QUAT WD. PRESERVATIVE
ADJ.	ADJACENT
A.F.F.	ABOVE FINISHED FLOOR
AIA	AMERICAN INSTITUTE OF ARCHITECTS
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALUM.	ALUMINUM
AMT.	AMOUNT
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
ATC	ACOUSTIC TILE CEILING
BD	BOARD
BLK	BLOCK
B.O.	BOTTOM OF
B.T.U.H.	BRITISH THERMAL UNITS (PER HOUR)
BTWN.	BETWEEN
DEG.	DEGREE
CF	CUBIC FEET
CL.	CLOSET
CLG.	CEILING
CLRM.	CLASSROOM
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CONT'D	CONTINUED
CMU	CONCRETE MASONRY UNIT
DBL	DOUBLE
DEC.	DECORATIVE
DIA.	DIAMETER
DTL	DETAIL
DWG.	DRAWING
DWL	DOWEL
EA.	EACH
ELEV.	ELEVATION
ENG.	ENGINEER
EXT.	EXTERIOR
EX.	EXHAUST
F.C.	FIRE CORE
FIN.	FINISHED
FLRorFL	FLOOR
FT	FEET
FTG.	FOOTING
GA.	GAUGE
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GWB	GYPSUM WALLBOARD
GYP.	GYPSUM
HC	HOLLOW CORE
HDR	HEADER
HDWE	HARDWARE
H.M.	HOLLOW METAL
HORZ.	HORIZONTAL
HT.	HEIGHT
HVAC	HEATING - VENTILATING - AIR CONDITIONING
IN.	INCH
INSUL.	INSULATION
JAN.	JANITOR ROOM
JST.	JOIST
JTS.	JOINTS
LAV.	LAVATORY
LVL	LAMINATED VENEER LUMBER
LYR	LAYER
MATL.	MATERIAL
MANUF.	MANUFACTURER
MECH.	MECHANICAL
MEP	MECHANICAL - ELECTRICAL - PLUMBING
MOD.	MODIFICATION
MSNY	MASONRY
MTL.	METAL
N/A	NOT APPLICABLE
NEMA	NATIONAL ELECTRICAL MANUF. ASSOC
NJDEP	NEW JERSEY DEPARTMENT OF EDUCATION
NO.	NUMBER
O.C.	ON CENTER
OCC	OCCUPANCY
OH.DR.	OVERHEAD DOOR
PART.	PARTITION
PERF.	PERFORATED
PL	PLATE
PLMB	PLUMBING
PLYWD	PLYWOOD
POLY	POLYETHYLENE
PPM	PARTS PER MILLION
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PVC	POLY VINYL CHLORIDE
R	RISER
r	RADIUS
REINF.	REINFORCEMENT
REQ'D	REQUIRED
RFG.	ROOFING
RM	ROOM
S.C.	SOLID CORE
S.F.	SQUARE FEET
SHT. RK.	SHEET ROCK
SPEC'D	SPECIFIED
SQ. FT.	SQUARE FEET
STD.	STANDARD
STOR.	STORAGE
STL.	STEEL
TJ	TRUSS JOIST
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TYP.	TYPICAL
USG	UNITED STATES GYPSUM
VCT	VINYL COMPOSITION TILE
VERT.	VERTICAL
VWC	VINYL WALL COVERING
W/	WITH
VB	VAPOR BARRIER
WC	WATER CLOSET
WD	WOOD
WEEP	WEEP HOLE
ACQ	ACQ
W.W.M.	WELDED WIRE MESH

PARTITION TYPES

1	SEPARATION WALL 2" x'S @ 16" OC. w/ 5/8" DRYWALL BOTH SIDES ONE HOUR UL DESIGN NO. U333. SEE PLAN FOR STUD SIZES
2	TYPE 5A CONSTRUCTION: EXTERIOR WALL 2" X'S STUD AT 16" O.C. WITH ⅝" DRYWALL INSIDE FACE & ½" EXT. GRADE PLYWOOD w/ VINYL SIDING EXTERIOR FACE. ONE HOUR FIRE RATED ASSEM. UL DESIGN NO. U356. TYPE 5B CONSTRUCTION: EXTERIOR WALL 2" X'S STUD AT 16" O.C. WITH ½" DRYWALL INSIDE FACE & ½" EXT. GRADE PLYWOOD w/ VINYL SIDING EXTERIOR FACE.
3	FLOOR/CLG: 3/4" T&G SUB FL. OVER TJI FLOOR JST @16" OC W/ 2-LAYERS 5/8" TYPE 'X' GYP BD. BELOW GA NO. FC5407. SEE PLAN FOR JST. SIZES
4	INT. 3-1/2" STUD PARTITION w/ 1/2" DRYWALL BOTH SIDES
5	EXTERIOR WALL 2" X'S STUD AT 16" O.C. WITH ⅝" TYPE "X" DRYWALL INSIDE FACE & ⅝" TYPE "X" GYP. SHEATHING ON EXTERIOR WITH ½" EXT. ½" EXT. GRADE PLYWOOD UNDER VINYL SIDING. ONE HOUR FIRE RATED ASSEM. GA DESIGN NO. WP8105

SYMBOLS LEGEND

- EXISTING PARTITION TO BE REMOVED
- EXISTING PARTITION TO REMAIN
- NEW G.W.B PARTITION.

DRAWING SYMBOLS

- ELEVATION LEVEL
- WALL SECTION (ELEVATION LETTER A / SHEET NUMBER A-1)
- ELEVATION (ELEVATION LETTER A / SHEET NUMBER A-1)
- DETAIL (DETAIL NUMBER 1 / SHEET NUMBER A-1)
- DETAIL SECTION (ELEVATION NUMBER 1 / SHEET NUMBER A-1)
- 001 ROOM NUMBER
- 001 DOOR NUMBER
- 1 WINDOW NUMBER
- A PARTITION TYPE
- A INTERIOR ELEVATION

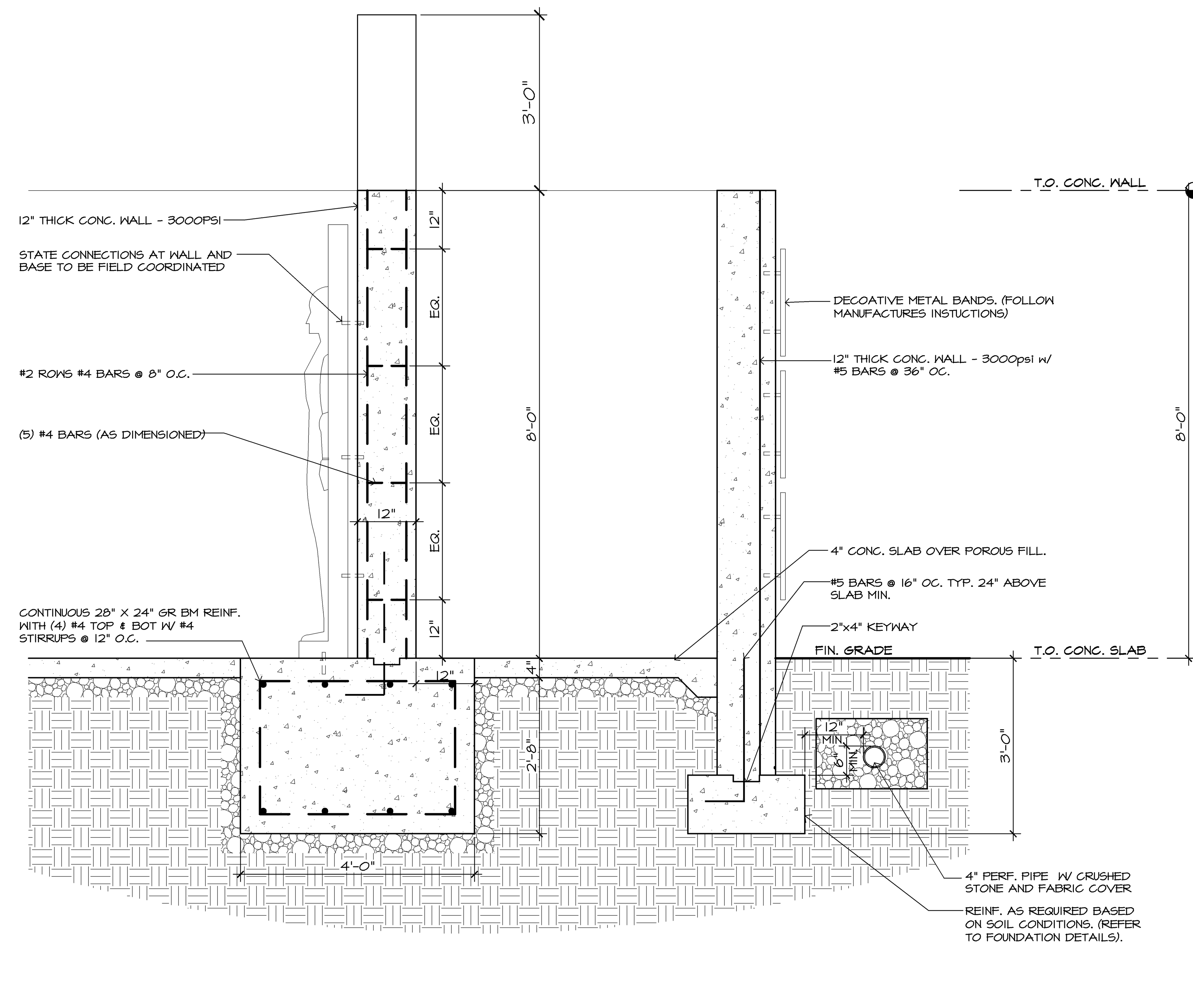
DRAWING LIST

ARCHITECTURAL

- A101 COVER SHEET
- A102 NOTE SHEET
- A103 SITE PLAN
- A104 FLOOR PLAN
- A105 ELEVATIONS & SECTION
- A106 DETAILS

MATERIALS KEY

- EARTH/COMPACT FILL
- CONCRETE
- GRAVEL
- CONCRETE BLOCK
- BRICK VENEER
- STEEL
- STUCCO
- BATT INSULATION
- RIGID INSULATION
- PLYWOOD
- GYPSUM WALL BOARD



WALL SECTION

3/4"=1'-0"

MAS AIA
MONTEFORTE ARCHITECTURAL STUDIO LLC
JAMES J. MONTEFORTE, AIA
708 HIGHWAY 35, SUITE B NEPTUNE, NJ 07753 (732) 988-1900

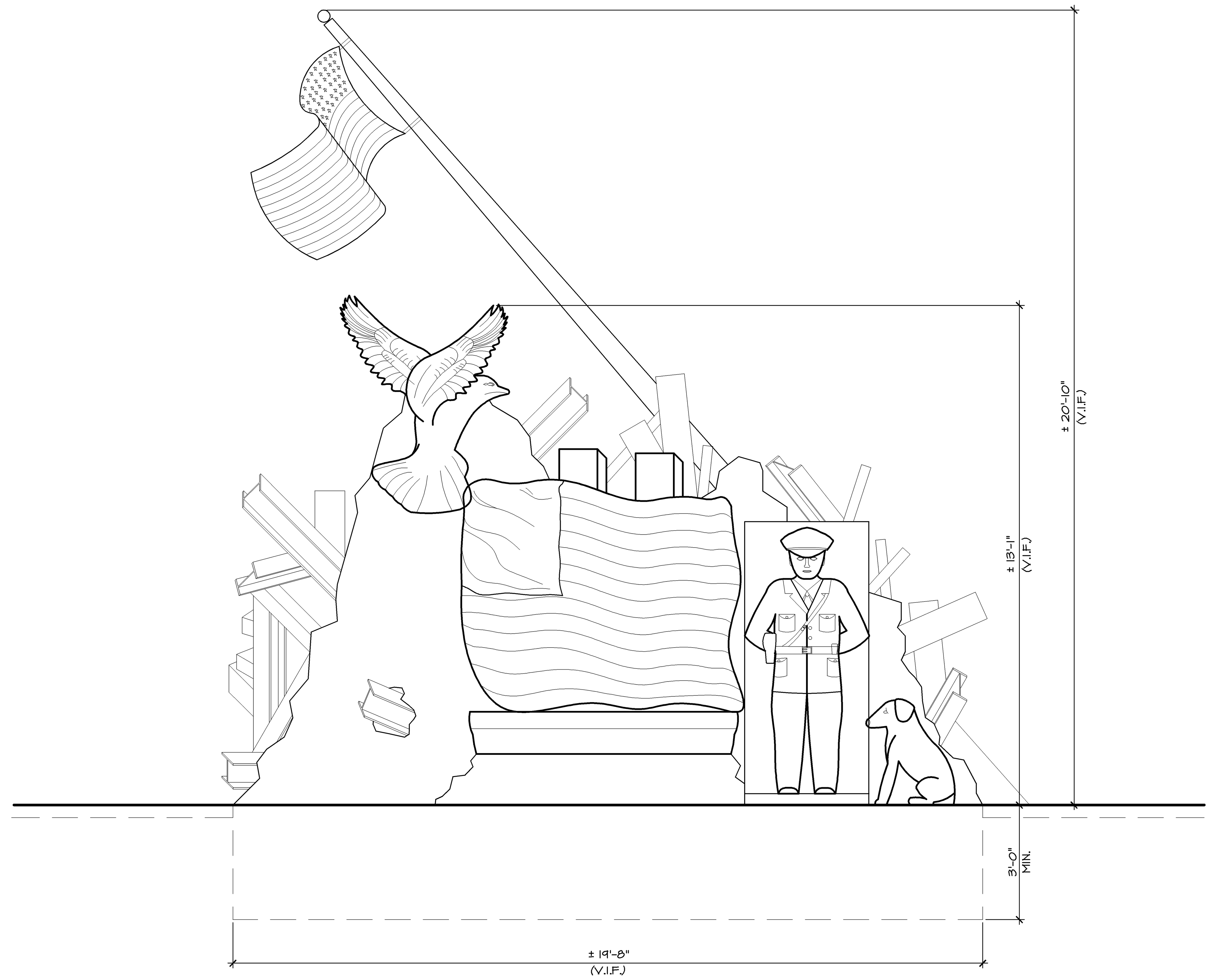
- NJ LIC. NO. 12132
- NY LIC. NO. 026417
- PA LIC. NO. RA017093
- FLA. LIC. NO. 0016221
- N.C.A.R.B. LIC. NO. 43377
- CT LIC. NO. ARI11059
- MA LIC. NO. 30598

NEW STRUCTURE FOR:
SEPTEMBER 11 POLICE MEMORIAL
GARDEN STATE ARTS CENTER
HOLMDEL, NEW JERSEY
LOT X
BLOCK X

REVISIONS:
DATE:

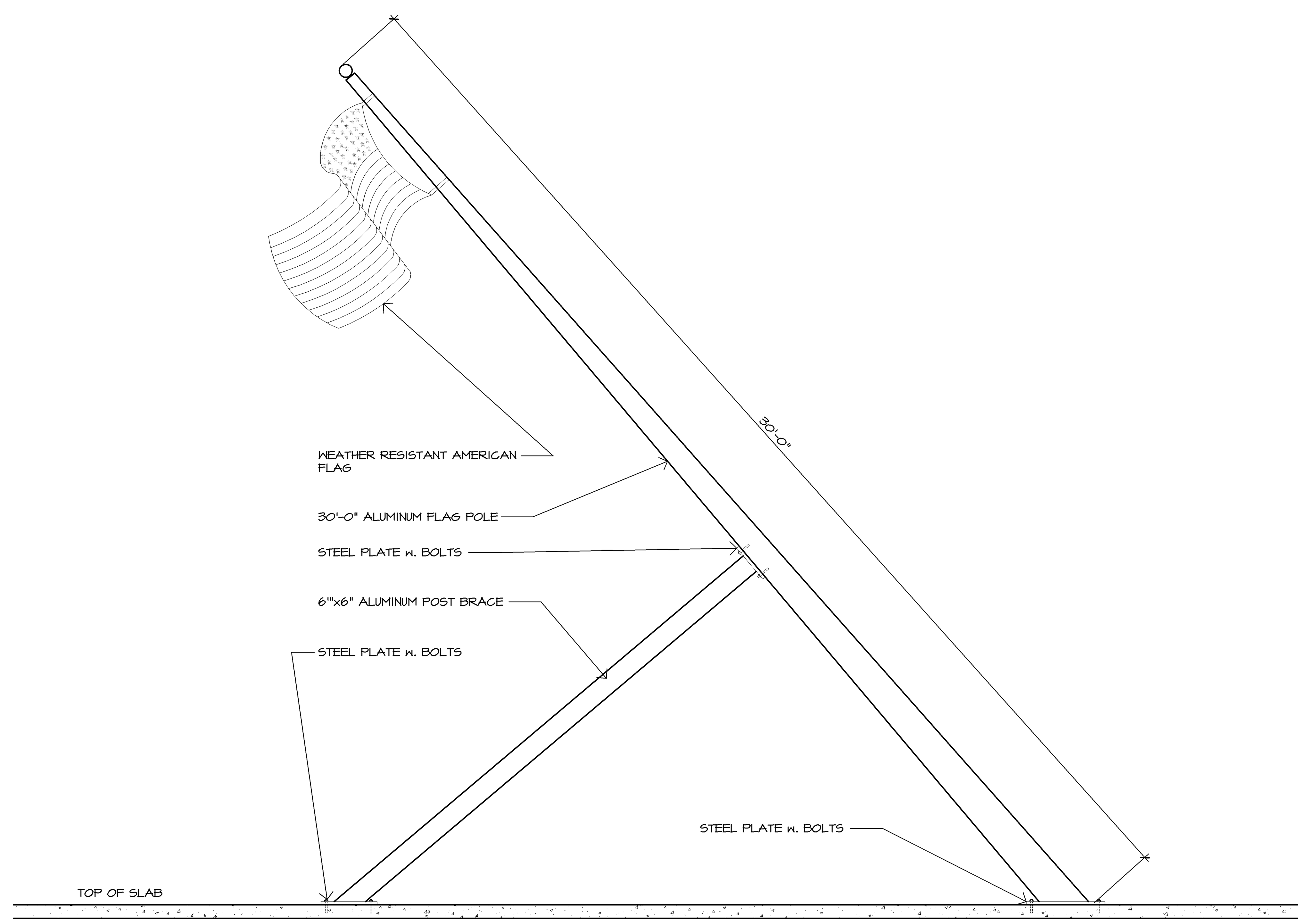
DRAWN BY:	KM
CHECKED BY:	JJM
JOB NO.	158.07A
DATE:	03.13.08

A101
1 OF X
DWG. NO.



MONUMENT ELEVATION

1/2"=1'-0"



FLAG POLE DETAIL

1/2"=1'-0"

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NEW STRUCTURE FOR:

SEPTEMBER 11 POLICE MEMORIAL

GARDEN STATE ARTS CENTER
HOLMDEL, NEW JERSEY
LOT X BLOCK X

REVISIONS:

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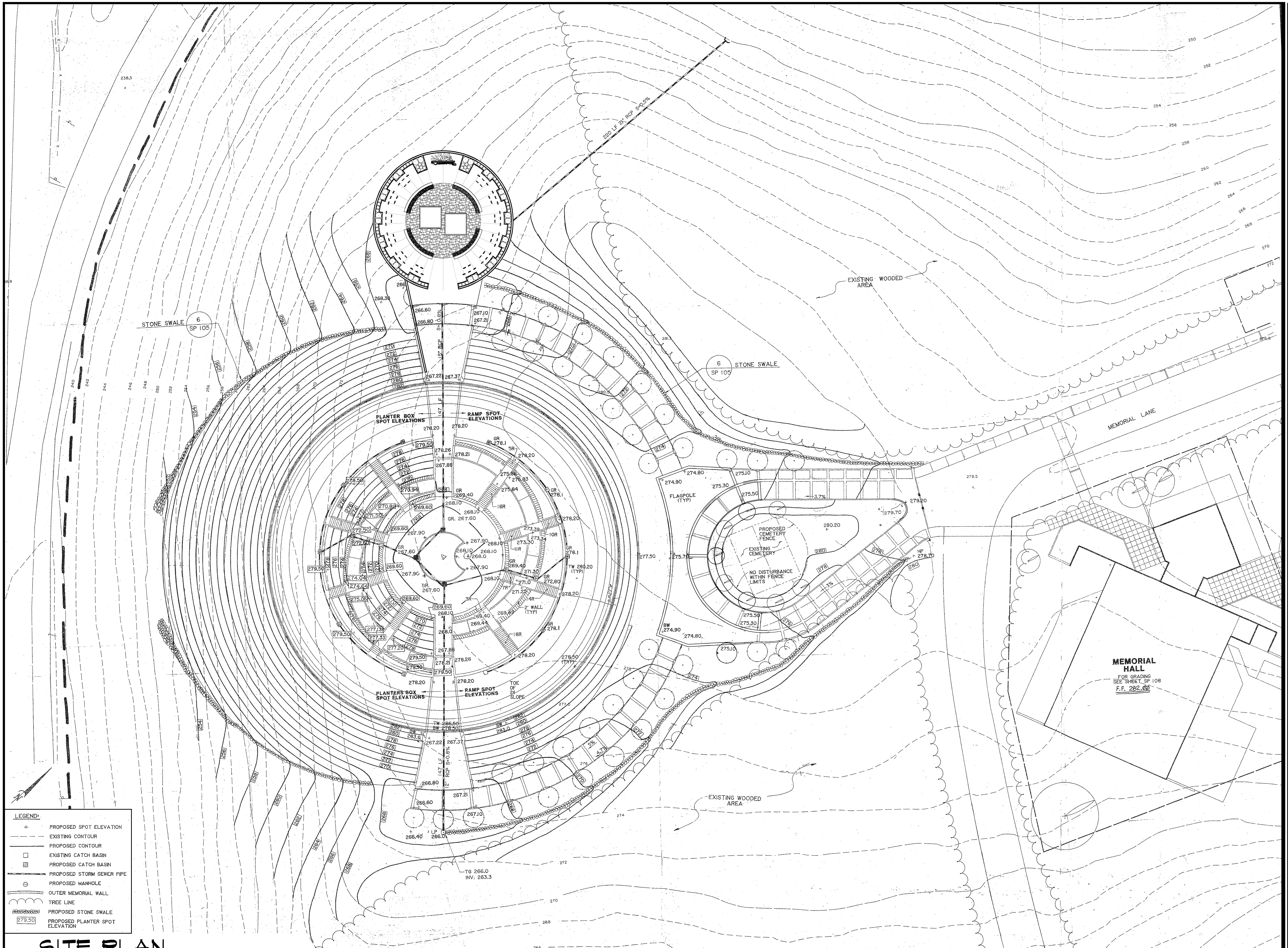
A106
6 OF X
DWG. NO.



SITE PLAN

1":20'

MA AIA

MONTEFORTE ARCHITECTURAL STUDIO LLC

JAMES J. MONTEFORTE, AIA

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NEW STRUCTURE FOR:

SEPTEMBER 11 POLICE MEMORIAL

HOLMDEL, NEW JERSEY

GARDEN STATE ARTS CENTER

LOT X BLOCK X

REVISIONS:

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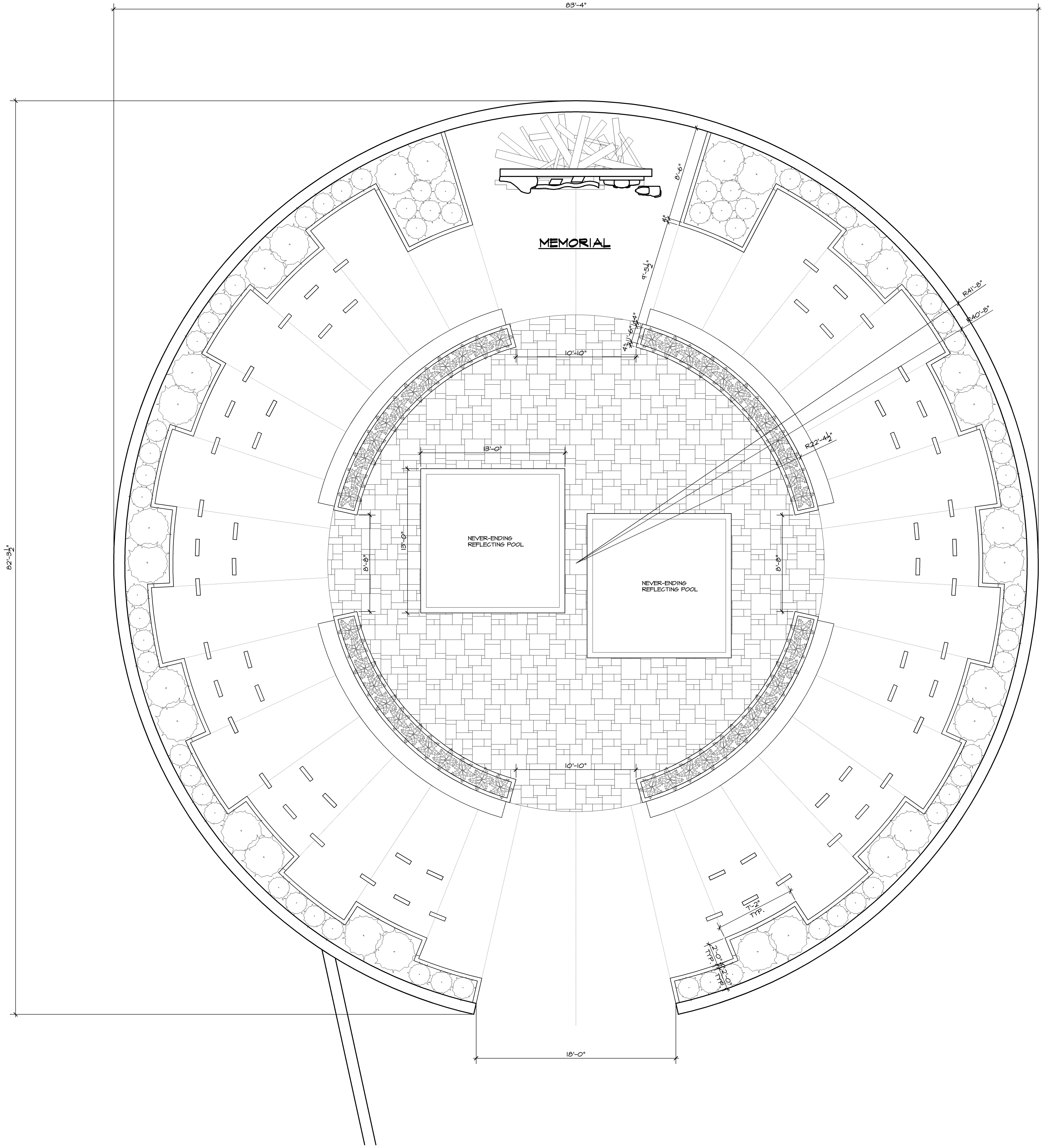
A103

3 OF X

DWG. NO.



MEMORIAL PLAN

1/4"=1'-0"

MAS AIA
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NEW STRUCTURE FOR:

SEPTEMBER 11 POLICE MEMORIAL

GARDEN STATE ARTS CENTER HOLMDEL, NEW JERSEY

LOT X BLOCK X

DATE:	REVISIONS:

DRAWN BY:	KM
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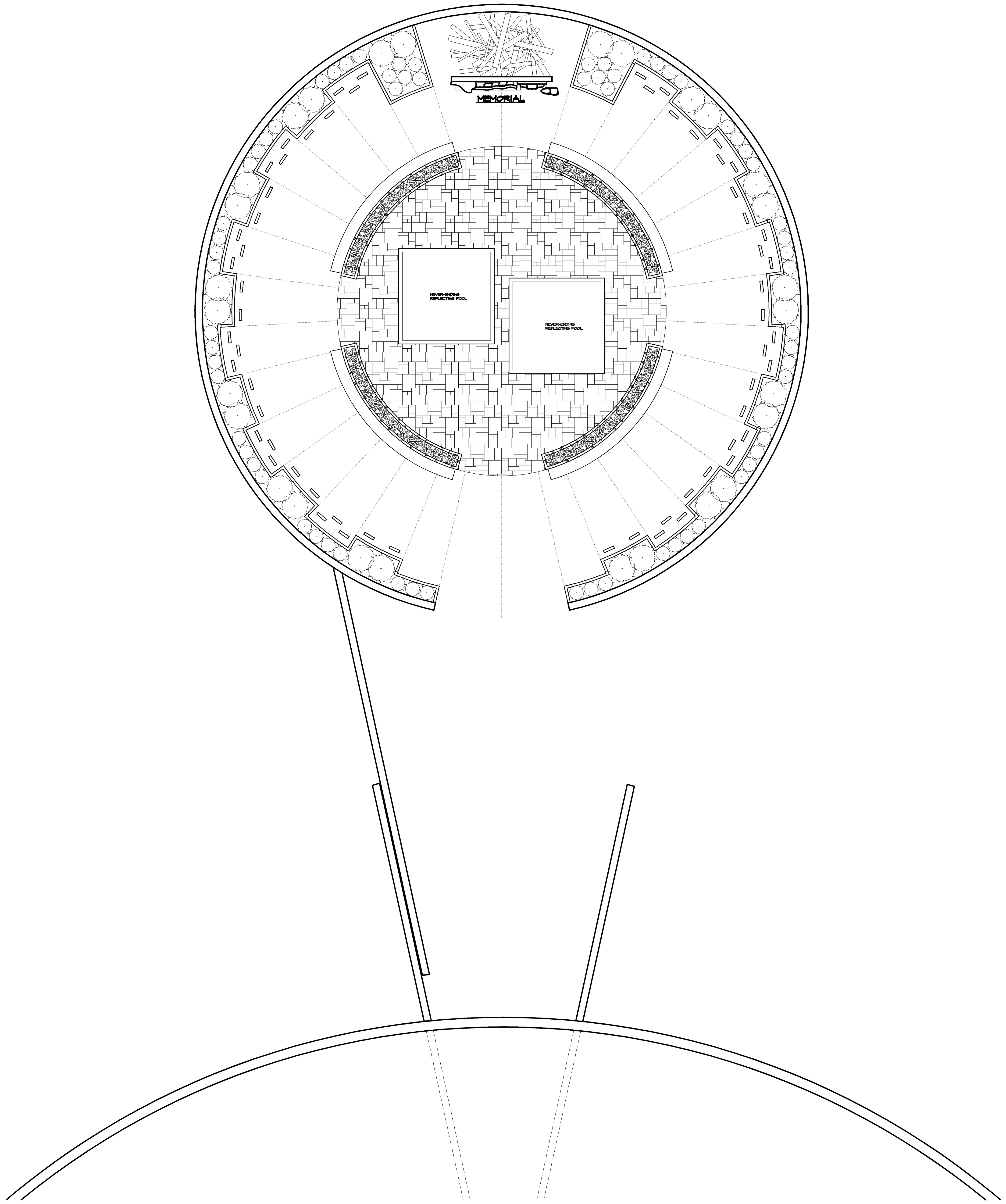
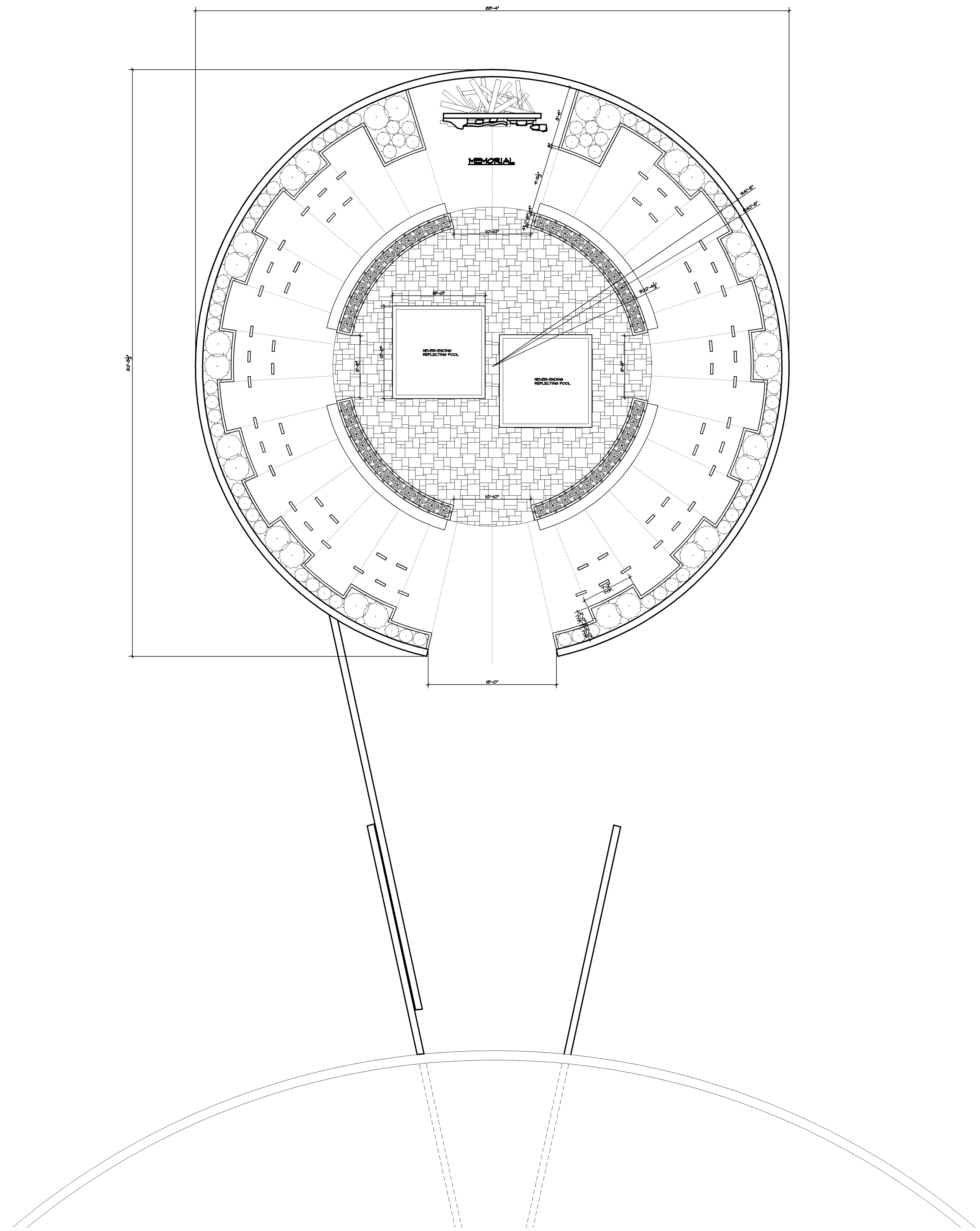
JOB NO.	158.07A
DATE:	03.13.08

A104
4 OF X
DWG. NO.



PLAN : OPTION-1

1/8"=1'-0"



PLAN : OPTION-2

1/8"=1'-0"

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NEW STRUCTURE FOR:

SEPTEMBER 11 POLICE MEMORIAL

GARDEN STATE ARTS CENTER
HOLMDEL, NEW JERSEY
LOT X
BLOCK X

REVISIONS:	DATE:

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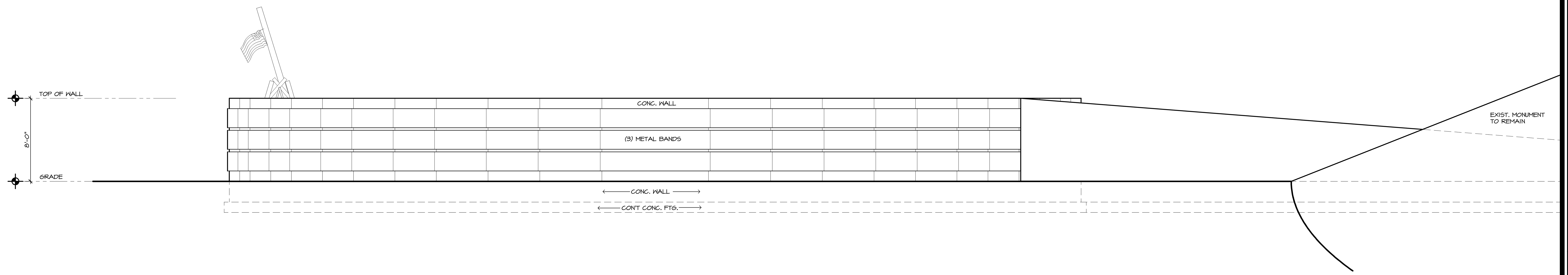
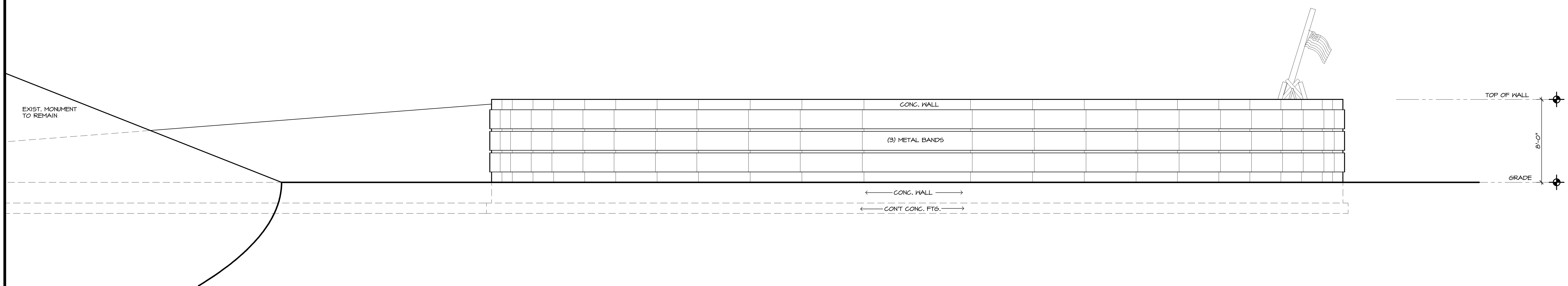
A104A
DWG. NO.



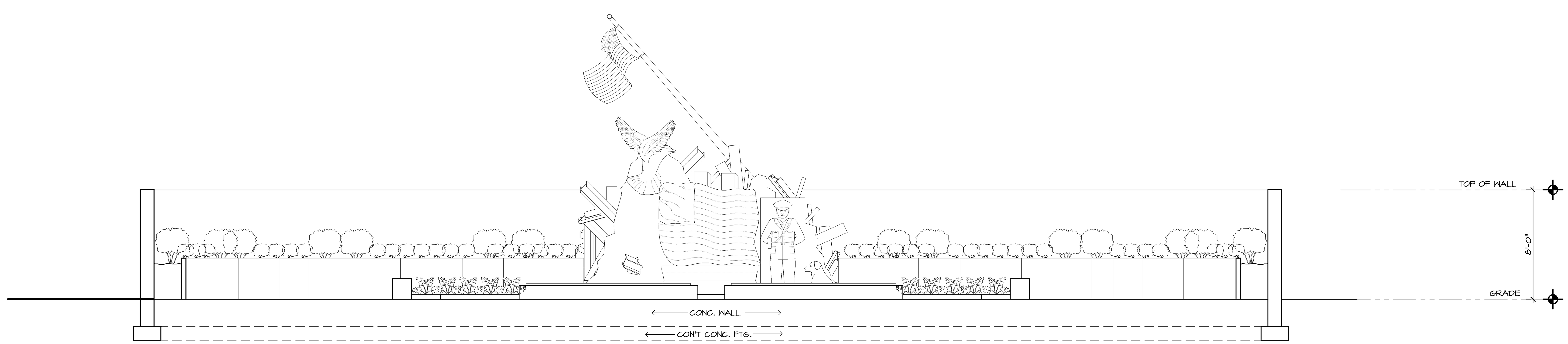
ELEVATION FROM PARKWAY

1/4"=1'-0"



ELEVATION FROM MAIN ENTRANCE

1/4"=1'-0"



SECTION

1/4"=1'-0"

MONTEFORTE ARCHITECTURAL STUDIO LLC
AIA
JAMES J. MONTEFORTE, AIA
708 HIGHWAY 35, SUITE B NEPTUNE, NJ 07753 (732) 988-1900

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GARDEN STATE ARTS CENTER HOLMDEL, NEW JERSEY

LOT X BLOCK X

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A105
5 OF X
DWG. NO.

GENERAL NOTES:

GENERAL CONDITIONS

USE OF DRAWINGS: These drawings are the property of the architect and shall not be used without the consent. Drawings shall not be used for issue of building permit unless signed and sealed by the Architect.

These drawings are for the intended use of a qualified N.J. licensed contractor who is familiar with the codes and standards in the State of New Jersey.

These drawings are the property of the Architect & shall not be used without consent.

REGULATORY REQUIREMENTS: These contract documents were prepared in accordance with the New Jersey Edition of the 2006 International Building Code (IBC) and the New Jersey Uniform Construction Code: Title 5:23 (UCC). The contractor & all of the sub-contractors shall conform to this & other applicable local, county, state & federal codes, laws, regulations, ordinances and requirements.

ENERGY CONSERVATION: These contract drawings were prepared to comply with the ASHRE 90.1-2004 Energy Standard for Buildings except Low-rise Residential Buildings. A Com-check will be provided for submission for building permit in conjunction with these documents.

BARRIER FREE: These contract drawings were prepared to comply with the Barrier Free Subcode and the ANSI A117.1-2003 building code requirements for the submission of building permit in conjunction with these documents.

REHABILITATION SUBCODE: These contract drawings were prepared to comply with the Rehabilitation subcode NJAC-5:23-6 provided within the N.J. Uniform Construction Code for submission for building permit in conjunction with these documents.

CHANGES: Any changes to or deviations from these drawings shall not be made without the Architects consent. Changes to the plans by the owner and/or contractors shall be the responsibility of the persons making such changes.

Any drawings or framing plans submitted by others showing any changes to Architect's plans shall be the responsibility of the Contractor and/or Owner.

No deviations from the work shown or reasonably implied shall be undertaken without the Architect's written consent. A copy of which will be filed with the construction official. Architectural plans shall take precedence over any shop drawings prepared by outside consultants. Architect assumes no liability for shop drawings or changes in structure

MANUFACTURER'S SPECIFICATIONS: All materials shall be installed in strict accordance with the manufacturer's written specifications or by the material's institute. Manufacturer shall be responsible for the performance of their product and shall indemnify and save harmless the Owner. Architect and General Contractor in case of failure. Contractor shall provide shop drawings for review and approval by Architect prior to installation.

DRAWINGS: Do not scale drawings, follow written dimensions. Notify Architect of any discrepancies prior to commencement of work. Construction notes on drawings are inclusive of all trades and shall be read and understood by all contractors & sub-contractors before construction begins.

Architectural plans shall take precedence over any shop drawings prepared by outside consultants. Architect assumes no liability for shop drawings or changes in structure without written approval by the Architect.

These specifications are intended to supplement the working drawings which together are to be used for performing the work.

Where the specifications disagree with the drawings, the drawings shall supersede the specifications. The Contractor is responsible for notification of Architect for any necessary clarifications to construction documents or specifications.

Details shown in any building section or drawing apply to all similar sections unless otherwise noted. Contractor to notify Architect if clarification is needed.

Any details not shown on drawing should be brought to the immediate attention of the architect before continuing construction.

SAFETY: All contractors to provide all necessary barricades and safety precautions and strictly adhere to all covering codes on safety, including State, Local , and the OSHA Act.

The contractor is responsible to provide safety for all person's entering the work site or work area during construction.

INDEMNITY: The Contractor shall indemnify and save the Owner and Architect & their agents and their employees harmless form all claims for the loss of or damage to property or personal injuries to, or death or any and all persons, including without limitations employees, agents, servants or contractors or subcontractors arising out of work done by the contractor, his employees, agents, servants and/or subcontractors.

FIELD VISIT: All contractors are to visit the site prior to commencement of work and familiarize themselves with the area and requirements for the job. Contractor to notify Architect prior to commencement of work.

JOB SUPERVISION: The Architect has not be retained for any construction supervision or inspection of this job & therefore is not responsible for this phase of the contract.

LABOR & WORK: All work shall be performed in a workman like manner. The Contractor shall be solely responsible for all conduct and quality of the work.

GUARANTEES: All work shall be guaranteed for a period of one year after final payment has been made to contractor.

GENERAL REQUIREMENTS

All materials and equipment shall be approved for use as required by governing Municipal, State and/or Federal agencies and shall bear all required approvals.

CODE COMPLIANCE: Contractor to secure a copy and be familiar with the 2006 International Building Code New Jersey Edition prior to start of construction.

These drawings are in compliance with the Architect's interpretation of the 2006 New Jersey Edition of the International Building Code. It is assumed that when a building permit is issued by the building inspector, that he has thoroughly examined the drawings and specifications according to the UCC, IBC & IRC requirements. Any changes, made by any party during construction shall be the responsibility of the person making changes. Architect will not take any responsibility for changes not approved.

FIELD CONFLICTS: It is the sole responsibility of the G.C. to notify the Professional of Record (P.O.R.) in writing, in a timely manner, of any conflicts in the field so that the P.O.R. may verify field conditions.

Should the G.C. or owner proceed without written verification from the P.O.R., the G.C. shall assume all costs associated with the redesign, materials and construction costs to conclude the project.

EXISTING CONDITIONS: (if applicable) All conditions and dimensions shall be verified by the contractor prior to the start of construction. The contractor shall report, in writing, discrepancies to the architect immediately upon discovery of such conditions that are shown on drawings. The Architect shall not be responsible for existing conditions.

HIDDEN CONDITIONS: Contractor to familiarize himself with the construction drawings & existing conditions prior to giving bid for compliance w/ design intent of proposed work & notify architect of any condition hidden or unseen which is not addressed on plans. Exploratory work to be provided by contractor as required to assess the existing conditions prior to commencement of work.

SITE WORK

SUBSURFACE CONDITIONS: Soil boring testing and log shall be submitted to Architect for review prior to commencement of work. Footings are designed for a minimum soil bearing capacity of 2000 psf unless otherwise noted. The contractor shall investigate the subsurface to ensure the soil has a safe bearing capacity of 2000 pounds per square foot. Footing elevations shall be adjusted to the actual levels accepted bearing strata found upon excavation. Notify Architect of any unusual conditions.

Failure of the contractor to request a soil test shall impose the burden or responsibility for adequacy of soil bearing qualities an subsequent damage upon the contractor.

A soil bearing value found to be less than the assumed value shall be reported to the Architect for footing redesign.

EARTHWORK: Strip and stockpile topsoil for later redistribution when finished grade is completed. Spread soil, hand grade and seed lawn. Excess excavated materials shall shall be distributed to provide a smooth transition to undisturbed grade. Provide clean fill as required to bring finished grade to required level. Slope grade away from building. Finished grade shall be 8" minimum below wood framing.

EXCAVATION BACK FILLING & COMPACTING: Excavate as required to install footings, slabs, foundation walls, retaining walls, masonry piers & trench work, including mechanical and electrical trades as required by drawings for the proper completion of work.

Backfill with clean soil, free of deleterious materials.

Finish grade around new construction and slope grade away from building.

Compact soil in areas to receive concrete floors or slab to 95%.

Contractor to make proper provisions to drain excavated areas as required.

Contractor is responsible for all cutting filling and rough grading required to bring the project areas to finished grade.

Do not allow any of the work performed or installed to be covered prior to all of the required inspections, tests and approvals. Should any of the work be covered before approvals have been obtained, the contractor shall uncover at no additional costs.

Contractor shall not backfill until the the foundation walls are installed and the first floor is framed and/or foundation walls have been braced.

FROST PROTECTION, SLOPE & GRADING: Bottom of exterior footings shall be a minimum of 3'-0" below finished grade for frost protection. Maximum slope between the bottom of adjacent stepped footings shall be a ratio of one vertical to two horizontal.
All grading shall be done to direct all surface water away form the building with a minimum slope of 1/4" per foot.
Slope all finished grade away from building.

FIELD ENGINEERING: The General Contractor shall employ a New Jersey licensed Land Surveyor to establish and maintain benchmarks to set lines and levels and to properly locate each element of the project including the corners of the property and/or the corners of the proposed work, stakes for finished grading and other site amenities.
continued

LANDSCAPING: Materials and labor for planting will be supplied by owner unless otherwise noted in the contract. The General Contractor shall coordinate with the with the Landscape Contractor and/or Landscape Architect where required.

SIDEWALKS, RAMPS & SLABS: Concrete slabs, sidewalks & ramps shall be a minimum of 3000 psi Portland Cement. Concrete curbing to be a minimum of 4000 psi.

Provide 6x6 10/10 welded wire mesh in all walks, ramps and slabs to meet ASTM A-185.

Provide expansion joints at intervals not to exceed 30' and broom finish all horizontal surfaces to provide barrier free accessibility.

FLOOD RESISTANT CONSTRUCTION

All buildings and structures constructed in whole or part in flood hazard areas including 'A' or 'V' zones shall conform and be constructed in accordance to Section 1612 of the New Jersey Edition of the IBC & deigned in accordance with ASCE 24.

ELEVATION DOCUMENTATION: The General Contractor shall employ a New Jersey licensed Land Surveyor to establish the flood elevation and to certify that the finished floor is elevated to or above the the design flood elevation as per the requirements of Section 1612 in the NJ Edition of the IBC.

MODERATE HAZARD FLOOD ZONES: Enclosed areas including crawl spaces below the base flood elevation shall meet the requirements of Section 1612 of the NJ Edition of the IBC & ASCE 24.

Contractor to provide flood vents as shown on the construction documents. Flood vents are to be manufactured by Smart Vent and to be certified to cover 200 sf of enclosed area.

Contractor to ensure that the bottom of all vents are to be installed one foot or less above the adjacent ground level.

Floor slabs below the flood elevation in crawl spaces shall be equal to or above the outside finished ground level.

All garages located within a flood zone shall have flood vents installed to meet the requirements of Section 1612 in the NJ Edition of the IBC.

HIGH HAZARD FLOOD ZONES: All structures located in a 'V' zone are to comply with Section 1612 of the NJ Edition of the IBC.

All foundations constructed in a 'V' High Hazard zone are to supported on piles as per Section 1612 in the NJ Edition of the IBC. Structural drawings for pile foundation are to be provided by owner as prepared by a NJ licensed Structural Engineer.

Walls located below the design flood elevation in a high hazard zone shall be break away wall construction to comply with Section 1612 in the NJ Edition of the IBC.

GENERAL DEMOLITION

A utility mark out is to be provided before the commencement of work. All Utility lines are to be terminated in an approved manner.

The general contractor shall be responsible for fully anticipating the full extent of demolition work and apportioning it to the proper trade.

Contractor shall be responsible for obtaining all necessary demolition permits prior to to commencement of work.

Contractor to field verify all work which is to be demolished prior to commencement of work.

BUILDING DEMOLITION: Demolish building to the extent indicated on drawings. Fill all excavated areas and compact soil to 95%.

SELECTIVE DEMOLITION: Selective portions of the interior and/or the exterior of the including plumbing, electrical, heating and cooling systems, are to be removed and the remaining portions are to be patched to match and aligned with remaining adjacent surfaces. Remove above and below grade construction which will interfere with the proposed addition.

DEMOLITION SITE VISIT: One (1) site visit will be provided by Architect to verify existing conditions that were hidden and/or unseen during original survey for as built drawing preparation. If exploratory work is requested on drawings Contractor is to have all problem areas open and ready for inspection at time of site visit or additional fees will be the responsibility of the Contractor.

Contractor to field verify all work which is to be demolished.

DEMOLITION DRAWINGS: Demolition drawings have been prepared based on the knowledge at the time of original survey and as-built investigation by Architect. It shall be the contractor's responsibilities to visit the site and examine all construction documents in order to fully determine the scope of and intent of the work involved.

Remove existing work indicated by dashed lines.

No bearing partitions are to be removed before adequate temporary supports are in place. Provide protection for people and property from any structural failure, etc. with bracing, shoring, or needling.

DEMOLISHED MATERIALS: Demolished materials/ equipment which are to be reused are to be carefully removed and stored in a protected area.

Unless otherwise noted all demolished materials/equipment are to become the property of the contractor. No on-site sales of materials will be permitted.

All demolished material to be disposed of at a legally approved dump site and shall be continuously hauled away and not allowed to accumulate on site.

PROTECTION OF WORK: Protect all work scheduled to remain during demolition. Patch and repair remaining construction as required to match existing work.

Replace or repair all damaged work areas effected by demolition or alteration to match existing in place. Provide protection for people and property form any structural etc. with bracing, shoring, or needling.

Contractor to maintain weather protection for existing structure to remain as required.

CONCRETE

MATERIALS: All concrete materials are to comply with the standards listed in American Concrete Institute ACI 318-05 and ACI 216.1-97.

INSTALLATION: No concrete shall be poured in freezing weather, on frozen or wet ground, or while it is raining.

CONCRETE STRENGTH: As noted on the drawings.

CAST IN PLACE CONCRETE FOOTINGS: Ultimate strength of concrete footings shall not be less than 3500 psi. in 28 days. Footings to be a min. 3'-0" below finished grade and rest on firm undisturbed soil (virgin soil), unless otherwise noted on the drawings.

CAST IN PLACE CONCRETE SLABS: Ultimate strength of concrete slabs shall not be less than 4000 psi. in 28 days. Slab thickness is as shown on construction drawings.

Ultimate strength of concrete slabs on grade in garage areas and aprons shall be not less than 4000 psi. in 28 days, with 6"x6"- #10/10 welding wire mesh conforming to ASTM A185 set midway in slab and lap two meshes at splices, unless otherwise noted.

CONCRETE SLAB BASE COURSE: All concrete slabs to be poured on 4" minimum of compacted gravel unless otherwise noted on the construction drawings.

Provide a 6 mil. Polyethylene Vapor Barrier under all interior concrete slabs on grade.

All interior floor slabs in habitable areas shall have 1"x24" rigid insulation installed horizontally and vertically around the perimeter of the slab unless otherwise noted.

REINFORCING: All reinforcing bars shall be new billet steel meeting the requirements of ASTM A615, A706 OR A996. The minimum yield strength of reinforcing steel shall be grade 60 unless otherwise noted and shall comply with all ACI code requirements.

Length of reinforcing bar splices shall conform to ACI building code requirements, but in in no case less than 1" from the top and over any pipes and conducts in slab.

Contractor to provide the necessary supports for reinforcement including chairs, bolsters, spacers, etc.

PRECAST CONCRETE LINTELS: Concrete lintels are to be the sizes indicated on the drawings. Ensure all edges and surfaces are straight and true. Minimum Fc=5000 psi at 28 days and the lintel is to be fabricated with the steel reinforcement as indicated on drawings.

CONCRETE ENCASED ELECTRODES: All reinforcing bars ½" more in dia. and 20 ft. or more in length, the rebar are considered available for grounding. The bars are required to be bonded to the grounding electrode system in new construction The bars must be encased in 2" of concrete minimum. See electrical notes.

GROUT: Grout shall be nonshrinkable grout conforming to ASTM C476, and shall have a specified strength at 28 days of 3000 psi. Proportions shall conform to Table 2103.12 in the IBC. Pregrouting of base plates will not be permitted.

MASONRY

CONCRETE UNIT MASONRY: Masonry walls shall conform to & be constructed in to Section 1805 & Chapter 21 (in its entirety) of the IBC, NJ Edition.

Concrete block unit masonry is to conform to ASTM C90, Grade N, Type 1. Units shall have a minimum compressive strength of (F'm) of 1500 psi on the net cross sectional area at 28 days. Units shall not be installed prior to the required 28 day strength.

Mortar for unit masonry to be Type 'M' or 'S' & shall conform to ASTM C270 & Section. 2103, 2104 & 2105 in the NJ Edition of the IBC.

All concrete block masonry wall sections & piers less than two square feet in cross sectional area shall be fully grouted.

Provide vertical masonry control joints at a maximum of 25' on center unless otherwise detailed on Architectural drawings.

BOND BEAMS: Bond beams shall be provided at the top of all CMU walls & at horizontal intervals not to exceed eighteen (18) times the wall thickness, unless otherwise noted on the drawings. Reinforce all bond beams with a minimum of two (2) continuous #5 bars with a minimum of 3000 psi small aggregate concrete. Mortar will not constitute grout.

HORIZONTAL MASONRY JOINT REINFORCEMENT: Truss type reinforcing conforming with ASTM A951; 9 gauge galvanized. Install every other course unless otherwise noted.
continued

METAL ACCESSORIES: Anchors, ties and accessories shall conform to ASTM A36 for structural steel; ASTM A82 for plain steel wire for concrete reinforcement; ASTM A185 for plain steel welded wire fabric; ASTM A240 for chromium & chromium nickel stainless steel plate, sheet & strip; ASTM A307 grade A for anchor bolts: ASTM A480 for flat rolled stainless & heat resisting steel plate & ASTM A1008 for cold-rolled carbon carbon steel sheet. For pre-stressed tendons see Section 2103.13.6 in the IBC.

Corrosion protection requirements for all metal accessories shall conform to Section 2103.13.7 in the IBC, NJ Edition.

HORIZONTAL LATERAL SUPPORT: Masonry walls shall be laterally supported as per Section 2109.4 in the NJ Edition of the IBC.

Lateral support shall be provided by cross walls, pilasters, buttresses or structural frame members when the limiting distance is taken horizontally.

Spacing of lateral support is not to exceed the values dictated in Table 2109.4.1 in the NJ Edition of the IBC.

MORTAR: Mortar for unit masonry shall conform to ASTM C270, TYPE 'M' or 'S'. The type of mortar shall be in accordance with Section 2103.10, 2103.11 and shall meet the proportion specifications of Table 2103.81 in the NJ Edition of the IBC.

Place all units in mortar with full shoved head and bed joints.

Mortar joint thickness tolerances shall be in accordance with Section 2105 in the NJ Edition of the IBC.

GLASS BLOCK: Provide & install glass block units as indicated on plan. Glass block to be installed as per manufacturer's approved specifications and as dictated in Section 2103.6 & 2110 in the NJ Edition of the IBC. Mortar for glass masonry shall be Type S or N and shall conform to Section 2103.8 of the IBC.

FACE BRICK: Provide face brick conforming to ASTM C216, GRADE SW, TYPE FBS. and/or complying with Section 2103.2 in the IBC.

Where brick or stone veneer is to be the material indicated on drawings, reinforcing ties, copings, loose lintels anchors and flashing shall be included.

BUILDING BRICK: All building brick shall conform to ASTM C62-04 & Section 2103 in the NJ Edition of the IBC.

STORAGE: All masonry materials shall be stored in a neat manner, in a dry area free of foreign material and protected from moisture.

METALS

METAL FASTENINGS: Anchor bolts 1/2 " diameter x 18" long @ 6'-0" O.C. and 12" from each corner and/or splice or an approved anchoring system as per Section 2103.13.5 of the 2006 IBC, New Jersey Edition. Plate washers are to be installed between the . foundation sill and the nut on all anchor bolts. Plate washer are to be 3"X3"X.229". All anchor bolts to conform to ASTM A 307 Grade A unless otherwise noted.

Base plates, anchor bolts, support angles, etc. below grade shall be covered with a minimum of 3" of concrete.

STEEL COLUMNS: All steel columns shall be of standard heavy weight steel pipe column schedule 40, conforming to ASTM A500 (Fy=46) unless otherwise noted on the drawings.

All column base plates and bearing plates to be 5"x5"x3/16" thick A-36 steel unless otherwise noted on the drawings.

STEEL CONNECTIONS: All shop connections are to be welded, riveted or high strength bolted. Field connections shall be high strength bolted. Connection bolts are to meet or exceed the requirements of ASTM A325. Bolts shall be designed as bearing type except if noted otherwise on plan. Minimum weld size to be 3/16" unless otherwise noted.

STRUCTURAL STEEL: All structural steel fabrication, design & erection shall be in accordance with ASTM A35, AISC 360 and Chapter 22 in the NJ Edition of the IBC.

STEEL SHALL CONFORM TO THE FOLLOWING:

ALL WIDE FLANGE BEAMS	ASTM A992 (Fy=50)
ALL CHANNELS, ANGLES, PLATES, ETC.	ASTM A36, A572 or A992
STRUCTURAL TUBE	ASTM A500 (Fy=46) or A501
STEEL PIPE	ASTM A53 (Fy=35)
ANCHOR BOLTS	ASTM A307
BOLTS	ASTM A325
WELDING ELECTRODES	AWS A5.1 OR A5.5 CLASS E70XX
GALVANIZED STRUCTURAL SHAPES & RODS	ASTM A123
GALVANIZED BOLTS, FASTENERS & HARDWARE	ASTM A153

FABRICATION: The fabricator is responsible for the design of all connections. Shop drawings are to be signed and sealed by the fabricator's licensed Engineer & submit to Architect for review and coordination. Review of shop drawings does not relieve the fabricator of responsibility for the e adequacy of all connections.

PAINT: All steel shall be painted with shop standard primer unless otherwise noted.

Steel angles & plates along with bolts and washers, in direct contact with exterior finish masonry & all exterior exposed structural steel, shall be painted with inorganic zinc primer equivalent to Southern Coatings Chemtec 600.

Delete paint on all steel to receive sprayed-on fireproofing or concrete encasement.

All dissimilar metals shall be treated or properly separated to prevent galvanic and/or corrosive effects.

STEEL LINTELS: Steel Lintels & Angles exposed to exterior conditions shall be hot dipped galvanized. Lintel sizes are to be as designated on construction drawings.

COLD FORMED METAL FRAMING: Provide cold form steel framing & fastening to comply with AISI-General, AISI-NAS and Section 2210 of the NJ Edition of the IBC.
Edition of the IRC. All studs, joists, bracing, etc. shall be the gauge & size as indicated on the construction drawings. Install as per manufacturer's specifications.

HANDRAILS: All handrails shall comply with Section 1012 of the NJ Edition of the IBC.

GUARDS: All guards shall comply with Section 1013 of the NJ Edition of the IBC.

WOODS AND PLASTICS:

ROUGH CARPENTRY: For lumber, provide S4S, S - Dry, grade marked & complying with PS 20 Structural lumber shall be Douglas Fir #2 and conform to standards set forth by the American Forest and Paper Association (AFPA). All lumber in contact with masonry, exposed to the weather or as indicated on drawing shall be pressure treated to comply with AWPA C1, C2 and C9. Sizes of lumber are indicated on drawings.

All framing lumber shall be installed true, level plumb, square, well spiked & nailed properly braced and well secured in position.

All framing lumber shall conform to Chapter 23 in the NJ Edition of the IBC.

Contractor shall be responsible for replacing any split, damaged or cracked framing members as required.

All lumber is to be properly stored and protected against the weather & termite infestation. Store all lumber off the ground and cover when not in use.

All fire retardant treated wood shall conform to ASTM E84, ASTM A5664, ASTM D3201 & Section 2303.2 in the NJ Edition of the IBC.

PLYWOOD: Provide plywood with American Plywood Association grade stamp on each sheet indicating the span rating, exposure durability classification, thickness, and grade designation Plywood shall comply with the requirements of PS-1-83. The following min. thickness & grade designations shall be provided for the applicable locations. Where the drawings may indicate a different thickness, the larger thickness shall be installed.

Wall Sheathing	1/2" APA rated sheathing (32/16)	Exposure 1
Roof Sheathing	5/8" APA rated sheathing (40/20)	Exposure 1
Floor Sheathing	3/4"" APA rated sheathing (40/20)	Exposure 1

ENGINEERED LUMBER: All premanufactured wood members/engineered lumber specified on drawings shall be manufactured by iLevel (Trus Joist) & shall conform to ASTM D5456. Install as per manufacturer specifications and details.

All engineered lumber is to manufactured by iLevel. Any substitutions become the liability of the contractor. Any revisions to framing must be approved by the Architect prior to the substitution & prior to purchasing any building material. Architect will assume no responsibility or liability for shop drawings provided by lumber supplier or contractor. adjacent bays typical.

All PSL & LVL beams are to be solid blocked at ends to prevent rotation. If beams are parallel to floor joist, install solid blocking perpendicular to beam at 36" oc. within adjacent bays typical.

Design stresses for PSL beams Fb=2,900 psi E=2,000,000 psi Fv=290 psi
Design stresses for LVL beams Fb=2,600 psi E=1,900,000 psi Fv=285 psi

WOOD I-JOISTS: All wood I-joists shall be manufactured by Ilevel & shall conform to ASTM D5055. Install as per manufacturer's instructions.

WOOD TRUSSES: All wood trusses shall be designed & guaranteed by the manufacturer of same. All design calculations shall be in accordance with Section 2303.4 of the NJ Edition of the IBC and sealed by a N.J. Licensed Engineer employed by the manuf. & submitted to the Building Department, Owner and Architect.

WOOD CONNECTORS: All clips, hangers, strapping, post bases and caps & all wood connectors are to be manufactured by Simpson Strong Tie Company. All connectors are to be installed as per manufacturer's specifications. All connectors are to be used with manufacturer's approved fasteners. All connectors exposed to the elements or exterior are to be hot dipped galvanized with hot dipped galvanized fasteners. Any connectors exposed to salt water spray or within a half mile of salt water the fastener connectors are to be stainless steel to provide durability against corrosion.

HURRICANE CLIPS: Install Simpson Hurricane clips, model #H2.5 on ea. rafter typical as per manufacturer's specifications. Use manufacturer approved fasteners.

continued

WOOD APPLICATIONS:

All headers shall be a minimum of (2) 2"x10" unless noted otherwise.

All joists & beams shall bear on a minimum of 3½" solid base. Contractor shall provide double joists under partitions parallel to floor framing unless otherwise noted. Provide joists 6" apart under plumbing or utility walls (typical) to allow for piping.

In bearing walls, headers shall rest on double stud, each side.

Provide wood "blocking" midway in bearing walls.

Provide a sill sealer on top of foundation walls below treated wood sills.

Provide solid or "x" type bridging @ 8'-0" on center maximum.

Flitch plate beams shall be assembled with ½" diameter carriage type bolts spaced at 16" O.C., staggered. Provide double bolts at ends, unless noted otherwise.

FIRE BLOCKING: Install fire blocking at all concealed draft openings to form an effective fire barrier horizontally & vertically as per the requirements of Section 717 in IBC.

THERMAL AND MOISTURE PROTECTION:

BITUMINOUS DAMPPROOFING: Provide cold asphalt damp proofing of the semi-fibrated type conforming to Section 1807 of the IBC to all below grade masonry surfaces. Install in accordance with manufacturer's specifications.

CEMENTITOUS DAMPPROOFING: On all exterior above and below grade concrete unit masonry surfaces provide and install a two coat cementitious plaster finish. Finish surface shall be a trowel finish, total thickness of 3/8". Install cove at intersection of foundation walls and footings. Dampproofing shall conform to Section 1807 in the IBC.

VAPOR RETARDERS; Provide 6 mil carbonated polyethylene film, rated at 0.1 perms. and lapped a minimum of 6". Vapor retarder must conform to Section 1807 of the IBC.

SILL SEALER: Provide at all exterior walls between the masonry foundation & the wood sill plate a minimum 6" wide polyethylene sill sealer insulation. Sill sealer to be manuf. by Owens Corning or equal and install as per manufacturer's specifications.

AIR INFILTRATION BARRIER: Provide a 5 mil high density polyethylene fiber air infiltration barrier, "Tyvek" as manufactured by Dupont or equal where indicated on drawings.

ICE & WATER SHIELD: Provide 40 mil. self adhered ice & water shield 3'-0 from all eaves, valleys & ridges. Install as per manufactures specifications. Ice & water shield shall conform to ASTM D3767, D461, D412, E96 & ASTM E108/UL790 for fire classification.

MINERAL FIBER INSULATION: Provide mineral fiber sound attenuation fire blankets as indicated on construction drawings, conforming to ASTM C665, Type 1. The "SAFB" density shall be 2.5 pcf: R value of 3.7 per 1" of thickness & K=.27. Flame spread & smoke development shall conform to ASTM E84.

SELF ADHERED FLASHING: Provide 25 mil. self adhered flashing membrane around all window & door openings. Install as per manufacturer's specifications.

BATT INSULATION: Provide glass fiber thermal insulation for exterior walls as indicated as indicated on construction drawings. Insulation shall conform to ASTM C665, Type III, (reflective aluminum foil facing) for all exterior walls, ceilings, and shall conform to ASTM E84 for flame spread & SDI. Install vapor barrier to face of heated side. Insulation shall comply with Section 719 in the IBC.

CONCRETE BLOCK INSULATION: Provide in concrete masonry units cavities where indicated on drawings, expanded polystyrene insert insulation with a minimum R value of 4.17 per inch manufactured by Korfil or equal. Insulation shall conform to ASTM C578 Type 1 & ASTM C90. Install as per manufacturer's instructions.

PERIMETER & UNDER SLAB INSULATION: Provide extruded polystyrene insulation the thickness as indicated on drawings. Rigid insulation shall be a minimum of R=5 per 1" of material. Rigid insulation shall conform to ASTM C578. Install as per manuf. instructions.

ASPHALT FIBERGLASS SHINGLES: Provide minimum 235 lb. U.S. Class F, wind resistant asphalt fiberglass shingles conforming to ASTM D3161 & Section 1504 in the NJ Edition of the IBC. Color, texture, & pattern as selected by owner unless otherwise indicated on drawings. Install as per manufacturer's specifications.

All roof finish material to be installed as per manufacturer's specifications to conform to Chapter 15 & withstand the wind loads as dictated in Chapter 16 of the IBC.

GUTTERS & DOWNSPOUNTS: Provide aluminum gutters & leaders as required for proper roof drainage. Gutters shall be .032" min. thickness & style shall be as selected by owner. Downspouts shall be .023" thick 3"x4" rectangular corrugated style. Provide splash blocks at all leaders. Color as selected by owner.

ROOF DRAINAGE: Where expansive soils exist, a controlled method of water removal & drainage must be provided that will collect & discharge all water to the ground surface at least 5 ft. away from the foundation walls or to an approved drainage system as required by the governing codes, local authorities and/or the township.

FLASHING & SHEET METAL: Provide aluminum sheet, .032", thick C22A41 clear anodized finish for concealed & exposed flashing locations. Provide metal flashing over all windows & doors in exterior walls throughout. Provide pan flashing under all exterior doors. Flashing to be required in all areas where concrete is in contact with wood framing. All wall, base, cap, thru-wall, and/or counter-flashing etc. as required to prevent the entrance of moisture & water. Valley & other flashings to extend a min. of 7" under vertical & horizontal surfaces. Step flashing shall be formed of separate pieces installed with each course of shingle.

LOUVERS & VENTS: Provide pre-manufactured gable vents with insect screens as indicated on drawings. Color to be as selected by owner.

Provide continuous perforated vinyl soffit vents & all accessories necessary for installation.

Provide continuous ridge vents with internal baffle & filter in locations indicated on drawings. Ridge vents to be manufactured by Air Vent or equal. Install as per manuf. specifications.

ATTIC VENTILATION: As required by Section 1203 of the IBC, one sf. of ventilation shall be provided per 300 sf of attic, provided that 50% of ventilation is at upper portion of roof.

POWER VENTILATION: Provide electrical powered thermostatic controlled attic exhaust fan to provide 1500 cfm at 0.3 static pressure. Install as per manufacturer's specifications to provide 1500 cfm at 0.3 static pressure.

CRAWL SPACE VENTILATION: Based on IBC Section 1203, 1 sq. ft. of ventilation shall be provided per 150 sq. ft. of crawl space area (see exceptions).

SEALANTS & CAULKING: Elastometric sealant shall be 1 component polysulfide or 1 component polyurethane sealant conforming to FS TT-S-00230 Class A. Provide closed cell backer rod. Each color & class of sealant shall be of a single manufacturer.

All caulking and sealant work shall conform to the aforementioned codes & standards.

Caulk all joints:wood to masonry, wood to metal, wood to wood, wood to glass, etc.
Exterior caulking to be Acrylic type & interior to be butyl rubber manufactured by Tremco or equal. Install as per manufacturer's specifications.

DOORS AND WINDOWS:

WOOD DOORS: Where indicated on drawings, provide doors pre-hung wood doors as selected by the owner with the required U.L. Fire Resistance Rating as dictated by the IBC.

EXTERIOR METAL CLAD DOORS: Exterior metal clad doors shall be 1 3/4" thick pre-hung doors manufactured by Therma- tru or equal. Sizes are to be as shown on drawings.

STEEL DOORS & FRAMES: Provide steel doors & frames complying with SDI-100. Steel shall be cold rolled as per ASTM A336 or A568. Galvanized for exterior use. Frames shall be 16 gauge, doors shall be a minimum of 18 gauge. Provide door & frame where indicated on drawings with the appropriate UL rating, shop primed, prepared for hardware & complete with guards, anchors and accessories.

WINDOWS: Provide windows of types, sizes, and manufacturer as indicated on construction drawings. Windows shall be double pane high performance, clear insulated glass.

Sleeping room windows specified shall comply with IBC Section 1026 for escape openings.

All glazing to be in accordance with IBC Section 715 & Chapter 24 in its entirety.

MIRROR GLAZING: Provide mirrors to the dimensions indicated on the drawings. Mirrors shall be 1/4" thick, quality Q2, Type 1, class 1 conforming to FS DD-G-451 with full silver coating, copper coating and protective organic coating and polished edges.

FINISHES:

GYPSUM DRYWALL: Provide ½" thick standard taper gypsum board complying w/ ASTM C36 & Section 2506 in the IBC unless otherwise noted. Nail or screw attach drywall as per Section 2506 in the IBC. Adhesives for gypsum board shall conform to ASTM C557. Provide manufacturer standard metal trim accessories of the bead type. Provide ready mixed vinyl compound and perforated joint tape. Install compound in three coats. On completion, all walls & ceilings shall be smooth, true & without noticeable irregularities.

Provide water-resistant gypsum board conforming to ASTM C630 or C1178 & IBC Section 2506 & 2509 in toilet rooms and wet areas. Install as per manufacturer's instructions.

Provide 1 layer of ⅝" fire code type gypsum on walls & 2 layers of ⅝" fire code on ceiling of garage adjacent to living space.

PAINT: Provide one coat of latex primer & two coats of latex semi-gloss on all interior walls & ceilings. Color as selected by owner.

Stained trim to have one coat of transparent stain & two coats of polyurethane satin finish. Contractor shall touch sanded between coats. Color as selected by owner

Exterior paint shall be one coat of latex primer & two coats of acrylic latex exterior house paint. Install as per manufacturer's specifications. Color as selected by owner.

Undercoats and systems shall be of the same manufacturer as the final coat.

STUCCO: Stucco system shall be as selected by owner. Contractor shall be responsible for providing details for proper installation & drainage to the Architect for approval. System shall be installed in strict accordance with manufacturer's specifications, details & approved drainage relief system. System to be installed by a certified applicator with a minimum of 5 years experience. Applicator is to use all the appropriate & manuf. approved sealants at all terminations. All stucco shall conform to Section 2512 in the IBC.
continued

CERAMIC TILE: Ceramic tile shall conform to ANSI A137.1 & Section 2103.5 in the IBC. Mortar for Ceramic tile shall conform to ANSI A108.1A & ANSI A108.1B & conform to the composition listed in Section 2103.10 in the IBC.

CARPET: All carpeting & pads shall be as indicated on drawings or as selected by owner. Carpeting shall conform to Section 804 in the IBC & the class shall be in accordance with NFPA 253.

RESILIENT FLOORING: All vinyl composition tile shall be the size as indicated on drawings or as selected by owner. Resilient flooring shall conform to Section 804 in the IBC & the class shall be in accordance with NFPA 253. Provide minimum 1/8" thick tile complying with FS-SS-T-312, Type IV.

Vinyl wall base shall be 4" high complying with FS SS-W-40, Type II. Provide stabilized type waterproof adhesives recommended by flooring manufacturer.

ACOUSTICAL CEILING: Provide 3/4" thick mineral fiber acoustical panels manufactured by Armstrong or USG. NRC minimum of .50: CAC minimum of 35 & minimum light reflectance of .75, Class 'A' material. Ceiling suspension system shall be intermediate duty, fully exposed, lay-in type complying with ASTM C635 &C636. Ceiling tile product & size are to be as specified on drawings or as selected by owner.

SPECIALTIES:

FIREPLACES: All fireplaces are to comply with the requirements of Sections 2111, 2112 & 2113 of the IBC.

Prefabricated fireplaces are to be selected by owner & installed in accordance with manufacturer's specifications & all current and applicable codes. All materials to be used in conjunction with fireplace shall conform with manufacturer's requirements.

TOILET ACCESSORIES: Provide toilet accessories in locations indicated on the construction drawings & shall be manufactured by Bobrick or equal. All finishes shall be a polished stainless steel or as selected by owner.

TOILET PARTITIONS: Provide toilet partitions in the locations indicated on the construction drawings & manufactured by Bobrick or equal. All finishes shall be as indicated on fixture schedule or it shall be selected by owner. Partitions shall be a floor mounted solid Phenolic system with stainless steel hardware and shall conform to ASTM E84.

LOUVERS: Provide extruded aluminum louver of the size as dictated by mechanical drawings prepared by a licensed Mechanical Engineer or as required by mechanical contractor for fresh air intake. Louvers are to be electrically operated and shall have an aluminum mesh insect screen.

CABINETRY:

KITCHEN & BATH CABINETS: Where indicated on drawings, the contractor shall provide wood cabinets and/or vanities as selected by owner. Kitchen & bath layouts are to be provided by contractor's manufacturer as per the direction of and approved by the owner. Cabinet style, finish & hardware as well as counter tops are to be selected by owner unless other-wise noted on the drawing or fixture schedules.

MECHANICAL:

These Construction Documents do not include the design of plumbing, air conditioning, or heating systems. The Architect assumes no responsibility or liability for their design. The HVAC Sub-Contractor shall design the heating and cooling system and the Plumbing Sub-contractor shall design the plumbing system.

PLUMBING SYSTEM; Provide & install all required piping for the sanitary drainage, cold & hot water supply & natural gas supply. Obtain all required permits, inspections & approvals. Coordinate all work with the General Contractor & the applicable utility companies. The entire installation shall comply with the 2006 National Standard Plumbing Code, all State Codes & Local ordinances as well as the local utility company requirements.

HOT & COLD WATER PIPING: Above ground piping shall be Type "L" copper. Underground water supply line shall be type "K" copper or schedule 40 PVC & shall be installed a minimum of 48" below finished grade. Piping shall conform to Section 3.4 in the National Standard Plumbing Code. Insulate all hot & cold water supply lines located within the structure.

SOIL & WASTE PIPING SYSTEM: All waste piping under concrete shall be schedule 40 PVC or Schedule 40 ABS. All above ground waste & vent piping shall be schedule 40 PVC with DMV type fittings. Piping shall conform to Section 3.5 in the Nat'l Standard Plumbing Code.

EXISTING SANITARY SEWER: The existing sanitary sewer line must be located & inspected to establish its usability before connecting the new portions of the sanitary sewer line. It must also be cleaned out as part of the usability testing. If the existing line is in good condition it may be used. If the condition is questionable, then it must be replaced.

NATURAL GAS PIPING: All above ground natural gas pipe shall be schedule 40 black steel in the sizes required as per International Fuel Gas Code or for the installation of the heating unit, water heater & appliances. Piping shall conform to ASTM A53 & installation shall conform with The 2006 International Fuel Gas Code and all other applicable codes.

WATER HEATERS: Provide a 40 gallon water heater as located on the plans. Install as per manufacturer's specifications and in conformance will all current & applicable codes.

HEATING VENTILATION & AIR CONDITIONING: Provide all labor, equipment materials to provide a complete heating & cooling system. System to provide 70°F & 50% RH in all interior areas with exterior temperatures of 0°F & 90°F of 85%. Design for exterior wind of 40 mph. All required code criteria to apply. All equipment shall meet the requirements of the 2006 International Mechanical Code and shall be installed to conform to the same.

EXHAUST FANS: Provide 75 cfm bathroom exhaust fan as shown on drawings. Provide duct & roof jack to vent fan through roof.

METAL DUCTWORK: All ductwork shall be galvanized sheet metal of sizes indicated on shop drawings & fabricated in accordance with standards of SMACNA. All ductwork shall have a 1" duct liner. Sizes are to be measured as clear dimensions.

REGISTERS, GRILLES & DIFFUSERS: Provide extruded aluminum directional wall or ceiling type with dampers as selected by owner. Color as selected by owner.

TESTING & BALANCING: Contractor shall balance system under actual load conditions making all tests necessary to demonstrate the integrity of the complete system.

ELECTRICAL:

These Construction Documents do not include design of any electrical systems. Electrical plans are for lighting & outlet locations only. The Architect assumes no responsibility for their design. The licensed Electrical Subcontractor shall design the electrical system either by using what is currently available & upgrading to meet the minimum code standards or by providing a new system to meet the minimum code standards.

MATERIALS & METHODS; Provide & install all required wiring for the exterior electrical service to the building. Obtain all required permits, approvals & inspections. Coordinate all work with the General Contractor and applicable utility companies. The entire installation shall comply with the requirements of the 2005 National Electrical Code, State Codes, Local ordinances and the local electric utility company and/or telephone company.

ELECTRICAL SERVICE; Provide service entry equipment as required. Meter stack & main circuit breaker panel to be square 'D' (rain proof) or an approved equal. Electrical service to be as determined by licensed Electrician or Electrical Engineer. Provide 20% spare circuits in panel and mark panel to indicate use of each circuit.

BRANCH CIRCUITS: Arrange circuits as shown on electrical layout. Sizing wiring as required for circuit layout. Provide ground fault protection circuits or dedicated circuits as indicated on plan or as required by code. All wiring shall be copper.

CONCRETE ENCASED ELECTRODES: Provide and install required bonding clamp prior to concrete pour of footings. Obtain all required permits, inspections & approvals. General Contractor is to coordinate all work with the sub-contractor.

SITE LIGHTING: Provide site lighting and walk lighting as indicated on drawings. All lighting and wiring to comply to NFPA 70 standards. Wire lights with direct burial cable and provide protective PVC sleeve under pavement or sidewalks.

TESTING: Provide testing as required by the NFPA to check the circulation resistance or the presence of the grounds & shorts in accordance with current & applicable codes. Repair & replace any defective wiring, shorts or grounds.

FIRE PROTECTION:

These Construction Documents do not include design of any fire protection systems. Fire Protection plans are to be provided by others. The Architect assumes no responsibility for their design. The subcontractor providing design of the fire protection systems shall comply with Chapter 9 of the 2006 International Building Code NJ Edition, International Fire Code, NFPA 10, NFPA 13, NFPA 72 & all other current and applicable codes.

FIRE EXTINGUISHERS: Provide & install all fire extinguishers in accordance to Section 906, International Fire Code & NFPA 10 Standard for Portable Fire Extinguishers 2002 Edition.

SPRINKLER SYSTEMS: All automatic sprinkler systems are to be designed by a licensed Engineer in accordance with Section 903 of the IBC.

Residential automatic sprinkler systems shall be installed in accordance with NFPA 13D or NFPA 13R & in compliance with Section 903 in the IBC.

FIRE ALARM & DETECTION SYSTEMS: Provide & install all fire alarm and detection systems as per the requirements of Section 907 the IBC, NFPA 72 & all other applicable codes.

TESTING: All automatic sprinkler systems shall be tested in accordance with NFPA 13 listed in Chapter 35 in accordance with Section 903.5 in the IBC.

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PA LIC. NO. RA017093
FLA. LIC. NO. 0016221
N.C.A.R.B. LIC. NO. 43377
CT LIC. NO. ARI11059
MA LIC. NO. 30598

NEW STRUCTURE FOR:
SEPTEMBER 11 POLICE MEMORIAL
GARDEN STATE ARTS CENTER
HOLMDEL, NEW JERSEY
LOT X BLOCK X

REVISIONS:	
DATE:	
DRAWN BY:	KM
CHECKED BY:	JJM
JOB NO.	158.07A
DATE:	03.13.08

A102
2 OF X
DWG. NO.