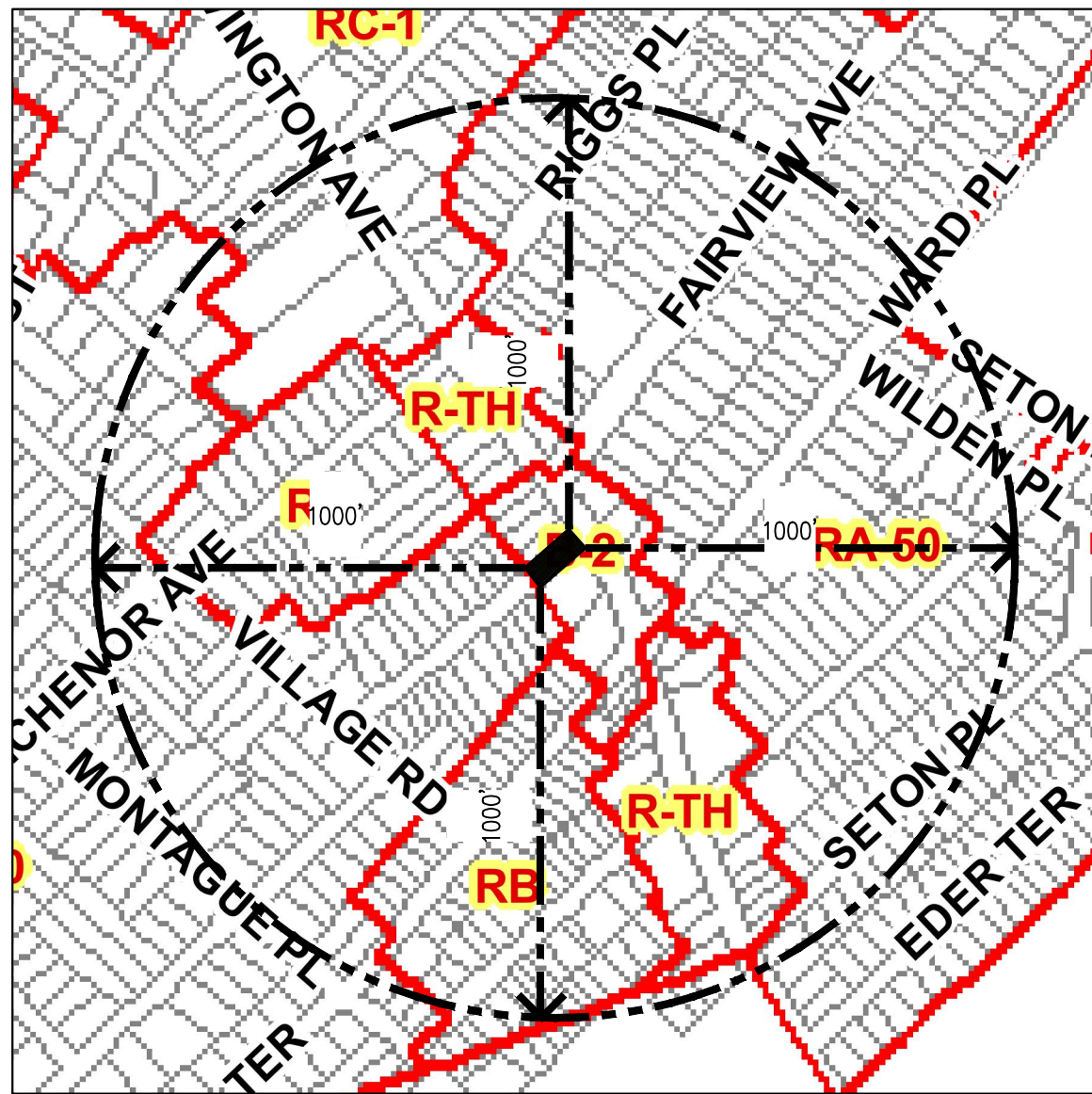




1 PHOTOGRAPH OF THE PROPERTY

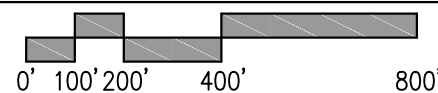


PREMISES: 284-286 IRVINGTON AVENUE
ZONING DISTRICT: B2 (SECONDARY BUSINESS)
PROPOSED USE: REHABILITATION AND ALTERATION OF AN EXISTING THREE STORY TWO FAMILY DWELLING

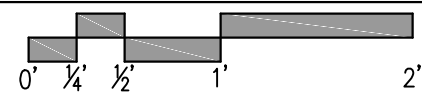
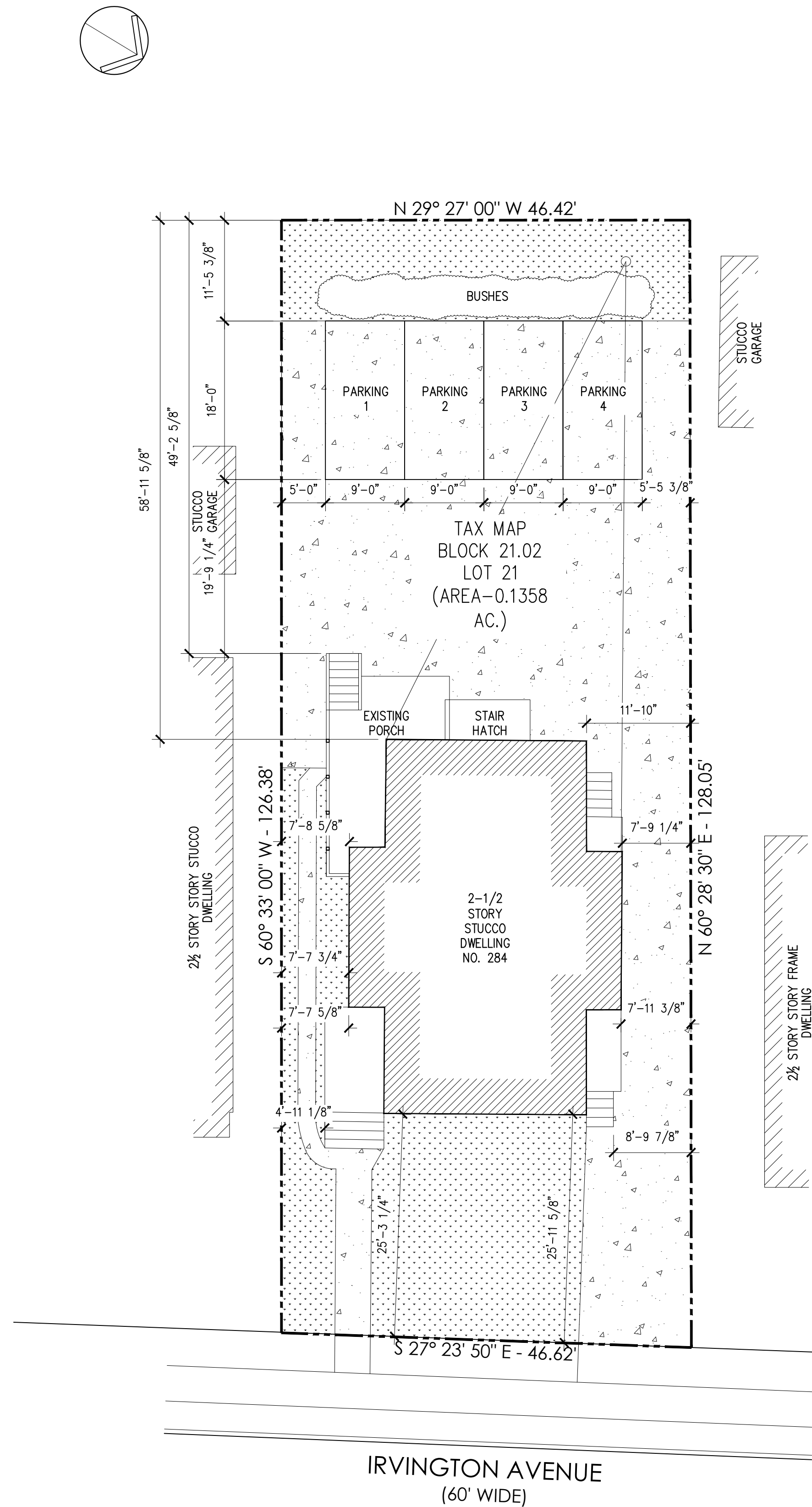
ZONE B2 - COMPARISON CHART					
	REQUIRED	EXISTING	PROPOSED	VARIANCE	COMMENTS
MINIMUM LOT AREA (a)	10,000 SF	5,916.06 SF	NO CHANGE	NO	EXISTING NON-CONFORMING
MINIMUM LOT WIDTH (a)	75 FT.	46.58 FT.	NO CHANGE	NO	EXISTING NON-CONFORMING
MINIMUM FRONT YARD SETBACK	15 FT.	25.33 FT.	NO CHANGE	NO	
MINIMUM SIDE YARD SETBACK (EACH)	10 FT./ 10 FT.	4.93 FT./ 7.76 FT.	7.64 FT./ 7.76 FT.	YES	FOR ADDITION
MINIMUM REAR YARD	(1),(2),(3),(4)	57.79 FT.	NO CHANGE	NO	25% OF LOT DEPTH = 32.01 FT.
MAXIMUM BUILDING HEIGHT	36 FT./ 3 STO.	34 FT./ 3 STO.	NO CHANGE	NO	
MAXIMUM COVERAGE	75%	75.81%	NO CHANGE	NO	EXISTING NON-CONFORMING
MINIMUM PARKING SPACES	2 PER D.U.	4 SPACES	4 SPACES	NO	2 DWELLING UNITS
MINIMUM PARKING SIDE SETBACK	5 FT.	5 FT.	NO CHANGE	NO	
MINIMUM PARKING REAR SETBACK	24 FT.	11.45 FT.	NO CHANGE	NO	EXISTING NON-CONFORMING

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 ABUTTING 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 25% OF THE LOT DEPTH
5. IF DOORS OR WINDOWS ARE PROVIDED ON SIDE WALL, AT LEAST 10 FEET IS REQUIRED OR WHERE ABUTTING 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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BUILDING AND ZONING DATA	
MUNICIPALITY	SOUTH ORANGE VILLAGE
LOT	21
BLOCK	2102
ZONE	B2
EXISTING BUILDING CLASSIFICATION	TO BE VERIFIED
NEW ELEMENTS BUILDING CLASS	5A (1-HOUR IN BETWEEN HOUSES)/5B
USE GROUP	R5
HEIGHT OF STRUCTURE	34 FT.

FLOOR AREA			
FLOOR	EXISTING (SQ. FT.)	ADDITION (SQ. FT.)	AREA (SQ. FT.)
CELLAR	1,112.50	NONE	1,112.50
FIRST FLOOR	1,116.71	NONE	1,116.71
SECOND FLOOR	917.07	NONE	917.07
THIRD FLOOR	706.61	210.46	917.07
TOTAL FLOOR AREA	3,852.89	210.46	4,063.35 SQ. FT.

VOLUME			
FLOOR	EXISTING (CU. FT.)	PROPOSED (CU. FT.)	VOLUME (CU. FT.)
CELLAR	8,900	SAME	8,900
FIRST FLOOR	10,608.75	SAME	10,608.75
SECOND FLOOR	8,327	SAME	8,327
THIRD FLOOR	4,084.21	8,547.09	8,547.09
TOTAL VOLUME			36,382.84 CU. FT.

1	SEPTEMBER 3, 2019	COMPLETENESS REPORT
NO.	DATE	COMMENT

APPROVAL STAMPS AND SIGNATURES

DRAWING TITLE	BSCAN 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
	PAGE NO.	Z-100.00

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(c)(2) OR 6.7(c)(2) ARE MET, AS APPLICABLE. (FIRE)

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. (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 COPPER 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 IN 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 TWO 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.

I. 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 ALTERED, 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 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 3/8 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

406.3(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;

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

OUTLET 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 GROUNDED 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/SEATHING OR THE FRAMING OF ANY WALL, FLOOR, CEILING, OR ROOF ASSEMBLY THAT IS PART OF THE BUILDING THERMAL ENVELOPE (ENCLOSURES 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.

I. IN THE EVENT THAT INSULATION MEETING THE R-VALUES ABOVE CANNOT BE INSTALLED DUE TO SPACE CONSTRAINTS,

INSULATION THAT FILLS THE CAVITIES OF THE FRAMED ASSEMBLY SHALL BE INSTALLED.

10. WHEN PENETRATION (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 403.2.1 OF 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 AN 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 GROUP I-4, 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. 5:23-3.2(c)(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.

I. EXCEPTION: WINDOWS MAY BE REPLACED WITH WINDOWS LIKE THOSE EXISTING WITHOUT MEETING THE SIZE REQUIREMENTS OF THE BUILDING SUBCODE.

1. IN SLEEPING ROOMS BELOW THE FOURTH STORY IN OCCUPANCIES OF GROUPS R OR I-1, WHERE THE SIZE OF WINDOW OPENINGS IS BEING CHANGED, AT LEAST ONE WINDOW SHALL:

(1) BE OPERABLE;

(2) HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES;

(3) HAVE A WIDTH OF AT LEAST 20 INCHES, A HEIGHT OF AT LEAST 24 INCHES AND A MINIMUM OF TOTAL AREA OF 5.7 SQUARE FEET MEASURED FROM HEAD TO SILL AND FROM SIDE TO SIDE.

4. NEW WINDOW OPENINGS IN SLEEPING ROOMS SHALL NOT BE REQUIRED TO MEET THESE REQUIREMENTS IN BUILDINGS

WHERE THE SLEEPING ROOM IS PROVIDED WITH A DOOR TO A CORRIDOR HAVING ACCESS TO TWO REMOTE EXITS OR IN

BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.

II. BASEMENT WINDOWS IN BUILDINGS OF GROUP R-2 SHALL COMPLY WITH THE REQUIREMENTS OF N.J.A.C. 5:23-6.26(b)(3) WHERE THE WINDOW SERVES AS THE SECOND MEANS OF EGRESS FROM THE DWELLING UNIT.

1. WHEN BATHROOM FIXTURES OR HARDWARE ARE REPLACED, THE REPLACEMENT FIXTURES OR HARDWARE SHALL COMPLY WITH ICC/ANSI A117.1-2003, 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)

(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, 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 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 13/8 INCH DOOR.

5. IN BUILDINGS REQUIRED BY THE BARRIER FREE SUBCODE TO BE ACCESSIBLE, WHEN ENTRANCE STEPS ARE BEING REPLACED, AN ACCESSIBLE ENTRANCE SHALL BE PROVIDED IF THIS DOES NOT ADD MORE THAN 20 PERCENT TO THE COST OF REPLACING THE STEPS. (BUILDING)

I. IF AT LEAST 50 PERCENT OF THE OTHER BUILDING ENTRANCES ARE ACCESSIBLE, THEN THE INSTALLATION OF A RAMP SHALL

NOT BE REQUIRED.

II. WHEN PROVIDING VERTICAL ACCESS IS PART OF THE SCOPE OF WORK, A LIMITED USE LIMITED APPLICATION ELEVATOR

OR PLATFORM LIFT MAY BE INSTALLED AS PERMITTED BY N.J.A.C. 5:23-7.1. (BUILDING)

7. 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)

8. 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)

9. 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 406.3(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 CONCRETE CONSTRUCTION, DEFLECTION SHALL NOT EXCEED L/180 FOR ROOFS OR L/240 FOR FLOORS.

2. FIRE PROTECTION SYSTEM REMOVAL: ANY FIRE PROTECTION SYSTEM PROVIDING PARTIAL OR REDUNDANT PROTECTION ORIGINALLY INSTALLED TO PROTECT A SPECIAL HAZARD THAT NO LONGER EXISTS AND THAT IS NOT REQUIRED IN ACCORDANCE WITH THE CURRENT UNIFORM CONSTRUCTION CODE, IS ALLOWED TO BE REMOVED WITH THE WRITTEN APPROVAL OF THE FIRE SUBCODE OFFICIAL AND FIRE OFFICIAL. ALL DISCONNECTED EQUIPMENT AND DEVICES, SUCH AS PULL STATIONS, NOZZLES, DETECTORS,

SPRINKLERS, SENSORS, PANELS AND HOSE CONNECTIONS, SHALL BE REMOVED SO AS NOT TO GIVE A FALSE INDICATION THAT THE STRUCTURE, AREA OR SPACE IS PROTECTED. (FIRE)

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. (BUILDING)

4. CONSTRUCTION MATERIALS USED AS PART OF AN ALTERATION PROJECT SHALL BE CONSISTENT WITH THE EXISTING CONSTRUCTION TYPE OR THE ALLOWABLE CONSTRUCTION TYPE, WHICHEVER IS LESS RESTRICTIVE.

(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 COPPER 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 IN 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 TWO 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.

I. 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 ALTERED, 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, A SINGLE FIXTURE UNISEX ACCESSIBLE BATHROOM SHALL BE PERMITTED. THIS MAY BE ACCOMPLISHED BY PROVIDING TWO UNISEX BATHROOMS, ONE OF WHICH IS ACCESSIBLE. (BUILDING)

IV. WHERE IT IS TECHNICALLY INFEASIBLE TO GAIN COMPLIANCE WITH THE ALTERED BATHROOM, SIGNAGE TO THE CLOSEST

ACCESSIBLE BATHROOM (IF ANY) SHALL BE PROVIDED AT THE ALTERED BATHROOM. (BUILDING)

3. IN BUILDINGS REQUIRED BY THE BARRIER FREE SUBCODE TO BE ACCESSIBLE, WHEN SPACE IS RECONFIGURED, THE ALTERED SPACE SHALL COMPLY WITH THE BARRIER FREE SUBCODE, N.J.A.C. 5:23-7. WHERE FULL COMPLIANCE IS TECHNICALLY INFEASIBLE, COMPLIANCE SHALL BE ACHIEVED TO THE MAXIMUM EXTENT FEASIBLE. (BUILDING)

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

I. IN BUILDINGS REQUIRED BY THE BARRIER FREE SUBCODE TO BE ACCESSIBLE, WHEN NEW DOOR OPENINGS ARE CREATED, EXISTING DOOR OPENINGS ARE ENLARGED OR DOOR ASSEMBLIES ARE REPLACED AND THE REQUIRED DOOR WIDTH CAN BE ACHIEVED WITHIN THE EXISTING OPENING, THE NEW DOOR SHALL COMPLY WITH ICC/ANSI A117.1-2003, SECTION 404.

(1) IF THE DOOR BEING ADDED, ENLARGED OR REPLACED IS A BUILDING ENTRANCE AND AT LEAST 50 PERCENT OF THE ENTRANCE DOORS ARE ACCESSIBLE, THEN THE DOOR BEING ADDED, ENLARGED OR REPLACED IS NOT REQUIRED TO COMPLY WITH ICC/ANSI A117.1-2003, SECTION 404.

II. REPLACEMENT DWELLING UNIT, GUEST ROOM OR ROOMING UNIT CORRIDOR DOORS IN GROUPS I-1, R-1 OR R-2 SHALL BE 13/4 INCH SOLID CORE WOOD OR APPROVED EQUAL WITH APPROVED DOOR CLOSERS AND SHALL NOT HAVE ANY GLASS PANELS, OTHER THAN APPROVED WIRE GLASS IN METAL FRAMES.

(1) 13/8 INCH SOLID CORE REPLACEMENT DOORS SHALL BE ACCEPTED IF THE EXISTING FRAME IS NOT BEING REPLACED AND WILL ACCOMMODATE ONLY A 13/8 INCH DOOR.

5. IN BUILDINGS REQUIRED BY THE BARRIER FREE SUBCODE TO BE ACCESSIBLE, WHEN ENTRANCE STEPS ARE BEING REPLACED, AN ACCESSIBLE ENTRANCE SHALL BE PROVIDED IF THIS DOES NOT ADD MORE THAN 20 PERCENT TO THE COST OF REPLACING THE STEPS. (BUILDING)

I. IF AT LEAST 50 PERCENT OF THE OTHER BUILDING ENTRANCES ARE ACCESSIBLE, THEN THE INSTALLATION OF A RAMP SHALL

NOT BE REQUIRED.

II. WHEN PROVIDING VERTICAL ACCESS IS PART OF THE SCOPE OF WORK, A LIMITED USE LIMITED APPLICATION ELEVATOR

OR PLATFORM LIFT MAY BE INSTALLED AS PERMITTED BY N.J.A.C. 5:23-7.1. (BUILDING)

7. 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)

8. 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)

9. 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 406.3(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

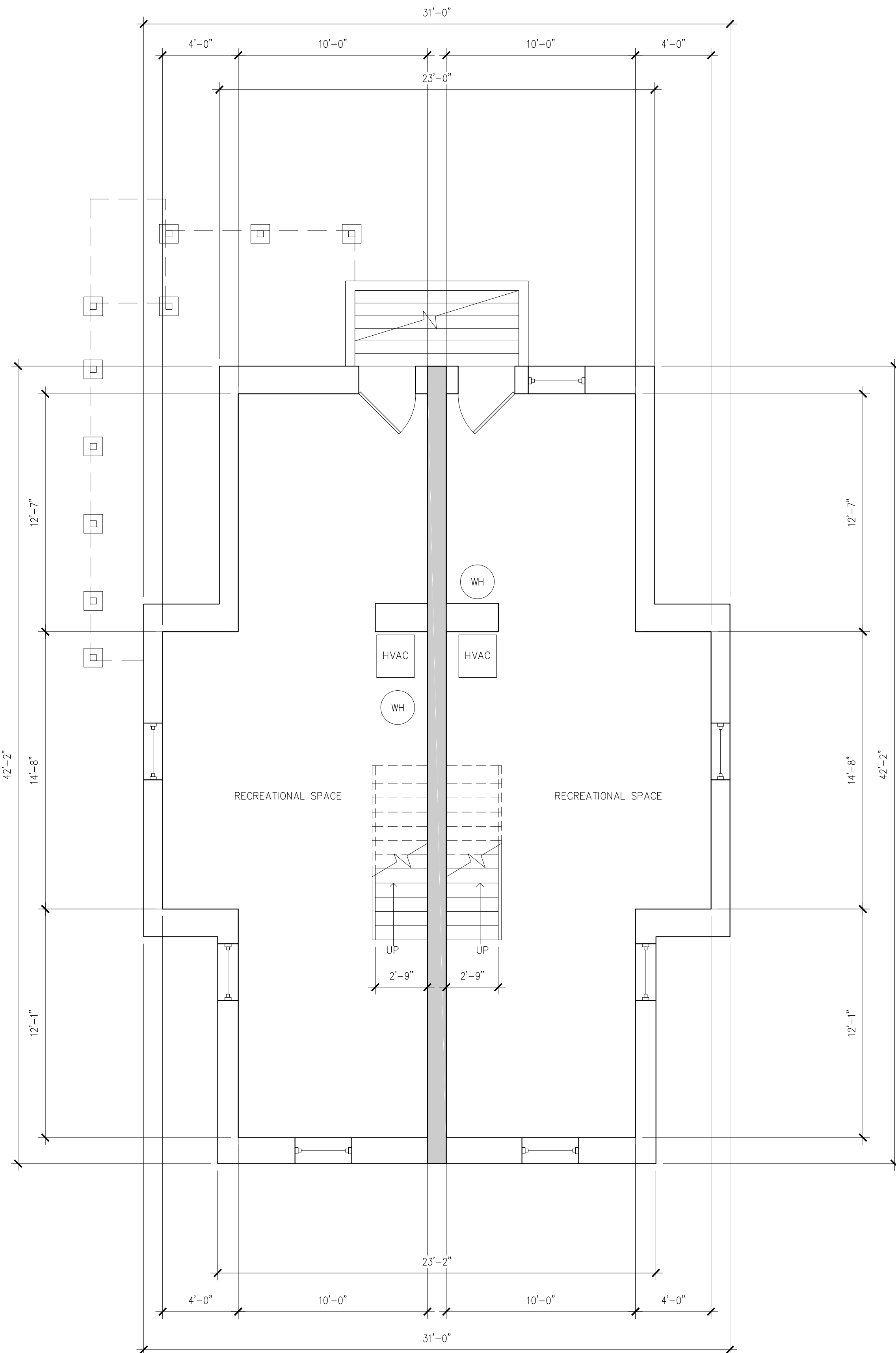
OVER FUSING OR TAMPERING PER SECTION 240.51(b) OF THE ELECTRICAL SUBCODE;

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

2. FIRE PROTECTION SYSTEM REMOVAL: ANY FIRE PROTECTION SYSTEM PROVIDING PARTIAL OR REDUNDANT PROTECTION ORIGINALLY INSTALLED TO PROTECT A SPECIAL HAZARD THAT NO LONGER EXISTS AND THAT IS NOT REQUIRED IN ACCORDANCE WITH THE CURRENT UNIFORM CONSTRUCTION CODE, IS ALLOWED TO BE REMOVED WITH THE WRITTEN APPROVAL OF THE FIRE SUBCODE OFFICIAL AND FIRE OFFICIAL. ALL DISCONNECTED EQUIPMENT AND DEVICES, SUCH AS PULL STATIONS, NOZZLES, DETECTORS,

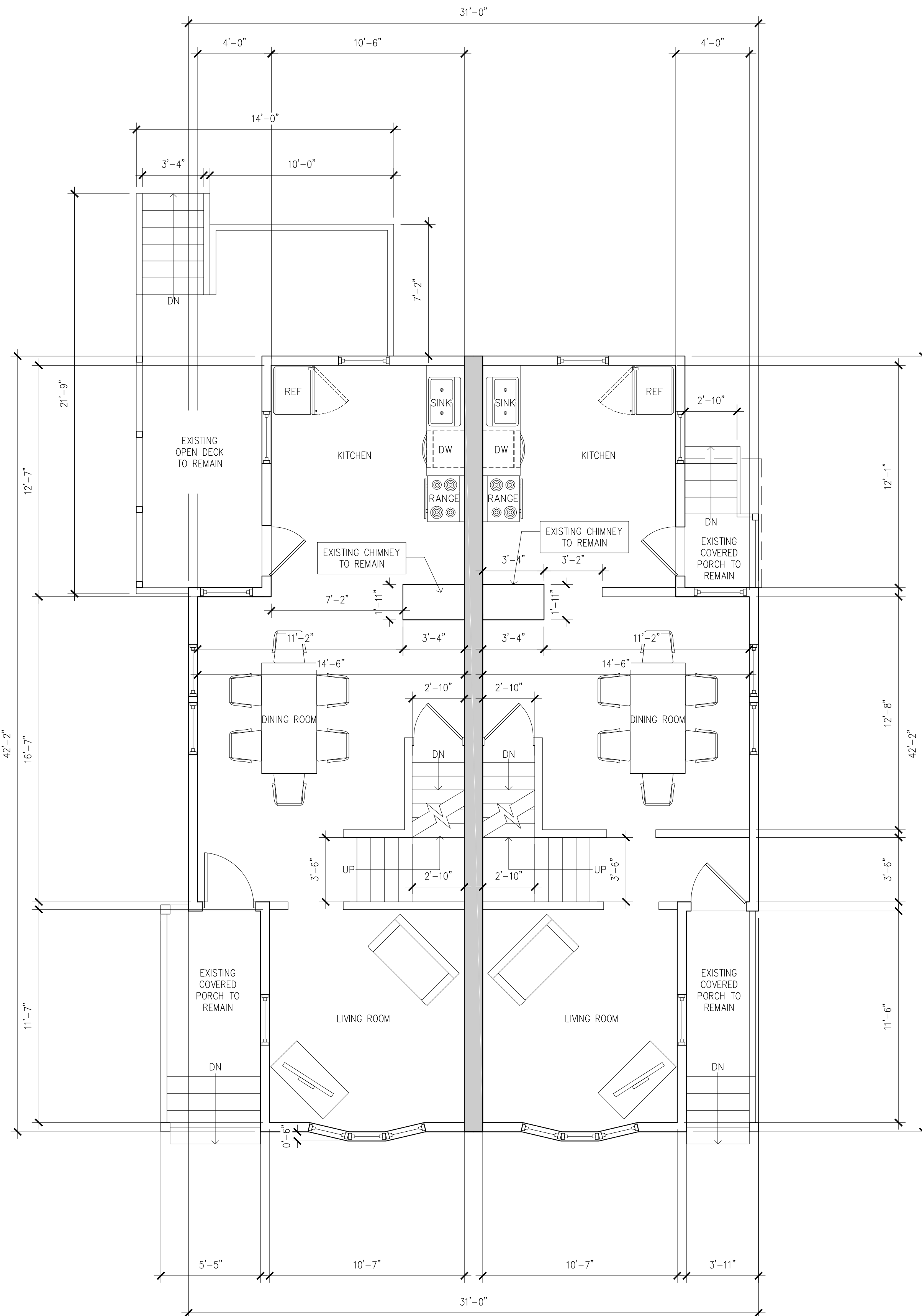
SPRINKLERS, SENSORS, PANELS AND HOSE CONNECTIONS, SHALL BE REMOVED SO AS NOT TO GIVE A FALSE INDICATION THAT THE STRUCTURE, AREA OR SPACE IS PROTECTED. (FIRE)

3. NO WORK SHALL BE UNDERTAKEN THAT DIMINISH



1 EXISTING CELLAR PLANS

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



2 EXISTING FIRST FLOOR PLANS

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

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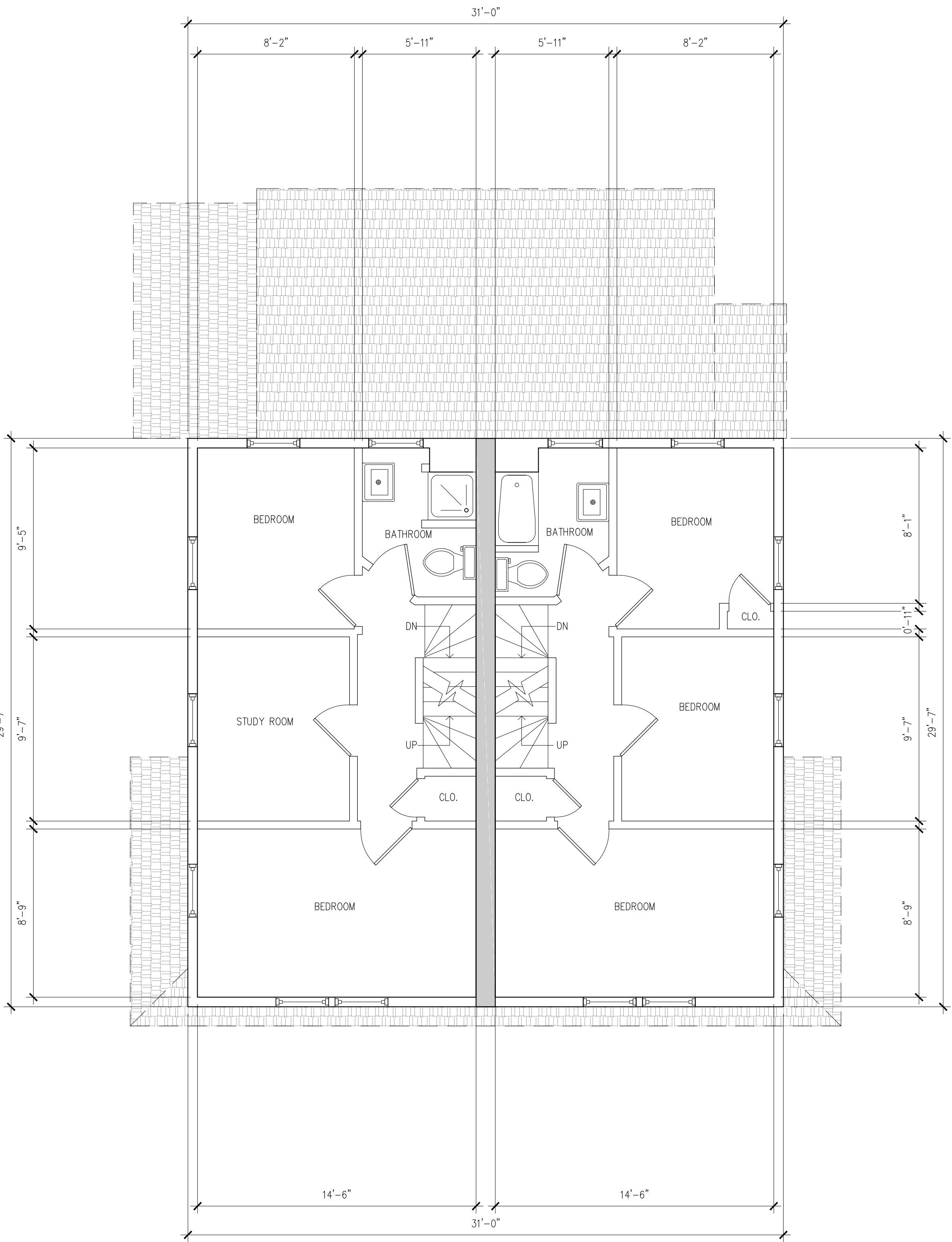
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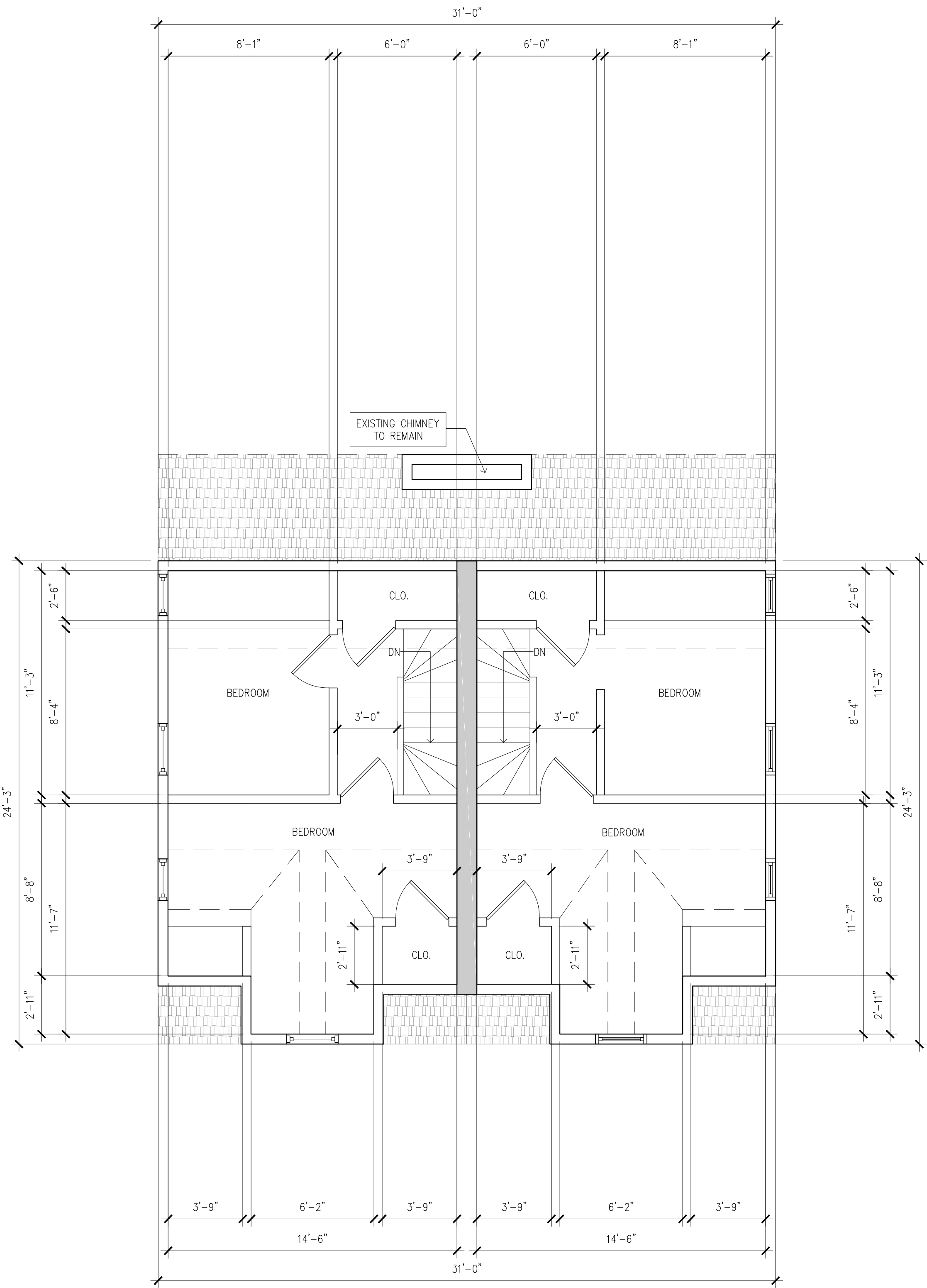
LEGEND	
	EXISTING 2-HOUR WALL
	WALLS TO BE DEMOLISHED

NO.			DATE	COMMENT		
APPROVAL STAMPS AND SIGNATURES						
DRAWING TITLE			BSCAN STICKER			
EXISTING FLOOR PLANS						
PROJECT NAME AND ADDRESS						
284-286 IRVINGTON AVENUE, SOUTH ORANGE, NJ BLOCK 2102, LOT 21						
PROJECT DESCRIPTION						
REHABILITATION & ALTERATION OF AN 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 5 ,2019		
	FILE		BUILDING PLAN ID NUMBER			
	PAGE NO.		A-100.00			



1 EXISTING SECOND FLOOR PLAN

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



2 EXISTING THIRD FLOOR PLAN

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

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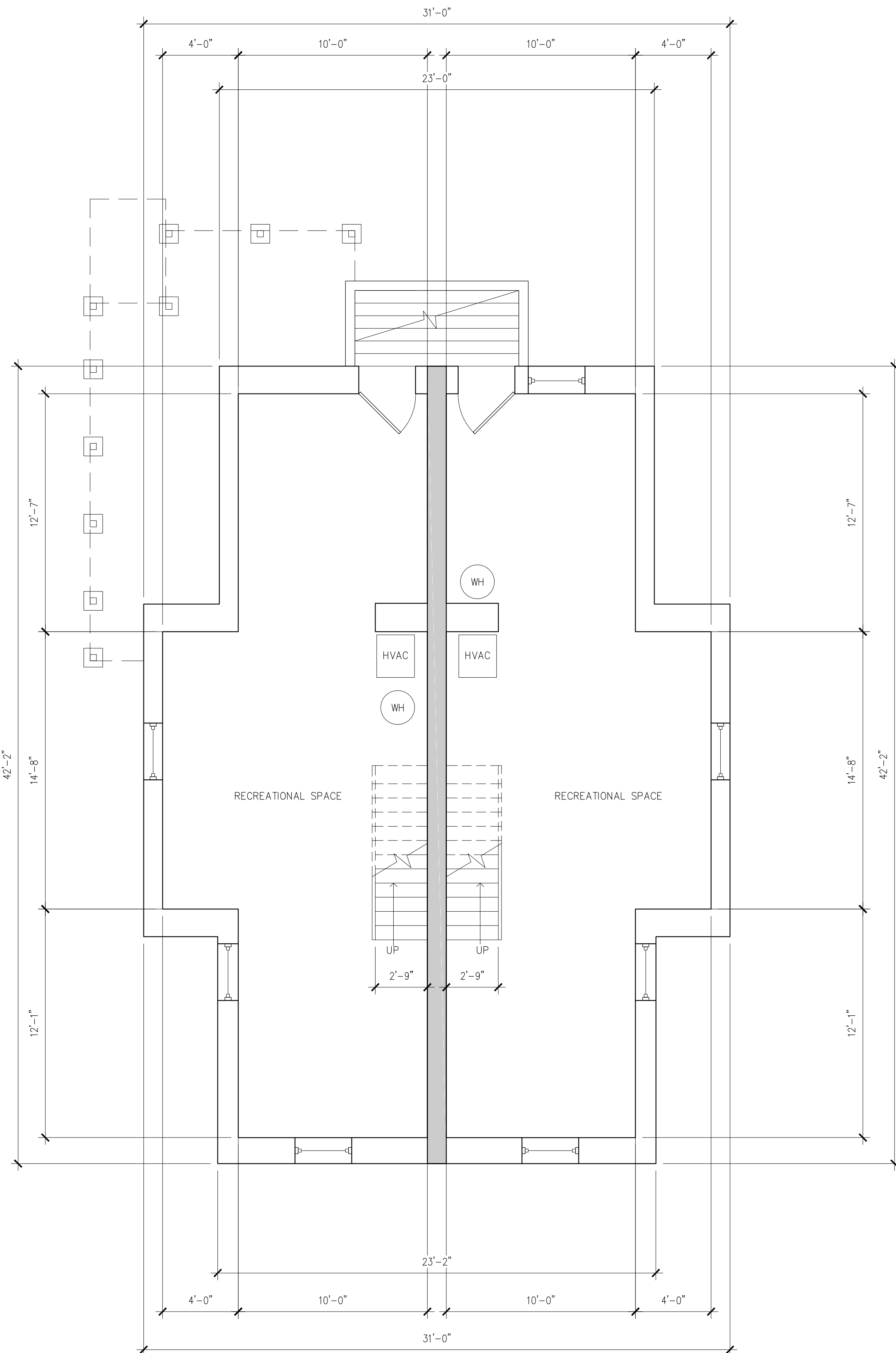
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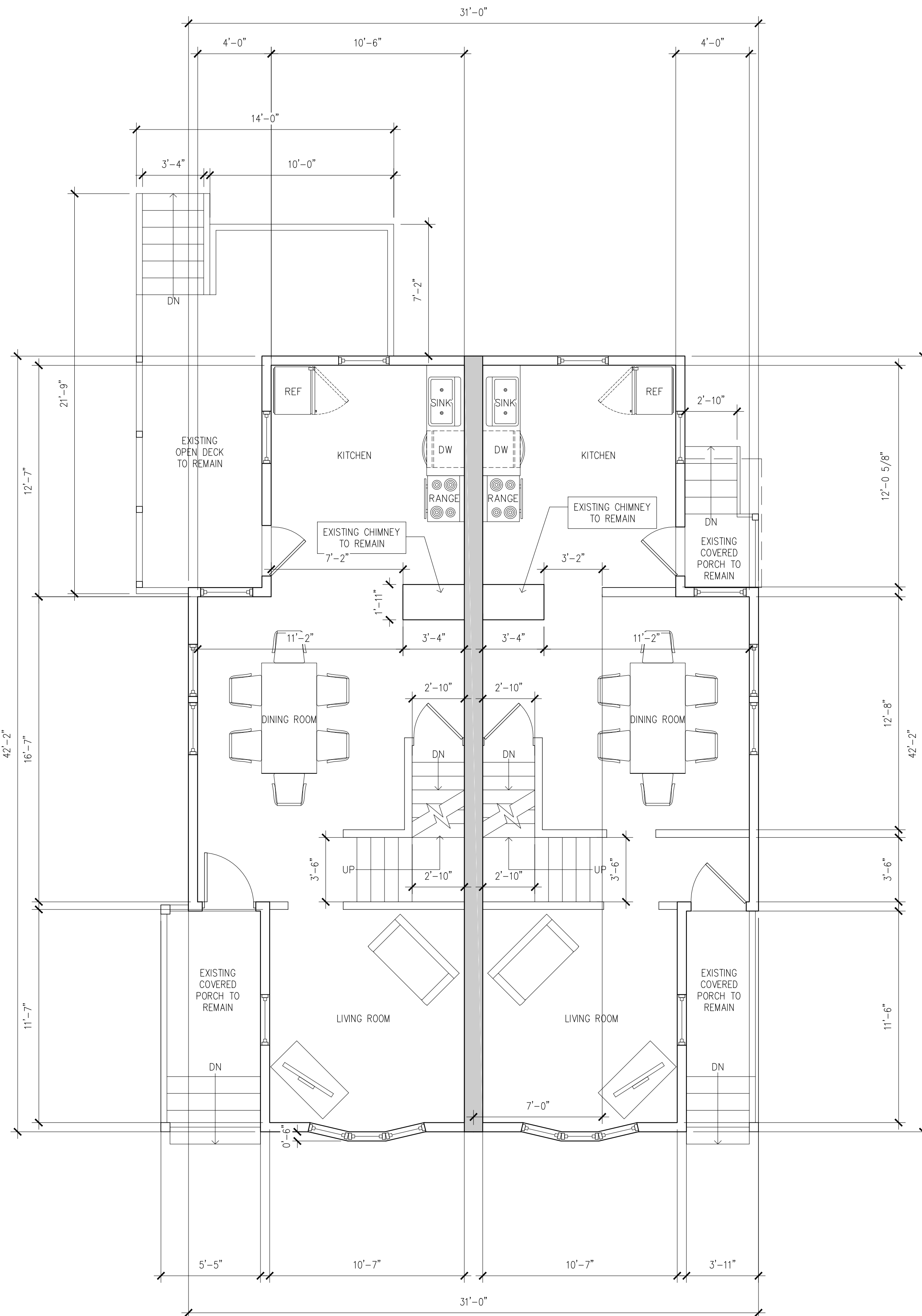
LEGEND	
	EXISTING 2-HOUR WALL
	WALLS TO BE DEMOLISHED

NO.			DATE	COMMENT		
APPROVAL STAMPS AND SIGNATURES						
DRAWING TITLE				BSCAN STICKER		
EXISTING FLOOR PLANS						
PROJECT NAME AND ADDRESS						
284-286 IRVINGTON AVENUE, SOUTH ORANGE, NJ BLOCK 2102, LOT 21						
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OWNER'S NAME AND ADDRESS						
LIU, LI & YANG LI 978 SOUTH ORANGE AVENUE, SHORT HILLS, NJ 07078						
SEAL 	DRAWN BY	SCALE				
	MCB	AS SHOWN				
	CHECKED BY	DATE				
	RC	AUGUST 5 ,2019				
FILE		BUILDING PLAN ID NUMBER				
PAGE NO.		A-101.00				



1 EXISTING CELLAR PLANS

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



2 EXISTING FIRST FLOOR PLANS

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



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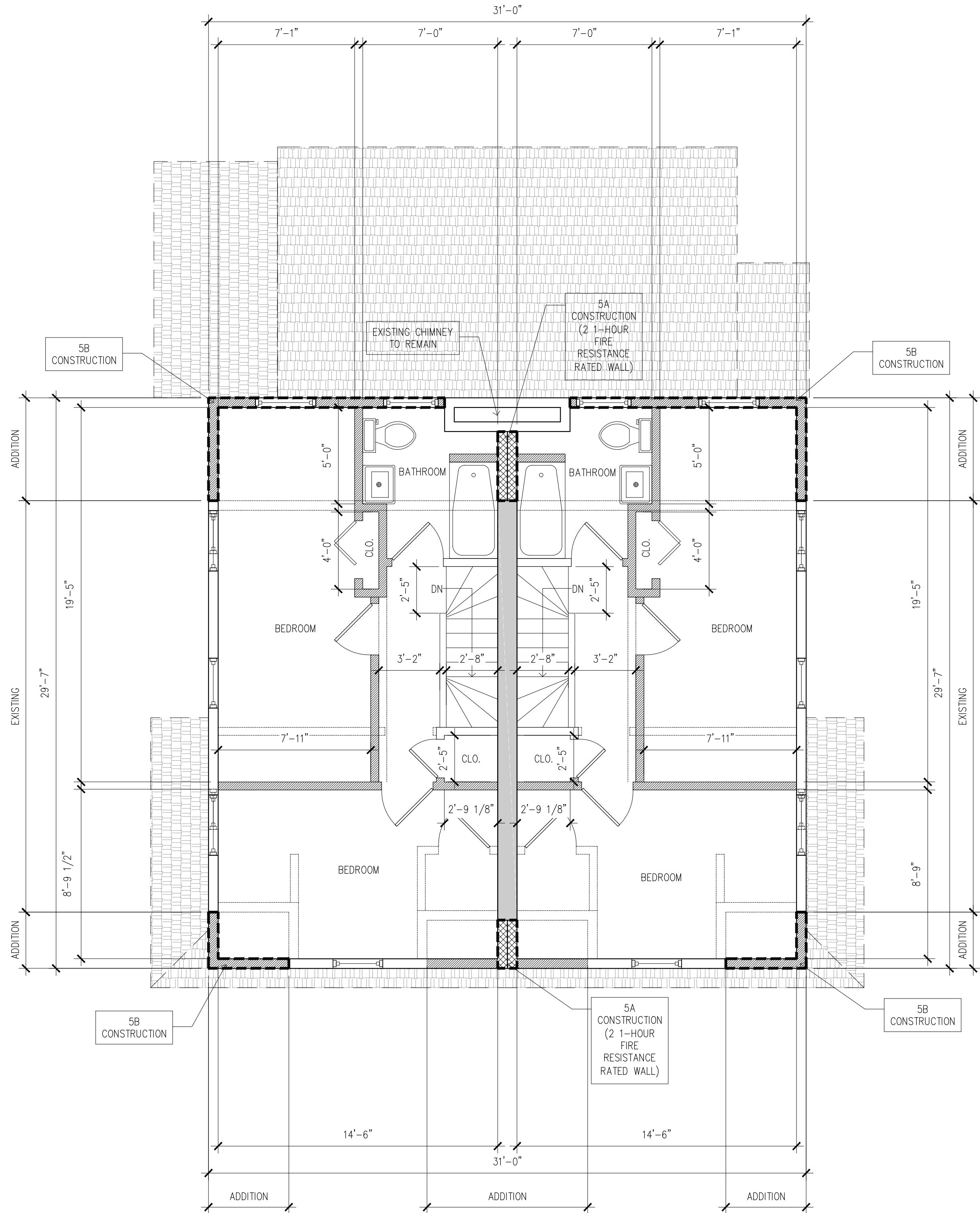
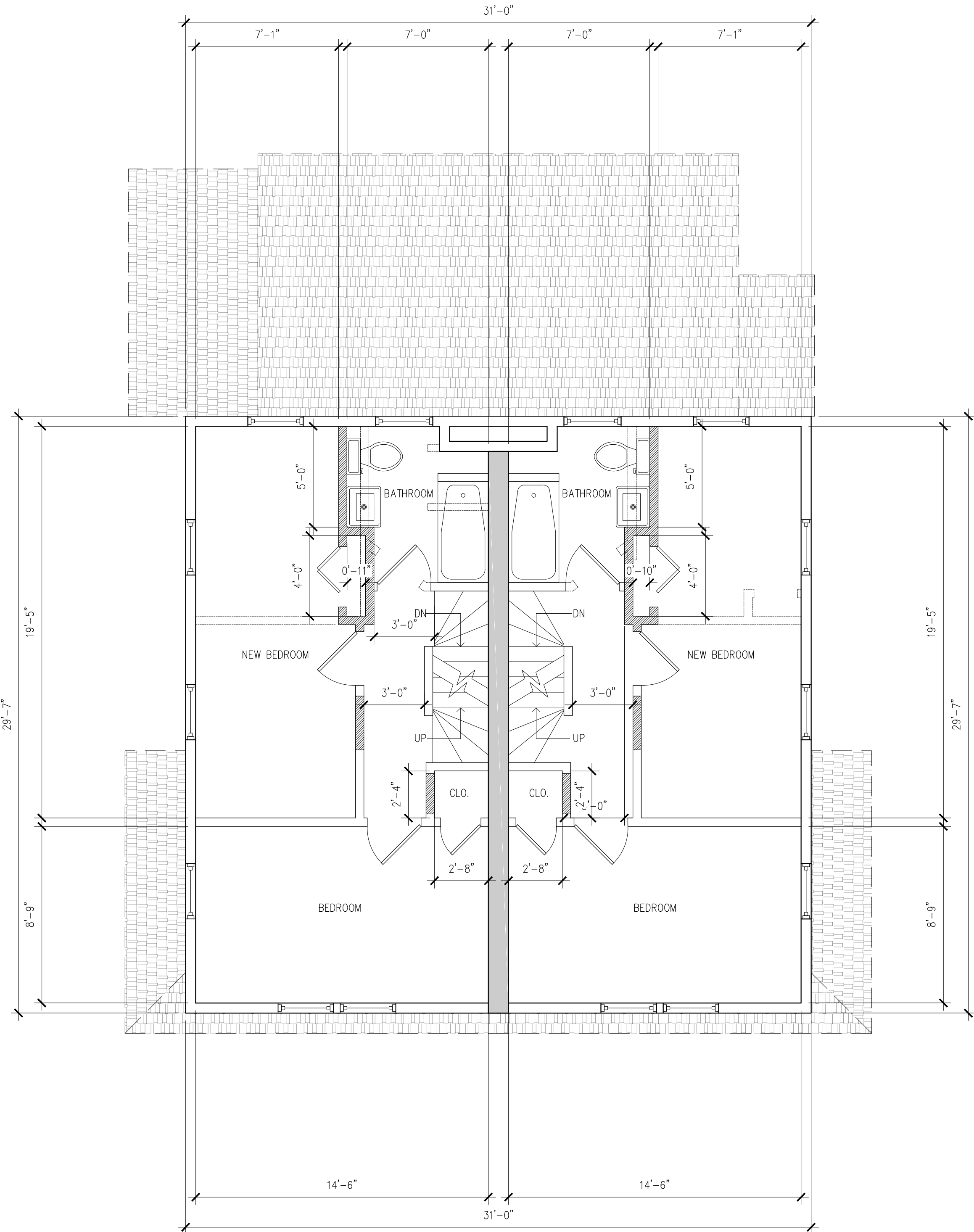
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LEGEND	
	EXISTING 2-HOUR WALL
	WALLS TO BE DEMOLISHED

NO.	DATE	COMMENT
PROVAL STAMPS AND SIGNATURES		
DRAWING TITLE EXISTING FLOOR PLANS		BSCAN STICKER
PROJECT NAME AND ADDRESS 284-286 IRVINGTON AVENUE, SOUTH ORANGE, NJ BLOCK 2102, LOT 21		
PROJECT DESCRIPTION REHABILITATION & ALTERATION OF AN EXISTING THREE STORY TWO-FAMILY DWELLING		
OWNER'S NAME AND ADDRESS LIU, LI & YANG LI 978 SOUTH ORANGE AVENUE, SHORT HILLS, NJ 07078		
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	CHECKED BY RC	DATE AUGUST 5 ,2019
	FILE	BUILDING PLAN ID NUMBER
	PAGE NO.	A-102.00



INTERNATIONAL RESIDENTIAL CODE 2018
SECTION R302 FIRE-RESISTANT CONSTRUCTION
R302.2 TOWNHOUSES' WALL SEPARATING TOWNHOUSE UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R302.2.1 OR R302.2.2

R302.2.1 DOUBLE WALLS. EACH TOWNHOUSE SHALL BE SEPARATED BY TWO 1-HOUR FIRE -RESISTANCE-RATED WALL ASSEMBLIES TESTED IN ACCORDANCE WITH ASTM E119, UL 263 OR SECTION 703.3 OF THE INTERNATIONAL BUILDING CODE

R302.2.2 COMMON WALLS. COMMON WALLS SEPARATING TOWNHOUSES SHALL BE ASSIGNED A FIRE-RESISTANCE RATING IN ACCORDANCE WITH ITEM 1 OR 2. THE COMMON WALL SHARED BY TWO TOWNHOUSES SHALL BE CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS IN THE CAVITY OF THE COMMON WALL. THE WALL SHALL BE RATED FOR FIRE EXPOSURE FROM BOTH SIDES AND SHALL EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALLS AND THE UNDERSIDE OF THE ROOF SHEATHING. ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE ELECTRICAL SUBCODE (N.J.A.C. 5:23-3.16). PENETRATIONS OF THE MEMBRANE OF COMMON WALLS FOR ELECTRICAL OUTLET BOXES SHALL BE IN ACCORDANCE WITH SECTION R302.4.

1. WHERE A FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION P2904 IS PROVIDED, THE COMMON WALL SHALL BE NOT LESS THAN Q 1-HOUR FIRE -RESISTANCE -RATED WALL ASSEMBLY TESTED IN ACCORDANCE WITH ASTM E119, UL 263 OR SECTION 703.3 OF THE INTERNATIONAL BUILDING CODE.

2. WHERE A FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION P2904 IS NOT PROVIDED, THE COMMON WALL SHALL BE NOT LESS THAN A 2-HOUR FIRE RESISTANCE-RATED WALL ASSEMBLY TESTED IN ACCORDANCE WITH ASTM E119, UL 263 OR SECTION 703.3 OF THE INTERNATIONAL BUILDING CODE.

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LEGEND	
	EXISTING 2-HOUR WALL
	NEW 1-HOUR WALLS
	NEW WALLS

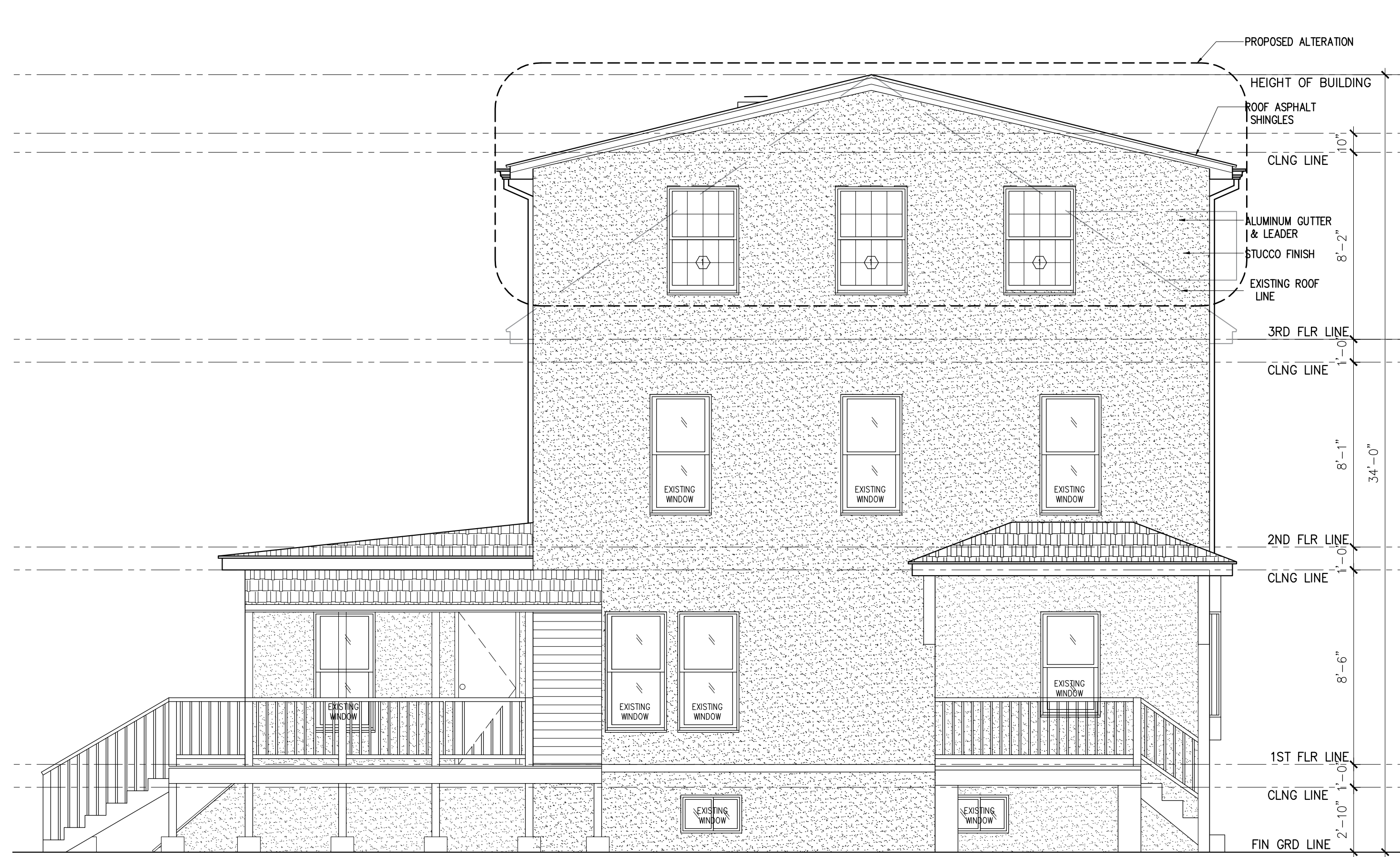
NO.	DATE	COMMENT
APPROVAL STAMPS AND SIGNATURES		

DRAWING TITLE PROPOSED FLOOR PLANS		BSCAN STICKER
PROJECT NAME AND ADDRESS 284-286 IRVINGTON AVENUE, SOUTH ORANGE, NJ BLOCK 2102, LOT 21		
PROJECT DESCRIPTION REHABILITATION & ALTERATION OF AN 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 CHECKED BY RC FILE PAGE NO.	SCALE AS SHOWN DATE AUGUST 5 ,2019 BUILDING PLAN ID NUMBER A-103.00



1 PROPOSED FRONT ELEVATION

SCALE: $\frac{3}{4}$ "=1'-0"



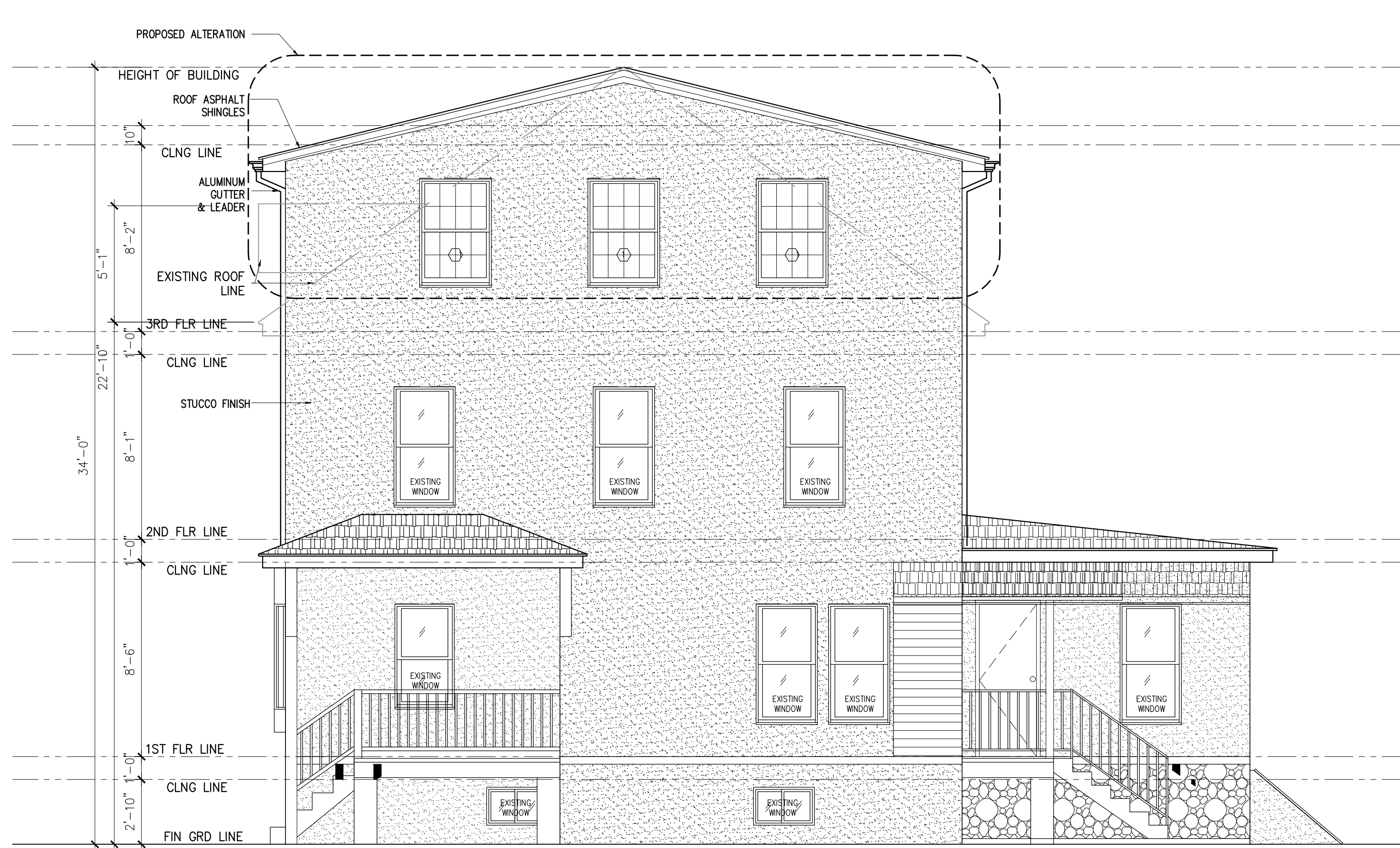
2 PROPOSED LEFT SIDE ELEVATION

SCALE: $\frac{3}{4}$ "=1'-0"



3 PROPOSED REAR ELEVATION

SCALE: $\frac{3}{4}$ "=1'-0"



4 PROPOSED RIGHT SIDE ELEVATION

SCALE: $\frac{3}{4}$ "=1'-0"

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NO.	DATE	COMMENT
APPROVAL STAMPS AND SIGNATURES		

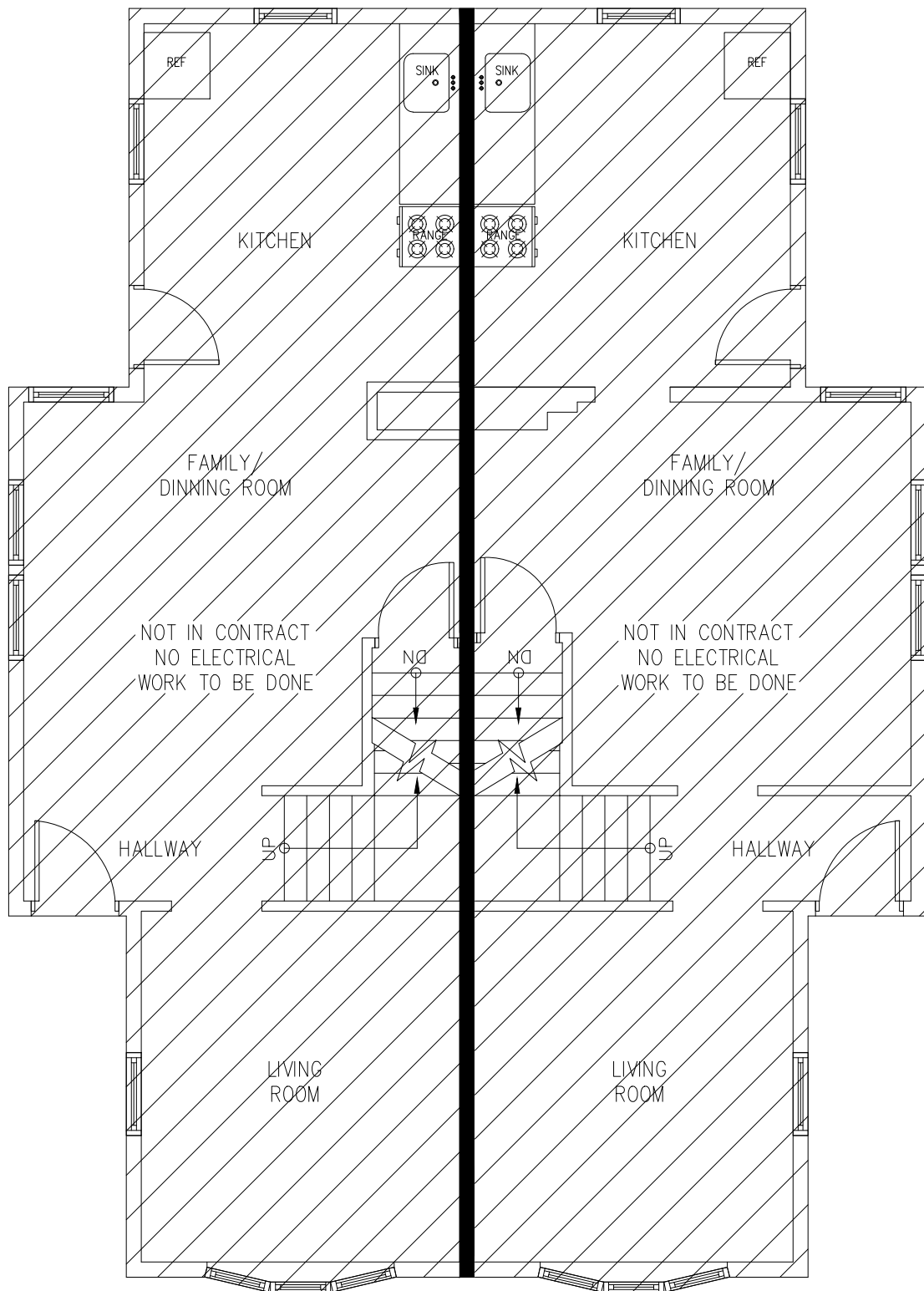
DRAWING TITLE	BSCAN STICKER
PROPOSED ELEVATIONS	

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

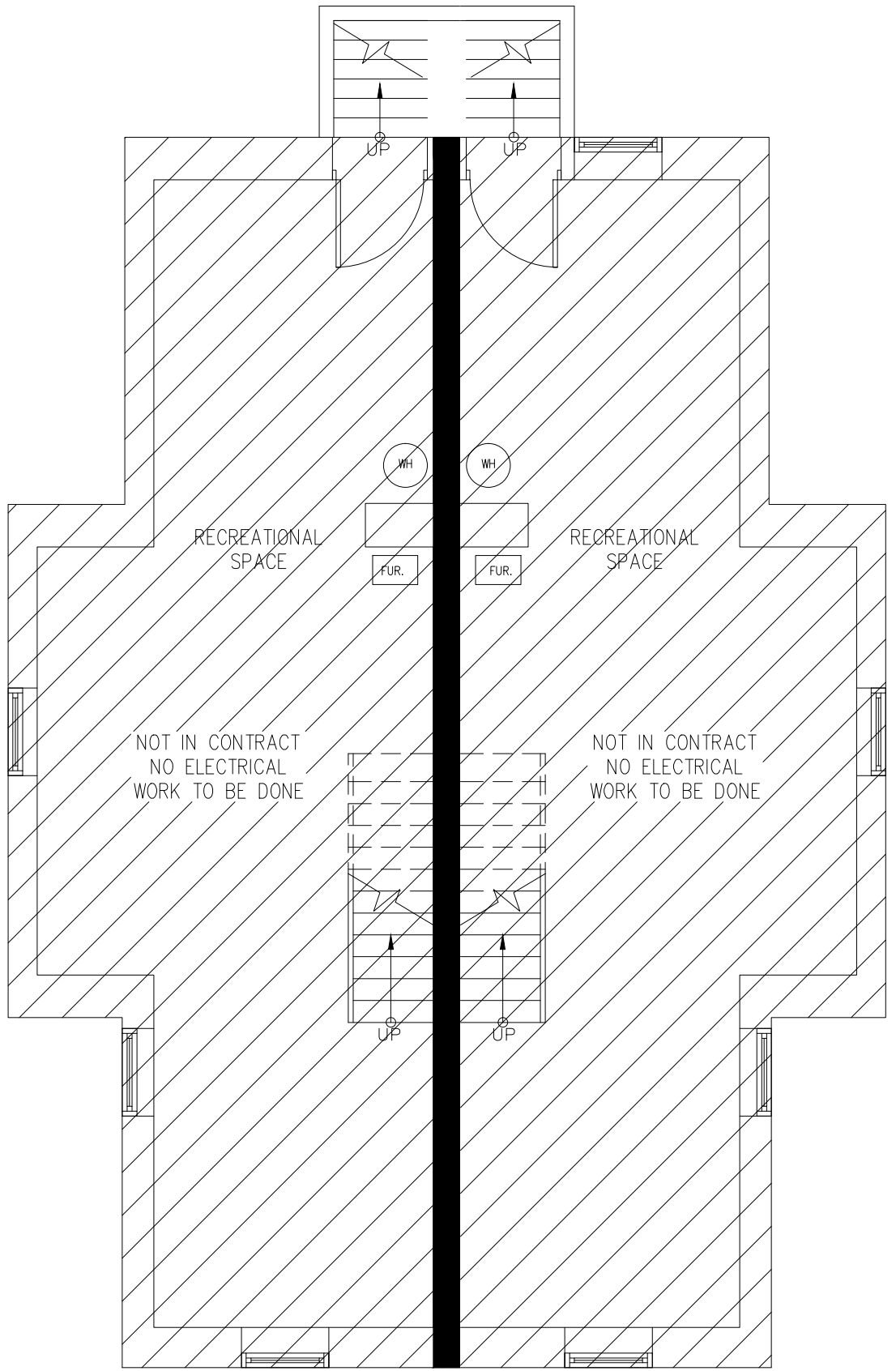
PROJECT DESCRIPTION
REHABILITATION & ALTERATION OF AN EXISTING THREE STORY TWO-FAMILY DWELLING

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

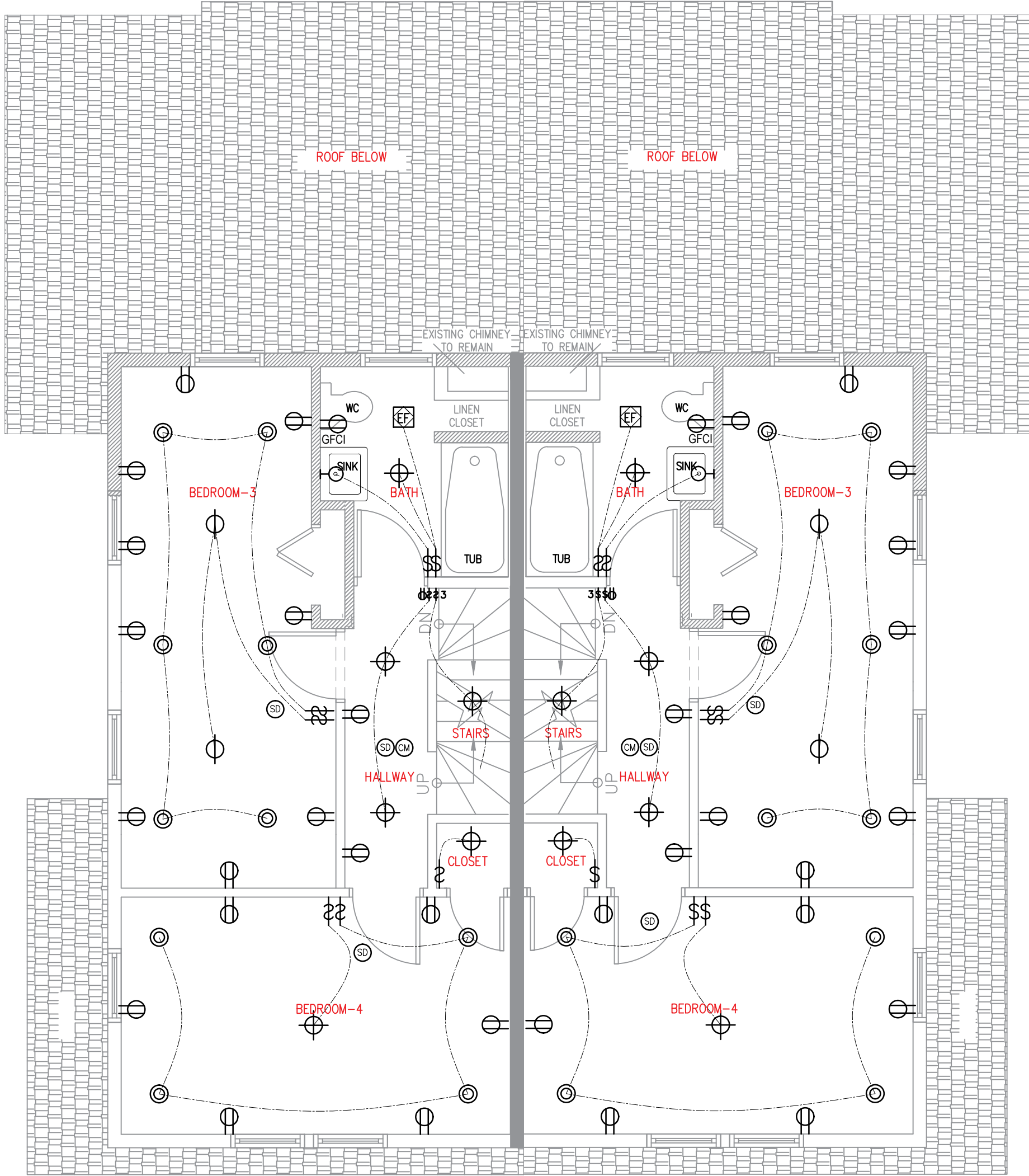
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FILE	BUILDING PLAN ID NUMBER	
PAGE NO.		A-200.00



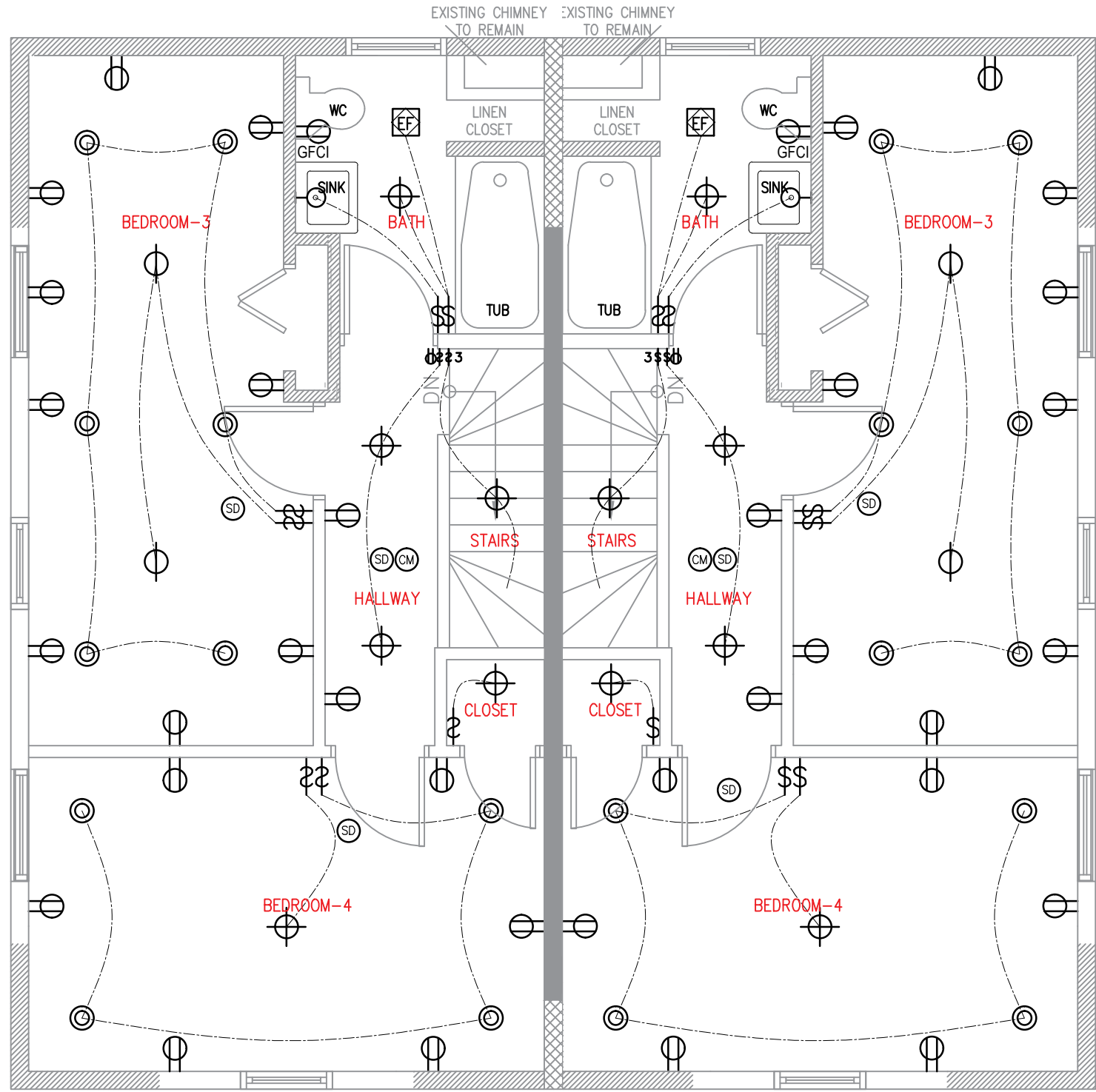
1 ELEC. FIRST FLR PLAN: Scale: 3/16" = 1'0"



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

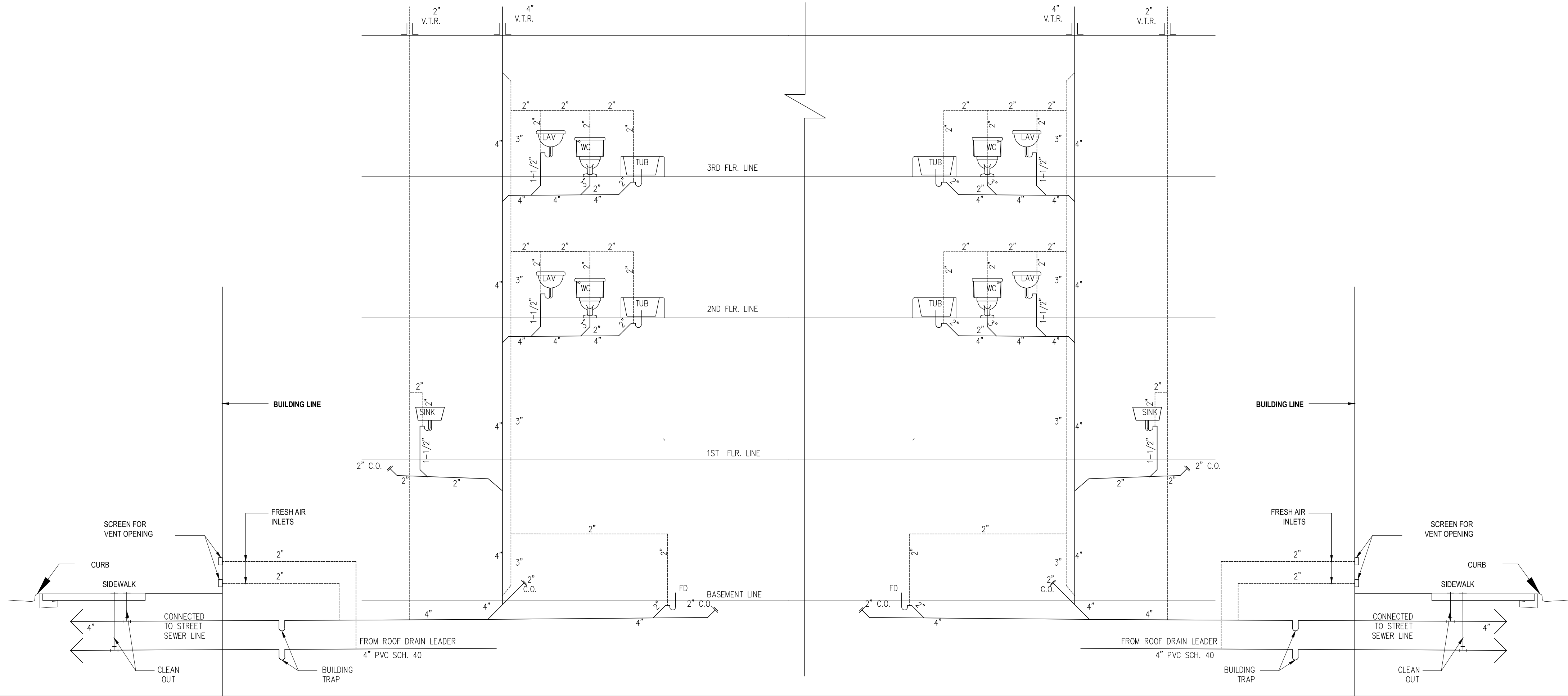
SYMBOL	DESCRIPTION
⏻	SINGLE SWITCH
⏻3	THREE-WAY SWITCH
⏻GFCI	GROUND CIRCUIT FAULT INTERRUPTER OUTLET
⏻	ELECTRICAL OUTLET
⏻WP	WEATHER PROOF OUTLET
⏻	WALL-MOUNTED LIGHT FIXTURE
⏻	WALL-MOUNTED LIGHT FIXTURE WITH SENSOR
⏻	RECESSED INCANDESCENT LIGHT FIXTURE
⏻	SUSPENDED INCANDESCENT LIGHT FIXTURE
⏻	EXHAUST FAN
⏻	CEILING FAN
⏻	SMOKE DETECTOR
⏻	CARBON MONOXIDE
⏻	HEAT DETECTOR
⏻	ELECTRICAL PANEL

ELECTRICAL

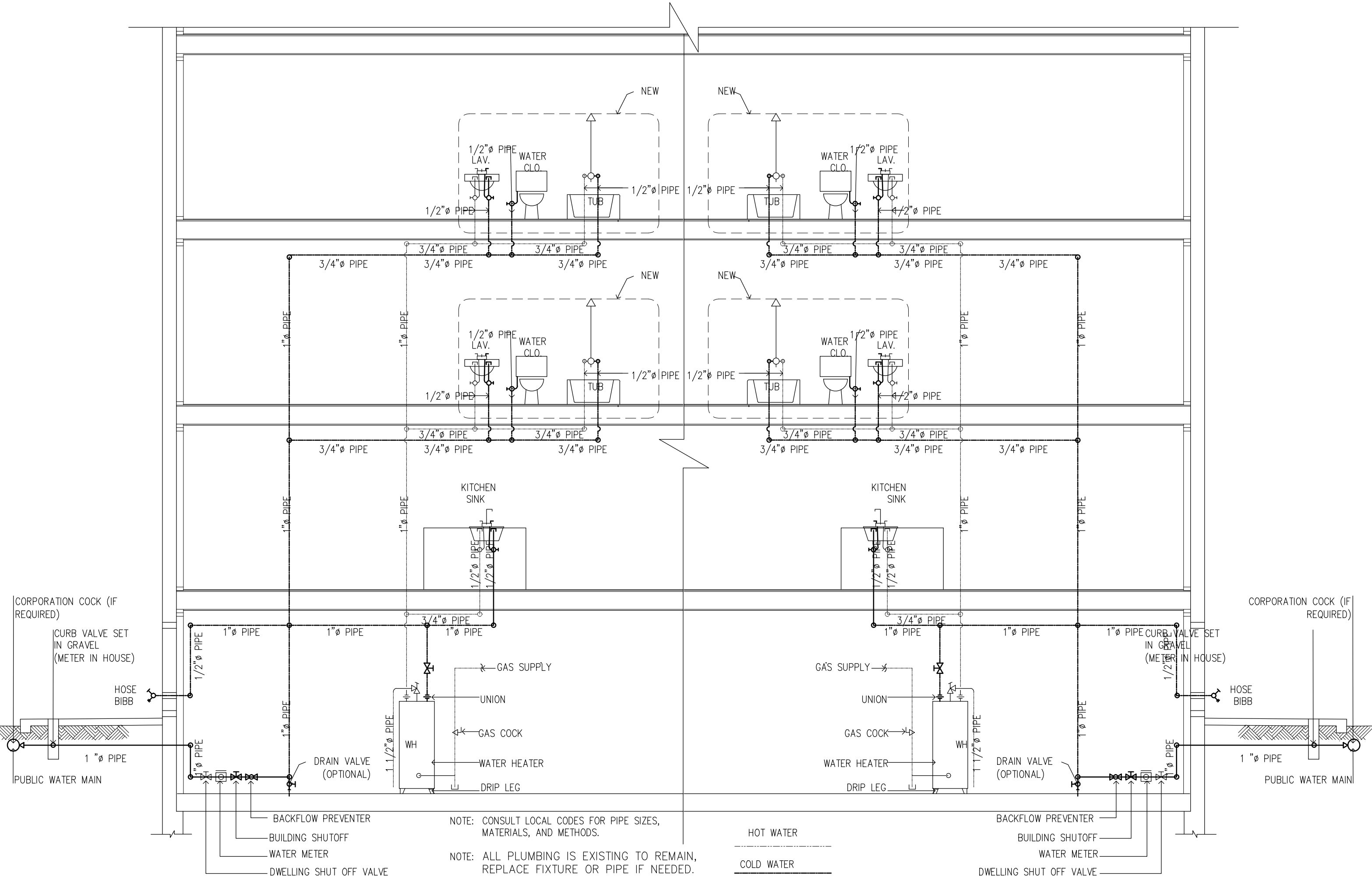
1. ALL CONVENIENCE OUTLET WITH SWITCHES TO BE SWITCHED AT TOP ONLY.
2. ALL SWITCHES TO BE 3'-10" ABOVE FINISHED FLOOR TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
3. ALL CONVENIENCE OUTLET ARE TO BE 1'-0" ABOVE FINISHED FLOOR TO CENTERLINE OF OUTLET UNLESS OTHERWISE NOTED.
4. ALL INTERIOR WALL BRACKET FIXTURES TO BE AT 6'-6" ABOVE FINISHED FLOOR TO CENTERLINE OF FIXTURE, (6'-10" AT BATHROOM MIRRORS)
5. ALL EXTERIOR WALL BRACKET FIXTURES TO BE AT 6'-6" 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 6'-0" FROM A RECEPTACLE OUTLET.
10. ALL ELECTRICAL INSTALLATION SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE. ALL MATERIAL AND EQUIPMENT SHALL BEAR 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 PROBLEM.
12. GROUND FAULT INTERRUPTERS SHALL BE PROVIDED AT ALL BATHROOM AND KITCHEN OUTLETS AS PER SECTION 210-8 N.E.C.

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

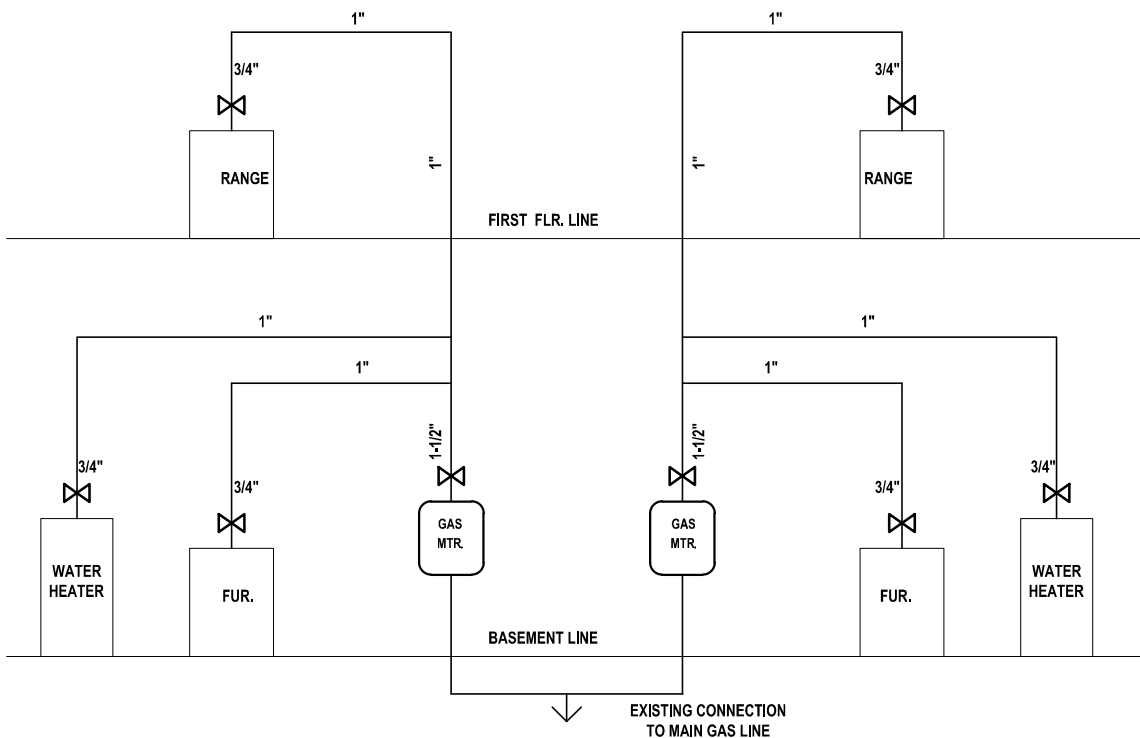
NO.	DATE	COMMENT
ADDRESS 284-286 IRVINGTON AVENUE, SOUTH ORANGE, N.J. BLOCK 2102, LOT 21		
OWNER LIU, LI & YANG LI 978 SOUTH ORANGE AVENUE, SHORT HILLS NJ 07078		
PROJECT REHABILITATION & ALTERATION OF EXISTING THREE-STORY TWO-FAMILY DWELLING		
DRAWING TITLE ELECTRICAL FLOOR PLANS		
ARCHITECT OF RECORD 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. 21A101463700 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. 8 OF 10	E-100



1 PLUMBING RISER DIAGRAM: Scale: 1/4" = 1'0"



2 HOT & COLD WATER RISER DIAGRAM: Scale: 1/4" = 1'0"



3 GAS RISER DIAGRAM: Scale: NTS

PLUMBING NOTES:

1. ALL PLUMBING WORK SHALL CONFORM TO THE STANDARDS NEW JERSEY STATE BLDG. CODE AND NEW JERSEY STATE WATER SUPPLY, GAS AND ELECTRICITY AND ALL OTHER AGENCIES HAVING JURISDICTION.
 2. THE PLUMBER SHALL OBTAIN ALL PERMITS, INSPECTION ETC. RELATED TO HIS WORK UNDER THIS APPLICATION, AS REQUIRED FOR THE COMPLETION OF HIS WORK.
 3. ALL WORK TO BE DONE BY A PLUMBER LICENSED IN NEW JERSEY STATE.
 4. ALL PIPING IS TO BE CONCEALED IN WALLS, SOFFITS, OR HUNG CLG'S AND SHALL NOT BE EXPOSED TO VIEW, UNLESS SO NOTED.
 5. ALL PIPING THROUGH WALLS, SLABS, ETC. SHALL HAVE STEEL SLEEVES EXTENDING 2" ABOVE FLOOR. THE SPACE BETWEEN THE PIPES AND THE SLEEVES SHALL BE PACKED TO A DEPTH OF NOT LESS THAN 1 INCH FROM EITHER SIDE WITH ROCK WOOL. AFTER ROCK WOOL HAS BEEN INSTALLED AROUND PIPES, A-26" GAUGE SHEET METAL COLLAR SHALL BE SECURED AROUND THE PIPE TO INSURE TIGHTNESS.
 6. COLD WATER AND HOT WATER PIPING SHALL BE INSULATED WITH FIBERGLASS INSULATION WITH FACTORY APPLIED ALL-SERVICE JACKET SECURED IN PLACE WITH SELF-SEALING LAPS. FITTINGS SHALL BE INSURED WITH PREMOULED PVC COVERS SECURED IN PLACE WITH ST. STL TACKS.
- A. COLD WATER 1", 3/4" & 1/2"
B. HOT WATER AND HOT WATER RETURN 3/4"

WATER SERVICES

1. ALL WATER SERVICES UNDER TWO INCHES (2") IN DIAMETER, WHETHER NEW OR REPLACEMENT, CONSIST OF TWO UNINTERRUPTED LENGTHS OF TYPE K COPPER. SUCH WATER SERVICES SHALL INCLUDE A CURB COCK AND CURB BOX ASSEMBLY. AT ITS APPROACH TO THE TAP, THE WATER SERVICE COIL SHALL INCLUDE AN EXPANSION LOOP THAT COMES AROUND THE RIGHT SIDE OF THE TAP. THE GOOSENECK OF THE TAP, THE CURB COCK AND THE FIRST FITTING IN THE INTERIOR OF THE STRUCTURE SHALL BE FLARE FITTINGS. THE FIRST CONTROL VALVE IN THE STRUCTURE SHALL BE AN IPS VALVE DIRECTLY CONNECTED TO THE FLARE ADAPTER. ALL SUCH WATER SERVICES SHALL BE SLEEVED WHERE THEY ENTER THE STRUCTURE.
2. THE MINIMUM APPROVED REPAIR FOR COPPER WATER SERVICES UNDER TWO INCHES (2"), IN THE PUBLIC RIGHT OF WAY, SHALL CONSIST OF REPLACING THE WATER SERVICE FROM THE TAP TO THE CURB COCK. REPAIRS TO COPPER WATER SERVICES BETWEEN THE CURB COCK AND THE CONTROL VALVE INSIDE THE STRUCTURE SHALL FOLLOW THE NATIONAL STANDARD PLUMBING CODE. INTERRUPTING THE INTEGRITY OF COPPER WATER SERVICES UNDER THE ROADWAY WITH FLARE UNIONS SHALL NOT BE APPROVED.
3. THE REPAIR OF LEAD WATER SERVICES WITH DRESSER COUPLINGS OR OTHER METHODS SHALL BE PROHIBITED. DAMAGED LEAD WATER SERVICES SHALL BE COMPLETELY REPLACED WITH TYPE K COPPER WATER SERVICES.

SEWER CONNECTIONS

1. WHERE HERE IS A SEPARATION OF THE STORM AND SANITARY SEWER LEAVING THE STRUCTURE, THE SANITARY LATERAL SHALL INCLUDE A FITTING THAT RECEIVES THE DISCHARGE OF THE STORM LATERAL. THIS COMBINATION SHALL BE MADE WITHIN TWO FEET (2') OF THE CURB.
2. THE CUT INTO THE CITY SEWER MAIN SHALL BE PERFORMED IN SUCH A MANNER THAT THE HOLE IN THE CITY SEWER MAIN BE NO LARGER THAN THE OUTSIDE DIAMETER OF THE PIPE THAT IS TO BE INTRODUCED.
3. WHERE THE COMBINED SEWER LATERAL IS TO CONNECT TO THE CITY SEWER MAIN, A CONNECTION ASSEMBLY HALL BE REQUIRED FOR APPROVAL OF THE INSTALLATION. THE ASSEMBLY CONSISTS OF A HUBBED FIRING WITH A PIECE OF PIPING COMING OUT OF ONE SIDE OF THE FITTING WITH A DEVELOPED LENGTH NO MORE THAN ONE INCH (1") LONGER THAN THE WIDTH OF THE RISER CLAMP AND THE WALL THICKNESS OF THE CITY SEWER MAIN. THIS ASSEMBLY SHALL BE FITTED IN SUCH A MANNER THAT ONE SIDE OF THE RISER CLAMP RESTS AGAINST THE CITY SEWER MAIN AND THE OTHER SIDE AGAINST THE HUB OF THE FITTING. THE OTHER SIDE OF THE HUBBED FITTING RECEIVES THE SEWER LATERAL PIPE. ONCE THE CONNECTION ASSEMBLY HAS BEEN INSTALLED, THE AREA AROUND WHERE THE ASSEMBLY MEETS THE CITY SEWER MAIN SHALL BE CEMENTED.



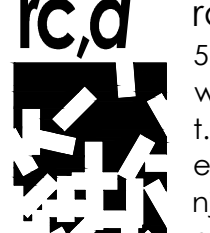
Design & Consultants LLP

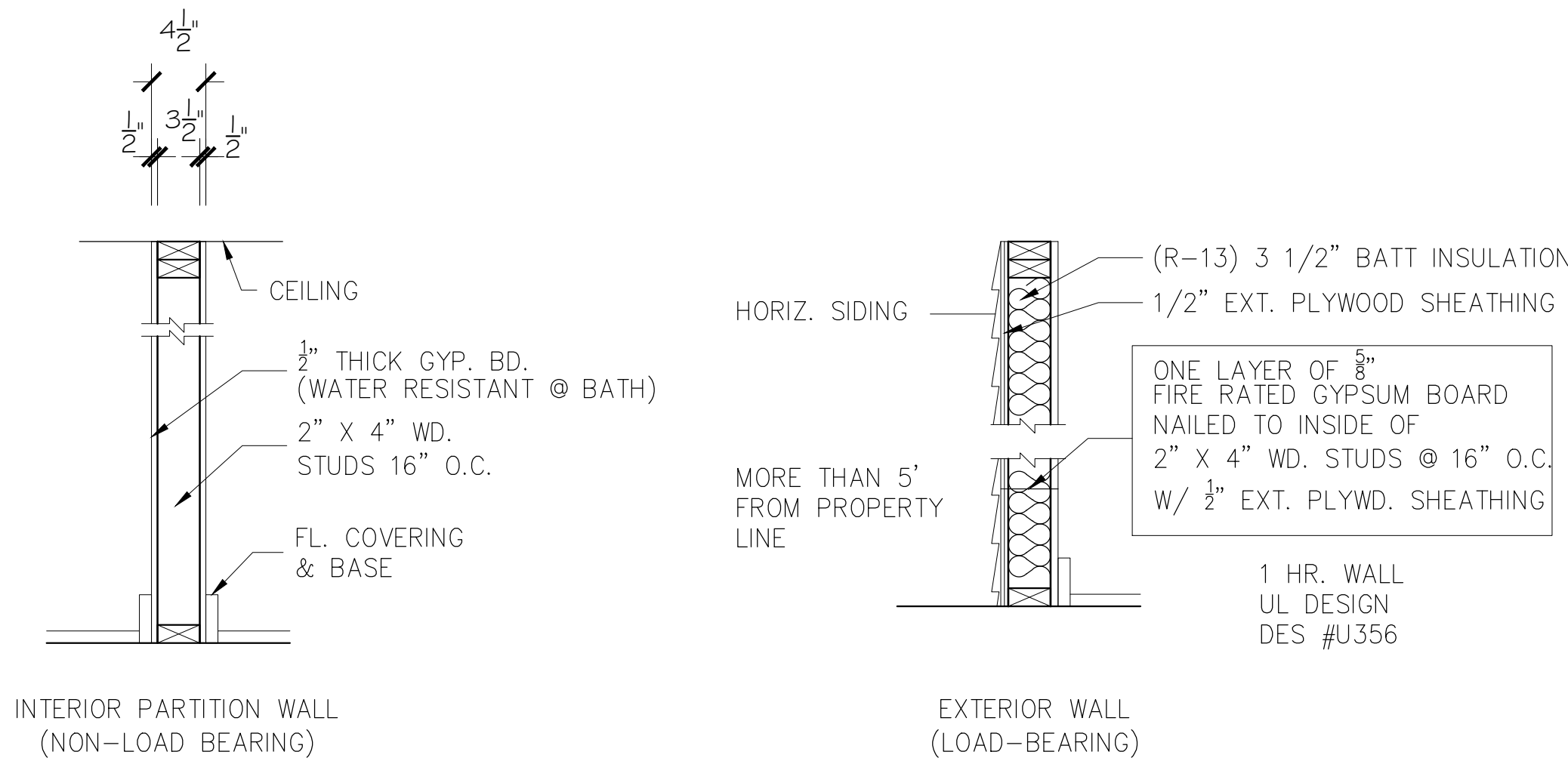
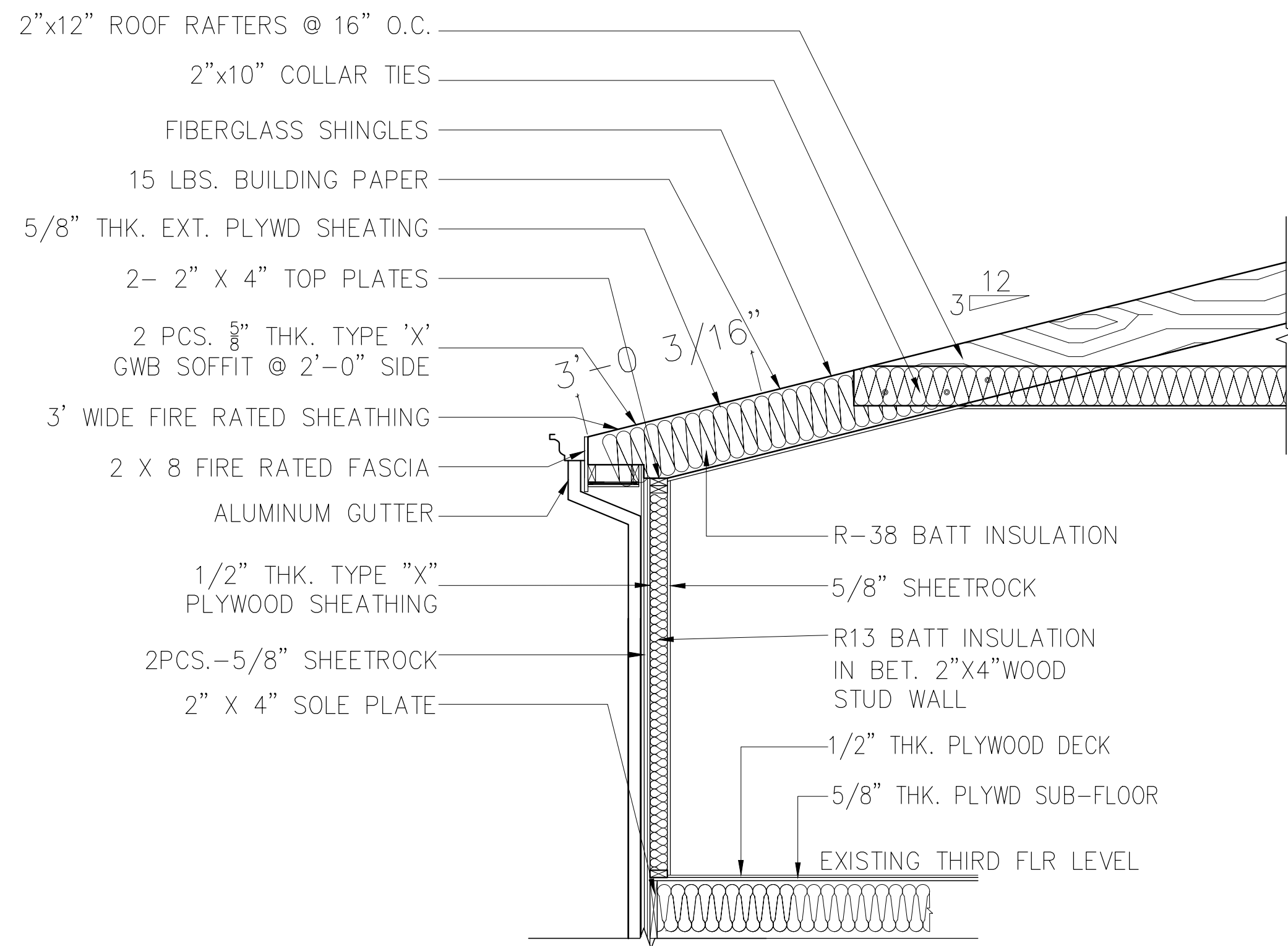
35 Journal Square Suite 402 Jersey City, New Jersey 07306

t. (201) 680-7100 www.racdllp.com

LEGEND AND SYMBOLS

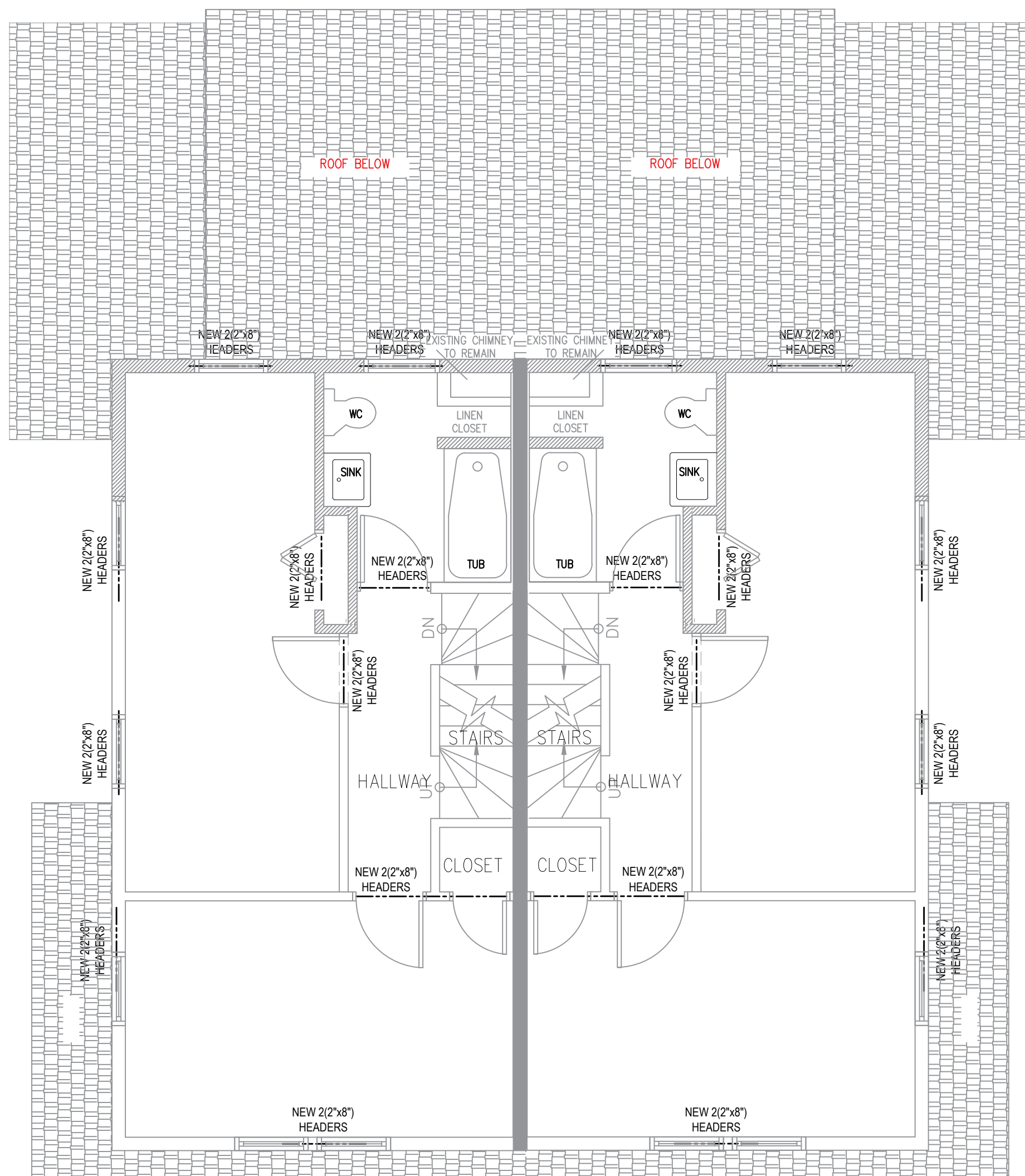
- Window Number
- Detail Number
- Partition/Wall Type
- Door Number
- Section Number
- Elevation Number Sheet Number
- Interior Elevation Number Sheet Number
- Finish Type
- Floor Level Elevation
- Revision Number
- Existing Plumbing Fixture
- Existing or New Plumbing Fixture on Existing Drain
- New 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		
PLUMBING DIAGRAMS		
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
	CHECKED BY R.C.	DATE 08-05-2019
	FILE	BUILDING PLAN ID NUMBER
	PAGE NO. 10 OF 10	P-100

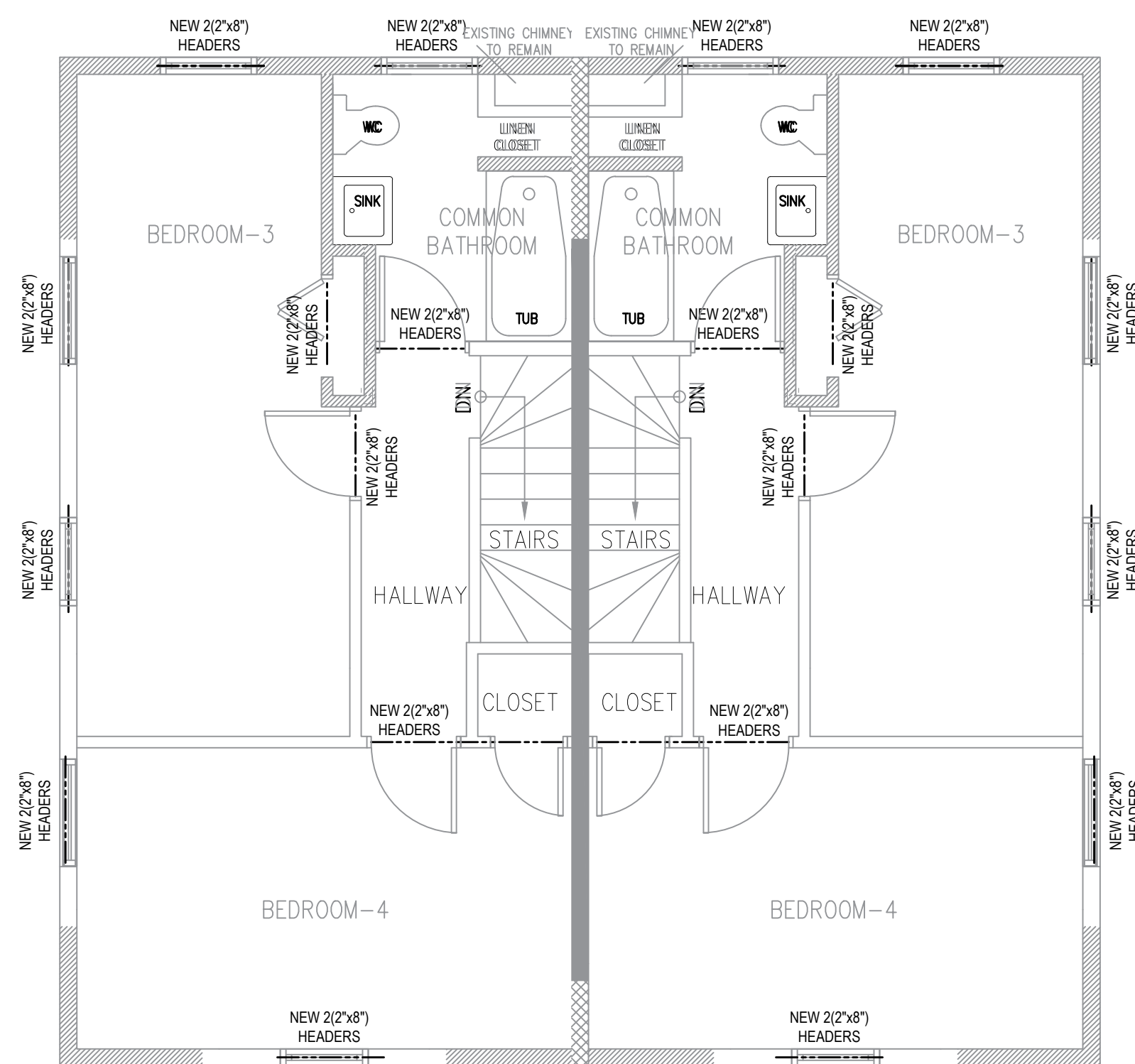


1 WALL SECTION DETAIL: Scale: $1/2" = 1'0"$

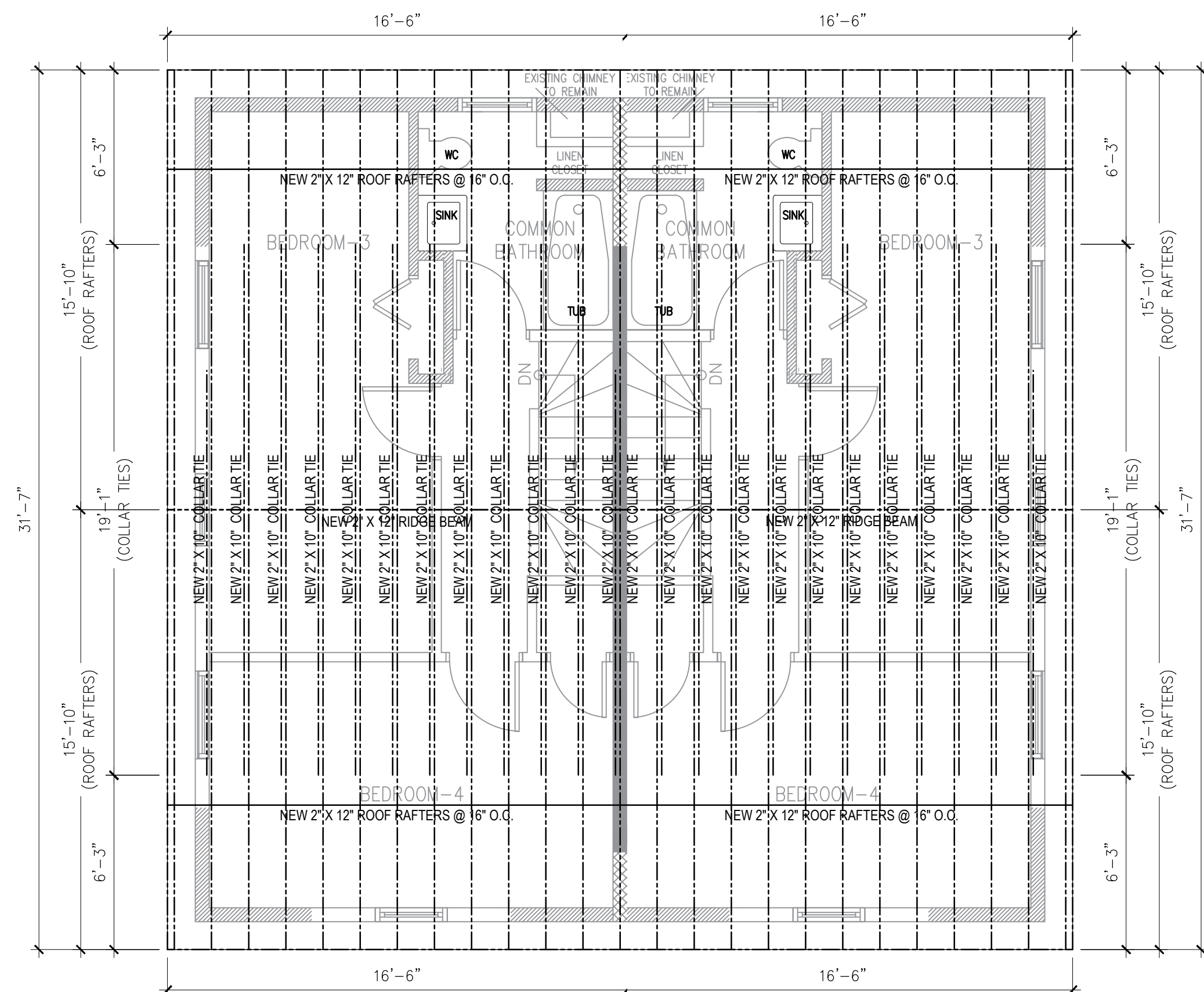
2 TYPICAL WALL DETAILS: Scale: 1" = 1'0"



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"

The logo for RA Design & Consultants LLP. It features the letters 'RA' in a large, bold, serif font. Below the letters is a square graphic containing a white quarter-circle on the left and a black quarter-circle on the right, meeting at the center. A small square with the letters 'RA' inside is positioned at the bottom right of the graphic.

LEGEND AND SYMBOLS

- | | |
|---|--|
|  | WINDOW NUMBER |
|  | DETAIL NUMBER |
|  | PARTITION/WALL TYPE |
|  | DOOR NUMBER |
|  | SECTION NUMBER |
|  | ELEVATION NUMBER
SHEET NUMBER |
|  | INTERIOR ELEVATION
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

284-286 IRVINGTON AVENUE,
SOUTH ORANGE, N.J.
BLOCK 2102, LOT 21

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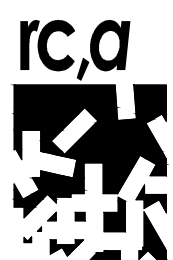
PROJECT

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

DRAWING TITLE

FRAMING FLOOR PLANS

ARCHITECT OF RECORD



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	PAGE NO. 9 OF 10	