

LOCATION PLANS
SCALE: NONE

HIGHLANDS HOUSING AUTHORITY
215 SHORE DRIVE, HIGHLANDS, NJ 07732

ENTRY STOOP REPLACEMENT FOR APARTMENTS B1 AT JENNIE PARKER MANOR OCTOBER 2025 HIGHLANDS HOUSING AUTHORITY 215 SHORE DRIVE HIGHLANDS, NJ 07732 (732) 826-3110

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GENERAL PROJECT NOTES

NOTICE: THESE NOTES ARE NOT REFERENCED THROUGHOUT THE DRAWINGS. THE CONTRACTOR SHALL ASSUME THAT THE NOTES ARE GENERIC AND APPLY TO THE DESCRIBED CONDITIONS WHEREVER THEY MAY APPEAR IN THE WORK.

- ◊ THE CONTRACTOR SHALL COORDINATE THE PHASING OF THE WORK WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING THE WORK. IT IS IMPERATIVE THAT SUBSTANTIAL COMPLETION BE OBTAINED IN THE TIME ALLOTTED FOR THE WORK. PRIOR TO PERFORMING THE WORK AS OUTLINED IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR IS TO DO A WALK THROUGH WITH THE ARCHITECT AND/OR OWNER'S REPRESENTATIVE TO DISCUSS THE SCOPE OF WORK REQUIRED.
- ◊ ALL WORK, MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH ALL CODES HAVING JURISDICTION OVER THIS WORK, INCLUDING, BUT NOT LIMITED TO, ALL APPLICABLE FEDERAL, STATE, CITY, AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. ALL PROVISIONS OF THE NEW JERSEY UNIFORM CONSTRUCTION CODE SHALL APPLY TO THIS CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, THE REHABILITATION SUBCODE SECTION 5.23-6.4 - "REPAIRS". CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- ◊ CONTRACTOR SHALL VERIFY ALL CONDITIONS REPRESENTED AS EXISTING, INCLUDING, BUT NOT LIMITED TO, UTILITIES, GRADES, AND, ELEVATIONS, BEFORE PROCEEDING WITH THIS WORK. ANY UTILITIES SHOWN ON THESE DRAWINGS ARE SCHEMATIC IN NATURE AND SHALL BE VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THIS WORK. ANY AND ALL CONDITIONS FOUND TO BE DIFFERENT THAN THOSE REPRESENTED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. THE CONTRACTOR PROCEEDS AT HIS OWN RISK IN DEALING WITH UNDOCUMENTED, CONFLICTING, OR INACCURATE CONDITIONS NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT AND EVALUATED. THE CONTRACTOR MAY BE REQUIRED TO REMOVE SUCH UNAPPROVED WORK AND REINSTALL MATERIALS IN ACCORDANCE WITH THE ARCHITECT'S FINAL DETERMINATION.
- ◊ CONTRACT DOCUMENT INTERPRETATION: WHERE CONFLICTS, DISCREPANCIES, OMISSIONS, OR INCONSISTENCIES APPEAR IN THE CONTRACT DOCUMENTS, BIDDERS MUST BRING THESE ITEMS TO THE ATTENTION OF THE ARCHITECT AT LEAST TEN (10) DAYS, SATURDAYS, SUNDAYS, AND HOLIDAYS EXCEPTED, BEFORE THE BID DUE DATE, TO RECEIVE A WRITTEN INTERPRETATION FROM THE ARCHITECT REGARDING THESE ITEMS. LACKING SUCH WRITTEN DETERMINATION FROM THE ARCHITECT, APPLY THE MORE COSTLY INTERPRETATION IN TOTAL MATERIAL AND LABOR COSTS TO COMPLETE THE WORK IN PREPARING THE BID FOR THE PROJECT. INTERPRETATIONS MADE BY THE ARCHITECT FOLLOWING THE CONTRACT SIGNING REGARDING THE CONTRACT DOCUMENTS SHALL BE FINAL AND BINDING ON THE CONTRACTOR.
- ◊ THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED SIZES, TYPES, ETC. OF ALL SYSTEM COMPONENTS THAT REQUIRE REPLACEMENT AND/OR SERVICE AS DESCRIBED IN THE CONTRACT DRAWINGS.
- ◊ WHERE EXISTING MATERIALS ARE REMOVED AND NEW SIMILAR OR DISSIMILAR MATERIALS ARE CALLED FOR TO BE INSTALLED ON THE SAME SURFACE, THE CONTRACTOR SHALL PROPERLY PREPARE THE SURFACE IN ACCORDANCE WITH THE MANUFACTURERS' GUIDELINES FOR THE NEW MATERIAL TO BE INSTALLED. UNDER NO CIRCUMSTANCES SHALL NEW MATERIALS BE INSTALLED OVER IMPROPERLY PREPARED SUBSTRATES OR SURFACES.
- ◊ WHERE EXISTING MATERIALS AND STRUCTURES ARE TO BE MODIFIED, REMOVED, REPAIRED OR REPLACED SUCH CONSTRUCTION SHALL CONFORM TO THE STANDARDS AS SET FORTH IN THE DETAILS AS BEING EQUAL TO THAT OF NEW CONSTRUCTION. SUCH CONSTRUCTION SHALL LEAVE CLEAN SOLID SURFACES READY TO RECEIVE NEW MATERIALS AS SPECIFIED. REPLACEMENT OF EXISTING SYSTEM COMPONENTS SHALL BE ON A ONE-FOR-ONE BASIS, WHEREIN THE REPLACEMENT SHALL EQUAL THE EXISTING IN QUALITY, AND REQUIRED OPERATION FOR THE SYSTEM IT SERVES.
- ◊ WHERE OMITTING OF EXISTING SURFACES OR REMOVAL OF EXISTING FINISHES IS REQUIRED TO PERFORM THE WORK UNDER THIS CONTRACT, AND A NEW FINISH IS NOT INDICATED, FILL RESULTING OPENINGS AND PATCH THE SURFACE AFTER DOING THE WORK, AND FINISH TO MATCH ADJACENT EXISTING SURFACES.
- ◊ PROTECT ALL BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN. ITEMS OF SALVAGE VALUE AND NOT INCLUDED ON THE SCHEDULE OF ITEMS TO BE RETURNED TO THE OWNER SHALL BE REMOVED FROM THE STRUCTURE. STORAGE OR SALE OF ITEMS AT PROJECT SITE IS PROHIBITED.
- ◊ DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, DRIVES, MEANS OF EGRESS OR OTHER OCCUPIED OR USED SPACES OR FACILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND THE AUTHORITIES HAVING JURISDICTION. DO NOT INTERRUPT UTILITIES SERVING OCCUPIED FACILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER. IF NECESSARY, PROVIDE TEMPORARY UTILITIES, FACILITIES, AND MEANS OF EGRESS, ETC. TO ALLOW CONTINUOUS OPERATION AND USE OF THE OCCUPIED FACILITIES AS REQUIRED TO COMPLETE THE WORK. ALL TEMPORARY MEASURES SHALL BE INSTALLED AND MAINTAINED AS REQUIRED BY AND IN CONFORMANCE WITH ALL REGULATING AGENCIES.
- ◊ ALL TRASH AND POTENTIALLY FLAMMABLE MATERIAL SHALL BE REMOVED FROM THE SITE DAILY. CONTRACTOR SHALL MAINTAIN THE SITE IN AN ORDERLY AND SAFE CONDITION DURING THE WORK. UNDER NO CIRCUMSTANCES SHALL GASOLINE, SOLVENTS OR OTHER VOLATILE OR POTENTIALLY EXPLOSIVE MATERIALS OR LIQUIDS BE BROUGHT INTO, STORED OR USED ON THE PREMISES.
- ◊ DEMOLISHED MATERIAL SHALL BE CONSIDERED THE PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE AND DISPOSED OF IN A SAFE AND LEGAL MANNER. THE CONTRACTOR MAY BE REQUIRED TO PRODUCE BILLS OF LADING, DUMPING OR TRANSPORTATION CERTIFICATES TO PROVE THAT MATERIALS WERE PROPERLY TRANSPORTED AND DISPOSED.
- ◊ IN THE EVENT OF DAMAGE TO ITEMS NOT SCHEDULED FOR MODIFICATION OR DEMOLITION, PROMPTLY REPLACE SUCH ITEMS TO THE APPROVAL OF THE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.
- ◊ ALL UTILITIES THAT ARE NOT TO BE REINCORPORATED INTO THE NEW WORK SHALL BE PROPERLY CLOSED OFF AND CAPPED SO AS NOT TO BE AESTHETICALLY INAPPROPRIATE OR POTENTIALLY HAZARDOUS TO THE BUILDING OR ITS OCCUPANTS.
- ◊ THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN SAFE EGRESS PASSAGE FOR THE BUILDING INHABITANTS AND TAKE ALL NECESSARY PRECAUTIONS TO AVOID CREATING HAZARDOUS CONDITIONS. IN NO CASE SHALL THE BUILDING EGRESS PASSAGEWAYS BE LEFT IN A CONDITION THAT MAY RENDER THEM UNUSABLE BY THE CONTRACTOR'S EMPLOYEES AND/OR THE GENERAL PUBLIC. THE CONTRACTOR SHALL CAREFULLY COORDINATE ALL WORK IN AREAS ACCESSIBLE TO THE PUBLIC WITH THE PHA SO AS TO MINIMIZE INCONVENIENT CONDITIONS FOR THE BUILDING INHABITANTS.
- ◊ BEFORE BEGINNING THE WORK, AT THE SITE, WHERE POSSIBLE, AND THROUGHOUT THE COURSE OF THE WORK, INSPECT AND VERIFY THE LOCATION OF EVERY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH WORK RELATED TO THAT BEING INSPECTED.
- ◊ THE DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE DRAWINGS DUE TO CHANGES AFFECTING EXISTING MECHANICAL, ELECTRICAL, PLUMBING AND/OR OTHER BUILDING SYSTEMS. SUCH INCIDENTAL WORK IS ALSO A PART OF THIS CONTRACT. INSPECT SUCH AREAS TO ASCERTAIN WORK REQUIRED MEETING NEW CONDITIONS AND COMPLETING SUCH WORK TO MEET CONTRACT REQUIREMENTS.
- ◊ TRADE, PRODUCT, OR MANUFACTURER'S NAMES AND CATALOG NUMBERS SHOWN ON THE DRAWINGS FOR NEW PRODUCTS ARE TO ESTABLISH QUALITY REQUIRED. IN EACH CASE ADD, BY INFERENCE, AFTER TRADE, PRODUCT OF MANUFACTURER'S NAME, THE PHRASE "OR APPROVED EQUAL". FOR PRODUCTS TO BE CONSIDERED FOR EQUIVALENCY TO A SPECIFIED PRODUCT, THEY MUST BE FORMALLY PRESENTED TO THE ARCHITECT DURING THE BIDDING PERIOD IN ACCORDANCE WITH THE SUBSTITUTION APPROVAL METHOD DESCRIBED IN THE SPECIFICATION. REQUESTS FOR SUBSTITUTION OF SPECIFIED PRODUCTS WILL NOT BE ACCEPTED AFTER THE BIDDING PERIOD. IF NO SUBSTITUTION WAS APPROVED DURING THE BIDDING PERIOD THE SUCCESSFUL BIDDER CONTRACTED TO DO THE WORK WILL BE REQUIRED TO SUPPLY AND INSTALL THE SPECIFIED ITEM WITHOUT VARIATION.
- ◊ IN SOME CASES, THE SPECIFICATIONS WILL LIST A CHOICE OF PRODUCTS THAT THE CONTRACTOR CAN USE IN THE WORK FOR A PARTICULAR PURPOSE. THE CONTRACTOR MAY USE ANY ONE OF THESE PRODUCTS IN THE WORK WITHOUT A REQUEST FOR

- SUBSTITUTION. IN THIS CASE, HOWEVER, NO OTHER PRODUCTS, OTHER THAN THOSE LISTED, WILL BE CONSIDERED AS AN EQUAL. IN CERTAIN RARE INSTANCES, DUE TO PERSONNEL TRAINING, MAINTENANCE CONSIDERATIONS, COMPATIBILITY WITH OTHER EQUIPMENT OR OTHER REASONS, ONE PRODUCT ALONE WILL BE ACCEPTABLE WITHOUT CONSIDERATION OF OTHER PRODUCTS. IF THIS IS THE CASE, IT WILL BE CLEARLY STATED SO IN THE SPECIFICATIONS.
- ◊ THE CONTRACTOR SHALL USE ACCEPTED CONSTRUCTION PRACTICES AND COMMON SENSE THROUGHOUT THE CONSTRUCTION PROCESS, ESPECIALLY IN THE PLACEMENT AND STORAGE OF MATERIAL IN OR ON THE UNCOMPLETED OR EXISTING STRUCTURE.
- ◊ WHERE NOTES AND SPECIFICATIONS REFER TO A WORK ITEM AS "INSTALL" OR "PROVIDE AND INSTALL", BOTH TERMINOLOGY'S SHALL BE INTERPRETED TO ALWAYS MEAN THAT THE CONTRACTOR MUST PURCHASE, TRANSPORT TO THE SITE AND INSTALL THE ITEM. IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS; AND THE ITEM SHALL BE FULLY FUNCTIONAL AND BE ABLE TO SERVE ITS INTENDED PURPOSE AT THE COMPLETION OF THE INSTALLATION. ONLY WHEN AN ITEM IS REFERRED TO AS "INSTALL ONLY", IS THE TERM TO BE PURCHASED AND SUPPLIED BY THE OWNER FOR INSTALLATION BY THE CONTRACTOR.
- ◊ LEAVE ALL AREAS RENOVATED IN MOVE-IN CLEAN CONDITION. LEAVE NO FINGER PRINTS, MARKS, HAZE OR CONSTRUCTION DIRT. REMOVE ALL PACKING, TAPE, AND MARKINGS FROM APPLIANCES. LEAVE ALL LITERATURE AND USER INSTRUCTIONS AND OWNERSHIP MANUALS WITH A REPRESENTATIVE OF THE OWNER.
- ◊ REUSE OF EXISTING MATERIALS MAY BE PERMITTED ONLY WHEN IN STRICT CONFORMANCE WITH ALL REGULATING AGENCIES. ALL MATERIALS WHICH ARE TO BE REUSED IN COMPLETING THE NEW CONSTRUCTION ARE TO BE REFINISHED TO LOOK AND FUNCTION AS IF NEW. THE CONTRACTOR SHALL CONSULT THE ARCHITECT PRIOR TO REUSING ANY MATERIAL IN THE NEW CONSTRUCTION. THE ARCHITECT RESERVES THE RIGHT TO REJECT ANY EXISTING MATERIAL REUSED IN THE CONSTRUCTION IF AT THE ARCHITECT'S DISCRETION THE MATERIAL DOES NOT CONFORM WITH GENERALLY ACCEPTED LIKE NEW STANDARDS. THIS REJECTION CAN BE MADE AT ANY TIME DURING THE COURSE OF THE WORK, AND THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY FOR REMEDYING THE REJECTED WORK.
- ◊ SITE RESTORATION AND CLEAN UP: AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL RESTORE/REPAIR ANY PORTION OF THE SITE AND THE EXTERIOR OF THE BUILDING DAMAGED OR DISRUPTED AS A RESULT OF THE WORK CONDUCTED. IN ADDITION, THE FOLLOWING CLEAN UP ACTIVITIES SHALL BE CONDUCTED PRIOR TO VACATING THE SITE:
 - REMOVE ALL DEBRIS CREATED DURING THE WORK.
 - THOROUGHLY RAKE THE ENTIRE WORK AREA AND REMOVE ALL TRASH, DEBRIS, LEAVES, ETC. WHETHER CREATED BY THE WORK OR NOT AND DISPOSE OF OFF SITE.
 - SEED AND WATER ALL BARE LAWN AREAS DISTURBED BY THE WORK.
- ◊ GRASS SEED: MECHANICAL THATCHING, SCARIFYING, AND RAKING- APPLICATION OF PELLETIZED, DOLOMETIC LIME, GRANULAR PRE-EMERGENCE WEED TREATMENT, APPLICATION OF 10-6-4 FERTILIZER AND SEEDING (CYCLONE TYPE APPLICATOR) OF LOFTS FULL SUN URBAN SEED MIX AS APPROVED BY THE ARCHITECT. WATERING AND MOWING IS INCLUDED WITH ALL REFRUBISHED GRASS AND SEEDED AREAS AS SPECIFIED BY THE ARCHITECT. WATER AND MAINTAIN SEEDED AREAS FOR THE PERIOD OF AT LEAST ONE MONTH TO ENSURE THE UNINTERRUPTED GROWTH AND FULL VIGOR OF THE SEED. THE CONTRACTOR WILL BE RESPONSIBLE TO SUPPLY ALL EQUIPMENT, HOSES AND WATER IF NECESSARY TO MAINTAIN THE SEED.
- ◊ NOTES REGARDING UTILITIES: IN THE CASE OF THE INTERRUPTION OF ESSENTIAL SERVICES OR THE CREATION OF A LIFE THREATENING CONDITION, THE CONTRACTOR SHALL TREAT THE REPAIR OF THE DAMAGE AS AN EMERGENCY SITUATION AND SHALL PAY FOR ALL ADDITIONAL EXPENSES INCURRED IN DEALING WITH AN EMERGENCY INCIDENT. THESE ADDITIONAL EXPENSES MAY INCLUDE BUT ARE NOT LIMITED TO, OVERTIME PAY, SPECIAL COURIER DELIVERY SERVICE OF ESSENTIAL PARTS OR EQUIPMENT, THE SERVICES OF OUTSIDE SPECIALISTS OR CONSULTANTS, THE RENTAL OF SPECIALIZED EQUIPMENT, OR THE PROVISION OF, OR RENTAL OF, EQUIPMENT NECESSARY TO PROVIDE TEMPORARY SERVICES OR UTILITIES DURING THE REPAIR PERIOD, AND SPECIAL UTILITY COMPANY CHARGES. FOR THE PURPOSES OF THIS CONTRACT, ESSENTIAL SERVICES ARE DEFINED AS GAS SERVICE, ELECTRICAL POWER, HOT AND COLD POTABLE WATER SUPPLY, SPACE HEATING, SANITARY SEWER SERVICE, STORM DRAINAGE, AND TELEPHONE SERVICE. INTERRUPTION OF THESE SERVICES TO MORE THAN TWO LIVING UNITS OR ANY COMMON FACILITY SHALL BE CONSIDERED AN EMERGENCY CONDITION.
- THE CONTRACTOR SHOULD BE MADE AWARE THAT SHOULD A TIMELY AND APPROPRIATE RESPONSE NOT BE PROVIDED TO AN ESSENTIAL UTILITY INTERRUPTION OR EMERGENCY CAUSED BY HIM OR HIS WORKMEN OR SUBCONTRACTORS, THAT THE OWNER MAY TAKE ACTION TO HAVE THE EMERGENCY REPAIR MADE BY A THIRD PARTY. DEPENDING ON THE NATURE AND SEVERITY OF THE EMERGENCY OR BREAK AND THE AVAILABILITY OF CONTRACTOR PERSONNEL WITH DECISION MAKING AUTHORITY, THE OWNER MAY OR MAY NOT GIVE PRIOR NOTICE TO THE CONTRACTOR OF THIRD PARTY INVOLVEMENT IN THE CORRECTION OF THE EMERGENCY CONDITION. THE COST OF SUCH THIRD PARTY REPAIRS SHALL BE DEDUCTED FROM THE CONTRACTOR'S BID PRICE.
- IN THE EVENT THAT A UTILITY MUST BE RELOCATED TO CARRY OUT OR EXPEDITE THE WORK, AND THE RELOCATION IS NOT CALLED FOR IN THE PROJECT MANUAL TO BE INCLUDED IN THE CONTRACT PRICE, THE CONTRACTOR SHALL BE REIMBURSED FOR THESE COSTS BY THE OWNER ON THE BASIS OF A NEGOTIATED AND MUTUALLY AGREED UPON CHANGE ORDER. THIS WORK SHALL NOT PROCEED WITHOUT A FORMAL, WRITTEN CHANGE ORDER, SIGNED BY THE OWNER, ARCHITECT, AND CONTRACTOR AND APPROVED BY A HUD REPRESENTATIVE.
- THE CONTRACTOR WILL BE EQUALLY RESPONSIBLE FOR SIMILAR DAMAGE AND / OR INTERRUPTIONS OF ESSENTIAL SERVICES OCCURRING THROUGHOUT THE WORK, INCLUDING THAT WORK WHICH TAKES PLACE WITHIN RENOVATED BUILDINGS OR STRUCTURES. ADDITIONALLY ALL OF THE FOREGOING APPLIES TO WORK ENGAGED IN BY SUBCONTRACTORS HIRED BY THE CONTRACTOR TO CARRY OUT THE WORK.
- ◊ ACCESS / DISRUPTION OF USE: IN THE COURSE OF EXECUTING THE WORK, THE CONTRACTOR MAY BE REQUIRED TO WORK IN OR NEAR AREAS WHICH ALLOW RESIDENTS, STAFF AND VISITORS FREE ACCESS TO THE SITE AND TO THE BUILDING(S) OR IN AREAS WHERE REGULAR ACTIVITIES TAKE PLACE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT FREE ACCESS IS SAFELY AND EFFICIENTLY MAINTAINED TO THESE AREAS DURING THE COURSE OF THE WORK AND THAT ROUTINE ACTIVITIES NORMALLY CARRIED OUT ARE NOT DISRUPTED. AT A MINIMUM THE CONTRACTOR SHALL PERFORM THE FOLLOWING TO GUARANTEE ACCESS AND PREVENT DISRUPTION: (1) PRIOR TO WORK COMMENCING, INDICATE THOSE AREAS WHERE WORK IS TO TAKE PLACE. (2) DETERMINE, THROUGH OBSERVATION AND DISCUSSION WITH A DESIGNATED OWNER'S REPRESENTATIVE, HOW WORK IN THESE AREAS WILL AFFECT SCHEDULED AND ROUTINE ACTIVITIES AND GENERAL ACCESS TO THE SITE AND STRUCTURES. (3) IF IT HAS BEEN MUTUALLY DETERMINED THAT WORK MAY POTENTIALLY INTERFERE WITH OR DISRUPT ACTIVITIES AND/OR HINDER ACCESS TO THE SITE AND STRUCTURES, THE CONTRACTOR MUST FORMULATE A PLAN OF ACTION TO PREVENT SUCH INTERFERENCE AND MAINTAIN FREE ACCESS DURING THE COURSE OF THE WORK. THIS PLAN SHALL BE PRESENTED TO THE OWNER FOR REVIEW AND APPROVAL AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF WORK. IF THE OWNER DOES NOT DEEM THE PLAN SUITABLE, THE CONTRACTOR WILL MAKE MODIFICATIONS TO THE PLAN, RESUBMIT THE PLAN AND RECEIVE FINAL APPROVAL FROM THE OWNER. THE PROPOSED PLAN, AT A MINIMUM, SHOULD INCLUDE THE FOLLOWING INFORMATION: AREAS AND ACTIVITIES IMPACTED BY THE WORK, TIME OF COMMENCEMENT OF THE WORK, DURATION OF THE WORK, PROPOSED MEANS TO MINIMIZE THE DISRUPTION, PROPOSED TEMPORARY ACCESS TO THE SITE OR BUILDINGS, PROPOSED ACTIONS TAKEN BY THE CONTRACTOR MAY INCLUDE, BUT NOT BE LIMITED TO THE CONSTRUCTION OF, PLACEMENT OF, AND REMOVAL OF THE FOLLOWING: PROTECTED AND LEGAL ACCESS PATHS, PROTECTED AND LEGAL STAIRS AND/OR RAMPS, LIGHTING AND/OR POWER OR OTHER UTILITIES (SEE ABOVE REGARDING UTILITIES), DOORS AND HARDWARE, AND SIGNAGE. TO MEET THE REQUIREMENTS OF THIS SECTION, WORK NORMALLY DONE IN ONE CONTINUOUS ACTIVITY MAY BE REQUIRED TO DIVIDE INTO TWO OR MORE WORK SESSIONS OR MAY BE REQUIRED TO BE SEQUENTIALLY STAGED.
- ◊ JOB SITE SAFETY: NEITHER THE PROFESSIONAL ACTIVITIES OF HABITECH ARCHITECTURE, LLC, NOR THE PRESENCE OF HABITECH ARCHITECTURE, LLC, OFFICERS, PERSONNEL, EMPLOYEES AND SUB-CONSULTANTS AT THE CONSTRUCTION SITE, SHALL RELIEVE THE GENERAL CONTRACTOR, SUBCONTRACTORS AND ANY OTHER ENTITY OF THEIR OBLIGATIONS, DUTIES, AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES, OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING, OR COORDINATING ALL PORTIONS OF THE WORK OF CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. HABITECH ARCHITECTURE, LLC, OFFICERS, PERSONNEL, EMPLOYEES AND SUB-CONSULTANTS HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER ENTITY OR THEIR EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PRECAUTIONS. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY, AND SHALL WARRANT THAT THIS INTENT SHALL BE MADE CARRIED OUT THROUGHOUT THE WORK. IN ACCORDANCE WITH THE INSURANCE REQUIREMENTS FOR THIS WORK, THE CONTRACTOR AGREES TO INDEMNIFY AND UST AS ADDITIONAL INSURED UNDER HIS GENERAL LIABILITY INSURANCE POLICY, OFFICERS, PERSONNEL, EMPLOYEES, AND SUB-CONSULTANTS OF HABITECH ARCHITECTURE, LLC AND THE OWNER.

HABITECH

ROCHITECTURE

A PROFESSIONAL LIMITED LIABILITY COMPANY

12 PINECREST DRIVE

MEDFORD, NJ 08055

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REVISIONS

NO.	DATE	DESCRIPTION
01	12/31/25	Layout modifications

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE ON BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

1 SITE PLAN - JENNIE PARKER MANOR
NTS

ENTRY STOOP REPLACEMENT		
FOR APARTMENTS B1		
AT JENNIE PARKER MANOR		
HIGHLANDS HOUSING AUTHORITY		
HIGHLANDS, NEW JERSEY		
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LEE G. MESTRES JR., RA ~ NJ J.C. NO. A-12017		
DATE: December 31, 2025		
TITLE PAGE		
LOCATION PLANS		
SITE PLAN & GENERAL NOTES		
COMM NO.	N/A	DRAWING
DATE	DECEMBER 2026	A-1
SCALE	AS NOTED	
DRAWN BY	LGM	
CHECKED BY	LGM / JPB	
		1 OF 7

HABITECH

ARCHITECTURE

12 PINECREST DRIVE

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1 EXISTING STOOP PLAN - UNIT B1
3/4" = 1'-0"

2 EXISTING STOOP SECTION - UNIT B1
3/4" = 1'-0"

3 EXISTING STOOP SECTION - UNIT B1
3/4" = 1'-0"

4 UNIT B1 EXISTING STOOP PHOTOGRAPH
NONE

5 UNIT B1 EXISTING STOOP PHOTOGRAPH
NONE

ENTRY STOOP REPLACEMENT

FOR APARTMENTS B1

AT JENNIE PARKER MANOR

HIGHLANDS HOUSING AUTHORITY

HIGHLANDS, NEW JERSEY

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LEE G. MESTRES, JR., P.A. ~ NJ LIC. NO. AI-12017

DATE: December 31, 2025

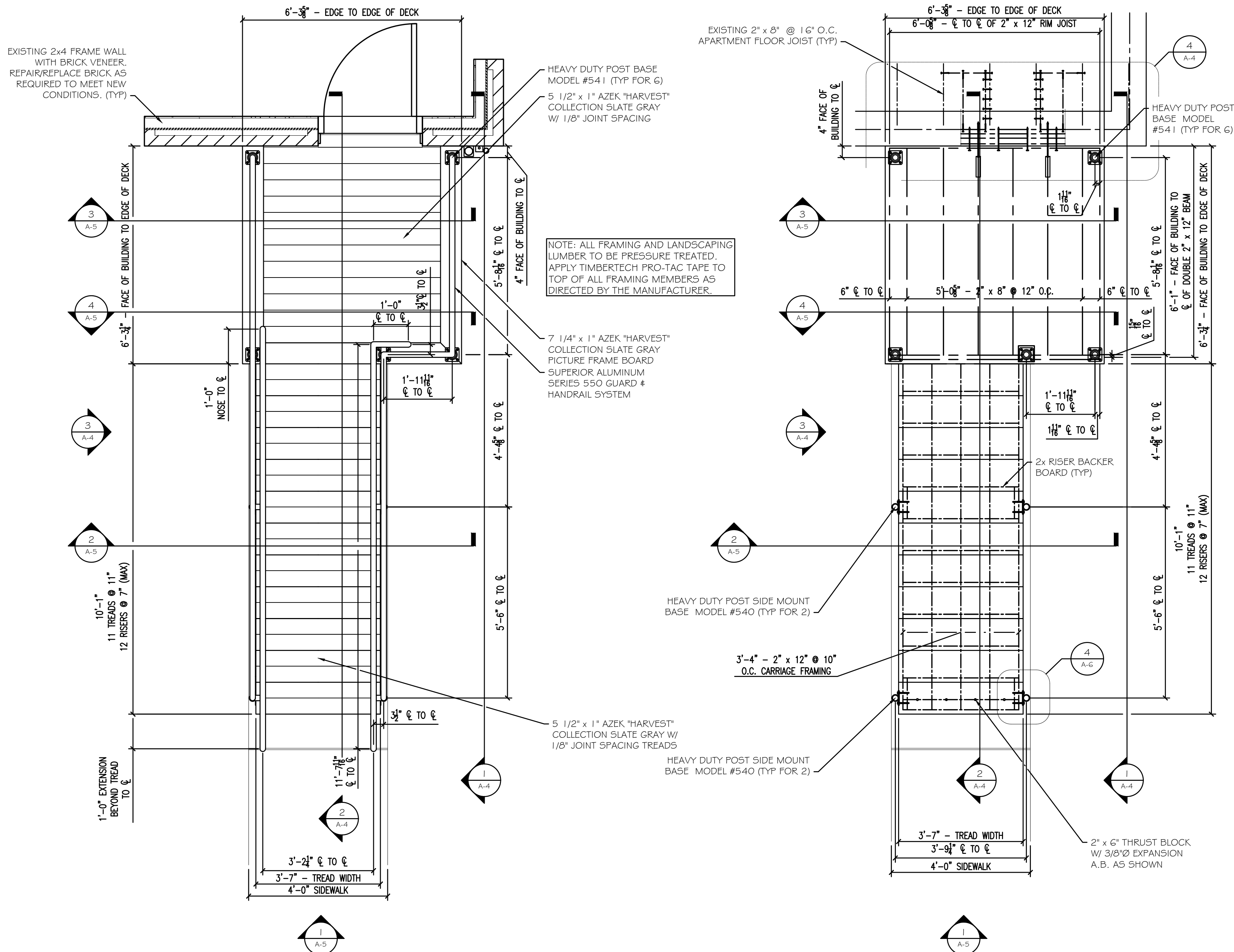
EXISTING STOOP DEMOLITION

UNIT B1

COMM NO. N/A	DRAWING
DATE DECEMBER 2026	A-2
SCALE AS NOTED	
DRAWN BY LGM	
CHECKED BY LGM / JPB	2 OF 7

REVISIONS		
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1 NEW DECK PLAN - UNIT B1
1/2" = 1'-0"

2 NEW DECK FRAMING PLAN - UNIT B1
1/2" = 1'-0"

3 NEW DECK FOUNDATION PLAN - UNIT B1
1/2" = 1'-0"

ENTRY STOOP REPLACEMENT
FOR APARTMENTS B1
AT JENNIE PARKER MANOR
HIGHLANDS HOUSING AUTHORITY
HIGHLANDS, NEW JERSEY

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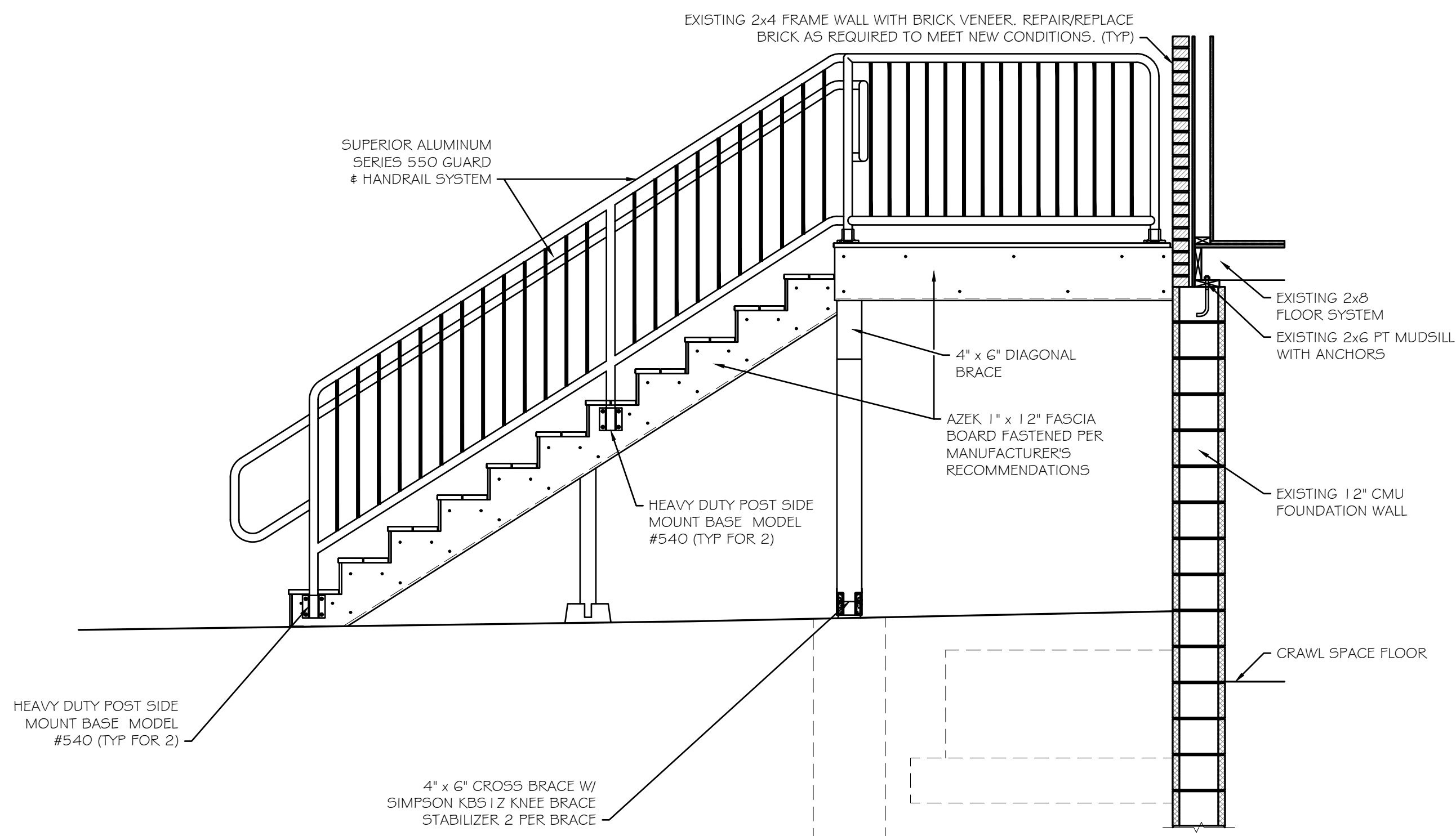
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PROPOSED DECK PLANS
UNIT B1

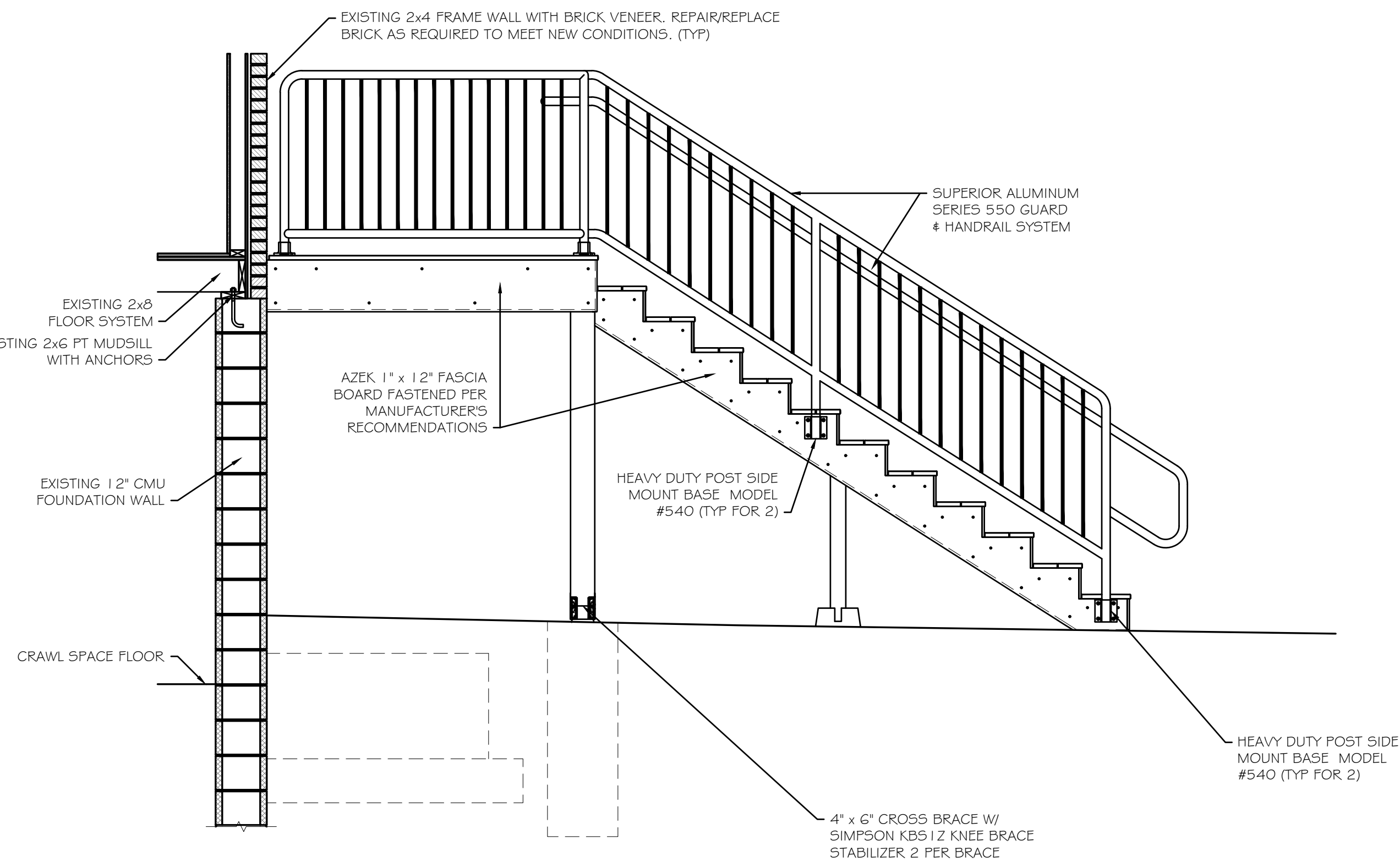
COMM NO. N/A	DRAWING
DATE DECEMBER 2026	A-3
SCALE AS NOTED	
DRAWN BY LGM	
CHECKED BY LGM / JPB	3 OF 7

REVISIONS		
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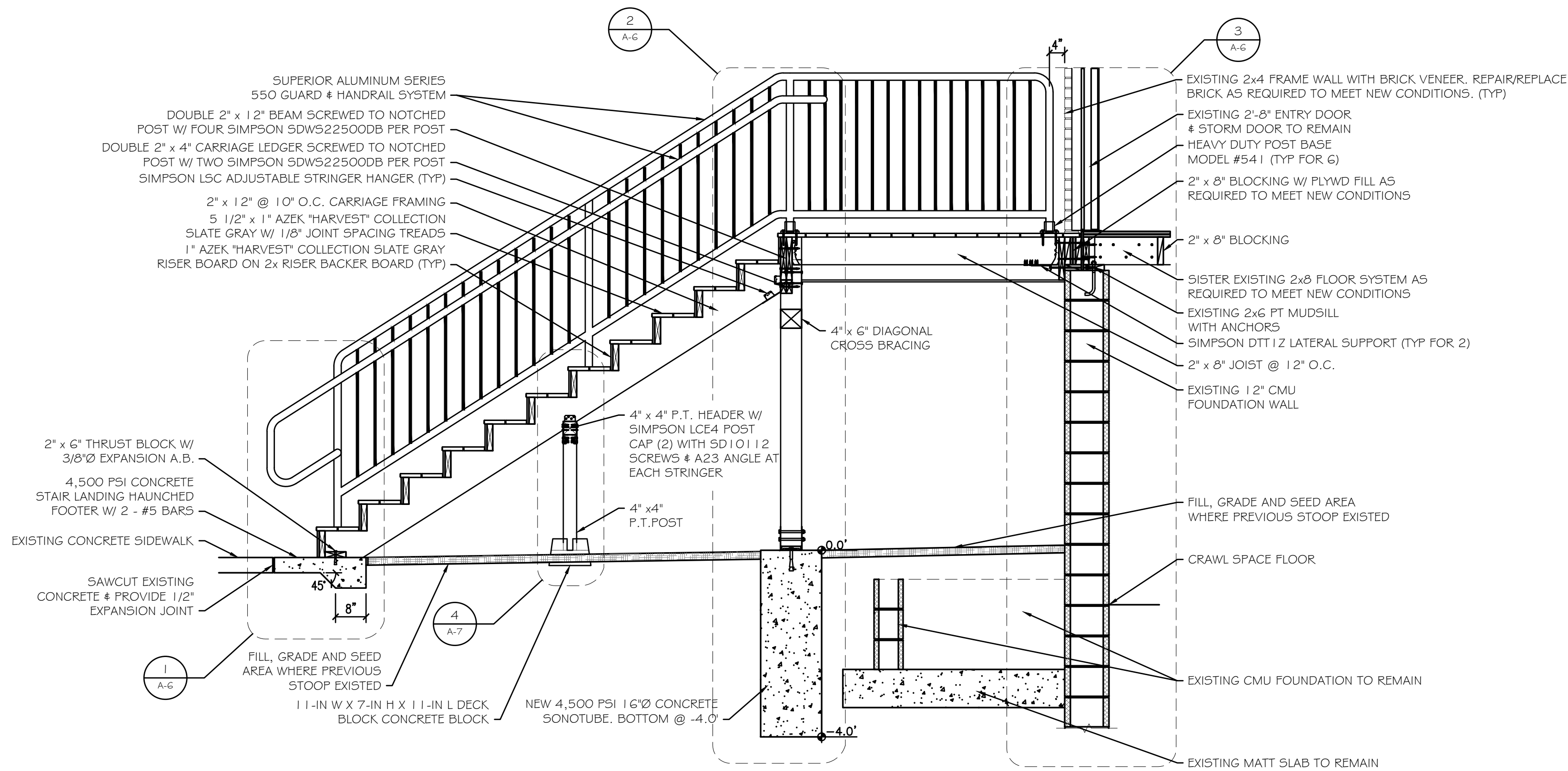
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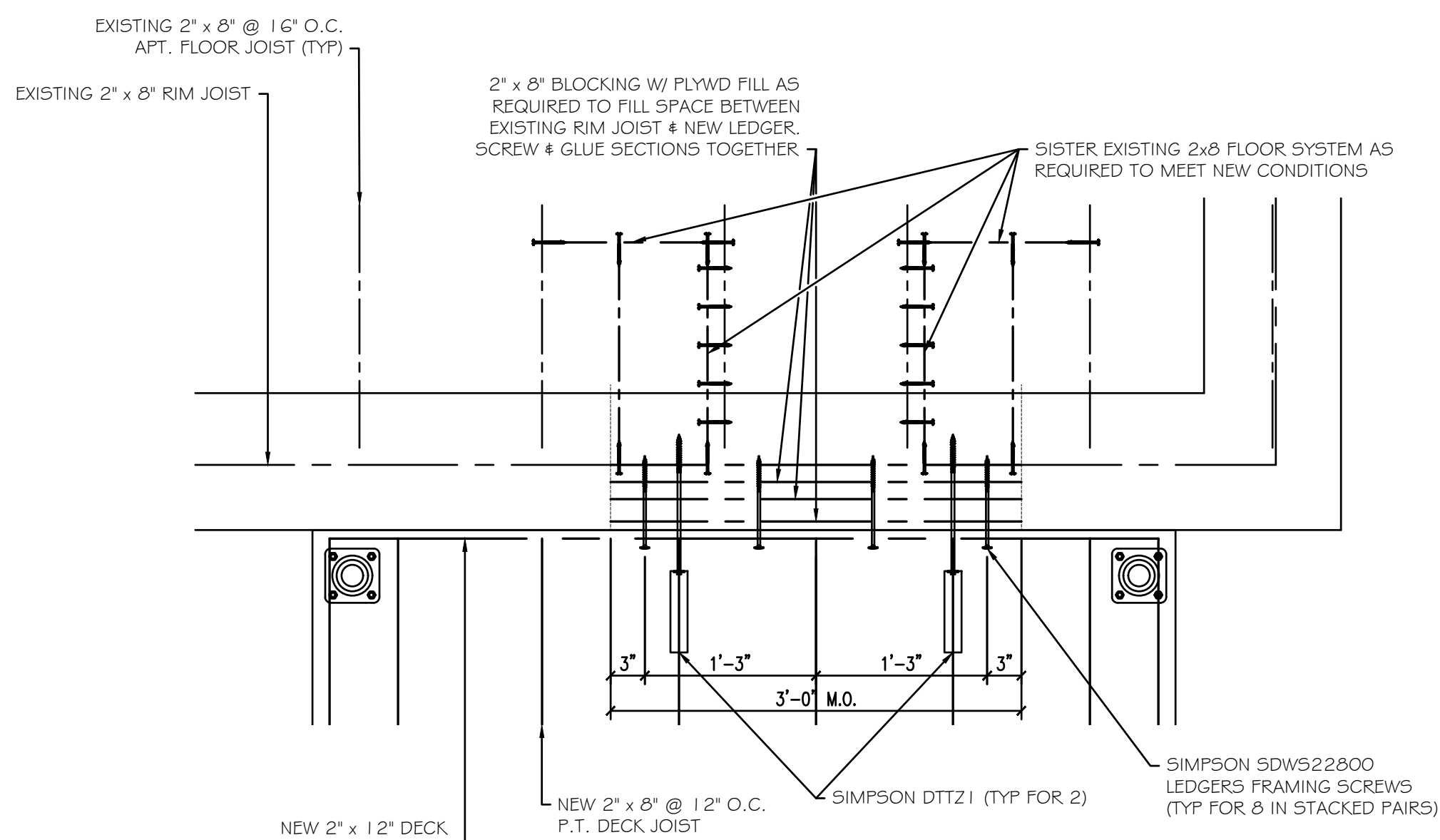
1 SECTION - UNIT B1
1/2" = 1'-0"



3 SECTION - UNIT B1
1/2" = 1'-0"



2 SECTION - UNIT B1
1/2" = 1'-0"



4 FRAMING PLAN DETAIL @ APARTMENT DOOR SILL - UNIT B1
1/2" = 1'-0"

ENTRY STOOP REPLACEMENT
FOR APARTMENTS B1
AT JENNIE PARKER MANOR
HIGHLANDS HOUSING AUTHORITY
HIGHLANDS, NEW JERSEY

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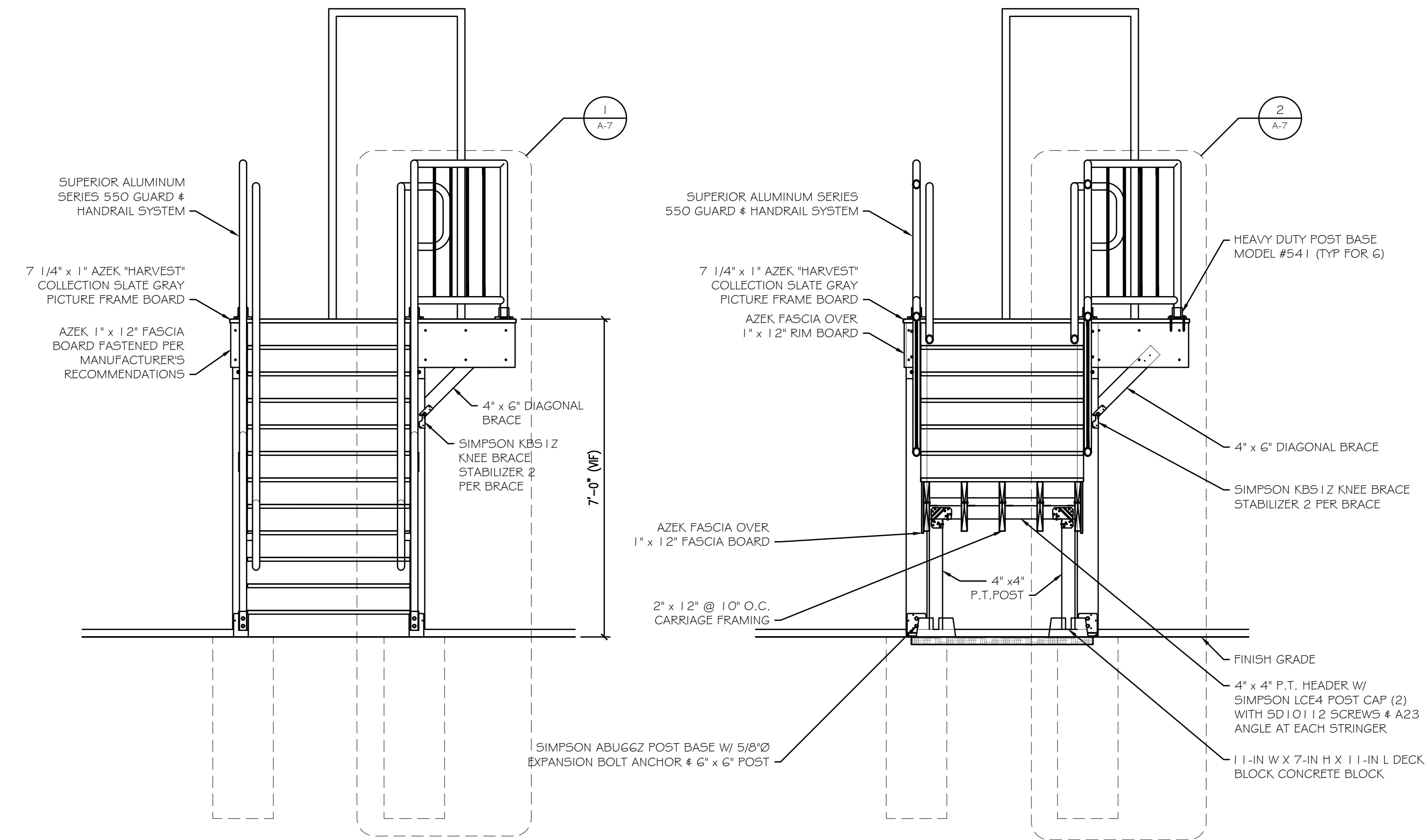
LEE G. MESTRES, JR., P.A. ~ NJ LIC. NO. A1-12017

DATE: December 31, 2025

PROPOSED DECK	
SECTIONS & DETAILS	
UNIT B1	
COMM NO. N/A	DRAWING
DATE DECEMBER 2026	A-4
SCALE AS NOTED	
DRAWN BY LGM	
CHECKED BY LGM / JPB	
4 OF 7	

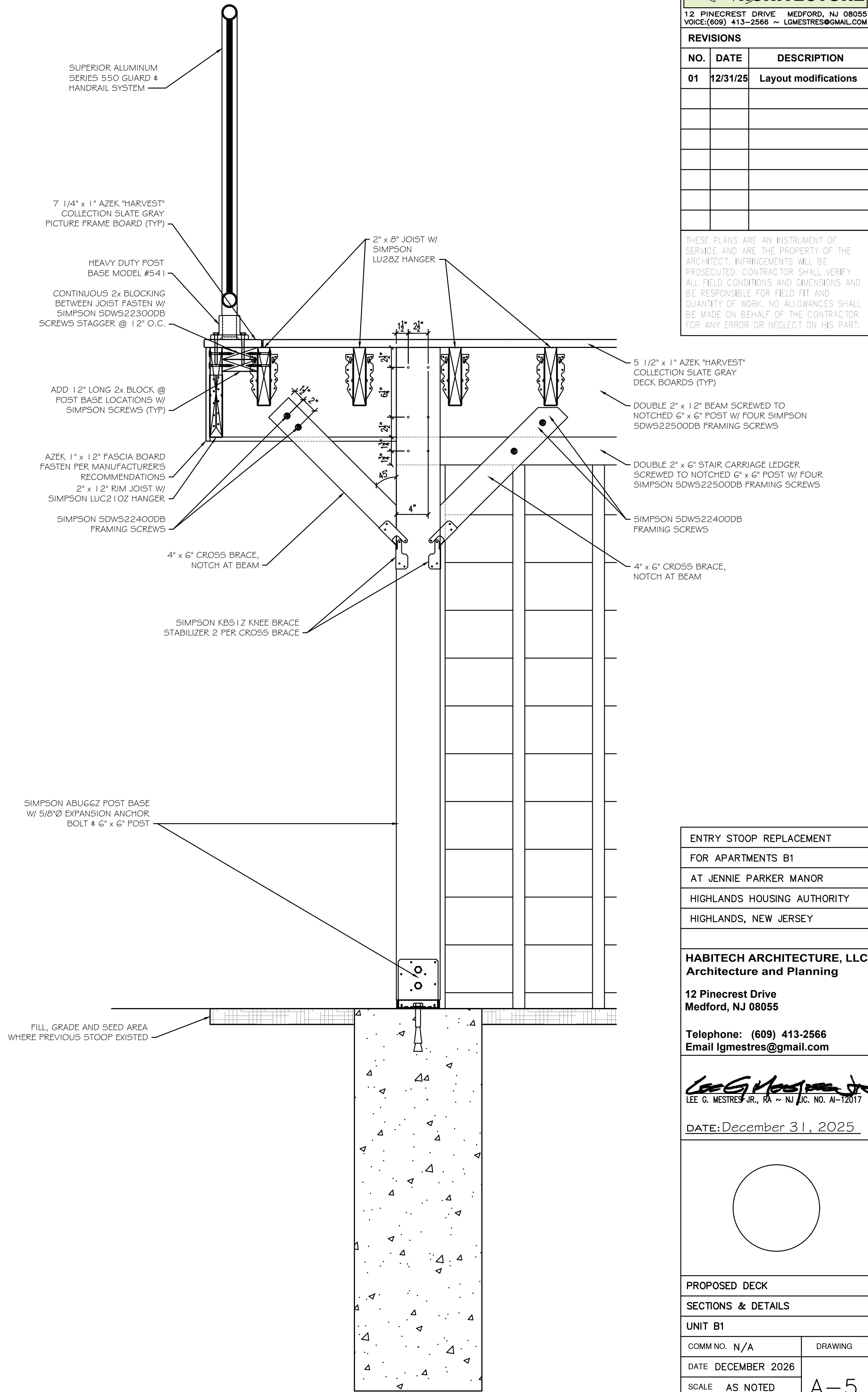
REVISIONS		
NO.	DATE	DESCRIPTION
01	12/31/25	Layout modifications

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE ON BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

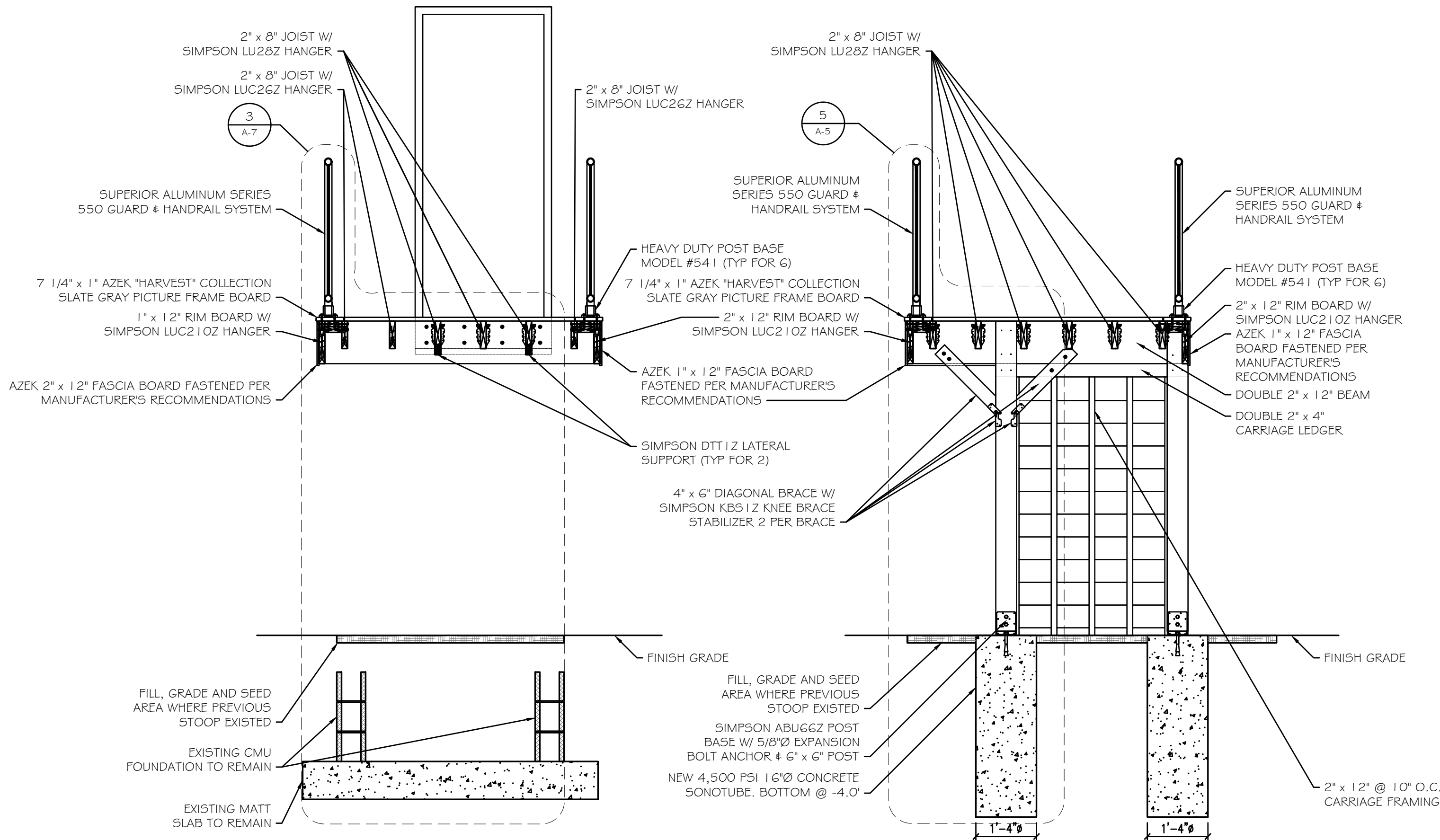


1 SECTION - UNIT B I
1/2" = 1'-0"

2 SECTION - UNIT B I
1/2" = 1'-0"



5 SECTION DETAIL - UNIT B I
1/2" = 1'-0"



3 SECTION - UNIT B I
1/2" = 1'-0"

4 SECTION - UNIT B I
1/2" = 1'-0"

ENTRY STOOP REPLACEMENT
FOR APARTMENTS B1
AT JENNIE PARKER MANOR
HIGHLANDS HOUSING AUTHORITY
HIGHLANDS, NEW JERSEY

HABITECH ARCHITECTURE, LLC
Architecture and Planning

12 Pinecrest Drive
Medford, NJ 08055

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Email lgmestres@gmail.com

LEE G. MESTRES, JR., RA ~ NJ LIC. NO. AI-12017

DATE: December 31, 2025

PROPOSED DECK	
SECTIONS & DETAILS	
UNIT B I	
COMM NO. N/A	DRAWING
DATE DECEMBER 2026	A-5
SCALE AS NOTED	
DRAWN BY LGM	
CHECKED BY LGM / JPB	5 OF 7

HABITECH

ARCHITECTURE

12 PINECREST DRIVE MEDFORD, NJ 08055

VOICE:(609) 413-2566 ~ LGMESTRES@GMAIL.COM

REVISIONS

NO.	DATE	DESCRIPTION
01	12/31/25	Layout modifications

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GUARDRAIL & HANDRAIL RAILING NOTES:

- ALL POSTS AND RAILS SHALL BE FORMED FROM EXTRUDED 6063-T6 ALUMINUM OF 1 1/2" SCHEDULE 40 PIPE SIZE (1.9" OUTSIDE DIAMETER) EXCEPT WHERE THERE ARE FORMED BENDS WHEREBY, 6063-T4 IS USED.
- SURFACE MOUNTING: PROVIDE GROUNDS, CLIPS, BACKING MATERIALS, ADHESIVES, BRACKETS, ANCHORS, AND ACCESSORIES NECESSARY FOR A COMPLETE INSTALLATION.
- ALL FASTENERS USED IN THE SYSTEM SHALL BE ALUMINUM OR STAINLESS STEEL.
- GUARDRAIL SHALL BE 42" HIGH, 2-LINE WITH PICKETS. HANDRAIL TO BE 36" HIGH.
- FINISH: STANDARD PAINTED ARCHITECTURAL COATING (AAMA 2603), COLOR BY OWNER.
- FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING.
- RAILING SYSTEM BY SUPERIOR ALUMINUM PRODUCTS INC., OR EQUAL, 550 SERIES.
- CONNECT RAILING COMPONENTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS APPLICABLE TO THE SPECIFIED SYSTEM. TIGHTEN ALL FASTENERS SO THAT COMPLETED RAILING IS RIGID AND FREE OF PLAY AT JOINTS AND COMPONENT ATTACHMENTS.
- INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- INSTALL COMPONENTS PLUMB AND INLINE, ACCURATELY FITTED, FREE OF DISTORTION OR DEFECTS AND SECURELY ANCHORED TO BUILDING STRUCTURE AND/OR SUBSTRATE.

NOTE: ALL FRAMING AND LANDSCAPING LUMBER TO BE PRESSURE TREATED. APPLY TIMBERTECH PRO-TAC TAPE TO TOP OF ALL FRAMING MEMBERS AS DIRECTED BY THE MANUFACTURER.

NOTE: CONTRACTOR SHALL VERIFY ALL EXISTING & PROPOSED DIMENSIONS IN THE FIELD PRIOR TO STARTING ANY WORK.

4 POST BASE DETAIL
1/12\" = 1'-0"

ENTRY STOOP REPLACEMENT
FOR APARTMENTS B1
AT JENNIE PARKER MANOR
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HIGHLANDS, NEW JERSEY

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Lee G. Mestres, Jr.
LEE G. MESTRES, JR., P.A. ~ NJ LIC. NO. A1-12017

DATE: December 31, 2025

PROPOSED DECK DETAILS
UNIT B1

COMM NO. N/A	DRAWING
DATE DECEMBER 2026	A-6
SCALE AS NOTED	
DRAWN BY LGM	
CHECKED BY LGM / JPB	6 OF 7

HABITECH

ROCHITECTURE

12 PINECREST DRIVE MEDFORD, NJ 08055

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REVISIONS

NO.	DATE	DESCRIPTION
01	12/31/25	Layout modifications

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1 SECTION DETAIL - UNIT B6
1 1/2" = 1'-0" (A' BUILDING SHOWN, B' BUILDING IS SIMILAR)

2 SECTION DETAIL - UNIT B6
1 1/2" = 1'-0" (A' BUILDING SHOWN, B' BUILDING IS SIMILAR)

3 SECTION DETAIL - UNIT B6
1 1/2" = 1'-0" (A' BUILDING SHOWN, B' BUILDING IS SIMILAR)

NOTE: CONTRACTOR SHALL VERIFY ALL EXISTING & PROPOSED DIMENSIONS IN THE FIELD PRIOR TO STARTING ANY WORK.

ENTRY STOOP REPLACEMENT
FOR APARTMENTS B1
AT JENNIE PARKER MANOR
HIGHLANDS HOUSING AUTHORITY
HIGHLANDS, NEW JERSEY

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LEE G. MESTRES, JR., RA ~ NJ LIC. NO. AI-12017
DATE: December 31, 2025

PROPOSED DECK DETAILS
UNIT B1

COMM NO.	N/A	DRAWING
DATE	DECEMBER 2026	A-7
SCALE	AS NOTED	
DRAWN BY	LGM	
CHECKED BY	LGM / JPB	7 OF 7