

**GENERAL ADMINISTRATIVE NOTES**

1. WORK AFFECTED BY CHANGES PROPOSED IN ANY REVISED DRAWINGS OR DOCUMENTS ISSUED TO THE CONTRACTOR SHALL NOT BE EXECUTED UNLESS CHANGES ARE ACCOMPANIED BY LETTER OF AUTHORIZATION TO PROCEED ACCORDINGLY. IN CASES WHERE INSTRUCTIONS ACCOMPANYING ANY ISSUE OF REVISED DRAWINGS OR SPECIFICATIONS REQUEST ESTIMATES OF COST INVOLVED, SUCH ESTIMATES SHALL BE PREPARED AND SUBMITTED PROMPTLY IN ORDER NOT TO UNDULY DELAY THE PROGRESS OF THE WORK.
2. NO CHANGE ORDERS WILL BE PERMITTED UNLESS SUBMITTED IN WRITING BY THE CONTRACTOR AND APPROVED BY THE OWNER IN ADVANCE.
3. THE CONTRACTOR SHALL DELIVER TO THE ARCHITECT AND THE OWNER, PARTIAL WAIVERS OF LIEN FOR EACH AND EVERY INVOLVED SUBCONTRACTOR AND SUB-CONTRACTOR EACH MONTH, AS A PREREQUISITE FOR EACH MONTHLY PROJECT PROGRESS PAYMENT.
4. SUBMITTALS: ALL PRODUCT SUBMISSIONS AND SHOP DRAWINGS SHALL BE FORWARDED TO THE OWNER AND ARCHITECT FOR APPROVAL.
5. ALL CORRESPONDENCE WILL BE VIA THE OWNER, UNLESS OTHERWISE SPECIFIED IN WRITING.

**PROJECT GENERAL NOTES**

ARCHITECT'S RESPONSIBILITIES: THE ARCHITECT DOES NOT HAVE CONSTRUCTION ADMINISTRATION RESPONSIBILITY. THE INFORMATION SHOWN ON THESE DRAWINGS CONSTITUTES THE EXTENT OF ARCHITECTURAL SERVICES RENDERED TO THE OWNER. THE ARCHITECT HAS NO CONTRACTUAL OBLIGATION TO THE CLIENT BEYOND THE PREPARATION OF THESE DRAWINGS TO DIMENSION AND MATERIALS BEFORE PROCEDURE. THE ARCHITECT AND NO ONE MAY CERTIFY OR TAKE RESPONSIBILITY FOR EXISTING CONDITIONS BEYOND THE AREA OF WORK SHOWN. THE ARCHITECT AND HIS AGENTS ARE NOT RESPONSIBLE OR LIABLE FOR THE ABOVE AND SHALL BE HELD HARMLESS AND IDENTIFIED BY ALL CONTRACTORS' SUBCONTRACTORS FROM ANY CLAIMS, LOSSES, SUITS OR LEGAL ACTIONS ARISING FROM THE PERFORMANCE OF WORK ON THIS PROJECT. THE ARCHITECT DID NOT PERFORM AN EXHAUSTIVE OR DETAILED SURVEY OF EXISTING CONDITIONS THAT COULD HAVE BEEN SEEN DURING THE CATTLE INSPECTION OF SURFACE AREAS, SYSTEMS OR CONDITIONS WITHIN THE CONSTRUCTION, ABOVE CEILINGS, BELOW FLOORS AND SLABS OR WITHIN WALLS HAVE NOT BEEN VERIFIED. CONTRACTOR SHOULD TAKE THEIR OWN PRECAUTIONS PART OF ANY DEMOLITION OR CONSTRUCTION OPERATION TO ENSURE SAFETY ON THE JOB SITE.

DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS ARE PROVIDED TO INDICATE DESIGN INTENT ONLY. LARGE-SCALE DETAILS SHALL SUPERSEDE SMALLER SCALE DRAWINGS.

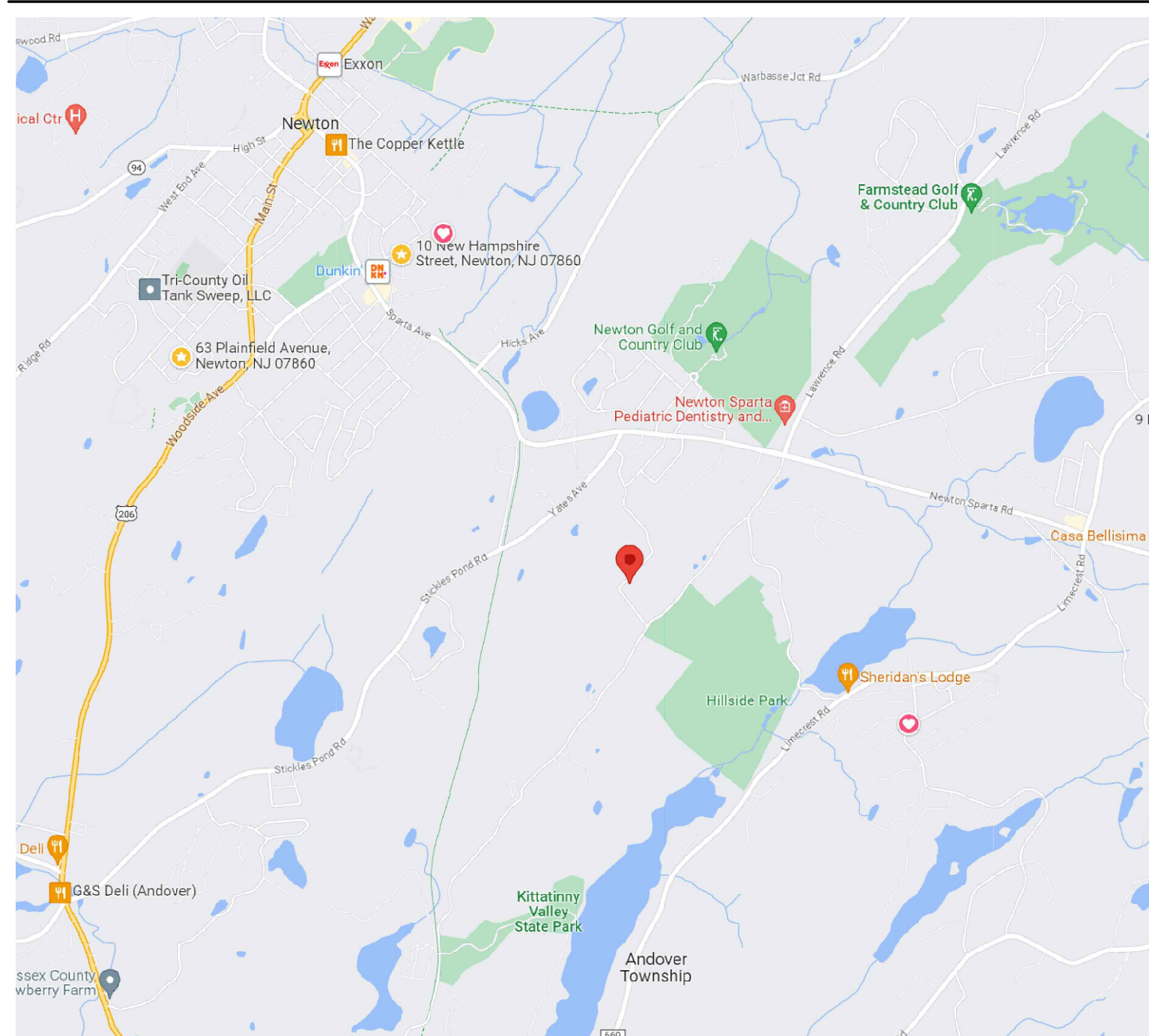
**THE GENERAL CONTRACTOR SHALL:**

1. COORDINATE THE WORK OF ALL TRADES AND THE OWNER'S REQUIREMENTS FOR ALL THE WORK INDICATED IN THESE CONTRACT DOCUMENTS AND ASSUME FINAL RESPONSIBILITY FOR ALL CONSTRUCTION COORDINATION.
2. VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIT AND FINISH OF ALL COMPONENTS OF THE PROJECT.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE AT ALL TIMES FOR THE SAFETY CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND FOR ALL INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS REQUIRED BY ANY AGENCY HAVING JURISDICTION THE ARCHITECT'S JOB SITE VISITS ARE NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
4. COORDINATE ALL WORK WITH OWNER'S TELEPHONE SYSTEM, INTERNET AND CABLE PROVIDER.
5. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SECURITY OF THE BUILDINGS THROUGHOUT THE PROJECT TO FINAL COMPLETION AND OWNER'S ACCEPTANCE.
6. VERIFY REQUIREMENTS FOR FIRE EXTINGUISHER LOCATIONS AND INSTALLATION, PER REQUIREMENTS OF THE LOCAL FIRE MARSHALL.
7. PERFORM ALL WORK SHOWN ON THESE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.

**PROJECT REQUIREMENTS:**

1. THE GENERAL CONTRACTOR SHALL HAVE AT LEAST SEVEN (7) YEARS EXPERIENCE IN COMMERCIAL PROJECTS OF SIMILAR SCOPE.
2. THE WORK INDICATED IN THESE DOCUMENTS SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL CODES AND STANDARDS THAT HAVE JURISDICTION IN THE STATE OF NEW JERSEY.
3. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE ACCESSIBILITY AND O.S.H.A. REGULATIONS IN THE PERFORMANCE OF THE WORK INDICATED IN THESE DOCUMENTS.
4. THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED FEDERAL, STATE, COUNTY, AND LOCAL PERMITS AND APPROVALS TO PERFORM THE WORK SHOWN IN THE CONTRACT DOCUMENTS.
5. THE GENERAL CONTRACTOR AND THE G.C.'S SUBCONTRACTORS SHALL BE PROPERLY LICENSED TO PERFORM WORK IN NEW JERSEY.
6. THE GENERAL CONTRACTOR SHALL OBTAIN FINAL CERTIFICATE OF OCCUPANCY PRIOR TO APPLICATION FOR FINAL PAYMENT.
7. THE GENERAL CONTRACTOR SHALL PROVIDE ALL INSURANCE AND BONDS AS REQUIRED BY THE OWNER.
8. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS, ALL APPROPRIATE MUNICIPAL AND REGULATORY AGENCIES' CODES AND REQUIREMENTS, AND OWNER'S REQUIREMENTS.

**LOCATION PLAN**



**ABBREVIATIONS**

AB	Anchor Bolt	HM	Hollow Metal	SECT.	Sectional
ACT	Acoustic ceiling tile	HT	Height	S.F.	Square Foot (Feet)
ADJ.	Adjacent	H.V.A.C.	Heating,Ventilating,Air,Conditioning		
A.F.F.	Above Finished Floor	INSUL	Insulation		
ALT.	Alternate	INT	Interior	SH.	Sheet
APPROX.	Approximate	INV	Invert	SIM	Similar
B.C.	Brick course	JST	Joist	SPEC.	Specification
BLDG.	Building	LAM	Laminate	S.S.	Stainless Steel
BM.	Beam	LAV	Lavatory	STD	Standard
B.O.	Bottom Of	MAS	Masonry	STL	Steel
C.J.	Ceiling Joist	MATL	Material	STOR	Storage
CL.	Centerline	MAX.	Maximum	STR	Stair
CLG.	Ceiling	MECH	Mechanical	STRUCT	Structure
COL.	Column	MFR	Manufacturer	SUSP	Suspended
CONC.	Concrete	ML	MicroLam	T	Typical
CONN.	Connection	MO	Masonry Opening	TC	Top of Curb
CONT.	Continuous	MTD	Mounted	T&G	Tongue & Groove
G.T.	Ceramic Tile	MTL	Metal	THK.	Thick
DET.	Detail	NIC	Not in Contract	T.O.	Trimmed Opening
DH.	Double Hung	NOM.	Nominal	TOIL.	Toilet
DIA.	Diameter	N.T.S	Not To Scale	T.O.P.	Top of Plate
DN.	Down	O.C.	On Center	TYP.	Typical
DWG.	Drawing	OD	Outside Diameter	U.O.N.	Unless Otherwise Noted
E.A.	Each	OPNG	Opening	VCT.	Vinyl Composition Tile
ELEV.	Elevation	OPP	Opposite	VERT	Vertical
EQ.	Equal	PART.	Partition	V.I.F.	Verify in Field
EQUIP.	Equipment	PCS	Pieces	VTR	Vent to Roof
EXIST.	Existing	PERF	Perforated	WD	Wood
EXT.	Exterior	PL.	Plate	W/D	Washer/Dryer
FD	Floor drain	FR.	Pair	WF	Wide Flange
FDN	Foundation	PROP	Property	W/C	Walk in Closet
F.E.	Fire Extinguisher	P.T.	Pressure Treated	W.O.	Without
FF	Finished Floor	PTD.	Painted	W/R	Water Resistant
FLR	Floor	QC	Quality Control	WNM	Welded Wire Mesh
FJ	Floor Joist	QT	Quarry Tile		
FRMG	Framing	R.	Riser		
FTG	Footing	R.D.	Roof Drain		
GALV	galvanized	REINF	Reinforced		
G.C.	General Contractor	REQ'D	Required		
GND	Ground	RM	Room		
GWB	Gypsum White board	R.O.	Rough Opening		
HDWD	Hardwood	SCHED.	Schedule		
HDR	Header	SD	Smoke Detector		

**LEGEND / SYMBOLS**

	DRAWING NUMBER		ROOM TAG
	SHEET LOCATION		PARTITION TYPE
			DOOR TAG - SEE DOOR SCHEDULE
			TOILET ROOM ACCESSORIES
			ELEVATION MARK
			DENOTES ABOVE, BELOW, OR BEHIND
			CENTER LINE
			FLOOR TRANSITION
			ROOF SLOPE ARROW
			LEVEL LINE OR SPOT ELEVATION
			REVISION

PROPOSED ADDITION AND RENOVATIONS FOR:  
**SCULLY PROPERTIES, LLC**  
 14 LUCHETTI WAY, ANDOVER NJ 07860  
 TAX LOT 8 - BLOCK 119  
 ANDOVER TOWNSHIP, SUSSEX COUNTY, NJ

**SCOPE OF WORK**

TWO STORY WOOD FRAMED ADDITION TO A SINGLE FAMILY RESIDENCE

**POSTING PLACARD**

CONSTRUCTION TYPE	WOOD FRAME "V-B"
USE GROUP	R-5
AREA OF RESIDENCE	1ST FLOOR EXISTING = 1325 SQ. FT. 1ST FLOOR ADDITION = 440 SQ. FT.  2ND FLOOR = 1005 SQ. FT. 2ND FLOOR ADDITION = 550 SQ. FT.
BUILDING MAX HEIGHT	24'-4" +/-
DESIGN LOADS	1ST FLOOR = 15 PSF (DL) + 40 PSF (LL) 2ND FLOOR = 15 PSF (DL) + 40 PSF (LL) ROOF = 15 PSF (DL) + 30 PSF (LL SNOW)
WIND SPEED DESIGN	90 MPH

**NEW JERSEY BUILDING CODES**

PERFORM ALL WORK IN ACCORDANCE WITH REGULATIONS OF THE LATEST ADOPTED STATE AND LOCAL ORDINANCES, REGULATIONS, AND CODES. PLANS WERE DEVELOPED USING THE FOLLOWING CODES. WHERE CODES CONFLICT WITH INFORMATION SHOWN ON THESE DOCUMENTS, THE MORE STRINGENT SHALL TAKE PRECEDENCE.

REHABILITATION SUBCODE (NJAC 5:23-6)  
 NJCC, SUBCHAPTER 6 (CURRENT AS OF 02/16/21)

ONE + TWO-FAMILY DWELLING SUBCODE (NJAC 5:23-5.2)  
 INTERNATIONAL RESIDENTIAL CODE/2021, NJ ED

PLUMBING SUBCODE (NJAC 5:23-3.15)  
 NATIONAL STANDARD PLUMBING CODE/2021, NJ ED

ELECTRICAL SUBCODE (NJAC 5:23-3.16)  
 NATIONAL ELECTRICAL CODE (NFPA 70)/2020

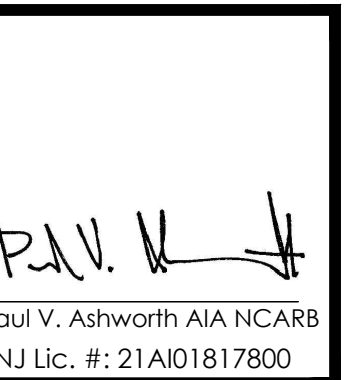
ENERGY SUBCODE (NJAC 5:23-3.18)  
 INTERNATIONAL ENERGY CONSERVATION CODE/2021 (LOW-RISE RESIDENTIAL)

MECHANICAL SUBCODE (NJAC 5:23-3.20)  
 INTERNATIONAL MECHANICAL CODE/2021

FUEL GAS SUBCODE (NJAC 5:23-3.22)  
 INTERNATIONAL FUEL GAS CODE/2021



PVA ARCHITECT  
 49 Old Creamery Road  
 Newton NJ 07860



Paul V. Ashworth AIA, NCARB  
 NJ Lic. #: 21A01817800

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. THE REPRODUCTION OF THIS DRAWING FOR THE PURPOSE OF COPYING THIS WORK, OR REVERSING SAID DRAWING SHALL BE CONSIDERED A VIOLATION OF BOTH THE PROFESSIONAL CODE OF ETHICS AND A TRUST OF COMPANY ASSETS, BOTH OF WHICH SHALL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW AND CURRENT STATUTES.

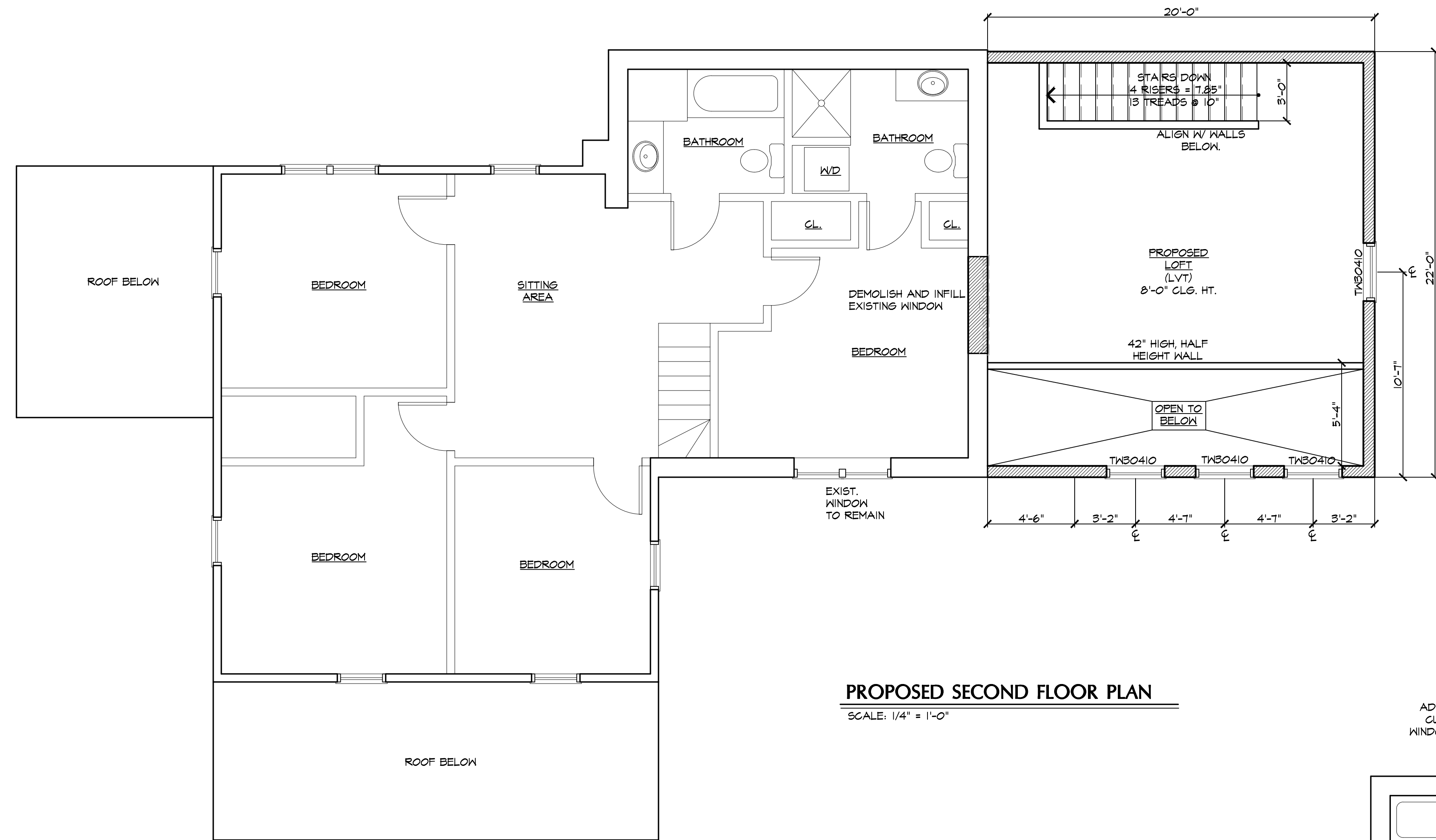
NO.	DESCRIPTION	DATE

PROPOSED ADDITION FOR:  
**SCULLY PROPERTIES LLC**  
 14 LUCHETTI WAY  
 ANDOVER NJ 07860

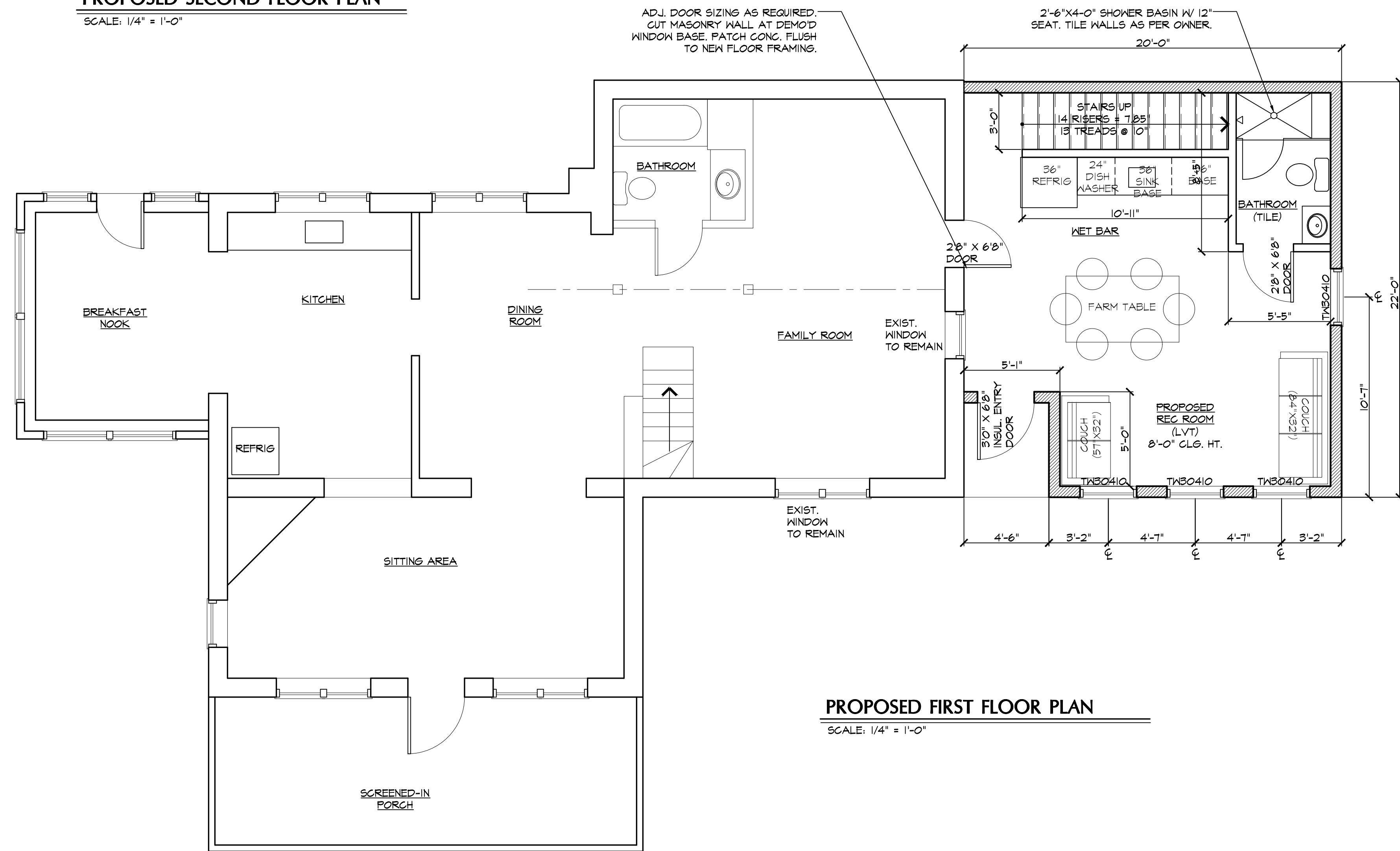
DATE ISSUED:	2023-09-26
SCALE:	AS NOTED
DRAWN BY:	VP
CHECKED BY:	PVA
FILE NAME:	14 LUCHETTI
PROJECT NUMBER:	23-39
DRAWING NUMBER:	T-1

NO.	DESCRIPTION	DATE

PROPOSED ADDITION FOR:  
**SCULLY PROPERTIES LLC**  
 14 LUCHETTI WAY  
 ANDOVER NJ 07860



**PROPOSED SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**PROPOSED FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

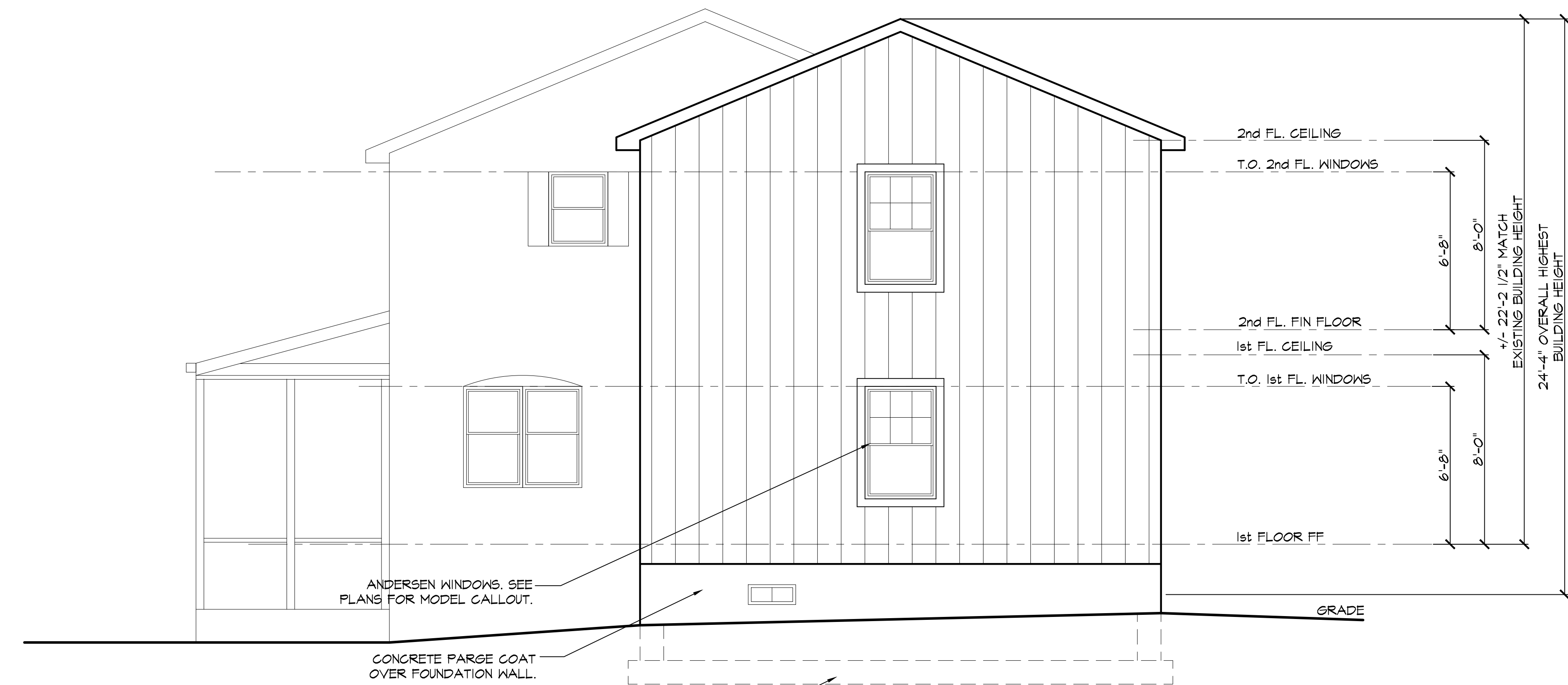
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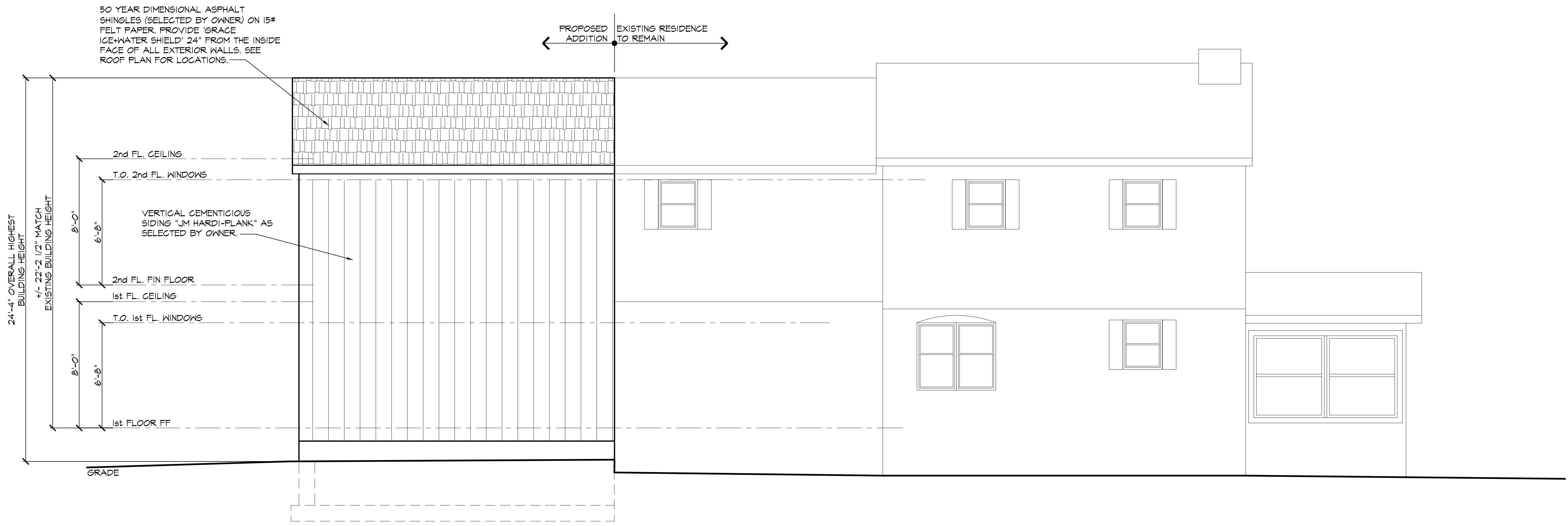
DATE ISSUED:	2023-09-26
SCALE:	AS NOTED
DRAWN BY:	CHECKED BY:
VP	PVA
FILE NAME:	14 LUCHETTI
PROJECT NUMBER:	23-39
DRAWING NUMBER:	A-2



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"



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ANDOVER NJ 07860

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FILE NAME:	14 LUCHETTI
PROJECT NUMBER:	23-39
DRAWING NUMBER:	<b>A-3</b>