

GENERAL NOTES

ON SITE VERIFICATION:

ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUBCONTRACTORS.

DRAWINGS AND SPECIFICATIONS COORDINATION:

THE CONTRACTORS SHALL COMPARE AND COORDINATE ALL DRAWINGS AND SPECIFICATIONS. WHEN IN THE OPINION OF THE CONTRACTOR A DISCREPANCY EXISTS, HE SHALL PROMPTLY REPORT IT IN WRITING TO THE ARCHITECT FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.

OMISSIONS:

THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE INDICATED. IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THE CONTRACTOR MUST OBTAIN PROPER CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES FOR PROCEDURES, AND FOR SAFETY IN CONFORMANCE WITH THE WORK.

GENERAL CONDITIONS:

THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, STANDARD FORM OF THE AMERICAN INSTITUTE OF ARCHITECTS, CURRENT EDITION, SHALL APPLY TO ALL WORK IN THIS CONTRACT, EXCEPT AS SPECIFICALLY MODIFIED BELOW AND/OR BY THE AGREEMENT.

GENERAL NOTES:

ALL WORK FOR THIS PROJECT SHALL COMPLY WITH THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), AMERICANS WITH DISABILITIES ACT, AND WITH THE BUILDING CODE AND APPLICABLE LOCAL LAWS.

ALL MICHELS & WALDRON, AND CONSULTANT DRAWINGS AND ALL CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ONE NOTE WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.

ALL CONTRACTORS SHALL NOTIFY MICHELS & WALDRON IMMEDIATELY IF THEY CANNOT COMPLY WITH ALL NOTES CALLED FOR ON THESE PAGES AND ON ALL OTHER MICHELS & WALDRON DRAWINGS OR DOCUMENTS.

ALL CONTRACTORS SHALL CONTACT THE CONSTRUCTION MANAGER TO DETERMINE THE BUILDING REQUIREMENTS FOR CONSTRUCTION, WHICH WILL INDICATE WHEN AND HOW DELIVERIES CAN BE MADE (SEE BELOW). WHAT PHASES OF CONSTRUCTION CAN BE DONE ON REGULAR OR OVERTIME, INSURANCE REQUIREMENTS AND IN GENERAL, ANY SPECIAL BUILDING REQUIREMENTS WHICH WILL AFFECT THEIR WORK. IF ADDITIONAL OVERTIME WORK IS REQUIRED BY ANY TRADE, APPROVAL MUST BE OBTAINED PRIOR TO THE EXECUTION OF ANY WORK, INCLUDING COST.

PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF WORK, AND ALL RELATED WORK FOR THE COMPLETION OF THE PROJECT. THIS SCHEDULE SHALL INDICATE ALL ORDERING LEAD-TIME, LENGTH OF TIME FOR EACH PHASE, ITS START AND COMPLETION, WITH A PROJECTED COMPLETION DATE.

THE CONTRACTOR SHALL FURNISH FIELD PROGRESS REPORTS TO THE CONSTRUCTION MANAGER FOR ALL PHASES OF CONSTRUCTION. THE CONTRACTOR, THE SUB-CONTRACTOR, AND ANY OTHER CONTRACTOR INVOLVED IN THIS PROJECT SHALL TAKE NOTE THAT ANY COST CAUSED BY DEFECTIVE OR ILL-TIMED WORK AS A RESULT OF, BUT NOT LIMITED TO, INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE PARTY RESPONSIBLE.

THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS, FROM ALL SUB-CONTRACTOR'S EMPLOYEES, INCLUDING THAT RUBBISH WHICH IS FROM NON-CONTRACT WORK SUCH AS FURNITURE, DATA AND TELEPHONE COMPANY INSTALLATION, ETC.

THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED, IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT SUCH ITEM SHALL BE FURNISHED AND INSTALLED AND CONNECTED WHERE SO REQUIRED.

WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF MICHELS & WALDRON. FOR EACH PROPOSED SUBSTITUTION, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND/OR FULL SIZE SAMPLES FOR INSPECTION.

THE CONTRACTOR SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM LEAVING THE JOB SITE. JOB SITE SHALL BE KEPT BROOM CLEAN AT ALL TIMES DURING THE PROJECT.

THE CONTRACTOR SHALL PROPERLY PROTECT THE BUILDING MANAGEMENT'S AND ANY ADJOINING PROPERTY FOR WORK AND ANY DAMAGE TO SAME CAUSED BY HIS WORK OR WORKMEN MUST BE MADE GOOD WITHOUT DELAY.

THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.

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ALL REQUIRED EXITS, WAY OF APPROACH THERETO, AND WAY OF TRAVEL FROM THE EXIT INTO THE STREET SHALL CONTINUOUSLY BE MAINTAINED FREE FROM ALL OBSTRUCTIONS AND IMPEDIMENTS FOR UNOBSTRUCTED EGRESS IN THE CASE OF FIRE OR OTHER EMERGENCY. DURING THE ENTIRE PERIOD OF CONSTRUCTION, THE TELEPHONE NUMBERS OF THE CLOSEST AVAILABLE PHYSICIANS, HOSPITALS, OR AMBULANCES SHALL BE CONSPICUOUSLY POSTED. A TELEPHONE SHALL BE INSTALLED BY THE CONTRACTOR FOR THESE PURPOSES.

CLEANING:

ALL ITEMS SHALL BE AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION AND SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF THE CLIENT PRIOR TO BEING TURNED OVER TO THE TENANT BY THE CONTRACTOR.

CHANGES IN THE WORK:

THE TENANT MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR OBTENDING FROM THE WORK, THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY.

TRANSPORTATION:

THE RESPECTIVE SUB CONTRACTOR AGREES TO PAY ALL TRANSPORTATION CHARGES ON ALL HIS MATERIAL OR EQUIPMENT TO THE POINT OF USE AND SHALL BE RESPONSIBLE FOR ALL UNLOADING, CHECKING AND STORING OF SAME IN CONNECTION WITH THIS CONTRACT.

INSURANCE:

THE CONTRACTOR AGREES TO INDEMNIFY AND HOLD HARMLESS, THE CLIENT, THE OWNER OF THE BUILDING, MICHELS & WALDRON, THE MANAGING AGENTS AND EMPLOYEES OF ALL THE FOREGOING, AND ANY AND ALL MORTGAGAGES, AGAINST ANY AND ALL CLAIMS, SUITS, LOSSES OR EXPENSES BY REASON OR ANY LIABILITY ARISING OUT OF OR IN CONSEQUENCE OF THE PERFORMANCE OF HIS CONTRACT (AND/OR IMPOSED BY LAW UPON ANY AND ALL OF THEM) BECAUSE OF PERSONAL INJURIES, INCLUDING DEATH AT ANY TIME RESULTING THEREFROM, SUSTAINED BY ANY PERSON OR PERSONS AND DAMAGE TO PROPERTY ARE DUE OR CLAIMED TO BE DUE TO NEGLIGENCE OF THE CONTRACTOR, THE OWNER OF THE BUILDING, THE MANAGING AGENTS AND EMPLOYEES OF ALL THE FOREGOING, AND ANY AND ALL MORTGAGAGES, OR ANY OTHER PERSON OR FOR ANY OTHER REASON.

GENERAL CONDITIONS:

THE SCOPE OF WORK IS BASED ON THE CONSTRUCTION DOCUMENTS AND SHALL INCLUDE THE FURNISHING OF MATERIALS AND LABOR REQUIRED FOR THE COMPLETE PROJECT. COMPLY WITH THE OWNERS CRITERIA DESCRIBED IN THE DRAWINGS.

FIRE FIGHTING EQUIPMENT

PROVIDE MULTI-PURPOSE DRY CHEMICAL FIRE EXTINGUISHERS, ABC TYPE OR THE MINIMUM REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION.

FIRE EXTINGUISHERS:

- 1. UL LISTED EXTINGUISHER, 10 LB CAPACITY, ENAMELED STEEL CYLINDER WITH PRESSURE GAUGE, METAL VALVE AND SIPHON TUBE, REPLACEABLE MOLDDED VALVE STEM SEALS, PULL PIN-UPRIGHT SQUEEZE GRIP OPERATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY AND WARRANT THAT THIS INTENT SHALL BE MADE EVIDENT IN AGREEMENT WITH THE OWNER.

MANUFACTURERS OF SPECIFIED ITEMS ARE NOTED FOR QUALITY AND DESIGN. SUBSTITUTE PRODUCTS ARE SUBJECT TO APPROVAL BY ARCHITECT. THE CONTRACTOR IS ENCOURAGED TO SUBMIT ALTERNATE PRODUCTS FOR CONSIDERATION IN AN EFFORT TO REDUCE THE CONSTRUCTION COST OR TIME.

PRODUCTS AND MATERIALS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED DRAWINGS. PROVIDE A COPY OF THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS UPON REQUEST OF ARCHITECT.

THE OWNER WILL PROVIDE INSURANCE REQUIREMENTS PRIOR TO THE BIDDING OF ANY SUBCONTRACTS. EVIDENCE OF INSURANCE SHALL BE PROVIDED TO OWNER AT THE TIME OF BID SUBMITTAL.

APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY HAVE THE SAME FORCE AND EFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS OR BOUND AND PUBLISHED THERewith. COMPLY WITH STANDARDS IN EFFECT ON THE DATE OF ISSUE OF THE CONTRACT DOCUMENTS, UNLESS OTHERWISE INDICATED.

UPON COMPLETION OF THE WORK, COMPILE FOR AND DELIVER TO OWNER A COMPLETE SET OF RECORD DOCUMENTS. THIS SET OF DOCUMENTS SHALL CONSIST OF RECORD SPECIFICATIONS AND RECORD DRAWINGS SHOWING THE REPORTED LOCATION OF THE WORK.

WARRANT MATERIALS AND WORKMANSHIP FOR A PERIOD OF (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER.

THE ARCHITECT SHALL REVIEW SHOP DRAWING SUBMISSIONS SOLELY FOR THEIR CONFORMANCE WITH THE DESIGN INTENT AND CONFORMANCE WITH INFORMATION GIVEN IN THE CONSTRUCTION DOCUMENTS.

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INTERIOR RENOVATION AT EXISTING MOTEL

255 ROUTE 17 SOUTH UPPER SADDLE RIVER, NEW JERSEY

PROJECT DIRECTORY table with columns: OWNER (JALA UPPER SADDLE RIVER, LLC), ARCHITECT (MICHELS & WALDRON ASSOCIATES, LLC), VANCE PATEL (ARTHUR MICHELS, AIA)

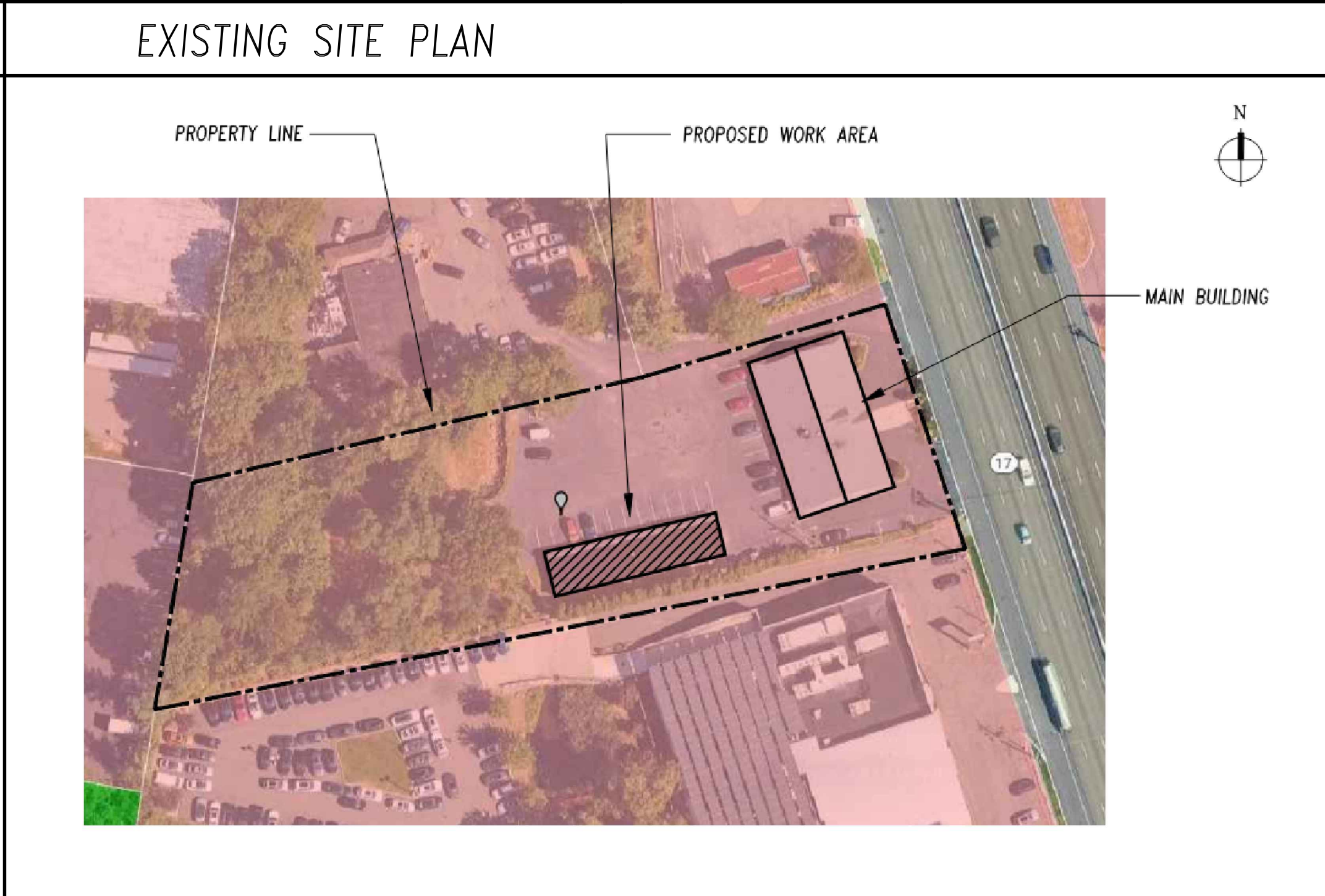
BUILDING DATA table with columns: BLOCK: 1301; LOT: 9, ZONE: H-1R, CONSTRUCTION CLASS: SB, USE GROUP: R-1 (MOTEL), EXISTING BUILDING (TO BE RENOVATED) AREA: 2,232 SF

DRAWING LIST table with columns: DRAWING NO., DRAWING TITLE (T-1: TITLE SHEET AND BUILDING DATA, D-1: DEMOLITION PLAN, A-1: PROPOSED FLOOR PLAN, A-2: PLUMBING INFO.)

ACCESSIBILITY NOTE table containing text: THIS BUILDING IS PART OF A MULTI-BUILDING MOTEL FACILITY WHICH TOTALS 22 SLEEPING UNITS. REQUIRED NUMBER OF ACCESSIBLE SLEEPING UNITS IS ONE (1) AND IS PROVIDED IN OTHER BUILDING.

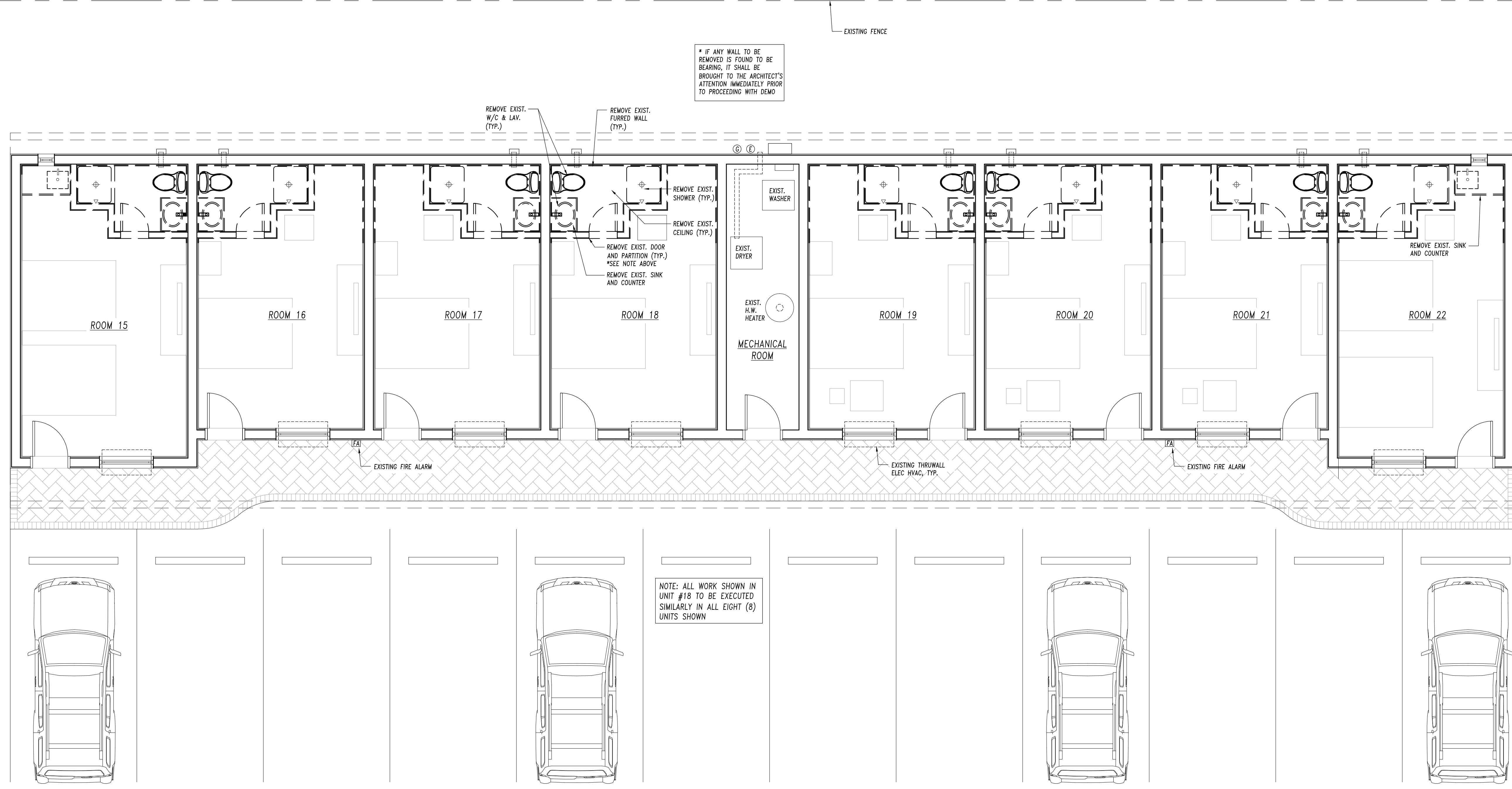
APPLICABLE CODES table containing codes: 2021 INTERNATIONAL BUILDING CODE (IBC) - NEW JERSEY EDITION (NJBIC 2021), N.J.U.C.C. - NEW JERSEY UNIFORM CONSTRUCTION CODE, REHABILITATION SUBCODE (NJAC 5:23-6) NUCC, Subchapter 6, ASHRAE 90.1/ 2019/ WITH NJ TECHNICAL AMENDMENTS- TABLE CLIMATE ZONE 5, INTERNATIONAL MECHANICAL CODE/ 2021 WITH NJ TECHNICAL AMENDMENTS, INTERNATIONAL FUEL GAS CODE/ 2021 WITH NJ TECHNICAL AMENDMENTS, NATIONAL ELECTRICAL CODE (NFPA)/ 2020 WITH NJ TECHNICAL AMENDMENTS, NATIONAL STANDARD PLUMBING CODE /2021 W/ NJ TECHNICAL AMENDMENTS, ANSI 117.1-2017 W/ NJ TECHNICAL AMENDMENTS, N.J.A.C. 5:23-7 BARRIER FREE SUBCODE

DESCRIPTION OF WORK table containing text: INTERIOR RENOVATION OF 8 EXISTING MOTEL UNITS FOR BATHROOM RECONSTRUCTION ONLY. WORK CONTAINED IN THIS APPLICATION IS INTERIOR WORK ONLY AND SHALL NOT INCREASE THE AREA OR HEIGHT OF THE BUILDING, OR CHANGE THE FIRE RATING OF THE STRUCTURAL ELEMENTS OF THE BUILDING.



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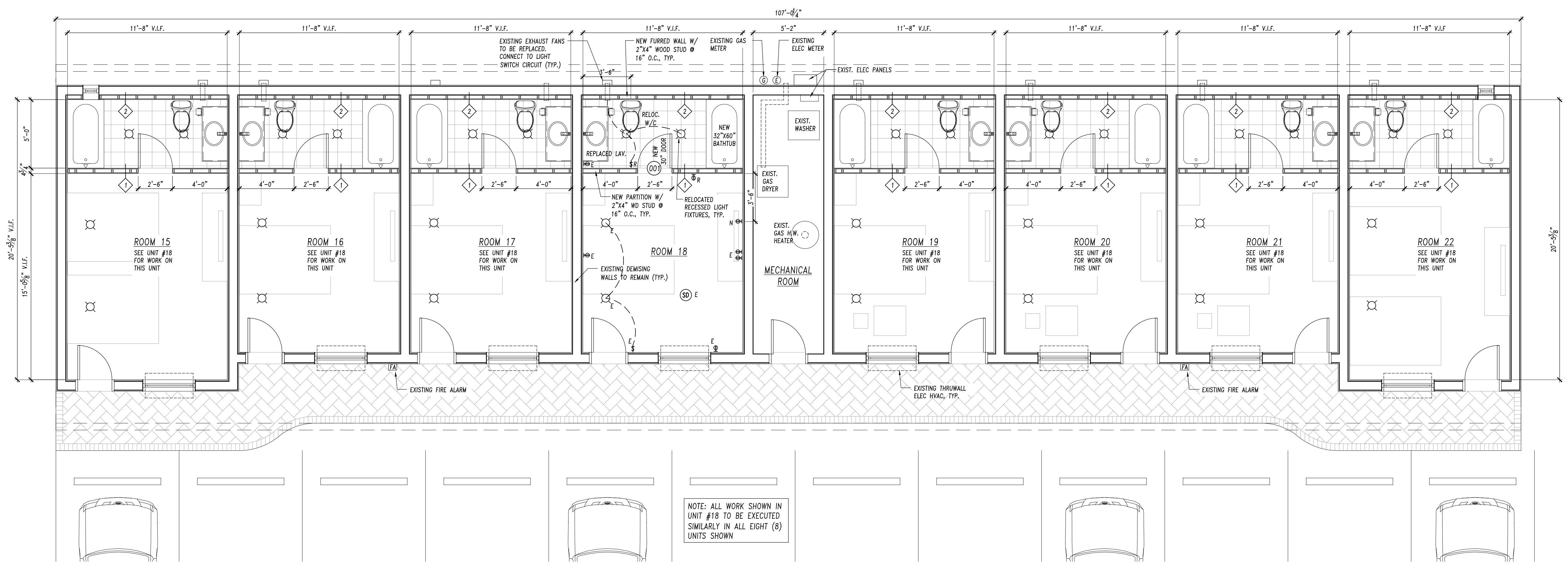
MICHELS & WALDRON ASSOCIATES, LLC ARCHITECTS - PLANNERS... TITLE SHEET INTERIOR RENOVATION AT EXISTING MOTEL 255 ROUTE 17 SOUTH UPPER SADDLE RIVER, NJ 07458 DWG. NUMBER T-1



NOTE: ALL WORK SHOWN IN UNIT #18 TO BE EXECUTED SIMILARLY IN ALL EIGHT (8) UNITS SHOWN

**1**  
**D-1** DEMOLITION PLAN  
SCALE: 1/4"=1'-0"

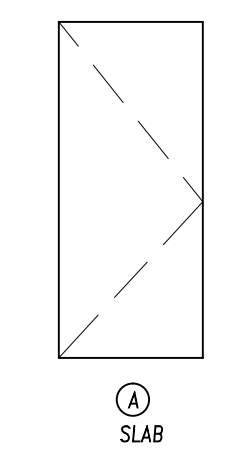
<p><b>MICHELS &amp; WALDRON ASSOCIATES, LLC</b> ARCHITECTS • PLANNERS 645 WESTWOOD AVE. RIVER WALK, NJ 07075 TEL: 908.765.1100 FAX: 908.765.1101 E-MAIL: ARCHITECTS@MICHELSWALDRON.COM</p>	
<p>ARTUR J. MICHELS, MA N.J. 09209 N.Y. 12677</p>	<p>ROBERT E. WALDRON, MA N.J. 09840 N.Y. 14551</p>
<p>ARTUR J. MICHELS, MA N.J. 09209 N.Y. 12677</p>	<p>ROBERT E. WALDRON, MA N.J. 09840 N.Y. 14551</p>
<p>ARTUR J. MICHELS, MA N.J. 09209 N.Y. 12677</p>	<p>ROBERT E. WALDRON, MA N.J. 09840 N.Y. 14551</p>
<p>CLIENT: <b>JALA UPPER SADDLE RIVER, LLC</b> 255 ROUTE 17 SOUTH UPPER SADDLE RIVER, NJ 07458</p>	
<p>REV. DATE: 8/22/23 REMARKS: FOR PERMIT 1 9/26/23 ADDED PLUMBING INFO</p>	<p>REVISIONS</p>
<p>DATE: 8/2/23 SCALE: AS NOTED DRAWN: cas, jc CHECKED: AM</p>	<p>JOB NUMBER: 23-032</p>
<p>TITLE: <b>DEMOLITION PLAN</b> INTERIOR RENOVATION AT EXISTING MOTEL 255 ROUTE 17 SOUTH UPPER SADDLE RIVER, NJ 07458</p>	
<p>DWG. NUMBER: <b>D-1</b></p>	



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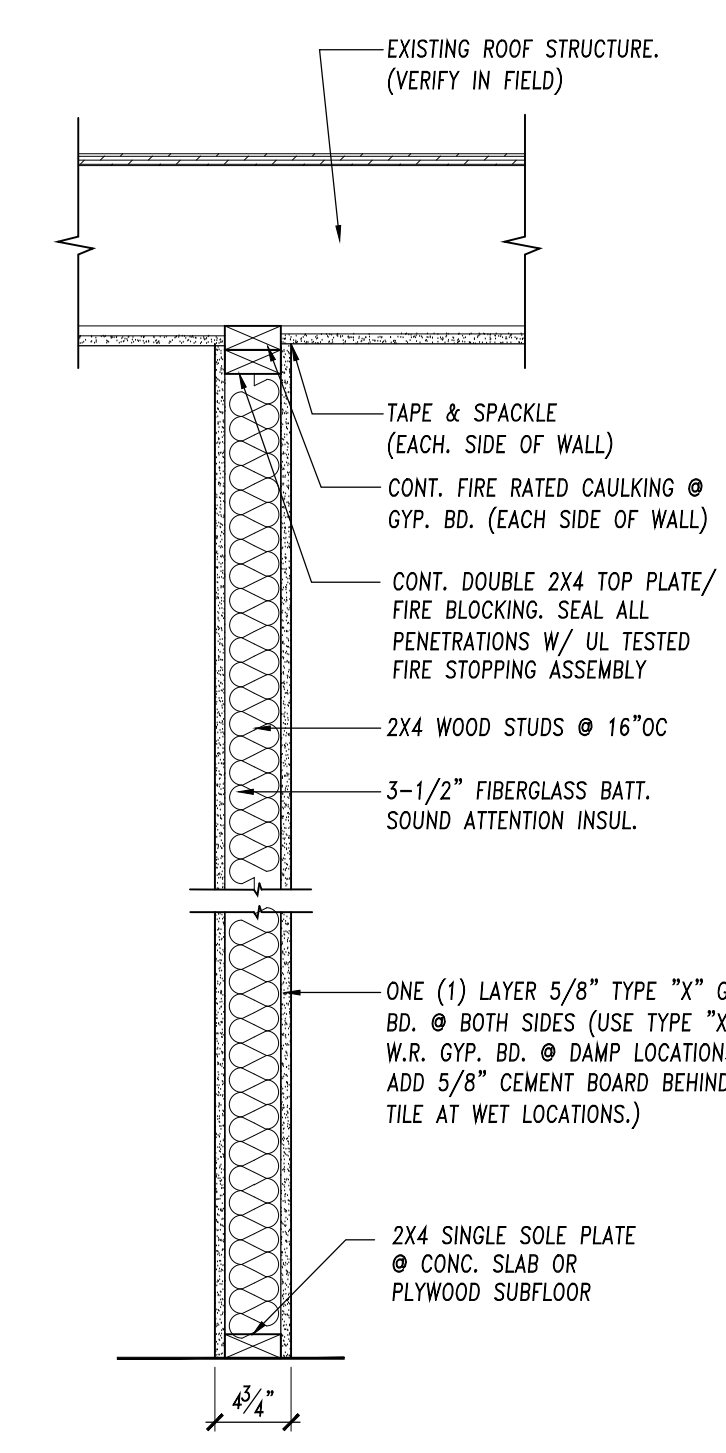
**1 PROPOSED FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

DOOR NO.	LOCATION	OPENING			DOOR			FRAME	
		WIDTH	HEIGHT	THICK	MATERIAL	FINISH	DOOR TYPE	MATERIAL	FINISH
001	BATHROOM	2'-6"	6'-8"	1-3/8"	HCWD	PAINT	A	WD	PAINT

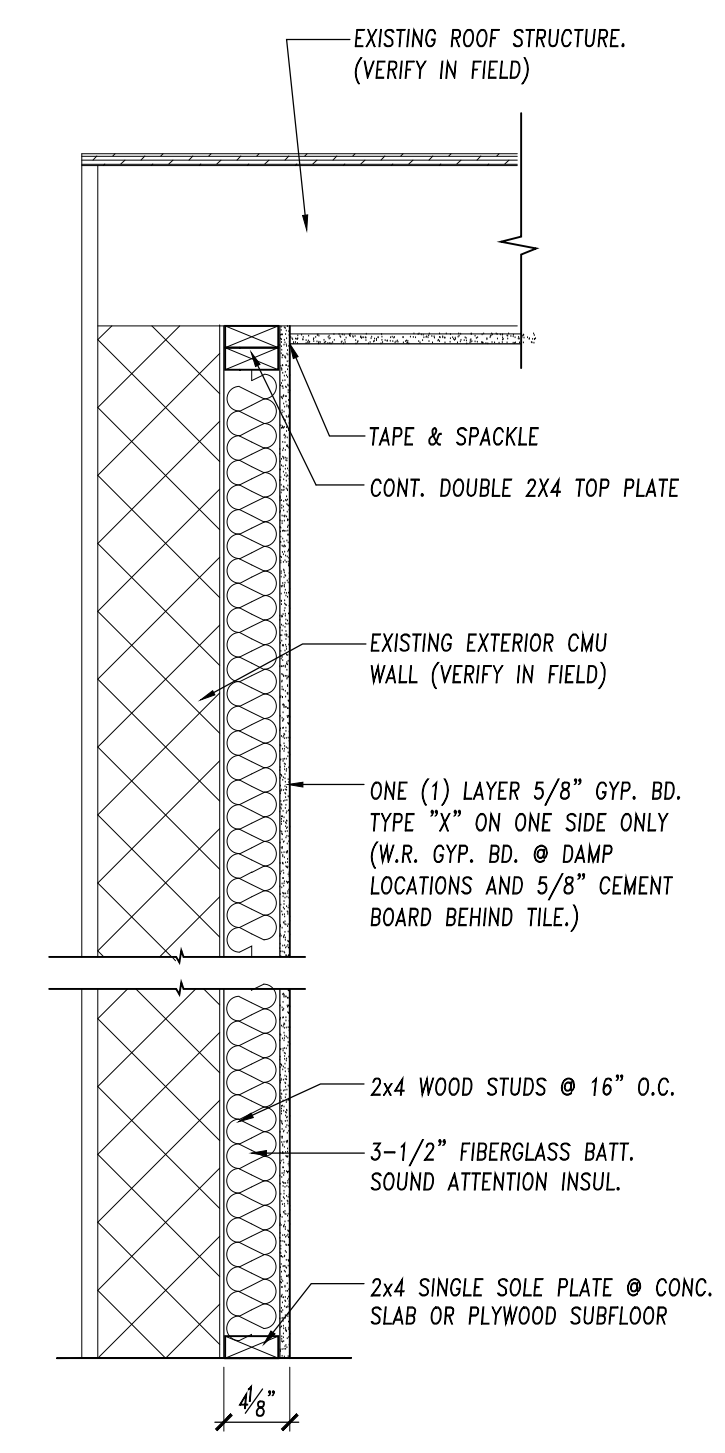


**DOOR TYPES**

ELECTRICAL LEGEND	
E	EXISTING TO REMAIN
R	RELOCATED
N	NEW



1 NOT RATED - NON BEARING - FURRED OUT PARTITION  
 2x4 WOOD STUDS @ 16"OC, ONE (1) LAYER 5/8" TYPE "X" GYP. BD. BOTH SIDES & 3-1/2" SOUND ATTENUATION INSUL. USE 5/8" TYPE "X" WR GYP. @ DAMP LOCATIONS. ADD 5/8" CEMENT BD. BEHIND TILE INSTALLATIONS @ WET LOCATIONS.



2 NOT RATED - NON BEARING - FURRED OUT PARTITION  
 2x4 WOOD STUDS @ 16"OC, & 3-1/2" SOUND ATTENUATION INSUL. W/ ONE (1) LAYER 5/8" TYPE "X" GYP. BD. ON ONE SIDE ONLY (USE 5/8" WR GYP. @ DAMP LOCATIONS AND 5/8" CEMENT BD. BEHIND TILE OR STONE INSTALLATIONS)

**2 INTERIOR PARTITION SCHEDULE**  
 SCALE: 1"=1'-0"

