

MANTUA TOWNSHIP SCHOOL DISTRICT

684 MAIN STREET  
MANTUA, NEW JERSEY 08080

FOR THE  
SEWELL ELEMENTARY SCHOOL  
2025 BOND REFERENDUM RENOVATIONS

40 McAnally Drive  
SEWELL, NEW JERSEY 08080

S.P.# TBD

PROJECT NUMBER: 25-15 CENTRE SCHOOL  
CONSTRUCTION TYPE: 2B  
USE GROUP: E

DESIGN CODES:

INTERNATIONAL BUILDING CODE/2021/ NJ EDITION  
INTERNATIONAL MECHANICAL CODE/2021  
INTERNATIONAL FUEL GAS CODE/2021  
NATIONAL STANDARD PLUMBING CODE/2021  
ASHRAE 90.1-2019 ENERGY STANDARD  
NATIONAL ELECTRICAL CODE (NFPA 70)/2020  
INTERNATIONAL FIRE CODE/2021  
ELEVATOR SUBCODE (NJAC 5:23-12):  
AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME)  
BARRIER FREE SUBCODE:ICC/ANSI A117.1-2017  
N.J. REHAB CODE NJAC 5:23-6, NJUCC. SUBCHAPTER 6.  
NJ UCC BULLETIN 00-3: PUBLIC SCHOOLS-FACILITY PLANNING STANDARDS &  
UCC ENHANCEMENTS



STREET ELEVATION

No.	INDEX OF DRAWINGS
	ARCHITECTURAL
--	COVER
S-1	OVERALL SITE PLAN WITH NOTES
A-1	OVERALL FLOOR PLAN WITH NOTES & SCOPE OF WORK
A-2	ENLARGED PRE-K FURNITURE PLAN WITH NOTES & DETAILS
A-3	ENLARGED KINDERGARTEN FURNITURE PLAN WITH NOTES & DETAILS
A-4	ENLARGED TOILE ROOM WITH SINK AREA NOTES AND DETAILS

Sickels & Associates inc.



LOCATION MAP

STATE PLAN # TBD  
ISSUED TO DOE: 07-23-2025



SIGNATURES:	
	Ms. Christine Trampe Superintendent
	Dr. Lori Kroeger Board President
	Brooks W. Garrison Architect - Brooks W Garrison Garrison Architects # 13039

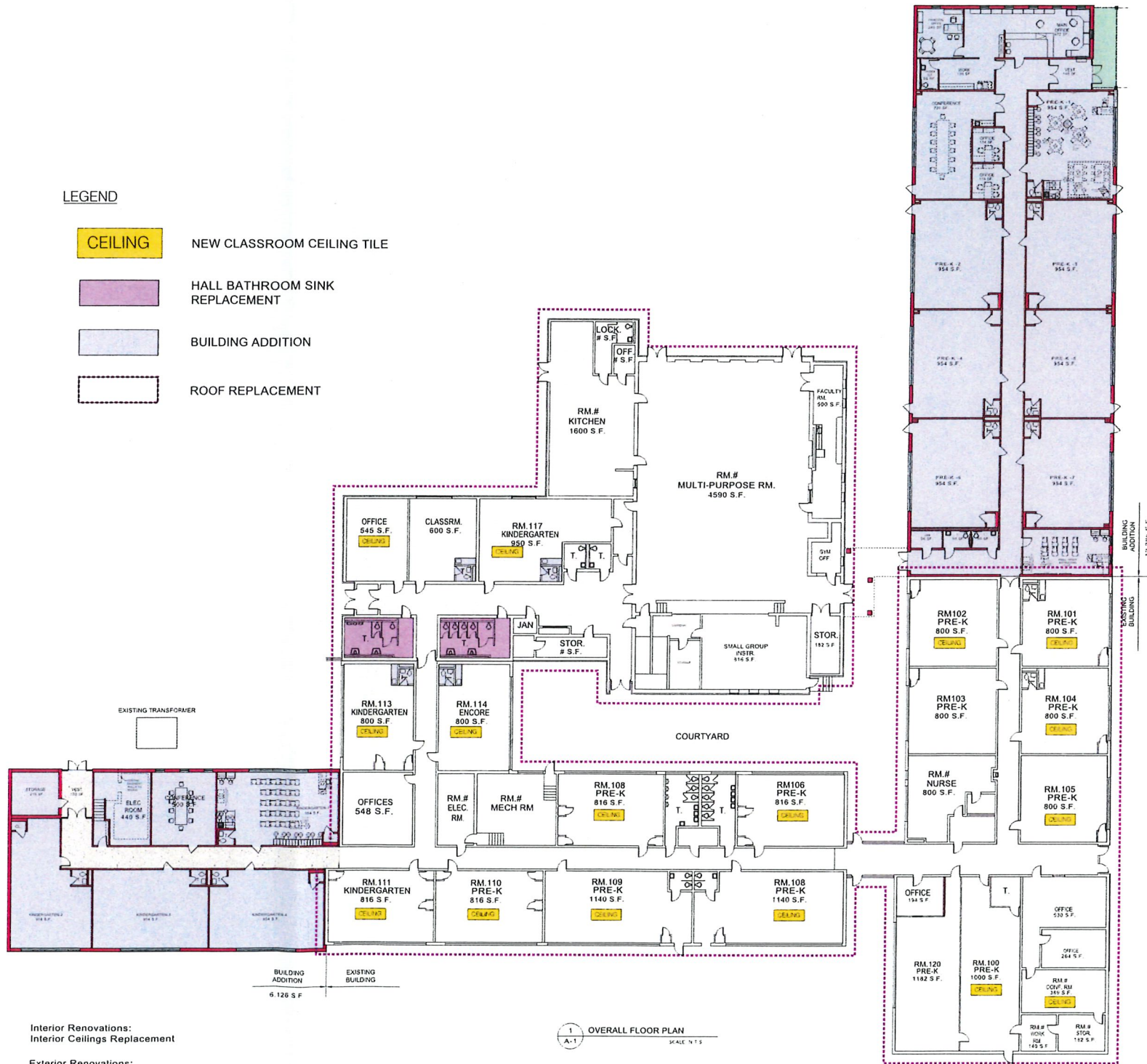






LEGEND

- CEILING** NEW CLASSROOM CEILING TILE
- HALL BATHROOM SINK REPLACEMENT
- BUILDING ADDITION
- ROOF REPLACEMENT



Interior Renovations:  
Interior Ceilings Replacement

Exterior Renovations:  
Roof Replacement Black EPDM, White Membrane(s)  
Remove Down to Deck, New Tapered Insulation, SBS Roofing System, Metal Edge and Wall Panels

STATE PLAN # TBD  
ISSUED TO DOE: 07-23-2025

SIGNATURES:	
	Superintendent
	Board President
	Architect - Brooks W. Garrison Garrison Architects # 13039

REVISIONS	
a.	
b.	
c.	

Project No 25-15  
Date: \_\_\_\_\_  
Scale: NOTED

OVERALL  
BUILDING PLAN  
SCOPE OF WORK

A-1

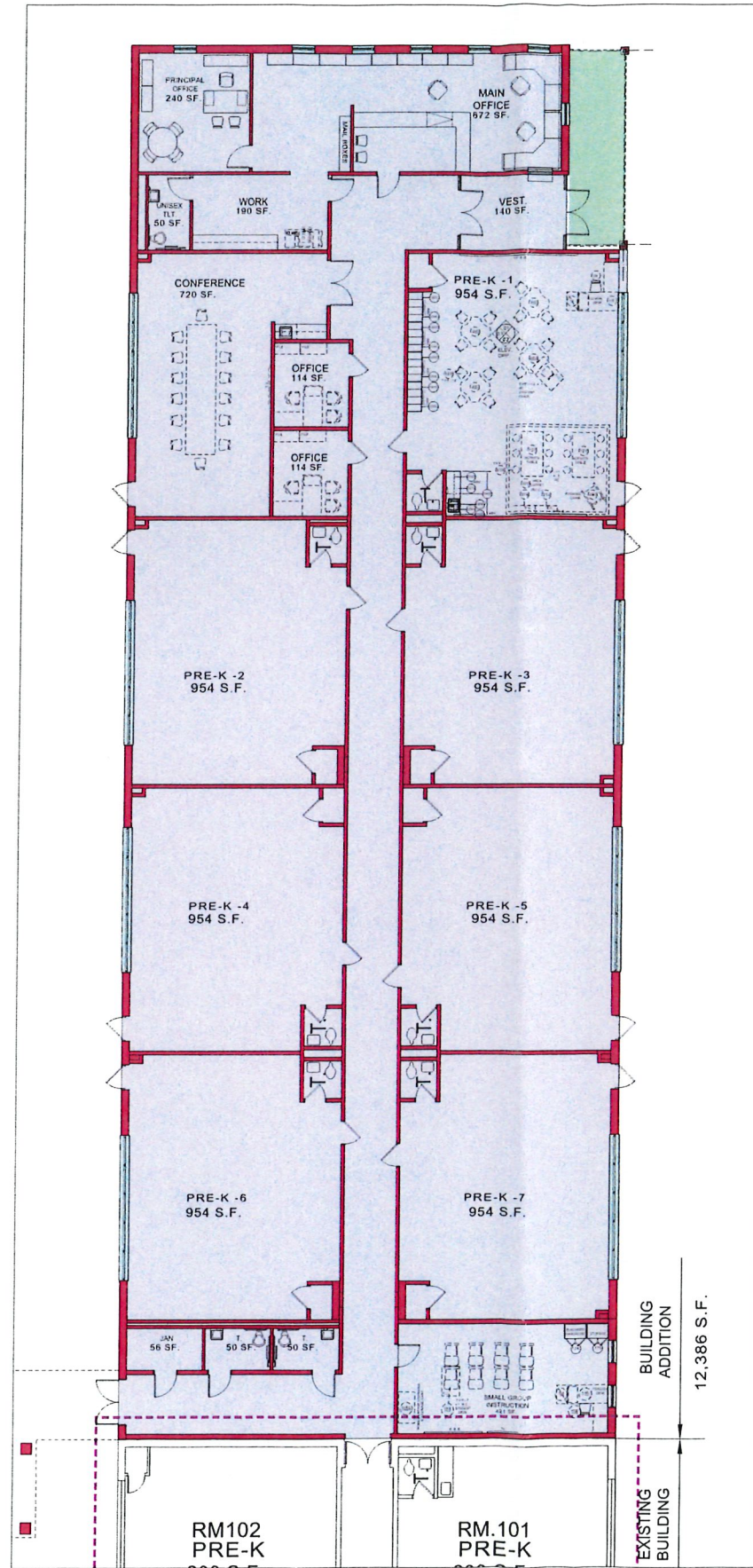
**GARRISON  
ARCHITECTS**  
A Professional Corporation of Architects and Planners  
713 CREEK FORD, BELLAMUN, NEW JERSEY 08031 609-398-4200

MANTUA TWP. SCHOOL DISTRICT 2025 BOND REFERENDUM  
at the SEWELL ELEMENTARY SCHOOL  
393 MAIN STREET  
MANTUA, NEW JERSEY 08051

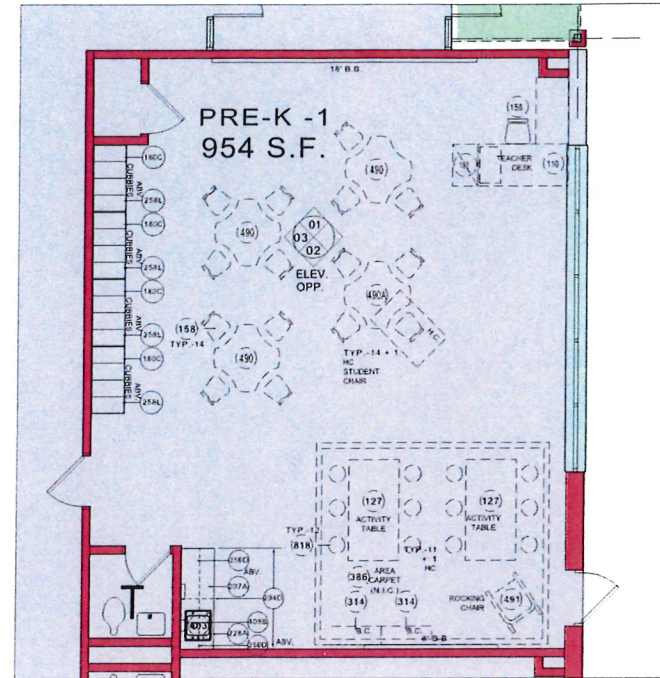


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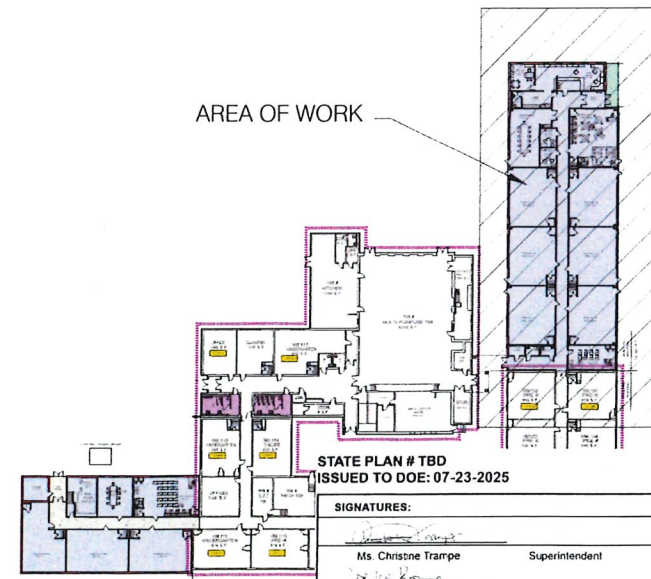
1 ENLARGED BUILDING ADDITION PLAN  
SCALE: 1/4" = 1'-0"



2 ENLARGED PRE-K CLASSROOM PLAN  
SCALE: 1/4" = 1'-0"

BUILT-IN CASEWORK IS INCLUDED IN BASE BID. LOOSE FURNITURE IS NOT IN CONTRACT. (N.I.C.)

GARRISON EQUIPMENT LIST	
ITEM # DESCRIPTION & MODEL NO.	
103	COMBINATION EXTRA LARGE TABLE CHAIR/DESK, SERIES 3300, 17 1/2" H. CDF SCHOOL FURNITURE MODEL #5317
110	TEACHER'S DESK w/RIGHT SIDE PEDESTAL & CRT RUNOFF UNIT w/LOCK, 66"Wx30"Dx29"H, SERIES 1000, ADELPHI MODELS
#SP68	w/42"Wx24"Dx28"H, CR42-6 RUNOFF UNIT (N.I.C.)
111	TEACHER'S DESK w/LEFT SIDE PEDESTAL & CRT RUNOFF UNIT w/LOCK, 66"Wx30"Dx29"H, SERIES 1000, ADELPHI MODELS
#SP68	w/42"Wx24"Dx28"H, CR42-6 RUNOFF UNIT (N.I.C.)
127	ACTIVITY TABLE w/WHEELCHAIR-HEIGHT LEGS, 72"Wx36"Dx22" 30"H, 4000 SERIES, VIRCO MODEL #483672
181	FILE CABINET, 2 DRAWER 29"Hx18"Wx28"D w/LOCK, ADELPHI #412L (N.I.C.)
132	FIRE EXTINGUISHER, 16"Hx4"DIA 5 LB 2A 10 B C, WITH METAL STRAPPING MOUNTS SEE SPEC. 10522 (BASE BID)
136	ALUMINUM FRAMED FABRIC BULLETIN BOARD, 7'0"X8'0" 400 SERIES, CLARIDGE MODEL #454F (BASE BID)
1240	WHITE BOARD w/SERIES 1 MAP RAIL, 45"FH FLAG HOLDER, CHALKTRAY & HOOKS, 16'0"X4'0", CLARIDGE MODEL# LCS24 & MODEL# 51M HOOKS (BASE BID)
156	TEACHER'S CHAIR, 17 3/4"X22 3/4", VIRCO MODEL #4301 (N.I.C.)
158	POSTURE CHAIR, STYLE 1000, ADJUSTABLE 12 1/2"H-16 1/2"H, CDF SCHOOL FURNITURE MODEL #1000 (N.I.C.)
171	TALL STORAGE, 36"Wx24 1/4"Dx48"H, LSI MODEL# 5062 (BASE BID)
172	TEACHER WARDROBE w/7 DOORS, 36"Wx24 1/4"Dx48"H, LSI MODEL# 5062 (BASE BID)
162C	CUBBY STORAGE, 18"Wx24"Dx48"H, LSI MODEL #5067(M), (MODIFIED TO 24" DEEP), (4 STUDENTS) (BASE BID)
207A	BASE CABINET w/LOCK, 36"Wx24 1/4"Dx26"H, LSI MODEL# 1002 (BASE BID)
228A	WHEELCHAIR ACCESSIBLE VANITY CABINET, 36"Wx14 1/4"Dx25"H, LSI MODEL #1136(M), (MODIFIED TO 26"H) (BASE BID)
254D	WALL CABINET w/LOCK, 36"Wx14 1/4"Dx26"H, LSI MODEL #3102 (BASE BID)
254L	WALL CABINET w/LOCK, 18"Wx24"Dx26"H, LSI MODEL #3102(M) (BASE BID)
294D	CONTINUOUS FULL WIDTH SOLID SURFACE COUNTERTOP & BACKSPASH, EDGE & COLOR TO BE SELECTED BY ARCHITECT, NO EXPOSED FASTENERS (BASE BID)
314	OPEN BASE CABINET w/ADJUSTABLE SHELF, REMOVABLE BACK & 1" THK. PLASTIC LAMINATE TOP, 36"Wx13 1/4"Dx36"H, LSI MODEL# 1029 (BASE BID)
386	AREA PRE-SCHOOL CARPET, 12"Wx14"H, SUPPLIED BY OWNER (N.I.C.)
403	H.C. SINK w/FAUCET & DRINKING (SUPPLIED & INSTALLED BY PLUMB CONTRACTOR) (BASE BID)
403B	PAPER TOWEL DISPENSER, 10 3/4"Wx10"Dx7 1/8"H, BOBBICK MODEL# B-2631 (BASE BID)
490	ACTIVITY TABLE, 48" CLOVER SHAPED TOP, ADJUSTABLE HEIGHT, 17"-25"H, 4000 SERIES, VIRCO MODEL #48CLO44LO (N.I.C.)
490A	ACTIVITY TABLE, 48" CLOVER SHAPED TOP, w/WHEELCHAIR-HEIGHT LEGS, 28"-31"H, 4000 SERIES, VIRCO MODEL #48CLO43LO (N.I.C.)
491	ROCKER-GLIDER STORCRAFT OR APPROVED EQUAL (N.I.C.)
818	ADJUSTABLE STOOL w/BACK, 19"-27"H, 600 SERIES, KI, INC. MODEL #618BA (N.I.C.)



OVERALL KEY PLAN  
SCALE: 1/4" = 1'-0"

STATE PLAN # TBD  
ISSUED TO DOE: 07-23-2025

SIGNATURES:

Ms. Christine Trampe	Superintendent
Dr. Lori Kroeger	Board President
Brooks W. Garrison	Architect - Brooks W. Garrison Garrison Architects # 13039

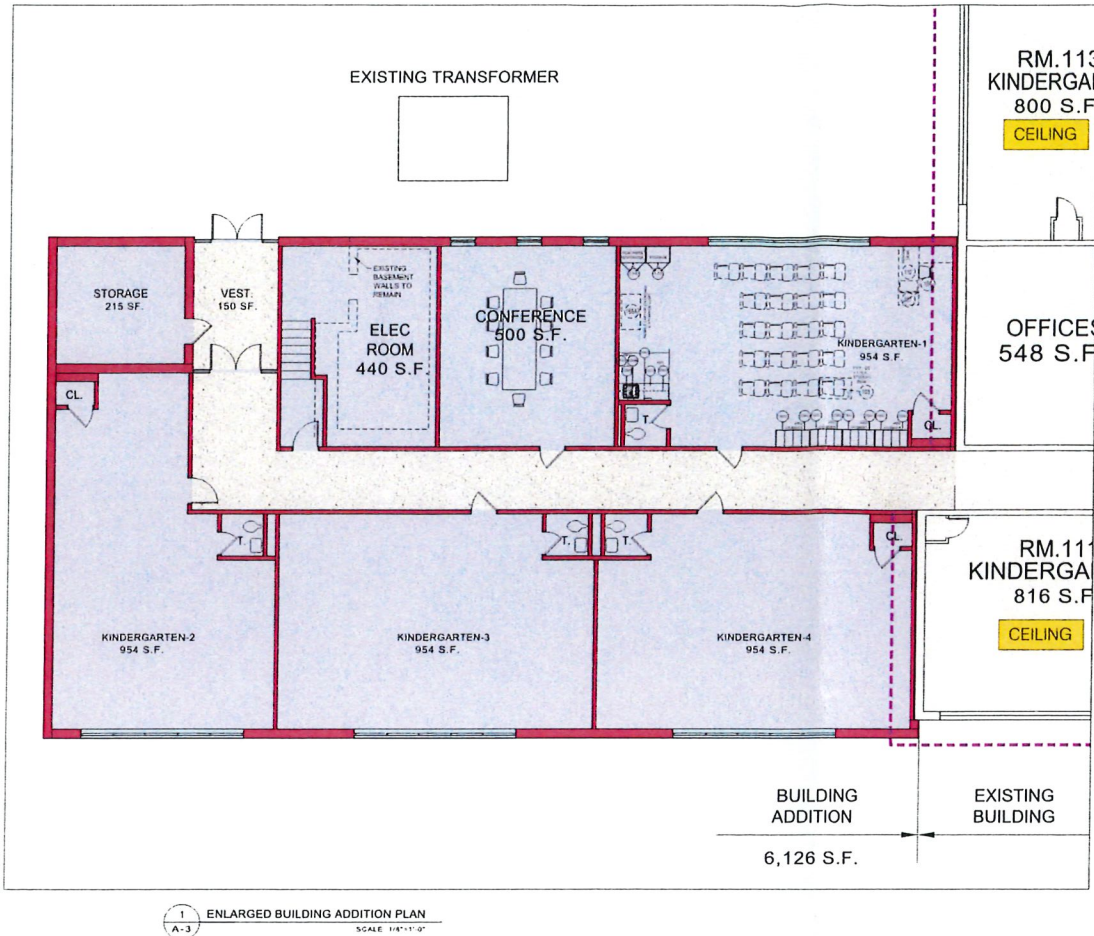


REVISIONS

a.	
b.	
c.	

Project No 25-15  
Date: \_\_\_\_\_  
Scale: NOTED  
BUILDING ADDITIONS  
A-2





#### PRE-K & KINDERGARTEN DOE GENERAL NOTES:

- Floors of all toilet rooms, shower rooms and drying rooms shall be water-tight and impervious to moisture. Floors shall be provided with an integral cove base at least four inches high;
- Flooring materials, except for use in showers, of ceramic tile, quarry tile, sheet vinyl and plastic coatings designed for this purpose shall be deemed to meet the requirements of this subchapter. Resilient tiles or exposed concrete are not acceptable in toilet rooms;
- Where showers are provided, shower heads shall be at least 30 inches apart, one shower head for each 10 students, with a shower head height of six feet, and 12 square feet of floor area shall be provided per shower head;
- Preschool and kindergarten classrooms shall be equipped with a bubbler or water fountain; and
- Arts and crafts classrooms shall be equipped with a water source, sink and appropriate sink trap.

#### 6A:26-6.4 Educational facility planning standards for school facilities housing preschool students

(a) The educational facility planning standards delineated in this subchapter shall apply to the design and construction of school facilities housing preschool students. Any standards not addressed in this section are addressed in N.J.A.C. 6A:26-6.3, in conjunction with the UCC. For community providers, the requirements of this section shall supplement but not supplant the Manual of Requirements mandated by the Office of Licensing in the Department of Human Services, for community provider licensure, meaning that if the requirements of this section exceed those of the Manual of Requirements, the requirements of this section shall apply.

#### (b) General design and construction requirements are as follows:

- School facilities for preschool students shall afford space for instruction, administration, and student services, as set forth in the facilities efficiency standards in (h) below;
- Preschool classrooms shall be no higher than the second floor of a school facility;
- Preschool classrooms shall have a minimum of the square footage of usable space per child as set forth in the facilities efficiency standards, and usable space per child shall exclude storage and equipment or furnishings that are either built-in or not easily movable;
- Each preschool classroom shall have an attached toilet room designed to accommodate the needs of physically handicapped students with features sized for the use of preschool students;
- Preschool classrooms shall have a resilient floor covering;

- Separate from the toilet room, each preschool classroom shall have access to an additional sink with a flood rim height no greater than 26 inches from the floor;
  - Preschool classrooms shall be equipped with a bubbler or water fountain; and
  - Preschool classrooms shall be designed to modulate interior noise and minimize exterior noise.
- (c) Entrances, egress and security requirements are as follows:
- All preschool classrooms shall have operable windows with inside locks and such windows shall be equal to at least four percent of the floor space.
- (d) The outdoor play area requirement is as follows:
- There shall be outdoor play space sufficient to support the achievement of the Early Childhood Education Program Expectations: Standards of Quality as defined in the Preschool Programs for Abbott districts under N.J.A.C. 6A:10A and by the educational specifications under N.J.A.C. 6A:26-5, and evidenced by a standard of sufficiency such as the following: 100 square feet per child of outdoor play space for each child using that space at one time.

#### (e) The electrical power and communications requirement is as follows:

- Child safety receptacles shall be used throughout preschool classrooms and bathrooms and elsewhere in the school facility where applicable.

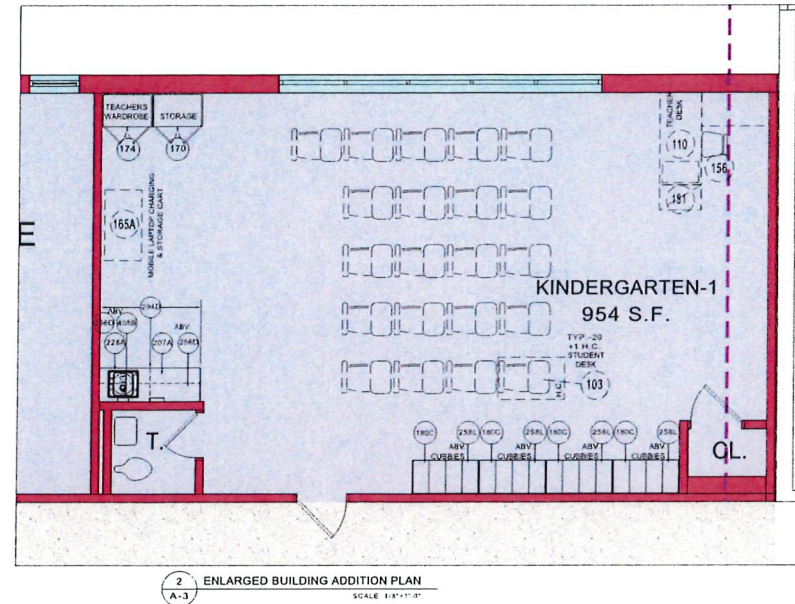
#### (f) Lighting requirements are as follows:

- Subject to the requirements of N.J.A.C. 6A:26-6.3(g), preschool classroom lighting shall be adjustable and varied across the space with a mixture of both natural and artificial light; and
- Preschool classrooms shall have child-safe windows to maximize natural light.

#### (g) Plumbing requirements shall be consistent with N.J.A.C. 6A:26-6.3(h) 4 except as follows:

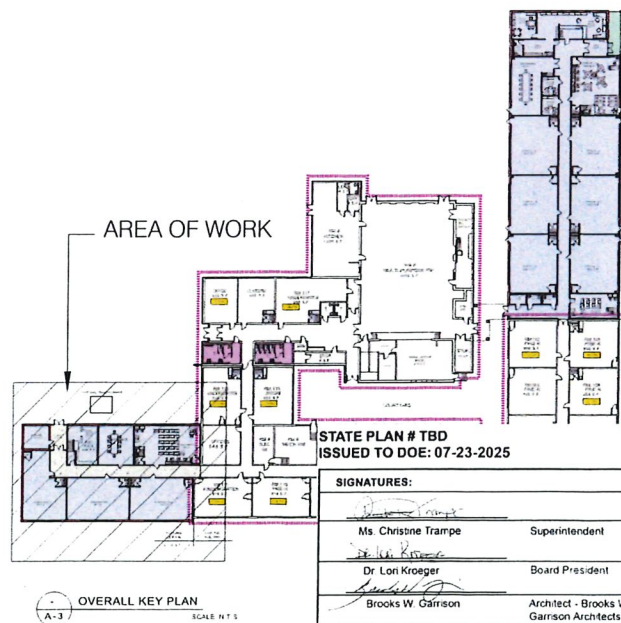
- Preschool classrooms toilet facilities shall be open to view as a safety precaution;
- Toilet facilities for preschool students shall be designated for their exclusive use and shall be so identified; and
- Preschool facilities shall provide a diaper/clothes changing area in the classroom.

#### (h) The facilities efficiency standards for early childhood schools, effective until July 1, 2005, are the following:



#### BUILT-IN CASEWORK IS INCLUDED IN BASE BID. LOOSE FURNITURE IS NOT IN CONTRACT. (N.I.C.)

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ITEM #	DESCRIPTION & MODEL NO.
103	COMBINATION EXTRA LARGE TABLE/CHAIR/DESK, SERIES 5300 17 1/2" H., CDF SCHOOL FURNITURE MODEL #5317
110	TEACHER'S DESK w/RIGHT SIDE PEDESTAL & CRT RUNOFF UNIT w/LOCK 66"Wx30"Dx29"H. SERIES 1000 ADELPHIA MODELS #SP66 w/42"Wx24"Dx26"H. CR42-6 RUNOFF UNIT (N.I.C.)
111	TEACHER'S DESK w/LEFT SIDE PEDESTAL & CRT RUNOFF UNIT w/LOCK 66"Wx30"Dx29"H. SERIES 1000 ADELPHIA MODELS #SP66 w/42"Wx24"Dx26"H. CR42-6 RUNOFF UNIT (N.I.C.)
127	ACTIVITY TABLE w/WHEELCHAIR-HEIGHT LEGS 72"Wx36"Dx22"-30"H. 4000 SERIES, VIRCO MODEL #4830F2 (N.I.C.)
181	FILE CABINET, 2 DRAWER 29"Wx18"Wx28"D w/LOCK, ADELPHIA #412L (N.I.C.)
132	FIRE EXTINGUISHER, 16"Wx4"Dx4" 5 LB. 2A:10 B.C. WITH METAL STRAPPING MOUNTS SEE SPEC 10522 (BASE BID)
176	ALUMINUM FRAMED FABRIC/CORK BULLETIN BOARD, 4'-0"x8'-0" 800 SERIES, CLARIDGE MODEL #858F (BASE BID)
124b	WHITE BOARD w/SERIES 1 MAP RAIL, #51FH FLAG HOLDER, CHALKTRAY & HOOKS 16'-0"x4'-0" CLARIDGE MODEL #LCS24 & MODEL# 51U HOOKS (BASE BID)
156	TEACHER'S CHAIR, 17 3/4"-22 3/4", VIRCO MODEL #4301 (N.I.C.)
158	POSTURE CHAIR, STYLE 1000, ADJUSTABLE 12 1/2"H.-16 1/2"H., CDF SCHOOL FURNITURE MODEL #1000 (N.I.C.)
170	TALL STORAGE, 36"Wx24 1/4"Dx48"H. LSI MODEL# 5062 (BASE BID)
174	TEACHER WARDROBE w/2 FILES 36"Wx24 1/4"Dx48"H. LSI MODEL# 5262 (BASE BID)
160C	CUBBY STORAGE, 48"Wx24"Dx48"H. LSI MODEL #5607(M) (MODIFIED TO 22" DEEP) (4 STUDENTS) (BASE BID)
207A	BASE CABINET w/LOCK, 36"Wx24 1/4"Dx28"H. LSI MODEL# 1002 (BASE BID)
228A	WHEELCHAIR ACCESSIBLE VANITY CABINET, 36"Wx24 1/4"Dx28"H. LSI MODEL #1136(M) MODIFIED TO 28"H. (BASE BID)
256D	WALL CABINET w/LOCK, 36"Wx14 1/4"Dx35"H. LSI MODEL #3102 (BASE BID)
258L	WALL CABINET w/LOCK, 48"Wx24"Dx36"H. LSI MODEL #3102(M) (BASE BID)
294D	CONTINUOUS FULL WIDTH SOLID SURFACE COUNTERTOP & BACKSPLASH EDGE & COLOR TO BE SELECTED BY ARCHITECT NO EXPOSED FASTENERS (N.I.C.)
314	OPEN BASE CABINET w/ADJUSTABLE SHELF, REMOVABLE BACK & 1" THK. PLASTIC LAMINATE TOP, 36"Wx13 1/4"Dx36"H. LSI MODEL# 1020 (BASE BID)
385	AREA PRE-SCHOOL CARPET 12"Wx14"H. SUPPLIED BY OWNER (N.I.C.)
403	H.C. SINK w/FAUCET & DRINKING SUPPLIED & INSTALLED BY PLUMB CONTRACTOR (BASE BID)
408B	PAPER TOWEL DISPENSER 10 3/4"Wx4"Dx7 1/8"H. BOBBICK MODEL# B-2621 (BASE BID)
490	ACTIVITY TABLE, 48" CLOVER SHAPED TOP, ADJUSTABLE HEIGHT, 17"-25"H. 4000 SERIES, VIRCO MODEL #48CLO48LO (N.I.C.)
490A	ACTIVITY TABLE, 48" CLOVER SHAPED TOP, w/WHEELCHAIR-HEIGHT LEGS, 28'-34"H. 4000 SERIES, VIRCO MODEL #48CLO48LO (N.I.C.)
491	ROCKER GLIDER, STORCRAFT OR APPROVED EQUAL (N.I.C.)
518	ADJUSTABLE STOOL w/BACK 19"-27"H. 600 SERIES, NI INC MODEL #618BA (N.I.C.)



STATE PLAN # TBD  
ISSUED TO DOE: 07-23-2025

SIGNATURES:	
Ms Christine Trampe	Superintendent
Dr. Lon Kroeger	Board President
Brooks W. Garrison	Architect - Brooks W. Garrison Garrison Architects # 13039

**GARRISON ARCHITECTS**  
A Professional Corporation of Architects and Planners  
713 CREEK ROAD, BELLMAR, NEW JERSEY 08031 (856) 396-0300

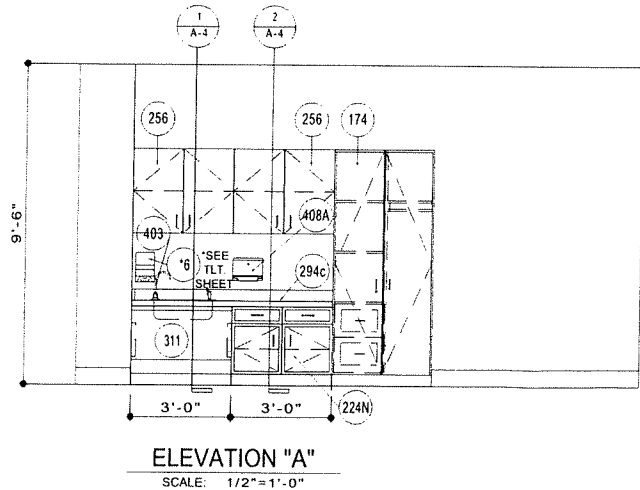
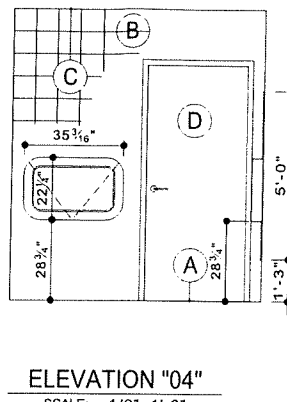
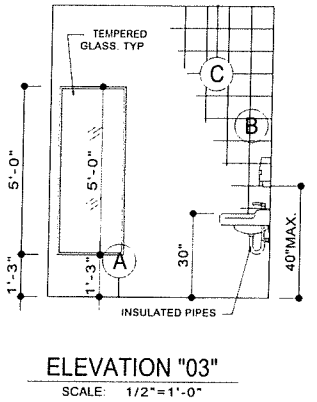
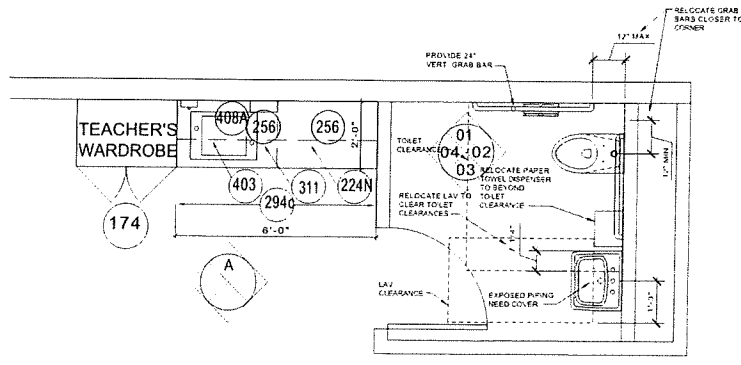
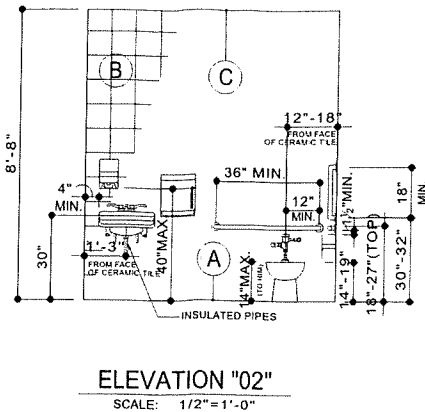
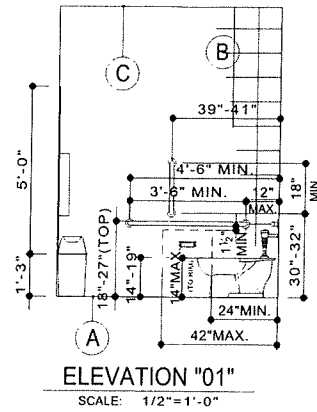
MANTUA TWP. SCHOOL DISTRICT 2025 BOND REFERENDUM  
at the SEWELL ELEMENTARY SCHOOL

393 MAIN STREET  
MANTUA, NEW JERSEY 08051



REVISIONS	
a.	
b.	
c.	

Project No 25-15  
Date: \_\_\_\_\_  
Scale: NOTED  
BUILDING ADDITIONS  
A-3



NOTE: ALL PLUMBING FIXTURES SUPPLIED & INSTALLED BY PLUMBING CONTRACTOR.

ALL PLUMBING FIXTURES & ACCESSORIES TO MEET CABO/ANSI BARRIER FREE CODE. ALL PLUMBING FIXTURES SUPPLIED & INSTALLED BY PLUMBING CONTRACTOR. REINFORCE TOILET PARTITION BETWEEN HANDICAP STALL & REGULAR STALL TOE CLEARANCE OF TOILET PARTITION TO BE 12" A.F.F. (TYP.) ALL TOILET ROOM & JANITORS CLOSET TO HAVE FLOOR DRAIN. ALL TOILET WALLS TO HAVE CERAMIC TILE w/ACCENT STRIP. (COLOR BY OWNER/ARCHITECT)

ALL PLANS, DETAILS, SECTIONS, SCHEDULES & ELEVATIONS SHOWN ON THIS DRAWING ARE TO BE COMPLETED BY THE GENERAL CONTRACTOR. UNLESS IT IS INDICATED BY OTHER TRADES, WHICH ARE TO BE COMPLETED BY THAT DESIGNATED TRADE.

- ACCESSORY LIST:** BY GENERAL CONTRACTOR (UNLESS OTHERWISE NOTED)
1. ELONGATED FLUSH VALVE FLOOR MOUNTED YOUTH TOILET. BY PLUMBING CONTRACTOR.
  2. STAINLESS STEEL HORIZONTAL GRAB BAR 36"x1 1/2" DIA. w/SATIN FINISH. BOBRICK 'B-6806x36' OR EQUAL
  3. WALL HUNG LAVATORY w/ACCESSIBLE LEVER HANDLE FAUCET & INSULATED PIPES BY PLUMBING CONTRACTOR
  4. 24"x60" MIRROR w/STAINLESS STEEL FRAME. BOBRICK 'B-1658 2460' OR EQUAL
  5. TOILET TISSUE DISPENSER. SUPPLIED BY OWNER. INSTALLED BY G.C.
  6. SOAP DISPENSER. SUPPLIED BY OWNER. INSTALLED BY G.C.
  7. STAINLESS STEEL VERTICAL GRAB BAR 18"x1 1/2" DIA. w/SATIN FINISH. BOBRICK 'B-6806x18' OR EQUAL
  8. PAPER TOWEL DISPENSER. SUPPLIED BY OWNER. INSTALLED BY G.C.
  9. STAINLESS STEEL HORIZONTAL GRAB BAR 42"x1 1/2" DIA. w/SATIN FINISH. BOBRICK 'B-6806x42' OR EQUAL
  10. WASTE RECEPTACLE. SUPPLIED BY OWNER. INSTALLED BY G.C.
  11. HORIZONTAL WALL MOUNTED BABY CHANGING STATION KOALA KARE PRODUCTS 'KB200-00' OR EQUAL
  12. ELONGATED FLUSH VALVE WALL HUNG TOILET. BY PLUMBING CONTRACTOR.
  13. SURFACE MOUNTED NAPKIN/TAMPON VENDOR BOBRICK 'B-2706 25' OR EQUAL
  14. SURFACE MOUNTED SANITARY NAPKIN DISPOSAL BOBRICK 'B-270' OR EQUAL
  15. WALL HUNG LAVATORY w/ACCESSIBLE LEVER HANDLE FAUCET. PROVIDE LAV. SHIELD TRUEBRO, INC. MODEL#2018-AS-L1 OR EQUAL BY PLUMBING CONTRACTOR
- MATERIALS LIST:**
- (A) CERAMIC TILE FLOOR w/COVE BASE (SEE SPECS.)
  - (B) FULL HT. CERAMIC WALL TILE w/ACCENT STRIPS (SEE SPECS.)
  - (C) LAY-IN CEILING TILE
  - (D) NEW DOOR (SEE DOOR SCHEDULE)

STATE PLAN # TBD  
ISSUED TO DOE: 07-23-2025

SIGNATURES:	
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REVISIONS

a.	
b.	
c.	

Project No 25-15  
Date  
Scale NOTED  
ENLARGED TOILET & SINK AREA SHEET  
A-4