

BUILDING DEPARTMENT NOTES

RAMAPO COLLEGE OF NJ "C-HOLLY" RESIDENCE INTERIOR RENOVATION

- PROJECT LOCATION: MAHWAH, NEW JERSEY
- PROJECT SCOPE/SUMMARY

THE PURPOSE OF THIS PROJECT IS THE RENOVATION OF EXISTING BATHROOMS, KITCHENS, BEDROOMS & LIVING ROOMS

IN GENERAL, THE CONSTRUCTION WILL INCLUDE PLUMBING FIXTURE REPLACEMENT, GYP. BD. FOR PARTITIONS, DOORS, HARDWARE, ACCESSORIES, FINISHES, ETC., PLUS MODIFICATIONS TO THE ELECTRICAL AND PLUMBING SYSTEMS. THE EXPOSED SPRINKLER PIPE WILL BE ENCLOSED IN SOFFITS AND THE SPRINKLER HEADS WILL BE CONCEALED. ELECTRICAL AND PLUMBING DRAWINGS FOR THIS PROJECT HAVE BEEN PREPARED BY LEA AS ENGINEERING, INC. CONSULTANTS TO SNS ARCHITECTS & ENGINEERS, P.C.

THERE WILL BE NO DIMINUTION OF EXISTING STRUCTURAL STRENGTH, SYSTEM CAPACITY OR MECHANICAL VENTILATION. THERE IS NO STRUCTURAL WORK INVOLVED WITH THIS PROJECT.

3. BUILDING DESCRIPTION
THE EXISTING BUILDING CONSISTS OF A TWO-STORY DORMITORY BUILDING WITH A CRAWL SPACE. THE BUILDING HAS A LIMITED SPRINKLER SYSTEM.

4. APPLICABLE REGULATIONS

- N.J.U.C.C. ACT AND REGULATIONS
 - CURRENT THROUGH 01-06-14 UPDATE.
 - ADOPTING REHABILITATION SUBCODE, N.J.A.C. 5:23-6.
- N.J.A.C. 5:23-6 REHABILITATION SUBCODE
 - N.J.A.C. 5:23-6.1 (A) 1: THE PROVISIONS OF OTHER SUBCODES OF THE UNIFORM CONSTRUCTION CODE DO NOT APPLY TO WORK IN EXISTING BUILDINGS UNLESS THE PROVISIONS OF THE REHABILITATION SUBCODE SPECIFICALLY REFERENCE THEM AND MAKE THEM APPLICABLE.
 - THE REHABILITATION SUBCODE REFERENCES PARTS OF THE FOLLOWING MODEL CODES:
 - 2009 INTERNATIONAL BUILDING CODE / NJ EDITION.
 - 2009 NATIONAL STANDARD PLUMBING CODE.
 - 2009 INTERNATIONAL MECHANICAL CODE.
 - 2009 INTERNATIONAL FUEL GAS CODE.
 - 2011 NATIONAL ELECTRIC CODE.
 - 2007 ASHRAE ENERGY STANDARD 90.1.
 - NJ BARRIER FREE SUBCODE, N.J.A.C. 5:23-7, AND
 - 2003 ICC / ANSI A117.1 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

C. CONSTRUCTION DESIGNED BY OTHERS AS REQUIRED.

- MECHANICAL
 - ELECTRICAL
 - FIRE PROTECTION
 - PLUMBING
5. BUILDING OCCUPANCY
- EXISTING: USE GROUP: "R-2" DORMITORY
 - PROPOSED: SAME (NO CHANGE)
6. CONSTRUCTION CLASSIFICATION
- EXISTING: TYPE V-B
 - PROPOSED: SAME (NO CHANGE)
7. EXISTING BUILDING AREA: NO CHANGE
8. EXISTING BUILDING HEIGHT: 2 STORES (NO CHANGE)
9. FIRE RESISTANCE RATING REQUIREMENTS

STRUCTURAL ELEMENTS	RATING REQ'D CONST. CLASS TYPE V-B	RATING PROVIDED	CODE REFERENCE
STRUCTURAL FRAME, INCLUDING COLUMNS, GIRDERS, TRUSSES	0 HR	0 HR	TABLE 601
BEARING WALLS			
EXTERIOR	0 HR	0 HR	TABLE 601
INTERIOR	0 HR	0 HR	TABLE 601
NON-BEARING WALLS AND PARTITIONS			
EXTERIOR	0 HR	0 HR	TABLE 601 & 602
INTERIOR	0 HR	0 HR	TABLE 601
FLOOR CONSTRUCTION & SECONDARY MEMBERS	0 HR	0 HR	
ROOF CONSTRUCTION & SECONDARY MEMBERS	0 HR	0 HR	
MEANS OF EGRESS: NO CHANGE.			
INTERIOR FINISHES: INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8 OF IBC NJ 2009 AND REHABILITATION SUBCODE 5:23-6.11 (C).			

DEMOLITION NOTES

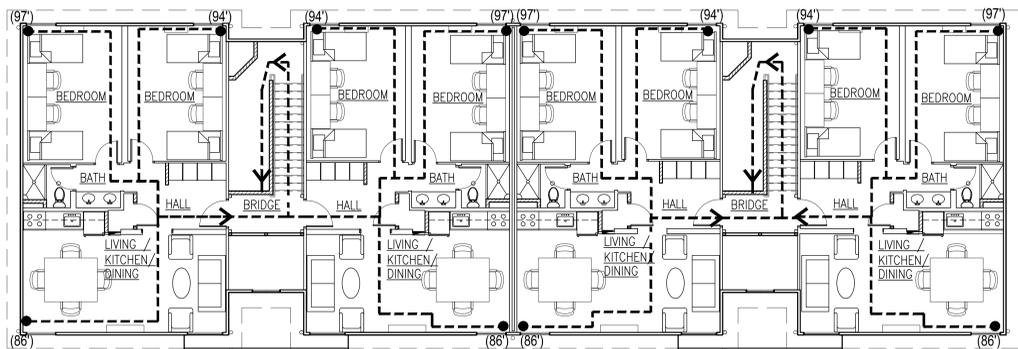
- THE CONTRACTOR SHALL FULLY ACQUAINT HIMSELF WITH THE EXISTING CONDITIONS AND SHALL HAVE VISITED AND INSPECTED THE JOB SITE AND BE FULLY INFORMED AS TO THE NATURE OF EQUIPMENT AND FACILITIES NEEDED FOR THE PROPER EXECUTION OF THE WORK. STARTING OF DEMOLITION AND REMOVAL OPERATIONS WILL BE CONSIDERED AS EVIDENCE THAT THE CONTRACTOR HAS COMPLIED WITH THESE REQUIREMENTS AND LATER CLAIMS FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN WILL NOT BE RECOGNIZED.
- TEMPORARY PROTECTION: PARTICULAR ATTENTION SHALL BE GIVEN TO THE PROTECTION OF EXISTING STRUCTURE AND FINISHES SO AS TO PREVENT ANY DAMAGE OF EXISTING FINISHES NOT DESIGNATED FOR DEMOLITION. PROVIDE ALL NECESSARY TEMPORARY CONSTRUCTION AND DUSTPROOF PROTECTION. PROTECTION SHALL BE IN COMPLIANCE WITH BUILDING STANDARDS. TYPE AND LOCATION OF PROTECTION SHALL BE REVIEWED WITH OWNERS CONSTRUCTION REPRESENTATIVE PRIOR TO COMMENCING WORK.
- CONTRACTORS TO VERIFY EXISTING WALLS, FLOORS, & CEILING, ETC. HAVE BEEN REMOVED OF ALL MATERIALS DOWN TO EXISTING STUDS / JOISTS / SUBFLOOR AND ALL OUTLETS, VENTS, THERMOSTATS, ETC. ARE IN THE CORRECT LOCATION PRIOR TO THE INSTALLATION OF ALL NEW FINISH MATERIAL. CONTRACTORS SHALL VERIFY THE LIMITS OF DEMOLITION TO ENABLE WORKMEN TO IDENTIFY ANY ITEMS LEFT IN PLACE THAT NEED TO BE REMOVED & WHAT ITEMS TO BE LEFT IN PLACE INDENT.
- SUBCONTRACTORS SHALL INSPECT ALL DEMOLITION AREAS PRIOR TO BEGINNING WORK.
- PREPARE ALL SURFACES AS REQUIRED (PER MANUFACTURER'S SPECIFICATIONS) TO RECEIVE NEW FINISHES.
- REMOVE ALL EMBEDDED ITEMS SUCH AS TOGGLE BOLTS, EXPANSION BOLTS, SCREWS, NAILS, PLASTIC & METAL INSERTS AND ANY OTHER ITEMS LEFT IN PLACE & PREVENTING THE APPLICATION OF NEW FINISHES IN AN ACCEPTABLE MANNER.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING PERMITS, CERTIFICATES, ETC. FROM THE UTILITY COMPANY FOR ALL TEMPORARY SHUT-OFFS. UTILITY SERVICE SHALL BE RESTORED TO THE BUILDING AS SOON AS SAFELY POSSIBLE.
- ALL PENETRATIONS (PLUMBING, ELECTRICAL) THROUGH WALLS & FLOORS DUE TO BUT NOT LIMITED TO DEMOLITION TO BE SEALED, CAPPED, AND LEVELLED SMOOTH WITH ADJACENT MATERIALS.
- G.C. SHALL PROTECT ALL AREAS OF THE EXISTING STRUCTURE, FROM WEATHER & OTHER RELATED HAZARDS.
- G.C. IS TO GRIND DOWN & PREPARE ALL EXISTING FLOOR SURFACES AS REQUIRED TO RECEIVE NEW FLOOR FINISHES AS PER MANUFACTURER'S RECOMMENDATIONS.
- G.C. TO FOLLOW THE ENLARGED FIRST FLOOR DEMO PLAN BELOW FOR EACH FIRST & SECOND FLOOR TYPICAL DORMITORY LOCATED THROUGHOUT THE ENTIRE BUILDING
- G.C. TO REMOVE ALL ELECTRICAL, PHONE & DATA OUTLETS ARE TO BE REMOVED THROUGHOUT THE ENTIRE SPACE AT BOTH FLOORS
- CRAWL SPACE SCOPE OF WORK:
NOTE: THAT PLAN OF CRAWL SPACE BELOW FIRST FLOOR IS NOT SHOWN.
1. G.C. TO REMOVE CORRODED OR DAMAGED OR INADEQUATE HANGERS AND SUPPORTS FOR UTILITIES AT CRAWL SPACE BELOW FIRST FLOOR. REPLACE WITH ADEQUATE HARDWARE AS REQ'D., V.I.F.
- G.C. TO REMOVE ALL OBSOLETE CABLE & WIRING AT CRAWL SPACE BELOW FIRST FLOOR OF ELECTRICAL AND LOW VOLTAGE SYSTEMS THAT ARE IDENTIFIED BY RAMAPO COLLEGE FACILITIES DEPT. G.C. IS RESPONSIBLE NOT TO REMOVE ANY ACTIVE SYSTEMS & WILL BE RESPONSIBLE TO REINSTALL IF REMOVED. COORDINATE WITH ENGINEER'S DRAWINGS.
- BROOM SWEEP CRAWL SPACE AT END OF PROJECT. G.C. SHALL REMOVE DEBRIS & REMOVED ITEMS FROM CRAWL SPACE

DEMOLITION SCOPE OF WORK / CLARIFICATION:

- G.C. DEMOLITION - SUB CONTRACTOR & ALL SUB-CONTRACTORS SHALL REVIEW GENERAL NOTES, DEMOLITION NOTES & DEMOLITION KEY NOTES PRIOR TO START OF WORK
- ONE (1) TYPICAL DORMITORY SECTION & COMMON SPACE ARE SHOWN (FIRST & SECOND FLOOR), COORDINATE W/ OVERALL PLANS ON DRAWING A002.
- ALL DEMOLITION REQUIRED TO COMPLETE NEW WORK WITH THE EXCEPTION OF DEMOLITION SHOWN & TAGGED WITH KEY NOTES IS NOT IN SCOPE OF WORK & SHALL BE COMPLETED BY OTHERS PRIOR TO START OF WORK. DEMOLITION BY OTHERS SHALL INCLUDE REMOVAL OF:
 - GYPSUM BOARD @ WALLS & CEILING (FINISHES, WALL TILE)
 - DOOR & FRAMES
 - TRIMWORK
 - MILKWORK
 - PLUMBING FIXTURES (PIPING CAPPED AS REQ'D)
 - FLOOR FINISHES (CARPET & TILE)
 - LIGHTING FIXTURES
 - WALL & CEILING INSULATION
- COORDINATE SCOPE OF MEP'S DEMOLITION W/ CONSULTING ENGINEERS DRAWINGS
- EXISTING PARTITIONS SHALL BE BARE STUDS, BARE CEILING JOISTS & PLYWOOD SUB-FLOOR AT TIME OF START OF CONSTRUCTION. G.C. & SUBS SHALL VISIT SITE PRIOR TO START OF WORK.

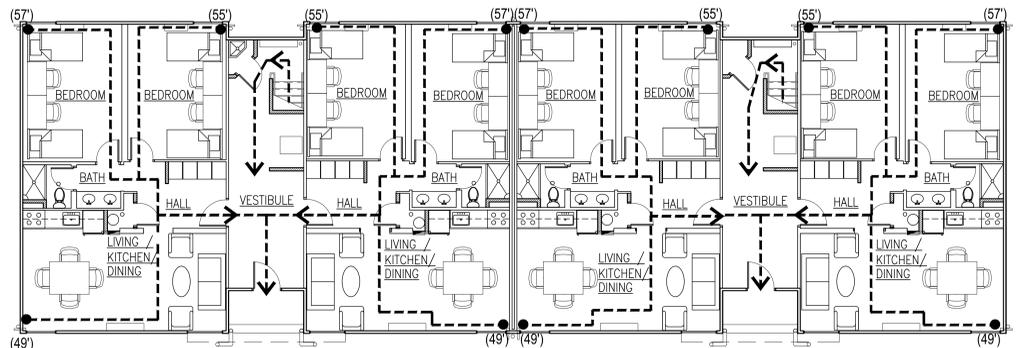
DEMOLITION KEY NOTES

- REMOVE EXISTING STAIRCASE FROM FIRST TO SECOND FLOOR
- REMOVE EXISTING RAILING AT BRIDGE, CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION AS REQ'D. DURING CONSTRUCTION
- REMOVE EXISTING WOOD FRAME PARTITION FROM FLOOR TO CEILING AS INDICATED
- REMOVE SECTION OF EXISTING WOOD FRAME PARTITION FROM FLOOR TO CEILING. RELOCATE EXISTING PIPING LOCATED IN SECTION OF WALL THAT'S BEING REMOVED.
- REMOVE EXISTING FIRE SPRINKLER PIPING AT VESTIBULE. SEE ENGINEERS FIRE PROTECTION PLAN FOR SCOPE OF DEMOLITION & NEW WORK
- EXISTING SPRINKLER MAIN TO REMAIN, COORDINATE EXTENT OF WORK W/ ENGINEERING DRAWINGS
- REMOVE EXISTING WATER HEATER, COORDINATE W/ PLUMBING DRAWINGS
- EXISTING RECESSED ELECTRICAL PANEL TO REMAIN, COORDINATE W/ ELECTRICAL DRAWINGS
- APPROXIMATE LOCATION OF EXISTING FAN COIL UNIT REMOVED BY OTHERS. EXISTING SUPPLY LINES BELOW TO REMAIN, COORDINATE W/ ENGINEER DRAWINGS
- EXISTING EXTERIOR DOOR & FRAME TO BE REMOVED. THE EXISTING DOOR LOCKS ARE TO BE REMOVED & RE-USED WITH THE NEW DOORS, COORDINATE W/ CONSTRUCTION MANAGER & SECURITY CONSULTANT
- EXISTING WINDOWS TO REMAIN
- EXISTING ACCESS HATCH TO CRAWL SPACE TO REMAIN



2 SECOND FLOOR EGRESS PLAN

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



1 FIRST FLOOR EGRESS PLAN

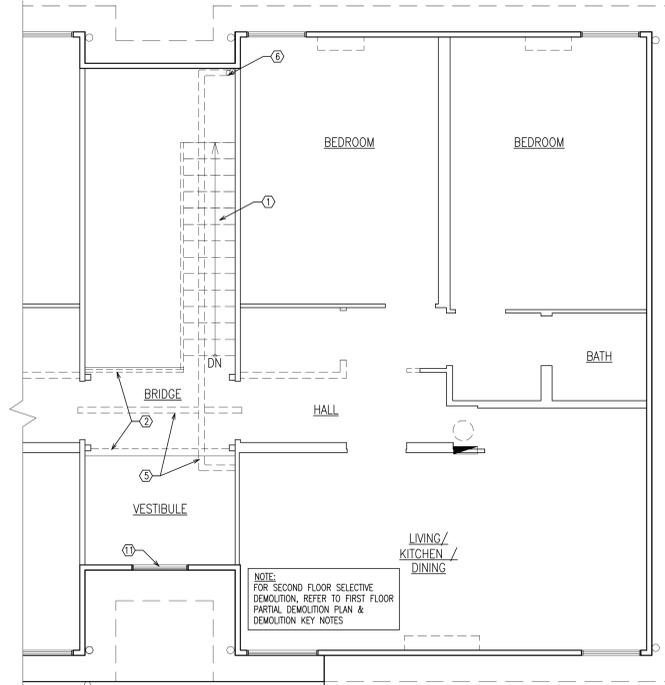
SCALE: 1/8" = 1'-0"

EGRESS PLAN NOTES & LEGEND

- MAXIMUM ALLOWABLE EXIT ACCESS TRAVEL DISTANCE, "R-2" OCCUPANCY, IN A SPRINKLERED BUILDING = 250'
- USE: DORMITORY, R-2

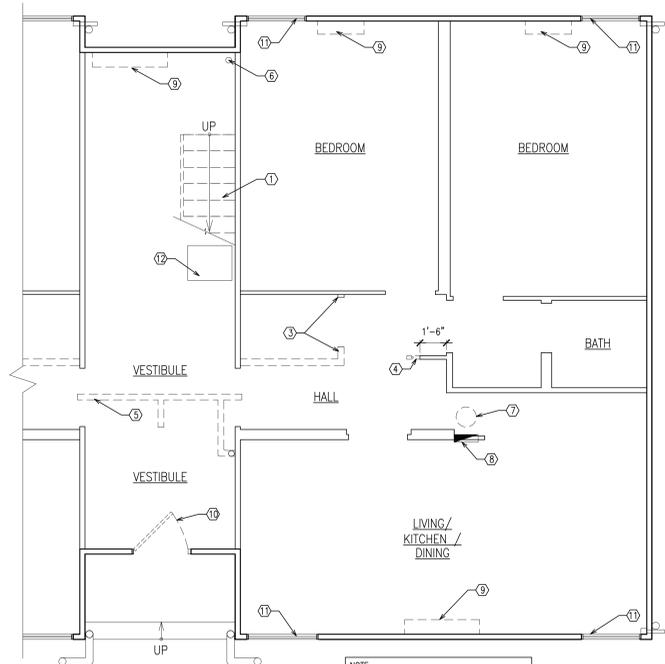
(94'-0") DISTANCE TRAVELED IN FEET INDICATES PATH AND DIRECTION OF EGRESS AND ACTUAL TRAVEL DISTANCE (250' MAX)

NOTE: FURNITURE IS FOR REFERENCE ONLY & IS NOT IN SCOPE OF WORK



4 ENLARGED SECOND FLOOR PARTIAL DEMO PLAN

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



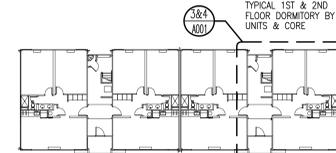
3 ENLARGED FIRST FLOOR PARTIAL DEMO PLAN

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

Revisions

Date	Issue	Description
03-06-15	1	ISSUED FOR DCA FILING
03-18-15	1	ISSUED FOR BIDDING

Key Plan



TYPICAL FLOOR

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Cert./Lic. No. AI 109740	Date	01-09-15	Scale	AS NOTED
Drawn By	ABP	Checked By	MV	

BUILDING DEPARTMENT NOTES EGRESS PLANS & PARTIAL DEMOLITION PLANS

Work Order No. Dwg. No.

4698C A001