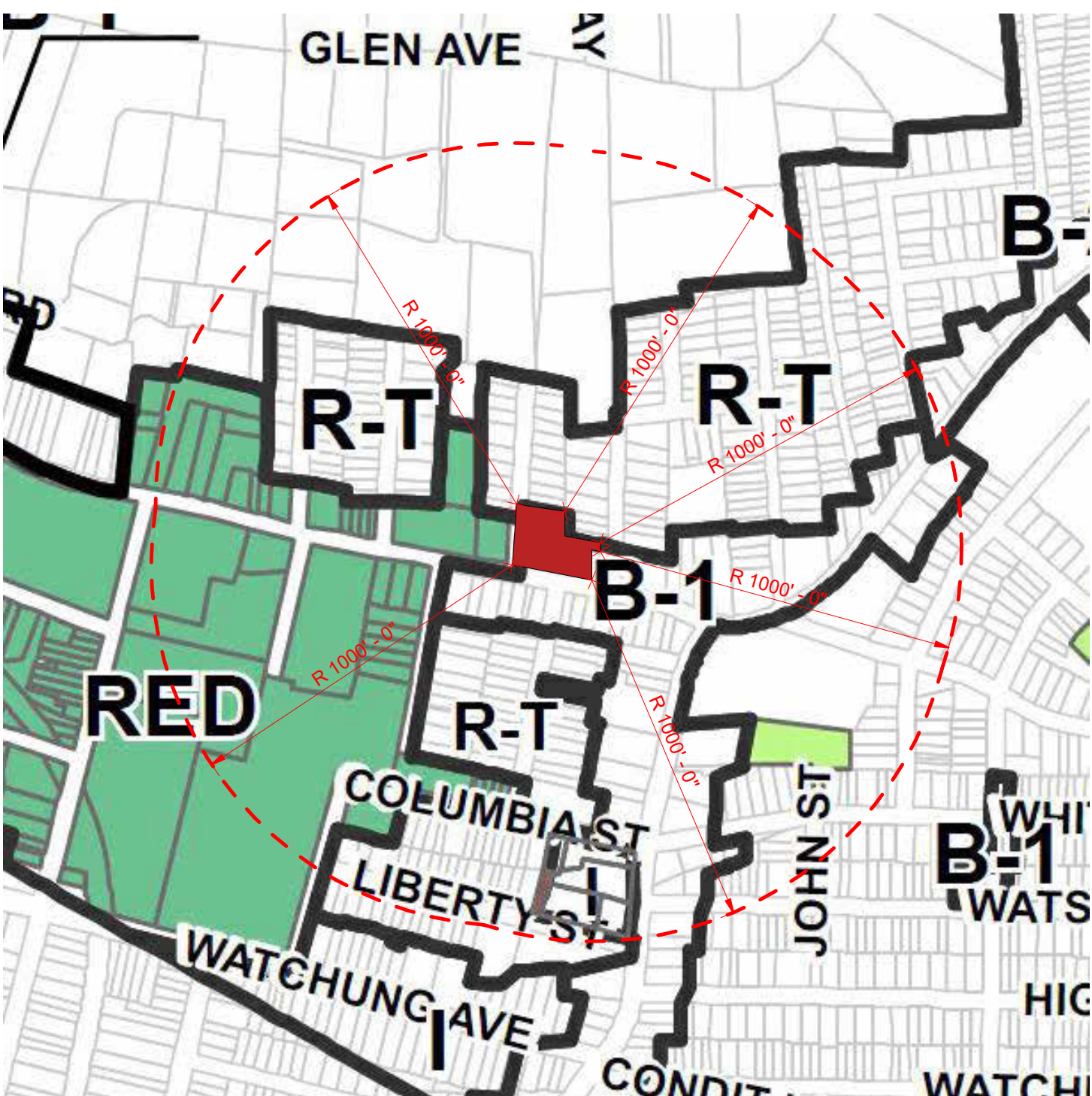
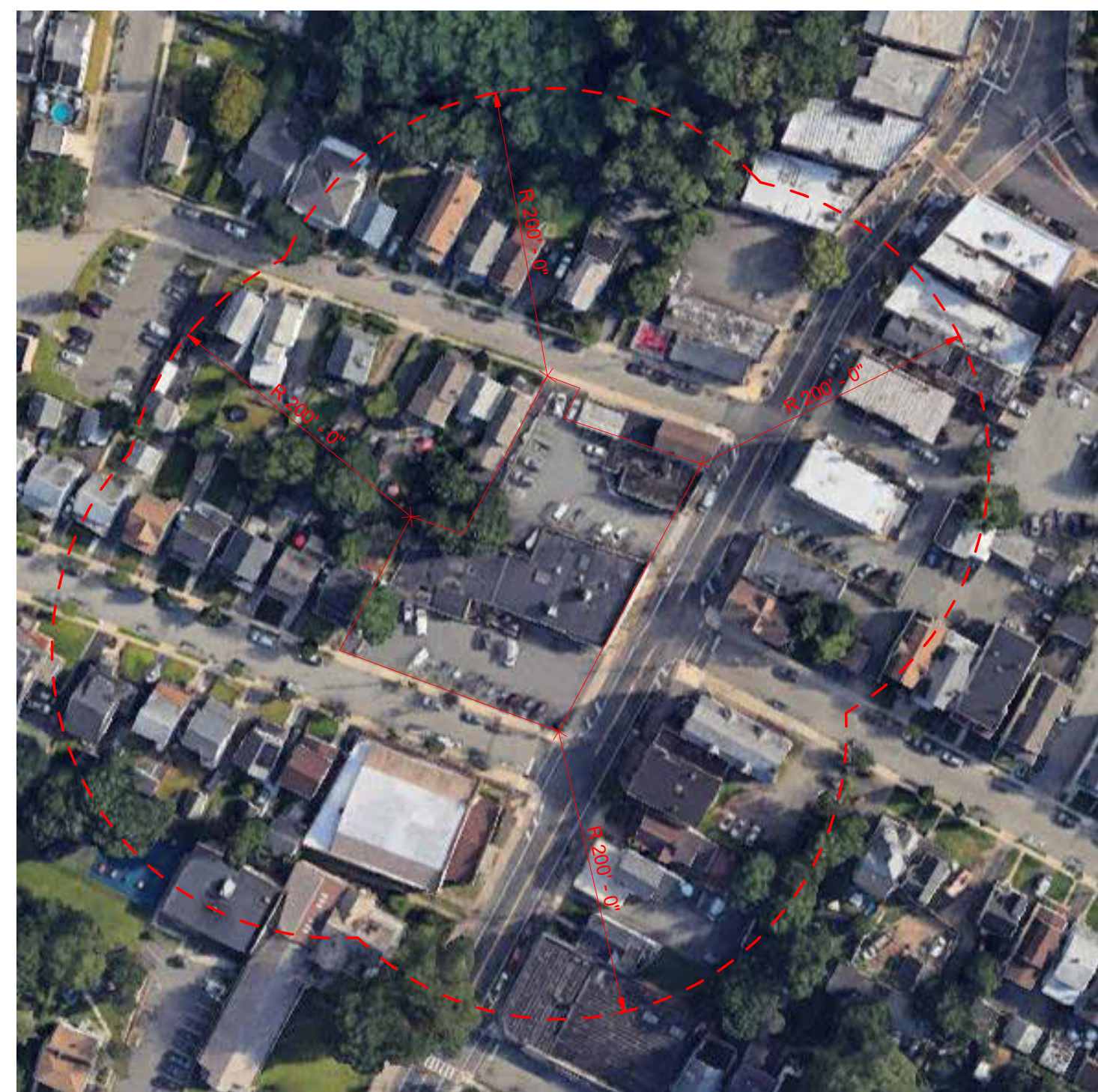


RENOVATION AND ADDITION
262-270 MAIN STREET
WEST ORANGE, NJ 07052

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

PARKING CALCULATION

RETAIL: 1 PER 300 SF (B-1 IN CBD)
RETAIL AREA (FIRST FLOOR): **13,934 SF**
STORAGE AREA (SECOND FLOOR): **4,144 SF**
18,078 SF - 1,000 SF (NO PARKING SPACE ARE REQUIRED FOR THE FIRST 1,000 SF)
17,078 SF / 300 = **57 SPOTS**

TOTAL PARKING REQUIRED: 57 SPOTS

NOTE: THE MEZZANINE FLOOR IS USED FOR STORAGE PURPOSES ONLY.

RETAIL: 1 PER 300 SF (B-1 IN CBD)
RETAIL AREA (FIRST FLOOR): **13,934 SF**
13,934 SF - 1,000 SF (NO PARKING SPACE ARE REQUIRED FOR THE FIRST 1,000 SF)
12,934 SF / 300 = **43 SPOTS**

RETAIL AREA TOTAL PARKING REQUIRED: 43 SPOTS

PARKING PROPOSED:

44 OFF STREET PARKING SPOTS
4 EV PARKING SPOT CREDIT

TOTAL PARKING PROPOSED: 48 SPOTS

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 (FIRST FLOOR): **13,934 SF**
STORAGE AREA (SECOND FLOOR): **4,144 SF**
TOTAL AREA: **18,078 SF**
TOTAL LOADING SPACE REQUIRED: 2

NOTE: THE MEZZANINE FLOOR IS USED FOR STORAGE PURPOSES ONLY.

RETAIL AREA (FIRST FLOOR): **13,934 SF**
TOTAL LOADING SPACE REQUIRED: 2

LOADING SPACE PROPOSED:

1 OFF-STREET LOADING SPOT
1 TEMPORARY ON-STREET LOADING SPOT

TOTAL LOADING SPACE PROPOSED: 2

MON. TO THUR. BETWEEN 7:00 AM AND 12:00 AM, ON-STREET PARKING ON MAIN STREET WILL BE REDUCED BY FOUR (3) SPACES. THIS REDUCTION IS NECESSARY TO ACCOMMODATE A PROPOSED TEMPORARY ON-STREET LOADING AREA

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	18,078 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	48
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	4,144 SF
GRAND TOTAL	18,078 SF

SHEET LIST	
SHEET #	DESCRIPTION
A0.00	COVER SHEET
A0.01A	LEGEND SHEET
A0.01B	LEGEND SHEET
A0.01C	GENERAL NOTES
A0.01D	GENERAL NOTES
A0.02	ARCHITECTURAL EXISTING PLAN
A0.03	ARCHITECTURAL DEMOLITION PLAN
A0.04	ARCHITECTURAL SITE PLAN
A0.05	ARCHITECTURAL ACCESS PLAN
A0.06	LOADING AREA, MANEUVERING DIAGRAM
A0.07	LOADING AREA, BUMP-OUT
A0.08	IN SITE LOADING AREA - TRAFFIC PATTERS
A0.09	ZONING AND CODE SUMMARY
A2.01	FIRST FLOOR PLAN
A2.02	SECOND FLOOR PLAN
A2.06	ROOF PLAN
A3.01	BUILDING SECTIONS
A3.20	BUILDING ELEVATIONS
A5.01	DETAILS

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)	

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	30'-0"	0'-0"	2'-11"	YES	EXISTING NON-CONFORMING
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 RETAIL AREA (FIRST FLOOR): 13,934 SF STORAGE AREA (SECOND FLOOR): 4,144 SF 18,078 SF - 1,000 SF (NO PARKING SPACE ARE REQUIRED FOR THE FIRST 1,000 SF) 17,078 SF / 300 = 57 SPOTS	42 PARKING SPOTS	44 OFF STREET / 4 EV PARKING = 48 PARKING SPOTS MON. TO THUR. BETWEEN 7:00 AM AND 12:00 AM, ON-STREET PARKING ON MAIN STREET WILL BE REDUCED BY 3 SPACES - DUE TO TEMPORARY LOADING USE	YES	
AUTOMOBILE PARKING SPACES	1 PER 300 SQUARE FEET OF GROSS FLOOR AREA RETAIL AREA (FIRST FLOOR): 13,934 SF 13,934 SF - 1,000 SF (NO PARKING SPACE ARE REQUIRED FOR THE FIRST 1,000 SF) 12,934 SF / 300 = 43 SPOTS	42 PARKING SPOTS	44 OFF STREET / 4 EV PARKING = 48 PARKING SPOTS MON. TO THUR. BETWEEN 7:00 AM AND 12:00 AM, ON-STREET PARKING ON MAIN STREET WILL BE REDUCED BY 3 SPACES - DUE TO TEMPORARY LOADING USE	NO	DEED-RESTRICTION
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	7 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	-	4	NO	

WEST ORANGE PLANNING BOARD

CHAIRMAN

DATE

SECRETARY

DATE

ENGINEER

DATE

PLANNING BOARD APPROVAL

ARCHITECT:
JORGE E. MASTROPIETRO
NY LICENSE NO. 036208-1
NJ LICENSE NO. 21A102390400

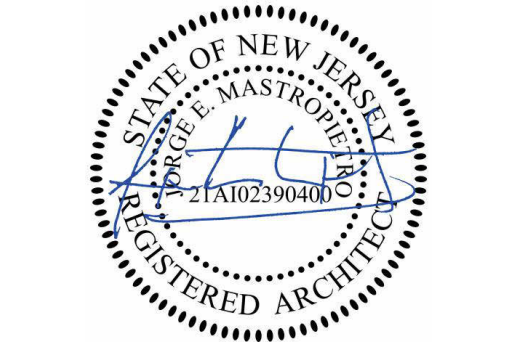
PROJECT:
262-270 MAIN STREET
WEST ORANGE
ESSEX COUNTY, NJ 07052
BLOCK 114, LOT 50 & 55

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: 05-26-2026

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. SHAKES 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 ALL THE PERIMETER OF 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-FACED 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.

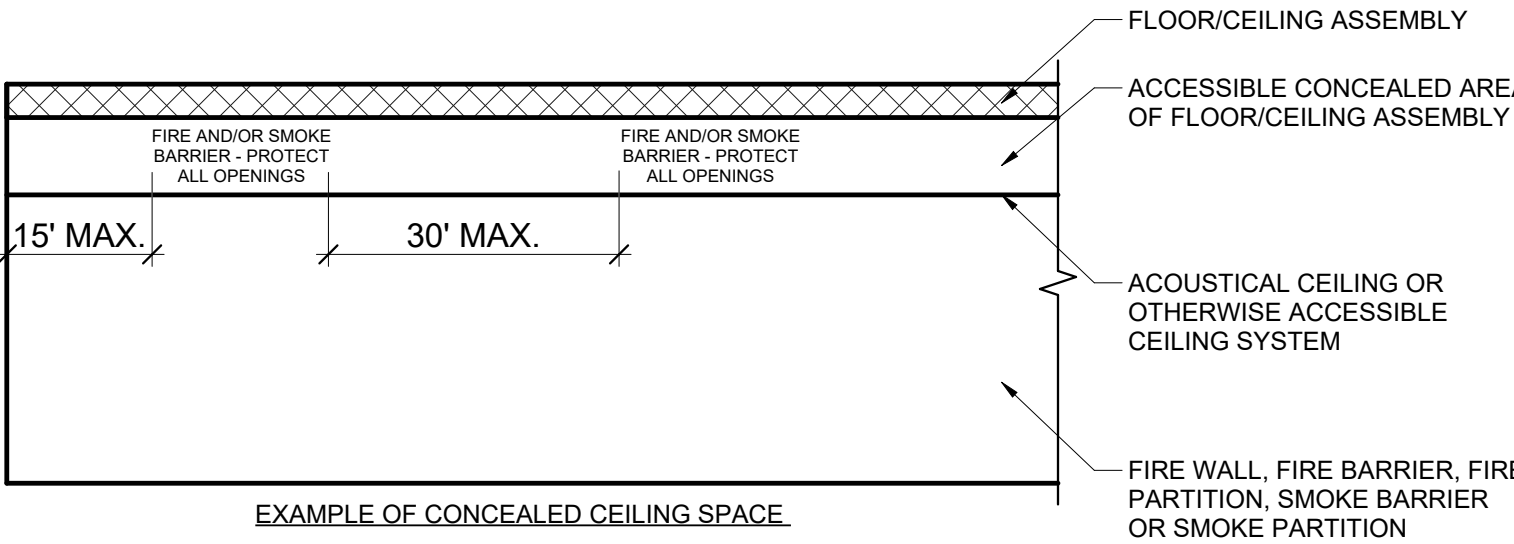
- AIR SEAL THE FOLLOWING LOCATIONS BEFORE INSULATION:
1. MUD SILL TO FOUNDATION.
 2. RIM JOIST TO MUD SILL.
 3. TOP PLATE TO RIM JOIST BETWEEN CONDITIONED STORIES.
 4. SUBFLOOR SHEATHING TO RIM JOIST BETWEEN CONDITIONED STORIES.
 5. SUBFLOOR SHEATHING TAG AND SQUARE EDGE JOINTS.
 6. PARTITION WALL STUDS 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 FOL FACED TAPE - PROVIDES TEMPORARY SEAL ON AIR HANDLER AND DUCTS- NOT ACCEPTABLE.

RATED WALL MARKING - IBC 703.7

- WHERE THIS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE.
- TEXT TO BE LOCATED A MAXIMUM OF FIFTEEN FEET FROM THE END OF THE WALL AND AT INTERVALS NOT TO EXCEED THIRTY FEET.



FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS

EXAMPLE OF REQUIRED TEXT

STANDARD ARCHITECTURAL ABBREVIATIONS

AB	ARCHITECT/ENGINEER	CCTV	CLOSED CIRCUIT TV	EL	ELEVATION	GWB	GYPSUM WALL BOARD	MAX	MAXIMUM	PRELIM	PRELIMINARY	SURF	SURFACE
ACC	AIR CONDITIONING	CER	CERAMIC	EMER	EMERGENCY	GYP PLAS	GYPSUM PLASTER	MBR	MEMBER	PRKG	PARKING	SUSP	SUSPENDED
AC	ACCESSIBLE	CFLG	COUNTER FLASHING	ENAM	ENAMEL	H	HIGH	MC	MOMENT	CONNECTION	PROJECT	SUSP CLG	SUSPENDED CEILING
ACID RES	ACID-RESISTANT	CH BD	CHALKBOARD	ENCL	ENCLOSURE	H&CW	HOT AND COLD WATER	MDO	MEDIUM DENSITY OVERLOAD	PTN	PARTITION	SYM	SYMBOL
ACOUS	ACOUSTIC	CHAN	CHANNEL	ENGR	ENGINEER	HC	HOSE BIBB	MECH	MECHANICAL	PTD	PAINTED	SYMM	SYMMETRICAL
ACOUS INSUL	ACOUSTIC INSULATION	CHAMF	CHAMFER	ENTR	ENTRANCE	HCMU	HOLLOW CMU	MED	MEDIUM	PVC	POLYVINYL CHLORIDE	T&B	TOP AND BOTTOM
ACOUS PLE	ACOUSTIC PLASTER	CHK	CHECK	EO	ELECTRICAL OUTLET	HJ	HEAD JOINT	MZG	MEZZANINE	PWR	POWER	T&G	TONGUE AND GROOVE
ACOUS TILE	ACOUSTIC TILE	CI	CAST IRON	EP	ELECTRICAL PANEL	HD	HARDWOOD	MEMB	MEMBRANE	PVMT	PAVEMENT	TB-xx	TEST BORING-xx(E.G. TB-1)
ACPNL	ACOUSTIC PANEL	CIP	CAST IN PLACE	EPS	EXPANDED POLYSTYRENE	HDJT	HEAD JOINT	MFR	MANUFACTURER	QTY	QUANTITY	TD	TRENCH DRAIN
AD	ADJACENT	CIR	CIRCLE	EQ	EQUAL	HDR	HEADER	MIR	MIRROR	QUAL	QUALITY	TECH	TECHNICAL
ADDL	ADDITIONAL	CJ	CONTROL JOINT	EQ SP	EQUALLY SPACED	HDWD	HARDWOOD	MISC	MISCELLANEOUS	RAD	RADIUS	TEMP	TEMPERATURE
ADDM	ADDITIONAL	CL	CENTER LINE	EQUIP	EQUIPMENT	HMD	HOLLOW METAL DOOR	R	RUBBER	THK	THICK	TER	TERRAZZO
ADJ	ADJUSTABLE	CLG	CEILING	EQUIV	EQUIVALENT	HMF	HOLLOW METAL FRAME	RBR	RUBBER	THRES	THRESHOLD	THRU	THROUGH
ADJC	ADJACENT	CLG DIFF	CEILING DIFFUSER	ERECT	ERECTION	HNDRL	HAND RAIL	ML	METAL LATH	RCP	REINFORCED CONCRETE	TK BD	TACKBOARD
AF	ACCESS FLOOR	CLT	CONTRACT LIMIT LINE	ESMT	EASEMENT	HORIZ	HORIZONTAL	MLWK	MILLWORK	RC	REINFORCED CONCRETE	TK BD	TACKBOARD
AF	ACCESS FLOOR	CLOS	CLOSEST	EST	ESTIMATE	HR	HOUR	MOD	MODULE	RD	ROOF DRAIN	TMPD	TEMPERED
AFB	ABOVE FINISHED FLOOR	CLR	CLEAR	EW	EACH WAY	HS	HIGH STRENGTH	MOD	MODULE	REC	RECESSED	TNP	TEMPERED
AFS	ABOVE FINISHED SURFACE	CLS	CLOSURE	EWC	ELECTRIC WATER COOLER	HSB	HIGH STRENGTH BOLT	MTR	MARBLE THRESHOLD	RECD	RECEIVED	TOF	TOP OF FINISH FLOOR
AGGR	AGGREGATE	CMST	COMPOSITE	EXC	EXCAVATE	HT	HEIGHT	MS	MEETING	RECP	RECEIPT	TOF	TOP OF FINISH FLOOR
AHU	AIR HANDLING UNIT	CMON	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	MULT	MULLION	REF	REFERENCE	TOL	TOLERANCE
ALM	ALARM	CNTR	COUNTER	EXH FN	EXHAUST FAN	INT	INTERIOR	NS	NEAR SIDE	RFM	ROUGH OPENING	UL	UNDERWRITERS LABORATORY
ALT	ALTERNATE	CONTR	CONTRACT	EXP	EXPOSED	HW	HOT WATER	N	NOT	REO	REQUIRED	W	WITH
AMB	AMBIENT	COL	COLUMN	EXP	EXPANSION	HHW	HOT WATER HEATER	N	NOT	REO	REQUIRED	W	WITH
AMPL	AMPLIFIER	COMPL	COMPLETE	EXP	EXPOSED	HYD	HYDRANT	NA	NOT APPLICABLE	RESIL	RESILIENT	TRNBL	TURNOVER
AMT	AMOUNT	CONC FL	CONCRETE FLOOR	EXT GR	EXISTING GRADE	IF	INSIDE FACE	NEG	NEGATIVE	RFM	ROUGH OPENING	UL	UNDERWRITERS LABORATORY
ANN	ANNUNCIATOR	CONC	CONCRETE	EXT	EXTENSION	INCAND	INCANDESCENT	NF	NEAR FACE	RFG	ROUGH OPENING	UL	UNDERWRITERS LABORATORY
ANOD	ANODIZED	CONC	CONCRETE	EXT	EXTENSION	INCAND	INCANDESCENT	NF	NEAR FACE	RFG	ROUGH OPENING	UL	UNDERWRITERS LABORATORY
ANT	ANTENNA	CONN	CONNECTION	F BRK	FIRE BRICK	INSTL	INSTALLATION	NO	NOMINAL	RND	ROUND	UGND	UNDERGROUND
AP	ACCESS PANEL	CONSTR	CONSTRUCTION	F/F	FACE TO FACE	INSUL	INSULATION	NOM	NOMINAL	RND	ROUND	UGND	UNDERGROUND
APPX	APPENDIX	CONT	CONTINUOUS	FBD	FIBERBOARD	INT	INTERIOR	NS	NEAR SIDE	RFM	ROUGH OPENING	UL	UNDERWRITERS LABORATORY
ARCH	ARCHITECT (URAL)	COORD	COORDINATE	FLR	FLOOR	KPL	KNOCKOUT PANEL	OFF	OFFICE	SCRN	SCREEN	V	VACUUM
ASC	ABOVE SUSPENDED CEILING	COORD	COORDINATE	FLR	FLOOR	KPL	KNOCKOUT PANEL	OFF	OFFICE	SCRN	SCREEN	V	VACUUM
ASPH	ASPHALT	COV PL	COVER PLATE	FEC	FIRE EXTINGUISHER CABINET	JAN	JANITOR	OA	ON CENTER	SALV	SALVAGE	UNO	UNLESS NOTED OTHERWISE
ASYM	ASYMMETRICAL	CPRS	COMPRESSIBLE	FGL	FIBERGLASS	JST	JOIST	OD	OUTSIDE DIAMETER	SB	SPLASH BLOCK	UPS	UNINTERRUPTED POWER SUPPLY
AVE	AVENUE	CRCMF	CIRCUMFERENCE	FIN FL	FINISH FLOOR	KB	KNEE BRACE	OF CI	OWNER FURNISHED/	SCHED	SCHEDULE	UTIL	UTILITY
B&B	BALLED AND BURLAPPED	CRS	COLD ROLLED STEEL	FIN	FINISH	KO	KNOCKOUT	OFF	OWNER FURNISHED/	SCHED	SCHEDULE	UTIL	UTILITY
BAF	BAFFLE	CSG	CASING	FLG	FLASHING	KOP	KNOCKOUT PANEL	OFF	OWNER FURNISHED/	SCHED	SCHEDULE	UTIL	UTILITY
BAL	BALANCE	CSK	COUNTERSUNK	FLG	FLASHING	KOP	KNOCKOUT PANEL	OFF	OWNER FURNISHED/	SCHED	SCHEDULE	UTIL	UTILITY
BB	BULLETIN BOARD	CSMT	CASEMENT	FLR	FLOOR	KPL	KNOCKOUT PANEL	OFF	OWNER FURNISHED/	SCHED	SCHEDULE	UTIL	UTILITY
BC	BACK OF CURB	CSWK	CASEWORK	FLR SK	FLOOR SINK	KWY	KEYWAY	KEYWAY	OWNER INSTALLED	SECT	SECTION	VB	VARIABLE AIR VOLUME
BD	BOARD	CT	CERAMIC TILE	FLR PL	FLOOR PLATE	L	LEFT	OPNG	OPENING	SG	SINGLE	VCT	VINYL COMPOSITION TILE
BEV	BEVEL	CTV	CABLE TELEVISION	FLR FIN	FLOOR FINISH	LAB	LABORATORY	OPP	OPPOSITE	SHR	SHOWER	VERT	VERTICAL
BF	BOTH FACES	CUB	CUBICLE	FLT GL	FLOOR FINISH	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	SLIP JOINT	VOL	VOLUME
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	FACE OF STUD	LDG	LOADING	P	PAINT	SLP	SLOPE	VT	VINYL TILE
BLDG	BUILDING	DET	DETAIL	FPL	FACE OF STUD	LDG	LOADING	P	PAINT	SLP	SLOPE ~VT</td <td>VINYL TILE</td>	VINYL TILE	
BLK	BLOCK	DFR	DOOR FRAME	FRM	FRAME	LG	LENGTH	PARG	PARGING	SM	SHEET METAL	W	WITH
BLKG	BLOCKING	DH	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	W/O	WITHOUT
BLST	BALLAST	DIST	DISTANCE	FSP	FIRE STANDPIPE	LIN	LINEAR	PC	PORTLAND CEMENT	SPCL	SPECIAL	WIR	WATER RESISTANT
BM	BEAM	DIV	DIVIDER	FSNR	FASTENER	LQ	LIQUID	PCP	PORTLAND CEMENT	SPEC	SPECIFICATION	W	WEST
BP	BASE PLATE	DIW	DEIONIZED WATER	FTG	FOOTING	LKR	LOCKER	PED	PEDESTAL	SPKLR	SPEAKER	WC	WATER CLOSET
BRCG	BRACING	DJ	DOUBLE JOIST	FURR	FUTURE	LKR RM	LOCKER ROOM	PERF	PERFORATED	SPKR	SPEAKER	WDW	WINDOW
BRD	BRIDGING	DL	DEAD LOAD	FUT	FUTURE	LL	LEVEL	PERM	PERMANENT	SQ FT	SQUARE FOOT	W	WIDE
BRDG	BRIDGING	DMFP	DAMP-PROOFING	FXTR	FIXTURE	LNTL	LONGITUDINAL	PERP	PERPENDICULAR	SO	SQUARE	WGL	WIRE GLASS
BRG	BEARING	DN	DOWN	GALV	GALVANIZED	LOC	LOCATION	PERP	PERPENDICULAR	SQ	SQUARE	WGL	WIRE GLASS
BRG PL	BEARING PLATE	DO	DITTO	GB	GRAB BAR	LONG	LONGITUDINAL	PGBD	PEGBOARD	SQ IN	SQUARE INCH	WH	WALL HUNG
BRK	BRICK	DR	DRAIN	GC	GENERAL CONTRACTOR	LRG	LARGE	PH	PHASE	SQ YD	SQUARE YARD	WHSE	WAREHOUSE
BRKT	BRACKET	DRCLR	DOOR CLOSER	GBRL	GUARD RAIL	PL	PLATE	PL	PLASTIC LAMINATE	SS	STAINLESS STEEL	WLD	WELDED
BR	BRASS	DS	DOWNSPOUT	GENL	GENERAL	LT	LIGHT	PLAM	PLASTER	ST	STREET	WS	WEATHERSTRIPPING
BRZ	BRONZE	DST	DOOR STOP	GFI	GROUND FAULT INTERRUPTER	LT WT	LIGHTWEIGHT	PLAS	PLASTER	ST	STREET	WS	WEATHERSTRIPPING
BS	BOTH SIDES	DWL	DRAIN TILE	GL BLK	GLASS BLOCK	LTG	LIGHTING	PLAT	PLATFORM	STAG	STAGGERED	WSC	WAINSCOT
BSMT	BASEMENT	DUP	DUPPLICATE	GL	GLASS	LTV	LEVEL	PLBG	PLYWOOD	STD	STANDARD	WGT	WEIGHT
BTM	BOTTOM	DVTL	DOVE TAILED	GLU LAM	GLUE LAMINATED	LVR	LOUVER	PLWD	PLYWOOD	STIRUP	STIRRUP	WTR	WATER
BUR	BUILT-UP ROOF	DWL	DOWEL	GLZ	GLAZING	WL PLAS	LIGHTWEIGHT PLASTER	POL	POLISHED	STL JST	STEEL JOIST	WTRPRF	WATERPROOFING
C/C	CENTER TO CENTER	DWR	DRAWER	GLZ CMU	GLAZED CMU	LWC	LIGHTWEIGHT CONCRETE	POLY	POLYSTYRENE	STL PL	STEEL PLATE	WWM	WELDED WIRE MESH
C&G	CURB AND GUTTER	DWTR	DUMBWAITER	GND	GROUND	M	METER	POLYSO	POLYISOCYANURATE	STL	STEEL	X SECT	CROSS SECTION
CAB	CABINET	E	EACH FACE	GR BM	GRADING	MANT	MAINTENANCE	POS	POSITIVE	STR	STRUCTURE	WGL	WIRE GLASS
C&G	CURB AND GUTTER	DWTR	DUMBWAITER	GND	GROUND	M	METER	POLYSO	POLYISOCYANURATE	STL	STEEL	X SECT	CROSS SECTION
CAB	CABINET	E	EACH FACE	GR BM	GRADING	MANT	MAINTENANCE	POS	POSITIVE	STR	STRUCTURE	WGL	WIRE GLASS
CAV	CAVITY	EF	EACH FACE	GRGT	GRATING	MAS	MASONRY	PRCST	PRECAST	STRUCT	STRUCTURAL	STL	STEEL
CATCH BASIN	CATCH BASIN	EJ	EXPANSION JOINT	GYP	GYPSUM	MATL	MATERIAL	PREFAB	PREFABRICATED	SUPPL	SUPPLEMENT	STL	STEEL

ARCHITECT:

JORGE E. MASTROPIETRO
NY LICENSE NO. 036208-1
NJ LICENSE NO. 21A102390400

PROJECT:

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

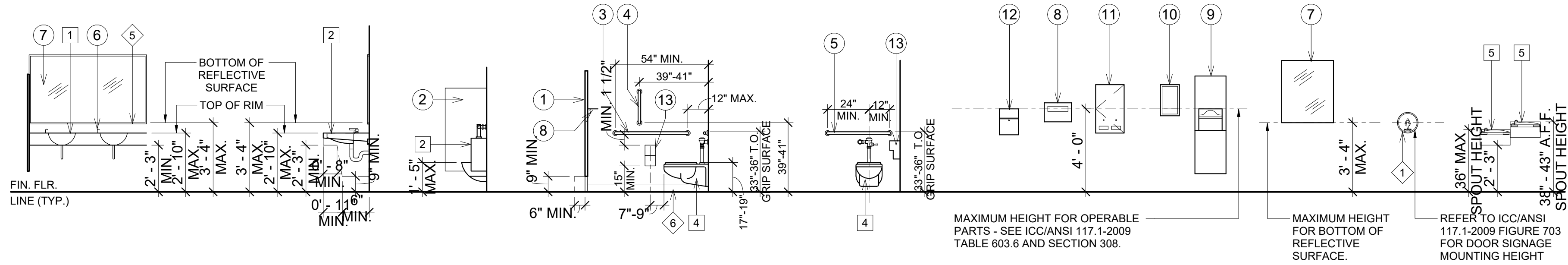
OWNER:

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 0100STRUCTURAL ENGINEER
HUDSON ENGINEERING, LLC.
25 W8TH STREET, BSMT
BAYONNE, NJ 07002
201 614 5304CIVIL ENGINEER
HUDSON ENGINEERING, LLC.
25 W8TH STREET, BSMT
BAYONNE, NJ 07002
201 614 5304

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



TOILET ACCESSORY LEGEND

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

PLUMBING FIXTURE LEGEND

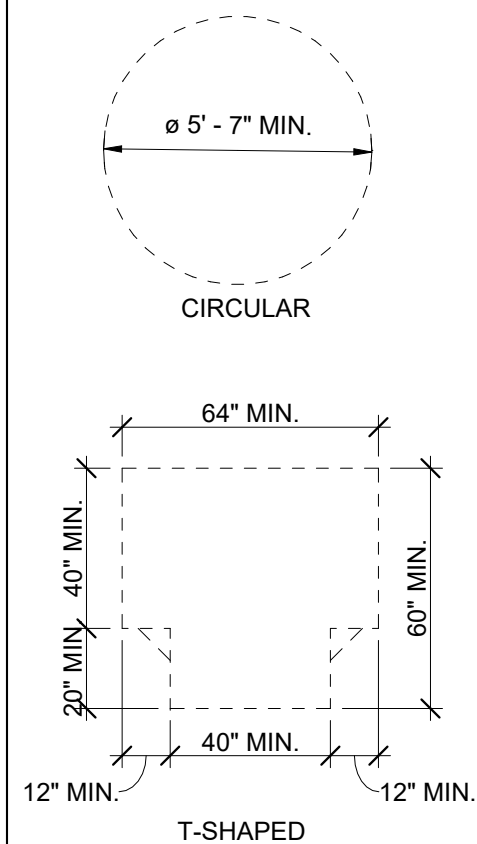
- 1 COUNTER TOP LAVATORY WITH SINGLE HANDLE
FAUCET
- 2 WALL-HUNG LAVATORY WITH SINGLE HANDLE
FAUCET
- 3 WALL HUNG URINAL
- 4 WALL HUNG WATER CLOSET

PLUMBING FIXTURE LEGEND

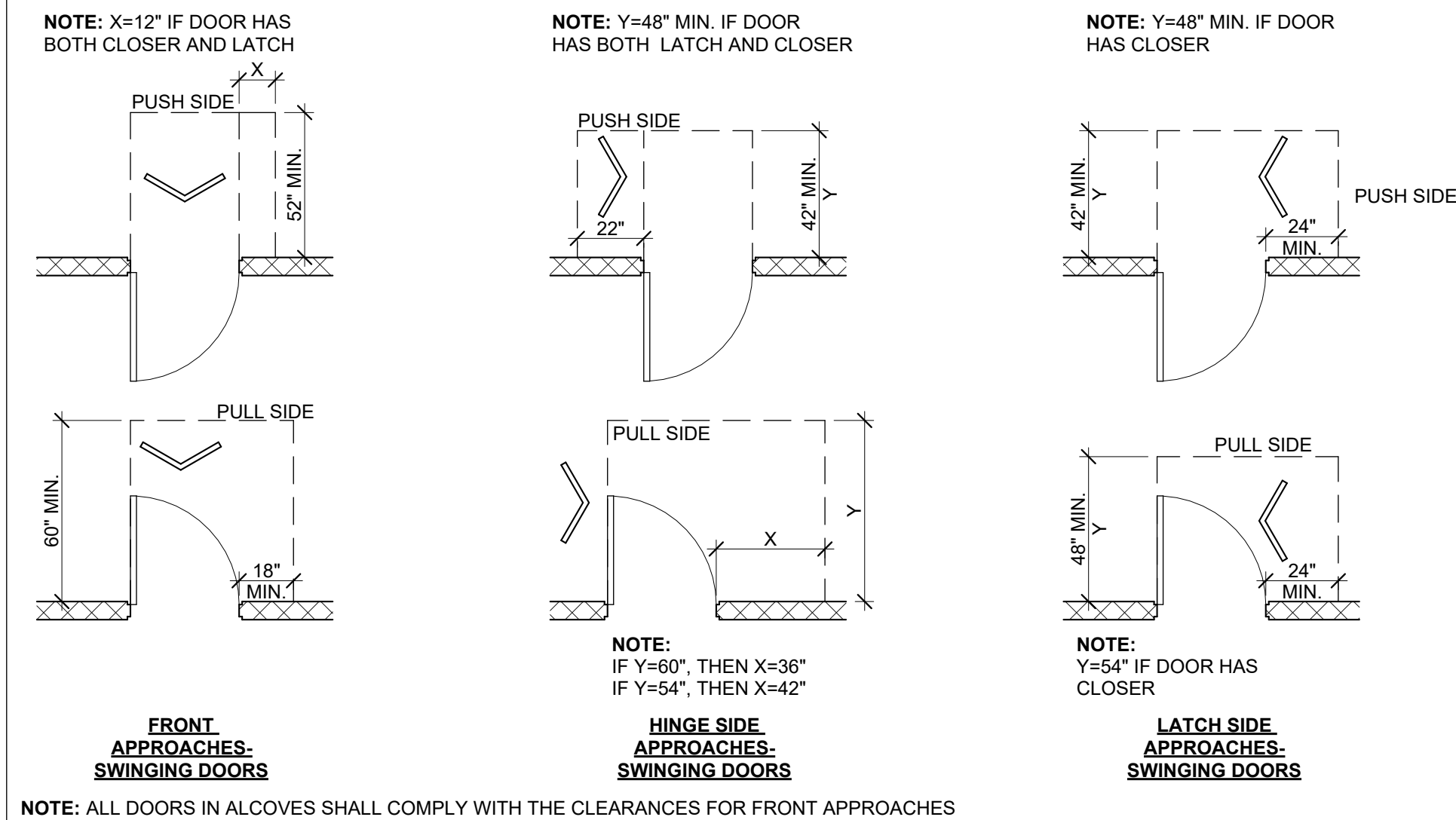
- 1 HANDICAPPED SIGN
- 2 WAINSCOT UP TO 4'-0" A.F.F.
- 3 DOOR PER DOOR SCHEDULE
- 4 WAINSCOT TO +4'-0" A.F.F. - SEE FINISH SCHEDULE
- 5 PLASTIC LAMINATE COUNTER TOP & SPLASH
- 6 TILE BASE

NOTES:

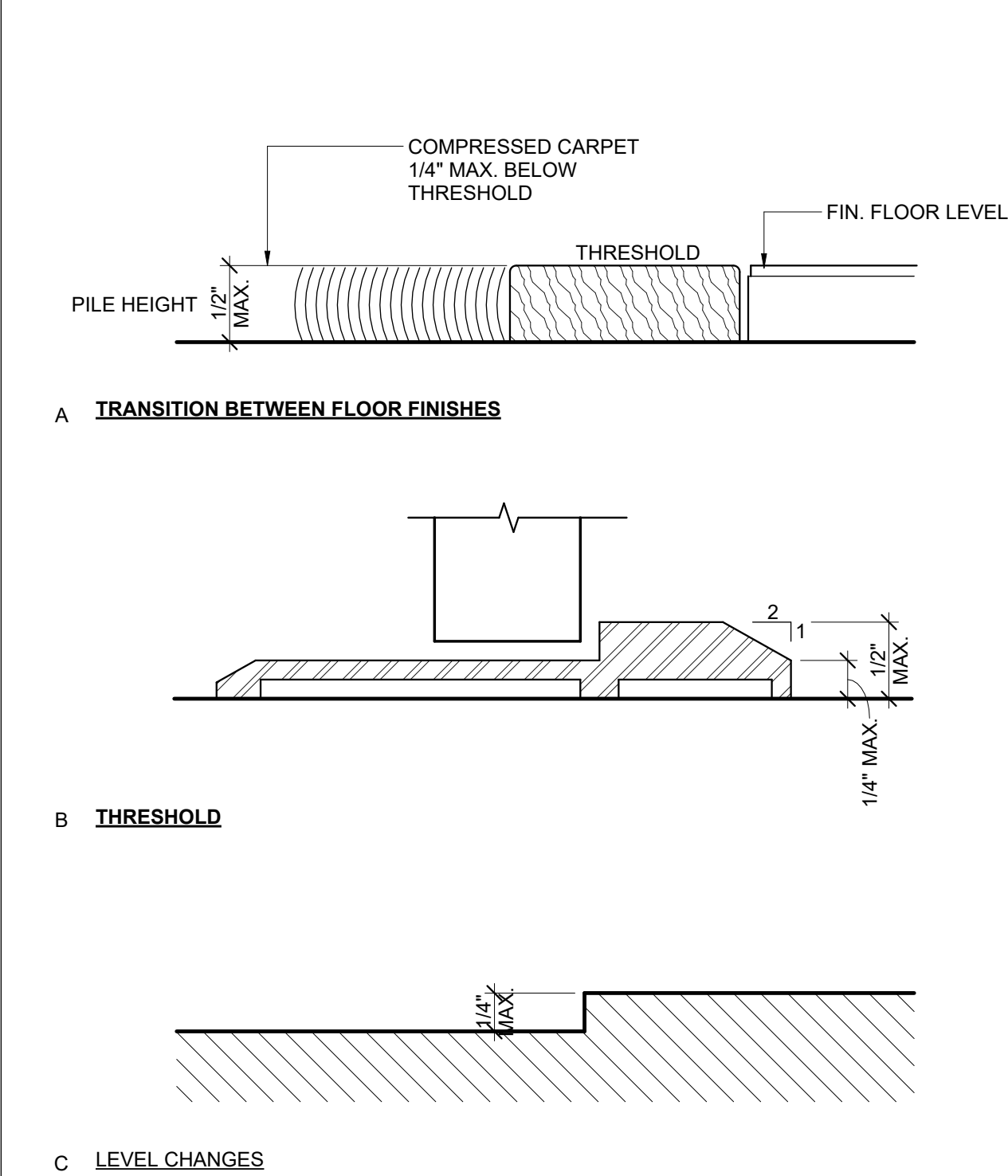
1. REFER TO PLANS AND INTERIOR ELEVATIONS FOR
ITEMS USED.
2. MOUNT ACCESSORIES PER MANUFACTURERS
RECOMMENDED HEIGHTS AND IN ACCORDANCE WITH
"A.D.A." AND ICC/ANSI A117.1-2009.
3. FAUCET CONTROL FOR SINK MUST BE OPERABLE WITH
ONE HAND WITHOUT REQUIRING TIGHT GRASPING
P-1504-C CONTROLS.
4. VERIFY LOCATION OF ELECTRICAL AND PLUMBING AS
REQUIRED.
5. LIGHT SWITCHES AND CONVENIENCE OUTLETS MUST
COMPLY WITH SECTION 2-1719. OUTLETS AT 18" MIN.
AND SWITCHES AT 38" TO 48" A.F.F.
6. MOUNT ABOVE COUNTER ELECTRICAL OUTLETS
HORIZONTALLY (TYP.).
7. SEE FINISH SCHEDULE FOR PLASTIC LAMINATE
SPECIFICATIONS.
8. URINAL: LOCATE FLUSH VALVE CONTROL FOR
HANDICAPPED URINAL @ +44" MAX. ABOVE THE
FINISHED FLOOR.
9. TOILET: LOCATE FLUSH VALVE CONTROL FOR
HANDICAPPED TOILET ON WIDE SIDE OF STALL.
10. INSULATE ALL HOT WATER & WASTE PIPING
OCCURRING UNDER THE LAVATORY.

ADA Size of
Turning Space

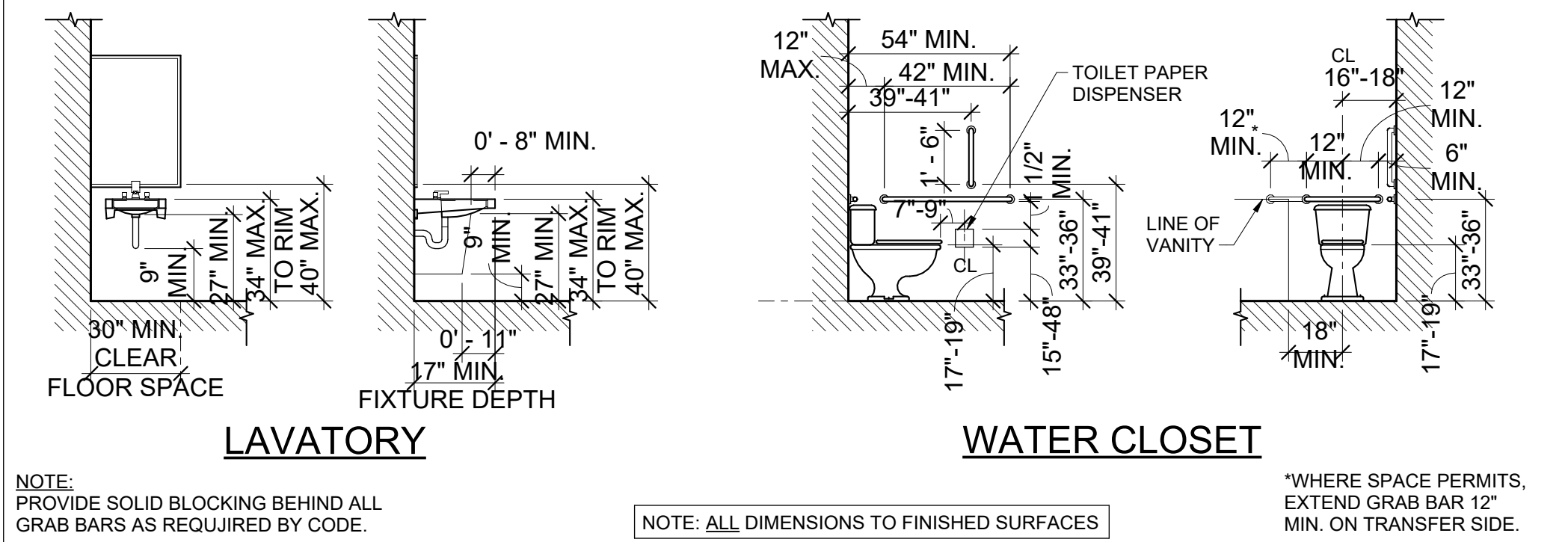
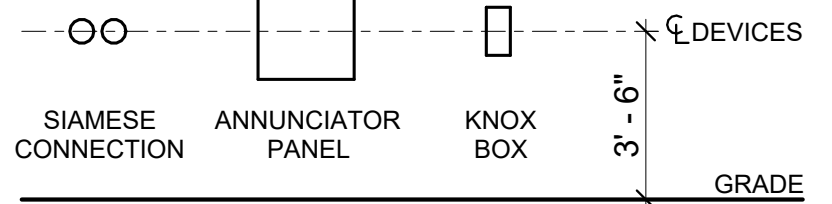
Maneuvering Clearances at Doors



ADA Floor Level Change



TYPICAL HANDICAP ACCESSIBLE BATHROOM

FIRE PROTECTION DEVICE
MOUNTING HEIGHTSNOTE: 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.

ARCHITECT'S SEAL:



PROGRESS DATE: 05-26-2026

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

ISSUED FOR:		
No.	Date	Description

A0.01B

SHEET NUMBER

DOB APPROVAL STAMP:

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 COMPLY WITH 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 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 WORKMENS 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. WORKMENS 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 AUTHORITY TO ADMINISTER OR SUPERVISE THE CONSTRUCTION OF THE PROJECT. THE DRAWINGS AND SPECIFICATIONS CONSTITUTE THE EXTENT OF ARCHITECTURAL SERVICES RENDERED TO THE CLIENT. THE ARCHITECT LIMITS HIS RESPONSIBILITY TO INFORMATION NOTED ON DRAWINGS AND/OR SPECIFICATIONS.
- 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, TORTS, INJURIES 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. 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 REMOVALS 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. REMOVAL OF STRUCTURAL COMPONENTS BY 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 INTERIORS 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.
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 CONCRETES 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/FSF.
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 AS NOTED
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 LATEROALLY 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 SHOWING OF SIZE AND THICKNESS SHOWN, 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.
1. 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.
2. 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 CLEAN 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 IF IN PLACE, CUT OUT AND REPLACED.
B. PROVIDE WOOD FURRING AND SUSPENSION WESSARY 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 CEINGS, 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. EMBED NOT LESS THAN 16" IN GROUTED UNIT MASONRY. PROVIDE MIN. 2 ANCHOR BOLTS PER PLATE, PLACING 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.



1250 BROADWAY, 38TH FL., NEW YORK, NY 10001
PHONE 646.248.6664
WWW.JMAPC.COM

ARCHITECT:

JORGE E. MASTROPIETRO
NY LICENSE NO. 036208-1
NJ LICENSE NO. 21A02390400

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: 05-26-2026

JM
PRINCIPAL IN CHARGE

CC
PROJECT TEAM

JM
CHECKED BY

SHEET DESCRIPTION
GENERAL NOTES

ISSUED FOR:		
No.	Date	Description

A0.01C

SHEET NUMBER

- 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 MANUFACTURER'S RECOMMENDATIONS
 - 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 SHAPES INDICATED 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 TOPPING
 - 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: DENISING 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 ADJUTING 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 PENTACHLOROPHENAL (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
NY LICENSE NO. 036208-1
NJ LICENSE NO. 21A102390400

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: 05-26-2026

JM
PRINCIPAL IN CHARGE
CC
PROJECT TEAM
JM
CHECKED BY
SHEET DESCRIPTION
GENERAL NOTES

ISSUED FOR:		
No.	Date	Description

A0.01D

SHEET NUMBER

DOB APPROVAL STAMP:



- NOTES:**
- EXISTING SITE PLAN FOR BASIC INFORMATION ONLY, REFER TO CIVIL AND LANDSCAPE DRAWINGS PREPARED BY OTHERS
 - REFER TO REPORT OF GEOTECHNICAL INVESTIGATION PREPARED BY OTHERS
 - REFER TO SITE SURVEY PREPARED BY OTHERS



NOTES:

-FOR ILLUSTRATIVE PURPOSES ONLY - PLEASE REFER TO
ENGINEERING DRAWINGS FOR DEMOLITION NOTES AND
SPECIFICS.

ARCHITECT:

JORGE E. MASTROPIETRO
NY LICENSE NO. 036208-1
NJ LICENSE NO. 21AI02390400

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

CONSULTANTS:

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DOLAN&DEAN
CONSULTING ENGINEERS, LLC
181 WEST HIGH STREET
SOMERVILLE, NJ 08876
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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
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PROGRESS DATE: 05-26-2026

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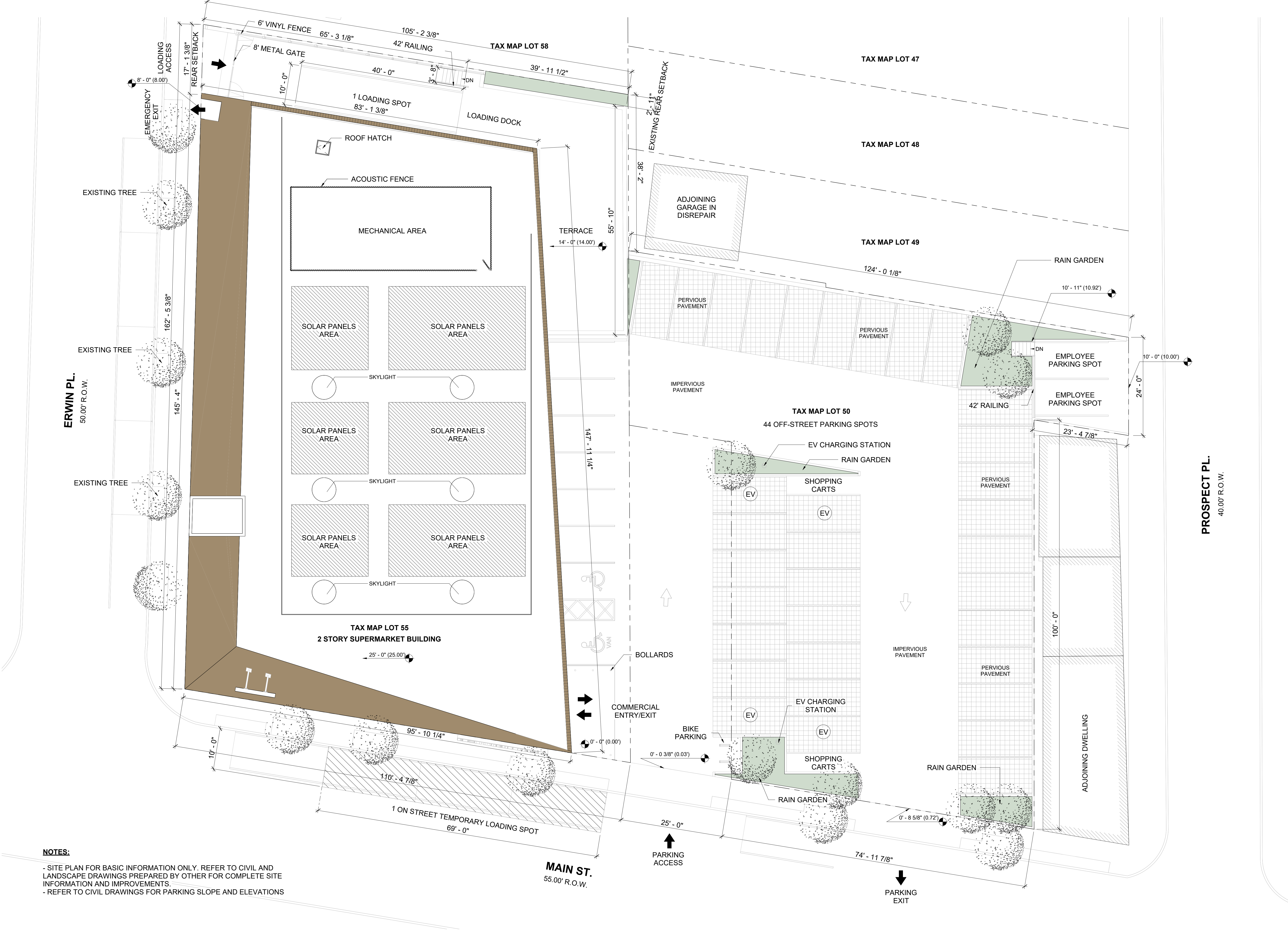
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ISSUED FOR:		Description
No.	Date	

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SHEET NUMBER

DOB APPROVAL STAMP:



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

ARCHITECT:

JORGE E. MASTROPIETRO
NY LICENSE NO. 036208-1
NJ LICENSE NO. 21A102390400

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

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

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

CIVIL ENGINEER
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25 W8TH STREET, BSMT
BAYONNE, NJ 07002
201 614 5304

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PROGRESS DATE: 05-26-2026

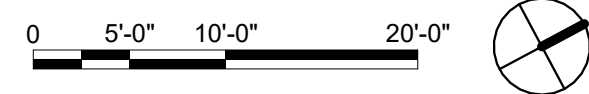
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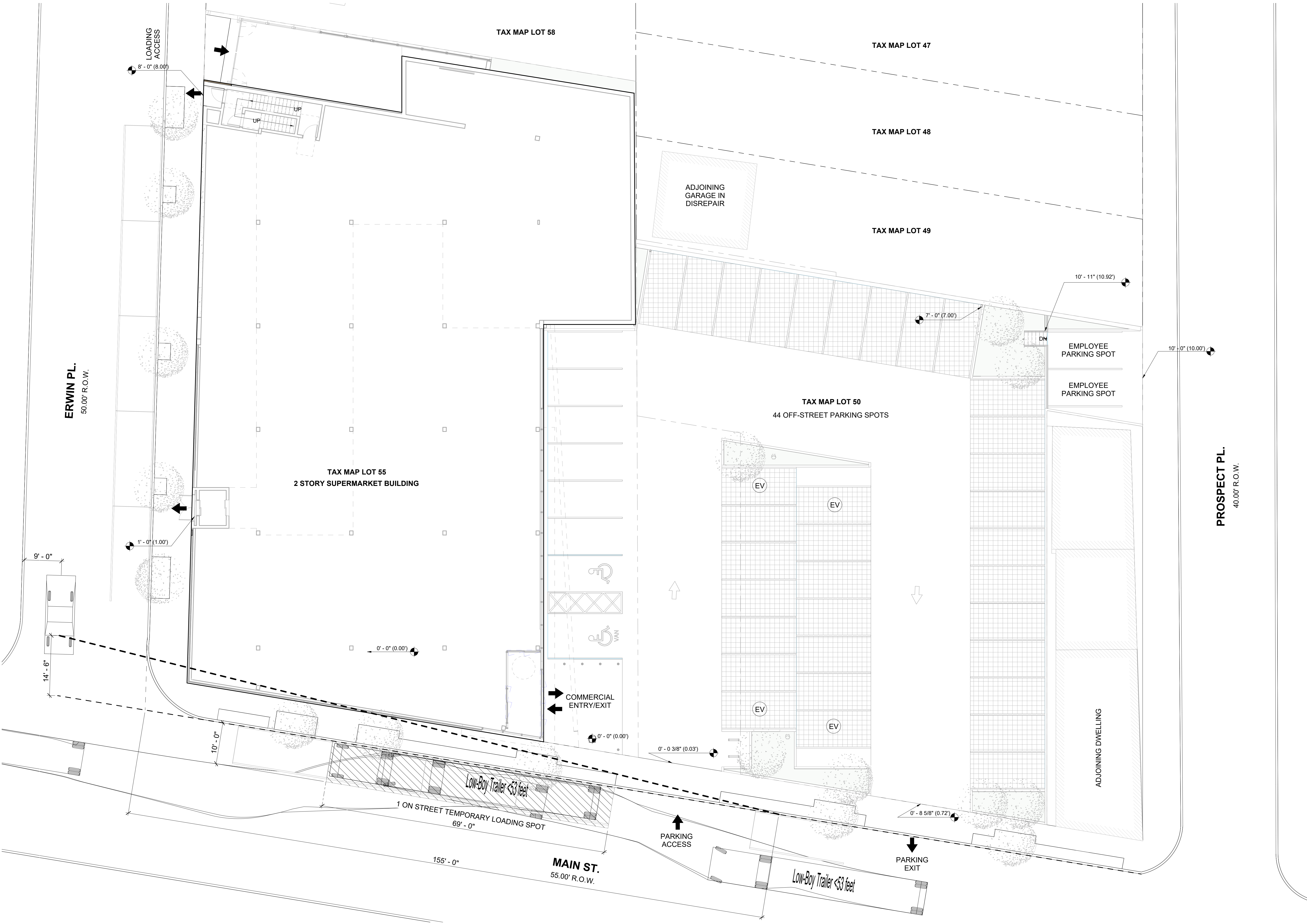
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CHECKED BY

SHEET DESCRIPTION
ARCHITECTURAL SITE PLAN

ISSUED FOR:		
No.	Date	Description



ISSUED FOR:		
No.	Date	Description



1 MANEUVERING DIAGRAM
SCALE: 1" = 10'-0"

ARCHITECT:
JORGE E. MASTROPIETRO
NY LICENSE NO. 036208-1
NJ LICENSE NO. 21A102390400

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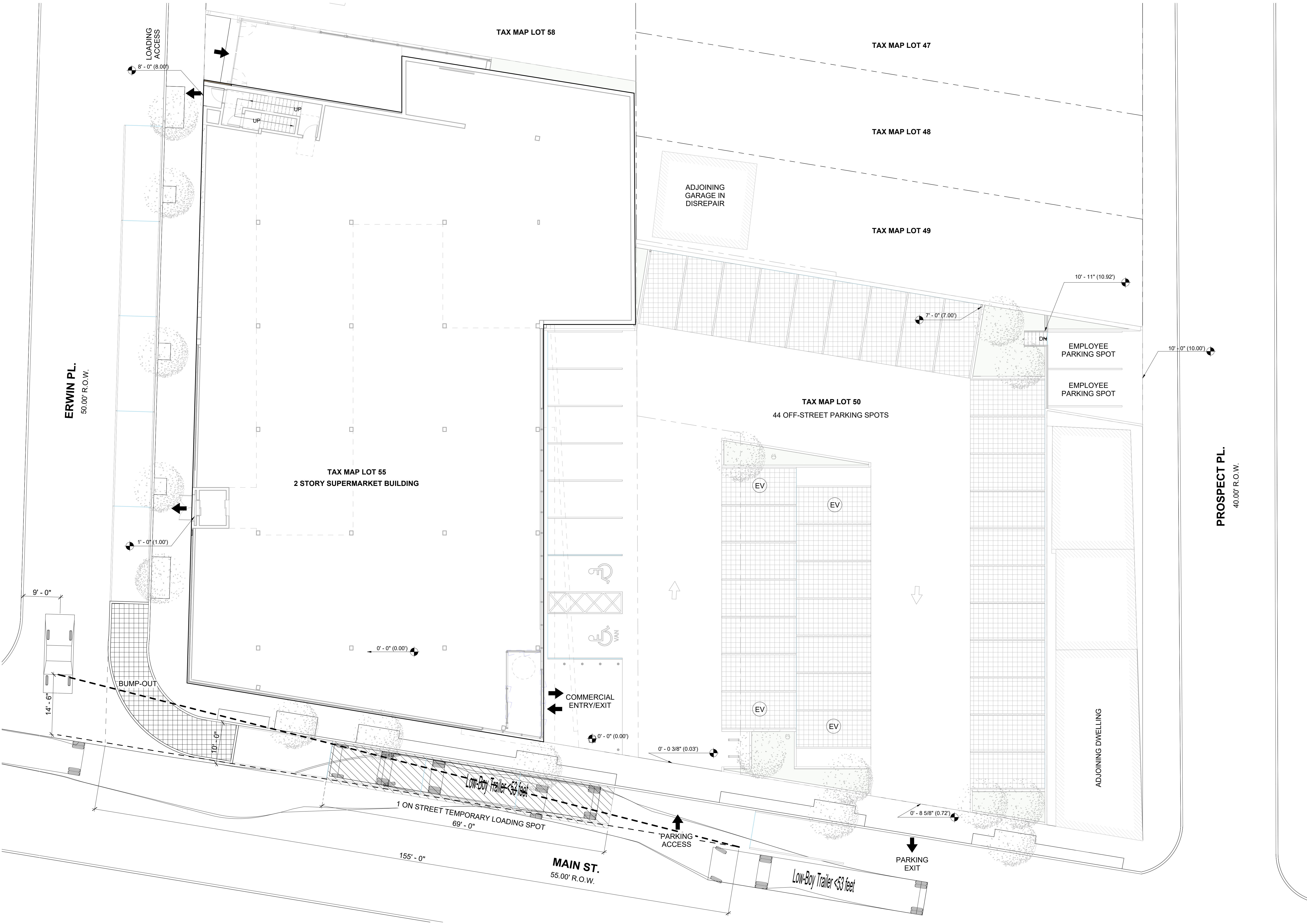


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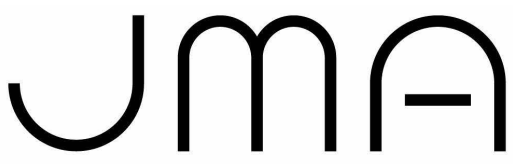
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CC	PROJECT TEAM
JM	CHECKED BY

SHEET DESCRIPTION
LOADING
AREA MANEUVERING
DIAGRAM

ISSUED FOR:	No.	Date	Description



1 MANEUVERING DIAGRAM_BUMP-OUT OPTION
SCALE: 1" = 10'-0"



JORGE MASTROPIETRO
ARCHITECTS

1250 BROADWAY, 38TH FL, NEW YORK, NY 10001
PHONE 646.248.6664
WWW.JMAPC.COM

ARCHITECT:

JORGE E. MASTROPIETRO
NY LICENSE NO. 036208-1
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CONSULTING ENGINEERS, LLC
181 WEST HIGH STREET
SOMERVILLE, NJ 08876
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HUDSON ENGINEERING, LLC.
25 W8TH STREET, BSMT
BAYONNE, NJ 07002
201 614 5304

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

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PROGRESS DATE: 05-26-2026

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CC
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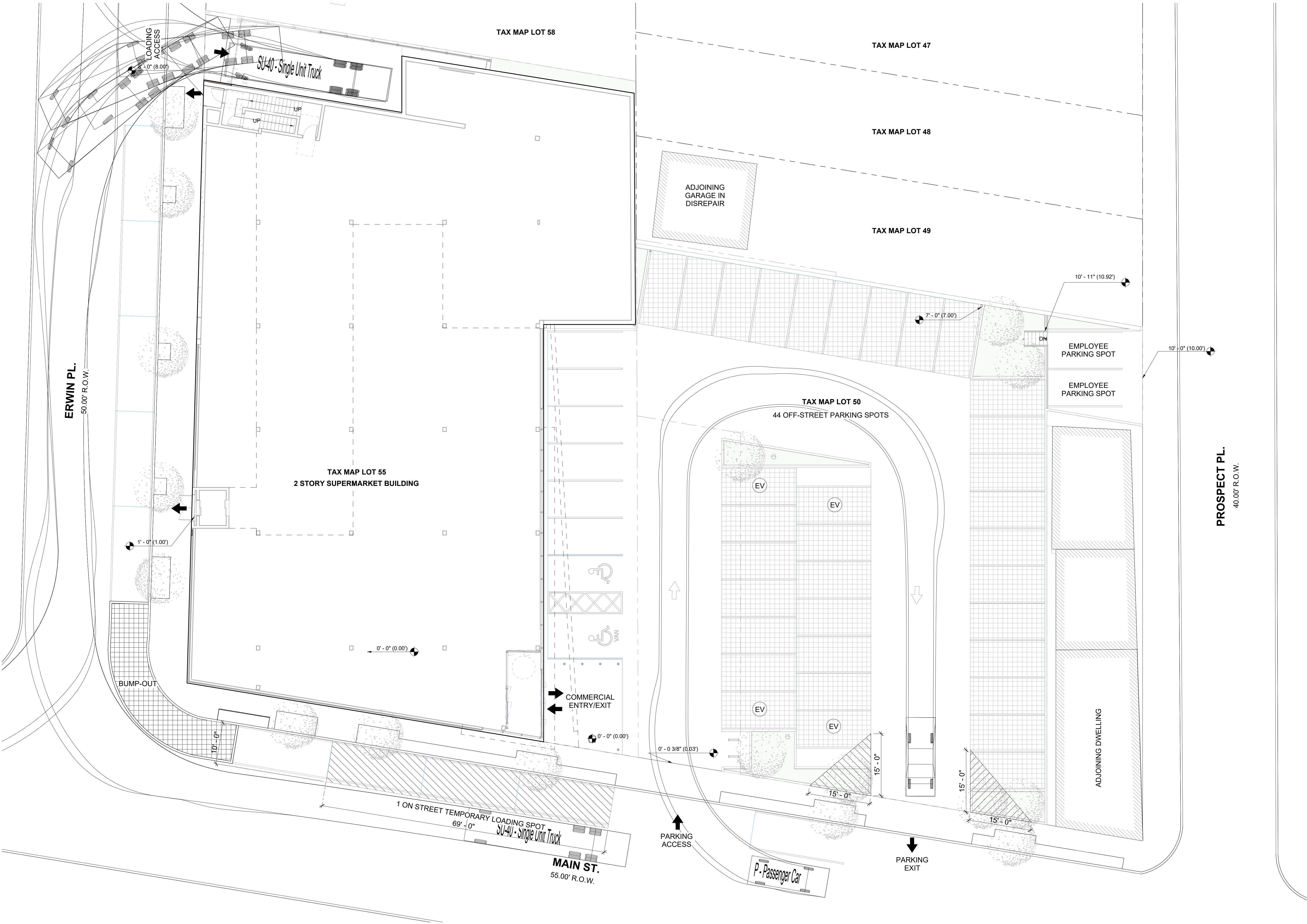
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ISSUED FOR:		Description
No.	Date	

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SHEET NUMBER

DOB APPROVAL STAMP:



ISSUED FOR:		Description
No.	Date	

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 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE			FROM TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE		
OCCUPANCY CLASSIFICATION		TYPE III A	OCCUPANCY CLASSIFICATION		TYPE III A
M, S	NS ^B	65	M	NS	3
	S	85		S	4
			S-2	NS ^B	4
				S	5

B = SEE SECTION 903.2 FOR THE MINIMUM THRESHOLDS FOR PROTECTION BY AN AUTOMATIC SPRINKLER SYSTEM FOR SPECIFIC OCCUPANCIES.

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 ALLOWABLE AREA FACTOR IN SQUARE FEET		
OCCUPANCY CLASSIFICATION		TYPE III 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 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)	
BUILDING ELEMENT	TYPE III A
PRIMARY STRUCTURAL FRAME	1 ^{b,c}
BEARING WALLS	
EXTERIOR	2
INTERIOR	1
NONBEARING WALLS AND PARTITIONS	SEE TABLE 705.5
EXTERIOR	
NONBEARING WALLS AND PARTITIONS	
INTERIOR	0
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	1
ROOF CONSTRUCTION AND SECONDARY MEMBERS	1 ^{b,c}

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
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 ^a	ALL	2	1
5 ≤ X ≤ 10	OTHERS (IIIA)	1	1
10 ≤ X ≤ 30	OTHERS (IIIA)	1	1 ^c
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 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 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 T23

INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL T23. 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 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 1006.2.1. THE CUMULATIVE OCCUPANT LOAD FROM ADJACENT ROOMS, AREAS OR SPACES SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 1004.2.

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

STAIR 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 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 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 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)

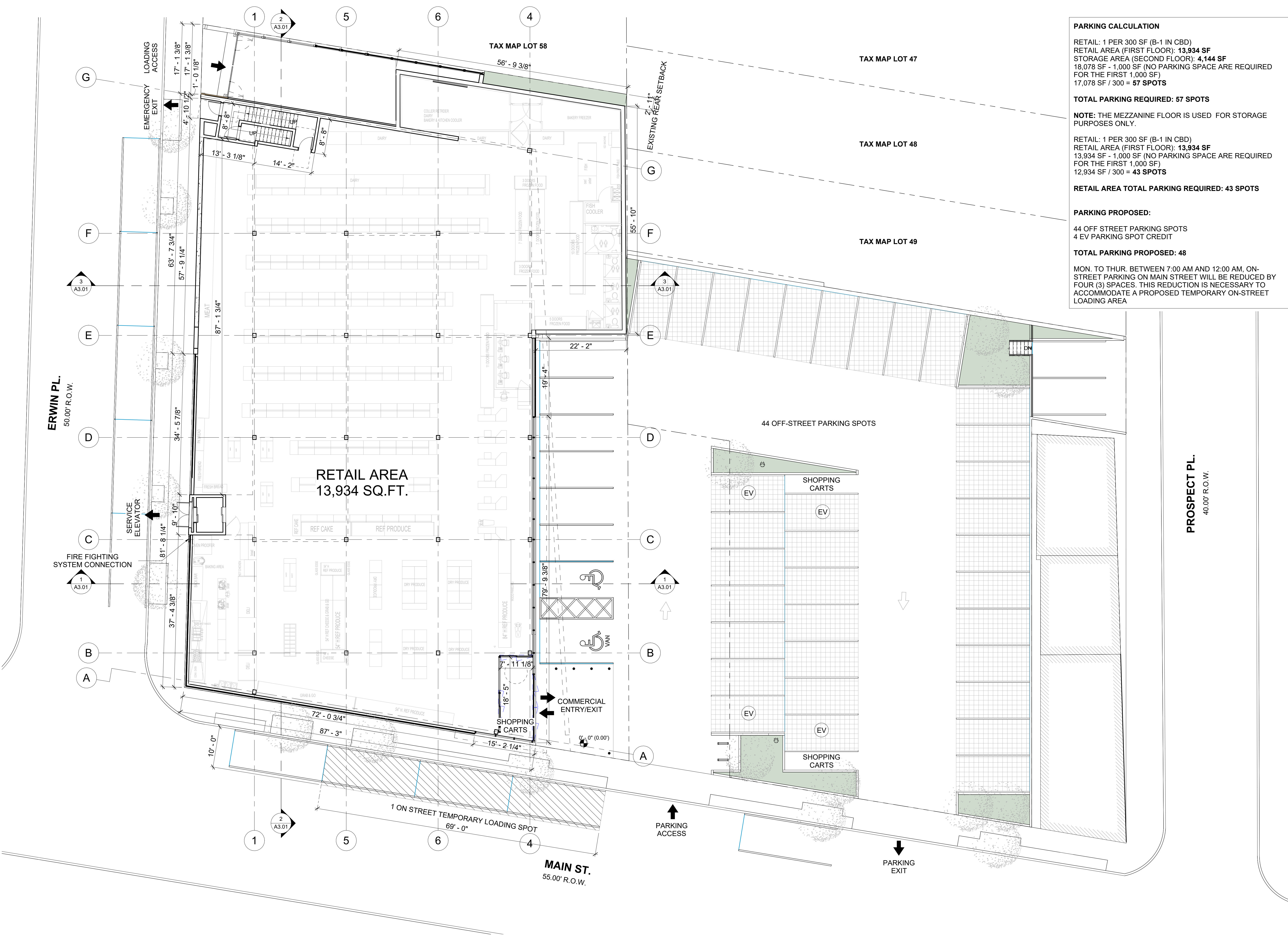
2020 NATIONAL ELECTRIC CODE (NFPA 70) (NJAC 5:23-3.16)

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



PARKING CALCULATION

RETAIL: 1 PER 300 SF (B-1 IN CBD)
RETAIL AREA (FIRST FLOOR): **13,934 SF**
STORAGE AREA (SECOND FLOOR): **4,144 SF**
18,078 SF - 1,000 SF (NO PARKING SPACE ARE REQUIRED FOR THE FIRST 1,000 SF)
17,078 SF / 300 = **57 SPOTS**

TOTAL PARKING REQUIRED: 57 SPOTS

NOTE: THE MEZZANINE FLOOR IS USED FOR STORAGE PURPOSES ONLY.

RETAIL: 1 PER 300 SF (B-1 IN CBD)
RETAIL AREA (FIRST FLOOR): **13,934 SF**
13,934 SF - 1,000 SF (NO PARKING SPACE ARE REQUIRED FOR THE FIRST 1,000 SF)
12,934 SF / 300 = **43 SPOTS**

RETAIL AREA TOTAL PARKING REQUIRED: 43 SPOTS

PARKING PROPOSED:

44 OFF STREET PARKING SPOTS
4 EV PARKING SPOT CREDIT

TOTAL PARKING PROPOSED: 48

MON. TO THUR. BETWEEN 7:00 AM AND 12:00 AM, ON-STREET PARKING ON MAIN STREET WILL BE REDUCED BY FOUR (3) SPACES. THIS REDUCTION IS NECESSARY TO ACCOMMODATE A PROPOSED TEMPORARY ON-STREET LOADING AREA



JORGE MASTROPIETRO
ARCHITECTS

1250 BROADWAY, 38TH FL, NEW YORK, NY 10001
PHONE 646.248.6664
WWW.JMAPC.COM

ARCHITECT:

JORGE E. MASTROPIETRO
NY LICENSE NO. 036208-1
NJ LICENSE NO. 21AI02390400

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: 05-26-2026

JM
PRINCIPAL IN CHARGE

CC
PROJECT TEAM

JM
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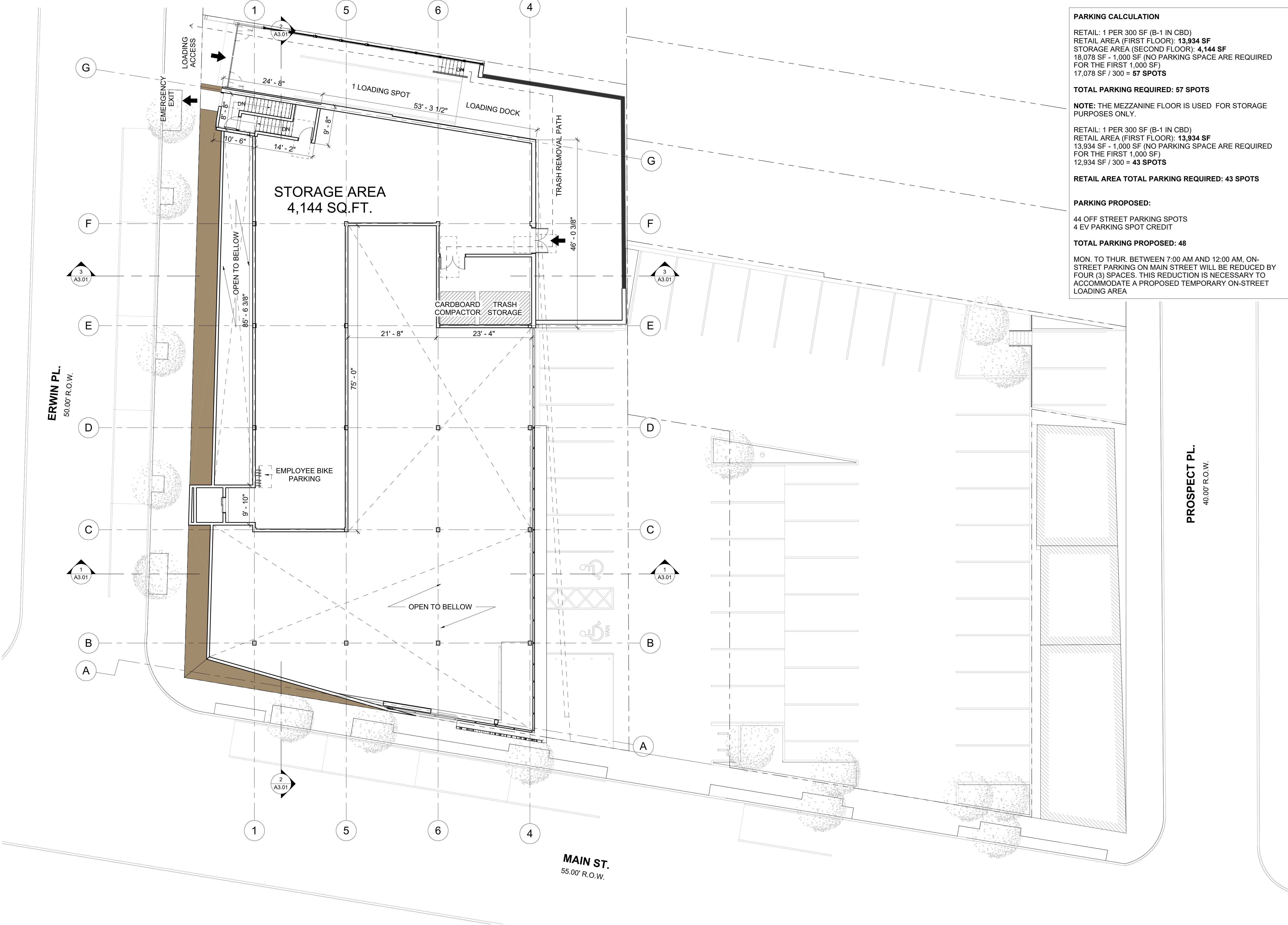
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FIRST FLOOR PLAN

ISSUED FOR:		Description
No.	Date	

A2.01

SHEET NUMBER

DOB APPROVAL STAMP:



PARKING CALCULATION

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NOTE: THE MEZZANINE FLOOR IS USED FOR STORAGE PURPOSES ONLY.

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12,934 SF / 300 = **43 SPOTS**

RETAIL AREA TOTAL PARKING REQUIRED: 43 SPOTS

PARKING PROPOSED:

44 OFF STREET PARKING SPOTS
4 EV PARKING SPOT CREDIT

TOTAL PARKING PROPOSED: 48

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PHONE 646.248.6664
WWW.JMAPC.COM

ARCHITECT:

JORGE E. MASTROPIETRO
NY LICENSE NO. 036208-1
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PROJECT:

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262 MAIN STREET
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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
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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: 05-26-2026

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PRINCIPAL IN CHARGE

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PROJECT TEAM

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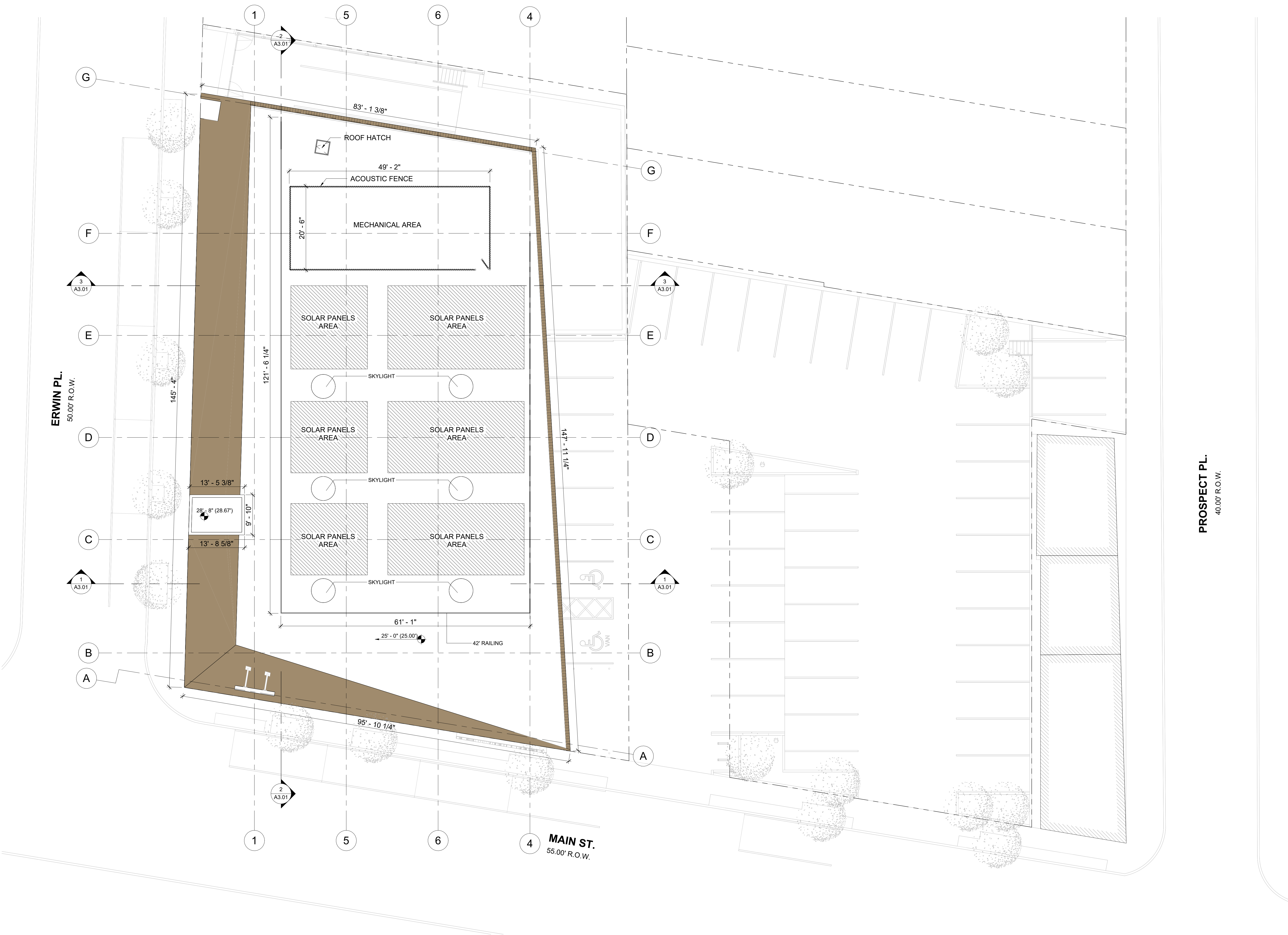
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SECOND FLOOR PLAN

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No.	Date		

A2.02

SHEET NUMBER

DOB APPROVAL STAMP:



1 ROOF PLAN
SCALE: 1" = 10'-0"

ARCHITECT:
JORGE E. MASTROPIETRO
NY LICENSE NO. 036208-1
NJ LICENSE NO. 21A102390400

PROJECT:
262-270 MAIN STREET
WEST ORANGE
ESSEX COUNTY, NJ 07052
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REALTY LLC
262-270 MAIN STREET
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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



PROGRESS DATE: 05-26-2026

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SHEET DESCRIPTION
ROOF PLAN

ISSUED FOR:		Description
No.	Date	

A2.06

SHEET NUMBER

DOB APPROVAL STAMP:

ARCHITECT:

JORGE E. MASTROPIETRO
NY LICENSE NO. 036208-1
NJ LICENSE NO. 21AI02390400

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CONSULTING ENGINEERS, LLC
181 WEST HIGH STREET
SOMERVILLE, NJ 08876
908 927 0100

STRUCTURAL ENGINEER
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25 W8TH STREET, BSMT
BAYONNE, NJ 07002
201 614 5304

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HUDSON ENGINEERING, LLC.
25 W8TH STREET, BSMT
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ARCHITECT'S SEAL:



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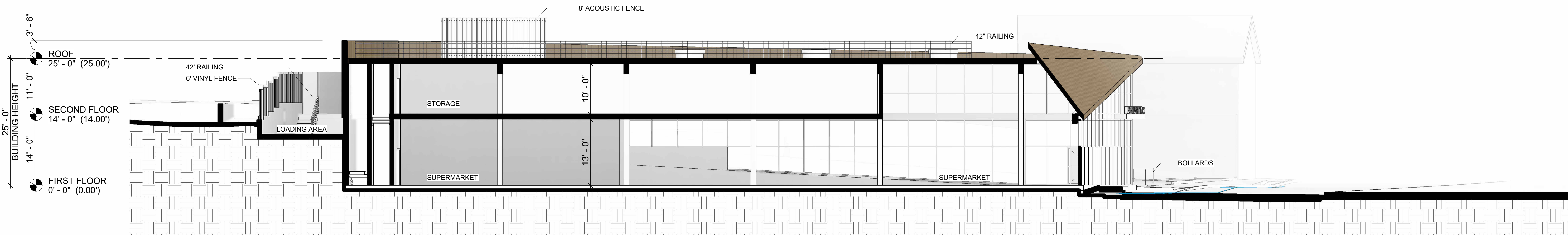
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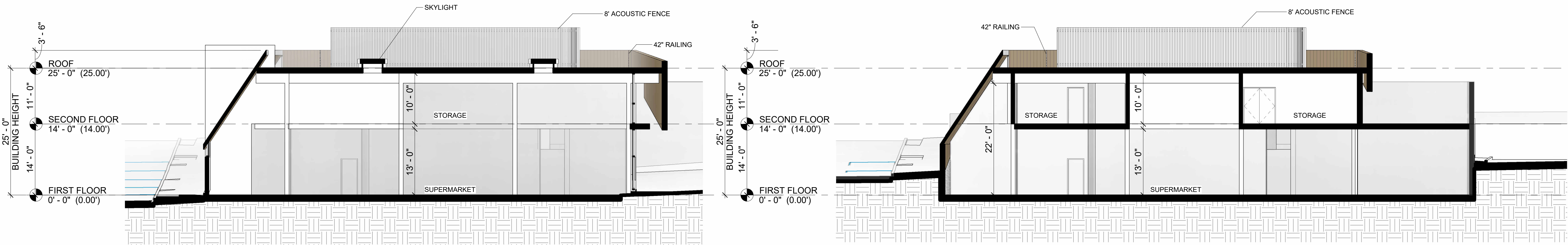
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2 LONGITUDINAL SECTION

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1 CROSS SECTION

SCALE: 1" = 10'-0"

3 CROSS SECTION

SCALE: 1" = 10'-0"



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ARCHITECT:
JORGE E. MASTROPIETRO
NY LICENSE NO. 036208-1
NJ LICENSE NO. 21A102390400

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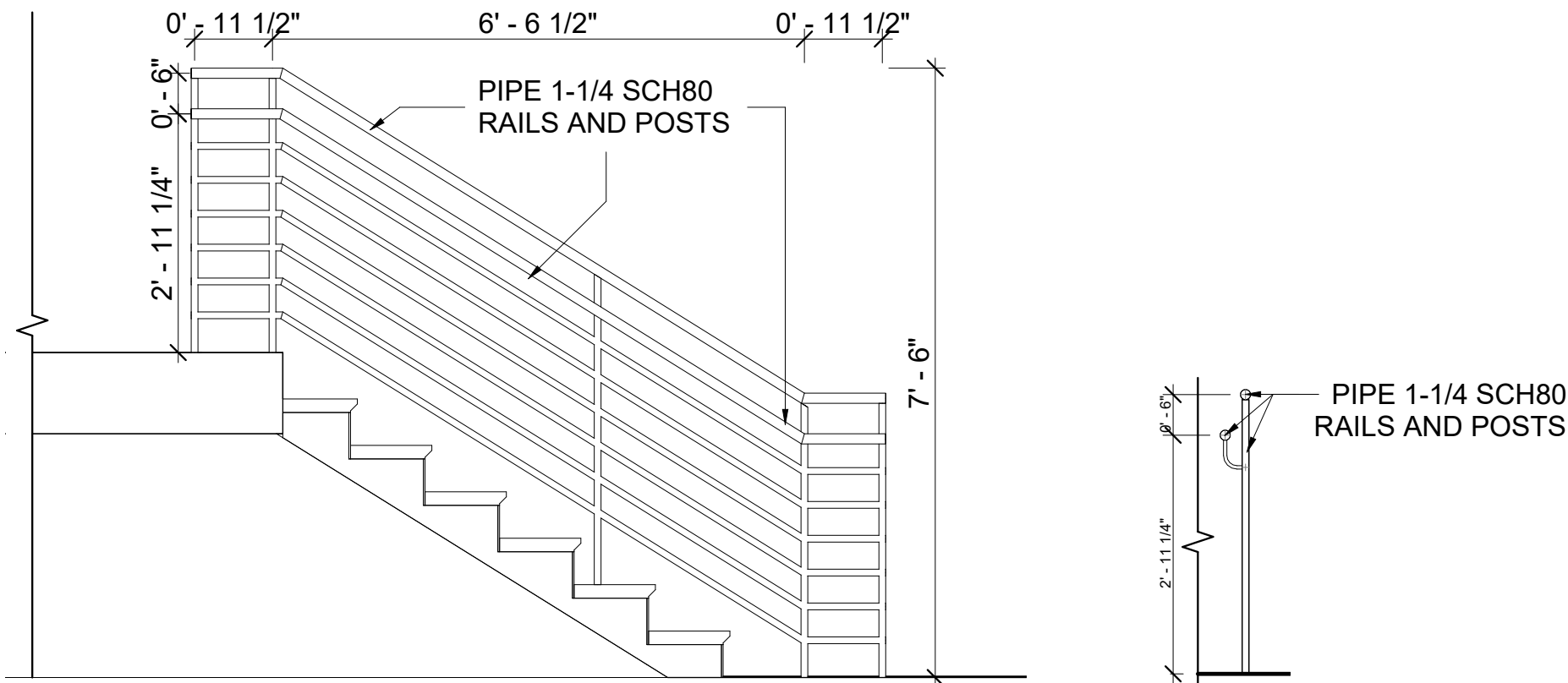
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SHEET DESCRIPTION
DETAILS

ISSUED FOR:		
No.	Date	Description

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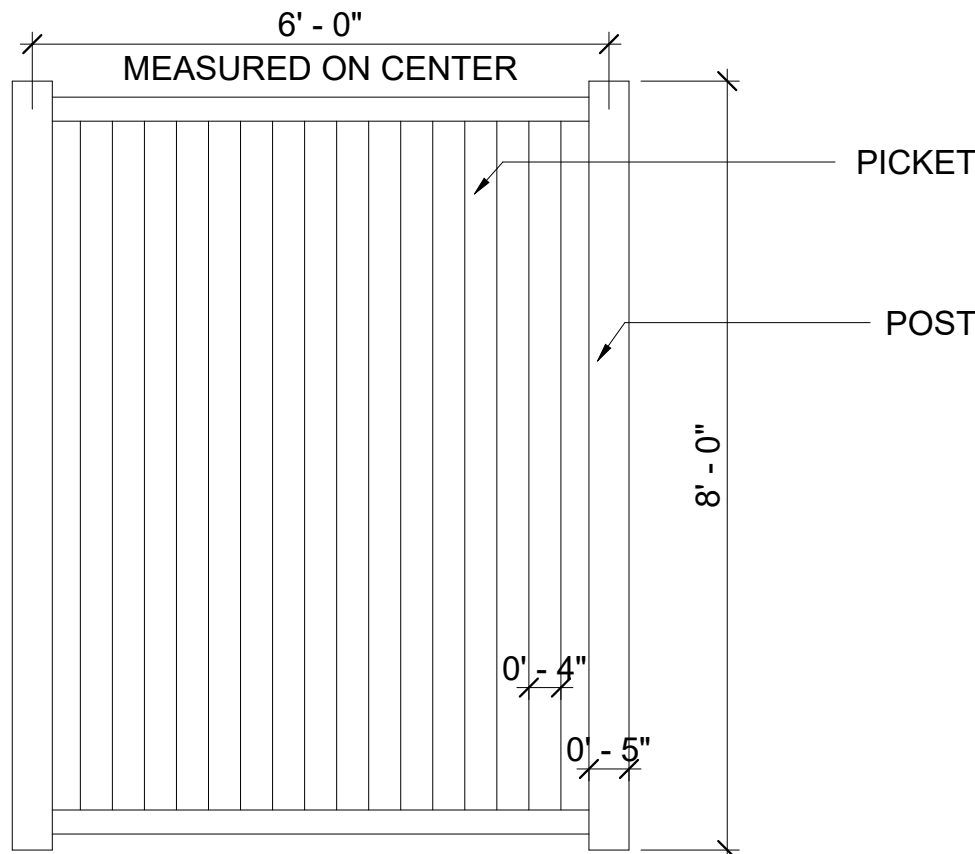
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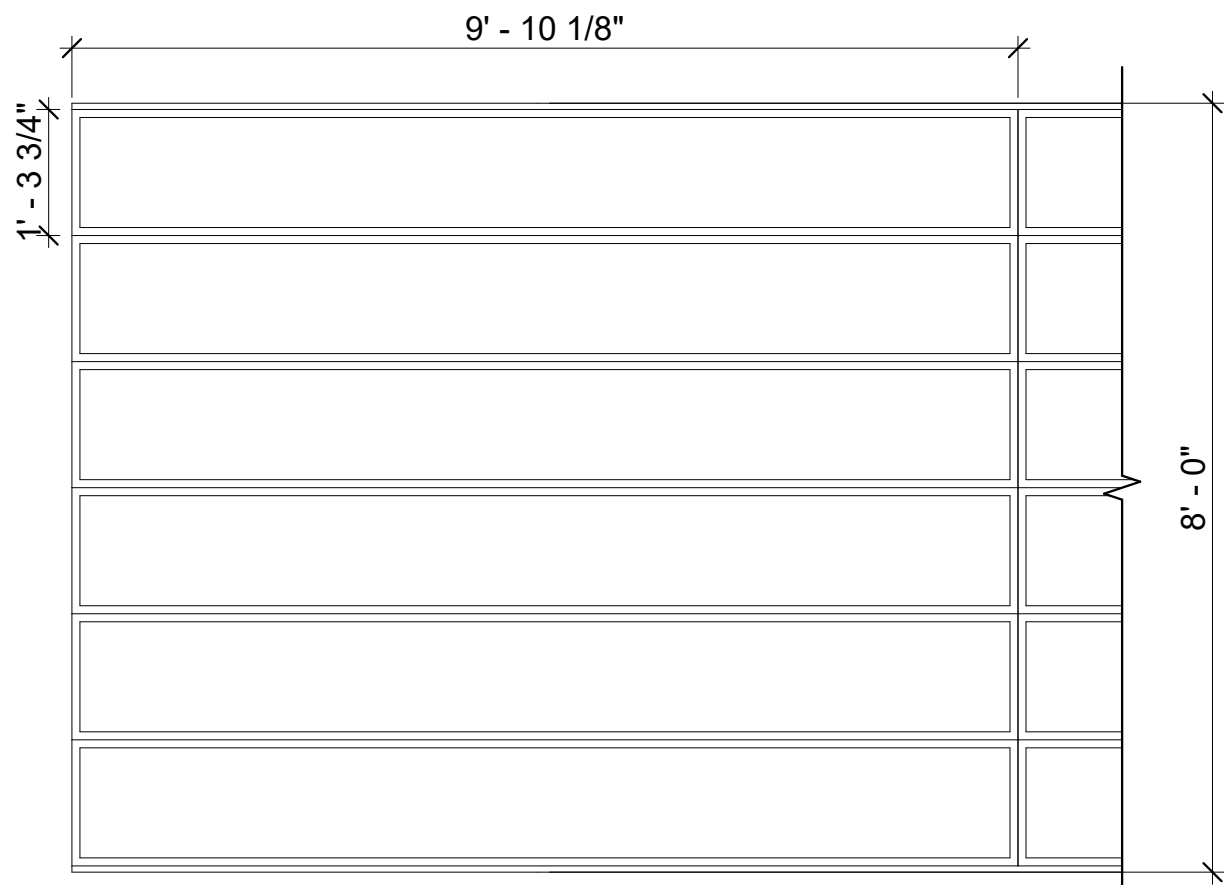
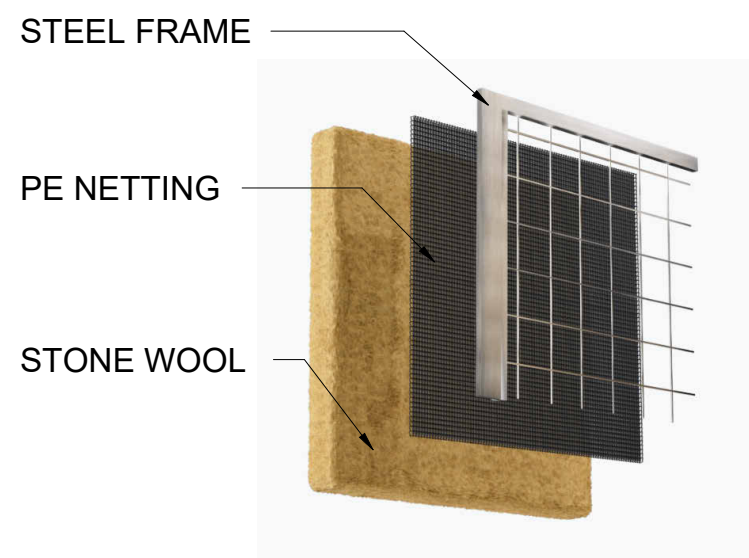
5 RAILING DETAIL

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4 VINYL FENCE

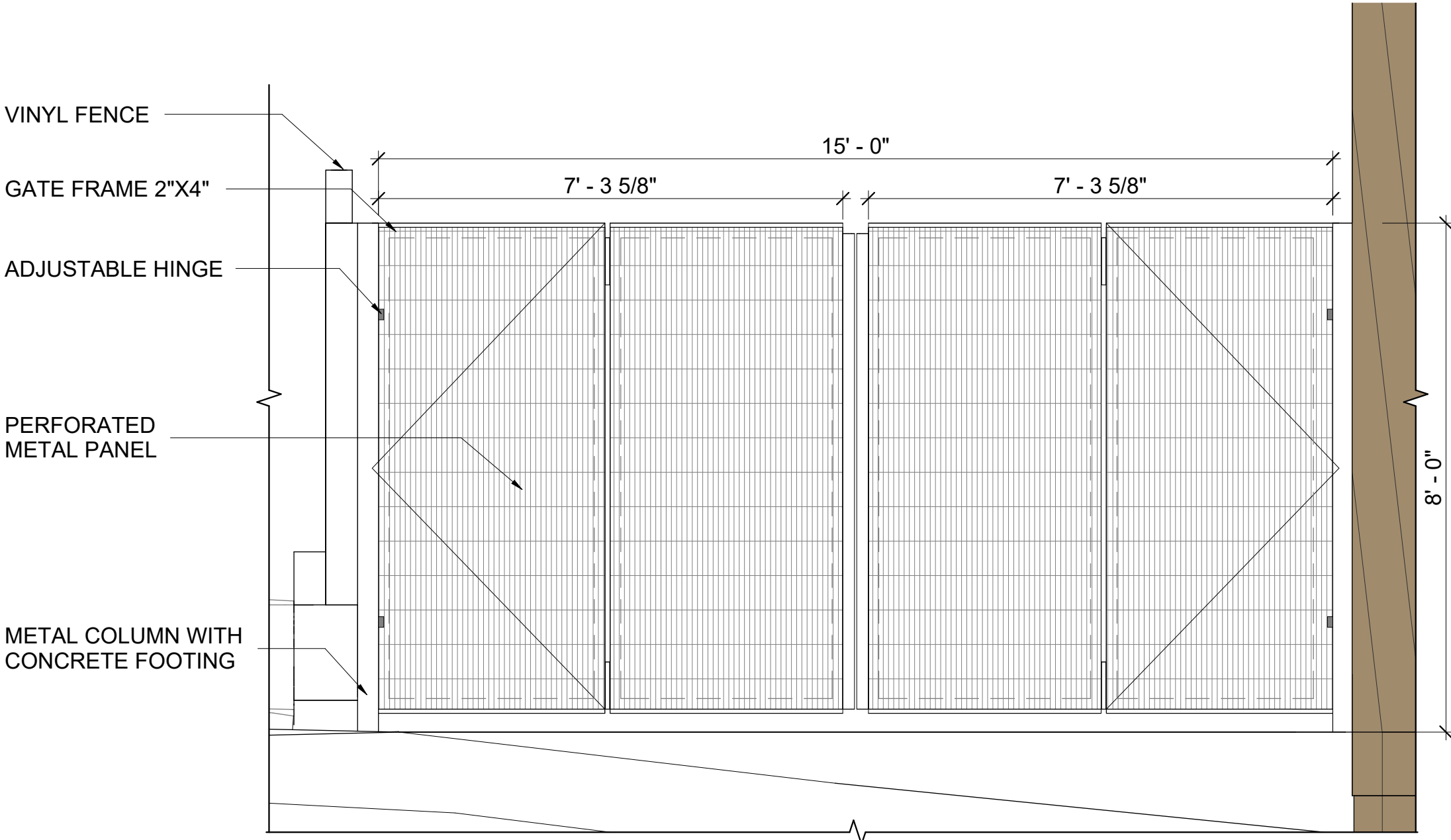
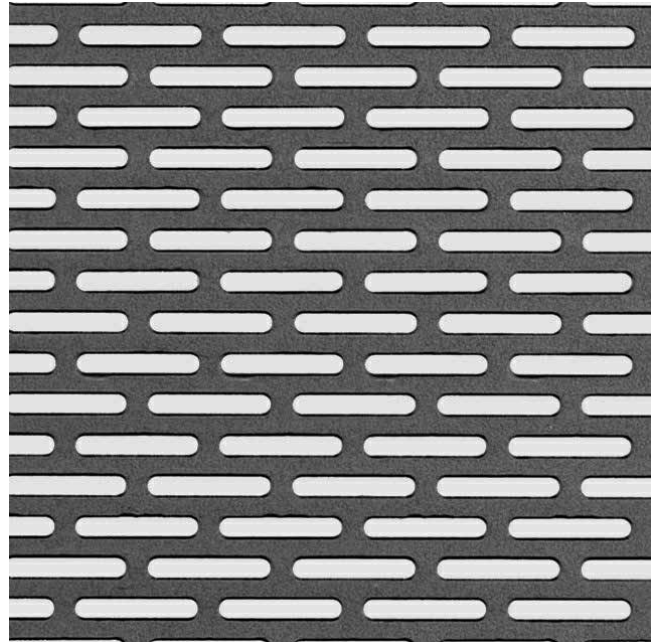
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3 ACOUSTIC FENCE

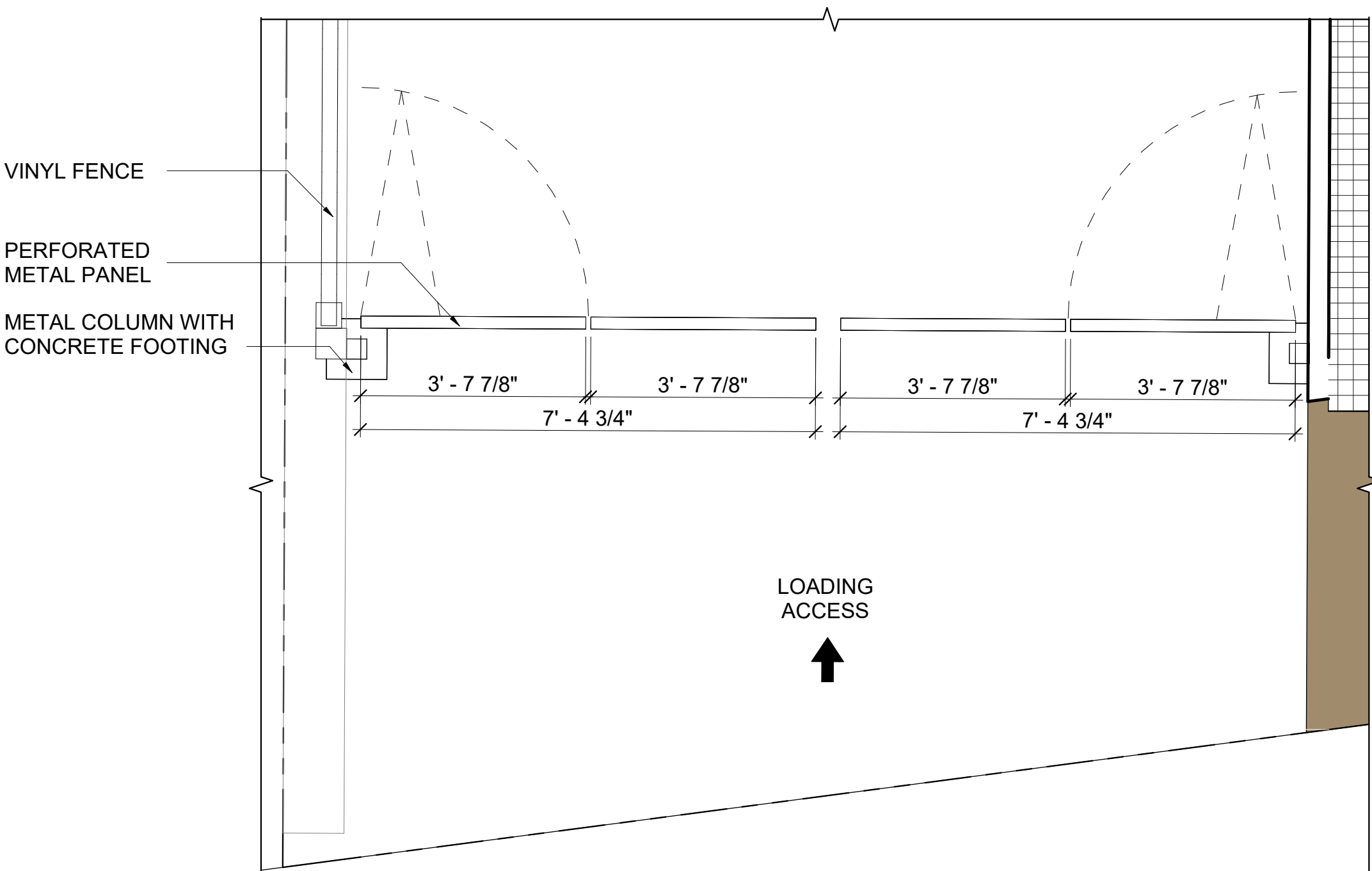
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MATERIAL



2 GATE ELEVATION

SCALE: 1/2" = 1'-0"



1 GATE FLOOR PLAN

SCALE: 1/2" = 1'-0"