



DOE STATE PROJECT No. 39-0310-035

EDUCATIONAL ADEQUACY COMPONENTS

FOR

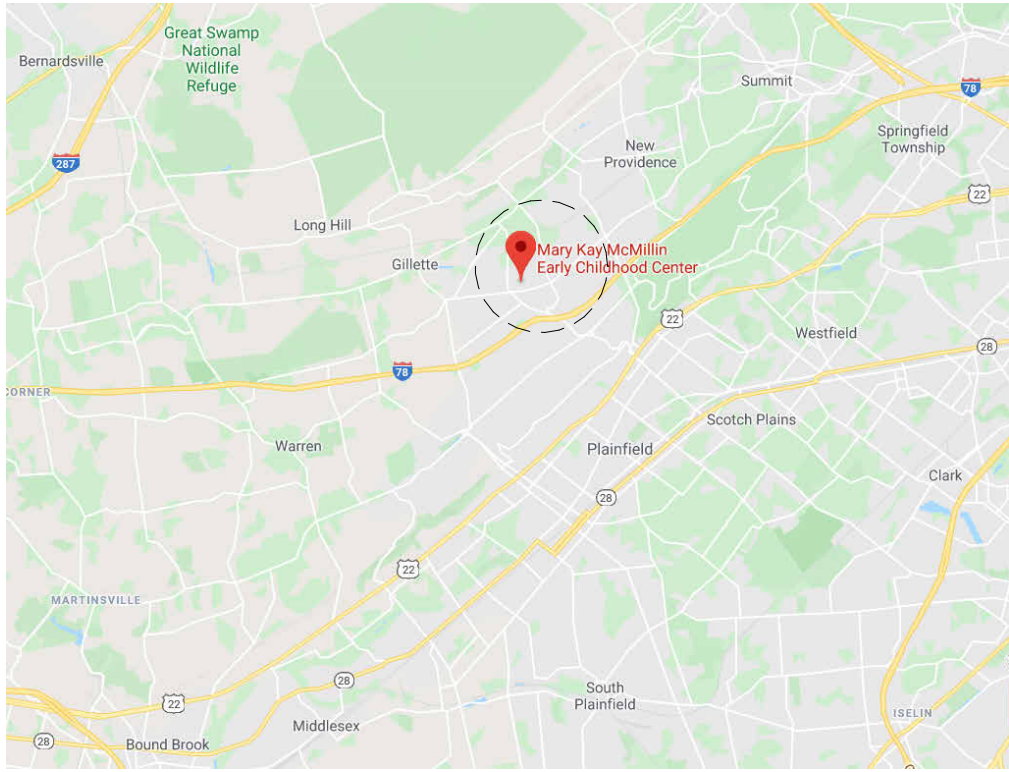
BERKELEY HEIGHTS SCHOOL DISTRICT

AT

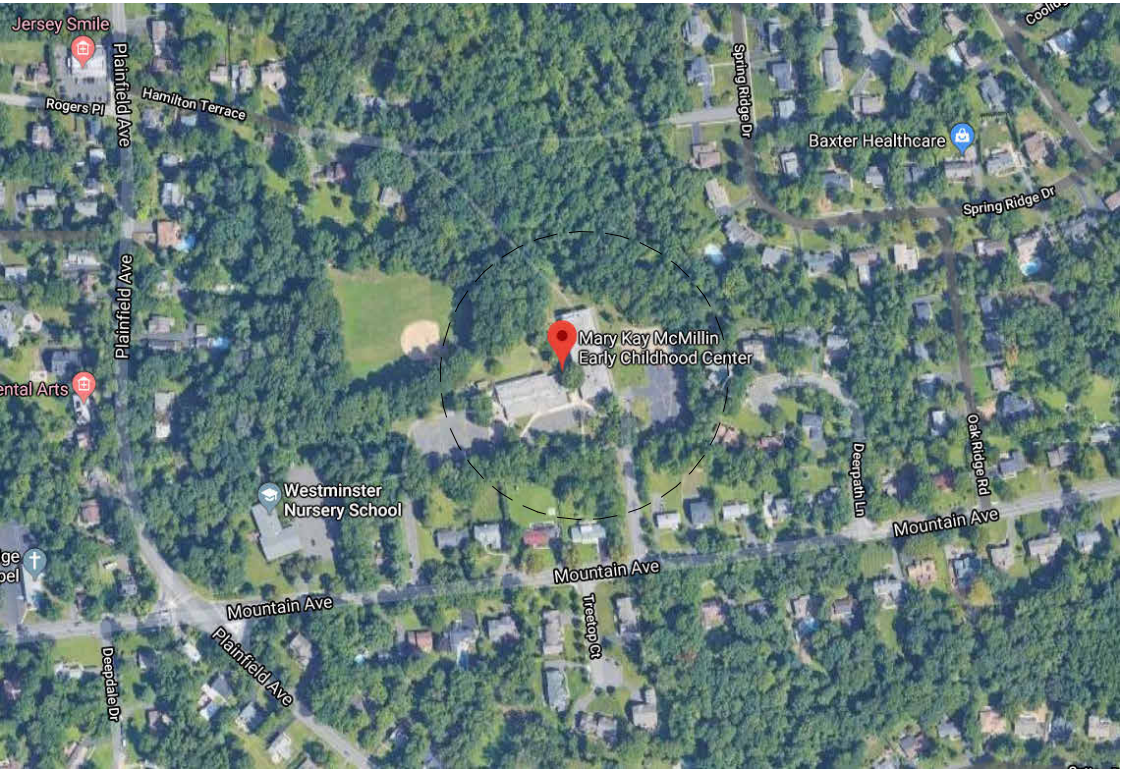
MARY KAY MCMILLIN
EARLY CHILDHOOD CENTER

651 MOUNTAIN AVE.
BERKELEY HEIGHTS, NJ 07922

PROJECT LOCATION MAP

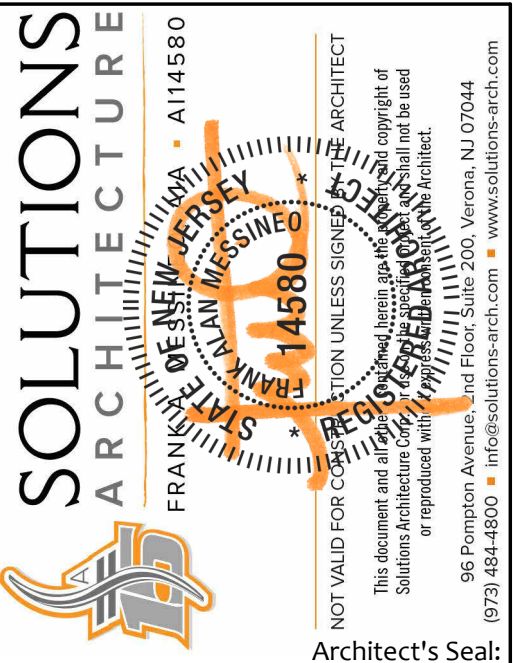


PROJECT LOCATION AERIAL



PROJECT INFORMATION

PROJECT LOCATION:	MARY KAY MCMILLIN EARLY CHILDHOOD CENTER 651 MOUNTAIN AVE. BERKELEY HEIGHTS, NJ 07922
USE GROUP:	"E" - EDUCATION
NUMBER OF STORIES:	TWO
BUILDING SQUARE FOOTAGE:	+/- 37, 550 SF
SQUARE FOOTAGE OF ALTERATIONS:	1,600 SF
SUMMARY:	THIS PROJECT INVOLVES MEDIA CENTER FURNITURE AND FINISH UPGRADES



FOR
BERKELEY HEIGHTS BOE
AT
MARY KAY MCMILLIN EARLY CHILDHOOD
CENTER
651 MOUNTAIN AVE., BERKELEY HEIGHTS, NJ 07922

1.

CONTRACTOR IS REQUIRED TO VISIT THE SITE & EXAMINE THE EXISTING CONDITIONS TO HIS COMPLETE SATISFACTION PRIOR TO STARTING WORK. THE CONTRACTOR SHALL COMPARE THE EXISTING CONDITIONS TO THE DESIGN INTENT OF THE CONTRACT DOCUMENTS & SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF DISCREPANCIES. FAILURE TO DO SO SHALL PLACE ALL THE BURDEN OF RESPONSIBILITY ON THE CONTRACTOR TO PERFORM THE WORK AS INTENDED BY THE CONTRACT DOCUMENTS AT NO ADDITIONAL COST TO THE OWNER.
2.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXSTING JOB CONDITIONS, DIMENSIONS, AND QUANTITY OF WORK. ALL DIMENSIONS OF EXISTING CONDITIONS INDICATED ON THE CONTRACT DOCUMENTS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO STARTING THE WORK.
3.

CONTRACTOR IS RESPONSIBLE FOR FILING OF PERMITS AND REQUESTING ALL NECESSARY INSPECTIONS, FOOTING, FRAMING, ELECTRICAL, ROUGHING, INSULATION, ETC.
4.

PRODUCT MANUFACTURERS, IN CONJUNCTION WITH SUBCONTRACTOR AND CONTRACTOR, ARE RESPONSIBLE FOR ALL COMPONENTS AND CALCULATIONS AND/OR CERTIFICATIONS OF THEIR PRODUCT AND FOR PROVIDING COMPLETE SYSTEM/ASSEMBLIES TO MEET THE DSGIN INTENT OF THE PROJECT.
5.

THE INDICATION OF SUBSTRATE & CONFIGURATION OF CONCEALED ITEMS & MATERIALS SHOWN ON THE CONTRACT DOCUMENTS IS FOR GENERAL REFERENCE ONLY. THE CONTRACTOR SHALL NOT BE ENTITLED TO ADDITIONAL COMPENSATION FOR ANY VARIANCE BETWEEN ACTUAL EXISTING CONDITIONS AND THAT REPRESENTED ON THE CONTRACT DOCUMENTS.
6.

THE CONTRACTOR SHALL DISCUSS & VERIFY WITH ALL GOVERNING AUTHORITIES ALL CODE REQUIREMENTS INDICATED OR REQUIRED FOR THE COMPLETE EXECUTION OF THE WORK AS INTENDED BY THE CONTRACT DOCUMENTS.
7.

THE CONTRACTOR SHALL COMPLY WITH ALL FEDERALE, STATE, AND LOCAL CODES AND ORDINANCES HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL OBTAIN PERMITS & GIVE NOTICES TO SUCH AGENCIES IN AMPLE TIME FOR OFFICIALS TO CONDUCT INSPECTIONS AND OBTAIN TIMELY APPROVALS. FAILURE TO COMPLY WILL SOLELY BE THE RESPONSIBILITY OF THE CONTRACTOR.
8.

THE CONTRACTOR SHALL PROVIDE PROTECTION FOR THE PUBLIC, AND CONSTRUCTION WORKERS IN AND AROUND THE CONSTRUCTION AREA & ADJACENT PROPERTY. ADEQUATE BARRIERS & SIGNAGE SHALL BE PROVIDED TO EXERCISE CONTROL OF SAFE INGRESS & EGRESS OF PREMISES. FIRE EXITS SHALL NOT BE BLOCKED. PROPER SITE SECURITY DURING WORKING & OFF-HOURS SHALL BE MAINTAINED. BARRICADE ALL UNSAFE OR POTENTIALLY DANGEROUS CONDITIONS. THE CONTRACTOR SHALL FOLLOW O.S.H.A. STANDARDS DURING THE COURSE OF THE PROJECT.
9.

DO NOT SCALE THE DRAWINGS. USE CALCUALTED DIMENSIONS ONLY. NOTE THAT NOT ALL DIMENSIONS ARE GIVEN ON THE CONTRACT DOCUMENTS. CONTRACTOR SHALL FIELD VERIFY EXISTING DIMENSIONS.
10.

ALL INFORMATION FOR ALL TRADES CONTAINED WITHIN THE CONTRACT DOCUMENTS SHALL BE USED TOGETHER & IN CONCERT WITH ONE ANOTHER AS A WHOLE BODY OF INFORMATION FOR THE PROJECT. IN THE EVENT OF CONFLICTS BETWEEN DOCUMENTS, THE GREATER QUANTITY OR HIGHER QUALITY OF WORK SHALL PREVAIL AND BE PROVIDED.
11.

ALL ITEMS LABELED "EXISTING" ARE EXISTING "TO REMAIN" UNLESS OTHERWISE INDICATED. ITEMS NOT LABELED "EXISTING" ARE TO BE PROVIDED. THE TERM "PROVIDE" MEANS FURNISH & INSTALL AS IT IS USED THROUGHOUT THE CONTRACT DOCUMENTS.
12.

THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, SERVICES, ETC. TO COMPLETE THE ENTIRE WORK IN A MANNER ACCEPTABLE TO THE OWNER AND THE ARCHITECT. IT IS UNDERSTOOD THAT NOT EVERY DETAIL OR DIMENSION IS SHOWN IN THE CONTRACT DOCUMENTS, NOR ARE THEY NECESSARY FOR THE CONTRACTOR TO PROVIDE A QUALITY PRODUCT. NO WORK SHOULD BE INSTALLED IF THE CONTRACTOR IS UNSURE OF THE DESIGN INTENT. INSTALLATION OF ANY WORK THAT DOES NOT COMPLY WITH THE DESIGN INTENT AS DETERMINED BY THE ARCHITECT, SHALL BE SUBJECT TO REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
13.

THE SCOPE OF THE CONTRACT INCLUDES ALL THE WORK AS INDICATED ON THE DRAWINGS. THE CONTRACTOR BEARS SOLE SOURCE RESPONSIBILITY FOR THE DELIVERY OF THE PROJECT TO 100% COMPLETION.
14.

THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, SERVICES, ETC. TO COMPLETE THE ENTIRE WORK IN A MANNER ACCEPTABLE TO THE OWNER AND THE ARCHITECT. IT IS UNDERSTOOD THAT NOT EVERY DETAIL OR DIMENSION IS SHOWN IN THE CONTRACT DOCUMENTS, NOR ARE THEY NECESSARY FOR THE CONTRACTOR TO PROVIDE A QUALITY PRODUCT. NO WORK SHOULD BE INSTALLED IF THE CONTRACTOR IS UNSURE OF THE DESIGN INTENT. INSTALLATION OF ANY WORK THAT DOES NOT COMPLY WITH THE DESIGN INTENT AS DETERMINED BY THE ARCHITECT, SHALL BE SUBJECT TO REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
15.

THE ARCHITECT'S PRINCIPALS, EMPLOYEES, AGENTS, AND CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF, OR EXPOSURE OF PERSONS, TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING, BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), RADON, LEAD, OR OTHER TOXIC SUBSTANCES.
16.

ALL CONSTRUCTION, EQUIPMENT, CONTENTS, ETC. SHALL BE PROTECTED BY THE CONTRACTOR DURING THE ENTIRE PERFORMANCE OF THE WORK. AREAS DISTRIBUTED OR DAMAGED BY THE CONTRACTOR SHALL BE COMPLETELY RESTORED, REPAIRED, OR REPLACED BY THE CONTRACTOR TO THE OWNER'S COMPLETE SATISFACTION AT NO ADDITIONAL COST.
17.

ALL DEBRIS AND UNUSED MATERIAL SHALL BE COMPLETELY REMOVED FROM THE SITE AND LEGALLY DISPOSED OF. NO ON-SITE STORAGE, BURNING, OR BURIAL OF DEBRIS SHALL BE PERMITTED. THE CONSTRUCTION SITE SHALL BE KEPT IN A CLEAN AND SAFE MANNER, INCLUDING, BUT NOT LIMITED TO DAILY BROOM CLEANING THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT.
18.

ALL MATERIALS AND PRODUCTS SHALL BE PROTECTED AND PROPERLY STORED ACCORDING TO DAILY BROOM CLEANING THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT. ALL MATERIALS AND PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S CURRENT PRINTED RECOMMENDATIONS TO MAINTAIN THE PROPER WARRANTIES.
19.

MISCELLANEOUS WOOD, COLD FORMED, OR ROLLED STEEL SHAPES, WHETHER BLOCKING OR SUB-FRAMING THAT ARE REQUIRED FOR THE INSTALLATION OF OTHER ITEMS NECESSARY FOR A COMPLETE PACKAGE SHALL BE PROVIDED WHETHER OR NOT SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS.
20.

CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING & BRACING TO SUPPORT EXISTING OR NEW CONSTRUCTION NOT FULLY SET UNTIL PERMANENT SUPPORTS ARE ERECTED. TAKE ALL NECESSARY MEASURES TO PREVENT COLLAPSE OF ANY ELEMENT OF NEW OR EXISTING CONSTRUCTION.
21.

DETAILS & SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS & ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" INDICATE ALL "LIKE CONDITIONS" ARE TO BE TREATED SIMILARLY.
22.

UNLESS FACTORY FINISHED, OR OTHERWISE SPECIFICALLY NOTED IN THE CONTRACT DOCUMENTS, ALL EXPOSED SURFACES SHALL BE PAINTED/COATED IN COLORS & TEXTURES AS SELECTED BY THE OWNER. NO SURFACES SHALL BE LEFT UNFINISHED UNLESS SPECIFICALLY NOTED IN THE CONTRACT DOCUMENTS.
23.

WORK NOT INDICATED IN PART OF THE DRAWING, BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE PROVIDED BY THE CONTRACTOR.
24.

MINOR DETAILS OR INCIDENTAL ITEMS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR THE PROPER & COMPELTE EXECUTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS.
25.

THE ARCHITECT SHALL NOT HAVE CONTROL OVER, OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
26.

THE ACTUAL SCOPE OF DEMOLITION SHALL NOT BE LIMITED TO WHAT IS SPECIFICALLY INDICATED ON THE DRAWINGS, BUT SHALL INCLUDE ALL COMPLETE OR SELECTIVE DEMOLITION AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED CONSTRUCTION. THIS APPLIES TO THE WORK OF ALL TRADES.
27.

ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF OWNER'S ACCEPTANCE UNLESS OTHERWISE NOTED.

LOCAL BUILDING CODES:

ALL WORK SHALL COMPLY WITH ALL GOVERNING CODES, REGULATIONS AND ORDINANCES, ETC. COMPLIANCE WITH THE FOLLOWING STANDARDS (MOST RECENT VERSION) IS REQUIRED:

NJ CODE REFERENCE	
N.J.A.C. 5:23	UNIFORM CONSTRUCTION CODE (UCC)
NJAC 5:23-1	General Provisions
NJAC 5:23-2	Administration and Enforcement; Process
NJAC 5:23-3	Subcodes
NJAC 5:23-3A	State-Jurisdiction Subcodes
NJAC 5:23-4	Enforcing Agencies; Duties; Powers; Procedures
NJAC 5:23-4A	Industrialized/Modular Buildings and Building Components
NJAC 5:23-4B	Manufactured Homes and Manufactured Home Add-on Units
NJAC 5:23-4C	Enforcement of Federal Manufactured Home Standards
NJAC 5:23-4D	Recreational Park Trailers
NJAC 5:23-5	Licensing of Code Enforcement Officials
NJAC 5:23-6	Rehabilitation Subcode
NJAC 5:23-7	Barrier Free Subcode
NJAC 5:23-8	Asbestos Hazard Abatement Subcode
NJAC 5:23-9	Code Interpretations
NJAC 5:23-10	Radon Hazard Subcode
NJAC 5:23-11	Playground Safety Subcode
NJAC 5:23-12	Elevator Safety Subcode
NJAC 5:23-12A	Optional Elevator Inspection Program
NJ SUB-CODE REFERENCE	
N.J.A.C. 5:23-3.14	2021 INTERNATIONAL BUILDING CODE - NEW JERSEY EDITION
N.J.A.C. 5:23-3.16	2020 NATIONAL ELECTRIC CODE
N.J.A.C. 5:23-3.15	2021 NATIONAL STANDARD PLUMBING CODE
N.J.A.C. 5:23-3.18	2021 INTERNATIONAL ENERGY CONSERVATION CODE
N.J.A.C. 5:23-3.20	2021 INTERNATIONAL MECHANICAL CODE
N.J.A.C. 5:23-3.22	2021 INTERNATIONAL FUEL GAS CODE
N.J.A.C. 5:23-7.2	2021 BARRIER-FREE SUBCODE & 2017 ANSI A117.1

PROJECT TEAM:

OWNER:	BERKELEY HEIGHTS BOARD OF EDUCATION 345 PLAINFEILD AVE, BERKELEY HEIGHTS, NJ 07922
ARCHITECT:	SOLUTIONS ARCHITECTURE, CORP. 96 POMPTON AVE. 2ND FLOOR, SUITE 200 VERONA, NJ 07044 973.484.4800

REQUIRED SIGNATURES:

BOARD PRESIDENT	<i>Nale Bradford</i>
SUPERINTENDENT	<i>Kim Felton</i>

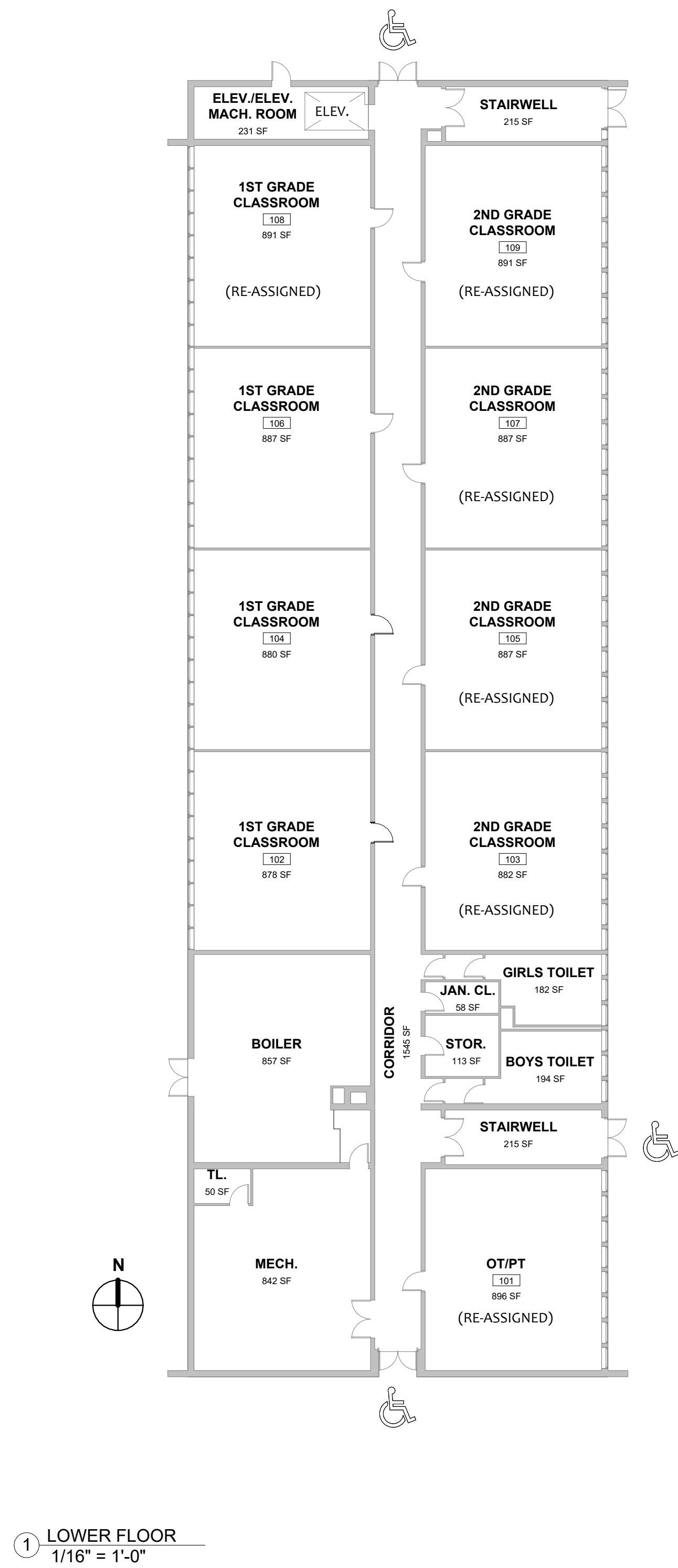
DRAWING LIST - EDUCATIONAL ADEQUACY	
SHEET NUMBER	SHEET NAME
0.TS	TITLE SHEET
A.0.1	EXISTING OVERALL PLANS
A.0.2	PROPOSED KEY PLANS
A.1.1	DEMOLITION AND PROPOSED PLANS
A.1.2	REFLECTED CEILING PLAN

Consulting Engineer's Seal:

TITLE SHEET
STATE PROJECT# 39-0310-035

No.	DATE:	COMMENTS:
	06/27/25	ISSUE FOR DOE

DATE: 06/27/25	SOLUTION No.
SCALE: As indicated	25.122
DRAWN BY: CR	DRAWING No.
CHECKED BY: TS	0.TS

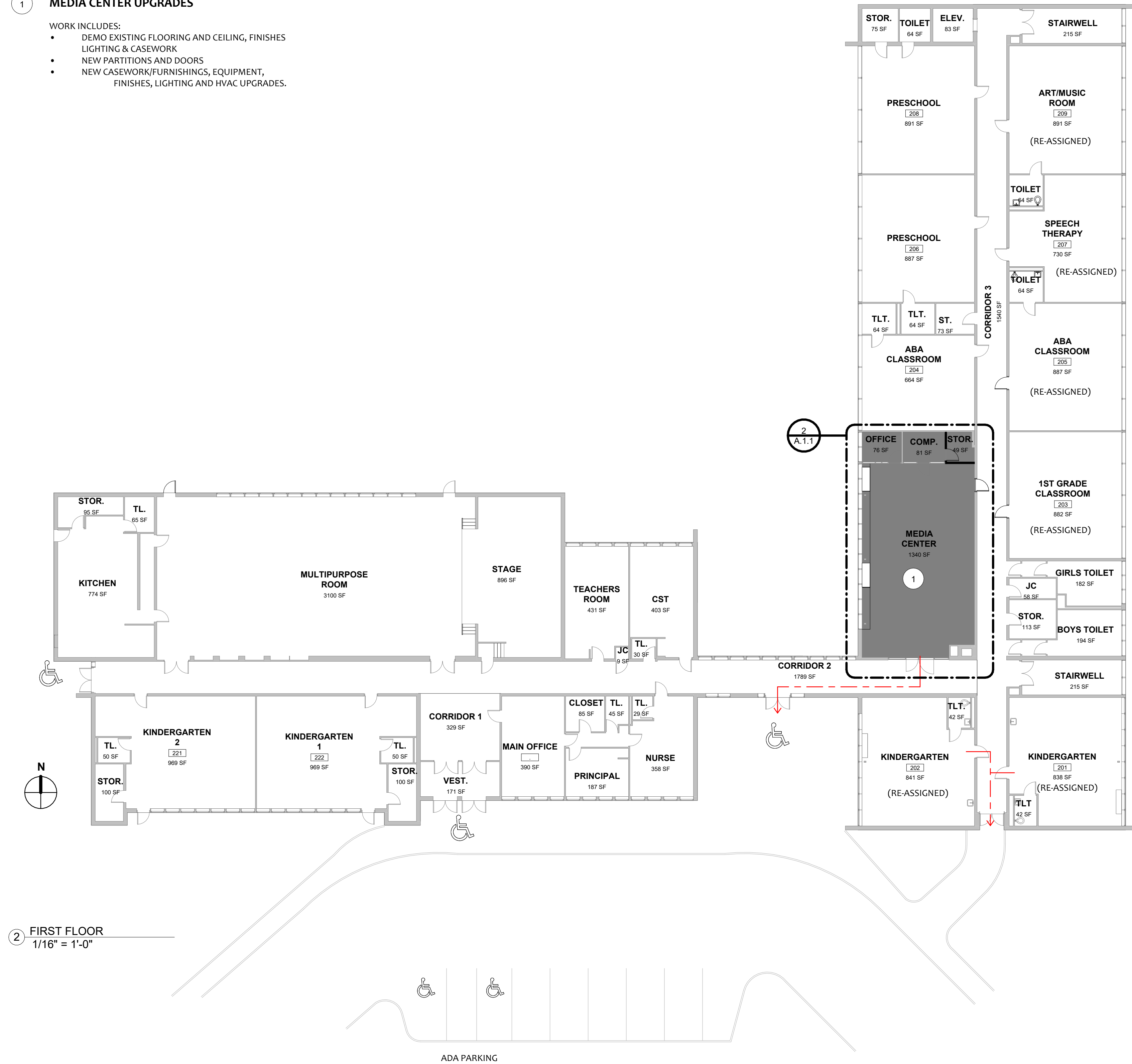


EDUCATIONAL ADEQUACY PROJECTS

- 1 MEDIA CENTER UPGRADES**

WORK INCLUDES:

 - DEMO EXISTING FLOORING AND CEILING, FINISHES LIGHTING & CASEWORK
 - NEW PARTITIONS AND DOORS
 - NEW CASEWORK/FURNISHINGS, EQUIPMENT, FINISHES, LIGHTING AND HVAC UPGRADES.



EDUCATIONAL ADEQUACY COMPONENTS FOR BERKELEY HEIGHTS BOE

**MARY KAY MCMILLIN EARLY CHILDHOOD
AT
CENTER**

651 MOUNTAIN AVE., BERKELEY HEIGHTS, NJ 07922

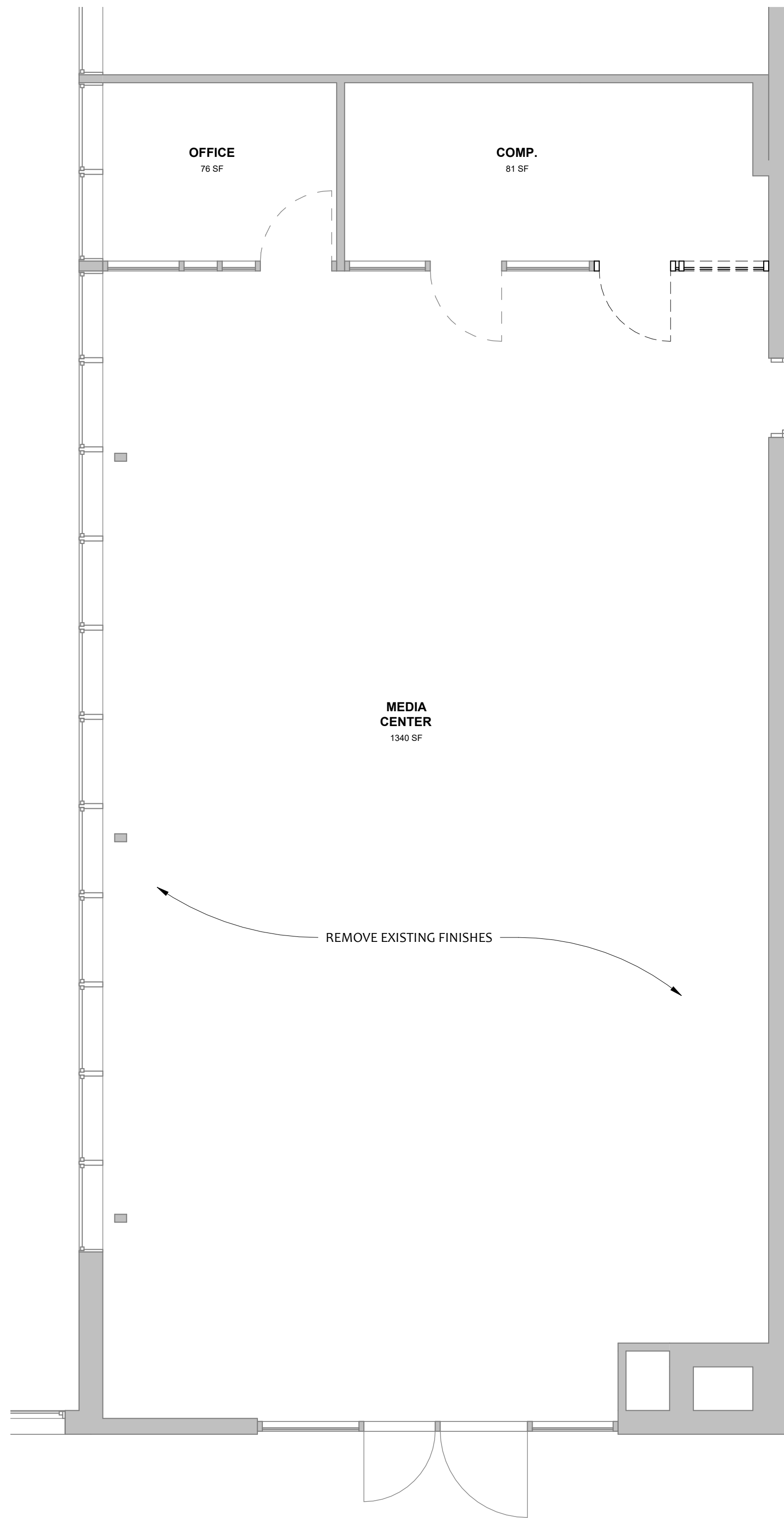
Consulting Engineer's Seal:

PROPOSED KEY PLANS
STATE PROJECT# 0310-020-20-2000

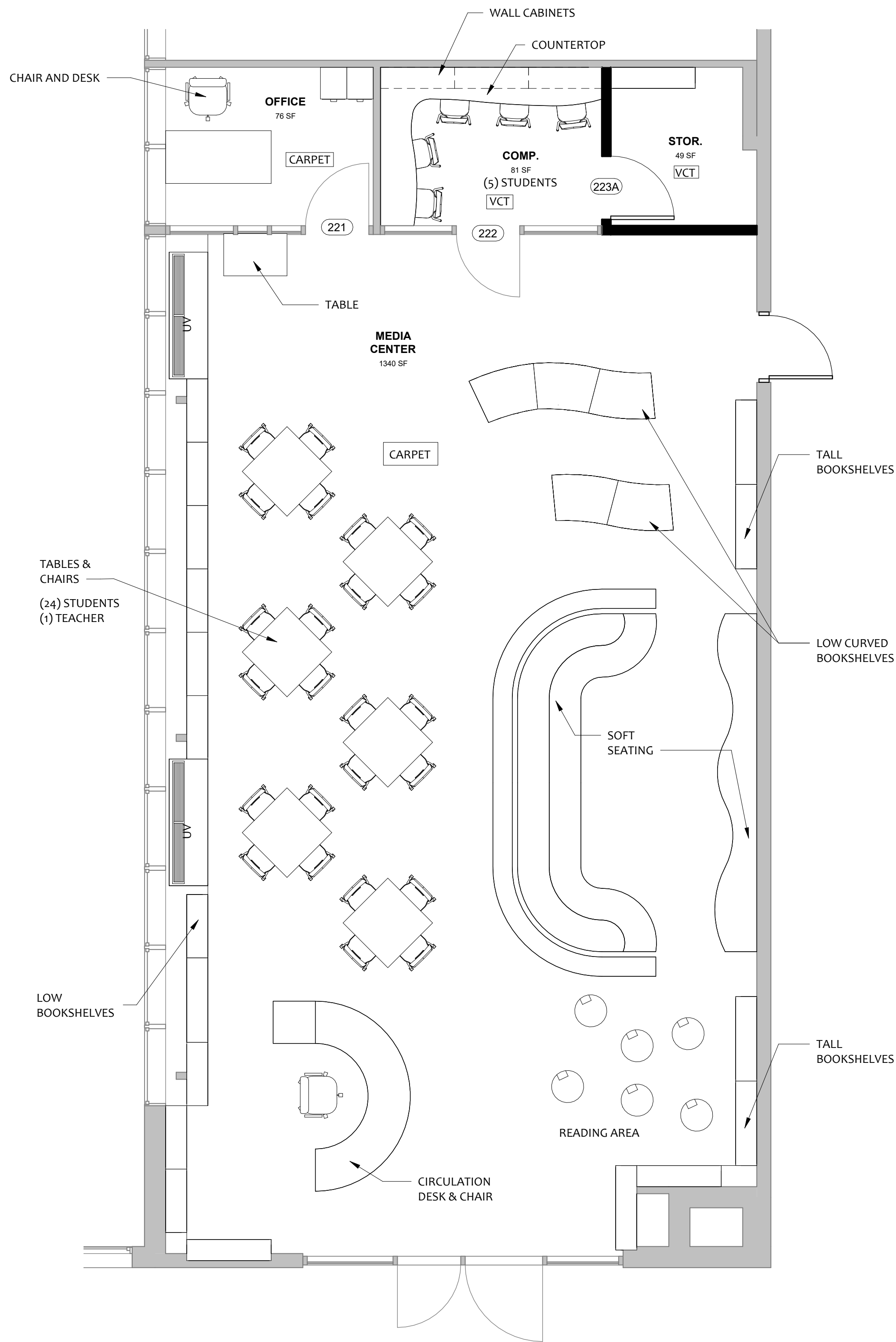
STATE PROJECT# 0310-020-20-2000

No.	DATE:	COMMENTS:
	6/27/25	ISSUE FOR DOE

DATE: 06/27/25	SOLUTION No.
SCALE: As indicated	25.122
DRAWN BY: CR	DRAWING No.
CHECKED BY: TS	A.0.2



1 MEDIA CENTER DEMO PLAN
1/4" = 1'-0"







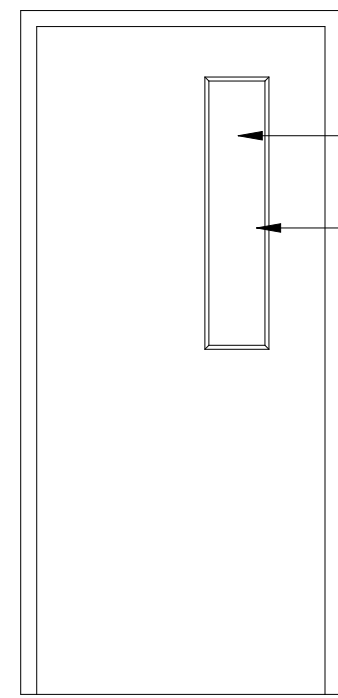
2 MEDIA CENTER FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES:

- CONTRACTOR SHALL NOT CONSIDER THESE DEMOLITION AND ALTERATION NOTES TO BE ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND ASSESS EACH SPACE AND TO FULFILL THE INTENT OF THE WORK INDICATED BY THE CONTRACT DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITHIN THE CONTRACT LIMITS AND BRING ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS, NECESSITATED BY FIELD CONDITIONS, TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- B. BEFORE DEMOLITIONS BEGINS, CONTRACTOR SHALL COORDINATE SEQUENCE OF WORK AND SCHEDULES FOR ALL WORK WITH OWNER. COORDINATE ANY ELECTRICAL SHUTOFF WITH THE OWNER PRIOR TO BEGINNING WORK.
- C. REMOVE ANY RELATED WORK AS INDICATED ON DRAWINGS AND/OR AS REQUIRED FOR THE INSTALLATION OF THE WORK. WHERE EXISTING CONSTRUCTION (WALLS, FLOORS, CEILINGS, ETC.) IS TO REMAIN AND IS ALTERED, PROVIDE FINISHES TO MATCH EXISTING.
- D. REMOVE PROJECTIONS, HANGERS, BOLTS, SCREWS, NAILS, HOOKS, LEDGERS, FURRING, BLOCKING FROM ALL EXISTING SURFACES. FILL GAPS AND PREPARE SURFACES TO RECEIVE WORK AND FINISHES.
- E. PROTECT, PATCH AND REPAIR ALL ADJACENT SURFACES WHICH ARE AFFECTED BY THE DEMOLITION, THE WORK, OR REMOVAL OF ACCESSORIES TO THEIR ORIGINAL FORM AND FINISH (UNLESS OTHERWISE NOTED).
- F. REMOVE ALL EXISTING WALL MOUNTED ITEMS EITHER AS REQUIRED FOR REPAIR AND PAINTING OF ADJACENT WALL SURFACES, OR AS DESIGNATED BY OWNER TO BE REMOVED AND DISPOSED OF. THESE SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL EXISTING ELECTRICAL DEVICES SUCH AS SWITCHES, RECEPTACES, THERMOSTATS, CONDUITS, ETC. PATCH AND REPAIR ALL DAMAGED WALL, FLOOR AND CEILING SURFACES.
- G. REMOVE AND REINSTALL ALL EXISTING WALL MOUNTED ITEMS TO REMAIN.
- H. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEAN UP OF ALL CONSTRUCTION DEBRIS.
- I. COORDINATE WITH ELECTRICAL, PLUMBING DRAWINGS FOR REQUIRED REMOVAL, REPLACEMENT AND/OR REINSTALLATION OF ELECTRICAL, OR PLUMBING ITEMS.
- J. CUT PATCH, REPAIR, AND RESTORE EXISTING WALL, FLOOR AND CEILING CONSTRUCTION AS REQUIRED FOR ALL WORK INCLUDING MECHANICAL, ELECTRICAL, AND PLUMBING SCOPES OF WORK.

NEW WORK LEGEND

- | | |
|---|---|
|  | EXISTING CONSTRUCTION |
|  | NEW WALL CONSTRUCTION |
|  | NEW WORK SCOPE OF WORK ITEM
TYPICAL THROUGHOUT ENTIRE ROOM |
|  | NEW WORK SCOPE OF WORK ITEM
AT A SPECIFIC LOCATION |



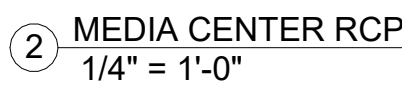
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DOOR TYPES

DOOR SCHEDULE - EDUCATIONAL ADEQUACY				
DOOR NUMBER	DOOR TYPE	WIDTH	HEIGHT	DOOR ELEVATION
221	WD/GLASS	3' - 0"	7' - 0"	A
222	WD/GLASS	3' - 0"	7' - 0"	A
223A	WD/GLASS	3' - 0"	7' - 0"	A

No.	DATE:	COMMENTS:
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SCALE: As indicated	DRAWING No. A.1.1
DRAWN BY: CR	
CHECKED BY: TS	



NOTE:
CROSS HATCHED AREA INDICATES MINIMUM
AREA REQUIRED TO RECEIVE SEISMIC BRACING.
THE BRACING SHALL BE MAXIMUM 12'-0" O.C.
WITH FIRST BRACE WITHIN 4'-0" OF WALLS.
CEILINGS UNDER 1,000 SF ARE EXEMPT FROM
THIS BRACING

651 MOUNTAIN AVE., BERKELEY HEIGHTS, NJ 07922

REFLECTED CEILING PLAN
STATE PROJECT# 0310-020-20-2000

STATE PROJECT# 0310-020-20-2000

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SCALE: As indicated	25.122
DRAWN BY: CR	DRAWING No.
CHECKED BY: TS	A.1.2

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