

The Drawings, Specifications and other documents prepared by the Architect for this project are instruments of the Architect's service for use solely with respect to this project and the Architect shall be deemed the author of statutory and other reserved rights, including copyright. The owner shall be permitted to retain copies, including reproducible copies, of the Architect's drawings. Specifications or other documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others, unless the Architect agrees in writing and with responsible compensation to the Architect.

Submission or distribution of documents to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the Architect's reserved rights.

These drawings may not be reproduced by any means without the express written consent of the architect.

EACH CONTRACTOR SHALL THOROUGHLY EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS FOR THE PROJECT AND NOT LIMIT THEIR WORK TO DRAWINGS REFERENCED FOR INDIVIDUAL TRADES.

© Copyright 2016
 BUSINESS PROPRIETARY INFORMATION

NOTE FOR ALL DRAWINGS:
 NOT ALL AREAS MAY HAVE BEEN ACCESSIBLE DURING SURVEY. ARRANGEMENT, LOCATION, AND EXTENT OF MECHANICAL, PLUMBING, AND FIRE SUPPRESSION SPRINKLER SYSTEMS SHOWN ARE TO THE BEST OF THE SURVEYOR'S ABILITY DUE TO BUILDING (SITE) CONSTRAINTS. REFERENCED DRAWINGS AVAILABLE FROM THE OWNER SHOULD BE USED BY CONTRACTOR TO ASSIST HIM/HER IN THE FIELD VERIFICATION. CONTRACTOR IS RESPONSIBLE FOR FINAL SURVEY OF ALL AREAS TO PROVIDE MECHANICAL, PLUMBING, AND FIRE SUPPRESSION SPRINKLER SYSTEMS PART OF THE DESIGN.

PLUMBING DEMOLITION LEGEND:

REMOVE EXISTING PIPING

REMOVE EXISTING EQUIPMENT

EXISTING EQUIPMENT / PIPING TO REMAIN

GENERAL DEMOLITION NOTES:

- PATCH ALL WALL, FLOOR, AND ROOF OPENINGS AS NECESSARY DUE TO PIPING, DUCTWORK OR EQUIPMENT REMOVALS TO MATCH EXISTING ADJACENT CONSTRUCTION.
- REMOVED EQUIPMENT AND MATERIALS, THAT THE OWNER WANTS TO KEEP, SHALL BE DELIVERED BY THE CONTRACTOR TO AN ON-SITE STORAGE LOCATION DESIGNATED BY THE OWNER.
- REMOVED EQUIPMENT AND MATERIALS NOT WANTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE.

PLUMBING DEMOLITION NOTES:

THE CONTRACTOR SHALL SURVEY THE AREAS IN THE SCOPE OF WORK WITH DRAWINGS AND SPECS TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED, AND TO CONFIRM EXISTING CONDITIONS PRIOR TO ALTERATION.

IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED, NOTIFY THE OWNER AND ARCHITECT BEFORE STARTING DEMOLITION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROL OF DUST, NOISE, DEBRIS, ETC. AND SHALL SUBMIT A PROPOSED SCHEDULE OF DEMOLITION OF ACTIVITIES FOR APPROVAL BY OWNER.

THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY UNFORESEEN CONDITIONS ENCOUNTERED DURING DEMOLITION.

THE CONTRACTOR SHALL PROVIDE PROTECTION FOR PERSONS PASSING THROUGH OR AROUND THE AREA OF DEMOLITION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY HIS ACTIVITIES WITHOUT ANY COST TO THE OWNER AND WITHOUT ANY DELAY.

ALL EXISTING PLUMBING INSTALLATIONS WHICH ARE SHOWN TO BE DEMOLISHED SHALL BE REMOVED TO THE POINT OF LAST USE AND CAPPED FLUSH WITH FLOOR OR IN A CONCEALED LOCATION.

REMOVE AND REINSTALL: REMOVE AND CLEAN, SERVICE, AND OTHERWISE PREPARE ITEMS FOR REINSTALLATION AT LOCATIONS INDICATED.

REMOVE AND INSTALL NEW: REMOVE EXISTING FIXTURES, PIPING, VALVES AND ACCESSORIES AND REPLACE WITH NEW ITEMS IN SAME OR NEW LOCATIONS, AS INDICATED ON DRAWINGS.

REMOVE AND SCRAP: THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF REMOVED MATERIALS.

EXISTING TO REMAIN: PROTECT EXISTING ITEMS AGAINST DAMAGE DURING DEMOLITION OPERATIONS.

THE CONTRACTOR SHALL PROMPTLY DISPOSE OF ALL MATERIALS RESULTING FROM DEMOLITION OPERATIONS, SHALL NOT BURN ANY MATERIALS, AND SHALL DISPOSE OF ALL MATERIALS LEGALLY OFF SITE. CLEAN DAILY ALL AREAS AFFECTED AFTER DEMOLITION OPERATIONS ARE COMPLETED.

SPRINKLER SYSTEM NOTE:

REFER TO EXISTING "AS BUILT" DRAWINGS BY "AMERICAN AUTOMATIC SPRINKLER CORP", DATED APR. 20, 1992.

VERIFY IN FIELD LOCATION OF ALL SPRINKLER PIPE MAINS AND BRANCHES.

TRIM OR EXTEND BRANCH SPRINKLER LINES THAT CONNECT TO NEW OR RELOCATED SPRINKLER PIPES AS NEEDED.

Union County College

LESSNER FIRST FLOOR ADDITION & FIRST FLOOR & LOWER LEVEL REHABILITATION

Lessner Building Elizabeth Campus

12 West Jersey Street Elizabeth, NJ 07202

THE MUSIAL GROUP ARCHITECTURE

191 Mill Lane
 Mountainside, NJ 07092
 t. 908.232.2860
 f. 908.232.2845
 e. studio@themusialgroup.com

March 2016

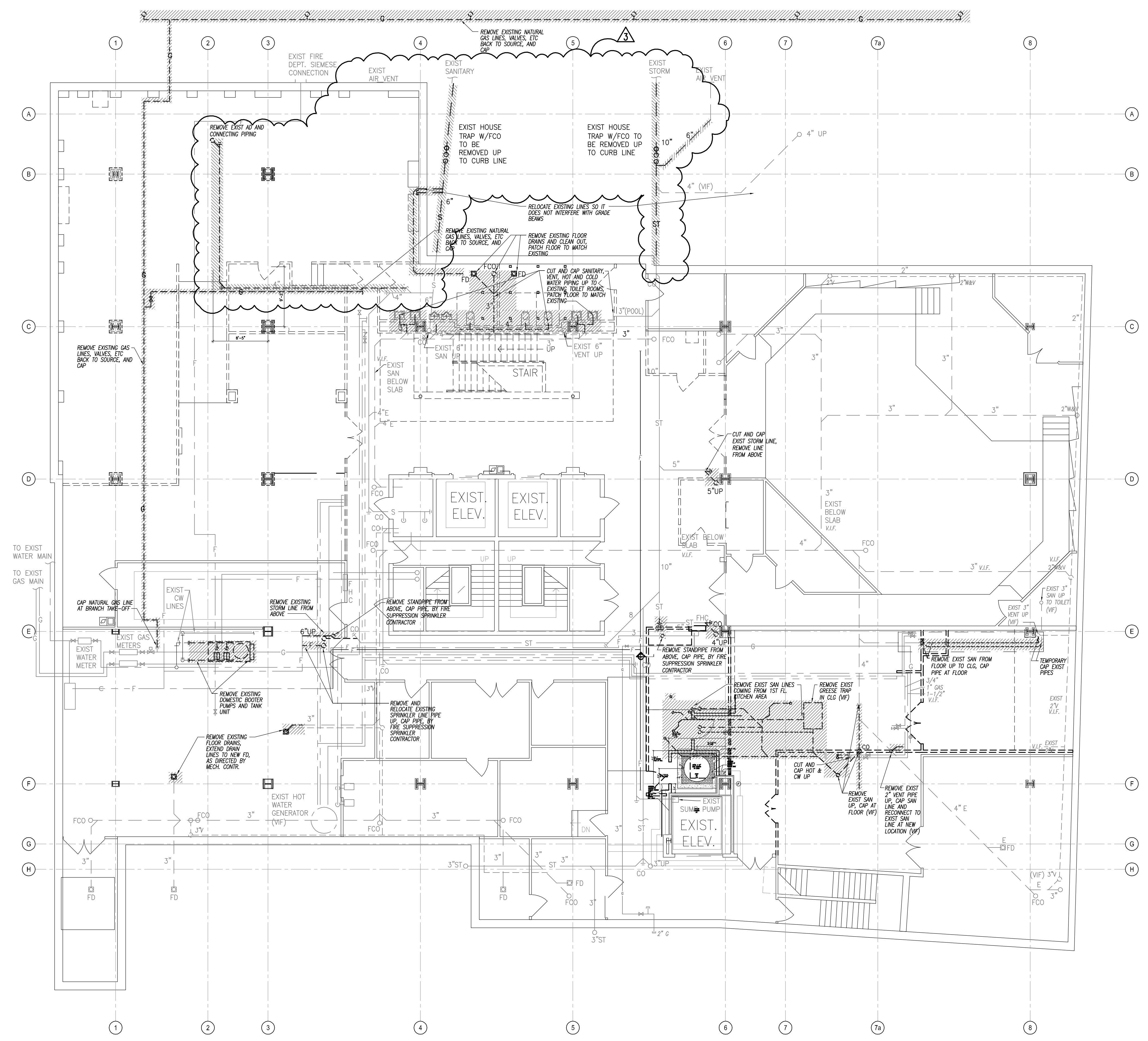
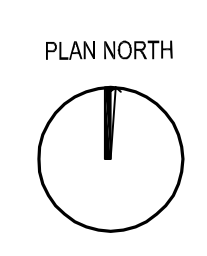
Revision Number	Revision Description	Revision Date
1	ADDENDUM # 1	04/05/2016
2	ADDENDUM # 2	04/11/2016
3	REVISIONS	10/31/2016

Scale:
 Drawn by: AJS
 Checked by: JAK

108813

Plumbing Demolition Lower Level Plan

PD101



1 LOWER LEVEL PLAN
 SCALE: 1/8" = 1'-0"

ORIGINAL
 IF IT IS RED IT IS AN ORIGINAL

P:\1000-1099\108813 UC College, 1st Fl. Lessner Building - DOCUMENT SET\108813-1-11-16-00-00-00.dwg, PLOT1, 10/31/2016 09:52:49 AM