

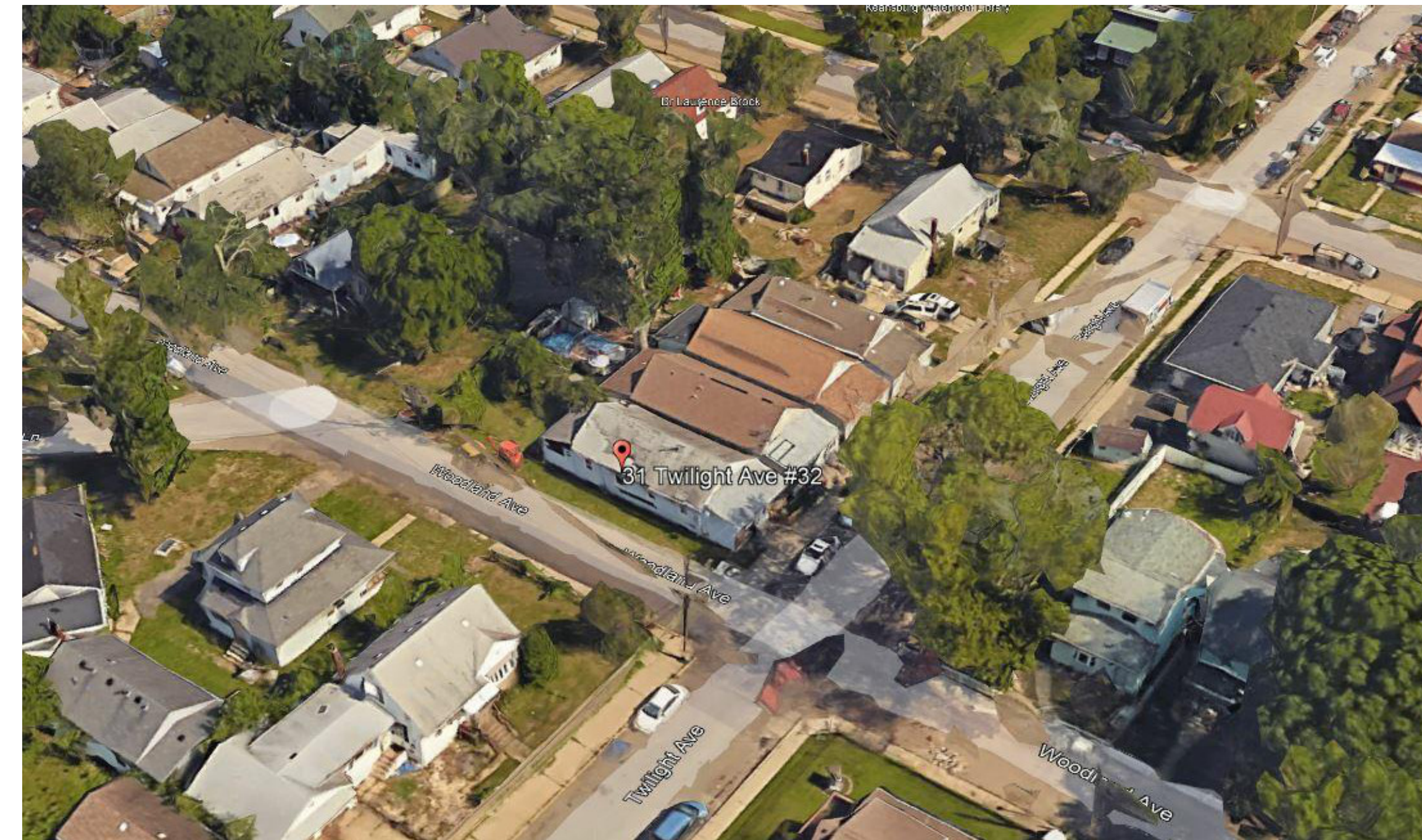
NEW RESIDENCE FOR: BHYSO LLC

LOCATED AT:
31-32 TWILIGHT AVE.
KEANSBURG, N.J.
BLOCK:27 LOT:1

GENERAL NOTES & SPECIFICATIONS

- THE CONTRACT DRAWINGS AND SPECIFICATIONS HAVE BEEN CAREFULLY CHECKED BY THE ARCHITECT 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 ARCHITECT 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 UNDESIRABLY AFFECT THE PROGRESS OF WORK.
- 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 WORKMANS 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).
- 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 CHANGE OR CANCELLATION OF COVERAGE SET FORTH ABOVE.
- 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.
- THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL JOB CONDITIONS, DIMENSIONS, AND DETAILS PRIOR TO SUBMITTING ANY BIDS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK PRIOR TO THE SUBMISSION OF BIDS.
- DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS STRINGS GOVERN. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE PLANS.
- ALL DIMENSIONS ARE FROM FINISH SURFACE TO FINISH SURFACE OR FROM FACE OF CONVECTOR TO FINISH SURFACE.
- 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.
- THE GENERAL CONTRACTOR SHALL MAKE AVAILABLE A MINIMUM OF THREE (3) FIRE EXTINGUISHERS PER FLOOR (OR MORE), IF REQUIRED BY THE LOCAL ORDINANCE. FIRE EXTINGUISHERS SHALL BE KEPT AND MAINTAINED ON THE PREMISES BY OWNER'S CONTRACTOR FOR THE DURATION OF THE ALTERATION.
- 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.
- CONTRACTOR TO CONTROL CLEANING TO PREVENT DIRT OF DUST FROM LEAVING THE JOB SITE AND INFILTRATING AREAS NOT INVOLVED IN THE PROJECT.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT FIRST INFORMING THE ARCHITECT. SUBMIT SUBSTITUTE MATERIAL SPECIFICATIONS AND SAMPLES FOR APPROVAL, IN WRITING, PRIOR TO COMMENCEMENT OF WORK.
- 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 ARCHITECT.
- 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.
- THE GENERAL CONTRACTOR SHALL MAKE GOOD, AT HIS OWN EXPENSE, ANY DAMAGE TO EXISTING AREAS NOT DESIGNATED FOR REBURNISHMENT.
- 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 ARCHITECT SHOWING ESTIMATED COMMENCEMENT AND COMPLETION DATES OF EACH TRADE. THE CONTRACTOR SHALL BE RESPONSIBLE TO INDICATE ANY CONFLICTS OR OMISSIONS.
- UNLESS SPECIFICALLY NOTED OTHERWISE, ALL WORK SHOWN ON THESE DRAWINGS SHALL BE PERFORMED BY THE GENERAL CONTRACTOR.
- THE AIA GENERAL CONDITIONS, LATEST EDITION, (DOCUMENT A201) SHALL BE BINDING ON THIS CONTRACT.
- 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.
- NO EXTRAS WILL BE PERMITTED UNLESS SUBMITTED IN WRITING BY THE CONTRACTOR AND APPROVED BY THE TENANT AND THE ARCHITECT.
- A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE ARCHITECT.
- ALL REQUESTIONS FOR PAYMENTS FROM THE CONTRACTOR TO THE TENANT SHALL BE SUBMITTED TO THE ARCHITECT ON AIA FORM G722, LATEST EDITION, FOR PRIOR APPROVAL.
- 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.
- THE CLIENT'S ARCHITECT OR HIS REPRESENTATIVES SHALL HAVE ACCESS TO THE PREMISES AT ALL TIMES AND TO THE FACTORY OR SHOP OF ANY OF THE SUBCONTRACTORS. ANY INTERIOR MATERIAL OR WORKMANSHIP SHALL BE RECONSTRUCTED AS APPROVED BY THE ARCHITECT & THE TENANT AT THE CONTRACTOR'S SOLE EXPENSE.
- 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.
- 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.
- 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.
- ALL MATERIALS SHALL BE NEW AND SHALL BE DELIVERED TO THE SITE IN THEIR ORIGINAL PACKAGING.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT FIRST INFORMING THE ARCHITECT. SUBMIT SUBSTITUTE MATERIAL SPECIFICATIONS AND SAMPLES FOR APPROVAL, IN WRITING, PRIOR TO COMMENCEMENT OF WORK.
- G.C. TO OBTAIN ALL PERMITS, SIGN-OFFS AND EQUIPMENT USE PERMITS.
- 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 INS AND DRILLING TO BE COORDINATED WITH OWNER AND DONE AFTER HOURS.
- PREMISES TO BE FINE CLEANED PRIOR TO TURNING OVER TO OWNER.

AERIAL PHOTO



ANTHONY MALTESE, P.E., P.L.S., P.P., C.M.E.
PROFESSIONAL ENGINEER
NJ LICENSE No. 42579

Anthony J. Church

ANTHONY J. CHURCH
REGISTERED ARCHITECT
NJ LICENSE No. 21A100514600

ATTENTION: ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS REFERRED. THIS DRAWING MAY NOT BE COPIED, REPRODUCED, DISTRIBUTED OR REPRODUCED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ARCH DESIGN STUDIOS LLC.

NUMBER	DATE	REVISION	DESCRIPTION
1	1/27/2023	KVDV	NOTES

NOTES:

BUILDING DATA

ADDRESS: 31-32 TWILIGHT AVE.
KEANSBURG, N.J.
BLOCK: 27
LOT: 1
DESCRIPTION OF WORK: NEW RESIDENCE FOR:
USE GROUP: RESIDENTIAL - (REMAIN)
CONSTRUCTION CLASS: 5A
FIRE PROTECTION: FIRE SUPPRESSION SYSTEM
APPLICABLE CODES: NEW JERSEY UNIFORM CONSTRUCTION CODE (NJUCC, NJAC 5:23 2018 INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY EDITION (IC/ANSI A117.1-2003 (N.J.A.C. 5:23-7.1) 2018 NATIONAL STANDARD PLUMBING CODE (N.J.A.C. 5:23-3.15) 2017 NATIONAL STANDARD ELECTRIC CODE (N.J.A.C. 5:23-3.16) 2018 INTERNATIONAL ENERGY CONSERVATION CODE - (N.J.A.C. 5:23-3.18) 2018 INTERNATIONAL MECHANICAL CODE (IMC)(N.J.A.C. 5:23-3.20) 2018 INTERNATIONAL FUEL GAS CODE (IFGC)(N.J.A.C. 5:23-3.22)

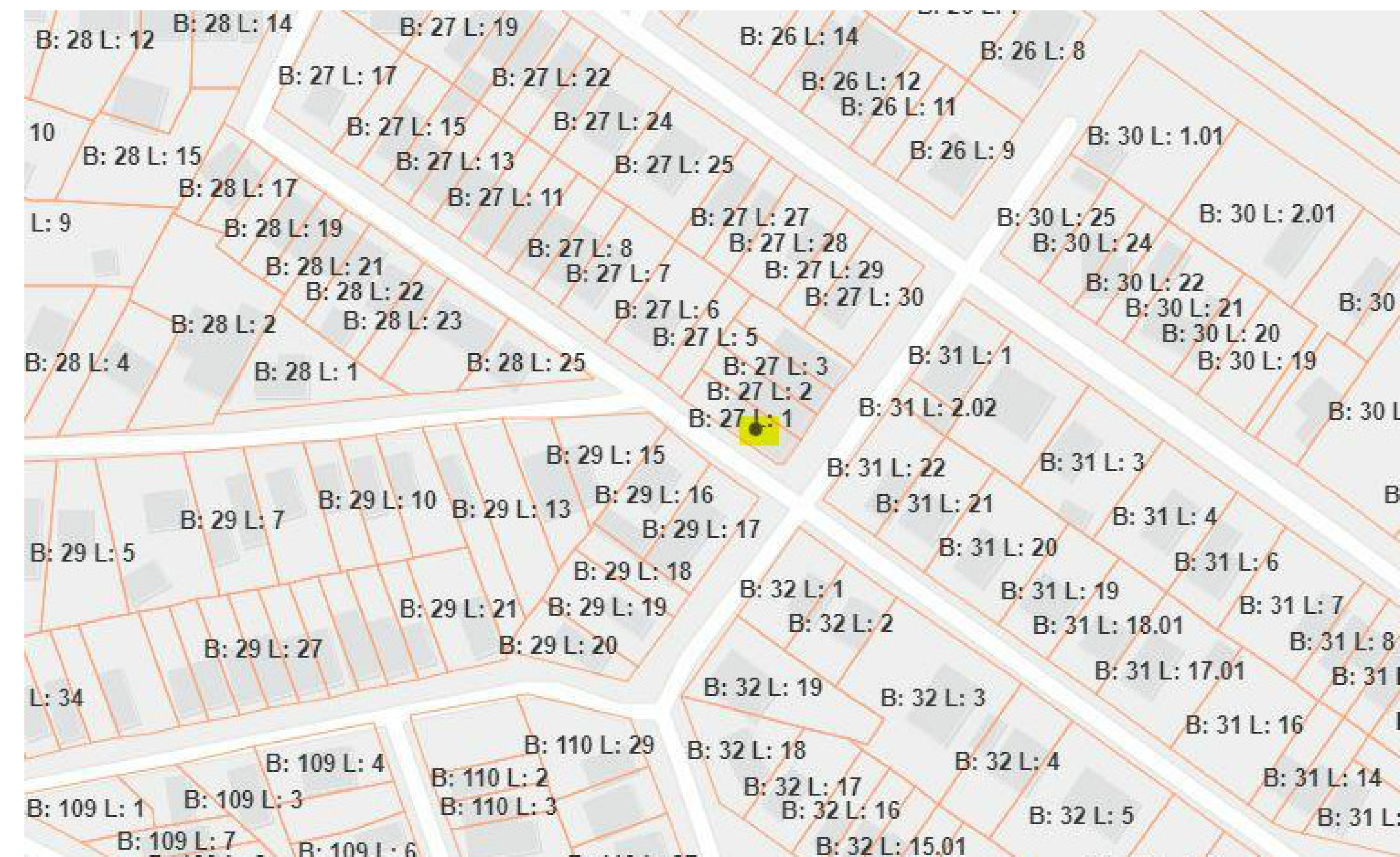
PROJECT DATA

SQUARE FEET: 1,600 S.F.
VOLUME: 12,800 C.F.
AREA OF LAND DISTURBANCE: 960 S.F.
NUMBER OF STORIES: 2-STORY (PROPOSED)
BUILDING HEIGHT: 33' (PROPOSED)
LOT AREA (REQUIRED 7,500 S.F.): 2,700 S.F. (EXIST.)
SETBACKS
FRONT REQUIRED (25') 25' (NEW)
LEFT SIDE 3' (NEW)
RIGHT SIDE REQUIRED (7.5' TOTAL) 4' (NEW)
REAR REQUIRED (25') 21' (NEW)
BUILDING COVERAGE ALLOWED (25%) 29.6%
LOT COVERAGE ALLOWED (50%) 38.2%
RESIDENTIAL ZONE (R5-A)

SHEET INDEX

- A101 COVER SHEET
A102 NOTES
A103 NOTES II
A104 FLOOR PLANS
A105 ELEVATIONS

TAX MAP



PROJECT DESCRIPTION:

NEW RESIDENCE FOR:
BHYSO LLC

LOCATED AT:
31-32 TWILIGHT AVE.
KEANSBURG, N.J.

DATE: 4 - 14 - 2022

DRAWN BY: Author

SCALE: AS NOTED

JOB #: #517

SHEET:

A101



OFFICE: 732-370-9555 FAX: 732-933-9384
922 ROUTE 33, SUITE 3, FREEHOLD, NJ 07728
EMAIL: INFO@ARCHSTUDIOS.US
WEBSITE: ARCHSTUDIOS.US

- RESIDENTIAL DESIGN
- COMMERCIAL DESIGN
- INDUSTRIAL DESIGN
- RELIGIOUS / INSTITUTIONAL DESIGN
- HEALTH CARE DESIGN
- STRUCTURAL DESIGN
- INTERIOR DESIGN