

CONTRACTOR INSURANCES:

1. INSURANCE: CONTRACTOR(S) SHALL PROVIDE PROOF OF INSURANCE. MINIMUM LIMITS SHALL BE AS FOLLOWS:

COMMERCIAL GENERAL LIABILITY	GENERAL AGGREGATE	\$ 1,000,000. ⁰⁰
	PRODUCTS - COMP / OP AGGREGATE	\$ 1,000,000. ⁰⁰
	EACH OCCURRENCE	\$ 1,000,000. ⁰⁰
	FIRE DAMAGE (ANY ONE FIRE)	\$ 100,000. ⁰⁰
	MED. EXPENSE (ANY ONE PERSON)	\$ 5,000. ⁰⁰
AUTOMOBILE LIABILITY	SINGLE COMBINED LIMIT	\$ 250,000. ⁰⁰
WORKMAN'S COMPENSATION	STATUTORY LIMITS	
GENERAL "UMBRELLA"		\$ 2,000,000. ⁰⁰

- BEFORE CONTRACTOR(S) DOES ANY WORK ON SITE, PROVIDE CERTIFICATES DIRECT FROM THE CONTRACTOR'S AGENT, VERIFYING THAT OWNER AND ARCHITECT ARE "ADDITIONAL NAMED INSURED" ON CONTRACTOR'S LIABILITY AND UMBRELLA POLICIES.
- OWNER AND ARCHITECT SHALL BE GIVEN 30 DAYS NOTICE BEFORE ANY POLICIES EXPIRE. CONTRACTOR(S) SHALL MAINTAIN THIS REQUIREMENT FOR A MIN OF 365 DAYS AFTER FINAL PAYMENT.
- IF A FINANCIAL INSTITUTION IS A PARTY TO THIS PROJECT, THERE MAY BE ADDITIONAL REQUIREMENTS.

REGULATORY & DESIGN CODES

- ALL CONTRACTORS AND TRADESMEN ARE EXPECTED TO BE CURRENT WITH REGULATORY CODES AND HAVE COPIES ON SITE FOR REFERENCE AS REQUIRED. TO OBTAIN: INTERNATIONAL CODE COUNCIL PUBLICATIONS, 4051 WEST FLOSSMOOR ROAD, COUNTRY CLUB HILLS, IL 60478-5795, 888-422-7233.
- A117.1-2012, ACCESSIBLE & USABLE BLDG'S & FACILITIES
- INTERNATIONAL RESIDENTIAL CODE, 2009 (MAY BE KNOWN AND CITED AS THE ONE- AND TWO-FAMILY DWELLING SUB CODE.)
- ICC ELECTRICAL CODE, 2009 (UTILIZES NATIONAL ELECTRIC CODE STANDARDS)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2012

GENERAL NOTES:

- QUALITY OF WORKMANSHIP AND MATERIALS: THE CONTRACTOR(S) AGREES HE SHALL ENGAGE WORKMEN KNOWLEDGEABLE IN THEIR RESPECTIVE TRADES WHOSE WORK SHALL COMPLY WITH THE HIGHEST STANDARDS OF THEIR RESPECTIVE TRADE ASSOCIATIONS.
- IT IS UNDERSTOOD THE ARCHITECT HAS NOT DETAILED OR SPECIFIED ALL ASPECTS OF THE WORK WHICH ARE A "COMMONLY UNDERSTOOD CONSTRUCTION PRACTICE". IF INTERPRETATIONS OR CLARIFICATIONS ARE REQUIRED, THE CONTRACTOR(S) SHALL SECURE SUCH INFORMATION FROM THE ARCHITECT OR THE OWNER BEFORE PROCEEDING.
- PROJECT GUARANTEE: THE CONTRACTOR(S) AND ALL SUBCONTRACTORS UNDER HIS RESPONSIBILITY SHALL GUARANTEE ALL WORKMANSHIP AND INSTALLED MATERIAL FOR A MINIMUM OF ONE YEAR AFTER THE OWNER ACCEPTS THE WORK FOR THE USE INTENDED. WITHIN THE GUARANTEE PERIOD, PROJECT INSURANCES SHALL BE MAINTAINED; THE CONTRACTOR SHALL REMAIN RESPONSIBLE TO THE OWNER FOR PROMPT AND DILIGENT REPAIR OR REPLACEMENT OF FAILED MATERIALS AND OR WORKMANSHIP. COMPONENTS, EQUIPMENT AND INSTALLATIONS THAT ARE PROTECTED WITH MANUFACTURER'S WARRANTIES SHALL BE IDENTIFIED TO THE OWNER. THE OWNER SHALL RECEIVE RECEIPTS AND VALIDATED WARRANTY REGISTRATIONS RECORDING THESE PROTECTIONS. TITLE TO ALL EQUIPMENT AND COMPONENTS WITH WARRANTIES SHALL BE MADE IN THE OWNER'S NAME.
- CONSTRUCTION DEBRIS: KEEP THIS SITE SAFE AND CLEAN. ALL CONSTRUCTION MATERIAL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE GC. DAILY CLEANUP SHALL BE IN CONTAINERS OR DUMPSTERS MAINTAINED BY THE GC. DO NOT BURY OR BURN ANY MATERIAL AT THE SITE.
- SITE SAFETY: THE GENERAL CONTRACTOR GAINS COMPENSATION FOR ORGANIZING AND EXECUTING THE WORK AT THE SITE. THUS, THE GC IS RESPONSIBLE FOR ALL SITE SAFETY PRECAUTIONS AND ALL SITE SUPERVISION. REVIEW WITH OWNER.

FIELD OFFICE AND SITE DOCUMENTS

- WHENEVER THE WORK IS IN PROGRESS THE FIELD OFFICE SHALL BE ACCESSIBLE TO THE OWNER & CONSTRUCTION TEAM AND SHALL CONTAIN THE MOST UP TO DATE DOCUMENTS, SUBMITTALS, MATERIAL SELECTIONS, AND SHOP DRAWINGS. THE PROJECT DOCUMENTS SHALL BE ORGANIZED, COMPLETE, AND CLEAN. AT BEGINNING THIS CAN BE A FOOT LOCKER, LATER A ROOM.
- AS-BUILT DRAWINGS: THE CONTRACTOR SHALL MAINTAIN ONE RECORD SET OF DOCUMENTS WITH ALL AS-BUILT INFORMATION AND CHANGES MARKED UP IN RED, WHICH SHOW ANY DIFFERENCES FROM THE ORIGINAL DOCUMENTS. AT COMPLETION OF THE WORK, CONTRACTOR SHALL MAKE THREE (3) XEROX SETS. THESE "AS-BUILT" SETS SHALL BE DISTRIBUTED: 1 SET TO OWNER, 1 SET TO ARCHITECT, 1 SET TO THE GC'S FILE.

FIELD CHANGES:

- CHANGES: THE ARCHITECT HAS NO AUTHORITY TO MAKE IMPROVISED CHANGES IN THE FIELD OR BY PHONE. ALL PROPOSED CHANGES OR SUBSTITUTIONS, WITHOUT EXCEPTION, SHALL BE SUBMITTED IN WRITING, WITH SUPPORT MATERIALS, FOR AUTHORIZATION BY THE OWNER.
- WHEN CHANGES AFFECT THE STRUCTURAL OR BUILDING SHELL, THOSE CHANGES SHALL BE DIRECTED TO THE ARCHITECT PROMPTLY IN WRITING FOR REVIEW AND APPROVAL.

BUILDING SYSTEMS: TRADE(S) PERMITS & DESIGN

- FOR SMALL RESIDENTIAL ALTERATION, ADDITION OR RENOVATION PROJECTS, IT IS SIMPLY NOT COST EFFECTIVE FOR THE OWNER TO ENGAGE PROFESSIONAL ARCHITECTS OR ENGINEERS TO DESIGN AND PREPARE PERMIT DOCUMENTS FOR PLUMBING, SPRINKLER SYSTEMS, HVAC, ELECTRICAL, AND ALARM SYSTEMS.
- IN GENERAL, THE ARCHITECTURAL DRAWINGS WILL LOCATE MAJOR EQUIPMENT, AND WHERE APPROPRIATE IDENTIFY SPECIAL NEEDS AND CONDITIONS.
- THE ARCHITECTURAL DRAWINGS DEFINE THE INSULATION ENVELOPE, AS REQUIRED FOR HVAC CALCULATIONS.
- THE PERTINENT CODES AND TRADE STANDARDS, INCLUDING ENERGY CONSERVATION AND HANDICAPPED ACCESSIBILITY, SET FORTH THE REQUIREMENTS AND BEST PRACTICES WHICH APPLY. EACH TRADE SYSTEM GENERALLY REQUIRES MUNICIPAL INSPECTION AND TESTING, AS PART OF THE PROCESS LEADING TO A FINAL OCCUPANCY PERMIT.
- GENERAL CONTRACTOR (GC), SHALL IDENTIFY TRADE CONTRACTOR(S) PROVEN COMPETENT FOR THE SCALE AND USES INTENDED. SELECTED CONTRACTORS SHALL OBTAIN ALL PROJECT DOCUMENTATION AVAILABLE, INCLUDING IN-PERSON FIELD VERIFICATIONS, FOR A FULL UNDERSTANDING OF THE PROJECT.
- DO NOT MAKE ASSUMPTIONS. IT IS EXPECTED THE CONTRACTOR WILL COORDINATE WITH THE MUNICIPALITY, SHALL MAKE INTRODUCTIONS TO THE APPROPRIATE INSPECTORS, TO BE FAMILIAR WITH INSPECTION PROCEDURES AND REQUIREMENTS.
- TRADE CONTRACTOR SHALL PRESENT A DETAILED SCHEDULE OF VALUES (SOMETIMES CALLED A DRAW SCHEDULE) AND TIME SCHEDULE WITH COMPLETION DATE. SCHEDULE OF VALUES SHALL INCLUDE DESIGN, PREPARATION OF SHOP DRAWINGS, AND PERMIT FEE.
- SHOP DRAWINGS DO NOT HAVE TO BE COMPLICATED. PROVIDE MANUFACTURER'S CALCULATIONS, PRACTICAL ENGINEERING INPUT AND CATALOG CUTS OF PROPOSED EQUIPMENT. USE SIMPLE SINGLE LINE SCHEMATICS TO DESCRIBE INSTALLATION. THE TRADE CONTRACTORS MAY USE THE ARCHITECT'S DRAWINGS AS BACKGROUNDS.
- "PERMITTING" HAS BECOME A MULTI-PART PROCESS. THERE MAY BE SEPARATE REVIEW REQUIREMENTS AND FORMS FOR: A) HANDICAPPED ACCESSIBILITY (WHEN REQUIRED); B) BUILDING STRUCTURAL DESIGN AND COMPONENTS; C) ENERGY CONSERVATION; D) PLUMBING; E) SPRINKLERS; F) HEATING VENTILATING AND AIR-CONDITIONING; G) ELECTRICAL; AND G) ALARMS.

BEFORE YOU DIG:

- CALL THE PA "ONE CALL SYSTEM". STOP! BEFORE YOU DIG IT IS MANDATORY TO CALL THE PENNSYLVANIA "ONE CALL SYSTEM." 1-800-242-1776. ALL CONTRACTORS, INCLUDING SUB-CONTRACTORS, SHOULD MAKE THEIR OWN NOTIFICATION. NOTE, THE ONLY PARTY PROTECTED BY THE NOTIFICATION IS THE CALLER.

IMPERVIOUS CALCULATIONS

ITEM	SQ. FT.
NEW BED WING ADDITION FOOTPRINT	748
NEW DINING WING ADDITION FOOTPRINT	340
NEW ENTRY PORCH AND STEPS: CONC.	144
NEW ENTRY PATIO (12x11 FT.)	132
NEW ENTRY WALKWAY (35x3 FT.)	105
DELETE ENTIRE EXIST DECK	- 690/2 = - 345
DELETE ENTIRE EXIST WALKWAY	- 77
DELETE CONCRETE PAD AT DRIVE	- 51
TOTAL CHANGE	ADD 996

MUST BE LESS THAN 1,000

LAWN RESTORATION

- PREPARE DISTURBED AREAS AS REQUIRED. RAKE LAWN AREAS CLEAN OF ALL STONES OR DEBRIS LARGER THAN 1" IN DIAMETER.
- SEED LAWNS WITH 50% / 50% MIXTURE OF RYE GRASS AND KENTUCKY BLUE GRASS. SEED SHALL BE FERTILE, THIS YEARS CROP. SEED AND ESTABLISH LAWNS AS SOON AS POSSIBLE. RESTORE ALL ERODED GRADED SURFACES IN ALL LAWN AREAS UNTIL LAWN IS ESTABLISHED AND SELF-PROTECTING.

DATE	REVISION DESCRIPTION
MARCH 6, 2016	INTRO TO CLIENT
06/03/2016	PROGRESS
06/17/2016	FOR PERMIT REVIEW

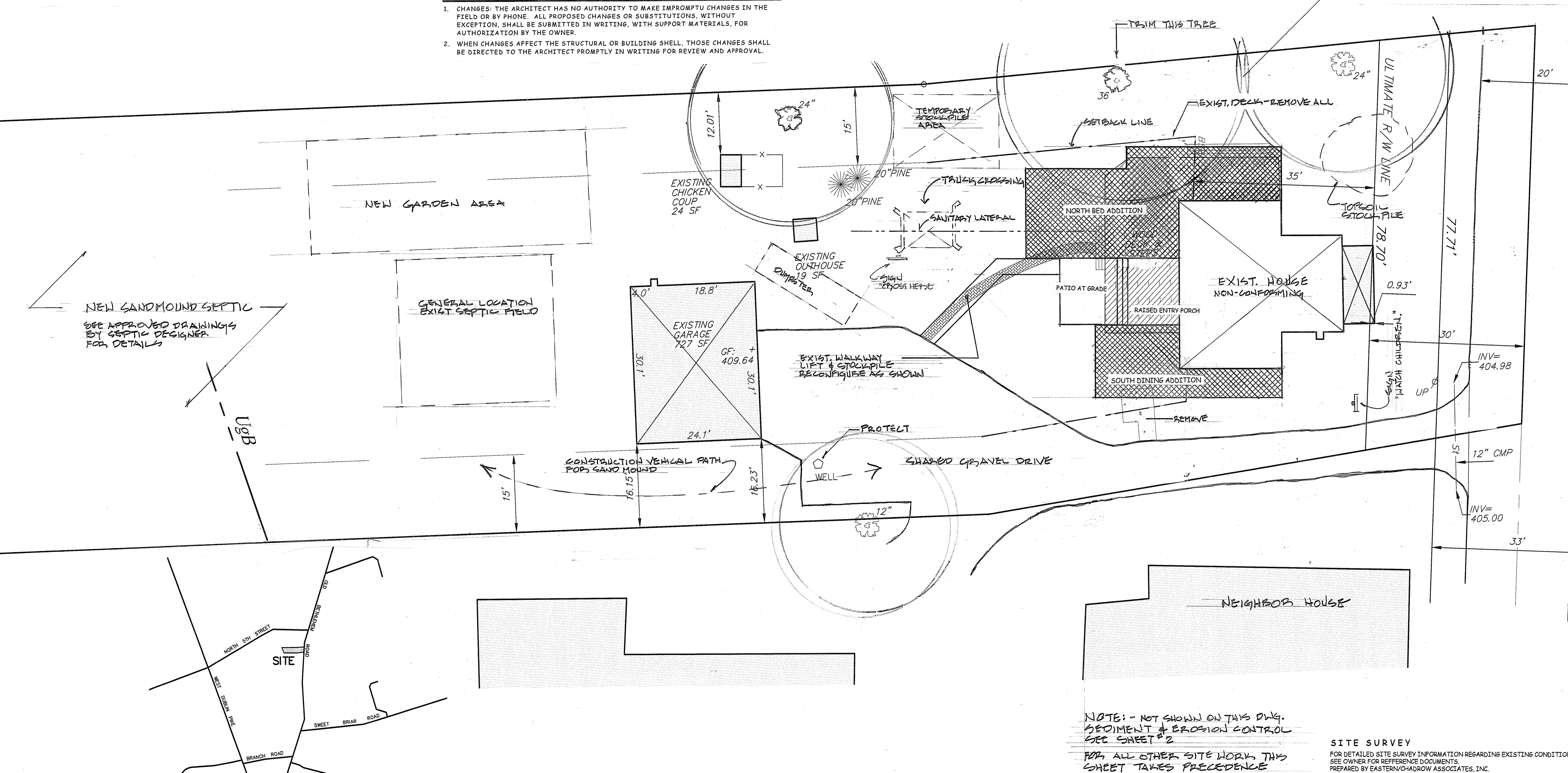
PLANS NOT VALID FOR PERMITS UNLESS SIGNED IN "RED" & IMPRESSED w/ SEAL

Eric C. Van Reed, Architect
C reative Design A ssociates, Inc.
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350 Callowhill Road
Chalfont, PA 18914
215-672-1155
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Gerald L. Leatherman
General Construction
204 Old Bethlehem Road
Pottsville, PA 18844
PA Contractor Reg. 032898
267-782-9761

208 OLD BETHLEHEM ROAD
ADDITIONS & ALTERATIONS
Hopewell Township, Mercer Co., NJ

Sheet No.
1
Comm. No.
2016-3040 of 9



NOTE: - NOT SHOWN ON THIS DWG. SEDIMENT & EROSION CONTROL SEE SHEET #2
FOR ALL OTHER SITE WORK THIS SHEET TAKES PRECEDENCE

SITE SURVEY
FOR DETAILED SITE SURVEY INFORMATION REGARDING EXISTING CONDITIONS SEE OWNER FOR REFERENCE DOCUMENTS
PREPARED BY EASTERN/CHADROW ASSOCIATES, INC.
333 E. STREET ROAD, WARMINSTER, PA 18974
PROJECT E-2475, APRIL 2016

SCALE: 1" = 10'-0"

ARCHITECTURAL SITE PLAN

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