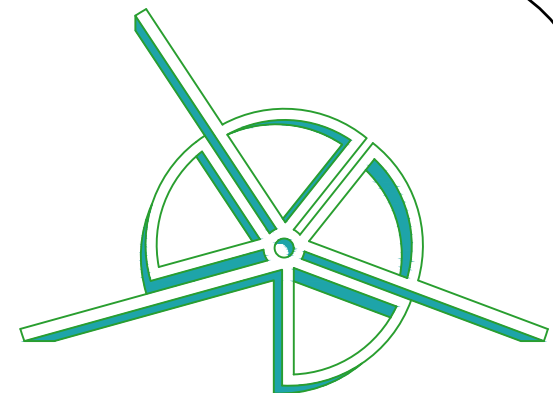




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CHANGE OF USE- ADD A LEVEL
172-174 MAIN ST
WEST ORANGE, NJ 07052
BLOCK 89, LOT 6
ESSEX COUNTY

PROJECT DESCRIPTION CHANGE OF USE MIXED USE	
AUTHORITY HAVING JURISDICTION WEST ORANGE BUILDING DEPARTMENT, WEST ORANGE, NJ	
APPLICABLE CODES NEW JERSEY UNIFORM CONSTRUCTION CODE (NJAC 5:23) (NUCC) INTERNATIONAL BUILDING CODE 2021 (IBC) NEW JERSEY EDITION INTERNATIONAL MECHANICAL CODE 2021 (IMC) INTERNATIONAL FUEL GAS CODE 2021 (IFGC) NATIONAL STANDARD PLUMBING CODE 2021 (NSPC) NFPA 70: NATIONAL ELECTRIC CODE 2020 (NEC) ENERGY SUBCODE ASHRAE 90.1-2019 BARRIER FREE SUBCODE IBC CHAPTER 11 & ICC A117.1-2017 REHABILITATION SUBCODE (NJAC 5:23-6) ELEVATOR SUBCODE (NJAC 5:23-12)	
THIS PROJECT IS AN ADDITION, ALTERATION AND CHANGE IN USE AS DEFINED BY THE NJ REHABILITATION SUBCODE	
APPLIES TO CHANGE IN USE OF EXISTING BUILDINGS ONLY THIS PROJECT CONSISTS OF CONVERTING THE SPACE FROM A B OCCUPANCY TO A MIXED USE B OCCUPANCY AND R-2 APARTMENTS	
ACCORDINGLY, THIS PROJECT IS A "CHANGE IN USE" AS DEFINED BY THE NJ REHABILITATION SUBCODE.	
BUILDING CLASS	NJAC 5:23-4.3A(D)
CLASS 2	
BUILDING VOLUME	NJAC 5:23-2.28
	111,849 CUBIC FEET
AREA OF LARGEST FLOOR (FOR PERMIT FORM/NUCC-F110)	
2950 SF (INSIDE FACE OF EXTERIOR WALL)	
USE AND OCCUPANCY CLASSIFICATION IBC SECTION 302	
B AND R-2	
MIXED SEPARATED PER IBC 508.4	
SPECIAL DETAILED OCCUPANCY AND USE REQUIREMENTS	
NONE	
BUILDING AREA	
EXISTING 5,900 SF (INSIDE FACE OF EXTERIOR WALL)	
ADDITION 2950 SF (INSIDE FACE OF EXTERIOR WALL)	
TOTAL 8,850 SF (INSIDE FACE OF EXTERIOR WALL)	
ALLOWABLE AREA	
IBC SECTION 506	
TABULAR AREA (TABLE 506.2)	
48,000 SF	
BUILDING HEIGHT	
IBC 503.1	
34.5 FEET	
3 STORIES	
ALLOWABLE HEIGHT	
SECTION 504	
70 FEET (TABLE 504.3)	
4 STORIES (TABLE 504.4)	
INCIDENTAL USES	
IBC TABLE 509	
NONE	
FURNACE ROOM >400MBH 1 HOUR FIRE RATING OR SPRINKLERS	
FIRE PUMP ROOMS 1 HOUR FIRE RATING & SPRINKLERS	
CONSTRUCTION CLASSIFICATION	
IBC SECTION 602	
TYPE VA	
FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS	
IBC TABLE 601	
PRIMARY STRUCTURAL FRAME 1 HOURS	
BEARING WALLS - EXTERIOR 1 HOURS	
BEARING WALLS - INTERIOR 1 HOURS	
NONBEARING WALLS - EXTERIOR 0 HOURS	
NONBEARING WALLS - INTERIOR 0 HOURS	
FLOOR CONSTRUCTION 1 HOURS	
ROOF CONSTRUCTION 1 HOURS	
AUTOMATIC SPRINKLER SYSTEM	
IBC SECTION 903	
THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM	
PORTABLE FIRE EXTINGUISHERS	
IBC SECTION 906	
PORTABLE FIRE EXTINGUISHERS ARE PROVIDED IN LOCATIONS NOTED ON DRAWINGS AND/OR SPECIFICATIONS	
FIRE ALARM AND DETECTION SYSTEMS	
IBC SECTION 907	
REQUIRED PROVIDED	
YES YES	
OCCUPANT LOAD	
IBC 1004.5	
FUNCTION AREA AREA PER OCCUPANT OCCUPANCY	
BUSINESS AREA	
NORMAL 2824 SF 150 GROSS SF 19	
RESIDENTIAL	
STANDING 5,599 SF 200 GROSS SF 28	
TOTAL OCCUPANT LOAD	
47	
EGRESS WIDTH PER OCCUPANT	
SECTION 1005.3	
COMPONENT WIDTH REQUIRED WIDTH PROVIDED	
WITH SPRINKLERS	
STAIRS 28 OCCUPANTS X 0.2 = X INCHES 6 INCHES	
OTHER COMPONENTS 28 OCCUPANTS X 0.15 = X INCHES 4.2 INCHES	
36" DOOR = 32" CLEAR = 213 OCCUPANTS	
44" STAIR = 220 OCCUPANTS	
EXIT ACCESS TRAVEL DISTANCE	
OCCUPANCY/MAX PERMITTED PROVIDED	
R 250 FEET	
B 300 FEET	
120 FEET	
49 FEET	
CORRIDOR FIRE-RESISTANCE RATING	
IBC TABLE 1020.2	
5 HOURS	
MINIMUM CORRIDOR WIDTH	
IBC TABLE 1020.3	
36 INCHES	
SPACES WITH ONE EXIT OR EXIT ACCESS DOOR IBC TABLE 1006.2.1	
R-2 SPACE IS ONLY REQUIRED TO HAVE ONE EXIT PER IBC 1006	
STORIES WITH ONE EXIT	
IBC TABLE 1006.3.4(2)	
BUILDING IS ONLY REQUIRED TO HAVE ONE EXIT PER IBC 1006.3.2	
MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD	
IBC TABLE 1006.3.3	
1 EXITS PER STORY REQUIRED FOR R-2 BASEMENT, FIRST, SECOND OR THIRD ABOVE GRADE	
PLAN MAX NUMBER OF DWELLING UNITS PER FLOOR 4 WITH A MAX. EXIT TRAVEL DISTANCE OF 125 FEET	
GROUND SNOW LOAD (NUCC BULLETIN 94-8)	
IBC TABLE 1608.2	
25 PSF	
RISK CATEGORY	
IBC TABLE 1604.5	
II	

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	ISSUED FOR PERMITS	4/10/2024
	ISSUED FOR ZONING	6/26/2024
	REVISED PER LIST OF CONDITIONS	6/12/2025

DRAWING TITLE:

TITLE SHEET

ARCHITECTURAL LICENSE #:
NJ# 21A102035200
NY# 039598 CT# ARI.0015695
PA# RA410300 RI# ARC.0005736

for

JASON PEIST, AIA - ARCHITECT

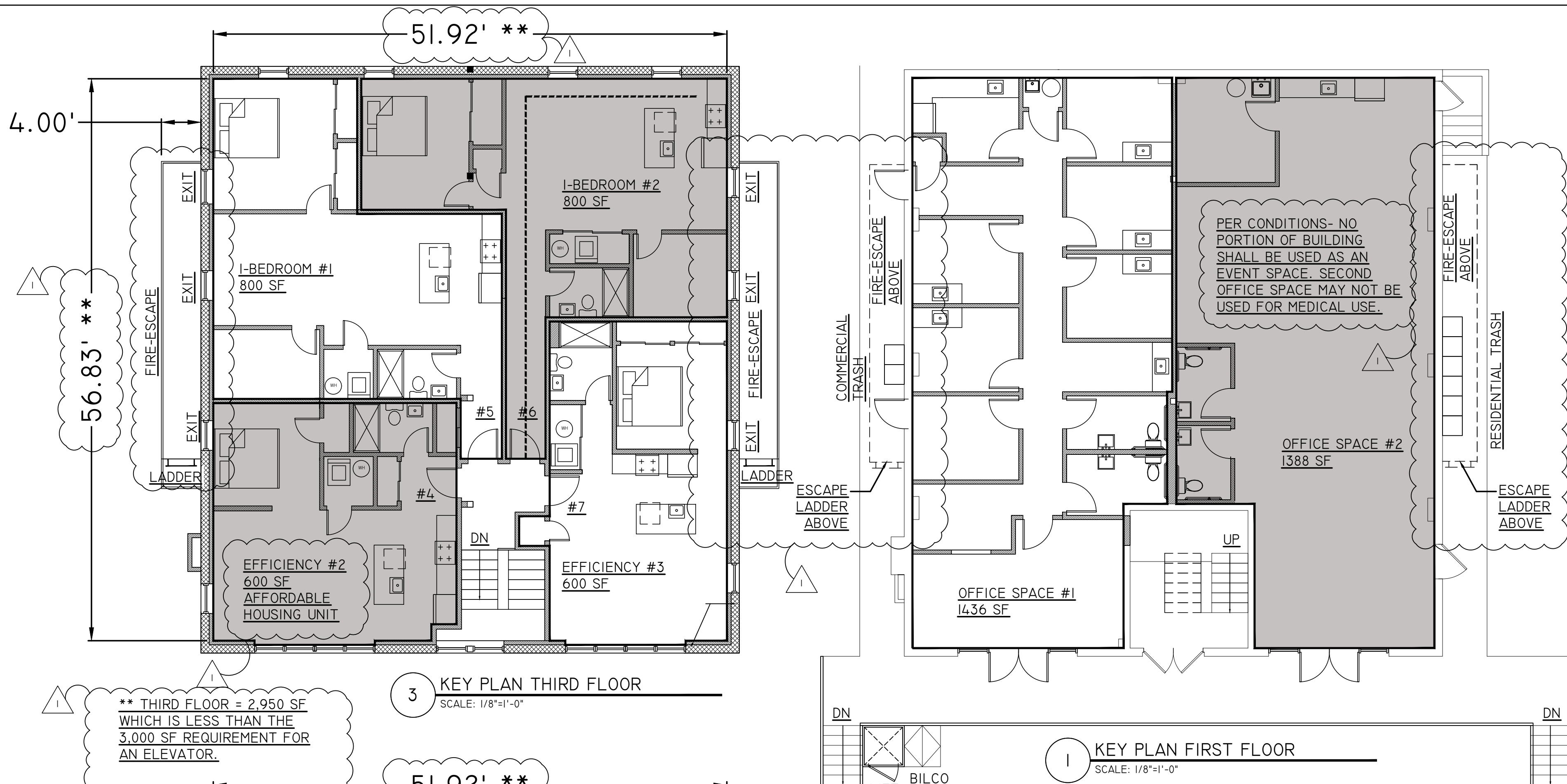
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SCALE: AS NOTED
DRAWN BY: J.R.P.
JOB NUMBER: 24-010
SHEET: 1 OF 8

DRAWING NUMBER

T-1



SINGLE EXIT REQUIREMENT
1006.3.4 SINGLE EXITS.
A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:
1. THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND EXIT ACCESS TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 1006.3.4(1) OR 1006.3.4(2).
2. ROOMS, AREAS AND SPACES COMPLYING WITH SECTION 1006.2.1 WITH EXITS THAT DISCHARGE DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, ARE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT.

5. INDIVIDUAL SINGLE-STORY OR MULTISTORY DWELLING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT FROM THE DWELLING UNIT PROVIDED THAT BOTH OF THE FOLLOWING CRITERIA ARE MET:
5.1. THE DWELLING UNIT COMPLIES WITH SECTION 1006.2.1 AS A SPACE WITH ONE MEANS OF EGRESS.
5.2. EITHER THE EXIT FROM THE DWELLING UNIT DISCHARGES DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, OR THE EXIT ACCESS OUTSIDE THE DWELLING UNIT ENTRANCE DOOR PROVIDES ACCESS TO NOT LESS THAN TWO APPROVED INDEPENDENT EXITS.

TABLE 1006.3.4(1) STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES
BASEMENT, FIRST, SECOND OR THIRD STORY ABOVE GRADE PLANE
MAXIMUM NUMBER OF DWELLING UNITS 4 DWELLING UNITS PER FLOOR
MAXIMUM EXIT ACCESS TRAVEL DISTANCE 125 FEET
A. BUILDINGS CLASSIFIED AS GROUP R-2 EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND PROVIDED WITH EMERGENCY ESCAPE AND RESCUE OPENINGS IN ACCORDANCE WITH SECTION 1031.
B. THIS TABLE IS USED FOR R-2 OCCUPANCIES CONSISTING OF DWELLING UNITS, FOR R-2 OCCUPANCIES CONSISTING OF SLEEPING UNITS, USE TABLE 1006.3.4(2).

ELEVATORS-
2021 IBC NJ EDITION, SECTION 1004.4.1 SMALL BUILDINGS
SMALL BUILDINGS, DEFINED AS THOSE WITH A TOTAL GROSS ENCLOSED FLOOR AREA OF LESS THAN 10,000 SQUARE FEET, SHALL BE REQUIRED TO HAVE AT LEAST ONE ACCESSIBLE ENTRANCE ON THE GROUND (OR FIRST) FLOOR AND ACCESSIBLE INTERIOR BUILDING FEATURES ON ALL FLOORS, EXCEPT AS PROVIDED IN SECTIONS 1004.4.1.1 1004.4.1.4. SMALL BUILDINGS THAT ARE NOT MORE THAN TWO STORIES SHALL NOT BE REQUIRED TO HAVE AN ELEVATOR(S) TO PROVIDE A VERTICAL ACCESSIBLE ROUTE BETWEEN FLOORS. SMALL BUILDINGS THAT ARE THREE OR MORE STORIES SHALL BE REQUIRED TO HAVE AN ELEVATOR(S) TO PROVIDE A VERTICAL ACCESSIBLE ROUTE BETWEEN FLOORS; HOWEVER, IN SUCH BUILDINGS, FLOORS THAT ARE LESS THAN 5,000 SQUARE FEET OR FLOORS WITH ONLY MECHANICAL EQUIPMENT SHALL NOT BE REQUIRED TO BE SERVED BY AN ELEVATOR.

FIRE - ESCAPES
PER WEST ORANGE HOUSING SECTION
§ 14-8.11 WHERE SECOND MEANS OF EGRESS REQUIRED.
[1972 CODE § 16-8.11]
A. DWELLING UNITS. THERE SHALL BE A SECOND MEANS OF EGRESS FOR ALL DWELLING UNITS (EXCEPT IN SINGLE-FAMILY DWELLINGS) WHICH DWELLING UNITS ARE LOCATED IN BASEMENTS OR ABOVE THE FIRST STORY LEVEL OF ANY STRUCTURE.
D. WINDOW IN PATH OF EGRESS. WHERE A WINDOW FORMS A PART OF THE PATH OF EGRESS FROM A DWELLING UNIT OR ROOMING UNIT OR COMMON HALLWAY OR AREAWAY TO A FIRE ESCAPE, THE WINDOW SHALL BE LOCATED NO MORE THAN THREE FEET ABOVE THE FLOOR AREA AND SHALL PROVIDE A MINIMUM OPENING OF AT LEAST THREE FEET IN WIDTH AND FOUR FEET IN HEIGHT. THE WINDOW SHALL BE EASY TO OPEN FOR ALL OCCUPANTS AND SHALL LEAD DIRECTLY TO THE FIRE ESCAPE OR TO THE IMMEDIATELY ADJACENT OUTSIDE GROUND AREA WITH A MAXIMUM DROP OF THREE FEET THERETO. SCREENS, STORM WINDOWS AND OTHER BARRIERS TO THE OUTSIDE SHALL BE READILY OPENED OR REMOVED SO AS NOT TO FORM ANY OBSTRUCTION TO OCCUPANTS SEEKING EGRESS IN CASES OF EMERGENCY.

§ 25-8.2 YARD ENCROACHMENTS.
[ORD. NO. 2357-12 § 25-8.1; AMENDED 9-22-2020 BY ORD. NO. 2617-20]
IN ALL DISTRICTS, THE SPACE IN A REQUIRED FRONT, SIDE, SIDE FRONT YARD OR REAR YARD SHALL BE OPEN AND UNOBSTRUCTED EXCEPT FOR:
D. FIRE ESCAPES REQUIRED BY LAW, AND CHIMNEYS, NOT OVER FOUR FEET WIDE, PROVIDED THAT THE BUILDING INSPECTOR SHALL DETERMINE THAT SUCH PROJECTIONS ARE SO PLACED AS NOT TO OBSTRUCT LIGHT OR VENTILATION.

REFER TO CIVIL
ENGINEERING DRAWINGS BY
MORGAN ENGINEERING FOR
ADDITIONAL INFORMATION

UNIT SIZE INFORMATION
MIN RESIDENTIAL FLOOR AREA
• EFFICIENCY 600 SF
• 1 BEDROOM 800 SF
• 2 BEDROOM = 1,000 SF

1ST FLOOR
TENANT SPACE 1 OFFICE- 1436 SF
TENANT SPACE 2 OFFICE- 1388 SF

2ND FLOOR
2 BED #1= 1100 SF
2 BED #2= 1034 SF
EFFICIENCY #1 = 600 SF

3RD FLOOR
1 BED #1= 800 SF
1 BED #2= 800 SF
EFFICIENCY #2= 600 SF *
EFFICIENCY #3= 600 SF

*AFFORDABLE HOUSING UNIT

REFLECTED CEILING LEGEND

\$	LIGHT SWITCH
\$3	LIGHT SWITCH 3 WAY
⊗	CEILING MOUNTED LIGHT FIXTURE
↺	RETURN
⊗	SUPPLY
⊗	SUSPENDED CEILING GRID AND ACOUSTICAL CEILING TILE.

FIRE DETECTION & NOTIFICATION

SD	NEW SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR.
EXIT	EXIT SIGN W/ EMERGENCY EGRESS LIGHTS
EXIT	EMERGENCY PATH OF EGRESS LIGHTS
EXIT	EXIT SIGN WITH DIRECTIONAL ARROW

DEMOLITION LEGEND

---	EXISTING PARTITION TO REMAIN. PATCH & REFINISH ALL SURFACES DISTURBED OR DAMAGED AS A RESULT OF THIS CONTRACT.
---	WALL, FINISH MATERIAL OR ITEM TO BE REMOVED.
---	SEE GENERAL DEMOLITION NOTES BELOW.

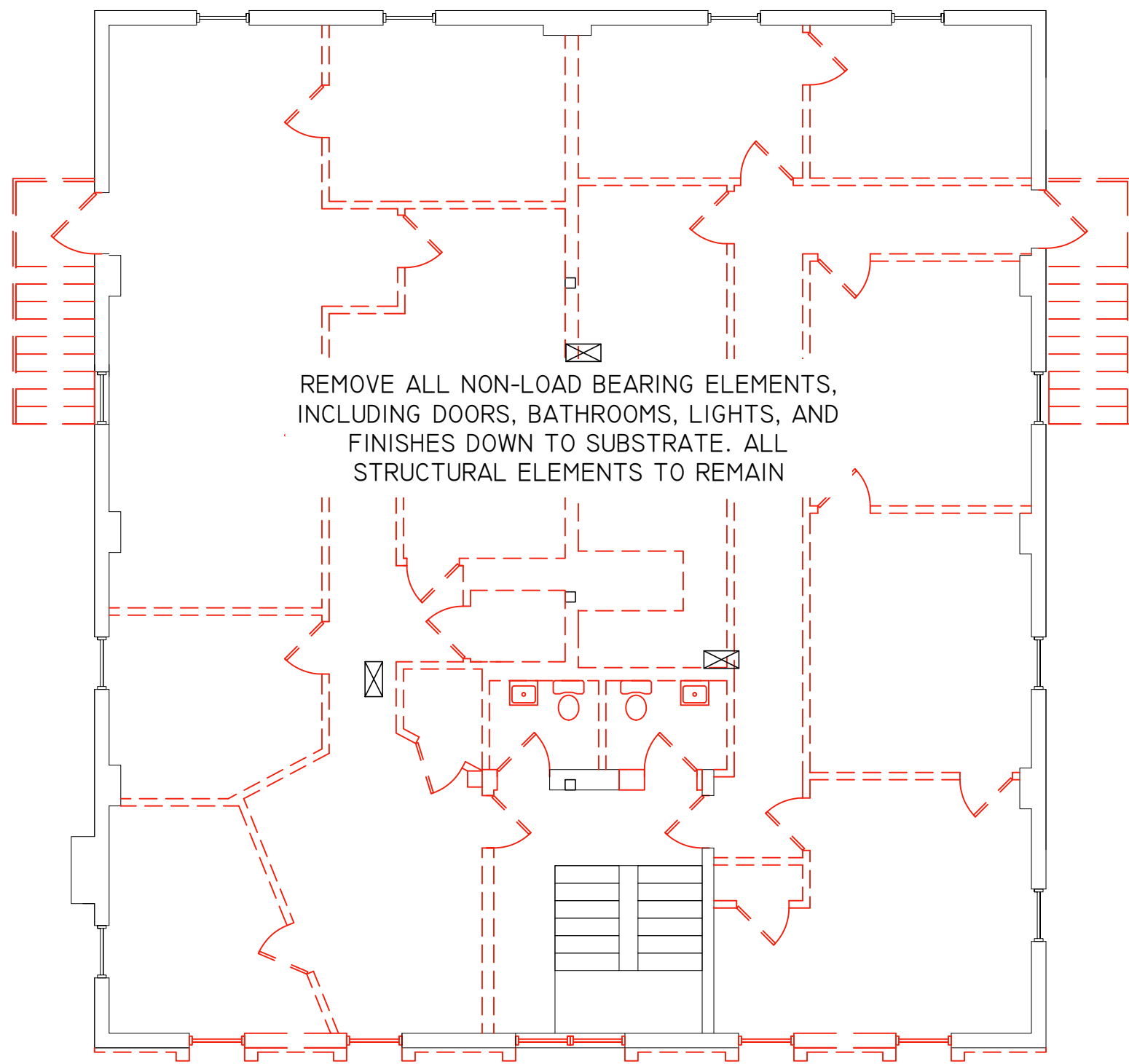
CONSTRUCTION LEGEND

---	EXISTING WALL TO REMAIN
---	NEW DOOR. SEE DOOR SCHED.
---	NEW WINDOW. SEE WINDOW SCHED.
---	NEW WALL. SEE WALL TYPE.
---	NEW 1-HOUR FIRE RATED WALL. SEE WALL TYPE S1A.
---	EXTINGUISHER 10# ABC IN KITCHENS

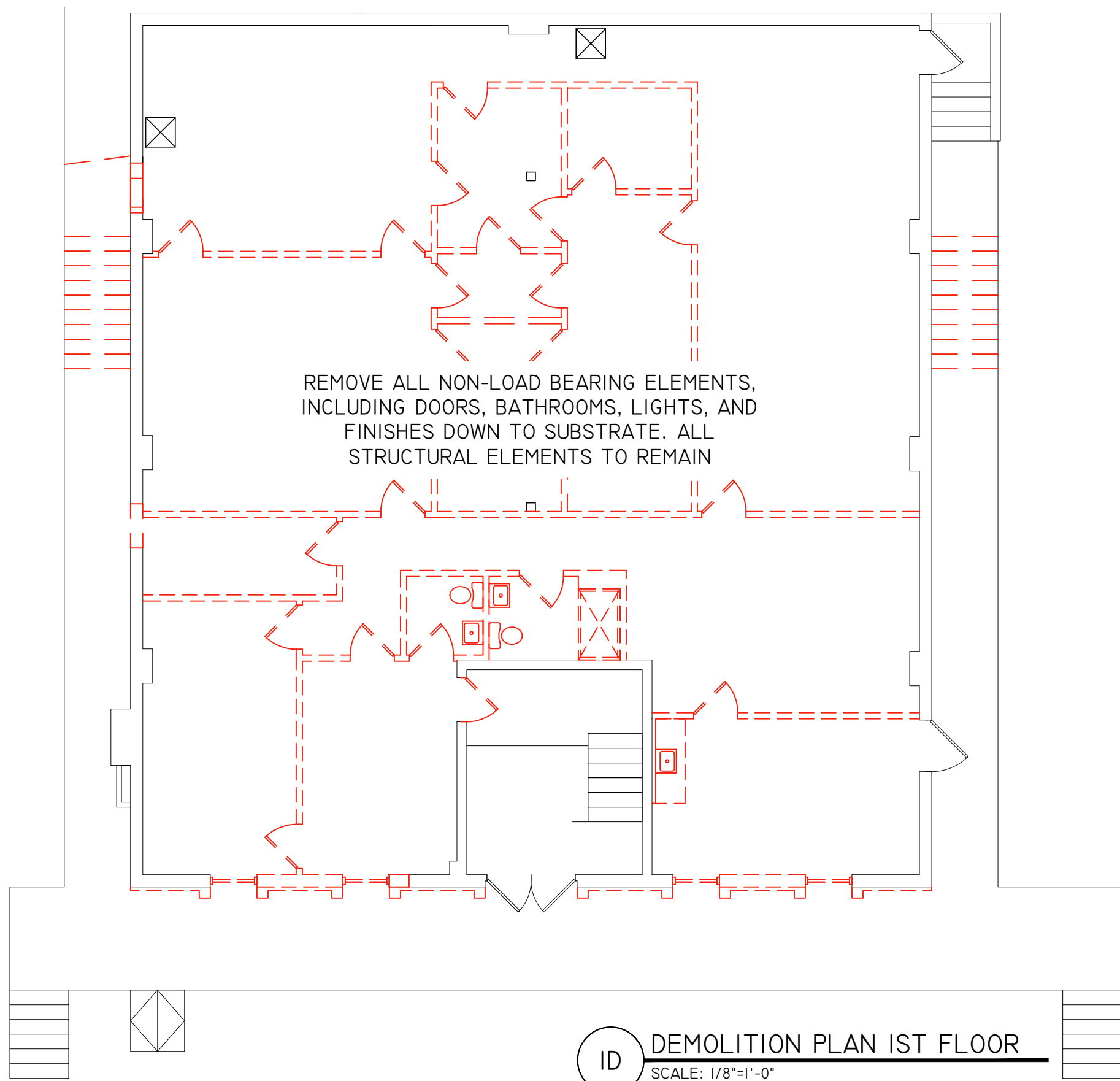
ELECTRICAL LEGEND

⊕	DUPLEX ELECTRICAL RECEPTACLE
⊕GFCI	DUPLEX ELECTRICAL RECEPTACLE WITH GROUND FAULT PROTECTION
⊕	QUAD ELECTRICAL RECEPTACLE
⊕TEL	TELEPHONE WALL RECEPTACLE
⊕D	DATA WALL RECEPTACLE
⊕HDMI	HDMI OUTLET
⊕E.P.	ELECTRICAL PANEL

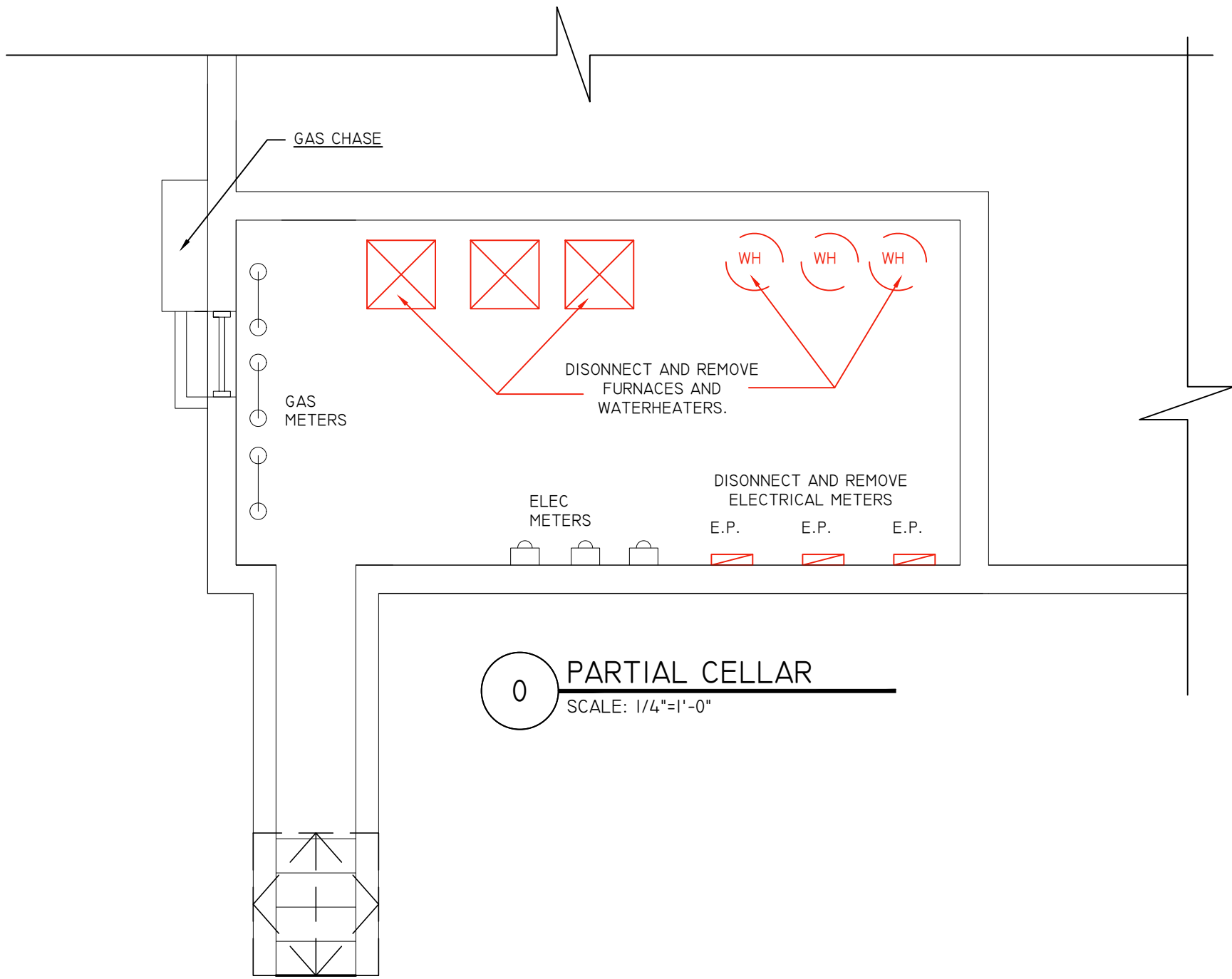
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2D DEMOLITION PLAN 2ND FLOOR
SCALE: 1/8"=1'-0"



ID DEMOLITION PLAN 1ST FLOOR
SCALE: 1/8"=1'-0"



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

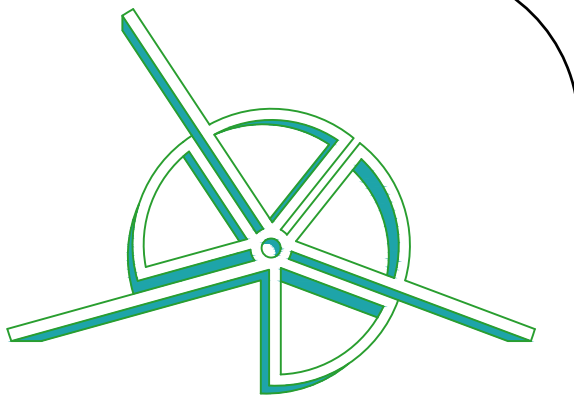
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EX EXISTING PHOTOGRAPH
NO TO SCALE



RI RENDERING EXTERIOR
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BLOCK 89, LOT 6
ESSEX COUNTY

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#	DESCRIPTION:	DATE:
1	ISSUED FOR PERMITS	4/10/2024
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3	REVISED PER LIST OF CONDITIONS	6/12/2025

DRAWING TITLE:

DEMOLITION PLANS
PARTIAL CELLAR PLAN
RENDERING

ARCHITECTURAL LICENSE #:

NJ# 21A102035200
NY# 039598 CT# ARI.0015695
PA# RA410300 RI# ARC.0005736

JASON PEIST, AIA - ARCHITECT

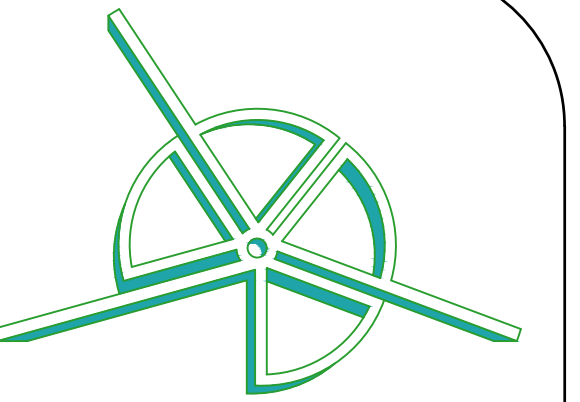
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DATE: 4/10/24
SCALE: AS NOTED
DRAWN BY: J.R.P.
JOB NUMBER: 24-010
SHEET: 2 OF 8

DRAWING NUMBER

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DRAWING TITLE:
FIRST FLOOR
CELLAR PLAN
CONSTRUCTION PLAN

ARCHITECTURAL LICENSE #: NJ# 21A102035200
NY# 039598 CT# ARI.0015695
PA# RA410300 RI# ARC.0005736

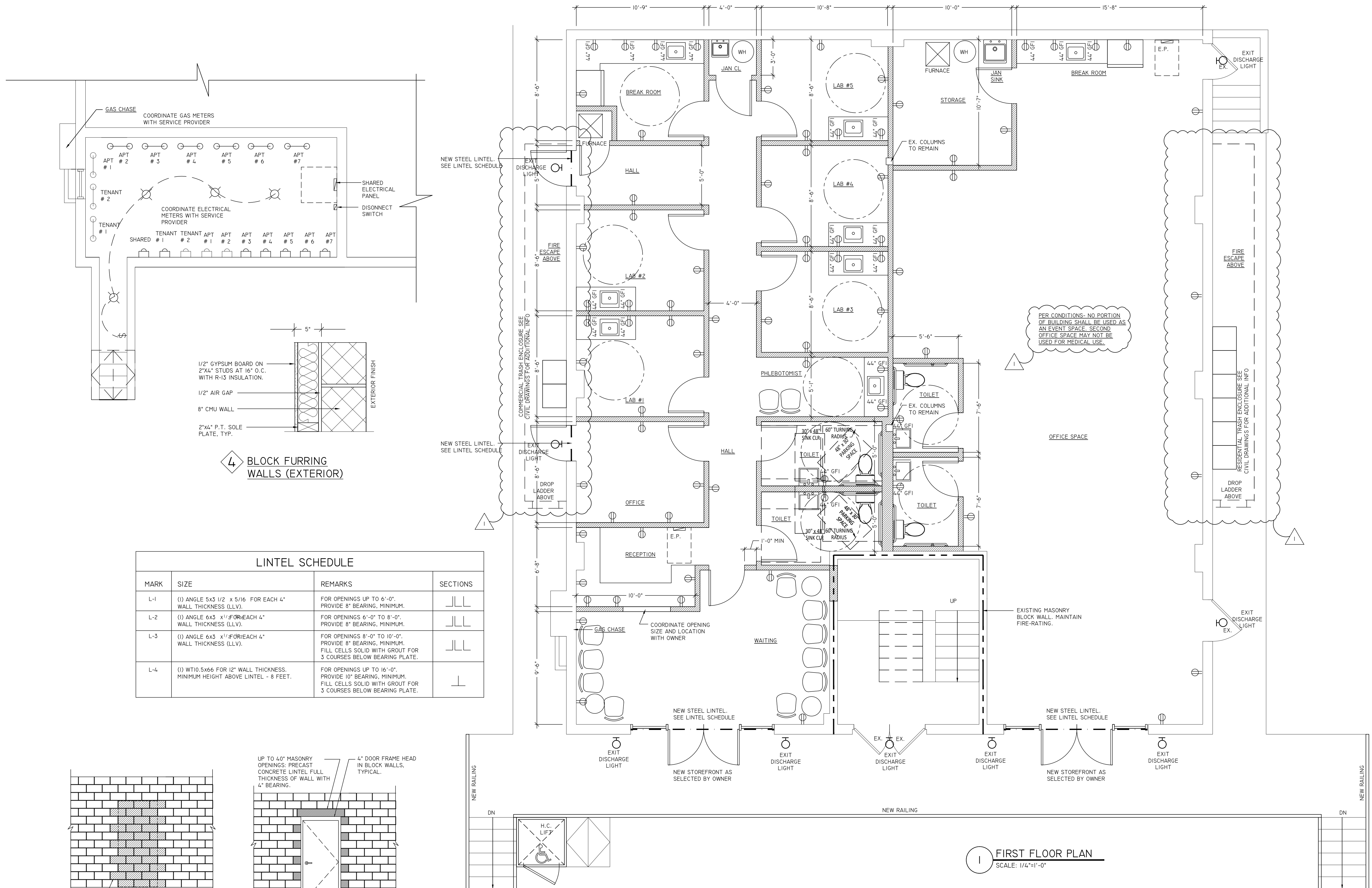
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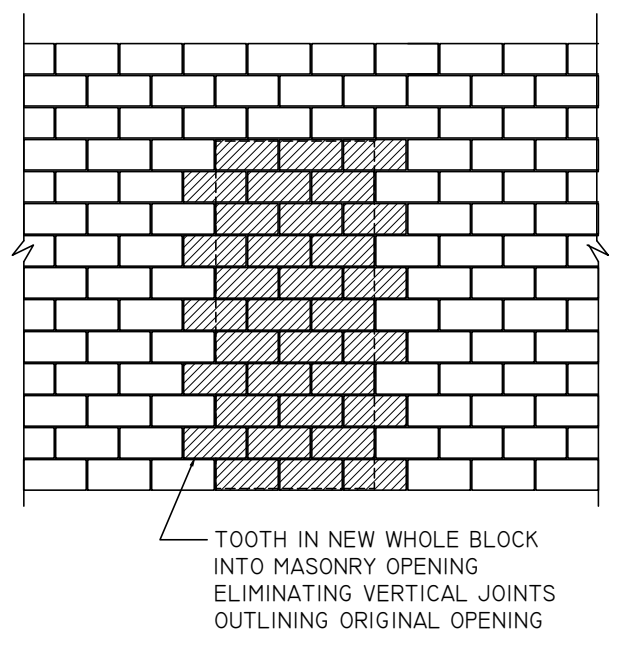
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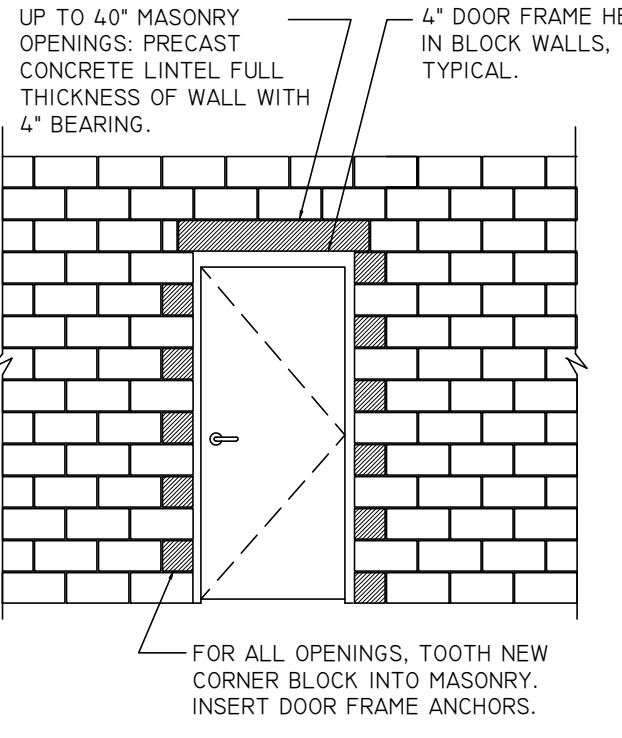
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A-101



LINTEL SCHEDULE			
MARK	SIZE	REMARKS	SECTIONS
L-1	(1) ANGLE 5x3 1/2 x 5/16 FOR EACH 4" WALL THICKNESS (LLV).	FOR OPENINGS UP TO 6'-0". PROVIDE 8" BEARING, MINIMUM.	JLL
L-2	(1) ANGLE 6x3 x 1/4 FOR EACH 4" WALL THICKNESS (LLV).	FOR OPENINGS 6'-0" TO 8'-0". PROVIDE 8" BEARING, MINIMUM.	JLL
L-3	(1) ANGLE 6x3 x 1/4 FOR EACH 4" WALL THICKNESS (LLV).	FOR OPENINGS 8'-0" TO 10'-0". PROVIDE 8" BEARING, MINIMUM. FILL CELLS SOLID WITH GROUT FOR 3 COURSES BELOW BEARING PLATE.	JLL
L-4	(1) WT10.5x6.6 FOR 12" WALL THICKNESS. MINIMUM HEIGHT ABOVE LINTEL - 8 FEET.	FOR OPENINGS UP TO 16'-0". PROVIDE 10" BEARING, MINIMUM. FILL CELLS SOLID WITH GROUT FOR 3 COURSES BELOW BEARING PLATE.	T

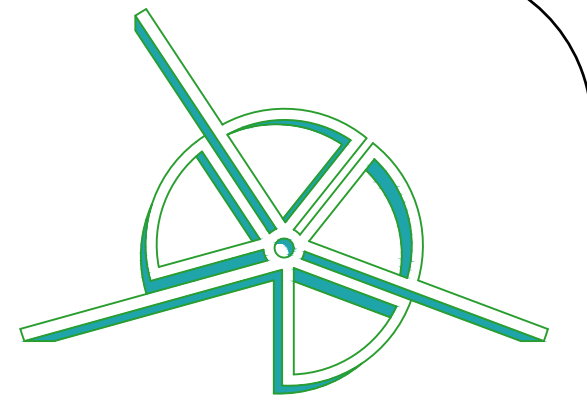


B MASONRY WALL- INFILL
NOT TO SCALE



A MASONRY WALL- NEW DOOR
NOT TO SCALE

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FIRST FLOOR
CONSTRUCTION PLAN

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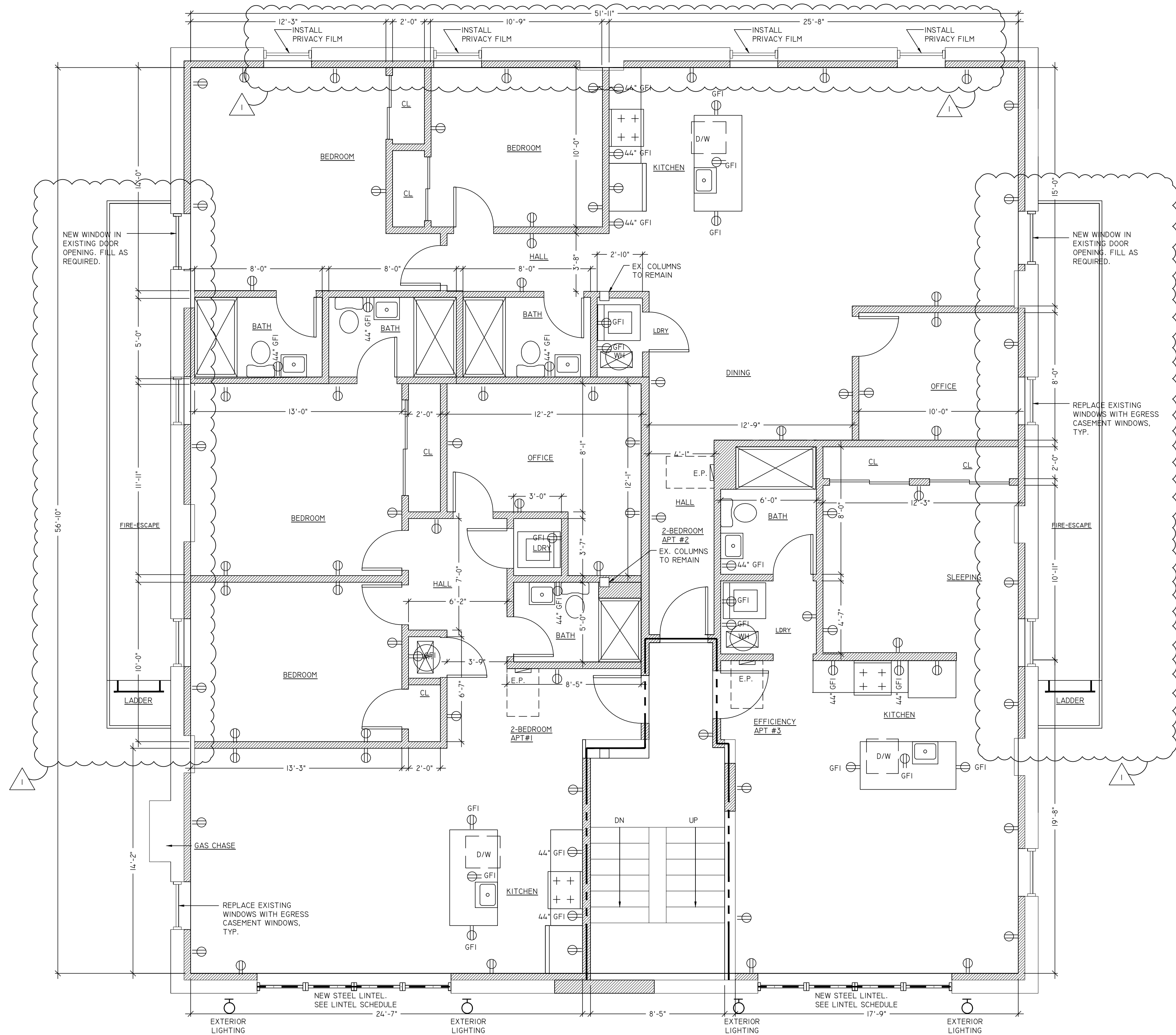
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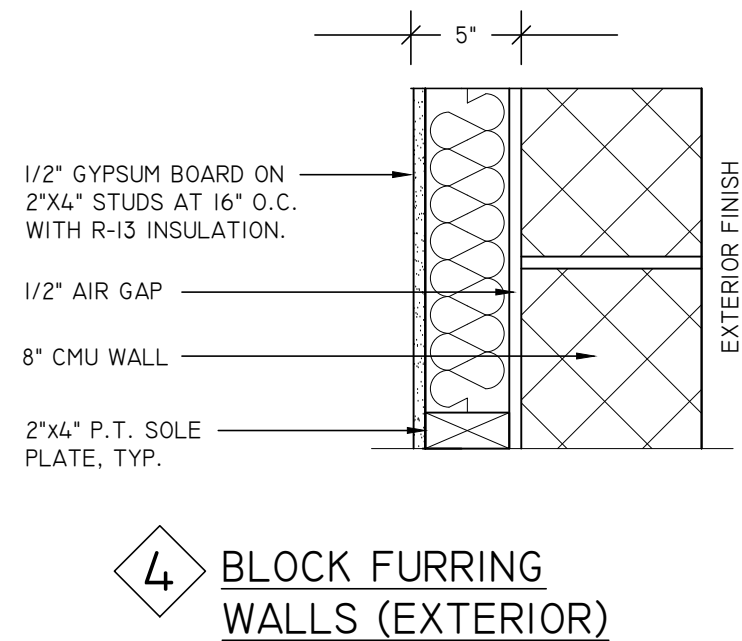
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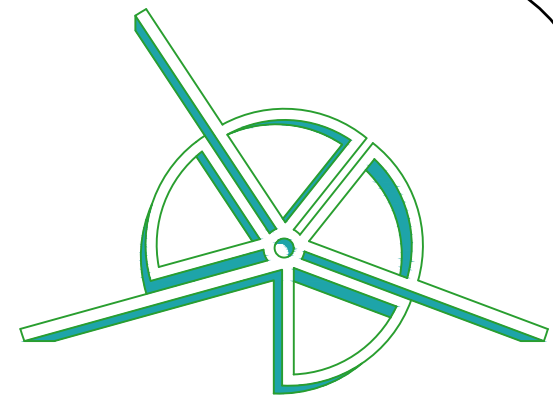
2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

ALL WINDOWS SHALL HAVE LOW 'E' GLASS, DOUBLE GLAZED. OWNER SHALL CONFIRM STYLE, COLOR AND ACCESSORIES. SUBSTITUTIONS MUST MEET ENERGY CODE REQUIREMENTS.
CONTRACTOR RESPONSIBLE FOR WINDOW COUNT. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
CONTRACTOR SHALL VERIFY ROUGH OPENING DIMENSIONS PRIOR TO FRAMING FOR DOORS AND WINDOWS

1. TEMPERED GLASS TO BE INSTALLED WHERE REQUIRED BY CODE, NOT LIMITED TO:
- 1.1. ANY WINDOW OR SIDELIGHT WITHIN 24 INCHES HORIZONTALLY OF A DOOR MUST BE TEMPERED.
 - 1.2. ANY WINDOW OR SASH THAT IS 9 SQUARE FEET OR MORE AND IS 18 INCHES OR LESS FROM A FLOOR MUST BE TEMPERED.
 - 1.3. ANY WINDOW WITHIN A TUB OR SHOWER AREA THAT IS LESS THAN 60 INCHES FROM THE FLOOR OF THE TUB MUST BE TEMPERED.
 - 1.4. ANY WINDOW ON A STAIRCASE LANDING OR WITHIN 60 INCHES A STAIRCASE TREAD MUST BE TEMPERED.



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DRAWING TITLE:
THIRD FLOOR
CONSTRUCTION PLAN

ARCHITECTURAL LICENSE #:
NJ# 21A102035200
NY# 039598 CT# ARI.0015695
PA# RA410300 RI# ARC.0005736

Jason Peist

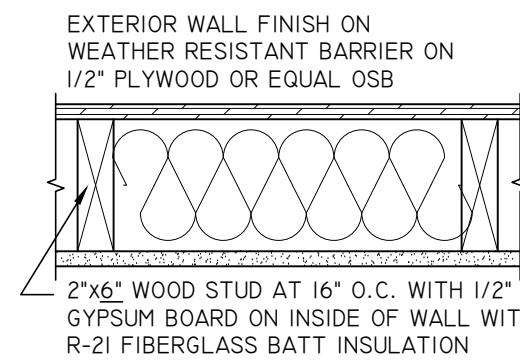
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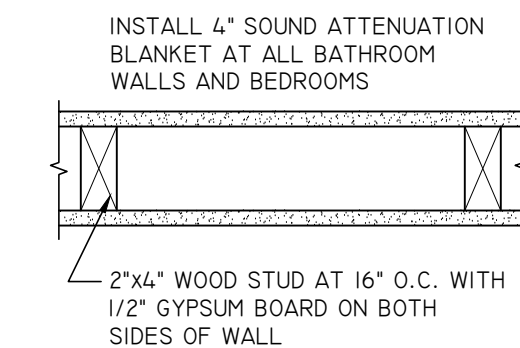
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DATE: 4/10/24
SCALE: AS NOTED
DRAWN BY: J.R.P.
JOB NUMBER: 24-010
SHEET: 5 OF 8

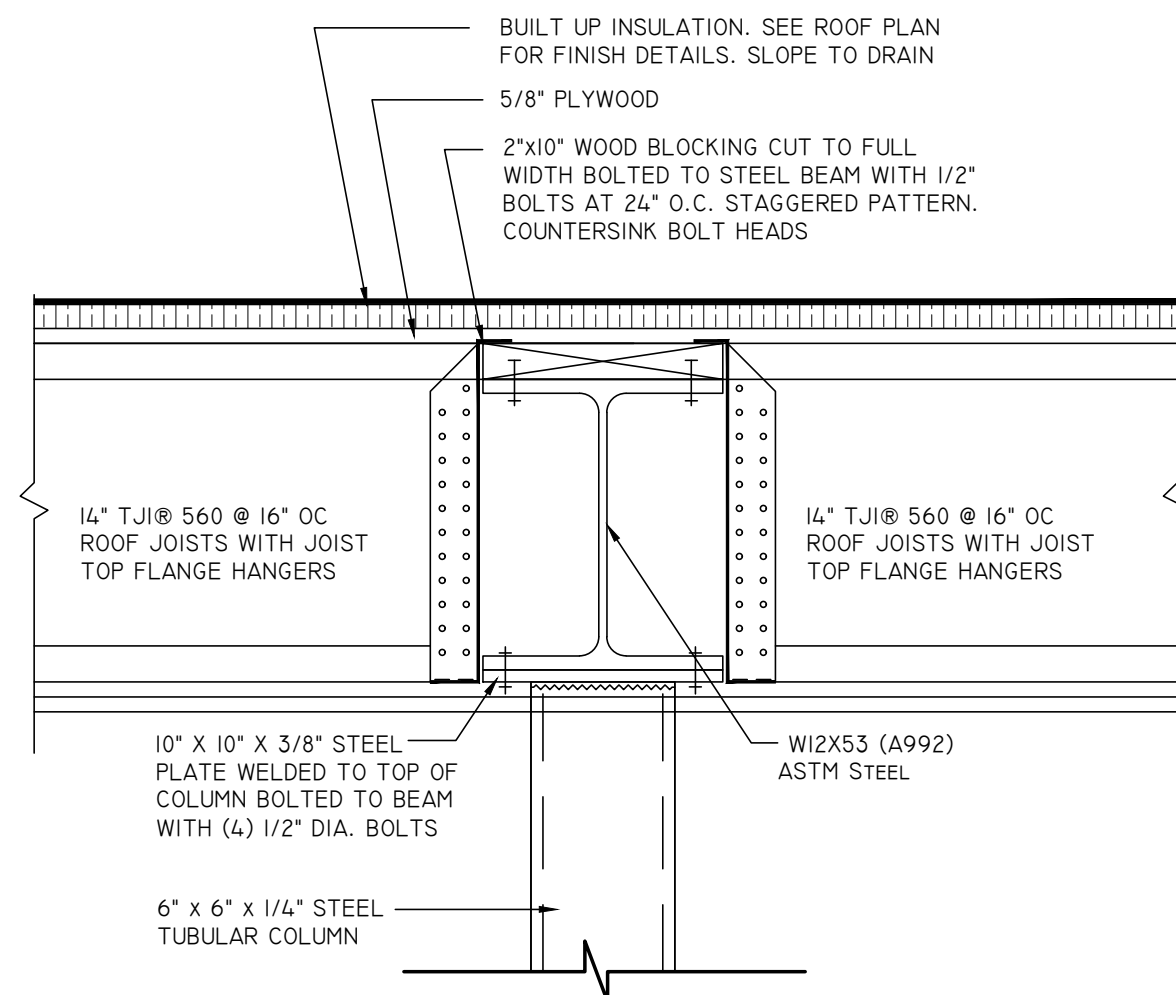
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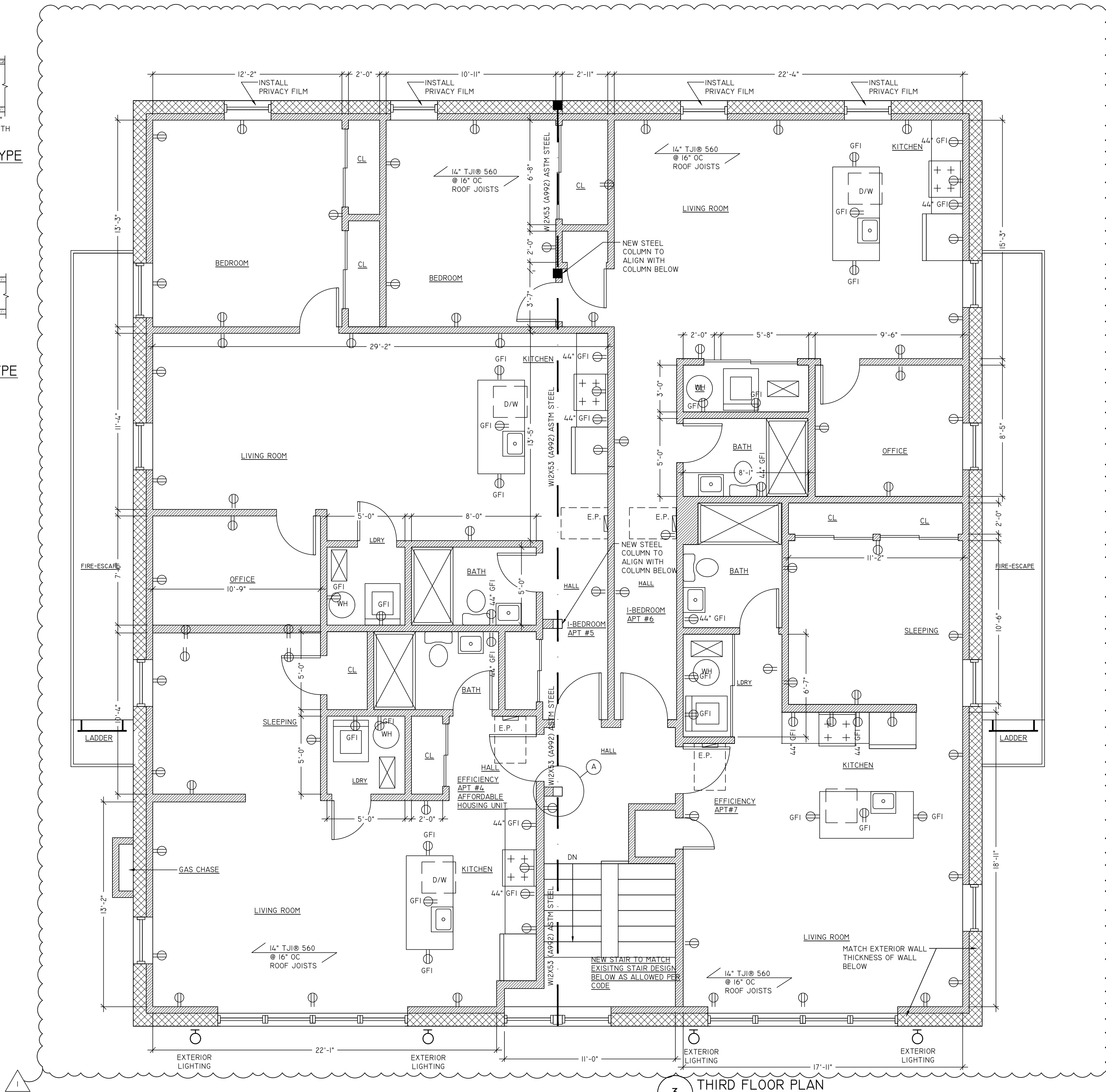
1 EXTERIOR WALL TYPE TYPICAL



2 INTERIOR WALL TYPE



A ROOF BEAM DETAIL
SCALE: 1/2"=1'-0"



3 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

STAIR NOTES

- CONCRETE PAN TREAD STEEL STAIR SHALL BE DESIGNED IN ACCORDANCE WITH IBC NJ EDITION OF THE NJ UNIFORM CONSTRUCTION CODE.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION AND BE SEALED BY AN ENGINEER LICENSED TO PRACTICE IN NEW JERSEY.
- GUARD RAIL HEIGHT SHALL BE 42" ABOVE STAIR NOSING AND LANDING.
- HAND RAIL HEIGHT SHALL BE 36" ABOVE STAIR NOSING.
- GUARD RAIL BALUSTER SPACING SHALL NOT ALLOW THE PASSAGE OF A 4" DIA. SPHERE BETWEEN THE BALUSTERS.
- EXTEND HAND RAILS HORIZONTALLY 12" BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.
- STAIR SHALL SUPPORT A UNIFORM LIVE LOAD OF 100 PSF AND A MINIMUM CONCENTRATED LIVE LOAD ON TREADS OF 300 LBS ON 4 SQUARE INCHES.
- HAND RAILS AND GUARD RAILS SHALL SUPPORT 50 LBS PER LINEAR FOOT IN ANY DIRECTION AT THE TOP.
- HAND RAILS AND GUARD RAILS SHALL SUPPORT A SINGLE CONCENTRATED LOAD OF 200 LBS PER LINEAR FOOT IN ANY DIRECTION AT THE TOP.
- PROVIDE A MINIMUM OF 1 1/2" CLEARANCE BETWEEN THE HAND RAIL AND WALL OR OTHER SURFACE.

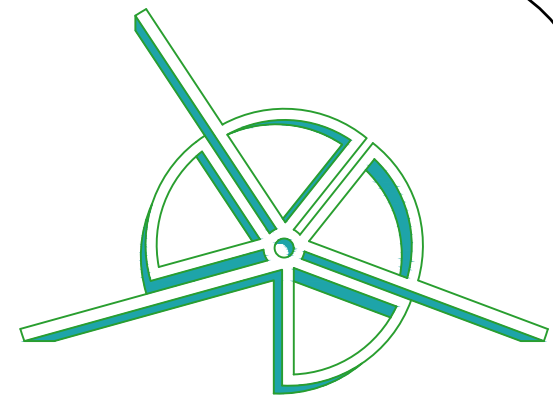
ALL WINDOWS SHALL HAVE LOW 'E' GLASS, DOUBLE GLAZED. OWNER SHALL CONFIRM STYLE, COLOR AND ACCESSORIES. SUBSTITUTIONS MUST MEET ENERGY CODE REQUIREMENTS.

CONTRACTOR RESPONSIBLE FOR WINDOW COUNT. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

CONTRACTOR SHALL VERIFY ROUGH OPENING DIMENSIONS PRIOR TO FRAMING FOR DOORS AND WINDOWS.

- TEMPERED GLASS TO BE INSTALLED WHERE REQUIRED BY CODE, NOT LIMITED TO:
 - ANY WINDOW OR SIDELIGHT WITHIN 24 INCHES HORIZONTALLY OF A DOOR MUST BE TEMPERED.
 - ANY WINDOW OR SASH THAT IS 9 SQUARE FEET OR MORE AND IS 18 INCHES OR LESS FROM A FLOOR MUST BE TEMPERED.
 - ANY WINDOW WITHIN A TUB OR SHOWER AREA THAT IS LESS THAN 60 INCHES FROM THE FLOOR OF THE TUB MUST BE TEMPERED.
 - ANY WINDOW ON A STAIRCASE LANDING OR WITHIN 60 INCHES A STAIRCASE TREAD MUST BE TEMPERED.

NOTE:
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CHANGE OF USE- ADD A LEVEL
172-174 MAIN ST
WEST ORANGE, NJ 07052
BLOCK 89, LOT 6
ESSEX COUNTY

REVISIONS:

#	DESCRIPTION:	DATE:
	ISSUED FOR PERMITS	4/10/2024
	ISSUED FOR ZONING	6/26/2024
1	REVISED PER LIST OF CONDITIONS	6/12/2025

DRAWING TITLE:

ROOF PLAN

ARCHITECTURAL LICENSE #:
NJ# 21A102035200
NY# 039598 CT# ARI.0015695
PA# RA410300 RI# ARC.0005736

Jason Peist

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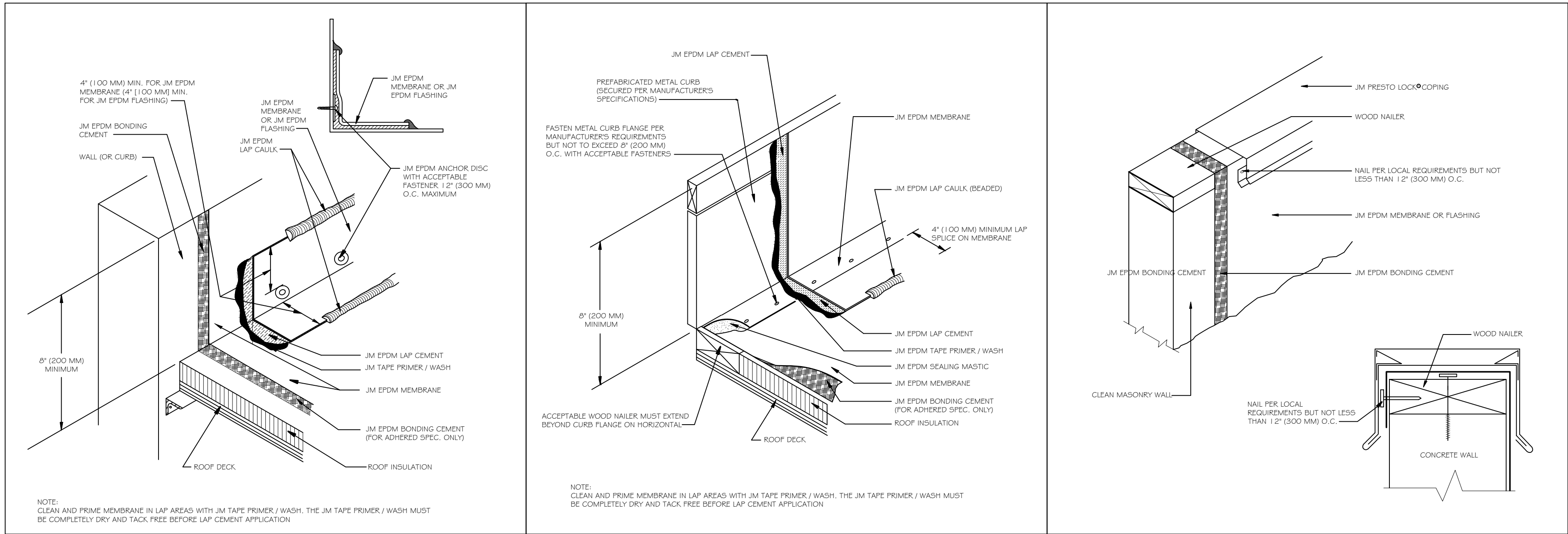
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DATE: 4/10/24
SCALE: AS NOTED
DRAWN BY: J.R.P.
JOB NUMBER: 24-010
SHEET: 6 OF 8

DRAWING NUMBER

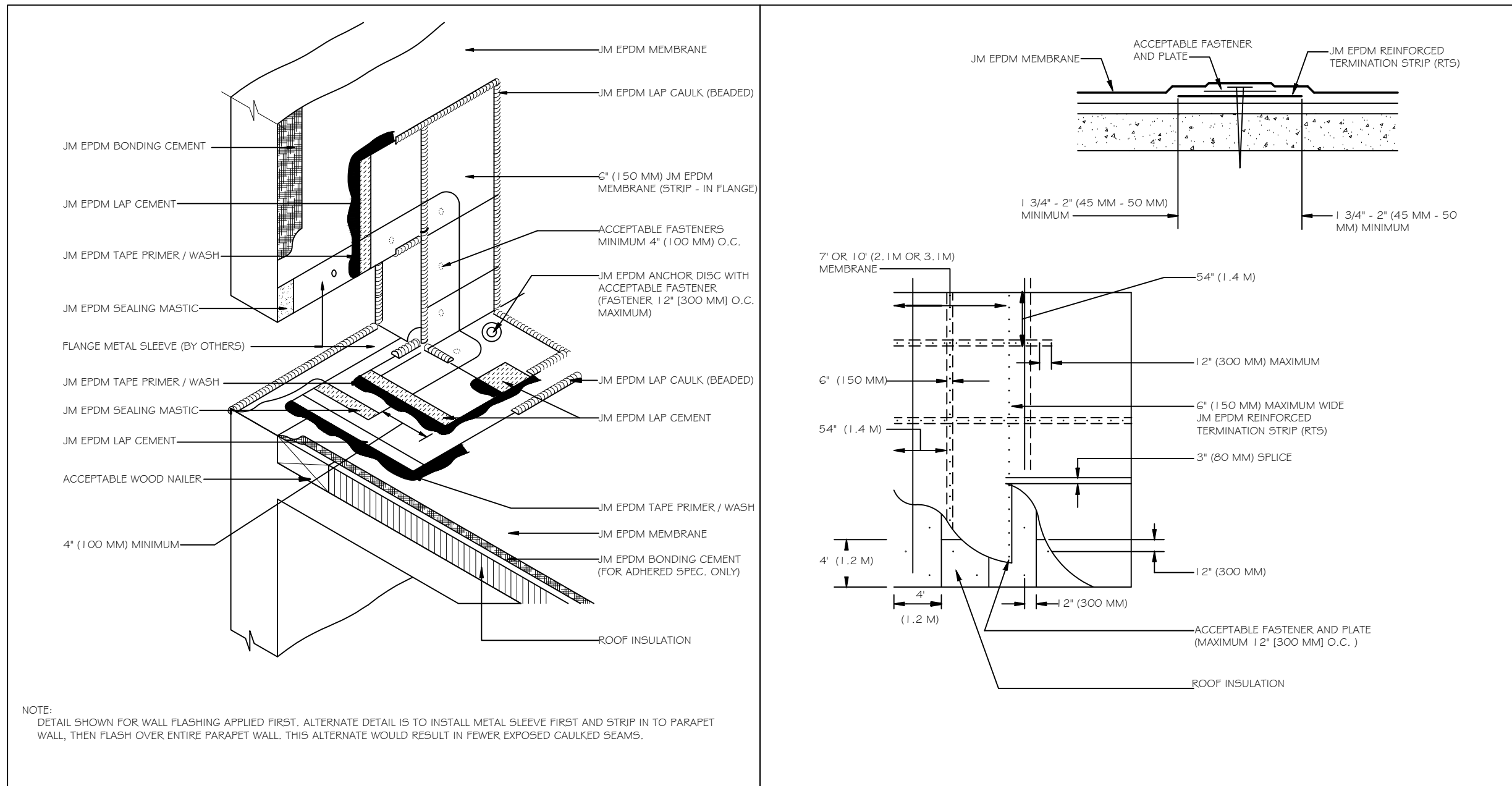
A-104



1 BASE FLASHING WITH JM EPDM MEMBRANE AS FLASHING AND ANCHOR DISCS TO WALL - ADHESIVE

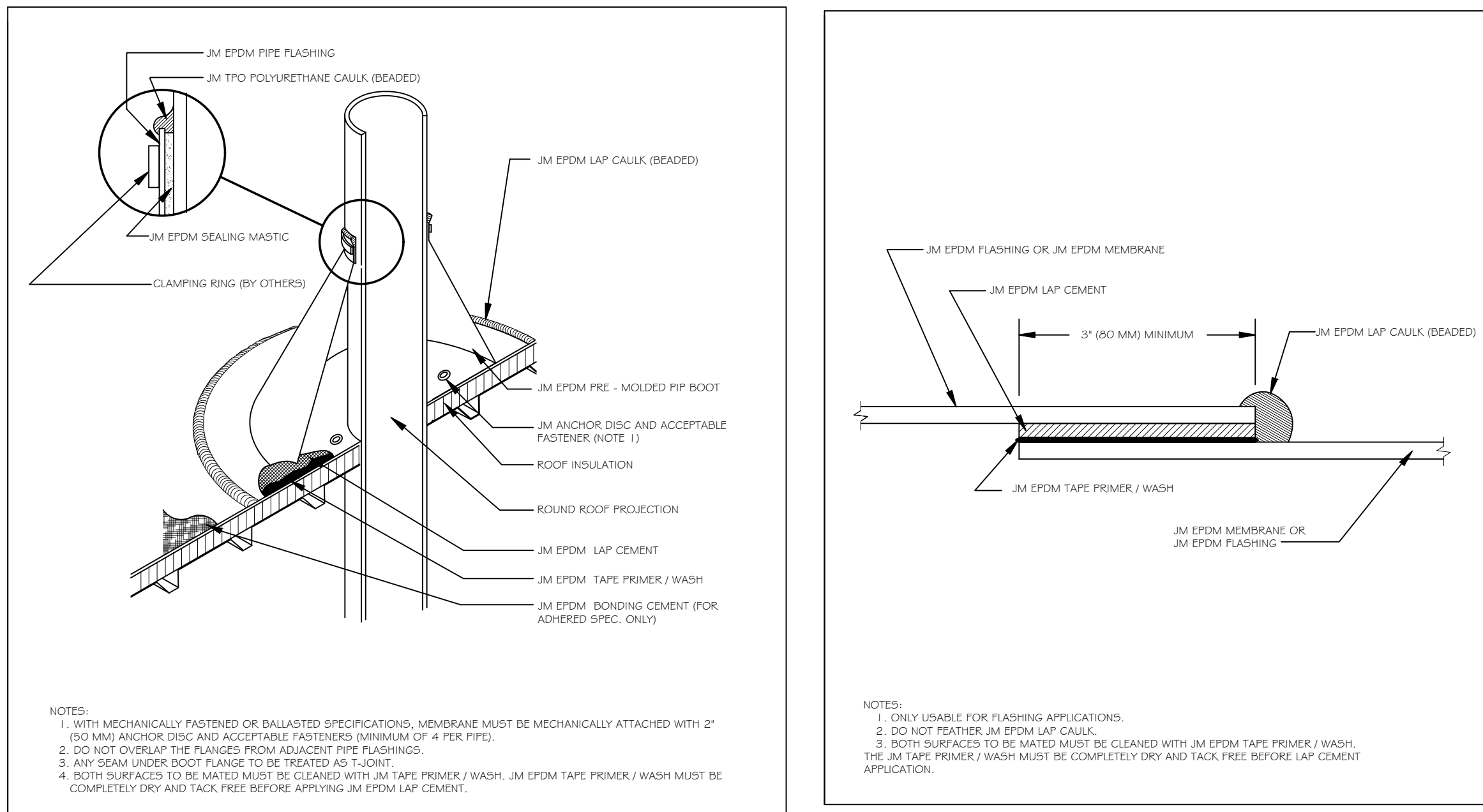
2 BASE FLASHING WITH PREFABRICATED METAL CURB FLASHING

3 WALL CAP FLASHING WITH JM PRESTO LOCK® COPING



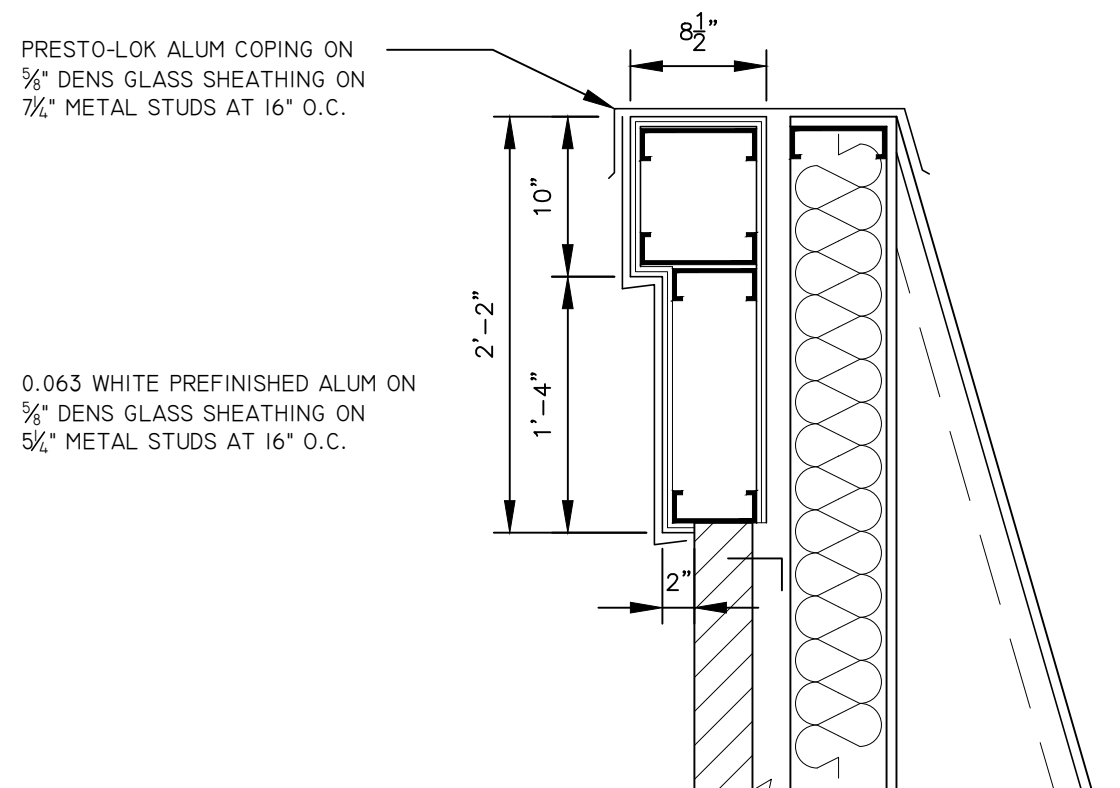
4 PRIMARY DRAIN SCUPPER WITH THROUGH WALL METAL SLEEVE

5 PERIMETER ATTACHMENT FOR MECHANICALLY FASTENED SYSTEMS WITH JM EPDM REINFORCED TERMINATION STRIP (RTS)



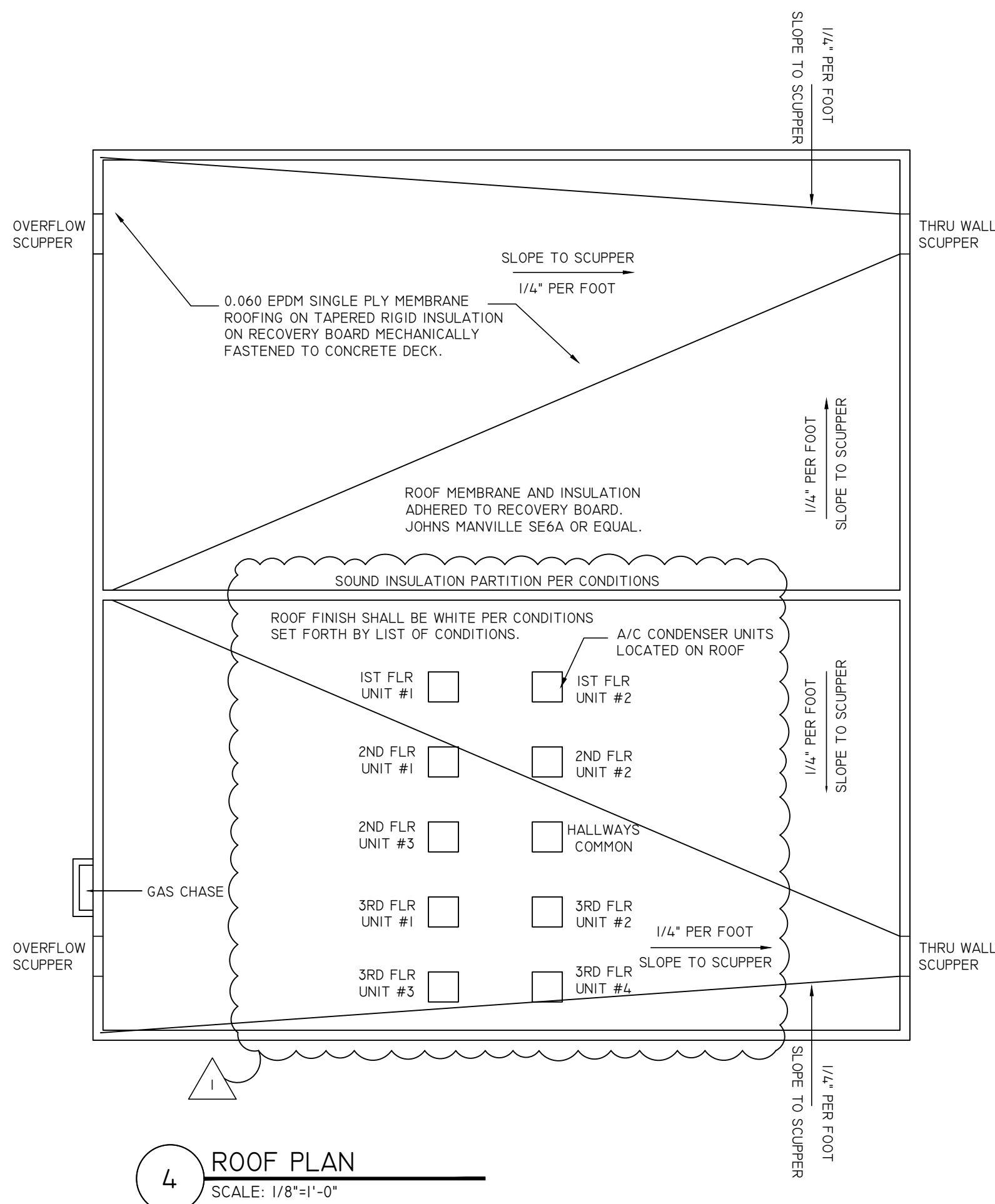
6 JM EPDM PRE-MOLDED PIPE BOOT

7 FLASHING LAP SPLICE



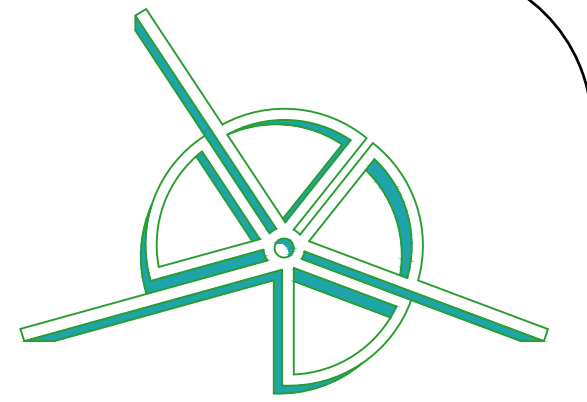
A COPING DETAIL
SCALE: 1"=1'-0"

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4 ROOF PLAN
SCALE: 1/8"=1'-0"

NOTE:
EPDM SINGLE PLY MEMBRANE ROOFING BY JOHNS MANVILLE, OR EQUAL.
CONTRACTOR SHALL PROVIDE A COMPLETE ROOFING SYSTEM MEETING ALL WARRANTY REQUIREMENTS OF THE ROOFING MANUFACTURER.
MANUFACTURER'S APPROVED DETAILS SHALL BE USED FOR EACH ROOFING CONDITION.
CONTRACTOR SHALL SUBMIT ROOFING SPECIFICATIONS AND DETAILS TO ARCHITECT FOR REVIEW AND COMMENT BEFORE ROOFING CAN BEGIN.



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#	DESCRIPTION:	DATE:
1	ISSUED FOR PERMITS	4/10/2024
	ISSUED FOR ZONING	6/26/2024
	REVISED PER LIST OF CONDITIONS	6/12/2025

DRAWING TITLE:

FRONT AND REAR ELEVATION

ARCHITECTURAL LICENSE #:
NJ# 21A102035200
NY# 039598 CT# ARI.0015695
PA# RA410300 RI# ARC.0005736

Jason Peist

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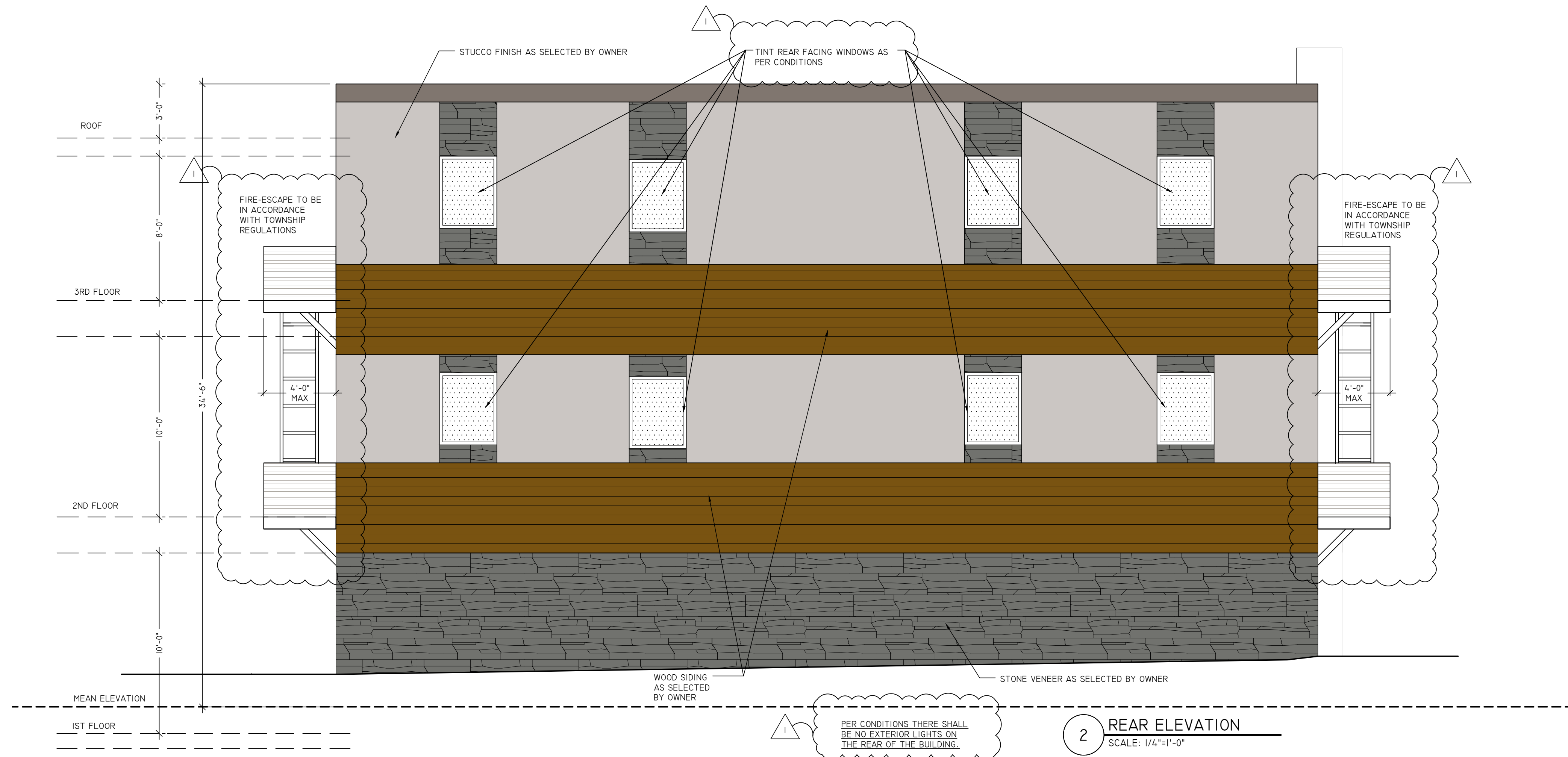
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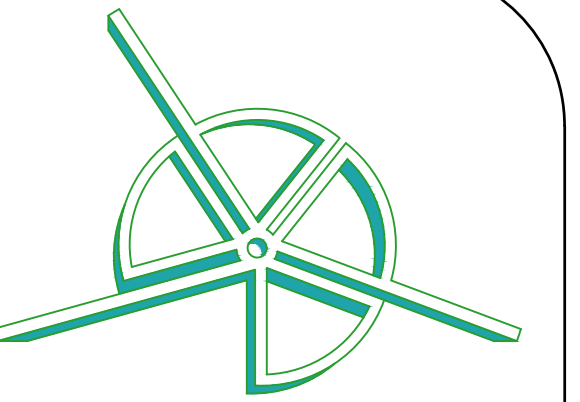
DATE: 4/10/24
SCALE: AS NOTED
DRAWN BY: J.R.P.
JOB NUMBER: 24-010
SHEET: 7 OF 8

DRAWING NUMBER

A-301



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1	REVISED PER LIST OF CONDITIONS	6/12/2025

DRAWING TITLE:

SIDE ELEVATIONS

ARCHITECTURAL LICENSE #:
NJ# 21A102035200
NY# 039598 CT# ARI.0015695
PA# RA410300 RI# ARC.0005736

Jason Peist

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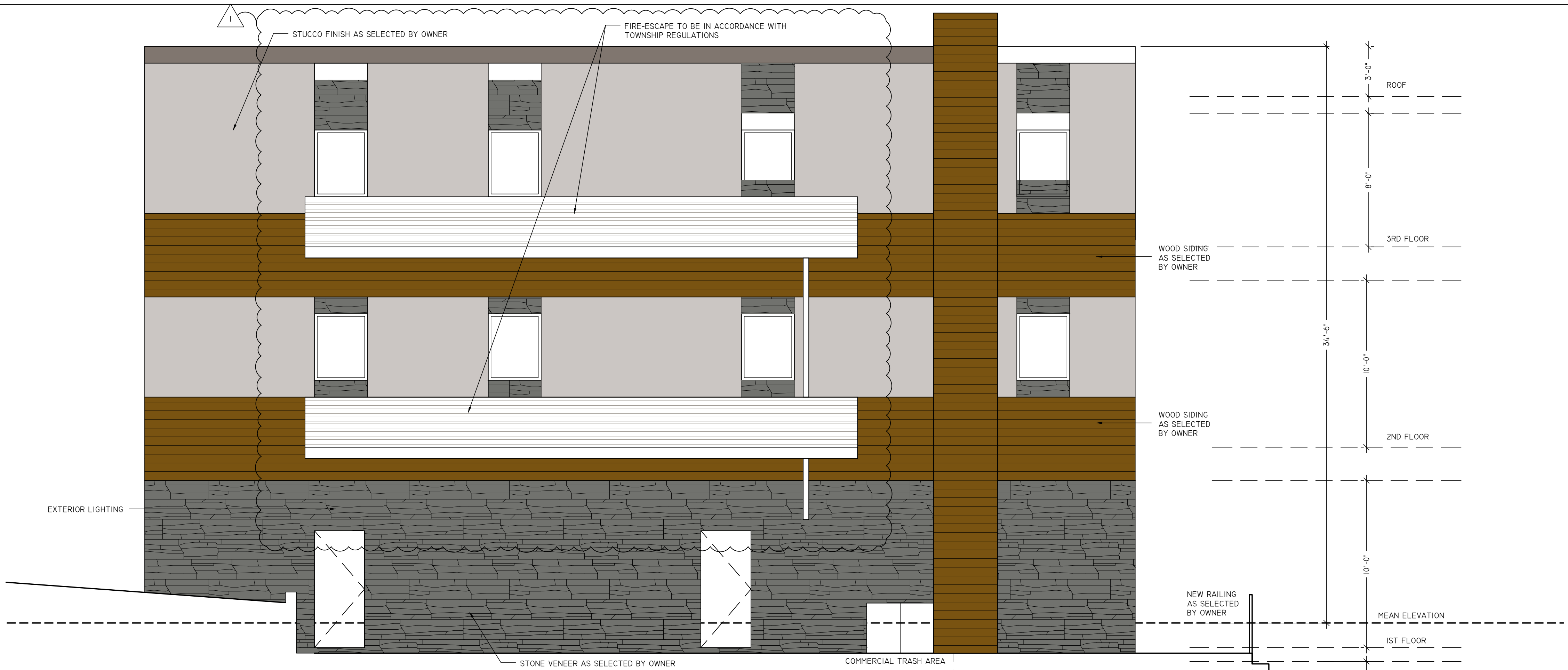
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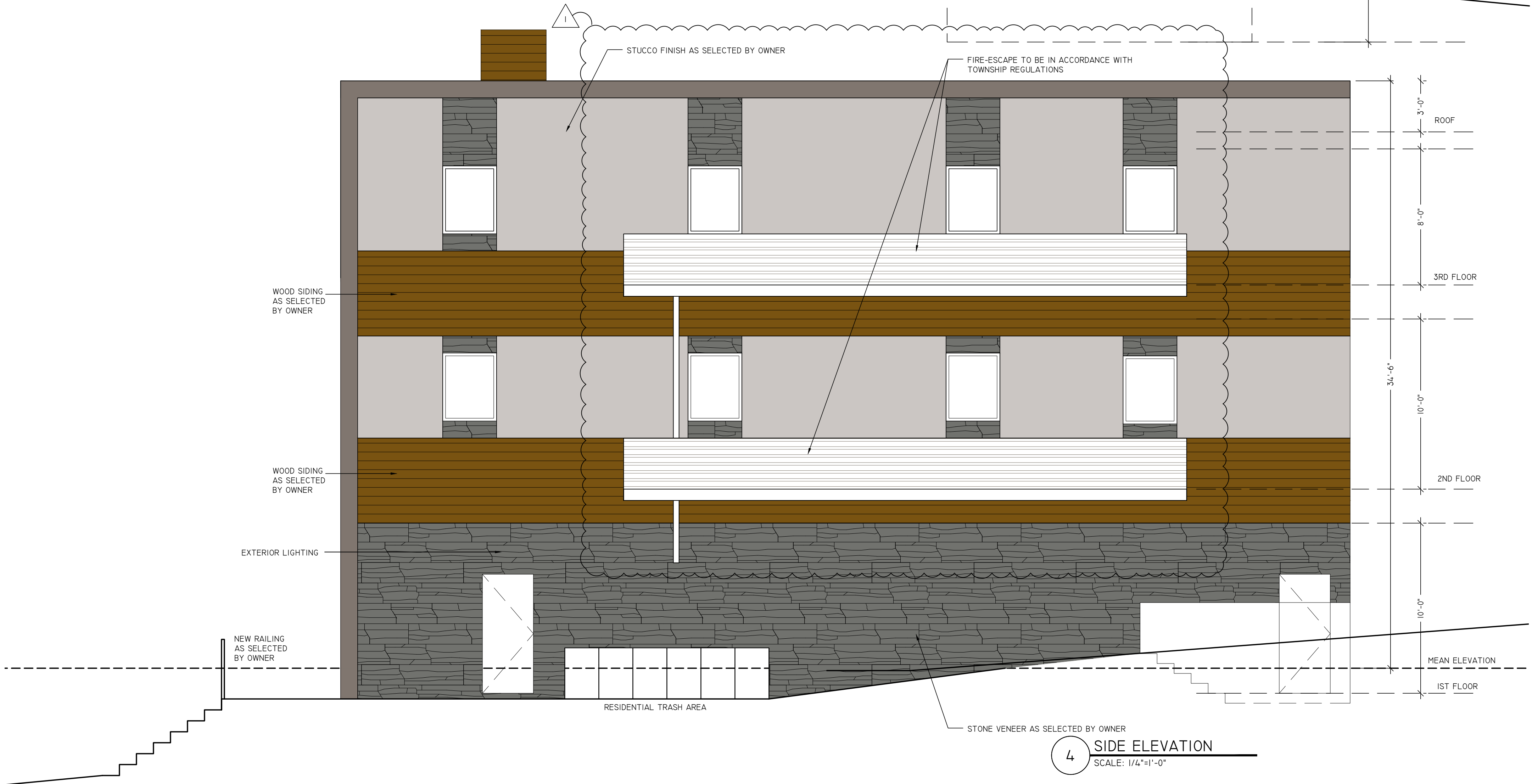
DATE: 4/10/24
SCALE: AS NOTED
DRAWN BY: J.R.P.
JOB NUMBER: 24-010
SHEET: 8 OF 8

DRAWING NUMBER

A-302



3 SIDE ELEVATION
SCALE: 1/4"=1'-0"



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

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