

PROPOSED NEW FLEX BUILDING FOR FOH FAIRFIELD LIMITED, LLC

131 FAIRFIELD ROAD, FAIRFIELD, NJ

GENERAL NOTES:

- THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THE CLIENT IS TO BE RESPONSIBLE FOR THESE DOCUMENTS. ANY RE-USE OF THESE DOCUMENTS WITHOUT WRITTEN APPROVAL OF THE ARCHITECT IS NOT ALLOWED.
- ALL CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR ADHERING TO THE REQUIREMENTS AS SHOWN ON THESE NOTES. ALL PARTIES MUST CAREFULLY STUDY ALL NOTES FOR ITEMS WHICH MAY PERTAIN TO THEIR TRADES. FAILURE TO DO SO THESE NOTES DOES NOT PERMIT CONTRACTOR TO DEDUCE FROM THESE REQUIREMENTS. UNLESS THE ARCHITECT HAS GIVEN WRITTEN APPROVAL, ALL QUESTIONS WILL BE ANSWERED BY THE ARCHITECT.
- CONTRACTORS/SUBCONTRACTORS SHALL NOT SCALE ANY DRAWING.
- GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CHECK ALL MEASUREMENTS ON JOB AND SHALL BE RESPONSIBLE FOR SAME.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT BUILDING CODES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND ARCHITECTURAL DRAWINGS.
- 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.
- ALL WALLS SHALL BE ADEQUATELY BRACED UNTIL THE ENTIRE STRUCTURAL FRAME HAS BEEN INSTALLED AND IS STRUCTURALLY SOUND.
- CONTRACTOR SHALL FOLLOW ACCEPTED TRADE PROCEDURES AND MANUFACTURER'S INSTRUCTIONS AND SHALL PROTECT THE PROJECT IN A GOOD AND WORKMANLIKE MANNER. ALL MATERIALS ARE TO BE NEW AND CONTRACTOR SHALL NOT SUBSTITUTE ANY STRUCTURAL GRADE MATERIALS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT.
- 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 IS THE JOB SITE. OWNER, ARCHITECT AND AGENTS AND EMPLOYEES ARE NOT RESPONSIBLE OR LIABLE FOR THE AGENCIES AND SCHEDULED HAZARDOUS AND INCOMPATIBLE BY ALL CONTRACTORS AND SUBCONTRACTORS FROM ANY AND ALL CLAIMS, LOSSES, SUITS, AND LITIGATION AND/OR DAMAGES FROM THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL ELECTRICAL, PLUMBING, AND MECHANICAL WORK SHALL BE DESIGNED AND FIELD WITH THE AUTHORITY HAVING JURISDICTION AND INSTALLED BY LICENSED CONTRACTORS.
- SMOKE DETECTORS TO BE A.C. HARD WIRED INTERCONNECTED WITH FIRE ALARMS.
- ALL ROOF LEADERS TO BE TIED INTO STORM DRAINS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TO OBTAIN & PAY FOR ALL PERMITS AND NOTIFICATION REQUIRED FOR ALL CONSTRUCTION PRIOR TO THE START OF ANY WORK.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED INSPECTIONS & APPROVALS.
- ALL UTILITIES COMPANIES ARE TO BE NOTIFIED FOR MARK UP PRIOR TO THE COMMENCEMENT OF CONSTRUCTION BY THE CONTRACTOR.
- ALL LOCATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROX. & SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
- ALL DIMENSIONS AND LOCATIONS OF PARTITIONS, DOORS, OPENINGS, CABINETS, PLUMBING FIXTURES, RECEPTACLES, LIGHT FIXTURES, SWITCHES, ETC. SHALL BE VERIFIED AND COORDINATED IN THE FIELD WITH OWNER AND ALL OTHER APPLICABLE TRADES.
- LOCATIONS OF ALL ELECTRICAL, MECHANICAL, AND PLUMBING AND APPLIANCES SHALL BE VERIFIED WITH OWNER.
- ALL GLAZING SUBJECT TO A MINOR IMPACT LOUVER SHALL BE TEMPERED SAFETY GLASS. THIS INCLUDES:
 - VISION PANELS IN DOORS
 - DOOR BELLOWS
 - SHOWER DOORS AND ENCLOSURES
 - GLAZING SURFACES WITHIN 18" VERTICALLY FROM THE FINISHED WALKING SURFACE
 - GLAZING SURFACES WITHIN 12" HORIZONTALLY OF ANY DOORS OR HANDRAILS
- ALL NEW WINDOWS AND DOORS TO BE APPROVED BY THE ARCHITECT. FINISH WITH INSULATING GLASS, COORDINATE WORKING WITH THE ARCHITECT IN STYLE, FINISH AND FUNCTION.
- MECHANICAL CONTRACTOR TO DESIGN AND PREPARE SCHEMATIC DRAWINGS FOR PERMITS AS REQUIRED BY AGENCIES HAVING JURISDICTION.
- PROVIDE DENSE SHEET TILE BACKER SHEATING AT ALL WALL SURFACES TO RECEIVE TILE OR STONE VENEER FINISH.

SCOPE OF DOCUMENT:

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, PLUMBING, AND ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE GENERAL SCOPE INDICATED OR DESCRIBED.

THEREFORE, CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE PROJECT, AS PER THE WORK ITEMS INCLUDED WITHIN THIS DOCUMENT. THE ARCHITECT'S FEES AND COSTS ON THESE ITEMS SHALL BE FINAL AND BINDING ON THE OWNER AND CONTRACTOR.

NOTE: THIS BUILDING IS TO BE SPRINKLERED. SPRINKLER DESIGN IS BY OTHERS.

PROJECT DIRECTORY

OWNER:
FOH FAIRFIELD LIMITED, LLC
204 HAVENUE WEST
NEWARK, NJ 07102
ATTN: FRANK SUPER
PHONE: (732) 424-8919

MUNICIPAL INFORMATION:
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CONSTRUCTION OFFICIAL
973-884-7000 x253

ARCHITECT:
ARCHITECTURE PLUS, LLC
607 ROCKWELL AVENUE
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STRUCTURAL ENGINEER:
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ATTN: MATT MORGANE
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M/E/P ENGINEERS:
PMI ASSOCIATES, INC.
1217 B NORTH ORCHARD STREET
MOORESTOWN, NEW JERSEY 08057
PHONE: 908-272-8544
FAX: (908) 272-7101
ATTN: HARRY CARSON
hcarson@pmiassociates.com

LIST OF SHEETS

ARCHITECTURAL

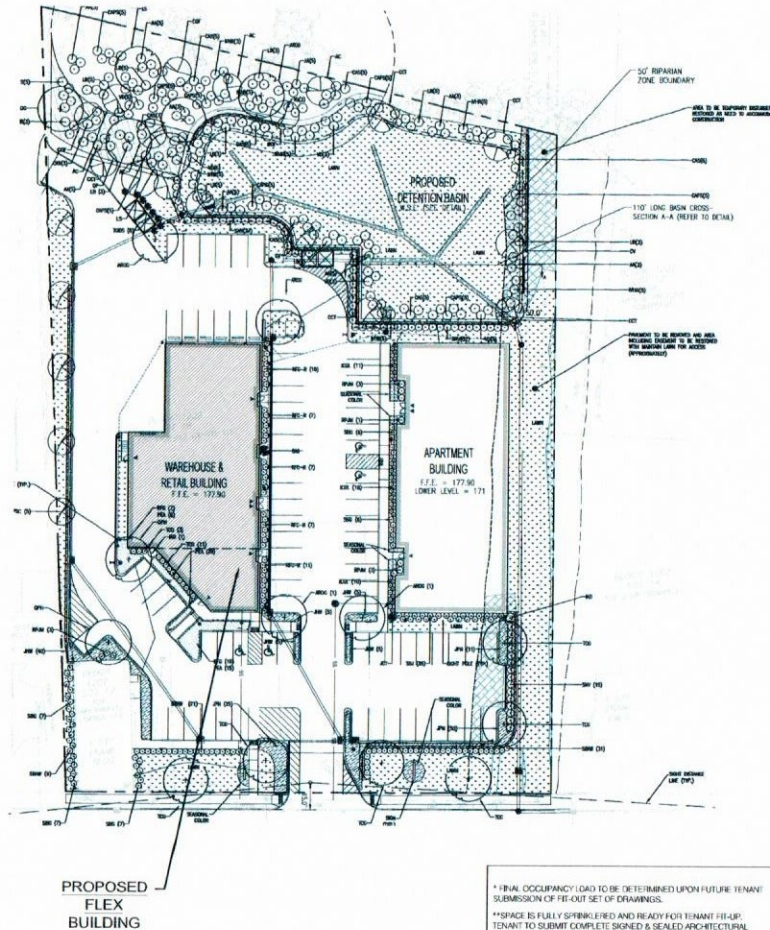
- A-0.0 PROJECT INFORMATION
- A-1.0 GROUND FLOOR PLAN
- A-1.1 MEZZANINE PLAN
- A-1.2 ROOF PLAN
- A-1.3 ROOF DETAILS
- A-2.0 ELEVATION AND WINDOW SCHEDULE
- A-2.1 EXTERIOR ELEVATIONS
- A-3.0 ENLARGED PLANS
- A-3.1 STOREFRONT & STAIR DETAILS
- A-4.0 G.F. REFLECTED CEILING PLAN
- A-4.1 MEZZANINE HCP & DETAIL
- A-5.0 SCHEDULES & DETAILS
- A-6.0 WALL SECTIONS
- A-6.1 WALL SECTIONS

STRUCTURAL

- S-001 GENERAL NOTES, SPECIAL INSPECTIONS & TESTS
- S-002 TYPICAL DETAILS
- S-1 FOUNDATION PLAN
- S-2 ROOF MEZZANINE FRAMING PLAN

MECHANICAL, PLUMBING, FIRE PROTECTION & ELECTRIC

- M-1.0 MECHANICAL SCHEDULES, NOTES AND DETAILS
- M-1.0 GROUND FLOOR MECHANICAL PLAN
- M-1.1 MEZZANINE MECHANICAL PLAN
- P-1.0 PLUMBING SCHEDULES, NOTES AND DETAILS
- P-1.0 GROUND FLOOR PLUMBING PLAN
- P-1.1 MEZZANINE PLUMBING PLAN
- P-1.2 ROOF PLUMBING PLAN
- E-1.0 FIRE PROTECTION PLAN, SCHEDULE, NOTES AND DETAILS
- E-0.1 ELECTRICAL SCHEDULE, NOTES AND DETAILS
- E-1.0 GROUND FLOOR ELECTRICAL PLAN
- E-1.1 MEZZANINE ELECTRICAL PLAN
- E-2.0 GROUND FLOOR LIGHTING PLAN
- E-2.1 MEZZANINE LIGHTING PLAN
- E-3.0 SITE ELECTRICAL PLAN



BUILDING CODES

- BUILDING CODE OF NEW JERSEY, IBC 2015 WITH AMENDMENTS
- NATIONAL STANDARD PLUMBING CODE, NSPC 2015 WITH AMENDMENTS
- NATIONAL ELECTRICAL CODE, NFPA 70, 2015
- MECHANICAL CODE OF NEW JERSEY, IMC 2015 WITH AMENDMENTS
- NEW JERSEY FIRE PREVENTION CODE, IFPC 2015 WITH AMENDMENTS
- ASHRAE 90.1-2015 WITH AMENDMENTS

BUILDING DATA

- SECTION 310.3
USE GROUP - MIXED USE, NON-SEPARATED BUSINESS & STORAGE
- SECTION 602.3
CONSTRUCTION TYPE - 2B
- TABLE 504.3
ALLOWABLE BUILDING HEIGHT ABOVE GRADE, PLANE - 75 FEET
- TABLE 504.4
ALLOWABLE NUMBER OF STORES ABOVE GRADE, PLANE - 4 STORES

FIRE RESISTANCE RATING

- CONSTRUCTION TYPE - 2B
- TABLE 601
- PRIMARY STRUCTURAL FRAME - 0-FH
- EXTERIOR BEARING WALLS - 0-FH
- EXTERIOR NON-BEARING WALLS - 0-FH (30FT)
- INTERIOR BEARING WALLS - 0-FH
- INTERIOR NON-BEARING WALLS - 0-FH
- FLOOR CONSTRUCTION - 0-FH
- ROOF CONSTRUCTION - 0-FH

ENERGY CODE DATA

- CLIMATE ZONE - 4A
- ASHRAE 90.1 TABLE 5.5-4
- A: WALLS: R-13 + R-7.5 CL. (8" STUDS)
- B: ROOF: R-30 CL.
- 1. ALL JOISTS AROUND WINDOWS, DOORS, FOUNDATIONS, ETC. SHALL BE CALKED.
- 2. ALL GLASS SHALL BE INSULATED (THERMO PANEL) LOW OR EQUAL.

SQUARE FOOTAGES

- GROUND FLOOR 5,880 SQ. FT.
- MEZZANINE 1,578 SQ. FT.

OCCUPANCY LOAD

- SQUARE FOOTAGES
- B BUSINESS USE 3,156 SQ. FT.
- S-1 STORAGE USE 7,402 SQ. FT.
- OCCUPANCY LOAD
- TABLE 1004.5
- B 3,156 SQ. FT. / 150 SQ. FT. GROSS = 22 PPL
- S-1 4,485 SQ. FT. / 500 SQ. FT. GROSS = 9 PPL
- TOTAL OCCUPANCY = 37 PPL

EGRESS

MINIMUM NUMBER OF EXITS

- TABLE 1006.3.2
- OCCUPANCY LOAD 1-500
- REQ'D 2
- PROVIDED 5
- MAX. PATH OF EGRESS
- TABLE 1007.0 (WITH SPINDELERS)
- OCCUPANCY REQ'D 5
- 300'-0"
- 5-1 250'-0"
- PROVIDED 56'-0"
- 85'-0"

EGRESS COMPONENTS WIDTH

- TABLE 1006.3.1
- OCCUPANCY LOAD 11
- REQ'D 11 x 0.2' = 3.3' (30" MIN)
- PROVIDED 45"

DOORS

- SECTION 1006.3.2
- OCCUPANCY LOAD 37
- REQ'D 37 x 0.2' = 7.4'
- PROVIDED 19'

PROJECT NO. 131 FAIRFIELD ROAD, FAIRFIELD, NJ

DATE: 11/20/2024

DESIGNED BY: ARCHITECTURE PLUS, LLC

DRAWN BY: ARCHITECTURE PLUS, LLC

CHECKED BY: ARCHITECTURE PLUS, LLC

DATE: 11/20/2024

PROJECT INFORMATION

131 FAIRFIELD ROAD, FAIRFIELD, NJ

FOH FAIRFIELD LIMITED, LLC

ARCHITECTURE PLUS, LLC

607 ROCKWELL AVENUE, WEST CALDWELL, NJ 07090

PHONE: 973-299-2006

WWW.ARCHITECTUREPLUS.COM

SHEET A0.0

Dewberry Engineers Inc.
600 PARSONS ROAD
SUITE 201
FAIRFIELD, NJ 07004
973.798.6400 Phone
973.798.0110 Fax
Certificate of Authorization #240A0007600

APPLICANT:
FCM FARFIELD LIMITED, LLC
204 1ST AVENUE WEST
FAIRFIELD, NJ 07004

PRELIMINARY & FINAL MAJOR SITE PLAN
FOR
FAIRFIELD APARTMENTS
BLOCK 1202, LOTS 15, 17, 18, 19 & 21
120B-137 FAIRFIELD ROAD
FAIRFIELD, NEW JERSEY
ESSEX COUNTY, NEW JERSEY

SEAL

Mario Iannelli, P.E.
New Jersey Professional Engineer
License No. 24524174229

SCALE
GRAPHIC SCALE
SCALE: 1" = 30'

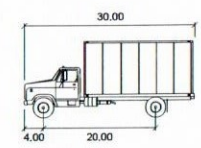
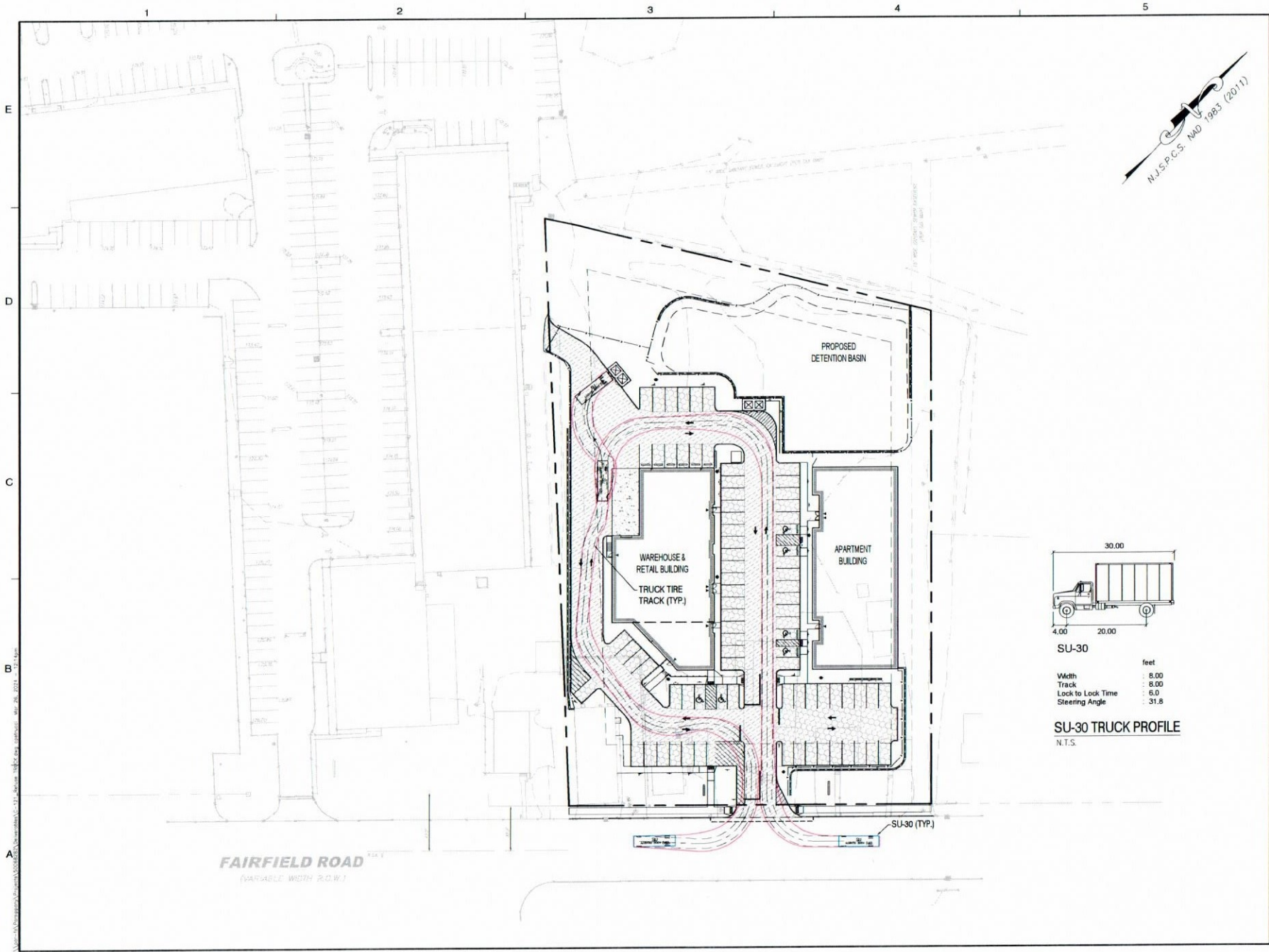
No.	DATE	BY	Description
10	3/22/24	CMP	CONSTRUCTION SET
9	10/16/23	CMP	800 SET
8	9/18/23	CMP	TOWNSHIP SIGNOFF
7	6/16/22	CFS	RESOLUTION COMPLIANCE
6	1/14/22	CMP	SCD COMMENTS
5	11/12/21	CMP	LOCAL SUBMISSIONS
4	5/28/21	CMP	NJEP COMMENTS
3	3/19/21	CMP	NJEP COMMENTS
2	5/6/21	CMP	NJEP COMMENTS
1	3/31/21	CMP	NJEP COMMENTS

REVISIONS
DRAWN BY: CFS/CMP/JR
APPROVED BY: MI
CHECKED BY: CFS/CMP
DATE: 03/27/2022
TITLE:

REFUSE TRUCK CIRCULATION PLAN

PROJECT NO. 50068282

C-121



SU-30

Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 31.8

SU-30 TRUCK PROFILE
N.T.S.