



Larson Design Group, Inc.
3000 WESTINGHOUSE DRIVE
SUITE 400
CRANBERRY TWP, PA 16806
(724) 591-8562

MAVIS TIRE SUPPLY, LLC
100 HILLSIDE AVENUE
WHITE PLAINS, NY 10603
(914) 984-2500

CLIENT

SEAL FEB 16 2026

DATE	MARK	COMMENTS
02/12/2026		



460 PROSPECT, LLC #2296 - WEST ORANGE, NJ
460 PROSPECT AVENUE, WEST ORANGE, NJ 07052

CONSTRUCTION PLAN

Project No.: 11432-255

Sheet No.:

A-100

CONSTRUCTION PLAN GENERAL NOTES

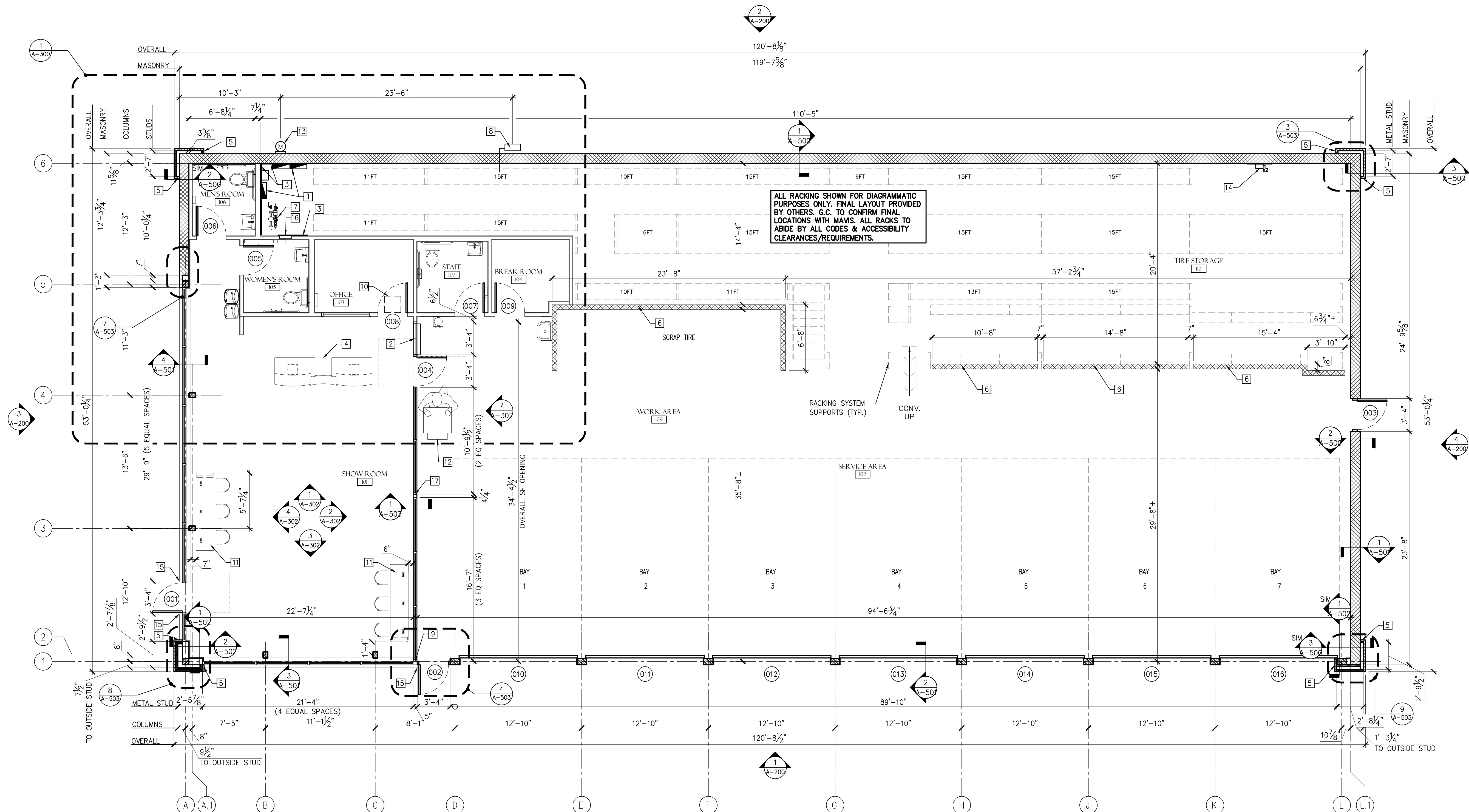
- A. CERTIFICATE OF OCCUPANCY: G.C. IS RESPONSIBLE FOR THE "CERTIFICATE OF OCCUPANCY". CERTIFICATE TO BE FRAMED AND MOUNTED IN THE SHOWROOM. ON SIDEWALL OF COUNTER 60" AFF. IF MUNICIPALITY DOES NOT ISSUE A CoO, IT IS THE RESPONSIBILITY OF THE G.C. TO GET A LETTER FROM THE MUNICIPALITY STATING AS SUCH ON CITY/COUNTY LETTERHEAD AND THAT LETTER IS TO BE FRAMED AND MOUNTED IN SHOWROOM.
- B. KNOX BOX NOTE: IF A KNOX BOX ENTRY SYSTEM IS REQUIRED BY THE FIRE MARSHAL, CONTACT THE FIRE MARSHAL FOR REQUIRED ORDER FORM. PROVIDE & INSTALL PER MFR'S SPECIFICATIONS. KNOX BOX CONTACT - 866-625-4563
- C. ALL DIMENSIONS ON PLAN FOR NEW FRAMED, FURRED OUT, AND MASONRY PARTITIONS ARE FROM FINISHED WALL TO FINISHED WALL UNLESS NOTED OTHERWISE
- D. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH ALL LOCAL, STATE AND NATIONAL CODES GOVERNING THE CONSTRUCTION AND WITH THE AMERICANS WITH DISABILITIES ACT. THE GENERAL CONTRACTOR SHALL COORDINATE THE VARIOUS CONSTRUCTION DOCUMENTS FOR THE PROJECT. IF CONFLICTS ARE FOUND, THE GENERAL CONTRACTOR SHALL RESOLVE THE CONFLICTS PRIOR TO PROCEEDING.
- E. SEE SHEET A-700 FOR WALL TYPES.
- F. GENERAL CONTRACTOR TO PROVIDE (9) TOTAL FIRE EXTINGUISHERS AS SHOWN IN PLAN. SEVEN (7) FIRE EXTINGUISHERS TO BE PLACED ON MAIN LEVEL AND ONE (1) FIRE EXTINGUISHER TO BE PLACED ADJACENT TO STAIR ON UPPER RACKING LEVEL. PROVIDE WALL BRACKETS AND MOUNT CONTROLS AT 48" AFF MAX. PROVIDE "FIRE EXTINGUISHER" SIGNS ON WALL DIRECTLY ABOVE EACH UNIT. THE GENERAL CONTRACTOR SHALL HAVE EXTINGUISHERS INSPECTED AND TAGGED. VERIFY LOCATION WITH LOCAL FIRE AHJ BEFORE FINAL INSTALL. RE: SHEET A-601. FIRE EXTINGUISHER TO BE DRY CHEMICAL, MONOAMMONIUM PHOSPHATE, 10LB, 4A:60B:C UL RATING. MANUF: KIDDIE, MODEL #R010MFO

CONSTRUCTION PLAN KEYNOTES

- 1 ELECTRICAL PANELS, REF: ELECTRICAL DRAWINGS
- 2 PASS THRU W/ PLEXIGLAS FLAP & STAINLESS STEEL PIANO HINGE. RE: DETAIL 2/A-300
- 3 PROVIDE 4' X 8' 3/4" PLYWOOD MOUNTING BOARDS FOR ELECTRICAL PANELS
- 4 SALES COUNTER, REF: DETAIL 1/A-600. REF: ELECTRICAL DWG'S FOR POWER/STUB UP LOCATION.
- 5 STACKED STONE VENEER TO WRAP AROUND ALL CORNERS OF PILASTER. RE: 8&9/A-503.
- 6 6"-8" HIGH 6" CMU WALL - PROVIDE ROUNDED PARGE AT TOP OF WALL. WALL TO BE BUILT AFTER STORAGE RACK SYSTEM IS INSTALLED. RE: STRUCTURAL DRAWINGS FOR ADDITIONAL INFO. RE: DETAIL 10/A-302 FOR PAINT PATTERN
- 7 WATER METER, REF: PLUMBING DRAWINGS
- 8 GAS METER, REF: PLUMBING DRAWINGS
- 9 WINDOW FRAME @ WALL PARTITION TO BE 5" WIDE TO MATCH WIDTH OF INTERIOR WALL. REF: 4/A-503.
- 10 IT CABINET (ABOVE CEILING SHOWN DASHED). TO BE PROVIDED & INSTALLED BY OWNER.
- 11 COMPUTER TECH DESK, REF: A-600
- 12 SERVICE MANAGER COUNTER, REF: A-600. REF: ELECTRICAL DWG'S FOR POWER/STUB UP LOCATION.
- 13 ELECTRICAL METER, REF: ELECTRICAL DRAWINGS
- 14 ELECTRICAL DISCONNECTS FOR AIR COMPRESSOR
- 15 EXPOSED ENDS OF SPLIT FACE BLOCK SHALL HAVE SPLIT FACE ENDS (TYP.)
- 16 WALL HEATER, REF: MECHANICAL DRAWINGS
- 17 DBL. (2) 358 SW16 POST UP TO BOX HEADER, REF: 5/A-504

LEGEND

- MASONRY WALLS
- GWB WALLS
- DOOR NO.
- WALL TYPE
- FIRE EXTINGUISHER



1 CONSTRUCTION PLAN
A-100 SCALE: 3/16" = 1'-0"



- ROOF PLAN GENERAL NOTES
- A.

RE: TYPICAL ROOFING DETAILS ON SHEET A-555
- B.

GENERAL CONTRACTOR TO COORDINATE EXACT ROOF EQUIPMENT LOCATIONS AND LAYOUT W/ HVAC EQUIPMENT REQUIREMENTS.
- C.

ROOF HATCH TO BE 30"x36" ALUMINUM HATCH MODEL S-50 W/ SAFETY POST BY BILCO (THERMALLY BROKEN). COORDINATE FINAL LOCATION WITH ROOF JOISTS, RACKING PLAN, AND ACCESS LADDER LOCATION.
- D.

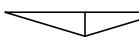
ROOF TOP WALKWAY PADS TO BE PLACED AROUND ALL ROOF TOP EQUIPMENT.
- E.

SMOKE AND HEAT VENT TO BE 48"W X 60"L; EXHVENT MODEL: ULSH-4896. SET VENT ON MIN. 12" CURB. COORDINATE FINAL LOCATION WITH ROOF JOISTS. FLASH AND SEAL IN ACCORDANCE WITH ROOF MANUFACTURER'S RECOMMENDATIONS. REFER TO SPECS FOR ALTERNATES.
- F.

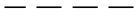
PER OSHA REQUIREMENTS, SMOKE VENTS TO BE PROVIDED WITH FALL PROTECTION.
- G.

DOWNSPOUTS TO DISCHARGE ONTO PLASTIC SPLASH BLOCKS..

LEGEND



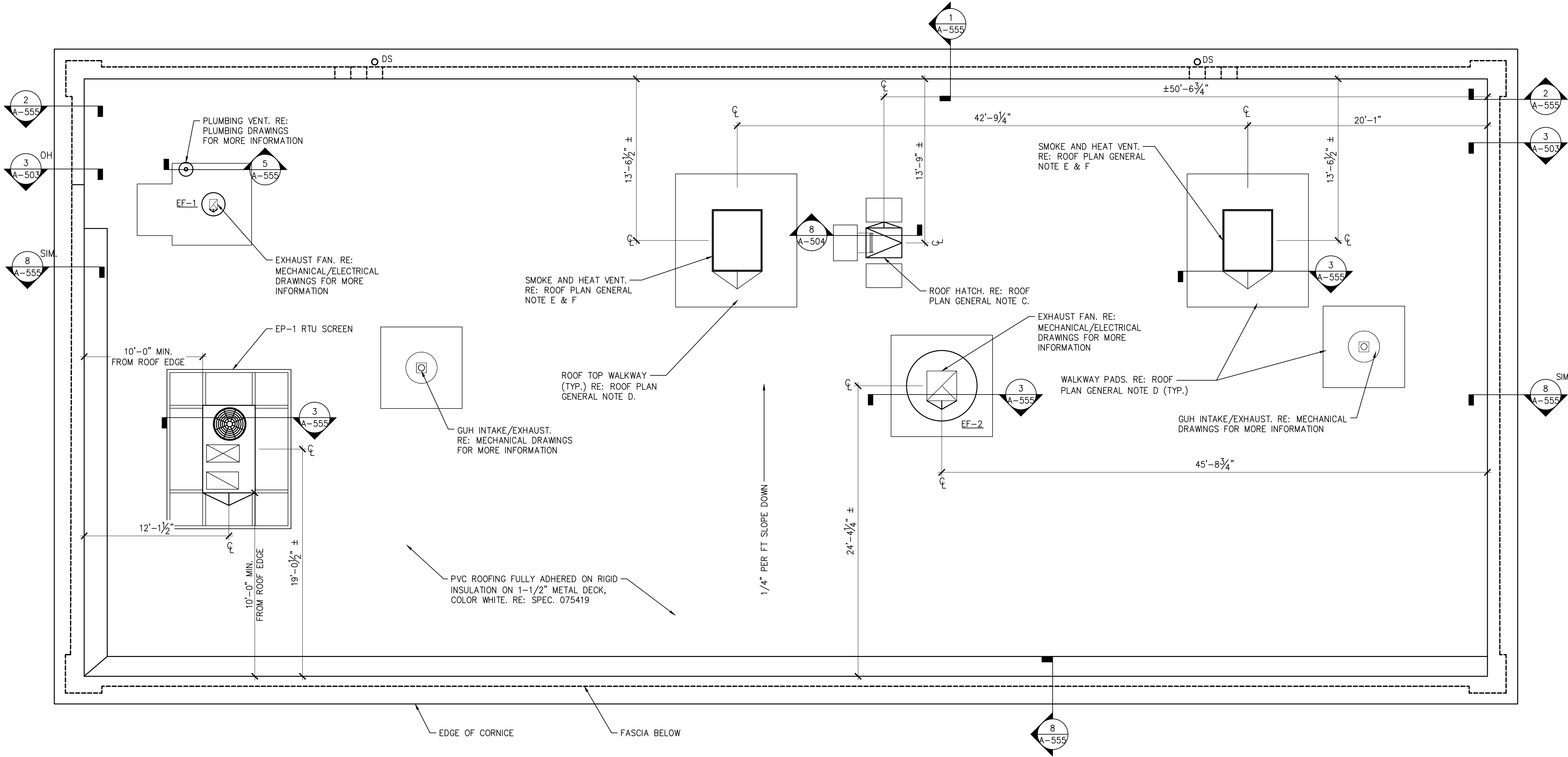
CRICKET (SLOPE EACH SIDE 1/2" PER FT)



WALL BELOW

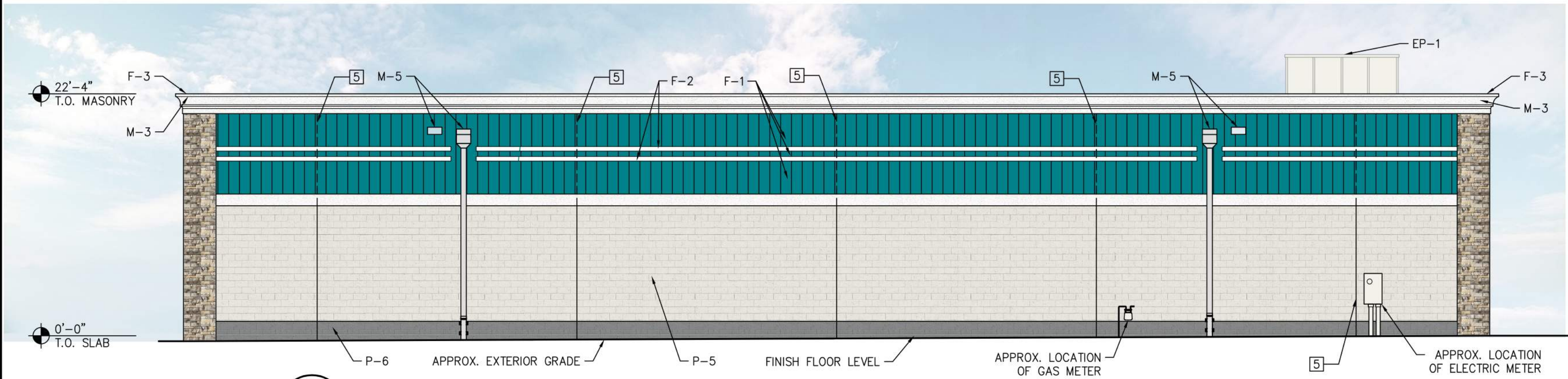


DOWNSPOUT COORDINATE EXACT LOCATION W/ EXTERIOR ELEVATIONS

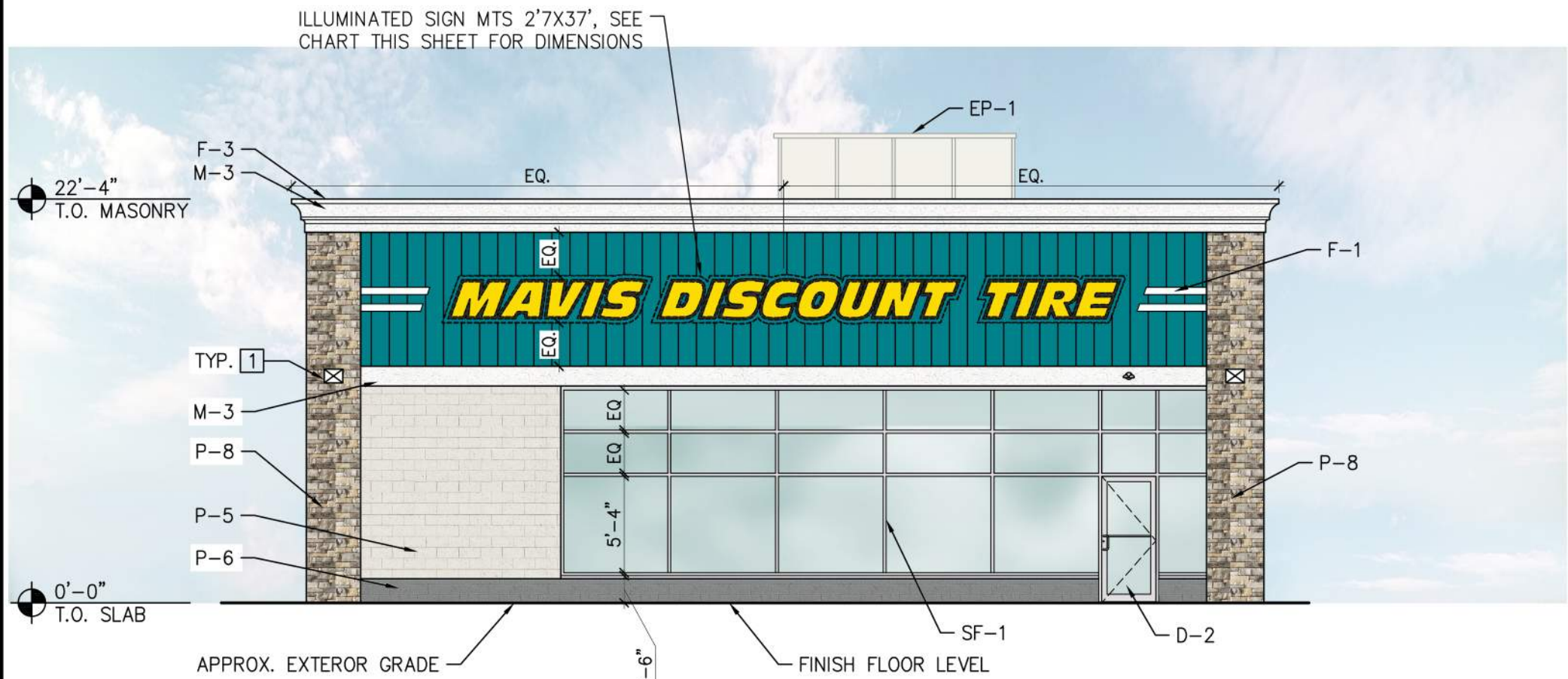




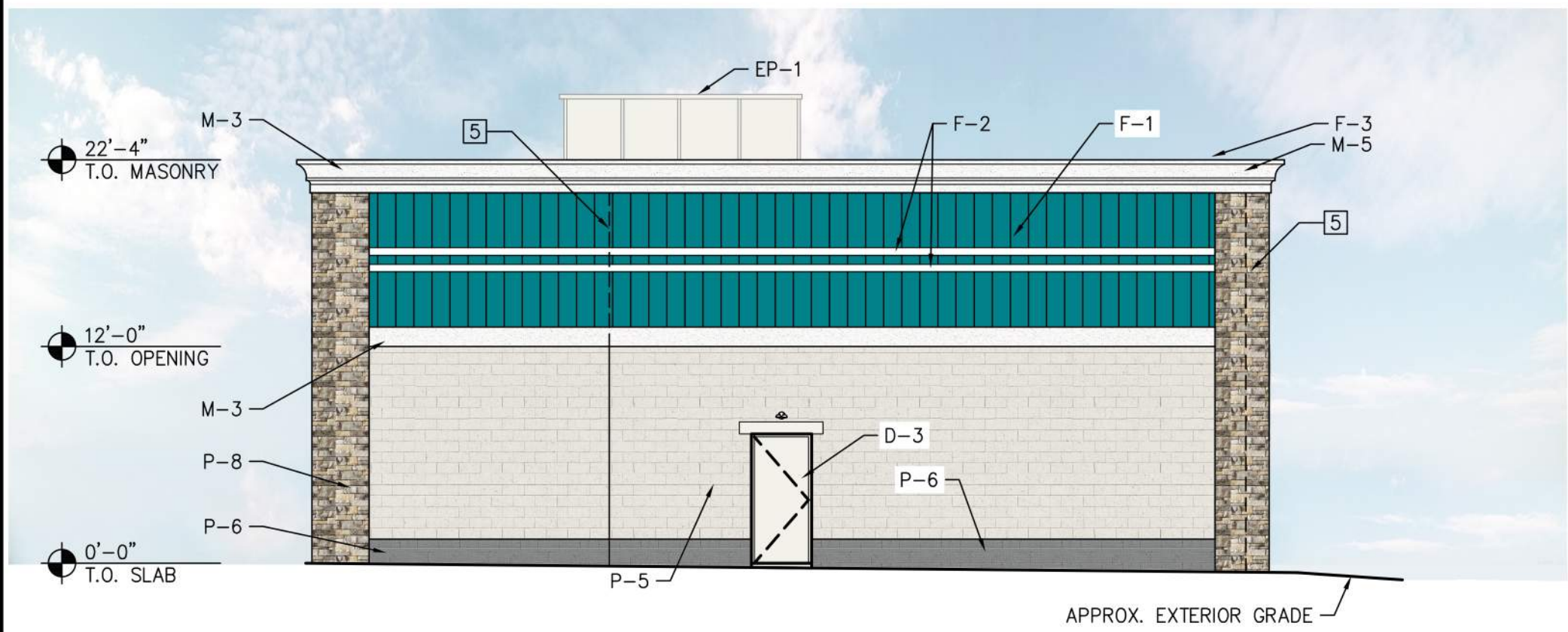
1 FRONT ELEVATION
A-200
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
A-200
SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION
A-200
SCALE: 1/8" = 1'-0"



4 RIGHT ELEVATION
A-200
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

	MARK	MATERIAL	MANUFACTURER	STYLE/COLOR	NOTES
DOOR FINISHES	D-2	ALUMINUM STOREFRONT DOOR & FRAME	KAWNEER OR APPROVED EQUAL	COLOR: CLEAR ANODIZED ALUMINUM	INSTALL PER MFR RECOMMENDATIONS.
	D-3	PAINT FOR GALVANIZED HM DOOR & FRAME	BENJAMIN MOORE	COLOR: OC-129 ALABASTER WHITE SHEEN: SEMI-GLOSS	FINISH PER MFR RECOMMENDATIONS. PRIMER: (1) COAT- BM SUPER SPEC HP ACRYLIC PRIMER #HP04 FINISH COAT: (2) COATS- BM SUPER SPEC HP D.T.M. ACRYLIC SEMI-GLOSS #HP29
	D-4	ALUMINUM AND GLASS OH DOORS	RAYNOR GARAGE DOORS	RAYNOR AV200 COLOR: CLEAR SATIN ANODIZED ALUMINUM	INSTALL PER MFR RECOMMENDATIONS. RE: SPECS FOR ADDITIONAL INFO. *DOORS AT RACKING SHALL BE FIXED AND SECURE CONTACT DH PACE: ADAM.POSLOSKY, ADAM.POSLOSKY@DHPACE.COM, 816-480-2361
MISC. ITEMS	F-1	VERTICAL METAL FASCIA	ATAS	MULTIPURPOSE PANELS- MPN SEMI STANDING SEAM 12" WIDE, 0.032" ALUMINUM COLOR: #19 TEAL	INSTALL PER MFR RECOMMENDATIONS.
	F-2	ALUMINUM ACCENT STRIPE	ATAS	0.032" ALUMINUM COLOR: #26 BONE WHITE	INSTALL PER MFR RECOMMENDATIONS.
	F-3	METAL ROOF COPING	ROOF MFR	MATCH ROOF SYSTEM COLOR: MATCH WALL BELOW	INSTALL PER MFR RECOMMENDATIONS.
	M-3	EIFS CORNICE & BAND	DRYVIT OR APPROVED EQUAL	COLOR: #101 SUPER WHITE	INSTALL PER MFR RECOMMENDATIONS.
	M-4	PAINT FOR STEEL LINTELS & COLUMNS	BENJAMIN MOORE	COLOR: OC-129 ALABASTER WHITE SHEEN: LOW LUSTRE	FINISH PER MFR RECOMMENDATIONS. PRIMER: (1) COAT- BM SUPER SPEC HP ACRYLIC PRIMER #HP04 FINISH COAT: (2) COATS- BM SUPER SPEC HP D.T.M. ACRYLIC LOW LUSTRE #HP25
	M-5	ALUMINUM GUTTERS & DOWNSPOUTS	-	COLOR: WHITE MILL FINISH	INSTALL PER MFR RECOMMENDATIONS.
WALL FINISHES	EP-1	ENVISOR PANEL RTU SCREEN	CITYSCAPES	COLOR: ALABASTER STYLE VERTICAL 7.2 RIB METAL TRIM STYLE: BAND	INSTALL PER MFR RECOMMENDATIONS.
	P-5	PAINTED CONCRETE BLOCK	BENJAMIN MOORE	COLOR: OC-129 ALABASTER SHEEN: LOW LUSTRE	FINISH AND INSTALL PER MFR RECOMMENDATIONS. PRIMER: (1) COAT- BM ULTRA SPEC MASONRY HI-BUILD BLOCK FILLER 571 FINISH COAT: (2) COATS- BM ULTRA SPEC ELASTOMERIC LOW LUSTRE 360
	P-6	PAINTED SPLIT FACE BLOCK	BENJAMIN MOORE	COLOR: HC-164 PURITAN GRAY SHEEN: LOW LUSTRE	FINISH AND INSTALL PER MFR RECOMMENDATIONS. PRIMER: (1) COAT- BM ULTRA SPEC MASONRY HI-BUILD BLOCK FILLER 571 FINISH COAT: (2) COATS- BM ULTRA SPEC ELASTOMERIC LOW LUSTRE 360
	P-8	STONE VENEER	DUTCH QUALITY STONE	STYLE: WEATHER LEDGE COLOR: PRESTIGE	INSTALL PER MFR RECOMMENDATIONS.
	SF-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER OR APPROVED EQUAL	COLOR: CLEAR ANODIZED ALUMINUM	INSTALL PER MFR RECOMMENDATIONS. INSTALL WITH 1" LOW-E INSULATED GLAZING. (DRY GLAZED) MAX U-FACTOR: REFERENCE COVER SHEET MAX SHGC: REFERENCE COVER SHEET

GENERAL NOTES:
A. ALL FINISHES ON MATERIAL SCHEDULE MAY NOT BE USED
B. CENTER WALL LIGHTS OVER COLUMNS, DOORS & WINDOWS, ETC., AS SHOWN U.O.N.
C. MOUNTING HEIGHT OF EXTERIOR LIGHT FIXTURE ON REAR AND SIDE ELEVATIONS TO MATCH MOUNTING HEIGHT OF LIGHT FIXTURES ON FRONT ELEVATION
D. SIGNAGE UNDER SEPARATE PERMIT/SUBMISSION BY SIGN VENDOR.

MAVIS DISCOUNT TIRE PROTOTYPICAL SIGN SIZES			
TAG	OVERALL AREA	LENGTH	HEIGHT
MTS 2'7x37'	100 SF	443-33/64"	31-7/16"

EXTERIOR ELEVATION KEYNOTES	
1	EXTERIOR WALL PACK LIGHT. RE: ELECTRICAL DRAWINGS.
2	PROVIDE KEY DROP SLOT IN GARAGE ENTRY DOOR. FINAL INSTALLATION LOCATION TO BE DIRECTED BY MAVIS.
3	FREESTANDING AIR INFLATOR- LOCATION TO BE SITE SPECIFIC. (RE: RESPONSIBILITY SCHEDULE FOR ADDITIONAL INFO.) PROVIDE KNOX BOX WHERE REQUIRED BY JURISDICTION (PURCHASED FROM LOCAL FIRE DEPARTMENT.) MOUNT PER FIRE DEPARTMENT REQUIREMENTS ON WALL ADJACENT TO ENTRANCE. CONTRACTOR TO MAKE APPLICATION FOR KNOX BOX AND COORDINATE WITH LOCAL APPROVING AUTHORITY.
5	EXPANSION JOINT MATERIAL COLOR TO MATCH ADJACENT FINISH COLOR.

LDG

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MAVIS DISCOUNT TIRE

460 PROSPECT, LLC #2296 - WEST ORANGE, NJ
460 PROSPECT AVENUE, WEST ORANGE, NJ 07062

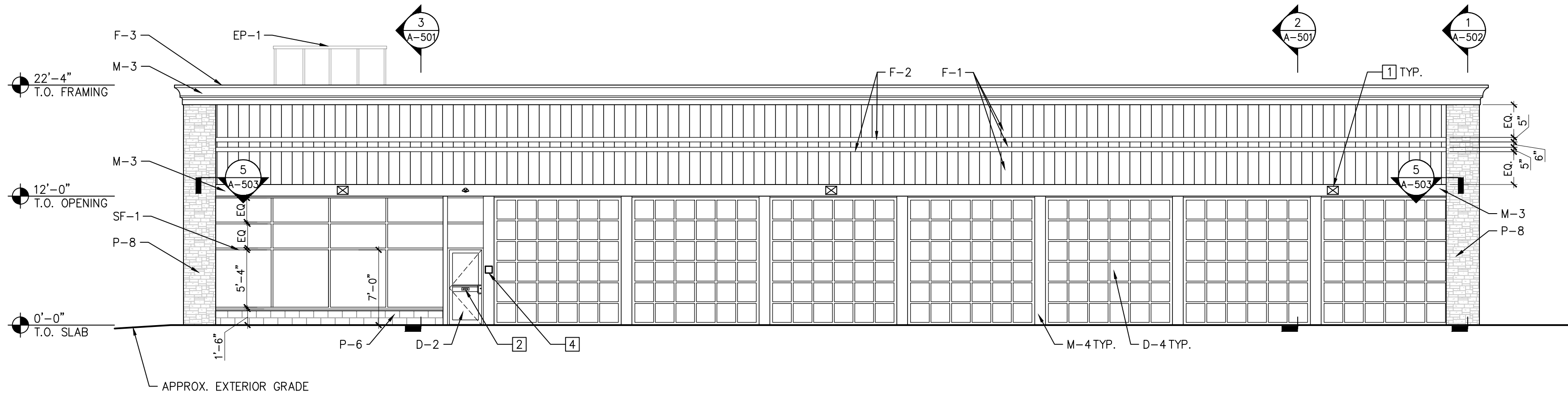
EXTERIOR ELEVATIONS - COLORED

Project No.: 11432-255

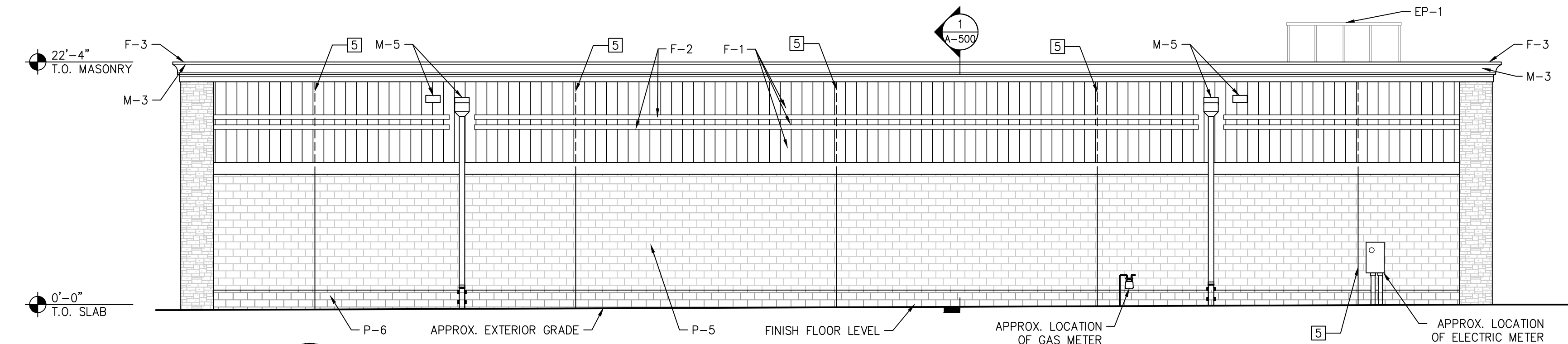
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BASED ON 7-BAY PROTOTYPE DATED JUNE 30 2025, AND TBs THRU 25-016

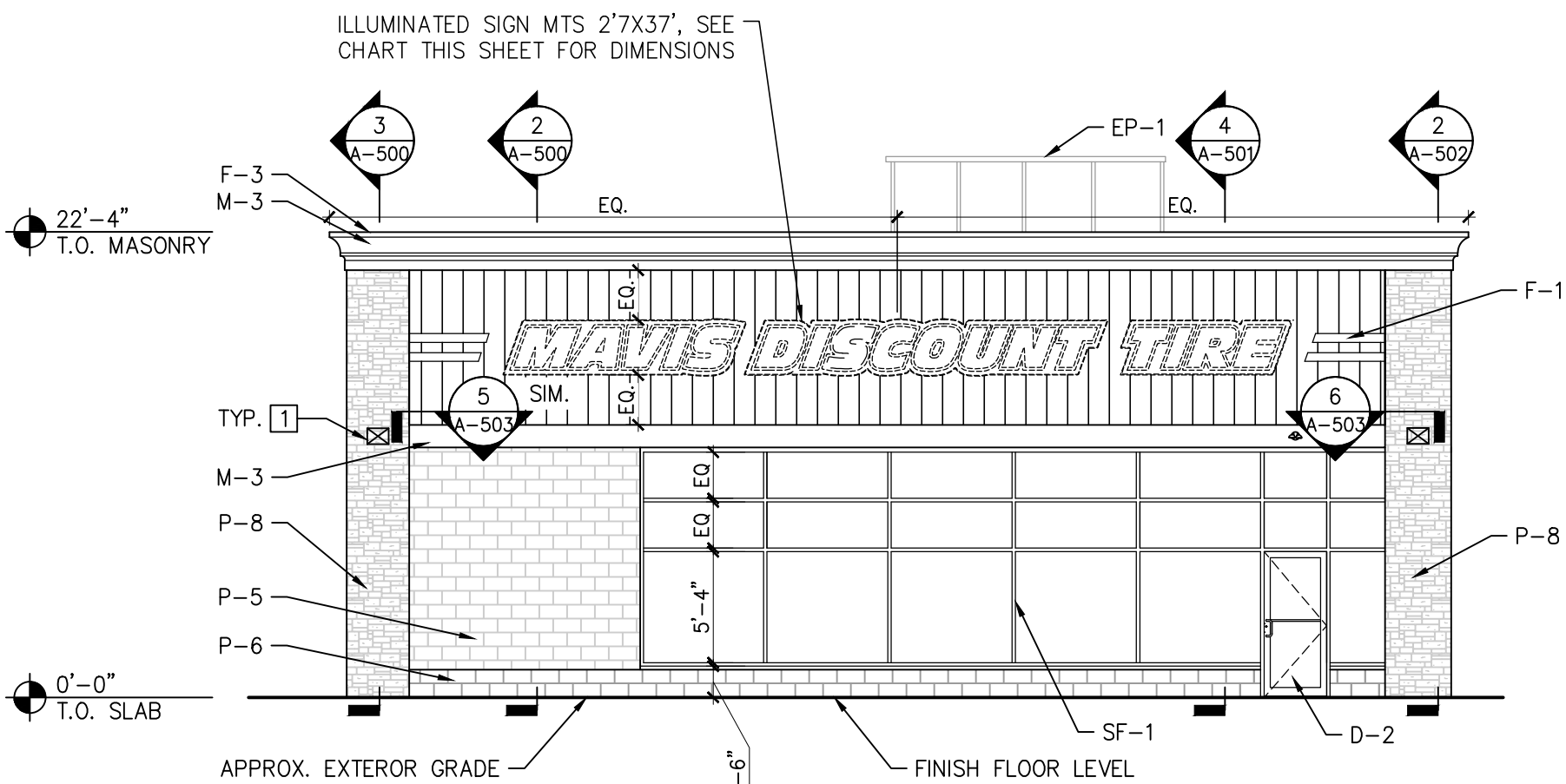
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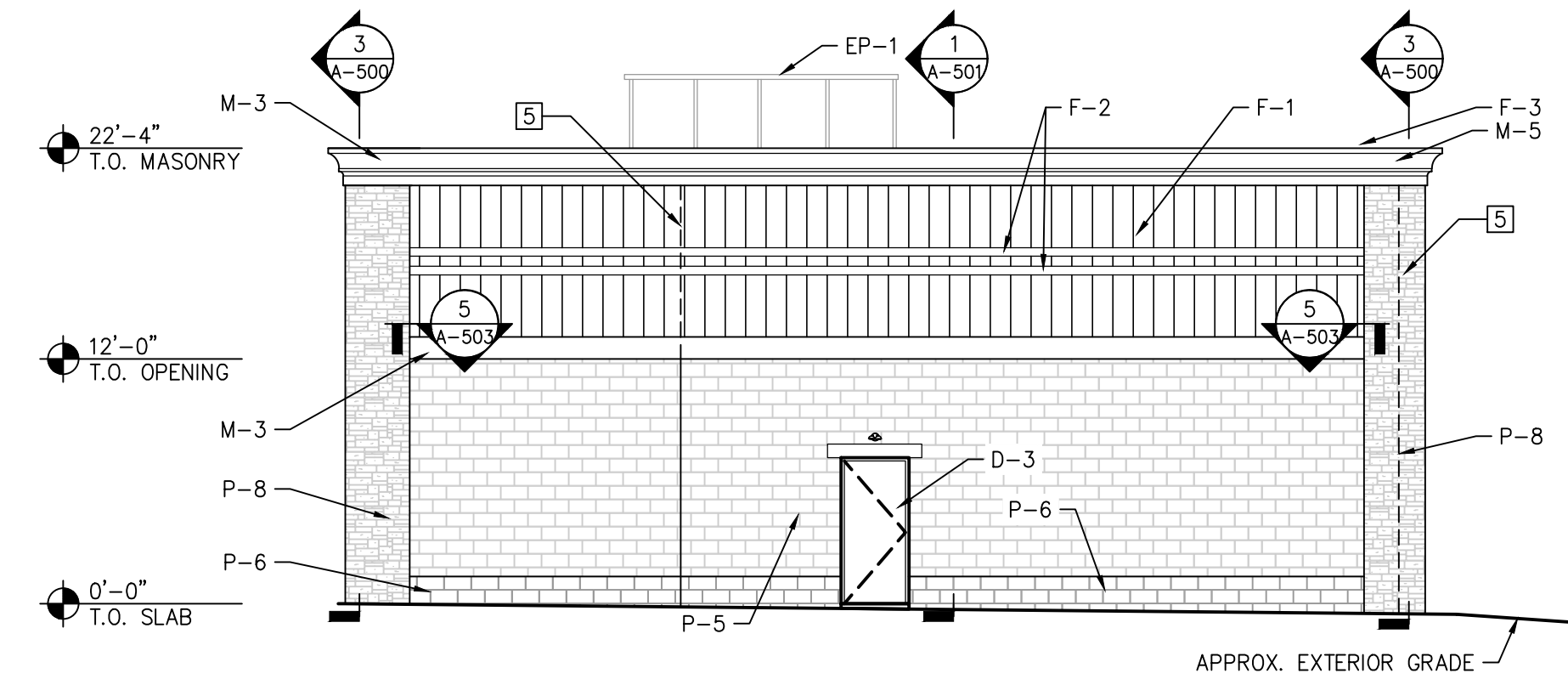
1 FRONT ELEVATION
A-200
SCALE: 1/8" = 1'-0"



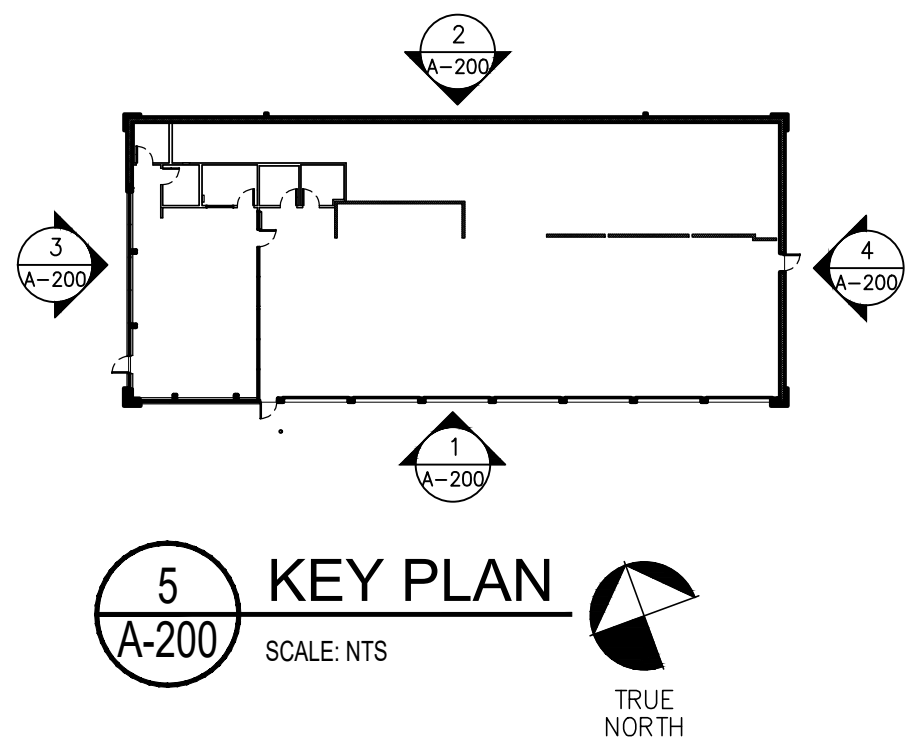
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A-200
SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION
A-200
SCALE: 1/8" = 1'-0"



4 RIGHT ELEVATION
A-200
SCALE: 1/8" = 1'-0"



5 KEY PLAN
A-200
SCALE: NTS
TRUE NORTH

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460 PROSPECT AVENUE, WEST ORANGE, NJ 07052

EXTERIOR ELEVATIONS

Project No.: 11432-255

Sheet No.:

A-200

