KEAN UNIVERSITY OFFICE RENOVATION

GATEWAY BUILDING OCEAN COUNTY COLLEGE

GENERAL CONDITIONS

- THE CONTRACT DRAWINGS AND SPECIFICATIONS HAVE BEEN CAREFULLY CHECKED BY THE ARCHITECT TO PROVIDE CONTRACT DOCUMENTS WHICH CLEARLY DEFINE THE RESULTS THE CONTRACTOR IS EXPECTED TO ACHIEVE. PRIOR TO CONTRENCEMENT OF CONTRACTED WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS, SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS,
 OMISSIONS, OR LACK OF DEFINITION BETWEEN THE
 DRAWINGS AND THE SPECIFICATIONS OR BETWEEN THE
 CONTRACT DOCUMENT AND EXISTING SITE CONDITIONS IN
 ORDER TO RESOLVE ANY PROBLEM. THE CONTRACTEMENT OF
 CONTRACTED WORK BY THE CONTRACTOR WILL BE DEEMED AS
 ACCEPTANCE OF THE CONTRACT DOCUMENTS AS BEING TRUE
 AND CORRECT AND NO REQUESTS FOR ADDITIONAL PROPERTY. DUE TO CONFLICTS, OMISSIONS, OR LACK OF DEFINITION WILL BE ACCEPTED. ANY REVISED DRAWING OR OTHER DOCUMENT ISSUED TO THE CONTRACTOR SHALL NOT BE EXECUTED UNLESS ACCOMPANIED BY A LETTER OF AUTHORIZATION TO PROCEED. IN CASES WHERE COST ESTIMATES ARE REQUESTED FOR REVISIONS, THEY WILL BE PREPARED AND SUBMITTED PROTPTLY IN ORDER THAT THEY DO NOT UNDULY AFFECT THE PROSPESS OF WORK
- THE GENERAL CONTRACTOR HEREBY INDEMNIFIES AND AGREES TO DEFEND AND HOLD THE CUINER HARMLESS FROM AND AGAINST ANY AND ALL SUITS, CLAIMS, ACTIONS, LOSS, COST OR EXPENSE (INCLUDING CLAIMS FOR WORKMEN'S COMPENSATION BASED ON PERSONAL INJURY OR PROPERTY DAMAGE CAUSED IN THE PERFORMANCE OF THIS WORK BY THE GENERAL CONTRACTOR, HIS EMPLOYEES, AGENTS, SERVANTS, OR SUBCONTRACTORS ENGAGED BY
- BEFORE COMMENCEMENT OF WORK, CERTIFICATES OF INSURANCE SHALL BE FURNISHED TO THE OWNER THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS MAINTAIN INSURANCE AT ALL TIMES WITH COMPANIES AND ON FORMS SATISFACTORY TO ARCHITECTS. TEN DAY ADVANCE WRITTEN NOTICE SHALL BE GIVEN TO THE OWNER BY THE INSURANCE CARRIER OF ANY CHANCE OR CANCELLATION OF COVERAGE SET FORTH ABOVE.
- THE CONTRACTOR SHALL COMPLY WITH THE LOCAL BUILDING CODE AND REGULATIONS, LATEST EDITIONS, ALONG WITH ALL AFFROPRIATE MUNICIPAL AND REGULATORY AGENCIES CODES AND REQUIREMENTS AND LANDLORD REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION DEPARTMENT FORMS, DOCUMENTS, FEES AND THE SUBSEQUENT FILING THERE OF, INCLUDING OBTAINING ALL APPROVALS REQUIRED PERMITS, INSPECTIONS & FINAL SIGN OFFS.
- 5. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL JOB CONDITIONS, DIMENSIONS, AND DETAILS PRIOR TO SUBMITTING ANY BIDS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK, PRIOR TO THE SUBMISSION OF BIDS.
- 6. DRAWINGS ARE NOT TO BE SCALED DIMENSIONS GOVERN LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE PLANS.

- 1. ALL DIMENSIONS ARE FROM FINISH SURFACE TO FINISH SURFACE. CONTRACTOR TO CONTROL CLEANING TO PREVENT DIRT OF DUST FROM LEAVING JOB SITE AND INFILTRATING AREAS NOT INVOLVED IN THE PROJECT.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT FIRST INFORMING THE ARCHITECT. SUBMIT SUBSTITUTE MATERIAL SPECIFICATIONS AND SAMPLES OR APPROVAL, IN WRITING, PRIOR TO COMMENCEMENT TO WORK.
- IØ. THE FOLLOWING WORK SHALL BE DONE UNDER SEPARATE CONTRACTS:
- II. AT THE END OF EACH WORK DAY, THE CONTRACTOR IS RESPONSIBLE FOR THE DAY TO DAY CLEANING AND DISPOSAL OF WASTES OCCURRED BY REQUIRED SITE WORK AND INSTALLATION OF CONSTRUCTION WORK UNDER THIS
- THE GENERAL CONTRACTOR SHALL MAKE GOOD, AT HIS OUN EXPENSE, ANY DAMAGE TO ANY AREAS PREVIOUSLY FINISHED.
- THE GENERAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF ALL OTHER CONTRACTORS, WHETHER HIS OWN, OR THOSE ON SEPARATE CONTRACT LET BY THE OWNER PRIOR TO COMMENCING WORK, THE GENERAL CONTRACTOR SHALL PROVIDE A WORK SCHEDULE TO THE ARCHITECT & THE OWNER SHOWING ESTIMATED COMMENCEMENT AND COMPLETION DATES OF EACH TRADE. THE CONTRACTOR SHALL BE RESPONSIBLE TO INDICATE ANY
- . UNLESS SPECIFICALLY NOTED OTHERWISE, ALL WORK SHOUN ON THESE DRAWINGS SHALL BE PERFORMED BY THE GENERAL CONTRACTOR
- 15. THE AIA GENERAL CONDITIONS, LATEST EDITION, (DOCUMENT A201) SHALL BE BINDING ON THIS CONTRACT.
- 16. THE WORK REQUIRED UNDER THIS CONTRACT SHALL BE FERFORMED ON STANDARD TIME UNLESS OTHERWISE REQUIRED BY OTHER CLAUSES OF THIS CONTRACT OR AS DIRECTED BY THE CLIENT, ENGINEER, OR ARCHITECT.
- . WHEN SO DIRECTED, AND UPON WRITTEN APPROVAL,
 ALL CONTRACTORS SHALL PERFORM WORK IN OVERTIME AND
 THE ADDITIONAL COST TO THE TENANT SHALL BE THE ACTUAL BETWEEN OVERTIME WAGE COSTS.
- IB. NO EXTRAS WILL BE PERMITTED UNLESS SUBMITTED IN WRITING BY THE CONTRACTOR AND APPROVED BY THE TENANT AND THE ARCHITECT. 19. A COPY OF THE LATEST SET OF CONSTRUCTION
- 20. ALL REQUISITIONS FOR PAYMENTS FROM THE CONTRACTOR TO THE TENANT SHALL BE SUBMITTED TO THE ARCHITECT ON AIA FORM G122, LATEST EDITION, FOR

DRAWINGS SHALL BE KEPT AT THE JOB SITE FOR REVIEW

- 21. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR UNLESS OTHERWISE NOTED. ALL CONTRACTORS SHALL SUBMIT IN WRITING THIS GUARANTEE TO THE CLIENT. THE GUARANTEE PERIOD IS TO BEGIN WHEN THE CLIENT OCCUPIES THE PREMISES.
- 22. WHATEVER WORK IS DONE WHERE NO DEFINITE DETAILS OR INSTRUCTION ARE GIVEN, THE CONTRACTOR OR SUBCONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH THE HIGHEST STANDARDS OF WORKMANSHIP AND MATERIALS AS DEFINED BY THE GOVERNING TRADE
- 23. CERTIFICATE OF OCCUPANCY TO BE OBTAINED BY THIS
- 24. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SAMPLES AS CALLED FOR IN THE GENERAL NOTES, AS FOR THE ARCHITECT FOR REVIEW.
- 25. ALL MATERIALS SHALL BE NEW AND SHALL BE DELIVERED TO THE SITE IN THEIR ORIGINAL PACKAGING.
- 26. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT FIRST INFORMING THE ARCHITECT. SUBMIT SUBSTITUTE
 MATERIAL SPECIFICATIONS AND SAMPLES FOR APPROVAL,
 IN WRITING, PRIOR TO COMMENCEMENT OF WORK.
- 21. THE CONTRACTOR SHALL NOT MAKE, CAUSE TO BE MADE, OR PERMIT SUBCONTRACTORS OR ANY OF ITS SUBSIDIARIES TO MAKE ANY CHANGE FROM THAT WHICH IS INDICATED ON THE CONTRACT DOCUMENTS WITHOUT SPECIFIC AUTHORIZATION OF THE ARCHITECT IN WRITING.
- 28. THIS CONTRACT SHALL INCLUDE, EXCEPT AS HEREINAFTER SPECIFIED AS NOT INCLUDED, ALL LABOR, MATERIALS, AND APPLIANCES FOR THE FABRICATIONS AND INSTALLATIONS OF ALL WORK REQUIRED FOR THE COMPLETION OF THE PROJECT AS SHOWN IN THE DRAWINGS. THESE SPECIFICATIONS AND BID DOCUMENTS. THIS INCLUDES THE PREPARATION OF SURFACES FOR THE INSTALLATION OF ITEMS NOT IN THIS CONTRACT, BUT NOTED ON DRAWING (NIC.), SUCH AS, BUT NOT LIMITED TO CARPET, TILE GLASS BLOCK, AND CABINETRY. THE PREPARATION OF THESE SURFACES MUST BE COORDINATED AND IN COOPERATION WITH THE INDIVIDUAL CONTRACTORS AND THE OWNER.
- ALL CONTRACTOR'S WORK SHALL BE PERFORMED IN A FIRST CLASS MANNER MATCHING AND ALIGNING ALL SURFACES DAMAGED AS TO AN EXISTING CONDITION, OR AS THE RESULT OF CONSTRUCTION OR DEMOLITION, SHALL BE REPAIRED OR REPLACED AND/OR PATCHED AND FINISHED AS REQUIRED TO MATCH EXISTING SURROUNDING MATERIALS AND ASSURE A COMPLETE JOB.
- 30. ALL MATERIALS SPECIFIED WITHIN THESE DOCUMENTS ARE PERFORMANCE BASED AND SHALL BE PERMISSIBLE FOR SUBSTITUTION OF LIKE MATERIALS, PROVIDED SAID MATERIALS PERFORM TO THE SAME STANDARDS AND QUALITY AS THE ORIGINALLY SPECIFIED MATERIAL. ALL SUBSTITUTIONS REQUIRE SUBMISSION FOR APPROVAL BY THE OWNER/ARCHITECT DURING THE

APPLICABLY CODES

1ST OF DRAWINGS

REMOVALS PLAN

ELECTRICAL PLAN

FINISH PLAN

& DETAILS

DETAILS

CONSTRUCTION PLAN

REFLECTED CEILING PLAN

A-1

A-3

A-4

TITLE SHEET/GENERAL NOTES

PARTITIONS TYPES, SCHEDULES

ENLARGED PLANS & MILLWORK

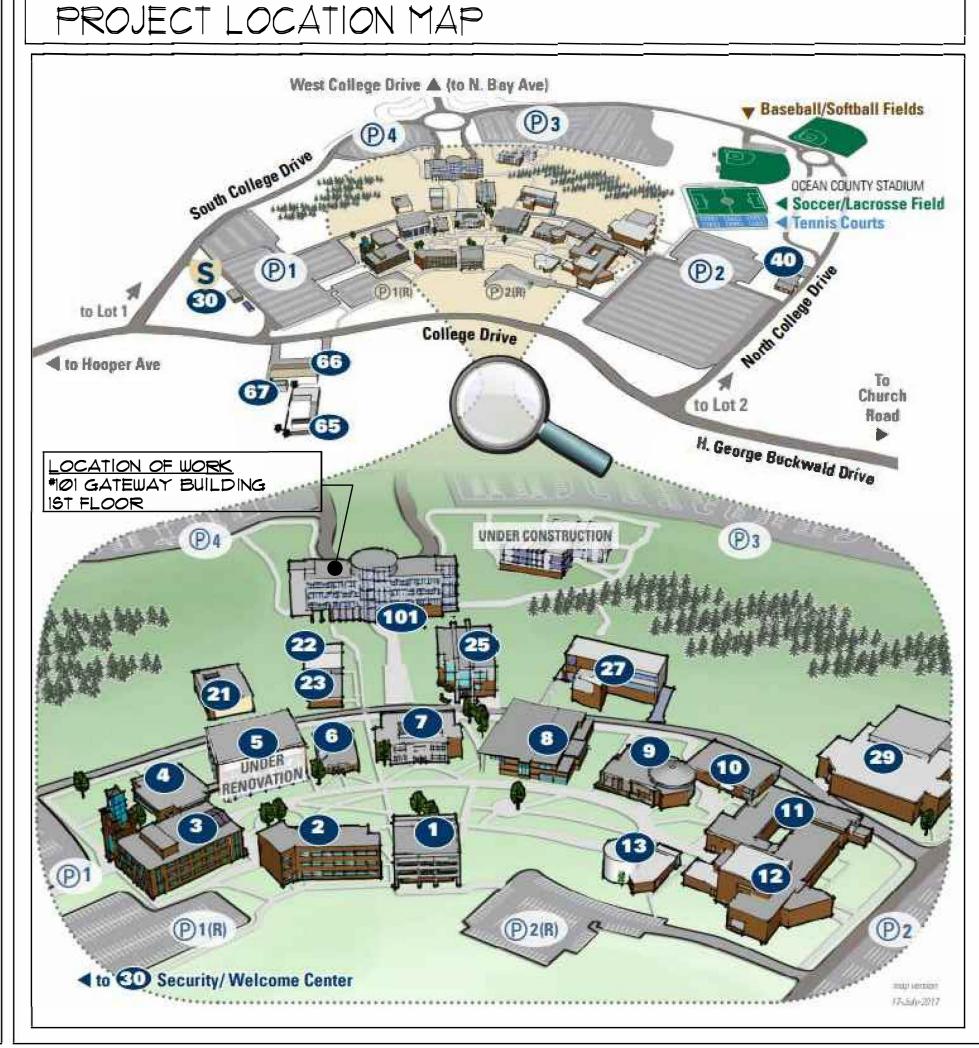
ARCHITECTURAL SPECIFICATIONS

CONSTRUCTION IN ACCORDANCE WITH REGULATIONS OF BUILDING CODE: NEW JERSEY UNIFORM CONSTRUCTION CODE (NJAC 5:23-3:14) 2015 IBC NJ EDITION ICC/ANSI A117.1-2009

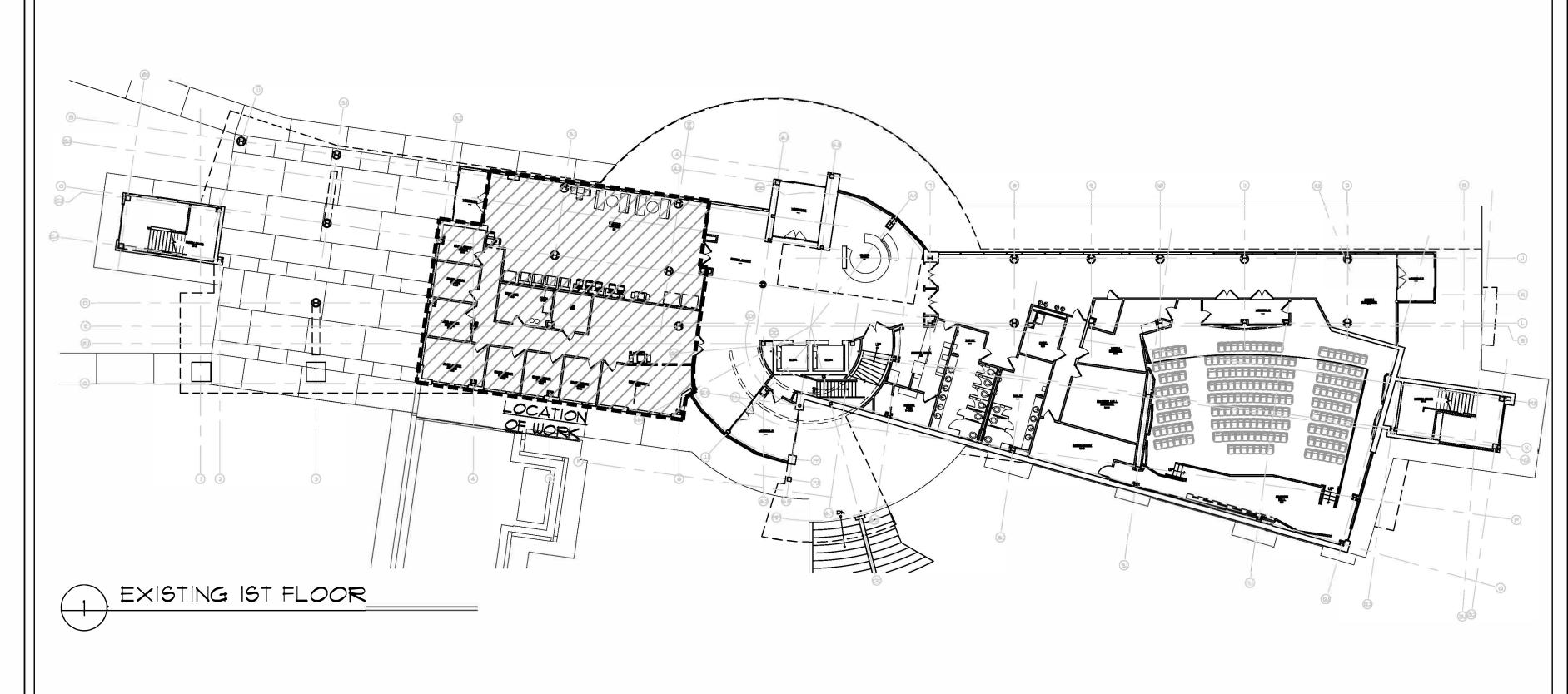
2015 NATIONAL STANDARD PLUMBING CODE (N.J.A.C. 5:23-3.15) 2014 NATIONAL ELECTRICAL CODE (N.J.A.C. 5:23-3.16) (NFPA 70)/2014 2015 INTERNATIONAL ENERGY CONSERVATION CODE (N.J.A.C. 5:23-3.18) 2015 INTERNATIONAL MECHANICAL CODE (IMC) (N.J.A.C. 5:23-3.20)

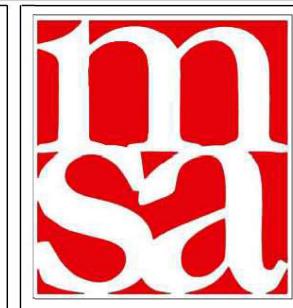
2015 INTERNATIONAL FUEL GAS CODE (IFGC) (N.J.A.C. 5:23-3.22)

ALTERNATES



KEY PLAN





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MEP ENGINEER



#24GA28223400

ISSUES DESCRIPTION DATE: 11/27/2019 CLIENT REVIEW SET

01/09/2020 CLIENT REVIEW SET r1 02/10/2020 BID/PERMIT SET

KEAN UNIVERSITY OFFICE RENOVATION AT: **GATEWAY BUILDING**

OCEAN COUNTY

COLLEGE

1 COLLEGE DR, TOMS **RIVER NJ 08754**

N.J. LIC. #11043 N.Y. LIC. #20632 MICHELLE DEL VECCHIO N.J. LIC. #18468

SHEET TITLE:

TITLE SHEET

DRAWN BY: DWG 878-1804

SHEET NO.

ARCHITECTURAL SPECIFICATIONS

CONSTRUCTION NOTES

- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY AREAS WITHOUT ADEQUATE FIREPROOFING. IF REQUIRED BY CODE ALL EXPOSED STRUCTURAL STEEL 4 CHIPPED-OFF FIREPROOFING SHALL BE PATCHED OR TOUCHED-UP WITH CAFCO TYPE "D", OR APPROVED EQUAL AS DIRECTED BY THE ARCHITECT.
- 3. GENERAL CONTRACTOR TO COORDINATE & INSTALL ALL WOOD GROUNDS & STEEL SUPPORTS IN CEILING & PARTITIONS WHERE NECESSARY, FOR THE COMPLETION OF LATER INSTALLATION WORK.
- 4. GENERAL CONTRACTOR SHALL CAP ALL EXISTING PIPING NOT BEING USED, TO 1" BEHIND FINISH SURFACES.
- 5. ANY NEW WATER SUPPLY PIPES SHALL BE CONCEALED IN CEILINGS OR WALLS EXCEPT AT TERMINATION. PROVIDE SHUT-OFF VALVES AT ALL TERMINATION POINTS.
- 6. ALL DOORS IN DRYWALL OR MASONRY PARTITION SHALL BE SET 4" FROM HINGED EDGE OF DOOR TO IMMEDIATE ADJACENT WALL UNLESS OTHERWISE NOTED.
- 7. ALL FREE STANDING COLUMNS ARE TO BE MADE TRUE WITH GYPSUM BOARD IF NECESSARY.
- 8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR TAPING 4 SPACKLING OF GYPSUM BOARD AS WELL AS PATCHING & REPAIRING ALL EXISTING WALLS, CEILINGS, & COLUMNS TO REMAIN TO THE SATISFACTION OF THE ARCHITECT & APPROPRIATE FINISH
- 9. ALL OUTSIDE CORNERS AT DRYWALL PARTITIONS SHALL HAVE METAL CORNER BEADS, TAPED & SPACKLED.
- 10. ALL GYPSUM WALLBOARD PARTITION JOINTS SHALL BE LOCATED SO THAT PANEL EDGES FALL ON ALTERNATE STUDS.
- II. ALL GYPSUM WALLBOARD PARTITIONS SHALL BE PROPERLY TAPED, SPACKLED, & SANDED SMOOTH TO RECEIVE PAINT OR WALL-COVERING. A MINIMUM OF (4) COATS OF SPACKLE ARE REQUIRED. ASSURE NO SHADOWS
- 12. THE ARCHITECT SHALL REVIEW FIELD LAYOUT OF PARTITIONS PRIOR TO ERECTION OF STUDS.
- 13. WHERE NEW WALLS ARE TO ALIGN WITH COLUMNS

SMOOTH & PLUMB CONTINUOUS SURFACE.

- OR WALLS AT AN EXISTING OUTSIDE CORNER: A. REMOVE EXISTING CORNER BEAD, TAPE & SPACKLE JOINT (THREE COATS MINIMUM).
- B. AT COLUMN, THE OUTSIDE SHEET OF GYPSUM BOARD WILL PASS OVER THE COLUMN FACE & BE FINISHED OFF WITH A CORNER BEAD
- AT THE FAR CORNER. C. PLASTER TO PLASTER: REMOVE EXISTING CORNER BEAD. REINFORCE JOINT WITH WIRE MESH OVERLAPPING NEW & OLD WALL A MINIMUM OF 6" EACH SIDE OF JOINT & PLASTER TO FORM A
- 14. WHERE NEW UNRATED PARTITIONS MEET WINDOW MULLIONS A SOUNDPROOF FILLER PANEL OF 2 INCHES, 3 LBS. DENSITY SEMI-RIGID FIBERGLASS BOARD SHALL BE USED INSIDE THE CONVECTOR ENCLOSURE & BETWEEN CEILING FACIA & WINDOW MULLION TO PREVENT SOUND TRANSMISSION BETWEEN ROOMS
- 15. WHERE NEW, RATED PARTITIONS MEET WINDOW MULLIONS, INSTALL A RATED FIRE STOP WITHIN THE ENCLOSURE, EQUAL TO THE RATING OF THE WALL.
- 16. CENTERLINES OF PARTITIONS ABUTTING WINDOW MULLIONS SHALL BE CENTERED ON THE MULLIONS UNLESS OTHERWISE NOTED.
- 17. METAL STUDS SHALL BE COLD ROLL FORMED CHANNEL TYPE SECTIONS FABRICATED OF U.S.S. NO. 25 GAUGE, GALVANIZED SHEET STEEL, 3 5/8 INCHES WIDE (UNLESS OTHERWISE NOTED ON DRAWINGS) IN THE LONGEST ONE PIECE LENGTHS AVAILABLE.
- <u>TYPICAL LIMITING HEIGHTS:</u> 15'-0" & UNDER = 3 5/8" @ 16" O.C. - 25 GA. 15'-0" - 17'-0" = 3 5/8" @ 16" O.C. - 22 G.A. 17'-0" - 20'-0" = 6" @ 16" O.C. - 25 GA.
- 18.GYPSUM WALLBOARD SHALL BE 48 INCHES WIDE 4 OF THICKNESS INDICATED ON THE CONTRACT DRAWINGS & SHALL BE OF UNIFORM QUALITY CONFORMING TO FEDERAL SPECIFICATION SS-L 30 & TO ASTM C36.
- 19. GYPSUM WALLBOARD PANELS SHALL BE FURNISHED & INSTALLED IN THE LONGEST AVAILABLE LENGTHS SO THAT WALLBOARD PANELS EXTEND VERTICALLY IN ONE PIECE FROM FLOOR TO CEILING IS NOT MORE THAN TWO PIECES FROM FLOOR TO SLAB, BEAM, OR DECK ABOVE AS REQUIRED WITH ANY HORIZONTAL JOINTS ABOVE THE FINISHED CEILING.
- 20. WALLBOARD USED IN FIRE RATED PARTITIONS SHALL BE FIRE RETARDANT, TYPE 'X", 4 DELIVERED TO THE CONSTRUCTION SITE BEARING UNDERWRITERS LABORATORY CERTIFICATE & LOCAL BOARD OF STANDARDS & APPEALS CALENDAR NUMBERS IF APPLICABLE.
- 21. CEILING & FLOOR RUNNERS SHALL BE ROLL FORMED CHANNEL TYPE SECTIONS FABRICATED OF U.S.S. NO. 25 GAUGE, GALVANIZED STEEL. RUNNERS SHALL BE IN 10' - 0' LENGTHS.
- 22. TRIM MEMBERS SHALL BE FABRICATED OF U.S.S. NO. 25 GAUGE, GALVANIZED STEEL & SHALL INCLUDE CORNER REINFORCEMENT & CASING TYPE EDGE TRIM.
- 23. CORNER REINFORCEMENT SHALL BE COMPLETE WITH PERFORATED TAPE WINGS, 4 SHALL BE TYPE NO. 11 "PERF-A-BEAD" AS MANUFACTURED BY U.S. GYPSUM CO., OR AN APPROVED EQUAL. CORNER & EDGE TRIM MEMBERS SHALL BE IN SINGLE LENGTHS. WALLBOARD EDGE TRIM TO BE USG 801 BEAD OR EQUAL.
- 24. SCREWS FOR FASTENING WALLBOARD TO STUDS SHALL BE BUGLE TYPE PHILLIPS HEAD SCREWS SPECIFICALLY MANUFACTURED FOR POWER TOOL
- 25. JOINT TREATMENT MATERIALS SHALL BE EXPRESSLY MANUFACTURED BY THE WALLBOARD MANUFACTURER FOR USE WITH THE MANUFACTURER'S WALLBOARD MATERIALS. JOINT COMPOUND SHALL BE THE READY MIXED TYPE CONFORMING TO ASTM C475. TAPING & SPACKLING SHALL BE A THREE (3) COAT APPLICATION.
- 26. AT PATCHING AT PARTITIONS, WHERE EXISTING SURFACES DO NOT ALIGN IN THE SAME PLANE, THE GENERAL CONTRACTOR SHALL PATCH OUT ENTIRE SURFACE REQUIRED FOR AN EVEN & SHADOW FREE FLUSH SURFACE ON THE
- 27. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF CHOPPING & PATCHING FOR ALL TRADES. WHERE PARTITIONS ARE IN CONFLICT WITH DUCTWORK, PLUMBING LINES, ETC., THIS CONTRACTOR SHALL PROVIDE ALL NECESSARY BRIDGING & BRACING REQUIRED TO SECURE DRYWALL & TO MAINTAIN FIRE OR SOUND RATING AS REQUIRED.
- 28. THE GENERAL CONTRACTOR SHALL PROVIDE SUFFICIENT FRAMING FOR ALL WALL OPENINGS FOR DUCT WORK, RETURN AIR OPENINGS, ACCESS PANELS \$ GRILLE OPENINGS ABOVE, AS WELL AS BELOW HUNG CEILINGS. OPENINGS ARE TO BE COORDINATED WITH H.Y.A.C. ENGINEERING DRAWINGS & SHOP DRAWINGS PROVIDED BY THE MECHANICAL SUBCONTRACTOR. ALL SPACES OR GAPS SHALL BE PROPERLY SEALED FOR SOUNDPROOFING & VIBRATION .
- 29. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY CUT-OUTS FOR THE INSTALLATION OF ELECTRICAL OUTLETS, SWITCHES & OTHER ELECTRICAL AND/OR MECHANICAL DEVICES.
- 30. WHERE HYAC DUCT OR PART OF DUCT IS RUNNING PARALLEL OVER FIRE RATED PARTITIONS, EXTEND RATED PARTITION AROUND DUCT TO ASSURE A COMPLETE MAINTENANCE OF FIRE RATING BY PROVIDING AN APPROPRIATELY RATED SOFFIT ABOVE THE CEILING LINE TO OFFSET THE PARTITION TO ONE

SIDE OF THE DUCT. FINAL METHOD & LOCATION TO BE APPROVED BY MSA.

31. THE CONTRACTOR SHALL PROVIDE CENTRALLY LOCATED BENCH MARKS FOR USE BY ALL TRADES. SHOULD ANY FLOOR VARY BY MORE THAN 1/2", MSA SHALL BE NOTIFIED PRIOR TO ANY CEILING LINE BEING ESTABLISHED.

CONSTRUCTION NOTES (CONT'D)

- 32. WHERE CEILING PATCHES OCCUR, ENTIRE CEILING SHALL BE PAINTED IN OFFICES & ENCLOSED AREAS ONLY. AREAS WHERE TILE PATCHING OCCURS ARE TO BE PAINTED U.O.N., AS INDICATED ON PLAN.
- 33. UNLESS OTHERWISE NOTED ON THE CONTRACT DOCUMENTS, SHOULD JOB CONDITIONS REQUIRE RELOCATION OF EXISTING TELEPHONE OR ELECTRICAL OUTLETS FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE MSA FIELD REPRESENTATIVE FOR APPROVAL OF ALTERNATE LOCATION PRIOR TO THE START
- 34. THE CONTRACTOR SHALL NOT DRILL HOLES INTO EXISTING SLABS OR STRUCTURAL MEMBERS FOR THE PURPOSE OF SUPPORTING ANY LOADS, UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE ARCHITECT.
- 35. THE GENERAL CONTRACTOR SHALL PROTECT ALL PUBLIC AND/OR TENANT SPACES BELOW AREA OF WORK FROM ANY DAMAGE RESULTING FROM FLOOR
- 36. THE CONTRACTOR SHALL REPAIR OR REPLACE EXISTING CONSTRUCTION DAMAGE IN THE PERFORMANCE OF THIS CONTRACT AT NO COST TO THE CLIENT.
- 31. ANY GAPS OR SPACES AROUND PIPES, DUCTS ETC., PENETRATING RATED WALLS, SHALL NOT EXCEED 1/2" & SHALL BE PACKED SOLID WITH MINERAL WOOL OR APPROVED EQUAL & BE CLOSED OFF BY LOOSE FITTING METAL ESCUTCHEONS ON BOTH SIDES OF THE PARTITION AS REQUIRED BY LOCAL BUILDING CODE.
- 38. FIRESTOPPING SHALL BE INSTALLED AS REQUIRED BY LOCAL BUILDING CODE.
- 39. THE GENERAL CONTRACTOR SHALL PATCH & LEVEL ALL FLOOR SLABS AS REQUIRED, TO THE SATISFACTION OF MSA & FLOORING SUBCONTRACTORS (I.E., TILE
- 40. ALL H.M. FRAMES SHALL BE WELDED, ONE PIECE, 16 GAUGE, HOLLOW METAL FRAMES WITH SHOP PRIME FINISH AS PER BUILDING WORK LETTER. FRAMES TO BE FULL HEIGHT OF THE CLEAR OPENING DIMENSION REQUIRED ON THE DOOR SCHEDULE.
- 41. ALL HM. DOORS SHALL BE FLUSH, 18 GAUGE, FULL HEIGHT DOOR SLABS.
- 42. ALL HM. FRAMES SHALL BE INSTALLED PLUMB, STRAIGHT & TRUE WITH HORIZONTAL LINES LEVEL & ALL VERTICAL LINES PLUMB. FRAMES SHALL BE SECURED RIGIDLY IN PLACE & SHALL BE ANCHORED TO THE FLOORS, JAMBS AND HEADS IN AN APPROVED MANNER. ALL FRAMES SHALL BE BRACED UNTIL ADJACENT CONSTRUCTION HAS BEEN COMPLETED & HAS ATTAINED SUFFICIENT STRENGTH TO MAINTAIN THE FRAMES IN POSITION.
- 43. FLUSH HOLLOW METAL DOORS SHALL BE MORTISED, REINFORCED, DRILLED \$ TAPPED IN THE SHOP AS REQUIRED TO INSTALL THE FINISHED HARDWARE.
- 44. ANY DOORS WHICH REQUIRE FIRE RESISTIVE RATING SHALL BE LABELED ACCORDINGLY WITH THE SPECIFIED LABEL VISIBLE IN ACCORDANCE WITH IFC/2015
- 45. THE GENERAL CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL DOORS \$ BUCKS TO PREVENT DENTING, SCRATCHING OR MARRING OF THE FINISHED SURFACES DURING CONSTRUCTION PERIOD. SHOULD SUCH DAMAGE OCCUR, THE GENERAL CONTRACTOR SHALL BE REQUIRED TO REPLACE AT HIS SOLE COST EXPENSE ANY DAMAGED MATERIALS
- 46. WALLBOARD USED IN SHOWERS AND BEHIND ALL SINK LOCATIONS SHALL BE "WONDERBOARD" OR EQUAL.
- 47. ALL WOOD DOORS SHOWN ON THE DOOR SCHEDULE SHALL BE FURNISHED (INSTALLED BY THE GENERAL CONTRACTOR OR AS SPECIFIED. HARDWARE FOR WOOD DOORS INSTALLED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.

REFLECTED CEILING SPEC

- SUBCONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR ALL WORK AFFECTING CEILING (INCLUDING, BUT NOT LIMITED TO DEMOLITION, MECHANICAL, ELECTRICAL, & PLUMBING WORK).
- ALL HYAC RETURN AIR GRILLES SHALL BE LOCATED IN THE CEILINGS. LOCATION
- 3. HVAC DIFFUSERS AND GRILLS ARE TO BE LOCATED TO CONFORM TO LIGHTING PLANS. KEEP SUCH EQUIPMENT CENTERED ON LIGHT PATTERN. ARCHITECT TO IEW HYAC SHOP DRAWINGS FOR DIFFUSER LOCATIONS. COLOR OF ALL METAL FINISHES TO MATCH CEILING COLOR.
- 4. CONTRACTOR SHALL PROVIDE ALL NECESSARY CUTTING, FRAME, OR BRIDGING FOR LIGHTING FIXTURES, AIR DIFFUSERS, RETURN GRILLES, ETC.
- 5. BLACK IRON CARRYING CHANNELS SHALL BE SECURELY SUPPORTED BY APPROVED HANGERS FASTENED TO THE OVERHEAD STRUCTURAL MEMBERS. CHANNELS SHALL BE SPACED AS REQUIRED TO ADEQUATELY SUPPORT LIGHT FIXTURE AND THE CEILING ASSEMBLY AS PER LOCAL BUILDING CODE.
- 6. NEW CEILING TILES AS DETAILED ON DRAWINGS SHALL BE INSTALLED IN A TRUE 4 EVEN PLANE, BUTT JOINTS TIGHTLY TOGETHER. INSTALL METAL EDGE MOLDINGS (CONTINUOUS) AS REQUIRED. COLOR FINISH TO MATCH TILE FINISH. SUBMIT TWO (2) SAMPLES EACH OF TILES & EDGE MOLDING FOR ARCHITECT'S APPROVAL.
- 7. CEILING IN CLOSETS SHALL BE OF THE SAME HEIGHTS & CONSTRUCTION AS THAT OF ADJOINING SPACE, EXCEPT AS OTHERWISE NOTED.
- 8. NEW CEILING HEIGHT SHALL BE AS NOTED ON REFLECTED CEILING PLAN. 9. CEILING GRIDS SHALL BE CENTERED IN EACH ROOM UNLESS NOTED OTHERWISE ON DRAWINGS.
- 10. DO NOT INSTALL FINISHED CEILING UNTIL ELECTRICAL WORK & HYAC HAS BEEN COMPLETED.
- . ALL PLENUM SYSTEM (HVAC, PLUMBING, ELECTRIC, ETC.) SHALL BE INSPECTED \$ AS REQUIRED TESTED BY THE CONTRACTOR'S ENGINEER (OR ANY AGENCY HAVING JURISDICTION) TO INSURE THEIR PROPER INSTALLATION & FUNCTION, PRIOR TO CLOSING UP ANY CEILING.
- 12. THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH WORK OF ALL OTHER TRADES.
- 13. THE GENERAL CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY & ALL CEILING TILES WHICH ARE REMOVED TO FACILITATE TELEPHONE INSTALLATION.
- 14. THE GENERAL CONTRACTOR WILL NOT BE ENTITLED TO EXTRAS FOR OPENING \$ CLOSING ANY CEILINGS BECAUSE OF TELEPHONE COMPANY AND/OR SECURITY SYSTEMS INSTALLATION.
- 15. ALL FLOORS SHALL BE EQUIPPED WITH LOCAL BUILDING CODE APPROVED LIGHTED EXIT SIGNS.
- 16. ALL SWITCHES SHALL BE MOUNTED AT BUILDING STANDARD HEIGHT \$ PROVIDED WITH COVER PLATES TO BE INSTALLED AFTER FINAL PAINTING (OR WALL COVERING INSTALLATION). SWITCHES SHALL BE MULTIPLE-GANGED
- IT. ELECTRICAL CONTRACTOR TO BE RESPONSIBLE FOR SWITCHING TO COMPLY WITH BUILDING STANDARD RESTRICTIONS.
- 18. THE GENERAL CONTRACTOR SHALL CHECK ALL CEILING: HEIGHTS & CEILING: PLENUM CONDITIONS FOR CLEARANCE OF DUCTWORK & OTHER OBSTRUCTIONS TO ASSURE THE LOCATIONS OF THE FIXTURES AS SHOWN ON MSA'S DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO MSA'S ATTENTION IMMEDIATELY.
- 19. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY LIGHTING \$ POWER FOR ALL TRADES AS REQUIRED DURING NORMAL WORK DAY.
- 20. WHERE ANY OBSTRUCTION (BEAMS, PIPES, DUCTS OR OTHER CONSTRUCTION DETAILS) PREVENT THE USE OF STANDARD RECESSED LED FIXTURES, PROVIDE SURFACE MOUNTED FIXTURES TO MATCH ADJACENT FIXTURE(6), FIXTURE CUTS SHALL BE SUBMITTED TO MSA FOR APPROVAL PRIOR TO INSTALLATION.
- 21. ALL RECESSED FIXTURES SHALL BE SET FLUSH INTO ACOUSTIC TILE CEILINGS.
- 22.FASCIAS (OR ANY BREAK IN THE CEILING HEIGHTS) CREATED BY THE INSTALLATION AND/OR ALTERATION OF HEATING, VENTILATION, AIR CONDITIONING/MECHANICAL DUCTS, PIPING OR OTHER EQUIPMENT SHALL BE ERECTED WITH GYPSUM WALLBOARD ON FURRING CHANNEL. SEE REFLECTED CEILING PLAN FOR DETAIL DESIGNATION.
- 23. THE ELECTRICAL CONTRACTOR SHALL SUBMIT CUTS OF ALL FIXTURES BEFORE PROCEEDING WITH WORK.

|ELECTRIC, TELEPHONE & DATA SPEC

- ALL ELECTRICAL AND TELEPHONE WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES.
- 2. THE ELECTRICAL CONTRACTOR SHALL INCLUDE & COORDINATE ELECTRICAL WORK (INCLUDING BUT NOT LIMITED TO) HVAC, FURNITURE SYSTEMS, PARTITIONS
- 3. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL ELECTRICAL WORK SHOWN ON THE ARCHITECTURAL DRAWINGS UNDER THIS CONTRACT. THEY SHALL PROVIDE 4 INSTALL ALL NECESSARY PARTS 4 EQUIPMENT AS SPECIFIED, IMPLIED OR LEGALLY REQUIRED TO PRODUCE A PROPER & GUARANTEED INSTALLATION.
- 4. THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK SHOWN ON CONTRACT DOCUMENTS & SHALL BE RESPONSIBLE FOR POINTING OUT ANY DISCREPANCIES,
- 5. ALL BACK TO BACK OUTLETS IN ADJOINING ROOMS SHALL BE STAGGERED, COORDINATE IN FIELD.
- 6. ALL ELECTRICAL, TELEPHONE RECEPTACLES SHALL BE LOCATED AS DEPICTED ON CONTRACT DOCUMENTS. REFER TO ELECTRICAL & DATA) PLAN.
- . SPECIAL ATTENTION SHALL BE PAID TO ALL VISIBLE ELECTRICAL EQUIPMENT SUCH AS SWITCHES, DUPLEX OUTLETS, COVER PLATES, & FLOOR MOUNTED OUTLETS, WHICH MUST BE INSTALLED BY COMPETENT MECHANICS IN A FIRST CLASS MANNER.
- 8. WHERE MORE THAN ONE SWITCH OCCURS IN THE SAME LOCATION, THEY SHALL BE INSTALLED IN GANG TYPE BOX UNDER ONE COMMON COVER PLATE.
- 9. PROVIDE TELEPHONE OUTLETS (WHERE SHOWN ON "ELECTRICAL/DATA PLAN") & ALL NECESSARY CONDUIT RUNS TO TELEPHONE EQUIPMENT AS REQUIRED.
- 10. ALL OUTLETS ON COLUMNS WILL BE CENTERED ON FACE SHOWN, AS PER TYPICAL DETAIL, UNLESS OTHERWISE NOTED.
- II. ALL ELECTRICAL 4 TELEPHONE WIRING CONDUIT SHALL BE CONCEALED IN DRYWALL, MASONRY PARTITION, AND/OR CEILING. 12. ELECTRICAL CONTRACTOR SHALL LABEL & IDENTIFY ALL CIRCUITS ON THE

ELECTRICAL PANELS FOR TENANT'S FUTURE USE.

- 13. MAINTAIN CONTINUOUS SERVICES ON FEEDERS, CIRCUITS, & OUTLETS AFFECTED BY THE CHANGES, EXCEPT WHERE THE OWNER WILL PERMIT OUTAGE FOR A SPECIFIED TIME. WHEN A SHUTDOWN OF ANY OPERATION SYSTEM IS REQUIRED, CONTRACTOR SHALL DO SO ONLY AFTER NOTIFICATION & APPROVAL BY THE OWNER. COORDINATE ACTIVITIES SO THAT THE SHUTDOWN OF FACILITIES IS KEPT
- 14. ELECTRICAL CONTRACTOR SHALL CONFIRM TELEPHONE INSTALLATION REQUIREMENTS AS REQUIRED BY LOCAL TELEPHONE COMPANY, AS WELL AS BY THE TENANTS COMMUNICATION SYSTEM.
- 15. WHERE ELECTRICAL WORK IS SPECIFIED IN CABINETS, LAMPS & FIXTURES ARE TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR & ARE TO BE FULLY COORDINATED WITH ELECTRICAL CONTRACTOR.
- 16. NO FLOOR OR WALL OUTLETS SHALL BE CONNECTED TO LIGHTING CIRCUITS
- 17. IN THE COURSE OF EXECUTING THESE CONTRACT DOCUMENTS CERTAIN REMOVALS & RELOCATIONS OF EXISTING ELECTRICAL WORK WILL BE NECESSARY FOR THE SATISFACTORY PERFORMANCE OF THE GENERAL WORK. ALL EXISTING CONDITIONS CANNOT BE COMPLETELY DETAILED ON THE DRAWINGS. THEREFOR, THE GENERAL CONTRACTOR SHALL SURVEY THE SITE IN ORDER TO INCLUDE ALL CHANGES REQUIRED NECESSARY TO PERFORM WORK
- 18. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY LIGHTING \$ POWER FOR ALL TRADES AS REQUIRED DURING NORMAL WORK DAY.
- 19. ALL SLEEVE INSTALLATIONS SHALL BE PACKED TIGHTLY WITH FIRE-RETARDANT ROPE TO THE SLAB. WHERE SLEEVES ENTER INTO A RATED SPACE OR THROUGH RATED CONSTRUCTION THE SPACE AROUND THE SLEEVE SHALL BE TIGHTLY PACKED WITH FIRE- RETARDANT ROPE & FITTED TIGHTLY METAL ESCUTCHEON PLATES.

FINISH SPECIFICATION

PAINTING & WALL COVERING

- . THE CONTRACTOR SHALL REMOVE ALL EXISTING WALL COVERINGS AS REQUIRED & IF PRESENT. PREPARE WALLS FOR PAINTING & NEW WALL COVERING UNLESS OTHERWISE NOTED.
- 2. ALL WALLS SHALL BE PROPERLY PREPARED WITH (4) COATS OF SPACKLING 4 SANDED FOR PAINTING WITH EGGSHELL FINISH PAINT. 3. PAINT & WALL COVERING CONTRACTOR TO VERIFY ALL WALLS ARE FULLY
- PREPARED TO RECEIVE APPROPRIATE WALL TREATMENT BEFORE THE COMMENCEMENT OF ANY WALL FINISHING WORK 4. ALL PAINTS SHALL BE APPLIED IN STRICT ACCORDANCE WITH
- THE SURFACE TO WHICH IT IS TO BE APPLIED. 5. PAINTS SHALL BE MANUFACTURED BY SHERWIN WILLIAMS
- (OR APPROVED EQUIVALENT). 6. ALL PAINT SHALL BE APPLIED WITH GOOD, CLEAN BRUSHES OR APPROVED ROLLERS (SHORT NAP FOR LOW TEXTURE). PAINT SHALL BE EVENLY SPREAD & WHEN BRUSHES ARE USED THEY SHALL BE THOROUGHLY BRUSHED OUT. THE WORK SHALL BE SO PERFORMED AS TO AVOID DAMAGE TO OTHER SURFACES. ANY DAMAGE TO ADJACENT SURFACES SHALL BE REPAIRED IN MANNER SATISFACTORY TO THE ARCHITECT. FINISH COATS SHALL BE SMOOTH & FREE FROM RUNS, SAGS, HOLIDAYS OR OTHER DEFECTS. FINISH SURFACES SHALL BE UNIFORM IN SHEEN, COLOR & TEXTURE. EACH COAT OF PAINT SHALL BE OF SUFFICIENT THICKNESS TO COMPLETELY COVER THE PREVIOUS COAT OR

MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE. PAINTS

SHALL BE OF THE TYPE SPECIFICALLY MANUFACTURED FOR APPLICATION TO

- . WALLS SHALL INCLUDE SURFACES FROM FLOOR TO CEILING INCLUDING PILASTERS, FASCIAS, JAMBS, BUCKS, REVEALS, RETURN LIGHT COVERS & ALL
- OTHER VERTICAL SURFACES. 8. ALL WINDOW POCKETS SHALL BE PAINTED TO MATCH ROOM COLOR.
- 9. PRIOR TO PAINTING, THE CONTRACTOR SHALL REMOVE OR PROTECT ALL FINISHED SURFACES, HARDWARE, SWITCH & OUTLET PLATES, ETC., REPLACING & UNCOVERING THE SAME WHEN PAINTING HAS BEEN COMPLETED.
- 10.THE CONTRACTOR 16 RESPONSIBLE TO PROVIDE THE PROPER PROTECTION AGAINST DAMAGE TO EXISTING FURNITURE, ADJACENT FINISHED WORK, AND FLOORING. PARTICULAR ATTENTION SHALL BE GIVEN TO AREAS WHERE CARPET IS INSTALLED AND CONSTRUCTION WORK IS INVOLVED OR NOT COMPLETED.
- 11. ALL PAINT SURFACES SHALL RECEIVE (1) PRIME COAT \$ (2) FINISH COATS UNLESS OTHERWISE INDICATED ON PLAN.
- 12. ALL METAL SURFACES, EXCEPT PARTITIONS & DECORATIVE ELEMENTS, SHALL HAVE (1) PRIME COAT \$ (2) FINISH COATS OF SEMI-GLOSS ENAMEL IN THE COLOR INDICATED.
- 13. WHERE DOORS OR BUCKS ARE INDICATED TO BE PAINTED THEY SHALL BE COVERED WITH (2) COATS OF SEMI-GLOSS ENAMEL, BOTH SIDES (UNLESS OTHERWISE INDICATED).
- 14. THE PAINTING CONTRACTOR SHALL REPAIR & RETOUCH ALL PAINTED SURFACES AS REQUIRED UPON COMPLETION OF THE FURNITURE, FURNITURE SYSTEMS, EQUIPMENT INSTALLATION & FLOOR COVERING INSTALLATION.
- 15. THE CONTRACTOR SHALL, UPON COMPLETION, REMOVE ALL ADHESIVE AND PAINT FROM WHERE IT WAS SPILLED, SPLASHED OR SPLATTERED ON SURFACES INCLUDING LIGHT FIXTURES, DIFFUSERS, REGISTERS, SLAB FITTINGS, ETC., AND SHALL LEAVE ALL SURFACES FREE OF DAUBS, SPOTS AND/OR SPLATTERS. ANY WORK WHICH CANNOT BE CLEANED SHALL BE REPLACED AT THIS CONTRACTOR'S
- 16. THE CONTRACTOR SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF WORK BY ALL TRADES (INCLUDING TELEPHONE INSTALLATION, FLOORING, ETC.) & SHALL TOUCH UP ALL NECESSARY PAINTING AND/OR PATCHING. FINAL APPROVAL SHALL BE AT THE DISCRETION OF MSA.
- 17. WHERE WOOD SURFACES ARE TO BE PAINTED, WOOD IS TO BE PROPERLY SEALED, SANDED, AND PRIMED BEFORE FINISH COATS OF SEMI-GLOSS PAINT ARE APPLIED.

FINISH SPECIFICATION (CONT'D)

18. THE GENERAL CONTRACTOR SHALL FURNISH ALL

WALLCOVERING AS NOTED ON DRAWINGS.

- 19. THE GENERAL CONTRACTOR SHALL FURNISH ALL WALLCOVERING IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION. HE SHALL ASSUME TOTAL RESPONSIBILITY FOR A SATISFACTORY INSTALLATION. ALL SEAMS MUST BE CLOSELY AND NEATLY BUTTED AND ALIGNED TO THE WALLCOVERING PATTERN AND ALL AIR POCKETS AND BUBBLES ELIMINATED. THERE MUST BE A FIRM BOND ON OF THE WALLCOVERING TO THE UNDERLYING WALL SURFACE. EXCEPT WHERE INDICATED, ALL SEAMS MUST BE A MINIMUM OF 4" FROM ALL INSIDE AND OUTSIDE CORNERS AND NO HORIZONTAL SEAMS WILL BE ACCEPTED. ALL FINISHED SURFACES MUST BE CLEANED AS THE WORK PROGRESSES AND ALL EXCESS PASTE AND ADHESIVE MUST BE REMOVED UPON COMPLETION OF THE WORK.
- 20. ALL WORKMANSHIP WHICH IS NOT JUDGED TO BE FIRST QUALITY BY ARCHITECT WILL NOT BE ACCEPTED & SHALL THEREFOR BE REDONE AT

THE CONTRACTOR'S EXPENSE.

- ALL CARPET, BASE & SADDLES SHALL BE BY FURNISHED AND INSTALLED BY CARPET CONTRACTOR EXCEPT AS OTHERWISE NOTED.
- 2. ALL 4" VINYL/RUBBER BASE AS PER SPECIFICATIONS. PROVIDE STRAIGHT BASE IN CARPETED AREAS & COVE IN ALL TILE AREAS UNLESS OTHERWISE
- 3. SPACES BEING SURFACED SHALL BE CLOSED TO TRAFFIC & OTHER WORK DURING THE LAYING OF RESILIENT FLOORING & MARBLE FLOOR.
- 4. TILE SHALL BE LAID IN SQUARE PATTERN WITH COURSES PARALLEL TO WALLS, UNLESS OTHERWISE INDICATED ON DRAWINGS. THE TILE SHALL BE SECURELY CEMENTED & SHALL BE LAID WITH TIGHT BUTT JOINTS. THE ADHESIVE SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE
- MANUFACTURER'S SPECIFICATIONS. 5. ALL NEW FLOOR TILE IS TO BE INSTALLED BY THE CARPET CONTRACTOR 4 SHALL BE 1/8" THICK YCT. UNLESS OTHERWISE INDICATED.
- 6. ALL WORKMANSHIP SHALL BE OF THE BEST QUALITY & WHEN THE WORK IS COMPLETED, IT SHALL BE FREE FROM BUCKLES, BUBBLES, OPEN JOINTS OR OTHER IMPERFECTIONS. SEAMS SHALL BE KEPT IN ACCURATE ALIGNMENT ALONG BOTH COORDINATES. TILE HAVING CHIPPED OR ROUNDED CORNERS WILL BE REJECTED & IF LAID, SHALL BE REMOVED & REPLACED WITH ACCEPTABLE TILE. (ALL WORKMANSHIP THAT IS NOT JUDGED TO BE FIRST QUALITY BY ARCHITECT WILL NOT BE ACCEPTED \$ WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- . BASE SHALL BE INSTALLED STRAIGHT & TRUE ON SURFACES THAT ARE PROPERLY CLEANED, DRY & FREE FROM ALL FOREIGN MATTER. BASE SHALL NOT BE INSTALLED UNTIL WALL COVERING & PAINTING ARE COMPLETED.
- 8. JOINTS IN VINYL BASE SHALL NOT OCCUR CLOSER THAN 6" FROM CORNERS & SHALL BE BUTTED TIGHTLY & LEVEL ALONG TOPS. CORNERS SHALL BE HEATED TO OBTAIN TIGHT BENDS WITHOUT WHITENING OF
- 9. THE GENERAL CONTRACTOR SHALL PROVIDE & MAINTAIN ADEQUATE PROTECTION FOR ALL RESILIENT FLOORING WORK FOR THE DURATION OF THE CONTRACT & REMOVE ALL PROTECTION WHEN DIRECTED BY THE
- 10. CARPET CONTRACTORS MUST REMOVE HIS DEBRIS AT THE END OF EACH DAY SO AS NOT TO INTERFERE WITH OTHER WORKERS.
- II. CARPET CONTRACTOR SHALL CLEAN NEW BASE AFTER INSTALLATION WHERE REQUIRED.
- 12. THE GENERAL CONTRACTOR IS RESPONSIBLE TO VACUUM CARPETED AREAS AFTER COMPLETION OF CARPET INSTALLATION. CONTRACTOR SHALL PROTECT & MAINTAIN ALL FINISHED FLOOR COVERING UNTIL THE

COMPLETION OF WORK. GENERAL FLOOR FINISH NOTES

- THE CONTRACTOR SHALL FLASH PATCH ALL CRACKS, HOLES OR OTHER IMPERFECTIONS (PROJECTIONS SHALL BE REMOVED & PATCHED) TO
- PROVIDE A CONTINUOUS SMOOTH SURFACE. 2. WHERE A CHANGE OF FLOORING OCCURS AT DOOR THE LINE OF TRANSITION SHALL BE THE CENTER LINE OF THE DOOR & RUBBER REDUCER STRIP TO MATCH THE BASE SHALL BE PROVIDED AS REQUIRED BY ANY CHANGE IN FLOOR ELEVATION UNLESS OTHERWISE
- 3. ALL CLOSETS RECEIVE THE SAME FLOORING AS THE ADJACENT AREA
- UNLESS OTHERWISE NOTED.
- 4. UPON COMPLETION, ALL WORK SHALL BE CLEANED BY THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION, REMOVING ALL SPOTS OF ADHESIVE AND SURFACE STAINS & ALL SCRAPS. CARTONS & CONTAINERS SHALL BE REMOVED FROM THE BUILDING.
- 5. THE GENERAL CONTRACTOR SHALL REMOVE & DISPOSE OF ALL EXISTING CARPET, PADDING, ETC., AS REQUIRED TO CONFORM WITH NEW

GROUT SPECIFICATIONS.

- MARBLE/CERAMIC TILE MARBLE CONTRACTOR TO FURNISH & INSTALL MARBLE IN AREAS AS INDICATED ON THE FINISH PLAN. SEE THIS PLAN FOR MARBLE AND
- 2. MARBLE FLOOR TILE TO BE SET AS PER THE COUNCIL OF AMERICA METHOD P143-89 CEMENT MORTAR BOND. CONTRACTOR TO MAKE FINAL DETERMINATION AS TO THE PROPER METHOD OF INSTALLATION ONCE THE AREA HAS BEEN UNCOVERED.
- 3. ALL MARBLE SHALL BE SAW CUT.

4. MARBLE CONTRACTOR TO TAKE PROPER PROTECTIVE MEASURES UNTIL

TILED AREA IS TURNED OVER TO OWNER. MILLWORK SPECIFICATIONS

ARCHITECTS PRIOR TO FABRICATION

- ALL WORK TO BE DONE IN FULL ACCORDANCE WITH A.W.I. GUIDELINES & SPECIFICATIONS (LATEST ISSUE) FOR PREMIUM QUALITY WORK.
- 2. CONTRACTOR TO COORDINATE AND WORK WITH CABINET WORKER IN COORDINATING ALL INSTALLATION OF CABINETS. CONTRACTOR TO SUPPLY ELECTRIC AND PLUMBING HOOK-UPS TO ALL CABINETS AS REQUIRED AND COORDINATE WIRING WITH ELECTRICIAN AND CABINETMAKER.
- 3. MILLWORK SUBCONTRACTOR IS RESPONSIBLE FOR FIELD MEASUREMENT & VERIFICATION OF ALL DIMENSIONS. ANY DISCREPANCIES OR ADJUSTMENTS SHOULD BE DISCUSSED WITH
- 4. CABINET INTERIORS TO BE PLASTIC LAMINATE. ARCHITECT TO SPECIFY COLOR, UNLESS NOTED OTHERWISE - SEE CONTRACT DOCUMENTS.
- 5. CABINETRY HINGES TO BE CONCEALED BREAKAWAY HINGES (UNLESS OTHERWISE NOTED). MINIMUM OF (2) PER DOOR. CABINET DOORS TO HAVE 180 DEGREES BREAKAWAY HINGES BY SELBY (OR APPROVED EQUAL)
- 6. ALL DRAWERS SLIDES TO FULL EXTENSION HEAVY DUTY SLIDES BY GRACE, GRANT SELBY (OR APPROVED EQUAL)
- APPROVAL BY ARCHITECT PRIOR TO FABRICATION. 8. ALL HORIZONTAL MILLWORK SURFACES SHALL
- RECEIVE PLYWOOD SUBSTRATE. 9. CABINETRY CONTRACTORS TO VERIFY WITH OWNER & ARCHITECT THE SIZE 4 TYPE OF ALL EQUIPMENT BEING BUILT INTO CABINETRY. CONTRACTOR TO APPROVE ACCESS TO ALL EQUIPMENT. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR & AUDIO CONSULTANT WHEN

1. MILLWORK CABINETRY CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR

COMPLETION. 10. REVIEW PLASTIC LAMINATE JOINING WITH ARCHITECT. JOINTS TO LINE UP WITH DOORS AND/OR OPENINGS, NOT RANDOMLY.

NECESSARY FOR RUNNING OF ALL WIRE THROUGH CABINETS BEFORE

THE CABINETMAKER IS RESPONSIBLE TO PROVIDE TEMPLATES OF COUNTER TOP WHETHER IT IS MIRROR, GLASS MARBLE, GRANITE, ETC., BY

ABBREVIATI**o**ns

JYPSUM BOARD

HOT WATER HEATER

JANITOR

LABORATORY

LEADER LINEAR FEET

LIGHT LOUVER LOW POINT

H.W.H.

ABY . ACT A/C, AC ALT AL, ALUM. ANC. ASPH AVE. AB. AFF. AHI. ACOUSTICAL CEILING TILE
AIR CONDITIONING
ALTERNATE
ALUMINIUM
ANCHOR METAL MEZZANINE MANUFACTURER MINIMUM MISCELLANEOUS MULLIONS MAN HOLE MASONRY OPENING METAL PANEL ABOVE FINISHED FLOOR AIR HANDLING UNIT BUILDING DEPART OPENING OPPOSITE ON CENTER OUTSIDE DIMENSION PRESSED METAL POUNDS PER SQ. INCH QUARRY TILE EQUIRED EVISION FE.C. FF./FINFL FH.C. F.P. STRUCTURAL STREET SUB-CONTRACTOR FIRE HOSE CABINET STRUCTURAL GLAZED TILE STAINLESS STEEL TEMPERED TERRAZZO THICK THICKNESS

TYPICAL TREADS

TOP OF CONCRETE

VERIFY IN FIELD VISION PANEL

WIDE FLANGE

WIDTH WROUGHT IRON WORK POINT

WATERPROOFING

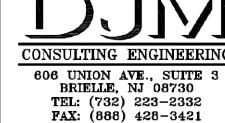
VINYL WALL COVERIN

UNDERWRITER'S LABORATO UNLESS OTHERWISE NOTED

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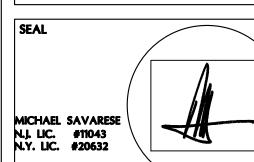


ISSUES

DESCRIPTION DATE:

11/27/2019 CLIENT REVIEW SET 01/09/2020 CLIENT REVIEW SET r1 02/10/2020 BID/PERMIT SET

KEAN UNIVERSITY OFFICE RENOVATION GATEWAY BUILDING



ARCHITECTURAL SPECIFICATIONS

DRAWN BY: 878-1804 DWG

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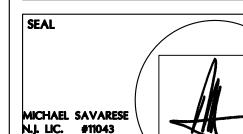


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OCEAN COUNTY

COLLEGE

1 COLLEGE DR, TOMS RIVER NJ 08754



MICHELLE DEL VECCHIO N.J. LIC. #18468

SHEET TITLE:



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

REMOVALS LEGEND

EXISTING WALL OR PARTITION TO BE REMOVED

EXISTING DOOR TO BE REMOVED

EXISTING CEILING GRID TO BE REMOVED SALVAGE CEILING TILES FOR RE-USE

"R" = SALVAGE FOR RE-USE / RELOCATION

- REFER TO GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION
- CONTRACTOR TO BRING TO ARCHITECT'S ATTENTION ANY 002 DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
- EXISTING EXTERIOR WALLS AND CORRESPONDING @03 GLAZING SYSTEM TO REMAIN. PROTECT FOR DURATION OF
- EXISTING INTERIOR GLAZING SYSTEM TO REMAIN. PROTECT FOR DURATION OF CONSTRUCTION
- REMOVE SELECT WALLS AT LOCATIONS SHOWN, PROTECT ALL ADJACENT ASSEMBLIES SCHEDULED TO REMAIN
- SELECT FURNITURE TO BE REMOVED OR RELOCATED IN AREAS SCHEDULE FOR NEW CONSTRUCTION G.C TO COORDINATED WITH PROPOSED LAYOUT, FACILITIES MANAGER AND FURNITURE VENDOR.
- COMPUTER AND OR COPIER TO BE RELOCATED AND PROTECTED FROM DUST FOR DURATION OF CONSTRUCTION, COORDINATE WITH PROPOSED PLAN
- VENDING MACHINES TO BE RELOCATED AND PROTECTED 608 FROM DUST FOR DURATION OF CONSTRUCTION, COORDINATE WITH PROPOSED PLAN
- EGRESS PATH TO REMAIN ACTIVE THROUGH STUDENT 609 LOUNGE DURING CONSTRUCTION, ASSURE PATH NOT IMPEDED BY CONSTRUCTION ACTIVITIES
- FLOOR FINISHES TO REMAIN THROUGH OUT SUITE, PROTECT FOR DURATION OF CONSTRUCTION
- PROVIDE OPENING IN EXISTING WALL FOR NEW DOOR, COORDINATE SIZE AND LOCATION WITH PROPOSED
- NO SCOPE OF WORK IN THIS ROOM, PROTECT WALLS AND (Ø12) FINISHES AS REQUIRED DURING CONSTRUCTION FOR SPACE
- GC TO CONSTRUCT A TEMPORARY PLASTIC BARRIER (Ø13) BETWEEN THE STUDENT LOUNGE AND THE AREA OF CONSTRUCTION ACTIVITIES TO PREVENT THE SPREAD OF DUST
- ALL EXISTING FURNITURE LOCATED WITHIN AREA OF (Ø14) CONSTRUCTION SCHEDULED FOR REUSE MOST BE TEMPORARY RELOCATED TO PROTECT FROM DUST
- FIRE AND SMOKE ALARMS TO BE PROTECTED AS REQUIRED FOR DURATION OF CONSTRUCTION. SHUTS DOWNS WHEN / IF REQUIRED TO BE COORDINATED WITH
- CONTRACTOR TO USE SOUTHWEST VESTIBULE ENTRANCE OIG ONLY, NOT MAIN ENTRANCE. EGRESS MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION
- GC TO PROVIDE PROTECTION OF EXISTING FLOOR TO REMAIN IN STUDENT LOUNGE DURING REMOVALS AND CONSTRUCTION ACTIVITIES. PROTECTION TO BE INSTALLED WHEN NEEDED FOR ACTIVE WORK AND REMOVED UPON COMPLETION OF THE SCOPE ITEMS REQUIRING WORK IN THE STUDENT LOUNGE

CEILING REMOVAL NOTES

- SALVAGE ALL CEILING TILES AT LOCATIONS SCHEDULED ©20 FOR REMOVAL COORDINATE INSTALLATION WITH NEW CLG
- ALL LIGHTS SHOWN ARE TO BE REMOVED AND SALVAGED FOR REUSE, ASSOCIATED WIRING TO BE REWORKED FOR NEW LIGHTING PER PROPOSED PLAN & MEP DWGS
- HVAC DIFFUSERS AND RETURNS TO BE RELOCATED IN (022) AREAS WHERE CEILING GRID IS BEING REWORKED, COORDINATE WITH PROPOSED PLANS & MEP DWGS
- SPRINKLER HEADS TO BE RELOCATED IN AREAS WHERE (23) CEILING GRID IS BEING REWORKED, COORDINATE WITH PROPOSED PLANS & MEP DWGS
- ©24) EXISTING TV'S AND ASSOCIATED MOUNTING HARDWARE TO BE RELOCATED, COORDINATE WITH PROPOSED

REMOVAL SPECIFICATIONS

BROOM SWEPT CLEAN.

. THE GENERAL CONTRACTOR SHALL PERFORM ALL REMOVALS AND RELATED WORK AS SHOWN ON THE DRAWINGS DESCRIBED IN THESE NOTES AND REASONABLY INFERRED AS NECESSARY TO ENSURE A COMPLETE AND CLEAN OPEN SPACE, FREE OF ANY FOREIGN MATTER.

2. THE GENERAL CONTRACTOR SHALL INSPECT ALL EXISTING SURFACES TO REMAIN AND PROVIDE REASONABLE AND ADEQUATE PROTECTION FROM REMOVAL WORK.

- 3. THE GENERAL CONTRACTOR TO MAINTAIN EXISTING BUILDING UTILITIES IN OPERATION DURING THE PERFORMANCE OF WORK.
- 4. THE GENERAL CONTRACTOR TO COMPLY WITH ALL TERMS AND

INSOFAR AS TO MAINTAIN PROPOSED FIRE RATINGS AS AT CORE

- CONDITIONS AS STATED BY BUILDING MANAGEMENT. 5. ALL EXISTING AREAS TO REMAIN AND EXISTING AREAS AFFECTED BY REMOVAL WORK SHOWN ON DRAWINGS SHALL BE PATCHED AS REQUIRED TO MATCH IMMEDIATE EXISTING ADJACENT AREAS
- 6. THE GENERAL CONTRACTOR LEGALLY DISPOSE OF REMOVED
- MATERIAL AND DEBRIS DAILY. 1. UPON COMPLETION OF WORK EACH DAY, PREMISES SHALL BE
- 8. CONTRACTOR TO PROVIDE REASONABLE DUST PROTECTION AT POINTS OF REMOVAL AND ELEVATORS AND EXISTING TOILETS TO REMAIN AND SHALL COOPERATE WITH THE FACILITY IN MINIMIZING INTERRUPTION TO THEIR OPERATIONS.
- 9. THE GENERAL CONTRACTOR SHALL COMPLY WITH THE RULES OF THE BUILDING AS TO THE HOURS OF AVAILABILITY OF HANDLING MATERIALS, EQUIPMENT AND DEBRIS TO AVOID CONFLICT AND INTERFERENCE WITH BUILDING OPERATIONS. REMOVAL MUST BE PERFORMED DURING HOURS SPECIFIED BY THE LANDLORD. THE DELIVERY OF MATERIALS, EQUIPMENT AND DEBRIS MUST BE ARRANGED TO AVOID INCONVENIENCE AND ANNOYANCE TO TENANTS.
- 10. THE GENERAL CONTRACTOR SHALL AT ALL TIMES PROTECT THE PROPERTY OF THE OWNER, THE BUILDING OWNER INCLUDING, BUT NOT LIMITED TO, WINDOWS, PUBLIC TOILETS, ELEVATORS, DOORS, BUCKS (TO REMAIN), ELECTRICAL AND AIR- CONDITIONING EQUIPMENT (BEING REUSED), CONVECTOR ENCLOSURES, ETC.
- 11. THE GENERAL CONTRACTOR SHALL CAP AND FLUSH OFF BEHIND FINISH SURFACES ALL PROJECTING PLUMBING, FLOOR ELECTRICAL/TELEPHONE OUTLETS, AND ALL OTHER PROJECTING ITEMS WHICH ARE BEING ABANDONED.
- 12. THE GENERAL CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS THROUGHOUT THE SPACE UNDER CONSTRUCTION, IF REQUIRED.
- 13. UPON COMPLETION OF THE REMOVAL WORK, THE GENERAL CONTRACTOR SHALL PROVIDE THAT ALL AREAS BE LEFT BROOM
- 14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY INSPECT THE BUILDING IN ORDER TO VERIFY ACTUAL CONDITIONS

AND FULL SCOPE OF REMOVAL WORK AND REMOVAL WORK

15. FOR THE CONVENIENCE OF THE CONTRACTOR, THE MAJOR ITEMS OF WORK ARE LISTED. ITEMS NOT LISTED, BUT INFERRED BY THE SCOPE OF WORK, ARE NOT HEREBY ELIMINATED BY REASON OF SUCH

OMISSION AND SHALL BE PERFORMED BY THIS CONTRACTOR.

- 16. ALL PLUMBING REMOVALS TO BE PERFORMED BY A LICENSED PLUMBER.
- 17. ALL ELECTRICAL REMOVALS TO BE SAFED OFF AT PANEL, THIS WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN
- 18. WORK AREA MUST BE EXHAUSTED TO THE OUTSIDE OF THE BUILDING BY THE CONTRACTOR USING AN OPERABLE WINDOW OR BY REMOVING A FIXED WINDOW PANE. THE GC IS TO PROVIDE A HEPA FILETERED EXHAUST UNIT. ALL RETURN DUCTS ARE ALSO TO RECEIVE CONSTRUCTION GRADE FILTERS.



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DESCRIPTION

11/27/2019 CLIENT REVIEW SET

01/09/2020 CLIENT REVIEW SET r1 02/10/2020 BID/PERMIT SET

KEAN UNIVERSITY OFFICE RENOVATION

GATEWAY BUILDING OCEAN COUNTY COLLEGE

1 COLLEGE DR, TOMS **RIVER NJ 08754**

MICHAEL SAVARESE N.J. LIC. #11043 N.Y. LIC. #20632

MICHELLE DEL VECCHIO N.J. LIC. #18468

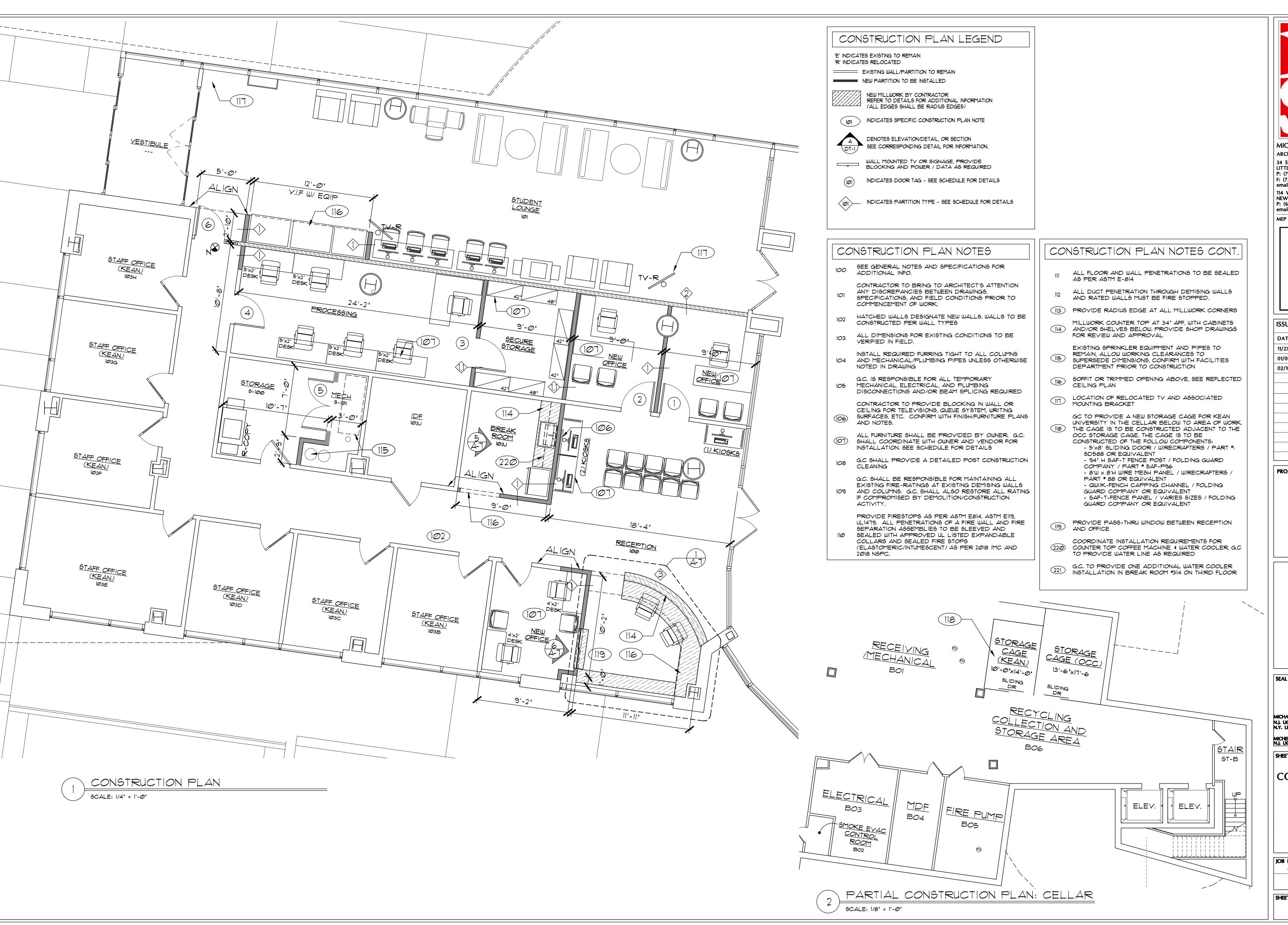
SHEET TITLE:

REMOVALS PLAN

DRAWN BY:

DWG

878-1804





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02/10/2020 BID/PERMIT SET

KEAN UNIVERSITY OFFICE RENOVATION

> **GATEWAY BUILDING** OCEAN COUNTY COLLEGE

1 COLLEGE DR, TOMS **RIVER NJ 08754**

MICHAEL SAVARESE N.J. LIC. #11043 N.Y. LIC. #20632

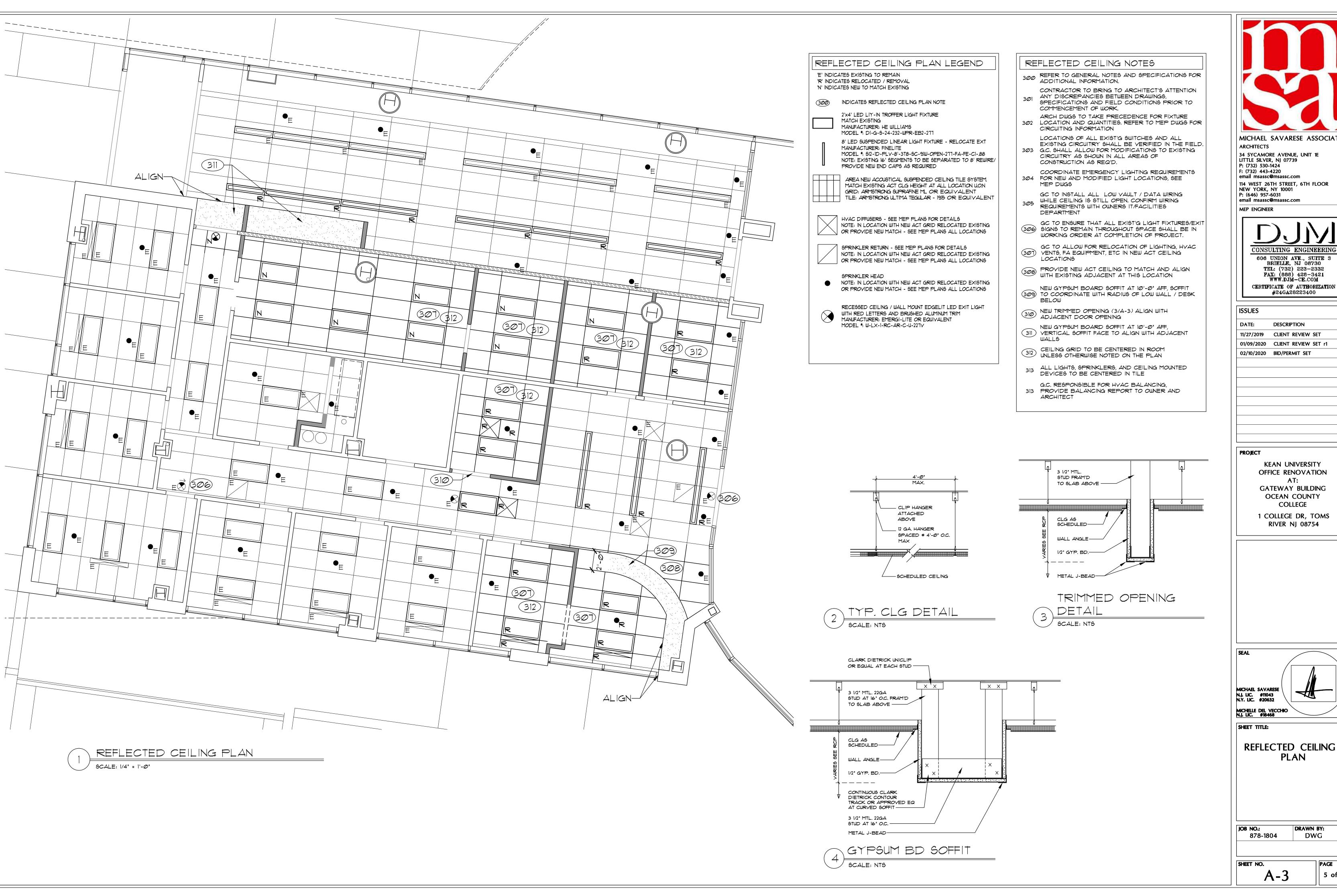
MICHELLE DEL VECCHIO N.J. LIC. #18468

SHEET TITLE:

CONSTRUCTION PLAN

DRAWN BY: 878-1804 DWG

SHEET NO.





MICHAEL SAVARESE ASSOCIATES

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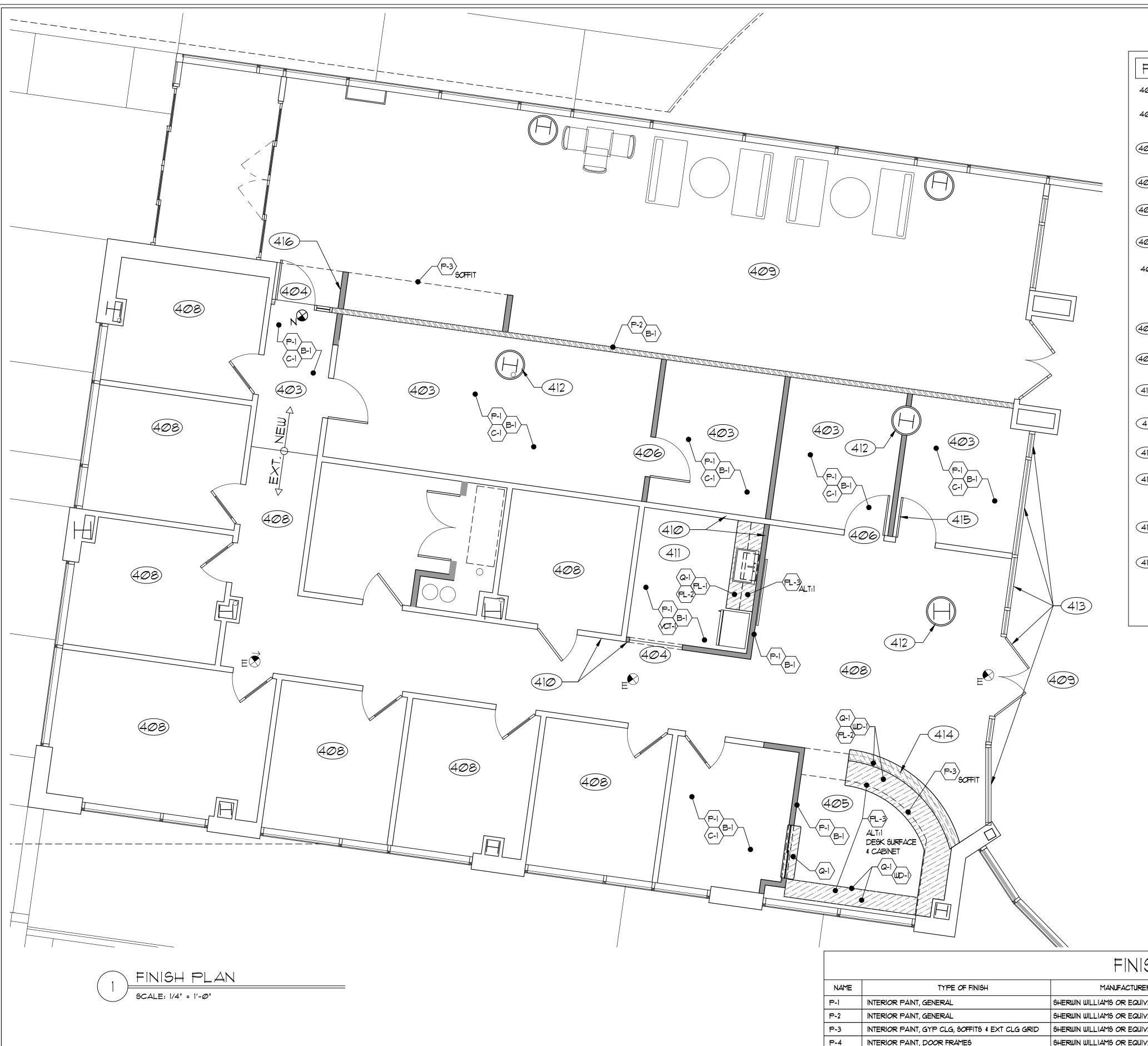
PLAN

AT:

COLLEGE

DRAWN BY: DWG 878-1804

A-3



FINISH NOTES

- SEE GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO BRING TO ARCHITECT'S ATTENTION ANY 402 DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS AND FIELD CONDITIONS, PRIOR TO COMMENCEMENT OF WORK.
- NEW CARPET TO BE INSTALLED OVER EXISTING FLOOR, PREP EXISTING FLOOR AS RECOMMENDED BY CARPET MANUFACTURE GENERAL SPECIFICATION, NEW CARPET TO MATCH AND ALIGN WITH EXISTING TO REMAIN IN CURRENT SUITE
- PROVIDE ADA COMPLAINT TRANSITION STRIPS (SCHLUTER OR (404) APPROVED EQUAL) AT FLOOR MATERIAL TRANSITIONS, FINISH TO MATCH EXISTING IN BLDG
- PROVIDE 3" BLACK GROMMETS AT ALL COUNTERTOPS TO ALIGN PROVIDE 3" DLACK GROUNG BELOW.
- AT ALL NEW DOOR TRIM SHALL BE SEMI-GLOSS FINISH AND ALL 400 DOORS AND TRIM SHALL MATCH THE EXISTING BUILDING STANDARD IN STYLE, FINISH AND HARDWARE
- 407 ALL MATERIALS, FIXTURES AND APPLIANCES TO BE INSTALLED PER MANUFACTURES RECOMMENDATION. GC 16 RESPONSIBLE FOR ALL PRODUCTS AS SPECIFIED AND CORRESPONDING MATERIALS AS OUTLINED BY MANUFACTURES INSTALLATION METHODS. GC IS RESPONSIBLE TO PROVIDE WARRANTIES UPON REQUEST IF AVAILABLE FROM MANUFACTURE
- EXISTING FINISHES TO REMAIN, PROTECT FOR DURATION OF CONSTRUCTION
- G.C. SHALL PROVIDE A DETAILED POST-CONSTRUCTION CLEANING (409) AND KEEP ALL ADJACENT OCCUPIED PUBLIC AREAS FREE OF CONSTRUCTION DEBRIS AND DUST FOR DURATION OF PROJECT
- PROVIDE PAINT AT ALL AREAS OF NEW CONSTRUCTION, PROVIDE 410 PAINT AS REQUIRED AT ADJACENT EXISTING WALLS TO BLEND NEW AND EXISTING PARTITIONS FINISHES
- REMOVED EXISTING FLOOR FINISH IN ANTICIPATION OF NEW FINISH, (411) PREP EXISTING SUB-FLOOR AS REQUIRED TO INSTALL NEW PER MANUFACTURES SPECS
- EXISTING COLUMN WRAPS TO REMAIN, PROTECT AS REQUIRED DURING CONSTRUCTION
- REMOVE EXISTING VINYL GLASS DECALS ACROSS ALL (413) STOREFRONT WINDOWS AND INSTALL NEW BLUE VINYL DECALS PROVIDE BY KEAN. FURNISH AND INSTALL NEW PRIVACY FILM OUTSIDE OF (1) NEW OFFICE ONLY, FROM BOTTOM RAIL TO SECOND HORIZONTAL RAIL. APPROXIMATELY 1'-0" AFF
- GC TO PROVIDE RAISED KEAN UNIVERSITY LOGO AT FRONT 414) DESK. GC TO INSTALL KEAN UNIVERSITY' SIGNAGE AT SOFFIT ABOVE DESK. KEAN UNIVERSITY TO PROVIDE VECTOR FILES FOR USE BY GC AND VINYL SIGNAGE FOR SOFFIT.
- GC COORDINATE INSTALLATION OF KEAN UNIVERSITY SIGNAGE AT NEW DOORS IN RECEPTION, OWNER TO PROVIDE AND INSTALL



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1 COLLEGE DR, TOMS **RIVER NJ 08754**

MICHAEL SAVARESE N.J. LIC. #11043 N.Y. LIC. #20632

SHEET TITLE:

FINISH PLAN

878-1804

DWG

FINISH SCHEDULE

NAME	TYPE OF FINISH MANUFACTURER		MODEL * / COLOR	REMARKS	
P-1	INTERIOR PAINT, GENERAL	SHERWIN WILLIAMS OR EQUIVALENT	COLOR:ICE CUBE 6252 FINISH: MATCH EXT	CONFIRM COLOR & FINISH MATCH EXISTING SUITE	
P-2	INTERIOR PAINT, GENERAL	SHERWIN WILLIAMS OR EQUIVALENT	COLOR: BUNGLEHOUSE BLUE 0048 / FINISH: MATCH EXT	CONFIRM COLOR & FINISH MATCH EXISTING ACCENT WALLS	
P-3	INTERIOR PAINT, GYP CLG, SOFFITS & EXT CLG GRID	SHERWIN WILLIAMS OR EQUIVALENT	COLOR: ICE CUBE 6252 FINISH: MATCH EXT	CONFIRM COLOR & FINISH MATCH EXISTING SOFFITS	
P-4	INTERIOR PAINT, DOOR FRAMES	SHERWIN WILLIAMS OR EQUIVALENT	COLOR: ICE CUBE 6252 FINISH: SEMI-GLOSS	MATCH EXISTING DOOR FRAMES	
C-1	CARPET TILE (GENERAL)	BENTLEY PRINCE STREET OR EQUIVALENT	STYLE: BUILDING EUTOPIA 8BQ300630R COLOR: QUAKER HILL	CONFIRM SPEC MATCHES EXISTING / PROVIDE SAMPLE	
B-I	WALL BASE	JOHNSONITE OR EQUIVALENT	COLOR: 40 BLACK B	4' COVE BASE	
vct-i	VINYL COMPOSITE TILE	ARMSTRONG OR EQUIVALENT	STYLE: EXCELON COLOR: BLUE/GREY 51903	PROVIDE SAMPLE AND CONFRIM STYLE WITH OWNER	
Q-1	SOLID SURFACE	ICE STONE OR EQUIVALENT	COLOR: WHITE PEARL	CONFIRM SPEC MATCHES EXISTING / PROVIDE SAMPLE	
WD-I	WOOD VENEER		COLOR: MAPLE VENEER	FINISH TO MATCH EXISTING DOORS	
PL-1	PLASTIC LAMINATE, VERTICAL SURFACES	FORMICA OR EQUIVALENT	COLOR: 1097-MC CITADEL / FINISH: MICRODOT	CONFIRM SPEC MATCHES EXISTING / PROVIDE SAMPLE	
PL-2	PLASTIC LAMINATE, INSIDE FACE	FORMICA OR EQUIVALENT	COLOR: *949-58, WHITE	MATTE FINISH	
PL-3	PLASTIC LAMINATE - ALTERNATE # COUNTER TOPS	FORMICA OR EQUIVALENT	COLOR: 3526-58 TRAVERTINE / FINISH: MATTE	PROIVDE ALTERNATE TO BE USED IN PLACE OF SOLID SURFACE	

NOTES:

PROVIDE FINISH SAMPLES FOR APPROVAL BY OWNER / ARCHITECT

ALL FINISHES TO MATCH EXISTING BUILDING STANDARDS

ALL FINISHES SELECTIONS BASED ON BLACKNEY HAYES ARCHITECTS ASK-ATS 02/09/12 FINAL FINISH PLAN, VERIFY WITH FIELD CONDITION WITH FINISH SAMPLES PRIOR TO ORDERING AND INSTALLATION



ELECTRICAL, TELEPHONE, & DATA LEGEND

'IG' = ISOLATED GROUND

'E' INDICATES EXISTING TO REMAIN 'R' INDICATES RELOCATED 'N' INDICATES NEW

- WALL MOUNTED DUPLEX ELECTRICAL RECEPTACLE
- WALL MOUNTED DEDICATED DUPLEX ELECTRICAL RECEPTACLE
- TEL/DATA RECEPTACLE DROP W/ TWO PORTS PER LOCATION
- DATA CABLE TO BE CAT 6 BY BERK-TEK
- RELOCATED OUTLET FOR TY, ABOVE OR AT CEILING

 GC TO PROVIDE ALL DATA CABLE, DATA TO BE PULLED TO LOCAL IDF ROOM.

NEW AND RELOCATED LIGHTS TO BE WIRED INTO LIGHTING CONTROL PANEL

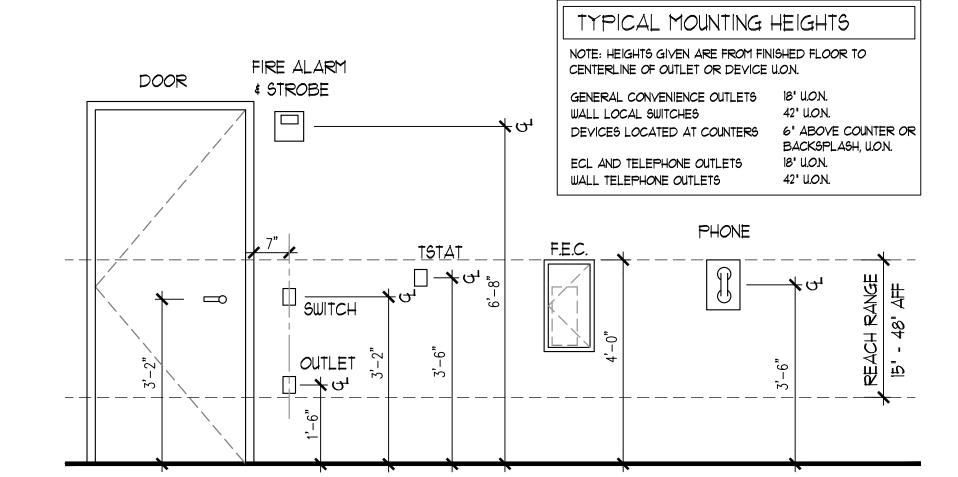
ELECTRICAL, TELEPHONE, & DATA NOTES

REFER TO GENERAL NOTES, SPECIFICATIONS AND MEP 200 PLANS FOR ADDITIONAL INFORMATION.

- CONTRACTOR TO BRING TO ARCHITECT'S ATTENTION ANY 201 DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND
- FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ALL WALL MOUNTED ELEC., TEL., & DATA RECEPTACLES TO BE MOUNTED 18" AFF UNLESS OTHERWISE NOTED. (SEE
- 'TYPICAL MOUNTING HEIGHTS,' THIS DWG.) + VERIFY MOUNTING HEIGHTS WITH ARCHITECTURAL DETAILS.
- ALL ELECTRICAL OUTLETS, DATA OUTLETS, SWITCHES & COVER PLATES SHALL MATCH EXISTING BUILDING STANDARDS CONFIRM W/ FACILITIES DEPARTMENT PRIOR TO INSTALLATION
- ALL POWER, DATA, SWITCHES, ETC TO BE CONFIRMED AND COORDINATED WITH OWNERS FACILITY AND IT DEPARTMENTS
- ALL ELECT. DEVICES SHOWN ON THIS DWG. SHALL BE CIRCUITED AS SHOWN ON THE MEP PLANS
- GC TO PROVIDE ALL DATA/TELEPHONE CAT6 WIRE 206 COORDINATE WIRING REQUIREMENTS WITH FACILITIES AND IT
- IN ADDITION TO WHAT IS LOCATED ON THE PLAN, G.C. SHALL PROVIDE (2) DUPLEX POWER OUTLETS AND (1) TEL/DATA RECEPTACLES LOCATED THROUGHOUT THE SPACE. LOCATIONS T.B.D. IN FIELD WITH ARCHITECT/OWNER.

CONFIRM RATING AN ALL PARTITIONS PRIOR TO

INSTALLATION OF POWER AND DATA, PROVIDE FIRESTOPS AS PER ASTM E814, ASTM E119, UL1479. ALL PENETRATIONS OF A FIRE WALL AND FIRE SEPARATION ASSEMBLIES TO BE SLEEVED AND SEALED WITH APPROVED UL LISTED EXPANDABLE COLLARS AND SEALED FIRE STOPS (ELASTOMERIC/INTUMESCENT) AS PER 2015 IMC AND 2015 NSPC.



TYPICAL MOUNTING HEIGHTS SCALE: 1/4" = 1'-0"

FURNITURE SCHEDULE									
REF #	DESCRIPTION	SIZE	QTY	MANUFACTURER	RESPONSIBILITY	FINSIH	COMMENTS		
1	RELOCATED FURNITURE		4	EXT	GC	EXT	GC TO RELOCATE EXISTING		
2	DESK CHAIR		12	-	OWNER	TBD			
3	WORK STATION	5'Wx2'D OR 4'Wx2'D	٦	-	OWNER	TBD	W/ LOCKABLE OVERHEAD STORAGE		
4	CHAIR		15	-	OWNER	TBD			
5	WORK STATION - ADJUSTABLE	46"wx22"D	3	EXT	GC	TBD	GC TO RELOCATE EXISTING		
6	DE6K		3	EXT	GC	TBD	GC TO RELOCATE EXISTING		
7	FILING CABINET	VARIES (42" \$48")	6	-	OWNER	TBD	FIRE RATED CABINETS		

OWNER TO PROVIDE ALL FURNITURE

- OWNERS VENDOR RESPONSIBLE FOR ASSEMBLY
- GC TO COORDINATE INSTALLATION AND DELIVERY OF THE FURNITURE WITH OWNERS EXISTING
- STOCK, PROJECT SCHEDULE AND FURNITURE VENDOR

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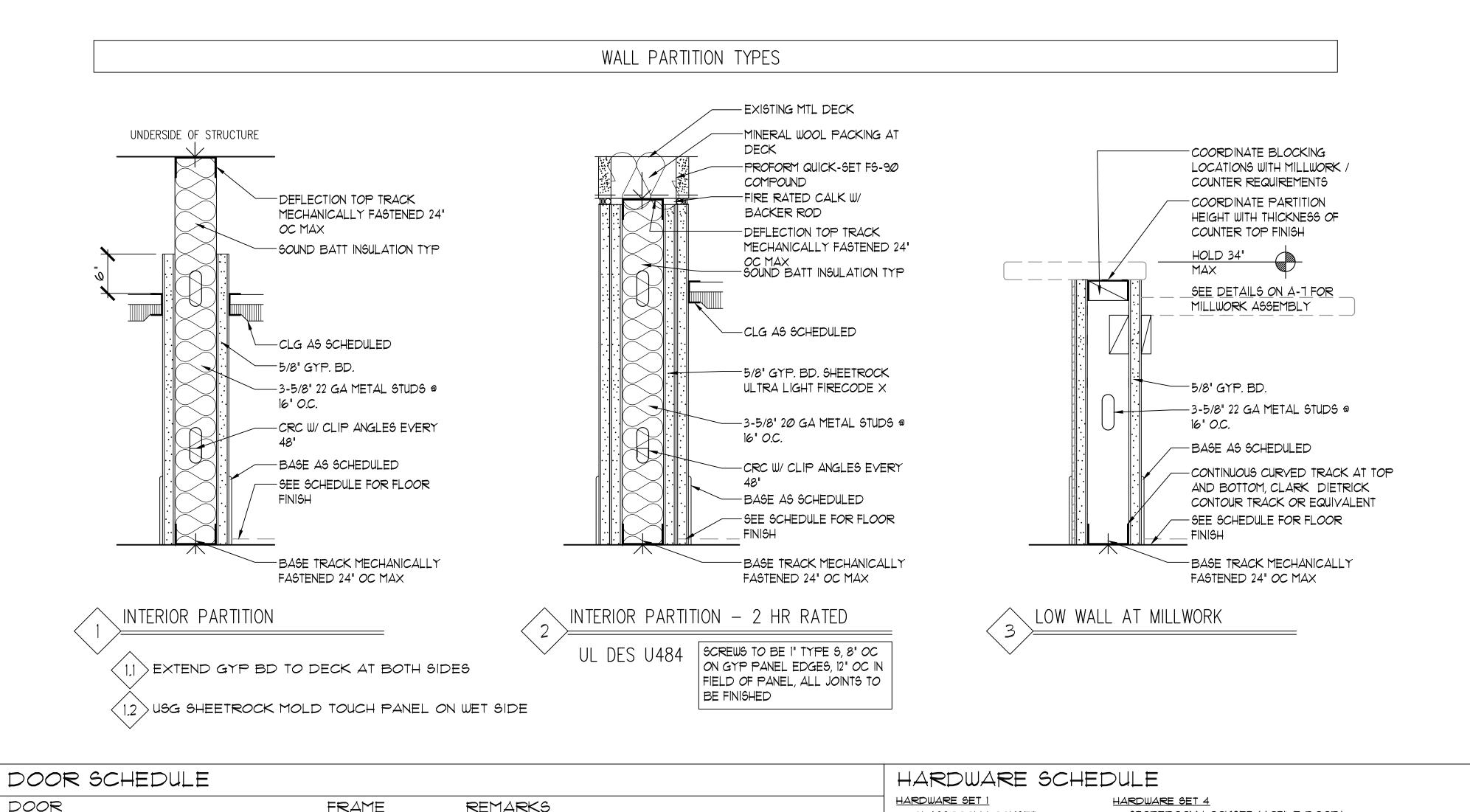
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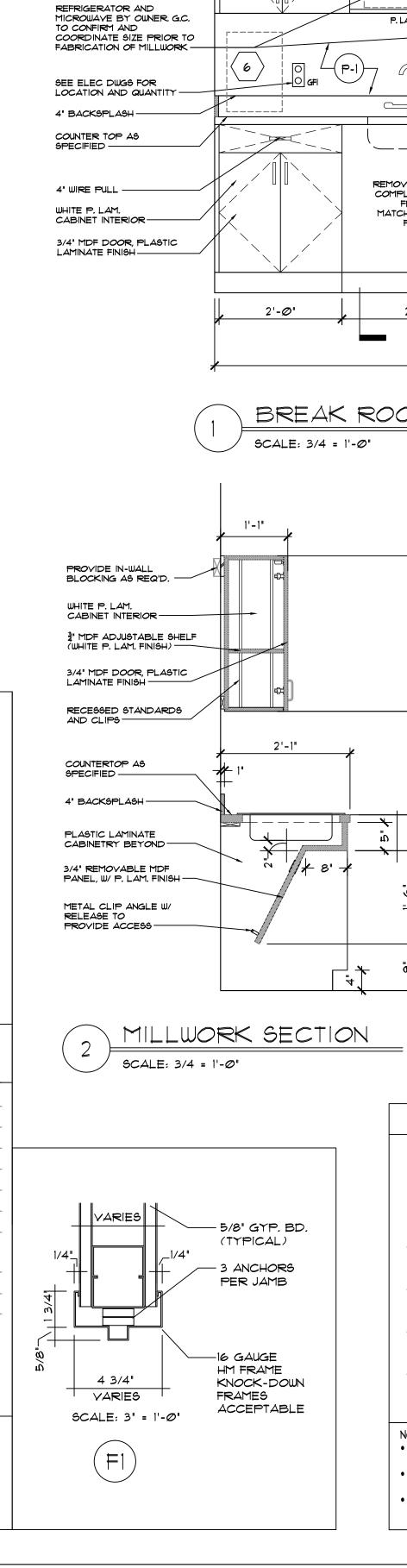
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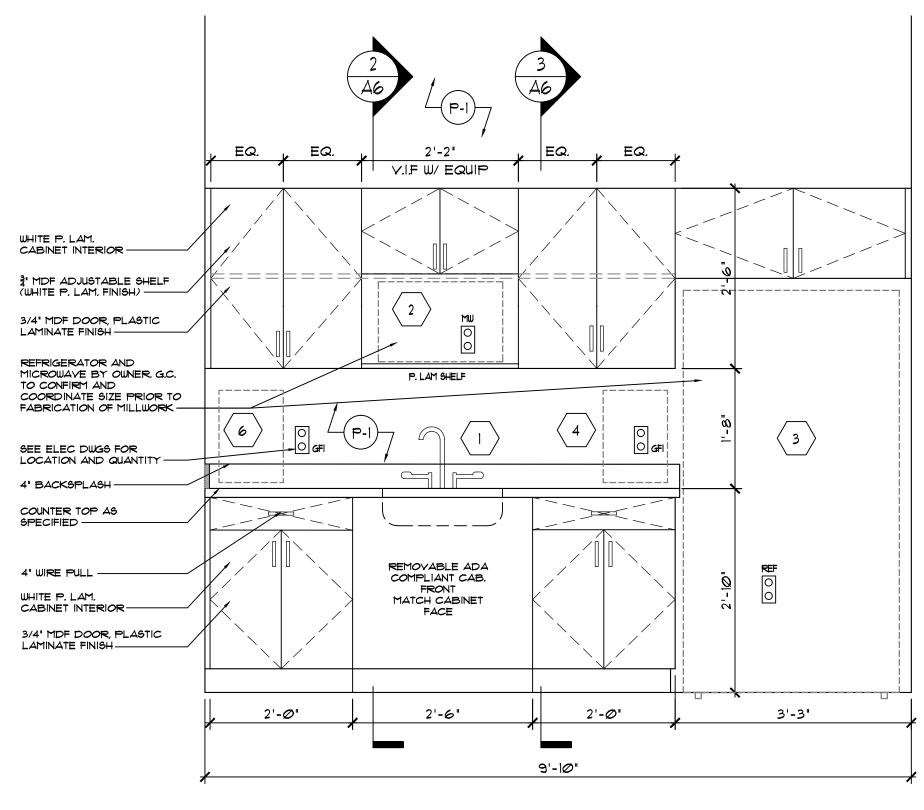
SHEET TITLE:

ELECTRICAL PLAN

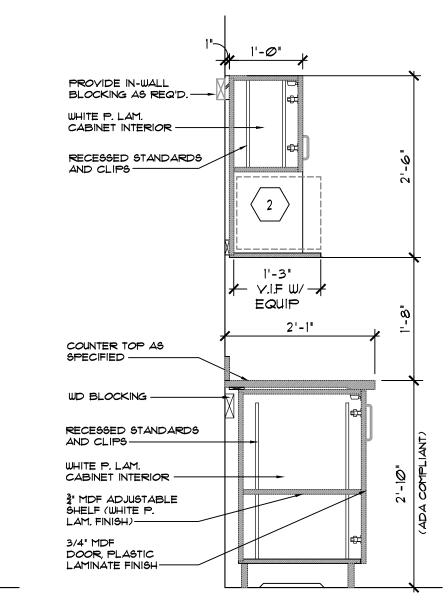
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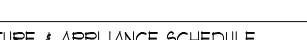








MILLWORK SECTION SCALE: 3/4 = 1'-0"



FIXTURE & APPLIANCE SCHEDULE

- ELKAY OR EQUIVALENT SINGLE BOWL SINK: LUSTERTONE 25"x21 1 55 18GA SINGLE BOWL ADA SINK LRAD2521 W/ ELKAY LK3000CR DECK
- MICROWAYE AS SUPPLIED BY OWNER (FACILITIES DEPARTMENT) COORDINATE SIZE PRIOR TO FABRICATION OF MILLWORK
- REFRIGERATOR AS SUPPLIED BY OWNER (FACILITIES DEPARTMENT) COORDINATE SIZE PRIOR TO FABRICATION OF MILLWORK
- COFFEE MACHINE AS SUPPLIED BY OWNER, CONFIRM IF $\frac{1}{2}$ FLEXIBLE WATER

LINE IS REQUIRED, G.C. TO SUPPLY AT LOCATION SPECIFIED BY OWNER

- COMPUTER TOWER AND MONITOR SUPPLIED BY OWNER, COORDINATE WIRE GROMMET LOCATION WITH EQUIPMENT
- COUNTER TOP WATER COOLER PROVIDED BY OWNER, GC TO PROVIDE
- WATERLINE AS REQUIRED. G.C. TO PROVIDE ONE ADDITIONAL WATER COOLER INSTALLATION IN BREAK ROOM #314 ON THIRD FLOOR

- ALL FIXTURES AND HARDWARE TO BE INSTALLED ADA AT ACCESSIBLE

SCHEDUELS, DETAILS & PARTITIONS TYPES

JOB NO.:	DRAWN BY:
878-1804	DWG

SHEET NO.

8 of 9

MTL 1 3'-Ø' x 7-Ø' B WD FACTORY INSTALL VINYL KEAN LOGO GRAPHIC ON DOOR SILENCERS 2 3'-Ø" x T'-Ø" B WD MTL FACTORY INSTALL VINYL KEAN LOGO GRAPHIC ON DOOR HARDWARE SET 2 PASSAGE LOCKSET MTL 3 | 3'-Ø' x T'-Ø' A WD FACTORY 1 2 PAIR HINGES DOOR STOP MTL 4 3'-Ø" x 7'-Ø" B WD FACTORY SILENCERS MTL | 5 | (2) 3'-の" x T'-の" FACTORY HARDWARE SET 3 MTL STORAGE LOCKSET 6 3'-Ø' x 7'-Ø' FACTORY PT-4 90 MIN FPSC FLUSH BOLT 1 PAIR HINGES 1 EXITING DOOR INSTALL VINYL KEAN LOGO GRAPHIC ON DOOR DOOR STOP SILENCERS PROVIDED HM FRAMES AT ALL DOORS • CONFIRM DOOR FINISH, HARDWARE FINISH & STYLE WITH EXISTING AT DOORS AND HARDWARE TO MATCH EXISTING FPSC = FIREPROOF SELF CLOSING DOOR TYPES PT-4: FRAME-PT-4: FRAME-PT-4: FRAME-CLOSER AND PUSH FIXED <u>ACTIVE</u> -SAFETY GLAZING PER

CORRIDOR

REQ RATING, CONFIRM

DOUBLE SOLID WD DR

GRAHAM PREMIUM DOOR OR

EQUIVALENT

FINISH: MAPLE-PLAIN SLICED

WHITE

(AGRIFIBER CORE)

-KICK PLATE

OFFICE SUITE

90 MIN FPSC SOLID WD DR

(BONDED MINERAL) W/ HALF

GLASS & SIDELITE

GRAHAM PREMIUM DOOR OR

EQUIVALENT

WHITE

FINISH: MAPLE-PLAIN SLICED

HW TYPE | MAT. | FIN.

NO. DIMENSIONS

SOLID WD DR (AGRIFIBER

CORE)

EQUIVALENT

WHITE

TYPE MAT.

FIN.

SOLID WD DR (AGRIFIBER

CORE) W/ HALF GLASS

EQUIVALENT

WHITE

GRAHAM PREMIUM DOOR OR GRAHAM PREMIUM DOOR OR

FINISH: MAPLE-PLAIN SLICED FINISH: MAPLE-PLAIN SLICED

HARDWARE SPEC. HARDWARE MANUFACTURER LOCKSETS SARGENT MORTISE LOCK 8800 SERIES W/ LE(1)/LE(2) ESCUTCHEON LEVER

CLASSROOM LOCKSET

1 PAIR HINGES

DOOR STOP

SARGENT 8800 SERIES - MD CYLINDER/HOUSING YALE 1210 / YALE 2221 CLOSER NORTON 1500 - PARALLEL ARM (2) ROCKWOOD PICKPLATE KIØ5Ø IØ'x34" US32D STAINLESS STEEL KICK PLATE PUSH BAR ROCKWOOD RM5222 / US32D STAINLESS STEEL (3) MCKINNEY TA2714 \times NRP 4 1/2" \times 41/2" US26D DULL CHROMIUM HINGES (STANDARD DR) ROCKWOOD #446 FLOOR MOUNTED DOOR STOP (DOME) ROCKWOOD #400 WALL MOUNTED SILENCERS ROCKWOOD 608 ASSA ABLOY ROCKWOOD MODEL*: 555 FLUSH BOLT

STOREROOM LOCKSET (ACTIVE DOOR)

DUMMY LOCKSET (INACTIVE DOOR)

FLUSH BOLT

DOOR STOP SILENCERS

HARDWARE SET 5

CLOSER

PUSH BAR

(2) KICK PLATE

1 PAIR HINGES

DOOR STOP

SILENCERS

STOREROOM LOCKSET

1 PAIR HINGES

CONFIRM DOOR STOP LOCATIONS AND WALL/FLOOR MOUNT WILL OWNER/ARCH PRIOR TO INSTALLATION

- ALL LOCKSETS TO BE CORRDINATE WITH FACILITIES DEPARTMENT BUILDING MASTER KEY SYSTEM
- ALL HARDWARE TO MEET ADA STANDARDS ALL HARDWARE IS SHOWN AS A PERFORMANCE SPECIFICATION WITH EQUIVALENT
- PRODUCTS ALLOWED UPON APPROVAL

GC TO PROVIDE SUBMITTALS FOR APPROVAL FOR ALL FIXTURES AND ACCESSORIES

CLEARANCE AND HEIGHTS CONFIRM SIZE OF ALL APPLIANCES PRIOR TO FABRICATION OF MILLWORK

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PROJECT

KEAN UNIVERSITY OFFICE RENOVATION AT: GATEWAY BUILDING

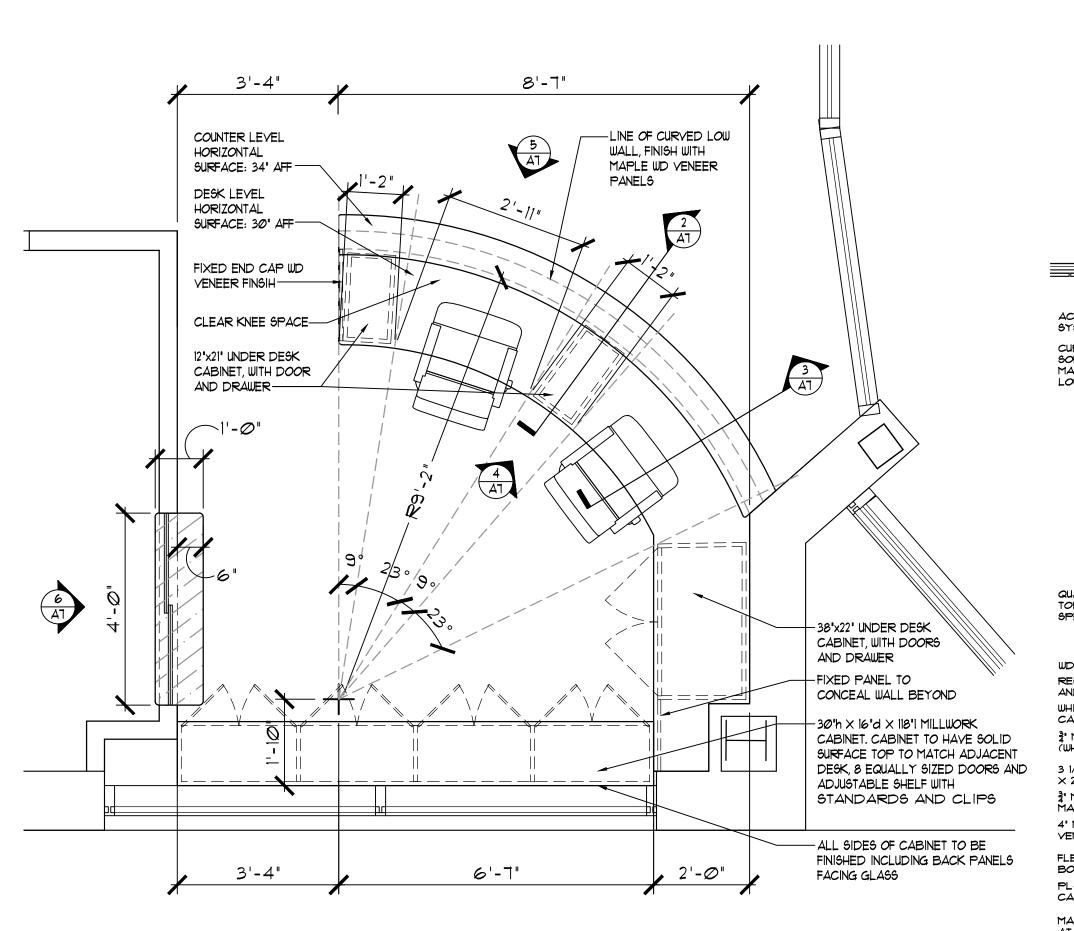
COLLEGE 1 COLLEGE DR, TOMS **RIVER NJ 08754**

OCEAN COUNTY

SEAL

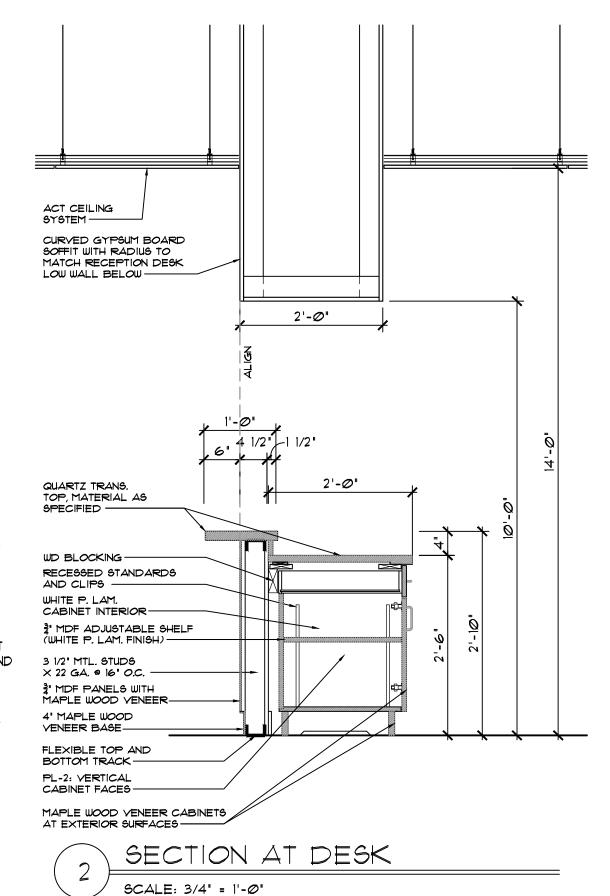
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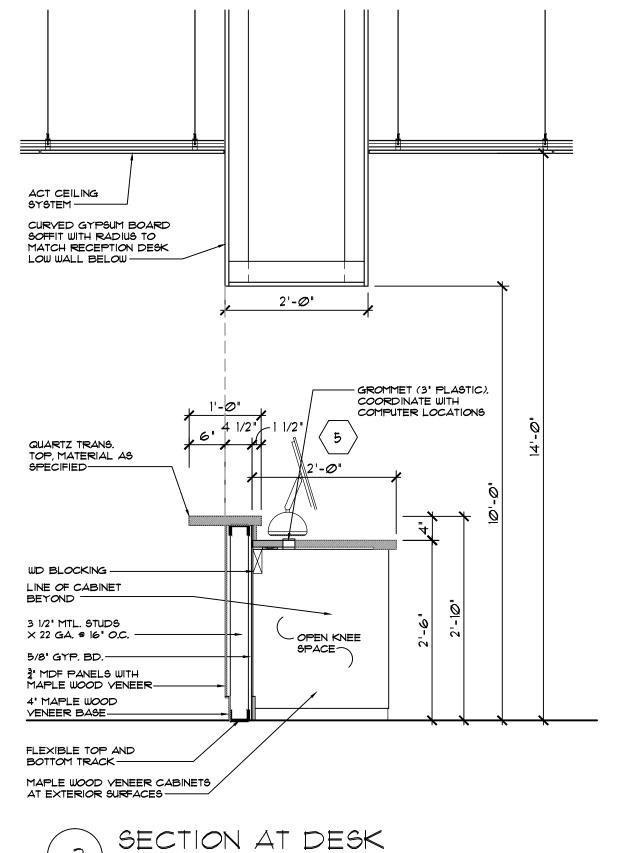
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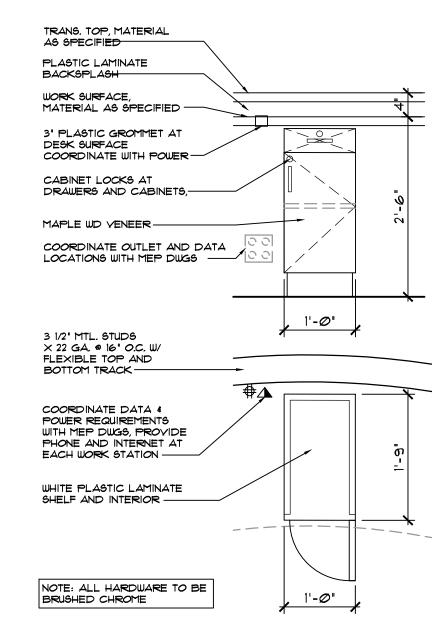
ENLARGED PLAN REGISTRATION DESK

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





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



DETAIL AT UNDER COUNTER

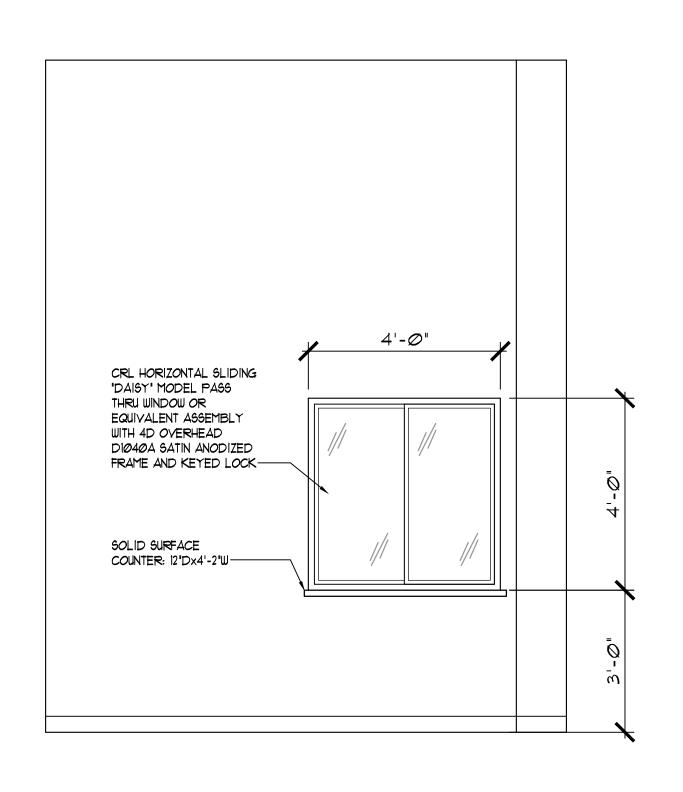
MILLWORK

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

- "KEAN UNIVERSITY" VINYL SIGANGE PROVIDED BY KEAN INSTALLED BY G.C. COORDINATE SIZE AND COLOR WITH UNIVERSITY STANDARDS EXISTING WALL-SOLID SURFACE RAISED KEAN UNIVERSITY SEAL PROVIDE MAPLE VENEER BY G.C., COORDINATE GRAFIC FINISH ON ALL EXPOSED COUNTER TOP-SURFACES ---WITH UNIVERSITY PRIOR TO LINE OF DESK FABRICATION -SURFACE BEYOND — §" REVEAL BETWEEN PANELS, FINISH TO MATCH DESK PANELS-3" MDF PANEL WITH MAPLE VENEER APPLIED TO LOW WALL-4" MAPLE VENEER BASE -EQ. EQ. EQ. LENGHT OF CURVED LOW WALL

ELEVATION AT MILLWORK DESK

SCALE: 1/2 = 1'-@"



6 ELEVATION AT PASS-THRU WINDOWS

SCALE: 1/2 = 1'-0"



- ELKAY OR EQUIVALENT SINGLE BOWL SINK: LUSTERTONE 25"x21 ½" 55 IBGA SINGLE BOWL ADA SINK LRAD2521 W/ ELKAY LK3000CR DECK MOUNT FAUCET
- MICROWAVE AS SUPPLIED BY OWNER (FACILITIES DEPARTMENT)
 COORDINATE SIZE PRIOR TO FABRICATION OF MILLWORK
- REFRIGERATOR AS SUPPLIED BY OWNER (FACILITIES DEPARTMENT)

COORDINATE SIZE PRIOR TO FABRICATION OF MILLWORK

- COFFEE MACHINE AS SUPPLIED BY OWNER, CONFIRM IF 1/2" FLEXIBLE WATER LINE IS REQUIRED, G.C. TO SUPPLY AT LOCATION SPECIFIED BY OWNER
- COMPLITER TOLLER AND MONITOR SUPPLIED BY OUNER COORDINATE LUIRE
- COMPUTER TOWER AND MONITOR SUPPLIED BY OWNER, COORDINATE WIRE GROMMET LOCATION WITH EQUIPMENT
- COUNTER TOP WATER COOLER PROVIDED BY OWNER, GC TO PROVIDE WATERLINE AS REQUIRED.
 G.C. TO PROVIDE ONE ADDITIONAL WATER COOLER INSTALLATION IN BREAK ROOM *314 ON THIRD FLOOR

NOTES:

- GC TO PROVIDE SUBMITTALS FOR APPROVAL FOR ALL FIXTURES AND ACCESSORIES
- ALL FIXTURES AND HARDWARE TO BE INSTALLED ADA AT ACCESSIBLE CLEARANCE AND HEIGHTS



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OFFICE RENOVATION
AT:

GATEWAY BUILDING
OCEAN COUNTY
COLLEGE

1 COLLEGE DR, TOMS RIVER NJ 08754

SEAL

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N.J. LIC. #11043
N.Y. LIC. #20632

MICHELLE DEL VECCHIO N.J. LIC. #18468

SHEET TITLE:

ENLARGED PLANS & MILLWORK DETAILS

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878-1804 DWG

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