

PROPOSED SECODN FLOOR
ADDITION AND ALTERATION
FOR
SECOND FLOOR ADDITION
10 WAYNE, NEW JERSEY

BUILDING DATA

ADDRESS: 10 HALSEY REED ROAD
MORRIS, NJ
DESCRIPTION OF WORK: PROJECT DECK
USE GROUP: R-5
CONSTRUCTION CLASS: S8
FIRE PROTECTION: N/A
APPLICABLE CODES: NEW JERSEY UNIFORM CONSTRUCTION CODE (NJUCC, NJAC 5:23)
2021 INTERNATIONAL BUILDING CODE, NEW JERSEY EDITION
2021 INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY EDITION
2021 NATIONAL STANDARD PLUMBING CODE (N.J.A.C. 5:23-3.15)
2020 NATIONAL STANDARD ELECTRIC CODE (N.J.A.C. 5:23-3.16)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (N.J.A.C. 5:23-3.18)

SHEET INDEX

COVER SHEET, BEAM SPECIFICATIONS,
DETAILS, DECKS-FOUNDATION PLAN, FIRST
FLOOR PLAN, SECOND FLOOR, THIRD FLOOR
AND ROOF PLAN
TABULATED AREA
AFFECTED AREA 548.33 S.F.
887 SQ FT 6,456 CU FT



GENERAL NOTES & SPECIFICATIONS

1. THE CONTRACT DRAWINGS AND SPECIFICATIONS HAVE BEEN CAREFULLY CHECKED BY THE ENGINEER TO PROVIDE CONTRACT DOCUMENTS WHICH CLEARLY DEFINE THE RESULTS THE CONTRACTOR IS EXPECTED TO ACHIEVE. PRIOR TO COMMENCEMENT OF CONTRACTED WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS, OMISSIONS, OR LACK OF DEFINITION BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR BETWEEN THE CONTRACT DOCUMENT AND EXISTING SITE CONDITIONS IN ORDER TO RESOLVE ANY PROBLEM. THE COMMENCEMENT OF CONTRACTED WORK BY THE CONTRACTOR WILL BE DEEMED AS ACCEPTANCE OF THE CONTRACT DOCUMENTS AS BEING TRUE AND CORRECT AND NO REQUESTS FOR ADDITIONAL PAYMENT DUE TO CONFLICTS, OMISSIONS, OR LACK OF DEFINITION WILL BE ACCEPTED. ANY REVISED DRAWING OR OTHER DOCUMENT ISSUED TO THE CONTRACTOR SHALL NOT BE EXECUTED UNLESS ACCOMPANIED BY A LETTER OF AUTHORIZATION TO PROCEED. IN CASES WHERE COST ESTIMATES ARE REQUESTED FOR REVISIONS, THEY WILL BE PREPARED AND SUBMITTED PROMPTLY IN ORDER THAT THEY DO NOT UNDULY AFFECT THE PROGRESS OF WORK.

2. THE GENERAL CONTRACTOR HEREBY INDEMNIFIES, AGREES TO DEFEND AND HOLD HARMLESS THE OWNER FROM AND AGAINST ANY/ALL SUITS, CLAIMS, ACTIONS, LOSS, COST OR EXPENSE (INCLUDING CLAIMS FOR WORKMEN'S COMPENSATION BASED ON PERSONAL INJURY OR PROPERTY DAMAGE CAUSED IN THE PERFORMANCE OF THIS WORK BY THE GENERAL CONTRACTOR, HIS EMPLOYEES, AGENTS, SERVANTS, OR SUBCONTRACTORS ENGAGED BY HIM).

3. INSURANCE BY GENERAL CONTRACTOR SHALL BE AS FOLLOWS: COMPREHENSIVE GENERAL LIABILITY (BI AND PD COMBINED) LIMIT \$1,000,000.00 PER OCCURRENCE. EXCESS LIABILITY (BI AND PD COMBINED) LIMIT AMOUNT OF \$3,000,000.00 WITH COMPANIES AND FORMS AGGREGATE. WORKER'S COMPENSATION AND LIABILITY STATUTORY BEFORE COMMENCEMENT OF WORK. CERTIFICATES OF INSURANCE SHALL BE FURNISHED TO THE OWNER, AND IF REQUESTED, THE ORIGINAL POLICIES. THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS MAINTAIN INSURANCE AT ALL TIMES WITH COMPANIES AND ON FORMS SATISFACTORY TO ARCHITECTS. TEN DAY ADVANCE WRITTEN NOTICE SHALL BE GIVEN TO THE OWNER BY THE INSURANCE CARRIER OF ANY CHANCE OR CANCELLATION OF COVERAGE SET FORTH ABOVE.

4. THE CONTRACTOR SHALL COMPLY WITH THE LOCAL BUILDING CODE AND REGULATIONS, LATEST EDITIONS, ALONG WITH ALL APPROPRIATE MUNICIPAL AND REGULATORY AGENCIES CODES AND REQUIREMENTS AND LANDLORD REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION DEPARTMENT FORMS, DOCUMENTS, FEES AND THE SUBSEQUENT FILING THERE OF, INCLUDING OBTAINING ALL APPROVALS REQUIRED PERMITS, EQUIPMENT USE PERMITS, CONTROLLED INSPECTIONS & FINAL SIGN OFFS

5. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL JOB CONDITIONS, DIMENSIONS, AND DETAILS PRIOR TO SUBMITTING ANY BIDS. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK PRIOR TO THE SUBMISSION OF BIDS.

6. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS STRINGS GOVERN. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE PLANS

7. ALL DIMENSIONS ARE FROM FINISH SURFACE TO FINISH SURFACE OR FROM FACE OF CONVECTOR TO FINISH SURFACE

8. THE GENERAL CONTRACTOR SHALL COMPLY WITH THE LOCAL RULES AS TO THE HOURS OF OPERATION AVAILABILITY OF HANDLING MATERIALS, EQUIPMENT AND DEBRIS TO AVOID CONFLICT AND INTERFERENCE WITH BUILDING OPERATIONS. DEMOLITION MUST BE PERFORMED DURING HOURS SPECIFIED BY THE OWNER. THE DELIVERY OF MATERIALS EQUIPMENT AND DEBRIS MUST BE ARRANGED TO AVOID ANY INCONVENIENCE AND ANNOYANCE.

9. THE GENERAL CONTRACTOR SHALL MAKE AVAILABLE A MINIMUM OF THREE (3) FIRE

EXTINGUISHES PER FLOOR (OR MORE), IF REQUIRED BY THE LOCAL ORDINANCE. FIRE EXTINGUISHES SHALL BE KEPT AND MAINTAINED ON THE PREMISES BY OWNER'S CONTRACTOR FOR THE DURATION OF THE ALTERATION.

10. ALL MATERIALS AS WELL AS METHODS AND PROCESSES USED IN THE PERFORMANCE OF THE WORK SHALL CONFORM TO THE STANDARD OF THE LOCAL CODE AND THE GENERAL CONTRACTOR SHALL BECOME FAMILIAR WITH SUCH REQUIREMENTS.

11. CONTRACTOR TO CONTROL CLEANING TO PREVENT DIRT OF DUST FROM LEAVING THE JOB SITE AND INFILTRATING AREAS NOT INVOLVED IN THE PROJECT.

12. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT FIRST INFORMING THE ENGINEER. SUBMIT SUBSTITUTE MATERIAL SPECIFICATIONS AND SAMPLES FOR APPROVAL, IN WRITING, PRIOR TO COMMENCEMENT OF WORK.

13. THE GENERAL CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS, COMPLETE WITH MANUFACTURER'S EQUIPMENT CUTS, FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK. SUBMITTAL SHALL BE IN THE FORM OF: (A) REPRODUCIBLE SEPIA TRANSPARENCY (POSITIVE SIDE UP); AND (B) 3 BLACK AND WHITE PRINTS OF EACH DRAWING. THE CONTRACTOR WILL NOT COMMENCE FABRICATION BEFORE RECEIVING THE APPROVAL OF THE ENGINEER

THE FOLLOWING SUBMITTALS ARE REQUIRED:

8. CABINETRY
A. FINISH SAMPLES (2 REQUIRED)
9. FINISHES
A. PAINT SAMPLES (2 REQUIRED, EACH COLORED)
B. WALL COVERING (2 REQUIRED)
10. MECHANICAL
A. SHOP DRAWINGS-AC UNITS GRILLES, LOUVERS DUCTWORK PLUMBING FIRE PROTECTION
B. SUPPLEMENTAL EQUIPMENT CATALOG CUTS WITH DATA SPECIFIC TO THIS PROJECT FLAGGED IN AN APPROPRIATE
4. ELECTRICAL
A. FIXTURE CUTS
B. ELECTRICAL CONTROLS AND DEVICES WITH DATA SPECIFIC TO THIS PROJECT FLAGGED IN AN APPROPRIATE MANNER

14. APPROVAL OF SHOP DRAWINGS SHALL INDICATE ONLY THAT SUCH DRAWINGS GENERALLY EXPRESS THE INTENT OF THE CONTRACT DOCUMENTS AND SHALL NEITHER BE CONSTRUED AS A COMPLETE CHECK NOR RELIEVE THE CONTRACTOR OF RESPONSIBILITY IN NOTE ABOVE.

15. THE GENERAL CONTRACTOR SHALL MAKE GOOD, AT HIS OWN EXPENSE, ANY DAMAGE TO EXISTING AREAS NOT DESIGNATED FOR REFURBISHMENT.

16. GENERAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF ALL OTHER CONTRACTORS, WHETHER HIS OWN, OR THOSE ON SEPARATE CONTRACT LET BY THE OWNER. PRIOR TO COMMENCING WORK, THE GENERAL CONTRACTOR SHALL PROVIDE A WORK SCHEDULE TO ENGINEER SHOWING ESTIMATED COMMENCEMENT AND COMPLETION DATES OF EACH TRADE. THE CONTRACTOR SHALL BE RESPONSIBLE TO INDICATE ANY CONFLICTS OR

17. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL WORK SHOWN ON THESE DRAWINGS SHALL BE PERFORMED BY THE GENERAL CONTRACTOR.

18. THE AIA GENERAL CONDITIONS, LATEST EDITION, (DOCUMENT A201) SHALL BE BINDING ON THIS CONTRACT.

19. THE WORK REQUIRED UNDER THIS CONTRACT SHALL BE PERFORMED ON STRAIGHT TIME UNLESS OTHERWISE REQUIRED BY OTHER CLAUSES OF THIS CONTRACT OR AS DIRECTED BY THE CLIENT, ENGINEER, OR ARCHITECT. SHUTDOWN COORDINATION AS REQUIRED BY THE BUILDING LANDLORD.

20. NO EXTRAS WILL BE PERMITTED UNLESS SUBMITTED IN WRITING BY THE CONTRACTOR AND APPROVED BY THE TENANT AND THE ENGINEER

21. A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE ENGINEER

22. ALL REQUESTIONS FOR PAYMENTS FROM THE CONTRACTOR TO THE TENANT SHALL BE SUBMITTED TO THE ENGINEER ON AIA FORM G722, LATEST EDITION, FOR PRIOR APPROVAL.

23. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR, UNLESS OTHERWISE NOTED. ALL CONTRACTORS SHALL SUBMIT IN WRITING THIS GUARANTEE TO THE CLIENT. THE GUARANTEE PERIOD IS TO BEGIN WHEN THE CLIENT OCCUPIES THE PREMISES.

24. THE CLIENT'S ENGINEER OR HIS REPRESENTATIVES SHALL HAVE ACCESS TO THE PREMISES AT ALL TIMES AND TO THE FACTORY OR SHOP OF ANY OF THE SUBCONTRACTORS. ANY INFERIOR MATERIAL OR WORKMANSHIP SHALL BE RECONSTRUCTED AS APPROVED BY THE ENGINEER & THE TENANT AT THE CONTRACTOR'S SOLE EXPENSE.

25. WHATEVER WORK IS DONE WHERE NO DEFINITE DETAILS OR INSTRUCTIONS ARE GIVEN, THE CONTRACTOR OR SUBCONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH THE HIGHEST STANDARDS OF WORKMANSHIP AND MATERIALS AS DEFINED BY THE GOVERNING TRADE ORGANIZATION.

26. UPON COMPLETION OF WORK, THE CONTRACTOR WILL PROVIDE REPRODUCIBLE "AS-BUILT" TO SHOW ALL MODIFICATIONS OF THE CONTRACT DOCUMENTS, AS WELL AS ALL LIGHTING AND POWER CIRCUITRY (INCLUDING BREAKER NUMBERS) AS ACTUALLY INSTALLED.

27. ALL MATERIALS SHALL, WHEN APPLICABLE AND REQUIRED, COMPLY WITH THE DIRECTIVES OF THE LOCAL BOARD OF STANDARDS AND APPEALS (B.S.A.), AND THE MANUFACTURER SHALL BE ABLE TO PRODUCE A LOCAL B.S.A. NUMBER ON DEMAND.

28. ALL MATERIALS SHALL BE NEW AND SHALL BE DELIVERED TO THE SITE IN THEIR ORIGINAL PACKAGING.

29. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT FIRST INFORMING THE ENGINEER SUBMIT SUBSTITUTE MATERIAL SPECIFICATIONS AND SAMPLES FOR APPROVAL, IN WRITING, PRIOR TO COMMENCEMENT OF WORK.

30. G.C. TO OBTAIN ALL PERMITS, SIGN-OFFS AND EQUIPMENT USE PERMITS. 31. ALL WORK SHALL BE ON STRAIGHT TIME, WORK WHICH IS REQUIRED BY THE BUILDING OWNER/LANDLORD TO BE PERFORMED AFTER HOURS SHALL BE COORDINATED WITH TENANTS. ELECTRICAL TIE IN'S AND DRILLING TO BE COORDINATED WITH OWNER AND DONE AFTER HOURS.

31. PREMISES TO BE FINE CLEANED PRIOR TO TURNING OVER TO OWNER.



Anthony J. Church
ANTHONY J. CHURCH
REGISTERED ARCHITECT
STATE OF NEW JERSEY
LICENSE NO. 21A00514600

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Calibration co
ARCHITECTURAL AND ENGINEERING
CONSULTING FIRM

DATED:

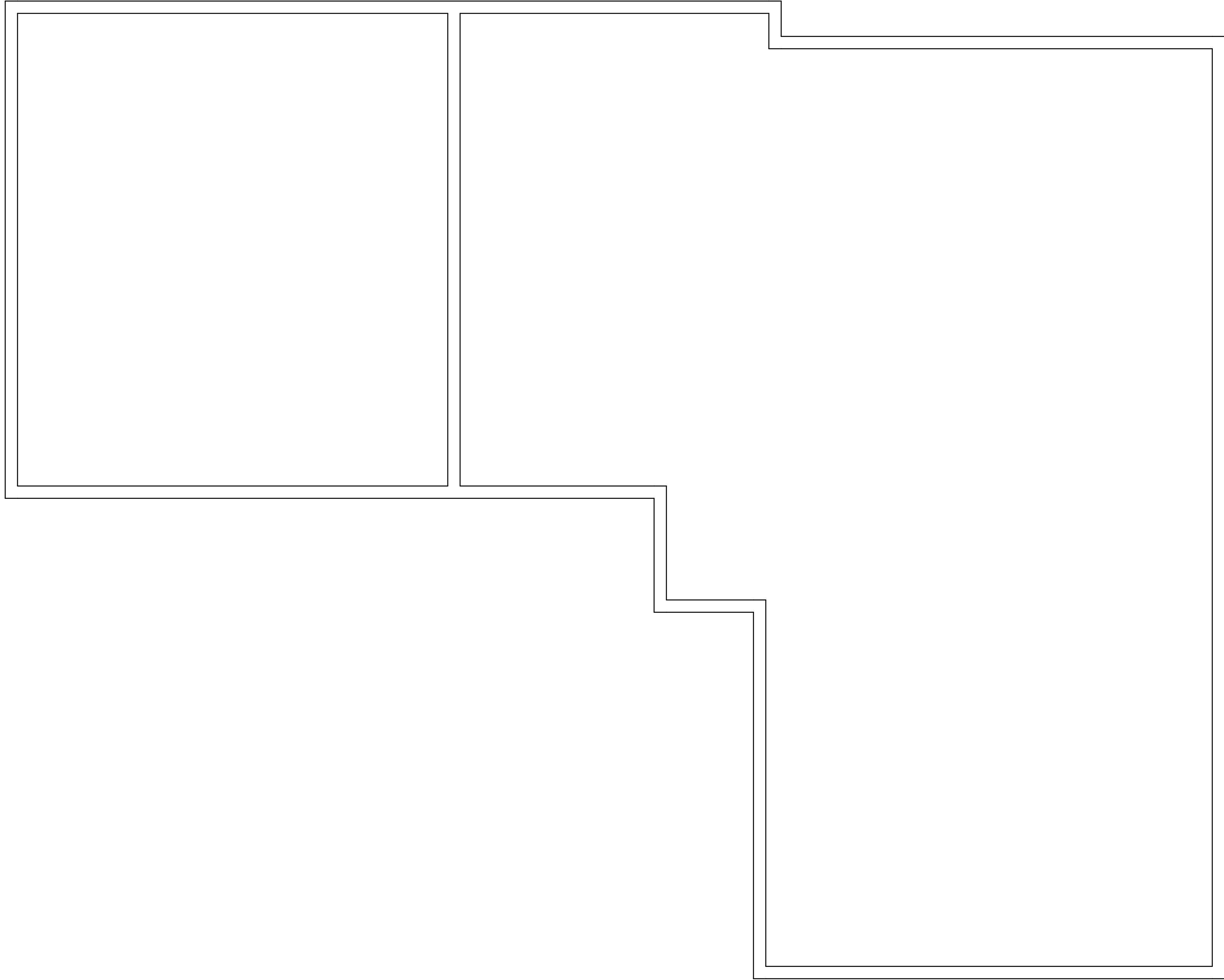
8/12/2025

SCALE:

AS NOTED

SHEET:

P-1



Foundation



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DATED:

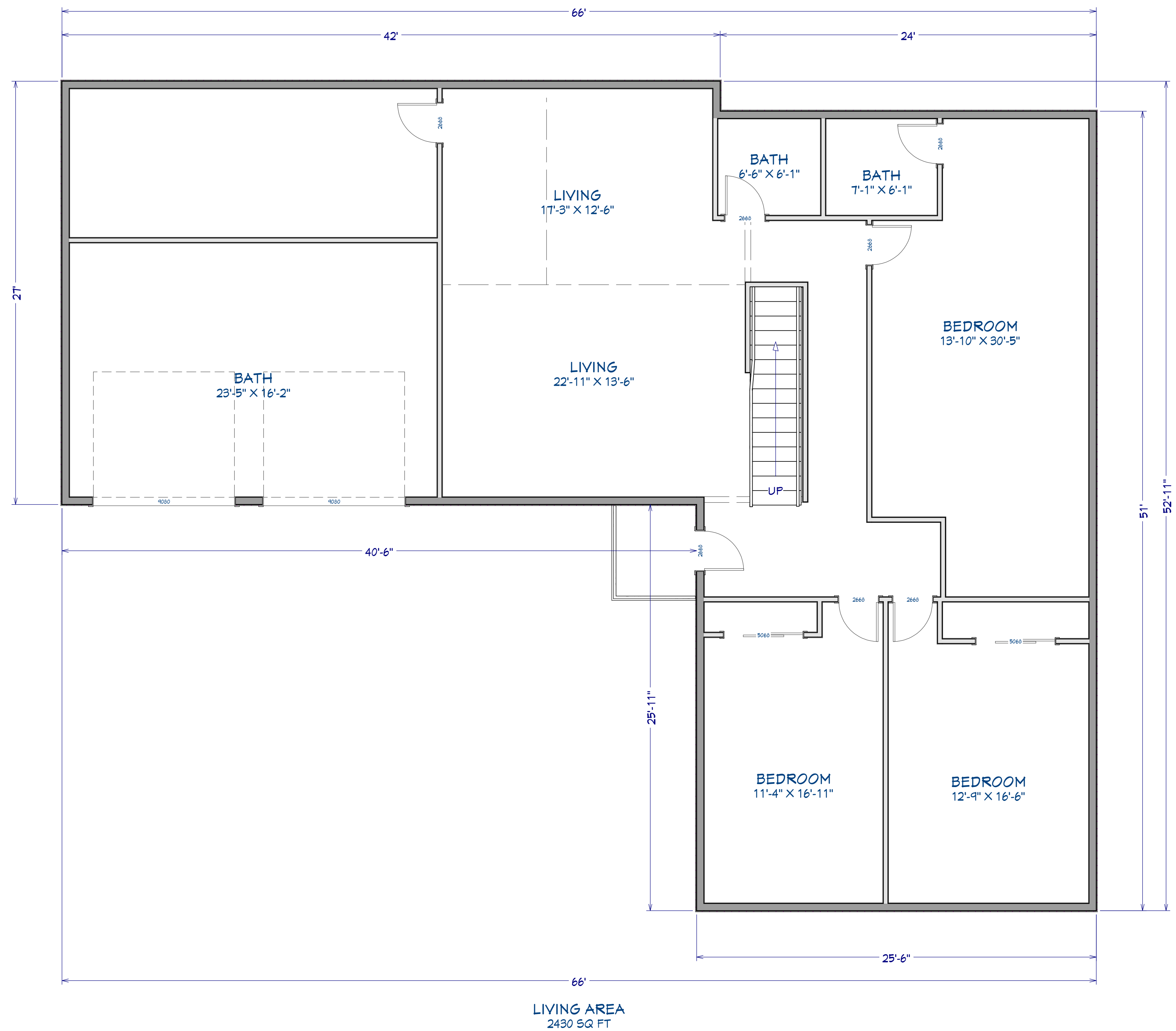
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SCALE:

AS NOTED

SHEET:





1st Floor



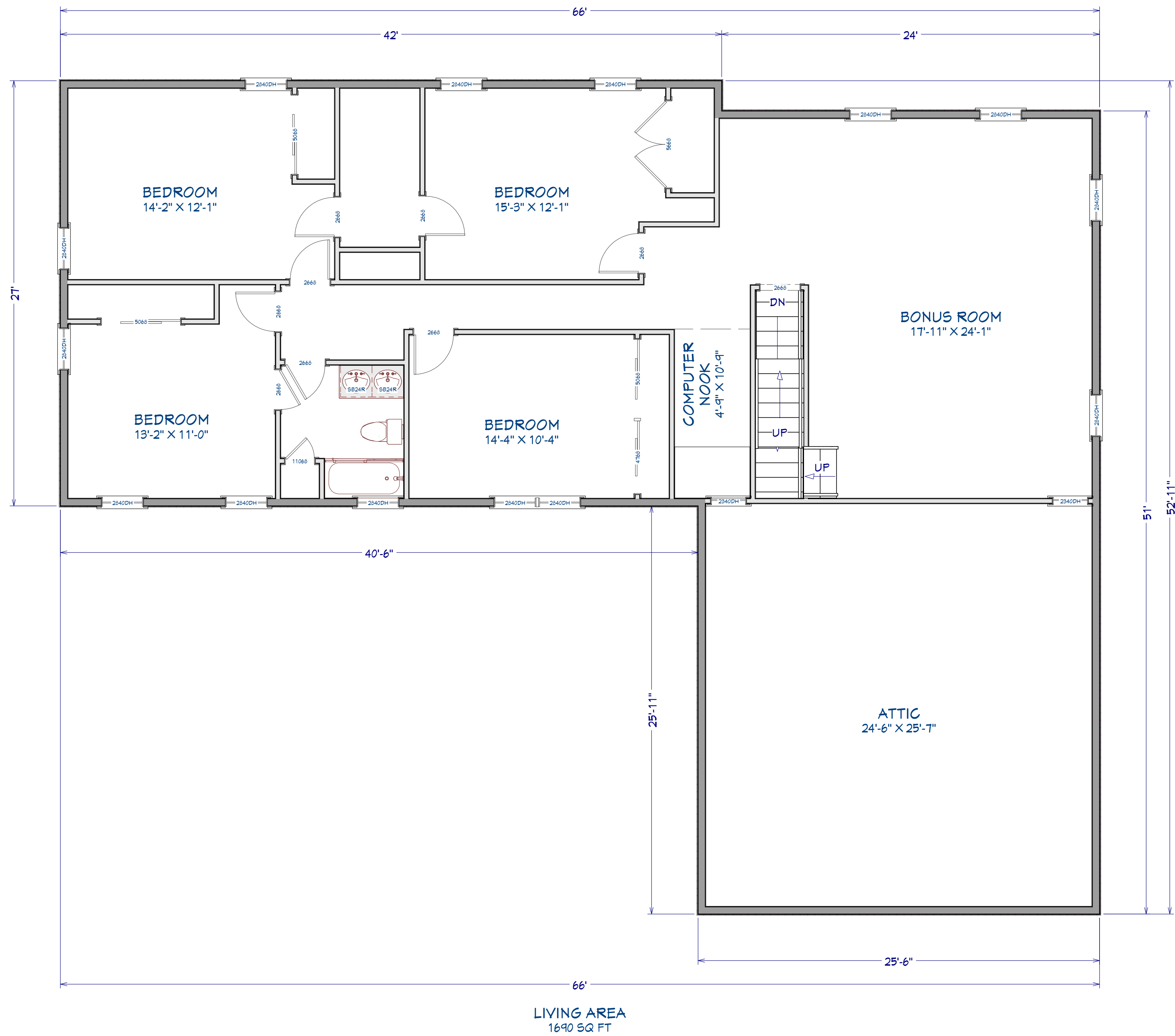
ANTHONY J. CHURCH
ARCHITECT
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DATED:
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SCALE:
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2nd Floor



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SCALE:
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SHEET:
1