



DOE STATE PROJECT No. 39-0310-050

CAPITAL COMPONENTS

FOR

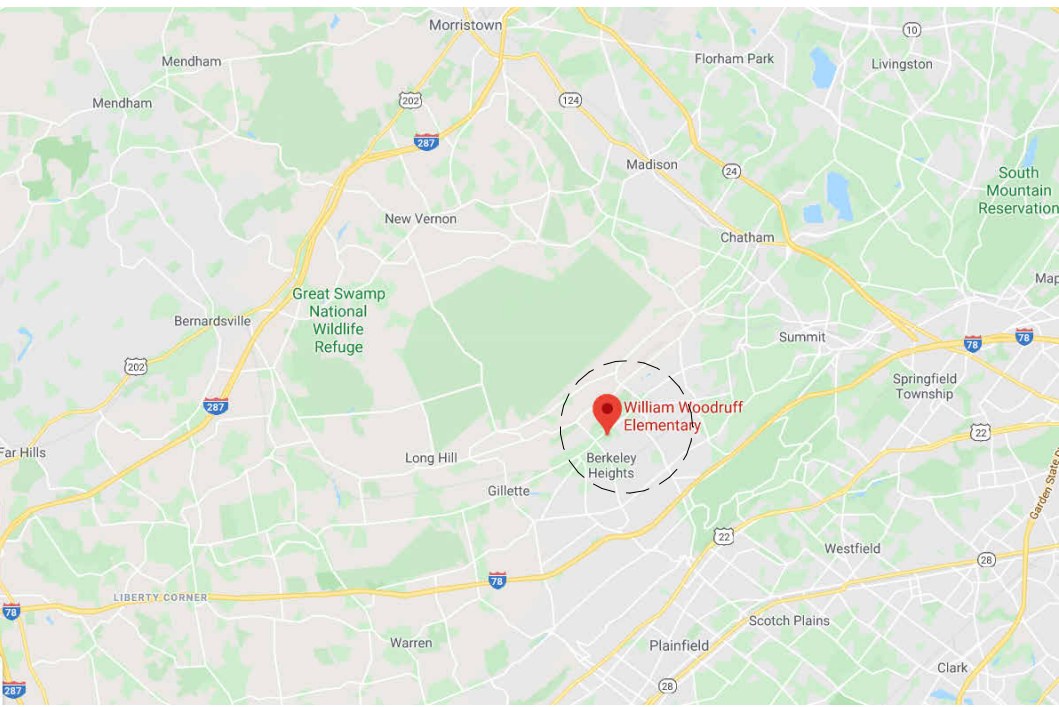
BERKELEY HEIGHTS SCHOOL DISTRICT

AT

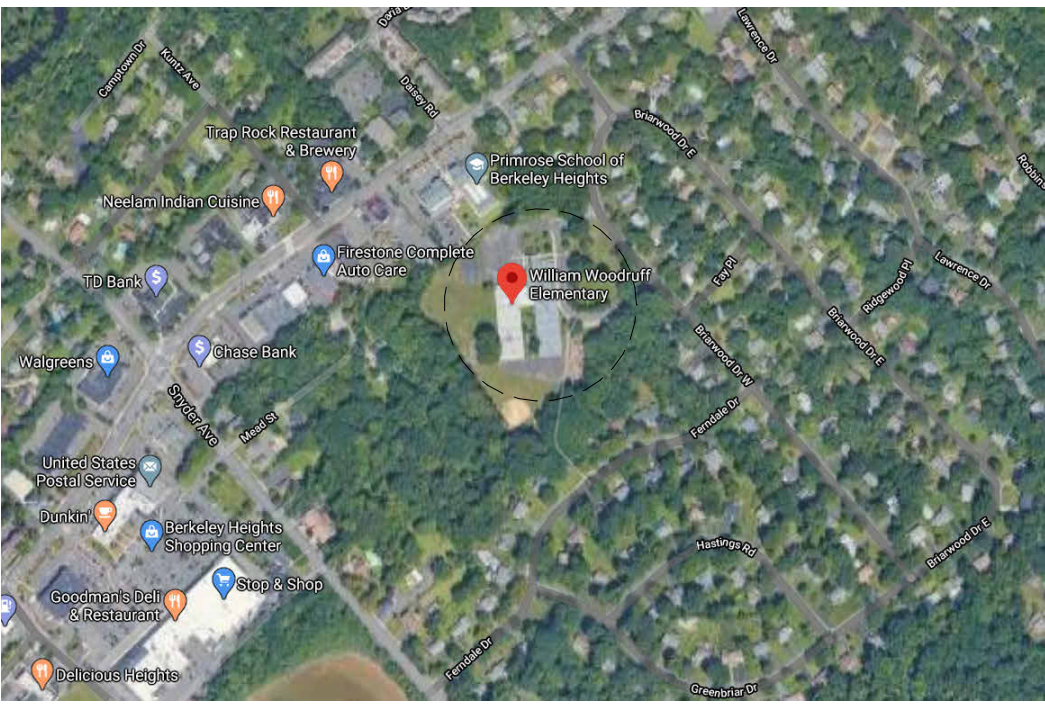
WILLIAM WOODRUFF  
ELEMENTARY SCHOOL

55 BRIARWOOD DRIVE W  
BERKELEY HEIGHTS, NJ 07922

PROJECT LOCATION MAP



PROJECT LOCATION AERIAL



PROJECT INFORMATION

PROJECT LOCATION: WILLIAM WOODRUFF ELEMENTARY SCHOOL  
55 BRIARWOOD DRIVE W  
BERKELEY HEIGHTS, NJ 07922

USE GROUP: "E" - EDUCATION

NUMBER OF STORIES: ONE

BUILDING SQUARE FOOTAGE: +/- 38,747 SF

SQUARE FOOTAGE OF ADDITIONS: 0 SF

SUMMARY:  
THE NATURE OF THIS PROJECT INCLUDES MECHANICAL & PLUMBING UPGRADES. REPLACE H&V UNIT VENTILATORS IN KIND, REPLACE MECHANICAL CONTROLS WITH DIRECT DIGITAL BUILDING MANAGEMENT SYSTEM, REPLACE GYMNASIUM H&V SYSTEM, REPLACE EXISTING DETERIORATED CIRCULATION PIPING THROUGHOUT THE BUILDING, AND REMOVE ASBESTOS MATERIALS FROM PIPING IN CORRIDOR AND PIPE CHASES.

GENERAL NOTES

- 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.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING 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.
- CONTRACTOR IS RESPONSIBLE FOR FILING OF PERMITS AND REQUESTING ALL NECESSARY INSPECTIONS, FOOTING, FRAMING, ELECTRICAL, ROUGHING, INSULATION, ETC.
- 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 DESIGN INTENT OF THE PROJECT.
- 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.
- 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.
- THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, 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.
- 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.
- DO NOT SCALE THE DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTE THAT NOT ALL DIMENSIONS ARE GIVEN ON THE CONTRACT DOCUMENTS. CONTRACTOR SHALL FIELD VERIFY EXISTING DIMENSIONS.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- MINOR DETAILS OR INCIDENTAL ITEMS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR THE PROPER & COMPLETE EXECUTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS.
- 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.
- 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.
- ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF OWNER'S ACCEPTANCE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH CIVIL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, AND LOW VOLTAGE SYSTEMS. REPORT CONFLICTS PRIOR TO EXECUTION.

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 PLAINFIELD 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  
*Nale Braccia*

SUPERINTENDENT  
*Kim Feltre*



CAPITAL COMPONENTS  
FOR  
BERKELEY HEIGHTS SCHOOL DISTRICT  
AT  
WILLIAM WOODRUFF ELEMENTARY  
SCHOOL

55 BRIARWOOD DRIVE W BERKELEY HEIGHTS, NJ 07922

Consulting Engineer's Seal:

TITLE SHEET  
STATE PROJECT# 39-0310-050

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

DATE: 6/27/2025	SOLUTION No.
SCALE: As indicated	25.122
DRAWN BY: RG	DRAWING No.
CHECKED BY: VF	0.TS



1 FLOOR PLAN  
1/16" = 1'-0"



NEW WORK NOTES

- 1 REPLACE H&V UNIT VENTILATORS IN KIND (X 21) INCLUDING DETERIORATED PIPING
- 2 REPLACE GYMNASIUM H&V SYSTEM

LEGEND

- EXISTING UNIT VENTILATOR  
(GRAPHICAL REPRESENTATION ONLY,  
EXACT SIZE AND LOCATION MAY VARY)
- NEW RTU (ROOF TOP UNIT)  
(GRAPHICAL REPRESENTATION ONLY,  
EXACT SIZE AND LOCATION MAY VARY)

GENERAL NEW WORK NOTES

- A. REPLACE MECHANICAL CONTROLS WITH DIRECT DIGITAL BUILDING MANAGEMENT SYSTEM
- B. REMOVE ASBESTOS MATERIAL FROM PIPING IN CORRIDOR AND PIPE CHASES

CAPITAL COMPONENTS  
FOR  
BERKELEY HEIGHTS SCHOOL DISTRICT  
AT  
WILLIAM WOODRUFF ELEMENTARY  
SCHOOL

55 BRIARWOOD DRIVE BERKELEY HEIGHTS, NJ 07922

Consulting Engineer's Seal:

OVERALL KEY PLAN  
STATE PROJECT# 39-0310-050

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

DATE: 6/27/2025	SOLUTION No. <b>25.122</b>
SCALE: As indicated	DRAWING No. <b>A.1.0</b>
DRAWN BY: RG	
CHECKED BY: VF	

**SOLUTIONS ARCHITECTURE**  
FRANKLIN, NEW JERSEY • A114580

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96 Pompton Avenue/2nd Floor, Suite 200, Verona, NJ 07044  
973.787.4424 • info@solutionsarch.com • www.solutionsarch.com

Architect's Seal: