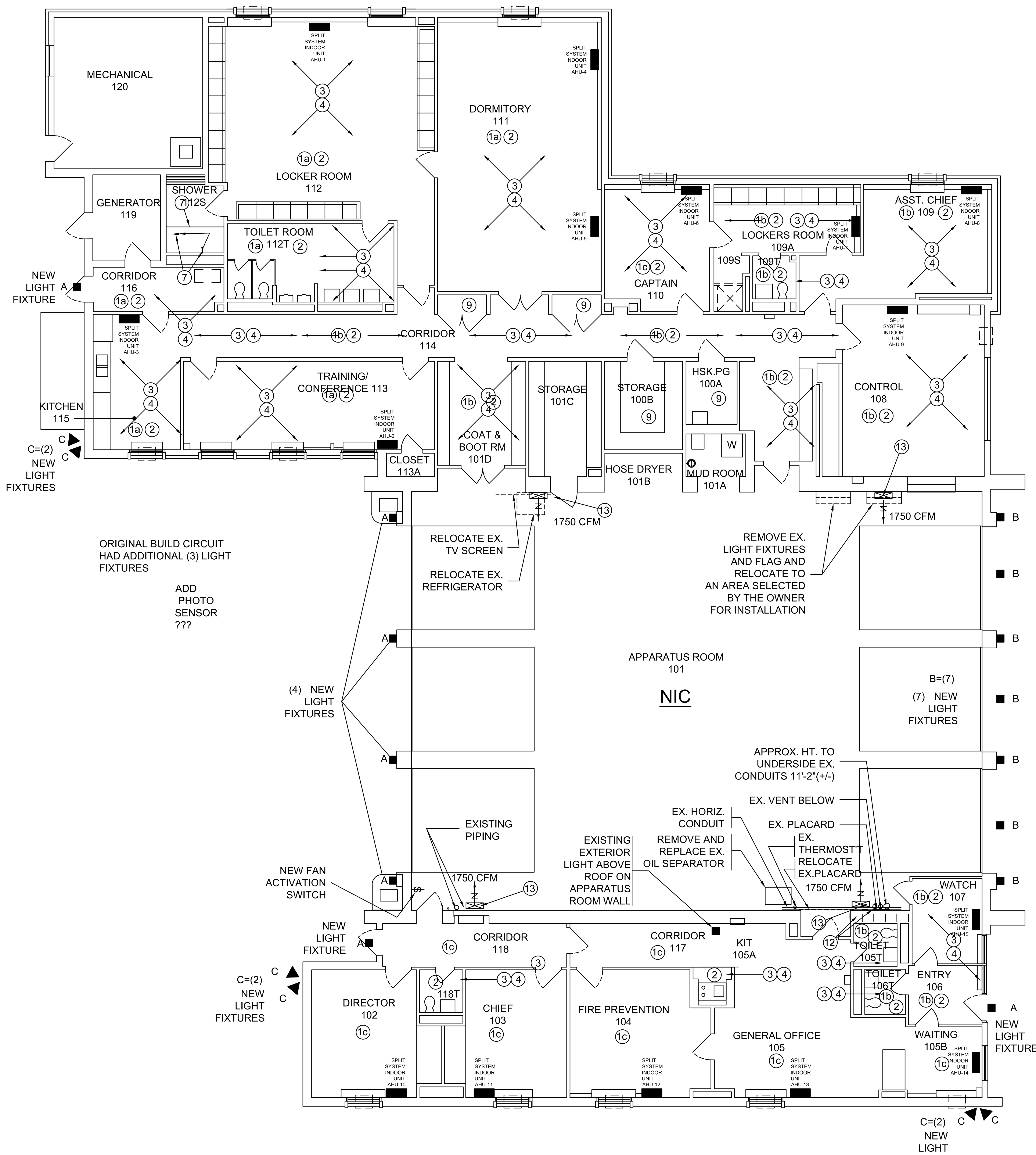


A FLOOR PLAN

0 4' 8' 16' 24'

WORK STAGING AREAS:

THIS IS A FUNCTIONING OPERATIONAL BUILDING. THE CONTRACTOR SHALL CORRDINATE WITH THE OWNER WORK STAGING AREAS TO FACILITATE A FUNCTIONAL OPERATIONAL BUILDING DURING THE CONSTRUCTION.

THE NEW FINISHED FLOOR VCT COLOR SHALL BE:

ARMSTRONG FLOORING
VINYL COMPOSITION TILE
IMPERIAL TEXTURE
51910 CLASSIC BLACK, 12"x12"

SCOPE OF WORK:

(1.) INTERIOR (BOTH SIDES OPERATION WINGS)

GENERAL : FINISH FLOOR CONSTRUCTION:

IN THE ASBESTOS MANAGEMENT REPORT THE ORIGINAL YEAR OF BUILDING CONSTRUCTION IS NOTED AS 1971. AN ASBESTOS MANAGEMENT PLAN WAS IMPLEMENTED AFTER TESTING OF MATERIALS YIELDED POSITIVE RESULTS FOR ASBESTOS MATERIAL. THE CONTRACTOR AND OWNER SHALL REVIEW THE ASBESTOS MANAGEMENT PLAN. PRIOR TO ANY WORK THE CONTRACTOR AND THE OWNER SHALL COORDINATE ANY MEASURES NECESSARY TO REMOVE, CONTAIN AND MAKE SAFE AND SECURE THE CONSTRUCTION WORK AREA AND OPERATIONAL BUILDING AREAS FROM ENVIRONMENTAL HAZARDS. THE ARCHITECT IS NOT RESPONSIBLE FOR NOR HAS ANY LIABILITY FOR THE REMOVAL OF EXISTING MATERIALS OR THE INSTALLATION OF THE NEW FLOORING MATERIALS. THE INFORMATION PROVIDED IS PRESENTED TO ASSIST THE CONTRACTOR IN COMPLETING THE WORK.

IN THE YEAR (+/-) 2020 INTERIOR RENOVATIONS INCLUDED THE INSTALLATION OF CARPET AND VCT TILES OVER EXISTING VAT FLOOR TILES. THE CONTRACTOR WORK INCLUDED:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING FLOOR TILES AREAS.
2. EXISTING TILES ARE VINYL ASBESTOS FLOOR TILES, 9"X9" & 12"X12"
3. EXISTING TILES SHOULD BE STRIPPED TO REMOVE ANY OLD POLISH.
4. REMOVE ANY LOOSE TILES AND PATCH AREA WITH A PORTLAND CEMENT BASED UNDERLAYMENT PATCH.
5. NEW FLOOR TILES TO BE INSTALLED ON TOP OF EXISTING.
6. NEW TILES SEAMS SHOULD BE OFFSET BY 6".

(1a) IN 2020, NEW RUBBER FLOOR TILE WORK INCLUDED NEW RUBBER FLOOR TILES TO BE INSTALLED ON TOP OF EXISTING VCT FLOOR TILE AND FILL OUT AREAS WHERE TILES ARE MISSING TO LEVEL FLOOR.

(1b) IN 2020, PROVIDE NEW RUBBER FLOOR TILE WORK INCLUDED NEW RUBBER FLOOR TILES TO BE INSTALLED ON TOP OF EXISTING VAT FLOORING. FILL OUT AREA WHERE TILES ARE MISSING TO LEVEL FLOOR.

(1c) IN 2020, CARPET REMOVAL WORK INCLUDED REMOVAL OF EXISTING CARPET (CHECK THAT THE ASBESTOS FLOOR TILES DO NOT ADHERE TO THE CARPET, OR AN ASBESTOS CONTRACTOR SHOULD BE REMOVING THE CARPET). CLEAN, REPAIR CONCRETE SLAB AND PROVIDE NEW CARPET TILES. IN ROOM 110 RUBBER FLOORING WAS INSTALLED.

(2.) REMOVE EXISTING RUBBER FLOOR IN ALL AREAS WHERE RUBBER FLOOR TILE IS INSTALLED. SEE NOTE "1a" AND NOTE "1b" FOR LOCATION OF AND DEMOLITION OF RUBBER FLOORING. AT LOCATIONS WHERE VINYL ASBESTOS TILE (VAT) IS INDICATED A SAMPLE AREA SHALL BE REMOVED TO UNDERSTAND THE FRIABLE NATURE OF THE VAT TO NEGATE ANY DISLODGING OF MATERIAL. THE METHOD USED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

(3.) PREPARE EXISTING FLOOR FOR INSTALLATION OF NEW VINYL COMPOSITION TILE (VCT) ON EXISTING (VCT) OR (VAT) FLOOR TILE PER MANUFACTURERS INSTRUCTIONS. NEW (VCT) COLOR AS SELECTED BY ARCHITECT/OWNER

(4.) REMOVE EXISTING FLOOR BASE MATERIAL. REPAIR ANY DAMAGE TO ADJACENT SURFACES DUE TO EXISTING FLOOR BASE MATERIAL REMOVAL INCLUDING BUT LIMITED TO SPACKLE SAND AND PAINT ADJACENT SURFACES. PAINTING SHALL INCLUDE THE WALL FROM FLOOR TO CEILING TO MATCH PREVIOUS PAINT COLOR.

(5.) IN A LOCATION INDICATING ASBESTOS TILE, THE CONTRACTOR SHALL SELECT A CERTAIN LOCATION AND PROVIDE AS A SAMPLE AREA FOR RUBBER FLOOR TILE REMOVAL OVER EXISTING VAT TILES. IT SHALL BE DETERMINED BY THE OWNER AND CONTRACTOR PROCEDURES FOR DEMOLITION WORK AT THE VAT LOCATIONS.

(6.) THE CONTRACTOR SHALL PROVIDE AN ALTERNATE PRICE FOR RUBBER FLOORING REMOVAL BY PROFESSIONAL ABATEMENT CONTRACTOR. THE REMOVAL SHALL COMPLY WITH NEW JERSEY STATE CODE

(7.) ROOM 112 S RELOCATE EXISTING SHOWER HEAD AS SHOWN - PATCH STALL SHOWER WALL - INSTALL NEW COLLAPSIBLE SHOWER DAM SEE "COLLAPSIBLE WATER RETAINER SHOWER DAM DETAIL" -

(8.) CONTRACTOR SHALL RELOCATE AND REPLACE FURNITURE, WEIGHT LIFTING EQUIPMENT, KITCHEN EQUIPMENT, OFFICE FURNITURE, ECT. AS REQUIRED TO COMPLETE THE WORK. COORDINATE WITH THE OWNER FOR LOCATION OF STAGING / TEMPORARY STORAGE AREAS.

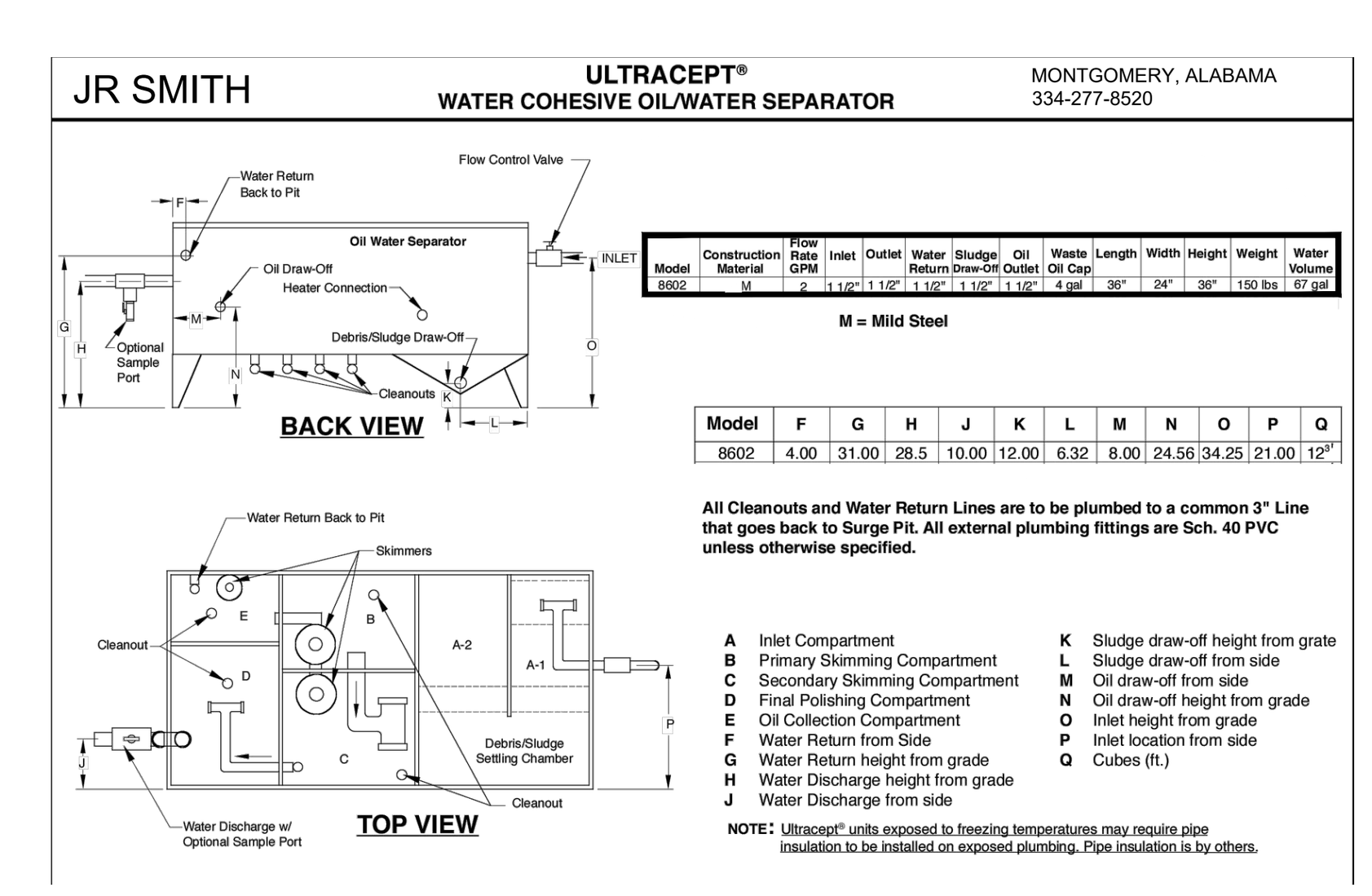
(9.) ALL CLOSETS, STORAGE ROOM 100B, AND HOUSE KEEPING ROOM 100 A, THAT HAVE RUBBER FLOORING INSTALLED SHALL HAVE THE RUBBER FLOORING REMOVED AND VCT TILE INSTALLED.

(10.) CONTRACTOR SHALL CUT HEIGHT OF VINYL BASE AS REQUIRED TO FIT IN LOCATIONS WHERE HEIGHT LESS THAN 6" IS REQUIRED.

(11.) CONTRACTOR SHALL LOCATE NEW INTERIOR AIR HANDLING UNIT LINE SETS FOR MINIMAL VISUAL EXPOSURE. CONTRACTOR SHALL PROVIDE REQUIRED SUPPORT BRACKETS. FOR LINESETS THAT PENETRATE CEILING TILES, THE CEILING TILE SHALL BE REMOVED AND REPLACED WITH A NEW CEILING TILES TO MATCH EXISTING. CUT NEW CEILING TILE TO ACCOMODATE NEW LINE SET COVERS. PRIOR TO COMPLETION OF ALL PVC PENETRATIONS THROUGH WALL, CEILING OR EXPOSED HORIZONTAL AND VERTICAL PVC ENCLOSURE RUNS, THE CONTRACTOR SHALL PROVIDE (1) PVC "SLIMDUCT" ENCLOSURE INSTALL IN AN AREA SELECTED BY THE OWNER / ARCHITECT WHICH WILL SET THE STANDARD FOR THE REMAINING "SLIMDUCT" INSTALLATION. THE INSTALLATION SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF REMAINING LINESET COVERS. ONLY RECTANGULAR CROSS SECTION OF MATERIAL IS ACCEPTABLE. SIZE AS SUITABLE FOR THE INSTALLATION. SEE "LINESET COVER" DETAIL

(12.) RELOCATE EXISTING SWITCH

(13.) NEW 8" x 24" INTAKE DUCT AT 12" AFF. PROVIDE NECESSARY SUPPORT AND OFF SET SUPPORT BRACKETS, FRAMES, ETC. AS MAY BE REQUIRED FOR INSTALLATION



OIL SEPARATOR

CONTRACTOR SHALL DECOMMISION AND REMOVE EXISTING OIL SEPARATOR AND DISPOSE OF ACCORDING TO NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION POLICY. ALL REQUIRED PERMIT SHALL BE OBTAINED BY THE CONTRACTOR FOR DISPOSAL.USE A LICENSED WASTE DISPOSAL COMPANY.

CONTRACTOR SHALL SUPPLY AND INSTALL A NEW OIL SEPARATOR AND PROVIDE ANY ALL PIPING. FITTINGS, GASKETS, ETC. REQUIRED FOR A COMPLETE AND OPERATIONAL OIL SEPARATOR. THE CONTRACTOR SHALL ADJUST ALL EX. PIPING OR PROVIDE NEW PIPING AS REQUIRED FOR THE NEW OIL SEPARATOR.

CONTRACTOR SHALL SNAKE OUT AND CLEAN SOIL DRAIN PIPING FROM FLOOR DRAIN TO SUMP PIT. INSPECT AND REPAIR AS MAY BE REQUIRED THE EX. SUMP PUMP .

PROVIDE SHOP DRAWINGS FOR INSTALLATION. SUBSTITUTE MANFACTURERS PERMITTED. CONTRACTOR SHALL PROVIDE DATA AS REQUIRED FOR SUBSTITUTION SIGNED AND SEALED BY A NEW JERSEY. P.E.

LEGEND

(#) CONSTRUCTION NOTE

/ A-# DETAIL # / DWG

/ A- ELEV # / DWG

/ A- SECT. # / DWG



COLLAPSIBLE WATER RETAINER SHOWER DAM DETAIL

CONTRACTOR SHALL SUPPLY AND INSTALL SANTOPRENE COLLAPSIBLE WATER RETAINER OR ARCHITECT APPROVED EQUAL -
1 3/8" H x 1 1/2" W STAIN, MOLD AND BACTERIA RESISTANT - MEETS ADA GUIDELINES -SYNTHETIC, DURABLE PLASTIC - THERMOPLASTIC (TPE) - MATERIAL LEGNTH SHALL BE FULL WIDTH OF EXISTING SHOWER UNIT- END CAPS AS REQUIRED - CLEAN AREA WITH CLEANING SOLVENT PRIOR TO INSTALLATION - ADHESIVE PER MANUFACTURERS INSTRUCTIONS - WIPE OFF EXCESS ADHESIVE - ALLOW CURING MINIMUM 24 HOURS OR AS PER MANUFACTURERS INSTRUCTION - - COLOR AS SELECTED BY THE ARCHITECT / OWNER



LINE SET COVER DETAIL

CONTRACTOR SHALL SUPPLY AND INSTALL SLIMDUCT SD PVC RECTANGULAR INDOOR LINESET COVERS WITH NECESSARY ACCESSORIES INCLUDING COUPLERS, ELBOWS, AND SUPPORT BRACKETS,TEES, BENDS, AND DUCTING AS REQUIRED FOR A COMPLETE INSTALLATION - SIZE AS REQUIRED TO COVER EXISTING REFRIGERANT PIPING - CONTRACTOR SHALL MEASURE EACH REFRIGERANT PIPING LINE SET AND VERIFY THE SPECIFIED PIPE COVER MFG. SIZES SHALL PROVIDE COMPLETE COVER. FOR ANY REFRIGERANT PIPING THAT DOES NOT COVER REFRIGERNAT LUINESETS BY THE SPECIFICED MANUFACTURER THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR APPROVAL A SUBMITTED ALTERNATE. NO ADDITIONAL COMPENSATION SHALL BE APPROVED FOR ALTERNATE MFGS. FOR SIZE REQUIREMENTS.

COLOR AS SELECTED BY THE ARCHITECT / OWNER

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80%

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DC ARC 6052
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GA RA 012998
IL 001.020501
IN AR 11300067
IA 06841
KS 5073
LA 5690
MD 11039
MA 10131
NJ PLANNER 33LI00435100
MI 1301045424
MN 48411
MO A 2009005517
NV 5015
NC 9671
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REVISIONS

NO.:	DATE:	
1	XXXXX	XXXXXXXX
NO.:	DATE:	SUBMISSIONS

CLIENT / PROJECT:

TOWNSHIP OF WEST ORANGE
DEPARTMENT OF PUBLIC WORKS

FIRE STATION 1
EXTERIOR & INTERIOR IMPROVEMENTS & RENOVATIONS

415 VALLEY ROAD
WEST ORANGE, NJ 07052

DRAWING TITLE:

DEMOLITION AND CONSTRUCTION FLOOR PLAN, LEGEND, AND NOTES

PROJECT MANAGER:	SCALE:
GM	AS NOTED
DRAWN BY:	DATE:
HEA	12.22.2025
CHECKED BY:	PROJECT NO.:
GM	8156-FS1

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4/2020