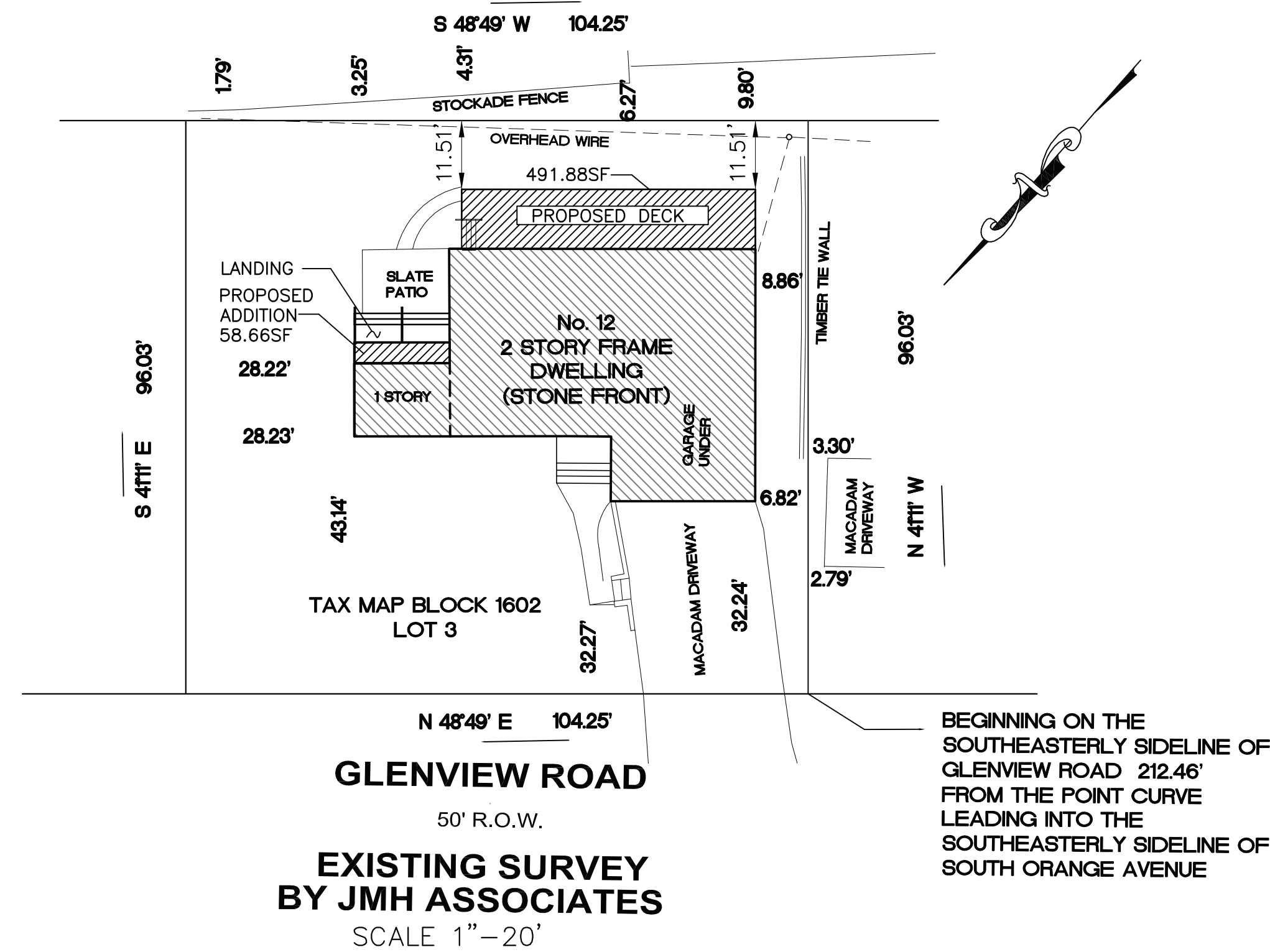
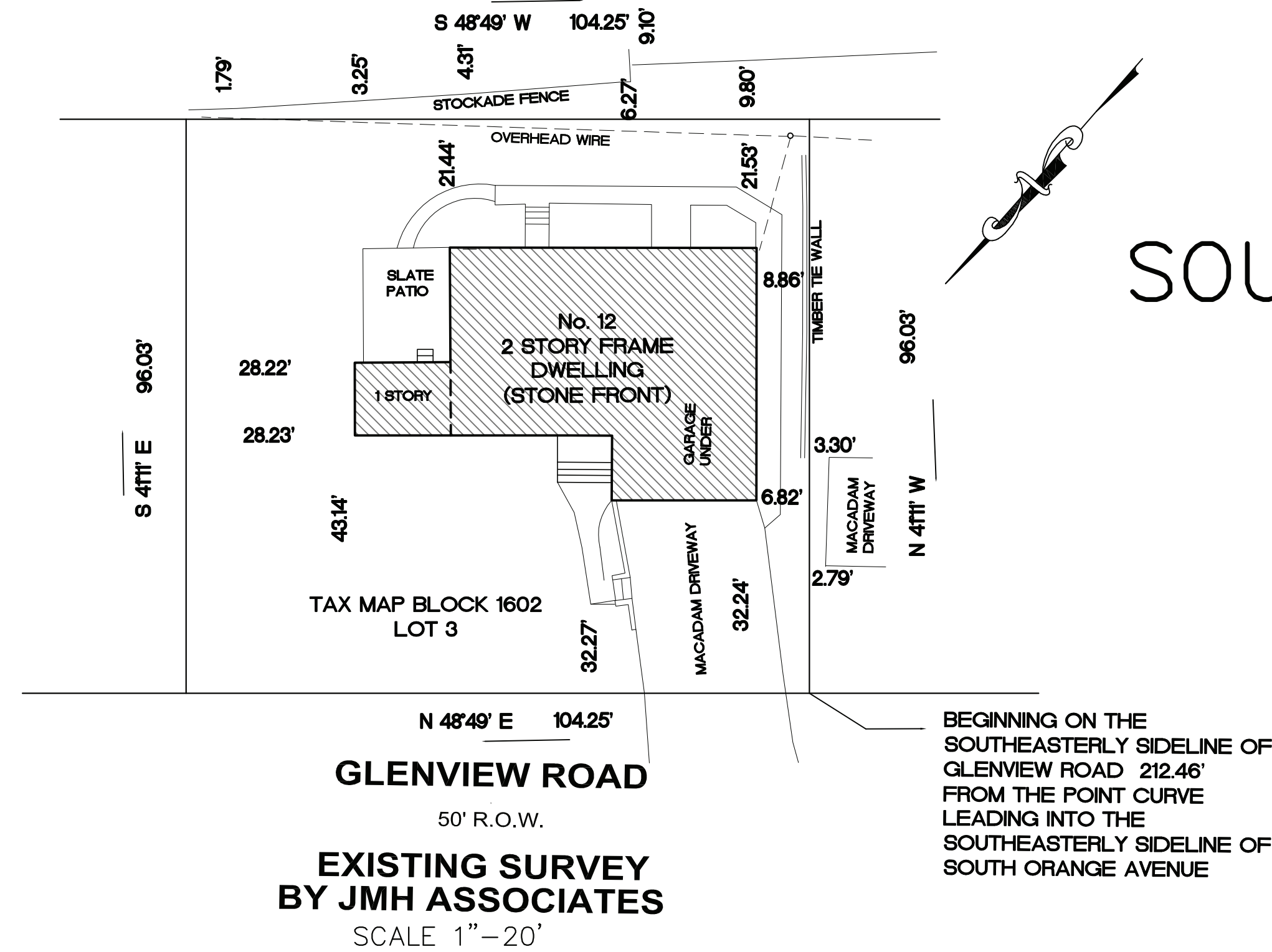


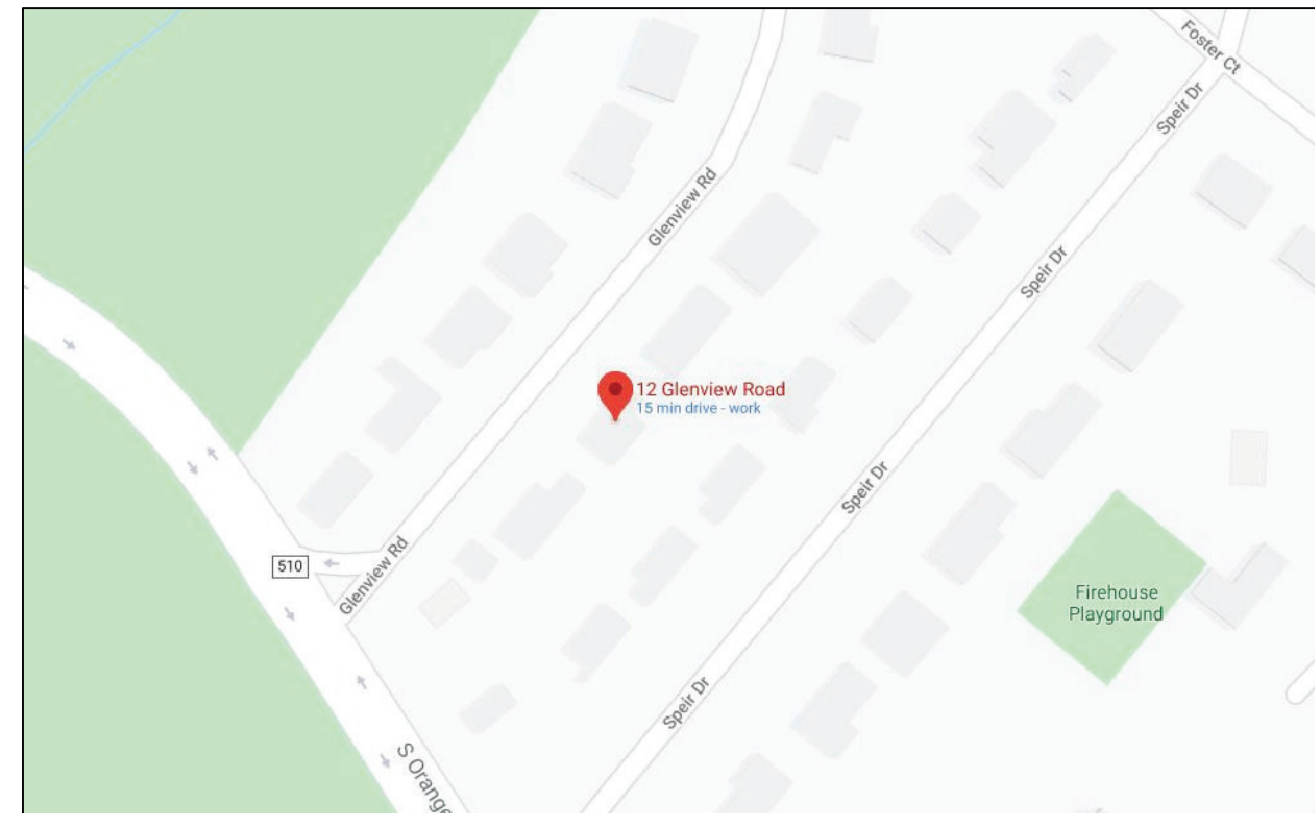


PROPOSED RENOVATION

12 GLENVIEW ROAD

SOUTH ORANGE, NEW JERSEY 07090

FLOOR & FRAMING PLANS



LOCATION PLAN

SCALE: NTS

NOTES: -

- ALL WORK SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY EDITION 2015, NATIONAL ELECTRICAL CODE, 2014, NATIONAL STANDARD PLUMBING CODE, 2015, INTERNATIONAL ENERGY CONSERVATION CODE, 2015 (RESIDENTIAL), INTERNATIONAL MECHANICAL CODE, 2015, INTERNATIONAL FUEL GAS CODE, 2015 AND STATE OF NEW JERSEY REHABILITATION SUBCODE 5:23-6.
- THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS, DIMENSIONS, ETC., AT THE SITE AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO CONSTRUCTION. COMMENCEMENT OF WORK IMPLIES THE ACCEPTANCE OF ALL CONDITIONS.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL PROTECTIVE MEASURES FOR THE SAFETY OF THE PUBLIC AND WORKMEN DURING THE COURSE OF THE WORK.
- ALL WORK ON THIS PROJECT SHALL BE DONE IN THE BEST ACCEPTABLE MANNER.
- INSTALL R-15 IN THE WALLS AND R-38 INSULATION AT THE ROOF.

FINISH NOTES:

- STANDARD GYPSUM WALL USED FOR FACING LAYERS OF ALL PARTITIONS AND FOR USE AS CEILINGS SHALL BE 48" WIDE AND 1/2" THICK WITH TAPERED AND BEVELED EDGES.
- PAINTING:
 - GYPSUM BOARD - 2 COATS LATEX PAINT.
 - INTERIOR TRIM - 3 COATS PAINT.
 - ALL INTERIOR PAINTING AND STAINING SHALL BE BY THE GENERAL CONTRACTOR.

LIST OF DRAWINGS

T-1	TITLE SHEET
A-1	EXISTING FLOOR PLANS
A-2	PROPOSED FLOOR PLANS
A-3	EXISTING ELEVATIONS
A-4	PROPOSED ELEVATIONS
A-5	FRAMING PLAN
A-6	LIGHTING PLANS
A-7	HVAC PLANS
A-8	PLUMBING PLANS

BUILDING DATA

BLOCK NUMBER	1602
LOT NUMBER	3
ZONING	R-100
USE & OCCUPANCY CLASSIFICATION	R-5
CONSTRUCTION CLASSIFICATION	5A

BUILDING CODE

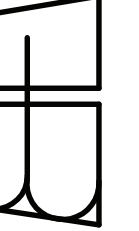
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Signature
BAGATUDE ADEWOMI
NJ LIC. # A-15220

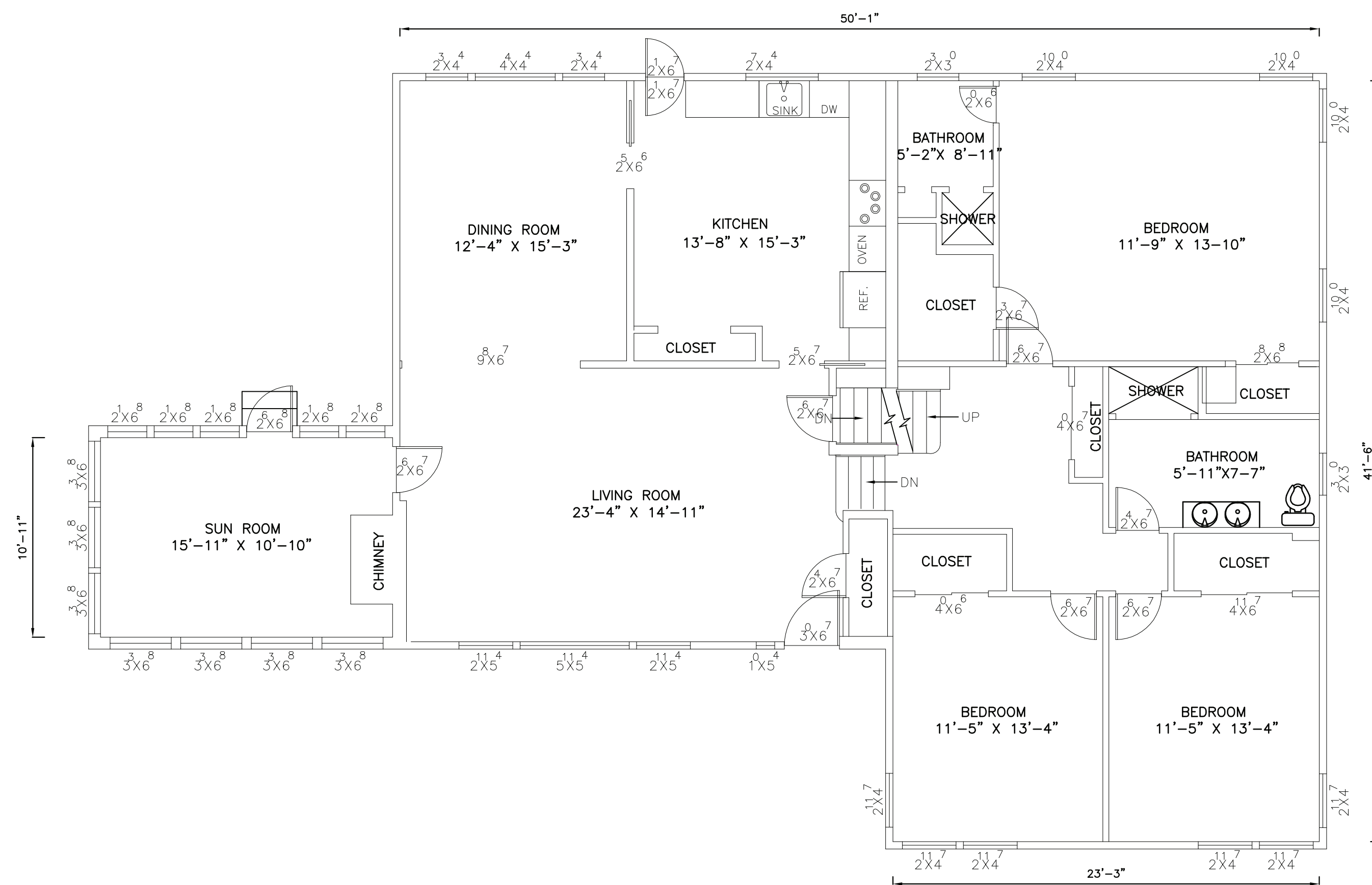
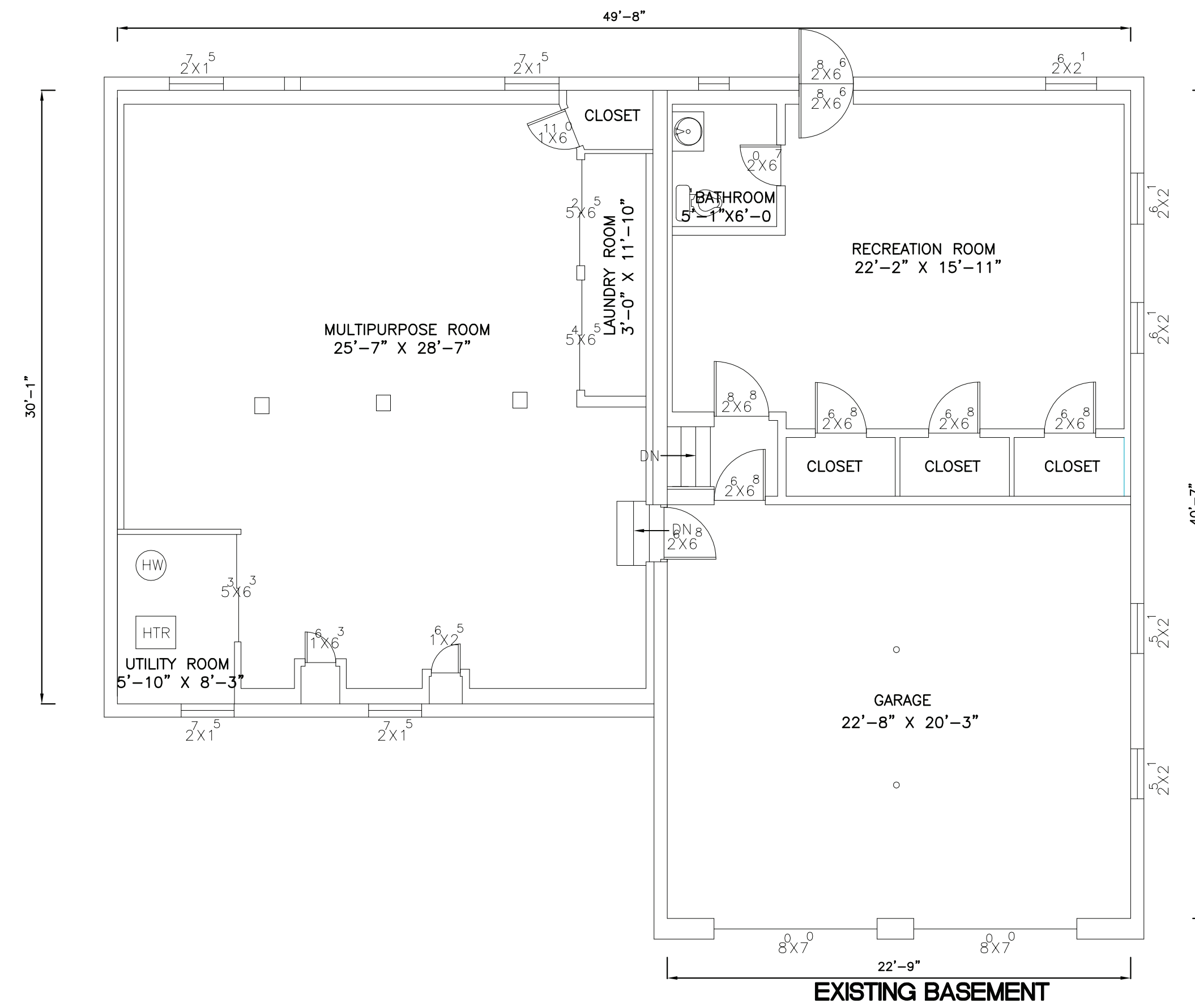
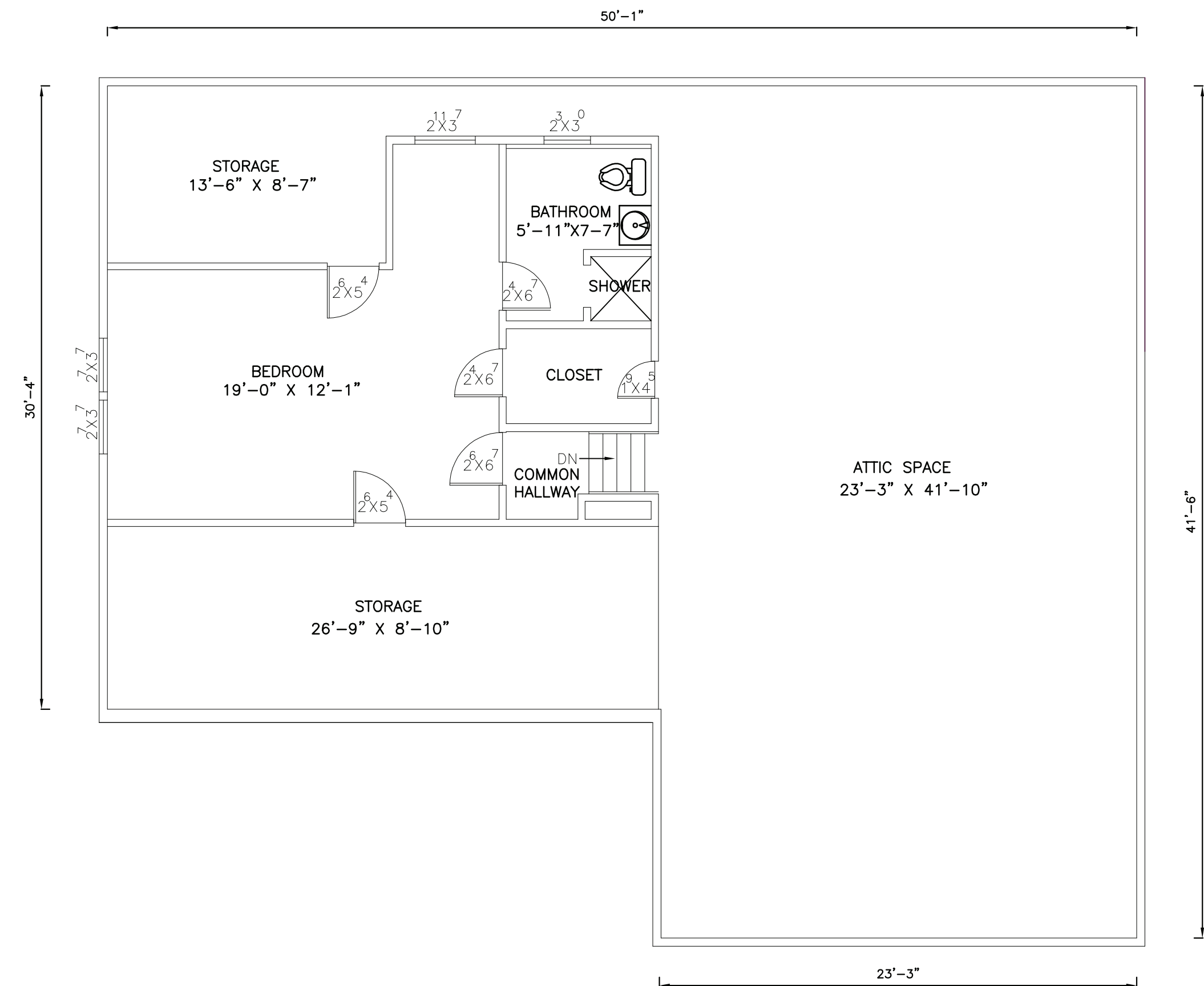
12 GLENVIEW ROAD
SOUTH ORANGE, NEW JERSEY 07079

TITLE

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DESCRIPTION		DATE	NO.	REVISIONS
DATE		07/20		PROJ. NO.
SCALE		5/16"=1'-0"		2020-0001
DRAWN				SHEET NO.
BA				
CHKD.				
BA				T-1



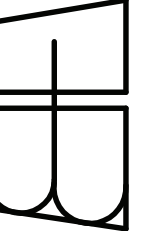

BABATUNDE ADEGUNMI
NJ LIC. # AI-18320

12 GLENVIEW ROAD
SOUTH ORANGE, NEW JERSEY 07079

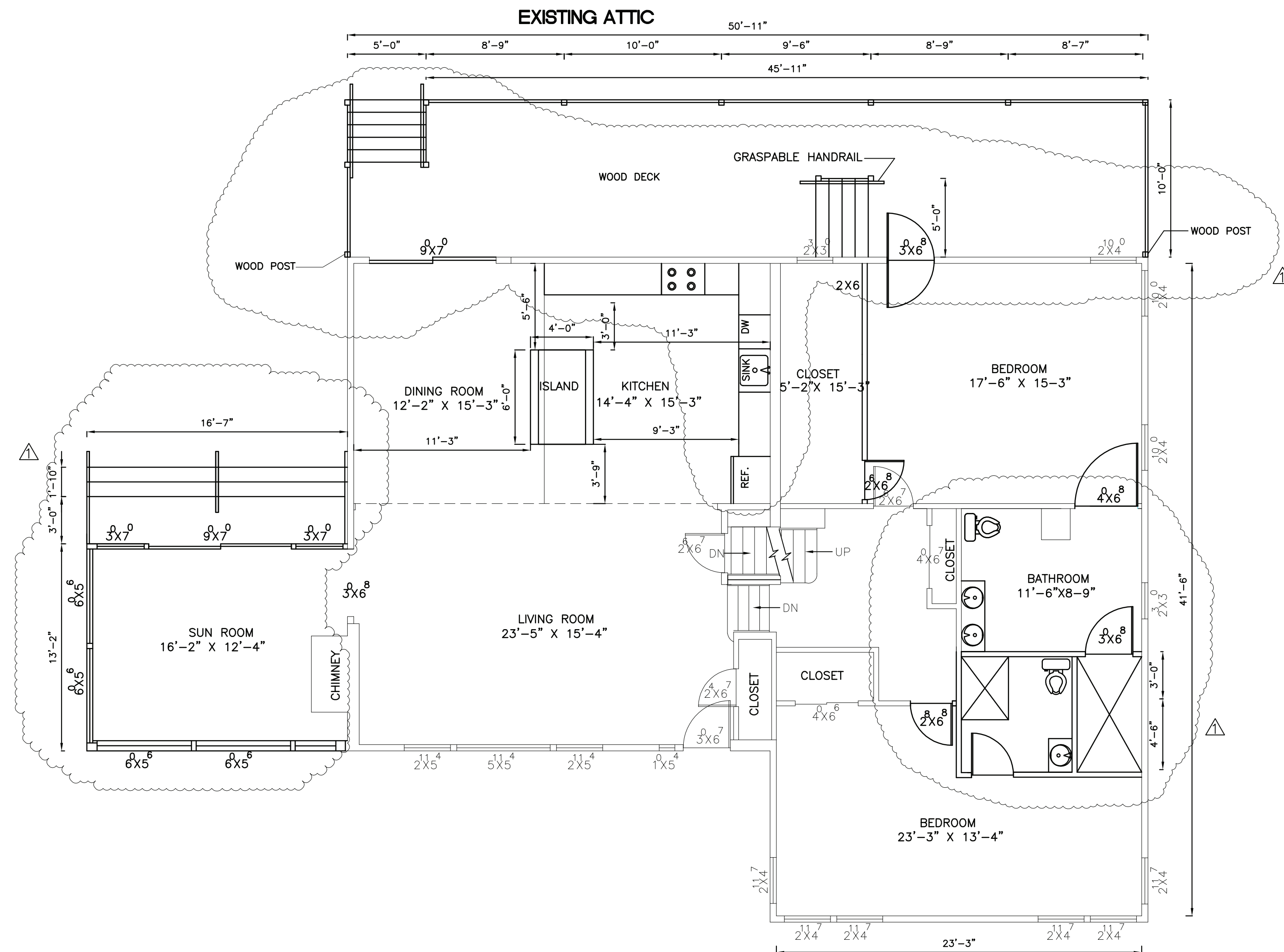
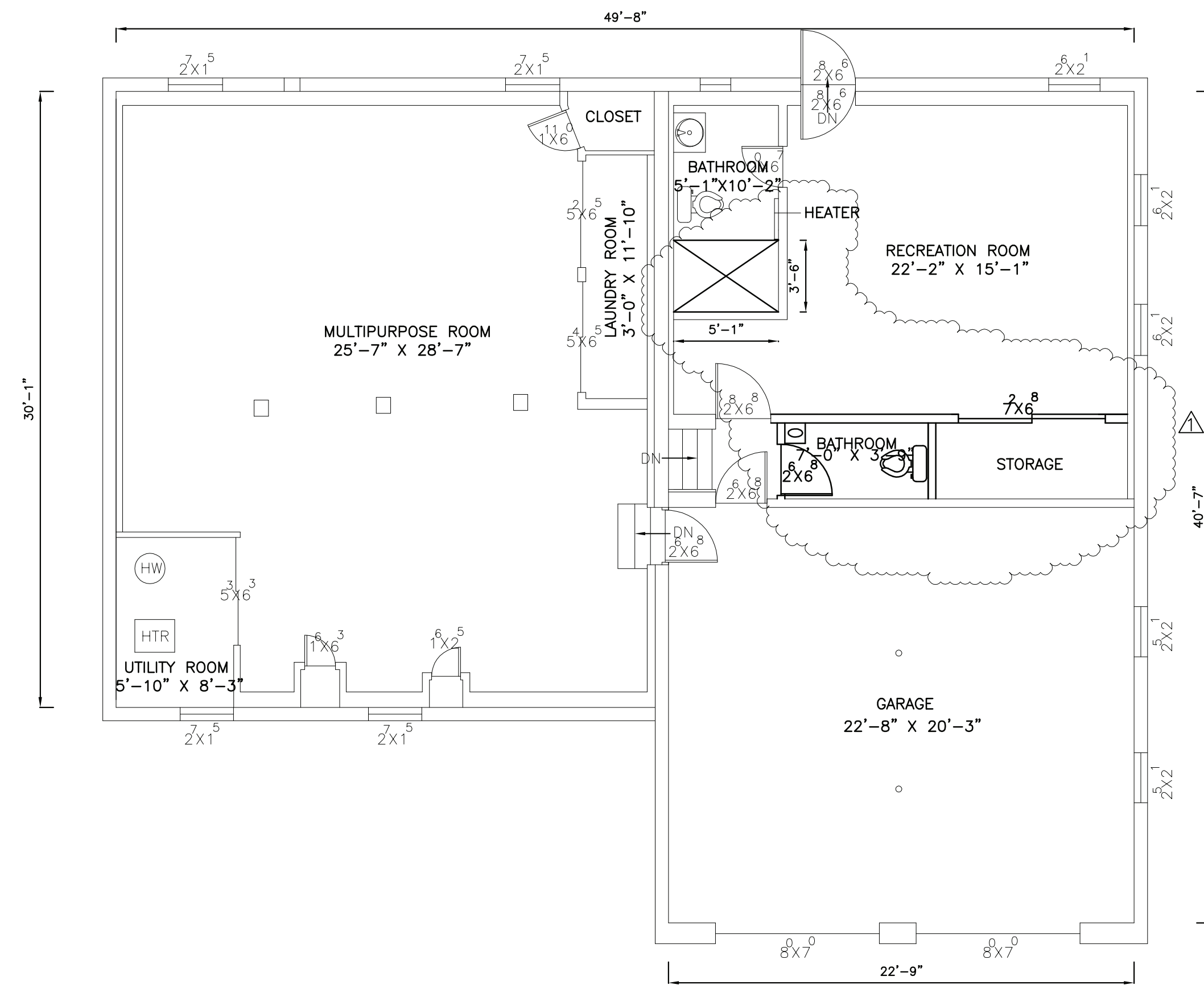
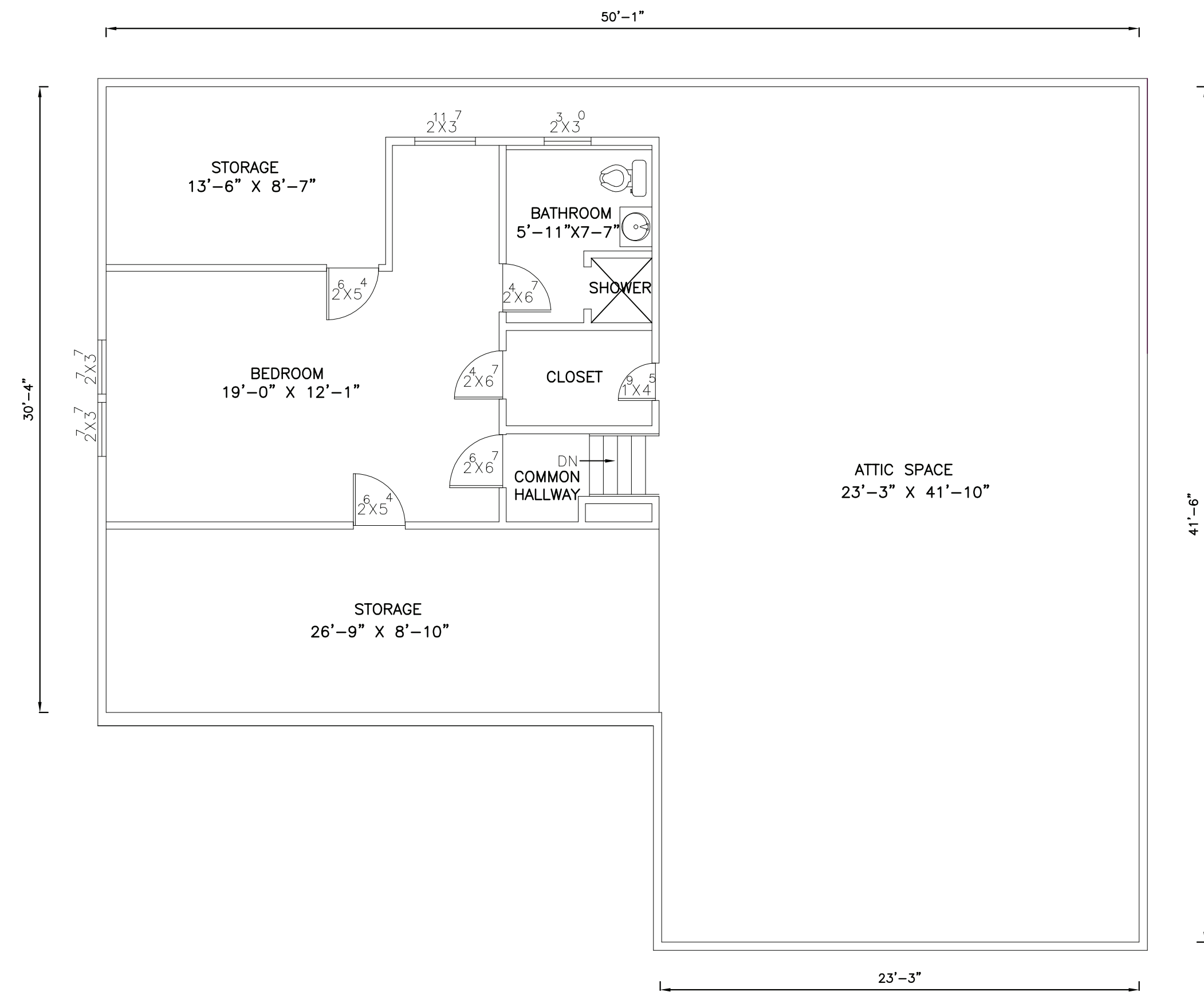
EXISTING FLOOR PLANS

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REVISIONS			DESCRIPTION						
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	BA								

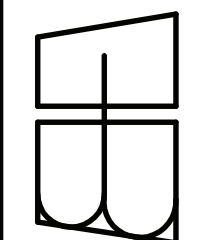



BABATUNDE ADEGUNMI
NJ LIC. # AI-18320

12 GLENVIEW ROAD
SOUTH ORANGE, NEW JERSEY 07079

PROPOSED FLOOR PLANS

BABS ENGINEERING, PC
930 STUYVESANT AVE. SUITE 16
UNION, NEW JERSEY

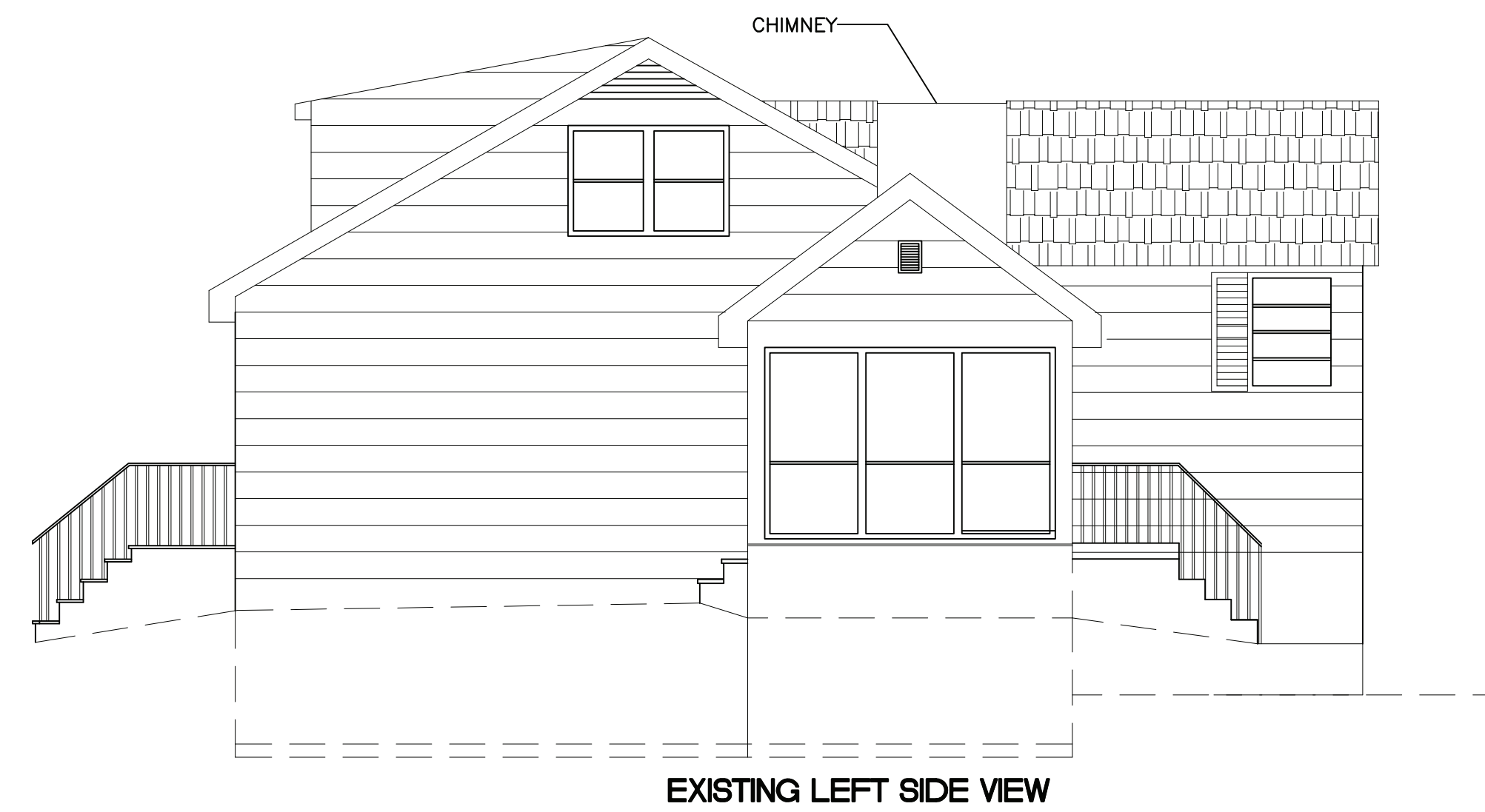
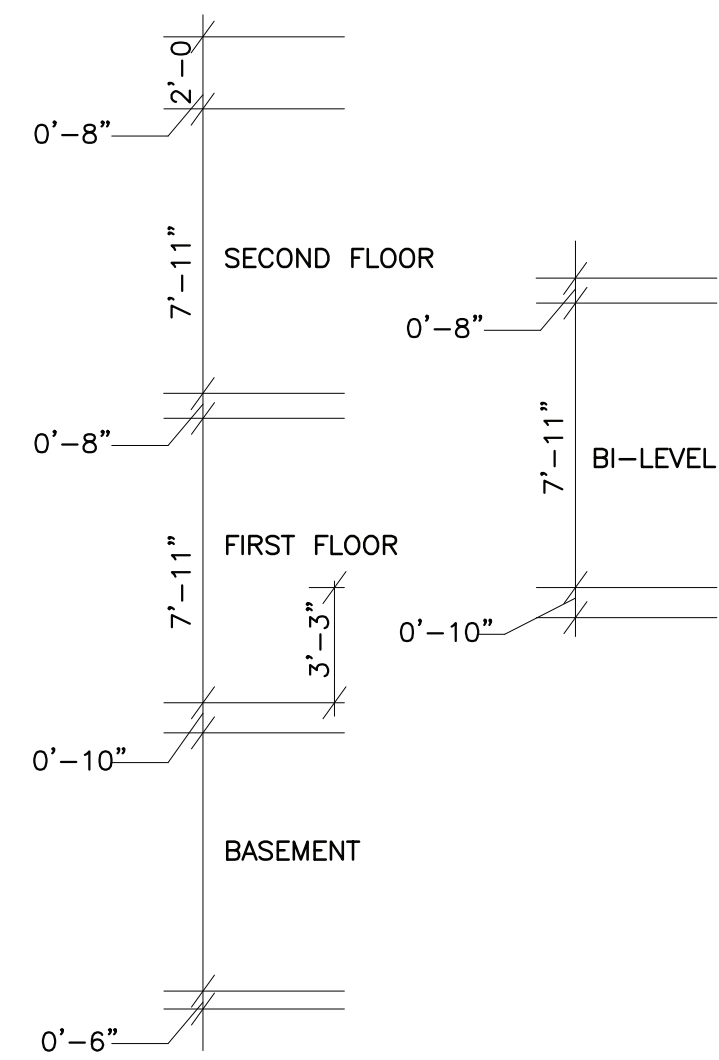


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DRAWN BA					
CHKD.					
BA					

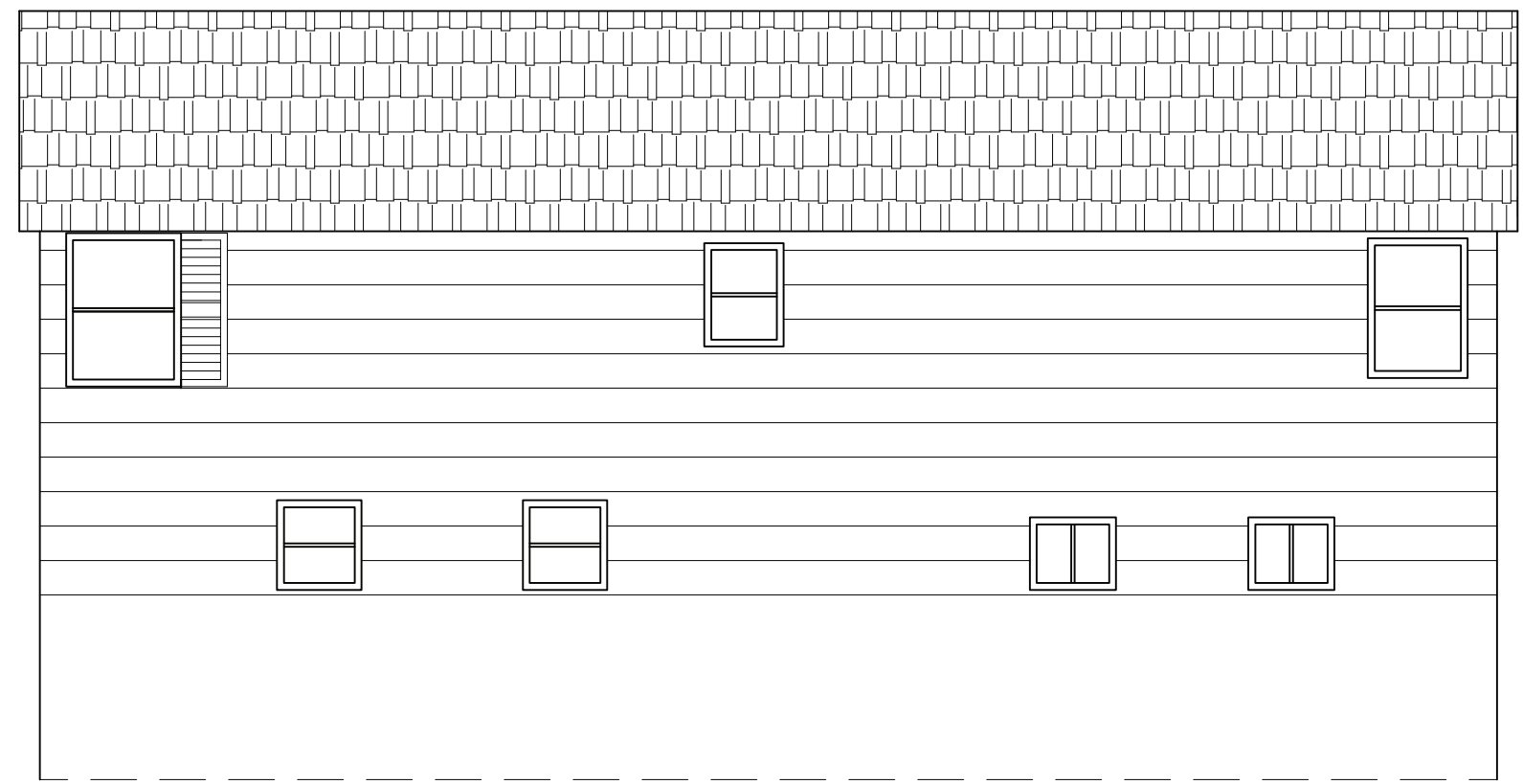
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2020-0001

SHEET NO.

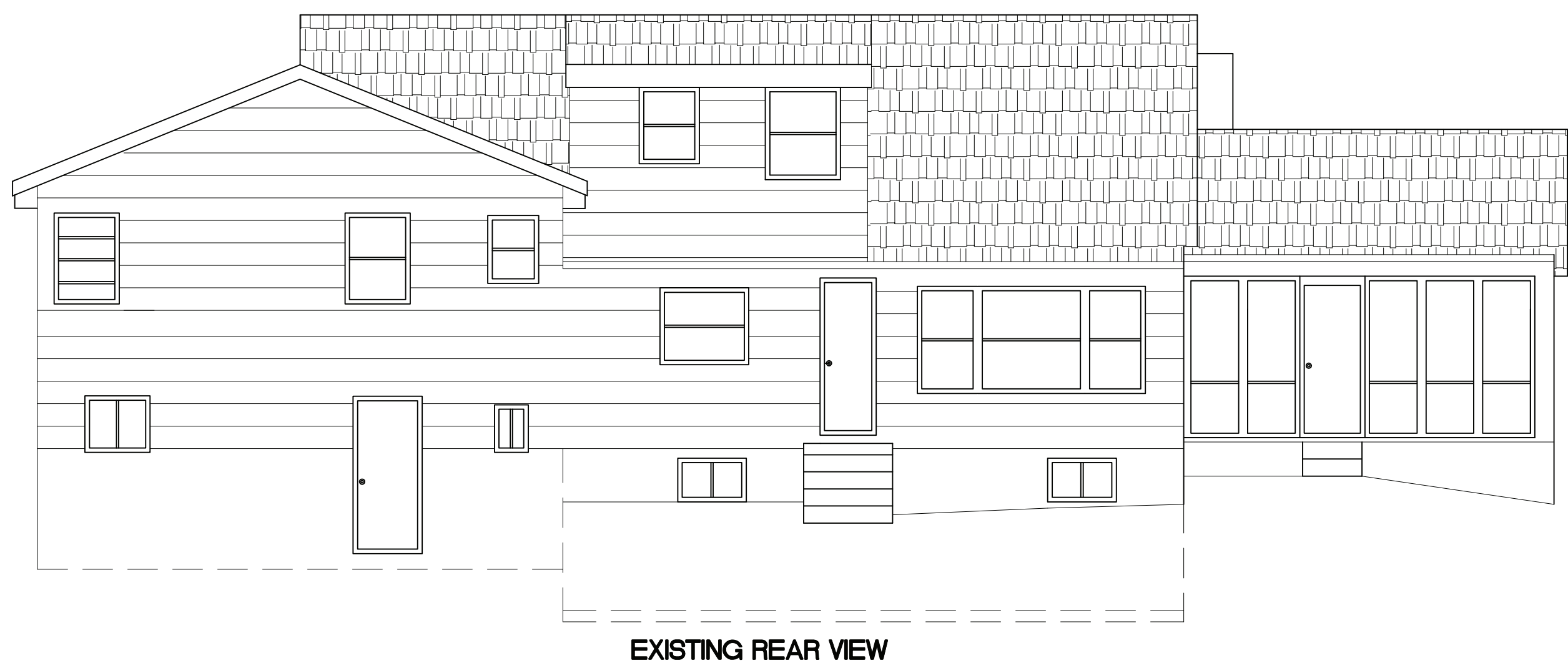
A-2



EXISTING RIGHT SIDE VIEW



EXISTING RIGHT SIDE VIEW



EXISTING LEFT SIDE VIEW

REVISIONS							
	NO.	DATE	DESCRIPTION				
DATE	07/07/20		PROJ. NO.	2020-0001			
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CHKD.	BA						

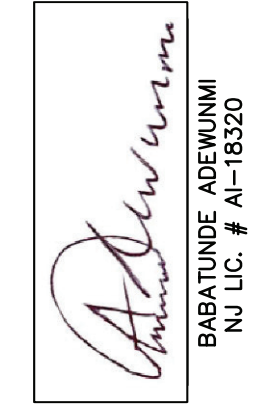


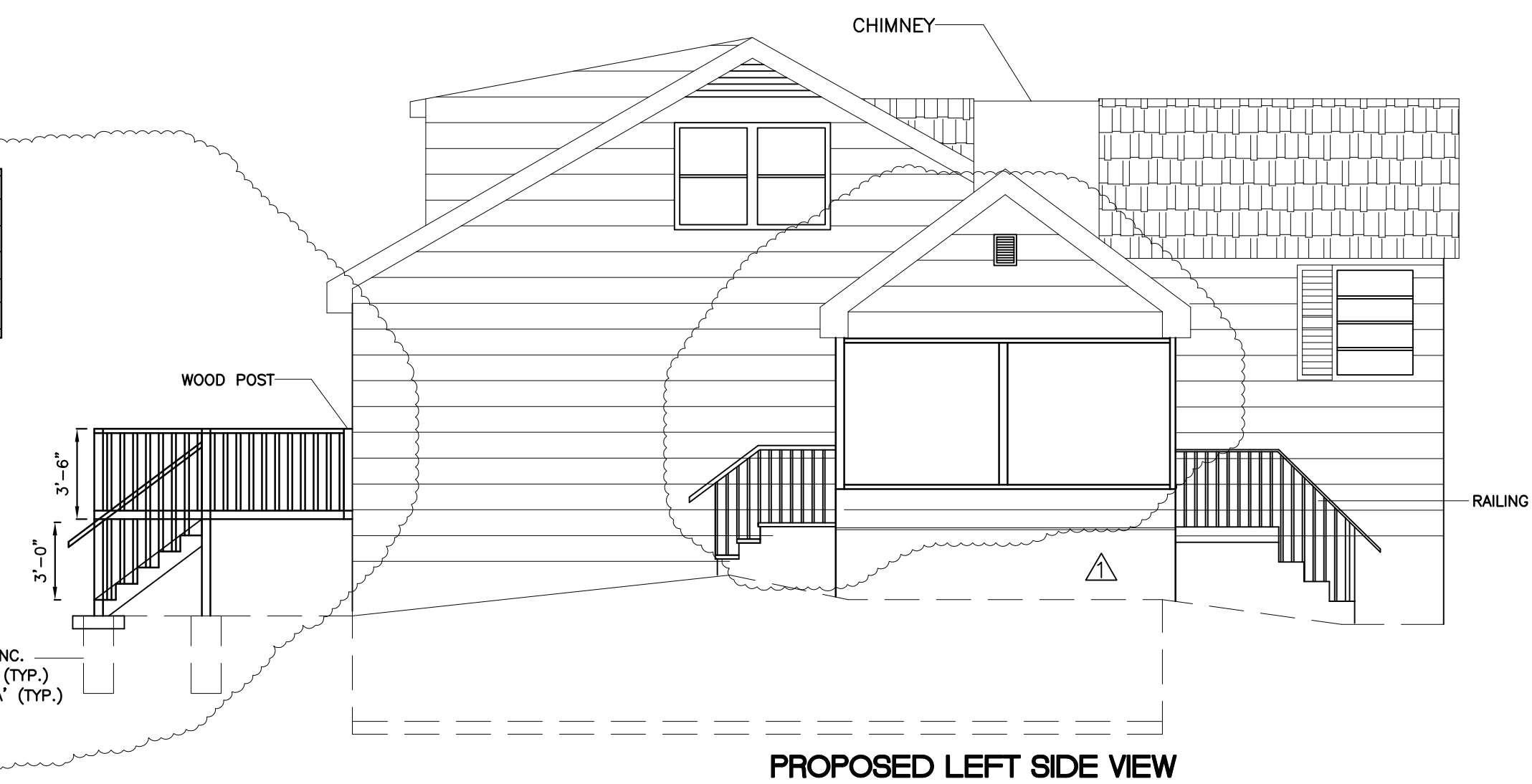
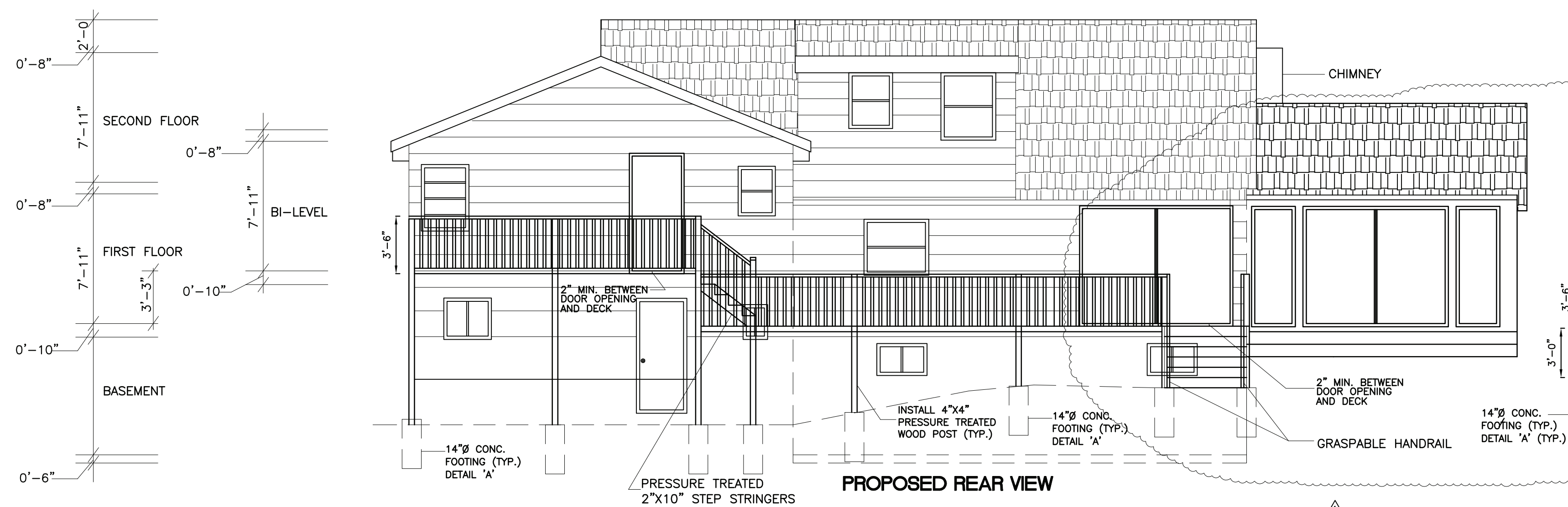
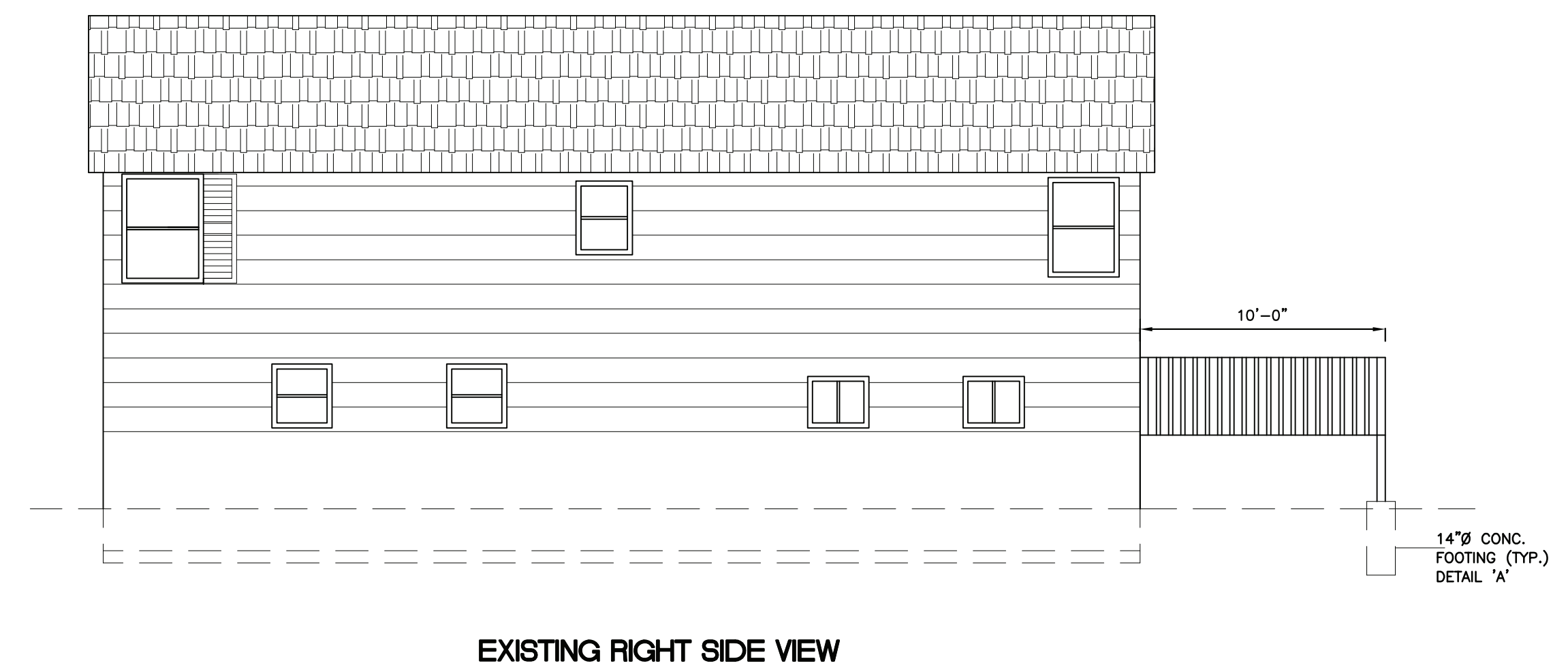
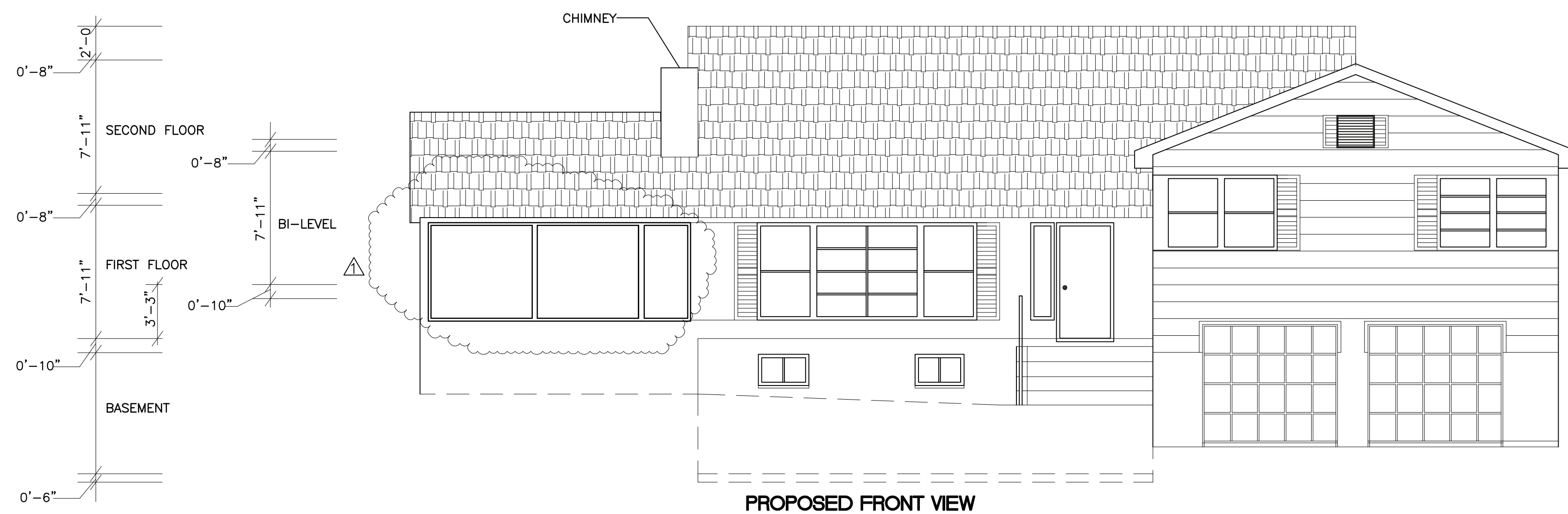
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EXISTING ELEVATIONS

12 GLENVIEW ROAD
SOUTH ORANGE, NEW JERSEY 07079



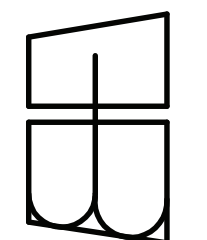



BABATUNDE ADEWUNMI
NJ LIC. # AI-18320

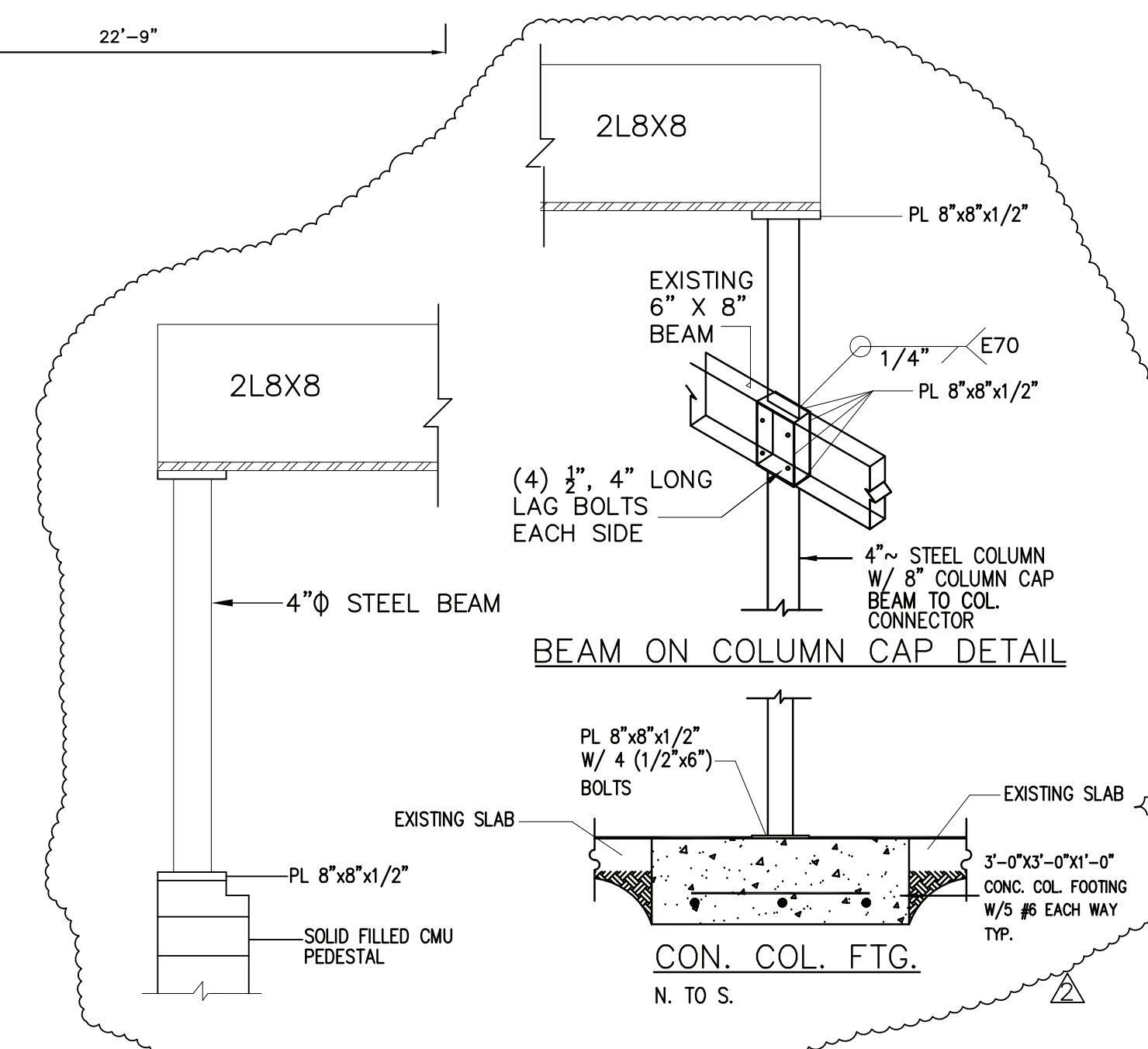
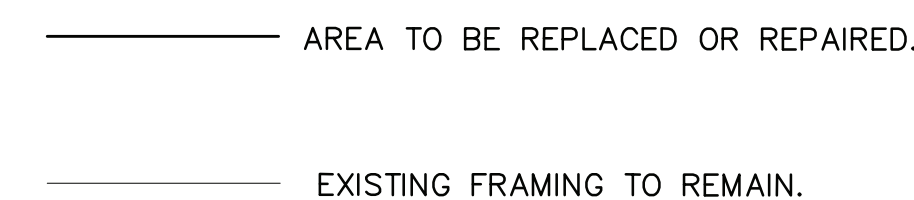
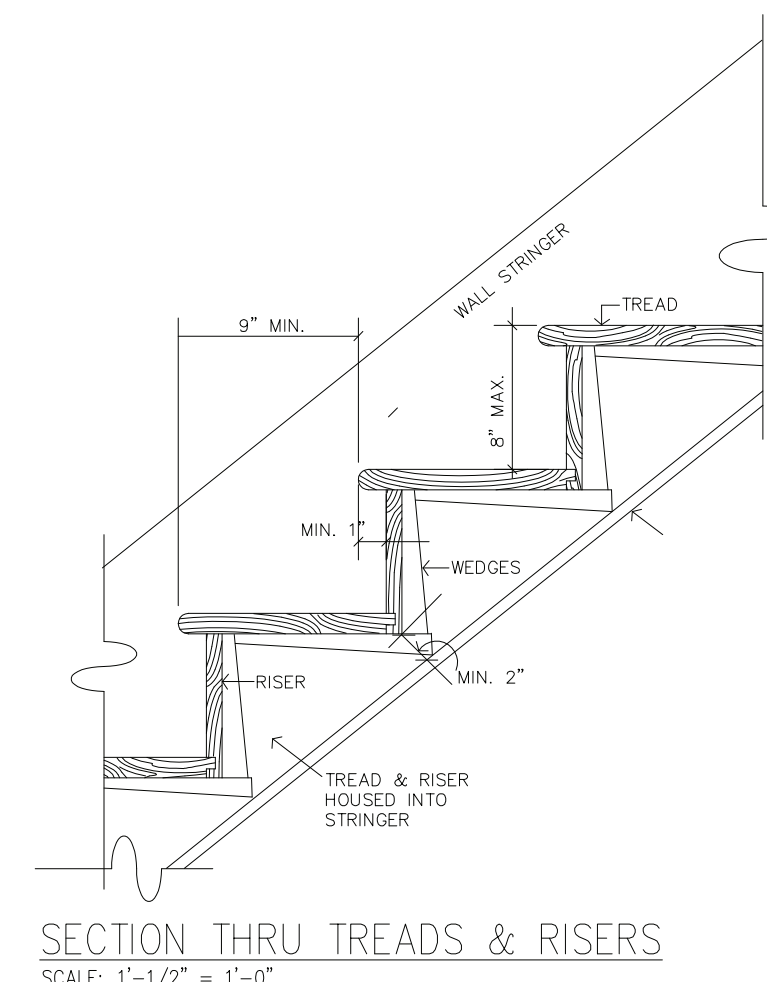
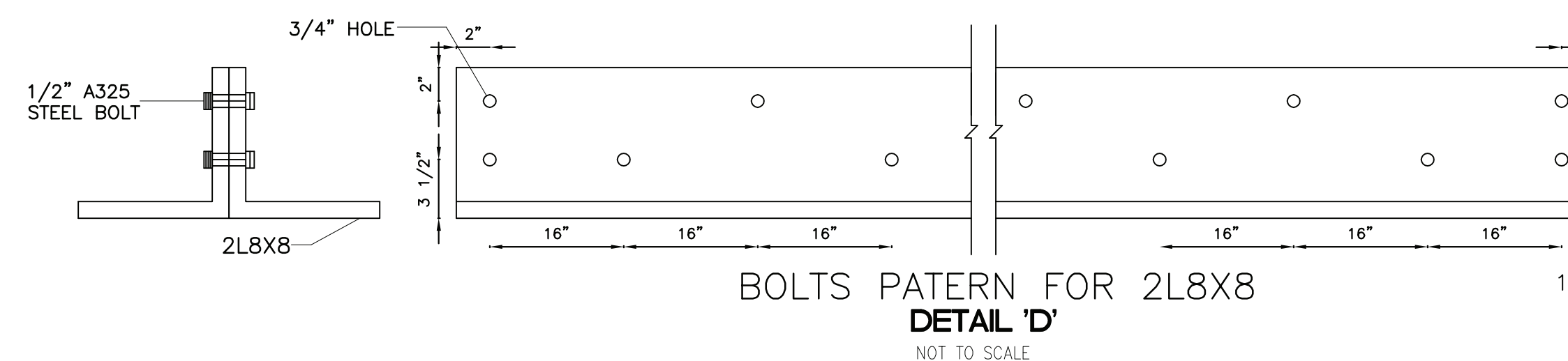
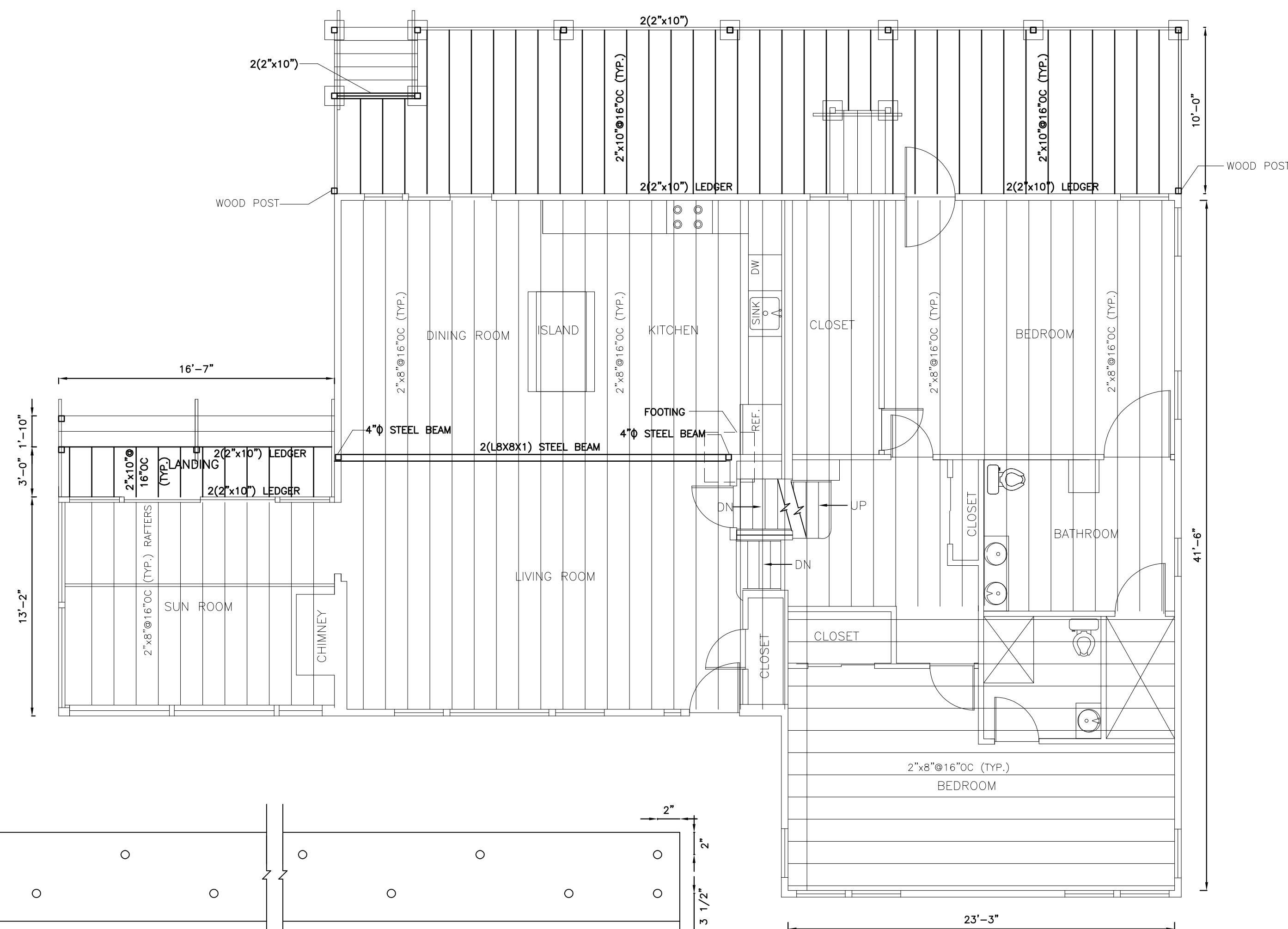
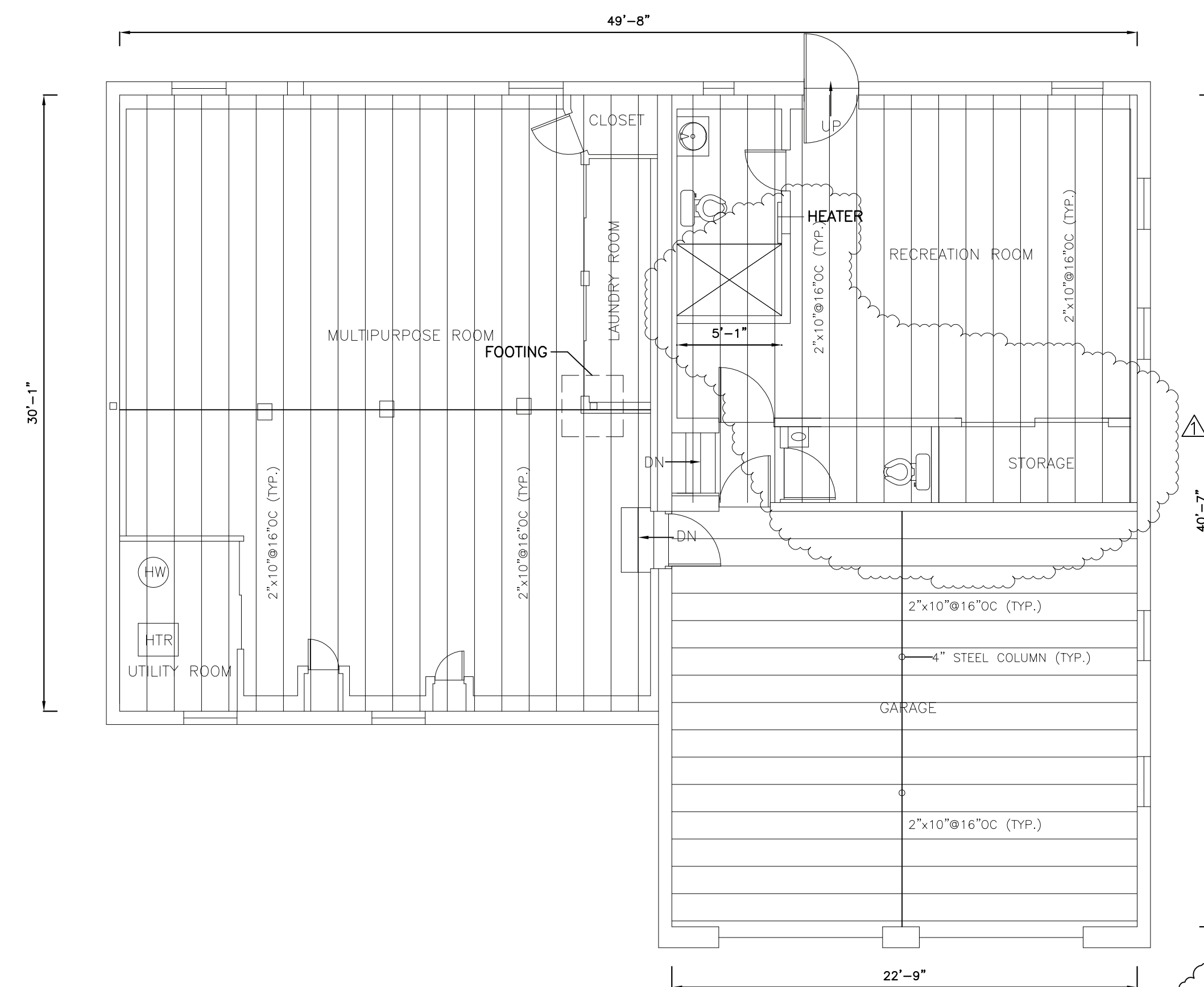
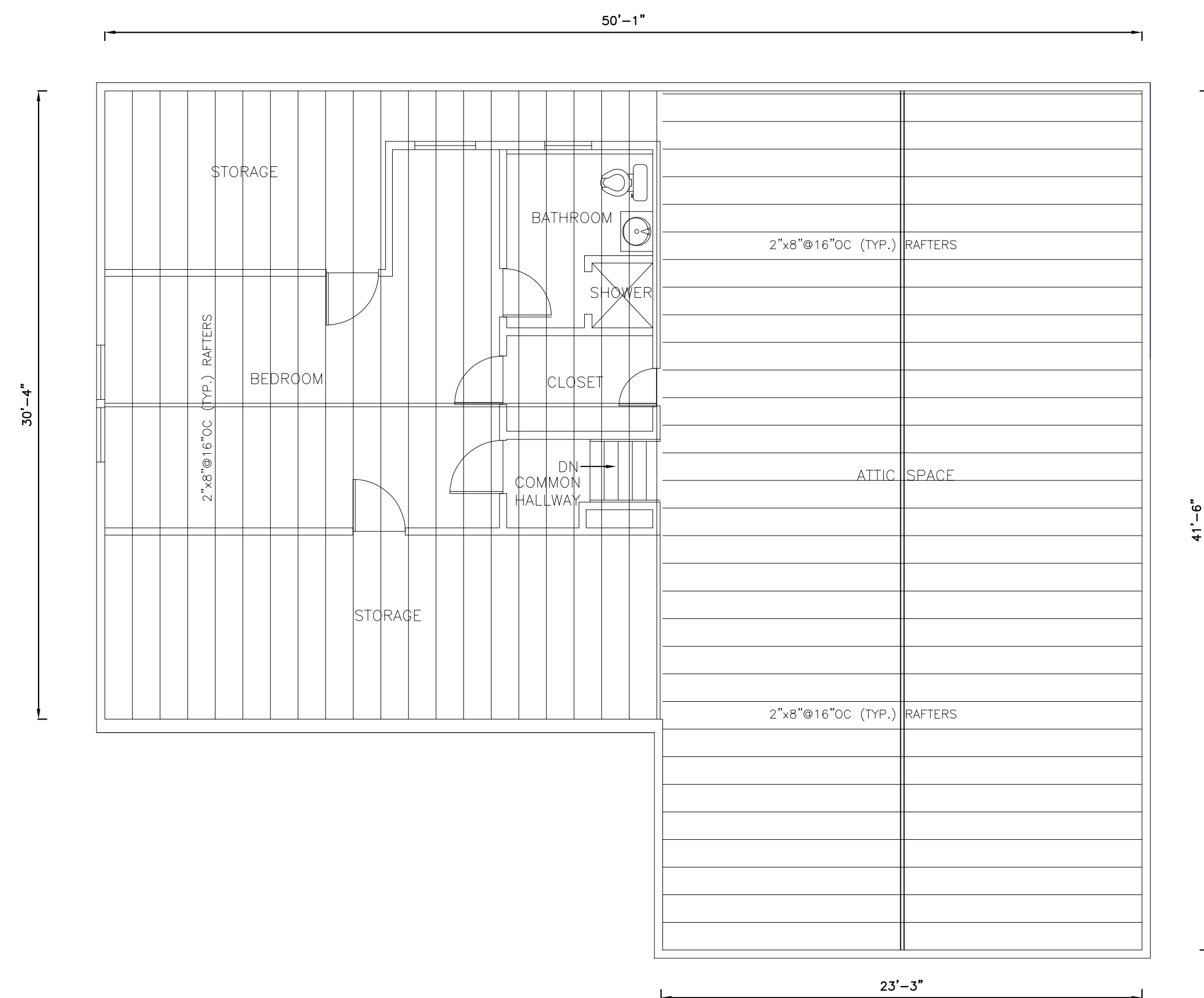
12 GLENVIEW ROAD
SOUTH ORANGE, NEW JERSEY 07079

PROPOSED ELEVATIONS

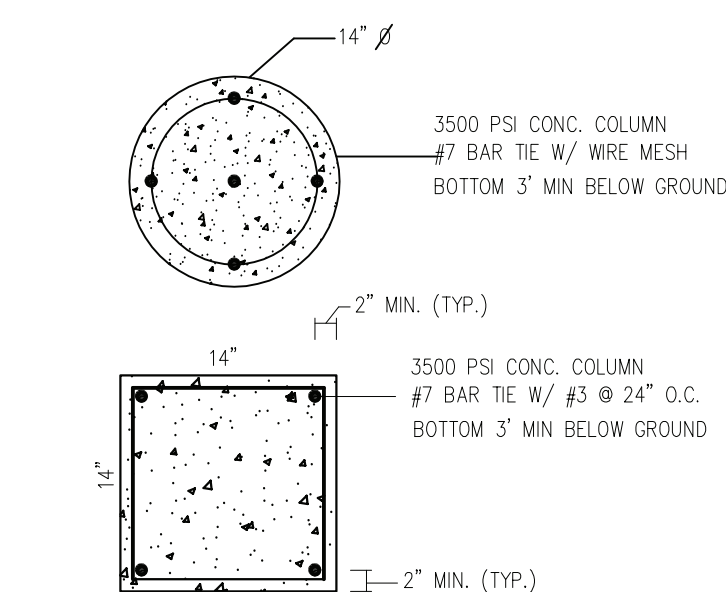
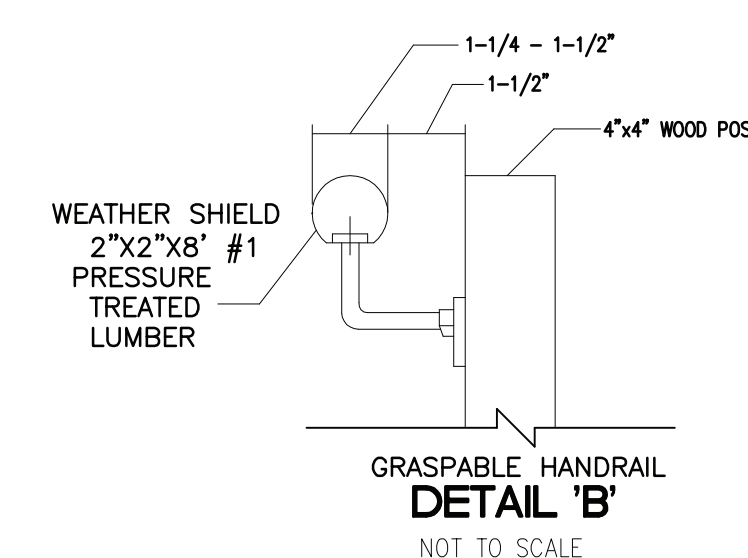
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REVISIONS			
NO.	DATE	DESCRIPTION	
1	10/27/20	REVISED PLAN	
DATE 07/07/20		PROJ. NO. 2020-0001	
SCALE 1/16"=1'-0"		SHEET NO.	
DRAWN BA		A-4	
CHKD.			
BA			



1. ALL STEEL FOR BENDING AND AXIAL LOAD SHALL BE A36, FY=36Ksi.



REVISIONS			DESCRIPTION	REVISED BEAM & COLUMN DETAILS				
NO.	DATE							
1	10/27/20							
2	11/13/20							

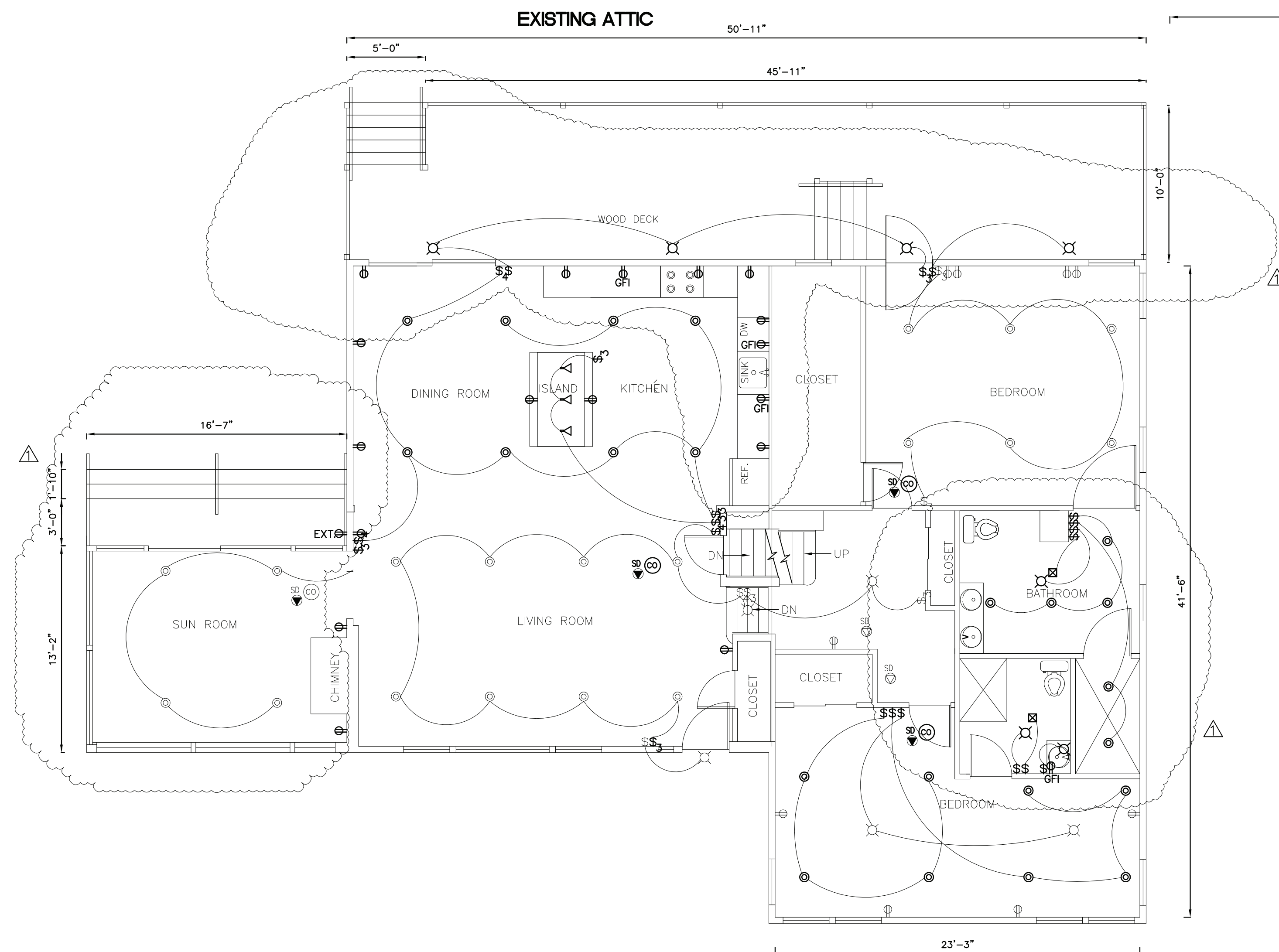
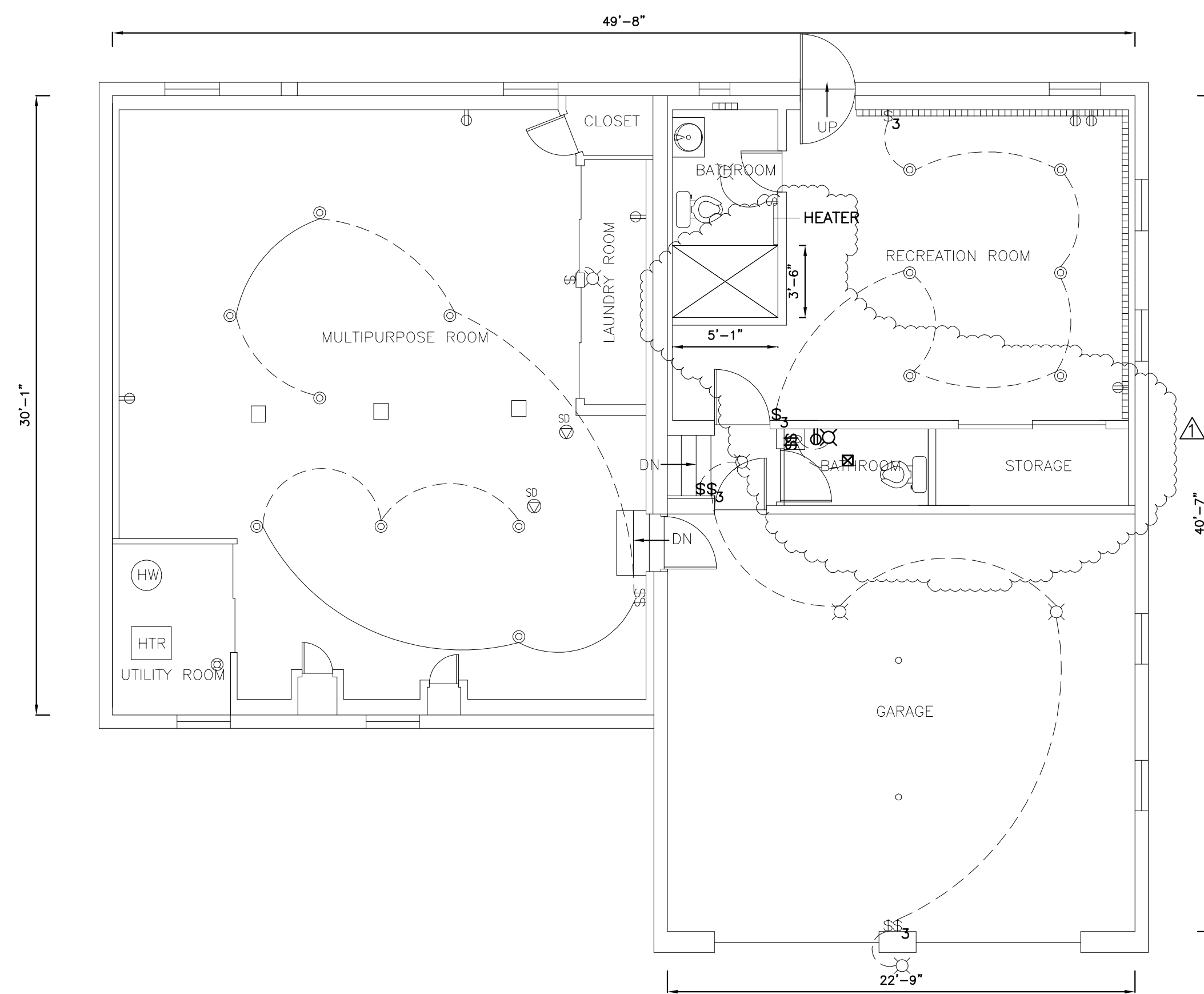
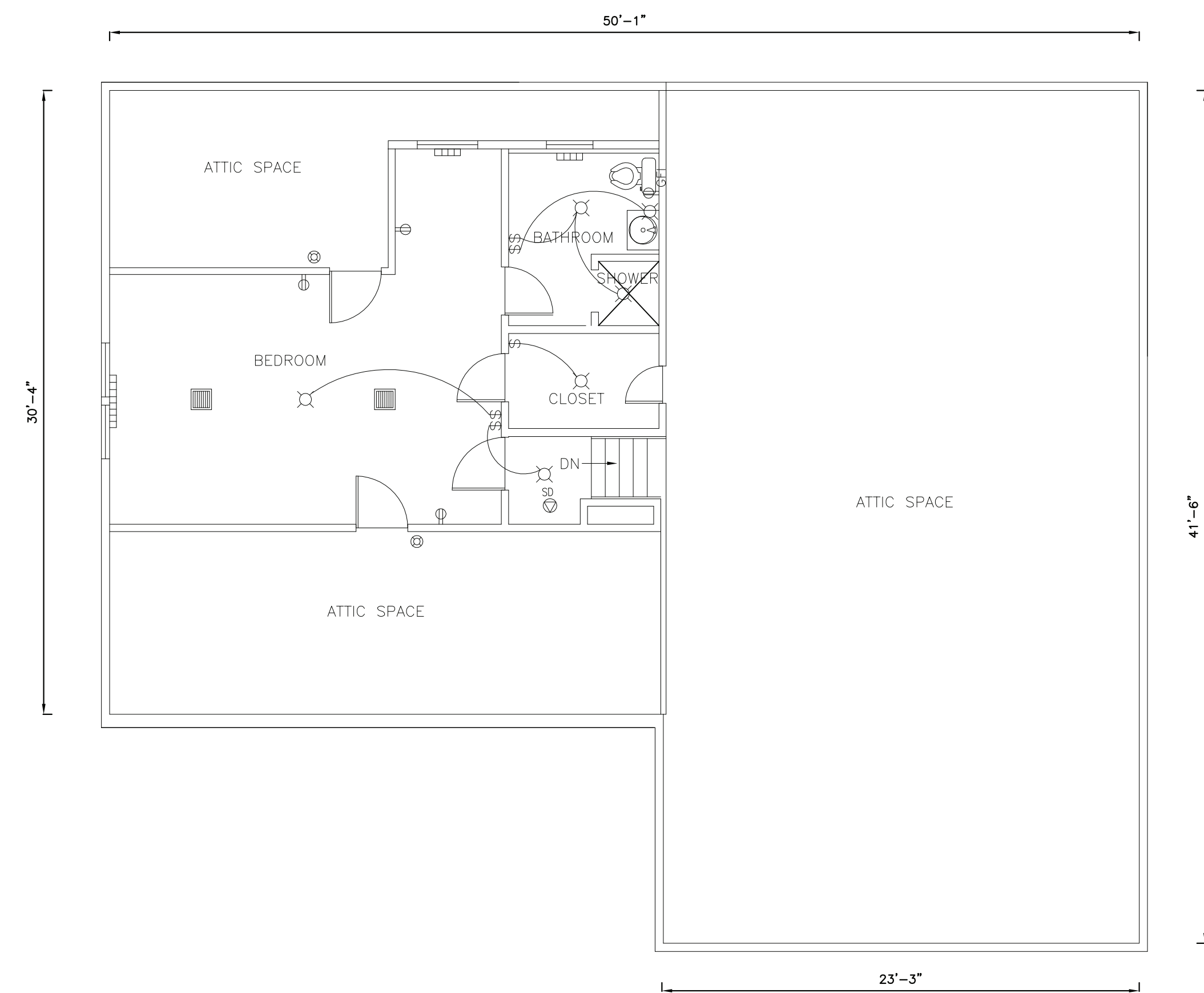
DATE 07/07/20	PROJ. NO. 2020--0001
SCALE 3/16"=1'-0"	SHEET NO.
DRAWN BA	A-5
CHKD.	
BA	

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FRAMING PLAN

12 GLENVIEW ROAD
SOUTH ORANGE, NEW JERSEY 07079

BARATINDE ADEWINMI



- ## LEGEND

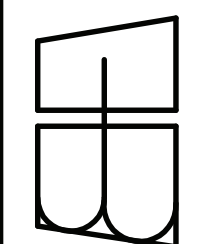
- | | |
|---|--|
|  | LIGHT W/ PULL SWITCH |
|  | LIGHT FIXTURE |
|  | RESSESED LIGHT |
|  | CHANDELIER |
|  | LIGHT W/ FAN |
|  | PENDANT LIGHT |
|  | EXTERIOR/ MOTION DETECTOR LIGHT |
|  | S SINGLE TOGGLE SWITCH |
|  | THREE WAY TOGGLE SWITCH |
|  | FOUR WAY TOGGLE SWITCH |
|  | CABON-MONOXIDE DETECTOR -W/
BATTERY CONNECTION |
|  | SMOKE DETECTOR - 110V W/
BATTERY CONNECTION |
|  | COMBINED SMOKE AND
CABON-MONOXIDE DETECTOR - 110V W/
BATTERY BACKUP INTERCONNECTED |
|  | DUPLEX OUTLET |
|  | EXT. EXTERIOR DUPLEX OUTLET |
|  | ELECTRIC EXHAUST FAN |
|  | ELECTRIC EXHAUST FAN W/ LIGHT |
|  | HEAT SENSOR |
|  | BASE BOARD HEATER |


BABATUNDE ADEGUNMI
NJ LIC. # AI-18320

12 GLENVIEW ROAD
SOUTH ORANGE, NEW JERSEY 07079

LIGHTING PLANS

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REVISIONS		DESCRIPTION					
		DATE	10/27/20				
NO.	1						
DATE 07/07/20			PROJ. NO. 2020-0001				
SCALE 3/16"=1'-0"			SHEET NO.				
DRAWN BA			A-6				
CHKD.							
BA							



NOTES

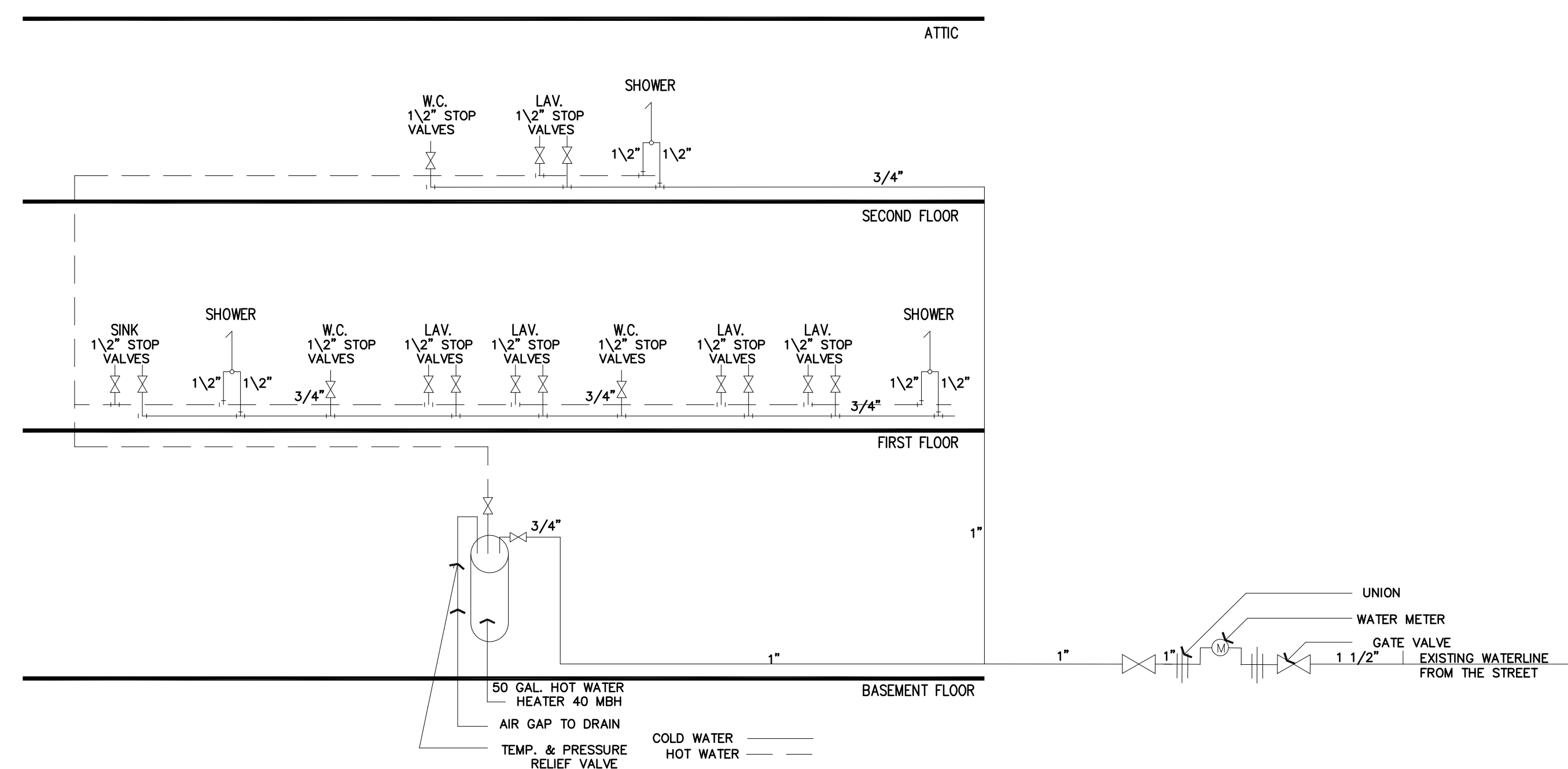
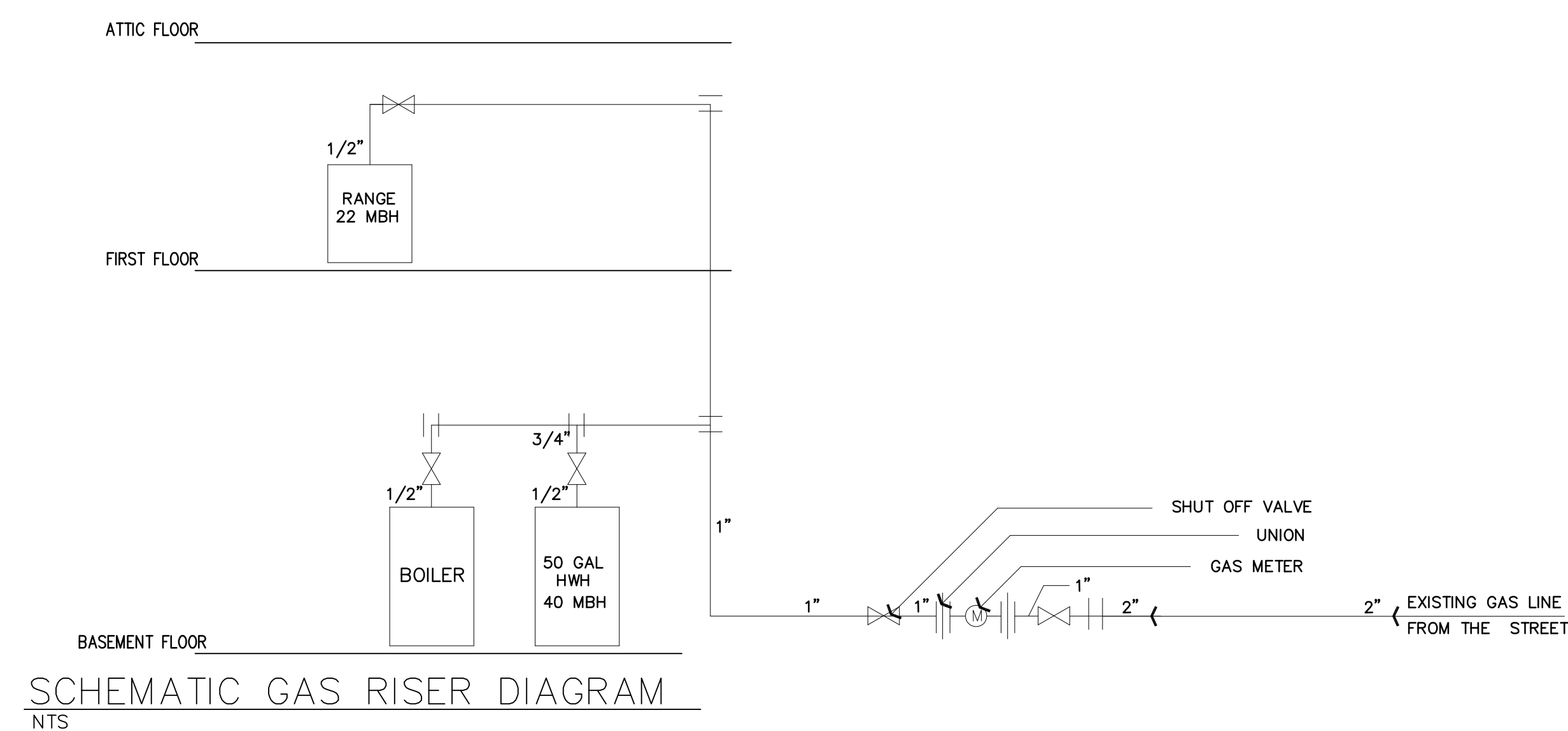
FIXTURES WITHOUT INTEGRAL TRAPS MUST BE TRAPPED.

A CLEANOUT IS REQUIRED AT THE UPPER END OF ANY HORIZONTAL DRAIN LINE OVER 5'-0" IN LENGTH.

SANITARY RISER DIAGRAM FOR SCHEMATIC PURPOSES
ONLY. PLUMBING CONTRACTOR SHALL VERIFY DESIGN
& FIELD CONDITIONS AS PER ALL APPLICABLE CODES
& ORDINANCES AND SHALL BE RESPONSIBLE FOR FINAL

PIPE SCHEDULE

SANITARY - C.I. OR COPPER - SCHED. 40
HOT WATER - COPPER
C.W.S. - P.V.C.
VENT - P.V.C.

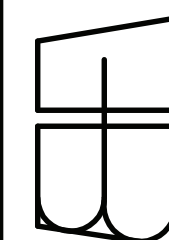


WATER SUPPLY SCHEMATIC

N.T.S.

REVISIONS		DATE	DESCRIPTION					
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DATE 07/07/20		PROJ. NO. 2020-0001						
SCALE 3/16"=1'-0"		SHEET NO.						
DRAWN BA		A-8						
CHKD. BA								

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PLUMBING PLANS

12 GLENVIEW ROAD
SOUTH ORANGE, NEW JERSEY 07079


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NJ LIC. # AI-18320