

STUDENT CENTER PHASE 2: ALTERATIONS & ADDITIONS

BID DOCUMENTS

RCNJ No. 2014-37-01C

CONTACT INFORMATION

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ENGINEER:

McFarland Johnson
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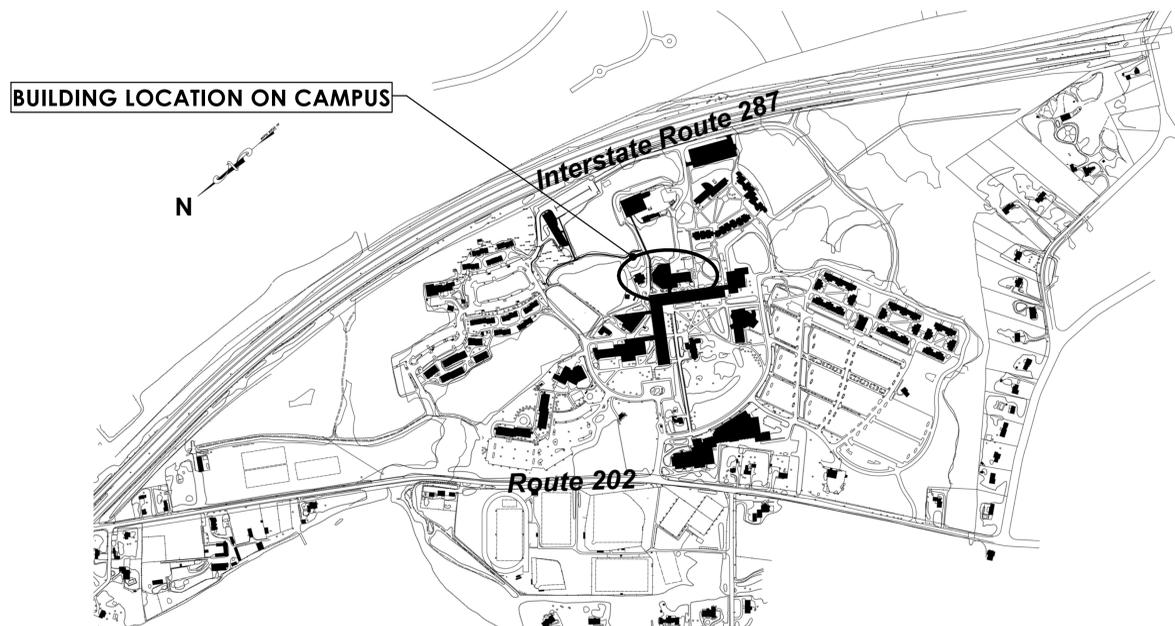
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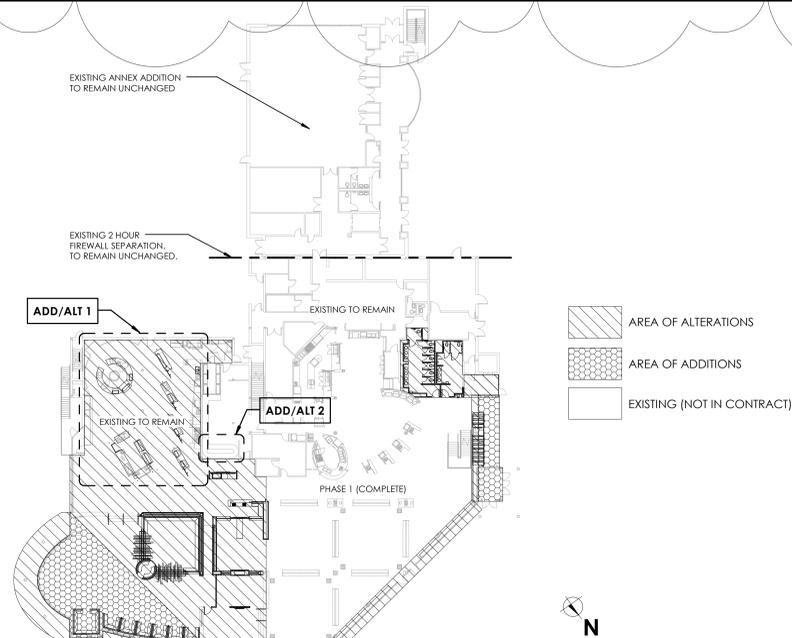
GENERAL NOTES

- ALL WORK MUST MEET THE STANDARDS OF THE 2015 INTERNATIONAL BUILDING CODE- THE STATE OF NEW JERSEY EDITION AND 2015 AMENDMENTS AND THE STATE OF NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS REHABILITATION SUBCODE 5:23-6.
- DO NOT SCALE DRAWINGS. DRAWINGS ARE FOR GENERAL PURPOSES ONLY. NO MEASUREMENTS SHALL BE SCALED OFF DRAWINGS. ALL MEASUREMENTS SHALL BE VERIFIED IN FIELD.
- CONNOR ARCHITECTURE ACCEPTS NO RESPONSIBILITY FOR UNAUTHORIZED REPRODUCTION OR UNAUTHORIZED USE OF THIS DOCUMENT.
- DUE TO THE NATURE OF THE WORK THE CONTRACTOR SHALL VERIFY EXISTING DIMENSIONS AND REPORT TO THE ARCHITECT ANY DIMENSIONAL CHANGES. FAILURE TO COMPLY WILL NOT ALLOW FOR ANY CHANGES BY THE CONTRACTOR.
- INFORMATION REGARDING THE PROJECT CONDITIONS HAVE BEEN TAKEN FROM FIELD OBSERVATIONS. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS BEFORE COMPLETION OF BID STAGE, INCLUDING ABOVE CEILING, BELOW SLAB, WALL COMPOSITION AND UTILITIES, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLANS, SPECS, AND EXISTING CONDITIONS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS SPECIFIED OTHERWISE FOR A LONGER PERIOD OF TIME ON A CERTAIN ITEM.
- SEE SPECIFICATIONS AND DRAWINGS FOR OTHER OWNER SUPPLIED/ CONTRACTOR INSTALLED ITEMS.
- ALL MATERIALS USED FOR THE CONSTRUCTION OF THIS PROJECT, WHETHER BUILDING MATERIALS OR APPURTENANCES, SHALL BE NON-ASBESTOS CONTAINING MATERIALS.
- ALL SHOP DRAWINGS (MILLWORK, STEEL, SIGNAGE, ETC.) SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL.
- CONTRACTOR MUST COORDINATE WITH OWNER ON ALL ACTIVITIES, INCLUDING UTILITIES SHUT DOWN OR MODIFIED. WORK MUST NOT INTERFERE WITH EXISTING SMOKE DETECTORS, AND ALARMS.
- RAMAPO COLLEGE AND THE ARCHITECT SHALL OBTAIN ANY BUILDING PERMIT REQUIRED. RAMAPO COLLEGE TO PAY FEES ASSOCIATED WITH ALL REVIEWS AND PERMITS.

AREA LOCATION PLAN



PROJECT KEY PLAN



SEALED:



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REVISIONS

4/13/2016

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COVER SHEET

SCOTT STUDENT CENTER
RESIDENTIAL DINING
505 RAMAPO VALLEY RD.
MAHWAH, NJ 07430

RAMAPO COLLEGE
OF NEW JERSEY

RCNJ No. 2014-37-01C PHASE 2: ALTERATIONS & ADDITIONS



ISSUED:
03.24.2016

DESCRIPTION:
BID DOCUMENTS

SHEET:
COVER

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE AWARE THAT CERTAIN ITEMS INCLUDED IN THIS CONTRACT REQUIRE AN EXTENDED LEAD TIME TO AVOID DELAY IN THE PROJECT. THE CONTRACTOR SHALL PROVIDE CERTIFIABLE RECEIPTS, DOCUMENTING HIS ACTION IN OBTAINING THESE MATERIALS, WITHIN (10) DAYS OF THE ORDER TO WORK DATE.
2. THE CONTRACTOR SHALL REPLACE IN KIND ALL PAVEMENTS THAT WERE REMOVED TO ALLOW INSTALLATION OF PROPOSED WORK WHETHER INSIDE OR OUTSIDE THE CONTRACT LIMIT LINE AS DIRECTED IN FIELD BY THE LANDSCAPE ARCHITECT.

TREE PROTECTION, STAGING, & ACCESS NOTES:

1. TO ELIMINATE SURFACE AND SUBSURFACE ROOT DAMAGE AND SOIL COMPACTION, THE CONTRACTOR SHALL NOT BE PERMITTED TO STOCKPILE MATERIALS OF ANY NATURE WITHIN THE DRIP LINES OF TREES.
2. TEMPORARY WOODEN TREE GUARDS SHALL BE INSTALLED AROUND EACH TREE TO REMAIN WITHIN THE CONTRACT LIMIT LINE. TREE GUARDS SHALL BE MAINTAINED FOR THE DURATION OF THE CONTRACT.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS REQUIRED TO PREVENT COMPACTION OF TREE ROOTS AND ASSOCIATED SOILS.
4. PROVIDE WIRE SCREEN, FILTER STONE, AND FILTER FABRIC AS REQUIRED AROUND EXISTING DRAINAGE STRUCTURES TO PREVENT SILTATION OF THE STRUCTURES AS PER DETAIL SHOWN ON SOIL EROSION CONTROL PLAN.
5. ALL TREES WITHIN THE PROJECT LIMITS FOR BOTH EXISTING AND NEW TREES SHALL RECEIVE A MINIMUM OF 1 INCH OF WATER PER WEEK BETWEEN MARCH - OCTOBER.

REMOVAL NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SITE CONDITIONS BOTH ABOVE AND BELOW THE SURFACE PRIOR TO COMMENCING WORK. ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THIS WORK. THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH APPLICABLE AGENCIES, UTILITY COMPANIES, SUB-CONTRACTORS.
3. THE CONTRACTOR MUST NOTIFY ALL UNDERGROUND FACILITY OPERATORS, SO THAT UTILITY SERVICE LINES ARE PROPERLY MARKED PRIOR TO EXCAVATION TO MINIMIZE FACILITY DAMAGE, ON THE JOB INJURIES AND CONTRACTOR LIABILITY.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE AND/OR RESTORE ANY INTERRUPTION TO ANY UTILITY SERVICE THAT MAY BE CAUSED BY THE CONTRACTOR'S CONSTRUCTION OR EQUIPMENT, AT THE CONTRACTOR'S EXPENSE WITH NO ADDITIONAL EXPENSE TO THE OWNER.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SEWERS, GAS, WATER, ELECTRIC UTILITY LINES AND STRUCTURES WITHIN THE CONTRACT AREA THAT SHALL REMAIN, UNLESS SPECIFICALLY NOTED. ALL STORM DRAINAGE PIPES TO BE ABANDONED OR REMOVED ARE NOTED ON THE DRAWINGS. DRAINAGE & WATER SUPPLY LINES WHICH HAVE BEEN ABANDONED ARE TO BE REMOVED AS NECESSARY TO FACILITATE THE INSTALLATION OF NEW WORK. ALL ABANDONED PIPES LARGER THAN 4" SHALL BE PLUGGED WITH CONCRETE AT BOTH ENDS.

LAYOUT NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF LANDSCAPE ARCHITECT.
2. THE CONTRACTOR SHALL LAYOUT ALL WORKS BY LICENSED LAND SURVEYOR.
3. THE CONTRACTOR SHALL USE CARE DURING CONSTRUCTION TO AVOID DISTURBING OR DAMAGING ADJACENT STRUCTURES, EITHER SUB-GRADE OR ABOVE-GRADE. ANY DAMAGE TO EXISTING STRUCTURES RESULTING FROM CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY, AND SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
4. THE CONTRACTOR SHALL REPLACE ANY CURBS AND PAVEMENTS DAMAGED OR DISTURBED WHICH ARE TO REMAIN OR ARE OUTSIDE THE CONTRACT LIMIT LINE (C.L.L.).
5. WHERE NEW CONSTRUCTION ABUTS EXISTING CURBS OR PAVEMENTS, THE EXISTING MATERIAL SHALL BE CLEANLY SAWCUT TO PROVIDE A CLEAN, NEAT MATCH WITH NO TRIP HAZARDS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING TREES WITHIN OR NEAR THE PROJECT CONTRACT LIMIT LINE. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY TREE GUARDS. SPECIAL ATTENTION SHALL BE GIVEN TO AREAS WITHIN THE TREE'S DRIFLINE. HEAVY MACHINERY, EQUIPMENT, OR STOCKPILING OF CONSTRUCTION MATERIALS SHALL NOT BE PERMITTED WITHIN THIS AREA. ANY DAMAGE TO EXISTING TREES DURING CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. DAMAGED TREES SHALL BE APPROPRIATELY PRUNED OR REPLACED BY THE CONTRACTOR AS DETERMINED BY THE LANDSCAPE ARCHITECT.

GRADING AND DRAINAGE NOTES:

1. EXTREME CAUTION SHALL BE EXERCISED IN REGRADING SO AS NOT TO RAISE OR LOWER GRADE IN THE VICINITY OF EXISTING TREES TO THE EXTENT THAT ROOTS ARE EITHER EXPOSED OR BURIED.
2. ALL NEW PAVEMENT AREAS TO BE INSTALLED TO SMOOTH, EVEN GRADE, CORRECT EXISTING LOW SPOTS AND GRADE DISCREPANCIES BY FILLING AND CUTTING AS REQUIRED.
3. MEET EXISTING GRADE WHERE NOTED.
4. ALL EXISTING BASIN COVERS AND UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED TO FINISH GRADE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ANY UTILITY HE/SHE MAY ENCOUNTER AND TO PROTECT ALL.

PLANTING NOTES:

1. ALL PLANTS TO BE SELECTED AND SEALED IN THE NURSERY BY THE LANDSCAPE ARCHITECT.
2. FINAL LOCATION OF ALL PLANTS TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
3. ALL PLANTS AND ENTIRE SHRUB BEDS TO RECEIVE 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
4. PLANTS SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO EXISTING GRADE IN THE NURSERY.
5. TOPSOIL SHALL BE SANDY LOAM; FREE FROM SUBSOIL, STONES LARGER THAN 1", OR ANY UNDESIRABLE MATERIAL; CONTAIN 5% ORGANIC MATTER, pH 6.0 TO 6.5, SEE SPECIFICATION.
6. CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL. NYLON ROPE AND /OR NYLON BALLING MATERIAL IS NOT ACCEPTABLE.
7. LOCATE GUY WIRES SO THAT THEY WILL NOT PULL CROTCH APART.
8. UPON COMPLETION OF THE ONE (1) YEAR PLANT GUARANTEE PERIOD THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING OR REMOVING ALL STAKES. THIS SHALL BE DONE IN CONSULTATION WITH THE LANDSCAPE ARCHITECT. ALL STAKES REMAINING SHALL THEN BECOME THE RESPONSIBILITY OF THE OWNER.
9. IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNT SHOWN IN THE PLANT LIST AND THE PLANTING GRAPHIC, THE GRAPHIC SHALL TAKE PRECEDENCE.
10. IF THE CONTRACTOR DETERMINES THE SUB-GRADE SOIL CONDITIONS ARE DELETERIOUS TO PLANT GROWTH OR WILL INHIBIT DRAINAGE, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND PRIOR TO INSTALLATION OF PLANT MATERIAL.
11. ALL TRANSPLANTED SHRUBS SHALL BE 'HEELD IN' OR HEAVILY MULCHED IN A SHADED AREA AND WATERED AS NECESSARY UNTIL THEY CAN BE PLANTED.
12. PLANT PERENNIALS AND GROUND COVER IN 8" DEEP TOPSOIL BED CONSISTING OF 2/3 TOPSOIL AND 1/3 HUMUS. PLANT BULBS IN NATURALIZED DRIFTS.
13. TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF ANY AND ALL DISTURBANCES, CONSTRUCTION, OR STORAGE OF EQUIPMENT WHETHER SUCH AREAS ARE SHOWN ON THE PLANS OR NOT.

SEALED:



John P. Williams
New Jersey Licensed Landscape Architect
N.J. LLA # AS00193

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CHECKED BY: MKW

NOTES

Ramapo College Student Center Expansion
Project Number
Ramapo College of New Jersey
505 Ramapo Valley Road,
Monmouth, NJ 07430-1680



ISSUED:
04.13.2016

DESCRIPTION:
ADDENDUM #1

SHEET:

CS-2

SEALED:



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ALTERNATE #3 - EXTERIOR IMPROVEMENTS/LANDSCAPING

TOPOGRAPHIC SURVEY

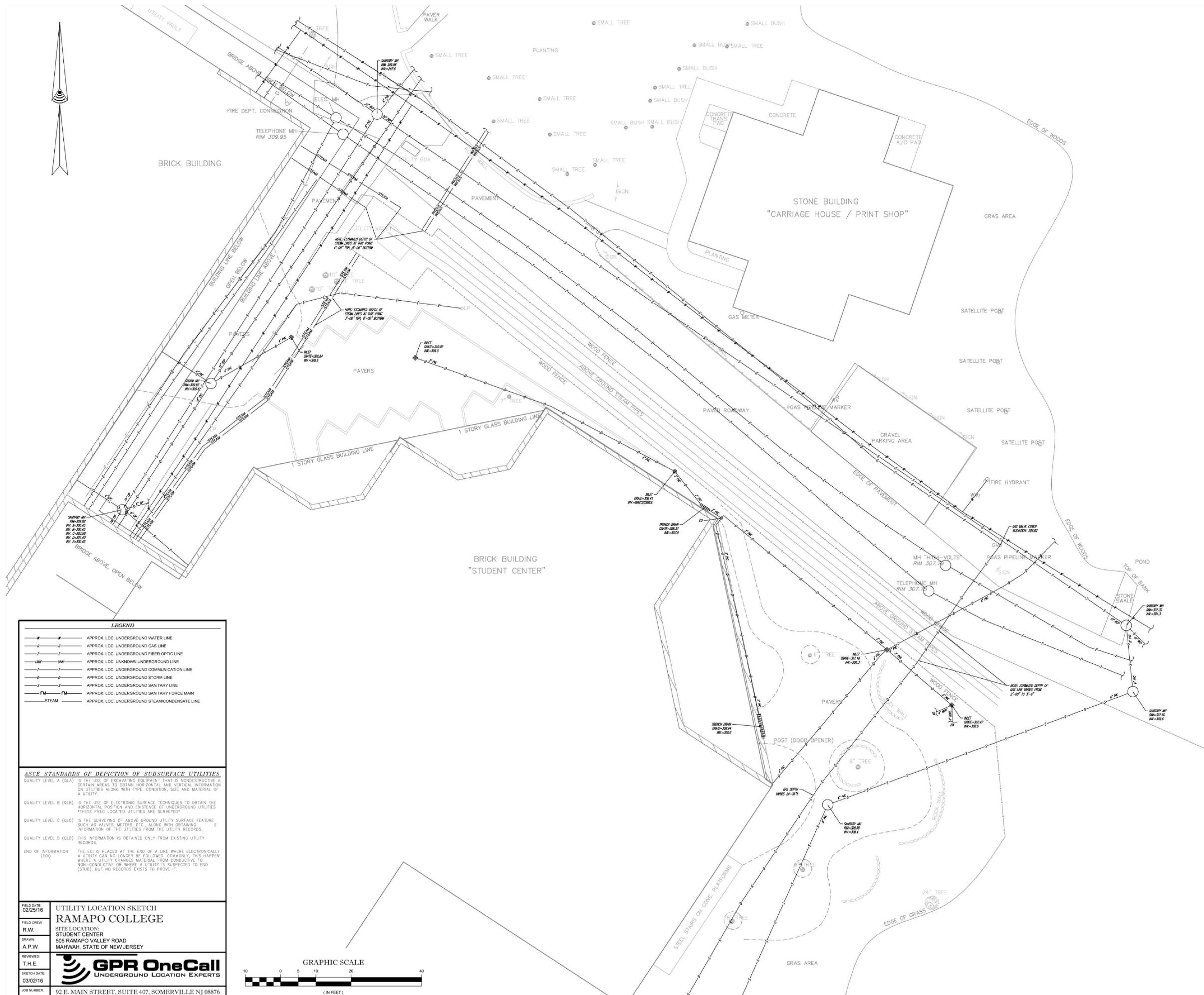
Ramapo College of New Jersey
Center Expansion
505 Ramapo Valley Road
Mahwah, NJ 07430-1680
Project Number



ISSUED:
04.13.2016
DESCRIPTION:
ADDENDUM #1

SHEET:

TS-1



LEGEND

—	APPROX. LOC. UNDERGROUND WATER LINE
—	APPROX. LOC. UNDERGROUND GAS LINE
—	APPROX. LOC. UNDERGROUND FIBER OPTIC LINE
—	APPROX. LOC. UNKNOWN UNDERGROUND LINE
—	APPROX. LOC. UNDERGROUND COMMUNICATION LINE
—	APPROX. LOC. UNDERGROUND STORM LINE
—	APPROX. LOC. UNDERGROUND SANITARY LINE
—	APPROX. LOC. UNDERGROUND SANITARY FORCE MAIN
—	APPROX. LOC. UNDERGROUND STEAM/CONDENSATE LINE

ASCE STANDARDS OF DEPICTION OF SUBSURFACE UTILITIES

QUALITY LEVEL A (QLA) IS THE USE OF EXCAVATING EQUIPMENT THAT IS NONDESTRUCTIVE A CERTAIN AREAS TO OBTAIN HORIZONTAL AND VERTICAL INFORMATION ON UTILITIES ALONG WITH TYPE, CONDITION, SIZE AND MATERIAL OF A UTILITY.

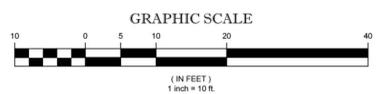
QUALITY LEVEL B (QLB) IS THE USE OF ELECTRONIC SURFACE TECHNIQUES TO OBTAIN THE HORIZONTAL POSITION AND EXISTENCE OF UNDERGROUND UTILITIES *THESE FIELD LOCATED UTILITIES ARE SURVEYED*

QUALITY LEVEL C (QLC) IS THE SURVEYING OF ABOVE GROUND UTILITY SURFACE FEATURE SUCH AS VALVES, METERS, ETC. ALONG WITH OBTAINING INFORMATION OF THE UTILITIES FROM THE UTILITY RECORDS.

QUALITY LEVEL D (QLD) THIS INFORMATION IS OBTAINED ONLY FROM EXISTING UTILITY RECORDS.

END OF INFORMATION (EOI) THE EOI IS PLACED AT THE END OF A LINE WHERE ELECTRONICALLY A UTILITY CAN NO LONGER BE FOLLOWED. COMMONLY, THIS HAPPENS WHERE A UTILITY CHANGES MATERIAL FROM CONDUCTIVE TO NON-CONDUCTIVE OR WHERE A UTILITY IS SUSPECTED TO END (STUB), BUT NO RECORDS EXISTS TO PROVE IT.

FIELD DATE 02/25/16	UTILITY LOCATION SKETCH RAMAPO COLLEGE
FIELD CREW R.W.	SITE LOCATION: STUDENT CENTER 505 RAMAPO VALLEY ROAD MAHWAH, STATE OF NEW JERSEY
DRAWN A.P.W.	<p>GPR OneCall UNDERGROUND LOCATION EXPERTS</p>
REVIEWED T.H.E.	
SKETCH DATE 03/02/16	
JOB NUMBER 022516-4	92 E. MAIN STREET, SUITE 407, SOMERVILLE NJ 08876 PHONE: 908-725-1444 WWW.GPROneCall.COM



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REVISIONS

DRAWN BY: MKW

CHECKED BY: MKW

ALTERNATE #3 - EXTERIOR IMPROVEMENTS/LANDSCAPING

LAYOUT PLAN

Ramapo College Student Center
Expansion
Ramapo College of New Jersey
505 Ramapo Valley road,
Morhan, NJ 07430-1680

Project Number

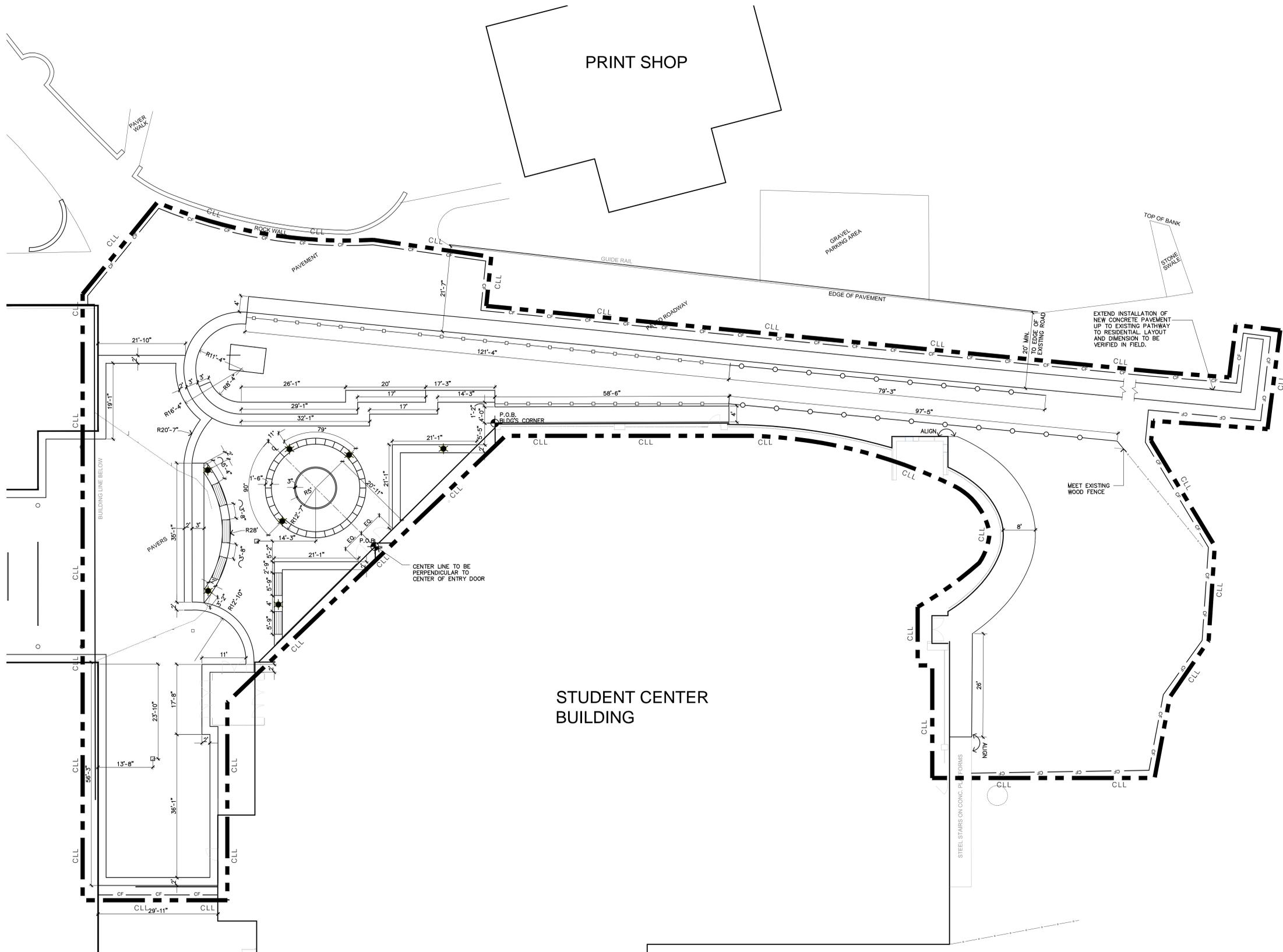


ISSUED:
04.13.2016

DESCRIPTION:
ADDENDUM #1

SHEET:

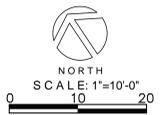
L-2



PRINT SHOP

STUDENT CENTER BUILDING

NOTE:
THE CONTRACTOR IS STRONGLY CAUTIONED THAT NUMEROUS UTILITY LINES, INCLUDING ABOVE GROUND AND BELOW GROUND STEAM LINES, OCCUR WITHIN AND ADJACENT TO THE PROJECT AREA. UNDERTAKE ALL APPROPRIATE MEASURES TO DETERMINE EXACT LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION AND MAINTAIN SERVICE OF ALL UTILITY LINES THROUGHOUT ENTIRE CONSTRUCTION PERIOD.



SEALED:



John P. Williams, Landscape Architect
New Jersey License No. AS00193

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REVISIONS

DRAWN BY: MKW
CHECKED BY: MKW

ALTERNATE #3 - EXTERIOR IMPROVEMENTS/LANDSCAPING

MATERIALS PLAN

Ramapo College Student Center
Expansion
Ramapo College of New Jersey
505 Ramapo Valley Road,
Morristown, NJ 07430-1680
Project Number

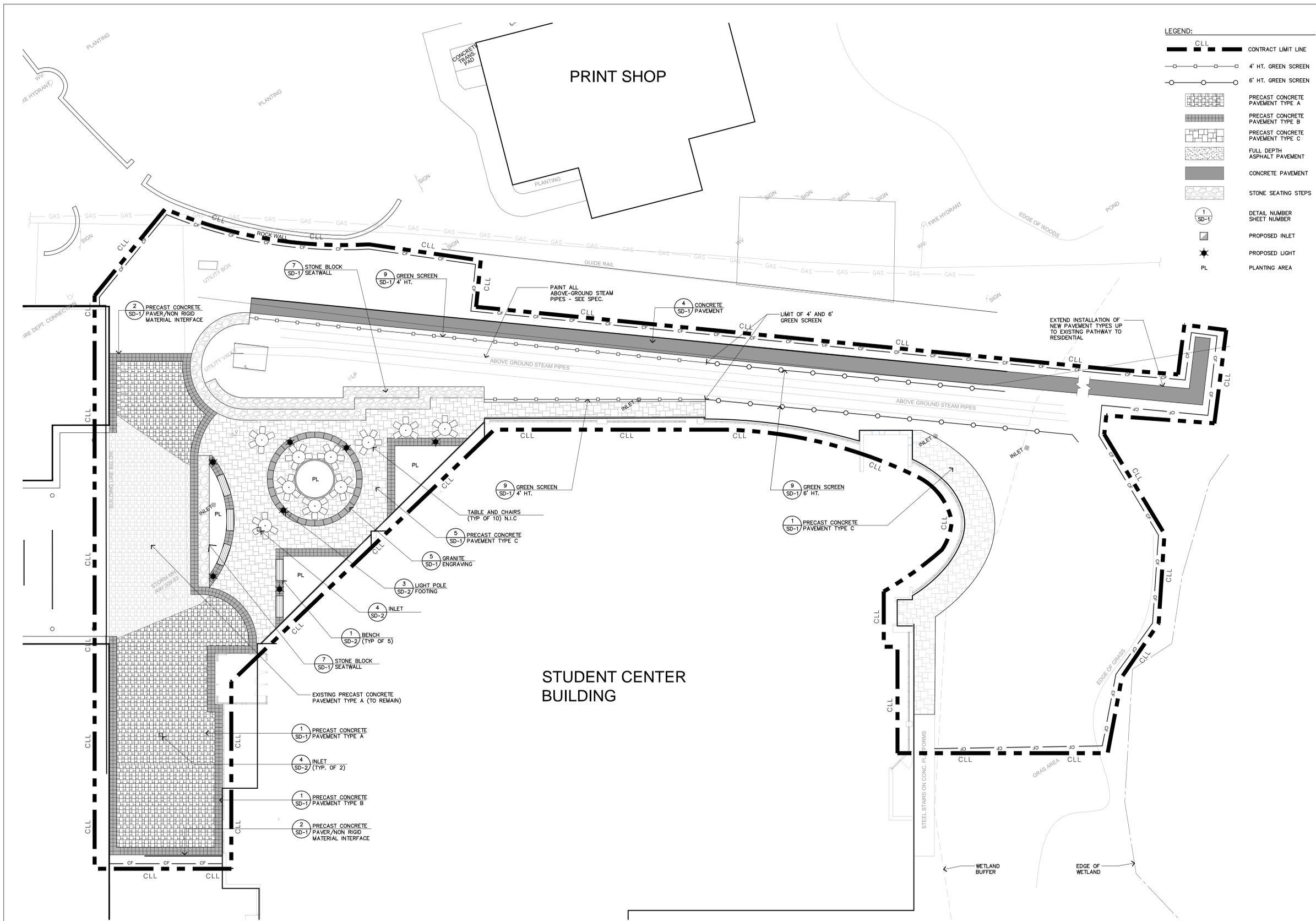


ISSUED:
04.13.2016

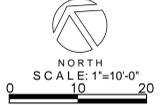
DESCRIPTION:
ADDENDUM #1

SHEET:

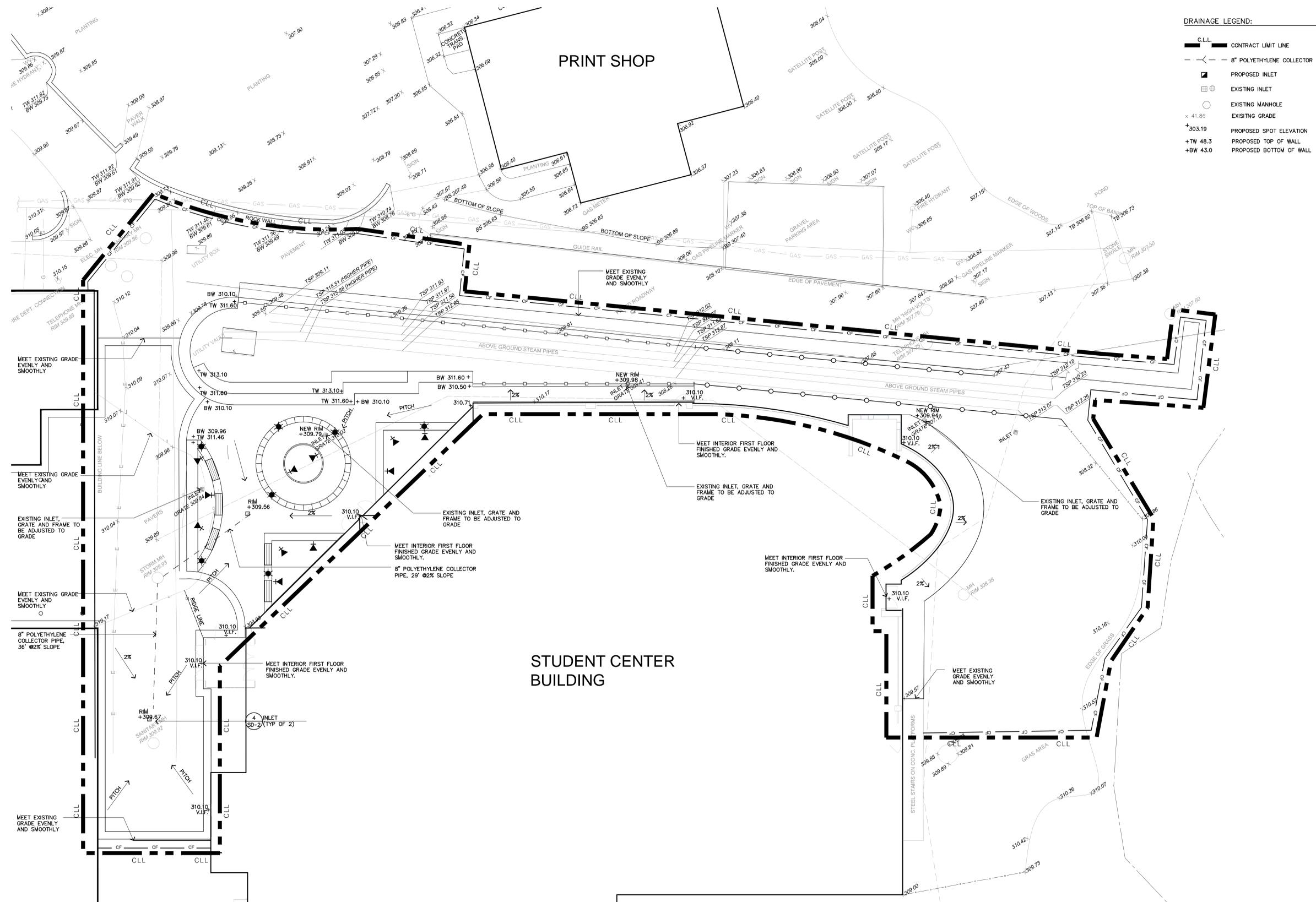
L-3



- LEGEND:**
- CLL CONTRACT LIMIT LINE
 - 4' HT. GREEN SCREEN
 - 6' HT. GREEN SCREEN
 - PRECAST CONCRETE PAVEMENT TYPE A
 - PRECAST CONCRETE PAVEMENT TYPE B
 - PRECAST CONCRETE PAVEMENT TYPE C
 - FULL DEPTH ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - STONE SEATING STEPS
 - 1 SD-1 DETAIL NUMBER SHEET NUMBER
 - PROPOSED INLET
 - PROPOSED LIGHT
 - PL PLANTING AREA



NOTE:
THE CONTRACTOR IS STRONGLY CAUTIONED THAT NUMEROUS UTILITY LINES, INCLUDING ABOVE GROUND AND BELOW GROUND STEAM LINES, OCCUR WITHIN AND ADJACENT TO THE PROJECT AREA. UNDERTAKE ALL APPROPRIATE MEASURES TO DETERMINE EXACT LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION AND MAINTAIN SERVICE OF ALL UTILITY LINES THROUGHOUT ENTIRE CONSTRUCTION PERIOD.



DRAINAGE LEGEND:

	CONTRACT LIMIT LINE
	8" POLYETHYLENE COLLECTOR PIPE
	PROPOSED INLET
	EXISTING INLET
	EXISTING MANHOLE
	EXISTING GRADE
	PROPOSED SPOT ELEVATION
	PROPOSED TOP OF WALL
	PROPOSED BOTTOM OF WALL

SEALED:

John P. Williams
Landscape Architect
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LANDSCAPE ARCHITECT:

MKW + ASSOCIATES, LLC.
Landscape Architecture | Site Planning | Urban Design
38 Park Avenue, Rahway, NJ 07065 | 908-989-7809

REVISIONS

NO.	DESCRIPTION

DRAWN BY: MKW
CHECKED BY: MKW

ALTERNATE #3 - EXTERIOR IMPROVEMENTS/LANDSCAPING

GRADING AND LIGHTING PLAN

Ramapo College Student Center Expansion
Ramapo College of New Jersey
505 Ramapo Valley Road,
Morristown, NJ 07430-1680

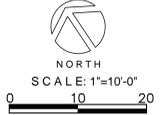
Project Number

RAMAPO COLLEGE OF NEW JERSEY

ISSUED:
04.13.2016

DESCRIPTION:
ADDENDUM #1

SHEET:
L-4



LIGHTING SCHEDULE

SYMBOL	QTY.	DESCRIPTION	LUMINAIRE	MOUNTING
	07	BOLLARD	SELUX, MODEL CORRAL, MODEL # CCCL-10'-4"-4L35-30	MOUNTED IN PLAZA AREA, W/ CONCRETE FOOTING DETAIL 3/SHEET SD-2
	11	ACCENT LIGHT	HADCO, FLEXSCAPE BL-9-LED	MOUNTED AT PLANTING AREA

NOTE:
CONTRACTOR SHALL PROVIDE CONDUIT WIRING AND ALL NECESSARY SCOPE TO PROVIDE COMPLETE OPERATING SYSTEM.

NOTE: THE CONTRACTOR IS STRONGLY CAUTIONED THAT NUMEROUS UTILITY LINES, INCLUDING ABOVE GROUND AND BELOW GROUND STEAM LINES, OCCUR WITHIN AND ADJACENT TO THE PROJECT AREA. UNDERTAKE ALL APPROPRIATE MEASURES TO DETERMINE EXACT LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION AND MAINTAIN SERVICE OF ALL UTILITY LINES THROUGHOUT ENTIRE CONSTRUCTION PERIOD.

PRECAUTIONARY NOTES

CONTRACTOR SHALL LIMIT DISTURBANCE TO THE AREAS OF DESIGNATED CONSTRUCTION. ANY AREAS NOT DESIGNATED FOR CONSTRUCTION THAT ARE NONETHELESS DISTURBED BY THE CONSTRUCTION PROCESS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE OWNER AND THE CONSULTANT.

BERGEN COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (NJ STANDARDS), AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
- ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND MULCHING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND BOUND IN ACCORDANCE WITH THE NJ STANDARDS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING OR COMBINATION WITH STRAW MULCH OR SUITABLE EQUIVALENT AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NJ STANDARDS.
- STABILIZATION SPECIFICATIONS:**
 - TEMPORARY SEEDING AND MULCHING: LIME - 90 LBS/1,000 SF GROUND LIMESTONE; FERTILIZER - 11 LBS/1,000 SF, 10-20-10 OR EQUIVALENT WORKED IN TO THE SOIL A MINIMUM OF 4". SEED - PERENNIAL RYEGRASS 40 LBS/ACRE (1 LBS/1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1. MULCH - SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS/1,000 SF TO BE APPLIED ACCORDING TO THE NJ STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
 - PERMANENT SEEDING AND MULCHING: TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED) LIME - 90 LBS/1,000 SF GROUND LIMESTONE; FERTILIZER - 11 LBS/1,000 SF, 10-20-10 OR EQUIVALENT WORKED INTO THE SOIL A MINIMUM OF 4". SEED - TURF TYPE TALL FESCUE/BLEND OF 3 CULTIVARS) 150 LBS/ACRE (3.5 LBS/1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND OCTOBER 15. MULCH - SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS/1,000 SF TO BE APPLIED ACCORDING TO THE NJ STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
- STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAYBALE SEDIMENT BARRIER OR SILT FENCE.
- A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE 1"-2 1/2" CRUSHED STONE, 6" THICK, WILL BE AT LEAST 30'X100' AND SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
- MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
- DRIVEWAYS MUST BE STABILIZED WITH 1" - 2 1/2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
- ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS, WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 30-1 OF THE NJ STANDARDS.
- STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
- DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BAG OR OTHER APPROVED FILTER IN ACCORDANCE WITH SECTION 14-1 OF THE NJ STANDARDS.
- DUST SHALL BE CONTROLLED VIA THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH SECTION 16-1 OF THE NJ STANDARDS.

- TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH SECTION 9-1 OF THE NJ STANDARDS.
- THE PROJECT OWNER SHALL BE RESPONSIBLE FOR ANY EROSION AND SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
- ANY REVISION TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.
- A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION.
- THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE. BERGEN COUNTY SCD, 700 KINDERKRAK RD., SUITE 106, ORADELL, NJ 07649, TEL. 201-261-4407; FAX 201-261-7573.
- THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF-SITE EROSION PROBLEMS DURING CONSTRUCTION.
- THE OWNER MUST OBTAIN A DISTRICT ISSUED REPORT OF COMPLIANCE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THE DISTRICT REQUIRES AT LEAST ONE WEEK'S NOTICE TO FACILITATE THE SCHEDULING OF ALL REPORT OF COMPLIANCE INSPECTIONS. ALL SITE WORK MUST BE COMPLETED, INCLUDING TEMPORARY/PERMANENT STABILIZATION OF ALL EXPOSED AREAS, PRIOR TO THE ISSUANCE OF A REPORT OF COMPLIANCE BY THE DISTRICT.

DUST CONTROL PROCEDURES

THE CONTRACTOR SHALL AT ALL TIMES CONTROL DUST GENERATED BY CONSTRUCTION BY IMMEDIATE PERFORMANCE OF THE FOLLOWING CONTROLS WHENEVER DUST PRODUCING CIRCUMSTANCES OCCUR. THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON- AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. CONSULT WITH LOCAL MUNICIPAL ORDINANCES ON ANY RESTRICTIONS.

THE FOLLOWING METHODS SHALL BE UTILIZED FOR CONTROLLING DUST AS APPROPRIATE:

- MULCHES - SEE NJ STANDARDS FOR STABILIZATION WITH MULCHES ONLY (P. 6-1)
- VEGETATIVE COVER - SEE STANDARDS FOR: TEMPORARY VEGETATIVE COVER (P. 7-1), PERMANENT VEGETATIVE COVER (P. 4-1), AND PERMANENT STABILIZATION WITH SO2 (P. 6-1)
- SPRAY ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

TOPSOIL STOCKPILE PROTECTION

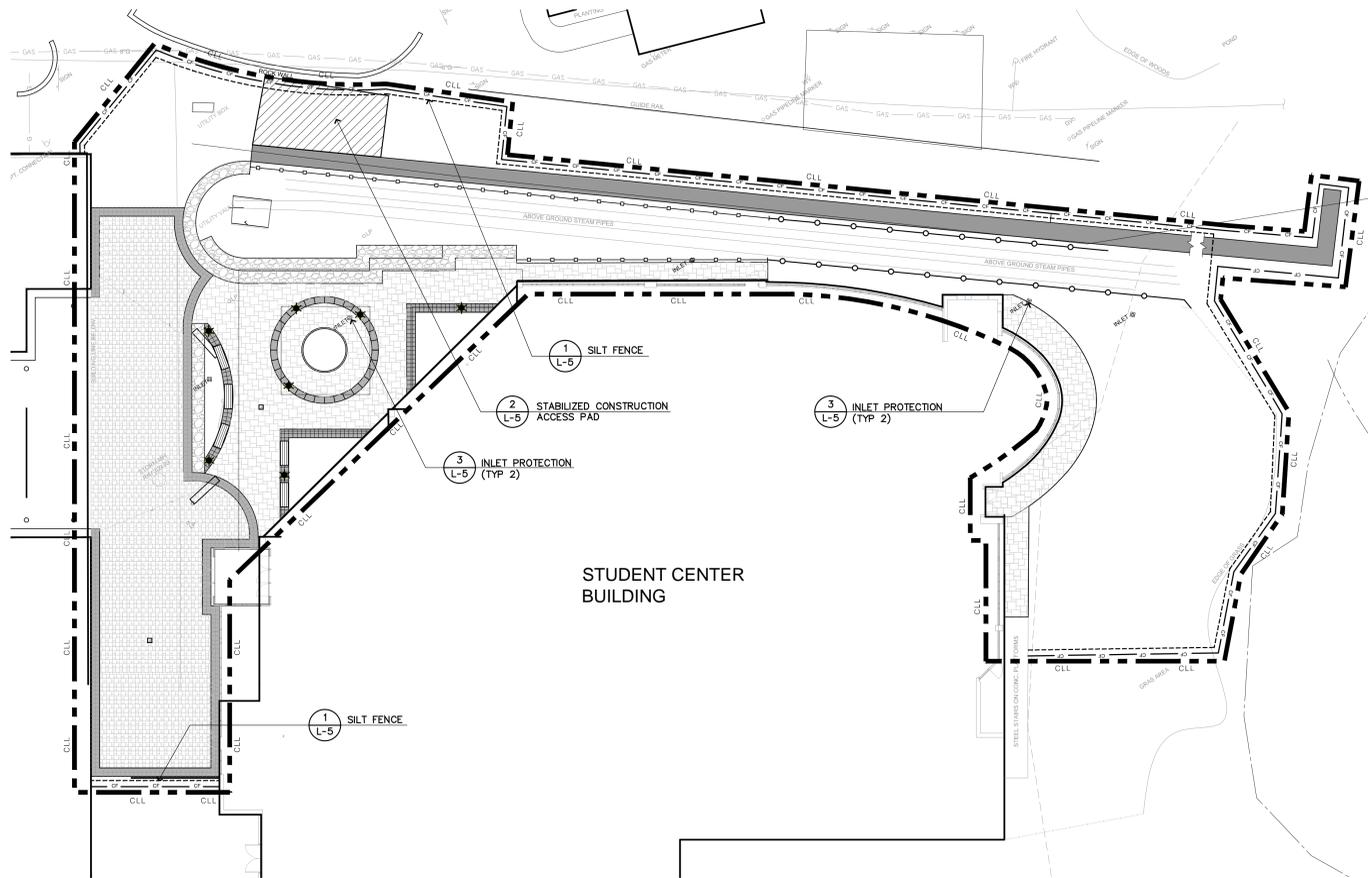
- PROVIDE SILT FENCE SEDIMENT BARRIER AROUND STOCKPILE AREA.
- APPLY LIMESTONE AT A RATE OF 90 LBS./1000 S.F.
- APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS./1000 S.F.
- APPLY RYEGRASS AT A RATE OF 1 LB./1000 S.F.
- MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. APPLY AT A RATE OF 90 LBS./1000 S.F.

SEEDBED PREPARATION

- THE CONTRACTOR SHALL CONSTRUCT A UNIFORM LAYER OF AMENDED TOPSOIL, 6 INCHES IN COMPACTED THICKNESS.
- THE CONTRACTOR SHALL APPLY AND THOROUGHLY INCORPORATE INTO THE ENTIRE TOPSOIL QUANTITY SUFFICIENT GROUND LIMESTONE TO BRING THE TOPSOIL TO THE REQUIRED ACIDITY RANGE OF PH 6.0 TO PH 7.0, 90 LBS/1,000 S.F.
- FERTILIZER SHALL BE AN APPROVED COMMERCIAL BRAND HAVING THE ANALYSIS OF 10-20-10 (10 POUNDS OF NITROGEN, 20 POUNDS OF AVAILABLE PHOSPHORIC ACID, AND 10 POUNDS OF WATER SOLUBLE POTASH) RESPECTIVELY, FOR EACH 100 POUNDS OF MIXTURE.
- THE FERTILIZER SHALL BE APPLIED AT A RATE OF 11 POUNDS PER 1000 SQUARE FEET.

SEQUENCE OF CONSTRUCTION

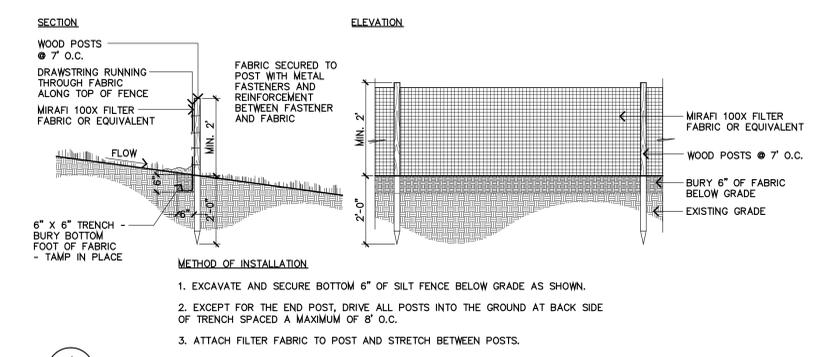
- DAY: ERECT FILTER FABRIC BARRIER BELOW AREAS SUBJECT TO GRADING OR EXCAVATION AS INDICATED ON PLANS.
- WEEK: CONSTRUCT STABILIZED ENTRANCE AND TIRE CLEANING FACILITY.
- WEEK: REMOVE EXISTING PAVEMENTS.
- WEEKS: INSTALL PAVEMENTS.
- WEEK: INSTALL VEGETATIVE COVER ON ALL DISTURBED AREAS NOT PAVED.
- WEEK: REMOVE SILT FENCE AND OTHER SOIL EROSION CONTROL MEASURES.



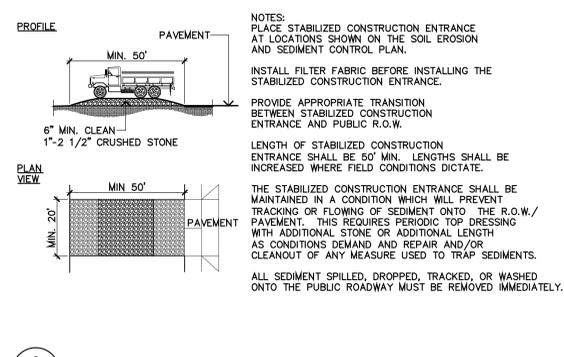
STUDENT CENTER BUILDING



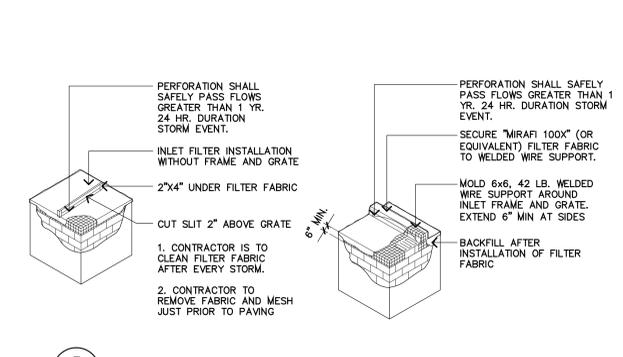
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1 SILT FENCE SCALE: 1/2" = 1'-0"



2 STABILIZED CONSTRUCTION ACCESS PAD SCALE: 1" = 30'-0"



3 INLET PROTECTION SCALE: NOT TO SCALE

SEALED:

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ARCHITECT:

LANDSCAPE ARCHITECT:

REVISIONS

NO.	DESCRIPTION

DRAWN BY: MKW
CHECKED BY: MKW

ALTERNATE #3 - EXTERIOR IMPROVEMENTS/LANDSCAPING

SOIL EROSION AND SEDIMENT CONTROL PLAN

Ramapo College Student Center Expansion
Ramapo College of New Jersey
505 Ramapo Valley Road, Morristown, NJ 07430-1680

Project Number

ISSUED: 04.13.2016

DESCRIPTION: ADDENDUM #1

SHEET: L-5

SEALED:



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LANDSCAPE ARCHITECT:



38 Park Avenue, Rahway, NJ 07065
Tel: 908-983-7809

NO.	DATE	DESCRIPTION

DRAWN BY: MKW
CHECKED BY: MKW

ALTERNATE #3 - EXTERIOR IMPROVEMENTS/LANDSCAPING

PLANTING AND IRRIGATION PLAN

Ramapo College Student Center
Expansion
Ramapo College of New Jersey
505 Ramapo Valley road,
Morristown, NJ 07430-1680
Project Number

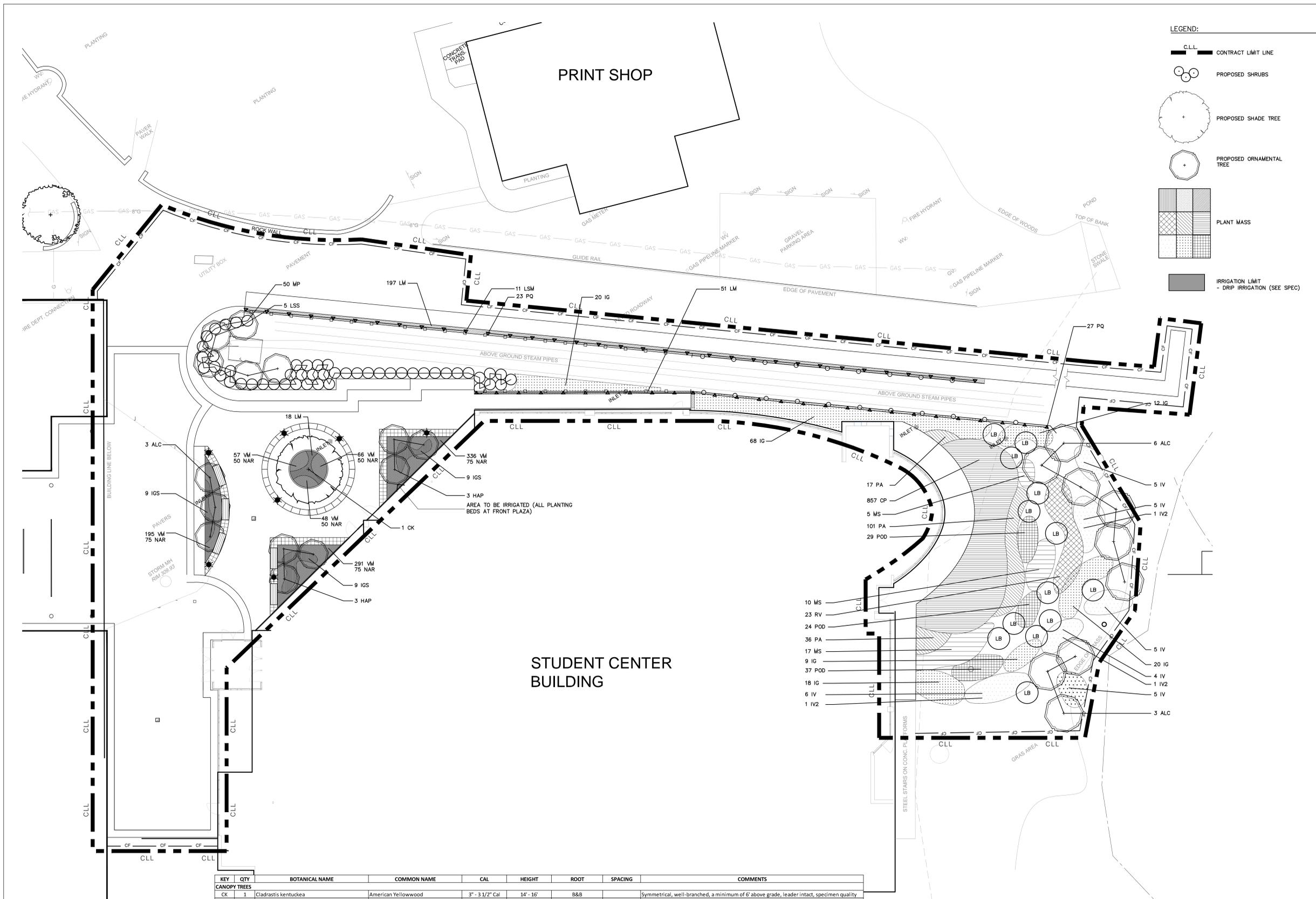
Ramapo College of New Jersey



ISSUED:
04.13.2016

DESCRIPTION:
ADDENDUM #1

SHEET:
L-6



LEGEND:

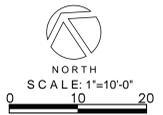
- CLL CONTRACT LIMIT LINE
- PROPOSED SHRUBS
- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREE
- PLANT MASS
- IRRIGATION LIMIT - DRIP IRRIGATION (SEE SPEC)

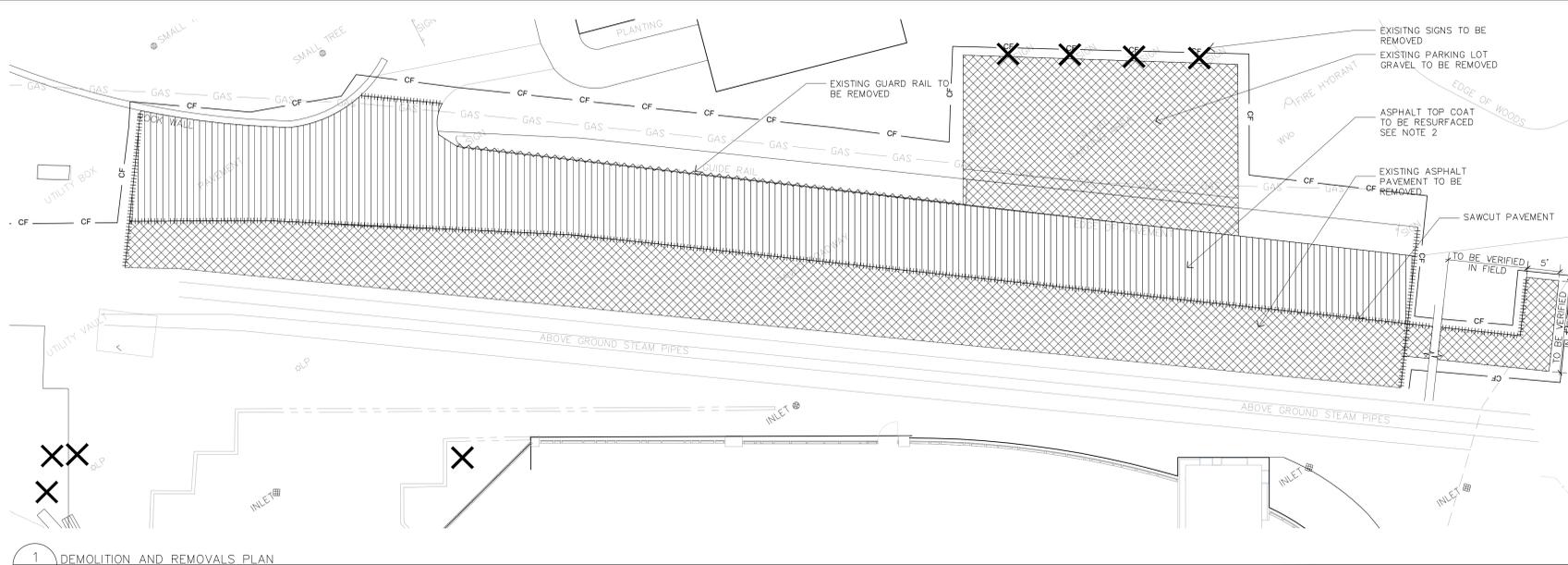
STUDENT CENTER BUILDING

PRINT SHOP

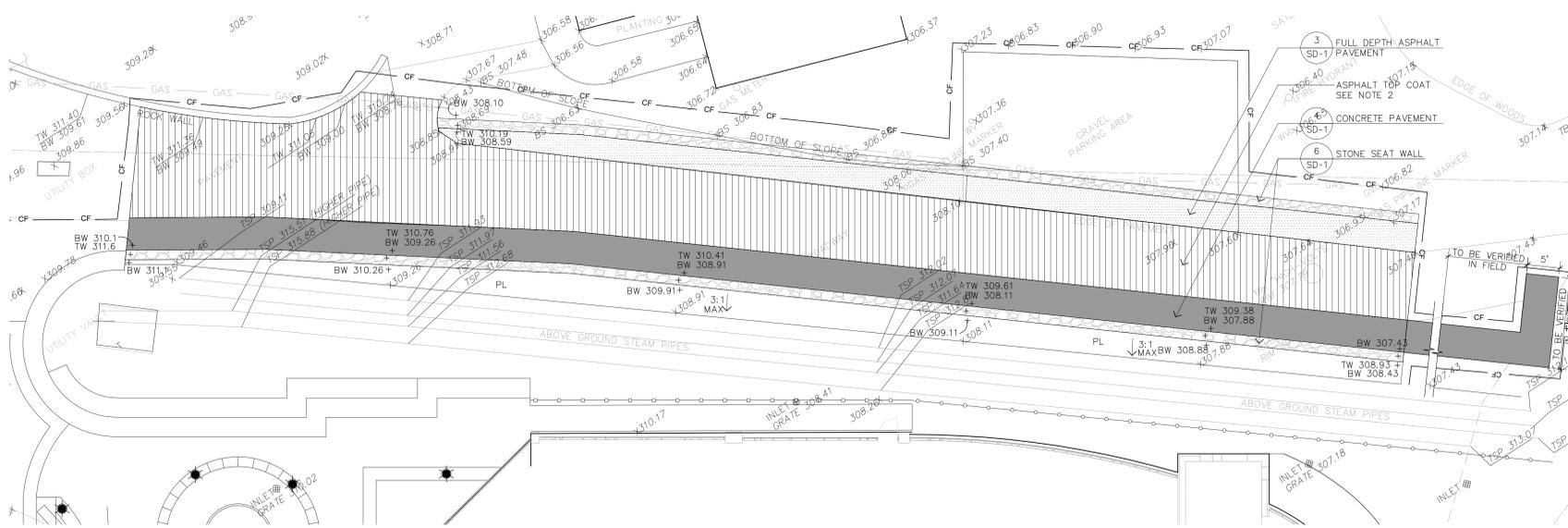
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	ROOT	SPACING	COMMENTS
CANOPY TREES								
CK	1	Ciadrastis kentuckea	American Yellowwood	3" - 3 1/2" Cal	14' - 16'	B&B		Symmetrical, well-branched, a minimum of 6' above grade, leader intact, specimen quality
LSS	5	Liquidambar styraciflura 'Slender Silhouette'	Slender Silhouette Sweet Gum		10' - 12'	B&B		Symmetrical, well-branched, leader intact
ORNAMENTAL TREES								
HAP	6	Hamamelis x intermedia 'Arnold's Promise'	Arnold's Promise Witch-Hazel		7' - 8'	B&B		Symmetrical, well-furnished
ALC	12	Amelanchier laevis 'Cumulus'	Cumulus Shadblow		8' - 10'	B&B		Symmetrical, well-furnished, multi-stem
SHRUBS								
IG	147	Ilex glabra	Inkberry Holly		18" - 24"	CAN	30"	Symmetrical, dense, well-established
IGS	27	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly		18" - 24"	CAN	30"	Symmetrical, dense, well-established
IV	3	Ilex verticillata 'Southern Gentleman'	Southern Gentleman Winterberry		4' - 5'	CAN	48"	Symmetrical, well-furnished
IV	28	Ilex verticillata 'Winter Red'	Winter Red Winterberry		4' - 5'	CAN	48"	Symmetrical, well-furnished
LB	13	Lindera benzoin	Spicebush		3' - 4'	B&B		Symmetrical, well-furnished
MP	50	Myrica pensylvanica	Bayberry		4' - 5'	B&B		Symmetrical, dense, well-established
RV	23	Rhododendron viscosum	Swamp Azalea		2' - 3'	#5 CAN	36"	Well-established plants in container
PERENNIALS/GROUNDCOVERS/VINES								
CP	857	Carex pensylvanica	Pennsylvania Sedge			#1 CAN	12"	Well-established plants in container
LM	206	Liriope muscari 'Big Blue'	Big Blue Lily-turf			#1 CAN	15"	Well-established plants in container
LSM	11	Lonicera sempervirens 'Major Wheeler'	Major Wheeler Trumpet Honeysuckle			#3 CAN	6' o.c.	Well-established plants in container
MS	31	Matteucia struthiopteris	Ostrich Fern			#2 CAN	36"	Well-established plants in container
NAR	375	Narcissus 'Tete a Tete'	Miniature Daffodil			bulb	naturalize	Top-size, double-nose bulbs
PQ	50	Parthenocissus quinquefolia	Virginia Creeper			#3 CAN	6' o.c.	Well-established plants in container
POD	90	Podophyllum peltatum	May-Apple			#1 CAN	18"	Well-established plants in container
PA	154	Polystichum acrostichoides	Christmas Fern			#1 CAN	15"	Well-established plants in container
VM	993	Vinca minor	Periwinkle		12" - 15"	2 1/4" POT	3/5F	Minimum 3 runners

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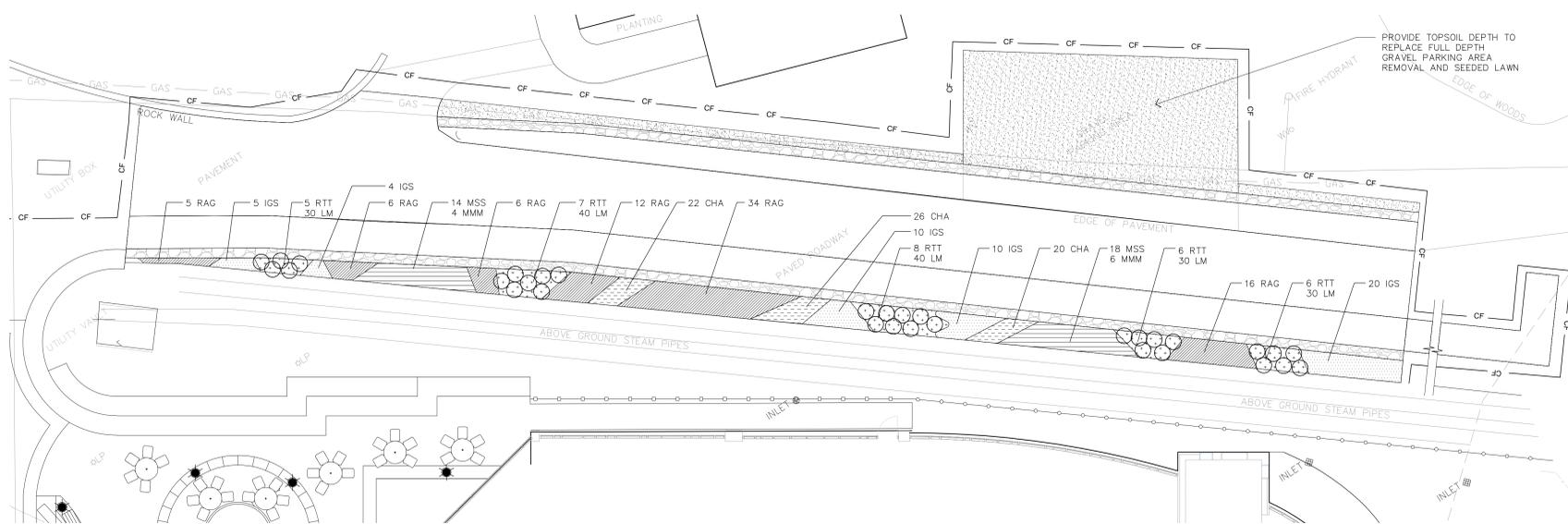




1 DEMOLITION AND REMOVALS PLAN
L-7



2 MATERIALS PLAN
L-7



3 PLANTING PLAN
L-7

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	ROOT	SPACING	COMMENTS
CHA	68	Chasmanthium latifolium	Northern Sea Oats		CAN	18"	Well-established plants in pots
IGS	49	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	18" - 24"	CAN	30"	Symmetrical, dense, well-furnished
LM	170	Liriope muscari 'Big Blue'	Big Blue Lily-Turf		CAN	15"	Well-established plants in pots
MSS	32	Myrica pensylvanica 'Silver Sprite'	Silver Sprite Bayberry	18" - 24"	CAN	30"	Symmetrical, dense, well-furnished
MMM	10	Myrica pensylvanica 'Morton Male'	Morton Male Bayberry	18" - 24"	CAN	30"	Symmetrical, dense, well-furnished
RAG	79	Rhus aromatica 'Gro-Low'	Grow-Low Fragrant Sumac	15" - 18"	CAN	30"	Symmetrical, well-furnished
RTT	32	Rhus typhina 'Tiger Eyes'	Tiger Eyes Staghorn Sumac	18" - 24"	#5 CAN		Symmetrical, well-furnished

LEGEND:

- C.L.L. CONTRACT LIMIT LINE
- CF CONSTRUCTION FENCE

REMOVALS LEGEND:

- REMOVE AND DISPOSE EXISTING PAVEMENT
- ASPHALT TOP COAT TO BE RESURFACED
- REMOVE WOOD FENCE
- SAWCUT LINE
- EXISTING SIGNS TO BE REMOVED

NOTE: EXTEND REMOVALS OPERATIONS UP TO EXISTING PATHWAY TO RESIDENTIAL COMPLEX TO ALLOW INSTALLATION OF NEW PAVEMENTS UP TO THAT POINT

1. NOTE:

CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS, AND SITE CONDITIONS IN FIELD PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.

2. NOTE:

THE DEPTH OF ASPHALT PAVEMENT RESTORATION SHALL INCLUDE MINING AND REMOVAL OF 1 1/2" OF EXISTING PAVEMENT AND PROVIDE 1 1/2" MINIMUM NEW PAVEMENT OVERLAY MEETING THE NEW EXTENSION OF ROADWAY EVENLY AND SMOOTHLY

NOTE: THE CONTRACTOR IS STRONGLY CAUTIONED THAT NUMEROUS UTILITY LINES, INCLUDING ABOVE GROUND AND BELOW GROUND STEAM LINES, OCCUR WITHIN AND ADJACENT TO THE PROJECT AREA. UNDERTAKE ALL APPROPRIATE MEASURES TO DETERMINE EXACT LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION AND MAINTAIN SERVICE OF ALL UTILITY LINES THROUGHOUT ENTIRE CONSTRUCTION PERIOD.

MATERIALS LEGEND:

- FULL DEPTH ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STONE SEATING STEP
- ASPHALT TOP COAT
- 4' HT. GREEN SCREEN
- 6' HT. GREEN SCREEN
- DETAIL NUMBER SHEET NUMBER
- PL PLANTING AREA

NOTE: EXTEND INSTALLATION OF NEW PAVEMENT TYPES UP TO EXISTING PATHWAY TO RESIDENTIAL COMPLEX.

PLANTING LEGEND:

- PROPOSED SHRUBS
- SEEDED LAWN AREA
- IRRIGATION LIMIT
- PLANT MASS

SEALED:



John P. Williams
New Jersey Licensed Landscape Architect

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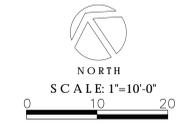
ALTERNATE #4 - FIRE LANE AND PRINT SHOP IMPROVEMENTS

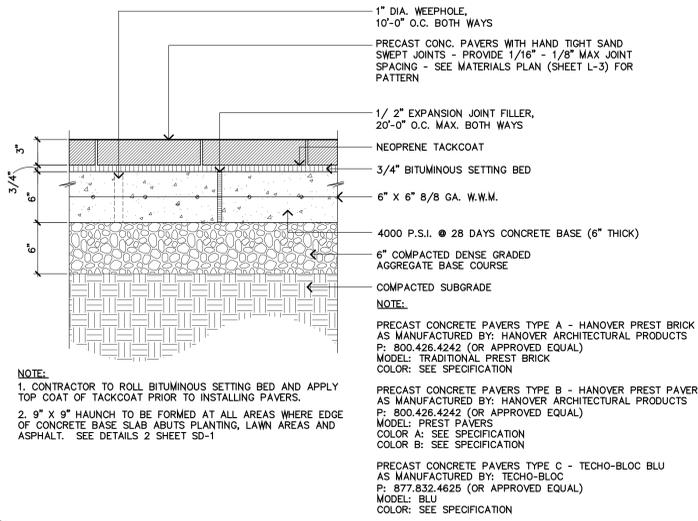
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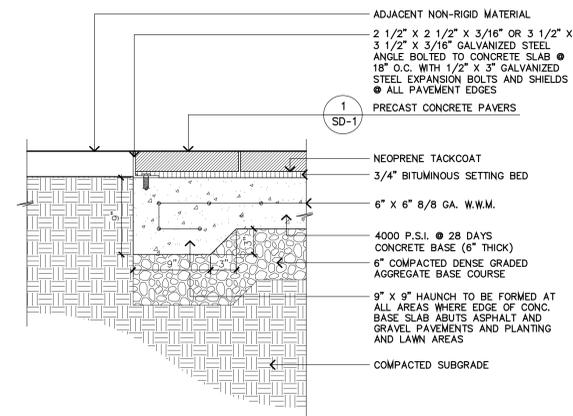
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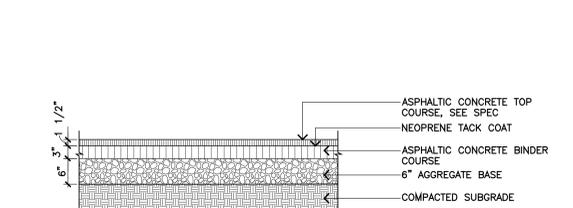




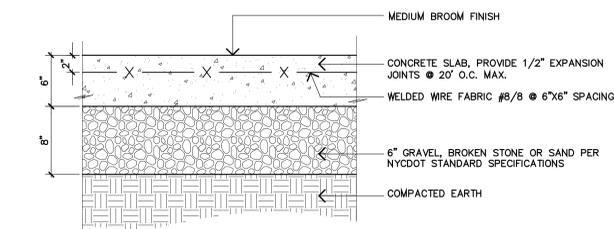
1 PRECAST CONCRETE PAVEMENT
SCALE: 1-1/2"= 1'-0"



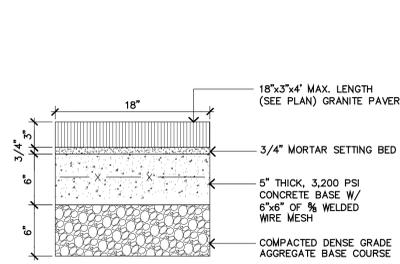
2 PRECAST CONCRETE PAVEMENT/NON-RIGID MATERIAL INTERFACE
SCALE: 1-1/2"= 1'-0"



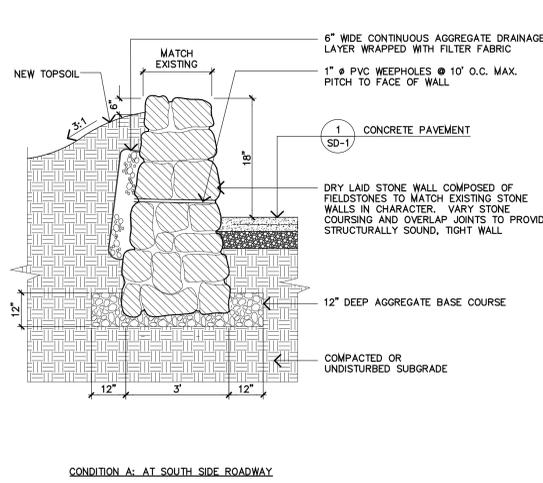
3 FULL DEPTH ASPHALT PAVEMENT - ALTERNATE # 4
SCALE: 3/4"= 1'-0"



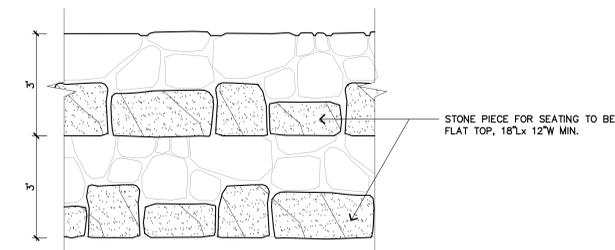
4 CONCRETE PAVEMENT
SCALE: 1 1/2"= 1'-0"



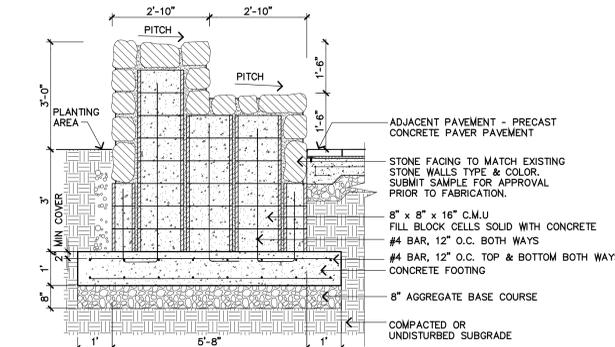
5 GRANITE ENGRAVING
SCALE: 1 1/2"= 1'-0"



6 STONE SEATWALL - ALTERNATE # 4
SCALE: 1 1/2"= 1'-0"

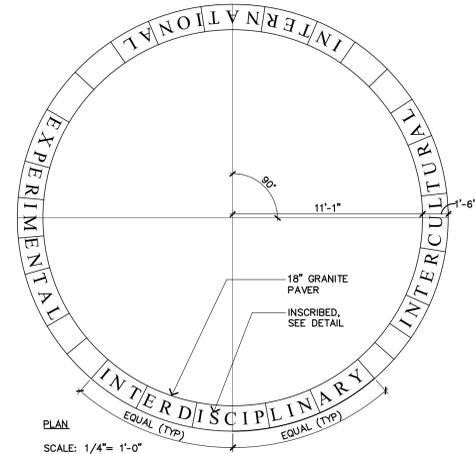


PLAN

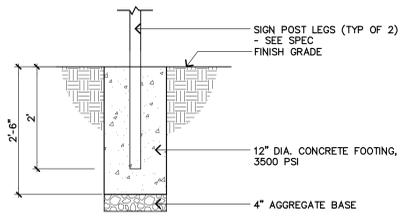


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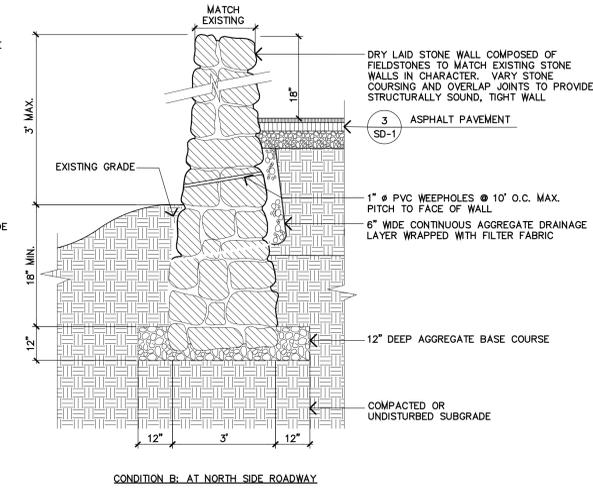
7 STONE BLOCK SEATWALL
SCALE: 1/2"= 1'-0"



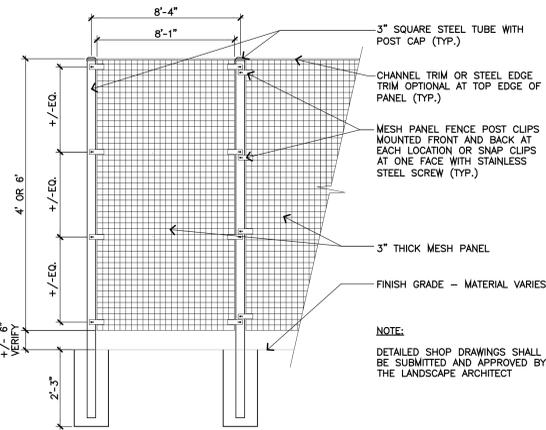
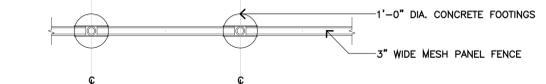
PLAN
SCALE: 1/4"= 1'-0"



8 SIGN POST FOOTINGS - ALTERNATE # 4
SCALE: 3/4"= 1'-0"



CONDITION B. AT NORTH SIDE ROADWAY



9 GREEN SCREEN
SCALE: 1/2"= 1'-0"



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MKW + ASSOCIATES, L.L.C.
Landscape Architecture | Site Planning | Urban Design
38 Park Avenue, Rutherford, NJ 07070 | Tel: 908-989-7609

DRAWN BY: MKW
CHECKED BY: MKW

SITE DETAILS

Ramapo College of New Jersey
Expansion
Project Number

Ramapo College Student Center
Expansion
Project Number

Ramapo College of New Jersey
505 Ramapo Valley Road,
Morristown, NJ 07430-1680
Project Number



ISSUED:
04.13.2016

DESCRIPTION:
ADDENDUM #1

SHEET:
SD-1

SEALED:



John P. Williams, Landscape Architect
New Jersey License # AS00193

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LANDSCAPE ARCHITECT:



Landscaping Architecture | Site Planning | Urban Design
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REVISIONS

DRAWN BY: MKW
CHECKED BY: MKW

Ramapo College Student Center Expansion
Ramapo College of New Jersey
505 Ramapo Valley road,
Morristown, NJ 07430-1680
Project Number

SITE DETAILS

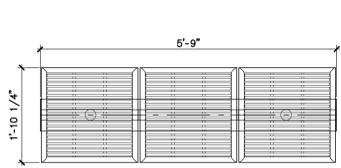


ISSUED:
04.13.2016

DESCRIPTION:
ADDENDUM #1

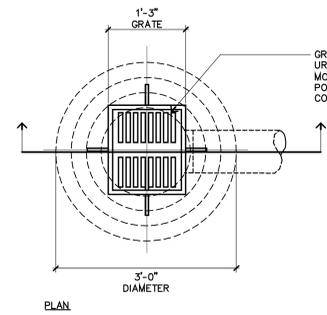
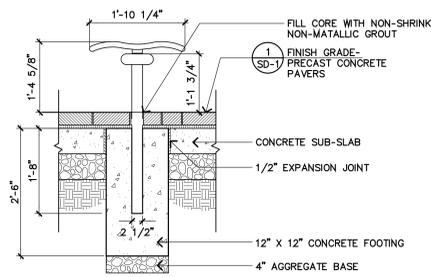
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SD-2

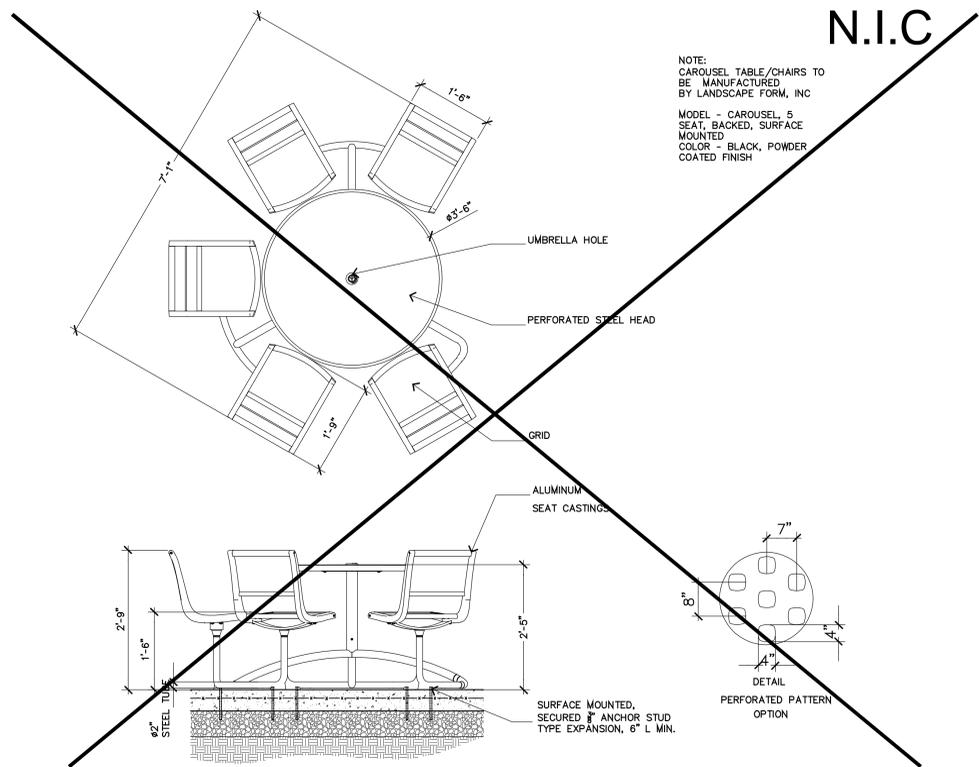
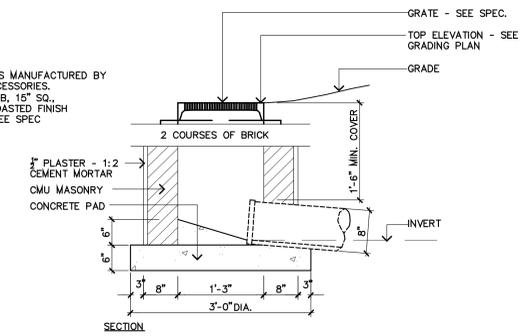


NOTE:
AS MANUFACTURED BY LANDSCAPE FORMS,
MODEL: PRESIDIO- BACKLESS, THREE SEAT UNIT, NO ARMS
INSTALLATION SHALL BE IN STRICT ACCORDANCE TO
MANUFACTURER'S RECOMMENDATIONS
COLOR: SEE SPEC

1 BENCH
SD-2 SCALE: 3/4" = 1'-0"

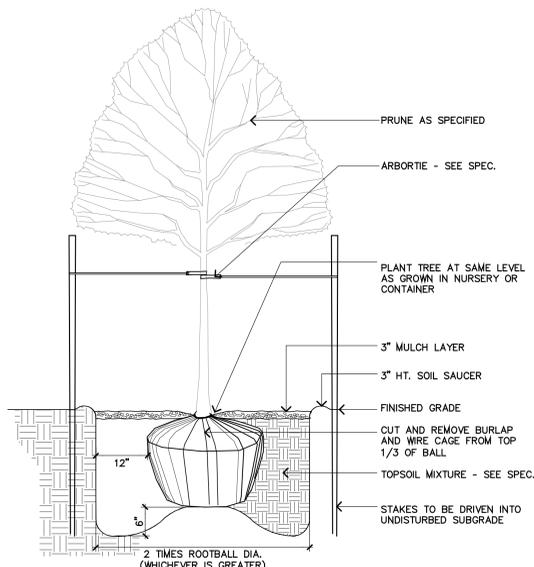


4 INLET
SD-2 SCALE: 3/4" = 1'-0"

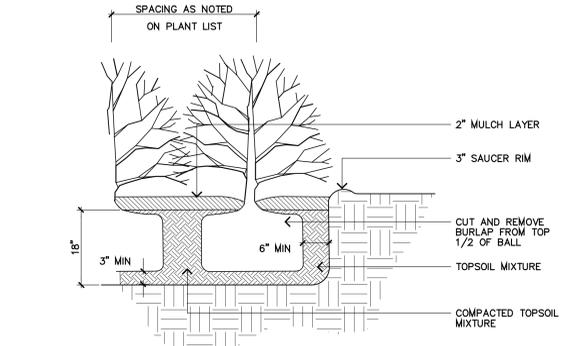


NOTE:
CAROUSEL TABLE/CHAIRS TO
BE MANUFACTURED
BY LANDSCAPE FORM, INC
MODEL - CAROUSEL, 5
SEAT, BACKED, SURFACE
MOUNTED
COLOR - BLACK, POWDER
COATED FINISH

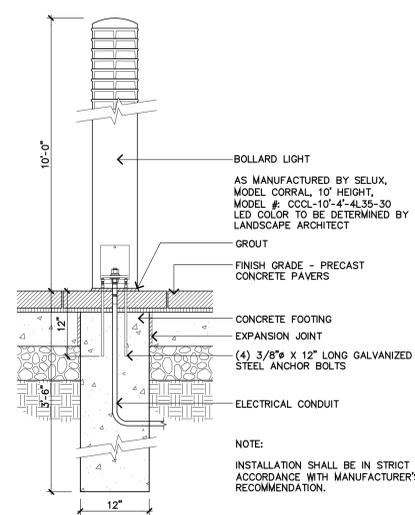
2 CAROUSEL TABLE/CHAIRS
SD-2 SCALE: 3/4" = 1'-0"



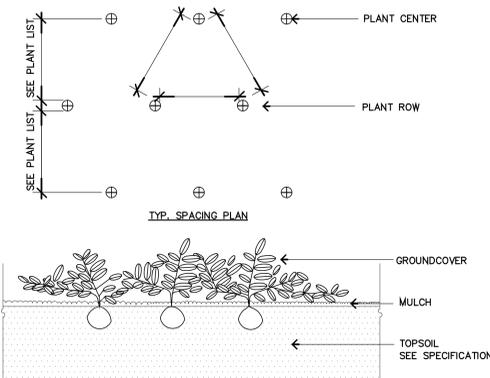
5 CANOPY TREE PLANTING
SD-2 SCALE: 3/4" = 1'-0"



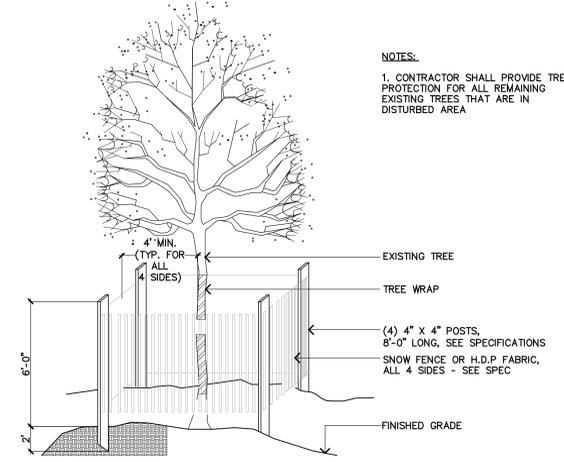
6 SHRUB PLANTING
SD-2 SCALE: 3/4" = 1'-0"



3 LIGHT POLE FOOTING
SD-2 SCALE: 1" = 1'-0"



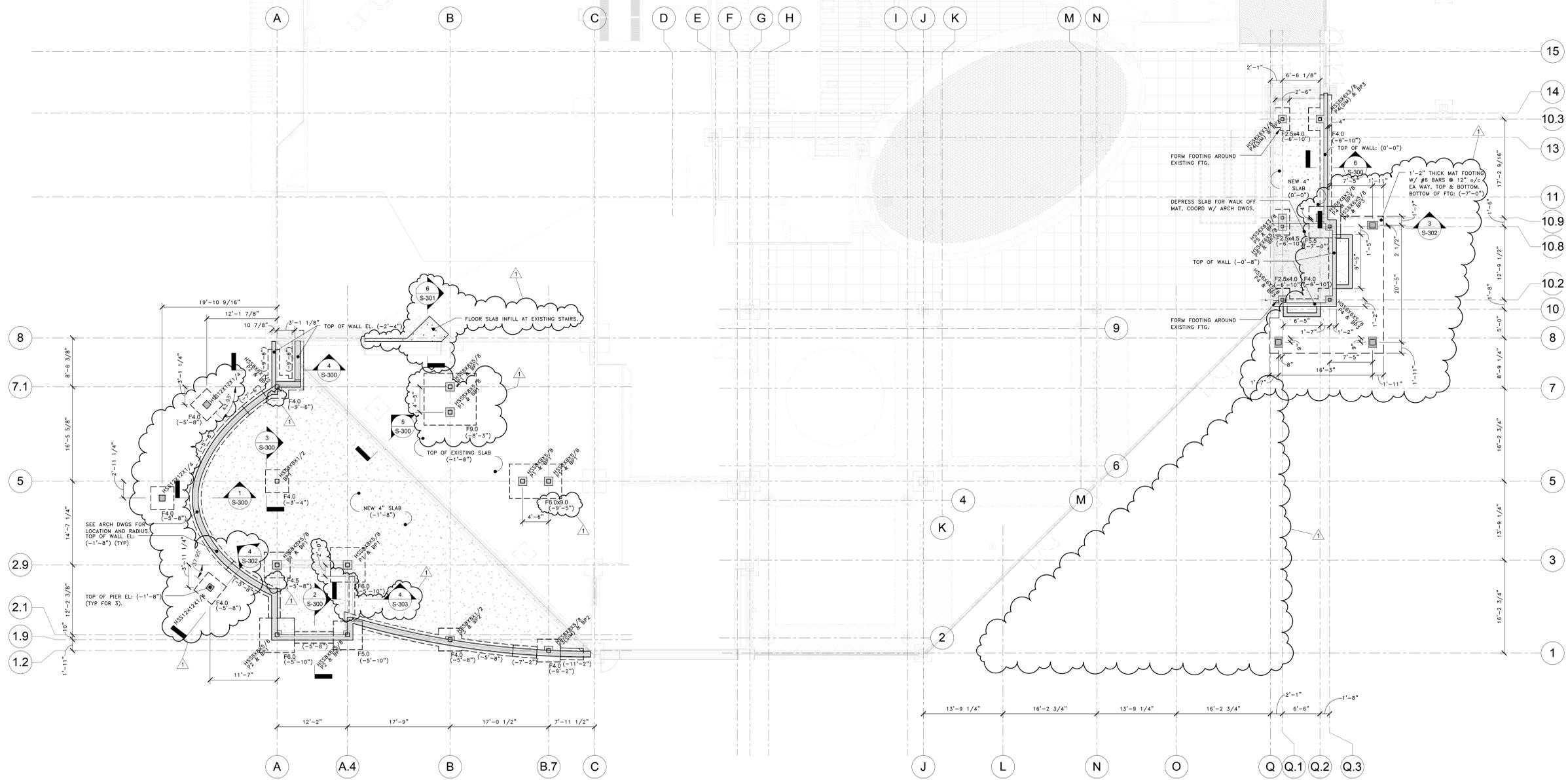
7 GROUND COVER PLANTING
SD-2 SCALE: 1 1/2" = 1'-0"



3 TEMPORARY TREE PROTECTION BARRIER
SD-2 NOT TO SCALE

FOUNDATION SCHEDULE				
TYPE	LENGTH	WIDTH	THICKNESS	BOTTOM REINFORCEMENT
F2.5x4.0	4'-0"	2'-6"	1'-0"	#5 BARS @ 8" o/c EA WAY
F2.5x4.5	4'-6"	2'-6"	1'-0"	#5 BARS @ 8" o/c EA WAY
F3.0	3'-0"	3'-0"	1'-0"	(3) #5 BARS EA WAY
F4.0	4'-0"	4'-0"	1'-0"	(6) #5 BARS EA WAY
F4.5	4'-6"	4'-6"	1'-0"	(6) #5 BARS EA WAY
F5.0	5'-0"	5'-0"	1'-2"	(6) #5 BARS EA WAY
F5.5	5'-6"	5'-6"	1'-2"	(6) #5 BARS EA WAY
F6.0	6'-0"	6'-0"	1'-2"	(6) #5 BARS EA WAY
F9.0	9'-0"	9'-0"	1'-9"	(10) #7 BARS EA WAY
F6.0x9.0	9'-0"	6'-0"	1'-4"	#6 BARS @ 12" o/c EA WAY

FOOTINGS SHALL HAVE A TOP MAT OF REINFORCING EQUAL TO BOTTOM MAT BARS MINUS ONE BAR SIZE AT ALL FOOTINGS.



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

- ELEVATIONS REFERENCED TO EXISTING BUILDING TOP OF SLAB OF 311'-0"
- TOP OF SLAB EL. 0'-0" (REFERENCE ELEVATION) UNLESS NOTED (+) OR (-) ON PLAN.
- BOTTOM OF FOOTING ELEVATIONS INDICATED THIS (---).
- SLAB ON GRADE SHALL BE 4" SLAB WITH #4 BARS @ 12" o/c EA WAY, TOP.
- PROVIDE ASTM E-1745 CLASS A VAPOR BARRIER UNDERNEATH SLAB ON GRADE.



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REVISIONS		
1	REVISION #1	4.13.2016

DRAWN BY: AAL
CHECKED BY: KEC

FOUNDATION PLAN

RCNJ No. 2014-37-01C
PHASE 2: ALTERATIONS & ADDITION
505 RAMAPO VALLEY RD.
MAHWAH, NJ 07430

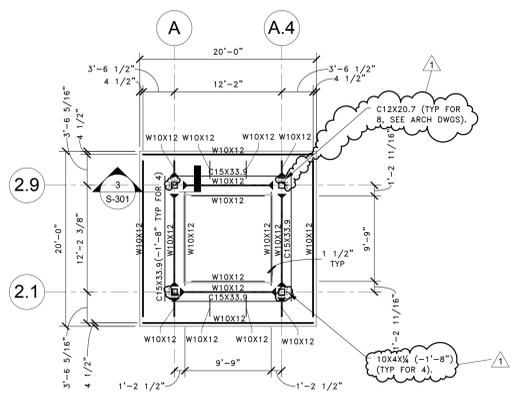
RAMAPO COLLEGE OF NEW JERSEY
17565.00



ISSUED:
3.24.16

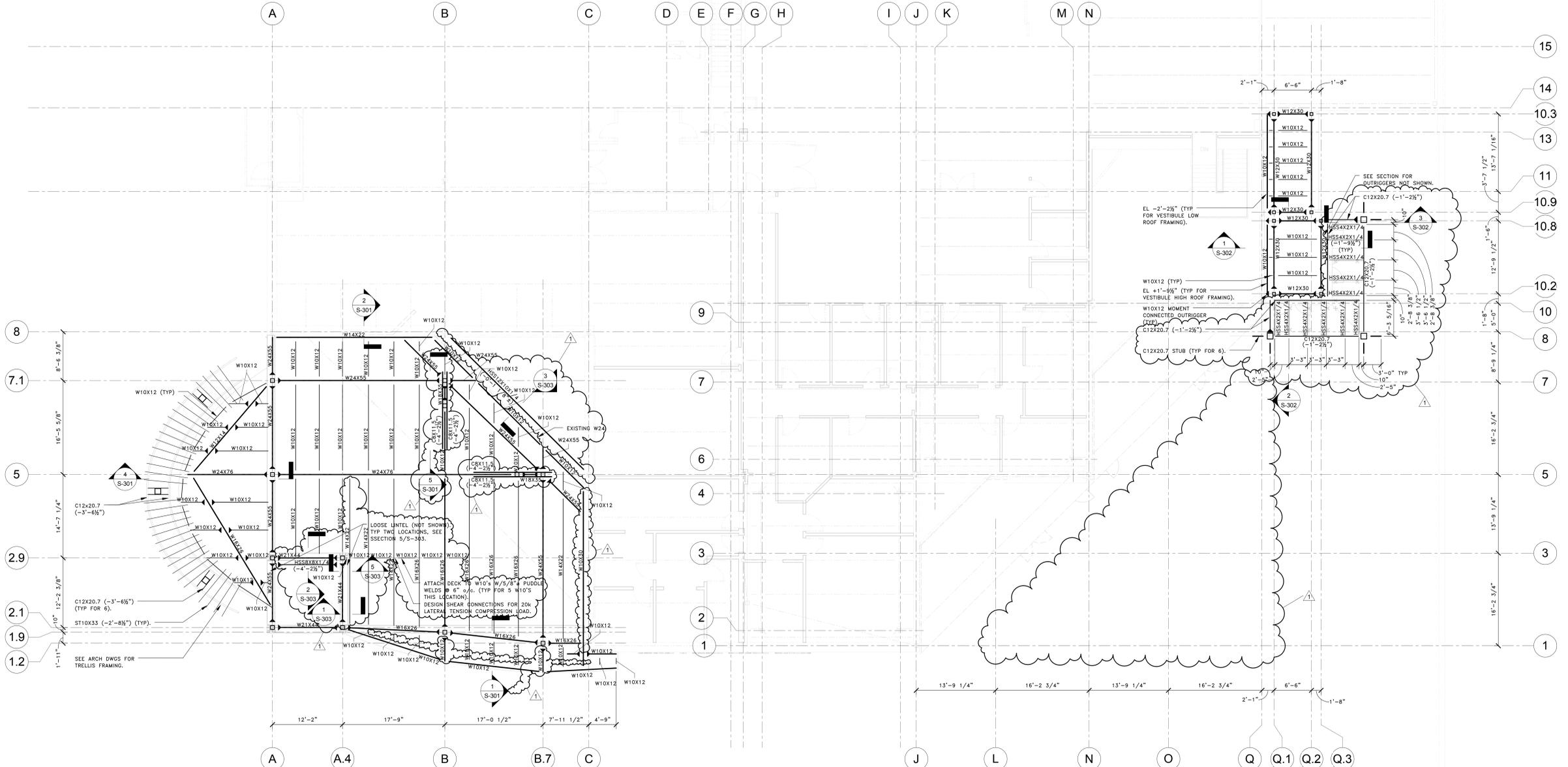
DESCRIPTION:
BID DOCUMENTS

SHEET:
S-100



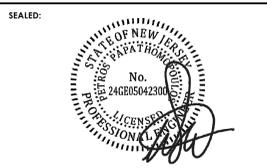
TOWER FRAMING PLAN

- SCALE: 1/8" = 1'-0"
1. TOP OF STEEL SHALL BE 21'-6"
 2. TOWER DECK SHALL BE 1/2", 20 GAUGE, TYPE B PAINTED ROOF DECK.



ROOF FRAMING PLAN

- SCALE: 1/8" = 1'-0"
1. ROOF DECK SHALL BE 1/2", 20 GAUGE TYPE B20 PAINTED STEEL DECK.
 2. TOP OF ROOF STEEL SHALL BE 12'-2 3/4" (REFERENCE ELEVATION) UNLESS NOTED (+) OR (-).
 3. ALL CONNECTIONS SHOWN THUS (▶) ON PLAN SHALL BE FULL MOMENT CONNECTIONS DEVELOPING AT LEAST 80% OF THE CAPACITY OF THE BEAM UNLESS NOTED OTHERWISE. ALTERNATE METHODS OF CONNECTION WILL BE CONSIDERED INCLUDING THROUGH PLATES. HOWEVER, CONNECTION TO THE FACE OF THE COLUMN ONLY WILL NOT BE ACCEPTED. ALL BEAM TO COLUMN CONNECTIONS SHALL BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NEW JERSEY. SUBMIT FULL CALCULATIONS AND SHOP DRAWINGS TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION AND CONSTRUCTION.



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NO.	REVISION	DATE
1	REVISION #1	4.13.2016

DRAWN BY: AAL
 CHECKED BY: KEC

ROOF FRAMING PLAN

RCNJ No. 2014-37-01C
 PHASE 2: ALTERATIONS & ADDITION
 505 RAMAPO VALLEY RD.
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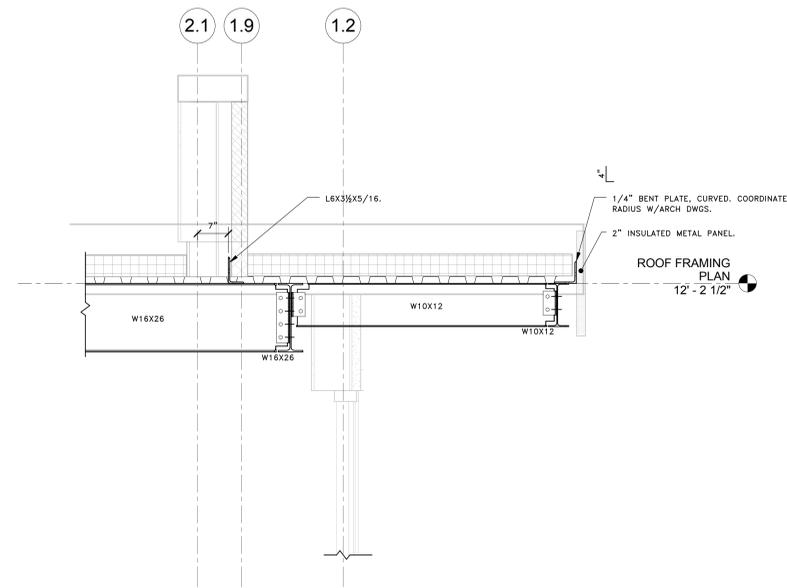
RAMAPO COLLEGE OF NEW JERSEY



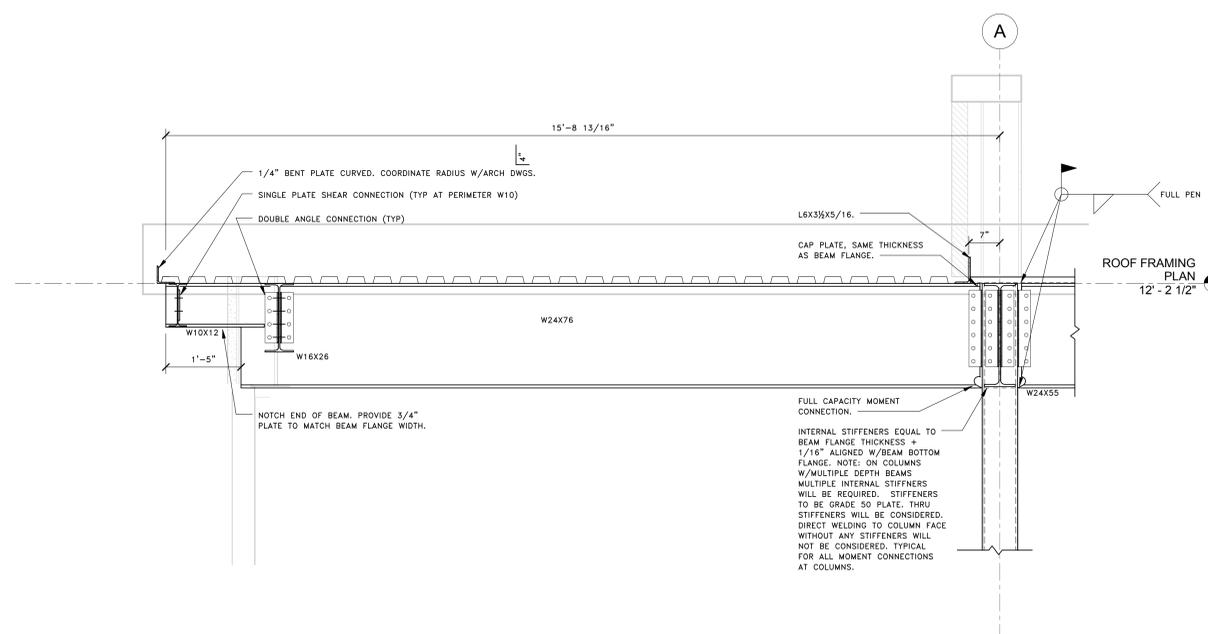
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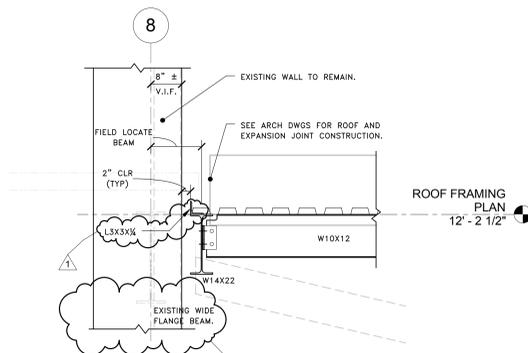
SHEET: S-101



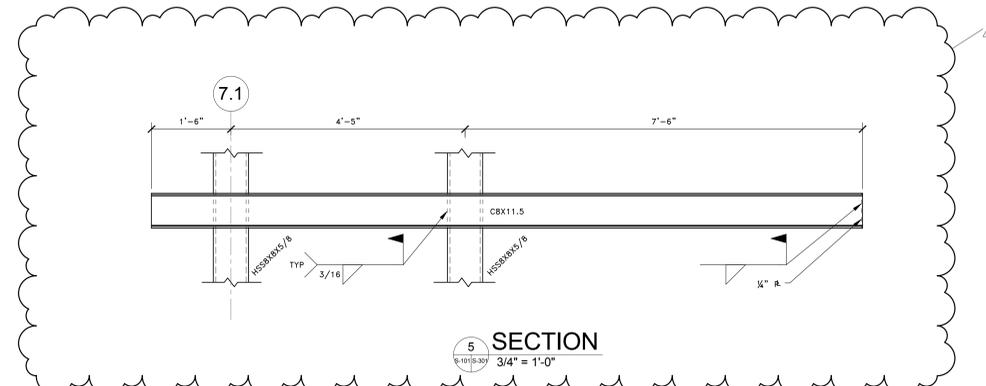
SECTION 1
3/4" = 1'-0"



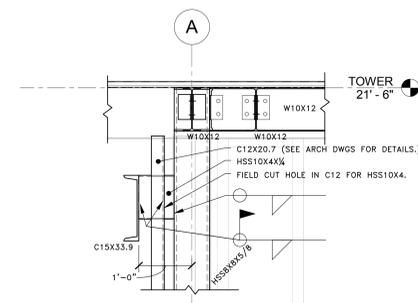
SECTION 4
3/4" = 1'-0"



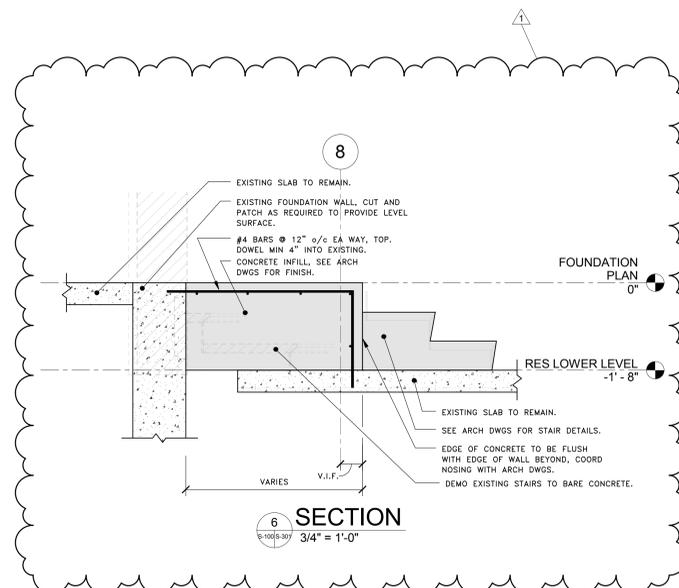
SECTION 2
3/4" = 1'-0"



SECTION 5
3/4" = 1'-0"



SECTION 3
3/4" = 1'-0"



SECTION 6
3/4" = 1'-0"



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REVISIONS		
1	REVISION #1	4.13.2016

DRAWN BY: AAL
CHECKED BY: KEC

SECTIONS

RCNJ No. 2014-37-01C
PHASE 2: ALTERATIONS & ADDITION
505 RAMAPO VALLEY RD.
MAHWAH, NJ 07430
17565.00

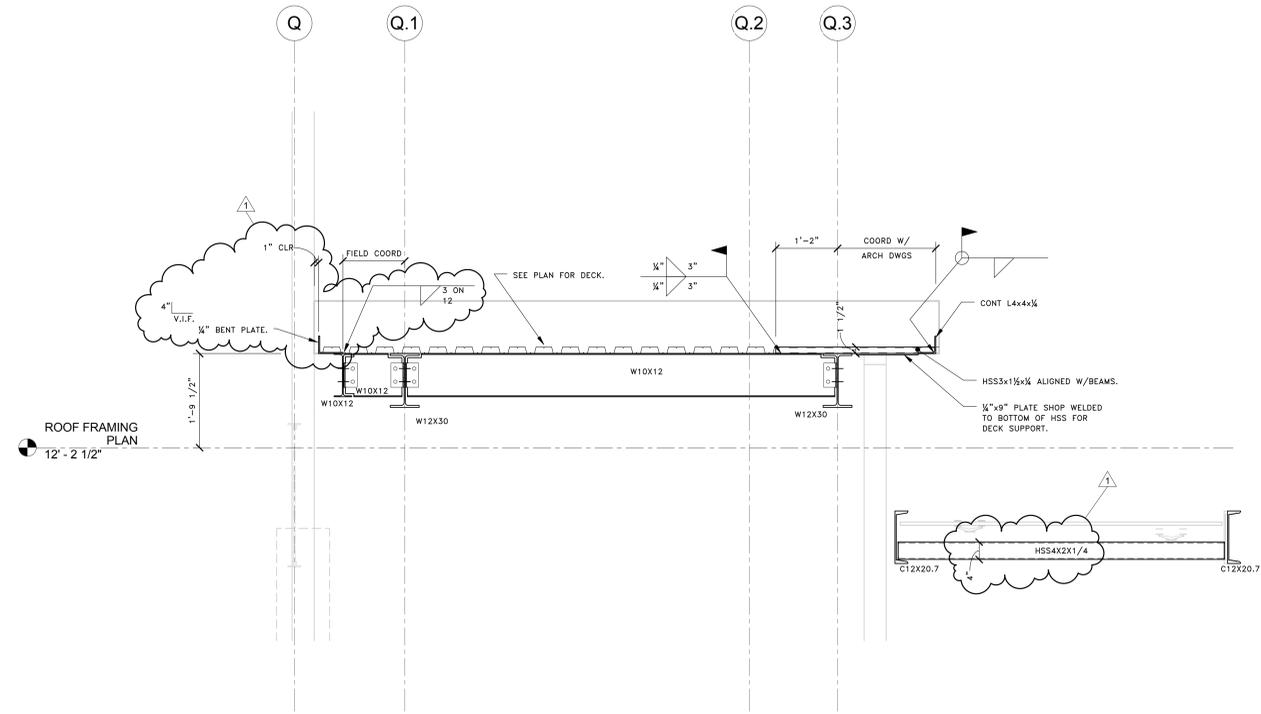
RAMAPO COLLEGE OF NEW JERSEY



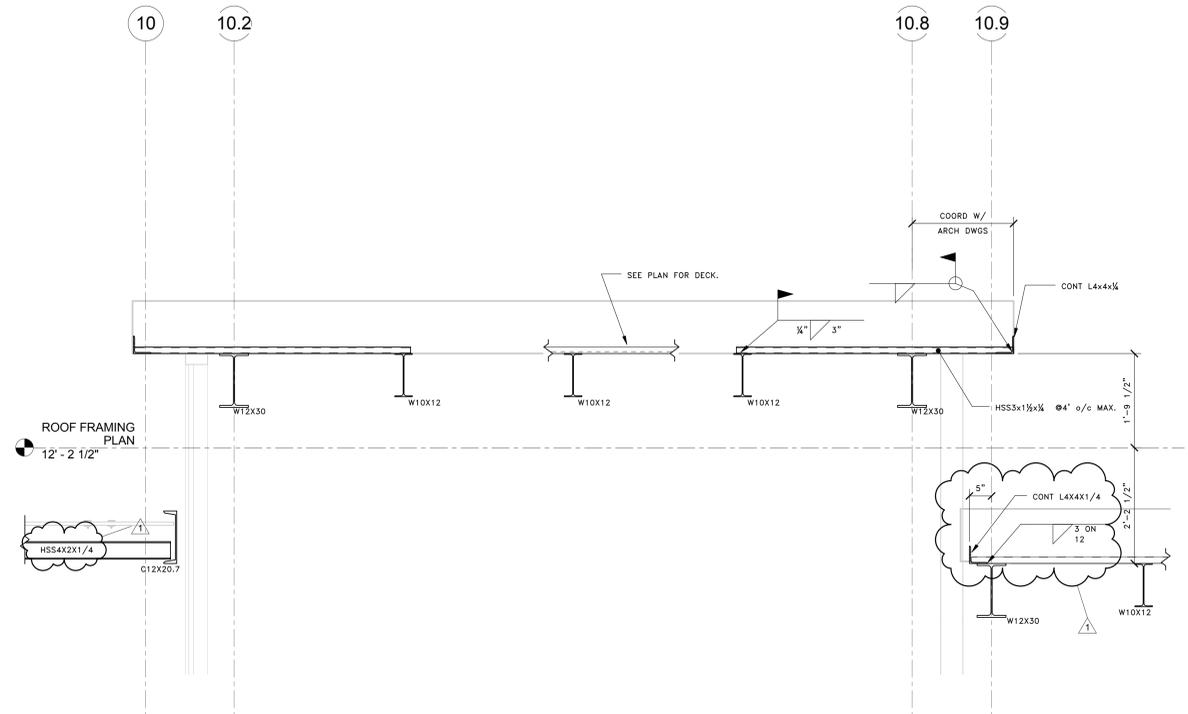
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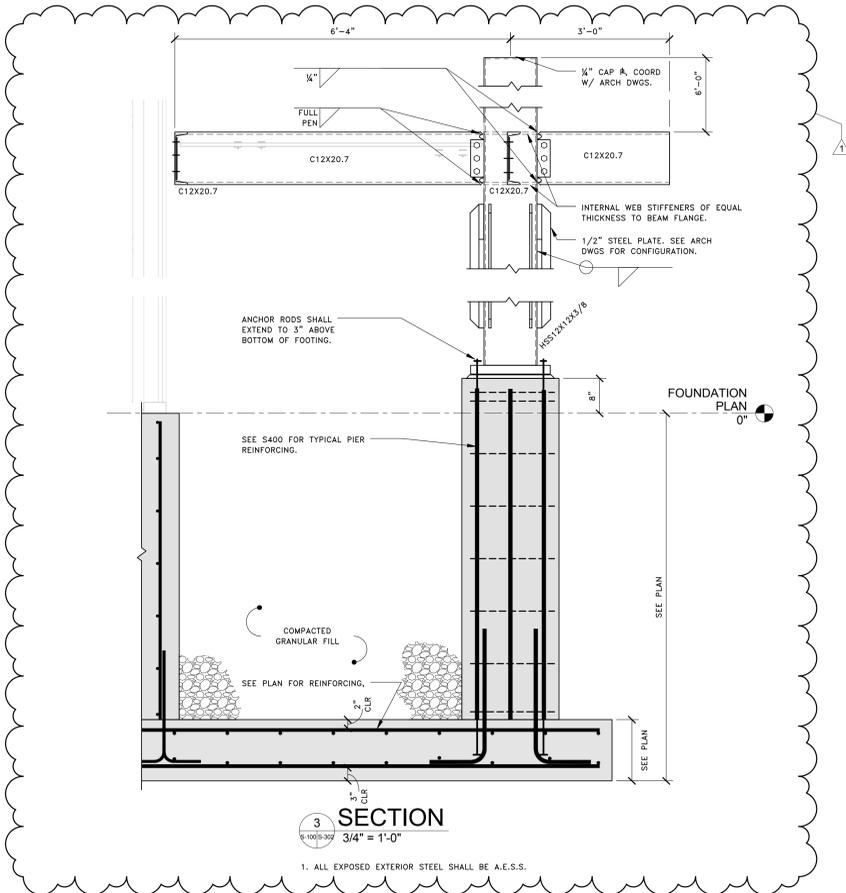
SHEET:
S-301



SECTION 1
3/4" = 1'-0"

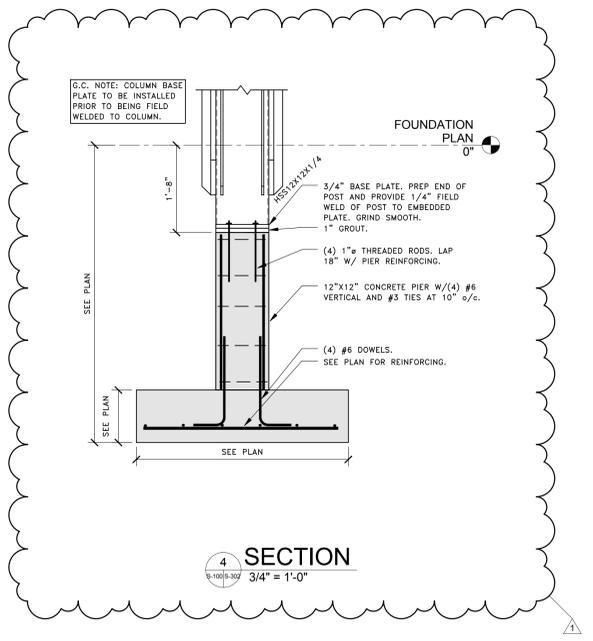


SECTION 2
3/4" = 1'-0"

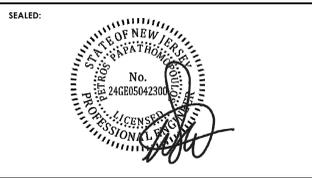


SECTION 3
3/4" = 1'-0"

1. ALL EXPOSED EXTERIOR STEEL SHALL BE A.E.S.S.



SECTION 4
3/4" = 1'-0"



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1	REVISION #1	4.13.2016

DRAWN BY: AAL
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SECTIONS

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505 RAMAPO VALLEY RD.
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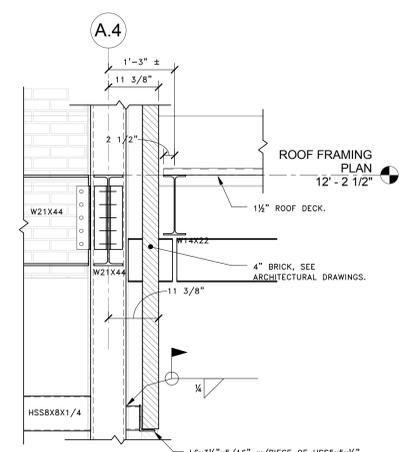
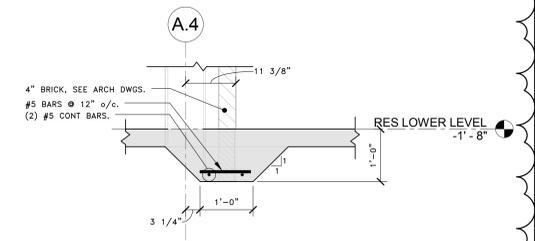
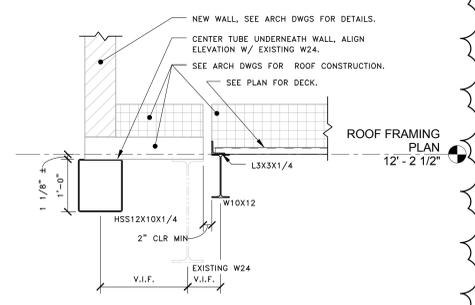
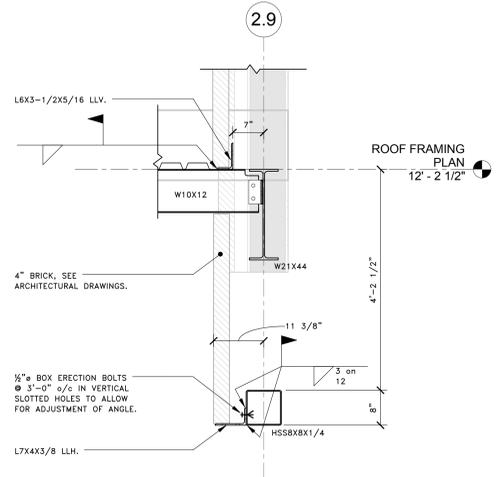
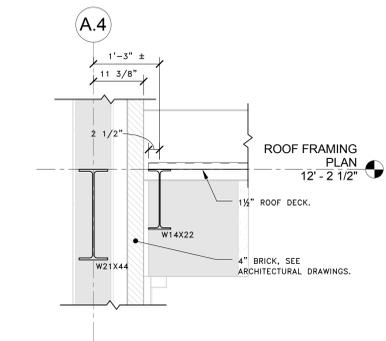


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S-302



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REVISIONS

1	REVISION #1	4.13.2016
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DRAWN BY: Author
CHECKED BY: Checker

SECTIONS

RCNJ No. 2014-37-01C
PHASE 2: ALTERATIONS & ADDITION
505 RAMAPO VALLEY RD.
MAHWAH, NJ 07430

RAMAPO COLLEGE OF NEW JERSEY



ISSUED:
3.24.16

DESCRIPTION:
BID DOCUMENTS

SHEET:
S-303

CRUSHED STONE

- PRIOR TO PLACING CRUSHED STONE, ALL ORGANIC MATERIAL, TOPSOIL, DEBRIS AND ANY OTHER DELETERIOUS MATERIAL SHALL BE REMOVED.
- CRUSHED STONE SHALL BE AN APPROVED MATERIAL MEETING THE REQUIREMENTS OF THE FOLLOWING TABLE:

SIEVE DESIGNATION	% PASSING
1 3/4"	100
1 1/2"	90 - 100
1"	20 - 55
3/4"	0 - 15
3/8"	0 - 5

- THE MATERIAL SHALL BE PLACED IN MAXIMUM 12" LIFTS AND COMPACTED.

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, FROM A TESTING FIRM APPROVED BY THE ENGINEER, A SIEVE ANALYSIS FOR THE PROPOSED CRUSHED STONE. THE PROCEDURE SHALL BE REPEATED UNTIL A MATERIAL MEETING THE ABOVE REQUIREMENTS IS PROVIDED.

COLD WEATHER CONSTRUCTION PROCEDURES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTINUOUSLY PROTECT SOILS, CONCRETE, MASONRY AND OTHER BUILDING MATERIALS FROM DAMAGE DUE TO COLD TEMPERATURES UNTIL THE BUILDING HAS BEEN TURNED OVER TO THE OWNER. THIS SHALL INCLUDE TEMPORARY ENCLOSURES, INSULATED BLANKETS AND TEMPORARY HEATING.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE ANY DAMAGED OR DEFECTIVE WORK, IN A MANNER APPROVED BY THE ENGINEER.
- ALL PROTECTIVE AND CORRECTIVE WORK SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

SAFETY AND PROTECTION

CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE THE NECESSARY PROTECTION TO PREVENT DAMAGE INJURY OR LOSS TO:

- ALL EMPLOYEES ON THE WORK AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY.
- ALL THE WORK AND ALL MATERIALS OR EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF, THE SITE, AND
- OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAYS, STRUCTURES AND UTILITIES NOT DESIGNATED FOR REMOVAL, RELOCATION OR REPLACEMENT IN THE COURSE OF CONSTRUCTION.

CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE STANDARDS (SPECIFICALLY INCLUDING OSHA, AND ANY OTHER STATE ADOPTED OSHA PROGRAM), LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS; AND SHALL ERECT AND MAINTAIN ALL NECESSARY SAFEGUARDS FOR SUCH SAFETY AND PROTECTION. CONTRACTOR SHALL NOTIFY OWNERS OF ADJACENT PROPERTY AND UTILITIES WHEN EXECUTION OF THE WORK MAY AFFECT THEM.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS AND OTHER COSTS ARISING FROM ANY DAMAGE AT THE SITE OR ADJACENT THERETO.

CONTRACTOR'S DUTIES AND RESPONSIBILITIES FOR THE SAFETY AND PROTECTION OF THE WORK SHALL CONTINUE UNTIL SUCH TIME AS ALL THE WORK IS COMPLETED.

SAND FILL UNDER SLABS

- SAND FILL SHALL BE AN APPROVED, WELL GRADED BANK RUN SAND MEETING THE REQUIREMENTS OF THE FOLLOWING TABLE:

SIEVE DESIGNATION	% PASSING
3/8"	100
NO. 4	80-95
NO. 10	50-90
NO. 40	20-50
NO. 200	0-5

- THE MATERIAL SHALL BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-1557, MODIFIED PROCTOR.
- THE OWNER WILL TAKE DENSITY TESTS ON THE COMPACTED FILL. DENSITY TESTS SHALL BE DONE ON EACH LIFT AT THE RATE OF ONE TEST FOR EVERY 1000 SQUARE FEET OF COMPACTED FILL. IF THE MATERIAL TESTS LESS THAN 95%, CORRECTIVE ACTION AND ADDITIONAL TESTING WILL BE REQUIRED. THE ADDITIONAL TESTING AND CORRECTIVE ACTION WILL BE PAID FOR BY THE CONTRACTOR.
- MATERIALS SHALL BE PLACED IN SUCH A WAY AS NOT TO DAMAGE CONCRETE FOUNDATIONS AND ESPECIALLY THE VAPOR BARRIER.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, FROM A TESTING FIRM APPROVED BY THE ENGINEER, A SIEVE ANALYSIS AND A LABORATORY MOISTURE-DENSITY CURVE FOR THE PROPOSED SAND FILL. THE PROCEDURE SHALL BE REPEATED UNTIL A MATERIAL MEETING THE SPECIFICATIONS IS PROVIDED.

DESIGN LOADS (ASCE 7-10)

ROOF LOAD

Pf = 24 PSF
 Cs = 1.0
 I = 1.1
 Ct = 1.0

EARTHQUAKE LOAD

Ss = 0.264 g
 S1 = 0.072 g
 SDS = 0.211 g
 SD1 = 0.081 g
 SEISMIC USE GROUP = III
 SEISMIC DESIGN CATEGORY = B
 SITE CLASS = C
 SEISMIC RESISTING SYSTEM = MOMENT FRAMES
 ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE
 DESIGN BASE SHEAR = 6.4k
 Ca = .088
 R = 3
 IE = 1.25

WIND LOAD

BASIC WIND SPEED = 130 MPH
 W = 1.0
 EXPOSURE = C

FOUNDATION NOTES

- ALL STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SITE, ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS AND THE SPECIFICATIONS.
- ALL CONCRETE WORK SHALL COMPLY WITH THE LATEST RECOMMENDATIONS AND SPECIFICATIONS OF THE AMERICAN CONCRETE INSTITUTE (ACI) AND THE LOCAL BUILDING CODES.
 - ACI 211.3R-14 RECOMMENDED PRACTICE FOR SELECTING PROPORTIONS FOR NORMAL WEIGHT CONCRETE
 - ACI 212.3R-10 GUIDE FOR USE OF ADMIXTURES IN CONCRETE - COMMITTEE REPORT
 - ACI 214R-11 RECOMMENDED PRACTICE FOR EVALUATION OF COMPRESSION TEST RESULTS OF FIELD CONCRETE
 - ACI 301-10 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
 - ACI 302.1R-15 RECOMMENDED PRACTICE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION
 - ACI 304R-00 GUIDE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE
 - ACI 305.1-14 RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING
 - ACI 306.1-90 RECOMMENDED PRACTICE FOR COLD WEATHER CONCRETING
 - ACI 308R-01 RECOMMENDED PRACTICE FOR CURING CONCRETE
 - ACI 308R-02 RECOMMENDED PRACTICE FOR CONSOLIDATION OF CONCRETE
 - ACI 315-99 MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES
 - ACI 318-14 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
 - ACI 347R-14 RECOMMENDED PRACTICE FOR CONCRETE FORMWORK
- ALL CONCRETE SHALL BE NORMAL WEIGHT HAVING A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI PSI AT 28 DAYS WITH THE FOLLOWING REQUIREMENTS:
 - PORTLAND CEMENT - ASTM C150, TYPE I/II.
 - AGGREGATE - ASTM C33, 1" MAXIMUM SIZE FOR STRUCTURAL CONCRETE (EXCEPT SLABS-ON-GRADE), 3/8" MAXIMUM SIZE FOR STAIR FILL AND 1 1/2" MAXIMUM SIZE FOR FOOTINGS. USE 1 1/2" AGGREGATE FOR ALL SLABS-ON-GRADE.
 - WATER - POTABLE WITH A MAXIMUM WATER CEMENT RATIO OF 0.50.
 - SLUMP - 3" TO 5".
 - ADMIXTURES - USE AIR ENTRAINING AGENT CONFORMING TO ASTM C260 WITH 4-6% TOTAL AIR. USE WATER REDUCING AGENT CONFORMING TO ASTM C494 IN ALL CONCRETE.
 - DESIGN MIX - SUBMIT A CURRENT (MAXIMUM 18 MONTHS OLD) DESIGN MIX OF THE EXACT SAME MIX TO BE USED ON THE PROJECT, WITH 28 DAY COMPRESSIVE STRENGTH TESTS, TO THE ENGINEER FOR REVIEW PRIOR TO STARTING CONSTRUCTION.

- ALL REINFORCING STEEL SHALL COMPLY WITH ASTM A615, GRADE 60 (ASTM A615M GRADE 400) EXCEPT AS OTHERWISE NOTED.
- LAP ALL BARS 40 DIAMETERS MINIMUM AT SPLICES UNLESS INDICATED OTHERWISE ON THE DRAWINGS. TOP BARS TO BE SPLICED AT MIDSPAN AND BOTTOM BARS AT SUPPORTS.
- REINFORCEMENT SHALL BE SECURELY TIED IN ITS PROPER PLACE BEFORE AND DURING POURING OPERATIONS USING APPROVED CHAIRS AND SPACERS AS REQUIRED. NO BARS SHALL BE CUT OR OMITTED IN THE FIELD WITHOUT THE APPROVAL OF THE ENGINEER. USE PLASTIC TIPPED ACCESSORIES IN CONCRETE EXPOSED TO WEATHER, WATER OR VIEW.
- WHERE CONTINUOUS BARS ARE CALLED FOR, INDICATED OR REQUIRED, THEY SHALL BE RUN CONTINUOUSLY AROUND CORNERS, DOWELED INTO INTERSECTING WALLS AND LAPPED AT NECESSARY SPICES WITH SPICES STAGGERED WHEREVER POSSIBLE.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

CONCRETE CAST AGAINST EARTH	3"
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER	#5 (#16) AND SMALLER 1 1/2"
	#6 (#19) AND LARGER 2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER	3/4"
SLABS, WALLS AND JOISTS	3/4"
BEAMS AND COLUMNS	1 1/2"

- THE CONCRETE CONTRACTOR SHALL INSTALL (OR GIVE OTHER TRADES AMPLE OPPORTUNITY TO INSTALL) ALL ANCHORS, BOLTS, PLATE, NAILERS, SLOTS, CHASES, PIPE SLEEVES, ETC., AS REQUIRED BY OTHER TRADES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE SETTING SCREEDS AND FORMS.
- FOOTINGS SHALL REST ON SUITABLE UNDISTURBED SOIL OR COMPACTED GRANULAR FILL HAVING A MINIMUM BEARING CAPACITY OF 4000 PSF. ELEVATIONS OF BOTTOM OF FOOTINGS ARE SHOWN ON PLANS, BUT ARE SUBJECT TO REVISION WHEN TRUE SOIL CONDITIONS ARE EXPOSED BY EXCAVATION. THE ENGINEER SHALL BE NOTIFIED PROMPTLY OF ANY WEAK STRATA, WATER CONDITIONS OR OTHER POOR BEARING CONDITIONS. SEE GEOTECHNICAL REPORT DATED 11-17-2015 BY SDR CONSULTING ENGINEERS FOR COMPLETE FOUNDATION PREPARATION AND DEWATERING REQUIREMENTS.
- FOOTING EXCAVATIONS SHALL BE DONE IN SUCH A MANNER AS TO DRAIN AWAY ALL SURFACE AND GROUND WATER. EXCAVATION EQUIPMENT AND PROCEDURES SHALL BE USED SUCH THAT FIRM SOIL BEARING CONDITIONS ARE MAINTAINED.
- UNLESS OTHERWISE NOTED, ALL FOOTINGS, PILES, CAISSONS AND PIERS SHALL BE CENTERED UNDER SUPPORTED MEMBER.

- FOUNDATION WALLS SHALL BE POURED IN ALTERNATE LENGTHS, EACH POUR NOT TO EXCEED APPROXIMATELY 30 FEET IN ANY DIRECTION. CONSTRUCTION JOINTS SHALL BE PLACED AT POINTS OF MINIMUM SHEAR. NO HORIZONTAL JOINTS SHALL BE PERMITTED EXCEPT AS SHOWN ON PLANS.
- SLABS AND BEAMS SHALL BE POURED MONOLITHICALLY EXCEPT WHERE OTHERWISE SHOWN AND SHALL BE FINISHED AS INDICATED IN THE SPECIFICATIONS (ON THE PLANS). CONSTRUCTION JOINTS IN FRAMED SLABS SHALL BE LOCATED SO THAT EACH INDIVIDUAL POUR DOES NOT EXCEED 750 SQUARE FEET IN AREA NOR 30 FEET IN ANY DIRECTION. SLABS SHALL BE POURED IN ALTERNATE PANELS.
- CONTRACTOR SHALL REPAIR, AT HIS EXPENSE, ALL CONCRETE SLAB DEFECTS SUCH AS CURLING OR CRACKING, GRINDING, PATCHING, ETC. REPAIR PROCEDURES SHALL BE APPROVED BY THE ENGINEER PRIOR TO STARTING WORK.
- CHAMFER EDGES OF EXPOSED BEAMS AND COLUMNS.

- CONCRETE TEMPERATURE DURING THE FIRST SEVEN DAYS SHALL BE MAINTAINED BETWEEN 50 DEG.F AND 90 DEG.F. RAPID DRYING MUST BE PREVENTED.

- CURING:
 - HORIZONTAL SURFACES SHALL BE KEPT CONTINUOUSLY MOIST FOR A MINIMUM OF SEVEN DAYS.
 - VERTICAL SURFACES SHALL RECEIVE 2 COATS (ONE AT TIME OF STRIPPING AND ANOTHER 3 DAYS LATER) OF AN APPROVED NON-TOXIC CURING COMPOUND.

- ALL FOUNDATION WALLS SHALL BE ADEQUATELY BRACED TO WITHSTAND EARTH AND CONSTRUCTION LOAD PRESSURES. WALLS MUST BE AT LEAST SEVEN DAYS OLD BEFORE BACKFILLING.

- BACKFILLING AGAINST FOUNDATION WALLS SHALL BE DONE BY PLACING THE SIMULTANEOUS LEVEL LAYERS ON BOTH SIDES OF THE WALL SUCH THAT THE DIFFERENCE BETWEEN ONE SIDE AND THE OTHER DOES NOT EXCEED 24 INCHES.

- SELECT BACKFILL OUTSIDE OF FOUNDATION WALL:
 - AN APPROVED MATERIAL FREE OF BOULDERS LARGER THAN 6", ORGANIC MATERIAL, TOPSOIL AND DEBRIS.
 - PLACE IN MAXIMUM 8" LIFTS AND COMPACT TO 90% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DEFINED BY ASTM D-1557.

- CONTRACTOR TO DESIGN, FURNISH AND INSTALL ALL TEMPORARY SHEETING, SHORING AND BRACING NECESSARY TO SAFELY COMPLETE THE CONSTRUCTION.

- THE CONTRACTOR SHALL PROVIDE THE NECESSARY EQUIPMENT AND CONTINUOUSLY DEWATER THE SITE TO FACILITATE CONSTRUCTION AND SAFE WORKING CONDITIONS.

- SHOP DRAWINGS PREPARED IN ACCORDANCE WITH ACI STANDARDS WILL BE REQUIRED FROM THE CONTRACTOR FOR REINFORCING STEEL PRIOR TO CONSTRUCTION. THE REUSE, OR REPRODUCTION, OF ANY PORTION OF THESE DOCUMENTS FOR USE AS SHOP DRAWINGS IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MCFARLAND-JOHNSON, INC.

- THE OWNER WILL EMPLOY A QUALIFIED INDEPENDENT ENGINEERING TESTING FIRM TO PERFORM STANDARD FIELD TESTING OF THE CONCRETE WORK. CONCRETE SHALL BE TESTED FOR:
 - COMPRESSIVE STRENGTH (4 CYLINDERS: ONE AT 7 DAYS, 2 AT 28 DAYS AND RETAIN ONE FOR 56 DAYS FOR TESTING IN THE EVENT THE 28 DAY RESULTS DO NOT MEET SPECIFICATIONS.) TAKE ONE SET OF FOUR (4) CYLINDERS FOR EACH PLACEMENT AND NOT LESS THAN ONE SET FOR EACH 50 CUBIC YARDS.
 - SLUMP (BEFORE AND AFTER PLASTICIZER IF USED).
 - TEMPERATURE (AIR AND CONCRETE).
 - AIR CONTENT.
 - UNIT WEIGHT.

ROOF DECK

- ROOF DECK SHALL BE OF TYPE, GAUGE, FINISH AND MANUFACTURER AS INDICATED ON THE DRAWINGS, OR APPROVED EQUIVALENT.
- COMPLY WITH PROVISIONS OF THE LATEST EDITION OF THE FOLLOWING CODES AND STANDARDS, EXCEPT AS OTHERWISE SHOWN OR SPECIFIED:
 - AISI "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS".
 - SDI "DESIGN MANUAL FOR FLOOR DECKS AND ROOF DECKS".
 - SDI "DIAPHRAGM DESIGN MANUAL".
 - FACTORY MUTUAL.
- MATERIALS:
 - STEEL FOR GALVANIZED STEEL DECK UNITS: ASTM A446, GRADE A, B, C, D, E OR F WITH A MINIMUM YIELD POINT OF 33 KSI. NO OIL PRESERVATIVE IF DECK TO BE PAINTED.
 - STEEL FOR PAINTED STEEL DECK UNITS: ASTM A611, GRADE C, D OR E WITH A MINIMUM YIELD POINT OF 33 KSI.
- FINISHES:
 - GALVANIZING SHALL CONFORM TO ASTM A525 COATING CLASS 660.
 - SHOP COAT OF MANUFACTURER'S STANDARD PRIMER PAINT APPLIED OVER CLEANED AND PHOSPHATIZED STEEL.
- INSTALLATION:
 - STEEL DECK SHALL BE ERECTED AND FASTENED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND ERECTION LAYOUTS. PUDDLE WELDS SHALL BE AT LEAST 5/8" INCH IN DIAMETER, OR ELONGATED, HAVING AN EQUAL PERIMETER. FILLET WELDS WHEN USED SHALL BE APPROXIMATELY 1.5 INCHES LONG. WELD METAL SHALL PENETRATE ALL LAYERS OF DECK MATERIAL AT END LAPS AND SIDE JOINTS AND HAVE GOOD FUSION TO THE SUPPORTING MEMBERS. FASTENING WITH 35/7 PATTERN WITH TWO SIDELAPS PER SPAN. END LAPS OF SHEETS SHALL BE A MINIMUM OF 2 INCHES AND SHALL OCCUR OVER SUPPORTS.
 - POWDER ACTUATED OR PNEUMATICALLY-DRIVEN FASTENERS, EQUIVALENT TO THE WELDS, WILL BE CONSIDERED BY THE ENGINEER. COMPLETE DOCUMENTATION SHALL BE SUBMITTED.
 - EXTREME CAUTION MUST BE USED BY THE DECK INSTALLER TO INSURE THAT THE POWDER ACTUATED FASTENERS ARE NOT DRIVEN COMPLETELY THROUGH THE DECK.
 - UPLIFT LOADING: INSTALL AND ANCHOR ROOF DECK UNITS TO RESIST GROSS UPLIFT LOADING OF 30 PSF, EXCEPT EAVE OVERHANGS SHALL RESIST 45 PSF.
 - ALL EDGES OF THE DECKING SHALL BE PROPERLY SUPPORTED. OPENINGS IN THE DECK EQUAL TO OR SMALLER THAN 8" SQUARE SHALL HAVE A 20" SQUARE X 1/8" THICK PLATE WELDED OR SCREWED TO THE TOP OF THE DECK TO SUPPORT THE OPENINGS. FOR OPENINGS LARGER THAN THE ABOVE, AN L4x4x1/4 FRAME (BEARING ON STRUCTURAL SUPPORTS) SHALL BE USED UNLESS OTHERWISE NOTED ON DRAWINGS.
- ACCESSORIES:
 - RIDGE AND VALLEY PLATES AND STEEL GANT STRIPS ATTACHED DIRECTLY TO THE STEEL DECK AS REQUIRED AND AS SHOWN ON THE PLANS TO PROVIDE A FINISHED SURFACE FOR THE APPLICATION OF INSULATION AND ROOFING, SHALL BE FURNISHED BY THE DECK MANUFACTURER.
 - PROVIDE ALL OTHER ACCESSORIES INCLUDING METAL AND FLEXIBLE CLOSURE STRIPS, SUMP PANS, ETC. NECESSARY FOR A COMPLETE INSTALLATION.
- SHOP DRAWINGS: SUBMIT DETAILED DRAWINGS SHOWING LAYOUT, TYPE, GAUGE AND MANUFACTURER OF DECKING, FASTENER TYPE AND SPACING AND ALL ACCESSORIES.

STRUCTURAL NOTES

- THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SITE, ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS AND THE SPECIFICATIONS.
- ALL STRUCTURAL STEEL WORK SHALL, UNLESS OTHERWISE INDICATED, CONFORM TO THE "STEEL CONSTRUCTION MANUAL", SPECIFICALLY INCLUDING THE SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS AND THE CODE OF STANDARD PRACTICE OF THE A.I.S.C. AND TO THE REQUIREMENTS OF THE LOCAL BUILDING CODES.
- ALL WELDING SHALL CONFORM TO THE "STRUCTURAL WELDING CODE - ANSI/AWS D1.1" OF THE AMERICAN WELDING SOCIETY.
- STEEL MATERIALS SHALL CONFORM TO THE FOLLOWING:
 - STRUCTURAL SHAPES:
 - ASTM A992, FY = 50,000 PSI (WIDE FLANGE SHAPES)
 - ASTM A36, FY = 36,000 PSI (ANGLES, CHANNELS, S-SHAPES, ETC.)
 - BOLTS:
 - ASTM A325
 - COLUMN ANCHOR BOLTS:
 - ASTM F1554 OR 36 GALVANIZED
 - STEEL PIPE:
 - ASTM A53, TYPE E OR S, GRADE B, FY = 35,000 PSI
 - ASTM A500, GRADE B, FY = 42,000 PSI
 - STRUCTURAL TUBING:
 - ASTM A500, GRADE B, FY = 48,000 PSI
- ALL SHOP CONNECTIONS SHALL BE BOLTED OR WELDED. ALL FIELD CONNECTIONS SHALL BE BOLTED EXCEPT WHERE WELDING IS SPECIFICALLY CALLED FOR. BOLTS SHALL BE 3/4" DIA. MINIMUM WITH OPEN HOLES 1/16" LARGER, EXCEPT FOR COLUMN GROUT PLATES WHICH ARE 5/16" LARGER AND COLUMN BASE PLATES WHICH ARE 5/16" LARGER. CONNECTIONS NOT DETAILED SHALL BE DESIGNED FOR THE LOADS INDICATED ON THE DRAWINGS. LOADS GIVEN IN THE AISC UNIFORM LOAD TABLES OR AS INDICATED IN THE MINIMUM CONNECTION DETAILS, WHICHEVER IS GREATER.
- TIGHTEN ALL BOLTS TO ACHIEVE THE MINIMUM FASTENER TENSION SPECIFIED IN TABLE 4 OF RCSC'S "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS". CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING LABORATORY TO TEST A MINIMUM OF THREE BOLTS IN A DEVICE CAPABLE OF INDICATING BOLT TENSION TO VERIFY PROPER BOLT TIGHTENING PROCEDURES AND RELATE BOLT TENSION TO TORQUE. TWIST-OFF OR I.C. BOLTS THAT MEET ASTM A325 OR A490 REQUIREMENTS ARE ACCEPTABLE.
- THE DESIGN OF ALL CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE STEEL FABRICATOR. COMPLETE CALCULATIONS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER AND SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO ANY FABRICATION.
- ALL STRUCTURAL STEEL SHALL BE SHOP PAINTED (MINIMUM 1.5 MILS DRY FILM THICKNESS) WITH AN APPROVED RUST INHIBITIVE PRIME PAINT. STEEL SHALL BE THOROUGHLY CLEANED (ABRASIVE BLASTED) PRIOR TO PAINTING. FIELD TOUCH UP WITH THE SAME PAINT WILL BE REQUIRED.
- UNLESS OTHERWISE NOTED, PROVIDE LOOSE LINTELS OVER OPENINGS IN MASONRY WALLS FOR EACH 4" OF THICKNESS AS FOLLOWS:
 - L3 1/2 X 3 1/2 X 1/4 (LENGTH = M.O. + 8") FOR OPENINGS UP TO AND INCLUDING 4'-0"
 - L6X3 1/2 X 5/16 (LENGTH = M.O. + 12") FOR OPENINGS GREATER THAN 4'-0" TO 6'-0"
 EXTERIOR LINTELS SHALL BE HOT DIPPED GALVANIZED.
- THE STRUCTURAL STEEL CONTRACTOR SHALL PROVIDE ALL NECESSARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE STEEL FRAME PLUMB AND SQUARE UNTIL THE ROOF DECK AND WALLS ARE INSTALLED.
- THERE WILL BE NO FIELD BURNING, CUTTING OR OTHER ALTERATIONS OF PRIMARY STRUCTURAL STEEL WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.
- NO MASONRY CONSTRUCTION SHALL BE ALLOWED IN AN AREA WHERE THE STRUCTURAL STEEL WORK IS NOT COMPLETE, SPECIFICALLY INCLUDING PLUMBING AND ALIGNMENT.
- ALL ROOF DECKING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, FACTORY MUTUAL REQUIREMENTS AND THE STEEL DECK INSTITUTE (S.D.I.) UNLESS OTHERWISE NOTED. ALL EDGES OF THE DECKING SHALL BE PROPERLY SUPPORTED. OPENINGS IN THE DECK EQUAL TO OR SMALLER THAN 8" IN DIAMETER OR 8" SQUARE SHALL HAVE A 20" SQUARE X 1/8" THICK PLATE WELDED OR SCREWED TO THE TOP OF THE DECK TO SUPPORT THE OPENINGS. FOR OPENINGS LARGER THAN THE ABOVE, AN L4X4X1/4 FRAME (BEARING ON STRUCTURAL SUPPORTS) SHALL BE USED UNLESS OTHERWISE NOTED ON PLANS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER (ARCHITECT) FOR REVIEW PRIOR TO FABRICATION FOR THE FOLLOWING ITEMS:
 - STRUCTURAL STEEL
 - ROOF DECKING
- IT IS REQUIRED THAT THE STRUCTURAL STEEL SUBCONTRACTOR PREPARE COMPLETE ERECTION DRAWINGS. REVISING OR PHOTOCOPIING OF THESE STRUCTURAL DRAWINGS WILL NOT BE PERMITTED.
- ALL STRUCTURAL STEEL FABRICATION AND ERECTION MUST COMPLY WITH THE LATEST REQUIREMENTS OF OSHA 29 CFR PART 1926.

GRANULAR FILL UNDER SLABS & FOOTINGS

- PRIOR TO PLACING GRANULAR FILL, ALL ORGANIC MATERIAL, TOPSOIL, DEBRIS AND ANY OTHER DELETERIOUS MATERIAL SHALL BE REMOVED.
- GRANULAR FILL SHALL BE AN APPROVED, WELL GRADED BANK RUN OR CRUSHER RUN GRAVEL MEETING THE REQUIREMENTS OF THE FOLLOWING TABLE:

SIEVE DESIGNATION	% PASSING
2"	100
NO. 4	40-70
NO. 100	4-15
NO. 200	0-4

- IF THE GRANULAR FILL IS IN CONTACT WITH A SUB-SLAB VAPOR BARRIER, IT SHALL BE A BANK-RUN GRAVEL RATHER THAN A CRUSHER-RUN GRAVEL SO THAT THE VAPOR BARRIER WILL NOT BE PUNCTURED THUS MAKING IT INEFFECTIVE.
- THE MATERIAL SHALL BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-1557, MODIFIED PROCTOR.
- THE OWNER WILL TAKE DENSITY TESTS ON THE COMPACTED FILL. DENSITY TESTS SHALL BE DONE ON EACH LIFT AT THE RATE OF ONE TEST FOR EVERY 1000 SQUARE FEET OF THE COMPACTED FILL. IF THE MATERIAL TESTS LESS THAN 95%, CORRECTIVE ACTION AND ADDITIONAL TESTING WILL BE REQUIRED. THE ADDITIONAL TESTING AND CORRECTIVE ACTION WILL BE PAID FOR BY THE CONTRACTOR.
- MATERIALS SHALL BE PLACED IN SUCH A WAY AS NOT TO DAMAGE CONCRETE FOUNDATIONS AND FOOTINGS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, FROM A TESTING FIRM APPROVED BY THE ENGINEER, A SIEVE ANALYSIS AND A LABORATORY MOISTURE-DENSITY CURVE FOR THE PROPOSED GRANULAR FILL. THE PROCEDURE SHALL BE REPEATED UNTIL A MATERIAL MEETING THE SPECIFICATIONS IS PROVIDED.

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REVISIONS

NO.	REVISION #1	DATE
1		4.13.2016

DRAWN BY: AAL
 CHECKED BY: KEC

STANDARD NOTES

RCNJ No. 2014-37-01C
 PHASE 2: ALTERATIONS & ADDITION
 505 RAMAPO VALLEY RD.
 MAHWAH, NJ 07430

RAMAPO COLLEGE
 OF NEW JERSEY
 17565.00



ISSUED:
 3.24.16

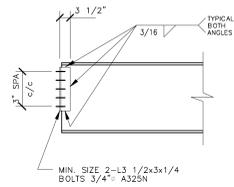
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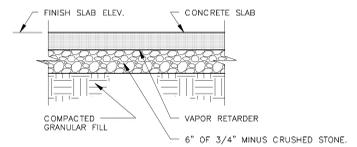
S-500

BEAM	CONNECTION	SCHEDULE
BEAM SIZE	MINIMUM CAPACITY	MINIMUM NUMBER VERTICAL BOLTS
W8	13.8K	2
W10	15K	2
W12	24K	2
W14	28K	3
W16	30K	3
W18	36K	3
W21	56K	4
W24	80K	5
W27	83K	5
W30	83K	5
W33	98K	6
W36	98K	6

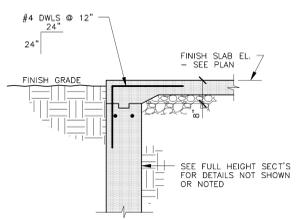
CONNECTIONS FOR ALL BEAMS SHALL HAVE MINIMUM CAPACITIES AND NUMBER OF VERTICAL BOLTS LISTED ABOVE. SEE PLANS FOR BEAMS REQUIRING LARGER REACTIONS THAN SHOWN ABOVE INDICATED AS FOLLOWS: [80K]



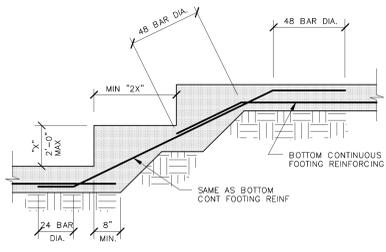
TYPICAL BEAM TYPE 2 ANGLE FRAMING CONNECTIONS



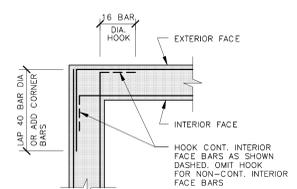
TYPICAL SLAB/SUBGRADE PROFILE



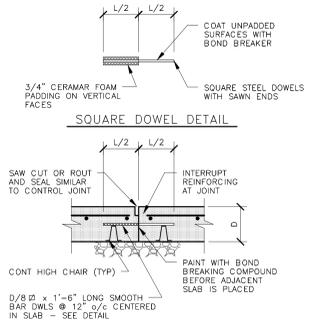
MANDOOR



TYPICAL REINFORCING STEPPED FOOTING DETAIL

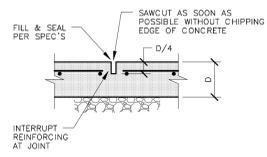


OUTSIDE CORNER



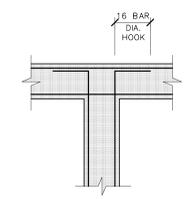
SQUARE DOWEL DETAIL

CONSTRUCTION JOINT

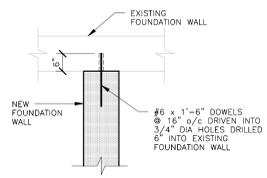


SLAB ON GRADE CONTRACTION JOINT

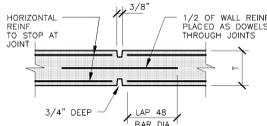
CONTRACTION JOINT



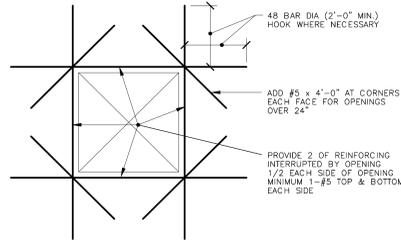
WALL INTERSECTION



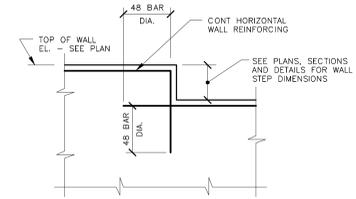
TYPICAL JOINT DETAIL OF NEW/EXISTING FOUNDATION WALL



WALL



TYPICAL DETAIL OF REINFORCING AT CONCRETE WALL OPENINGS



TYPICAL WALL STEP DETAIL

NJCA ELECTRONIC SUBMITTAL STAMP

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McFarland Johnson
Engineering, Planning & Construction Administration
49 Court Street | P.O. Box 1980 | Binghamton, NY 13902
Tel: 607-723-9421 | mjnc.com

REVISIONS

1	REVISION #1	4.13.2016
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DRAWN BY: AAL
CHECKED BY: KEC

STANDARD DETAILS

RCNJ No. 2014-37-01C
PHASE 2: ALTERATIONS & ADDITION
505 RAMAPO VALLEY RD.
MAHWAH, NJ 07430

17565.00

RAMAPO COLLEGE OF NEW JERSEY

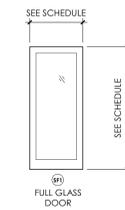
ISSUED: 3.24.16

DESCRIPTION: BID DOCUMENTS

SHEET: S-501

DOOR SCHEDULE														
DOOR #	LOCATION	DOOR TYPE	WIDTH	HEIGHT	THICKNESS	MAT	FIN	FRAME TYPE	MAT	FIN	HEAD DIM	GLAZING TYPE	HARDWARE GROUP NUMBER	COMMENTS
100	NEW VESTIBULE	SF1 (3)	3'-0"	7'-0"	0'-2 1/4"	AL	CA	SF7	AL	CA	1-3/4"	I-1	HW-13-AUTO	
101	NEW VESTIBULE	SF1 (3)	3'-0"	7'-0"	0'-2 1/4"	AL	CA	SF7B	AL	CA	1-3/4"	I-1	HW-13-AUTO	
102	RETAIL DINING	SF1	3'-0"	7'-0"	0'-2 1/4"	AL	BZ	SF6	AL	BZ	1-3/4"	I-1	HW-41	
103	RETAIL DINING	SF1	3'-0"	7'-0"	0'-2 1/4"	AL	BZ	SF6	AL	BZ	1-3/4"	I-1	HW-41	
104	LOWER LOUNGE	SF1	3'-0"	7'-0"	0'-2 1/4"	AL	BZ	SF4	AL	BZ	1-3/4"	I-1	HW-41	
105	RESIDENTIAL DINING	SF1 (2)	3'-0"	7'-0"	0'-2 1/4"	AL	CA	SF13	AL	CA	1-3/4"	I-1	HW-13-AUTO	
107	EXISTING VESTIBULE	SF1	3'-0"	7'-0"	0'-2 1/4"	AL	CA	SF7	AL	CA	1-3/4"	I-1	HW-13-AUTO	
108	EXISTING VESTIBULE	SF1	3'-0"	7'-0"	0'-2 1/4"	AL	CA	SF8	AL	CA	1-3/4"	I-1	HW-13-AUTO	
111	NEW VESTIBULE	SF1 (2)	3'-0"	7'-0"	0'-2 1/4"	AL	CA	SF7A	AL	CA	1-3/4"	I-1	HW-13	

* ADDITIONAL DOOR SCHEDULES LOCATED ON I-001 & I-400



4 DOOR TYPES - ELEVATION
1/4" = 1'-0"

SYMBOLS LEGEND

- WALL TYPE SYMBOL
- DOOR SYMBOL
- ROOM NAME SYMBOL
- WALL SECTION & SECTION DETAIL SYMBOL
- BUILDING SECTION SYMBOL
- EXTERIOR ELEVATION SYMBOL
- PLAN DETAIL SYMBOL
- SECTION DETAIL SYMBOL
- INTERIOR ELEVATION SYMBOL
- WINDOW TYPE SYMBOL
- EXISTING FIRE EXTINGUISHER
- EXISTING FIRE EXTINGUISHER CABINET
- NEW FIRE EXTINGUISHER. SEE SPECIFICATION
- NEW FIRE EXTINGUISHER CABINET. SEE SPECIFICATION
- ADA COMPLIANT SYMBOL
- NORTH ARROW
- ELEVATION FROM NOTED BENCHMARK

SEALED:



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REVISIONS
 4/13/2016

DRAWN BY: JNC
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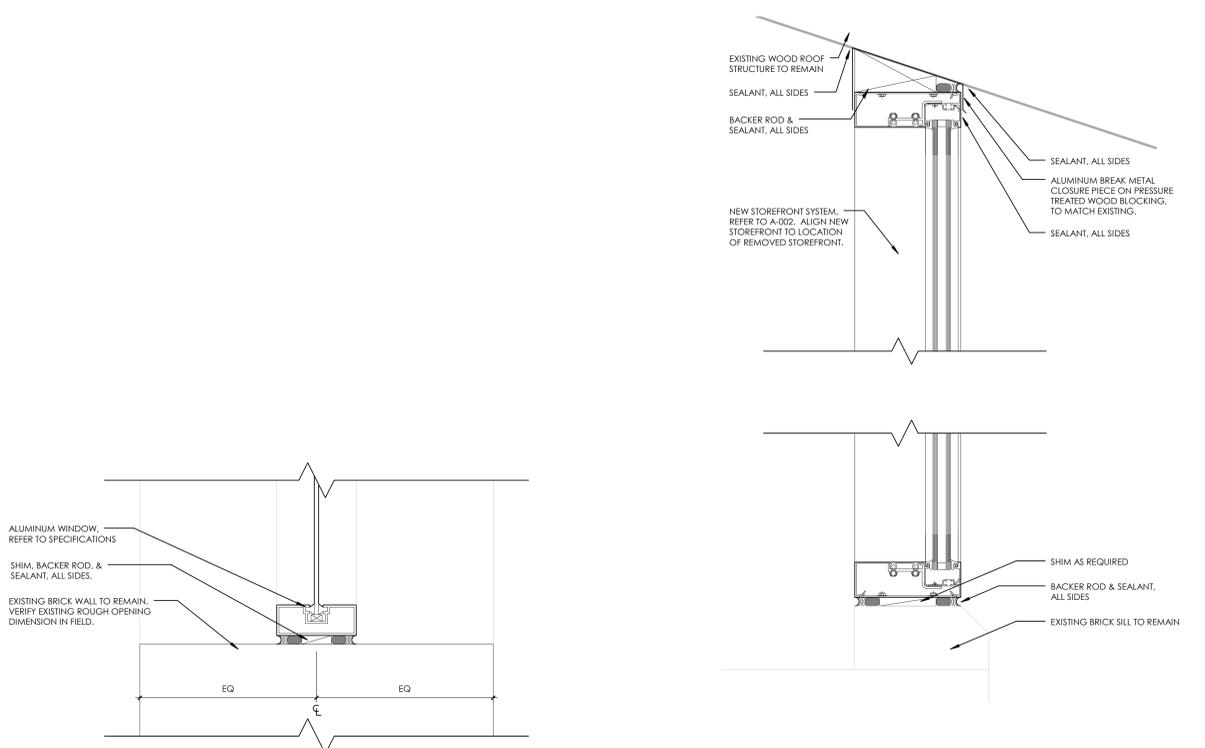
WALL & DOOR INFORMATION

SCOTT STUDENT CENTER
 RESIDENTIAL DINING
 505 RAMAPO VALLEY RD.
 MAHWAH, NJ 07430

RAMAPO COLLEGE OF NEW JERSEY
 RCNJ No. 2014-37-01-C PHASE 2: ALTERATIONS & ADDITIONS

ARCHITECTURAL ABBREVIATIONS

- A** AND
- @** AT
- ACT** ACOUSTICAL CEILING TILE
- ALT** ALTERNATE
- ALUM** ALUMINUM
- AVG** AVERAGE
- AF** ABOVE FINISH FLOOR
- B** BOARD
- BLDG** BUILDING
- BOD** BOTTOM OF DECK
- BSMT** BASEMENT
- C** CEMENTITIOUS BACKER UNIT
- CG** CORNER GUARDS
- CJ** CONTROL JOINT
- CLG** CEILING
- CL** CENTER LINE
- CLR** CLEAR
- CMU** CONCRETE MASONRY UNIT
- COL** COLUMN
- CONC** CONCRETE
- CONT** CONTINUOUS
- CPT** CARPET
- CRS** COURSE(S)
- D** DEMO
- DF** DRINKING FOUNTAIN
- DIA** DIAMETER
- DIM** DIMENSION
- DN** DOWN
- DWG** DRAWING
- E** EACH
- EJ** EXPANSION JOINT
- ELEC** ELECTRIC
- ELEV** ELEVATION/ ELEVATOR
- EPDM** RUBBER ROOF MEMBRANE
- EQ** EQUAL
- EX** EXISTING
- EXT** EXTERIOR
- F** FLOOR DRAIN
- FDN** FOUNDATION
- FEC** FIRE EXTINGUISHER CABINET
- FT** FOOT/FEET
- FTG** FOOTING
- G** GAGE
- GA** GALVANIZED
- GC** GENERAL CONTRACTOR
- GEN** GENERAL
- GL** GLASS
- GWB** GYPSUM WALL BOARD
- H** HANDICAPPED
- HT** HEIGHT
- HM** HOLLOW METAL
- HR** HOUR
- HVAC** HEATING, VENTILATING & AC
- J** JAN
- JAN** JANITOR
- L** LAV
- LAV** LAVATORY
- M** MEP
- MEP** MECHANICAL, ELECTRICAL AND PLUMBING
- MFR** MANUFACTURER
- MAT** MATERIAL
- MAX** MAXIMUM
- MIN** MINIMUM
- MO** MASONRY OPENING
- MTL** METAL
- N** NOT APPLICABLE
- NA** NOT APPLICABLE
- NIC** NOT IN CONTRACT
- NR** NOT RATED
- NTS** NOT TO SCALE
- O** ON CENTER
- OC** ON CENTER
- OD** OUTSIDE DIAMETER
- OPNG** OPENING
- OVHG** OVERHANG
- P** PLUS OR MINUS
- P/SF** POUNDS PER SQUARE FOOT
- PSI** POUNDS PER SQUARE INCH
- PT** PRESSURE TREATED
- PLAM** PLASTIC LAMINATE
- Q** QUANTITY
- QTY** QUANTITY
- R** RISER
- RD** ROOF DRAIN
- REF** REFRIGERATOR
- REQ** REQUIRED
- REV** REVISION
- RO** ROUGH OPENING
- S** SIMILAR
- SF** SQUARE FOOT/ FEET
- SS** STAINLESS STEEL
- STL** STEEL
- T** TREAD
- TEMP** TEMPERATURE
- TOS** TOP OF STEEL
- TV** TELEVISION
- TYP** TYPICAL
- V** VINYL COMPOSITION TILE
- VCT** VINYL COMPOSITION TILE
- VIF** VERIFY IN FIELD
- W** WITHOUT
- W/O** WITHOUT
- WD** WOOD



1 W1 JAMB DETAIL
3" = 1'-0"

2 TYPICAL NEW WINDOW IN EXISTING OPENING
3" = 1'-0"

3 TYPICAL HEAD DETAIL IN EXISTING BRICK WALL
3" = 1'-0"



ISSUED:
03.24.2016

DESCRIPTION:
BID DOCUMENTS

SHEET:
A-001

ALTERATION

GENERAL NOTES

- A. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION.
- B. ALL DIMENSIONS GIVEN ARE TO THE FACE OF CONCRETE MASONRY UNIT (CMU) OR TO FACE OF GYPSUM WALLBOARD/METAL STUD CONSTRUCTION, UNLESS NOTED OTHERWISE.
- C. FOR PARTITION ASSEMBLY TYPES REFER TO DRAWING A001. ALL DOORS ARE TO BE LOCATED 4" FROM WALL TO DOOR JAMB OPENING UNLESS OTHERWISE NOTED.
- D. CONTRACTOR IS RESPONSIBLE FOR BRACING/STABILIZING EXISTING WALLS AND STRUCTURE DURING CONSTRUCTION (SPECIFICALLY AT NEW DOOR LOCATIONS). ATTACH FRAME WITH TAPCON FASTENERS.
- E. PATCH ALL OPENINGS IN REPAIRING WALLS WHERE MECHANICAL OR PLUMBING EQUIPMENT HAS BEEN REMOVED. INFILL WITH LIKE MATERIAL, BLEND & SMOOTH TO MATCH EXISTING ADJACENT CONDITIONS.
- F. PATCH ALL HOLES IN MASONRY WALLS AND GYPSUM WALL BOARD RESULTING FROM DEMOLITION AND REMOVAL. INFILL WITH LIKE MATERIAL, BLEND & SMOOTH TO MATCH EXISTING ADJACENT CONDITIONS.
- G. FIRE STOPPING MATERIAL SHALL BE INSTALLED AROUND ALL NEW AND EXISTING PIPES, DUCTS, CONDUITS OR OTHER PENETRATIONS IN FIRE PARTITION, FIRE BARRIER AND FIRE WALLS. TYPICAL FIRE STOPPING MATERIAL SHALL BE INSTALLED AT JUNCTION OF NEW WALLS, FLOOR DECK AND/OR ROOF DECK. REFER TO DRAWING G100 FOR FIRE RESISTANCE RATING OF ALL WALLS.
- H. REFER TO ROOM FINISH PLAN FOR ALL FINISHES AND LOCATIONS.
- I. ALL GYPSUM WALLBOARD INSTALLED OVER NEW OR EXISTING WALLS SHALL EXTEND 6" ABOVE FINISH CEILING. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR COORDINATION OF ALL EQUIPMENT.
- J. COORDINATE ALL ELECTRICAL ITEMS WITH CASEWORK DRAWINGS FOR ALL ELECTRICAL COORDINATION CUT OUTS.
- K. VERIFY LOCATION OF NEW KITCHEN EQUIPMENT FOR PLACEMENT AND UTILITY CONNECTIONS. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR INFORMATION.
- L. REFER TO A150'S FOR PLAN DETAILS.
- M. PATCH FLOORS WHERE WALLS HAVE BEEN DEMOLISHED TO MATCH EXISTING SLAB ELEVATION AND PREP FOR NEW FLOOR FINISH. REFER TO FLOORING DRAWINGS FOR NEW FLOOR FINISHES.
- N. PROVIDE BLOCKING IN WALLS TO INSTALL WALL MOUNTED EQUIPMENT (CASEWORK & ACCESSORIES).
- O. REFER TO DRAWING A001 FOR DOOR AND WINDOW INFORMATION.

KEYED NOTES

- A1. NEW WINDOW INFILL IN EXISTING CIRCULAR OPENING. REFER TO A-002 FOR MORE INFORMATION.
- A2. FLOOR INFILL AT EXISTING STAIR. REFER TO STRUCTURAL DRAWINGS.
- A3. NEW CONCRETE STAIR. REFER TO I-103 FOR FINISH DRAWINGS FOR COORDINATION OF ALL EQUIPMENT.
- A4. PAINTED STEEL EXTERIOR COLUMN. REFER TO A-302, STRUCTURAL DWGS. & LANDSCAPING DWGS.
- A5. DOOR TO HAVE HANDICAPPED ACCESS OPERATOR. REFER TO DOOR SCHEDULE & SPECIFICATIONS.

SEALED:



ARCHITECT:



ENGINEER:



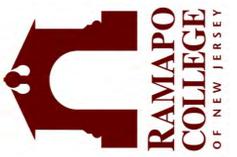
REVISIONS

4/13/2016

DRAWN BY: JNC
CHECKED BY: AGK/JNC

FLOOR PLAN - NOTED

SCOTT STUDENT CENTER
RESIDENTIAL DINING
OF NEW JERSEY
505 RAMAPO VALLEY RD.
MAHWAH, NJ 07430
RCNJ No. 2014-37-01.C PHASE 2: ALTERATIONS & ADDITIONS



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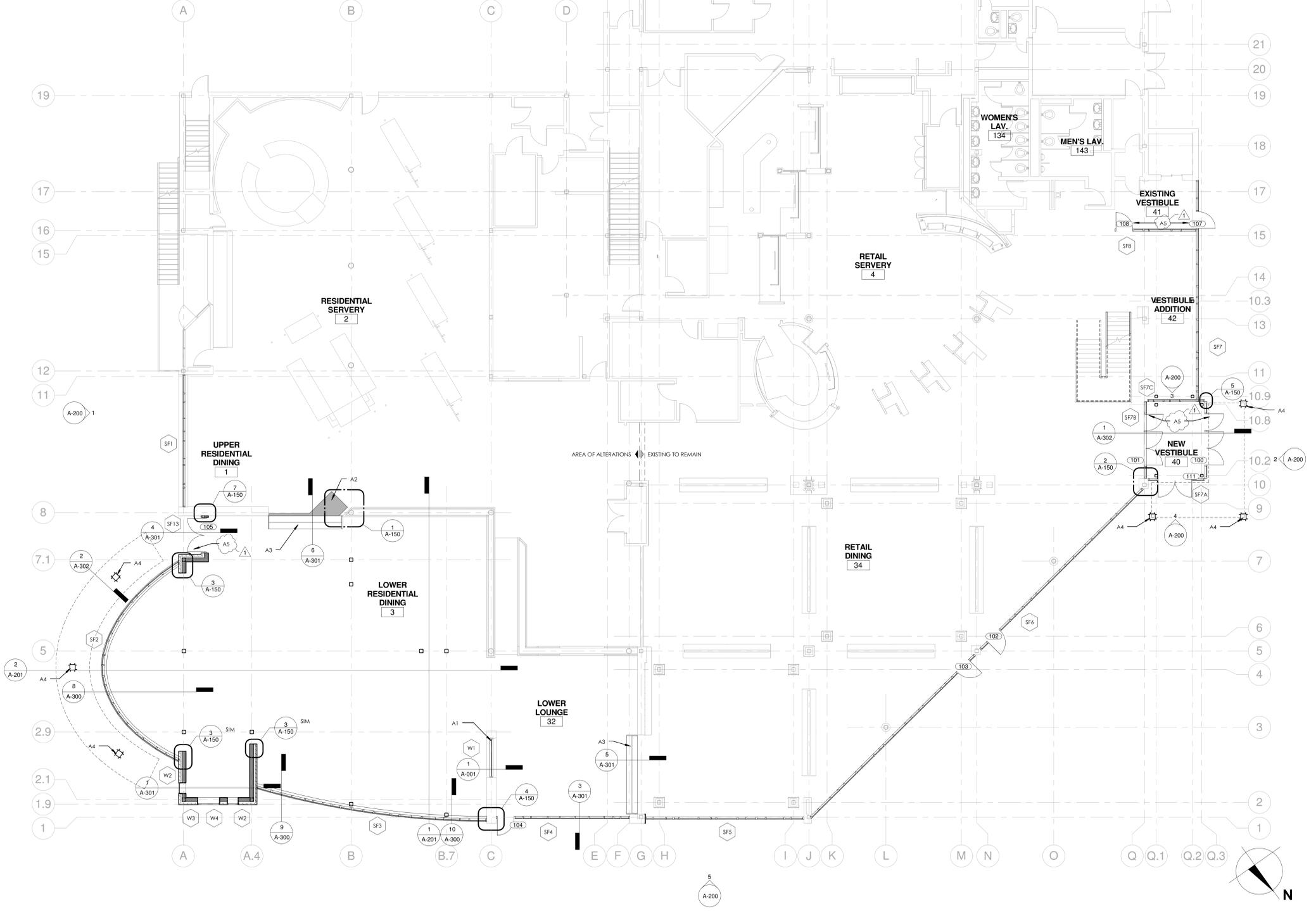
DESCRIPTION:
BID DOCUMENTS

SHEET:

A-100

2 UPPER TOWER PLAN

1/8" = 1'-0"



1 FLOOR PLAN - EXTERIOR - NOTED

1/8" = 1'-0"



ROOF PLAN

ROOF LEGEND

- RD-N NEW ROOF DRAIN WITH 4' x 4' ROOF SUMP UNLESS OTHERWISE NOTED- SEE DETAIL
- EXPANSION JOINT
- CRICKET TO PROMOTE POSITIVE DRAINAGE TOWARDS ROOF DRAIN

GENERAL ROOF NOTES

- A. ALL DIMENSIONS INDICATED SHALL BE CONSIDERED TO BE PLUS OR MINUS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
- B. CONTRACTOR SHALL ENSURE THAT EVERY CURB OR ROOF PENETRATION, CONFORM TO THE REQUIRED 8" MINIMUM HEIGHT FROM TOP OF ROOF SURFACE.
- C. CONTRACTOR WILL DO A GOOD CLEANING OF ALL CONSTRUCTION AREAS ON A DAILY BASIS.
- D. THE LOCATION AND SIZE OF ROOFTOP UNITS SHOWN ON THIS SHEET IS APPROXIMATE ONLY. FIELD VERIFY FOR EXACT SIZES AND LOCATIONS.
- E. CONTRACTOR SHALL PREVENT ANY MATERIAL FROM ENTERING THE BUILDING THROUGH OPENINGS IN THE EXISTING ROOF DECK.
- F. ALL MECHANICAL UNITS AND CURBS ARE TO BE CRICKETED WITH TAPERED EDGE STRIPS FOR POSITIVE DRAINAGE.
- G. MINIMUM 2" THICKNESS OF INSULATION AT THE ROOF DRAINS THROUGHOUT UNLESS OTHERWISE NOTED.
- H. CONTRACTOR TO PROTECT ALL ITEMS INDICATED TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
- I. CONTRACTOR HAS USE OF BUILDING'S POWER FOR POWER TOOLS.
- J. CONTRACTOR SHALL BLOCK ROOF DRAINS DURING REMOVALS TO PREVENT DEBRIS FROM GETTING INTO THE LINES. DRAINS SHALL BE LEFT OPEN AND RUNNING WHEN NO WORK IS BEING PERFORMED.
- K. CONTRACTOR SHALL EXERCISE EXTREME CARE DURING REMOVALS AROUND EXISTING MECHANICAL UNITS SO AS TO NOT DAMAGE EXISTING ELECTRICAL CONNECTIONS AND SUPPLY/RETURN PIPING LINES.
- L. CONTRACTOR TO VERIFY THAT ALL EXISTING ROOF DRAINS ARE CLEAN AND FUNCTIONING. REPORT TO OWNER ANY NON-FUNCTIONING ROOF DRAINS.
- M. ALL DAMAGED WALKWAYS, LAWN, AND LANDSCAPED AREAS DAMAGED DURING CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE AND RETURN TO ORIGINAL CONDITIONS BEFORE CONSTRUCTION.

ROOF LEVEL NOTES

- NEW ROOF LEVEL A, B, C, & D**
- ROOF CONTRACTOR TO PROVIDE THE FOLLOWING SYSTEM FROM ROOF DECK UP:
- 1/2" EXTERIOR GRADE SHEATHING MECHANICALLY ATTACHED TO METAL DECK
 - VAPOR BARRIER
 - FLAT & TAPERED POLYISOCYANURATE ROOF INSULATION, 1ST BASE LAYER OF 3" (4" BOARDS) MECHANICALLY ATTACHED AND 2ND LAYER OF 2" STAGGERED JOINTS (4"x4" MAX. BOARDS) FULLY ADHERED
 - TREATED PRESSURE-TREATED WOOD BLOCKING WHERE REQUIRED BY MANUFACTURER
 - 18" WIDE TAPERED EDGE STRIPS IN HOT ASPHALT TO EQUAL THICKNESS OF TREATED BLOCKING TO PROVIDE SMOOTH TRANSITION WHERE INSULATION DOES NOT EQUAL BLOCKING THICKNESS
 - HD COVER BOARD FULLY ADHERED) AS FINAL LAYER FULLY ADHERED WHITE EPDM ROOF MEMBRANE - 20 YR. WARRANTY SYSTEM
 - METAL FASCIA SYSTEM
- EXISTING ROOF LEVELS:**
NOT IN CONTRACT



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REVISIONS
4/13/2016

DRAWN BY: JNC
CHECKED BY: JNC

ROOF PLAN

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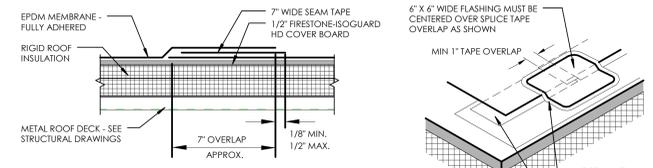
RAMAPO COLLEGE OF NEW JERSEY
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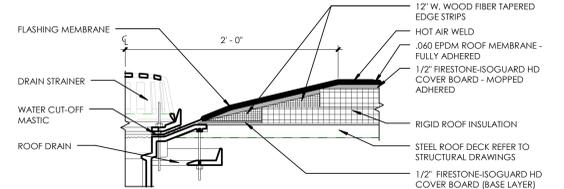
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BID DOCUMENTS

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A-170



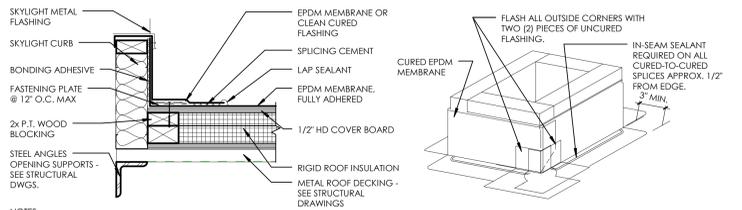
- NOTES:**
1. PRIOR TO INSTALLATION OF SEAM TAPE, APPLY PRIMER TO SPLICE AREAS.
 2. SEAM TAPE IS TO BE OVERLAPPED A MINIMUM OF 1 INCH AT THE ENDS OF EACH CUT PIECE. OVERLAY WITH FLASHING AS SHOWN ABOVE.
 3. LAP SEALANT IS REQUIRED ON EDGES OF FLASHING USED AT TAPE OVERLAPS AND SPLICE INTERSECTIONS.

3 TYPICAL ROOF SEAM DETAIL
1 1/2" = 1'-0"



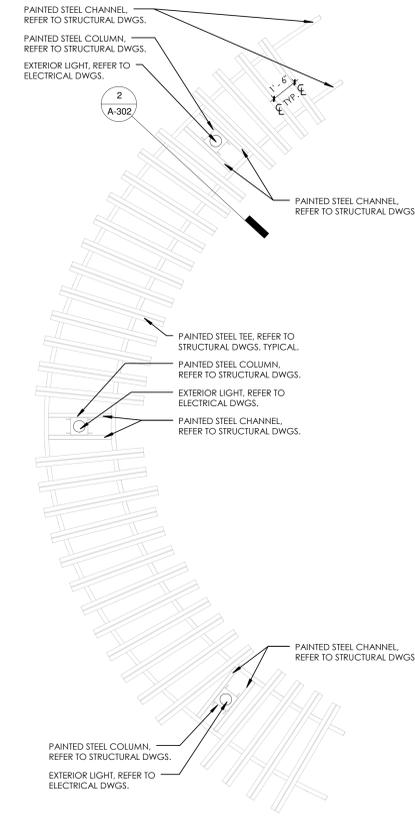
- NOTE:**
1. PROVIDE A 4'-0" x 4'-0" TAPERED SUMP w/ 1/2" WIDE WOOD FIBER TAPERED EDGE STRIPS.
 2. ALL BOLTS OR CLAMPS MUST BE IN PLACE TO PROVIDE CONSTANT COMPRESSION ON WATER CUT-OFF MASTIC.
 3. HOLE IN MEMBRANE MUST EXCEED SIZE OF DRAIN PIPE.
 4. NEW ROOF DRAINS TO BE SET SO THAT LIP OF THE NEW DRAIN BOWL IS 2" ABOVE STEEL DECK.

4 TYPICAL ROOF DRAIN DETAIL
1 1/2" = 1'-0"

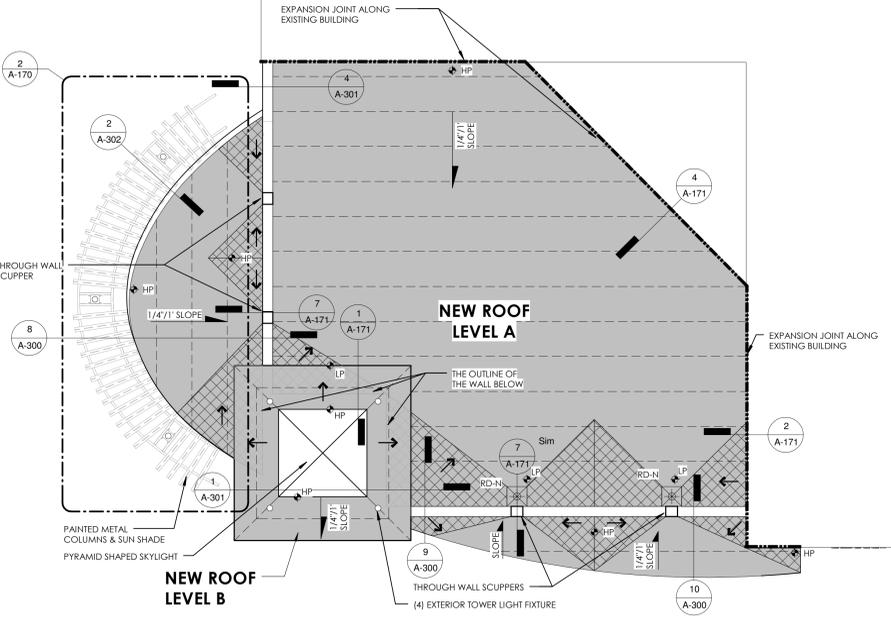


- NOTES:**
1. FASTEN MEMBRANE FLASHING 12" O.C. IF FASTENER PENETRATES METAL. COUNTERFLASHING, USE EPDM WASHER OR APPLY WATER CUT-OFF MASTIC OR CAULK FASTENER HEAD.
 2. IF VERTICAL SPLICE NOT LOCATED AT CORNER, 6" WIDE UNCURVED FLASHING OR PRESSURE SENSITIVE FLASHING MUST BE CENTERED OVER FIELD SPLICE AT ANGLE CHANGE.
 3. PENETRATIONS IN EXISTING ROOF TO BE DONE WITH MATCHING MATERIALS & MANUFACTURER'S APPROVED DETAILS.

5 ROOF DETAIL @ CURB
1 1/2" = 1'-0"

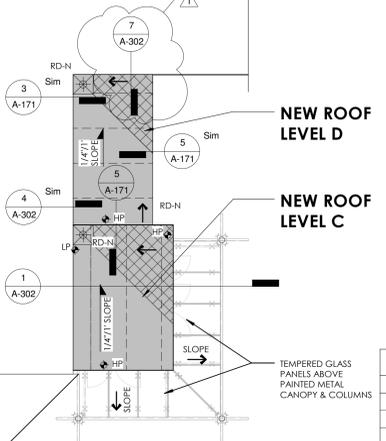


2 ROOF PLAN - SUN SHADE
1/4" = 1'-0"



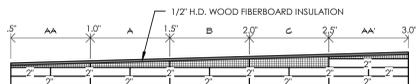
1 ROOF PLAN
1/8" = 1'-0"

EXISTING ROOF TO REMAIN

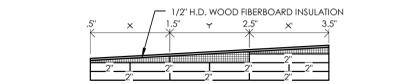


PANEL	TYPE	THICKNESS	SIZE	SLOPE
AA	TAPERED	0.5" - 1.0"	4' x 4'	1/8" PER FT
A	TAPERED	1.0" - 1.5"	4' x 4'	1/8" PER FT
B	TAPERED	1.5" - 2.0"	4' x 4'	1/8" PER FT
C	TAPERED	2.0" - 2.5"	4' x 4'	1/8" PER FT
X	CRICKET	0.5" - 1.5"	4' x 4'	1/4" PER FT
Y	CRICKET	1.5" - 2.5"	4' x 4'	1/4" PER FT
2.0"	FILL	2.0"	4' x 4'	N/A

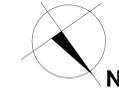
- PANEL SCHEDULE NOTES:**
1. ALL TAPERED INSULATION SHALL BE POLYISOCYANURATE
 2. DRAWINGS ONLY SHOW PENETRATIONS THAT HAVE BEEN DESIGNED TO RECEIVE POLYISOCYANURATE CRICKETS OR PENETRATIONS THAT OBSTRUCT POSITIVE DRAINAGE PATTERNS. ROOFER TO SUPPLY ALL OTHER REQUIRED CRICKET MATERIALS.
 3. CONTRACTOR TO TRANSITION PERIMETER CONDITIONS AS REQUIRED.
 4. CONTRACTOR TO PROVIDE TAPERED EDGE ROOF SUMPS AS REQUIRED.

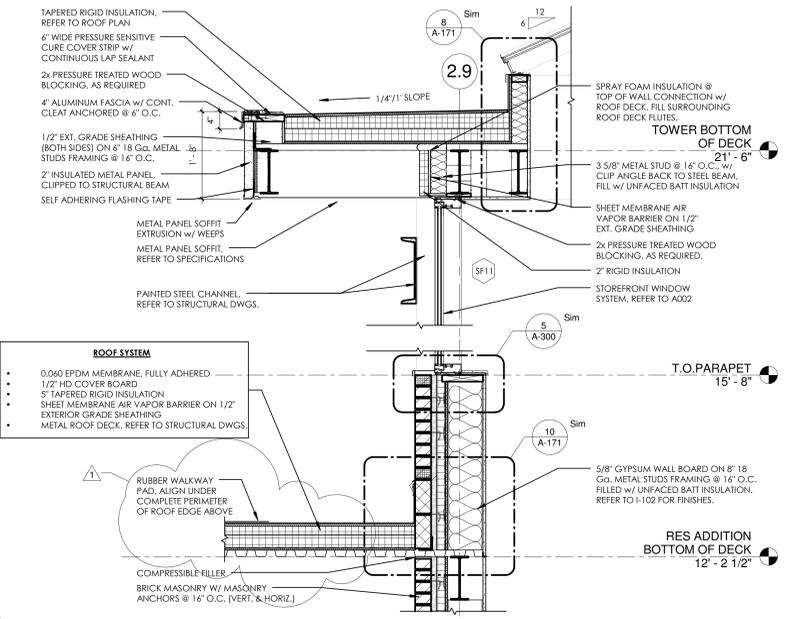


TAPERED PROFILE AT 1/8" PER FOOT
NOTE: HIGH POINTS SHOWN ABOVE INDICATE TOTAL THICKNESS OF CRICKET SYSTEM ABOVE 4" RIGID INSULATION SYSTEM

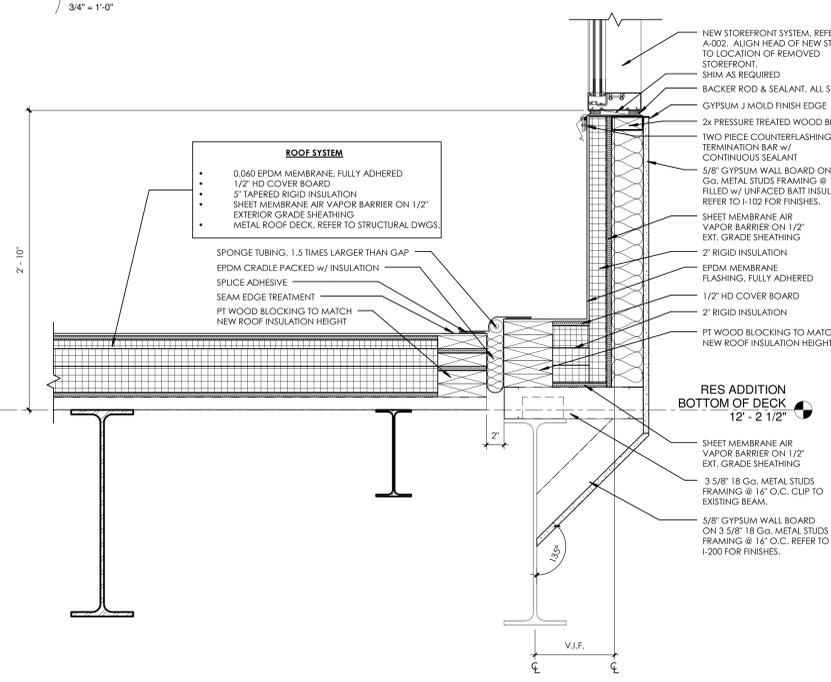


CRICKET PROFILE AT 1/4" PER FOOT
NOTE: HIGH POINTS SHOWN ABOVE INDICATE TOTAL THICKNESS OF CRICKET SYSTEM ABOVE 4" RIGID INSULATION SYSTEM

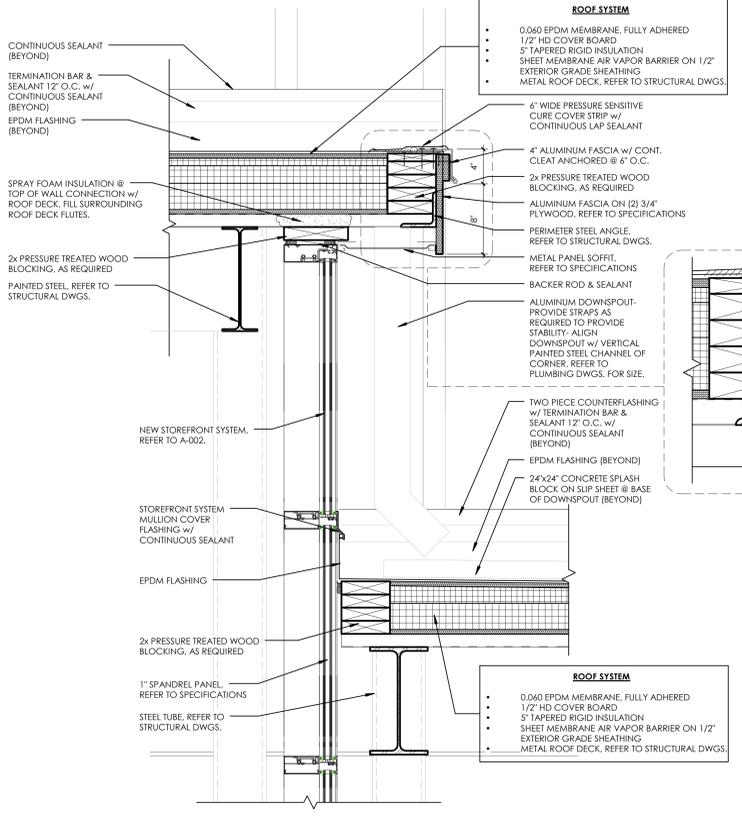




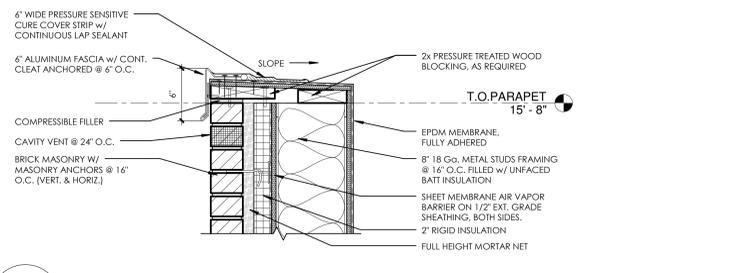
1 TOWER ROOF DETAIL



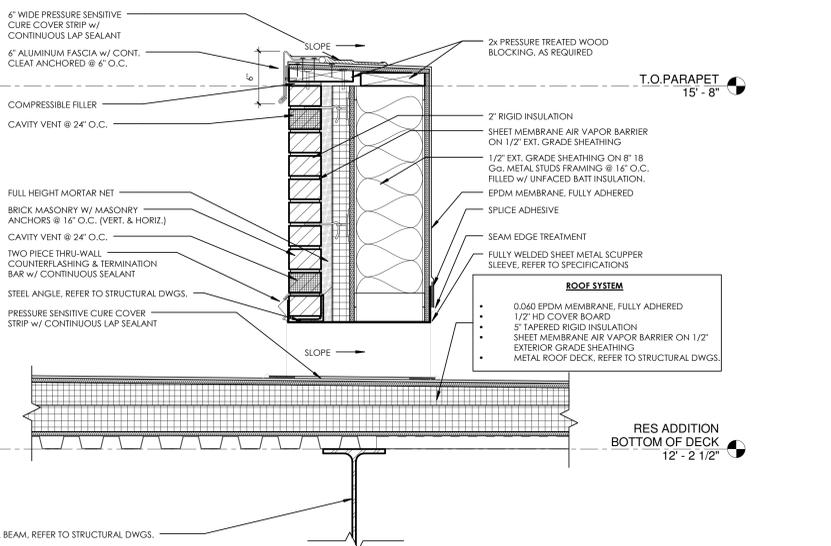
2 NEW ROOF TO EXISTING BRICK WALL @ EXPANSION JOINT



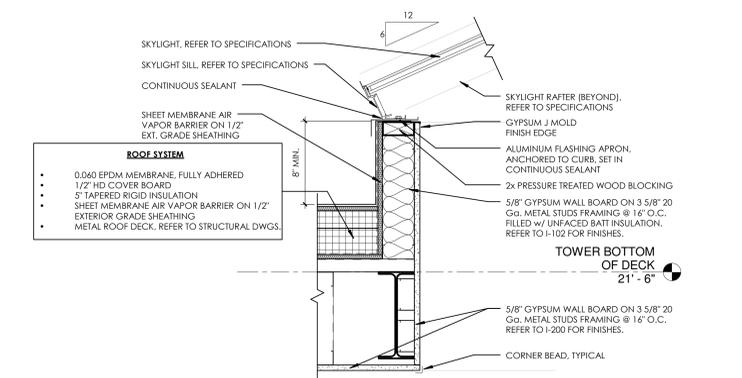
3 NEW VESTIBULE ROOF TO EXISTING BRICK WALL



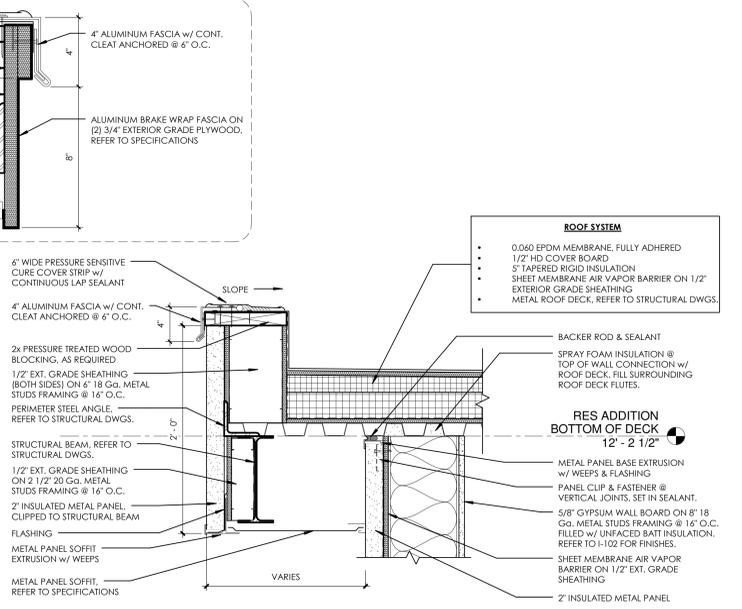
4 ROOF DETAIL @ SECOND FLOOR STOREFRONT



5 VESTIBULE HIGH TO LOW ROOF

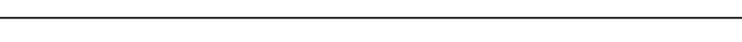


6 BRICK WALL ROOF EDGE DETAIL

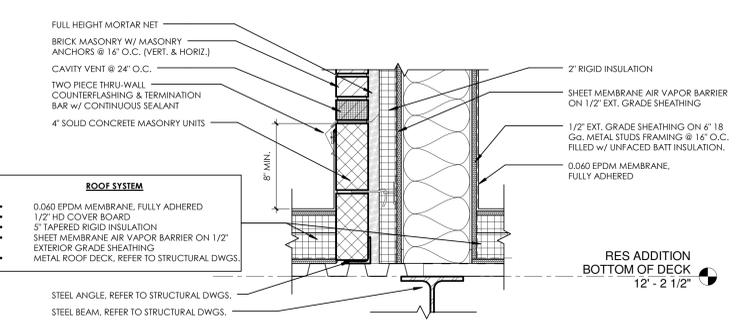


7 SCUPPER DETAIL

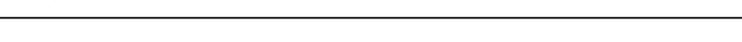
8 SKYLIGHT ROOF DETAIL



9 METAL PANEL ROOF EDGE DETAIL



10 BRICK WALL TO ROOF DETAIL



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REVISIONS	DATE
1	4/13/2016

DRAWN BY: JNC
CHECKED BY: JNC

ROOF DETAILS

SCOTT STUDENT CENTER
RESIDENTIAL DINING
505 RAMAPO VALLEY RD.
MAHWAH, NJ 07430

RAMAPO COLLEGE
OF NEW JERSEY

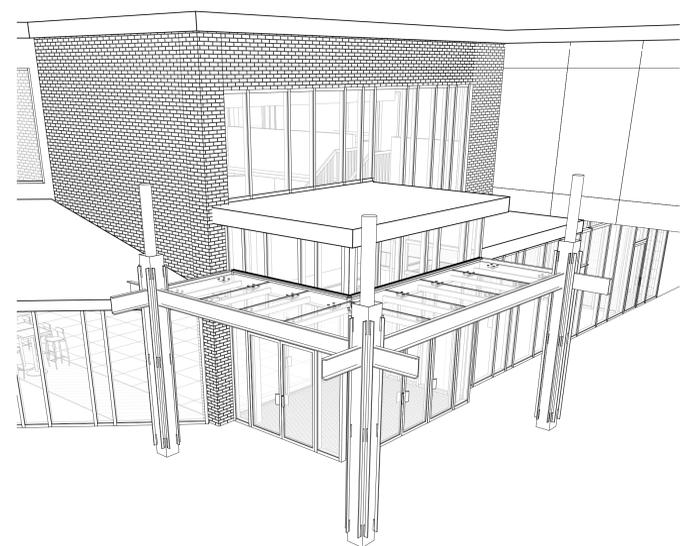
RCNJ No. 2014-37-01-C PHASE 2- ALTERATIONS & ADDITIONS



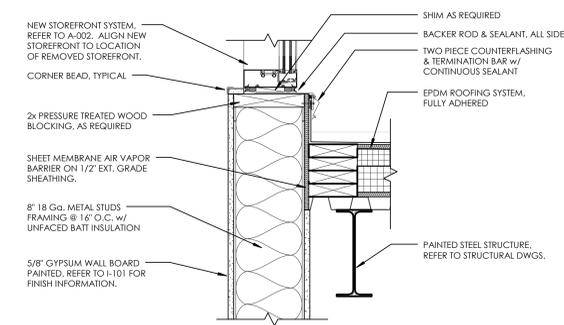
ISSUED: 03.24.2016

DESCRIPTION: BID DOCUMENTS

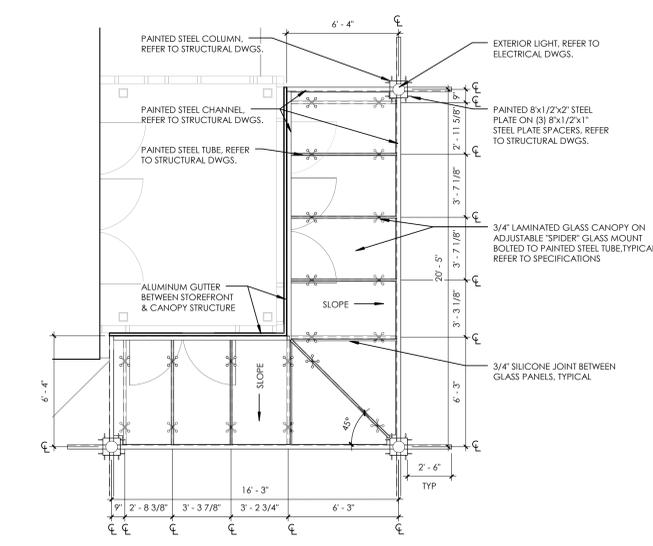
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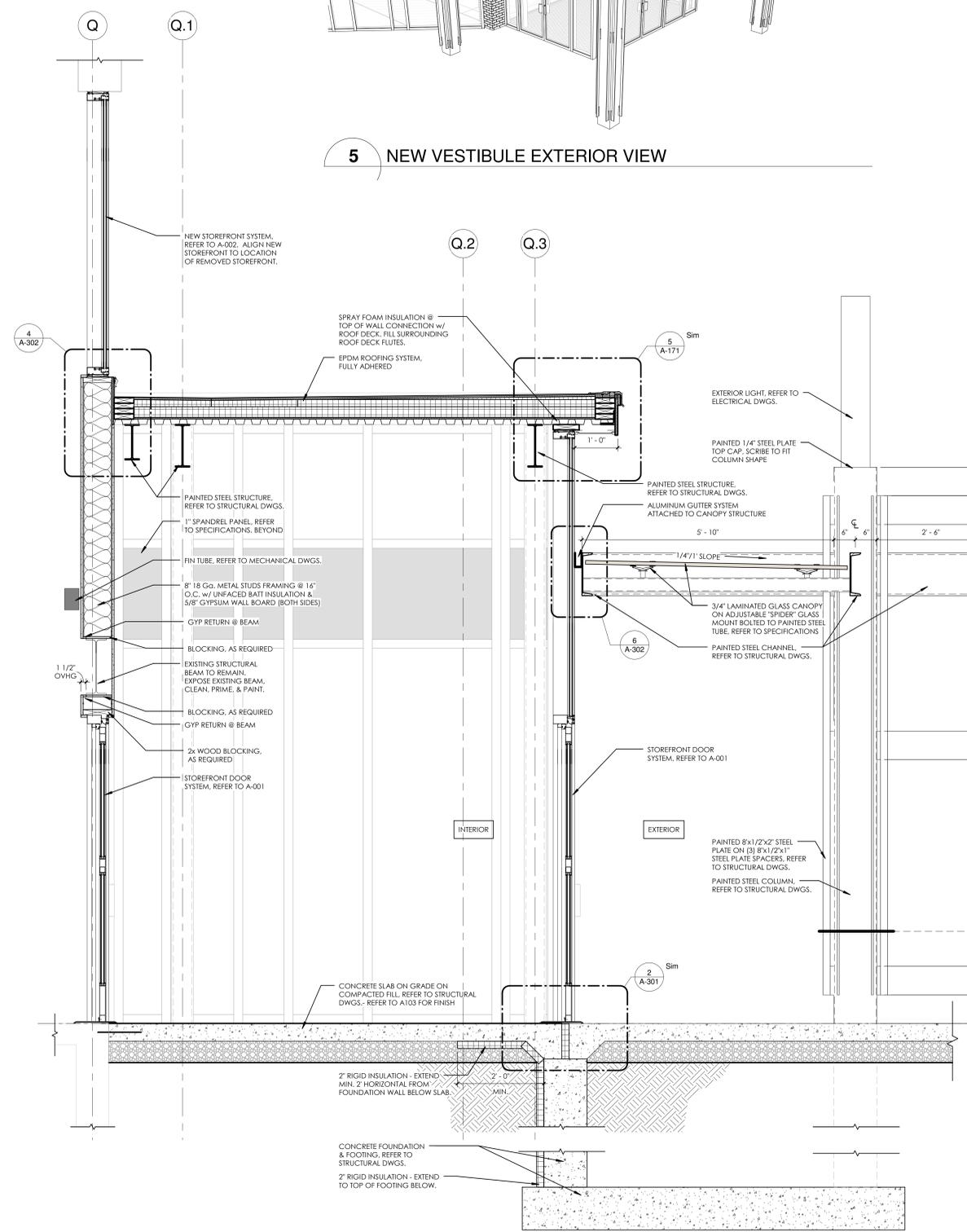
5 NEW VESTIBULE EXTERIOR VIEW



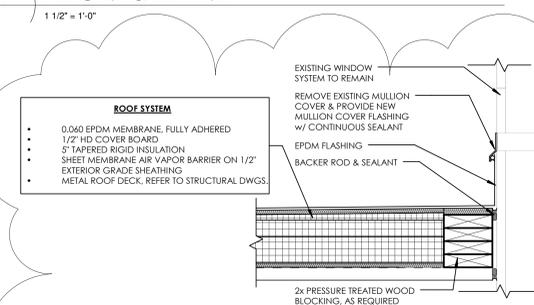
4 FLASHING DETAIL
1 1/2" = 1'-0"



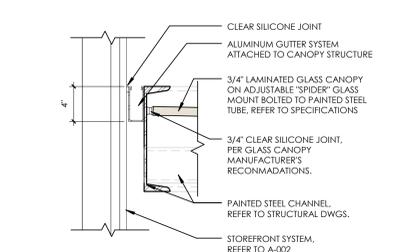
3 GLASS CANOPY DIMENSION PLAN
1/4" = 1'-0"



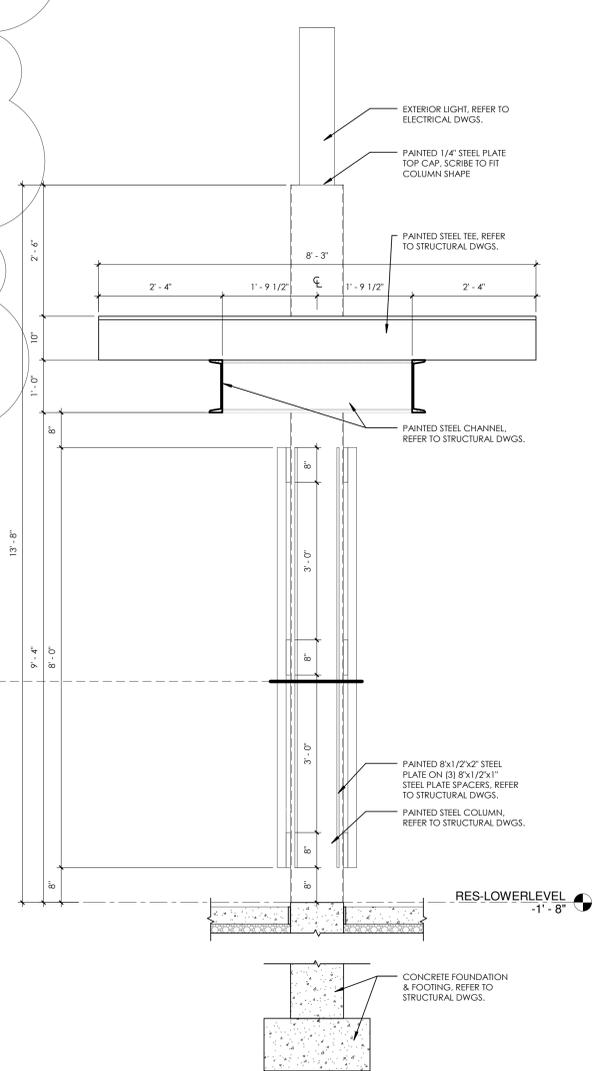
1 NEW VESTIBULE SECTION
3/4" = 1'-0"



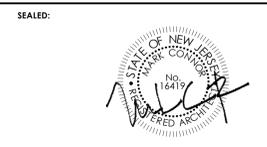
7 NEW ROOF TO EXISTING WALL DETAIL
1 1/2" = 1'-0"



6 CANOPY DETAIL
1 1/2" = 1'-0"



2 SUN SHADE COLUMN DETAIL
3/4" = 1'-0"



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REVISIONS
4/13/2016

DRAWN BY: JNC
CHECKED BY: JNC

WALL SECTIONS

SCOTT STUDENT CENTER
RESIDENTIAL DINING
RAMAPO COLLEGE
OF NEW JERSEY
505 RAMAPO VALLEY RD.
MAHWAH, NJ 07430
RCNJ No. 2014-37-01.C PHASE 2: ALTERATIONS & ADDITIONS



ISSUED:
03.24.2016

DESCRIPTION:
BID DOCUMENTS

SHEET:
A-302

NEW EQUIPMENT SCHEDULE

ItemNo	Quantity	Category	Mfr	Model
1	1	Sandwich / Salad Preparation Refrigerator	Continental Refrig	SW72-30M-FB
2	1	Range, 36", 6 Open Burners	Vulcan	365-68
3	1	Charbroiler	Vulcan	VAC36
4	1	Countertop Griddle	Vulcan	948RX
5	1	Equipment Stand, Refrigerated Base	Vulcan	ARS84
6	1	Carving Station / Shelf	Hatco	DC58400-3624-2
7	1	Fryer	Vulcan	LG500
8	1	Work Table	Advance Tabco	KSS-905
9	1	Dual Temp Food Well, Drop-in	Wells	HRCF-7300
10	1	Drop-in Sink	Advance Tabco	DI-1-2012
11	1	Microwave Oven	ACF	RCS1013
12	1	Conveyor Toaster	Acdraft	CYV1-120
13	1	Reach-In Freezer	True	STG1F-1S
14	1	Reach-In Refrigerator	True	STG1R-1S
15	1	Heated Shelf Food Warmer	Hatco	GRS-72-L
16		Spare Number		
17	2	Drop-in Hot Well	Wells	SS-10
18	1	Display Freezer	Entree	OFL-40
19	1	Dipper Well	AllPoints	56-1462
20	1	L-Shaped Work Table	Advance Tabco	KTM-307
21	4	Decorative Lamp	Advance Tabco	TA-11A-2
22	4	Decorative Lamp	Hatco	DL-775-CL
23	4	Decorative Lamp	Hatco	DL-SWITCH-16AMP
24	1	Reach-In Undercounter Refrigerator	Beverage Air	UCR60A

REFER TO THE SPECIFICATIONS AND EQUIPMENT CUT SHEETS FOR A FULL AND COMPLETE LIST OF UTILITY INFORMATION

EXISTING EQUIPMENT SCHEDULE

DESSERT	EQ16	EXISTING COLD WELL
GRILL	EQ3	EXISTING HOT WELL
	EQ4	EXISTING HOT WELL
	EQ6	EXISTING FRYER
	EQ7	EXISTING CONVECTION OVEN
HOMETOWN	EQ5	EXISTING HOT WELL
	EQ8	EXISTING REFRIGERATOR
	EQ9	EXISTING WALL MOUNTED SINK
MEDITERRANEAN	EQ1	EXISTING HOT WELL
	EQ2	EXISTING HOT WELL
PIZZA	EQ10	EXISTING IMPINGER
	EQ11	EXISTING PAN RACK
	EQ12	EXISTING PIZZA MAKE TABLE
SALAD	EQ17	EXISTING COLD WELL
	EQ18	EXISTING COLD WELL
SANDWICH	EQ19	EXISTING COLD WELL
	EQ20	EXISTING HAND SINK
WOK	EQ14	EXISTING HOT WELL
	EQ15	EXISTING HOT WELL
	EQ21	EXISTING SINK
	EQ22	EXISTING UNDERCOUNTER REFRIDGERATOR
	EQ23	EXISTING UNDERCOUNTER REFRIDGERATOR

ADD/ALT 2:
 PROVIDE LABOR AND MATERIALS FOR RETRO FITTING OF THE EXISTING ROTARY TRAY ACCUMULATOR OF SIZE AND SHAPE AS SHOWN ON PLAN. EXISTING ELECTRICAL CONTROL PANEL, STAINLESS STEEL TOP BED, AND SUPPORT STRUCTURE TO BE REUSED.

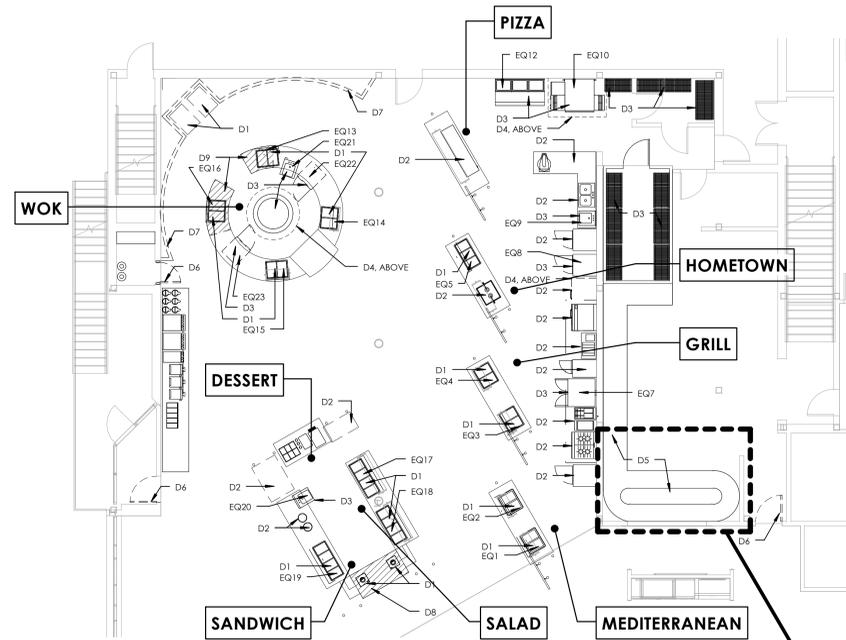
CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND REVIEW OF EXISTING CONDITIONS, UTILITY REQUIREMENTS, DELIVERY ACCESS, ETC. TO PROVIDE COMPLETE FINISHED WORK FOR THIS SECTION.

THE SCOPE OF THE WORK INCLUDES ANY PATCHING OF SURFACE MATERIALS, PAINTING, AND ANY ADDITIONAL WORK NOT INDICATED HERE AS A RESULT OF DEMOLITION AND COMPLETION OF A FINISHED INSTALLATION.

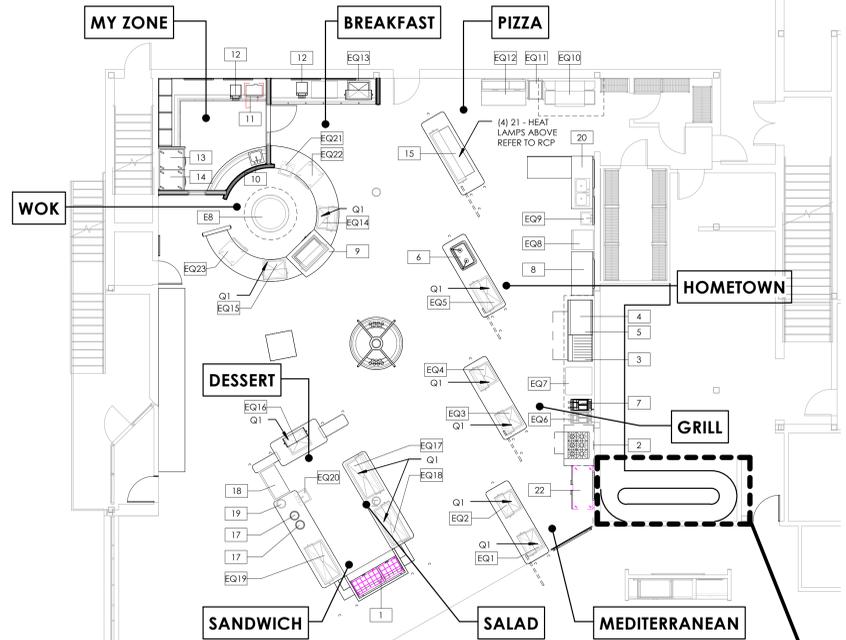
CONTACT:
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 973-610-6331

AND/OR
 SUNIL KARDAR
 AEROWERKS, INC.
 905-363-6999

REFERENCE PROJECT NUMBER P167570



ADD/ALT 2



ADD/ALT 2

1 EQUIPMENT PLAN - DEMOLITION PLAN
 ADD/ALT 1 1/8" = 1'-0"

2 EQUIPMENT PLAN
 ADD/ALT 1 1/8" = 1'-0"

ADD/ALT 1

EQUIPMENT PLAN

GENERAL NOTES

- A. REFER TO SPECIFICATION SECTION 11 4000 FOODSERVICE EQUIPMENT FOR ADDITIONAL INFORMATION.
- B. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR CONNECTION INFORMATION.
- C. CONTRACTOR TO COORDINATE WITH KITCHEN EQUIPMENT CONTRACTOR (KEC) FOR INSTALLATION AND TESTING OF ALL EQUIPMENT.
- D. CONTRACTOR IS REQUIRED TO SET EQUIPMENT IN PLACE. THIS INCLUDES BUT IS NOT LIMITED TO ALL OWNER SUPPLIED 'EXISTING' EQUIPMENT.
- E. CONTRACTOR TO VERIFY EQUIPMENT DATA AS PROVIDED IN ELECTRICAL & PLUMBING DRAWINGS TO MINIMIZE SLAB TRENCHING AND CORING.
- F. CONTRACTOR IS REQUIRED TO PROVIDE ALL EQUIPMENT UTILITY CONNECTIONS, COORDINATE WITH MEP DRAWINGS, EQUIPMENT CUT SHEETS, AND SUB-CONTRACTORS.
- G. CONTRACTOR SHALL ARRANGE A PRE CONSTRUCTION MEETING WITH MEP, KEC, AND ARCHITECT.
- H. COORDINATE ALL EQUIPMENT TO FIT UNDER COUNTERTOPS, FEET AND CASTERS TO BE COORDINATED DURING CONSTRUCTION SUBMITTAL PROCESS TO ENSURE THAT EQUIPMENT FITS UNDER COUNTERTOPS.
- I. ALL COUNTERTOP CUTOUTS FOR EQUIPMENT MUST BE CUT TO HAVE ROUNDED CORNERS PER MANUFACTURER'S INSTRUCTIONS TO PREVENT SURFACE CRACKING OF COUNTERTOP MATERIAL.
- J. REFER TO DETAILS FOR INFORMATION ON PROTECTING COUNTERTOPS FROM EXCESSIVE HEAT.
- K. EQ = EXISTING EQUIPMENT
- L. V = VENDOR SUPPLIED

DEMOLITION NOTES

- REFER TO DEMOLITION PLAN. THE PREFIX 'D' INDICATES DEMO NOTE.
- 1. REMOVE AND STORE FOR RELOCATION. REMOVE EQUIPMENT AND ASSOCIATED STANDS/HARDWARE.
- 2. KITCHEN EQUIPMENT TO REMAIN - PROVIDE PROTECTION OF EQUIPMENT DURING WORK IN THIS AREA.
- 3. EXISTING HOOD TO REMAIN - PROVIDE PROTECTION OF EQUIPMENT DURING WORK IN THIS AREA.
- 4. REMOVE DISHROOM ACCUMULATOR. COORDINATE DISCONNECTS WITH OTHER TRADES.
- 5. REMOVE EXISTING DOOR & ASSOCIATED DOOR HARDWARE.
- 6. REMOVE EXISTING METAL STUD, GYPSUM BOARD, & METAL MESH PARTITION FROM THE FLOOR TO THE UNDERSIDE OF DECK TO ACCOMMODATE NEW CONSTRUCTION. COORDINATE DISCONNECTS WITH OTHER TRADES.
- 7. REMOVE MILLWORK IN ITS ENTIRETY.
- 8. REMOVE PORTION OF MILLWORK - REFER TO NEW MILLWORK SERVRY PLAN FOR EXTENT.

NEW WORK EQUIPMENT NOTES

- REFER TO RENOVATION PLAN. THE PREFIX 'Q' INDICATES EQUIPMENT NOTE.
- 1. REINSTALL EXISTING EQUIPMENT.

SEALED:



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REVISIONS

4/13/2016

DRAWN BY: AGK
 CHECKED BY: AGK

FLOOR PLAN - EQUIPMENT

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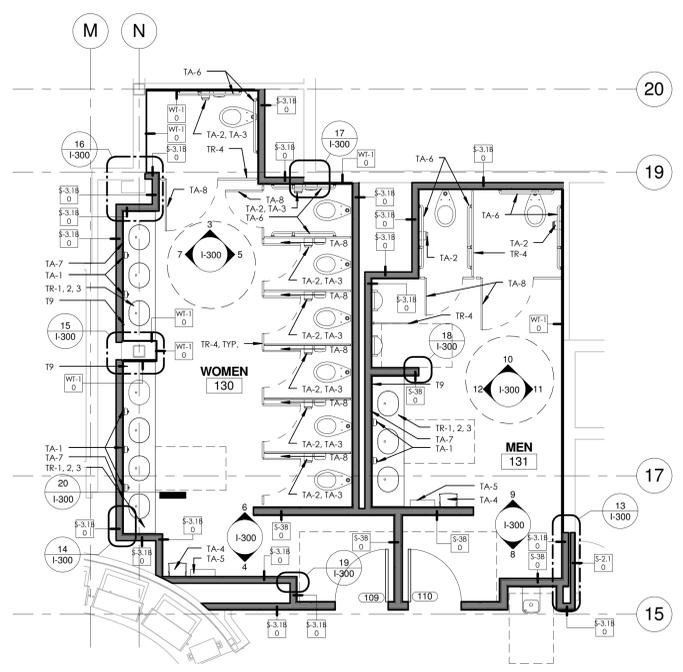


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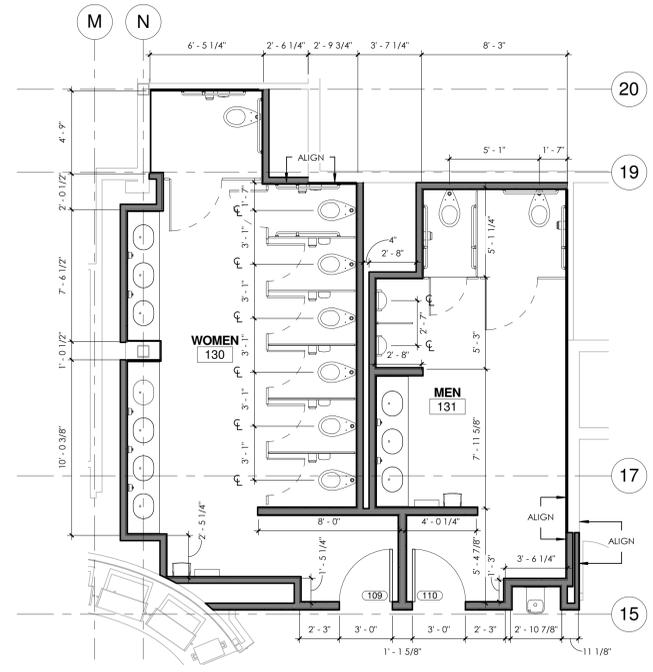
DESCRIPTION:
 BID DOCUMENTS

SHEET:

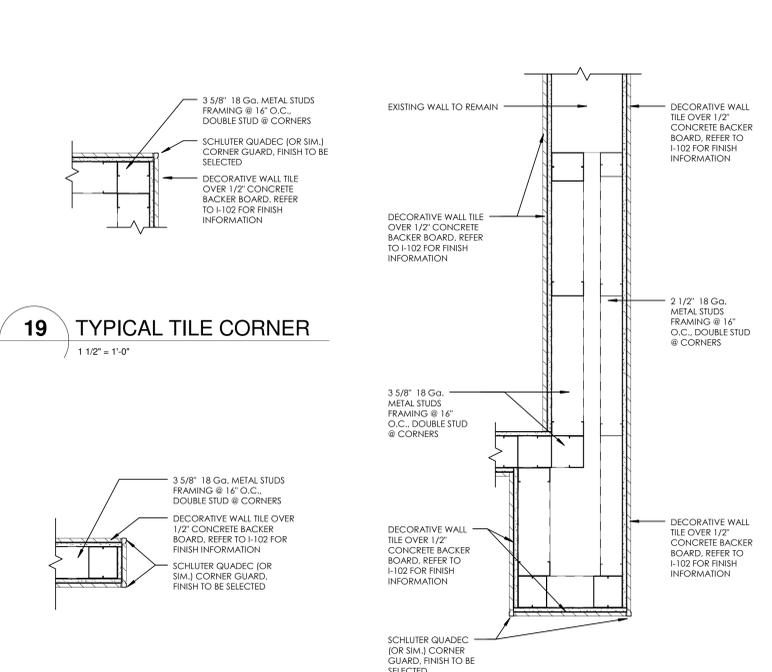
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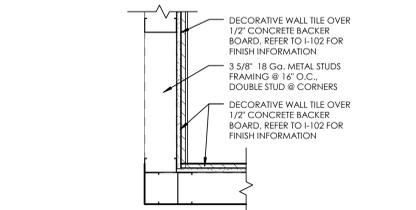
1 TOILET ROOMS - NOTED
1/4" = 1'-0"



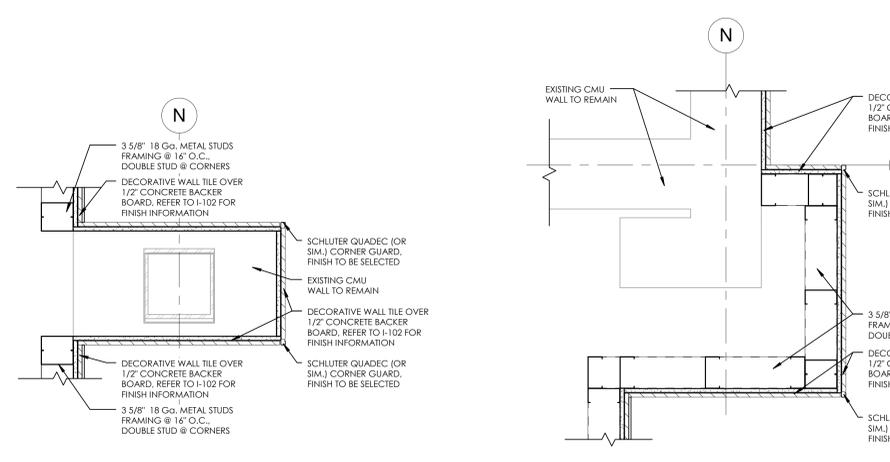
2 TOILET ROOMS - DIMENSIONS
1/4" = 1'-0"



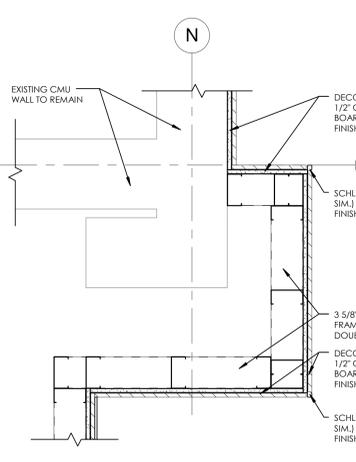
19 TYPICAL TILE CORNER
1 1/2" = 1'-0"



14 TOILET ROOM - PD 2
1 1/2" = 1'-0"



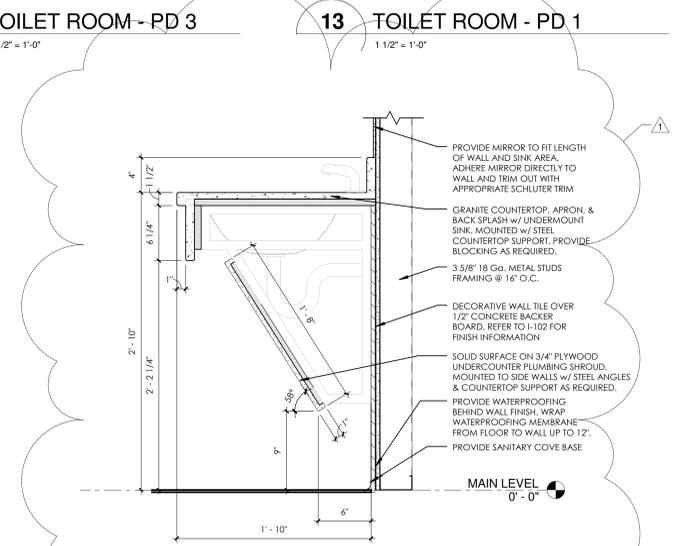
15 TOILET ROOM - PD 6
1 1/2" = 1'-0"



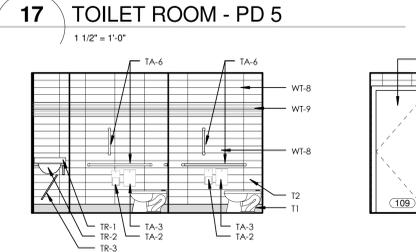
16 TOILET ROOM - PD 4
1 1/2" = 1'-0"

18 TOILET ROOM - PD 3
1 1/2" = 1'-0"

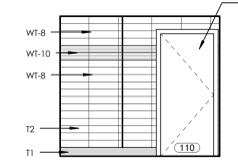
13 TOILET ROOM - PD 1
1 1/2" = 1'-0"



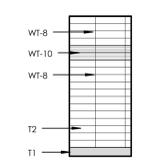
20 TYPICAL TOILET ROOM SINK SECTION
1 1/2" = 1'-0"



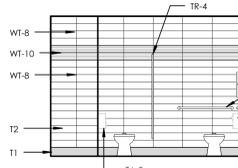
17 TOILET ROOM - PD 5
1 1/2" = 1'-0"



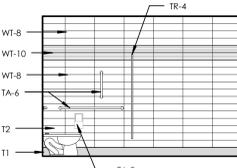
3 130 SOUTH PARTIAL 2
1/4" = 1'-0"



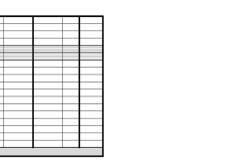
4 130 NORTH
1/4" = 1'-0"



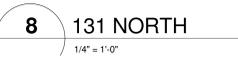
5 130 WEST
1/4" = 1'-0"



6 130 SOUTH PARTIAL 1
1/4" = 1'-0"



7 130 EAST
1/4" = 1'-0"



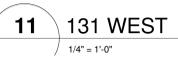
8 131 NORTH
1/4" = 1'-0"



9 131 SOUTH PARTIAL 1
1/4" = 1'-0"



10 131 SOUTH PARTIAL 2
1/4" = 1'-0"



11 131 WEST
1/4" = 1'-0"



12 131 EAST
1/4" = 1'-0"

TOILET ROOMS

TOILET ROOM GENERAL NOTES

- PROVIDE APPROPRIATE CONTROL JOINTS TO FOR ALL WALL TILE.
- REFER TO THE TCNA HANDBOOK FOR TILE INSTALLATION METHODS.
- ALL GWS SURFACES TO HAVE PAINTED FINISH, AS SPECIFIED.
- PROVIDE SCHLUTER CORNER GUARD PROTECTION AT ALL WALL TILE CORNERS.
- REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION ON STONE AND TILE.
- TERMINATE ALL WALL TILE WITH SCHLUTER METAL TOP CAP.
- REFER TO ADA SHEET FOR FIXTURE AND TOILET ACCESSORY HEIGHTS.

TOILET ROOM KEYED NOTES

THE PREFIX "T" INDICATES TOILET ROOM NOTE.

- PROVIDE SANITARY COVE BASE.
- PROVIDE WATERPROOFING BEHIND WALL FINISH. WRAP WATERPROOFING MEMBRANE FROM FLOOR TO WALL UP TO 12".
- PROVIDE MIRROR TO FIT LENGTH OF WALL AND SINK AREA. ADHERE MIRROR DIRECTLY TO WALL AND TRIM OUT WITH APPROPRIATE SCHLUTER TRIM.
- NEW WALL TILE OVER EXISTING CMU WALL.
- GWS CEILING SOFFIT, PAINT I-OP, COLORS TO BE SELECTED.
- NEW DOOR AND FRAME, BUT SCHLUTER STRIP SNUGLY AGAINST FRAME AND PROVIDE CLEAN GROUT EDGE. PAINT NEW DOOR AND FRAME I-OP-MD-DT. COLORS TO BE SELECTED.
- REFER TO REFLECTED CEILING PLAN FOR FURTHER INFORMATION.
- PROVIDE SMALL PLAQUE SIGN WHICH READS "EMPLOYEES MUST WASH HANDS BEFORE RETURNING TO WORK".

TOILET ROOM FINISH INFORMATION

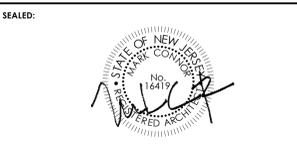
- WT-1:** GRANITE COUNTER TOP
TYPE: TO BE SELECTED
FIELD VERIFY ALL DIMENSIONS AND PROVIDE SHOP DRAWINGS.
- TR-2:** SINK BOWL
STYLE: UNDERMOUNT
SIZE: STAINLESS
- TR-3:** UNDER COUNTER PLUMBING SHROUD
STYLE: FACE FASTENED PANEL
MATERIAL: SOLID SURFACE
COLOR: TO BE SELECTED
FIELD VERIFY ALL DIMENSIONS AND PROVIDE SHOP DRAWINGS.
- TR-4:** TOILET PARTITION
MATERIAL: CORIAN SOLID SURFACE
COLOR: TO BE SELECTED
FIELD VERIFY ALL DIMENSIONS AND PROVIDE SHOP DRAWINGS.

WALL TILE INFORMATION

- REFER TO SPECIFICATION SECTION 09 3000 TILING
- WT-8:** MANUFACTURER: NEMO TILE
STYLE: VOGUE SHADES
SIZE: 20" x 20" CUT 2
COLOR: TO BE SELECTED
GROUT: MAPEI OPTICOLOR OR SIMILAR.
- WT-9:** MANUFACTURER: SUSAN JABLON
STYLE: GLASS MOSAIC
SIZE: MOSAIC
COLOR: TO BE SELECTED
GROUT: MAPEI OPTICOLOR OR SIMILAR.
- WT-10:** MANUFACTURER: SUSAN JABLON
STYLE: GLASS MOSAIC
SIZE: MOSAIC
COLOR: TO BE SELECTED
GROUT: MAPEI OPTICOLOR OR SIMILAR.
- REFER TO INTERIOR ELEVATIONS FOR TILE PATTERNS.

TOILET ACCESSORIES SCHEDULE

- REFER TO SPECIFICATION SECTION 10 2800
- TA-1:** SOAP DISPENSER
- TA-2:** TOILET PAPER DISPENSER
ROYCE ROLLS RINGER COMPANY
4 ROLL 20-1/8" TP-4
- TA-3:** SANITARY NAPKIN DISPOSAL
BOBBICK B-254
SURFACE MOUNTED SANITARY NAPKIN DISPOSAL
- TA-4:** HAND DRYER
DIRXMS-0973 AIRMAX HAND DRYER BY WORLD DRYER.
AUTOMATIC, BRUSHED STAINLESS STEEL, RECESSED (ADA), 115 VOLTS
- TA-5:** RECESSED TRASH BIN
BOBBICK B-43444 CONTURASERIES
RECESSED WASTE RECEPTACLE WITH LINERMATE
- TA-6:** GRAB BARS
BOBBICK B-5804
1 1/2" DIAMETER STAINLESS STEEL GRAB BARS WITH SNAP FLANGE
- TA-7:** MIRROR
- TA-8:** HOOKS
BOBBICK B-2116
HEAVY-DUTY CLOTHES HOOK WITH CONCEALED MOUNTING



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REVISIONS

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DRAWN BY: AGK/JNC
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TOILET ROOMS

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ISSUED:
03.24.2016

DESCRIPTION:
BID DOCUMENTS

SHEET:
1-300

SERVERY DOOR SCHEDULE														
DOOR #	LOCATION	DOOR TYPE	WIDTH	HEIGHT	THICKNESS	MAT	FIN	FRAME TYPE	MAT	FIN	HEAD DIM	GLAZING TYPE	HARDWARE GROUP NUMBER	COMMENTS
112	RESIDENTIAL SERVERY	D1	3'-0"	7'-0"	0'-1 3/4"	HM	I-OP-MD-DT	EXISTING	EXISTING	I-OP-MD-DT	EXISTING	GL-1	HW-13	
113	RESIDENTIAL SERVERY	D1	3'-0"	7'-0"	0'-1 3/4"	HM	I-OP-MD-DT	EXISTING	EXISTING	I-OP-MD-DT	EXISTING	GL-1	HW-2	
114	RESIDENTIAL SERVERY	D2	2'-8"	7'-0"	0'-1 3/4"	HM	I-OP-MD-DT	EXISTING	EXISTING	I-OP-MD-DT	EXISTING	GL-1	HW-2	
115	RESIDENTIAL SERVERY	SF1	3'-0"	7'-0"	0'-2 1/4"	AL	CA	SF14	AL	CA	1-3/4"	GL-1	HW-1	

GLAZING KEY

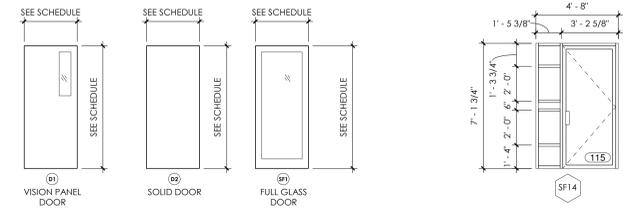
INTERIOR GLASS

GL-1 1/4" THICK TEMPERED CLEAR GLAZING

FINISH KEY

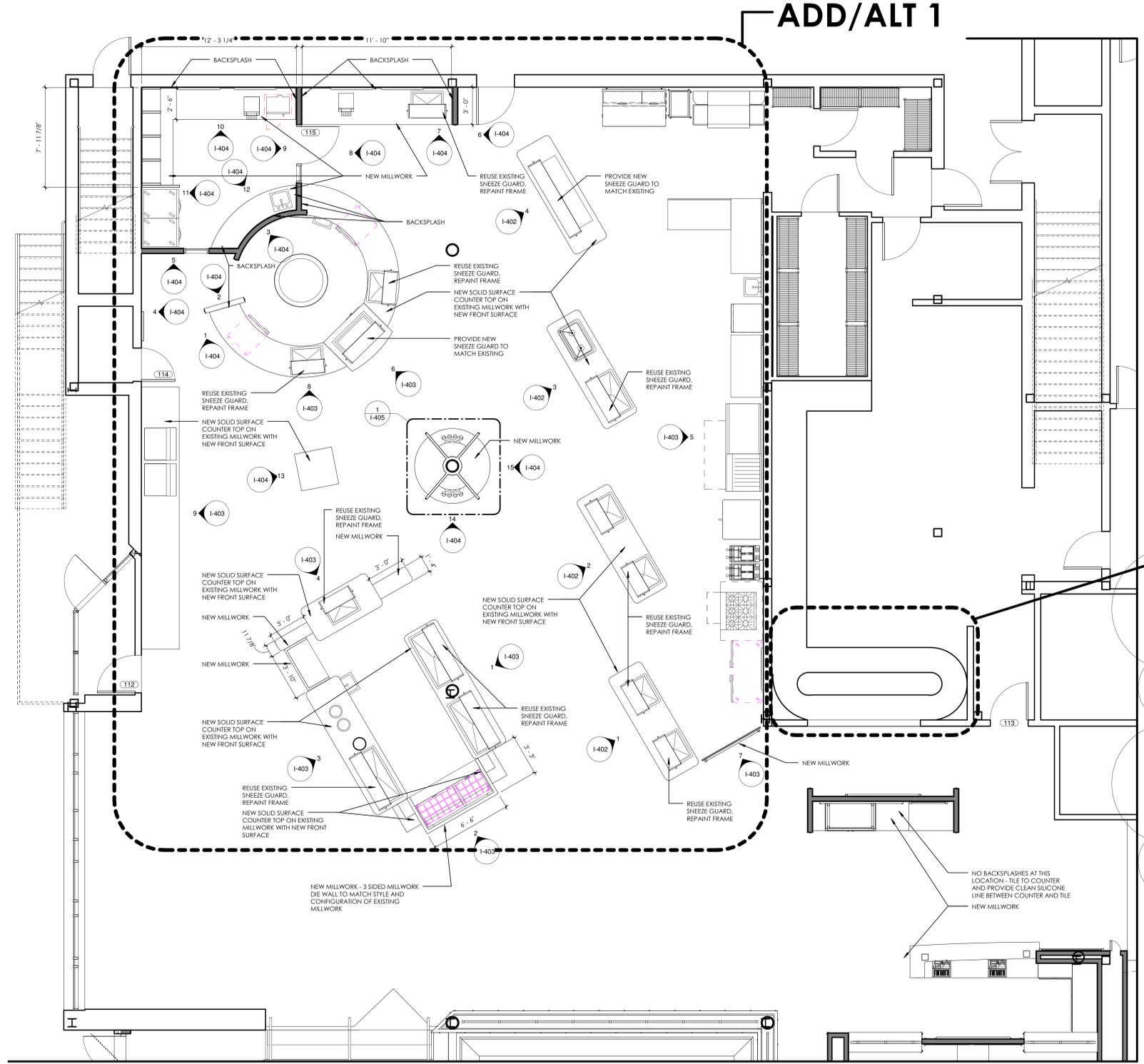
AL ALUMINUM
I-OP-MD-DT FIELD PAINTED, MEDIUM DUTY, DOOR/TRIM SEMI GLOSS,
COLOR TO BE SELECTED

VERIFY DIMENSIONS OF EXISTING OPENINGS IN FIELD PRIOR TO ORDERING NEW UNITS



2 DOOR TYPES - ELEVATION
ADD/ALT 1 1/4" = 1'-0"

3 FRAME TYPE - ELEVATION
1/4" = 1'-0"



1 SERVERY PLAN
ADD/ALT 1 1/4" = 1'-0"

ADD/ALT 2

ADD/ALT 2: PROVIDE LABOR AND MATERIALS FOR RETRO FITTING OF THE EXISTING ROTARY TRAY ACCUMULATOR OF SIZE AND SHAPE AS SHOWN ON PLAN. EXISTING ELECTRICAL CONTROL PANEL, STAINLESS STEEL TOP BED, AND SUPPORT STRUCTURE TO BE REUSED.

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REFERENCE PROJECT NUMBER P167570

ENLARGED PLAN - SERVERY

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RAMAPO COLLEGE
OF NEW JERSEY

RCNJ No. 2014-37-01.C PHASE 2: ALTERATIONS & ADDITIONS



ISSUED:
03.24.2016

DESCRIPTION:
BID DOCUMENTS

SHEET:
I-400

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REVISIONS

NO.	DATE	DESCRIPTION
1	4/13/2016	

DRAWN BY: AGK/JNC
CHECKED BY: AGK



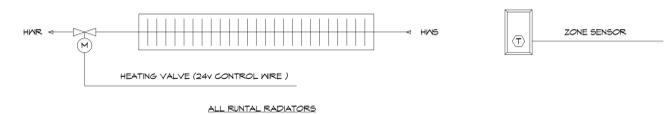
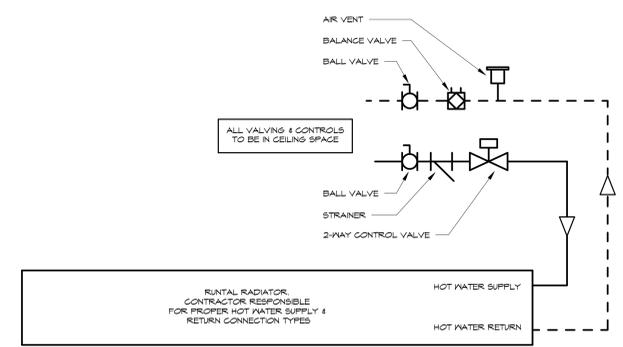
HVAC LEGEND

PIPING SYMBOL	DESCRIPTION	PIPING SYMBOL	DESCRIPTION
	PIPING RISE	AD	ACCESS DOOR
	PIPING DROP	AFF	ABOVE FINISH FLOOR
	BOTTOM PIPE CONNECTION	BTUH	BRITISH THERMAL UNITS PER HOUR
	TOP PIPE CONNECTION	DIA. ϕ	DIAMETER
	STRAINER	DN	DOWN
	BALANCE VALVE	(E)	EXISTING
	PIPING REDUCER - CONCENTRIC	EXT	ENTERING WATER TEMPERATURE (°F)
	PIPE CAP	° F	DEGREES FAHRENHEIT
	RUNTAL RADIATION WITH ENCLOSURE	GPM	GALLONS PER MINUTE
	THERMOSTAT	HWR	HOT WATER RETURN
	2-WAY CONTROL VALVE	HWS	HOT WATER SUPPLY
	MANUAL AIR VENT	LWT	LEAVING WATER TEMPERATURE (°F)
	BALL VALVE - OPEN	NTS	NOT TO SCALE

RUNTAL RADIATION SCHEDULE

UNIT NO.	LOCATION	CAPACITY			DIMENSIONS		DESIGN BASIS	NOTES
		E.W.T. (degrees F)	L.W.T. (degrees F)	BTUH PER LINEAR FT	LENGTH	HEIGHT		
FTR-1	SEE PLANS	180	150	950	SEE PLANS	11.5"	RUNTAL - RF-5	
FTR-2	SEE PLANS	180	150	800	SEE PLANS	11.5"	RUNTAL - UFLT-4	
FTR-3	SEE PLANS	180	150	500	SEE PLANS	6"	RUNTAL - UFLT-2	

ALL WORK RELATED TO NEW SUPPLY AND RETURN HEATING PIPING SHALL COMPLY WITH THE 2015 INTERNATIONAL MECHANICAL CODE.



RUNTAL RADIATION CONTROL:
 A. RUN CONDITIONS - CONTINUOUS. THE UNIT SHALL RUN CONTINUOUSLY AND SHALL MAINTAIN A HEATING SETPOINT OF 12 DEGREE F (4.4).
 B. HEATING VALVE CONTROLLER SHALL MEASURE THE ZONE TEMPERATURE AND MODULATE THE HEATING COIL VALVE TO MAINTAIN ITS HEATING SETPOINT.

1 RUNTAL RADIATION DETAIL
SCALE - NONE

2 RUNTAL RADIATION CONTROL
SCALE - NONE



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REVISIONS

REVISION #1	DATE
1	4.15.2016

DRAWN BY: CJZ
CHECKED BY: PP

SCHEDULES, DETAILS & CONTROLS

RCNJ No. 201437.01C
 ALTERATIONS
 505 RAMAPO VALLEY RD.
 MAHWAH, NJ 07430
 18031.00



ISSUED:
3.24.2016

DESCRIPTION:
BID DOCUMENTS

SHEET:
M-000

PIPE AND FITTING MATERIALS PERMITTED		
UNDERGROUND BUILDING DRAINAGE AND VENT PIPE		
MATERIAL	PIPE STANDARD	FITTING STANDARD
CAST IRON PIPE	ASTM A 74; ASTM A 889; CIPPI 301	ASTM B 16.4; ASTM B 16.12; ASTM A 74; ASTM A 889; CIPPI 301
ABOVE-GROUND BUILDING DRAINAGE AND VENT PIPE		
MATERIAL	PIPE STANDARD	FITTING STANDARD
CAST IRON PIPE	ASTM A 74; ASTM A 889; CIPPI 301	ASTM A 74; ASTM A 889; CIPPI 301

HANGER SCHEDULE (2015 NSFC, CHAPTER 8)		
MATERIAL	MAX. HORIZONTAL SPACING (FT)	MAX. VERTICAL SPACING (FT) ABOVE AND BELOW STORY HEIGHT
CAST IRON PIPE	5	10
COPPER TUBING, 1-1/4" DIAMETER AND SMALLER	6	10
COPPER TUBING, 1-1/2" DIAMETER AND LARGER	10	10
CPVC TUBING, 1" DIAMETER AND SMALLER	NOTES 1,2	NOTES 1,3
CPVC TUBING, 1-1/4" DIAMETER AND LARGER	NOTES 1,2	NOTES 1,3
PVC PIPE	NOTES 1,2	NOTES 1,3
STEEL PIPE, 3/4" DIAMETER AND SMALLER	10	AT EVERY OTHER STORY
STEEL PIPE, 1" DIAMETER AND LARGER	12	15

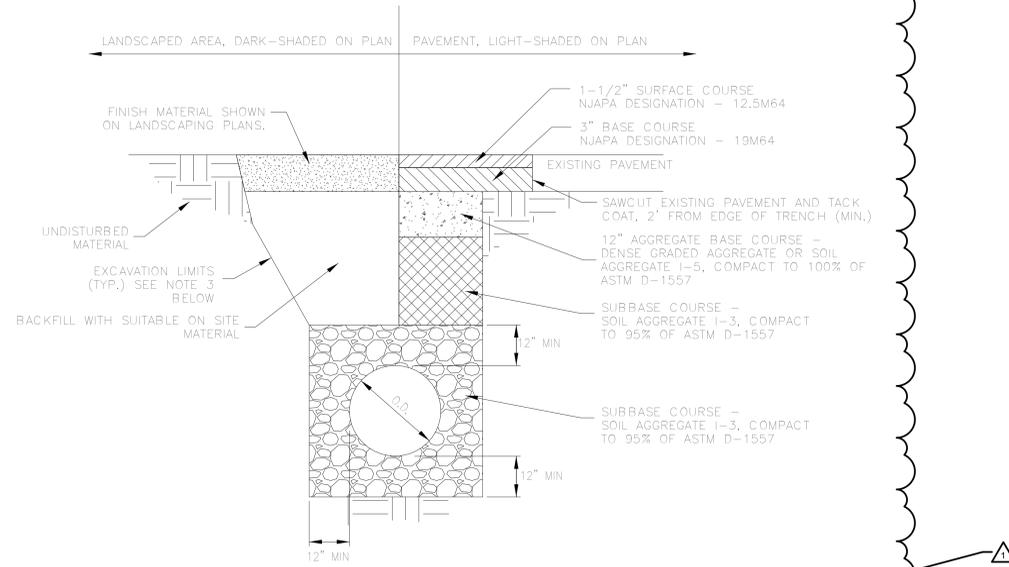
NOTES:
 1. PLASTIC DRAIN, WASTE, AND VENT PIPE SHALL BE INSTALLED AND SUPPORTED AS RECOMMENDED BY THE MANUFACTURER'S INSTRUCTIONS.
 2. MAXIMUM HORIZONTAL SUPPORT SPACING SHALL BE BASED ON THE PIPE SCHEDULE OR WALL THICKNESS, THE PIPE SIZE, THE SYSTEM OPERATING TEMPERATURE, THE AMBIENT TEMPERATURE, AND ANY CONCENTRATED LOADS.
 3. VERTICAL PIPE SHALL BE MAINTAINED IN STRAIGHT ALIGNMENT WITH SUPPORTS AT EACH STORY HEIGHT. INTERMEDIATE SUPPORTS SHALL BE PROVIDED WHERE REQUIRED FOR STABILITY.

ABBREVIATIONS	
APX	APPROXIMATE
ARCH	ARCHITECTURAL
BFP	BACKFLOW PREVENTER
BTU	BRITISH THERMAL UNIT
BTU/H	BTU/HOUR
CC	CLEANOUT
CWB	COLD WATER SUPPLY
°F	DEGREES (FAHRENHEIT)
DN	PIPE DOWN, THROUGH FLOOR
DRCP	PIPE DOWN, NOT THROUGH FLOOR
DWH	DOMESTIC WATER HEATER
DWV	DRAIN, WASTE, AND VENT
(E)	EXISTING
ELEV	ELEVATION
FD	FLOOR DRAIN
FS	FLOOR SINK
FGO	FLOOR PLATE CLEANOUT
GAS	LOW PRESSURE GAS (BELOW 0.5 PSI)
GPM	GALLONS PER MINUTE
HNR	DOMESTIC HOT WATER RETURN
HNS	DOMESTIC HOT WATER SUPPLY
N/A	NOT APPLICABLE
NTS	NOT TO SCALE
PSI	POUNDS PER SQUARE INCH
PRV	PRESSURE REDUCING VALVE
RSE	PIPE UP, NOT THROUGH FLOOR ABOVE
SAN	SANITARY
TYP	TYPICAL
V	VENT PIPING

GENERAL NOTES:

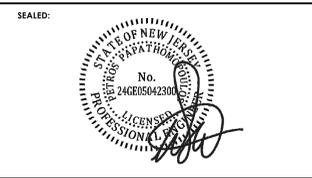
- THESE GENERAL PLUMBING NOTES SHALL APPLY TO ALL P SERIES DRAWINGS, IN COORDINATION WITH DIVISION 22 SECTIONS, AND FRONT END (DIVISION 0 AND 1) REQUIREMENTS. ALL WORK ASSOCIATED WITH THE P SERIES DRAWINGS SHALL BE COORDINATED WITH ALL OTHER TRADES TO AVOID CONFLICTS.
- ALL WORK SHALL BE PERFORMED IN COOPERATION WITH THE OWNER (AND/OR OWNER'S REPRESENTATIVE) AND THE ARCHITECT/ENGINEER. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE CONSTRUCTION SCHEDULE ESTABLISHED BY THE OWNER AND ARCHITECT, AND SHALL IMMEDIATELY REPORT ANY DELAYS IN MATERIALS RECEIPT INCLUDING CIRCUMSTANCES CAUSING DELAYS.
- CONTRACT DRAWINGS FOR THE PLUMBING WORK ARE DIAGRAMMATIC, INTENDED TO CONVEY THE SCOPE OF WORK AND TO INDICATE THE GENERAL ARRANGEMENT AND APPROXIMATE LOCATION OF EQUIPMENT, PIPING, AND ACCESSORIES. THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL CONDITIONS, DIMENSIONS, AND LOCATIONS PRIOR TO BIDDING. CHECK PROJECT DRAWINGS PRIOR TO INSTALLATION FOR INTERFERENCES WITH OTHER TRADES. SHOULD THE CONTRACTOR FIND SUCH INTERFERENCES, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK WITH OTHERS. THE OWNER RESERVES THE RIGHT TO MAKE REASONABLE CHANGES PRIOR TO WORK-BE-GOING WITHOUT ADDED EXPENSE. DIMENSIONS INDICATED ARE SUBJECT TO VERIFICATION OF EXACT SITE CONDITIONS AT THE TIME OF INSTALLATION.
 * THE CONTRACTOR SHALL INSTALL ALL PIPING, EQUIPMENT, FIXTURE, ETC. IN A WORKMAN MANNER WITH QUALIFIED PLUMBERS.
- ALL PLUMBING WORK SHALL BE INSTALLED PER LOCAL PLUMBING CODE, HEALTH CODE, FIRE CODE, ENERGY CONSERVATION CODE, AND BUILDING CODE. ALL WORK SHALL COMPLY TO ACCORDANCE OF LOCAL, STATE AND FEDERAL REGULATIONS AND OTHER AUTHORITIES HAVING JURISDICTION. **NATIONAL STANDARD PLUMBING CODE 2015, IS IN EFFECT FOR THIS PROJECT.**
- CONTRACTOR RESPONSIBLE FOR PAYING FOR ALL FEES ASSOCIATED WITH OBTAINING PERMITS, INSPECTIONS, ETC.
- THE INSTALLING CONTRACTOR SHALL BE LICENSED IN THE LOCAL JURISDICTION PRIOR TO BIDDING ON PROJECT. CONTRACTOR TO CONTACT CITY/TOWNSHIP TO VERIFY LICENSE TO ENSURE THEY ARE CURRENT.
- ALL PLUMBING EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS. ANY CONFLICTS WITH INSTALLATION AND MANUFACTURER RECOMMENDATIONS SHALL BE REPORTED TO ENGINEER.
- CUTTING AND PATCHING - ALL NOTES BELOW HOLD THE COMMON CONDITION UNLESS OTHERWISE NOTED:
 * **FOR RENOVATIONS:** THE CONTRACTOR REQUIRING CUTTING SHALL BE RESPONSIBLE FOR HIS/HER OWN WORK WHETHER DESCRIBED IN THE CONTRACT DOCUMENTS OR NOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING CUTTING AND PATCHING REQUIREMENTS WITH OTHER TRADES.
 * **FOR NEW CONSTRUCTION:** ALL CUTTING AND PATCHING THROUGH ALL WALL, CEILING, ETC. SHALL BE PROVIDED BY PLUMBING CONTRACTOR IN COORDINATION WITH THE GENERAL CONTRACTOR. ALL PAINTING AND FINISHING SHALL BE DONE BY GENERAL CONTRACTOR. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH GENERAL CONTRACTOR.
 * **OPENINGS MADE POST-FINISH:** IF AN OPENING IS REQUIRED IN A FINISHED SURFACE AFTER COMPLETION, DUE TO LACK OF COORDINATION OR PROPER SCHEDULE MAINTENANCE THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING AND PATCHING REQUIRED TO FINISH SPECIFIC PLUMBING WORK AND RESTORE THE FINISHED SURFACE TO PREVIOUS CONDITION.
 * **UNDERGROUND PIPING (NEW CONSTRUCTION):** TRENCHING SHALL BE BY GENERAL CONTRACTOR. PIPE INSTALLATION WITH APPROPRIATE BEDDING MATERIAL SHALL BE BY THE PLUMBING CONTRACTOR. BACKFILL ABOVE PIPE AND BEDDING SHALL BE BY THE GENERAL CONTRACTOR BASED ON REQUIREMENTS OF THE STRUCTURAL PLANS AND SPECIFICATIONS.
 * **UNDERGROUND PIPING FINISHED FLOORS OTHER THAN CONCRETE:** UNLESS OTHERWISE NOTED, TRENCHING, EXCAVATION, BACKFILLING, COMPACTION AND RESTORATION OF THE FLOORING SUBSTRATE SHALL BE PERFORMED BY THIS CONTRACTOR. FINAL FINISHED FLOOR SHALL BE BY OTHERS.
 * **EQUIPMENT OPENINGS:** OPENINGS REQUIRED FOR REMOVAL OF EXISTING EQUIPMENT OR INSTALLATION OF NEW EQUIPMENT SUPPLIED UNDER THIS CONTRACT SHALL BE CUT AND PATCHED BY THIS CONTRACTOR.
- ALL PIPING PENETRATING ALL FIRE-RATED WALLS, CEILINGS, FLOORS, ROOFS, ETC. SHALL BE FIRE STOPPED IN ACCORDANCE WITH DIVISION 1.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE COMPLETE AND OPERABLE SYSTEMS, INCLUDING OPERATIONAL PROPERTIES TO THE EXTENT NECESSARY TO LINK MULTIPLE COMPONENTS OF THE SYSTEMS TOGETHER AND TO INTERFACE WITH SYSTEMS PROVIDED BY OTHERS. THE PLUMBING CONTRACTOR SHALL GUARANTEE ALL SYSTEMS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
 * THE CONTRACTOR SHALL PROVIDE OWNER WITH ALL NECESSARY OPERATION AND MAINTENANCE MANUALS, SHOP DRAWINGS, WIRING DIAGRAMS, AND WARRANTY PAPERWORK UPON COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL LOCATE ACCESS PANEL IN NON-ACCESSIBLE CEILING AND WALLS FOR ALL VALVES, SHOCK ABSORBERS, CLEANOUTS AND ALL OTHER ITEMS THAT REQUIRE ACCESS TO PROPERLY MAINTAIN OR SERVICE.
- THE CONTRACTOR IS RESPONSIBLE FOR TESTING, AND ADJUSTING ALL PLUMBING EQUIPMENT INDICATED IN THE PLUMBING DRAWINGS.
- THE MINIMUM SLOPE OF ALL INTERIOR SEWER LINES SHALL BE 1/4 INCH PER FOOT FOR SIZES 2-1/2" AND SMALLER, 1/8 INCH PER FOOT FOR SIZES 3"-6", AND 1/16 INCH PER FOOT FOR SIZES 6" AND GREATER. SEE SCHEDULE LOCATED ON DRAWING FOR CONNECTION SIZES FOR SANITARY, VENT, COLD, AND HOT WATER PIPING. SEE SCHEDULE FOR PIPING MATERIALS.
- ALL PIPING PENETRATIONS THROUGH EXPOSED WALLS SHALL BE PROVIDED WITH CHROME ESCUTCHEONS AND SEAL TO WALL OR CEILING.
- ALL NATURAL GAS PIPING SHALL BE INSTALLED PER INTERNATIONAL FUEL GAS CODE AND AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL PROVIDE SHUT OFF GAS VALVE FOR ALL EQUIPMENT UTILIZING GAS. CONTRACTOR SHALL PROVIDE 6" DIRT LEEZ (MINIMUM) FOR ALL EQUIPMENT UTILIZING GAS.
- ALL NATURAL GAS PIPING SHALL BE TESTED PER THE LIST BELOW. ALL TESTING SHALL CONFORM TO INTERNATIONAL STATE FUEL GAS CODE.
 * PRESSURE UP TO AND INCLUDING 12" P.G.: 15 PSI FOR ONE (1) HOUR.
 * PRESSURE ABOVE 12" P.G.: 1-1/2 TIMES THE WORKING PRESSURE, OR 50 PSI (MINIMUM) FOR ONE (1) HOUR.
 * COATED OR HEAVY WELDED PIPING: 100 PSIG FOR ONE (1) HOUR.
- UPON COMPLETION OF PROJECT, THE CONTRACTOR SHALL FLUSH AND SANITIZE THE DOMESTIC HOT, REGRULATION AND COLD WATER PIPING IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION.
- EQUIPMENT CONNECTIONS:
 * ALL EQUIPMENT SHALL BE PROVIDED WITH UNIONS AND SHUT-OFF VALVES WHETHER DETAILED OR NOT.
 * ALL PLUMBING FIXTURES SHALL BE PROVIDED WITH SHUT OFF VALVES.
- NATURAL GAS REGULATOR VENT PIPING SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE IN ACCORDANCE WITH NFPA 54 AND/OR NFPA 98. EXTERIOR PIPING SHALL BE PAINTED WITH TWO COATS OF PRIMER AND ONE COAT OF FINISH PAINT COLOR TO BE DETERMINED BASED ON COLOR OF SURROUNDING SURFACES.
- FOR PROJECTS WITH APPROVED USE OF PVC AND CPVC PIPING, SUCH PIPING SHALL BE PROHIBITED IN THE FOLLOWING LOCATIONS:
 * AREAS OF ASSEMBLY.
 * RETURN AIR PLenums.
 * EXIT DISCHARGE CORRIDORS.
 * STAIRS.
- ROOFING - IN OR ON STRUCTURES WHERE OPENINGS HAVE BEEN MADE IN FLOORS, CEILINGS, OR WALLS FOR THE PASSAGE OF PIPE, SUCH OPENINGS SHALL BE CLOSED AND PROTECTED WITH APPROVED METAL COLLARS THAT ARE SECURELY FASTENED TO THE ADJOINING STRUCTURE.
- STRUCTURAL SAFETY - IN THE PROCESS OF INSTALLING OR REPAIRING ANY PART OF A PLUMBING OR DRAINAGE SYSTEM, THE FINISHED FLOOR, WALLS, CEILINGS, TILE OR ANY OTHER PART OF THE BUILDING OR PREMISES THAT MUST BE CHANGED OR REPLACED SHALL REMAIN IN A STRUCTURALLY SAFE CONDITION.
- PROTECTION OF PIPES AND PLUMBING SYSTEM COMPONENTS - PIPING AND OTHER SYSTEM COMPONENTS SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT CORROSION, BREAKAGE, FREEZING, AND PHYSICAL DAMAGE BY OTHER BUILDING COMPONENTS.
- PROTECTION OF WATER QUALITY - A POTABLE WATER SUPPLY SYSTEM SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN SUCH A MANNER SO AS TO PREVENT CONTAMINATION FROM NON-POTABLE LIQUIDS, SOLIDS, OR GASES BEING INTRODUCED INTO THE POTABLE WATER SYSTEM THROUGH CROSS-CONTAMINATION OR ANY OTHER PIPING CONNECTIONS TO THE SYSTEM.
- FLOODPROOFING - PLUMBING SYSTEMS AND EQUIPMENT IN STRUCTURES ERRECTED IN AREAS PRONE TO FLOODING SHALL BE CONSTRUCTED IN SUCH A MANNER THAT THE COMPONENTS OF THE SYSTEM SHALL BE CAPABLE OF RESISTING HYDROSTATIC LOADS AND STRESSES IN THE EVENT OF FLOODING.

PLUMBING LEGEND	
SYMBOLS	DESCRIPTION
—○—	P TRAP
—○—	BALL VALVES
—○—	PIPE DOWN/DROP
—○—	PIPE UP/RISE
— —	PIPE UNION
◆	POINT OF NEW CONNECTION/DISCONNECTION
ⓧ	KEYED NOTE SYMBOL



- COMPLIANCE WITH OSHA'S EXCAVATION SAFETY REQUIREMENTS AS DEFINED IN 1926.650 EXCAVATIONS IS REQUIRED. FAILURE TO COMPLY WITH THE REQUIRED EXCAVATION REQUIREMENTS MAY RESULT IN STOPPING THE CONTRACTOR'S WORK AND/OR TERMINATION OF THE CONTRACT.
- CONTRACTORS PLANNING TO EXCAVATE AS PART OF THEIR PROJECT SHALL PROVIDE TO THE CONSTRUCTION MANAGER PRIOR TO THE START OF THE EXCAVATION JOB THE NAME OF THEIR ASSIGNED AND ON SITE COMPETENT PERSON WORKING THE PROJECT. (IF THE COMPETENT PERSON CHANGES, THE CONSTRUCTION MANAGER SHALL BE INFORMED IMMEDIATELY.) THIS INDIVIDUAL SHALL HAVE AUTHORITY (AS DEFINED BY OSHA) FOR ALL WORK PERFORMED DURING THE EXCAVATION - INCLUDING THE ABILITY TO STOP THE WORK.
- ALL EXCAVATIONS AND TRENCHES 5 FEET DEEP (OR IN UNSTABLE SOIL AT LESSER DEPTHS) OR GREATER MUST BE PROPERLY SHORED, SLOPED, OR BENCHED TO PROTECT WORKERS FROM THE HAZARDS OF MOVING EARTH. CONTRACTORS MUST FURNISH THE APPROPRIATE TABULATED DATA FOR THE PROTECTIVE SYSTEM BEING USED UPON REQUEST.
- ALL EXCAVATION WORK MUST BE PERFORMED TO AVOID UNDERGROUND UTILITIES AND TO AVOID DAMAGING LINES PIPE.
- DO NOT WORK UNDER LOADS HANDLED BY LIFTING OR DIGGING EQUIPMENT.
- LADDERS SHALL BE PROVIDED AND USED FOR ACCESS TO TRENCHES AND EXCAVATIONS 4 FEET DEEP OR GREATER.
- KEEP ALL SPOILS AT LEAST 2 FEET FROM THE EDGE OF THE EXCAVATION, REGARDLESS OF THE DEPTH.
- TRENCHES SHALL BE PROPERLY BARRICADED, PROTECTED AND POSTED TO WARN AND PREVENT SOMEONE FROM FALLING INTO THE EXCAVATION.
- THE COMPETENT PERSON ON THE JOBSITE MUST INSPECT ALL TRENCHES AND EXCAVATIONS DAILY, BEFORE WORK, TO LOOK FOR SIGNS OF SHIFTING EARTH. EMPLOYEES ARE NOT TO ENTER THE TRENCH UNLESS IT HAS BEEN VERIFIED TO BE SAFE BY THE COMPETENT PERSON.
- APPROPRIATE TRAFFIC CONTROL MEASURES MAY ALSO BE REQUIRED FOR EXCAVATIONS DIG IN ROADWAYS OR SIDEWALKS. PROTECTIVE MEASURES SHALL COMPLY WITH THE NEW JERSEY DOT'S REQUIREMENTS.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES IN LOCATION OF TRENCHING PRIOR TO COMMENCEMENT OF WORK.
- ALL PAVEMENT WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- WORK TO INCLUDE ANY NECESSARY DEWATERING.
- PIPE SHALL BE CENTERED IN THE EXCAVATION.
- THE CONTRACTOR SHALL DO ALL BRACING, SHEATHING, OR SHORING NECESSARY TO IMPLEMENT AND PROTECT THE EXCAVATION AS REQUIRED FOR SAFETY OR CONFORMANCE TO GOVERNING LAWS.
- SHEETING AND SHORING SYSTEMS DESIGN MUST BE PREPARED BY A NEW JERSEY STATE LICENSED PROFESSIONAL ENGINEER.

1 TRENCHING DETAIL
NOT TO SCALE



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REVISIONS		
1	REVISION #1	4.13.2016

DRAWN BY: DAS
 CHECKED BY: MAE

PLUMBING - CODES AND GENERAL NOTES

RCNJ No. 201437-01-C
 PHASE 2 : ALTERATIONS
 505 RAMAPO VALLEY RD.
 MAHWAH, NJ 07430
 18031.00



ISSUED:
3.24.2016

DESCRIPTION:
BID DOCUMENTS

SHEET:
P-000

ADDITION/ALTERATION

GENERAL NOTES

NATIONAL STANDARD PLUMBING CODE, 2015, IS IN EFFECT FOR THIS PROJECT.

SEALED:



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ARCHITECT:



ENGINEER:



REVISIONS

1	REVISION #1	4.13.2016

DRAWN BY: MAE
CHECKED BY: MAE/PP

PLUMBING UNDERGROUND PLAN

RCNJ No. 201437-01C
PHASE 2 : ALTERATIONS
505 RAMAPO VALLEY RD.
MAHWAH, NJ 07430
18031.00

RAMAPO COLLEGE OF NEW JERSEY

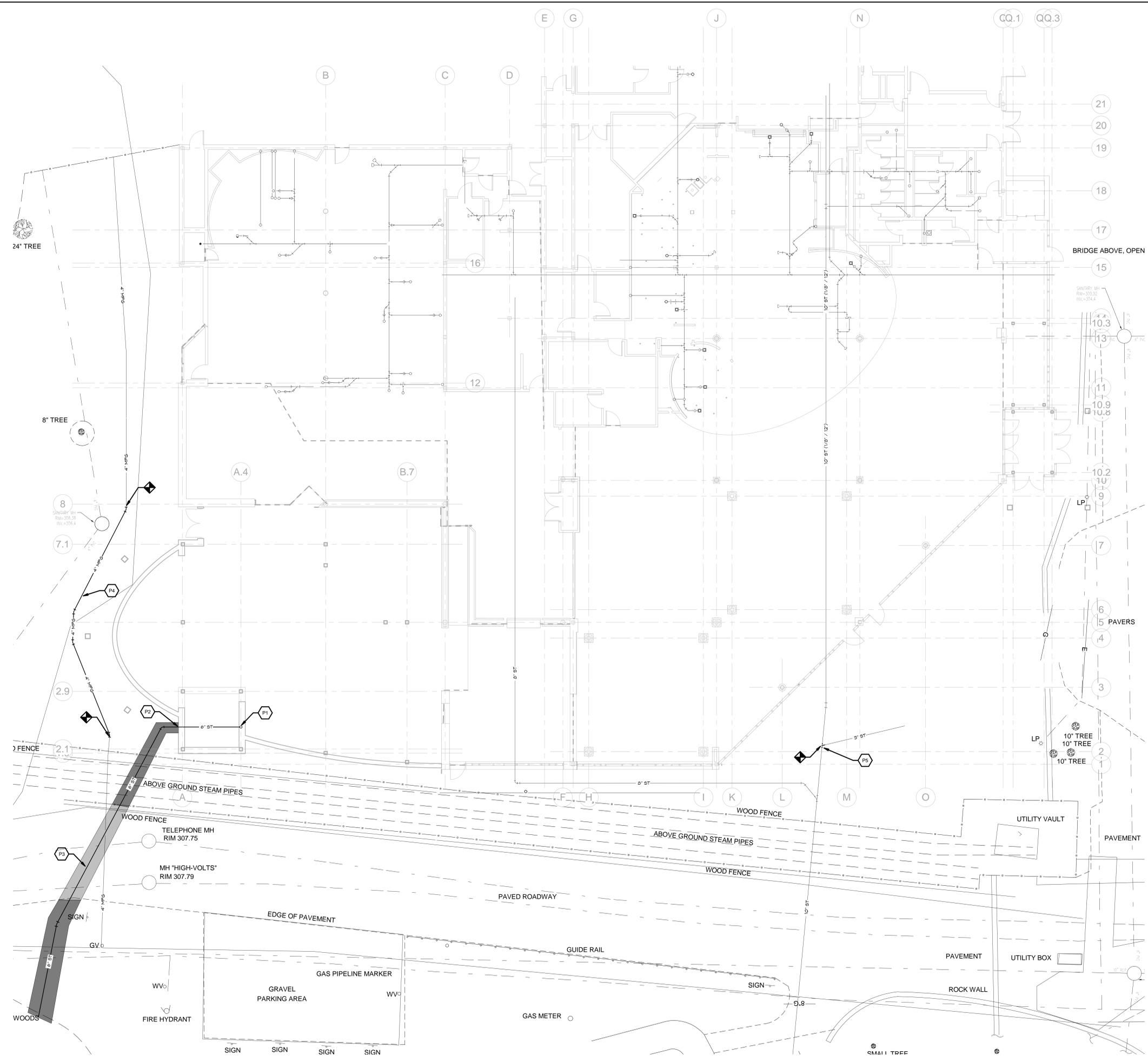


ISSUED: 3.24.2016

DESCRIPTION: BID DOCUMENTS

SHEET:

P-100



1 PARTIAL UNDERGROUND PLAN
1/8" = 1'-0"



ENTIRE DRAWING

ADDITION/ALTERATION

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ARCHITECT:



ENGINEER:



REVISIONS

NO.	REVISION #1	DATE
1		4.15.2016

DRAWN BY: MAE
CHECKED BY: MAE/PP

PLUMBING GROUND FLOOR PLAN

RCNJ No. 201437-01C
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MAHWAH, NJ 07430
18031.00

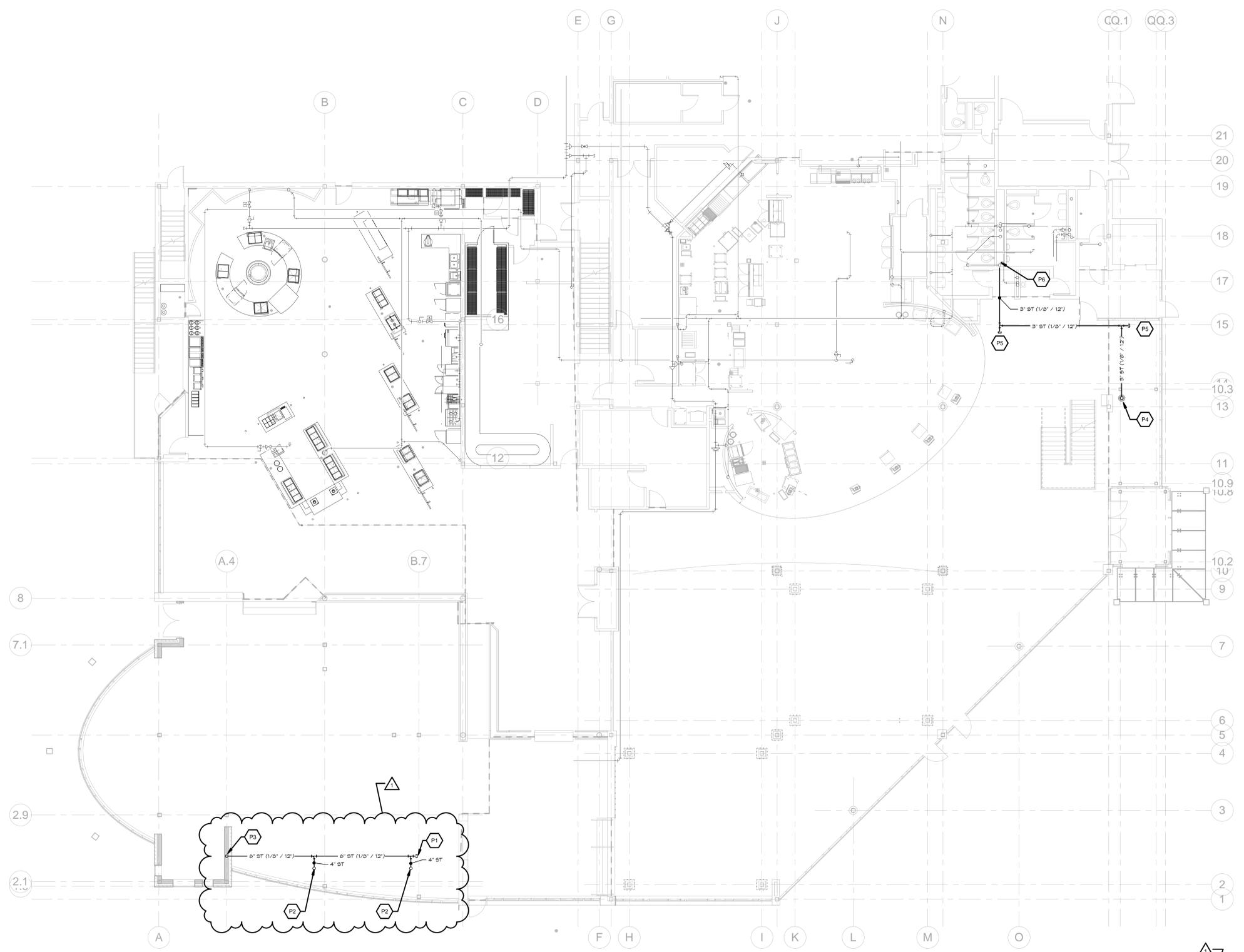


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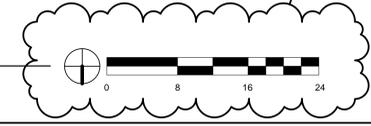
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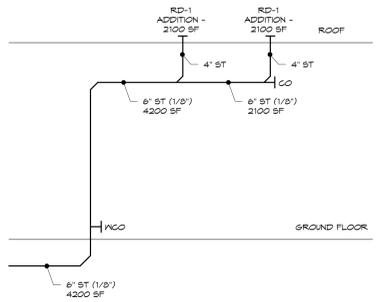


KEYED NOTES
P1. PROVIDE 4" CLEANOUT PLUG (CO-1) AT OPEN WYE/TEE.
P2. PROVIDE 4" ST UP TO ROOF DRAIN (RD-1, 4").
P3. PROVIDE 6" ST DOWN IN WALL. PROVIDE WALL CLEANOUT (WCO-1) 12" A.F.F.
P4. PROVIDE 3" ST UP TO ROOF DRAIN (RD-1, 3").
P5. PROVIDE 3" CLEANOUT PLUG AT OPEN WYE/TEE.
P6. PROVIDE 3" ST CONNECTION TO EXISTING 4" ST DROP IN CHASE. 4" DROP IS REMOVED ON DRAWING PD-111 AND MODIFIED ON P-111. RISER INDICATING TIE-IN IS SHOWN ON P-111.



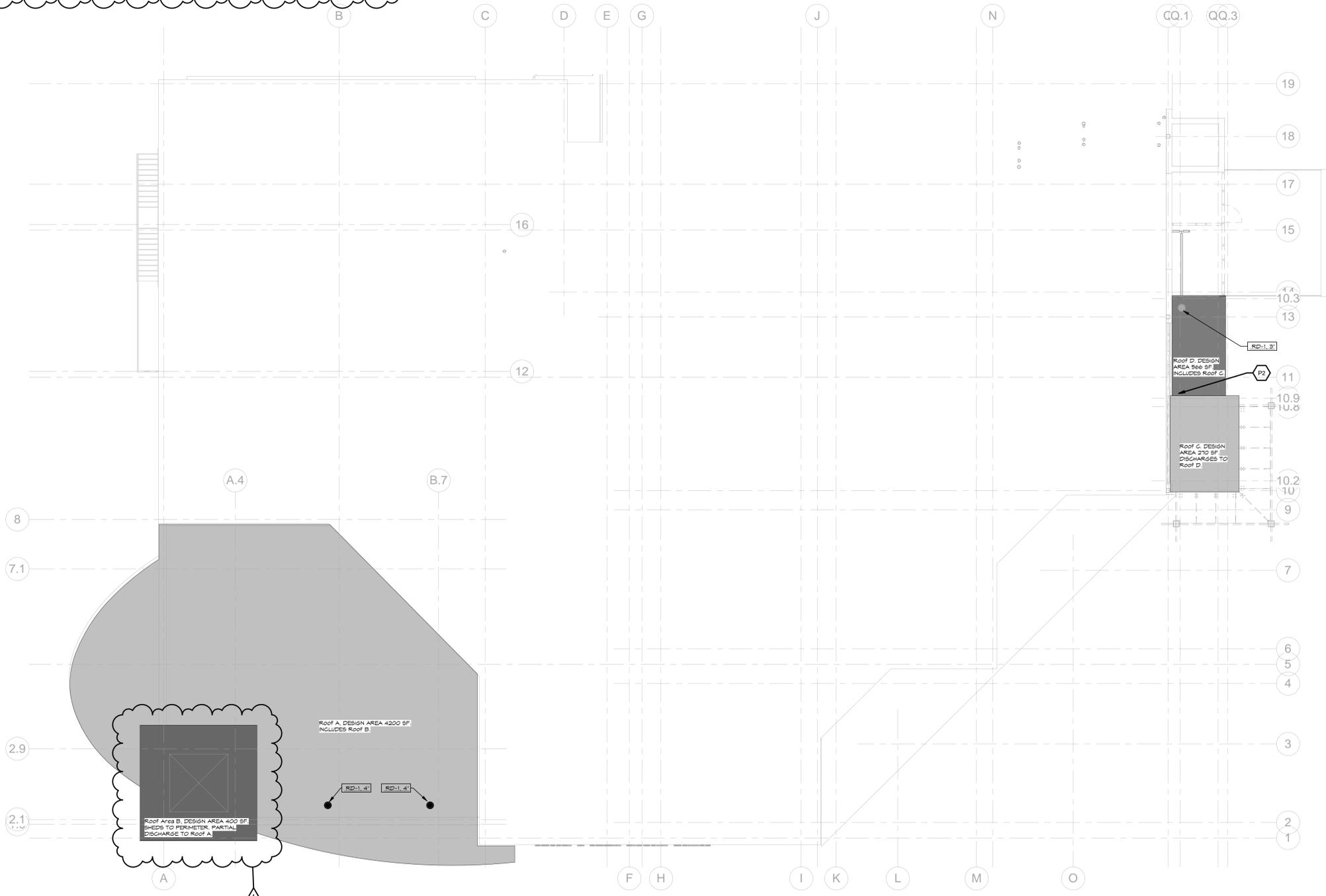
1 PARTIAL FIRST FLOOR
1/8" = 1'-0"

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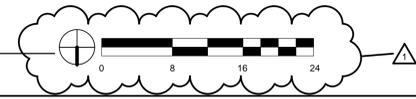
2 STORM RISER DIAGRAM - DINING ADDITION

NOT TO SCALE



1 PARTIAL ROOF PLAN

1/8" = 1'-0"



ADDITION/ALTERATION

GENERAL NOTES
NATIONAL STANDARD PLUMBING CODE, 2015, IS IN EFFECT FOR THIS PROJECT.

KEYED NOTES
P1, NOTE DELETED
P2, DETAIL OF DRAIN/DOWNSPOUT FROM ROOF C TO ROOF D SHOWN ON A-SERIES DRAWINGS.

NJCA ELECTRONIC SUBMITAL STAMP:

SEALED:



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ENGINEER:



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REVISIONS

NO.	REVISION #1	DATE
1		4.15.2016

DRAWN BY: MAE
CHECKED BY: MAE/PP

PLUMBING ROOF PLAN

RCNJ No. 201437-01/C
PHASE 2 : ALTERATIONS
505 RAMAPO VALLEY RD.
MAHWAH, NJ 07430
18031.00

RAMAPO COLLEGE OF NEW JERSEY



ISSUED: 3.24.2016

DESCRIPTION: BID DOCUMENTS

SHEET:

P-102

DEMOLITION

GENERAL NOTES

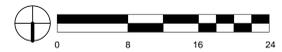
1. IDENTIFICATION AND/OR ABATEMENT OF HAZARDOUS MATERIALS IS NOT PART OF THIS SCOPE OF WORK. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY. REFER TO SPECIFICATIONS FOR RECYCLING, CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL REQUIREMENTS.
2. OPENINGS IN THE EXISTING STRUCTURE SMALLER THAN 12" IN ANY DIRECTION ARE NOT IDENTIFIED ON THESE DRAWINGS. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING OPENINGS SMALLER THAN 12" AS REQUIRED FOR INSTALLATION OF THEIR WORK.
3. OPENINGS IN THE EXISTING STRUCTURE SHALL NOT BE MADE WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
4. DO NOT REMOVE ITEMS WHICH JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING. IF HIDDEN ELEMENTS OR DETERIORATED ELEMENTS ARE ENCOUNTERED, NOTIFY THE ARCHITECT IMMEDIATELY.
5. PROTECT ADJACENT AREAS AND ITEMS "TO REMAIN" DURING DEMOLITION/CONSTRUCTION. REPAIR/REPLACE ITEMS DAMAGED DURING CONSTRUCTION.
6. IF UNANTICIPATED HIDDEN ELEMENTS OR DETERIORATED ELEMENTS ARE ENCOUNTERED, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY. REFER TO CONSULTANT DRAWINGS FOR ADDITIONAL DEMOLITION WORK.
7. REVIEW w/ OWNER TO DETERMINE WHAT, IF ANYTHING, WILL BE REMOVED BY OWNER AND WHAT, IF ANYTHING, IS TO BE SALVAGED & TURNED OVER TO OWNER.

KEYED NOTES

- D1. DISCONNECT, REMOVE, AND DISCARD AREA DRAIN AND ASSOCIATED PIPING.
- D2. DISCONNECT, REMOVE, AND DISCARD GUTTERS AND DOWNSPOUTS.
- D3. EXCAVATE, REMOVE, AND DISCARD 4" ST PIPING. RESTORATION IS NOT REQUIRED SINCE AREA IS BEING EXPANDED UPON.
- D4. DISCONNECT, REMOVE, AND DISCARD CLEAN OUT, ELBOWS, AND WYES UP TO TRENCH DRAIN CONNECTION.
- D5. DISCONNECT, REMOVE, AND DISCARD TRENCH DRAIN AND CONNECTED ASSOCIATED PIPING.
- D6. REMOVE PIPING FROM TRENCH DRAIN TO CLEANOUT.
- D7. DISCONNECT, REMOVE, AND DISCARD AREA DRAIN.
- D8. DISCONNECT, REMOVE, AND DISCARD STORM LATERAL. RESTORATION OF GRADE TO BE DONE PER LANDSCAPING PLANS.
- D9. HIGH PRESSURE NATURAL GAS LINE SHALL BE DISCONNECTED AND REMOVED IN COORDINATION WITH PUBLIC SERVICE GAS AND ELECTRIC.
- D10. EXISTING STORM LATERAL BELOW PAVEMENT AND GRASS AREAS TO BE REMOVED TO TERMINAL POINT AT POND. NEW PIPING SHALL BE INSTALLED IN SAME TRENCH PER DRAWING P100. REFER TO P000 FOR PIPE INSTALLATION AND SITE RESTORATION.



1 PLUMBING DEMOLITION - EXTERIOR/UNDERGROUND
1/8" = 1'-0"



SEALED:

ARCHITECT:



ENGINEER:



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DRAWN BY: Author
 CHECKED BY: Checker

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ENTIRE DRAWING