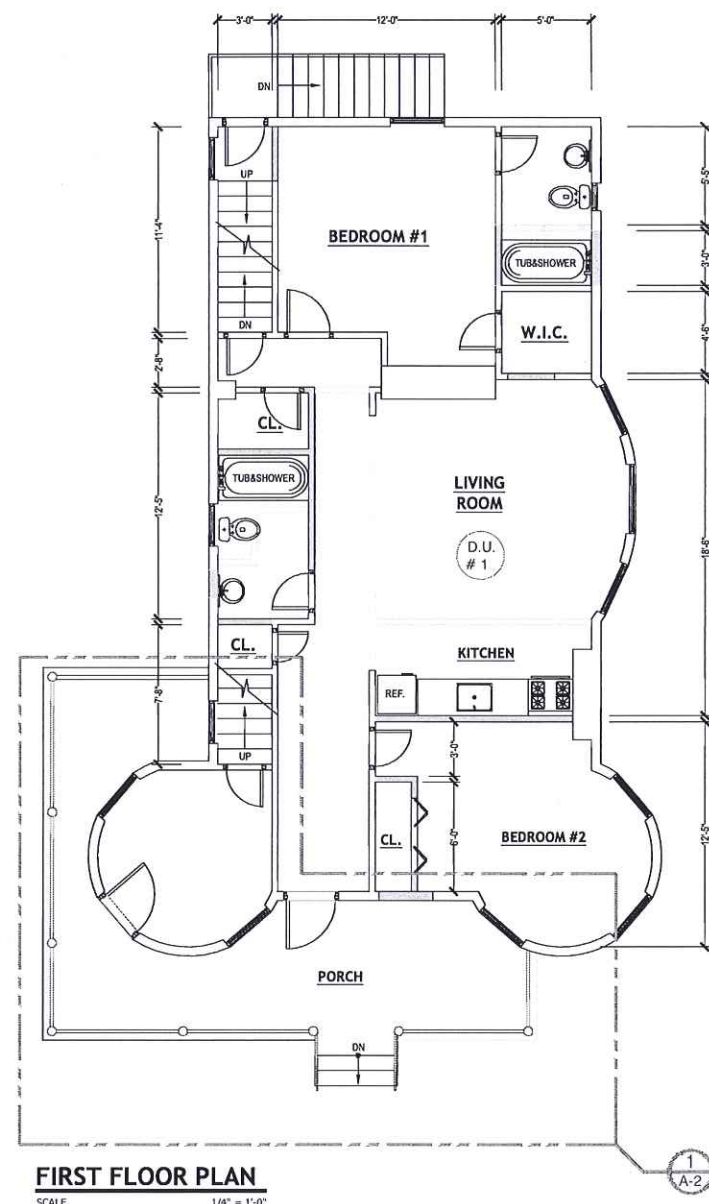


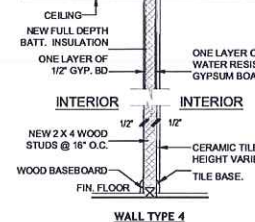
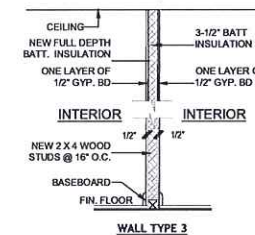
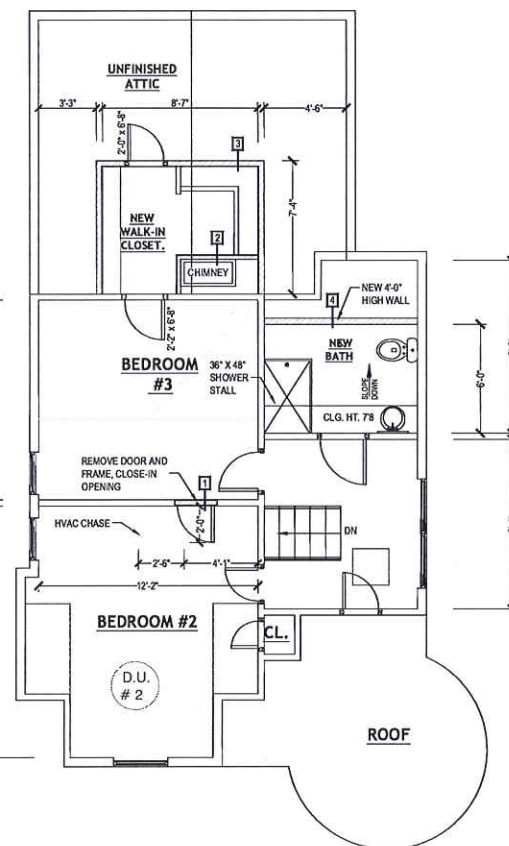
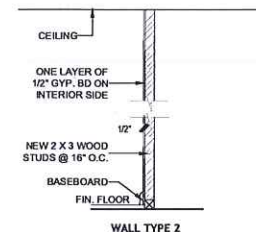
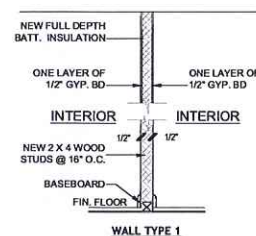
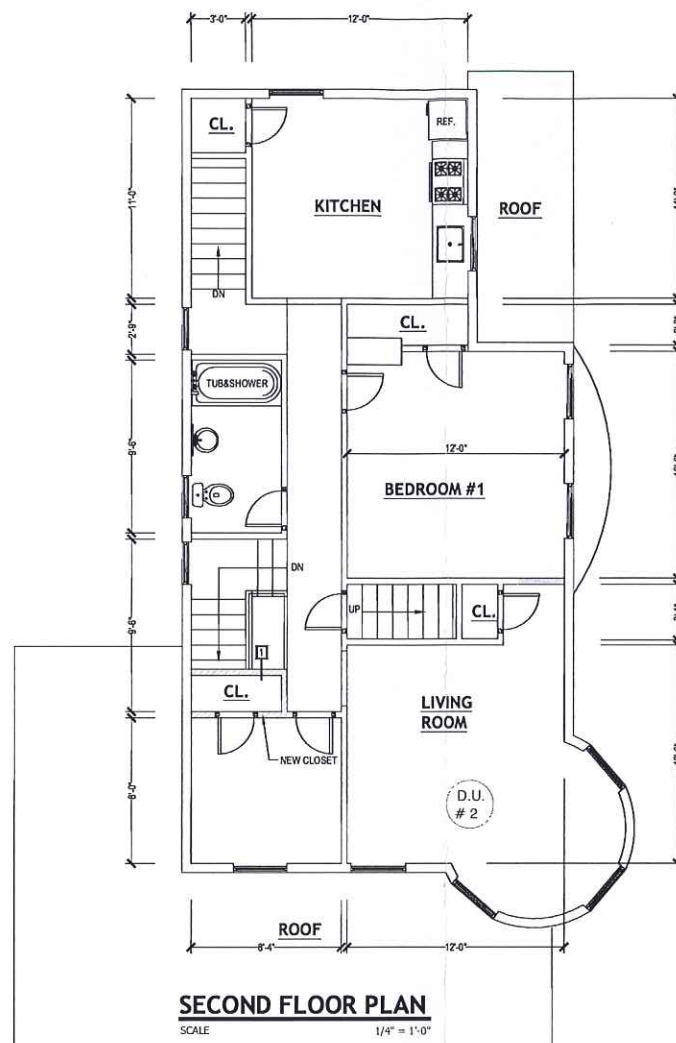


CONSTRUCTION TO COMPLY WITH THE FOLLOWING CODES:

1. THE NEW JERSEY UNIFORM CONSTRUCTION CODE AS AMENDED BY N.J.A.C. 5:23-2.20
2. 2015 INTERNATIONAL RESIDENTIAL CODE AS AMENDED BY N.J.A.C. 5:23-3.21
3. 2015 NATIONAL STANDARD PLUMBING CODE AS AMENDED BY N.J.A.C. 5:23-3.15
4. 2015 INTERNATIONAL MECHANICAL CODE AS AMENDED BY N.J.A.C. 5:23-3.20
5. 2015 INTERNATIONAL ENERGY CONSERVATION CODE (RESIDENTIAL) AS AMENDED BY N.J.A.C. 5:23-3.18
6. 2015 INTERNATIONAL FLUE GAS CODE AS AMENDED BY N.J.A.C. 5:23-3.22
7. 2014 NATIONAL ELECTRIC CODE AS AMENDED BY N.J.A.C. 5:23-3.16
8. 2015 INTERNATIONAL FIRE CODE, NEW JERSEY EDITION
9. UNIFORM FIRE CODE BY N.J.A.C. 5:70 - 76
10. THE REHABILITATION SUBCODE 5:23-6

AREA CALCULATIONS

FIRST FLOOR TOTAL	885.38 S.F.
SECOND FLOOR TOTAL	832.25 S.F.
THIRD FLOOR TOTAL	513.31 S.F.
NEW BATHROOM	53.34 S.F.
NEW WALK-IN CLOSET	59.00 S.F.



GENERAL NOTES

1. The contractor is responsible for all requirements outlined in the NJ UCC, REHABILITATION SUBCODE, LOCAL CODES & ORDINANCES.
2. All structural, electrical and mechanical work shall comply with the governing codes as administered by the local building officials and shall be considered as part of these construction documents.
3. Any changes to or deviation from the drawings shall not be made without written consent from the Architect.
4. Contractor shall check and verify all dimensions, notes and conditions at the site before any construction work is started. The contractor shall notify the architect of any discrepancies or conflict between these drawings and field conditions. The discovery of discrepancies after the beginning of work will be evidence of faulty work and shall be the full responsibility of the contractor to correct.
5. All the work shall be performed in the first class manner with all new materials. Contractor shall provide all equipment, labor and materials necessary for the proper execution and timely completion of the work. Contractor shall be responsible for all materials and equipment stored at the site.
6. Do not scale drawings. All written dimensions shall govern. All installation shall be accurately field measured before fabrication.
7. These drawings are intended to indicate the scope and general extent of the construction work required. Specific details, materials, finishes and equipment are provided by the contractor and agreed upon by the owner, unless noted.
8. The architect is not responsible for construction means, methods, techniques, sequences, procedures or for the safety precautions and programs in connection with this project.
9. All contractors and their subcontractors shall carry insurance that will protect the owner and architect from claims from damages for personal injuries, including death, which may arise in connection with this project.
10. Contractor to obtain owners or architect approval for all materials, finishes and equipment prior to purchasing. All equipment and materials are to be installed as per manufacturer's written instructions.
11. Contractor shall keep site clean and free of debris.
12. Contractor to indemnify architect and owner and hold harmless.
13. These drawings are the property of the architect and shall not be used without his consent. Drawings shall not be used for 'issuing of a building permit' until signed and sealed by the architect.
14. Contractor shall obtain and pay for any and all required building permits and approvals prior to commencing construction work. Display permits at site as required.
15. Architect has not been retained to inspect construction. Contractor to notify appropriate building inspectors upon completion of each sub-trade's work and obtain required inspections and approvals prior to proceeding with the next phase of the work.
16. Upon completion of the project, Contractor to submit certificate of occupancy, approved by the building department, to the owner.
17. All electrical work shall be carried out by a licensed electrician only. All work shall conform to the provisions of the National Electric Code of NFPA, latest edition.
18. All plumbing work shall be carried out by a licensed plumber. All equipment and fixtures to conform to the National Standard Plumbing Code, latest edition.



PHOTOGRAPH

NO. DATE ISSUE AND REVISION
PROJECT
RENOVATION - SECOND AND THIRD FLOOR
309 SOUTH ORANGE AVENUE
SOUTH ORANGE, NJ

ALAN FELD ARCHITECT

HOLLAND PLAZA BUILDING
215 FOURTEENTH STREET
JERSEY CITY, NJ 07310
(201) 963-5877 TEL
(201) 656-1129 FAX
NEW YORK REG. ARCH. LICENSE NO. 013255
NEW JERSEY REG. ARCH. LICENSE NO. C-6880

DRAWING TITLE

GENERAL NOTES
RESIDENTIAL CODE
FLOORS PLANS
WALL TYPES
RISER DIAGRAMS
PLUMBING NOTES

PROJECT NO. 18 000 SCALE AS NOTED
DRAWN BY THW DATE 05/04/2019
SEAL DRAWING NO.

A-1

OF 3

RECEIVED JUN 24 2019