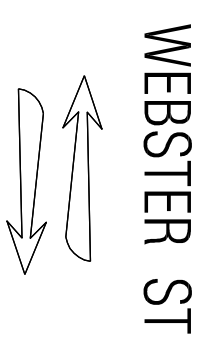


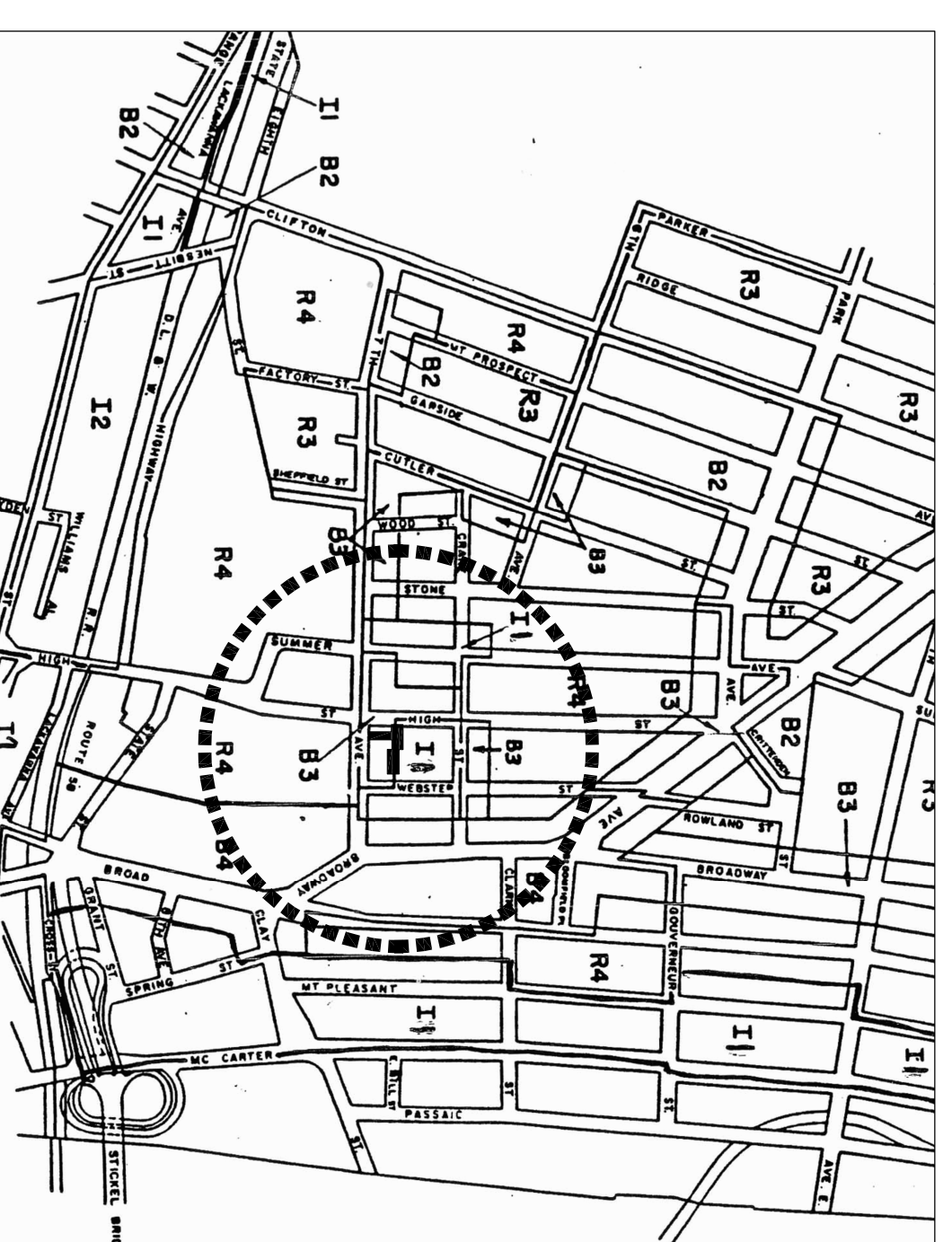
# HOME ELEGANCE FURNITURE

**36-38 BROADWAY** LOT : 10, 18 & 38  
**NEWARK, NJ** BLOCK : 481

## INTERIOR ALTERATION AND FRONT RENOVATION TO AN EXISTING FURNITURE STORE

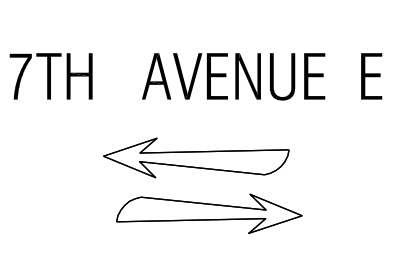


STREET VIEW BROADWAY



ZONING MAP

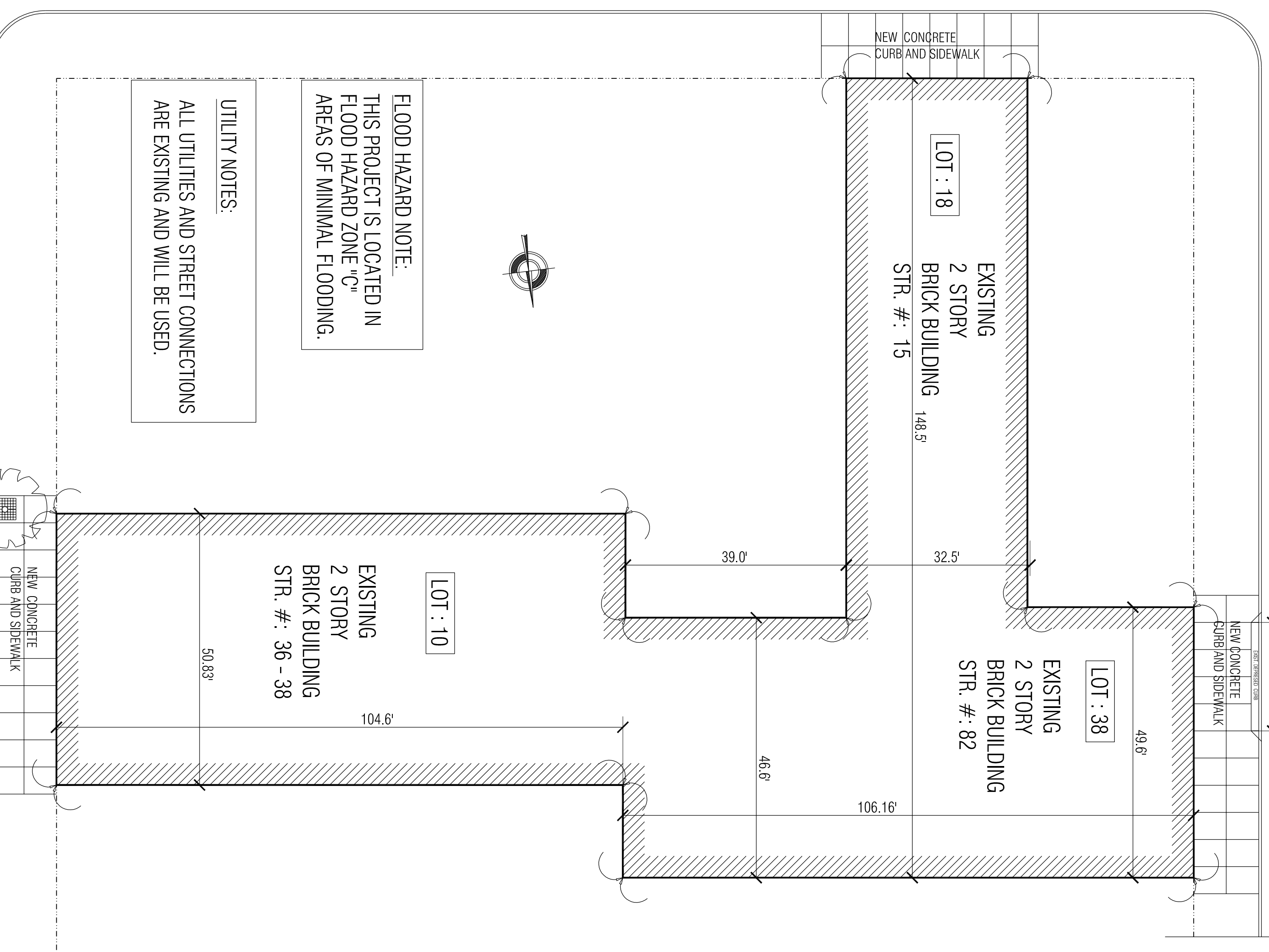
ZONE : B-4 & I-1



IBC NJ 2009 REQUIREMENTS		
USE GROUP		M
CONSTRUCTION TYPE		3 B
HEIGHT OF STRUCTURE		25'-6"
NUMBER OF STORIES		2
FIRST FLOOR AREA		13,662.0 SF
SECOND FLOOR AREA		13,662.0 SF
TOTAL AREA		27,324.0 SF
VOLUME		273,240.0 SF

DESIGN LOADS (LIGHT STORAGE)			
LBS./S.F.	LIVE LOAD	DEAD LOAD	TOTAL
FIRST FLOOR	100	30	130
SECOND FLOOR	100	30	130
ROOF	30	20	50



**FLOOD HAZARD NOTE:**  
 THIS PROJECT IS LOCATED IN FLOOD HAZARD ZONE "C"  
 AREAS OF MINIMAL FLOODING.

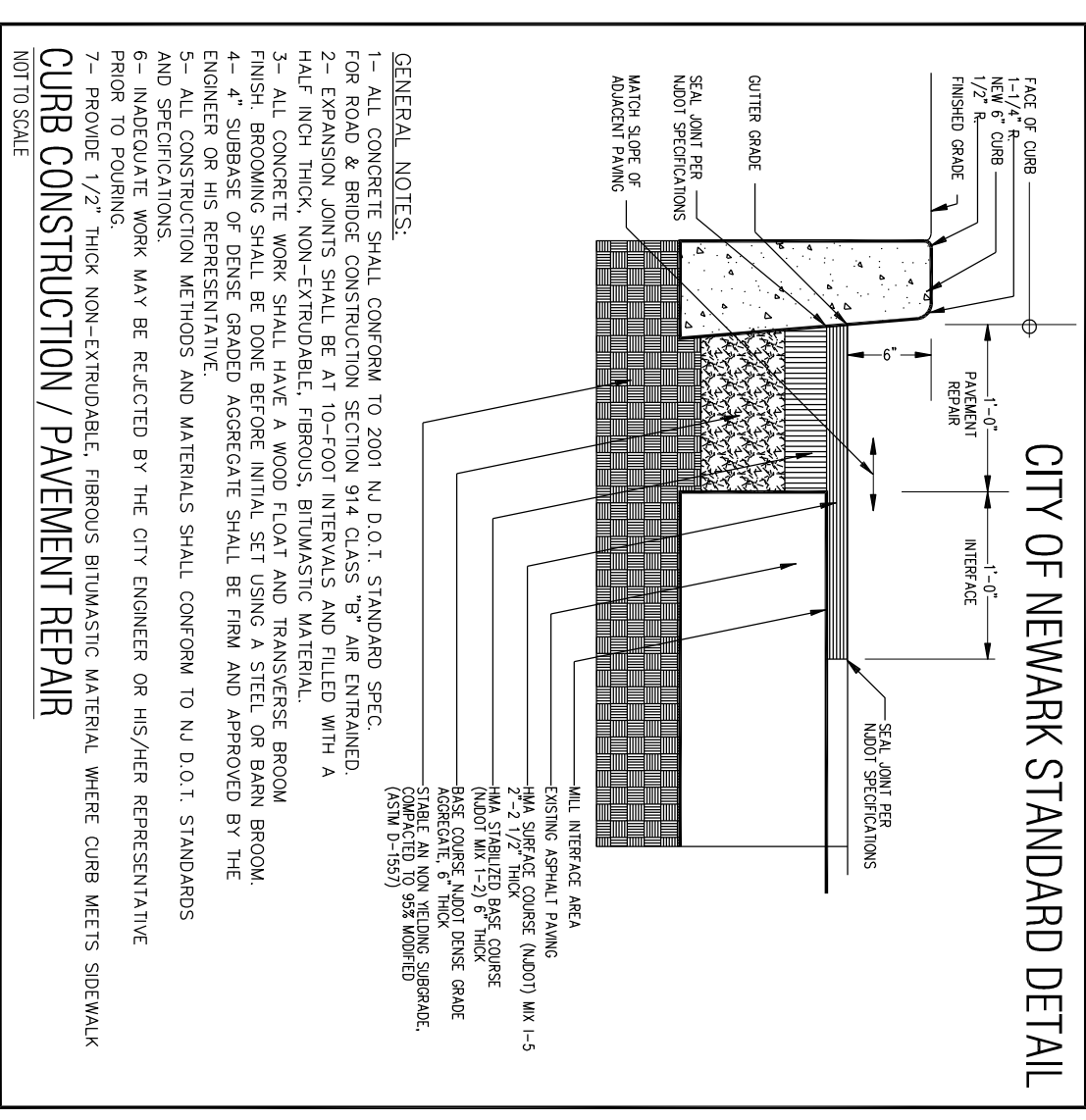
**UTILITY NOTES:**  
 ALL UTILITIES AND STREET CONNECTIONS ARE EXISTING AND WILL BE USED.

**SITE PLAN**  
 SCALE: 1" = 15'-0"  
 BLOCK # 481  
 LOT: 10, 18 & 38

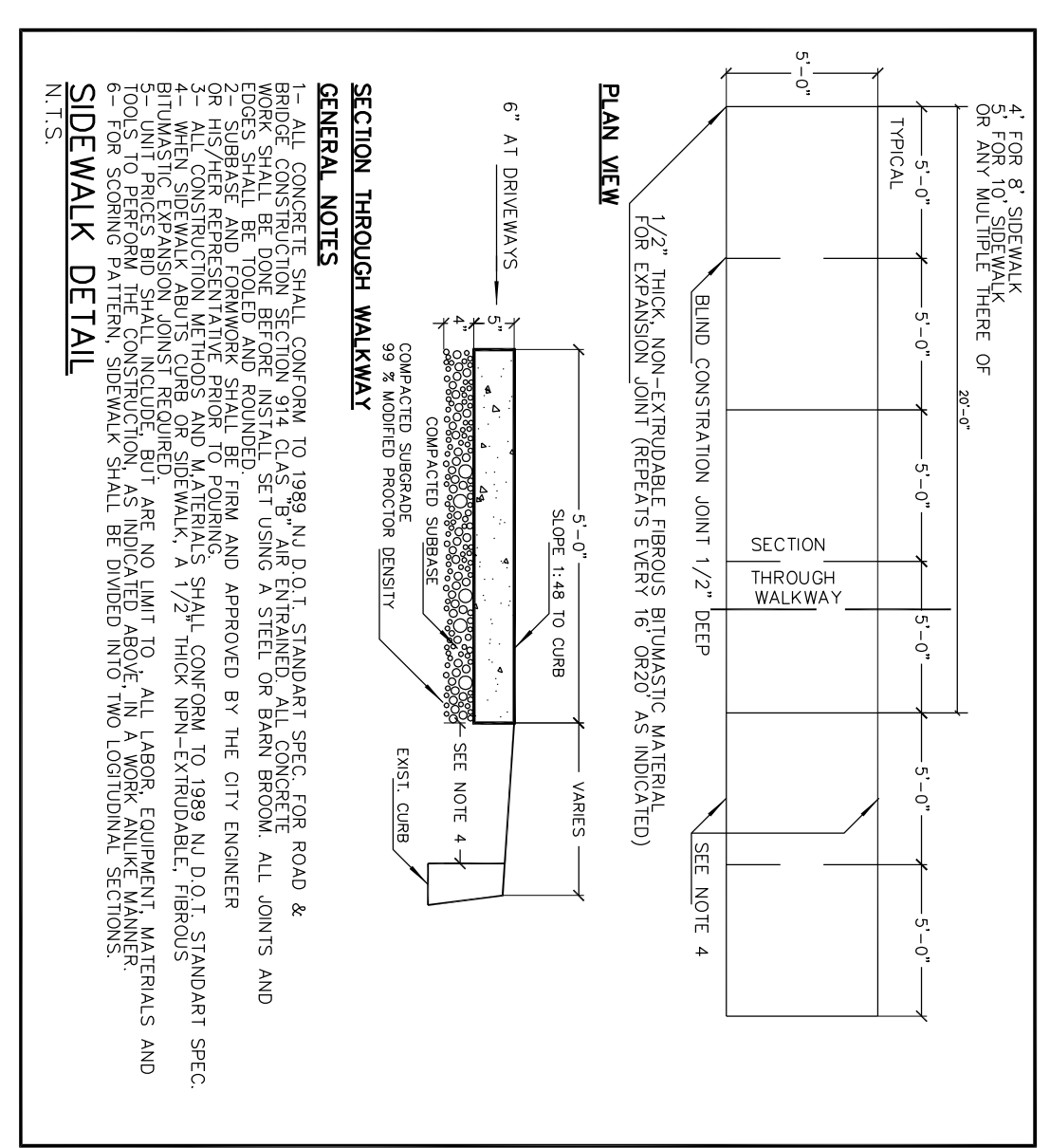
APPLICABLE CODES
<ul style="list-style-type: none"> <li>• 2009 International Building Code—N.J. Version</li> <li>• 2011 National Electrical Code</li> <li>• 2009 National Standard Plumbing Code</li> <li>• 2004 ASHRAE 90.1-2004 (Commercial)</li> <li>• 2009 International Fuel Gas Code</li> </ul>

SCOPE OF WORK
<ul style="list-style-type: none"> <li>- SIDEWALK RECONSTRUCTION ( BROADWAY )</li> <li>- DEMOLITION WORK</li> <li>- FACADE RENOVATION ( BROADWAY )</li> <li>- NEW SIGN ( BROADWAY )</li> <li>- PARTIAL ROOF RECONSTRUCTION AS NOTED</li> <li>- SECOND FLOOR FRAMING REINFORCEMENT</li> <li>- NEW FOOTINGS @ BASEMENT.</li> <li>- NEW ELECTRICAL / LIGHTING</li> <li>- NEW PLUMBING</li> <li>- NEW H.C BATHROOM</li> <li>- NEW STAIR ( WEBSTER ST. ENTRANCE)</li> <li>- HVAC / DUCTWORK</li> <li>- ROOF INSULATION</li> <li>- INTERIOR FINISHES ( FLOORING / CEILINGS )</li> </ul>

- GENERAL NOTES:**
1. THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT IS THE SOLE INTERPRETER OF THESE DOCUMENTS. ANY RE-USE OF THESE DOCUMENTS WITHOUT WRITTEN APPROVAL OF THE ARCHITECT IS NOT ALLOWED.
  2. ALL CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR ADHERING TO THE REQUIREMENTS AS SPELLED OUT IN THESE NOTES. ALL PARTIES MUST CAREFULLY STUDY ALL NOTES FOR ITEMS WHICH MAY PERTAIN TO THEIR TRADES. FAILURE TO READ THESE NOTES DOES NOT PERMIT CONTRACTOR TO DEVIATE FROM THEIR REQUIREMENTS. UNLESS THE ARCHITECT HAS GIVEN WRITTEN APPROVAL. ALL QUESTIONS WILL BE ANSWERED BY THE ARCHITECT.
  3. CONTRACTORS/SUBCONTRACTORS SHALL NOT SCALE ANY DRAWING.
  4. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CHECK ALL MEASUREMENTS ON JOB AND SHALL BE RESPONSIBLE FOR SAME.
  5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT BUILDING CODE. DEMOLITION PERMITS MUST BE SECURED BEFORE ANY WORK IS DONE.
  6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND ARCHITECTURAL DRAWINGS.
  7. ALL OPENINGS IN WALLS, FLOORS, ROOF, ETC., TO BE LOCATED AND SIZED AS PER MECHANICAL AND ARCHITECTURAL REQUIREMENTS. EVEN IF NOT SHOWN AS SUCH ON STRUCTURAL AND ARCHITECTURAL DRAWINGS.
  8. ALL WALLS SHALL BE ADEQUATELY BRACED UNTIL THE ENTIRE STRUCTURAL FRAME HAS BEEN INSTALLED AND IS STRUCTURALLY SOUND.
  9. CONTRACTOR SHALL FOLLOW ACCEPTED TRADE PROCEDURES AND MANUFACTURER'S STANDARDS AND SHALL PRODUCE THE PROJECT IN A GOOD AND WORKMAN-LIKE MANNER. ALL MATERIALS ARE TO BE NEW AND CONTRACTOR SHALL NOT SUBSTITUTE ANY STRUCTURAL GRADE MATERIALS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT.
  10. ALL CONTRACTORS AND SUBCONTRACTORS ON THIS PROJECT SHALL BE RESPONSIBLE FOR THE PROPER PERFORMANCE OF THEIR WORK. COORDINATION WITH OTHER TRADES, METHODS, SAFETY AND SECURITY ON THE JOB SITE, JOHN INGLESE AND HIS AGENTS AND EMPLOYEES ARE NOT RESPONSIBLE OR LIABLE FOR THE ABOVE AND SHALL BE HELD HARMLESS AND INDEMNIFIED BY ALL CONTRACTORS AND SUBCONTRACTORS FROM ANY AND ALL CLAIMS, LOSSES, SUITS AND LEGAL ACTION WHATSOEVER ARISING FROM THE PERFORMANCE OF WORK ON THIS PROJECT.
  11. ALL ELECTRICAL, PLUMBING, HEATING AND AIR-CONDITIONING WORK SHALL BE FILED WITH THE CITY AND INSTALLED BY LICENSED CONTRACTORS.
  12. IT IS THE CONTRACTORS RESPONSIBILITY TO INSPECT THE SITE PRIOR TO BID IN ORDER TO FAMILIARIZE HIMSELF WITH ON-SITE CONDITIONS.
  13. SMOKE DETECTORS TO BE A/C HARD WIRED INTERCONNECTED WITH REMOVABLE BATTERY BACK-UP.
  14. REFER TO MANUF. SPECS. FOR ALL INSTALLATIONS

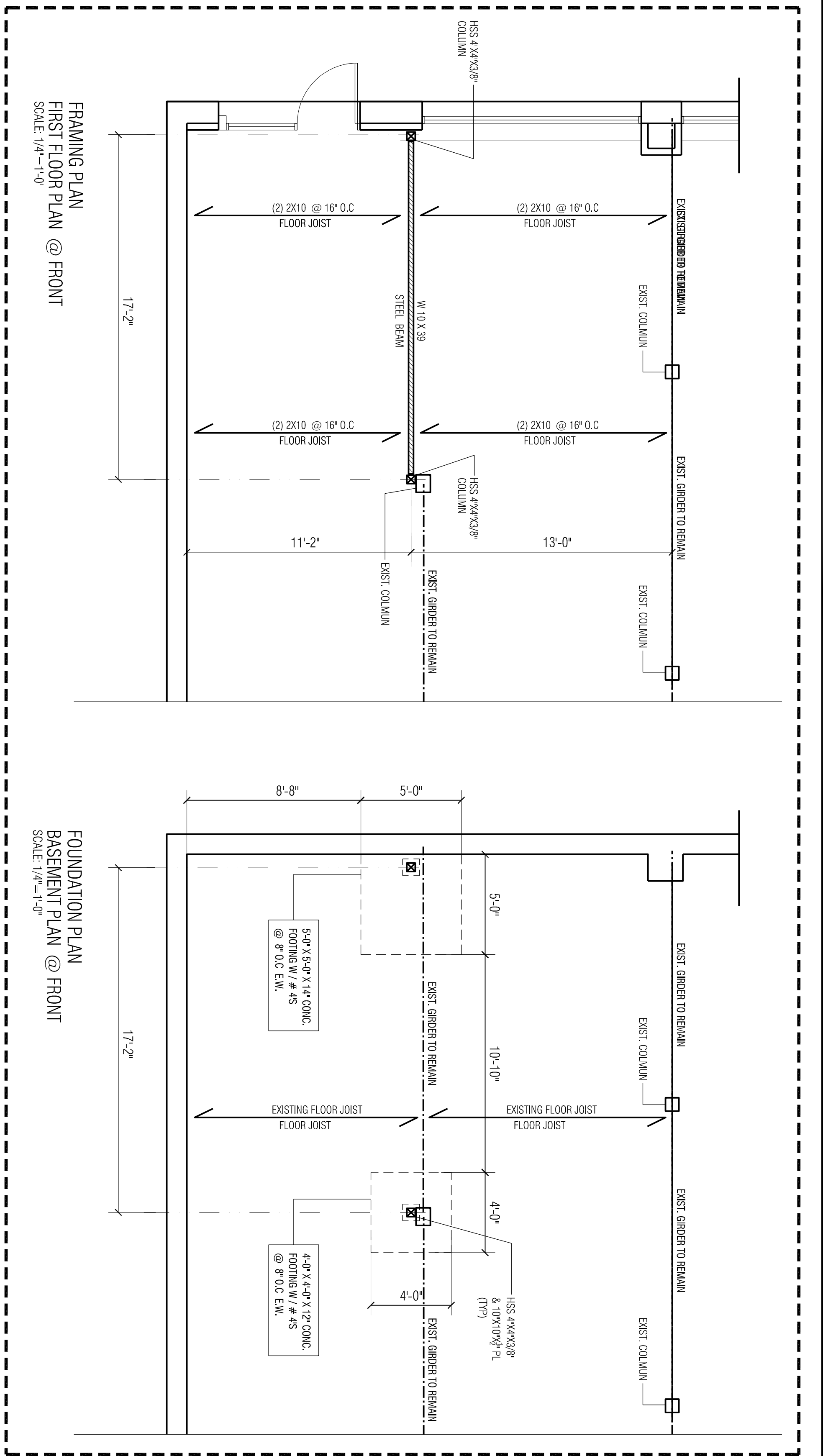


CITY OF NEWARK STANDARD DETAIL



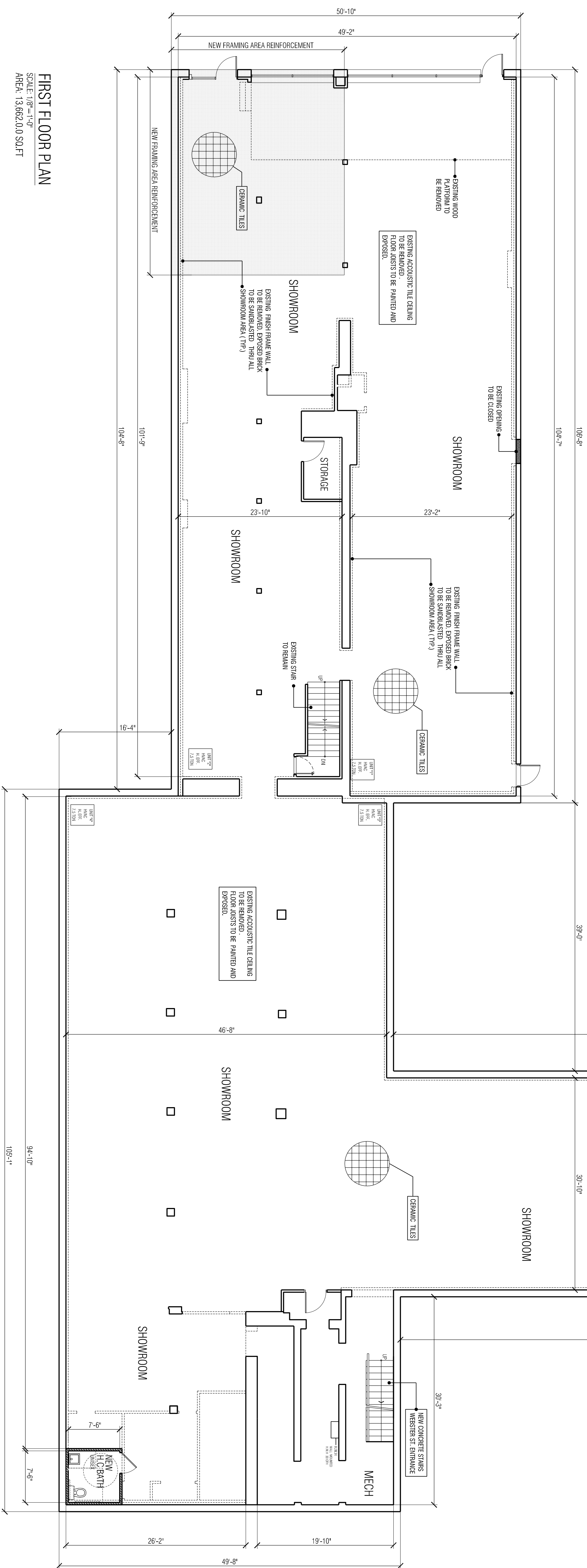
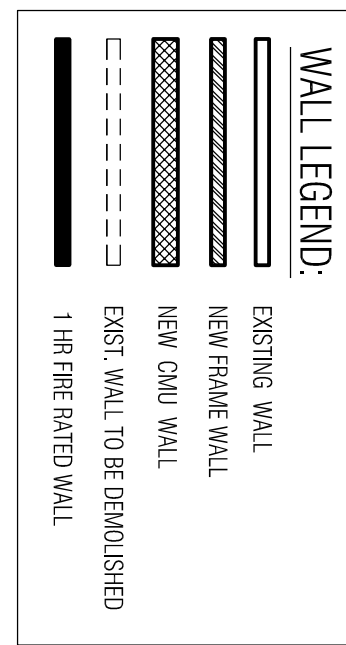
SECTION THROUGH SIDEWALK

<b>ARTEK STUDIO, LLC.</b> 877 BROAD STREET NEWARK, NJ 07102 TEL: (973) 824-0022 FAX: (973) 824-7447		Daniel A. Roma AIA, Registered Architect NJ License No. 17915 NY License No. 030082-1  Joaquin Bouzas AIA, Registered Architect NJ License No. 016373	John C. Inglese AIA, PE, Registered Architect NJ License No. 08469 Registered Engineer NJ License No. 29997  Jennifer Palermo AIA, Registered Architect NJ License No. 015932	<b>HOME ELEGANCE FURNITURE</b> 36-38 BROADWAY NEWARK, NJ  LOT : 10, 18 & 38 BLOCK : 481 INTERIOR ALTERATIONS AND FRONT RENOVATION TO AN EXISTING FURNITURE STORE.	REVISIONS:    
DATE: 1-28-14 DRAWN BY: MP CHECKED BY: JJ	PROJECT: 13110 DRAWING: 1 OF 10				



FRAMING PLAN  
FIRST FLOOR PLAN @ FRONT  
SCALE: 1/4"=1'-0"

FOUNDATION PLAN  
BASEMENT PLAN @ FRONT  
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"  
AREA: 13692.00 SQ.FT

REVISIONS:

HOME ELEGANCE FURNITURE

36-38 BROADWAY  
NEWARK, NJ

LOT : 10,18 & 38 BLOCK : 481

INTERIOR ALTERATIONS AND FRONT RENOVATION TO AN EXISTING FURNITURE STORE.

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Registered Architect  
NJ License No. 08469  
Registered Engineer  
NJ License No. 29997

Jennifer Palermo AIA.  
Registered Architect  
NJ License No. 015932

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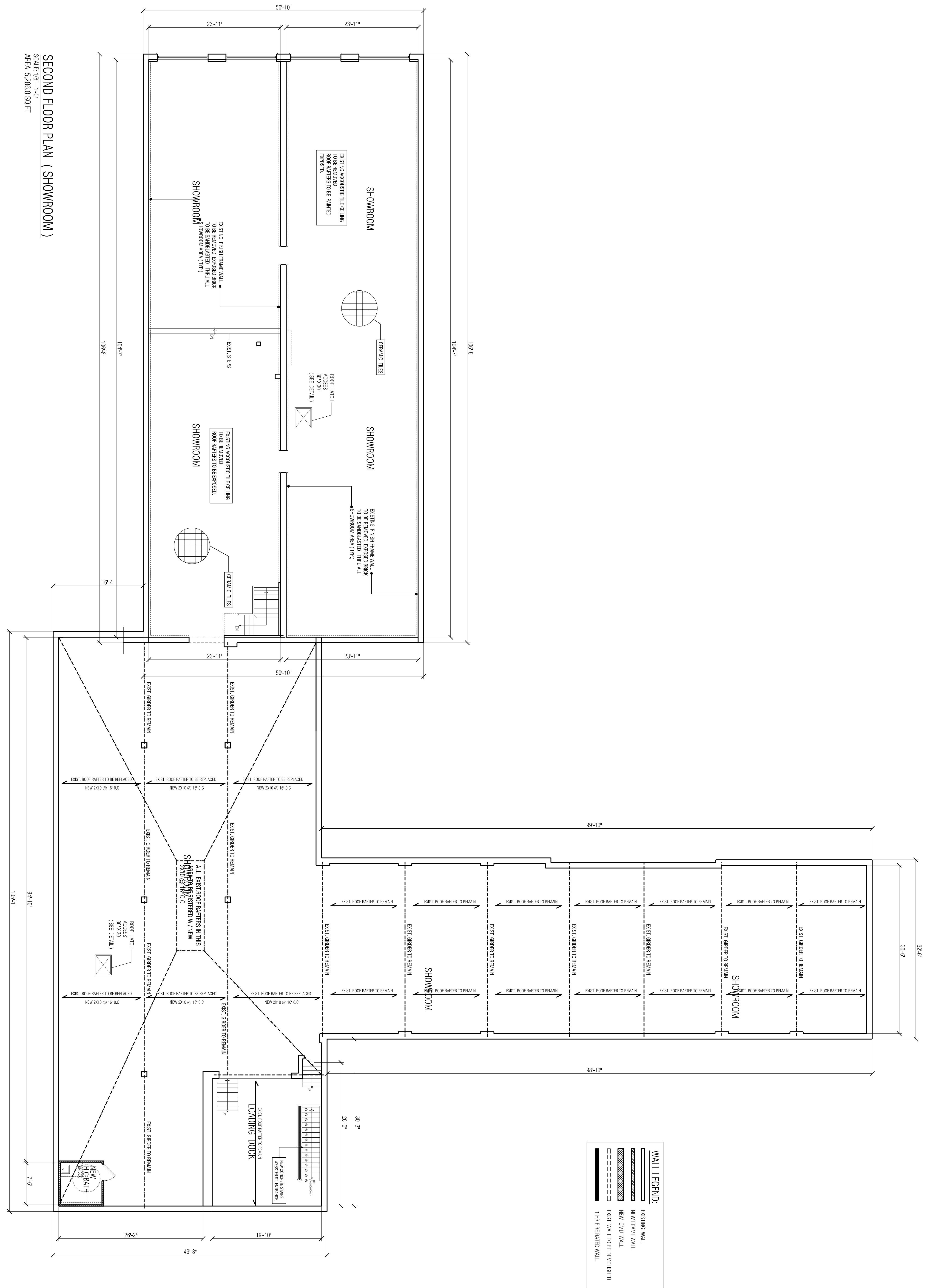
DATE: 1-28-14

DRAWN BY: MP  
CHECKED BY: JI

PROJECT: 13110  
DRAWING: 2 OF 10

SECOND FLOOR PLAN (SHOWROOM)

SCALE: 1/8" = 1'-0"  
AREA: 5,286.0 SQ.FT



**WALL LEGEND:**

- EXISTING WALL
- NEW FRAME WALL
- NEW CMU WALL
- EXIST. WALL TO BE DEMOLISHED
- 1 HR FIRE RATED WALL

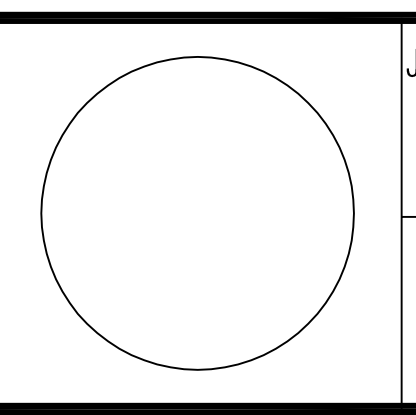
PROJECT	DRAWING
13110	3 OF 10

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**HOME ELEGANCE FURNITURE**

36-38 BROADWAY  
NEWARK, NJ

LOT : 10,18 & 38 BLOCK : 481

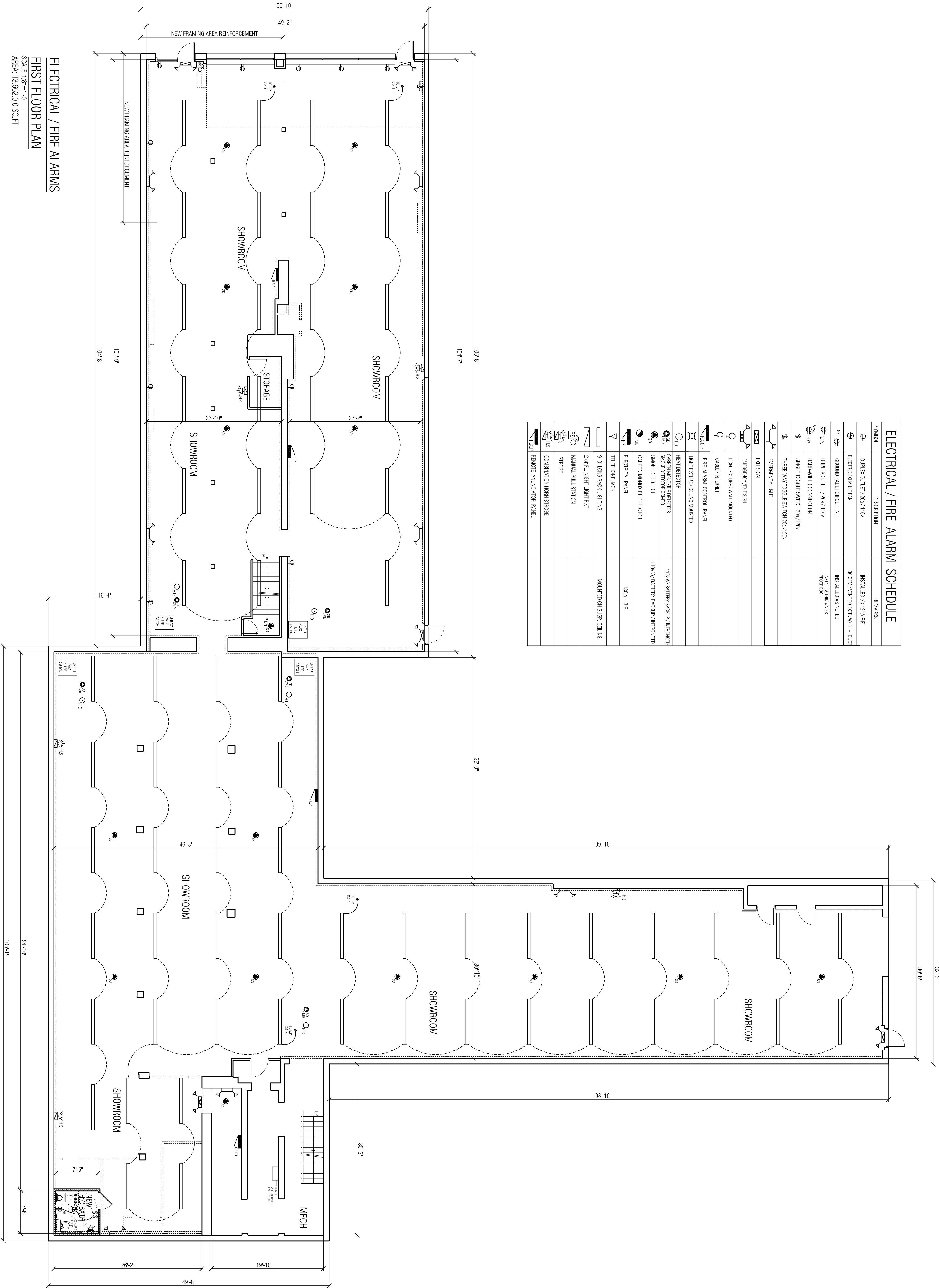
INTERIOR ALTERATIONS AND FRONT RENOVATION TO AN EXISTING FURNITURE STORE.

REVISIONS:

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# ELECTRICAL, LIGHTING & FIRE ALARMS PLAN

ELECTRICAL / FIRE ALARM SCHEDULE		
SYMBOL	DESCRIPTION	REMARKS
⊖	DUPLEX OUTLET / 20W / 110V	INSTALLED @ 12" A.F.F.
⊕	ELECTRIC BUSHING FAN	80 OHM / VENT TO EXTN. W/ 3" - DICT
⊖	GROUND FAULT CIRCUIT INT.	INSTALLED AS NOTED
⊖	DUPLEX OUTLET / 20W / 110V	INSTALL WITHIN WATER PROOF BOX
⊖	HARD-WIRED CONNECTION	
⊖	SINGLE TOGGLE SWITCH 20W / 120V	
⊖	THREE-WAY TOGGLE SWITCH 20W / 120V	
⊖	EMERGENCY LIGHT	
⊖	EXIT SIGN	
⊖	EMERGENCY / EXIT SIGN	
⊖	UPST. EXTING. / WALL MOUNTED	
⊖	CABLE / INTERNET	
⊖	FIRE ALARM CONTROL PANEL	
⊖	HEAT DETECTOR	
⊖	CARBON MONOXIDE DETECTOR	110W W/ BATTERY BACKUP / INTERLOCKED
⊖	SMOKE DETECTOR	110W W/ BATTERY BACKUP / INTERLOCKED
⊖	CARBON MONOXIDE DETECTOR	
⊖	ELECTRICAL PANEL	180 a - 31"
⊖	TELEPHONE JACK	
⊖	9'-0" LONG BACK LIGHTING	MOUNTED ON SUSP. CEILING
⊖	2'-4" FL. NIGHT LIGHT FIX.	
⊖	MANUAL PULL STATION	
⊖	STROBE	
⊖	COMBINATION HORN STROBE	
⊖	REMOTE ANNUNCIATOR PANEL	

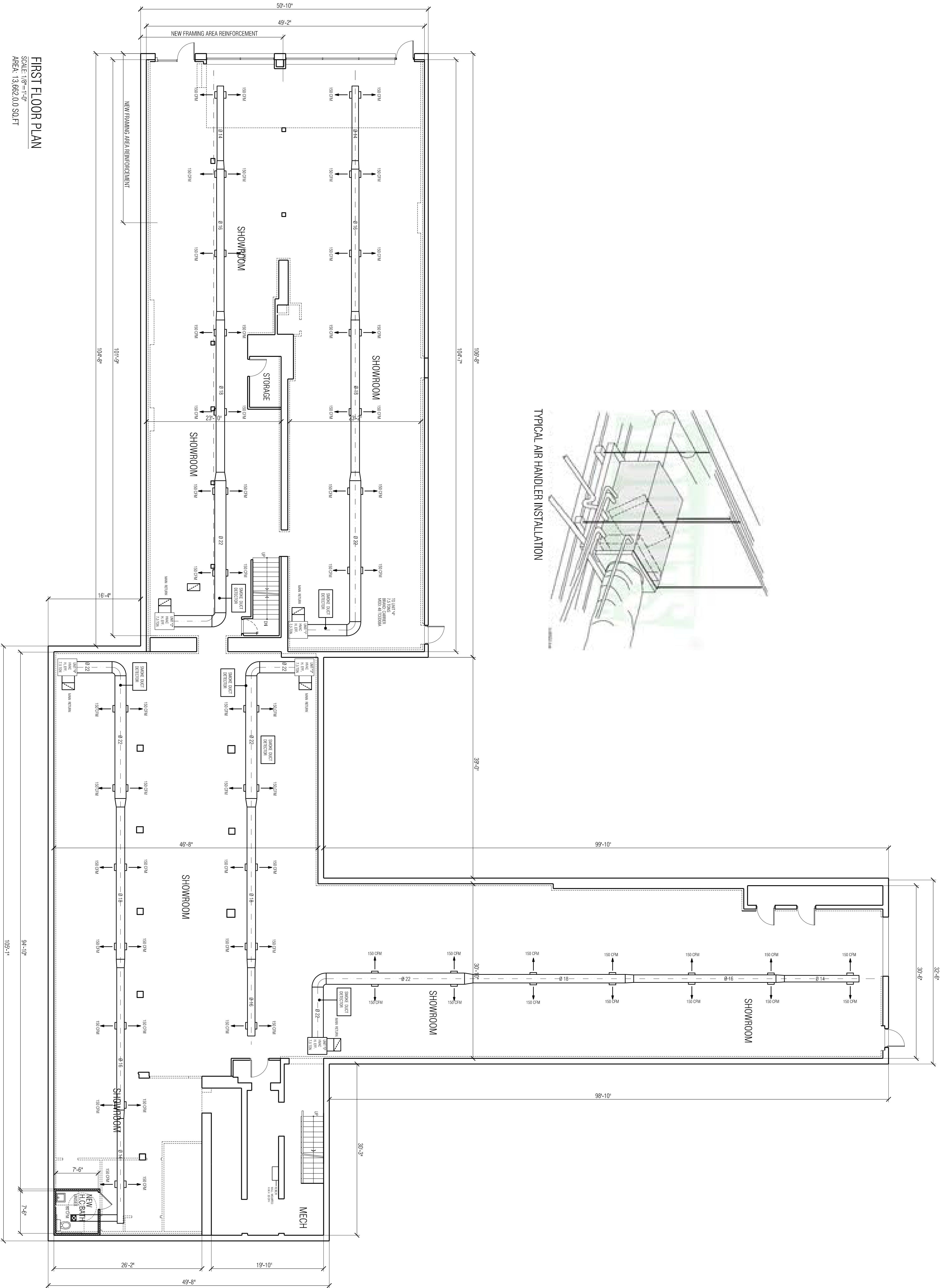
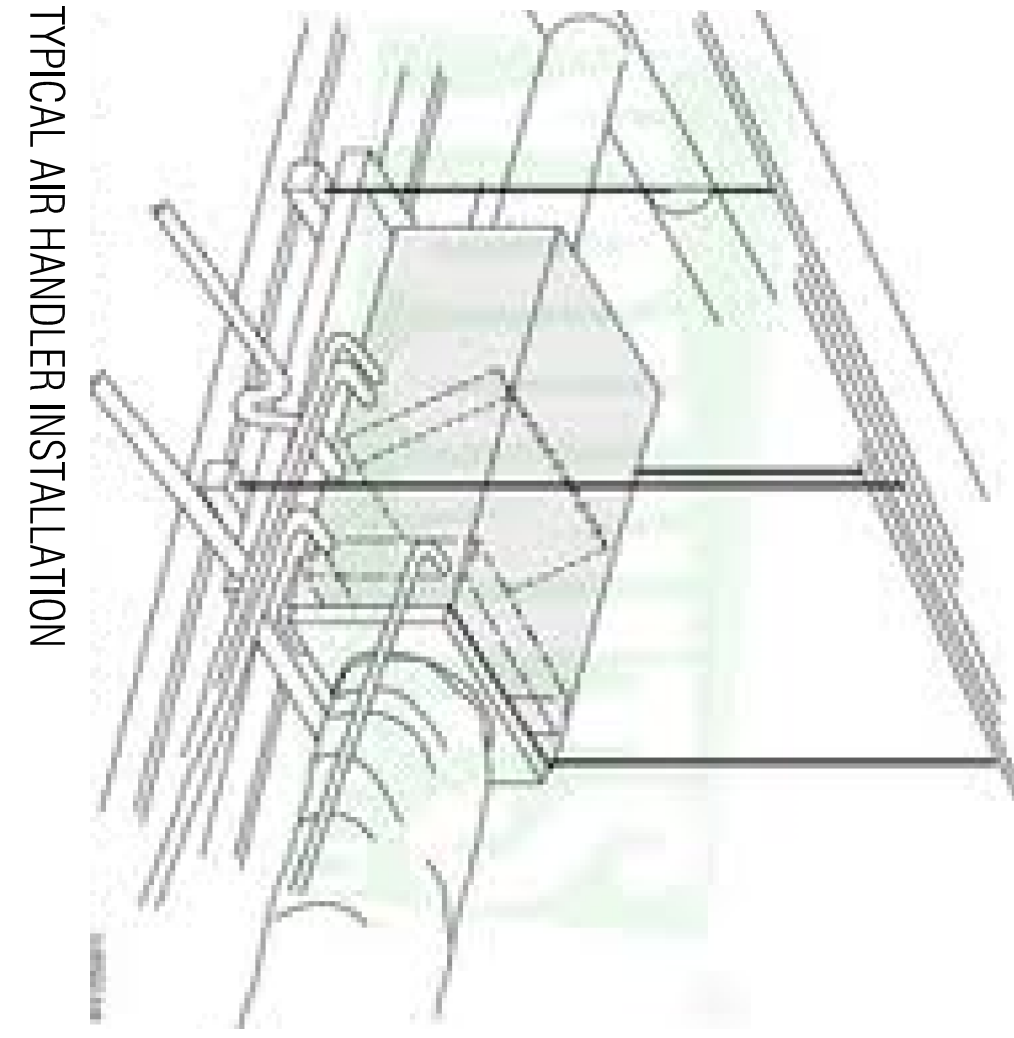


ELECTRICAL / FIRE ALARMS  
 FIRST FLOOR PLAN  
 SCALE: 1/8"=1'-0"  
 AREA: 13,662.00 SQ. FT.

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			DATE : 1-28-14 DRAWN BY : MP CHECKED BY : JJ	PROJECT : 13110 DRAWING : 4 OF 10		



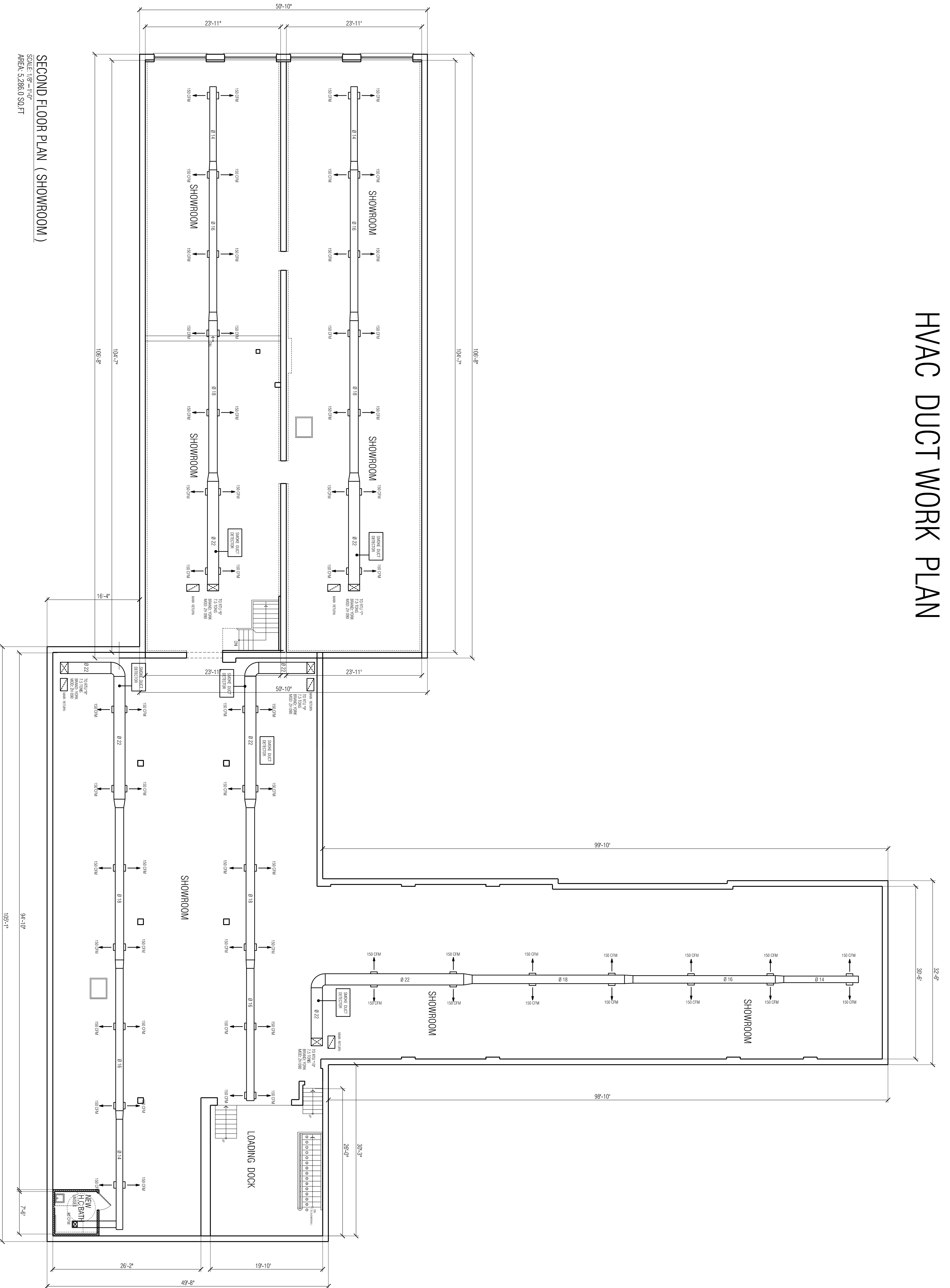
# HVAC DUCT WORK PLAN



FIRST FLOOR PLAN  
 SCALE: 1/8"=1'-0"  
 AREA: 13,662.00 SQ.FT

PROJECT: 13110 DRAWING: 6 OF 10	DATE: 1-28-14 DRAWN BY: MP CHECKED BY: JJ	<b>ARTEK</b> STUDIO, LLC. 877 BROAD STREET NEWARK, NJ 07102 TEL: (973) 824-0022 FAX: (973) 824-7447	Daniel A. Roma AIA, Registered Architect NJ License No. 17915 NY License No. 030082-1 Joaquin Bouzas AIA, Registered Architect NJ License No. 016373		John C. Inglesse AIA, PE, Registered Architect NJ License No. 08469 Registered Engineer NJ License No. 29997 Jennifer Palermo AIA, Registered Architect NJ License No. 015932	<b>HOME ELEGANCE FURNITURE</b> 36-38 BROADWAY NEWARK, NJ LOT : 10,18 & 38 BLOCK : 481 INTERIOR ALTERATIONS AND FRONT RENOVATION TO AN EXISTING FURNITURE STORE.	REVISIONS:
	13110 6 OF 10						

# HVAC DUCT WORK PLAN



SECOND FLOOR PLAN (SHOWROOM)

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

AREA: 5,286.0 SQ. FT.

PROJECT	DRAWING
13110	7 OF 10

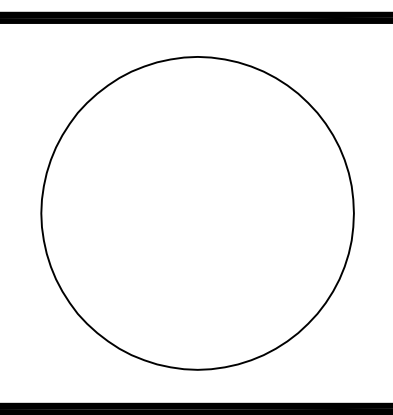
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 DRAWN BY: MP  
 CHECKED BY: JJ

**ARTEK**  
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**HOME ELEGANCE FURNITURE**  
 36-38 BROADWAY  
 NEWARK, NJ

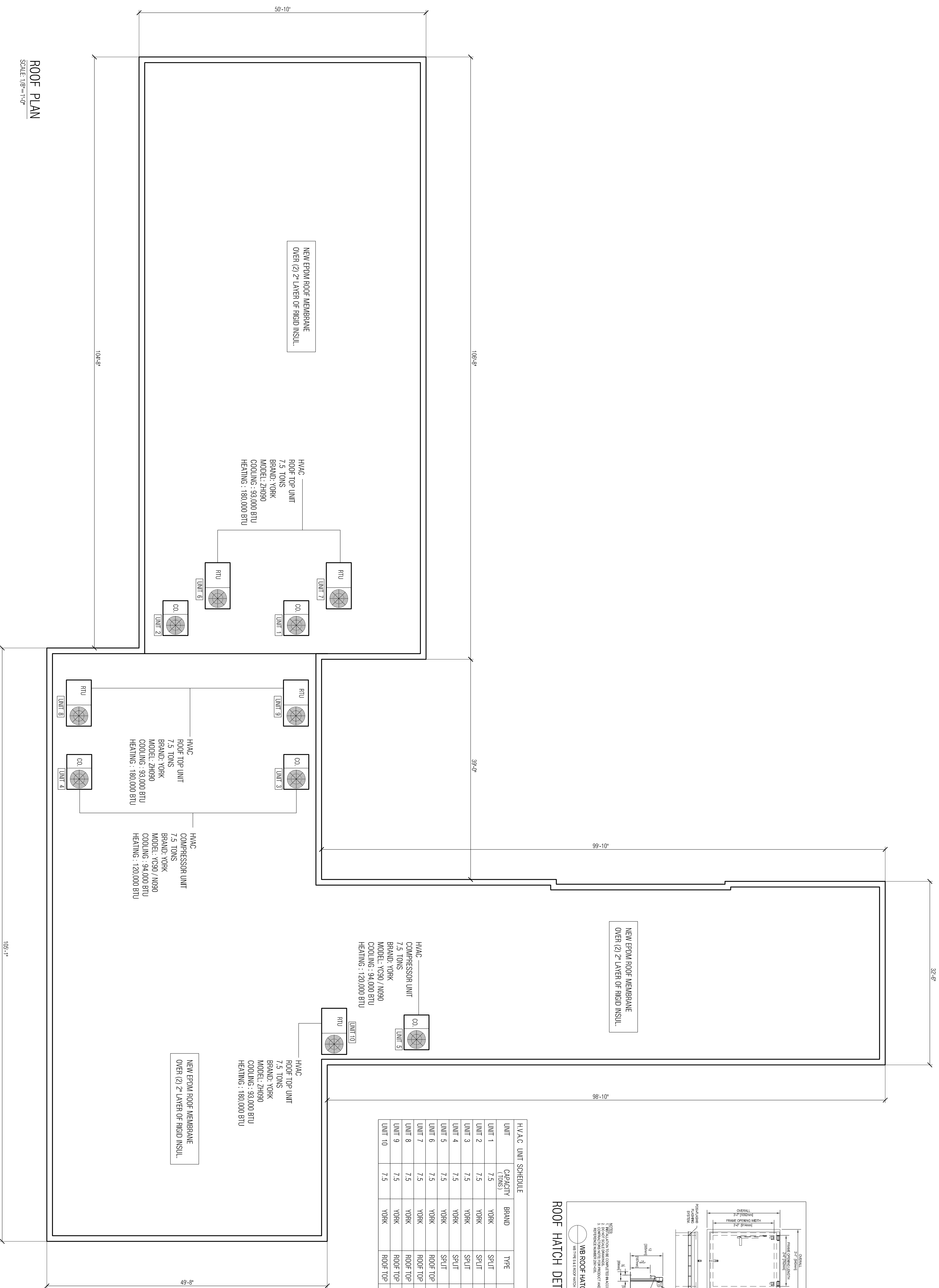
LOT : 10,18 & 38 BLOCK : 481

INTERIOR ALTERATIONS AND FRONT RENOVATION TO AN EXISTING FURNITURE STORE.

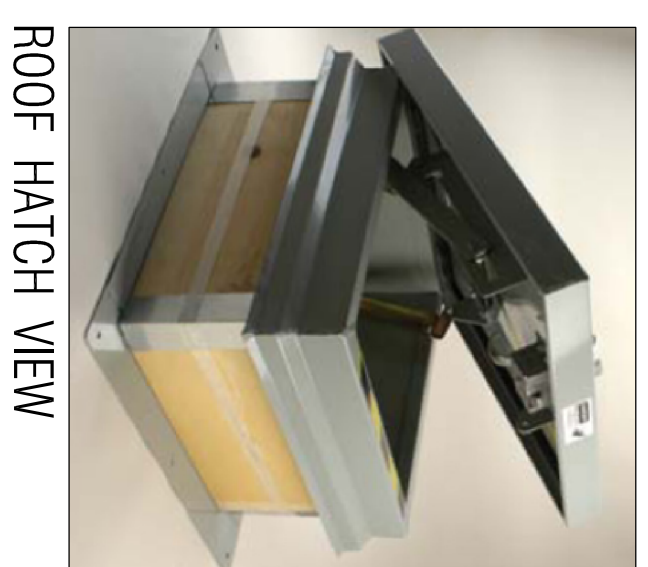
REVISIONS:

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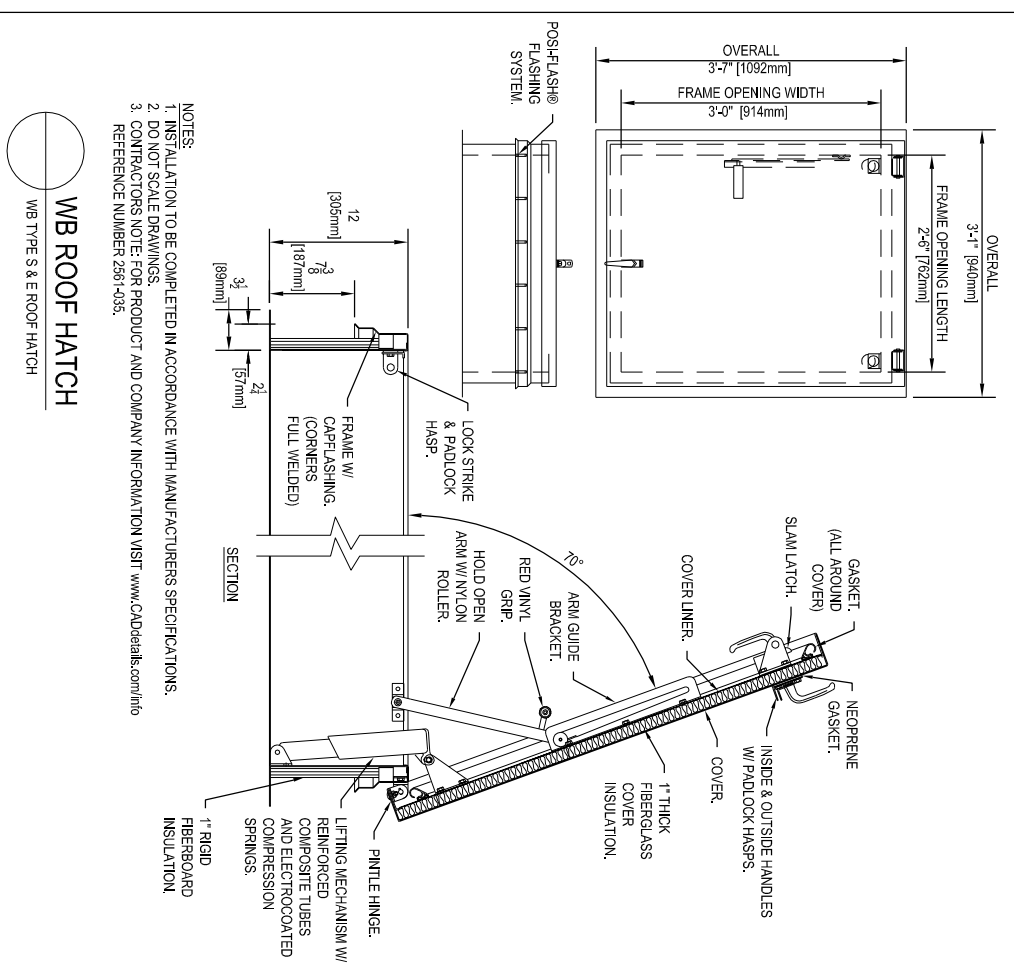
# H.V.A.C ROOF TOP & CONDENSING UNITS LAYOUT



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



ROOF HATCH VIEW



ROOF HATCH DETAIL

UNIT	CAPACITY (TONS)	BRAND	TYPE	COOLING (BTU)	HEATING (BTU)	EER	MODEL
UNIT 1	7.5	YORK	SPLIT	94,000	120,000	12.4	YC90 / N090
UNIT 2	7.5	YORK	SPLIT	94,000	120,000	12.4	YC90 / N090
UNIT 3	7.5	YORK	SPLIT	94,000	120,000	12.4	YC90 / N090
UNIT 4	7.5	YORK	SPLIT	94,000	120,000	12.4	YC90 / N090
UNIT 5	7.5	YORK	SPLIT	94,000	120,000	12.4	YC90 / N090
UNIT 6	7.5	YORK	ROOF TOP	93,000	180,000	11.5	ZH090N
UNIT 7	7.5	YORK	ROOF TOP	93,000	180,000	11.5	ZH090N
UNIT 8	7.5	YORK	ROOF TOP	93,000	180,000	11.5	ZH090N
UNIT 9	7.5	YORK	ROOF TOP	93,000	180,000	11.5	ZH090N
UNIT 10	7.5	YORK	ROOF TOP	93,000	180,000	11.5	ZH090N

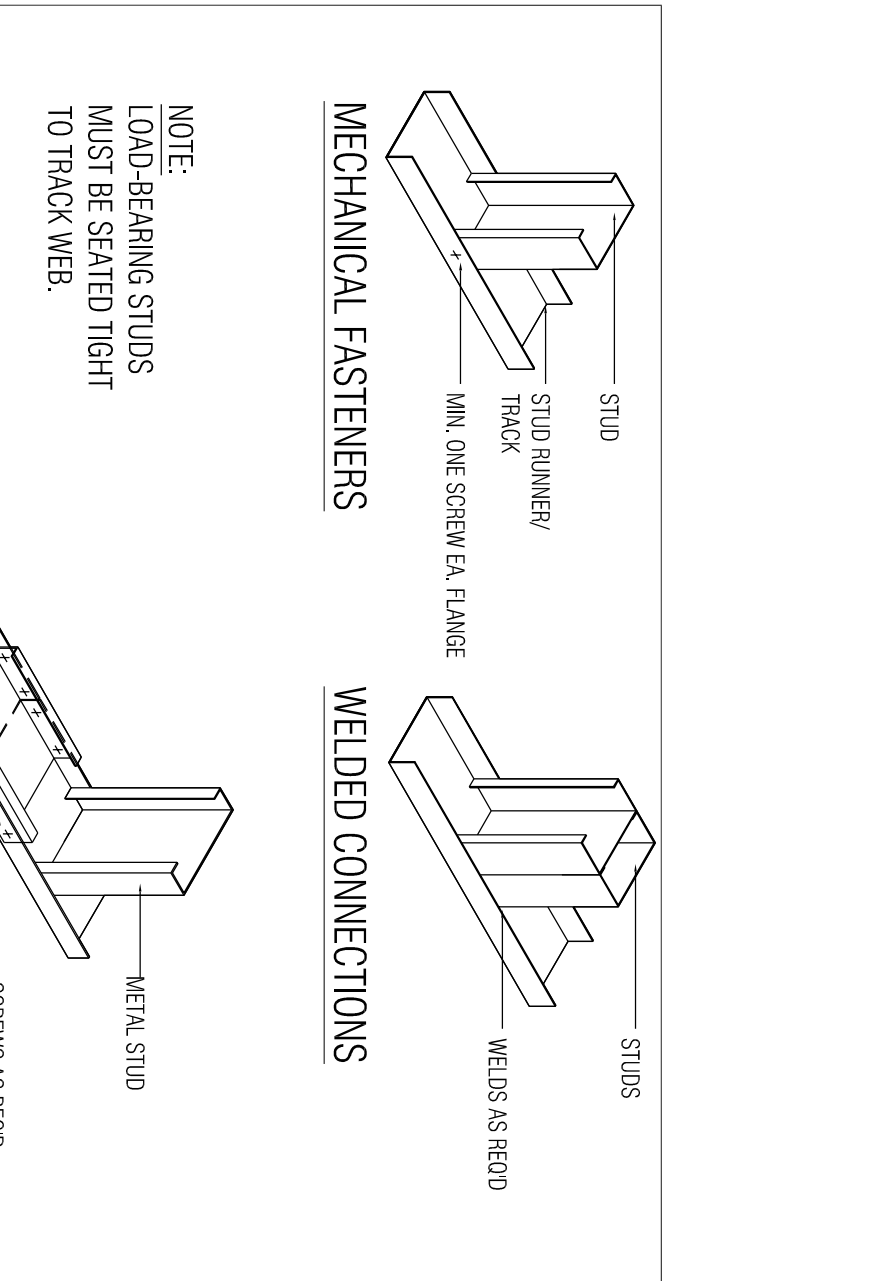
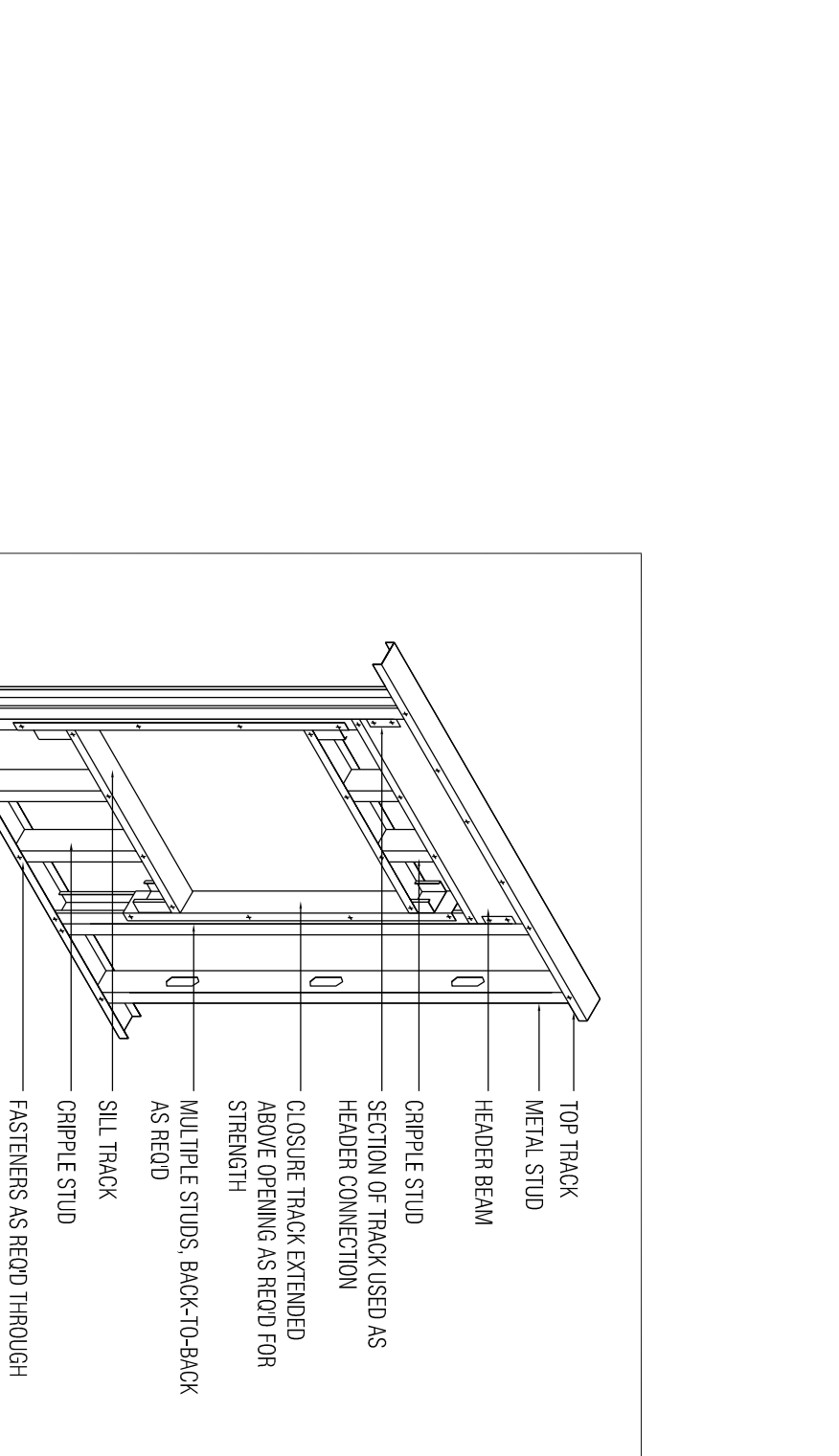
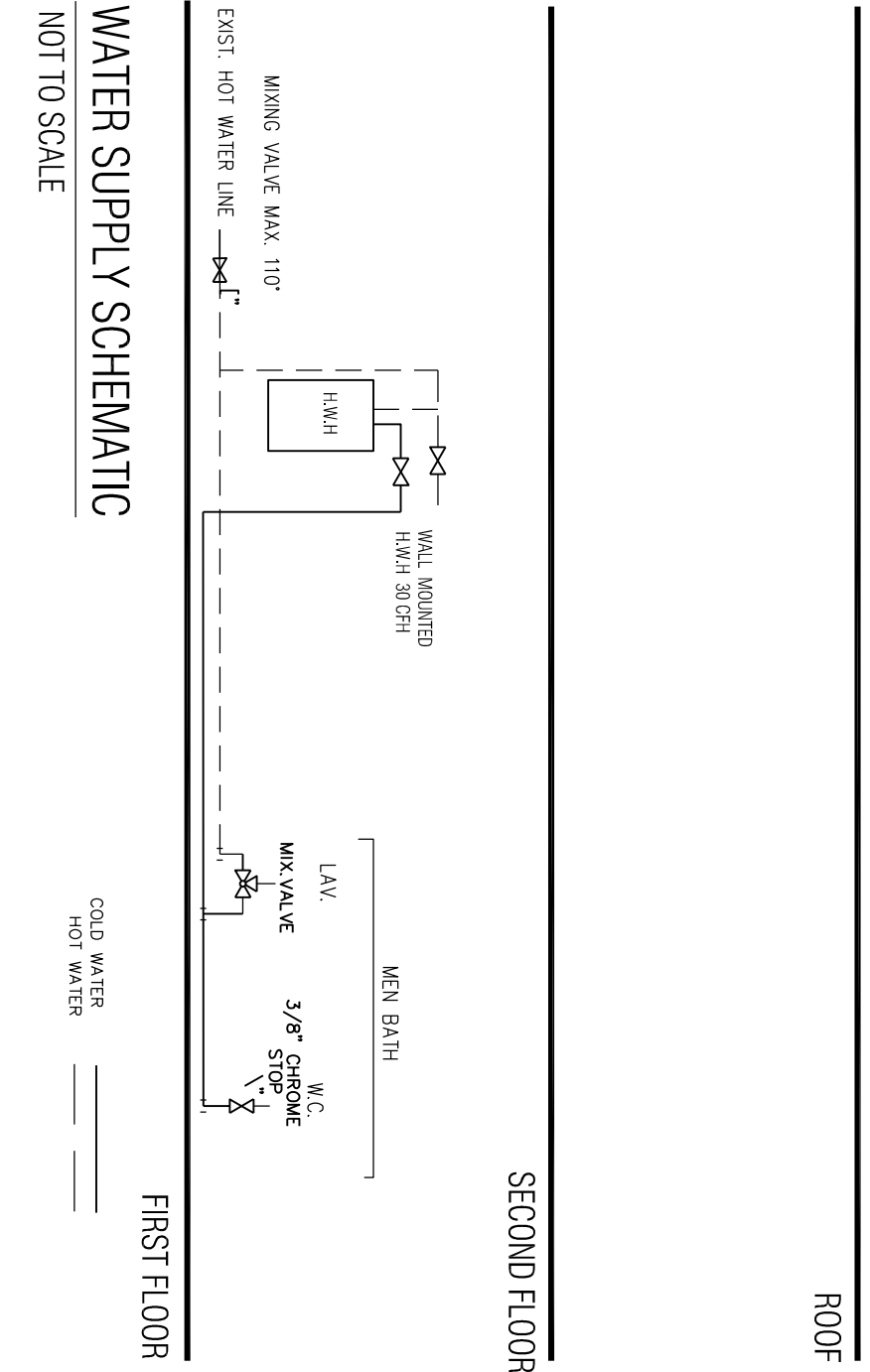
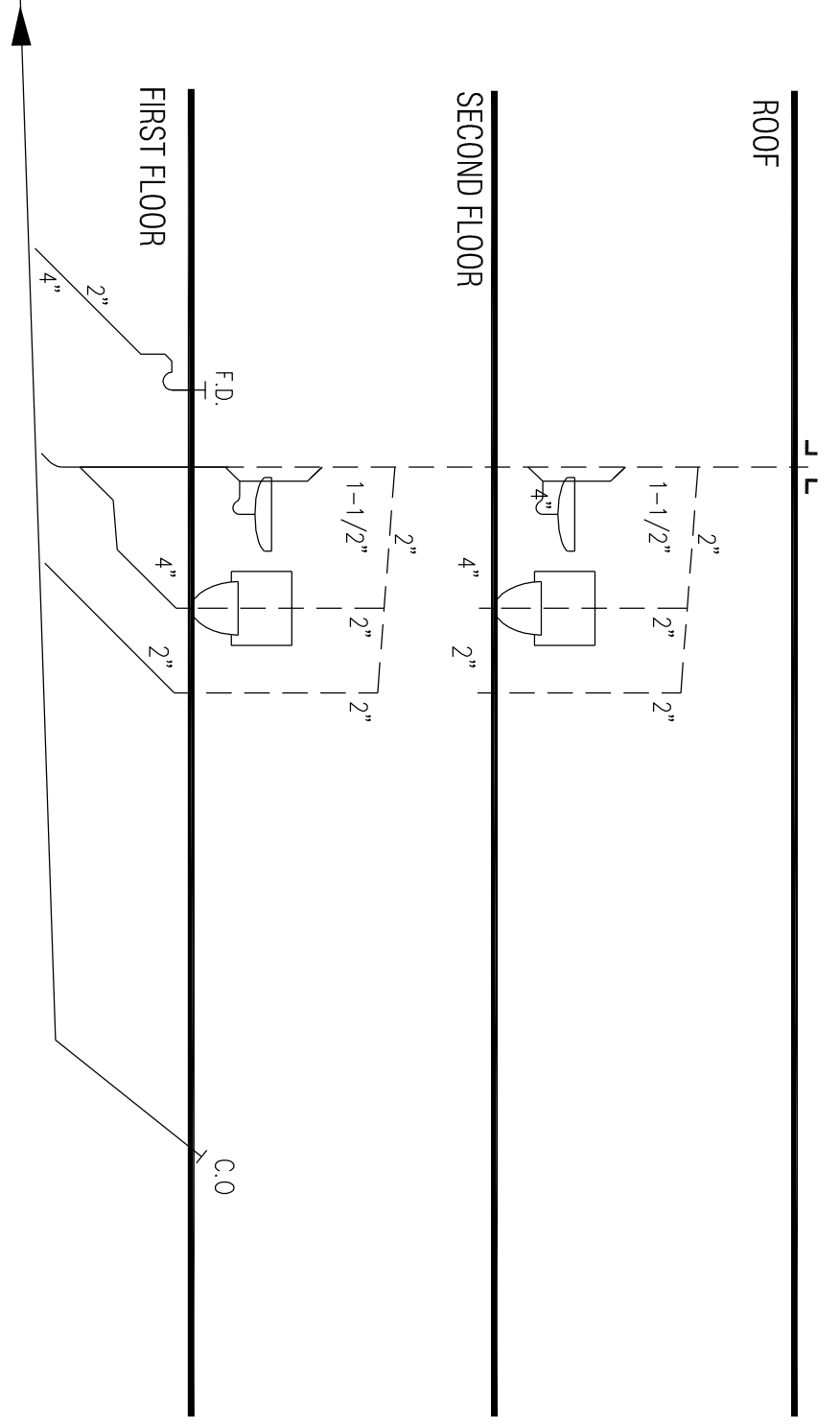
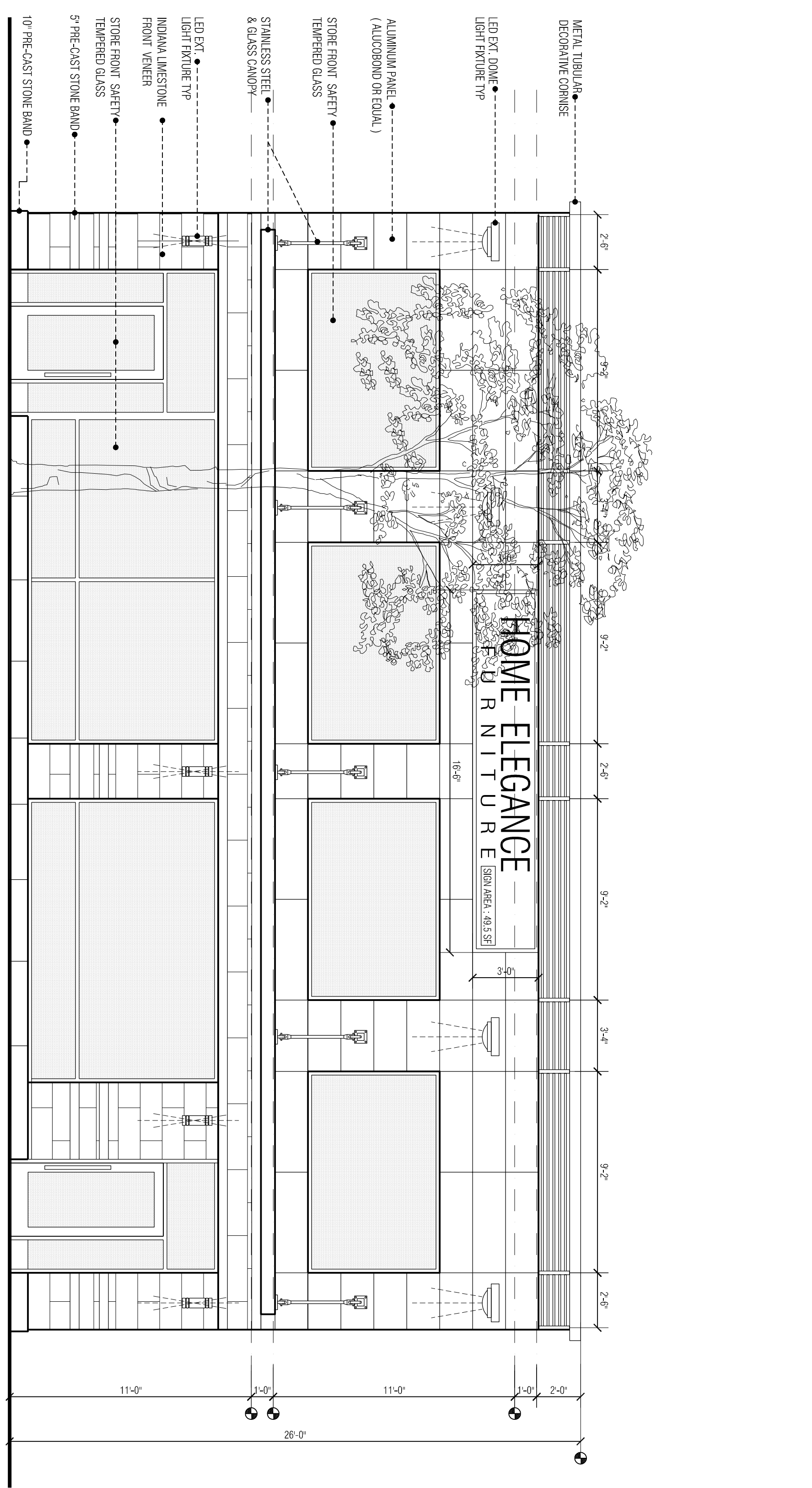
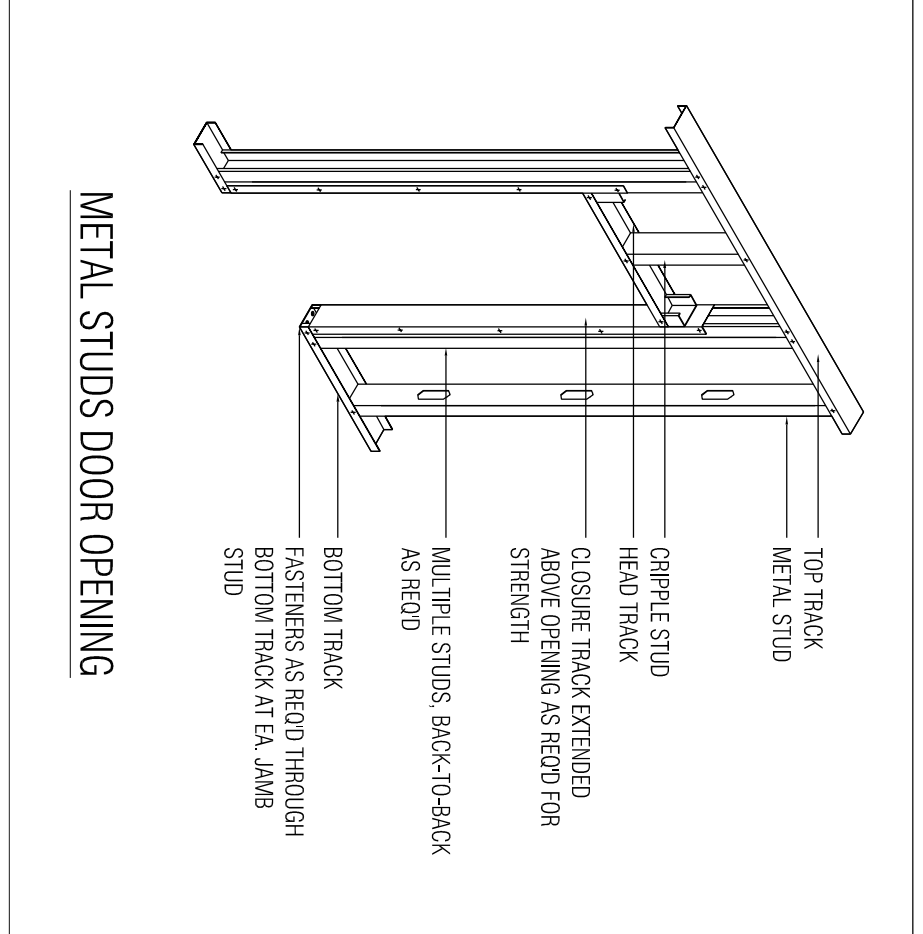
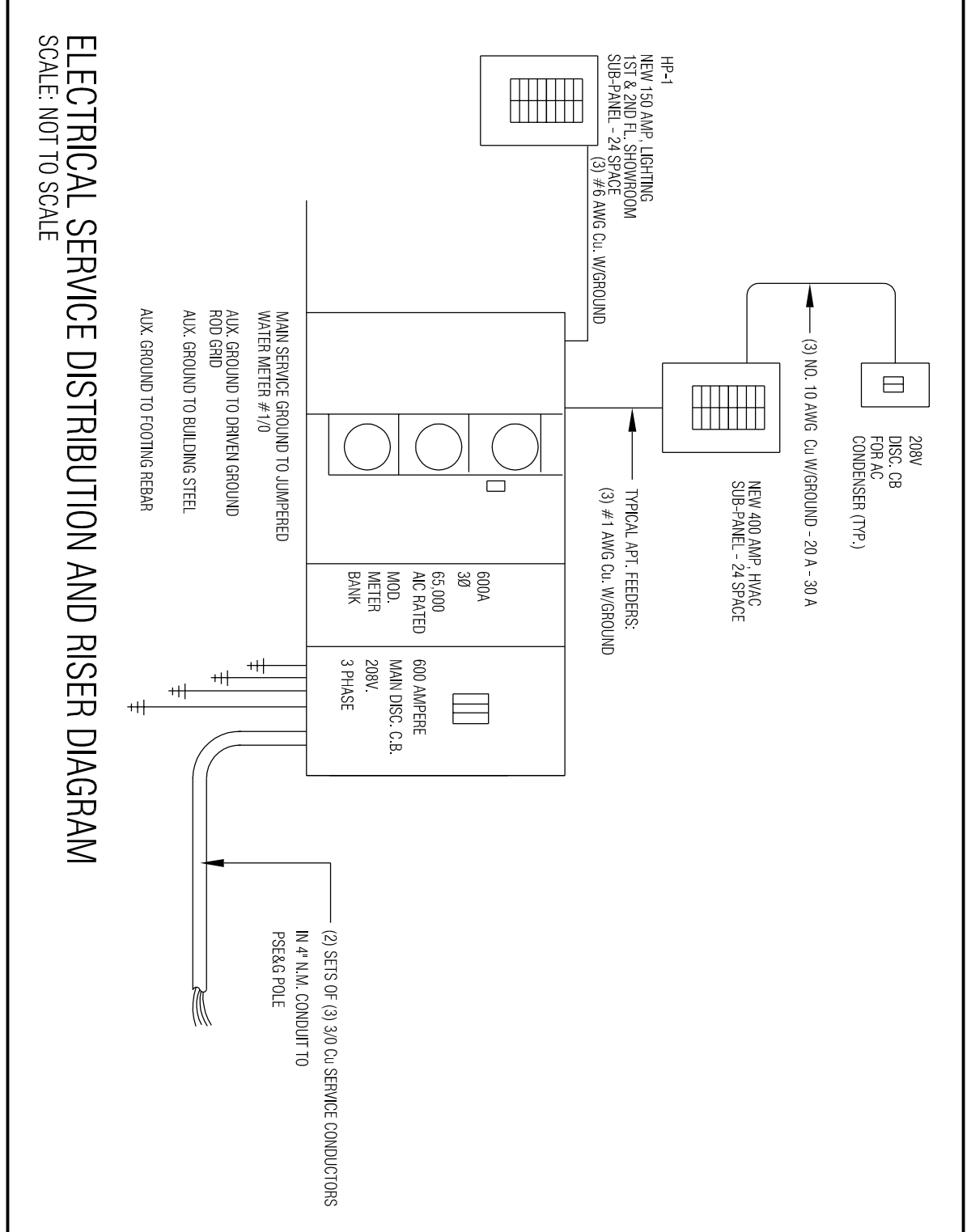
<p>DATE: 1-28-14 DRAWN BY: MP CHECKED BY: JI</p>	<p><b>ARTEK</b> STUDIO, LLC.</p> <p>877 BROAD STREET NEWARK, NJ 07102 TEL: (973) 824-0022 FAX: (973) 824-7447</p>	<p>Daniel A. Roma AIA, Registered Architect NJ License No. 17915 NY License No. 030082-1</p> <p>Joaquin Bouzas AIA, Registered Architect NJ License No. 016373</p>	<p>John C. Inglese AIA, PE, Registered Architect NJ License No. 08469 Registered Engineer NJ License No. 29997</p> <p>Jennifer Palermo AIA, Registered Architect NJ License No. 015932</p>	<p><b>HOME ELEGANCE FURNITURE</b> 36-38 BROADWAY NEWARK, NJ</p> <p>LOT : 10,18 &amp; 38 BLOCK : 481</p> <p>INTERIOR ALTERATIONS AND FRONT RENOVATION TO AN EXISTING FURNITURE STORE.</p>	<p>REVISIONS:</p>
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PROJECT: 13110	DRAWING: 8 OF 10
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- UNLESS OTHERWISE NOTICED:**
- STEEL: AISC 40
  - CONCRETE: 3000 PSI ULTIMATE STRENGTH
  - SOIL BEARING CAP.: 3000 PSF MIN
  - WELDS: FILED E70 XX
  - BOLTS: A 325
  - RE BARS: DEF. GR. 60
  - RE. BARS CL. COV. 3" FROM SOIL
  - CONTRACTOR TO SUBMIT STEEL SHOP DRAWINGS SIGNED AND SEALED BY P.E. FOR DESIGN ENGINEERS APPROVAL.

**SIGNAGE NOTE:**  
 CHANNEL LETTERS WITH BACKLIGHT  
 COLORS : WHITE AND BURGUNDY  
 LENGTH : 16'-6"  
 HEIGHT : 3'-0"  
 AREA : 49.5 SF  
 SIGN AREA: AS PER CHAPTER 10 (SIGNAGES) 40-10-2  
 OF CITY OF NEWARK

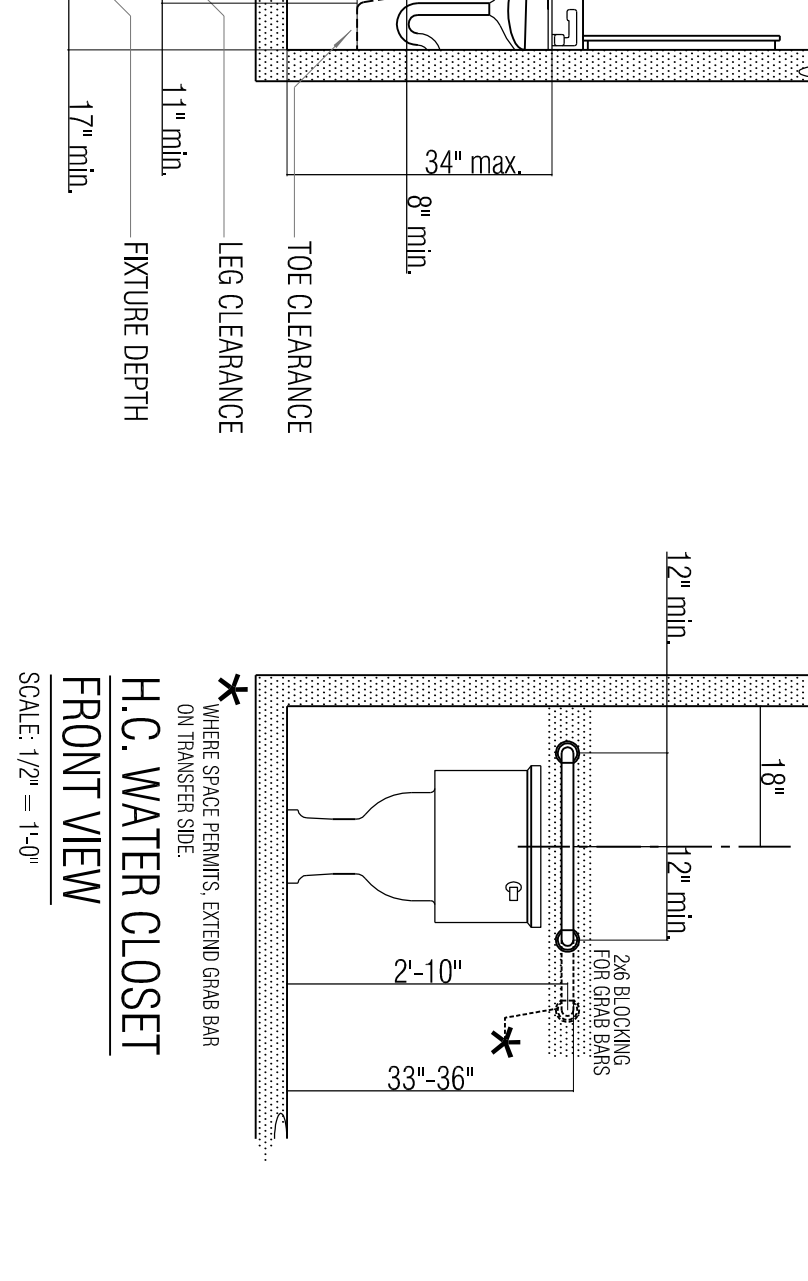
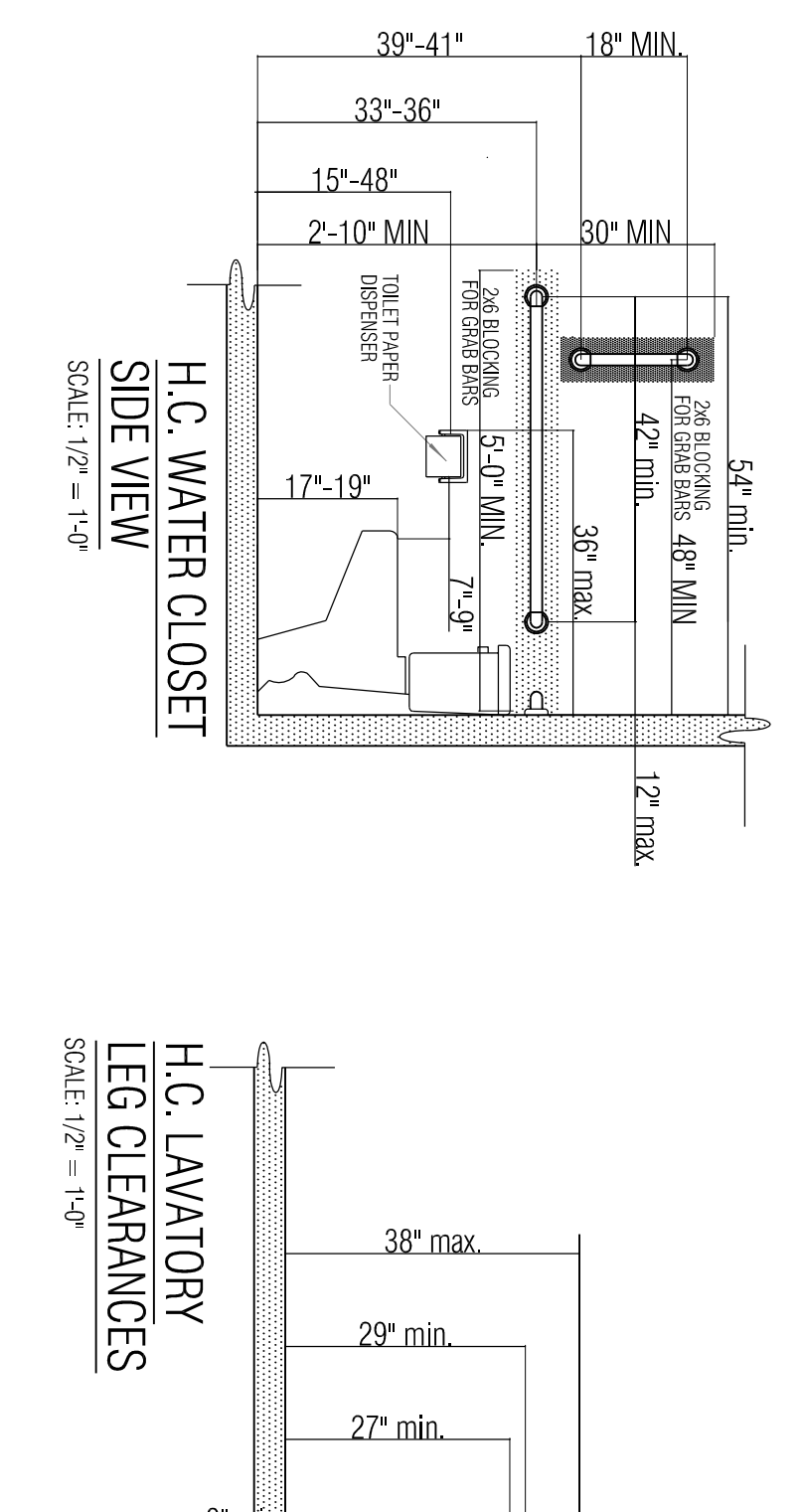
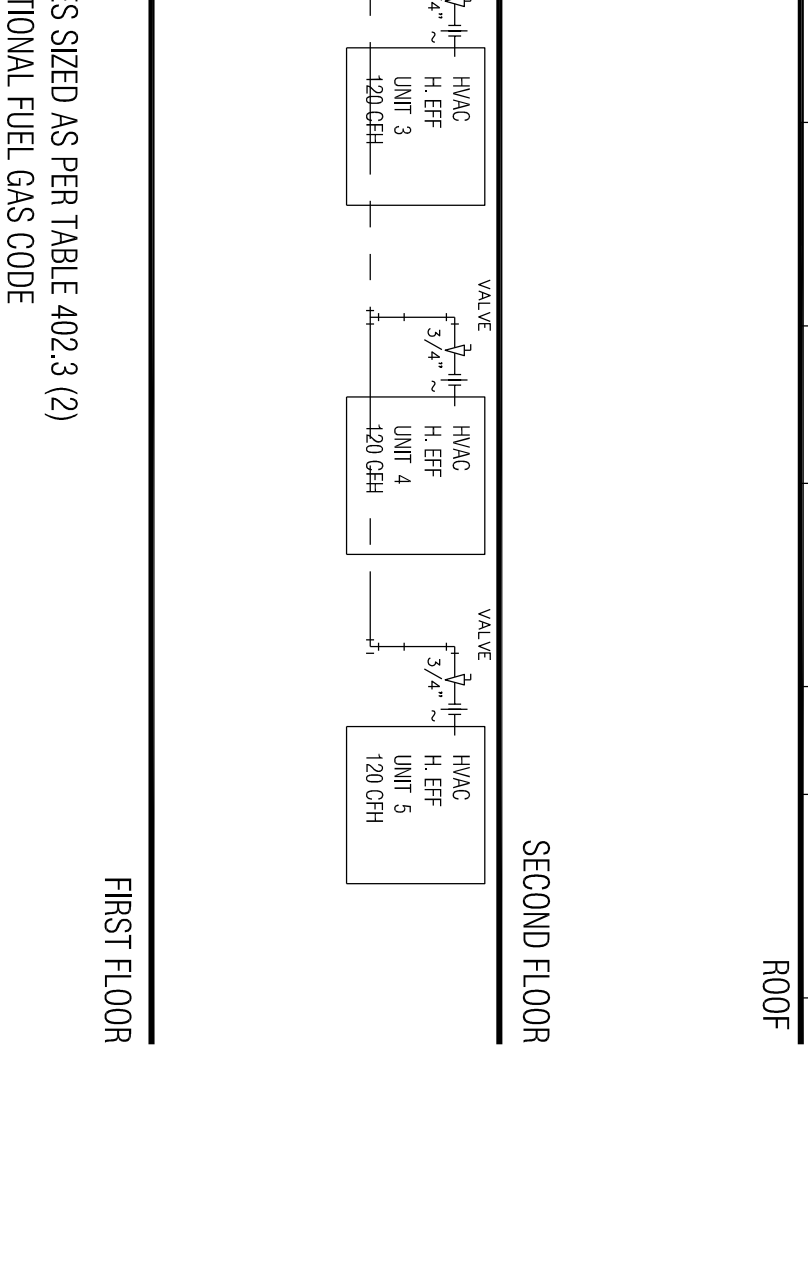
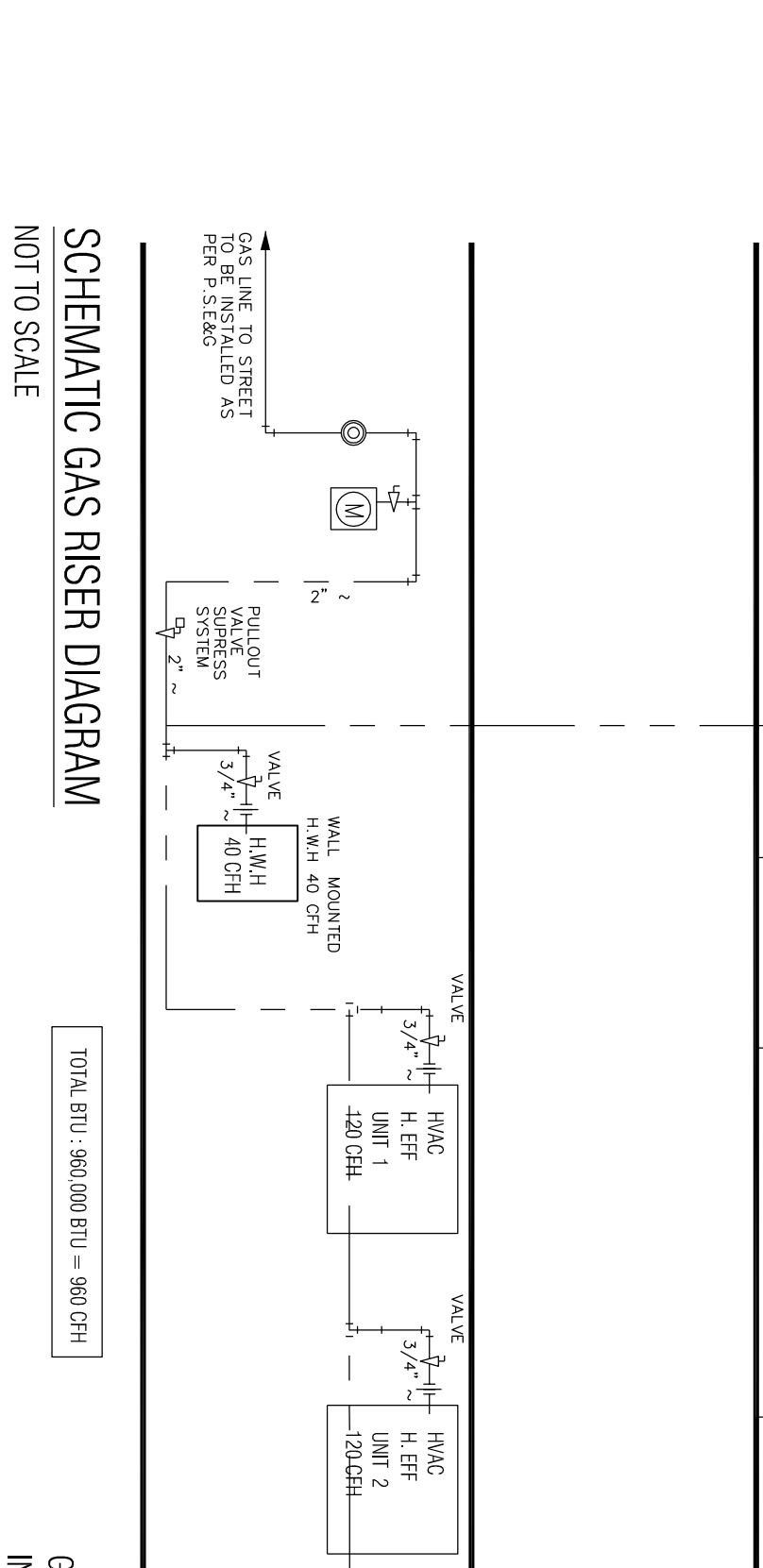


**PIPE SCHEDULE**  
 SANITARY - A838/PVC - SCHED. 40 (OR APPROVED MATERIAL AS PER TABLE 3.4 OF NSFC 2006)  
 HOT WATER - COPPER/PEX (OR APPROVED MATERIAL AS PER TABLE 3.4 OF NSFC 2006)  
 C.W.S. - COPPER/PEX (OR APPROVED MATERIAL AS PER TABLE 3.4 OF NSFC 2006)  
 VENT - ABS/P.V.C. - SCHED. 40 (OR APPROVED MATERIAL AS PER TABLE 3.4 OF NSFC 2006)

**PIPE SCHEDULE**  
 SCHEDULE 40 (OR APPROVED MATERIAL AS PER TABLE 3.4 OF NSFC 2006)  
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**NOTE:**  
 LOAD-BEARING STUDS MUST BE SEATED TIGHT TO TRACK WEB.

**NOTE:**  
 LOAD-BEARING STUDS MUST BE SEATED TIGHT TO TRACK WEB.



<b>ARTEK STUDIO, LLC.</b> 877 BROAD STREET NEWARK, NJ 07102 TEL: (973) 824-0022 FAX: (973) 824-7447		Daniel A. Roma AIA, Registered Architect NJ License No. 17915 NY License No. 030082-1 Joaquin Bouzas AIA, Registered Architect NJ License No. 016373	John C. Inglese AIA, P.E. Registered Architect NJ License No. 08469 Registered Engineer NJ License No. 29997 Jennifer Palermo AIA, Registered Architect NJ License No. 015932	<b>HOME ELEGANCE FURNITURE</b> 36-38 BROADWAY NEWARK, NJ LOT : 10, 18 & 38 BLOCK : 481 INTERIOR ALTERATIONS AND FRONT RENOVATION TO AN EXISTING FURNITURE STORE.	REVISIONS:
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