

NJ REHABILITATION SUBCODE NOTES

§ 5:23-6.5 RENOVATIONS

(A) RENOVATIONS, AS DEFINED IN N.J.A.C. 5:23-6.3, SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION.

(B) ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER.

(C) THE WORK SHALL NOT CAUSE ANY DIMINUTION OF EXISTING STRUCTURAL STRENGTH, SYSTEM CAPACITY OR MECHANICAL VENTILATION BELOW THAT WHICH EXISTS AT THE TIME OF APPLICATION FOR A PERMIT OR THAT WHICH IS REQUIRED BY THE APPLICABLE SUBCODES OF THE UNIFORM CONSTRUCTION CODE, WHICHEVER IS LOWER. THE REPLACEMENT OF FIXTURES,

EQUIPMENT OR APPLIANCES SHALL NOT INCREASE LOADS ON THESE SYSTEMS UNLESS THE SYSTEM IS UPGRADED IN ACCORDANCE WITH THE APPLICABLE SUBCODE OF THE UCC TO ACCOMMODATE THE INCREASED LOAD.

1. NEWLY INTRODUCED FIXED LOADS SHALL NOT EXCEED THE UNIFORMLY DISTRIBUTED LIVE LOADS OR CONCENTRATED LIVE LOAD CRITERIA OF TABLE 1607.1 OF THE BUILDING SUBCODE OR TABLE R301.5 OF THE ONE- AND TWO-FAMILY DWELLING SUBCODE, AS APPLICABLE, AND SHALL NOT CREATE DEFLECTION THAT EXCEEDS THE STANDARDS SET FORTH BELOW, AS USED IN THIS SECTION, FIXED LOADS SHALL MEAN UNIFORM OR CONCENTRATED LOADS AND SHALL INCLUDE, BUT NOT BE LIMITED TO, EQUIPMENT, FILES, LIBRARY STACKS, OR SIMILAR LOADING CONDITIONS. (BUILDING)

I. FOR WOOD FRAME CONSTRUCTION, DEFLECTION SHALL NOT EXCEED L/180 FOR ROOFS WITH A SLOPE OF 3 IN 12 OR LESS OR L/120 FOR ROOFS WITH A SLOPE OF GREATER THAN 3 IN 12 AND FOR FLOORS.

II. FOR STEEL FRAME CONSTRUCTION, DEFLECTION SHALL NOT EXCEED L/240 FOR ROOFS WITH A SLOPE OF 3 IN 12 OR LESS OR L/180 FOR ROOFS WITH A SLOPE OF GREATER THAN 3 IN 12 AND FOR FLOORS.

III. FOR CONCRETE CONSTRUCTION, DEFLECTION SHALL NOT EXCEED L/180 FOR ROOFS OR L/240 FOR FLOORS.

2. FIRE PROTECTION SYSTEMS MAY BE REMOVED IF THE REQUIREMENTS OF N.J.A.C. 5:23-6.6(2) ARE MET, AS APPLICABLE. (BUILDING)

3. NO WORK SHALL BE UNDERTAKEN THAT DIMINISHES ACCESSIBILITY BELOW THAT WHICH IS REQUIRED BY THE BARRIER FREE SUBCODE OF THE UNIFORM CONSTRUCTION CODE, N.J.A.C. 5:23-7.1. (BUILDING)

(D) THE FOLLOWING PRODUCTS AND PRACTICES SHALL NOT BE USED:

1. WOOD PANELING BEING USED AS AN INTERIOR FINISH NOT IN CONFORMANCE WITH TABLE 2 OF N.J.A.C. 5:23-6.11 OF THIS SUBCODE; (BUILDING)

2. CARPET USED FOR FLOOR COVERING THAT FAILS TO MEET THE DOC FF-1 "PILL TEST" (CONSUMER PRODUCT SAFETY COMMISSION 16 C.F.R. 1630);

3. ELECTRICAL MATERIALS/SUPPLIES: UNLISTED OR UNAPPROVED ELECTRICAL PRODUCTS, AS STATED IN THE NATIONAL ELECTRICAL CODE (SECTIONS 90.7, 110.2, 110.3, AND ARTICLE 100), ONLY ELECTRICAL PRODUCTS LISTED, LABELED, APPROVED, AND IDENTIFIED ARE ACCEPTABLE. APPROVAL IS TO BE BASED ON TESTS AND LISTINGS OF TESTING LABORATORIES SUCH AS UNDERWRITERS LABORATORIES, INC. (UL), FACTORY MUTUAL (FM) OR CANADIAN STANDARDS ASSOCIATION/NATIONALLY

RECOGNIZED TESTING LABORATORY (CSA/NRTL), ETC.; AND (ELECTRICAL)

4. PLUMBING MATERIALS AND SUPPLIES:

I. ALL PURPOSE SOLVENT CEMENT;

II. CLEAR PB (POLYBUTYLENE) PIPING;

III. FLEXIBLE TRAPS AND TAILPIECES;

IV. SHEET AND TUBULAR CROWN AND BRASS TRAP AND TAILPIECE FITTINGS LESS THAN B&S (BROWN & SHARPE) 17 GAUGE (.045 INCH); AND

V. SOLDER HAVING MORE THAN 0.2 PERCENT LEAD SHALL NOT BE USED IN THE REPAIR OF POTABLE WATER SYSTEMS. (PLUMBING)

5. BARS, GRILLES AND SCREENS SHALL NOT BE PLACED OVER EMERGENCY ESCAPE WINDOWS OR DOORS IN GROUPS R OR I-1 UNLESS THEY ARE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR THE NORMAL OPERATION OF THE WINDOW OR DOOR. (BUILDING)

6. THE FOLLOWING PRACTICES SHALL NOT BE USED ON PAINTED SURFACES OF ALL BUILDINGS OF GROUP R THAT WERE CONSTRUCTED BEFORE 1978, GROUP E AND GROUP I-4 BUILDINGS USED AS CHILD-CARE FACILITIES UNLESS THE PAINTED SURFACE HAS BEEN TESTED AND FOUND TO BE FREE OF LEAD-BASED PAINT:

I. OPEN FLAME BURNING OR THE USE OF HIGH TEMPERATURE (IN EXCESS OF 1100 DEGREES FAHRENHEIT) HEAT GUNS;

II. POWER SANDING OR SANDBLASTING, UNLESS A SPECIAL HEPA (HIGH EFFICIENCY PARTICULATE AIR) FILTER EQUIPPED VACUUM ATTACHMENT IS USED TO CONTAIN DUST;

III. UNCONTAINED WATER BLASTING OR POWER WASHING; OR

IV. DRY SCRAPING OR SANDING MORE THAN 20 SQUARE FEET PER ROOM (INTERIOR) OR 10 SQUARE FEET OR MORE PER BUILDING (EXTERIOR).

7. A MIRROR SHALL NOT BE PLACED IN OR ADJACENT TO ANY MEANS OF EGRESS SO AS TO CONFUSE THE DIRECTION OF EGRESS OR GIVE THE APPEARANCE OF A DOORWAY EXIT, OR PASSAGEWAY, DRAPERIES OR SIMILAR HANGINGS SHALL NOT OBSCURE AN EXIT.

1. EXCEPTION: WITHIN DWELLING UNITS OF GROUPS R-2, R-3, R-4 AND R-5.

(E) THE FOLLOWING PRODUCTS AND PRACTICES SHALL BE REQUIRED, WHEN APPLICABLE:

1. WHEN ANY WATER CLOSET IS REPLACED, THE REPLACEMENT WATER CLOSET SHALL REQUIRE NOT MORE THAN 1.6 GALLONS OF WATER PER FLUSH AS REQUIRED BY THE PLUMBING SUBCODE. (PLUMBING)

2. IN BUILDINGS REQUIRED BY THE BARRIER FREE SUBCODE TO BE ACCESSIBLE, WHEN BATHROOMS OR TOILET ROOMS ARE RENOVATED, THE FOLLOWING REQUIREMENTS FOR PROVIDING ACCESSIBILITY SHALL APPLY UNLESS THE REQUIREMENTS OF THE BARRIER FREE SUBCODE HAVE BEEN MET:

I. WHEN TOILET PARTITIONS ARE MOVED OR INSTALLED, BUT EXISTING FIXTURES ARE NOT BEING MOVED, AN ACCESSIBLE STALL COMPLYING WITH ICC/ANSI A117.1-2003, SECTION 604.8 SHALL BE CREATED PROVIDED THAT THIS CAN BE ACCOMPLISHED WITHOUT MOVING FIXTURES. (BUILDING)

II. WHEN BATHROOM FIXTURES OR HARDWARE ARE REPLACED, THE REPLACEMENT FIXTURES OR HARDWARE SHALL COMPLY WITH ICC/ANSI A117.1-2003, SECTIONS 603 THROUGH 608, AS APPLICABLE, FOR NONRESIDENTIAL BUILDINGS OR ICC/ANSI A117.1-2003, CHAPTER 10 FOR RESIDENTIAL BUILDINGS REQUIRED BY THE BARRIER FREE SUBCODE TO BE ACCESSIBLE. (PLUMBING)

III. WHERE FULL COMPLIANCE IS TECHNICALLY INFEASIBLE, COMPLIANCE SHALL BE ACHIEVED TO THE MAXIMUM EXTENT FEASIBLE. (BUILDING)

3. REPLACEMENT DOORS SHALL COMPLY WITH THE FOLLOWING: (BUILDING)

I. WHEN REPLACEMENT DOORS ARE INSTALLED IN BUILDINGS REQUIRED BY THE BARRIER FREE SUBCODE TO BE ACCESSIBLE, REPLACEMENT HARDWARE SHALL COMPLY WITH ICC/ANSI A117.1-2003, SECTION 404.2.6.

II. REPLACEMENT DWELLING UNIT, GUEST ROOM OR ROOMING UNIT CORRIDOR DOORS IN GROUPS I-1, R-1, OR R-2 SHALL

BE 1 3/4 INCH SOLID CORE WOOD OR APPROVED EQUAL WITH APPROVED CORE DOOR CLOSERS AND SHALL NOT HAVE ANY GLASS PANELS, OTHER THAN APPROVED WIRE GLASS IN METAL FRAMES.

(1) 1 3/8 INCH SOLID CORE REPLACEMENT DOORS SHALL BE ACCEPTED IF THE EXISTING FRAME IS NOT BEING REPLACED AND WILL ACCOMMODATE ONLY A 1 5/8 INCH DOOR.

4. REPLACEMENT GLASS SHALL COMPLY WITH THE "SAFETY GLAZING" REQUIREMENTS OF THE BUILDING SUBCODE AND SHALL BE INSTALLED IN THE "SPECIFIC HAZARDOUS LOCATIONS" AS SPECIFIED BY SECTION 2406.4 OF THE BUILDING SUBCODE OR BY SECTION R308.4 OF THE ONE- AND TWO-FAMILY DWELLING SUBCODE, AS APPLICABLE. (BUILDING)

5. WHERE A FIREPROOFING MATERIAL IS REMOVED THAT IS INTEGRAL TO THE RATING OF AN EXISTING FIRE-RATED ASSEMBLY, THE MATERIAL SHALL BE REPLACED SO THAT THE RATING IS PRESERVED. (BUILDING)

6. EXISTING ELECTRICAL WIRING AND EQUIPMENT UNDERGOING REPAIR OR REPLACEMENT SHALL BE ALLOWED TO BE REPLACED WITH LIKE MATERIAL EXCEPT FOR THE FOLLOWING: (ELECTRICAL)

I. REPLACEMENT OF ELECTRICAL RECEPTACLES SHALL COMPLY WITH THE REQUIREMENTS CONTAINED IN SECTION 405.3(D) OF THE ELECTRICAL SUBCODE;

II. PLUG FUSES OF THE EDISON-BASE TYPE SHALL BE USED ONLY FOR REPLACEMENTS WHERE THERE IS NO EVIDENCE OF OVER FUSING OR TAMPERING PER SECTION 240.51(B) OF THE ELECTRICAL SUBCODE;

III. FOR REPLACEMENT OF NONGROUNDING-TYPE RECEPTACLES WITH GROUNDING-TYPE RECEPTACLES, THE EQUIPMENT GROUNDING CONDUCTOR OF A GROUNDING TYPE RECEPTACLE OUTLET SHALL BE PERMITTED TO BE CONNECTED, IN ACCORDANCE WITH SECTION 250.130(C) OF THE ELECTRICAL SUBCODE;

IV. FRAMES OF ELECTRIC RANGES, WALL-MOUNTED OVENS, COUNTER-MOUNTED COOKING UNITS, CLOTHES DRYERS, AND

CIRCUIT OR JUNCTION BOXES THAT ARE PART OF THE EXISTING BRANCH CIRCUIT FOR THESE APPLIANCES, EXCEPT FOR MOBILE HOMES AND RECREATIONAL VEHICLES, SHALL BE PERMITTED TO BE GROUND TO THE GROUNDING CIRCUIT CONDUCTOR IF ALL THE CONDITIONS OF SECTION 250.140 OF THE ELECTRICAL SUBCODE ARE MET.

7. WHEN A NEW REFRIGERANT IS INTRODUCED, THE REQUIREMENTS OF THE MECHANICAL SUBCODE APPLICABLE TO THAT REFRIGERANT, IF ANY, SHALL BE MET. THIS SHALL APPLY TO THE REPLACEMENT OF EXISTING EQUIPMENT WITH EQUIPMENT USING A DIFFERENT REFRIGERANT OR THE REPLACEMENT OF THE REFRIGERANT IN EXISTING EQUIPMENT WITH A DIFFERENT REFRIGERANT. (PLUMBING)

8. WHEN THE WORK BEING PERFORMED EXPOSES WOOD FRAMING OF ANY WALL, FLOOR, CEILING, OR ROOF, FIREBLOCKING SHALL BE PROVIDED AS REQUIRED BY SECTION 717.2 OF THE BUILDING SUBCODE OR SECTION R302.11 OF THE ONE- AND TWO-FAMILY DWELLING SUBCODE, AS APPLICABLE. THE FIREBLOCKING MATERIAL SHALL COMPLY WITH SECTION 717.2.1 OF THE BUILDING SUBCODE, OR SECTION R302.11.1 OF THE ONE- AND TWO-FAMILY DWELLING SUBCODE, AS APPLICABLE.

9. WHEN THE WORK BEING PERFORMED EXPOSES THE ROOF DECKING/SHEATHING OR THE FRAMING OF ANY WALL, FLOOR, CEILING, OR ROOF ASSEMBLY THAT IS PART OF THE BUILDING THERMAL ENVELOPE (ENCLOSURE CONDITIONED SPACE), ANY ACCESSIBLE VOIDS IN INSULATION SHALL BE FILLED USING INSULATION MEETING THE R-VALUES OF TABLE 402.1.1 OF THE RESIDENTIAL ENERGY CODE FOR WOOD FRAMING AND OF TABLE 402.2.5 OF THE RESIDENTIAL ENERGY CODE FOR METAL FRAMING EQUIVALENTS OR OF TABLE 5.5-4 OR 5.5-5 OF THE COMMERCIAL ENERGY CODE, AS APPLICABLE.

10. WHEN FENESTRATION (WINDOWS, SKYLIGHTS OR DOORS) IS NEWLY INSTALLED OR REPLACED, THE U-FACTOR (THERMAL TRANSMITTANCE) SHALL NOT EXCEED THE U-FACTOR OF TABLE 402.1.1 OF THE RESIDENTIAL ENERGY CODE OR OF TABLE 5.5-4 OR 5.5-5 OF THE COMMERCIAL ENERGY CODE, AS APPLICABLE.

11. DUCTS THAT ARE NEWLY INSTALLED OR REPLACED SHALL BE INSTALLED WITH INSULATION MEETING THE R-VALUES OF SECTION 6.4.4.1.2 OF THE COMMERCIAL ENERGY CODE, AS APPLICABLE.

12. RESPECT TO THE RESIDENTIAL ENERGY CODE OR OF SECTION 6.4.4.1.2 OF THE COMMERCIAL ENERGY CODE, AS APPLICABLE.

13. WHERE WORK, OTHER THAN ORDINARY MAINTENANCE OR MINOR WORK, IS BEING PERFORMED ON ANY ELEVATOR, THE ELEVATOR SHALL BE EQUIPPED TO OPERATE WITH A STANDARDIZED FIRE SERVICE KEY.

(F) IN BUILDINGS OF GROUPS R-3, R-4 AND R-5 AND IN DWELLING UNITS OF GROUPS R OR I-1, SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED ON EACH LEVEL OF THE STRUCTURE, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND LOCATED ON OR NEAR THE CEILING. BATTERY-OPERATED UNITS SHALL BE PERMITTED.

(G) IN BUILDINGS OF GROUPS I-1, R-1, R-2, R-3, R-4 OR R-5 CONTAINING A FUEL BURNING APPLIANCE OR HAVING AN ATTACHED GARAGE, CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH N.J.A.C. 5:23-3.20(C) OF THE MECHANICAL SUBCODE OR SECTION R315 OF THE ONE- AND TWO-FAMILY DWELLING SUBCODE, AS APPLICABLE. (FIRE)

(H) ALL MATERIALS AND METHODS USED SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN N.J.A.C. 5:23-6.8, MATERIALS AND METHODS.

1. EXCEPTION: WINDOWS MAY BE REPLACED WITH WINDOWS LIKE THOSE OF THE NORMAL OPERATION OF THE WINDOW OR DOOR. (BUILDING)

2. NEWLY INSTALLED AND REPLACEMENT HANDRAILS AND GUARDRAILS SHALL COMPLY WITH SECTIONS 1009.12, 1010.8, 1012, AND 1013 OF THE BUILDING SUBCODE, RESPECTIVELY, OR SECTIONS R311.7.7, R311.8.3 AND R312 OF THE ONEAND TWO-FAMILY DWELLING SUBCODE, RESPECTIVELY, AS APPLICABLE, WHERE 50 PERCENT OR MORE OF A HANDRAIL OR GUARDRAIL ON A FLIGHT OR ON A LEVEL IS REPLACED, THEN THIS SHALL BE CONSIDERED A COMPLETE REPLACEMENT AND SHALL COMPLY WITH THE ABOVE REFERENCED SECTIONS. THE REPAIR OR REPLACEMENT OF LESS THAN 50 PERCENT OF A HANDRAIL OR GUARDRAIL SHALL BE PERMITTED TO MATCH THE EXISTING HANDRAIL OR GUARDRAIL. (BUILDING)

3. IN BUILDINGS REQUIRED BY THE BARRIER FREE SUBCODE TO BE ACCESSIBLE, WHEN BATHROOMS OR TOILET ROOMS ARE RENOVATED, THE FOLLOWING REQUIREMENTS FOR PROVIDING ACCESSIBILITY SHALL APPLY UNLESS THE REQUIREMENTS OF THE BARRIER FREE SUBCODE HAVE BEEN MET:

I. WHEN TOILET PARTITIONS ARE MOVED OR INSTALLED, BUT EXISTING FIXTURES ARE NOT BEING MOVED, AN ACCESSIBLE STALL COMPLYING WITH ICC/ANSI A117.1-2003, SECTION 604.8 SHALL BE CREATED PROVIDED THAT THIS CAN BE ACCOMPLISHED WITHOUT MOVING FIXTURES. (BUILDING)

II. WHEN BATHROOM FIXTURES OR HARDWARE ARE REPLACED, THE REPLACEMENT FIXTURES OR HARDWARE SHALL COMPLY WITH ICC/ANSI A117.1-2003, SECTIONS 603 THROUGH 608, AS APPLICABLE, FOR NONRESIDENTIAL BUILDINGS OR ICC/ANSI A117.1-2003, CHAPTER 10 FOR RESIDENTIAL BUILDINGS REQUIRED BY THE BARRIER FREE SUBCODE TO BE ACCESSIBLE. (PLUMBING)

III. WHERE FULL COMPLIANCE IS TECHNICALLY INFEASIBLE, COMPLIANCE SHALL BE ACHIEVED TO THE MAXIMUM EXTENT FEASIBLE. (BUILDING)

3. REPLACEMENT DOORS SHALL COMPLY WITH THE FOLLOWING: (BUILDING)

I. WHEN REPLACEMENT DOORS ARE INSTALLED IN BUILDINGS REQUIRED BY THE BARRIER FREE SUBCODE TO BE ACCESSIBLE, REPLACEMENT HARDWARE SHALL COMPLY WITH ICC/ANSI A117.1-2003, SECTION 404.2.6.

II. REPLACEMENT DWELLING UNIT, GUEST ROOM OR ROOMING UNIT CORRIDOR DOORS IN GROUPS I-1, R-1, OR R-2 SHALL

BE 1 3/4 INCH SOLID CORE WOOD OR APPROVED EQUAL WITH APPROVED CORE DOOR CLOSERS AND SHALL NOT HAVE ANY GLASS PANELS, OTHER THAN APPROVED WIRE GLASS IN METAL FRAMES.

(1) 1 3/8 INCH SOLID CORE REPLACEMENT DOORS SHALL BE ACCEPTED IF THE EXISTING FRAME IS NOT BEING REPLACED AND WILL ACCOMMODATE ONLY A 1 5/8 INCH DOOR.

4. REPLACEMENT GLASS SHALL COMPLY WITH THE "SAFETY GLAZING" REQUIREMENTS OF THE BUILDING SUBCODE AND SHALL BE INSTALLED IN THE "SPECIFIC HAZARDOUS LOCATIONS" AS SPECIFIED BY SECTION 2406.4 OF THE BUILDING SUBCODE OR BY SECTION R308.4 OF THE ONE- AND TWO-FAMILY DWELLING SUBCODE, AS APPLICABLE. (BUILDING)

5. WHERE A FIREPROOFING MATERIAL IS REMOVED THAT IS INTEGRAL TO THE RATING OF AN EXISTING FIRE-RATED ASSEMBLY, THE MATERIAL SHALL BE REPLACED SO THAT THE RATING IS PRESERVED. (BUILDING)

6. EXISTING ELECTRICAL WIRING AND EQUIPMENT UNDERGOING REPAIR OR REPLACEMENT SHALL BE ALLOWED TO BE REPLACED WITH LIKE MATERIAL EXCEPT FOR THE FOLLOWING: (ELECTRICAL)

I. REPLACEMENT OF ELECTRICAL RECEPTACLES SHALL COMPLY WITH THE REQUIREMENTS CONTAINED IN SECTION 405.3(D) OF THE ELECTRICAL SUBCODE;

II. PLUG FUSES OF THE EDISON-BASE TYPE SHALL BE USED ONLY FOR REPLACEMENTS WHERE THERE IS NO EVIDENCE OF OVER FUSING OR TAMPERING PER SECTION 240.51(B) OF THE ELECTRICAL SUBCODE;

III. FOR REPLACEMENT OF NONGROUNDING-TYPE RECEPTACLES WITH GROUNDING-TYPE RECEPTACLES, THE EQUIPMENT GROUNDING CONDUCTOR OF A GROUNDING TYPE RECEPTACLE OUTLET SHALL BE PERMITTED TO BE CONNECTED, IN ACCORDANCE WITH SECTION 250.130(C) OF THE ELECTRICAL SUBCODE;

IV. FRAMES OF ELECTRIC RANGES, WALL-MOUNTED OVENS, COUNTER-MOUNTED COOKING UNITS, CLOTHES DRYERS, AND CIRCUIT OR JUNCTION BOXES THAT ARE PART OF THE EXISTING BRANCH CIRCUIT FOR THESE APPLIANCES, EXCEPT FOR MOBILE HOMES AND RECREATIONAL VEHICLES, SHALL BE PERMITTED TO BE GROUND TO THE GROUNDING CIRCUIT CONDUCTOR IF ALL THE CONDITIONS OF SECTION 250.140 OF THE ELECTRICAL SUBCODE ARE MET.

7. WHEN A NEW REFRIGERANT IS INTRODUCED, THE REQUIREMENTS OF THE MECHANICAL SUBCODE APPLICABLE TO THAT REFRIGERANT, IF ANY, SHALL BE MET. THIS SHALL APPLY TO THE REPLACEMENT OF EXISTING EQUIPMENT WITH EQUIPMENT USING A DIFFERENT REFRIGERANT OR THE REPLACEMENT OF THE REFRIGERANT IN EXISTING EQUIPMENT WITH A DIFFERENT REFRIGERANT. (PLUMBING)

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3. IN BUILDINGS REQUIRED BY THE BARRIER FREE SUBCODE TO BE ACCESSIBLE, WHEN BATHROOMS OR TOILET ROOMS ARE RENOVATED, THE FOLLOWING REQUIREMENTS FOR PROVIDING ACCESSIBILITY SHALL APPLY UNLESS THE REQUIREMENTS OF THE BARRIER FREE SUBCODE HAVE BEEN MET:

I. WHEN TOILET PARTITIONS ARE MOVED OR INSTALLED, BUT EXISTING FIXTURES ARE NOT BEING MOVED, AN ACCESSIBLE STALL COMPLYING WITH ICC/ANSI A117.1-2003, SECTION 604.8 SHALL BE CREATED PROVIDED THAT THIS CAN BE ACCOMPLISHED WITHOUT MOVING FIXTURES. (BUILDING)

II. WHEN BATHROOM FIXTURES OR HARDWARE ARE REPLACED, THE REPLACEMENT FIXTURES OR HARDWARE SHALL COMPLY WITH ICC/ANSI A117.1-2003, SECTIONS 603 THROUGH 608, AS APPLICABLE, FOR NONRESIDENTIAL BUILDINGS OR ICC/ANSI A117.1-2003, CHAPTER 10 FOR RESIDENTIAL BUILDINGS REQUIRED BY THE BARRIER FREE SUBCODE TO BE ACCESSIBLE. (PLUMBING)

III. WHERE FULL COMPLIANCE IS TECHNICALLY INFEASIBLE, COMPLIANCE SHALL BE ACHIEVED TO THE MAXIMUM EXTENT FEASIBLE. (BUILDING)

3. REPLACEMENT DOORS SHALL COMPLY WITH THE FOLLOWING: (BUILDING)

I. WHEN REPLACEMENT DOORS ARE INSTALLED IN BUILDINGS REQUIRED BY THE BARRIER FREE SUBCODE TO BE ACCESSIBLE, REPLACEMENT HARDWARE SHALL COMPLY WITH ICC/ANSI A117.1-2003, SECTION 404.2.6.

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BE 1 3/4 INCH SOLID CORE WOOD OR APPROVED EQUAL WITH APPROVED CORE DOOR CLOSERS AND SHALL NOT HAVE ANY GLASS PANELS, OTHER THAN APPROVED WIRE GLASS IN METAL FRAMES.

(1) 1 3/8 INCH SOLID CORE REPLACEMENT DOORS SHALL BE ACCEPTED IF THE EXISTING FRAME IS NOT BEING REPLACED AND WILL ACCOMMODATE ONLY A 1 5/8 INCH DOOR.

4. REPLACEMENT GLASS SHALL COMPLY WITH THE "SAFETY GLAZING" REQUIREMENTS OF THE BUILDING SUBCODE AND SHALL BE INSTALLED IN THE "SPECIFIC HAZARDOUS LOCATIONS" AS SPECIFIED BY SECTION 2406.4 OF THE BUILDING SUBCODE OR BY SECTION R308.4 OF THE ONE- AND TWO-FAMILY DWELLING SUBCODE, AS APPLICABLE. (BUILDING)

5. WHERE A FIREPROOFING MATERIAL IS REMOVED THAT IS INTEGRAL TO THE RATING OF AN EXISTING FIRE-RATED ASSEMBLY, THE MATERIAL SHALL BE REPLACED SO THAT THE RATING IS PRESERVED. (BUILDING)

II. PLUG FUSES OF THE EDISON-BASE TYPE SHALL BE USED ONLY FOR REPLACEMENTS WHERE THERE IS NO EVIDENCE OF OVER FUSING OR TAMPERING PER SECTION 240.51(B) OF THE ELECTRICAL SUBCODE.

III. FOR REPLACEMENT OF NONGROUNDING-TYPE RECEPTACLES WITH GROUNDING-TYPE RECEPTACLES, THE EQUIPMENT GROUNDING CONDUCTOR OF A GROUNDING TYPE RECEPTACLE OUTLET SHALL BE PERMITTED TO BE CONNECTED, IN ACCORDANCE WITH SECTION 250.130(C) OF THE ELECTRICAL SUBCODE;

IV. FRAMES OF ELECTRIC RANGES, WALL-MOUNTED OVENS, COUNTER-MOUNTED COOKING UNITS, CLOTHES DRYERS, AND CIRCUIT OR JUNCTION BOXES THAT ARE PART OF THE EXISTING BRANCH CIRCUIT FOR THESE APPLIANCES, EXCEPT FOR MOBILE HOMES AND RECREATIONAL VEHICLES, SHALL BE PERMITTED TO BE GROUND TO THE GROUNDING CIRCUIT CONDUCTOR IF ALL THE CONDITIONS OF SECTION 250.140 OF THE ELECTRICAL SUBCODE ARE MET.

7. WHEN A NEW REFRIGERANT IS INTRODUCED, THE REQUIREMENTS OF THE MECHANICAL SUBCODE APPLICABLE TO THAT REFRIGERANT, IF ANY, SHALL BE MET. THIS SHALL APPLY TO THE REPLACEMENT OF EXISTING EQUIPMENT WITH EQUIPMENT USING A DIFFERENT REFRIGERANT OR THE REPLACEMENT OF THE REFRIGERANT IN EXISTING EQUIPMENT WITH A DIFFERENT REFRIGERANT. (PLUMBING)

8. WHEN THE WORK BEING PERFORMED EXPOSES WOOD FRAMING OF ANY WALL, FLOOR, CEILING, OR ROOF, FIREBLOCKING SHALL BE PROVIDED AS REQUIRED BY SECTION 717.2 OF THE BUILDING SUBCODE OR SECTION R302.11 OF THE ONE- AND TWO-FAMILY DWELLING SUBCODE, AS APPLICABLE. THE FIREBLOCKING MATERIAL SHALL COMPLY WITH SECTION 717.2.1 OF THE BUILDING SUBCODE, OR SECTION R302.11.1 OF THE ONE- AND TWO-FAMILY DWELLING SUBCODE, AS APPLICABLE.

9. WHEN THE WORK BEING PERFORMED EXPOSES THE ROOF DECKING/SHEATHING OR THE FRAMING OF ANY WALL, FLOOR, CEILING, OR ROOF ASSEMBLY THAT IS PART OF THE BUILDING THERMAL ENVELOPE (ENCLOSURE CONDITIONED SPACE), ANY ACCESSIBLE VOIDS IN INSULATION SHALL BE FILLED USING INSULATION MEETING THE R-VALUES OF TABLE 402.1.1 OF THE RESIDENTIAL ENERGY CODE FOR WOOD FRAMING AND OF TABLE 402.2.5 OF THE RESIDENTIAL ENERGY CODE FOR METAL FRAMING EQUIVALENTS OR OF TABLE 5.5-4 OR 5.5-5 OF THE COMMERCIAL ENERGY CODE, AS APPLICABLE.

10. WHEN FENESTRATION (WINDOWS, SKYLIGHTS OR DOORS) IS NEWLY INSTALLED OR REPLACED, THE U-FACTOR (THERMAL TRANSMITTANCE) SHALL NOT EXCEED THE U-FACTOR OF TABLE 402.1.1 OF THE RESIDENTIAL ENERGY CODE OR OF TABLE 5.5-4 OR 5.5-5 OF THE COMMERCIAL ENERGY CODE, AS APPLICABLE.

11. DUCTS THAT ARE NEWLY INSTALLED OR REPLACED SHALL BE INSTALLED WITH INSULATION MEETING THE R-VALUES OF SECTION 6.4.4.1.2 OF THE COMMERCIAL ENERGY CODE, AS APPLICABLE.

12. RESPECT TO THE RESIDENTIAL ENERGY CODE OR OF SECTION 6.4.4.1.2 OF THE COMMERCIAL ENERGY CODE, AS APPLICABLE.

13. WHERE WORK, OTHER THAN ORDINARY MAINTENANCE OR MINOR WORK, IS BEING PERFORMED ON ANY ELEVATOR, THE ELEVATOR SHALL BE EQUIPPED TO OPERATE WITH A STANDARDIZED FIRE SERVICE KEY.

(F) IN BUILDINGS OF GROUPS R-3, R-4 AND R-5 AND IN DWELLING UNITS OF GROUPS R OR I-1, SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED ON EACH LEVEL OF THE STRUCTURE, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND LOCATED ON OR NEAR THE CEILING. BATTERY-OPERATED UNITS SHALL BE PERMITTED.

(G) IN BUILDINGS OF GROUPS I-1, R-1, R-2, R-3, R-4 OR R-5 CONTAINING A FUEL BURNING APPLIANCE OR HAVING AN ATTACHED GARAGE, CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH N.J.A.C. 5:23-3.20(C) OF THE MECHANICAL SUBCODE OR SECTION R315 OF THE ONE- AND TWO-FAMILY DWELLING SUBCODE, AS APPLICABLE. (FIRE)

(H) ALL MATERIALS AND METHODS USED SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN N.J.A.C. 5:23-6.8, MATERIALS AND METHODS.

1. EXCEPTION: WINDOWS MAY BE REPLACED WITH WINDOWS LIKE THOSE OF THE NORMAL OPERATION OF THE WINDOW OR DOOR. (BUILDING)

2. NEWLY INSTALLED AND REPLACEMENT HANDRAILS AND GUARDRAILS SHALL COMPLY WITH SECTIONS 1009.12, 1010.8, 1012, AND 1013 OF THE BUILDING SUBCODE, RESPECTIVELY, OR SECTIONS R311.7.7, R311.8.3 AND R312 OF THE ONEAND TWO-FAMILY DWELLING SUBCODE, RESPECTIVELY, AS APPLICABLE, WHERE 50 PERCENT OR MORE OF A HANDRAIL OR GUARDRAIL ON A FLIGHT OR ON A LEVEL IS REPLACED, THEN THIS SHALL BE CONSIDERED A COMPLETE REPLACEMENT AND SHALL COMPLY WITH THE ABOVE REFERENCED SECTIONS. THE REPAIR OR REPLACEMENT OF LESS THAN 50 PERCENT OF A HANDRAIL OR GUARDRAIL SHALL BE PERMITTED TO MATCH THE EXISTING HANDRAIL OR GUARDRAIL. (BUILDING)

3. IN BUILDINGS REQUIRED BY THE BARRIER FREE SUBCODE TO BE ACCESSIBLE, WHEN BATHROOMS OR TOILET ROOMS ARE RENOVATED, THE FOLLOWING REQUIREMENTS FOR PROVIDING ACCESSIBILITY SHALL APPLY UNLESS THE REQUIREMENTS OF THE BARRIER FREE SUBCODE HAVE BEEN MET:

I. WHEN TOILET PARTITIONS ARE MOVED OR INSTALLED, BUT EXISTING FIXTURES ARE NOT BEING MOVED, AN ACCESSIBLE STALL COMPLYING WITH ICC/ANSI A117.1-2003, SECTION 604.8 SHALL BE CREATED PROVIDED THAT THIS CAN BE ACCOMPLISHED WITHOUT MOVING FIXTURES. (BUILDING)

II. WHEN BATHROOM FIXTURES OR HARDWARE ARE REPLACED, THE REPLACEMENT FIXTURES OR HARDWARE SHALL COMPLY WITH ICC/ANSI A117.1-2003, SECTIONS 603 THROUGH 608, AS APPLICABLE, FOR NONRESIDENTIAL BUILDINGS OR ICC/ANSI A117.1-2003, CHAPTER 10 FOR RESIDENTIAL BUILDINGS REQUIRED BY THE BARRIER FREE SUBCODE TO BE ACCESSIBLE. (PLUMBING)

III. WHERE FULL COMPLIANCE IS TECHNICALLY INFEASIBLE, COMPLIANCE SHALL BE ACHIEVED TO THE MAXIMUM EXTENT FEASIBLE. (BUILDING)

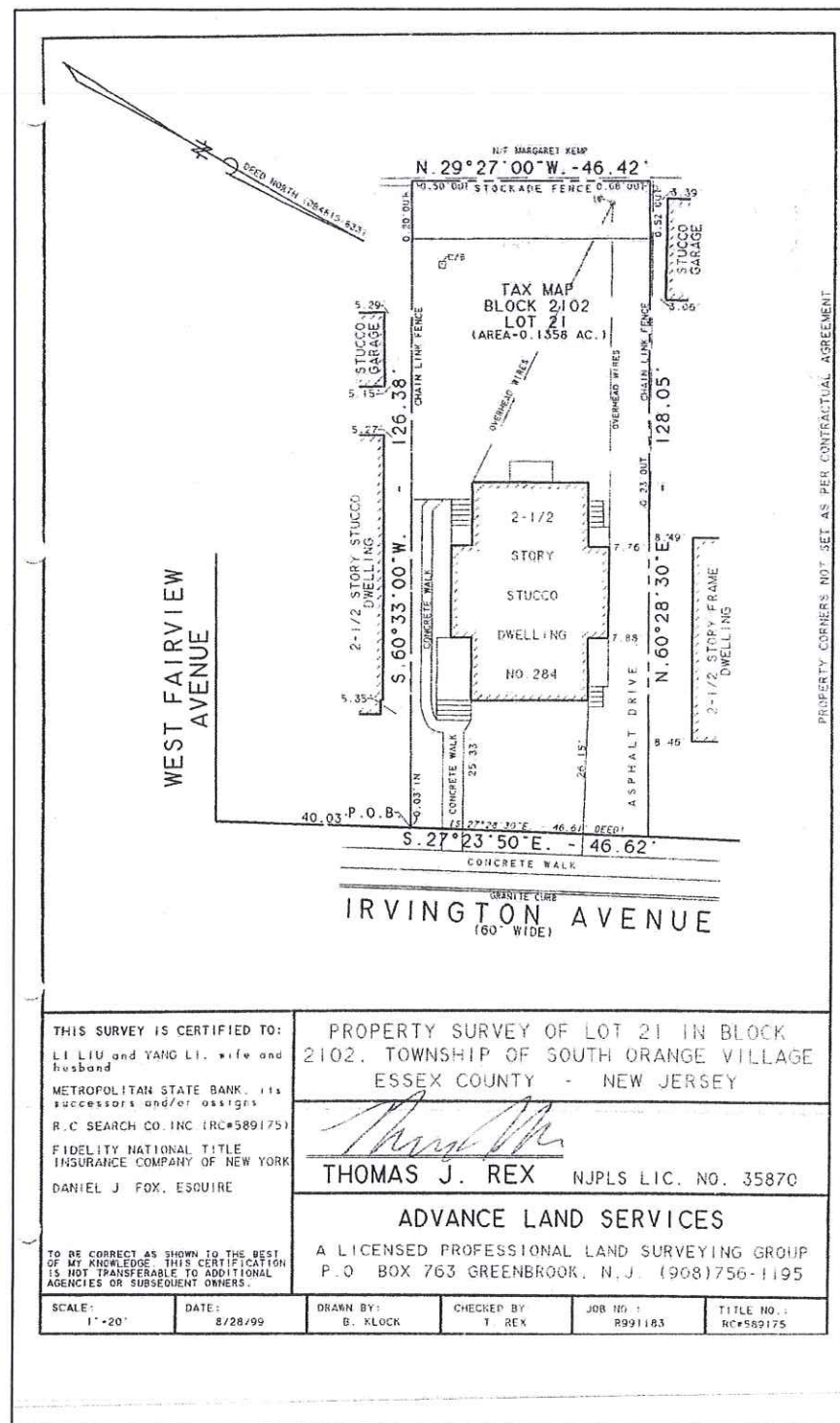
3. REPLACEMENT DOORS SHALL COMPLY WITH THE FOLLOWING: (BUILDING)

I. WHEN REPLACEMENT DOORS ARE INSTALLED IN BUILDINGS REQUIRED BY THE BARRIER FREE SUBCODE TO BE ACCESSIBLE, REPLACEMENT HARDWARE SHALL COMPLY WITH ICC/ANSI A117.1-2003, SECTION 404.2.6.

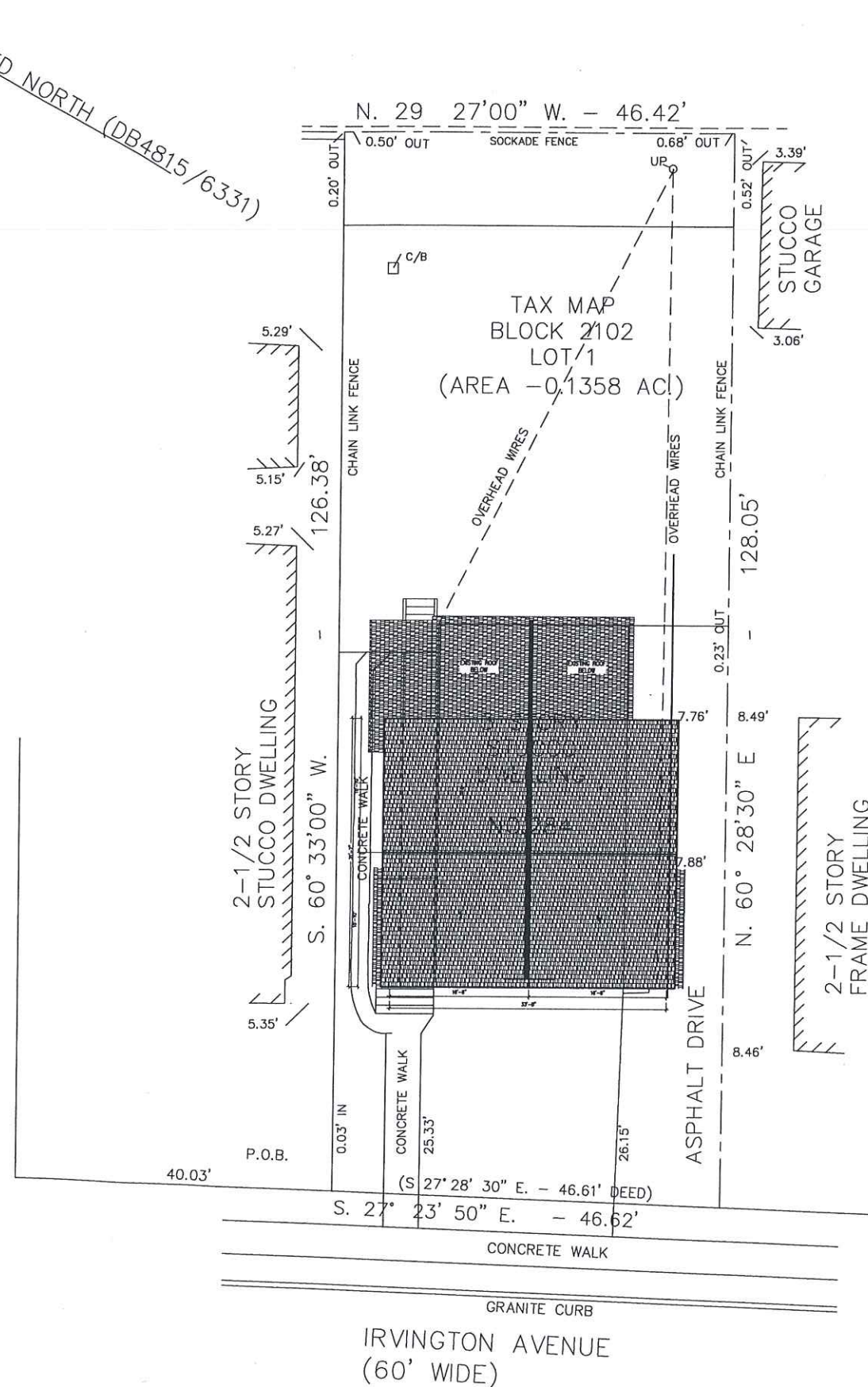
II. REPLACEMENT DWELLING UNIT, GUEST ROOM OR ROOMING UNIT CORRIDOR DOORS IN GROUPS I-1, R-1, OR R-2 SHALL

BE 1 3/4 INCH SOLID CORE WOOD OR APPROVED EQUAL WITH APPROVED CORE DOOR CLOSERS AND SHALL NOT HAVE ANY GLASS PANELS, OTHER THAN APPROVED WIRE GLASS IN METAL FRAMES.

(1) 1 3/8 INCH SOLID CORE REPLACEMENT DOORS SHALL BE ACCEPTED IF THE EXISTING FRAME IS NOT BEING REPLACED AND WILL ACCOMMODATE ONLY A 1 5/8 INCH



WEST FAIRVIEW AVENUE



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NO.	DATE	COMMENT
ADDRESS 284-286 IRVINGTON AVENUE, SOUTH ORANGE, N.J. BLOCK 2102, LOT 21		
OWNER LIU, LI & YANG LI 978 SOUTH ORANGE AVENUE, SHORT HILLS NJ 07078		
PROJECT REHABILITATION & ALTERATION OF EXISTING THREE-STORY TWO-FAMILY DWELLING		
DRAWING TITLE ZONING - SITE PLAN		
ARCHITECT OF RECORD raul cabato, architect 5 drift road, watchung, new jersey 07069 t. (201) 513-4983/f. (908) 222-8386 e. raul@cabatoarchitect.com nj license no. 21A01463700 ny license no. 025075		
SEAL	DRAWN BY J.M.	SCALE AS SHOWN
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	PAGE NO. 2 OF 10	Z-100



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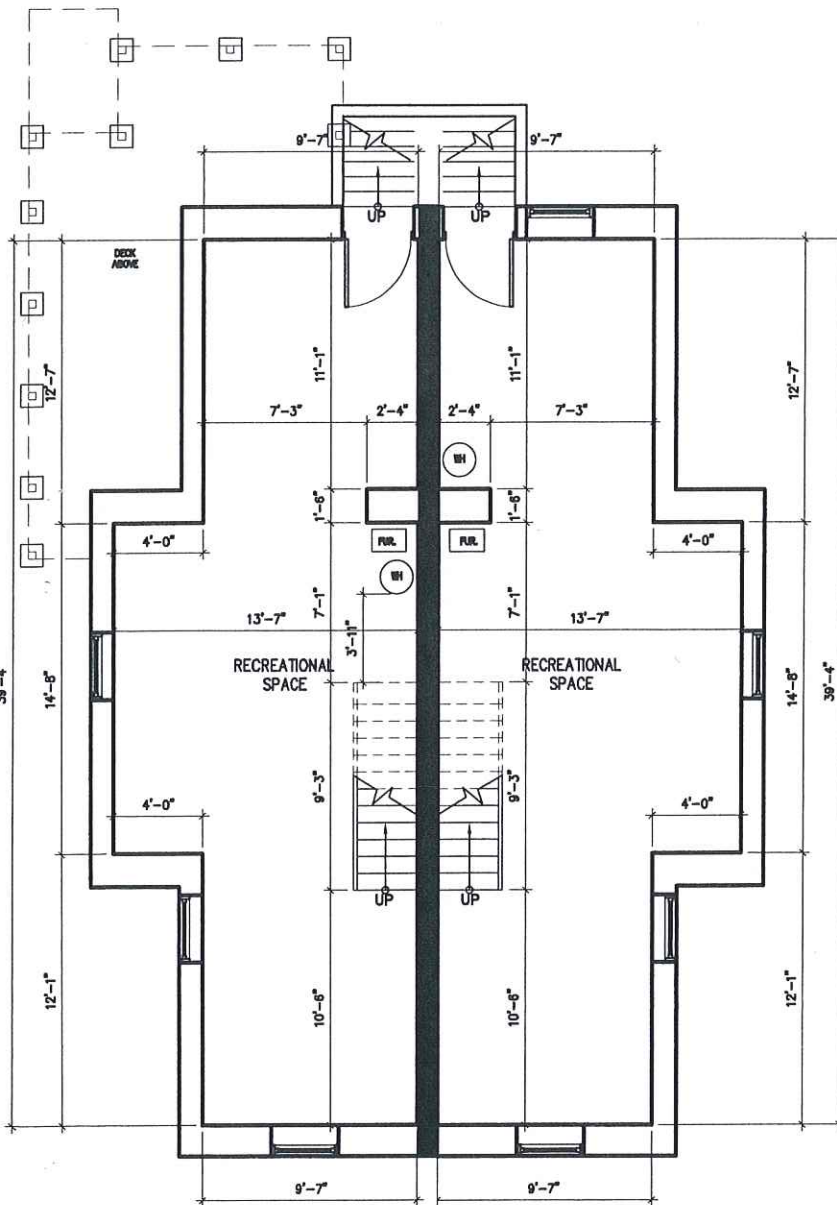
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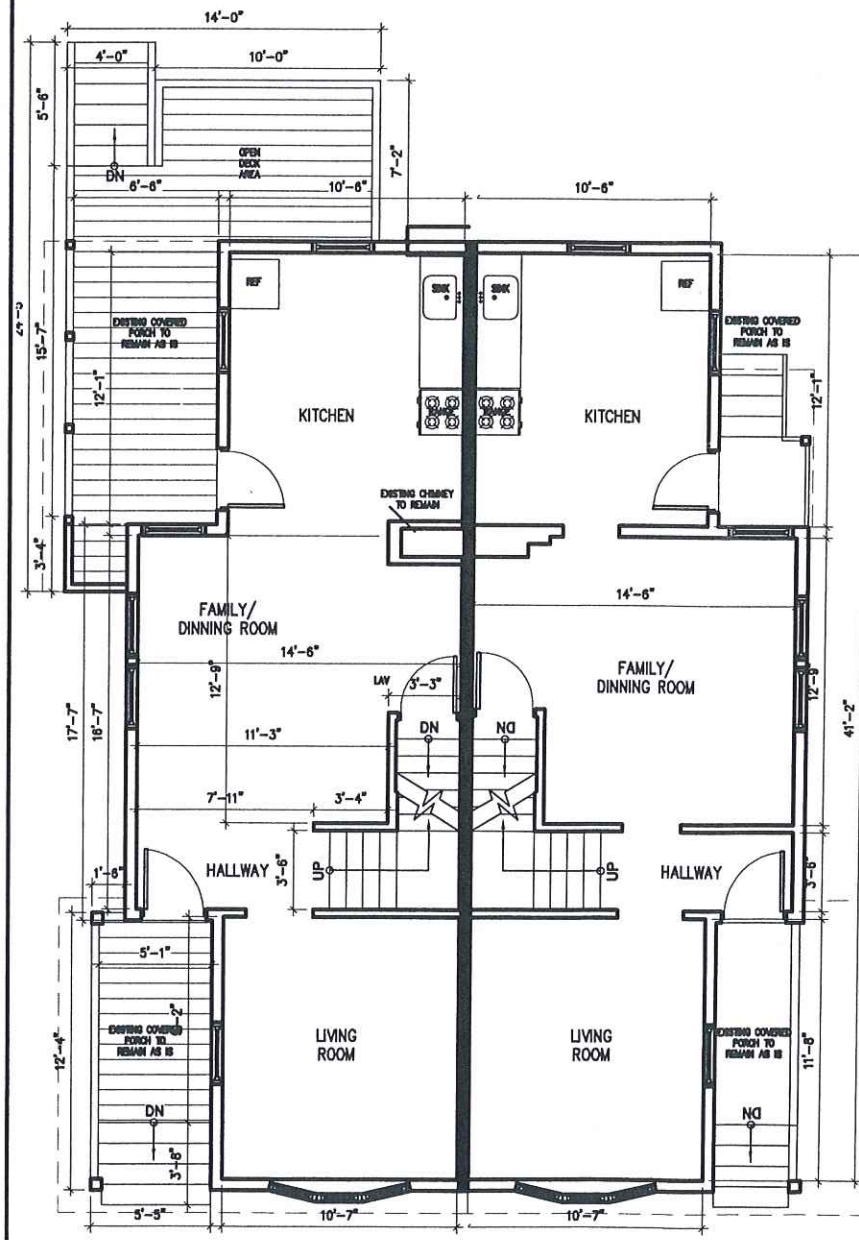
LEGEND AND SYMBOLS

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- DETAIL NUMBER
- PARTITION/HALL TYPE
- DOOR NUMBER
- SECTION NUMBER
- ELEVATION NUMBER
SHEET NUMBER
- INTERIOR ELEVATION NUMBER
SHEET NUMBER
- FINISH TYPE
- FLOOR LEVEL
ELEVATION
- REVISION NUMBER
- EXISTING PLUMBING FIXTURE
- EXISTING OR NEW PLUMBING
FIXTURE OR EXISTING DRAIN
- NEW WALL
- NEW 2-HR
FIRE RATED WALL
- EXISTING 2-HR
FIRE RATED WALL

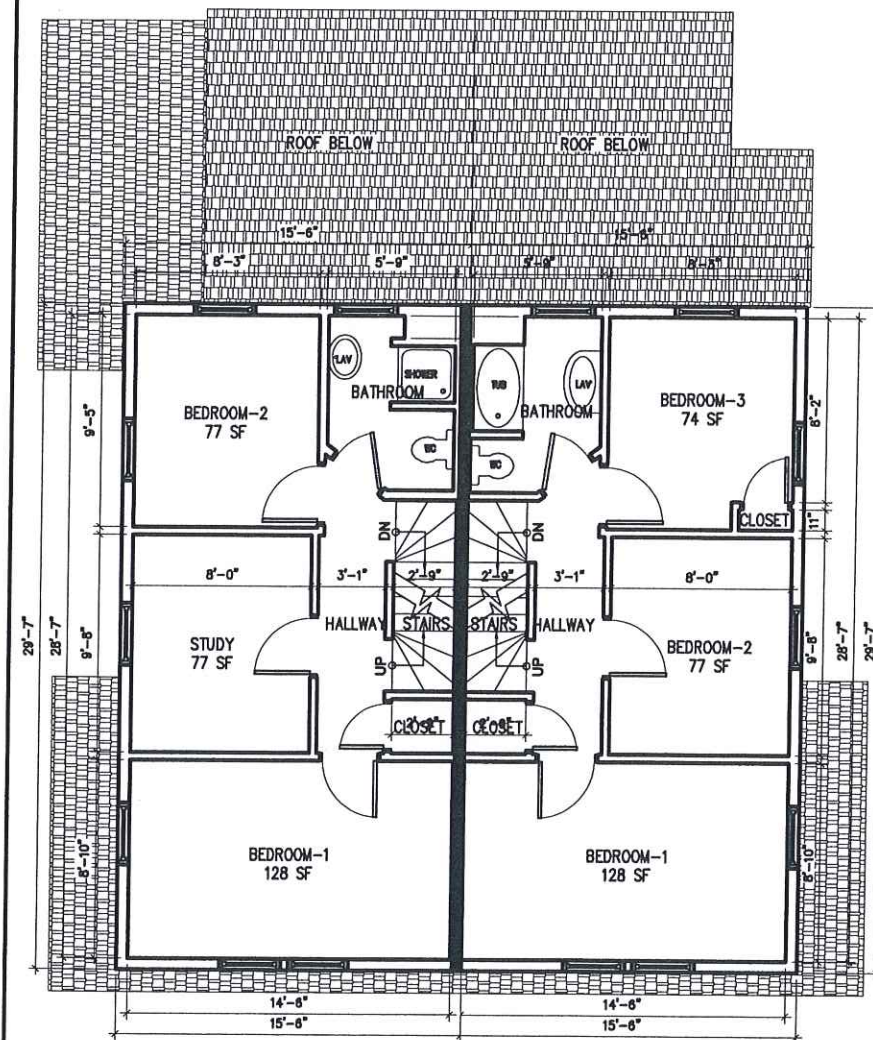
NO.	DATE	COMMENT
ADDRESS		
284-286 IRVINGTON AVENUE, SOUTH ORANGE, N.J. BLOCK 2102, LOT 21		
OWNER		
LIU, LI & YANG LI 978 SOUTH ORANGE AVENUE, SHORT HILLS NJ 07078		
PROJECT		
REHABILITATION & ALTERATION OF EXISTING THREE-STORY TWO-FAMILY DWELLING		
DRAWING TITLE		
EXISTING FLOOR PLANS		
ARCHITECT OF RECORD		
raul cabato, architect 5 drift road, watchung, new jersey 07069 t. (201) 513-4983/f. (908) 222-8386 e. raul@racabatoarchitect.com nj license no. 21A01463700 ny license no. 025075		
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3 OF 10		



1 EXISTING BASEMENT FLR PLAN: Scale: 1/4" = 1'0"



2 EXISTING FIRST FLR PLAN: Scale: 1/4" = 1'0"



3 EXISTING SECOND FLR PLAN: Scale: 1/4" = 1'0"

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LEGEND AND SYMBOLS

- WINDOW NUMBER

DETAIL NUMBER

PARTITION/WALL TYPE

DOOR NUMBER

SECTION NUMBER

ELEVATION NUMBER
SHEET NUMBER

INTERIOR ELEVATION NUMBER
SHEET NUMBER

FINISH TYPE

FLOOR LEVEL
ELEVATION

REVISION NUMBER

EXISTING PLUMBING FIXTURE

EXISTING OR NEW PLUMBING
FIXTURE ON EXISTING DRAIN

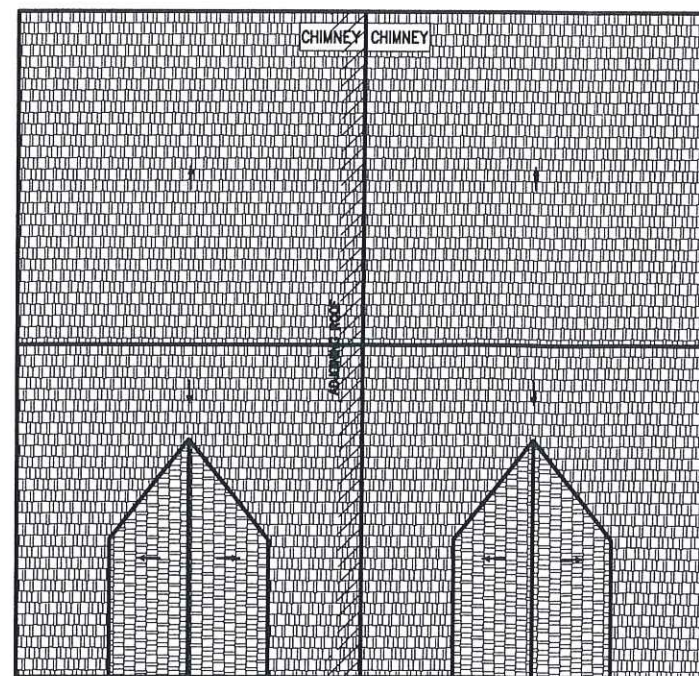
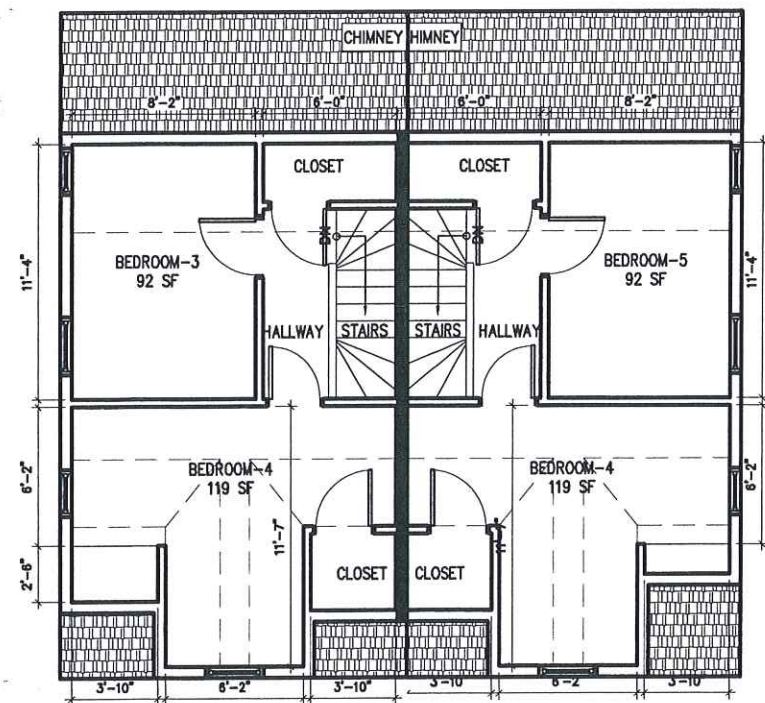
NEW WALL

NEW 2-HR
FIRE RATED WALL

EXISTING TO BE REMOVED

EXISTING 2-HR
FIRE RATED WALL

NO.	DATE	COMMENT
ADDRESS 284-286 IRVINGTON AVENUE, SOUTH ORANGE, N.J. BLOCK 2102, LOT 21		
OWNER LIU, LI & YANG LI 978 SOUTH ORANGE AVENUE, SHORT HILLS NJ 07078		
PROJECT REHABILITATION & ALTERATION OF EXISTING THREE-STORY TWO-FAMILY DWELLING		
DRAWING TITLE EXISTING FLOOR PLANS		
ARCHITECT OF RECORD rc,a raul cabato, architect 5 drift road, watchung, new jersey 07069 t. (201) 513-4983/f. (908) 222-8386 e. raul@rcabatoarchitect.com nj license no. 21A01463700 ny license no. 025075		
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PAGE NO. 4 OF 10	A-101	





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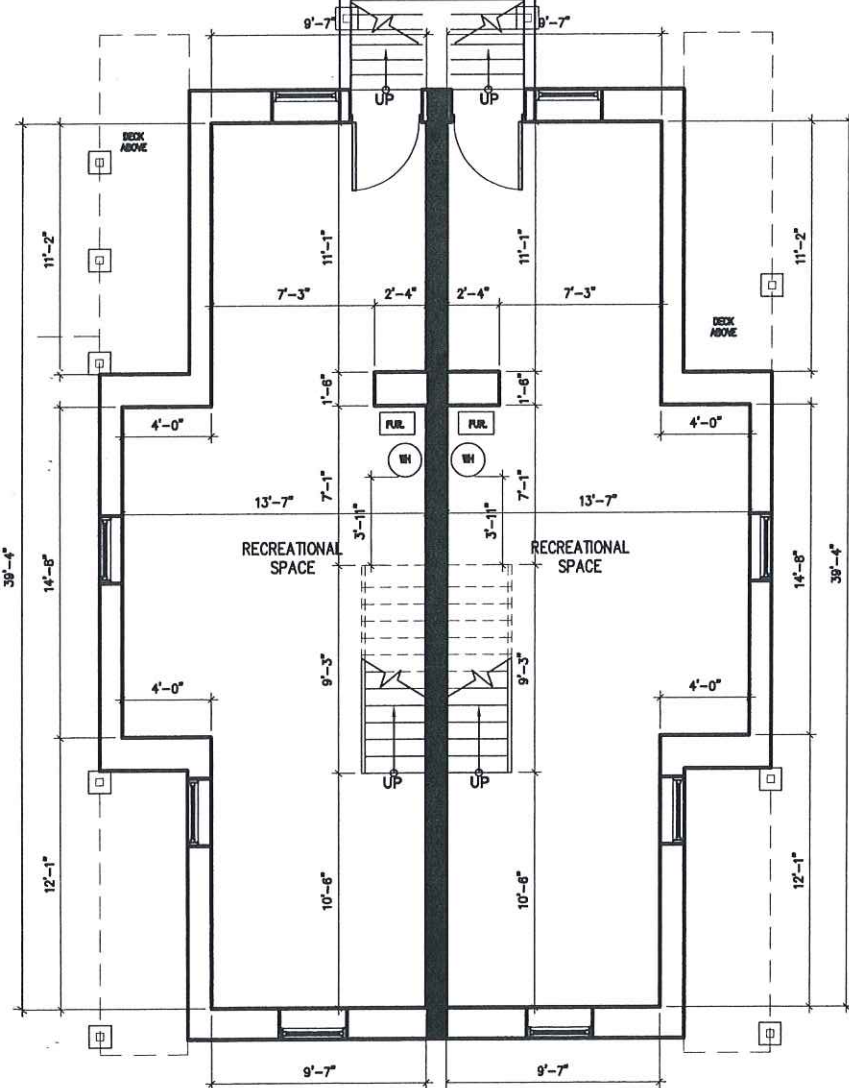
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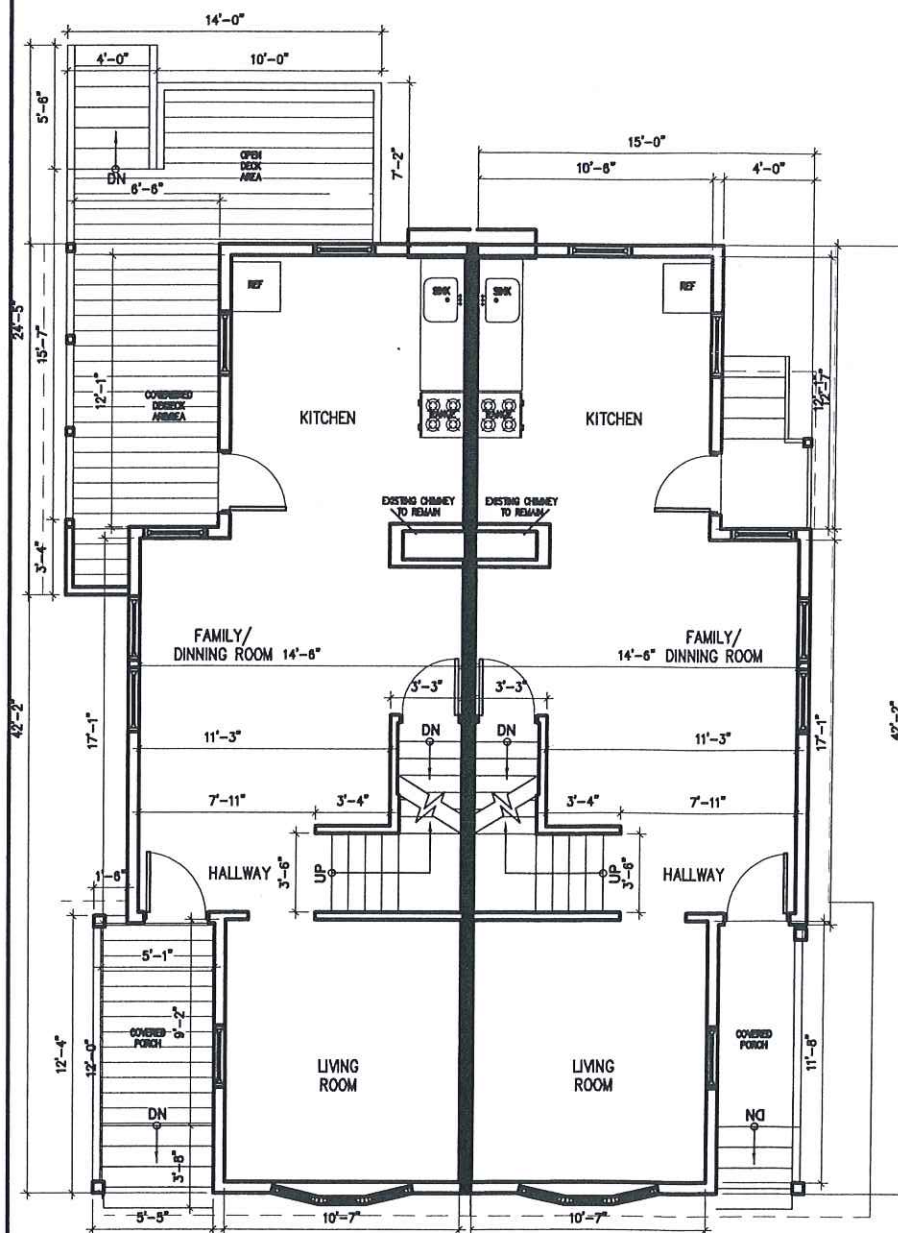
LEGEND AND SYMBOLS

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- DETAIL NUMBER
- PARTITION/HALL TYPE
- DOOR NUMBER
- SECTION NUMBER
- ELEVATION NUMBER SHEET NUMBER
- INTERIOR ELEVATION NUMBER SHEET NUMBER
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- REVISION NUMBER
- EXISTING PLUMBING FIXTURE
- EXISTING OR NEW PLUMBING FIXTURE ON EXISTING DRAIN
- NEW WALL
- NEW 2-HR FIRE RATED WALL
- EXISTING TO BE REMOVED
- EXISTING 2-HR FIRE RATED WALL

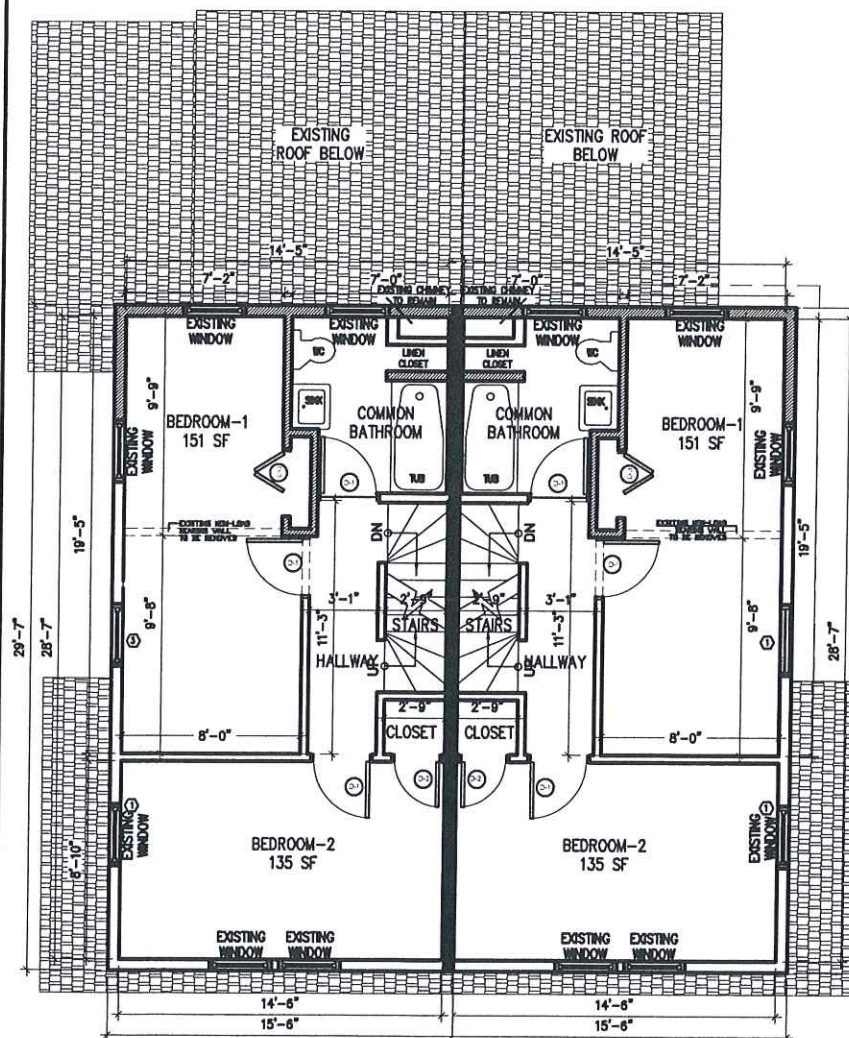
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284-286 IRVINGTON AVENUE, SOUTH ORANGE, N.J. BLOCK 2102, LOT 21		
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LIU, LI & YANG LI 978 SOUTH ORANGE AVENUE, SHORT HILLS NJ 07078		
PROJECT		
REHABILITATION & ALTERATION OF EXISTING THREE-STORY TWO-FAMILY DWELLING		
DRAWING TITLE		
PROPOSED FLOOR PLANS		
ARCHITECT OF RECORD		
raul cabato, architect 5 drift road, watchung, new jersey 07069 t. (201) 513-4983/f. (908) 222-8386 e. raul@cabatoarchitect.com nj license no. 21A01463700 ny license no. 025075		
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FILE		BUILDING PLAN ID NUMBER
PAGE NO. 5 OF 10		A-200



1 PROPOSED BASEMENT FLR PLAN: Scale: 1/4" = 1'0"



2 PROPOSED FIRST FLR PLAN: Scale: 1/4" = 1'0"



3 PROPOSED SECOND FLR PLAN: Scale: 1/4" = 1'0"



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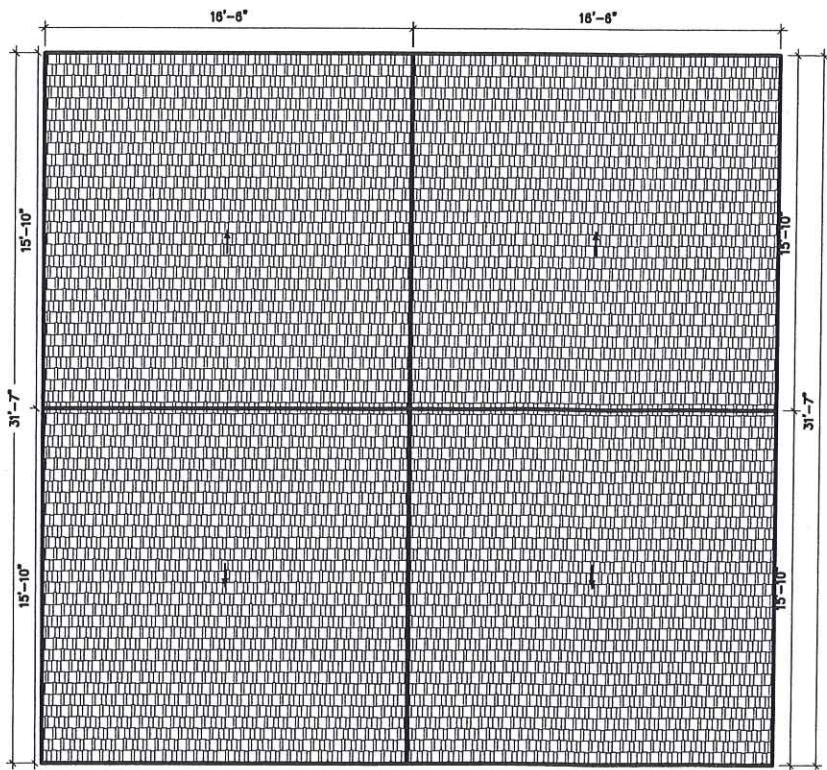
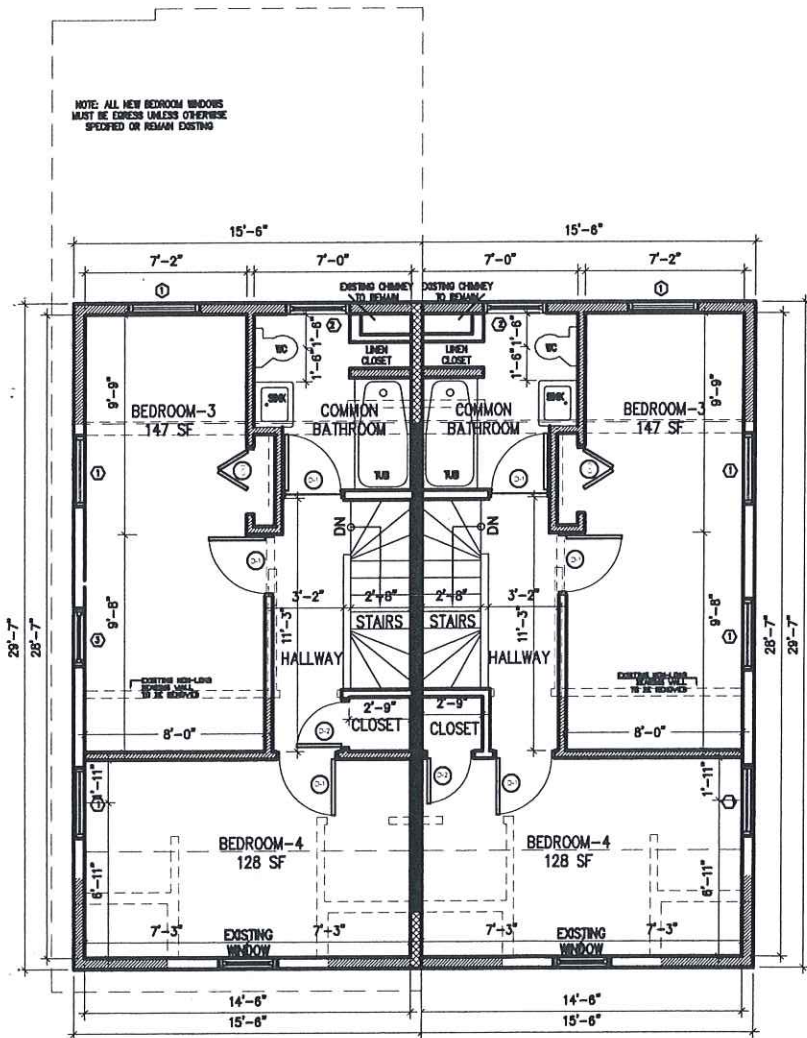
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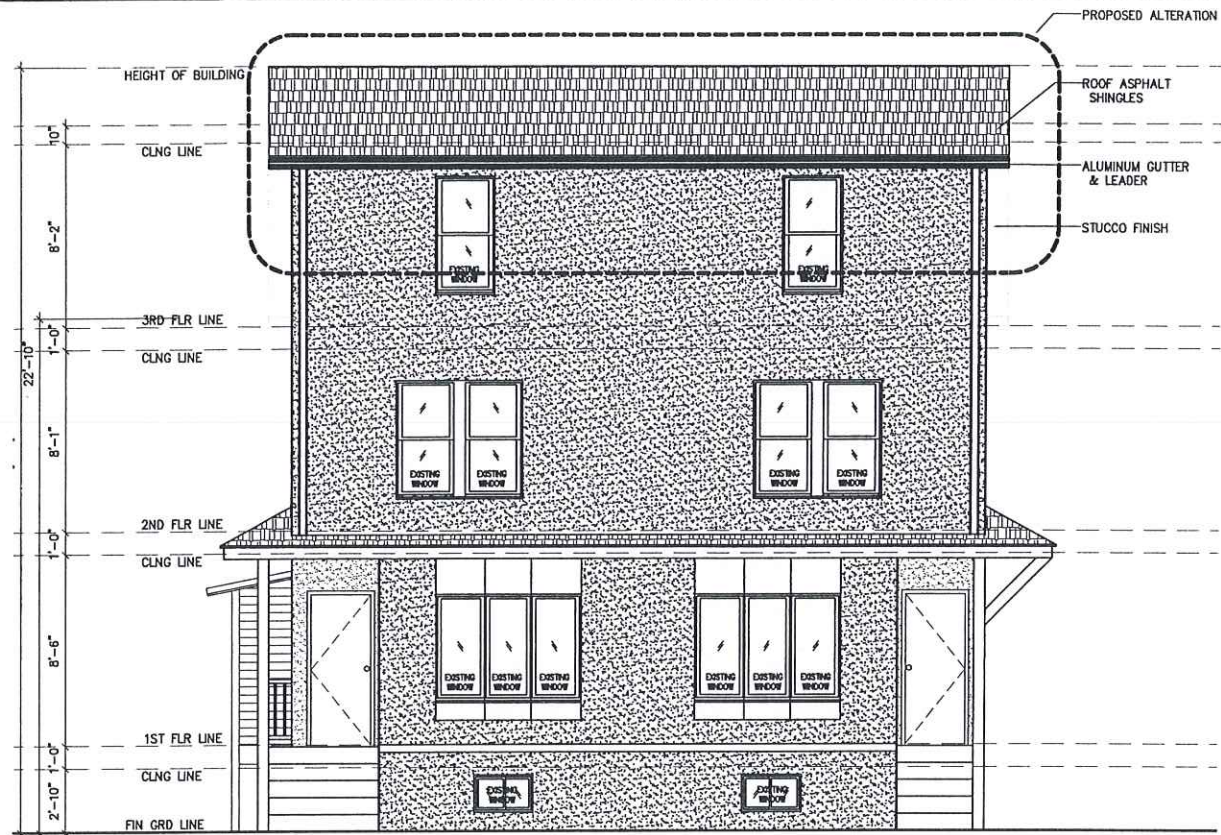
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LEGEND AND SYMBOLS

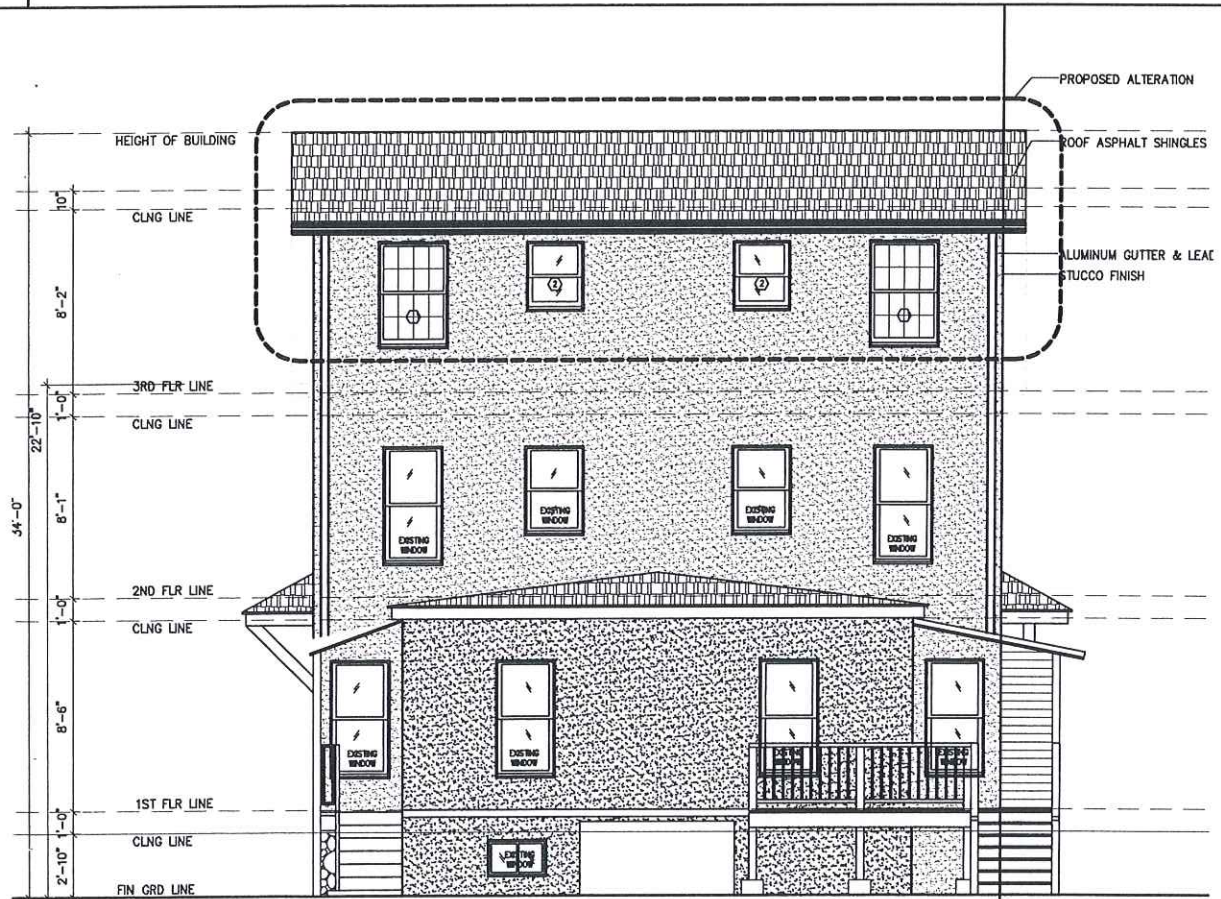
- WINDOW NUMBER
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- DOOR NUMBER
- SECTION NUMBER
- ELEVATION NUMBER
SHEET NUMBER
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SHEET NUMBER
- FURNITURE TYPE
- FLOOR LEVEL
ELEVATION
- REVISION NUMBER
- EXISTING PLUMBING FIXTURE
- EXISTING OR NEW PLUMBING
FIXTURE ON EXISTING DRAIN
- NEW WALL
- NEW 2-HR
FIRE RATED WALL
- EXISTING TO BE REMOVED
- EXISTING 2-HR
FIRE RATED WALL

NO.	DATE	COMMENT
ADDRESS 284-286 IRVINGTON AVENUE, SOUTH ORANGE, N.J. BLOCK 2102, LOT 21		
OWNER LIU, LI & YANG LI 978 SOUTH ORANGE AVENUE, SHORT HILLS NJ 07078		
PROJECT REHABILITATION & ALTERATION OF EXISTING THREE-STORY TWO-FAMILY DWELLING		
DRAWING TITLE PROPOSED FLOOR PLANS		
ARCHITECT OF RECORD raul cabato, architect 5 drift road, watchung, new jersey 07069 t. (201) 513-4983/f. (908) 222-8386 e. raul@cabatoarchitect.com nj license no. 21A01463700 ny license no. 025075		
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	FILE	BUILDING PLAN ID NUMBER
	PAGE NO. 6 OF 10	A-201





1 PROPOSED FRONT ELEVATION: Scale: 1/4" = 1'0"



3 PROPOSED REAR ELEVATION: Scale: 1/4" = 1'0"



2 PROPOSED RIGHT-SIDE ELEVATION: Scale: 1/4" = 1'0"



4 PROPOSED LEFT-SIDE ELEVATION: Scale: 1/4" = 1'0"

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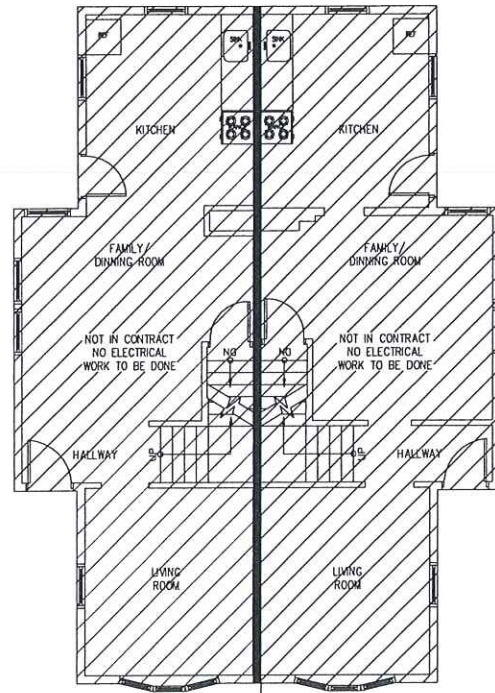
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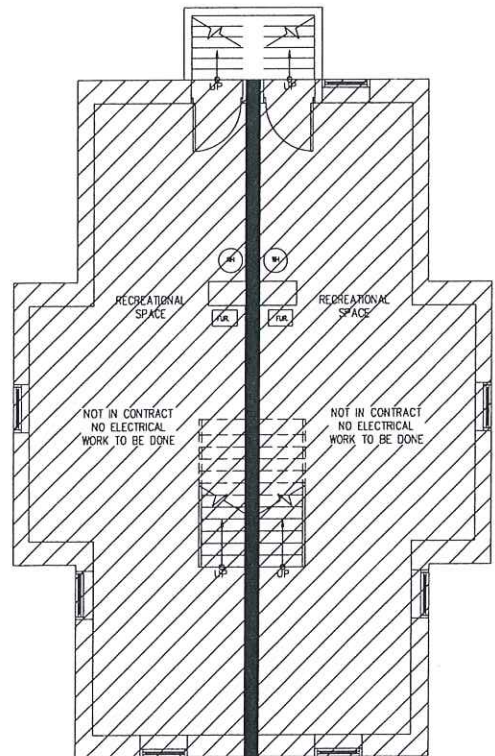
LEGEND AND SYMBOLS

- WINDOW NUMBER
- DETAIL NUMBER
- PARTITION/WALL TYPE
- DOOR NUMBER
- SECTION NUMBER
- ELEVATION NUMBER
- INTERIOR ELEVATION NUMBER
- FINISH TYPE
- FLOOR LEVEL
- ELEVATION
- REVISION NUMBER
- EXISTING PLUMBING FEATURE
- EXISTING OR NEW PLUMBING FEATURE ON EXISTING DRAIN
- NEW WALL
- NEW 2-HR FIRE RATED WALL
- EXISTING TO BE REMOVED
- EXISTING 2-HR FIRE RATED WALL

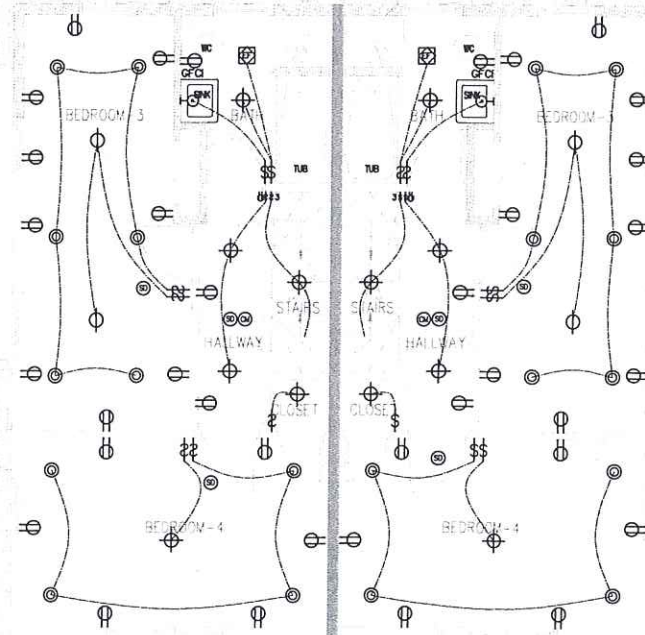
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284-286 IRVINGTON AVENUE, SOUTH ORANGE, N.J. BLOCK 2102, LOT 21		
OWNER		
LIU, LI & YANG LI 978 SOUTH ORANGE AVENUE, SHORT HILLS NJ 07078		
PROJECT		
REHABILITATION & ALTERATION OF EXISTING THREE-STORY TWO-FAMILY DWELLING		
DRAWING TITLE		
PROPOSED ELEVATIONS		
ARCHITECT OF RECORD		
 raul cabato, <i>architect</i> 5 drift road, watchung, new jersey 07069 t. (201) 513-4983/f. (908) 222-8386 e. raul@rcabatoarchitect.com nj license no. 21A01463700 ny license no. 025075		
SEAL		
		
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FILE		BUILDING PLAN ID NUMBER
PAGE NO.	7 OF 10	A-300



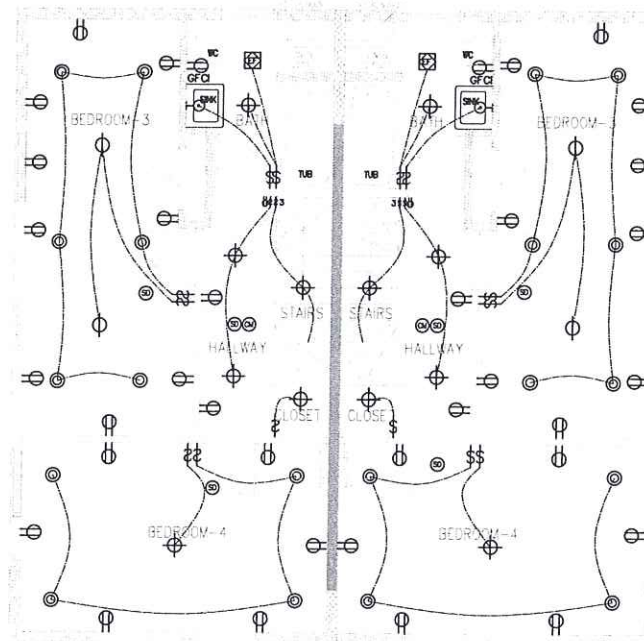
1 ELEC. FIRST FLR PLAN: Scale: 3/16" = 1'0"



2 ELEC. BASEMENT FLR PLAN: Scale: 3/16" = 1'0"



3 ELEC. SECOND FLR PLAN: Scale: 1/4" = 1'0"



3 ELEC. THIRD FLR PLAN: Scale: 1/4" = 1'0"



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LEGEND

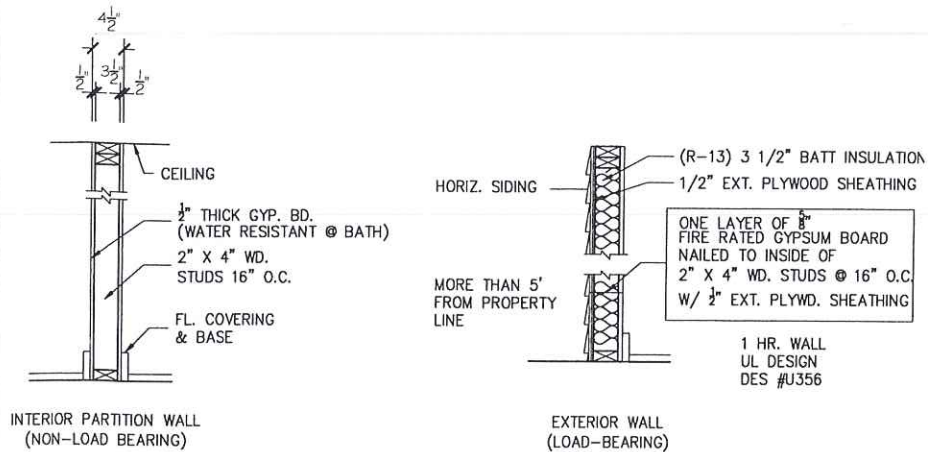
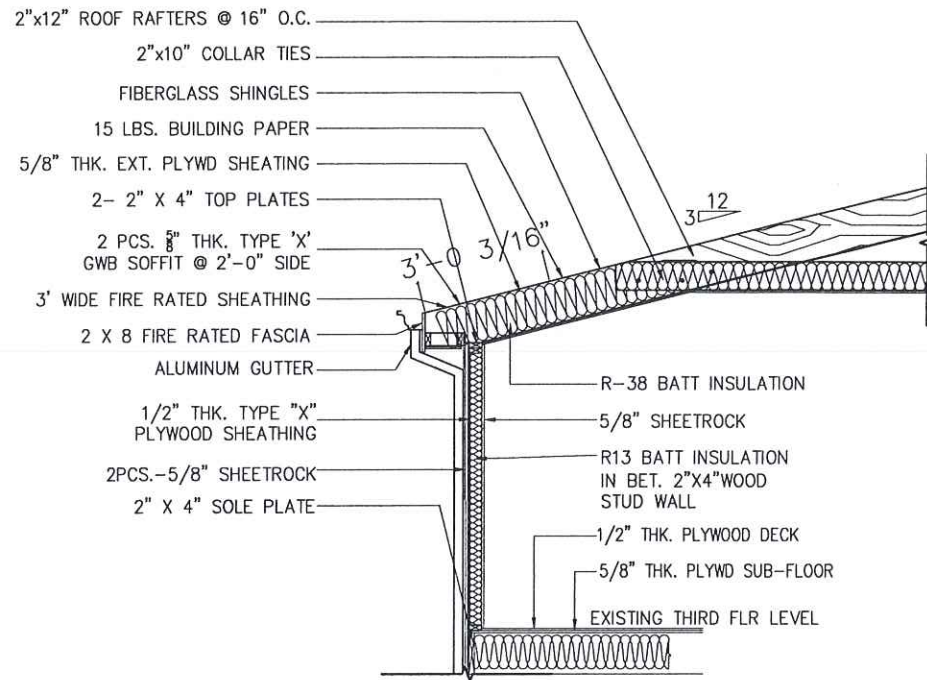
SYMBOL	DESCRIPTION
	SINGLE SWITCH
	THREE-WAY SWITCH
	BREAKER
	ELECTRICAL OUTLET
	WEATHER PROOF OUTLET
	WALL-MOUNTED LIGHT FIXTURE
	RECESSED INCANDESCENT LIGHT FIXTURE
	RECESSED FLUORESCENT LIGHT FIXTURE
	EXHAUST FAN
	CEILING FAN
	SMOKE DETECTOR
	CARBON MONOXIDE
	HEAT DETECTOR
	ELECTRICAL PANEL

ELECTRICAL

1. ALL CONVENIENCE OUTLET WITH SWITCHES TO BE SWITCHED AT TOP ONLY.
2. ALL SWITCHES TO BE 3'-10" ABOVE FINISHED FLOOR TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
3. ALL CONVENIENCE OUTLET ARE TO BE 1'-0" ABOVE FINISHED FLOOR TO CENTERLINE OF OUTLET UNLESS OTHERWISE NOTED.
4. ALL INTERIOR WALL BRACKET FIXTURES TO BE AT 8'-4" ABOVE FINISHED FLOOR TO CENTERLINE OF FIXTURE. (8'-10" AT BATHROOM MIRRORS)
5. ALL EXTERIOR WALL BRACKET FIXTURES TO BE AT 8'-4" ABOVE FINISHED FLOOR TO CENTERLINE OF FIXTURE.
6. SMOKE DETECTORS SHALL BE LOCATED 12" FROM CEILING AND WIRED TOGETHER TO SOUND ALARM AND BATTERY BACKUP.
7. VERIFY LOCATION OF ALL RECEPTACLES FOR APPLIANCES WITH MANUFACTURER'S SPECIFICATIONS.
8. CABLE TELEVISION SERVICE SHALL BE WIRED TO EVERY TELEVISION RECEPTACLE UNLESS OTHERWISE INSTRUCTED BY OWNER.
9. NO POINT ALONG FLOOR LINE MEASURED HORIZONTALLY SHALL BE MORE THAN 8'-0" FROM A RECEPTACLE OUTLET.
10. ALL ELECTRICAL INSTALLATION SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, ALL MATERIAL AND EQUIPMENT SHALL BEAT THE LABEL OR APPROVAL OF THE UNDERWRITERS LABORATORIES, INC.
11. ELECTRICAL CONTRACTOR SHALL, BEFORE CONSTRUCTION, VERIFY SPACE REQUIRED FOR METER INSTALLATION AND SHALL NOTIFY GENERAL CONTRACTOR AND ARCHITECT OF ANY PROBLEMS.
12. GROUND FAULT INTERCEPTORS SHALL BE PROVIDED AT ALL BATHROOM AND KITCHEN OUTLETS AS PER SECTION 210-6 N.E.C.

NOTE: EXISTING 100 AMP SERVICE TO REMAIN. (VERIFY IN FIELD).

NO.	DATE	COMMENT
ADDRESS 284-286 IRVINGTON AVENUE, SOUTH ORANGE, N.J. BLOCK 2102, LOT 21		
OWNER LIU, LI & YANG LI 978 SOUTH ORANGE AVENUE, SHORT HILLS NJ 07078		
PROJECT REHABILITATION & ALTERATION OF EXISTING THREE-STORY TWO-FAMILY DWELLING		
DRAWING TITLE ELECTRICAL FLOOR PLANS		
ARCHITECT OF RECORD raul cabato, architect 5 drift road, walchung, new jersey 07069 t. (201) 513-4983/f. (908) 222-8386 e. raul@rcabatoarchitect.com nj license no. 21A01463700 ny license no. 025075		
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FILE	PAGE NO. 8 OF 10	



1 WALL SECTION DETAIL: Scale: 1/2" = 1'0"

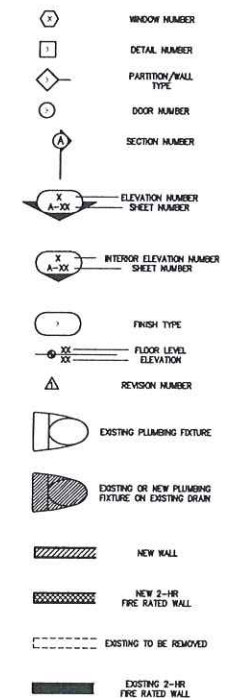
2 TYPICAL WALL DETAILS: Scale: 1" = 1'0"

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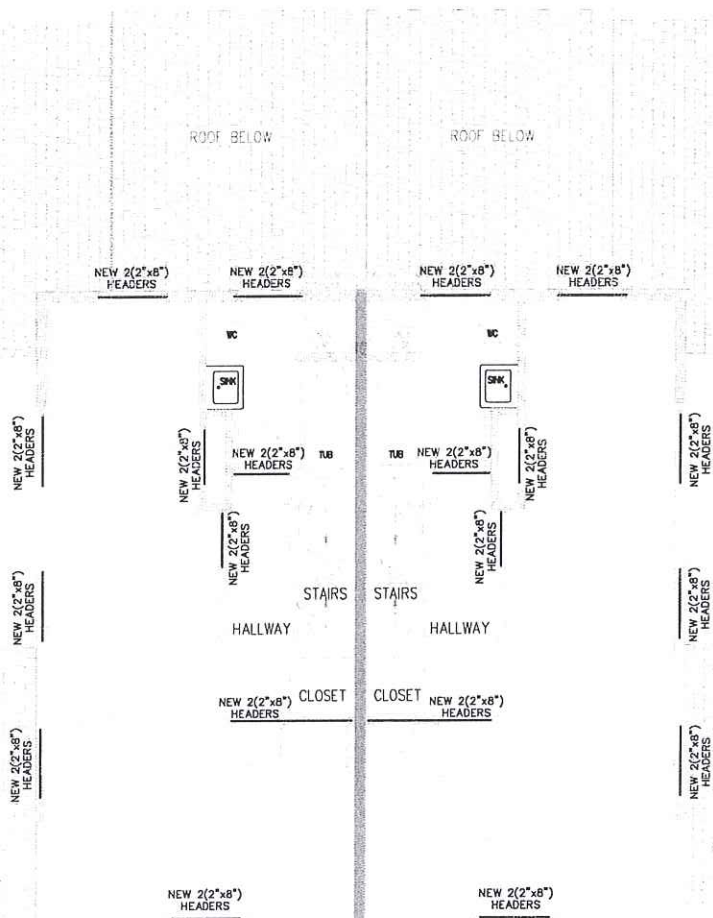
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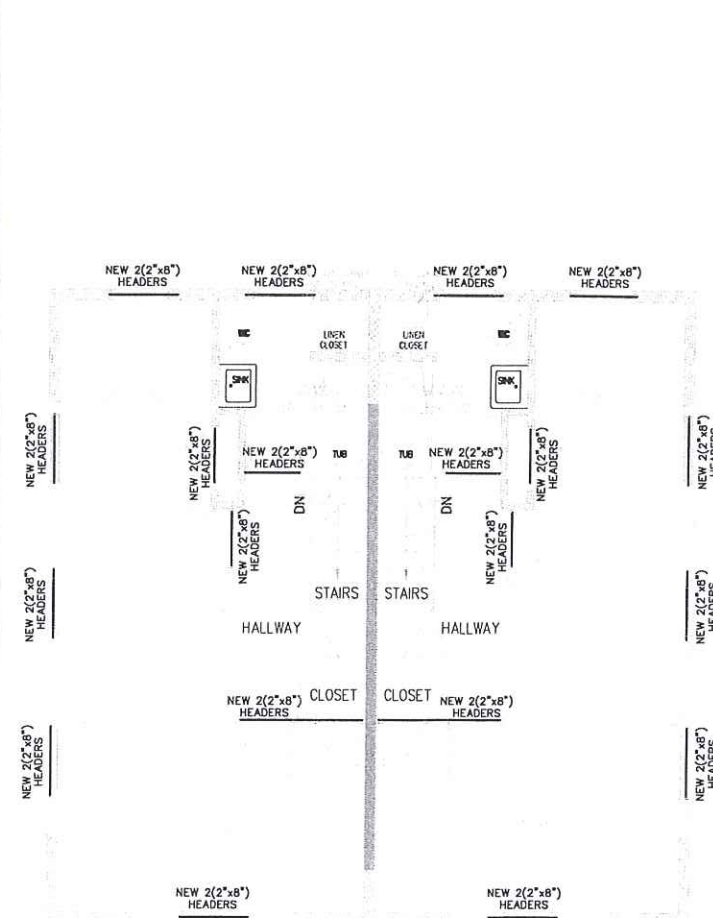
LEGEND AND SYMBOLS



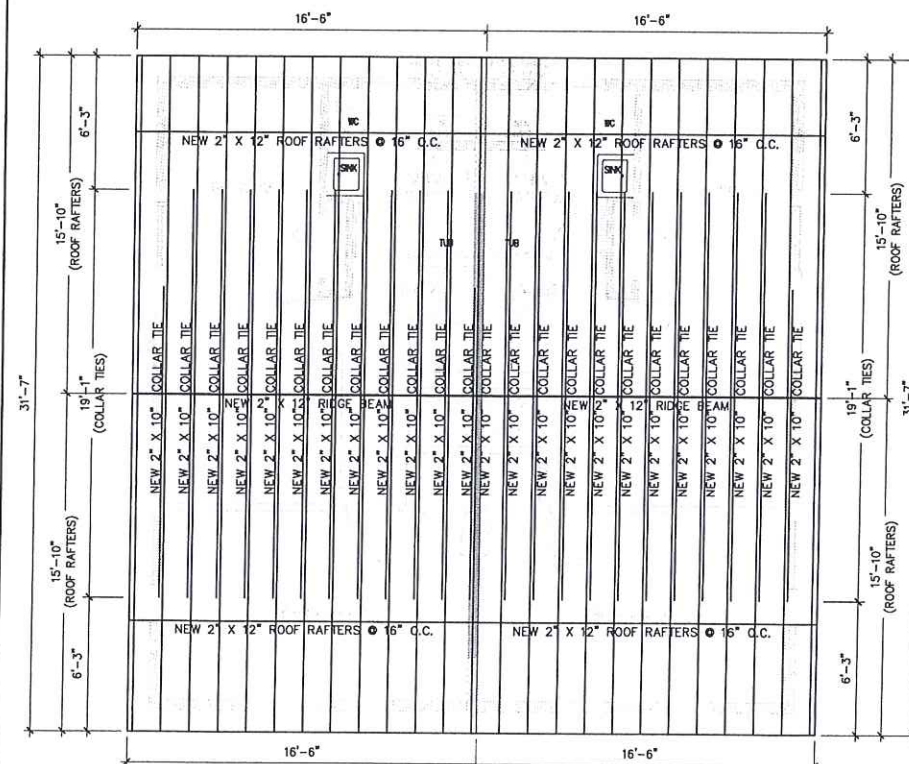
NO.	DATE	COMMENT
ADDRESS 284-286 IRVINGTON AVENUE, SOUTH ORANGE, N.J. BLOCK 2102, LOT 21		
OWNER LIU, LI & YANG LI 978 SOUTH ORANGE AVENUE, SHORT HILLS NJ 07078		
PROJECT REHABILITATION & ALTERATION OF EXISTING THREE-STORY TWO-FAMILY DWELLING		
DRAWING TITLE FRAMING FLOOR PLANS		
ARCHITECT OF RECORD rc.a raul cabato, architect 5 drift road, watchung, new jersey 07069 t. (201) 513-4983/f. (908) 222-8386 e. raul@raicabatoarchitect.com nj license no. 21A01463700 ny license no. 025075		
SEAL 	DRAWN BY J.M.	SCALE AS SHOWN
	CHECKED BY R.C.	DATE 08-05-2019
	FILE	BUILDING PLAN ID NUMBER
	PAGE NO. 9 OF 10	S-100



3 SECOND FLR FRAMING PLAN: Scale: 1/4" = 1'0"



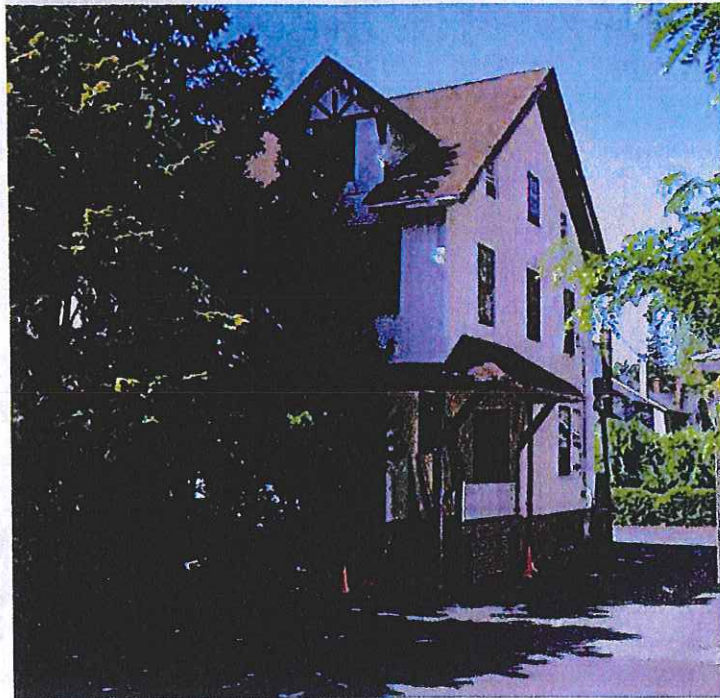
4 THIRD FLR FRAMING PLAN: Scale: 1/4" = 1'0"



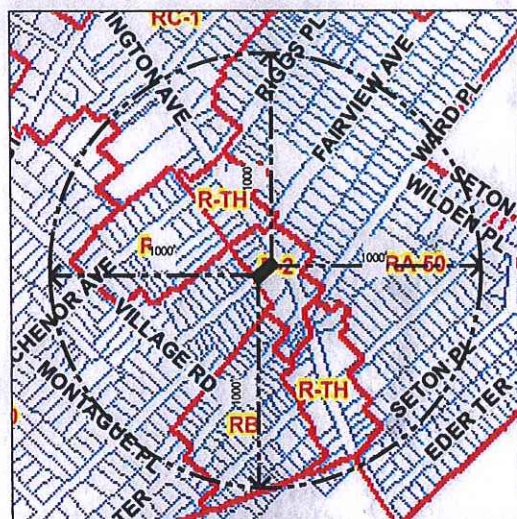
5 ROOF FRAMING PLAN: Scale: 1/4" = 1'0"



SEAL	DRAWN BY J.M.	SCALE AS SHOWN
	CHECKED BY R.C.	DATE 08-05-2019
	FILE	BUILDING PLAN ID NUMBER
	PAGE NO. 10 OF 10	P-100



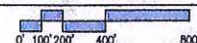
1 PHOTOGRAPH OF THE PROPERTY



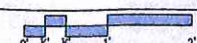
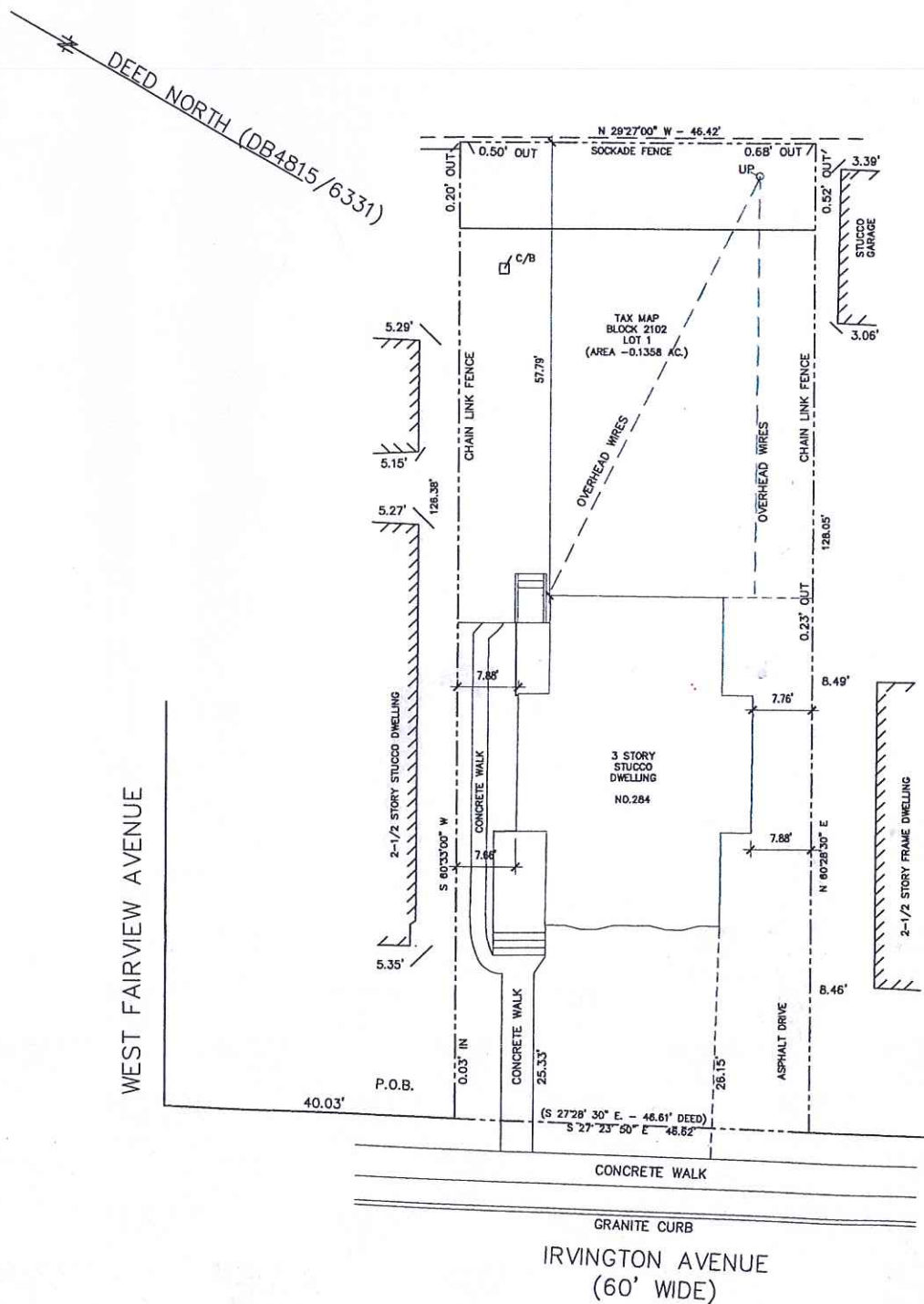
PREMISES: 284-286 IRVINGTON AVENUE
ZONING DISTRICT: B2 (SECONDARY BUSINESS)
PROPOSED USE: PROPOSED 2-FAMILY DWELLING

ZONE B2 - COMPARISON CHART					
	REQUIRED	EXISTING	PROPOSED	VARIANCE	COMMENTS
MINIMUM LOT REQUIREMENTS					
MINIMUM LOT AREA (A)	10,000 SF	5,916.06 SF	NO CHANGE	NO	EXISTING NON-CONFORMING
MINIMUM LOT WIDTH (W)	75 FT.	46.58 FT.	NO CHANGE	NO	EXISTING NON-CONFORMING
MINIMUM YARD REQUIREMENTS					
MINIMUM FRONT YARD SETBACK	15 FT.	25.33 FT.	NO CHANGE	NO	
MINIMUM SIDE YARD SETBACK (EACH)	10 FT. / 10 FT.	7.66 FT. / 7.76 FT.	NO CHANGE	YES	
MINIMUM REAR YARD	(11), (21), (31), (41)	57.79 FT.	NO CHANGE	NO	25% OF LOT DEPTH = 32.01 FT.
MAXIMUM BUILDING HEIGHT	36 FT. / 3 STO.	EMPTY LOT	34 FT. / 3 STO.	NO	
NOTES:					
1. MEASURED WITHIN 100 FEET OF THE FRONT STREET PROPERTY LINE.					
2. BUT NOT LESS THAN 20% OF THE AVERAGE LOT DEPTH.					
3. WHERE ADJUTING A SIDE OR REAR YARD IN A RESIDENTIAL ZONE, THEN A SETBACK OF ONE FOOT FOR EVERY TWO FEET OF HEIGHT OF THE PRINCIPAL STRUCTURE IN A BUSINESS ZONE IS REQUIRED. NO SUCH SETBACK SHALL BE LESS THAN 10 FEET.					
4. USES ON IRVINGTON AVENUE, NOT LESS THAN 20% OF THE LOT DEPTH.					
5. IF DOORS OR WINDOWS ARE PROVIDED ON SIDE WALL, AT LEAST 10 FEET IS REQUIRED OR WHERE ADJUTING A RESIDENTIAL ZONE, THEN A SIDE YARD OF ONE FOOT FOR EVERY TWO FEET OF BUILDING HEIGHT OF THE PRINCIPAL STRUCTURE IS REQUIRED. NO SUCH SIDE YARD SHALL BE LESS THAN 10 FEET.					
6. THE MINIMUM LOT WIDTH SHALL BE MEASURED AT THE MINIMUM REQUIRED SETBACK LINE AND MAINTAINED FOR A MINIMUM DISTANCE OF 40 FEET TO THE REAR OF THE MINIMUM SETBACK LINE. THE MINIMUM LOT WIDTH AT THE RIGHT-OF-WAY LINE SHALL BE NOT LESS THAN 50% OF THE MINIMUM REQUIRED LOT WIDTH.					

2 ZONING COMPARISON CHART AND 1000 FT. RADIUS



3 SITE PLAN



RA

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New Jersey License No. 21A101463700
New York License No. 025075

BUILDING AND ZONING DATA	
MUNICIPALITY	SOUTH ORANGE VILLAGE
LOT	1
BLOCK	2102
ZONE	B2
BUILDING CLASSIFICATION	5A
USE GROUP	R5
HEIGHT OF STRUCTURE	34 FT.

FLOOR AREA	
FLOOR	AREA (SQ. FT.)
CELLAR	1,073.84 SQ. FT.
FIRST FLOOR	1,095.64 SQ. FT.
SECOND FLOOR	902.28 SQ. FT.
THIRD FLOOR	695.75 SQ. FT.
TOTAL FLOOR AREA	3,767.51 SQ. FT.

VOLUME	
FLOOR	VOLUME (CU. FT.)
CELLAR	8,590.72 CU. FT.
FIRST FLOOR	10,408.58 CU. FT.
SECOND FLOOR	8,192.70 CU. FT.
THIRD FLOOR	6,261.75 CU. FT.
TOTAL VOLUME	33,453.75 CU. FT.

NO.	DATE	COMMENT

APPROVAL STAMPS AND SIGNATURES

DRAWING TITLE	BSGAN STICKER
ZONING - SITE PLAN	

PROJECT NAME AND ADDRESS
284-286 IRVINGTON AVENUE,
SOUTH ORANGE, N.J.
BLOCK 2102, LOT 21

PROJECT DESCRIPTION
REHABILITATION & ALTERATION OF EXISTING
THREE-STORY TWO-FAMILY DWELLING

OWNER'S NAME AND ADDRESS
LIU, LI & YANG LI
978 SOUTH ORANGE AVENUE, SHORT HILLS NJ 07078

SEAL	DRAWN BY MCB	SCALE AS SHOWN
	CHECKED BY RC	DATE AUGUST 6, 2019
	FILE	BUILDING PLAN ID NUMBER Z-100.00
	PAGE NO.	