

LEGEND	
	SECTION NUMBER REFERENCE DRAWING NUMBER
	DETAIL NUMBER REFERENCE DRAWING NUMBER
	DOOR NUMBER
	CONCRETE BLOCK
	BRICK
	1-HOUR FIRE-RESISTIVE WALL
	GYP. BD. PARTITION

ABBREVIATIONS	
ACT.	ACOUSTICAL TILE
AFF.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
CONC.	CONCRETE
CPT.	CARPET
CL.	CERAMIC TILE
GB.	GYPSUM BOARD
GL.	GLASS
D.H.	DOUBLE HUNG
EXIST.	EXISTING
FL.	FLUSH
G.F.I.	GROUND FAULT INTERRUPTER
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
H.P.	HIGH POINT
JT.	JOINT
LOUV.	LOUVER
L.P.	LOW POINT
M.O.	MASONRY OPENING
MIL.	METAL
NTS.	NOT TO SCALE
OH.	OVERHEAD
PNT.	PAINT
RP.	RAISED PANEL
S.C.	SOLID CORE
TEMP.	TEMPERED
V.	VINYL
VT.	VINYL TILE
V.I.F.	VERIFY IN FIELD

LIST OF DRAWINGS	
<u>COVER SHEET</u>	
CS-1	TITLE SHEET
<u>ARCHITECTURAL</u>	
A-1.0	FIRST FLOOR PLAN
A-1.1	SECOND FLOOR PLAN
A-2.0	BUILDING EAST ELEVATIONS
A-2.1	BUILDING WEST ELEVATIONS
A-2.2	BUILDING SOUTH ELEVATIONS
A-3.0	REFLECTED CEILING PLAN
<u>STRUCTURAL</u>	
S-1.0	FOUNDATION PLAN
S-2.0	SECOND FLOOR FRAMING PLAN
S-2.1	FOUNDATION FOOTING DETAILS
S-2.2	FOUNDATION FOOTING AND FRAMING DETAILS
S-3.0	STRUCTURAL SECTION AND DETAILS

APPLICABLE CODES & STANDARDS	
* NEW JERSEY UNIFORM CONSTRUCTION CODE (NJUCC, TITLE 5, * CHAPTER 23, SUBCHAPTERS 1 THRU 12) * 2018 INTERNATIONAL BUILDING CODE, N.J. EDITION / (NJAC 5:23-3.14) * ICC/ANSI A117.1-2009 AND NJ EDITION IBC 2018 * 2018 NATIONAL STANDARD PLUMBING CODE (N.J.A.C. 5:23 - 3.15) * 2018 NATIONAL MECHANICAL CODE (N.J.A.C. 5:23 - 3.20) * 2018 INTERNATIONAL MECHANICAL CODE (IMC) (N.J.A.C. 5:23 - 3.20) * 2017 NATIONAL ELECTRICAL CODE (N.J.A.C. 5:23 - 3.16) * 2018 INTERNATIONAL FUEL GAS CODE (IFGC) (N.J.A.C. 5:23 - 3.22) * LIFE SAFETY CODE, NFPA 101- 2012 * AIR CONDITIONING AND VENTILATING SYSTEMS, (NFPA 90A-2012)	

GENERAL CONSTRUCTION NOTES:	
1.	ALL WORK DESCRIBED SHALL CONFORM TO AND BE CONSTRUCTED UNDER THE PROVISIONS OF THE IBC, LATEST NJ EDITION, AS WELL AS ALL REQUIREMENTS OF THE LOCAL, STATE, AND NATIONAL CODES.
2.	ALL MATERIALS SHALL BE NEW AND OF FIRST QUALITY. ALL WORKMANSHIP SHOULD BE PERFORMED BY SKILLED CRAFTSMEN. ALL MATERIALS AND LABOR SHALL MEET THE HIGHEST STANDARDS OF THE INDUSTRY.
3.	EACH PRIME CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL MATERIALS STORED OR INSTALLED ON THE SITE WHICH HAVE BEEN DAMAGED OR STOLEN.
4.	CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELDS. IF A DISCREPANCY OCCURS, IMMEDIATELY CONTACT THE ARCHITECT.
5.	ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR FULL COMPLIANCE WITH THE NATIONAL STANDARD PLUMBING CODE, THE NATIONAL ELECTRIC CODE, AND ALL AGENCIES WHICH HAVE JURISDICTION ON THE WORK, AS WELL AS THE REQUIREMENTS OF THE LOCAL TOWNSHIP.
6.	ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED TO BE REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF CONSTRUCTION OR INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITIONS.
7.	ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEW JERSEY STATE ENERGY CODE.
8.	THE CONTRACTOR AND ALL RESPECTIVE SUB-CONTRACTORS SHALL CALL FOR AND PERFORM ALL REQUIRED TESTS AND INSPECTIONS.
9.	MECHANICAL, PLUMBING AND ELECTRICAL WORK SHALL BE CONFINED TO THE SPACE PROVIDED FOR IT. THE OWNER AND ARCHITECT MUST BE NOTIFIED IF THERE ARE ANY CHANGES, SUCH AS THE ALLOCATION OF DESIGNATED ROOM OR CLOSET SPACES FOR MECHANICAL OR OTHER EQUIPMENT AND USES. NO SUCH WORK SHALL PROCEED UNTIL ANY NEEDED REVISIONS ARE MADE TO THESE DRAWINGS BY THE ARCHITECT/ ENGINEER AND APPROVED BY THE OWNER.
10.	CONTRACTOR TO FILE DRAWINGS WITH ALL APPLICABLE AUTHORITIES AND OBTAIN ALL NECESSARY PERMITS, APPROVALS AND CERTIFICATES.
11.	SUBMIT SHOP DRAWINGS FOR ALL PRE-FABRICATED CONCRETE, STEEL, MECHANICAL SYSTEMS, & FIRE PROTECTION SYSTEMS.
12.	CONTRACTOR SHALL VERIFY ALL CEILING HEIGHTS AND CEILING PLENUM CONDITIONS FOR CLEARANCE OF DUCTS, LIGHTS FIXTURES, ETC. BEFORE PROCEEDING WITH WORK.
13.	CONTRACTOR TO BRING ANY DISCREPANCIES BETWEEN DRAWINGS, SPECS. AND FIELD CONDITIONS TO THE IMMEDIATE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
14.	ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS NOT BROUGHT TO THE ARCHITECTS ATTENTION DURING BIDDING PHASE WILL RESULT IN CONTRACTOR PROVIDING HIGHER COST ITEM(S) AND/OR WORK.
15.	DO NOT SCALE DRAWINGS.
16.	DRAWINGS NOT VALID WITHOUT SEAL.
17.	THESE DRAWINGS AND DESIGN ARE THE SOLE PROPERTY OF THE ARCHITECT/ENGINEER AND ARE NOT TO BE UTILIZED FOR ANY OTHER LOCATION.

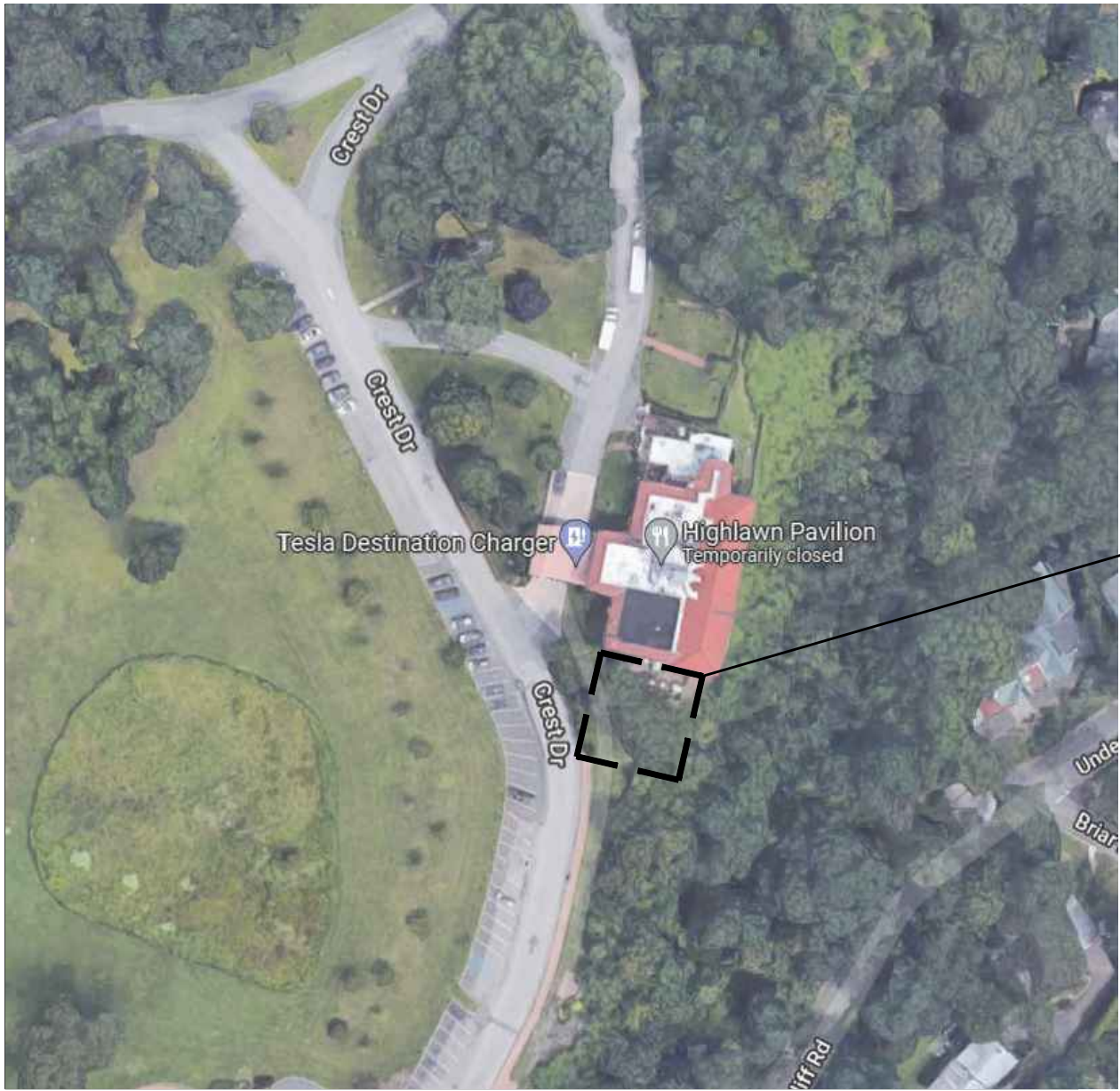
PROJECT INFORMATION	
PROJECT ADDRESS:	1 CREST DRIVE, WEST ORANGE, NJ
BLOCK:	101
LOT:	1.01
USE:	RESTAURANT / BANQUET HALL (EXISTING NO CHANGE)
PROJECT DESCRIPTION: CONSTRUCT 2 STORY TERRACE ADDITION ON SOUTH SIDE OF BUILDING WHERE PATIO EXISTS NOW.	
BUILDING GROSS FLOOR AREAS	
	EXISTING PROPOSED
1ST FLOOR	8,230 sq.ft. 890 sq.ft.
2ND FLOOR	8,230 sq.ft. 890 sq.ft.
TOTAL	16,460 sq.ft. 1,780 sq.ft.
BUILDING HEIGHT -	
EXISTING TO REMAIN	2 STORY +/- 34'-0"
PROPOSED	2 STORY +/- 19'-2"

BUILDING CODE INFORMATION	
BUILDING CODE:	2018 INTERNATIONAL BUILDING CODE, NEW JERSEY EDITION
OCCUPANCY USE GROUP:	A-2(BANQUET HALLS / RESTAURANT) (SECTION 303.3)
CONSTRUCTION TYPE:	TYPE IIB (SECTION 602)
ALLOWABLE HEIGHTS & FLOOR AREA:	2 STORY(75'-0") & 9,500 SF (SPRINKLERED) (SECTION 504.4)
ACTUAL HEIGHTS & FLOOR AREA:	2 STORY(34'-0") & 9,120 SF (SPRINKLERED) O.K.
FIRERESISTANCE RATINGS OF BUILDING ELEMENTS (TABLE 601 & 602):	
EXTERIOR LOADBEARING WALLS	
GREATER THAN 10'	0 hours
EXTERIOR NON-LOADBEARING WALLS	0 hours
STRUCTURAL FRAME	0 hours
NON LOADBEARING WALLS & PARTITIONS	0 hours
FLOOR CONSTRUCTION	0 hours

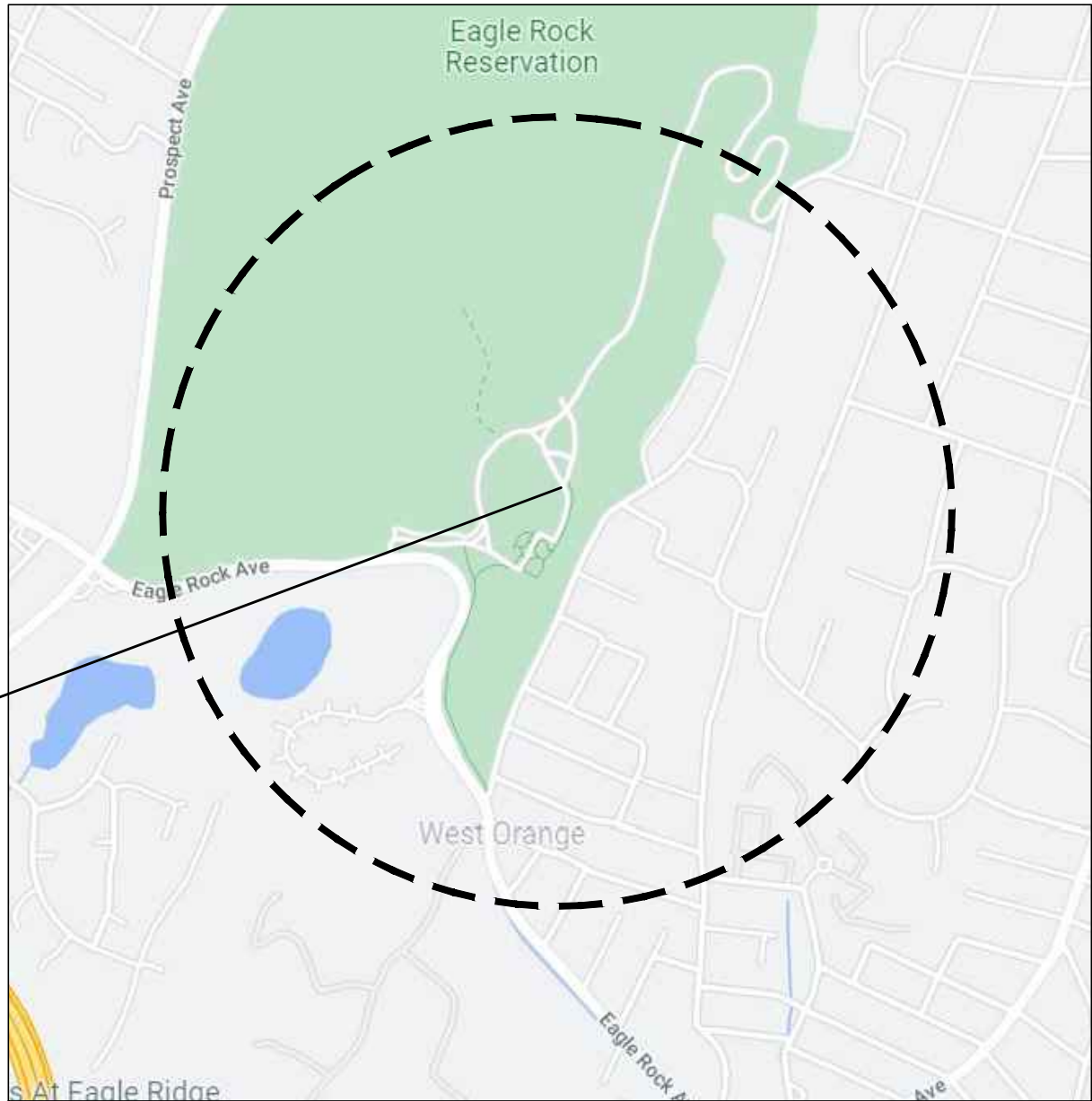
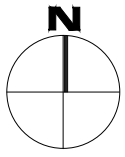
TERRACE ADDITION:
HIGHLAWN PAVILION

BLOCK: 101
LOT: 1.01

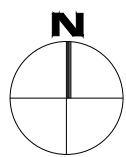
1 CREST DRIVE, WEST ORANGE
ESSEX COUNTY , NEW JERSEY 07112



PROJECT SITE MAP
SCALE: N.T.S.



KEY MAP & 2,000' RADIUS MAP
SCALE: 1" = 1000'-0"



PROJECT
SITE
SITE
PROJECT

PERMIT SET
September 28, 2021

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TERRACE
ADDITION

HIGHLAWN
PAVILION
1 CREST DRIVE
WEST ORANGE
ESSEX COUNTY
NEW JERSEY

LOT: 1.01
BLOCK: 101

PROJECT •

CONSULTANTS

REVISIONS •

COVER SHEET

TITLE •

PROJECT • 21-05-002

DRAWN • H.J.

CHECKED • L.A.S. / D.F.A

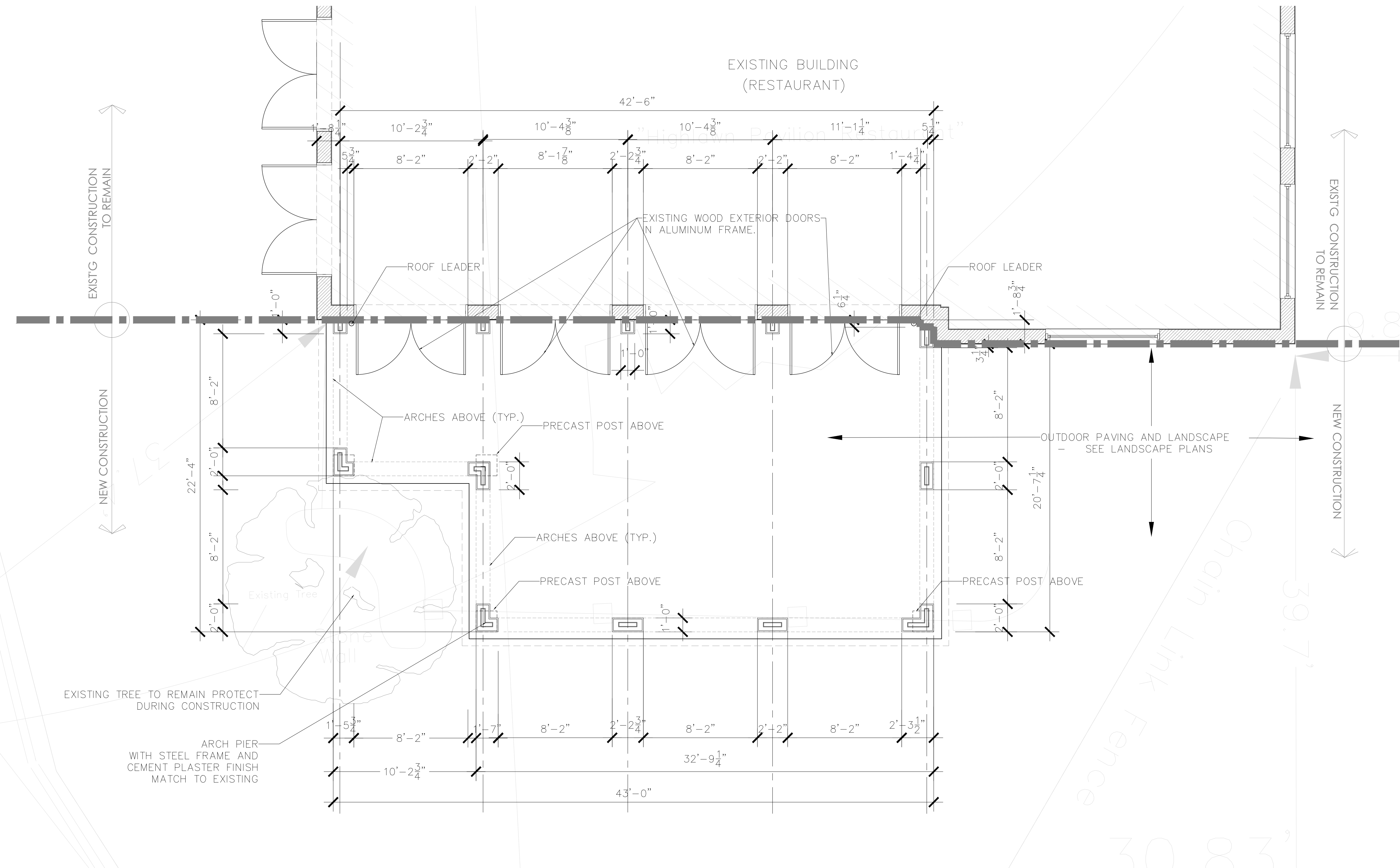
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DATE • SPET 28, 2021

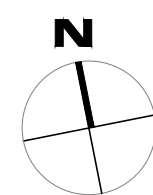
SHEET •

CS-1

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1
A-1.0
1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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TERRACE
ADDITION

**HIGHLAWN
PAVILION**
1 CREST DRIVE
WEST ORANGE
ESSEX COUNTY
NEW JERSEY

LOT: 1.01
BLOCK: 101

PROJECT

CONSULTANTS

REVISIONS

PROPOSED
1ST FLOOR PLAN

TITLE

PROJECT 21-05-002

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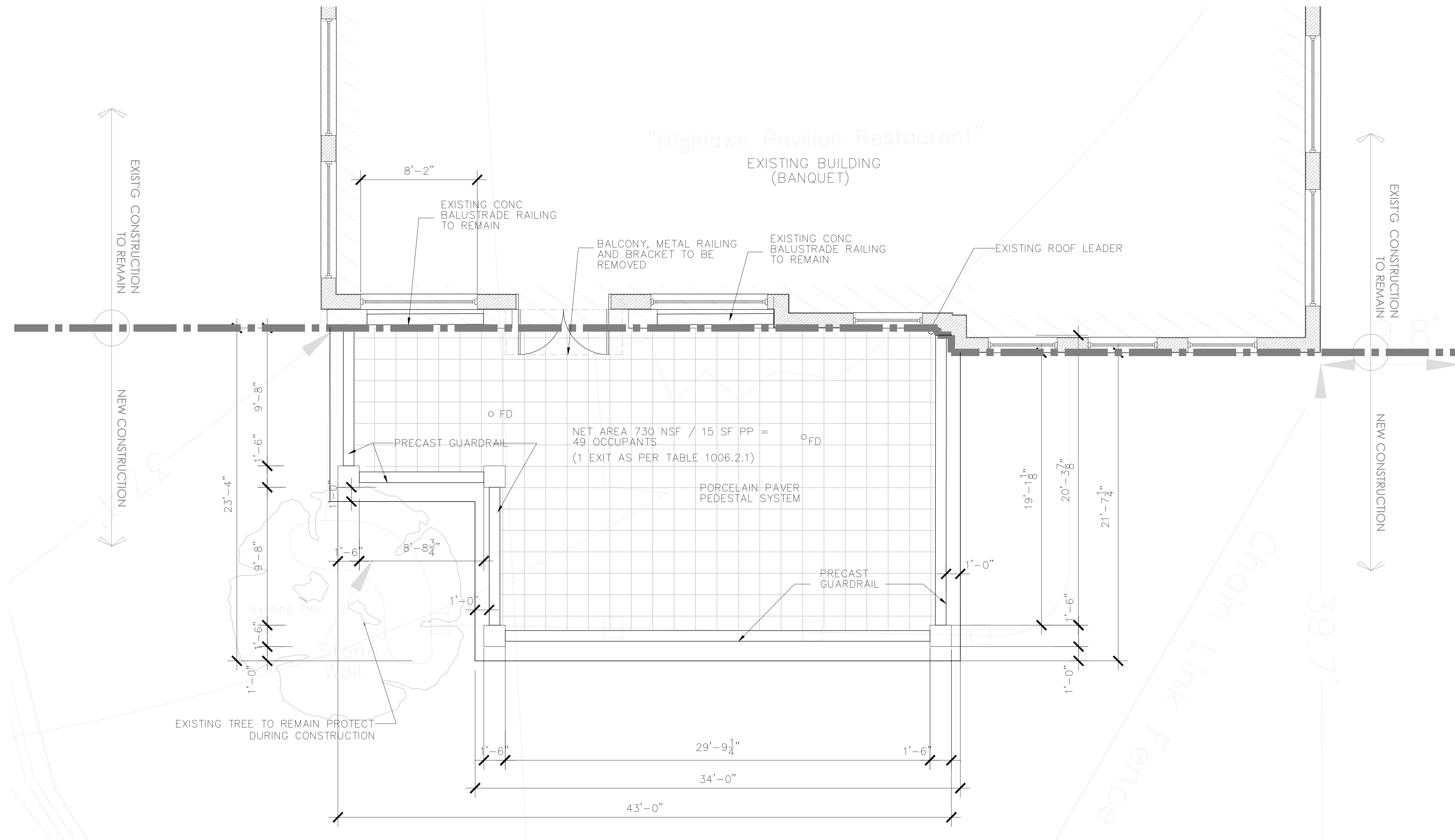
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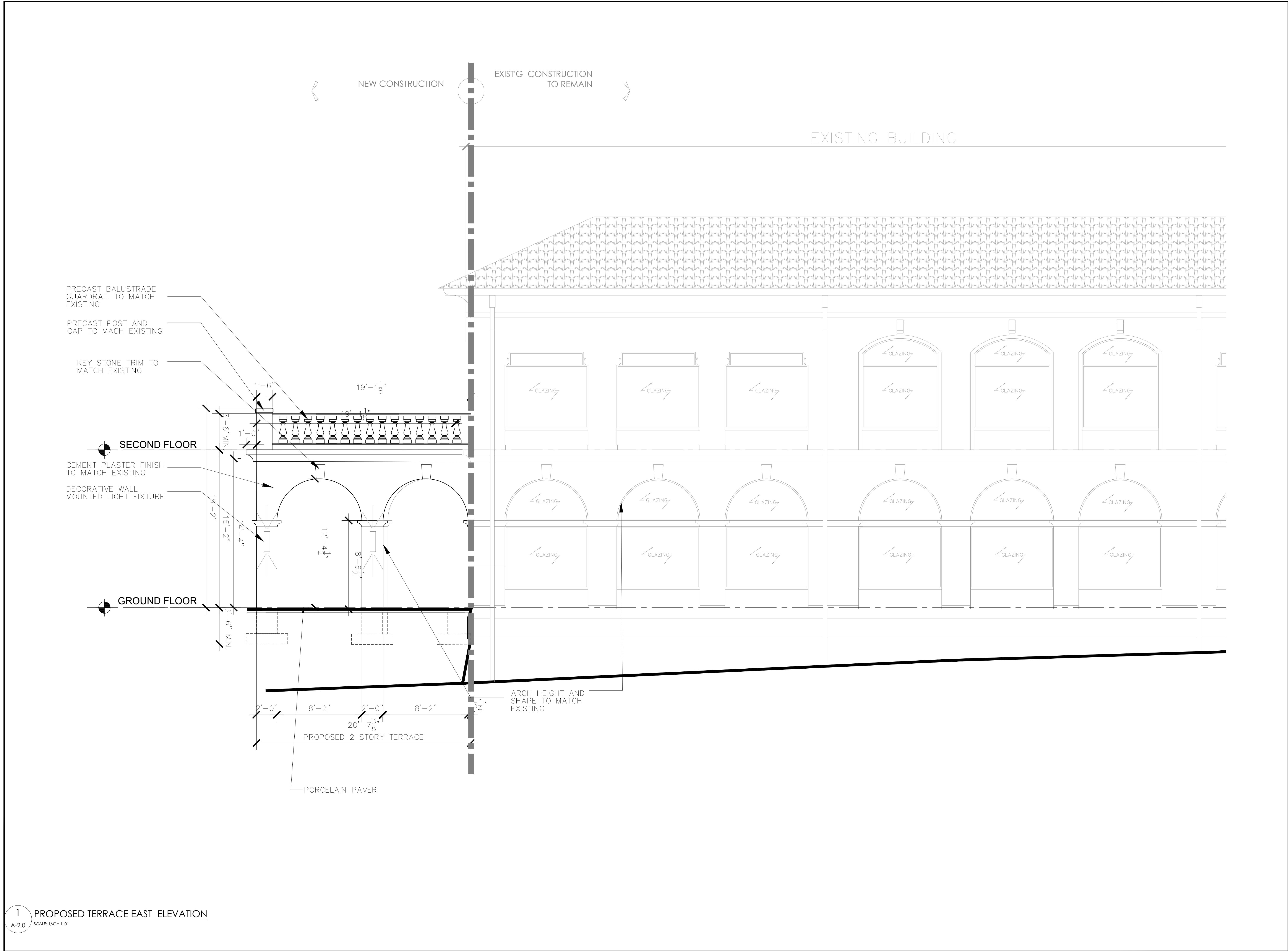
DATE SPET 28, 2021

SHEET

A-1.0

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1 PROPOSED TERRACE EAST ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"

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[Signature]

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TERRACE
ADDITION

HIGHLAWN
PAVILION
1 CREST DRIVE
WEST ORANGE
ESSEX COUNTY
NEW JERSEY

LOT: 1.01
BLOCK: 101

PROJECT •

CONSULTANTS •

REVISIONS •

PROPOSED TERRACE EAST ELEVATION

TITLE •

PROJECT • 21-05-002

DRAWN • H.J

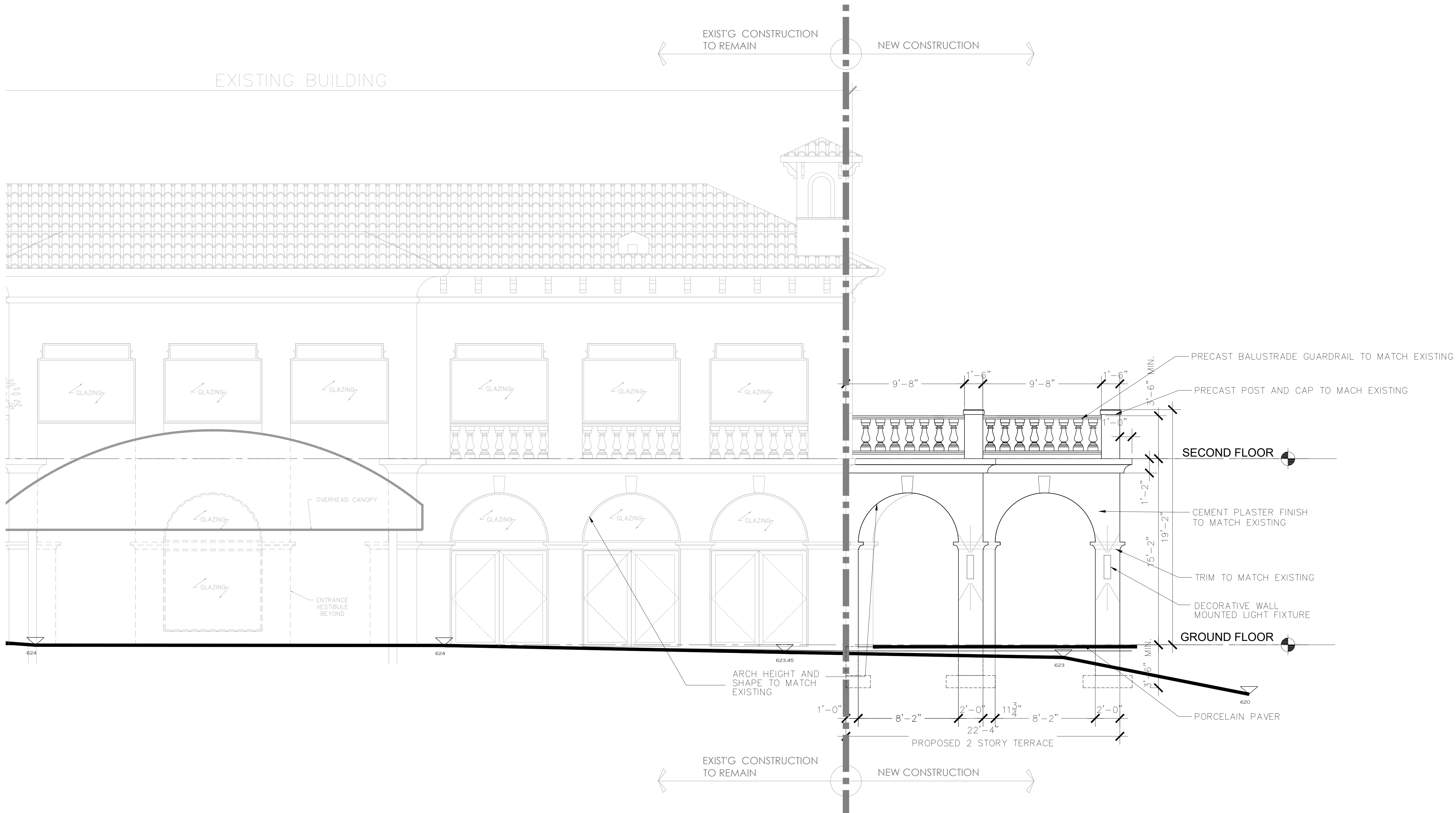
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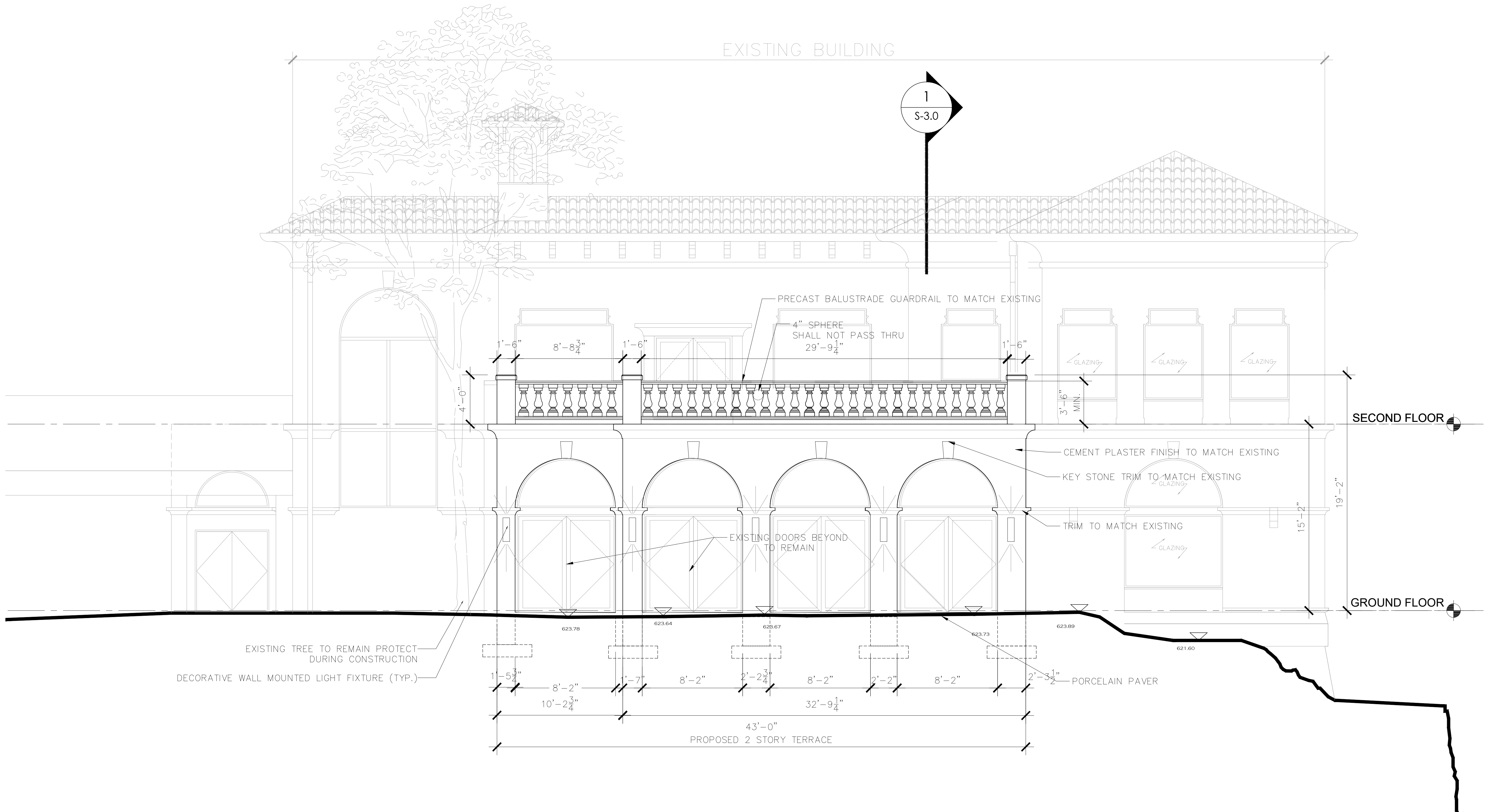
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A-2.0





1 PROPOSED TERRACE SOUTH ELEVATION
A-2.2 SCALE: 1/4" = 1'-0"

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TERRACE
ADDITION

HIGHLAWN
PAVILION
1 CREST DRIVE
WEST ORANGE
ESSEX COUNTY
NEW JERSEY

LOT: 1.01
BLOCK: 101

PROJECT

CONSULTANTS

REVISIONS

PROPOSED TERRACE SOUTH
ELEVATION

TITLE

PROJECT 21-05-002

DRAWN H.J

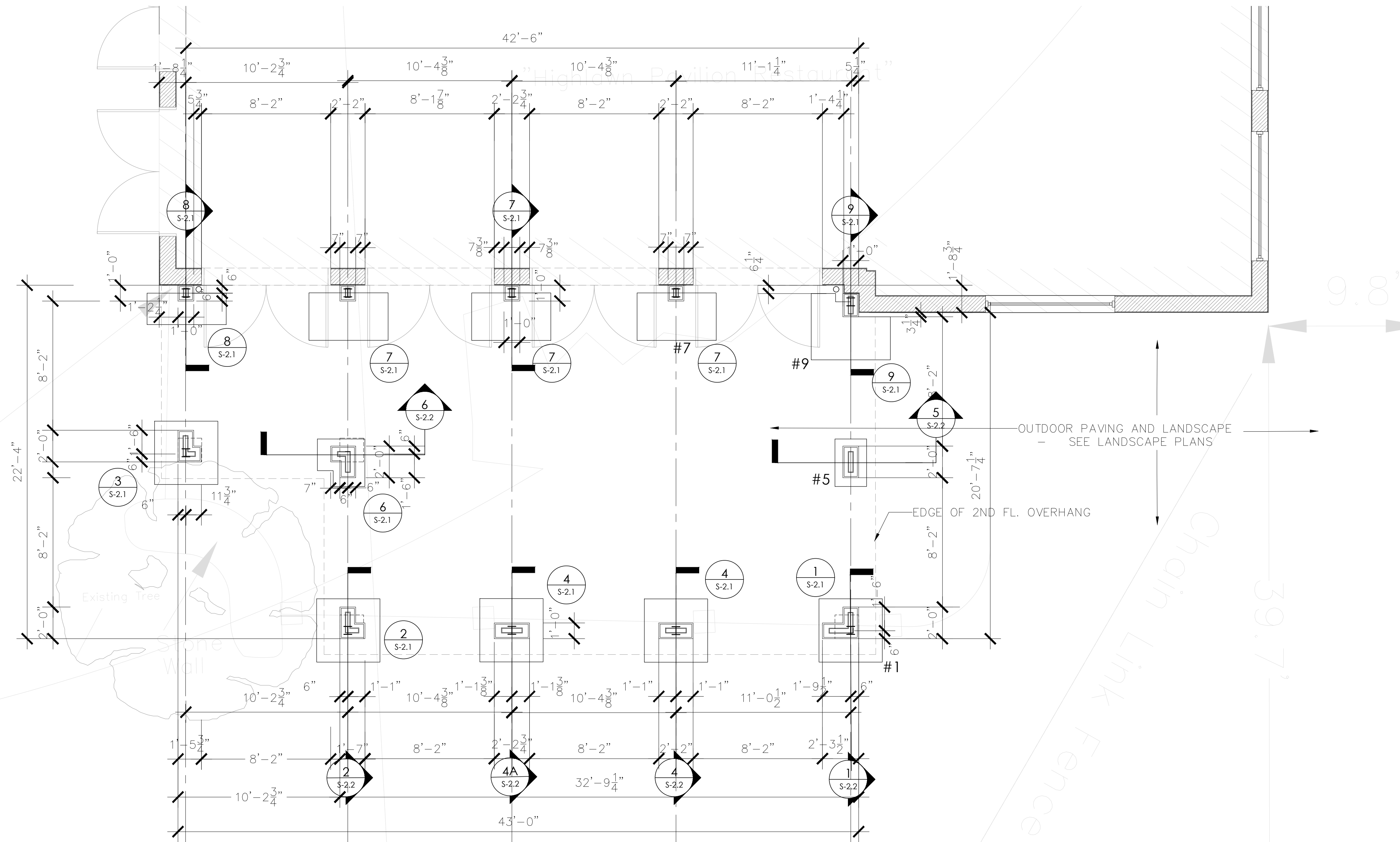
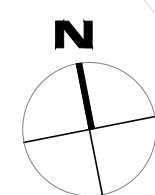
CHECKED L.A.S / D.F.A

SCALE AS NOTED

DATE SPET 28, 2021

SHEET

A-2.2



FOUNDATION NOTES

1. BTM OF ALL FOOTINGS TO BE 3'-6" FROM FIN GRADE FIELD VERIFY
2. TOP OF PIER/PEDESTALS O BE +6" ABOVE FINISHED FLOOR (TYP.)

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TERRACE ADDITION

HIGHLAWN PAVILION 1 CREST DRIVE WEST ORANGE ESSEX COUNTY NEW JERSEY

LOT: 1.01
BLOCK: 101

PROJECT •

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FOUNDATION PLAN

TITLE •

PROJECT • 21-05-002

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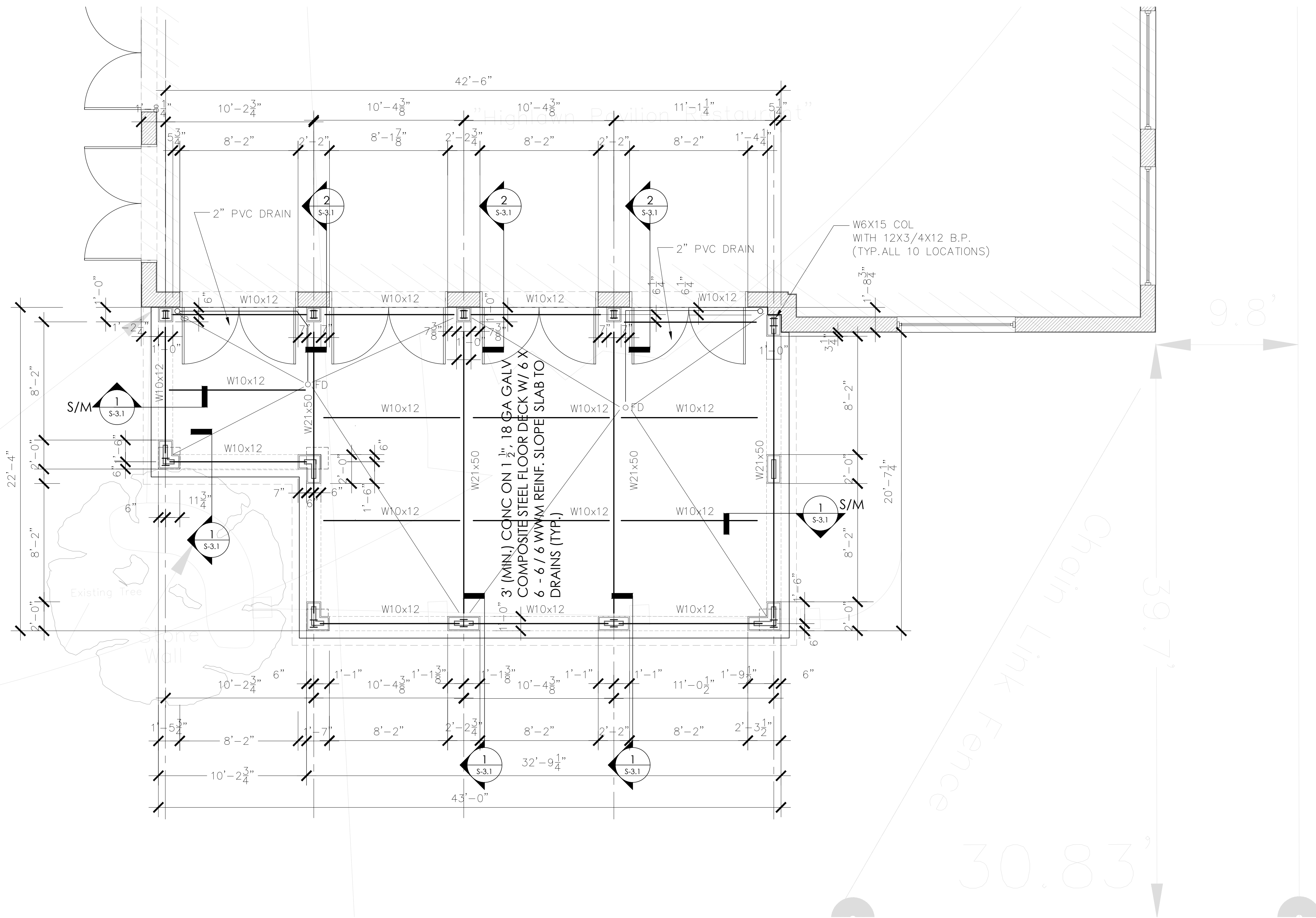
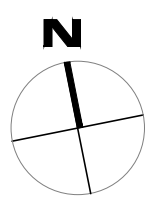
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SCALE • AS NOTED

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SHEET •

S-1.0



NOTES

1. TOP OF STEEL TO BE - 10" FROM FINISHED EXIST 2ND FLOOR (TYP.)

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TERRACE ADDITION

HIGHLAWN PAVILION 1 CREST DRIVE WEST ORANGE ESSEX COUNTY NEW JERSEY

LOT: 1.01
BLOCK: 101

PROJECT •

CONSULTANTS •

REVISIONS •

SECOND FLOOR FRAMING PLAN

TITLE •

PROJECT • 21-05-002

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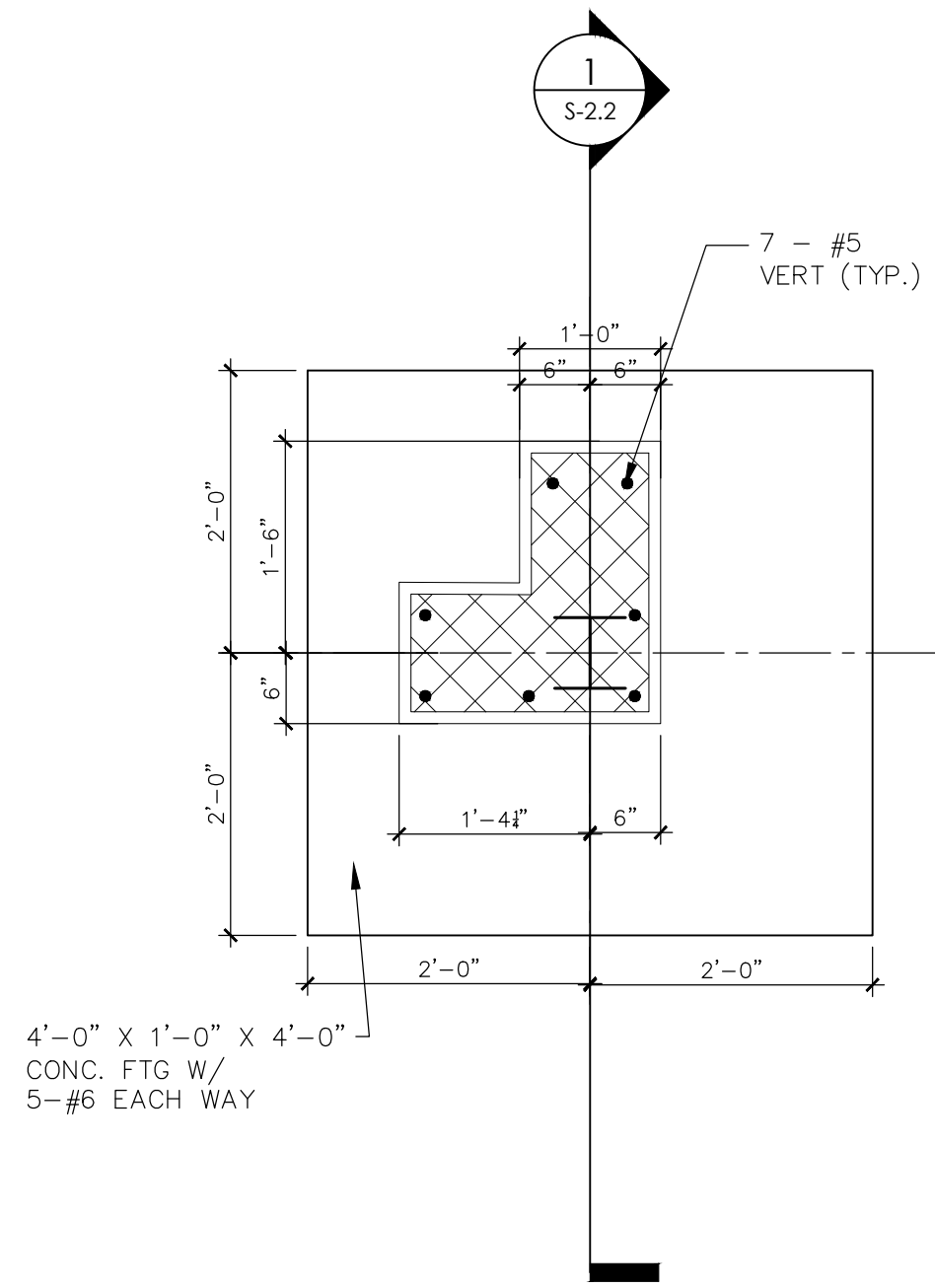
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SCALE • AS NOTED

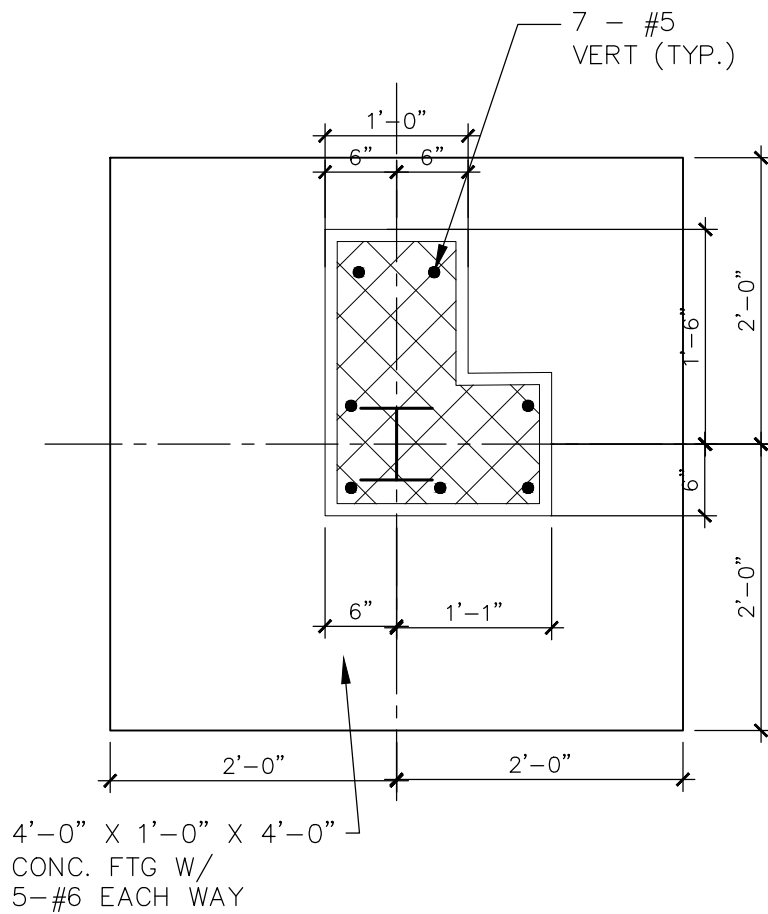
DATE • SPET 28, 2021

SHEET •

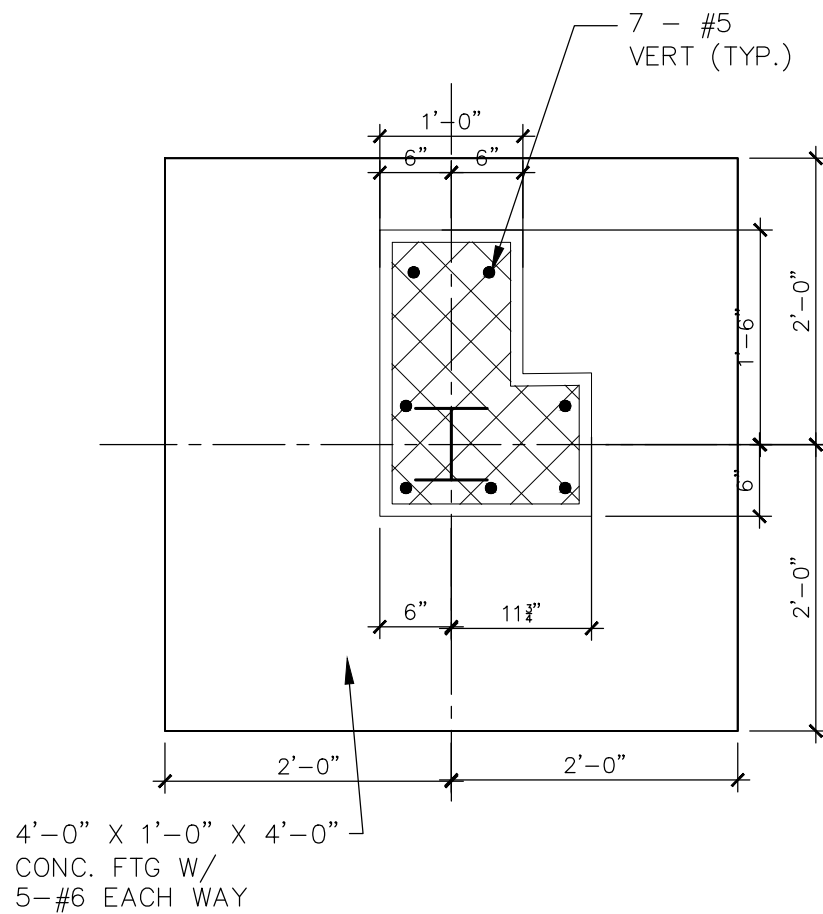
S-2.0



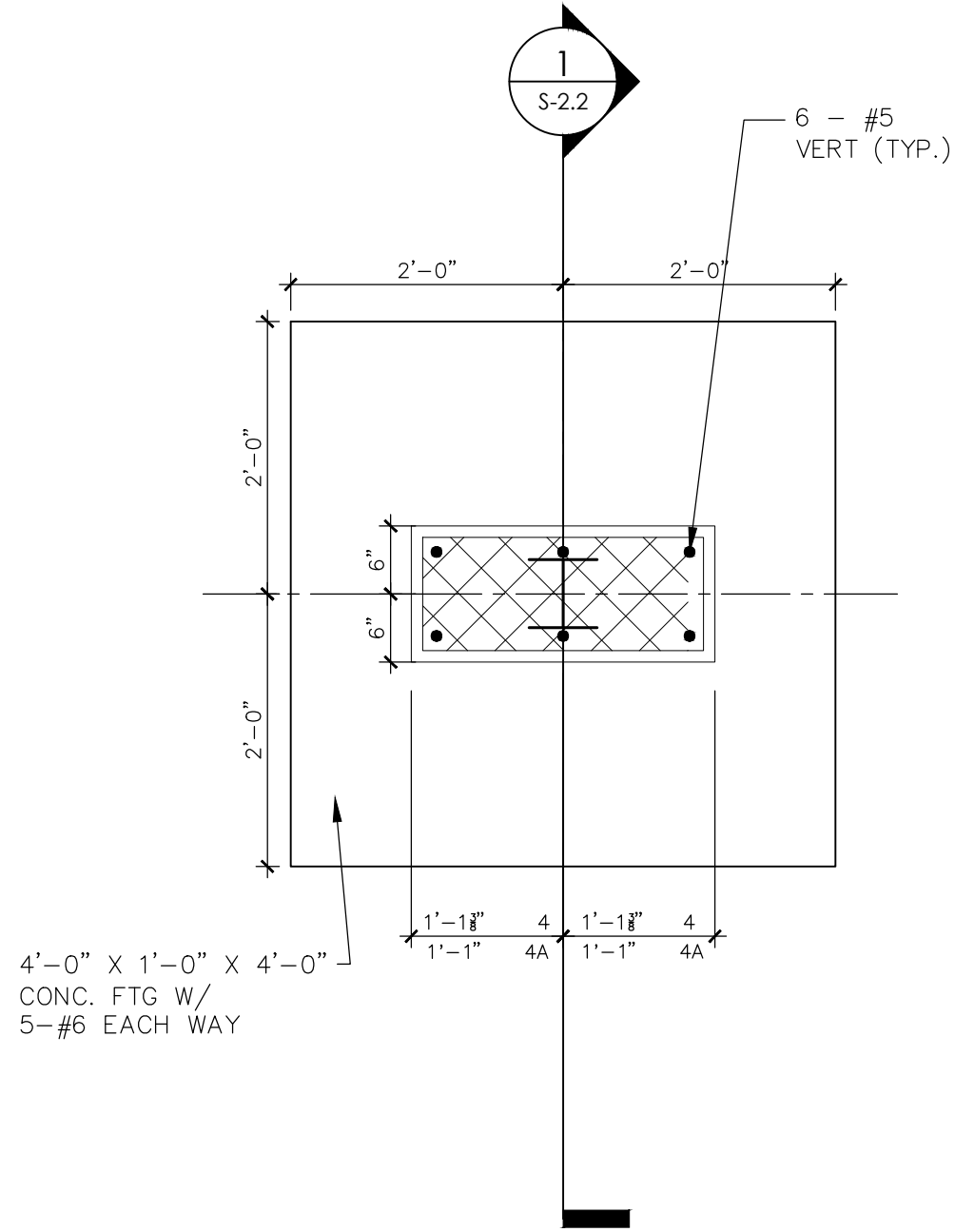
1 FOUNDATION FOOTING - #1
S-2.1 SCALE: 3/4" = 1'-0"



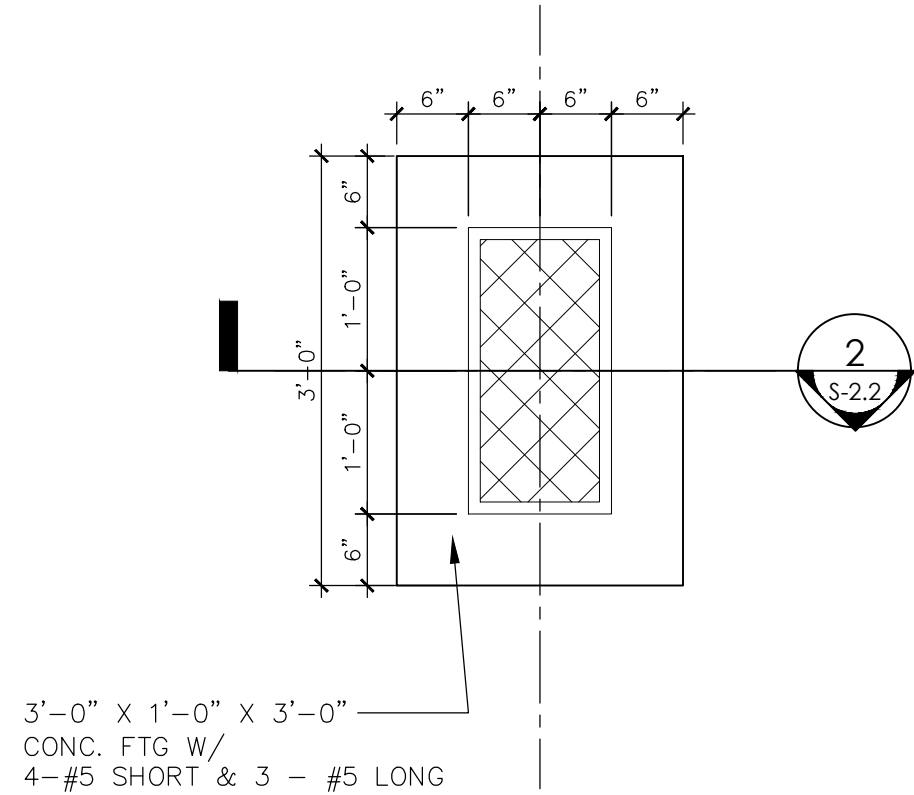
2 FOUNDATION FOOTING - #2
S-2.1 SCALE: 3/4" = 1'-0"



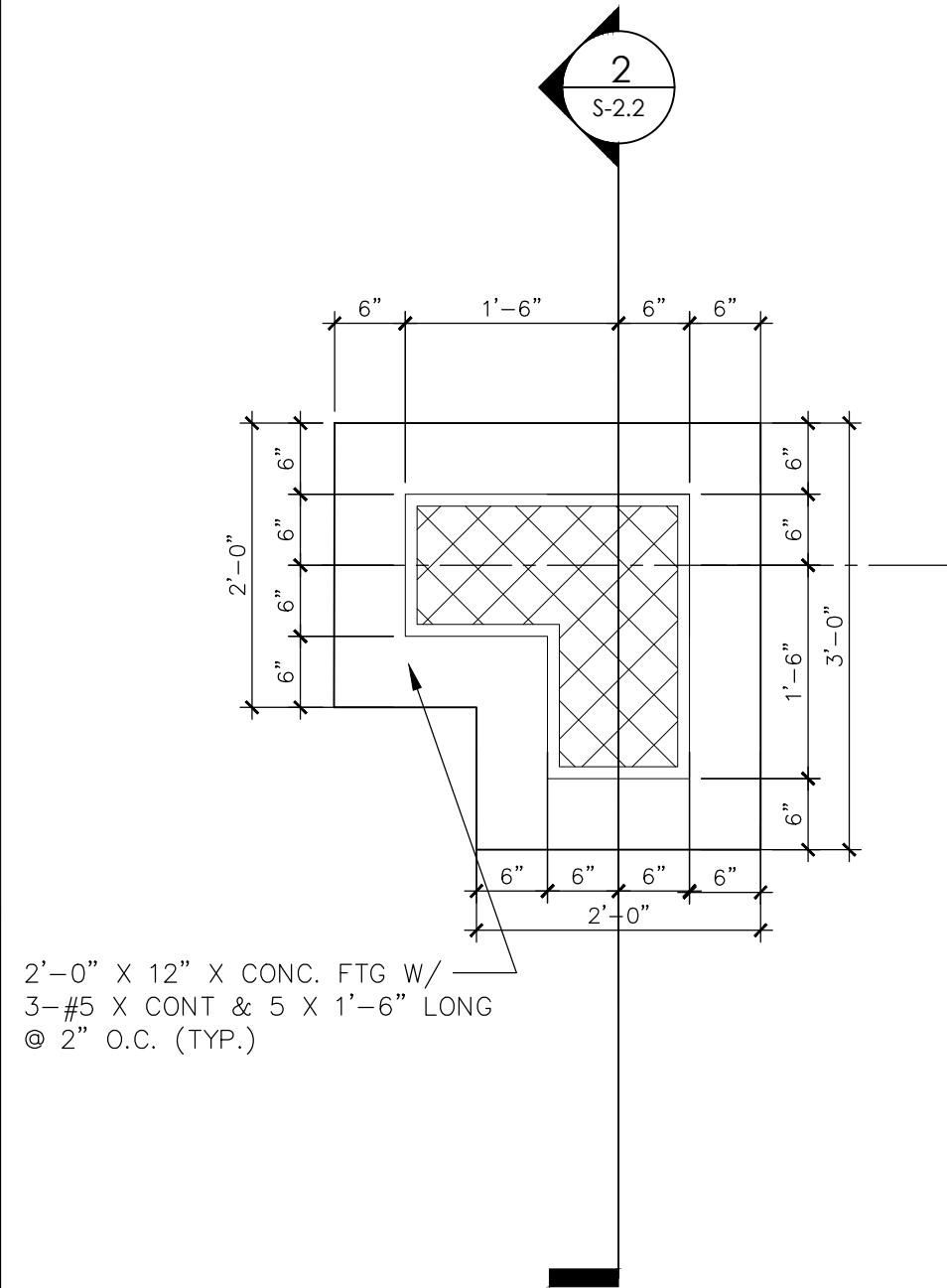
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S-2.1 SCALE: 3/4" = 1'-0"



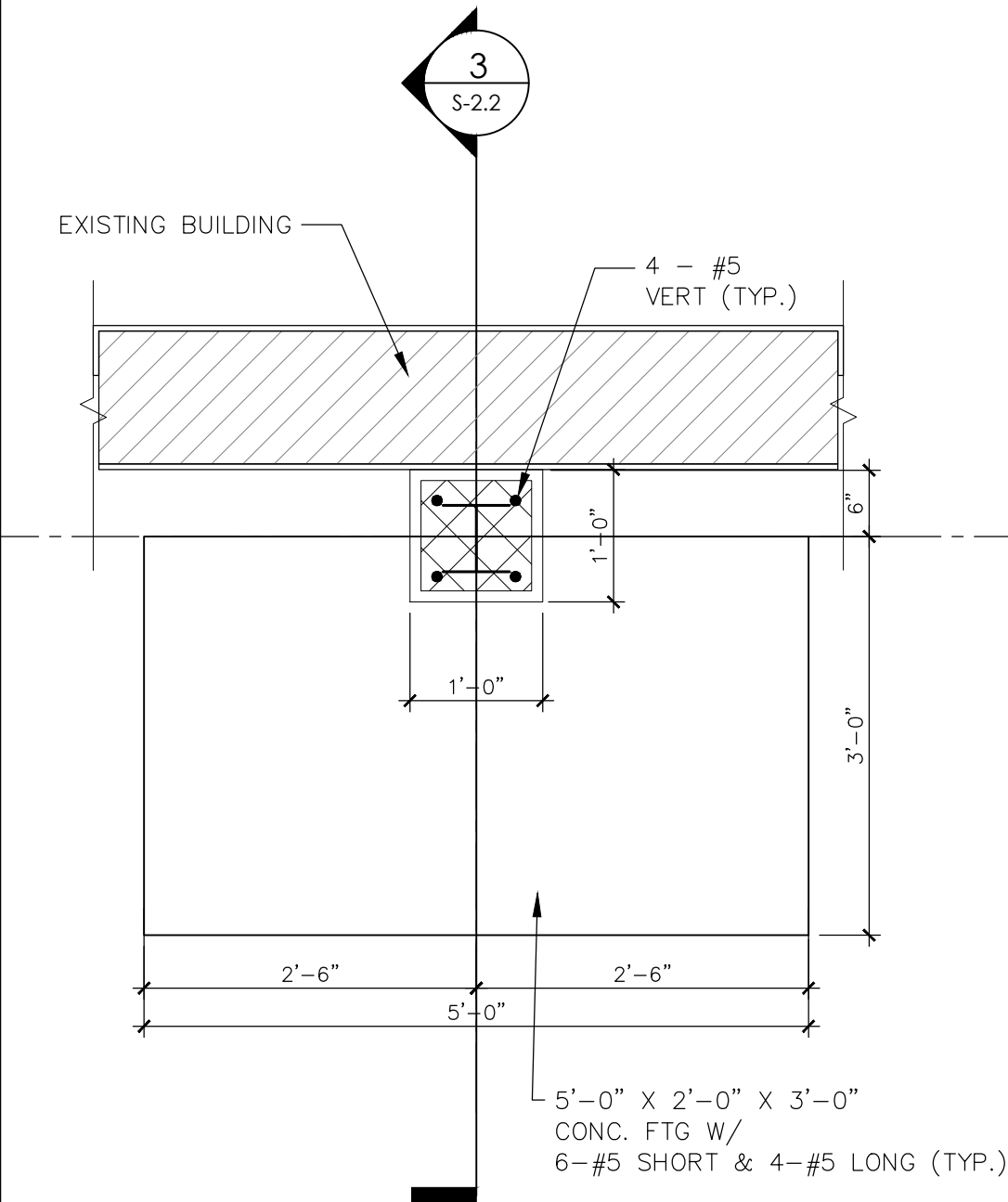
4 FOUNDATION FOOTING - #4, #4A
S-2.1 SCALE: 3/4" = 1'-0"



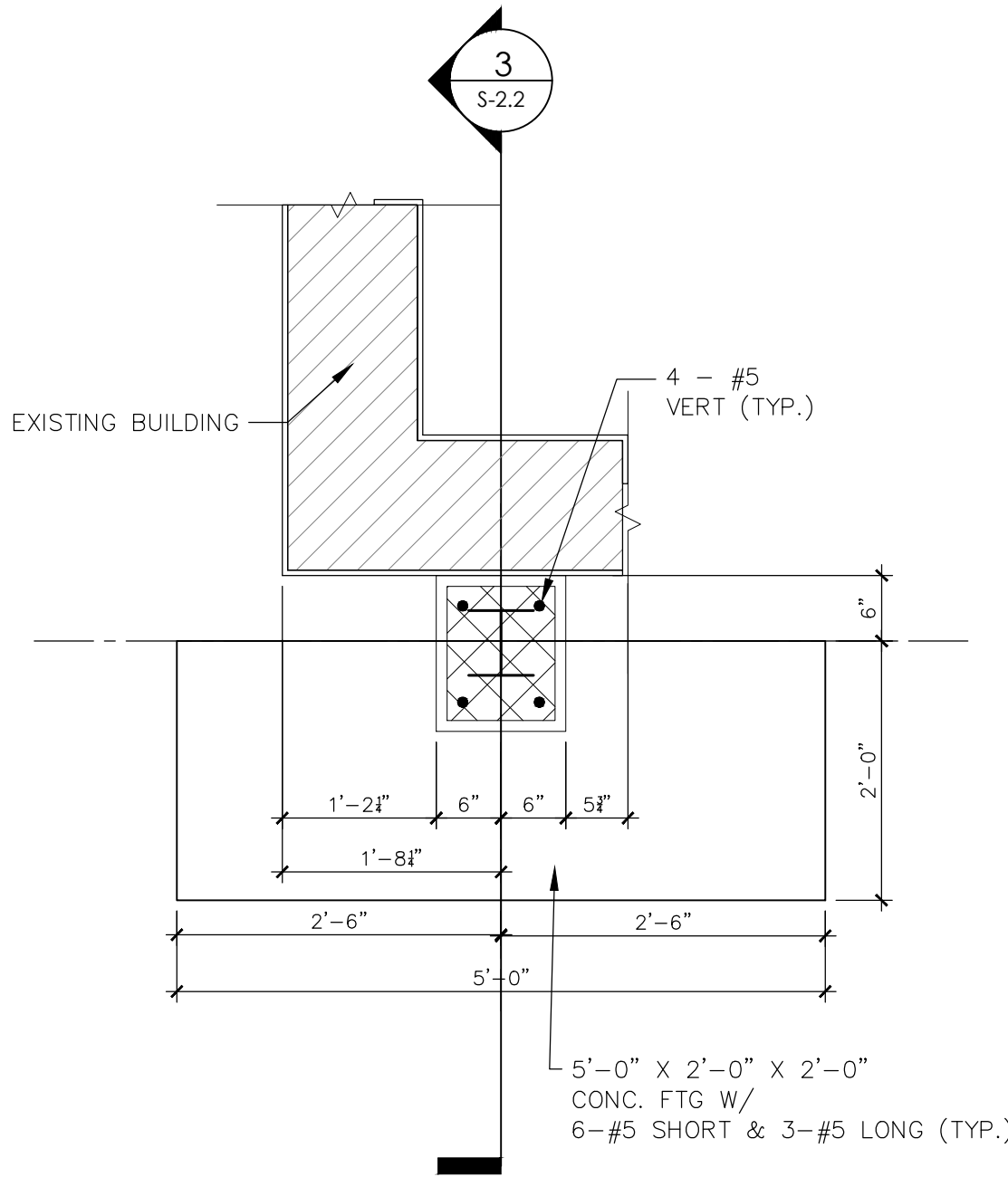
5 FOUNDATION FOOTING - #5
S-2.1 SCALE: 3/4" = 1'-0"



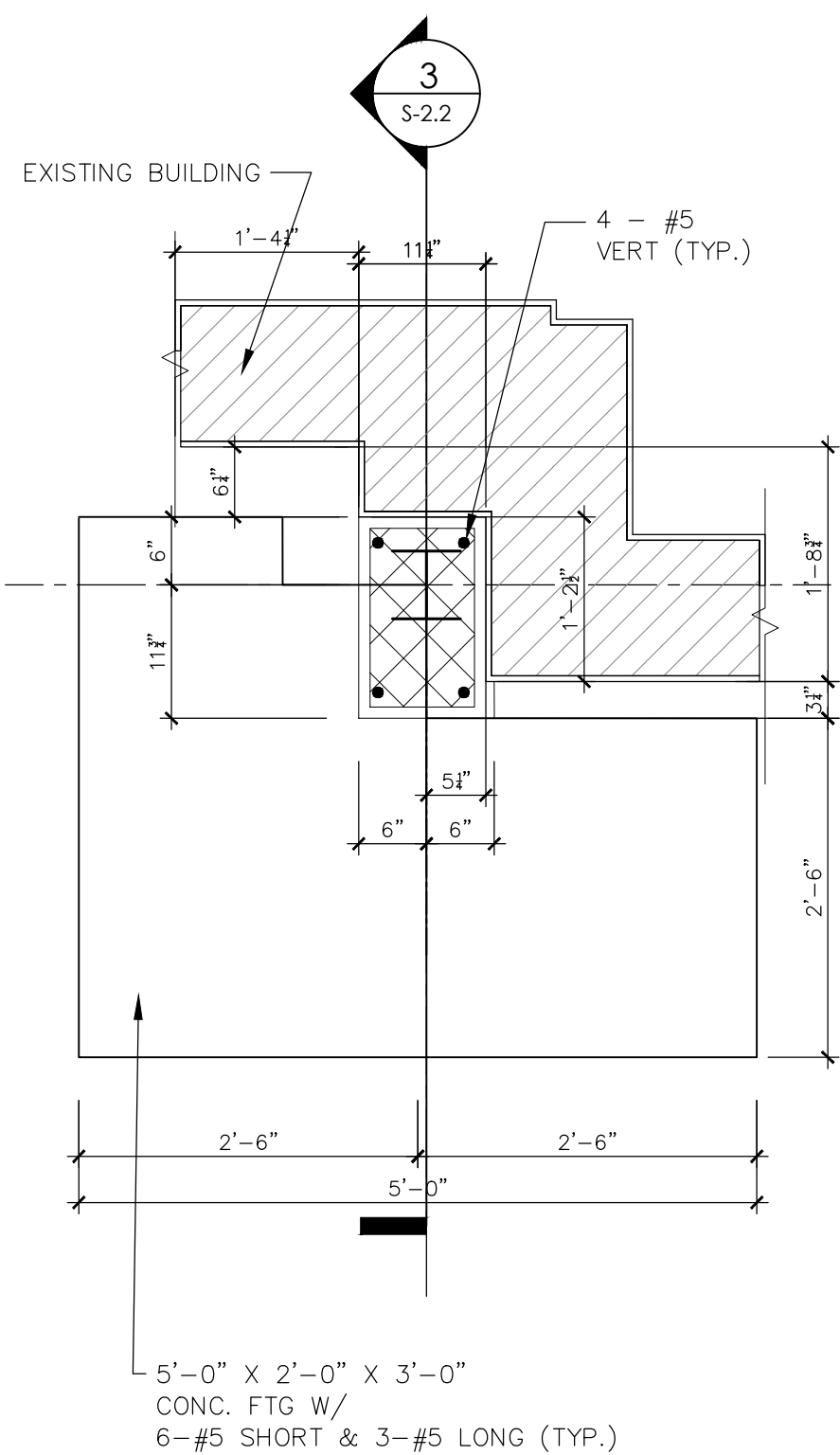
6 FOUNDATION FOOTING - #6
S-2.1 SCALE: 3/4" = 1'-0"



7 FOUNDATION FOOTING - #7
S-2.1 SCALE: 3/4" = 1'-0"

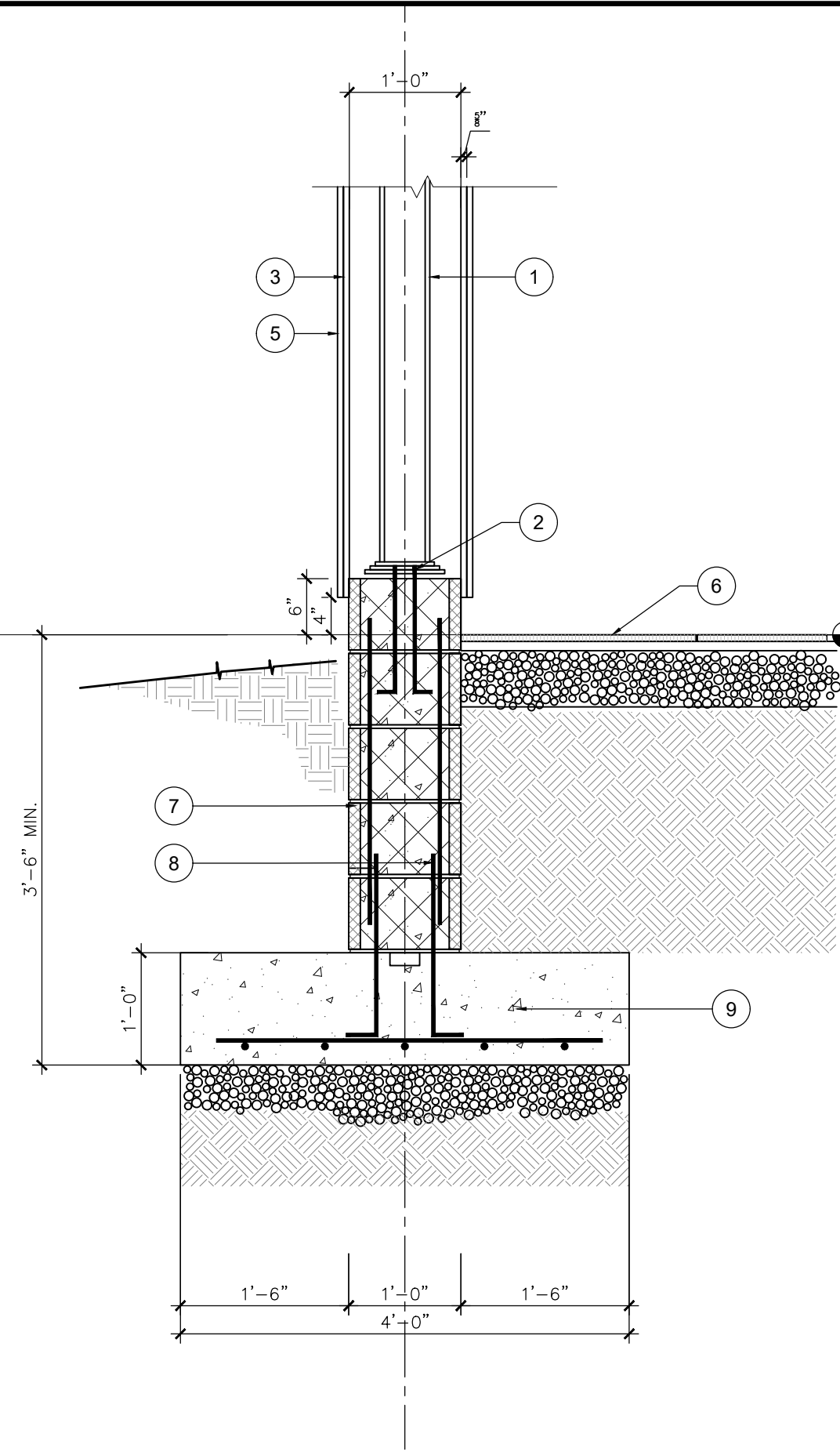


8 FOUNDATION FOOTING - #8
S-2.1 SCALE: 3/4" = 1'-0"

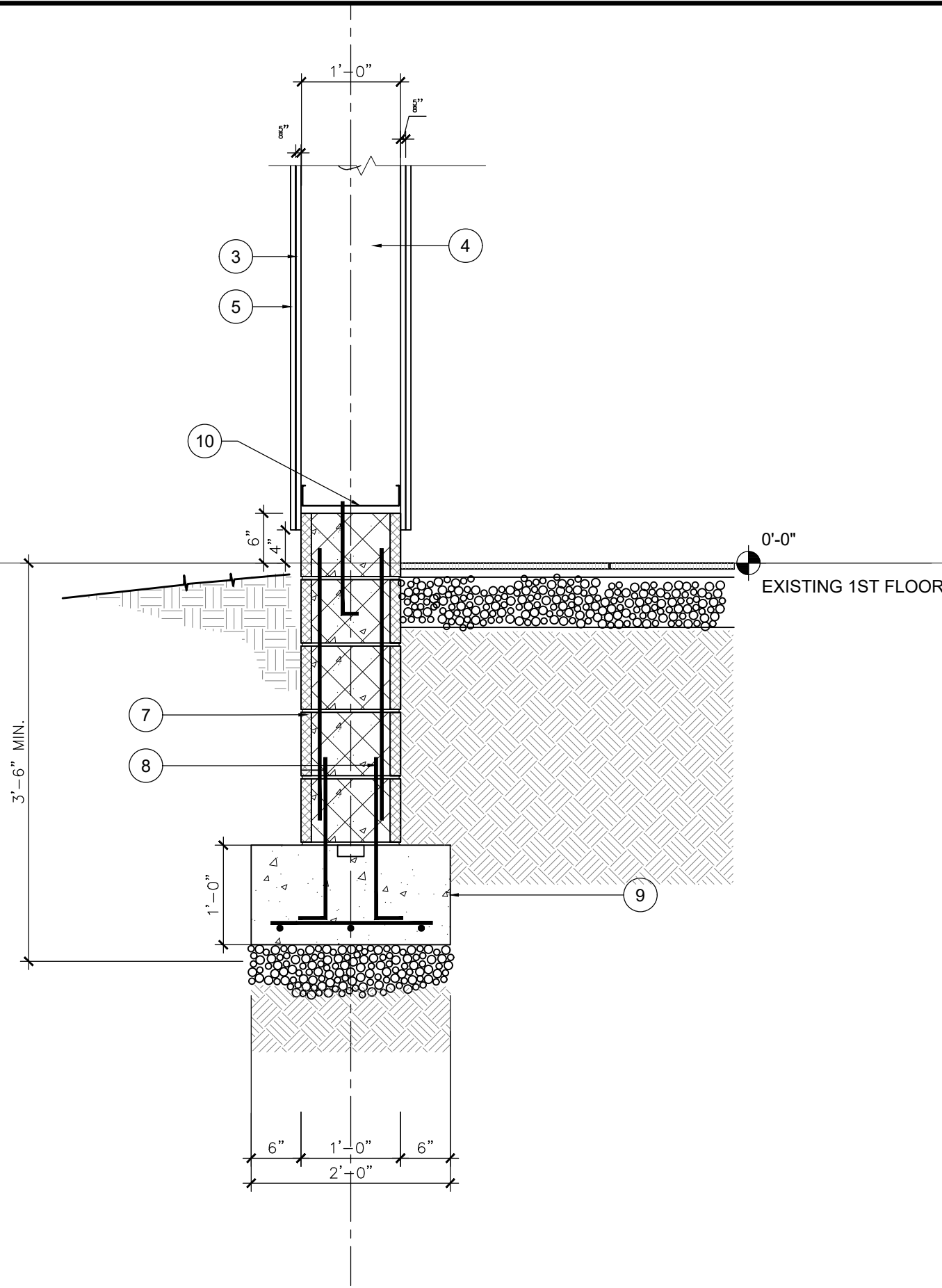


9 FOUNDATION FOOTING - #9
S-2.1 SCALE: 3/4" = 1'-0"

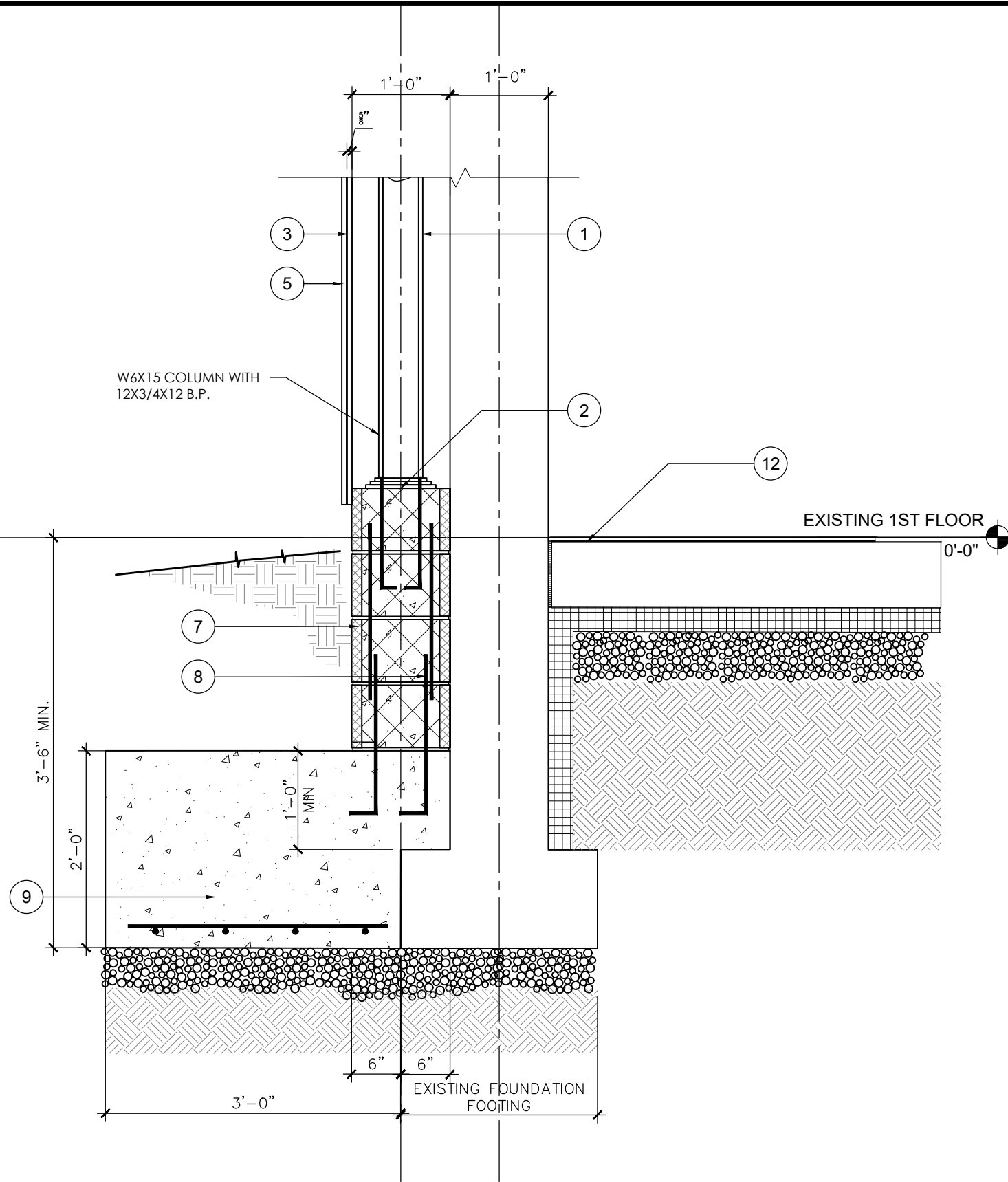
DETAIL NOTES
1. SEE PLAN FOR COLUMN AND BASE PLATE SIZE (TYP)
2. PROVIDE 1/4" LEVELING PLATE ON 3/4" NON SHRINK GROUT WITH 4 - 3/4" DIA. ANCHOR BOLTS (TYP)\
3. PROVIDE 5/8" EXTERIOR SHEATHING (TYP)
4. PROVIDE 12" 18 GA METAL STUDS AT 16" O.C. MAXIMUM (TYP)\
5. PROVIDE STUCCO WALL FINISHING SYSTEM TO MATCH EXISTING. INSTALL PER MANUFACTURERS RECOMMENDATIONS (TYP)
6. EXISTING PROCEALIN PAVER SYSTEM PATCH AND REPAIR AS REQUIRED (TYP)
7. 12" CMU WALL WITH GALV HORIZONTAL JOINT REINFORCING AT 16" O.C. FILL ALL CMU SOLID WITH CONCRETE (TYP), PROVIDE VERTICAL REINFORCING AS SHOWN ON DRAWING S-2.1 (TYP)
8. VERTICAL DOWELS TO BE SAME SIZE AND NUMBER AS VERTICAL REINFORCING (TYP)
9. SEE DRAWING S-2.1 FOR FOOTING SIZE AND REINFORCING. ALL FOOTINGS TO BEAR ON 12" MIN COMPACTED CRUSHED STONE ON COMPACTED SUBGRADE (TYP)
10. PROVIDE GALV METAL TRACK WITH 1/2" ANCHORS AT 24" O.C. PROVIDE A MIN OF 2 PER TRACK (TYP)
11. EXISTING MASONRY WALL (TYP)
12. EXISTING CONCRETE SLAB (TYP)
13. SEE PLAN FOR BEAM SIZE (TYP)
14. 3" MIN CONCRETE SLAB WITH 6X6-6/6 WWM REINF ON 1 1/2", 18 GA GALV COMPOSITE STEEL FLOOR DECK (TYP) . CONCRETE SLAB TO PITCH TO FLOOR DRAINS (TYP)
15. PROVIDE MEMBRANE ROOFING SYSTEM AS REQUIRED INSTALL PER MANUFACTURERS RECOMMENDATIONS (TYP)
16. PROVIDE GALV L6X6X1/4 X CONT. W / 3/4" DIA EPOXY ADHESIVE ANCHORS AT 24" O.C. MAX (TYP)
17. PROPOSED PEDESTAL PAVER SYSTEM, INSTALL PER MANUFACTURERS RECOMMENDATIONS (TYP)
18. COUNTER FLASH AS PER ROOFING MANUFACTURERS RECOMMENDATIONS (TYP)
19. PROVIDE 12 1/2" CONCRETE BALASTER BASE AROUND ENTIRE PATIO, PROVIDE 4 - #4 X CONT WITH #3 TIES AT 12" O.C. (TYP)
20. PRECAST / CAST STONE BALASTERS AND CAP TO MATCH EXISTING 42" MIN HIGH (TYP)
21. PROVIDE ARCHITECTURAL BAND TO MATCH EXISTING (TYP)



1 FOUNDATION DETAIL
S-3.1 SCALE: 3/4" = 1'-0"



2 FOUNDATION DETAIL
S-3.1 SCALE: 3/4" = 1'-0"



3 FOUNDATION DETAIL
S-3.1 SCALE: 3/4" = 1'-0"

DETAIL NOTES

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15. PROVIDE MEMBRANE ROOFING SYSTEM AS REQUIRED INSTALL PER MANUFACTURERS RECOMMENDATIONS (TYP)
16. PROVIDE GALV L6X6X1/4 X CONT. W / 3/4" DIA EPOXY ADHESIVE ANCHORS AT 24" O.C. MAX (TYP)
17. PROPOSED PEDESTAL PAVER SYSTEM, INSTALL PER MANUFACTURERS RECOMMENDATIONS (TYP)
18. COUNTER FLASH AS PER ROOFING MANUFACTURERS RECOMMENDATIONS (TYP)
19. PROVIDE 12 1/2" CONCRETE BALASTER BASE AROUND ENTIRE PATIO, PROVIDE 4 - #4 X CONT WITH #3 TIES AT 12" O.C. (TYP)
20. PRECAST / CAST STONE BALASTERS AND CAP TO MATCH EXISTING 42" MIN HIGH (TYP)
21. PROVIDE ARCHITECTURAL BAND TO MATCH EXISTING (TYP)

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NJ A08564

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TERRACE ADDITION

HIGHLAWN PAVILION 1 CREST DRIVE WEST ORANGE ESSEX COUNTY NEW JERSEY

LOT: 1.01
BLOCK: 101

PROJECT •

CONSULTANTS •

REVISIONS •

FOUNDATION & FRAMING
DETAILS & NOTES

TITLE •

PROJECT • 21-05-002

DRAWN • H.J.

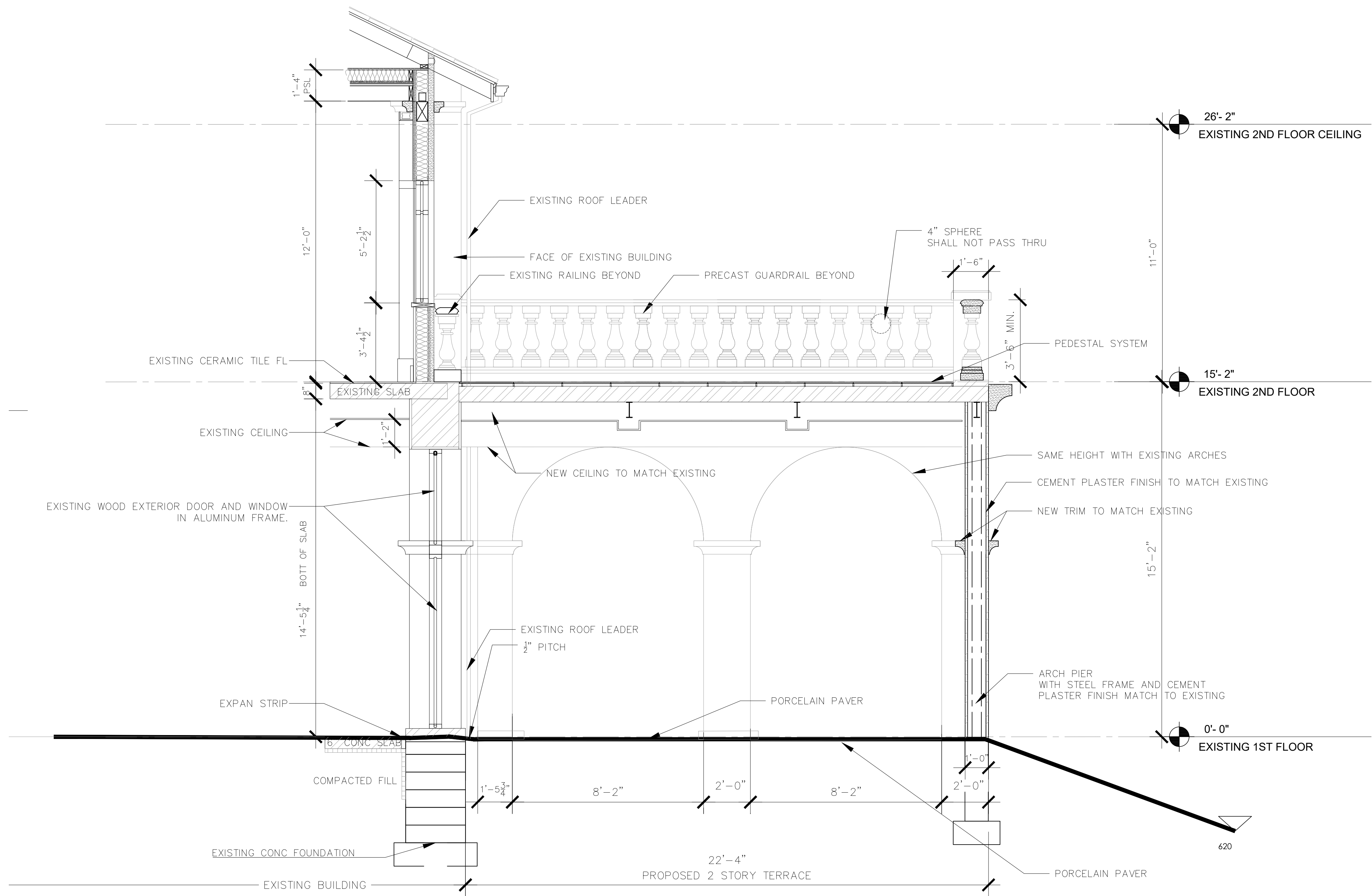
CHECKED • L.A.S / D.F.A

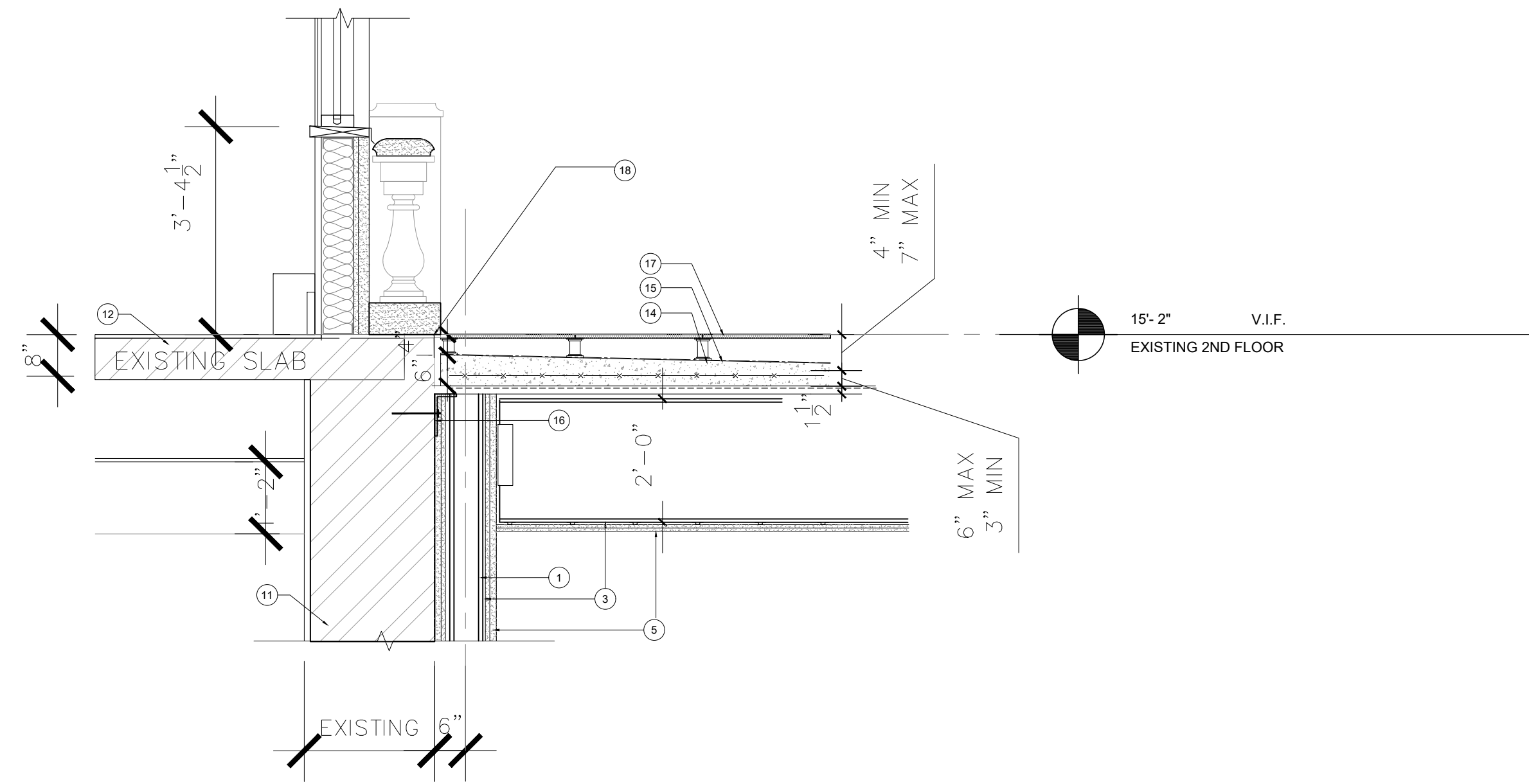
SCALE • AS NOTED

DATE • SPET 28, 2021

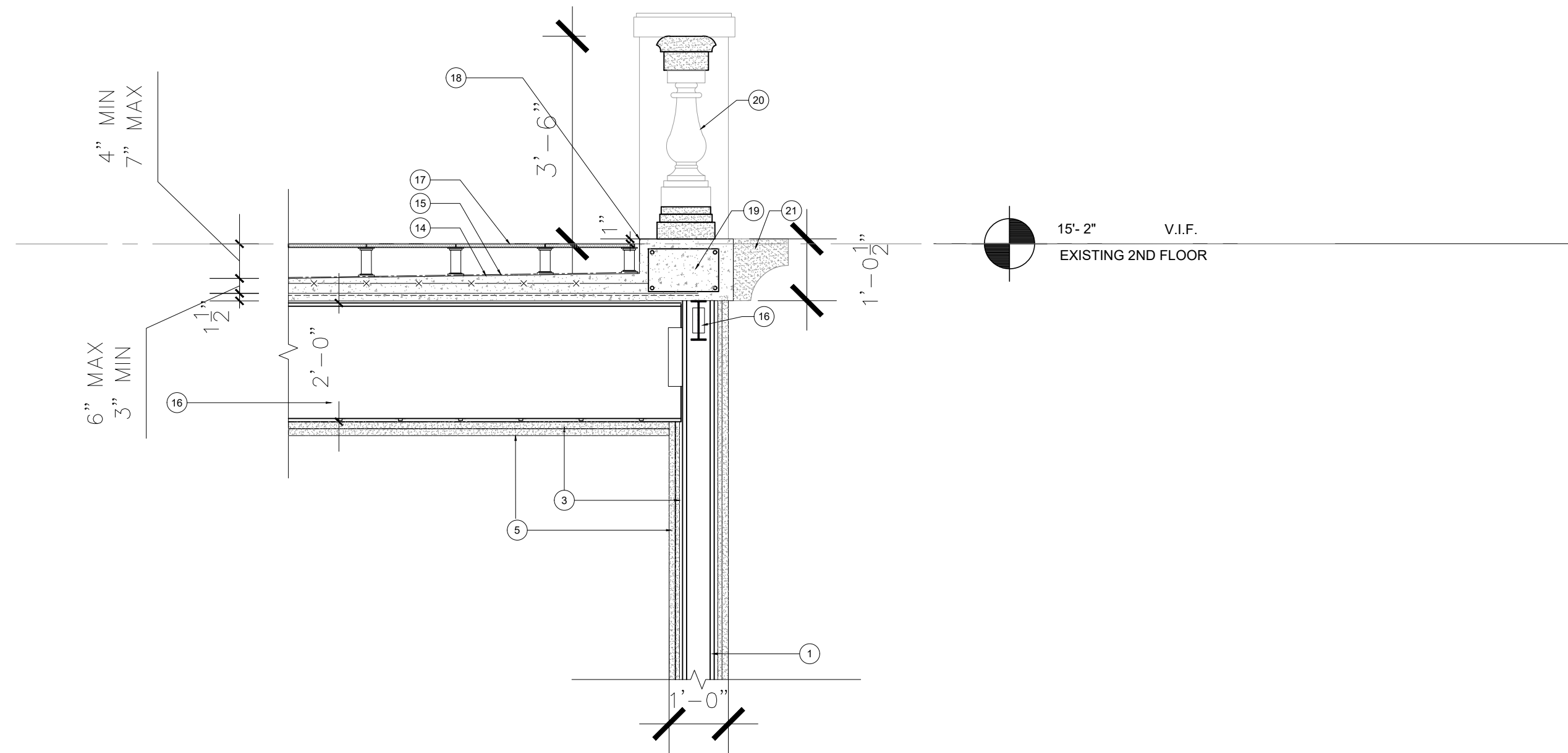
SHEET •

S-2.2





1
S-3.1
DETAIL- A
SCALE: 1/2" = 1'-0"



2
S-3.1
DETAIL - B
SCALE: 1/2" = 1'-0"

DETAIL NOTES

1. SEE PLAN FOR COLUMN AND BASE PLATE SIZE (TYP)
2. PROVIDE 1/4" LEVELING PLATE ON 3/4" NON SHRINK GROUT WITH 4 - 3/8" DIA. ANCHOR BOLTS (TYP)\
3. PROVIDE 5/8" EXTERIOR SHEATHING (TYP)
4. PROPVIDE 12" 18 GA METAL STUDS AT 16" O.C. MAXIMUM (TYP)\
5. PROVIDE STUCCO WALL FINISHING SYSTEM TO MATCH EXISTING. INSTALL PER MANUFACTURERS RECOMMENDATIONS (TYP)
6. EXISTING PROCEALIN PAVER SYSTEM PATCH AND REPAIR AS REQUIRED (TYP)
7. 12" CMU WALL WITH GALV HORIZONTAL JOINT REINFORCING AT 16" O.C. FILL ALL CMU SOLID WITH CONCRETE (TYP), PROVIDE VERTICAL REINFORCING AS SHOWN ON DRAWING S-2.1 (TYP)
8. VERTICAL DOWELS TO BE SAME SIZE AND NUMBER AS VERTICAL REINFORCING (TYP)
9. SEE DRAWING S-2.1 FOR FOOTING SIZE AND REINFORCING. ALL FOOTINGS TO BEAR ON 12" MIN COMPACTED CRUSHED STONE ON COMPACTED SUBGRADE (TYP)
10. PROVIDE GALV METAL TRACK WITH 1/2" ANCHORS AT 24" O.C. PROVIDE A MIN OF 2 PER TRACK (TYP)
11. EXISTING MASONRY WALL (TYP)
12. EXISTING CONCRETE SLAB (TYP)
13. SEE PLAN FOR BEAM SIZE (TYP)
14. 3" MIN CONCRETE SLAB WITH 6X6-6/6 WWM REINF ON 1 1/2", 18 GA GALV COMPOSITE STEEL FLOOR DECK (TYP) . CONCRETE SLAB TO PITCH TO FLOOR DRAINS (TYP)
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S-3.1