PROPOSED ADDITION AND ALTERATION
EXISTING SINGLE FAMILY HOUSE
29 SYCAMORE AVE. LIVINGSTON TWP
LOT # 32 BLOCK # 2602
ESSEX COUNTY, NJ 07039

RESCheck-Web™ Compliance Certificate

Project Information

Project Title:	**29 Sycamore**
Energy Code:	2021 IECC
Location:	Livingston, New Jersey
Construction Type:	Single Family
Project Type:	Addition
Project Sub Type:	None
Glazing Area:	17%
Climate Zone:	4a (5896 HDD)
Project No:	1813953
All Electric:	false
Is Renewable:	false
Has Battery:	false
Has Charger:	false
Has Heat Pump	false

Construction Site:
29 SYCAMORE AVE
LIVINGSTON , NJ 07039

Owner/Agent:

Designer/Contractor:
MANSOOR AZIZI
32-03 BERDAN AVE
DANON GROUP
FAIR LAWN , NJ 07410
9737230039
DANONGROUP@AOL.COM

Project Notes:

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor/ F-Factor	Req. U-Factor/ F-Factor	Prop. UA	Req. UA
Ceiling 1: Flat Ceiling or Scissor Truss	1663	60.0	0.0	0.024	0.024	40	40
Floor 1: All-Wood Joist/Truss, Over Outside Air	498	38.0	0.0	0.026	0.047	13	23
Wall 1: Wood Frame, 16" o.c.	1730	21.0	5.0	0.043	0.045	65	68
Window: 3'0" X 5'0" LE: Vinyl/Fiberglass Frame, Double Pane with Low-E SHGC: 0.4	105			0.300	0.300	32	32
Window: 2'4"x3'6"CSMNT.: Vinyl/Fiberglass Frame, Double Pane with Low-E SHGC: 0.4	16			0.300	0.300	5	5
Window 6: Vinyl Frame SHGC: 0.4	7			0.300	0.300	2	2
Window: 2'6"X5'0": Vinyl/Fiberglass Frame, Double Pane with Low-E SHGC: 0.4	12			0.300	0.300	4	4
Window: 2'4"x5'0"DH-W/TRANSOM: Vinyl/Fiberglass Frame, Double Pane with Low-E SHGC: 0.4	16			0.300	0.300	5	5
Door: 6'0"x6'8" SLIDER: Glass SHGC: 0.4	33			0.300	0.300	10	10
Door 3: Glass Door (over 50% glazing) SHGC: 0.4	20			0.300	0.300	6	6
Wall 2: Wood Frame, 16" o.c.	1494	21.0	5.0	0.043	0.045	53	55
Window: 3'0" X 5'0" LE: Vinyl/Fiberglass Frame, Double Pane with Low-E SHGC: 0.4	120			0.300	0.300	36	36
Window: 1'6" X 4'0"FIXED: Vinyl/Fiberglass Frame, Double Pane with Low-E SHGC: 0.4	24			0.300	0.300	7	7
Window: 1'6" X 6'0"TRANSOM: Vinyl/Fiberglass Frame, Double Pane with Low-E SHGC: 0.4	30			0.300	0.300	9	9
Window: 2'0"x3'6"DH-TEMP GLASS: Vinyl Frame SHGC: 0.4	7			0.300	0.300	2	2
Window: 2'6"X5'0": Vinyl/Fiberglass Frame, Double Pane with Low-E SHGC: 0.4	12			0.300	0.300	4	4
Door: 3'0" X 8'0"-Glazed LE: Glass Door (over 50% glazing) SHGC: 0.4	40			0.300	0.300	12	12
Door: 8'0"x6'8" SLIDER: Glass SHGC: 0.4	33			0.300	0.300	10	10
Basement 1: Masonry Block w/ Empty Cells Wall height: 8.00 Insulation depth: 8.00" Insulation position: Integral Insulation	1152	15.0	0.0	0.066	0.059	71	64

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor/ F-Factor	Req. U-Factor/ F-Factor	Prop. UA	Req. UA
Window: 3'0" X 5'0" LE: Vinyl/Fiberglass Frame, Double Pane with Low-E SHGC: 0.4	60			0.300	0.300	18	18
Window: 2'0"X4'0"TEMP.GLASS: Vinyl/Fiberglass Frame, Triple Pane with Low-E SHGC: 0.4	10			0.300	0.300	3	3

Compliance: Passes using UA trade-off

Compliance: 1.9% Better Than Code	Max UA: 415	Your UA: 407	Max SHGC: 0.40	Your SHGC: 0.40

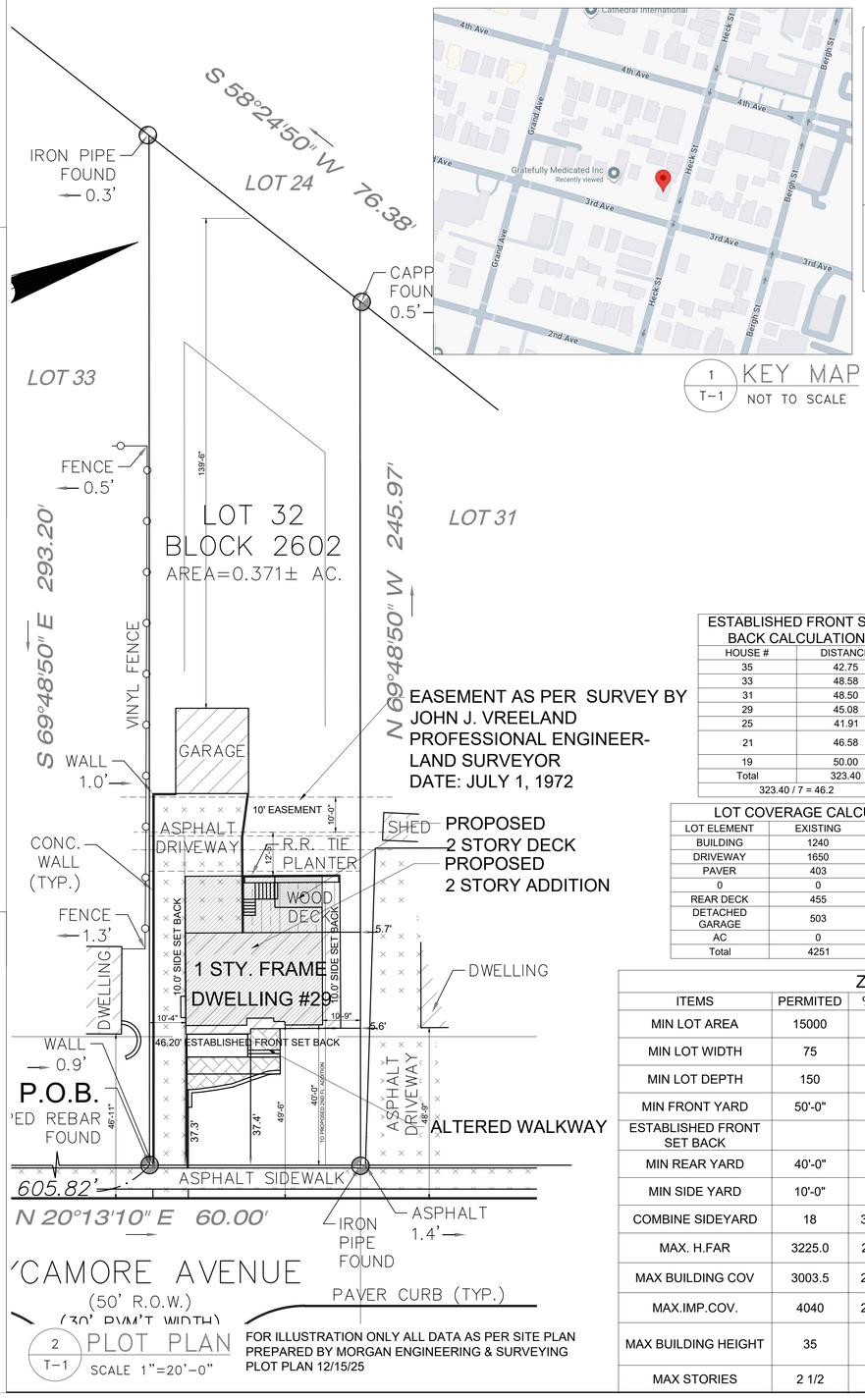
The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Compliance Statement

The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2021 IECC requirements in REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title **Signature** **Date**



1 T-1 KEY MAP NOT TO SCALE

EASEMENT AS PER SURVEY BY
JOHN J. VREELAND
PROFESSIONAL ENGINEER-
LAND SURVEYOR
DATE: JULY 1, 1972

PROPOSED
2 STORY DECK
PROPOSED
2 STORY ADDITION

FOR ILLUSTRATION ONLY ALL DATA AS PER SITE PLAN PREPARED BY MORGAN ENGINEERING & SURVEYING PLOT PLAN 12/15/25

SYMBOLS & MATERIALS

- EXIST. CONC. BLOCK WALL
- NEW CONC. BLOCK WALL
- FULL HEIGHT PARTITION
- NEW FULL HEIGHT PARTITION
- EXIST. WALLS TO BE REMOVED
- INTERIOR ELEVATION ARROW (SEE DETAIL NO./DWG.NO.)
- SECTION ARROW (SEE DETAIL NO./DWG.NO.)
- DETAIL (SEE CORRESPONDING SHEET)
- SPECIFICATION ITEM (SEE EQUIPMENT SCHEDULE)

DRAWING LIST
T-1 COVER SHEET
A-1 FOUNDATION PLAN AND
GAS & PLUMBING DIAGRAMS
A-2 PROPOSED FIRST FLOOR PLAN
A-3 PROPOSED SECOND FLOOR AND ROOF PLAN
A-4 PROPOSED ELEVATIONS
A-5 PROPOSED ELEVATIONS
A-6 ELECTRICAL PLANS
A-7 EXISTING PLANS
D-1 DETAILS

GENERAL DESCRIPTION
OF PROJECT
PROPOSED ADDITION AND ALTERATION
SINGLE FAMILY RESIDENCE

ABBREVIATIONS

AC.T	ACOUSTIC TILE	CONTR.	CONTRACTOR	GAL.	GALLON	MULL.	MULLION
A.C.	AIR CONDITIONING	CONV.	CONVECTOR	GA.	GAUGE	M.O.	MASONRY OPENING
AD.J	ADJACENT	C.G.	CORNER GUARD	GL.	GLASS		
ALUM.	ALUMINUM			GYP.BD.	GYPSUM BOARD	N.T.S.	NOT TO SCALE
ALUM.S.	ALUMINUM SADDLE	DET.	DETAIL				
∠	ANGLE	DIA.	DIAMETER	HDR	HEADER	O.C.	ON CENTER
APPROX.	APPROXIMATE	DIM.	DIMENSION	H.V.A.C.	HEATING, VENTILATING & AIR CONDITIONING	OPNG.	OPENING
ARCH.	ARCHITECTURE	DN.	DOWN			OPP.	OPPOSITE
A.D.	AREA DRAIN	DWG.	DRAWING	H.P.	HIGH POINT	O.D.	OVERFLOW DRAIN
@	AT			H.M.	HOLLOW METAL		
		EA.	EACH	HOR.	HORIZONTAL	PN.	PANEL
BM.	BEAM	ELEC.	ELECTRIC	HR.	HOUR	P.H.	PAPER HOLDER
BET.	BETWEEN	EL.	ELEVATION			PART.	PARTITION
B.P.S	BENT PLATE	ENCL.	ENCLOSURE	ID.	INSIDE DIMENSION	P.A.	PLACE OF ASSEMBLY
BLK.	BLOCK	EQ.	EQUAL	INSUL.	INSULATION	PL.	PLATE
B.S.&A	BOARD OF STANDARDS & APPEALS	EQUIP.	EQUIPMENT	INT.	INTERIOR		
BOTT.	BOTTOM	EST.	ESTABLISHED			REFL.	REFLECTIVE
B.O.C.	BOTTOM OF CURB	EXIST.	EXISTING	JT.	JOINT	REINF.	REINFORCED
BLDG.	BUILDING	EXP.JT.	EXPANSION JOINT			REQ'D	REQUIRED
		EXT.	EXTERIOR	LAV.	LAVATORY	R.	RISER
CAP.	CAPACITY	EXT.GR.	EXTERIOR GRADE	L.P.	LOW POINT	R.D.	ROOF DRAIN
CLNG.	CEILING	EXTR.	EXTRUDED			RM.	ROOM
CEM.	CEMENT			MACH.	MACHINE		
℄	CENTER LINE	FIN.	FINISH	M.S.	MARBLE SADDLE	S.N.D.	SANITARY NAPKIN DISPENSER
C.T.	CERAMIC TILE	F.P.	FIRE PROOF	MAT'L	MATERIAL	S.N.V.	SANITARY NAPKIN VENDOR
CL.	CLOSET	F.P.S.C.	FIRE PROOF SELF CLOSING	MAX.	MAXIMUM	SECT.	SECTION
COL.	COLUMN	FLSH'G.	FLASHING	MECH.	MECHANICAL	SIM.	SIMILAR
CONC.	CONCRETE	FL.	FLOOR	MET.	METAL	S.S.	STAINLESS STEEL
C.B.	CONCRETE BLOCK	F.J.	FLOOR JOISTS	MIN.	MINIMUM	ST.PIPE	STAND PIPE
COND.	CONDUIT	F.D.	FLOOR DRAIN	MISC.	MISCELLANEOUS	S.P.	STAND POINT
CONST.	CONSTRUCTION	F.V.	FIELD VERIFY			STL.	STEEL
CONT.	CONTINUOUS					STL.S.	STEEL SADDLE

STRUC.	STRUCTURE		
SUSP.	SUSPENDED		
SWBD.	SWITCH BOARD		
SWGR.	SWITCH GEAR		
TEL.	TELEPHONE		
TK.	THICK		
T.O.C.	TOP OF CONCRETE		
T.O.S.	TOP OF STEEL		
T.O.W.	TOP OF WALL		
T.C.&R.	TOWEL CABINET & RECEPTICAL		
T.	TREAD		
TYP.	TYPICAL		
U.O.N.	UNLESS OTHERWISE NOTED		
VERT.	VERTICAL		
V.I.F.	VERIFY IN FIELD		
W.C.	WATER CLOSET		
W.P.	WATER PROOFING		
W.R.	WATER RESISTANT		
W.	WIDTH		
W/	WITH		
W/O	WITHOUT		

STANDARDS AND GENERAL NOTES 1/01/22

CODES, REGULATIONS, PERMITS AND FEES
ALL WORK SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM CONSTRUCTION CODE OF THE STATE OF NEW JERSEY INCLUDING ALL SUB CODES AND REFERENCED STANDARDS. UNLESS OTHERWISE INDICATED ALL WORK SHALL ALSO CONFORM TO THE REGULATIONS OF LOCAL UTILITY COMPANIES AND MUNICIPAL LAWS AND REGULATIONS. IF THE CONTRACT DOCUMENTS DEVIATE IN ANY WAY FROM THESE LAWS AND REGULATIONS THE CONTRACTOR / OWNER SHALL IMMEDIATELY INFORM THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL REQUIRED PERMITS, INSPECTIONS AND CERTIFICATES NECESSARY TO CONFORM TO LAWS AND REGULATIONS.

PRECEDENCE OF CONTRACT PROVISIONS
IF ANY CONFLICTS EXIST IN THE CONTRACT DRAWINGS THEY SHALL BE RESOLVED IN THE ORDER OF PRIORITY LISTED BELOW WITH THE HIGHEST PRIORITY LISTED FIRST ON THE LIST. WORK OR MATERIALS SHOWN ON ONE OR MORE LOCATIONS BUT NOT IN ALL SIMILAR LOCATIONS SHALL BE DEEMED TO SHOW IN ALL SIMILAR CONDITIONS AND NOT TO AS CONFLICTS OR OMISSION.
1. GENERAL NOTES AND STANDARDS ABOVE ALL OTHER PROVISIONS
2. DIMENSIONS GIVEN IN NUMBERS ABOVE SCALED DIMENSIONS
3. INFORMATION PROVIDED IN SCHEDULES AND TABLES ABOVE DETAILS & NOTES.
4. LARGE SCALE DRAWINGS OVER SMALLER SCALED DRAWINGS.

SAFETY AND INDEMNIFICATION
THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR THE SAFE EXECUTION AND COMPLETION OF THE WORK. THIS PROVISION INCLUDES PROTECTION OF ADJACENT PROPERTIES. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE EXISTING CONDITIONS IN THE EXISTING STRUCTURE(S) ON OR NEAR THE BUILDING SITE, INCLUDING DEPTH OF EXISTING FOOTINGS ON AND OFF THE SITE. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ANY AND ALL NECESSARY BARRICADES, WARNING SIGNS, BRACING, SHORING, AND UNDERPINNING OF FOOTINGS AND FOUNDATIONS OF ADJACENT PROPERTIES. SHOULD THERE BE ANY SUBSTANDARD AND OR ADVERSE CONDITION FOUND DURING THE DEMOLITION OR CONSTRUCTION PROCESS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT / ENGINEER. WHERE "VERIFY EXISTING CONDITION,..." OR "VERIFY IN FIELD" (V.I.F.) IS NOTED ON PLANS OR DETAILS THE CONTRACTOR NEEDS TO VERIFY THAT THE EXISTING CONDITIONS CONFORM TO SPECIFIED CRITERIA. THE CONTRACTOR MUST NOTIFY THE ARCHITECT, THE OWNER AND THE CODE ENFORCEMENT OFFICIAL WHERE EXISTING CONDITIONS DEVIATE FROM THE SPECIFIED CRITERIA.

THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL OBTAIN AND PAY FOR WORKMEN'S COMPENSATION INSURANCE. TO THE FULLEST EXTENT POSSIBLE THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM AND AGAINST ALL CLAIMS, LOSSES AND EXPENSES ATTRIBUTABLE TO PROPERTY DAMAGE OR BODILY INJURY OR SICKNESS OR DISEASE OR DEATH DUE TO INJURY TO OR TO DESTRUCTION OF TANGIBLE PROPERTY INCLUDING LOSS OF USE THEREOF OR AUTOMOBILE RELATED DAMAGE AND / OR INJURY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL PROVIDE ALL THE NECESSARY DEVICES AND EQUIPMENT FOR SAFETY, ACCIDENT PREVENTION AND FIRE PREVENTION.

DIMENSIONING
DIMENSIONS INDICATED ARE FINISHED DIMENSIONS. THE CONTRACTOR SHALL MAKE ALLOWANCE FOR FINISH MATERIALS WHEN LAYING OUT THE WORK. FOR PROJECTS INVOLVING ALTERATIONS OR ADDITIONS MANY DIMENSIONS WILL BE BASED ON FIELD MEASUREMENTS OF EXISTING CONSTRUCTION. ON SUCH PROJECTS THE CONTRACTOR WILL BE RESPONSIBLE FOR MAKING MINOR ADJUSTMENTS SO THAT THE NEW WORK FITS PROPERLY TO EXISTING WORK.

DIMENSIONS ARE PRE CONSTRUCTION APPROXIMATIONS. THE FINAL DIMENSIONS & S.F. MUST BE DETERMINED FROM ACTUAL MEASUREMENT OF BUILDING AFTER COMPLETION.

TOOLS AND MATERIALS
THE CONTRACTOR SHALL PROVIDE ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, AND DEVISES NECESSARY FOR MEANS & METHODS OF CONSTRUCTION AND THE PROPER EXECUTION AND COMPLETION OF THE PROJECT.

MATERIALS SHALL BE DELIVERED IN ORIGINAL UNOPENED CONTAINERS. ALL OTHER MATERIALS SHALL BE GRADE MARKED BY THE MANUFACTURER. USED OR SECOND HAND MATERIALS ARE PROHIBITED. THE CONTRACTOR SHALL FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.

EXISTING CONDITIONS NOTES:
AFTER DEMOLITION AND BEFORE BEGIN ANY WORK THE CONTRACTOR SHALL NOTIFY THE ARCHITECT ABOUT ANY AND ALL DISCREPANCIES BETWEEN FIELD CONDITIONS AND CONTRACT DOCUMENTS BEFORE PROCEEDING WITH AFFECTED PORTION OF WORK, INCLUDES BUT IS NOT LIMITED TO STRUCTURAL AND BEARING ELEMENTS, SHAFTS, MAIN PIPES, ETC. FAILURE TO NOTIFY THE ARCHITECT WILL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO PERFORM THE WORK AS INDICATED BY THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL CORRECT ALL WORK ARISING FROM THE FAILURE TO COORDINATE DISCREPANCIES TO THE SATISFACTION OF THE ARCHITECT WITHOUT ADDITIONAL COST.

GENERAL DEMOLITION NOTES
1. PROVIDE INTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT SETTLEMENT OR COLLAPSE OF STRUCTURE OR ELEMENT TO BE DEMOLISHED AND ADJACENT FACILITIES OR WORK TO REMAIN.
2. PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS.
3. PROTECT FLOOR WITH SUITABLE COVERINGS WHERE NECESSARY.
4. CONSTRUCT TEMPORARY INSULATED SOLID DUST PROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS NOISY OR EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED. EQUIP PARTITIONS WITH DUST PROOF DOORS AND SECURITY LOCKS IF REQUIRED.
5. PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO OWNER.
6. USE WATER SPRINKLING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR TO LOWEST PRACTICAL LEVEL. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
7. INSPECT AREAS IN WHICH WORK WILL BE PERFORMED. PHOTOGRAPH EXISTING EQUIPMENT OR TO SURROUNDING PROPERTIES CONDITIONS TO STRUCTURE SURFACES WHICH COULD BE MISCONSTRUED AS DAMAGE RESULTING FROM DEMOLITION WORK.
8. PROVIDE WEATHER PROOF CLOSURES FOR EXTERIOR OPENINGS RESULTING FROM DEMOLITION WORK.

ESTABLISHED FRONT SET BACK CALCULATION

HOUSE #	DISTANCE
35	42.75
33	48.58
31	48.50
29	45.08
25	41.91
21	46.58
19	50.00
Total	323.40
323.40 / 7 = 46.2	

LOT COVERAGE CALCULATION

LOT ELEMENT	EXISTING	PROPOSED
BUILDING	1240	1710
DRIVEWAY	1650	1399
PAVER	403	288
0	0	0
REAR DECK	455	120
DETACHED GARAGE	503	503
AC	0	18
Total	4251	4020

DESIGN LOADS

LIVE LOADS – ROOFS
SNOW LOAD AT SHELTERED ROOF = 50 PSF
SNOW LOAD AT SLOPED ROOFS = 30 PSF EXCEPT AS NOTED
LIVE LOADS – FLOORS
ALL AREAS NOT OTHERWISE NOTED = 40 PSF
RESIDENTIAL BALCONIES = 60 SPF
BEDROOMS = 40 PSF
WIND LOADS = 25 PSF
EARTH QUAKE LOADS = 5% OF DEAD WEIGHT

ZONING TABLE R-3

ITEMS	PERMITED	%	EXISTING	%	PROPOSED	%
MIN LOT AREA	15000		16160.0		16160.0	
MIN LOT WIDTH	75		60		60	
MIN LOT DEPTH	150		245.97		245.97	
MIN FRONT YARD	50'-0"		37.30		EXISTING 37.30	
ESTABLISHED FRONT SET BACK			46.20		46.20	
MIN REAR YARD	40'-0"		139.50		139.50	
MIN SIDE YARD	10'-0"		5.60		5.6	
COMBINE SIDEYARD	18	30	16.00		16.00	
MAX. H.FAR	3225.0	21	1829	0.11	3203	0.198
MAX BUILDING COV	3003.5	20	1240.0	0.08	1710.0	0.1058
MAX.IMP.COV.	4040	25	4251	26.00	4020	24.80
MAX BUILDING HEIGHT	35		20'±		34'-10 ½"	
MAX STORIES	2 1/2		1 1/2		2 1/2	

BUILDING DATA

STATE OF NEW JERSEY.
ADOPTED CODES AND STANDARDS:
- N.J.A.C. REHAB SUBCODE
- INTERNATIONAL RESIDENTIAL CODE- NJ ED, 2021.
- NATIONAL ELECTRICAL CODE, 2020 (NFPA 70).
- NATIONAL STANDARD PLUMBING CODE, 2021
- INTERNATIONAL ENERGY CONSERVATION CODE, 2021 (LOW-RISE RESIDENTIAL)
- INTERNATIONAL MECHANICAL CODE, 2021.
- INTERNATIONAL FUEL GAS CODE, 2021

1. NUMBER OF STORIES 2 1/2
2. BUILDING HEIGHT ±34'-10 ½" CONSTRUCTION CLASS V-B
4. USE GROUP R-5
5. NUMBER OF BEDROOMS 5

BUILDING AREA/VOLUME CALCULATIONS

BUILDING AREA/VOLUMECALCULATION

SPACE	AREA(SQ.FT.)	VOLUME(CU.FT.)
FIRST FLOOR	1689	16890
SECOND FLOOR	1514	13626
BASEMENT	1209	9672
ATTIC	0	6813
GARAGE	503	4527
0	0	0
TOTAL LIVING AREA	3203	
TOTAL VOLUME		51528

TOTAL ADDITION AREA 2,015.00 S.F.
TOTAL ADDITION VOLUME 18,896.00 CU. FT

ISSUANCE:		
#	DATE:	FOR:
1	12/10/25	PERMIT
2	02/03/26	REVISED AS PER ZONING

PROJECT NAME:
29 SYCAMORE AVE.
LIVINGSTON TWP

LOT # 32 BLOCK # 2602
ESSEX COUNTY, NJ 07039

OWNER:

DANON GROUP
RAFAEL DANON RA.
32-03 BERDAN AVE.
FAIR LAWN, NJ 07410
P.O.BOX 676

TEL: 201-681-7777
TEL: 973-723-0039
DANONGROUP@AOL.COM

RAFAEL DANON , R.A.,
REGISTERED ARCHITECT

SHEET TITLE:
COVER SHEET

SCALE: AS NOTED
DRAWN BY: M.A
REVIEWED BY: R.D.

T1

JOB #:

RADON HAZARD SYSTEM

THE FOLLOWING CONSTRUCTION TECHNIQUES ARE THE MINIMUM RADON HAZARD PROTECTIVE FEATURES AS SET FORTH BY THE UNIFORM CONSTRUCTION CODES AND AS RECOMMENDED BY THIS OFFICE. THESE FEATURES ARE REQUIRED TO BE INCORPORATED INTO THE CONSTRUCTION OF BUILDINGS IN TIER ONE AREAS, AS LISTED IN APPENDIX ID - 9 OF THE RADON HAZARD SUB CODE. HOWEVER, IT IS RECOMMENDED BY THE OFFICE THAT THE SYSTEM BE INSTALLED IN ALL RESIDENTIAL CONSTRUCTION.

1. PROVIDE DAMP PROOFING, WATERPROOFING, AND MOISTURE/VAPOR BARRIER AS CALLED FOR ON THE DETAILS.

2. CELLAR FLOORS AND OTHER SLAB ON GRADE CONSTRUCTION SHALL BE PLACED OVER A GRAVEL BASE NO LESS THAN 4" IN THICKNESS.

3A. PROVIDE (1) THREE-INCH MINIMUM DIAMETER SOLID VENT PIPE WITH A "T" PIPE FITTING FOR EVERY 1500 SQUARE FEET, OR PORTION THERE OF, SLAB AREA. THIS VENT PIPE SECTION SHALL BE INSTALLED INTO THE SUB(B-SLAB AGGREGATE OF CONCRETE SLAB. THE HORIZONTAL OPENING OF THE "T" PIPE FITTING SHALL BE PLACED IN THE SUB-SLAB AGGREGATE AND FLITTED WITH (2) FIVE FOOT PIPE SECTION OF PERFORATED PVC PIPE, ONE TO EACH SIDE. THE VERTICAL PORTION OF THE "T" PIPE SHALL BE CONNECTED TO AN INDEPENDENT VENT STACK PIPE TERMINATING AN APPROVED LOCATION ON THE EXTERIOR OF THE BUILDING. WHEN MORE THAN ONE VENT IS PROVIDED, INTERCONNECTION OF THESE SECTIONS INTO A SINGLE INDEPENDANT VENT STACK IS PERMITTED.

3B. FOUNDATIONS WITH ADDITIONAL "INTERIOR" FOOTING DRAINS SHALL HAVE A SOLID 3 INCH MINIMUM DIAMETER VENT PIPE SECTION INSTALLED IN CONJUNCTION WITH THIS DRAINAGE SYSTEM AND SHALL BE CONNECTED TO AN INDEPENDENT VENT STACK PIPE TERMINATING AT AN APPROVED LOCATION ON THE EXTERIOR OF THE BUILDING.

4. JOINTS IN FOUNDATION WALLS AND FLOORS, INCLUDING WITHOUT LIMITATION CONTROL JOINTS, AND JOINTS BETWEEN FOUNDATION WALLS AND FLOORS, AS WELL AS PENETRATIONS OF THE FOUNDATION WALLS AND FLOORS INCLUDING, BUT NOT LIMITED TO, UTILITY PENETRATIONS, SHALL BE SUBSTANTIALLY SEALED BY UTILIZING A NON-CRACKING CAULK IN ORDER TO CLOSE OFF THE SOIL GAS ENTRY ROUTES. ANY OPENINGS OR PENETRATIONS OF THE FLOOR OVER THE CRAWL SPACE SHALL BE SUBSTANTIALLY SEALED IN ORDER TO CLOSE OFF THE SOIL GAS ENTRY ROUTES.

5. UNTRAPPED FLOOR DRAINS SHALL BE PROVIDED WITH REMOVABLE STOPPERS WHICH SUBSTANTIALLY CLOSE OFF THE SOIL GAS ENTRY ROUTES.

6. A SUMP PUMP COVER WHICH SUBSTANTIALLY CLOSES OFF THE SOIL GAS ENTRY ROUTES SHALL BE PROVIDED FOR ALL SUMP INSTALLATIONS. SUMP PITS SHALL BE AT LEAST 15 INCHES IN DIAMETER, 18 INCHES IN DEPTH. INTERIOR FOOTING DRAINS, IF INSTALLED, SHALL CONNECT TO SUMP PIT. WHEN FOOTING DRAINS TERMINATE AT A SUMP INSTALLATION AND PROVISIONS ARE MADE FOR VENTING FROM THE SUMP INSTALLATION, THE 3 INCH DIAMETER SOLID PIPE SECTION REQUIREMENT OF 3B ABOVE NEED NOT BE PROVIDED

7. ANY DUCTWORK THAT IS ROUTED THROUGH A CRAWL SPACE OR BENEATH A SLAB SHALL BE PROPERLY TAPED OR SEALED.

8. SEALANT MATERIALS THAT SUBSTANTIALLY CLOSE OFF THE SOIL GAS ENTRY ROUTES SHALL BE INSTALLED ON ANY DOORS OR OTHER OPENINGS BETWEEN CELLARS AND ADJOINING CRAWL SPACES THAT ARE VENTED TO THE EXTERIOR.

9. THE TOPS OF HOLLOW MASONRY UNIT FOUNDATION WALLS INCLUDING ALL INTERIOR LEDGES SHALL BE CAPPED OR THE VOIDS SHALL BE COMPLETELY FILLED.

10. THE INDEPENDENT VENT STACK PIPE PROVIDED IN ACCORDANCE WITH 3A, 3B, AND 6 ABOVE SHALL BE A 3"Ø MIN. SOLID PIPE, ADEQUATELY SUPPORTED AND GAS TIGHT THAT PASSES THROUGH ANY ENCLOSED PORTIONS OF THE BUILDING. THE PIPE SHALL BE ROUTED IN A MANNER THAT MAKES IT ACCESSIBLE FOR THE INSTALLATION OF A FUTURE IN-LINE VENT PIPE FAN IN A NON- CONDITIONED ATTIC SPACE, BUT EXCLUDING A BASEMENT OR CRAWL SPACE, AND INSTALLED IN A MANNER, THAT WILL ENSURE THAT THE RAN WATER OR CONDENSED ACCUMULATION WITHIN THE PIPES WILL DRAIN DOWNWARD INTO THE GROUND BENEATH THE SLAB OR VAPOR BARRIER. THE VENT STACK SHALL MEET THE FOLLOWING TERMINATION REQUIREMENTS.

A. VENT PIPE SHALL TERMINATE AT LEAST 12 INCHES ABOVE THE ROOF, MEASURED FROM THE HIGHEST POINT WHERE THE VENT INTERSECTS THE ROOF. WHEN A VENT PIPE EXTENSION TERMINATES ON AN OCCUPIABLE ROOF THE VENT PIPE SHALL EXTEND AT LEAST 7'-0" ABOVE THE ROOF.

B. NO VENT TERMINAL SHALL BE LOCATED DIRECTLY BENEATH ANY DOOR, WINDOW, OR OTHER VENTILATING OPENING OF THE BUILDING OR OF AN ADJACENT BUILDING NOR SHALL ANY SUCH VENT TERMINAL BE WITHIN 10'-0" HORIZONTALLY OF SUCH AN OPENING UNLESS IT IS AT LEAST 2'-0" ABOVE THE TOP OF SUCH OPENING.

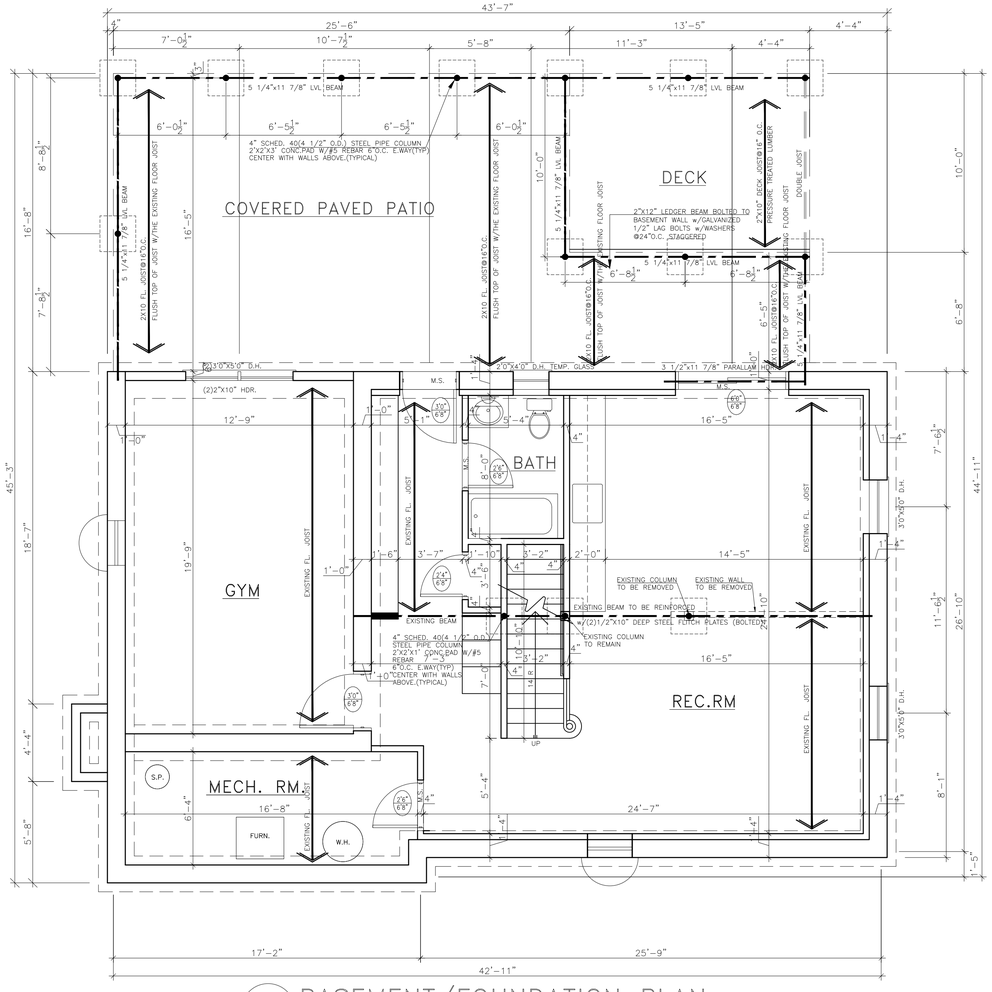
C. NO VENT TERMINAL SHALL BE CLOSER THAN 10'-0" HORIZONTALLY FROM ANY LOT LINE. WHERE THIS 10 FOOT HORIZONTAL DISTANCE IS NOT POSSIBLE DUE TO LOT WITH, THE VENT TERMINAL SHALL BE PLACED AS REMOTE FROM THE LOT LINE AS PRACTICABLE.

11. RADON VENT PIPES SHALL BE IDENTIFIABLE AND CLEARLY LABELED AT INTERVALS OF NOT MORE THAN 25 FEET IN CONCEALED LOCATIONS, NOT MORE THAN 50 FEET IN EXPOSED LOCATIONS AND NOT LESS THAN ONCE IN ANY ROOM OR SPACE.

12. ELECTRICAL JUNCTION BOXES SHALL BE INSTALLED NEAR THE PROVIDED AREA, SUCH AS AN ACCESSIBLE ATTIC SPACE, WHERE A FUTURE IN-LINE VENT PIPE FAN AND SYSTEM FAILURE ALARMS MAY BE INSTALLED.

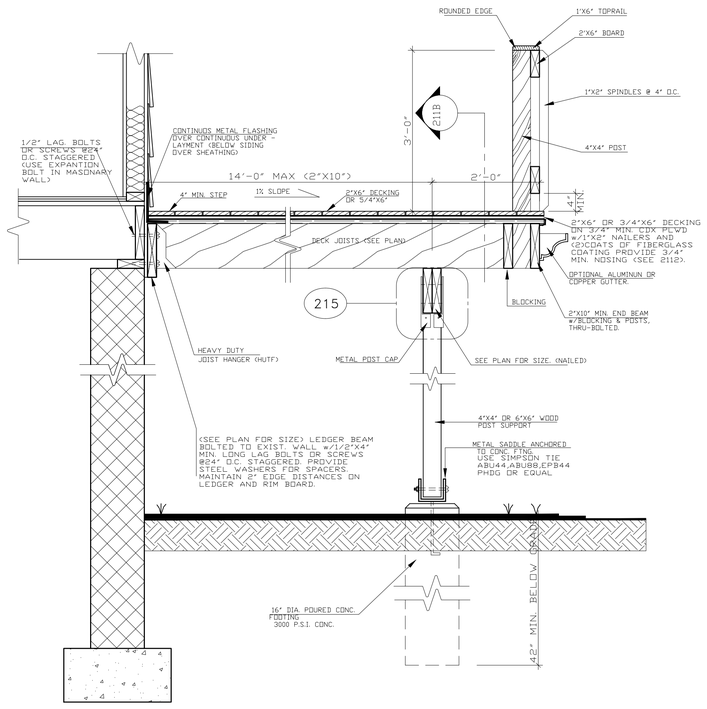
13. IN COMBINATION BASEMENT / CRAWL SPACE OR SLAB ON GRADE/CRAWL SPACE BUILDINGS A 3" MINIMUM SOLID VENT PIPE SHALL BE PROVIDED BETWEEN THE AREAS AND INTERCONNECTED INTO THE INDEPENDENT, VENT STACK TO PERMIT USE OF A SINGLE IN-LINE VENT PIPE FAN IF ACTIVATION OF THE SYSTEM IS DESIRED.

THESE CONSTRUCTION TECHNIQUES ARE NOT INTENDED TO PRECLUDE VOLUNTARY USE OF ADDITIONAL OR MORE EXTENSIVE TECHNIQUES.



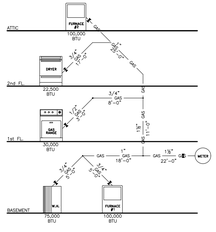
1 A-1 BASEMENT/FOUNDATION PLAN

SCALE: 1/4" =1'-0" AREA:1,209.00 S.F. VOLUME: 9,672.00 C.F.



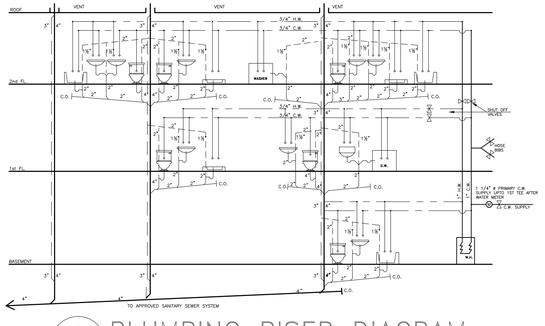
211A TYPICAL DECK SECTION w/WATER PROOFING

SCALE 3/4"=1'-0"



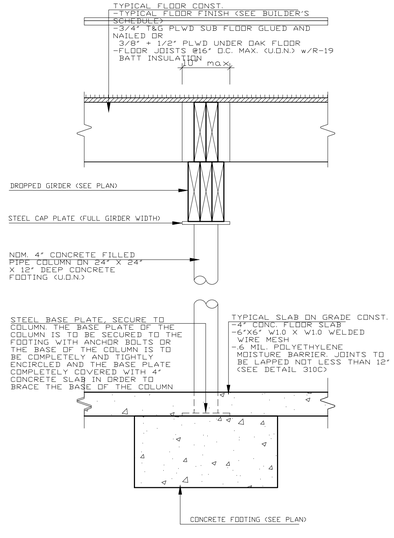
2 A-1 GAS RISER DIAGRAM

NOT TO SCALE



3 A-1 PLUMBING RISER DIAGRAM

NOT TO SCALE



131 STEEL PIPE COLUMN AT BASEMENT & 1st FL.

SCALE 1"=1'-0"

EXCAVATION NOTES

1. BEFORE EXCAVATING THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES TO REMAIN IN THE FIELD.

2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL OF EXISTING FOOTINGS AND ANY REQUIRED SHEETING AND BRACING FOR ANY EXCAVATIONS.

3. EXISTING ADJACENT STRUCTURES SHALL BE ADEQUATELY SHORED AND BRACED, AND UNDERPINNING WHERE NECESSARY.

BASEMENT/FOUNDATION NOTES: IRC

1. THE BOTTOM OF THE FOOTING MUST BEAR ON SOLID GROUND OR ON AN ENGINEERED FILL (MIN. 3,000 PSF) AND SHALL BE 42" BELOW FINISHED GRADE (MIN.) IF A DISCREPANCY FROM PRESUMED SOIL BEARING CAPACITY EXISTS, CONTRACTOR SHALL NOT PLACE FOUNDATION WITHOUT WRITTEN INSTRUCTION FROM THE ARCH/ENGINEER.
12" BLOCK FOUNDATION WALLS SHALL BE BACKFILLED NO MORE THAN 6'-0" FROM CELLAR FINISHED FLOOR.

2. ALL FILL SHALL BE COMPACTED LAYER BY LAYER TO NOT LESS THAN 95% OF THE MAX. DENSITY WHEN TESTED IN ACCORDANCE WITH A.S.TM. D1557

3. FOOTING STEPS ARE TO BE CONTINUOUS AND REINFORCED W/STEEL, MAXIMUM STEP 24", 1 TO 3 RATIO.

4. CONCRETE SLAB TO BE STRUCTURALLY REINFORCED IF OVER EXCESSIVE FILL.

5. CONTRACTOR SHALL ADEQUATELY PROTECT WALLS, PIERS ETC. FROM DAMAGE DUE TO BACK FILLING OR EXCAVATIONS FOR UTILITIES.

6. FOUNDATION DRAIN
A DRAIN SHALL BE PLACED AROUND THE PERIMETER OF A FOUNDATION THAT CONSISTS OF GRAVEL OR CRUSHED STONE AND SHALL EXTEND 12" BEYOND THE OUTSIDE EDGE OF THE FOOTING. THE TOP OF THE DRAIN SHALL BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL (SEE DETAILS 100A,100B,100C). THE FLOOR BASE AND FOUNDATION PERIMETER DRAIN SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM.

7. PORCHES AND PLATFORMS: TIE FOUNDATION WALLS TO CELLAR OR MAIN FOUNDATION WALLS FLASH BETWEEN HOUSE AND CONCRETE. POUR CONCRETE BETWEEN ALL FILL AND WOOD. PITCH SLAB AWAY FROM HOUSE.

8. OVERHANGS AND CANTILEVERS: INSULATE AND INSTALL EXTERIOR SHEATHING

9. WOOD GIRDERS AT GIRDER INTERSECTIONS PROVIDE HEAVY DUTY STEEL CONNECTION SUPPORTS (BOLTED).

ISSUANCE:

#	DATE:	FOR:
1	12/10/25	PERMIT
2	02/03/26	REVISED AS PER ZONING

PROJECT NAME:

29 SYCAMORE AVE.
LIVINGSTON TWP

LOT # 32 BLOCK # 2602
ESSEX COUNTY, NJ 07039

OWNER:

DANON GROUP
RAFAEL DANON RA.
32-03 BERDAN AVE.
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DANONGROUP@AOL.COM

RAFAEL DANON , R.A.,
REGISTERED ARCHITECT

SHEET TITLE:

BASEMENT/ FOUNDATION PLAN
PLUMB. & GAS RISER DIAGRAMS

SCALE:	AS NOTED
DRAWN BY:	M.A
REVIEWED BY:	R.D.

A01

JOB #:

FRAMING NOTES

1. ALL LUMBER, WOOD CONSTRUCTION AND FASTENING TO CONFORM TO SPECIFICATION AND CODES MODIFICATIONS SET FORTH IN SECTION 6.1 OF THE GENERAL NOTES (SEE SHEET G-1).

2. ALL LUMBER SHALL BE AIR KILN DRIED (MC=15% MAX.) AND SHALL BE FREE FROM LOOSE LARGE KNOTS, EXCESS SAP OR OTHER DEFECTS WHEREBY IT'S STRENGTH MAY BE IMPAIRED.

3. SET ALL JOISTS AND BEAMS WITH NATURAL CAMBER UP. ENDS LAPPED MIN. 6" OVER BEARING SHALL BE SECURELY SPIKED TOGETHER. PROVIDE AT LEAST 1-1/2" BEARING ON ALL JOISTS.

4. EXTERIOR WALL FRAMING SHALL BE MIN. 2"x6"@16" O.C. w/DOUBLE TOP PLATES U.O.N.

5. EXTERIOR SHEATHING SHALL BE 1/2" EXTERIOR GRADE PLYWOOD SHEATHING IN 4'x8', 9' OR 10' PANELS.

6. PARTITIONS SHALL BE FRAMED WITH MIN. 2"x4"@16" O.C. HEM-FIR STUD GRADE OR BETTER.

7. PROVIDE METAL OR 5/4"x3" WOOD CROSS BRIDGING AT A MAX. OF 8'-0" O.C. AND SOLID BRIDGING AT JOIST ENDS.

8. DOUBLE FLOOR JOISTS UNDER ALL INTERIOR PARTITIONS RUNNING PARALLEL TO FRAMING.

9. PROVIDE SOLID BLOCKING UNDER ALL POINT LOADS AND COLUMNS.

10. INSTALL 1/2" CDX PLYWOOD ROOF SHEATHING (3/4" WITH 24" O.C. FRAMING), SHEATHING TO BE FIRE-RETARDANT TREATED AT 4'-0" ON EITHER SIDE OF RATED WALL ASSEMBLIES ABUTTING ROOFING.

11. UNDER FLOORING SHALL BE MIN. 1 LAYER 3/4" T&G C.D. PLYWOOD OR AS NOTED ON PLANS. GLUE ALL EDGES SUPPORTED. ALLOW MIN. 1/16" BETWEEN JOINTS AND 1/8" AT EDGES FOR EXPANSION.

12. ALL HEADERS FOR OPENINGS IN FRAME WALLS TO BE MIN. (2)2"x8" U.O.N. (SEE HEADER TABLE ON SHEET G-1) USE 3/8" PLY PACK-OUT TO MATCH STUD THICKNESS. MIN. BEARING TO BE 3" U.O.N.

13. ALL FRAMING EXPOSED TO MASONRY OR WEATHER TO BE PRESSURE TREATED.

14. FIRE-STOP ON WALLS 10' OR HIGHER WALLS AT MID-HEIGHT. FIRE STOP ALL VERTICAL/HORIZONTAL CONNECTIONS SUCH AS DROPPED SOFFITS AND DROPPED CEILINGS, AT OPENINGS ABOVE DUCTS, CHIMNEYS, VENTS AND PIPES.

15. DRAFT STOP NON-SPRINKLERED RESIDENTIAL HUNG CEILING SPACES AT 500 S.F. MAX. AND 3,000 S.F. OF ATTIC. DRAFT STOP R-1 AND R-2 ABOVE TENANT SEPARATION WALLS.

16. HIP AND VALLEY BEAMS AND RIDGES TO BE 2"x MEMBERS OF ONE SIZE LARGER THAN RAFTERS. DOUBLE UP HIP AND VALLEY RAFTERS.

17. ALL REPETITIVE MEMBER FRAMING SHALL BE 16" O.C. U.O.N.

18. PROVIDE MIN. 2"x4" COLLAR TIES @ 16" O.C. AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND JOISTS.

20. ADEQUATE CONNECTIONS IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUBS.

21. INSTALL PRESSURE TREATED LUMBER WHERE LUMBER IS IN CONTACT WITH CONCRETE, SILLS AND PLATES LESS THAN 8" FROM THE GROUND, AND ALL WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING LESS THAN 6" FROM THE GROUND.

SMOKE DETECTOR NOTES

1. THE INSTALLATION OR WIRING AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE APPLICABLE ELECTRICAL CODE.

2. SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS:
   a. ON EACH AND EVERY FLOOR LEVEL AND WITHIN PROXIMITY OF EACH SEPARATE SLEEPING AREA AND;
   b. WITHIN EACH AND EVERY SLEEPING ROOM IN THE DWELLING UNITS INCLUDING ANY ENCLOSED ROOM WITH CLOSET OR EGRESS WINDOW AND;
   c. IN BASEMENT AND RECREATION ROOMS.

3. EACH SMOKE DETECTOR SHALL HAVE AN INTEGRAL TEST MEANS TO PERMIT THE OCCUPANT TO CHECK THAT IT IS OPERATIONAL. A CONTINUOUS POWER DISPLAY INDICATOR LIGHT IS RECOMMENDED.

4. SMOKE DETECTORS SHALL BE LOCATED ON OR NEAR THE CEILING AND WITHIN 15 FEET OF ALL ROOMS USED FOR SLEEPING PURPOSES.

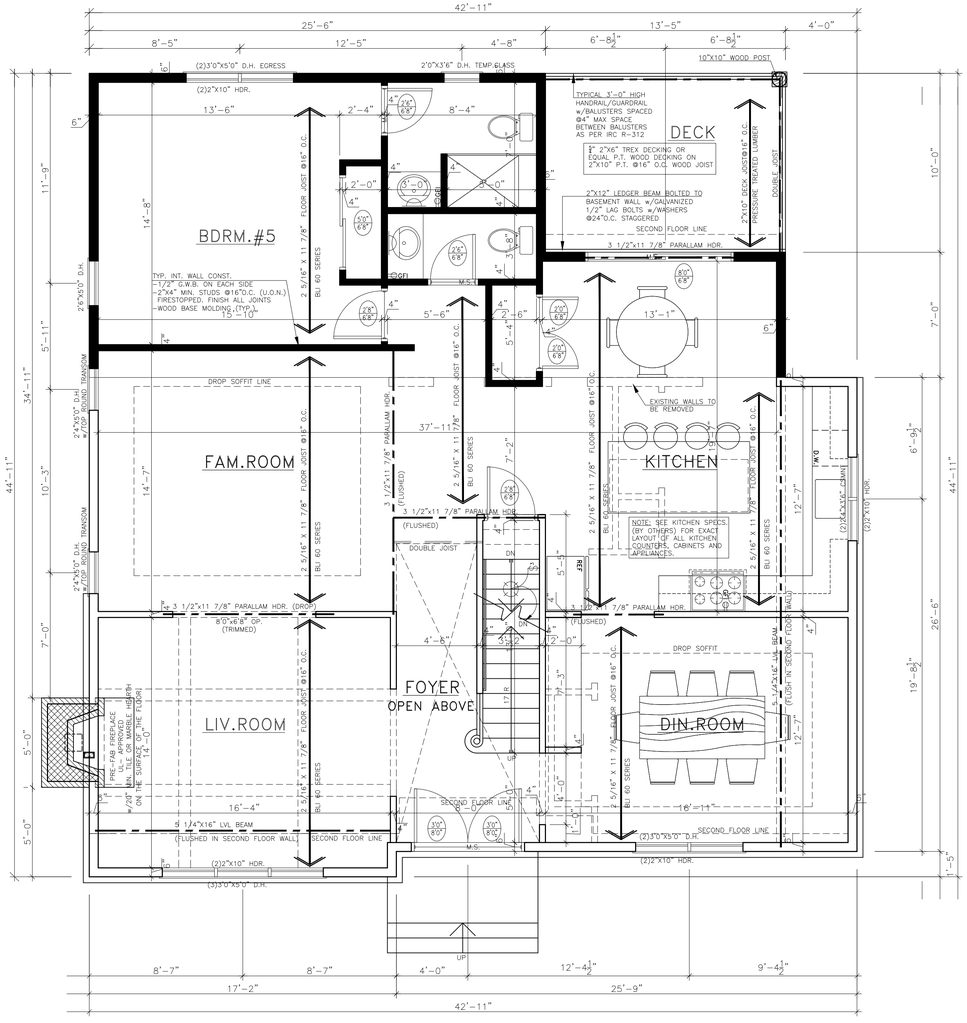
5. IF CEILING MOUNTED THE CLOSEST EDGE OF DETECTORS SHALL BE MIN. OF 4" FROM ANY WALL.

6. IF WALL MOUNTED, THE CLOSEST EDGE OF THE DETECTORS SHALL BE MIN. OF 4" AND MAX. OF 12" FROM THE CEILING.

7. ALL SMOKE DETECTORS SHALL BE A/C INTERCONNECTED AND SHALL BE PROVIDED WITH A BATTERY BACKUP SYSTEM IN CASE OF POWER INTERUPTION.

8. UNITS TO BE EITHER IONIZATION CHAMBER OR PHOTOELECTRIC TYPE AND COMPLY WITH RS 17-11. UNITS TO BE APPROVED BY BOARD OF STANDARDS AND APPEALS OR BE LISTED BY AN ACCEPTED TESTING LABORATORY SUCH AS DETECTORS-ANSI/INFIPA NO. 74.

9. A CERTIFICATE OF SATISFACTORY INSTALLATION MUST BE FILED WITH THE DIVISION OF CODE ENFORCEMENT TEN DAYS AFTER THE INSTALLATION OF SMOKE DETECTORS.



1 / A-2 FIRST FLOOR PLAN
PROPOSED
SCALE 1/4"=1'-0" AREA - 1,689.00 S.F. VOLUME - 16,890.00 C.F.

NOTE: EVERY SLEEPING ROOM SHALL HAVE (1) MIN. OPERABLE WINDOW OR EXTERIOR DOOR OPENING APPROVED FOR EMERGENCY EGRESS. UNITS MUST BE OPERABLE FROM INSIDE TO A FULL CLEAR OPENING WITHOUT USE OF SEPARATE TOOL. EGRESS WINDOWS SHALL HAVE:

- SILL HEIGHT ..... NOT MORE THAN 44" A.F.F.
- MIN. NET CLEAR OPENING ..... 5.7 S.F.
- MIN. NET CLEAR OPENING HEIGHT ..... 24"
- MIN. NET CLEAR OPENING WIDTH ..... 20"

FLOOR PLAN NOTES:

1. CONSTRUCTION:
   A. ALL PARTITIONS ARE 3½" ROUGH (U.O.N.)
   B. ALL ANGLED PARTITIONS ARE 45 DEGREES (U.O.N.)
   C. ALL WINDOWS HEAD HEIGHTS TO BE AT 6'-8" OFF FINISHED FLOOR ELEVATION (U.O.N.)
   D. ALL EXTERIOR 2"X6" WALLS ARE TO HAVE R-19 INSULATION.
   E. (3)2"X4" (MIN.) POST AT EACH END OF ALL BEAMS AND GIRDER TRUSSES (U.O.N.) ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS AND/OR SOLID WOOD BLOCKING.
   F. ALL DIMENSIONS ARE TO FACE OF STUD (U.O.N.)
   H. DOUBLE FLOOR JOISTS UNDER ALL BEARING WALLS RUNNING PARALLEL TO FRAMING, UNLESS OTHERWISE NOTED ON PLANS.

2. CEILING HEIGHTS IRC 305.1: HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS AND HABITABLE BASEMENTS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0" MEASURED TO THE LOWEST PROJECTION FROM THE CEILING.

3. ATTIC ACCESS IRC 1305.1.3:
   A. AN ATTIC ACCESS SHALL BE PROVIDED WHERE INDICATED. UNLESS OTHERWISE NOTED OR REQUIRED, THE OPENING SHALL NOT BE LESS THAN 20"X30".
   B. ALL ATTIC ACCESS OPENINGS, OR OTHER OPENINGS INSTALLED IN TOP CEILINGS, SHALL BE CLOSED, GASKETED OR OTHERWISE SEALED WITH MATERIALS APPROVED FOR SUCH APPLICATIONS.

4.THE ACTUAL SIZE MAY DIFFER ACCORDING TO MANUFACTURER. THE SHOWER COMPARTMENT IS TO BE TILED TO A HEIGHT OF 6'-6". TILED FLOORS, BATH TUBS INDICATED ARE OF STANDARD SIZE. THE ACTUAL SIZE MAY DIFFER ACCORDING TO MANUFACTURE. WHERE A SHOWER HEAD IS PROVIDED, THE COMPARTMENT SHALL BE TILED TO A HEIGHT OF 6'-6". FIBERGLASS UNITS ARE OPTIONAL AND MAY BE CONSIDERED AN EXTRA.

5. BATH IN ATTIC SPACE: ATTIC SIDE OF BATH WALLS SHALL BE SHEATHED. DRAFT STOP FLOOR JOISTS UNDER BATH WALLS.

7. PROVIDE MOISTURE RESISTANT G.W.B. AROUND ALL WET AREAS IN KITCHENS AND BATHROOMS.

8. ALL WINDOWS DESIGNATIONS ARE GENERIC SIZES.

LAUNDRY ROOM NOTES:

LAUNDRY ROOM: ALL LAUNDRY ROOMS SHALL BE PROVIDED WITH A LOUVERED DOOR. WHERE GAS DRYER IS USED OR THE LAUNDRY ROOM SHALL BE PROVIDED WITH (2) OPENINGS ONE WITHIN 12 INCHES OF THE BOTTOM OF THE SPACE, AND ONE WITHIN 12 INCHES OF THE TOP OF THE SPACE.

ISSUANCE:

#	DATE:	FOR:
1	12/10/25	PERMIT
2	02/03/26	REVISED AS PER ZONING

PROJECT NAME:

29 SYCAMORE AVE.
LIVINGSTON TWP

LOT # 32 BLOCK # 2602
ESSEX COUNTY, NJ 07039

OWNER:

DANON GROUP
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TEL: 973-723-0039
DANONGROUP@AOL.COM

RAFAEL DANON , R.A.,
REGISTERED ARCHITECT

SHEET TITLE:

FIRST FLOOR PLAN
PROPOSED

SCALE:	AS NOTED
DRAWN BY:	M.A
REVIEWED BY:	R.D.

A02

JOB #:

STAIR NOTES – IRC 314,315,316

1. TREADS AND RISERS (NJAC 5:23-3.14) : IN OCCUPANCIES IN USE GROUP R-3, WITHIN DWELLING UNITS IN OCCUPANCIES IN USE GROUP R-2 AND IN OCCUPANCIES IN USE GROUP U WHICH ARE ACCESSORY TO AN OCCUPANCY IN USE GROUP R-3, THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4" AND THE MINIMUM TREAD DEPTH SHALL BE 10" PLUS NOSING. PROVIDE A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1¼" ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11". THE LEADING EDGE OF TREAD SHALL NOT PROJECT MORE THAN 1 1/2" BEYOND THE TREAD BELOW.

2. ALL TREADS AND RISERS ARE TO BE EQUAL, THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST TREAD SHALL NOT EXCEED 0.375" IN ANY FLIGHT OF STAIRS.

3. STAIR GUARDS/HANDRAILS SHALL HAVE BALUSTERS OR BE OF SOLID MATERIAL SUCH THAT A SPHERE WITH A DIAMETER OF 4" CANNOT PASS THROUGH ANY OPENING.

4. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL AT THE OPEN SIDE OF THE STAIRWAY SHALL BE A MAX. SIZE SUCH THAT A SPHERE 6"ø CANNOT PASS THROUGH ANY OPENINGS.

5. ALL HANDRAILS GRIPPING SURFACES SHALL BE CONTINUOUS WITH ANY WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF PROJECTIONS. THE CLEAR SPACE BETWEEN THE HANDRAIL AND ADJACENT WALL OR SURFACE SHALL NOT BE LESS THAN 1 1/2". HANDRAILS SHALL NOT PROJECT MORE THAN 3 1/2" INTO THE STAIR.

6. HANDRAILS THAT FORM PART OF A GUARD SHALL HAVE A HEIGHT OF NOT LESS THAN 34 INCHES AND NOT MORE THAN 38".

7. HANDRAILS SHALL BE GRASPABLE WITH A CROSS-SECTIONAL AREA OUTSIDE DIAMETER A MIN. OF 1 1/4" BUT NOT GREATER THAN 2".

8. STAIR GUARD/HANDRAILS SHALL BE CONSTRUCTED TO WITHSTAND A CONCENTRATED LOAD OF 200 POUNDS APPLIED AT ANY POINT AND IN ANY DIRECTION.

9. INTERMEDIATE HANDRAILS ARE REQUIRED SO THAT ALL PORTIONS OF THE WIDTH OF THE STAIRS ARE WITHIN 30" OF A HANDRAIL. ON MONUMENTAL STAIRS, HANDRAILS SHALL BE LOCATED ALONG THE MOST DIRECT PATH OF TRAVEL.

10. ALL GUARDRAILS SHALL BE A MIN. OF 36" ABOVE FIN. FLOOR.

11. OPEN GUARDS SHALL HAVE BALUSTERS OR BE OF SOLID MATERIAL SUCH THAT A SPHERE WITH A DIAMETER OF 4" CANNOT PASS THROUGH ANY OPENING.

12. GUARDS SHALL NOT HAVE AN ORNAMENTAL PATTERN THAT WOULD PROVIDE A LADDER EFFECT.

13. ALL HANDRAILS, GUARDRAILS & BALUSTERS EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED WOOD OR METAL.

14. STAIRWAYS WITH FEWER THAN THREE RISERS ARE NOT REQUIRED TO HAVE HANDRAILS, WHEN SERVING A SINGLE FAMILY DWELLING UNIT.

15. THE MIN. HEADROOM IN ALL PARTS OF A STAIRWAY SHALL BE NOT LESS THAN 80" OR 78" FOR A SPIRAL STAIRWAY, MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSING. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY AND TO THE FULL WIDTH OF STAIRWAY AND LANDING.

DECK NOTES: IRC

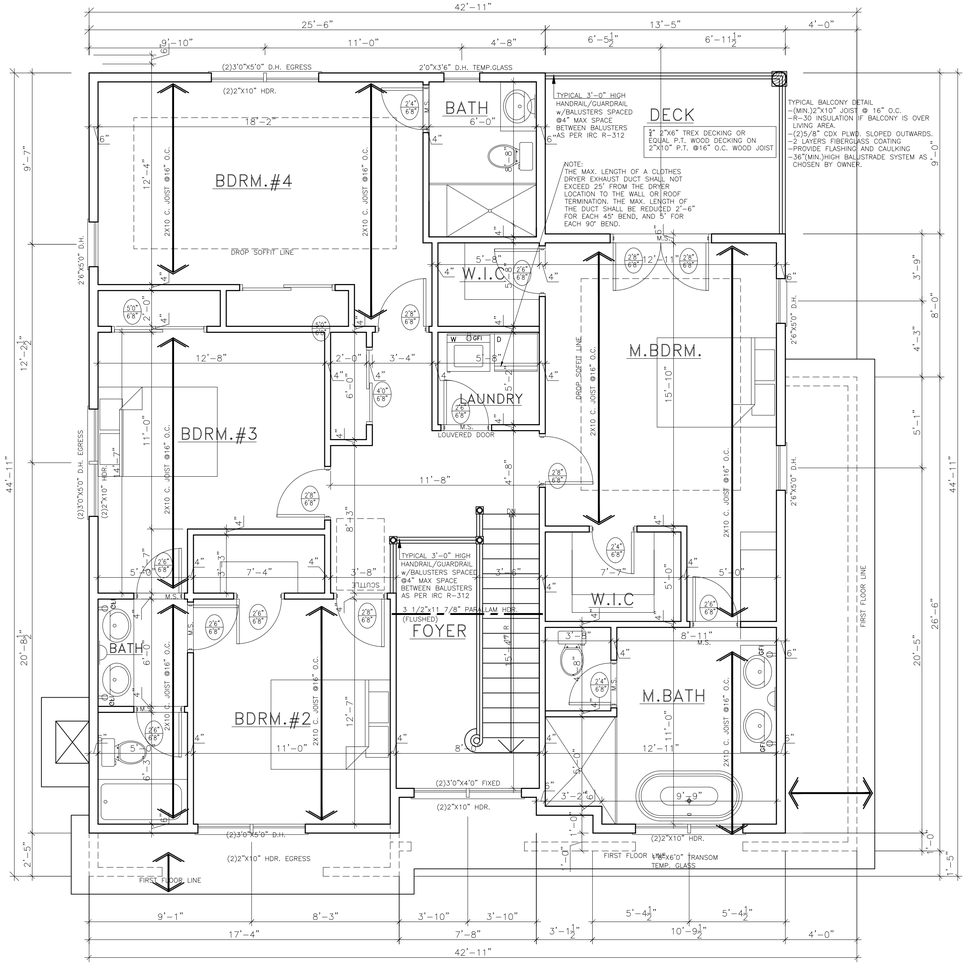
1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK.
2. ALL LUMBER USED SHALL BE ACQ PRESERVATIVE TREATED OR CEDAR OR REDWOOD (NATURALLY DURABLE) WITH A MIN. FIBER STRESS OF 1092.
3. DECK POST FOUNDATION MAY BE EITHER OF THE FOLLOWING:
   (A) 12"X12" SOLID CONCRETE: OR
   (B) 12"X12" MASONRY FILLED SOLID WITH CONCRETE: OR
   (C) 12" DIAMETER SONOTUBE FILLED SOLID WITH CONCRETE (MAX. 7'-0" GIRDER SPAN) OR
4. ALL HOLLOW CONCRETE MASONRY UNITS USED SHALL BE CONCRETE BLOCK (ASTM C90, TYPE N) PER CODE.
5. ALL CONCRETE SHALL BE MIN. 3000 P.S.I. MIX.
6. ALL FOOTINGS TO REST ON FIRM BEARING TWO TON (4000) SOIL.
7. ALL FOOTINGS TO SHALL BE 3'-6" MINIMUM BELOW FINISHED GRADE.
8. SEE PLAN FOR SIZES OF DECK JOISTS: GIRDERS.
9. DECKING ALTERNATES
   (A) 5/4" X 6"
   (B) 2" X 6"
   (C) 2" X 4"
10. LEDGER STRIP TO BE MIN. 2"X12" MEMBER AND SHALL NOT BE LESS IN DEPTH THAN THE DEPTH OF THE DECK JOISTS. PROVIDE EITHER 1/2 X 4" (MIN.) LAG SCREWS W/WASHERS OR 1/2" THRU BOLTS W/WASHERS MAX.16" O.C. STAGGER TOP & BOTTOM. PROVIDE WASHERS FOR AIR SPACE BETWEEN SIDING AND LEDGER DO NOT HANG FROM A CANTILEVER. NOTE:
    WITH DROPPED DECK CONDITIONS – ANCHOR LEDGER TO MASONRY FOUNDATION WALL WITH 3/8" EXPANSION BOLTS MAX.16" O.C. STAGGERED TOP & BOTTOM.
11. PROVIDE APPROVED JOIST HANGERS, POST CAPS, ANCHORS, AND OTHER SIMILAR FASTENERS AS REQUIRED TO SUIT FRAMING CONDITIONS AND DETAILS. ALL SUCH FASTENERS SHALL BE ENGINEERED (BY INSTALLER) AND INSTALLED TO DEVELOP FULL STRENGTH OF THE MEMBERS SUPPORTED. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND DETAILS FOR THE USE INTENDED
12. ALL METAL SHALL BE TRIPLE HOT DIPPED GALVANIZED.
13. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE BUILDING CODES INCLUDING ANY/ ALL AMENDMENTS AND ANY APPLICABLE REQUIREMENTS OF THE LOCAL AUTHORITIES HAVING JURISDICTION.
14. LIVE LOAD 40 P.C.F. MIN.
15. FOR DECK HEIGHT ABOVE GRADE SEE SURVEY.
16. DECK GUARDS:
    A. DECK GUARDRAILS SHALL BE A MIN. OF 36" IN HEIGHT AND CONSTRUCTED TO WITHSTAND A CONCENTRATED LOAD OF 200 POUNDS APPLIED AT ANY POINT AND IN ANY DIRECTION ALONG THE TOP RAILING MEMBER. IRC R301.4
    B. OPEN GUARDS SHALL HAVE BALUSTERS OR BE OF SOLID MATERIAL SUCH THAT A SPHERE OF 4"ø CANNOT PASS THROUGH ANY OPENING.
    C. GUARDS SHALL NOT HAVE AN ORNAMENTAL PATTERN THAT WOULD PROVIDE A LADDER EFFECT.
17. STAIRWAY FOOTINGS ARE TO BE SUPPORTED BY A MIN. 4" WOOD POST WITH A FOOTING IN CONFORMANCE WITH CHAPTER 18 OF IBC-2006 OR THE STEPS ARE TO TERMINATE ON A MIN. 4" THICK CONCRETE SLAB WHICH EXTENDS THE WIDTH OF THE STAIRWAY AND 3 FEET MIN. THE WIDTH OF MOST FOOTING IN THIS AREA ARE A MIN. 12" SQUARE OR ROUND IN ORDER TO CARRY THE REQUIRED DEAD LOAD OF 60 POUNDS. FOOTINGS SHALL REST ON UNDISTURBED SOIL.
18. ALL STAIRS WITH MORE THAN TWO RISERS SHALL HAVE APPROVED FOOTINGS UNDER BOTH STRINGERS AND A LEVEL AND STABLE PAD OF 4" MIN. THICK X (THE WIDTH OF THE STAIR) X 36" CONCRETE OR EQUAL. ALL STAIRS LESS THAN TWO RISERS SHALL HAVE A LEVEL AND A STABLE CONCRETE PAD A MIN. 4" THICK X (WIDTH OF STAIR) X 36 INCH BEYOND THE BOTTOM RISER.
19. FRAMING CAN BE IN PROGRESS PRIOR TO POURING OF CONCRETE FOUNDATION AND PIERS WHEN DECK IS TEMPORARILY BLOCKED UP WITH CONCRETE OR WOOD BLOCKS.

ALTERNATE DECK POST

1. USE 4"ø CONCRETE FILLED PIPE COLUMN.
2. PROVIDE POST BASE AN CAP WITH WELDED OR BOLTED CONNECTIONS.
3. ALL FERROUS METAL TO BE SHOP PRIMED WITH ONE (1) COAT (2-MILS THICK) OF RUST INHIBITIVE PAINT. PROVIDE TWO (2) COATS (4-MILS THICK) WHERE STEEL IS EMBEDDED IN CONCRETE. RE-TOUCH IN FIELD AS REQUIRED. FINISH-PAINT EXPOSED METAL SURFACES.
4. MAXIMUM CLEAR HEIGHT FOR A 4" X 4" UNBRACED TREATED WOOD POST SHALL BE 5'-0" (FIVE FEET).
5. MAXIMUM CLEAR HEIGHT FOR A 6" X 6" UNBRACED TREATED WOOD POST SHALL BE 7'-0" (SEVEN FEET).

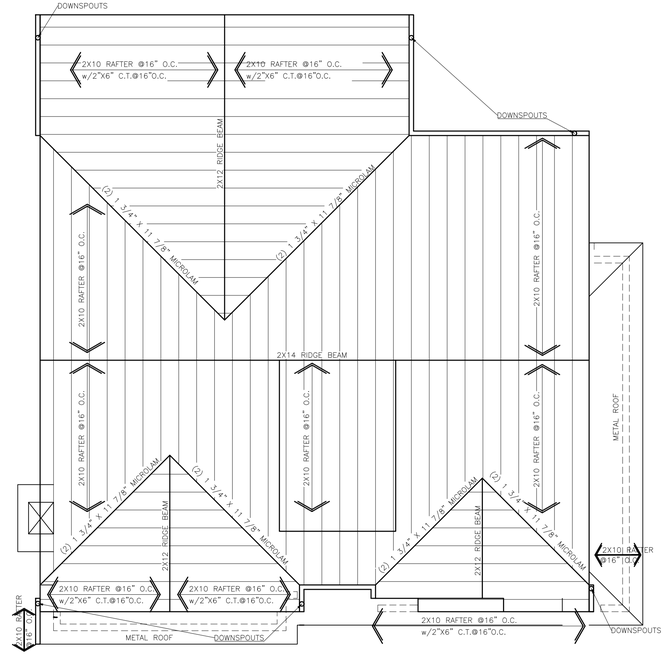
HURRICANE PROTECTION NOTES

1. ROOF CONSTRUCTION: ROOF RAFTERS OR TRUSSES TO BE ATTACHED WITH HEAVY DUTY METAL HURRICANE CLIPS OR TIES. (SYMPSON STRONG TIE H8 HURRICANE CLIP OR EQUAL)



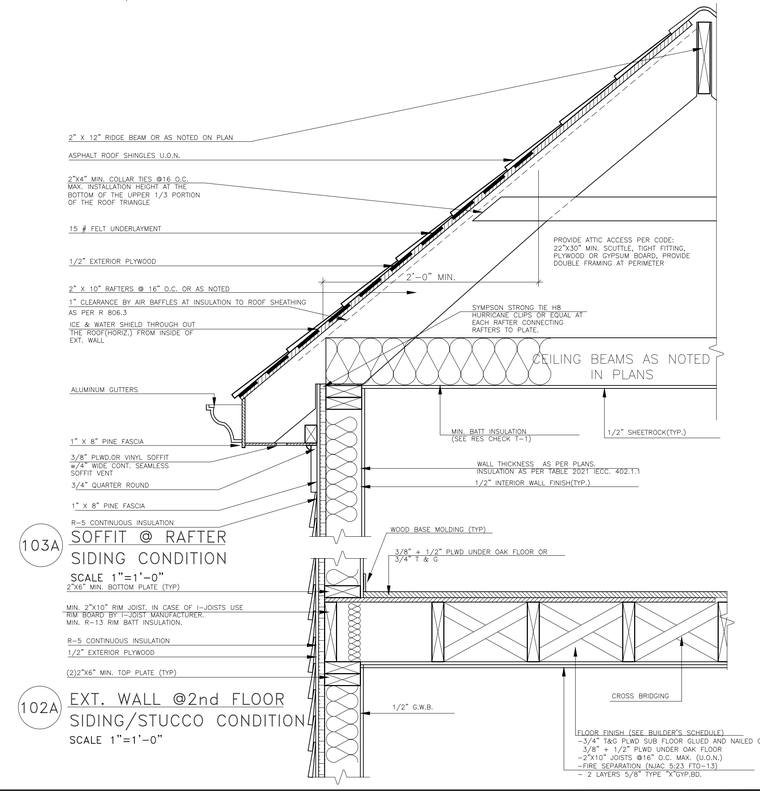
1 A-3 SECOND FLOOR PLAN

SCALE: 1/4" =1'-0" AREA:1,514.00 S.F. VOLUME: 13,626.00 C.F.



2 A-3 ROOF PLAN PROPOSED

SCALE 3/16"=1'-0"



103A SOFFIT @ RAFTER SIDING CONDITION

SCALE 1"=1'-0"

102A EXT. WALL @2nd FLOOR SIDING/STUCCO CONDITION

SCALE 1"=1'-0"

ROOF PLAN NOTES: IRC

1. THE FINISHED ROOFING AND UNDERLAYMENT ARE TO BE INSTALLED AS PER THE MANUFACTURE'S RECOMMENDATIONS.

2. ROOF AT OR OVER 4:12 PITCH SHALL HAVE A FLASHING STRIP OF MINERAL SURFACED ROLL ROOFING APPLIED FROM THE EAVES TO EXTEND TO A POINT 24 INCHES (MIN.) INSIDE THE INTERIOR WALL LINE. THE UNDERLAYMENT SHALL BE LAID PARALLEL TO THE EAVES WITH A 2" TOP LAP AND 4" END NAILED SUFFICIENTLY TO HOLD IN PLACE.

3. ROOFS UNDER 4:12 PITCH BUT AT LEAST 2:12 PITCH SHALL HAVE TWO LAYERS OF UNDERLAYMENT LAID SHINGLE FASHION PARALLEL TO THE EAVES WITH A 19" TOP LAP AND 12" END LAP, WITH END LAPS LOCATED AT LEAST 6 FEET FROM END LAPS IN THE PRECEDING COURSE, AND BLIND NAILED SUFFICIENTLY TO HOLD IN PLACE, THE TWO LAYERS OF UNDERLAYMENT, FROM THE EAVES TO EXTEND TO A POINT 24"(MIN.) INSIDE THE INTERIOR WALL LINE.

4. ROOF WINDOWS AND SKYLIGHTS SHALL BE GLAZED WITH APPROVED LAMINATED GLASS OR APPROVED PLASTIC MATERIALS.

5. UNLESS OTHERWISE NOTED, FRAME OUT FOR CHIMNEYS AND ROOF WINDOWS / SKYLIGHTS WITH DOUBLE RAFTERS, IN CATHEDRAL CEILINGS, FOR VENTILATION, PROVIDE THREE ROWS OF 2" DIAMETER HOLES WITH THE CENTERLINE AT LEAST 3" FROM THE TOP OF EACH RAFTER WHOLE BAY IS NOT CONTINUOUS FROM THE EXTERIOR WALL TO THE RIDGE, IF APPLICABLE, THE VENTILATION HOLES SHALL BE PLACED ON BOTH SIDES OF THE OBSTRUCTION.

6. FLASHING TO BE USED AT CHIMNEYS SKYLIGHTS, STACKS, AND OTHER VERTICAL SURFACES AND INSTALLED IN ACCORDANCE WITH THE RESIDENTIAL ROOFING MANUAL.

7. VALLEY NOTE: UNLESS OTHERWISE NOTED , NO STRUCTURAL VALLEYS SHALL BE USED. VALLEYS SHALL BE FORMED BY SETTING ONE ROOF ON TOP OF ANOTHER, THE UPPER ROOF RAFTERS ARE TO BE SET ON A 2"X12" PLATE WHICH IS TO BE SET ON TOP OF THE SHEATHING OF THE LOWER ROOF AND NAILED THROUGH TO THE TOPS OF THE LOWER RAFTER. INSTALL 36" WIDE 50 LB. ROLL ROOFING FOR THE ENTIRE LENGTH OF THE VALLEY OVER THE UNDERLAYMENT PRIOR TO SHINGLE INSTALLATION.

8. ROOF LEADERS NOT SHOWN. LEADERS SHALL BE LOCATED IN THE FIELD, COORDINATED AND INSTALLED IN AN APPROVED MANNER BY THE CONTRACTOR PER SITE AND ORIENTATION.

9. ATTIC VENTILATION IS TO BE PROVIDED WITH 50% OF THE REQUIRED VENTS LOCATED IN THE UPPER PORTION OF THE ATTIC (RIDGE VENTS, ROOF JACKS ETC.) AND WITH 50% OF THE REQUIRED VENTS LOCATED IN THE LOWER PORTION (SOFFIT VENTS) OF THE ATTIC. ALL VENTS SHALL BE PROVIDED WITH INSECT SCREENS.

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2	02/03/26	REVISED AS PER ZONING

PROJECT NAME:

29 SYCAMORE AVE.
LIVINGSTON TWP

LOT # 32 BLOCK # 2602
ESSEX COUNTY, NJ 07039

OWNER:

DANON GROUP
RAFAEL DANON RA.
32-03 BERDAN AVE.
FAIR LAWN, NJ 07410
P.O.BOX 676

TEL: 201-681-7777
TEL: 973-723-0039
DANONGROUP@AOL.COM

RAFAEL DANON , R.A.,
REGISTERED ARCHITECT

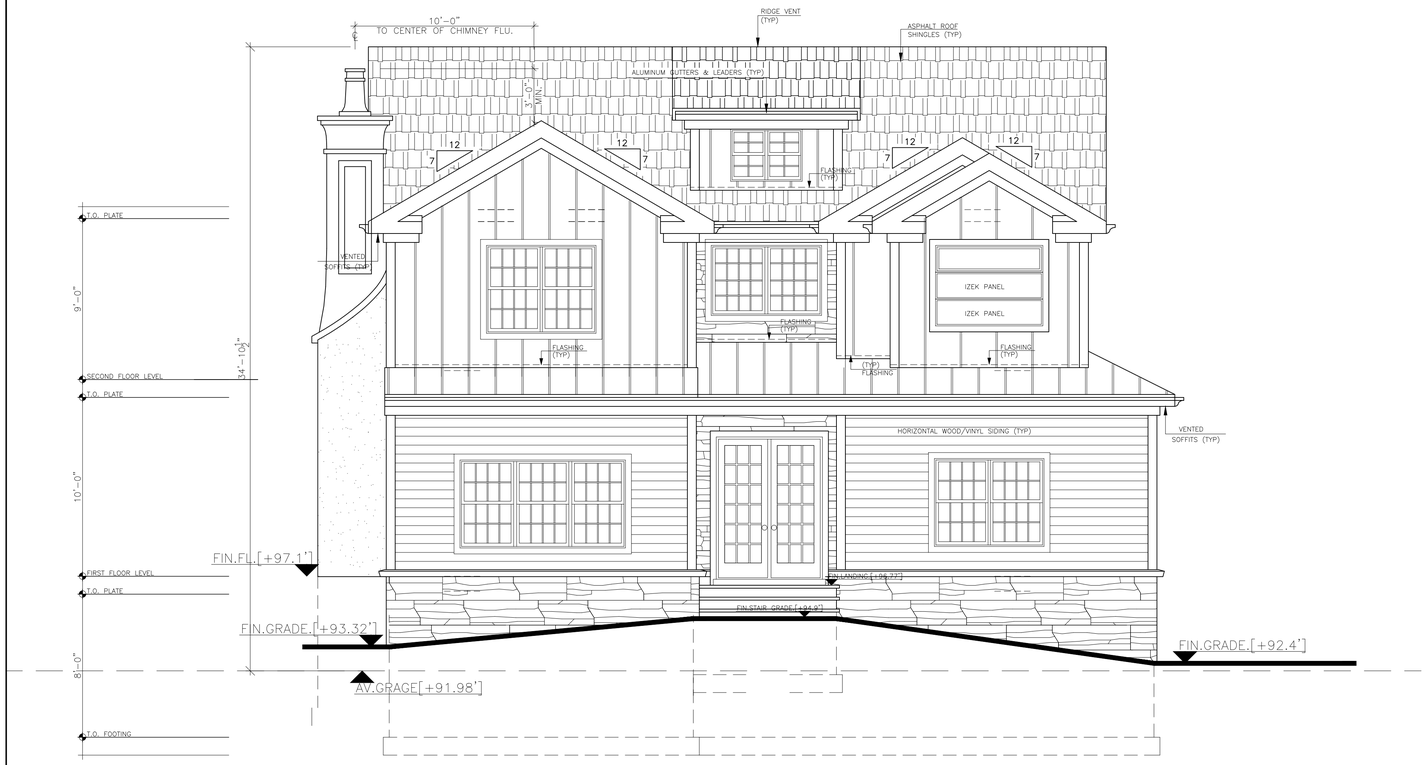
SHEET TITLE:

SECOND FLOOR, ROOF PLANS

SCALE:	AS NOTED
DRAWN BY:	M.A
REVIEWED BY:	R.D.

A03

JOB #:



1 / A-4 FRONT ELEVATION

SCALE 1/4"=1'-0"

FLASHING NOTES

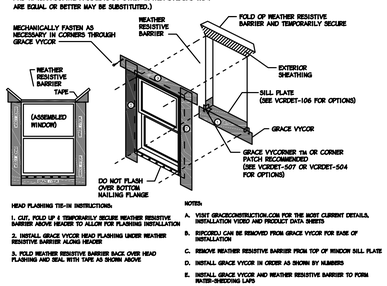
(REVISED 03-09-2023)

CORROSION RESISTANT FLASHING SHALL BE INSTALLED TO PROVIDE A COMPLETE WEATHER-TIGHT BUILDING ENVELOPE AND ALLOW MOVEMENT OF ADJACENT BUILDING COMPONENTS AS REQUIRED. FOLLOW THE RECOMMENDATIONS OF THE ROOF, SIDING, WINDOW, DOOR, ETC. MANUFACTURER. AT A MINIMUM.

RIGID CORROSIVE RESISTANT FLASHING TO BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS.
- AT TOP OF ALL WINDOW AND DOOR OPENINGS
- AT THE INTERSECTION OF MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS.
- UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
- CONTINUOUSLY ABOVE ALL PROJECTING TRIM.
- WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
- AT ROOF OPENINGS
- AT CHANGE IN ROOF SLOPE OR DIRECTION.
- AT WALL AND ROOF INTERSECTIONS (PROVIDE DIVERTER/KICK-OUT FLASHING. SEE ROOF NOTES)

SELF-ADHERED FLASHING SYSTEM TO BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS TO PROVIDE A WEATHER-TIGHT (LEAKPROOF) CONDITION.
- WINDOW PENETRATIONS
- DOOR PENETRATIONS
- SIMILAR PENETRATIONS
- AT WALL AND ROOF INTERSECTIONS (SEE ROOF NOTES)

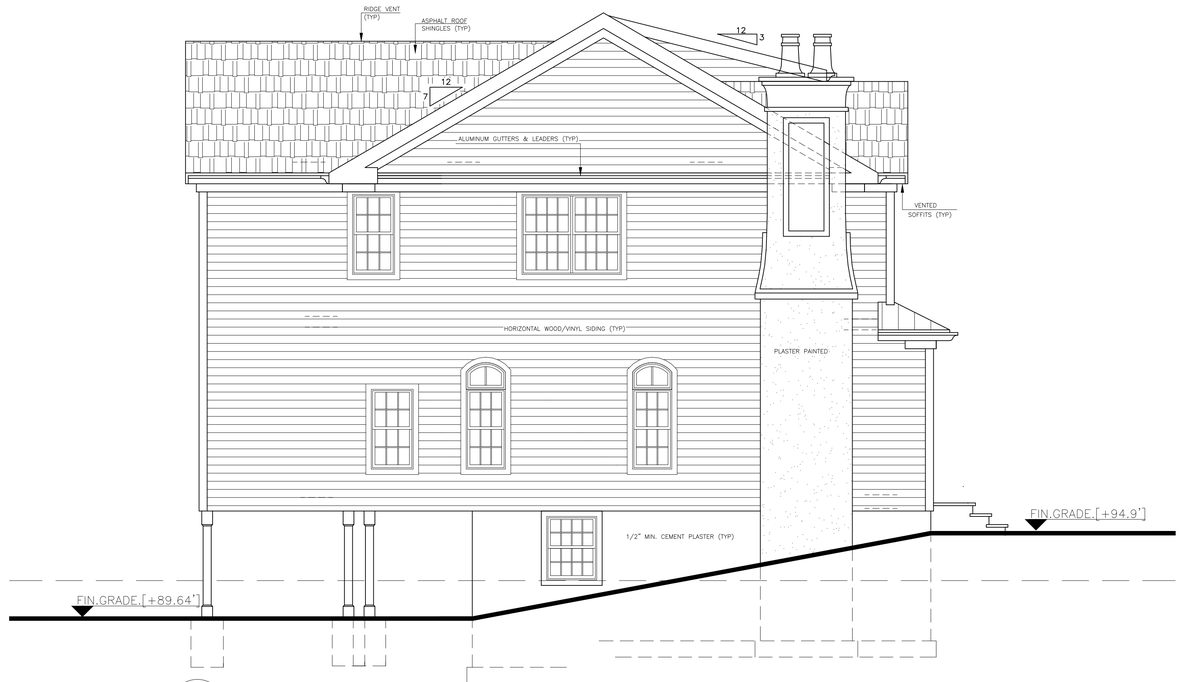
DETAILS ILLUSTRATED UTILIZE 'GRACE' PRODUCTS (FLASHING AND WATERPROOFING PRODUCTS BY OTHER MANUFACTURERS THAT ARE EQUAL OR BETTER MAY BE SUBSTITUTED.)



HEAD FLASHING TIE-IN INSTRUCTIONS:

1. CUT, FOLD UP & TEMPORARILY SECURE WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION
2. INSTALL GRACE VYCOR HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER ALONG HEADER
3. FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH TAPE AS SHOWN ABOVE

NOTES:
- A. VISIT GRACECONSTRUCTION.COM FOR THE MOST CURRENT DETAILS, INSTALLATION VIDEO AND PRODUCT DATA SHEETS
- B. SUPCORD.) CAN BE REMOVED FROM GRACE VYCOR FOR EASE OF INSTALLATION
- C. REMOVE WEATHER RESISTIVE BARRIER FROM TOP OF WINDOW SILL PLATE
- D. INSTALL GRACE VYCOR IN ORDER AS SHOWN BY NUMBERS
- E. INSTALL GRACE VYCOR AND WEATHER RESISTIVE BARRIER TO FORM WATER-SHEDDING LAPS
- F. DETAIL ALSO RELEVANT FOR GRACE VYCOR V40 AND VYCOR BUTYL



2 / A-4 LEFT ELEVATION

SCALE 1/4"=1'-0"

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TEL: 973-723-0039
DANONGROUP@AOL.COM

RAFAEL DANON , R.A.,
REGISTERED ARCHITECT

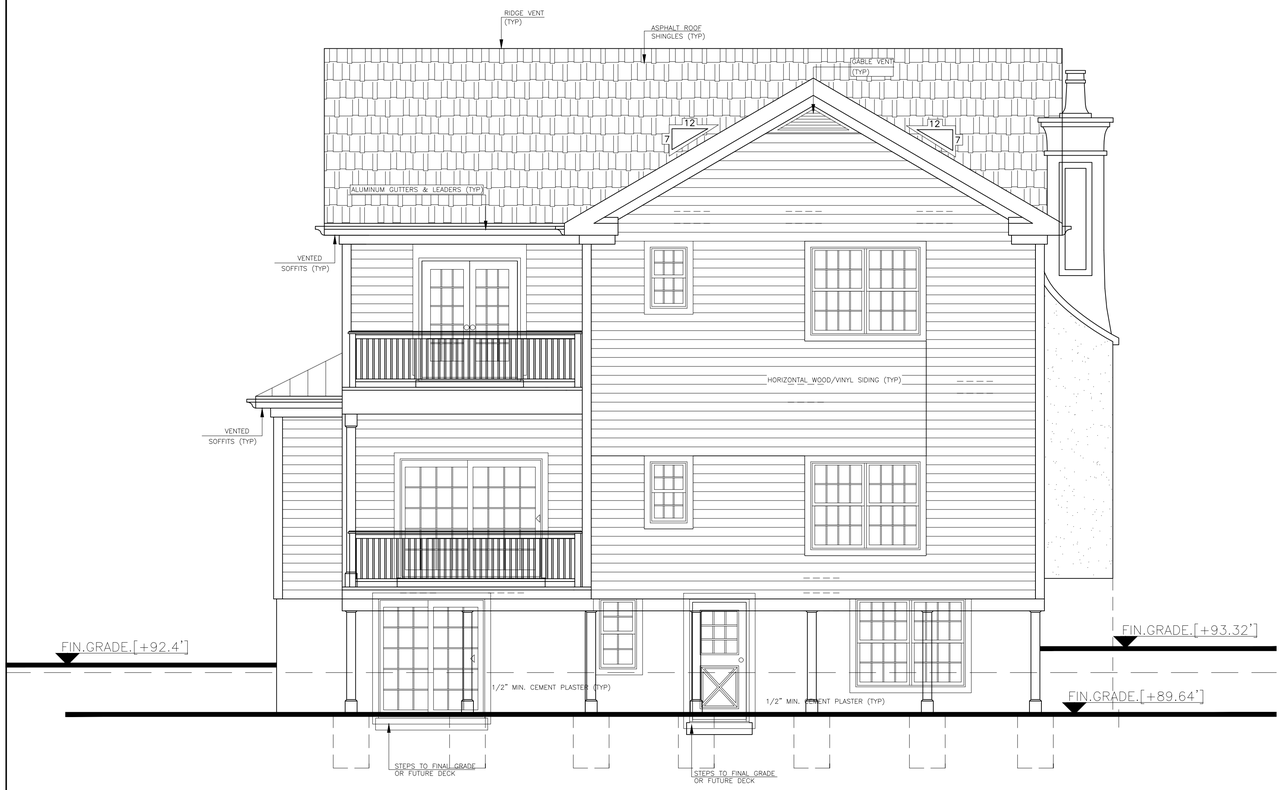
SHEET TITLE:

FRONT AND LEFT ELEVATIONS

SCALE:	AS NOTED
DRAWN BY:	M.A
REVIEWED BY:	R.D.

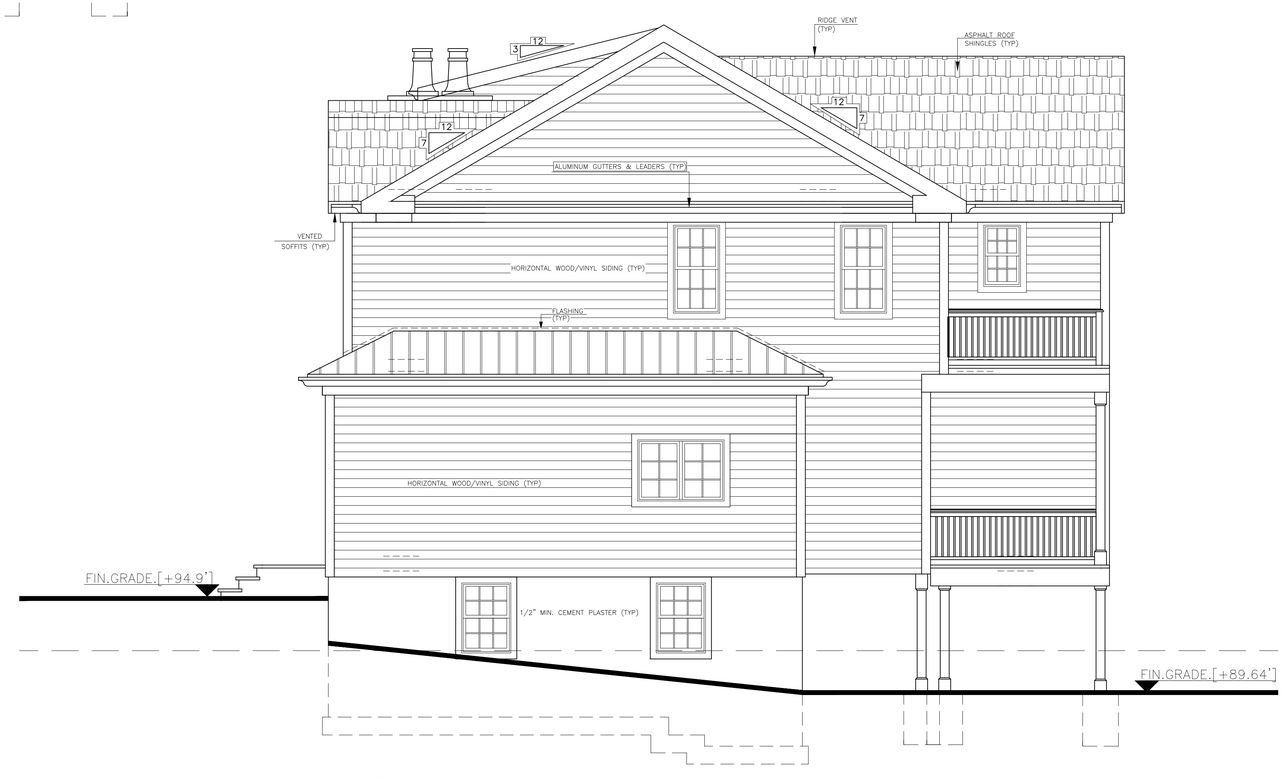
A04

JOB #:



1/A-5 REAR ELEVATION

SCALE 1/4"=1'-0"



2/A-5 RIGHT ELEVATION

SCALE 1/4"=1'-0"

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RAFAEL DANON , R.A.,
REGISTERED ARCHITECT

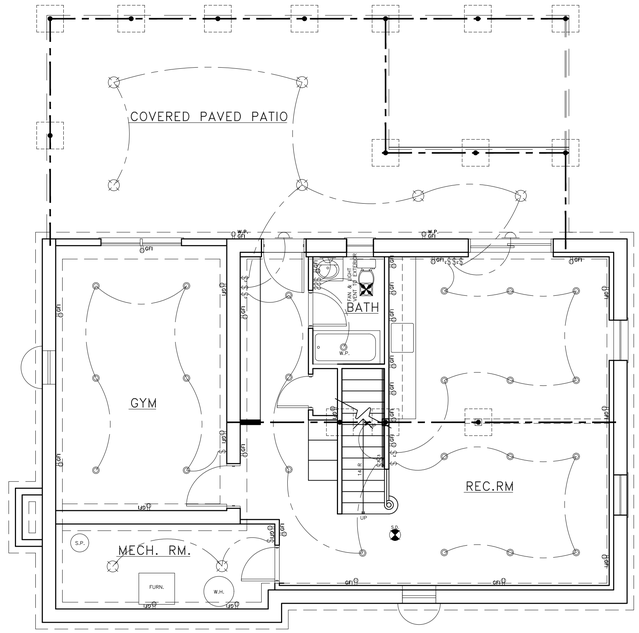
SHEET TITLE:

RIGHT AND REAR ELEVATIONS

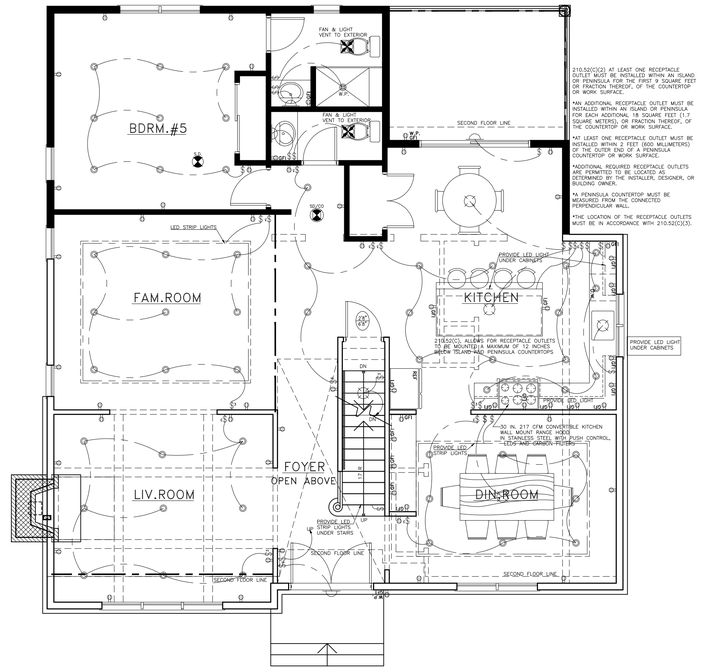
SCALE:	AS NOTED
DRAWN BY:	M.A
REVIEWED BY:	R.D.

A05

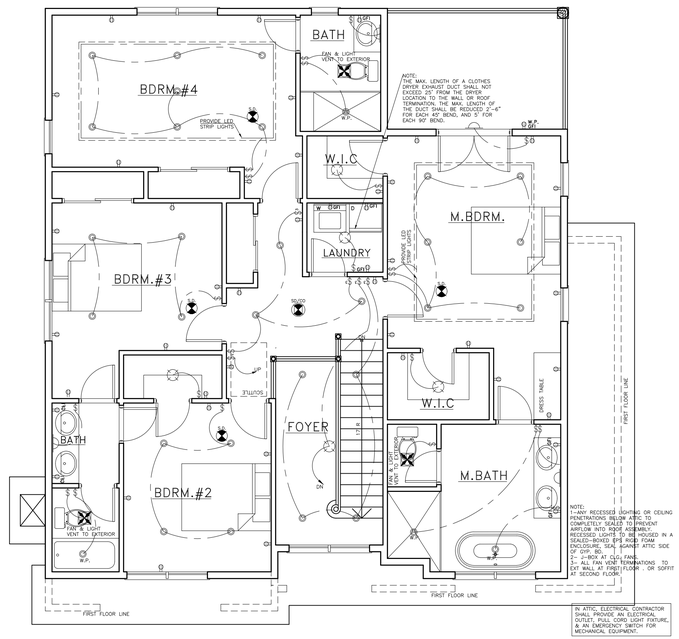
JOB #:



1 A-6 BASEMENT/FOUNDATION PLAN
ELECTRIC
SCALE 3/16"=1'-0"



2 A-6 FIRST FLOOR PLAN
ELECTRIC
SCALE 3/16"=1'-0"



3 A-6 SECOND FLOOR PLAN
ELECTRIC
SCALE 3/16"=1'-0"

ELECTRIC NOTES:

FINAL LAYOUT TO BE DETERMINED BY OWNERS/BUYERS.

ALL INTERIOR WIRING TO BE COPPER ROMEX CABLE NM WITH GROUND.
ALL WIRING TO BE IN ACCORDANCE WITH N.E.C.

NUMBER OF OUTLETS ON BRANCH CIRCUITS ARE –
TO ON 15 A. 13 ON 20 A.
EXCEPT APPLIANCE CIRCUITS ARE –C5 ON 20 A.

WIRING TO BE SIZED AS PER TABLE 310.16

ALL RECEPTACLES TO BE GROUNDED TYPE. BASE RECEPTACLES TO BE 1'-2" FROM FLOOR.

ALL WATER HEATERS TO BE CONNECTED IN ACCORDANCE WITH THE CONNECTING UTILITY COMPANY'S REQUIREMENTS.

SMOKE DETECTOR ALARMS AS INDICATED ON CONSTRUCTION DOCUMENTS SHALL BE AN AC PRIMARY SOURCE, CLOSED CIRCUIT TYPE AND SHALL BE ELECTRICALLY OR MECHANICALLY SUPERVISED. ALL SMOKE DETECTOR ALARMS SHALL BE INTERCONNECTED. SMOKE DETECTOR ALARMS SHALL BE PROVIDED IN EVERY BEDROOM AND AS LOCATED ON THE CONSTRUCTION DRAWINGS.

FANS IN ROOMS THAT LACK NATURAL VENTILATION SHALL BE SIZED TO EXPEL A MINIMUM OF 2 CFM PER SQUARE FOOT OF ROOM. THE FAN IN A TOILET ROOM SHALL BE SIZED TO EXPEL AT LEAST 70 CFM.

THE BASE UNIT POWER DENSITY (UPD) IN WATTS/SQ.FT. FOR ANY ROOM OR SPACE SHALL NOT EXCEED THE VALUES BELOW.

INDIVIDUAL ROOM/SPACE	UPD WATTS/SQ.FT.
BATH	4.3
BEDROOM	1.4
FINISHED LIVING SPACES	2.2
GARAGE	0.5
KITCHEN	4.0
LAUNDRY	1.0
UNFINISHED LIVING SPACES	0.5

THE ELECTRICAL PLAN IS BASED ON MINIMUM CODE REQUIREMENTS. THE ARCHITECT MAY BE CONSULTED FOR ADDITIONAL ELECTRICAL DESIGNS AS A SEPARATE COMMISSION.

GRAPHIC SYMBOLS (ELECTRICAL)

- DUPLEX WALL MOUNTED CONVENIENCE OUTLET.
- DUPLEX WALL MOUNTED CONVENIENCE OUTLET SPLIT WIRED TO SWITCH
- GFI GROUND FAULT INTERRUPTER OUTLET.
- WP GFI WATER PROOF EXTERIOR GROUND FAULT INTERRUPTER OUTLET.
- FLUSH FLOOR RECEPTACLE WITH WATERPROOF THREADED BRASS CAP.
- FLUSH MOUNTED JUNCTION BOX WITH 6'-0" PIGTAIL.
- TELEPHONE OUTLET WITH CONDUIT AND PULL WIRE TO TELEPHONE PANEL.
- DATA JUNCTION BOX
- RECESSED INCANDESCENT LIGHT.
- WALL MOUNTED LIGHT FIXTURE OR SCONCE.
- 2'X4' RECESSED FLOURESCENT FIXTURE
- 2'X2' RECESSED FLOURESCENT FIXTURE
- RECESSED FLOURESCENT FIXTURE w/INTEGRAL EMERGENCY LIGHT
- CIRCUIT INDICATOR
- EXIT SIGN
- EXIT SIGN WITH EMERGENCY LIGHT
- TWO (2) BULB BATTERY BACK UP EMERGENCY LIGHT
- TV TELEVISION OUTLET
- HELOGENIC COVE LIGHT.
- UNDER CABINET FLOURESCENT STRIP FIXTURE
- POWER LINE
- ELECTRIC PANEL
- SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- SD/CO COMBINATION SMOKE & CARBON MONOXIDE DETECTOR.
- CEILING FAN
- CEILING FAN AND LIGHT.
- ELECTRIC TIMER
- $ SINGLE POLE SWITCH
- $3 THREE-WAY SWITCH

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RAFAEL DANON , R.A.,
REGISTERED ARCHITECT

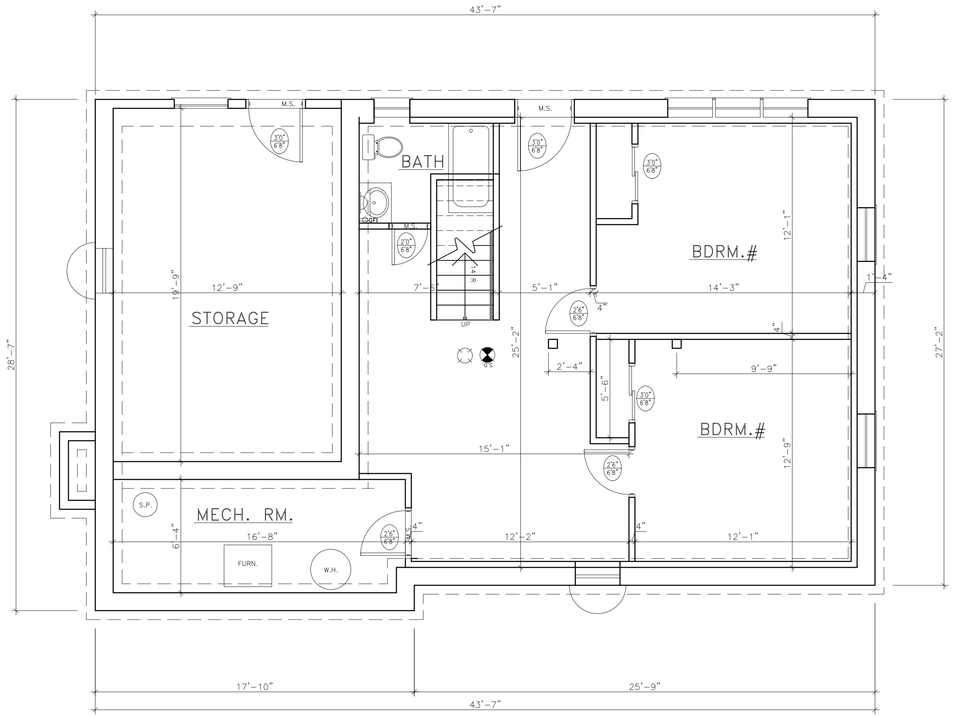
SHEET TITLE:

ELECTRICAL LAYOUT

SCALE:	AS NOTED
DRAWN BY:	M.A
REVIEWED BY:	R.D.

A06

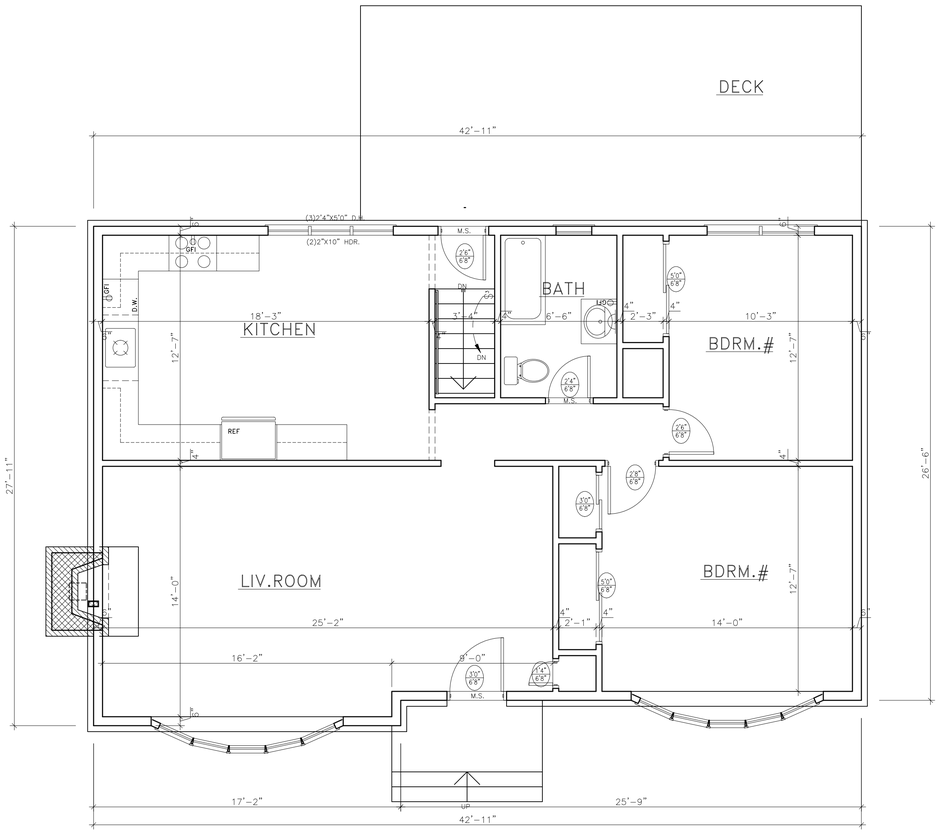
JOB #:



1 A-7 BASEMENT PLAN

EXISTING

SCALE 1/4"=1'-0" AREA - 1209.00 S.F. VOLUME - 9672.00 C.F.



2 A-7 FIRST FLOOR PLAN

EXISTING

SCALE 1/4"=1'-0" AREA - 1208.00 S.F. VOLUME - 10872.00 C.F.

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RAFAEL DANON , R.A.,
REGISTERED ARCHITECT

SHEET TITLE:

EXISTING PLANS

SCALE:	AS NOTED
DRAWN BY:	M.A
REVIEWED BY:	R.D.

A07

JOB #: