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January 30, 2026

Via Fed-Ex and E-Mail ([jvite@westorange.org](mailto:jvite@westorange.org))

**West Orange Town Hall**  
Planning Board Secretary  
Jamilet Baquerizo Vite  
66 Main Street  
West Orange, NJ 07052

**RE:           Application for Preliminary and Final Site Plan Approval  
              262-270 Main Street  
              Block 114, Lots 50 and 55**

Dear Ms. Baquerizo Vite,

I represent 262 Main Street Realty LLC and 270 Main Street Realty LLC, the owners of property located at 262-270 Main Street (Block 114, Lots 50 & 55). In response to the December 23, 2025 Incompleteness determination, we are submitting the following supplemental documents:

1. Geotechnical Engineering Investigation Report prepared by Jordan Cecinini, P.E., dated August 19, 2025;
2. Five (5) sets of Revised Site Plans with additional site details including acreage and planting information prepared by Jordan Cecinini, P.E., dated January 30, 2026, same consisting of twelve (12) sheets;
3. Five (5) sets of Revised Architectural plans prepared by Jorge Mastropietro, R.A., dated January 29, 2026, same consisting of sixteen (16) sheets; and
4. Waiver Requests for the following:
  - a. Environmental Impact Study;
  - b. "Run Card";
  - c. Contours beyond 200 feet beyond property line.



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[WWW.NORRISMCLAUGHLIN.COM](http://WWW.NORRISMCLAUGHLIN.COM)

Norris McLaughlin, P.A.

January 30, 2026

Page 2

Hard copies of the documents are being submitted to my office on Monday and I will forward them to the municipality upon receipt. Please let me know if there is any additional information required. Thank you!

Very truly yours,

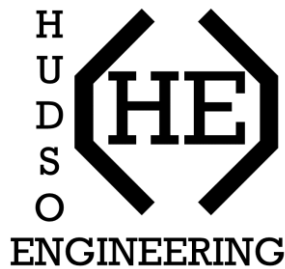
*Amanda C. Wolfe*

Amanda C. Wolfe

ACW/acw

cc: Malvika Apte (by email only)  
Joseph Siad (by email only)  
Jorge Mastropietro (by email only)  
Carlos Chacon (by email only)  
Kate Keller (by email only)  
Gary Dean (by email only)  
Xavier Ramon (by email only)  
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**Hudson Engineering, LLC.**

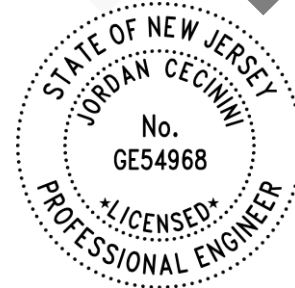
*Every Project Needs a Plan*

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**Project:** 262-270 Main St  
**Project #:** JMA02P003.05  
**Subject:** Geotechnical Engineering Investigation Report  
**Date:** 08/19/2025  
**Prepared by:** Jordan Cecinini, PE  
**License #:** GE05496800



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## **1 Introduction**

Hudson Engineering, LLC (HE) was engaged by Jorge Mastropietro Architects to perform a Geotechnical Investigation for the new development at 262-270 Main St West Orange, NJ, 07052 (Block: 114 Lot: 50-55) in Essex County, New Jersey ("Project Site"). The proposed development will consist of a new supermarket and parking lot. The geotechnical investigation included an initial desktop review of local geology along with two (2) Standard Penetration Test (SPT) Borings. A project site map with all locations of performed tests has been provided in Appendix

This Geotechnical Recommendations Report (Report) summarizes the information gathered from reference sources, a soil testing program conducted on May 29, 2025, and lab results from samples collected during the testing program in order to provide project-specific data and geotechnical recommendations to assist the design and construction of the proposed 262-270 Main St development.

## **2 Investigation**

### **2.1 Desk Study**

Prior to the field investigation, Hudson Engineering conducted a desktop study of the local geology within the project area using publicly available references including published maps and online geological databases. These references included the review of the surficial geological mapping provided by the United States Geological Survey (USGS) for the project area, review of the USDA Natural Resource Conservation Services (NRCS) Web Soil Survey application, and the NJDOT Historic Boring Data. These references were used to give Hudson Engineering insight on possible soil conditions that could be expected at the site prior to conducting field investigations of the site.

### **2.2 Standard Penetration Testing (SPT)**

Hudson Engineering oversaw the geotechnical standard penetration tests (SPT's) to advance the two (2) geotechnical soil borings (B-1 and B-2) at the project site on May 29, 2025.

#### **2.2.1 Standard Penetration Testing (SPT) Methodology**

Each soil boring was advanced to split-spoon refusal using a track rig to collect soil samples using the Standard Penetration Test (SPT) Method with mud rotary advancement. Fourteen to eighteen inches long soil samples were collected continuously until the termination depth. In each case, Borings were completed in accordance with ASTM standard D1586 and D6151. Upon completion, each borehole was backfilled to its existing grade with either soil cuttings, bentonite chips, concrete, or a combination thereof. All subsurface explorations were observed and logged and were directed by Hudson Engineering, LLC.

### **2.3 Laboratory Testing**

Representative soil samples collected within our investigation program were submitted to a licensed geotechnical laboratory for testing of material index properties in accordance with their applicable ASTM standards. A summary of laboratory testing data is provided in each section below. The as-received laboratory results are provided in Appendix C: Laboratory Testing Results.

### 3 Investigation Results

**Table 1 – Sieve & Hydrometer Testing Results**

| Boring ID  | Sample | Depth   | % SAND |        |      | % Gravel |      | % Fines |      | Moisture Content (%) | Classification |          |
|------------|--------|---------|--------|--------|------|----------|------|---------|------|----------------------|----------------|----------|
|            |        |         | Coarse | Medium | Fine | Coarse   | Fine | Silt    | Clay |                      | USCS           | AASHTO   |
| B-1        | S-3    | 4'-6'   | 9.9    | 13.5   | 15.7 | 11.1     | 32.7 | 17.1    | 0    | 6.8                  | GM             | A-1-b    |
| <b>B-1</b> | S-6    | 18'-20' | 8.6    | 13.1   | 30.4 | 21.9     | 16.8 | 7.3     | 1.9  | 12.7                 | SP-SM          | A-1-b    |
| B-1        | S-7    | 23'-25' | 5.6    | 6.7    | 27.8 | 9.6      | 18.5 | 23.9    | 7.9  | 12.7                 | SM             | A-2-4(0) |
| <b>B-2</b> | S-3    | 8'-10'  | 12.6   | 19.0   | 18.4 | 6.4      | 32.7 | 10.9    | 0    | 5.8                  | SP-SM          | A-1-a    |

**Table 2 – Liquid & Plastic Limits Testing Results**

| Boring ID  | Sample | Depth   | LL | PL | PI | Coefficients    |                 |                 |                 |                 |                |                 |                 |                |
|------------|--------|---------|----|----|----|-----------------|-----------------|-----------------|-----------------|-----------------|----------------|-----------------|-----------------|----------------|
|            |        |         |    |    |    | D <sub>90</sub> | D <sub>50</sub> | D <sub>10</sub> | D <sub>85</sub> | D <sub>30</sub> | C <sub>u</sub> | D <sub>60</sub> | D <sub>15</sub> | C <sub>c</sub> |
| B-1        | S-3    | 4'-6'   | NA | NA | NA | 27.879          | 3.1095          | NA              | 16.677          | 0.2943          | NA             | 6.0316          | NA              | NA             |
| <b>B-1</b> | S-6    | 18'-20' | NA | NA | NA | 33.016          | 1.1366          | 0.0828          | 30.403          | 0.2653          | 51.22          | 4.2394          | 0.1322          | 0.20           |
| B-1        | S-7    | 23'-25' | NA | NA | NA | 18.773          | 0.1949          | 0.0082          | 13.895          | 0.0689          | 56.79          | 0.4644          | 0.0191          | 1.25           |
| <b>B-2</b> | S-3    | 8'-10'  | NA | NA | NA | 16.873          | 2.3156          | NA              | 14.416          | 0.4448          | NA             | 4.5337          | 0.1288          | NA             |

**Table 3 – Unconfined Compression Test Results of Intact Rock Core per ASTM D 2938**

| Boring ID | Depth Encountered | Unconfined Compression Strength (psi) | Density of Rock Core (lb/ft <sup>3</sup> ) |
|-----------|-------------------|---------------------------------------|--------------------------------------------|
| B-1       | 30'               | 8,620                                 | 158.15                                     |

**Table 4: Generalized Subsurface Profile**

| Material           | Boring | Layer Depths BGS (ft) | Observed Water Table Depth BGS (ft) |
|--------------------|--------|-----------------------|-------------------------------------|
| Asphalt            | B1     | 0'-0.5'               | 18'                                 |
|                    | B2     | 0'-0.5'               | Not Observed                        |
| Silt (ML)          | B1     | 0.5'-2'               | 18'                                 |
|                    | B2     | NA                    | Not Observed                        |
| Silty Gravel (GM)  | B1     | 4'-18'                | 18'                                 |
|                    | B2     | NA                    | Not Observed                        |
| Silty Sand (SP-SM) | B1     | 18'-20'               | 18'                                 |
|                    | B2     | 0'-9.5'               | Not Observed                        |
| Silty Sand (SM)    | B1     | 23'-30'               | 18'                                 |
|                    | B2     | NA                    | Not Observed                        |
| Bedrock            | B1     | 30'                   | 18'                                 |
|                    | B2     | 9.5'                  | Not Observed                        |

### 3.1.1 Results

The soils encountered in this region varied between boring locations. Overburden soils comprised of mainly Silt Gravel (GM) and Silty Sand (SP-SM), with bedrock encountered at approximately 30ft BGS on Boring 1, and approximately 9.5ft BGS on Boring 2. The overall test results can be found in Appendix C: Laboratory Testing Results. The generalized subsurface profile of the site conditions for this region provided in

**Table 3 – Unconfined Compression Test Results of Intact Rock Core per ASTM D 2938**

| Boring ID | Depth Encountered | Unconfined Compression Strength (psi) | Density of Rock Core (lb/ft <sup>3</sup> ) |
|-----------|-------------------|---------------------------------------|--------------------------------------------|
| B-1       | 30'               | 8,620                                 | 158.15                                     |

Table 4 has been developed based on the field observations. Hudson Engineering notes that this profile is a simplified representation of the site's geology and that the typed soil Boring logs provided in Appendix B: Soil Boring Logs should be consulted for detailed information as soil and bedrock depths vary from location to location. The approximate depths of the groundwater table during the field investigations were noted in

**Table 3 – Unconfined Compression Test Results of Intact Rock Core per ASTM D 2938**

| Boring ID | Depth Encountered | Unconfined Compression Strength (psi) | Density of Rock Core (lb/ft <sup>3</sup> ) |
|-----------|-------------------|---------------------------------------|--------------------------------------------|
| B-1       | 30'               | 8,620                                 | 158.15                                     |

Table 4. It should be noted that groundwater is ephemeral and may fluctuate due to seasonal and climatic influences.

## 4 Construction Recommendations

### 4.1 Foundation Recommendations

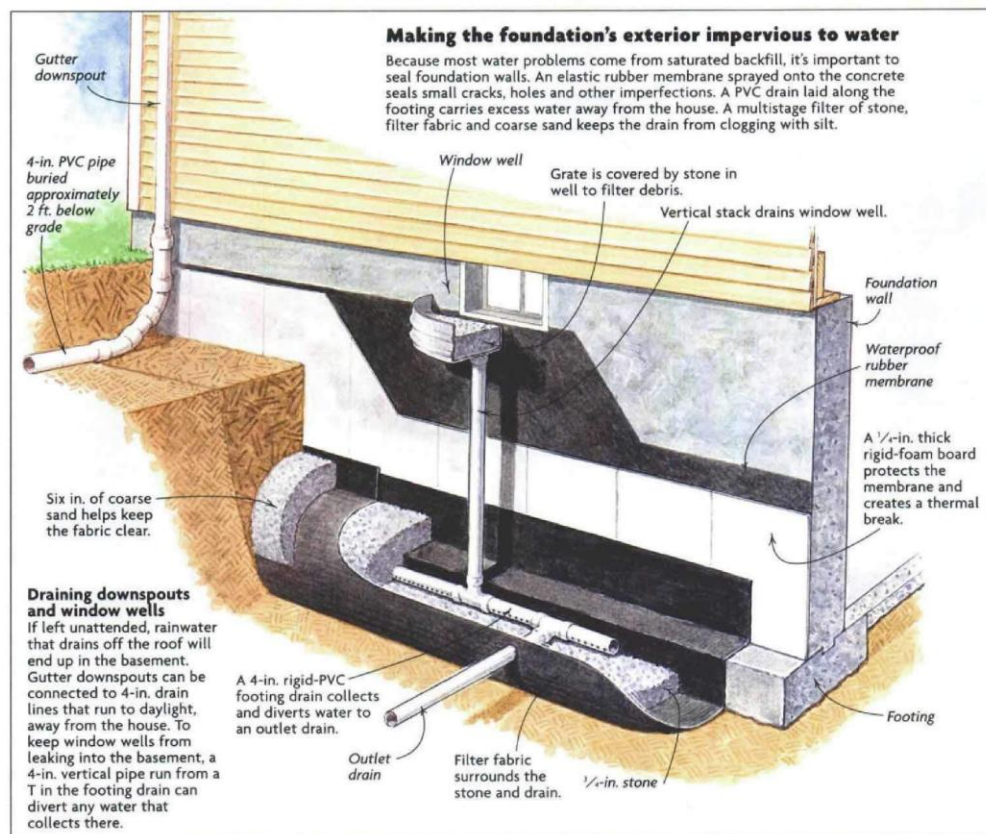
Hudson Engineering recommends excavating to a depth of 6ft BGS and installing reinforced concrete strip footings along the bottom of the building. The soil layers at this depth consist of Silty Sand (SP-SM) and Silty Gravel (GM), in which the buildings footing will bear upon. **These footings shall be designed to limit the loading to 3,500psf.**

### 4.2 Foundation Moisture Protection

Furthermore, due to the possibility of perched water tables occurring during rain events it is recommended to install an exterior moisture protection system on the foundation. This requires the proper installation of an Exterior French Drain System and Exterior Foundation Wall Water Proofing. This installation would consist of the following:

- French Drain Installation:
  - Install sump pump or exteriorly draining system.
  - Excavate a trench around the exterior portion of the foundation walls (if not already exposed)
    - Trench shall be approximately 2ft wide and excavated down to approximately 3" above the existing foundation wall footing.
  - Install 6" of 3/4" clean crushed bedding stone inside trench.
  - Install 4" diameter perforated PVC pipe
  - Surround Pipe with minimum 6" layer of clean stone.
  - Completely wrap 3/4" stone and pipe with filter fabric
  - Install 6" layer of coarse sand around filter fabric.

- Install 3/4" clean crushed stone within trench to a minimum of 4ft below finished grade.
- Run drains to basement sump or exterior drain
- Install Exterior Waterproofing System (see notes below)
- Backfill trench in 12" lifts and properly compact to 95% of its modified proctor density (ASTM D1557).
  - Soil used as backfill should not be handled when frozen and should be free of excessive moisture, organics, and deleterious material
  - See section 4.10 - Backfill
- Install Exterior Wall Waterproofing System
  - Install waterproofing system such as Resisto® water proofing membranes or approved equal on exterior foundation walls.
    - Waterproofing system shall be installed per manufacturer recommendations
    - Waterproofing system shall wick water into 3/4" clean crushed stone surrounding 4" diameter perforated PVC pipe.
    - Waterproofing system shall be installed prior to backfilling the excavation.
- Final System must be properly designed and certified by a Licensed Engineer or Architect in the State of New Jersey.
- See Figure 1 for Illustration



**Figure 1: Typical Exterior French Drain Installation (Janesky)**

### **4.3 Frost Considerations**

Within the Essex County, New Jersey region, frost depth is mapped to exist 36 inches (3 feet) below grade. As such, Hudson Engineering recommends that all structural foundations be founded at least 36 inches (3 feet) below grade

or be frost-protected to at least this depth. Trapped moisture beneath foundations, if not adequately protected from frost conditions, may jeopardize the integrity of subgrade soils and associated structure.

#### **4.4 Retaining Wall Recommendations**

The design of all retaining walls shall be designed by a Licensed Professional Engineer in the State of New Jersey. HE recommends the following parameters for retaining wall design:

- Minimum Factor of Safety Against Sliding: 2
- Minimum Factor of Safety Against Overturning: 1.5
- See Foundation Recommendations for allowable bearing capacities.

#### **4.5 Slab on Grade**

- a. Proof roll area with a minimum of four (4) passes of heavy vibratory compactor with a minimum static drum weight of 12,000 pounds or equal.
- b. Any area which are observed to be soft or unstable should be removed and replaced with controlled fill and compacted as per recommendations in section 4.10 - Backfill
- c. Where compaction is preferred, use as modulus of subgrade reaction (k) of one hundred twenty (120) pounds per cubic inch (pci) for slab design.
- d. A minimum of six (6) inches of  $\frac{3}{4}$ " crushed stone should be placed under all slabs on grades.
- e. A 10 mil. Vapor barrier should be placed on the crushed stone.
- f. An under-slab drainage system is recommended due to the presence of ground water encountered

#### **4.6 Parking and Driveway Area (If Required)**

- a) Proof roll area with a minimum of four (4) passes of heavy vibratory compactor with a minimum static drum weight of 12,000 pounds or equal.
- b) Any area which are observed to be soft or unstable should be removed and replaced with controlled fill and compacted as per recommendations in section 4.10 - Backfill
- c) Subbase: Quarry Process Stone: 6"
- d) Base course: I-2 – 4"
- e) Surface Course: I-5-2"

#### **4.7 Excavation**

##### **4.7.1 Pre-Excavation Recommendations**

Prior to foundation excavation work, HE recommends the following procedure:

- Clear and grab all topsoil vegetation (including existing trees, roots, or any other vegetation) within the project site.
  - Topsoil, which was generally observed to be six (6) inches thick across the site, should be stripped and stockpiled discreetly for the duration of construction.
  - Stripped topsoil should be protected from erosion, managed in accordance with applicable ordinances, and should not be re-used as structural or fill material of any type.

##### **4.7.2 Excavation Recommendations**

After the completion of the Pre-Excavation work, HE recommends the following:

- Excavations extending deeper than four (4) feet should be sloped, benched, or supported in accordance with OSHA or local governing regulations; the more stringent requirements shall apply.
- For shallow foundation construction, the base of the soil excavation should extend at least two (2) feet horizontally beyond the footings in all directions.

- Predominant overburden soils, consistent with the local geology, comprised of silt.
  - For preliminary benching and excavation design considerations, overburden soils may be considered as “Type C” material in terms of OSHA’s soil classifications and should be sloped no steeper than 1½H:1V (horizontal to vertical).
  - Classification and maximum permissible temporary excavation slope angles should be confirmed by the contractor’s “competent person” prior to excavation activities.
  - Any proposed shoring or excavation support systems should be designed by the contractor’s “competent person” and certified by a Professional Engineer licensed in the State of New Jersey.

#### **4.8 Dewatering**

It should be noted that soils were observed to be saturated as deep at approximately eighteen (18) feet below grade at the time of the investigation program. As such, dewatering of excavations is not anticipated. Notwithstanding, the Contractor should perform their own location-specific investigation prior to construction to confirm groundwater conditions and that appropriate in-the-dry construction conditions are met. If needed, Hudson Engineering anticipates that localized dewatering can be achieved with traditional wellpoint or similar methods. Water should be discharged away from prepared subgrade and compacted fill surfaces. Surface grading should be accomplished to intercept and divert runoff away from excavations, prepared subgrade, and compacted fill surfaces.

#### **4.9 Subgrade Preparation**

Prior to installation of shallow concrete foundations, Hudson Engineering recommends over excavating the subgrade by at least six (6) inches, lining the exposed material with a geotextile separation fabric, and bringing the subgrade back up to the design foundation elevation with compacted structural fill as specified within Table 5. Native material beneath the separation fabric should be inspected for unsatisfactory conditions such as standing water, frozen soil, organics, or deleterious materials. Should any unsatisfactory conditions exist within the native subgrade, the excavation should be undercut an additional four (4) inches (10 total inches beneath proposed foundation depth) prior to placement of the geotextile separation fabric.

#### **4.10 Backfill**

Hudson Engineering notes that native soils with appreciable fine-grained content (more than 15 percent passing No. 200 Sieve), where encountered, will likely be difficult to handle, place, and compact without proper moisture conditioning and protection. These soils may be re-used across the project area for fill in landscaped areas; however, it should not be used under or above foundations or load-bearing structures where typically imported structural fill is used. Native material used as backfill for cable trenches should be handled and placed at a moisture content at or above its optimum value to ensure representative thermal properties are maintained.

In areas around and above installed foundations, large utilities, and other buried site features, native material, with less than 15 percent fine-grained content (passing No. 200 Sieve), may be used as general backfill; otherwise, imported granular material should be used. General backfill material should not be used beneath any load-bearing structures and should be placed in loose lift thicknesses not exceeding 12 inches and be compacted to at least 95 percent of its Modified Proctor Density (ASTM D1557). Soil used as backfill should not be handled when frozen and should be free of excessive moisture, organics, and deleterious material.

In areas beneath foundations and load-bearing structures, Hudson Engineering recommends structural fill as described in Table 5.

**Table 5: Recommended Gradation of Structural Fill**

| <b>Sieve Size</b> | <b>Percent Passing</b> |
|-------------------|------------------------|
| <b>3-inch</b>     | <b>100</b>             |
| <b>1½-inch</b>    | <b>60-100</b>          |



|                |       |
|----------------|-------|
| <b>No. 4</b>   | 30-60 |
| <b>No. 200</b> | 0-10  |

Structural fill material should be placed in loose lifts not exceeding eight (8) inches in height and be compacted to at least 95 percent of its Modified Proctor Density in accordance with ASTM D1557.

## **5 Limitations**

Hudson Engineering notes that the findings and recommendations presented within this Report are based on a limited investigation program conducted in March 2022, laboratory testing, and our engineering judgment. Should further investigations, testing, or revised concept plans reveal new information, Hudson Engineering should be given the opportunity to revise our recommendations as necessary.

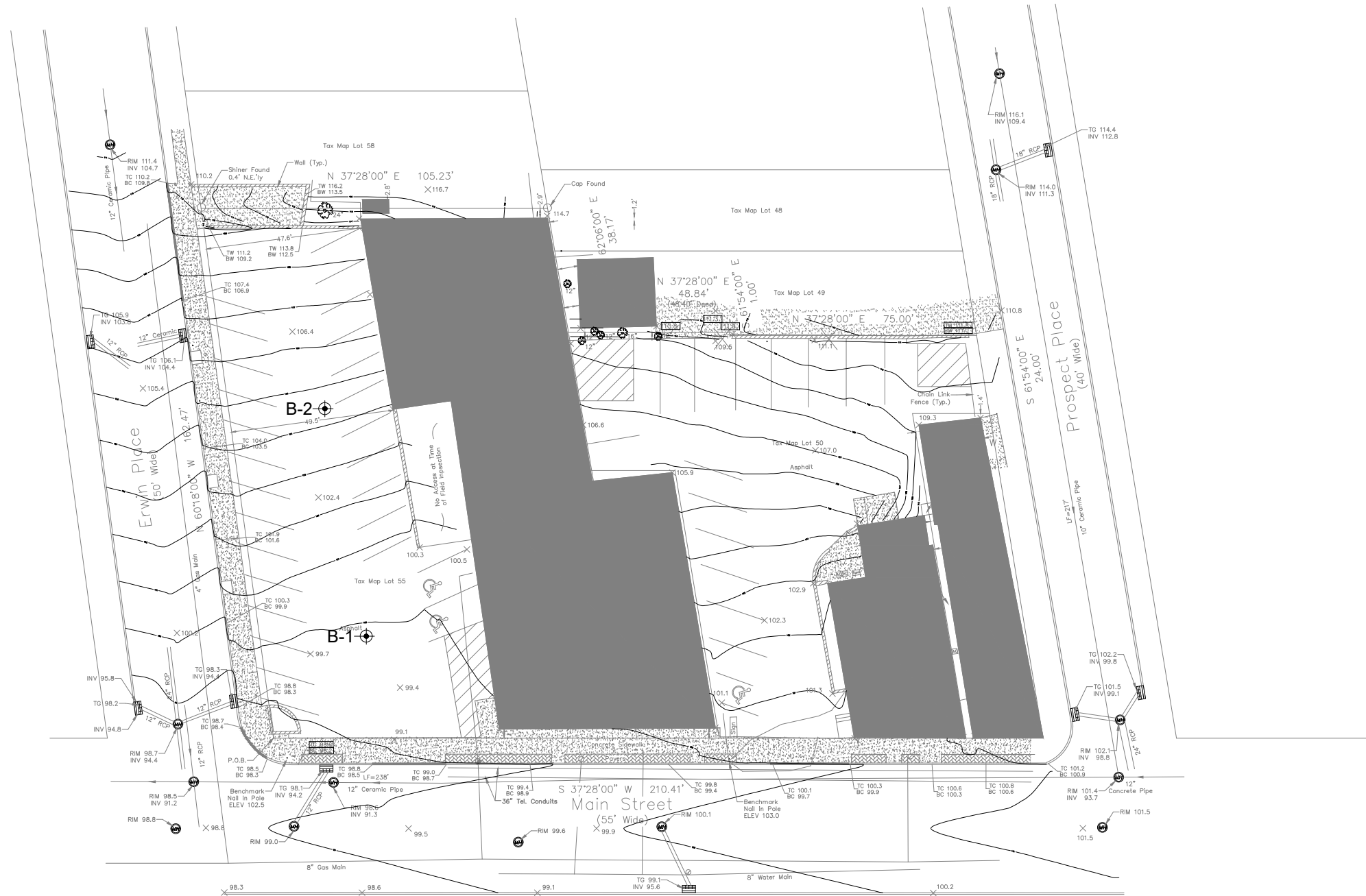
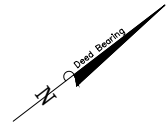
## **6 Bibliography**

Interior vs. Exterior Foundation Drains

*National Geologic Map Database*2004

*National Geologic Map Database*2011

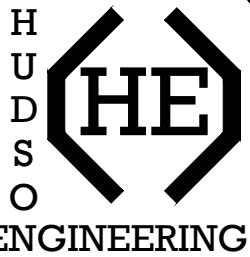
## **Appendix A: Boring Testing Locations**



NOTES:

1. MAP REPRESENTS APPROXIMATE LOCATION OF BORINGS.
2. SURVEY IS PROVIDED BY OTHERS.

1 BORING LOCATION MAP  
S-100 SCALE: NTS



HUDSON ENGINEERING, LLC  
25 WEST 8TH STREET BAYONNE,  
NEW JERSEY 07002  
(201) 614-5304

| No. | REVISION             | DATE       |
|-----|----------------------|------------|
| 1   | BORING LOCATIONS MAP | 08/19/2025 |

262-270 MAIN ST DEVELOPMENT  
GEOTECHNICAL INVESTIGATION  
BORING LOCATION MAP

| DRAWN                              | DESIGN              | CHECKED |
|------------------------------------|---------------------|---------|
| AG                                 | AG                  | JC      |
| CLIENT:<br>JORGE MASTROPIETRO ARCH |                     |         |
| JOB No.:<br>JMA02P003.05           | DATE:<br>08/19/2025 |         |
| BINDING ORDER:                     | SHEET #:            |         |
| 01 of 01                           | S-100.00            |         |

**Appendix B: Soil Boring Logs**

Project: **262-270 Main St Geotechnical Investigation**  
 Project Location: **262-270 Main St, West Orange, NJ 07052**  
 Project Number: **JMA02P003.06**

**Log of Boring B1**  
**Sheet 1 of 1**

|                                                                 |                                                    |                                                     |
|-----------------------------------------------------------------|----------------------------------------------------|-----------------------------------------------------|
| Date(s) Drilled<br><b>5/29/2025</b>                             | Logged By<br><b>A.G.</b>                           | Checked By<br><b>J.C.</b>                           |
| Drilling Method<br><b>Standard Penetration Test (SPT)</b>       | Drill Bit Size/Type<br><b>4" Hollow Stem Auger</b> | Total Depth of Borehole<br><b>30 feet bgs</b>       |
| Drill Rig Type<br><b>Track Rig</b>                              | Drilling Contractor<br><b>SANO Drilling</b>        | Approximate Surface Elevation<br><b>99.7</b>        |
| Groundwater Level and Date Measured<br><b>18 FT Below Grade</b> | Sampling Method(s)<br><b>SPT</b>                   | Hammer Data<br><b>1.38" 140 lb Automatic Hammer</b> |
| Borehole Backfill<br><b>Cuttings</b>                            | Location<br><b>SouthWest of existing Lot</b>       |                                                     |

| Elevation (feet) | Depth (feet) | Sample Type | Sample Number | Sampling Resistance, blows/ft | Material Type | Graphic Log                                                                         | MATERIAL DESCRIPTION                                                                               | REMARKS AND OTHER TESTS |
|------------------|--------------|-------------|---------------|-------------------------------|---------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-------------------------|
| 99.7             | 0            |             | S1            | 0-8<br>2-2                    | ML            |    | Silt                                                                                               | 6" Asphalt              |
|                  |              |             | S2            | 2-2<br>2-2                    | Cuttings      |    | Cuttings                                                                                           |                         |
| 94.7             | 5            |             | S3            | 4-10<br>18-17                 | GM            |    | Brown fine (-) Gravel, and (-) medium to fine Sand, little (-) fine Silt; (GM).                    |                         |
|                  |              |             | S4            | 8-14<br>14-16                 | GM            |   | Brown fine (-) Gravel, and (-) medium to fine Sand, little (-) fine Silt; (GM).                    |                         |
|                  |              |             |               | 19-22<br>27-31                | GM            |  | Brown fine (-) Gravel, and (-) medium to fine Sand, little (-) fine Silt; (GM).                    |                         |
| 89.7             | 10           |             | S5            | 15-19<br>24-24                | GM            |  | Brown fine (-) Gravel, and (-) medium to fine Sand, little (-) fine Silt; (GM).                    |                         |
|                  |              |             |               | 7-18<br>19-14                 | GM            |  | Brown fine (-) Gravel, and (-) medium to fine Sand, little (-) fine Silt; (GM).                    |                         |
| 84.7             | 15           |             |               |                               |               |                                                                                     |                                                                                                    |                         |
|                  |              |             | S6            | 10-25<br>12-8                 | SP-SM         |  | Brown (+) medium to fine SAND, and (-) coarse to fine Gravel, trace (-) Silt; (SP-SM).             |                         |
| 79.7             | 20           |             |               |                               |               |                                                                                     |                                                                                                    |                         |
|                  |              |             | S7            | 29-50/0                       | SM            |  | Brown (-) fine Sand, some (-) medium to fine Gravel, some (-) fine Silt, trace (-) fine Clay; (SM) |                         |
| 74.7             | 25           |             |               |                               |               |                                                                                     |                                                                                                    |                         |
|                  |              |             |               | 50/2                          |               |                                                                                     | No Recovery. Refusal at 30 ft below grade. End of Boring.                                          |                         |
| 69.7             | 30           |             |               |                               |               |                                                                                     |                                                                                                    |                         |

Project: **262-270 Main St Geotechnical Investigation**  
 Project Location: **262-270 Main St, West Orange, NJ 07052**  
 Project Number: **JMA02P003.06**

## Key to Log of Boring Sheet 1 of 1

| Elevation (feet) | Depth (feet) | Sample Type | Sample Number | Sampling Resistance, blows/ft | Material Type | Graphic Log | MATERIAL DESCRIPTION | REMARKS AND OTHER TESTS |
|------------------|--------------|-------------|---------------|-------------------------------|---------------|-------------|----------------------|-------------------------|
| 1                | 2            | 3           | 4             | 5                             | 6             | 7           | 8                    | 9                       |

### COLUMN DESCRIPTIONS

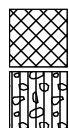
- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>1</b> Elevation (feet): Elevation (MSL, feet).</p> <p><b>2</b> Depth (feet): Depth in feet below the ground surface.</p> <p><b>3</b> Sample Type: Type of soil sample collected at the depth interval shown.</p> <p><b>4</b> Sample Number: Sample identification number.</p> <p><b>5</b> Sampling Resistance, blows/ft: Number of blows to advance driven sampler one foot (or distance shown) beyond seating interval using the hammer identified on the boring log.</p> | <p><b>6</b> Material Type: Type of material encountered.</p> <p><b>7</b> Graphic Log: Graphic depiction of the subsurface material encountered.</p> <p><b>8</b> MATERIAL DESCRIPTION: Description of material encountered. May include consistency, moisture, color, and other descriptive text.</p> <p><b>9</b> REMARKS AND OTHER TESTS: Comments and observations regarding drilling or sampling made by driller or field personnel.</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### FIELD AND LABORATORY TEST ABBREVIATIONS

CHEM: Chemical tests to assess corrosivity  
 COMP: Compaction test  
 CONS: One-dimensional consolidation test  
 LL: Liquid Limit, percent

PI: Plasticity Index, percent  
 SA: Sieve analysis (percent passing No. 200 Sieve)  
 UC: Unconfined compressive strength test,  $Q_u$ , in ksf  
 WA: Wash sieve (percent passing No. 200 Sieve)

### MATERIAL GRAPHIC SYMBOLS



Cuttings

Silty GRAVEL (GM)



SILT, SILT w/SAND, SANDY SILT (ML)

Silty SAND (SM)

Poorly graded SAND with Silt (SP-SM)

### TYPICAL SAMPLER GRAPHIC SYMBOLS



Auger sampler

Bulk Sample

3-inch-OD California w/ brass rings



CME Sampler

Grab Sample

2.5-inch-OD Modified California w/ brass liners



Pitcher Sample

2-inch-OD unlined split spoon (SPT)

Shelby Tube (Thin-walled, fixed head)

### OTHER GRAPHIC SYMBOLS

- ▽ Water level (at time of drilling, ATD)
- ▽ Water level (after waiting, AW)
- Minor change in material properties within a stratum
- Inferred/gradational contact between strata
- ?— Queried contact between strata

### GENERAL NOTES

- Soil classifications are based on the Unified Soil Classification System. Descriptions and stratum lines are interpretive, and actual lithologic changes may be gradual. Field descriptions may have been modified to reflect results of lab tests.
- Descriptions on these logs apply only at the specific boring locations and at the time the borings were advanced. They are not warranted to be representative of subsurface conditions at other locations or times.

Project: **262-270 Main St Geotechnical Investigation**  
 Project Location: **262-270 Main St, West Orange, NJ 07052**  
 Project Number: **JMA02P003.06**

**Log of Boring B2**  
**Sheet 1 of 1**

|                                                                 |                                                    |                                                     |
|-----------------------------------------------------------------|----------------------------------------------------|-----------------------------------------------------|
| Date(s) Drilled<br><b>5/29/2025</b>                             | Logged By<br><b>A.G.</b>                           | Checked By<br><b>J.C.</b>                           |
| Drilling Method<br><b>Standard Penetration Test (SPT)</b>       | Drill Bit Size/Type<br><b>4" Hollow Stem Auger</b> | Total Depth of Borehole                             |
| Drill Rig Type<br><b>Track Rig</b>                              | Drilling Contractor<br><b>SANO Drilling</b>        | Approximate Surface Elevation<br><b>99.7</b>        |
| Groundwater Level and Date Measured<br><b>18 FT Below Grade</b> | Sampling Method(s)                                 | Hammer Data<br><b>1.38" 140 lb Automatic Hammer</b> |
| Borehole Backfill<br><b>Cuttings</b>                            | Location<br><b>NorthWest of existing Lot</b>       |                                                     |

| Elevation (feet) | Depth (feet) | Sample Type | Sample Number | Sampling Resistance, blows/ft | Material Type | Graphic Log | MATERIAL DESCRIPTION                                                                      | REMARKS AND OTHER TESTS |
|------------------|--------------|-------------|---------------|-------------------------------|---------------|-------------|-------------------------------------------------------------------------------------------|-------------------------|
| 99.7             | 0            |             |               | 0-8<br>9-5                    | SP-SM         |             | Reddish-Brown (+) coarse to fine SAND, and (-) fine Gravel, little (-) fine Silt; (SP-SM) |                         |
|                  |              |             |               | 6-9<br>12-22                  | SP-SM         |             | Reddish-Brown (+) coarse to fine SAND, and (-) fine Gravel, little (-) fine Silt; (SP-SM) |                         |
| 94.7             | 5            |             | S1            | 25-14<br>14-10                | SP-SM         |             | Reddish-Brown (+) coarse to fine SAND, and (-) fine Gravel, little (-) fine Silt; (SP-SM) |                         |
|                  |              |             | S2            | 10-11<br>18-18                | SP-SM         |             | Reddish-Brown (+) coarse to fine SAND, and (-) fine Gravel, little (-) fine Silt; (SP-SM) |                         |
|                  |              |             | S3            | 12-12<br>50/2                 | SP-SM         |             | Reddish-Brown (+) coarse to fine SAND, and (-) fine Gravel, little (-) fine Silt; (SP-SM) |                         |
| 89.7             | 10           |             |               |                               |               |             | Refusal at 9.5ft Below Grade Soil                                                         |                         |
| 84.7             | 15           |             |               |                               |               |             |                                                                                           |                         |
| 79.7             | 20           |             |               |                               |               |             |                                                                                           |                         |
| 74.7             | 25           |             |               |                               |               |             |                                                                                           |                         |
| 69.7             | 30           |             |               |                               |               |             |                                                                                           |                         |

Project: **262-270 Main St Geotechnical Investigation**  
Project Location: **262-270 Main St, West Orange, NJ 07052**  
Project Number: **JMA02P003.06**

## Key to Log of Boring Sheet 1 of 1

| Elevation (feet) | Depth (feet) | Sample Type | Sample Number | Sampling Resistance, blows/ft | Material Type | Graphic Log | MATERIAL DESCRIPTION | REMARKS AND OTHER TESTS |
|------------------|--------------|-------------|---------------|-------------------------------|---------------|-------------|----------------------|-------------------------|
| 1                | 2            | 3           | 4             | 5                             | 6             | 7           | 8                    | 9                       |

### COLUMN DESCRIPTIONS

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>1</b> Elevation (feet): Elevation (MSL, feet).</p> <p><b>2</b> Depth (feet): Depth in feet below the ground surface.</p> <p><b>3</b> Sample Type: Type of soil sample collected at the depth interval shown.</p> <p><b>4</b> Sample Number: Sample identification number.</p> <p><b>5</b> Sampling Resistance, blows/ft: Number of blows to advance driven sampler one foot (or distance shown) beyond seating interval using the hammer identified on the boring log.</p> | <p><b>6</b> Material Type: Type of material encountered.</p> <p><b>7</b> Graphic Log: Graphic depiction of the subsurface material encountered.</p> <p><b>8</b> MATERIAL DESCRIPTION: Description of material encountered. May include consistency, moisture, color, and other descriptive text.</p> <p><b>9</b> REMARKS AND OTHER TESTS: Comments and observations regarding drilling or sampling made by driller or field personnel.</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### FIELD AND LABORATORY TEST ABBREVIATIONS

CHEM: Chemical tests to assess corrosivity  
COMP: Compaction test  
CONS: One-dimensional consolidation test  
LL: Liquid Limit, percent

PI: Plasticity Index, percent  
SA: Sieve analysis (percent passing No. 200 Sieve)  
UC: Unconfined compressive strength test,  $Q_u$ , in ksf  
WA: Wash sieve (percent passing No. 200 Sieve)

### MATERIAL GRAPHIC SYMBOLS

 Poorly graded SAND with Silt (SP-SM)

### TYPICAL SAMPLER GRAPHIC SYMBOLS

|                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p> Auger sampler</p> <p> Bulk Sample</p> <p> 3-inch-OD California w/ brass rings</p> | <p> CME Sampler</p> <p> Grab Sample</p> <p> 2.5-inch-OD Modified California w/ brass liners</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p> Pitcher Sample</p> <p> 2-inch-OD unlined split spoon (SPT)</p> <p> Shelby Tube (Thin-walled, fixed head)</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### OTHER GRAPHIC SYMBOLS

 Water level (at time of drilling, ATD)

 Water level (after waiting, AW)

 Minor change in material properties within a stratum

 Inferred/gradational contact between strata

 Queried contact between strata

### GENERAL NOTES

- Soil classifications are based on the Unified Soil Classification System. Descriptions and stratum lines are interpretive, and actual lithologic changes may be gradual. Field descriptions may have been modified to reflect results of lab tests.
- Descriptions on these logs apply only at the specific boring locations and at the time the borings were advanced. They are not warranted to be representative of subsurface conditions at other locations or times.

**Figure B-1**



## **Appendix C: Laboratory Testing Results**



**CONSULTANTS, INC.**  
4405 South Clinton Avenue  
South Plainfield, NJ 07080

**Tel: (800) 545-ATUL**  
**(908) 754-8383**  
**Fax: (908) 754-8633**

**NJ EDA Approved Testing Laboratory • MBE/DBE Certified • NJ DEP Certified**  
[www.ANSConsultants.net](http://www.ANSConsultants.net)

Soil, Concrete, Masonry, Rebar, Asphalt, Structural Steel, Precast, Piles, Caissons, Fire-proofing, Roofing, Soil Boring, Concrete/Rock Coring, UST Removal, Environmental Testing & Reports

**CLIENT :** Hudson Engineering  
437 Palisade Avenue  
Passaic, NJ

**DATE :** 06/05//2025

**FILE NO. :** AOF-6133

**Attn. : Mr. Jorden Cecinini**

**PROJECT :** JMA02P003  
262 Main Street  
West Orange, NJ

**REPORT No. : 01**

**TEST REQUIRED :** Unconfined Compression Strength of intact Rock Core  
AS PER ASTM D 2938

**DATE RECEIVED:** 06/03/2025

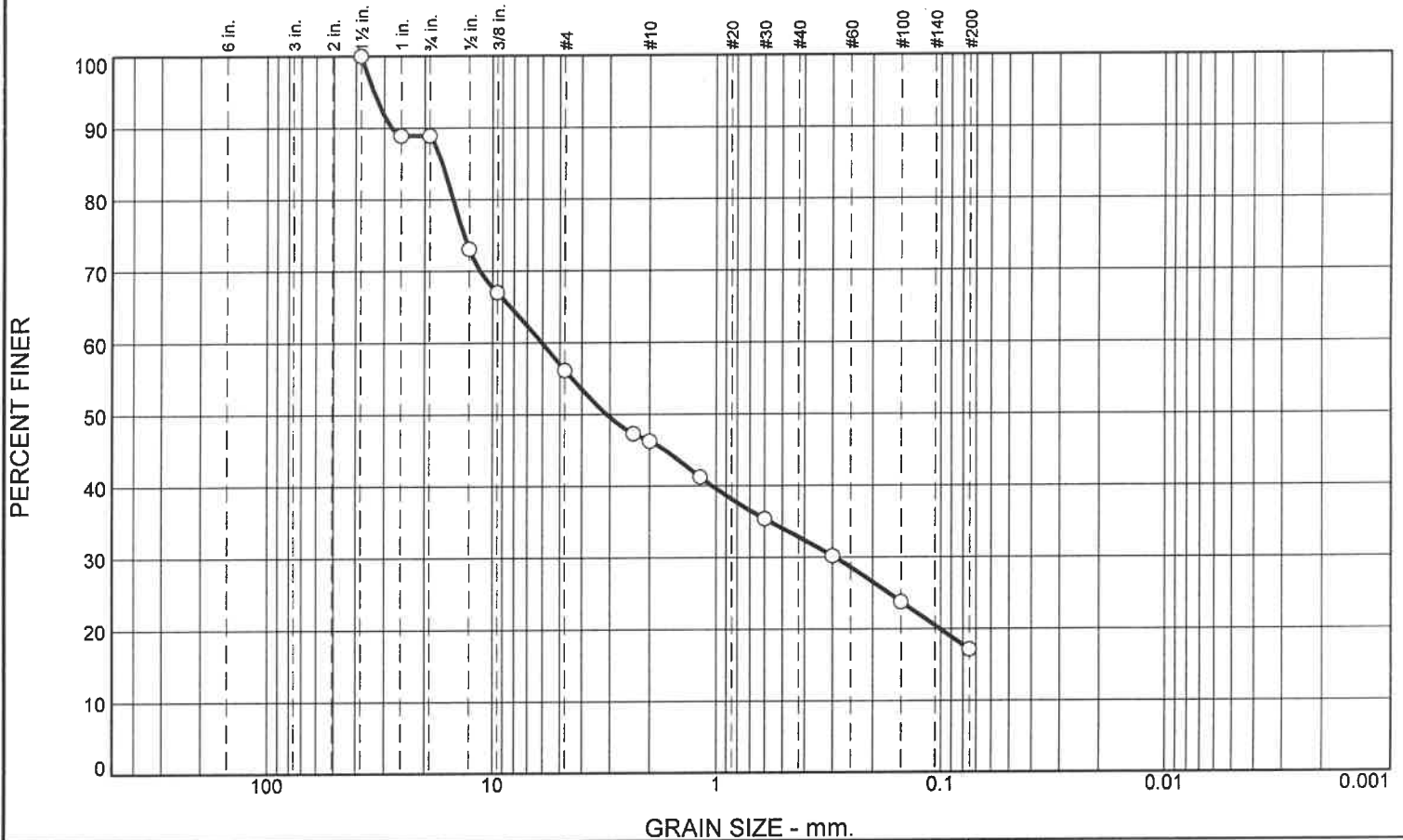
**DATE TESTED : 06/05/2025**

| IDENTIFICATION                 | C - 1  |  |  |  |
|--------------------------------|--------|--|--|--|
| DEPTH                          | N/A    |  |  |  |
| Date obtained                  | N/A    |  |  |  |
| Length of Core Drilled (in) :  | 9.5000 |  |  |  |
| Length of Core Prepared (in) : | 3.8370 |  |  |  |
| Diameter (in) :                | 1.9960 |  |  |  |
| Area (sq. in.)                 | 3.1294 |  |  |  |
| Ratio H to D :                 | 2.0000 |  |  |  |
| Correction Factor :            | 1.0000 |  |  |  |
| Crushing Load (lbs) :          | 26,990 |  |  |  |
| P. S. I. :                     | 8,625  |  |  |  |
| Corrected P. S. I. :           | 8,620  |  |  |  |
| Density pcf                    | 158.15 |  |  |  |

**REMARKS :**

1. Compressive strength of one (1) core was 8,620 psi.
2. Density of Rock core (unit weight) was 158.15 lb./ft<sup>3</sup>.
3. Compression testing machine of 500,000 lb. Capacity, manufactured by Test Mark Industries, Sr No. 10897, Model # CM-5000 EBS (Extended Frame) was utilized for testing cores.

# Particle Size Distribution Report As per ASTM D 6913



| % +3" | % Gravel |      | % Sand |        |      | % Fines |      |
|-------|----------|------|--------|--------|------|---------|------|
|       | Coarse   | Fine | Coarse | Medium | Fine | Silt    | Clay |
| 0.0   | 11.1     | 32.7 | 9.9    | 13.5   | 15.7 | 17.1    |      |

| SIEVE SIZE | PERCENT FINER | SPEC.* PERCENT | PASS? (X=NO) |
|------------|---------------|----------------|--------------|
| 1.5        | 100.0         |                |              |
| 1          | 88.9          |                |              |
| 3/4        | 88.9          |                |              |
| 1/2        | 73.0          |                |              |
| 3/8        | 67.0          |                |              |
| #4         | 56.2          |                |              |
| #8         | 47.3          |                |              |
| #10        | 46.3          |                |              |
| #16        | 41.2          |                |              |
| #30        | 35.4          |                |              |
| #50        | 30.2          |                |              |
| #100       | 23.8          |                |              |
| #200       | 17.1          |                |              |

\* (no specification provided)

## Material Description

Brown in color. silty gravel with sand

## Atterberg Limits

PL= NP

LL= NV

PI= NP

## Coefficients

D<sub>90</sub>= 27.8796

D<sub>85</sub>= 16.6778

D<sub>60</sub>= 6.0316

D<sub>50</sub>= 3.1095

D<sub>30</sub>= 0.2943

D<sub>15</sub>=

D<sub>10</sub>=

C<sub>u</sub>=

C<sub>c</sub>=

## Classification

USCS= GM

AASHTO= A-1-b

## Remarks

Sample was dropped off by client on 06/03/25 and tested on 06/05/25. In-Situ %MC=6.8  
F.M.=4.10

Location: B-1, S-3  
Sample Number: S-1

Depth: 4'-6'

Date: 06/05/2025

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**South Plainfield, New Jersey**

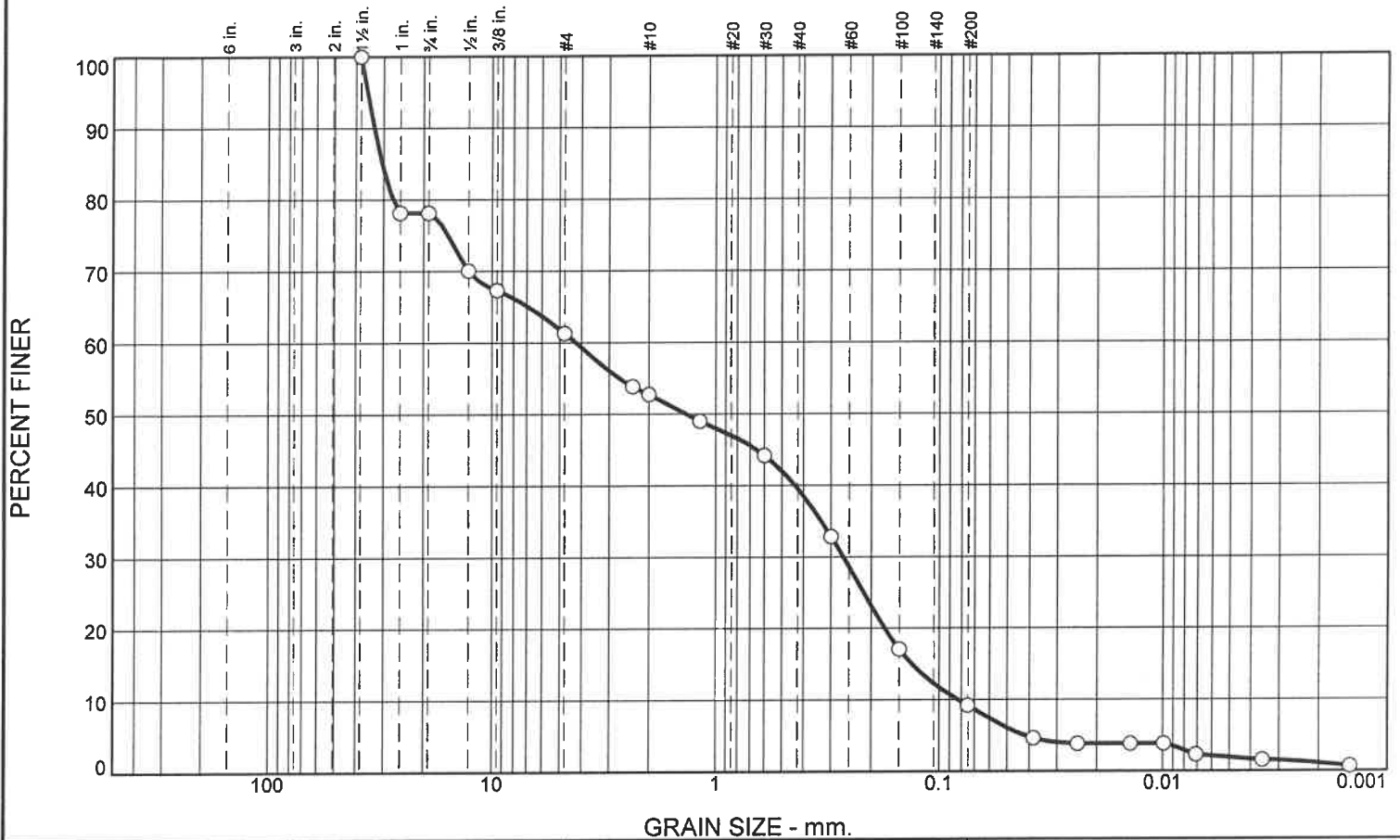
Client: Hudson Engineering LLC

Project: JMA02P003, 262 Main Street, West Orange, NJ

Project No: AOF-6133

Figure 1 F 1

# Particle Size Distribution Report As per ASTM D 6913, D-7928



| % +3" | % Gravel |      | % Sand |        |      | % Fines |      |
|-------|----------|------|--------|--------|------|---------|------|
|       | Coarse   | Fine | Coarse | Medium | Fine | Silt    | Clay |
| 0.0   | 21.9     | 16.8 | 8.6    | 13.1   | 30.4 | 7.3     | 1.9  |

| SIEVE SIZE | PERCENT FINER | SPEC.* PERCENT | PASS? (X=NO) |
|------------|---------------|----------------|--------------|
| 1.5        | 100.0         |                |              |
| 1          | 78.1          |                |              |
| 3/4        | 78.1          |                |              |
| 1/2        | 70.1          |                |              |
| 3/8        | 67.3          |                |              |
| #4         | 61.3          |                |              |
| #8         | 53.8          |                |              |
| #10        | 52.7          |                |              |
| #16        | 49.0          |                |              |
| #30        | 44.2          |                |              |
| #50        | 32.8          |                |              |
| #100       | 17.0          |                |              |
| #200       | 9.2           |                |              |

\* (no specification provided)

## Material Description

Brown in color, poorly graded sand with silt and gravel. Sand

## Atterberg Limits

PL= NP

LL= NV

PI= NP

## Coefficients

D<sub>90</sub>= 33.0166

D<sub>85</sub>= 30.4032

D<sub>60</sub>= 4.2394

D<sub>50</sub>= 1.3660

D<sub>30</sub>= 0.2653

D<sub>15</sub>= 0.1322

D<sub>10</sub>= 0.0828

C<sub>u</sub>= 51.22

C<sub>c</sub>= 0.20

## Classification

USCS= SP-SM

AASHTO= A-1-b

## Remarks

Sample was dropped off by client on 06/03/25 and tested on 06/05/25. In-Situ %MC=12.7

F.M.=3.96

Location: B-1, S-6  
Sample Number: S-2

Depth: 18'-20'

Date: 06/05/2025

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**South Plainfield, New Jersey**

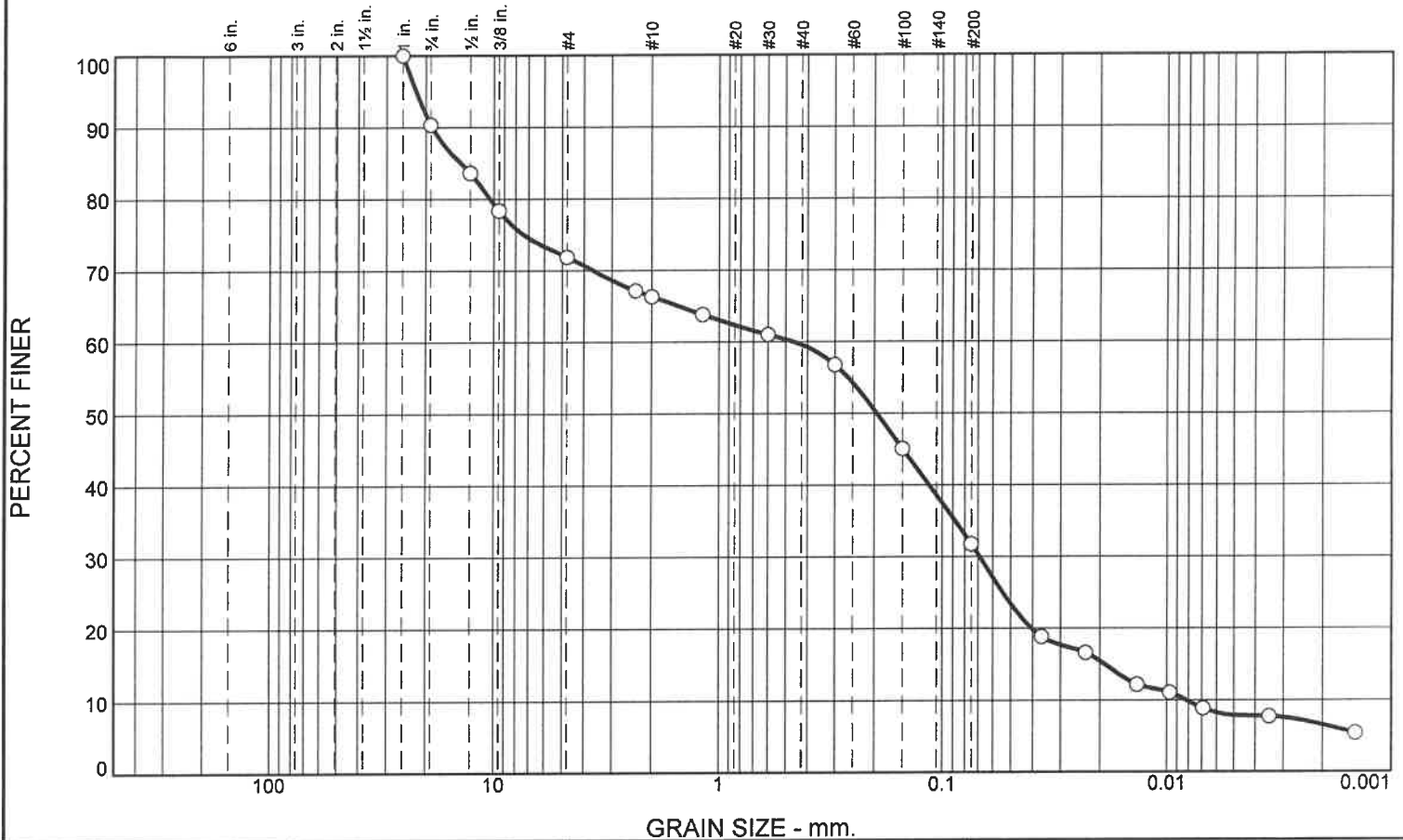
Client: Hudson Engineering LLC

Project: JMA02P003, 262 Main Street, West Orange, NJ

Project No: AOF-6133

Figure 2 F 1

# Particle Size Distribution Report As per ASTM D 6913, D-7928



| % +3" | % Gravel |      | % Sand |        |      | % Fines |      |
|-------|----------|------|--------|--------|------|---------|------|
|       | Coarse   | Fine | Coarse | Medium | Fine | Silt    | Clay |
| 0.0   | 9.6      | 18.5 | 5.6    | 6.7    | 27.8 | 23.9    | 7.9  |

| SIEVE SIZE | PERCENT FINER | SPEC.* PERCENT | PASS? (X=NO) |
|------------|---------------|----------------|--------------|
| 1          | 100.0         |                |              |
| 3/4        | 90.4          |                |              |
| 1/2        | 83.7          |                |              |
| 3/8        | 78.4          |                |              |
| #4         | 71.9          |                |              |
| #8         | 67.1          |                |              |
| #10        | 66.3          |                |              |
| #16        | 63.8          |                |              |
| #30        | 61.0          |                |              |
| #50        | 56.8          |                |              |
| #100       | 45.0          |                |              |
| #200       | 31.8          |                |              |

\* (no specification provided)

## Material Description

Reddish brown in color. silty sand with gravel. Sandy loam.

## Atterberg Limits

PL= NP

LL= NV

PI= NP

## Coefficients

D<sub>90</sub>= 18.7733

D<sub>85</sub>= 13.8957

D<sub>60</sub>= 0.4644

D<sub>50</sub>= 0.1949

D<sub>30</sub>= 0.0689

D<sub>15</sub>= 0.0191

D<sub>10</sub>= 0.0082

C<sub>u</sub>= 56.79

C<sub>c</sub>= 1.25

## Classification

USCS= SM

AASHTO= A-2-4(0)

## Remarks

Sample was dropped off by client on 06/03/25 and tested on 06/05/25. In-Situ %MC=12.7  
F.M.=2.66

Location: B-1, S-7  
Sample Number: S-3

Depth: 23'-25'

Date: 06/05/2025

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**South Plainfield, New Jersey**

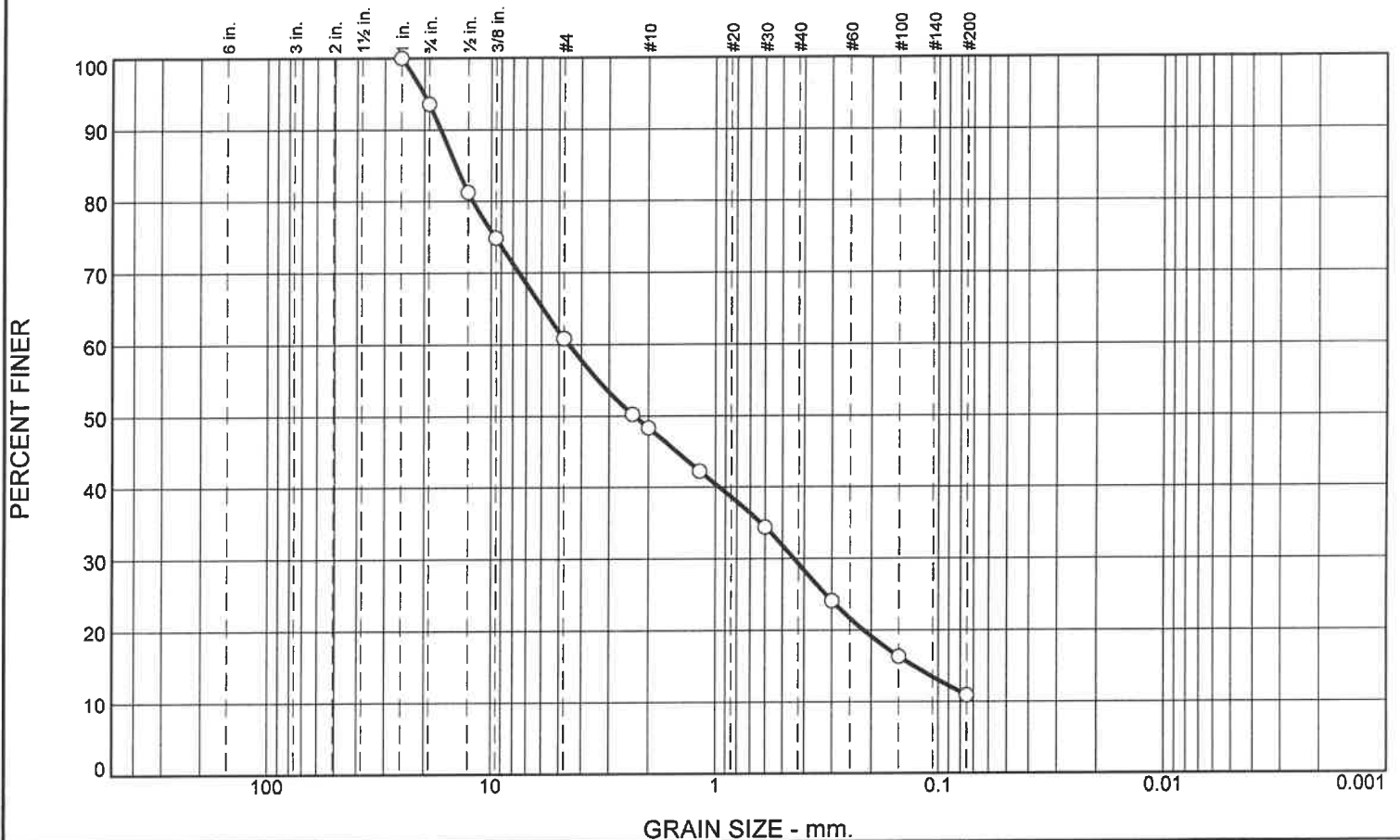
Client: Hudson Engineering LLC

Project: JMA02P003, 262 Main Street, West Orange, NJ

Project No: AOF-6133

Figure 3 F 1

# Particle Size Distribution Report As per ASTM D 6913,



GRAIN SIZE - mm.

| % +3" | % Gravel |      | % Sand |        |      | % Fines |      |
|-------|----------|------|--------|--------|------|---------|------|
|       | Coarse   | Fine | Coarse | Medium | Fine | Silt    | Clay |
| 0.0   | 6.4      | 32.7 | 12.6   | 19.0   | 18.4 | 10.9    |      |

| SIEVE SIZE | PERCENT FINER | SPEC.* PERCENT | PASS? (X=NO) |
|------------|---------------|----------------|--------------|
| 1          | 100.0         |                |              |
| 3/4        | 93.6          |                |              |
| 1/2        | 81.3          |                |              |
| 3/8        | 74.8          |                |              |
| #4         | 60.9          |                |              |
| #8         | 50.2          |                |              |
| #10        | 48.3          |                |              |
| #16        | 42.3          |                |              |
| #30        | 34.4          |                |              |
| #50        | 24.1          |                |              |
| #100       | 16.3          |                |              |
| #200       | 10.9          |                |              |

\* (no specification provided)

## Material Description

Reddish brown in color. poorly graded sand with silt and gravel

PL= NP

## Atterberg Limits

LL= NV

PI= NP

## Coefficients

D<sub>90</sub>= 16.8733

D<sub>85</sub>= 14.4169

D<sub>60</sub>= 4.5337

D<sub>50</sub>= 2.3156

D<sub>30</sub>= 0.4448

D<sub>15</sub>= 0.1288

D<sub>10</sub>=

C<sub>u</sub>=

C<sub>c</sub>=

## Classification

USCS= SP-SM

AASHTO= A-1-a

## Remarks

Sample was dropped off by client on 06/03/25 and tested on 06/05/25. In-Situ %MC=5.8  
F.M.=4.03

Location: B-2, S-3  
Sample Number: S-4

Depth: 8'-10'

Date: 06/05/2025

**ANS CONSULTANTS, INC.**

**South Plainfield, New Jersey**

Client: Hudson Engineering LLC

Project: JMA02P003, 262 Main Street, West Orange, NJ

Project No: AOF-6133

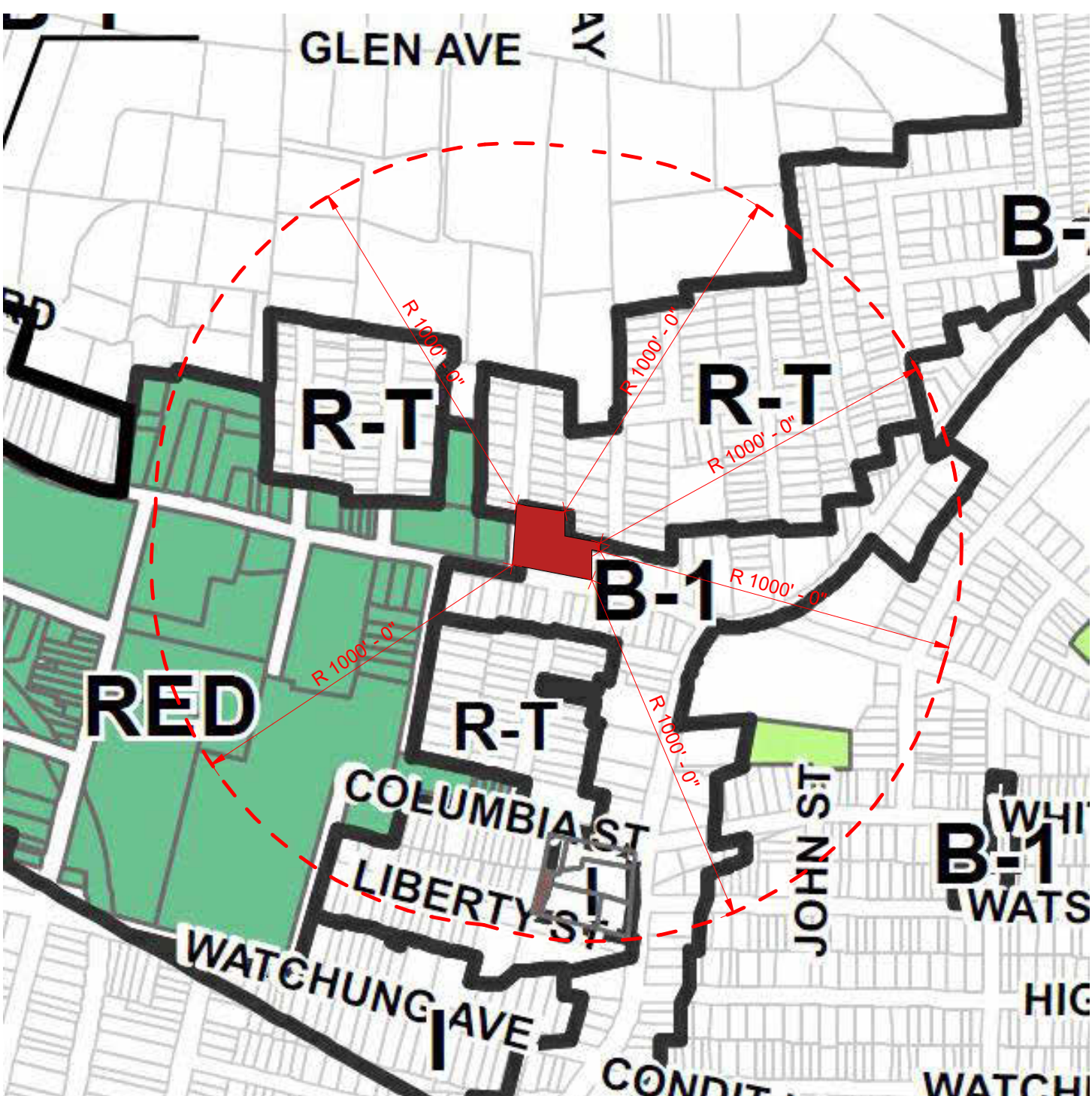
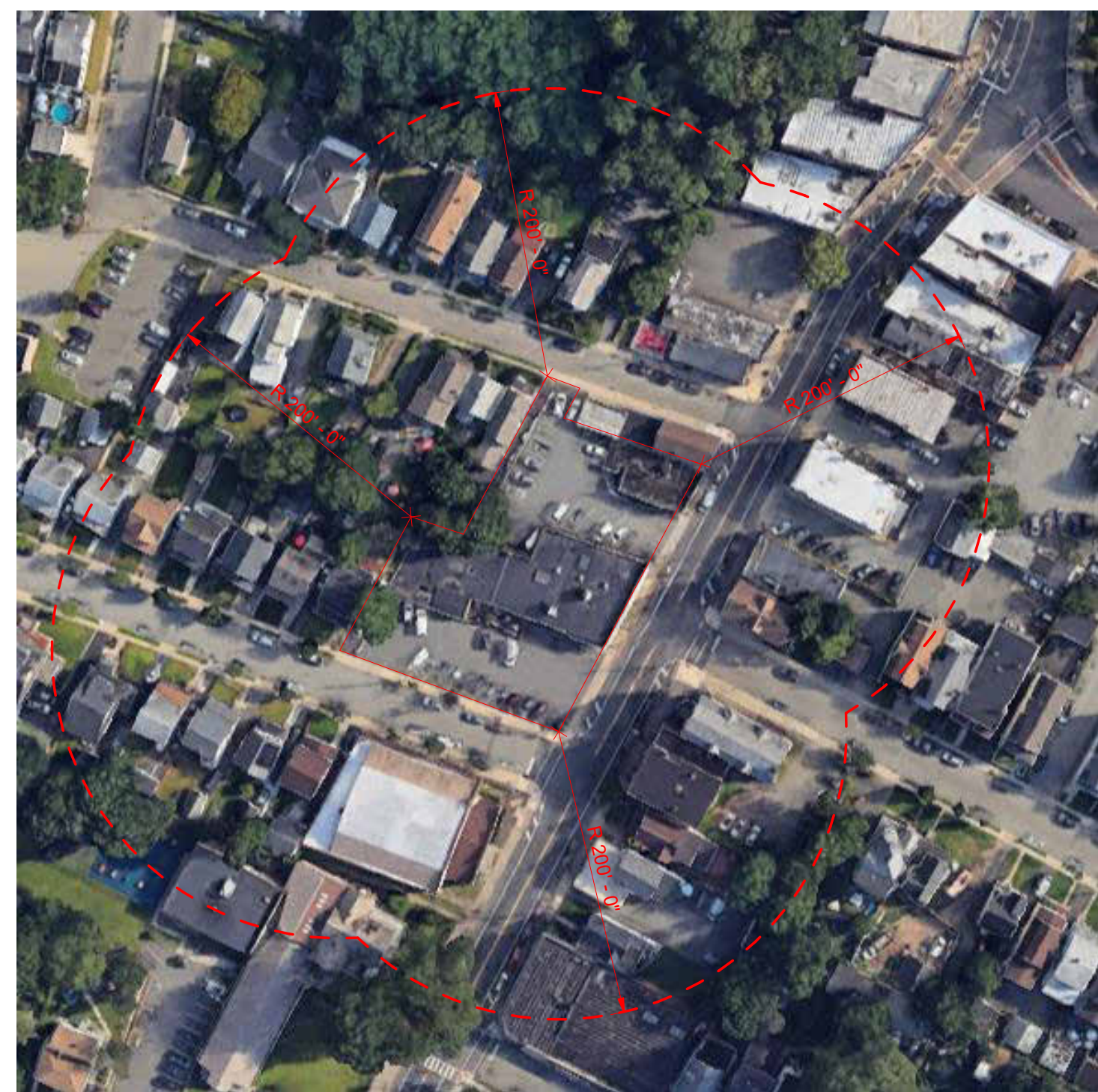
Figure 4 F 1



RENOVATION AND ADDITION  
262-270 MAIN STREET  
WEST ORANGE, NJ 07052

BLOCK 114, LOT 50 & 55  
ESSEX COUNTY

PRELIMINARY & FINAL SITE PLAN



SIGNAGE CALCULATION

**SIGNAGE PERMITTED:**  
1.5 SQUARE FEET OF SIGN AREA FOR EACH ONE FOOT OF THE WIDTH OF THE BUILDING, UP TO A MAXIMUM OF 200 SQUARE FEET FOR EACH FACADE FRONTING A STREET, SIDEWALK, OR PARKING AREA. THE MAXIMUM HEIGHT OF ANY FACADE SIGN SHALL BE TWO FEET.

MAIN ST. FACADE LENGTH: 89' 10"  
SIGNAGE: 89' 10" x 1.5 = 134.75SF

**SIGNAGE PROPOSED:**  
MAIN ST. SIGNAGE: 94.00SF

| BUILDING AND SITE DATA                                |               |
|-------------------------------------------------------|---------------|
| ITEM                                                  | DATA          |
| BLOCK NO.                                             | 114           |
| LOT NO.                                               | 50 & 55       |
| ZONING DISTRICT                                       | B-1           |
| OCCUPANCY                                             | S, M          |
| USE GROUP                                             | S-1, S-2, M   |
| CONSTRUCTION TYPE                                     | A-III         |
| SITE AREA                                             | 30,218 SF     |
| BUILDING HEIGHT                                       | 24'           |
| NUMBER OF STORIES                                     | 1 1/2         |
| AREA OF LARGEST FLOOR                                 | 13,934 SF     |
| BUILDING FOOTPRINT                                    | 13,934 SF     |
| TOTAL LAND AREA DISTURBED                             | 30,218 SF     |
| BUILDING AREA                                         | 19,744 SF     |
| VOLUME                                                | CF            |
| FLOOD HAZARD ZONE                                     | X             |
| BASE FLOOD ELEVATION                                  | N/A           |
| RESIDENTIAL GSF                                       | 0 SF          |
| RETAIL GSF                                            | X SF          |
| DWELLING UNITS                                        | 0             |
| PARKING SPACES                                        | 57            |
| PRIMARY STRUCTURAL FRAME FIRE RATING                  | TYPE III-A: 1 |
| EXTERIOR BEARING WALL FIRE RATING                     | TYPE III-A: 2 |
| INTERIOR BEARING WALL FIRE RATING                     | TYPE III-A: 1 |
| NON-BEARING INTERIOR WALLS AND PARTITIONS FIRE RATING | TYPE III-A: 0 |
| FLOOR CONSTRUCTION FIRE RATING                        | TYPE III-A: 1 |
| ROOF CONSTRUCTION FIRE RATING                         | TYPE III-A: 1 |

| GROSS BUILDING SQUARE FOOTAGE |           |
|-------------------------------|-----------|
| LEVEL                         | AREA      |
| FIRST FLOOR                   | 13,934 SF |
| SECOND FLOOR                  | 5,810 SF  |
| GRAND TOTAL                   | 19,744 SF |

01 LOCATION MAP  
SCALE: 1" = 100'-0"



CURRENT SITE PHOTO

02 ZONING MAP  
SCALE: 1" = 400'-0"

| ZONING DISTRICTS WITHIN 1000' |                             |
|-------------------------------|-----------------------------|
| ZONE                          | TYPE                        |
| B-1                           | RETAIL BUSINESS             |
| B-2                           | GENERAL BUSINESS            |
| I                             | INDUSTRY                    |
| R-1                           | ONE-FAMILY DWELLINGS        |
| R-T                           | TWO-FAMILY DWELLINGS        |
| RED                           | DOWNTOWN REDEVELOPMENT AREA |

| APPLICABLE CODES                                                      |  |
|-----------------------------------------------------------------------|--|
| INTERNATIONAL BUILDING CODE 2021 NEW JERSEY EDITION (NJAC 5:23-3.14)  |  |
| 2021 (NATIONAL STANDARD/INTERNATIONAL) PLUMBING CODE (NJAC 5:23-3.15) |  |
| 2020 NATIONAL ELECTRIC CODE (NFPA 70) (NJAC 5:23-3.16)                |  |
| ASHRAE 90.1-2019 (NJAC 5:23-3.18)                                     |  |
| 2021 INTERNATIONAL MECHANICAL CODE (IMC) (NJAC 5:23-3.20)             |  |
| 2021 INTERNATIONAL FUEL GAS CODE (IFGC) (NJAC 5:23-3.22)              |  |
| ICC/ANSI A117.1-2017                                                  |  |
| 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN                              |  |
| FAIR HOUSING ACT DESIGN MANUAL, APRIL 1998                            |  |
| 2015 INTERNATIONAL FIRE CODE (IFC)                                    |  |

PARKING CALCULATION

PARKING REQUIRED:

RETAIL: 1 PER 300 SF (B-1 IN CBD)  
RETAIL AREA: **18,744 SF**  
19,744 SF - 1,000 SF (NO PARKING SPACE ARE REQUIRED FOR THE FIRST 1,000 SF)

PARKING REQUIRED: **62 SPOTS**

**TOTAL PARKING REQUIRED: 62**

PARKING PROPOSED:

10 ON-STREET PARKING SPOTS  
46 OFF STREET PARKING SPOTS  
5 EV PARKING SPOT CREDIT

**TOTAL PARKING PROPOSED: 61**

LOADING SPACE REQUIRED:

RETAIL: 1 SPACE FROM 2,500 SF TO 9,999 SF  
1 ADDITIONAL SPACE FOR EACH ADDITIONAL 10,000 SQUARE FEET OR PART THEREOF.  
RETAIL AREA: 19,744 SF  
LOADING SPACE REQUIRED: 2 SPACES

**TOTAL LOADING SPACE REQUIRED: 2**

LOADING SPACE PROPOSED:

1 OF-STREET LOADING SPOT  
1 TEMPORARY ON-STREET LOADING SPOT

**TOTAL LOADING SPACE PROPOSED: 2**

ON WEEKDAYS BETWEEN 7:00 AM AND 11:00 AM, A TOTAL OF **58 PARKING SPACES** WILL BE AVAILABLE DUE TO TEMPORARY LOADING USE

| ZONING TABULATION CHART (B-1 - RETAIL BUSINESS IN CENTRAL BUSINESS DISTRICT) |                                                                                      |                          |                                                                                                                                                          |          |                         |
|------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------------|
| ITEM                                                                         | PERMITTED                                                                            | EXISTING                 | PROPOSED                                                                                                                                                 | VARIANCE | NOTE                    |
| PRINCIPAL USE                                                                | RETAIL STORE                                                                         | RETAIL STORE, RESTAURANT | RETAIL STORE                                                                                                                                             | NO       |                         |
| MIN. LOT AREA                                                                | NO MINIMUM                                                                           | 30,218 SF                | 30,218 SF                                                                                                                                                | NO       |                         |
| MIN. LOT WIDTH                                                               | NO MINIMUM                                                                           | 210'-4"                  | 210'-4"                                                                                                                                                  | NO       |                         |
| MIN. FRONT YARD SETBACK                                                      | NO MINIMUM                                                                           | 0'-0"                    | 0'-0"                                                                                                                                                    | NO       |                         |
| MIN. REAR YARD SETBACK                                                       | NO MINIMUM                                                                           | 0'-0"                    | 0'-0"                                                                                                                                                    | YES      | EXISTING NON-CONFORMING |
| MIN. SIDE YARD SETBACK                                                       | 30'-0"                                                                               | 2'-11"                   | 0'-0"                                                                                                                                                    | NO       |                         |
| MIN. SIDE YARD SETBACK                                                       | NONE REQUIRED - 6'-00" IF PROVIDED                                                   | 0'-0"                    | 0'-0"                                                                                                                                                    | NO       |                         |
| MAX. STRUCTURE HEIGHT                                                        | 2 1/4 STORIES AND NOT EXCEEDING 35'                                                  | 18.3'                    | 1 1/4 STORIES (25')                                                                                                                                      | NO       |                         |
| MAXIMUM BUILDING COVERAGE                                                    | 60%                                                                                  | 37%                      | 45%                                                                                                                                                      | NO       |                         |
| MAXIMUM LOT COVERAGE                                                         | 75%                                                                                  | 99%                      | 97%                                                                                                                                                      | YES      | EXISTING NON-CONFORMING |
| AUTOMOBILE PARKING SPACES                                                    | 1 PER 300 SQUARE FEET OF GROSS FLOOR AREA                                            | 42 PARKING SPOTS         | 10 ON-STREET/46 OFF STREET/5 EV PARKING = 61 PARKING SPOTS<br>ON WEEKDAYS BETWEEN 7:00 AM AND 11:00 AM = 58 PARKING SPOTS - DUE TO TEMPORARY LOADING USE | YES      |                         |
| LOADING SPACES                                                               | TWO THOUSAND FIVE HUNDRED TO 9,999 SQUARE FEET, ONE SPACE - 2 LOADING SPACE REQUIRED |                          | 1 OFF-STREET LOADING SPACE/TEMPORARY ON-STREET LOADING SPOT                                                                                              | YES      |                         |
| LANDSCAPED PLANS                                                             | ONE TREE PLUS GROUND LEVEL PLANTING FOR EACH 10 PARKING STALLS                       | 1 TREE                   | 6 TREES                                                                                                                                                  | NO       |                         |
| SIGNAGE AREA                                                                 | 1.5 SQUARE FEET FOR EACH ONE FOOT OF THE WIDTH OF THE BUILDING                       | -                        | MAIN ST.: 94.00SF                                                                                                                                        | NO       |                         |
| SIGNAGE MAXIMUM HEIGH                                                        | 2 FEET                                                                               | -                        | MAIN ST.: 8 FEET                                                                                                                                         | YES      |                         |
| EV PARKING SPOTS                                                             | 10% OF TOTAL PARKING COUNT                                                           | -                        | 5                                                                                                                                                        | NO       |                         |

WEST ORANGE PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING BOARD APPROVAL

ARCHITECT:

JORGE E. MASTROPIETRO  
NY LICENSE NO. 036208-1

JENNIFER PALERMO  
NJ LICENSE NO. AI 015932

PROJECT:

262-270 MAIN STREET  
WEST ORANGE  
ESSEX COUNTY, NJ 07052  
BLOCK 114 LOT 50 & 55

OWNER:

262 MAIN STREET  
REALTY LLC  
262-270 MAIN STREET  
WEST ORANGE, NJ 07052  
646 427 9908

CONSULTANTS:

TRAFFIC ENGINEER  
DOLAN&DEAN  
CONSULTING ENGINEERS, LLC  
181 WEST HIGH STREET  
SOMERVILLE, NJ 08876  
908 927 0100

STRUCTURAL ENGINEER  
HUDSON ENGINEERING, LLC.  
25 W8TH STREET, BSMT  
BAYONNE, NJ 07002  
201 614 5304

CIVIL ENGINEER  
HUDSON ENGINEERING, LLC.  
25 W8TH STREET, BSMT  
BAYONNE, NJ 07002  
201 614 5304

ARCHITECT'S SEAL:

PROGRESS DATE: 29-01-2026

JM  
PRINCIPAL IN CHARGE  
CC  
PROJECT TEAM

JM  
CHECKED BY  
SHEET DESCRIPTION  
COVER SHEET

| ISSUED FOR: |      |             |
|-------------|------|-------------|
| No.         | Date | Description |
|             |      |             |
|             |      |             |
|             |      |             |
|             |      |             |

A0.00

SHEET NUMBER

DOB APPROVAL STAMP:



SOUND CONTROL GUIDELINES

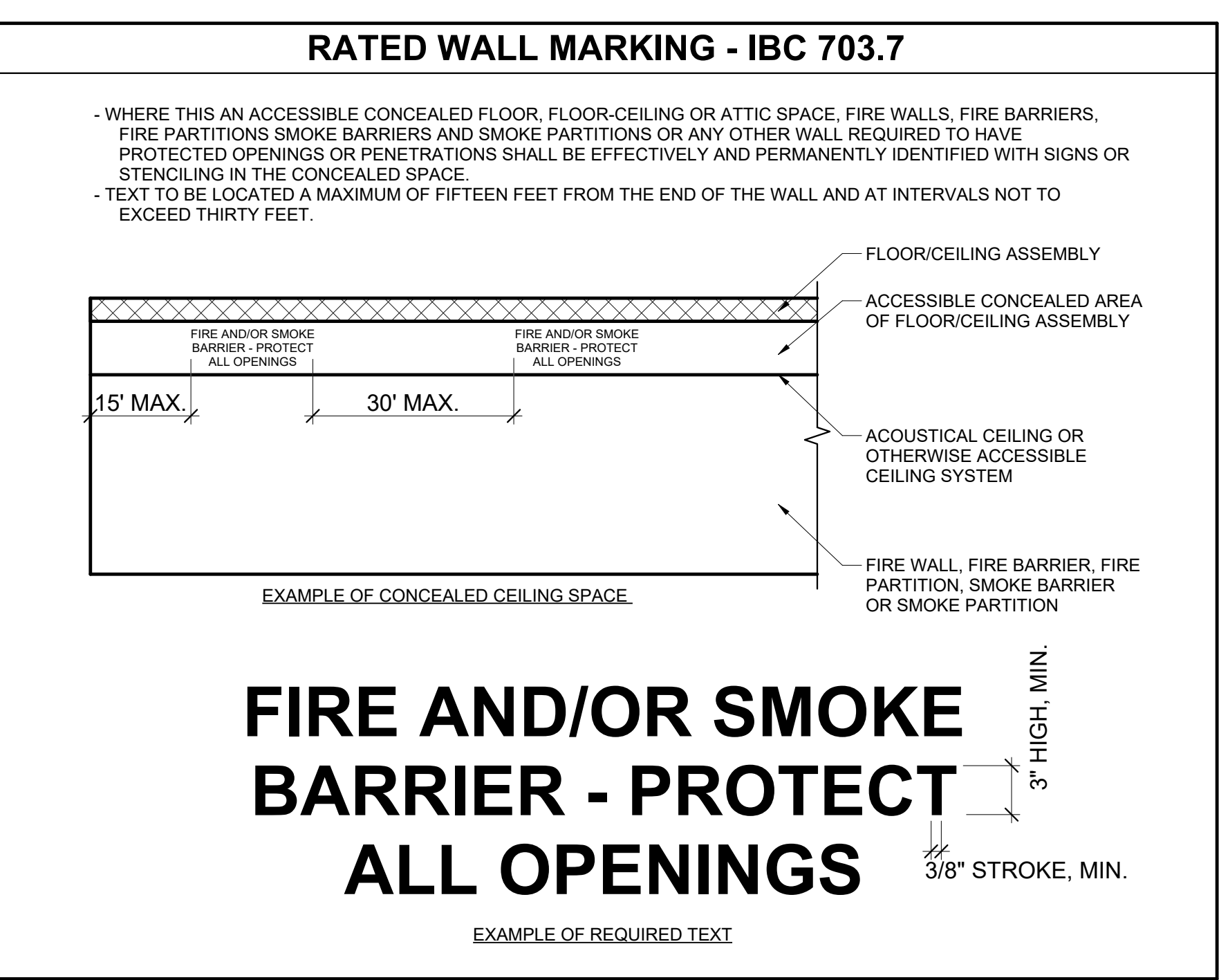
- A. OPENINGS AND PENETRATIONS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS, SOFFITS, OR HEATING, VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED STC RATING OF THE ASSEMBLY.
- B. FLOOR ASSEMBLIES THAT ARE CARPETED GENERALLY MEET THE MINIMUM IIC REQUIREMENTS. FLOOR ASSEMBLIES WITH HARD SURFACE FINISHES SUCH AS TILE, WOOD OR VINYL, GENERALLY REQUIRE ADDITIONAL ACOUSTICAL TREATMENT OR INSULATION TO MEET THE MINIMUM IIC REQUIREMENTS.
- C. THE FIRST ESSENTIAL FOR AIRBORNE SOUND ISOLATION USING ANY SYSTEM IS TO CLOSE OFF AIR LEAKS AND/OR FLANKING PATHS BY WHICH NOISE CAN GO THROUGH OR AROUND THE SYSTEM. SMALL CRACKS OR HOLES WILL INCREASE THE SOUND TRANSMISSION AT THE HIGHER FREQUENCIES. THIS CAN HAVE A DETRIMENTAL EFFECT ON THE OVERALL ACOUSTIC PERFORMANCE AND THE STC VALUE. PARTICULARLY FOR HIGHER ACOUSTICALLY RATED SYSTEMS, FAILURE TO OBSERVE SPECIAL CONSTRUCTION PRECAUTIONS CAN REDUCE THE EFFECTIVENESS OF THE PLANNED SOUND CONTROL METHODS.
- D. SYSTEMS SHALL BE AIRTIGHT. RECESSED WALL FIXTURES SUCH AS MEDICINE CABINETS, OR ELECTRICAL, TELEPHONE, AND TELEVISION DEVICES, WIRING, SPRINKLER PIPES, ETC., WHICH PENETRATE THE GYPSUM BOARD, SHALL NOT BE LOCATED BACK-TO-BACK OR IN THE SAME STUD CAVITY. ANY OPENING FOR SUCH FIXTURES AND FOR PIPING OUTLETS SHALL BE CUT TO THE PROPER SIZE AND SEALED. ELECTRICAL DEVICES SHALL BE INSTALLED IN FULL BOXES AND SEALED WITH A NON-HARDENING SEALANT, SUCH AS 3M BRAND FIRE BARRIER, MPP-45 MOLDABLE PUTTY PAD OR EQUAL.
- E. THE ENTIRE PERIMETER OF AN ACOUSTICAL ASSEMBLY SHALL BE MADE AIRTIGHT TO PREVENT SOUND TRANSMISSION THROUGH THE ASSEMBLY AND PREVENT SOUND FLANKING AROUND THE ASSEMBLY AND THROUGH ASSEMBLY PENETRATIONS. FLEXIBLE SEALANT OR AN ACOUSTICAL GASKET SHALL BE USED TO SEAL BETWEEN THE STC RATED ASSEMBLY AND ALL DISSIMILAR SURFACES AND ALSO BETWEEN THE ASSEMBLY AND SIMILAR SURFACES WHERE PERIMETER RELIEF IS REQUIRED. THE SPACING AND NUMBER OF MECHANICAL FASTENERS IS ALSO OF GREAT IMPORTANCE IN ACHIEVING A LISTED STC OR IIC RATING.
- F. PERIMETER SEALS IN WALL ASSEMBLIES: IN ORDER TO BE EFFECTIVE FOR THE LIFE OF THE BUILDING, SEALANTS MUST BE RESILIENT AND NON-HARDENING. STANDARD WEATHER CAULKING IS UNSATISFACTORY AS AN ACOUSTICAL SEALANT SINCE IT TENDS TO HARDEN OVER TIME. PLACEMENT OF THE SEALANT IS CRITICAL. THE PURPOSE OF THE SEAL IS TO PROVIDE A RESILIENT CLOSURE BETWEEN ONE SIDE OF AN ASSEMBLY AND THE OTHER, WHICH REDUCES THE POTENTIAL FOR FLANKING NOISE TRANSMISSION. THE PREFERRED PROCEDURE IS TO INSTALL THE GYPSUM WALL BOARD WITH A MINIMUM 1/4" GAP BETWEEN THE ADJACENT CEILING GYPSUM PANEL, AND ALSO AT THE SUBFLOOR. SEALANT SHOULD BE APPLIED TO THE GAP BETWEEN THE GYPSUM WALL BOARD AND THE SURROUNDING FLOOR, WALL AND CEILING COMPONENTS. CAULKING SHOULD NOT BE PLACED BENEATH THE SILL PLATE OR RUNNER TRACK OF A WALL ASSEMBLY.
- G. INSULATION INDICATED TO BE PROVIDED IN A WALL ASSEMBLY SHALL BE THE SAME DEPTH AS THE WALL STUD FRAMING, UNLESS OTHERWISE REQUIRED BY CODE. REGULAR U-FACE GLASS FIBER OR MINERAL WOOL INSULATION IS ACCEPTABLE. DO NOT OVERSTUFF THE INSULATION, AS THIS WILL REDUCE THE ACOUSTICAL PERFORMANCE OF THE ASSEMBLY.
- H. RESILIENT METAL COMPONENTS - RESILIENT CHANNELS SHALL BE DIETRICH RC DELUXE RCSD. RESILIENT CHANNELS POSSESS A SPRING ACTION TO DECOUPLE AND ISOLATE THE COMPONENTS THEY CONNECT, WHILE PROVIDING THE STRENGTH TO FIRMLY SUPPORT THESE COMPONENTS. A CONCERN IN THE INSTALLATION OF GYPSUM BOARD ON RESILIENT CHANNELS IS THE LENGTH OF THE FASTENER AND THE PLACEMENT OF THE FASTENER. THE FASTENER SHOULD NOT EXTEND INTO THE STUD OR JOIST, THUS SHORTING OUT THE RESILIENCY OF THE SYSTEM. AN EFFECTIVE INSTALLATION TECHNIQUE IS TO PLACE SCREWS ONLY BETWEEN STUDS OR JOISTS. THE CHANNEL MUST ALSO BE FREE TO FLOAT UPON INSTALLATION AND THUS A MINIMUM 1/4" INCH CLEARANCE BETWEEN IT AND THE ADJACENT ASSEMBLY IS REQUIRED. THE RESILIENT CHANNEL SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- I. PIPES AND ELECTRICAL CONDUITS SHALL BE CONCENTRICALLY PLACED WITHIN WALL AND FLOOR/CEILING ASSEMBLIES, UNLESS OTHERWISE REQUIRED PER FIRE AND OTHER BUILDING CODES.
- J. REFER TO OTHER DRAWINGS, DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION PERTAINING TO WALL AND FLOOR/CEILING ASSEMBLIES.
- K. THE FOLLOWING ITEMS SHALL BE CAULKED, GASKETED, OR OTHERWISE ACOUSTICALLY TREATED, WHERE OCCURRING AT DWELLING UNIT SEPARATION WALLS, CORRIDOR WALLS, AND FLOOR/CEILING ASSEMBLIES.
1. STAGGER AND OVERLAP JOINTS IN MULTI-LAYER GWB WALLS AND CEILINGS.
  2. PROVIDE 1/4" SEALANT JOINT AT GWB TO SUBFLOOR AND CEILING AT DWELLING UNIT SEPARATION WALLS.
  3. PROVIDE 1/4" SEALANT JOINT AT GWB TO SUBFLOOR AND CEILING AT CORRIDOR WALLS.
  4. PROVIDE 1/4" SEALANT JOINT AT DOOR FRAMES TO GWB AT CORRIDOR WALLS.
  5. PROVIDE FLEXIBLE GASKET (SMOKE SEAL) AT DOORS IN CORRIDOR WALLS.
  6. PROVIDE SEAL AT BOTTOM OF DOORS IN CORRIDOR WALLS.
  7. ELECTRICAL SERVICE PANEL SHOULD NOT BE LOCATED ON DWELLING UNIT SEPARATION OR CORRIDOR WALLS.
  8. SEAL EXHAUST VENTILATION DUCT JOINTS AND SEAMS WITH MASTIC.
  9. SEAL WIRING PENETRATIONS THROUGH TOP AND BOTTOM PLATES OF STUD WALLS.
  10. SEAL ELECTRICAL/CABLE/PHONE BOXES TO GWB WITH PUTTY PADS OR APPROVED EQUAL.
  11. SEAL WIRING INTO ELECTRICAL BOXES.
  12. SEAL RECESSED LIGHT HOUSING TO GWB.
  13. PROVIDE FIRE RESISTANCE RATED COVER AROUND RECESSED LIGHTING HOUSING.
  14. SEAL PLUMBING PIPES AND VENTS THROUGH TOP AND BOTTOM PLATES OF STUD WALLS.
  15. SEAL PLUMBING PIPE PENETRATIONS THROUGH GWB.
  16. PROVIDE GYPSUM BASED UNDERLAYMENT BENEATH TUBS AND SHOWERS.
  17. SEAL TUB AND SHOWER DRAINS TO SUBFLOOR.
  18. SEAL TUB AND SHOWER ENCLOSURE TO SUBFLOOR AND WALL.
  19. SEAL SHOWER HEAD TO TILE OR SHOWER SURROUND.
  20. PROVIDE SEALANT AT FIRE SPRINKLER HEAD ESCUTCHEONS TO GWB.
  21. SEAL ATTIC AND CRAWLSPACE ACCESS COVERS TO GWB OR SUBFLOOR.
  22. SEAL RECESSED HEATERS (PTACS) TO GWB.
  23. INSULATE DUCTWORK LOCATED WITHIN FLOOR/CEILING ASSEMBLIES.
  24. SEAL HVAC AND VENTILATION GRILLES, INLETS AND DIFFUSERS TO GWB.
  25. SEAL KITCHEN AND BATH EXHAUST FAN HOUSING TO GWB.
  26. SEAL CLOTHES WASHER VALVE/DRAIN BOX TO GWB.
  27. SEAL CLOTHES DRYER EXHAUST BOX SEALED TO GWB.
  28. SEAL BUILT-IN CABINETS TO GWB.
  29. FASTEN CEILING MOLDING TO WALL ONLY. PROVIDE SEALANT JOINT AT CEILING.
  30. FASTEN WALL BASE MOLDING TO WALL ONLY. PROVIDE SEALANT JOINT AT FLOOR LINE.
  31. PROVIDE VIBRATION ISOLATION OF THE OVERHEAD GARAGE DOOR TRACKS.
  32. PROVIDE VIBRATION ISOLATION OF THE GARAGE DOOR OPENER WITH RESILIENT MOUNTING HARDWARE.
- N. SOUND CONTROL MATERIALS - USE A COMBINATION OF THE FOLLOWING:
1. NON-HARDENING CAULK - SEALS GAPS LESS THAN 1/2" WIDE.
  2. SPRAY FOAM - FILLS LARGE GAPS AND SMALL HOLES.
  3. BACKER ROD - CLOSED CELL FOAM OR ROPE CAULK PRESSED INTO GAPS.
  4. GASKETS - NEOPRENE, RUBBER, FOAM.
  5. ACOUSTICAL SOUND MAT MEMBRANE.
  6. GYPSUM BASED UNDERLAYMENT AT WOOD SUB-FLOORS.
  7. SOUND CONTROL MAT BENEATH HARD FLOOR SURFACES.
  8. RESILIENT CHANNELS - DIETRICH RC DELUXE RCSD
  9. SOUND ISOLATION CLIPS USED WITH METAL FURRING CHANNELS.
  10. GYPSUM WALL BOARD.
  11. VIBRATION ISOLATION DEVICES.

AIR SEALING GUIDELINES

- A. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT AIR INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.
- B. OPENINGS AND PENETRATIONS IN THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULKING MATERIALS OR CLOSED WITH GASKETING SYSTEMS COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATIONS. JOINTS AND SEAMS SHALL BE SEALED IN THE SAME MANNER OR TAPED OR COVERED WITH A MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL. SEALING MATERIALS SPANNING JOINTS BETWEEN CONSTRUCTION MATERIALS SHALL ALLOW FOR EXPANSION AND CONTRACTION OF THE CONSTRUCTION MATERIALS.
- C. OUTDOOR AIR INTAKES AND EXHAUST OPENINGS INTEGRAL TO THE BUILDING ENVELOPE SHALL BE EQUIPPED WITH NOT LESS THAN A CLASS I MOTORIZED, LEAKAGE-RATED DAMPER WITH A MAXIMUM LEAKAGE RATE OF 4 CFM PER SQUARE FOOT WHEN TESTED IN ACCORDANCE WITH AMCA 500D. GRAVITY DAMPERS ARE PERMITTED TO BE USED IN BUILDINGS LESS THAN THREE STORIES IN HEIGHT ABOVE GRADE.
- D. VESTIBULE DOORS (WHEN REQUIRED BY CODE) THAT SEPARATE CONDITIONED SPACE FROM THE EXTERIOR SHALL BE EQUIPPED WITH SELF-CLOSING DEVICES.
- E. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS MEETING ASTM E 283 FOR AIR TIGHTNESS. RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND INTERIOR WALL OR CEILING COVERING.
- F. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL. ROCK WOOL AND FIBERGLAS BATT INSULATION ARE NOT ACCEPTABLE AS AN AIR BARRIER MATERIAL.

- AIR SEAL THE FOLLOWING LOCATIONS BEFORE INSULATION:
1. MUD SILL TO FOUNDATION.
  2. RIM JOIST TO MUD SILL.
  3. TOP PLATE TO RIM JOIST BETWEEN CONDITIONED STORIES.
  4. SUBFLOOR SHEATHING TO RIM JOIST BETWEEN CONDITIONED STORIES.
  5. SUBFLOOR SHEATHING TAG AND SQUARE EDGE JOINTS.
  6. PARTITION WALL STUDS AT EXTERIOR WALL INTERSECTIONS.
  7. TOP PLATES OF EXTERIOR STUD WALLS BETWEEN CONDITIONED STORIES.
  8. DROPPED CEILINGS, SOFFITS AND CHASES.
  9. ATTIC KNEEWALLS AND JOIST CAVITIES UNDER ATTIC KNEEWALLS.
  10. TUBS/SHOWER ENCLOSURE TO SUBFLOOR.
  11. MASONRY FIREPLACE TO SUBFLOOR.
  12. ELECTRICAL SERVICE PANEL ON EXTERIOR WALL OR TENANT SEPARATION WALLS.
  13. HVAC DUCT JOINTS AND SEAMS SEALED WITH MASTIC.
  14. REGISTER BOOTS SEALED TO SUBFLOOR.
  15. EXHAUST VENTILATION DUCT JOINTS AND SEAMS SEALED WITH MASTIC.
  16. WIRING PENETRATIONS THROUGH TOP AND BOTTOM PLATES OF STUD WALLS.
  17. WIRING INTO ELECTRICAL BOXES.
  18. PLUMBING PIPES AND VENTS THROUGH TOP AND BOTTOM PLATES OF STUD WALLS.
  19. BATH AND SHOWER DRAINS TO SUBFLOOR.
- AIR SEAL THE FOLLOWING LOCATIONS AFTER GYPSUM WALL BOARD INSTALLATION:
1. PROVIDE 1/4" SEALANT AT GWB TO SUBFLOOR AT EXTERIOR WALLS AND TENANT SEPARATION WALLS.
  2. DOOR FRAMES TO GWB AT EXTERIOR WALLS AND CORRIDOR WALLS.
  3. WINDOW FRAMES TO GWB AT EXTERIOR WALLS.
  4. TUB/SHOWER ENCLOSURE TO GWB.
  5. ATTIC AND CRAWLSPACE ACCESS COVERS TO GWB OR SUBFLOOR.
  6. ATTIC ACCESS PULL-DOWN STAIRS SEALED WITH WEATHERSTRIPPING ON COVER.
  7. RECESSED LIGHT HOUSING TO GWB.
  8. RECESSED WALL HEATERS (PTACS) SEALED TO GWB.
  9. HVAC GRILLE AND DIFFUSER TO GWB.
  10. VENTILATION GRILLES AND INLETS TO GWB.
  11. PLUMBING PIPE PENETRATIONS THROUGH GWB.
  12. SHOWER HEAD TO TILE OR SHOWER SURROUND.
  13. CLOTHES WASHER VALVE/DRAIN BOX TO GWB.
  14. CLOTHES DRYER EXHAUST BOX SEALED TO GWB.
  15. BUILT-IN CABINETS TO GWB.
  16. STAIRWAYS IN CONTACT WITH EXTERIOR WALL SHALL BE SEALED AT GWB.
  17. FIREPLACE BOX TO GWB.
  18. COMBUSTION AIR SUPPLY DUCTS AND PIPES TO GWB.
  19. METAL FLUES TO GWB.
  20. KITCHEN AND BATH EXHAUST FAN HOUSING TO GWB.
  21. ELECTRICAL BOXES TO GWB.
  22. CABLE/PHONE BOXES TO GWB.

- AIR SEALING MATERIALS - USE A COMBINATION OF THE FOLLOWING:
1. CAULK - SEALS GAPS LESS THAN 1/2" WIDE.
  2. SPRAY FOAM - FILLS LARGE GAPS AND SMALL HOLES.
  3. BACKER ROD - CLOSED CELL FOAM OR ROPE CAULK PRESSED INTO GAPS.
  4. GASKETS.
  5. BUILDING WRAP - INSTALLED OVER EXTERIOR SHEATHING, SEALED WITH TAPE AT LAP JOINTS.
  6. SHEET GOODS - WOOD SHEATHING, GYPSUM WALL BOARD AND RIGID FOAM INSULATION WITH EDGES TAPED OR CAULKED.
  7. SHEET METAL - EDGES CAULKED.
  8. POLYETHYLENE PLASTIC - EDGES AND PENETRATIONS TAPED AND SEALED.
  9. WEATHERSTRIPPING - USED TO SEAL MOVEABLE COMPONENTS SUCH AS DOORS, WINDOWS AND ATTIC ACCESS.
  10. MASTIC - SEALS AIR HANDLERS AND AIR DISTRIBUTION DUCT CONNECTIONS AND JOINTS.
  11. UL181 OR FOIL FACED TAPE - PROVIDES TEMPORARY SEAL ON AIR HANDLER AND DUCTS- NOT ACCEPTABLE.



STANDARD ARCHITECTURAL ABBREVIATIONS

|             |                         |          |                       |          |                              |          |                                        |        |                                 |         |                     |          |                           |
|-------------|-------------------------|----------|-----------------------|----------|------------------------------|----------|----------------------------------------|--------|---------------------------------|---------|---------------------|----------|---------------------------|
| ABV         | ARCHITECT/ENGINEER      | CCTV     | CLOSED CIRCUIT TV     | EL       | ELEVATION                    | GWB      | GYPSUM WALL BOARD                      | MAX    | MAXIMUM                         | PRELIM  | PRELIMINARY         | SURF     | SURFACE                   |
| AB          | ANCHOR BOLT             | CEM      | CEMENT                | ELEC     | ELECTRIC ALT                 | GYP PLAS | GYPSUM PLASTER                         | MBR    | MEMBER                          | PRKJ    | PARKING             | SUSP     | SUSPENDED                 |
| ABV         | ABOVE                   | CEM PLAS | CEMENT PLASTER        | EMER     | EMERGENCY                    | H        | HIGH                                   | MC     | MOMENT                          | PROJ    | PROJECT             | SUSP CLG | SUSPENDED CEILING         |
| ACC         | AIR CONDITIONING        | CER      | CERAMIC               | EMER SHR | EMERGENCY SHOWER             | H&CW     | HOT AND COLD WATER                     | MDO    | MEDIUM DENSITY OVERLOAD         | PTN     | PARTITION           | SYM      | SYMBOL                    |
| AC          | ACCESSIBLE              | CFLG     | COUNTER FLASHING      | ENAM     | ENAMEL                       | HB       | HOSE BIBB                              | MECH   | MECHANICAL                      | PTD     | PAINTED             | SYMM     | SYMMETRICAL               |
| ACID RES    | ACID-RESISTANT          | CH BD    | CHALKBOARD            | ENCL     | ENCLOSURE                    | HC       | HOLLOW CORE                            | MED    | MEDIUM                          | PVC     | POLYVINYL CHLORIDE  | T&B      | TOP AND BOTTOM            |
| ACOUS       | ACOUSTICAL              | CHAN     | CHANNEL               | ENGR     | ENGINEER                     | HCMU     | HOLLOW CMU                             | MEMB   | MEMBRANE                        | PVG     | PAVING              | T&G      | TONGUE AND GROOVE         |
| ACOUS INSUL | ACOUSTIC INSULATION     | CHFR     | CHAMFER               | ENTR     | ENTRANCE                     | HJ       | HEAD JOINT                             | MET    | METAL                           | PVMT    | PAVEMENT            | TB-xx    | TEST BORING-xx(E.G. TB-1) |
| ACOUS PLAS  | ACOUSTIC PLASTER        | CHK      | CHECK                 | EO       | ELECTRICAL OUTLET            | HD JT    | HEAD JOINT                             | MEZZ   | MEZZANINE                       | PWR     | POWER               | TC       | TOP OF CURB               |
| ACOUS TILE  | ACOUSTIC TILE           | CI       | CAST IRON             | EP       | ELECTRICAL PANEL             | HDBD     | HARDBOARD                              | MFG    | MANUFACTURING                   | QT      | QUARRY TILE         | TD       | TRENCH DRAIN              |
| ACPNL       | ACOUSTIC PANEL          | CIP      | CAST IN PLACE         | EPS      | EXPANDED POLYSTYRENE         | HDR      | HEADER                                 | MFR    | MANUFACTURER                    | QTY     | QUANTITY            | TECH     | TECHNICAL                 |
| AD          | ADJACENT                | CIR      | CIRCLE                | EQ SP    | EQUALLY SPACED               | HWDV     | HARDWOOD                               | MH     | MANHOLE                         | QUAL    | QUALITY             | TEMP     | TEMPORARY                 |
| ADC         | AUTOMATIC DOOR CLOSER   | CJ       | CENTER JOINT          | EQ       | EQUAL                        | HM       | HOLLOW METAL                           | MIR    | MIRROR                          | R       | RISER               | TER      | TERRAZZO                  |
| ADDL        | ADDITIONAL              | CL       | CENTER LINE           | EQUIP    | EQUIPMENT                    | HMD      | HOLLOW METAL DOOR                      | MISC   | MISCELLANEOUS                   | RAD     | RADIUS              | THK      | THICK                     |
| ADDM        | ADDITIONAL              | CLG      | CEILING               | EQUIV    | EQUIVALENT                   | HMF      | HOLLOW METAL FRAME                     | MK     | MARK                            | RBR     | RUBBER              | THRES    | THRESHOLD                 |
| ADJ         | ADJUSTABLE              | CLG DIFF | CEILING DIFFUSER      | ERECT    | ERECTION                     | HNDRL    | HAND RAIL                              | ML     | METAL LATH                      | RCP     | REINFORCED CONCRETE | THRU     | THROUGH                   |
| ADJC        | ADJACENT                | CLG HT   | CEILING HEIGHT        | ESCAL    | ESCALATOR                    | H        | HOLD-OPEN                              | MLDG   | MOLDING                         | RC      | REINFORCED CONCRETE | TK BD    | TACKBOARD                 |
| AF          | ACCESS FLOOR            | CLL      | CONTRACT LIMIT LINE   | ESMT     | EASEMENT                     | HORIZ    | HORIZONTAL                             | MLWK   | MILLWORK                        | TPD GL  | TEMPERED GLASS      | TMPD GL  | TEMPERED GLASS            |
| AF          | ACCESS FLOOR            | CLOS     | CLOSED                | EST      | ESTIMATE                     | HR       | HOUR                                   | MO     | MASONRY OPENING                 | RD      | ROOF DRAIN          | TMPD     | TEMPERED                  |
| AF          | ACCESS FLOOR            | CLR      | CLEAR                 | EW       | EACH WAY                     | HS       | HIGH STRENGTH                          | MOD    | MODULE                          | REC     | RECESSED            | TNL      | TUNNEL                    |
| AF          | ACCESS FLOOR            | CLS      | CLOSE                 | EXP      | ELECTRIC WATER COOLER        | HSB      | HIGH STRENGTH BOLT                     | MT     | MARBLE THRESHOLD                | REC'D   | RECEIVED            | TOF      | TOP OF FINISH FLOOR       |
| AGGR        | AGGREGATE               | CMST     | COMPOSITE             | EXC      | EXCAVATE                     | HTG      | HEIGHT                                 | MTG    | MEETING                         | RECPT   | RECEPTACLE          | TOFF     | TOP OF FINISH FLOOR       |
| AHU         | AIR HANDLING UNIT       | CMND     | CONCRETE MASONRY UNIT | EXG      | EXISTING                     | HTG      | HEATING                                | MTR    | MORTAR                          | RECT    | RECTANGULAR         | TOJ      | TOP OF JOIST              |
| AL          | ALUMINUM                | CNR      | CORNER                | EXH HD   | EXHAUST HOOD                 | HVAC     | HEATING, VENTILATION, AIR CONDITIONING | MULL   | MULLION                         | REF     | REFERENCE           | TOL      | TOLERANCE                 |
| ALM         | ALARM                   | CNTR     | COUNTER               | EXH FN   | EXHAUST FAN                  | HW       | HOT WATER                              | MBVL   | MOVABLE                         | REIN    | REINFORCEMENT       | TOS      | TOP OF SLAB               |
| ALT         | ALTERATE                | CONTR    | CONTRACT              | EXTN     | EXTENSION                    | HW       | HOT WATER                              | MBVL   | MOVABLE                         | REIN    | REINFORCEMENT       | TOS      | TOP OF SLAB               |
| AMB         | AMBIENT                 | COL      | COLUMN                | EXPN     | EXPANSION                    | HHW      | HOT WATER HEATER                       | N      | NORTH                           | REQD    | REQUIRED            | TOW      | TOP OF WALL               |
| AMPL        | AMPLIFIER               | COMPL    | COMPLETE              | EXSP     | EXPOSED                      | HYD      | HYDRANT                                | NA     | NOT APPLICABLE                  | RESIL   | RESILIENT           | TRNBKL   | TURNBUCKLE                |
| AMT         | AMOUNT                  | CONC FL  | CONCRETE FLOOR        | EXST GR  | EXISTING GRADE               | IF       | INSIDE FACE                            | NEG    | NEGATIVE                        | RFM     | RECESSED FLOOR MAT  | TS       | TENSILE STRENGTH          |
| ANN         | ANNUNCIATOR             | CONC     | CONCRETE              | EXT      | EXTENSION                    | INCAND   | INCANDESCENT                           | NF     | NEAR FACE                       | RFM     | ROUGH OPENING       | TV       | TELEVISION                |
| AND         | AND                     | CONC     | CONCRETE              | EXTN     | EXTENSION                    | IN       | INTERIOR                               | NS     | NOT IN CONTRACT                 | RH      | RIGHT HAND          | TYP      | TYPICAL                   |
| ANT         | ANTENNA                 | CONN     | CONNECTION            | F BRK    | FIRE BRICK                   | INSTL    | INSTALLATION                           | NO     | NUMBER                          | RHR     | ROUGH OPENING       | UFD      | UNDER FLOOR DUCT          |
| AP          | ACCESS PANEL            | CONSTR   | CONSTRUCTION          | F/F      | FACE TO FACE                 | INSUL    | INSULATION                             | NOM    | NOMINAL                         | RND     | ROUGH OPENING       | UGND     | UNDERGROUND               |
| APPX        | APPENDIX                | CONT     | CONTINUOUS            | FBD      | FIBERBOARD                   | INT      | INTERIOR                               | NS     | NOT IN CONTRACT                 | RND     | ROUGH OPENING       | UL       | UNDERWRITERS LABORATORY   |
| ARCH        | ARCHITECT (URAL)        | COORD    | COORDINATE            | FDR      | FLOOR DRAIN                  | INV      | INVERT                                 | NTS    | NOT TO SCALE                    | RV      | ROUGH OPENING       | UL       | UNDERWRITERS LABORATORY   |
| ASC         | ABOVE SUSPENDED CEILING | COORD    | COORDINATE            | FDN      | FOUNDATION                   | IN EL    | INVERT ELEVATION                       | O/O    | OUT TO OUT                      | RVS     | REVERSE             | UNEX     | UNEXCAVATED               |
| ASPH        | ASPHALT                 | COVER PL | COVER PLATE           | FEC      | FIRE EXTINGUISHER CABINET    | JAN      | JANITOR                                | OC     | ON CENTER                       | S       | SOUTH               | UNFIN    | UNFINISHED                |
| ASYM        | ASYMMETRICAL            | CPRS     | COMPRESSIBLE          | FGL      | FIBERGLASS                   | JC       | JANITOR'S CLOSET                       | OA     | OUTSIDE DIAMETER                | SALV    | SALVAGE             | UNO      | UNLESS NOTED OTHERWISE    |
| AV          | AUDIO VISUAL            | CPT      | CARPET                | FIN GR   | FINISH GRADE                 | JT       | JOINT                                  | OF     | OWNER FURNISHED/OWNER INSTALLED | SC      | SCHEDULE            | UTIL     | UTILITY                   |
| AVE         | AVENUE                  | CRCMF    | CIRCUMFERENCE         | FIN FL   | FINISH FLOOR                 | JT       | JOINT                                  | OF     | OWNER FURNISHED/OWNER INSTALLED | SC      | SCHEDULE            | UTIL     | UTILITY                   |
| B&B         | BALLED AND BURLAPPED    | CRS      | COLD ROLLED STEEL     | FIN      | FINISH                       | KB       | KNEE BRACE                             | OCFI   | OWNER FURNISHED/OWNER INSTALLED | SC      | SCHEDULE            | UTIL     | UTILITY                   |
| BAF         | BAFFLE                  | CSG      | CASING                | FLG      | FLASHING                     | KO       | KNOCKOUT                               | OFF    | OWNER FURNISHED/OWNER INSTALLED | SC      | SCHEDULE            | UTIL     | UTILITY                   |
| BAL         | BALANCE                 | CSK      | COUNTERSUNK           | FLG      | FLASHING                     | KOP      | KNOCKOUT PANEL                         | OFF    | OWNER FURNISHED/OWNER INSTALLED | SC      | SCHEDULE            | UTIL     | UTILITY                   |
| BB          | BULLETIN BOARD          | CSMT     | CASEMENT              | FLR      | FLOOR                        | KPL      | KICK PLATE                             | OF     | OWNER FURNISHED/OWNER INSTALLED | SC      | SCHEDULE            | UTIL     | UTILITY                   |
| BC          | BACK OF CURB            | CSWK     | CASEWORK              | FLR SK   | FLOOR SINK                   | KWY      | KEYWAY                                 | OF     | OWNER FURNISHED/OWNER INSTALLED | SC      | SCHEDULE            | UTIL     | UTILITY                   |
| BD          | BOARD                   | CT       | CERAMIC TILE          | FLR PL   | FLOOR PLATE                  | L        | LEFT                                   | OPNG   | OPPOSITE                        | SHR     | SHOWER              | VERT     | VERTICAL                  |
| BEV         | BEVEL                   | CTV      | CABLE TELEVISION      | FLR FIN  | FLOOR FINISH                 | LAB      | LABORATORY                             | OPP    | OPPOSITE                        | SHR     | SHOWER              | VERT     | VERTICAL                  |
| BF          | BOTH FACES              | CUB      | CUBICLE               | FLT GL   | FLOAT GLASS                  | LAV      | LAVATORY                               | OPT    | OPTIONAL                        | SHTHG   | SHEATHING           | VEST     | VESTIBULE                 |
| BFF         | BELOW FINISH FLOOR      | CUR      | CURRENT               | FLUOR    | FLOOR                        | LAV      | LAVATORY                               | OPT    | OPTIONAL                        | SHTHG   | SHEATHING           | VEST     | VESTIBULE                 |
| BFP         | BACKFLOW PREVENTER      | CW       | COLD WATER            | FOC      | FACE OF CONCRETE             | LBR      | LUMBER                                 | ORIG   | ORIGINAL                        | SIM     | SIMILAR             | VNR      | VENEER                    |
| BITUM       | BITUMINOUS              | DBL GLZ  | DOUBLE GLAZING        | FOM      | FACE OF MASONRY              | LCMU     | LIGHTWEIGHT CMU                        | OVHD   | OVERHEAD                        | SJ      | SINK                | VR       | VAPOR RETARDER            |
| BJT         | BED JOINT               | DEPT     | DEPTH                 | FOS      | FACE OF STUD                 | LD BRG   | LOAD BEARING                           | OXY    | OXYGEN                          | SK      | SINK                | VR       | VAPOR RETARDER            |
| BL          | BUILDING                | DET      | DETAIL                | FPL      | FIRE PLACE                   | LDG      | LOADING                                | P      | PAIN                            | SLP     | SLOPE               | VT       | VINYL TILE                |
| BLDG        | BUILDING                | DF       | DRINKING FOUNTAIN     | FFRF     | FIREPROOFING                 | LG       | LENGTH                                 | PARG   | PARGING                         | SM      | SHEET METAL         | W        | WALL                      |
| BLK         | BLOCK                   | DFR      | DOOR FRAME            | FRMT     | FRONT                        | LH       | LEFT HAND                              | PB     | PANIC BAR                       | SMLS    | SEAMLESS            | W/W      | WALL TO WALL              |
| BLKG        | BLOCKING                | DM       | DOUBLE HUNG           | FRNT     | FRONT                        | LH       | LEFT HAND                              | PB     | PANIC BAR                       | SMLS    | SEAMLESS            | W/W      | WALL TO WALL              |
| BLKHD       | BULKHEAD                | DM       | DIMENSION             | FS       | FINISHED SURFACE             | LHR      | LEFT HAND REVERSE                      | PBD    | PARTICLEBOARD                   | SP      | SPEAKER             | WD       | WOOD                      |
| BLST        | BALLAST                 | DIST     | DISTANCE              | FSP      | FIRE STANDPIPE               | LIN      | LINEAR                                 | PC     | PORTLAND CEMENT                 | SPCL    | SPECIAL             | WIR      | WATER RESISTANT           |
| BM          | BEAM                    | DIV      | DIVIDER               | FSNR     | FASTENER                     | LQR      | LOCKER                                 | PERF   | PERFORATED                      | SPKR    | SPEAKER             | WD       | WOOD                      |
| BP          | BASE PLATE              | DIW      | DOUBLE JOIST          | FURR     | FUTURE                       | LNTL     | LINEAL                                 | PERM   | PERMANENT                       | SQ FT   | SQUARE FOOT         | WFL      | WIRE FLANGE               |
| BRCG        | BRACING                 | DJ       | DOWN                  | GALV     | GALVANIZED                   | LOC      | LOCATION                               | PERP   | PERPENDICULAR                   | SQ      | SQUARE              | WGL      | WIRE GLASS                |
| BRD         | BRIDGING                | DMFP     | DAMP-PROOFING         | FSTR     | FASTENER                     | LQR      | LOCKER                                 | PERF   | PERFORATED                      | SPKR    | SPEAKER             | WD       | WOOD                      |
| BRG         | BEARING                 | DN       | DOWN                  | GALV     | GALVANIZED                   | LOC      | LOCATION                               | PERP   | PERPENDICULAR                   | SQ      | SQUARE              | WGL      | WIRE GLASS                |
| BRG PL      | BEARING PLATE           | DO       | DOOR                  | STOP     | DOOR STOP                    | GL       | GLASS                                  | LONG   | LONGITUDINAL                    | PGBD    | PEGBOARD            | SO IN    | SQUARE INCH               |
| BRK         | BRICK                   | DR       | DRAIN                 | GC       | GENERAL CONTRACTOR           | LRG      | LARGE                                  | PH     | PHASE                           | SQ YD   | SQUARE YARD         | WHSE     | WAREHOUSE                 |
| BRKT        | BRACKET                 | DRCLRS   | DOWNSPOUT             | GENL     | GENERAL                      | LT       | LIGHT                                  | PLAM   | PLASTIC LAMINATE                | SS      | STAINLESS STEEL     | WLD      | WELDED                    |
| BR          | BRASS                   | DS       | DOOR STOP             | GFI      | GFI GROUND FAULT INTERRUPTER | LT       | LIGHT                                  | PLAM   | PLASTER                         | ST      | STAGGERED           | WS       | WEATHERSTRIPPING          |
| BRZ         | BRONZE                  | DST      | DOOR STOP             | GFI      | GFI GROUND FAULT INTERRUPTER | LT       | LIGHT                                  | PLAM   | PLASTER                         | ST      | STAGGERED           | WSCT     | WEATHERSTRIPPING          |
| BS          | BOTH SIDES              | DT       | DRAIN TILE            | GL BLK   | GLASS BLOCK                  | LTG      | LIGHTING                               | PLAT   | PLATFORM                        | STAG    | STAGGERED           | WSCT     | WEATHERSTRIPPING          |
| BSMT        | BASEMENT                | DUP      | DUPLICATE             | GL       | GLASS                        | LVL      | LEVEL                                  | PLBG   | PLYWOOD                         | PLYWD   | PLYWOOD             | STD      | STANDARD                  |
| BTM         | BOTTOM                  | DVTL     | DOVETAIL              | GLU LAM  | GLUE LAMINATED               | LS       | LIGHTWEIGHT PLASTER                    | POL    | POLYSTYRENE                     | STL PL  | STEEL PLATE         | WTR      | WATER                     |
| BUR         | BUILT-UP ROOF           | DW       | DISHWASHER            | GLZ      | GLAZING                      | WL PLAS  | LIGHTWEIGHT PLASTER                    | POL    | POLISHED                        | STL JST | STEEL JOIST         | WTRPRF   | WATERPROOFING             |
| BW          | BOTH WAYS               | DWL      | DRAIN                 | GND      | GLAZED CMU                   | LWC      | GLAZED CMU                             | LWC    | LIGHTWEIGHT CONCRETE            | POLY    | POLYSTYRENE         | STL PL   | STEEL PLATE               |
| C           | CENTER TO CENTER        | DWR      | DRAIN                 | GND      | GLAZED CMU                   | LWC      | GLAZED CMU                             | LWC    | LIGHTWEIGHT CONCRETE            | POLY    | POLYSTYRENE         | STL PL   | STEEL PLATE               |
| C&G         | CURB AND GUTTER         | DWTR     | DRAIN                 | GND      | GLAZED CMU                   | LWC      | GLAZED CMU                             | LWC    | LIGHTWEIGHT CONCRETE            | POLY    | POLYSTYRENE         | STL PL   | STEEL PLATE               |
| CAB         | CABINET                 | E        | EAST                  | GR       | GRADE                        | MAINT    | MAINTENANCE                            | PR     | PAIR                            | STR     | STRUCTURAL          | X WCT    | CROSS SECTION             |
| CAV         | CAVITY                  | EJ       | EACH FACE             | GRGT     | GRATING                      | MAS      | MASONRY                                | PRCST  | PRECAST                         | STRUCT  | STRUCTURAL          | X WCT    | CROSS SECTION             |
| CB          | CATCH BASIN             | EXP      | EXPANSION JOINT       | GYP      | GYPSUM                       | MAT      | MATERIAL                               | PREFAB | PREFABRICATED                   | SUPPL   | SUPPLEMENT          |          |                           |



ARCHITECT:

JORGE E. MASTROPIETRO  
NY LICENSE NO. 036208-1

JENNIFER PALERMO  
NJ LICENSE NO. AI 015932

PROJECT:

262-270 MAIN STREET  
WEST ORANGE  
ESSEX COUNTY, NJ 07052  
BLOCK 114 LOT 50 & 55

OWNER:

262 MAIN STREET  
REALTY LLC  
262-270 MAIN STREET  
WEST ORANGE, NJ 07052  
646 427 9908

CONSULTANTS:

TRAFFIC ENGINEER  
DOLAN&DEAN  
CONSULTING ENGINEERS, LLC  
181 WEST HIGH STREET  
SOMERVILLE, NJ 08876  
908 927 0100

STRUCTURAL ENGINEER  
HUDSON ENGINEERING, LLC.  
25 W8TH STREET, BSMT  
BAYONNE, NJ 07002  
201 614 5304

CIVIL ENGINEER  
HUDSON ENGINEERING, LLC.  
25 W8TH STREET, BSMT  
BAYONNE, NJ 07002  
201 614 5304

ARCHITECT'S SEAL:

PROGRESS DATE: 29-01-2026

JM  
PRINCIPAL IN CHARGE  
CC  
PROJECT TEAM  
JM  
CHECKED BY  
SHEET DESCRIPTION  
LEGEND SHEET

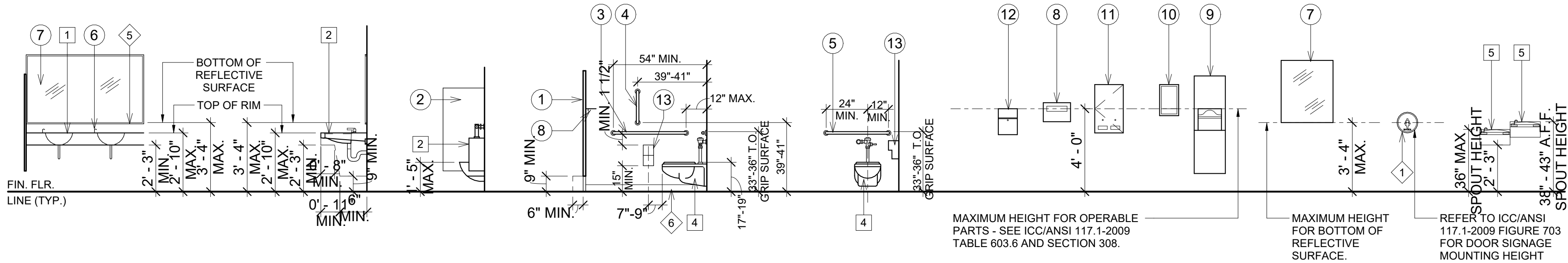
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A0.01B

SHEET NUMBER

DOB APPROVAL STAMP:

HANDICAPPED ACCESSIBLE MOUNTING HEIGHTS PER ICC/ANSI A117.1-2017



TOILET ACCESSORY LEGEND

- TOILET PARTITION - HOOK & BUMPER  
SEE FINISH LEGEND FOR SPECIFICATION
- URINAL SCREEN - SEE FINISH LEGEND  
FOR SPECIFICATION
- GRAB BAR: 1 1/2"Ø 42"(MIN.) - SIDE OF TOILET
- GRAB BAR: 1 1/2"Ø 18"(MIN.) VERTICAL - SIDE OF  
TOILET
- GRAB BAR: 1 1/2"Ø 36"(MIN.) - REAR OF TOILET
- LIQUID SOAP DISPENSER
- MIRROR - SEE ELEVATION -  
VERIFY DIMENSION IN FIELD
- ROBE HOOK
- TOWEL DISPENSERS AND WASTE RECEPTACLES
- PAPER TOWEL DISPENSER
- SANITARY NAPKIN/TAMPON VENDOR
- SANITARY NAPKIN DISPOSAL
- MULTI-ROLL TOILET TISSUE DISPENSER
- TOILET SEAT COVER DISPENSER

PLUMBING FIXTURE LEGEND

- COUNTER TOP LAVATORY WITH SINGLE HANDLE  
FAUCET
- WALL-HUNG LAVATORY WITH SINGLE HANDLE  
FAUCET
- WALL HUNG URINAL
- WALL HUNG WATER CLOSET

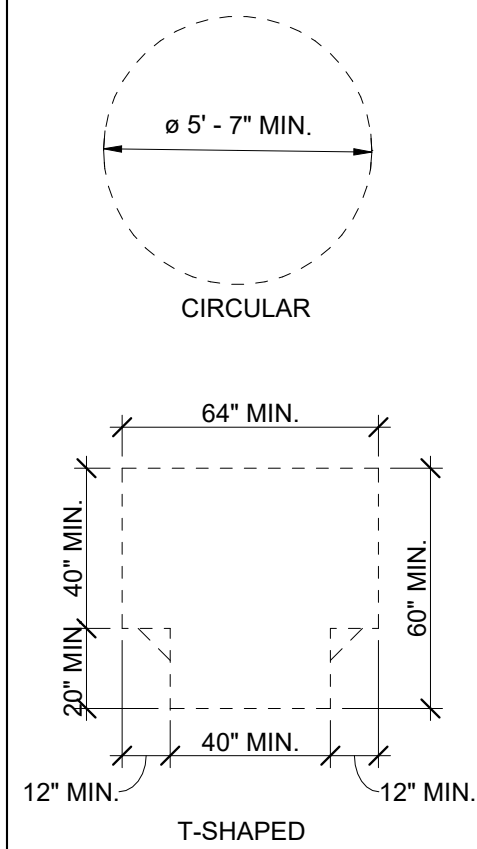
PLUMBING FIXTURE LEGEND

- HANDICAPPED SIGN
- WAINSCOT UP TO 4'-0" A.F.F.
- DOOR PER DOOR SCHEDULE
- WAINSCOT TO +4'-0" A.F.F. - SEE FINISH SCHEDULE
- PLASTIC LAMINATE COUNTER TOP & SPLASH
- TILE BASE

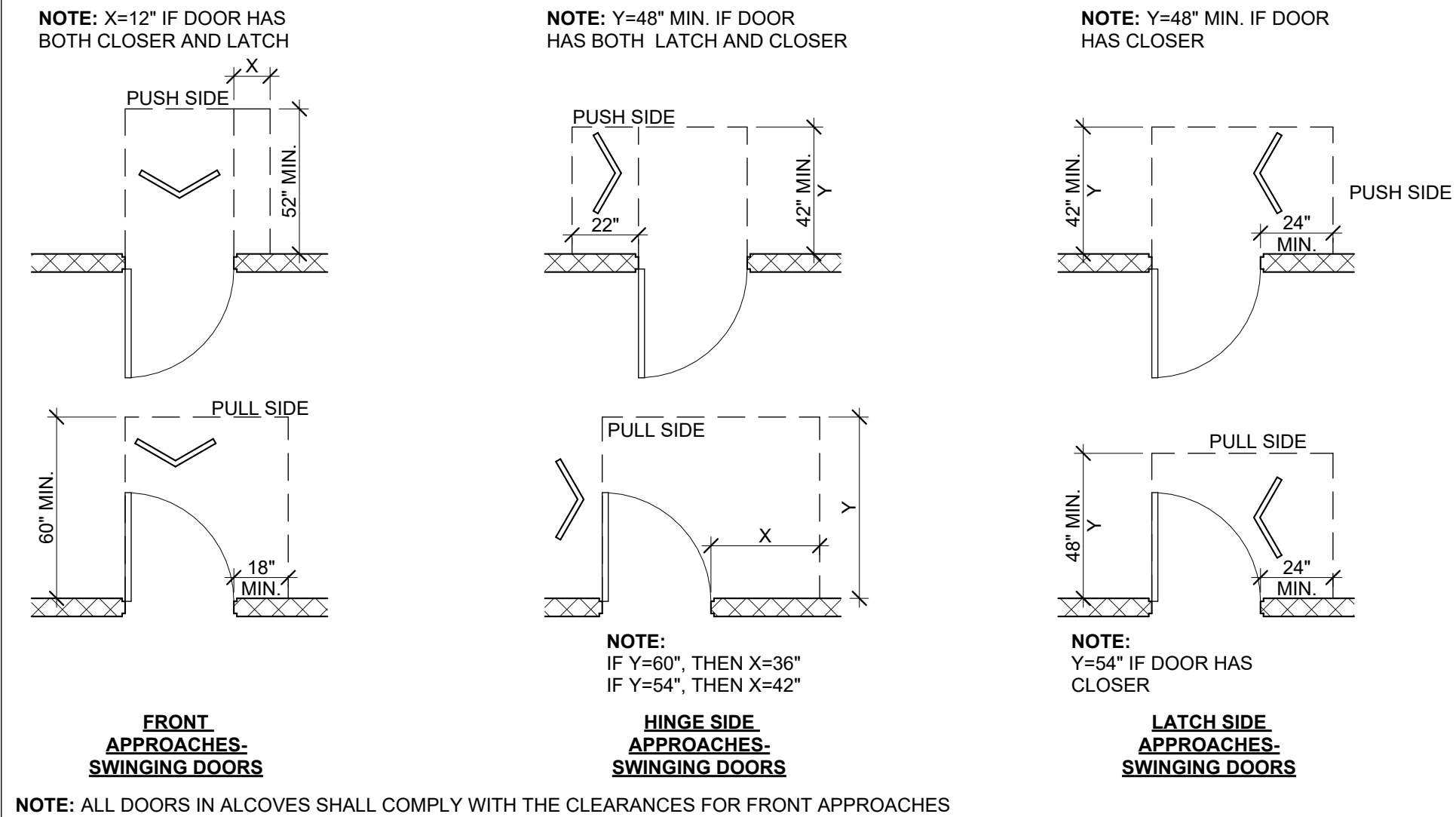
NOTES:

- REFER TO PLANS AND INTERIOR ELEVATIONS FOR  
ITEMS USED.
- MOUNT ACCESSORIES PER MANUFACTURERS  
RECOMMENDED HEIGHTS AND IN ACCORDANCE WITH  
"A.D.A." AND ICC/ANSI A117.1-2009.
- FAUCET CONTROL FOR SINK MUST BE OPERABLE WITH  
ONE HAND WITHOUT REQUIRING TIGHT GRASPING  
P-1504-C CONTROLS.
- VERIFY LOCATION OF ELECTRICAL AND PLUMBING AS  
REQUIRED.
- LIGHT SWITCHES AND CONVENIENCE OUTLETS MUST  
COMPLY WITH SECTION 2-1719. OUTLETS AT 18" MIN.  
AND SWITCHES AT 36" TO 48" A.F.F.
- MOUNT ABOVE COUNTER ELECTRICAL OUTLETS  
HORIZONTALLY (TYP.).
- SEE FINISH SCHEDULE FOR PLASTIC LAMINATE  
SPECIFICATIONS.
- URINAL: LOCATE FLUSH VALVE CONTROL FOR  
HANDICAPPED URINAL @ +44" MAX. ABOVE THE  
FINISHED FLOOR.
- TOILET: LOCATE FLUSH VALVE CONTROL FOR  
HANDICAPPED TOILET ON WIDE SIDE OF STALL.
- INSULATE ALL HOT WATER & WASTE PIPING  
OCCURRING UNDER THE LAVATORY.

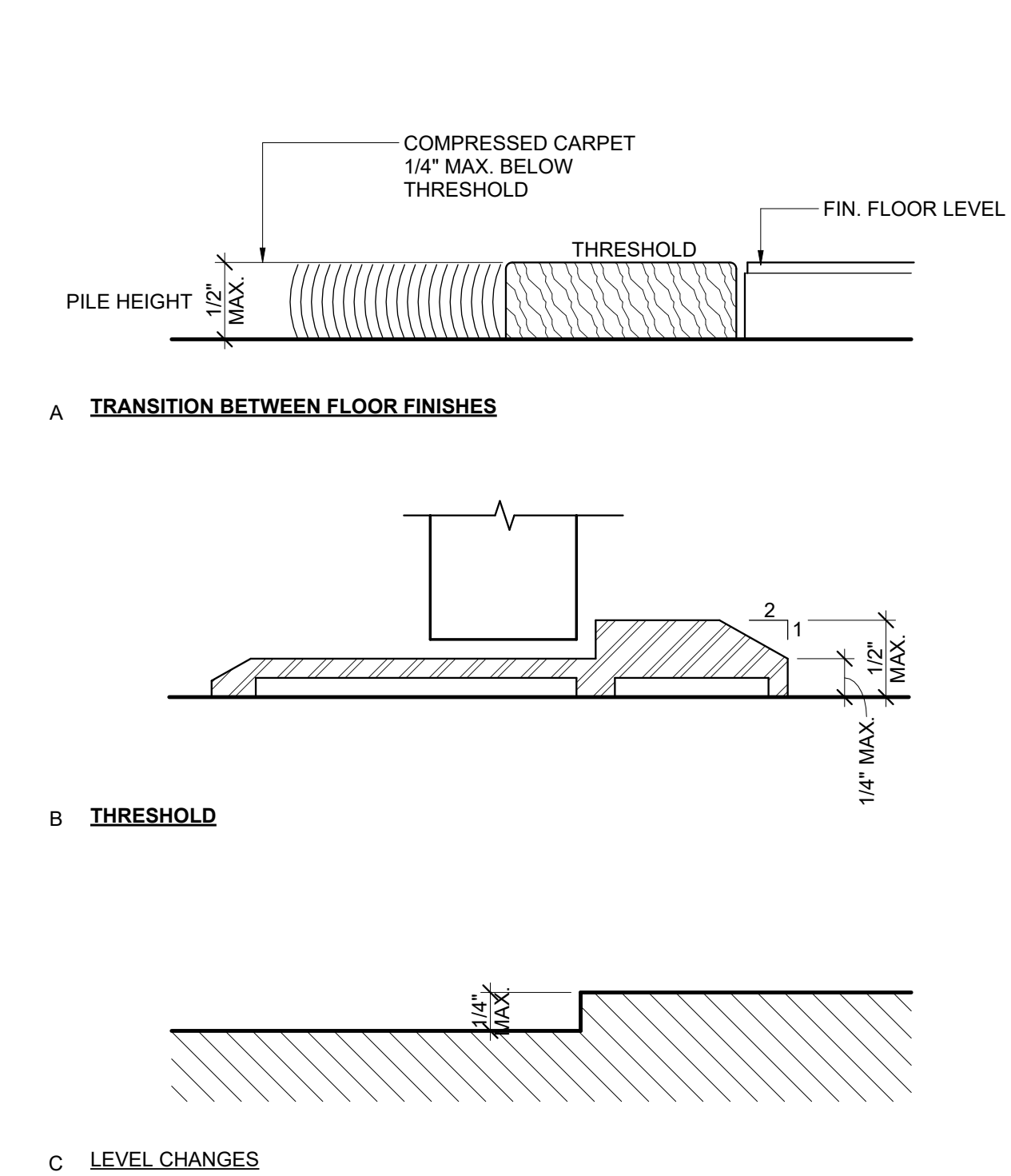
ADA Size of  
Turning Space



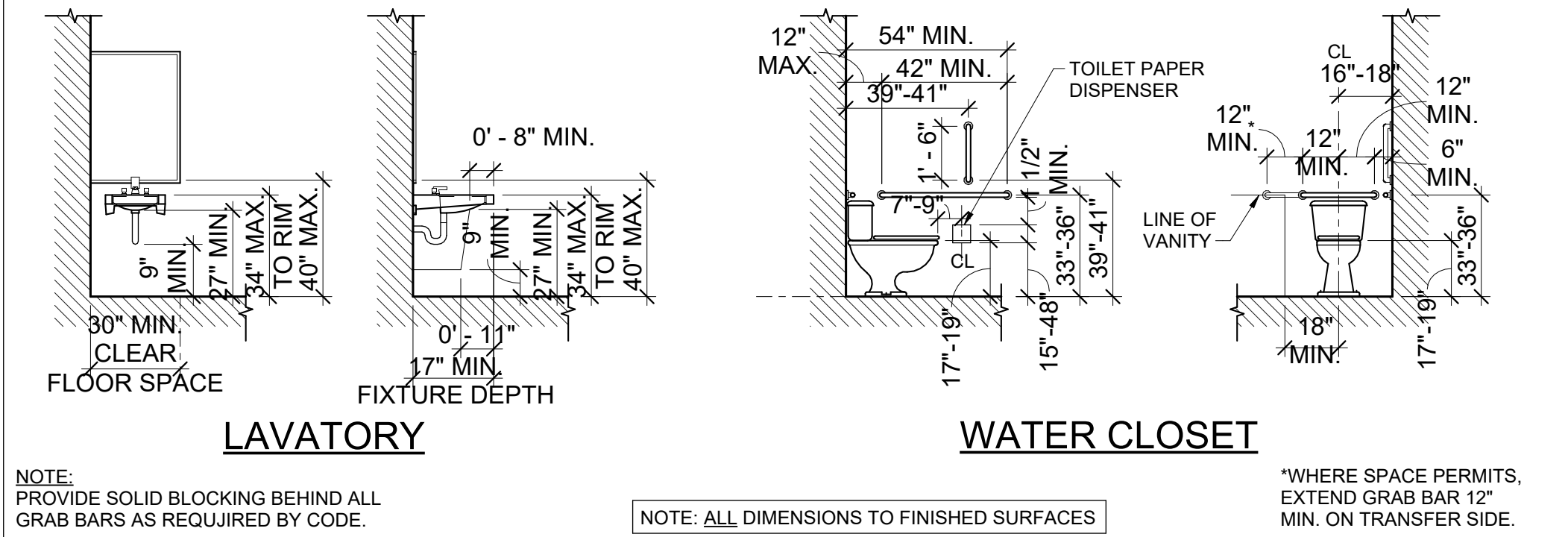
Maneuvering Clearances at Doors



ADA Floor Level Change

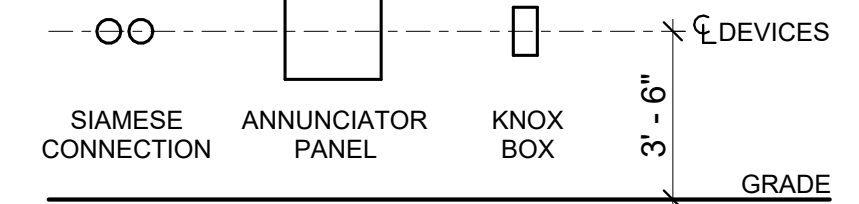


TYPICAL HANDICAP ACCESSIBLE BATHROOM



FIRE PROTECTION DEVICE  
MOUNTING HEIGHTS

NOTE: FIRE PROTECTION DEVICES TO BE LOCATED ON THE  
STREET FACE OF BUILDING ON THE EXTERIOR OF THE BUILDING.  
VERIFY EXACT LOCATIONS WITH THE FIRE MARSHALL PRIOR TO  
INSTALLATION. DEVICES ARE TO BE LOCATED ADJACENT TO  
EACH OTHER FOR FIRE DEPARTMENT ACCESS.





**PART 1 - GENERAL CONDITIONS**

1. GENERAL:  
ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE 2021 INTERNATIONAL BUILDING CODE - NJ EDITION, AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.
2. MEANS OF EGRESS:  
ALL MEANS OF EGRESS SHALL BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC.
- A. THE CONTRACTORS SHALL BE RESPONSIBLE REGARDLESS OF PLANS OR SPECIFICATIONS FOR COMPLYING WITH ALL APPLICABLE LOCAL AND GOVERNMENTAL CODES, ORDINANCES, REGULATIONS, ETC. ENCOMPASSING THE APPROVAL OF ALL AGENCIES INCLUDING BUT NOT LIMITED TO UTILITY COMPANIES, ELECTRICAL INSPECTION DEPARTMENTS, INSURANCE DEPARTMENTS, ETC.
- B. CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATING, PROCURING AND PAYING FOR ALL REQUIRED LICENSES, BONDS, FEES, PERMITS, INSPECTIONS, CERTIFICATE OF OCCUPANCY, ETC.
- C. THE CONTRACTORS SHALL BE REQUIRED TO INSPECT THE CONSTRUCTION SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BID.
- D. DO NOT SCALE DRAWINGS. USE ONLY COMPUTED DIMENSIONS INDICATED. IN THE EVENT OF DISCREPANCIES OR AMBIGUITIES CONTACT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- E. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE UNIFORM CONSTRUCTION CODE, STATE OF NEW JERSEY, ALL APPLICABLE LOCAL, STATE AND NATIONALLY ACCEPTED AGENCY OR INSULATION COMPANY CODES, REQUIREMENTS, RULES, ETC., INCLUDING ANY REQUIREMENTS FOR ADDITIONAL MATERIALS, METHODS OR APPROVALS AND OF THE IBC NEW JERSEY EDITION 2015 CODE, LATEST EDITION.
- F. THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, UTILITIES CONDITIONS, ETC. PRIOR TO SUBMITTAL. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION BEFORE COMMENCEMENT OF ANY WORK.

- G. EACH CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS, TOOL APPLIANCES AND EQUIPMENT REQUIRED TO COMPLETE ALL WORK AS SHOWN ON DRAWINGS, AND AS SPECIFIED HEREIN, INCLUDING WORK WHICH IS USUAL OR NECESSARY TO COMPLETE THE BUILDING IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS. THE INTENT OF THIS CONTRACT IS TO OBTAIN FOR THE OWNER A TURN-KEY JOB EXCEPT AS SPECIFICALLY OMITTED HEREIN.
- H. ALL MATERIALS SHALL BE NEW, STANDARD, OF GOOD QUALITY, AND ALL WORKMEN AND SUBCONTRACTORS, UNLESS OTHERWISE SPECIFIED, SHALL BE SUBJECT TO THE APPROVAL OF THE MANUFACTURERS' SPECIFICATIONS, WRITTEN DIRECTIONS, AND/OR RECOMMENDATIONS WILL BE APPLICABLE TO THE INSTALLATION OF THEIR MATERIAL, EQUIPMENT, OR SERVICES INCORPORATED IN THE CONSTRUCTION. REGARDLESS OF PLANS, SPECIFICATIONS, MANUFACTURES' CRITERIA, ETC. CONTRACTORS WILL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL MATERIALS AND LABOR INCLUDING ADEQUATE SUPPORT OF ALL WORK AND SECURING IN PLACE OF ALL ITEMS SUCH AS SHELVING, RAILINGS, WALLS, CEILINGS, EQUIPMENT, ETC. CONTRACTORS TO CORRECT AND/OR ELIMINATE FROM THE WORK ALL CONDITIONS WHICH MAY RESULT IN A HAZARD, SUCH AS EXPOSED PIPES, UNPROTECTED ELECTRICAL EQUIPMENT, ETC.

- I. THE GENERAL CONTRACTOR SHALL PROVIDE ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK. CUTTING SHALL BE KEPT TO THE MINIMUM REQUIRED AND SHALL NOT UNDERMINE EXISTING CONDITIONS TO REMAIN. PATCHING SHALL MEAN FINISHING THE SURFACE FLUSH TO ADJACENT SURFACES READY FOR THE FINAL FINISHING.
- J. THE CONTRACTOR AND ANY SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE PROPER PERFORMANCE OF THEIR WORK, COORDINATION WITH OTHER TRADES, METHODS, SAFETY AND SECURITY OF THE JOB SITE. SPECIAL ATTENTION TO SAFETY SHALL BE PROVIDED DURING ANY DEMOLITION AND NEW CONSTRUCTION. THE ARCHITECT AND HIS AGENTS ARE NOT RESPONSIBLE OR LIABLE FOR THE ABOVE AND SHALL BE HELD HARMLESS AND INDEMNIFIED BY ALL CONTRACTORS AND SUBCONTRACTORS FROM ANY CLAIMS, LOSSES, SUITS OR LEGAL ACTIONS ARISING FROM THE PERFORMANCE OR SAFETY OF THE WORK. SAFETY ON THE JOB SITE SHALL INCLUDE, BUT IS NOT LIMITED TO, TRENCH PROTECTION AND STABILITY, BARRICADES, LADDER SAFETY ALL PROTECTIVE EQUIPMENT, ETC. THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH IBC ARTICLE 30, PRECAUTIONS DURING BUILDING OPERATIONS.

- K. AT THE COMPLETION OF THE PROJECT THE CONTRACTORS SHALL REMOVE ALL RUBBISH FROM THE SITE, LEAVING THE BUILDING BROOM CLEAN, FINAL CLEANING OF ALL BATHROOM FIXTURES AND CERAMIC TILE, AND WASHING OF ALL WINDOWS INSIDE AND OUT BY OWNER. STREETS ADJOINING THE SITE TO BE KEPT FREE OF DEBRIS, EARTH, ETC., DURING THE ENTIRE COURSE OF CONSTRUCTION.
- L. FIRE INSURANCE WITH EXTENDED COVERAGE. UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED, THE CONTRACTOR SHALL INSURE THE BUILDING AND WORK INCLUDED IN THIS CONTRACT AGAINST LOSS OR DAMAGE BY FIRE AND AGAINST LOSS OR DAMAGE COVERED BY THE STANDARD EXTENDED COVERAGE INSURANCE ENDORSEMENT, IN AN INSURANCE COMPANY OR COMPANIES ACCEPTABLE TO THE OWNER. THE AMOUNT OF INSURANCE AT ALL TIMES TO BE AT LEAST EQUAL TO THE AMOUNT PAID ON ACCOUNT OF WORK AND MATERIAL PLUS THE VALUE OF WORK OR MATERIALS FURNISHED OR DELIVERED BY NOT YET PAID FOR BY THE OWNER. THE POLICIES SHALL BE IN THE NAME OF THE OWNER AND CONTRACTOR, AS THEIR INTERESTS MAY APPEAR AND CERTIFICATES OF INSURANCE COMPANY AS TO THE AMOUNT AND TYPE OF COVERAGE, TERMS OF POLICY, ETC., SHALL BE DELIVERED TO THE OWNER BEFORE PARTIAL PAYMENTS ARE MADE.

- M. INSURANCE AND GUARANTEES - SUBMIT CERTIFICATES FOR THE FOLLOWING:  
1. CONTRACTORS SHALL CARRY WORKMEN'S COMPENSATION INSURANCE FOR EVERY PERSON EMPLOYED BY THEM ON THE PREMISES AND SHALL MAINTAIN SUCH INSURANCE IN FULL FORCE DURING THE ENTIRE TIME OF THIS CONTRACT  
A. WORKMEN'S COMPENSATION \$ 1,000,000  
B. PERSONAL INJURY \$ 1,000,000  
C. AUTOMOBILE \$ 1,000,000

- N. THE ARCHITECT HAS NO CONTRACTUAL OBLIGATIONS TO THE CLIENT BEYOND THE PREPARATION OF DRAWINGS SUITABLE FOR FILING FOR A BUILDING PERMIT. THE ARCHITECT DOES NOT HAVE THE OBLIGATION OF THE SECRETARY OF THE INTERIOR'S STANDARDS AND GUIDELINES FOR THE TREATMENT OF HISTORIC PROPERTIES TO ENSURE THAT PROXIMATE AND APPROXIMATE HISTORIC RESOURCES ARE PROTECTED FROM DAMAGE DURING CONSTRUCTION

- O. CONTRACTOR SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. HE SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CORRECTION PRIOR TO BEGINNING ANY WORK. THE DISCOVERY OF DISCREPANCIES AFTER THE BEGINNING OF WORK WILL BE EVIDENCE OF FAULTY WORK AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DO NOT SCALE DRAWINGS.

- P. THE CONTRACTOR AND/OR OWNER AGREES TO ASSUME, AND DOES HEREBY ASSUME ALL LIABILITY FOR AND SHALL AND DOES HEREBY AGREE TO INDEMNIFY AND SAVE HARMLESS THE ARCHITECT AGAINST ANY AND ALL LOSS, COST, CHARGE, OR DAMAGE ARISING FROM INJURIES SUSTAINED BY MECHANICS, LABORERS, WORKMAN, OR BY ANY PERSONS WHATSOEVER, WHETHER EMPLOYED IN AND ABOUT THE SAID WORK OR OTHERWISE BY REASON OF ANY ACCIDENTS OR INJURIES, INJURIES, DEATHS OR TRESPASSES HAPPENING IN AND ABOUT OR IN ANY WAY INCIDENT TO OR BY REASON OF THE DOING OF SAID WORK INCLUDING COSTS, COUNSEL FEES, AND ALL EXPENSES OF DEFENSE.

- Q. TAKE EVERY APPROPRIATE PRECAUTION IN ACCORDANCE WITH CURRENT BUILDING CODES, CONSTRUCTION AND THE SECRETARY OF THE INTERIOR'S STANDARDS AND GUIDELINES FOR THE TREATMENT OF HISTORIC PROPERTIES TO ENSURE THAT PROXIMATE AND APPROXIMATE HISTORIC RESOURCES ARE PROTECTED FROM DAMAGE DURING CONSTRUCTION

**PART 2 - DEMOLITION AND SITEWORK (WHERE APPLICABLE )**

- A. DEMOLITION  
1. PROTECTION OF EXISTING UTILITIES, IMPROVEMENTS, TREES, SHRUBS, ETC. TO BE RETAINED UNLESS OTHERWISE SHOWN OR NOTED. REPAIR ALL DAMAGES AS DIRECTED.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND TO DEMOLISH DAMAGED ITEMS AS NEEDED. THE CONTRACTOR TO CONSULT WITH STRUCTURAL ENGINEER BEFORE REMOVING STRUCTURAL ELEMENTS.  
3. MAKE ALL WORK SAFE AS PER RULES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION OVER UTILITIES AND INSURE CONTINUED OPERATION AND PROTECTION OF EXISTING PIPES, LINES, DUCTS EQUIPMENT, ETC.  
4. ALL REMOVAL AND SALVAGE, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR.  
5. TAKE FULL PRECAUTION TO PROTECT WORKMEN, PASSERBY, OR ANY OTHER PERSONS FROM FALLING DEBRIS AND OTHER HAZARDS. TAKE EVERY APPROPRIATE PRECAUTION IN ACCORDANCE WITH CURRENT BUILDING CODES, CONSTRUCTION PRACTICE AND THE SECRETARY OF THE INTERIOR'S STANDARDS AND GUIDELINES FOR THE TREATMENT OF HISTORIC PROPERTIES TO ENSURE THAT PROXIMATE AND APPROXIMATE HISTORIC RESOURCES ARE PROTECTED FROM DAMAGE DURING DEMOLITION.  
6. REMOVE ONLY NON-LOAD BEARING CONSTRUCTION AND PARTITIONS, CONTRACTOR TO VERIFY, PRIOR TO REMOVAL, THAT NO STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, ETC., SUPPORTING FLOOR, ROOF OR CEILING EXIST. AS THE REMOVAL OF STRUCTURAL ELEMENTS, THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT, CONTRACTOR'S NON-CONTACT OF ARCHITECT PRIOR TO REMOVAL OF ANY WORK INDICATES HIS COMPLETE UNDERSTANDING THAT NO LOAD BEARING OR STRUCTURAL WORK IS BEING ALTERED UNDER THIS CONTRACT.  
7. DEMOLITION AND REMOVAL OF EXISTING BUILDINGS, UTILITIES AND ANY SURROUNDING OBSTRUCTIONS COMPLETELY AS SHOWN ON PLANS AND AS REQUIRED BY NEW CONSTRUCTION.  
8. STRIPPING AND/OR REMOVAL OF EXISTING PAVING, CONCRETE PADS, CURBS, TREES, SHRUBS, EARTH, ETC. WITHIN NEW CONSTRUCTION AREA OR AS INDICATED.  
9. OFF-SITE DISPOSAL OF ALL DEBRIS AND/OR EXCESS MATERIALS IN AN APPROVED AND LEGAL MANNER.  
10. WHERE APPLICABLE LEVEL. ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES. INSTALL REQUIRED TRANSITION PIECES BETWEEN VARIOUS FLOOR FINISHES SUITABLE FOR CONDITIONS AND ACCEPTABLE TO THE OWNER. MATCH EXISTING WHEREVER POSSIBLE.

- B. SITEWORK  
1. GENERAL  
A. SEE GENERAL CONDITIONS.  
B. ORGANIZE AND TIME WORK TO FIT NEATLY INTO THE REQUIREMENTS OF THE OTHER PHASES OF THIS PROJECT AND TO PREVENT DAMAGE TO OTHER FINISHED WORK.  
C. COORDINATE WITH WORK OF OTHER FINISHED WORK.  
D. COOPERATE WITH WORK OF OTHER.  
2. PERMITS, RULES AND REGULATIONS ALL CURBS, CURB DEPRESSIONS, WALLS APRONS, DRIVEWAYS, ETC. LOCATED WITHIN THE ROAD RIGHT-OF-WAY CONSTRUCTED OR ALTERED SHALL CONFORM TO THE GOVERNMENTAL AGENCY REQUIREMENTS HAVING JURISDICTION OVER SAID IMPROVEMENTS. CONTRACTOR WILL BE RESPONSIBLE TO VERIFY CONSTRUCTION AND MAKE ARRANGEMENTS FOR SPECIFICATIONS TO TAKE PRECEDENCE OVER ABOVE CRITERIA.  
3. CONFORM TO NJAC 5:23-2.34  
A. OWNERS WHO UNDERTAKE CONSTRUCTION, REHABILITATION, OR DEMOLITION WORK AT THEIR PROPERTIES SHALL PROTECT ADJOINING PROPERTIES FROM DAMAGE CAUSED BY THE WORK.  
B. OWNER INTERESTS TO UNDERTAKE CONSTRUCTION, REHABILITATION, OR DEMOLITION WORK, THAT COULD POTENTIALLY DAMAGE ADJOINING AFFECTED PROPERTIES, NOTICE SHALL REQUEST WRITTEN PERMISSION TO ENTER ADJOINING PROPERTIES TO DETERMINE MEASURES THAT MUST BE TAKEN TO SAFEGUARD PROPERTIES FROM DAMAGE.  
C. WRITTEN CONSENT FROM OWNERS OF ADJOINING PROPERTIES MUST BE OBTAINED PRIOR TO ENTERING PROPERTIES.  
D. MEASURES TO BE TAKEN TO SAFEGUARD ADJOINING PROPERTIES SHALL BE SUBMITTED WITH PERMIT APPLICATION FOR REVIEW AND APPROVAL BY CONSTRUCTION OFFICIAL.  
E. UPON APPROVAL OF MEASURES TO SAFEGUARD ADJOINING CONSTRUCTION, REHABILITATION, OR DEMOLITION WORK SHALL PROVIDE A COPY OF MEASURES TO OWNERS OF ADJOINING PROPERTIES AND SHALL REQUEST WRITTEN PERMISSION TO IMPLEMENT MEASURES PRIOR TO COMMENCEMENT OF WORK.  
F. WRITTEN CONSENT FROM OWNERS OF ADJOINING PROPERTIES TO IMPLEMENT MEASURES TO SAFEGUARD PROPERTIES MUST BE OBTAINED

**PART 3 - CONCRETE**

- A. GENERAL  
1. SEE GENERAL CONDITIONS
- B. CODES AND STANDARDS. COMPLY WITH THE PROVISIONS OF THE FOLLOWING:  
1. ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"  
2. ACI 302 "CONSTRUCTION OF CONCRETE SLABS ON GRADE"  
3. ACI 311 "RECOMMENDED PRACTICE FOR CONCRETE INSPECTION"  
4. ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"  
5. ACI 347 "RECOMMENDED PRACTICE FOR CONCRETE FRAMEWORK"  
6. ACI 304 "RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE"  
7. ACI 330 "SPECIFICATIONS FOR LIGHTWEIGHT AGGREGATES FOR STRUCTURAL CONCRETE"  
8. CONCRETE REINFORCING STEEL INSTITUTE, "MANUAL OF STANDARD PRACTICE"
- C. SUBMITTALS AND CERTIFICATES SIGNED BY PRODUCER AND CONTRACTOR SUBMITTED TO ARCHITECT.  
D. MATERIALS  
1. CEMENT - PORTLAND CEMENT ASTM C150, TYPE I  
2. AGGREGATE - ASTM C33  
3. WATER - POTABLE  
4. REINFORCING  
A. REINFORCING BARS SHALL BE OF NEW BILLET STEEL AND CONFORM TO ASTM A 615, GRADE 60 UNLESS OTHERWISE SPECIFIED.  
B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A82/A185  
C. ACCESSORIES SHALL BE OF PLASTIC OR HOT-DIPPED GALVANIZED EXCEPT WHEREIN EARTH CONTACT WHEN CONCRETE BLOCKS SHALL BE USED.  
5. ADMIXTURES  
A. WATER - REDUCING ADMIXTURE ASTM C494, TYPE A OR HIGH-RANGE WATER - REDUCING ADMIXTURE ASTM C494 TYPE F OR TYPE G  
B. NON-CHLORIDE ACCELERATING ADMIXTURE  
C. AIR-ENTRAINING ADMIXTURE ASTM C260  
D. ADMIXTURES SHALL BE MANUFACTURED BY ONE OF THE FOLLOWING:  
I. N.R. GRACE  
II. EUCILD CHEMICAL CORP.  
III. Sika Chemical Corp.  
E. ADMIXTURES WHICH CONTAIN CALCIUM CHLORIDE BY THYOCYANATES OR MORE THAN 0.1 PERCENT CHLORIDE IONS SHALL NOT BE PERMITTED.  
6. JOINT FILLER - CELOTEX FLEXEL, 1/2".  
7. NON-SHRINK GROUTS - CRD - C 621  
A. GROUT SHALL HAVE A MINIMUM OR COMPRESSIVE STRENGTH OF 7500 PSI @ 28 DAYS.  
B. GROUT SHALL BE NON-METALLIC  
C. GROUT SHALL BE "EUCONS" BY EUCILD CHEMICAL CO. OR APPROVED EQUAL.  
8. MOISTURE BARRIER - 6 MIL POLYETHYLENE  
9. FORM WORK: ALL FORMWORK SHALL BE SUITABLE FOR EACH SPECIFIC SITUATION AND SHALL BE OF SUFFICIENT STRENGTH REQUIRED TO SUPPORT CONCRETE.  
A. FORMWORK SHALL BE "PLYFORM" OR STEEL PAN.  
B. FORMWORK SHALL:  
I. CONFORM TO CONTOURS SHOWN OR REQUIRED TO CONSTRUCT BUILDING.  
II. RETAIN THEIR EXACT POSITION DURING AND AFTER POURING CONCRETE.  
III. PRODUCE PLUMB, TRUE, EVEN SURFACES.  
IV. PREVENT LEAKAGE OF MORTAR.

- E. WORKMANSHIP  
1. CONCRETE QUALITY SHALL BE 3000 PSI @ 28 DAYS (ASTM C94) UNLESS NOTED OTHERWISE.  
2. SLUMP SHALL CONFORM TO ASTM C-143-58 MAXIMUMS AND MINIMUMS  
3. CONCRETE SHALL BE THOROUGHLY MIXED. NO SEGREGATION OF MATERIALS SHALL BE ALLOWED.  
4. ALL CONCRETE POURS SHALL BE CONTINUOUS FROM WALL TO WALL OR CONTROL JOINTS AS SHOWN ON DRAWINGS.  
5. VIBRATE CONCRETE AS REQUIRED.  
6. PROVIDE CONSTRUCTION, ISOLATION, EXPANSION AND CONTROL JOINTS AS INDICATED OR REQUIRED.  
7. SET AND BUILD INTO THE WORK, ANCHORING DEVICES AND ALL OTHER ITEMS REQUIRED FOR OTHER WORK THAT IS ATTACHED TO OR SUPPORTED BY CAST IN PLACE CONCRETE.  
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF CONCRETE WORK WHICH DOES NOT CONFORM TO THE SPECIFIED REQUIREMENTS.

- F. TESTING, INSPECTION AND REPAIR  
1. THE CONTRACTOR SHALL EMPLOY AT HIS EXPENSE, A TESTING LABORATORY ACCEPTABLE TO THE ARCHITECT TO PERFORM MATERIAL EVALUATION TESTS AND TO DESIGN CONCRETE MIXES. THIS LABORATORY SHALL PERFORM ALL OTHER TESTS AS REQUIRED BY THESE SPECIFICATIONS AND/OR THE ARCHITECT. FOUNDATIONS ARE DESIGNED TO BEAR ON RESIDUAL SOIL OR ENGINEERED COMPACTED FILL WITH AN ALLOWABLE BEARING PRESSURE OF 3000 PSF. VERIFY SOIL CAPACITY AT TIME OF EXCAVATION.  
2. DURING PROGRESS OF WORK, NOT LESS THAN FOUR (4) TEST CYLINDERS SHALL BE MADE OF EACH DAY'S PLACEMENT, AND EACH 50 CUBIC YARDS OF EACH CLASS OF CONCRETE PLACED EACH DAY, COMPRESSIVE  
3. SHOULD TEST SPECIMENS OF CONCRETE SHOW STRENGTH DEFICIENCIES AS REQUIRED BY THESE SPECIFICATIONS, THE ARCHITECT SHALL HAVE THE RIGHT TO REQUEST, AT CONTRACTOR'S EXPENSE THAT CORE SPECIMENS BE TAKEN FROM CAST-IN-PLACE CONCRETE IN QUESTION AND TESTED BY THE TESTING LABORATORY IN ACCORDANCE WITH METHOD PRESCRIBED IN ASTM C-42 AND/OR LOAD TESTS MAY BE MADE ON ANY PORTION OF THE WORK IN WHICH SUCH CONCRETE WAS USED, WHEN LOAD TEST IS REQUIRED, SUCH TEST SHALL, ALSO BE CONDUCTED BY TESTING LABORATORY IN CONFORMITY WITH REQUIREMENTS AND PROCEDURES SPECIFIED IN CHAPTER 20 OF ACI 318-83.  
4. WHEN SO DETERMINED BY THE ARCHITECT, ALL FAULTY CONCRETE SHALL BE REMOVED AND REPLACED BY THIS CONTRACTOR AT HIS OWN EXPENSE.  
5. ALL STRUCTURAL REPAIRS SHALL BE MADE WITH PRIOR APPROVAL OF THE ENGINEER AND ARCHITECT, AS TO METHOD AND PROCEDURE, USING THE SPECIFIED EPOXY ADHESIVE AND/OR EPOXY MORTAR. WHERE EPOXY INJECTION PROCEDURES MUST BE USED, AN APPROVED LOW VISCOSITY EPOXY MADE BY THE MANUFACTURERS PREVIOUSLY SPECIFIED SHALL BE USED.  
6. FOUNDATIONS ARE DESIGNED TO BEAR ON RESIDUAL SOIL OR ENGINEERED COMPACTED FILL WITH AN ALLOWABLE BEARING PRESSURE OF 3,000 PSF. VERIFY SOIL CAPACITY AT TIME OF EXCAVATION.

**PART 4 - MASONRY**

- A. GENERAL  
1. SEE GENERAL CONDITIONS
- B. CODES AND STANDARDS  
1. COMPLY WITH THE LATEST EDITIONS OF ALL CODES AND STANDARDS INCLUDING, BUT NOT LIMITED TO ASTM, IBC, ANSI, ETC.  
A. CONCRETE MASONRY UNITS:  
I. HOLLOW UNITS: ASTM C-90, GRADE N, TYPE I  
II. HOLLOW UNITS: FOR FIRE RATED WALLS: ASTM C-145 GRADE N, TYPE I  
III. IBC ARTICLE 14  
B. MORTAR SHALL COMPLY WITH:  
I. ASTM C-270  
EXTERIOR: TYPE S  
INTERIOR: TYPE M  
SETTING BED & GROUT:  
II. IBC ARTICLE 15  
III. SEE ALSO PART III - CONCRETE
- C. MATERIALS  
1. CONCRETE MASONRY UNITS SHALL BE OF WHOLE, SOUND MATERIAL, FREE OF CRACKS AND OTHER DEFECTS.  
2. OBTAIN ALL CONCRETE MASONRY UNITS FROM ONE MANUFACTURER. UNITS TO BE OF UNIFORM TEXTURE AND SIZE.  
A. NEW EXTERIOR CONCRETE MASONRY WALLS SHALL BE H-R MASONRY WALL SYSTEM. INSULATION AS MANUFACTURED BY KORFIL INC. TO BE INSTALLED IN SPECIALTY CONCRETE MASONRY UNITS.  
B. PROVIDE ALTERNATE FOR PREFORMED MASONRY INSULATION AS MANUFACTURED BY KORFIL INC. TO BE INSTALLED IN STANDARD 2 CORE CONCRETE MASONRY UNITS.  
C. INSULATION SHALL BE INSTALLED AT BLOCK MANUFACTURERS PLANT.  
D. INSULATION SHALL BE A MOLDED POLYSTYRENE AND SHALL CONFORM TO THE PHYSICAL PROPERTY REQUIREMENTS OF FS HH-1-524, TYPE I WITH AN AVERAGE DENSITY OF 1.3 LB/SF.  
3. JOINT REINFORCING  
A. NO. 9 GALVANIZED DEFORMED STEEL WIRE, 1/2"-2" LESS THAN WALL THICKNESS  
B. GALVANIZED WALL ANCHORING DEVICES - TYPES AS REQUIRED FOR JOB CONDITION AND APPROVED EQUAL  
A. ABOVE GRADE SURFACES SHALL RECEIVE A SINGLE PART, CLEAR, PROTECTIVE COATING WHICH WILL PROVIDE LONG - LASTING PROTECTION, WHICH SHALL INCLUDE, BUT IS NOT LIMITED TO, MOISTURE INTRUSION, STAINS, DIRT, PAINT, ETC.  
I. USE SURE KLEAN WEATHERSEAL H-40 AS MANUFACTURED BY PROSOCO, INC., KANSAS CITY, KS. OR APPROVED EQUAL.  
II. PROVIDE OWNER WITH A FULL 15 YEAR PRODUCT GUARANTEE, THIS GUARANTEE SHALL EXTEND TO COVER THE REPAIR OF ALL DAMAGES DUE TO PRODUCT FAILURE.  
B. BELOW GRADE MASONRY SURFACES SHALL RECEIVE 1/2" CEMENT PARGE COAT OVER WHICH SHALL BE APPLIED 2 COATS OF TROWEL ON BITUMINOUS ASPHALTIC WATER PROOFING.  
4. BUILD IN ALL STRAPS, BOLTS, ANCHORS, REINFORCING, ETC. AS NOTED OR REQUIRED FOR PROPER CONSTRUCTION.
- D. WORKMANSHIP  
1. INSTALL MASONRY UNITS PLUMB AND TRUE TO LINE IN REGULAR BOND, IN FULL BED OF MORTAR WITH JOINTS UNIFORM IN THICKNESS. JOINTS SHALL BE WELL TOOLED.  
REINFORCE HORIZONTAL JOINTS WITH A GAGE WELDED STEEL WIRE EVERY 16" VERTICALLY. AT CONCRETE BLOCK WALLS PROVIDE DUR-O-WALL REINFORCING AT EVERY OTHER BLOCK COURSE. UNLESS OTHERWISE NOTED ALL WORK SHALL BE IN RUNNING BOND. MASONRY SHALL BE PROTECTED FROM FREEZING FOR NOT LESS THAN 48 HOURS AFTER INSTALLATION, AS PER IBC 1410.3 COLD WEATHER CONSTRUCTION.  
2. CONTRACTOR SHALL COORDINATE TOPS OF MASONRY WALLS WITH FLOOR FRAMING, ARCHITECTURAL REQUIREMENTS AND FINISHED GRADES. ALL MASONRY SHALL BE Laterally SUPPORTED BY HORIZONTAL BRACING OF FLOOR AND ROOF FRAMING AS PER IBC 1412.1 GENERAL.  
3. ALL MASONRY WORK SHALL BE DONE BY THOSE SKILLED IN THE TRADE AND IN THE MOST WORKMANLIKE MANNER.  
4. LEAVE IN PERFECT CONDITION TO RECEIVE APPLICABLE FINISH  
5. ALL WORK SHALL BE PROPERLY BONDED AND ALL JOINTS ON FACES WITHIN THE BUILDING SHALL BE SMOOTHLY STRUCK (NOT CUT).  
6. FOUNDATIONS SHALL BE CONSTRUCTED OF UNITS OF CONCRETE BLOCK LAID IN CEMENT MORTAR. CORNERS OF FOUNDATION SHALL BE REINFORCED WITH TY-BLOCK EVERY SECOND COURSE. ALL JOINTS SHALL BE IN FULL BED OF MORTAR AND SHALL BE WELL POINTED. TOP AND BOTTOM COURSES SHALL BE SOLID. FILLING OF BLOCK SHALL NOT BE PERMITTED. ALL WALLS SHALL BE ERECTED PLUMB AND TRUE AND TOP OF ALL WALLS SHALL BE STRAIGHT AND EVEN.  
7. TEMPORARILY BRACE ALL FOUNDATION WALLS PRIOR TO BACKFILLING.

**PART 5 - MISCELLANEOUS METAL AND SUPPLEMENTARY CONDITIONS FOR STRUCTURAL STEEL (WHERE APPLICABLE )**

- A. GENERAL  
1. SEE GENERAL CONDITIONS  
2. SEE DRAWINGS
- B. CODES AND STANDARDS (LATEST EDITIONS)  
1. AISC "CODE OR STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES"  
2. AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDING" INCLUDING "COMMENTARY"  
3. AWS "STRUCTURAL WELDING CODE"  
4. AMERICAN SOCIETY OF TESTING MATERIALS  
5. STEEL JOIST INSTITUTE  
6. AISI "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS  
7. AWS "STRUCTURAL WELDING CODE", SD "STEEL ROOF DECK MANUAL"  
8. COMPLY WITH APPLICABLE PROVISIONS EXCEPT AS OTHERWISE INDICATED.  
9. IF STRUCTURAL DRAWING NOTATIONS DIFFER FROM ABOVE AND THESE SPECIFICATIONS, THEN MOST RESTRICTIVE REQUIREMENTS WILL APPLY.
- C. SUBMITTALS  
1. SUBMIT SHOP DRAWINGS SHOWING COMPLETE DETAILS AND SCHEDULES FOR FABRICATION, ASSEMBLY AND ERECTION.  
2. FURNISH ANCHOR BOLTS REQUIRED FOR INSTALLATION IN OTHER WORK: FURNISH TEMPLATES FOR BOLT INSTALLATION.  
3. SHOW COMPLETE DETAILS AND SCHEDULES (IF REQUIRED) FOR LAYOUT AND TYPES OF DECK PANELS, ANCHORAGE, SUPPLEMENTARY FRAMING, CUT OPENINGS, AND ACCESSORIES.  
4. REVIEW OF SHOP DRAWINGS SHALL BE FOR DESIGN AND GENERAL CONSTRUCTION ONLY AND NOT FOR DIMENSIONS, QUANTITIES OR FIELD FIT.
- D. MATERIALS  
PROVIDE MATERIALS WHICH CONFORM TO THE FOLLOWING STANDARDS:  
1. STEEL PLATES, SHEETS, BARS: ASTM A 441 GRADE 50  
2. COLD-FORMED STEEL TUBING: ASTM A 500, GRADE B  
3. STEEL PIPE: ASTM A53, TYPE E OR S, GRADE B  
4. COLD-ROLLED STEEL SHEETS: ASTM A 366  
5. GALVANIZED STEEL SHEETS: ASTM A 526, WITH ASTM A 525, GRADE G90 ZINC COATING  
6. CONCRETE INSERTS: MALLEABLE IRON (ASTM A 47) OR CAST STEEL (ASTM A 27) INSERTS, WITH STEEL BOLTS, WASHERS AND SHIMS: HOT DIP GALVANIZED.  
7. GALVANIZING: ASTM A 386 FOR ASSEMBLED PRODUCTS; A 153 FPR IRON AND STEEL HARDWARE.  
8. STEEL FOR GALVANIZED UNITS: ASTM A 446 GRADE A  
9. STEEL SHAPES: ASTM A 36  
10. SHEET METAL ACCESSORIES: ASTM A 446 GRADE A  
11. GALVANIZING: ASTM A 525, G90  
12. GALVANIZING REPAIR PAINT: MIL-P21035 (SHIPS)  
13. SHOP PAINT: (UNLESS OTHERWISE SPECIFIED) FS-TT-P-86, TYPE II, OR SSPC-PAINT 14. APPLY TO CLEANED AND DEGREASED STEEL SURFACE AT RATE TO PROVIDE A 2.0-MIL DRY FILM THICKNESS.

- E. INSERTS AND ANCHORAGES: FURNISH INSERTS AND ANCHORING DEVICES TO BE BUILT INTO OTHER WORK FOR INSTALLATION OF MISCELLANEOUS METAL ITEMS: COORDINATE DELIVERY TO JOB SITE TO AVOID DELAY.

- F. FABRICATION  
1. COMPLY WITH AISI "SPECIFICATIONS" AND APPROVED FINALIZED SHOP DRAWINGS. MARK AND MATCH-MARK UNITS FOR FIELD ASSEMBLY.  
2. USE HIGH-STRENGTH BOLTS FOR FIELD CONNECTIONS, EXCEPT AS OTHERWISE INDICATED.  
3. COMPLY WITH AWS CODE FOR PROCEDURES, APPEARANCE, AND QUALITY OF WELDS.  
4. USE MATERIALS OF SIZE AND THICKNESS SHOWN OR, IF NOT SHOWN, OF REQUIRED SIZE AND THICKNESS TO PRODUCE STRENGTH AND DURABILITY IN FINISHED PRODUCT. SHOP-PAINT ALL ITEMS NOT SPECIFIED TO BE GALVANIZED AFTER FABRICATION.  
5. WELD CORNERS AND SEAMS CONTINUOUSLY. GRIND EXPOSED WELDS SMOOTH AND FLUSH.  
6. FORM EXPOSED CONNECTIONS WITH HAIRLINE, FLUSH JOINTS: USE CONCEALED FASTENERS WHERE POSSIBLE.  
G. PROVISIONS FOR OTHER WORK: FABRICATES STRUCTURAL STEEL MEMBERS TO PROVIDE HOLES FOR SECURING OTHER WORK AND FOR PASSAGE OF OTHER WORK THROUGH STEEL FRAMING AS REQUIRED COORDINATING WITH ALL MECHANICAL TRADES.  
H. STRUCTURAL MISCELLANEOUS STEEL: PAINT STRUCTURAL STEEL WORK, EXCEPT MEMBERS OR PORTIONS OF MEMBERS EMBEDDED IN CONCRETE OR MORTAR, AND CONTACT AREA TO BE WELDED OR RIVETED. CLEAN STEEL FRAME OF LOOSE MILL SCALE, RUST, OIL AND GREASE. APPLY PRIME PAINT TO PROVIDE A MINIMUM DRY FILM THICKNESS OF 2.0 MILS.  
I. TOUCH-UP SHOP PAINT AFTER INSTALLATION. CLEAN FIELD WELDS, BOLTED CONNECTIONS AND ABRADED AREAS, AND APPLY SAME TYPE PAINT AS USED IN SHOP. USE GALVANIZED REPAIR PAINT ON DAMAGED GALVANIZED SURFACES.

- H. ERECTION  
1. COMPLY WITH AISC CODE AND SPECIFICATIONS, AND MAINTAIN WORK IN SAFE AND STABLE CONDITION DURING ERECTION.  
2. PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED: REMOVE WHEN FINAL CONNECTIONS PLACED.  
3. SET BASE PLATES ON CLEANED BEARING SURFACES, USING WEDGES OR OTHER ADJUSTMENTS AS REQUIRED. SOLIDLY PACK OPEN SPACES WITH BEDDING MORTAR, CONSISTING OF 1 PART PORTLAND CEMENT TO 3 PART SAND, AND ONLY ENOUGH WATER FOR PACKING AND HYDRATION OR USE COMMERCIAL NON-SHRINK GROUT MATERIAL AT ERECTOR'S OPTION.  
4. SPLICE MEMBERS ONLY WHERE SHOWN ON FINAL SHOP DRAWING.
- I. ROUGH HARDWARE  
1. FURNISH CUSTOM FABRICATED ANGLES, BOLTS, PLATES, ANCHORS, HANGERS, DOWELS, AND OTHER MISCELLANEOUS STEEL AND IRON SHAPES FOR FRAMING AND SUPPORTING AND ANCHORING STUDWORK.  
2. GALVANIZE, UNLESS OTHERWISE INDICATED.
- J. LOOSE BEARING PLATES: PROVIDE FOR STEEL ITEMS BEARING MASONRY OR CONCRETE, AS SHOWN. DRILL PLATES TO RECEIVE ANCHOR BOLTS. GALVANIZE AFTER FABRICATION IF EXPOSED.
- K. MISCELLANEOUS FRAMING AND SUPPORTS  
1. PROVIDE AS REQUIRED TO COMPLETE WORK AND NOT INCLUDED WITH STRUCTURAL STEEL FRAMEWORK.  
2. FABRICATE WELDED CONSTRUCTION IN AS LARGE UNITS AS POSSIBLE; DRILL AND TAP AS REQUIRED TO RECEIVE HARDWARE AND SIMILAR ITEMS.  
3. INCLUDE REQUIRED ANCHORS FOR BUILDING INTO OTHER WORK; SPACED NOT MORE THAN 24" O.C. UNLESS OTHERWISE SHOWN.

- L. MISCELLANEOUS STEEL TRIM  
1. FABRICATE TO SHAPE AND SIZES AS REQUIRED FOR PROFILES SHOWN: CONTINUOUS WELDED JOINTS AND SMOOTH EXPOSED EDGES. USE CONCEALED FIELD SPLICES WHEREVER POSSIBLE.

**PART 6 - CARPENTRY**

- A. GENERAL  
1. SEE GENERAL CONDITIONS
- B. MATERIALS  
1. ROUGH TIMBER - STRESS GRADED DOUGLAS FIR-LARCH SELECT STRUCTURAL GRADE NO. 2. FB = 1450 PSI; E= 1,700,000 PSI FOR MEMBERS 2"-4" THICK, 2"-4" WIDE AND FB = 1250 PSI FOR MEMBERS 2" TO 4" THICK, AND 5" AND WIDER.  
A. MAXIMUM MOISTURE CONTENT: 19%  
B. ALL LUMBER IN CONTACT WITH MASONRY OR EXPOSED TO EXTERIOR SHALL BE PRESSURE TREATED, "WOLMANIZED" BY KOPPERS OR APPROVED EQUAL.  
2. ROUGH HARDWARE, NAILS, SCREWS, BOLTS, ETC. AS REQUIRED FOR JOB CONDITION OR AS SHOWN AND SPECIFIED  
3. BUILT-UP GIRDERS - LAMINATED VENEER LUMBER  
A. "MICRO-LAMS" AS MANUFACTURED BY TRUS JOIST, INC. OR EQUAL  
B. STORE IN CLEAN, DRY, AREA. EXERCISE CARE IN HANDLING TO PREVENT DAMAGE.  
4. PLYWOOD - COMPLY WITH DOC PSI, HPMA P551, APA E30, APA Y510, AND HPMA HP-S6.  
A. N.A.  
B. USE PRESSURE TREATED PLYWOOD IN ACCORDANCE WITH AWPB LP-2 WHERE NOTED OR REQUIRED.  
5. MISCELLANEOUS  
A. RAILS SHALL BE INSTALLED IN THE SHAPES, SIZES, AND LOCATIONS AS SHOWN ON THE DRAWINGS INCLUDING, BUT NOT LIMITED TO, STAIRS, BALCONIES, ETC.  
B. ALL RAILS SHALL BE SECURELY FASTENED TO THE BUILDING STRUCTURE AND DESIGNED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES INCLUDING, BUT NOT LIMITED TO, IBC, ANSI, ETC.  
II. WOOD FOR INTERIOR RAILS SHALL BE SOLID SELECT PIPE MILLED TO THE PROFILES AS REQUIRED AND SANDED SMOOTH.  
B. WOOD FOR EXTERIOR RAILS SHALL BE OF SOUND PINE OR FIR PRESSURE TREATED WITH WOLMAN SALTS AND SANDED SMOOTH.

- C. EXECUTION  
1. FRAMING  
LAYOUT CUT, CUT, FIT AND ERECT FRAMING FOR ROUGH AND FINISHED WORK, BLOCKING, NAILERS, FURRING AND ALL OTHER ROUGH CARPENTRY. DO CUTTING WORK IN CONNECTION WITH CARPENTRY AND FINISH FOR OTHER TRADES. BRACE, PLUMB, AND LEVEL ALL MEMBERS IN TRUE ALIGNMENT AND RIGIDLY SECURE IN PLACE WITH SUFFICIENT NAILS, SPIKES, SCREWS, AND BOLTS AS NECESSARY. DEFECTS WHICH RENDER ANY PIECE OR PART UNABLE TO SERVE ITS INTENDED PURPOSE SHALL BE DISCARDED, OR IN PLACE, CUT OUT AND REPLACED.  
B. PROVIDE WOOD FURRING AND SUSPENSION NECESSARY TO RECEIVE AND SUPPORT FINISHES SUCH AS PLYWOOD, INSULATION, WALL SURFACING, MILLWORK, FINISH, CARPENTRY, AND CUSTOM WOODWORK. MEMBERS SHALL BE OF SIZE NECESSARY TO PROVIDE ADEQUATE BRACING, SUPPORT, AND FASTENING. SOFFIT AREAS SHALL BE TIED TOGETHER AND TO ADJOINING AND SUPPORTING CONSTRUCTION AS REQUIRED.  
C. PROVIDE WOOD ROUNDS, NAILING STRIPS, BLOCKING AND SIMILAR ITEMS WHEREVER NECESSARY OR REQUIRED THROUGHOUT THE PROJECT FOR THE SUPPORT, PROPER ERECTION OR INSTALLATION OF ALL WORK INCLUDING, BUT NOT LIMITED TO MIRRORS, CABINETS, CLOSETS, SHELF CLEATS, BASES, ETC. THOROUGHLY SECURE IN PLACE BY APPROVED MEANS.  
D. JOIST FRAMING FROM OPPOSITE SIDES OF AND SUPPORTED ON A FASTENED OR BUTTED END. TO END AND TIED BY METAL STAIRS, WHERE JOISTS BUTT INTO FLUSH MOUNTED BEAM OR GIRDER, PROVIDE METAL JOIST HANGERS AT EACH JOIST IN WIDTHS AS REQUIRED FOR BY FRAMING AND AS SHOWN OR SPECIFIED.  
E. ALL BUILT-UP BEAMS, GIRDERS POSTS TO BE SPIKED AT 12" ON CENTER AND FASTENED TO SUPPORTS WITH 2 1/2" BOLTS. NO FACE SPLITS SHALL BE ALLOWED ON GIRDERS.  
F. BEAMS, GIRDERS, AND OTHER CONCENTRATED LOADS SHALL BEAR ON SOLID MASONRY OR FILLED CORES OF BLOCK.  
F. FRAMINGS AROUND FLUES AND CHIMNEYS: COMBUSTIBLE FRAMING SHALL BE TRIMMED NOT LESS THAN 2" FROM FLUES AND CHIMNEYS AND 6" AWAY FROM FLUE OPENINGS.  
G. FOUNDATION AROUND ANCHORAGE: WALL SILL PLATES SHALL BE ANCHORED TO FOUNDATION STUDS WITH 1/2" DIAMETER ANCHOR BOLTS. EXPOSED NOT LESS THAN 16" IN GIRDER UNIT MASONRY. PROVIDE MIN. 2 ANCHOR BOLTS PER PLATE, PLACED 1'-0" MAX. FROM ENDS AND SPACED 6'-0" ON CENTER MAXIMUM. SILL PLATES BEARING ON MASONRY SHALL BE WOLMANIZED.
- D. STAIRS  
A. PROVIDE WOOD STAIRS WHERE SHOWN.  
B. STAIRS SHALL BE CONSTRUCTED TO SUPPORT THE DEAD LOAD IN ADDITION TO THE LIVE LOAD OF 100 PSF WITH A LEGAL FACTOR OF SAFETY, AND SHALL MEET ALL REQUIREMENTS OF THE LAWS AND THE APPROVAL OF THE AUTHORITIES HAVING JURISDICTION.  
C. INSTALL STAIRS IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES INCLUDING, BUT NOT LIMITED TO, IBC, ANSI, ETC.  
D. INSTALLATION SHALL BE RIGID, SUBSTANTIAL CONSTRUCTION THROUGHOUT, PLUMB AND TRUE TO EXACT LINES AND LEVELS, POSITIONED IN CORRECT LOCATIONS AND IN PROPER RELATION TO ADJOINING WORK.  
E. ALL FASTENINGS SHALL BE CONCEALED.

- E. MILLWORK  
1. GENERAL  
A. WORK OF THIS SECTION, AS SHOWN OR SPECIFIED, SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS  
B. QUALITY ASSURANCE: QUALIFICATIONS OF FABRICATORS AND INSTALLERS: FOR ACTUAL FABRICATION AND INSTALLATION OF CABINETRY AND MILLWORK, USE ONLY PERSONNEL WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN PRODUCTS INVOLVED AND IN THE RECOMMENDED METHODS FOR THEIR FABRICATION AND INSTALLATION.  
2. SUBMITTALS  
A. SHOP DRAWINGS: BEFORE ANY CABINETRY AND MILLWORK ARE FABRICATED AND DELIVERED TO THE JOB SITE, SUBMIT COMPLETE SHOP DRAWINGS TO THE OWNER FOR APPROVAL.  
3. PRODUCTS  
A. CUT ALL OPENINGS FOR EQUIPMENT. COMPLY WITH MANUFACTURERS REQUIREMENTS. SEAL EDGES OF ALL CUTS.  
B. PROVIDE COMPLETE HARDWARE AS REQUIRED TO COMPLETE THE JOB. HARDWARE DESIGN AS SELECTED BY OWNER. HARDWARE STANDARDS SHALL COMPLY WITH ANSI A156.9  
4. INSTALLATION  
A. INSTALL THE WORK PLUMB, LEVEL, TRUE AND STRAIGHT, WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS. INSTALL TO A TOLERANCE OF 1/8" IN 8'-0" FOR PLUMB AND LEVEL AND WITH 1/16" MAX. OFFSET IN FLUSH ADJOINING SURFACES.  
B. SCRIBE AND CUT WORK TO FIT ADJOINING WORK, AND REFINISH CUT SURFACES OR REPAIR DAMAGED FINISH CUTS.  
C. ANCHOR WOODWORK TO ANCHORS OR BLOCKING BUILT-IN OR DIRECTLY ATTACHED TO SUBSTRATES. SECURE TO GROUND, STRIPPING AND BLOCKING WITH COUNTERSUNK, CONCEALED FASTENERS AND BLIND NAILS AS REQUIRED FOR A COMPLETE INSTALLATION.  
5. PROTECTION  
A. COVER CASEWORK WITH 4-MIL POLYETHYLENE FILM, FOR PROTECTION AGAINST SOILING AND DETERIORATION DURING REMAINDER OF CONSTRUCTION PERIOD.

- F. WORKMANSHIP  
1. ALL MANUFACTURE'S ASSOCIATIONS SPECIFICATIONS SHALL APPLY FOR FRAMING, CABINETRY, STAIRS, ETC.  
2. ALL WOODWORK SHALL BE FINISHED SMOOTH, HAND SANDED ON ALL EXPOSED SURFACES, FREE FROM DEFECTS, DIRT, STAINS, ETC.  
3. ALL WOODWORK SHALL BE ERECTED IN A THOROUGHLY WORKMANLIKE MANNER.  
4. ALL ASSEMBLING SHALL BE CLEANLY CUT, TRUE, AND TIGHTLY FITTED.  
5. ALL NAILING SHALL BE DONE IN SUCH A MANNER AS TO PREVENT ANY DAMAGE TO THE FINISHED SURFACES.



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**PROJECT:**

262-270 MAIN STREET  
WEST ORANGE  
ESSEX COUNTY, NJ 07052  
BLOCK 114 LOT 50 & 55

**OWNER:**

262 MAIN STREET  
REALTY LLC  
262-270 MAIN STREET  
WEST ORANGE, NJ 07052  
646 427 9908

**CONSULTANTS:**

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**ARCHITECT'S SEAL:**

**PROGRESS DATE: 29-01-2026**

JM  
PRINCIPAL IN CHARGE

CC  
PROJECT TEAM

JM  
CHECKED BY  
SHEET DESCRIPTION  
GENERAL NOTES

| ISSUED FOR: |      |             |
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| No.         | Date | Description |
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SHEET NUMBER

**DOB APPROVAL STAMP:**



- G. DRYWALL
- EXPOSED GYPSUM BOARD: ASTM C36
  - TYPE X WHERE INDICATED AND WHERE REQUIRED FOR FIRE-RESISTANCE RATING INDICATED.
  - LONG EDGES: STANDARD TAPER
  - THICKNESS: 5/8", OR AS SHOWN ON DRAWINGS.
  - ACCORDANCE WITH THE FOLLOWING:
  - PROVIDE MANUFACTURER'S STANDARD METAL TRIM ACCESSORIES, OF THE BEADED TYPE WITH FACE FLANGES FOR CONCEALMENT IN JOINT COMPOUND EXCEPT WHERE SEMI-FINISHING OR EXPOSED TYPE LOCATIONS.
  - CORNER BEADS AT EXTERNAL CORNERS
  - EDGE TRIM OF THE SHAPE AND LOCATION WHERE EDGE OF GYPSUM BOARD WOULD OTHERWISE BE EXPOSED OR SEMI- EXPOSED: L-TYPE FOR TIGHT ABUTMENT AT EDGES, OTHERWISE U-TYPE AS NEEDED/ REQUIRED.
  - CONTROL JOINT UNITS, OF METAL AT LOCATIONS RECOMMENDED BY THE MANUFACTURER.
  - CONCEALED ACOUSTICAL SEALANT: NON-SHRINKING, NON- DRYING, NON-MIGRATING, NON-STAINING, MASTIC.
  - EXPOSED ACOUSTICAL SEALANT: LATEX, ACRYLIC, OR ACRYLIC-LATEX TYPE, PERMANENTLY ELASTIC AND PAINTABLE.
  - JOINT TAPE: ASTM C475, PERFORATED
  - JOINT COMPOUND: ASTM C 475, OF THE TYPE INDICATED. PROVIDE READY-MIXED VINYL-TYPE FOR INTERIOR WORK. PROVIDE 2 SEPARATE GRADES OF COMPOUND: ONE SPECIFICALLY FOR BEDDING TAPE AND ONE FOR TAPPING.
  - INSTALLATION SHALL BE PERFORMED ONLY BY AN APPLICATOR EXPERIENCED IN USING THIS PRODUCT AND SHALL USE TOOLS AND EQUIPMENT APPROVED BY THE MANUFACTURER.
  - INSTALL GYPSUM BOARDS IN LENGTHS AND DIRECTIONS WHICH WILL MINIMIZE NUMBER OF END JOINTS, AND AVOID END JOINTS IN CENTRAL AREA OF CEILINGS.
  - INSTALL WALLS AND PARTITIONS WITH EXPOSED GYPSUM BOARDS VERTICAL, WITH JOINTS OFFSET ON OPPOSITE SIDES OF PARTITIONS. OTHERWISE, INSTALL BOARDS AT RIGHT-ANGLES WITH SUPPORTS, EXCEPT WHERE RECOMMENDED IN A DIFFERENT ARRANGEMENT BY MANUFACTURER.
  - FORM CONTROL JOINTS WITH 1/2" SPACE BETWEEN BOARDS. INSTALL ACOUSTICAL SEALANT AT BASE OF SPACE, AND APPLY TRIM ACCESSORY AT FACE.
  - ACOUSTICAL SEALANT: DEMISING WALLS TO BE "SOUND RETARDING" WITH AN STC RATING OF 45 MIN.; APPLY 2 SEPARATE BEADS OF ACOUSTICAL SEALANT ALL AROUND AT INTERRUPTIONS OF DRYWALL WORK AS RECOMMENDED BY THE MANUFACTURER.
  - FORM "FLOATING" CONSTRUCTION FOR GYPSUM BOARDS AT INTERNAL CORNERS, EXCEPT WHERE SPECIAL ISOLATION OF EDGE TRIM IS INDICATED.
  - ISOLATE DRYWALL FROM ABUTTING STRUCTURAL AND MASONRY WORK; PROVIDE EDGE TRIM AND ACOUSTICAL SEALANT AS RECOMMENDED BY THE MANUFACTURER.
  - INSTALL WATER-RESISTANT BACKING BOARDS WHERE SHOWN TO RECEIVE TILE AND SIMILAR RIGID APPLIED FINISHES. DO NOT APPLY TAPE AND COMPOUND AT JOINTS. SEAL CUT EDGE, JOINTS AND PENETRATIONS WITH WATER-RESISTANT SEALANT PRIOR TO INSTALLATION.
  - SCREW GYPSUM BOARD TO SUPPORTS, JOINTS, STUDS, ETC.
  - EXCEPT AS OTHERWISE INDICATED, APPLY JOINT TAPE AND JOINT COMPOUND AT JOINTS (BOTH DIRECTIONS) BETWEEN GYPSUM BOARDS, APPLY COMPOUND AT ACCESSORY FLANGES, PENETRATIONS, FASTER HEADS, AND SURFACE DEFECTS.
  - INSTALL COMPOUND IN 2 COATS (PLUS PREFILL OF CRACKS WHERE RECOMMENDED BY MANUFACTURER) AND AFTER LAST COAT
  - APPLY SINGLE COAT USG IMPERIAL FINISH PLASTER, OR APPROVED EQUIVALENT, SMOOTH-TROWEL FINISH.
  - GENERAL STANDARD: GYPSUM ASSOCIATION SPECIFICATION GA-216, AND MANUFACTURER'S INSTRUCTIONS (WHICHEVER IS MORE STRINGENT).
  - MATERIALS (USG OR APPROVED EQUAL)

- H. GUARANTEES:
- MATERIALS: THE CONTRACTOR SHALL FURNISH TO THE OWNER A 5 YEAR WRITTEN GUARANTEE ON ALL MATERIALS FURNISHED BY THOSE TRADES AS LISTED IN THIS SECTION TO BE FREE FROM DEFECTS DUE TO FAULTY WORKMANSHIP AND / OR MATERIALS. ALL DEFECTIVE MATERIAL SHALL BE REPLACED AS REQUIRED IMMEDIATELY AFTER PROPER NOTICE, AT NO COST TO THE OWNER.

#### PART 7-THERMAL AND MOISTURE PROTECTION

- A. GENERAL
- SEE GENERAL CONDITIONS
  - SEE PART IV - MASONRY
- B. MATERIALS
- ASPHALTIC BITUMINOUS TROWEL ON DAMPPROOFING FOR FOUNDATIONS AND BELOW GRADE MASONRY WALLS.
  - CAULKING AND SEALANTS SHALL BE SELECTED BY THE CONTRACTOR TO SUIT CONDITIONS AND MATERIALS.
  - CAULKING AND SEALANTS TO MATCH SURROUNDING SURFACE COLORS.
  - ALL MATERIALS SHALL BE CAREFULLY SELECTED FOR COMPATIBILITY WITH EACH OTHER IN EACH JOINT SYSTEM.
  - ALL MATERIALS SHALL BE INSTALLED AS PER THE MANUFACTURERS WRITTEN INSTRUCTIONS.
  - INSULATION SHALL BE INSTALLED IN THE TYPES AND SHAPES AS SHOWN ON THE DRAWINGS AND AS FOLLOWS:
    - FIBERGLASS ROLLS OR BATTS FACED WITH ALUMINUM FOIL VAPOR RESISTANT MEMBRANE WITH INTEGRAL NAILING FLANGES
      - EXTERIOR WALLS: 3 1/2", R-13 MIN. WHERE SHOWN OR NOTED ONLY.
      - PROVIDE UNFACED BATTS AT INTERIOR PARTITION WALLS AND CEILINGS IN THE SIZES AS SHOWN ON THE DRAWINGS WHERE SHOWN OR REQUIRED FOR SOUND ABSORPTION REQUIREMENTS.
      - ROOFS AND CEILINGS UNDER UNHEATED SPACES: 9", R-30
    - RIGID INSULATION SHALL BE INSTALLED IN THE SIZES AS SHOWN ON THE DRAWINGS, SHALL BE EXTRUDED AND HAVE AN "R" VALUE OF 5 PER INCH.
      - INSULATION SHALL BE "STYROFOAM" BRAND AS MANUFACTURED BY THE DOW CHEMICAL CO. OR EQUAL.
  - PROVIDE A TOTAL ROOF DRAINAGE SYSTEM AS SHOWN OR REQUIRED, INCLUDING, BUT NOT LIMITED TO GUTTERS, LEADERS, CHIPS, CLEATS, CAPS, ROOF DRAINS, ETC.
    - PREFINISHED COLOR AS SELECTED, ALL MATERIALS SHALL MATCH.
    - 0.04" ALUMINUM GUTTER, PROFILE AND SIZES AS SHOWN ON DRAWINGS. (EXPANSION JOINTS AS REQUIRED TO PREVENT BUCKLING)
    - 0.04" ALUMINUM DOWNSPOUT, PROFILE AND SIZES AS REQUIRED, TIE TO UNDERGROUND DRAINAGE SYSTEM.
    - ALUMINUM HANGERS FOR GUTTER AND STRAPS FOR DOWN SPOUTS, SIZES AS REQUIRED FOR JOB APPLICATION.
    - ALL ACCESSORIES, MITERS, SLIP JOINTS, CONNECTIONS, END CAPS, ELBOWS, EXPANSION JOINTS, ETC.
    - 0.20" FLASHING AND COUNTER FLASHING.
    - SEALING OF ALL JOINTS AS PER MANUFACTURER'S RECOMMENDATIONS.
  - FLASHINGS SHALL BE INSTALLED WHERE NOTED OR REQUIRED.
    - ALL FLASHINGS AND ACCESSORIES SHALL BE OF CORROSIVE RESISTANT MATERIALS.
    - ALL MATERIALS SHALL BE FULLY COMPATIBLE WITH ONE ANOTHER AND ADJOINING MATERIALS.
    - DISSIMILAR MATERIALS- ALUMINUM SHALL NOT BE CONCRETE, STUCCO MASONRY OR CORROSIVE NONMETALLIC MATERIALS WHICH MIGHT BECOME REPEATEDLY WET. WOOD TREATED WITH SOME CHEMICALS CAN CAUSE PROBLEMS WHEN WET, SO USE ONLY TREATMENTS SUCH AS CREOSOTE, ZINC NAPHTHANATE PENTACHOLOROPHENAL (5% CONCENTRATION) OR WOLMAN SALTS. DO NOT PERMIT WATER FROM COPPER FLASHING TO DRAIN OVER ALUMINUM PRODUCTS.
  - ROOFING SHALL BE INSTALLED IN THE LOCATIONS AS SHOWN ON THE DRAWINGS AND SHALL BE AS FOLLOWS:
    - MODIFIED BITUMEN ROOF SEE MANUFACTURER'S RECOMMENDATIONS
    - 15# ASPHALT SATURATED FELT UNDERLAYMENT
    - ALL ROOFING MATERIALS SHALL BE MANUFACTURED AND SUPPLIED BY A SINGLE ROOFING MANUFACTURER: CERTAINTED, GEORGIA-PACIFIC OR APPROVED EQUAL.
    - COLOR BY ARCHITECT / OWNER.

- C. SOLID WOOD SIDING HORIZONTAL SIDING PANELS SHALL HAVE 4" NOMINAL EXPOSURE WITH DOUBLE BEVEL
- SIDING TO HAVE FINISH AS SPECIFIED BY ARCHITECT/OWNER
  - WORKMANSHIP AND INSTALLATION
    - BEFORE STARTING WORK, VERIFY GOVERNING DIMENSIONS OF BUILDING EXAMINE, CLEAN, REPAIR IF NECESSARY, ANY ADJOINING WORK ON WHICH THIS WORK IS IN ANY WAY DEPENDENT FOR ITS PROPER INSTALLATION.
    - ALL WORK SHALL BE INSTALLED IN A COMPLETE PROFESSIONAL, WORKMANLIKE FASHION BY THOSE SKILLED IN THEIR TRADES AND IN STRICT ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
    - COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND SAFE WORK PRACTICES.
    - ALL WORK EXPOSED TO VIEW SHALL BE INSTALLED TRUE TO LINE, AT PROPER ELEVATIONS, AND IN ALIGNMENT WITH OTHER WORK.
    - INSTALL WOOD SIDING IN ACCORDANCE APPLICABLE CODES
    - UPON COMPLETION OF THIS WORK, ALL SIDING, ETC. SHALL BE CLEANED SO THAT NO SOILED AREAS, FINGERPRINTS, ETC. ARE VISIBLE TO THE NAKED EYE. ALL SCRAP SHALL BE REMOVED AND PROPERLY DISCARDED.

- D. GUARANTEES
- MATERIALS: THE CONTRACTOR SHALL FURNISH TO THE OWNER A 15 YEAR WRITTEN GUARANTEE ON ALL MATERIALS FURNISHED BY THOSE TRADES AS LISTED IN THIS SECTION TO BE FREE FROM DEFECTS DUE TO FAULTY WORKMANSHIP AND / OR MATERIALS. ALL DEFECTIVE MATERIAL SHALL BE REPLACED AS REQUIRED IMMEDIATELY AFTER PROPER NOTICE, AT NO COST TO THE OWNER.
  - THE CONTRACTOR SHALL GUARANTEE ALL ROOFING, WATERPROOFING, FLASHINGS, ETC. TO BE FREE FROM LEAKS FOR A PERIOD OF NOT LESS THAN 20 YEARS FROM DATE OF FINAL ACCEPTANCE.

#### PART 8 - OPENINGS (SEE WINDOW / DOOR SCHEDULES)

#### PART 9 - FINISHES (WHERE APPLICABLE)

- A. GENERAL
- SEE GENERAL CONDITIONS
  - THE CONTRACTOR SHALL PROVIDE ALL ITEMS, MATERIALS ETC. AS SHOWN OR NOTED ON THE DRAWINGS OR DESCRIBED HEREIN, INCLUDING LABOR, EQUIPMENT ANY OTHER ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF ALL FINISHES
    - THE OWNER SHALL BE RESPONSIBLE FOR FINAL SELECTION OF ALL FINISH MATERIALS AND COLORS.
- B. MATERIALS
- RESILIENT FLOOR COVERINGS SHALL BE INSTALLED IN THE LOCATIONS AS SHOWN AND NOTED ON THE DRAWINGS.
    - RESILIENT FLOORING CONTRACTOR SHALL INSPECT ALL SUBFLOORING AND IMMEDIATELY REPORT FINDINGS TO THE OWNER.
    - ALL FLOOR COVERINGS SHALL CONFORM TO ALL APPLICABLE FEDERAL SPECIFICATIONS.
    - ALL MATERIALS SHALL BE NEW AND FREE FROM DEFECTS; BEST COMMERCIAL GRADE FOR EACH SPECIFIC FUNCTION AND SITUATION.
    - ALL PRIMERS AND ADHESIVES SHALL BE COMPATIBLE WITH FLOOR FINISH AS RECOMMENDED BY THE MANUFACTURER.
    - VINYL BASES SHALL BE THE COVE TYPE AND SHALL BE .085" X 4" MOLDED VINYL.
  - CERAMIC TILE (WHERE/ IF APPLICABLE)
    - INSTALL CERAMIC TILE WHERE SHOWN ON THE PLANS AND IN ACCORDANCE WITH ALL MANUFACTURES REQUIREMENTS AND ANSI STANDARDS.
    - COLORS AND PATTERNS BY ARCHITECT/ OWNER.
    - CERAMIC TILES SHALL BE IN THE SHAPES AND SIZES AS SPECIFIED IN ELEVATIONS
      - FURNISH COMBINATION COVE AND BASE COMPLETE WITH COMBINATION ANGLES AND STRETCHER SHAPES FOR INTERNAL AND EXTERNAL CORNERS AND ANY OTHER SHAPES AND ACCESSORIES AS REQUIRED FOR THE COMPLETE INSTALLATION OF CERAMIC TILE.
  - PAINTING
    - ALL SURFACES TO BE PAINTED SHALL BE CLEAN, PROPERLY PREPARED IN ACCORDANCE WITH PAINT MANUFACTURES PRINTED INSTRUCTIONS. PROTECT ADJACENT SURFACES AS NECESSARY. CLEAN ALL DRIPS AND SPATTERS. COLOR AND GLOSS OF INTERIOR SPACES SHALL BE SELECTED BY THE OWNER. EXTERIOR PAINT COLORS SELECTED BY OWNER AND APPROVED BY ARCHITECT. THE PAINTING AND FINISHING OF ALL INTERIOR AND EXTERIOR ITEMS AND SURFACES SHALL BE AS FOLLOWS:
      - EXTERIOR WOOD AND TRIM SHALL RECEIVE 1 COAT OF PRIMER AND 2 FINISH COATS OF ALKYD OIL ENAMEL.
      - EXTERIOR AND INTERIOR FERROUS METAL SHALL BE PROPERLY PRIMED AND GIVEN 2 COATS OF ALKYD ENAMEL.
      - INTERIOR GYPSUM DRYWALL SHALL BE PROPERLY PRIMED AND GIVEN 1 COAT LATEX - SEE FINISH SCHEDULE.
      - INTERIOR WOOD WORK, DOORS AND TRIM SHALL BE GIVEN 1 COAT SEMI-TRANSPARENT ALKYD-OIL STAIN AND 1 COAT POLYURETHANE BOTH SIDES, TOP AND BOTTOM.
      - INTERIOR EXPOSED CONCRETE FLOORS SHALL BE GIVEN 1 COAT OF CLEAR CONCRETE SEALER-DUST PROOFING.
      - EXTERIOR STUCCO AND MASONRY SHALL BE GIVEN 2 COATS OF OIL BASED ENAMEL.
      - PAINTS SHALL BE MANUFACTURED BY ONE OF THE FOLLOWING: BENJAMIN MOORE PAINTS CON-LUX PAINT CO. OR EQUAL.

- C. INSTALLATION
- ALL MATERIALS IN THIS SECTION SHALL BE INSTALLED IN THE MOST PROFESSIONAL AND WORKMANLIKE MANNER, IN STRICT ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTION AND ALL APPLICABLE CODES AND STANDARDS.
  - INSTALL ALL ACCESSORIES, TRIM PIECES, ETC. AS REQUIRED FOR THE COMPLETE INSTALLATION OF EACH FINISH MATERIAL.
  - ALL MATERIALS SHALL BE ACCURATELY SCRIBED TO FIT PIPES, COLUMNS, AND ALL OTHER FEATURES AND SHALL BE NEATLY CUT AND BUTTED TO ALL WALLS BASES, ETC.
  - CERAMIC TILES SHALL BE SET PLUMB LEVEL AND TRUE TO LINE. ALL JOINTS SHALL BE UNIFORM; 1/4" RUN THRU FROM FLOORS TO WALL AND FROM WALL TO WALL.
    - ALL TILE SHALL BE SET IN ACCORDANCE WITH THE TILE COUNCIL OF AMERICA STANDARDS AND WITH AN EPOXY ADHESIVE EXCEPT AT EXTERIOR AND WET APPLICATIONS WHERE TILE SHALL BE DRY SET MORTAR.
    - GROUT SHALL BE PORTLAND CEMENT COMMERCIAL GRADE, COLOR SHALL BE WHITE AT ALL FLOORS AND WALLS.
  - PAINTING SHALL BE DONE BY THOSE SKILLED IN THEIR TRADE. APPLY ALL MATERIAL EVENLY. NO SAGS, RUNS, CRAWLS, OR OTHER DEFECTS SHALL BE ALLOWED.
    - ALL SURFACES TO BE PAINTED SHALL BE THOROUGHLY AND UNIFORMLY COVERED, APPLY NECESSARY COATS TO COMPLETE JOB.

- D. PROTECTION AND CLEANING
- ALL WORK SHALL BE PROTECTED BY A TEAR RESISTANT HEAVY WEIGHT KRAFT PAPER, TAPE ALL SEAMS. PAPER SHALL BE INSTALLED IN AREAS SUBJECT TO TRAFFIC WHICH WOULD BE DETRIMENTAL TO THE FINISHED SURFACE. ALL COVERINGS SHALL REMAIN IN PLACE FOR THE DURATION UNTIL THE BUILDING IS READY FOR OCCUPANCY.
  - EACH TRADE SHALL THOROUGHLY CLEAN AND MAKE GOOD ALL WORK IN THEIR CONTRACT. REMOVE ALL TRACES OF GROUT, DIRT, GREASE, ETC. TO THE SATISFACTION OF THE OWNER.

- E. GUARANTEES
- MANUFACTURERS AND CONTRACTORS SHALL GUARANTEE ALL WORK FOR A PERIOD OF 2 YEARS FROM DATE OF FINAL ACCEPTANCE. ALL WORKMANSHIP AND MATERIALS SHALL BE FREE FROM DEFECTS. ALL REPAIRS SHALL BE PROMPTLY MADE.
  - CONTRACTORS SHALL PROVIDE OWNER WITH SURPLUS STOCK OF ALL FINISH PRODUCTS.
  - IN THE EVENT ANY ADJACENT AREAS DAMAGED AS THE RESULT OF THE FAILED PRODUCT THE DAMAGED WORK SHALL BE REPAIRED AT NO COST TO THE OWNER. INCLUDED ALSO SHALL BE ADJACENT AREAS WHICH MUST BE DISTURBED IN ORDER TO REPAIR DEFECTIVE MATERIALS.

#### PART 10 - SPECIALTIES (NOT USED)

#### PART 11 - SUPPLEMENTARY GENERAL CONDITIONS FOR MECHANICAL AND ELECTRICAL TRADES

A. GENERAL CONDITIONS: ALL GENERAL CONDITIONS AS SET FORTH PREVIOUSLY ARE HEREBY MADE PART OF THIS SPECIFICATION.

B. MATERIALS AND WORKMANSHIP: ALL WORK SHALL BE PERFORMED BY COMPETENT MECHANICS, ACCORDING TO MANUFACTURERS' RECOMMENDATIONS AND IN ACCORDANCE WITH ACCEPTED GOOD PRACTICE OF THE VARIOUS TRADES. ALL MATERIAL SHALL BE AS SPECIFIED OR PERFECT CONDITION, WHERE PARTICULAR ITEMS OF MATERIAL ARE SPECIFIED, CONTRACTORS SHALL SUPPLY THE BEST QUALITY ITEMS.

C. SLEEVES: CONTRACTOR FOR EACH TRADE SHALL FURNISH ALL GALVANIZED STEEL PIPE SLEEVES AS REQUIRED BY HIS WORK.

D. CUTTING AND PATCHING: CONTRACTOR FOR EACH TRADE SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING AS REQUIRED BY HIS WORK.

E. MEASUREMENTS TO BE VERIFIED: BEFORE ORDERING ANY MATERIALS OR COMMENCING WITH ANY WORK, THE CONTRACTORS SHALL VERIFY ALL MEASUREMENTS AND CONDITIONS AT THE SITE AND SHALL ASCERTAIN THE CORRECTNESS OF SAME. NO EXTRA CHANGE OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS / JOB CONDITIONS AND THOSE INDICATED ON THE DRAWINGS.

F. EXAMINATION OF DOCUMENTS, BUILDING AND SITE: THE BIDDERS ARE REQUIRED TO EXAMINE THE BUILDING AND SITE OF THE WORK AND TO EXAMINE AND BECOME FAMILIAR WITH PLANS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS PERTAINING TO THE PROPOSED WORK. SUBMISSION OF A BID SHALL BE SUFFICIENT TO ESTABLISH THE PRESUMPTION THAT THE BIDDER HAS INVESTIGATED THE SITE OF WORK AND IS SATISFIED AS TO ALL CONDITIONS ENCOUNTERED, THE CHARACTER, QUALITY AND QUANTITY OF THE WORK TO BE PERFORMED, AND THE MATERIALS FURNISHED IN COMPLETION THEREOF.

G. TEMPORARY LINES: CONTRACTORS SHALL MAINTAIN CONTINUITY OF ALL SERVICES WITHIN THE BUILDING OR SITE DURING THE COURSE OF CONSTRUCTION, PROVIDING TEMPORARY LINES AS REQUIRED.

H. SUPPORTS: SUPPORTS FOR ALL MECHANICAL AND ELECTRICAL EQUIPMENT REQUIRING SAME SHALL BE FURNISHED BY RESPECTIVE CONTRACTORS. ALL EQUIPMENT HUNG FROM OVERHEAD CONSTRUCTION SHALL HAVE WEIGHT OF EQUIPMENT DISTRIBUTED BY USE OF ANGLE OR CHanneled FROM SUPPORTS AS NECESSARY AND APPROVED, WITH SAME SUBSTANTIALLY FASTENED TO STRUCTURAL SUPPORT SYSTEM. ANY WALL-MOUNTED EQUIPMENT WHICH CANNOT BE SUPPORTED FROM ARCHITECTURAL OR STRUCTURAL MATERIALS, SHALL HAVE ITS OWN INDEPENDENT SUPPORT SYSTEM FURNISHED BY THE CONTRACTOR. PROPER INSTALLATION METHOD SHALL BE AS APPROVED BY ARCHITECT.

I. DAMAGED WORK: EACH CONTRACTOR SHALL PROTECT AND LEAVE IN PERFECT CONDITION ALL MATERIALS, APPARATUS FITTINGS, FIXTURES AND TRIM IN THE SCOPE OF HIS CONTRACT. SHOULD ANY ITEMS BE DAMAGED OR BROKEN, OR WORKMANSHIP MOLESTED, NO MATTER BY WHOM SUCH DAMAGE IS CAUSED, THE WORK MUST BE CORRECTED AND DAMAGED ITEMS REPLACED WITH NEW ITEMS, BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ANY WORK WHICH NEEDS REDOING BECAUSE CONTRACTORS RELATIVE TO DAMAGE SHALL BE DONE BY THE SKILLED TRADE WHICH ORIGINALLY PERFORMED SUCH WORK, ANY ADJUSTMENTS BETWEEN CONTRACTORS RELATIVE TO DAMAGE TO WORK OR MATERIALS, SHALL NOT BE THE RESPONSIBILITY OF THE OWNER, ARCHITECT, ENGINEER OR THEIR REPRESENTATIVES.

J. CHARTS AND TAGS: ALL VALVES, DAMPERS, CONTROLS SHALL BE DESIGNED BY DISTINGUISHING NUMBERS AND/OR LETTERS ON REQUIRED CHARTS AND/OR DIAGRAMS. THE CONTRACTOR SHALL INSTALL APPROVED TAGS FOR ALL DESIGNATED ITEMS, WITH NUMBERS AND/OR LETTERS ON THE TAGS CORRESPONDING TO THOSE ON THE CHARTS AND/OR DIAGRAMS.

K. MANUFACTURER'S INSTRUCTIONS: PROVIDE FOR EACH ITEM OF EQUIPMENT OR APPARATUS FURNISHED A COMPLETE SET OF PRINTED INSTRUCTIONS OBTAINED FROM THE MANUFACTURER COVERING OPERATION, CARE, LUBRICATION, CLEANING SERVICING, ADJUSTING, ETC., OF ITEMS INVOLVED TOGETHER WITH SPECIAL SAFETY INSTRUCTIONS, PARTICULARLY INSTRUCT OWNER'S REPRESENTATIVE WHO WILL OPERATE PLANT IN ALL SUCH DETAILS.

L. MANUFACTURER'S DIRECTIONS: THESE SHALL BE FOLLOWED IN ALL CASES WHERE MANUFACTURER FURNISHES DIRECTIONS COVERING POINTS NOT SHOWN IN DRAWINGS AND SPECIFICATIONS.

M. OPERATING, MAINTENANCE AND INSTRUCTION DATA: SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO ACCEPTANCE OF INSTALLATION, COMPLETE AND AT ONE TIME.

N. GUARANTEES: ALL WORK COMPLETED GUARANTEED FOR A MINIMUM OF ONE YEAR EXCEPT FOR EXTENDED PERIOD FOR COMPRESSORS, ETC.

#### CONSTRUCTION NOTES

- GENERAL:  
ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE 2021 INTERNATIONAL BUILDING CODE - NJ EDITION, AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.
- MEANS OF EGRESS:  
ALL MEANS OF EGRESS SHALL BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC.
- FIRE SAFETY:  
A. ALL BUILDING MATERIALS WHICH ARE STORED AT THE SITE OR ANY AREA OF THE BUILDING ARE TO BE STORED IN A LOCKED AREA. ACCESS TO THE AREA TO BE CONTROLLED BY THE GENERAL CONTRACTOR OR HIS REPRESENTATIVE.  
B. ALL MATERIALS TO BE STORED IN A ORDERLY FASHION.  
C. ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURERS' CONTAINERS. SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT.  
D. ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.  
E. ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE ARE EXPOSED CONDUITS.  
F. ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO BE SHUT OFF AFTER WORKING HOURS.  
G. CONTRACTOR, AT ALL TIMES, IS TO ENSURE THERE IS NO NATURAL GAS LEAKAGE IN THE BUILDING, OR ANY FLAMMABLE GAS TO BE USED DURING CONSTRUCTION.
- DUST CONTROL:  
DEBRIS, DIRT, AND DUST TO BE CLEANED UP AND CLEARED FROM THE BUILDING SITE DAILY TO AVOID EXCESSIVE ACCUMULATION.
- PROTECTION  
A. CONTRACTOR TO PROVIDE ADJOINING PROPERTY PROTECTION IN ACCORDANCE WITH CODE REQUIREMENT (NJAC 5:23-2.15 (f)(1),(1) & 5:23-2.34)  
B. CONSTRUCTOR SHALL TAKE EVERY APPROPRIATE PRECAUTION IN ACCORDANCE WITH CURRENT BUILDING CODES AND CONSTRUCTION PRACTICES TO ENSURE ADJOINING PROPERTIES ARE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.  
C. BEFORE COMMENCE ANY WORK THE CONSTRUCTOR SHALL NOTIFY THE NEIGHBOURS ON BOTH SIDES PRIOR TO COMMENCEMENT OF ANY WORK.

| NJ IBC 2021 - SPECIAL INSPECTIONS                         |               |
|-----------------------------------------------------------|---------------|
| INSPECTION                                                | CODE          |
| STEEL CONSTRUCTION                                        | IBC 1705.2    |
| STRUCTURAL STEEL                                          | IBC 1705.2.1  |
| COLD FORMED STEEL DECK                                    | IBC 1705.2.2  |
| OPEN WEB STEEL JOIST GRIDERS                              | IBC 1705.2.3  |
| COLD FORMED STEEL TRUSSES SPANING 60' OR GREATER          | IBC 1705.2.4  |
| CONCRETE CONSTRUCTION                                     | IBC 1705.3    |
| WELDING OF REINFORCING BARS                               | IBC 1705.3.1  |
| MATERIAL TESTS                                            | IBC 1705.3.2  |
| MASONRY CONSTRUCTION                                      | IBC 1705.4    |
| GLASS UNIT MASONRY AND MASONRY VENEER IN RISK CATEGORY IV | IBC 1705.4.1  |
| VERTICAL MASONRY FOUNDATION ELEMENTS                      | IBC 1705.4.2  |
| SOILS                                                     | IBC 1705.6    |
| DRIVEN DEEP FOUNDATIONS                                   | IBC 1705.7    |
| CAST-IN-PLACE DEEP FOUNDATIONS                            | IBC 1705.8    |
| HELICAL PILE FOUNDATIONS                                  | IBC 1705.9    |
| STRUCTURAL INTEGRITY OF DEEP FOUNDATION ELEMENTS          | IBC 1705.10   |
| FABRICATED ITEMS                                          | IBC 1705.11   |
| SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE                | IBC 1705.13   |
| TESTING FOR SEISMIC RESISTANCE                            | IBC 1705.14   |
| SPRAYED FIRE-RESISTANT MATERIALS                          | IBC 1705.15   |
| MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS            | IBC 1705.16   |
| EXTERIOR INSULATION AND FINISH SYSTEM                     | IBC 1705.17   |
| WATER RESISTIVE BARRIER COATING                           | IBC 1705.17.1 |
| FIRE-RESISTANT PENETRATION & JOINTS                       | IBC 1705.18   |
| PENETRATION FIRESTOPS                                     | IBC 1705.18.1 |
| FIRE-RESISTANT JOINT SYSTEM                               | IBC 1705.18.2 |
| TESTING FOR SMOKE CONTROL                                 | IBC 1705.19   |
| SEALING OF MASS TIMBER                                    | IBC 1705.20   |

#### ARCHITECT:

JORGE E. MASTROPIETRO  
NJ LICENSE NO. 036208-1

JENNIFER PALERMO  
NJ LICENSE NO. AI 015932

#### PROJECT:

262-270 MAIN STREET  
WEST ORANGE  
ESSEX COUNTY, NJ 07052  
BLOCK 114 LOT 50 & 55

#### OWNER:

262 MAIN STREET  
REALTY LLC  
262-270 MAIN STREET  
WEST ORANGE, NJ 07052  
646 427 9908

#### CONSULTANTS:

TRAFFIC ENGINEER  
DOLAN&DEAN  
CONSULTING ENGINEERS, LLC  
181 WEST HIGH STREET  
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CIVIL ENGINEER  
HUDSON ENGINEERING, LLC.  
25 W8TH STREET, BSMT  
BAYONNE, NJ 07002  
201 614 5304

#### ARCHITECT'S SEAL:

#### PROGRESS DATE: 29-01-2026

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| PRINCIPAL IN CHARGE |
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| PROJECT TEAM        |
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**NOTES:**  
-FOR ILLUSTRATIVE PURPOSES ONLY - PLEASE REFER TO  
ENGINEERING DRAWINGS FOR DEMOLITION NOTES AND  
SPECIFICS.

**ARCHITECT:**  
JORGE E. MASTROPIETRO  
NY LICENSE NO. 036208-1  
  
JENNIFER PALERMO  
NJ LICENSE NO. AI 015932

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201 614 5304

**ARCHITECT'S SEAL:**

**PROGRESS DATE: 29-01-2026**

**JM**  
PRINCIPAL IN CHARGE  
**CC**  
PROJECT TEAM  
**JM**  
CHECKED BY  
SHEET DESCRIPTION  
ARCHITECTURAL  
DEMOLITION PLAN

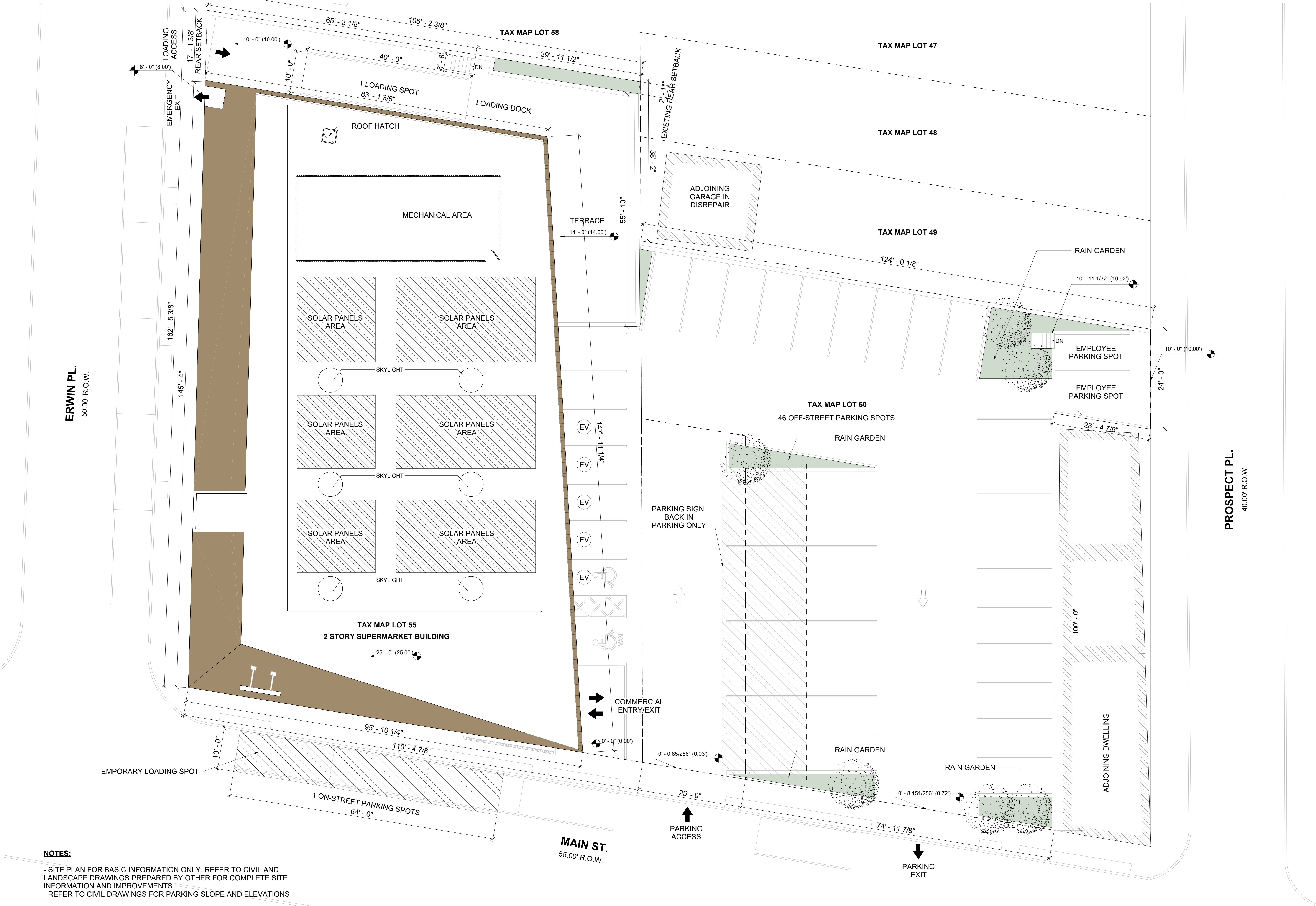
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**NOTES:**

- SITE PLAN FOR BASIC INFORMATION ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS PREPARED BY OTHER FOR COMPLETE SITE INFORMATION AND IMPROVEMENTS.
- REFER TO CIVIL DRAWINGS FOR PARKING SLOPE AND ELEVATIONS



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**BUILDING DEPARTMENT NOTES & SUMMARY**  
**INTERNATIONAL BUILDING CODE 2021, NEW JERSEY EDITION:**

**CHAPTER 3 - OCCUPANCY CLASSIFICATION AND USE**

**SECTION 309.1**

MERCANTILE GROUP M (MARKETS, RETAIL OR WHOLESALE STORES)

**SECTION 311.3**

STORAGE GROUP S-2 (FOOD PRODUCTS,FRESH FRUITS AND VEGETABLES IN NONPLASTIC TRAYS OR CONTAINERS, FROZEN FOODS)

**CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS**

**SECTION 503.1**

BUILDING HEIGHT, NUMBER OF STORIES AND BUILDING AREA SHALL NOT EXCEED THE LIMITS SPECIFIED IN SECTIONS 504 AND 506 BASED ON THE TYPE OF CONSTRUCTION AS DETERMINED BY SECTION 602 AND THE OCCUPANCIES AS DETERMINED BY SECTION 302 EXCEPT AS MODIFIED HEREAFTER.

| FROM TABLE 504.3<br>ALLOWABLE BUILDING HEIGHT<br>IN FEET ABOVE GRADE PLANE                                                       |                 |               | FROM TABLE 504.4<br>ALLOWABLE NUMBER OF<br>STORIES ABOVE GRADE PLANE |                 |               |
|----------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------|----------------------------------------------------------------------|-----------------|---------------|
| OCCUPANCY<br>CLASSIFICATION                                                                                                      |                 | TYPE III<br>A | OCCUPANCY<br>CLASSIFICATION                                          |                 | TYPE III<br>A |
| M, S                                                                                                                             | NS <sup>B</sup> | 65            | M                                                                    | NS              | 3             |
|                                                                                                                                  | S               | 85            |                                                                      | S               | 4             |
| B = SEE SECTION 903.2 FOR THE MINIMUM THRESHOLDS<br>FOR PROTECTION BY AN AUTOMATIC SPRINKLER SYSTEM<br>FOR SPECIFIC OCCUPANCIES. |                 |               | S-2                                                                  | NS <sup>B</sup> | 4             |
|                                                                                                                                  |                 |               |                                                                      | S               | 5             |

**SECTION 505.2 MEZZANINES**

A MEZZANINE OR MEZZANINES IN COMPLIANCE WITH SECTION 505.2 SHALL BE CONSIDERED A PORTION OF THE STORY BELOW. SUCH MEZZANINES SHALL NOT CONTRIBUTE TO EITHER THE BUILDING AREA OR NUMBER OF STORIES AS REGULATED BY SECTION 503.1. THE AREA OF THE MEZZANINE SHALL BE INCLUDED IN DETERMINING THE FIRE AREA. THE CLEAR HEIGHT ABOVE AND BELOW THE MEZZANINE FLOOR CONSTRUCTION SHALL BE NOT LESS THAN 7 FEET (2134 MM).

**SECTION 505.2.1 AREA LIMITATION**

THE AGGREGATE AREA OF A MEZZANINE OR MEZZANINES WITHIN A ROOM SHALL BE NOT GREATER THAN ONE-THIRD OF THE FLOOR AREA OF THAT ROOM OR SPACE IN WHICH THEY ARE LOCATED. THE ENCLOSED PORTION OF A ROOM SHALL NOT BE INCLUDED IN A DETERMINATION OF THE FLOOR AREA OF THE ROOM IN WHICH THE MEZZANINE IS LOCATED. IN DETERMINING THE ALLOWABLE MEZZANINE AREA, THE AREA OF THE MEZZANINE SHALL NOT BE INCLUDED IN THE FLOOR AREA OF THE ROOM.

**SECTION 505.2.3 OPENNESS**

A MEZZANINE SHALL BE OPEN AND UNOBSTRUCTED TO THE ROOM IN WHICH SUCH MEZZANINE IS LOCATED EXCEPT FOR WALLS NOT MORE THAN 42 INCHES (1067 MM) IN HEIGHT, COLUMNS AND POSTS.

**SECTION 506.1 GENERAL**

THE FLOOR AREA OF A BUILDING SHALL BE DETERMINED BASED ON THE TYPE OF CONSTRUCTION, OCCUPANCY CLASSIFICATION, WHETHER THERE IS AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT THE BUILDING AND THE AMOUNT OF BUILDING FRONTAGE ON PUBLIC WAY OR OPEN SPACE.

| FROM TABLE 506.2<br>ALLOWABLE AREA FACTOR IN<br>SQUARE FEET |    |               |
|-------------------------------------------------------------|----|---------------|
| OCCUPANCY<br>CLASSIFICATION                                 |    | TYPE III<br>A |
| M                                                           | NS | 18,500        |
|                                                             | S1 | 74,000        |
|                                                             | SM | 55,500        |
| S-2                                                         | NS | 39,000        |
|                                                             | S1 | 156,000       |
|                                                             | SM | 117,000       |

**CHAPTER 6 - TYPES OF CONSTRUCTION**

**SECTION 602.3**

**TYPE IIIA:** TYPE III CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE EXTERIOR WALLS ARE OF NONCOMBUSTIBLE MATERIALS (SEE FTO 14) AND THE INTERIOR BUILDING ELEMENTS ARE OF ANY MATERIAL PERMITTED BY THIS CODE.

| FROM TABLE 601<br>FIRE-RESISTANCE RATING REQUIREMENTS FOR<br>BUILDING ELEMENTS (HOURS) |                  |
|----------------------------------------------------------------------------------------|------------------|
| BUILDING ELEMENT                                                                       | TYPE III<br>A    |
| PRIMARY STRUCTURAL FRAME                                                               | 1 <sup>b,c</sup> |
| BEARING WALLS                                                                          |                  |
| EXTERIOR                                                                               | 2                |
| INTERIOR                                                                               | 1                |
| NONBEARING WALLS AND PARTITIONS                                                        | SEE TABLE 705.5  |
| EXTERIOR                                                                               |                  |
| NONBEARING WALLS AND PARTITIONS                                                        | 0                |
| INTERIOR                                                                               |                  |
| FLOOR CONSTRUCTION AND SECONDARY MEMBERS                                               | 1                |
| ROOF CONSTRUCTION AND SECONDARY MEMBERS                                                | 1 <sup>b,c</sup> |

B. FIRE PROTECTION OF STRUCTURAL MEMBERS IN ROOF CONSTRUCTION SHALL NOT BE REQUIRED, INCLUDING PROTECTION OF PRIMARY STRUCTURAL FRAME MEMBERS. ROOF FRAMING AND DECKING WHERE EVERY PART OF THE ROOF CONSTRUCTION IS 20 FEET OR MORE ABOVE ANY FLOOR IMMEDIATELY BELOW. FIRE-RETARDANT-TREATED WOOD MEMBERS SHALL BE ALLOWED TO BE USED FOR SUCH UNPROTECTED MEMBERS.

C. IN ALL OCCUPANCIES, HEAVY TIMBER COMPLYING WITH SECTION 2304.11 SHALL BE ALLOWED FOR ROOF CONSTRUCTION, INCLUDING PRIMARY STRUCTURAL FRAME MEMBERS, WHERE A 1-HOUR OR LESS FIRE-RESISTANCE RATING IS REQUIRED.

**CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES**

**705.5 FIRE-RESISTANCE RATINGS**

| FROM TABLE 705.5<br>FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE |                      |             |                |
|--------------------------------------------------------------------------------------------------------------|----------------------|-------------|----------------|
| FIRE SEPARATION DISTANCE = X (FEET)                                                                          | TYPE OF CONSTRUCTION | OCCUPANCY M | OCCUPANCY S-2  |
| X < 5 <sup>b</sup>                                                                                           | ALL                  | 2           | 1              |
| 5 ≤ X ≤ 10                                                                                                   | OTHERS (IIIA)        | 1           | 1              |
| 10 ≤ X ≤ 30                                                                                                  | OTHERS (IIIA)        | 1           | 1 <sup>c</sup> |
| X ≥ 30                                                                                                       | ALL                  | 0           | 0              |

B. SEE SECTION 706.1.1 FOR PARTY WALLS.

**707.3.3 ENCLOSURES FOR EXIT ACCESS STAIRWAYS**

THE FIRE-RESISTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM AN EXIT ACCESS STAIRWAY OR RAMP SHALL COMPLY WITH SECTION 713.4.

**708.3 FIRE-RESISTANCE RATING**

FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

**713.4 FIRE-RESISTANCE RATING**

SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE, AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES. THE NUMBER OF STORIES CONNECTED BY THE SHAFT ENCLOSURE SHALL INCLUDE ANY BASEMENTS BUT NOT ANY MEZZANINES. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED, BUT NEED NOT EXCEED 2 HOURS. SHAFT ENCLOSURES SHALL MEET THE REQUIREMENTS OF SECTION 703.2.1.1.

**716.3 FIRE-RESISTANCE-RATED ASSEMBLY INTERSECTIONS**

JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL, FLOOR OR ROOF IN OR BETWEEN WHICH THE SYSTEM IS INSTALLED.

| FROM TABLE 716.5<br>FIRE DOOR AND FIRE SHUTTER PROTECTION RATINGS                                                                                                                                             |                          |                                                     |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------|--|
| TYPE OF ASSEMBLY                                                                                                                                                                                              | REQUIRED ASSEMBLY RATING | MIN FIRE DOOR AND FIRE SHUTTER ASSEMBLY RATING (HR) |  |
| FIRE WALLS & FIRE BARRIERS HAVING A REQUIRED FIRE-RESISTANCE RATING GREATER THAN 1 HOUR                                                                                                                       | 2                        | 1-1/2                                               |  |
| ENCLOSURES FOR SHAFTS, INTERIOR EXIT STAIRWAYS AND INTERIOR EXIT RAMPS.                                                                                                                                       | 2                        | 1-1/2                                               |  |
| FIRE BARRIERS HAVING A REQUIRED FIRE-RESISTANCE RATING OF 1 HOUR; ENCLOSURES FOR SHAFTS, EXIT ACCESS STAIRWAYS, EXIT ACCESS RAMPS, INTERIOR EXIT STAIRWAYS AND INTERIOR EXIT RAMPS; AND EXIT PASSAGEWAY WALLS | 1                        | 1                                                   |  |
| OTHER PARTITIONS                                                                                                                                                                                              | 1                        | 3/4                                                 |  |
| EXTERIOR WALLS                                                                                                                                                                                                | 2                        | 1-1/2                                               |  |

**716.2.6.1 DOOR CLOSING**

FIRE DOORS SHALL BE LATCHING AND SELF- OR AUTOMATIC-CLOSING IN ACCORDANCE WITH THIS SECTION.

**716.2.6.2 LATCH REQUIRED**

UNLESS OTHERWISE SPECIFICALLY PERMITTED, SINGLE SIDE-HINGED SWINGING FIRE DOORS AND BOTH LEAVES OF PAIRS OF SIDE-HINGED SWINGING FIRE DOORS SHALL BE PROVIDED WITH AN ACTIVE LATCH BOLT THAT WILL SECURE THE DOOR WHEN IT IS CLOSED.

**CHAPTER 8 - INTERIOR FINISHES**

**803.1 GENERAL**

INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED FOR FIRE PERFORMANCE AND SMOKE DEVELOPMENT IN ACCORDANCE WITH SECTION 803.1.1 OR 803.1.2, EXCEPT AS SHOWN IN SECTIONS 803.1.3 THROUGH 803.15. MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.1 SHALL NOT BE REQUIRED TO BE TESTED IN ACCORDANCE WITH SECTION 803.1.2.

| FROM TABLE 803.13<br>INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY |                                                        |                                                                         |                           |
|---------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------------------|---------------------------|
| GROUP                                                                           | INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS | SPRINKLERED CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS | ROOMS AND ENCLOSED SPACES |
| M                                                                               | B                                                      | c                                                                       | C                         |
| S                                                                               | C                                                      | c                                                                       | C                         |

**803.1.2 INTERIOR WALL AND CEILING FINISH MATERIALS TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723**  
INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDICES.

- CLASS A = FLAME SPREAD INDEX 0—25; SMOKE-DEVELOPED INDEX 0—450.  
- CLASS B = FLAME SPREAD INDEX 26—75; SMOKE-DEVELOPED INDEX 0—450.  
- CLASS C = FLAME SPREAD INDEX 76—200; SMOKE-DEVELOPED INDEX 0—450.

**CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS**

**903.2.7 GROUP M**

AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDINGS CONTAINING A GROUP M OCCUPANCY WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:

-A GROUP M FIRE AREA EXCEEDS 12,000 SQUARE FEET (1115 M2).  
-A GROUP M FIRE AREA IS LOCATED MORE THAN THREE STORIES ABOVE GRADE PLANE.  
THE COMBINED AREA OF ALL GROUP M FIRE AREAS ON ALL FLOORS, INCLUDING ANY MEZZANINES, EXCEEDS 24,000 SQUARE FEET (2230 M2).

**903.3.1.1 NFPA 13 SPRINKLER SYSTEMS**

WHERE THE PROVISIONS OF THIS CODE REQUIRE THAT A BUILDING OR PORTION THEREOF BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THIS SECTION, SPRINKLERS SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13 EXCEPT AS PROVIDED IN SECTIONS 903.3.1.1.1 AND 903.3.1.1.2.

**CHAPTER 10 - MEANS OF EGRESS**

**1003.2 CEILING HEIGHT**

THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET (2134 MM) ABOVE THE FINISHED FLOOR.

| FROM TABLE 1004.5<br>MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT |                                   |
|-----------------------------------------------------------------|-----------------------------------|
| FUNCTION OF SPACE                                               | FLOOR AREA IN SQ.FT. PER OCCUPANT |
| MERCANTILE                                                      | 60 GROSS                          |
| STORAGE                                                         | 300 GROSS                         |

**1005.3 REQUIRED CAPACITY BASED ON OCCUPANT LOAD**

THE REQUIRED CAPACITY, IN INCHES (MM), OF THE MEANS OF EGRESS FOR ANY ROOM, AREA, SPACE OR STORY SHALL BE NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH SECTIONS 1005.3.1 AND 1005.3.2 SECTION

**1005.3.1 STAIRWAYS**

THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH (7.6 MM) PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.

**1005.3.2 OTHER EGRESS COMPONENTS**

THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH (5.1 MM) PER OCCUPANT.

**1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND EXIT ACCESS TRAVEL DISTANCE**

TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE EXIT ACCESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2. THE CUMULATIVE OCCUPANT LOAD FROM ADJACENT ROOMS, AREAS OR SPACES SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 1006.2.

**1008.1 MEANS OF EGRESS ILLUMINATION**

ILLUMINATION SHALL BE PROVIDED IN THE MEANS OF EGRESS IN ACCORDANCE WITH SECTION 1008.2. UNDER EMERGENCY POWER, MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH SECTION 1008.3.

**1009.1 ACCESSIBLE MEANS OF EGRESS REQUIRED**

ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH THIS SECTION. ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED BY SECTION 1006.2 OR 1006.3 FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS.  
EXCEPTIONS:  
ONE ACCESSIBLE MEANS OF EGRESS IS REQUIRED FROM AN ACCESSIBLE MEZZANINE LEVEL IN ACCORDANCE WITH SECTION 1009.3, 1009.4 OR 1009.5.

**1010.1.1 SIZE OF DOORS**

THE REQUIRED CAPACITY OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES (813 MM). THE CLEAR OPENING WIDTH OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD).

**1010.1.1.1 PROJECTIONS INTO CLEAR OPENING**

THERE SHALL NOT BE PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES (864 MM) ABOVE THE FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (864 MM) AND 80 INCHES (2032 MM) ABOVE THE FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (102 MM).

**1010.1.2.1 DIRECTION OF SWING**

SIDE-HINGED SWINGING DOORS, PIVOTED DOORS AND BALANCED DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY.

**1010.1.5 LANDINGS AT DOORS**

LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY OR THE DOOR, WHICHEVER IS GREATER. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED DIMENSION BY MORE THAN 7 INCHES (178 MM), WHERE A LANDING SERVES AN OCCUPANT LOAD OF 50 OR MORE. DOORS IN ANY POSITION SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF ITS REQUIRED WIDTH. LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44 INCHES (1118 MM).

**1010.1.6 THRESHOLDS**

THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4 INCH (19.1 MM) IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS SERVING DWELLING UNITS OR 1/2 INCH (12.7 MM) ABOVE THE FINISHED FLOOR OR LANDING FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4 INCH (6.4 MM) AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50-PERCENT SLOPE).

**1010.1.7 DOOR ARRANGEMENT**

SPACE BETWEEN TWO DOORS IN A SERIES SHALL BE 48 INCHES (1219 MM) MINIMUM PLUS THE WIDTH OF A DOOR SWINGING INTO THE SPACE. DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS.

**1010.2.2 HARDWARE**

DOOR HANDLES, PULLS, LATCHES, AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

**1011.2 WIDTH AND CAPACITY**

THE REQUIRED CAPACITY OF STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES (1118 MM). SEE SECTION 1009.3 FOR ACCESSIBLE MEANS OF EGRESS STAIRWAYS.

**1011.3 HEADROOM**

STAIRWAYS SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 80 INCHES (2032 MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS.

**1011.5.2 RISER HEIGHT AND TREAD DEPTH**

THE RISER HEIGHTS SHALL BE 7 INCHES (178 MM) MAXIMUM AND 4 INCHES (102 MM) MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE NOSINGS OF ADJACENT TREADS OR BETWEEN THE STAIRWAY LANDING AND THE ADJACENT TREAD. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES (279 MM) MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S NOSING.

**1013.1 WHERE REQUIRED (EXIT SIGNS)**

EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS.

**1014.2 HEIGHT (HANDRAIL)**

HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM).

**1014.3.1 TYPE I (HANDRAIL)**

HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM).

**1014.4 CONTINUITY**

HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS.

**1014.6 HANDRAIL EXTENSIONS**

HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT FLIGHT OF STAIRS OR RAMP RUN. WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12 INCHES (305 MM) BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.

**1014.7 CLEARANCE**

CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE NOT LESS THAN 11/2 INCHES (38 MM), A HANDRAIL AND A WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.

**1015.2.1 GLAZING**

WHERE GLASS IS USED TO PROVIDE A GUARD OR AS A PORTION OF THE GUARD SYSTEM, THE GUARD SHALL COMPLY WITH SECTION 2407. WHERE THE GLAZING PROVIDED DOES NOT MEET THE STRENGTH AND ATTACHMENT REQUIREMENTS OF SECTION 1607.9, COMPLYING GUARDS SHALL BE LOCATED ALONG GLAZED SIDES OF OPEN-SIDED WALKING SURFACES.

**1015.3 HEIGHT**

REQUIRED GUARDS SHALL BE NOT LESS THAN 42 INCHES (1067 MM) HIGH, MEASURED VERTICALLY AS FOLLOWS:  
-FROM THE ADJACENT WALKING SURFACES.  
-ON STAIRWAYS AND STEPPED AISLES, FROM THE LINE CONNECTING THE LEADING EDGES OF THE TREAD NOSINGS.

**1017.2 LIMITATIONS (TRAVEL DISTANCE)**

EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1017.2.

| FROM TABLE 1017.2<br>EXIT ACCESS TRAVEL DISTANCE |                       |
|--------------------------------------------------|-----------------------|
| OCCUPANCY                                        | WITH SPRINKLER SYSTEM |
| R                                                | 250                   |
| S-2                                              | 400                   |

**1018.3 AISLES IN GROUPS B AND M**

IN GROUP B AND M OCCUPANCIES, THE MINIMUM CLEAR AISLE WIDTH SHALL BE DETERMINED BY SECTION 1005.1 FOR THE OCCUPANT LOAD SERVED, BUT SHALL BE NOT LESS THAN THAT REQUIRED FOR CORRIDORS BY SECTION 1020.3.

**1020.3 WIDTH AND CAPACITY**

THE REQUIRED CAPACITY OF CORRIDORS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN THAT SPECIFIED IN TABLE 1020.3.

| FROM TABLE 1020.3<br>MINIMUM CORRIDOR WIDTH |                        |
|---------------------------------------------|------------------------|
| OCCUPANCY                                   | MINIMUM WIDTH (INCHES) |
| ANY FACILITY NOT LISTED IN THIS TABLE       | 44                     |

**1024.2 WIDTH AND CAPACITY**

THE REQUIRED CAPACITY OF EXIT PASSAGEWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1 BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES (1118 MM), EXCEPT THAT EXIT PASSAGEWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN WIDTH. THE MINIMUM WIDTH OR REQUIRED CAPACITY OF EXIT PASSAGEWAYS SHALL BE UNOBSTRUCTED.

**CHAPTER 11 - ACCESSIBILITY**

**1102.1 DESIGN**

BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH THIS CODE AND ICC A117.1

**NATIONAL STANDARD PLUMBING CODE 2021, NEW JERSEY EDITION:**

| FROM TABLE 7.21.1<br>MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES |                           |                           |                                   |        |             |
|-------------------------------------------------------------------|---------------------------|---------------------------|-----------------------------------|--------|-------------|
| CLASSIFICACION                                                    | OCCUPANCY GROUP           | SPRINKLERED               |                                   |        |             |
|                                                                   |                           | N° OF PERSONS OF EACH SEX | WATER CLOSETS SEE (5) FOR URINALS |        | LAVATORIES  |
|                                                                   |                           |                           | MALE                              | FEMALE | MALE FEMALE |
| MERCANTILE (M)                                                    | M: STORES, SHOPS, MARKETS | 50 OR LESS                | 1                                 | 1      | 1 1         |
|                                                                   |                           | 51 - 151                  | ADD 1                             | ADD 1  | ADD 0 ADD 0 |

**OCCUPANT LOAD CALCULATION:**

FIRST FLOOR - MERCANTILE (M) (INCLUDING ACCESSORY USE) = 246

**TOTAL NUMBER OF FIXTURES REQUIRED**

LAVATORIES : 2(M) = 2  
WATER CLOSETS : 4(M) = 6

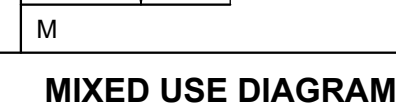
## BUILDING CODE SUMMARY

**GOVERNING CODES:**

INTERNATIONAL BUILDING CODE 2021 NEW JERSEY EDITION (NJAC 5:23-3.14)  
ADOPTED SUB-CODES:  
CHAPTER 11 IBC 2021, NJAC 5:23-7/ANSI A117.1 2017  
2021 INTERNATIONAL FIRE CODE (IFC)  
2021 (NATIONAL STANDARD/INTERNATIONAL) PLUMBING CODE (NJAC 5:23-3.15)  
2020 NATIONAL ELECTRIC CODE (NFPA 70) (NJAC 5:23-3.16)  
ASHRAE 90.1-2019 (NJAC 5:23-3.18)  
2021 INTERNATIONAL MECHANICAL CODE (IMC) (NJAC 5:23-3.20)  
2021 INTERNATIONAL FUEL GAS CODE (IFGC) (NJAC 5:23-3.22)  
FAIR HOUSING ACT DESIGN MANUAL, APRIL 1998  
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

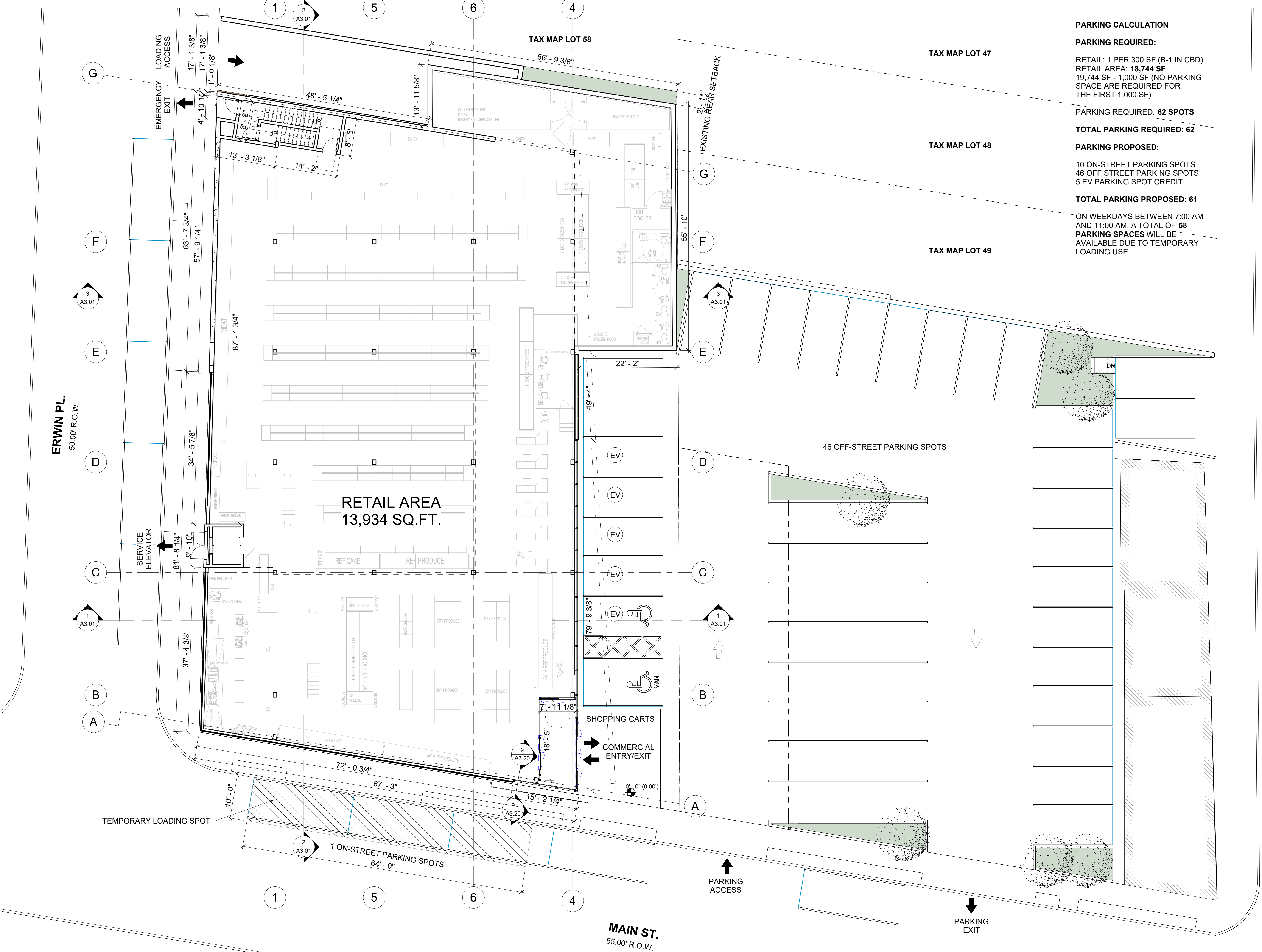
| OCCUPANCY CLASSIFICATION | TYPE OF CONSTRUCTION | SEE FOOTNOTES             |
|--------------------------|----------------------|---------------------------|
| M                        | IIA-A                | S - SPRINKLERED (NFPA 13) |
| S-2                      | IIA-A                | S - SPRINKLERED (NFPA 13) |

1 HOUR HORIZONTAL SEPARATION PER IBC 2021 NJ EDITION, SECTION 508.4



MIXED USE DIAGRAM





PARKING CALCULATION

PARKING REQUIRED:

RETAIL: 1 PER 300 SF (B-1 IN CBD)  
RETAIL AREA: **18,744 SF**  
19,744 SF - 1,000 SF (NO PARKING SPACE ARE REQUIRED FOR THE FIRST 1,000 SF)

PARKING REQUIRED: **62 SPOTS**

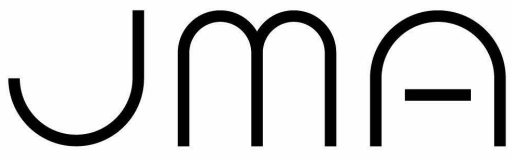
TOTAL PARKING REQUIRED: **62**

PARKING PROPOSED:

10 ON-STREET PARKING SPOTS  
46 OFF STREET PARKING SPOTS  
5 EV PARKING SPOT CREDIT

TOTAL PARKING PROPOSED: **61**

ON WEEKDAYS BETWEEN 7:00 AM AND 11:00 AM, A TOTAL OF **58 PARKING SPACES** WILL BE AVAILABLE DUE TO TEMPORARY LOADING USE



JORGE MASTROPIETRO  
ARCHITECTS

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ARCHITECT:

JORGE E. MASTROPIETRO  
NY LICENSE NO. 036208-1

JENNIFER PALERMO  
NJ LICENSE NO. AI 015932

PROJECT:

262-270 MAIN STREET  
WEST ORANGE  
ESSEX COUNTY, NJ 07052  
BLOCK 114 LOT 50 & 55

OWNER:

262 MAIN STREET  
REALTY LLC  
262-270 MAIN STREET  
WEST ORANGE, NJ 07052  
646 427 9908

CONSULTANTS:

TRAFFIC ENGINEER  
DOLAN&DEAN  
CONSULTING ENGINEERS, LLC  
181 WEST HIGH STREET  
SOMERVILLE, NJ 08876  
908 927 0100

STRUCTURAL ENGINEER  
HUDSON ENGINEERING, LLC.  
25 W8TH STREET, BSMT  
BAYONNE, NJ 07002  
201 614 5304

CIVIL ENGINEER  
HUDSON ENGINEERING, LLC.  
25 W8TH STREET, BSMT  
BAYONNE, NJ 07002  
201 614 5304

ARCHITECT'S SEAL:

PROGRESS DATE: 29-01-2026

JM  
PRINCIPAL IN CHARGE

CC  
PROJECT TEAM

JM  
CHECKED BY

SHEET DESCRIPTION  
FIRST FLOOR PLAN

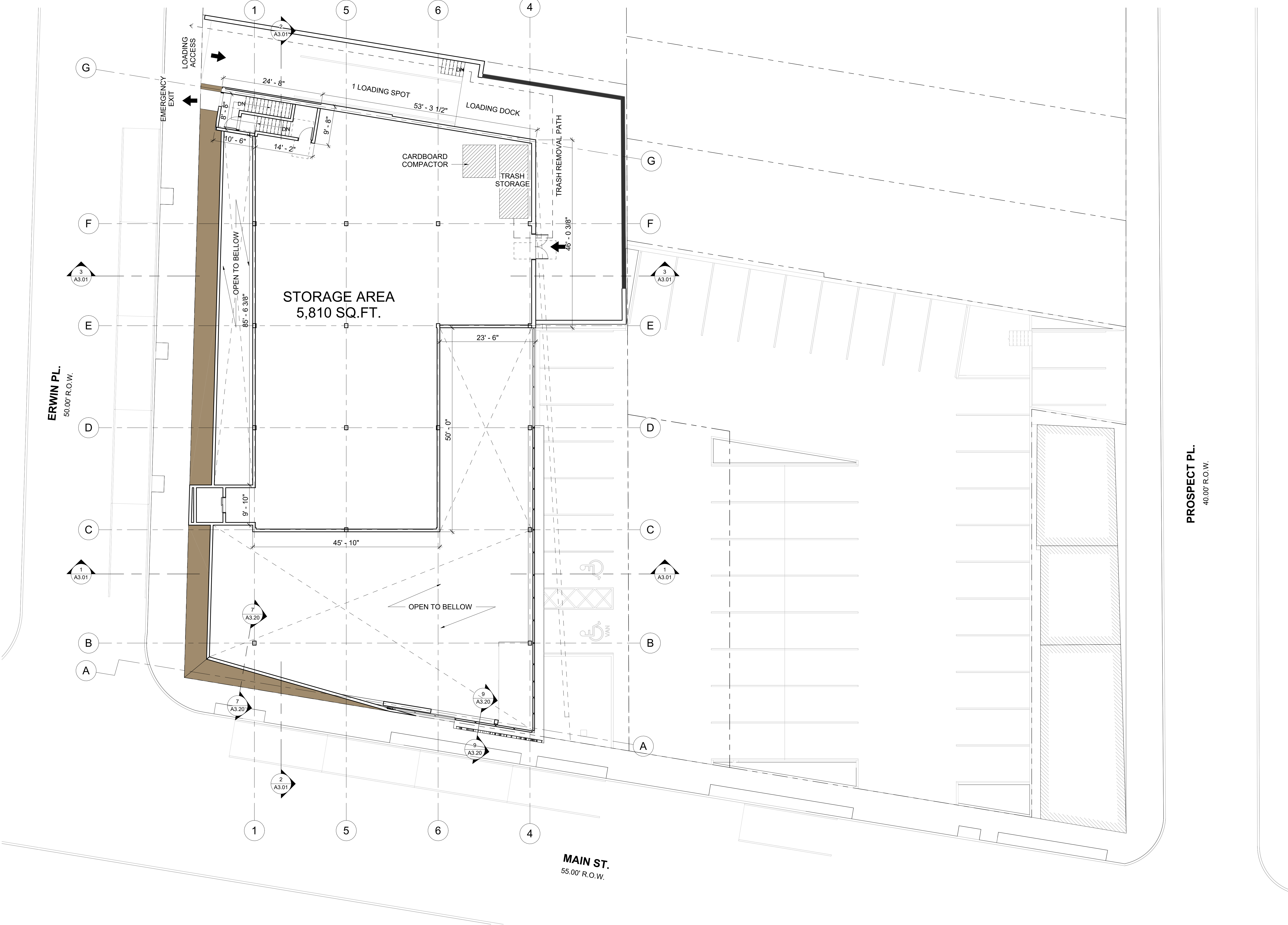
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A2.01

SHEET NUMBER

DOB APPROVAL STAMP:





1 SECOND FLOOR PLAN  
SCALE: 1" = 10'-0"



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WEST ORANGE  
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BAYONNE, NJ 07002  
201 614 5304

ARCHITECT'S SEAL:

PROGRESS DATE: 29-01-2026

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PRINCIPAL IN CHARGE  
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PROJECT TEAM  
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SHEET DESCRIPTION  
SECOND FLOOR PLAN

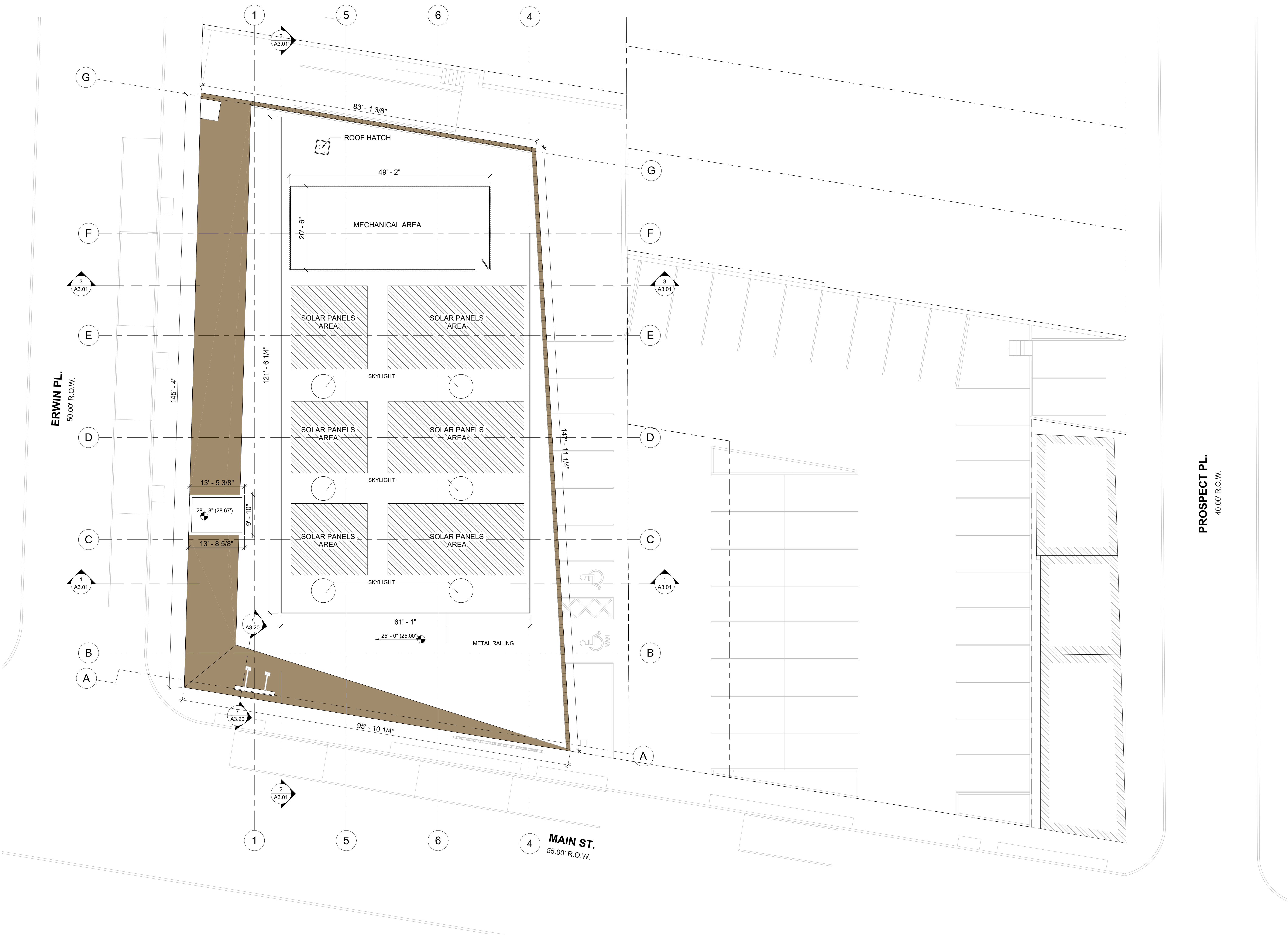
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ERWIN PL.  
50.00' R.O.W.

PROSPECT PL.  
40.00' R.O.W.

MAIN ST.  
55.00' R.O.W.

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ARCHITECT:

JORGE E. MASTROPIETRO  
NY LICENSE NO. 036208-1

JENNIFER PALERMO  
NJ LICENSE NO. AI 015932

PROJECT:

262-270 MAIN STREET  
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262-270 MAIN STREET  
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25 W8TH STREET, BSMT  
BAYONNE, NJ 07002  
201 614 5304

ARCHITECT'S SEAL:

PROGRESS DATE: 29-01-2026

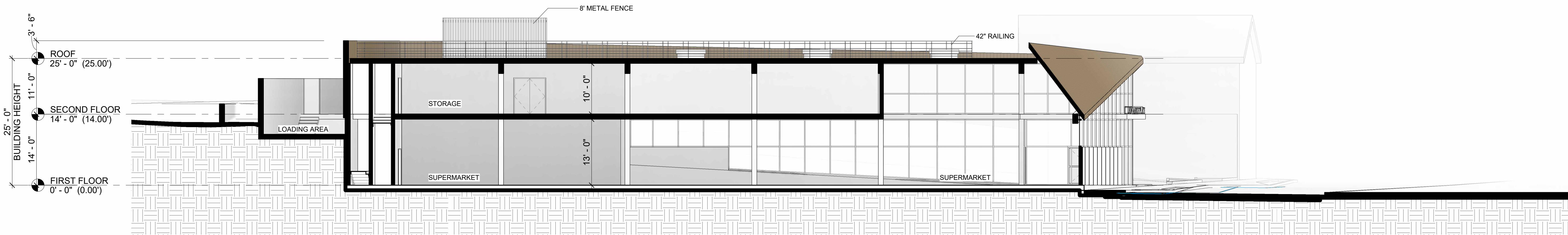
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BUILDING SECTIONS

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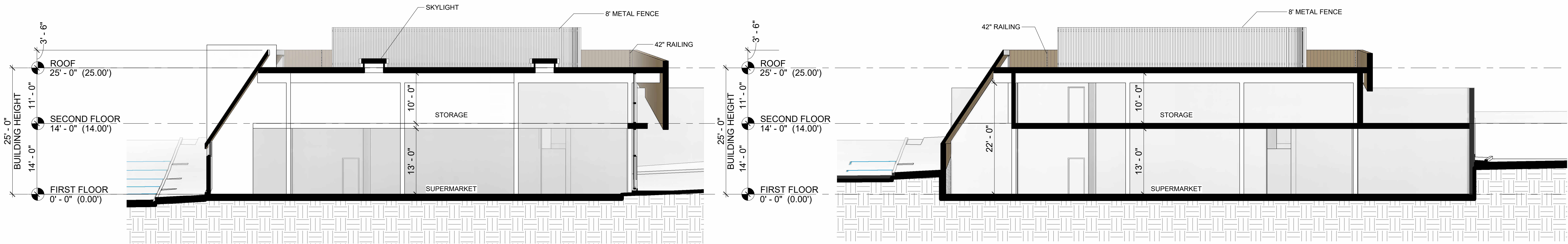
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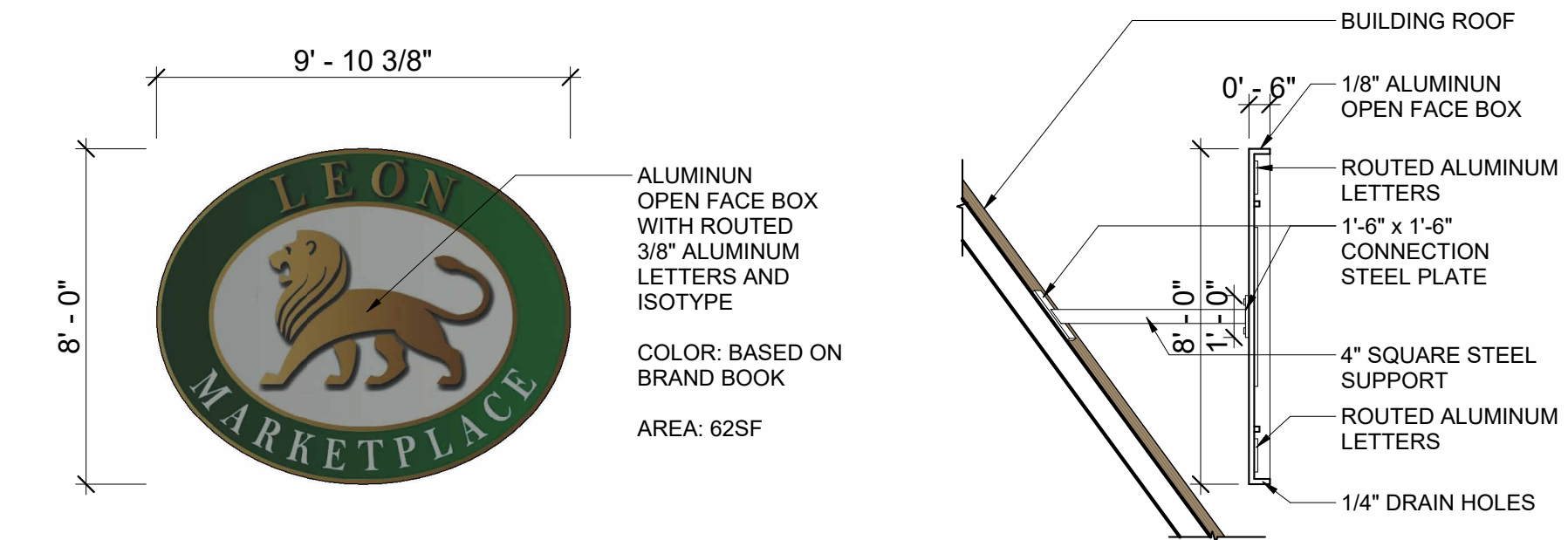
2 LONGITUDINAL SECTION  
SCALE: 1" = 10'-0"



1 CROSS SECTION  
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3 CROSS SECTION  
SCALE: 1" = 10'-0"

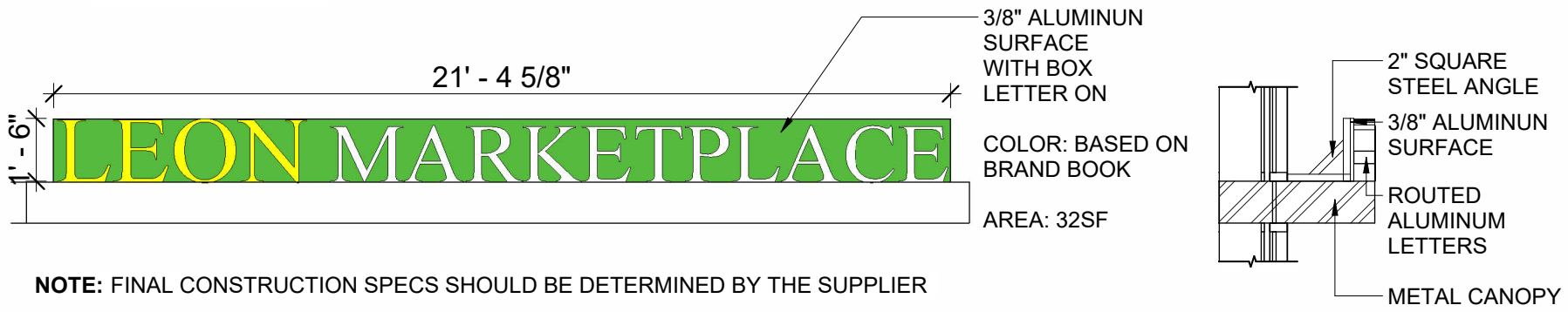




NOTE: FINAL CONSTRUCTION SPECS SHOULD BE DETERMINED BY THE SUPPLIER

5 SIGNAGE 1 DETAIL

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



NOTE: FINAL CONSTRUCTION SPECS SHOULD BE DETERMINED BY THE SUPPLIER

4 SIGNAGE 2 DETAIL

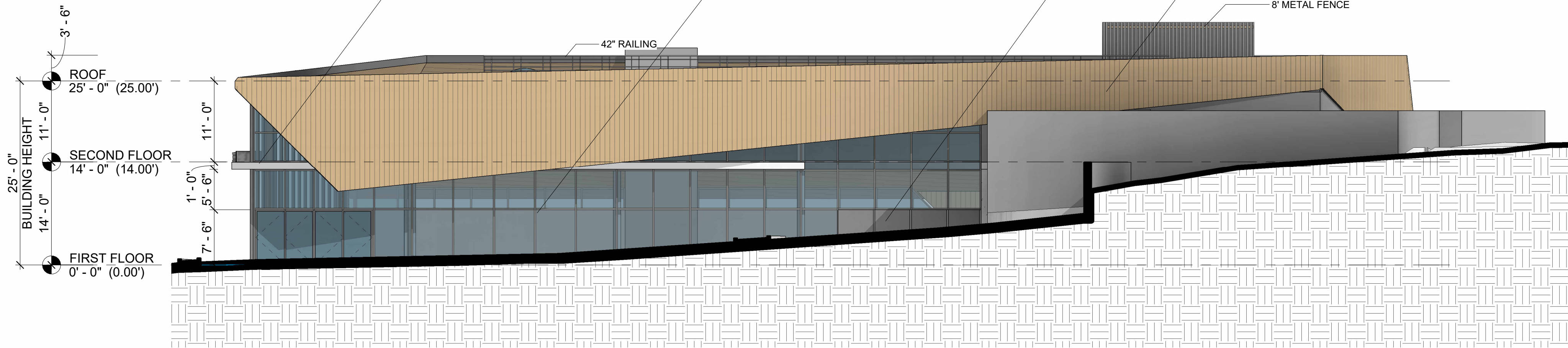
SCALE: 1/4" = 1'-0"

SIGNAGE CALCULATION

**SIGNAGE PERMITTED:**  
1.5 SQUARE FEET OF SIGN AREA FOR EACH ONE FOOT OF THE WIDTH OF THE BUILDING, UP TO A MAXIMUM OF 200 SQUARE FEET FOR EACH FACADE FRONTING A STREET, SIDEWALK, OR PARKING AREA. THE MAXIMUM HEIGHT OF ANY FACADE SIGN SHALL BE TWO FEET.

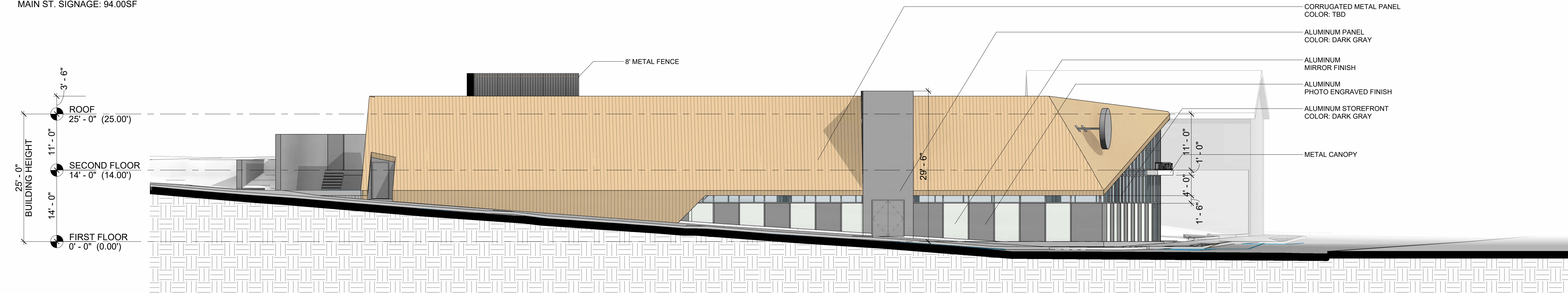
MAIN ST. FACADE LENGTH: 89' 10"  
SIGNAGE: 89' 10" x 1.5 = 134.75SF

**SIGNAGE PROPOSED:**  
MAIN ST. SIGNAGE: 94.00SF



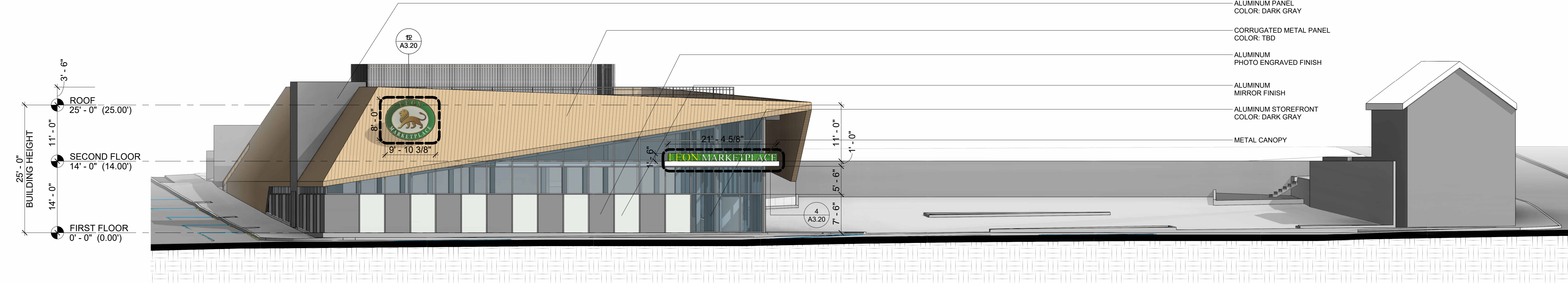
1 OFF-STREET PARKING FACADE

SCALE: 1" = 10'-0"



2 ERWIN PL. STREET FACADE

SCALE: 1" = 10'-0"



3 MAIN STREET FACADE

SCALE: 1" = 10'-0"

ARCHITECT:

JORGE E. MASTROPIETRO  
NJ LICENSE NO. 036208-1

JENNIFER PALERMO  
NJ LICENSE NO. AI 015932

PROJECT:

262-270 MAIN STREET  
WEST ORANGE  
ESSEX COUNTY, NJ 07052  
BLOCK 114 LOT 50 & 55

OWNER:

262 MAIN STREET  
REALTY LLC  
262-270 MAIN STREET  
WEST ORANGE, NJ 07052  
646 427 9908

CONSULTANTS:

TRAFFIC ENGINEER  
DOLAN&DEAN  
CONSULTING ENGINEERS, LLC  
181 WEST HIGH STREET  
SOMERVILLE, NJ 08876  
908 927 0100

STRUCTURAL ENGINEER  
HUDSON ENGINEERING, LLC.  
25 W8TH STREET, BSMT  
BAYONNE, NJ 07002  
201 614 5304

CIVIL ENGINEER  
HUDSON ENGINEERING, LLC.  
25 W8TH STREET, BSMT  
BAYONNE, NJ 07002  
201 614 5304

ARCHITECT'S SEAL:

PROGRESS DATE: 29-01-2026

JM  
PRINCIPAL IN CHARGE  
CC  
PROJECT TEAM  
JM  
CHECKED BY  
SHEET DESCRIPTION  
BUILDING ELEVATIONS

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A3.20

SHEET NUMBER

DOB APPROVAL STAMP:





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NY LICENSE NO. 036208-1

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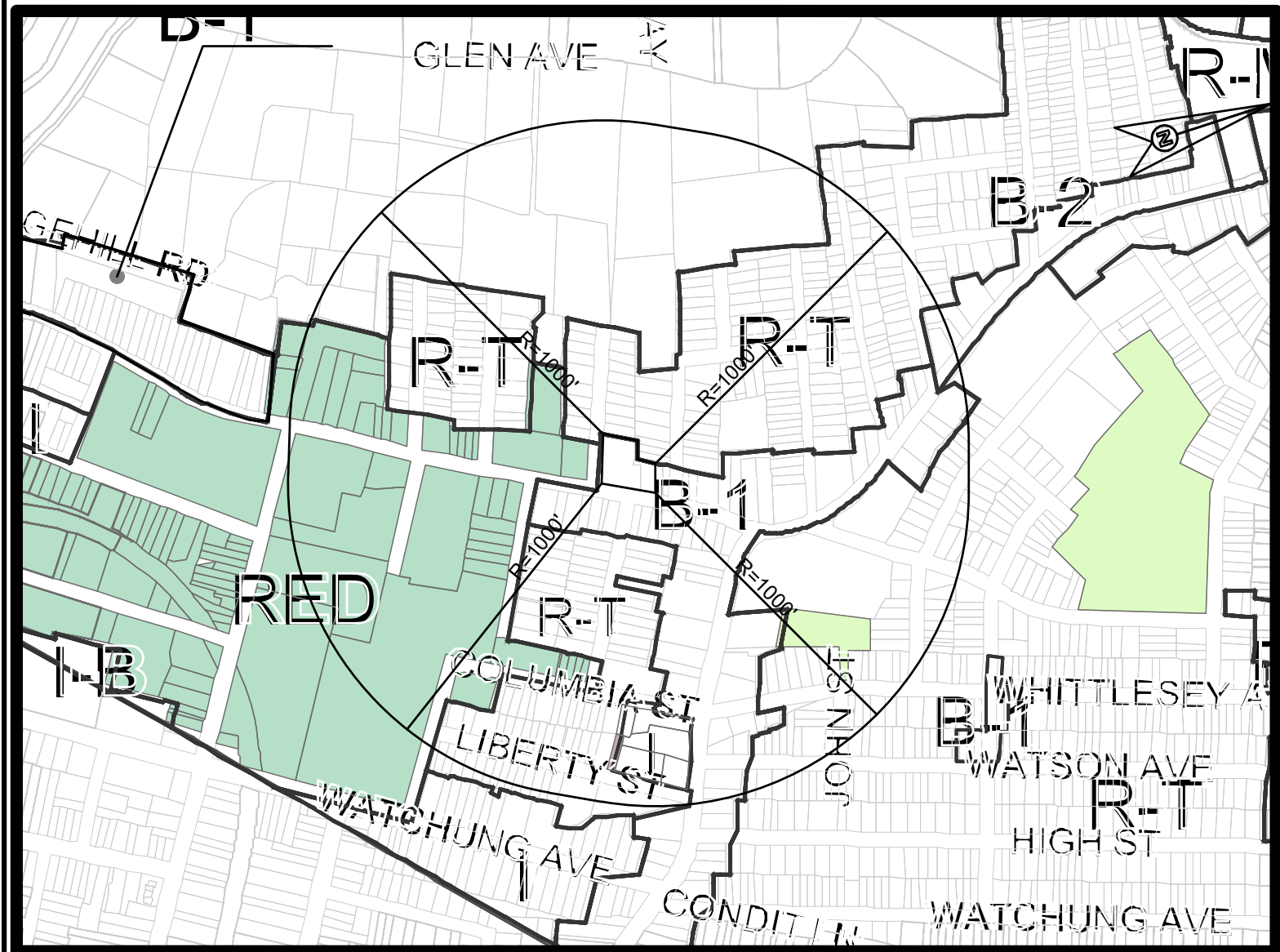


| DRAWING LIST |         |                                                     |
|--------------|---------|-----------------------------------------------------|
| Sheet Number | SHEET_# | Sheet Title                                         |
| 01           | C1.01   | COVER SHEET                                         |
| 02           | C1.02   | SITE PLAN                                           |
| 03           | C1.03   | DEMOLITION PLAN                                     |
| 04           | C1.04   | ADA AND DRIVEWAY DETAILS                            |
| 05           | C1.05   | TREE REPLACEMENT PLAN                               |
| 06           | C1.06   | SHADE TREE DETAILS                                  |
| 07           | C1.07   | DRAINAGE AND GRADING PLAN                           |
| 08           | C1.08   | LANDSCAPING DETAILS                                 |
| 09           | C1.09   | SOIL EROSION AND SEDIMENT CONTROL                   |
| 10           | C1.10   | SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS |
| 11           | C1.11   | LIGHTING PLAN                                       |
| 12           | C1.12   | UTILITY DETAILS                                     |

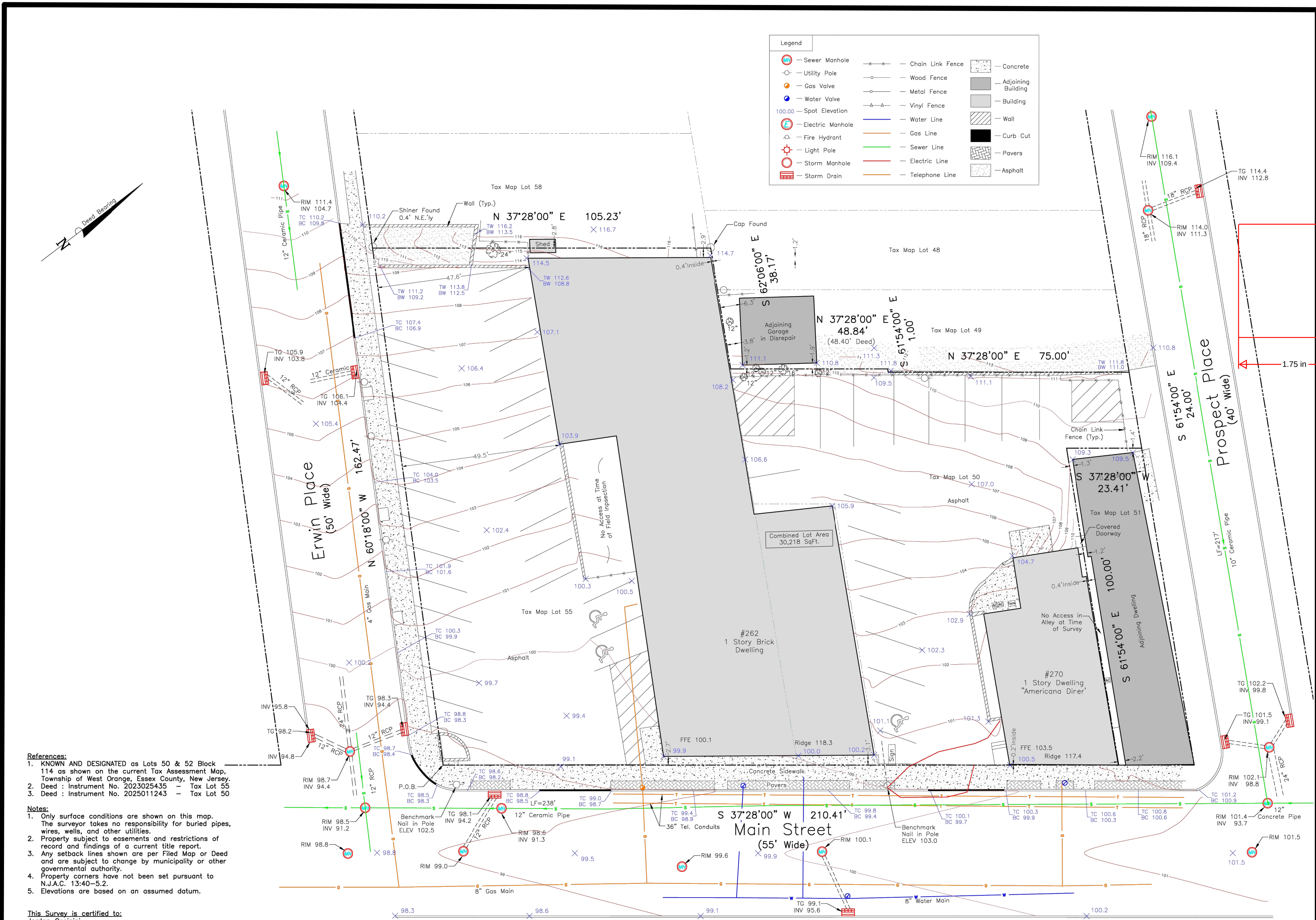
| WEST ORANGE B-1 RETAIL BUSINESS ZONE : BULK REQUIREMENTS |                                         |                     |                     |                         |
|----------------------------------------------------------|-----------------------------------------|---------------------|---------------------|-------------------------|
| ITEM                                                     | REQUIRED                                | EXISTING            | PROPOSED            | COMPLIES                |
| HEIGHT                                                   | 2 1/2 STORIES AND NOT EXCEEDING 35 FEET | 18.3 FEET           | 2 STORIES (25')     | YES                     |
| LOT FRONTAGE/WIDTH (MAIN ST)                             | NO MINIMUM                              | 65.6 FEET           | 93.84 FEET          | YES                     |
| LOT FRONTAGE/WIDTH (ERWIN PL.)                           | NO MINIMUM                              | 159.6 FEET          | 145.34 FEET         | YES                     |
| FRONT YARD SETBACK (MAIN STREET)                         | NO MINIMUM                              | 0.2' FEET           | 0 FEET              | YES                     |
| FRONT YARD SETBACK (ERWIN PL.)                           | NO MINIMUM                              | 47.6 FEET           | 0 FEET              | YES                     |
| SIDE YARD SETBACK                                        | NONE REQUIRED-6 FEET IF PROVIDED        | 0 FEET              | 0 FEET              | YES                     |
| REAR YARD SIDE BACK                                      | 30 FEET                                 | 2.9'                | 17.11 FEET          | EXISTING NON CONFORMING |
| CAR PARKING                                              | 1 PER 300SF OF GROSS FLOOR AREA         | 42 SPACES           | 61 SPACES           | NON CONFORMING          |
| MAXIMUM LOT COVERAGE                                     | (75%)                                   | 29,915.82 S.F.(99%) | 29,311.46 S.F.(97%) | EXISTING NON CONFORMING |
| MAXIMUM BUILDING COVERAGE                                | (60%)                                   | 11,049 S.F.(36.6%)  | 13,934 S.F.(46.11%) | YES                     |
| MINIMUM LOT AREA                                         | NO MINIMUM                              | 30,218 S.F.         | 30,218 S.F.         | YES                     |



01 200' RADIUS KEY MAP  
C1.01 SCALE: 1"=150'



02 1000' RADIUS ZONING MAP  
C1.01 SCALE: 1"=500'



49 Sullivan Street  
Westwood, NJ 07675  
Phone: (201) 403-5801  
www.schmidtsurveying.weebly.com  
Certificate of Authorization No. 24GA28182800

**Topographic Survey**  
Tax Lots 50 & 55 - Block 114  
262-270 Main Street  
Township of West Orange  
Essex County, New Jersey

Andrew A. Schmidt  
  
NJ Professional  
Land Surveyor  
No. 24GS04330100

Drawn: JTC  
Checked: JTC  
Date: AS 03-07-25  
Scale: 1" = 20'

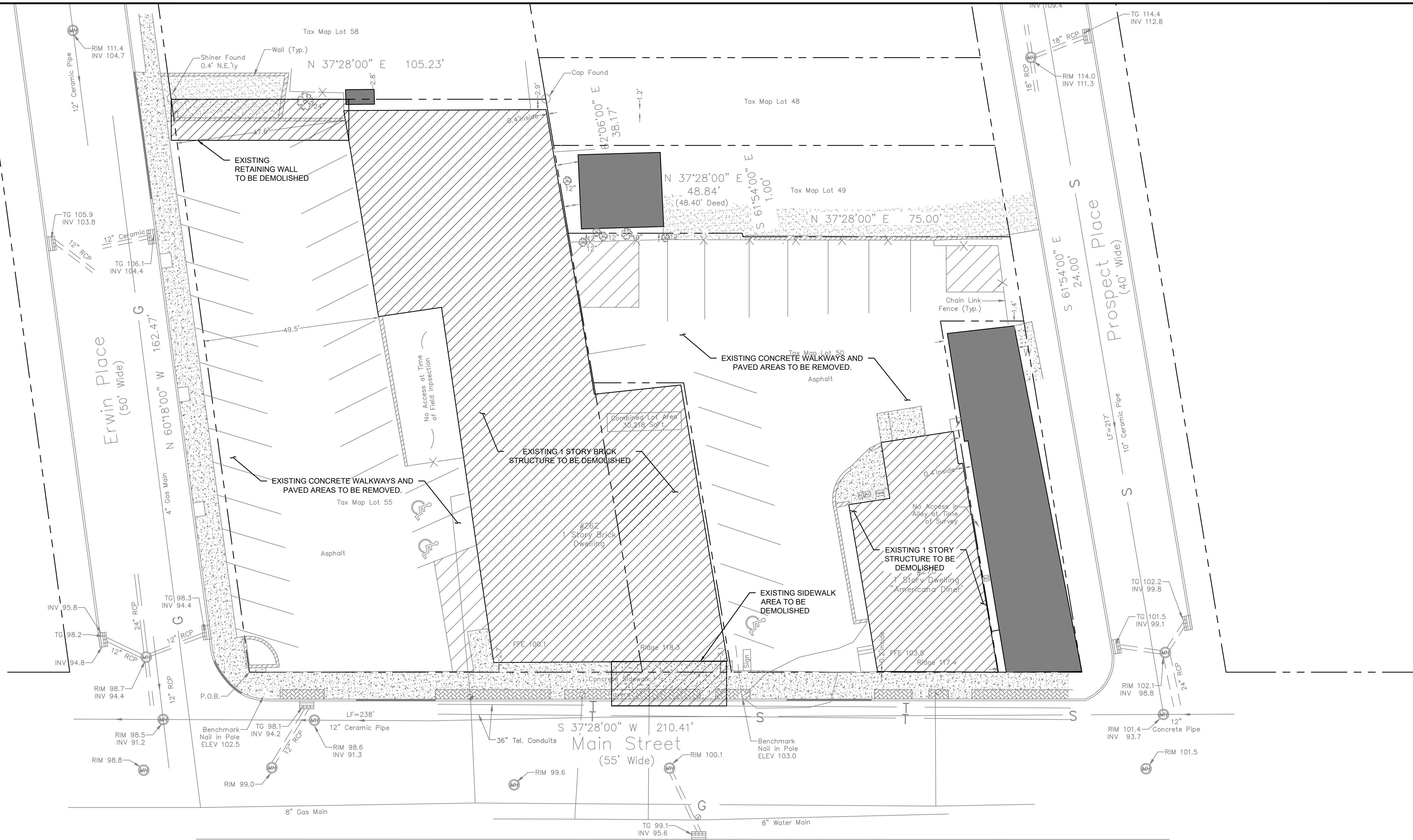
03 EXISTING SITE SURVEY  
C1.01 SCALE: 1"=20'

- GENERAL NOTES:**
- THE FOLLOWING NOTES APPLY TO ALL SHEETS OF THESE DOCUMENTS.
  - CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES, SCHEDULE, WORKING HOURS, AND ACCESS TO SITE WITH PROPERTY OWNER.
  - THE CONTRACTOR SHALL COORDINATE ANY STORAGE ON SITE WITH THE PROPERTY OWNER. THE CONTRACTOR SHALL DISPOSE OF ANY PAVEMENT/SUBGRADE REMOVED FOR CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
  - CONTRACTOR SHALL COMPLY WITH LOCAL CONSTRUCTION STORMWATER DISCHARGE REGULATIONS AND REQUIREMENTS.
  - PRIOR TO EXCAVATION FOR NEW STRUCTURES, ELECTRICAL CONDUIT, FABRICATION OF NEW PIPING AND/OR OTHER PROPOSED UTILITIES, VERIFY ALL EXISTING PIPING AND UTILITIES IN THE WORK AREA. THE CONTRACTOR SHALL TEMPORARILY RELOCATE CONFLICTING EXISTING UTILITIES AT TIE-IN CONNECTION LOCATIONS AND REINSTALL AS REQUIRED TO ELIMINATE THE CONFLICT AT NO ADDITIONAL COST TO THE OWNER.
  - CONTRACTOR SHALL ADEQUATELY PROTECT ALL EXISTING PIPELINES AND STRUCTURES DURING INSTALLATION OF DRY WELL SYSTEM.
  - ALL LOCATIONS, DIMENSIONS, AND ANGLES OF NEW FACILITIES ARE TO BE VERIFIED IN THE FIELD. CONTRACTOR IS ADVISED THAT MINOR ADJUSTMENTS MAY BE REQUIRED TO AVOID POTENTIAL CONFLICTS.
  - ALL EARTHWORK ACTIVITIES SHALL COMPLY WITH THE COUNTY SOIL CONSERVATION DISTRICT'S RULES AND REGULATIONS GOVERNING EROSION CONTROL.
  - THE SITE PLAN INDICATES THE APPROXIMATE LOCATION OF EXISTING PIPING. THE CONTRACTOR SHALL LOCATE ALL EXISTING PIPE BY TEST PIT AND/OR TEST TRENCH TO AVOID POSSIBLE CONFLICTS WITH NEW PIPING. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND NJ ONE CALL PRIOR TO CONSTRUCTION; ALL PIPELINES AND CONDUITS SHALL BE MARKED OUT. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
  - DURING ALL CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE STATE OF NEW JERSEY CONSTRUCTION SAFETY CODES, HIGH VOLTAGE PROXIMITY ACTS AND OSHA. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED APPROVALS FROM AUTHORITIES WITH JURISDICTION OVER PROPOSED WORK.
  - THE CONTRACTOR SHALL CONTACT THE PROPER UTILITY REPRESENTATIVE FOR QUESTIONS OR COORDINATION OF CONSTRUCTION RELATED TO EXISTING UTILITIES.
  - PROVIDE SHEETING/SBORING REQUIRED TO PROTECT EXISTING STRUCTURES, PIPES, AND FACILITIES.
  - UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS, MAINTAIN A MINIMUM CLEARANCE OF 10 FEET HORIZONTALLY AND 1 FOOT VERTICALLY BETWEEN SANITARY SEWER AND WATER MAIN PIPING, MEASURED FROM THE OUTER BARREL OF EACH PIPE.
  - ALL OPEN TRENCHES SHALL HAVE A SHORING SYSTEM THAT COMPLIES WITH OSHA AND LOCAL REQUIREMENTS.
  - CONTRACTOR SHALL TAKE PRACTICAL PRECAUTIONS TO MINIMIZE IMPACTS TO STREAMS, VEGETATION, AND TREES.
  - CLEAR THE CONSTRUCTION AREA OF NATURAL OBSTRUCTIONS, EXISTING FOUNDATIONS, BUILDINGS, FENCES, WALLS, STUMPS, BRUSH, RUBBISH, BOULDERS, AND ANY ITEM THAT INTERFERES WITH CONSTRUCTIONS OR ARE DESIGNATED FOR REMOVAL.







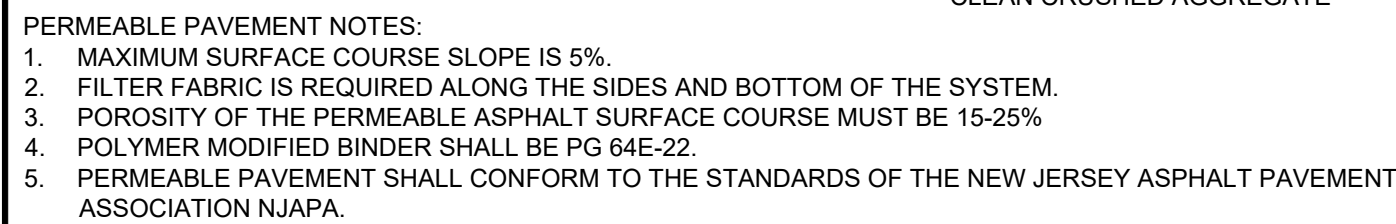


## DEMOLITION NOTES

- 
- 0' 5' 10' 20' 30' 40' 50' 60'
- SCALE: 1/16" = 1'-0"

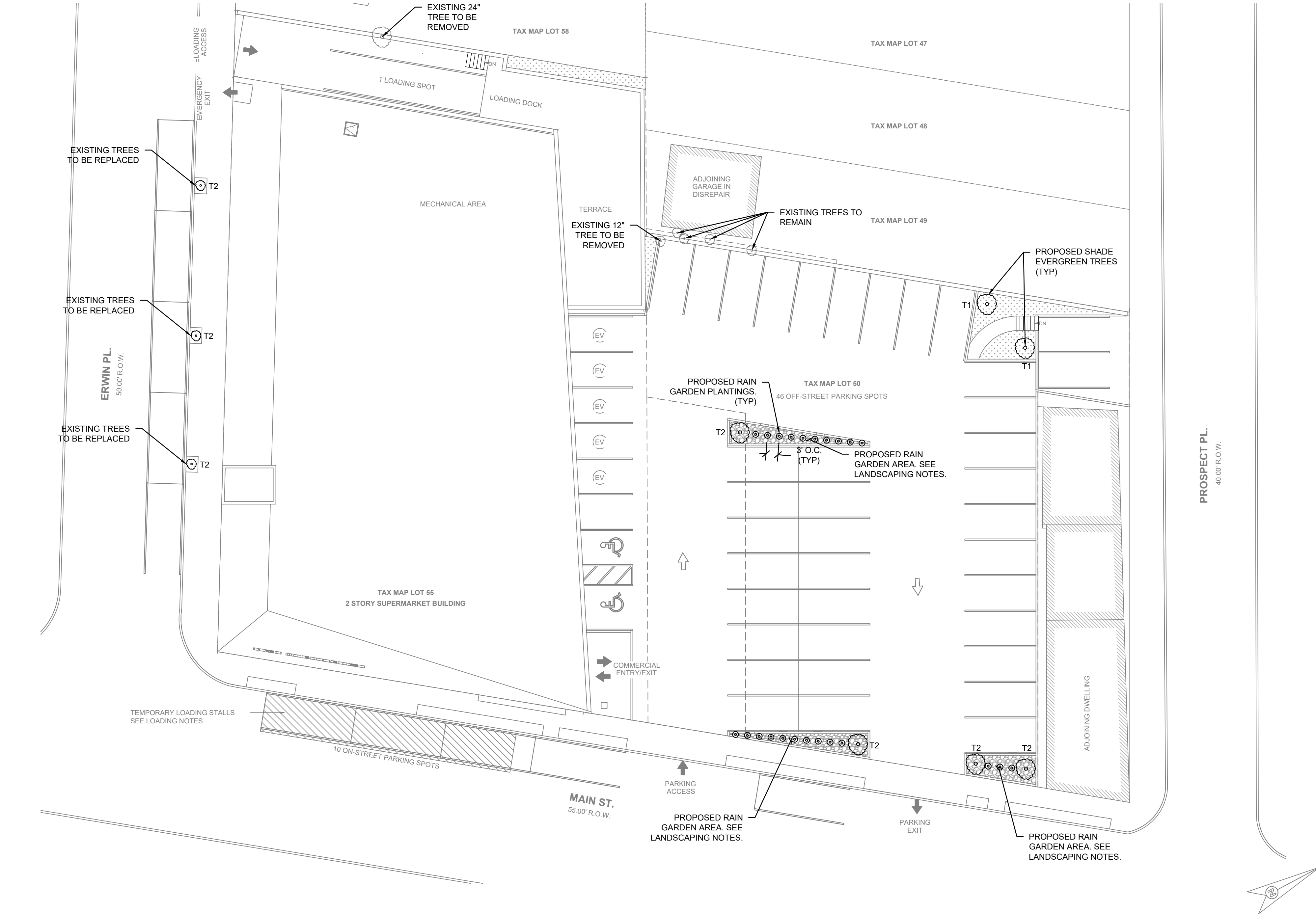
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| <u>DRAWN BY:</u><br>HP          | <u>DESIGN BY:</u><br>HP | <u>CHECKED BY:</u><br>JC          | <u>SCALE:</u><br>AS NOTED |
| <u>DATE:</u><br>05/15/2025      |                         | <u>SHEET #:</u><br>C1.03          |                           |
| <u>JOB No.:</u><br>JMA02P003.01 |                         | <u>BINDING ORDER:</u><br>03 of 12 |                           |





|                                 |                         |                                   |                           |
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| <u>DRAWN BY:</u><br>HP          | <u>DESIGN BY:</u><br>HP | <u>CHECKED BY:</u><br>JC          | <u>SCALE:</u><br>AS NOTED |
| <u>DATE:</u><br>05/15/2025      |                         | <u>SHEET #:</u><br>C1.04          |                           |
| <u>JOB No.:</u><br>JMA02P003.01 |                         | <u>BINDING ORDER:</u><br>04 of 12 |                           |





1  
C1.05 TREE REPLACEMENT PLAN  
SCALE: 1/16"=1'-0"

GENERAL PLANTING NOTES:

- ALL PLANTS TO BE SELECTED AND SEALED IN THE FIELD BY THE CITY REPRESENTATIVE.
- FINAL LOCATION OF ALL PLANTS TO BE DETERMINED IN THE FIELD BY THE CITY REPRESENTATIVE.
- CONTRACTOR SHALL INSTALL A PORTION OF THE LANDSCAPING CONSISTING OF NOT MORE THAN 5% OF THE TOTAL PLANTINGS, TO DEMONSTRATE PLANTING PRACTICES TO THE CITY REPRESENTATIVE, PRIOR TO INSTALLING THE REMAINDER OF THE PLANT MATERIAL.
- ALL PLANTS AND ENTIRE SHRUB BEDS TO RECEIVE 3" LAYER OF SHREDDED BARK MULCH.
- TOPSOIL SHALL BE SANDY LOAM, FREE FROM SUBSOIL, STONES LARGER THAN 1", OR ANY UNDESIRABLE MATERIAL; CONTAIN 5%-12% ORGANIC MATTER, PH 6.0 TO 7.0.
- TOP SOIL SHALL COMPLY WITH ANY AND ALL ENVIRONMENTAL AND CLEAN FILL REQUIREMENTS, TO THE SATISFACTION OF THE ENVIRONMENTAL CONSULTANT.
- CUT AND REMOVE BURLAP FROM TOP 2/3 OF BALL AND REMOVE WIRE BASKET COMPLETELY. NYLON ROPE AND/OR NYLON BALLING MATERIAL IS NOT ACCEPTABLE.
- LOCATE GUY WIRES SO THAT THEY WILL NOT PULL CROTCH APART.
- UPON COMPLETION OF THE FIRST YEAR OF THE TWO (2) YEAR PLANT GUARANTEE PERIOD, THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING OR REMOVING ALL STAKES. THIS SHALL BE DONE IN CONSULTATION WITH THE CITY REPRESENTATIVE. ALL STAKES REMAINING SHALL THEN BECOME THE RESPONSIBILITY OF THE OWNER.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNT SHOWN IN THE PLANT LIST AND THE PLANTING GRAPHIC, THE GRAPHIC SHALL TAKE PRECEDENCE.
- IF THE CONTRACTOR DETERMINES THE SUB-GRADE SOIL CONDITIONS ARE DELETERIOUS TO PLANT GROWTH OR WILL INHIBIT DRAINAGE, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND PRIOR TO INSTALLATION OF PLANT MATERIAL.
- PLANT PERENNIALS AND GROUND COVER IN 8" DEEP TOPSOIL BED CONSISTING OF 2/3 TOPSOIL AND 1/3 HUMUS. PLANT BULBS IN NATURALIZED DRIFTS.
- TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF ANY AND ALL DISTURBANCES, CONSTRUCTION, OR STORAGE OF EQUIPMENT WHETHER SUCH AREAS ARE SHOWN ON THE PLANS OR NOT.
- ALL EXISTING SOIL SHALL BE REMOVED AND BACK FILLED WITH NEW TOPSOIL MEETING PARKS AND FORESTRY SPECIFICATION.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMENS AMERICAN STANDARD FOR NURSERY STOCK.
- ALL PLANT BEDS ARE TO BE SEPARATED FROM LAWN AREA WITH A 3" DEEP V' TRENCH.
- KEEP MULCH 1/2" BELOW TOP OF PAVEMENTS AND CURBS.
- ALL LANDSCAPING SHALL BE IN A HEALTHY AND VIGOROUS GROWING CONDITION AT THE TIME OF INSTALLATION. NO PLANT SHALL REMAIN AT THE SITE FOR MORE THAN THREE (3) DAYS AFTER DELIVERY WITHOUT BEING PROPERLY HEALED IN. NO TREE WITH A DAMAGE CENTRAL LEADER SHALL RECEIVE FINAL ACCEPTANCE.

- ALL NEWLY INSTALLED LANDSCAPING SHALL BE SET PLUMB IN THE PLANTING PIT AND BACKFILLED IN LIFTS NOT TO EXCEED EIGHT (8) INCHES. IN PLANTING BEDS BACKFILL SHALL CONSIST OF THREE (3) PARTS NATIVE TOP SOIL, THREE (3) PARTS SCREENED TOP SOIL AND THREE (3) PARTS PEAT. A MOISTURE ABSORBENT POLYMER SHALL BE INCLUDED IN THE AMENDED BACKFILL ON WELL AND EXCESSIVELY DRAINED SOILS AND ON EARTHEN BERMS TO ENSURE SOIL MOISTURE AVAILABILITY. ALL LANDSCAPE BEDS SHALL BE UNDERPLAYED WITH A SUITABLE WATER PERMEABLE WEED FABRIC AND SHALL RECEIVE A MINIMUM THREE (3) INCH APPLICATION OF SHREDDED HARD WOOD MULCH OR OTHER ACCEPTABLE MATERIAL. UNTREATED WOOD SHIPS SHALL NOT BE USED. PLANT MATERIAL ARRANGED IN GROUPINGS SHALL BE CONTAINED IN ONE (1) CONTINUOUS MULCHED BED TO REDUCE POSSIBLE PLANT DAMAGE CAUSED BY MAINTENANCE EQUIP. THE LANDSCAPE BED SHALL EXTEND TO THE BRANCH LIMITS OF THE NEWLY INSTALLED PLANTINGS.
- PLANT MATERIAL CONSIDERED TO BE A FALL DIG HAZARD SHALL NOT BE DUG BETWEEN OCTOBER 1ST AND DECEMBER 1ST. FALL DIG HAZARD PLANTS MAY BE PLANTED DURING THIS TIME FRAME, PROVIDED THEY HAVE BEEN DUG PRIOR TO OCTOBER 1ST, OR ARE CONTAINER GROWN.
- THE CLASSIFICATION OF A SPECIES AS A FALL DIG HAZARD SHALL NOT BE CONSIDERED A SUFFICIENT OR ACCEPTABLE REASON FOR SUBSTITUTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE PROCUREMENT OF PLANT MATERIAL AS REQUIRED TO MEET THE CONSTRUCTION SCHEDULE, AND FOR ENSURING THE SURVIVAL AND CONTINUED HEALTH OF THE PLANT MATERIAL. ONCE IT IS DELIVERED.
- WATERING MUST TAKE PLACE THROUGHOUT THE 2 YEAR PERIOD, AT LEAST 20 GALLONS AT APPROXIMATELY TWO WEEK INTERVALS FROM MAY 15 TO OCTOBER 31. CONTRACTOR AMY NEED TO INCREASE OR REDUCE THE FREQUENCY OF WATERING BASED ON WEATHER CONDITIONS, RESULTING SOIL WATER CONTENT OR OTHER FACTORS.
- EXISTING TREES TO REMAIN MAY BE PRUNED TO ACCOMMODATE CONSTRUCTION ACTIVITIES. CARE SHALL BE TAKEN TO AVOID NEGATIVELY IMPACTING THE HEALTH OR STRUCTURAL INTEGRITY OF THE TREE. PRUNING SHALL BE DONE UNDER THE DIRECTION OF A CERTIFIED NEW JERSEY TREE EXPERT.
- NO SOIL DISTURBANCE SHALL OCCUR OUTSIDE THE LIMIT OF DISTURBANCE.
- SHADE TREES SHALL BE LIMED UP TO A HEIGHT OF 5'-0"
- ALL LANDSCAPING AREAS SHALL BE APPROPRIATELY PLANTED AND MAINTAINED WITH ANY DAMAGED, DISEASED OR DEAD MATERIAL REPLACED, ON AN ON-GOING BASIS.

LANDSCAPE MAINTENANCE NOTES:

- FOR THE DURATION OF THE TWO (2) YEAR GUARANTEE PERIOD, THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL, IN ACCORDANCE WITH THE LANDSCAPE SPECIFICATIONS AND TO THE SATISFACTION OF THE CITY REPRESENTATIVE. ANY PLANT MATERIAL DETERMINED TO BE DEAD OR DYING AT THE CLOSE OF THE GUARANTEE PERIOD SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- AT THE COMPLETION OF THE FIRST YEAR OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL REMOVE ALL STAKES AND GUY WIRES. THIS SHALL BE DONE IN CONSULTATION WITH THE CITY REPRESENTATIVE. ALL STAKES REQUIRED TO REMAIN IN PLACE PAST THE COMPLETION OF THE FIRST YEAR OF THE GUARANTEE PERIOD SHALL BECOME THE RESPONSIBILITY OF THE OWNER.
- FERTILIZE ALL TREES AND SHRUBS AT LEAST ONCE PER YEAR. MYCORRHIZAL FUNGI INOCULANT SHALL BE APPLIED TO ALL TREES AND SHRUBS AT THE TIME OF PLANTING.
- FERTILIZE ALL LAWN AREAS ONCE PER SEASON DURING THE SPRING, SUMMER, AND FALL. FERTILIZER SHALL BE A LOW PHOSPHORUS COMMERCIAL FERTILIZER, WITH A MINIMUM OF 7% NITROGEN BY WEIGHT, AS DESCRIBED IN THE LANDSCAPE SPECIFICATIONS.
- PLANT MATERIAL SHALL BE INSPECTED FOR PEST DAMAGE AND INFESTATION AT REGULAR INTERVALS. APPLY PEST CONTROL MEASURES ACCORDING TO THE LIFE CYCLE OF THE PESTS. ALL PESTICIDES SHALL BE APPLIED BY A LICENSED PRACTITIONER.
- SEASONAL MAINTENANCE NECESSARY TO ENSURE HEALTHY AND VIGOROUS GROWTH OF PLANT MATERIAL AND TO MAINTAIN THE APPEARANCE OF THE LANDSCAPED AREAS SHALL BE PERFORMED AS NEEDED.
- PLANTING BEDS SHALL BE WEEDED AND EDGED AS NEEDED TO MAINTAIN A NEAT APPEARANCE AND TO PREVENT THE ESTABLISHMENT OF WEEDS.
- ALL MULCHED AREAS SHALL BE RAKED AND MULCH SHALL BE REPLENISHED AS NEEDED EACH SPRING.
- PRUNING OF DEAD AND DAMAGED BRANCHES SHALL BE PERFORMED EACH FALL, AND AS NEEDED FOLLOWING DAMAGE TO PLANT MATERIAL.
- DEBRIS AND DEAD LEAVES SHALL BE REMOVED FROM PLANTING BEDS IN THE FALL AND EARLY SPRING.

TREE COUNT NOTES:

- PER S25-12 To:
  - IN PARKING AREAS WITH THIRTY (30) OR MORE PARKING SPACES, THERE SHAL LBE MINIMUM OF ONE (1) TREEE PLUS GROUND LEVEL PLANTING FOR TEN (10) PARKING STALLS
  - PARKING STALLS: TOTAL 46
  - TREE COUNT REQUIRED: 4
  - TREE COUNT PROVIDED: 6

PERMITTING NOTES:

- TREE REMOVAL AND REPLACEMENT PERMIT WILL BE SUBMITTED TO THE TOWNSHIP FORESTER, PRIOR TO ANY DISTURBANCE.

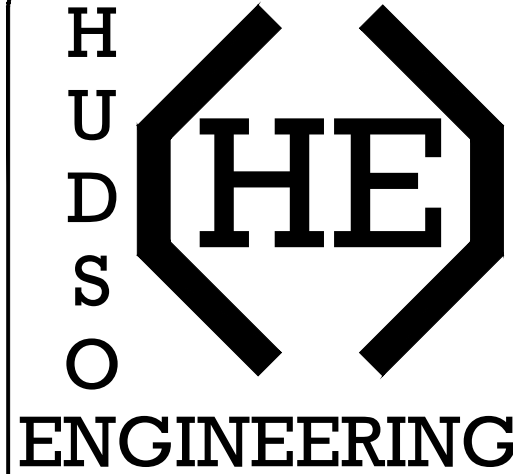
LIST OF NATIVE AND ADAPTED SPECIES:

- TREES:
  - "REDMOND" AMERICAN BASSWOOD (TILIA AMERICANA)
  - RIVER BIRCH (BETULA NIGRA)
- SHRUBS:
  - SUMMERSWEET (CLETHRA ALNIFOLIA)
  - WINTERBERRY HOLLY (ILEX VERTICILLATA)
- EVERGREEN TREES:
  - AMERICAN HOLLY (ILEX OPACA)
- REFER TO TOWNSHIP OF WEST ORANGE PREFERRED TREE PLANTING LIST FOR OTHER PREFERRED TREE SPECIES.

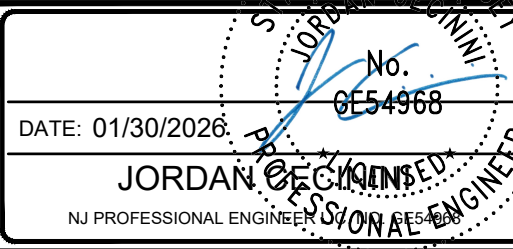
| TREE PLANTING SCHEDULE |                           |       |                   |
|------------------------|---------------------------|-------|-------------------|
| MARK                   | SPECIES                   | COUNT | INSTALL SIZE      |
| T1                     | AMERICAN HOLLY            | 2     | 2.5"-3.5" CALIPER |
| T2                     | REDMOND AMERICAN BASSWOOD | 7     | 2.5"-3.5" CALIPER |

TREE PIT NOTES:

- TREE PITS ARE NOT PROPOSED ALONG PROSPECT STREET. THERE IS NO APPLICABLE AREA FOR TREE PITS ALONG THE PROPERTY LINE THAT WILL NOT IMPEDE ACCESS TO THE SITE.



HUDSON ENGINEERING, LLC  
25 WEST 8TH STREET, STE B  
BAYONNE, NEW JERSEY 07002  
(201) 589-9816



PLANNING BOARD CHAIRMAN  
PLANNING BOARD SECRETARY  
PLANNING BOARD ENGINEER

PLANS WHICH DO NOT BEAR AN EMBOSSED SEAL ARE NOT VALID.

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| DATE       | BY  | REVISION |
|------------|-----|----------|
| 01/30/2026 | JOC | 1        |

TREE REPLACEMENT PLAN

JORGE MASTROPIETRO ARCHITECTS

262-270 MAIN ST SITE REDEVELOPMENT  
SITE CIVIL DESIGN

WEST ORANGE ESSEX NEW JERSEY

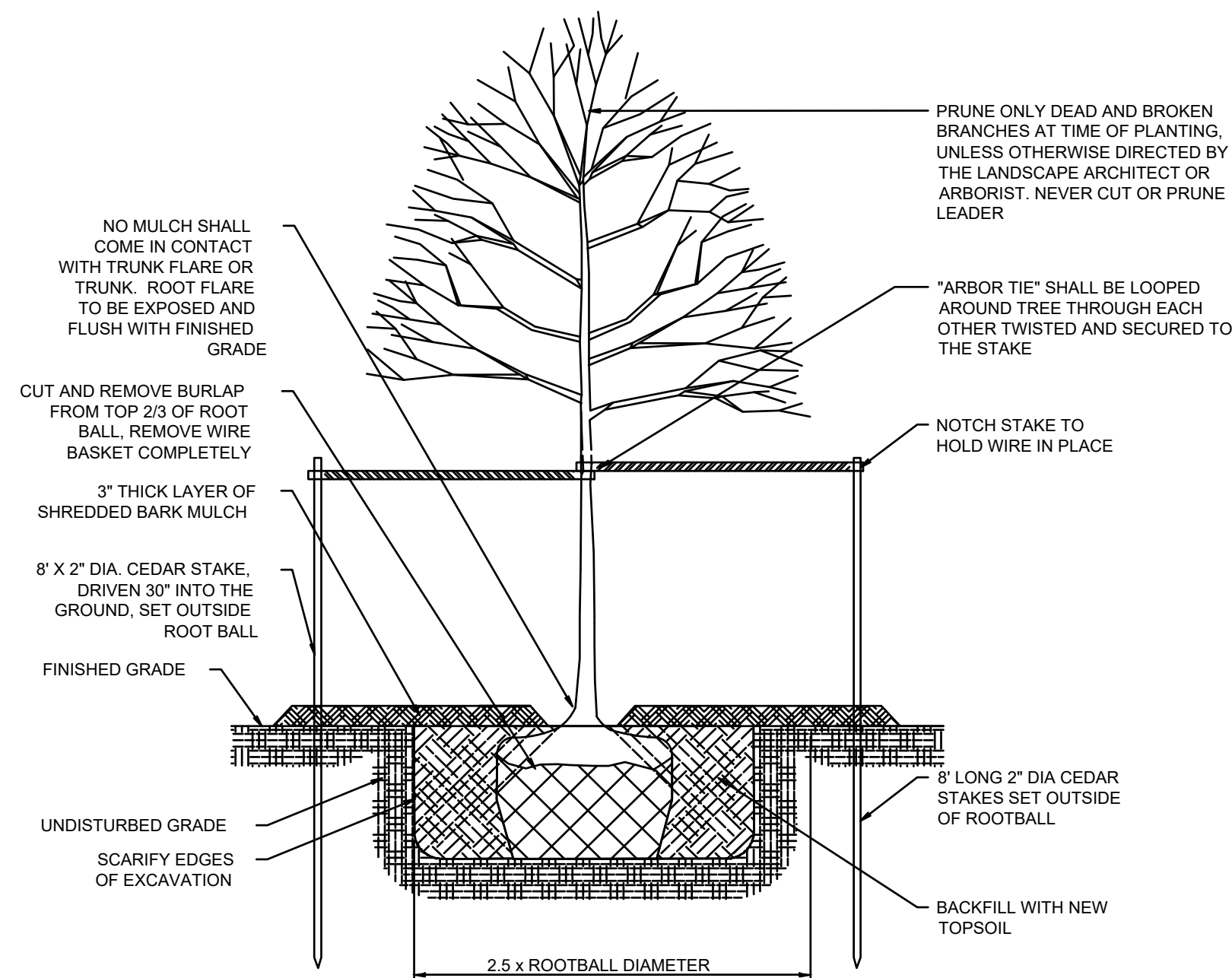
| DRAWN BY   | DESIGN BY    | CHECKED BY | SCALE    |
|------------|--------------|------------|----------|
| HP         | HP           | JC         | AS NOTED |
| DATE       | SHEET #      | C1.05      |          |
| 05/15/2025 | JMA02P003.01 | 05 of 12   |          |



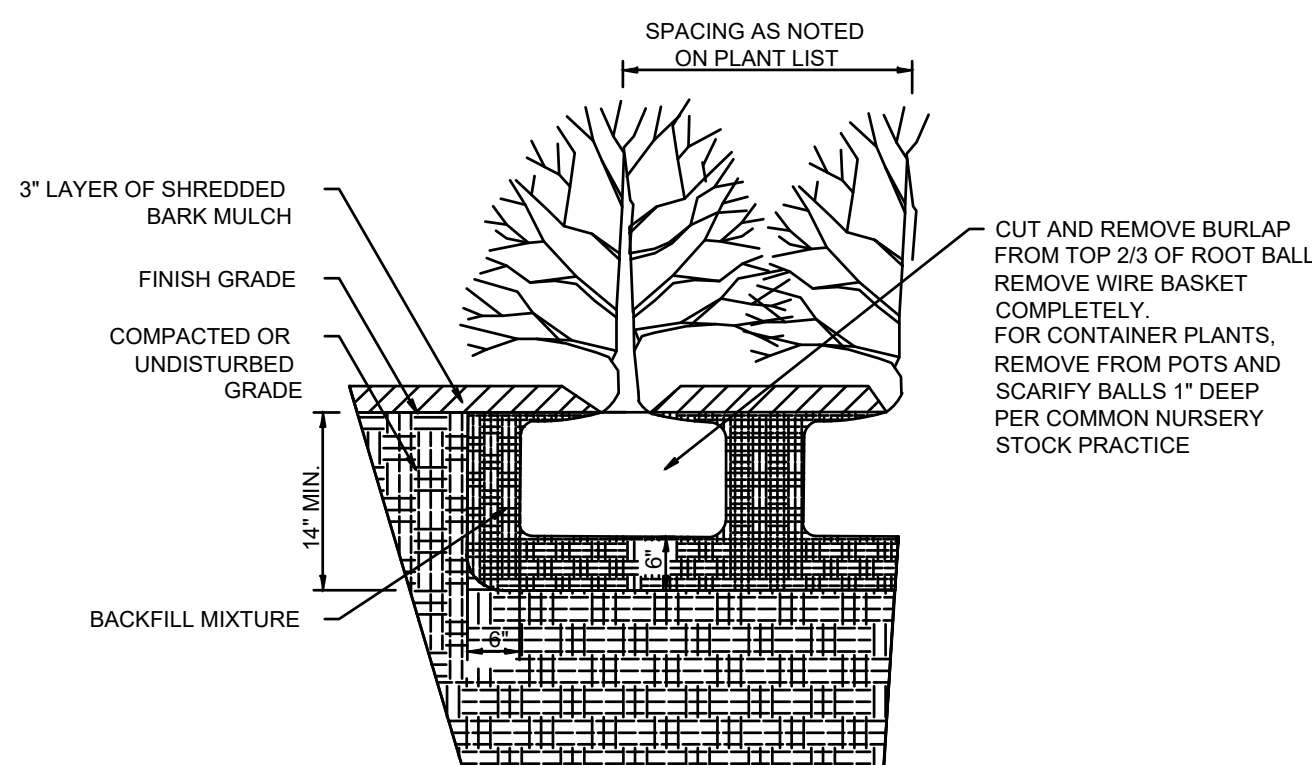
TREE PLANTING NOTES:

1. GAS OR ELECTRIC LINES SHALL BE 2' MINIMUM FROM EDGE OF TREE PIT, OIL FILLED PIPES SHALL BE 4' MINIMUM FROM EDGE OF TREE PIT. WATER AND SEWER LINES SHALL BE 2' FROM TRUNK.
2. TREES MUST BE LOCATED IN FRONT OF DOORWAYS
3. MINIMUM RECOMMENDED DISTANCE FROM TREE TRUNK:
  - 3.1. TO UTILITY POLES AND OUTDOOR LIGHTS SHALL BE 15'.
  - 3.2. TO WATER MAIN OVER 20" DIA. SHALL BE 6'.
  - 3.3. TO STREET SIGNS AND TRAFFIC SIGNS SHALL BE 2'.
  - 3.4. TO CURBS SHALL BE 7'.
  - 3.5. TO FIRE HYDRANT SHALL BE 5'.
  - 3.6. TO CURB OF NEAREST INTERSECTION SHALL BE 30'.
4. MINIMUM STANCE FROM EDGE OF TREE PIT TO NEAREST WALL OR FENCE SHALL BE 5'
5. NO TREES SHALL BE INSTALLED BETWEEN UTILITY VAULTS AND CURB.
6. DO NOT PLANT NEW TREES UNDER OVERHEAD BRANCHES OF ADJACENT TREES.
7. TREE CROWN AND TRUNK SHALL BE FREE OF DEFECTS AND TRUE TO FORM.
8. ALL EXISTING TRACKING TAG SHALL BE ADAPTED TO STURDY SCAFFOLD BRANCH.
9. NO PAVERS, 4 SIDED TREE GUARDS, OR OTHER MATERIALS SHALL BE PLACED WITHIN THE TREE BED.
10. CUT AND REMOVE BURIED TRAP FROM TOP 25% OF ROOT BALL. REMOVE WIRE BASKET COMPLETELY.
11. FLOOD TREES WITH WATER WITHIN THE FIRST 24 HOURS OF PLANTING.
12. NURSERY SHALL USE MAVERCORN MYCORRHIZAL FUNGAL TRANSPLANT INOCULANT FOR TREES AND SHRUBS. INSTALL ONE OUNCE PACKET PER CALIPER INCH OR PER 1 FOOT OF ROOTBALL DIA.
13. CONTRACTOR SHALL HAVE A GUARANTEE PERIOD OF 2 YEARS FOR TREE LOSS OR GROWTH DEFICIENCY.
14. TOPSOIL SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
  - 14.1. NATURAL LOAM WITH THE ADDITION OF COMPOST OR HUMUS
  - 14.2. ORGANIC MATTER CONTENT SHALL BE SPECIFIED 5% - 12%
  - 14.3. NO LIME SHALL BE IN THE TOPSOIL AT 0.75% OR EXCESSIVE. UNLESS OTHERWISE APPROVED OR SPECIFIED.
15. SOIL TEXTURAL ANALYSIS: TOP SOIL SHALL COMPLY WITH THE FOLLOWING PERCENTAGES OF SAND, SILT, AND CLAY. ANY SOIL THAT DOES NOT MEET THE REQUIREMENTS BELOW WILL BE REJECTED AND REMOVED FROM THE SITE.

|                       | ROCKS, STONE AND GRAVEL >2.0 mm | 45- 60% |
|-----------------------|---------------------------------|---------|
| SAND (0.05-0.5 mm)    |                                 | 10- 20% |
| SILT (0.002 - 0.05mm) |                                 | 20- 50% |
| CLAY (>0.002 mm)      |                                 | 20% MAX |
16. WHENEVER THE SPECIFICATION BUILDS WITHIN THE REQUIREMENTS OF THE SPECIFICATION BUT SHOWS A DEFICIENCY IN ORGANIC MATTER, COMPOST MAY BE INCORPORATED WHEN AND AS PERMITTED BY FORESTER.
17. ROOT BALL SIZE RELATIVE TO TREE HEIGHT SHALL BE WITHIN THE RANGES SET BY THE AMERICAN NURSERY STANDARDS

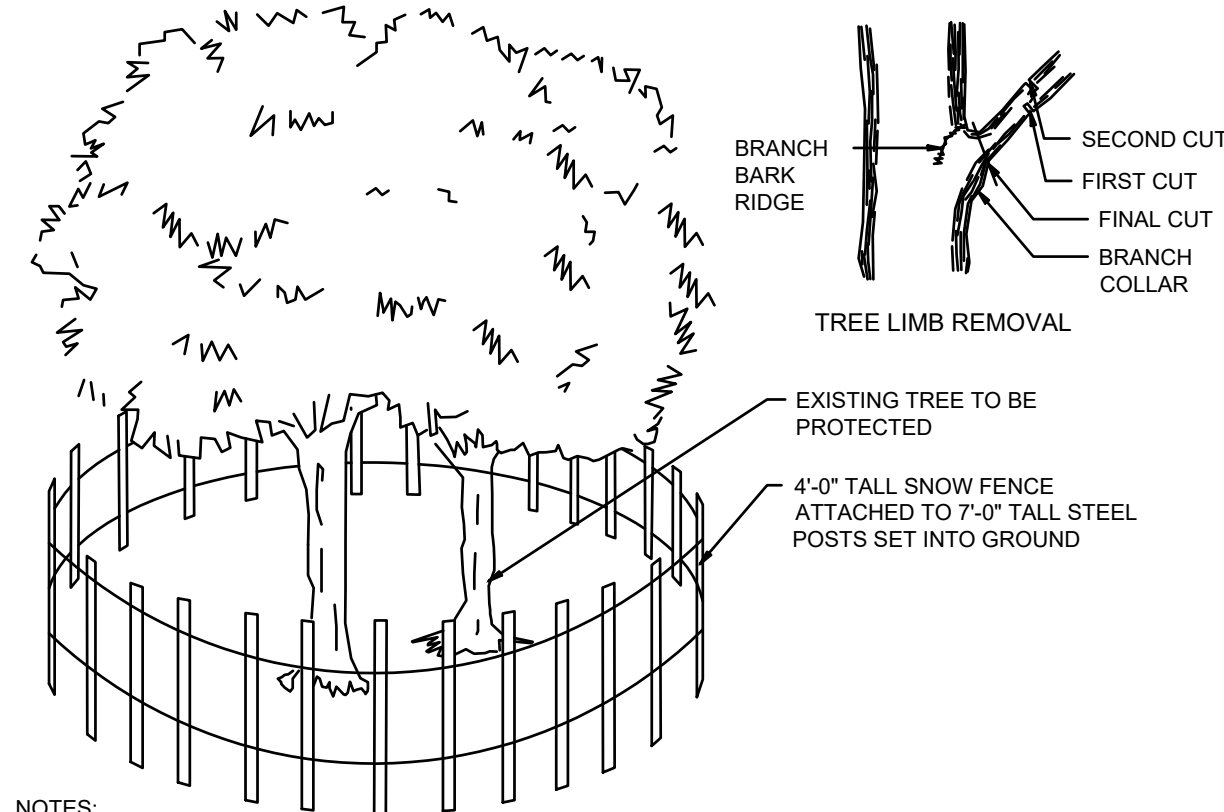


C1.06 SCALE: N.T.S



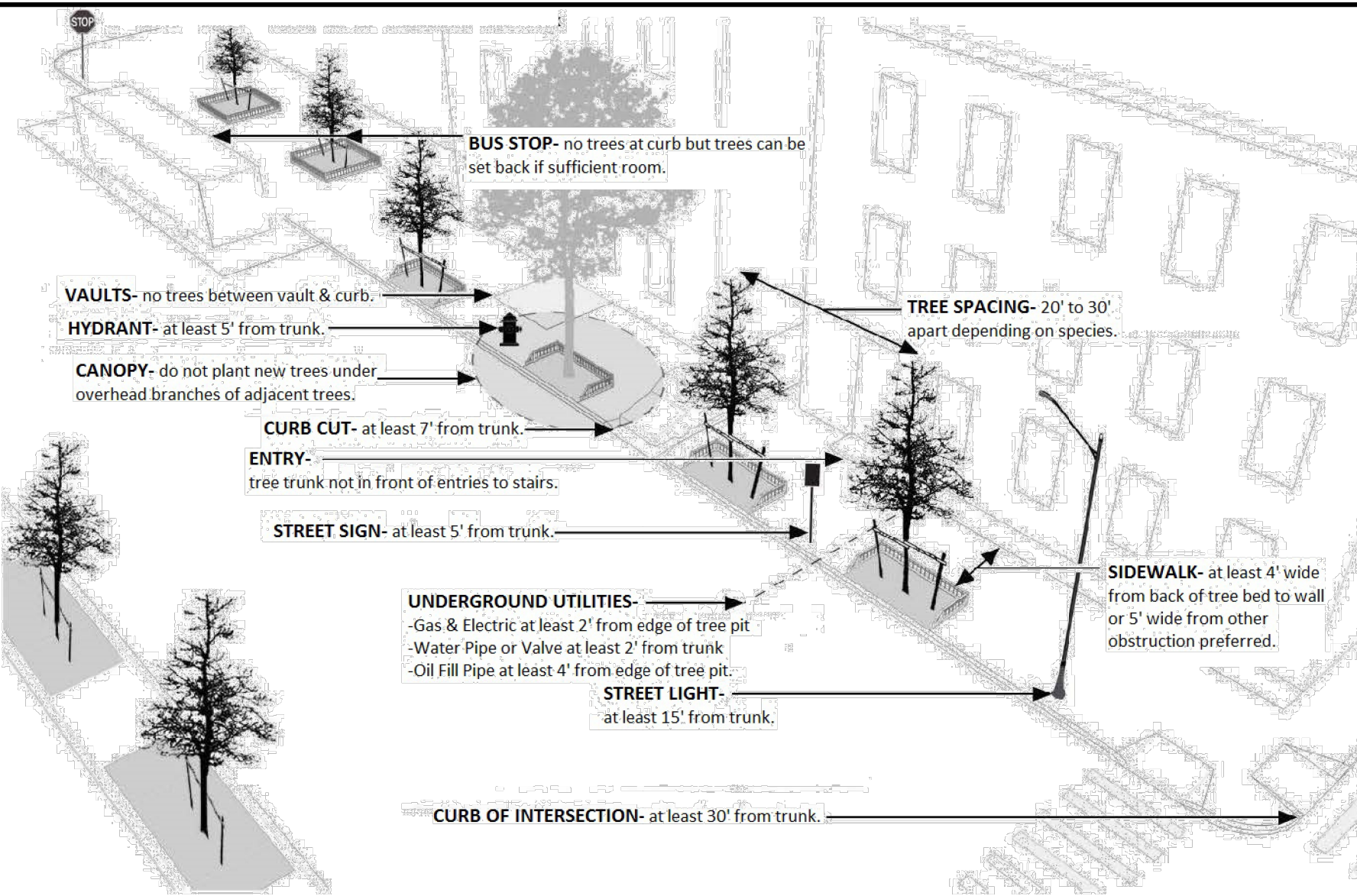
## NTS

(C1.06) SCALE: N.T.S



- NOTES:
1. SNOW FENCING SHOULD BE INSTALLED AT DRIP LINE OF TREE BRANCHES.
  2. NO BOARDS ARE TO BE NAILED TO TREES.
  3. FEEDER ROOTS SHOULD NOT BE CUT INSIDE THE TREE BRANCHES DRIP LINE.
  4. TREE LIMB REMOVAL, WHERE NECESSARY, WILL BE DONE TO TRUNK OR MAIN BRANCH.
  5. ALL TRUNKS AND BRANCHES INSIDE THE DRIP LINE DISTURBANCE TO BE PRESERVED MUST BE PROTECTED WITH ORANGE TREE PROTECTION FENCE.
  6. PROTECT TREE DRIFRILE ROOT AREA. ANY CHANGE MUST BE FORWARDED (PRIOR TO WORK
  7. FENCE MUST REMAIN AND BE MAINTAINED THROUGH DURATION OF CONSTRUCTION.

**TREE PROTECTION DETAIL - OPEN SPACE**



No. 0F54968  
 DATE: 01/30/2026  
 JORDAN DECIN  
 NJ PROFESSIONAL ENGINEER

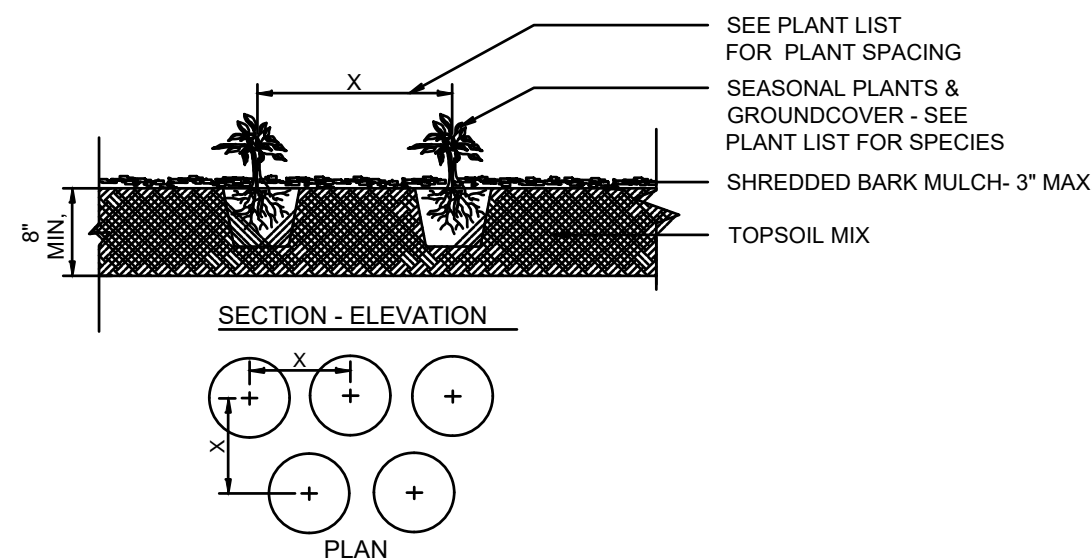
☒ PLANNING BOARD CHAIRMAN

☒ PLANNING BOARD SECRETARY

☒ PLANNING BOARD ENGINEER

PLANS WHICH DO NOT BEAR  
AN EMBOSSED SEAL ARE NOT VALID.

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**GROUNDCOVER, PERENNIALS AND ORNAMENTAL GRASSES PLANTING DETAIL**  
NTS

[illegible]

## SHADE TREE DETAILS

JORGE MASTROPIETRO ARCHITECTS  
262-270 MAIN ST SITE REDEVELOPMENT  
SITE CIVIL DESIGN

WEST ORANGE  
ESSEX  
NEW JERSEY

|                                 |                         |                                   |                           |
|---------------------------------|-------------------------|-----------------------------------|---------------------------|
| <u>DRAWN BY:</u><br>HP          | <u>DESIGN BY:</u><br>HP | <u>CHECKED BY:</u><br>JC          | <u>SCALE:</u><br>AS NOTED |
| <u>DATE:</u><br>05/15/2025      |                         | <u>SHEET #:</u><br>C1.06          |                           |
| <u>JOB No.:</u><br>JMA02P003.01 |                         | <u>BINDING ORDER:</u><br>06 of 12 |                           |





**NOTES:**

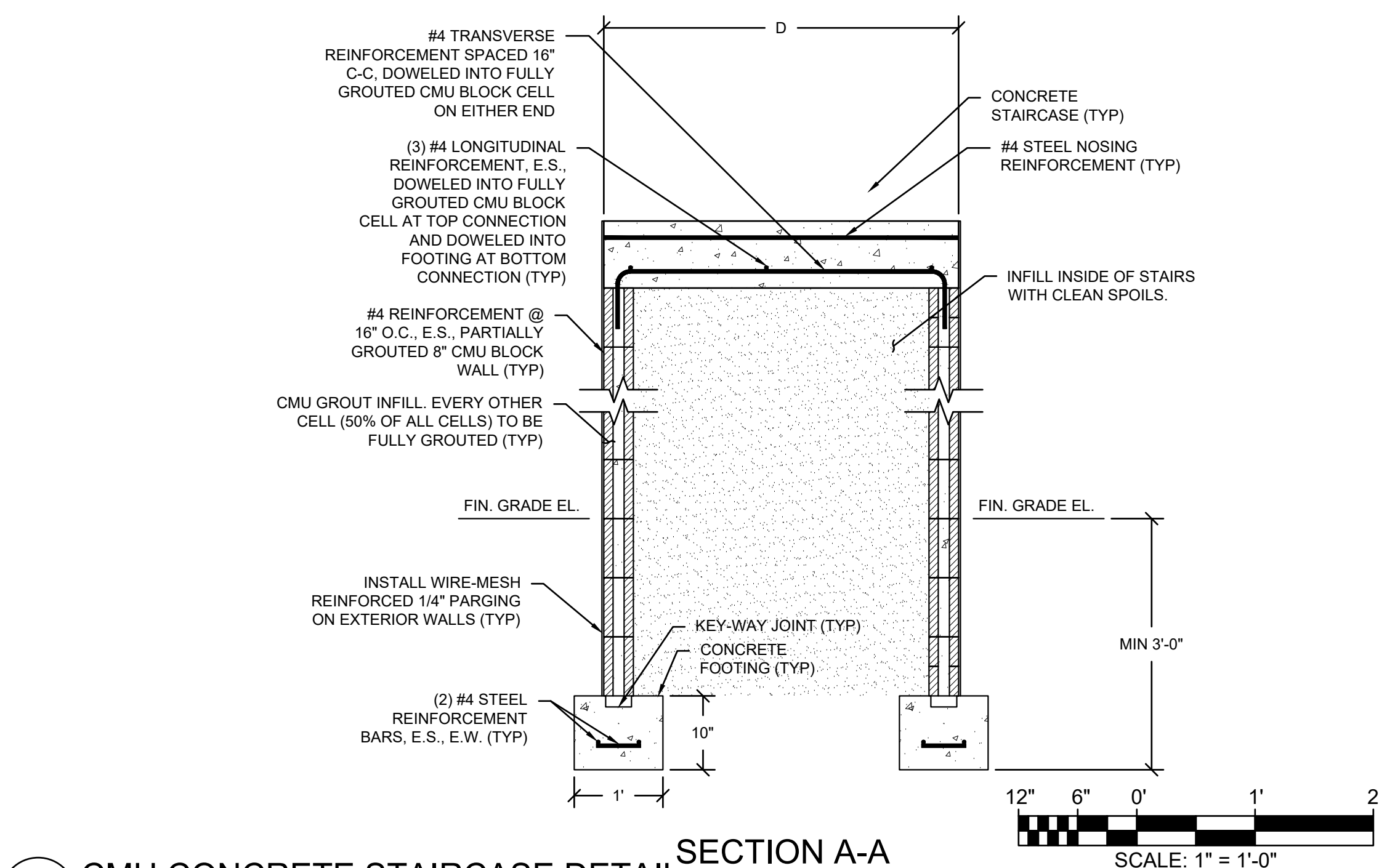
1. PER THE 2021 NEW JERSEY IBC CHAPTER 4 SECTION 406.
- 1.1. MAXIMUM SLOPE IN ANY DIRECTION FOR ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0%.
2. TRENCHAL PARKING SHALL BE POLYCARB SHOULD NOT EXCEED 5.00%.
- 2.1. ALL TRENCH DRAINS SHALL BE POLYCARB 600 SERIES OR APPROVED EQUAL.
- 2.1. DRAINS SHALL BE SLOPED A MINIMUM 0.5% TOWARD RAIN GARDEN AREA.
3. INSTALL RAIN GARDEN PER DETAILS ON SHEET C1.7.
4. DROPPED CURBS TO BE INSTALLED PER TYPICAL DROPPED CURBED SIDEWALK DETAILS. REFER TO SHEET C1.4.

[illegible]





- SPECIFICATIONS**
1. MAX COVER OVER TOP OF PIPES IS 4 FT. CONTACT ADS IF OTHERWISE GREATER.
  2. THE APPROVAL OF MATERIALS AND MIXING OF SAND, COMPOST, AND SOIL SHALL BE DONE UNDER SUPERVISION OF THE PROJECT ENGINEER/LANDSCAPE ARCHITECT. BIORETENTION MEDIA SHALL CONSIST OF 70% SAND AND 30% COMPOST BY VOLUME.
  3. SAND SHALL AT THE MINIMUM CONFORM TO THE SIEVE ANALYSIS FOR CONCRETE AGGREGATE SAND (ASTM C-33). USGA TEE/GREEN SIEVE GRADATION MIX IS PREFERABLE WHERE AVAILABLE.
  4. UNDERLYING SOILS SHALL BE TILLED/SCARIFIED PRIOR TO SPREADING/MIXING OF BIORETENTION MEDIA.
  5. ALL BIORETENTION MEDIA SHALL BE PLACED FROM THE SIDES OF THE FACILITIES, AND IN NO EVENT SHALL ANY TRACKED OR WHEELED EQUIPMENT BE PERMITTED TO CROSS THE RAIN GARDEN.
  6. RAIN GARDEN SHALL BE CONSTRUCTED TO DIMENSIONS INDICATED ON THE SITE PLAN.
  7. 3-5 INCH DELAWARE RIVER STONE SHALL BE USED FOR STONE CHANNEL AND INLET/OUTLET PROTECTION.
  8. NON-DYED, TRIPLE-SHEDDED HARDWOOD MULCH SHALL BE USED.
  9. RAIN GARDEN SHALL BE PLANTED WITH 1 QUART JUNCUS EFFUSUS 3 FOOT O.C.
  10. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMANCE WITH THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2007 OR LATEST VERSION.



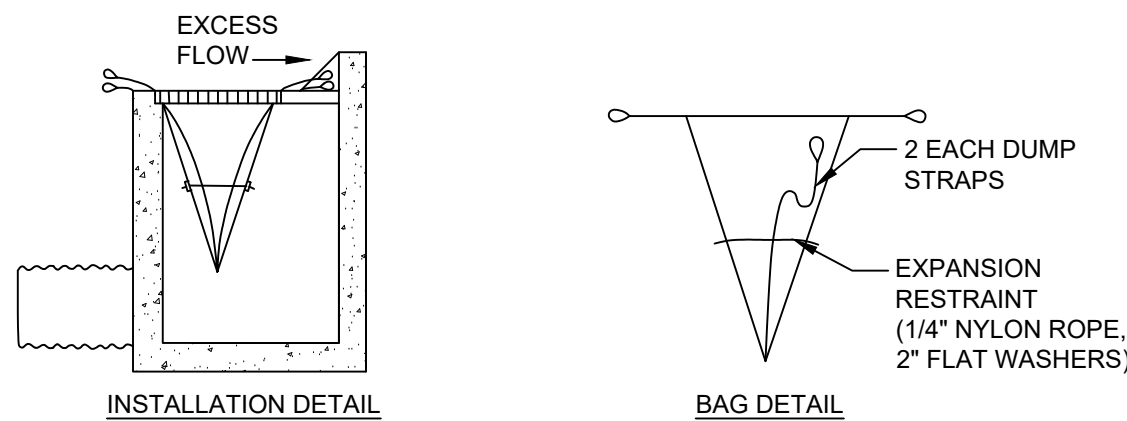


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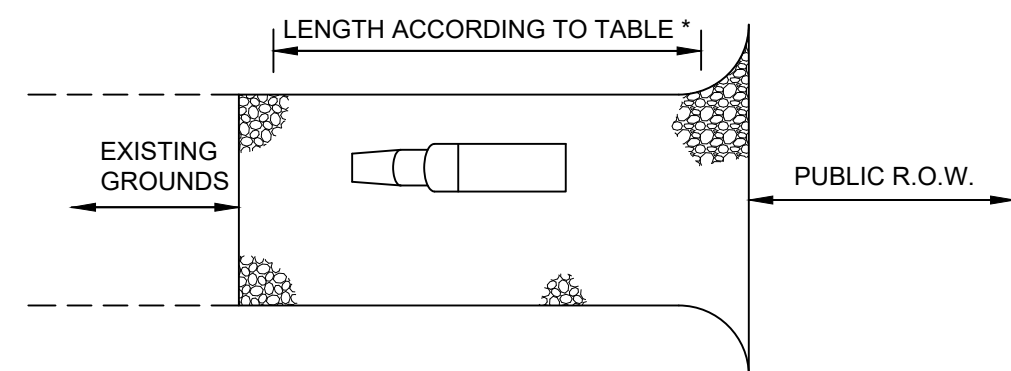
1. ALL SOIL EROSION AND SEDIMENT CONTROL ACTIVITIES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL", 7TH EDITION LAST REVISED JULY 2017, EFFECTIVE DECEMBER 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. SOIL TO EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, MAY BE REQUIRED TO BE TEMPORARILY MULCHED, AND SEEDED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER AS PER APPENDIX A3. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
3. SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPSCD: SPRING - 3/1-5/15 AND FALL - 8/15 - 10/1
4. SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
5. ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
6. MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING THE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
7. ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
8. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX - (862) 333-4507 OR EMAIL - [INFORMATION@HEPSCD.ORG](mailto:INFORMATION@HEPSCD.ORG)
9. THE DISTRICT HAS ISSUED A DISTRICT ISSUED REPORT-OF-COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY, NJ - DCA OR ANY OTHER CONTROLLING AGENCY. CONTACT THE DISTRICT AT 862-333-4505 TO REQUEST A FINAL INSPECTION, GIVING ADVANCED NOTICE UPON COMPLETION OF THE RESTABILIZATION MEASURES. A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED.
10. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE FILTRATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
11. ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SODDING OR PLANTING. A DEPTH OF 5.0 INCHES, FIRMED IN PLACE, IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, EFFECTIVE DECEMBER 2017.
12. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
13. A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 1/2" CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6". ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
14. THE DISTRICT MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
15. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED, IN WRITING, FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS. NEW OWNERS' INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.

1. INSTALL CONSTRUCTION ENTRANCE AND OTHER EROSION CONTROL MEASURES INCLUDING SILT FENCING - 1 WEEK
2. CLEAR & DEMO SITE, ROUGH GRADING - 1 WEEK
3. REMOVE EXISTING GRAVEL - 1 WEEK
4. CONSTRUCT TURFSTONE - 2 WEEKS
5. REMOVE ALL EROSION CONTROL STRUCTURES -1 DAY



1. MUST SLOW THE STORM WATER TO PROVIDE THE COARSE SEDIMENT PARTICLES A CHANCE TO SETTLE, AND PROVIDE AN AREA TO RETAIN THE PARTICLES THAT HAVE SETTLED.
2. IN ALL CASES, INLET PROTECTION SHOULD NOT COMPLETELY CLOSE OFF THE INLET.
3. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE YEAR 1, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.

- OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
- INSPECTIONS SHALL BE FREQUENT, MAINTENANCE, REPAIR AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED, THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARD THE INLET HAS BEEN STABILIZED.
- THE CONTRACTOR SHALL INSTALL STORM SEWER INLET PROTECTION IN ACCORDANCE WITH THE SEASC IN NJ, #30, JULY 1999.



| PERCENT SLOPE OF ROADWAY | LENGTH OF STONE REQUIRED                                            |                    |
|--------------------------|---------------------------------------------------------------------|--------------------|
|                          | COARSE GRAINED SOILS                                                | FINE GRAINED SOILS |
| 0 TO 2%                  | 50 FT.                                                              | 100 FT.            |
| 2 TO 5%                  | 100 FT.                                                             | 200 FT.            |
| >5%                      | ENTIRE SURFACE STABILIZED WITH HOT MIX ASPHALT BASE COURSE, MIX 1-2 |                    |

Diagram illustrating the construction of a stockpile of erodible material using hay bales and anchor pins. The structure is rectangular, formed by hay bales (labeled HAY BALES) secured by anchor pins (labeled ANCHOR PINS NO. 5 STEEL BARS TWO PER BALE). The interior of the structure is labeled STOCKPILE OF ERODIBLE MATERIAL.

C1.10 SCALE: NTS

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| Sep   | 2002 | 33   | 33    |
| Oct   | 2002 | 34   | 34    |
| Nov   | 2002 | 35   | 35    |
| Dec   | 2002 | 36   | 36    |
| Jan   | 2003 | 37   | 37    |
| Feb   | 2003 | 38   | 38    |
| Mar   | 2003 | 39   | 39    |
| Apr   | 2003 | 40   | 40    |
| May   | 2003 | 41   | 41    |
| Jun   | 2003 | 42   | 42    |
| Jul   | 2003 | 43   | 43    |
| Aug   | 2003 | 44   | 44    |
| Sep   | 2003 | 45   | 45    |
| Oct   | 2003 | 46   | 46    |
| Nov   | 2003 | 47   | 47    |
| Dec   | 2003 | 48   | 48    |
| Jan   | 2004 | 49   | 49    |
| Feb   | 2004 | 50   | 50    |
| Mar   | 2004 | 51   | 51    |
| Apr   | 2004 | 52   | 52    |
| May   | 2004 | 53   | 53    |
| Jun   | 2004 | 54   | 54    |
| Jul   | 2004 | 55   | 55    |
| Aug   | 2004 | 56   | 56    |
| Sep   | 2004 | 57   | 57    |
| Oct   | 2004 | 58   | 58    |
| Nov   | 2004 | 59   | 59    |
| Dec   | 2004 | 60   | 60    |
| Jan   | 2005 | 61   | 61    |
| Feb   | 2005 | 62   | 62    |
| Mar   | 2005 | 63   | 63    |
| Apr   | 2005 | 64   | 64    |
| May   | 2005 | 65   | 65    |
| Jun   | 2005 | 66   | 66    |
| Jul   | 2005 | 67   | 67    |
| Aug   | 2005 | 68   | 68    |
| Sep   | 2005 | 69   | 69    |
| Oct   | 2005 | 70   | 70    |
| Nov   | 2005 | 71   | 71    |
| Dec   | 2005 | 72   | 72    |
| Jan   | 2006 | 73   | 73    |
| Feb   | 2006 | 74   | 74    |
| Mar   | 2006 | 75   | 75    |
| Apr   | 2006 | 76   | 76    |
| May   | 2006 | 77   | 77    |
| Jun   | 2006 | 78   | 78    |
| Jul   | 2006 | 79   | 79    |
| Aug   | 2006 | 80   | 80    |
| Sep   | 2006 | 81   | 81    |
| Oct   | 2006 | 82   | 82    |
| Nov   | 2006 | 83   | 83    |
| Dec   | 2006 | 84   | 84    |
| Jan   | 2007 | 85   | 85    |
| Feb   | 2007 | 86   | 86    |
| Mar   | 2007 | 87   | 87    |
| Apr   | 2007 | 88   | 88    |
| May   | 2007 | 89   | 89    |
| Jun   | 2007 | 90   | 90    |
| Jul   | 2007 | 91   | 91    |
| Aug   | 2007 | 92   | 92    |
| Sep   | 2007 | 93   | 93    |
| Oct   | 2007 | 94   | 94    |
| Nov   | 2007 | 95   | 95    |
| Dec   | 2007 | 96   | 96    |
| Jan   | 2008 | 97   | 97    |
| Feb   | 2008 | 98   | 98    |
| Mar   | 2008 | 99   | 99    |
| Apr   | 2008 | 100  | 100   |
| May   | 2008 | 101  | 101</ |

## QUESTIONS

|                                 |                         |                                   |                           |
|---------------------------------|-------------------------|-----------------------------------|---------------------------|
| <u>DRAWN BY:</u><br>HP          | <u>DESIGN BY:</u><br>HP | <u>CHECKED BY:</u><br>JC          | <u>SCALE:</u><br>AS NOTED |
| <u>DATE:</u><br>05/15/2025      |                         | <u>SHEET #:</u><br>C1.10          |                           |
| <u>JOB No.:</u><br>JMA02P003.01 |                         | <u>BINDING ORDER:</u><br>10 of 12 |                           |









1. WHERE A SEWER LATERAL IS TO CONNECT TO A SEWER CONSTRUCTED OF BRICK OR OTHER SUITABLE MATERIAL, AN ASSEMBLY CONSISTING OF A HUBBED FITTING AND RISER CLAMP SHALL BE USED. THE HUB OF THE FITTING SHALL BE SUCH THAT THE LENGTH OF PIPE INSERTED INTO THE SEWER IS EQUAL TO THE THICKNESS OF THE MAIN AS SHOWN IN THE DETAIL. THE ENTIRE CIRCUMFERENCE OF THE ASSEMBLY SHALL BE FILLED WITH NON-SHRINKING, NON-METALLIC GROUT TO SECURE IN PLACE.
2. CIRCULAR HOLE SAWS WHICH ARE APPROPRIATELY SIZED OR HAND DRILLS MUST BE USED TO MAKE THE OPENINGS IN THE EXISTING SEWER TO RECEIVE THE ASSEMBLY. THE DIAMETER OF THE OPENING IN THE EXISTING SEWER SHALL BE SUCH THAT THE LATERAL SHALL BE NO MORE THAN 5/8-INCH WIDER THAN THE PIPE TO BE INSERTED INTO THE SEWER.

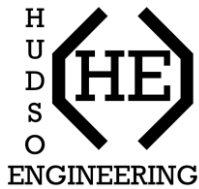


1. 2" TYPE "K" COPPER TUBING. ALL FITTING TO BE FLARED. NO SOLDER JOINTS ALLOWED UNDERGROUND. CURB BOX REQUIRED FOR 1" SERVICE AND STREET BOX FOR 2" SERVICE.
2. CORPORATION TO BE TAPPED ON UPPER QUARTER OF PIPE FOR 1" SERVICE AND ON TOP OF PIPE FOR 2" SERVICE.



|                                  |                          |                                   |                            |
|----------------------------------|--------------------------|-----------------------------------|----------------------------|
| <u>DRAWN BY :</u><br>HP          | <u>DESIGN BY :</u><br>HP | <u>CHECKED BY :</u><br>JC         | <u>SCALE :</u><br>AS NOTED |
| <u>DATE :</u><br>05/15/2025      |                          | <u>SHEET #:</u><br>C1.12          |                            |
| <u>JOB No. :</u><br>JMA02P003.01 |                          | <u>BINDING ORDER:</u><br>12 of 12 |                            |





**Hudson Engineering, LLC.**  
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Bayonne, NJ, 07002  
(201) 589-0906  
info@hudsoneng.com  
www.hudsoneng.com

1/29/2026

Karen J. Carnevale  
Township Clerk  
Township of West Orange  
66 Main Street, Room 101  
West Orange, NJ 07052

**RE: 262-270 Main St  
Block 114, Lots 50 and 55  
Waiver Request**

Dear Karen J. Carnevale,

Hudson Engineering, LLC (HE) is working with the owners of 262-270 Main St, West Orange, NJ, 07052 (Block: 114 Lot: 50 & 55) ("Project Site") to develop the necessary drawings and paperwork for application and permitting.

We recently submitted a land use application to the Planning Board for the proposed development at the Project Site and were advised that an Environmental Impact Study (EIS), a Topographic Survey of a 200-foot radius outside the property, and a "Run Card" are required as part of the submission. We respectfully request a waiver of these requirements, as we believe the scope and context of the project do not warrant a full environmental assessment nor survey of neighboring properties.

The existing site is entirely impervious, consisting of paved surfaces and developed infrastructure. As a result, the proposed work will not increase the total volume or rate of stormwater runoff. In fact, the project includes improvements such as the incorporation of landscape islands and a reduction in pavement slope, which will reduce both runoff volume and peak discharge rates compared to current conditions.

Furthermore, according to the New Jersey Department of Environmental Protection's interactive mapping tool, the subject property is not located within a designated wetlands area. A review of the FEMA Flood Insurance Rate Maps also indicates that the site does not fall within a designated Flood Hazard Zone.

Lastly, no fire hydrants exist or are proposed within the property area. We are prepared to coordinate with the necessary Municipal Emergency Response Professionals to ensure compliance with any request from the Fire Chief.

Given these factors, we believe the proposed development will have no adverse environmental impact and, in several respects, will improve site conditions. Therefore, we respectfully request that the Board waive the requirement for an Environmental Impact Study, 200-foot radius Topographic survey and "Run Card." Should additional information or supporting documentation be needed to evaluate this request, we would be happy to provide it.

If you have any questions or concerns, please feel free to contact our offices at any time.

Sincerely,

**HUDSON ENGINEERING, LLC**

Jordan Cecinini, PE  
Principal Engineer

