

HOLMDEL PARK 407 RESTROOM RENOVATION, BLDG 201

REV	DATE	BY
CONST DWGS	01/24/13	GAC
BID SET	03/27/15	GAC

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MONMOUTH COUNTY PARK SYSTEM
 BOARD OF PARK AND RECREATION COMMISSIONERS
 805 NEWMAN SPRINGS ROAD
 LINCROFT, NEW JERSEY 07738-1985
 PHONE (732) 842-4000 FAX (732) 842-3640
 GLORIA A. COHEN, ARCHITECT NJ 21A0778100



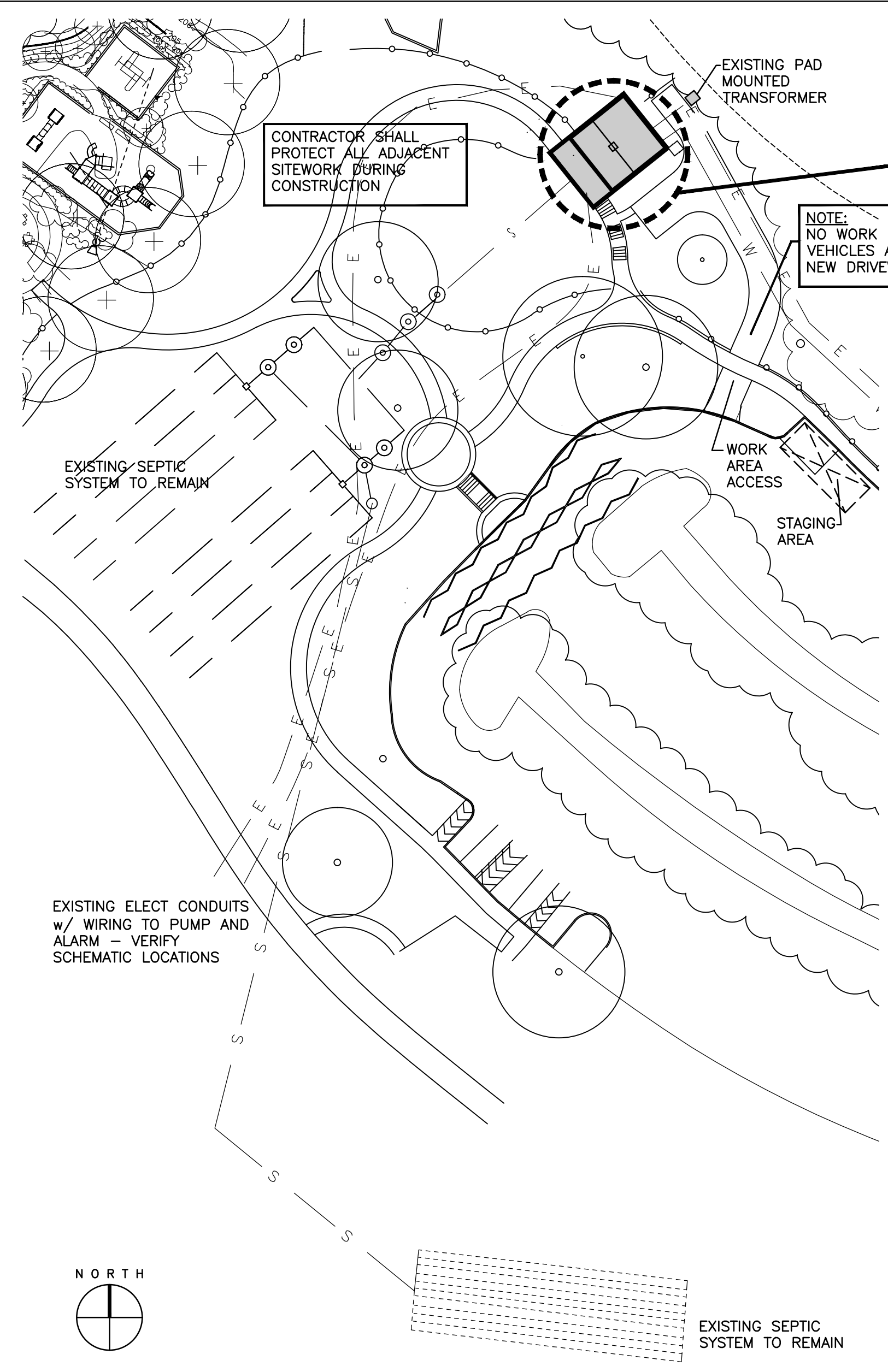
RESTROOM RENOVATION - BLDG 201
 HOLMDEL PARK 407
 TITLE SHEET, GENERAL NOTES, SPECS
 DATE 09/23/12 SCALE 1/4" = 1'-0" PROJECT # 100717 DRAWN GAC CHECKED GAC

SHEET NO. A1
 1 OF 6

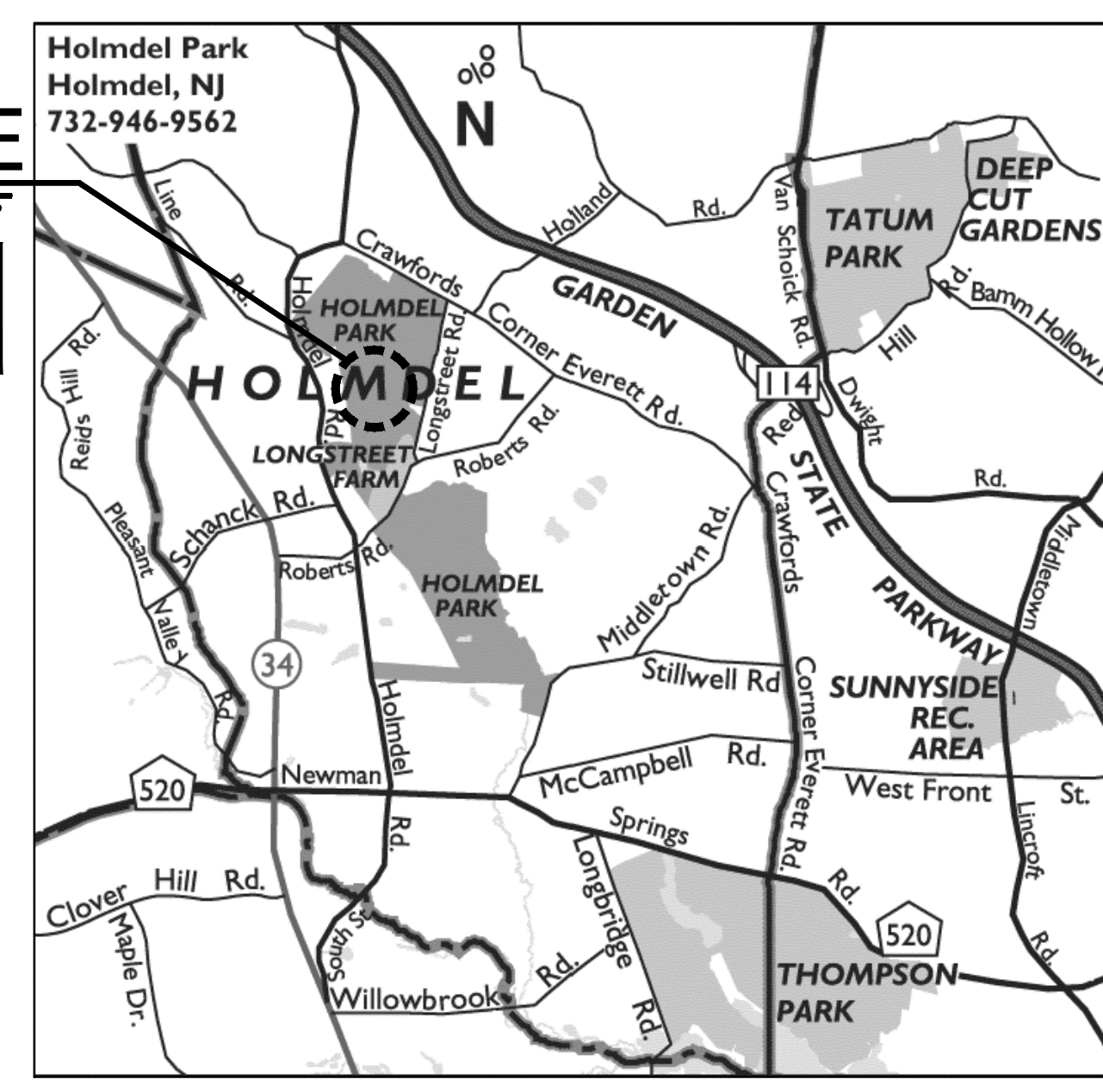
Holmdel Park, Bldg 201
 44 Longstreet Road
 Holmdel, NJ 07733
 Block: 19 Lot: 47

OWNER:
 MONMOUTH COUNTY PARK SYSTEM
 ACQUISITION AND DESIGN DEPARTMENT
 805 NEWMAN SPRINGS ROAD
 LINCROFT, NEW JERSEY 07738
 732-842-4000

COORDINATES
 40d22'20.85"N
 74d11'7.5"W



SITE



PROJECT ADDRESS

GENERAL CONDITIONS:

- A. THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND REMAIN THE PROPERTY OF THE ARCHITECT TO USE AS HE/SHE SEES FIT. THESE DRAWINGS SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. DRAWINGS SHALL NOT BE USED FOR ISSUE OF BUILDING PERMITS UNLESS SIGNED AND SEALED BY THE ARCHITECT. DRAWINGS SHALL NOT BE REPRODUCED WITHOUT AUTHORIZATION FROM THE ARCHITECT. UNLESS STATED SPECIFICALLY BY LETTER, THESE DRAWINGS MAY BE USED TO CONSTRUCT ONLY ONE OF THE STRUCTURE/BUILDING DELINEATED HEREIN.
- B. THESE DRAWINGS REPRESENT AN OVERALL DESIGN CONCEPT. THEY ARE PREPARED WITH THE INTENT TO DEMONSTRATE THE OVERALL DESIGN ARRANGEMENT AND METHOD OF ASSEMBLY OF THE VARIOUS COMPONENTS. THESE DRAWINGS DO NOT INDICATE EXTENSIVE DETAILS. THE CONTRACTOR SHALL HAVE REVIEWED THESE PLANS, SEEN THE SUBJECT PROPERTY AND BE CAPABLE OF EXECUTING THE DETAIL WORK NECESSARY TO ACHIEVE THE INTENDED RESULT IN A MANNER CONSISTENT WITH QUALITY WORKMANSHIP WITHIN THE REGION. IT IS INCUMBENT UPON THE CONTRACTOR TO REPORT IN WRITING TO THE ARCHITECT PRIOR TO SUBMISSION OF THE BID ANY QUESTIONABLE ERROR OR OMISSION IN INTENT OR METHOD OF CONSTRUCTION.
- C. OMIT
- D. CONSTRUCTION SHOWN SHALL CONFORM TO ALL APPLICABLE BUILDING CODES. NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
- E. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY COST DUE TO ANY CONDITIONS UNCOVERED DURING CONSTRUCTION. THESE DRAWINGS ARE PREPARED BASED UPON INFORMATION PROVIDED BY THE OWNER INCLUDING DRAWINGS, SURVEYS, ETC.
- F. MODIFICATIONS TO THESE PLANS BY THE CONTRACTOR SHALL NOT BE MADE WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT AND OWNER. A COPY OF SUCH CHANGES SHALL BE FILED WITH THE CONSTRUCTION OFFICIAL. ANY MODIFICATIONS MADE WITHOUT THE ARCHITECT'S WRITTEN CONSENT WILL BE THE SOLE RESPONSIBILITY OF THE PARTY ENACTING SUCH MODIFICATIONS.
- G. THE CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECT AND OWNER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING LEGAL FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.
- H-I. OMIT
- J. OMIT
- K. THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL OF THE PLANS, DIMENSIONS AND EXISTING SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL NOT SCALE THE DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE PLANS PRIOR TO ANY CONSTRUCTION.
- L. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWN AND LOCAL AUTHORITIES.
- M. ALL CONTRACTORS TO PROVIDE ALL NECESSARY BARRICADES AND SAFETY PRECAUTIONS AND TO STRICTLY ADHERE TO LOCAL, STATE AND O.S.H.A. SAFETY PRECAUTIONS.
- N. ALL CONTRACTORS SHALL MAINTAIN CONTRACTORS LIABILITY, PROPERTY DAMAGE INSURANCE AND WORKERS COMPENSATION INSURANCE TO FULLY PROTECT THE OWNER AND CONTRACTOR AGAINST ANY CLAIMS. THE CONTRACTOR SHALL FURNISH TO THE OWNER CERTIFICATES THAT THESE POLICIES ARE IN EFFECT.
- O. THE CONTRACTORS SHALL TAKE NECESSARY STEPS TO PROTECT THE WORK AND ALL MATERIALS AND SUPPLIES ON THE CONSTRUCTION SITE AGAINST LOSS OR DAMAGE FROM FIRE, VANDALISM AND MALICIOUS MISCHIEF AT ALL TIMES.
- P. OMIT
- Q. ALL CONTRACTORS AND SUB-CONTRACTORS MUST COMPLY WITH ALL SPECIFICATIONS, NOTES AND DRAWINGS. IN MOST INSTANCES, IF THE SPECIFICATIONS DIFFER FROM THE DRAWINGS, THE DRAWINGS SHALL SUPERCEDE. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.
- R. ALL CONTRACTORS AND SUB-CONTRACTORS ON THIS PROJECT SHALL BE RESPONSIBLE FOR THE PROPER PERFORMANCE OF THEIR WORK, COORDINATION WITH OTHER TRADES, METHODS, SAFETY AND SECURITY ON THE JOB SITE.
- S. ALL MATERIALS AND EQUIPMENT SHALL BE APPROVED FOR USE AS REQUIRED BY GOVERNING MUNICIPAL, STATE AND FEDERAL AGENCIES AND SHALL BEAR ALL REQUIRED CONDITIONS.

SITE PLAN

PROJECT ADDRESS

SHEET INDEX

- A1 TITLE SHEET, GENERAL NOTES, SPECS
- A2 FLOOR PLAN, DEMO PLAN, ACCESSORY PLAN AND LIGHTING ON REF CLG PLAN.
- A3 EXTERIOR ELEVATION, INTERIOR ELEVATIONS
- A4 TYPICAL ADA DIMENSIONS AND DETAILS
- P1 PLUMBING NOTES AND DIAGRAMS
- E1 ELECTRICAL NOTES, LIGHTING AND POWER DIAGRAMS

SHEET INDEX

BUILDING CLASSIFICATION DATA:

PROJECT DESCRIPTION:
 THE PROJECT INVOLVES THE RENOVATION OF AN EXISTING RESTROOM BUILDING w/ PLUMBING CHASE AND JANITOR CLOSET OF 675 SF.

APPLICABLE CODE:
 THESE CONSTRUCTION DOCUMENTS WERE PREPARED IN ACCORDANCE WITH THE FOLLOWING CODES:
 INT. BUILDING CODE (IBC)-NJ ED 2009 ADOPTED 09/07/10 W/AMENDMENTS AT NJAC 5:23-3.14
 NATIONAL ELECTRIC CODE (NEC) 2011 ADOPTED 05/07/12 W/AMENDMENTS AT NJAC 5:23-3.16
 NATIONAL STAND. PLUMBING CODE 2009 ADOPTED 09/07/10 W/AMENDMENTS AT NJAC 5:23-3.15
 ASHRAE 90.1-2007 (COMMERCIAL) 2007 ADOPTED 09/07/10 W/AMENDMENTS AT NJAC 5:23-3.18
 INTERNATIONAL MECHANICAL CODE 2009 ADOPTED 09/07/10 W/AMENDMENTS AT NJAC 5:23-3.20
 INTERNATIONAL FUEL GAS CODE 2009 ADOPTED 09/07/10 W/AMENDMENTS AT NJAC 5:23-3.15
 REHABILITATION SUBCODE - NJAC 5:23-6 UPDATED ANNUALLY
 BARRIER-FREE SUBCODE -
 NJAC 5:23-7 + ANSI A117.1-2003 ADOPTED 05/07/07 W/AMENDMENTS AT NJAC 5:23-7.2

BUILDING USE & CONSTRUCTION TYPE

USE GROUP:	B	REMARKS
CONSTRUCTION TYPE:	V-5, REQD. III EXISTING	REST ROOM BUILDING w/ PLUMBING CHASE
BUILDING HEIGHT:		
ALLOWABLE:	2 STORY / 40'-0"	
PROPOSED:	1 STORY / 20'-0"	
BUILDING AREA:		
ALLOWABLE:	9,000 SF	PER FLOOR
FRONTAGE INCREASE:	6,750 SF	[212'/212'-0.25]30/30
SPRINKLER INCREASE:	0	NO SPRINKLERS
TOTAL ALLOWABLE AREA:	15,750 SF	31,500 SF
EXISTING:	675 SF GROSS < 31,500 (UNDER ALLOWABLE AREA)	
VOLUME OF EXISTING CONSTRUCTION:	1600 CF PER TOILET ROOM	

GENERAL NOTES

BUILDING CLASSIFICATION DATA

