FINANCIAL AGREEMENT FOR LONG TERM TAX EXEMPTION

by and between

TOWN OF MORRISTOWN

and

LOFTS AT MORRISTOWN URBAN RENEWAL, LLC

2893362

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THIS FINANCIAL AGREEMENT is made this 8th day of October, 2015 (hereinafter this "Agreement" or "Financial Agreement") between Lofts at Morristown Urban Renewal, LLC, a New Jersey limited liability company having its principal office at 55 Westervelt Avenue, Suite 100, Hawthorne, New Jersey 07506 (the "Entity"); and the **Town of Morristown**, a public body corporate with offices located at 200 South Street, Morristown, New Jersey 07963 (the "Town"; and together with the Entity, the "Parties" or "Party").

WITNESSETH:

WHEREAS, in accordance with the provision of the New Jersey Local Redevelopment and Housing Law (the "Redevelopment Law"), N.J.S.A. 40:12A-1 et seq., the Town Council of the Town of Morristown (the "Council") designated the property commonly known as 10 Ford Avenue and designated as Block 3701, Lot 10 on the official tax map of the Town of Morristown, Morris County, New Jersey (the "Project Premises") as an area in need of redevelopment; and

WHEREAS, the Council adopted the Morris Street Redevelopment Plan for the Property, as well as adjacent and/or nearby property, in accordance with the provisions of the Redevelopment Law (the "Redevelopment Plan"); and

WHEREAS, Mountain Center Realty, LLC, the predecessor in title to Lofts at Morristown, LLC, applied to, and received from, the Town of Morristown Planning Board ("Board") preliminary and final site plan and minor subdivision approval with related variances and deviations as set forth on Resolution R-13-11 of the attached hereto and made a part hereof as **Exhibit A**, which permits on the Project Premises the renovation and expansion an existing industrial building to be adapted to a multi-family residential building to include a total of approximately 43,144 square feet and thirty seven (37) dwelling units (four (4) of which shall be affordable housing units), and to include construction of the on-site parking and related improvements (the "Project"); and

WHEREAS, Lofts at Morristown, LLC is the fee owner of the Project Premises;

WHEREAS, the Council adopted Resolution R-163-14, providing that Lofts at Morristown, LLC (the "Redeveloper") shall be recognized as the redeveloper of the Project Premises upon the execution of a Redevelopment Agreement between the Town and the Redeveloper; and

WHEREAS, on January 28, 2015, the Town and the Redeveloper entered into a redevelopment agreement, which was approved by the Governing Body on October 9, 2014, pursuant to Resolution R-163-14 (the "Redevelopment Agreement"),

WHEREAS, the Redevelopment Agreement sets forth the terms and conditions by which the Redeveloper will redevelop the Project Premises for the construction and operation of the Project; and

WHEREAS, the Redeveloper has formed the Entity, pursuant to the Exemption Law, to own and develop the Project; and

WHEREAS, the Entity applied to the Governing Body for a long term tax exemption pursuant to the Exemption Law with respect to the Project pursuant to the application annexed hereto as **Exhibit B** (the "Application"); and

WHEREAS, by Resolution R-124-2015, dated August 11, 2015, the Governing Body approved the Entity's Application; and thereafter by Ordinance O-25-2015, dated September 8, 2015 (the "Ordinance"), a copy of which is annexed hereto as **Exhibit C**, the Governing Body granted the long term tax exemption requested by the Entity, subject to the terms and conditions of this Financial Agreement, and

WHEREAS, pursuant to this Financial Agreement, the Town and the Entity desire to set forth in detail their mutual rights and obligations with respect to the long term tax exemption applicable to the Project; and

WHEREAS, the Governing Body has reviewed the Application and has made the following findings:

A. **Benefits of Project v. Costs.**

i. The total real estate tax revenue for the Tax Year 2014 received by the Town from those parcels of property upon which the Project is anticipated to be constructed was approximately $28,284.00.

ii. The development and construction of the Project, including infrastructure improvements as set forth in the Redevelopment Agreement and Redevelopment Plan will be beneficial to the overall community; will achieve the goals and objectives of the Redevelopment Plan; will help revitalize the Redevelopment Area; will improve the quality of life for the community; will serve as a catalyst for further private investment in areas surrounding the Redevelopment Area and will enhance the economic development of the Town.

iii. It is anticipated that the Project will create a substantial number of full-time equivalent construction jobs over the duration of the construction of the Project, as well as other job opportunities after the completion of same.

iv. Pursuant to this Financial Agreement, the Project is projected to generate revenue for the Town well in excess of the revenue generated by the existing ad valorum taxes received in Tax Year 2014. The Town's authorized officers and employees have determined that the benefits to the Town accruing as a result of the Project will substantially outweigh the costs to the Town resulting from the long term tax exemption granted herein.

B. **Importance of Long Term Tax Exemption.**

The Governing Body's approval of the long term tax exemption set forth herein is essential to the success of this Project because:

i. The relative stability and predictability of the Annual Service Charge associated with the Project will make it more attractive to financial institutions whose participation is necessary in order to finance the Project. Without a long-term tax exemption for the Project, it will not be financially viable.

ii. The relative stability and predictability of the Annual Service Charge will allow the Entity to provide a high level of maintenance for the Project and will have a positive impact on the surrounding area and community.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the Parties to this Agreement mutually covenant and agree as follows:

ARTICLE I – GENERAL PROVISIONS

Section 1.1 Governing Law

This Financial Agreement shall be governed by the provisions of the Long Term Tax Exemption Law, **N.J.S.A. 40A:20-1 et seq.**, as amended and supplemented (the "Exemption Law"), the LRHL, the Ordinance, and all other Applicable Laws. It is expressly understood and agreed that the Town relied upon the facts, data, and representations contained in the Application in its granting of the Long Term Tax Exemption, and the Application is hereby incorporated into this Financial Agreement by reference.

Section 1.2 General Definitions

Unless specifically provided otherwise or the context otherwise requires, when used in this Agreement, the following terms and phrases shall have the following respective meanings:

i. **Administrative Fee** – The annual fee paid to the Town by the Entity, as set forth in Section 4.4 of the Agreement.

ii. **Agreement or Financial Agreement** – Shall have the meaning specified in the preamble hereof.

iii. **Allowable Net Profit (also referred to as "ANP")** – The amount arrived at by multiplying the Allowable Profit Rate by the Total Project Cost pursuant to the Exemption Law.

iv. **Allowable Profit Rate (also referred to as the "APR")** – The greater of twelve (12%) percent or the percentage per annum arrived at by adding one and one-quarter (1.25%) percent to the annual interest percentage rate payable on the Entity's permanent mortgage financing for the Project. If the initial permanent mortgage is insured or guaranteed by a Governmental Agency, the mortgage insurance premium or similar charge shall be considered as interest for this purpose. If there is no permanent mortgage financing or if the financing is internal or undertaken by a related party, the APR shall be the greater of twelve (12%) percent or the percentage per annum arrived at by adding one and one-quarter (1.25%) percent to the prevailing per annum interest rate on mortgage financing on comparable mixed-use projects within Morris County.

v. **Annual Gross Revenue (also referred to as the "AGR")** – Annual gross revenue for the Project, as determined pursuant to the Exemption Law and the terms of this Financial Agreement.

vi. **Annual Service Charge (also referred to as the "ASC")** – The total annual amount that the Entity has agreed to pay the Town for municipal services supplied to the Project, which sum is in lieu of any taxes on the Improvements pursuant to the Exemption Law. The Annual Service Charge shall be calculated pursuant to Article IV hereof.

vii. **Annual Audited Statement** – Shall mean a complete financial statement outlining the financial status of the Project, which shall also include a computation of the Total Project Cost, Net Profit, and Annual Gross Revenue, prepared annually by the Entity's certified public accountant. The contents of each Annual Audited Statement shall be prepared in conformity with Generally Accepted Accounting Principles and this Financial Agreement.

viii. **Applicable Law** – Shall mean any and all federal, state and local laws, rules, regulations, rulings, court orders, statutes and ordinances applicable to the Project, the Project Premises and the Long Term Tax Exemption.

ix. **Application** – Shall have the meaning specified in the preamble of this Financial Agreement.

x. **ASC Commencement Date** – The date of issuance of a Certificate of Occupancy for the Project.

xi. **Certificate of Occupancy** – A temporary or permanent certificate of occupancy issued by the appropriate Town official, pursuant to **N.J.S.A. 52:27D-133**, authorizing the occupancy of a building or any portion thereof.

xii. **Certificate of Completion** – A written certificate issued by the Town, pursuant to the Redevelopment Agreement, acknowledging that the Entity has performed all of its duties and obligations pursuant to the Redevelopment Agreement with regard to the Project, and the issuance of which shall release the Project, and the Project Premises, from the obligations, liabilities and covenants and restrictions contained in the Redevelopment Agreement, the Redevelopment Plan and Applicable Law.

xiii. **Days** – Whenever the word "Days" is used to denote time, it shall mean calendar days.

xiv. **Debt Service** – The amount required to make annual payments of principal and interest or the equivalent thereof on any construction mortgage, permanent mortgage or other financing including returns on institutional equity financing and market rate related party debt for the Project for the Exemption Term.

xv. **Default** – A breach or failure of the Town or the Entity to perform any obligation imposed by the terms of this Financial Agreement, or under the Exemption Law, beyond any applicable grace or cure periods set forth in this Financial Agreement.

xvi. **Effective Date** – The Date of this Agreement.

xvii. **Entity** – Shall mean the entity specified in the preamble of this Financial Agreement, which shall be qualified as an urban renewal entity under the Exemption Law. Unless the context provides otherwise, it shall also include any Transferee.

xviii. **Excess Net Profits** – The amount of Net Profits that exceeds the Allowable Net Profits (ANP) for the applicable accounting period as determined in accordance with the Exemption Law.

xix. **Exemption Law** – Shall have the meaning specified in Section 1.1 of this Financial Agreement.

xx. **Exemption Term** – The period beginning on the ASC Commencement Date and ending on the Termination Date.

xxi. **Financial/Fiscal Plan** – The statement attached and annexed hereto as **Exhibit D**, which outlines the proposed sources of funding and capital contributions for the Project.

xxii. **Governing Body** – Shall have the meaning specified in the preamble of this Financial Agreement.

xxiii. **Improvements** – Shall mean any building, structure or fixture permanently affixed to the Project Premises to be constructed and exempt under this Agreement.

xxiv. **Land Taxes** – Shall mean the amount of real estate taxes levied on the Project Premises, exclusive of any Improvements related thereto.

xxv. **Land Tax Payments** – Quarterly payments made on the due dates, including approved grace periods, if any, for the Land Taxes as determined by Applicable Law.

xxvi. **Long Term Tax Exemption** – The long term tax exemption granted in accordance with the Exemption Law pursuant to this Financial Agreement.

xxvii. **Minimum Annual Service Charges** – The amount of the land taxes levied against the Project Premises in the last full tax year in which the Project Premises was subject to taxation. The Parties acknowledge and agree that the land taxes levied against the Project Premises in the last full tax year in which the Project Premises was subject to taxation was $28,283.42.

xxviii. **Net Profit** – Annual Gross Revenue (AGR) less all operating and non-operating expenses and costs of the Entity, all determined in accordance with Generally Accepted Accounting Principles and the provisions of the Exemption Law; where such operating and non-operating expenses and costs shall include but not be limited to the Debt Service and an annual amount sufficient to amortize (utilizing straight line methodology), the Total Project Cost over the life of the long term tax exemption granted herein but shall exclude depreciation and obsolescence, income taxes, and salaries, bonuses and other compensation paid to directors, officers and stockholders of the Entity as set forth in the Exemption Law.

xxix. **<u>Ordinance</u>** – Shall have the meaning specified in the preamble of this Financial Agreement.

xxx. **<u>Party or Parties</u>** – Shall have the meaning specified in the preamble of this Financial Agreement.

xxxi. **<u>Project Premises</u>** – Shall have the meaning specified in the preamble of this Financial Agreement.

xxxii. **<u>Project</u>** – Shall have the meaning specified in the preamble of this Financial Agreement.

xxxiii. **<u>Redeveloper</u>** – Shall have the meaning specified in the preamble of this Financial Agreement.

xxxiv. **<u>Redevelopment Agreement</u>** – Shall have the meaning specified in the preamble of this Financial Agreement.

xxxv. **<u>Redevelopment Area</u>** – Shall have the meaning defined in the preamble of this Financial Agreement.

xxxvi. **<u>Redevelopment Area Bond Financing Law</u>** – The Redevelopment Area Bond Financing Law, **<u>N.J.S.A.</u> 40A:12A-64 et seq.**, as amended and supplemented.

xxxvii. **<u>Redevelopment Law</u>** – Shall have the meaning defined in the preamble of this Financial Agreement.

xxxviii. **<u>Redevelopment Plan</u>** – Shall have the meaning defined in the preamble of this Financial Agreement.

xxxix. **<u>Rental Units</u>** – A unit of space within the Project designed to be used as a home or residence and made available for rent to the public.

xl. **<u>Reserve</u>** – Shall have the meaning defined in Section 6.2 of this Financial Agreement.

xli. **<u>Tenant</u>** – Any tenant of the Rental Units.

xlii. **<u>Termination Date</u>** – The earlier to occur of (i) the thirty-fifth (35^{th}) anniversary of the Effective Date; (ii) the thirtieth (30^{th}) anniversary date of the ASC Commencement Date; or (iii) such other date as this Financial Agreement may terminate pursuant to the terms hereof or pursuant to Applicable Law.

xliii. **<u>Total Project Cost (also referred to as "TPC")</u>** – The total cost of developing the Project in accordance with the Exemption Law.

xliv. **<u>Town</u>** – Shall have the meaning specified in the preamble of this Financial Agreement.

xlv. **Transfer** – Shall have the meaning specified in Section 8.1 of this Financial Agreement.

xlvi. **Transferee** – Shall have the meaning specified in Section 8.1 of this Financial Agreement.

ARTICLE II – PROJECT AND PROJECT PREMISES

Section 2.1 Town's Findings

Pursuant to the Exemption Law, the Town finds that the Long Term Tax Exemption granted pursuant to this Financial Agreement will benefit the Town and the community by assuring the success of the redevelopment of the Redevelopment Area, which has exhibited the statutorily recognized redevelopment criteria for several years. The benefits of granting the Long Term Tax Exemption will substantially outweigh the costs, if any, associated with the Long Term Tax Exemption. The Long Term Tax Exemption is important to the Town, the Entity and the Tenants because without the incentive of the Long Term Tax Exemption, it is unlikely that the Project would be undertaken. The Long Term Tax Exemption is expected to attract future occupants to the Project and it will help to offset the extraordinary costs of developing and constructing the Project. The high costs associated with the development and construction of the Project and the real estate taxes that would otherwise be levied upon the Project would operate as a disincentive to the redevelopment of the Redevelopment Area, and would therefore frustrate the objectives and goals of the Redevelopment Plan and would make the Project materially less competitive in the marketplace.

Section 2.2 Approval of Agreement

The Town hereby approves the Long Term Tax Exemption for the Project, which is to be constructed and maintained on the Project Premises in accordance with the terms and conditions set forth herein and the provisions of the Exemption Law.

Section 2.3 Approval of the Entity

The Town hereby approves of the Entity based on the Entity's representation that its Certificate of Formation attached to the Application as Exhibit J contains all the requisite provisions of law, has been reviewed and approved by the Commissioner of the Department of Community Affairs, and has been filed with, as appropriate, the Department of Treasury, all in accordance with **N.J.S.A. 40A:20-5**.

Section 2.4 Redevelopment of the Project Premises

The Entity represents that it will develop and construct the Project in accordance with the terms of the Redevelopment Agreement and the Redevelopment Plan.

Section 2.5 Entity's Relationship to the Project Premises

The Entity currently owns or will own prior to construction of the Project, the Project Premises.

ARTICLE III – OWNERSHIP, MANAGEMENT AND CONTROL

Section 3.1 Entity's Representation

The Entity represents that, after the Entity acquires fee title to the Project Premises, it shall remain the fee simple owner of record of the Project Premises throughout the development and construction of same, subject to its right of Transfer in accordance with Section 8.1 hereof.

Section 3.2 Financial/Fiscal Plan

Attached and annexed hereto as **Exhibit D** is a copy of the Financial/Fiscal Plan for the Project. The Financial Plan sets forth (a) the estimated Total Project Cost, (b) the anticipated source of funds for the construction of the Project, (c) the anticipated interest rate to be paid and the amounts representing capital investment and (d) the term of any mortgage amortization. The Parties hereto acknowledge and agree that the Entity reserves the right to modify and/or amend the Financial Plan in any reasonable manner allowed in accordance with the Redevelopment Agreement.

Section 3.3 Projected Annual Gross Revenue and Annual Service Charge

The Entity sets forth in **Exhibit E** attached and annexed hereto (a) its good faith projections of the rental prices and lease terms of the Rental Units, and (b) the method of computing Annual Gross Revenue for the Entity and the Annual Service Charge.

ARTICLE IV – TAX EXEMPTION

Section 4.1 Duration of Tax Exemption

The Improvements proposed for development and construction within and upon the Project Premises shall be exempt from taxation during the Exemption Term.

Section 4.2 Calculation of Annual Service Charge

In consideration of the Town granting the Entity the exemption set forth in Section 4.1 of this Financial Agreement, during the Exemption Term, the Entity shall pay to the Town for municipal services supplied to the Project, as provided in the Exemption Law, an Annual Service Charge as follows:

(a) **Stage One**: From the ASC Commencement Date until the 14th anniversary of the ASC Commencement Date, the Annual Service Charge shall be 12% of AGR;

(b) **Stage Two**: From the first day after the 14th anniversary of the ASC Commencement Date until the 18th anniversary of the ASC Commencement Date, the Annual Service Charge shall be equal to the greater of 12% of AGR or twenty (20%) percent of the amount of the taxes otherwise due on the value of the Project Premises and the Improvements;

(c) **Stage Three**: From the first day after the 18th anniversary of the ASC Commencement Date until the 22nd anniversary of the ASC Commencement Date, the Annual Service Charge shall be equal to the greater of 12% of AGR or forty (40%) percent of the amount of the taxes otherwise due on the value of the Project Premises and the Improvements;

(d) **Stage Four**: From the first day after the 22nd anniversary of the ASC Commencement Date until the 26th anniversary of the ASC Commencement Date, the Annual Service Charge shall be equal to the greater of 12% of AGR or sixty (60%) percent of the amount of the taxes otherwise due on the value of the Project Premises and the Improvements;

(e) **Final Stage**: From the first day after the 26th anniversary of the ASC Commencement Date until the 30th anniversary of the ASC Commencement Date, the Annual Service Charge shall be equal to the greater of 12% of AGR or eighty (80%) percent of the amount of the taxes otherwise due on the value of the Project Premises and the Improvements.

Section 4.3 Minimum Annual Service Charge

Notwithstanding anything to the contrary in this Financial Agreement, including, without limitation, Section 4.2 hereof, the Annual Service Charge for the Project shall not be less than the Minimum Annual Service Charge.

Section 4.4 Administrative Fee

The Entity shall pay annually an Administrative Fee to the Town in addition to the Annual Service Charge. The Administrative Fee shall be computed as two percent (2%) of the Annual Service Charge or Minimum Annual Service Charge, as applicable. This fee shall be payable and due on or before December 31st of each year, and collected in the same manner as the Annual Service Charge.

Section 4.5 Land Tax Credit Against Respective Annual Service Charges

The Entity, or its Transferee, shall pay the Annual Service Charge or the Minimum Annual Service Charge in accordance with the terms of this Financial Agreement. The Entity, or its Transferee, shall be entitled to a credit against the Annual Service Charge for the amount, without interest, of the Land Tax payments made in the last Four (4) preceding quarterly installments.

Section 4.6 Quarterly Installments

The Annual Service Charge or the Minimum Annual Service Charge, as the case may be, shall be paid in quarterly installments on those dates when ad valorum real estate tax payments on other properties within the Town are due, subject to adjustment for over payment or underpayment within thirty (30) days after the close of each calendar year.

Section 4.7 Rights and Obligations Related to Long Term Tax Exemption

a) All Annual Service Charge or Minimum Annual Service Charge payments, as the case may be, made pursuant to this Financial Agreement shall be in lieu of taxes and the Town shall have the rights and remedies of tax enforcement granted to a municipality by Applicable Law just as if said payments constituted regular real property tax obligations on other real properties within the Town.

b) If the ASC Commencement Date occurs on a date other than the last day of a quarter, the amount of the ASC for such period shall be based on the per diem assessment for such quarter.

c) Any lease of a Rental Unit to a Tenant shall be subject to the terms of this Financial Agreement and shall not require the consent or approval of the Town. Upon the lease of the subject Rental Unit, the Entity, or the Tenant, if required by the terms of its lease agreement, shall be responsible for the payment of the applicable Annual Service Charge or Minimum Service Charge calculated pursuant to this Financial Agreement.

Section 4.8 Bond Financing

The Town may finance all or a portion of public improvements, if any, with bonds pursuant to the Redevelopment Area Bond Financing Law ("RA Bonds"). If the Town finances all or a portion of the public improvements, if any, with RA Bonds, then the payments in lieu of taxes provided for in this Agreement shall be assigned directly by the Town as payment for the bonds and shall not be included in the general funds of the municipality, nor shall they be subject to any laws regarding the receipt, deposit, investment or appropriation of public funds. The payments in lieu of taxes provided for in this Agreement shall not be used to pay for any bonds other than the RA Bonds permitted pursuant to the Redevelopment Agreement and only in the amount permitted pursuant to the Redevelopment Agreement. Furthermore, if the Town finances all or a portion of the public improvements with bonds pursuant to the Redevelopment Area Bond Financing Law, then the Annual Service Charge shall be the greater of (i) 12% of AGR or (ii) the Minimum Annual Service Charge; and, pursuant to the Redevelopment Area Bond Financing Law, the staged increases to the Annual Service Charge as normally required by the Exemption Law, and as set forth in Section 4.2 of this Agreement, shall not apply.

ARTICLE V – DISPUTE RESOLUTION AND DEFAULT

Section 5.1 Agreement to Arbitrate

If the Town or the Entity breaches this Financial Agreement, or a dispute arises between the Parties regarding the terms and provisions set forth herein, then the Parties shall submit the dispute to the American Arbitration Association in the State of New Jersey, to be resolved in accordance with its rules and regulations in such fashion as to accomplish the purposes of the Exemption Law and this Financial Agreement. The costs of arbitration shall be borne equally by the Parties involved in the arbitration. The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with Applicable Law in any court having jurisdiction.

Section 5.2 Covenant to Make Payments

The Entity agrees that the timely payment of the Land Taxes, and the Minimum Annual Service Charge or the Annual Service Charge, to the Town, as well as continued compliance with the Applicable Laws, are material conditions of this Financial Agreement. The failure to make any of the aforesaid payments in timely fashion shall constitute both a breach of this Financial Agreement and a tax payment delinquency under Applicable Law.

Section 5.3 [Intentionally Omitted]

Section 5.4 Notification of Breach Required

The Town shall notify the Entity in writing of any breach relating to the terms of this Financial Agreement. If the Entity fails to cure the breach identified within sixty (60) Days after the actual delivery of such notice by the Town, or within any additional periods to which the Parties may agree to, in writing, the Town may move to invalidate the Long Term Tax Exemption upon (60) Days final written notice to the Entity, which shall inform the Entity that the Long Term Tax Exemption shall terminate due to the breach of the terms of this Financial Agreement. The Town shall not unreasonably refuse to grant a reasonable extension of the cure period. If the Parties agree that the breach is not reasonably capable of cure within sixty (60) Days from the mailing or delivery of the default notice, the Parties shall agree in writing to extend the cure period for an appropriate period of time.

Section 5.5 Town's Remedies Upon Default

The Town's remedies upon its declaration of default shall be cumulative and concurrent. No determination under this Financial Agreement shall deprive the Town of its right to proceed against the Entity for the nonpayment of the applicable Land Taxes, Minimum Annual Service Charge or Annual Service Charge, as the case may be, including any arrearage that would accrue in the absence of such determination.

Section 5.6 Force Majeure

Neither Party shall be liable to the other for failure to perform its obligations under this Agreement due to fire, flood, strikes, or other industrial disturbances, accidents, war, riot, insurrection, or other causes beyond the reasonable control of the Parties.

ARTICLE VI – LIMITATION ON PROFITS

Section 6.1 Entity's Covenant of Limitation on Profits

During the Exemption Term, the Entity's profits shall be limited, according to the provisions of the Exemption Law and the definitions set forth therein. For any period, taken as one accounting period, commencing on the ASC Commencement Date, and terminating at the end of the last full fiscal year of the Exemption Term, in which the Entity's Net Profits exceed the Allowable Net Profit, the Excess Net Profits shall be paid to the Town as an additional Annual Service Charge within One Hundred Twenty (120) Days of the close of the Entity's fiscal year.

Section 6.2 Permitted Reserves

During the term of this Financial Agreement, the Entity may maintain a separate reserve against vacancies, unpaid rents and other contingencies in an amount not to exceed ten (10%) percent of the Entity's Annual Gross Revenues (AGR) for the last full fiscal year and the Entity may retain such part of the Excess Net Profits as is necessary to eliminate any deficiency in the reserve as provided in the Exemption Law (hereinafter referred to as the "Reserve").

ARTICLE VII – TERMINATION OF AGREEMENT AND INSPECTIONS

Section 7.1 Voluntary Termination of the Financial Agreement by Entity

Pursuant to the Exemption Law, the Entity or any Transferee may at any time after the expiration of one (1) year from the ASC Commencement Date, notify the Town that, as of a certain date designated in the notice, it relinquishes its status as an urban renewal entity under the Exemption Law and that the Entity, or Transferee, has obtained the consent of the Commissioner of the Department of Community Affairs, if required by Applicable Law. As of that date, all of the obligations and requirements contained in this Financial Agreement shall terminate. Notwithstanding the foregoing, pursuant to the Redevelopment Area Bond Financing Law, if the Town finances all or a portion of the public improvements with bonds pursuant to the Redevelopment Area Bond Financing Law, then the Entity, or any Transferee, shall not have the right to relinquish its status as an urban renewal entity pursuant to this Section 7.1 as long as the RA Bonds remain outstanding. If the Town finances all or a portion of the public improvements with RA Bonds, the Town shall cause the RA Bonds to be retired prior to the expiration of this Agreement. Upon retirement of the RA Bonds, the Entity or any Transferee shall again have the right to relinquish its status as an urban renewal entity pursuant to this Section 7.1 whereupon all of the obligations and requirements contained in this Financial Agreement shall terminate.

Section 7.2 Termination and Final Accounting

Within Ninety (90) Days after the Termination Date, whether by affirmative action of the Entity or by virtue of the provisions of the Applicable Law or pursuant to the terms of this Financial Agreement, the Entity shall provide a final accounting and pay to the Town the Reserve, if any, pursuant to **N.J.S.A. 40A:20-15**, as well as any Excess Net Profits, if any payable as of that date. For purposes of rendering a final accounting, the termination of the Financial Agreement shall be deemed to be the end of the fiscal year for the Entity.

Section 7.3 Taxes After Termination Date

After the Termination Date, the Long Term Tax Exemption shall expire, and the relevant portion of the Project Premises and the Improvements constructed thereupon shall thereafter be assessed and conventionally taxed according to Applicable Law as other real property in the Town.

Section 7.4 Rights of Inspection

Pursuant to a reasonable written request, the Entity shall authorize the Town or its representatives to examine (a) the Project Premises and equipment and other facilities of the Entity, and (b) the Entity's books, contracts, records and documents, related to the Project. Such examination shall be made during reasonable business hours, in the presence of a member or agent of the Entity. The Parties agree that ten (10) Days written notice shall constitute a reasonable request for inspection. Notwithstanding the foregoing, the Entity may request an extension of time for such examination and the Town shall consent to any reasonable request. Except to the extent required by Applicable Law, all information and documentation provided hereunder shall remain confidential and not subject to public disclosure.

ARTICLE VIII – SALE OR LEASE OF PROJECT

Section 8.1 Conveyance of Project

The Town and the Entity acknowledge and agree that the Town will consent to the transfer of the Project to another urban renewal entity, qualified and organized under the Exemption Law (hereinafter referred to as a "Transferee"), provided such Transferee owns no other project subject to the Exemption Law at the time of the transfer, and provided that the Transferee assumes the Entity's obligations under this Financial Agreement (a "Transfer"). A Transfer under this Section 8.1 shall not include the leasing of any Rental Units to any third-party. Upon a Transferee's assumption of the Entity's obligations under this Financial Agreement, the Long Term Tax Exemption shall continue to the benefit of the Transferee and any of its Transferees. If the Entity transfers the Project to a Transferee pursuant to this Section 8.1, then upon such transfer the Entity shall pay an administrative fee to the Town equal to two percent (2%) of the ASC for the processing of such request for the continuation of the Long Term Tax Exemption to the benefit of the Transferee and any of its Transferees.

Section 8.2 Obligations of Entity and Transferee After Conveyance

If the Entity Transfers the Project to a Transferee pursuant to Section 8.1 hereof, then the Entity shall be absolutely discharged from any further obligations regarding the Project and shall be qualified to undertake another project pursuant to the Exemption Law. Within ninety (90) Days after the date of a Transfer, the Entity shall pay to the Town any Reserve maintained by it pursuant to this Financial Agreement, as well as any Excess Net Profits payable to the Town pursuant to this Financial Agreement and the Exemption Law.

ARTICLE IX – ENTITY'S COVENANTS AND REPRESENTATIONS

Section 9.1 Management and Operation

Subject to its right to Transfer pursuant to Section 8.1 of this Financial Agreement, the Entity represents and covenants that the Entity will manage and operate the Project as multi-family residential housing to include a total of thirty seven (37) dwelling units, (four (4) of which shall be affordable housing units), together with such common area amenities, infrastructure and ancillary improvements as are commonly associated with projects of this nature, in a manner consistent with the Redevelopment Agreement and the Redevelopment Plan, or will contract with a third party management company to perform same. The Entity shall be free to enter into leases for the Rental Units, without the consent of the Town.

Section 9.2 Computation of Gross Revenue

The Entity shall calculate the Annual Gross Revenue in accordance with this Financial Agreement and shall be shown on the Entity's Annual Audit Statement.

Section 9.3 Annual Audit Report

For so long as the Entity owns the Project and within ninety (90) Days after the close of each fiscal or calendar year (depending on the Entity's accounting basis) that this Financial Agreement shall continue in effect, the Entity shall submit to the Mayor of the Town, the Governing Body and the New Jersey Division of Local Government Services within the New Jersey Department of Community Affairs, its Annual Audited Statement for the preceding fiscal or calendar year in accordance with the Exemption Law. The report shall clearly identify and calculate the Net Profit for the Entity during the previous fiscal year. The Entity assumes all costs associated with preparation of the Annual Audited Statements. Except to the extent required by Applicable Law, all financial information provided hereunder shall remain confidential and not subject to public disclosure.

Section 9.4 Total Project Cost Audit

Within ninety (90) days after a Certificate of Completion is issued for the Project, the Entity shall submit to the Mayor and Governing Body, an audit of Total Project Cost, certified as to actual construction costs by the Entity's architect.

Section 9.5 Entity Bound by the Exemption Law

The Entity shall, at all times prior to the Termination Date, remain bound by the provisions of the Exemption Law.

ARTICLE X – MISCELLANEOUS PROVISIONS

Section 10.1 Governing Law and Conflicts

This Financial Agreement shall be governed by the provisions of Applicable Law including but not limited to the Exemption Law. The Parties agree that in the event of a conflict between this Financial Agreement and the Application, the language contained in this Financial Agreement shall govern and prevail.

Section 10.2 Oral Representation

Neither Party hereto has made any oral representation that is not contained in this Financial Agreement. This Financial Agreement and the Application, including all of the Exhibits attached and annexed thereto, constitute the entire Financial Agreement by and between the Parties.

Section 10.3 Modification

There shall be no modification of this Financial Agreement except by virtue of a written instrument executed by and between both Parties.

Section 10.4 Notices

All notices required hereunder shall be sent by certified mail, return receipt requested, or by recognized overnight courier, with proof of delivery, addressed as follows:

a) <u>When sent by the Town to the Entity:</u>

Lofts at Morristown Urban Renewal, LLC
55 Westervelt Avenue
Suite 100
Hawthorne, NJ 07506

with a copy to:

Peter Wolfson, Esq.
Porzio Bromberg & Newman, P.C.
100 Southgate Parkway
Morristown, NJ 07962-1997

b) <u>When sent by the Entity to the Town:</u>

Honorable Mayor Timothy Dougherty
Town of Morristown
200 South Street, CN 914
Morristown, New Jersey 07963-0914

with a copy to:

Vijayant Pawar, Esq., Town Attorney
Town of Morristown
200 South Street, CN 914
Morristown, New Jersey 07963-0914

with a copy to:

Michael Rogers, Business Administrator
Town of Morristown
200 South Street, CN 914
Morristown, New Jersey 07963-0914

and a copy to:

John P. Inglesino, Esq.
Inglesino, Webster, Wyciskala & Taylor, LLC
600 Parsippany Road, Suite 204
Parsippany, New Jersey 07054

In addition, if the Entity delivers formal written notice to the Town in accordance with this Agreement, of the name and address of Entity's mortgagee, then the Town shall provide such mortgagee with a copy of any notice required to be sent to the Entity.

Section 10.5 Indemnification

If the Town becomes named as a party defendant in any action brought against the Entity by reason of any breach, default, or violation of any provision of this Financial Agreement and/or the Exemption Law, but not including any taxpayer actions brought against the Town or the Entity, the Entity shall defend, indemnify and hold the Town harmless to the extent that the Entity is found to be liable in the action, except for any negligence or misconduct by the Town or any of its officers, officials, employees, consultants or agents, and the Entity agrees to defend the suit and indemnify the Town as set forth herein at its own expense.

Section 10.6 Severability

If any term, covenant or condition of this Financial Agreement shall be judicially declared to be invalid or unenforceable, the remainder of this Financial Agreement or the application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term, covenant or condition of this Financial Agreement shall be valid and be enforced to the fullest extent permitted by Applicable Law.

If any portion of this Financial Agreement shall be judicially declared to be invalid and unenforceable and provided that a default has not been declared pursuant to this Financial Agreement, the Parties shall cooperate with each other to take the actions reasonably required to restore the Financial Agreement in an manner contemplated by the Parties, including, but not limited to the authorization and amendment of this Financial Agreement in a form reasonably drafted to effectuate the original intent of the Parties.

Section 10.7 Good Faith

The Entity and the Town agree to act in good faith in all of their dealings with each other.

Section 10.8 Certification

The Town Clerk shall certify to the Town Tax Assessor, pursuant to the Exemption Law, that this Financial Agreement entered into by the Town and the Entity has been lawfully entered into and is in effect pursuant to the Exemption Law. The delivery by the Town Clerk to the Town Tax Assessor of a certified copy of the Ordinance shall constitute the required certification. Upon the delivery of the certification as required hereunder, the Town Tax Assessor shall implement the Long Term Tax Exemption and continue to enforce the Long Term Tax Exemption without further certification by the Town Clerk until the Termination Date. Further, upon the adoption of this Financial Agreement, the Ordinance shall be transmitted to the Director of the Division of Local Government Services State of New Jersey Department of Community Affairs by the Town Clerk.

Section 10.9 Exhibits

This Financial Agreement in its proposed form appears as an attachment to the Application for Long Term Tax Exemption as Exhibit B. This Financial Agreement along with each Exhibit attached and annexed hereto is incorporated into the Application.

Section 10.10 Recording

This Agreement, or a memorandum of this Agreement, may be filed and recorded with the Morris County Clerk by the Entity, and same may be discharged by the Entity or the Town upon the Termination Date.

Section 10.11 Counterparts

This Agreement may be simultaneously executed in counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 10.12 Estoppel Certificate

Within thirty (30) days following written request therefore by the Entity, or any mortgagee, purchaser, tenant or other party having an interest in the Project, but no more than once per year and at no expense to the Town, the Town shall issue a signed estoppel certificate in reasonable form stating that (i) this Financial Agreement is in full force and effect, (ii) to the best of the Town's knowledge, no default has occurred under this Agreement (nor any event which, with the passage of time and the giving of notice would result in the occurrence of a default) or stating the nature of any default; and (iii) stating any such other reasonable information as may be requested. In the event the estoppel certificate discloses a default, it shall also state the manner in which such default may be cured.

[The Remainder of this Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Parties have caused this Financial Agreement to be executed the day and year first above written.

Lofts at Morristown Urban Renewal, LLC

By: ____________________
Name: Giuseppe Gorga
Title: Managing Member

ATTEST:

____
Town Clerk

TOWN OF MORRISTOWN, NEW JERSEY
KEVIN D. HARRIS
Town Clerk

TOWN OF MORRISTOWN

____
Timothy Dougherty, Mayor

ACKNOWLEDGEMENT

STATE OF New Jersey)
) SS.:
COUNTY OF Passaic)

Be it remembered that on the 16th day of September, 2015, Giuseppe Gorga personally appeared before me, and this person acknowledged under oath, to my satisfaction that:

(a) he is the Manager of the limited liability company named as Entity in the attached Financial Agreement;

(b) he is authorized to execute the attached Financial Agreement on behalf of the Entity;

(c) he executed the attached Financial Agreement on behalf of and as the act of the Entity; and

(d) the attached Financial Agreement was signed and made by the Entity as its duly authorized and voluntary act.

Kathryn M. Kenny

KATHRYN M KENNY
ID # 2418304
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires June 11, 2017

[137-017/00172767-]
2893362

ACKNOWLEDGEMENT

STATE OF NEW JERSEY)
) **SS:**
COUNTY OF MORRIS)

BE IT REMEMBERED, that on this 8th day of October, 2015 before me, the subscriber, personally appeared **Timothy Dougherty**, who, being by me duly sworn on his oath, deposes and makes proof to my satisfaction that he is the Mayor of the **Town of Morristown**, the Town named in the within Instrument; that the execution, as well as the making of this Instrument, have been duly authorized by the Town, that deponent well knows the seal of said Town; and that the seal affixed to said Instrument is the proper seal and was hereto affixed by Kevin D. Harris, Town Clerk, and said Instrument was signed and delivered by said Mayor as and for the voluntary act and deed of said Town.

Attorney at Law
of New Jersey

[137-017/00172767-]
2893362

EXHIBIT A

PLANNING BOARD RESOLUTION

[Attached]

{137-017/00172767-}
2893362

RESOLUTION OF THE MORRISTOWN PLANNING BOARD
MOUNTAIN CENTER REALTY, LLC
APPLICATION NO. 13-11
APPLICATION FOR PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH RELATED VARIANCES AND DEVIATIONS
BLOCK 3701, LOT 10 (AND A PORTION OF LOT 11)
10 FORD AVENUE, MORRISTOWN, NEW JERSEY

WHEREAS, Mountain Center Realty, LLC ("Applicant") has applied to the Town of Morristown Planning Board ("Board") for preliminary and final site plan approval with related variances and deviations for property commonly known as 10 Ford Avenue and designated as Block 3701, Lot 10 (and a portion of Lot 11) on the official tax map of the Town of Morristown, Morris County, New Jersey (the "Property"); and

WHEREAS, in accordance with the provision of the New Jersey Local Redevelopment and Housing Law (the "LRHL"), N.J.S.A. 40:12A-1 et seq., the Town Council of the Town of Morristown (the "Council") designated the Property as an area in need of redevelopment; and

WHEREAS, the Council adopted the Morris Street Redevelopment Plan for the Property, as well as adjacent and/or nearby property, in accordance with the provisions of the LRHL (the "Redevelopment Plan"); and

WHEREAS, the Council conditionally designated the Applicant as the redeveloper of the Property, subject to certain the conditions stated in the resolution; and

WHEREAS, the Applicant has agreed to use the Property for the purpose of implementing the Redevelopment Plan and proposes to renovate and expand an existing industrial building on the Property to be adapted to a multi-family residential building to include a total of approximately 43,144 square feet and thirty seven (37) dwelling units (four (4) of which shall be affordable housing units), and to include a modification and expansion of the on-site parking and related improvements; and

WHEREAS, the proposal includes certain shared parking and access drive aisles with the thirty seven (37)-unit residential development proposed by ETEP Realty ("ETEP") on 185 Morris Street, Lot 11 in Block 3701 ("Lot 11") in Application No. 13-13, and as such, the Applicant and ETEP presented their applications jointly (but as separate applications) to the Board during the proceedings more specifically described herein; and

WHEREAS, the Planning Board considered the Applicant's development proposal as depicted in the following plans and documents:

1. Planning and Zoning Application Form, filed October 22, 2013 of ten (10) pages;

2. Six (6) photographs of existing conditions;

3. Aerial Photograph of existing conditions (2007 NJDEP Aerial);

4. Survey of Property w/Topography – Lot 10, Block 3701, prepared by Steve D. Parent, PLS of DPK Consulting LLC, dated May 15, 2012;

5. Preliminary and Final Site Plan – Block 3701, Lot 10 prepared by B.W. Skapinetz of Dynamic Engineering, consisting of thirteen (13) sheets, revised through August 14, 2013;

6. Stormwater Management Summary for Mountain Center Realty, LLC, prepared by Dynamic Engineering, consisting of six (6) pages with Appendices, dated August 2013;

7. Traffic Impact Statement for Mountain Center Realty, LLC, prepared by Staiger and Peregoy, LLC, consisting of eight (8) pages, dated August 13, 2013;

8. Architectural Plans for Alternations and Additions to 10 Ford Avenue, prepared by Bilow Garrett Group Architects and Planners, P.C., consisting of six (6) sheets, revised through August 12, 2013;

9. Colorized Architectural Rendering, untitled, undated; and

10. Contract for the Joint Installation of Certain Improvements and the Issuance of an Access/Egress, Shared Parking and Underground Utility Easement Agreement, by and between Peter J. Cipollini and the Applicant, consisting of twelve (12) pages, signed November 1, 2013 (the "Shared Parking/Access Agreement"), and a form Access/Egress, Shared Parking and Underground Utility Easement Agreement attached thereto (the "Cross Access/Parking Easement"); and

WHEREAS, the Planning Board has also considered all testimony, reports, exhibits and other evidence submitted in connection with the application as well as the comments of the Boards' professionals and the public; and

WHEREAS, the Board is in receipt of the following reports from its consultants and outside agencies:

1. Completeness Review Memorandum, prepared by Board Engineer Michael Cristaldi, PE of Alaimo Group, dated November 20, 2013;

2. Review Memorandum Concerning Easements with Colorized Map, prepared by Board Engineer Michael Cristaldi, PE of Alaimo Group, dated January 16, 2014;

3. Planning Report, dated December 1, 2013, prepared by Board Planner Phil Abramson of Jonathan Rose Companies, in association with William R. Mikesell, P.P., of Mikesell & Associates;

4. Landscape Review Memorandum, prepared by Evan Stone, ASLA, LLA of T&M Associates, consisting of two (2) pages, dated August 6, 2013;

5. Traffic Review Memorandum, prepared by Bruce Klein, PE P.T.O.E. of T&M Associates, consisting of two (2) pages, dated July 31, 2013;

6. Site Plan Report, prepared by Morris County Planning Board, consisting of two (2) pages, dated June 18, 2013;

7. Site Plan Report, prepared by Morris County Planning Board, consisting of two (2) pages, dated November 4, 2013;

8. Site Plan Report, prepared by Morris County Planning Board, consisting of two (2) pages, dated December 5, 2013; and

WHEREAS, the application was the subject of a duly noticed public hearings held on December 5, 2013 and January 16, 2014; and

WHEREAS, the Board has made the following findings and conclusions based upon the evidence submitted:

1. The Applicant is the owner of the subject Property and has standing to bring this matter before the Board, and further has entered into the Shared Parking/Access Agreement concerning shared parking and access with Lot 11 as more specifically described herein.

2. The Applicant was represented by Steven Schepis, Esq. of The Law Office of Steven C. Schepis, Esq.

3. The Applicant presented testimony to the Board from Brett Skapinetz of Dynamic Engineering, PE; Joseph Staiger of Staiger and Peregoy, LLC; and Anthony Garrett, RA and PP of Bilow Garrett Group Architects and Planners, P.C.

4. The subject Property is located on the westerly side of Ford Avenue, near the intersection of Morris Street and Ford Avenue.

5. The Property is located in the Town's Morris Street Redevelopment Plan area as set forth in the Morris Street Redevelopment Plan, prepared by Jonathan Rose Companies, dated October 5, 2012.

6. The following items were marked into evidence:

A-1 Colorized Site Plan Rendering, dated October 25, 2013, Sheet 1 of 1.
A-2 *(this Exhibit relates to the ETEP application no. 13-13).*
A-3 Rendering of the existing building on the Property.
A-4 Rendering of the renovated building including additional third (3rd) floor.
A-5 Color sample/swatch of metal cladding on building.
A-6 Color sample/swatch of exterior accent at stair/facade of building.
A-7 Sample of exterior storefront framing/window on facade of building.
A-8 Sample of exterior translucent shed/paneling on facade of building.
A-9 *(this Exhibit relates to the ETEP application no. 13-13).*
A-10 *(this Exhibit relates to the ETEP application no. 13-13).*
A-11 *(this Exhibit relates to the ETEP application no. 13-13).*
A-12 *(this Exhibit relates to the ETEP application no. 13-13).*
A-13 *(this Exhibit relates to the ETEP application no. 13-13).*

7. The Applicant's engineer, Brett Skapinetz, described the proposed site plan by use of Exhibit A-1 and described the renovation and expansion of the existing building on the Property for

use as a multi-family residential building to include a total of approximately 43,144 square feet and thirty seven (37) dwelling units (four (4) of which shall be affordable housing units), and a modification and expansion of the parking on the Property.

8. Mr. Skapinetz stated that fifty (50) parking spaces are required for the proposed use and that forty fifty (50) parking spaces are provided, including twenty four (24) spaces located entirely on the Property, which is adequate to service the Applicant's project. The extent of the Applicant's use of such parking spaces shall to be confirmed in the Shared Parking/Access Agreement and the Cross Access/Parking Easement.

9. Mr. Skapinetz testified that a total of ninety seven (97) spaces are proposed for the Applicant's project and the project proposed by ETEP on Lot 11, and that a shared parking/access easement would be entered between the Applicant and ETEP to address parking and access.

10. In response to the Board's questions and concerns, Mr. Skapinetz and the Applicant agreed as a condition of approval to replace the sidewalk along Ford Avenue to be approved by the Board Planner and Board Engineer.

11. Mr. Skapinetz stated that there are certain existing easements on the Property which would need to be discussed further with the Board Engineer; and later in the proceedings, the Applicant agreed as a condition of approval that it would comply with the terms and requirements contained in the Review Memorandum Concerning Easements, prepared by the Board Engineer, dated January 16, 2014.

12. The next person to testify on behalf of the Applicant was Mr. Staiger (whose testimony was also provided to support of ETEP's application), who stated that the Morris Street entrance drive would be used only for emergency ingress and egress while the Ford Avenue entrance drives would be used for ingress and egress by the residents and visitors of both the Property and Lot 11.

13. The Applicant's project will have two-way vehicular circulation around the entire building with adequate horizontal and vertical clearance for passage and maneuvering of a fire truck at the underpass beneath the building.

14. Mr. Staiger further testified that because the Property is located in a transit village area and proximate to the train station, the parking demand for, and traffic trip generation from, these projects will be reduced.

15. With respect to peak trip generation for both the Applicant's project and the project proposed on Lot 11, Mr. Staiger stated that the combined AM peak hour would be 30 trips, and the combined PM peak hour would be 36 trips.

16. Mr. Staiger further testified that the traffic signal at the intersection of Ford Avenue and Morris Street operates at approximately 40 cycles per hour and could handle the additional trips with only nominal impact.

17. With respect to traffic circulation, Mr. Staiger stated that the proposed 24'-wide and 22'-wide parking aisles are adequate given the low-intensity and low-volume of the residential uses proposed.

18. In response to the Board's concerns regarding parking for moving vans and loading vehicles, the Applicant agreed as a condition of approval to implement and enforce written rules and regulations (and distribute same to the occupant of the building) as to when moving in/out and loading is to occur, which will only be at times of low parking demand.

19. Mr. Staiger stated that there are no sight distance issues, and that the handicapped accessible parking spaces are compliant with all applicable laws. The Applicant will install no parking/tow away signs and enforce same to address illegal parking.

20. The Applicant agreed as a condition of approval to record and subject the Property to an easement in a form substantially similar to the Cross Access/Parking Easement and in accordance with the Shared Parking/Access Agreement, which Cross Access/Parking Easement shall address, inter alia, shared parking, and the repair and maintenance (snow plowing) of the shared parking and drive aisles and shall be in a form acceptable to the Board Attorney, Engineer and Planner.

21. The next witness to testify on behalf of the Applicant was Anthony Garrett of Bilow Garrett Group Architects and Planners, P.C., an architect and professional planner, who described the renovations to the existing building (which is a former New Jersey Bell building) by reference to Exhibits A-3 through A-8.

22. Mr. Garrett stated that the adapted building (shown on Exhibit A-4 rendering) would contain thirty seven (37) residential units and the renovation of same strives to maintain the fabric of the existing warehouse building (shown on Exhibit A-3 rendering), by incorporating metal exterior cladding, exterior accents at the stair, storefront framing/window, and translucent shed/paneling on exterior and facades of building.

23. Mr. Garret further described the elevator, lobby and square footage of each floor and loft of the building as well as the bedroom count and distribution as shown in detail on the architectural plans submitted with the application.

24. In listing the deviations requested by the Applicant, Mr. Garrett stated that deviations from the requirements of the Redevelopment Plan may be justified in a manner similar to "(c)(1)" and "(c)(2)" variances under the Municipal Land Use Law, and he testified that the following deviations from the requirements of the Redevelopment Plan are sought:

Maximum building height:	42'/3 stories permitted – 45.9'/3-stories proposed.
Bldg. setback to Leona Dr. :	Minimum of 4'/maximum of 10' – 29.2' proposed.
Bldg. setback to off-street parking:	Minimum of 4'/maximum of 10' – 3' proposed.
Bldg. setback to off-street lane:	Minimum of 4'/maximum of 10' – 22.8' proposed.
Maximum curb cut width:	24' maximum required – 54' proposed.
Minimum buffer along sidewalk:	4' minimum required – 0' proposed
Minimum loading space:	1 minimum required – none proposed.
Rear setback for parking spaces:	10' minimum required – 0' proposed.
Parking aisle width:	24' minimum required – 22' proposed.
Ornamental trees:	9 required – 2 proposed

25. Mr. Garrett testified that the requested height variance/deviation was less than 10% of the permitted height and that it is justified under both the "(c)(1)" and "(c)(2)" criteria in that the

preservation of the existing building (and maintaining the fabric of same) creates a hardship and the resultant design creates a more desirable visual environment and provides for appropriate densities while not adversely affecting the Redevelopment Plan.

26. Further, the other requested variances/deviations are warranted in that they help the Applicant to preserve the building (and thus alleviating a hardship) and allow for better circulation and maneuverability on the Property and also further some of the goals of the Redevelopment Plan, such as shared parking, with little or no impairment to same.

27. The Applicant initially sought variances/deviations relating to evergreen shrubs (27 minimum required – 17 proposed), deciduous shrubs (27 minimum required – 9 proposed), ornamental trees (1 minimum required – none proposed), and shade trees along Leona Drive (none proposed), however, in the course of the proceedings the Applicant agreed as conditions of approval to provide a landscaping buffer along Ford Avenue and trees on the Property to the satisfaction of the Board Planner so as to mitigate the extent of such variances/deviations relating to landscaping and trees.

28. The Applicant further agreed as a condition of approval that bike racks would be provided and maintained on the Property in a manner and location to be approved by the Board Planner.

29. For the reasons set forth above, the Board finds and concludes that the Applicant has met the requirements of the Municipal Land Use Law and local ordinances for the granting of the preliminary and final site plan approval with related variances and deviations.

NOW, THEREFORE, BE IT RESOLVED that the application of Mountain Center Realty, LLC for preliminary and final site plan approval with related variances and deviations is hereby granted subject to the following conditions:

1. The Applicant must comply with all applicable Town, County, State and Federal Laws, ordinances, regulations and directives, including without limitation, obtaining all applicable local, state and federal approvals and permits. The Applicant shall confirm, in writing, the necessary agency approvals required as part of the project that is the subject of this application and shall provide a certification, in writing, that all such permits and/or requests for said approvals have been applied for and/or obtained. All required permit applications and/or requests to other agencies having jurisdictional oversight with respect to this project shall be submitted to such agencies for review within sixty (60) days from the date of this resolution. Prior to the signing of any approved site plans, the Applicant shall submit proof to the Board Engineer that it has obtained all required governmental approvals and permits required for the project.

2. The Applicant shall be responsible for the submission of any and all revised plans, payment of all fees, charges, escrows, liens, taxes as may be owed to the Town of Morristown, and proof of all permits, approvals, and/or waivers of such agencies having jurisdiction thereof.

3. All construction, use and development of the Property shall be in conformance with the plans approved herein, all representations of the Applicant and its witnesses during the public hearing, all exhibits introduced by the Applicant, and all terms and conditions of

this Resolution. Prior to the commencement of any land disturbance or construction permitted by this approval, the Applicant shall have submitted and received approval for all corrections, amendment and/or additions to the filed plan and reports required by this approval.

4. One set of the revised plans and reports incorporating all additions, amendments and corrections made a part of this approval as indicated during testimony and as required by the Board, the Board's professionals and/or any other agency having jurisdiction in the matter shall be submitted to each of the Board's Administrative Officer, Board Engineer and the Board Planner. All changes from the previously filed plans shall be clearly identified. Said plans and reports shall be delivered within thirty (30) days of the (i) date of this resolution; or (ii) receipt of the final approval from all other agencies with jurisdiction over the project, whichever occurs last; provided, however, that in no event shall such revised plans or reports be submitted more than 180 days from the date of this resolution. In the event that the Applicant does not comply with these deadlines, it shall apply to the Board for an extension. Errors and omissions by the Applicant in the submission process will not be deemed to be a valid basis for extension requests of the aforementioned timeframes.

5. Upon written confirmation from the Board Engineer that the required plan and report revisions are acceptable, a total of six (6) sets of such final plans and reports shall be delivered to the Board's Administrative Officer no later than sixty (60) days from the date of said written confirmation for signatures by the Board.

6. The Applicant shall comply with the terms and requirements contained in the Review Memorandum Concerning Easements, prepared by the Board Engineer Michael Cristaldi, PE of Alaimo Group, dated January 16, 2014.

7. The Applicant shall comply with the terms and requirements contained in the Reports referenced herein, prepared by the Board Engineer, Board Planner, Board traffic consultant and the Board landscaping consultant.

8. The Applicant shall replace the sidewalk along Ford Avenue in a manner and location to be approved by the Board Planner and Board Engineer.

9. The Applicant shall pay the Applicant's fair-share of the costs associated with the installation of pedestrian exterior lighting at the railroad underpass at the Ford Avenue southerly driveway, which lighting shall be to the satisfaction of the Board Planner and Board Engineer.

10. The Applicant shall implement and enforce written rules and regulations (and distribute same to all occupants of the building) as to when moving in/out and loading is to occur, which will be at times of low parking demand.

11. The Applicant shall record and subject the Property to an easement in a form substantially similar to the Cross Access/Parking Easement and in accordance with the Shared Parking/Access Agreement, which Cross Access/Parking Easement shall address, inter alia, shared parking, and the repair and maintenance (snow plowing) of the shared

parking and drive aisles and shall be in a form acceptable to the Board Attorney and Board Planner.

12. The Applicant shall ensure that the ongoing maintenance and operation of the Property includes removal of excessive snow from the Property as necessary to minimize the loss of the use of parking spaces and pedestrian ways.

13. The Applicant shall provide a landscaping buffer along Ford Avenue and trees on the Property to the satisfaction of the Board Planner so as to mitigate the extent of variances/deviations relating to landscaping and trees.

14. The Applicant shall provide and maintain bike racks on the Property in a manner and location to be approved by the Board Planner.

15. The Applicant shall enter into a formal Redevelopment Agreement with the Town of Morristown, which shall address, inter alia, the timing of the recording of the Cross Access/Parking Easement (and any modifications thereto), the process and timing for establishing the amount of the escrow required to be posted to ensure completion of the common improvements for the projects of ETEP and the Applicant, the distribution of same, and which party completes such common improvements as referenced in the Shared Parking/Access Agreement.

16. The site plan drawings shall be revised to depict the area of the Property to be subject to the Cross Access/Parking Easement.

17. The Board's approval is expressly subject to the agreement of the Applicant that it will comply with all of the conditions set forth above, and will cooperate in good faith with the Town to comply with the spirit and intent of the approval of this Resolution.

18. If the Applicant desires to make any further changes to the plans, regardless of whether any such changes is material or non-material, the Applicant shall request approval of the change(s) by written application to the Board's Administrative Officer, which application shall clearly identify each change proposed. The Administrative Officer shall determine whether each such change is "material" or "non-material". Changes determined by the Administrative Officer to be non-material may be approved by the Administrative Officer. Changes determined to be material by the Administrative Officer shall require an application for amended approval to be filed with the Board. Failure to comply with this condition will subject the Applicant to a fine pursuant to Chapter XXX, Land Use Regulations, Section #30-4109, Violations and Penalties and may be sufficient grounds for withholding any certificate of occupancy or revocation of any previously issued certificate of occupancy pursuant to N.J.A.C. 5:23, Uniform construction Code of New Jersey."

19. The Applicant shall be bound to comply with the representations made before this Board by the Applicant and its professionals and the conditions imposed by the Board at the public hearing and the same are incorporated herein and are representations upon which this Board has relied in granting the approval set forth herein and shall be enforceable as if those representations were made conditions of this approval.

20. The Board adopts its findings of fact and conclusions as set forth above, and adopts and incorporates herein by reference all specific conditions of approval set forth therein.

ALL NOTES INCLUDED IN THE APPROVED PLANS, INCLUDING NOTES REQUIRED BY THIS RESOLUTION, SHALL BE DEEMED TO BE CONDITIONS OF APPROVAL HAVING THE SAME FORCE AND EFFECT AS CONDITIONS EXPRESSLY SET FORTH IN THIS RESOLUTION.

I HEREBY CERTIFY that this is a true copy of a Resolution of the Town of Morristown Planning Board duly adopted at the regular public meetings held on December 5, 2013 and January 16, 2014.

Pursuant to N.J.S.A. 40:55D-10(g)(2), this Resolution memorizes the action taken by the Board at the public meeting of the Board held on February 27, 2014.

On motion of: Tighe

Seconded by: Mayor Dougherty

The vote on the Resolution was as follows:

AYES: Cardona, Tighe, Murphy, Mayor Dougherty, Stanley

NAYS: —

ABSTAINING: Gottsleben

ABSENT: Arrington, Gandy, Keane, Pooles

Administrative Officer
Morristown Planning Board

Date: 2/27/2014

EXHIBIT B

APPLICATION

[Attached]

APPLICATION FOR TAX EXEMPTION

OF

LOFTS AT MORRISTOWN URBAN RENEWAL, LLC

2891096

In accordance with the requirements of the Long Term Exemption Law, **N.J.S.A. 40A:20-1, et seq.,** (the "Exemption Law"), Lofts at Morristown Urban Renewal, LLC (the "Applicant" or the "Entity") respectfully submits to the Mayor and Governing Body of the Town of Morristown (the "Town") this Application for Long Term Tax Exemption along with those documents attached and annexed hereto.

Applicant's Name and Address:

Lofts at Morristown Urban Renewal, LLC
c/o Peter Wolfson, Esq.
Porzio Bromberg & Newman, PC
100 Southgate Parkway
Morristown, NJ 07962-1997

Project Name:

Morris Street Redevelopment Project (Lofts at Morristown portion)

1. Identification of Project Premises:

The Project Premises is located within the Morris Street Redevelopment Area and consists of a series of parcels of property containing approximately 0.8631 acres of real property identified on the Town Tax Map as Tax Block 3701, Lot 10 and a portion of the former Delaware Street right-of-way (the "Project Premises").

2. General Statement of Nature of Redevelopment Project:

This proposed portion of the Morris Street Redevelopment Project consists of the development, construction and operation of a mid-rise apartment building containing not more than thirty seven (37) residential units, four (4) of which will be affordable units for low and moderate income households, together with such parking, common area amenities, infrastructure and ancillary improvements as are commonly associated with residential projects of this nature (the "Project"). The Applicant's undertaking of the Project pursuant to the Morris Street Redevelopment Plan and the Redevelopment Agreement, dated as of January 28, 2014, by and among Lofts at Morristown, LLC and the Town (the "RDA"), conforms to all applicable municipal ordinances. The Project consists of a portion of the Morris Street Redevelopment Project and accords with the Morris Street Redevelopment Plan and the Master Plan of the Town.

3. Description of the Project:

The following documents depicting and describing the Project area and the proposed apartment units in the Project are attached hereto and made a part hereof as **Exhibit A**: (a) Site Plans, prepared by Dynamic Engineering, dated February 13, 2013 and revised through January 29, 2014, consisting of sheets 1 through 13; and (b) Architectural Floor Plans and Elevations, prepared by Bilow Garrett Group, dated October 28, 2013 and revised through June 30, 2014, consisting of sheets A-001 through S-104.

4. Type of Tax Exemption Requested:

Pursuant to the Exemption Law, the Entity seeks a long-term tax exemption for the Project. The Applicant requests that the Annual Service Charge for the Project be calculated at 12% of the Annual Gross Revenue.

5. Term of Exemption:

The Applicant requests that the term of the long-term tax exemption be for a period of Thirty (30) years from the date of the Town's issuance of the last Certificate of Occupancy for the Project, not to exceed Thirty-Five (35) years from the date of execution of the Financial Agreement. If units of the Project are completed at different times, then the Applicant requests that the term of the exemption run separately for each unit for a period of 30 years from issuance of the last Certificate of Occupancy for such Unit.

6. Financial Agreement:

The proposed Financial Agreement between the Town and the Applicant (therein referred to as the Entity) is attached and annexed hereto as **Exhibit B**.

7. Estimation of Total Project Cost:

Pursuant to the Exemption Law, **N.J.S.A 40A:20-3(h)**, the statement prepared by an architect or engineer licensed in the State of New Jersey setting forth the estimated Total Project Cost for the Project (the Project does not include fee simple units) is set forth in the schedule attached and annexed hereto as **Exhibit C**.

8. Redevelopment Process Timeline:

Attached and annexed hereto as **Exhibit D** is a copy of the Applicant's proposed Redevelopment Project Timeline containing information relevant to the development and construction of the Project. The proposed Redevelopment Process Timeline also appears as an attachment to the RDA and is subject to the terms thereof.

9. Financial/Fiscal Plan:

A proposed Financial/Fiscal Plan for the Project outlining the schedule of annual gross revenue, the estimated expenditure for operation and maintenance of the Project, payments for interest, amortization of debt and reserves, and payments to be made to the Town pursuant to the Financial Agreement is annexed hereto and made a part hereof as **Exhibit E**.

10 Sources, Method and Amount of Financing For Project:

The Applicant will finance the development and construction of the Project through a combination of debt financing secured by the Project Premises and the Project, private equity from Boiling Springs Bank and other private equity investors and the equity investment of the Redeveloper as set forth in the RDA.

The estimated amount of financing for the Project to be obtained by the Applicant through each method of financing set forth above and the security, collateral and/or any mortgage or guaranty to be granted or pledged in connection therewith is set forth in the proposed Financial/Fiscal Plan attached hereto.

11. Applicant's Relationship to Project Premises:

The Applicant is the record owner in fee or has entered into valid and binding contracts to purchase each parcel of property within the Project Premises pursuant to the terms and conditions set forth in the RDA.

12. Minimum Annual Service Charges and Annual Service Charges:

Commencing upon the Effective Date of the Financial Agreement attached hereto the Applicant shall pay the Minimum Annual Service Charge.

Upon the Town's issuance of a Certificate of Occupancy for the Project, the Applicant shall pay the Minimum Annual Service Charge or the Annual Service Charge or pro rata share thereof, whichever is greater.

(A) Minimum Annual Service Charge

The Minimum Annual Service Charge for the Project shall be equal to the amount of Land Taxes levied against the real property upon which the Project is constructed in the last full tax year in which such real property was subject to taxation.

(B) Annual Service Charge

The Annual Service Charge shall be calculated as 12% of the Annual Gross Revenue from the Project. Attached and annexed hereto as **Exhibit F** is a projection of the Annual Gross Revenue and the Annual Service Charge for the Project.

13. Zoning Information:

The Project Premises are situated within the Morris Street Redevelopment Area, designated as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law. The redevelopment of the Project Premises is subject to the terms, conditions and restrictions contained within the Morris Street Redevelopment Plan, as adopted by the Governing Body, and as may be subsequently amended, and the RDA.

14. Real Estate Taxes:

The total real property taxes paid on the Project Premises for the 2014 Tax Year were twenty-eight thousand two hundred eighty four dollars and 00/100 Dollars ($28,284.00). Attached and annexed hereto as **Exhibit G** are true copies of the Tax Bills for the Project Premises for 2014 Tax Year.

15. Municipal Tax Assessment:

The total real property aggregate assessed value of the Project Premises is one million eighty-nine thousand five hundred dollars ($1,089,500.00) for the 2015 Tax Year. Attached and annexed hereto as **Exhibit H** are the estimated 2015 Real Estate Property Taxes for the Project Premises. The Town has provided the estimated 2015 taxes and believes that same is accurate as presented herein. (tax collector)

16. Disclosure Statement:

The Applicant is an urban renewal limited liability company formed and operated pursuant to the laws of the State of New Jersey. Its status as an urban renewal entity has been duly qualified by the Commissioner of the State of New Jersey Department of Community Affairs. Attached and annexed hereto as **Exhibit I** is a true copy of the Disclosure Statement for the Applicant.

17. Certification as to Commencement of Construction:

The Applicant hereby certifies that it has not and will not commence construction of the Project prior to adoption by the Town's Governing Body of a Resolution approving this Application and an appropriate Ordinance approving and making effective this Long Term Tax Exemption and Financial Agreement and authorizing the Mayor or other appropriate official to execute the Financial Agreement.

18. Compliance with State Law:

The Project Premises are situated within the Morris Street Redevelopment Area. As such the Project Premises meets the requirements of the Exemption Law for consideration for long term tax exemption. In addition, the Applicant is lawfully established as an urban renewal entity and approved as such by the Commissioner of the State of New Jersey Department of Community Affairs. As a result thereof, it is or will be entitled to receive the benefits of the long term tax exemption under the Exemption Law. The proposed Project will be developed and constructed in accordance with the guidelines, goals and objectives set forth in the Morris Street Redevelopment Plan.

19. Certificate of Formation:

Attached and annexed hereto as **Exhibit J** is a true copy of the filed Certificate of Formation of Lofts at Morristown Urban Renewal, LLC reviewed and approved by the Commissioner of the State of New Jersey Department of Community Affairs.

20. Exhibits:

The following exhibits are attached and annexed to this Application for Long Term Tax Exemption and are hereto incorporated herein:

Exhibit A: Description of Project

Exhibit B: Financial Agreement

Exhibit C: Total Project Cost

Exhibit D: Development Process Timeline

Exhibit E: Financial/Fiscal Plan

Exhibit F: Projected Annual Gross Revenue and Annual Service Charge

Exhibit G: 2014 Real Estate Taxes

Exhibit H: Estimated 2015 Real Estate Taxes

Exhibit I: Disclosure Statement

Exhibit J: Certificate of Formation

I hereby certify to the best of my knowledge and belief, that all of the information contained in this application is true and correct.

Lofts at Morristown Urban Renewal, LLC

By: ______________________

Name: Giuseppe Gorga

Title: Manager

Exhibit A

Description of Project

PRELIMINARY AND FINAL SITE PLAN

FOR

MOUNTAIN CENTER REALTY, LLC

PROPOSED RESIDENTIAL DEVELOPMENT

BLOCK 3701, LOT 10 & PORTION OF LOT 11; TAX MAP SHEET NO. 37, DATED APRIL 1985, REVISED MARCH 1987

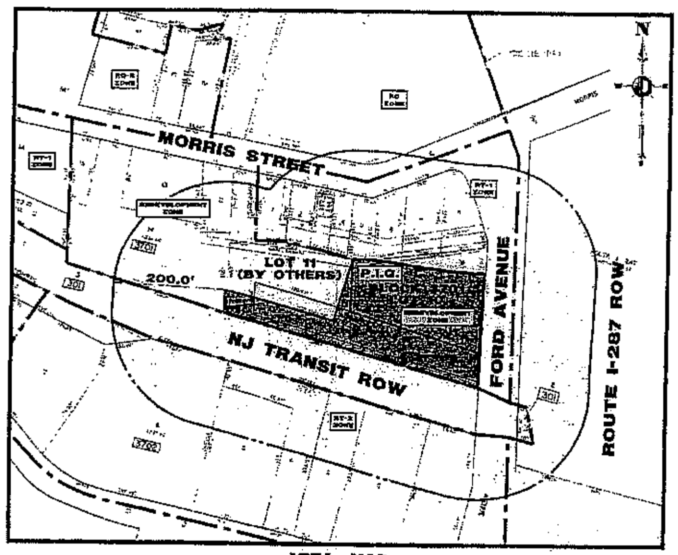
10 FORD AVENUE

TOWN OF MORRISTOWN

MORRIS COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

ALSO TO BE NOTIFIED



AREA MAP

1" = 100'

KEY MAP

1" = 2000'

DRAWING INDEX

OWNER / APPLICANT CERTIFICATION

PLANNING BOARD APPROVAL

OWNER CERTIFICATION

PREPARED BY

DYNAMIC ENGINEERING CONSULTANTS, P.C.

245 MAIN STREET - SUITE 113

CHESTER, NJ 07930

WWW.DYNAMICEC.COM

DYNAMIC ENGINEERING

COVER SHEET

MOUNTAIN CENTER REALTY, LLC

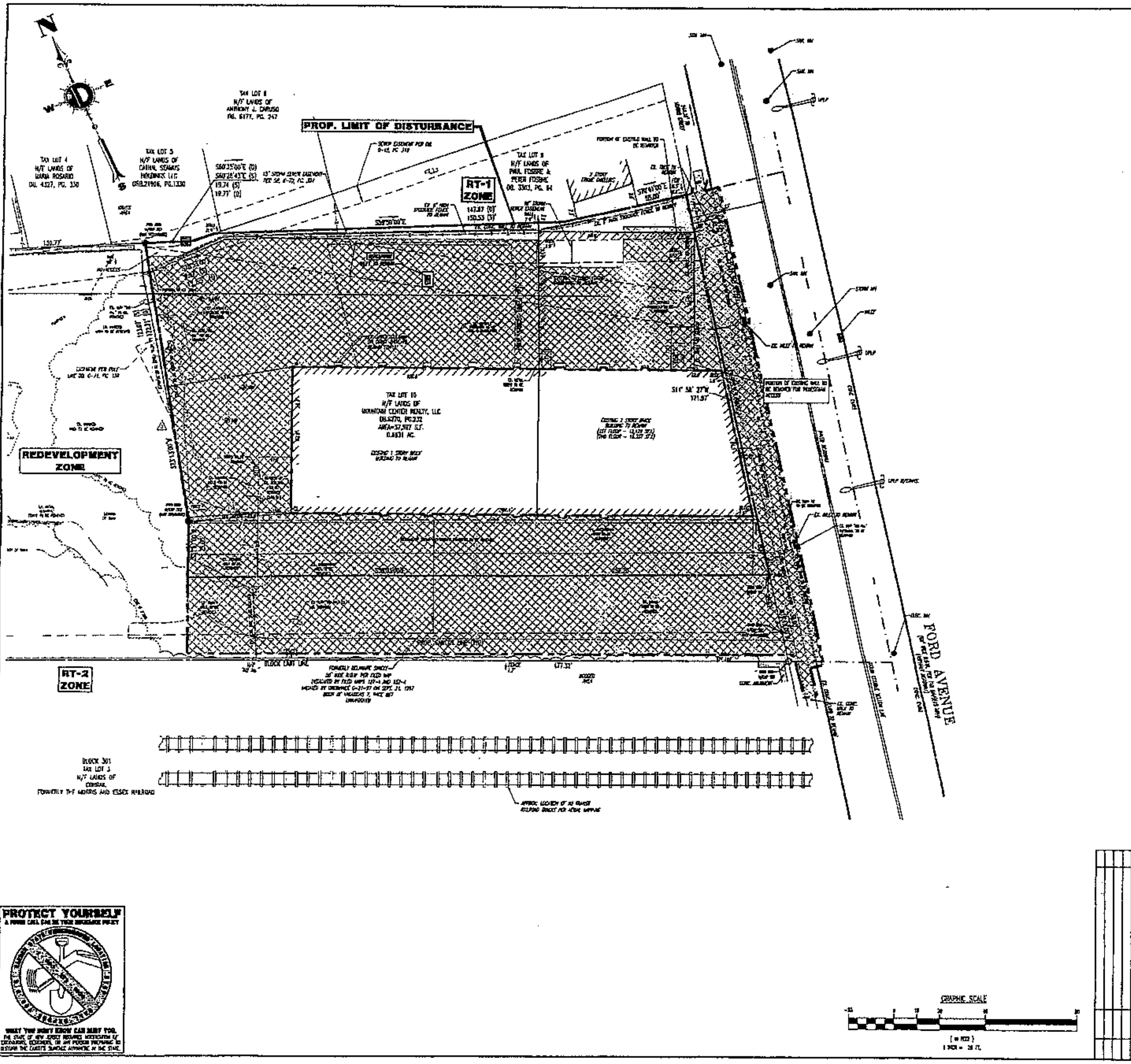
PROPOSED RESIDENTIAL DEVELOPMENT

J. G. JAWORSKI B.W. SKAPINETZ

1

OB 13-11 Mountain Center

Plotted: 02/12/14 – 3:10 PM, By: [illegible] – Product Ver: 18.0s (LMS Tech)
File: P:\DECFC PROJECTS\0458 RCN Management\09-001 Morristown\dwg\Site Plans\0458080001SA3.dwg ---> 02 AERIAL-REV1



DEMOLITION NOTES

1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
3. [illegible]
4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
5. [illegible]
6. BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]
18. [illegible]

NOTE

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]

DEMOLITION PLAN LEGEND

- PROPOSED LIMIT OF DISTURBANCE LINE
- PROPOSED SILT FENCE LINE
- EXISTING IMPROVEMENTS TO BE REMOVED

Rev.	Date	Comments	By
3	7/12/14	REVISED PER TOWN COMMENTS	GA
2	06/14/13	REVISED PER CLIENT COMMENTS	AW
1	04/12/13	FOR REVIEW: ARCHITECTURALS AND PARKING	AA

DYNAMIC ENGINEERING

245 Main Street - Suite 113
Chester, NJ 07930
T: 908.879.9229
F: 908.879.0222

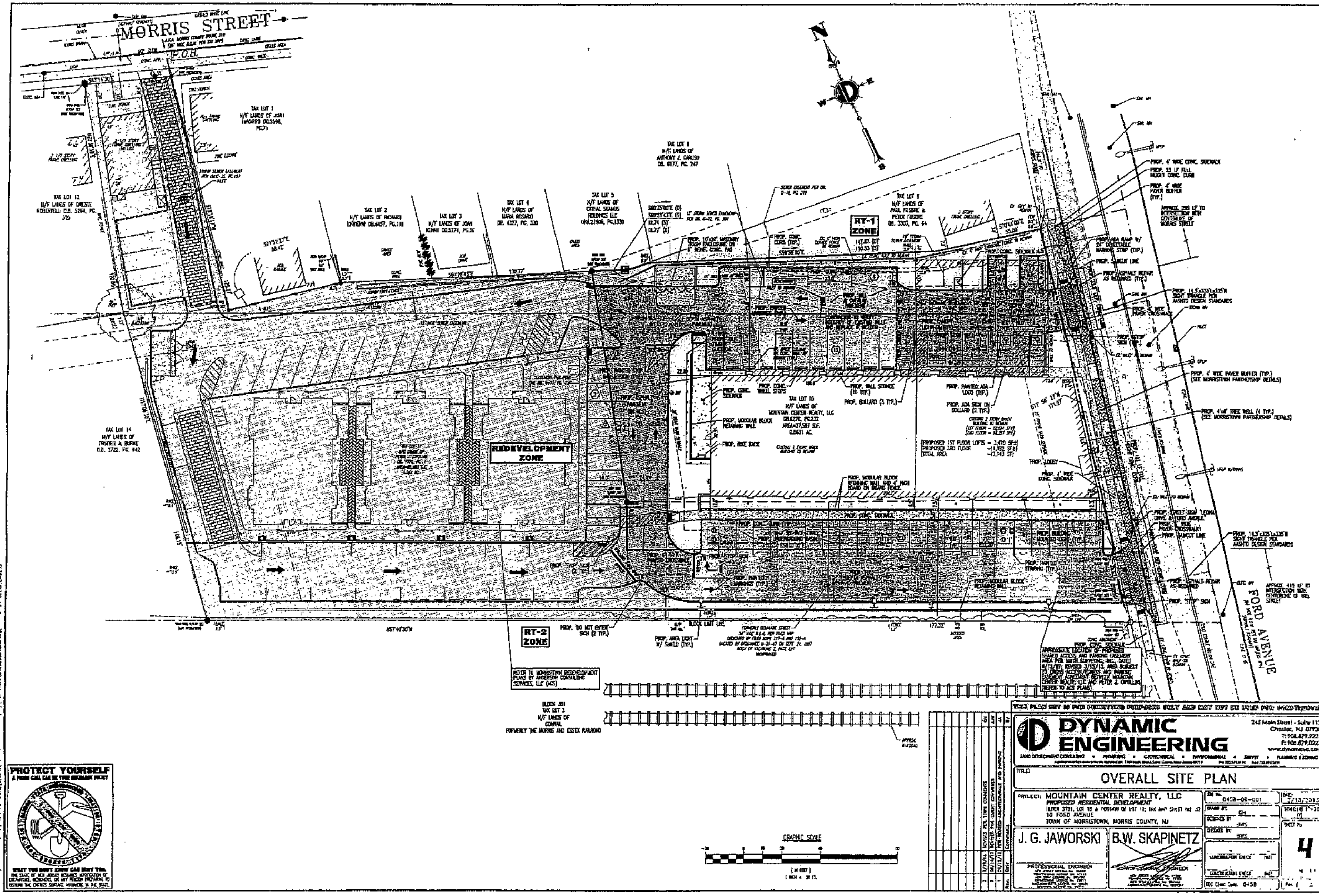
TITLE: DEMOLITION PLAN

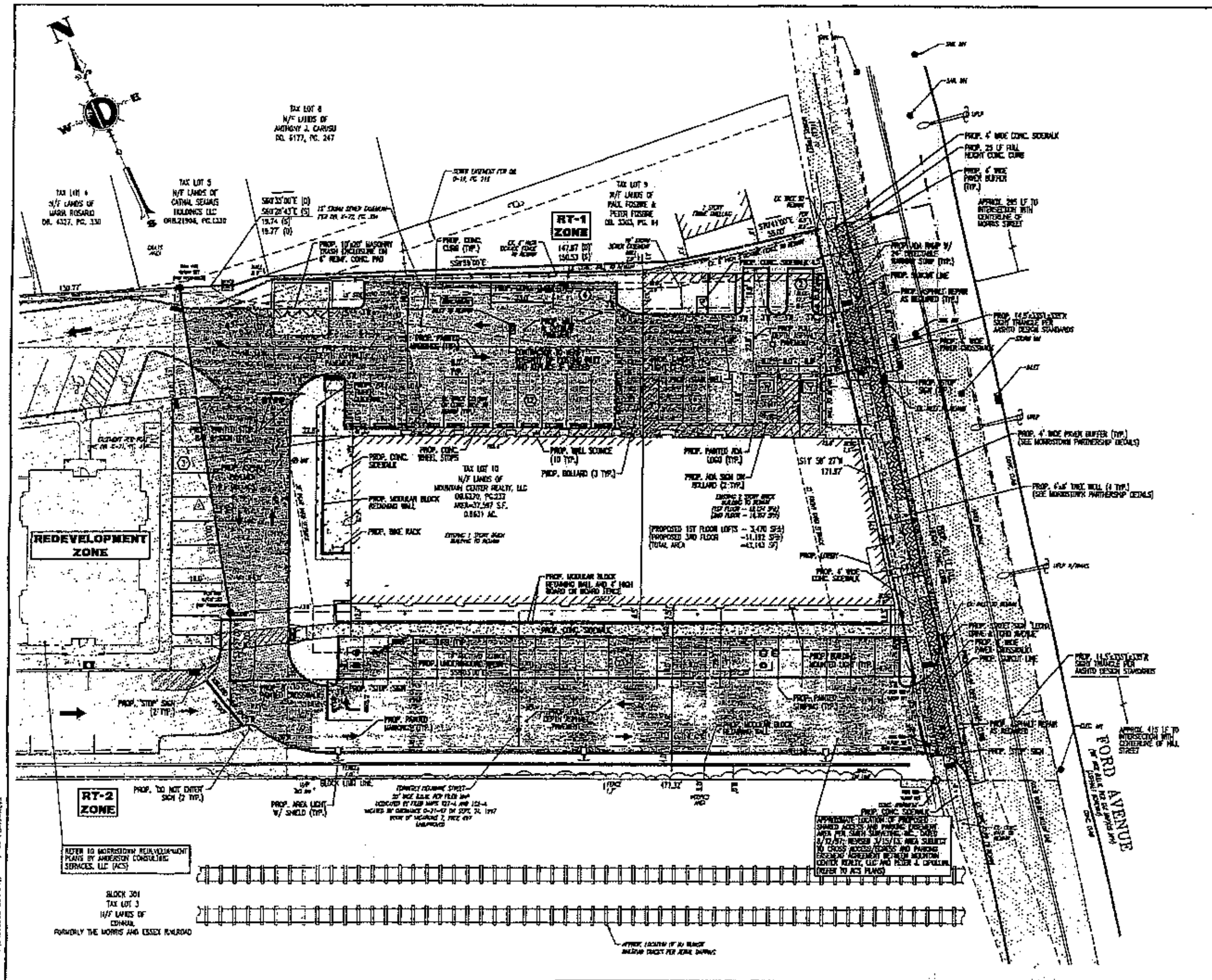
PROJECT: MOUNTAIN CENTER REALTY, LLC
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 3301, LOT 10 & PORTION OF LOT 11, TAX MAP SHEET NO. 37
TO FORD AVENUE
TOWN OF MORRISTOWN, MORRIS COUNTY, NJ

JOB No.: 0458-09-001
DATE: 2/13/2013
SCALE: 1"=20'
SHEET No.: 3 OF 13

J. G. JAWORSKI — PROFESSIONAL ENGINEER
B.W. SKAPINETZ — PROFESSIONAL ENGINEER

DEC Cert Code: 0458


MORRIS STREET
FORD AVENUE
REDEVELOPMENT ZONE
RT-1 ZONE
RT-2 ZONE
PROTECT YOURSELF
GRAPHIC SCALE
DYNAMIC ENGINEERING
245 Main Street - Suite 113
Chester, NJ 07930
T: 908.879.9229
F: 908.879.0222
TITLE:
OVERALL SITE PLAN
PROJECT: MOUNTAIN CENTER REALTY, LLC
PROPOSED RESIDENTIAL DEVELOPMENT
10 FORD AVENUE
TOWN OF MORRISTOWN, MORRIS COUNTY, NJ
J. G. JAWORSKI
B.W. SKAPINETZ
PROFESSIONAL ENGINEER
0458-09-001
4



GENERAL NOTES

NJ TRANSIT NOTES

PROTECT YOURSELF

TOWN SPECIFIC SITE NOTES

PAVEMENT LEGEND

DYNAMIC ENGINEERING

245 Main Street - Suite 113
Chester, NJ 07930

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Rev.	Date	Comments
3	1/23/14	REVISED FOR TOWN COMMENTS
2	06/14/13	REVISED FOR CLIENT COMMENTS
1	04/13/13	PER: REVISED ARCHITECTURALS AND PARKING

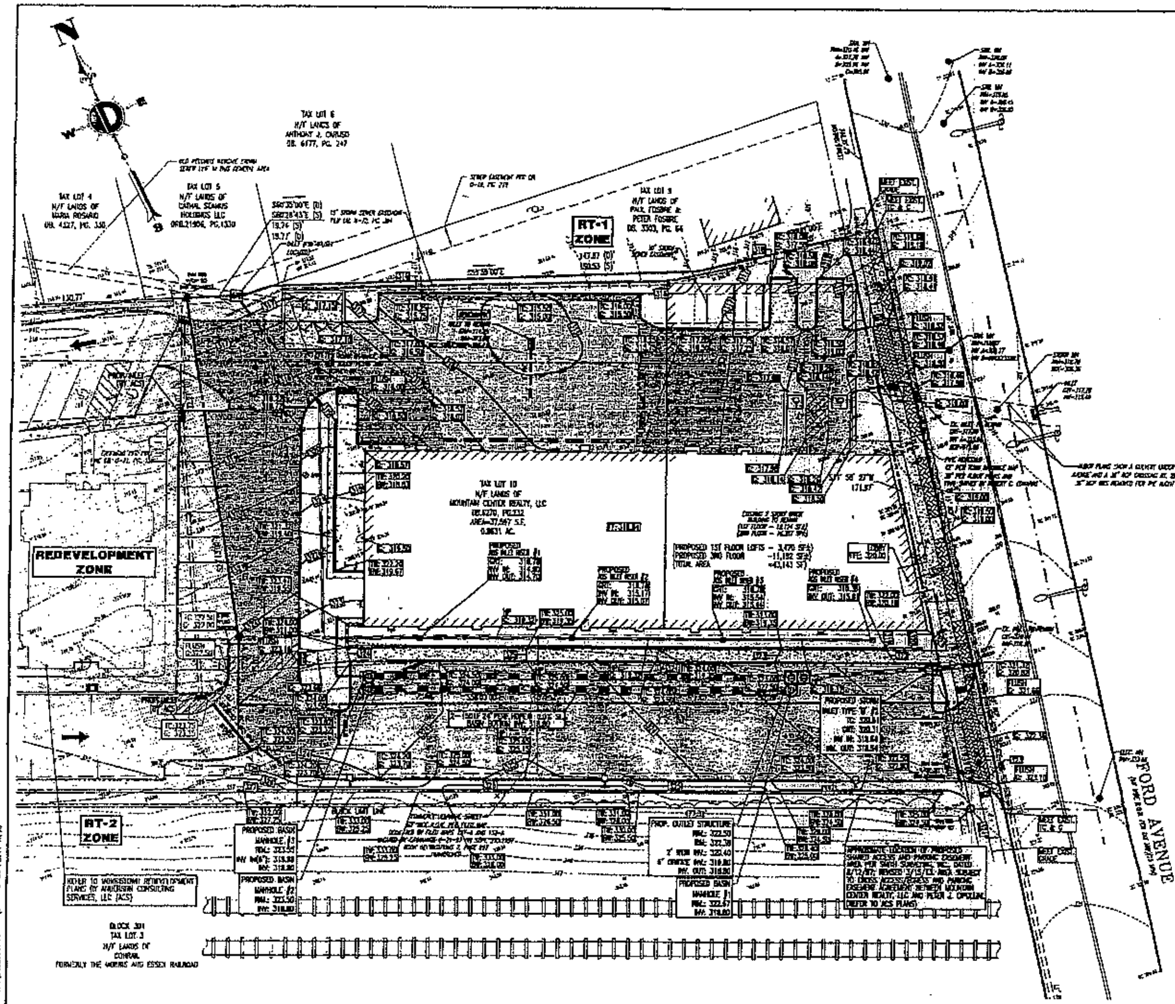
TITLE: SITE PLAN

PROJECT: MOUNTAIN CENTER REALTY, LLC
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 5701, LOT 10 & PORTION OF LOT 11; TAX MAP SHEET NO. 37
10 FORD AVENUE
TOWN OF MORRISTOWN, MORRIS COUNTY, NJ

J. G. JAWORSKI
PROFESSIONAL ENGINEER

B.W. SKAPINETZ
PROFESSIONAL ENGINEER

JOB No.: 0456-08-001
DRAWN BY: CH
DESIGNED BY: JWS
CHECKED BY: BWS
CONSTRUCTION CHECK / DATE
DEC Client Code: 0458
SHEET No.: 5 of 13



GRADING NOTES

UNDERGROUND DETENTION/INFILTRATION BASIN MAINTENANCE NOTES

UTILITY LEGEND

PROJECT SPECIFIC GRADING NOTES:

1. ANY RETAINING WALLS HIGHER THAN FOUR (4) FEET SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW JERSEY AND SUBMITTED WITH THE BUILDING PERMIT APPLICATIONS. UPON COMPLETION OF WALL CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A CERTIFICATION PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW JERSEY NOTING THAT THE WALLS WERE CONSTRUCTED IN ACCORDANCE WITH THE SUBMITTED DESIGN.
2. CONTRACTOR SHALL PROVIDE DOCUMENTATION TO THE TOWN ENGINEER THAT ALL IMPORTED FILL MATERIAL IS FROM A NON-CONTAMINATED SOURCE.
3. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE TOWN ENGINEER REGARDING ANY REQUIRED RE-PAVING OR RECONSTRUCTION OF FORD AVENUE. ANY UTILITY TRENCH CUTS (IF REQUIRED) SHALL BE COMPLETED PRIOR TO RESURFACING.

GRAPHIC SCALE

(IN FEET)
1 INCH = 30 FT.

PROTECT YOURSELF

Rev.	Date	Comments	By
3	1/21/14	REVISED PER TOWN COMMENTS	GI
2	08/13/13	REVISED PER CLIENT COMMENTS	AJV
1	04/12/13	FOR REVISED ARCHITECTURALS AND PARKING	JG

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING

245 Main Street - Suite 113
Chester, NJ 07930
T: 908.879.9229
F: 908.879.0222
www.dynamicec.com

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TITLE: GRADING PLAN

PROJECT: MOUNTAIN CENTER REALTY, LLC
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 3701, LOT 10 & PORTION OF LOT 11; TAX MAP SHEET NO. 37
10 FORD AVENUE
TOWN OF MORRISTOWN, MORRIS COUNTY, NJ

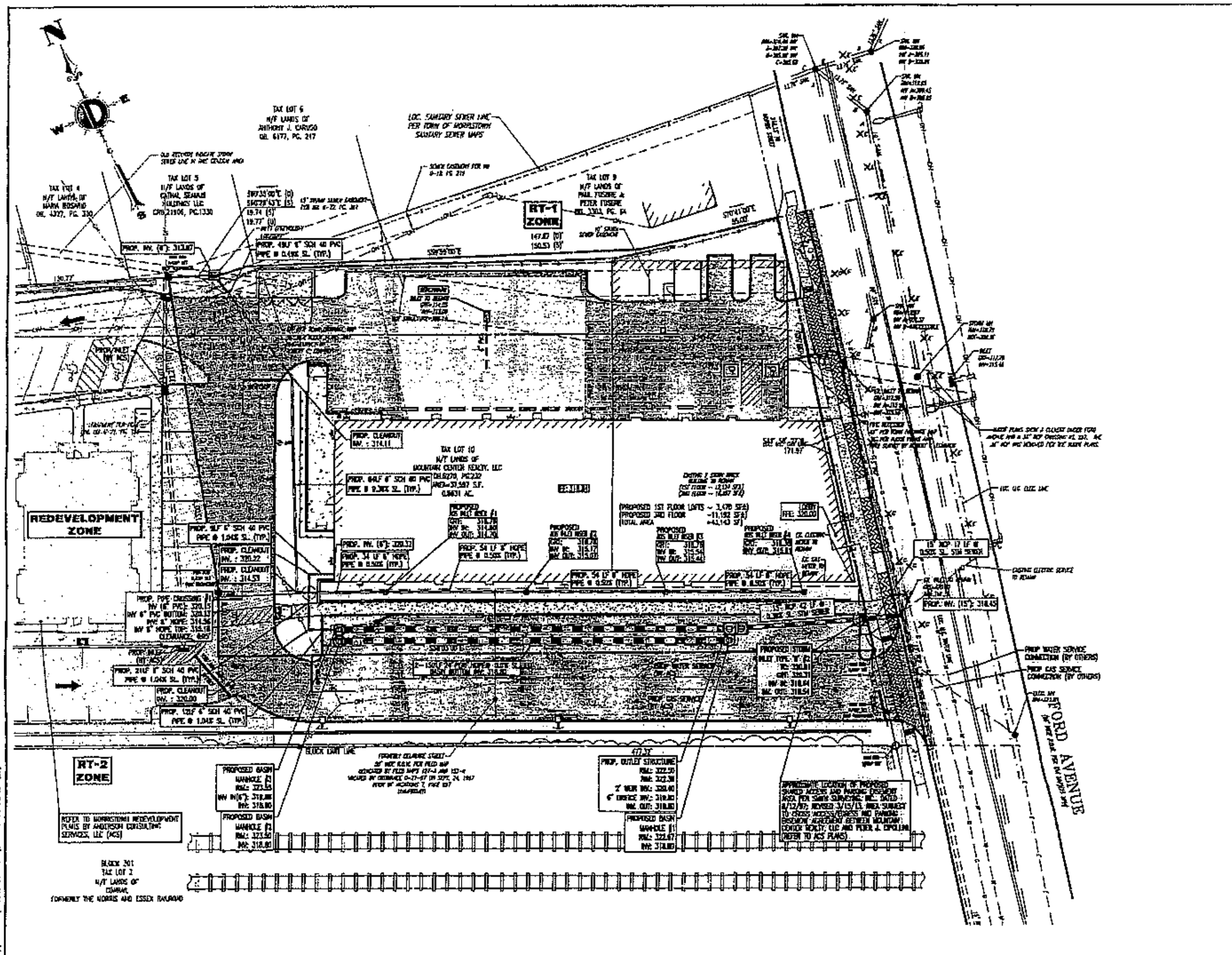
JOB No: 0458-09-001
DATE: 2/13/2013
DRAWN BY: GH
SCALE: 1"=30'
DESIGNED BY: BWS
CHECKED BY: BWS

J. G. JAWORSKI — PROFESSIONAL ENGINEER
B.W. SKAPINETZ

CONSTRUCTION CHECK / DATE
CONSTRUCTION CHECK / DATE

SHEET No. 6 of 13

DEC Client Code: 0458
Rev. 3



UTILITY NOTES

[illegible]

EXISTING UTILITY NOTES

[illegible]

UTILITY LEGEND

[illegible]

NOTE: ALL EXISTING UTILITIES INCLUDING WATER, SEWER, ELECTRIC, GAS, ETC. TO REMAIN. NO NEW SERVICE CONNECTIONS PROPOSED.

PROJECT SPECIFIC UTILITY NOTES:

1. EXISTING DOMESTIC AND FIRE WATER SERVICE IS TO REMAIN.
2. EXISTING SEWER LATERAL IS TO REMAIN.
3. EXISTING GAS SERVICE IS TO REMAIN.
4. EXISTING ELECTRIC SERVICE CONNECTION IS TO REMAIN.

GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FT

PROTECT YOURSELF

Rev.	Date	Comments
3	1/28/14	REVISED PER TOWN COMMENTS
2	08/14/13	REVISED PER CLIENT COMMENTS
1	04/12/13	PER REVISED ARCHITECTURALS

DYNAMIC ENGINEERING

245 Main Street - Suite 113
Chester, NJ 07930
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F: 908.879.0222
www.dynamicec.com

LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

TITLE: DRAINAGE & UTILITY PLAN

PROJECT: MOUNTAIN CENTER REALTY, LLC
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 3701, LOT 10 & PORTION OF LOT 11; TAX MAP SHEET NO. 37
10 FORD AVENUE
TOWN OF MORRISTOWN, MORRIS COUNTY, NJ

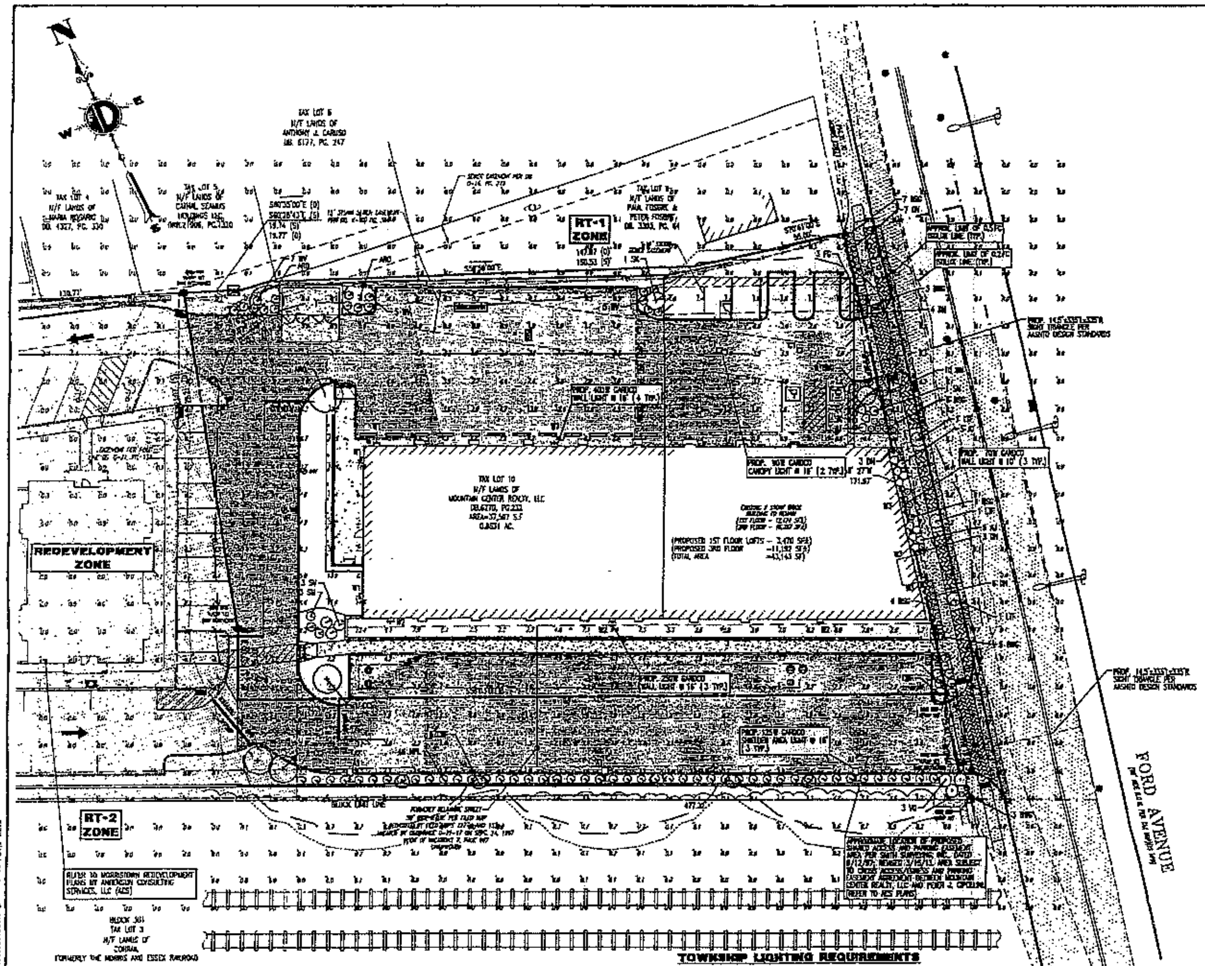
JOB No: 0458-09-001
DRAWN BY: CH
DESIGNED BY: BWS
CHECKED BY: BWS
SCALE: (H) 1"=20'
SHEET No: 7

J. G. JAWORSKI — PROFESSIONAL ENGINEER

B.W. SKAPINETZ — PROFESSIONAL ENGINEER

CONSTRUCTION CHECK DATE

THIS PLAN TO BE UTILIZED FOR LANDSCAPE & LIGHTING PURPOSES ONLY.



GENERAL LIGHTING NOTES

PLANTING SPECIFICATIONS

PLANTING NOTES

Carolle Huber
Landscape Architecture
12 Walker Ave.
Morristown NJ 07960
973-292-8022

LANDSCAPE SCHEDULE

Key	Qty.	Botanical Name	Common Name	Size	Remarks
ORNAMENTAL GRASSES					
PERENNIALS					
TREES & SHRUBS					
ARO	3	Acer rubrum 'October Glory'	Red Maple	3-3.5" cal.	50'
AJ	13	Aucuba japonica	Japanese Aucuba	3-4'	6'
BSG	24	Buxus s. x 'Velvet Green'	Velvet Green Common Boxwood	18-24"	5'
BWG	20	Buxus x 'Wintergreen'	Wintergreen Boxwood	18-24"	3'
CBF	7	Carpinus betulus 'Fastigiata'	Columnar Hornbeam	2-2.5" cal.	low branched specimen
CCF	3	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	8-10' height	20', burg. leaves
DN	33	Deutzia gracilis 'Nikko'	Dwarf Deutzia	18-24"	"white, 18" May"
FG	11	Fothergilla g. 'Blue Mist'	Blue Mist Fothergilla	24-30"	"white, 3', May"
HPL	46	Hydrangea p. 'Little Lime'	Little Lime Hydrangea	24-36"	white, 4' July
LTF	3	Liriodendron tulipifera 'Fastigiatum'	Columnar Tulip Tree	2.5-3" cal.	low branched specimen
SK	2	Stewartia pseudocamellia	Japanese Stewartia	8-10'	"white, 30', July"
SM	4	Syringa meyeri	Dwarf Meyer Lilac	18-24"	"lilac, 5', May-June"
SV	3	Syringa vulgaris	Common Lilac	4-5'	"lilac, 12', May-June"
VO	3	Viburnum opulus	Cranberrybush Viburnum	4-5'	"white to red fruit, 12', May"
WV	17	Weigela f. 'Fine Wine'	Fine Wine Weigela	3-4'	"rose pink, burg. leaves, 4', May-June"

Rev.	Date	Comments	By
3	1/24/14	REVISED FOR TOWN COMMENTS	GH
2	04/14/13	REVISED PER CLIENT COMMENTS	AJM
1	04/12/13	PER REVISED ARCHITECTURALS AND PARKING	AS

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LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
245 Main Street - Suite 113
Chester, NJ 07930
T: 908.879.9229
F: 908.879.0222
www.dynamicec.com

TITLE:
LANDSCAPE & LIGHTING PLAN

PROJECT: MOUNTAIN CENTER REALTY, LLC
PROPOSED RESIDENTIAL DEVELOPMENT
10 FORD AVENUE
TOWN OF MORRISTOWN, MORRIS COUNTY, NJ

JOB No.: 0458-09-001
DATE: 2/14/2012
DRAWN BY: CH
DESIGNED BY: BWS
CHECKED BY: BWS
CONSTRUCTION CHECK DATE
ENGINEERING CHECK DATE

J. G. JAWORSKI
PROFESSIONAL ENGINEER

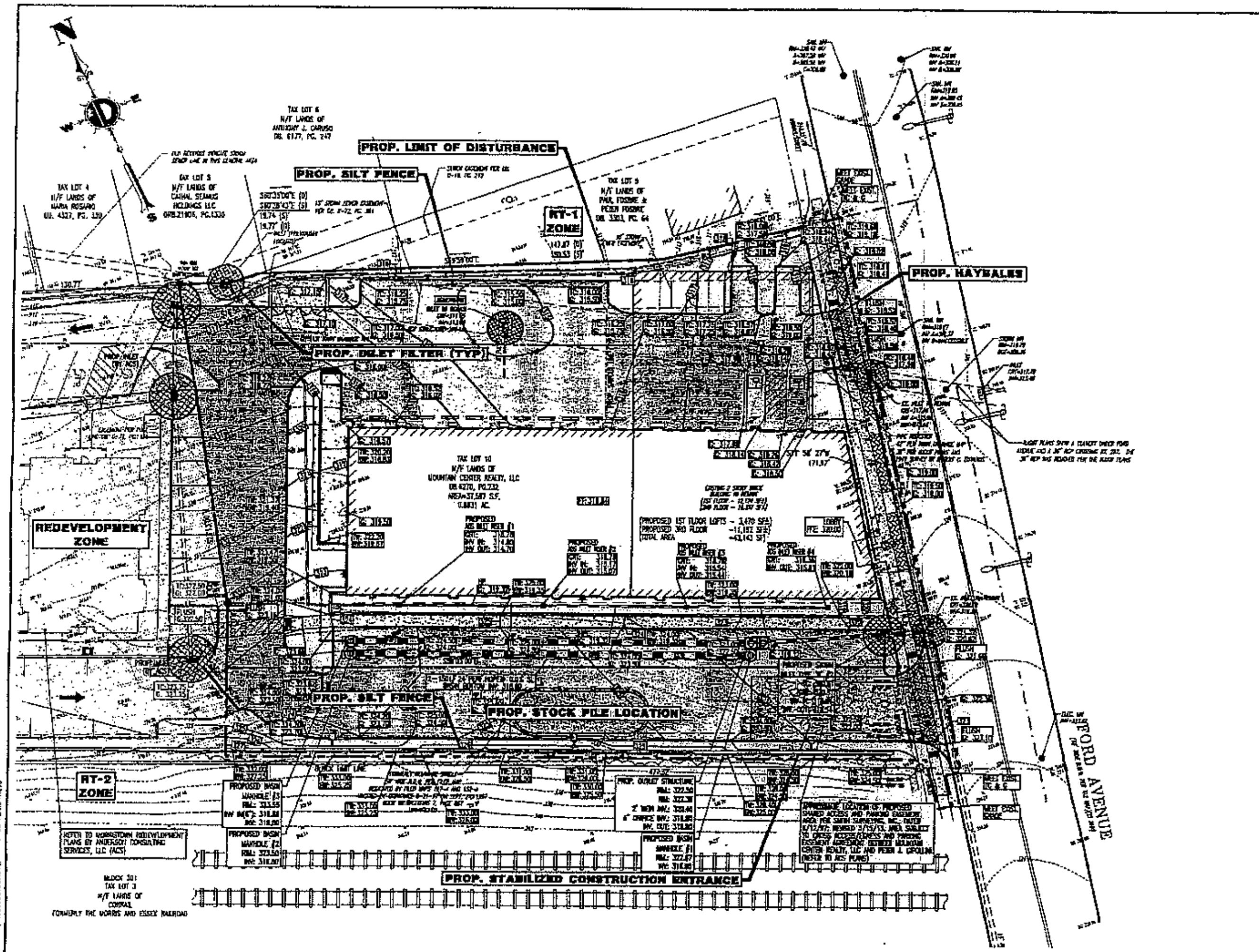
B.W. SKAPINETZ
PROFESSIONAL ENGINEER

SHEET No. 8 OF 13

PROTECT YOURSELF

GRAPHIC SCALE
1 inch = 20 ft.

THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY



SEQUENCE OF CONSTRUCTION:

MORRIS COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

EROSION CONTROL LEGEND

STANDARD FOR DUST CONTROL

GRAPHIC SCALE

LIMIT OF DISTURBANCE = 37,427 SF SF. (0.86 Ac.)

DYNAMIC ENGINEERING

245 Main Street - Suite 113
Chester, NJ 07930

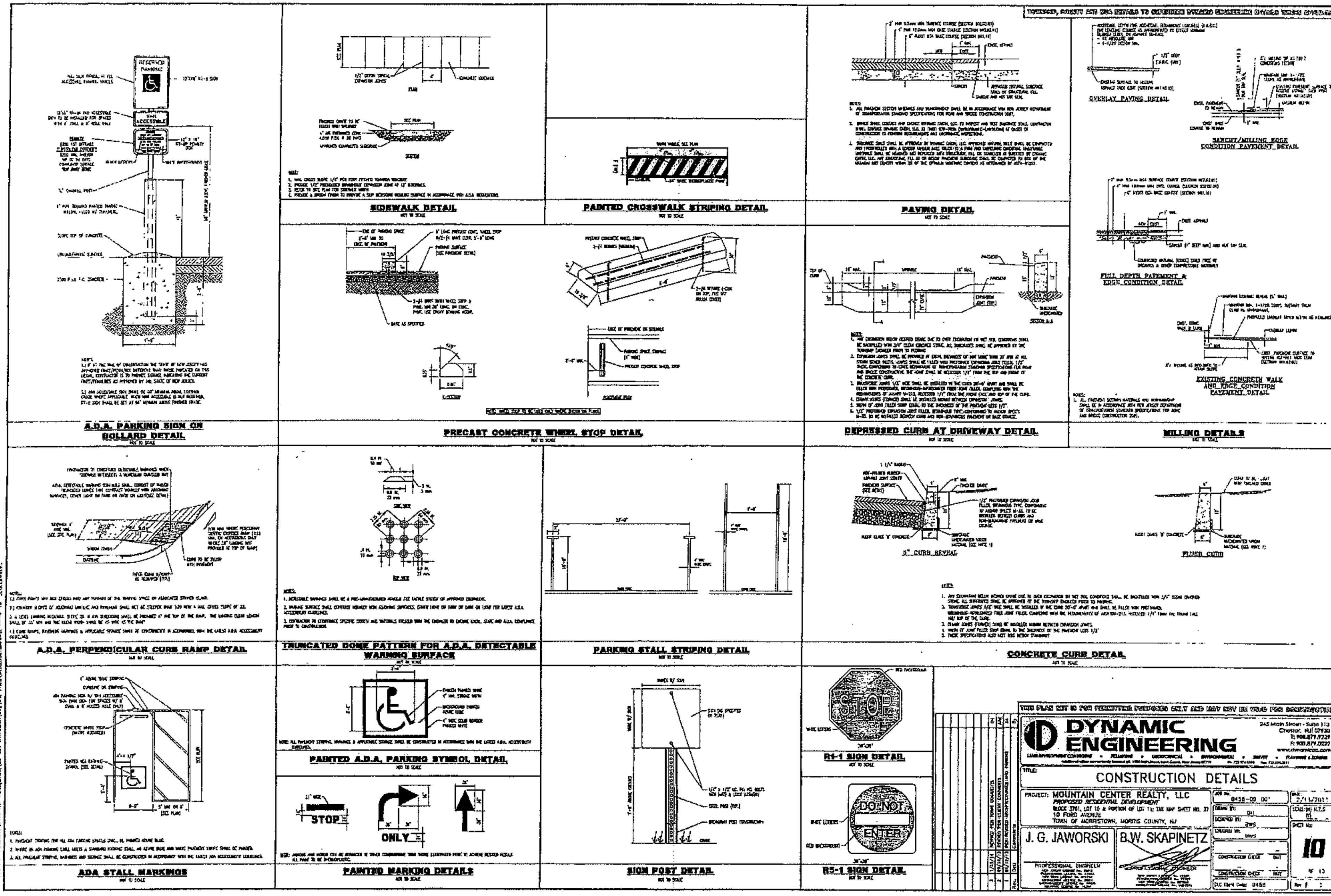
TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN

PROJECT: MOUNTAIN CENTER REALTY, LLC
PROPOSED RESIDENTIAL DEVELOPMENT
TOWN OF MORRISTOWN, MORRIS COUNTY, NJ

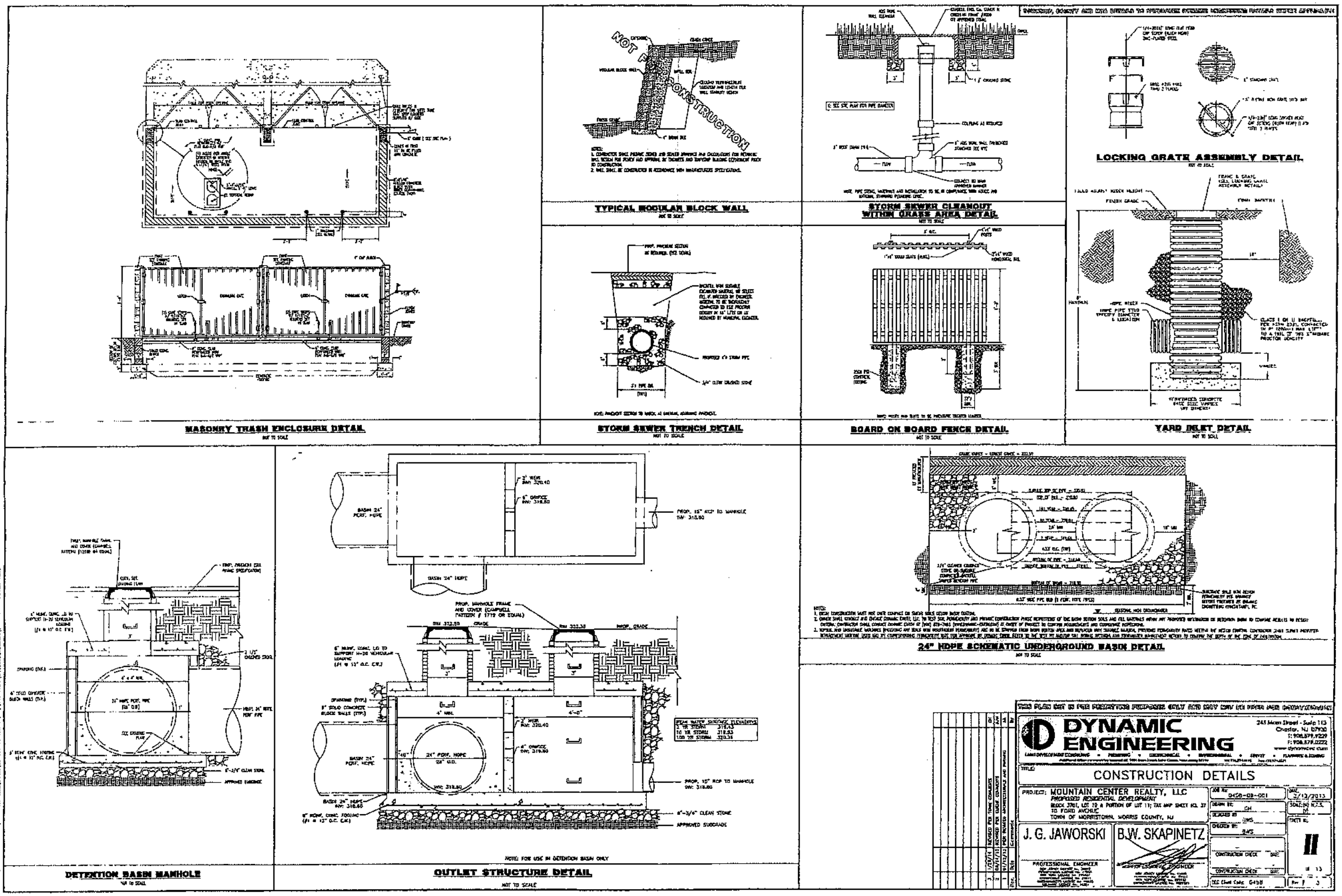
J. G. JAWORSKI — PROFESSIONAL ENGINEER

B.W. SKAPINETZ — PROFESSIONAL ENGINEER

SHEET No. 9



A.D.A. PARKING SIGN ON BOLLARD DETAIL
SIDEWALK DETAIL
PAINTED CROSSWALK STRIPING DETAIL
PAVING DETAIL
OVERLAY PAVING DETAIL
SAWCUT/MILLING EDGE CONDITION PAVEMENT DETAIL
FULL DEPTH PAVEMENT & EDGE CONDITION DETAIL
EXISTING CONCRETE WALK AND EDGE CONDITION PAVEMENT DETAIL
PRECAST CONCRETE WHEEL STOP DETAIL
DEPRESSED CURB AT DRIVEWAY DETAIL
MILLING DETAILS
A.D.A. PERPENDICULAR CURB RAMP DETAIL
TRUNCATED DOME PATTERN FOR A.D.A. DETECTABLE WARNING SURFACE
PARKING STALL STRIPING DETAIL
6" CURB REVEAL
FLUSH CURB
CONCRETE CURB DETAIL
ADA STALL MARKINGS
PAINTED A.D.A. PARKING SYMBOL DETAIL
STOP
ONLY
PAINTED MARKING DETAILS
SIGN POST DETAIL
STOP
R1-1 SIGN DETAIL
DO NOT ENTER
R5-1 SIGN DETAIL
DYNAMIC ENGINEERING
245 Main Street - Suite 113
Chester, NJ 07930
TITLE:
CONSTRUCTION DETAILS
PROJECT: MOUNTAIN CENTER REALTY, LLC
PROPOSED RESIDENTIAL DEVELOPMENT
10 FORD AVENUE
TOWN OF MORRISTOWN, MORRIS COUNTY, NJ
J. G. JAWORSKI
B.W. SKAPINETZ
PROFESSIONAL ENGINEER
10


MASONRY TRASH ENCLOSURE DETAIL
NOT TO SCALE
TYPICAL MODULAR BLOCK WALL
NOT FOR CONSTRUCTION
STORM SEWER CLEANOUT WITHIN GRASS AREA DETAIL
LOCKING GRATE ASSEMBLY DETAIL
STORM SEWER TRENCH DETAIL
BOARD ON BOARD FENCE DETAIL
YARD INLET DETAIL
DETENTION BASIN MANHOLE
OUTLET STRUCTURE DETAIL
NOTE: FOR USE IN DETENTION BASIN ONLY
24" HDPE SCHEMATIC UNDERGROUND BASIN DETAIL
DYNAMIC ENGINEERING
245 Main Street - Suite 113
Chester, NJ 07930
TITLE: CONSTRUCTION DETAILS
PROJECT: MOUNTAIN CENTER REALTY, LLC
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 3701, LOT 10 & PORTION OF LOT 11; TAX MAP SHEET NO. 37
10 FORD AVENUE
TOWN OF MORRISTOWN, MORRIS COUNTY, NJ
J. G. JAWORSKI
B.W. SKAPINETZ
PROFESSIONAL ENGINEER
JOB No: 0458-08-001
DATE: 5/13/2013
SCALE: N.T.S.
DRAWN BY: CH
DESIGNED BY: JWS
CHECKED BY: BWS
CONSTRUCTION CHECK DATE
DEC Client Code: 0458
SHEET No: II
1 01/12/12 PER REVISED ARCHITECTURALS AND PARKING
2 04/14/13 REVISED PER CLIENT COMMENTS
3 1/28/14 REVISED PER TOWN COMMENTS
Rev. Date Comments

Gullwing LED
GL18 Area Luminaires

PHILIPS
GARDCO

AREA LIGHT DETAIL

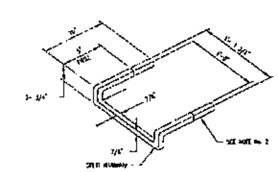
SlenderForm
Page 1 of 3 High Output LED Ceiling / Canopy / Parking Garage Luminaire

PHILIPS
GARDCO

CANOPY LIGHT DETAIL

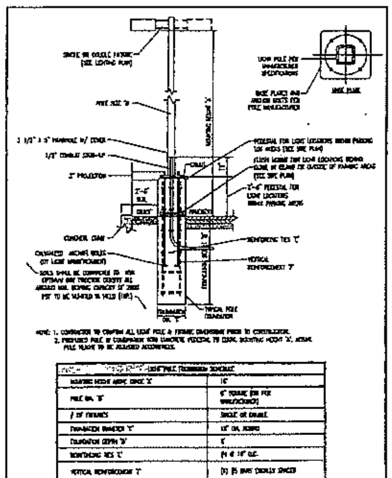
140 Line
141 Performance Super Sconce

WALL MOUNTED LIGHT DETAIL



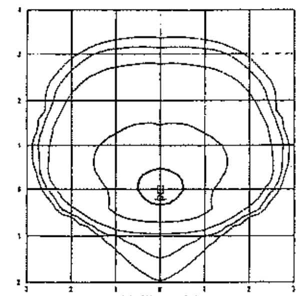
ALUMINUM STRIP DETAIL

NOT TO SCALE

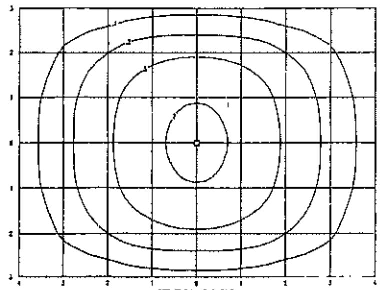


AREA LIGHT DETAIL

NOT TO SCALE



AREA LIGHT ISOLUX DETAIL 'A1'



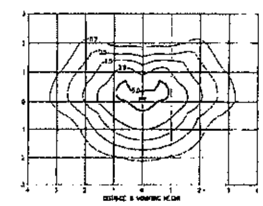
CANOPY LIGHT ISOLUX DETAIL 'C1'

110 Line
Page 1 of 2 114 Half Cylinder Downlight Mini Sconce

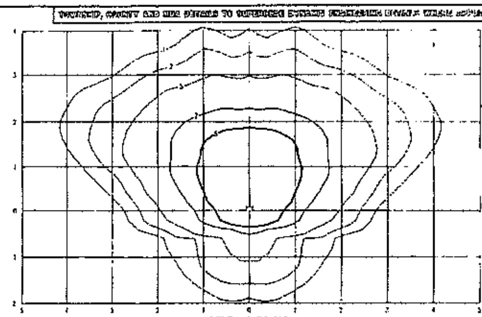
PHILIPS
GARDCO

AREA LIGHT DETAIL 'W3'

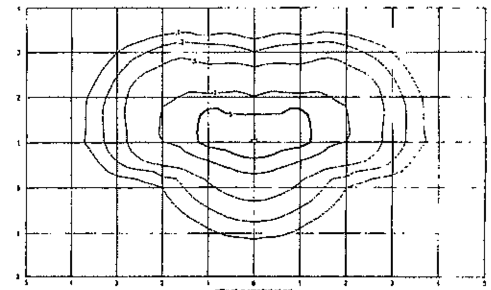
NOT TO SCALE



WALL MOUNTED ISOLUX DETAIL 'W1'



WALL MOUNTED ISOLUX DETAIL 'W2'



AREA LIGHT ISOLUX DETAIL 'W3'

NOT TO SCALE

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING

245 Main Street Suite 113
Chester, NJ 07930
www.dynamicec.com

TITLE: CONSTRUCTION DETAILS

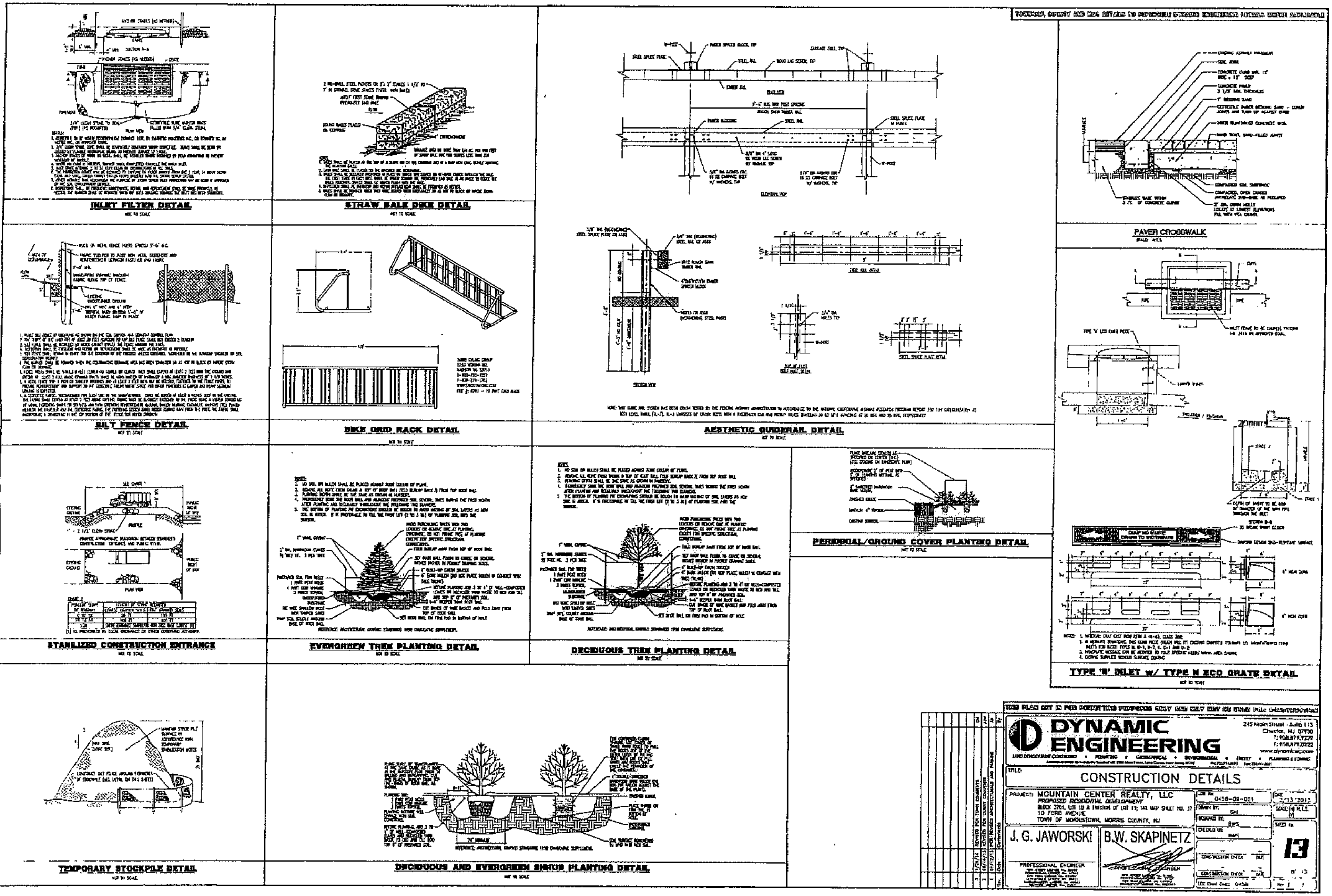
PROJECT: MOUNTAIN CENTER REALTY, LLC
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 3701, LOT 10 & PORTION OF LOT 11; TAX MAP SHEET NO. 37
10 FORD AVENUE
TOWN OF MORRISTOWN, MORRIS COUNTY, NJ

J. G. JAWORSKI | B.W. SKAPINETZ

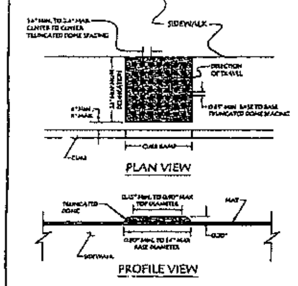
PROFESSIONAL ENGINEER

Rev.	Date	Comments	By
3	1/29/14	REVISED PER TOWN COMMENTS	GI
2	09/11/13	REVISED PER CLIENT COMMENTS	AJW
1	04/12/13	PER REVISED ARCHITECTURALS AND PARKING	AA

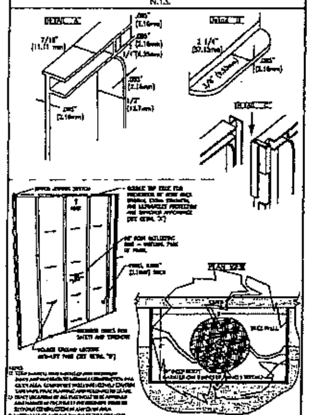
JOB No.	2458-09-001
DATE	3/13/2013
DRAWN BY	LH
SCALE (H)	N.T.S.
DESIGNED BY	DWS
CHECKED BY	DWS
SHEET No.	12
	5 OF 13


INLET FILTER DETAIL
STRAW BALE DIKE DETAIL
PAVER CROSSWALK
SILT FENCE DETAIL
BIKE GRID RACK DETAIL
AESTHETIC GUIDERAIL DETAIL
STABILIZED CONSTRUCTION ENTRANCE
EVERGREEN TREE PLANTING DETAIL
DECIDUOUS TREE PLANTING DETAIL
PERENNIAL/GROUND COVER PLANTING DETAIL
TYPE 'B' INLET w/ TYPE N ECO GRATE DETAIL
TEMPORARY STOCKPILE DETAIL
DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL
DYNAMIC ENGINEERING
245 Main Street - Suite 113
Chester, NJ 07930
www.dynamicec.com
CONSTRUCTION DETAILS
PROJECT: MOUNTAIN CENTER REALTY, LLC
PROPOSED RESIDENTIAL DEVELOPMENT
10 FORD AVENUE
TOWN OF MORRISTOWN, MORRIS COUNTY, NJ
J. G. JAWORSKI
B.W. SKAPINETZ
PROFESSIONAL ENGINEER
0456-09-001
2/13/2012
13
REVISED PER TOWN COMMENTS
REVISED PER CLIENT COMMENTS
Date
Comments

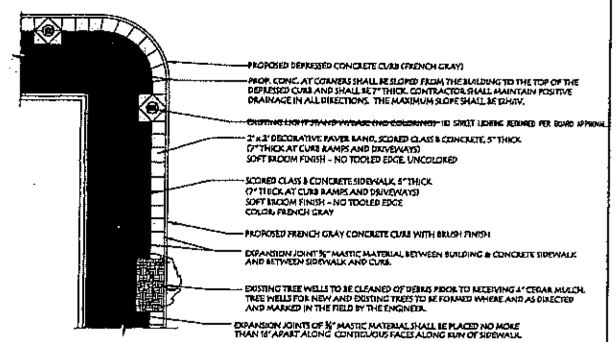
NOTES:
1) COLOR SHALL BE "SAFETY RED", AS APPROVED BY NJDOT, AND SHALL BE THE CAST-IN-PLACE TYPE
2) SLIP RESISTANCE SHALL CONFORM TO SEC. 917.14 OF THE SPECIFICATIONS
3) MAT WIDTHS SHALL VARY TO MATCH CURB RAMP WIDTHS



DETECTABLE WARNING SURFACE
(TRUNCATED DOME TYPE)
N.T.S.



ROOT BARRIER
(INCLUDED IN THE VARIOUS TREE LINE ITEMS)
NOT TO SCALE



JOINT LINE LAYOUT:
JOINT LINES SHALL REFER TO BOTH CONTROL JOINTS AND EXPANSION JOINTS. PLEASE NOTE THAT JOINT LAYOUT WITHIN THE CONCRETE SIDEWALK AREAS ARE CRITICAL TO THE AESTHETIC SUCCESS OF THE COMPLETED PROJECT. JOINT LAYOUT SHALL BE AS APPROVED IN THE FIELD.

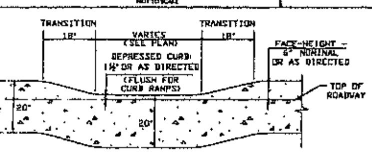
ACTUAL NUMBER OF JOINT LINES DURING FIELD LAYOUT MAY DIFFER FROM WHAT IS SHOWN ON THE DRAWINGS. IF CONDITIONS REQUIRE A MODIFICATION TO THE LAYOUT, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION OF CONCRETE.

JOINT LINES PERPENDICULAR TO CURB TO ACCOMMODATE TREES AND STREET LIGHTS:
THE SPACING OF SCORING/JOINT LINES PERPENDICULAR TO THE CURB MAY BE INCREASED OR DECREASED BY NOT MORE THAN 12" TO ACCOMMODATE EXISTING TREE AND STREET LIGHT LOCATIONS, SUBJECT TO THE APPROVAL OF THE ENGINEER.

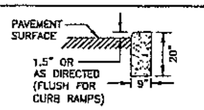
JOINT LINES PARALLEL TO CURB:
JOINT LINES PARALLEL TO CURB ARE TO BE MEASURED FROM THE BUILDING SIDE OF THE 2'x 2' DECORATIVE BAND. THE JOINT LINES SHALL ALTERNATE DISTANCES OF 2'-0" AND 4'-0" FROM THE EDGE OF THE DECORATIVE PAVER BAND. SUBSEQUENT JOINT LINES ARE TO OFFSET A MAXIMUM OF 8'-0" FROM THE FIRST JOINT LINE.

WHERE SIDEWALK IS LESS THAN 8' WIDE, ELIMINATE PARALLEL SCORE JOINTS

SCORED CONCRETE SIDEWALK & DRIVEWAY APRON
N.T.S.



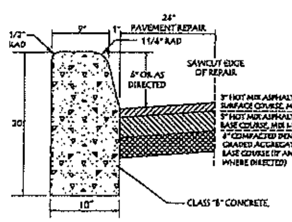
DEPRESSED CONCRETE CURB
N.T.S.



DEPRESSED CURB CROSS-SECTIONAL VIEW

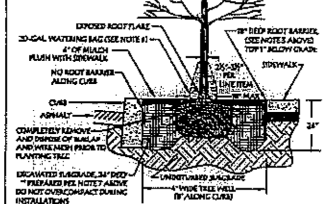
CONCRETE CURB NOTES:

1. TRANSVERSE JOINT 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.
2. EXPANSION JOINTS THRU AND ADJACENT TO CURB SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CURB.
3. THE BID PRICE FOR CONCRETE CURB INCLUDES EXCAVATION, COMPACTION, BACKFILL, CONCRETE, LABOR AND ALL OTHER INCIDENTALS REQUIRED TO PROPERLY CONSTRUCT.
4. PAVEMENT REPAIR IN FRONT OF THE CURB SHALL BE IN ACCORDANCE WITH THIS DETAIL. THE COST FOR PAVEMENT REPAIR SHALL BE INCLUDED IN THE COST OF CONCRETE CURB.



9"x20" CONCRETE VERTICAL CURB
N.T.S.

NOTES:
1) ALL TREES SHALL CONFORM TO THE AMERICAN NURSERY STANDARDS
2) ALL TREES SHALL BE PLANTED PLUMB AND CENTERED IN THE TREE WELL, AND SHALL BE PRUNED TO THIN AND SHAPE CANOPY. DO NOT CUT CENTRAL LEADER. DO NOT BURY ROOT FLARE.
3) EACH TREE LINE ITEM SHALL INCLUDE A ROOT BARRIER, MODEL UB 18-2, AS MANUFACTURED BY Deep Root Partners, L.P. [illegible] (OR APPROVED EQUAL). 8 PANELS PER TREE WELL SHALL BE REQUIRED. SEE DETAIL.
4) ROOT BARRIERS SHALL BE INSTALLED IN THEIR PROPER LOCATIONS AS MARKED BY THE ENGINEER PRIOR TO THE INSTALLATION OF SURROUNDING SIDEWALK AND SHALL BE COMPLETELY BACKFILLED INSIDE AND OUT FOR THE IMPENDING TREE PLANTING.
5) ROOT BARRIERS MUST BE INSTALLED PER MANUFACTURER'S SPECS WITH THE VERTICAL ROOT-DEFLECTING RIBS FACING INWARD TOWARD THE TREE TO PREVENT GIRDLING OF THE ROOTS.
6) EACH TREE LINE ITEM SHALL INCLUDE A 20-GALLON WATERING BAG, TO BE TREEGATOR ORIGINAL AS MANUFACTURED BY TREEGATOR [illegible] OR APPROVED EQUAL. BAGS AND WATERING SHALL BE PER PROJECT SPECIFICATIONS.
7) TREE WELL SOIL MODIFICATIONS: PRIOR TO THE INSTALLATION OF NEW SIDEWALKS, CONTRACTOR SHALL REMOVE THE TOP 8" OF SOIL FROM THE ENTIRE TREE WELL. THE ENTIRE WELL SHALL THEN BE EXCAVATED TO 24" FROM FINISHED GRADE. THE EXCAVATED SOIL SHALL BE THOROUGHLY MIXED WITH 0.75 C.Y. (20 C.F.) OF SPHAGNUM PEAT MOSS AND REPLACED IN THE WELL. ANY DELETERIOUS MATERIAL FOUND SHALL BE REMOVED AND REPLACED WITH SOIL.
8) TREE WELLS SHALL BE MULCHED TO ACCEPT FOOT TRAFFIC



DECIDUOUS TREE PLANTING
NOT TO SCALE

Rev.	Date	Comments	By
3	1/28/14	REVISED PER TOWN COMMENTS	CH
2	08/14/13	REVISED PER CLIENT COMMENTS	AM
1	04/17/13	PER BOARD: ARCHITECTURALS AND PLANNING	JA

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING
245 Main Street - Suite 113
Chester, NJ 07930
T: 908.879.9229
F: 908.879.0222
www.dynamicec.com
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

TITLE: MORRISTOWN PARTNERSHIP DETAILS

PROJECT: MOUNTAIN CENTER REALTY, LLC
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 3701, LOT 10 & PORTION OF LOT 11; TAX MAP SHEET NO. 37
10 FORD AVENUE
TOWN OF MORRISTOWN, MORRIS COUNTY, NJ

J. G. JAWORSKI — PROFESSIONAL ENGINEER
B.W. SKAPINETZ — PROFESSIONAL ENGINEER

JOB No.: 0456-08-001
DATE: 2/13/2013
DRAWN BY: CH
DESIGNED BY: EWS
CHECKED BY: BWS
SCALE: N.T.S.
SHEET No.: 1
CONSTRUCTION CHECK / DATE
DEC Client Code: 0456

DYNAMIC
ENGINEERING EARTH SURVEY TRAFFIC

Transmittal

PROJECT:	Morristown 0458-09-001	DATE:	8/4/2014
SUBJECT:	Ford Avenue, Morristown - Town Endorsed Plans	TRANSMITTAL ID:	00001
PURPOSE:	For your use	VIA:	Info Exchange

FROM

NAME	COMPANY	EMAIL	PHONE
Steve Schwartz	Dynamic Engineering Consultants, PC	sschwartz@dynamicec.com	

TO

NAME	COMPANY	EMAIL	PHONE
PJWolfson@pbnlaw.com		PJWolfson@pbnlaw.com	

REMARKS: Peter,

As discussed, attached please find PDFs of the Town-endorsed site plans. Please let us know if you have any questions or need anything else.

Thanks,
Steve

Transmittal

DATE: 8/4/2014
TRANSMITTAL ID: 00001

DESCRIPTION OF CONTENTS

QTY	DATED	TITLE	NOTES
1	1/29/2014	01 cover.pdf	
1	1/29/2014	02 aerial.PDF	
1	1/29/2014	03 demolition plan.PDF	
1	1/29/2014	04 overall site plan.PDF	
1	1/29/2014	05 site plan.PDF	
1	1/29/2014	06 grading.PDF	
1	1/29/2014	07 drainage & utility.PDF	
1	1/29/2014	08 landscape & lighting plan.PDF	
1	1/29/2014	09 sesc plan.PDF	
1	1/29/2014	10 construction details.PDF	
1	1/29/2014	11 construction details.PDF	
1	1/29/2014	12 construction details.PDF	
1	1/29/2014	13 construction details.PDF	
1	1/29/2014	14 morristown partnership details.PDF	

PROPOSED ALTERATIONS AND ADDITIONS FOR:

MOUNTAIN CENTER REALTY, LLC

10 FORD AVENUE, MORRISTOWN, NEW JERSEY

LOT 56, BLOCK 2135

OWNER

MOUNTAIN CENTER REALTY, LLC
355 MADISON AVENUE
MORRISTOWN, NJ 07960

ARCHITECT

BILOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
161 MAIN ST. * RIDGEFIELD PARK, NJ 07660
(201) 807-0407 * FAX (201) 807-0513

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER

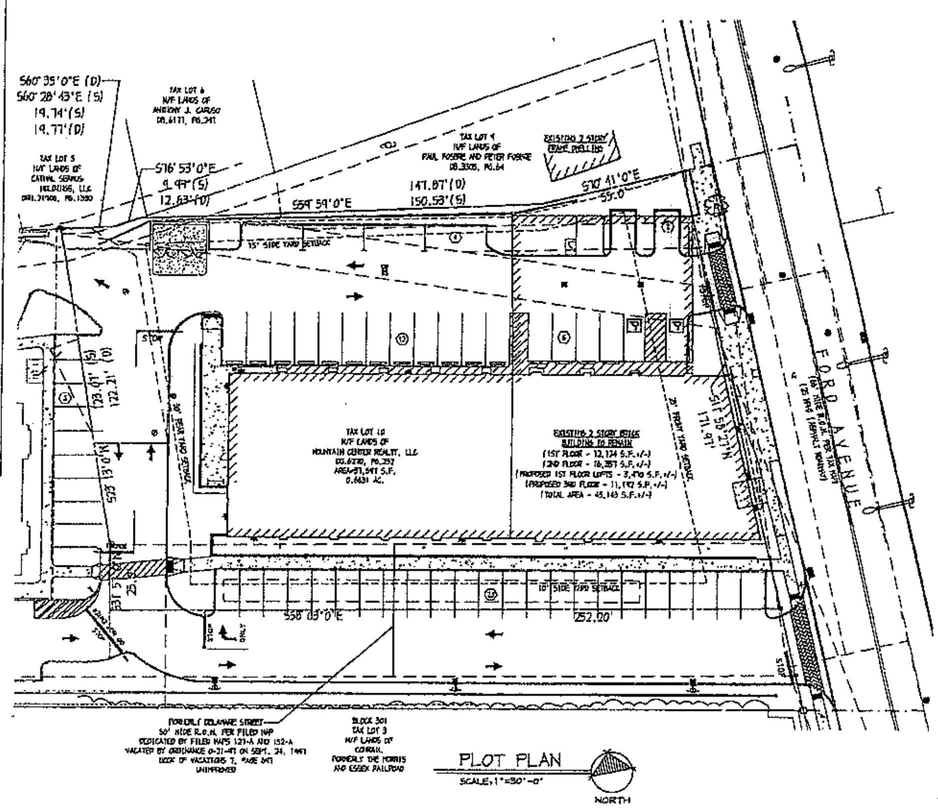
PAUL DENIS ASSOCIATES
201 CACCIOLA PLACE, WESTFIELD, NJ 07090
TELEPHONE: (908) 317-9033

STRUCTURAL ENGINEER

RCM Technologies
RCM TECH. INC./
BGA, LLC
99 BAUER DRIVE
OAKLAND, NEW JERSEY 07436
(201) 689-9010 - FAX: (201) 689-9242

CIVIL ENGINEER

DYNAMIC ENGINEERING
245 MAIN STREET - SUITE 113, CHESTER, NJ 07930
TELEPHONE: (908) 879-9229
FAX: (908) 879-0222



SCHEDULE OF DRAWINGS

NUMBER	NAME	DATE OF ORIGINAL ISSUE	DATE OF CURRENT ISSUE	REVISION
ARCHITECTURAL DRAWINGS PREPARED BY BILOW GARRETT GROUP, ARCHITECTS AND PLANNERS, P.C.				
A-001	COVER SHEET	OCTOBER 28, 2013	JUNE 30, 2014	FOR PERMITS
A-002	CODE COMPLIANCE SHEET	OCTOBER 28, 2013	JUNE 30, 2014	FOR PERMITS
A-003	CODE COMPLIANCE SHEET	OCTOBER 28, 2013	JUNE 30, 2014	FOR PERMITS
D-100	GROUND FLOOR DEMO PLAN	OCTOBER 28, 2013	JUNE 30, 2014	FOR PERMITS
D-101	SECOND FLOOR DEMO PLAN	OCTOBER 28, 2013	JUNE 30, 2014	FOR PERMITS
A-100	GROUND FLOOR PLAN	FEBRUARY 03, 2014	JUNE 30, 2014	FOR PERMITS
A-101	LOFT FLOOR PLAN	FEBRUARY 03, 2014	JUNE 30, 2014	FOR PERMITS
A-102	SECOND FLOOR PLAN	FEBRUARY 03, 2014	JUNE 30, 2014	FOR PERMITS
A-103	THIRD FLOOR PLAN	FEBRUARY 03, 2014	JUNE 30, 2014	FOR PERMITS
A-104	ROOF PLAN	OCTOBER 28, 2013	JUNE 30, 2014	FOR PERMITS
A-200	EAST AND SOUTH ELEVATIONS	OCTOBER 28, 2013	JUNE 30, 2014	FOR PERMITS
A-201	WEST AND NORTH ELEVATIONS	OCTOBER 28, 2013	JUNE 30, 2014	FOR PERMITS
A-300	BUILDING SECTIONS	OCTOBER 28, 2013	JUNE 30, 2014	FOR PERMITS
A-301	BUILDING SECTIONS	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
A-400	PART PLANS AND DETAILS	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
A-500	STAIR DETAILS	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
A-501	STAIR DETAILS	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
A-600	DOOR AND WINDOW SCHEDULE	OCTOBER 28, 2013	JUNE 30, 2014	FOR PERMITS
A-601	DOOR AND WINDOW SCHEDULE	OCTOBER 28, 2013	JUNE 30, 2014	FOR PERMITS
A-602	DOOR DETAILS		JUNE 30, 2014	FOR PERMITS
A-603	FINISH SCHEDULE	OCTOBER 28, 2013	JUNE 30, 2014	FOR PERMITS
A-604	FINISH SCHEDULE	OCTOBER 28, 2013	JUNE 30, 2014	FOR PERMITS
A-605	FINISH SCHEDULE	OCTOBER 28, 2013	JUNE 30, 2014	FOR PERMITS
A-700	GROUND FLOOR REFLECTED CEILING PLAN	FEBRUARY 03, 2014	JUNE 30, 2014	FOR PERMITS
A-701	LOFT FLOOR REFLECTED CEILING PLAN	FEBRUARY 03, 2014	JUNE 30, 2014	FOR PERMITS
A-702	SECOND FLOOR REFLECTED CEILING PLAN	FEBRUARY 03, 2014	JUNE 30, 2014	FOR PERMITS
A-703	THIRD FLOOR REFLECTED CEILING PLAN	FEBRUARY 03, 2014	JUNE 30, 2014	FOR PERMITS
S-100	STRUCTURAL NOTES	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
S-101	GROUND FLOOR SLAB AND FOUNDATION PLAN	OCTOBER 28, 2013	JUNE 30, 2014	FOR PERMITS
S-102	SECOND FLOOR FRAMING PLAN	OCTOBER 28, 2013	JUNE 30, 2014	FOR PERMITS
S-103	THIRD FLOOR AND LOW ROOF FRAMING PLAN	OCTOBER 28, 2013	JUNE 30, 2014	FOR PERMITS
S-104	HIGH ROOF FRAMING PLAN	OCTOBER 28, 2013	JUNE 30, 2014	FOR PERMITS
PLUMBING, MECHANICAL, ELECTRICAL, AND FIRE ALARM DRAWINGS PREPARED BY PAUL DENIS ASSOCIATES				
P-0.1	PLUMBING SPECIFICATIONS	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
P-1.1	PLUMBING GROUND FLOOR PLAN	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
P-1.2	PLUMBING LOFT FLOOR PLAN	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
P-1.3	PLUMBING SECOND FLOOR PLAN	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
P-1.4	PLUMBING THIRD FLOOR PLAN	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
P-1.5	PLUMBING ROOF PLAN	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
P-2.1	PLUMBING RISERS AND DETAILS	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
M-0.1	MECHANICAL SPECIFICATIONS	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
M-1.1	MECHANICAL GROUND FLOOR PLAN	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
M-1.2	MECHANICAL LOFT FLOOR PLAN	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
M-1.3	MECHANICAL SECOND FLOOR PLAN	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
M-1.4	MECHANICAL THIRD FLOOR PLAN	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
M-1.5	MECHANICAL ROOF PLAN	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
M-2.1	MECHANICAL SCHEDULES AND NOTES	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
E-0.1	ELECTRICAL SPECIFICATIONS	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
E-1.1	ELECTRICAL GROUND FLOOR PLAN	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
E-1.2	ELECTRICAL LOFT FLOOR PLAN	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
E-1.3	ELECTRICAL SECOND FLOOR PLAN	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
E-1.4	ELECTRICAL THIRD FLOOR PLAN	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
E-1.5	ELECTRICAL ROOF PLAN	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
E-2.1	ELECTRICAL RISER NOTES	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
E-2.2	ELECTRICAL PANEL SCHEDULE	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
FA-1.1	FIRE ALARM GROUND FLOOR PLAN	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
FA-1.2	FIRE ALARM LOFT FLOOR PLAN	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
FA-1.3	FIRE ALARM SECOND FLOOR PLAN	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
FA-1.4	FIRE ALARM THIRD FLOOR PLAN	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
FA-1.5	FIRE ALARM ROOF PLAN	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS
FA-2.1	FIRE ALARM RISER NOTES	JUNE 30, 2014	JUNE 30, 2014	FOR PERMITS

30 JUNE 2014 FOR PERMITS
03 FEBRUARY 2014 FOR REVIEW
28 OCTOBER 2013 PRELIMINARY

PROPOSED ALTERATIONS AND ADDITIONS FOR:

MOUNTAIN CENTER REALTY, LLC

10 FORD AVENUE
MORRISTOWN, NEW JERSEY

BILOW GARRETT GROUP
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COVER SHEET

A-001

BUILDING CODE ANALYSIS

CODES ENFORCED:
INTERNATIONAL BUILDING CODE (IBC) 2009
NEW JERSEY UNIFORM CONSTRUCTION CODE
NATIONAL ELECTRIC CODE 2008
INTERNATIONAL MECHANICAL CODE 2009
ASHRAE 90.1 2004
FIRE PROTECTION IBC 2006
INTERNATIONAL FUEL & GAS CODE 2009
NATIONAL STANDARD PLUMBING CODE 2009

FOR BUILDING SHELL:
SEE ENVELOPE COMPLIANCE CERTIFICATE

FOR BUILDING LOADS:
SEE STRUCTURAL SPANING SHEET X-XXX.

INTERNATIONAL BUILDING CODE – 2009 NEW JERSEY EDITION

CHAPTER 3 – USE & OCCUPANCY CLASSIFICATION

SECTION 302 – CLASSIFICATION.
STRUCTURES SHALL BE CLASSIFIED WITH RESPECT TO OCCUPANCY INTO GROUPS.

SECTION 310 – RESIDENTIAL GROUP R.

SECTION 310.1(2) – RESIDENTIAL GROUP R-2.
ALL FLOORS (1 THROUGH 3)
RESIDENTIAL OCCUPANCIES CONTAINING SLEEPING UNITS OR MORE THAN TWO DWELLING UNITS WHERE THE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE, INCLUDING APARTMENT HOUSES.

SECTION 311 – STORAGE GROUP S.

SECTION 311.3 – LOW HAZARD STORAGE, GROUP S-2.
PARKING GARAGE, OPEN OR ENCLOSED.

CHAPTER 4 – SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 406 – MOTOR VEHICLE RELATED OCCUPANCIES.

SECTION 406.2.1 – MIXED OCCUPANCY SEPARATION.
PARKING GARAGES SHALL BE SEPARATED FROM OTHER OCCUPANCIES IN ACCORDANCE WITH SECTION 508.1.

SECTION 406.3.3 – CONSTRUCTION.
EXISTING OPEN PARKING GARAGE TO REMAIN IS CONSTRUCTED OF TYPE IIB CONSTRUCTION.

SECTION 406.3.4 – USES.
EXISTING OPEN PARKING GARAGE TO REMAIN COMPLIES WITH THIS SECTION.

SECTION 406.3.5 – AREA AND HEIGHT.
EXISTING OPEN PARKING GARAGE TO REMAIN MEETS THE REQUIREMENTS OF CHAPTER 5 FOR S-2 OCCUPANCIES. SEE CHAPTER 5 BELOW

SECTION 420 – GROUPS I-1, R-1, R-2, R-3.

SECTION 420.2 – SEPARATION WALLS.
WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 709.

SECTION 420.3 – HORIZONTAL SEPARATION.
FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING AND DWELLING UNITS FROM OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 712.

CHAPTER 5 – GENERAL BUILDING HEIGHTS AND AREAS

TABLE 503 – ALLOWABLE BUILDING HEIGHTS AND AREA.
USE GROUP R-2, CONSTRUCTION TYPE VB
BASE CRITERIA PER TABLE 503 BEFORE APPLICABLE INCREASES,
2 STORIES (MAX. HEIGHT 40'-0")/7,000 SQ. FT. PER FLOOR***
***NOTE: SEE HEIGHT AND AREA INCREASES BELOW.

USE GROUP S-2, CONSTRUCTION TYPE VB
BASE CRITERIA PER TABLE 503 BEFORE APPLICABLE INCREASES
3 STORIES (MAX. HEIGHT 55'-0")/26,000 SQ. FT. PER FLOOR **
***NOTE: SEE HEIGHT AND AREA INCREASES BELOW.

SECTION 504 – BUILDING HEIGHT.

SECTION 504.2 – AUTOMATIC SPRINKLER SYSTEM INCREASE.
FOR GROUP R BUILDINGS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.2.
INCREASE 20 FEET HEIGHT (BUT NOT TO EXCEED 60 FEET) AND ONE (1) ADDITIONAL STORY.
ALLOWABLE HEIGHT AND NUMBER OF STORIES:
(3 STORIES / MAXIMUM HEIGHT OF 60 FEET)

PROPOSED BUILDING – 3 STORY, 45.9' TALL.

FOR GROUP S-2 BUILDINGS EQUIPPED THROUGHOUT WITH AN APPROVED SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.2.
INCREASE 20 FEET HEIGHT (BUT NOT TO EXCEED 75 FEET) AND ONE (1) ADDITIONAL STORY.
ALLOWABLE HEIGHT AND NUMBER OF STORIES:
(4 STORIES / MAXIMUM HEIGHT OF 75 FEET)

EXISTING OPEN PARKING GARAGE: 1 STORY, 14'+/- TALL.

SECTION 506 – BUILDING AREA MODIFICATIONS:
Aa = [At + (At x If) + (At x Is)]

SECTION 506.2 – FRONTAGE INCREASE.
If = [F/P-0.25]W/30
If = [515.5/613.5-0.25]30/30
If = .694

SECTION 506.3 – AUTOMATIC SPRINKLER SYSTEM INCREASE:
BUILDING WITH MORE THAN ONE STORY ABOVE GRADE EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1
200% (Is = 2) INCREASE ALLOWED
THUS,
Aa = [7,000 + (7,000 x .694) + (7,000 x 2)]
Aa = 7,000 + 4,875 + 14,000
Aa = 25,875 SQ. FT. ALLOWABLE AREA EACH FLOOR

MAXIMUM PROPOSED FLOOR AREA = 16,357 SQ. FT. (2ND FLOOR).

FOR S-2 BUILDING:
200% (Is = 2) INCREASE ALLOWED
THUS,
Aa = [26,000 + (26,000 x .693) + (26,000 x 2)]
Aa = 26,000 + 18,018 + 52,000
Aa = 96,018 SQ. FT. ALLOWABLE AREA EACH FLOOR

EXISTING OPEN PARKING GARAGE = 4,200 SQ. FT. (GROUND FLOOR)

SECTION 508 – MIXED USE AND OCCUPANCY.

TABLE 508.2.5 – INCIDENTAL ACCESSORY OCCUPANCIES.
LAUNDRY ROOMS OVER 100 SQ. FT. – 1 HOUR OR AUTOMATIC FIRE EXTINGUISHING SYSTEM.

SECTION 508.4 – SEPARATED OCCUPANCIES:
BUILDINGS OR PORTIONS OF BUILDINGS THAT COMPLY WITH THE PROVISIONS OF THIS SECTION SHALL BE CONSIDERED AS SEPARATED OCCUPANCIES.

TABLE 508.4 – REQUIRED SEPARATION OF OCCUPANCIES (HOURS):
FROM R OCCUPANCY TO S OCCUPANCY – 1 HOUR FIRE RATING

SECTION 509 – SPECIAL PROVISIONS.

SECTION 509.2 – EXISTING PARKING GARAGE (GENERAL) GROUP A, I, R, AND B.
EXISTING OPEN PARKING GARAGE TO REMAIN COMPLIES WITH THIS SECTION.

CHAPTER 6 – TYPES OF CONSTRUCTION

SECTION 602 – CONSTRUCTION CLASSIFICATION.

SECTION 602.5 – TYPE VB:
TYPE VB CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE STRUCTURAL ELEMENTS, EXTERIOR WALLS AND INTERIOR WALLS ARE OF ANY MATERIALS PERMITTED BY THIS CODE.

TABLE 601 – FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS).

BUILDING ELEMENT	TYPE VB
STRUCTURAL FRAME	0
BEARING WALLS: EXTERIOR / INTERIOR	0 / 0
NON-BEARING WALLS & PARTITIONS EXTERIOR: X < 5 / 5 ≤ X < 10 / 10 ≤ X < 30 / X ≥ 30 (TYPE VB) (TABLE 602)	1 / 1 / 0 / 0
NON-BEARING WALLS & PARTITIONS INTERIORS	0
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS	0
ROOF CONSTRUCTION INCLUDING BEAMS & JOISTS	0

CHAPTER 7 – FIRE AND SMOKE PROTECTION FEATURES

SECTION 703 – FIRE-RESISTANCE RATINGS AND FIRE TESTS.
ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION.

SECTION 704 – FIRE-RESISTANCE RATING OF STRUCTURAL MEMBERS.
ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION.

SECTION 705 – EXTERIOR WALLS.

SECTION 705.2.2 – PROJECTIONS TYPE III, IV, V CONSTRUCTION.
PROJECTIONS SHALL BE OF ANY APPROVED MATERIAL.

SECTION 705.5 – FIRE RESISTANCE RATING.
EXTERIOR WALLS SHALL BE IN ACCORDANCE WITH TABLE 601 & 602.

SECTION 705.6 – STRUCTURAL STABILITY.
THE WALL SHALL EXTEND TO THE HEIGHT REQUIRED BY SECTION 705.11 AND SHALL HAVE SUFFICIENT STABILITY FOR THE DURATION INDICATED BY THE REQUIRED FIRE-RESISTANCE RATING.

SECTION 705.8.1 – ALLOWABLE AREA OF OPENINGS.
THE MAXIMUM AREA OF UNPROTECTED OR PROTECTED OPENINGS PERMITTED IN AN EXTERIOR WALL IN ANY STORY SHALL NOT EXCEED THE VALUES ON TABLE 705.8.

SECTION 705.8.2 – PROTECTED OPENINGS.
OPENING PROTECTIVES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED WITH SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 AND THE EXTERIOR OPENINGS ARE PROTECTED BY A WATER CURTAIN USING AUTOMATIC SPRINKLERS APPROVED FOR THAT USE.

TABLE 705.8 – MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION.

CLASS. OF OPENING	0 - 3	GREATER THAN 3 - 5	GREATER THAN 5 - 10	GREATER THAN 10 - 15	GREATER THAN 15 - 20	GREATER THAN 20 - 25	GREATER THAN 25 - 30	GREATER THAN 30
UNPROTECTED SPRINKLERED	NS	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

SECTION 707 – FIRE BARRIERS.

SECTION 707.1 – GENERAL FIRE BARRIERS.
BUILDING SHALL BE BUILT IN ACCORDANCE WITH THIS SECTION.

SECTION 707.3.2 – EXIT ENCLOSURES:
THE FIRE-RESISTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM AN EXIT SHALL COMPLY WITH SECTION 1022.1.

SECTION 707.3.4 – HORIZONTAL EXITS:
THE FIRE-RESISTANCE RATING OF THE SEPARATION BETWEEN BUILDING AREAS CONNECTED BY HORIZONTAL EXITS SHALL COMPLY WITH SECTION 1025.1.

SECTION 707.3.6 – INCIDENTAL ACCESSORY OCCUPANCIES:
THE FIRE RESISTANCE RATING OF THE FIRE BARRIER SEPARATING INCIDENTAL ACCESSORY OCCUPANCIES FROM OTHER SPACES IN THE BUILDING SHALL COMPLY WITH TABLE 508.2.5.

SECTION 708 – SHAFT ENCLOSURES.

SECTION 708.4 – FIRE RESISTANCE RATING:
SHAFT ENCLOSURE SHALL BE NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES INCLUDING BASEMENT. ENCLOSURE SHALL NOT HAVE A FIRE RATING LESS THAN THE FLOOR ASSEMBLY AND NOT TO EXCEED 2 HOURS.

SECTION 708.5 – 708.13:
BUILDING SHALL COMPLY WITH THESE SECTIONS.

SECTION 708.14 – ELEVATOR, DUMBWAITER & HOISTWAYS:
ENCLOSURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 708 & CHAPTER 30.

SECTION 709 – FIRE PARTITIONS.

SECTION 709.3 – FIRE-RESISTANCE RATING:
EXCEPTION 2.) DWELLINGS & SLEEPING UNITS SEPARATIONS IN BLDGS. OF TYPE IIB CONSTRUCTION SHALL HAVE NOT LESS THAN 1/2 HR IN BLDGS. EQUIPPED W/AUTOMATIC SPRINKLER SYSTEM IN ACCORD. W/ SECTION 903.3.1.1.

SECTION 712 – HORIZONTAL ASSEMBLIES.
ALL HORIZONTAL FIRE RESISTANCE ASSEMBLIES TO BE BUILT IN ACCORDANCE WITH THIS SECTION.

SECTION 713 – PENETRATIONS.
ALL PENETRATIONS LOCATED IN FIRE RESISTANT RATED ASSEMBLIES TO BE BUILT IN ACCORDANCE WITH THIS SECTION.

SECTION 714 – FIRE-RESISTANCE JOINT SYSTEMS.
ALL JOINT SYSTEMS SHALL BE BUILT IN ACCORDANCE WITH THIS SECTION.

SECTION 715 – OPENING PROTECTIVES.
ALL OPENING PROTECTIVES TO BE BUILT IN ACCORDANCE WITH THIS SECTION.

SECTION 717 – CONCEALED SPACES.

SECTION 717.4.3 – DRAFTSTOPPING:
EXCEPTION: NOT REQUIRED IN GROUP R-2 BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

CHAPTER 8 – INTERIOR FINISHES

SECTION 803 – WALL AND CEILING FINISHES.

SECTION 803.1.1 – INTERIOR WALL AND CEILING FINISH MATERIALS.
MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 723. INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES ACCORDING TO THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES.

CLASS A: FLAME SPREAD INDEX 0-25, SMOKE-DEVELOPED INDEX 0-450
CLASS B: FLAME SPREAD INDEX 26-75, SMOKE-DEVELOPED INDEX 0-450
CLASS C: FLAME SPREAD INDEX 76-200, SMOKE-DEVELOPED INDEX 0-450
EXCEPTION, MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.2.

SECTION 803.1.2 – ROOM CORNER TEST FOR INTERIOR WALL/CEILING FINISH.
SHALL BE PERMITTED TO BE TESTED IN ACCORDANCE WITH NFPA 286. MATERIALS TESTED UNDER NFPA 286 SHALL COMPLY WITH SECTION 803.1.2.1.

SECTION 803.2 – THICKNESS EXEMPTION.
MATERIALS HAVING A THICKNESS LESS THAN 0.036" (0.9 MM) APPLIED DIRECTLY TO THE SURFACE OF WALLS/CEILINGS SHALL NOT BE REQUIRED TO BE TESTED.

SECTION 803.5 – TEXTILE WALL COVERINGS.
SHALL COMPLY WITH THIS SECTION.

SECTION 803.9 – INTERIOR FINISH REQUIREMENTS BASED ON GROUP.

TABLE 803.9 – INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY.

GROUP	SPRINKLERED: EXIT ENCLOSURES & EXIT PASSAGEWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES
R-2	C	C	C

SECTION 803.11.1 – DIRECT ATTACHMENT & FURRED CONSTRUCTION.
FIRE RESISTANCE RATING OR NON-COMBUSTIBLE 1-3/4" MAXIMUM DEPTH INTERVENING SPACES SHALL COMPLY WITH ONE OF THE FOLLOWING.
1. FILLED INORGANIC
2. FILLED CLASS A MATERIAL
3. BE FIRE BLOCKED AT MAXIMUM 8' IN ANY DIRECTION

SECTION 803.11.4 – MATERIALS:
NOT MORE THAN 1/4" THICK SHALL BE APPLIED DIRECTLY AGAINST NON-COMBUSTIBLE.
EXCEPTION, NON-COMBUSTIBLE MATERIAL OR MATERIALS WITH QUALIFIED TESTS.

SECTION 803.13 – SITE-FABRICATED STRETCH SYSTEMS.
SITE-FABRICATED STRETCH SYSTEMS USED AS INTERIOR WALL AND CEILING FINISH MATERIALS IT MUST COMPLY WITH THE CLASSIFICATION REQUIREMENTS OF SECTION 803.1.1 FOR FLAME SPREAD AND SMOKE DEVELOPMENT, OR IT MUST MEET THE CONDITIONS OF SECTION 803.1.2 WHERE THE ROOM-CORNER TEST IS USED. IF IT IS TESTED PER SECTION 803.1.1, THE PREPARATION AND MOUNTING OF THE SYSTEM MUST COMPLY WITH ASTM E 2573.

SECTION 804 – INTERIOR FLOOR FINISHES.
SHALL COMPLY WITH SECTION 804.2 THROUGH 804.4.1. EXCEPTION: TRADITIONAL FLOORS SUCH AS WOOD, VINYL, LINOLEUM, TERRAZO, RESILIENT FLOORING THAT ARE NOT COMPOSED OF FIBERS.

SECTION 804.4.1 – MINIMUM CRITICAL RADIANT FLUX
EXCEPTION: BUILDING WITH AUTOMATIC SPRINKLER SYSTEM, MATERIALS COMPLYING WITH THE DOC FF-1 "PILL TEST" (CPSC 16 CFR, PART 1630) ARE PERMITTED.

SECTION 806 – DECORATIVE MATERIALS AND TRIM.

SECTION 806.1 – GENERAL REQUIREMENTS.
GROUP DORMITORIES IN R-2 – CURTAINS, DRAPERIES, HANGINGS, & OTHER DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILINGS SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA NFPA 701 IN ACCORDANCE WITH SECTION 806.2 OR BE NON-COMBUSTIBLE.

SECTION 806.1.1 – NON-COMBUSTIBLE MATERIALS.
NON-COMBUSTIBLE MATERIALS SHALL NOT BE LIMITED.

SECTION 806.1.2 – COMBUSTIBLE DECORATIVE MATERIALS.
THE PERMISSIBLE AMOUNT MEETING NFPA 701 SHALL NOT EXCEED 10% OF THE SPECIFIC WALL OR CEILING AREA TO WHICH ATTACHED.

SECTION 806.5 – INTERIOR TRIM.
INTERIOR TRIM SHALL HAVE MINIMUM CLASS C FLAME SPREAD AND SMOKE-DEVELOPED INDEX WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL723, COMBUSTIBLE TRIM, EXCLUDING HANDRAILS & GUARDRAILS, SHALL NOT EXCEED 10% OF CEILING / WALL.

SECTION 807.1 – INSULATION.
INSULATION / ACOUSTICAL INSULATION TO COMPLY WITH SECTION 719.

CHAPTER 9 – FIRE PROTECTION SYSTEMS

SECTION 901 – GENERAL.

SECTION 901.6.1 – AUTOMATIC SPRINKLER SYSTEMS.
SHALL BE MONITORED BY AN APPROVED SUPERVISING STATION.

SECTION 903 – AUTOMATIC SPRINKLER SYSTEMS.

SECTION 903.2.8 – GROUP R.
AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT BUILDING.

SECTION 903.3.1.1 – NFPA 13 SPRINKLER SYSTEMS
WHERE THE PROVISIONS OF THIS CODE REQUIRE THAT A BUILDING OR PORTION THEREOF BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THIS SECTION, SPRINKLERS SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13 EXCEPT AS PROVIDED IN THIS SECTION.

SECTION 905 – STANDPIPE SYSTEM.
NOT REQUIRED PER EXCEPTIONS 1 AND 2 UNDER SECTION 905.3.2.

SECTION 906 – PORTABLE FIRE EXTINGUISHERS.
PORTABLE FIRE EXTINGUISHERS TO BE INSTALLED PER SECTION 906 AND NFPA 10.

SECTION 907 – FIRE ALARM AND DETECTION SYSTEMS.
ENTIRE BUILDING TO HAVE FIRE ALARM AND DETECTION SYSTEM.

CHAPTER 10 – MEANS OF EGRESS

SECTION 1003 – GENERAL MEANS OF EGRESS.

SECTION 1003.2 – CEILING HEIGHT.
THE MEANS OF EGRESS SHALL HAVE A CEILING NOT LESS THAN 7 FEET EXCEPTION: STAIR HEAD ROOM IN ACCORDANCE SECTION 1009.2.
DOOR HEIGHT IN ACCORDANCE WITH SECTION 1008.1.1.

SECTION 1003.3 – PROTRUDING OBJECTS.
BUILDING TO COMPLY WITH SECTION 1003.3.1 THRU SECTION 1003.3.4.

SECTION 1003.3.1 – HEADROOM.
PROVIDE A MINIMUM HEAD ROOM OF 80 INCHES AT PROTRUDING OBJECTS.

SECTION 1003.3.3 – HORIZONTAL PROJECTION.
NOT MORE THAN 4 INCHES IN HORIZONTAL PROJECTION.
EXCEPTIONS: HANDRAILS MAY PROTRUDE UP TO 4.5 INCHES FROM WALL.

SECTION 1003.3.4 – CLEAR WIDTH.
PROJECTING OBJECTS SHALL NOT REDUCE MINIMUM CLEAR WIDTH OF ACCESSIBLE ROUTES.

SECTION 1004 – OCCUPANT LOAD.
PER TABLE 1004.1.1, MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT, RESIDENTIAL 200 GROSS

GROUND FLOOR: 12,124 SQ. FT. / 200 = 60.6 OCCUPANTS
LOFT LEVEL: 3,470 SQ. FT. / 200 = 17.4 OCCUPANTS
SECOND FLOOR: 16,357 SQ. FT. / 200 = 81.8 OCCUPANTS
THIRD FLOOR: 11,142 SQ. FT. / 200 = 55.7 OCCUPANTS
215.5 OR
216 TOTAL BUILDING OCCUPANTS

SECTION 1005 – EGRESS WIDTH.

SECTION 1005.1 MINIMUM REQUIRED EGRESS WIDTH.
0.3 FOR STAIRWAYS
0.2 FOR OTHER EGRESS COMPONENTS

0.3 x 108 (50% OF OCCUPANTS) = 32.4" MIN. REQUIRED
MINIMUM 44" WIDTH AT STAIRWAY TO BE PROVIDED PER SECTION 1009.1 (SUFFICIENT FOR 146 OCCUPANTS).

0.2 x 108 (50% OF OCCUPANTS) = 21.6" MIN. REQUIRED
36" WIDE EGRESS DOORS PROVIDED THROUGHOUT (SUFFICIENT FOR 180 OCCUPANTS).

SECTION 1006 – MEANS OF EGRESS ILLUMINATION.

SECTION 1006.1 – ILLUMINATION REQUIRED.
BUILDING SHALL BE BUILT IN ACCORDANCE WITH THIS SECTION.

SECTION 1007 – ACCESSIBLE MEANS OF EGRESS.

SECTION 1007.1 – ACCESSIBLE MEANS OF EGRESS REQUIRED.
BUILDING SHALL BE BUILT IN ACCORDANCE WITH THIS SECTION THOUGH NOT REQUIRED PER EXCEPTION 1 FOR ALTERATIONS TO AN EXISTING BUILDING.

SECTION 1007.2 – CONTINUITY AND COMPONENTS.
EACH REQUIRED MEANS OF EGRESS SHALL BE CONTINUOUS FOR A PUBLIC WAY AND BE IN CONFORMANCE WITH THIS SECTION.

SECTION 1007.3 – EXIT STAIRWAYS.
CLEAR WIDTH BETWEEN HANDRAILS NOT REQUIRED TO BE 48" PER EXCEPTION 2, BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM, AREAS OF REFUGE ARE NOT REQUIRED AT EXIT STAIRWAYS IN BUILDINGS PROVIDING AUTOMATIC SPRINKLER SYSTEM.

SECTION 1008 – DOORS, GATES AND TURNSTILES.

SECTION 1008.1 – DOORS.
MINIMUM CLEAR WIDTH OF EGRESS DOORS TO BE 32", MAXIMUM WIDTH OF A SWINGING DOOR LEAF TO BE 48".

SECTION 1009 – STAIRWAYS.

SECTION 1009.1 – STAIRWAY WIDTH.
MINIMUM STAIR WIDTH TO BE 44".

SECTION 1009.2 – HEADROOM.
MINIMUM HEADROOM TO BE 80". MINIMUM HEADROOM AT SPIRAL STAIRS WITHIN UNITS TO BE 78" AND BE IN COMPLIANCE WITH SECTION 1009.9.

SECTION 1009.4 – STAIR TREADS AND RISERS.
STAIR RISERS TO BE BETWEEN 4" AND 7", TREAD TO BE MINIMUM 11" EXCEPT AT SPIRAL STAIRS WITHIN DWELLING UNITS.

SECTION 1009.5 – STAIRWAYS LANDINGS.
LANDINGS TO BE NOT LESS THAN WIDTH OF STAIRWAYS THEY SERVE, BUT NO MORE THAN 48".

SECTION 1009.9 – SPIRAL STAIRWAYS.
PERMITTED AS MEANS OF EGRESS WITHIN DWELLING UNITS. 7 1/2" MINIMUM CLEAR TREAD DEPTH @ 12" FROM THE NARROW EDGE. 78" MINIMUM CLEAR HEIGHT. 9 1/2" MAXIMUM RISER HEIGHT. MINIMUM CLEAR WIDTH OF 26" BELOW HANDRAIL.

SECTION 1009.12 – HANDRAILS.
SHALL BE IN ACCORDANCE WITH SECTION 1012.

SECTION 1010 – RAMPS.

SECTION 1010.2 – SLOPE.
MAXIMUM SLOPE TO BE 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL.

SECTION 1011 – EXIT SIGNS.
EXIT SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THIS SECTION.

SECTION 1012 – HANDRAILS.

SECTION 1012.2 – HEIGHT.
HEIGHT TO BE NOT LESS THAN 34" AND NOT MORE THAN 38", WITHIN DWELLING UNIT, NOT LESS THAN 30" AND NOT MORE THAN 38".

SECTION 1012.3.1 – GRASPABILITY.
DIAMETER OF HANDRAILS TO BE 1 1/4" MIN. AND 2" MAX.

SECTION 1012.4 – CONTINUITY.
HANDRAIL GRIPPING SURFACES TO BE CONTINUOUS.

SECTION 1012.6 – HANDRAIL EXTENSIONS.
HANDRAILS WHERE NOT CONTINUOUS SHALL EXTEND 12" BEYOND TOP RISER AND BOTTOM RISER.

SECTION 1012.7 – CLEARANCE.
CLEAR SPACE BETWEEN THE HANDRAIL AND WALL SHALL BE A MINIMUM OF 1 1/2".

SECTION 1012.8 – PROJECTIONS.
MAXIMUM ALLOWABLE PROJECTION OF HANDRAILS INTO REQUIRED WIDTH OF STAIRS AND RAMPS SHALL BE 4 1/2".

SECTION 1013 – GUARDS.

SECTION 1013.1 – WHERE REQUIRED.
GUARD SHALL BE PROVIDED WHERE REQUIRED PER THIS SECTION.

SECTION 1013.1.1 – GLAZING.
WHERE GLASS IS USED TO PROVIDE A GUARD IT SHALL COMPLY WITH THIS SECTION.

SECTION 1013.2 – HEIGHT.
GUARD SHALL BE NO LESS THAN 42" HIGH.

SECTION 1013.3 – OPENING LIMITATIONS.
OPEN GUARDS SHALL HAVE BALUSTERS SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH.

SECTION 1013.6 – ROOF ACCESS.
GUARD SHALL BE PROVIDED AT ROOF ACCESS HATCH LOCATED WITHIN 10'-0" FT. OF A ROOF EDGE. THE GUARD SHALL BE CONSTRUCTED TO PREVENT PASSAGE OF 21" DIA. SPHERE.

SECTION 1014 – EXIT ACCESS.

SECTION 1014.3 – COMMON PATH OF EGRESS TRAVEL.
FOR EXCEPTION 4, MAXIMUM LENGTH OF 125 FEET WHEN BUILDING IS EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

SECTION 1015 – EXIT AND EXIT ACCESS DOORWAYS.

SECTION 1015.2.1 – TWO EXITS OR EXIT ACCESS DOORWAYS.
EXCEPTION 2.) EXITS SHALL BE PLACED A DISTANCE NOT LESS THAN 1/3 OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL AT BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.

SECTION 1016 – EXIT ACCESS TRAVEL DISTANCE.

TABLE 1016.1 – EXIT ACCESS TRAVEL DISTANCE.
USE GROUP R WITH SPRINKLER SYSTEM – 250 FT. MAXIMUM.

SECTION 1018 – CORRIDORS.

SECTION 1018.1 – CORRIDOR FIRE RESISTANCE RATING.
USE GROUP R WITH AUTOMATIC SPRINKLER SYSTEM 0.5 HOURS (INTERIOR). NOT REQUIRED WITHIN DWELLING UNITS IN USE GROUP R.

SECTION 1018.2 – CORRIDOR WIDTH.
MINIMUM WIDTH ALLOWED IS 44".

SECTION 1018.4 – DEAD ENDS.
THERE SHALL BE NO DEAD ENDS IN CORRIDORS MORE THAN 20'. EXCEPTION: R-2 OCCUPANCY SHALL BE ALLOWED DEAD END 50' WITH AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

SECTION 1019 – EGRESS BALCONIES.

SECTION 1019.2 – WALL SEPARATION
EXCEPTION: SEPARATION IS NOT REQUIRED WHERE THE EXTERIOR EGRESS BALCONY IS SERVED BY AT LEAST (2) STAIRS AND A DEAD-END TRAVEL CONDITION DOES NOT REQUIRE TRAVEL PASS AN UNPROTECTED OPENING TO REACH A STAIR.

SECTION 1021 – NUMBER OF EXITS AND CONTINUITY.

TABLE 1021.1 – MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD:
1 – 500 – (2) MINIMUM EXITS REQUIRED PER STORY

SECTION 1022 – EXIT ENCLOSURES.

SECTION 1022.1 – ENCLOSURES REQUIRED.
WHEN CONNECTING (4) STORIES OR MORE EXIT ENCLOSURES TO HAVE NOT LESS THAN (2) HR. FIRE RATING AND NOT LESS THAN (1) HOUR WHERE CONNECTING LESS THAN FOUR STORIES.

SECTION 1023 – EXIT PASSAGEWAYS.

SECTION 1023.3 – CONSTRUCTION.
EXIT PASSAGEWAY ENCLOSURES SHALL HAVE WALLS, FLOORS & CEILINGS OF NOT LESS THAN (1) HOUR FIRE-RESISTANCE RATING, AND NOT LESS THAN THAT REQUIRED FOR ANY CONNECTING EXIT ENCLOSURE. EXIT PASSAGEWAY SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707.

SECTION 1023.5 – OPENINGS & PENETRATIONS.
OPENING IN ACCORDANCE WITH REQUIREMENTS OF SECTION 715.

SECTION 1025 – HORIZONTAL EXITS.

SECTION 1025.1 – HORIZONTAL EXITS.
- SHALL NOT SERVE AS ONLY EXIT AND NONE (2) OR MORE EXITS ARE REQUIRED, NOT MORE THAN ½ OF THE TOTAL NUMBER OF EXITS OR TOTAL EXIT WIDTH.
- WHERE HORIZONTAL EXIT LEADS SHALL BE PROVIDED WITH EXITS ADEQUATE TO MEET THE OCCUPANT REQUIREMENT BUT NOT INCLUDING THE ADDED OCCUPANT CAPACITY SHALL LEAD DIRECTLY TO EXTERIOR OR EXIT ENCLOSURE.

SECTION 1025.2 – SEPARATION.
- BETWEEN BUILDINGS OR REFUGE AREAS CONNECTED BY HORIZONTAL EXIT SHALL BE PROVIDED BY FIRE WALL COMPLYING WITH SECTION 706 OR FIRE BARRIER SECTION 707 AND HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS.
- OPENING PROTECTIVE IN HORIZONTAL EXIT WALLS SHALL ALSO COMPLY WITH SECTION 715.
- THE HORIZONTAL EXIT SEPARATION SHALL EXTEND VERTICALLY THROUGH ALL LEVELS OF THE BUILDING UNLESS FLOOR ASSEMBLIES HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN (2) HOURS WITH NO UNPROTECTED OPENINGS.

SECTION 1025.3 – OPENING PROTECTIVES.
FIRE DOORS IN HORIZONTAL EXITS SHALL BE SELF CLOSING OR AUTOMATIC CLOSING IN ACCORDANCE WITH SECTION 715.4.7.3.

SECTION 1027 – EXIT DISCHARGE.

SECTION 1027.1 – EXIT DISCHARGE.
EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING. THE EXIT DISCHARGE SHALL BE AT GRADE OR SHALL PROVIDE DIRECT ACCESS GRADE. THE EXIT DISCHARGE SHALL NOT REENTER A BUILDING.

CHAPTER 12 – INTERIOR ENVIRONMENT

SECTION 1203 – VENTILATION.
BUILDING SHALL BE BUILT IN ACCORDANCE WITH THIS SECTION.

SECTION 1203.4 – NATURAL VENTILATION.
NATURAL VENTILATION SHALL BE PROVIDED THROUGH WINDOWS, DOORS, LOUVERS OR OTHER OPENINGS TO OUTDOORS.

SECTION 1203.4.1 – VENTILATION AREA REQUIRED.
MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED.

SECTION 1203.4.2.1 – BATHROOMS.
ROOMS CONTAINING BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE.

SECTION 1205 – LIGHTING.

SECTION 1205.2 – NATURAL LIGHTING.
MINIMUM NET GLAZED AREA SHALL NOT BE LESS THAN 8% OF FLOOR AREA BEING SERVED.

SECTION 1205.3 – ARTIFICIAL LIGHT.
PROVIDE AVERAGE ILLUMINATION OF 10 FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" A.F.F. MINIMUM

SECTION 1205.4.1 – STAIRWAY ILLUMINATION.
MINIMUM LEVEL OF 1 FOOT CANDLE ON STAIR TREADS WITH CONTROLS PER NFPA 70 WITHIN DWELLING UNITS.

SECTION 1207 – SOUND TRANSMISSION.

SECTION 1207.2 – AIR-BORNE SOUND.
WALLS, FLOORS, ETC. SEPARATING DWELLING UNITS FROM EACH OTHER AND PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE.

SECTION 1207.3 – STRUCTURE-BORNE SOUND.
FLOOR / CEILING ASSEMBLY TO HAVE AN IMPACT INSULATION CLASS (IIC) RATING OF NOT LESS THAN 50 (45 IF FIELD TESTED).

SECTION 1208 – INTERIOR SPACE DIMENSIONS.

SECTION 1208.1 – MINIMUM ROOM WIDTHS.
HABITABLE SPACES NOT LESS THAN 7 FEET IN ANY DIMENSION. KITCHEN SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3 FEET.

SECTION 1208.2 – MINIMUM CEILING HEIGHTS.
HABITABLE SPACES AND CORRIDORS NO LESS THAN 7'-6" AND OTHER SPACES NOT LESS THAN 7 FEET.

SECTION 1210 – SURROUNDING MATERIALS.
THIS SECTION IS NOT APPLICABLE TO DWELLING UNITS.

CHAPTER 14 – EXTERIOR WALLS

SECTION 1404 – MATERIALS.

SECTION 1404.4 – MASONRY.
EXTERIOR MASONRY WALLS SHALL BE DESIGNED IN ACCORDANCE WITH CHAPTER 21 REQUIREMENTS.

SECTION 1404.5 – METAL.
ALL EXTERIOR WALLS OF METAL CONSTRUCTION SHALL BE DESIGNED IN ACCORDANCE WITH CHAPTERS 22 AND 20.

SECTION 1405 – INSTALLATION OF WALL COVERINGS.

SECTION 1405.1 – GENERAL.
EXTERIOR WALL COVERINGS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THIS CHAPTER

SECTION 1405.2 – WEATHER PROTECTION.
MATERIALS SHALL COMPLY TO TABLE 1405.2; SEE ARCHITECTURAL SECTIONS AND DETAILS

SECTION 1405.3 – VAPOR RETARDERS.
CLASS I OR II VAPOR RETARDERS SHALL BE PROVIDED ON INTERIOR SIDE OF FRAME WALLS.

SECTION 1405.4 – FLASHING.
FLASHING SHALL BE INSTALLED AT FOLLOWING LOCATIONS:
- PERIMETER OF WINDOW AND DOOR ASSEMBLIES
- TERMINATION OF WALL ASSEMBLIES
- PENETRATIONS OF EXTERIOR WALL ASSEMBLIES
- EXTERIOR WALL AND ROOF INTERSECTIONS
- EXTERIOR WALL AND PORCH/ DECK/ BALCONY INTERSECTIONS
- GUTTERS AND ROOF INTERSECTIONS

DD JUNE 2014 — FOR PERMITS
28 OCTOBER 2015 — PRELIMINARY

PROPOSED ALTERATIONS AND ADDITIONS FOR:
MOUNTAIN CENTER REALTY, LLC

10 FORD AVENUE
MORRISTOWN, NEW JERSEY

BLOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
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A-002

SECTION 1405.11 - METAL VENEERS.
METAL VENEER CONSTRUCTION SHALL COMPLY WITH THIS SECTION.

SECTION 1405.13 EXTERIOR WINDOWS AND DOORS.
EXTERIOR WINDOWS AND DOORS INSTALLED IN EXTERIOR WALLS SHALL CONFORM TO THE TESTING AND PERFORMANCE REQUIREMENTS OF SECTION 1715.5

SECTION 1405.13.1 - INSTALLATION.
WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS.

SECTION 1407 - METAL COMPOSITE MATERIALS (MCM).
ALL METAL COMPOSITE MATERIALS SHALL COMPLY WITH THIS SECTION AND CHAPTERS 14 AND 16.

CHAPTER 15 - ROOF ASSEMBLIES AND ROOFTOP STRUCTURES

SECTION 1503 - WEATHER PROTECTION.

SECTION 1503.2 - FLASHING.
SEE SECTION 1405.

SECTION 1503.4 - ROOF DRAINAGE.
ROOF DRAINAGE SYSTEMS SHALL COMPLY WITH SECTION 1503 AND N.J.A.C 5:23-3.15.

SECTION 1503.4.1 - SECONDARY DRAINAGE REQUIRED.
FLAT ROOF AREA PROVIDED WITH SECONDARY DRAINS.

SECTION 1503.5 - ROOF VENTILATION.
PROVIDE INTAKE AND EXHAUST VENTS IN ACCORDANCE WITH SECTION 1203.2.

SECTION 1503.6 - CRICKETS.
CRICKETS SHALL BE INSTALLED ON THE RIDGE SIDE OF CHIMNEYS OR PENETRATIONS GREATER THAN 30" WIDE.

SECTION 1504 - PERFORMANCE REQUIREMENTS.

SECTION 1504.1 - WIND RESISTANCE OF ROOFS.
ROOF DECKS AND COVERINGS SHALL BE DESIGNED FOR WIND LOADS IN ACCORDANCE WITH CHAPTER 16 (SEE S-XXX DRAWING), SECTION 1504.2, 1504.3, AND 1504.4.

SECTION 1504.2 - WIND RESISTANCE OF NONBALLASTED ROOFS.
ROOF COVERINGS SHALL CONFORM TO THIS SECTION.

SECTION 1504.3.1 - OTHER ROOF SYSTEMS.
FULLY ADHERED SINGLE-PLY MEMBRANE SHALL BE TESTED AND MEET REQUIREMENTS FM 4474, UL 580 OR UL 1897

SECTION 1504.3.2 - METAL PANEL ROOF SYSTEMS.
METAL ROOF SYSTEM SHALL BE TESTED IN ACCORDANCE WITH UL 580 OR ASTM C 1592.

SECTION 1505 - FIRE CLASSIFICATION.

TABLE 1505.1 - MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION.

VB - MINIMUM ROOF CLASSIFICATION "C".

SECTION 1506 - MATERIALS.
ROOF COVERING MATERIALS SHALL BE IN CONFORMANCE WITH THIS SECTION.

SECTION 1507 - REQUIREMENTS FOR ROOF COVERINGS.

SECTION 1507.4 - METAL ROOF PANELS.
THE INSTALLATION OF METAL ROOF PANELS SHALL COMPLY WITH THIS SECTION.

SECTION 1507.4.2 - DECK SLOPE.
2. METAL PANEL ROOF SYSTEM SHALL LAPPED WITH APPLIED LAP SEALANT INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTALLATION INSTRUCTIONS.

SECTION 1507.13 - THERMOPLASTIC SINGLE PLY ROOFING.
INSTALLATION OF THERMOPLASTIC ROOFING SHALL COMPLY WITH THIS SECTION.

SECTION 1508 - ROOF INSULATION.
ROOF INSULATION SHALL CONFORM WITH THIS SECTION.

SECTION 1508.2 - MATERIAL STANDARDS.
ROOF INSULATION SHALL COMPLY WITH TABLE 1508.2
POLYISOCYANURATE SHALL MEET ASTM C 1289 TYPE I OR TYPE II.

CHAPTER 16 - STRUCTURAL DESIGN

BUILDING SHALL BE BUILT IN ACCORDANCE WITH THIS SECTION.

SEE STRUCTURAL NOTES SHEET S-100 AND OTHER DRAWINGS.

CHAPTER 17 - STRUCTURAL TESTS AND SPECIAL INSPECTIONS

SECTION 1704 - SPECIAL INSPECTIONS.
THE OWNER SHALL RETAIN A SPECIAL INSPECTOR TO PERFORM ALL REQUIRED INSPECTIONS PER THIS SECTION.

SECTION 1705 - STATEMENT OF SPECIAL INSPECTIONS.
QUALITY ASSURANCE FOR SEISMIC RESISTANCE.

SECTION 1707 - SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.
SPECIAL INSPECTIONS BY OTHERS.

SECTION 1715 - PRECONSTRUCTION LOAD TEST.

SECTION 1715.5 - EXTERIOR WINDOW AND DOOR ASSEMBLIES.
EXTERIOR WINDOWS AND DOORS SHALL BE LABELED AS CONFORMING TO AAMA/WDMA/CSA 101/I.S.2/A440.

CHAPTER 18 - SOILS AND FOUNDATIONS
WORK WILL COMPLY WITH THE REQUIREMENTS OF THIS SECTION WHERE APPLICABLE.

CHAPTER 19 - CONCRETE
SECTION 1901 THROUGH 1915.
FOR DESIGN OF STRUCTURAL CONCRETE SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS AND CALCULATIONS.

CHAPTER 20 - ALUMINUM

CHAPTER 21 - MASONRY
MASONRY DESIGN AND MATERIALS SHALL COMPLY WITH CHAPTER 21 REQUIREMENTS.

SECTION 2100 - GENERAL.

SECTION 2101.2 - DESIGN METHODS.
MASONRY DESIGN SHALL BE BY EMPIRICAL DESIGN METHOD AND CONFORM TO SECTION 2109 REQUIREMENTS

SECTION 2101.3 - CONSTRUCTION DOCUMENTS.
SEE ARCHITECTURAL DRAWINGS AND STRUCTURAL DRAWINGS FOR REINFORCEMENT, STRUCTURAL MEMBERS, ISOLATION/EXPANSION JOINTS.

SECTION 2103 - MASONRY CONSTRUCTION MATERIALS.
SEE ARCHITECTURAL DRAWINGS FOR MASONRY DESIGN INFORMATION.

SECTION 2106.1 - SEISMIC DESIGN REQUIREMENTS FOR MASONRY.
SEISMIC DESIGN SHALL MEET REQUIREMENTS OF THIS SECTION.

CHAPTER 22 - STEEL
FOR STRUCTURAL STEEL SEE STRUCTURAL DRAWINGS.

CHAPTER 23 - WOOD

SECTION 2301 - MINIMUM STANDARDS AND QUALITY.
WOOD CONSTRUCTION SHALL CONFORM TO THIS SECTION.

SECTION 2303.1.1 - SAWN LUMBER.
SAWN LUMBER SHALL COMPLY WITH THIS SECTION.

SECTION 2303.1.7 - PARTICLE BOARD.
PARTICLE BOARD SHALL COMPLY WITH THIS SECTION.

SECTION 2303.1.8 - PRESERVATIVE TREATED WOOD.
PRESERVATIVE TREATED TIMBER SHALL COMPLY WITH THIS SECTION.

SECTION 2304 - GENERAL CONSTRUCTION REQUIREMENTS.
ALL WOOD CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THIS SECTION.

SECTION 2304.3 - WALL FRAMING.
SEE ARCHITECTURAL WALL SECTIONS AND DETAILS FOR COMPLIANCE WITH THIS SECTION.

SECTION 2304.5 - FRAMING AROUND FLUES AND CHIMNEYS.
COMBUSTIBLE FRAMING SHALL BE A MINIMUM 2" BUT NOT LESS THAN SPECIFIED IN SECTION 2111 AND 2113 AND AS WELL AS THE INTERNATIONAL MECHANICAL CODE FROM FLUES, CHIMNEYS, AND FIRE PLACES AND 6" FROM FLUE OPENINGS

SECTION 2304.6 - WALL SHEATHING.
WALL SHEATHING SHALL COMPLY WITH THIS SECTION AND THICKNESS CONFORMING WITH TABLE 2304.6; SEE ARCHITECTURAL SECTIONS ON DRAWINGS.

SECTION 2304.7 - FLOOR AND ROOF SHEATHING.
FLOOR AND ROOF SHEATHING SHALL COMPLY WITH THIS SECTION; SEE SECTION DETAILS AND DRAWINGS.

SECTION 2308 - CONVENTIONAL LIGHT-FRAME CONSTRUCTION.
WOOD FRAME CONSTRUCTION SHALL COMPLY WITH THIS SECTION; SEE DRAWINGS.

SECTION 2308.5.5 - OPENINGS IN EXTERIOR WALLS.
PROVIDE HEADERS OVER THE OPENINGS IN ACCORDANCE WITH SECTION 2301.2; SEE ARCHITECTURAL, WALL SECTIONS AND DRAWINGS.

SECTION 2308.9.8 - PIPES IN WALLS.
WOOD STUD PARTITIONS SHALL CONFORM WITH THIS SECTION, PROVIDE METAL TIES, SUPPLEMENTAL REINFORCEMENT WHERE PIPES PENETRATE STUDS.

SECTION 2308.10.6 - BLOCKING.
PROVIDE BLOCKING AT ROOF RAFTERS TO PREVENT ROTATION AND LATERAL DISPLACEMENT IN ACCORDANCE WITH PROVISION OF SECTION 2308.8.5.

SECTION 2308.10.8 - ROOF SHEATHING.
ROOF SHEATHING SHALL COMPLY WITH THIS SECTION AND TABLE 2304.7 (3) AND (4) FOR WOOD STRUCTURAL PANELS AND TABLE 2304.7 (1) AND (2) FOR LUMBER.

SECTION 2308.10.11 - ATTIC VENTILATION.
PROVIDE VENTILATION IN ACCORDANCE WITH SECTION 1203.2.

SECTION 2505 - WALL FRAMING.
WALL FRAMING SHALL CONFORM TO THIS SECTION, SEE FRAMING NOTES ON DRAWINGS.

CHAPTER 24 - GLASS AND GLAZING
VERTICAL GLAZING AND SKYLIGHTS SHALL CONFORM TO REQUIREMENTS OF CHAPTER 24.

SECTION 2406 - SAFETY GLAZING.
SAFETY GLAZING SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
- VISION PANELS IN DOORS.
- DOOR SIDELIGHTS.
- SHOWER DOORS AND ENCLOSURES.
- GLAZING SURFACES WITHIN 18" VERTICALLY FROM THE FINISHED WALKING SURFACE.
- GLAZING SURFACES WITHIN 12" HORIZONTALLY OF ANY DOORS OR ARCHWAYS.

CHAPTER 25 - GYPSUM BOARD AND PLASTER

SECTION 2501 GENERAL.
N/A

SECTION 2502 DEFINITIONS.
N/A

SECTION 2503 - INSPECTION.
GYPSUM BOARD SHALL BE INSPECTED IN ACCORDANCE WITH SECTION 110.3.5.

SECTION 2504 - VERTICAL AND HORIZONTAL ASSEMBLIES.
N/A

SECTION 2505 - SHEAR WALL CONSTRUCTION.
N/A

SECTION 2506 - GYPSUM BOARD MATERIALS.
GYPSUM BOARD MATERIALS SHALL CONFORM TO ASTM C36 (GYPSUM WALL BOARD) ASTM C474, C475 (JOINT COMPOUND, TAPE) ASTM C954, C1002 (STEEL SCREWS) AND ASTM C645 (STEEL STUDS, NON-LOAD BEARING) ASTM C22, C472, C473 (GYPSUM TESTING). GYPSUM BOARD MATERIALS IN FIRE RATED BARRIERS SHALL BE IN ACCORDANCE TO ASTM E119 PER SECTION 703.2.

SECTION 2508 - GYPSUM CONSTRUCTION.
GYPSUM WALL BOARD SHALL NOT BE INSTALLED IN AREAS OF CONTINUOUS HIGH HUMIDITY OR DIRECT EXPOSURE TO WATER. GYPSUM WALL BOARD SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION IS PROVIDED. EDGES AND ENDS OF GYPSUM BOARD SHALL OCCUR AT FRAMING MEMBERS, EXCEPT THOSE EDGES AND ENDS PERPENDICULAR TO SUPPORTS. FASTENERS AT TOP AND BOTTOM PLATES OF VERTICAL ASSEMBLIES, AND AT THE WALL LINE ARE PERMITTED TO BE OMITTED EXCEPT ON SHEAR RESISTING ELEMENTS OR FIRE-RESISTANCE-RATED ASSEMBLIES. FASTENERS SHALL BE APPLIED IN SUCH A MANNER AS NOT TO FRACTURE THE FACE PAPER WITH THE FASTENER HEAD. GYPSUM WALLBOARD TO BE INSTALLED IN ACCORDANCE WITH GA-216 AND ASTM C 840.

SECTION 2509 - GYPSUM BOARD IN SHOWERS AND WATER CLOSETS.
WATER-RESISTANT SYSTEM BACKING BOARD SHALL BE USED AS A SUBSTRATE WHERE INDICATED IN SECTION 2509.

SECTION 2510 - LATHING AND FURRING FOR CEMENT PLASTER (STUCCO).
N/A

SECTION 2511 - INTERIOR PLASTER.
INTERIOR CEMENTITIOUS PLASTER FINISHES SHALL BE IN ACCORDANCE WITH ASTM C842 OR C926.

CHAPTER 30 - ELEVATORS AND CONVEYING SYSTEMS
ELEVATORS AND CONVEYING SYSTEMS SHALL CONFORM TO ASME A17.1 WITH EXCEPTIONS AS LISTED IN SECTION 3001.2.

SECTION 3001 - GENERAL.

SECTION 3001.3 - ACCESSIBILITY.
PASSENGER ELEVATOR SHALL CONFORM TO ICC A117.1.

SECTION 3002 - HOISTWAY ENCLOSURES.

SECTION 3002.1 - HOISTWAY ENCLOSURE PROTECTION.
ELEVATOR HOISTWAY ENCLOSURE SHALL BE COMPLIANT WITH SECTION 708.

SECTION 3002.3 - EMERGENCY SIGNS.
SIGNAGE TO BE INSTALLED PER THIS SECTION.

SECTION 3006 - MACHINE ROOMS.
THE ELEVATOR MACHINE ROOM SHALL MEET THE REQUIREMENTS OF THIS SECTION.

CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION

SECTION 3302 - CONSTRUCTION SAFEGUARDS.
REQUIRED EXITS, EXISTING STRUCTURE ELEMENTS, FIRE PROTECTION DEVICES AND SANITARY SAFEGUARDS SHALL BE MAINTAINED AT ALL TIMES UNLESS THE BUILDING IS UNOCCUPIED.

SECTION 3304 - SITE WORK.
SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH REQUIREMENTS OF THIS SECTION.

SECTION 3305 - SANITARY.
SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION IN ACCORDANCE WITH THE PCMS.

SECTION 3306 - PROTECTION OF PEDESTRIANS.
PEDESTRIAN PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION.

SECTION 3307 - PROTECTION OF ADJOINING PROPERTY.
ADJOINING PROPERTIES SHALL BE PROTECTED FROM DAMAGE DURING ALL DEMOLITION AND CONSTRUCTION WORK.

SECTION 3308 - TEMPORARY USE OF STREETS, ALLEYS AND PUBLIC PROPERTY.
CONSTRUCTION MATERIALS AND EQUIPMENT SHALL NOT BE PLACED SO AS TO OBSTRUCT, OR CONTRACT THE FREE APPROACH TO, FIRE HYDRANTS, STANDPIPES, FIRE OR POLICE ALARM BOXES, CATCH BASINS OR MANHOLES.

SECTION 3309 - FIRE EXTINGUISHERS.
ALL STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED. AN APPROVED PORTABLE FIRE EXTINGUISHER SHALL BE PROVIDED IN EVERY STORAGE AND CONSTRUCTION SHED.

THE CODE ENFORCEMENT OFFICIAL IS AUTHORIZED TO REQUIRE ADDITIONAL APPROVED PORTABLE FIRE EXTINGUISHERS WHERE SPECIAL HAZARDS EXIST, SUCH AS FLAMMABLE OR COMBUSTIBLE LIQUID STORAGE HAZARDS. FIRE EXTINGUISHERS SHALL COMPLY WITH SECTION 906.

SECTION 3305.7 - FIRE HAZARDS.
THE PROVISIONS OF THE INTERNATIONAL FIRE CODE SHALL BE STRICTLY OBSERVED TO SAFEGUARD AGAINST ALL FIRE HAZARDS ATTENDANT UPON CONSTRUCTION OPERATIONS.

SECTION 3310 - MEANS OF EGRESS.

SECTION 3310.1 - MAINTENANCE OF MEANS OF EGRESS.
REQUIRED EXITS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

SECTION 3312 - AUTOMATIC SPRINKLER SYSTEM.

SECTION 3312.1 - COMPLETION BEFORE OCCUPANCY.
BUILDING SHALL NOT BE OCCUPIED UNTIL AUTOMATIC SPRINKLER SYSTEM HAS BEEN TESTED AND APPROVED.

SECTION 3312.2 - OPERATION OF VALVES.
OPERATION OF SPRINKLER CONTROL VALVES SHALL BE PERMITTED ONLY BY AUTHORIZED PERSONNEL.

2009 NATIONAL STANDARD PLUMBING CODE

MINIMUM NUMBER OF REQUIRED FIXTURES (SECTION 7.21)

TABLE 7.21.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES.

	WATER CLOSET	LAVATORY	DRINKING WATER	BATH OR SHOWER	OTHER
REQUIRED FOR RESIDENTIAL R-2 MULTI-FAMILY DWELLING	1 WATER CLOSET PER UNIT	1 LAVATORY PER UNIT	N/A	1 PER UNIT	1 KITCHEN SINK

SEE PLUMBING DRAWINGS FOR COMPLIANCE WITH NATIONAL STANDARD PLUMBING CODE 2009.

SEE MECHANICAL DRAWINGS FOR COMPLIANCE WITH INTERNATIONAL MECHANICAL CODE, INTERNATIONAL FUEL AND GAS CODE AND ASHRAE 90.1 - 2004

SEE ELECTRICAL DRAWINGS FOR COMPLIANCE WITH NATIONAL ELECTRIC CODE 2008

BUILDING COMPLIES WITH THE FOLLOWING BARRIER FREE ACCESSIBILITY CODES.

NJ UNIFORM CONSTRUCTION CODE (UCC) 5:23-7: BARRIER FREE SUB-CODE.

5:23-7.5 - RESIDENTIAL BUILDINGS OTHER THAN BUILDINGS OF GROUP R-1: (a) 1 ALL DWELLING UNITS IN ELEVATOR-SERVICED BUILDINGS SHALL COMPLY WITH THE PROVISIONS OF THIS SUBCHAPTER.
1. ENTRY LEVEL OF EACH DWELLING UNIT SHALL HAVE AN ACCESSIBLE ENTRANCE, AN ACCESSIBLE ROUTE INTO AND THROUGHOUT THE ENTRY LEVEL OF THE DWELLING UNIT, AN ADAPTABLE KITCHEN AND ONE ADAPTABLE TOILET AND BATHING FACILITY ON THE ACCESSIBLE ROUTE.

ANSI 117.1:
ELEVATOR SHALL CONFORM WITH ASME A17.1.

30 JUNE 2014 FOR PERMITS
20 OCTOBER 2013 PRELIMINARY

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10 FORD AVENUE
MORRISTOWN, NEW JERSEY

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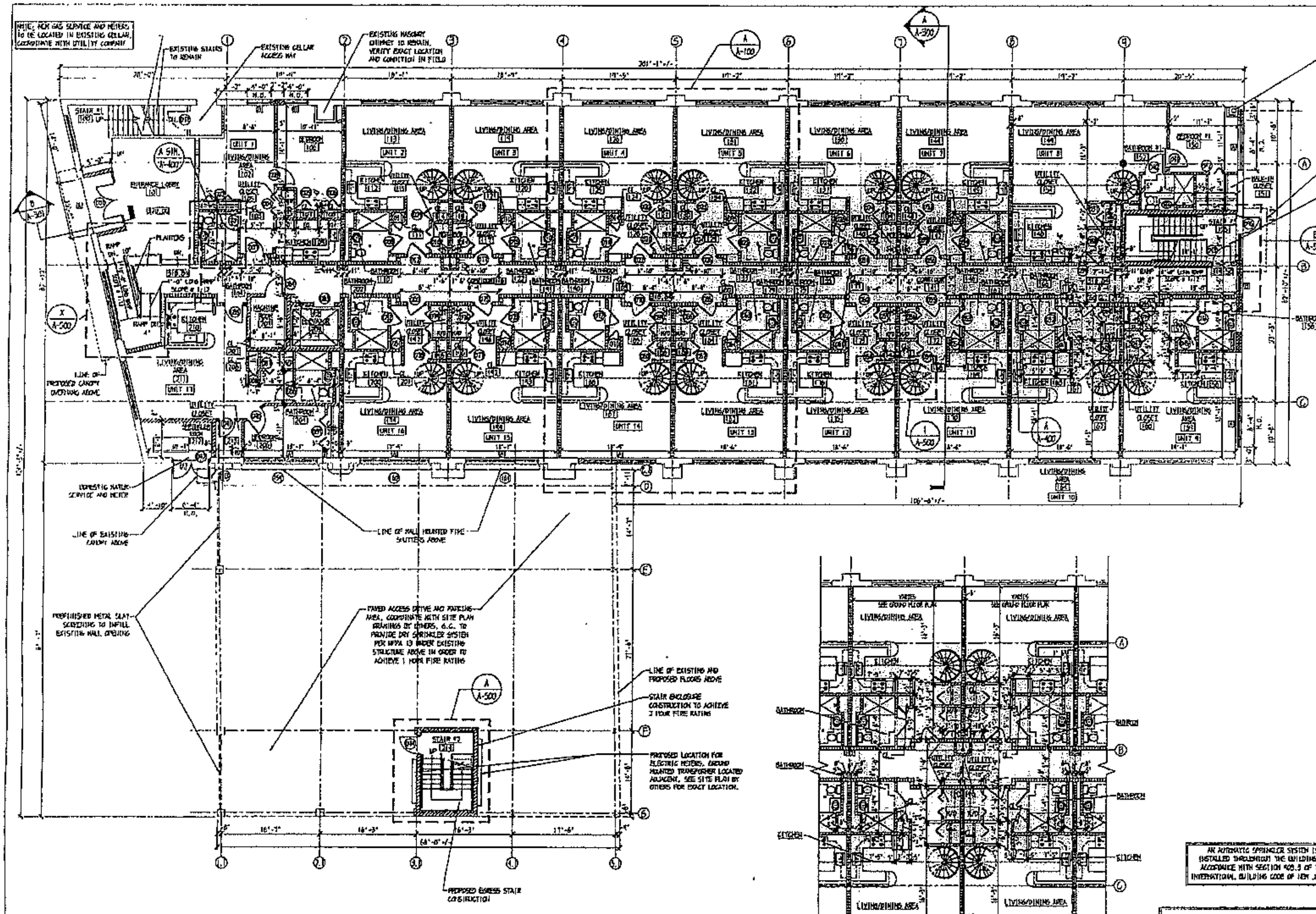
CODE COMPLIANCE SHEET

A-003



GROUND FLOOR PLAN

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

(A) PART GROUND FLOOR PLAN

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

LEGEND

- EXISTING PARTITION/WALL CONSTRUCTION TO REMAIN.
- NEW PARTITION TO CONSIST OF 2"x4" WOOD STUDS @ 16" O.C. WITH (1) LAYER 5/8" GYPSUM BOARD EACH SIDE FROM FINISHED FLOOR TO UNDERSIDE OF STRUCTURE ABOVE. TAPE, SPACKLE & PREPARE TO RECEIVE SCHEDULED FINISH.
- NEW PARTITION TO CONSIST OF 2"x6" WOOD STUDS @ 16" O.C. FROM TOP OF FINISHED FLOOR TO UNDERSIDE OF STRUCTURE ABOVE. USE 1/2" RESILIENT CHANNEL TO SUPPORT 5/8" GYP. BOARD SHEATHING ON BOTH SIDES AND INSTALL 3" SAFB FULL HEIGHT. SET SILL AND TOP PLATE IN ACOUSTIC SEALANT. TAPE, SPACKLE & PREPARE TO RECEIVE SCHEDULED FINISH. PARTITION ASSEMBLY TO MEET STC RATING OF 50 AND A (1) HOUR FIRE RATING IN ACCORDANCE WITH U.L. DESIGN U321.
- NEW INFILL CONSTRUCTION @ EXISTING WALL OPENINGS. MATCH EXISTING STRUCTURE. ALIGN ALL NEW WALL SURFACES WITH EXISTING.
- NEW PARTITION TO CONSIST OF 8" CONCRETE BLOCK FROM FIN. FLOOR TO UNDERSIDE OF STRUCTURE ABOVE. REINFORCE EVERY OTHER COURSE WITH WELDED WIRE TRUSS TYPE JOINT REINFORCEMENTS.
- NEW FLOOR DRAIN
- DOOR NUMBER. SEE DOOR SCHEDULE A-600.
- ROOM NUMBER. SEE FINISH SCHEDULE A-601.
- LOOSE LINTEL NUMBER. SEE LOOSE LINTEL SCHEDULE THIS DRAWING SHEET.

LOOSE LINTEL SCHEDULE

MARK	SIZE	REMARKS
A	W18x35	
B	(3) L5"x3-1/2"x5/16"	5" LEG VERTICAL
C		

AN AUTOMATIC SPRINKLER SYSTEM IS INSTALLED THROUGHOUT THE BUILDING IN ACCORDANCE WITH SECTION 903.3 OF THE INTERNATIONAL BUILDING CODE OF NEW JERSEY.

GROUND FLOOR LEVEL	
GROSS FLOOR AREA EXISTING:	12,124 SQ.FT.
GROSS FLOOR AREA PROPOSED:	0 SQ.FT.
TOTAL FLOOR AREA:	12,124 SQ.FT.

SEVENTEEN (17) RESIDENTIAL UNITS PROPOSED.
- (16) 1-BEDROOM UNIT
- (1) 2-BEDROOM UNITS

30 JUNE	2014	FOR PERMITS
03 FEBRUARY	2014	FOR REVIEW
28 OCTOBER	2013	PRELIMINARY

ISSUED & REVISIONS

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MORRISTOWN, NEW JERSEY

BLOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
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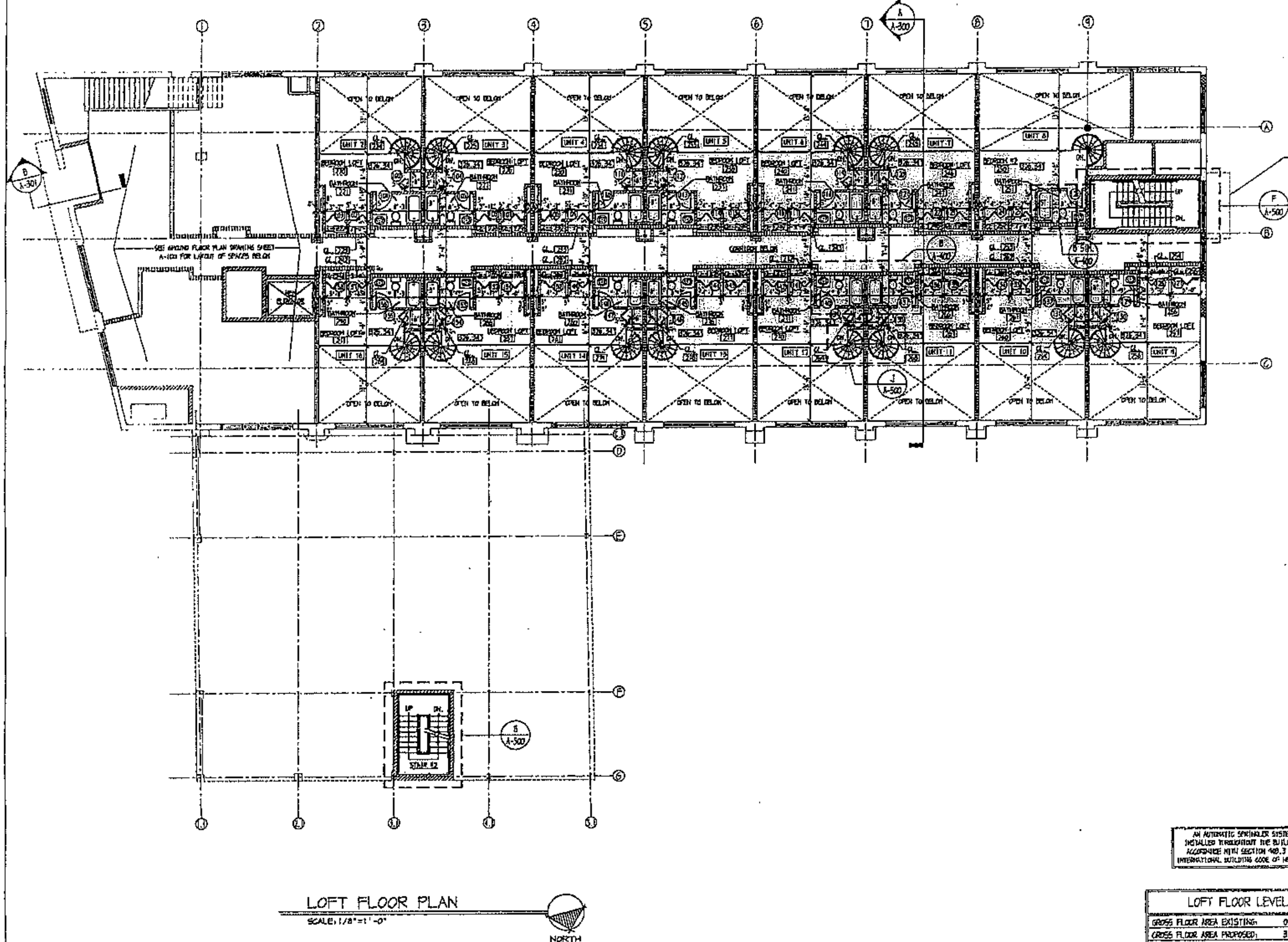
GROUND FLOOR PLAN

DRAWING NUMBER: A-100



LOFT FLOOR PLAN

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

NORTH

LEGEND

- EXISTING PARTITION/WALL CONSTRUCTION TO REMAIN.
- NEW PARTITION TO CONSIST OF 2"x4" WOOD STUDS @ 16" O.C. WITH (1) LAYER 5/8" GYPSUM BOARD EACH SIDE FROM FINISHED FLOOR TO UNDERSIDE OF STRUCTURE ABOVE. TAPE, SPACKLE & PREPARE TO RECEIVE SCHEDULED FINISH.
- NEW PARTITION TO CONSIST OF 2"x6" WOOD STUDS @ 16" O.C. FROM TOP OF FINISHED FLOOR TO UNDERSIDE OF STRUCTURE ABOVE. USE 1/2" RESILIENT CHANNEL TO SUPPORT 5/8" GYP. BOARD SHEATHING ON BOTH SIDES AND INSTALL 3" SAFB FULL HEIGHT. SET SILL AND TOP PLATE IN ACOUSTIC SEALANT. TAPE, SPACKLE & PREPARE TO RECEIVE SCHEDULED FINISH. PARTITION ASSEMBLY TO MEET STC RATING OF 50 AND A (1) HOUR FIRE RATING IN ACCORDANCE WITH U.L. DESIGN U327.
- NEW INFILL CONSTRUCTION @ EXISTING WALL OPENINGS. MATCH EXISTING STRUCTURE. ALIGN ALL NEW WALL SURFACES WITH EXISTING.
- NEW PARTITION TO CONSIST OF 8" CONCRETE BLOCK FROM FIN. FLOOR TO UNDERSIDE OF STRUCTURE ABOVE. REINFORCE EVERY OTHER COURSE WITH WELDED WIRE TRUSS TYPE JOINT REINFORCEMENTS.
- NEW FLOOR DRAIN
- DOOR NUMBER. SEE DOOR SCHEDULE A-600.
- ROOM NUMBER. SEE FINISH SCHEDULE A-60X.
- LOOSE LINTEL NUMBER. SEE LOOSE LINTEL SCHEDULE THIS DRAWING SHEET.

AN AUTOMATIC SPRINKLER SYSTEM IS INSTALLED THROUGHOUT THE BUILDING IN ACCORDANCE WITH SECTION 903.3 OF THE INTERNATIONAL BUILDING CODE OF NEW JERSEY.

LOFT FLOOR LEVEL	
GROSS FLOOR AREA EXISTING:	0 SQ.FT.
GROSS FLOOR AREA PROPOSED:	3,410 SQ.FT.
TOTAL FLOOR AREA:	3,410 SQ.FT.

LOFTS ARE PART OF GROUND FLOOR UNITS COORDINATE WITH DRAWING SHEET A-100

30 JUNE	2014	FOR PERMITS
03 FEBRUARY	2014	FOR REVIEW
28 OCTOBER	2013	PRELIMINARY

PROPOSED ALTERATIONS AND ADDITIONS FOR:

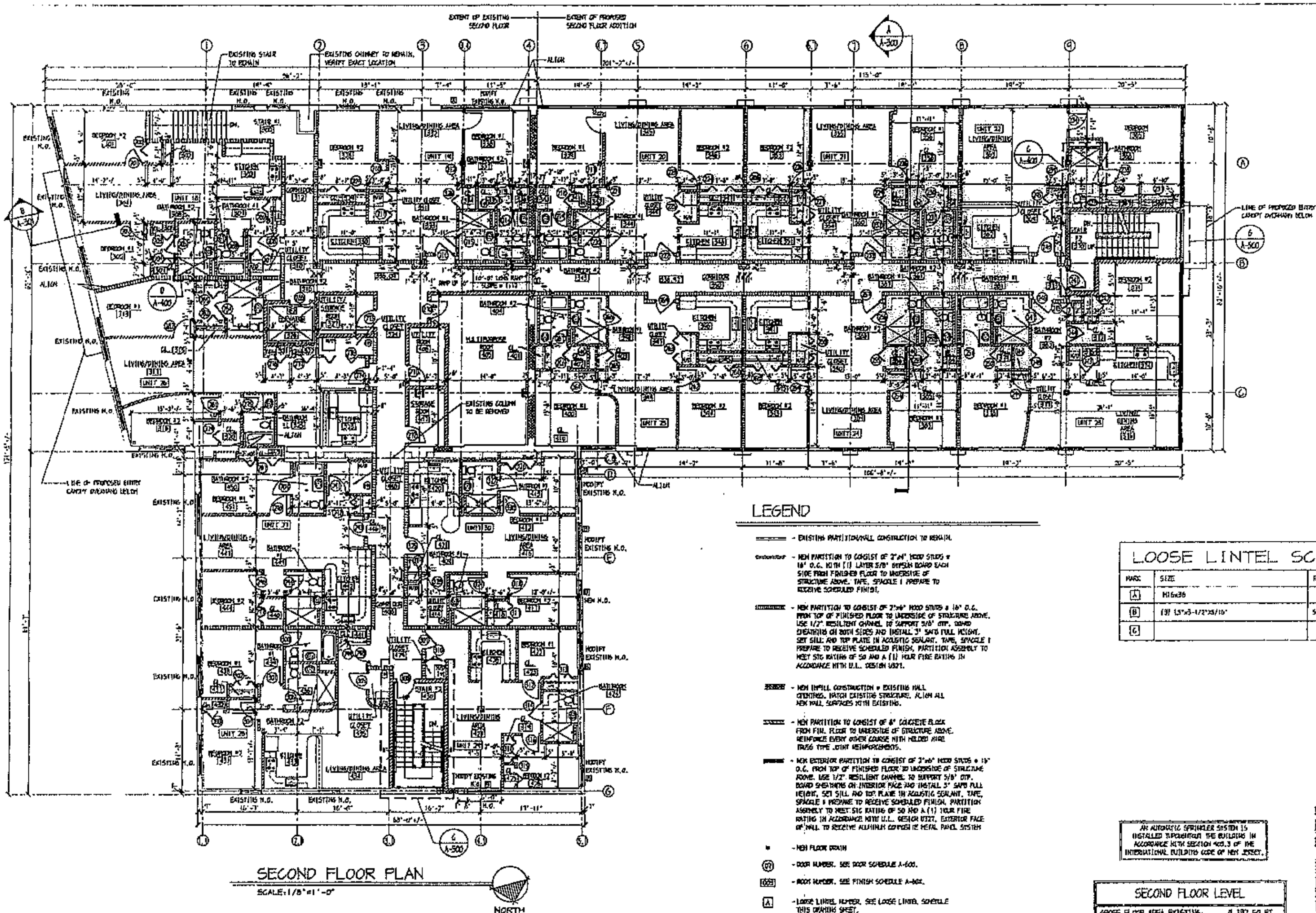
MOUNTAIN CENTER REALTY, LLC

10 FORD AVENUE
MORRISTOWN, NEW JERSEY

BLOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
161 MAIN ST. • RIDGEFIELD PARK, NJ 07660
(201) 807-0407 • FAX (201) 807-0152

LOFT FLOOR PLAN

DRAWING NUMBER: A-101



SECOND FLOOR PLAN

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

NORTH

LEGEND

- EXISTING PARTITION/WALL CONSTRUCTION TO REMAIN.
- NEW PARTITION TO CONSIST OF 2"x4" WOOD STUDS @ 16" O.C. WITH (1) LAYER 5/8" GYPSUM BOARD EACH SIDE FROM FINISHED FLOOR TO UNDERSIDE OF STRUCTURE ABOVE. TAPE, SPACKLE & PREPARE TO RECEIVE SCHEDULED FINISH.
- NEW PARTITION TO CONSIST OF 2"x6" WOOD STUDS @ 16" O.C. FROM TOP OF FINISHED FLOOR TO UNDERSIDE OF STRUCTURE ABOVE. USE 1/2" RESILIENT CHANNEL TO SUPPORT 5/8" GYP. BOARD SHEATHING ON BOTH SIDES AND INSTALL 3" SAFB FULL HEIGHT. SET SILL AND TOP PLATE IN ACOUSTIC SEALANT. TAPE, SPACKLE & PREPARE TO RECEIVE SCHEDULED FINISH. PARTITION ASSEMBLY TO MEET STC RATING OF 50 AND A (1) HOUR FIRE RATING IN ACCORDANCE WITH U.L. DESIGN U321.
- NEW INFILL CONSTRUCTION @ EXISTING WALL OPENINGS. MATCH EXISTING STRUCTURE. ALIGN ALL NEW WALL SURFACES WITH EXISTING.
- NEW PARTITION TO CONSIST OF 8" CONCRETE BLOCK FROM FIN. FLOOR TO UNDERSIDE OF STRUCTURE ABOVE. REINFORCE EVERY OTHER COURSE WITH WELDED WIRE TRUSS TYPE JOINT REINFORCEMENTS.
- NEW EXTERIOR PARTITION TO CONSIST OF 2"x6" WOOD STUDS @ 16" O.C. FROM TOP OF FINISHED FLOOR TO UNDERSIDE OF STRUCTURE ABOVE. USE 1/2" RESILIENT CHANNEL TO SUPPORT 5/8" GYP. BOARD SHEATHING ON INTERIOR FACE AND INSTALL 3" SAFB FULL HEIGHT. SET SILL AND TOP PLATE IN ACOUSTIC SEALANT. TAPE, SPACKLE & PREPARE TO RECEIVE SCHEDULED FINISH. PARTITION ASSEMBLY TO MEET STC RATING OF 50 AND A (1) HOUR FIRE RATING IN ACCORDANCE WITH U.L. DESIGN U327. EXTERIOR FACE OF WALL TO RECEIVE ALUMINUM COMPOSITE METAL PANEL SYSTEM
- NEW FLOOR DRAIN
- (07) - DOOR NUMBER. SEE DOOR SCHEDULE A-600.
- [003] - ROOM NUMBER. SEE FINISH SCHEDULE A-60X.
- [A] - LOOSE LINTEL NUMBER. SEE LOOSE LINTEL SCHEDULE THIS DRAWING SHEET.

LOOSE LINTEL SCHEDULE

MARK	SIZE	REMARK
A	W16x36	
B	(3) L5"x3-1/2"x5/16"	5" LEG VERTICAL
C		

AN AUTOMATIC SPRINKLER SYSTEM IS INSTALLED THROUGHOUT THE BUILDING IN ACCORDANCE WITH SECTION 403.3 OF THE INTERNATIONAL BUILDING CODE OF NEW JERSEY.

SECOND FLOOR LEVEL	
GROSS FLOOR AREA EXISTING:	9,137 SQ.FT.
GROSS FLOOR AREA PROPOSED:	7,220 SQ.FT.
TOTAL FLOOR AREA:	16,357 SQ.FT.

THIRTEEN (13) RESIDENTIAL UNITS PROPOSED.
- (1) 1-BEDROOM UNIT
- (12) 2-BEDROOM UNITS

30 JUNE 2014	FOR PERMITS
03 FEBRUARY 2014	FOR REVIEW
29 OCTOBER 2013	PRELIMINARY

ISSUE & REVISIONS

PROPOSED ALTERATIONS AND ADDITIONS FOR:

MOUNTAIN CENTER REALTY, LLC

10 FORD AVENUE
MORRISTOWN, NEW JERSEY

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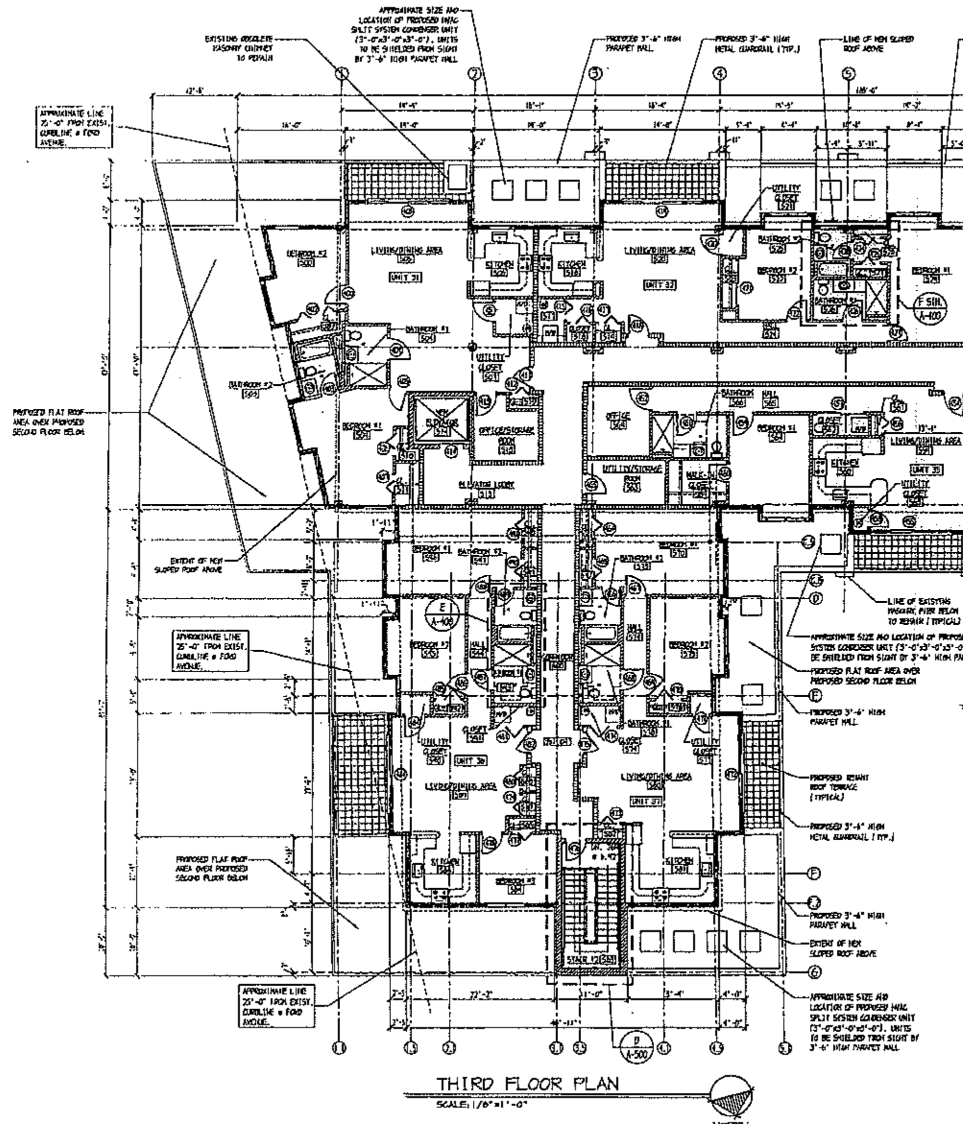
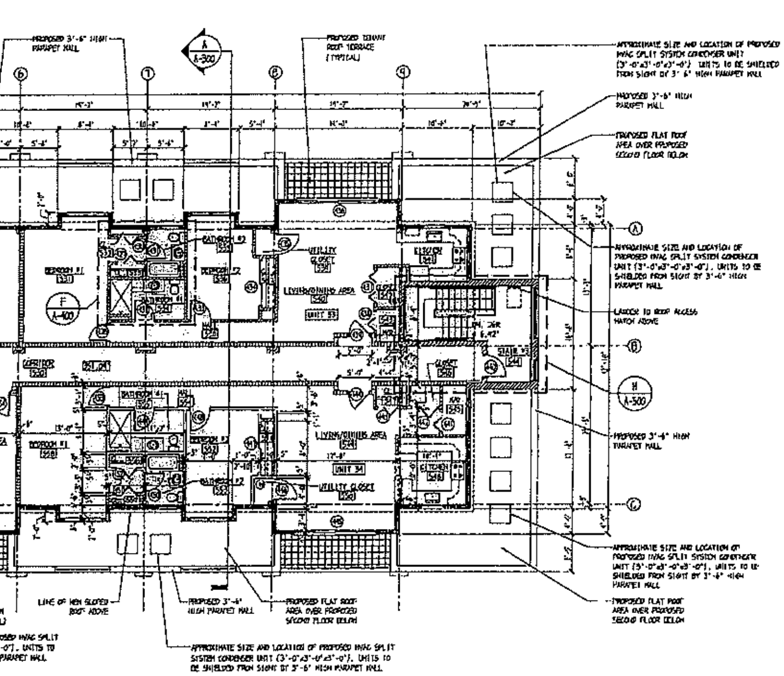
ARCHITECTS AND PLANNERS, P.C.
161 MAIN ST. - RIDGEFIELD PARK, NJ 07660
(201) 807-0107 - FAX (201) 807-0151

SECOND FLOOR PLAN

DRAWING NUMBER: A-102





THIRD FLOOR PLAN

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

NORTH

LEGEND

- EXISTING PARTITION/WALL CONSTRUCTION TO REMAIN.
- NEW PARTITION TO CONSIST OF 2"x4" WOOD STUDS @ 16" O.C. WITH (1) LAYER 5/8" GYPSUM BOARD EACH SIDE FROM FINISHED FLOOR TO UNDERSIDE OF STRUCTURE ABOVE, TAPE, SPACKLE & PREPARE TO RECEIVE SCHEDULED FINISH.
- NEW PARTITION TO CONSIST OF 2"x6" WOOD STUDS @ 16" O.C. FROM TOP OF FINISHED FLOOR TO UNDERSIDE OF STRUCTURE ABOVE. USE 1/2" RESILIENT CHANNEL TO SUPPORT 5/8" GYP. BOARD SHEATHING ON BOTH SIDES AND INSTALL 3" SAFB FULL HEIGHT. SET SILL AND TOP PLATE IN ACOUSTIC SEALANT. TAPE, SPACKLE & PREPARE TO RECEIVE SCHEDULED FINISH. PARTITION ASSEMBLY TO MEET STC RATING OF 50 AND A (1) HOUR FIRE RATING IN ACCORDANCE WITH U.L. DESIGN U321.
- NEW INFILL CONSTRUCTION @ EXISTING WALL OPENINGS. MATCH EXISTING STRUCTURE. ALIGN ALL NEW WALL SURFACES WITH EXISTING.
- NEW PARTITION TO CONSIST OF 8" CONCRETE BLOCK FROM FIN. FLOOR TO UNDERSIDE OF STRUCTURE ABOVE. REINFORCE EVERY OTHER COURSE WITH WELDED WIRE TRUSS TYPE JOINT REINFORCEMENTS.
- NEW EXTERIOR PARTITION TO CONSIST OF 2"x6" WOOD STUDS @ 16" O.C. FROM TOP OF FINISHED FLOOR TO UNDERSIDE OF STRUCTURE ABOVE. USE 1/2" RESILIENT CHANNEL TO SUPPORT 5/8" GYP. BOARD SHEATHING ON INTERIOR FACE AND INSTALL 3" SAFB FULL HEIGHT. SET SILL AND TOP PLATE IN ACOUSTIC SEALANT. TAPE, SPACKLE & PREPARE TO RECEIVE SCHEDULED FINISH. PARTITION ASSEMBLY TO MEET STC RATING OF 50 AND A (1) HOUR FIRE RATING IN ACCORDANCE WITH U.L. DESIGN U321. EXTERIOR FACE OF WALL TO RECEIVE ALUMINUM COMPOSITE METAL PANEL SYSTEM
- NEW FLOOR DRAIN
- (01) - DOOR NUMBER. SEE DOOR SCHEDULE A-600.
- [001] - ROOM NUMBER. SEE FINISH SCHEDULE A-60X.
- [A] - LOOSE LINTEL NUMBER. SEE LOOSE LINTEL SCHEDULE THIS DRAWING SHEET.

AN AUTOMATIC SPRINKLER SYSTEM IS INSTALLED THROUGHOUT THE BUILDING IN ACCORDANCE WITH SECTION 903.3 OF THE INTERNATIONAL BUILDING CODE OF NEW JERSEY.

THIRD FLOOR LEVEL	
GROSS FLOOR AREA EXISTING:	0 SQ.FT.
GROSS FLOOR AREA PROPOSED:	11,174 SQ.FT.
TOTAL FLOOR AREA:	11,174 SQ.FT.

SEVEN (7) RESIDENTIAL UNITS PROPOSED.
- (1) 1-BEDROOM UNITS
- (5) 2-BEDROOM UNITS
- (1) 3-BEDROOM UNITS

30 JUNE	2014	FOR PERMITS
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PROPOSED ALTERATIONS AND ADDITIONS FOR:

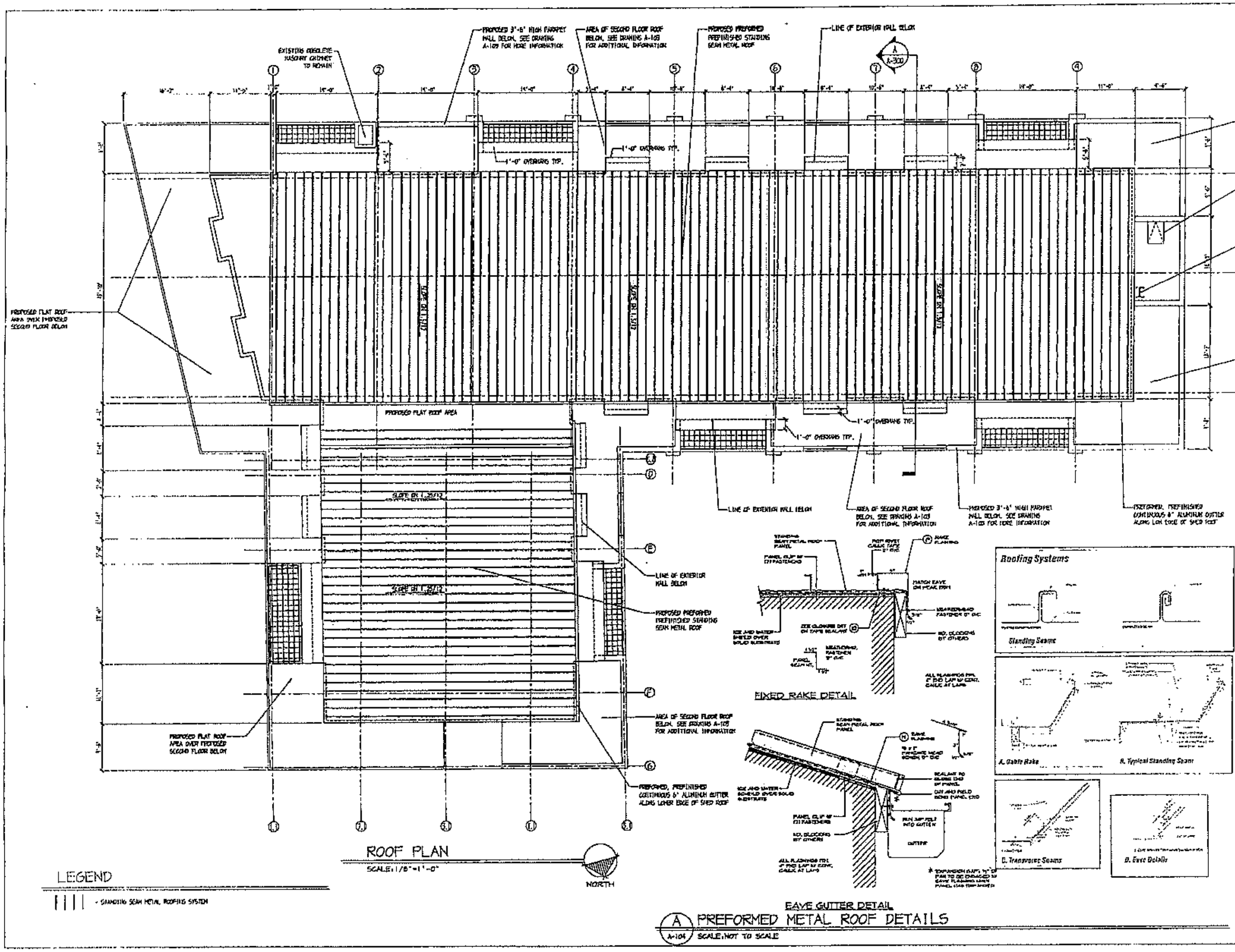
MOUNTAIN CENTER REALTY, LLC

10 FORD AVENUE
MORRISTOWN, NEW JERSEY

BLOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
161 MAIN ST. • RIDGEFIELD PARK, NJ 07660
(201) 807-0407 • FAX (201) 807-0513

THIRD FLOOR PLAN

A-103



30 JUNE 2014 FOR PERMITS
20 OCTOBER 2013 PRELIMINARY

PROPOSED ALTERATIONS AND ADDITIONS FOR:

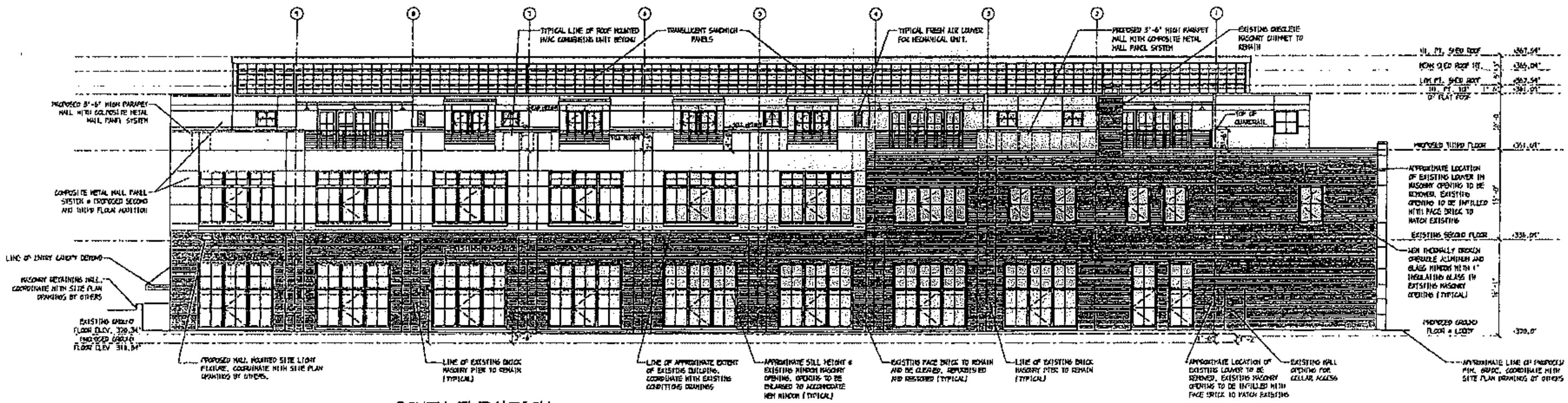
MOUNTAIN CENTER REALTY, LLC

10 FORD AVENUE
MORRISTOWN, NEW JERSEY

BLOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
161 MAIN ST. • ROCHELLE PARK, NJ 07662
(201) 807-0407 • FAX (201) 807-0513

ROOF PLAN

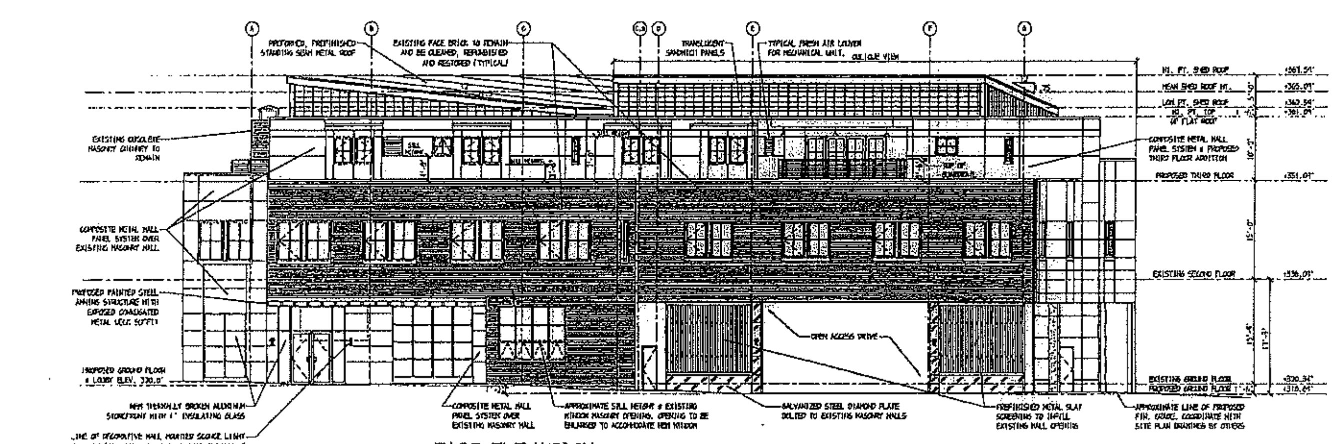
DRAWING NUMBER
A-104



SOUTH ELEVATION (LEONA DRIVE)

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

NOTE: ALL EXISTING FACE BRICK TO REMAIN TO BE CLEANED WITH APPROPRIATE CLEANER AS MANUFACTURER BY PROSOCO OR APPROVED EQUAL. PATCH, REPAIR AND REPOINT ALL JOINTS, CRACKS, HOLES AND OTHER DEFECTS. SEE TECHNICAL SPECIFICATIONS FOR ADDITIONAL INFORMATION AND PROCEDURES TO BE FOLLOWED.



EAST ELEVATION (FORD AVENUE)

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

30 JUNE 2014 FOR PERMITS
28 OCTOBER 2013 PRELIMINARY

PROPOSED ALTERATIONS AND ADDITIONS FOR:

MOUNTAIN CENTER REALTY, LLC

10 FORD AVENUE
MORRISTOWN, NEW JERSEY

BILOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
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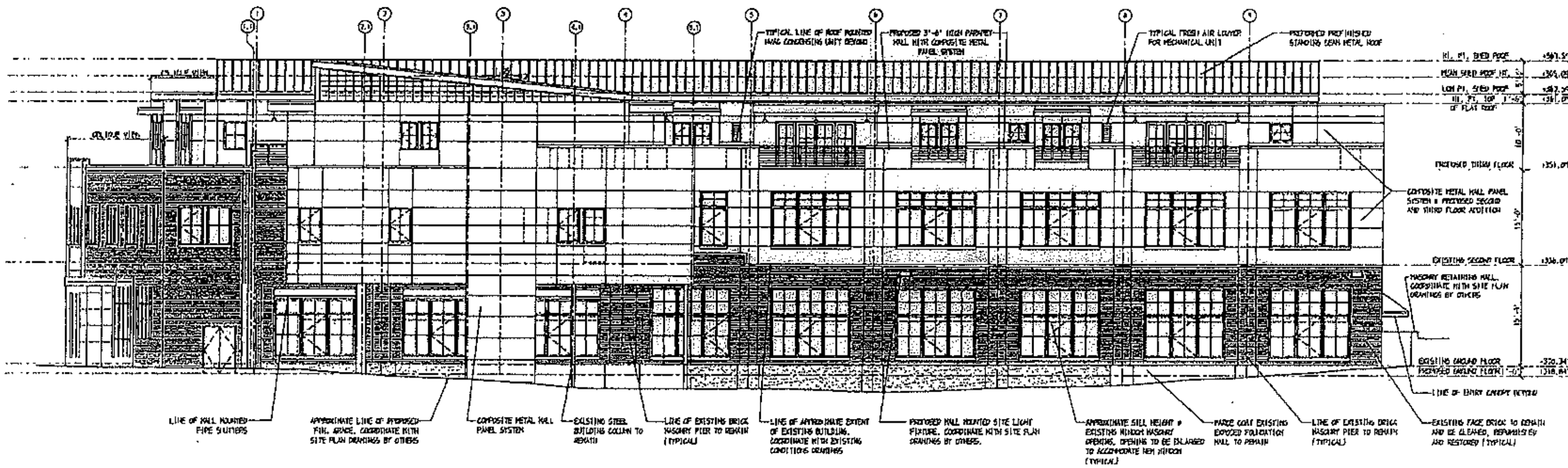
(201) 807-0407 - FAX (201) 807-0511

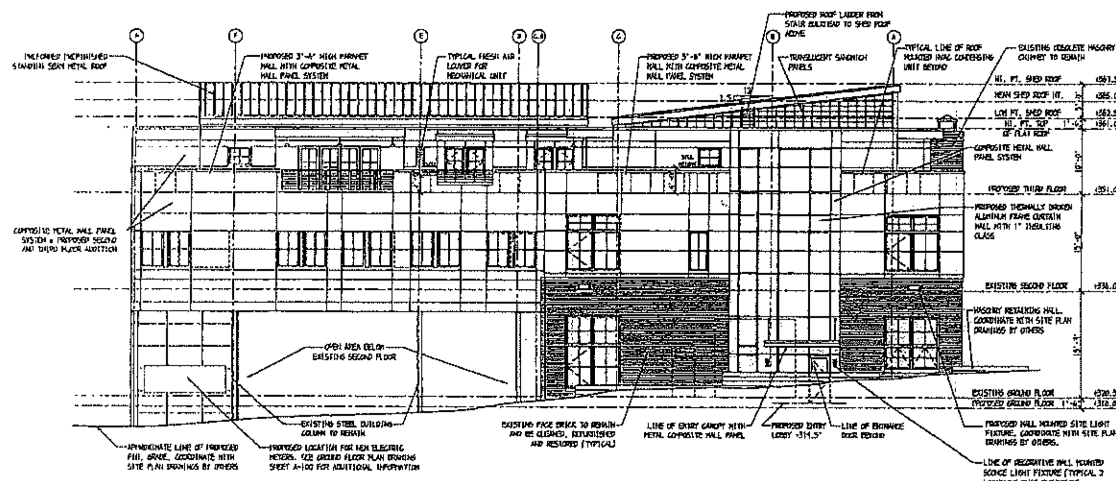
EAST AND SOUTH ELEVATIONS

A-200



NORTH ELEVATION

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



WEST ELEVATION

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

NOTE: ALL EXISTING FACE BRICK TO REMAIN TO BE CLEANED WITH APPROPRIATE CLEANER AS MANUFACTURER BY PROSCO OR APPROVED EQUAL. PATCH, REPAIR AND REPOINT ALL JOINTS, CRACKS, HOLES AND OTHER DEFECTS. SEE TECHNICAL SPECIFICATIONS FOR ADDITIONAL INFORMATION AND PROCEDURES TO BE FOLLOWED.

30 JUNE 2014 FOR PERMITS
20 OCTOBER 2015 PRELIMINARY

PROPOSED ALTERATIONS AND ADDITIONS FOR:

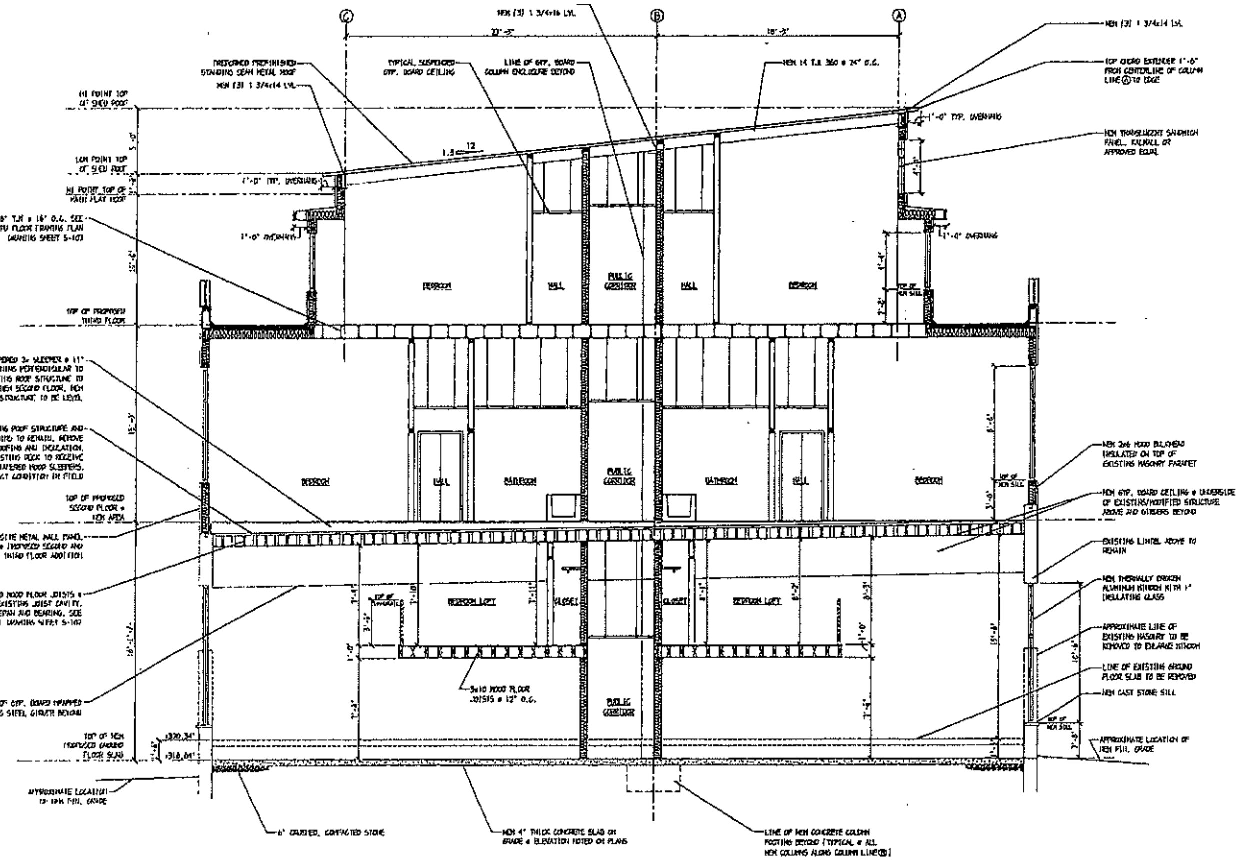
MOUNTAIN CENTER REALTY, LLC

10 FORD AVENUE
MORRISTOWN, NEW JERSEY

BLOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
161 MAIN ST. • RIDGEFIELD PARK, NJ 07660
(201) 807-0407 • FAX (201) 807-0501

WEST AND NORTH ELEVATIONS

A-201



A BUILDING SECTION
A-300 SCALE: 1/4" = 1'-0"

30 JUNE 2014 FOR PERMITS
26 OCTOBER 2015 PRELIMINARY
10 OCTOBER 2015 PRELIMINARY

PROPOSED ALTERATIONS AND ADDITIONS FOR:

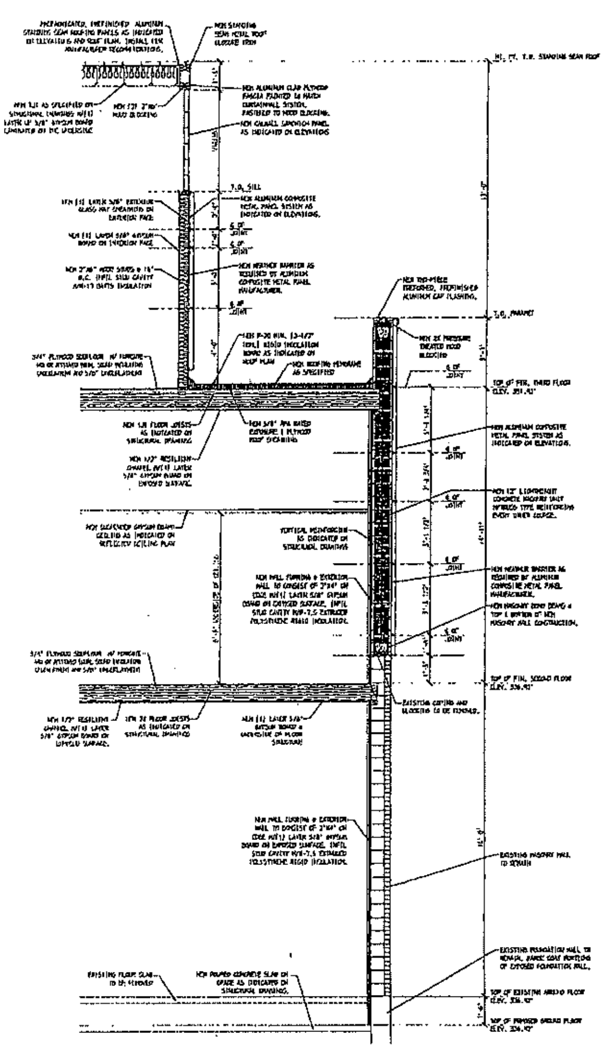
MOUNTAIN CENTER REALTY, LLC

10 FORD AVENUE
MORRISTOWN, NEW JERSEY

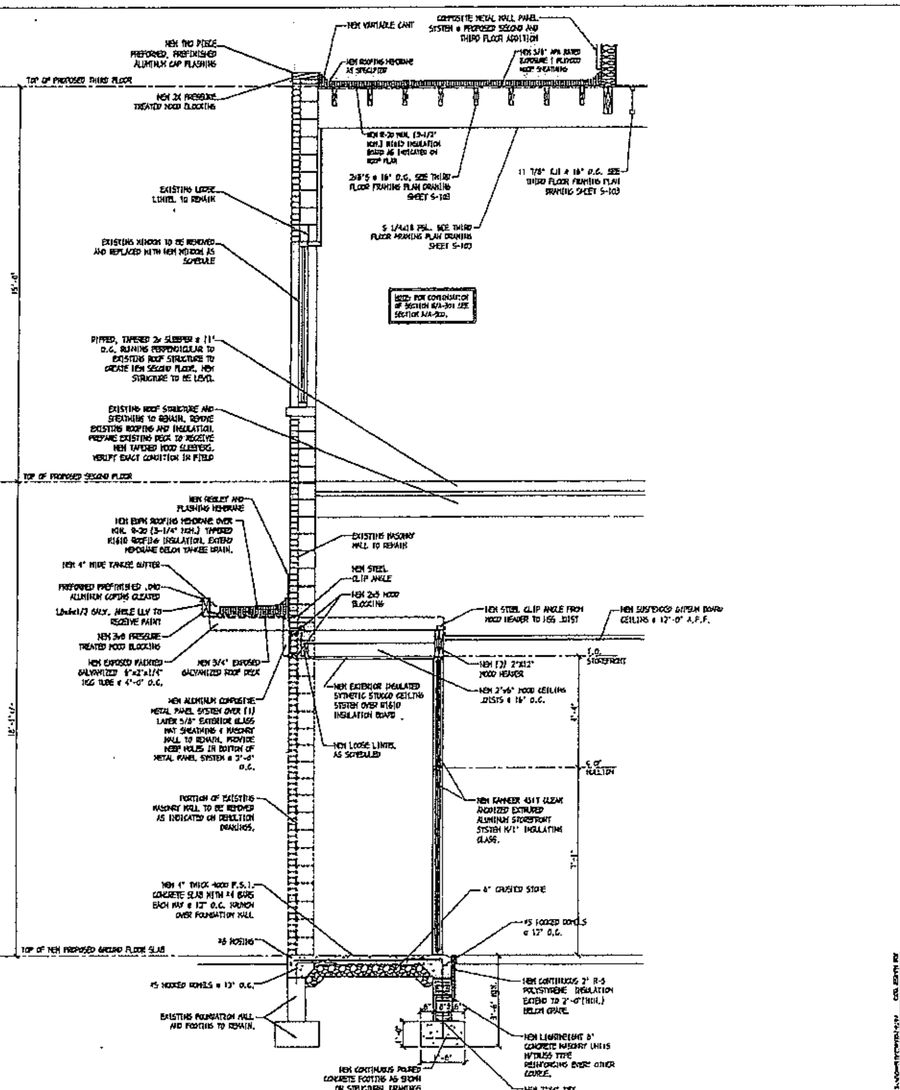
BLOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
181 MAIN ST. • RIDGEFIELD PARK, NJ 07660
(201) 807-0407 • FAX (201) 807-0511

BUILDING SECTION

A-300



A WALL SECTION
A-301 SCALE: 3/8" = 1'-0"



B WALL SECTION
A-301 SCALE: 1/2" = 1'-0"

30 JUNE 2014 FOR PERMITS

PROPOSED ALTERATIONS AND ADDITIONS FOR:

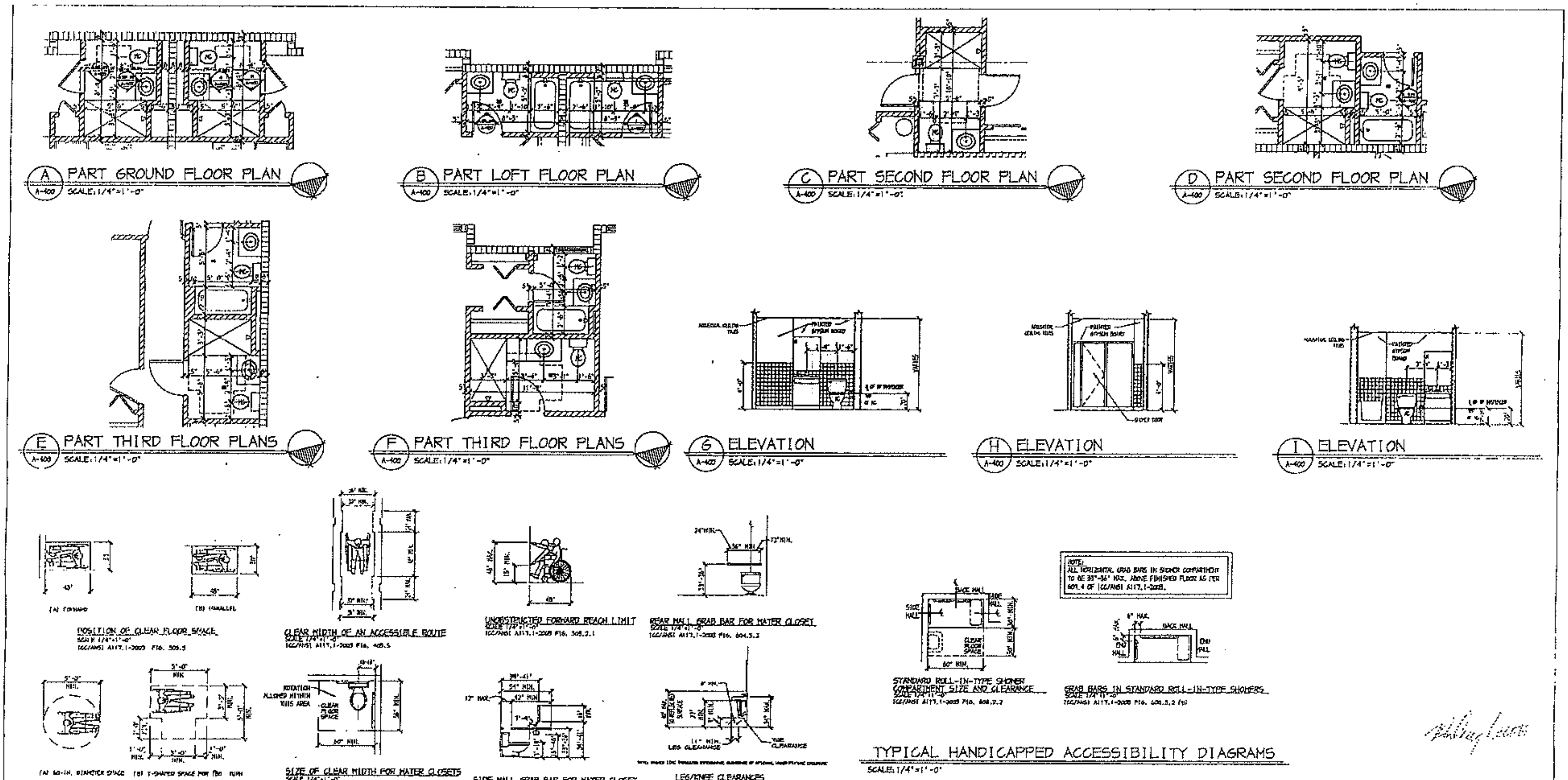
MOUNTAIN CENTER REALTY, LLC

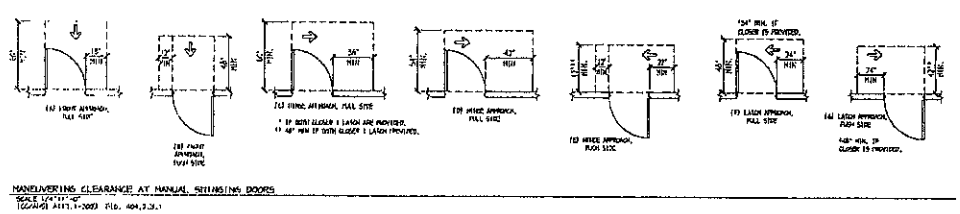
10 FORD AVENUE
MORRISTOWN, NEW JERSEY

BLOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
161 MAIN ST. - RIDGEFIELD PARK, NJ 07660
(201) 807-0407 • FAX (201) 807-0507
DAVID N. BLOW
ANTHONY GARRETT

WALL SECTIONS

A-301





TYPICAL HANDICAPPED ACCESSIBILITY DIAGRAMS

SCALE: 1/4"=1'-0"

TOILET ROOM CONSTRUCTION NOTES

1) ALL ACCESSORIES & FIXTURES ARE TO BE MOUNTED & INSTALLED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT & THE BUILDING CODES & REGULATIONS OF THE STATE OF NEW JERSEY.

2) PROVIDE ALL NECESSARY TRIM, FITTINGS, BLOCKING HARDWARE, FRAMED OPENINGS, POCKETS & RELATED ITEMS AS REQUIRED FOR A COMPLETE INSTALLATION OF FIXTURES & ACCESSORIES.

3) ALL GYPSUM BOARD USED ON PARTITION SIDES FACING INTO TOILET ROOMS & FOR TOILET ROOM CEILINGS TO BE WATER RESISTANT TYPE & FIRE RATED PARTITIONS USE FIRE RATED & WATER RESISTANT TYPE GYPSUM BOARD.

4) SEE PLUMBING DRAWINGS FOR FIXTURE SELECTIONS.

5) ALL TOILET ACCESSORIES TO BE AS MANUFACTURED BY BOBRICK WASHROOM EQUIPMENT, INC., CLIFTON PARK NEW YORK, OR APPROVED EQUAL.

NOTES:
1) ALL RESIDENTIAL BATHROOMS SHALL HAVE REINFORCEMENT FOR FUTURE INSTALLATION OF GRAB BARS AS PER 1003.11.4 OF THE ICC/ANSI 117.1-2003. SEE 'TYPICAL HANDICAPPED ACCESSIBILITY DIAGRAMS' FOR GRAB BAR LOCATIONS.
2) AS PER 1003.11.5 OF THE ICC/ANSI 117.1-2003, ALL CABINETRY UNDER LAVATORIES IN RESIDENTIAL BATHROOMS SHALL BE ABLE TO BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY, SHALL HAVE A FLOOR FINISH THAT EXTENDS UNDER THE CABINETRY, AND SHALL HAVE FINISHED WALLS BEHIND AND SURROUNDING THE CABINETRY.

30 JUNE 2014 FOR PERMITS

PROPOSED ALTERATIONS AND ADDITIONS FOR:

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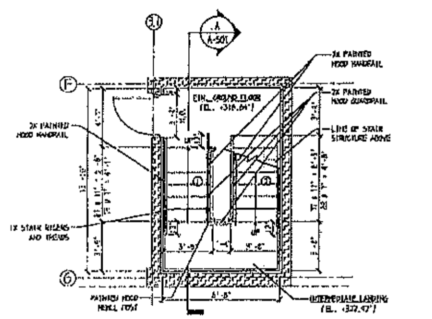
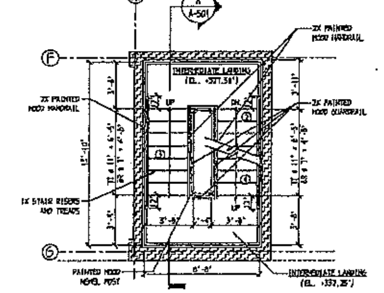
161 MAIN ST. • RIDGEFIELD PARK, NJ 07660
(201) 807-0407 • FAX (201) 807-1350

PART PLANS AND DETAILS

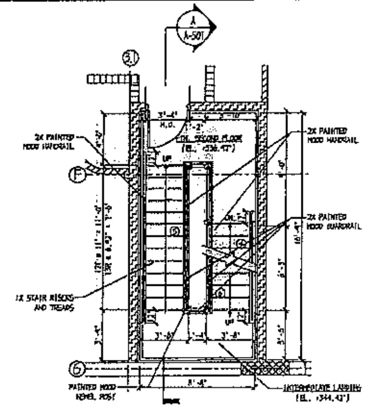
DRAWING NUMBER A-400



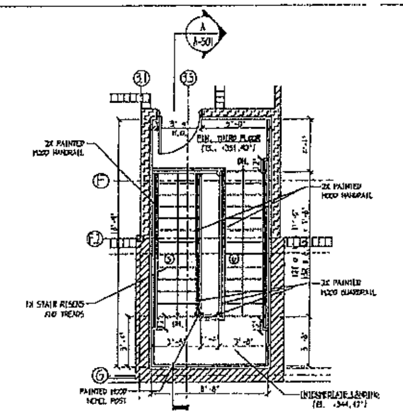
A PART PLAN @ STAIR #2
A-500 SCALE: 1/4"=1'-0"
NORTH



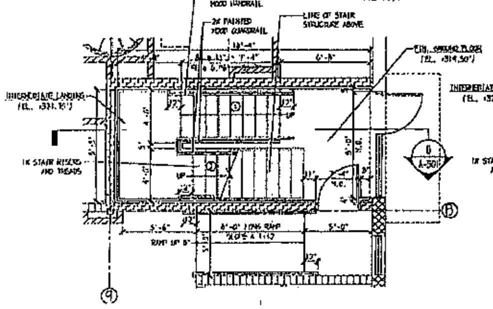
B PART PLAN @ STAIR #2
A-500 SCALE: 1/4"=1'-0"
NORTH



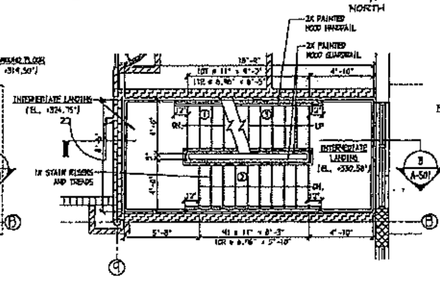
C PART PLAN @ STAIR #2
A-500 SCALE: 1/4"=1'-0"
NORTH



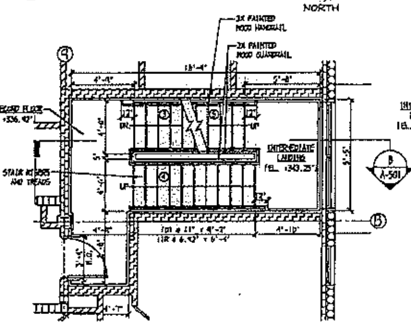
D PART PLAN @ STAIR #2
A-500 SCALE: 1/4"=1'-0"
NORTH



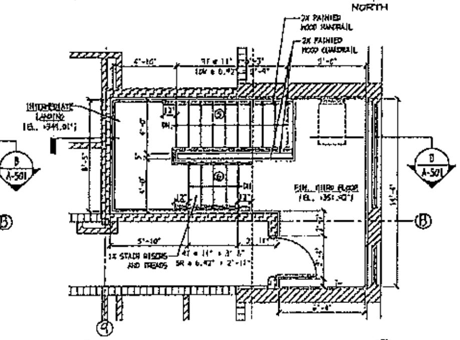
E PART PLAN @ STAIR #3
A-500 SCALE: 1/4"=1'-0"
NORTH



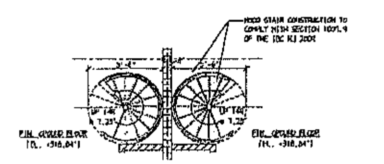
F PART PLAN @ STAIR #3
A-500 SCALE: 1/4"=1'-0"
NORTH



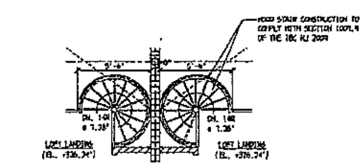
G PART PLAN @ STAIR #3
A-500 SCALE: 1/4"=1'-0"
NORTH



H PART PLAN @ STAIR #3
A-500 SCALE: 1/4"=1'-0"
NORTH



I PART PLAN @ SPIRAL STAIR
A-500 SCALE: 1/4"=1'-0"
NORTH



J PART PLAN @ SPIRAL STAIR
A-500 SCALE: 1/4"=1'-0"
NORTH

30 JUNE 2014 FOR PERMITS

PROPOSED ALTERATIONS AND ADDITIONS FOR:

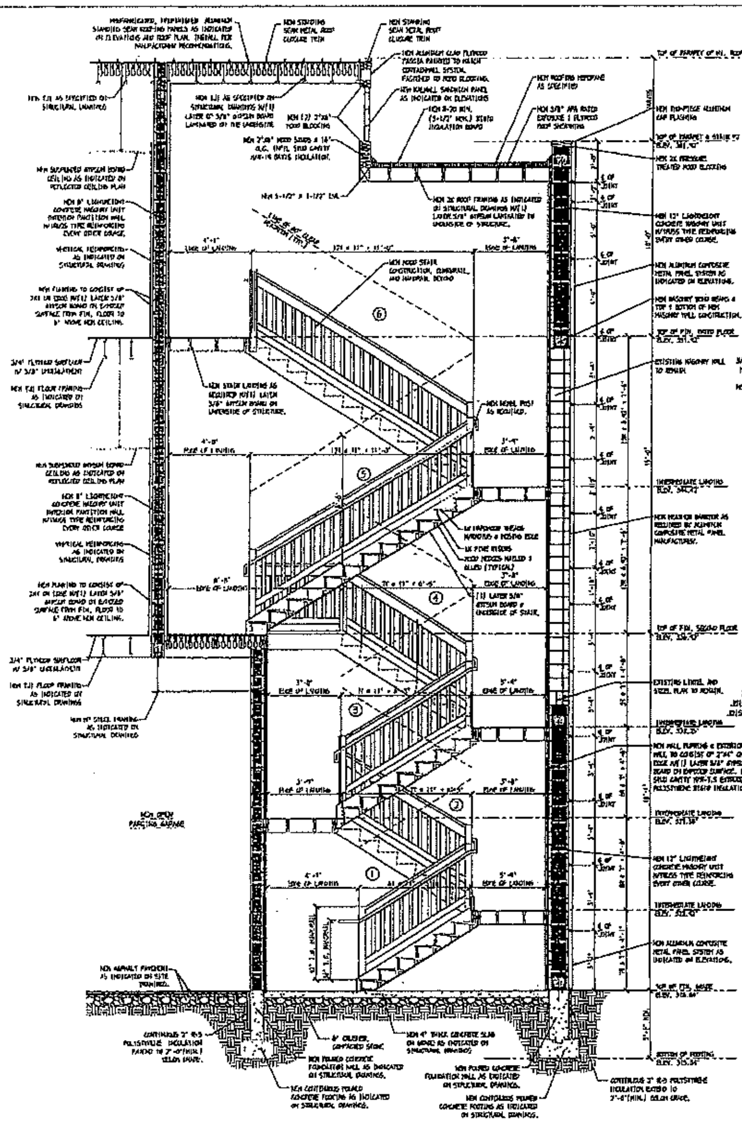
MOUNTAIN CENTER REALTY, LLC

10 FORD AVENUE
MORRISTOWN, NEW JERSEY

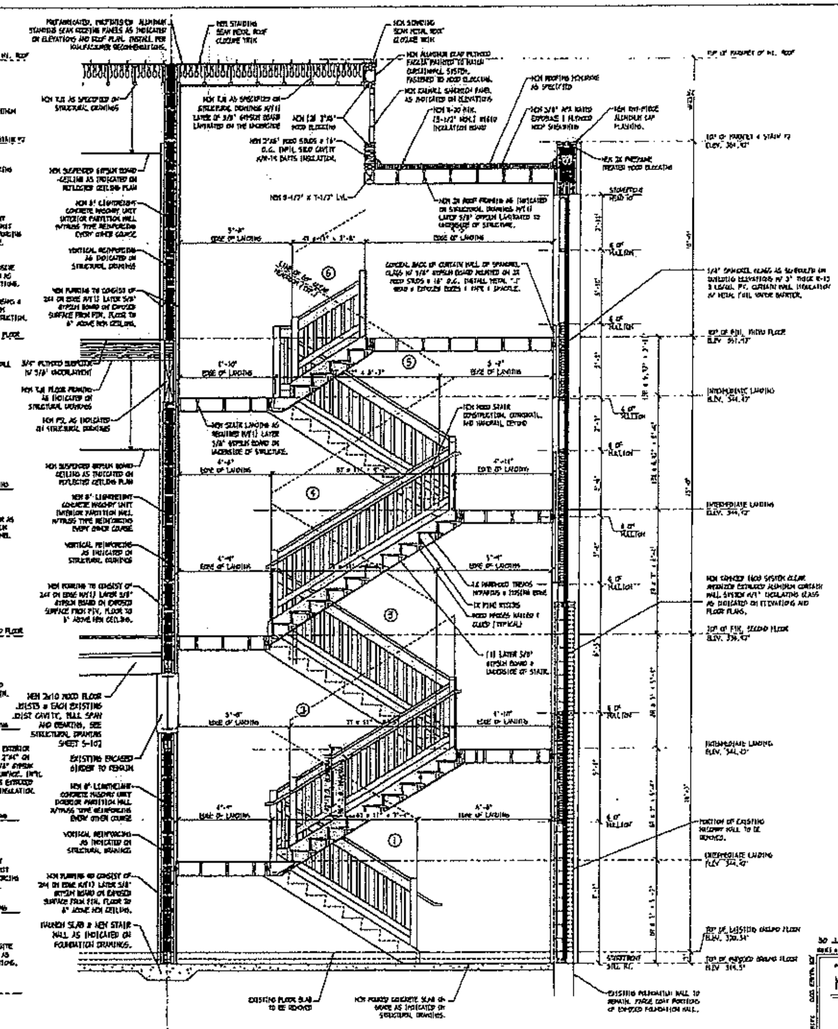
BILOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
161 MAIN ST • ROCHELLE PARK, NJ 07662
(201) 807-0407 • FAX (201) 807-0513

GROUND FLOOR PLAN

A-500



(A) STAIR SECTION @ STAIR #2
A-501 SCALE: 3/8" = 1'-0"



(B) STAIR SECTION @ STAIR #3
A-501 SCALE: 3/8" = 1'-0"

30 JUNE 2014 FOR PERMITS

PROPOSED ALTERATIONS AND ADDITIONS FOR:

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(201) 807-0407 • FAX (201) 807-0512

STAIR SECTIONS

A-501

DOOR/WINDOW SCHEDULE

GROUND FLOOR

MARK	TYPE	SIZE	MATERIAL	FRAME MATERIAL	HEAD	HINGE	SHIM	SILL	HDWR SET	REMARKS
001	1	(2) 3'-0"x7'-0"x1 3/4"	ALUMINUM & GLASS	ALUMINUM	A	B	-	N	-	
002	2'	(2) PAIR 1'-3"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
003	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
004	2'	(2) PAIR 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
005	2'	(2) 1'-4"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
006	2'	(2) 1'-4"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
007	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
008	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
009	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
010	2'	(2) PAIR 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
011	2'	1'-6"x6'-8"x1 3/8"	H.C. WOOD	WOOD	E	F	F	-	-	
012	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
013	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
014	2'	(2) PAIR 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
015	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
016	2'	1'-6"x6'-8"x1 3/8"	H.C. WOOD	WOOD	E	F	F	-	-	
017	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
018	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
019	2'	1'-6"x6'-8"x1 3/8"	H.C. WOOD	WOOD	E	F	F	-	-	
020	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
021	2'	(2) PAIR 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
022	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
023	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
024	2'	(2) PAIR 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
025	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
026	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
027	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
028	2'	1'-6"x6'-8"x1 3/8"	H.C. WOOD	WOOD	E	F	F	-	-	
029	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
030	2'	(2) PAIR 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
031	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
032	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
033	2'	(2) PAIR 1'-0"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
034	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
035	2'	1'-6"x6'-8"x1 3/8"	H.C. WOOD	WOOD	E	F	F	-	-	
036	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
037	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
038	2'	(2) PAIR 1'-0"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
039	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
040	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
041	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
042	2'	(2) 1'-3"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	
043	4	3'-0"x7'-0"x1 3/4"	S.C. WOOD & GLASS	HOLLOW METAL	G	J	J	-	-	F.P.S.C. "C" LABEL DOOR
044	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
045	2'	(2) 1'-4"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
046	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
047	2'	(2) PAIR 1'-0"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
048	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
049	2'	(2) PAIR 1'-0"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
050	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
051	2'	1'-6"x6'-8"x1 3/8"	H.C. WOOD	WOOD	E	F	F	-	-	
052	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
053	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
054	2'	1'-6"x6'-8"x1 3/8"	H.C. WOOD	WOOD	E	F	F	-	-	
055	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
056	2'	(2) PAIR 1'-0"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
057	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
058	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
059	2'	(2) PAIR 1'-0"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
060	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
061	2'	1'-6"x6'-8"x1 3/8"	H.C. WOOD	WOOD	E	F	F	-	-	
062	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
063	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
064	2'	1'-6"x6'-8"x1 3/8"	H.C. WOOD	WOOD	E	F	F	-	-	
065	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
066	2'	(2) PAIR 1'-0"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
067	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
068	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
069	2'	(2) PAIR 1'-0"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
070	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
071	2'	1'-6"x6'-8"x1 3/8"	H.C. WOOD	WOOD	E	F	F	-	-	
072	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
073	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
074	2'	1'-6"x6'-8"x1 3/8"	H.C. WOOD	WOOD	E	F	F	-	-	
075	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
076	2'	(2) PAIR 1'-0"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
077	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
078	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
079	2'	(2) PAIR 1'-0"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
080	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
081	2'	1'-6"x6'-8"x1 3/8"	H.C. WOOD	WOOD	E	F	F	-	-	
082	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
083	-	NEW ELEVATOR DOOR								
084	5	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	G	J	J	-	-	F.P.S.C. "C" LABEL DOOR
085	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
086	2'	1'-4"x6'-8"x1 3/8"	H.C. WOOD	WOOD	E	F	F	-	-	
087	2'	(2) PAIR 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
088	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	

DOOR/WINDOW SCHEDULE

GROUND FLOOR

MARK	TYPE	SIZE	MATERIAL	FRAME MATERIAL	HEAD	HINGE	SHIM	SILL	HDWR SET	REMARKS
089	2'	(2) PAIR 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
090	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
091	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
092	4	(2) 3'-0"x7'-0"x1 3/4"	HOLLOW METAL	HOLLOW METAL	G	H	H	-	-	
093	-	EXISTING TO REMAIN								
094	4	3'-0"x7'-0"x1 3/4"	HOLLOW METAL	HOLLOW METAL	G	H	H	-	-	
095	2'	1'-6"x6'-8"x1 3/8"	H.C. WOOD	WOOD	E	F	F	-	-	
096	5	3'-0"x7'-0"x1 3/4"	ALUMINUM & GLASS	ALUMINUM	K	I	I	N	-	
097	4	3'-0"x7'-0"x1 3/4"	HOLLOW METAL	HOLLOW METAL	J	K	K	-	-	
098	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
099	2'	(2) 1'-4"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS

LOFT FLOOR

MARK	TYPE	SIZE	MATERIAL	FRAME MATERIAL	HEAD	HINGE	SHIM	SILL	HDWR SET	REMARKS
100	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
101	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
102	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
103	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
104	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
105	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
106	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
107	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
108	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
109	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
110	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
111	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
112	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
113	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
114	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
115	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
116	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
117	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
118	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
119	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
120	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
121	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
122	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
123	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
124	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
125	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
126	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
127	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
128	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
129	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
130	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
131	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
132	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
133	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
134	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
135	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
136	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
137	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
138	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
139	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
140	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
141	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
142	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
143	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
144	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
145	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
146	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
147	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
148	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
149	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
150	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
151	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
152	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
153	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
154	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
155	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
156	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
157	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
158	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
159	6	8'-8" W. x 12'-4" H.	STEEL	STEEL	-	-	-	-	-	F.P.S.C. "C" LABEL FIRE SHUTTER DOOR
160	6	8'-8" W. x 12'-4" H.	STEEL	STEEL	-	-	-	-	-	F.P.S.C. "C" LABEL FIRE SHUTTER DOOR
161	6	8'-8" W. x 12'-4" H.	STEEL	STEEL	-	-	-	-	-	F.P.S.C. "C" LABEL FIRE SHUTTER DOOR

SECOND FLOOR

MARK	TYPE	SIZE	MATERIAL	FRAME MATERIAL	HEAD	HINGE	SHIM	SILL	HDWR SET	REMARKS
200	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
201	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
202	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
203	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
204	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
205	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
206	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
207	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
208	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	

DOOR/WINDOW SCHEDULE

SECOND FLOOR

MARK	TYPE	SIZE	MATERIAL	FRAME MATERIAL	HEAD	HINGE	SHIM	SILL	HDWR SET	REMARKS
209	2'	(2) PAIR 1'-3"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
210	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
211	2'	(2) PAIR 1'-3"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
212	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
213	2'	(2) 1'-0"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
214	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
215	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
216	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
217	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
218	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
219	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
220	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
221	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
222	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
223	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
224	2'	(2) PAIR 1'-3"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
225	2'	(2) PAIR 1'-3"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
226	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
227	2'	(2) PAIR 1'-3"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
228	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
229	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
230	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
231	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
232	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
233	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
234	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
235										
236	2'	(2) 2'-6"x6'-8"x1 3/4"	H.C. WOOD	———	G	D	D	-	-	SLIDING DOORS
237	2'	(2) 2'-6"x6'-8"x1 3/4"	H.C. WOOD	———	G	D	D	-	-	SLIDING DOORS
238	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
239	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
240	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
241	4	3'-0"x7'-0"x1 3/4"	S.C. WOOD & GLASS	HOLLOW METAL	G	J	J	-	-	F.P.S.C. "C" LABEL DOOR
242	2'	(2) 1'-4"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
243	2'	(2) 2'-0"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
244	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
245	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
246	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
247	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
248	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-		BI-FOLD DOORS
249	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
250	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
251	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
252	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
253	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
254	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
255	2'	(2) 1'-6"x6'-8"x1 3/4"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
256	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
257	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
258	2'	(2) PAIR 1'-3"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
259	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
260	2'	(2) PAIR 1'-3"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
261	2'	(2) PAIR 1'-3"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
262	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
263	2'	(2) PAIR 1'-3"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	-	-	-	BI-FOLD DOORS
264	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
265	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
266	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	———	D	D	D	-	-	BI-FOLD DOORS
267	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
268	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	O	-	
269	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
270	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	G	H	H	-	-	

30 JUNE 2014 FOR PERMITS
24 OCTOBER 2015 PRELIMINARY

PROPOSED ALTERATIONS AND ADDITIONS FOR:

MOUNTAIN CENTER REALTY, LLC

10 FORD AVENUE
MORRISTOWN, NEW JERSEY

BLOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
151 MAIN ST.-ROCHELLE PARK, NJ 07660
(201) 507-0407 • FAX (201) 507-0511

DOOR AND WINDOW SCHEDULE

A-600

DOOR/WINDOW SCHEDULE

SECOND FLOOR

DOOR/WINDOW MARK	TYPE	SIZE	MATERIAL	FRAME MATERIAL	HEAD	HINGE	STRIKE	SILL	HARDWARE SET	REMARKS
271	3	3'-0"x7'-0"x1 3/4"	HOLLOW METAL	HOLLOW METAL	6	H	H	-	-	
272	3	3'-0"x7'-0"x1 3/4"	HOLLOW METAL	HOLLOW METAL	6	H	H	-	-	
273	3	3'-0"x7'-0"x1 3/4"	HOLLOW METAL	HOLLOW METAL	6	H	H	-	-	
274	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
275	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
276	2'	(2) PAIR 1'-4"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	-	-	-	BI-FOLD DOORS
277	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
278	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
279	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
280	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
281	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
282	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
283	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
284	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
285	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
286	-	NON ELEVATOR DOOR								
287	2'	(2) PAIR 1'-5"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	-	-	-	BI-FOLD DOORS
288	2'	(2) PAIR 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	-	-	-	BI-FOLD DOORS
289	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
290	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
291	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
292	2'	(2) 1'-2"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
293	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
294	2	(2) 1'-6"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F		-	
295	2'	(2) PAIR 1'-9"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	-	-	-	BI-FOLD DOORS
296	3	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
297	2'	(2) PAIR 1'-0"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	-	-	-	BI-FOLD DOORS
298	2	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
299	2'	(2) 3'-6"x6'-8"x1 3/4"	H.C. WOOD	—	C	D	D	-	-	SLIDING DOORS
300	2	1'-4"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
301	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
302	2'	(2) PAIR 1'-0"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	-	-	-	BI-FOLD DOORS
303	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	-	-	-	BI-FOLD DOORS
304	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
305	2'	3'-0"x6'-8"x1 3/4"	H.C. WOOD	WOOD	E	F	F	-	-	
306	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	0	-	
307	2'	(2) 1'-0"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
308	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD & GLASS	HOLLOW METAL	6	J	J	-	-	F.P.S.C. "C" LABEL DOOR
309	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
310	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
311	2'	(2) PAIR 1'-0"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
312	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
313	2'	(2) PAIR 1'-0"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
314	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	0	-	
315	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	-	-	-	BI-FOLD DOORS
316	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
317	2'	(2) PAIR 1'-0"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	-	-	-	BI-FOLD DOORS
318	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
319	2'	1'-6"x6'-8"x1 3/8"	H.C. WOOD	WOOD	E	F	F	-	-	
320	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
321	2'	(2) PAIR 1'-2"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	-	-	-	BI-FOLD DOORS
322	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	0	-	
323	2'	3'-0"x6'-8"x1 3/4"	H.C. WOOD	WOOD	E	F	F	-	-	
324	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	0	-	
325	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	K	H	-	-	
326	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS

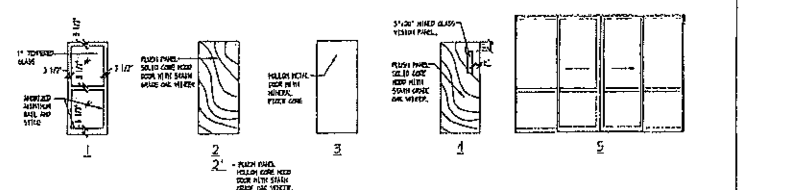
THIRD FLOOR

MARK	TYPE	SIZE	MATERIAL	FRAME MATERIAL	HEAD	HINGE	STRIKE	SILL	HARDWARE SET	REMARKS
400	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
401										
402	2'	(2) PAIR 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	-	-	-	BI-FOLD DOORS
403	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
404	2'	3'-0"x6'-8"x1 3/4"	H.C. WOOD	WOOD	E	F	F	-	-	
405	2	2'-8"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
406	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
407	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
408	5	(2) 3'-0"x6'-8"x1 3/4"	ALUMINUM & GLASS	ALUMINUM	L	K	-	K	-	SLIDING DOORS
409	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	0	-	
410										
411	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD & GLASS	HOLLOW METAL	6	H	H	-	-	F.P.S.C. "C" LABEL DOOR
412	2'	(2) 1'-3"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
413	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
414	-	HPN ELEVATOR DOOR								
415	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
416	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
417	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
418	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
419	5	(2) 3'-0"x6'-8"x1 3/4"	ALUMINUM & GLASS	ALUMINUM	L	K	-	K	-	SLIDING DOORS
420	2'	3'-0"x6'-8"x1 3/4"	H.C. WOOD	WOOD	E	F	F	-	-	
421	2'	(2) 3'-6"x6'-8"x1 3/4"	H.C. WOOD	—	C	D	D	-	-	SLIDING DOORS
422	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
423	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	

DOOR/WINDOW SCHEDULE

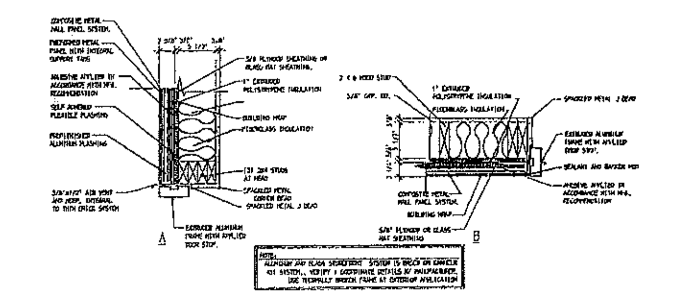
THIRD FLOOR

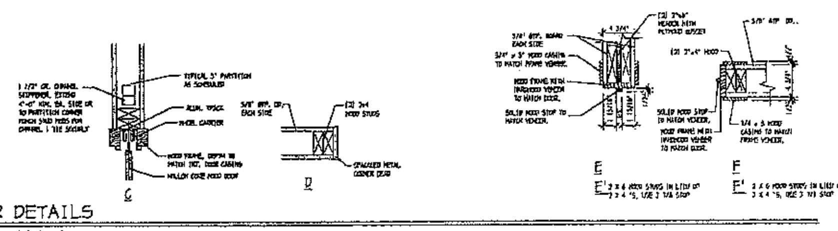
DOOR/WINDOW MARK	TYPE	SIZE	MATERIAL	FRAME MATERIAL	HEAD	HINGE	STRIKE	SILL	HARDWARE SET	REMARKS
424	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
425	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
426	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	0	-	
427	2	2'-8"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
428	2	2'-8"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
429	2'	(2) 1'-6"x6'-8"x1 3/4"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
430	2'	(2) 1'-6"x6'-8"x1 3/4"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
431	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
432	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	0	-	
433	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
434	2'	(2) 3'-6"x6'-8"x1 3/4"	H.C. WOOD	—	C	D	D	-	-	SLIDING DOORS
435	2	3'-0"x6'-8"x1 3/4"	H.C. WOOD	WOOD	E	F	F	-	-	
436	5	(2) 3'-0"x6'-8"x1 3/4"	ALUMINUM & GLASS	ALUMINUM	L	K	-	K	-	
437	2'	(2) PAIR 1'-3"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	-	-	-	BI-FOLD DOORS
438	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	-	-	-	BI-FOLD DOORS
439	3	3'-0"x7'-0"x1 3/4"	H.C. WOOD	HOLLOW METAL	H	H	H	-	-	
440	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD & GLASS	HOLLOW METAL	6	J	J	-	-	F.P.S.C. "C" LABEL DOOR
441	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
442	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
443	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
444	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
445	5	(2) 5'-0"x6'-8"x1 3/4"	ALUMINUM & GLASS	ALUMINUM	L	K	-	K	-	
446	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
447	2'	(2) 3'-6"x6'-8"x1 3/4"	H.C. WOOD	—	C	D	D	-	-	SLIDING DOORS
448	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
449	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	0	-	
450	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
451	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
452	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
453	2	2'-8"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
454	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
455	5	(2) 3'-0"x6'-8"x1 3/4"	ALUMINUM & GLASS	ALUMINUM	L	K	-	K	-	
456	2'	(2) 1'-2"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
457	2'	(2) 3'-6"x6'-8"x1 3/4"	H.C. WOOD	—	C	D	D	-	-	SLIDING DOORS
458	2	2'-8"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
459	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
460	2	2'-8"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
461	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	0	-	
462	2	2'-8"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
463	3	3'-0"x7'-0"x1 3/4"	HOLLOW METAL	HOLLOW METAL	H	H	H	-	-	
464	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
465	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
466	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
467	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
468	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	0	-	
469	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
470	2'	(2) 2'-0"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
471	2	2'-8"x6'-8"x1 3/4"	H.C. WOOD	WOOD	E	F	F	-	-	
472	5	(2) 3'-0"x6'-8"x1 3/4"	ALUMINUM & GLASS	ALUMINUM	L	K	-	K	-	
473	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
474	2'	(2) 2'-0"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
475	3	3'-0"x7'-0"x1 3/4"	HOLLOW METAL	HOLLOW METAL	H	H	H	-	-	
476	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD & GLASS	HOLLOW METAL	6	J	J	-	-	F.P.S.C. "C" LABEL DOOR
477	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
478	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
479	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
480	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
481	5	(2) 3'-0"x6'-8"x1 3/4"	ALUMINUM & GLASS	ALUMINUM	L	K	-	K	-	
482	3	3'-0"x7'-0"x1 3/4"	S.C. WOOD	HOLLOW METAL	H	H	H	-	-	
483	2'	(2) 2'-0"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
484	2	2'-8"x6'-8"x1 3/4"	H.C. WOOD	WOOD	E	F	F	-	-	
485	2'	(2) 2'-0"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
486	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
487	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	0	-	
488	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
489	2	3'-0"x6'-8"x1 3/4"	S.C. WOOD	WOOD	E	F	F	-	-	
490	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS
491	2'	(2) 1'-6"x6'-8"x1 3/8"	H.C. WOOD	—	D	D	D	-	-	BI-FOLD DOORS



DOOR ELEVATIONS

NOT TO SCALE





DOOR DETAILS

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

30 JUNE 2014 FOR PERMITS
20 OCTOBER 2015 PRELIMINARY

PROPOSED ALTERATIONS AND ADDITIONS FOR:

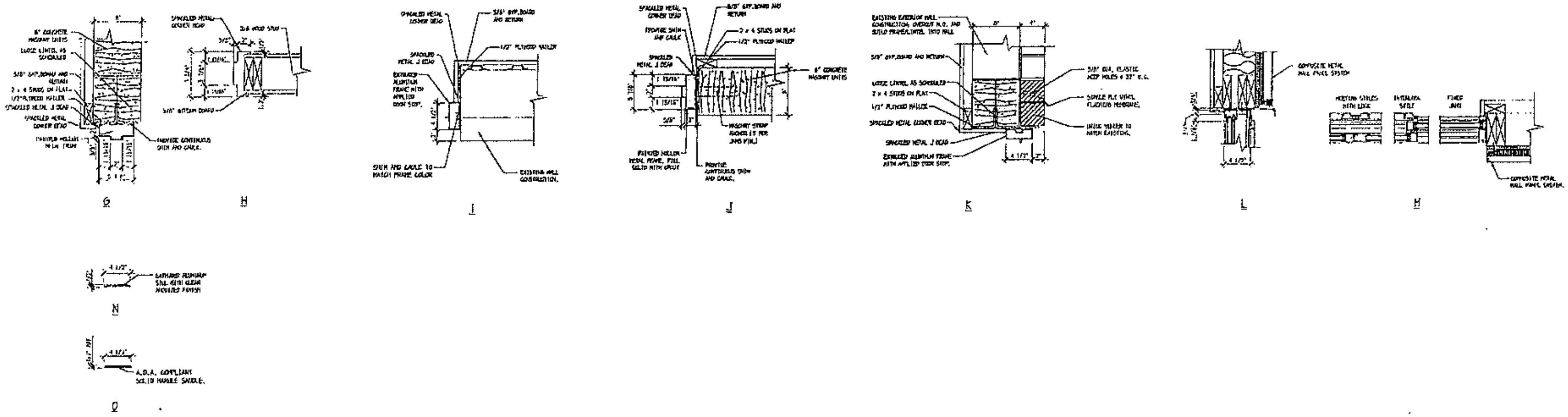
MOUNTAIN CENTER REALTY, LLC

10 FORD AVENUE
MORRISTOWN, NEW JERSEY

BLOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
161 MAIN ST. • RIDGEFIELD PARK, NJ 07660
(201) 807-0407 • FAX (201) 807-0513

DOOR AND WINDOW SCHEDULE

A-601



DOOR DETAILS

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

30 JUNE 2014 FOR PERMITS

PROPOSED ALTERATIONS AND ADDITIONS FOR:

MOUNTAIN CENTER REALTY, LLC

10 FORD AVENUE
MORRISTOWN, NEW JERSEY

BILOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
161 MAIN ST. • ROCHELLE PARK, NJ 07662
(201) 807-0407 • FAX (201) 807-0513

DOOR DETAILS

A-602

ROOM FINISH SCHEDULE

GROUND FLOOR

MARK	NAME	FLOOR	BASE	WALLS	CEILING	CLNG. HEIGHT	REMARKS
100	STAIR NO. 1	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	9'-0"	
101	ENTRANCE LOBBY	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	12'-0"	
102	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	16'-6"	
103	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
104	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
105	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
106	BEDROOM	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	
107	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
108	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
109	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
110	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
111	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
112	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
113	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	16'-6"	
114	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
115	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
116	CORRIDOR	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	9'-0"	
117	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
118	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
119	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	16'-6"	
120	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
121	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
122	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
123	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
124	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
125	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
126	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	16'-6"	
127	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
128	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
129	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
130	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
131	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	16'-6"	
132	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
133	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
134	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
135	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
136	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
137	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
138	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	16'-6"	
139	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
140	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
141	CORRIDOR	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	9'-0"	
142	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
143	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
144	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	16'-6"	
145	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
146	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
147	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
148	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
149	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	16'-6"	
150	BEDROOM #1	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	
151	WALK-IN CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
152	BATHROOM #1	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
153	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
154	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
155	STAIR #3	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	9'-0"	
156	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
157	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
158	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
159	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	16'-6"	
160	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-0"	
161	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
162	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
163	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
164	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	16'-6"	
165	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
166	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
167	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
168	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
169	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
170	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	16'-6"	
171	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
172	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
173	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
174	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
175	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	16'-6"	
176	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
177	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
178	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
179	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
180	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
181	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
182	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	16'-6"	

ROOM FINISH SCHEDULE

GROUND FLOOR

MARK	NAME	FLOOR	BASE	WALLS	CEILING	CLNG. HEIGHT	REMARKS
183	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
184	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
185	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
186	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
187	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	16'-6"	
188	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
189	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
190	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
191	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
192	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
193	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
194	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	16'-6"	
195	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
196	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
197	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
198	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
199	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	16'-6"	
200	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	7'-6"	
201	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
202	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
203	NEW ELEVATOR	-	-	-	-	-	-
204	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
205	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
206	BEDROOM	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	
207	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
208	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
209	MACHINE ROOM	EXPOSED CONCRETE	-	PAINT ON CMU	-	-	
210	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
211	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	16'-6"	
212	SPRINKLER ROOM	EXPOSED CONCRETE	-	PAINT ON CMU	-	-	
213	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
214	STAIR #2	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	9'-0"	

LOFT FLOOR

MARK	NAME						
220	BEDROOM LOFT	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
221	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
222	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
223	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
224	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
225	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
226	BEDROOM LOFT	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
227	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
228	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
229	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
230	BEDROOM LOFT	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
231	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
232	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
233	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
234	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
235	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
236	BEDROOM LOFT	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
237	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
238	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
239	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
240	BEDROOM LOFT	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
241	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
242	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
243	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
244	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
245	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
246	BEDROOM LOFT	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
247	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
248	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
249	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
250	BEDROOM #2	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
251	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
252	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
253	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
254	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
255	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
256	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
257	BEDROOM LOFT	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
258	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
259	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
260	BEDROOM LOFT	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
261	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
262	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
263	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
264	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
265	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
266	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
267	BEDROOM LOFT	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	

FINISH NOTES:

1) INSTALL GYPSUM BOARD CEILING OVER RIGID & SUSPENSION SYSTEM TO SET CEILING AT HEIGHT INDICATED.

2) CEILINGS FOLLOWS SLOPE OF SHED ROOF, COORDINATE WITH SECTIONS AND ELEVATIONS.

30 JUNE 2014 FOR PERMITS
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10 FORD AVENUE
MORRISTOWN, NEW JERSEY

BLOW GARRETT GROUP
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161 MAIN ST. • RIDGEFIELD PARK, NJ 07660
(201) 807-0407 • FAX (201) 807-0510

FINISH SCHEDULE
A-603

ROOM FINISH SCHEDULE

LOFT FLOOR

MARK	NAME	FLOOR	BASE	WALLS	CEILING	CLNG. HEIGHT	REMARKS
268	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
269	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
270	BEDROOM LOFT	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
271	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
272	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
273	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
274	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
275	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
276	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
277	BEDROOM LOFT	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
278	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
279	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
280	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
281	BEDROOM LOFT	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
282	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
283	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
284	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
285	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
286	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
287	BEDROOM LOFT	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
288	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
289	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
290	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	7'-6"	CT WAINSCOT TO 4'-0", PAINT ABOVE
291	BEDROOM LOFT	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
292	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	
293	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	7'-6"	

SECOND FLOOR

MARK	NAME	FLOOR	BASE	WALLS	CEILING	CLNG. HEIGHT	REMARKS
300	STAIR #1	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	9'-0"	
301	BEDROOM #2	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
302	CLOSET	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
303	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
304	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	14'-0"	
305	BEDROOM #1	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
306	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
307	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
308	BATHROOM #2	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
309	BATHROOM #1	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
310	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
311	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
312	CORRIDOR	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	9'-0"	
313	BEDROOM #1	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
314	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
315	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
316	BATHROOM #2	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
317	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	14'-0"	
318	BEDROOM #3	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
319	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
320	CLOSET	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
321	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
322	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
323	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
324	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
325	BATHROOM #1	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
326	NEW ELEVATOR	-	-	-	-	-	-
327	UTILITY/STORAGE ROOM	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
328	BEDROOM #2	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
329	CLOSET	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
330	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
331	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
332	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	14'-0"	
333	BATHROOM #1	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
334	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
335	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
336	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
337	BATHROOM #2	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
338	BEDROOM #1	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
339	BEDROOM #1	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
340	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
341	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
342	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
343	BATHROOM #2	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
344	BATHROOM #1	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
345	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	14'-0"	
346	BEDROOM #2	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
347	CLOSET	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
348	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
349	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
350	CORRIDOR	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	9'-0"	
351	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
352	CLOSET	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
353	BEDROOM #2	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1

ROOM FINISH SCHEDULE

SECOND FLOOR

MARK	NAME	FLOOR	BASE	WALLS	CEILING	CLNG. HEIGHT	REMARKS
354	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
355	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	14'-0"	
356	BEDROOM #1	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
357	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
358	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
359	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
360	BATHROOM #1	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
361	BATHROOM #2	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
362	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
363	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	14'-0"	
364							
365	BEDROOM	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
366	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
367	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
368	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
369	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
370	STAIR #2	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	9'-0"	
371	BEDROOM #2	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
372	CLOSET	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
373	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
374	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
375	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
376	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	14'-0"	
377	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
378	BEDROOM #1	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
379	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
380							
381	BATHROOM #1	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
382	BATHROOM #2	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
383	BEDROOM #1	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
384	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
385	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
386	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
387	BATHROOM #1	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
388	BATHROOM #2	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
389	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	14'-0"	
390	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
391	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
392	CLOSET	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
393	BEDROOM #2	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
394	BEDROOM #2	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
395	CLOSET	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
396	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
397	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
398	BATHROOM #1	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
399	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	14'-0"	
400	BEDROOM #1	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
401	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
402	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
403	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
404	BATHROOM #2	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
405	MULTIPURPOSE ROOM	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	9'-0"	SEE NOTE 1
406	UTILITY ROOM	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
407	STORAGE ROOM	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
408	CORRIDOR	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	9'-0"	
409	BATHROOM #1	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
410	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
411							
412	BEDROOM #1	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
413	BATHROOM #2	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
414	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
415							
416	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	14'-0"	
417	BEDROOM #2	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
418	CLOSET	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
419							
420	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
421	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
422	BEDROOM #1	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
423	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
424	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
425	CLOSET	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
426	BEDROOM #2	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
427	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	14'-0"	
428	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
429	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
430	STAIR #2	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	9'-0"	
431	BEDROOM #2	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
432	CLOSET	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
433	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
434	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	14'-0"	
435	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1

FINISH NOTES:

1) INSTALL GYPSUM BOARD CEILING OVER RIGID & SUSPENSION SYSTEM TO SET CEILING AT HEIGHT INDICATED.

2) CEILING FOLLOWS SLOPE OF SHED ROOF; COORDINATE WITH SECTIONS AND ELEVATIONS.

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29 OCTOBER 2013 PRELIMINARY

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BLOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
161 MAIN ST. • RIDGEFIELD PARK, NJ 07660
(201) 807-0407 • FAX (201) 807-0510

FINISH SCHEDULE

A-604

ROOM FINISH SCHEDULE

SECOND FLOOR

MARK	NAME	FLOOR	BASE	WALLS	CEILING	CLNG. HEIGHT	REMARKS
436	BATHROOM #2	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
437	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
438	BEDROOM #1	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
439	BATHROOM #1	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
440	CLOSET	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
441	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
442	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
443	CLOSET						
444	BEDROOM #2	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
445	CLOSET						
446	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
447	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	14'-0"	
448	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
449	BATHROOM #1	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
450	BATHROOM #2	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
451	BEDROOM #1	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
452	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
THIRD FLOOR							
500	BEDROOM #2	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	SLOPED SEE NOTE 2	
501	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
502	CLOSET	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
503	BATHROOM #2	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
504	BATHROOM #1	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
505	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	SLOPED SEE NOTE 2	
506	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
507	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
509	BEDROOM #1	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	SLOPED SEE NOTE 2	
510	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
511	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
512	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
513	OFFICE/STORAGE ROOM	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	
514	NEW ELEVATOR	-	-	-	-	-	-
515	ELEVATOR LOBBY	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	9'-0"	
516	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
517	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
518	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
519	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
520	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	SLOPED SEE NOTE 2	
521	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
522	BEDROOM #2	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	SLOPED SEE NOTE 2	
523	CLOSET	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
524	HALL	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	
525	BATHROOM #2	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
526	BATHROOM #1	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
527	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
528	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
529	BEDROOM #1	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	SLOPED SEE NOTE 2	
530	CORRIDOR	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	9'-0"	
531	BEDROOM #1	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	SLOPED SEE NOTE 2	
532	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
533	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
534	BATHROOM #1	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
535	BATHROOM #2	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
536	BEDROOM #2	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	SLOPED SEE NOTE 2	
537	CLOSET	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
538	HALL	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	
539	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
540	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	SLOPED SEE NOTE 2	
541	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
542	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
543	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
544	STAIR #3	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	9'-0"	
545	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
546	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
547	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
548	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
549	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	SLOPED SEE NOTE 2	
550	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
551	CLOSET	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
552	BEDROOM #2	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	SLOPED SEE NOTE 2	
553	BATHROOM #2	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
554	HALL	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	
555	BATHROOM #1	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
556	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
557	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
558	BEDROOM #1	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	SLOPED SEE NOTE 2	
559	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	SLOPED SEE NOTE 2	
560	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
561	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1

ROOM FINISH SCHEDULE

THIRD FLOOR

MARK	NAME	FLOOR	BASE	WALLS	CEILING	CLNG. HEIGHT	REMARKS
562	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
563	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
564	BEDROOM #1	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	SLOPED SEE NOTE 2	
565	HALL	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	
566	BATHROOM	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
567	WALK-IN CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
568	UTILITY/STORAGE ROOM	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
569	OFFICE	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	
570	BEDROOM #1	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	SLOPED SEE NOTE 2	
571	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
572	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
573	BATHROOM #2	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
574	HALL	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	
575	BEDROOM #2	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	SLOPED SEE NOTE 2	
576	CLOSET	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
577	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
578	BATHROOM #1	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
579	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
580	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	SLOPED SEE NOTE 2	
581	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
582	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
583	STAIR #2	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	9'-0"	
584	BEDROOM #3	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	SLOPED SEE NOTE 2	
585	CLOSET	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
586	KITCHEN	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	10'-0"	SEE NOTE 1
587	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
588	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
589	LIVING/DINING AREA	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	SLOPED SEE NOTE 2	
590	UTILITY CLOSET	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
591	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
592	CLOSET	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
593	BATHROOM #1	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
594	HALL	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	
595	BEDROOM #2	CARPET	WOOD	PAINT	PAINT ON GYP. BOARD	SLOPED SEE NOTE 2	
596	BEDROOM #1	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	SLOPED SEE NOTE 2	
597	BATHROOM #2	PORCELAIN TILE	PORCELAIN TILE	SEE REMARK	PAINT ON GYP. BOARD	8'-0"	CT WAINSCOT TO 4'-0", PAINT ABOVE
598	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
599	CLOSET	HARDWOOD	WOOD	PAINT	PAINT ON GYP. BOARD	8'-0"	SEE NOTE 1
600	CORRIDOR	PORCELAIN TILE	PORCELAIN TILE	PAINT	PAINT ON GYP. BOARD	9'-0"	

FINISH NOTES:

1) INSTALL GYPSUM BOARD CEILING OVER RIGID X SUSPENSION SYSTEM TO SET CEILING AT HEIGHT INDICATED.

2) CEILING FOLLOWS SLOPE OF SHED ROOF; COORDINATE WITH SECTIONS AND ELEVATIONS.

30 JUNE 2014 FOR PERMITS
20 OCTOBER 2013 PRELIMINARY

PROPOSED ALTERATIONS AND ADDITIONS FOR:

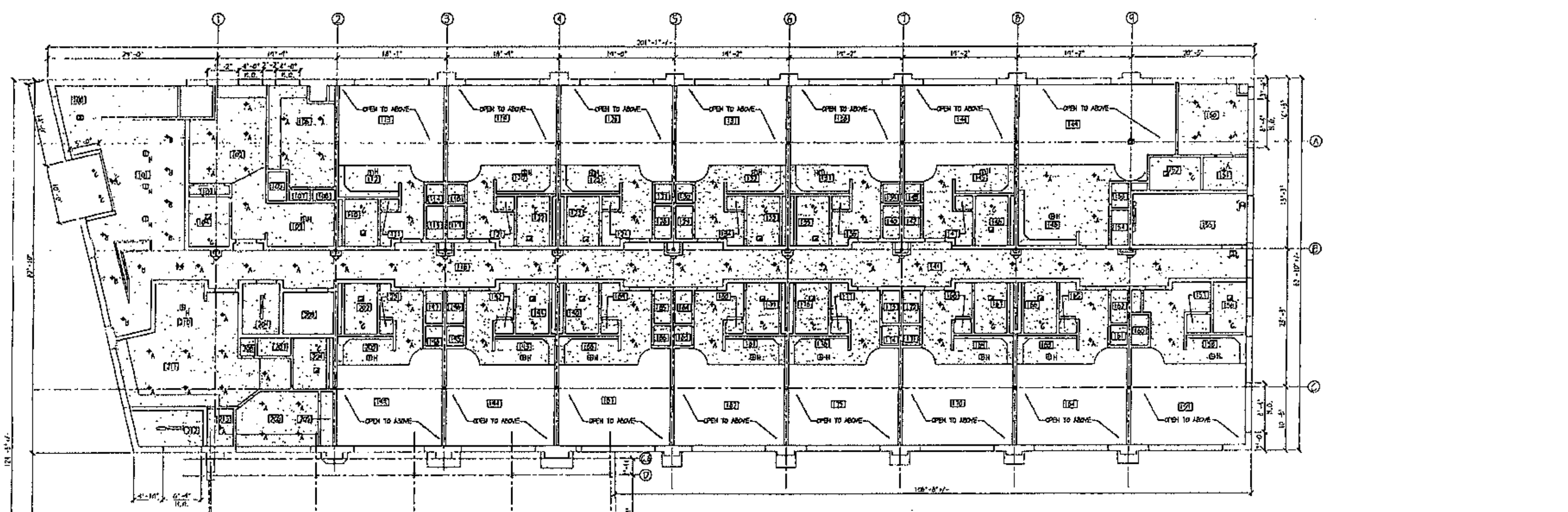
MOUNTAIN CENTER REALTY, LLC

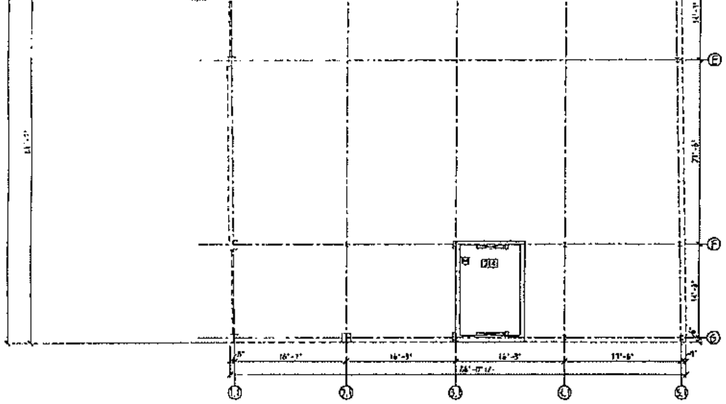
10 FORD AVENUE
MORRISTOWN, NEW JERSEY

BLOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
61 MAIN ST.-ROCHELLE PARK, NJ 07660
(201) 807-0407 • FAX (201) 807-0513

FINISH SCHEDULE

A-605





GROUND FLOOR REFLECTED CEILING PLAN

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

NORTH

LEGEND

- NEW SUSPENDED 5/8" GYPSUM BOARD CEILING
- NEW RECESSED DOWN LIGHT FIXTURE, SEE SCHEDULE FOR MODEL INFORMATION. "A" INDICATED LOW CEILING, "B" INDICATES HIGH CEILINGS.
- NEW RECESSED DOWN LIGHT FIXTURE, FOR SHOWER/WET LOCATION (PATIO/DECK/BALCONY). SEE SCHEDULE FOR MODEL INFORMATION.
- NEW WALL/CEILING MOUNTED LIGHT FIXTURE ON EMERGENCY CIRCUIT. SEE SCHEDULE FOR MODEL INFORMATION
- NEW MODULAR TASK LIGHT (UNDER CABINET). SEE SCHEDULE FOR MODEL INFORMATION.
- NEW PENDANT LIGHT FIXTURE AS SELECTED BY OWNER.
- NEW UTILITY WRAP AROUND LIGHT FIXTURE AS SELECTED BY OWNER.
- NEW WALL SCONCE LIGHT FIXTURE AS SELECTED BY OWNER.
- NEW EXTERIOR WALL SCONCE LIGHT FIXTURE (WET APPLICATION) AS SELECTED BY OWNER.
- NEW EXHAUST FAN/LIGHT AS SELECTED BY OWNER.
- NEW BUILDING STANDARD ILLUMINATED EMERGENCY EXIT SIGN WITH DUAL HEAD EMERGENCY LIGHT WITH BATTERY BACKUP, ARROW INDICATES DIRECTION.
- NEW BUILDING STANDARD ILLUMINATED EMERGENCY EXIT SIGN WITH BATTERY BACKUP. ARROW INDICATES DIRECTION.
- NEW BUILDING STANDARD ILLUMINATED EMERGENCY LIGHT FIXTURE WITH BATTERY BACKUP.

LIGHTING SCHEDULE

MARK	MANUFACTURE	MODEL #	REMARKS
A	ENERGY STAR	1004ICLED/1076MH35	FOR USE IN LOW CEILING IC AND NON IC RATED
B	ENERGY STAR	6CL20N120VVBZ10Y 6GL15200L35KHHWVD	FOR USE IN HIGH CEILING. NON IC RATED.
C	ENERGY STAR	1001LED09N35KDI	
D	ENERGY STAR	SF4C3BA40UMKBUS	
E	ENERGY STAR	LINC5100	
F	MCPHILBEN CCHX SERIES	CCHX-20-R-B-DR	90 MIN. BATTERY, DAMP LOCATION RATING, SELF TESTING, SELF-DIAGNOSTIC.
G	MCPHILBEN CXX SERIES	CXXL-R-B-DR	90 MIN. BATTERY, DAMP LOCATION RATING, SELF TESTING, SELF-DIAGNOSTIC.
H	---	---	NEW PENDANT LIGHT FIXTURE AS SELECTED BY OWNER.
I	---	---	NEW UTILITY WRAP AROUND LIGHT FIXTURE AS SELECTED BY OWNER
J	---	---	NEW WALL SCONCE LIGHT FIXTURE AS SELECTED BY OWNER
K	MCPHILBEN CAX SERIES	CAX6BH-DR	90 MIN. BATTERY, DAMP LOCATION RATING, SELF TESTING, SELF-DIAGNOSTIC.
L	---	---	NEW EXTERIOR WALL SCONCE LIGHT FIXTURE WET APPLICATION AS SELECTED BY OWNER

30 JUNE 2014	FOR PERMITS
05 FEBRUARY 2014	FOR REVIEW
28 OCTOBER 2013	PRELIMINARY

PROPOSED ALTERATIONS AND ADDITIONS FOR:

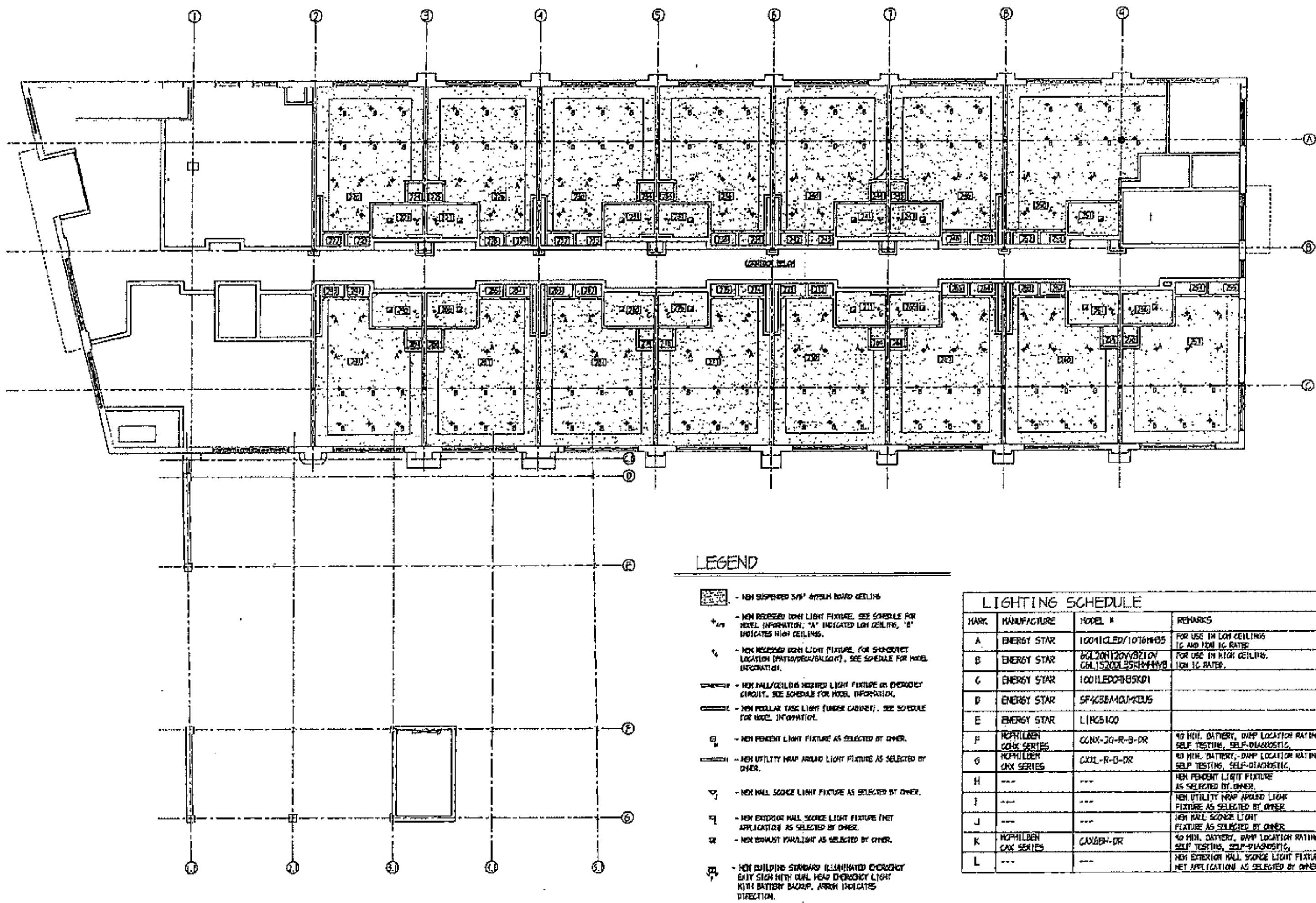
MOUNTAIN CENTER REALTY, LLC

10 FORD AVENUE
MORRISTOWN, NEW JERSEY

BLOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C
161 MAIN ST. • RIDGEFIELD PARK, NJ 07660
(201) 807-0107 • FAX (201) 807-0513
DAVID N. BLOW
ANTHONY GARRETT

GROUND FLOOR REFLECTED CEILING PLAN

A-100



LOFT REFLECTED CEILING PLAN

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

NORTH

LEGEND

- NEW SUSPENDED 5/8" GYPSUM BOARD CEILING
- NEW RECESSED DOWN LIGHT FIXTURE. SEE SCHEDULE FOR MODEL INFORMATION; "A" INDICATED LOW CEILING, "B" INDICATES HIGH CEILINGS.
- NEW RECESSED DOWN LIGHT FIXTURE, FOR SHOWER/WET LOCATION (PATIO/DECK/BALCONY). SEE SCHEDULE FOR MODEL INFORMATION.
- NEW WALL/CEILING MOUNTED LIGHT FIXTURE ON EMERGENCY CIRCUIT. SEE SCHEDULE FOR MODEL INFORMATION.
- NEW MODULAR TASK LIGHT (UNDER CABINET). SEE SCHEDULE FOR MODEL INFORMATION.
- NEW PENDENT LIGHT FIXTURE AS SELECTED BY OWNER.
- NEW UTILITY WRAP AROUND LIGHT FIXTURE AS SELECTED BY OWNER.
- NEW WALL SCONCE LIGHT FIXTURE AS SELECTED BY OWNER.
- NEW EXTERIOR WALL SCONCE LIGHT FIXTURE (WET APPLICATION) AS SELECTED BY OWNER.
- NEW EXHAUST FAN/LIGHT AS SELECTED BY OWNER.
- NEW BUILDING STANDARD ILLUMINATED EMERGENCY EXIT SIGN WITH DUAL HEAD EMERGENCY LIGHT WITH BATTERY BACKUP. ARROW INDICATES DIRECTION.
- NEW BUILDING STANDARD ILLUMINATED EMERGENCY EXIT SIGN WITH BATTERY BACKUP. ARROW INDICATES DIRECTION.
- NEW BUILDING STANDARD ILLUMINATED EMERGENCY LIGHT FIXTURE WITH BATTERY BACKUP.

LIGHTING SCHEDULE

MARK	MANUFACTURE	MODEL #	REMARKS
A	ENERGY STAR	1004ICLED/1016WH35	FOR USE IN LOW CEILINGS IC AND NON IC RATED
B	ENERGY STAR	6GL20N120VVBZ10V C6L1S20DL35KHWHVB	FOR USE IN HIGH CEILINGS. NON IC RATED.
C	ENERGY STAR	1001LEDCAN35K01	
D	ENERGY STAR	SF4638M10UMKDU5	
E	ENERGY STAR	LING5100	
F	MCPHILBEN CCNX SERIES	CCNX-20-R-B-DR	90 MIN. BATTERY, DAMP LOCATION RATING, SELF TESTING, SELF-DIAGNOSTIC.
G	MCPHILBEN CNX SERIES	CX0L-R-B-DR	90 MIN. BATTERY, DAMP LOCATION RATING, SELF TESTING, SELF-DIAGNOSTIC.
H	---	---	NEW PENDENT LIGHT FIXTURE AS SELECTED BY OWNER.
I	---	---	NEW UTILITY WRAP AROUND LIGHT FIXTURE AS SELECTED BY OWNER
J	---	---	NEW WALL SCONCE LIGHT FIXTURE AS SELECTED BY OWNER
K	MCPHILBEN CAX SERIES	CAX6BH-DR	90 MIN. BATTERY, DAMP LOCATION RATING, SELF TESTING, SELF-DIAGNOSTIC.
L	---	---	NEW EXTERIOR WALL SCONCE LIGHT FIXTURE WET APPLICATION AS SELECTED BY OWNER

30 JUNE 2014 FOR PERMITS
05 FEBRUARY 2014 FOR REVIEW
28 OCTOBER 2013 PRELIMINARY

PROPOSED ALTERATIONS AND ADDITIONS FOR:

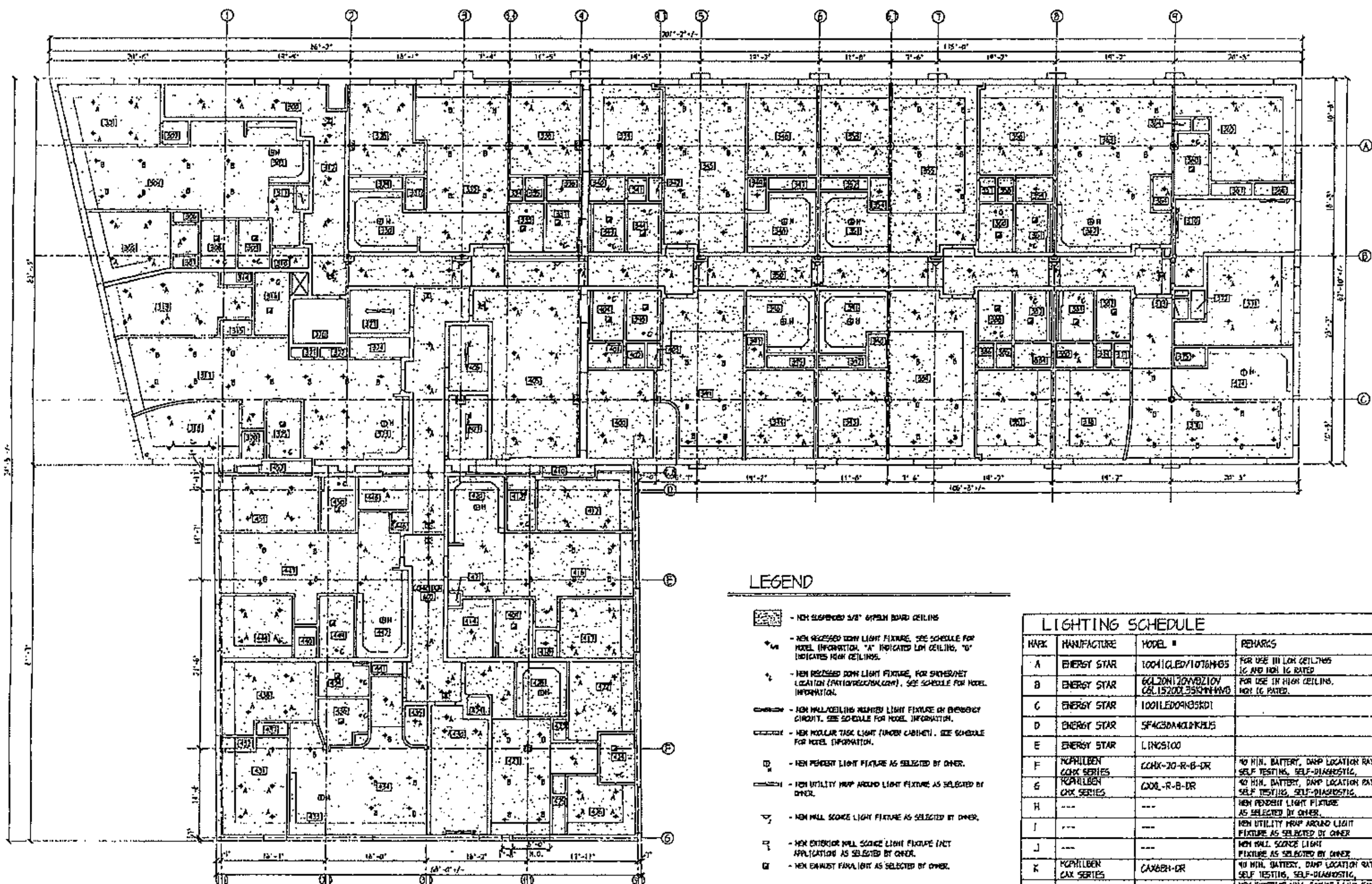
MOUNTAIN CENTER REALTY, LLC

10 FORD AVENUE
MORRISTOWN, NEW JERSEY

BLOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
161 MAIN ST. - RIDGEFIELD PARK, NJ 07660
(201) 807-0407 • FAX (201) 807-0510

LOFT REFLECTED CEILING PLAN

DRAWING NUMBER: A-701



SECOND FLOOR REFLECTED CEILING PLAN

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

NORTH

LEGEND

- NEW SUSPENDED 5/8" GYPSUM BOARD CEILING
- NEW RECESSED DOWN LIGHT FIXTURE. SEE SCHEDULE FOR MODEL INFORMATION. "A" INDICATED LOW CEILING, "B" INDICATES HIGH CEILINGS.
- NEW RECESSED DOWN LIGHT FIXTURE, FOR SHOWER/WET LOCATION (PATIO/DECK/BALCONY). SEE SCHEDULE FOR MODEL INFORMATION.
- NEW WALL/CEILING MOUNTED LIGHT FIXTURE ON EMERGENCY CIRCUIT. SEE SCHEDULE FOR MODEL INFORMATION.
- NEW MODULAR TASK LIGHT (UNDER CABINET). SEE SCHEDULE FOR MODEL INFORMATION.
- NEW PENDENT LIGHT FIXTURE AS SELECTED BY OWNER.
- NEW UTILITY WRAP AROUND LIGHT FIXTURE AS SELECTED BY OWNER.
- NEW WALL SCONCE LIGHT FIXTURE AS SELECTED BY OWNER.
- NEW EXTERIOR WALL SCONCE LIGHT FIXTURE (NET APPLICATION) AS SELECTED BY OWNER.
- NEW EXHAUST FAN/LIGHT AS SELECTED BY OWNER.
- NEW BUILDING STANDARD ILLUMINATED EMERGENCY EXIT SIGN WITH DUAL HEAD EMERGENCY LIGHT WITH BATTERY BACKUP. ARROW INDICATES DIRECTION.
- NEW BUILDING STANDARD ILLUMINATED EMERGENCY EXIT SIGN WITH BATTERY BACKUP. ARROW INDICATES DIRECTION.
- NEW BUILDING STANDARD ILLUMINATED EMERGENCY LIGHT FIXTURE WITH BATTERY BACKUP.

LIGHTING SCHEDULE

MARK	MANUFACTURE	MODEL #	REMARKS
A	ENERGY STAR	1004ICLED/1076MWDS	FOR USE IN LOW CEILINGS IC AND NON IC RATED
B	ENERGY STAR	6GL20NI20VVBZIOV 6GL15200L35KMNHWB	FOR USE IN HIGH CEILING. NON IC RATED.
C	ENERGY STAR	1001LED09N35KD1	
D	ENERGY STAR	SF4G3DA40LNKBUS	
E	ENERGY STAR	LIN0S100	
F	MCPHILBEN CCHX SERIES	CCHX-20-R-B-DR	90 MIN. BATTERY, DAMP LOCATION RATING, SELF TESTING, SELF-DIAGNOSTIC.
G	MCPHILBEN CHX SERIES	CXXL-R-B-DR	90 MIN. BATTERY, DAMP LOCATION RATING, SELF TESTING, SELF-DIAGNOSTIC.
H	---	---	NEW PENDENT LIGHT FIXTURE AS SELECTED BY OWNER.
I	---	---	NEW UTILITY WRAP AROUND LIGHT FIXTURE AS SELECTED BY OWNER
J	---	---	NEW WALL SCONCE LIGHT FIXTURE AS SELECTED BY OWNER
K	MCPHILBEN CAX SERIES	CAX6BH-DR	90 MIN. BATTERY, DAMP LOCATION RATING, SELF TESTING, SELF-DIAGNOSTIC.
L	---	---	NEW EXTERIOR WALL SCONCE LIGHT FIXTURE NET APPLICATION AS SELECTED BY OWNER

30 JUNE 2014 FOR PERMITS
03 FEBRUARY 2014 FOR REVIEW
28 OCTOBER 2013 PRELIMINARY

PROPOSED ALTERATIONS AND ADDITIONS FOR:

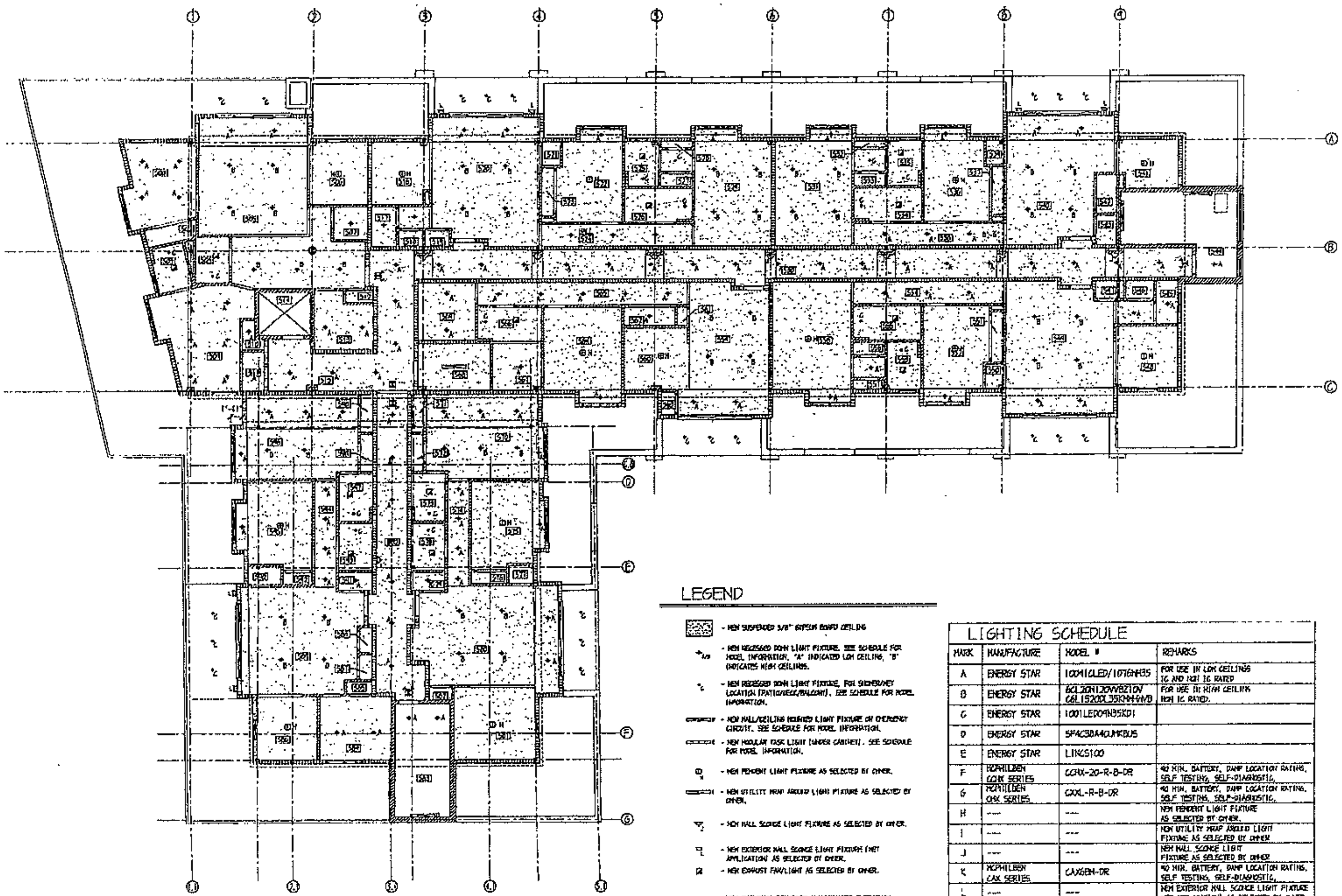
MOUNTAIN CENTER REALTY, LLC

10 FORD AVENUE
MORRISTOWN, NEW JERSEY

BLOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C
161 MAIN ST. - ROCHELLE PARK, NJ 07662
(201) 807-0407 • FAX (201) 807-0513

SECOND FLOOR REFELCTED CEILING PLAN

A-702



THIRD FLOOR REFLECTED CEILING PLAN

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

NORTH

LEGEND

- NEW SUSPENDED 5/8" GYPSUM BOARD CEILING
- NEW RECESSED DOWN LIGHT FIXTURE. SEE SCHEDULE FOR MODEL INFORMATION. "A" INDICATED LOW CEILING, "B" INDICATES HIGH CEILINGS.
- NEW RECESSED DOWN LIGHT FIXTURE, FOR SHOWER/WET LOCATION (PATIO/DECK/BALCONY). SEE SCHEDULE FOR MODEL INFORMATION.
- NEW WALL/CEILING MOUNTED LIGHT FIXTURE ON EMERGENCY CIRCUIT. SEE SCHEDULE FOR MODEL INFORMATION.
- NEW MODULAR TASK LIGHT (UNDER CABINET). SEE SCHEDULE FOR MODEL INFORMATION.
- NEW PENDENT LIGHT FIXTURE AS SELECTED BY OWNER.
- NEW UTILITY WRAP AROUND LIGHT FIXTURE AS SELECTED BY OWNER.
- NEW WALL SCONCE LIGHT FIXTURE AS SELECTED BY OWNER.
- NEW EXTERIOR WALL SCONCE LIGHT FIXTURE (WET APPLICATION) AS SELECTED BY OWNER.
- NEW EXHAUST FAN/LIGHT AS SELECTED BY OWNER.
- NEW BUILDING STANDARD ILLUMINATED EMERGENCY EXIT SIGN WITH DUAL HEAD EMERGENCY LIGHT WITH BATTERY BACKUP. ARROW INDICATES DIRECTION.
- NEW BUILDING STANDARD ILLUMINATED EMERGENCY EXIT SIGN WITH BATTERY BACKUP. ARROW INDICATES DIRECTION.
- NEW BUILDING STANDARD ILLUMINATED EMERGENCY LIGHT FIXTURE WITH BATTERY BACKUP.

LIGHTING SCHEDULE

MARK	MANUFACTURE	MODEL #	REMARKS
A	ENERGY STAR	1004ICLED/1076NH35	FOR USE IN LOW CEILINGS IC AND NON IC RATED
B	ENERGY STAR	6CL20N120WBZ10V 6BL1520DL35KHH6WB	FOR USE IN HIGH CEILINGS NON IC RATED.
C	ENERGY STAR	1001LED09N35KD1	
D	ENERGY STAR	SFAC38A40UMKBUS	
E	ENERGY STAR	LINCS100	
F	MCPHILBEN CONX SERIES	CCNX-20-R-B-DR	90 MIN. BATTERY, DAMP LOCATION RATING, SELF TESTING, SELF-DIAGNOSTIC.
G	MCPHILBEN CXX SERIES	CXXL-R-B-DR	90 MIN. BATTERY, DAMP LOCATION RATING, SELF TESTING, SELF-DIAGNOSTIC.
H	---	---	NEW PENDENT LIGHT FIXTURE AS SELECTED BY OWNER.
I	---	---	NEW UTILITY WRAP AROUND LIGHT FIXTURE AS SELECTED BY OWNER
J	---	---	NEW WALL SCONCE LIGHT FIXTURE AS SELECTED BY OWNER
K	MCPHILBEN CAX SERIES	CAX6BH-DR	90 MIN. BATTERY, DAMP LOCATION RATING, SELF TESTING, SELF-DIAGNOSTIC.
L	---	---	NEW EXTERIOR WALL SCONCE LIGHT FIXTURE WET APPLICATION) AS SELECTED BY OWNER

30 JUNE 2014	FOR PERMITS
03 FEBRUARY 2014	FOR REVIEW
30 OCTOBER 2013	PRELIMINARY

PROPOSED ALTERATIONS AND ADDITIONS FOR:

MOUNTAIN CENTER REALTY, LLC

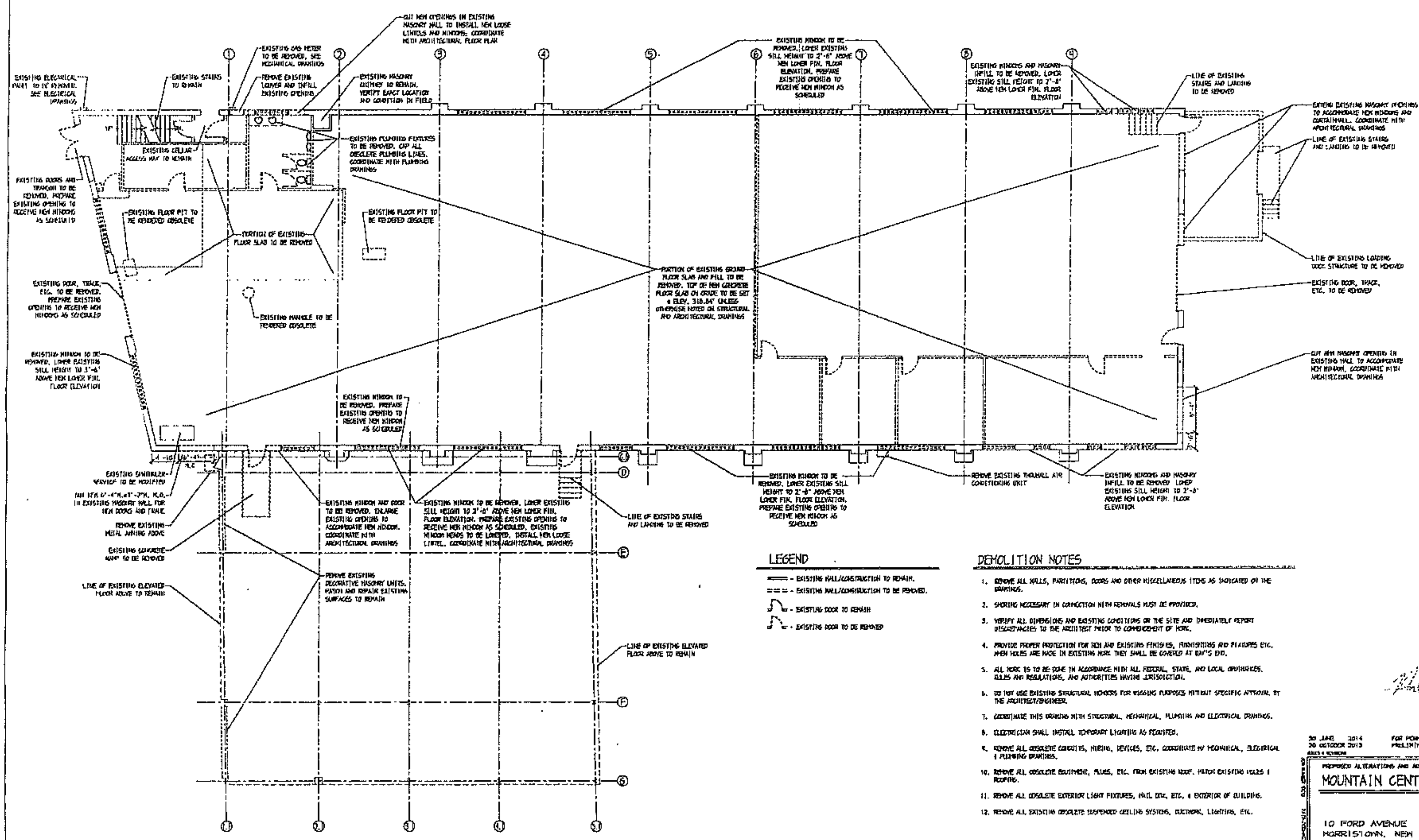
10 FORD AVENUE
MORRISTOWN, NEW JERSEY

BLOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
161 MAIN ST. • RIDGEFIELD PARK, NJ 07660
(201) 807-0407 • FAX (201) 807-050

THIRD FLOOR REFLECTED CEILING PLAN

DRAWING NUMBER

A-703



GROUND FLOOR DEMO PLAN

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

NORTH

LEGEND

- EXISTING WALL/CONSTRUCTION TO REMAIN.
- EXISTING WALL/CONSTRUCTION TO BE REMOVED.
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED

DEMOLITION NOTES

1. REMOVE ALL WALLS, PARTITIONS, DOORS AND OTHER MISCELLANEOUS ITEMS AS INDICATED ON THE DRAWINGS.
2. SHORING NECESSARY IN CONNECTION WITH REMOVALS MUST BE PROVIDED.
3. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON THE SITE AND IMMEDIATELY REPORT DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
4. PROVIDE PROPER PROTECTION FOR NEW AND EXISTING FINISHES, FURNISHINGS AND FIXTURES ETC. WHEN HOLES ARE MADE IN EXISTING WORK THEY SHALL BE COVERED AT DAY'S END.
5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL ORDINANCES, RULES AND REGULATIONS, AND AUTHORITIES HAVING JURISDICTION.
6. DO NOT USE EXISTING STRUCTURAL MEMBERS FOR RIGGING PURPOSES WITHOUT SPECIFIC APPROVAL BY THE ARCHITECT/ENGINEER.
7. COORDINATE THIS DRAWING WITH STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
8. ELECTRICIAN SHALL INSTALL TEMPORARY LIGHTING AS REQUIRED.
9. REMOVE ALL OBSOLETE CONDUITS, WIRING, DEVICES, ETC. COORDINATE W/ MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS.
10. REMOVE ALL OBSOLETE EQUIPMENT, FLUES, ETC. FROM EXISTING ROOF. PATCH EXISTING HOLES & ROOFING.
11. REMOVE ALL OBSOLETE EXTERIOR LIGHT FIXTURES, MAIL BOX, ETC. @ EXTERIOR OF BUILDING.
12. REMOVE ALL EXISTING OBSOLETE SUSPENDED CEILING SYSTEMS, DUCTWORK, LIGHTING, ETC.

30 JUNE 2014 — FOR PERMITS
30 OCTOBER 2013 — PRELIMINARY

DATES & REVISIONS

PROPOSED ALTERATIONS AND ADDITIONS FOR:

MOUNTAIN CENTER REALTY, LLC

10 FORD AVENUE
MORRISTOWN, NEW JERSEY

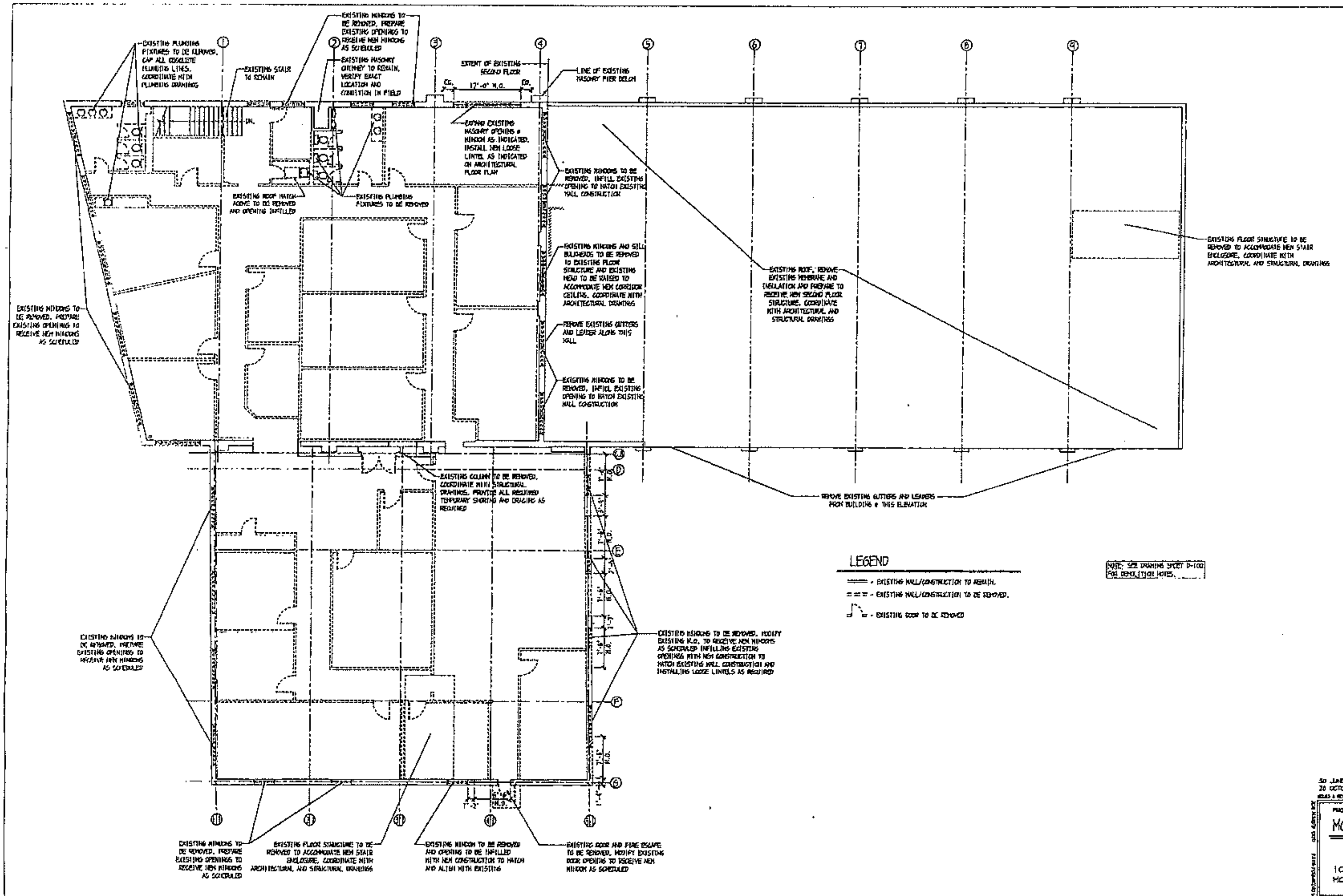
BLOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
181 MAIN ST. • RIDGEFIELD PARK, NJ 07660
(201) 807-0407 • FAX (201) 807-0510

DAVID H. BLOW
ANTHONY GARRETT

GROUND FLOOR DEMO PLAN

DRAWING NUMBER

D-100



SECOND FLOOR DEMO PLAN

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

NORTH

30 JUNE 2014 FOR PERMITS
28 OCTOBER 2013 PRELIMINARY

PROPOSED ALTERATIONS AND ADDITIONS FOR:

MOUNTAIN CENTER REALTY, LLC

10 FORD AVENUE
MORRISTOWN, NEW JERSEY

BLOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
161 MAIN ST. • RIDGEFIELD PARK, NJ 07660
(201) 807-0407 • FAX (201) 807-0513

SECOND FLOOR DEMO PLAN

DRAWING NUMBER
D-101

GENERAL NOTES:

[illegible]

GENERAL FOUNDATION NOTES:

[illegible]

CONCRETE NOTES:

[illegible]

REINFORCING:

[illegible]

STRUCTURAL STEEL NOTES:

[illegible]

FRAMING NOTES

[illegible]

30 JUNE 2014 FOR PERMITS

PROPOSED ALTERATIONS AND ADDITIONS FOR:

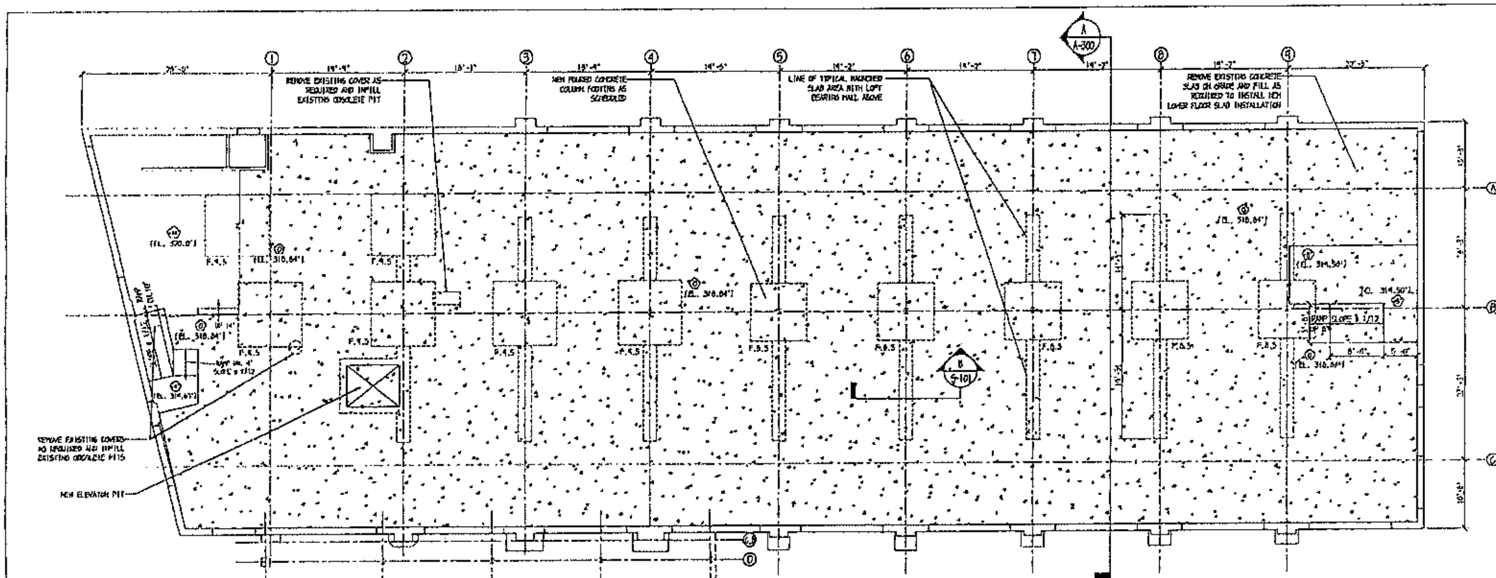
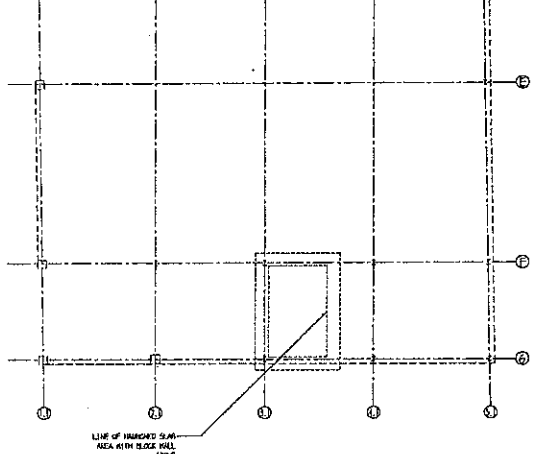
MOUNTAIN CENTER REALTY, LLC

10 FORD AVENUE
MORRISTOWN, NEW JERSEY

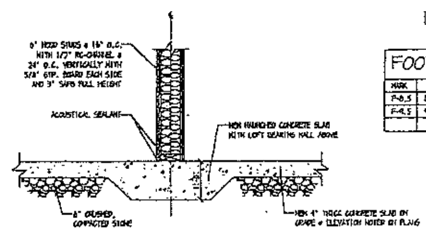
BLOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
161 MAIN ST. • ROCHELLE PARK, NJ 07660
(201) 607-0407 • FAX (201) 607-0513

STRUCTURAL NOTES

S-100

A GROUND FLOOR SLAB AND FOUNDATION PLAN
S-101 SCALE: 1/8"=1'-0"



B DETAIL @ HAUNCHED SLAB
S-101 SCALE: 3/4"=1'-0"

LEGEND

- NEW 4" THICK CONCRETE SLAB ON COMPACTED GRADE

F.XX - INDICATES CONCRETE FOOTING SYMBOL. SEE FOOTING SCHEDULE THIS DRAWING SHEET

(EL. 318.64') - NEW FLOOR SLAB ELEVATION INDICATOR. "0" VALUE IS MAIN GROUND FLOOR ELEVATION SET @ 318.64'

NOTE: ASSUMED ALLOWABLE SOIL BEARING 1.5 TON (3 KSF)

FOOTING SCHEDULE

MARK	SIZE	DEPTH	REINFORCING	REMARKS
F-8.5	8'-6"x8'-6"	2'-0"	(8) #7 EACH WAY (TOP & BOTTOM)	
F-4.5	4'-6"x4'-6"	2'-0"	(4) #7 EACH WAY (TOP & BOTTOM)	

30 JUNE 2014 FOR PERMITS
28 OCTOBER 2013 PRELIMINARY
10 OCTOBER 2013 PRELIMINARY

PROPOSED ALTERATIONS AND ADDITIONS FOR:

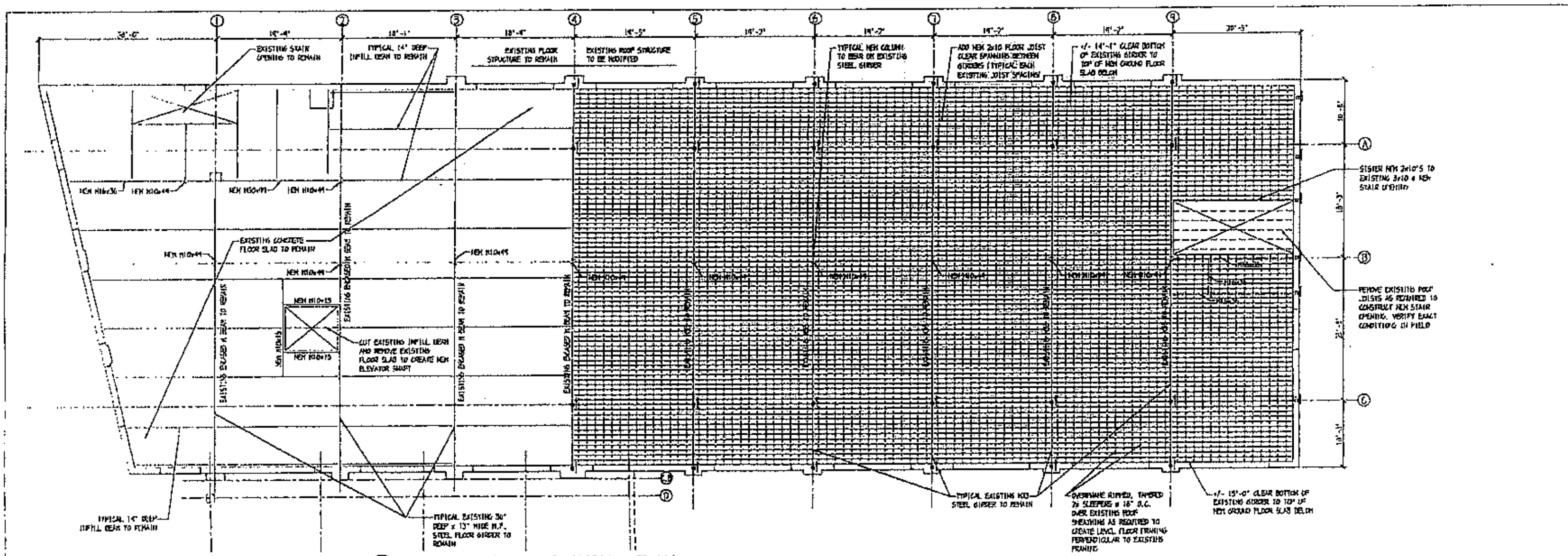
MOUNTAIN CENTER REALTY, LLC

10 FORD AVENUE
MORRISTOWN, NEW JERSEY

BLOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
161 MAIN ST. - ROCHELLE PARK, NJ 07660
(201) 807-0407 - FAX (201) 807-0510

GROUND FLOOR SLAB & FOUNDATION PLAN

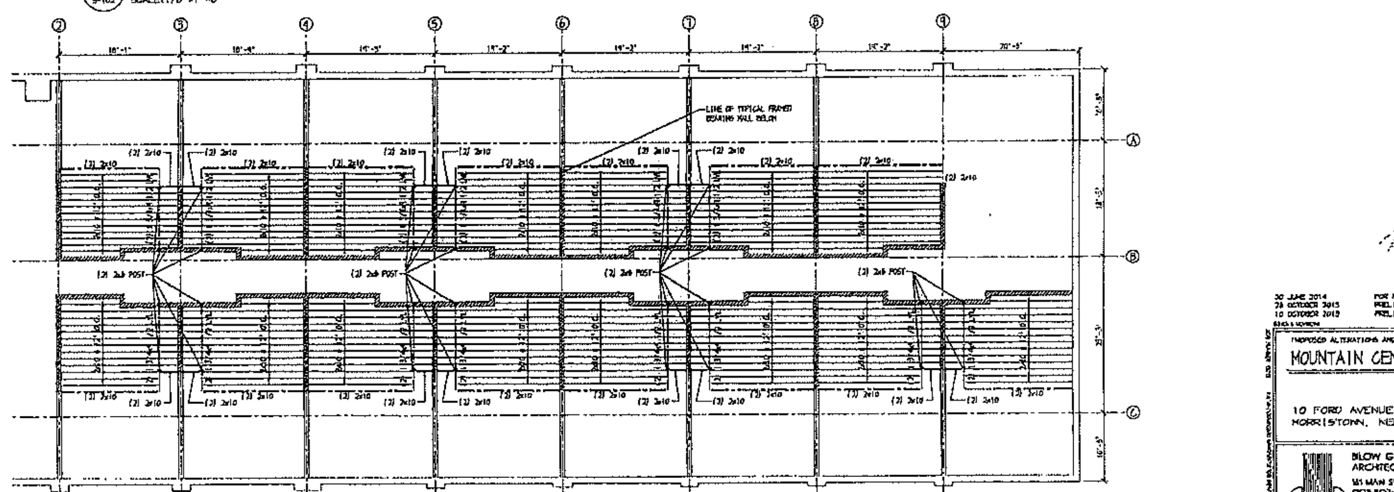
DRAWING NAME: S-101



A SECOND FLOOR FRAMING PLAN
S-102 SCALE: 1/8"=1'-0"

LEGEND

- WOOD STUD FRAMED BEARING WALL BELOW
- INDICATES POST UP



B LOFT FRAMING PLAN
S-102 SCALE: 1/8"=1'-0"

30 JUNE 2014 FOR PERMITS
28 OCTOBER 2013 PRELIMINARY
10 OCTOBER 2013 PRELIMINARY

PROPOSED ALTERATIONS AND ADDITIONS FOR:

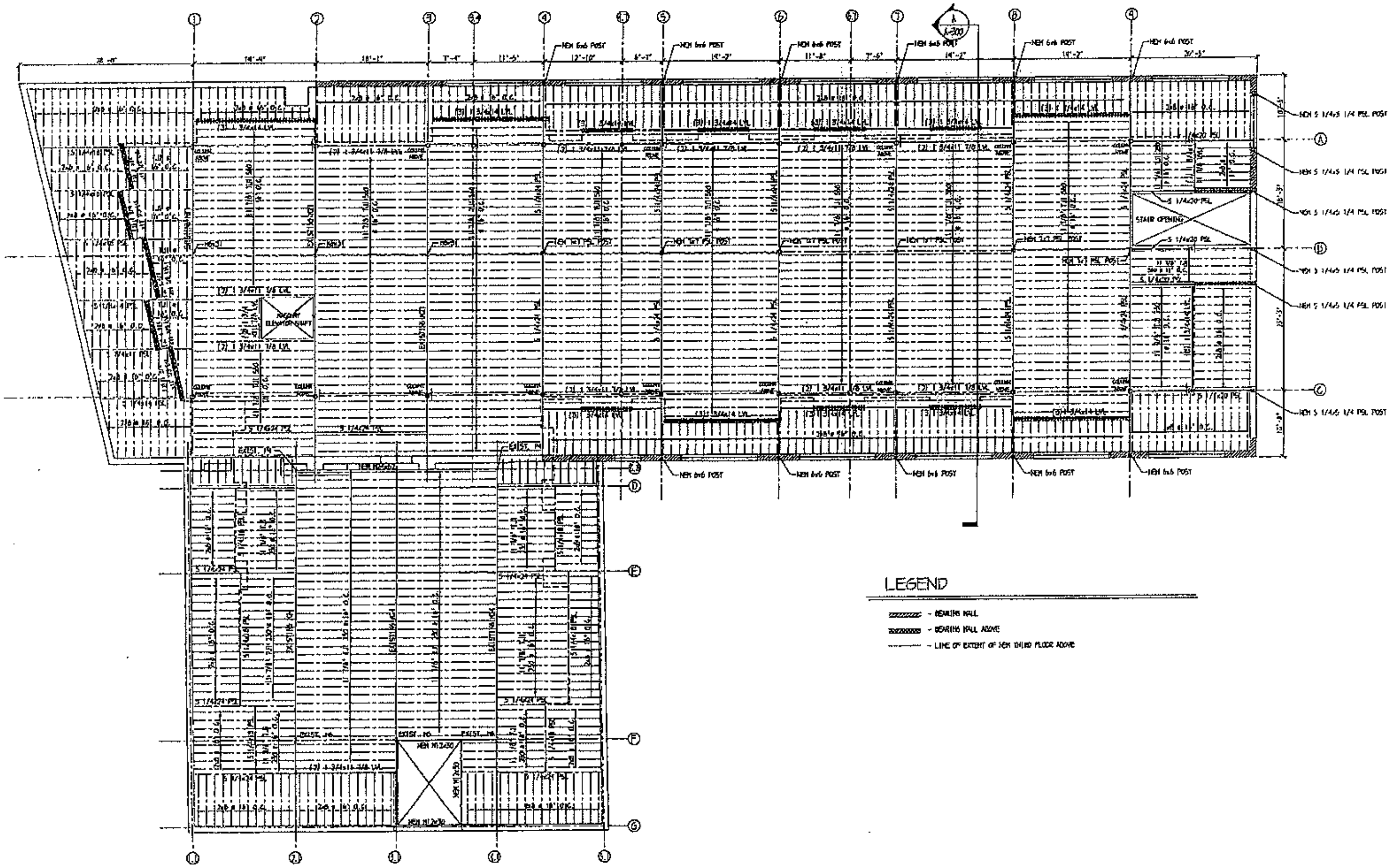
MOUNTAIN CENTER REALTY, LLC

10 FORD AVENUE
MORRISTOWN, NEW JERSEY

BLOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
165 MAIN ST. • RIDGEFIELD PARK, NJ 07660
(201) 807-0407 • FAX (201) 807-0512

LOFT & SECOND FLOOR FRAMING PLAN

S-102



LEGEND

- BEARING WALL
- BEARING WALL ABOVE
- LINE OF EXTENT OF NEW THIRD FLOOR ABOVE

A
5-103

THIRD FLOOR FRAMING PLAN

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

30 JUNE 2014	FOR PERMITS
28 OCTOBER 2013	PRELIMINARY
10 OCTOBER 2013	PRELIMINARY

PROPOSED ALTERATIONS AND ADDITIONS FOR:

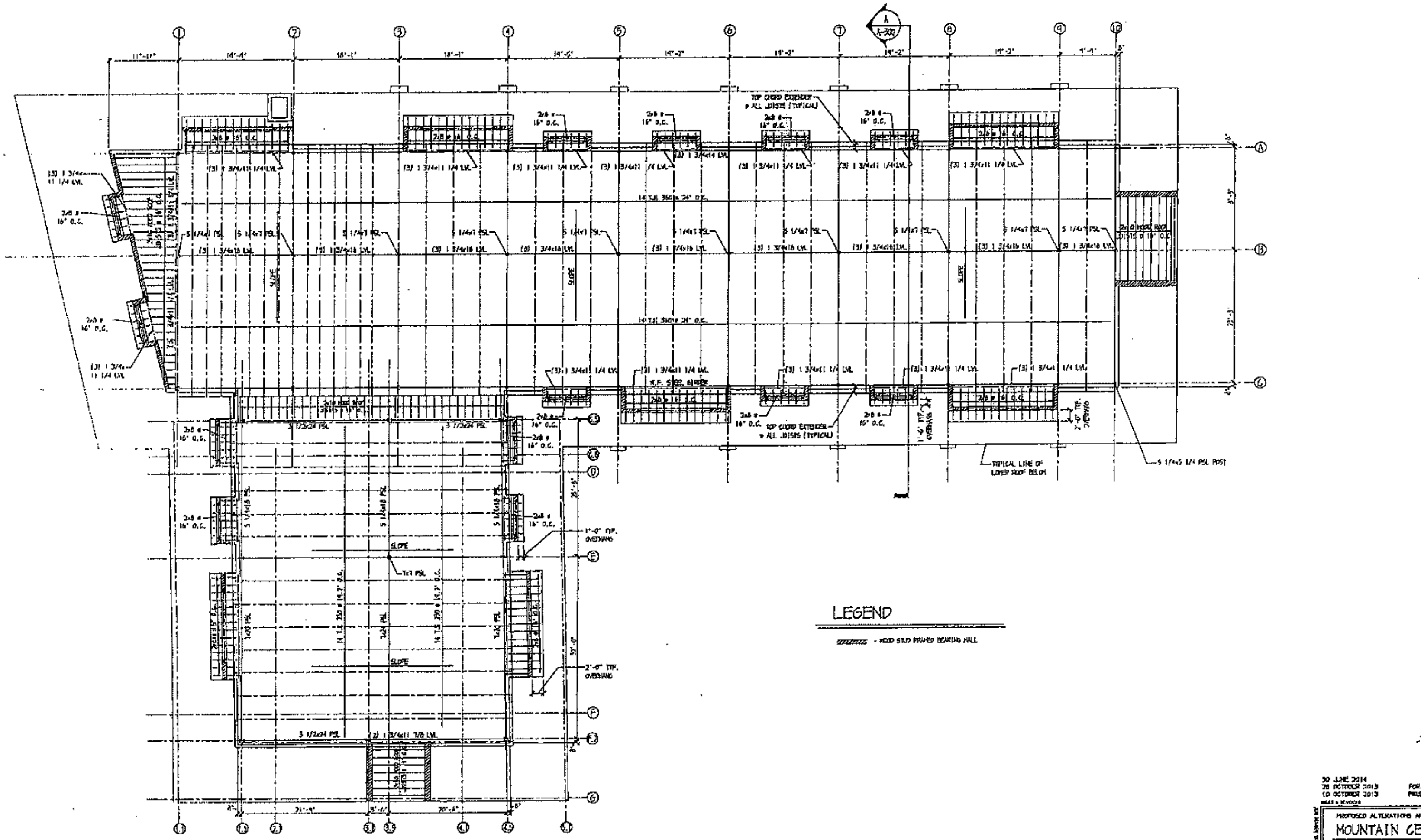
MOUNTAIN CENTER REALTY, LLC

10 FORD AVENUE
MORRISTOWN, NEW JERSEY

BLOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
161 MAIN ST. - RIDGEFIELD PARK, NJ 07660
(201) 807-0407 - FAX (201) 807-0510

THIRD FLOOR FRAMING PLAN

S-103



(A) HIGH ROOF FRAMING PLAN

S-104 SCALE: 1/8" = 1'-0"

LEGEND

- WOOD STUD FRAMED BEARING WALL

30 JUNE 2014
28 OCTOBER 2013 FOR PERMITS
10 OCTOBER 2013 PRELIMINARY

PROPOSED ALTERATIONS AND ADDITIONS FOR:

MOUNTAIN CENTER REALTY, LLC

10 FORD AVENUE
MORRISTOWN, NEW JERSEY

BLOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
161 MAIN ST. - RIDGEFIELD PARK, NJ 07660
(201) 807-0407 - FAX (201) 807-0513

HIGH ROOF FRAMING PLAN

S-104

Exhibit B

Financial Agreement

Intentionally Omitted as this Application is included as an Exhibit to the Financial Agreement.

Exhibit C

Total Project Cost

Proposed Project Construction Budget: 10 Ford Avenue, Morristown NJ

prepared by: Bilow Garrett Group, Architects and Planners P.C.
161 Main Street, Ridgefield Park, New Jersey

Lofts at Morristown Urban Renewal LLC
55 Westervelt Ave, Suite #100
Hawthorne, NJ 07506-3818
(973) 423-0052
(973) 423-0058 Fax
highrisetowerdevelopment@gmail.com

Origination Date: 3/28/2014

Revised for Pilot 7/8/2015

DIVISION	LINE	ITEM	LABOR	MATERIAL	Equipment/ Subcontract	LINE TOTAL
DIVISION 01 GENERAL	1	Permits, Fees and Sewer Connection	$ -	$ -	$ -	$ 60,000.00
	2	Certificate of Occupancy	$ -	$ -	$ -	$ -
	3	Architect-Plans & Enginering	$ -	$ -	$ -	$ 135,000.00
	4	Project/Site Protection	$ -	$ -	$ -	$ -
	5	QA Testing and Inspection	$ -	$ -	$ -	$ -
	6	Delegated Design	$ -	$ -	$ -	$ -
	7	Operational Start-Up	$ -	$ -	$ -	$ -
	8	Insurance	$ -	$ -	$ -	$ 25,000.00
	9	Close Out Submittals	$ -	$ -	$ -	$ -
	10	Surveyor	$ -	$ -	$ -	$ 25,000.00
		GENERAL SUBTOTAL	$ -	$ -	$ -	$ 245,000.00
DIVISION 02 SITE WORK	11	Demolition	$ -	$ -	$ -	$ 65,000.00
	12	Hauling & Disposal (dumpsters)	$ -	$ -	$ -	$ 22,000.00
	13	Sidewalk/Curb	$ -	$ -	$ -	$ 50,000.00
	14	Excavation/Earthwork/Fill/Compaction/Disposal	$ -	$ -	$ -	$ 26,000.00
	15	Concrete Driveway	$ -	$ -	$ -	$ 30,000.00
	16	Grading and Landscaping	$ -	$ -	$ -	$ 22,000.00
	17	Temporary Fencing	$ -	$ -	$ -	
		SITE WORK SUBTOTAL	$ -	$ -	$ -	$ 215,000.00
DIVISION 03 CONCRETE	18	Form Work (Footing) and 1st Floor Slab	$ -	$ -	$ -	$ 130,000.00
	19	Concrete Reinforcement	$ -	$ -	$ -	$ -
	20	Cast In Place Concrete	$ -	$ -	$ -	$ -
	21		$ -	$ -	$ -	$ -
	22		$ -	$ -	$ -	$ -
		CONCRETE SUBTOTAL	$ -	$ -	$ -	$ 130,000.00
DIVISION 04 MASONRY	23	Stucco and Masonry Brick -- Patch	$ -	$ -	$ -	$ 87,000.00
	24	Masonry Brick (See above)	$ -	$ -	$ -	$ -
	25	Masonry Mortar & Grout	$ -	$ -	$ -	$ -
	26	Masonry Reinforcement	$ -	$ -	$ -	$ -
	27		$ -	$ -	$ -	$ -
		MASONRY SUBTOTAL	$ -	$ -	$ -	$ 87,000.00
DIVISION 05 METALS	28	Chain Link Fence	$ -	$ -	$ -	$ 35,000.00
	29	Railings	$ -	$ -	$ -	$ 17,000.00
	30	Ornamental Fencing	$ -	$ -	$ -	$ -
	31	Structural Steel	$ -	$ -	$ -	$ 30,000.00
	32	(2) 3 story fire stairs	$ -	$ -	$ -	$ 50,000.00
		METALS SUBTOTAL	$ -	$ -	$ -	$ 132,000.00
DIVISION 06 WOOD/ PLASTIC	33	Rough Carpentry / Material & Labor	$ -	$ -	$ -	$ 245,000.00
	34	Finish Carpentry / Material & Labor	$ -	$ -	$ -	$ 108,000.00
	35	Cabinets and Vanities	$ -	$ -	$ -	$ 130,000.00
	36	Countertops	$ -	$ -	$ -	$ -
		WOOD/PLASTIC SUBTOTAL	$ -	$ -	$ -	$ 483,000.00

Proposed Project Construction Budget: 10 Ford Avenue, Morristown NJ
prepared by: Bilow Garrett Group, Architects and Planners P.C.
161 Main Street, Ridgefield Park, New Jersey

DIVISION	LINE	ITEM	LABOR	MATERIAL	Equipment/ Subcontract	LINE TOTAL
DIVISION 07 THERMAL & MOISTURE	37	Waterproofing/Dampproofing	$ -	$ -	$ -	$ -
	38	Building Insulation	$ -	$ -	$ -	$ 75,000.00
	39	Fire Stopping	$ -	$ -	$ -	$ -
	40	Roofing	$ -	$ -	$ -	$ 39,500.00
	41	Gutters & Leaders	$ -	$ -	$ -	$ 15,000.00
	42	Metal Roofing	$ -	$ -	$ -	$ 90,000.00
	43	ACM Siding	$ -	$ -	$ -	$ 178,500.00
		THERMAL & MOISTURE SUBTOTAL	$ -	$ -	$ -	$ 398,000.00
DIVISION 08 DOORS & WINDOWS	44	Exterior Doors and Frames	$ -	$ -	$ -	$ 25,500.00
	45	Interior Doors and Frames	$ -	$ -	$ -	$ 41,500.00
	46	Hardware	$ -	$ -	$ -	$ 9,500.00
	47	Windows & Sliders	$ -	$ -	$ -	$ 150,000.00
	48	Garage Door	$ -	$ -	$ -	$ -
	49		$ -	$ -	$ -	$ -
	50		$ -	$ -	$ -	$ -
		DOORS & WINDOWS SUBTOTAL	$ -	$ -	$ -	$ 226,500.00
DIVISION 09 FINISHING	51	Painting	$ -	$ -	$ -	$ 119,000.00
	52	Gypsum Drywall	$ -	$ -	$ -	$ 299,000.00
	53	Carpet	$ -	$ -	$ -	$ -
	54	Ceramic Tile	$ -	$ -	$ -	$ 112,000.00
	55	V.C.T.	$ -	$ -	$ -	$ -
	56	Wood Flooring	$ -	$ -	$ -	$ 185,000.00
		FINISHING SUBTOTAL	$ -	$ -	$ -	$ 715,000.00
DIVISION 10 SPECIALTY	57	Pest Control	$ -	$ -	$ -	$ -
	58	Signs Identification Devices	$ -	$ -	$ -	$ -
	59	Bathroom Accessories	$ -	$ -	$ -	$ 5,200.00
	60	Wardrobe and Closet Specialties	$ -	$ -	$ -	$ -
	61	Interior Stairs	$ -	$ -	$ -	$ 85,000.00
		SPECIALTY SUBTOTAL	$ -	$ -	$ -	$ 90,200.00
DIVISION 11 EQUIPMENT	62	Appliances	$ -	$ -	$ -	$ 66,000.00
	63		$ -	$ -	$ -	$ -
	64		$ -	$ -	$ -	$ -
		EQUIPMENT SUBTOTAL	$ -	$ -	$ -	$ 66,000.00
DIVISION 12 FURNISHINGS	65		$ -	$ -	$ -	$ -
	66		$ -	$ -	$ -	$ -
	67		$ -	$ -	$ -	$ -
	68		$ -	$ -	$ -	$ -
		FURNISHINGS SUBTOTAL	$ -	$ -	$ -	$ -
DIVISION 13 SPECIAL	69		$ -	$ -	$ -	$ -
	70		$ -	$ -	$ -	$ -
	71		$ -	$ -	$ -	$ -
		SPECIAL SUBTOTAL	$ -	$ -	$ -	$ -
DIVISION 14 CONVEYING SYSTEMS	72	Elevator	$ -	$ -	$ -	$ 130,000.00
	73		$ -	$ -	$ -	$ -
		CONVEYING SYSTEMS SUBTOTAL	$ -	$ -	$ -	$ 130,000.00
DIVISION 15 MECHANICAL	74	Plumbing Rough and Service Connections	$ -	$ -	$ -	$ 267,150.00
	75	Plumbing Finish and Fixtures	$ -	$ -	$ -	$ 94,000.00
	76	Sprinkler System Rough and Service Connection	$ -	$ -	$ -	$ 128,000.00
	77	Sprinkler Finish and Fixtures	$ -	$ -	$ -	$ 30,000.00
	78	HVAC Rough and Equipment	$ -	$ -	$ -	$ 215,000.00
	79	HVAC Finish and Fixtures	$ -	$ -	$ -	$ 184,000.00
	80		$ -	$ -	$ -	
		MECHANICAL SUBTOTAL	$ -	$ -	$ -	$ 918,150.00

Proposed Project Construction Budget: 10 Ford Avenue, Morristown NJ

prepared by: Bilow Garrett Group, Architects and Planners P.C.
161 Main Street, Ridgefield Park, New Jersey

DIVISION	LINE	ITEM	LABOR	MATERIAL	Equipment/ Subcontract	LINE TOTAL
DIVISION 16 ELECTRICAL	81	Electrical Rough and Service Connection	$ -	$ -	$ -	$ 285,000.00
	82	Electrical Finish and Fixtures	$ -	$ -	$ -	$ 285,000.00
	83	Fire Protection Rough	$ -	$ -	$ -	$ 90,000.00
	84	Fire Protection Finish	$ -	$ -	$ -	$ 50,000.00
	85	Telephone Prewire & Jacks	$ -	$ -	$ -	$ 25,000.00
		ELECTRICAL SUBTOTAL	$ -	$ -	$ -	$ 735,000.00
PROJECT CONTROL	86	Project Management & Supervision	$ -	$ -	$ -	$ -
	87	General Conditions	$ -	$ -	$ -	$ 25,000.00
	88	Cost of Acquisition	$ -	$ -	$ -	$ 2,300,000.00
	89	Cost of Initial Financing	$ -	$ -	$ -	$ 101,270.00
	90	Taxes	$ -	$ -	$ -	$ 28,283.42
	91	Legal Fees	$ -	$ -	$ -	$ 60,000.00
	92	Insurance	$ -	$ -	$ -	$ 19,000.00
	93	Architectural and Engieering fees	$ -	$ -	$ -	$ 30,000.00
	94	Surveying and Testing	$ -	$ -	$ -	$ 25,000.00
	95	Overhead	$ -	$ -	$ -	$ 298,080.00
	96	Construction Loan Interest/Closing/Loan Fees	$ -	$ -	$ -	$ 300,000.00
	97	Contingency (%9)	$ -	$ -	$ -	$ 318,091.50
		PROJECT CONTROL SUBTOTAL	$ -	$ -	$ -	$ 3,504,724.92
		TOTAL PROJECT COST	$ -	$ -	$ -	$ 8,075,574.92

Exhibit D

Development Process Timeline

MORRISTOWN LOFTS DEVELOPMENT LLC
55 Westervelt Avenue, Suite #100
Hawthorne, New Jersey 07506-3848
Phone: (973) 423-0052 Fax: (973) 423-0058
Morristown Lofts Development LLC

Lofts at Morristown Project

PROJECT CONSTRUCTION SCHEDULE

Beginning Date: **July 6, 2015**

Demolition: Beginning: 07/13/2015 ; Expected Completion: 08/07/2015
Estimated Duration: 5 weeks

Footings & Foundation:Beginning: NONE

Framing: Beginning: 08/10/2015 ; Expected Completion: 10/09/2015
Estimated Duration: 9 weeks

Roofing: Beginning: 08/03/2015 ; Expected Completion: 09/18/2015
Estimated Duration: 4 weeks

Plumbing: Beginning: 09/14/2015 ; Expected Completion: 01/29/2016
Estimated Duration: 20 weeks

Electrical: Beginning: 09/14/2015 ; Expected Completion: 02/12/2016
Estimated Duration: 22 weeks

Sprinkler: Beginning: 08/31/2015 ; Expected Completion: 12/04/2015
Estimated Duration: 14 weeks

HVAC: Beginning: 09/28/2015 ; Expected Completion: 02/05/2016
Estimated Duration: 20 weeks

Mechanical Completion & Inspection Approvals: Estimated duration 4 weeks

Building Insulating: Beginning: 02/22/2016 ; Expected Completion: 03/25/2016
Estimated Duration: 5 weeks

Sheetrock: Beginning: 03/28/2016 ; Expected Completion: 07/01/2016
Estimated Duration: 14 weeks
(3.5 weeks per floor)

Lofts at Morristown Project

PROJECT CONSTRUCTION SCHEDULE

Tile, Flooring, Painting:	Beginning:	04/25/2016 ; Expected Completion: 07/29/2016 Estimated Duration: 14 weeks (3.5 Months)
Kitchen Cabinets, All Finishes:	Beginning:	08/01/2016 ; Expected Completion: 09/16/2016 Estimated Duration: 7 weeks
Elevator:	Beginning:	TBA – based on completion and readiness of elevator location.

All outdoor work; Sidewalks/curbs, driveway, striping, grading & landscaping will be occurring at the same time as all internal work is being done.

The project duration time frame is allowing for any unforeseen situations, weather delays or any circumstances beyond our control.

Final Inspections & Certificate of Occupancy: November 30, 2016

Estimated Project Schedule to final acceptance and completion: 18 Months

Submitted for:

Lofts at Morristown LLC

Exhibit E

Financial/Fiscal Plan

Please see Exhibit D of this Financial Agreement.

Exhibit F

Projected Annual Gross Revenue and Annual Service Charge

Equalized Value of Land (Year One)	338,478	Project Equalized Value	7,882,291	Taxes prior to PILOT	
Equalized Tax Rate (Year 1)	2.220	Project Full Taxes	175,015	Municipal	11,037
Projected Annual Tax rate increase	2.00	PILOT Rate	12.00	Total	22,234
First year rent	969,457	Equalization rate (%)	85.53		
Municipal Share of Taxes (%)	39.02	PV Escalation rate	2.00		

LOFTS AT MORRISTOWN REDEVELOPMENT
TOWN OF MORRISTOWN
PROJECTED TAX AND PILOT PAYMENTS

Year	Annual Gross revenue	Formula PILOT Payment	Min % of full taxes	Projected theoretical Taxes	Municipal Share of Full taxes	PILOT Payable by Statute	Land Taxes	Muni. Share of Land Taxes	Net PILOT	Muni. Share of PILOT	Total Muni/ Share *	Diff. PILOT Vs. Full Tax **	Diff. Muni. Share Tax Vs. PILOT ***
1	969,457	116,335	0	175,015	68,294	116,335	7,516	2,933	108,819	103,378	108,487	(66,196)	40,193
2	988,846	118,662	0	178,515	69,660	118,662	7,666	2,992	110,995	105,445	110,657	(67,520)	40,997
3	1,008,623	121,035	0	182,086	71,053	121,035	7,820	3,051	113,215	107,554	112,870	(68,870)	41,817
4	1,028,796	123,455	0	185,727	72,474	123,455	7,976	3,113	115,479	109,705	115,128	(70,248)	42,653
5	1,049,371	125,925	0	189,442	73,924	125,925	8,136	3,175	117,789	111,900	117,430	(71,653)	43,506
6	1,070,359	128,443	0	193,231	75,402	128,443	8,298	3,238	120,145	114,138	119,779	(73,086)	44,377
7	1,091,766	131,012	0	197,095	76,910	131,012	8,464	3,303	122,548	116,420	122,174	(74,548)	45,264
8	1,113,601	133,632	0	201,037	78,448	133,632	8,634	3,369	124,999	118,749	124,618	(76,039)	46,169
9	1,135,873	136,305	0	205,058	80,017	136,305	8,806	3,436	127,499	121,124	127,110	(77,559)	47,093
10	1,158,591	139,031	0	209,159	81,618	139,031	8,982	3,505	130,049	123,546	129,652	(79,111)	48,035
11	1,181,763	141,812	0	213,342	83,250	141,812	9,162	3,575	132,650	126,017	132,245	(80,693)	48,995
12	1,205,398	144,648	0	217,609	84,915	144,648	9,345	3,647	135,303	128,537	134,890	(82,307)	49,975
13	1,229,506	147,541	0	221,961	86,613	147,541	9,532	3,720	138,009	131,108	137,588	(83,953)	50,975
14	1,254,096	150,492	0	226,401	88,346	150,492	9,723	3,794	140,769	133,730	140,340	(85,632)	51,994
15	1,279,178	153,501	20	230,929	90,112	153,501	9,917	3,870	143,584	136,405	143,147	(87,344)	53,034
16	1,304,761	156,571	20	235,547	91,915	156,571	10,116	3,947	146,456	139,133	146,010	(89,091)	54,095
17	1,330,857	159,703	20	240,258	93,753	159,703	10,318	4,026	149,385	141,916	148,930	(90,873)	55,177
18	1,357,474	162,897	20	245,063	95,628	162,897	10,524	4,107	152,373	144,754	151,908	(92,691)	56,280
19	1,384,623	166,155	40	249,965	97,541	166,155	10,735	4,189	155,420	147,649	154,947	(94,544)	57,406
20	1,412,316	169,478	40	254,964	99,491	169,478	10,949	4,273	158,529	150,602	158,045	(96,435)	58,554
21	1,440,562	172,867	40	260,063	101,481	172,867	11,168	4,358	161,699	153,611	161,206	(98,364)	59,725
22	1,469,373	176,325	40	265,264	103,511	176,325	11,392	4,445	164,933	156,686	164,431	(100,331)	60,920
23	1,498,761	179,851	60	270,570	105,581	179,851	11,620	4,534	168,232	159,820	167,719	(102,338)	62,138
24	1,528,736	183,448	60	275,981	107,693	183,448	11,852	4,625	171,596	163,017	171,074	(104,385)	63,381
25	1,559,311	187,117	60	281,501	109,847	187,117	12,089	4,718	175,028	166,277	174,495	(106,472)	64,648
26	1,590,497	190,860	60	287,131	112,044	190,860	12,331	4,812	178,529	169,602	177,985	(108,602)	65,941
27	1,622,307	194,677	80	292,873	114,284	194,677	12,577	4,908	182,099	172,994	181,545	(110,774)	67,260
28	1,654,753	198,570	80	298,731	116,570	198,570	12,829	5,006	185,741	176,454	185,175	(112,989)	68,605
29	1,687,848	202,542	80	304,705	118,902	202,542	13,086	5,106	189,456	179,983	188,879	(115,249)	69,977
30	1,721,605	206,593	80	310,799	121,280	206,593	13,347	5,209	193,245	183,583	192,657	(117,554)	71,377
											4,401,120	(2,685,451)	1,630,564

* Total Municipal Share includes 2.0 percent administrative fee and land tax.

** Net PILOT Payment minus Total Ordinary Taxes.

*** Net Municipal PILOT Payments minus Municipal Ordinary Taxes.

10 FORD AVENUE
OPERATING INCOME AND EXPENSES
WITH LONG TERM TAX EXEMPTION

With Long Term Tax Exemption

Market Units	33
Affordable Units	4
Total Units	37

	Stabilized	Per Unit Per Month
Income		
Gross Potential Rent (GPR)	$1,020,408	$2,298.22
Less Vacancy (5.00 %)	51,020	114.91
Effective Gross Income (EGI)	$ 969,388	$2,183.31
Operating Expenses		
PILOT Payment	$ 118,511	$ 266.92
Insurance	$ 31,500	$ 70.95
Common Elec & Water	$ 8,700	$ 19.59
Elevator	$ 10,200	$ 22.97
Superintendent (Apt)	$ 27,000	$ 60.81
General Maint & Repair (5%)	$ 48,469	$ 109.16
Legal & Accounting	$ 25,000	$ 56.31
Management (6.00 %)	$ 58,163	$ 131.00
Snow & Landscaping	$ 13,200	$ 29.73
Replacement/Reserve (2%)	$ 19,388	$ 43.67
Telephone & Alarm	$ 2,400	$ 5.41
Total Expenses	$ 362,531	$ 816.52
Net Operating Income	$ 606,856	$1,366.79
Project Cost*	$7,882,291	
Owner Funds	$3,382,291	
Permanent Financing	$4,500,000	
Return on Project Cost (Percent)	7.70	

* Project Cost of $7,882,291 is 97.42 percent of the capitalized value of $8,091,427 (GPR less 5.0 percent vacancy and 35.53 percent Operating Expenses at 7.5 percent)

Lofts at Morristown

Estimated Income from Rents:

	Floor 1:	Floor 2:	Floor 3:	Annual Total:
Year 1:	31,211	29,490	20,081	969,384
Year 2:	31,835	30,080	20,483	988,772
Year 3:	32,472	30,681	20,892	1,008,547
Year 4:	33,121	31,295	21,310	1,028,718
Year 5:	33,784	31,921	21,736	1,049,292
Year 6:	34,459	32,559	22,171	1,070,278

TOTAL
RENTABLE 33,407

PROPOSED PERMANENT MORTGAGE: $453,813.00 Annually (subject to actual loan & interest rate chan

EXPENSES:	Annual Gross Rent	Operating Expenses	Net Operating income	Permanent Mortgage	Net Income
Year 1	969,384	341,070	628,314	453,813	174,501
Year 2:	988,772	347,891	640,880	453,813	187,067
Year 3:	1,008,547	354,849	653,698	453,813	199,885
Year 4:	1,028,718	361,946	666,772	453,813	212,959
Year 5:	1,049,292	369,185	680,107	453,813	226,294
Year 6:	1,070,278	376,569	693,709	453,813	239,896

Exhibit G

2014 Real Estate Taxes

Kate Coffey

Tax Account Maintenance

Add | Edit | Close | Delete | << | >> | Detail | Notes | Letter

APR 2

Block: 3701

Lot: 10

Qualifier:

Owner: LOFTS AT MORRISTOWN LLC

Tax Bill | Restricted Edit

Prop Loc: 10 FORD AVE

General | Assessed Values | Additional | Billing | Deductions | Balance | All Charges | Add/Omit

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		7,071.00	7,071.00	91.92	7,162.92
2015	1		7,071.00	141.42	1.84	143.26
2015		Total	14,142.00	7,212.42	93.76	7,306.18
2014	4		7,100.00	.00	.00	.00
2014	3		7,101.42	.00	.00	.00
2014	2		7,041.00	.00	.00	.00
2014	1		7,041.00	.00	.00	.00
2014		Total	28,283.42	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 07/07/15 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: 3.6062 Last Payment Date: 06/11/15

TOTAL TAX BALANCE DUE

Principal: 7,212.42 Penalty: .00 Total: 7,306.18

Misc. Charges: .00 Interest: 93.76

Exhibit H

Estimated 2015 Real Estate Taxes

Kate Coffey

Tax Account Maintenance

Add | Edit | Close | Delete | << | >> | Detail | Notes | Letter

APR 2

Block: 3701

Lot: 10

Qualifier:

Owner: LOFTS AT MORRISTOWN LLC

Prop Loc: 10 FORD AVE

Tax Bill | Restricted Edit

General | Assessed Values | Additional | Billing | Deductions | Balance | All Charges | Add/Omit

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		7,071.00	7,071.00	91.92	7,162.92
2015	1		7,071.00	141.42	1.84	143.26
2015		Total	14,142.00	7,212.42	93.76	7,306.18
2014	4		7,100.00	.00	.00	.00
2014	3		7,101.42	.00	.00	.00
2014	2		7,041.00	.00	.00	.00
2014	1		7,041.00	.00	.00	.00
2014		Total	28,283.42	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 07/07/15 | Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: 3.6062 Last Payment Date: 06/11/15

TOTAL TAX BALANCE DUE

Principal: 7,212.42 Penalty: .00 Total: 7,306.18

Misc. Charges: .00 Interest: 93.76

Exhibit I

Disclosure Statement

NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF HOMEOWNER PROTECTION
PO BOX 805
TRENTON, NEW JERSEY 08625-0805

URBAN RENEWAL ENTITIES
DISCLOSURE INFORMATION

Instructions for Completion: You have filed an application for approval of an urban renewal entity pursuant to the Long Term Tax Exemption Law (N.J.S.A. 40A:20-1 et seq.). In order for us to process the application, we require that you provide the following information and forward this form to the above address or fax it to (609)292-2839. This form must be completed prior to Division approval of the entity. If you have any questions, please call Karen Schwacha at (609)984-5831.

Name of Urban Renewal Entity: **Lofts at Morristown Urban Renewal, LLC**

SECTION 1: TYPE OF APPROVAL REQUESTED (check one):

__X__ Original certificate (of incorporation, limited partnership, formation, etc.)

_____ Amendment to original certificate (of incorporation, limited partnership, formation, etc.). Note: In the case of amendments, please forward a copy of original certificate marked "filed, State Treasurer" or "filed, Secretary of State" with this form.

_____ Other (please specify) _____

SECTION 2: PROJECT INFORMATION

Project Name: **Lofts at Morristown**

Project Street Address: **10 Ford Avenue, Morristown, New Jersey**

Project Block Number(s) **Block 3701** Project Lot Numbers **Lot 10**

Municipality in which the Project is located **Morristown**

County in which the Project is located **Morris County**

SECTION 3 (for project listed in **SECTION 2.**)

(Check one)

_____ 1. This project is solely a commercial project (with no housing units) developed in a redevelopment area pursuant to a municipal redevelopment plan.

-next-

2848928

URBAN RENEWAL ENTITIES
DISCLOSURE INFORMATION, PAGE 2

NAME OF URBAN RENEWAL ENTITY: **Lofts at Morristown Urban Renewal, LLC**

SECTION 3 (cont.)

____ 2. This project consists solely of market rate housing units developed in a redevelopment area pursuant to a municipal redevelopment plan.

NOTE: If you checked 1 or 2, complete **SECTIONS 4, 6, and 7.**

____ 3. The project consists of low and moderate income housing units, which may include senior citizen low and moderate income housing units.

NOTE: If you checked 3, complete **SECTION 5, 6, and 7.**

X 4. This project consists of mixed uses:
Specify type:
37 Market rate and low and moderate income housing.
____ Commercial and market rate housing.
____ Commercial and low and moderate income housing.
____ Other (please describe). ____

NOTE: If you checked 4, complete **SECTIONS 4, 5, 6, and 7.**

SECTION 4: REDEVELOPMENT PLAN INFORMATION

Name of Municipal Redevelopment Agency **Town of Morristown**

Citation of municipal ordinance adopting the redevelopment plan Ordinance O-38-12

For housing projects, complete the following:
Specify type and number of units as applicable:
____ Condominium units ____
X Market rate rental **33**
X Low and moderate income in mixed use projects 4
____ Senior citizen in mixed use projects ____
____ Other (please specify) ____
Total number of units **37**

SECTION 5: PROJECT FUNDING SOURCES

The low and moderate income housing project will be financed or insured by which of the following (check all applicable):
X Private funds (Please specify) **private financing obtained at commercially reasonable rates from Boiling Springs Savings Bank and owner equity**
____ State or Federal financing or insuring agencies (Please specify below)
____ Other (Please specify) ____

-next-

2848928

NAME OF URBAN RENEWAL ENTITY: **Lofts at Morristown Urban Renewal, LLC**

SECTION 5: PROJECT FUNDING SOURCES (cont.)

State or Federal Financing or Insuring Agencies for the Project (check all that apply):

NJ Department of Community Affairs:
______ Neighborhood Preservation Balanced Housing
______ Downtown Living Initiative Program
______ HOME – Housing Production Investment Fund
______ HOME – Neighborhood Preservation
______ HOME – Rental Rehabilitation

NJ Housing and Mortgage Finance Agency:
______ NJ Community Housing Demo Program (developmental disabilities)
______ NJ Supportive Housing Program
______ Shared Residence Rental Housing Program (community residence)
______ Transitional Housing Revolving Loan Program
______ Multifamily Rental Housing Program
______ Public Housing Construction and Permanent Loan Program
______ Rental Housing Incentive Finance Fund
______ 100% Mortgage Program
______ Urban Home Ownership Recovery Program
______ Low-Income Housing Tax Credit Allocation Program

NJ Redevelopment Authority:
______ NJ Urban Site Acquisition Program

NJ Department of Housing and Urban Development (HUD)
______ Section 811 Supportive Housing for Persons with Disabilities
______ Section 202 Supportive Housing for Elderly
______ HOPE VI Grants
______ HOME Program

US Department of Agriculture
______ Rural Resources Administration (formerly Farmers' Home Administration)

______ Other (Please specify) ______________________________

List the information of the State or Federal financing or insuring agency's contact person:
Name: ______________________________
Title: ______________________________
Department/Agency: ______________________________
Address: ______________________________
____
Telephone Number ______________________________

-next-

URBAN RENEWAL ENTITIES
DISCLOSURE INFORMATION, PAGE 4

NAME OF URBAN RENEWAL ENTITY: **Lofts at Morristown Urban Renewal, LLC**

SECTION 6: PROJECT CONSTRUCTION/OWNERSHIP

____ 1. The project is new construction.

____ 2. An existing project is being rehabilitated.
If rehab, specify name of individual, entity, etc. who is the current owner of the project.

____

X 3. Ownership of an existing project is being transferred to the new urban renewal entity.
If transfer, specify name of individual, entity, etc. from whom the project is being or has been transferred. **Lofts at Morristown, LLC**

Is the transferor entity a limited dividend corporation or association, established pursuant to the Limited Dividend and Nonprofit Housing Corporations and Associations Law, N.J.S.A. 55:16-1 et seq.? (yes or no) **No**

Is the transferor entity an existing urban renewal entity established pursuant to the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq.? (yes or no) **No**

____ 4. Has this project caused or will this project cause displacement of individuals or businesses? (yes or no) **No**

SECTION 7: CERTIFICATION
NOTE: This certification must be completed by an individual authorized to execute the certificate of incorporation (incorporator), the certificate of limited partnership (general partner), or other similar certificate or statement as may be required by law.

CERTIFICATION
I attest that the information stated herein is truthful and accurate to the best of my knowledge and understand that failure to fully and accurately disclose any information may delay processing the application while the Department investigates the application and project. Further, I understand that any project of the urban renewal entity may be subject to additional Department review and approval, pursuant to the requirements of the Limited Dividend and Nonprofit Corporations or Associations Law, N.J.S.A. 55:16-1 et seq., the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq., and /or rules governing Limited Dividend and Nonprofit Housing Corporations and Associations and Urban Renewal Entities, N.J.A.C. 5:13-1 et seq.

Sworn to me and subscribed before me this day of (mo/day/year)
23rd day of June, 2015

(notary public/attorney)

LINDSEY A. REINERT
A Notary Public of New Jersey
My Commission Expires July 30, 2019

x KA Coffey
(authorized individual's signature)

Katharine A. Coffey, Esq.
(print name of authorized individual)

Rev. 6/2011

2848928

Exhibit J

Certificate of Formation

CERTIFICATE OF FORMATION

OF

LOFTS AT MORRISTON URBAN RENEWAL, LLC

This is to certify that there is hereby formed a limited liability company under and pursuant to the New Jersey Limited Liability Company Act and the Long Term Tax Exemption Law.

1. The name of the limited liability company is Lofts at Morristown Urban Renewal, LLC.

2. The initial registered office of the limited liability company is 55 Westervelt Avenue, Suite 100, Hawthorne, NJ 07506.

3. The registered agent of the limited liability company at the above address is Giuseppe Gorga.

4. The purpose for which the limited liability company is formed shall be to operate under P.L.1991, c.431 (C.40A:20-1 et seq.) and to initiate and conduct projects for the redevelopment of a redevelopment area pursuant to a redevelopment plan, or projects necessary, useful, or convenient for the relocation of residents displaced or to be displaced by the redevelopment of all or part of one or more redevelopment areas, or low and moderate income housing projects, and, when authorized by financial agreement with the municipality, to acquire, plan, develop, construct, alter, maintain or operate housing, senior citizen housing, business, industrial, commercial, administrative, community, health, recreational, educational or welfare projects, or any combination of two or more of these type of improvements in a single project, under such conditions as to use, ownership, management and control as regulated pursuant to P.L.1991, c.431 (C.40A:20-1 et seq.).

5. So long as the limited liability company is obligated under a financial agreement with a municipality made pursuant to P.L.1991, c.431 (C.40A:20-1 et seq.), the limited liability company shall engage in no business other than the ownership, operation and management of the project.

6. The limited liability company has been organized to serve a public purpose and its operations shall be directed toward (1) the redevelopment of redevelopment areas, the facilitation of the relocation of residents displaced or to be displaced by redevelopment, or the conduct of low and moderate income housing projects; (2) the acquisition, management and operation of a project, redevelopment relocation housing project, or low and moderate income housing project under P.L. 1991, c.431 (C.40A:20-I et seq.). The limited liability company shall be subject to regulation by the municipality in which its project is situated, and to a limitation or prohibition, as appropriate, on profits or dividends for so long as it remains the owner of a project subject to P.L.1991, c.431 (C.40A:20-1 et seq.).

7. The limited liability company shall not voluntarily transfer more than 10% of the ownership of the project or any portion thereof undertaken by it under P.L.1991 c.431 (C.40A:20-1 et seq.) until it has first removed both itself and the project from all restrictions of P.L. 1991, c.431 (C.40A:20-1 et seq.) in the manner required by P.L.1991, c.431 (C.40A:20-1 et seq.) and, if the project includes housing units, has obtained the consent of the Commissioner of Community Affairs to such transfer; with the exception of transfer to another urban renewal entity, as approved by the municipality in which the project is situated, which other urban renewal entity shall assume all contractual obligations of the transferor entity under the financial agreement with the municipality. The entity shall file annually with the municipal governing body a disclosure of the persons having an ownership interest in the project, and of the extent of the ownership interest of each. Nothing herein shall prohibit any transfer of the ownership interest in the urban renewal entity itself provided that the transfer, if greater than 10 percent, is disclosed to the municipal governing body in the annual disclosure statement or in correspondence sent to the municipality in advance of the annual disclosure statement referred to above.

8. The limited liability company is subject to the provisions of Section 18 of P.L.1991, c.431 (C.40A:20-18) respecting the powers of the municipality to alleviate financial difficulties of the limited liability company or to perform actions on behalf of the limited liability company upon a determination of financial emergency.

9. Any housing units constructed or acquired by the entity shall be managed subject to the supervision of, and rules adopted by, the Commissioner of Community Affairs.

10. The number of initial members constituting the limited liability company presently is one and the name and address of the member is:

Name	Address
Lofts at Morristown, LLC, a New Jersey Limited Liability Company	55 Westervelt Avenue, Suite 100 Hawthorne, NJ 07506

11. The initial operating agreement of the limited liability company shall be adopted by the members, and the power to make, alter and repeal the operating agreement is reserved to the members.

12. The duration of the limited liability company is limited and shall expire on December 31, 2050.

13. The members have duly appointed Katharine A. Coffey, Esq., with offices at 100 Southgate Parkway, P.O. Box 1997, Morristown, New Jersey, as their attorney-in-fact to execute and file this Certificate of Formation on their behalf.

14. This Certificate of Formation shall be effective as of the date of its filing with the Treasurer's Office of the State of New Jersey.

In Witness Whereof, the undersigned attorney in fact has executed this Certificate of Formation and has certified this as his act and deed and that the facts stated herein are true on this 24th day of June, 2015.

KA Coffey
Katharine A. Coffey, Esq.

Record and Return to:

Katharine A. Coffey, Esq.
Porzio, Bromberg & Newman, P.C.
100 Southgate Parkway
P.O. Box 1997
Morristown, New Jersey 07962-1997

EXHIBIT C

ORDINANCE

[Attached]

O-25-2015
I- 8/11/2015

TOWN OF MORRISTOWN

ORDINANCE O- 25 -2015

ORDINANCE APPROVING THE FINANCIAL AGREEMENT FOR LONG TERM TAX EXEMPTION BY AND BETWEEN THE TOWN OF MORRISTOWN AND LOFTS AT MORRISTOWN URBAN RENEWAL, LLC

WHEREAS, the Town Council of the Town of Morristown in its capacity as the municipal governing body (the "Town Council") is responsible for implementing redevelopment plans and carrying out redevelopment projects pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"); and

WHEREAS, in accordance with the provision of the Redevelopment Law, the Town Council designated property located at 10 Ford Avenue and identified as Block 3701, Lot 10 on the Tax Map of the Town of Morristown (the "Property") and abutting and/or adjacent property as an area in need of redevelopment; and

WHEREAS, the Town Council adopted a redevelopment plan for the Property, as well as abutting and/or adjacent property, in accordance with the provisions of the Redevelopment Law, entitled "Morris Street Redevelopment Plan," dated October 5, 2012, prepared by Jonathan Rose Companies, LLC (the "Redevelopment Plan"); and

WHEREAS, the Property is owned by Lofts at Morristown, LLC, an affiliate of the Entity (as defined below) ("Owner"); and

WHEREAS, the Entity (as defined below) has agreed to acquire the Property, and develop and use it for the purposes of implementing the Redevelopment Plan; and

WHEREAS, the Planning Board of the Town of Morristown granted preliminary and final major site plan, variances, design exception and waiver approval to develop and operate on the Property a multi-family residential building to include a total of thirty (37) dwelling units (four (4) of which shall be affordable housing units), and to include construction of the on-site parking and related improvements (the "Project"), which application was approved on December 5, 2013 and memorialized on February 27, 2014, in Resolution R-13-11 (collectively, the "Planning Board Approval"); and

WHEREAS, the Town Council designated the Owner as the redeveloper of the Property and entered into a Redevelopment Agreement with the Owner, dated January 28, 2015, providing for acquisition of the Property by the Entity (as defined below) and the development of same in accordance with the Redevelopment Plan and the Planning Board Approval; and

WHEREAS, the Redeveloper created Lofts at Morristown Urban Renewal, LLC, a limited-dividend, urban renewal entity (the "Entity") under the New Jersey Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the "LTTE Law") to undertake and own the Project and to seek a long term tax exemption for the Project under the LTTE Law; and

WHEREAS, the Entity submitted to the Mayor of the Town (the "Mayor") an application for tax exemption, which is on file with the Town Clerk (the "Application"), requesting an exemption of the improvements constituting the Project pursuant to the LTTE Law; and

WHEREAS, the Mayor submitted the Application to the Town Council with his recommendation for approval, a copy of which recommendation is on file with the Town Clerk; and

WHEREAS, with the Mayor's recommendation for approval of the Application, the Town Council accepted and approved the Application in Resolution R-__-2015, finding that the Project represents an undertaking permitted by the LTTE Law, and constitutes improvements made for the purposes of clearance, replanning, development or redevelopment of an area in need of redevelopment within the Town, as authorized by the Redevelopment Law and the LTTE Law; and

WHEREAS, the Entity also submitted to the Mayor, as a separate part of the Application, a form of financial agreement (the "Financial Agreement"), establishing the rights, responsibilities and obligations of the Entity under a tax exemption for the Project; and

WHEREAS, the Mayor submitted the Financial Agreement to the Town Council with his recommendation for approval, a copy of which recommendation is on file with the Town Clerk; and

WHEREAS, the Governing Body has reviewed the information provided in the Financial Agreement and has deemed it appropriate and acceptable.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Town of Morristown in the County of Morris, New Jersey, as follows:

Section 1. The Financial Agreement concerning Lofts at Morristown Urban Renewal, LLC and the Long Term Tax Exemption of the Project as part of the Morris Street Redevelopment Plan attached to the Application is hereby approved, and the Mayor is hereby authorized to execute such Financial Agreement, subject to minor modification or revision, as deemed necessary and appropriate after consultation with counsel.

Section 2. The Clerk of the Town is hereby authorized and directed, upon execution of the Financial Agreement by the Mayor, to attest to the signature of the Mayor and to affix the corporate seal of the Town upon such document.

Section 3. The executed copy of the Financial Agreement shall be certified by and be filed with the Office of the Town Clerk. Further, the Clerk of the Town shall file certified copies of this ordinance and the Financial Agreement with the Tax Assessor of the Town and the Director of the Division of Local Government Services with the Department of Community Affairs, in accordance with Section 12 of the Long Tern Tax Exemption Law.

Section 4. If any part(s) of this ordinance shall be deemed invalid, such part(s) shall be severed and the invalidity thereby shall not affect the remaining parts of this ordinance.

Section 5. All ordinances and resolutions or parts thereof inconsistent with this Ordinance are hereby rescinded.

Section 6. This ordinance shall take effect in accordance with applicable law.

I, Kevin D. Harris, Town Clerk of the Town of Morristown, do hereby certify the above to be a true and exact copy of an Ordinance duly introduced by the Town Council of the Town of Morristown at a Regular Council Meeting held on Tuesday, August 11, 2015.

I further certify that the above is a true and exact copy of an Ordinance approved for Final Adoption by the Town Council of the Town of Morristown at a Regular Council Meeting held on Tuesday, September 8, 2015, after Notice of the Ordinance's Introduction and a Public Hearing was published in the Daily Record, the official newspaper of the Town of Morristown; and a public hearing was held.

Date: September 9, 2015

Kevin D. Harris, Town Clerk

124
8/11/2015

TOWN OF MORRISTOWN

RESOLUTION NO. R - 124 - 2015

RESOLUTION APPROVING THE APPLICATION FOR A LONG TERM TAX EXEMPTION OF LOFTS AT MORRISTOWN URBAN RENEWAL, LLC

WHEREAS, in accordance with the provision of the Redevelopment Law, the Town Council of the Town of Morristown (the "Town Council") designated property located at 10 Ford Avenue and identified as Block 3701, Lot 10 on the Tax Map of the Town of Morristown (the "Property") and abutting and/or adjacent property as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"); and

WHEREAS, the Town Council adopted a redevelopment plan for the Property, as well as abutting and/or adjacent property, in accordance with the provisions of the Redevelopment Law, entitled "Morris Street Redevelopment Plan," dated October 5, 2012, prepared by Jonathan Rose Companies, LLC (the "Redevelopment Plan"); and

WHEREAS, the Property is owned by Lofts at Morristown, LLC, an affiliate of the Entity (as defined below) ("Owner"); and

WHEREAS, the Entity (as defined below) has agreed to acquire the Property, and develop and use it for the purposes of implementing the Redevelopment Plan; and

WHEREAS, the Planning Board of the Town of Morristown granted preliminary and final major site plan, variances, design exception and waiver approval to develop and operate on the Property a multi-family residential building to include a total of thirty (37) dwelling units (four (4) of which shall be affordable housing units), and to include construction of the on-site parking and related improvements (the "Project"), which application was approved on December 5, 2013 and memorialized on February 27, 2014, in Resolution R-13-11 (collectively, the "Planning Board Approval"); and

WHEREAS, the Town Council designated the Owner as the redeveloper of the Property and entered into a Redevelopment Agreement with the Owner, dated January 28, 2015, providing for acquisition of the Property by the Entity (as defined below) and the development of same in accordance with the Redevelopment Plan and the Planning Board Approval; and

WHEREAS, the Redeveloper created Lofts at Morristown Urban Renewal, LLC, a limited-dividend, urban renewal entity (the "Entity") under the New Jersey Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the "LTTE Law") to undertake and own the Project and to seek a long term tax exemption for the Project under the LTTE Law; and

WHEREAS, the Entity submitted to the Mayor of the Town (the "Mayor") an application for tax exemption, which is on file with the Town Clerk (the "Application"), requesting an exemption of the improvements constituting the Project pursuant to the LTTE Law; and

WHEREAS, the Mayor submitted the Application to the Town Council with his recommendation for approval, a copy of which recommendation is on file with the Town Clerk; and

WHEREAS, the Town Council has determined that the Project represents an undertaking permitted by the LTTE Law, and constitutes improvements made for the purposes of clearance, replanning, development or redevelopment of an area in need of redevelopment within the Town, as authorized by the Redevelopment Law and the LTTE Law; and

WHEREAS, the Town Council has reviewed the information provided in the Application and has deemed it appropriate and acceptable.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Morristown in the County of Morris, New Jersey, as follows:

1. The Application of Lofts at Morristown Urban Renewal, LLC is hereby approved.

2. A summary of this Resolution shall be published as required by law within ten (10) days of its adoption.

3. The aforesaid recitals be and hereby are adopted and incorporated herein as if repeated in full.

I, Kevin D. Harris, Town Clerk of the Town of Morristown, do hereby certify the above to be a true and exact copy of a Resolution duly passed and adopted by the Town Council of the Town of Morristown at a Regular Meeting of the Town Council held on Tuesday, August 11, 2015 in the Morristown Council Room, 200 South Street, Morristown, New Jersey.

Date: August 12, 2015

Kevin D. Harris
Town Clerk

FISCAL PLAN

Property Purchased:	**$2,300,000.00 (Complete)**
Approved Construction Loan from Boiling Springs Bank (approx. 6-8% interest; 30 year term:	$4,500,000.00
Owner Invested Funds:	$3,575,574.92
Total Project Costs:	**$8,075,574.92**

FISCAL IMPACT ANALYSIS

LOFTS AT MORRISTOWN
10 FORD AVENUE RESIDENTIAL REDEVELOPMENT

TOWN OF MORRISTOWN
MORRIS COUNTY, NEW JERSEY

FISCAL IMPACT ANALYSIS

FOR

LOFTS AT MORRISTOWN
10 FORD AVENUE RESIDENTIAL REDEVELOPMENT

IN THE

TOWN OF MORRISTOWN
MORRIS COUNTY, NEW JERSEY

Richard B. Reading Associates
Princeton, New Jersey

July 31, 2015

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APPENDICES

Summary Of Findings
The Lofts at Morristown Residential Redevelopment

- This Fiscal Impact Analysis provides an assessment of the economic and fiscal effects anticipated to result from the construction and occupancy of the residential redevelopment proposed by Lofts at Morristown LLC for a tract of land within the Morris Street Redevelopment Area, and situated in the cental portion of the Town of Morristown.

- The redevelopment plans prepared for a portion (Block 3701, Lot 10) of the Morris Street Redevelopment Area contemplate the construction and occupancy of a transit-oriented, multi-family residential development containing a total of 37 multi-family housing units comprised of 33 "market" rental apartments and 4 "affordable" rental housing units.

- The current plans for proposed redevelopment anticipate that the 33 "market" rental housing units will consist of 15 one-bedroom units with an average monthly rent of $1,969 and 18 two-bedroom units with an average monthly rent of $2,903. The 4 "affordable" housing units, which will be provided with the required mix of bedrooms and stratified rents required by applicable regulations, have an average estimated rent of $813 per month.

- Based upon the current plans and estimated development costs, the proposed redevelopment at 10 Ford Avenue, with an average rent of $2,298 per month (market and affordable), has an estimated (completed) project value of $ 8,075,575.

- The proposed redevelopment, utilizing the demographic multipliers published by the Center for Urban Policy Research (CUPR) for transit-oriented housing and for "affordable" housing units, would be expected to be occupied by 68 total residents including 3 public school children. The added population would, on a marginal cost basis, have allocated municipal service costs amounting to $38,490.

- Under the terms of a proposed Financial Agreement, the Morris Street redevelopment will pay an Annual Service Charge equal to 12.0 percent of the Annual Gross Revenues of the 37 new housing units. With Annual Gross Revenues of $969,457, Annual Service Charges, Administrative Fees and Land Taxes amounting to $118,511 would be generated by the completed redevelopment, of which $108,487 would be retained by the Town of Morristown with $113 for the Morristown Library, $3,604 paid to the Morris School District and $6,307 paid to Morris County.

- The annual revenues generated for the Town of Morristown ($108,487) are 1.55 times the property tax revenues of $69,968 that would be received with Ordinary Applicable Taxes and are more than 9.8 times the annual property tax revenues of $11,037 that the Town currently receives from the redevelopment property. The proposed tax exemption would generate annual payments to the Town of Morristown that amount to $1,595 per capita, which is 1.92 times the Town's current average per capita tax revenues of $832 per capita.

INTRODUCTION

The ensuing Fiscal Impact Analysis has been undertaken at the request of Lofts at Morristown LLC in order to provide an assessment of the economic, demographic and fiscal implications of the planned residential redevelopment within the Morris Street Redevelopment Area that is located in the Town of Morristown in Morris County. The initial section of this evaluation presents an historical profile of the Town's residential and non-residential growth trends and documents the manner in which the Town generates and distributes municipal revenues and school district revenues. The findings of the fiscal profile are reviewed from an historical as well as a present perspective in the context of the economic base, market trends and the fiscal infrastructure which exists in Morristown in Morris County, New Jersey.

The second section of this evaluation involves a statistical analysis of the anticipated fiscal and economic effects that would be expected to result from the construction and occupancy of the of the planned residential redevelopment within the Morris Street Redevelopment Area. The overall redevelopment plan contemplates the construction of a mixture of commercial (retail) space and residential housing units to be developed in two projects. The portion of the redevelopment that is examined herein (Block 3701, Lot 10) includes 37 housing units. The data and evaluations contained on the following pages describe the nature and magnitude of proposed redevelopment, consider the available infrastructure of the community and calculate the added need for services resulting from the redevelopment.

Of particular concern in the following evaluation is detailed information pertaining to:

a) the economic and demographic composition of Morristown, including historic and current levels of housing, population, employment and school enrollments;

b) the residential and non-residential ratable bases of Morristown, the changes occurring in each during recent years and the effective tax rate of the Town;

c) the nature, scope and magnitude of the proposed redevelopment; and

d) the fiscal impact of the redevelopment upon municipal, school district and county operations, to include changes in tax revenues and budgetary appropriations, as well as the impact upon the existing tax structure.

ECONOMIC BASE AND FISCAL PROFILE

An examination of the current and historic characteristics of the Town of Morristown and the manner by which the Town derives its revenues and manages its appropriations is a precursor to a fiscal impact analysis of the planned residential redevelopment. This examination will furnish a useful insight into the nature of local fiscal operations and a benchmark by which changes may be measured and anticipated.

General Characteristics

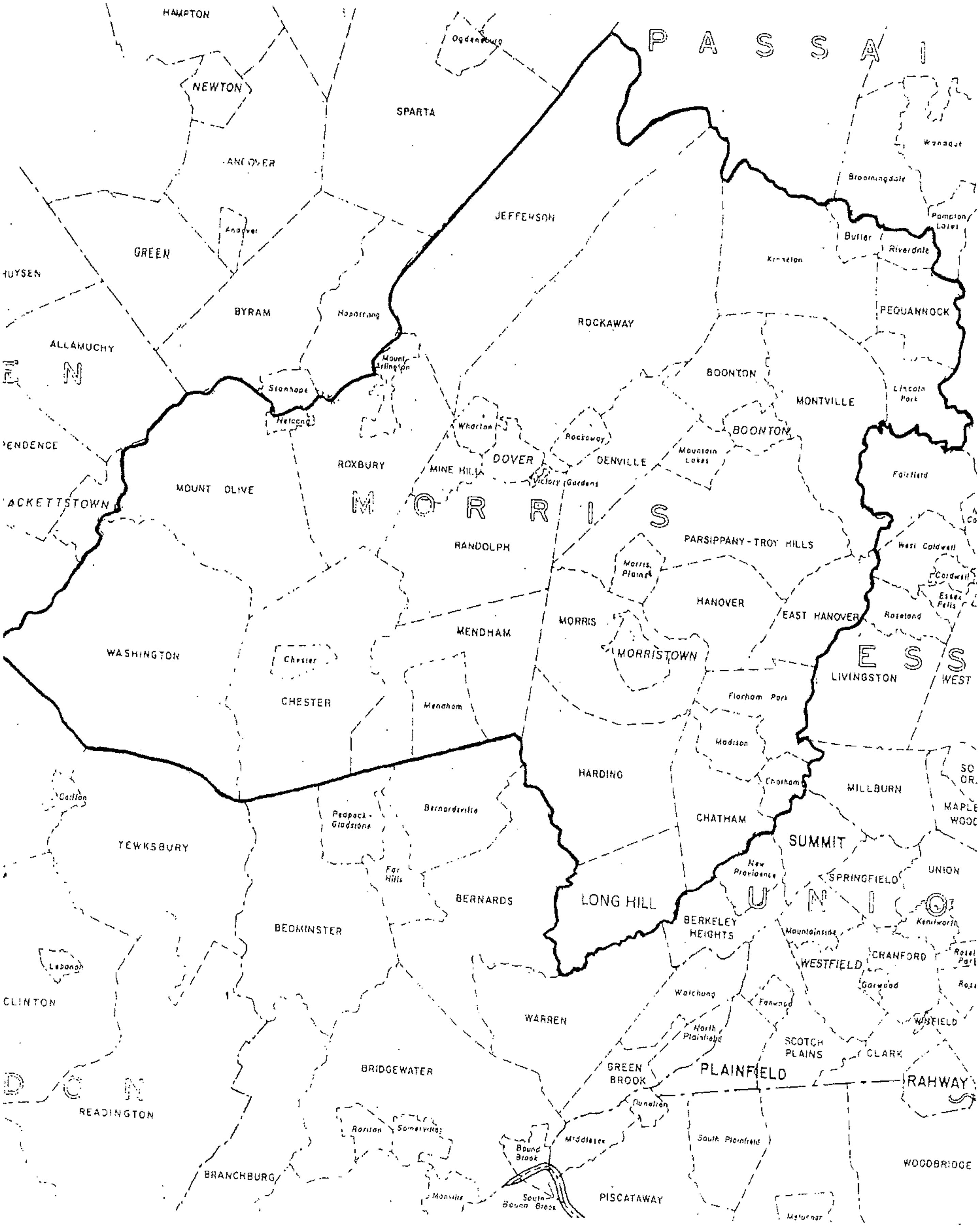
The Town of Morristown, an established community and the seat of County government in Morris County, is located in the east-central portion of Morris County. The Town, as illustrated on Figure 1, is completely surrounded by Morris Township. The Town of Morristown, itself, includes a land area of 2.93 square miles, or approximately 0.64 percent of Morris County's total land area of 460.18 square miles.

Population - Morristown contained a total population of 17,712 persons at the time of the 1960 Census. During the 1960's, Morristown's population decreased by 50 persons (0.3 percent) and resulted in a population of 17,662 persons at the time of the 1970 Census. A population decrease was recorded during the 1970's with a loss of 1,048 persons (5.9 percent) to yield a total population of 16,614 persons as of the 1980 Census.

Between 1980 and 1990, the population of Morristown decreased by 425 persons (2.6 percent), to yield a total population of 16,189 persons in 1990. In 1990, the population of Morristown represented 3.84 percent of Morris County's total population of 421,353 persons at that time. Between the 1990 and 2000 Census of Population, Morristown experienced a population increase of 2,355 persons and resulted in the Town's reported population of 18,544 persons at the time of the 2000 Census of Population. According to the reports available from the 2010 Census of Population, the Town's population base experienced a population decrease amounting to 133 persons (0.7 percent) persons during the 10 year period intervening the 2000 and 2010 Census of

FIGURE 1

LOCATION MAP



Population with a total population of 18,411 persons reported at the time (April 1, 2010) of the 2010 Census. The most recent municipal population estimates prepared by the Bureau of the Census indicate that Morristown's population had increased to 18,529 persons as of July 1, 2013. These population trends are summarized below:

Population Trends
Town of Morristown

	Census						Est
	1960	1970	1980	1990	2000	2010	2013
Population	17,712	17,662	16,614	16,189	18,544	18,411	18,529
Change	------	(50)	(1,048)	(425)	2,355	(133)	118
Percent Change	------	(0.3)	(5.9)	(2.6)	14.5	(0.7)	0.6

Since 1960, Morristown has generally accounted for a decreasing share of the County's total population. According to the most recent population estimates by the Bureau of the Census, the Town's share of the County's total population had decreased to 3.72 percent in 2012 compared to 4.08 percent in 1980 and 7.99 percent in 1960. This information is tabulated below, and the 1990, 2000 and 2010 Census population characteristics of Morristown are profiled in Table 1 while the age characteristics of the Town's residents are presented in Table 2.

Population Trends
Morristown as a Share of Morris County

	1960	1970	1980	1990	2000	2010	2013
Morristown	17,712	17,662	16,614	16,189	18,544	18,411	18,529
Morris Co.	221,620	383,454	407,630	421,353	470,212	492,276	497,397
Town / Co. - %	7.99	4.61	4.08	3.84	3.94	3.74	3.73

Since 1970, the Town's population base reflects a maturing of its residents with increases in the median age of the population from 32.8 years in 1970 to 34.3 years in 1980, to 34.8 years in 1990, to 35.0 years in 2000 and to 34.8 years in 2010. In 2010, 3,597 residents in Morristown, or 19.5 percent of Morristown's total population was 19 years of age or younger, compared to 5,337 persons, and 30.2 percent of the population in 1970.

TABLE 1
MORRISTOWN POPULATION BASE
1990, 2000 AND 2010 CENSUS

	1990	2000	2010
TOTAL POPULATION	16,189	18,544	18,411
Male	7,688	9,302	9,408
Female	8,501	9,242	9.003
AGE			
Under 5 years	866	1,026	1,075
5 to 17 years	1,690	2,378	2,158
18 to 20 years	541	564	556
21 to 24 years	1,135	1,068	1,230
25 to 44 years	6,456	7,501	7,064
45 to 54 years	1,680	2,280	2,373
55 to 59 years	682	801	999
60 to 64 years	689	634	846
65 to 74 years	1,188	1,069	1,071
75 to 84 years	888	817	660
85 years and over	374	406	379
Median age	34.8	35.0	34.8
Under 18 years	2,556	3,404	3,233
Percent of total population	15.8	18.4	17.6
65 years and over	2,450	2,292	2,110
Percent of total population	15.1	12.4	11.5
HOUSEHOLDS BY TYPE			
Total households	6,712	7,252	7,417
Family households (families)	3,492	3.700	3,652
Married-couple families	2,411	2,496	2,305
Percent of total households	35.9	34.4	31.1
Other family, male householder	262	337	460
Other family, female householder	819	867	887
Non-family households	3,220	3,552	3,765
Percent of total households	48.0	49.0	50.8
Householder living alone	2,550	2,805	2,875
Householder 65 years and over	858	739	704
Persons living in households	15,293	17,617	17,789
Persons per household	2.28	2.43	2.40
Persons living in group quarters	896	927	622
Institutionalized persons	708	595	353
Other persons in group quarters	188	332	269

TABLE 2

MORRISTOWN TOWN, MORRIS COUNTY
1970, 1980, 1990, 2000 and 2010 Census

	1970 Census		1980 Census		1990 Census		2000 Census		2010 Census	
Age Cohorts	No.	%	No.	%	No.	%	No.	%	No.	%
0 - 4	1,371	7.8	763	4.6	856	5.3	1,026	5.5	1,075	5.8
5 - 9	1,397	7.9	856	5.2	651	4.0	966	5.4	887	4.8
10 - 14	1,317	7.5	1,042	6.3	742	4.6	845	4.6	784	4.3
15 - 19	1,252	7.1	1,258	7.6	661	4.1	907	4.9	851	4.6
20 - 24	1,477	8.4	1,501	9.0	1,326	8.2	1,262	6.8	1,422	7.7
25 - 29	1,463	8.3	1,708	10.3	2,087	12.9	2,169	11.7	2,353	12.8
30 - 34	985	5.3	1,359	8.2	1,942	12.0	2,071	11.2	1,915	10.4
35 - 54	3,926	22.2	3,580	21.5	4,261	26.3	5,541	29.9	5,169	28.1
55 - 59	1,115	6.3	922	5.5	641	3.9	801	4.3	999	5.4
60 - 64	932	5.3	889	5.4	644	4.0	634	3.4	846	4.6
65 - 74	1,493	8.50	1,415	8.5	1.182	7.3	1.069	5.8	1.071	5.8
75+	934	5.3	1,321	8.0	1,196	7.4	1,223	6.6	1,039	5.6
TOTALS	**17,662**	**100.0**	**16,614**	**100.0**	**16,189**	**100.0**	**18,544**	**100.0**	**18,411**	**100.0**
Median Age	**32.8**		**34.3**		**34.8**		**35.0**		**34.8**	

Housing Trends - Notwithstanding the population declines reported during the 1960's, 1970's and 1980's, Morristown has experienced an ongoing expansion of its housing inventory since 1960. During the 1960's, the Town issued building permits authorizing the construction of 1,713 new housing units within the Town. An additional 296 residential dwellings were authorized during the 1970's. By 1980, Morristown contained a total of 6,773 year-round housing units of which 6,534 units (96.5 percent) were reported to be occupied. The 6,773 year-round housing units included 3,034 units in one-unit structures, 2,078 units in structures of 2 to 9 housing units, 1,658 units in structures of 10 or more housing units and 3 housing units classified as "mobile home or trailer". In 1980, 2,209 of the 6,534 occupied housing units within Morristown, or 33.8 percent, were reported to be owner-occupied. The 1980 housing profile of Morristown is provided in Table 3.

During the 1980's, housing construction in Morristown increased from the rates observed during the 1970's (30 units/year). As indicated in Table 3, during the period from January 1980 through December 1989, Morristown issued building permits authorizing the construction of 481 residential units, or an average of 48 units/year. Between 1990 and 1999, a slightly reduced level of residential construction occurred in Morristown, with the Town authorizing the construction of 403 new housing units between 1990 and 1999, or an average of 40 new homes annually. During the past ten years (2000 through 2009), the Town authorized an additional 745 new housing units, or an average of 75 units per year. The Town's building permit trends are further detailed on Table 4.

The 1990 housing stock of Morristown reflects a housing base that is predominantly comprised of renter-occupied and attached housing units with renter-occupied homes accounting for 62.4 percent of the occupied housing units. In 1990, 2,524 housing units (37.6 percent) were reported to be owner-occupied. Single-family detached homes accounted for 1,919 of the Town's 7,061 total housing units in 1990, while the 5,012 housing units were located in attached housing structures and 130 housing units were classified as "mobile home, trailer or other".

Between the 1990 and 2000 Census, the total number of housing units in Morristown increased from 7,061 housing units to 7,615 housing units, for an increase of 554 housing units while the total number of occupied households increased by 540 units, from 6,712 households in 1990 to 7,252 households in 2000. Owner-occupied households in Morristown, which accounted for 37.6 percent of the Town's occupied households in 1990, represented 39.5 percent, of the Town's 7,252 occupied households in 2000. As further detailed in Table 5, the initial reports of the 2010 Census disclose

TABLE 3

1980 CENSUS HOUSING CHARACTERISTICS
MORRISTOWN TOWN, MORRIS COUNTY

1. TOTAL PERSONS	16614

4. YEAR-ROUND HOUSING UNITS BY ROOMS

1 ROOM	336
2 ROOMS	350
3 ROOMS	1308
4 ROOMS	1369
5 ROOMS	1039
6 OR MORE ROOMS	2371
MEDIAN ROOMS	4.5

7. OCCUPIED HOUSING UNITS BY TENURE

TOTAL	6534
RENTER OCCUPIED	4325

8. VACANT YEAR-ROUND HOUSING UNITS BY VACANCY STATUS

FOR SALE ONLY	19
FOR RENT	82
HELD FOR OCCASIONAL USE	11
OTHER VACANT (9)	127

11. YEAR-ROUND CONDOMINIUM HOUSING UNITS BY TENURE AND VACANCY STATUS

TOTAL	113
RENTER OCCUPIED	14
VACANT FOR SALE ONLY	3
OTHER VACANT (9)	6

12. SPECIFIED OWNER-OCCUPIED AND VACANT-FOR-SALE ONLY HOUSING UNITS BY OCCUPANCY STATUS BY CONDOMINIUM STATUS(11)

	OWNER OCCUPIED	VACANT FOR SALE ONLY
	*********	*********
NONCONDOMINIUM:		
TOTAL	1652	14
MEAN VALUE	$ 72465	$ 90714
CONDOMINIUM:		
TOTAL	90	3
MEAN VALUE	$ 103527	$ 95000

14. SPECIFIED RENTER-OCCUPIED PAYING CASH RENT AND VACANT-FOR-RENT HOUSING UNITS BY OCCUPANCY STATUS

	RENTER OCCUPIED	VACANT FOR RENT
	*********	*********
TOTAL	4176	82
MEAN CONTRACT RENT	$ 268	$ 279

2. HOUSING UNITS (INCLUDING SEASONAL AND MIGRATORY UNITS) BY URBAN AND RURAL (2)

TOTAL	6782
INSIDE URBANIZED AREAS	6782
RURAL	

5. YEAR-ROUND HOUSING UNITS BY UNITS AT ADDRESS

1	3034
2 TO 9	2078
10 OR MORE	1658
MOBILE HOME OR TRAILER	3

9. SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS BY VALUE (11)

LESS THAN $10,000	
$10,000 TO $14,999	1
$15,000 TO $19,999	6
$20,000 TO $24,999	12
$25,000 TO $29,999	21
$30,000 TO $34,999	49
$35,000 TO $39,999	50
$40,000 TO $49,999	210
$50,000 TO $79,999	754
$80,000 TO $99,999	357
$100,000 TO $149,999	160
$150,000 TO $199,999	25
$200,000 OR MORE	7
MEDIAN VALUE	$ 69000

3. YEAR-ROUND HOUSING UNITS BY OCCUPANCY STATUS (1)

TOTAL	6773
OCCUPIED	6534
VACANT	239

6. AGGREGATE NUMBER OF ROOMS IN YEAR-ROUND HOUSING UNITS BY TENURE AND VACANCY STATUS (10)

TOTAL	32709
RENTER OCCUPIED	16705
VACANT FOR SALE ONLY	124
VACANT FOR RENT	335
OTHER VACANT (9)	609

10. SPECIFIED RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT (12)

WITH CASH RENT:	
LESS THAN $50	21
$50 TO $99	227
$100 TO $119	81
$120 TO $139	145
$140 TO $149	79
$150 TO $159	100
$160 TO $169	100
$170 TO $199	347
$200 TO $249	737
$250 TO $299	834
$300 TO $399	1115
$400 TO $499	264
$500 OR MORE	126
MEDIAN CONTRACT RENT	$ 265
NO CASH RENT	86

13. YEAR-ROUND HOUSING UNITS BY TENURE AND OCCUPANCY STATUS BY PLUMBING FACILITIES

	TOTAL	TOTAL OCCUPIED	RENTER OCCUPIED
	*********	*********	*********
COMPLETE PLUMBING FOR EXCLUSIVE USE	6614	6380	4182
LACKING COMPLETE PLUMBING FOR EXCLUSIVE USE	159	154	143

15. OCCUPIED HOUSING UNITS WITH 1.01 OR MORE PERSONS PER ROOM BY TENURE, PERSONS, AND PLUMBING FACILITIES(13)

	TOTAL	RENTER OCCUPIED
	*********	*********
UNITS LACKING COMPLETE PLUMBING FOR EXCLUSIVE USE	16	15
PERSONS IN UNITS	1246	876
WITH COMPLETE PLUMBING	1184	N/A
LACKING COMPLETE PLUMBING	62	N/A

16. PERSONS IN OCCUPIED HOUSING UNITS LACKING COMPLETE PLUMBING FACILITIES FOR EXCLUSIVE USE (13)	273

17. VACANT UNITS

YEAR-ROUND WHICH ARE BOARDED UP	26
FOR RENT, WHICH HAVE BEEN VACANT FOR 2 OR MORE MONTHS	35
FOR SALE ONLY WHICH HAVE BEEN VACANT FOR 6 OR MORE MONTHS	5

TABLE 4

MORRISTOWN TOWN
RESIDENTIAL CONSTRUCTION
AUTHORIZED BY BUILDING PERMITS

Year	Units	Year	Units	Year	Units	Year	Units	Year	Units
1960	83	1970	10	1980	7	1990	0	2000	149
1961	150	1971	10	1981	4	1991	1	2001	23
1962	179	1972	153	1982	13	1992	0	2002	9
1963	262	1973	7	1983	63	1993	14	2003	10
1964	150	1974	2	1984	134	1994	99	2004	24
1965	260	1975	4	1985	189	1995	117	2005	18
1966	265	1976	17	1986	55	1996	2	2006	307
1967	230	1977	17	1987	0	1997	140	2007	129
1968	64	1978	34	1988	5	1998	11	2008	60
1969	70	1979	42	1989	11	1999	19	2009	16
1960-1969	1,713	1970-1979	296	1980-1989	481	1990-1999	403	2000-2009	745

Source: New Jersey Department of Labor, Division of Planning and Research, Office of Demographic and Economic Analysis, Residential Building Permits, Annual Summaries 1960-2009.

TABLE 5

MORRISTOWN TOWN HOUSING PROFILE
1990, 2000 AND 2010 CENSUS

	1990	2000	2010
TOTAL HOUSING UNITS	7,061	7,615	8,172
Occupied housing units	6,712	7,252	7,417
Owner occupied	2,524	2,865	2,863
Percent owner occupied	37.6	39.5	38.6
Renter occupied	4,188	4,387	4,554
Vacant housing units	349	363	755
For seasonal, recreational, or occasional use	13	76	97
Homeowner vacancy rate (percent)	2.8	1.2	3.7
Rental vacancy rate (percent)	3.7	3.7	8.4
Persons per owner-occupied unit	2.61	2.62	251
Persons per renter-occupied unit	2.08	2.3	2.3
UNITS IN STRUCTURE			
1-unit, detached	1,919	2,115	*
1-unit, attached	511	662	*
2 to 4 units	1,970	1,810	*
5 to 9 units	428	514	*
10 or more units	2,103	2,505	*
Mobile home, trailer, other	130	9	*
VALUE			
Specified owner-occupied units	1,796	2,114	*
Less than $50,000	4	18	*
$50,000 to $99,999	37	32	*
$100,000 to $149,999	221	206	*
$150,000 to $199,999	575	518	*
$200,000 to $299,999	771	858	*
$300,000 or more	188	482	*
Median (dollars)	205,800	224,400	*
CONTRACT RENT			
Specified renter-occupied units paying cash rent	4,393	1,215	*
Less than $249	382	142	*
$250 to $499	919	48	*
$500 to $749	1,738	98	*
$750 to $999	680	481	*
$1,000 or more	349	446	*
Median (dollars)	595	929	*

* Detailed housing characteristics from the 2010 Census are not yet available

that Morristown's total population amounted to 18,411 residents, with 17,789 persons occupying 7,417 of the Town's 8,172 total housing units at the time of the 2010 Census.

School System - The Town of Morristown, along with Morris Township, are members of the Morris (Regional) School District which provides educational services for the students from the two member municipalities in grades K through 12 and maintains a "receiving" relationship with the Borough of Morris Plains to provide educational services for the Borough's students in grades 9 through 12. The number of students "on roll" in the Morris School District decreased from 6,059 students in the 1975-76 school year to 3,341 students in the 1991-92 school year, for a decrease of 2,718 students (44.9 percent). During the 1990's, the number students enrolled in the Morris School District increased, with 3,974 student reported in the 1995-96 school year and 4,363 students reported during the 1999-00 school year. Since 2000, enrollments in Morris School District have continued to increase, with 4,581 students enrolled during the 2005-06 school year and 5,114 students anticipated during 2014-15 school year. The enrollment trends of Morristown students and total students enrolled in the Morris (Regional) School District are further detailed in Table 6.

Commercial Development - According to reports of the New Jersey Department of Labor, during 1975 there were 18,634 persons covered by New Jersey Unemployment Compensation (covered jobs) employed within Morristown, equal to 12.08 percent of Morris County's total employment base of 109,102 jobs at that time. Between 1975 and 1985, the Town's employment base increased by 13,725 jobs to a total of 32,359 jobs in 1985. During this ten-year period (1975-85), employment in Morristown increased by an average of 1,372 jobs each year. The Town experienced a decrease in its employment base during the ensuing ten-year interval (1985-95) with 31,106 jobs reported in Morristown during 1995.

Between 1995 and 2005, local employment was reported to have declined by 3,682 jobs to 27,424 jobs reported in 2005. Corrections to the covered employment data, to remove employment with Morristown addresses located in the surrounding municipalities, has resulted in reduced employment levels being attributed to Morristown with a total (private sector) employment base of 20,486 jobs reported for Morristown in 2009 and 21,597 jobs in 2013. It should be noted that the "covered" employment data is for "private sector" jobs and does not include the substantial public sector (government) employment in the Town. This information is further detailed in Table 7.

TABLE 6
MORRIS REGIONAL SCHOOL DISTRICT
PUBLIC SCHOOL ENROLLMENT

	Students Enrolled		Net School
	Morristown	Total	Cost/Student
1975-76	------	6,059	$ 2,321
1976-77	------	5,990	2,509
1977-78	2,752	5,712	2,792
1978-79	2,743	5,510	3,042
1979-80	2,393	5,262	3,374
1980-81	3,106	4,774	3,950
1981-82	2,084	4,561	4,602
1982-83	2,001	4,389	5,410
1983-84	1,933	4,310	5,928
1984-85	1,860	4,181	6,590
1985-86	1,786	4,052	7,252
1986-87	1,789	4,054	7,715
1987-88	1,643	3,821	8,771
1988-89	1,619	3,665	9,658
1989-90	1,592	3,523	10,863
1990-91	1,652	3,613	10,605
1991-92	1,537	3,341	11,612
1992-93	1,688	3,650	11,225
1993-94	2,017	3,771	11,384
1994-95	1,782	3,843	10,432
1995-96	1,680	3,974	10,440
1996-97	1,817	4,044	10,658
1997-98	1,895	4,150	11,790
1998-99	2,047	4,187	12,445
1999-00	2,292	4,363	12,943
2000-01	2,144	4,471	13,871
2001-02	2,183	4,547	14,499
2002-03	2,126	4,610	14,644
2003-04	2,121	4,570	15,808
2004-05	2,217	4,592	16,615
2005-06	1,988	4,581	17,263
2006-07	2,084	4,648	18,424
2007-08	1,990	4,574	19,006
2008-09	1,930	4,571	18,058
2009-10	1,989	4,951	17,109
2010-11	2,012	5,037	17,725
2011-12	2,012	5,079	17,761
2012-13	2,113	5,078	17,371
2013-14	------	5,152	18,930
2014-15	------	5,204	17,859

Source: Rutgers University, Bureau of Government Research, N J Legislative District Data Book (1975-2012); N J Dept of Education, 2013-14, 2014-15. The net cost per pupil is the general fund budget per pupil, as implemented under(CEIFA), is equal to the sum of general fund tax levy, budgeted general fund balance, miscellaneous revenue, and most forms of state formula aid. The per pupil cost for the 2013-14 and 2014-15 school years reflects total operating expenditures

TABLE 7
PRIVATE SECTOR EMPLOYMENT
MORRISTOWN TOWN, MORRIS COUNTY
(Employment Covered by New Jersey Unemployment Compensation)

Year	Morristown Town	Morris County	Town/ County (%)
1975	18,634	109,102	12.08
1980	19.250	149,902	12.84
1981	21,864	161,189	13.56
1982	23,052	163,240	14.12
1983	23,923	173,141	13.82
1984	29,768	187,697	15.86
1985	32,359	196,813	16.44
1986	34,211	205,299	16.66
1987	34,417	210,861	16.32
1988	35,528	214,625	16.43
1989	35,480	214,916	16.49
1990	33,644	208,635	16.13
1991	30,703	199,312	15.40
1992	29,650	201,024	14.75
1993	29,080	202,642	14.35
1994	30,668	208,466	14.71
1995	31,106	213,398	14.58
1996	29,233	220,494	13.26
1997	30,367	228,388	13.30
1998	30,344	233,240	13.01
1999	31,738	242,228	13.10
2003	30,857	244,397	12.63
2004	29,844	248,978	11.99
2005	27,424	253,558	10.81
2006	27,016	257,505	10.49
2007	20,024	255,748	7.83
2008	21,013	254,072	8.27
2009	20,486	222,420	9.21
2010	20,948	236,528	8.86
2011	19,536	237,310	8.23
2012	19,426	240,795	8.07
2013	21,597	248,032	8.71

Source: New Jersey Department of Labor, Division of Planning and Research, Office of Demographic and Economic Analysis, New Jersey Covered Employment Trends.

Note: Employment is as of September 30th

RATABLE BASE AND TAX RATE

The economic and demographic characteristics of the Town of Morristown are reflected in the Town's ratable base, and changes in the Town's household base and commercial development over the past twenty years may be examined in terms of the per parcel and total valuations (assessment) of the taxable properties in the Town.

Ratable Base

The Town of Morristown has undertaken periodic property revaluations in order to maintain assessments that approximate current market values. The ratio of assessed value to market value is expressed in the State equalization ratio which amounted to 99.51 percent in 1994 and is reported to amount to 86.02 percent in the current (2014-15) assessments. These assessment trends are further detailed in Table 8.

During 1994, the total equalized property valuation in the Town of Morristown amounted to \$1,201.7 million. This equalized valuation increased by 113.1percent between 1994 and 2014, with an equalized assessed valuation of \$2,561.1 million reported for 2014.

During the period from 1994 through 2014 when the Town's equalized valuation increased 96.5 percent, the cost of municipal operations reflected in the local use budget increased from \$30,132,069 to \$36,753,032--an increase of \$6,620,963, or 22.0 percent. From 1994 to 2014, the growth of municipal costs (22.0 percent) was below the increase in the equalized taxable base (113.1 percent). The result of these varying growth rates would be a somewhat lower local (municipal purpose) property tax rate levied upon all properties as a percentage of property value.

Residential properties (Class 2) increased as a share of total ratables from 47.60 percent in 1994 to 56.37 percent in 2014, a relative increase of 18.4 percent. Non-residential (commercial and industrial) properties amounted to 43.77 percent of valuation in 1994 and 32.19 percent in 2014. These percentage levels and the changes that have occurred since 1994 indicate a decrease in the proportion of the total assessments represented by non-residential properties, with commercial and industrial properties now comprising 32.19 percent of total assessments, while residential (Class 2) properties have increased from 47.60 percent to 56.37 percent of the Town's total assessed valuation.

TABLE 8

MORRISTOWN TOWN, MORRIS COUNTY
RATABLE BASE COMPOSITION
LOCAL USE REVENUES AND TAXES

Year	Valuation: Assessed	Valuation: Equalized	Percent Comm/Ind	State Eq. Ratio	Local Use Budget	Average Residential Tax
1994	$1,195,895,900	$1,201,784,645	43.77	99.51	$30,132,069	$3,850
2014	$2,203,078,442	$2,561,123,508	32.19	86.02	$36,753,032	$9,005

Source: New Jersey Department of Community Affairs, Division of Local Government Services, Annual Reports, 1994; Morris County Board of Taxation, 2014.

Since 1994, the average equalized value of the Town's residential (Class 2) parcels has increased substantially. During 1994, the average equalized residential (Class 2) property assessment amounted to $179,005 per parcel and, by 2014, this per parcel average has increased to an equalized value of $403,267.

In 1994, the average residential tax bill in the Town of Morristown was $3,850 and between 1994 and 2014, this average annual tax increased at an annual average rate of 4.34 percent, resulting in a 2014 average residential (Class 2) tax of $9,005. This information is detailed on Table 9.

Effective Tax Rates

The local (general) tax rates levied in the Town of Morristown reflect the ratio of assessed to true (market) value of the assessments in the Town. In 1994, the local (general) tax rate in Morristown was $2.150 per $100 of assessed value. By 2014, this general tax rate had increased to $2.596 per $100 of assessed value. The increase in the general tax rate was accompanied by a decrease in the assessment ratio from 99.51 percent to 86.02 percent. On an "equalized valuation" basis, the tax rate relative to current values also increased between 1994 and 2014, with an increase in the equalized or "effective" tax rate in the Town of Morristown from $2.139 per $100 during 1994 to $2.233 per $100 of equalized valuation in 2014:

Morristown Town, Morris County
Local and Equalized Tax Rates

Year	Local Rate/$100	State Equalization Ratio	Equalized Rate/$100
1994	$2.150	99.51	$2.139
2014	$2.596	86.02	$2.233

TABLE 9

MORRISTOWN TOWN, MORRIS COUNTY
AVERAGE RESIDENTIAL ASSESSMENTS AND TAXES[1]

Year	Average Residential Assessment	Average Equalized Residential Assessment	Total Tax*	PROPERTY TAXES Local Use	Regional School District	County
1994	$179,005	$179,886	$3,850	$1,511	$1,781	$ 558
2014	$346,891	$403,267	$9,005	$3,649	$4,319	$1,037

Source: New Jersey Department of Community Affairs, Division of Local Government Services, Annual Reports, 1994; Morris County Board of Taxation, 2014.

[1]Class 2 Residential Properties.

Overview

The preceding review of the economic, demographic, fiscal and financial characteristics of Morristown has disclosed the Town to be a well-established and intensively developed community that accounts for a substantial share of the County's population base (3.74 percent in 2010) and private sector employment (8.86 percent in 2010) relative to the Town's 0.64 percent share of the County's total land area. Employment in Morristown increased from 18,634 jobs in 1975 to 20,948 jobs in 2010.

The review of the enrollment trends in the Morris School District disclosed a declining enrollment from the mid-1970's to the early 1990's which has been followed by steady enrollment increases. Between 1994 and 2014, the equalized valuation (assessments) in Morristown increased from $1,201.4 million to $2,561.1 million.

PROJECT DESCRIPTION AND FISCAL IMPACTS

On the preceding pages, the economic base and fiscal infrastructure of Morristown have been examined and quantified. With the information and insight gained in the foregoing examination, it is now possible to estimate the costs, revenues and overall fiscal effects that would be expected to accompany the construction and occupancy of a total of 37 multi-family housing units, including 4 "affordable" housing units on a 0.8631 acre tract of land (10 Ford Avenue) within the Morris Street Redevelopment Area in the central portion of the Town of Morristown.

Project Description

The development that is the subject of this fiscal evaluation involves a plan for the redevelopment of the existing structure on the property located on a tract of land situated along the east side of Ford Avenue and within an area that has been designated as an "area in need of redevelopment" (Morris Street Redevelopment Area) within the Town of Morristown. Consistent with the objectives of the Redevelopment Plan to encourage "transit-oriented, residential infill development", the redevelopment proposed by Lofts at Morristown LLC for a portion (Block 3701, Lot 10) of the Redevelopment Area contemplates the adaptive re-use of a former commercial building to provide 37 multi-family rental housing units, including 4 affordable housing units.

The 33 market-priced rental apartments will consist of 15 one-bedroom apartments and 18 two-bedroom apartments. The 15 one-bedroom "market" units have monthly rents ranging from $1,807 to $2,065 with an average rent of $1,969 per month. The 18 two-bedroom units have monthly rents ranging from $1,903 to $3,710 per month with an average monthly rent of $2,903 per month. Overall, the 33 "market" rental units have an average monthly rent of $ 2,478. The 4 "affordable" rental units will include the required mixture of one, two and three bedroom units and will be priced in accordance with current regulations with an estimated (average) monthly rent of $813.

Based upon the current plans and estimated development costs, the proposed redevelopment at 10 Ford Avenue, with an average rent of $2,298 per month (market and affordable), has an estimated (completed) project value of $8,075,575. This information is further detailed in the following tabulation:

Lofts at Morristown
Morris Street Redevelopment Area (Ford Avenue) Portion
Residential Redevelopment Plan
(Block 3701, Lot 10)

Residential	No of Units	Monthly Rent	Estimated Value	Aggregate Value
Market				
Market Apt - 1 BR	15	$1,969	$186,992	$2,804,876
Market Apt - 2 BR	18	$2,903	$275,665	$4,961,977
Subtotal	33	*$2,478*	*$235,359*	$7,766,853
Affordable				
Affordable Apt - 1 BR	1	$ 310	$ 29,439	$ 29,439
Affordable Apt - 2 BR	1	$ 660	$ 62,675	$ 62,675
Affordable Apt - 2 BR	1	$ 1,047	$ 99.425	$ 99,425
Affordable Apt - 3 BR	1	$ 1,234	$117,183	$ 117,183
Subtotal	4	$ 813	*$ 77,180*	$ 308,722
Total	37	*$2,298*	*$218,259*	$8,075,575
Estimated Assessment (0.8553)				$6,907,040

Demographic Implications

There are a number of techniques and methods available in demographic analysis which may be utilized to estimate the anticipated population levels which would be generated by a proposed development. No single technique or methodology is universally applicable, accepted or reliable. Rather, all methods available for the pro forma calculation of anticipated population are subject to certain limitations.

Among the various techniques available for developing estimates of population, the "comparable" or "case study" approach appears to offer the benefits of actual experiences, timely data, geographic proximities and known similarities in market sectors and product design. In the "case study" method, population determinants are generated on the basis of the actual occupancy experiences of comparable housing units in similar, recently constructed housing complexes. The reliability of the case study model is a function of the comparability of the case study housing units to the units proposed for construction.

Information is available from the U.S. Department of Commerce, Bureau of the Census, which provides population and housing characteristics that can be examined to estimate municipal population and school children multiplier ratios on a per household basis. In this regard, at the time of the 2010 Census of Population (April 1, 2010), the Town of Morristown contained a total population of 18,411 persons of which 17,789 persons occupied 7,417 of the Town's 8,172 total housing units. At this time (2009-2010 school year), there were 2,090 students from Morristown enrolled in the Morris Regional School District. These statistics indicate that the average household in the Town of Morristown contained 2.40 persons and 0.282 public school children per household

The proposed redevelopment, which contains 37 attached housing units with an average of 1.59 bedrooms per unit, differs significantly from the Town's housing base to the extent that all of the proposed housing units are "new" ,"attached", "renter-occupied" and include an "affordable" housing component. In view of the differences in the type of housing units proposed vis-a-vis the Town's existing housing base, the use of municipal demographics as a "comparable" would not be appropriate.

Demographic multipliers for total population and school age children have been developed and published by the Urban Land Institute (ULI). The ULI multipliers, which are derived from information regarding newly constructed and occupied housing units contained in the American Housing Survey, furnish data for six different types of housing products, by number of bedrooms for four different regions of the United States. The demographic multipliers published by ULI are derived from information contained in the American Housing Survey for the Northeast region of the United States and do not reflect current occupancy trends, are not available for New Jersey, Morris County or the Morristown area and do not distinguish between "entry-level" and transit-oriented housing products.

Multi-Family Demographics

Given the unique location, character, and transit-oriented convenience of the proposed new housing units, demographic information for recently occupied attached housing units in New Jersey can provide a more realistic basis for estimating the population and public school children likely to be generated by the proposed multi-family rental housing units at a location that affords retail convenience and a transit-oriented opportunity for its residents.

Standard Demographic Multipliers - A study of the occupancy characteristics of newly occupied housing units was prepared (November 2006) for the New Jersey Department of Community Affairs, Office of Smart Growth by the Center for Urban Policy Research (CUPR), Edward J. Bloustein School of Planning & Public Policy at Rutgers, The State University. The findings of this study, which are summarized in the enclosed Appendices 1 and 2, provide demographic multipliers for single-family detached homes, single-family attached homes and multi-family (5+ units/building), including condominiums and apartments. The "CUPR" multipliers furnish Statewide information, adjusted for pricing (below median or above median), for certain bedroom configurations (0-1, 2, 3, and 4-5 bedrooms). The CUPR multipliers also provide consolidated (owner/renter) information for three "Regions" of the State (northern, central and southern) but the regional data does not separate owner and renter occupied units or provide the disaggregated data for the specific bedroom configurations that is available in the Statewide data.

The published CUPR data that is most similar to the 33 proposed "market" rental housing units is contained within the New Jersey multipliers for "above median price" one-bedroom and two-bedroom housing units in buildings containing five or more housing units. These tables (Appendices 1 and 2) indicate an expectation for occupancies of 1.644 to 2.107 persons per unit, including 0.051 to 0.115 public school children per unit. If these Statewide multipliers were applied to the 33 "market" housing units with a mix of 27 one-bedroom units and 6 two-bedroom units , a total resident population with a weighted average amounting to 1.879 persons per unit, including 0.091 school children per unit, would be anticipated:

Estimated Population
CUPR Standard (Statewide) Demographic Multipliers
Proposed Redevelopment "Market" Units

		Population Per Unit		Estimated Population	
Rental	No. of Units	Total Pop.	Public School	Total Pop.	Public School
One-Bedroom	15	1.644	0.051	24	1
Two-Bedroom	18	2.107	0.115	38	2
Total	33	1.879	0.091	62	3

Transit-Oriented Developments - In addition to the demographic information for standard housing types, the November 2006 study prepared by the Center for Urban Policy Research also provides demographic multipliers for specialized forms of housing, including housing units within transit-oriented residential developments. As detailed in Appendix 3, this survey of transit-oriented developments included a total of 2,183 rental housing units located within ten (10) rental projects in New Jersey. These 2,183 "rental" housing units were found to contain a total of 47 public school children, or 0.021 public school children per housing unit. In view of the design and the proximity of the proposed residential development to transit opportunities (commuter rail), the TOD multipliers furnish an indication of the reduced population and public school children that could be anticipated. Applying the TOD school children multiplier (0.021 school children / unit) to the 33 "market" priced rental housing units would yield 1 public school child, as opposed to the 3 public school children derived with the standard CUPR (Statewide) multipliers:

Estimated Population
TOD Demographic Multipliers
Proposed Residential Redevelopment Morristown

		Population Per Unit		Estimated Population	
Rental	No. of Units	Total Pop.	Public School	Total Pop.	Public School
One-Bedroom	15	1.527	0.012	23	0
Two-Bedroom	18	1.843	0.027	33	1
Total	33	1.697	0.021	56	1

Affordable Housing Demographics - In addition to the "market" priced housing units, the development proposal also contains four (4) "affordable" (Mt. Laurel) housing units to be reserved and priced to be affordable for lower-income households in accordance with affordable housing regulations. To the extent that the 4 "affordable" housing units have specific occupancy, income, and pricing restrictions, the "CUPR" survey provides separate demographic multipliers for low and moderate income households in New Jersey. The demographic multipliers for the 4 one-, two- and three-bedroom, renter-occupied, "affordable" housing units (Appendix 4) anticipate 1.61 to 3.82 persons per unit including 0.14 to 1.27 public school children per "affordable" housing unit.

Utilizing the CUPR demographic (TOD) multipliers for the 33 "market" housing units and the demographic multipliers specific to the 4 "affordable" housing units, the number residents and public school children generated by the housing units within the proposed residential redevelopment have been estimated.

Added Population

As indicated in the following calculations, and applying CUPR (TOD) demographic multipliers to the 33 "market" housing units and the specific multipliers for the 4 "affordable" (Mt Laurel) housing units, a total population of 68 persons, including 3 public school children, would be anticipated:

Estimated Population
Proposed Residential Redevelopment in Morristown
CUPR Transit-Oriented and Affordable Demographic Multipliers

Residential	No. Units	Per Unit Pop	Per Unit PSC	Total Pop	Public School
Market					
Apt - 1BR	15	1.527	0.012	23	0
Apt - 2 BR	18	1.843	0.027	33	1
Subtotal	33	1.697	0.021	56	1
Affordable					
Apt-1BR	1	1.610	0.140	2	0
Apt-2BR	2	2.760	0.620	6	1
Apt-3BR	1	3.820	1.270	4	1
Subtotal	4	2.734	0.663	12	2
Total	37	1.838	0.081	68	3

The preceding information is consistent with a survey prepared by Jonathan Rose Companies regarding the number of public school children generated by new rental housing units in the Town of Morristown. According to this survey, the rental units located within Chancery Square (131 apartments), Highlands (217 apartments) and Metropolitan (130 apartments) generate a combined total of three (3) public school children, or 0.006 public school children per unit:

Morristown Rental Housing Units
School Children Survey

Property Name	No. Units	School Children	School Children/Unit
Chancery Square	131	2	0.015
Highlands	217	1	0.005
Metropolitan	130	0	0.000
Total Survey	478	3	0.006

Added Services

The development and addition of new residences, new businesses or a combination thereof to a community may generate direct and indirect needs for new or added services from the community or other governmental jurisdictions. The services to be provided to a new development generally include education (public school), police and fire protection, public works, administration, etc. The degree to which the added development may be accommodated within the framework of existing governmental services, facilities and personnel is typically a function of the relative increases in population, school children and employment represented by the new development.

As was indicated in the preceding review of the population and enrollment estimated for the proposed redevelopment in Morristown, a total of 68 residents, including 3 public school children, could be expected to be directly generated by the new housing units. Relative to the Town's current estimated (year-end 2014) population of 18,580 residents and 2,165 public school children, the added development would represent increments of 0.37 percent and 0.14 percent, respectively. To the extent that the proposed redevelopment represents increments in the range of 0.14 to 0.37 percent, increases in governmental services are more likely to generate marginal, rather than average costs, and generally within the capacities of the extant public infrastructure.

IMPACT ANALYSIS

Service Cost Allocations

The fiscal impact resulting from the proposed redevelopment and the addition of 37 new housing units may now be translated into the costs incurred by the municipality and the school district in providing the various services required by this added development. The determination of the fiscal impact of the proposed development involved the use of an econometric model which is a composite of two techniques generally referred to as the "proportional valuation method" and the "per capita multiplier method". The proportional valuation method is utilized first to assign a portion of total municipal expenditures to the residential (as opposed to non-residential) valuation in the Town. Municipal expenditure levels proportionately allocated to residential valuation are then expressed in terms of per capita expenditures for the existing population. School appropriations are expressed on a per-pupil basis. Once these per capita and per pupil expense ratios are determined, the "per capita multiplier method" anticipates added costs from the proposed development by applying increased population and student enrollment to the current expense ratios.

Assumptions, Conditions and Qualifications

The preparation of a cost/revenue analysis which measures the overall and specific impacts resulting from the development and occupancy of the proposed development necessarily requires that certain empirical assumptions be made:

1) All dollars are dollars--the fiscal impact shown reflects the forecasted impact as if the development were completed in 2014;

2) Other growth or changes (demographic/economic) occurring in Morristown during the development phases of the project may well have their own impact on fiscal matters, but are not included within the scope of this study in order to empirically assess the direct impact of the planned development;

3) The "per capita multiplier method" assumes that, over the long run, current average operating costs per capita furnish a reasonable estimate of future operating costs occasioned by growth, and that current levels

of service, relative to current population, are reasonably accurate indicators of future service levels continued at the same relative scale, and;

4) The current distribution of expenditures among the various sectors of municipal service will remain constant in the short term and will serve as the primary indicator of the way in which additional expenditures will be subsequently allocated.

Utilizing the aforedescribed methodology and assumptions, the ultimate impact of the completion and occupancy of the proposed residential redevelopment can be determined through a cost/revenue analysis of the major sources of the services and taxing bodies affected by the new development. The primary sources of the services affected by the new development are: a) the municipality; b) the regional school district, and; c) the County.

MUNICIPAL SERVICE COSTS

The fiscal effects anticipated to result from the construction and occupancy of the proposed housing units, and the addition of 68 new residents shall be analyzed in this section in terms of the added costs expected to be incurred by the municipality in providing the various services required by the proposed development.

Service Cost Allocations

Insofar as the costs of the services now being provided by the community serve as the statistical foundation for the costs to be generated by the proposed development, an analysis of existing service/cost relationships has been undertaken. A summary of Morristown's current revenues and expenditures as presented in Table 10, provides a useful profile for the determination of the fiscal impact attributable to the proposed development.

Before the data and relationships indicated in Table 10 may be utilized, certain adjustments must be made to separate its residential and non-residential components. As may be seen in Table 10, non-residential properties in Morristown, which include Class 4a Commercial and Class 4b Industrial properties represent 12.95 percent of all properties and 32.19 percent of the Town's total assessed valuation. Given these distributions, 22.57 percent of the current tax-supported municipal expenditures would be assigned, in terms of cost/benefit (or cost generation) to the 562 (commercial and industrial) properties in Morristown, and which are estimated to employ 21,810 persons. Of the Town's current tax-supported appropriations of $23,248,236, approximately 22.57 percent, or $5.247,127 would be assigned to the Town's 562 commercial and industrial properties, indicating a non-residential service cost factor amounting to $241 per employee.

The Town's residential properties, which include Class 2 and 4c properties, represent 84.15 percent of the Town's total properties and 66.66 percent of the Town's total valuation, and would be assigned 75.41 percent of the Town's total tax-supported costs. In this regard, $17,531,495 of the Town's $23,248,236 in tax-supported local use appropriations would be attributed to Morristown's residential properties.

TABLE 10

MUNICIPAL DATA - 2014
MORRISTOWN TOWN, MORRIS COUNTY

A. *Current Assessments:*

Category	Assessment	Percent	Parcels
1. Vacant Land	$ 25,321,600	1.15	126
2. Residential	$1,241,869,642	56.37	3,580
3a Farm-Regular	$ 0	0.00	0
3b Farm-Qualified	$ 0	0.00	0
4a Commercial	$ 697,912,200	31.68	553
4b Industrial	$ 11,253,500	0.51	9
4c Apartments	$ 226,722,100	10.29	73
Summary			
Residential (Class 2, 3a, 4c)	$1,468,591,142	66.66	3,653
Comm'l. and Indust.	$ 709,165,700	32.19	562
Vacant, Farm-Q	$ 25,321,600	1.15	126
Total	$2,203,078,442	100.00	4,341

B. *Current Tax Structure:*

Rate Per $100 (2014-15)	Percent	Tax Rate
Municipal Purpose*	40.52	$1.052
Regional School District	47.96	$1.245
County Taxes	11.52	$0.299
Total	100.00	$2.596

C. *Local Use Appropriations:*

	Percent	Amount
Operations (within CAPS)	76.50	$28,114,347
Other Operations	6.36	$ 2,337,542
Deferred Charges & Other Appropriations	0.51	$ 187,737
Capital Improvements	0.68	$ 250,000
Debt Service	13.76	$ 5,058,457
Reserve for Uncollected Taxes	2.19	$ 804,949
Total General Appropriations	100.00	$36,753,032

D. *General Revenues - Local Use:*

	Percent	Amount
Revenue from Property Taxes*	63.25	$23,248,236
Miscellaneous Revenues	30.81	$11,324,796
Surplus Revenues	4.63	$ 1,700,000
Receipts from Delinquent Taxes	1.31	$ 480,000
Total General Revenues	100.00	$36,753,032

* Includes municipal Library Tax of $0.039 per $100

Note: State Assessment Ratio is 85.53 percent, County Ratio is 86.02 percent.

Residential Costs - When the resident-based, tax-supported municipal appropriations of $17,531,495 are allocated among the Town's estimated 2014 residential population of 18,580 residents, an average per capita, tax-supported cost appropriation of $944 is derived. Concentrated, higher-density residential developments, and particularly in Class 4c income producing (apartment) properties, where many services are provided by the property owner, will typically have "marginal" added costs that are approximately 60 percent of the "average" per capita costs. Applying the marginal per capita local use appropriation of $566 ($944 x .60 =$566) to the 68 new residents expected to reside within the proposed residential redevelopment indicates an added local use appropriation of $38,490 (68 x $566 = $38,490).

Cost Allocations - The actual experience and distribution of the municipality's expenditures among its various budgetary components provides a basis for the allocation of the added costs estimated for the proposed redevelopment. The estimated tax-supported costs of $38,490 amount to 0.17 percent of the tax-supported municipal appropriations which would be allocated to maintain the same level and quality of municipal services to the Town's existing residential and non-residential properties. The marginal cost allocation takes into account factors associated with the economies of scale and efficiencies applicable to the addition of 68 persons to the estimated existing population base of 18,580 persons and the lower consumption of municipal services applicable to a self-contained, income-producing (Class 4c) property

SCHOOL SYSTEM IMPACT

The Town of Morristown, along with Morris Township, are members of the Morris (Regional) School District which provides educational services for the students from the two member municipalities in grades K through 12 and maintains a "receiving" relationship with the Borough of Morris Plains to provide educational services for the Borough's students in grades 9-12.

The number of public school students expected to be generated by the proposed redevelopment furnishes the statistical basis for this element of the anticipated fiscal impact of the proposed residential redevelopment in Morristown. In this regard, the 33 "market" housing units have been estimated to generate a total of 1 public school student while the 4 "affordable" (COAH) housing units have been estimated to generate an additional 2 public school children, for a total of 3 children that could be expected to be enrolled in the Morris Regional School District.

Morris Regional School District

The fiscal impact resulting from the addition of the 3 new students to the school district has been statistically structured under the assumption that all new students were enrolled during 2014. The interjection of the hypothetical students into a current enrollment situation is empirically preferable to the extent that it permits a more objective appraisal of the direct impact of the enrollment specific to the new development and also permits an analysis predicated upon known fiscal data and current (2014) dollars. The costs anticipated for the added enrollment of 3 students in the school district have been estimated on the basis of the actual reported per pupil appropriations for the 2014-15 school year.

School District Costs - During the 2014-15 school year, the Morris Regional School District has a total operating budget of $99,885,709, of which $87,705,056 (87.81 percent), is funded by property taxes and other local sources (tuition received). Relative to the school district's resident enrollment, the current (2014-15) school district budget equates to $17,859 per student, of which $15,681 per student, is funded by local property taxes. Applying the tax-supported school district cost of $15,681 to the 3 new students estimated to be enrolled, yields added tax-supported school district costs of $47,040 (3 x $15,681 = $47,040).

COUNTY SERVICES IMPACT

A broad range of services are furnished by the County government, its agencies, offices and departments. These services, which are provided and available to all County residents without respect to municipality of residence, include the services of County Courts; Sheriff's office; various health, safety and welfare programs; maintenance of County roads; County education services; County parks; recreational facilities; etc. The nature of the services provided by the County are such that its services, facilities and operations are generally of countywide use and benefit, and the costs thereof are not allotted and cannot be segregated on a municipality-by-municipality basis. It is, therefore, difficult, to specifically separate and determine the actual measure of benefit, and the costs attendant thereto, received by Morristown residents from Morris County operations.

The absence of a direct cost/benefit relationship in the services supplied by the County does not preclude its analysis, but rather, focuses the correlations upon the actual manner in which County services are furnished and financed. Although County services are provided to the general public and, therefore, generate costs as a function of population (per capita), these services are not financed by the population, but through the assessment of a County Tax upon property valuations. A calculation of the estimated County costs and estimated County revenues resulting from the proposed development in Morristown may also be derived from this bifurcated relationship between hypothetical costs and direct revenues.

County Costs

County services are provided primarily, and in some instances exclusively, for the benefit of County residents with only a limited amount of services rendered to non-residential properties and non-resident employees. Because the vast majority of Morris County's services and associated costs are furnished to and for the benefit of County residents, only a nominal and indirect relationship exists relative to non-residential properties and the employees thereof. Of the total County appropriations, only those activities involved with general government, public safety and public works could reasonably be perceived as providing a service/benefit to non-residential properties and their employees. These types of County services, which are provided for the joint benefit of residents and non-residents, account for 30 percent of the total County expenditures while the remaining 70 percent of Morris County's expenditures are furnished exclusively for the County's residential population.

Residential Costs - During 2014, \$174.8 million of Morris County's total tax-supported expenditures of \$217.9 million would be allocated to the County's resident population. With an estimated 2014 resident population of 499,800 persons, the tax-supported residential expenditures would amount to \$350 for each of the County's residents at this time. Were this resident-based, tax-supported expense applied to the 68 new residents expected to reside within the proposed redevelopment, additional tax-supported costs of \$23,800 would be hypothesized. Given the magnitude of Morris County operations, the absence of a direct cost/revenue basis for the provision of County services and the fact that the added development would represent a nominal (0.01 percent) increase in the County's total population, it is unlikely that County costs would increase proportionately. To the contrary, it is probable that the added development could substantially be accommodated and serviced by existing County facilities, equipment and personnel.

ADDED REVENUES

Existing Property

Assessed Valuation - The proposed residential redevelopment that is the subject of this fiscal assessment involves a proposal for the redevelopment of the property located at 10 Ford Avenue in the Town of Morristown. The redevelopment property is a rectangular shaped lot identified as "Parcel A" within the Morris Street Redevelopment Area and encompasses a land area of 0.8631acres. The subject property is currently identified as a single tax lot and has a current (2014-15) assessed valuation of $1,089,500, consisting of a land assessment of $289,500 and an improvement assessment of $800,000:

Proposed Residential Redevelopment
Block 3701, Lot 10
Current Assessment - Existing Use

Block	Lot	Land	Improvements	Total
3701	10	$ 289,500	$ 800,000	$1,089,500
Totals		$ 289,500	$ 800,000	$1,089,500

Current Property Tax Revenues - The property to be redeveloped, as indicated above, has a total current taxable assessment of $1,089,500. At Morristown's current general tax rates, the existing use of the subject property generates annual property tax revenues for the Town of Morristown amounting to $11,037, along with property tax revenues of $425 for the Morristown Library, $13,564 for the Morris Regional School District and property tax revenues of $3,258 for Morris County. The total property tax revenues generated by the existing property amount to $28,284 and are comprised of tax revenues of $7,516 generated by the land assessment ($289,500) and tax revenues of $20,768 attributable to the assessed value ($800,000) of the improvements on this property. The current annual property tax revenues are summarized in the following tabulation:

Proposed Redevelopment Property
Existing Use Property Tax Revenues

		Land	Improvements	Total
Existing Assessment		$ 289,500	$ 800,000	$1,089,500
Property Taxes/$100				
Municipal	$1.013	$ 2,933	$ 8,104	$ 11,037
Library	$0.039	$ 113	$ 312	$ 425
School District	$1.245	$ 3,604	$ 9,960	$ 13,564
County	$0.299	$ 866	$ 2,392	$ 3,258
Total	$2.596	$ 7,516	$ 20,768	$ 28,284

Payments In Lieu Of Taxes

The proposed redevelopment is located within an area (Morris Street Redevelopment Area) within the Town of Morristown that the Town has been determined to be an "area in need of redevelopment". The redeveloper will form an urban renewal entity ("Entity") formed and qualified to do business under the provisions of the Long Term Tax Exemption Law, as set forth in N.J.S.A. 40A:20-1 et seq., ("Long Term Tax Exemption Law").

The redevelopment entity, in order to undertake the proposed redevelopment, will request a long term (30 year) tax exemption pursuant to the Long Term Tax Exemption Law and shall prepare Applications and Financial Agreements that set forth the nature and details regarding the terms of the Payments In Lieu Of Taxes to be paid to the Town of Morristown in the form of Annual Service Charges for the residential and non-residential components within the redevelopment plan.

Financial Agreement - The proposed Financial Agreement shall set forth the minimum annual payments (annual service fees) to be paid to Town of Morristown for the residential and non-presidential components of the redevelopment plan. Within the Application for Tax Abatement and Financial Agreement, the 37 dwelling units within this portion of the overall redevelopment plan will pay Annual Service Charges that amount to 12.0 percent of the Annual Gross Revenues for the 33 "market" rental housing units and for the 4 "affordable" (COAH) housing units.

Annual Gross Revenue Method

The proposed redevelopment of Block 3701, Lot 10, consisting of 37 multi-family housing units, would be expected to generate Annual Gross Revenues amounting to $969,457 when completed and occupied. These Annual Gross Revenues, which are further detailed in the following tabulation, consist of Annual Gross Revenues of $932,395 from the 33 "market" units and $37,062 from the affordable housing units within the proposed redevelopment plan. The total (combined) Annual Gross Revenues amount to $967,457 and, with an Annual Service Charge amounting to 12.0 percent, which is within the range discussed in the provisions of the law governing PILOT payments, would generate Annual Service Charges amounting to $116,335:

Estimated Annual Gross Revenues
Proposed Residential Redevelopment

Market	No. Units	Average Rent / Mo.	Annual Gross Revenue[2] Per Unit	Aggregate	Annual Svc Chg 12.0 %
Apartment 1BR	15	$1,969	$22,447	$ 336,699	$ 44,004
Apartment 2BR	18	$2,903	$33,094	$ 595,696	$ 71,484
Subtotal */Average*	33	*$2,478*	*$28,254*	$ 932,395	$118,888
Affordable					
Apartment 1BR	1	$ 310	$ 3,534	$ 3,534	$ 424
Apartment 2BR	1	$ 660	$ 7,524	$ 7,524	$ 903
Apartment 2BR	1	$1,047	$11,936	$ 11,936	$ 1,432
Apartment 3BR	1	$1,234	$14,068	$ 14,068	$ 1,688
Subtotal /Average	4	*$ 813*	*$ 9,266*	$ 37,062	$ 4,447
Total	**37**	**$2,298**	***$26,201***	**$ 969,457**	**$116,335**

Land Tax Credit - The completed redevelopment would be estimated to generate an Annual Service Charge of $116,335 that, net of land taxes of $7,516, would yield a net Annual Service Charge of $108,819 on the improvements represented proposed redevelopment. After the land tax credit, the net Annual Service Charge amounts to $108,819, of which 95.0 percent, or $103,378, would be retained by the Town of Morristown. Morris County would be entitled to an annual payment that amounts to the remainder (5.0 percent) of the net Annual Service Charge, or $5,441.

[2] Annual Gross Revenues are Gross Potential Rents less five percent vacancy.

Annual Administrative Fee - In addition to the Annual Service Charge to be paid to the Town of Morristown, the residential units in the redevelopment plan may also pay the Town an Annual Administrative Fee of up to two (2.0) percent of the net annual service charge, or \$2,176 (\$108,819 x 0.02 = \$2,176).

Annual Payments - The completed residential redevelopment, pursuant to the provisions of a proposed Financial Agreement, could be expected to make "net" annual PILOT and Administrative Fee payments to the Town of Morristown and Morris County amounting to \$110,995. These payments would be distributed between the Town of Morristown (\$105,554) and the County (\$5,441) as detailed in the following tabulation:

Proposed Residential Redevelopment
Annual Service Charges and Administrative Fees

Annual Service Charge			Admin	Total	
Total	Morristown	County	Morristown	Morristown	Morristown + Co.
\$108,819	\$103,378	\$5,441	\$2,176	\$105,554	\$110,995

Total Annual Payments - With the inclusion of the land tax payments, which currently amount to \$7,516, the proposed residential redevelopment would be expected to generate total annual payments (ASC, Admin and land taxes) amounting to \$118,511:

Proposed Residential Redevelopment
Annual Revenues

Source	Municipal	Library	School	County	Total
PILOT	\$103,378	\$ 0	\$ 0	\$ 5,441	\$108,819
Admin	\$ 2,176	\$ 0	\$ 0	\$ 0	\$ 2,176
Land Taxes	\$ 2,933	\$ 113	\$ 3,604	\$ 866	\$ 7,516
Total	\$108,487	\$ 113	\$ 3,604	\$ 6,307	\$118,511

Annual Revenue Comparisons

The payments that the Town of Morristown would retain with the proposed tax abatement ($108,487) are 9.83 times the property tax revenues ($11,037) that the Town currently receives from the existing property and are 1.55 times the property tax revenues of $69,968[3] that the Town would receive with Ordinary Applicable Taxes:

Proposed Residential Redevelopment
Annual Revenue Summary and Comparison

	Town of Morristown
Existing Use	$ 11,037
Proposed Redevelopment	
Ordinary Taxes	$ 69,968
PILOT payments	$ 108,487
Allocated Costs	$ 38,490

As summarized in the preceding tabulation, the annual revenues that would be received by the Town of Morristown with the proposed tax exemption ($108,487) are 9.83 times the current tax municipal tax revenues of $11,037, are 1.55 times the annual revenues of $69,968 that the Town would receive with Ordinary Applicable Taxes and are 2.82 times the allocated municipal service costs of $38,490. During the 30-year term of the requested abatement, and as detailed in Table 12, the project would make total annual payments to the Town of Morristown that amount to $4,642,334, compared to $2,838,467 with ordinary taxes.

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[3] The proposed redevelopment, with a completed project value of $8,075,575 and an estimated assessment of $6,907,040, would generate municipal property tax revenues of $69,968 at the current municipal property tax rate of $1.013 per $100 of assessed valuation

The Annual Service Charges, Administrative Fees and Land Taxes paid to the Town of Morristown by the 33 "market" residential units yield annual payments that amount to $3,162 per residential unit while the "affordable" apartments would yield total annual payments that amount to $1,037 per unit:

Per Unit Municipal Payments
(Annual Service Charge, Administrative Fees and and Land Taxes)

Residential	ASC, Admin, Land Tax Payments	Per Unit
33 Market Units	$104,340	$3,162 / unit
4 Affordable Units	$ 4,147	$1,037 / unit
Total (37)	$108,487	$2,932 / unit

Per Capita Revenue Comparisons - The Annual Service Charge, Administrative Fees and Land Taxes to be paid to the Town of Morristown by the residential units within the proposed redevelopment amount to $108,487 and would equate to $1,595 for each of the 68 estimated new residents. By way of comparison, the residential properties in the Town of Morristown, consist of 3,580 Class 2 Residential properties with an assessed value of $1,241,869,042 and 73 Class 4c Apartment properties with an assessed value of $226,722,100, to yield a total assessed residential valuation of $1,468,591,142. The Town's residential properties with a current assessed value $1,468,591,142 would pay municipal (local use) property taxes to the Town of Morristown amounting to $15,449,579 at the current municipal (local use) property tax rate of $1.052 per $100 of assessed valuation, or approximately $832 for each of the Town's 18,580 current residents. The per capita municipal revenues generated by the proposed redevelopment ($1,595) are 1.92 times the $832 in municipal property tax revenues paid by the Town's current residents.

FISCAL IMPACT OVERVIEW

In the preceding sections, the nature and magnitude of the residential redevelopment proposed for Block 3701, Lot 10 within the Morris Street Redevelopment Area relative to the existing community have been defined and quantified, and the prospective impact thereof upon the various services furnished by the municipality and school system have been determined. These services, and the costs allocated to the proposed redevelopment, were subsequently refined to illustrate the ultimate impact through cost/revenue analysis.

The results of these analyses, as set forth in Table 11, indicate that the completed redevelopment would, with the proposed tax abatement, generate Annual Service Charges and Administrative Fees for the Town of Morristown that amount to $108,487. The annual revenues generated for the municipality with the proposed tax abatement are 1.55 times the municipal tax revenues of $69,968 that the Town would receive with Ordinary Applicable Taxes and are 9.83 times the property tax revenues of $11,037 currently paid to the Town of Morristown by the redevelopment property. Significantly, the Annual Service Charges and Administrative Fees to be paid to the Town of Morristown of $108,487 are 2.82 times the municipal service costs ($38,490) allocated to the proposed redevelopment, resulting in an annual net revenue surplus of $69,997 notwithstanding the inclusion of 4 "affordable" housing units.

Under Ordinary Applicable Taxes, the Town of Morristown would receive only 39.0 percent of the property tax revenues generated by the proposed redevelopment. The utilization of the provisions for tax-exemption would provide the Town with 91 percent of the total annual revenues generated and an annual payment ($108,487) that is $38,519 greater than the amount ($69,968) of ordinary taxes. The total Annual Service Charges and Administrative Fees to be paid to the Town of Morristown by the proposed redevelopment amount to $108,487 ($2,932 per unit) and would equate to $1,595 for each of the 68 estimated new residents. By way of comparison, the residential properties in the Town of Morristown pay municipal (local use) property taxes to the Town amounting to $15,449,579 at the current municipal (local use) property tax rate of $1.052 per $100 of assessed valuation, or approximately $832 for each of the Town's 18,580 current residents. The per capita municipal revenues generated by the new housing units ($1,595) are 1.92 times the $832 in municipal property tax revenues paid by the Town's current residents.

TABLE 11

Annual Municipal Revenue Comparisons
Morris Street Redevelopment Area
Proposed Block 3701, Lot 10 Residential Redevelopment

	Town of Morristown
Existing Use	$ 11,037
Proposed Redevelopment	
Ordinary Taxes	$ 69,968
Annual PILOT Payments	$108,487
Municipal Service Costs	$ 38,490

Note: Ordinary Applicable Taxes are current revenues calculated at the current (2014-15) property tax rate of $1.013 per $100 for the municipality, and have not been adjusted to include future annual increases.

TABLE 12
LOFTS AT MORRISTOWN REDEVELOPMENT
TOWN OF MORRISTOWN
PROJECTED TAX AND PILOT PAYMENTS

EXISTING USE

	PROJECT	MINIMUM	PROJECT	LAND TAX		PROJECT	PILOT	Net of	Pilot Paymnts		Municipal	Municipal	Minimim Muni
Year	OAT Tot.	TAX	Municip.	Total	Municip.	AGR	0.120	Land tax	Municip.	County	Admin. Fee	Payment	Payment
1	179,307	Pilot	69,968	7,516	2,933	969,457	116,335	108,819	103,378	5,441	2,176	108,487	108,487
2	182,893	Pilot	71,367	7,666	2,992	988,846	118,662	110,995	105,445	5,550	2,220	110,657	110,657
3	186,551	Pilot	72,795	7,820	3,051	1,008,623	121,035	113,215	107,554	5,661	2,264	112,870	112,870
4	190,282	Pilot	74,251	7,976	3,113	1,028,796	123,455	115,479	109,705	5,774	2,310	115,128	115,128
5	194,088	Pilot	75,736	8,136	3,175	1,049,371	125,925	117,789	111,900	5,889	2,356	117,430	117,430
6	197,969	Pilot	77,250	8,298	3,238	1,070,359	128,443	120,145	114,138	6,007	2,403	119,779	119,779
7	201,929	Pilot	78,795	8,464	3,303	1,091,766	131,012	122,548	116,420	6,127	2,451	122,174	122,174
8	205,967	Pilot	80,371	8,634	3,369	1,113,601	133,632	124,999	118,749	6,250	2,500	124,618	124,618
9	210,087	Pilot	81,979	8,806	3,436	1,135,873	136,305	127,499	121,124	6,375	2,550	127,110	127,110
10	214,288	Pilot	83,618	8,982	3,505	1,158,591	139,031	130,049	123,546	6,502	2,601	129,652	129,652
11	218,574	Pilot	85,291	9,162	3,575	1,181,763	141,812	132,650	126,017	6,632	2,653	132,245	132,245
12	222,946	Pilot	86,996	9,345	3,647	1,205,398	144,648	135,303	128,537	6,765	2,706	134,890	134,890
13	227,405	Pilot	88,736	9,532	3,720	1,229,506	147,541	138,009	131,108	6,900	2,760	137,588	137,588
14	231,953	Pilot	90,511	9,723	3,794	1,254,096	150,492	140,769	133,730	7,038	2,815	140,340	140,340
15	236,592	47,318	92,321	9,917	3,870	1,279,178	153,501	143,584	136,405	7,179	2,872	143,147	143,147
16	241,324	48,265	94,168	10,116	3,947	1,304,761	156,571	146,456	139,133	7,323	2,929	146,010	146,010
17	246,150	49,230	96,051	10,318	4,026	1,330,857	159,703	149,385	141,916	7,469	2,988	148,930	148,930
18	251,073	50,215	97,972	10,524	4,107	1,357,474	162,897	152,373	144,754	7,619	3,047	151,908	151,908
19	256,095	102,438	99,932	10,735	4,189	1,384,623	166,155	155,420	147,649	7,771	3,108	154,947	154,947
20	261,216	104,487	101,930	10,949	4,273	1,412,316	169,478	158,529	150,602	7,926	3,171	158,045	158,045
21	266,441	106,576	103,969	11,168	4,358	1,440,562	172,867	161,699	153,614	8,085	3,234	161,206	161,206
22	271,770	108,708	106,048	11,392	4,445	1,469,373	176,325	164,933	156,686	8,247	3,299	164,431	164,431
23	277,205	166,323	108,169	11,620	4,534	1,498,761	179,851	168,232	159,820	8,412	3,365	167,719	167,719
24	282,749	169,649	110,332	11,852	4,625	1,528,736	183,448	171,596	163,017	8,580	3,432	171,074	171,074
25	288,404	173,042	112,539	12,089	4,718	1,559,311	187,117	175,028	166,277	8,751	3,501	174,495	174,495
26	294,172	176,503	114,790	12,331	4,812	1,590,497	190,860	178,529	169,602	8,926	3,571	177,985	177,985
27	300,056	240,044	117,086	12,577	4,908	1,622,307	194,677	182,099	172,994	9,105	3,642	181,545	240,044
28	306,057	244,845	119,427	12,829	5,006	1,654,753	198,570	185,741	176,454	9,287	3,715	185,175	244,845
29	312,178	249,742	121,816	13,086	5,106	1,687,848	202,542	189,456	179,983	9,473	3,789	188,879	249,742
30	318,421	254,737	124,252	13,347	5,209	1,721,605	206,593	193,245	183,583	9,662	3,865	192,657	254,737
			2,838,467										4,642,234

Impact Summary

As indicated in the preceding evaluation, the redevelopment of the property located at 10 Ford Avenue in Morristown would, with the proposed tax exemption, generate annual revenues that substantially exceed the revenues that Town currently receives from the properties to be redeveloped. The annual revenues with the proposed tax exemption also exceed the allocated municipal service costs and the annual revenues that the Town would retain with Ordinary Applicable Taxes.

In addition to the financial benefits to the Town of Morristown, the Long Term Tax Exemption would also be expected to enhance the economic viability of the project and thereby facilitate the redevelopment of properties that the Town of Morristown has designated as being within "an area in need of redevelopment" The preceding information, along with the Project's redevelopment costs (Appendix 5) and the anticipated income and expenses with Long Term Tax Exemption (Appendix 6) and Without Long Term Tax Exemption (Appendix 7), document the need for the requested tax exemption, which may be summarized as follows:

Need for Long Term Tax Exemption

- With Long Term Tax Exemption the monthly per unit tax expense amounts to $266.92 per unit and accounts for 32.7 percent of the total monthly operating expenses of 816.52 per unit.
- Without Long Term Tax Exemption, the monthly tax expense increases from $266.92 per unit to $403.84 per unit and the total per unit operating expenses increase from $816.52 per month to $953.44 per month, with property taxes accounting for 42.4 percent of the total operating expenses.
- With Long Term Tax Exemption the total operating expenses amount to $362,531 and equate to 37.4 percent of the Project's Effective Gross Income (Gross Potential Rent less Vacancy).
- Without Long Term Tax Exemption, the Total Operating Expenses increase to $423,327, equate to 43.7 percent of the Project's Effective Gross Income (Gross Potential Rent less Vacancy) and yield an annual return on Project Costs of less than 7.0 percent.
- Without Long Term Tax Exemption, the capitalized value of the Net Operating Income is less than the estimated Project Costs.

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APPENDIX 1

Demographic Multipliers - Total Population

STATEWIDE NEW JERSEY
TOTAL PERSONS AND PERSONS BY AGE (continued)

STRUCTURE TYPE/ BEDROOMS/ VALUE /TENURE	TOTAL PERSONS	AGE 0-4	5-17	18-34	35-44	45-54	55-64	65-74	75+
5+ Units (Own), 0-1 BR									
All Values	1.694	0.094	0.125	0.530	0.304	0.145	0.124	0.159	0.214
Below Median $185,361	1.702	0.137	0.167	0.474	0.364	0.140	0.097	0.151	0.171
Above Median $185,361	1.682	0.036	0.069	0.605	0.223	0.150	0.159	0.171	0.270
5+ Units (Own), 2 BR									
All Values	1.797	0.071	0.122	0.485	0.320	0.294	0.191	0.153	0.161
Below Median $226,552	1.771	0.074	0.131	0.520	0.324	0.290	0.164	0.121	0.147
Above Median $226,552	1.844	0.064	0.105	0.419	0.312	0.301	0.243	0.215	0.186
5+ Units (Own), 3 BR									
All Values	2.469	0.213	0.471	0.537	0.481	0.332	0.243	0.129	0.063
Below Median $226,552	2.828	0.301	0.655	0.588	0.524	0.412	0.204	0.103	0.041
Above Median $226,552	2.104	0.124	0.283	0.486	0.438	0.250	0.282	0.155	0.086
5+ Units (Rent), 0-1 BR									
All Values	1.507	0.069	0.070	0.569	0.190	0.098	0.077	0.149	0.284
Below Median $125,716	1.370	0.053	0.083	0.285	0.143	0.100	0.093	0.262	0.351
Above Median $125,716	1.644	0.085	0.057	0.855	0.237	0.097	0.061	0.035	0.216
5+ Units (Rent), 2 BR									
All Values	2.303	0.207	0.323	0.967	0.353	0.180	0.113	0.069	0.090
Below Median $177,123	2.493	0.265	0.478	0.951	0.364	0.195	0.115	0.065	0.060
Above Median $177,123	2.107	0.147	0.165	0.984	0.342	0.164	0.112	0.073	0.121
5+ Units (Rent), 3 BR									
All Values	3.545	0.431	0.973	1.137	0.577	0.199	0.109	0.075	0.044
Below Median $173,004	3.666	0.392	1.242	1.064	0.587	0.246	0.114	0.022	0.000
Above Median $173,004	3.422	0.470	0.702	1.212	0.568	0.151	0.104	0.128	0.088
2-4 Units, 0-1 BR									
All Values	2.043	0.179	0.288	0.747	0.278	0.221	0.112	0.087	0.133
Below Median $123,574	1.868	0.151	0.259	0.650	0.282	0.141	0.111	0.117	0.158
Above Median $123,574	2.225	0.207	0.318	0.847	0.274	0.304	0.113	0.057	0.106
2-4 Units, 2 BR									
All Values	2.651	0.250	0.453	0.940	0.477	0.217	0.157	0.094	0.063
Below Median $149,607	2.857	0.341	0.603	0.939	0.497	0.200	0.144	0.082	0.052
Above Median $149,607	2.440	0.158	0.300	0.940	0.456	0.235	0.169	0.106	0.075
2-4 Units, 3 BR									
All Values	3.529	0.293	0.805	1.062	0.654	0.363	0.209	0.107	0.036
Below Median $226,552	3.665	0.355	1.070	1.085	0.718	0.269	0.099	0.047	0.021
Above Median $226,552	3.388	0.228	0.530	1.038	0.588	0.460	0.322	0.170	0.052
2-4 Units, 4-5 BR									
All Values	3.995	0.384	0.749	1.141	0.623	0.527	0.216	0.194	0.162
Below Median $370,722	4.231	0.474	0.965	1.212	0.744	0.557	0.073	0.129	0.078
Above Median $370,722	3.699	0.270	0.477	1.052	0.471	0.490	0.396	0.276	0.268

APPENDIX 2

Demographic Multipliers - Public School Children

STATEWIDE NEW JERSEY
PUBLIC SCHOOL CHILDREN (PSC) (continued)

STRUCTURE TYPE/ BEDROOMS/ VALUE /TENURE	TOTAL PSC	PUBLIC SCHOOL GRADE Elementary (K-6)	Junior High School (7-9)	High School (10-12)
5+ Units (Own), 0-1 BR				
All Values	0.117	0.100	0.009	0.008
Below Median $129,835	0.167	0.137	0.015	0.015
Above Median $129,835	0.051	0.051	0.000	0.000
5+ Units (Own), 2 BR				
All Values	0.098	0.067	0.013	0.018
Below Median $226,552	0.101	0.065	0.013	0.024
Above Median $226,552	0.092	0.072	0.013	0.007
5+ Units (Own), 3 BR				
All Values	0.442	0.321	0.068	0.054
Below Median $226,552	0.598	0.406	0.134	0.058
Above Median $226,552	0.283	0.234	0.000	0.049
5+ Units (Rent), 0-1 BR				
All Values	0.060	0.040	0.012	0.008
Below Median $125,716	0.069	0.043	0.015	0.011
Above Median $125,716	0.051	0.037	0.009	0.006
5+ Units (Rent), 2 BR				
All Values	0.275	0.183	0.051	0.041
Below Median $177,123	0.432	0.286	0.081	0.065
Above Median $177,123	0.115	0.078	0.019	0.017
5+ Units (Rent), 3 BR				
All Values	0.832	0.493	0.229	0.109
Below Median $173,004	1.103	0.761	0.251	0.091
Above Median $173,004	0.560	0.225	0.208	0.127
2-4 Units, 0-1 BR				
All Values	0.250	0.139	0.052	0.059
Below Median $123,574	0.237	0.126	0.044	0.067
Above Median $123,574	0.264	0.153	0.060	0.051
2-4 Units, 2 BR				
All Values	0.382	0.252	0.074	0.057
Below Median $149,607	0.514	0.360	0.084	0.071
Above Median $149,607	0.248	0.141	0.064	0.042
2-4 Units, 3 BR				
All Values	0.684	0.386	0.171	0.128
Below Median $226,552	0.946	0.523	0.244	0.180
Above Median $226,552	0.412	0.244	0.094	0.074
2-4 Units, 4-5 BR				
All Values	0.556	0.247	0.143	0.167
Below Median $370,722	0.742	0.321	0.256	0.165
Above Median $370,722	0.322	0.154	0.000	0.168

APPENDIX 3

TRANSIT-ORIENTED DEVELOPMENT DEMOGRAPHIC MULTIPLIERS

Public School Children Generation from Selected Transit-Oriented Developments (TODs) in New Jersey

PROJECT PROFILE			SIZE	PUPIL GENERATION	PUPIL MULTIPLIERS
Project Name	*Location*	*Tenure*	*Number of Units*	*Public School Children*	*Public School Children Multiplier*[a]
1. Jacobs Ferry	West New York	Rental	254	0	0.00
2. Riverwatch	New Brunswick	Rental	200	1	0.01
3. Chancery Square	Morristown	Rental	131	1	0.01
4. Franklin Square	Metuchen	Rental	105	10	0.10
5. Gaslight Commons	South Orange	Rental	200	6	0.03
6. Riverbend I	West New York	Rental	302	5	0.02
7. Riverbend II	West New York	Rental	212	4	0.02
8. Riverside West	West New York	Rental	344	5	0.01
9. Harbor Place	West New York	Rental	20	9	0.45
10. Highlands at Plaza Square	New Brunswick	Rental	415	6	0.01
TOTAL			**2,183**	**47**	**0.02**

Note: a. Equals public school children divided by the number of housing units.

Source: Project profile and size information was derived from the developers of the indicated TODS
Public school children data from each TOD was obtained by contacting the public school district(s) serving the respective TODs.

APPENDIX 4

Demographic Multipliers - Affordable Housing

Household Size, School-Age Children, and Public School Children for Low- and Moderate-Income Households (LMI) in New Jersey (2000)

	Total Persons	*School-Age Children*	*Public School Children*
All Housing Types and Bedrooms	2.35	0.50	0.45
Single-Family, Detached			
2 BR	1.95	0.24	0.21
3 BR	2.49	0.51	0.46
4 BR	3.07	0.83	0.73
Single-Family, Attached			
2 BR	2.09	0.35	0.32
3 BR	3.05	0.86	0.78
5+ Units, Own			
1 BR	1.37	0.07	0.06
2 BR	1.76	0.21	0.18
3 BR	2.51	0.60	0.54
5+ Units, Rent			
1 BR	1.61	0.16	0.14
2 BR	2.76	0.68	0.62
3 BR	3.82	1.37	1.27

Note: The New Jersey Council on Affordable Housing (COAH) Uniform Housing Affordability Controls (UHAC) indicate the following occupancy standards: "A studio shall be affordable to a one-person household; a one-bedroom unit shall be affordable to a one and one-half person household; a two-bedroom unit shall be affordable to a three-person household; a three-bedroom unit shall be affordable to a four and one-half person household; and a four-bedroom unit shall be affordable to a six-person household." UHAC further indicates that "to the extent feasible...the administrative agent shall strive to: Provide an occupant for each unit bedroom; provide children of different sex with separate bedrooms; and prevent more than two persons from occupying a single bedroom." While these standards bear on the relationship between housing-unit size (bedrooms) and household size, we do not have empirical evidence on the number of persons found in different-size COAH units. For instance, a "smaller" household (e.g., a 3-person household in a 3-bedroom unit) may be able to afford such a home with a larger down payment.

Source: *U.S. Census of Population and Housing, Public Use Microdata Sample*, 2000.

More complete knowledge must await future survey of the occupants of such housing units. En route to that goal, the current investigation has begun to investigate empirically the public school children impact of *Mount Laurel* dwellings. Ideally, this will be the start of follow-up future investigations.

The research protocol proceeded in the following manner. From the New Jersey Council on Affordable Housing (COAH) and from other affordable housing groups in New Jersey, Rutgers obtained a list of *Mount Laurel* housing developments, both stand-alone, entirely affordable projects (termed "exclusively affordable") and *Mount Laurel* units intermixed with market-rate housing (termed "inclusionary.") Rutgers then contacted the school districts responsible for the *Mount Laurel* and market housing to ascertain the number of public school children (PSC) generated from these units. In many instances, the school districts could not or would not provide the requested information. However, Rutgers was able to obtain

Appendix 5

Proposed Project Construction Budget: 10 Ford Avenue, Morristown NJ

prepared by: Bilow Garrett Group, Architects and Planners P.C.
161 Main Street, Ridgefield Park, New Jersey

Lofts at Morristown Urban Renewal LLC
55 Westervelt Ave, Suite #100
Hawthorne, NJ 07506-3818
(973) 423-0052
(973) 423-0058 Fax
highrisetowerdevelopment@gmail.com

Origination Date: 3/28/2014

Revised for Pilot 7/8/2015

DIVISION	LINE	ITEM	LABOR	MATERIAL	Equipment/ Subcontract	LINE TOTAL
DIVISION 01	1	Permits, Fees and Sewer Connection	$ -	$ -	$ -	$ 60,000.00
GENERAL	2	Certificate of Occupancy	$ -	$ -	$ -	$ -
	3	Architect-Plans & Enginering	$ -	$ -	$ -	$ 135,000.00
	4	Project/Site Protection	$ -	$ -	$ -	$ -
	5	QA Testing and Inspection	$ -	$ -	$ -	$ -
	6	Delegated Design	$ -	$ -	$ -	$ -
	7	Operational Start-Up	$ -	$ -	$ -	$ -
	8	Insurance	$ -	$ -	$ -	$ 25,000.00
	9	Close Out Submittals	$ -	$ -	$ -	$ -
	10	Surveyor	$ -	$ -	$ -	$ 25,000.00
		GENERAL SUBTOTAL	$ -	$ -	$ -	$ 245,000.00
DIVISION 02	11	Demolition	$ -	$ -	$ -	$ 65,000.00
SITE WORK	12	Hauling & Disposal (dumpsters)	$ -	$ -	$ -	$ 22,000.00
	13	Sidewalk/Curb	$ -	$ -	$ -	$ 50,000.00
	14	Excavation/Earthwork/Fill/Compaction/Disposal	$ -	$ -	$ -	$ 26,000.00
	15	Concrete Driveway	$ -	$ -	$ -	$ 30,000.00
	16	Grading and Landscaping	$ -	$ -	$ -	$ 22,000.00
	17	Temporary Fencing	$ -	$ -	$ -	
		SITE WORK SUBTOTAL	$ -	$ -	$ -	$ 215,000.00
DIVISION 03	18	Form Work (Footing) and 1st Floor Slab	$ -	$ -	$ -	$ 130,000.00
CONCRETE	19	Concrete Reinforcement	$ -	$ -	$ -	$ -
	20	Cast In Place Concrete	$ -	$ -	$ -	$ -
	21		$ -	$ -	$ -	$ -
	22		$ -	$ -	$ -	$ -
		CONCRETE SUBTOTAL	$ -	$ -	$ -	$ 130,000.00
DIVISION 04	23	Stucco and Masonry Brick -- Patch	$ -	$ -	$ -	$ 87,000.00
MASONRY	24	Masonry Brick (See above)	$ -	$ -	$ -	$ -
	25	Masonry Mortar & Grout	$ -	$ -	$ -	$ -
	26	Masonry Reinforcement	$ -	$ -	$ -	$ -
	27		$ -	$ -	$ -	$ -
		MASONRY SUBTOTAL	$ -	$ -	$ -	$ 87,000.00
DIVISION 05	28	Chain Link Fence	$ -	$ -	$ -	$ 35,000.00
METALS	29	Railings	$ -	$ -	$ -	$ 17,000.00
	30	Ornamental Fencing	$ -	$ -	$ -	$ -
	31	Structural Steel	$ -	$ -	$ -	$ 30,000.00
	32	(2) 3 story fire stairs	$ -	$ -	$ -	$ 50,000.00
		METALS SUBTOTAL	$ -	$ -	$ -	$ 132,000.00
DIVISION 06	33	Rough Carpentry / Material & Labor	$ -	$ -	$ -	$ 245,000.00
WOOD/	34	Finish Carpentry / Material & Labor	$ -	$ -	$ -	$ 108,000.00
PLASTIC	35	Cabinets and Vanities	$ -	$ -	$ -	$ 130,000.00
	36	Countertops	$ -	$ -	$ -	$ -
		WOOD/PLASTIC SUBTOTAL	$ -	$ -	$ -	$ 483,000.00

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161 Main Street, Ridgefield Park, New Jersey

DIVISION	LINE	ITEM	LABOR	MATERIAL	Equipment/ Subcontract	LINE TOTAL
DIVISION 07 THERMAL & MOISTURE	37	Waterproofing/Dampproofing	$ -	$ -	$ -	$ -
	38	Building Insulation	$ -	$ -	$ -	$ 75,000.00
	39	Fire Stopping	$ -	$ -	$ -	$ -
	40	Roofing	$ -	$ -	$ -	$ 39,500.00
	41	Gutters & Leaders	$ -	$ -	$ -	$ 15,000.00
	42	Metal Roofing	$ -	$ -	$ -	$ 90,000.00
	43	ACM Siding	$ -	$ -	$ -	$ 178,500.00
		THERMAL & MOISTURE SUBTOTAL	$ -	$ -	$ -	$ 398,000.00
DIVISION 08 DOORS & WINDOWS	44	Exterior Doors and Frames	$ -	$ -	$ -	$ 25,500.00
	45	Interior Doors and Frames	$ -	$ -	$ -	$ 41,500.00
	46	Hardware	$ -	$ -	$ -	$ 9,500.00
	47	Windows & Sliders	$ -	$ -	$ -	$ 150,000.00
	48	Garage Door	$ -	$ -	$ -	$ -
	49		$ -	$ -	$ -	$ -
	50		$ -	$ -	$ -	$ -
		DOORS & WINDOWS SUBTOTAL	$ -	$ -	$ -	$ 226,500.00
DIVISION 09 FINISHING	51	Painting	$ -	$ -	$ -	$ 119,000.00
	52	Gypsum Drywall	$ -	$ -	$ -	$ 299,000.00
	53	Carpet	$ -	$ -	$ -	$ -
	54	Ceramic Tile	$ -	$ -	$ -	$ 112,000.00
	55	V.C.T.	$ -	$ -	$ -	$ -
	56	Wood Flooring	$ -	$ -	$ -	$ 185,000.00
		FINISHING SUBTOTAL	$ -	$ -	$ -	$ 715,000.00
DIVISION 10 SPECIALTY	57	Pest Control	$ -	$ -	$ -	$ -
	58	Signs Identification Devices	$ -	$ -	$ -	$ -
	59	Bathroom Accessories	$ -	$ -	$ -	$ 5,200.00
	60	Wardrobe and Closet Specialties	$ -	$ -	$ -	$ -
	61	Interior Stairs	$ -	$ -	$ -	$ 85,000.00
		SPECIALTY SUBTOTAL	$ -	$ -	$ -	$ 90,200.00
DIVISION 11 EQUIPMENT	62	Appliances	$ -	$ -	$ -	$ 66,000.00
	63		$ -	$ -	$ -	$ -
	64		$ -	$ -	$ -	$ -
		EQUIPMENT SUBTOTAL	$ -	$ -	$ -	$ 66,000.00
DIVISION 12 FURNISHINGS	65		$ -	$ -	$ -	$ -
	66		$ -	$ -	$ -	$ -
	67		$ -	$ -	$ -	$ -
	68		$ -	$ -	$ -	$ -
		FURNISHINGS SUBTOTAL	$ -	$ -	$ -	$ -
DIVISION 13 SPECIAL	69		$ -	$ -	$ -	$ -
	70		$ -	$ -	$ -	$ -
	71		$ -	$ -	$ -	$ -
		SPECIAL SUBTOTAL	$ -	$ -	$ -	$ -
DIVISION 14 CONVEYING SYSTEMS	72	Elevator	$ -	$ -	$ -	$ 130,000.00
	73		$ -	$ -	$ -	$ -
		CONVEYING SYSTEMS SUBTOTAL	$ -	$ -	$ -	$ 130,000.00
DIVISION 15 MECHANICAL	74	Plumbing Rough and Service Connections	$ -	$ -	$ -	$ 267,150.00
	75	Plumbing Finish and Fixtures	$ -	$ -	$ -	$ 94,000.00
	76	Sprinkler System Rough and Service Connection	$ -	$ -	$ -	$ 128,000.00
	77	Sprinkler Finish and Fixtures	$ -	$ -	$ -	$ 30,000.00
	78	HVAC Rough and Equipment	$ -	$ -	$ -	$ 215,000.00
	79	HVAC Finish and Fixtures	$ -	$ -	$ -	$ 184,000.00
	80		$ -	$ -	$ -	
		MECHANICAL SUBTOTAL	$ -	$ -	$ -	$ 918,150.00

7/8/2015

Appendix 5

Proposed Project Construction Budget: 10 Ford Avenue, Morristown NJ

prepared by: Bilow Garrett Group, Architects and Planners P.C.

161 Main Street, Ridgefield Park, New Jersey

DIVISION	LINE	ITEM	LABOR	MATERIAL	Equipment/ Subcontract	LINE TOTAL
DIVISION 16 ELECTRICAL	81	Electrical Rough and Service Connection	$ -	$ -	$ -	$ 285,000.00
	82	Electrical Finish and Fixtures	$ -	$ -	$ -	$ 285,000.00
	83	Fire Protection Rough	$ -	$ -	$ -	$ 90,000.00
	84	Fire Protection Finish	$ -	$ -	$ -	$ 50,000.00
	85	Telephone Prewire & Jacks	$ -	$ -	$ -	$ 25,000.00
		ELECTRICAL SUBTOTAL	$ -	$ -	$ -	$ 735,000.00
PROJECT CONTROL	86	Project Management & Supervision	$ -	$ -	$ -	$ -
	87	General Conditions	$ -	$ -	$ -	$ 25,000.00
	88	Cost of Acquisition	$ -	$ -	$ -	$ 2,300,000.00
	89	Cost of Initial Financing	$ -	$ -	$ -	$ 101,270.00
	90	Taxes	$ -	$ -	$ -	$ 28,283.42
	91	Legal Fees	$ -	$ -	$ -	$ 60,000.00
	92	Insurance	$ -	$ -	$ -	$ 19,000.00
	93	Architectural and Engieering fees	$ -	$ -	$ -	$ 30,000.00
	94	Surveying and Testing	$ -	$ -	$ -	$ 25,000.00
	95	Overhead	$ -	$ -	$ -	$ 298,080.00
	96	Construction Loan Interest/Closing/Loan Fees	$ -	$ -	$ -	$ 300,000.00
	97	Contingency (%9)	$ -	$ -	$ -	$ 318,091.50
		PROJECT CONTROL SUBTOTAL	$ -	$ -	$ -	$ 3,504,724.92
		TOTAL PROJECT COST	$ -	$ -	$ -	$ 8,075,574.92

APPENDIX 6

10 FORD AVENUE
OPERATING INCOME AND EXPENSES
WITH LONG TERM TAX EXEMPTION

With Long Term Tax Exemption

Market Units	33
Affordable Units	4
Total Units	37

	Stabilized	Per Unit Per Month
Income		
Gross Potential Rent (GPR)	$1,020,408	$2,298.22
Less Vacancy (5.00 %)	51,020	114.91
Effective Gross Income (EGI)	$ 969,388	$2,183.31
Operating Expenses		
PILOT Payment	$ 118,511	$ 266.92
Insurance	$ 31,500	$ 70.95
Common Elec & Water	$ 8,700	$ 19.59
Elevator	$ 10,200	$ 22.97
Superintendent (Apt)	$ 27,000	$ 60.81
General Maint & Repair (5%)	$ 48,469	$ 109.16
Legal & Accounting	$ 25,000	$ 56.31
Management (6.00 %)	$ 58,163	$ 131.00
Snow & Landscaping	$ 13,200	$ 29.73
Replacement/Reserve (2%)	$ 19,388	$ 43.67
Telephone & Alarm	$ 2,400	$ 5.41
Total Expenses	$ 362,531	$ 816.52
Net Operating Income	$ 606,856	$1,366.79
Project Cost*	$7,882,291	
Owner Funds	$3,382,291	
Permanent Financing	$4,500,000	
Return on Project Cost (Percent)	7.70	

* Project Cost of $7,882,291 is 97.42 percent of the capitalized value of $8,091,427 (GPR less 5.0 percent vacancy and 35.53 percent Operating Expenses at 7.5 percent)

APPENDIX 7

10 FORD AVENUE
OPERATING INCOME AND EXPENSES
WITHOUT LONG TERM TAX EXEMPTION

With Ordinary Applicable Taxes

Market Units	33
Affordable Units	4
Total Units	37

	Stabilized	Per Unit Per Month
Income		
Gross Potential Rent (GPR)	$1,020,408	$2,298.22
Less Vacancy (5.00 %)	51,020	114.91
Effective Gross Income (EGI)	$ 969,388	$2,183.31
Operating Expenses		
Real Estate Taxes	$ 179,307	$ 403.84
Insurance	$ 31,500	$ 70.95
Common Elec & Water	$ 8,700	$ 19.59
Elevator	$ 10,200	$ 22.97
Superintendent (Apt)	$ 27,000	$ 60.81
General Maint & Repair (5%)	$ 48,469	$ 109.16
Legal & Accounting	$ 25,000	$ 56.31
Management (6.00 %)	$ 58,163	$ 131.00
Snow & Landscaping	$ 13,200	$ 29.73
Replacement/Reserve (2%)	$ 19,388	$ 43.67
Telephone & Alarm	$ 2,400	$ 5.41
Total Expenses	$ 423,327	$ 953.44
Net Operating Income	$ 546,061	$1,229.87
Project Cost*	$8,075,575	
Owner Funds	$3,575,575	
Permanent Financing	$4,500,000	
Return on Project Cost (Percent)	6.69	

* Project Cost of $8,075,575 exceeds the capitalized value of $7,338,040 (NOI of $546,061 at 7.5 percent)

APPENDIX 7

10 FORD AVENUE
OPERATING INCOME AND EXPENSES
WITHOUT LONG TERM TAX EXEMPTION

With Ordinary Applicable Taxes

Market Units	33
Affordable Units	4
Total Units	37

	Stabilized	Per Unit Per Month
Income		
Gross Potential Rent (GPR)	$1,020,408	$2,298.22
Less Vacancy (5.00 %)	51,020	114.91
Effective Gross Income (EGI)	$ 969,388	$2,183.31
Operating Expenses		
Real Estate Taxes	$ 175,015	$ 394.18
Insurance	$ 31,500	$ 70.95
Common Elec & Water	$ 8,700	$ 19.59
Elevator	$ 10,200	$ 22.97
Superintendent (Apt)	$ 27,000	$ 60.81
General Maint & Repair (5%)	$ 48,469	$ 109.16
Legal & Accounting	$ 25,000	$ 56.31
Management (6.00 %)	$ 58,163	$ 131.00
Snow & Landscaping	$ 13,200	$ 29.73
Replacement/Reserve (2%)	$ 19,388	$ 43.67
Telephone & Alarm	$ 2,400	$ 5.41
Total Expenses	$ 419,035	$ 943.78
Net Operating Income	$ 550,352	$1,239.53
Project Cost*	$7,882,291	
Owner Funds	$3,382,291	
Permanent Financing	$4,500,000	
Return on Project Cost (Percent)	6.98	

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* Project Cost of $7,882,291 exceeds the capitalized value of $7,338,040 (GPR less 5.0 percent vacancy and 41.07 percent Operating Expenses at 7.5 percent)

EXHIBIT E

PROJECTED ANNUAL GROSS REVENUE AND ANNUAL SERVICE CHARGE

[Attached]

Equalized Value of Land (Year One)	338,478	Project Equalized Value	7,882,291	Taxes prior to PILOT	
Equalized Tax Rate (Year 1)	2.220	Project Full Taxes	175,015	Municipal	11,037
Projected Annual Tax rate increase	2.00	PILOT Rate	12.00	Total	22,234
First year rent	969,457	Equalization rate (%)	85.53		
Municipal Share of Taxes (%)	39.02	PV Escalation rate	2.00		

LOFTS AT MORRISTOWN REDEVELOPMENT
TOWN OF MORRISTOWN
PROJECTED TAX AND PILOT PAYMENTS

Year	Annual Gross revenue	Formula PILOT Payment	Min % of full taxes	Projected theoretical Taxes	Municipal Share of Full taxes	PILOT Payable by Statute	Land Taxes	Muni. Share of Land Taxes	Net PILOT	Muni. Share of PILOT	Total Muni/ Share *	Diff. PILOT Vs. Full Tax **	Diff. Muni. Share Tax Vs. PILOT ***
1	969,457	116,335	0	175,015	68,294	116,335	7,516	2,933	108,819	103,378	108,487	(66,196)	40,193
2	988,846	118,662	0	178,515	69,660	118,662	7,666	2,992	110,995	105,445	110,657	(67,520)	40,997
3	1,008,623	121,035	0	182,086	71,053	121,035	7,820	3,051	113,215	107,554	112,870	(68,870)	41,817
4	1,028,796	123,455	0	185,727	72,474	123,455	7,976	3,113	115,479	109,705	115,128	(70,248)	42,653
5	1,049,371	125,925	0	189,442	73,924	125,925	8,136	3,175	117,789	111,900	117,430	(71,653)	43,506
6	1,070,359	128,443	0	193,231	75,402	128,443	8,298	3,238	120,145	114,138	119,779	(73,086)	44,377
7	1,091,766	131,012	0	197,095	76,910	131,012	8,464	3,303	122,548	116,420	122,174	(74,548)	45,264
8	1,113,601	133,632	0	201,037	78,448	133,632	8,634	3,369	124,999	118,749	124,618	(76,039)	46,169
9	1,135,873	136,305	0	205,058	80,017	136,305	8,806	3,436	127,499	121,124	127,110	(77,559)	47,093
10	1,158,591	139,031	0	209,159	81,618	139,031	8,982	3,505	130,049	123,546	129,652	(79,111)	48,035
11	1,181,763	141,812	0	213,342	83,250	141,812	9,162	3,575	132,650	126,017	132,245	(80,693)	48,995
12	1,205,398	144,648	0	217,609	84,915	144,648	9,345	3,647	135,303	128,537	134,890	(82,307)	49,975
13	1,229,506	147,541	0	221,961	86,613	147,541	9,532	3,720	138,009	131,108	137,588	(83,953)	50,975
14	1,254,096	150,492	0	226,401	88,346	150,492	9,723	3,794	140,769	133,730	140,340	(85,632)	51,994
15	1,279,178	153,501	20	230,929	90,112	153,501	9,917	3,870	143,584	136,405	143,147	(87,344)	53,034
16	1,304,761	156,571	20	235,547	91,915	156,571	10,116	3,947	146,456	139,133	146,010	(89,091)	54,095
17	1,330,857	159,703	20	240,258	93,753	159,703	10,318	4,026	149,385	141,916	148,930	(90,873)	55,177
18	1,357,474	162,897	20	245,063	95,628	162,897	10,524	4,107	152,373	144,754	151,908	(92,691)	56,280
19	1,384,623	166,155	40	249,965	97,541	166,155	10,735	4,189	155,420	147,649	154,947	(94,544)	57,406
20	1,412,316	169,478	40	254,964	99,491	169,478	10,949	4,273	158,529	150,602	158,045	(96,435)	58,554
21	1,440,562	172,867	40	260,063	101,481	172,867	11,168	4,358	161,699	153,614	161,206	(98,364)	59,725
22	1,469,373	176,325	40	265,264	103,511	176,325	11,392	4,445	164,933	156,686	164,431	(100,331)	60,920
23	1,498,761	179,851	60	270,570	105,581	179,851	11,620	4,534	168,232	159,820	167,719	(102,338)	62,138
24	1,528,736	183,448	60	275,981	107,693	183,448	11,852	4,625	171,596	163,017	171,074	(104,385)	63,381
25	1,559,311	187,117	60	281,501	109,847	187,117	12,089	4,718	175,028	166,277	174,495	(106,472)	64,648
26	1,590,497	190,860	60	287,131	112,044	190,860	12,331	4,812	178,529	169,602	177,985	(108,602)	65,941
27	1,622,307	194,677	80	292,873	114,284	194,677	12,577	4,908	182,099	172,994	181,545	(110,774)	67,260
28	1,654,753	198,570	80	298,731	116,570	198,570	12,829	5,006	185,741	176,454	185,175	(112,989)	68,605
29	1,687,848	202,542	80	304,705	118,902	202,542	13,086	5,106	189,456	179,983	188,879	(115,249)	69,977
30	1,721,605	206,593	80	310,799	121,280	206,593	13,347	5,209	193,245	183,583	192,657	(117,554)	71,377
											4,401,120	(2,685,451)	1,630,564

* Total Municipal Share includes 2.0 percent administrative fee and land tax.

** Net PILOT Payment minus Total Ordinary Taxes.

*** Net Municipal PILOT Payments minus Municipal Ordinary Taxes.

10 FORD AVENUE
OPERATING INCOME AND EXPENSES
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Lofts at Morristown

Estimated Income from Rents:

	Floor 1:	Floor 2:	Floor 3:	Annual Total:
Year 1:	31,211	29,490	20,081	969,384
Year 2:	31,835	30,080	20,483	988,772
Year 3:	32,472	30,681	20,892	1,008,547
Year 4:	33,121	31,295	21,310	1,028,718
Year 5:	33,784	31,921	21,736	1,049,292
Year 6:	34,459	32,559	22,171	1,070,278
TOTAL RENTABLE	33,407			

PROPOSED PERMANENT MORTGAGE: $453,813.00 Annually (subject to actual loan & interest rate chan;

EXPENSES:	Annual Gross Rent	Operating Expenses	Net Operating income	Permanent Mortgage	Net Income
Year I	969,384	341,070	628,314	453,813	174,501
Year 2:	988,772	347,891	640,880	453,813	187,067
Year 3:	1,008,547	354,849	653,698	453,813	199,885
Year 4:	1,028,718	361,946	666,772	453,813	212,959
Year 5:	1,049,292	369,185	680,107	453,813	226,294
Year 6:	1,070,278	376,569	693,709	453,813	239,896