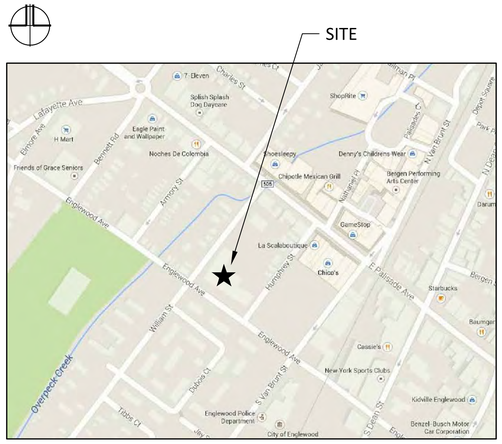
LOCATION MAP

NOT TO SCALE

N



SITE MAP

BUILDING RENDERING

GENERAL NOTES

1. ALL NOTES HEREIN MENTIONED WITH THOSE ON THE VARIOUS DRAWINGS SHALL APPLY TO ALL DRAWINGS AND FORM PART OF THE CONTRACT.
2. FOR ALL REFERENCES NOTED HEREIN ON THESE CONTRACT DOCUMENTS (CONTRACT DRAWINGS & SPECIFICATIONS) REFERENCES TO THE CONTRACTOR AND GENERAL CONTRACTOR – SUCH REFERENCES SHALL BE INTERCHANGEABLE.
3. ALL CONSTRUCTION DIMENSIONS AND DETAILS SHALL CONCUR WITH AND BE DETERMINED FROM THESE DRAWINGS ONLY.
4. IN THE EVENT THAT ANY PART OF THESE CONTRACT DOCUMENTS ARE OBSCURED OR ILLEGIBLE DUE TO PRINTING FAULTS OR DEGRADATION OF PAPER, THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT TO OBTAIN NEW, CLEAR COPIES OF THE DOCUMENTS. THE CONTRACTOR SHOULD NOT ATTEMPT TO DECIPHER UNCLEAR OR OBSCURED INFORMATION.
5. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND LARGE SCALE DETAILS OVER SMALL. REPETITIVE FEATURES NOT COMPLETELY DESCRIBED AND/OR DETAILED SHALL BE CONSTRUCTED IN EXACT ACCORDANCE WITH CORRESPONDING FEATURES THAT ARE COMPLETELY DESCRIBED OR DETAILED.
6. THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE AND ON THE JOB AGAINST DRAWINGS AND INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK. SPECIAL ATTENTION SHOULD BE NOTED RELATIVE TO EXISTING PUBLIC & PRIVATE UTILITIES AND EXISTING BUILDINGS & SITE IMPROVEMENTS.
7. THE OWNER RESERVES THE RIGHT AT ALL TIMES TO DELIVER, PLACE AND INSTALL EQUIPMENT AND FURNISHINGS AS THE WORK PROGRESSES, SO LONG AS THERE IS NO INTERFERENCE WITH THE WORK OF THE CONTRACTORS.
8. ALL DIMENSIONS ARE ACTUAL.
9. ALL DIMENSIONS TO GYPSUM BOARD PARTITIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
10. ALL CONCRETE BLOCK COURSES SHALL START FROM TOP OF FLOOR SLAB UNLESS OTHERWISE NOTED.
11. FOR SIZE AND LOCATIONS OF PITS, EQUIPMENT, TANKS, ETC., SEE MECHANICAL AND STRUCTURAL DRAWINGS.
12. SEE STRUCTURAL DRAWINGS FOR ALL CONCRETE AND STEEL DIMENSIONS.
13. ALL MATERIALS, EQUIPMENT AND TYPES OR METHODS OF CONSTRUCTION SHALL IN NO EVENT BE LESS THAN THAT NECESSARY TO CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE CODES, ACCESSIBILITY REQUIREMENTS, ORDINANCES, LAWS, ETC., OF THE REQUIRED GOVERNING AUTHORITIES.
14. ALL WALLS AND/OR PARTITIONS SHALL EXTEND FROM FLOOR SLAB TO UNDERSIDE OF SLAB CONSTRUCTION ABOVE, UNLESS OTHERWISE NOTED.
15. PARTITIONS SHALL BE CONTINUOUS OVER ALL BUILT–IN EQUIPMENT WHERE INDICATIVE ON PLANS. FURNISH NECESSARY ANGLES, HANGERS, ETC. TO COMPLETE INSTALLATION.
16. ALL NEW PIPING AND ELECTRIC CONDUITS SHALL BE CONCEALED WITHIN NEW PARTITIONS.
17. FOR LOCATIONS OF NEW FLOOR DRAINS REFER TO PLUMBING DRAWINGS.
18. EQUIPMENT SERVICES FOR EQUIPMENT, SLAB OPENINGS, ETC., ARE BASED ON CURRENT MANUFACTURER'S REQUIREMENTS. THESE MAY CHANGE WITH UPDATED OR SUBSTITUTED EQUIPMENT. SERVICES AND SLAB OPENINGS SHALL BE COORDINATED AND UPDATED BY THE CONTRACTOR(S).
19. ELECTRICAL, PLUMBING, AND MECHANICAL EQUIPMENT AND FIXTURES SHOWN ON THE ARCHITECTURAL DRAWINGS ARE TO CLARIFY THE FUNCTIONAL PATTERNS OF THE ROOMS. THE CONTRACTOR SHALL REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR COMPLETE LAYOUT OF MECHANICAL AND ELECTRICAL SERVICES. HOWEVER, WHERE LOCATIONS AND DIMENSIONS OF FIXTURES ARE SPECIFIED ON ARCHITECTURAL OR INTERIOR DRAWINGS WITH DIMENSIONS AND/OR NOTES, THESE DIMENSIONS SHALL TAKE PRECEDENCE OVER UNSPECIFIED LAYOUTS.
20. ALL EXTERIOR GRATINGS, LINTELS ETC., EXPOSED TO THE WEATHER SHALL BE GALVANIZED.
21. CONTRACTOR SHALL PROVIDE LOOSE LINTELS OVER ALL PENETRATIONS AND MISCELLANEOUS OPENINGS (12" OR WIDER) THROUGH INTERIOR MASONRY PARTITIONS FOR DUCTS, FIRE EXTINGUISHER CABINETS, FIRE HOSE CABINETS, ETC. MINIMUM BEARING OF LINTELS SHALL BE 8" EACH END. SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR LOCATION.
22. GYPSUM WALL BOARD IN ALL WET AREAS I.E., TOILETS, SHOWER ROOMS, TUB ROOMS, SOILED UTILITY ROOMS, JANITOR CLOSETS, KITCHENS, ETC., SHALL BE WATER RESISTANT TYPE.
23. ALL GYPSUM WALL BOARD DIRECTLY BEHIND OR ADJACENT TO ALL SINKS INCLUDING SINKS IN CASEWORK EXTENDING A MINIMUM DISTANCE OF 3'–0" HORIZONTALLY FROM CENTERLINE OF FIXTURE FROM FLOOR TO FINISHED CEILING AND SHALL BE WATER RESISTANT TYPE.
24. WHERE FIRE RATED PARTITIONS ARE SCHEDULED, CONTRACTOR SHALL PROVIDE TYPE 'X', 'C' OR SIMILAR FIRE–RATED GYPSUM WALL BOARD.
25. ALL CONCRETE BASES FOR MECHANICAL AND ELECTRICAL EQUIPMENT, WHERE REQUIRED BY EQUIPMENT MANUFACTURERS, SHALL BE FURNISHED AND COORDINATED BY THE GENERAL CONTRACTOR. THE EXACT SIZE, HEIGHT, LOCATION AND STRENGTH SHALL BE OBTAINED FROM THE CONTRACTOR'S APPROVED SHOP DRAWINGS AND VERIFIED BY THE ARCHITECT.
26. CONTRACTOR SHALL INSTALL ALL CEILING, WALL AND FLOOR ACCESS DOORS SUPPLIED BY MECHANICAL TRADES. FOR NUMBER AND LOCATION, SEE MECHANICAL AND ARCHITECTURAL DRAWINGS.
27. CONTRACTOR SHALL CLOSE ALL OPENINGS DUE TO CUTTING, REMOVAL, AND NEW WORK REQUIRED BY MECHANICAL AND ELECTRICAL TRADES. OPENINGS SHALL BE CLOSED AND FINISH SHALL MATCH EXISTING. SEE MECHANICAL AND ELECTRICAL DRAWINGS.
28. ALL CONDITIONS, LAYOUTS, ETC. LABELED AS 'TYPICAL' INDICATE THE EXTENT OF WORK TO BE EXECUTED FOR ALL OTHER ROOMS, SPACES, ETC. OF THE SAME USE OR TYPE.
29. IF ANY DISCREPANCIES OR CONFLICTS ARISE BETWEEN DRAWINGS, AS WELL AS THE SPECIFICATIONS THE CONTRACTOR MUST ASSUME AND EXECUTE THE SCOPE OF WORK THAT WILL RESULT IN THE GREATEST COST.

ZONING DATA

ZONING INFORMATION

BLOCK NUMBER	2305
PROPOSED LOT NUMBER	12, 13
ZONING DISTRICT	REDEVELOPMENT ZONE
LOT AREA	107,401 SF
BUILDING FOOTPRINT	92,167 SF
RESIDENTIAL FLOOR AREA	176,785 GSF
DWELLING UNITS	185
PARKING SPACES	331

BULK INFORMATION

NUMBER OF STORIES	5
HEIGHT OF STRUCTURE	56'–6"
AREA OF LARGEST FLOOR	92,116 SF
NEW BUILDING AREA	340,697 SF
VOLUME OF STRUCTURE	3,998,076 CU.FT
CONSTRUCTION CLASSIFICATION	TYPE VA OVER TYPE 1A

PROJECT DATA

OWNER/APPLICANT
THE STERLING PROPERTIES GROUP, LLC
/ BNE REAL ESTATE GROUP
16 MICROLAB ROAD SUITE A, LIVINGSTON, NJ 07039

PROJECT SUMMARY
A 5–STORY MIXED USE BUILDING CONSISTING OF 4 STORIES OF MULTI–FAMILY RESIDENTIAL DWELLING UNITS (R2 IBC USE GROUP, CONSTRUCTION CLASSIFICATION VA) OVER 1 (OR 2 DEPENDING ON LOCATION) STORY OF ENCLOSED PARKING STRUCTURE (S2 IBC USE GROUP, CONSTRUCTION CLASSIFICATION IA). A 3–HOUR HORIZONTAL FIRE SEPARATION PROVIDED BETWEEN THE TWO MAJOR USE GROUPS.

THE BUILDING ABOVE THE 3–HOUR FIRE SEPARATION IS DIVIDED INTO TWO SEPARATE FIRE AREAS WITH A 2–HOUR FIRE WALL.

AN APPROVED AUTOMATIC NFPA 13 FIRE SUPPRESSION SYSTEM IS PROVIDED THROUGHOUT THE BUILDING. ALL DWELLING UNITS AND TENANT SPACES WILL BE PROVIDED WITH INDIVIDUAL HVAC UNITS.

THE BUILDING'S PUBLIC AREAS ARE 100% ACCESSIBLE AND THE RESIDENTIAL UNITS ARE ADAPTABLE IN ACCORDANCE WITH THE NJ UNIFORM CONSTRUCTION CODE, AND ICC/ANSI A117.1–2003.

APPLICABLE CODES
FOR ARCHITECTURAL DRAWINGS ONLY (PREFIX A). SEE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER, SITE, LANDSCAPE, INTERIORS AND LIGHTING DRAWINGS FOR APPLICABLE CODES RELATING SPECIFICALLY TO THOSE AREAS OF CONSTRUCTION

1. INTERNATIONAL BUILDING CODE, NEW JERSEY EDITION, 2009 EDITION (IBC 2009) AS AMENDED BY THE BUILDING SUBCODE OF THE NJUCC (NJAC 5:23–3.14). PUBLISHED BY THE INTERNATIONAL CODE COUNCIL.
2. ICC/ANSI A117.1–2003 AMERICAN NATIONAL STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES AS AMENDED BY THE BARRIER–FREE SUBCODE OF THE NJUCC (NJAC 5:23–7).

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
ADR	ACCESS DOOR
AP	ACCESS PANEL
ACT	ACOUSTIC CEILING TILE
ALUM	ALUMINUM
APPROX	APPROXIMATE
AD	AREA DRAIN
@	AT
BLK	BLOCK OR BLOCKING
BD	BOARD
BO	BOTTOM OF
BOT	BOTTOM
BRK	BRICK
BLDG	BUILDING
BUR	BUILT UP ROOFING
CPT	CARPET
CI	CAST IRON
CLG	CEILING
CEM	CEMENT
CC	CENTER TO CENTER
CT	CERAMIC TILE
CHKDPL	CHECKERED PLATE
CL	CLOSET
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS
CJ	CONTROL JOINT
CG	CORNER GUARD
CU	CUBIC
DET	DETAIL
DIAM	DIAMETER
DIM	DIMENSION
DO	DITTO
DN	DOWN
DS	DOWNSPOUT
DR	DRAIN
DWG	DRAWING
DP	DUSTPROOFING
ELEC	ELECTRIC
ELECCAB	ELECTRIC CABINET
EWC	ELECTRIC WATER COOLER
EL	ELEVATION
ELEV	ELEVATOR
EO	EMERGENCY OVERFLOW DRAIN
EP	ELECTRICAL PANEL
EQUIP	EQUIPMENT
EXH	EXHAUST
EXIST	EXISTING
EJ	EXPANSION JOINT
EXP	EXPOSED
EXT	EXTERIOR
FAB	FABRICATE
FT	FEET
FNDU	FEMININE NAPKIN DISPENSER UNIT
FIN	FINISH
FG	FINISH GRADE
FE	FIRE EXTINGUISHER
FEC	FIRE EXTING. CABINET
FP	FIREPROOFING
FL	FLOOR
FD	FLOOR DRAIN
FS	FLOOR SINK
FLUOR	FLUORESCENT
FTG	FOOTING
FDN	FOUNDATION
FAI	FRESH AIR INTAKE
FS	FULL SIZE
GALV	GALVANIZED
GA	GAUGE
GL	GLASS
GYP	GYPSUM
GYPBD	GYPSUM BOARD
GWB	GYPSUM WALLBOARD
HR	HAND RAIL
HDWR	HARDWARE
HDWD	HARDWOOD
HT	HEIGHT
HP	HIGH POINT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
ID	INSIDE DIAMETER
IN	INCH(ES)
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JC	JANITOR'S CLOSET
JT	JOINT
KP	KICK PLATE
KIT	KITCHEN
LAM	LAMINATE
LAV	LAVATORY
LB	POUNDS
LTWT	LIGHT WEIGHT
LP	LOW POINT
MDO	MEDIUM DENSITY OVERLAY
MACH	MACHINE
MH	MANHOLE
MO	MASONRY OPENING
MAT'L	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
MFD	METAL FLOOR DECK
MRD	METAL ROOF DECK
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLDG	MOULDING
NAT	NATURAL
NOM	NOMINAL
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER
OFF	OFFICE
OC	ON CENTER
OCC	OCCUPANT(S)
OPNG	OPENING
OPP	OPPOSITE
OA	OVERALL
OH	OVERHEAD
PTD	PAINTED
PART	PARTITION
PASS	PASSENGER
PLAS	PLASTER
PLAM	PLASTIC LAMINATE
PL	PLATE
PLYWD	PLYWOOD
POL	POLISHED
PVC	POLYVINYL CHLORIDE
PSI	POUNDS PER SQUARE INCH
PB	PUSH BUTTON
QT	QUARRY TILE
RAD	RADIUS
REINF	REINFORCING
REF	REFRIGERATOR
REQ'D	REQUIRED
REV	REVISION
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
SECT	SECTION
SERV	SERVICE
SIM	SIMILAR
SD	SOAP DISPENSER
SPECS	SPECIFICATIONS
SF–INS	SPRAY FIREPROOF INSULATION
SQ	SQUARE
SF	SQUARE FEET
SQFT	SQUARE FEET
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
TEL	TELEPHONE
TG	TEMPERED GLASS
TERR	TERRAZZO
TH	THICKNESS
TOC	TOP OF CURB
TOSL	TOP OF SLAB
TOS	TOP OF STEEL
T	TREAD
TO	TOP OF
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORY
UNF	UNFINISHED
UR	URINAL
UTIL	UTILITY
UTLS	UTILITY SHELF
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VEST	VESTIBULE
V	VINYL
VCT	VINYL COMPOSITION TILE
VB	VINYL BASE
VOL	VOLUME
WC	WATER CLOSET
WIC	WALK–IN CLOSET
WLCV	WALL COVERING
WF	WALL FABRIC
WP	WATERPROOF
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
WD	WINDOW DIMENSION
WGL	WIRE GLASS
W/	WITH
WD	WOOD
WFD	WOOD FOLDING DOOR

SYMBOLS

- 2 / A5.3 — DETAIL DESIGNATION / SHEET NUMBER
- 3 / A6.2 — SECTION DESIGNATION / SHEET NUMBER
- 1 / A3.3 — ELEVATION DESIGNATION / SHEET NUMBER
- ROOM NAME / 123 — ROOM NAME AND NUMBER DESIGNATION
- 2 — REVISION MARKER AND NUMBER
- AREA OF REVISION
- 2 — PARTITION TYPE DESIGNATION; SEE PARTITION TYPE SCHEDULE
- W1 — WINDOW TYPE DESIGNATION; SEE WINDOW SCHEDULE
- SF9 — STOREFRONT TYPE DESIGNATION; SEE STOREFRONT SCHEDULE
- A.12 — DOOR TYPE DESIGNATION; SEE DOOR SCHEDULE
- +16.2' — ELEVATION HEIGHT MARKER (ABOVE US GEOLOGICAL SURVEY BENCHMARK)

DRAWING LIST

GENERAL

CS–1 COVER SHEET
CC–1 CODE COMPLIANCE – CODE INFORMATION, GROUND EGRESS
CC–2 CODE COMPLIANCE – SECOND FLOOR EGRESS DIAGRAM
CC–3 CODE COMPLIANCE – THIRD FLOOR EGRESS DIAGRAM
CC–4 CODE COMPLIANCE – FOURTH EGRESS DIAGRAM
CC–5 CODE COMPLIANCE – FIFTH EGRESS DIAGRAM

ARCHITECTURAL

A101 GROUND PLAN
A102 SECOND FLOOR PLAN
A103 THIRD FLOOR PLAN
A104 FOURTH FLOOR PLAN
A105 FIFTH FLOOR PLAN
A106 ROOF PLAN
A110 ENLARGED UNIT PLANS – ONE BEDROOM UNITS
A111 ENLARGED UNIT PLANS – TWO BEDROOM UNITS
A112 ENLARGED UNIT PLANS – TWO BEDROOM UNITS
A200 EXTERIOR ELEVATIONS
A201 BUILDING SECTIONS / INTERIOR COURT ELEVATIONS
A202 BUILDING SECTIONS / INTERIOR COURT ELEVATIONS
A300 WALL SECTIONS
A301 WALL SECTIONS
A400 DETAILS
A401 DETAILS
A402 WATERPROOFING DETAILS
A403 DETAILS
A500 STAIR PLANS / TRASH CHUTE SECTION
A501 STAIR SECTIONS / ELEVATORS
A502 FIRST FLOOR STAIR / RAMP PLANS+SECTIONS
A503 STAIR DETAILS
A600 PARTITION SCHEDULE, NOTES & DETAILS
A601 DOOR SCHEDULE, NOTES & DETAILS
A602 WINDOW SCHEDULE
A603 WINDOW SCHEDULE
A604 WINDOW DETAILS
A700 KITCHEN PLANS
A701 BATHROOM PLANS
A702 BATHROOM PLANS
A703 BATHROOM PLANS

STRUCTURAL

S0.0 GENERAL NOTES
S0.1 SPECIAL INSPECTION NOTES
S0.2 COLUMN LAYOUT PLAN
S1.1 FOUNDATION PLAN
S1.2 FOUNDATION PLAN
S1.3 PILE LAYOUT PLAN
S1.4 PILE LAYOUT PLAN
S2.1 SECOND FLOOR FRAMING PLAN
S2.1r SECOND FLOOR SLAB REINFORCING
S2.2 SECOND FLOOR SLAB FRAMING
S2.2r SECOND FLOOR SLAB REINFORCING
S3.1 THIRD FLOOR FRAMING PLAN
S3.1r THIRD FLOOR SLAB REINFORCING PLAN
S3.2 THIRD FLOOR FRAMING PLAN
S3.2r THIRD FLOOR SLAB REINFORCING PLAN
S4.1 FOURTH FLOOR FRAMING PLAN
S4.2 FOURTH FLOOR FRAMING PLAN
S5.1 FIFTH FLOOR FRAMING PLAN
S5.2 FIFTH FLOOR FRAMING PLAN
S6.1 ROOF FRAMING PLAN
S6.2 ROOF FRAMING PLAN
SD1.0 FOUNDATION DETAILS
SD1.1 FOUNDATION DETAILS
SD1.2 FOUNDATION DETAILS
SD2.0 TRANSFER SLAB DETAILS
SD2.1 TRANSFER SLAB DETAILS
SD3.0 FLOOR FRAMING DETAILS
SD3.1 ROOF FRAMING DETAILS

MECHANICAL

M–0.1 MECHANICAL COVER SHEET
M–1.1 MECHANICAL GROUND FLOOR PLAN
M–1.2 MECHANICAL SECOND FLOOR PLAN
M–1.3 MECHANICAL THIRD FLOOR PLAN
M–1.4 MECHANICAL FOURTH FLOOR PLAN
M–1.5 MECHANICAL FIFTH FLOOR PLAN
M–1.6 MECHANICAL ROOF PLAN
M–2.1 MECHANICAL UNIT PLANS
M–2.2 MECHANICAL UNIT PLANS
M–3.1 MECHANICAL DETAILS
M–4.1 MECHANICAL SCHEDULES
M–4.2 MECHANICAL SCHEDULES
M–4.3 MECHANICAL SCHEDULES
M–5.1 MECHANICAL SPECIFICATIONS
M–6.1 MECHANICAL RISER DIAGRAMS

ELECTRICAL

E0.1 ELECTRICAL COVER SHEET
E1.1 ELECTRICAL GROUND FLOOR PLAN
E1.2 ELECTRICAL SECOND FLOOR PLAN
E1.3 ELECTRICAL THIRD FLOOR PLAN
E1.4 ELECTRICAL FOURTH FLOOR PLAN
E1.5 ELECTRICAL FIFTH FLOOR PLAN
E1.6 ELECTRICAL ROOF PLAN
E1.7 ELECTRICAL GROUND FLOOR LIGHTING PLAN
E2.1 TYPICAL ELECTRICAL UNIT PLANS
E2.2 TYPICAL ELECTRICAL UNIT PLANS
E2.3 TYPICAL ELECTRICAL UNIT PLANS
E2.4 TYPICAL ELECTRICAL UNIT PLANS
E2.5 TYPICAL ELECTRICAL UNIT PLANS
E2.6 TYPICAL ELECTRICAL UNIT PLANS
E2.7 TYPICAL ELECTRICAL UNIT PLANS
E2.8 TYPICAL ELECTRICAL UNIT PLANS
E3.1 ELECTRICAL SPECIFICATIONS
E4.1 ELECTRICAL DETAILS
E5.1 ELECTRICAL RISER DIAGRAM
E5.2 FIRE ALARM RISER DIAGRAM
E5.3 LOW VOLTAGE RISER DIAGRAM
E6.1 ELECTRICAL PANEL SCHEDULE
E6.2 ELECTRICAL PANEL SCHEDULE

PLUMBING

P0.1 PLUMBING COVER SHEET
P0.2 PLUMBING SPECIFICATIONS
P1.1 PLUMBING GROUND FLOOR WATER & GAS PLAN
P1.2 PLUMBING SECOND FLOOR WATER & GAS PLAN
P1.3 PLUMBING THIRD FLOOR WATER & GAS PLAN
P1.4 PLUMBING FOURTH FLOOR WATER & GAS PLAN
P1.5 PLUMBING FIFTH FLOOR WATER & GAS PLAN
P1.6 PLUMBING ROOF FLOOR WATER & GAS PLAN
P2.0 PLUMBING BELOW GRAD SANITARY AND STORM
P2.1 PLUMBING GROUND FLOOR SANITARY & STORM PLAN
P2.2 PLUMBING SECOND FLOOR SANITARY & STORM PLAN
P2.3 PLUMBING THIRD FLOOR SANITARY & STORM PLAN
P2.4 PLUMBING FOURTH FLOOR SANITARY & STORM PLAN
P2.5 PLUMBING FIFTH FLOOR SANITARY & STORM PLAN
P2.6 PLUMBING ROOF FLOOR SANITARY & STORM PLAN
P3.1 PLUMBING TYPICAL UNIT PLANS
P3.2 PLUMBING TYPICAL UNIT PLANS
P4.1 PLUMBING RISER DIAGRAMS
P4.2 PLUMBING RISER DIAGRAMS
P4.3 PLUMBING RISER DIAGRAMS
P4.4 PLUMBING RISER DIAGRAMS
P4.5 PLUMBING RISER DIAGRAMS
P4.6 PLUMBING RISER DIAGRAMS
P4.7 PLUMBING RISER DIAGRAMS
P4.8 PLUMBING RISER DIAGRAMS
P5.1 PLUMBING DETAILS
P5.2 PLUMBING DETAILS

CIVIL

C–1 COVER SHEET / LOCATION MAP
C–2 KEY MAP / ZONING SCHEDULE / GENERAL NOTES
C–3 SITE PREPARATION PLAN
C–4 LAYOUT AND DIMENSIONING PLAN
C–5 GRADING PLAN
C–6 UTILITY PLAN
C–7 LANDSCAPING PLAN
C–8 LIGHTING PLAN
C–9 SOIL EROSION AND SEDIMENT CONTROL PLAN
C–10 CONSTRUCTION DETAILS
C–11 CONSTRUCTION DETAILS
C–12 CONSTRUCTION DEAILS

PARKING DISTRIBUTION

FLOOR	REG P.S.	H.C.P.S.	TAN P.S.	COMPACT P.S.	TOTAL
GROUND	165	5	16	43	229
2ND FL	58	2	16	28	102

TOTAL PARKING 331 SPACES

TOTAL REQUIRED HANDICAP SPACES (2% OF 331 = 7 REQUIRED) 7 PROVIDED

TOTAL REQUIRED VAN ACCESSIBLE SPACES (1 FOR EVERY 8 HANDICAP SPACES (NONE REQUIRED) 1 PROVIDED.

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Planning
Urban Design

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PROJECT NAME:
One William
Englewood, NJ

PREPARED FOR:
The Sterling Properties Group, LLC | BNE Real Estate Group
Englewood, NJ

Issue : Date :	For :
06.19.15.	BUDGET SET
08.24.15.	PERMIT SUBMITTAL
10.14.15.	CONSTRUCTION SET
03.30.16.	BULLETIN 1

COVER SHEET, DRAWING LIST, NOTES, ZONING & CODE INFO.

N

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

CS-1

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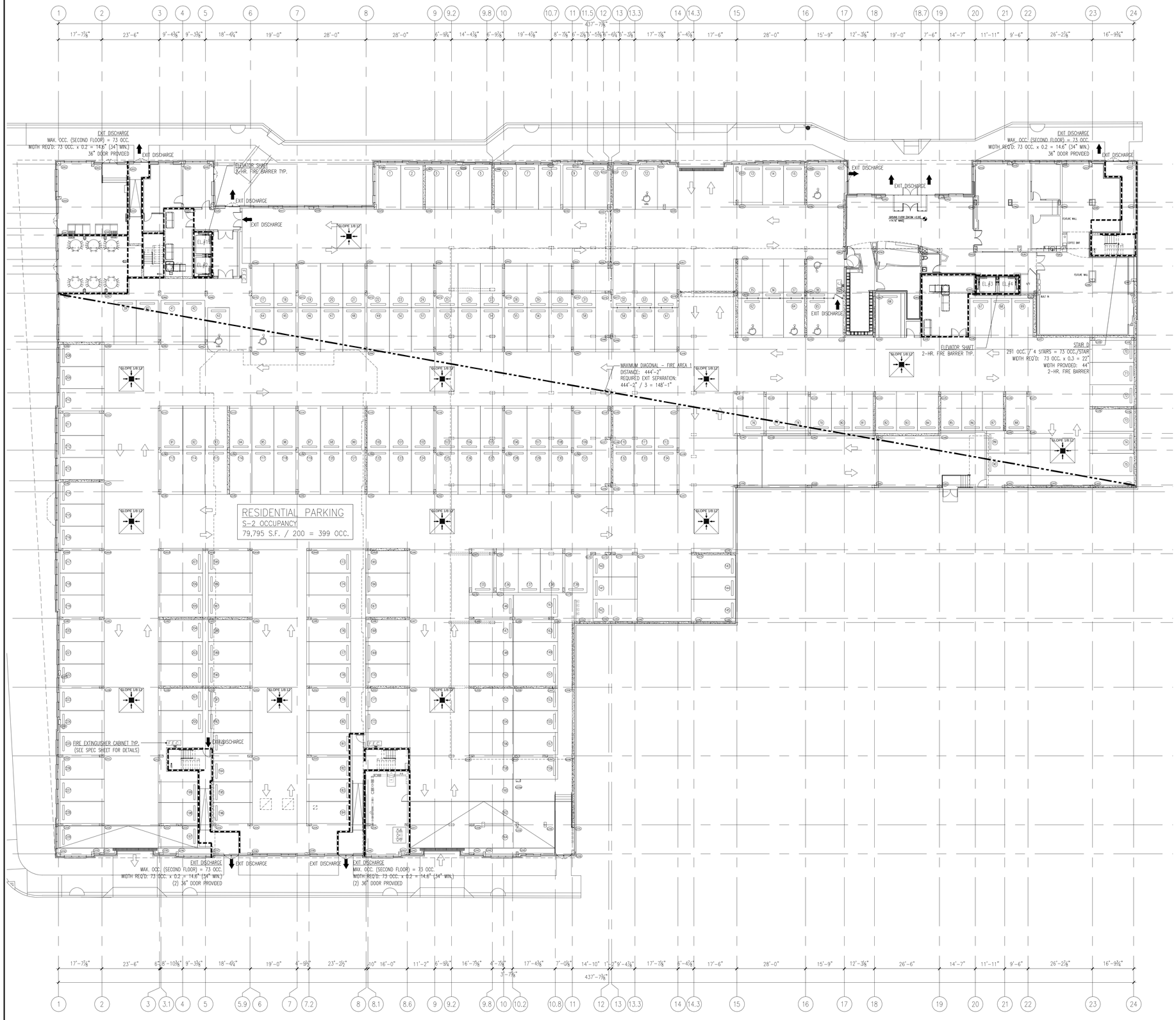


1 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

CODE INFORMATION

2009 INTERNATIONAL BUILDING CODE, NEW JERSEY EDITION

SECTION

310 MIXED OCCUPANCIES, SEPARATED USE GROUPS
- R2 MULTI-FAMILY RESIDENTIAL
- A3 ASSEMBLY/AMENITY AREAS
- S2 LOW HAZARD STORAGE (PARKING GARAGES, OPEN OR ENCLOSED)

503 HEIGHT AND AREA LIMITATIONS – TYPE VA CONSTRUCTION

T 503 AREA FOR R-2 USE : 12,000 SF (SEE AREA CALCULATIONS THIS SHEET)
HEIGHT: 3 STORIES (50 FEET)

504.2 AUTOMATIC SPRINKLERS PROVIDED, TOTAL BUILDING HEIGHT INCREASED TO 4 STORIES (70 FEET)

508.3 NON-SEPARATED OCCUPANCIES:
NO SEPARATION IS REQUIRED BETWEEN USES WITHIN THE TYPE IA CONSTRUCTION (BELOW THE 3-HOUR HORIZONTAL SEPARATION PER SECTION 509.2).
EXCEPTION: 1-HR FIRE SEPARATION REQUIRED BETWEEN R-2 USE AND OTHER OCCUPANCIES.

509.2 GROUP S-2 ENCLOSED OR OPEN PARKING GARAGE WITH GROUP A, B,M,R, OR S ABOVE

A BASEMENT AND/OR FIRST STORY ABOVE THE GRADE PLANE IS CONSIDERED A SEPARATE AND DISTINCT BUILDING FOR THE PURPOSE OF DETERMINING AREA LIMITATIONS, CONTINUITY OF FIRE WALLS, LIMITATION OF THE NUMBER OF STORIES AND TYPE OF CONSTRUCTION WHEN ALL OF THE FOLLOWING ARE MET:

1. THE BASEMENT AND/OR THE FIRST STORY ABOVE GRADE PLANE IS OF TYPE IA CONSTRUCTION AND IS SEPARATED FROM THE BUILDING ABOVE WITH A HORIZONTAL ASSEMBLY HAVING A MIN. 3-HOUR FIRE RESISTANCE RATING.

2. SHAFT, STAIRWAY, RAMP, OR ESCALATOR ENCLOSURES THROUGH THE HORIZONTAL ASSEMBLY SHALL HAVE NOT LESS THAN A 2-HOUR FIRE RESISTANCE RATING WITH OPENING PROTECTIVE IN ACCORANCE WITH TABLE 715.4

T 1004.1.1 DESIGN OCCUPANT LOADS

GROUND FLOOR		
PARKING (200 GROSS)	79,795 SF	399 OCC
ASSEMBLY (15 NET)	1,776 SF	119 OCC
BUSINESS (100 GROSS)	1,547 SF	16 OCC
RESIDENTIAL (200 GROSS)	3,759 SF	19 OCC
STORAGE/MECH. (300 GROSS)	489 SF	2 OCC
TOTAL FIRST FLOOR		463 OCC
SECOND FLOOR		
AREA 1 (RESID. 200 GROSS)	21,020 SF	105 OCC
AREA 2 (RESID. 200 GROSS)	23,161 SF	116 OCC
THIRD FLOOR		
AREA 1 (RESID. 200 GROSS)	21,015 SF	105 OCC
AREA 2 (RESID. 200 GROSS)	37,185 SF	186 OCC
FOURTH FLOOR		
AREA 1 (RESID. 200 GROSS)	21,015 SF	105 OCC
AREA 2 (RESID. 200 GROSS)	37,185 SF	186 OCC
FIFTH FLOOR		
AREA 1 (RESID. 200 GROSS)	15,198 SF	76 OCC
AREA 2 (RESID. 200 GROSS)	37,185 SF	186 OCC
ROOF DECK		
BLDG. B (ASSEM. 15 NET)	3,400 SF	227 OCC
TOTAL OCCUPANT LOAD		2,862 OCC

T 1005.1 MIN EGRESS WIDTH PER OCCUPANT

STAIRWAYS	OTHER
0.3 IN	0.2 IN

* MINIMUM STAIR WIDTH PROVIDED 3'-8"
* MINIMUM EGRESS DOOR WIDTH PROVIDED 3'-0"
* MINIMUM CORRIDOR WIDTH PROVIDED 3'-8"

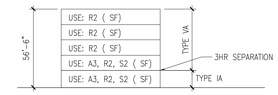
1007.6 AREAS OF REFUGE
AREA OF REFUGE PROVIDED AT FLOOR LEVEL LANDING OF STAIRS (NOT REQUIRED AT R-2 OCCUPANCY PER 1007.3 EXCEPTION 7)

1014.3 MAX. COMMON PATH OF EGRESS TRAVEL

USE: A3	75 FT
USE: B	100 FT
USE: R2	125 FT
USE: S2	100 FT

T 1016.1 MAX. EXIT ACCESS TRAVEL DISTANCE

USE: A3	250 FT
USE: B	300 FT
USE: R2	250 FT
USE: S2	400 FT



T503 CONSTRUCTION CLASSIFICATION: TYPE VA

T 601 FIRE-RESISTANCE RATINGS FOR BUILDING ELEMENTS
FIRE-RESISTANCE RATINGS FOR BUILDING ELEMENTS - TYPE IA CONSTRUCTION

STRUCTURAL FRAME:	3 hr
BEARING WALLS, EXTERIOR:	3 hr
BEARING WALLS, INTERIOR:	3 hr
NON-BEARING WALLS, EXT. (PER TABLE 602):	SEE BELOW
NON-BEARING WALLS, INTERIOR:	0 hr
FLOOR CONSTRUCTION:	2 hr*
ROOF CONSTRUCTION:	1.5 hr

* 2ND FLOOR CONSTRUCTION IS 3-HR RATED

FIRE-RESISTANCE RATINGS FOR BUILDING ELEMENTS - TYPE VA CONSTRUCTION

FIRE-RESISTANCE RATINGS FOR BUILDING ELEMENTS	
STRUCTURAL FRAME:	1 hr
BEARING WALLS, EXTERIOR:	1 hr
BEARING WALLS, INTERIOR:	1 hr
NON-BEARING WALLS, EXT. (PER TABLE 602):	SEE BELOW
NON-BEARING WALLS, INTERIOR:	0 hr
FLOOR CONSTRUCTION:	1 hr
ROOF CONSTRUCTION:	1 hr

708.4 FIRE RESISTANCE RATING (SHAFT ENCLOSURES)
CONNECTING 4 OR MORE STORIES 2 hr

709.3 FIRE PARTITIONS - FIRE RESISTANCE RATING

TENANT DEMISING WALLS	1 hr
CORRIDOR WALLS	1 hr

712.3 HORIZONTAL ASSEMBLIES
FLOORS BETWEEN UNITS 1 hr

T 715.4 OPENING PROTECTIVES

2 hr FIRE WALLS & BARRIERS	1 1/2 hr
1 hr SHAFT & EXIT ENCLOSURES	1 hr
OTHER 1 hr FIRE BARRIERS	3/4 hr
1 hr EXIT ACCESS CORRIDOR ENCLOSURE	1/3 hr
OTHER FIRE PARTITIONS	3/4 hr

- ADDED FIRE EXTINGUISHER CABINETS

NOTE: RECESSED FIRE EXTINGUISHER CABINETS TO BE FIRE RATED, SEE SPECIFICATIONS FOR ADD. INFO

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PROJECT NAME:

One William
Englewood, NJ

PREPARED FOR:

The Sterling Properties Group, LLC | BNE Real Estate Group
Englewood, NJ

Issue :	
Date :	For :
06.19.15.	BUDGET SET
08.24.15.	PERMIT SUBMITTAL
10.14.15.	CONSTRUCTION SET
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CODE COMPLIANCE
CODE INFORMATION /
GROUND FLOOR EGRESS

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

CC-01

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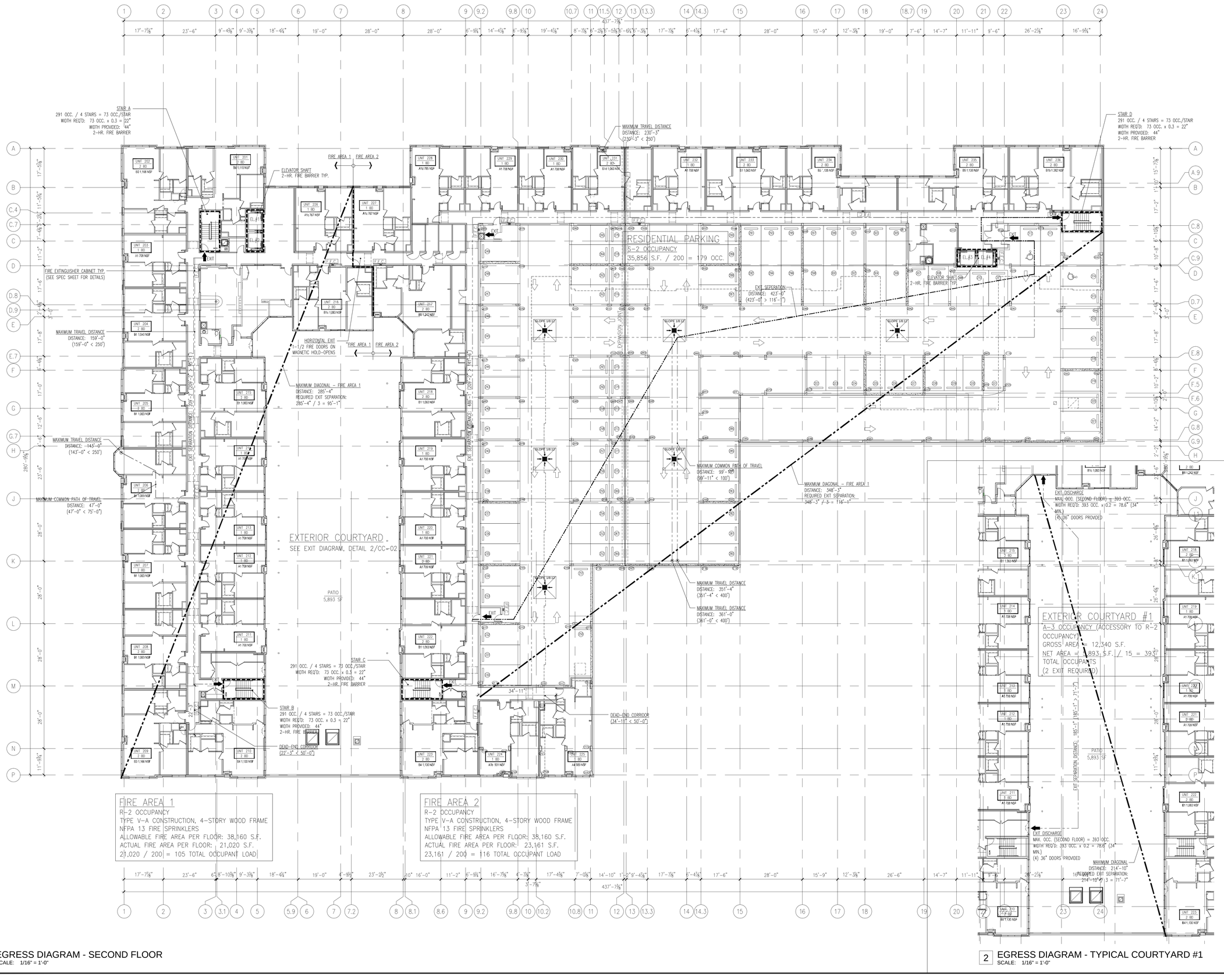

1 EGRESS DIAGRAM - SECOND FLOOR
SCALE: 1/16" = 1'-0"

2 EGRESS DIAGRAM - TYPICAL COURTYARD #1
SCALE: 1/16" = 1'-0"

- ADDED FIRE EXTINGUISHER CABINETS

NOTE: RECESSED FIRE EXTINGUISHER CABINETS TO BE FIRE RATED, SPACED NO MORE THAN 75 FEET APART. SEE SPECIFICATIONS FOR ADD. INFO

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CODE COMPLIANCE
SECOND FLOOR EGRESS DIAGRAM

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

CC-02

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STAIR A
291 OCC. / 4 STAIRS = 73 OCC./STAIR
WIDTH REQ'D: 73 OCC. x 0.3 = 22"
WIDTH PROVIDED: 44"
2-HR. FIRE BARRIER

ELEVATOR SHAFT
2-HR. FIRE BARRIER TYP.

FIRE EXTINGUISHER CABINET TYP.
(SEE SPEC SHEET FOR DETAILS)

MAXIMUM TRAVEL DISTANCE
DISTANCE: 159'-0"
(159'-0" < 250')

MAXIMUM TRAVEL DISTANCE
DISTANCE: 143'-0"
(143'-0" < 250')

MAXIMUM COMMON PATH OF TRAVEL
DISTANCE: 47'-0"
(47'-0" < 125'-0")

EXIT SEPARATION DISTANCE: 209'-2"

HORIZONTAL EXIT
1-1/2 FIRE DOORS ON
MAGNETIC HOLD-OPENS

FIRE AREA 1 | FIRE AREA 2

MAXIMUM DIAGONAL - FIRE AREA 1
DISTANCE: 285'-4"
REQUIRED EXIT SEPARATION:
285'-4" / 3 = 95'-1"

EXIT SEPARATION DISTANCE: 285'-4" > 141'-6"

MAXIMUM TRAVEL DISTANCE
DISTANCE: 230'-3"
(230'-3" < 250')

MAXIMUM TRAVEL DISTANCE
DISTANCE: 223'-2"
(223'-2" < 250')

MAXIMUM TRAVEL DISTANCE
DISTANCE: 213'-4"
(213'-4" < 250')

EXPANSION JOINT

EXTERIOR COURTYARD
SEE EXIT DIAGRAM, DETAIL 2/CC-03

MAXIMUM DIAGONAL - FIRE AREA 2
DISTANCE: 424'-7"
REQUIRED EXIT SEPARATION:
424'-7" / 3 = 141'-6"

STAIR D
291 OCC. / 4 STAIRS = 73 OCC./STAIR
WIDTH REQ'D: 73 OCC. x 0.3 = 22"
WIDTH PROVIDED: 44"
2-HR. FIRE BARRIER

STAIR D
291 OCC. / 4 STAIRS = 73 OCC./STAIR
WIDTH REQ'D: 73 OCC. x 0.3 = 22"
WIDTH PROVIDED: 44"
2-HR. FIRE BARRIER

ELEVATOR SHAFT
2-HR. FIRE BARRIER TYP.

DEAD-END CORRIDOR
(48'-3" < 50'-0")

STAIR C
291 OCC. / 4 STAIRS = 73 OCC./STAIR
WIDTH REQ'D: 73 OCC. x 0.3 = 22"
WIDTH PROVIDED: 44"
2-HR. FIRE BARRIER

STAIR B
291 OCC. / 4 STAIRS = 73 OCC./STAIR
WIDTH REQ'D: 73 OCC. x 0.3 = 22"
WIDTH PROVIDED: 44"
2-HR. FIRE BARRIER

DEAD-END CORRIDOR
(22'-3" < 50'-0")

EXIT DISCHARGE
MAX. OCC. (THIRD FLOOR) = 671 OCC.
WIDTH REQ'D: 671 OCC. x 0.2 = 134.2" (34" MIN.)
(6) 36" DOORS PROVIDED

EXTERIOR COURTYARD #2
A-3 OCCUPANCY (ACCESSORY TO R-2 OCCUPANCY)
GROSS AREA = 21,681 S.F.
NET AREA = 10,072 S.F. / 15 = 671
TOTAL OCCUPANTS
(2 EXITS REQUIRED)

EXIT SEPARATION DISTANCE: 192'-7" (193'-1" > 64'-4")

MAXIMUM DIAGONAL
DISTANCE: 193'-1"
REQUIRED EXIT SEPARATION:
193'-1" / 3 = 64'-4"

MAXIMUM TRAVEL DISTANCE
DISTANCE: 164'-6"
(164'-6" < 400')

EXIT DISCHARGE
MAX. OCC. (THIRD FLOOR) = 671 OCC.
WIDTH REQ'D: 671 OCC. x 0.2 = 134.2" (34" MIN.)
(6) 36" DOORS PROVIDED

FIRE AREA 1
R-2 OCCUPANCY
TYPE V-A CONSTRUCTION, 4-STORY WOOD FRAME
NFPA 13 FIRE SPRINKLERS
ALLOWABLE FIRE AREA PER FLOOR: 38,160 S.F.
ACTUAL FIRE AREA PER FLOOR: 21,015 S.F.
21,015 / 200 = 105 TOTAL OCCUPANT LOAD

FIRE AREA 2
R-2 OCCUPANCY
TYPE V-A CONSTRUCTION, 4-STORY WOOD FRAME
NFPA 13 FIRE SPRINKLERS
ALLOWABLE FIRE AREA PER FLOOR: 38,160 S.F.
ACTUAL FIRE AREA PER FLOOR: 37,185 S.F.
37,185 / 200 = 186 TOTAL OCCUPANT LOAD

1 EGRESS DIAGRAM - THIRD FLOOR
SCALE: 1/16" = 1'-0"

2 EGRESS DIAGRAM - TYPICAL COURTYARD #2
SCALE: 1/16" = 1'-0"

- ADDED FIRE EXTINGUISHER CABINETS

NOTE: RECESSED FIRE EXTINGUISHER CABINETS TO BE FIRE RATED, SPACED NO MORE THAN 75 FEET APART. SEE SPECIFICATIONS FOR ADD. INFO

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PROJECT NAME:

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PREPARED FOR:

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Englewood, NJ

Issue :	
Date :	For :
06.19.15.	BUDGET SET
08.24.15.	PERMIT SUBMITTAL
10.14.15.	CONSTRUCTION SET
03.30.16.	BULLETIN 1

CODE COMPLIANCE THIRD FLOOR EGRESS DIAGRAM

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

CC-03

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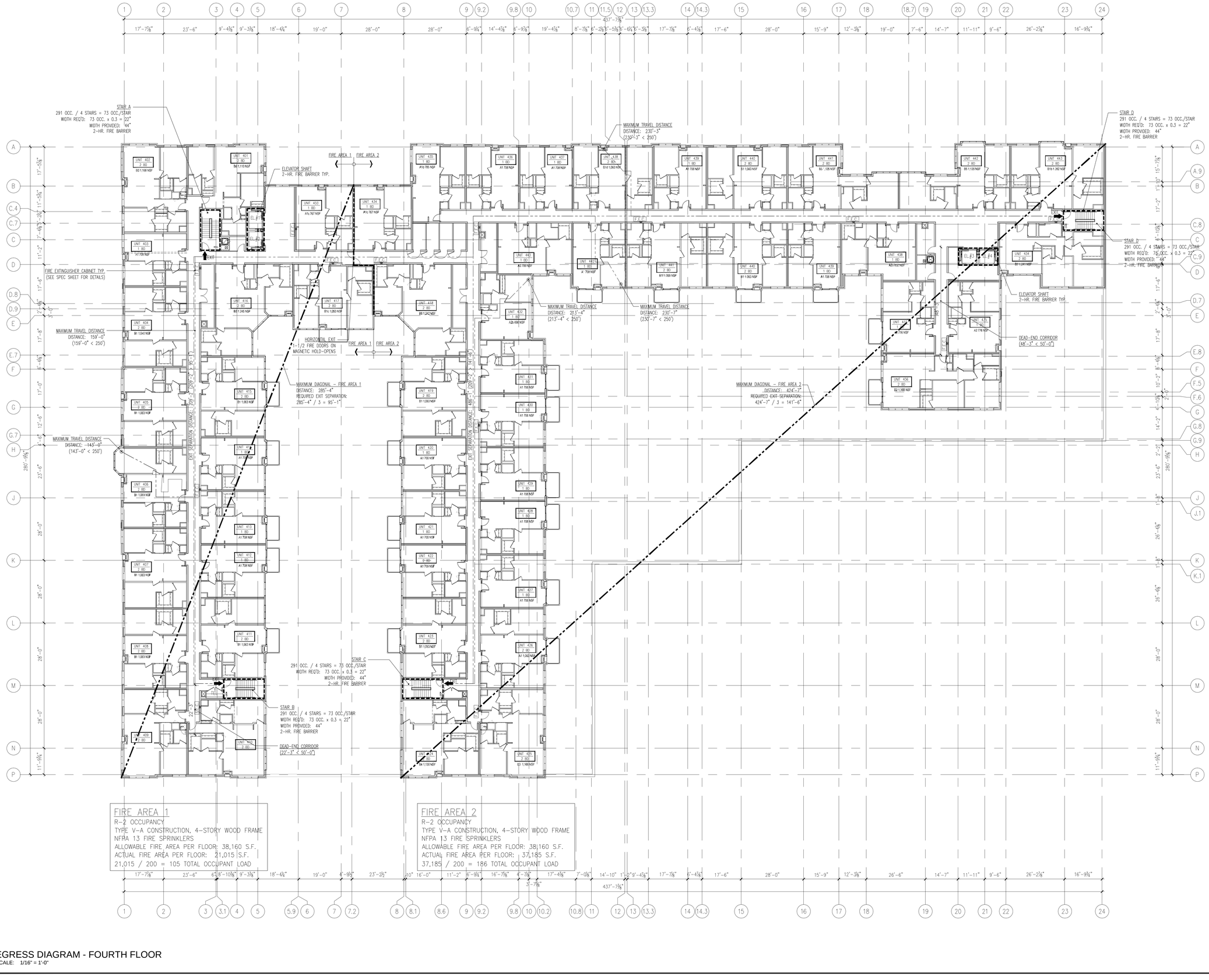

1 EGRESS DIAGRAM - FOURTH FLOOR
SCALE: 1/16" = 1'-0"

- ADDED FIRE EXTINGUISHER CABINETS

NOTE: RECESSED FIRE EXTINGUISHER CABINETS TO BE FIRE RATED, SPACED NO MORE THAN 75 FEET APART. SEE SPECIFICATIONS FOR ADD. INFO

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PROJECT NAME:

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Issue :	
Date :	For :
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CODE COMPLIANCE
FOURTH FLOOR EGRESS DIAGRAM

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

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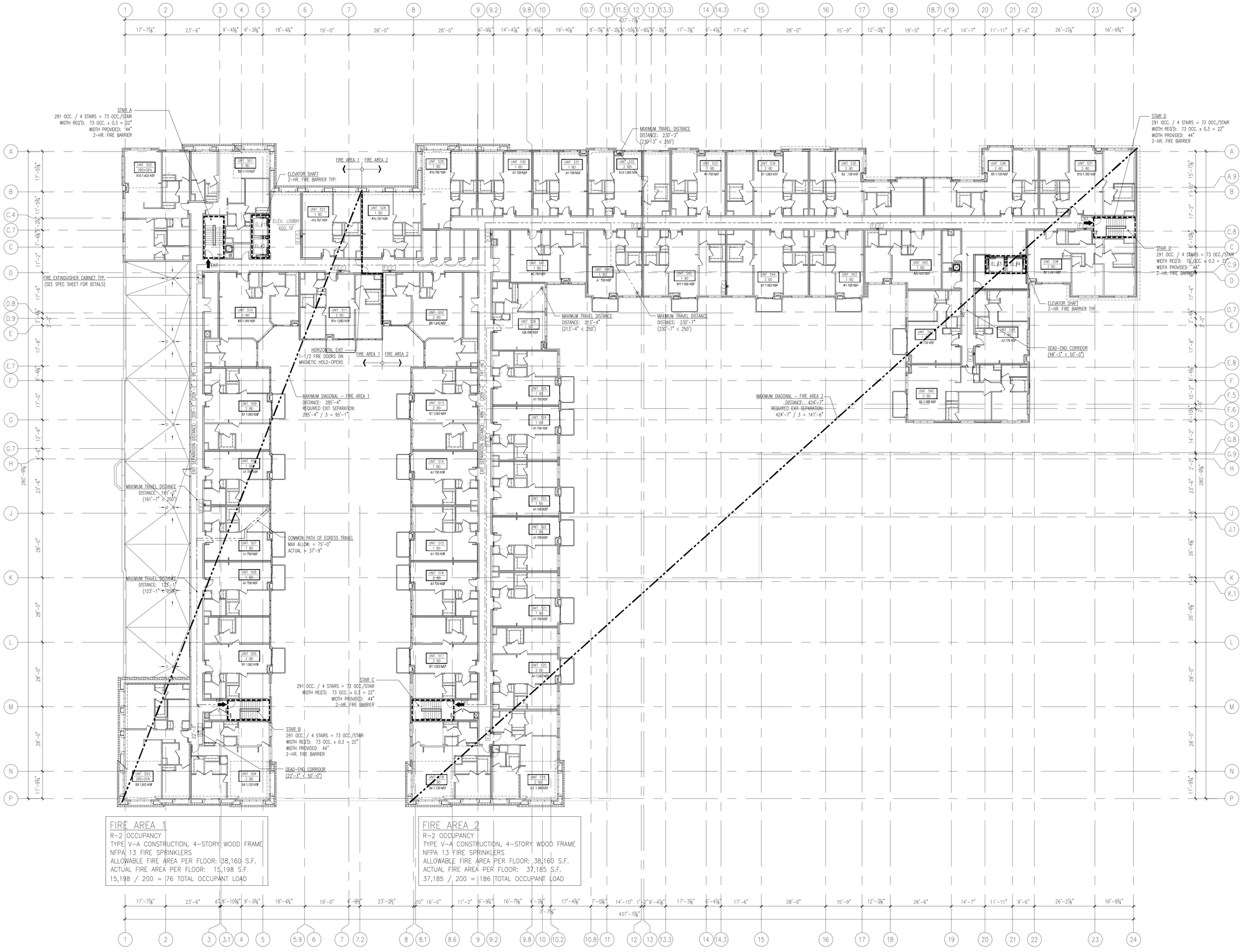

FIRE AREA 1

R-2 OCCUPANCY
TYPE V-A CONSTRUCTION, 4-STORY WOOD FRAME
NFPA 13 FIRE SPRINKLERS
ALLOWABLE FIRE AREA PER FLOOR: 38,160 S.F.
ACTUAL FIRE AREA PER FLOOR: 15,198 S.F.
15,198 / 200 = 76 TOTAL OCCUPANT LOAD

FIRE AREA 2

R-2 OCCUPANCY
TYPE V-A CONSTRUCTION, 4-STORY WOOD FRAME
NFPA 13 FIRE SPRINKLERS
ALLOWABLE FIRE AREA PER FLOOR: 38,160 S.F.
ACTUAL FIRE AREA PER FLOOR: 37,185 S.F.
37,185 / 200 = 186 TOTAL OCCUPANT LOAD

1 EGRESS DIAGRAM - FIFTH FLOOR
SCALE: 1/16" = 1'-0"

- ADDED FIRE EXTINGUISHER CABINETS

NOTE: RECESSED FIRE EXTINGUISHER CABINETS TO BE FIRE RATED, SPACED NO MORE THAN 75 FEET APART. SEE SPECIFICATIONS FOR ADD. INFO

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Issue :	
Date :	For :
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CODE COMPLIANCE
FIFTH FLOOR EGRESS DIAGRAM

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

CC-05

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UNIT COUNT

FLOOR	ONE BEDROOM	TWO BEDROOM
SECOND:	16	20
THIRD:	23	26
FOURTH:	25	28
FIFTH:	24	23
TOTAL:	88	97
SUB TOTAL:		185

PARKING COUNT

PARKING SPOTS	1ST FLOOR	2ND FLOOR
REGULAR:	167	54
COMPACT:	43	30
TANDEM:	16	16
H.C.:	5	2
TOTAL:	229	102
SUB TOTAL:		331

NOTES

- SEE EXPANSION JOINT DETAILS ON PAGE A403 TO DETERMINE JOINT TYPE

-REMOVED BRICK RETURNS
-UPDATED TAGS
-ADDED DOOR TO BACK OF BUILDING
-ADDED CONC. SHEAR WALLS
-UPDATED WALL THICKNESS FOR CONSTRUCTION TOLERANCES
-UPDATED SPOT ELEVATIONS TO CONFORM WITH NEW BLDG. HEIGHT
-TAGS FOR NEW SECTIONS / ELEVATIONS
-MADE ALL CHANGES OUTLINED IN 6-19-2015 PLAN COMMENTS

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GROUND FLOOR PLAN

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A101

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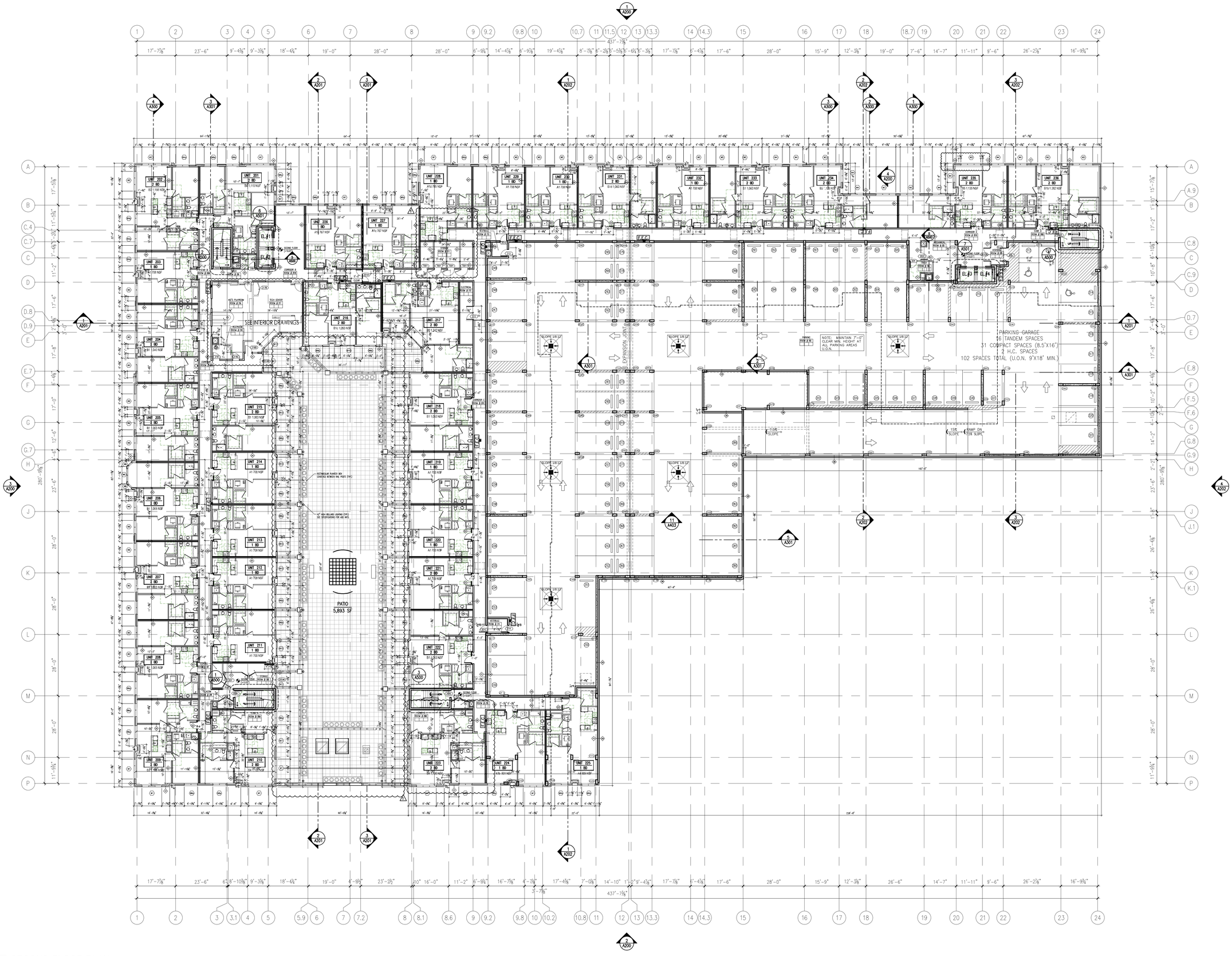
1 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

UNIT COUNT

FLOOR	ONE BEDROOM	TWO BEDROOM
SECOND:	16	20
THIRD:	23	26
FOURTH:	25	28
FIFTH:	24	23
TOTAL:	88	97
SUB TOTAL:		185

PARKING COUNT

PARKING SPOTS	1ST FLOOR	2ND FLOOR
REGULAR:	167	54
COMPACT:	43	30
TANDEM:	16	16
H.C.:	5	2
TOTAL:	229	102
SUB TOTAL:		331

-REMOVED BRICK RETURNS
-UPDATED TAGS
-ADDED DOOR TO BACK OF BUILDING
-ADDED CONC. SHEAR WALLS
-UPDATED WALL THICKNESS FOR CONSTRUCTION TOLERANCES
-UPDATED SPOT ELEVATIONS TO CONFORM WITH NEW BLDG. HEIGHT
-TAGS FOR NEW SECTIONS / ELEVATIONS
-MADE ALL CHANGES OUTLINED IN 6-19-2015 PLAN COMMENTS

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SECOND FLOOR PLAN

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A102

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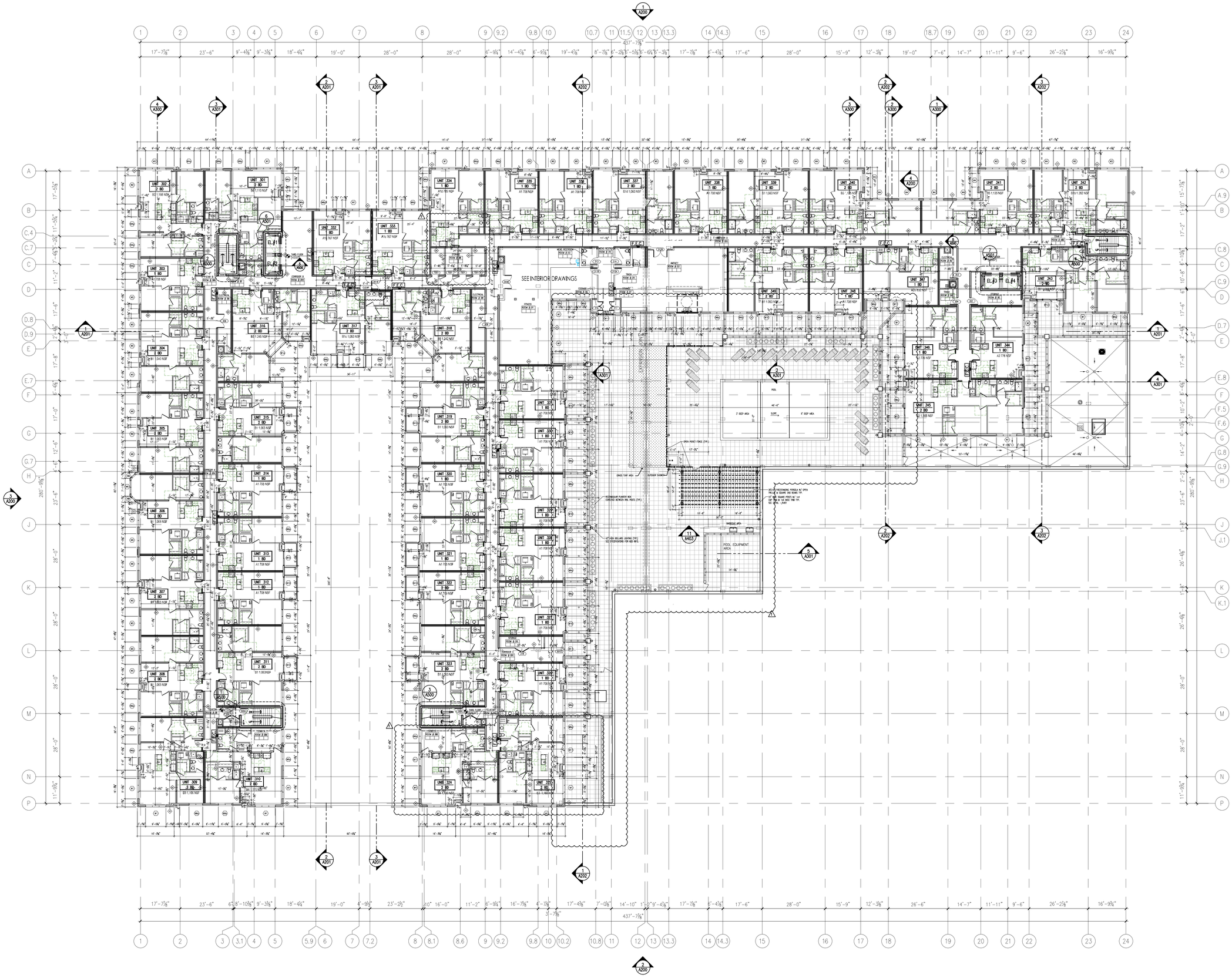

1 THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

UNIT COUNT

FLOOR	ONE BEDROOM	TWO BEDROOM
SECOND:	16	20
THIRD:	23	26
FOURTH:	25	28
FIFTH:	24	23
TOTAL:	88	97
SUB TOTAL:		185

-REMOVED BRICK RETURNS
-UPDATED TAGS
-ADDED DOOR TO BACK OF BUILDING
-ADDED CONC. SHEAR WALLS
-UPDATED WALL THICKNESS FOR CONSTRUCTION TOLERANCES
-UPDATED SPOT ELEVATIONS TO CONFORM WITH NEW BLDG. HEIGHT
-TAGS FOR NEW SECTIONS / ELEVATIONS
-MADE ALL CHANGES OUTLINED IN 6-19-2015 PLAN COMMENTS

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THIRD FLOOR PLAN

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A103

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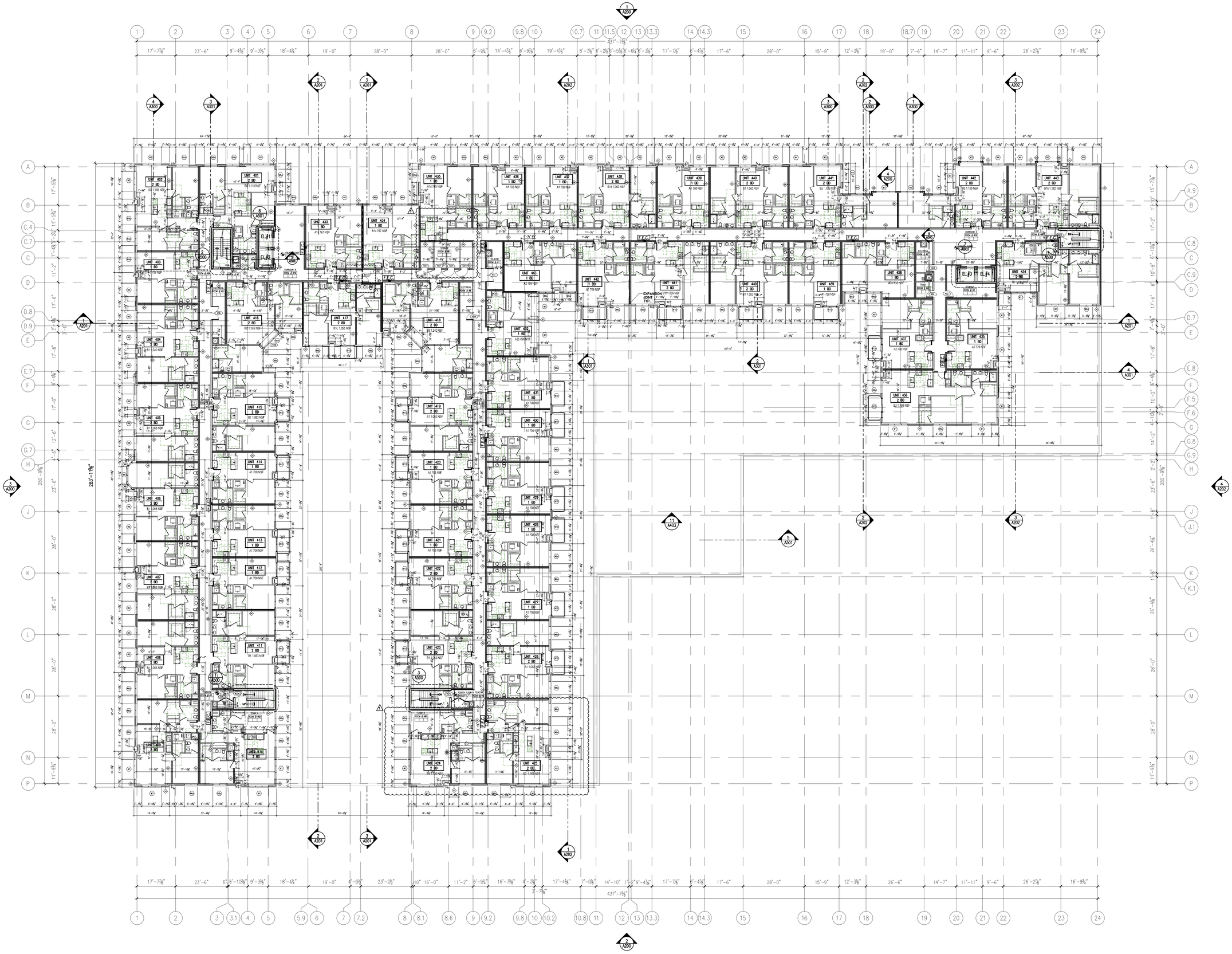
283'-11⅝"
437'-7⅜"
17'-7⅞"
23'-6"
9'-4⅝"
9'-3⅜"
18'-4¼"
19'-0"
28'-0"
6'-9¼"
14'-4⅞"
6'-9⅞"
19'-4⅛"
8'-7⅞"
6'-2⅛"
6'-5⅜"
6'-6⅛"
6'-3⅜"
17'-7⅞"
6'-4⅞"
17'-6"
15'-9"
12'-3⅜"
7'-6"
14'-7"
11'-11"
9'-6"
26'-2⅞"
16'-9¾"
UNIT 401 2 BD B1 1,115 NSF
UNIT 402 2 BD B1 1,194 NSF
UNIT 403 1 BD A1 708 NSF
UNIT 404 1 BD A1 740 NSF
UNIT 405 1 BD B1 1,063 NSF
UNIT 406 1 BD A1 708 NSF
UNIT 407 2 BD B1 1,063 NSF
UNIT 408 1 BD B2 1,063 NSF
UNIT 409 1 BD
UNIT 410 2 BD
UNIT 411 2 BD B1 1,063 NSF
UNIT 412 1 BD A1 708 NSF
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UNIT 415 2 BD B1 1,063 NSF
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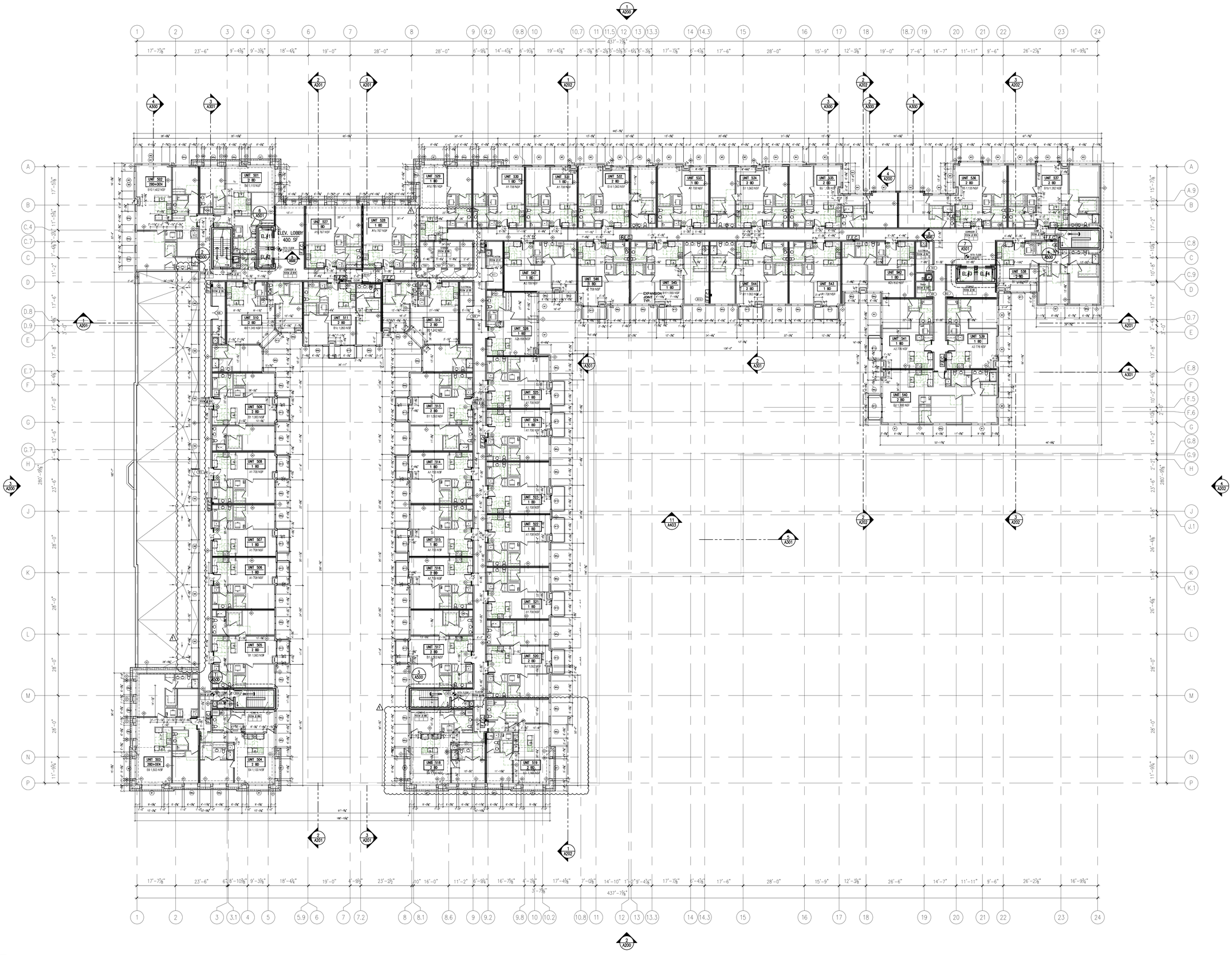
UNIT 443 2 BD B1b 1,262 NSF
UNIT 434 2 BD B1 1,058 NSF
UNIT 435 1 BD A2 778 NSF
UNIT 436 2 BD B2 1,180 NSF
EXPANSION JOINT TYP.
EL.#1
EL.#2
EL.#3
EL.#4
ELEVATOR 3 STOP 4 REC
ELEVATOR 4 STOP 4 REC
ELEVATOR 5 STOP 4 REC
ELEVATOR 6 STOP 4 REC
ELEVATOR 7 STOP 4 REC
ELEVATOR 8 STOP 4 REC
ELEVATOR 9 STOP 4 REC
ELEVATOR 10 STOP 4 REC
ELEVATOR



1 FIFTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

UNIT COUNT

FLOOR	ONE BEDROOM	TWO BEDROOM
SECOND:	16	20
THIRD:	23	26
FOURTH:	25	28
FIFTH:	24	23
TOTAL:	88	97
SUB TOTAL:		185

-REMOVED BRICK RETURNS
-UPDATED TAGS
-ADDED DOOR TO BACK OF BUILDING
-ADDED CONC. SHEAR WALLS
-UPDATED WALL THICKNESS FOR CONSTRUCTION TOLERANCES
-UPDATED SPOT ELEVATIONS TO CONFORM WITH NEW BLDG. HEIGHT
-TAGS FOR NEW SECTIONS / ELEVATIONS
-MADE ALL CHANGES OUTLINED IN 6-19-2015 PLAN COMMENTS

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PROJECT NAME:

One William
Englewood, NJ

PREPARED FOR:

The Sterling Properties Group, LLC | BNE Real Estate Group
Englewood, NJ

Issue :	
Date :	For :
06.19.15.	BUDGET SET
08.24.15.	PERMIT SUBMITTAL
10.14.15.	CONSTRUCTION SET
03.30.16.	BULLETIN 1

FIFTH FLOOR PLAN

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A105

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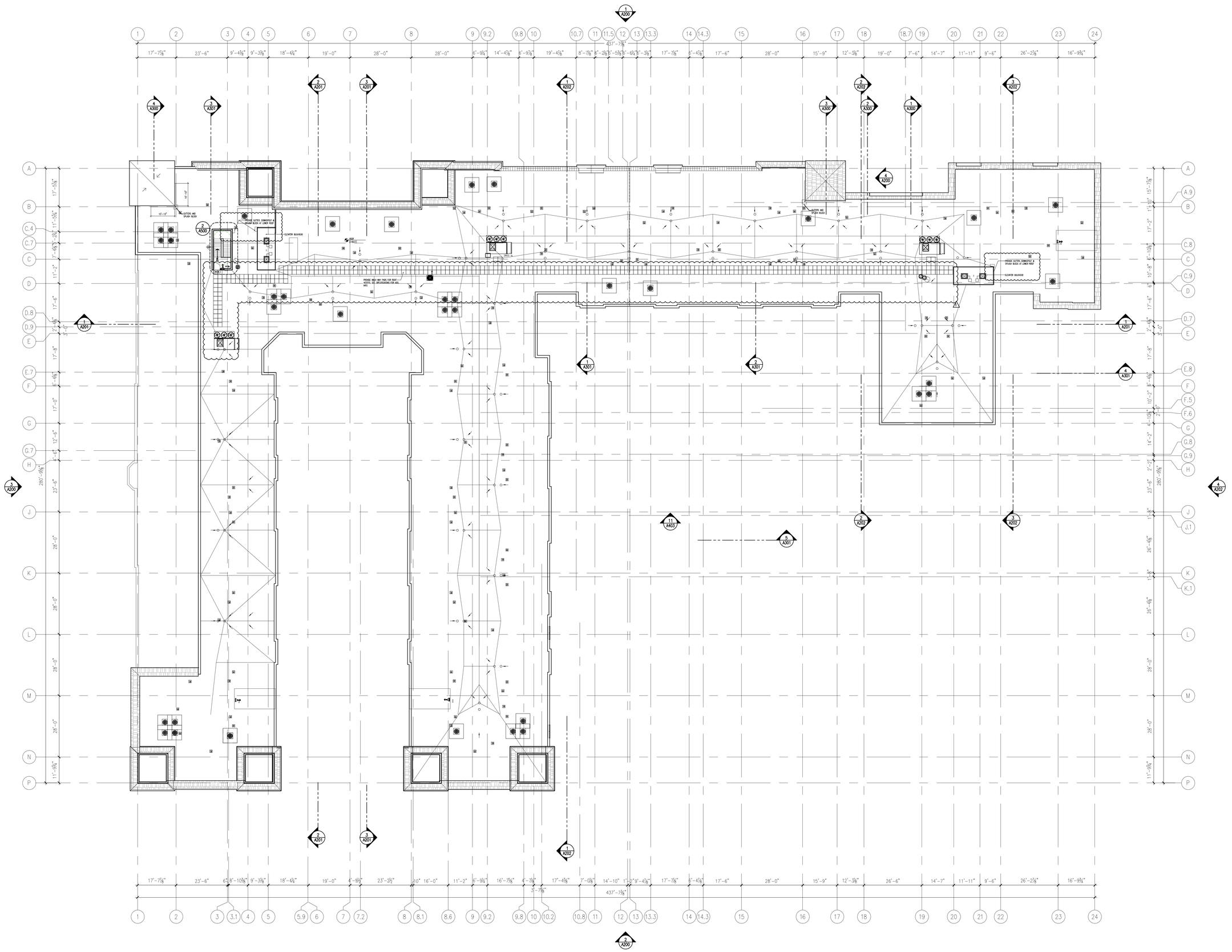

1 ROOF PLAN
SCALE: 1/16" = 1'-0"

-REMOVED BRICK RETURNS
-UPDATED TAGS
-ADDED DOOR TO BACK OF BUILDING
-ADDED CONC. SHEAR WALLS
-UPDATED WALL THICKNESS FOR CONSTRUCTION TOLERANCES
-UPDATED SPOT ELEVATIONS TO CONFORM WITH NEW BLDG. HEIGHT
-TAGS FOR NEW SECTIONS / ELEVATIONS
-MADE ALL CHANGES OUTLINED IN 6-19-2015 PLAN COMMENTS

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PROJECT NAME:

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Issue :	
Date :	For :
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08.24.15.	PERMIT SUBMITTAL
10.14.15.	CONSTRUCTION SET
03.30.16.	BULLETIN 1

ROOF PLAN

Job Number :	201319
Scale :	AS NOTED
Drawn By :	DK

A106

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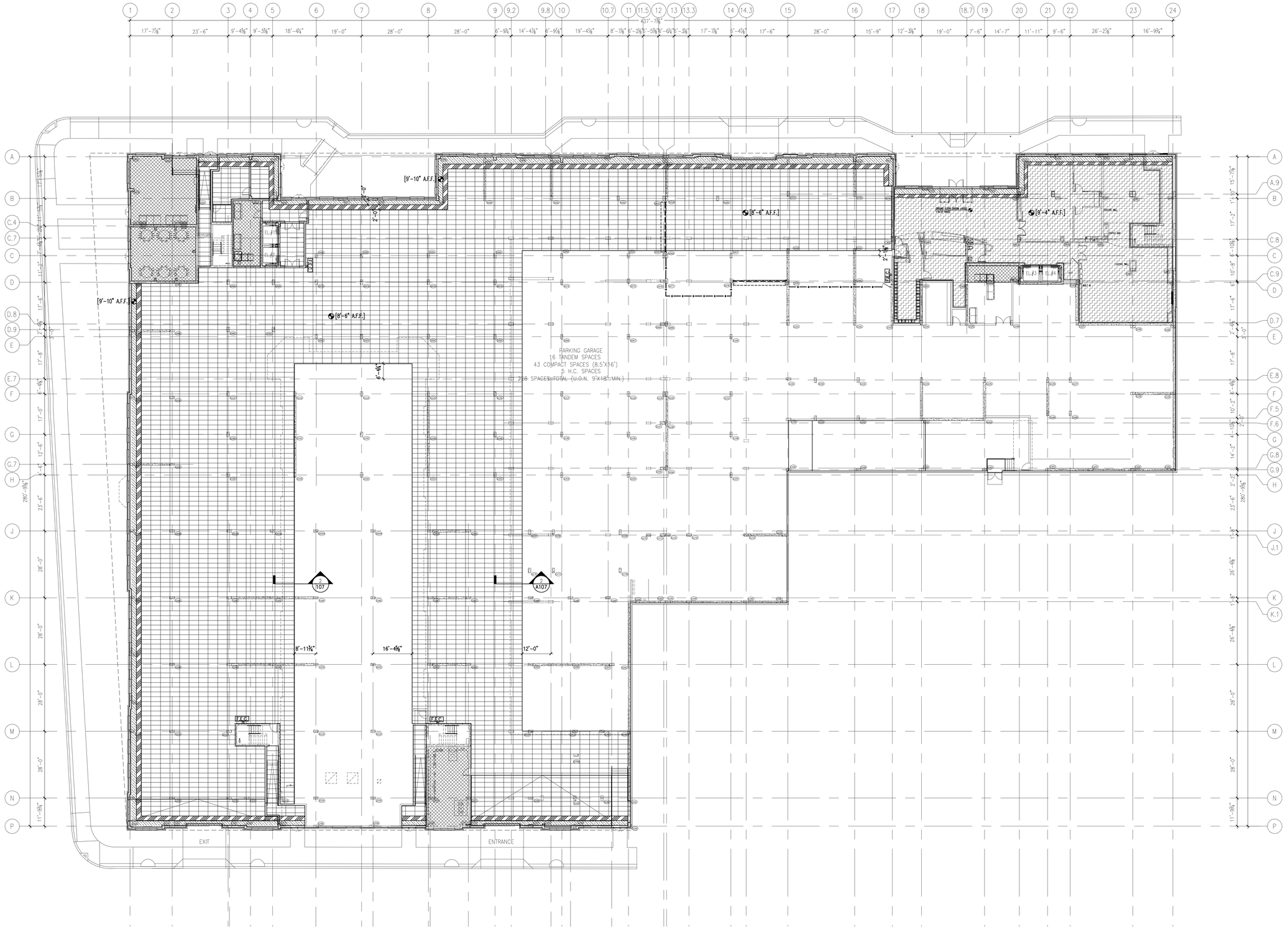
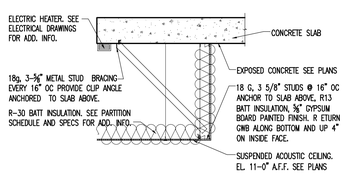
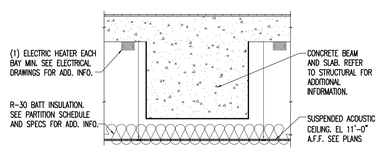


1 GROUND FLOOR REFLECTED CEILING PLAN
SCALE: 1/16" = 1'-0"



2 SUSPENDED CEILING/SLAB DETAIL
SCALE: 1/2" = 1'-0"



3 SUSPENDED CEILING/BEAM DETAIL
SCALE: 1/2" = 1'-0"

-UPDATED TO CONFORM WITH NEW FLOOR TO FLOOR HEIGHTS

GENERAL NOTE:
1. SEE INTERIOR DESIGN DRAWINGS FOR AMENITY AREA AND CORRIDOR CEILING DIMENSIONS AND DETAILS.

CEILING LEGEND

- EXPOSED CEILING. SEE DRAWINGS E2.1 THOROUGH E2.5 FOR UNIT CEILING AND LIGHTING PLANS.
- SUSPENDED VINYL COATED GYPSUM LAY IN PANEL CEILING WITH HOLD DOWN CLIPS AND BATT INSULATION SEE PLAN FOR CEILING HEIGHT
- SLOPED GYPSUM BOARD CEILING, WITH 3" SPRAY FOAM INSULATION. SEE SECTIONS / INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION.
- GYPSUM BOARD DROPPED CEILING WITH 3" SPRAY FOAM INSULATION. 9'10" CLEAR. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- GWB CEILING. 3" SPRAY FOAM INSULATION. SEE PLANS FOR CEILING HEIGHT, SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- DROPPED GWB CEILING , ACOUSTICAL INSULATION . SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

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PROJECT NAME:
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Englewood, NJ

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Issue :	
Date :	For :
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03.30.16.	BULLETIN 1

GROUND FLOOR
REFLECTED CEILING PLAN

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A107

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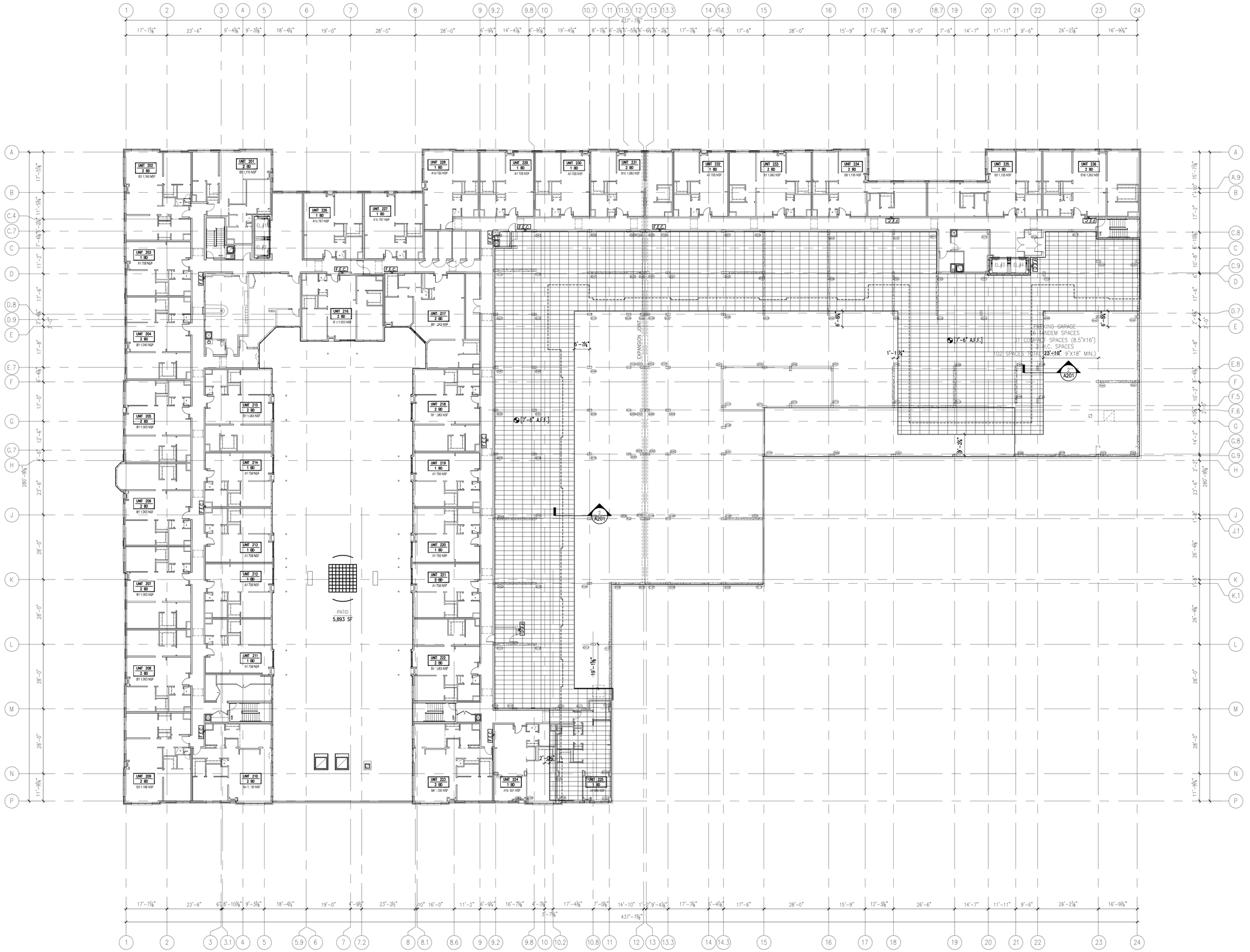

1 SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/16" = 1'-0"

-UPDATED TO CONFORM WITH NEW FLOOR TO FLOOR HEIGHTS

GENERAL NOTE:
1. SEE INTERIOR DESIGN DRAWINGS FOR AMENITY AREA AND CORRIDOR CEILING DIMENSIONS AND DETAILS.

CEILING LEGEND

- EXPOSED CEILING. SEE DRAWINGS E2.1 THOROUGH E2.5 FOR UNIT CEILING AND LIGHTING PLANS.
- SUSPENDED VINYL COATED GYPSUM LAY IN PANEL CEILING WITH HOLD DOWN CLIPS.
- GYPSUM BOARD CEILING. SEE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION.
- 3" SPRAY FOAM INSULATION OVER EXPOSED CEILING. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 3" SPRAY FOAM INSULATION OVER EXPOSED CEILING. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

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Englewood, NJ

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03.30.16.	BULLETIN 1

SECOND FLOOR
REFLECTED CEILING PLAN

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A108

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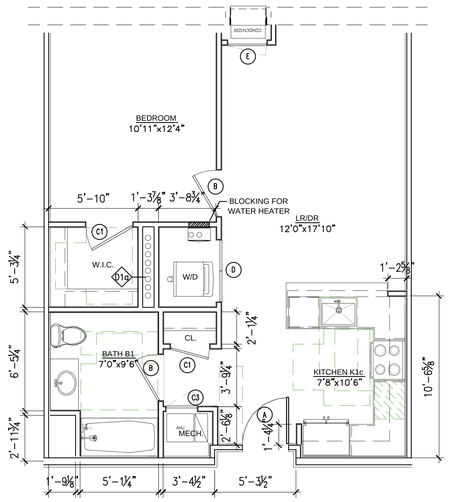
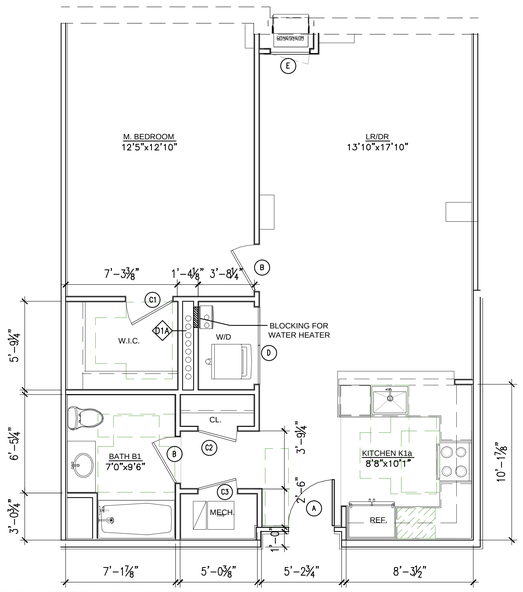
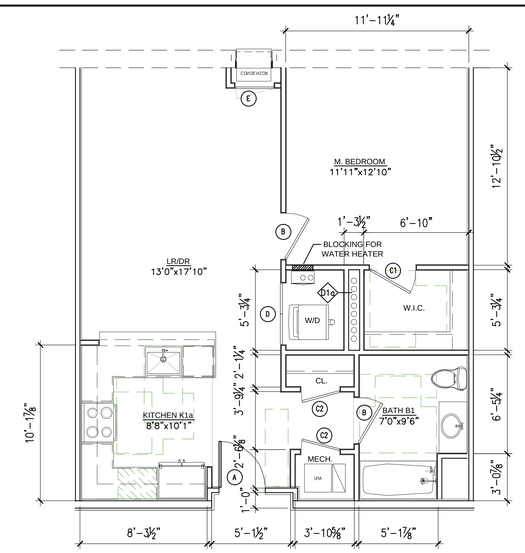


1 ONE BEDROOM - TYPE A1A - 708 SF
SCALE: 1/4" = 1'-0"



2 ONE BEDROOM - TYPE A1B - 804 SF
SCALE: 1/4" = 1'-0"



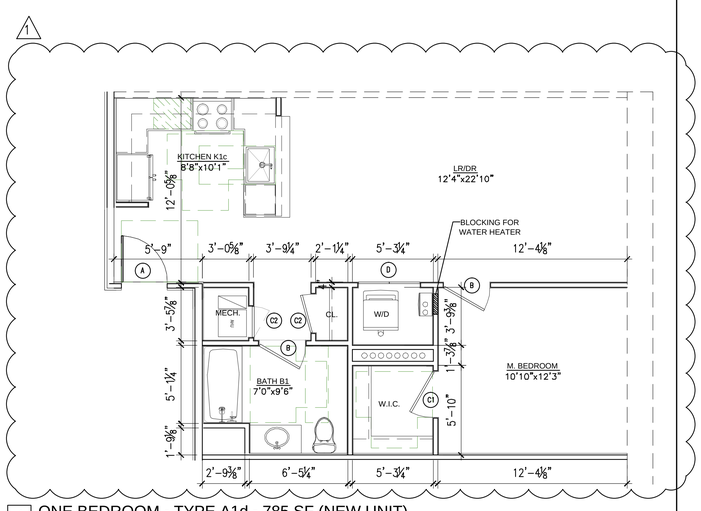
3 ONE BEDROOM - TYPE A1C - 767 SF
SCALE: 1/4" = 1'-0"

NOTE: ALL UNIT PARTITION WALLS TYPE D1 UNLESS OTHERWISE TAGGED

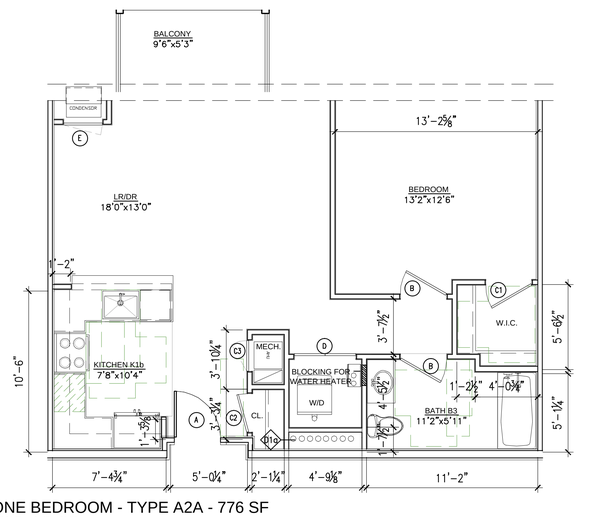
NOTE: LOCATION OF EXTERIOR WALLS / EXISTENCE OF WINDOWS/DOORS, BALCONIES AND CONDENSERS VARY. SEE OVERALL PLANS TO CONFIRM LOCATIONS

NOTE: ALL CONDENSER ACCESS DOORS TO BE DOOR TYPE E, DOORS TO BE LOCATED DIRECTLY IN FRONT OF CONDENSER

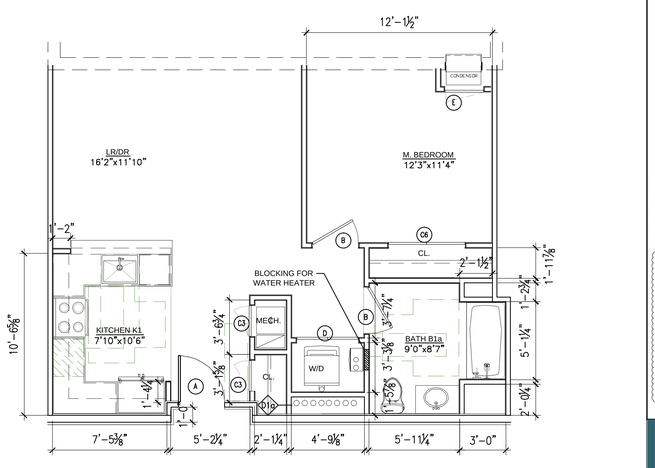
NOTE: SEE FINISH SCHEDULE ON PAGE A605



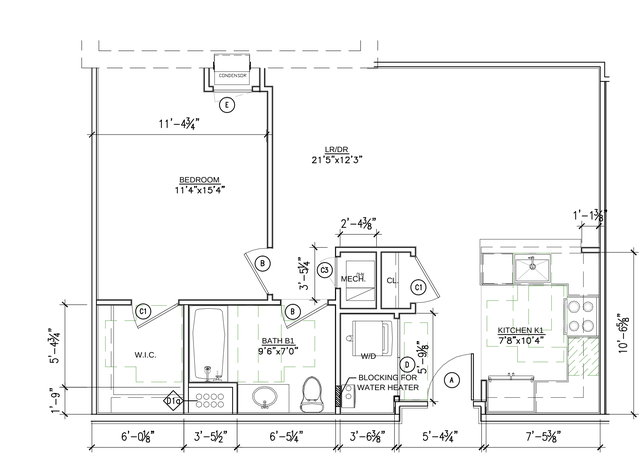
4 ONE BEDROOM - TYPE A1d - 785 SF (NEW UNIT)
SCALE: 1/4" = 1'-0"



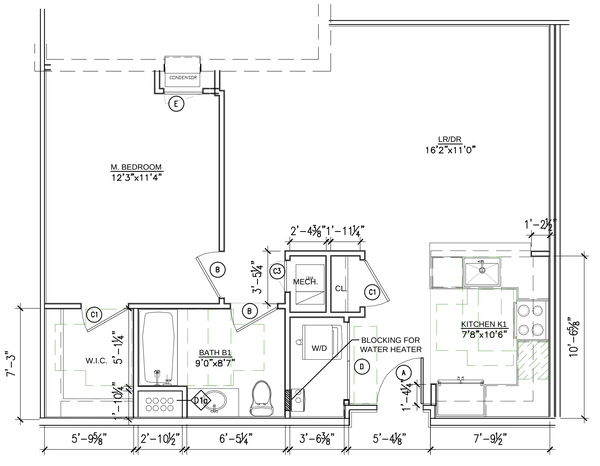
5 ONE BEDROOM - TYPE A2A - 776 SF
SCALE: 1/4" = 1'-0"



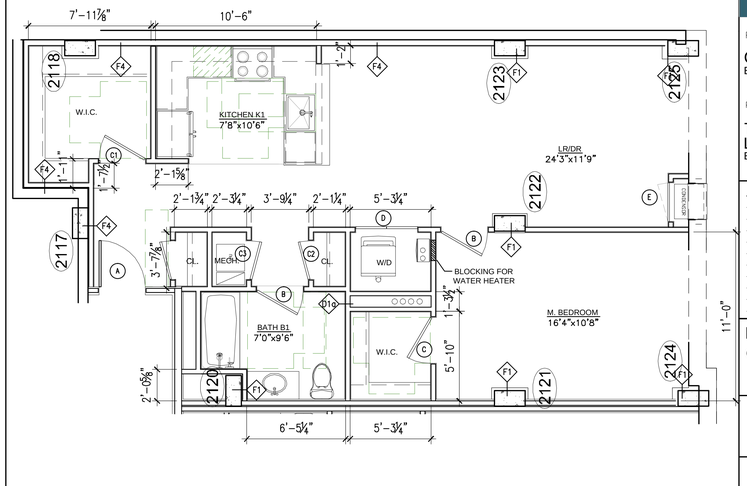
6 ONE BEDROOM - TYPE A2B - 696 SF
SCALE: 1/4" = 1'-0"



7 ONE BEDROOM - TYPE A3A - 789 SF
SCALE: 1/4" = 1'-0"



8 ONE BEDROOM - TYPE A3B - 831 SF
SCALE: 1/4" = 1'-0"



9 ONE BEDROOM - TYPE A4 - 989 SF
SCALE: 1/4" = 1'-0"

-12/22 - UPDATED UNIT MATRIX SHOWN ON UNIT PLANS, REORGANIZED UNIT TYPES AND SQUAREFOOTAGES TO ACCURATELY REFLECT CURRENT UNIT MATRIX AND OVERALL PLANS

-TYPE A1e RENAMED TO A4
-REMOVED SHAFT WALLS, REPLACED WITH TYPE D1e
-WALLS SHIFTED SLIGHTLY TO CONFORM WITH CORRIDOR WALL CONSTRUCTION TOLERANCE SHIFT
-ADDED BLOCKING FOR WATER HEATERS
-ADDED KITCHEN AND BATHROOM TYPE INFORMATION

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PROJECT NAME:

One William
Englewood, NJ

PREPARED FOR:

The Sterling Properties Group, LLC | BNE Real Estate Group
Englewood, NJ

Issue :	
Date :	For :
06.19.15.	BUDGET SET
08.24.15.	PERMIT SUBMITTAL
10.14.15.	CONSTRUCTION SET
03.30.16.	BULLETIN 1

ENLARGED UNIT PLANS
ONE BEDROOM

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A110

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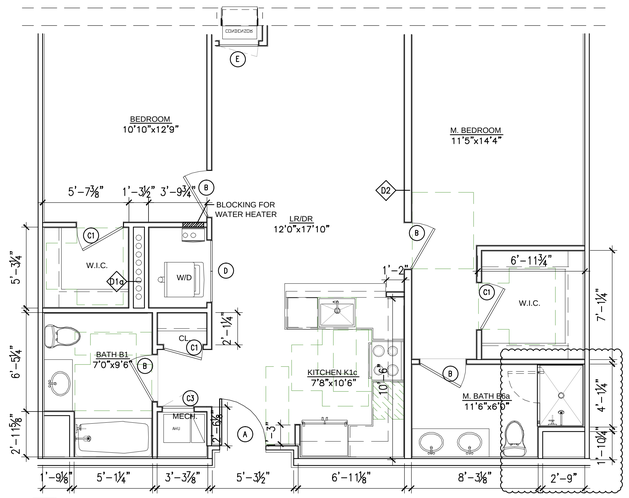
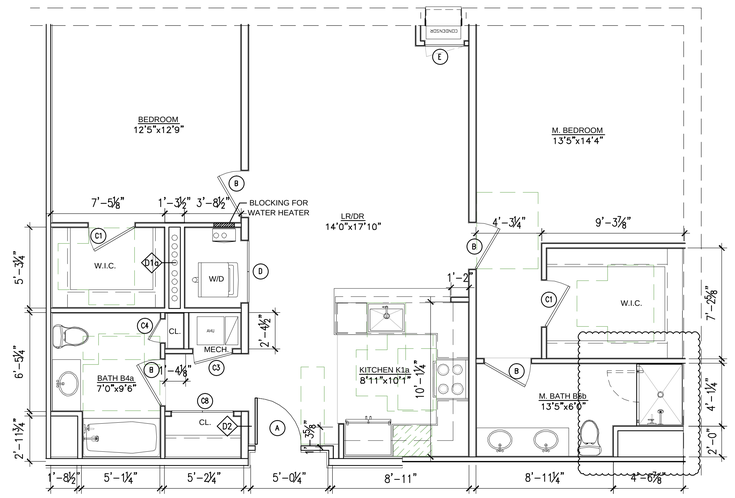
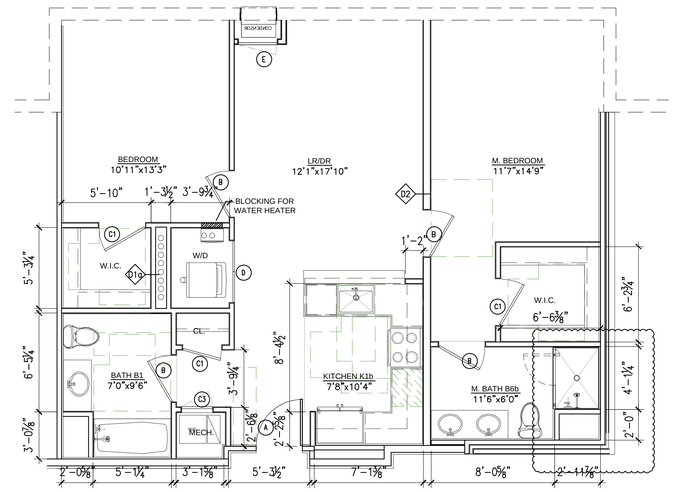


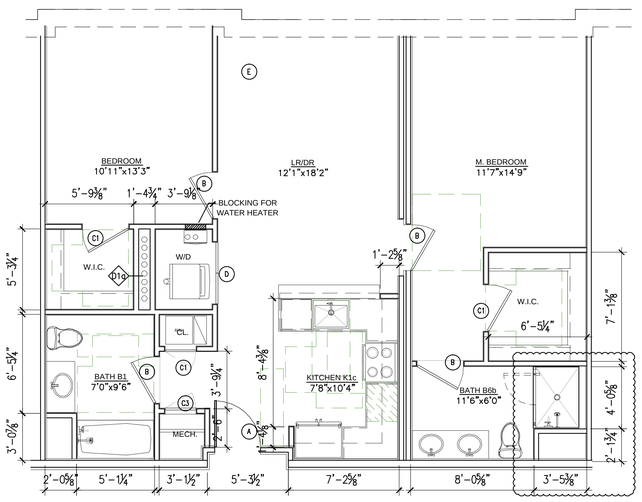
1 TWO BEDROOM - TYPE B1A - 1,063 SF
SCALE: 1/4" = 1'-0"



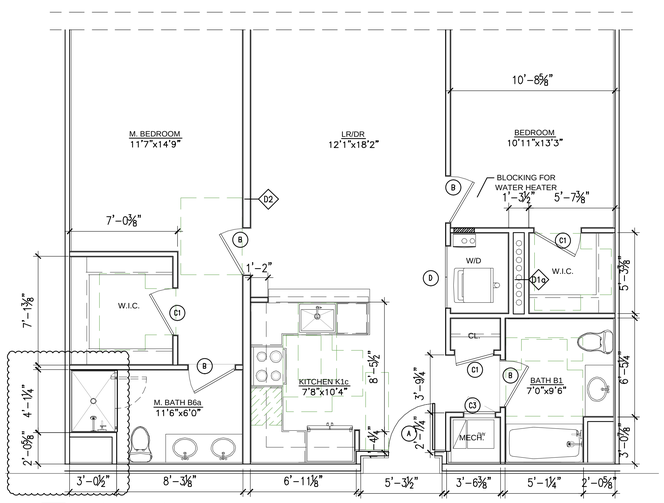
2 TWO BEDROOM - TYPE B1B - 1,262 SF
SCALE: 1/4" = 1'-0"



3 TWO BEDROOM - TYPE B1C - 1,053 SF
SCALE: 1/4" = 1'-0"



4 TWO BEDROOM - TYPE B1D - 1,063 SF
SCALE: 1/4" = 1'-0"



5 TWO BEDROOM - TYPE B1E - 1,069 SF
SCALE: 1/4" = 1'-0"

ENGLEWOOD

UNIT MATRIX

UNIT TYPE	DESCRIPTION	NET SF (SF)	balcony (SF)	2nd Floor # of units	2nd Floor Total net SF	2nd Floor Total balc SF	3rd Floor # of units	3rd Floor Total net SF	3rd Floor Total balc SF	4th Floor # of units	4th Floor Total net SF	4th Floor Total balc SF	6th Floor # of units	6th Floor Total net SF	6th Floor Total balc SF
A1	1 BED	708	0	5	3540	0	5	3540	0	5	3540	0	4	2832	0
A1 (Balcony)	1 BED	708	60	0	0	0	6	4248	360	13	9204	780	13	9204	780
A1 (Terrace)	1 BED	708	260	7	4956	1820	7	4956	1820	0	0	0	0	0	0
A1b	1 BED	931	0	1	931	0	0	0	0	0	0	0	0	0	0
A1c	1 BED	767	0	2	1534	0	2	1534	0	2	1534	0	2	1534	0
A1d	1 BED	785	0	1	785	0	1	785	0	1	785	0	1	785	0
A2	1 BED	776	0	0	0	0	0	0	0	1	776	0	1	776	0
A2 (Balcony)	1 BED	776	60	0	0	0	0	0	0	1	776	60	1	776	60
A2 (Terrace)	1 BED	776	228	0	0	0	2	1552	456	0	0	0	0	0	0
A2b	1 BED	696	0	0	0	0	0	0	0	1	696	0	1	696	0
A3	1 BED	789	0	0	0	0	0	0	0	1	789	0	1	789	0
A3b	1 BED	831	0	0	0	0	0	0	0	1	831	0	1	831	0
A4	1 BED	989	0	1	989	0	0	0	0	0	0	0	0	0	0
B1	2 BED	1063	0	6	6378	0	6	6378	0	6	6378	0	6	6378	0
B1 (Balcony)	2 BED	1063	60	0	0	0	4	4252	240	6	6378	360	6	6378	360
B1 (Terrace)	2 BED	1063	288	3	3189	864	1	1063	288	0	0	0	0	0	0
B1b	2 BED	1262	0	1	1262	0	1	1262	0	0	0	0	1	1262	0
B1c (Balcony)	2 BED	1053	60	0	0	0	1	1053	60	1	1053	60	1	1053	60
B1c (Terrace)	2 BED	1053	300	1	1053	300	0	0	0	0	0	0	0	0	0
B1d	2 BED	1063	0	1	1063	0	1	1063	0	0	0	0	1	1063	0
B1e	2 BED	1069	60	0	0	0	0	0	0	1	1069	60	1	1069	60
B2	2 BED	1368	63	0	0	0	0	0	0	1	1368	63	1	1368	63
B2 (Terrace)	2 BED	1368	400	0	0	0	1	1368	400	0	0	0	0	0	0
B3	2 BED	1166	0	2	2332	0	2	2332	0	3	3498	0	1	1166	0
B3 (Terrace)	2 BED	1166	241	0	0	0	1	1166	241	0	0	0	0	0	0
B4	2 BED	1170	0	0	0	0	2	2340	0	2	2340	0	2	2340	0
B4 (Terrace)	2 BED	1170	360	2	2340	720	0	0	0	0	0	0	0	0	0
B5	2 BED	1135	0	2	2270	0	2	2270	0	2	2270	0	2	2270	0
B6	2 BED	1110	0	1	1110	0	1	1110	0	1	1110	0	1	1110	0
B7	2 BED	1241	0	0	0	0	1	1241	0	1	1241	0	1	1241	0
B7 (Terrace)	2 BED	1241	0	0	0	0	0	0	0	0	0	0	0	0	0
B8	2 BED	1242	0	0	0	0	2	2484	0	2	2484	0	2	2484	0
B8 (Terrace)	2 BED	1242	290	1	1242	290	0	0	0	0	0	0	0	0	0
B9	2 BED + DEN	1503	0	0	0	0	0	0	0	0	0	0	1	1503	0
B10	2 BED + DEN	1439	0	0	0	0	0	0	0	0	0	0	1	1439	0
TOTAL					34974	3988		46828	3859		50445	1383		45032	1383

BLDG DATA

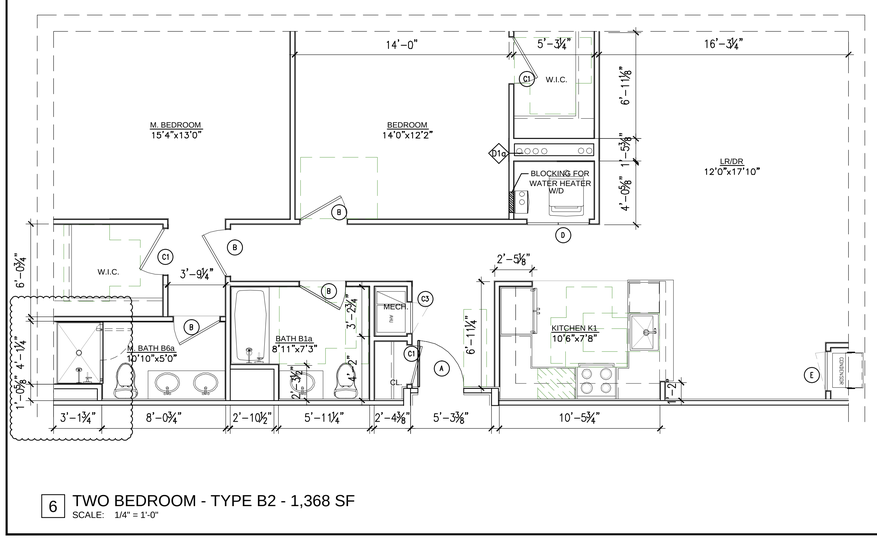
FLOOR	PARKING	PATIO/POOL DECK	COMMON AREA (Gross SF) inc stairs, Mech rooms, storage, hallways	COMMON AREA (Gross SF) inc lobby, amenity areas	Balconies (SF)	EXTERIOR MECH AREA(On Second And Third Floor Deck) (SF)	DWELLING UNITS (Net SF)	Total Gross
1ST	79,800	0	6277	6074	0	0	0	92,151
2ND	34,669	7,014	8,912	1,287	3988	1,106	34974	92,150
3RD	0	12,446	12,409	3,292	3859	4,240	46828	83075
4TH	0	0	8,388	0	1383	0	50445	60216
5TH	0	0	8,388	0	1383	0	45032	54803
TOTAL	114,669	19462	44373	10653	10613	5346	177279	382,395

NOTE: ALL UNIT PARTITION WALLS TYPE D1 UNLESS OTHERWISE TAGGED

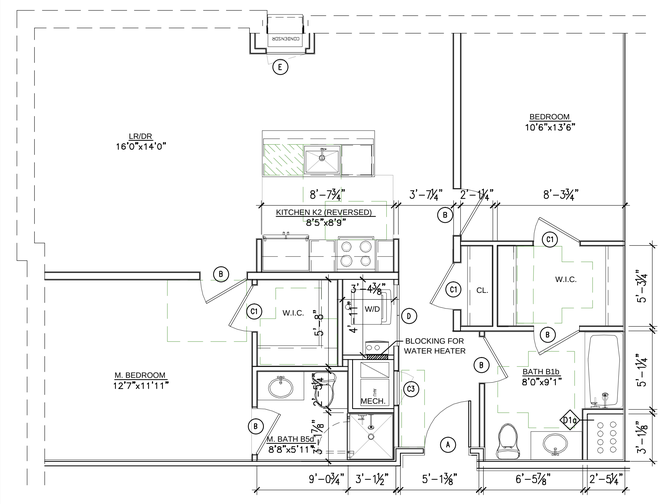
NOTE: LOCATION OF EXTERIOR WALLS / EXISTENCE OF WINDOWS/DOORS, BALCONIES AND CONDENSERS VARY. SEE OVERALL PLANS TO CONFIRM LOCATIONS

NOTE: ALL CONDENSER ACCESS DOORS TO BE DOOR TYPE E, DOORS TO BE LOCATED DIRECTLY IN FRONT OF CONDENSER

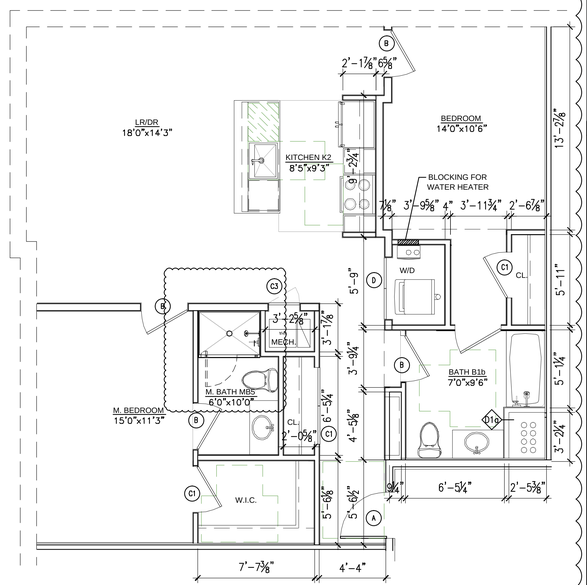
NOTE: SEE FINISH SCHEDULE ON PAGE A605



6 TWO BEDROOM - TYPE B2 - 1,368 SF
SCALE: 1/4" = 1'-0"



7 TWO BEDROOM - TYPE B3 - 1,166 SF
SCALE: 1/4" = 1'-0"



8 TWO BEDROOM - TYPE B4 - 1,170 SF
SCALE: 1/4" = 1'-0"

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MHSArchitects.com

PROJECT NAME:

One William
Englewood, NJ

PREPARED FOR:

The Sterling Properties Group, LLC | BNE Real Estate Group
Englewood, NJ

Issue :	
Date :	For :
06.19.15.	BUDGET SET
08.24.15.	PERMIT SUBMITTAL
10.14.15.	CONSTRUCTION SET
03.30.16.	BULLETIN 1

ENLARGED UNIT PLANS
TWO BEDROOM

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A111

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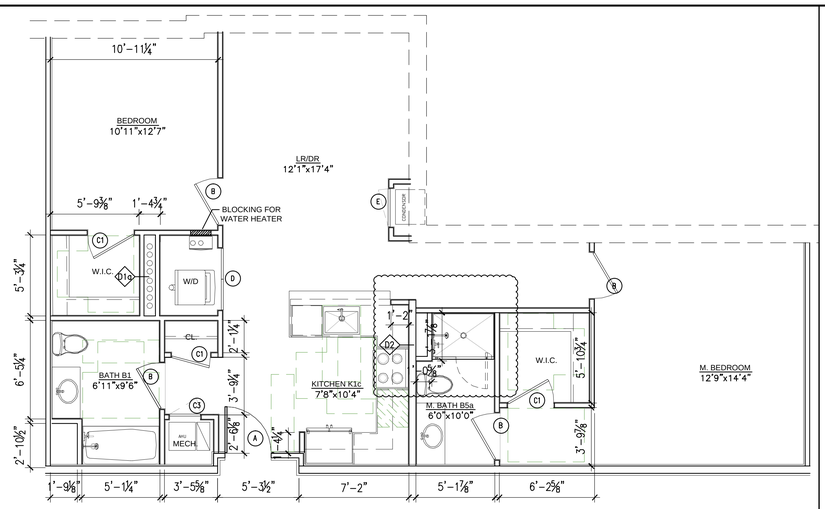
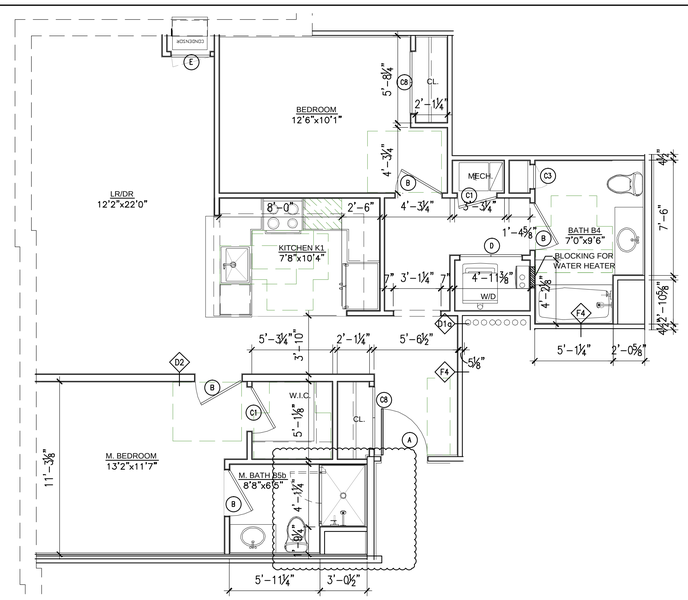
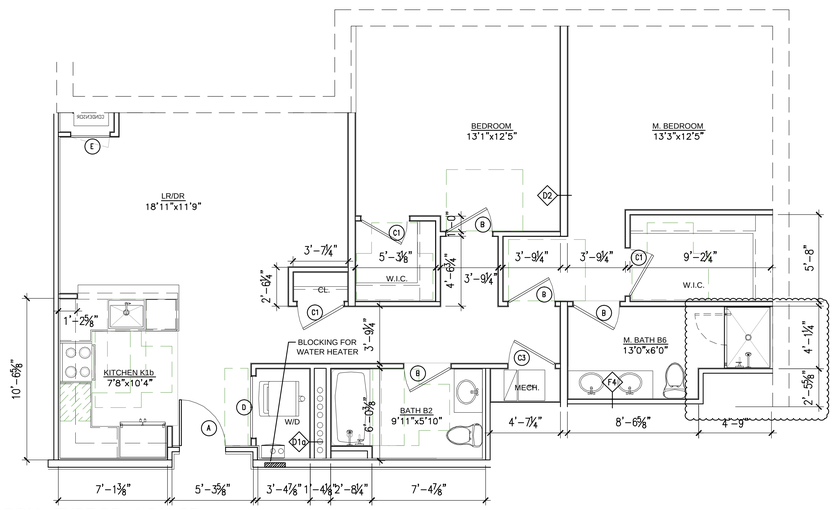


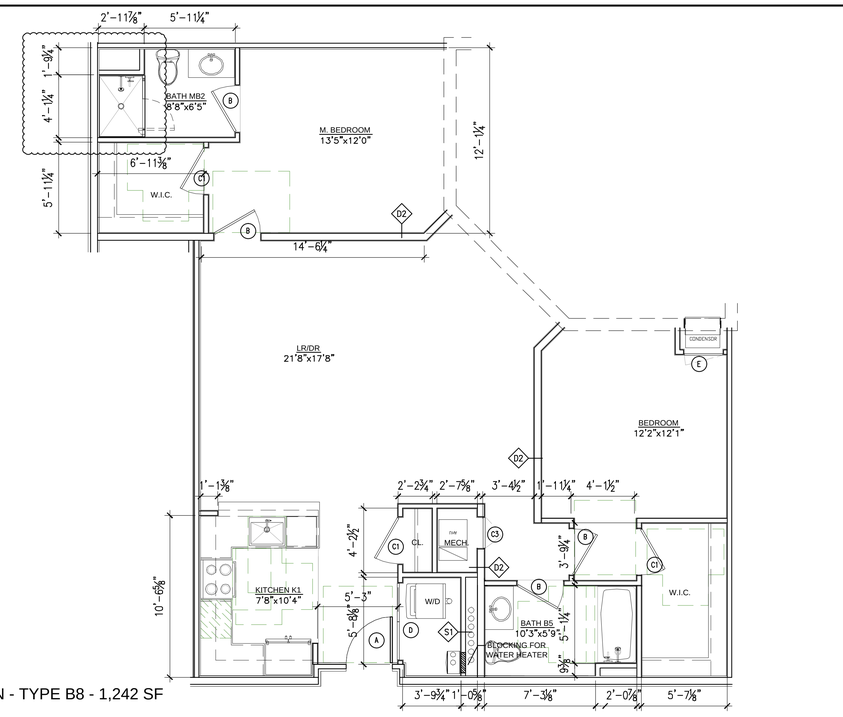
1 TWO BEDROOM - TYPE B5 - 1,135 SF
SCALE: 1/4" = 1'-0"



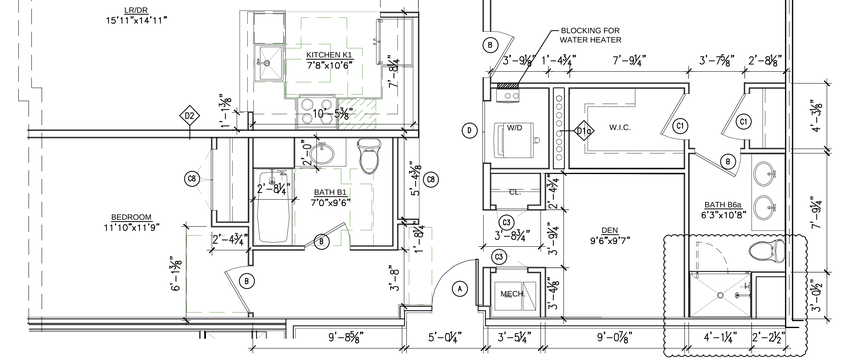
2 TWO BEDROOM - TYPE B6 - 1,110 SF
SCALE: 1/4" = 1'-0"



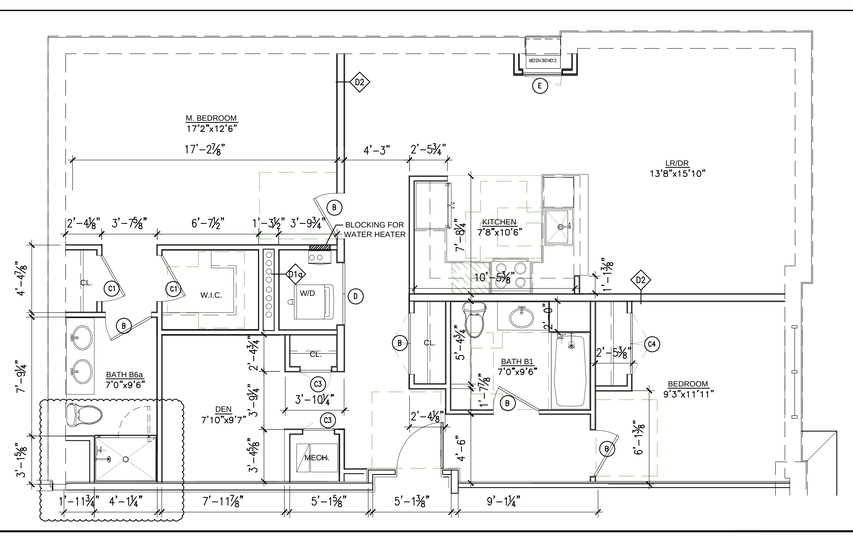
3 TWO BEDROOM - TYPE B7 - 1,241 SF
SCALE: 1/4" = 1'-0"



4 TWO BEDROOM + DEN - TYPE B8 - 1,242 SF
SCALE: 1/4" = 1'-0"



5 TWO BEDROOM + DEN
TYPE B9 - 1,503 SF
SCALE: 1/4" = 1'-0"



6 TWO BEDROOM
TYPE B10 - 1,422 SF
SCALE: 1/4" = 1'-0"

NOTE: ALL UNIT PARTITION WALLS TYPE D1 UNLESS OTHERWISE TAGGED

NOTE: LOCATION OF EXTERIOR WALLS / EXISTENCE OF WINDOWS/DOORS, BALCONIES AND CONDENSERS VARY. SEE OVERALL PLANS TO CONFIRM LOCATIONS

NOTE: ALL CONDENSER ACCESS DOORS TO BE DOOR TYPE E, DOORS TO BE LOCATED DIRECTLY IN FRONT OF CONDENSER

NOTE: SEE FINISH SCHEDULE ON PAGE A605

-12/22 - UPDATED UNIT MATRIX SHOWN ON UNIT PLANS, REORGANIZED UNIT TYPES AND SQUAREFOOTAGES TO ACCURATELY REFLECT CURRENT UNIT MATRIX AND OVERALL PLANS

-TYPE A1e RENAMED TO A4
-REMOVED SHAFT WALLS, REPLACED WITH TYPE D1e
-WALLS SHIFTED SLIGHTLY TO CONFORM WITH CORRIDOR WALL CONSTRUCTION TOLERANCE SHIFT
-ADDED BLOCKING FOR WATER HEATERS
-ADDED KITCHEN AND BATHROOM TYPE INFORMATION

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Urban Design

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03.30.16.	BULLETIN 1

ENLARGED UNIT PLANS
TWO BEDROOM

Job Number :	201319
Scale :	AS NOTED
Drawn By :	DK

A112

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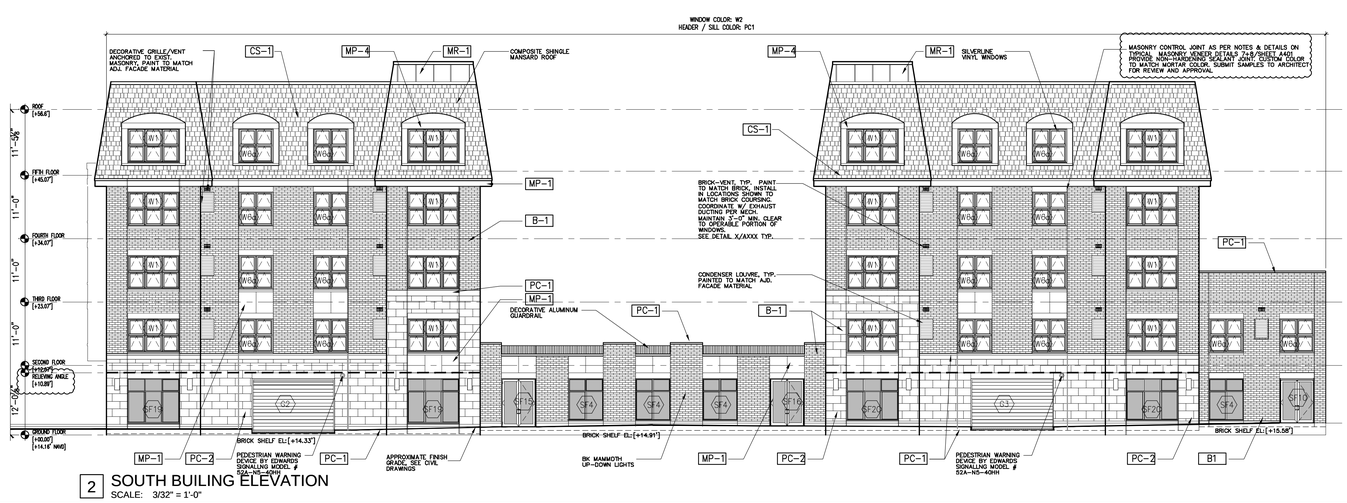
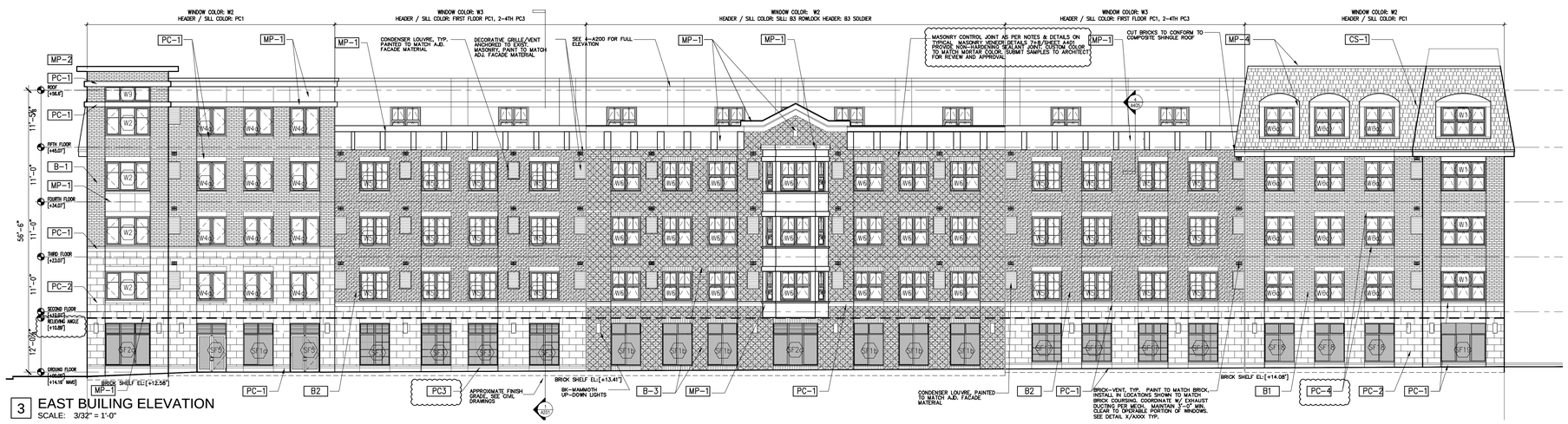
1 WEST BUILING ELEVATION
SCALE: 3/32" = 1'-0"

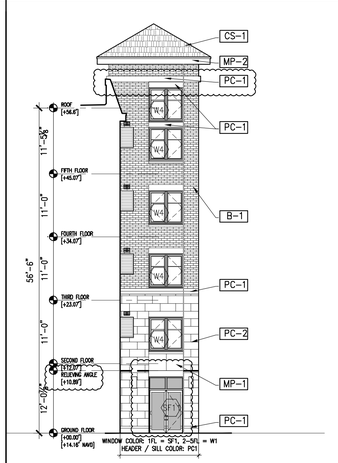
1 WEST BUILING ELEVATION (CONT.)
SCALE: 3/32" = 1'-0"



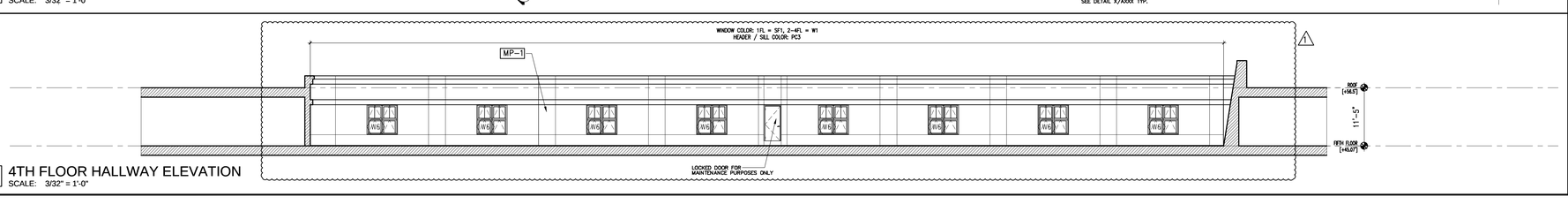
2 SOUTH BUILING ELEVATION
SCALE: 3/32" = 1'-0"



3 EAST BUILING ELEVATION
SCALE: 3/32" = 1'-0"



4 TURRET SETBACK ELEVATION
SCALE: 3/32" = 1'-0"



4 4TH FLOOR HALLWAY ELEVATION
SCALE: 3/32" = 1'-0"

-CHANGED FLOOR TO FLOOR HEIGHTS, UPDATED DESIGN TO CONFORM
-CHANGED WINDOW TYPES / TAGS WHERE NEEDED TO CONFORM WITH NEW FLOOR TO FLOOR HEIGHTS
-ADDED MATERIAL / COLOR KEY
-ADDED SETBACK ELEVATIONS

WINDOW COLOR KEY

W-1 WINDOW COLOR 1 (DARK BRONZE)
W-2 WINDOW COLOR 2 (LIGHT GREY)
W-3 WINDOW COLOR 3 (BLACK)

EXTERIOR FINISH KEY

NOTE: COLORS INDICATED REPRESENT BASIS-OF-DESIGN, FINAL COLOR SELECTION AND MANUFACTURER MAY VARY. FINAL COLOR SELECTION SUBJECT TO REVIEW AND APPROVAL BY OWNER, ARCHITECT AND TOWN PLANNER.

B-1	BRICK VENEER: SMOOTH CHEROKEE BLEND, (CLOUD CERAMICS) MORTAR: FLAMINGO C-4
B-2	BRICK VENEER: SMOOTH (AUTUMN BLEND, CLOUD CERAMICS) MORTAR: KEYSTONE K-201N
B-3	BRICK VENEER: SMOOTH (KANSA GOLD, CLOUD CERAMICS) MORTAR: LEHIGH 1803
CU-1	SPLIT FACE BLOCK (WILLIAMSBURG GRAY, TRENDSTONE PLUS)
LS-1	LAP SIDING, COLOR 1 (LIGHT MIST, JAMES HARDIE)
LS-2	LAP SIDING, COLOR 2 (TIMBER BARK, JAMES HARDIE)
PC-1	PRE-CAST CONC. (GREY LIMESTONE ¾ WHITE, CONTINENTAL)
PC-2	PRE-CAST CONC. (GREY LIMESTONE ¾ WHITE, CONTINENTAL) RUNNING BOND AS INDICATED ON DRAWINGS, ASSUME MAX SIZE, 16" X 32" MIN, SUBMIT SHOP DRAWINGS OF ALL PIECES
PC-3	PRE-CAST CONC. (1119-E DEEP BLACK, CONTINENTAL)
PC-4	OMITTED
PC-5	OMITTED
MP-1	METAL PANEL/TRIM COLOR 1 (DARK GREY, ENGLERT)
MP-2	METAL PANEL/TRIM COLOR 2 (COPPER, ENGLERT)
MP-3	METAL PANEL/TRIM COLOR 3 (MATTE BLACK, ENGLERT)
MP-4	METAL PANEL/TRIM COLOR 4 (GREEN COPPER, ENGLERT)
CS-1	TRUSLATE COMP. ROOF SHINGLES (CHARCOAL)
MR-1	GALVALUME ROOFING (PREWEATHERED GREEN COPPER, ENGLERT)
CT-1	COMPOSITE TRIM COLOR 1 (MONTERAY TAUPE, JAMES HARDIE)

NOTE: PAINT CONDENSER GRILLES AND MECHANICAL VENTS TO MATCH ADJACENT FACADE MATERIAL

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Architecture
Planning
Urban Design

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BUILDING ELEVATIONS

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A200

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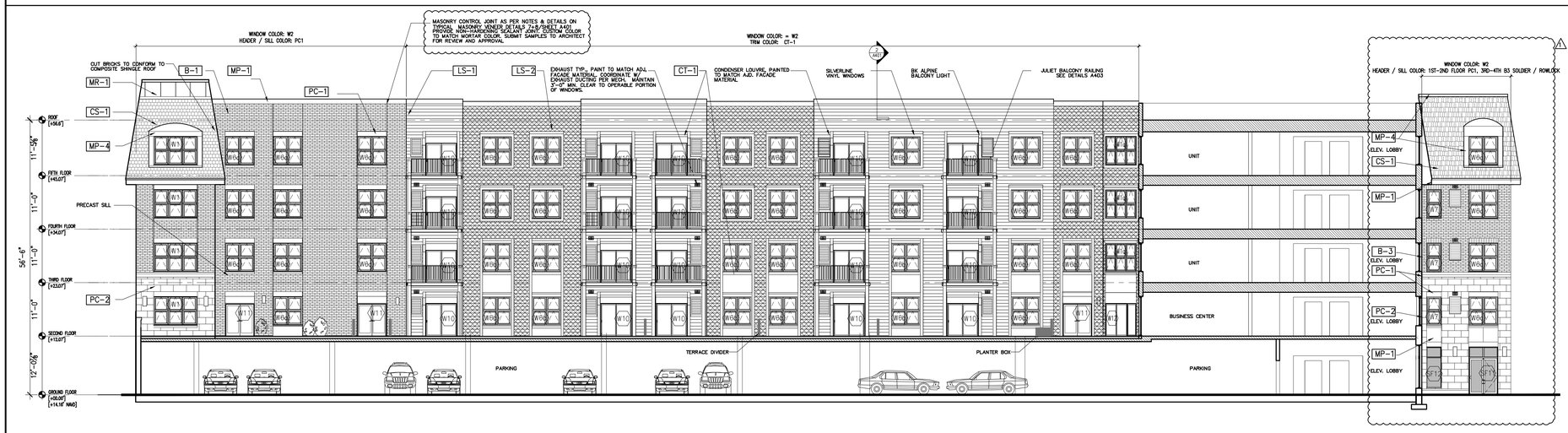
1 BUILDING SECTON / SOUTHEAST COURTYARD ELEVATIONS
SCALE: 3/32" = 1'-0"



2 BUILDING SECTION / NORTHEAST 4 STORY COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"

4 BUILDING SECTION / SOUTHWEST 4 STORY COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"

-CHANGED FLOOR TO FLOOR HEIGHTS, UPDATED DESIGN TO CONFORM
-CHANGED WINDOW TYPES / TAGS WHERE NEEDED TO CONFORM WITH NEW FLOOR TO FLOOR HEIGHTS
-ADDED MATERIAL / COLOR KEY
-ADDED SETBACK ELEVATIONS

NOTE: PAINT CONDENSER GRILLES AND MECHANICAL VENTS TO MATCH ADJACENT FACADE MATERIAL

WINDOW COLOR KEY

W-1 WINDOW COLOR 1 (DARK BRONZE)
W-2 WINDOW COLOR 2 (LIGHT GREY)
W-3 WINDOW COLOR 3 (BLACK)

EXTERIOR FINISH KEY

NOTE: COLORS INDICATED REPRESENT BASIS-OF-DESIGN, FINAL COLOR SELECTION AND MANUFACTURER MAY VARY. FINAL COLOR SELECTION SUBJECT TO REVIEW AND APPROVAL BY OWNER, ARCHITECT AND TOWN PLANNER.

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B-2 BRICK VENEER: SMOOTH (AUTUMN BLEND, CLOUD CERAMICS) MORTAR: KEYSTONE K-201N
B-3 BRICK VENEER: SMOOTH (KANSA GOLD, CLOUD CERAMICS) MORTAR: LEHIGH 1803
CU-1 SPLIT FACE BLOCK (WILLIAMSBURG GRAY, TRENDSTONE PLUS)
LS-1 LAP SIDING, COLOR 1 (LIGHT MIST, JAMES HARDIE)
LS-2 LAP SIDING, COLOR 2 (TIMBER BARK, JAMES HARDIE)
PC-1 PRE-CAST CONC. (GREY LIMESTONE ¾ WHITE, CONTINENTAL)
PC-2 PRE-CAST CONC. (GREY LIMESTONE ¾ WHITE, CONTINENTAL) RUNNING BOND AS INDICATED ON DRAWINGS, ASSUME MAX SIZE, 16" X 32" MIN, SUBMIT SHOP DRAWINGS OF ALL PIECES
PC-3 PRE-CAST CONC. (1119-E DEEP BLACK, CONTINENTAL)
PC-4 OMITTED
PC-5 OMITTED
MP-1 METAL PANEL/TRIM COLOR 1 (DARK GREY, ENGLERT)
MP-2 METAL PANEL/TRIM COLOR 2 (COPPER, ENGLERT)
MP-3 METAL PANEL/TRIM COLOR 3 (MATTE BLACK, ENGLERT)
MP-4 METAL PANEL/TRIM COLOR 4 (GREEN COPPER, ENGLERT)
CS-1 TRUSLATE COMP. ROOF SHINGLES (CHARCOAL)
MR-1 GALVALUME ROOFING (PREWEATHERED GREEN COPPER, ENGLERT)
CT-1 COMPOSITE TRIM COLOR 1 (MONTERAY TAUPE, JAMES HARDIE)

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BUILDING ELEVATIONS / BUILDING SECTIONS

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A201

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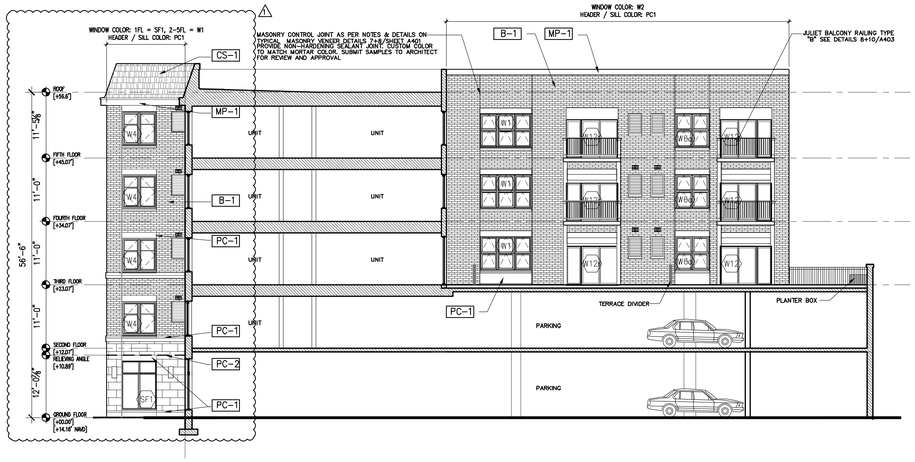
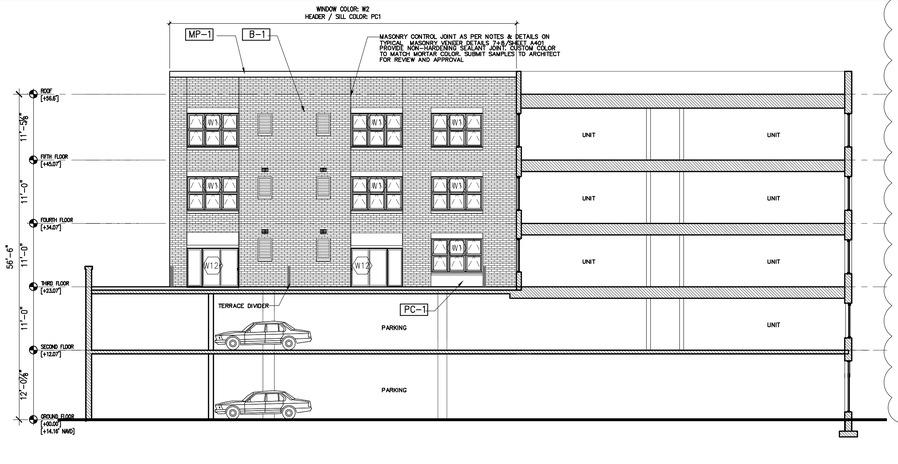
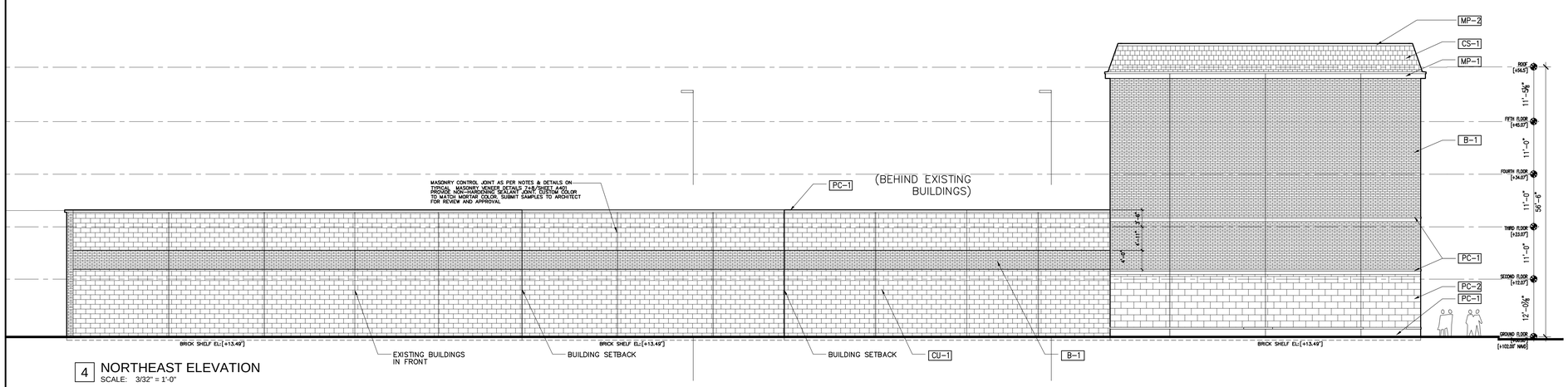
1 BUILDING SECTION / LONG 3 STORY NORTHEAST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"



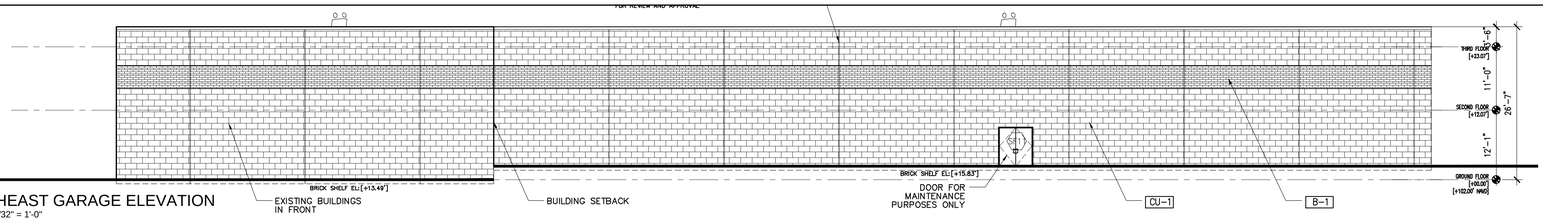
2 BUILDING SECTION / SOUTHWEST SHORT 3 ST. COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"



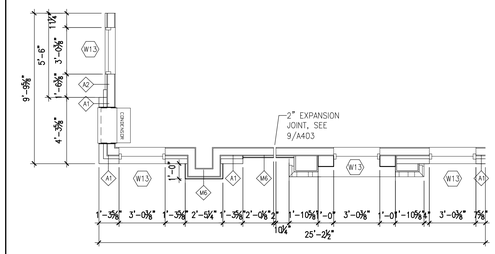
3 BUILDING SECTION / NORTHEAST SHORT 3 ST. COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"



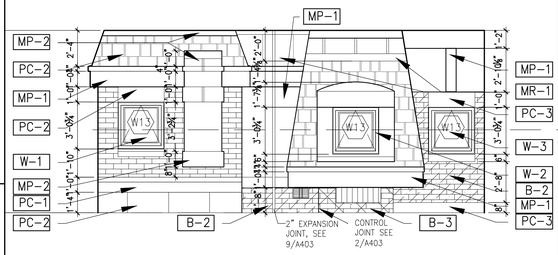
4 NORTHEAST ELEVATION
SCALE: 3/32" = 1'-0"

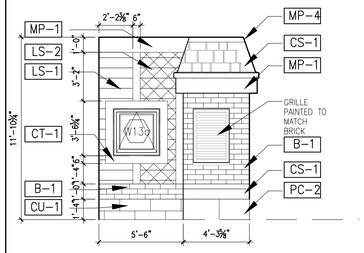


5 SOUTHEAST GARAGE ELEVATION
SCALE: 3/32" = 1'-0"



6 MOCK UP
SCALE: 1/4" = 1'-0"





-CHANGED FLOOR TO FLOOR HEIGHTS, UPDATED DESIGN TO CONFORM
-CHANGED WINDOW TYPES / TAGS WHERE NEEDED TO CONFORM WITH NEW FLOOR TO FLOOR HEIGHTS
-ADDED MATERIAL / COLOR KEY
-ADDED SETBACK ELEVATIONS

NOTE: PAINT CONDENSER GRILLES AND MECHANICAL VENTS TO MATCH ADJACENT FACADE MATERIAL

WINDOW COLOR KEY

- W-1 WINDOW COLOR 1 (DARK BRONZE)
- W-2 WINDOW COLOR 2 (LIGHT GREY)
- W-3 WINDOW COLOR 3 (BLACK)

EXTERIOR FINISH KEY

NOTE: COLORS INDICATED REPRESENT BASIS-OF-DESIGN. FINAL COLOR SELECTION AND MANUFACTURER MAY VARY. FINAL COLOR SELECTION SUBJECT TO REVIEW AND APPROVAL BY OWNER, ARCHITECT AND TOWN PLANNER.

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- B-2 BRICK VENEER: SMOOTH (AUTUMN BLEND, CLOUD CERAMICS) MORTAR: KEYSTONE K-201N
- B-3 BRICK VENEER: SMOOTH (KANSA GOLD, CLOUD CERAMICS) MORTAR: LEHIGH 1803
- CU-1 SPLIT FACE BLOCK (WILLIAMSBURG GRAY, TRENDSTONE PLUS)
- LS-1 LAP SIDING, COLOR 1 (LIGHT MIST, JAMES HARDIE)
- LS-2 LAP SIDING, COLOR 2 (TIMBER BARK, JAMES HARDIE)
- PC-1 PRE-CAST CONC. (GREY LIMESTONE ¾ WHITE, CONTINENTAL)
- PC-2 PRE-CAST CONC. (GREY LIMESTONE ¾ WHITE, CONTINENTAL) RUNNING BOND AS INDICATED ON DRAWINGS, ASSUME MAX SIZE, 16" X 32" MIN, SUBMIT SHOP DRAWINGS OF ALL PIECES
- PC-3 PRE-CAST CONC. (1119-E DEEP BLACK, CONTINENTAL)
- PC-4 OMITTED
- PC-5 OMITTED
- MP-1 METAL PANEL/TRIM COLOR 1 (DARK GREY, ENGLERT)
- MP-2 METAL PANEL/TRIM COLOR 2 (COPPER, ENGLERT)
- MP-3 METAL PANEL/TRIM COLOR 3 (MATTE BLACK, ENGLERT)
- MP-4 METAL PANEL/TRIM COLOR 4 (GREEN COPPER, ENGLERT)
- CS-1 TRUSLATE COMP. ROOF SHINGLES (CHARCOAL)
- MR-1 GALVALUME ROOFING (PREWEATHERED GREEN COPPER, ENGLERT)
- CT-1 COMPOSITE TRIM COLOR 1 (MONTERAY TAUPE, JAMES HARDIE)

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BUILDING ELEVATIONS / BUILDING SECTIONS

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A202

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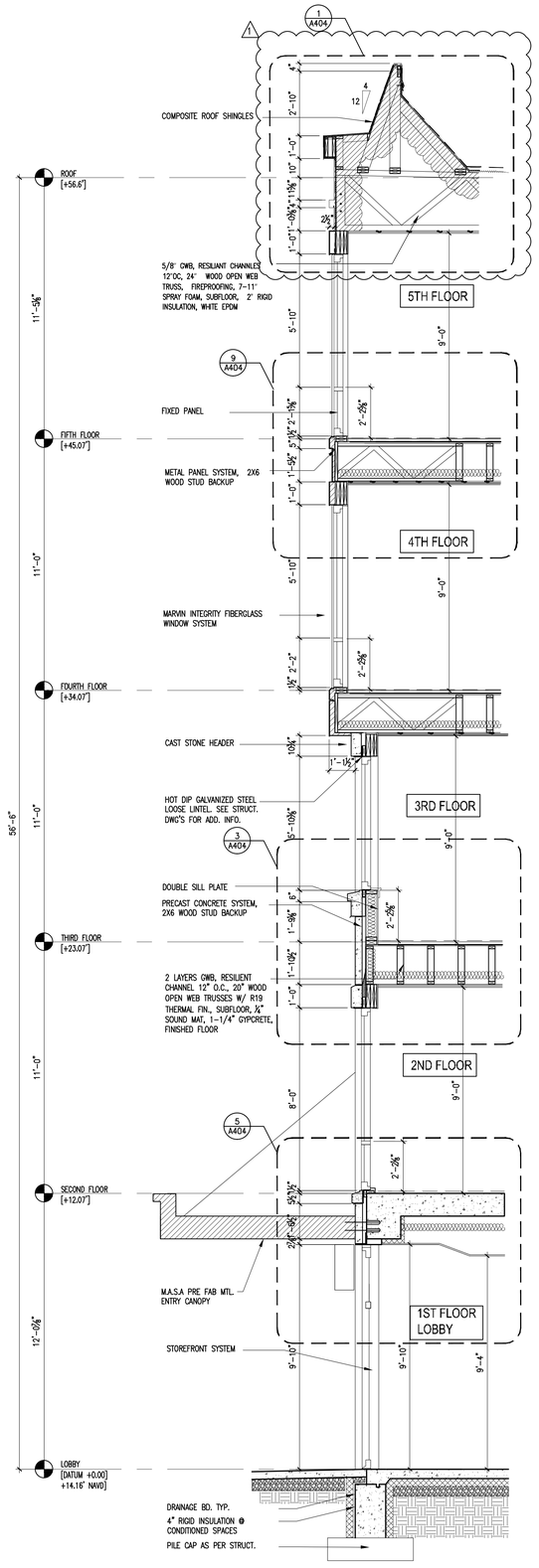
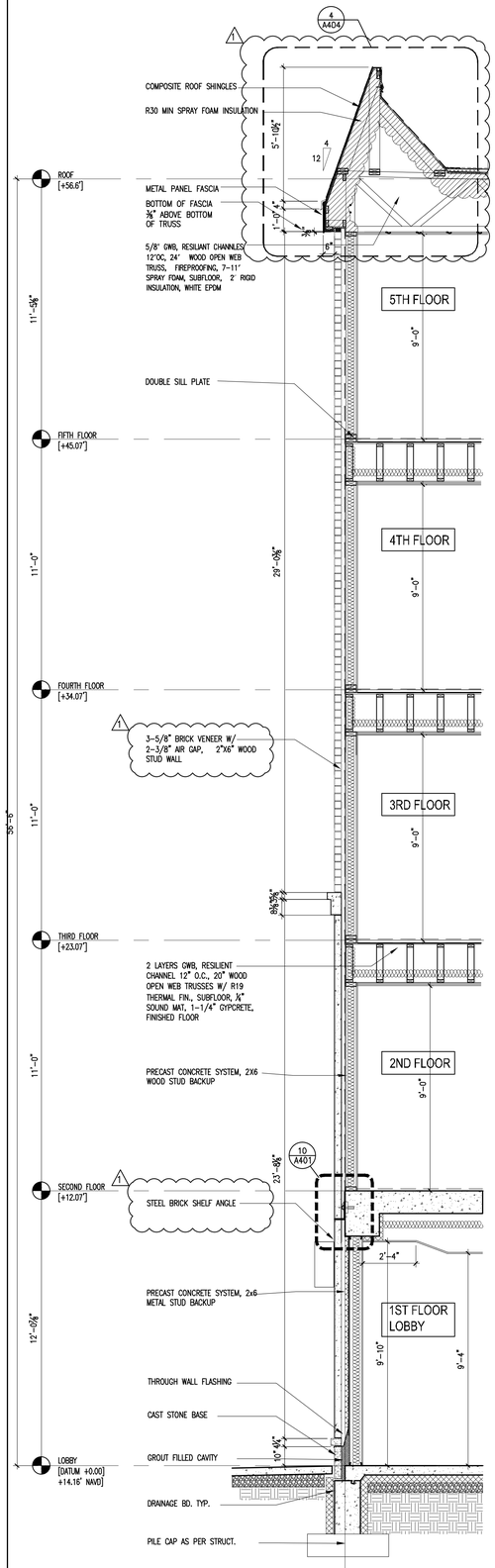
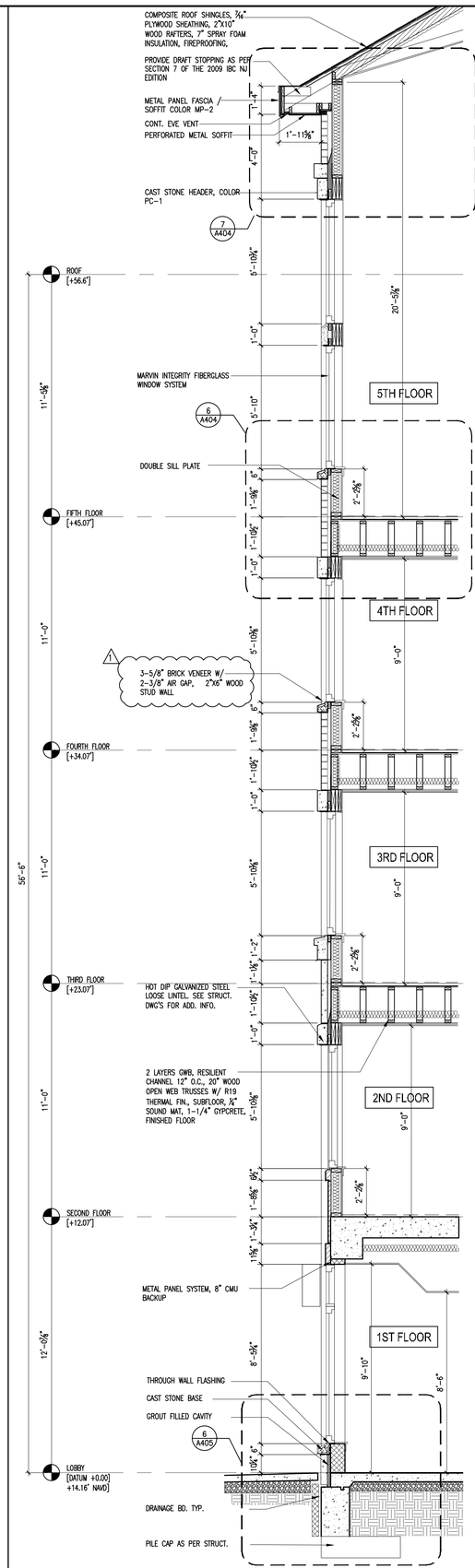


1 WALL SECTION
SCALE: 3/8" = 1'-0"



2 WALL SECTION
SCALE: 3/8" = 1'-0"



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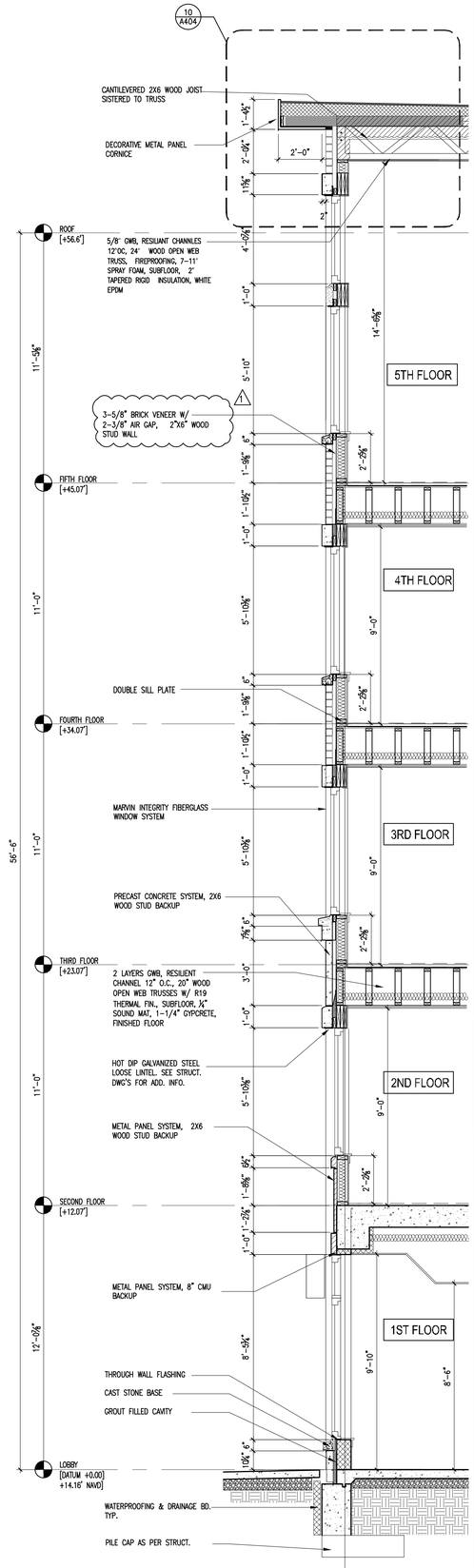

4 WALL SECTION
SCALE: 3/8" = 1'-0"

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Planning
Urban Design

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NJ C07945
Michael Higgins AIA, LEED
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1225 Willow Avenue
Hoboken, NJ 07030
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MHSArchitects.com

PROJECT NAME:

One William
Englewood, NJ

PREPARED FOR:

The Sterling Properties Group, LLC | BNE Real Estate Group
Englewood, NJ

Issue :

Date :	For :
06.19.15.	BUDGET SET
08.24.15.	PERMIT SUBMITTAL
10.14.15.	CONSTRUCTION SET
03.30.16.	BULLETIN 1

WALL SECTIONS

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A300

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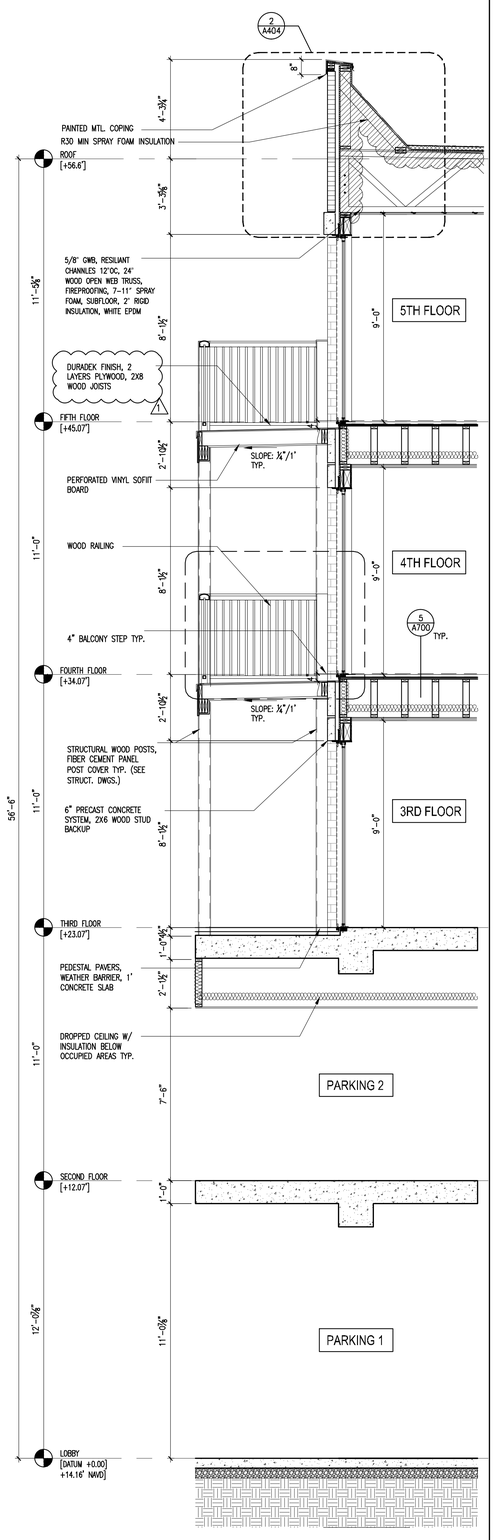
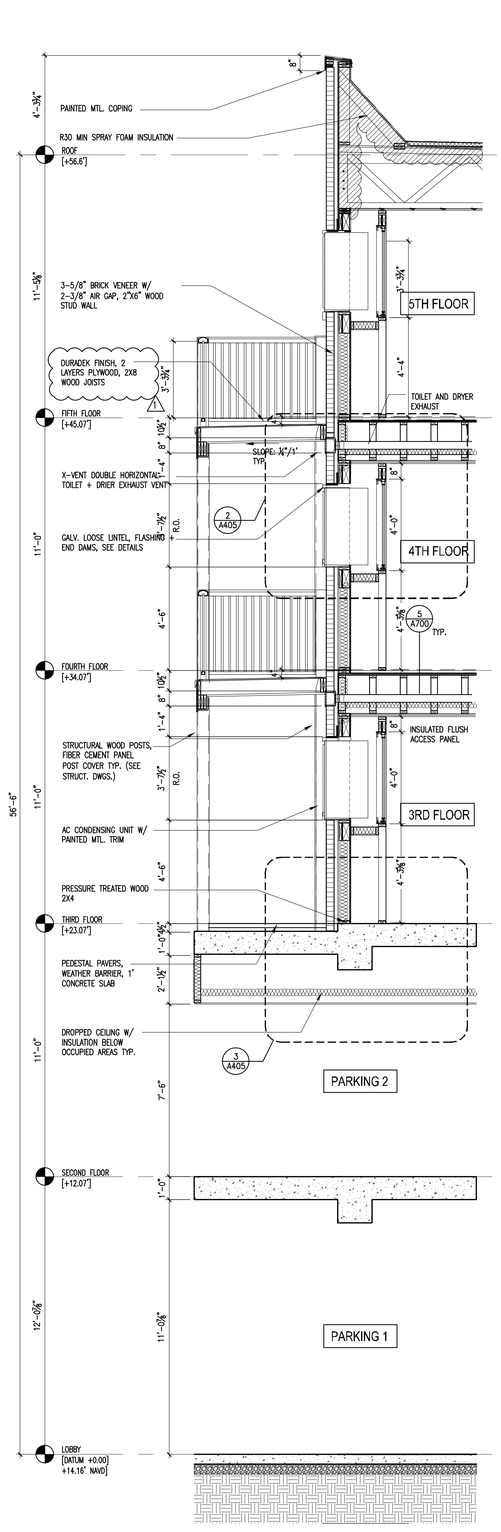
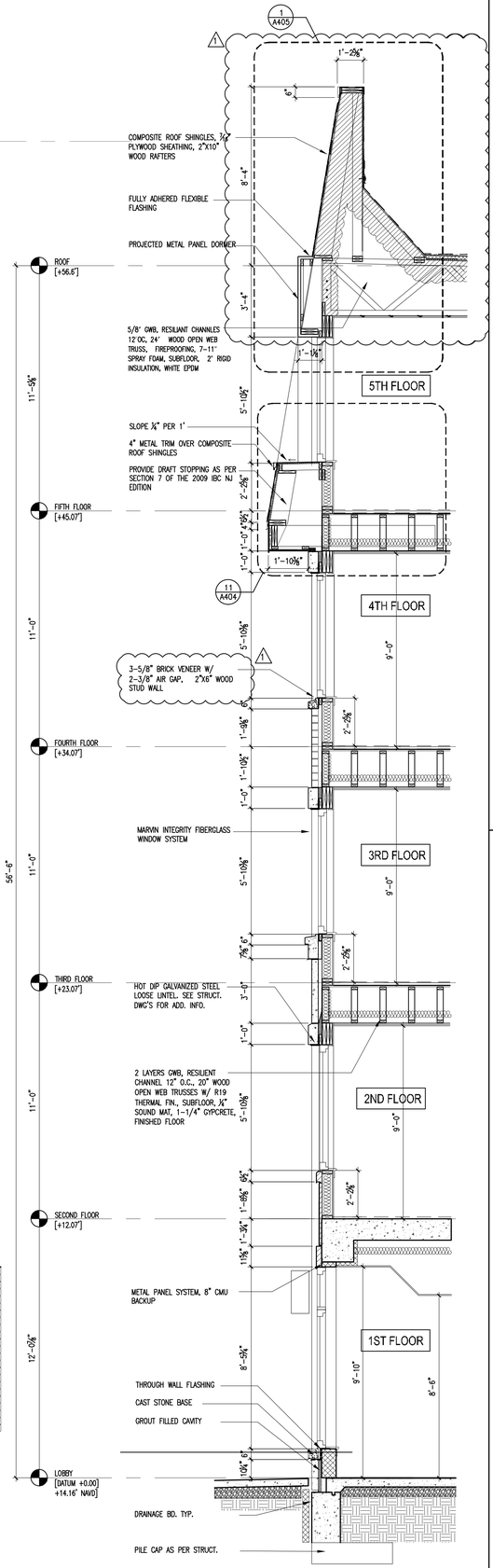


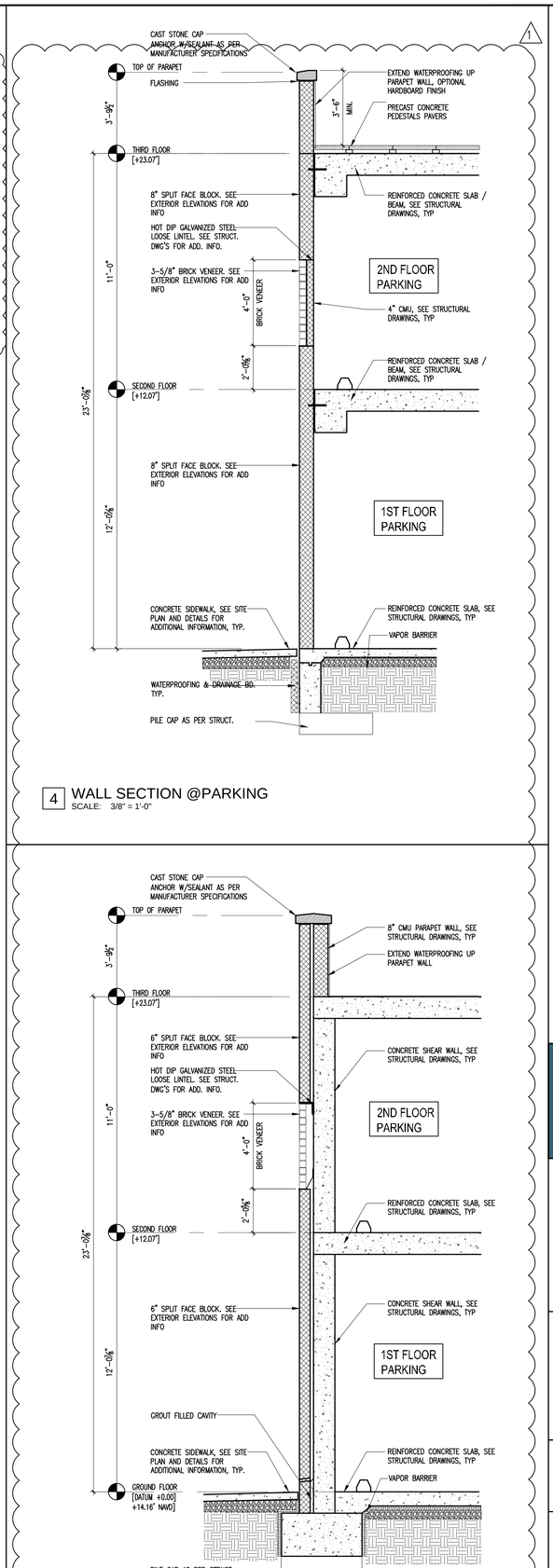
1 WALL SECTION @ POOL DECK + BALCONY
SCALE: 3/8" = 1'-0"



2 WALL SECTION @ POOL DECK + BALCONY
SCALE: 3/8" = 1'-0"



3 WALL SECTION @ MANSARD ROOF
SCALE: 3/8" = 1'-0"



4 WALL SECTION @PARKING
SCALE: 3/8" = 1'-0"

5 WALL SECTION @PARKING
SCALE: 3/8" = 1'-0"

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WALL SECTIONS

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A301

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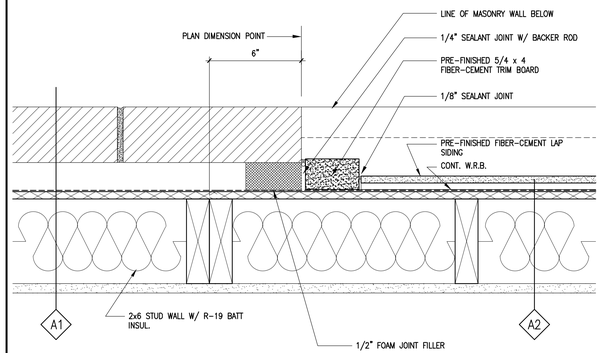
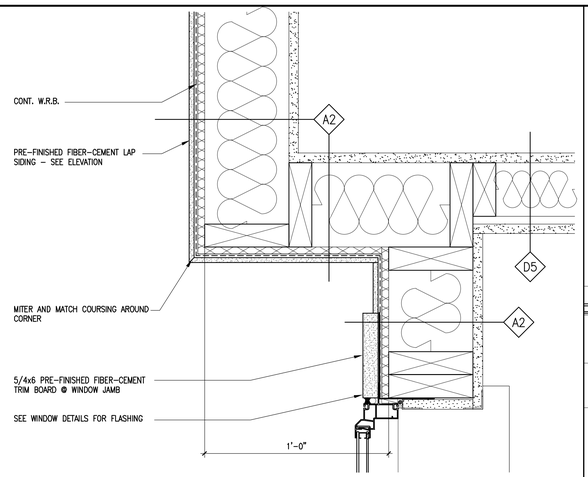
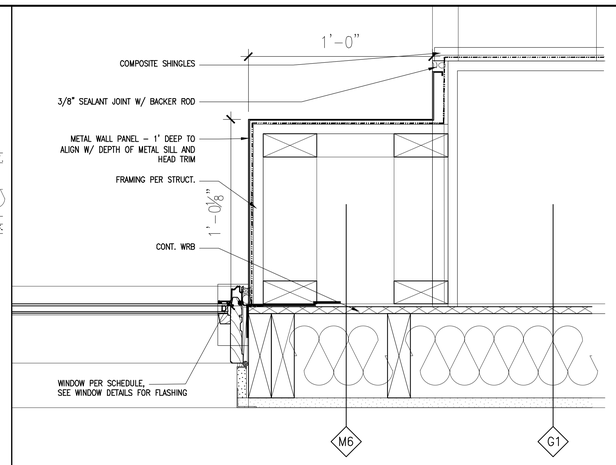


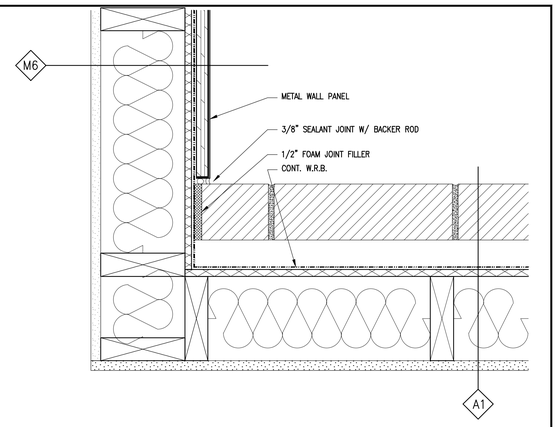
1 PLAN DETAIL - BRICK TO LAP SIDING
SCALE: 3" = 1'-0"



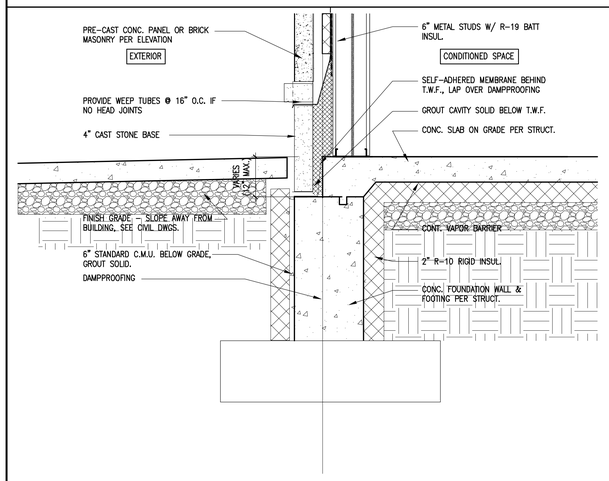
2 PLAN DETAIL - WALL RECESS
SCALE: 3" = 1'-0"



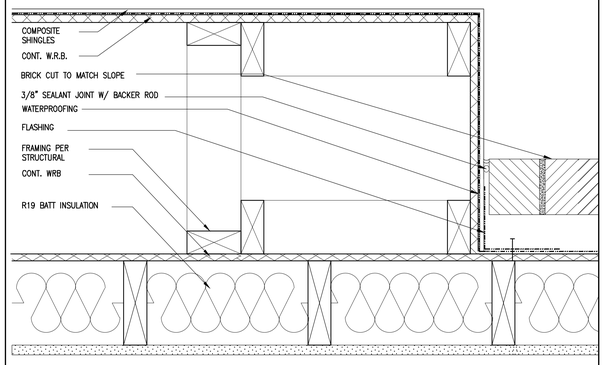
3 PLAN DETAIL - COMPOSITE SHINGLE TO METAL PANEL
SCALE: 3" = 1'-0"



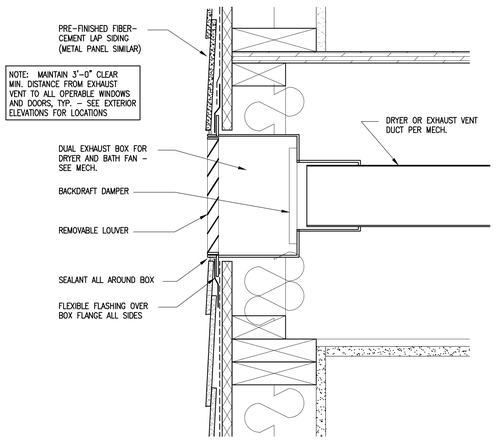
4 PLAN DETAIL - BRICK TO METAL PANEL
SCALE: 3" = 1'-0"



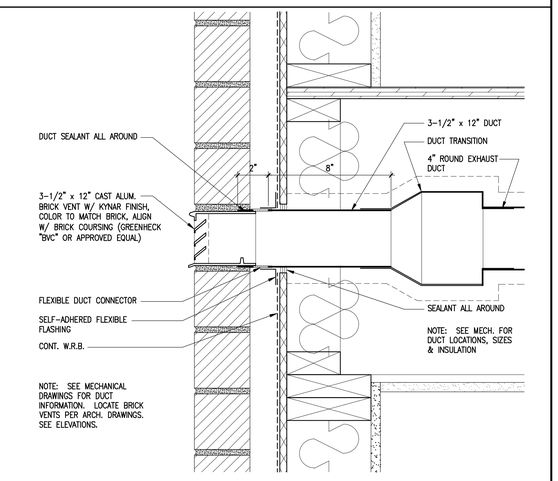
5 FOUNDATION DETAIL
SCALE: 1" = 1'-0"



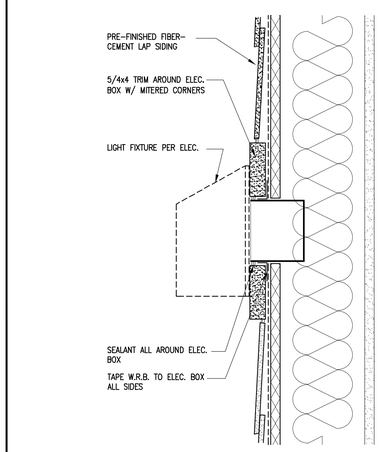
6 PLAN DETAIL - BRICK TO METAL SHINGLE
SCALE: 3" = 1'-0"



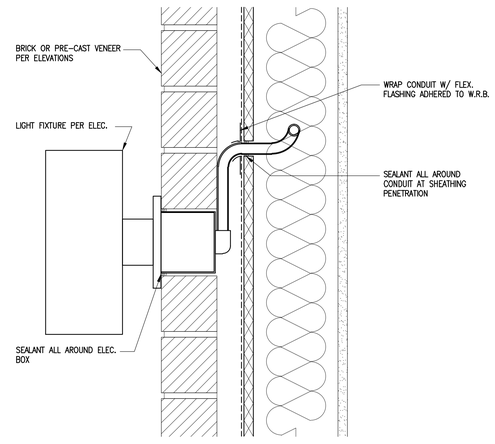
7 XVENT @ LAP SIDING
SCALE: 3" = 1'-0"



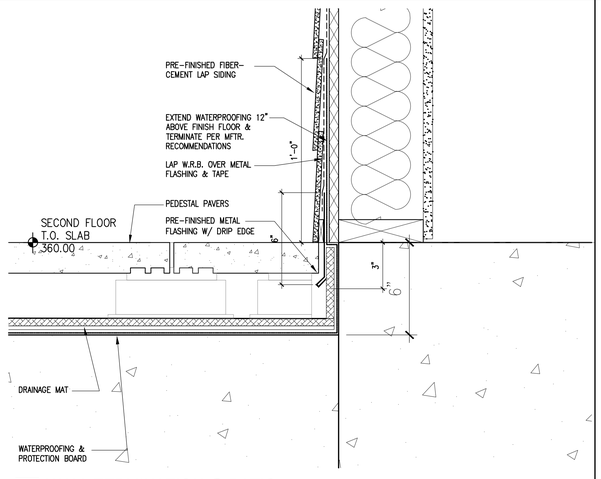
8 BRICK VENT DETAIL
SCALE: 3" = 1'-0"



9 LIGHT FIXTURE @ LAP SIDING
SCALE: 3" = 1'-0"



10 LIGHT FIXTURE @ BRICK / PRECAST
SCALE: 3" = 1'-0"



11 WALL TERMINATION @ PATIO
SCALE: 3" = 1'-0"

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EXTERIOR DETAILS

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A400

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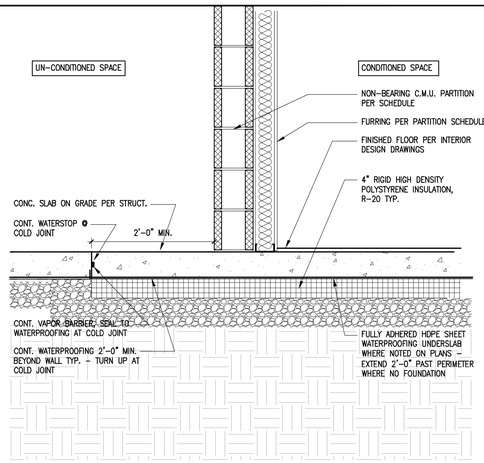
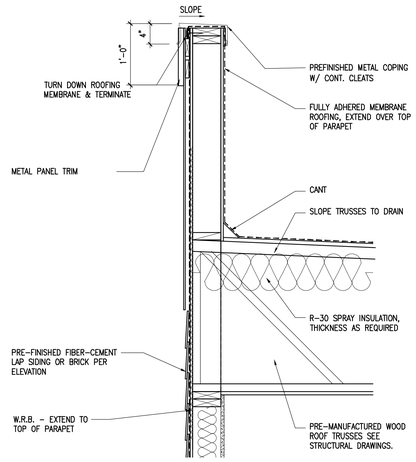
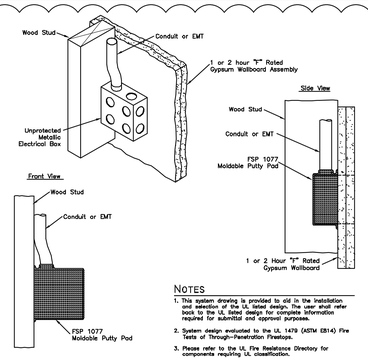


1 SECTION DETAIL - CONDITIONED TO UNCONDITIONED SPACE
SCALE: 1" = 1'-0"

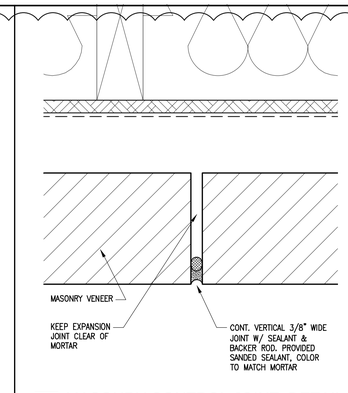


2 PARAPET @ LAP SIDING
SCALE: 3" = 1'-0"

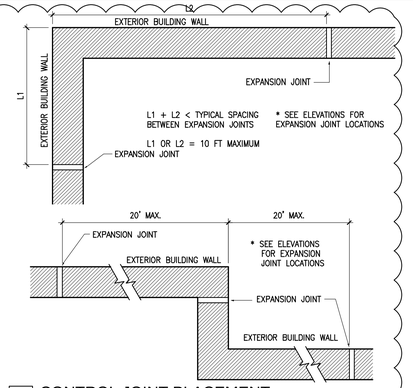


NOTES
1. This system drawing is provided to aid in the installation and selection of the UL listed design. The user shall refer back to the UL listed design for complete information required for submittal and approval purposes.
2. System design evaluated to the UL 1479 (ASTM E814) Fire Tests of Through-Penetration Firestops.
3. Please refer to the UL Fire Resistance Directory for components requiring UL classification.

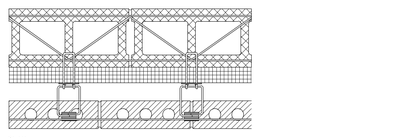
5 FIRESTOPPING AT ELECTRICAL BOX
SCALE: N.T.S.

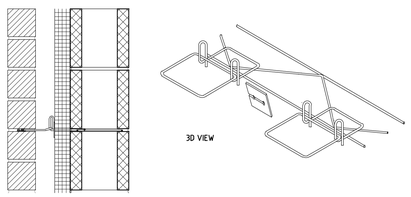


6 MASONRY CONTROL JOINT DETAIL
SCALE: 6" = 1'-0"

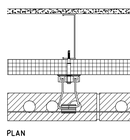


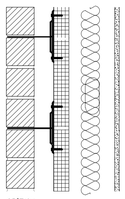
7 CONTROL JOINT PLACEMENT
SCALE: NOT TO SCALE


PLAN


SECTION

HOHMANN & BARNARD: #180 S.I.S. DUB'L LOOP-LOK TRUSS AND SEISMICLIP INTERLOCK SYSTEM WITH 3/16"Ø BOX BYNA-TIE AT 16" O.C. MAX. HORIZONTALLY AND VERTICALLY. PROVIDE LOOP-LOK WASHER TO SECURE INSULATION. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.


PLAN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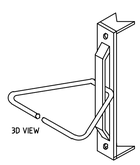
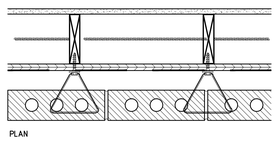
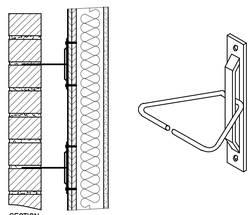


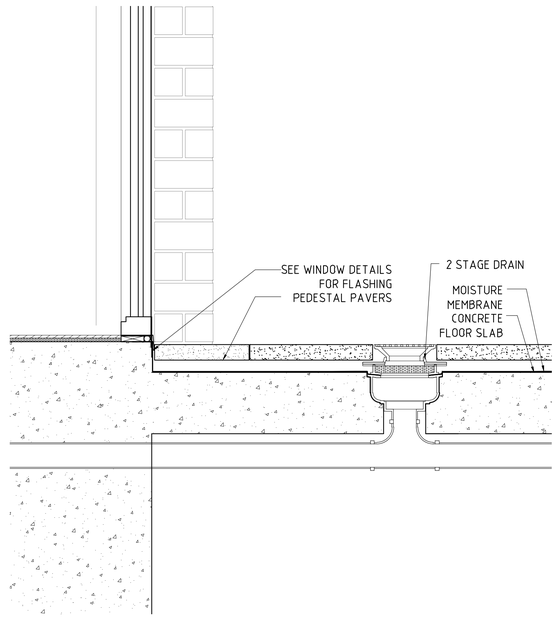
HOHMANN AND BARNARD: X-SEAL BYNA LOK MAX. HORIZONITALLY AND VERTICALLY. ANCHOR MUST BE SCREWED THROUGH SHEATHING DIRECTLY INTO METAL STUD AT ALL LOCATIONS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.


PLAN

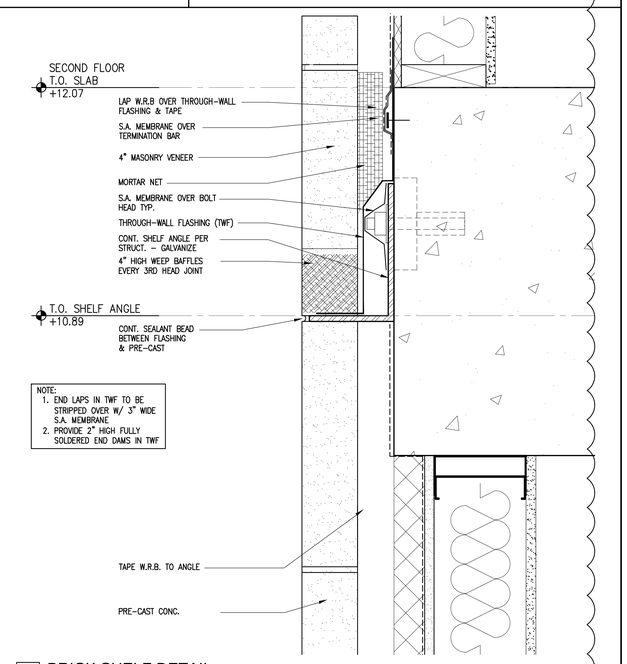

SECTION

HOT DIP GALVANIZED X-SEAL DW-10HS ADJUSTABLE MASONRY ANCHOR WITH VEE-TIE. ANCHOR AND TIE BY HOHMANN AND BARNARD, INC.; ANCHOR MUST BE SCREWED THROUGH SHEATHING DIRECTLY INTO METAL STUD AT ALL LOCATIONS.

3 BRICK TIE STANDARD DETAILS
SCALE: 1-1/2" = 1'-0"



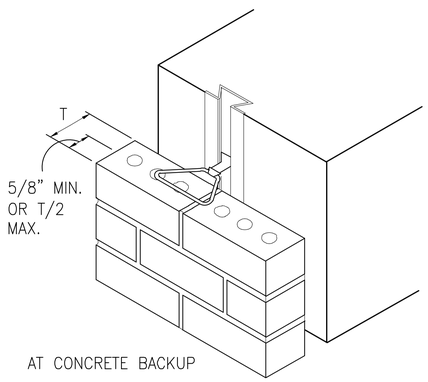
9 PLAZA DRAIN DETAIL
SCALE: 1-1/2" = 1'-0"



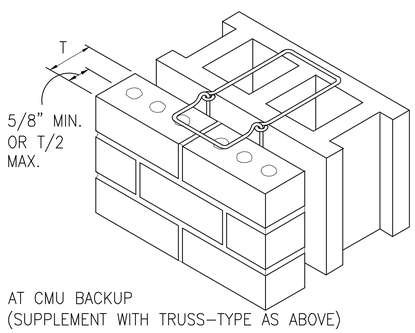
NOTE:
1. END LAPS IN TWF TO BE STRIPPED OVER W/ 3" WIDE S.A. MEMBRANE
2. PROVIDE 2" HIGH FULLY SOLDERED END DAMS IN TWF

10 BRICK SHELF DETAIL
SCALE: 1-1/2" = 1'-0"

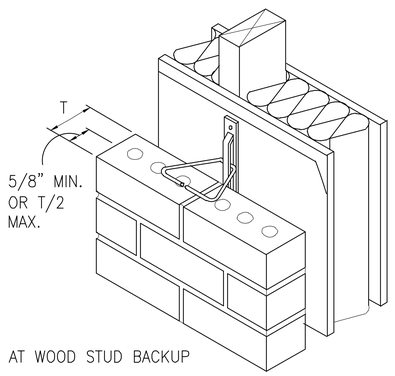
* SEE PAGE 406 FOR MASONRY NOTES



AT CONCRETE BACKUP



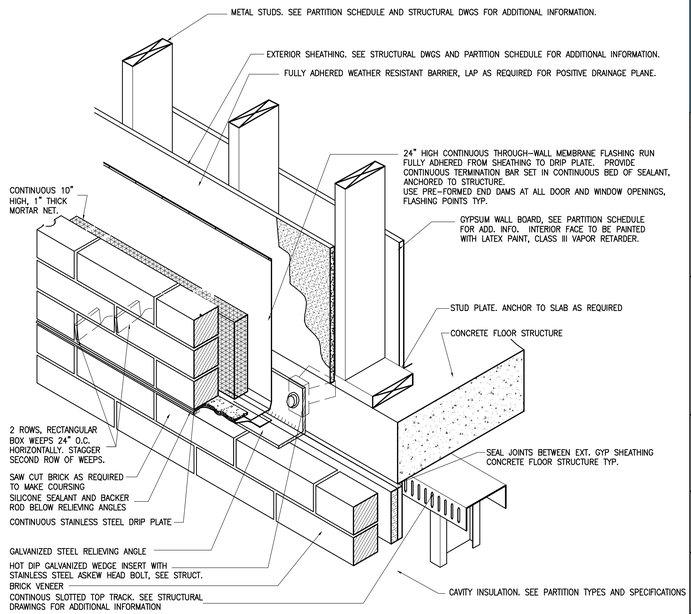
AT CMU BACKUP
(SUPPLEMENT WITH TRUSS-TYPE AS ABOVE)



AT WOOD STUD BACKUP

4 BRICK TIE 3D DETAILS
SCALE: 3" = 1'-0"

1



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DETAILS

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A401

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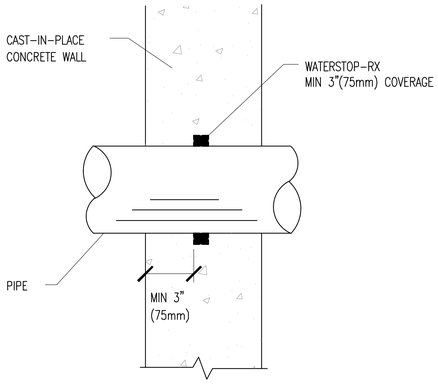
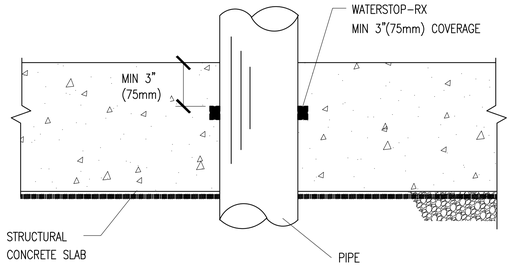
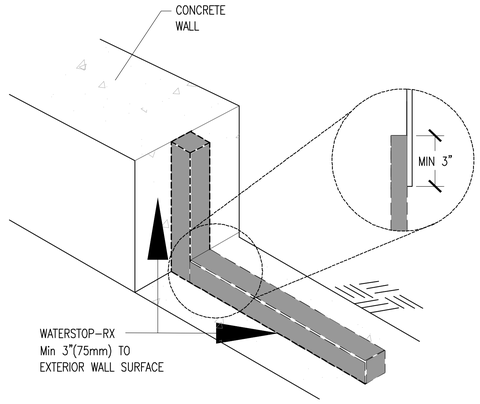


1 PIPE WATERPROOFING DETAIL (TYP)
SCALE: 1-1/2" = 1'-0"

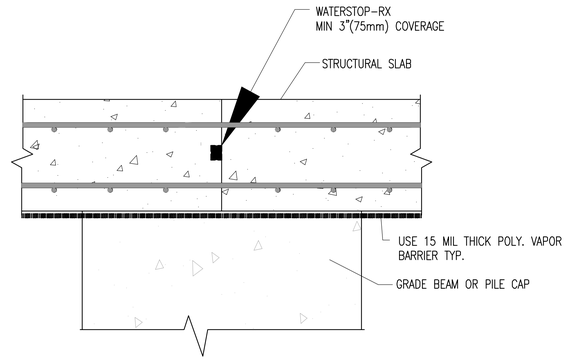


USE 15 MIL THICK VAPOR BARRIER ON 6" CRUSHED STONE POROUS BACK FILL FOR ALL SLAB ON GRADE.

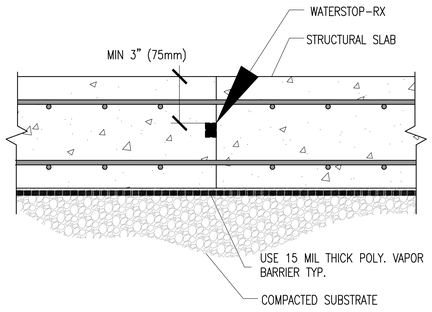
2 PIPE WATERPROOFING DETAIL (TYP)
SCALE: 1-1/2" = 1'-0"

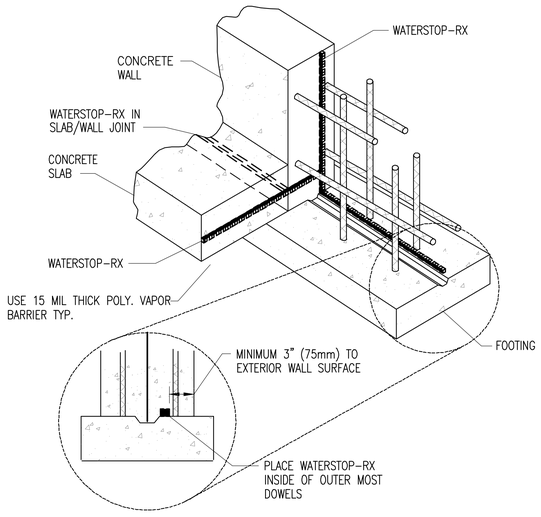


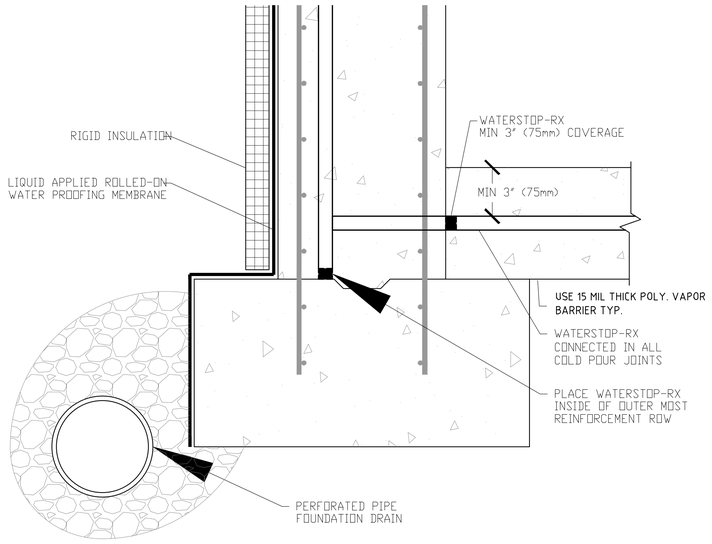
3 WATERPROOFING DETAIL (TYP)
SCALE: 1-1/2" = 1'-0"

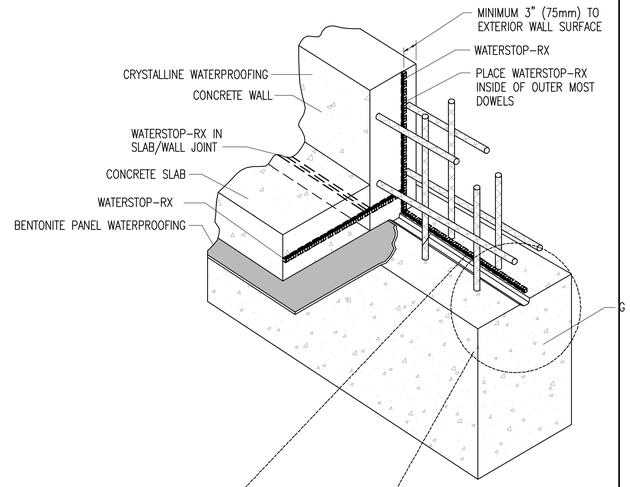


4 SLAB JOINT WATERPROOFING DETAIL (TYP)
SCALE: 1-1/2" = 1'-0"

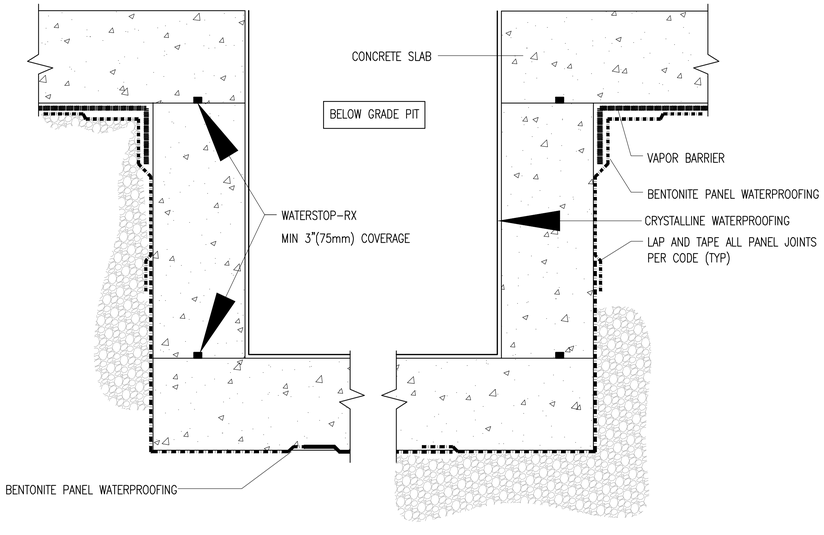




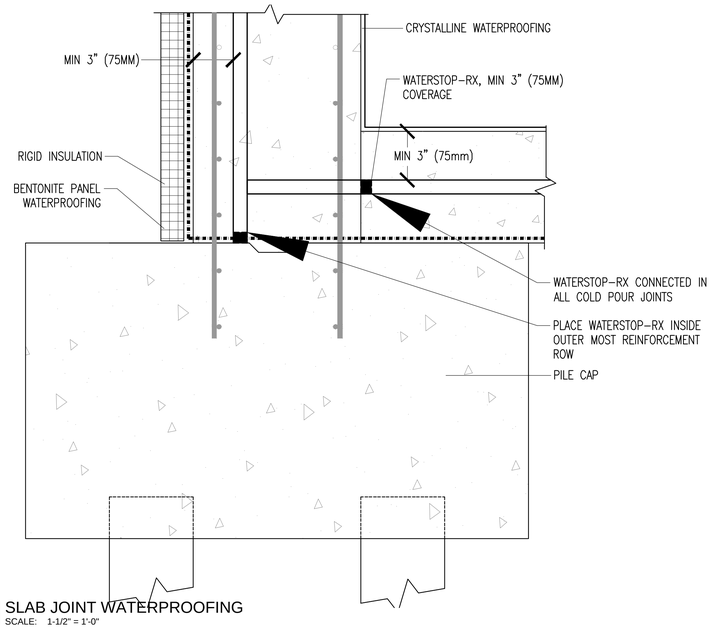




5 SLAB JOINT WATERPROOFING
SCALE: 1-1/2" = 1'-0"



6 PIT WATERPROOFING
SCALE: 1-1/2" = 1'-0"



7 SLAB JOINT WATERPROOFING
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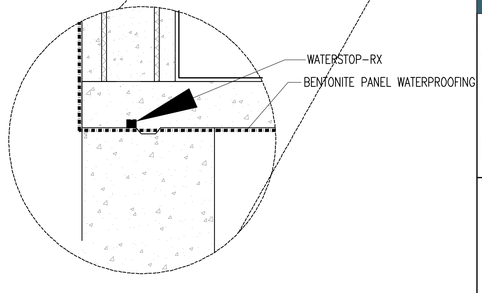

8 SLAB JOINT ON GRADE BEAM WATERPROOFING
SCALE: 1-1/2" = 1'-0"

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WATERPROOFING DETAILS

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

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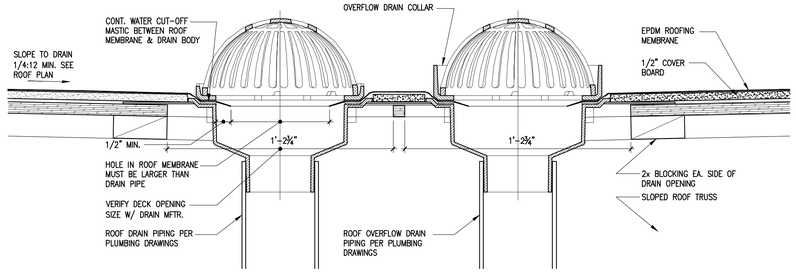

1 COMBINATION ROOF DRAIN / OVERFLOW DRAIN DETAIL
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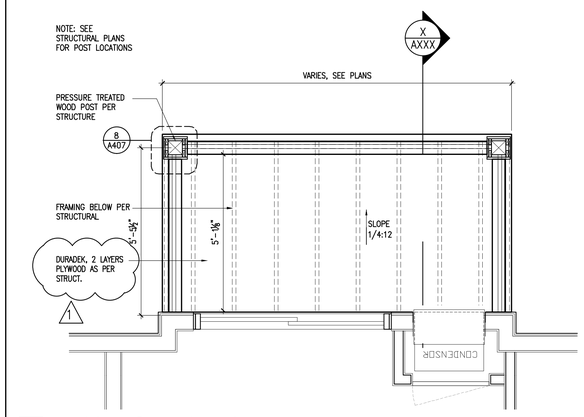
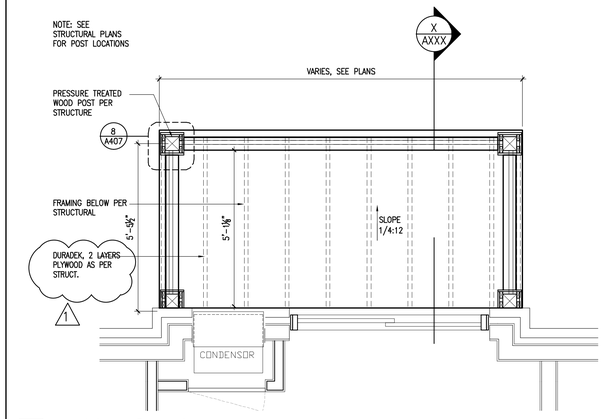
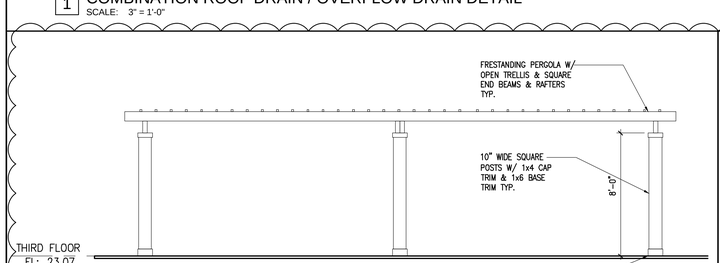


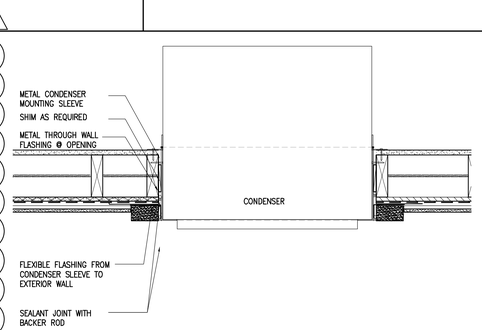
3 BALCONY @ LAP SIDING
SCALE: 6" = 1'-0"



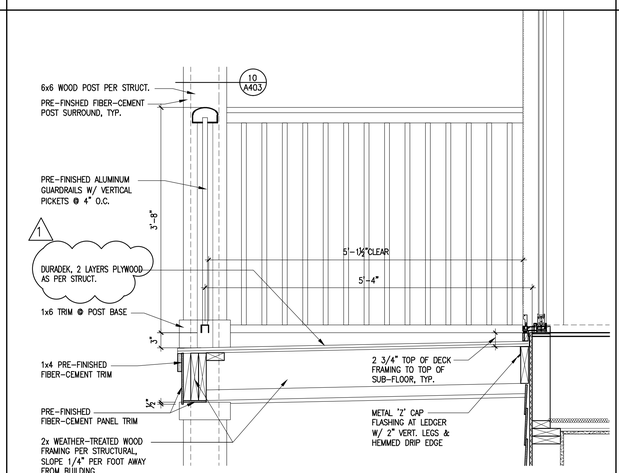
4 BALCONY @ BRICK
SCALE: 6" = 1'-0"



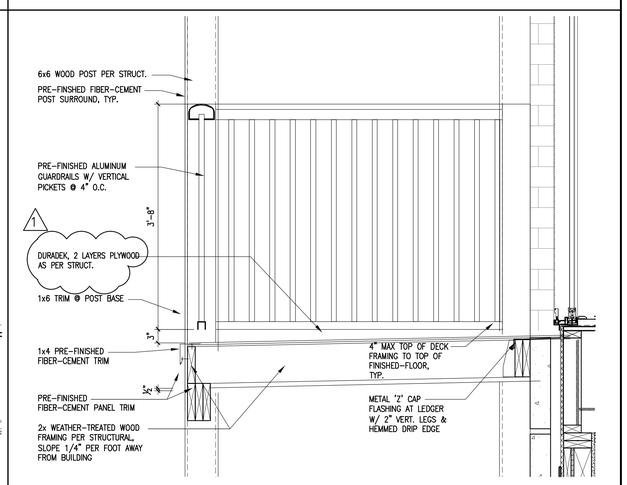
11 TRELLIS ELEVATION
SCALE: 1/4" = 1'-0"



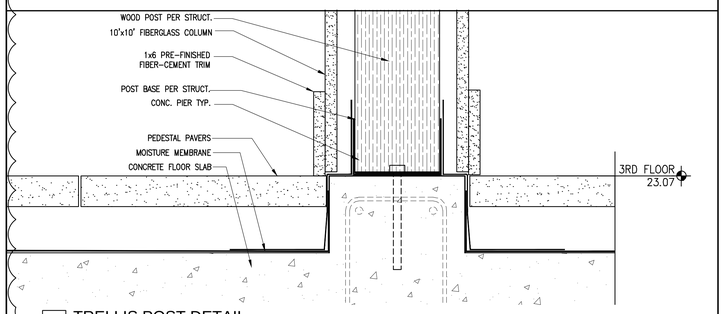
5 CONDENSER PLAN DETAIL @ LAP SIDING
SCALE: 3" = 1'-0"



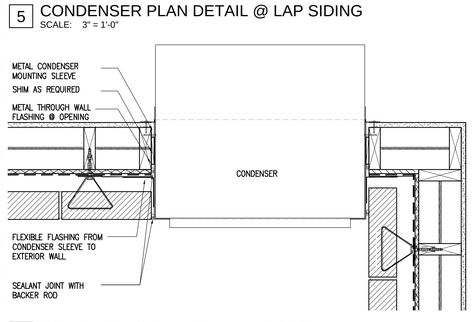
7 BALCONY SECTION @ LAP SIDING
SCALE: 1" = 1'-0"



8 BALCONY SECTION @ BRICK
SCALE: 1" = 1'-0"



12 TRELLIS POST DETAIL
SCALE: 3" = 1'-0"



6 CONDENSER PLAN DETAIL @ BRICK
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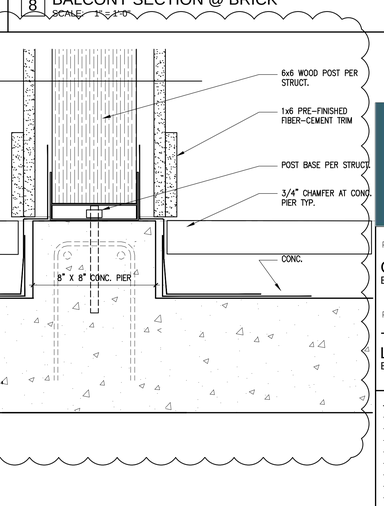
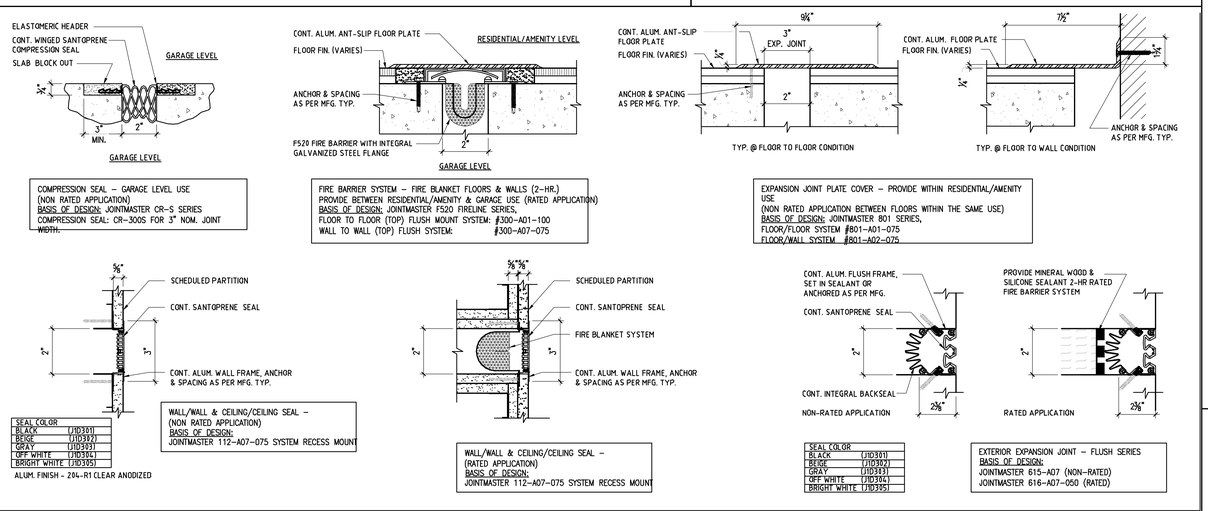


10 BALCONY POST DETAILS
SCALE: 1" = 1'-0"



9 EXPANTION JOINT DETAILS
SCALE: 3" = 1'-0"

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DETAILS

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

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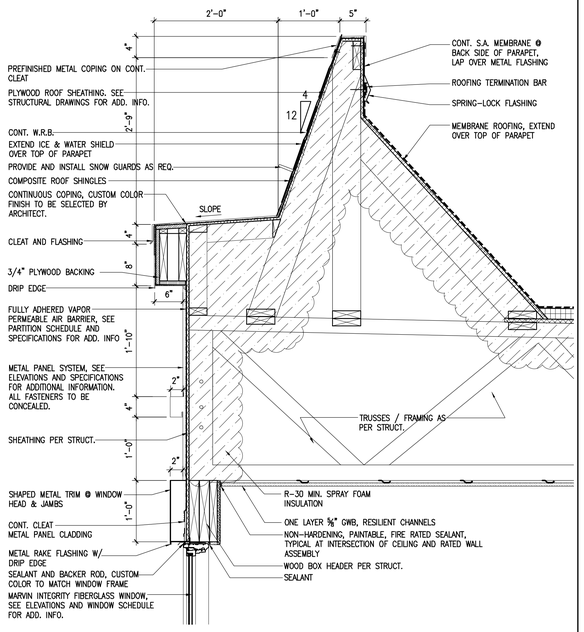
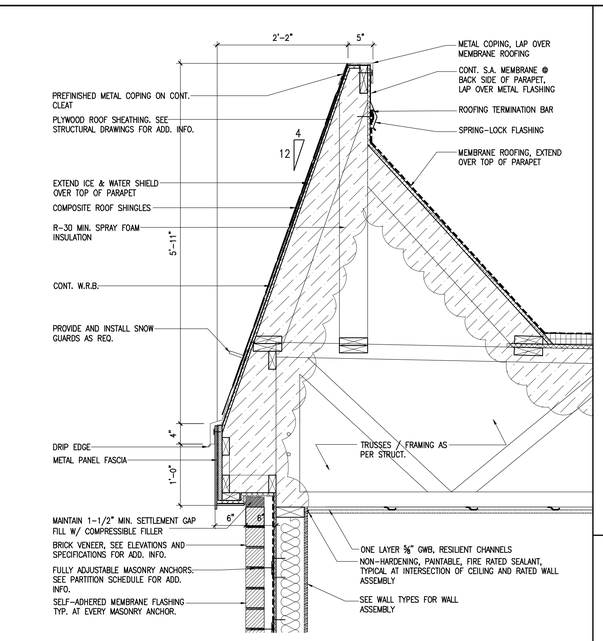


1 SHORT MANSARD ROOF DETAIL
SCALE: 1" = 1'-0"



4 SHORT MANSARD ROOF DETAIL
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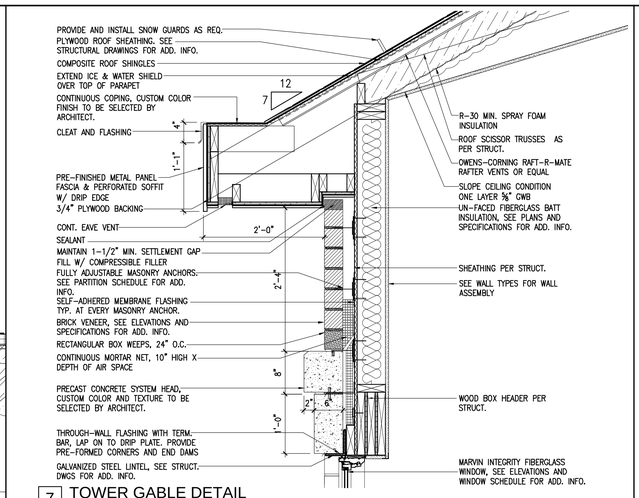

7 TOWER GABLE DETAIL
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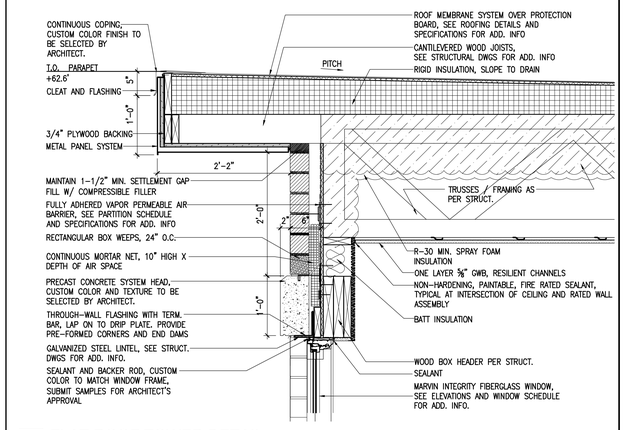

10 FLAT ROOF TOWER DETAIL
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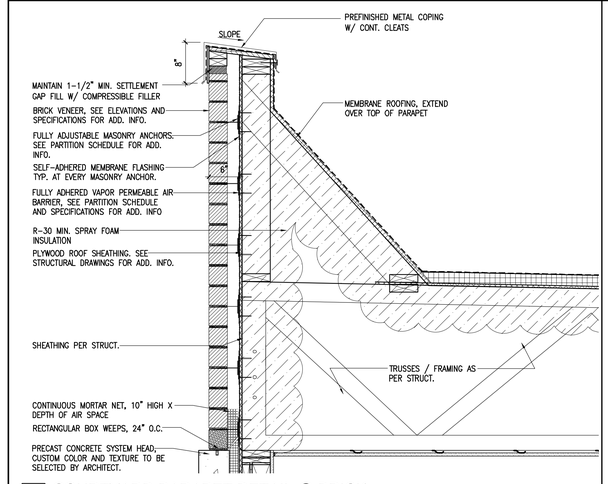
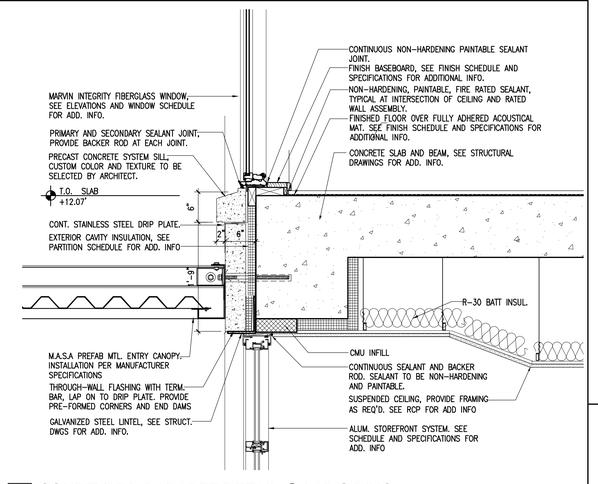


2 COURTYARD PARAPET DETAIL @ BRICK
SCALE: 1" = 1'-0"



5 COURTYARD PARAPET DETAIL @ LAP SIDING
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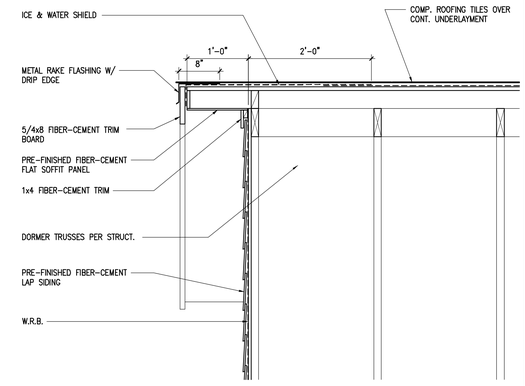
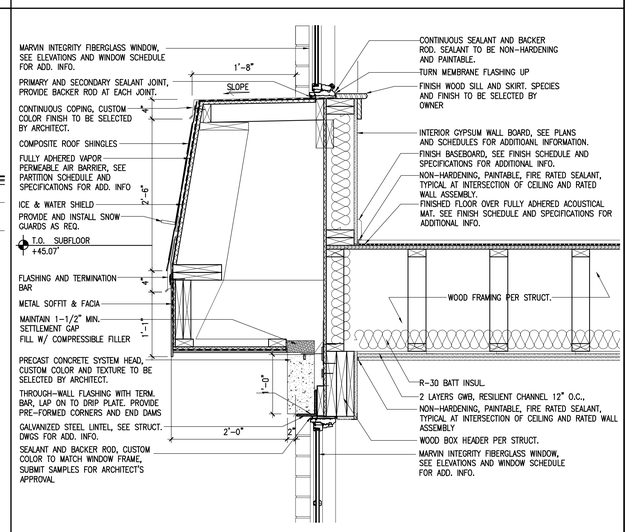
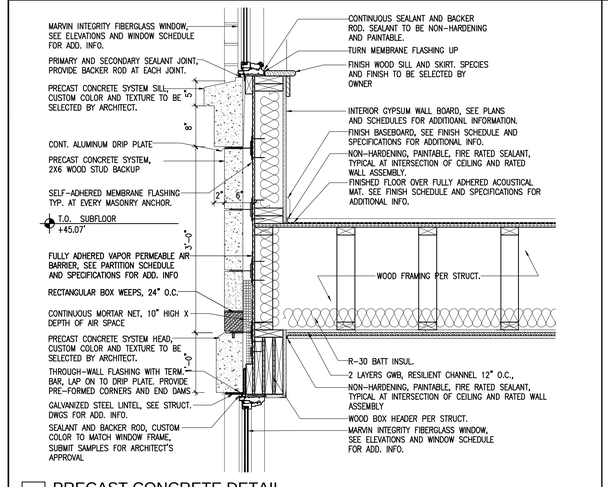


8 GABLE DETAIL
SCALE: 1" = 1'-0"



11 METAL PANEL PROJECTION DETAIL @ GABLE
SCALE: 1" = 1'-0"



3 PRECAST CONCRETE DETAIL
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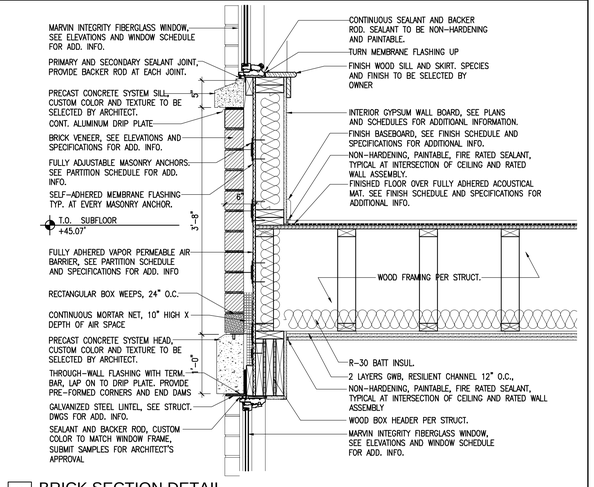

6 BRICK SECTION DETAIL
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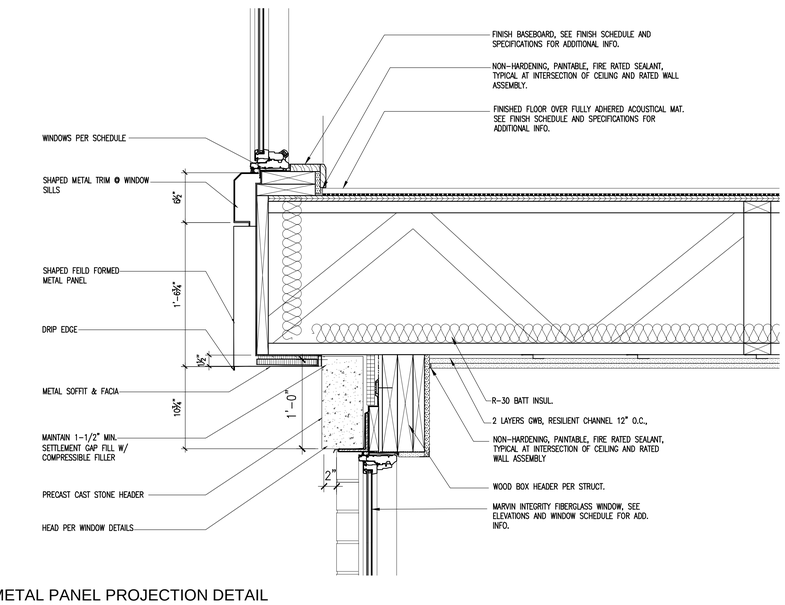

9 METAL PANEL PROJECTION DETAIL
SCALE: 1-1/2" = 1'-0"

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SECTION DETAILS

Job Number : 201319
Scale : AS NOTED
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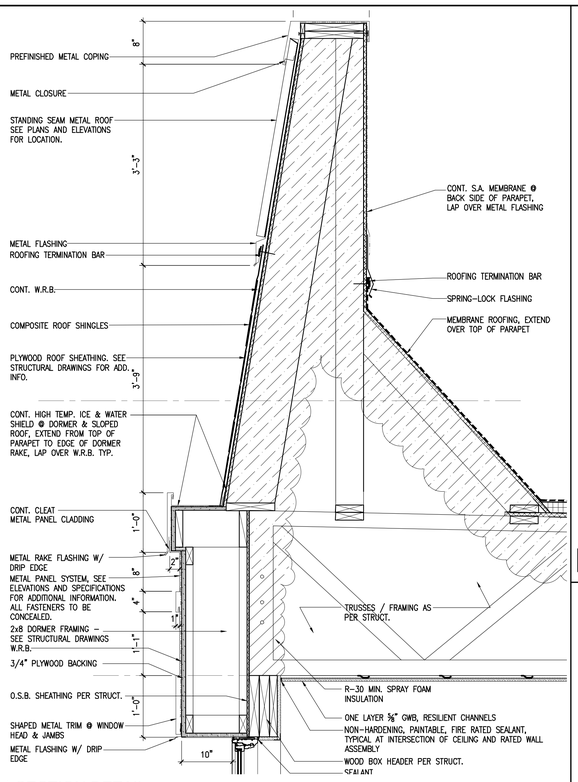
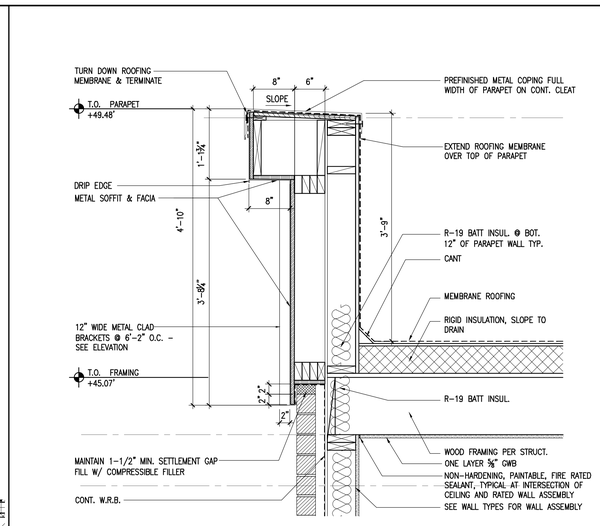


1 SECTION DETAIL
SCALE: 3" = 1'-0"



4 SECTION DETAIL
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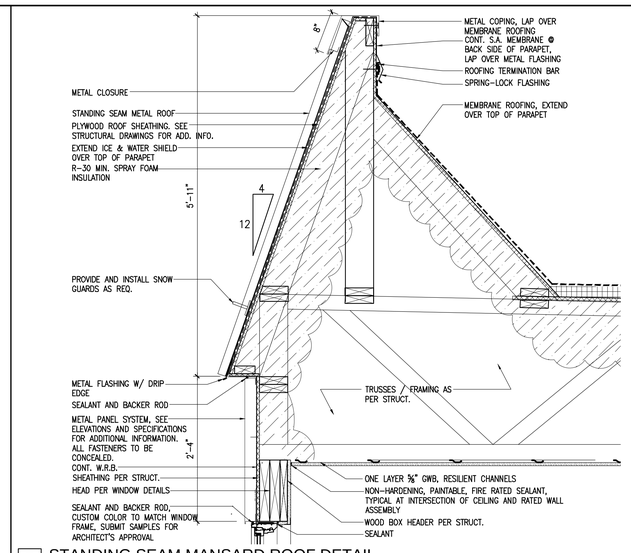

7 STANDING SEAM MANSARD ROOF DETAIL
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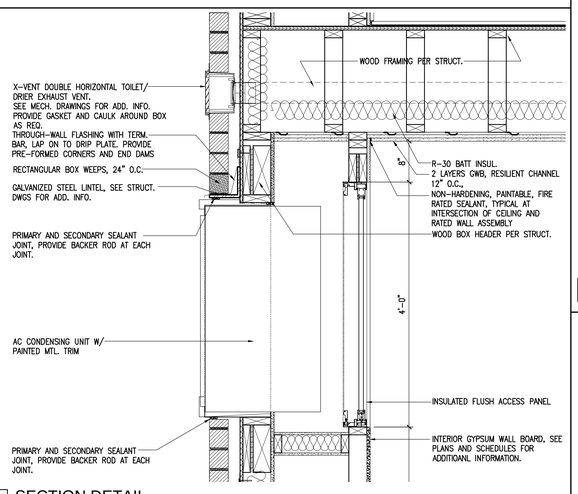

2 SECTION DETAIL
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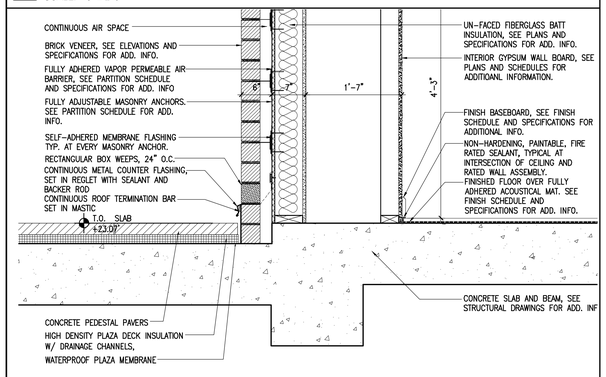
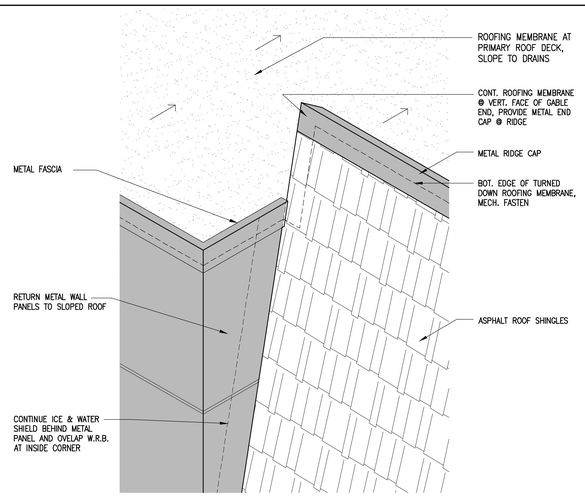
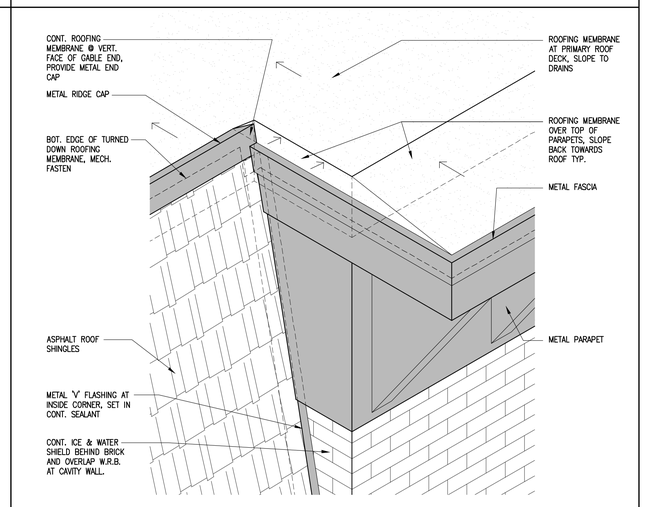


3 SECTION DETAIL
SCALE: 3" = 1'-0"



5 AXONOMETRIC DIAGRAM - PARAPET JUNCTION
SCALE: N.T.S.



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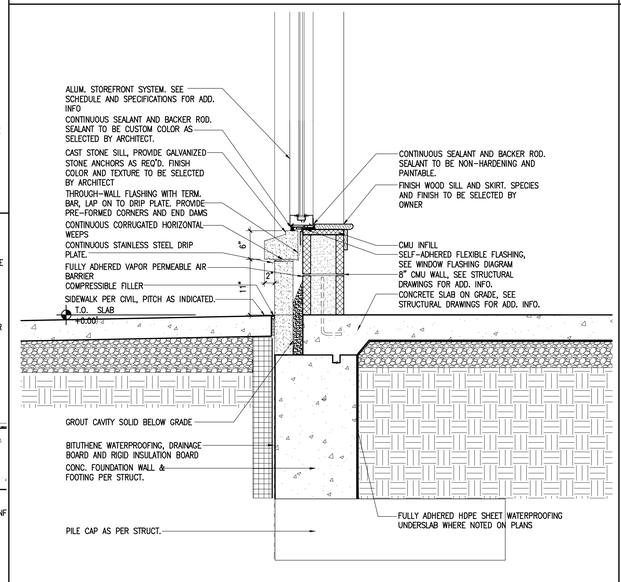

6 ZERO PROPERTY LINE FOUNDATION DETAIL
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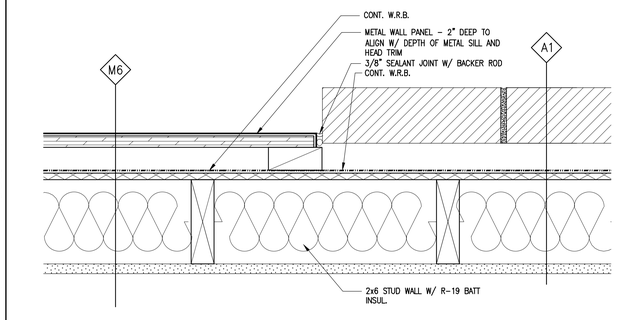

9 TYPICAL PLAN DETAIL- BRICK TO METAL PANEL
SCALE: 3" = 1'-0"

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SECTION DETAILS

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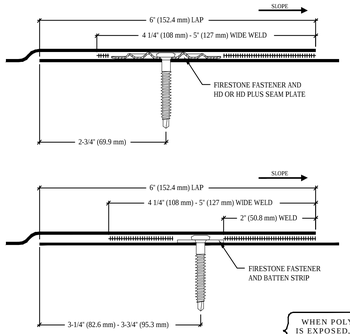
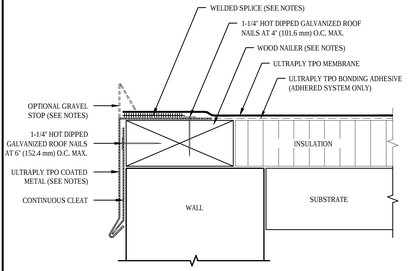


NOTES:
1. REFER TO FIRESTONE WEB SITE FOR MOST CURRENT INFORMATION.

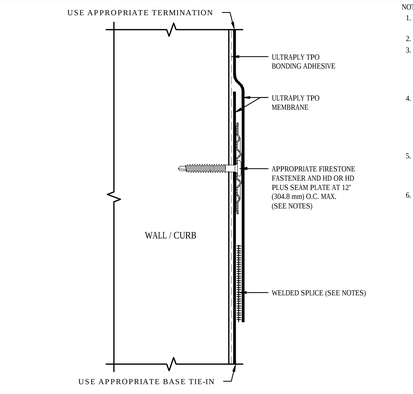
WHEN POLYESTER REINFORCEMENT OF TPO IS EXPOSED, APPLY CUT EDGE TREATMENT TO ENTIRE EXPOSED EDGE. REFER TO UT-LS-14.

1 ROOF DETAIL
SCALE: NOT TO SCALE



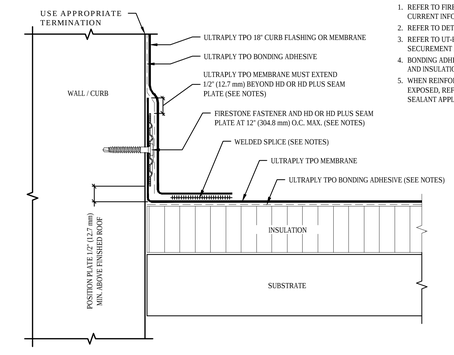
NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REFER TO DETAIL UT-LS-1 OR 2 FOR WELD WIDTH.
3. REFER TO DETAIL UT-RE-23 FOR ULTRAPLY TPO COVER METAL ROOF TO WALL SPLICE.
4. INSTALL METAL WORK TO SMACNA RECOMMENDATIONS. IF SHOP FABRICATED METAL EDGE IS USED IT MUST MEET ANSI/SPRI ES-1 OR AN FM STANDARD.
5. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LBS PER LINEAR FOOT MINIMUM IN ANY GIVEN DIRECTION.
6. FLANGE OF METAL MUST BE FULLY SUPPORTED BY WOOD AND TERMINATED AT LEAST 1/2" (12.7 mm) FROM EDGE OF WOOD.
7. ON BALLASTED ROOFS, GRAVEL STOP HEIGHT MUST MEET OR EXCEED BALLAST OR PAVER HEIGHT (2" (50.8 mm) MIN. ABOVE ROOF SURFACE).
8. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.

2 ROOF DETAIL
SCALE: NOT TO SCALE



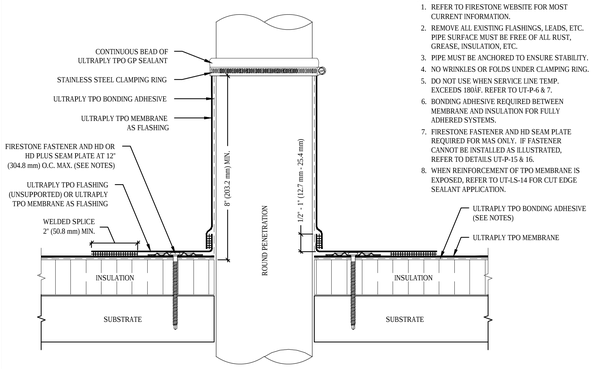
NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REFER TO DETAIL UT-LS-1 OR 2 FOR WELD WIDTH.
3. FIRESTONE BATTEN STRIP MAY BE USED IN LIEU OF SEAM PLATES. POLYMER OR METAL BATTEN STRIP ACCEPTABLE FOR WOOD OR METAL SUBSTRATE. METAL BATTEN MUST BE USED WITH MASONRY SUBSTRATE.
4. IF INTERMEDIATE ATTACHMENT IS REQUIRED, COMPLETE AS FOLLOWS:
   - UP TO 3' (1 M) WALL HEIGHT- NONE REQUIRED
   - 3' (1 M) - 6' (2 M) WALL HEIGHT - ONE ATTACHMENT AT 1/2 THE WALL HEIGHT
   - ABOVE 6' (2 M) - ONE ATTACHMENT EVERY 3' (1 M)
5. THERE ARE SOME CONDITIONS WHICH DO NOT REQUIRE INTERMEDIATE ATTACHMENT. REFER TO FIRESTONE APPLICATION SPECIFICATIONS FOR ADDITIONAL INFORMATION.
6. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.

3 ROOF DETAILS
SCALE: NOT TO SCALE



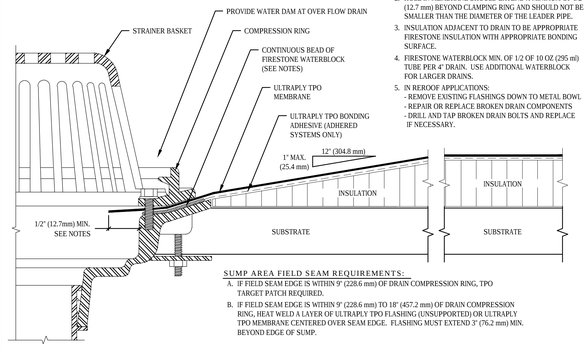
NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REFER TO DETAIL UT-LS-1 OR 2 FOR WELD WIDTH.
3. REFER TO UT-BT-16 & 17 FOR MEMBRANE SECUREMENT AT CORNERS.
4. BONDING ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS.
5. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.

4 ROOF DETAIL
SCALE: NOT TO SCALE



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REMOVE ALL EXISTING FLASHINGS, LEADS, ETC. PIPE SURFACE MUST BE FREE OF ALL RUST, GREASE, INSULATION, ETC.
3. PIPE MUST BE ANCHORED TO ENSURE STABILITY.
4. NO WRINKLES OR FOLDS UNDER CLAMPING RING.
5. DO NOT USE WHEN SERVICE LINE TEMP. EXCEEDS 180ûF. REFER TO UT-P-6 & 7.
6. BONDING ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS.
7. FIRESTONE FASTENER AND HD SEAM PLATE REQUIRED FOR MAS ONLY. IF FASTENER CANNOT BE INSTALLED AS ILLUSTRATED, REFER TO DETAILS UT-P-15 & 16.
8. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.

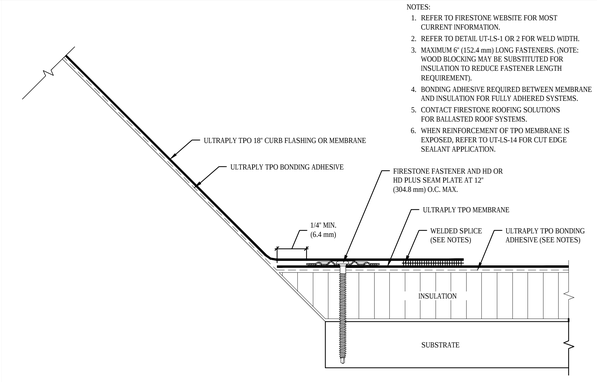
5 ROOF DETAIL
SCALE: NOT TO SCALE



NOTES:
1. REFER TO FIRESTONE WEB SITE FOR MOST CURRENT INFORMATION.
2. HOLE IN MEMBRANE SHOULD EXTEND A MINIMUM OF 1/2" (12.7 mm) BEYOND CLAMPING RING AND SHOULD NOT BE SMALLER THAN THE DIAMETER OF THE LEADER PIPE.
3. INSULATION ADJACENT TO DRAIN TO BE APPROPRIATE FIRESTONE INSULATION WITH APPROPRIATE BONDING SURFACE.
4. FIRESTONE WATERBLOCK MIN. OF 1/2 OF 10 OZ (295 ml) TUBE PER 4" DRAIN. USE ADDITIONAL WATERBLOCK FOR LARGER DRAINS.
5. IN REROOF APPLICATIONS:
   - REMOVE EXISTING FLASHINGS DOWN TO METAL BOWL
   - REPAIR OR REPLACE BROKEN DRAIN COMPONENTS
   - DRILL AND TAP BROKEN DRAIN BOLTS AND REPLACE IF NECESSARY.

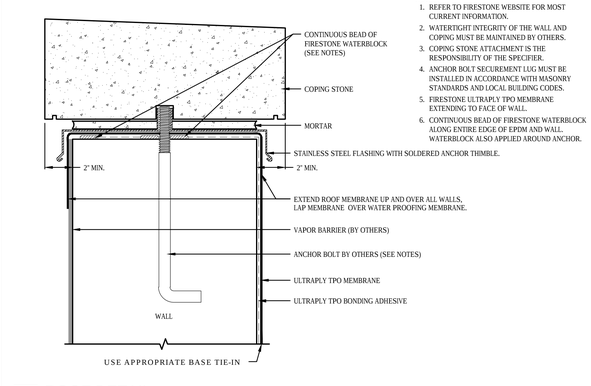
SUMP AREA FIELD SEAM REQUIREMENTS:
A. IF FIELD SEAM EDGE IS WITHIN 9' (228.6 mm) OF DRAIN COMPRESSION RING, TPO TARGET PATCH REQUIRED.
B. IF FIELD SEAM EDGE IS WITHIN 9' (228.6 mm) TO 18' (457.2 mm) OF DRAIN COMPRESSION RING, HEAT WELD A LAYER OF ULTRAPLY TPO FLASHING (UNSUPPORTED) OR ULTRAPLY TPO MEMBRANE CENTERED OVER SEAM EDGE. FLASHING MUST EXTEND 3" (76.2 mm) MIN. BEYOND EDGE OF SUMP.

6 ROOF DETAIL
SCALE: NOT TO SCALE



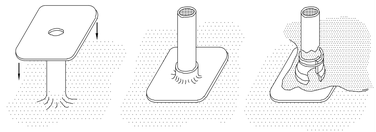
NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REFER TO DETAIL UT-LS-1 OR 2 FOR WELD WIDTH.
3. MAXIMUM 6' (152.4 mm) LONG FASTENERS. (NOTE: WOOD BLOCKING MAY BE SUBSTITUTED FOR INSULATION TO REDUCE FASTENER LENGTH REQUIREMENT).
4. BONDING ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS.
5. CONTACT FIRESTONE ROOFING SOLUTIONS FOR BALLASTED ROOF SYSTEMS.
6. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.

7 ROOF DETAIL
SCALE: NOT TO SCALE



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. WATERTIGHT INTEGRITY OF THE WALL AND COPING MUST BE MAINTAINED BY OTHERS.
3. COPING STONE ATTACHMENT IS THE RESPONSIBILITY OF THE SPECIFIER.
4. ANCHOR BOLT SECUREMENT LUG MUST BE INSTALLED IN ACCORDANCE WITH MASONRY STANDARDS AND LOCAL BUILDING CODES.
5. FIRESTONE ULTRAPLY TPO MEMBRANE EXTENDING TO FACE OF WALL.
6. CONTINUOUS BEAD OF FIRESTONE WATERBLOCK ALONG ENTIRE EDGE OF EPDM AND WALL. WATERBLOCK ALSO APPLIED AROUND ANCHOR.

8 ROOF DETAIL
SCALE: NOT TO SCALE

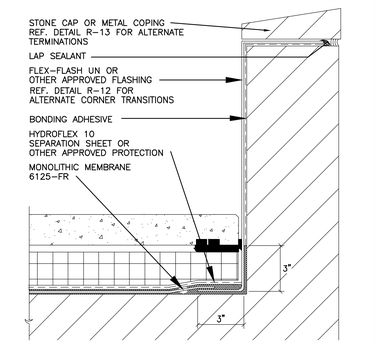


NOTES: PENETRATION MUST BE PROPERLY SECURED TO STRUCTURE TO PREVENT VERTICAL OR LATERAL MOVEMENT.

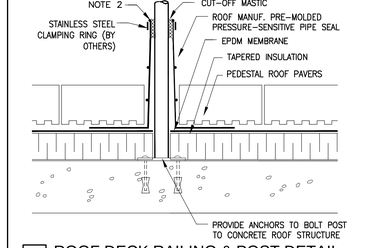
SOME PIPE MATERIALS (PVC, COPPER, BRASS) MAY REQUIRE ROUGH OPENING/SANDING, IN ADDITION TO PRIMING WITH SURFACE CONDITIONER, FOR PROPER ADHESION OF THE MM6125.

METAL PIPES MUST BE FREE OF ALL OIL AND RUST.

9 ROOF DETAIL
SCALE: NOT TO SCALE



10 ROOF DETAILS
SCALE: NOT TO SCALE



WHEN PAVER SUPPORTS LINE UP OVER DRAIN (ref. UA-58 for isometric layout)

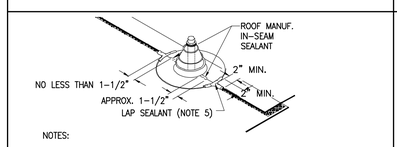
NOTES: IF DOW STYROFOAM INSULATION IS USED, IT MUST BE 60 PSI (COMPRESSIVE STRENGTH) BOARD MINIMUM.

VARIOUS ADJUSTABLE PEDESTAL SYSTEMS ARE AVAILABLE, ALLOWING HEIGHT ADJUSTMENTS >2" SOME HAVE INTEGRAL JOINT SPACERS, ELIMINATING THE NEED FOR FIXED HEIGHT PEDESTALS ON TOP.

ADJUSTMENTS FOR SLOPE CAN BE MADE IN A NUMBER OF WAYS DEPENDING UPON THE ADJUSTABLE PEDESTAL SYSTEM USED. SHIMS ARE USED FOR MINOR LEVEL ADJUSTMENTS.

REFER TO APPLICABLE MM 6125-FR ROOFING OR WATERPROOFING GUIDELINE DETAILS FOR PROPER MEMBRANE/FLASHING DETAILS AND ALTERNATIVES.

11 ROOF DETAILS
SCALE: NOT TO SCALE



NOTES:

1. REMOVE ALL LEAD AND OTHER FLASHING.

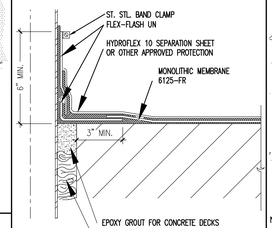
2. PIPE SEAL MUST HAVE INTACT RIB AT TOP EDGE, REGARDLESS OF PIPE DIAMETER.

3. DECK FLANGES OF THE PRE-MOLDED PIPE SEAL SHALL NOT BE OVERLAPPED, CUT OR APPLIED OVER ANY ANGLE CHANGE.

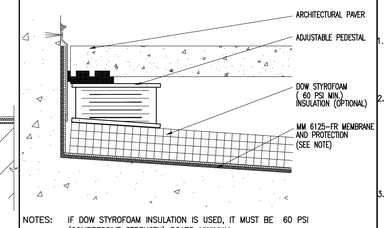
4. ON MECHANICALLY-FASTENED ROOFING SYSTEMS, ADDITIONAL MEMBRANE SECUREMENT IS REQUIRED, REFER TO ROOFING MANUFACTURERS DETAILS.

5. APPLY LAP SEALANT WHERE PRESSURE-SENSITIVE PIPE FLASHING INTERSECTS A FIELD SPLICE.

12 ROOF DECK RAILING & POST DETAIL
SCALE: NOT TO SCALE



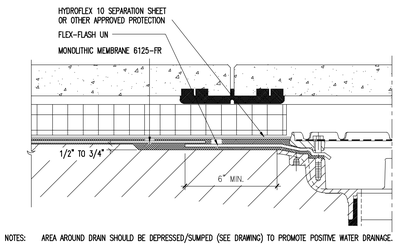
13 ROOF DETAIL
SCALE: NOT TO SCALE



NOTES: IF DOW STYROFOAM INSULATION IS USED, IT MUST BE 60 PSI (COMPRESSIVE STRENGTH) BOARD MINIMUM.

REFER TO APPLICABLE MM 6125-FR ROOFING OR WATERPROOFING GUIDELINE DETAILS FOR PROPER MEMBRANE/FLASHING DETAILS AND ALTERNATIVES.

14 ROOF DETAIL
SCALE: NOT TO SCALE

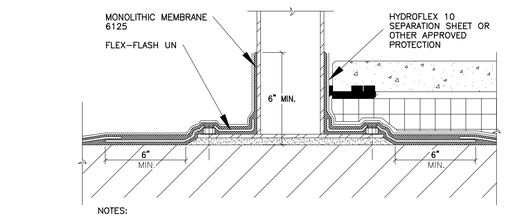


NOTES: AREA AROUND DRAIN SHOULD BE DEPRESSED/SUMPED (SEE DRAWING) TO PROMOTE POSITIVE WATER DRAINAGE.

REINFORCEMENT SHALL BE ONE SHEET EXTENDING A MINIMUM OF 6" BEYOND THE DRAIN FLANGE ON ALL SIDES AND SECURED IN CLAMPING RING AT DRAIN.

ALL DRAINS ARE REQUIRED TO HAVE FLASHING CLAMPING RING ASSEMBLIES. CONSULT SPECIFIC DRAIN MANUFACTURER FOR FOR ADDL. ACCESSORIES (i.e., PERFORATED GRAVEL COLLARS, UNDERDECK CLAMPS FOR METAL DECKS, ETC.)

15 ROOF DETAIL
SCALE: NOT TO SCALE



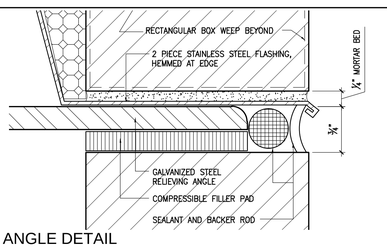
NOTES:

DAVIT SURFACE MUST BE CLEAN AND FREE OF ALL RUST AND OTHER CONTAMINANTS

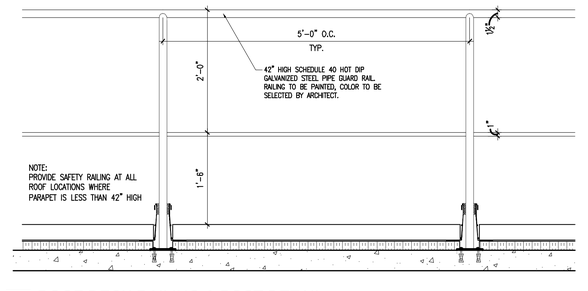
USE LARGEST SHEETS OF UNCURED NEOPRENE POSSIBLE. WHEN POSSIBLE, A HOLE SMALLER THAN THE PENETRATION SHOULD BE CUT IN THE CENTER OF THE SHEET OF NEOPRENE AND THE SHEET PULLED DOWN OVER THE DAVIT.

CUT A SLIT OR "X" INTO THE NEOPRENE SHEET DIRECTLY OVER THE BOLT HEADS TO ALLOW EMBEDDING/FORMING TIGHTLY AROUND BOLT HEAD.

16 ROOF DETAIL
SCALE: NOT TO SCALE



17 RELIEVING ANGLE DETAIL
SCALE: NTS



18 ROOF DECK RAILING & POST DETAIL
SCALE: NOT TO SCALE

ROOF DETAILS

1. SAMPLES: CONTRACTOR SHALL SUBMIT TO ARCHITECT FINISH SAMPLES AND TECHNICAL INFORMATION OF ALL MATERIALS USED IN FACADE CONSTRUCTION INCLUDING MASONRY UNITS, SPECIAL BRICK SHAPES, MORTAR MIX AND COLORS, MORTAR NETS, FLASHING MATERIAL, JOINT FILLERS, MASONRY TIES AND ANCHORS.
2. MOCK-UP: PRIOR TO INSTALLATION OF MASONRY WORK, ERECT SAMPLE WALL PANEL MOCK-UPS USING MATERIALS, BONDING PATTERNS AND JOINT TOOLING REQUIRED FOR FINAL WORK AND INCLUDING, CAVITY WALL, MASONRY SILL, ANCHORS AND REINFORCEMENT AS DETAILED. OBTAIN ARCHITECTS ACCEPTANCE OF VISUAL QUALITIES OF THE MOCK-UPS BEFORE START OF MASONRY WORK. RETAIN MOCK-UP DURING CONSTRUCTION AS A STANDARD FOR JUDGING COMPLETED MASONRY WORK.
3. COURSING: PRIOR TO BEGINNING ANY FINISH MASONRY WORK, THE MASON AND CONTRACTOR SHALL CONSULT WITH THE ARCHITECT REGARDING COURSING PATTERNS TO BE USED THROUGHOUT THE BUILDING, INCLUDING CORNERS, RETURNS, ALTERNATE COURSING, CUSTOM PATTERNS, ETC. ALL QUESTIONS REGARDING COURSING MUST BE SUBMITTED TO THE ARCHITECT IN A TIMELY FASHION.
4. FIRE-RATING: CMU WALLS INDICATED TO BE 2-HR RATED SHALL BE UL-CLASSIFIED D-2 (2 HOUR). CONCRETE BLOCKS SHALL CONFORM TO UL 618 STANDARDS. FURNISH TO OWNER AN AUTHENTIC UL CERTIFICATION OF CLASSIFIED BLOCKS ON DAY OF DELIVERY.
5. MORTAR JOINTS: CONCRETE BLOCKS SHALL BE LAID IN FULL BED OF MORTAR, 3/8" THICK, OF NOT LESS THAN 2.25 AND NOT MORE THAN 3.5 PARTS OF CLEAN SHARP SAND TO ONE PART OF PORTLAND CEMENT (PROPORTIONED BY VOLUME) AND NOT MORE THAN 50% HYDRATED LIME (BY CEMENT VOLUME). VERTICAL JOINTS SHALL BE STAGGERED. SUBMIT FULL SIZE BLOCK SAMPLE TO ARCHITECT. ALL TOOLING OF JOINTS TO BE CONCAVE OR 'V' VARIETY.
6. MORTAR IN CAVITY: MORTAR PROTRUSIONS FROM BEHIND MASONRY VENEERS SHOULD NOT COME INTO CONTACT WITH RIGID INSULATION BOARD OR SHEATHING. PROVIDE MORTAR NETS ABOVE ALL OPENINGS, RELIEVING ANGLES AND AT WALL BASE TO PREVENT BUILD-UP OF MORTAR AT WEEPHOLE AND FLASHING LOCATIONS.
7. STORAGE OF MATERIALS: MASONRY UNITS, CEMENTITIOUS MATERIALS, AND SAND FOR MORTAR SHOULD BE STORED OFF THE GROUND, AWAY FROM DIRT, PLANT LIFE, AND GROUNDWATER AND COVERED BY A WATER-RESISTANT MEMBRANE. FLASHING MATERIALS SHOULD BE STORED IN AREAS PROTECTED FROM PUNCTURE OR DAMAGE AND SHOULD NOT BE EXPOSED TO SUNLIGHT.
8. WATER PROTECTION: DURING ERECTION, COVER TOP OF WALLS WITH WATERPROOF SHEETING AT END OF EACH DAY'S WORK. COVER PART COMPLETED STRUCTURES WHEN WORK IS NOT IN PROGRESS. EXTEND COVER A MINIMUM OF 24 INCHES DOWN BOTH SIDES AND HOLD COVER SECURELY IN PLACE.
9. MUD PROTECTION: PROTECT BASE OF WALLS FROM RAIN-SPLASHED MUD AND MORTAR SPLATTER BY MEANS OF COVERING SPREAD ON GROUND AND OVER WALL SURFACES.
10. STAINING: PREVENT GROUT OR MORTAR OR SOIL FROM STAINING THE FACE OF MASONRY TO BE LEFT EXPOSED OR PAINTED. REMOVE IMMEDIATELY ANY GROUT OR MORTAR IN CONTACT WITH SUCH MASONRY. PROTECT SILLS, LEDGE AND PROJECTIONS FROM DROPPINGS OF MORTAR.
11. LOADING: DO NOT APPLY UNIFORM ROOF OR FLOOR LOADING FOR AT LEAST 12 HOURS AFTER BUILDING MASONRY WALLS OR COLUMNS. DO NOT APPLY CONCENTRATED LOADS FOR AT LEAST THREE (3) DAYS AFTER BUILDING MASONRY WALLS AND COLUMNS.
12. COLD-WEATHER PROTECTION: DO NOT LAY MASONRY UNITS WHICH HAVE WET SURFACES OR UNITS WHICH ARE BELOW FREEZING. REMOVE ICE OR SNOW FROM MASONRY BED BY CAREFUL APPLICATION OF HEAT. REMOVE MASONRY DAMAGED BY FREEZING. DO NOT LAY MASONRY UNITS WHEN AIR TEMPERATURES ARE BELOW 32ºF.
13. HOT-WEATHER PROTECTION: COVER OR SHADE MASONRY UNITS AND MORTAR MATERIALS AND USE COOL WATER FOR MORTAR WHENEVER AMBIENT AIR TEMPERATURE IS 90ºF OR HIGHER.
14. FLASHING AND WEEPHOLES: PROVIDE FLASHING AT ALL OF THE FOLLOWING LOCATIONS: UNDER COPINGS, AT RELIEVING ANGLES, AT ROOF/WALL INTERSECTIONS, AT WALL BASE, AT SILLS, OVER OPENINGS. PROVIDE PRE-FABRICATED END DAMS AND CORNERS AS REQUIRED. NO FLASHING OR WEEPHOLES SHOULD OCCUR BELOW GRADE LEVEL; AT THESE LOCATIONS, FILL CAVITY SOLID WITH MORTAR OR GROUT TO THE ELEVATION OF THE FLASHING. WEEPHOLES MUST BE LOCATED ABOVE ALL FLASHING AND SPACED 24" O.C. MAX. (16" O.C. MAX. WHEN USING WICKS).
15. EFFLORESCENCE: ONLY MASONRY UNITS TESTED BY THE MANUFACTURER FOR EFFLORESCENCE BY ASTM C 67 AND MORTAR TESTED BY ASTM C 150 SHALL BE USED IN THIS PROJECT. MASONRY SHOULD BE RATED AT NOT MORE THAN "SLIGHTLY EFFLORESCED" TO BE ACCEPTABLE. MORTAR WITH ADMIXTURES ARE NOT ACCEPTABLE. WORKMANSHIP SHALL BE SUCH AS TO PROVIDE COMPLETE FILLING OF ALL MORTAR JOINTS AND TO KEEP CAVITIES CLEAN AND FREE OF MORTAR DROPPINGS.
16. GALVANIZED STEEL: ALL METAL USED FOR METAL WALL TIES, MASONRY ANCHORS, DRIP PLATES, STEEL ANGLES, ETC. TO BE HOT-DIP GALVANIZED.

Marchetto Higgins Stieve
Architecture
Planning
Urban Design

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PROJECT NAME:

One William
Englewood, NJ

PREPARED FOR:

The Sterling Properties Group, LLC | BNE Real Estate Group
Englewood, NJ

Issue :	
Date :	For :
06.19.15.	BUDGET SET
08.24.15.	PERMIT SUBMITTAL
10.14.15.	CONSTRUCTION SET
03.30.16.	BULLETIN 1

ROOF DETAILS

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A406

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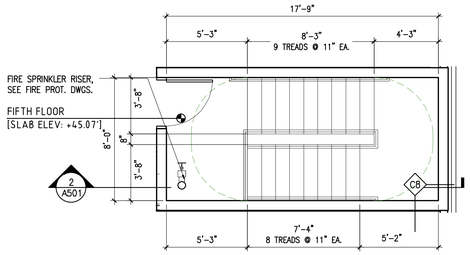
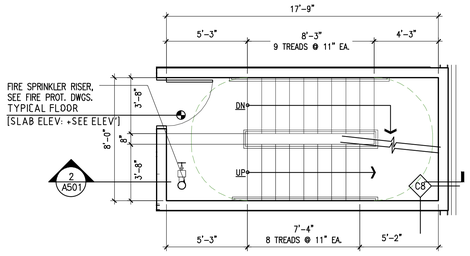
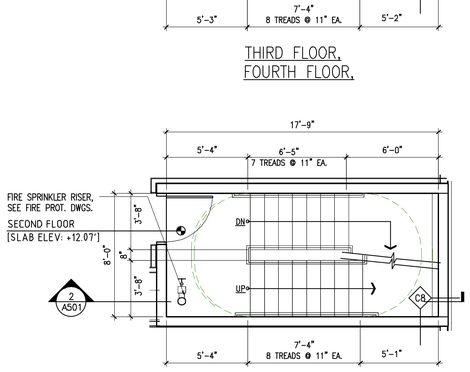


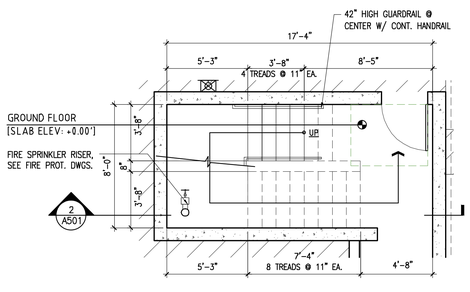
FIFTH FLOOR,



THIRD FLOOR,
FOURTH FLOOR,

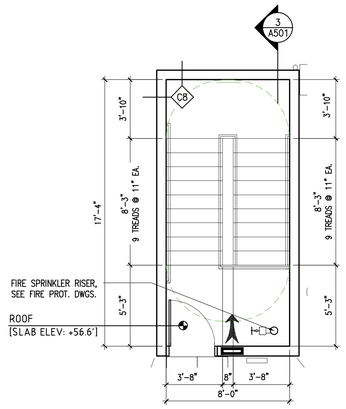


SECOND FLOOR,

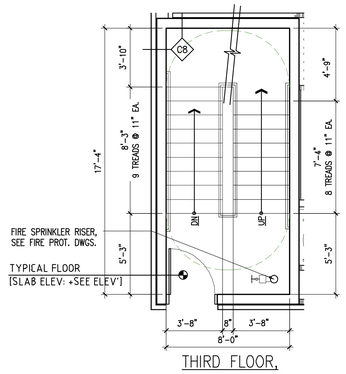


GROUND FLOOR

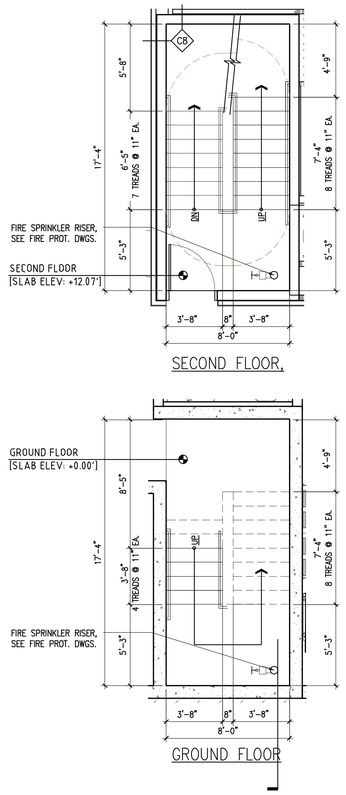
1 STAIR A PLANS
SCALE: 1/4" = 1'-0"



ROOF



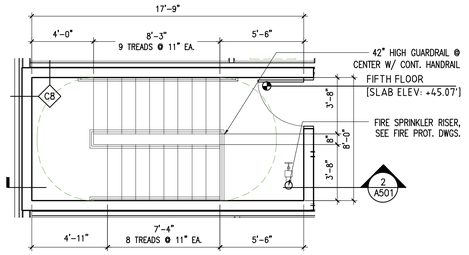
THIRD FLOOR,
FOURTH FLOOR,
FIFTH FLOOR



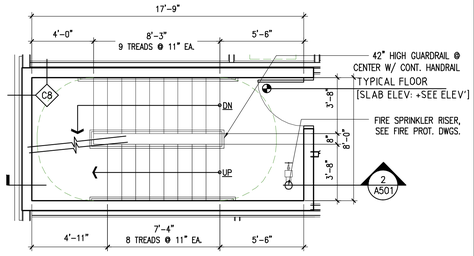
SECOND FLOOR,

GROUND FLOOR

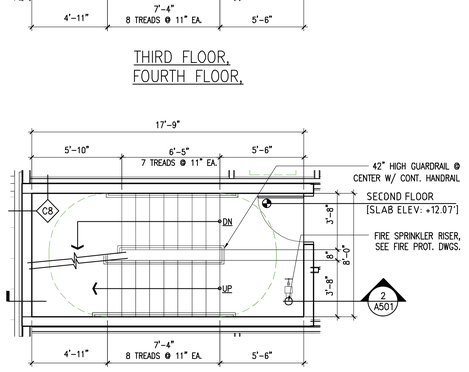
2 STAIR B PLANS
SCALE: 1/4" = 1'-0"



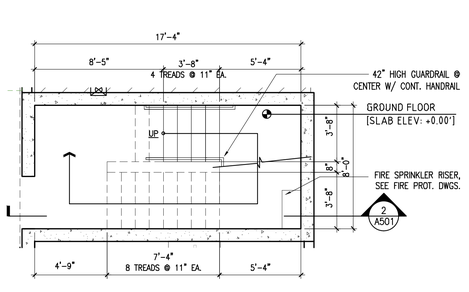
FIFTH FLOOR,



THIRD FLOOR,
FOURTH FLOOR,

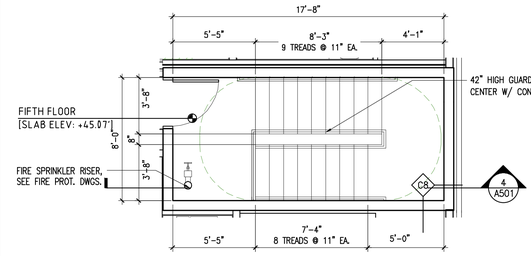


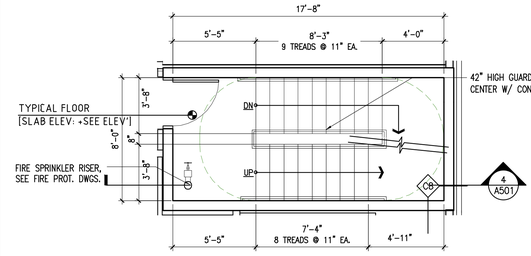
SECOND FLOOR,

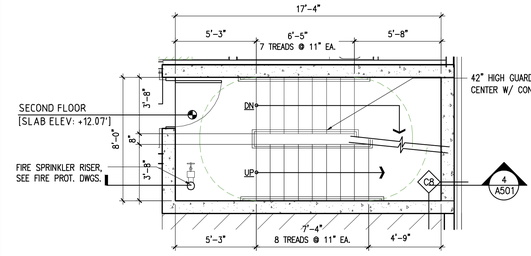


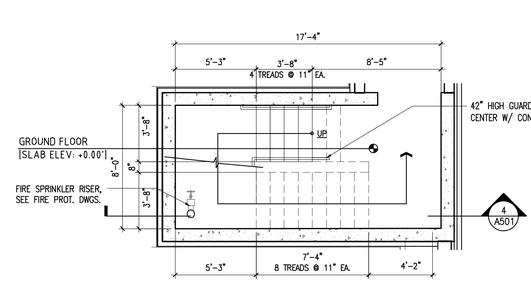
GROUND FLOOR

3 STAIR C PLANS
SCALE: 1/4" = 1'-0"

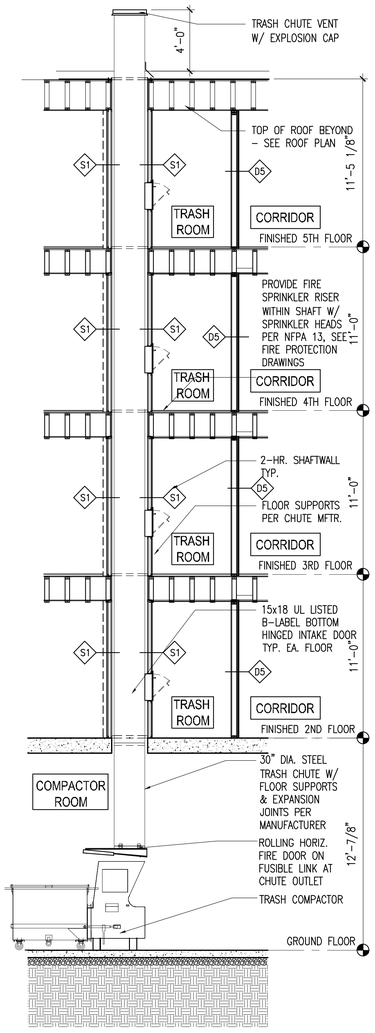








4 STAIR D PLANS
SCALE: 1/4" = 1'-0"



5 TRASH CHUTE SECTION
SCALE: 1/4" = 1'-0"

NOTES:
-STAIRS TO CONFORM WITH ALL DETAILS SHOWN ON PAGE A-702
-SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE CONSTRUCTING

Marchetto Higgins Stieve
Architecture
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Urban Design

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NJ C07945
Michael Higgins AIA, LEED
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PROJECT NAME:

One William
Englewood, NJ

PREPARED FOR:

The Sterling Properties Group, LLC | BNE Real Estate Group
Englewood, NJ

Issue :	
Date :	For :
06.19.15.	BUDGET SET
08.24.15.	PERMIT SUBMITTAL
10.14.15.	CONSTRUCTION SET
03.30.16.	BULLETIN 1

STAIR PLANS

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A500

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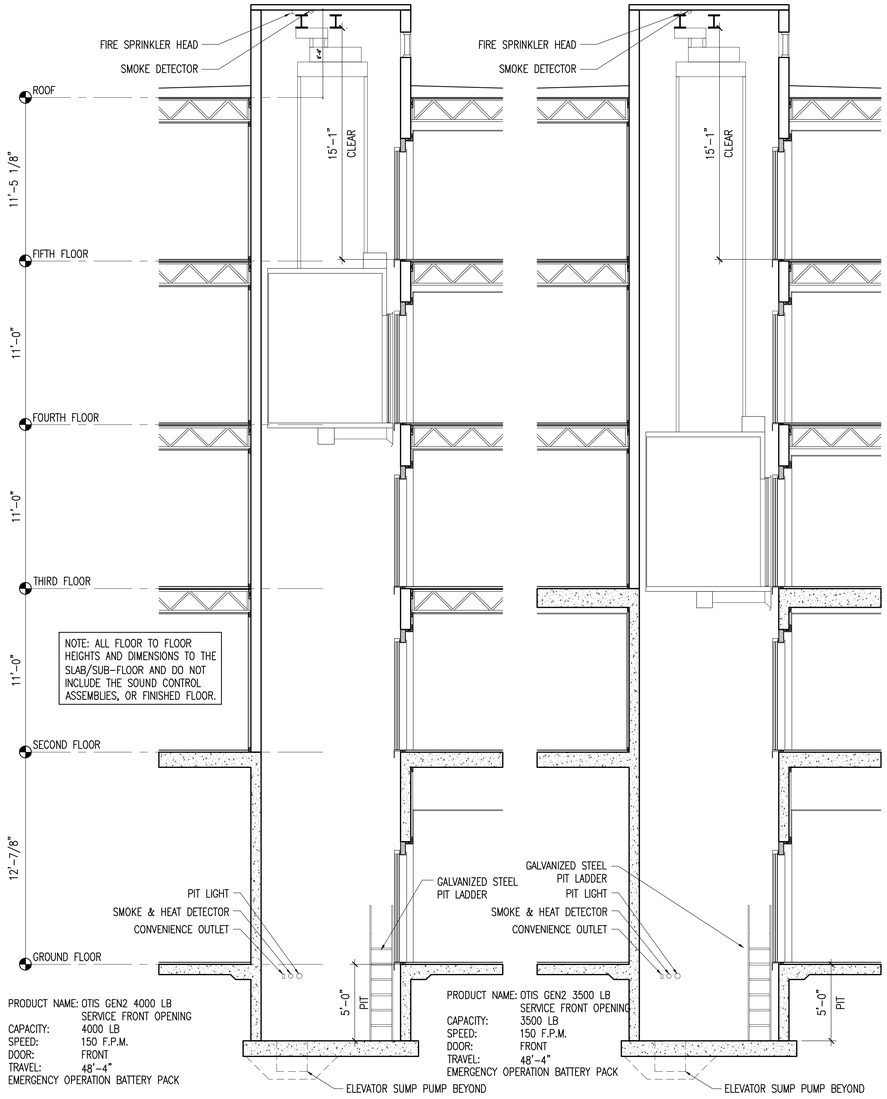
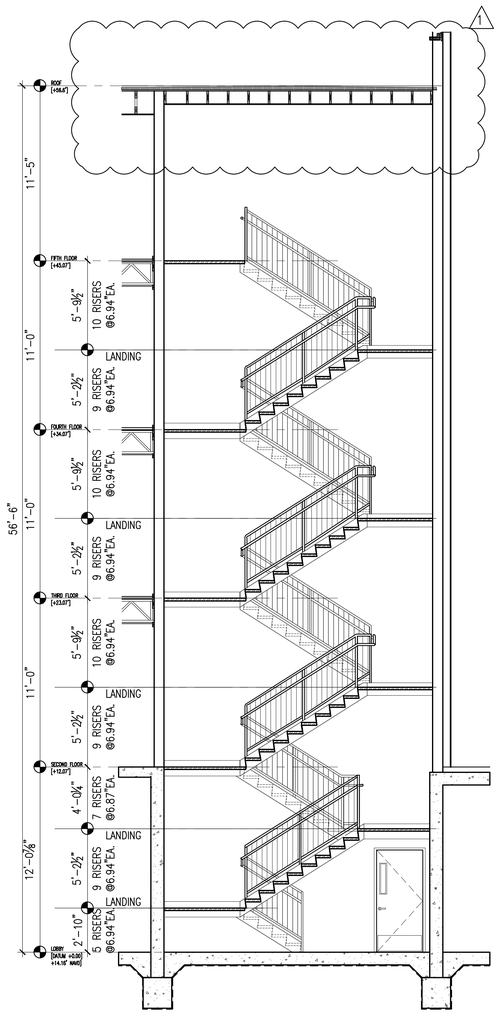
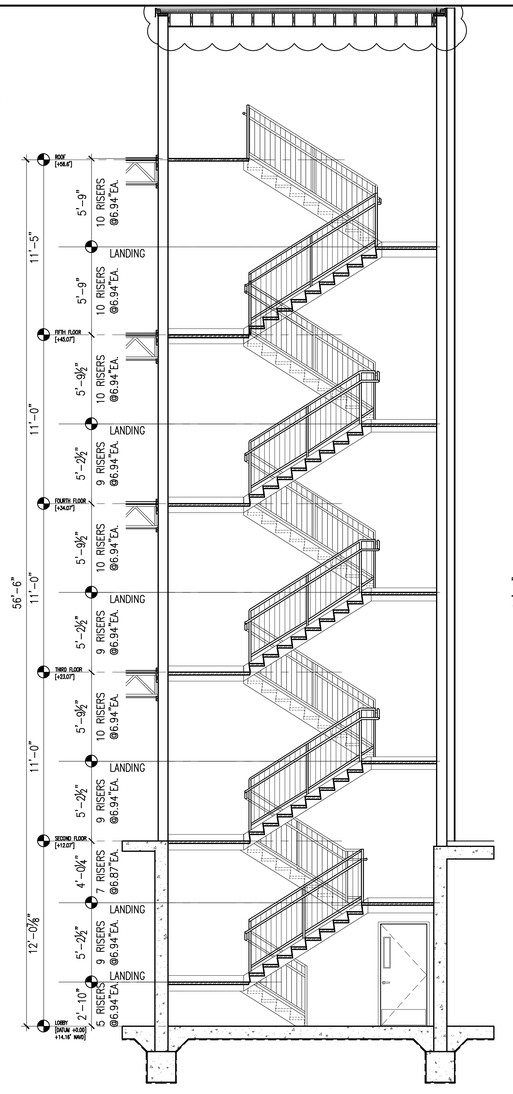


1 ELEVATOR 1+2 SECTION
SCALE: 1/4" = 1'-0"

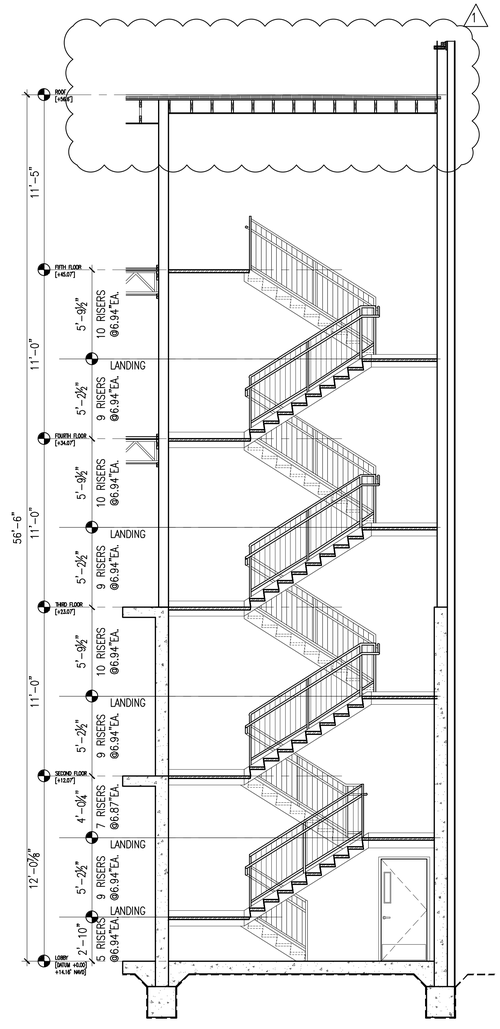
2 ELEVATOR 3+4 SECTION
SCALE: 1/4" = 1'-0"



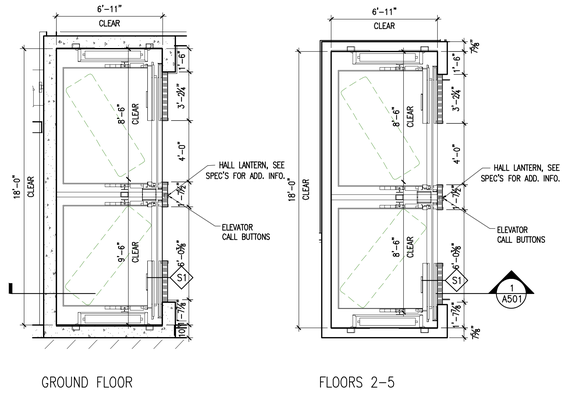
3 STAIR A+C PLANS
SCALE: 1/4" = 1'-0"
NOTE: STAIRS C SAME BUT MIRRORED



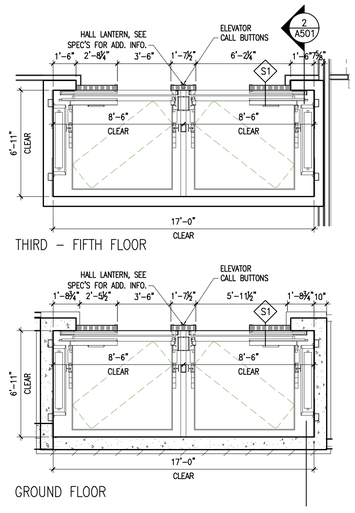
4 STAIR B PLANS
SCALE: 1/4" = 1'-0"



5 STAIR C PLANS
SCALE: 1/4" = 1'-0"



6 ELEV. 1+2 PLANS
SCALE: 1/4" = 1'-0"



7 ELEV. 3+4 PLANS
SCALE: 1/4" = 1'-0"

NOTES:
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PROJECT NAME:
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03.30.16.	BULLETIN 1

ENLARGED UNIT PLANS
ONE BEDROOM

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A501

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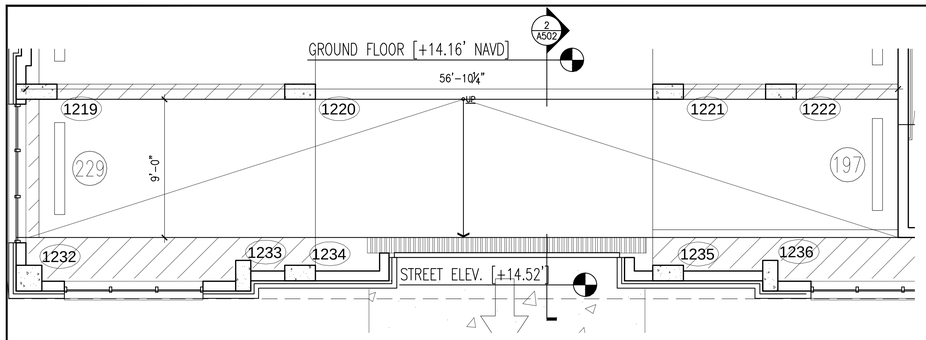
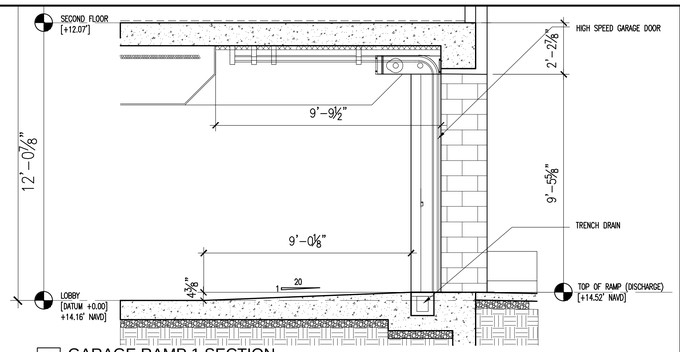
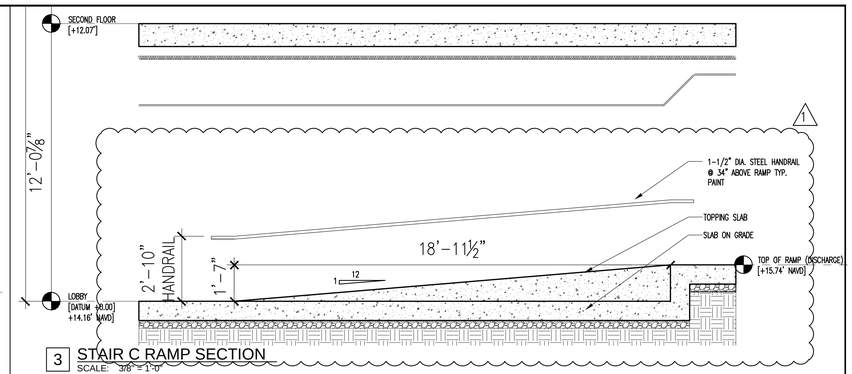


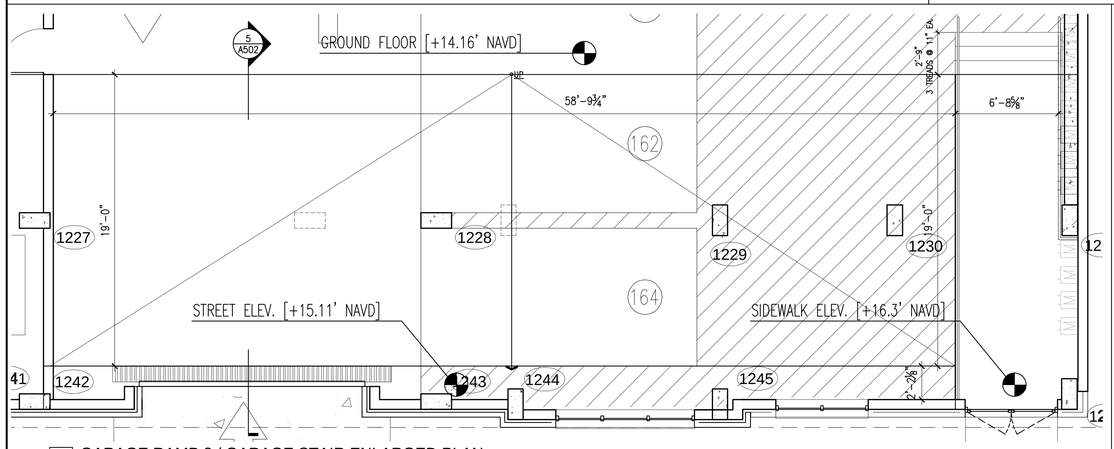
1 GARAGE RAMP 1 PLAN
SCALE: 1/4" = 1'-0"



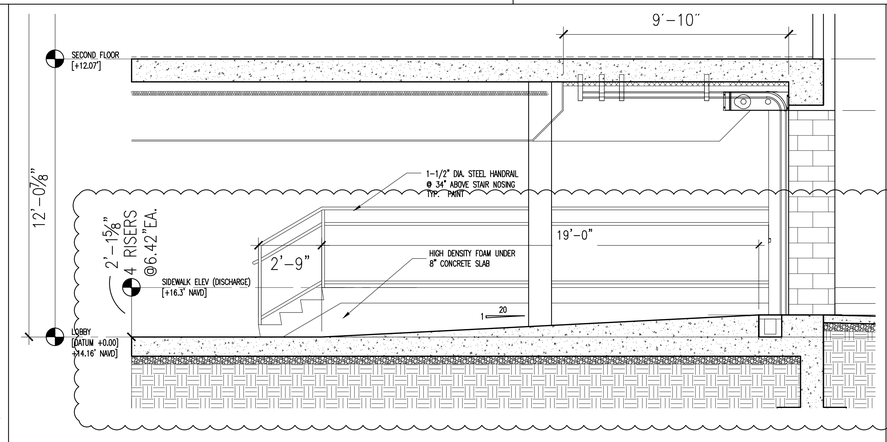
2 GARAGE RAMP 1 SECTION
SCALE: 3/8" = 1'-0"



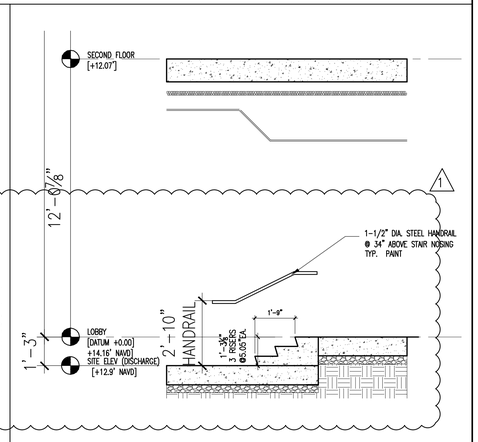
3 STAIR C RAMP SECTION
SCALE: 3/8" = 1'-0"



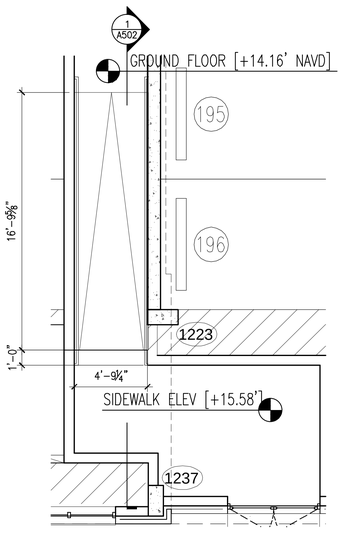
4 GARAGE RAMP 2 / GARAGE STAIR ENLARGED PLAN
SCALE: 1/4" = 1'-0"



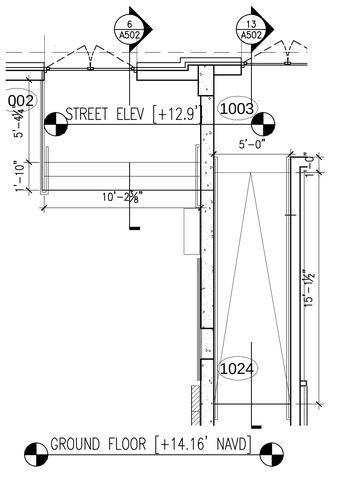
5 GARAGE RAMP 2 / GARAGE STAIR ENLARGED PLAN
SCALE: 3/8" = 1'-0"



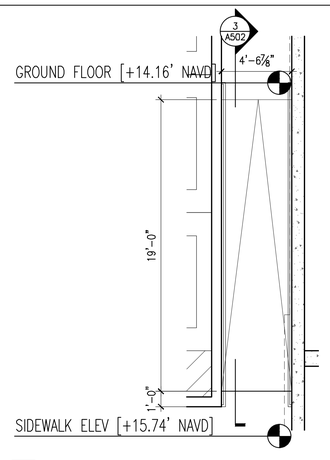
6 MECHANICAL ROOM STAIR SECTION
SCALE: 3/8" = 1'-0"



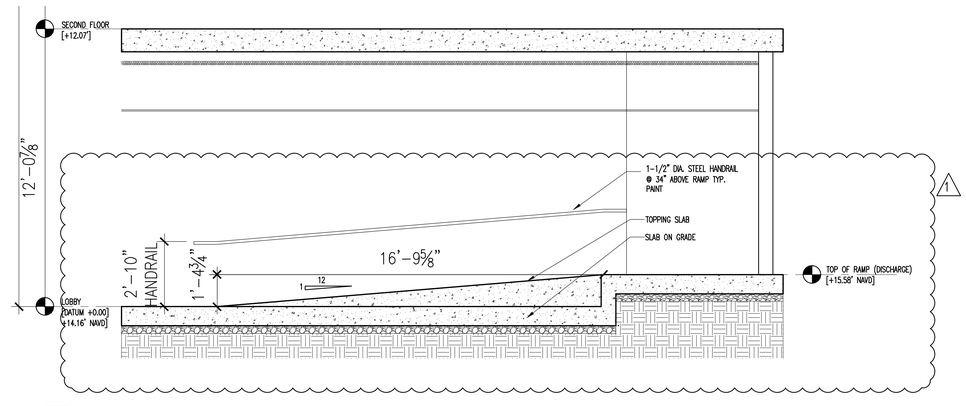
7 STAIR A PLAN
SCALE: 1/4" = 1'-0"



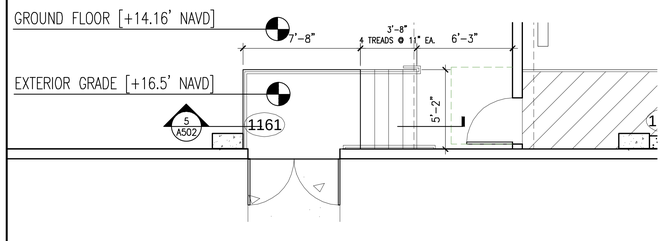
8 STAIR B + MECHANICAL STAIR PLAN
SCALE: 1/4" = 1'-0"



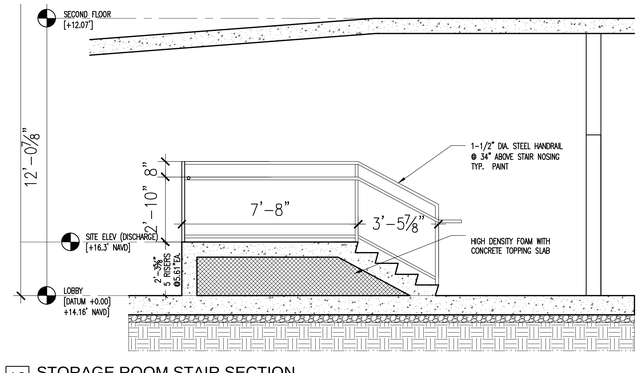
9 STAIR C RAMP PLAN
SCALE: 1/4" = 1'-0"



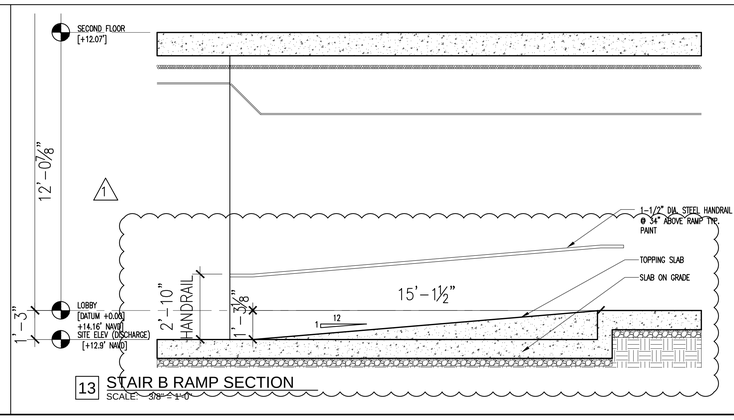
10 STAIR A RAMP SECTION
SCALE: 3/8" = 1'-0"



11 ELEVATOR 3+4 SECTION
SCALE: 1/4" = 1'-0"



12 STORAGE ROOM STAIR SECTION
SCALE: 3/8" = 1'-0"



13 STAIR B RAMP SECTION
SCALE: 3/8" = 1'-0"

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FIRST FLOOR STIAR/RAMP PLANS+SECTIONS

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A502

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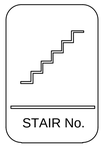


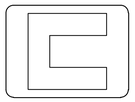
S1 — 6"x9" WITH BRAILLE DESIGNATION

S2 — 6"x9" WITH BRAILLE DESIGNATION

S3 — 6"x6" WITH BRAILLE DESIGNATION

S4 — 8"x6" WITH BRAILLE DESIGNATION. ASSIGN TO STAIR 'D'

S5 — 8"x6" WITH BRAILLE DESIGNATION



S6 — 8"x6" WITH BRAILLE DESIGNATION

S7 — 4–1/2" x 2–3/4" WITH BRAILLE DESIGNATION ADJUST FLOOR NUMBERING FOR EACH APPLICABLE FLOOR

S8 — 10"x3" WITH BRAILLE DESIGNATION

S9 — 10"x3" WITH BRAILLE DESIGNATION

S10 — 10"x3" WITH BRAILLE DESIGNATION

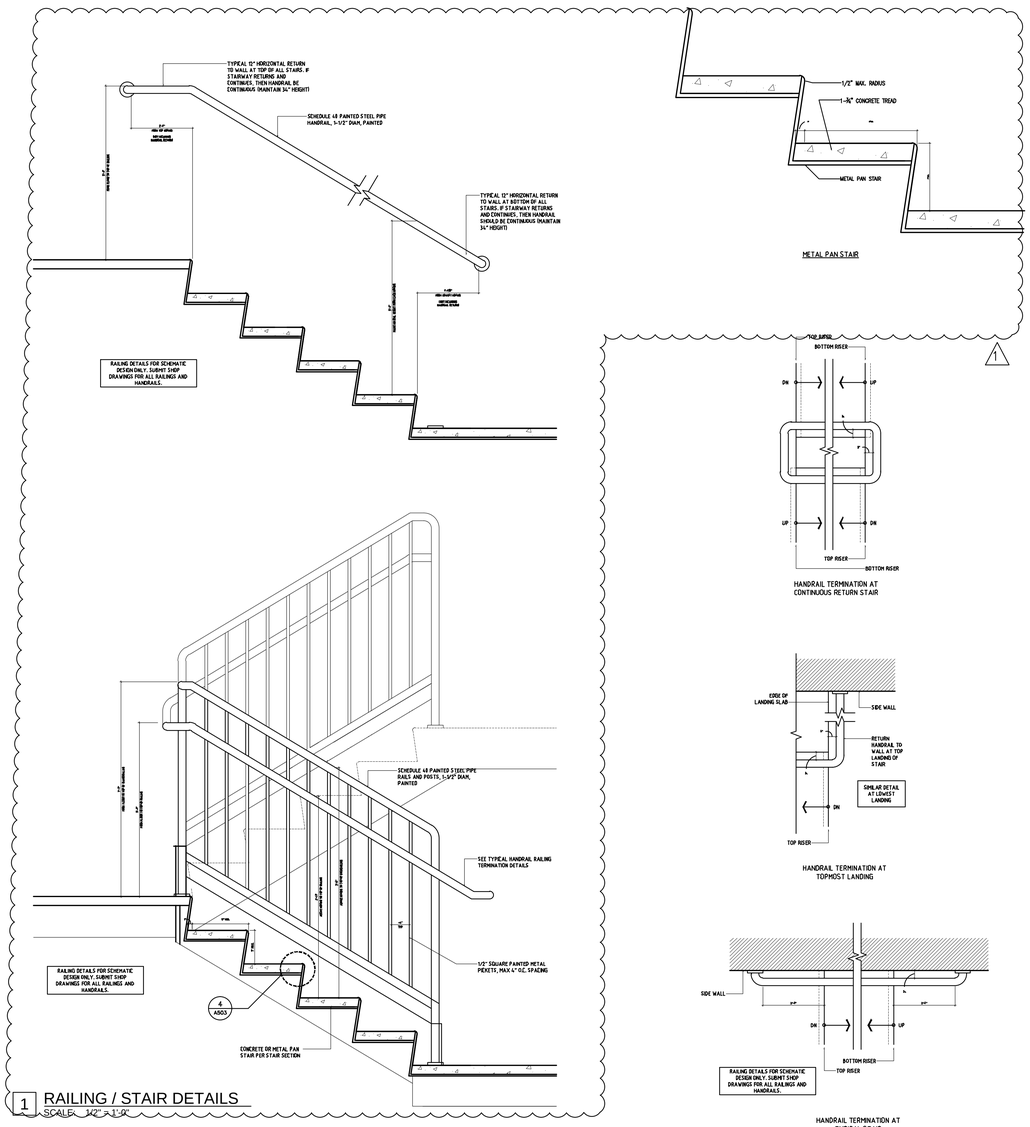
S11 — 10"x3" WITH BRAILLE DESIGNATION

S12 — 10"x3" WITH BRAILLE DESIGNATION

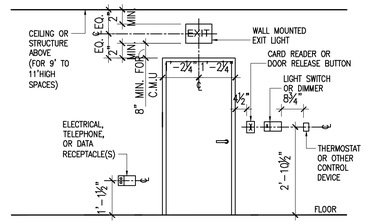
S13 — 10"x3" WITH BRAILLE DESIGNATION

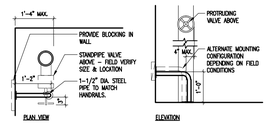
1. ALL SIGNAGE TO BE BY GRIMCO INC. OR BEST SIGN SYSTEMS, INC. OR APPROVED EQUAL.
2. ALL SIGNAGE TO COMPLY WITH ICC/ANSI A117.1 (1998) ACCESSIBILITY REQUIREMENTS, INCLUDING MOUNTING HEIGHTS, HARDWARE, LEGIBILITY, BRAILLE AND OTHER REQUIREMENTS.
3. SUBMIT SHOP DRAWINGS LISTING SIGN STYLES, LETTERING, LOCATIONS, AND OVERALL DIMENSIONS OF EACH SIGN AS WELL AS METHOD OF ATTACHMENT.
4. PROVIDE ADDITIONAL SIGNAGE AS REQUESTED BY OWNER. OWNER SHALL SELECT FINAL COLOR, MATERIAL, AND FINISH, PROVIDED SIGNS ARE IN COMPLIANCE WITH APPLICABLE CODES. CONSULT ARCHITECT PRIOR TO ORDERING SIGNS IN THE EVENT OF ANY CHANGE OR ADDITION TO THIS SIGNAGE SCHEDULE.
5. SEE ELEVATOR DRAWINGS FOR REQUIRED ELEVATOR SIGNAGE, BUTTONS, AND SIGNALS. COORDINATE WITH ELEVATOR MANUFACTURER.
6. ALL SIGNS SHOULD BE MOUNTED LEVEL, PLUMB PER ICC/ANSI A117.1 1998.

S1 | S2 | S4 | S5 | S7

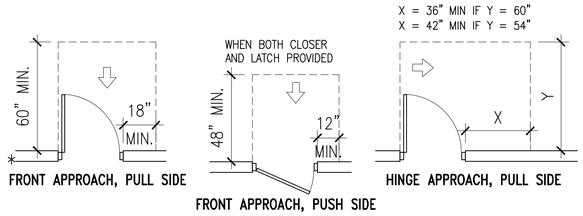


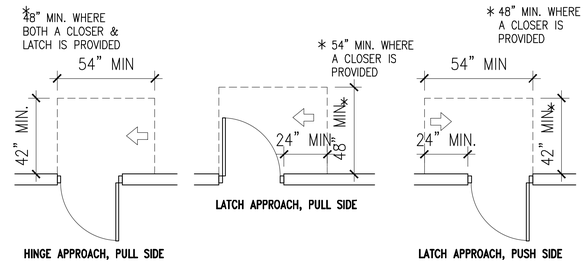
1 RAILING / STAIR DETAILS
SCALE: 1/2" = 1'-0"



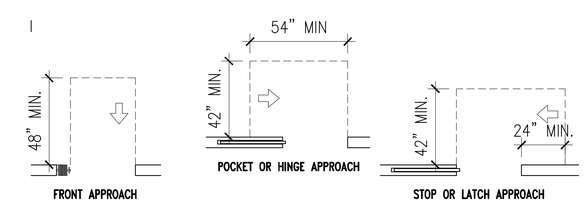


CANE DETECTION DETAIL ❶ STANDPIPE





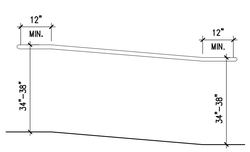
MANEUVERING CLEARANCE AT SLIDING AND FOLDING DOORS



MANEUVERING CLEARANCE AT SLIDING AND FOLDING DOORS

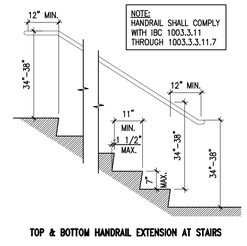
NOTE:

THESE CLEARANCES ARE REQUIRED FOR ALL DOORS ON AN ACCESSIBLE ROUTE, INCLUDING EXIT STAIRS, FIRE STAIRS, COMMON CORRIDORS AND HALLWAYS, LOBBIES, VESTIBULES, MECHANICAL ROOMS, AND DOORS INTO OR EXITING HABITABLE ROOMS WITHIN DWELLING UNITS.

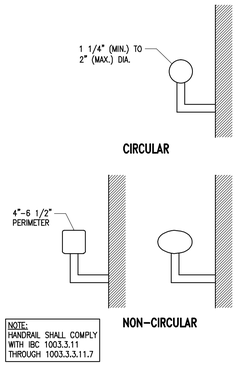


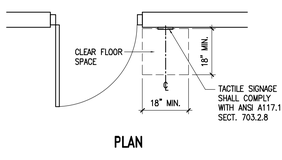
TOP & BOTTOM HANDRAIL EXTENSION AT RAMP

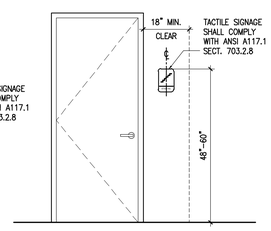
NOTE:
ALL HANDRAILS EXTENSION SHALL BE RETURNED TO A WALL, GUARD, OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF THE ADJACENT STAIR OR RAMP RUN PER SECTION 505.10 OF ICC/ANSI A117.10

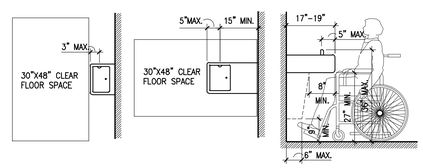


TOP & BOTTOM HANDRAIL EXTENSION AT STAIRS









NOTE:
ACCESSIBLE DRINKING FOUNDTAIN SHALL COMPLY WITH ANSI

4 STAIR D PLANS
SCALE: 1/4" = 1'-0"

1. THE TERM 'ADAPTABLE' IN THESE DRAWINGS REFERS TO A CONFIGURATION THAT DOES NOT MEET ALL OF THE REQUIREMENTS OF THE ADA CODE, BUT THAT ALLOWS FOR PEOPLE WHO ARE HANDICAPPED, BUT ARE NOT NECESSARILY IN A WHEELCHAIR, TO USE THE FACILITIES. THE GUIDELINES ALLOW FOR FUTURE CONVERSION TO A FULLY 'ACCESSIBLE' CONFIGURATION IN THE EVENT THAT WHEELCHAIR-BOUND INDIVIDUALS MOVE INTO THE UNIT AT A LATER DATE. THE SPECIFIC ANSI LANGUAGE IS: "THE ABILITY OF CERTAIN BUILDING SPACES AND ELEMENTS, SUCH AS KITCHEN COUNTERS, SINKS, AND GRAB BARS, TO BE ADDED OR ALTERED SO AS TO ACCOMMODATE THE NEEDS OF INDIVIDUALS WITH OR WITHOUT DISABILITIES OR TO ACCOMMODATE THE NEEDS OF PERSONS WITH DIFFERENT TYPES OR DEGREES OF DISABILITY." 100% OF THE RESIDENTIAL UNITS IN THE BUILDING ARE REQUIRED TO BE 'ADAPTABLE' AS INDICATED IN THE DRAWINGS ON THIS SHEET.

2. THE TERM 'ACCESSIBLE' OR 'FULLY ACCESSIBLE' REFERS TO ANY FACILITY THAT MEETS ALL THE REQUIREMENTS OF ANSI (AMERICAN NATIONAL STANDARDS FOR BUILDINGS AND FACILITIES), WHICH FOLLOW THE FAIR HOUSING ACCESSIBILITY GUIDELINES AS PUBLISHED IN THE FEDERAL REGISTER ON MARCH 6, 1991 VOLUME 56 #44, PAGE 9472-9515. THE FINAL PUBLICATIONS WERE PUBLISHED ON JUNE 24, 1991. THESE STANDARDS SPECIFICALLY REFER TO ANSI A117.1.

3. APPLICABLE ACCESSIBILITY CODES:

CURRENT NEW JERSEY UNIFORM CONSTRUCTION CODE (NJUCC) DEFINED AS THE NEW JERSEY ADMINISTRATIVE CODE CHAPTER 23 (NJAC 5:23) EFFECTIVE OCT. 6, 2003.

INTERNATIONAL BUILDING CODE, 2000 EDITION (IBC 2000) AS AMENDED BY THE BUILDING SUBCODE OF THE NJUCC (NJAC 5:23-3.14). PUBLISHED BY THE INTERNATIONAL CODE COUNCIL.

ICC/ANSI A117.1-1998 AMERICAN NATIONAL STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES AS AMENDED BY THE BARRIER-FREE SUBCODE OF THE NJUCC (NJAC 5:23-7).

ADAAG - ADA ACCESSIBILITY GUIDELINES

FAIR HOUSING ACCESSIBILITY GUIDELINES

4. THE GRAPHICAL REPRESENTATIONS ON THIS SHEET ARE SCHEMATIC IN NATURE AND ARE MEANT TO ILLUSTRATE CLEAR DIMENSIONS AS REQUIRED BY APPLICABLE ACCESSIBILITY CODES. ACTUAL BATHROOM AND KITCHEN LAYOUTS WILL VARY; HOWEVER, THE GUIDELINES ON THIS SHEET INDICATING CONFIGURATIONS AT FIXTURES AND APPROACHES SHOULD BE APPLIED TO ALL AREAS REQUIRED TO BE 'ADAPTABLE' OR 'ACCESSIBLE' AS INDICATED ON THE ARCHITECTURAL DRAWINGS. SEE FLOOR PLANS AND BATHROOM/KITCHEN ENLARGED PLANS FOR SPECIFIC OVERALL DIMENSIONS.

Marchetto Higgins Stieve
Architecture
Planning
Urban Design

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PROJECT NAME:
One William
Englewood, NJ

PREPARED FOR:
The Sterling Properties Group, LLC | BNE Real Estate Group
Englewood, NJ

Issue :	
Date :	For :
06.19.15.	BUDGET SET
08.24.15.	PERMIT SUBMITTAL
10.14.15.	CONSTRUCTION SET
03.30.16.	BULLETIN 1

STAIR / RAILING DETAILS

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A503

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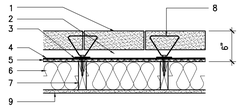
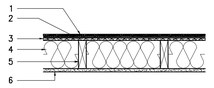
EXTERIOR WALLS

A1 EXTERIOR MASONRY VENEER CAVITY WALL – BEARING WITH 6" WOOD STUD BACKUP
1hr FIRE RATED(interior face) U.L. no. U356



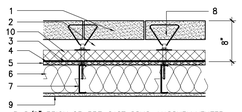
1. 3-5/8" BRICK OR PRE-CAST CONC. MASONRY VENEER
2. 1-15/16" AIR SPACE
3. 6" LONG x 3" WIDE SELF-ADHERING NEOPRENE TAPE OR FLEXIBLE FLASHING (TYPICAL AT EVERY MASONRY ANCHOR).
4. CONT. WEATHER BARRIER, TYVEK COMMERCIAL WRAP, TAPE ALL SEAMS.
5. 7/16" EXTERIOR GRADE O.S.B. SHEATHING PER STRUCT.
6. R-21 5-1/2" U.L. LISTED FIBERGLASS BATT INSULATION
7. 2x6 WOOD STUDS AT 16" O.C.
8. MASONRY TIES PER STRUCTURAL.
9. 1 LAYER 5/8" FIRE-RESISTANT GYPSUM WALLBOARD PER U.L. LISTING

A2 EXTERIOR WALL, FIBER-CEMENT SIDING – BEARING WITH 6" WOOD STUD BACKUP
1hr FIRE RATED(interior face) U.L. no. U356



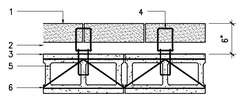
1. FIBER-CEMENT SIDING
2. CONT. WEATHER BARRIER, TYVEK COMMERCIAL WRAP, TAPE ALL SEAMS.
3. 7/16" EXTERIOR GRADE O.S.B. SHEATHING PER STRUCT.
4. R-21 5-1/2" U.L. LISTED FIBERGLASS BATT INSULATION
5. 2x6 WOOD STUDS AT 16" O.C.
6. 1 LAYER 5/8" FIRE-RESISTANT GYPSUM WALLBOARD PER U.L. LISTING

A3 EXTERIOR MASONRY VENEER CAVITY WALL – NON-BEARING WITH 6" METAL STUD BACKUP



1. 3-5/8" BRICK OR PRE-CAST CONC. MASONRY VENEER
2. 2-3/8" AIR SPACE
3. 6" LONG x 3" WIDE SELF-ADHERING NEOPRENE TAPE OR FLEXIBLE FLASHING (TYPICAL AT EVERY MASONRY ANCHOR).
4. CONT. WEATHER BARRIER, TYVEK COMMERCIAL WRAP, TAPE ALL SEAMS.
5. 5/8" FIBERGLASS FACED TYPE 'X' GYP. SHEATHING.
6. R-21 5-1/2" U.L. LISTED FIBERGLASS BATT INSULATION
7. 6" METAL STUDS AT 16" O.C.
8. MASONRY TIES PER STRUCTURAL.
9. 1 LAYER 5/8" FIRE-RESISTANT GYPSUM WALLBOARD PER U.L. LISTING
10. 2" RIGID INSULATION

B1 EXTERIOR MASONRY VENEER CAVITY WALL – 8" C.M.U. WITH 8" CMU BACKUP
1hr FIRE RATED UL U902

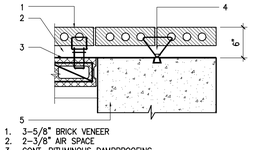


1. 3-5/8" BRICK OR PRE-CAST CONC. MASONRY VENEER
2. 2-3/8" AIR SPACE
3. CONT. BITUMINOUS DAMP-PROOFING
4. MASONRY TIES PER STRUCTURAL
5. 8" NOM. D-2 RATED CONCRETE MASONRY UNIT
6. MASONRY REINFORCING PER STRUCTURAL

B1a EXTERIOR MASONRY VENEER CAVITY WALL – 12" C.M.U.
1hr FIRE RATED UL U902

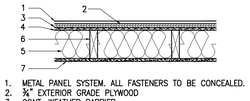
SAME AS TYPE B1 ABOVE, SUBSTITUTE 12" CONCRETE MASONRY UNIT FOR ITEM 5.

B2 EXTERIOR BRICK VENEER CAVITY WALL AT CONCRETE WALL OR COLUMN



1. 3-5/8" BRICK VENEER
2. 2-3/8" AIR SPACE
3. CONT. BITUMINOUS DAMPPROOFING
4. MASONRY TIES PER STRUCTURAL
5. CAST-IN-PLACE CONCRETE COLUMN OR WALL (SEE STRUCT. DWG'S).

M6 EXTERIOR METAL VENEER – LOAD BEARING
U.L. no. U356

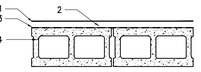


1. METAL PANEL SYSTEM. ALL FASTENERS TO BE CONCEALED.
2. ¾" EXTERIOR GRADE PLYWOOD
3. CONT. WEATHER BARRIER.
4. 7/16" EXTERIOR GRADE O.S.B. SHEATHING PER STRUCTURAL
5. R-21 5-1/2" FIBERGLASS BATT INSULATION
6. 2x6 WOOD STUDS SPACED 16" O.C.
7. ⅝" GYPSUM BOARD SHEATHING

M6a EXTERIOR METAL VENEER – LOAD BEARING
U.L. no. U356

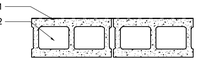
SAME AS TYPE M6 ABOVE, SUBSTITUTE METAL SHINGLES FOR ITEM 1 AND OMIT ITEM 2.

M8 EXTERIOR METAL VENEER – LOAD BEARING
U.L. no. U905



1. METAL PANEL SYSTEM. ALL FASTENERS TO BE CONCEALED.
2. 2" RIGID POLYSTYRENE INSULATION TAPE ALL JOINTS WITH "X-SEAL TAPE" BY HOHMANN AND BARNARD
3. BITUMINOUS DAMP-PROOFING.
4. 8" NOM. D-2 RATED CONCRETE MASONRY UNIT

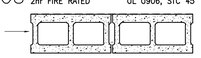
G8 SPLIT FACE C.M.U SINGLE-WYTHE WALL



1. 8" NOM. SPLIT-FACE CONCRETE MASONRY UNIT
2. GROUT & REINFORCE PER STRUCT.

INTERIOR MASONRY PARTITIONS

C8 INTERIOR 6" CMU PARTITION
2hr FIRE RATED UL U906, STC 45

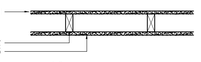


1. 8" NOM. D-2 RATED CONCRETE MASONRY UNIT

C12 SAME AS ABOVE WITH 12" CMU
2hr FIRE RATED UL U905, STC 50

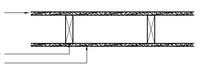
INTERIOR WOOD STUD PARTITIONS

D1 INTERIOR WOOD STUD PARTITION-NON BEARING



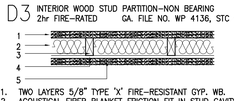
1. ONE LAYER 5/8" GYP. WB.
2. 2x4 WOOD STUDS AT 16" O.C.
3. ONE LAYER 5/8" GYP. WB.

D2 INTERIOR WOOD STUD PARTITION-BEARING
1hr FIRE-RATED UL U305, STC 40



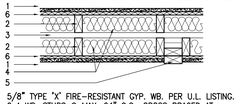
1. ONE LAYER 5/8" FIRE-RESISTANT GYP. WB. PER U.L. LISTING
2. 2x6 WOOD STUDS AT 16" O.C.
3. ONE LAYER 5/8" FIRE-RESISTANT GYP. WB. PER U.L. LISTING

D3 INTERIOR WOOD STUD PARTITION-NON BEARING
2hr FIRE-RATED GA. FILE NO. WP 4136, STC 44



1. TWO LAYERS 5/8" TYPE 'X' FIRE-RESISTANT GYP. WB.
2. ACOUSTICAL FIBER BLANKET FRICTION FIT IN STUD CAVITY
3. 2x4 WOOD STUDS AT 16" O.C.
4. 1/2" MSG GALV STEEL RESILIENT CHANNELS SPACED VERTICALLY @ 24" O.C.
5. TWO LAYERS 5/8" TYPE 'X' FIRE-RESISTANT GYP. WB.

D4 INTERIOR WOOD STUD TYP. UNIT DEMISING WALL –BEARING
2hr FIRE-RATED GA. FILE NO. WP 3820, STC 58

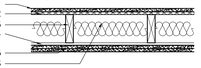


1. 5/8" TYPE 'X' FIRE-RESISTANT GYP. WB. PER U.L. LISTING.
2. 2x4 WD. STUDS @ MAX. 24" O.C., CROSS BRACED AT MID-HEIGHT & FIRESTOPPED AT TOP & BOT. OF WALL. DO NOT BRACE OR CONNECT WALLS ACROSS AIR SPACE.
3. 1" AIR SPACE.
4. 5-1/2" ACOUSTICAL FIBER BLANKET FRICTION FIT IN STUD CAVITY.
5. NON-BEARING WALL PARTITION INTERSECTION: TWO 2X4 WD. STUDS FASTENED PER U.L. LISTING.
6. 5/8" EXTERIOR GRADE O.S.B. SHEATHING IF REQUIRED (PER STRUCT.) IF NOT REQUIRED, USE 5/8" TYPE 'X' FIRE-RESISTANT GYP. WB. PER U.L. LISTING.

D4a INTERIOR WOOD STUD TYP. UNIT DEMISING WALL –BEARING
2hr FIRE-RATED GA. FILE NO. WP 3820, STC 58

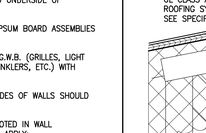
1. SAME AS ABOVE EXCEPT REPLACE ITEM 3 WITH 2" AIR SPACE FOR EXPANSION JOINT

D5 INTERIOR WOOD STUD TYP. CORRIDOR WALL –BEARING
2hr FIRE-RATED UL U334, STC 58



1. 5/8" TYPE 'X' FIRE-RESISTANT GYP. WB. PER U.L. LISTING.
2. 5/8" EXTERIOR GRADE O.S.B. SHEATHING IF REQUIRED (PER STRUCT.) IF NOT REQUIRED, USE 5/8" TYPE 'X' FIRE-RESISTANT GYP. WB. PER U.L. LISTING.
3. 2x6 WD. STUDS @ 16" OR 24" O.C. (PER STRUCT.) EFFECTIVELY CROSS BRACED.
4. 1/2" MSG GALV STEEL RESILIENT CHANNELS SPACED VERTICALLY @ 24" O.C.
5. TWO LAYERS 5/8" TYPE 'X' FIRE-RESISTANT GYP. WB PER U.L. LISTING.
6. 2" ACOUSTICAL FIBER BLANKET FRICTION FIT IN STUD CAVITY.

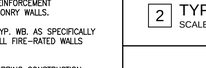
D6 INTERIOR WOOD STUD FIRE WALL
2hr FIRE-RATED UL U347, STC 54



1. ONE LAYER 5/8" GYP. WB. PER U.L. LISTING.
2. 2x4 WD. STUDS @ MAX. 24" O.C. CROSS BRACED @ MID-HEIGHT WHERE NECESSARY FOR CLIP ATTACHMENT.
3. 3/4" MIN. AIR SPACE.
4. TWO LAYERS OF 1" FIRE-RESISTANT GYP. WB LINER PANELS FRICTION FIT IN MTL. 'H' STUDS @ 24" O.C. PER U.L. LISTING.
5. 3" ACOUSTICAL FIBER BLANKET FRICTION FIT IN STUD CAVITY.
6. ALUMINUM CLIPS FASTENED TO WOOD FRAMING & 'H' STUDS, VERTICAL SPACING DETERMINED BY WALL HEIGHT PER U.L. LISTING.
7. NON-BEARING WALL PARTITION INTERSECTION: TWO 2X4 WD. STUDS FASTENED PER U.L. LISTING.

INTERIOR METAL STUD PARTITIONS

E1 METAL STUD WALL – NON BEARING
1hr FIRE RATED GA NO. WP 1072, STC 45



1. ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD
2. 3-1/2" GLASS FIBER SOUND BATT FRICTION FIT IN STUD SPACE
3. 3-5/8" METAL STUDS AT MAX. 24" O.C.
4. ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD

E1a METAL STUD WALL – NON BEARING
1hr FIRE RATED GA NO. WP 1072, STC 45

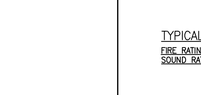
SAME AS TYPE E1 ABOVE, SUBSTITUTE 6" MTL. STUDS FOR ITEM 2.

FURRING WALLS

F1 GWB METAL CHANNEL FURRING

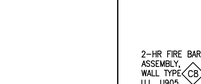
1. MASONRY/CONCRETE WALL OR COLUMN.
2. 7/8" METAL FURRING CHANNELS AT 16" O.C.
3. ONE LAYER OF 5/8" GYP. WB.

F2 GWB METAL STUD FURRING



1. MASONRY/CONCRETE WALL OR COLUMN
2. 1/2" AIR SPACE TYP.
3. 3-5/8" METAL STUDS AT 24" O.C.
4. R-15 BATT INSULATION
5. ONE LAYER OF 5/8" GYP. WB.

F3 GWB METAL STUD FURRING



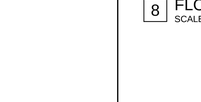
1. MASONRY/CONCRETE WALL OR COLUMN
2. 2-1/2" METAL STUDS AT 16" O.C.
3. 2" RIGID POLYSTYRENE INSULATION ALONG EXTERIOR WALLS ONLY
4. ONE LAYER OF 5/8" GYP. WB.

F4 GWB WOOD STUD FURRING

1. MASONRY/CONCRETE WALL OR COLUMN
2. 1/2" AIR SPACE TYP.
3. 2x4 WOOD STUDS AT 24" O.C.
4. R-15 BATT INSULATION
5. ONE LAYER OF 5/8" GYP. WB.

SHAFT WALL

S1 METAL STUD CAVITY SHAFT WALL–NON BEARING
2hr FIRE RATED UL U438, STC 47



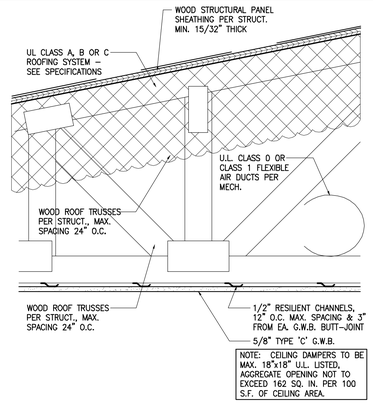
1. TWO LAYERS 1/2" FIRE-RESISTANT GYP. WB. PER U.L. LISTING
2. 1-1/2" ACOUSTICAL FIBER BLANKET
3. 2-1/2" METAL 'C-H' STUDS (OR 'E' STUDS OR 'J' STUDS) AT 16" O.C.
4. 1" THICK GWB SHAFT LINER PANELS
5. 2-1/2" METAL 'E' STUD AT CLOSURE

ACOUSTIC NOTES

1. EXTEND ALL WALLS FROM FLOOR TO UNDERSIDE OF SUBFLOOR ABOVE U.O.N.
2. JOINTS IN MULTIPLE LAYERS OF GYPSUM BOARD ASSEMBLIES SHOULD BE STAGGERED.
3. SEAL ALL PENETRATIONS THROUGH G.W.B. (GRILLES, LIGHT FIXTURES, ELECT. BOXES, FIRE SPRINKLERS, ETC.) WITH ACOUSTICAL SEALANT.
4. ELECTRICAL BOXES ON OPPOSITE SIDES OF WALLS SHOULD BE SEPARATED BY ONE STUD BAY.
5. WHERE RESILIENT CHANNELS ARE NOTED IN WALL ASSEMBLIES, THE FOLLOWING SHALL APPLY:
   - 5.1. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.
   - 5.2. INSTALL CHANNELS PERPENDICULAR TO STUDS, SPACED 24 INCHES ON CENTER.
   - 5.3. LOCATE CHANNELS 2 IN. FROM FLOOR, 6 IN. FROM CEILING.
   - 5.4. INSTALL CHANNELS WITH MOUNTING FLANGE DOWN.
   - 5.5. SCREWS ATTACHING G.W.B. TO CHANNELS SHALL NOT EXTEND THROUGH TO ENGAGE WOOD STUDS.

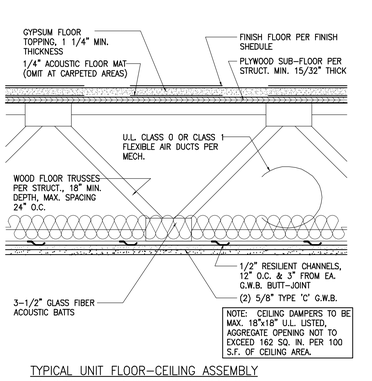
PARTITION NOTES

1. ALL WALLS AND PARTITIONS SHOWN WITH UL DESIGNATION NUMBERS MUST BE CONSTRUCTED TO COMPLY WITH THE SPECIFIC COMPONENTS AND METHODS INDICATED IN THAT ASSEMBLY'S LISTING AS PUBLISHED IN THE UNDERWRITER'S LABORATORY FIRE RESISTANCE DIRECTORY FOR WALLS AND PARTITIONS (JULY 17, 2012).
2. ALL WALLS AND PARTITIONS SHOWN WITH GA DESIGNATION NUMBERS MUST BE CONSTRUCTED TO COMPLY WITH THE SPECIFIC COMPONENTS AND METHODS INDICATED IN THAT ASSEMBLY'S LISTING AS PUBLISHED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL GA-600-2012 (20TH EDITION).
3. SEE STRUCTURAL DRAWINGS FOR REINFORCEMENT AND STRUCTURAL SUPPORT OF MASONRY WALLS.
4. ALWAYS PROVIDE FIRE-RESISTANT GYP. WB. AS SPECIFICALLY INDICATED IN U.L. ASSEMBLIES IN ALL FIRE-RATED WALLS REQUIRING GYP. WB.
5. PROVIDE FIREBLOCKING & DRAFTSTOPPING CONSTRUCTION PER IBC 2009 AT WALL/FLOOR/CEILING INTERSECTIONS WITH CONCEALED INTERSTITIAL SPACES AND AT ALL CONCEALED SPACES CREATED BY FURRING.
6. AT ALL LOCATIONS WHERE A BATHTUB OR SHOWER IS LOCATED ON A FIRE-RATED PARTITION, INSTALL THE GWB FLOOR TO CEILING PRIOR TO INSTALLATION OF TUB OR SHOWER.
7. IN ALL TILED SHOWER AND TUB ENCLOSURES, REPLACE OUTER LAYER OF GWB WITH ONE LAYER OF 5/8" WATER-RESISTANT GYPSUM TILE BACKER BOARD.
8. SEE STRUCTURAL DRAWING FOR STUD GAUGES AND SHEAR WALL BRACING REQUIREMENTS.
9. SEE ACOUSTIC NOTES SHEET A701.



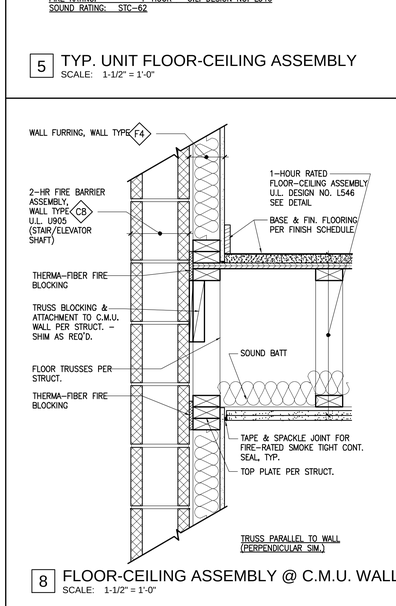
TYPICAL UNIT ROOF-CEILING ASSEMBLY
FIRE RATING: 1-HOUR U.L. DESIGN NO. P522

2 TYP. UNIT ROOF-CEILING ASSEMBLY
SCALE: 1-1/2" = 1'-0"

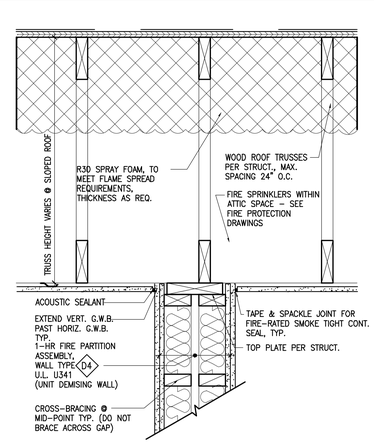


TYPICAL UNIT FLOOR-CEILING ASSEMBLY
FIRE RATING: 1-HOUR U.L. DESIGN NO. L546
SOUND RATING: STC-62

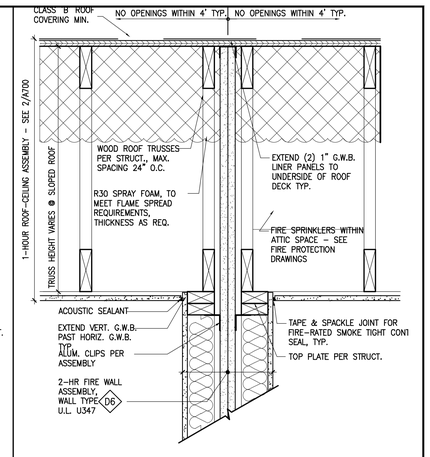
5 TYP. UNIT FLOOR-CEILING ASSEMBLY
SCALE: 1-1/2" = 1'-0"



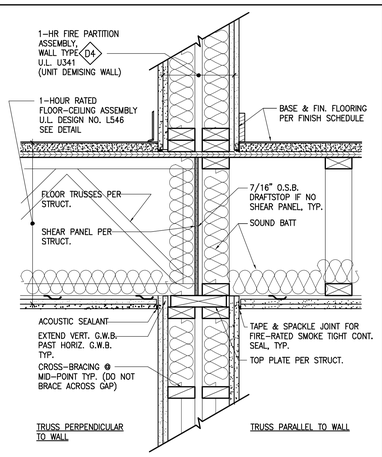
8 FLOOR-CEILING ASSEMBLY @ C.M.U. WALL
SCALE: 1-1/2" = 1'-0"



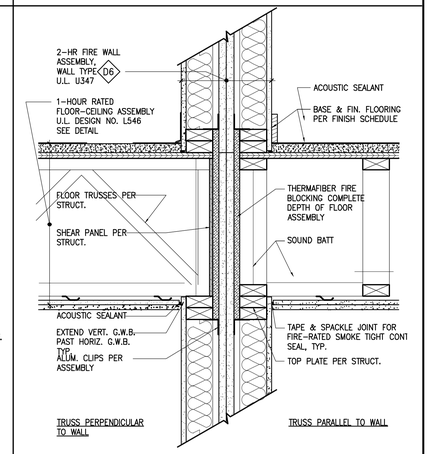
3 UNIT DEMISING WALL @ ROOF/CEILING
SCALE: 1-1/2" = 1'-0"



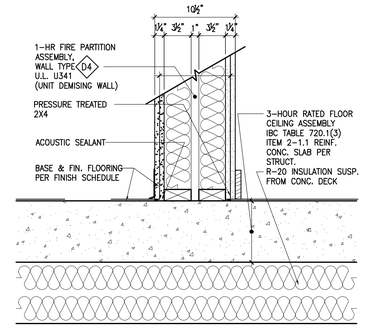
4 2-HOUR FIRE WALL @ ROOF/CEILING
SCALE: 1-1/2" = 1'-0"



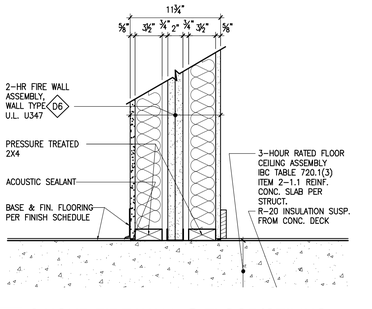
6 UNIT DEMISING WALL @ FLOOR/CEILING
SCALE: 1-1/2" = 1'-0"



7 2-HOUR FIRE WALL @ FLOOR/CEILING
SCALE: 1-1/2" = 1'-0"



9 UNIT DEMISING WALL @ PODIUM SLAB
SCALE: 1-1/2" = 1'-0"



10 2-HOUR FIRE WALL @ FLOOR/CEILING
SCALE: 1-1/2" = 1'-0"

1 WALL AND PARTITION SCHEDULE
SCALE: SCALE: 1' = 1'-0"

- ADDED DOUBLE SILL PLATE @ WOOD
- ADDED PRESSURE TREATED SILL PLATE @ CONCRETE SLAB TRANSFER
- CHANGED RESILIENT CHANNEL SPACING FROM 16" O.C. TO 12" O.C. ON DETAIL 5
- REMOVED BRICK RETURNS, BRICK THICKNESS NOW 6" TOTAL

Marchetto Higgins Stieve
Architecture
Planning
Urban Design

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Michael Higgins AIA, LEED NJ 21A00130630
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PROJECT NAME:
One William
Englewood, NJ

PREPARED FOR:
The Sterling Properties Group, LLC | BNE Real Estate Group
Englewood, NJ

Issue :	
Date :	For :
06.19.15.	BUDGET SET
08.24.15.	PERMIT SUBMITTAL
10.14.15.	CONSTRUCTION SET
03.30.16.	BULLETIN 1

PARTITION SCHEDULE, NOTES AND DETAILS

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A600

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DOOR SCHEDULE - COMMON AREAS

LEVEL	DOOR NO	PROFILE	DOOR SIZE (W x H x T)	PAINT	MAT'L	GLASS	KICKPLATE	FRAME MAT'L	FRAME JAMB	FRAME HEAD	FRAME SILL	FRAME PAINT	UL LABEL	HDWR SET	REMARKS
GROUND FLOOR	100A	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J2	H2	S4	-	90 MIN.	1	
	100AA	GG	(2)3'-0" x 7'-0" x 1-3/4"	-	S.F	SCHEDULE	-	AL	SEE WINDOW SCHEDULE			-	-	2	
	100B	GG	(2)3'-0" x 7'-0" x 1-3/4"	-	S.F	SCHEDULE	-	AL	SEE WINDOW SCHEDULE			-	90 MIN.	2	
	100C	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J2	H2	S4	-	90 MIN.	1	
	100CA	GG	(2)3'-0" x 7'-0" x 1-3/4"	-	S.F	SCHEDULE	-	AL	SEE WINDOW SCHEDULE			-	-	2	
	100D	CC	(2)3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J2	H2	S4	-	90 MIN.	2	
	101	GG	(2) 3'-0" x 7'-0" x 1-3/4"		S.F	SCHEDULE		AL	SEE WINDOW SCHEDULE					2A	
	101A	GG	(2)3'-0" x 7'-0" x 1-3/4"	-	S.F.	SCHEDULE	-	AL	SEE WINDOW SCHEDULE			-	-	2A	
	101G1		18'-4" x 10'-10" x 1-3/4"	-	-	-	-	-	-	-	-	-	-	-	HIGH SPEED ROLL UP GARAGE DOORS WITH AUTOMATIC OPENERS SEE SPECIFICATIONS
	101G2		14'-4" x 10'-10" x 1-3/4"	-	-	-	-	-	-	-	-	-	-	-	HIGH SPEED ROLL UP GARAGE DOORS WITH AUTOMATIC OPENERS SEE SPECIFICATIONS
	101G3		14'-4" x 10'-10" x 1-3/4"	-	-	-	-	-	-	-	-	-	-	-	HIGH SPEED ROLL UP GARAGE DOORS WITH AUTOMATIC OPENERS SEE SPECIFICATIONS
	101G4		22'-0" x 8'-0" x 1-3/4"		SBR								-	01	HIGH SPEED OVERHEAD COILING GARAGE DOOR W/ REMOTE CONTROL
	101G5		21'-0" x 8'-0" x 1-3/4"		SBR								-	01	HIGH SPEED OVERHEAD COILING GARAGE DOOR W/ REMOTE CONTROL
	102	AA	3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J1	H1	S2	-	20 MIN.	3	
	102A	FF	(2)3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J1	H1	S2	-	-	2	
	103	GG	(2)3'-0" x 7'-0" x 1-3/4"	-	S.F.	SCHEDULE	-	AL	SEE WINDOW SCHEDULE			-	-	2A	
	104	GG	(2)3'-0" x 7'-0" x 1-3/4"	-	S.F.	SCHEDULE	-	AL	SEE WINDOW SCHEDULE			-	-	2	
	104A	GG	(2)3'-0" x 7'-0" x 1-3/4"	-	S.F.	SCHEDULE	-	AL	SEE WINDOW SCHEDULE			-	-	2A	
	105	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J1	H1	S2	-	20 MIN.	3	
	106	GG	(2)3'-0" x 7'-0" x 1-3/4"	-	S.F.	SCHEDULE	-	AL	SEE WINDOW SCHEDULE			-	-	2A	
	106A	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J1	H1	S2	-	20 MIN.	3	
	107	AA	3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J4	H4	S4	-	20 MIN.	5	
	108	BB	(2)3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J1	H1	S2	-	20 MIN.	6	
	109	GG	(2)3'-0" x 7'-0" x 1-3/4"	-	S.F.	SCHEDULE	-	AL	SEE WINDOW SCHEDULE			-	-	2	
	109A	DD	(2)3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J1	H1	S2	-	20 MIN.	7	
	110	DD	(2) 3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J1	H1	S2	-	20 MIN.	10	
	110A	DD	(2) 3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J1	H1	S2	-	20 MIN.	7	
	111	GG	(2) 3'-0" x 7'-0" x 1-3/4"	-	S.F.	SCHEDULE	-	AL	SEE WINDOW SCHEDULE			-	-	2A	
	111A	GG	(2) 3'-0" x 7'-0" x 1-3/4"	-	S.F.	SCHEDULE	-	AL	SEE WINDOW SCHEDULE			-	-	8	
	111B	-	3'-0" x 7'-0" x 1-3/4"	SEE INTERIOR DRAWINGS									20 MIN.	9	
	113	-	3'-0" x 7'-0" x 1-3/4"	SEE INTERIOR DRAWINGS									20 MIN.	4	
	115	-	3'-0" x 7'-0" x 1-3/4"	SEE INTERIOR DRAWINGS									20 MIN.	5	
	116	BB	(2) 3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J1	H1	S2	-	20 MIN.	7	
	117A	-	(2)3'-0" x 7'-0" x 1-3/4"	SEE INTERIOR DRAWINGS									20 MIN.	2B	
	117B	-	3'-0" x 7'-0" x 1-3/4"	SEE INTERIOR DRAWINGS									20 MIN.	4	
	117C	-	3'-0" x 7'-0" x 1-3/4"	SEE INTERIOR DRAWINGS									20 MIN.	4	
	117D	-	NOT USED												
	117E	-	NOT USED												
	118	-	(2)3'-0" x 7'-0" x 1-3/4"	SEE INTERIOR DRAWINGS									20 MIN.	2B	
	119	-	3'-0" x 7'-0" x 1-3/4"	SEE INTERIOR DRAWINGS									20 MIN.	5	
	120	AA	3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J1	H1	S2	-	20 MIN.	3	
	121	-	3'-0" x 7'-0" x 1-3/4"	SEE INTERIOR DRAWINGS									20 MIN.	5	
	122	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J1	H1	S2	-	20 MIN.	3	
2ND FLOOR	200A	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J2	H2	S2	-	90 MIN.	12	
	200B	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J2	H2	S2	-	90 MIN.	12	
	200C	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J2	H2	S2	-	90 MIN.	12	
	200D	CC	3'-0" x 7'-10" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J2	H2	S2	-	90 MIN.	12	
	201AA	GG	(2) 3'-0" x 7'-10" x 1-3/4"	-	S.F.	SCHEDULE	-	H.M.	SEE WINDOW SCHEDULE			-	20 MIN.	2	
	201AB	GG	(2) 3'-0" x 7'-10" x 1-3/4"	-	S.F.	SCHEDULE	-	H.M.	SEE WINDOW SCHEDULE			-	20 MIN.	2	
	201B	EE	(2) 3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J6	H6	S2	-	90 MIN.	13	SMOKE BARRIER DOOR ON MAGNETIC LOCKS
	201C	CC	3'-0" x 7'-10" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J2	H2	S2	-	20 MIN.	3	
	201DA	CC	3'-0" x 7'-10" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J2	H2	S2	-	20 MIN.	10	
	201DB	DD	(2) 3'-0" x 7'-10" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J2	H2	S2	-	20 MIN.	10	
	203	AA	3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	3	
	204	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	3	
	205	DD	(2) 3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J2	H2	S2	-	20 MIN.	10A	
	206	BB	(2) 3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	7	
	207	BB	(2) 3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	7	
	208	BB	(2) 3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	7	
	209	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	3	
	T0D1	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	3	PROVIDE 180° SWINGING DOOR HARDWARE (16 DOORS IN PROJECT)
	212	BB	(2) 3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	3	
	213	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J2	H2	S2	-	20 MIN.	9	
	214	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J2	H2	S2	-	20 MIN.	9	
	215	BB	(2) 3'-0" x 8'-2" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	7	
	216A	-	3'-0" x 8'-2" x 1-3/4"	SEE INTERIOR DRAWINGS									20 MIN.	3A	
	216B	-	3'-0" x 8'-2" x 1-3/4"	SEE INTERIOR DRAWINGS									20 MIN.	3A	
	216C	-	3'-0" x 8'-2" x 1-3/4"	SEE INTERIOR DRAWINGS									20 MIN.	3A	
	217A	-	3'-0" x 8'-2" x 1-3/4"	SEE INTERIOR DRAWINGS									20 MIN.	3A	
	217B	-	3'-0" x 8'-2" x 1-3/4"	SEE INTERIOR DRAWINGS									20 MIN.	3A	
	218	-	3'-0" x 8'-2" x 1-3/4"	SEE INTERIOR DRAWINGS									20 MIN.	3A	
3RD FLOOR	300A	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J2	H2	S4	-	90 MIN.	12	
	300B	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J2	H2	S4	-	90 MIN.	12	
	300C	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J2	H2	S4	-	90 MIN.	12	
	300D	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J2	H2	S4		90 MIN.	12	
	301B	EE	(2) 3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J6	H6	S2	-	90 MIN.	13	SMOKE BARRIER DOOR ON MAGNETIC LOCKS
	301D	GG	(2) 3'-0" x 7'-0" x 1-3/4"	-	S.F.	SCHEDULE		AL	SEE WINDOW SCHEDULE			-	20 MIN.	15	
	302	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	3	
	303	AA	3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	3	
	304	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	3	
	305	BB	(2) 3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	7	
	306	BB	(2) 3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	7	
	307	AA	3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	3	
	308	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	3	
	309	BB	(2) 3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	3	
	310	BB	(2) 3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	7	
	311A		(2) 3'-0" x 7'-0" x 1-3/4"	SEE INTERIOR DRAWINGS									20 MIN.	7	
	311B		3'-0" x 7'-0" x 1-3/4"	SEE INTERIOR DRAWINGS									20 MIN.	3	
	312A		(2) 3'-0" x 7'-0" x 1-3/4"	SEE INTERIOR DRAWINGS									20 MIN.	11	
	312B		3'-0" x 7'-0" x 1-3/4"	SEE INTERIOR DRAWINGS									20 MIN.	7	
	312C		GLASS GARAGE DOOR, SEE INTERIOR DRAWINGS												
	313		3'-0" x 7'-0" x 1-3/4"	SEE INTERIOR DRAWINGS									20 MIN.	5	
	314		3'-0" x 7'-0" x 1-3/4"	SEE INTERIOR DRAWINGS									20 MIN.	5	
	315		3'-0" x 7'-0" x 1-3/4"	SEE INTERIOR DRAWINGS									20 MIN.	3	
	316		3'-0" x 7'-0" x 1-3/4"	SEE INTERIOR DRAWINGS									20 MIN.	6	
	317		3'-0" x 7'-0" x 1-3/4"	SEE INTERIOR DRAWINGS									20 MIN.	6	
	318	BB	(2) 3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	6	

1 COMMON AREA DOOR SCHEDULE
SCALE: NTS

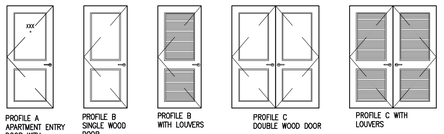
LEVEL	DOOR NO	PROFILE	DOOR SIZE (W x H x T)	PAINT	MAT'L	GLASS	KICKPLATE	FRAME MAT'L	FRAME JAMB	FRAME HEAD	FRAME SILL	FRAME PAINT	UL LABEL	HDWR SET	REMARKS
4TH + 5TH FLOOR	(X)00A	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J2	H2	S4	-	90 MIN.	12	
	(X)00B	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J2	H2	S4	-	90 MIN.	12	
	(X)00C	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J2	H2	S4	-	90 MIN.	12	
	(X)00D	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J2	H2	S4		90 MIN.	12	
	(X)01B	EE	(2) 3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J6	H6	S2	-	90 MIN.	13	SMOKE BARRIER DOOR ON MAGNETIC LOCKS
	(X)02	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	3	
	(X)03	AA	3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	3	
	(X)04	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	3	
	(X)05	BB	(2) 3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	7	
	(X)06	BB	(2) 3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	7	
	(X)07	AA	3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	3	
	(X)08	CC	3'-0" x 7'-0" x 1-3/4"	-	H.M.	TEMP	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	3	
	(X)09	BB	(2) 3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	3	
	(X)10	BB	(2) 3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	7	
	(X)11	BB	(2) 3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	7	
	(X)12	AA	3'-0" x 7'-0" x 1-3/4"	-	H.M.	-	PUSH SIDE	H.M.	J4	H4	S2	-	20 MIN.	3	
ROOF	R00B	AA	3'-0" x 7'-0" x 1-3/4"	-	H.M.		PUSH SIDE	H.M.	J3	H3	S4	-	90 MIN.	-	

1 COMMON AREA DOOR SCHEDULE (CONT.)
SCALE: NTS

DOOR SCHEDULE - RESIDENTIAL APARTMENTS

DOOR NO	PROFILE	DOOR SIZE (W x H x T)	MAT'L	GLASS	FRAME MAT'L	FRAME JAMB	FRAME HEAD	FRAME SILL	UL LABEL	CLOSER	REMARKS
A	A	3'-0" x 8'-0" x 1-3/4"	HM	–	WOOD	J4	H4	S3	20 MIN.	YES	PROVIDE EYEPIECE, KNOCKER, DOORBELL, SILENCERS, WEATHER STRIPPING, UNIT NUMBER, SAFLOK "M" CLASS ALUM. SILL PLATE, INT. PRIVACY CHAIN
B	B	3'-0" x 7'-0" x 1-3/8"	WOOD	–	WOOD	J4	H4	S1a	–	–	BEDROOM/BATHROOMS, PROVIDE SILL @ BATHROOM ONLY. PROVIDE 1" UNDERCUT AT ALL BEDROOM DOORS, TYP.
C1	B	3'-0" x 7'-0" x 1-3/8"	WOOD	–	WOOD	J4	H4	–	–	–	CLOSET
C2	B	2'-6" x 7'-0" x 1-3/8"	WOOD	–	WOOD	J4	H4	–	–	–	CLOSET
C3	B	2'-0" x 7'-0" x 1-3/8"	WOOD	–	WOOD	J4	H4	–	–	–	CLOSET
C4	B	1'-6" x 7'-0" x 1-3/8"	WOOD	–	WOOD	J4	H4	–	–	–	CLOSET
C5	B	1'-0" x 7'-0" x 1-3/8"	WOOD	–	WOOD	J4	H4	–	–	–	CLOSET
C6	C	(2) 3'-0" x 7'-0" x 1-3/8"	WOOD	–	WOOD	J4	H4	–	–	–	CLOSET
C7	C	(2) 2'-6" x 7'-0" x 1-3/8"	WOOD	–	WOOD	J4	H4	–	–	–	CLOSET
C8	C	(2) 2'-0" x 7'-0" x 1-3/8"	WOOD	–	WOOD	J4	H4	–	–	–	CLOSET
C9	B	1'-4" x 7'-0" x 1-3/8"	WOOD	–	WOOD	J4	H4	–	–	–	PROVIDE SAFLOK "D" CLASS ON ALL AHU/MECH CLOSET DOORS
D	C	(2) 2'-6" x 7'-0" x 1-3/8"	WOOD	–	WOOD	J4	H4	–	–	–	LAUNDRY, PROVIDE LOUVER ON DOORS @ WASHER / DRYER CLOSET ONLY
E	C	2'-6" x 4'-0" x 1-3/8"	ALUM.	–	WOOD	J4	H4	–	–	–	INSULATED FLUSH ACCESS PANEL (FOR CONDENSER ACCESS)

4 APARTMENT INTERIOR DOOR PROFILES
SCALE: NTS



APARTMENT INTERIOR DOOR NOTES:

DOORS SHALL BE MASONITE MOLDED PANEL SERIES, 2 PANEL SQUARE TOP DOORS, SMOOTH FINISH, WITH SAFE AND SOUND EMERALD CORES. ALL LOUVER DOORS SHALL BE CROWN SERIES MDF 2 PANEL, SQUARE TOP, SMOOTH, WITH FULL DEPTH LOUVERS TOP AND BOTTOM PANELS. ALL DOORS SHALL MATCH IN STYLE AND PROFILE. APARTMENT ENTRY DOOR SHALL BE HOLLOW METAL, CONDENSER CLOSET FLUSH ACCESS PANEL SHALL BE 1" THK. PAINTED MDF.

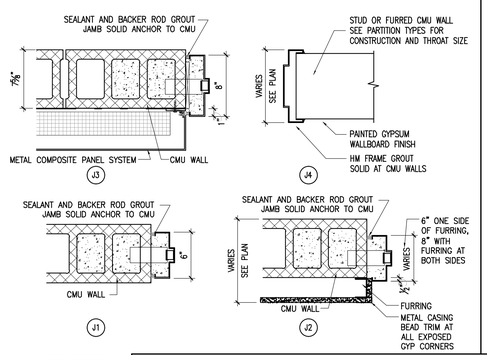
SILL VARIES DEPENDING ON MATERIAL ON EITHER SIDE OF THE DOOR. CHECK SCHEDULE AND CHOOSE SILL DETAIL ACCORDINGLY

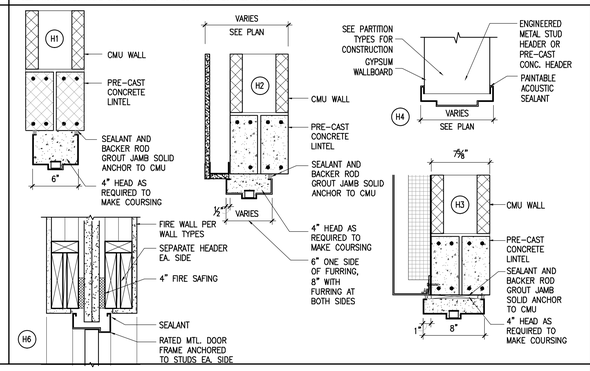
APARTMENT INTERIOR HARDWARE NOTES:

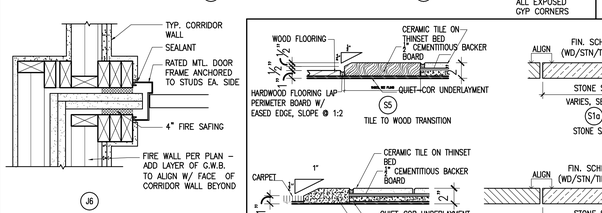
APARTMENT ENTRY DOORS: PROVIDE ENTRANCE FUNCTION SAFLOK IN-SYNC M CLASS RFID MORTISE LOCKSET WITH AUTO-DEADBOLT, COMPLETE LEVER, MORTISE LOCK WITH LATCH THROW AND DEADBOLT THROW, INTERIOR THUMB-TURN, SATIN CHROME, SELF CLOSING SPRING HINGES, SILENCER, SMOKE SEALS, DOOR STOP.
INTERIOR ROOM DOORS: SCHLAGE F10 MNH 619, SATIN CHROME, MANHATTAN STYLE LEVER
BATHROOM / BEDROOM DOORS: BATHROOM FUNCTION CYLINDRICAL LOCKSET, DOOR STOP (FLOOR OR WALL), HINGES
CLOSET DOORS: PROVIDE PASSAGE FUNCTION CYLINDRICAL LOCKSETS (DUMMY TRIM ON INTERIOR OF NON-WALKIN CLOSETS), HINGES, PROVIDE BALL CATCHES AT EACH LEAF OF ALL DOUBLE DOORS ALL HARDWARE SHALL BE SATIN CHROME
CONDENSER CLOSET ACCESS PANEL: PROVIDE KEYED CAM LOCKSET (FLUSH TRIM ON EXTERIOR), ALL HARDWARE SHALL BE SATIN CHROME.
AHU CLOSET: PROVIDE SAFLOK D SERIES

GENERAL HARDWARE NOTES:
ALL HARDWARE SHALL BE SATIN CHROME UNLESS OTHERWISE NOTED
SEE PROJECT TECHNICAL SPECIFICATIONS FOR ADDITIONAL REQUIRED HARDWARE SPECIFICATIONS.

NOTE: CONTRACTOR SHALL REVIEW PLANS FOR ACTUAL WALL TYPES PRIOR AND CONFIRM ALL THROAT SIZES PRIOR TO SUBMITTING DOOR SUBMITTAL FOR REVIEW. PROVIDE KNOCK DOWN FRAMES AT APARTMENT INTERIORS ONLY. PROVIDED WELDED FRAMES AT ALL OTHER DOORS, INCLUDING FIRERATED AND COMMON AREA DOORS.





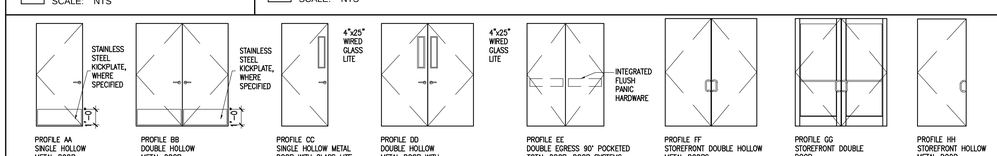


1. PROVIDE FLUSH CONNECTION BETWEEN TOP OF SADDLE AND FINISHED SURFACE.
2. SLOPE OF SADDLE NOT TO EXCEED 1:2 IF HEIGHT OF OFFSET IS GREATER THAN 1/4"

S4
ALUM. TRANSITION SADDLE

5 JAMB TYPES
SCALE: NTS

7 SILL TYPES
SCALE: NTS



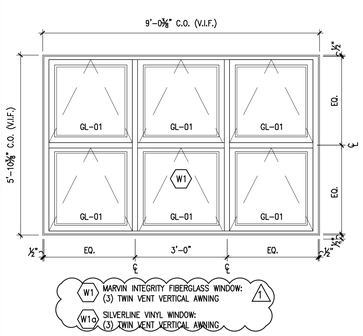
2 COMMON AREA DOOR PROFILES
SCALE: NTS

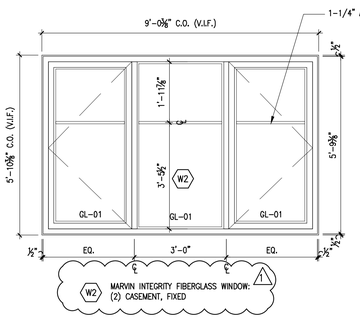
COMMON AREA DOOR SCHEDULE GENERAL NOTES:

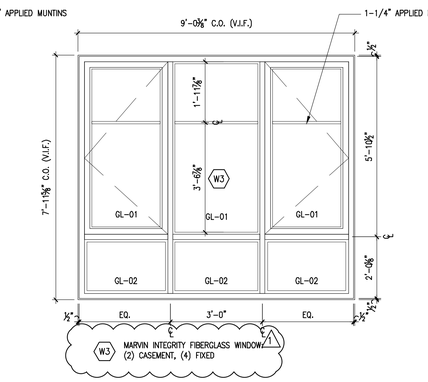
1. PROVIDE SIGNS FOR ALL MECHANICAL ROOMS LOCATED ALONG THE CORRIDOR. "UNIT XXX MECHANICAL ROOM"
2. "X" DESIGNATION REFERS TO DOORS OCCURRING ON MORE THAN ONE FLOOR. SEE PLANS FOR ACTUAL QUANTITIES AND CONFIGURATIONS.
3. "*" DESIGNATION REFER TO INTERIOR DESIGN DRAWINGS.

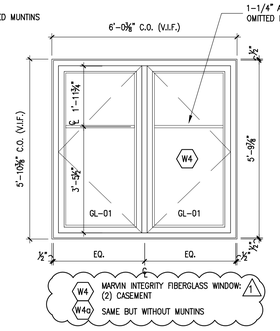
COMMON DOOR HARDWARE NOTES

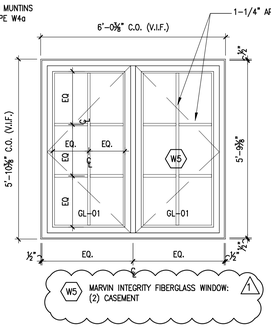
SET 1: EGRESS SINGLE DOOR
PASSAGE FUNCTION (LOBBY SIDE), TRIM (MATCH MANHATTAN), RIM PANIC DEVICE (STAIR SIDE), CLOSER, SMOKE SEALS, SILENCERS, DOOR STOP, HINGES
SET 2: EGRESS EXIT ONLY
RIM PANIC DEVICE, CLOSER, SMOKE SEALS, SILENCERS, WEATHER STRIPPING, SWEEP, SEALS, HINGES.
SET 3: EXTERIOR SERVICE DOORS
DOUBLE DOOR EXTERIOR STOREROOM FUNCTION, SAFLOK "L" CLASS ACCESS CONTROL, INTERIOR SIDE PANIC DEVICE EXPOSED VERTICAL RODS, CLOSERS WITH DOGGED OPEN OPTION, WEATHERSTRIPPING, SWEEPS, HINGES ETC.
SET 4: LOBBY ENTRY DOORS
EXTERIOR PULLS, INTERIOR PUSH BARS, CLOSERS, HINGES, WEATHER STRIPPING, SWEEP
SET 5: LOBBY VESTIBULE DOORS
DOUBLE DOORS SAFLOK RCU, PANIC DEVICE CONCEALED VERTICAL RODS, CLOSERS, FLOOR STOPS, WEATHERSTRIPPING. SWEEPS,
SET 6: COMMON BATHROOM
PRIVACY FUNCTION, TRIM (MATCH MANHATTAN), CLOSER, SMOKE SEALS, SILENCERS, DOOR STOP, HINGES
SET 7: EXTERIOR SERVICE DOOR
SINGLE DOOR EXTERIOR STOREROOM FUNCTION, SAFLOK "L" CLASS ACCESS CONTROL, INTERIOR SIDE PANIC DEVICE EXPOSED VERTICAL ROD, CLOSER WITH DOGGED OPEN OPTION, WEATHERSTRIPPING, SWEEPS, HINGES ETC.
SET 8: EGRESS SINGLE DOOR
PASSAGE FUNCTION, TRIM (MATCH MANHATTAN), RIM PANIC DEVICE (CORRIDOR/ROOF SIDE), CLOSER, SMOKE SEALS, SILENCERS, DOOR STOP, HINGES
SET 9: INTER

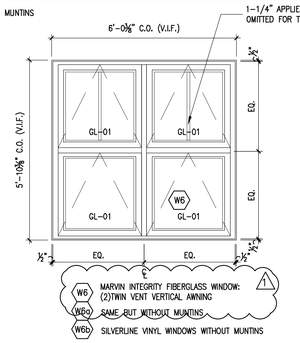


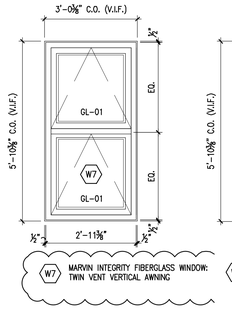


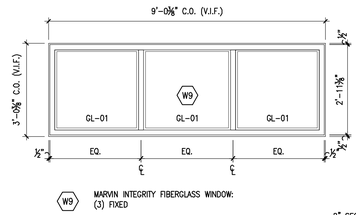


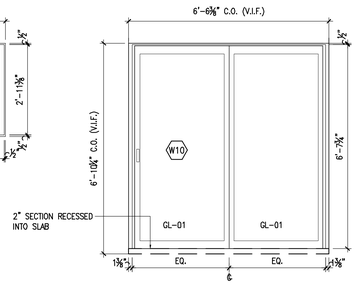


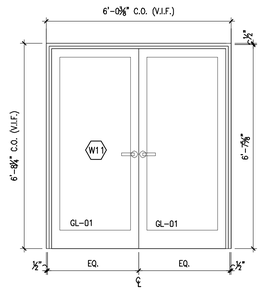


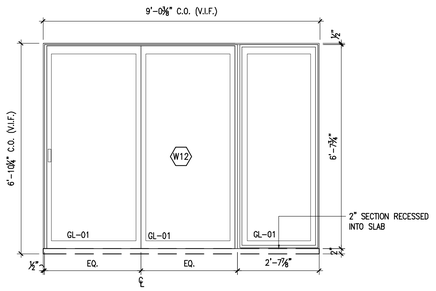








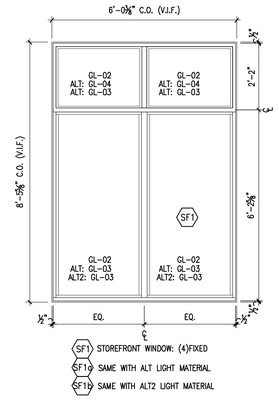


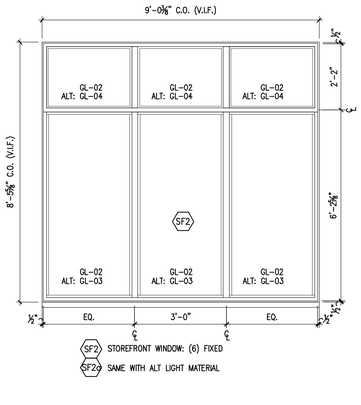


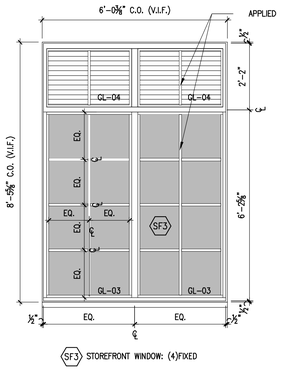
1 WINDOW SCHEDULE
SCALE: 1/2" = 1'-0"

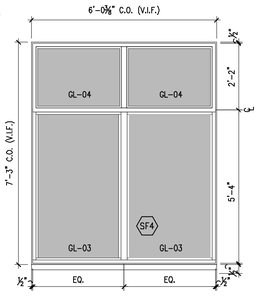
- TO WORK WITH NEW FLOOR TO FLOOR HEIGHTS: REMOVED TYPES NO LONGER USED, MODIFIED EXISTING TYPES, ADDED NEW REQUIRED TYPES, RECONFIGURED SCHEDULE ACCORDINGLY (EVERY SINGLE WINDOW CHANGED)
-ADDED SLIDING DOOR FOR UNIT
-ADDED 4TH FLOOR CORRIDOR WINDOWS
-ADDED WINDOW DETAILS

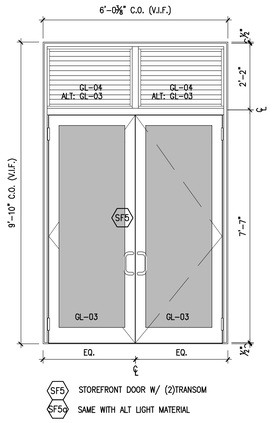
NOTE:
HEAD, JAMB, AND SILL TYPES VARY DEPENDING ON LOCATION. SEE WINDOW DETAILS AND SELECT APPROPRIATE TYPE BASED ON THE MATERIALS THE WINDOW IS CONNECTING TO

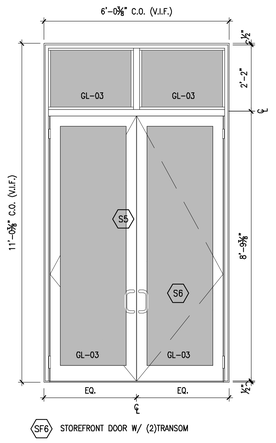


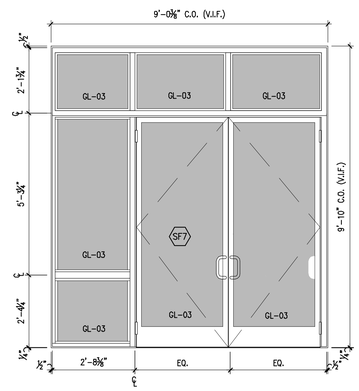


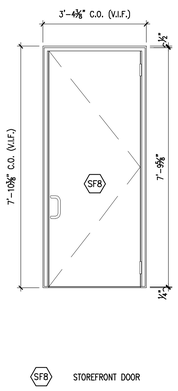


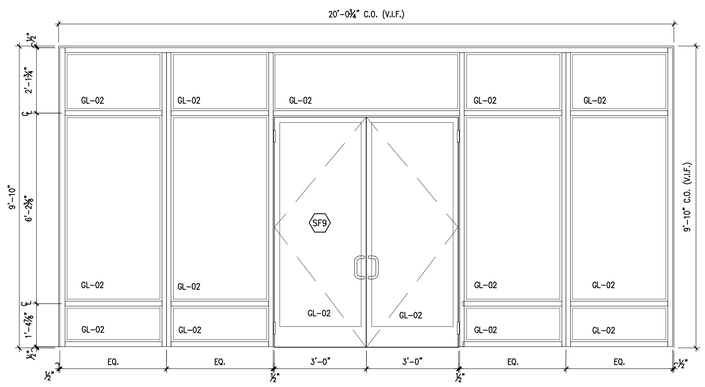


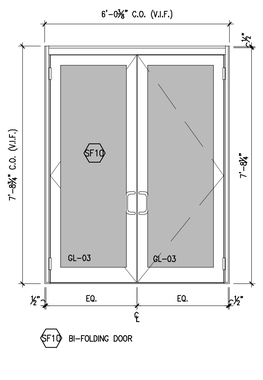


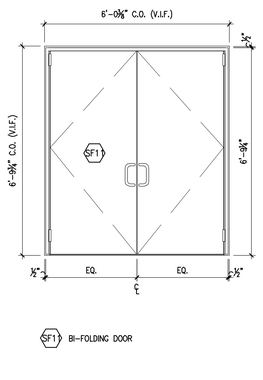


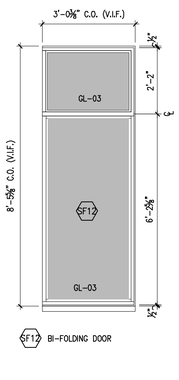












2 STOREFRONT SCHEDULE
SCALE: 1/2" = 1'-0"

GLAZING SCHEDULE

	GL-01	INSULATED CLEAR GLASS W/ LOW-E COATING, SEE SPECS.
	GL-02	TEMPERED CLEAR GLASS W/ LOW-E COATING, SEE SPECS.
	GL-03	50% TINTED GLASS
	GL-04	LOUVRE PAINTED TO MATCH WINDOW TRIM COLOR

WINDOW & STOREFRONT FRAME COLORS

SEE ELEVATIONS FOR WINDOW COLORS

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Architecture
Planning
Urban Design

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Michael Higgins AIA, LEED NJ 21A001130830
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PROJECT NAME:
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Englewood, NJ

PREPARED FOR:
The Sterling Properties Group, LLC | BNE Real Estate Group
Englewood, NJ

Issue :	
Date :	For :
06.19.15.	BUDGET SET
08.24.15.	PERMIT SUBMITTAL
10.14.15.	CONSTRUCTION SET
03.30.16.	BULLETIN 1

WINDOW / STOREFRONT SCHEDULE (CONT.)

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A602

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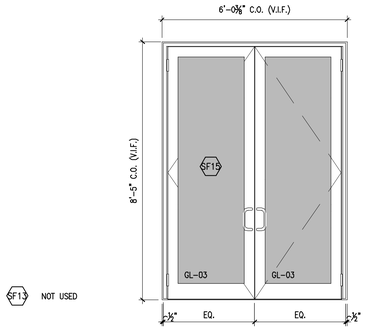
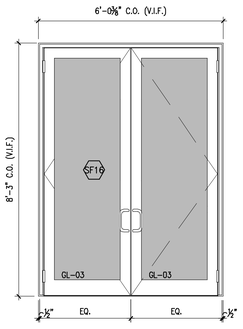


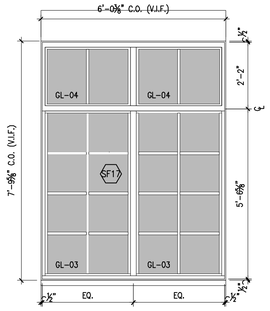
SF13 NOT USED

SF14 NOT USED

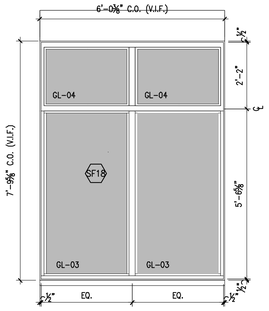
SF15 STOREFRONT DOOR



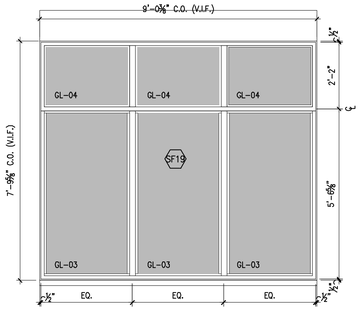
SF16 STOREFRONT DOOR



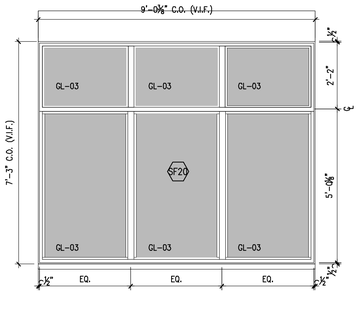
SF17 STOREFRONT WINDOW (4) FIXED



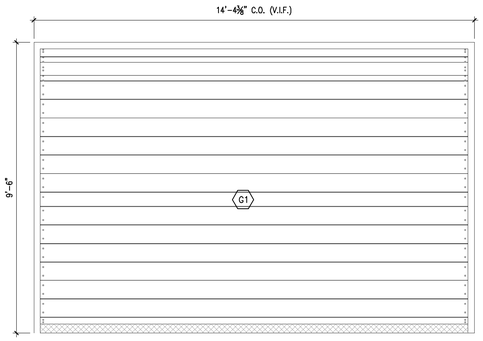
SF18 STOREFRONT WINDOW (4) FIXED



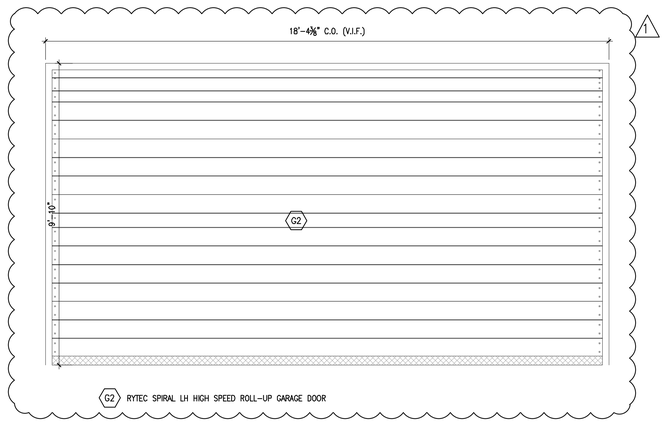
SF19 STOREFRONT WINDOW (4) FIXED



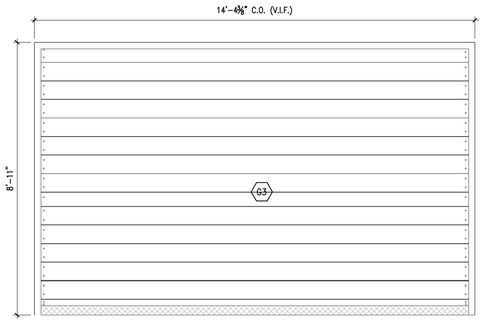
SF20 STOREFRONT WINDOW (4) FIXED



G1 RYTEC SPIRAL LH HIGH SPEED ROLL-UP GARAGE DOOR



G2 RYTEC SPIRAL LH HIGH SPEED ROLL-UP GARAGE DOOR



G3 RYTEC SPIRAL LH HIGH SPEED ROLL-UP GARAGE DOOR

1 STOREFRONT SCHEDULE (CONT.)
SCALE: 1/2" = 1'-0"

- TO WORK WITH NEW FLOOR TO FLOOR HEIGHTS: REMOVED TYPES NO LONGER USED, MODIFIED EXISTING TYPES, ADDED NEW REQUIRED TYPES, RECONFIGURED SCHEDULE ACCORDINGLY (EVERY SINGLE WINDOW CHANGED)
-ADDED SLIDING DOOR FOR UNIT
-ADDED 4TH FLOOR CORRIDOR WINDOWS
-ADDED WINDOW DETAILS

NOTE:
HEAD, JAMB, AND SILL TYPES VARY DEPENDING ON LOCATION. SEE WINDOW DETAILS AND SELECT APPROPRIATE TYPE BASED ON THE MATERIALS THE WINDOW IS CONNECTING TO

GLAZING LEGEND

	GL-01	INSULATED CLEAR GLASS W/ LOW-E COATING, SEE SPECS.
	GL-02	TEMPERED CLEAR GLASS W/ LOW-E COATING, SEE SPECS.
	GL-03	50% TINTED GLASS
	GL-04	LOUVRE PAINTED TO MATCH WINDOW TRIM COLOR

WINDOW & STOREFRONT FRAME COLORS

SEE ELEVATIONS FOR WINDOW COLORS

Marchetto Higgins Stieve
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PROJECT NAME:

One William
Englewood, NJ

PREPARED FOR:

The Sterling Properties Group, LLC | BNE Real Estate Group
Englewood, NJ

Issue :	
Date :	For :
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STOREFRONT SCHEDULE (CONT.)

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A603

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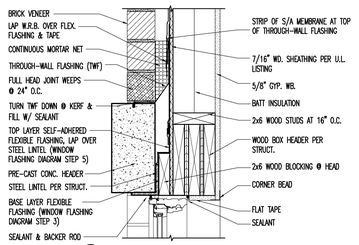
SETTLEMENT JOINT LEGEND

WINDOW SILL JOINT SIZE PER FLOOR (AT MASONRY OPENINGS):

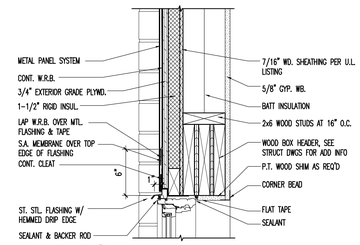
- BASEMENT: 1/2"
- 1ST FLOOR: 1/2"
- 2ND FLOOR: 1/2"
- 3RD FLOOR: 1/2"
- 4TH FLOOR: 1"
- 5TH FLOOR: 1-1/2" (SEE NOTE 1)
- ROOF: 2" (SEE NOTE 1)

NOTES:

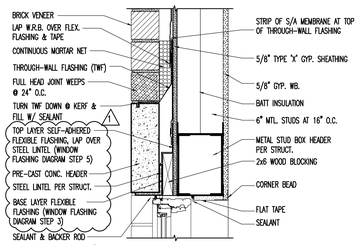
1. AT 1-1/2" & 2" JOINTS PROVIDE FLAT EXTRUDED FOAM BACKER IN LIEU OF BACKER ROD FOR PROPER SEALANT DEPTH.
2. PRECAST CONCRETE SILL HEIGHT VARIES TO PROVIDE REQUIRED JOINT SIZE - SEE PRE-CAST SCHEDULE SHEET A707.



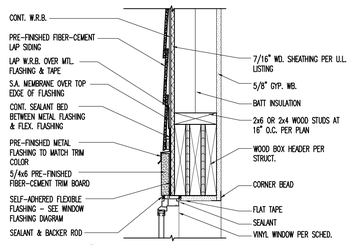
H1 HEAD DETAIL - WINDOW @ MASONRY (WOOD STUD WALL)



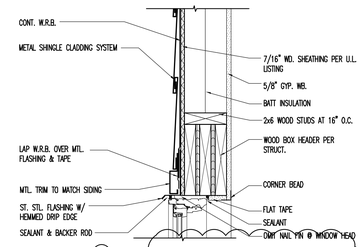
H2 HEAD DETAIL - WINDOW @ METAL PANEL (WOOD STUD WALL)



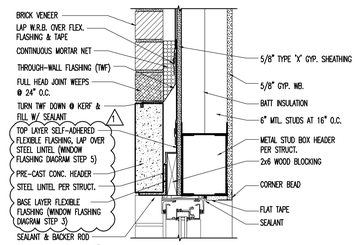
H3 HEAD DETAIL - WINDOW @ MASONRY (METAL STUD WALL)



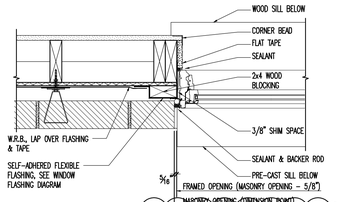
H4 HEAD DETAIL - VINYL WINDOW @ FIBER-CEMENT SIDING (WOOD STUD WALL)



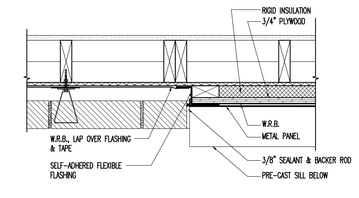
H5 HEAD DETAIL - MARVIN INTEGRITY FIBERGLASS WINDOW @ METAL SHINGLES (WOOD STUD WALL)



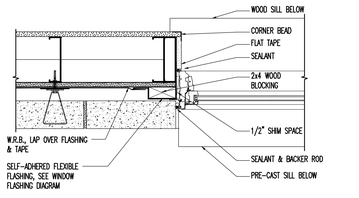
H6 HEAD DETAIL - ALUM. STOREFRONT @ MASONRY (METAL STUD WALL)



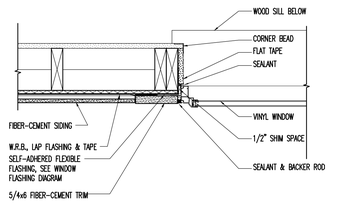
J1 JAMB DETAIL - MARVIN INTEGRITY FIBERGLASS WINDOW @ MASONRY (WOOD STUD WALL)



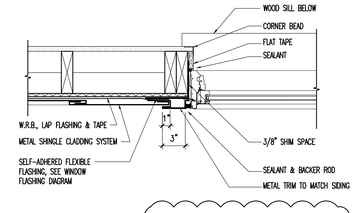
J2 JAMB DETAIL - METAL PANEL @ MASONRY (WOOD STUD WALL)



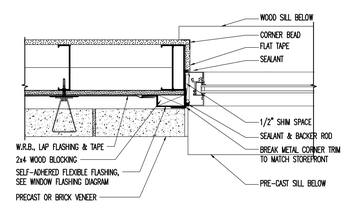
J3 JAMB DETAIL - WINDOW @ PRE-CAST CONC. / BRICK (METAL STUD WALL)



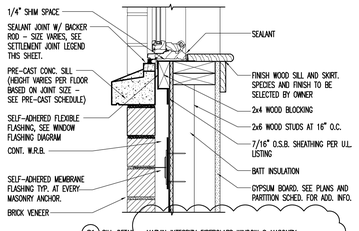
J4 JAMB DETAIL - VINYL WINDOW @ FIBER-CEMENT SIDING (WOOD STUD WALL)



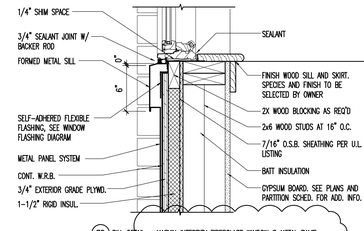
J5 JAMB DETAIL - MARVIN INTEGRITY FIBERGLASS WINDOW @ METAL SHINGLES (WOOD STUD WALL)



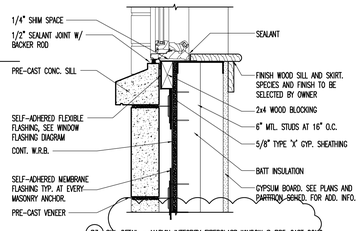
J6 JAMB DETAIL - ALUM. STOREFRONT @ PRE-CAST CONC. (METAL STUD WALL)



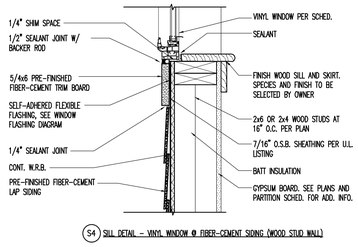
S1 SILL DETAIL - MARVIN INTEGRITY FIBERGLASS WINDOW @ MASONRY (WOOD STUD WALL)



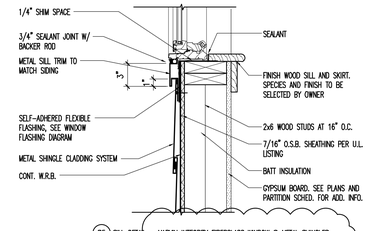
S2 SILL DETAIL - MARVIN INTEGRITY FIBERGLASS WINDOW @ METAL PANEL (WOOD STUD WALL)



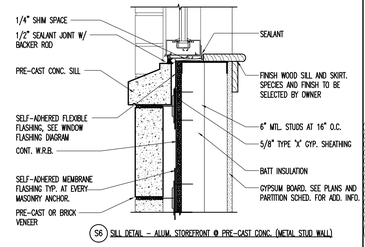
S3 SILL DETAIL - MARVIN INTEGRITY FIBERGLASS WINDOW @ PRE-CAST CONC. (METAL STUD WALL)



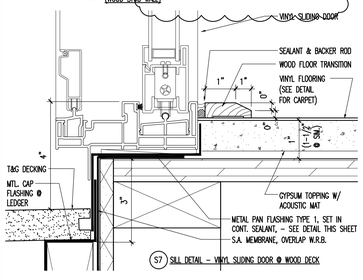
S4 SILL DETAIL - VINYL WINDOW @ FIBER-CEMENT SIDING (WOOD STUD WALL)



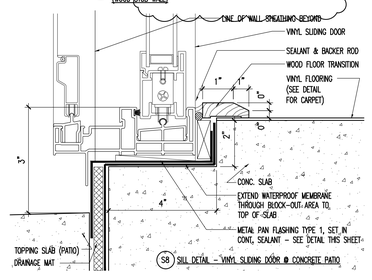
S5 SILL DETAIL - MARVIN INTEGRITY FIBERGLASS WINDOW @ METAL SHINGLES (WOOD STUD WALL)



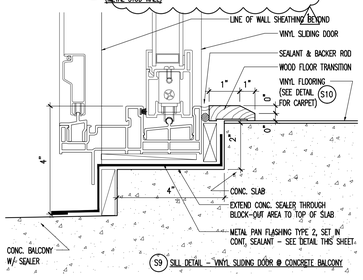
S6 SILL DETAIL - ALUM. STOREFRONT @ PRE-CAST CONC. (METAL STUD WALL)



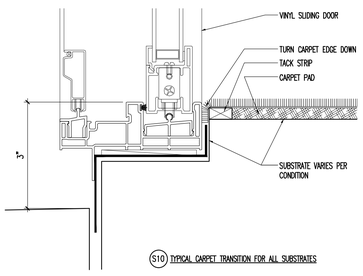
S7 SILL DETAIL - VINYL SLIDING DOOR @ WOOD DECK



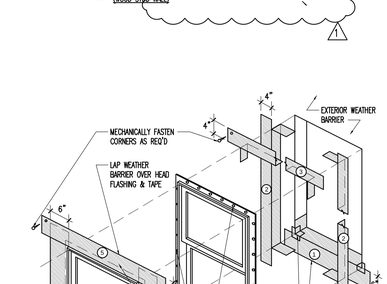
S8 SILL DETAIL - VINYL SLIDING DOOR @ CONCRETE PATIO

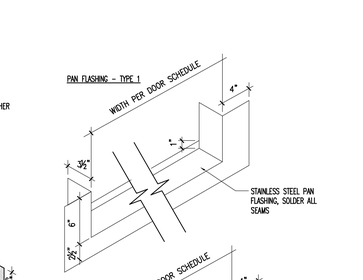


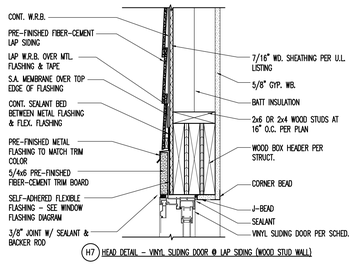
S9 SILL DETAIL - VINYL SLIDING DOOR @ CONCRETE BALCONY



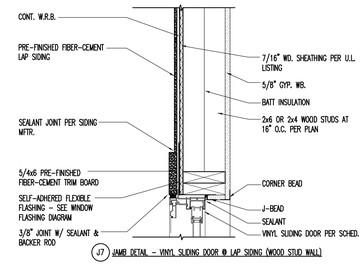
S10 TYPICAL CARPET TRANSITION FOR ALL SUBSTRATES



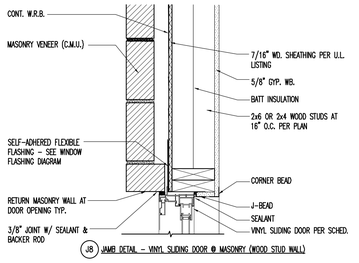




H7 HEAD DETAIL - VINYL SLIDING DOOR @ LAP SIDING (WOOD STUD WALL)



J7 JAMB DETAIL - VINYL SLIDING DOOR @ LAP SIDING (WOOD STUD WALL)



J8 JAMB DETAIL - VINYL SLIDING DOOR @ MASONRY (WOOD STUD WALL)

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

- TO WORK WITH NEW FLOOR TO FLOOR HEIGHTS: REMOVED TYPES NO LONGER USED, MODIFIED EXISTING TYPES, ADDED NEW REQUIRED TYPES, RECONFIGURED SCHEDULE ACCORDINGLY (EVERY SINGLE WINDOW CHANGED)
-ADDED SLIDING DOOR FOR UNIT
-ADDED 4TH FLOOR CORRIDOR WINDOWS
-ADDED WINDOW DETAILS

Marchetto Higgins Stieve
Architecture
Planning
Urban Design

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201-795-0171 F
MHSArchitects.com

PROJECT NAME:

One William
Englewood, NJ

PREPARED FOR:

The Sterling Properties Group, LLC | BNE Real Estate Group
Englewood, NJ

Issue :	
Date :	For :
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WINDOW DETAILS

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A604

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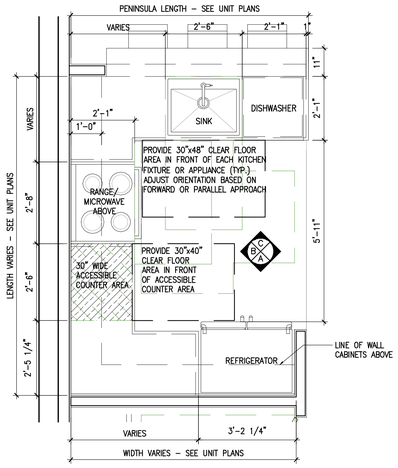
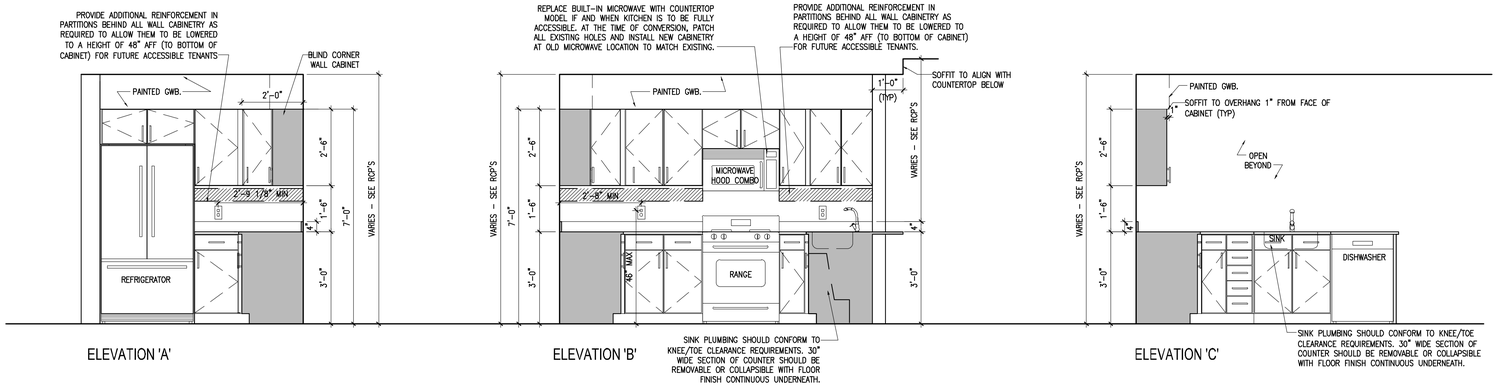
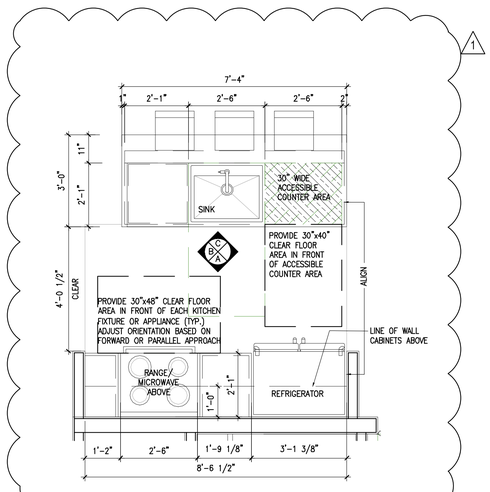


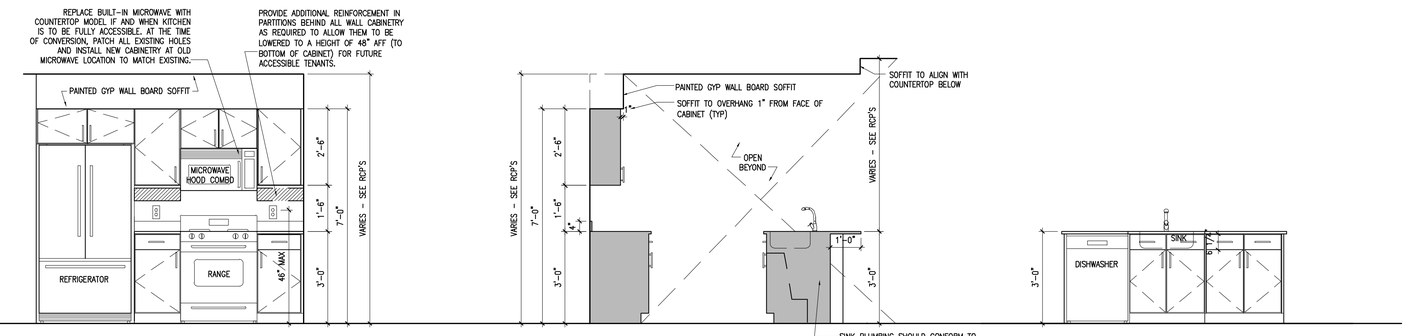
KITCHEN TYPE	WIDTH	LENGTH	PENINSULA LENGTH
K-2	7'-3"	10'-4"	5'-8"
K-2a	8'-1"	10'-0"	6'-8"
K-2b	6'-11"	10'-4"	5'-8"
K-2c	6'-8"	10'-4"	5'-8"

1 KITCHEN TYPE: K-1, K-1a, K-1b, K-1c
SCALE: 1/2" = 1'-0"





2 KITCHEN TYPE: K-2
SCALE: 1/2" = 1'-0"



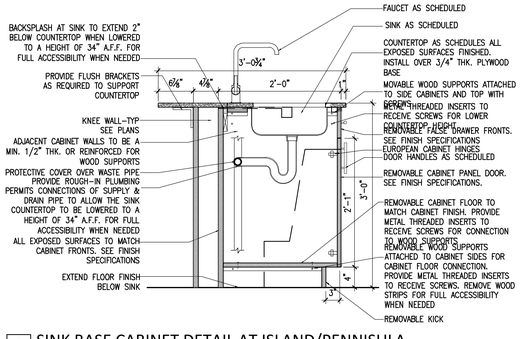
GENERAL NOTES:

KITCHEN WIDTHS VARY– HOLD ADA MIN. DIMENSIONS. INCREASE ADJACENT CABINET WIDTHS & ADD FILLERS WHERE REQUIRED. SUBMIT SHOP DRAWINGS. IN CASES WHERE THERE IS 6" OR MORE FILLER SPACE ADD A "LAZY SUSAN" BASE CORNER CABINET.

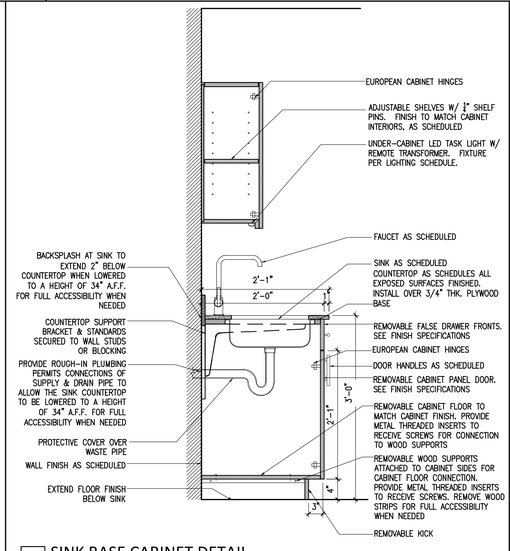
LEGEND:

ADJUSTABLE COUNTERTOP AT ACCESSIBLE WORK OR SINK AREA. SEE CABINET DETAILS ON SHEET A800

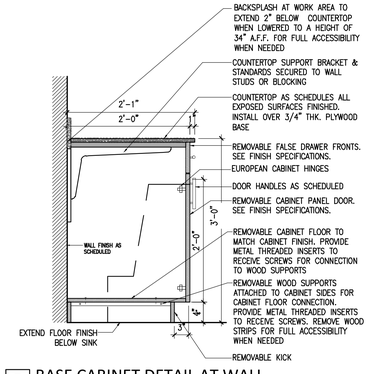
ADDITIONAL BLOCKING IN PARTITIONS BEHIND WALL CABINETS AS REQUIRED TO ALLOW THEM TO BE LOWERED TO A HEIGHT OF 48" A.F.F. (TO BOTTOM OF CABINET); LOWER CABINETS FOR FULL ACCESSIBILITY WHEN NEEDED.



3 SINK BASE CABINET DETAIL AT ISLAND/PENNISULA
SCALE: 1" = 1'-0"



4 SINK BASE CABINET DETAIL
SCALE: 1" = 1'-0"



5 BASE CABINET DETAIL AT WALL
SCALE: 1" = 1'-0"

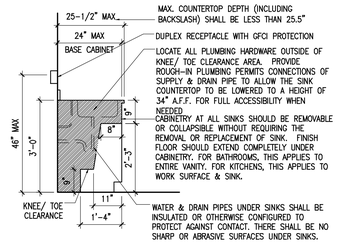
GENERAL ACCESSIBILITY NOTES:

1. THE TERM "ADAPTABLE" IN THESE DRAWINGS REFERS TO A CONFIGURATION THAT DOES NOT MEET ALL OF THE REQUIREMENTS OF THE ADA CODE, BUT THAT ALLOWS FOR PEOPLE WHO ARE HANDICAPPED, BUT ARE NOT NECESSARILY IN A WHEELCHAIR, TO USE THE FACILITIES. THE GUIDELINES ALLOW FOR FUTURE CONVERSION TO A FULLY "ACCESSIBLE" CONFIGURATION IN THE EVENT THAT WHEELCHAIR–BOUND INDIVIDUALS MOVE INTO THE UNIT AT A LATER DATE. THE SPECIFIC ANSI LANGUAGE IS: "THE ABILITY OF CERTAIN BUILDING SPACES AND ELEMENTS, SUCH AS KITCHEN COUNTERS, SINKS, AND GRAB BARS, TO BE ADDED OR ALTERED SO AS TO ACCOMMODATE THE NEEDS OF INDIVIDUALS WITH OR WITHOUT DISABILITIES OR TO ACCOMMODATE THE NEEDS OF PERSONS WITH DIFFERENT TYPES OR DEGREES OF DISABILITY." 100% OF THE RESIDENTIAL UNITS IN THE BUILDING ARE REQUIRED TO BE 'ADAPTABLE' AS INDICATED IN THE DRAWINGS ON THIS SHEET.

2. THE TERM "ACCESSIBLE" OR "FULLY ACCESSIBLE" REFERS TO ANY FACILITY THAT MEETS ALL THE REQUIREMENTS OF ANSI (AMERICAN NATIONAL STANDARDS FOR BUILDINGS AND FACILITIES), WHICH FOLLOW THE CURRENT FAIR HOUSING ACCESSIBILITY GUIDELINES. THESE STANDARDS SPECIFICALLY REFER TO ANSI A117.1.–2003

3. APPLICABLE ACCESSIBILITY CODES: SEE SHEET CS–1

4. THE GRAPHICAL REPRESENTATIONS ON THIS SHEET ARE SCHEMATIC IN NATURE AND ARE MEANT TO ILLUSTRATE CLEAR DIMENSIONS AS REQUIRED BY APPLICABLE ACCESSIBILITY CODES. ACTUAL BATHROOM AND KITCHEN LAYOUTS WILL VARY; HOWEVER, THE GUIDELINES ON THIS SHEET INDICATING CONFIGURATIONS AT FIXTURES AND APPROACHES SHOULD BE APPLIED TO ALL AREAS REQUIRED TO BE "ADAPTABLE" OR "ACCESSIBLE" AS INDICATED ON THE ARCHITECTURAL DRAWINGS. SEE FLOOR PLANS AND BATHROOM/KITCHEN ENLARGED PLANS FOR SPECIFIC OVERALL DIMENSIONS.



ACCESSIBLE BASE CABINET DIAGRAM

6 KITCHEN ACCESSIBILITY NOTES & DIAGRAMS
SCALE: 1/2" = 1'-0"

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PROJECT NAME:
One William
Englewood, NJ

PREPARED FOR:
The Sterling Properties Group, LLC | BNE Real Estate Group
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Issue :	
Date :	For :
06.19.15.	BUDGET SET
08.24.15.	PERMIT SUBMITTAL
10.14.15.	CONSTRUCTION SET
03.30.16.	BULLETIN 1

KITCHEN PLANS AND ELEVATIONS

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A700

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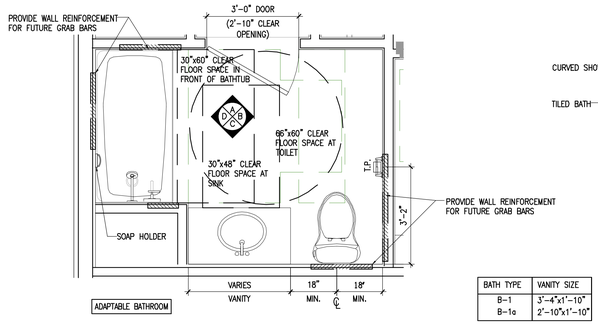
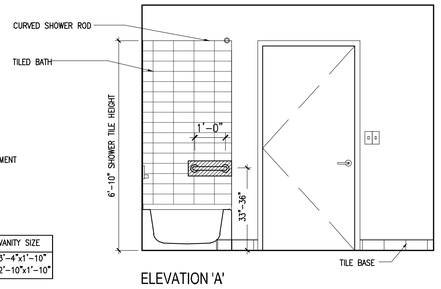


BATH TYPE	VANITY SIZE
B-1	3'-4"x1'-10"
B-1a	2'-10"x1'-10"



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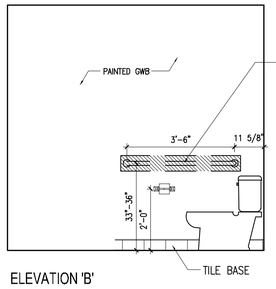

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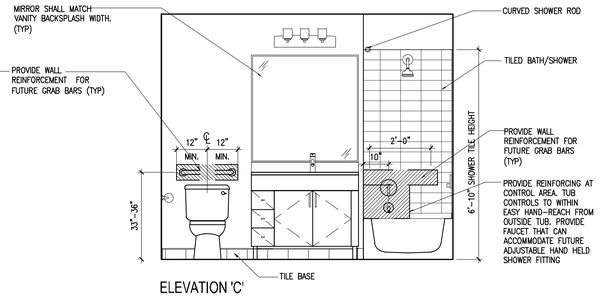
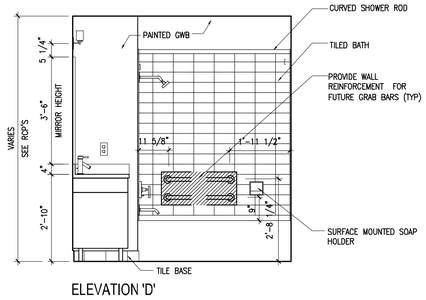
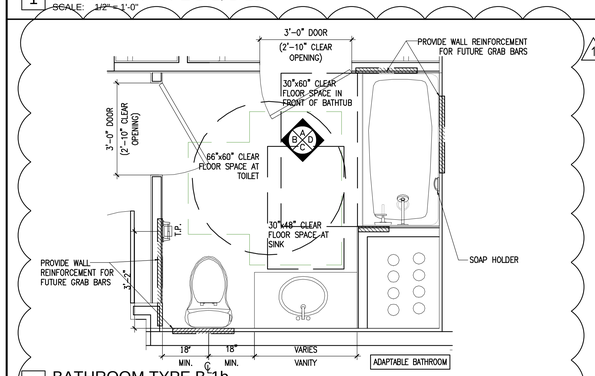


ELEVATION 'C'

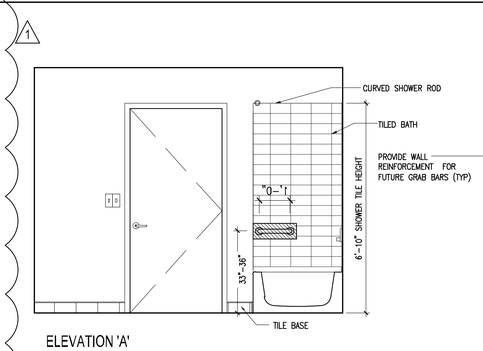


ELEVATION 'D'

1 BATHROOM TYPE B-1, B-1a
SCALE: 1/2" = 1'-0"



2 BATHROOM TYPE B-1b
SCALE: 1/2" = 1'-0"



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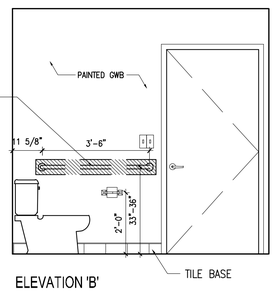

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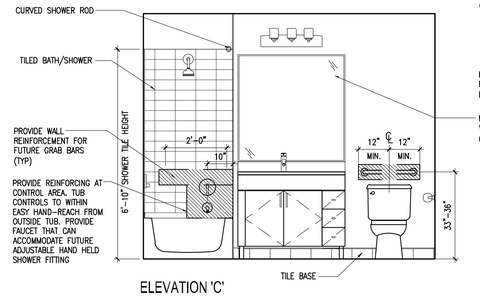

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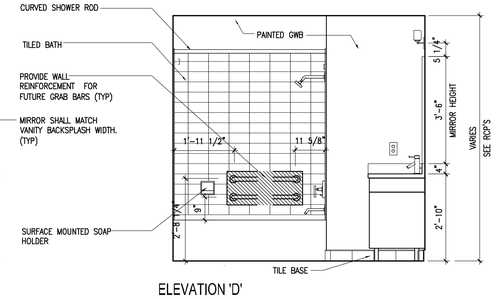

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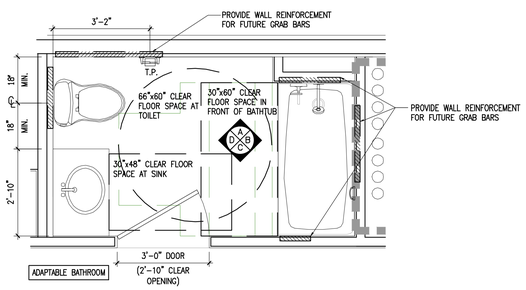
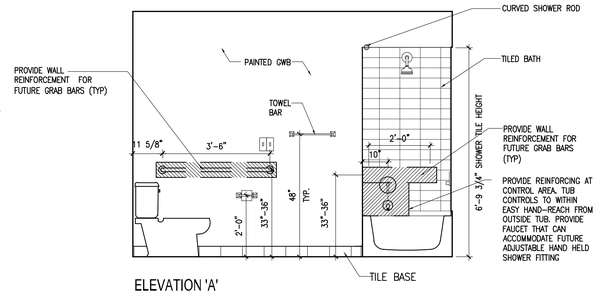


3 BATHROOM TYPE B-2
SCALE: 1/2" = 1'-0"



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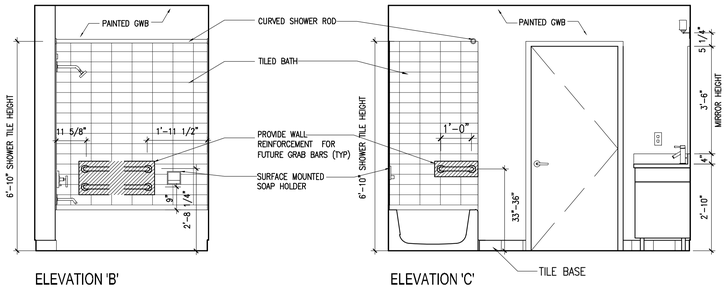
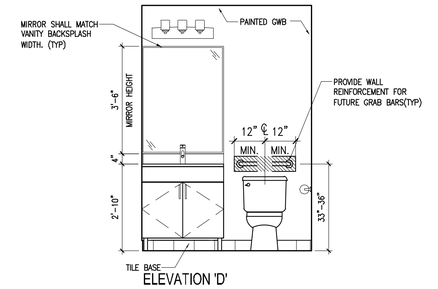


ELEVATION 'B'

ELEVATION 'C'



ELEVATION 'D'

4 BATHROOM TYPE B-3
SCALE: 1/2" = 1'-0"

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BATHROOM PLANS AND ELEVATIONS

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A701

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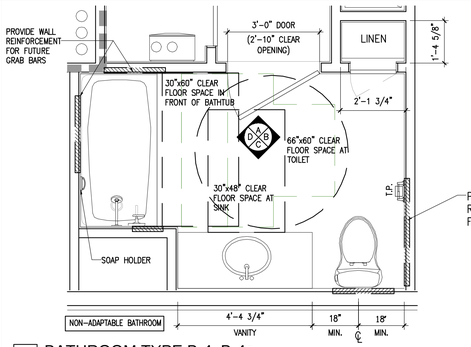
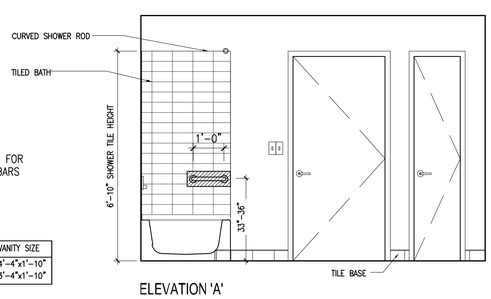
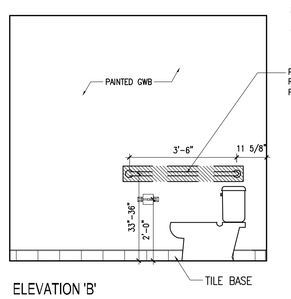


BATH TYPE	VANITY SIZE
B-4	4'-4"x1'-10"
B-4a	3'-4"x1'-10"

1 BATHROOM TYPE B-4, B-4a
SCALE: 1/2" = 1'-0"



ELEVATION 'A'



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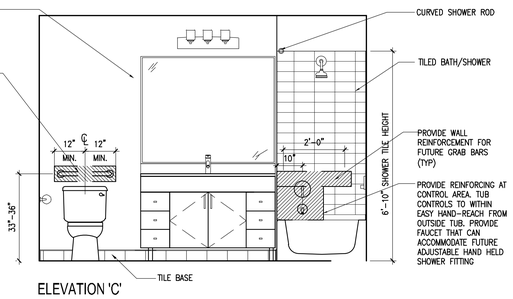

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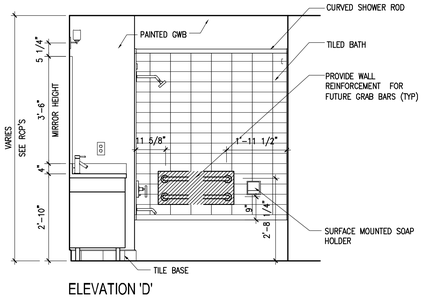

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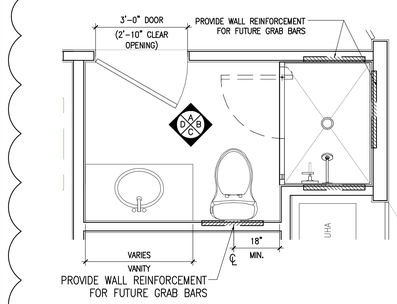
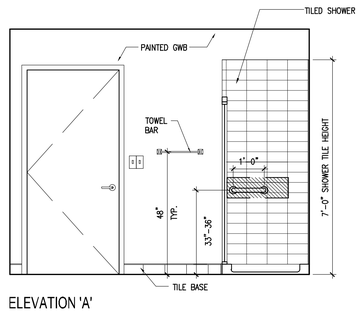


BATH TYPE	VANITY SIZE	SHOWER SIZE
B-5	3'-6"x1'-10"	4'-0"x3'-0"
B-5a	4'-0"x1'-10"	4'-0"x3'-0"
B-5b	3'-0"x1'-10"	4'-0"x3'-0"
B-5d	3'-0"x1'-10"	3'-0"x3'-0"

2 BATHROOM TYPE B-5, B-5a, B-5b, B-5d
SCALE: 1/2" = 1'-0"



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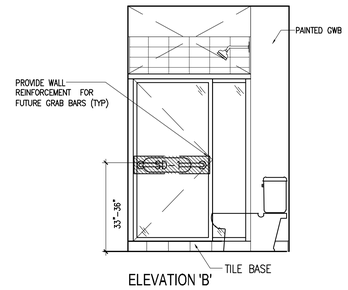

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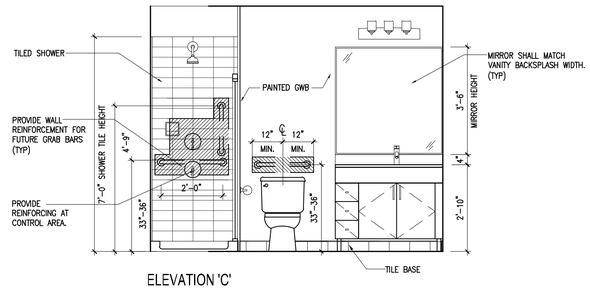

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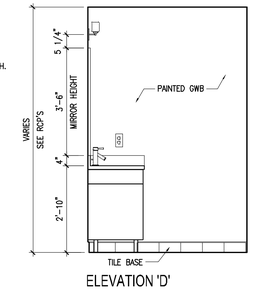

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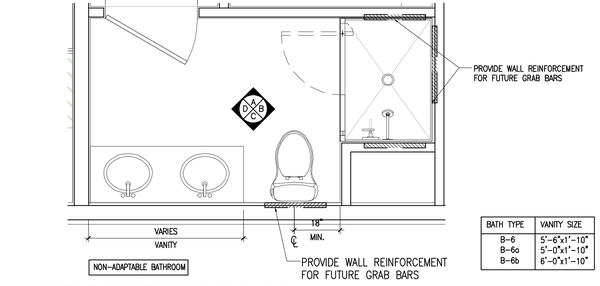
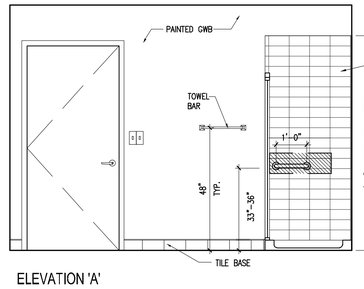


BATH TYPE	VANITY SIZE
B-6	5'-6"x1'-10"
B-6a	5'-0"x1'-10"
B-6b	6'-0"x1'-10"

3 BATHROOM TYPE B-6, B-6a, B-6b
SCALE: 1/2" = 1'-0"



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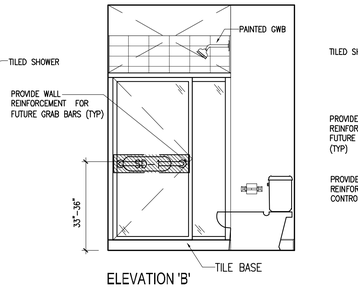

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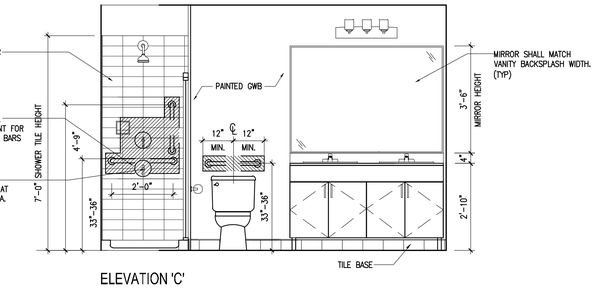

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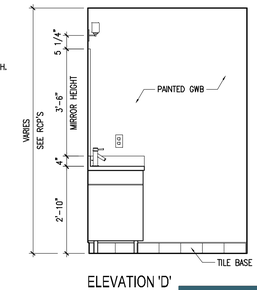

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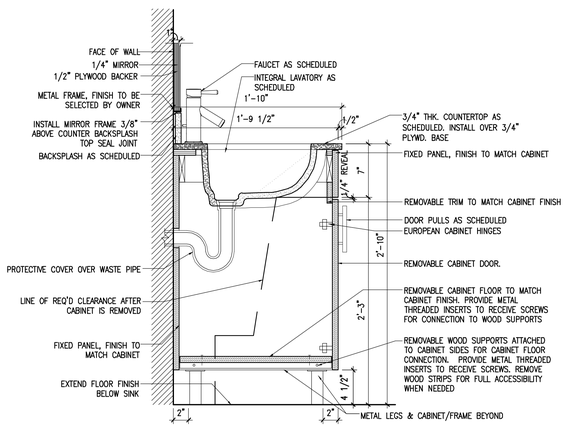
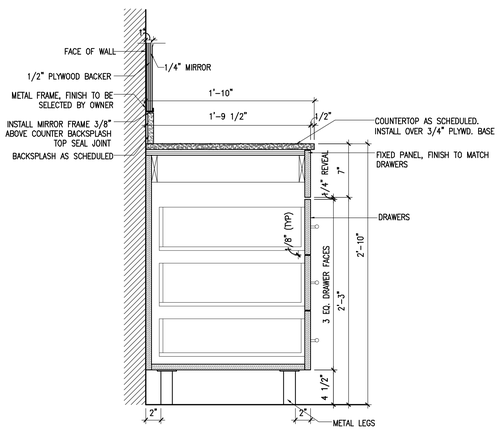


4 BATHROOM VANITY SECTION @ LAVATORY
SCALE: 1-1/2" = 1'-0"



5 BATHROOM VANITY SECTION @ DRAWERS
SCALE: 1-1/2" = 1'-0"

SHOWER RECEPTOR SCHEDULE:

P-1 48" x 34" x 4½" (TYPICAL)

SHOWER DOOR SCHEDULE:

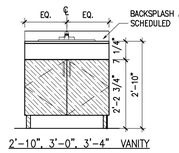
SD-1 32" WIDE GLASS SHOWER DOOR (TYPICAL)

NOTE:
ALL SHOWER DOORS TO BE TEMPERED GLASS.
SEE SCHEDULE ON SHEET A807 FOR ALL FF&E SPECIFICATIONS.

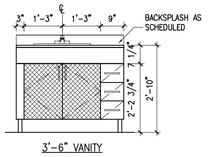
VANITY ELEVATIONS:

REMOVABLE VANITY BASE CABINET WHERE INDICATED AS AN ACCESSIBLE BATHROOM. SEE DETAILS ON SHEET A800.

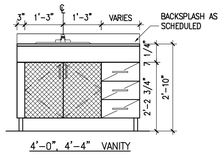
REMOVABLE VANITY DOOR & CABINET FLOOR WHERE INDICATED AS AN ACCESSIBLE BATHROOM. SEE DETAILS ON SHEET A800.



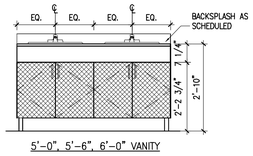
2'-10", 3'-0", 3'-4" VANITY



3'-6" VANITY



4'-0", 4'-4" VANITY



5'-0", 5'-6", 6'-0" VANITY

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BATHROOM PLANS, ELEVATIONS AND DETAILS

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A702

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	ROOM NAME	LOCATION	FLOOR	BASE	WALLS	CEILING	NOTES
COMMON AREAS	STAIRS & LANDINGS	ALL FLOORS	CARPET	–	RBCP	GWB	
	RESIDENTIAL CORRIDORS	FLOORS 2–5	CARPET	WOOD	WOOD/GWB	ACT	WAINSCOT TO 4' AFF
	UTILITY ROOMS	GROUND FL.	CONC	–	RBCP	ACT	
	ELEV. MACHINE ROOM	GROUND FL.	CONC	–	RBCP	ACT	
	MECH. CLOSET	FLOORS 2–5	UGCT	VB	GWB	GWB	
RESIDENTIAL APARTMENTS	LIVING–DINING ROOM	FLOORS 2–5	WOOD	WOOD	GWB	GWB	
	KITCHEN	FLOORS 2–5	WOOD	WOOD	GWB	GWB	GCT BACKSPLASH AT COUNTERS
	MASTER BATH	FLOORS 2–5	UGCT	GCT	GCT/GWB	GWB	GCT FULL HEIGHT AT SHOWER
	BATHS 2,3	FLOORS 2–5	UGCT	GCT	GCT/GWB	GWB	GCT FULL HEIGHT AT SHOWER
	MASTER BEDROOM	FLOORS 2–5	WOOD	WOOD	GWB	GWB	
	BEDROOMS 2,3	FLOORS 2–5	WOOD	WOOD	GWB	GWB	
	CLOSETS	FLOORS 2–5	WOOD	WOOD	GWB	GWB	
	CORRIDORS	FLOORS 2–5	CARPET	WOOD	GWB	GWB	

*ALL FINISH SELECTIONS SHALL BE APPROVED BY OWNER PRIOR TO SUBMITTING BID OR ORDERING ANY MATERIALS

1 FINISH SCHEDULE
SCALE: N.T.S.

L E G E N D

ABBR.	FINISH TYPE	MANUFACTURER	PRODUCT REMARKS
ACT	ACOUSTIC CEILING TILE	ARMSTRONG	24x24 MINERAL FIBER PANELS WITH 'FL' EDGE, FACTORY–APPLIED WHITE FINISH. 'T' SUSPENSION SYSTEM TO BE WHITE BAKED ENAMEL FINISH.
CARPET	COMMERCIAL CARPET	BIGELOW	GRIDWORKS COMMERCIAL CARPET WITH HIGH PERFORMANCE BACKING AND COMMERCIAL GRADE PADDING. COLOR TO BE SELECTED BY OWNER.
CONC	SEALED CONCRETE	–	SEE PROJECT SPECIFICATIONS AND DRAWINGS
UGCT	UN–GLAZED CERAMIC TILE	DAL–TILE	OWNER TO SELECT FROM MANUFACTURER'S ENTIRE PRODUCT LINE.
GCT	GLAZED CERAMIC TILE	DAL–TILE	OWNER TO SELECT FROM MANUFACTURER'S ENTIRE PRODUCT LINE.
GWB	PAINTED GYP WALL BD	BENJAMIN MOORE	SEE SPEC. SECTION 09900: PAINTING AND FINISHING.
SRCP	SLIP–RESISTANT CONC. PAT.	BENJAMIN MOORE	SEE SPEC. SECTION 09900: PAINTING AND FINISHING.
RBCP	RUBBER–BASED CONC. PAINT	BENJAMIN MOORE	SEE SPEC. SECTION 09900: PAINTING AND FINISHING.
SLT	SLATE TILE	PETRA SLATE	12x12 INTERNATIONAL SERIES FIELD TILE WITH AQUA SEALER.
VB	VINYL BASE	ARMSTRONG	CONTINUOUS 6" HIGH VINYL COVE BASE WITH PRE–FORMED CORNER PIECES. COLOR AND STYLE TO MATCH FLOORING.
VCT	VINYL COMPOSITION TILE	ARMSTRONG	12x12 URETHANE NO WAX TILE.
WOOD (BASE)	WOOD BASE MOULDING	–	6" CONTINUOUS PAINT GRADE BASE MOULDING WITH MITERED CORNERS, PROFILE AND FINISH TO BE SELECTED BY OWNER.
WOOD (FLOOR)	¾" THICK HARD WOOD FLOORING	–	¾" THICK HARDWOOD FLOORING. PLANK WIDTH, SPECIES TO BE SELECTED BY OWNER. FLOORING TO BE FIELD FINISHED; AS SELECTED BY OWNER.
WOOD (WALLS)	TONGUE–IN–GROOVE WOOD WAINSCOT PANELING	–	SEE FINISH SCHEDULE

GENERAL NOTES:

KITCHEN WIDTHS VARY– HOLD ADA MIN. DIMENSIONS. INCREASE ADJACENT CABINET WIDTHS & ADD FILLERS WHERE REQUIRED. SUBMIT SHOP DRAWINGS. IN CASES WHERE THERE IS 6" OR MORE FILLER SPACE ADD A "LAZY SUSAN" BASE CORNER CABINET.

LEGEND:

ADJUSTABLE COUNTERTOP AT ACCESSIBLE WORK OR SINK AREA. SEE CABINET DETAILS ON SHEET A800

ADDITIONAL BLOCKING IN PARTITIONS BEHIND WALL CABINETS AS REQUIRED TO ALLOW THEM TO BE LOWERED TO A HEIGHT OF 48" A.F.F. (TO BOTTOM OF CABINET); LOWER CABINETS FOR FULL ACCESSIBILITY WHEN NEEDED.

Marchetto Higgins Stieve
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Planning
Urban Design

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Englewood, NJ

PREPARED FOR:

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Englewood, NJ

Issue :

Date :	For :
06.19.15.	BUDGET SET
08.24.15.	PERMIT SUBMITTAL
10.14.15.	CONSTRUCTION SET
03.30.16.	BULLETIN 1

FINISH SCHEDULE

Job Number : 201319
Scale : AS NOTED
Drawn By : DK

A703

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