**FIRE PROTECTION GENERAL NOTES**

1. **Contractor General Notes:** Any contract work performed as a result of this contract is subject to the terms and conditions of this contract, including any amendments or modifications thereto, and any applicable laws and regulations. The contractor shall be responsible for ensuring compliance with all applicable codes and standards, including the International Building Code and any local codes.

2. **Quantity and Price:** The quantities and prices stated in the contract documents are approximate and subject to change. The contractor shall be responsible for ensuring that all work is performed in accordance with the contract documents and any amendments or modifications thereto.

3. **Changes in Work:** Any changes in work shall be made in writing and approved by the owner and the architect/engineer prior to performance.

4. **Subcontractors:** The contractor shall not subcontract any work without the written approval of the owner and the architect/engineer.

5. **Supervision:** The contractor shall be responsible for the supervision of all subcontractors and workers performing work under this contract.

6. **Insurance:** The contractor shall be responsible for obtaining and maintaining all necessary insurance coverage as required by law and as specified in the contract documents.

7. **Liability:** The contractor shall be liable for any injuries or damages caused by work performed under this contract.

8. **Permits:** The contractor shall be responsible for obtaining all necessary permits for the work to be performed under this contract.

9. **Responsibility:** The contractor shall be responsible for all work performed under this contract, including any defects or deficiencies in the work.

10. **Warranty:** The contractor shall warranty all work performed under this contract for a period of one year from the date of completion.

11. **Dispute Resolution:** Any disputes arising out of this contract shall be resolved through mediation, arbitration, or litigation as specified in the contract documents.

12. **Termination:** This contract may be terminated by the owner for cause or upon 30 days prior written notice.

13. **Indemnification:** The contractor shall indemnify and hold harmless the owner and the architect/engineer from any claims, losses, or damages arising out of work performed under this contract.

14. **Payment:** The contractor shall be paid in accordance with the contract documents.

**APPLICABLE CODES:**

- **2015 International Plumbing Code**
- **2015 National Electrical Code**
- **2015 International Fuel Gas Code**
- **2015 International Mechanical Code**
- **2015 International Fire Sprinkler Code**

**FIRE PROTECTION SPECIFICATIONS**

1. **Sprinkler System:** The fire protection system shall consist of an automatic sprinkler system with the following characteristics:
   - **Sprinkler Size:** 1/2" nominal
   - **Sprinkler Type:** Ordinary Hazard, Ordinary Hazard, Ordinary Hazard
   - **Sprinkler Head:** Concealed Pendent
   - **Sprinkler Flow:** 17.6 GPM
   - **Sprinkler Temperature:** 165°F
   - **Sprinkler Make:** Match Existing

2. **Sprinkler System Design:** The fire protection system shall be designed in accordance with the following code requirements:
   - **Integrity:** The system shall be designed to meet the requirements of the International Building Code.
   - **Capacity:** The system shall be designed to provide the required capacity for the building.
   - **Distribution:** The system shall be designed to provide uniform distribution of water.

3. **Sprinkler System Installation:** The fire protection system shall be installed in accordance with the following code requirements:
   - **Integrity:** The system shall be installed to meet the requirements of the International Building Code.
   - **Capacity:** The system shall be installed to provide the required capacity for the building.
   - **Distribution:** The system shall be installed to provide uniform distribution of water.

4. **Sprinkler System Testing:** The fire protection system shall be tested in accordance with the following code requirements:
   - **Integrity:** The system shall be tested to meet the requirements of the International Building Code.
   - **Capacity:** The system shall be tested to provide the required capacity for the building.
   - **Distribution:** The system shall be tested to provide uniform distribution of water.

5. **Sprinkler System Maintenance:** The fire protection system shall be maintained in accordance with the following code requirements:
   - **Integrity:** The system shall be maintained to meet the requirements of the International Building Code.
   - **Capacity:** The system shall be maintained to provide the required capacity for the building.
   - **Distribution:** The system shall be maintained to provide uniform distribution of water.

**CONTRACTOR RESPONSIBILITIES**

1. **Schedule:** The contractor shall coordinate his scheduling with the owner and the general contractor to ensure that the work is completed in a timely manner.

2. **Coordination:** The contractor shall coordinate with other contractors and subcontractors to ensure that all work is coordinated and that the building is completed in a safe and efficient manner.

3. **Notifications:** The contractor shall provide notifications to the owner and the general contractor as required by law and as specified in the contract documents.

4. **Warranties:** The contractor shall provide warranties for all work performed under this contract, including any defects or deficiencies in the work.

5. **Liability:** The contractor shall be liable for any injuries or damages caused by work performed under this contract.

6. **Insurance:** The contractor shall be responsible for obtaining and maintaining all necessary insurance coverage as required by law and as specified in the contract documents.

7. **Permits:** The contractor shall be responsible for obtaining all necessary permits for the work to be performed under this contract.

8. **Payment:** The contractor shall be paid in accordance with the contract documents.

9. **Dispute Resolution:** Any disputes arising out of this contract shall be resolved through mediation, arbitration, or litigation as specified in the contract documents.

10. **Termination:** This contract may be terminated by the owner for cause or upon 30 days prior written notice.

11. **Indemnification:** The contractor shall indemnify and hold harmless the owner and the general contractor from any claims, losses, or damages arising out of work performed under this contract.

**TYPICAL HANGER DETAIL**

- **Sprinkler Branch:** 1/2" Sprinkler Main Branch
- **Sprinkler Head:** Concealed Pendent
- **Sprinklerflow:** 17.6 GPM
- **Sprinkler Temperature:** 165°F
- **Sprinkler Make:** Match Existing

**CONCEALED SPRINKLER HEAD**

- **Sprinkler Branch:** 1/2" Sprinkler Main Branch
- **Sprinkler Head:** Concealed Pendent
- **Sprinklerflow:** 17.6 GPM
- **Sprinkler Temperature:** 165°F
- **Sprinkler Make:** Match Existing

**FLOOR CONTROL VALVE DETAIL**

- **Valve Size:** 1/2" Control Valve
- **Valve Type:** Floor Control Valve
- **Valve Connection:** Floor Control Valve
- **Valve Operation:** Floor Control Valve
- **Valve Material:** Stainless Steel

KEY NOTES

1. 2 1/2" HOSE VALVE, CAP AND CHAIN. MOUNT VALVE 4'-0" AFF.

2. 1.6 2 1/2" HOSE VALVE WITH TAMPER SWITCH.

3. 1.9 2" MAIN DRAIN, PENETRATE WALL 24" ABOVE WALKWAY WITH 45° TURN DOWN ELBOW. SEAL ANNULAR SPACE BETWEEN PIPE PENETRATION AND WALL WATERTIGHT WITH EXTERIOR SILICON SEALANT.

4. 1.5 FLOOR ZONE CONTROL VALVE ASSEMBLY. SEE DETAIL FOR ADDITIONAL INFORMATION.

5. 1.3 REMOVE EXISTING 4" BULK MAIN PIPING AND REPLACE WITH 6". NEW 6" UP TO FIRST FLOOR. FILL ANNULAR SPACE BETWEEN PIPE AND FLOOR WITH UL LISTED FIRE SEALANT.

6. 1.2 CORE DRILL THRU EXISTING WALL. PROVIDE PIPE SLEEVE. SEE DETAIL FOR ADDITIONAL INFORMATION.

7. 1.1 CONTRACTOR SHALL VERIFY CAPACITY OF EXISTING FIRE PUMP TO ACCOMMODATE DESIGNATED HAZARD CLASSIFICATIONS BASED UPON HYDRAULIC CALCULATIONS AND PROVIDE SUPPORTING CALCULATIONS TO ENGINEER.

8. 1.4 2 1/2" HOSE VALVE, CAP AND CHAIN INSIDE POTTER ROEMER MODEL 1812-A SEMI-RECESSED CABINET WITH GLASS DOOR. MOUNT VALVE 4'-0" AFF.
KEY NOTES

1. 2 1/2" HOSE VALVE, CAP AND CHAIN MOUNT VALUE 4'-0" AFF.
2. FLOOR ZONE CONTROL VALVE ASSEMBLY. SEE DETAIL FOR ADDITIONAL INFORMATION.
3. 2 1/2" HOSE VALVE, CAP AND CHAIN MOUNTED ON RECESS WALL.
4. PROVIDE SIDEWALL SPRINKLERS BENEATH GLASS CEILING TO PROVIDE COMPLETE COVER TO GLASS SURFACE AND SURROUNDING AREAS.
5. SPRINKLER HEADS AND PIPING SHALL BE LOCATED ABOVE CEILING GRID SYSTEM IN ROOMS 115 AND 116 CEILINGS.

OCCUPANCY: ORDINARY HAZARD GROUP 2
DENSITY: 0.20 GPM/SQ FT
DESIGN AREA: 1500 SQ FT
MAX AREA PER SPRINKLER: 130 SQ FT
HOSE ALLOWANCE: 250 GPM (COMBINED INSIDE & OUTSIDE)

NOTE: SEE DESIGN CRITERIA ON DRAWING FP1.0 FOR ALL AREAS NOT INDICATED.

SECOND FLOOR PLAN

NOTE: 1/8" = 1'-0" SCALE AS NOTED

KEVIN DWYER, PE
PROFESSIONAL ENGINEER, NJ LIC. No. 35254

Corporate Office
1800 Route 34, Suite 101
Wall, NJ 07719
732.312.9800

Regional Offices
Hackettstown, NJ
New York, NY

Edmund H. Gaunt, Jr., AIA
C5251
A Limited Liability Company

COPYRIGHT © 2017, FRENCH & PARRELLO ASSOCIATES, PA - THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, WITHOUT THE WRITTEN PERMISSION OF FRENCH & PARRELLO ASSOCIATES, PA IS PROHIBITED. DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING.

TWO RIVER THEATER COMPANY
LOTS 22, 22.01, 22.02, BLOCK #36
WEST STREET
RED BANK, NEW JERSEY

KLD
LDW

2.1.18
2010-18
BID SET

2010-18
BP2.1

2010-18
BP2.1

2010-18
BP2.1
THIRD FLOOR PLAN

KEY NOTES:

1. 2 1/2" HOSE VALVE, CAP AND CHAIN MOUNT VALUE 4'-0" AFF.
2. FLOOR ZONE CONTROL VALVE ASSEMBLY. SEE DETAIL FOR ADDITIONAL INSTRUCTIONS.
3. 2 1/2" HOSE VALVE, CAP AND CHAIN MOUNT VALUE 4'-0" AFF.
4. 2 1/2" HOSE VALVE, CAP AND CHAIN MOUNT VALUE 4'-0" AFF.
5. OPERATOR AND PIPING SHALL BE LOCATED ABOVE CEILING GRID.

STANDPIPE #3
COMBINED SPRINKLER & STANDPIPE RISER
6" DN

KEY NOTES:

1. 2 1/2" HOSE VALVE, CAP AND CHAIN MOUNT VALUE 4'-0" AFF.
2. FLOOR ZONE CONTROL VALVE ASSEMBLY. SEE DETAIL FOR ADDITIONAL INSTRUCTIONS.
3. 2 1/2" HOSE VALVE, CAP AND CHAIN MOUNT VALUE 4'-0" AFF.
4. 2 1/2" HOSE VALVE, CAP AND CHAIN MOUNT VALUE 4'-0" AFF.
5. OPERATOR AND PIPING SHALL BE LOCATED ABOVE CEILING GRID.

STANDPIPE #1
4" DN

STANDPIPE #2
4" DN

OCCUPANCY:
EXTRA HAZARD GROUP 1
DENSITY:
0.30 GPM/SQ FT
DESIGN AREA:
221 SQ FT
MAX AREA PER SPRINKLER:
100 SQ FT
HOSE ALLOWANCE:
500 GPM
SPRINKLERS:
UPRIGHT QUICK RESPONSE

OCCUPANCY:
ORDINARY HAZARD GROUP 2
MISCELLANEOUS STORAGE
DENSITY:
0.20 GPM/SQ FT
DESIGN AREA:
1500 SQ FT
MAX AREA PER SPRINKLER:
130 SQ FT
HOSE ALLOWANCE:
250 GPM
SPRINKLERS:
UPRIGHT QUICK RESPONSE

NOTE:
SEE DESIGN CRITERIA ON DRAWING FP1.0 FOR ALL AREAS NOT INDICATED.
COMPRESSED AIR HOSE REEL: REELCRAFT MODEL #83050 OLP, CEILING MOUNTED WITH 50 THREE PORTS WITH 5/16" STANDARD INDUSTRIAL QUICK DISCONNECT FITTINGS.

WALL MOUNT COMPRESSED AIR STATION: PROVIDE REGULATOR, DESSICANT, FILTER, AND MAXIMUM FLOW 165 GPM. VALVE SHALL BE PIPED AND INSTALLED PER MANUFACTURERS OUTLET BOX WITH DRAIN BOX AND VALVES WITH WATER HAMMER ARRESTORS. PLUMBING PRESSURE; 150 PSIG. 460v/3PH/60Hz – 20 HP; RATED PROVIDE WASHING MACHINE OUTLET BOX: SIOUX CHIEF 696 SERIES DOUBLE CONNECTION AT FULL LOAD OPERATING PRESSURE OF 125 PSIG. MAXIMUM FULL FLOW OPERATING CONDENSATE REMEDIATION FILTER AND 5 YEAR WARRANTY. RATED CAPACITY OF 88 SCFM DRAIN, SUPPLIES, STOP VALVES AND DRAIN.

REFRIGERATED AIR DRYER, 92.5 GALLON AIR RECIEVER, LOW SOUND ENCLOSURE, DRAINBOARD ON LEFT AND ADVANCE TABCO N-54-24 24" WIDE DRAINBOARD ON RIGHT, EMERGENCY SHOWER: GUARDIAN MODEL #GBF1909 BARRIER FREE COMBINATION BUILT-IN VACUUM BREAKER, 3/4" HOSE THREAD OUTLET AND REMOVABLE TEE HANDLE. SILL FAUCET: CHICAGO MODEL #387-E27CP CHROME PLATED WASHDOWN SILL FAUCET WITH SF-1 AND 5x6 BOX FOR RECESSED MOUNTING.

SOLID INTERCEPTOR: JR SMITH FIGURE 8715T- ARIO, FLOOR MOUNTED, FABRICATED STEEL ENCLOSURE, WITH SLOAN #BDT BELOW DECK THERMOSTATIC MIXING VALVE, INTEGRAL VACUUM BREAKER, BRONZE BOX WITH POLISHED BRONZE FACE, 3/4" HOSE CONNECTION WITH INTEGRAL VACUUM BREAKER, 2" BASKET DRAIN, SUPPLIES, STOP VALVES AND P-TRAP. MOUNT FIXTURE TO MEET ADA INSULATE ALL EXPOSED PIPING BELOW HANDICAP LAVATORIES WITH TRUBRO, LAV GUARD INSULATION LOCATE OVERRIDE LEVER ON OPEN SIDE OF COMPARTMENT PER ADA REQUIREMENTS.

EXPANSION TANK: AMTROL MODEL #ST-30VC, FLOOR MOUNTED, 14 GALLON TANK, FIXED MULTIVAP 5 GALLON STORAGE CAPACITY, 120V/1Ø, 5 AMPS, 261 GPH RECOVERY AT 90°F RISE, 199.9 MBH NEUTRALIZATION KITS, AND DRIP PAN.

WATER HEATER: AO SMITH #BTH-199(A) "CYCLONE" COMMERCIAL WATER HEATER, 100 GALLON STORAGE CAPACITY, 120V/1Ø, 5 AMPS, 261 GPH RECOVERY AT 90°F RISE, 199.9 MBH MULTIVAP 5 GALLON STORAGE CAPACITY, AND DEEP PUMP.

WATER HEATER: AS BOTH UNITED "CYCLONE" COMMERCIAL. WATER HEATER, 50 GALLON STORAGE CAPACITY, 120V/1Ø, 5 AMPS, 261 GPH RECOVERY AT 90°F RISE, 199.9 MBH MULTIVAP 5 GALLON STORAGE CAPACITY, AND DEEP PUMP.
KEY NOTES

- Connect existing storm to new storm. Polyurethane exact opening thru foundation wall. Patch all surfaces disturbed or left unfinished by this work to match adjacent surfaces.
- Remove existing gas piping up to meter. Seal piping in basement ceiling back to existing 6" riser as indicated.
- Existent gas service to be relocated by gas company.
- Connect new 4" gas service if required. Exact location and size of existing gas piping to be relocated by this work to match adjacent surfaces.

EXISTING PIPING AS REQUIRED TO MAKE CONNECTION. PATCH ALL SURFACES DISTURBED OR LEFT UNFINISHED BY THIS WORK TO MATCH ADJACENT SURFACES.

CONNECT NEW 3" CW TO EXISTING 4" MAIN. FIELD VERIFY EXACT OPENING THRU FOUNDATION WALL WATERTIGHT. REMOVE EXISTING GAS AND CAP GAS TIGHT. SEE FIRST FLOOR PLAN FOR LOCATION OF ADJACENT SURFACES.
KEY NOTES

- Connect dishwasher discharge hose to sink tailpiece. Hose shall be looped to underside of counter. Connect 1/2" HW to sink HW supply. Provide separate shut off valve for dishwasher.

- All piping in paint shop fabrication room 116 shall be installed above the grid system.

- See enlarged plans for information in this area.
KEY NOTES

1. CONNECT DISHWASHER DISCHARGE HOSE TO SINK TAILPIECE. HOSE SHALL BE LOOPED TO UNDERSIDE OF COUNTER. CONNECT 1/2" HW TO SINK HW SUPPLY. PROVIDE SEPARATE SHUT OFF VALVE FOR DISHWASHER.

2. LOCATE FD-4 TIGHT TO DYE ROOM WALL. COORDINATE LOCATION SO THAT IT IS NOT BELOW HVAC CONTROLS. SEE MECHANICAL DRAWINGS.

3. PROVIDE CLEANOUT AT BASE OF OFFSET.

4. ROOF HYDRANT DRAIN. EXTEND 3/4" TYPE "L" COPPER DRAIN TO FD-4.

5. SLOPE PIPE 1/4" PER FOOT. DROP DOWN ALONG SURFACE OF WALL AND SPILL INTO FD-4 WITH CODE REQUIRED AIR GAP. COORDINATE DROP LOCATION WITH HVAC CONTROLS. SEE MECHANICAL DRAWINGS.

6. CONTRACTOR SHALL TAKE PRESSURE READING FOR GAS PRESSURE TO PROPERLY SELECT REGULATOR SPRING RATES. REGULATORS SHALL BE EQUIMETER OR ENGINEER APPROVED EQUAL LOCK UP REGULATOR.

7. EXTEND REGULATOR VENT TO THE OUTDOORS PER GAS COMPANY AND INTERNATIONAL FUEL GAS CODE REQUIREMENTS. INLET PRESSURE SHALL BE 2 PSI. SET OUTLET PRESSURE OF REGULATOR TO 7" WC. INSTALL REGULATOR PER MANUFACTURER'S REQUIREMENTS.
KEY NOTES

1. PROVIDE PIPE SUPPORTS AT ALL DIRECTION CHANGES AND STRAIGHT RUNS WITH DISTANCES BETWEEN SUPPORTS AS STATED IN TABLE 415.1 OF IFGC, LATEST ADOPTED EDITION, FOR MATERIALS AND LISTED PIPE SIZES. SUPPORTS SHALL BE SADDLE BLOCK ROLLER TYPE WITH PIPE SECURED TO STAND WITH CLAMP OR METAL BAND. SUPPORT IS NOT SECURED TO ROOF SURFACE. BOTTOM OF PIPING SHALL BE MINIMUM 3 1/2" ABOVE ROOF SURFACE.

2. CONTRACTOR SHALL TAKE PRESSURE READING FOR GAS PRESSURE TO PROPERLY SELECT REGULATOR SPRING RATES. REGULATORS SHALL BE EQUIMETER OR ENGINEER APPROVED EQUAL. PROVIDE WITH VENT PROTECTOR. VENTS TO BE LOCATED MINIMUM 10'-0" AWAY FROM ALL OUTSIDE AIR INTAKES. REFER TO MECHANICAL DRAWINGS FOR HVAC EQUIPMENT GAS PRESSURE REQUIREMENTS.

3. FIELD VERIFY SIZE AND LOCATION OF UNIT GAS CONNECTION AND PROVIDE TRANSITION FITTINGS AS REQUIRED.

4. CLEAN, PRIME AND PAINT ALL EXTERIOR GAS PIPING WITH TWO COATS MARINE GRADE RUST RESISTANT PAINT. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

5. PROVIDE & INSTALL ROOF PORTAL. PATE CO OR EQUAL. PROVIDE SEPARATE BOOT FOR EACH PIPE. PROVIDE ADDITIONAL BOOTS FOR ELECTRICAL POWER AND CONTROL CONDUITS. DO NOT PASS MORE THAN (1) PIPE THRU EACH NIPPLE TO FACILITATE PROPER SEALING.
KEY NOTES

1. WALL MOUNTED COMPRESSED AIR STATION. SEE DETAIL FOR ADDITIONAL INFORMATION.

2. PULL-DOWN HOSE REEL REGULATOR, DESSICANT, DRYER AND FILTER STATION. SEE DETAIL FOR ADDITIONAL INFORMATION.

3. PIPE ATTACHED TO WALL WITH BRACKET AND SUPPORTS AS REQUIRED. MOUNT PIPE MINIMUM 18'-0" AFF.

4. 2" CA VALVED AND CAPPED FOR FUTURE EXPANSION INTO EXISTING BUILDING.

5. ATTACH HOSE REEL TO UNDERSIDE OF CATWALK.

6. 1" AIR - CONNECT TO SPRAY BOOTH EQUIPMENT. FIELD VERIFY EXACT LOCATION AND SIZE REQUIRED.

7. PLUMBING CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR TO INSTALL AIR AND ELECTRIC HOSE REELS TO PREVENT TANGLING. FINAL LOCATIONS AS DETERMINED BY OWNER.

Copyright 2017 Kaplan Gaunt DeSantis Architects, all rights reserved
SECOND FLOOR PLAN

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

KEY NOTES

1. WALL MOUNTED COMPRESSED AIR STATION. SEE DETAIL ON FIRST FLOOR PLAN FOR ADDITIONAL INFORMATION.

2. 2" CA DN TO A-1 & A-2. PROVIDE MANIFOLD AND ALL COMPONENTS REQUIRED PER MANUFACTURER'S INSTRUCTIONS AND INSTALLATION REQUIREMENTS.

KEVIN DWYER, PE
PROFESSIONAL ENGINEER, NJ LIC. No. 35254

TWO RIVER THEATER COMPANY
LOTS 22, 22.01, 22.02, BLOCK #36
WEST STREET
RED BANK, NEW JERSEY

COPYRIGHT © 2017, FRENCH & PARRELLO ASSOCIATES, PA - THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, WITHOUT THE WRITTEN PERMISSION OF FRENCH & PARRELLO ASSOCIATES, PA IS PROHIBITED. DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING.
KEY NOTES

WALL MOUNTED COMPRESSED AIR STATION. SEE DETAIL FOR ADDITIONAL INFORMATION.
TYPICAL FLOOR DRAIN DETAIL

WATER HEATER PIPING DETAIL

WALL CLEANOUT DETAIL

PIPE HANGERS & SUPPORT DETAIL - WATER, WASTE & VENT

ELEVATOR SUMP PUMP WELL SENSOR DETAIL

SERVICE SINK DETAIL

TYPICAL PIPE HANGER DETAIL

VENT INCREASER DETAIL

ROOF HYDRANT DETAIL

HIGH LOW MIXING VALVE DETAIL

RED BANK, NEW JERSEY

2010-18

TWO RIVER THEATER COMPANY

ET-1

www.kgdarch.com

Edmund H. Gaunt, Jr., AIA

N.J.: 609/856-8000

1800 Route 34, Suite 101

Red Bank, NJ 07701
COMPRESSED AIR RISER

WALL MOUNTED COMPRESSED AIR STATION DETAIL (C-1)

PULL DOWN HOSE REEL REGULATOR, DESICCANT DRYER & FILTER STATION DETAIL