

COVERED ENTRY FOR: PRELIMINARY & FINAL SITE PLAN AT: 501-511 LAKE TERRACE BOROUGH OF BRADLEY BEACH, NJ 07720

LIST OF DRAWINGS

T-1 TITLE SHEET/GENERAL NOTES
A-1 PROPOSED PLAN, ELEVATIONS, SECTIONS AND DETAILS

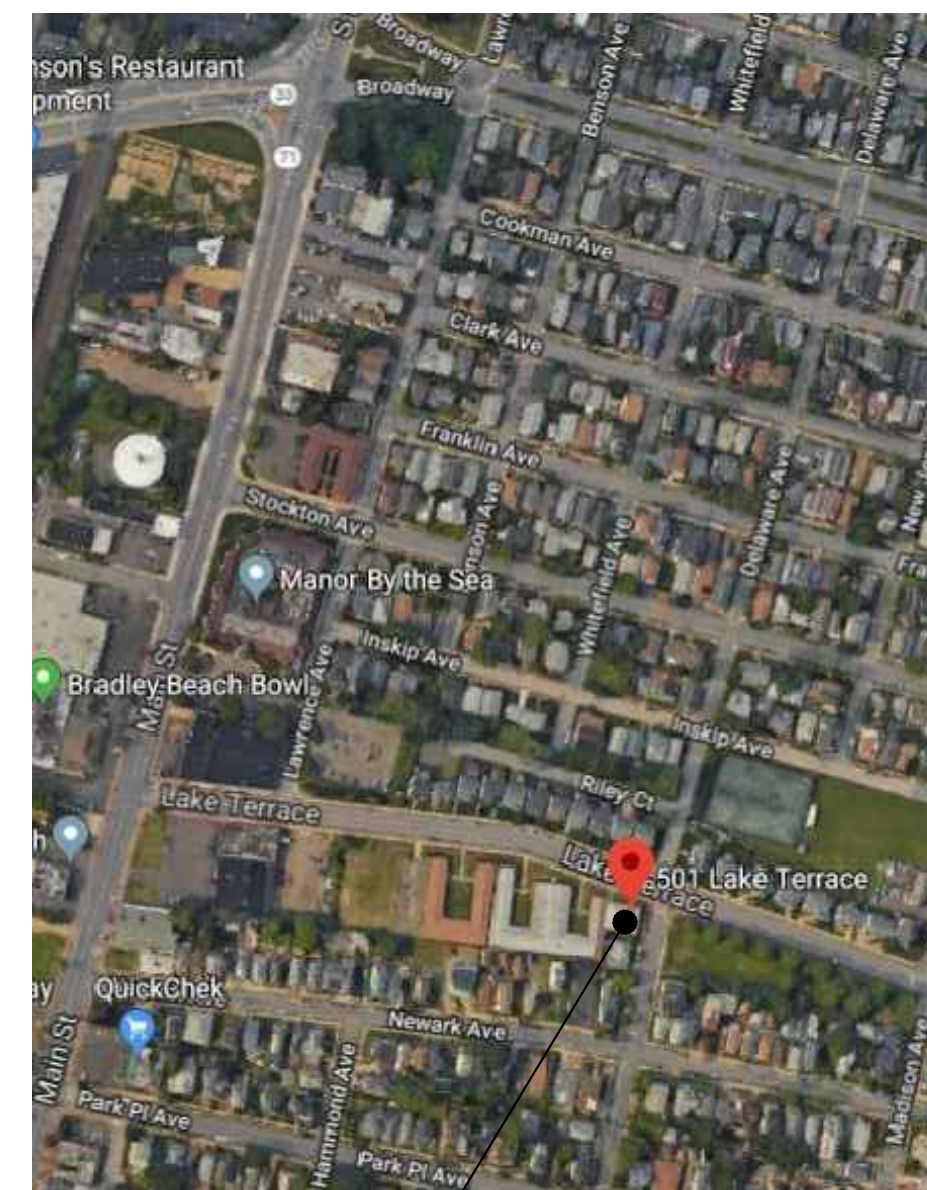
APPLICABLY CODES

2018 INTERNATIONAL BUILDING CODE NJ ADDITION

ZONING & CONSTRUCTION

BLOCK: 7
LOT: 2.03
ZONE: R-1
CLIMATE ZONE: 4
WIND ZONE: 120 ML/HR

STREET LOCATION MAP



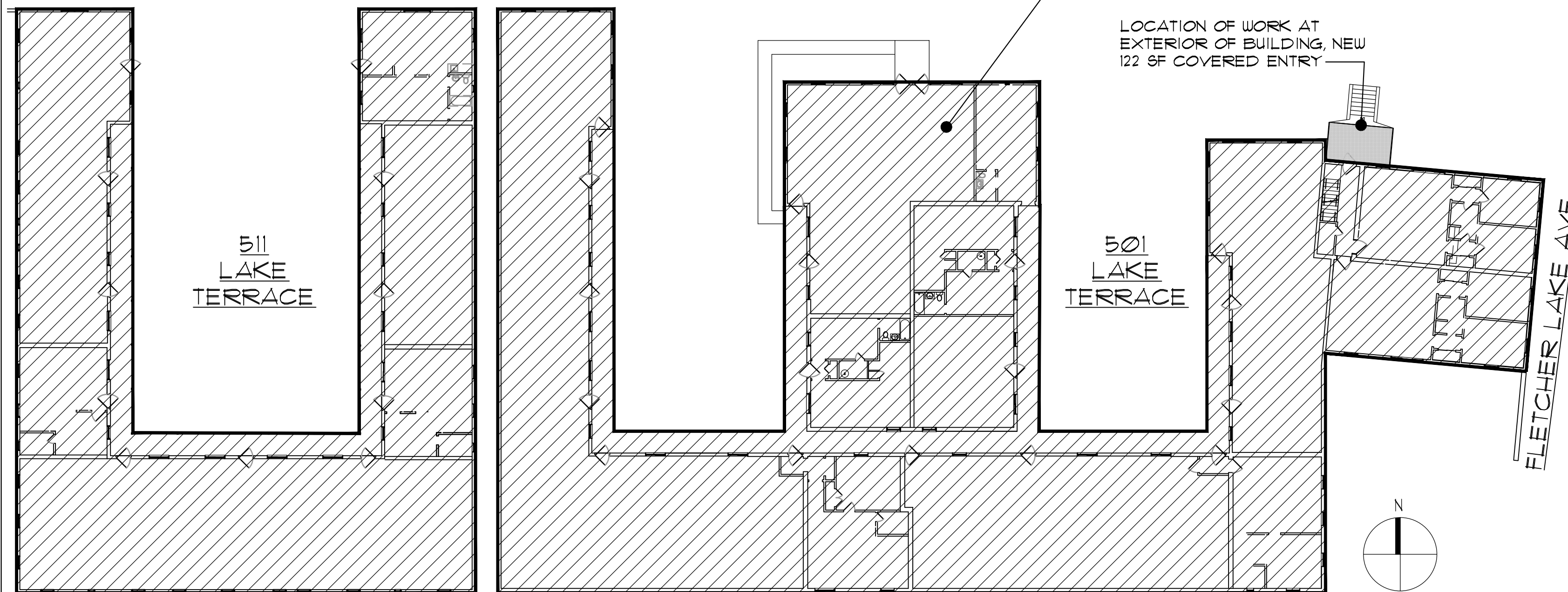
LOCATION OF SITE
501 LAKE TERRACE

GENERAL CONDITIONS

1. 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 PROBLEMS BEFORE 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 UNDUPLY AFFECT THE PROGRESS OF WORK.
2. THE GENERAL CONTRACTOR HEREBY INDEMNIFIES AND AGREES TO DEFEND AND HOLD THE OWNER HARMLESS FROM AND AGAINST ANY AND 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. BEFORE COMMENCEMENT OF WORK, CERTIFICATES OF INSURANCE SHALL BE FURNISHED TO THE OWNER. 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.
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, INSPECTIONS & FINAL SIGN OFFS.
5. THE CONTRACTOR SHALL VISIT THE SITE AND 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.
6. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS GOVERN. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE PLANS.
7. ALL DIMENSIONS ARE FROM FINISH SURFACE TO FINISH SURFACE.
8. CONTRACTOR TO CONTROL, CLEANING TO PREVENT DIRT OF DUST FROM LEAVING JOB SITE AND INFILTRATING AREAS NOT INVOLVED IN THE PROJECT.
9. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT FIRST INFORMING THE ARCHITECT. SUBMIT SUBSTITUTE MATERIAL SPECIFICATIONS AND SAMPLES FOR APPROVAL, IN WRITING, PRIOR TO COMMENCEMENT TO WORK.
10. THE FOLLOWING WORK SHALL BE DONE UNDER SEPARATE CONTRACTS:
11. AT THE END OF EACH WORK DAY, THE CONTRACTOR IS RESPONSIBLE FOR THE DAY TO DAY CLEANING AND DISPOSAL OF WASTES OCCURRED BY REQUIRED SITE WORK AND INSTALLATION OF CONSTRUCTION WORK UNDER THIS CONTRACT.
12. THE GENERAL CONTRACTOR SHALL MAKE GOOD, AT HIS OWN EXPENSE, ANY DAMAGE TO ANY AREAS PREVIOUSLY FINISHED.
13. THE 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 THE ARCHITECT & THE OWNER SHOWING ESTIMATED COMMENCEMENT AND COMPLETION DATES OF EACH TRADE. THE CONTRACTOR SHALL BE RESPONSIBLE TO INDICATE ANY CONFLICTS OR OMISSIONS.
14. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL WORK SHOWN ON THESE DRAWINGS SHALL BE PERFORMED BY THE GENERAL CONTRACTOR.
15. THE AIA GENERAL CONDITIONS, LATEST EDITION (DOCUMENT A201) SHALL BE BINDING ON THIS CONTRACT.
16. THE WORK REQUIRED UNDER THIS CONTRACT SHALL BE PERFORMED ON STANDARD TIME UNLESS OTHERWISE REQUIRED BY OTHER CLAUSES OF THIS CONTRACT OR AS DIRECTED BY THE CLIENT, ENGINEER OR ARCHITECT.
17. WHEN SO DIRECTED, AND UPON WRITTEN APPROVAL, ALL CONTRACTORS SHALL PERFORM WORK IN OVERTIME AND THE ADDITIONAL COST TO THE TENANT SHALL BE THE ACTUAL BETWEEN OVERTIME WAGE COSTS.
18. NO EXTRAS WILL BE PERMITTED UNLESS SUBMITTED IN WRITING BY THE CONTRACTOR AND APPROVED BY THE TENANT AND THE ARCHITECT.
19. A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE ARCHITECT.
20. ALL REQUISITIONS FOR PAYMENTS FROM THE CONTRACTOR TO THE TENANT SHALL BE SUBMITTED TO THE ARCHITECT ON AIA FORM G122, LATEST EDITION FOR PRIOR APPROVAL.
21. 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.
22. WHATEVER WORK IS DONE WHERE NO DEFINITE DETAILS OR INSTRUCTION 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.
23. CERTIFICATE OF OCCUPANCY TO BE OBTAINED BY THIS CONTRACTOR.
24. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SAMPLES AS CALLED FOR IN THE GENERAL NOTES, AS FOR THE ARCHITECT FOR REVIEW.
25. ALL MATERIALS SHALL BE NEW AND SHALL BE DELIVERED TO THE SITE IN THEIR ORIGINAL PACKAGING.
26. 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.
27. THE CONTRACTOR SHALL NOT MAKE CAUSE TO BE MADE OR PERMIT SUBCONTRACTORS OR ANY OF ITS SUBSIDIARIES TO MAKE ANY CHANGE FROM THAT WHICH IS INDICATED ON THE CONTRACT DOCUMENTS WITHOUT SPECIFIC AUTHORIZATION OF THE ARCHITECT IN WRITING.
28. THIS CONTRACT SHALL INCLUDE, EXCEPT AS HEREINAFTER SPECIFIED AS NOT INCLUDED, ALL LABOR, MATERIALS, AND APPLIANCES FOR THE FABRICATIONS AND INSTALLATIONS OF ALL WORK REQUIRED FOR THE COMPLETION OF THE PROJECT AS SHOWN IN THE DRAWINGS. THESE SPECIFICATIONS AND BID DOCUMENTS, THIS INCLUDES THE PREPARATION OF SURFACES FOR THE INSTALLATION OF ITEMS NOT IN THIS CONTRACT, BUT NOTED ON DRAWING (NIC), SUCH AS, BUT NOT LIMITED TO CARPET, TILE, GLASS BLOCK, AND CABINETRY. THE PREPARATION OF THESE SURFACES MUST BE COORDINATED AND IN COOPERATION WITH THE INDIVIDUAL CONTRACTORS AND THE OWNER.
29. ALL CONTRACTOR'S WORK SHALL BE PERFORMED IN A FIRST CLASS MANNER MATCHING AND ALIGNING ALL SURFACES DAMAGED AS TO AN EXISTING CONDITION OR AS THE RESULT OF CONSTRUCTION OR DESTRUCTION SHALL BE REPAIRED OR REPLACED AND/OR PATCHED AND FINISHED AS REQUIRED TO MATCH EXISTING SURROUNDING MATERIALS AND ASSURE A COMPLETE JOB.

KEY PLAN

NOTE: NO CHANGE TO USE, EGRESS, OR OCCUPANCY UNDER THIS APPLICATION. SEE SITE PLANS BY INSITE ENGINEERING FOR FULL SCOPE OF SITE WORK PROPOSED UNDER THIS APPLICATION



MICHAEL SAVARESE ASSOCIATES
ARCHITECTS
34 SYCAMORE AVENUE, UNIT #1E
LITTLE SILVER, NEW JERSEY 07739
P: (732) 530-1424
F: (732) 530-1340
email: msassc@msassc.com

114 WEST 26TH STREET
NEW YORK, NY 10001
P: (646) 957-6033
F: (732) 443-4220
email: msassc@msassc.com

ISSUES

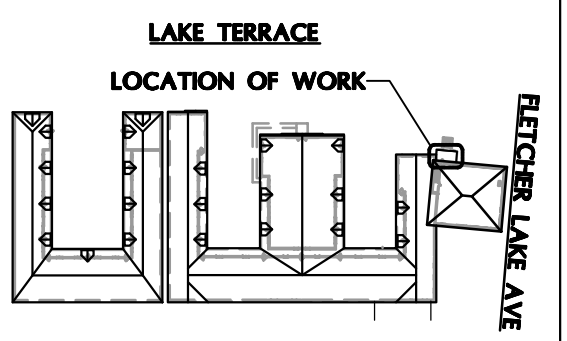
DATE:	DESCRIPTION
12/14/20	PERMIT (PRELIMINARY & FINAL SITE PLAN)

PROJECT

COVERED ENTRY
FOR:
501 LAKE TERRACE
BRADLY BEACH, N.J. 07712

KEY PLAN

BLOCK: 7
LOT: 2.03
ZONE: R-1



SEAL

MICHAEL SAVARESE
N.J. LIC. #18043
N.Y. LIC. #20632

MICHELLE DEL VECCHIO
N.J. LIC. #18468

SHEET TITLE:

TITLE SHEET

JOB NO.:

882-1816

DRAWN BY:

DWG

SCALE:

AS NOTED

DATE:

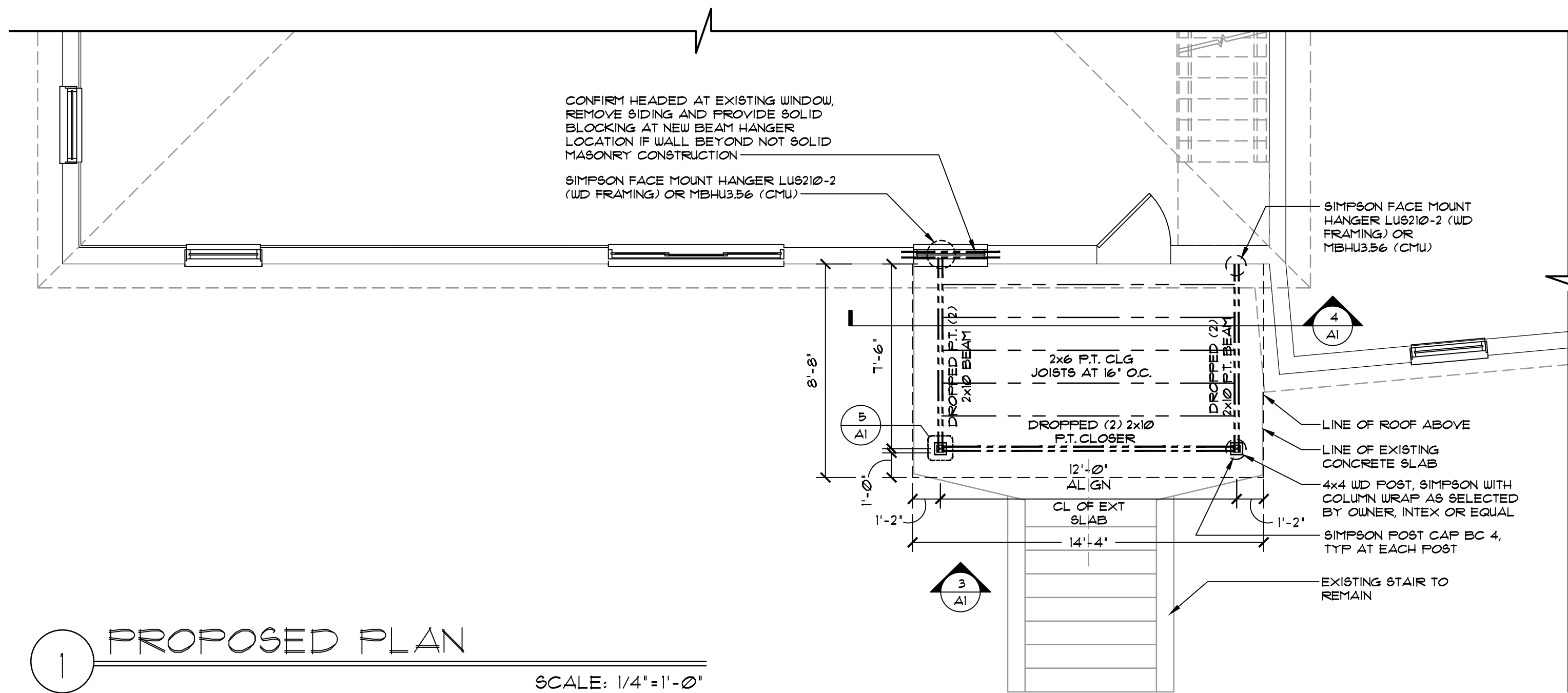
BSCAN/ APPLICATION NO.:

SHEET NO.:

T-1

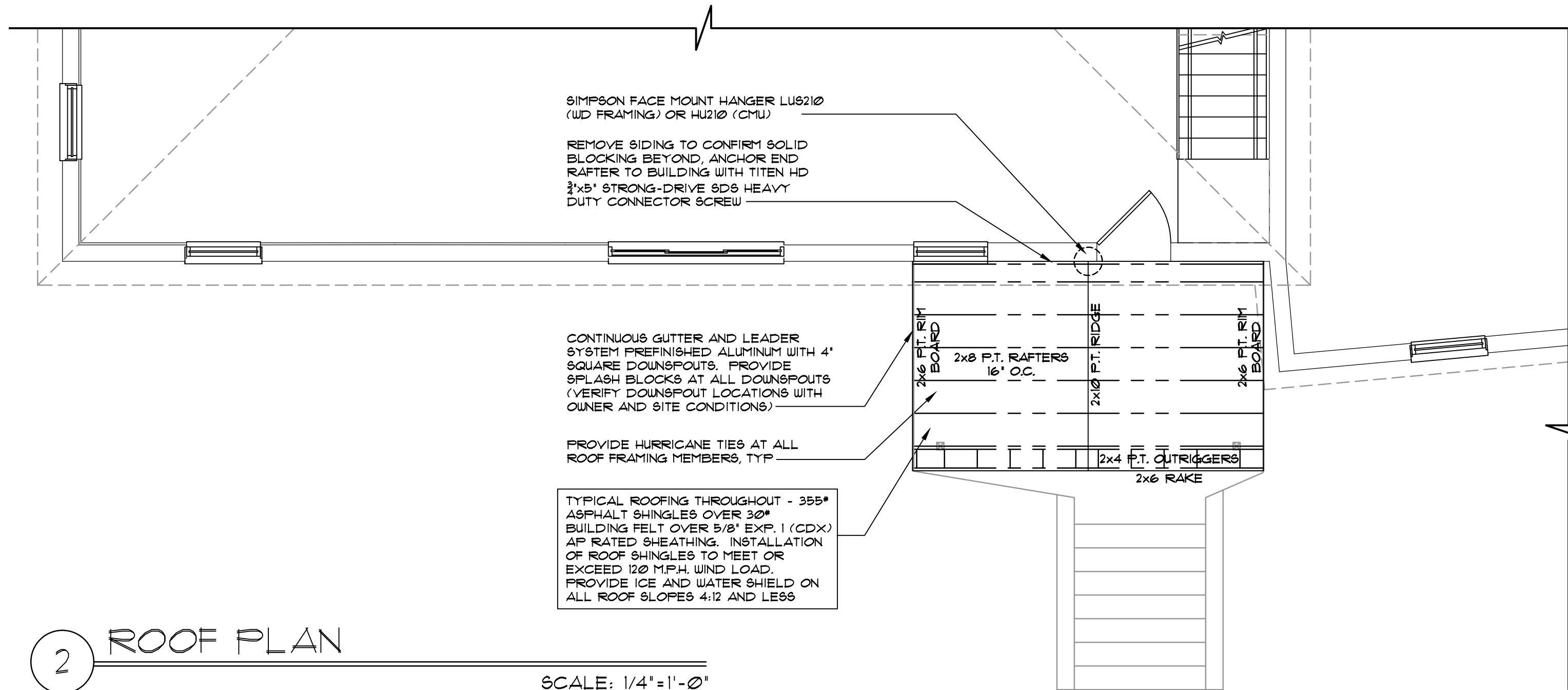
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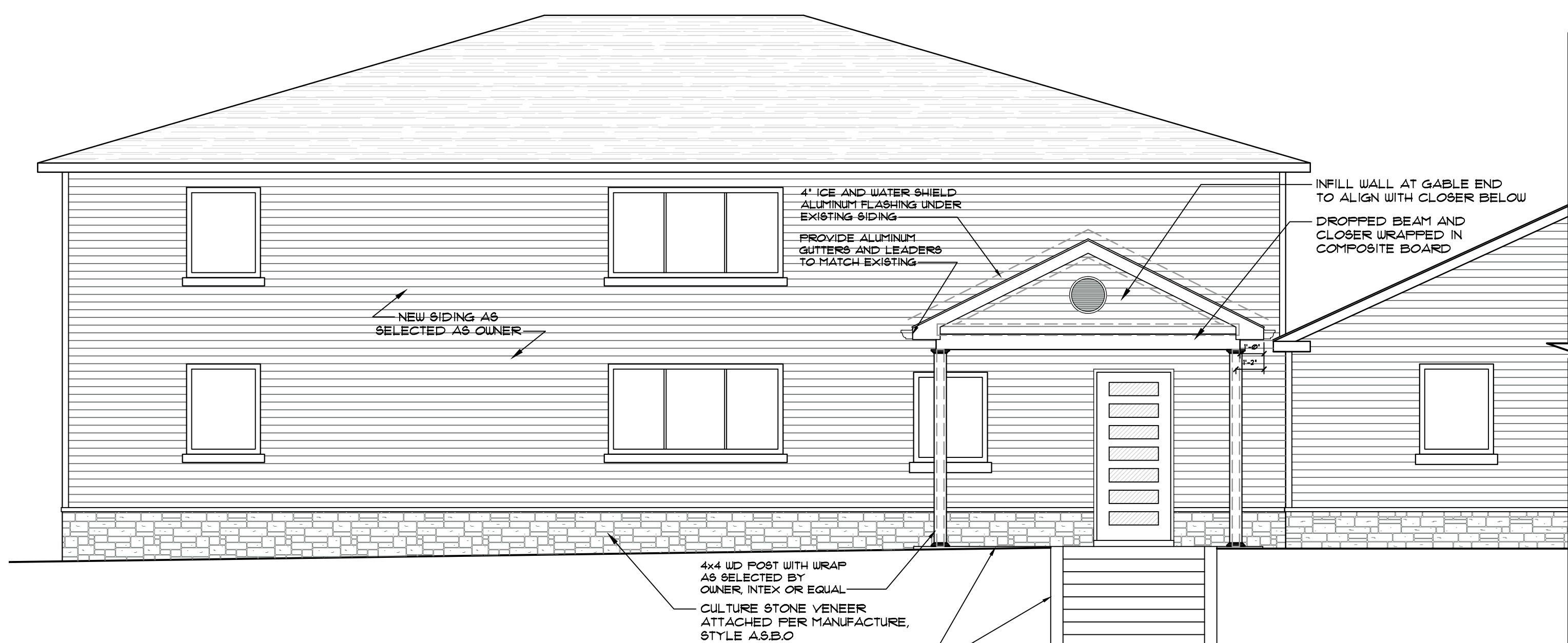
1 PROPOSED PLAN

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



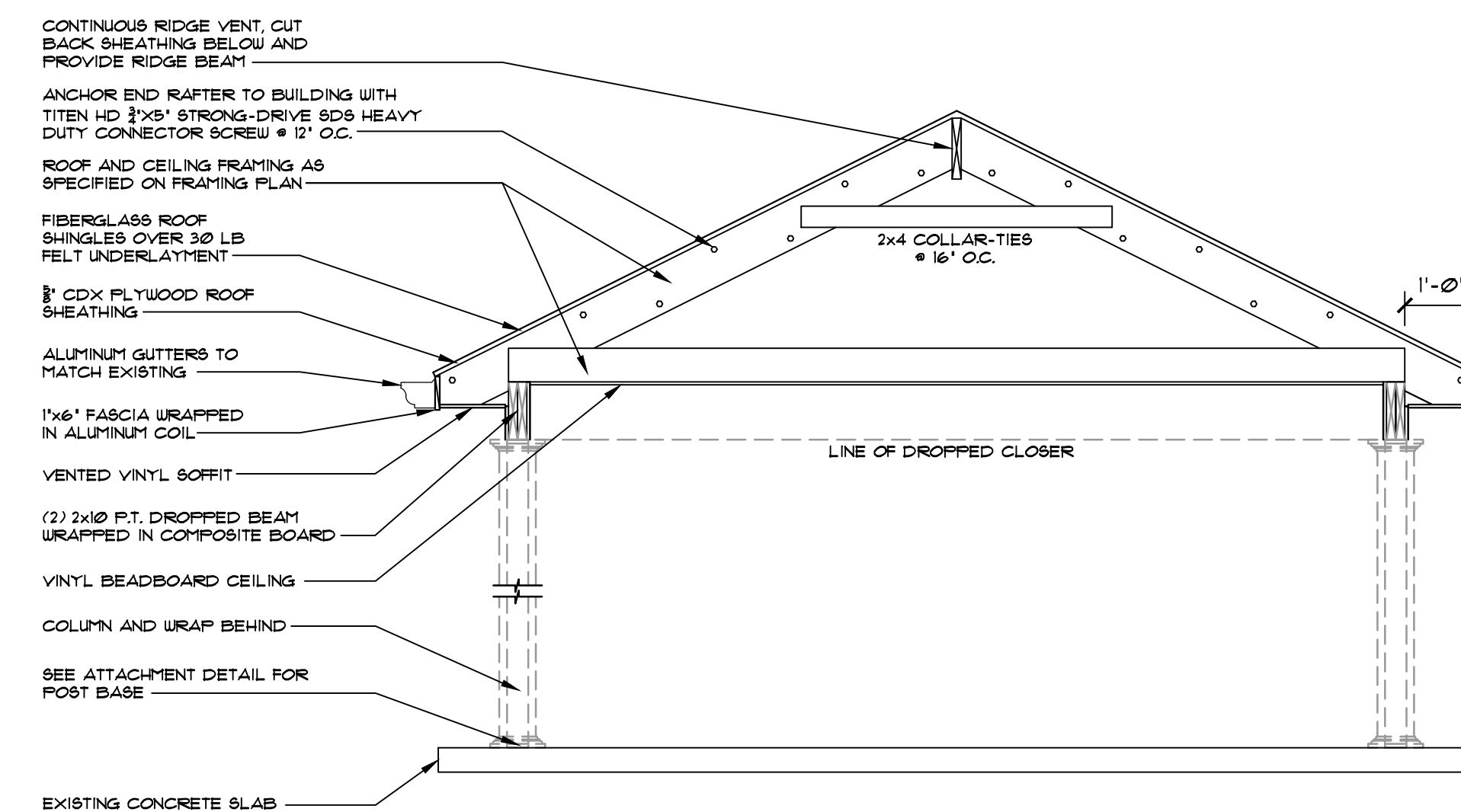
2 ROOF PLAN

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



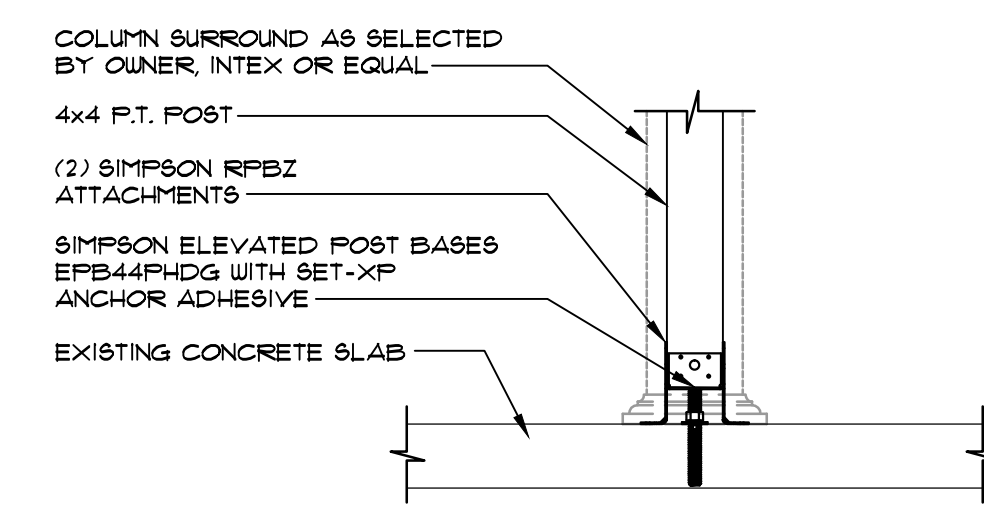
3 PROPOSED ELEVATION

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



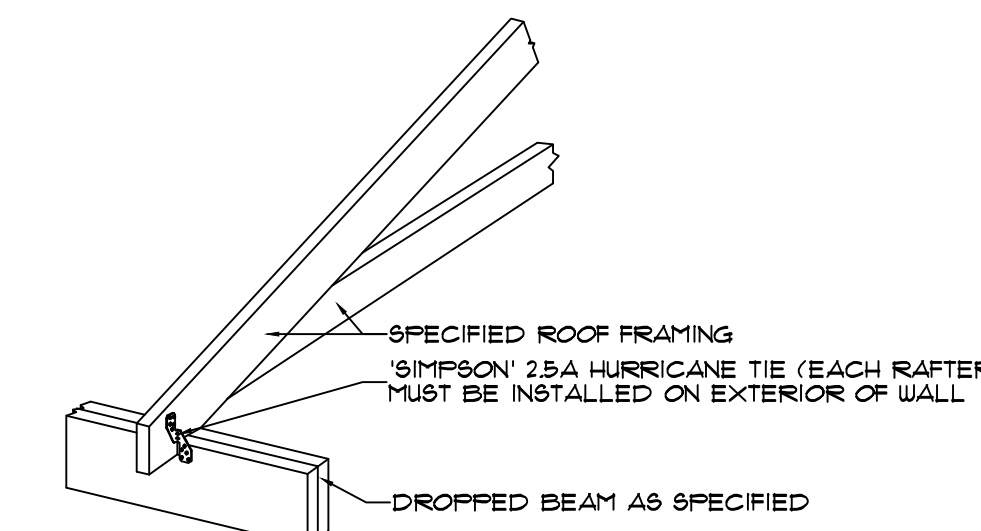
4 SECTION

SCALE: 1/2"=1'-0"



5 POST BASE DETAIL

SCALE: 1"=1'-0"



6 HURRICANE TIE DETAIL

SCALE: 1/2"=1'-0"

ALL MATERIALS AND ASSEMBLIES TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATION, WITH SPECIAL ATTENTION PAID TO FLASHING DETAILS AT ALL WALL PENETRATIONS AND EXTERIOR MATERIALS. GC TO CONTACT ARCHITECT PRIOR TO INSTALLATION OF ANY/ALL MATERIALS IF UNCERTAIN ABOUT INSTALLATION & FLASHING METHOD



MICHAEL SAVARESE ASSOCIATES
ARCHITECTS
34 SYCAMORE AVENUE, UNIT #1E
LITTLE SILVER, NEW JERSEY 07739
P: (732) 530-1424
F: (732) 530-1340
email msassc@msassc.com

114 WEST 26TH STREET
NEW YORK, NY 10001
P: (646) 957-6031
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ISSUES

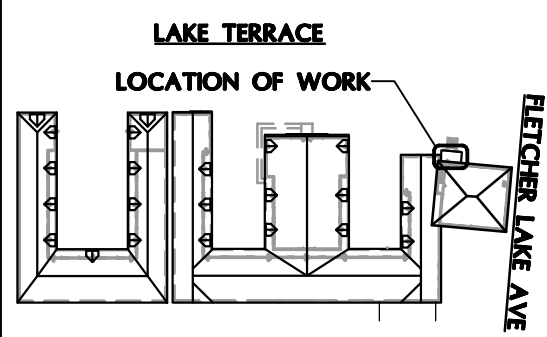
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PROJECT

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BRADLY BEACH, N.J. 07712

KEY PLAN

BLOCK: 7
LOT: 2.03
ZONE: R-1



SEAL

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N.J. LIC. #1043
N.Y. LIC. #20632

MICHELLE DEL VECCHIO
N.J. LIC. #10468

SHEET TITLE:

PROPOSED PLANS
ELEVATIONS,
SECTIONS & DETAILS

JOB NO.: 882-1816	DRAWN BY: DWG
SCALE: AS NOTED	DATE:

BSCAN/ APPLICATION NO.:

SHEET NO. A-1	PAGE 2 OF 2
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