

# GENERAL NOTES

1. ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE CURRENT ADOPTED CODES IN EFFECT, FOR THE FOLLOWING CODES. UNIFORM CONSTRUCTION CODE REHABILITATION SUBCODE 5:23-6, CATEGORY OF WORK TO BE NEW CONSTRUCTION AND RENOVATION AND ALL OTHER LOCAL CODES AND ZONING REQUIREMENTS FOR WORK OF

2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PROJECT THROUGH INSPECTION OF THE SITE AND THE CONSTRUCTION DOCUMENTS, SO AS TO THOROUGHLY UNDERSTAND THE PROJECT. ANY DISCREPANCIES AND OMISSION SHALL BE REPORTED TO AOD PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT DISCREPANCIES AND OMISSIONS ARE REPORTED AND CLARIFICATION OBTAINED FROM AOD PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PREFORMED, REPLACED OR REPAIRED WITH THE COST FOR SAME BORNE BY THE CONTRACTOR.

3. ALL CONTRACTOR'S WORK SHALL BE PREFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED NEAT APPEARANCE. ALL ADJUSTMENT SURFACES TO THEIR WORK SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OF THE CONTRACTOR'S WORK. CONTRACTOR SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF HIS INSTALLATIONS. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT AND REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION OF HIS WORK.

4. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BY MENTION. NOTE, DETAIL, OR IMPLICATION, HOWEVER BRIEF, MEANS THE CONTRACTOR SHALL PROVIDE AND INSTALL SAME. ALL WORK PERFORMED SHALL INCLUDE ALL APPARATUS NORMALLY DEEMED TO BE PART OF A COMPLETE PACKAGE WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS.

5. THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL COORDINATE THE FIELD DIMENSIONS WITH THE CONSTRUCTION DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

6. THE CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AND PROVIDE ALL FENCES, BARRICADES, ETC. AS MAY BE REQUIRED TO PROTECT LIFE AND PROPERTY. ALL WORK SHALL BE PROPERLY PROTECTED AT ALL TIMES.

7. THE GENERAL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADE PLUS THE COORDINATION, REPAIR, AND PREPARATION FOR THE WORK OF ANY OTHER TRADES OR SUBCONTRACTORS.

8. CONTRACTOR TO DETERMINE DIRECTION OF FRAMING BEFORE REMOVAL OF ANY WALLS. CONTRACTOR TO BRACE AND SECURE STRUCTURE AS REQUIRED TO INSURE FULL STRUCTURAL STABILITY. NOTIFY ARCHITECT IF REQUIRED FOR ANY STRUCTURAL DESIGN.

9. MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE NEW, MEET ALL CODE REQUIREMENTS, AND BE APPLIED OR USED ACCORDING TO THE MANUFACTURER'S PRESCRIBED INSTRUCTION AND WARRANTIES.

10. PROVIDE ALL NEW WORK AS INDICATED, SPECIFIED OR REQUIRED TO PRODUCE A FINISHED OPERABLE, LEGAL ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEM AS REQUIRED BY THE PROJECT.

11. CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE HEATING AND/OR COOLING OF THE BUILDING AND SIZE THE SYSTEM ACCORDINGLY, CONTRACTOR SHALL MAKE CERTAIN THAT THERE ARE NO DRAFTS, HOT OR COLD SPOTS IN ANY AREA OF THE BUILDING.

12. CONTRACTOR TO PATCH AND REPAIR ALL EXISTING WALLS. FLOORS, AND CEILING WHICH MAY BECOME DAMAGED AS REQUIRED TO PROVIDE A NEAT AND FINISHED APPEARANCE.

13. ALL PIPING TO BE PROTECTED FROM FREEZING. ALL THERMOSTATS AND SWITCHES TO BE 4'6" AFF. OUTLETS AT FLOOR LEVEL TO BE 1'0" AFF: OUTLETS AT COUNTERTOPS TO BE 3'6" AFF. CONTRACTOR TO VERIFY & COORDINATE ALL OUTLET HEIGHTS.

### LIGHTING/ELECTRIC NOTES

1. PROVIDE EMERGENCY ELECTRICAL SYSTEMS CIRCUITING TO MAINTAIN LIGHTING LEVELS AND EXIT LIGHTING AS REQUIRED BY CODE PER ELECTRICAL ENGINEER/CONTRACTOR.

2. INSTALL NEW ENGINEERED ALARM SYSTEM AND PROTECTIVE SIGNALING PER CODE. 3. NEW AND/OR MODIFIED LIGHT FIXTURES SHALL BE WRED USING MIN. #12 WIRE TO CONFORM WITH CURRENT NEC CODES AND SHALL UTILIZE CENTRAL JUNCTION BOXES W/BX WHIPS TO ADJACENT FIXTURE LOCATIONS. WHIPS SHALL BE OF SUFFICIENT

4. ALL LIGHT SWITCHES TO BE MOUNTED AT 4'-0" A.F.F. AND 6" CLEAR FROM DOOR FRAME UNLESS OTHERWISE NOTED.

LENGTH TO ALLOW MOVEMENT OF FIXTURE 8'-0" IN ANY DIRECTION.

#### MECHANICAL NOTES

1. NEW AND/OR MODIFIED DIFFUSERS SHALL BE ATTACHED TO 6" THRU 12" FLEX DUCTING AS PER CODE TO ALLOW FOR 10'-0" MOVEMENT IN

# FIT-UP NOTES

CONTRACTOR SHALL SUBMIT TO THE OWNER CERTIFICATES OF WORKMEN'S COMPENSATION AND COPIES OF INSURANCE COVERAGE FOR PROPERTY DAMAGE AND BODILY INJURY, AS REQUIRED BY AND IN AMOUNTS REQUIRED BY THE OWNER.

2. CONTRACTOR SHALL COMPLY WITH INSTRUCTIONS FROM THE BUILDING MANAGEMENT REGARDING DELIVERIES, REMOVAL OF DEBRIS, ELEVATOR, UTILITY AND SANITARY FACILITIES USAGE, ETC.

3. ALL WORK SHALL BE PERFORMED DURING REGULAR WORKING HOURS. CONTRACTOR MAY SUBMIT WRITTEN PROPOSALS FOR EXTRA WORK. EXTRA WORK SHALL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER.

4. FABRICATION / CONSTRUCTION OF ALL ITEMS REQUIRING SHOP DRAWINGS SCHEDULES AND / OR SAMPLES SHALL NOT PROCEED UNTIL SUBMISSION TO AND APPROVAL HAS BEEN RECEIVED FROM THE OWNER, NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT PRIOR SUBMISSION AND APPROVAL OF THE OWNER.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL WORK UNDER CONTRACT FROM DAMAGE BY OTHERS AND LEAVE ALL WORK IN PERFECT CONDITION (FREE FROM DIRT, STAINS, PAINT OR DEFACEMENT OF ANY KIND) PRIOR TO FINAL INSPECTION AND ACCEPTANCE BY THE OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE WORK AREAS FREE FROM EXCESSIVE DEBRIS AND CLEAN UP THE AREA AFTER EACH WORK DAY OR AS OTHERWISE REQUIRED TO PREVENT DAMAGE TO WORK ALREADY FINISHED AND PERSONAL

7. ALL HEATING AND VENTILATION TO BE IN ACCORDANCE WITH THE NEW JERSEY STATE UNIFORM BUILDING CODE, HVAC SYSTEM SHALL BE DESIGNED TO MAINTAIN A MINIMUM OF 70 DEGREES F, INSIDE WHEN 100 DEGREE F. OUTSIDE.

8. THE GENERAL CONTRACTOR SHALL REQUIRE EACH TRADE OR SUBCONTRACTOR WHOSE WORK IS EXECUTED IN RELATION TO PRIOR WORK TO CAREFULLY INSPECT THIS PRIOR WORK AND SUBMIT WRITTEN NOTICE OF ANY DEFECTS, IMPROPER WORKMANSHIP OR MATERIALS OR OTHER CONDITIONS THAT WOULD AFFECT THE SATISFACTORY PERMANENCY OF HIS WORK. NO FURTHER WORK SHALL BE EXECUTED UNTIL SUCH DEFECTS OR CONDITIONS HAVE BEEN CORRECTED OR AN AGREEMENT REACHED REGARDING DEFECTS WHICH MAY DEVELOP DUE TO CONDITIONS SO NOTED. THE ABSENCE OF ANY SUCH NOTIFICATION WILL BE CONSTRUED AS AN ACCEPTANCE BY THESE TRADES OR SUBCONTRACTORS OF ALL PRIOR RELATED WORK, AND LATER CLAIMS OF DEFECTS IN THIS WORK WILL NOT IN ANY WAY RELIEVE THESE TRADES OR SUBCONTRACTORS FROM RESPONSIBILITY FOR CORRECTING THEIR WORK.

9. BEFORE ORDERING ANY MATERIAL OR DOING ANY WORK THE CONTRACTOR SHALL VERIFY MEASUREMENTS OF THE WORK AND BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. HE MUST ALSO GIVE NOTIFICATION OF ANY DIFFERENCE WHICH MAY BE FOUND BEFORE PROCEEDING WITH THE WORK.

10. WHETHER INDICATED OR NOT ALL SOUND ATTENUATION BLANKET INSULATION SHALL BE 3 1/2". PROVIDE IN ALL WALLS AT CHASES, INCLUDING THOSE FOR DOWNSPOUTS AND IN ALL

11. ALL GYPSUM BOARDS WHEN TERMINATING AGAINST DISSIMILAR MATERIAL SHALL TERMINATE WITH METAL STOPS.

MECHANICAL ROOMS.

12. SOLID BLOCKING SHALL BE PROVIDED BEHIND ALL WALL MOUNTED ACCESSORIES OCCURING IN GYPSUM BOARD.

13. WHERE TERMINATION STRIPS ARE REQUIRED DUE TO CHANGES IN FLOOR FINISHES, TERMINATION STRIPS SHALL BE LOCATED UNDER DOOR, SO THAT WHEN CLOSED TWO DIFFERENT FLOOR FINISHES ARE NOT EXPOSED TO VIEW IN THE SAME ROOM.

14. ANY MANUFACTURER / CONTRACTOR FAILING TO SUBMIT NECESSARY INFORMATION REQUIRING PRIOR WORK BY OTHER TRADES TO SPECIFICALLY FACILITATE INSTALLATION OF THEIR PRODUCT SHALL BEAR ALL COSTS INVOLVED TO REMEDY SAID SITUATION. 15. ALL THROUGH SLAB PENETRATIONS SHALL BE FILLED WITH NON-SHRINK

SLEEVES AND PIPING, ETC. 16. ALL WOOD, WOOD BLOCKING AND PLYWOOD LAID AGAINST MASONRY OR CONCRETE SHALL BE TREATED LUMBER RESISTANT TO DECAY. (ALL WOOD

GROUT, OR SAFING IMMEDIATELY UPON INSTALLATION OF CONDUIT,

SHALL BE NON-COMBUSTIBLE). 17. IN AREAS TO BE REMODELED OR ADDED TO ABSOLUTE ACCURACY OF DIMENSIONS IS NOT INTENDED. DIMENSIONS SHOWN ON THE PLAN ARE FROM THE MOST ACCURATE AVAILABLE INFORMATION. DO NOT ORDER OR FABRICATE ANY ITEM UNTIL AN ON-SITE CHECK OF EXISTING CONDITIONS IS MADE. IT IS THE INTENT THAT NEW SURFACES CONTINUE FROM THE EXISTING IN AS ARCHITECTURALLY SOUND AND WORKMANLIKE MANNER AS POSSIBLE. REVIEW WITH THE ARCHITECT ALL SPECIAL CONDITIONS EXPOSED DURING CONSTRUCTION WHICH REQUIRE REALIGNMENT OF LOCATION OR METHODS OF INSTALLATION. THE OWNER WILL NOT BE LIABLE FOR ANY PREFABRICATED OR CONSTRUCTED ITEMS THAT CANNOT BE INSTALLED DUE TO FIELD CONDITIONS. IF FIELD CONDITIONS REQUIRE CHANGES AND ADDITIONAL LABOR AND MATERIALS, THE CONTRACTOR SHALL SUBMIT A REQUEST FOR A CHANGE ORDER IN ADVANCE FOR THE APPROVAL OF THE OWNER AND ARCHITECT.

18. CONTRACTOR TO TAKE ALL NECESSARY MEASURES TO PREVENT DAMAGE TO ADJACENT PROPERTY OR PERSONS.

19. CONTRACTOR TO PROVIDE ALL NECESSARY PROTECTION TO PORTIONS OF THE PRESENT STRUCTURE INTENDED TO BE INCORPORATED INTO COMPLETED WORK.

20. CONTRACTOR TO COORDINATE ALL DEMOLITION WITH NEW CONSTRUCTION TO INSURE PROPER LOCATION AND DIMENSIONS OF DEMOLISHED AREAS. INFORM THE ARCHITECT OF ANY DISCREPANCIES.

DURING ANY DEMOLITION. 22. WHERE EXISTING FINISHES TO REMAIN ARE DAMAGED, CONTRACTOR TO PATCH AND REPAIR TO MATCH EXISTING.

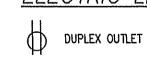
21. NOTIFY THE ARCHITECT IF STRUCTURAL MEMBERS ARE UNCOVERED

# PARTITION LEGEND

EXISTING PARTITION TO REMAIN EXISTING PARTITION/DOOR TO BE REMOVED

NEW FULL HEIGHT PARTITION (SEE

ELECTRIC LEGEND



## BUILDING DATA

EXISTING PROPOSED E/I-4 USE GROUP CONSTRUCTION CLASS 3B

KITCHEN ADDITION - 285 SF OFFICE ADDITION

CLOSET ADDITION - 50 SF BATHROOM RENOVATION - 120 SI EXISTING TOTAL BUILDING AREA



**YU LIC NO 10786** 

Beacon Prepretory Acade 165 Amboy Road Morganville, New Jers

KITCHEN

CONSTRUCTION

DWN: G.D.R. 4OD NO: 19.90 SCALE: 1/8" - 1'-0" DATE: 12:10:19

REV DATE DESCRIPTION

RENOVATION

A. Ondar Design Kitchen / Bathroom Ad Architecture 19 TRUMAN DRIVE. MARLBORO

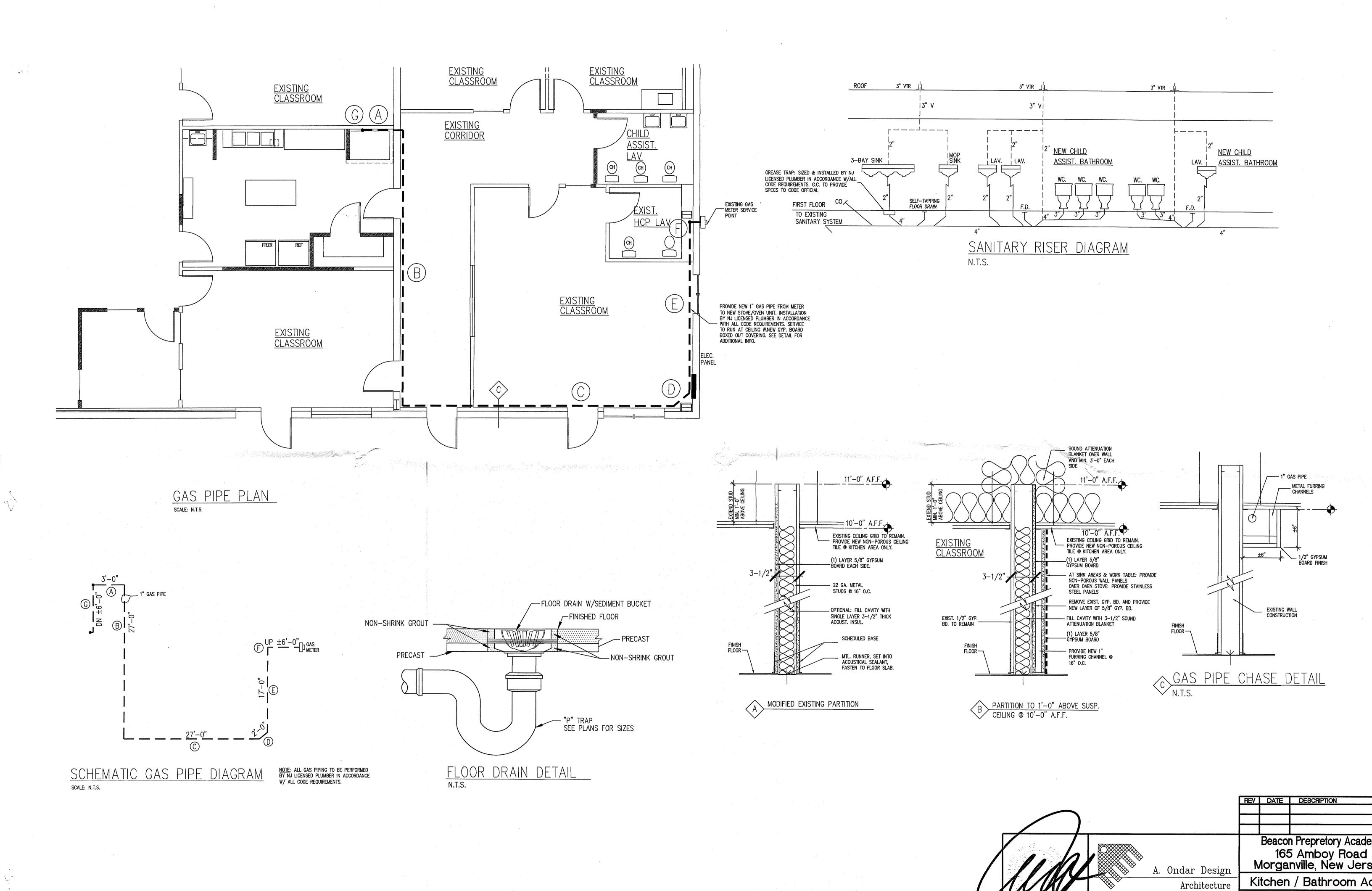
NEW CLOSET  $\square$  NEW OFFICE  $\square$ 

CONSTRUCTION

CONSTRUCTION

N.J. 07746 (732) 617-0900

\_OCATION PLAN



ALBERT ONDAR
19 TRUMAN DRIVE. MARLBORO
N.J. 07746 (732) 617-0900

ALBERT ONDAR N. LIC NO 10786 DWN: G.D.R.

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

AOD NO: 19,90

DATE: 12.10.19