

# MOUNTAIN AVE RESIDENCE

555 MOUNTAIN AVE LOT. 18.02  
WESTFIELD, NJ 07090

LOT: 18.02  
BLOCK: 1109

PROJECT DESCRIPTION:  
NEW CONSTRUCTION OF A ONE FAMILY HOUSE

## TYPE OF WORK:

- NEW BUILDING
- ADDITION
- REHABILITATION
- ROOFING
- SIDING
- FENCE \_\_\_\_\_ HEIGHT (EXCEEDS 6FT)
- SIGN \_\_\_\_\_ SF
- POOL
- RETAINING WALL \_\_\_\_\_ SF
- ASBESTOS ABATEMENT SUBCHAPTER 8
- LEAD HAZ. ABATEMENT NJAC 5:17
- RADON REMEDIATION
- OTHER INTERIOR ALTERATIONS
- DEMOLITION

## UTILITIES NOTE:

## APPLICABLE CODES

- CURRENT NEW JERSEY UNIFORM CONSTRUCTION CODE (NUCC) DEFINED AS NEW JERSEY ADMINISTRATIVE CODE CHAPTER 23 (NJAC 5:23)
- REHABILITATION SUBCODE (NJAC 5:23-6) CURRENT OF 02.16.21
- INTERNATIONAL RESIDENTIAL CODE NJ ED. 2021
- NATIONAL ELECTRIC CODE (NFPA 70) 2020
- INTERNATIONAL FUEL GAS SUBCODE 2021
- NATIONAL STANDARD PLUMBING CODE 2021
- INTERNATIONAL ENERGY CONSERVATION CODE 2021

## BUILDING CHARACTERISTICS

NO. OF STORIES:	2.5
BUILDING HEIGHT:	32 FT
AREA OF LARGEST FLOOR:	1765 SF
VOLUME OF NEW STRUCTURE:	54,652 CF
MAX LIVE LOAD:	40 PSF
MAX OCCUPANCY LOAD:	16 OCCUPANTS
IF INDUSTRIALIZED BLDG. STATE APPROVED:	N/A HUD
TOTAL LAND AREA DISTURBED:	GC TO VERIFY
FLOOD HAZARD ZONE:	N/A
BASE FLOOD ELEVATION:	GC TO VERIFY
WET LANDS:	
BUILDING TYPE:	R-5 (ONE OR TWO FAMILY RESIDENTIAL)
CONSTRUCTION TYPE:	VB
SPRINKLER SYSTEM:	NOT REQUIRED
NO OF EXIST:	2

## Drawing List

	GENERAL NOTES
A-1	FLOOR PLANS
A-2	FLOOR PLANS
A-3	FLOOR PLANS
A-4	ATTIC PLAN AND DETAILS
A-5	ELEVATIONS
A-6	FOUNDATION AND FRAMING DETAILS
A-7	DETAILS
A-8	MISC. DETAILS
A-9	SPECIFICATIONS
A-10	SPECIFICATIONS
A-11	SPECIFICATIONS

## DRAWING LEGEND

- DETAIL TAG:
- SECTION MARKER:
- DRAWING LABEL:
- NORTH ARROW:
- ELEVATION NUMBER:
- ISSUE OR REVISION MARKER:

## ABBREVIATION

- A.F.F. ABOVE FINISH FLOOR
- ALUM. ALUMINUM
- BLDG. BUILDING
- C.O. CLEAN OUT
- C.W. COLD WATER
- C.L. CENTER LINE
- CL. CLOSET
- CLG. CEILING
- CLNG. CEILING
- COL. COLUMN
- CONC. CONCRETE
- CONST. CONSTRUCTION
- DEMO. DEMOLITION
- DISH W. DISH WASHER
- DN. DOWN
- DR. DOOR
- DWGS. DRAWINGS
- ELEC. ELECTRICAL
- EX. EXISTING
- EXIST. EXISTING
- EXT. EXTERIOR
- FAM. FAMILY
- GC GENERAL CONTRACTOR
- GR. GROSS
- GWB GYPSUM WALL BOARD
- H.W. HOT WATER
- I. NO. ISSUE NUMBER
- INT. INTERIOR
- LAV. LAVATORY
- L.C. LICENSE
- MFR'S MANUFACTURERS
- NO. NUMBER
- O.C. ON CENTER
- OPNG. OPENING
- PROP. PROPOSED
- PSF POUNDS PER SF
- R.A. REGISTERED ARCHITECT
- R. NO. REVISION NUMBER
- REQ. REQUIRED
- SF SQUARE FOOT
- SPEC. SPECIFICATION
- TYP. TYPICAL
- U.O.N. UNLESS OTHERWISE NOTED
- V.I.F. VERIFY IN FIELD
- W. WITH
- W/O. WITHOUT
- WD. WOOD

## ELECTRICAL LEGEND

- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- SMOKE AND CARBON MONOXIDE DETECTOR
- CLG MOUNTED LIGHT FIXTURE
- RECESSED VAPOR PROOF LIGHT FIXTURE
- CLG MOUNTED LIGHT FIXTURE (FULLY ENCLOSED LAMP)
- CHANDELIER
- PENDANT LIGHT FIXTURE
- LIGHT FIXTURE W/ FAN
- LIGHT FIXTURE W/ EXHAUST
- RECESSED LIGHT FIXTURE
- WEATHER PROTECTED RECESSED LIGHT FIXTURE
- WALL MOUNTED LIGHT
- WEATHER PROTECTED WALL MOUNTED LIGHT
- RECEPTACLE FLOOR MOUNTED
- LIGHT SWITCH
- THREE WAY LIGHT SWITCH
- FOUR WAY LIGHT SWITCH
- DUPLEX RECEPTACLE CEILING MOUNTED
- GROUND FAULT PROTECTED DUPLEX RECEPTACLE 1'-6" A.F.F. (TAMPER PROOF)
- GROUND FAULT PROTECTED DUPLEX RECEPTACLE 1'-6" A.F.F. (TAMPER PROOF)
- WEATHER PROTECTED GROUND FAULT PROTECTED DUPLEX RECEPTACLE 1'-6" A.F.F.
- GROUND FAULT PROTECTED UNDER COUNTERTOP DUPLEX RECEPTACLE MAX. 1'2" UNDER COUNTERTOP
- CABLE TV/OUTLET 1'-6" A.F.F.
- PHONE
- FLOOR DRAIN

## AREA CALCULATIONS

	PROPOSED AREA	PROPOSED CF AREA
BASEMENT	1595 sq ft	15950 cu ft
FIRST FLOOR	1598 sq ft	15980 sq ft
SECOND FLOOR	1623 sq ft	14607 sq ft
ATTIC AT 7FT OR HIGH CH	463 sq ft	
DETACHED GARAGE	279 sq ft	
ROOF		8115 sq ft
TOTAL		54652 sq ft
PORCH	155 sq ft	
OVERHANGS	26 sq ft	
	REQUIRED	PROPOSED
MIN. LOT AREA	8000 SF	10400 SF
BUILDING HEIGHT	32 FT	LESS THAN 32 FT (SEE CIVIL DRAWINGS)
MAX. FLOOR AREA	3600 SF	3221 SF
MAX. FLOOR AREA RATIO	32.00%	30.97%
MAX. BUILDING COVERAGE	3600 SF	2058 SF
MAX. BUILDING COVERAGE RATIO	20.00%	19.79%

## GENERAL NOTES

- ALL NOTES HEREIN MENTIONED WITH THOSE ON THE VARIOUS DRAWINGS SHALL APPLY TO ALL DRAWINGS AND FORM PART OF THE CONTRACT.
- ARCHITECT MAY ISSUE REVISIONS TO THESE CONSTRUCTION DOCUMENTS IN FORM OF ADDENDUMS, BULLETINS OR NOTES ON ARCHITECT APPROVED SHOP DRAWINGS. CONTRACTOR SHALL MAINTAIN RECORD OF ALL REVISIONS AND SHALL FOLLOW AND KEEP THE MOST CURRENT DRAWING SET AND NOTES AT THE JOB SITE.
- ALL MATERIALS, EQUIPMENT AND TYPES OR METHODS OF CONSTRUCTION SHALL IN NO EVENT BE LESS THAN THAT NECESSARY TO CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE CODES, ACCESSIBILITY REQUIREMENTS, ORDINANCES, LAWS, ETC., OF THE REQUIRED GOVERNING AUTHORITIES AND ACCEPTED INDUSTRY STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, LICENSES, ETC. REQUIRED BY REGULATING AUTHORITIES HAVING JURISDICTION.
- ALL WORKMANSHIP, MATERIAL, AND EQUIPMENT SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF OWNER ACCEPTANCE. ANY FAILURE OR DETERIORATION WITHIN THIS PERIOD SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- REQUESTS TO SUBSTITUTE ANY PRODUCT, TECHNIQUE, OR MATERIAL SHALL BE SUBMITTED IN WRITING FOR ARCHITECT'S APPROVAL. SAMPLES, PRODUCT INFORMATION, AND DRAWINGS SHALL BE REQUIRED PRIOR TO SUBSTITUTION APPROVAL. PROPOSED SUBSTITUTION SHALL BE OF EQUAL QUALITY AND PERFORMANCE SPECIFICATION TO THAT ORIGINALLY SPECIFIED.
- ALL MATERIALS, FINISHES, MANUFACTURED ITEMS, AND EQUIPMENT SHALL BE INSTALLED IN FULL ACCORDANCE WITH THE SUPPLIER'S OR MANUFACTURER'S WRITTEN RECOMMENDATIONS OR THESE DOCUMENTS, WHICHEVER IS MORE STRINGENT.
- CONTRACTOR SHALL REVIEW THESE PLANS THOROUGHLY, MAKE A DETAILED SITE VISIT, VERIFY ALL EXISTING CONDITIONS AND ESTABLISH THE COMPATIBILITY OF ALL NEW WORK WITH THE EXISTING CONDITIONS AND SHALL IMMEDIATELY BRING ANY INCONSISTENCY, SITE LAYOUT PROBLEM, OR ANY OTHER REQUEST FOR CLARIFICATION TO THE ARCHITECT FOR RESOLUTION PRIOR TO THE DELIVERY OF ANY BID AND/OR COMMENCING WORK. FAILURE TO DO SO SHALL CAUSE THE CONTRACTOR TO BE INELIGIBLE FOR EXTRAS RELATING TO SUCH MATTERS.
- CONTRACTOR SHALL SUBMIT REPRODUCIBLE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
- CONTRACTOR SHALL COORDINATE WITH ALL TRADES TO PROVIDE COMPLETE WORKING SYSTEMS.
- DRAWINGS OF EXISTING FACILITIES ARE, IN GENERAL, DIAGRAMMATIC. EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR FROM FIELD MEASUREMENTS TAKEN BY CONTRACTOR'S PERSONNEL. ACTUAL ARRANGEMENT OF THE WORK SHALL FOLLOW LOCATIONS SHOWN ON THE DRAWINGS WITHIN THE CONSTRAINTS OF EXISTING EQUIPMENT AND CONSTRUCTION. DIMENSIONS SHALL GOVERN THESE DRAWINGS AND THEY ARE NOT TO BE SCALED. DRAWINGS AND NOTES ARE CORRELATIVE AND HAVE EQUAL AUTHORITY AND PRIORITY. SHOULD THERE BE DISCREPANCIES IN THEMSELVES OR BETWEEN THEM, CONTRACTOR SHALL BASE BID PRICING ON THE MOST EXPENSIVE COMBINATION OF QUALITY AND/OR QUANTITY OF THE WORK INDICATED. IN THE EVENT OF DISCREPANCIES, THE APPROPRIATE METHOD OF PERFORMING THE WORK AND/OR ITEMS TO BE INCORPORATED INTO THE SCOPE OF THE WORK SHALL BE DETERMINED BY THE ARCHITECT.
- CONTRACTOR IS RESPONSIBLE FOR THE SAFETY, ACTIONS AND CONDUCT OF HIS EMPLOYEES AND HIS SUBCONTRACTORS' EMPLOYEES WHILE IN THE PROJECT AREA, ADJACENT AREAS AND IN THE BUILDING AND ITS VICINITY.
- THE OWNER RESERVES THE RIGHT AT ALL TIMES TO DELIVER, PLACE AND INSTALL EQUIPMENT AND FURNISHINGS AS THE WORK PROGRESSES, SO LONG AS THERE IS NO INTERFERENCE WITH THE WORK OF THE CONTRACTORS.

## GENERAL FLOOR PLAN NOTES

- ALL CONDITIONS, LAYOUTS, ETC. LABELED AS 'TYPICAL' INDICATE THE EXTENT OF WORK TO BE EXECUTED FOR ALL OTHER ROOMS, SPACES, ETC. OF THE SAME USE OR TYPE. REPETITIVE FEATURES NOT COMPLETELY DESCRIBED AND/OR DETAILED SHALL BE CONSTRUCTED IN EXACT ACCORDANCE WITH CORRESPONDING FEATURES THAT ARE COMPLETELY DESCRIBED OR DETAILED.
- ALL DIMENSIONS ARE ACTUAL AND MEASURED FROM FACE OF FINISHED WALL/FRAMING U.O.N.
- CONTRACTOR SHALL FURNISH AND INSTALL NEW PARTITIONS AS SHOWN. ALL WALLS AND/OR PARTITIONS SHALL EXTEND FROM FLOOR SLAB TO UNDERSIDE OF SLAB CONSTRUCTION ABOVE, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL MAINTAIN OR RESTORE, AS REQUIRED, THE INTEGRITY OF EXISTING RATED PARTITIONS ALTERED DURING THE COURSE OF CONSTRUCTION, WHERE NEW PARTITIONS INTERSECT WITH EXISTING, ATTACH AS REQUIRED TO MAINTAIN RIGIDITY. MATCH EXISTING WALL TEXTURE. PROVIDE FINISH AS SCHEDULED.
- CONTRACTOR SHALL FURNISH AND INSTALL DOORS, DOOR HARDWARE, AS PER OWNER'S SPECIFICATIONS. PAINT EDGES OF DOOR WITH LACQUER TO MATCH FACE COLOR.
- CONTRACTOR SHALL FURNISH AND INSTALL MILLWORK AS PER OWNER'S SPECIFICATIONS AND PROVIDE FIRE RETARDANT TREATED BLOCKING IN WALLS FOR SUPPORT OF MILLWORK.
- CONTRACTOR SHALL FURNISH AND INSTALL FLOOR AND WALL FINISHES, PLUMBING FIXTURES AS PER OWNER'S SPECIFICATIONS.

## WALL LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- U.O.N. EXISTING CONSTRUCTION TO REMAIN
- 2x4 INTERIOR PARTITION WALL  
1/2" GWB  
2x4 WD STUDS @ 16" O.C.  
1/2" GWB
- 2x4 INTERIOR LOAD BEARING WALL  
1/2" GWB  
2x4 WD STUDS @ 16" O.C.  
(2) 2x4 @ 16" O.C. AT FIRST FLOOR AND BASEMENT)  
1/2" GWB
- 2x6 INTERIOR PARTITION WALL  
1/2" GWB  
2x6 WD STUDS @ 16" O.C.  
1/2" GWB
- 2x6 EXT. WALL  
SIDING AS SPECIFIED (SEE ELEVATIONS)  
TYVEK WATER BARRIER  
CS-WSP SHEATHING AS SPECIFIED  
2x6 WD STUDS @ 16" O.C. W/ 2" R-14 CLOSED CELL SPRAY FOAM INSULATION AND R-15C HIGH DENSITY FACED BATT INSUL. BTWN STUDS  
U.O.N. 1/2" GWB
- 12" PRECAST - INSULATED - STONE SIDING FINISH  
SUPERIOR PRECAST FOUNDATION WALLS. INSTALL  
AS PER MFR'S SPECIFICATIONS
- 12" PRECAST - INSULATED  
SUPERIOR PRECAST FOUNDATION WALLS. INSTALL  
AS PER MFR'S SPECIFICATIONS

## OTHER LEGEND ON PLANS

- HANGER ROD AND 14" SHELF AT 5'-8" A.F.F. AS SELECTED BY OWNER
- LINE OF COFFERED OR TRAY CEILING ABOVE AS SPECIFIED BY OWNER

## STRUCTURAL LEGEND

- JOIST DIRECTION
- U.O.N. SPAN FROM EXTERIOR WALLS TO LOAD BEARING WALLS DO NOT CUT JOISTS OVER PARTITION WALLS
- EXTENT OF JOIST SPACING
- (2) 2X4 POST
- (3) 2X4 POST
- (4) 2X4 POST
- (2) 2X6 POST
- (3) 2X6 POST
- (4) 2X6 POST
- 4X4 POST
- (2) 4X4 POST

## DESIGN LOADS

- ATTICS WITHOUT STORAGE 10 PSF
- ATTICS WITH LIMITED STORAGE 20 PSF
- HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS 30 PSF
- DECKS 40 PSF
- EXTERIOR BALCONIES 60 PSF
- FIRE ESCAPES 40 PSF
- GUARDRAILS AND HANDRAIL 200 P
- GUARDRAIL IN-FILL COMPONENTS 50 PLF
- PASSENGER VEHICLE GARAGES 50 PSF OR 2000 POUNDS OVER 20 SQ IN
- ROOMS OTHER THAN SLEEPING ROOM 40 PSF
- SLEEPING ROOMS 30 PSF
- STAIRS 40 PSF OR 300 POUNDS OVER 4 SQ IN
- GROUND SNOW LOAD: 44 PSF
- DESIGN SNOW LOAD: 34 PSF
- 3-SECOND GUST, Vult: 114 MPH
- NOMINAL DESIGN WIND SPEED FASTEST MILE, Vasd: 89 MPH
- EXPOSURE: B
- ENCLOSURE: ENCLOSED
- SEISMIC DESIGN CATEGORY: N/A
- WEATHERING: SEVERE
- FROST LINE DEPTH: 3'-0"
- TERMITE:



## Compliance Certificate

### Project Information

<b>Project Title:</b>	<b>MOUNTAIN RESIDENCE</b>
Energy Code:	2021 IECC
Location:	Westfield, New Jersey
Construction Type:	Single Family
Project Type:	New Construction
Project Sub Type:	None
Conditioned Floor Area:	1940 R2
Glazing Area:	14%
Climate Zone:	4a (5239 HDD)
Project No.:	1840932
All Electric:	false
Is Renewable:	false
Has Battery:	false
Has Charger:	false
Has Heat Pump:	false

<b>Construction Site:</b>	<b>Owner/Agent:</b>	<b>Designer/Contractor:</b>
555 MOUNTAIN AVE WESTFIELD, NJ 07090		P.O. BOX 55 SPACE & MARK, LLC BERKELEY HEIGHTS, NJ 07922 908.873.3068 info@spaceandmark.com

### Project Notes:

### Energy Credits

Description	Credits
More Efficient HVAC Equipment Option - R408.2.2	1.0

Required: 1 Proposed: 1

### 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
BEDROOM 3 FLAT CEILING: Flat Ceiling or Scissor Truss	71	60.0	0.0	0.024	0.024	2	2
PRIMARY BEDROOM FLAT CEILING: Flat Ceiling or Scissor Truss	128	60.0	0.0	0.024	0.024	3	3
ATTIC CEILING: Flat Ceiling or Scissor Truss	469	60.0	0.0	0.024	0.024	11	11
ATTIC CEILING SPACE: Flat Ceiling or Scissor Truss	526	60.0	0.0	0.024	0.024	13	13
ATTIC BTWN RAFTERS: Cathedral Ceiling	198	25.0	0.0	0.041	0.024	8	5
PRIMARY BEDROOM BTWN RAFTERS: Cathedral Ceiling	158	30.0	0.0	0.034	0.024	5	4
BEDROOM 3 BTWN RAFTERS: Cathedral Ceiling	80	30.0	0.0	0.034	0.024	3	2
SECOND FLOOR OVERHANG: All-Wood Joist/Truss	25	30.0	0.0	0.033	0.047	1	1
2X6 EXTERIOR WALLS: Wood Frame, 16" o.c.	3511	29.0	0.0	0.049	0.045	148	136
WINDOWS: Vinyl Frame SHGC: 0.4	358			0.290	0.300	104	107
EXTERIOR DOORS: Solid Door (under 50% glazing)	40			0.400	0.300	16	12
GLASS DOORS: Glass Door (over 50% glazing) SHGC: 0.4	87			0.290	0.300	25	26
SUPERIOR WALLS: Solid Concrete or Masonry Wall height: 9'00" Insulation depth: 9'00" Insulation position: Integral Insulation	1610	19.0	0.0	0.047	0.059	74	93
WINDOWS: Vinyl Frame SHGC: 0.4	36			0.290	0.300	10	11

### Compliance: Passes using UA trade-off

Compliance: 0.7% Better Than Code

Max UA: 426	Your UA: 423	Max SHGC: 0.40	Your SHGC: 0.40
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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
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Report Title: MOUNTAIN RESIDENCE Report Date: 3/10/26, 6:17 AM 2 of 12

R.No. Date Notes

1 12/9/2025 Permit Set

I.No. Date Notes

12/9/2025 Permit Set

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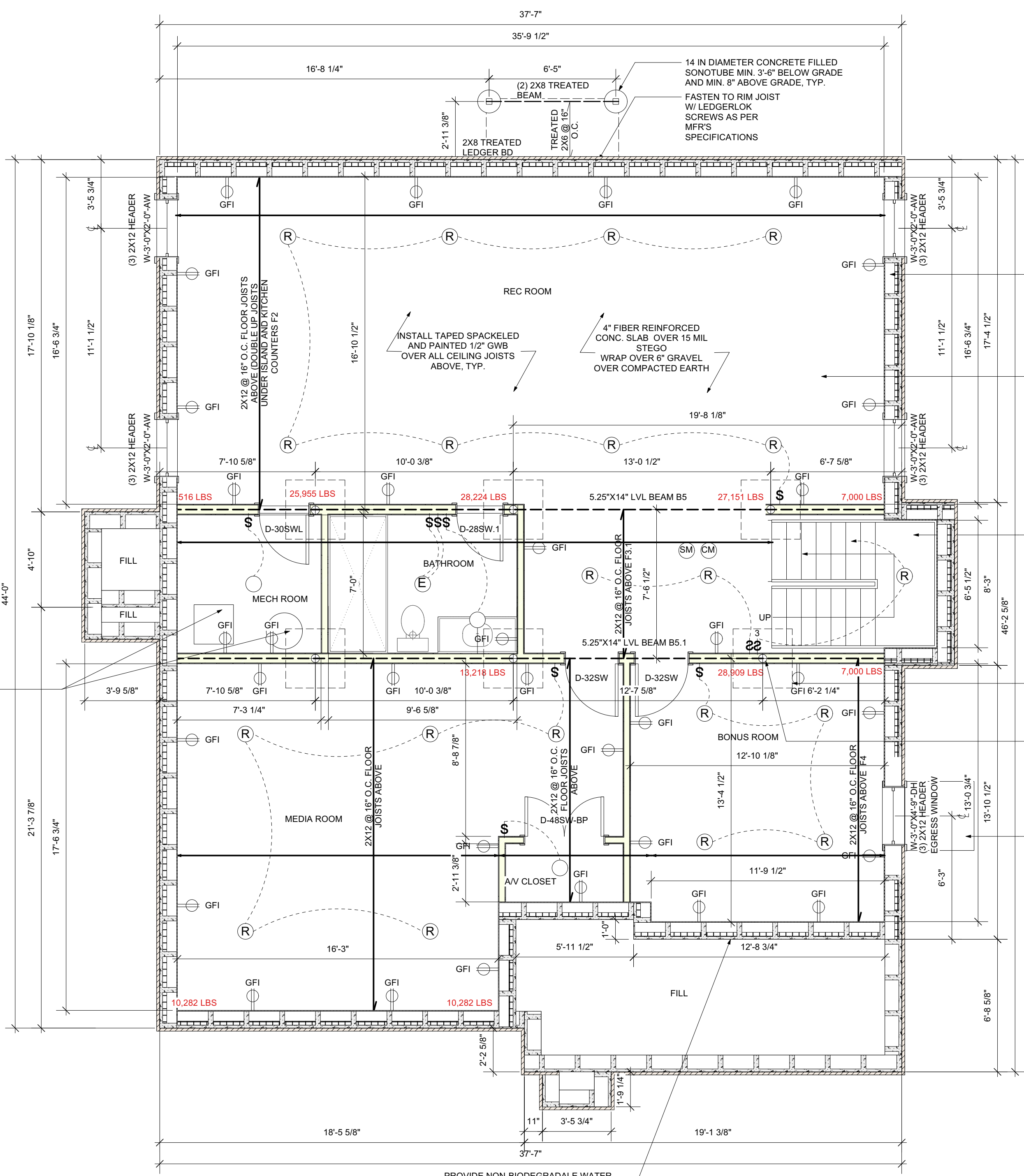
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12/9/2025 Permit Set

I.No. Date Notes

12/9/2025 Permit Set

I.No. Date Notes



**1 BASEMENT FLOOR PLAN**  
Scale: 1/4" = 1'-0"  
PROPOSED AREA: 1595 SF

NOTE: SOIL BEARING CAPACITY MUST BE A MINIMUM OF 3,500 PSF. GEOTECH REPORT TO BE OBTAINED BY GC PRIOR TO CONSTRUCTION

NOTE: CONTRACTOR TO INSTALL PREFABRICATED WINDOW WELL AT WINDOWS BELOW GRADE. FILL W/ GRAVEL TO THE FOOTING

9 FT SUPERIOR WALLS. INSTALL AS PER MFR'S SPECIFICATIONS

FLOOR FINISH TO BE SELECTED BY OWNER. INSTALL AS PER MFR'S SPECIFICATIONS

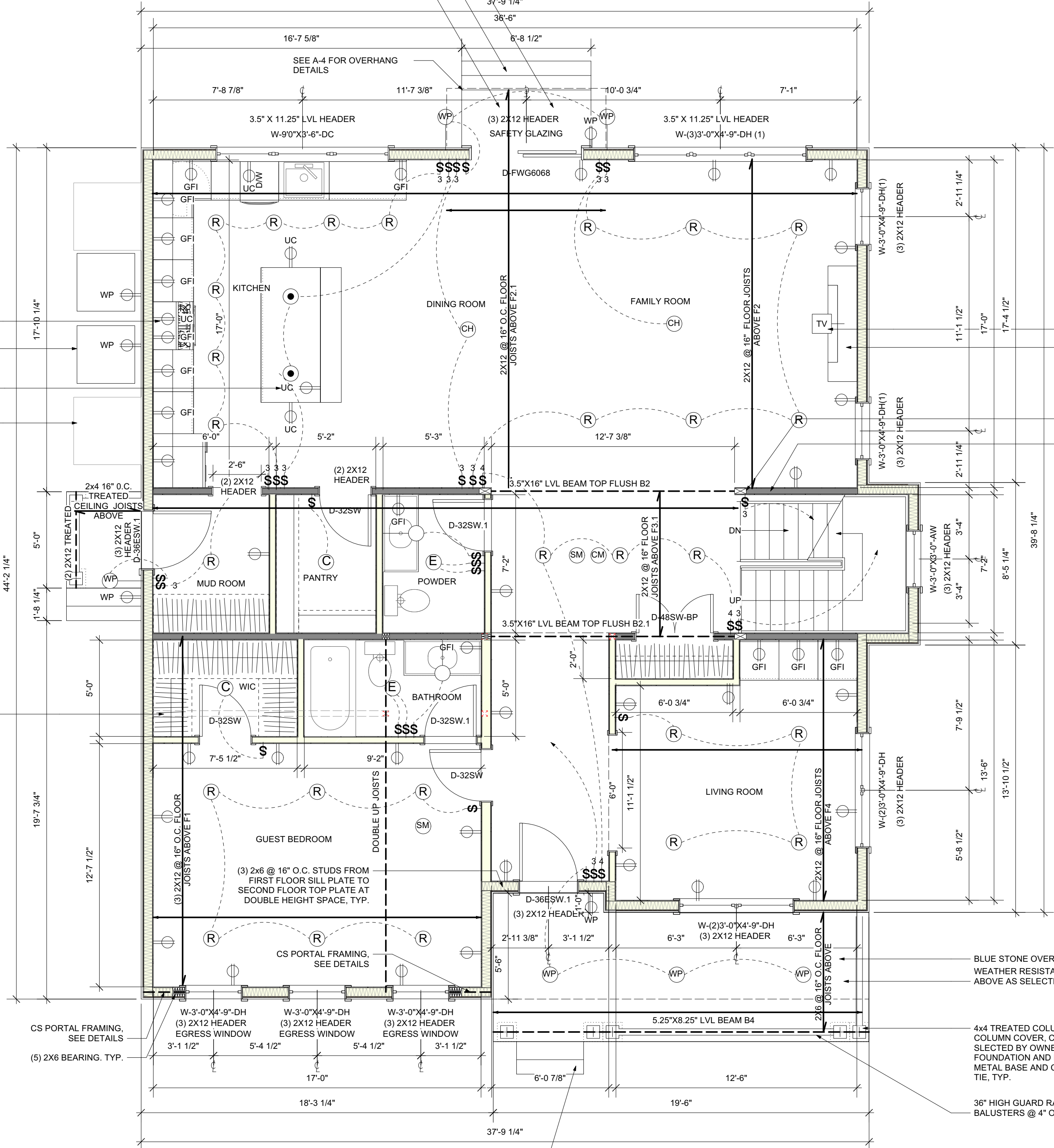
3-5 1/2" WIDE WD STAIR W/ GUARD RAIL 16 R @ (MAX 6 1/4") 15 T @ 9"

PROP. 3'-0"X3'-0"X12" CONC. FOOTING W/ (4) #5 BARS BOTH DIRECTIONS (3" COVER)

PROP. 4" STANDARD STEEL PIPE COOL. W/ 1/2"X10X10 STL. BASE PLATE AND CAP LCCS.25-4, TYP.

PREFABRICATED EGRESS WINDOW WELL W/ LADDER BY BILCO

LINE OF LOAD BEARING WALL ABOVE



**2 FIRST FLOOR PLAN**  
Scale: 1/4" = 1'-0"  
PROPOSED AREA: 1598 SF

MAX. 400 CFM KITCHEN EXHAUST. RANGE HOOD TO BE SELECTED BY OWNER (EXHAUST TO OUTSIDE)

PROPOSED CONDENSERS

UNDER COUNTER MICROWAVE OVEN

PROPOSED WINDOW WELLS BELOW

RECEPTACLES TO BE INSTALLED AT 1'-0" A.F.F. (SEE LEGEND) INSTALL AN ADDITIONAL RECEPTACLE AT 4'-0" A.F.F. NEAR TV OUTLETS IF REQ. BY OWNER, TYP.

ZERO-CLEARANCE DIRECT VENT GAS FIREPLACE. INSTALL AS PER MFR'S SPECIFICATIONS. (COMBUSTION AIR DRAWN FROM OUTSIDE OF BUILDING - VENTING EXITS TOP REAR OF BUILDING)

3.5"X7" 1.8E PSL, P1 TYP

(2) 2X4 @ 16" O.C. LOAD BEARING WALL ON FIRST FLOOR, TYP.

R No.	Date	Notes
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I No.	Date	Notes
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1 12/9/2025 Permit Set

**SPACE & MARK ARCHITECTURE**

Design Firm: SPACE & MARK LLC  
 Mailing: P.O. Box 55, Berkeley Heights, NJ 07922  
 Office: 42 Maple Street, 2nd Fl, Summit, NJ 07901  
 Phone: 908.873.3068  
 Fax: 908.873.3068  
 Email: info@spaceandmark.com  
 Website: SpaceandMark.com

Drawing not valid unless sealed

Hayk Ekshian R.A.  
NJ Lic No: 21A101941200

Prepared For: Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Project Title: **MOUNTAIN AVE RESIDENCE**  
555 MOUNTAIN AVE LOT. 18.02  
WESTFIELD, NJ 07090

Project ID: 20250409  
Project date: 04.30.2025 Sheet Date: 12/9/2025

Sheet Title: **FLOOR PLANS**

Scale: As Noted

Sheet No.: **A-2**  
of 11

Door Schedule										Fire Rating		Comments		
Mark	Quantity*	Nominal Size	Door Style	Door Operation	Core	L Sidelit	R Sidelit	Threshold***	Frame	Door Slab	Manufacturer	Model		
D-28SW	1	2'4" x 6'8"	Swing Simple	HOLLOW WOOD CORE	N/A	N/A	False							
D-28SW.1	1	2'4" x 6'8"	Swing Simple	SOLID WOOD CORE	N/A	N/A	True							
D-30SWL	1	2'6" x 6'8"	Swing Simple	LOUVERED DOOR	N/A	N/A	True							
D-32SW	8	2'8" x 6'8"	Swing Simple	HOLLOW WOOD CORE	N/A	N/A	False							
D-32SW.1	5	2'8" x 6'8"	Swing Simple	SOLID WOOD CORE	N/A	N/A	True							
D-32SW.2	4	2'8" x 6'8"	Swing Simple	SOLID WOOD CORE	N/A	N/A	False							
D-32SW-A	2	2'8" x 3'0"	Swing Simple	HOLLOW WOOD CORE	N/A	N/A	False							
D-36ESW.1	2	3'0" x 6'8"	Swing Simple	WOOD/GLASS	N/A	N/A	True							
D-48SW-BP	3	4'0" x 6'8"	Swing Bi-part	HOLLOW WOOD CORE	N/A	N/A	False							
D-60S	1	5'0" x 6'8"	Slider	HOLLOW WOOD CORE	N/A	N/A	False							
D-FWG6068	1	5'11 1/4" x 67 1/2"	Slider	Wood	N/A	N/A	False				Andersen Windows	400 Series Frenchwood Gliding Patio Door		
D-FWG8068	1	8'0" x 67 1/2"	Slider	Wood	N/A	N/A	False				Andersen Windows	400 Series Frenchwood Gliding Patio Door		

\* ARCHITECT IS NOT RESPONSIBLE FOR QUANTITIES OF MATERIALS. QUANTITIES IN SCHEDULE TO BE VERIFIED BY GENERAL CONTRACTOR  
 \*\* ALL DIMENSIONS ARE NOMINAL. GC TO PROVIDE ROUGH OPENING DIMENSIONS AS REQUIRED FOR THE INSTALLATION OF DOORS  
 \*\*\* PROVIDE THRESHOLD AS SELECTED BY OWNER

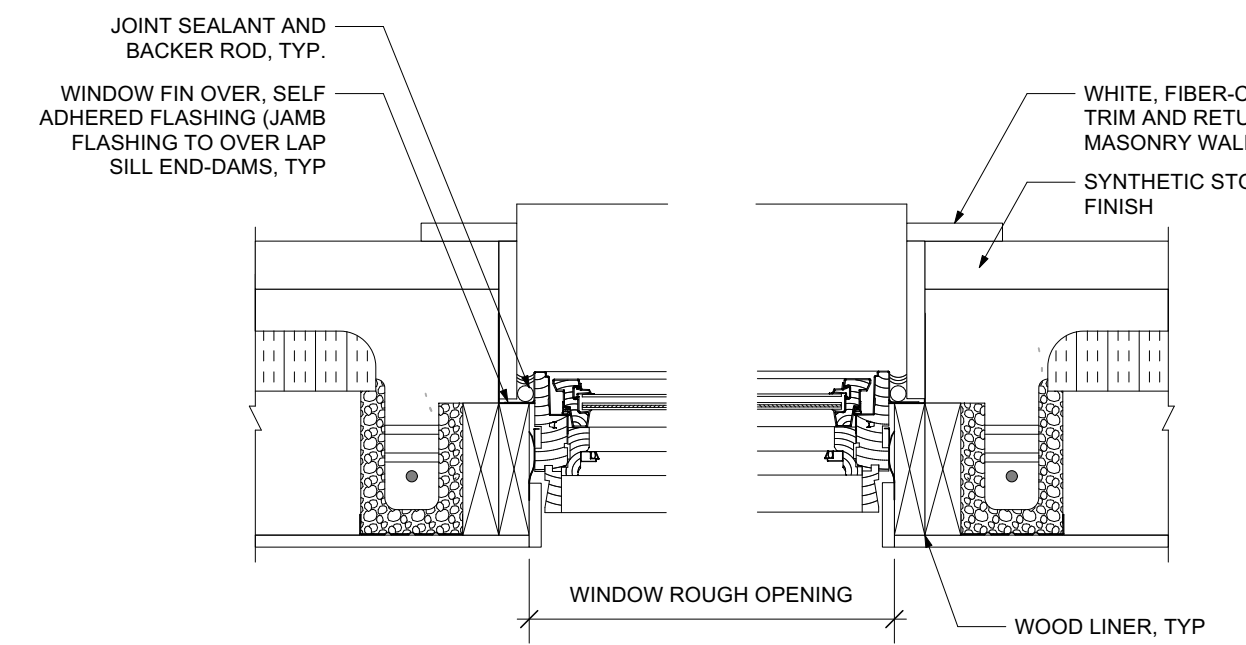
Window Schedule														
Mark	Quantity*	Window Style	Nominal Size	O.A. Width**	O.A. Height**	Window Elev****	Area	Elevation Set At	Muntin Pattern	Egress Win	Mfr	Model No.	Comments	
W-	4	Awning	3'-0"X2'-0"	3'0"	2'0"	5'0"	6 sq ft	Sill of Window	Colonial	FALSE	ANDERSEN			
W-	1	Awning	3'-0"X3'-0"	3'0"	3'0"	8'0"	9 sq ft	Sill of Window	Colonial	FALSE	ANDERSEN			
W-	1	Awning	3'-0"X3'-0"	3'0"	3'0"	7'0"	9 sq ft	Sill of Window	Colonial	FALSE	ANDERSEN			
W-	1	Custom	9'0"X3'-6"	9'0"	3'6"	3'6"	31.5 sq ft	Sill of Window	Colonial	FALSE	ANDERSEN			
W-	1	Custom	2'2"X3'-3"	3'0"	3'0"	3'8"	15 sq ft	Sill of Window	Colonial	FALSE	ANDERSEN			
W-	3	Custom	2'3"-0"X4'-9"	6'0"	4'9"	2'0"	28.5 sq ft	Sill of Window	Colonial	TRUE	ANDERSEN			
W-	1	Custom	3'3"-0"X4'-9"	9'0"	4'9"	2'0"	42.75 sq ft	Sill of Window	Colonial	TRUE	ANDERSEN			
W-	1	Double Hung	2'-0"X3'-0"	2'0"	3'0"	3'8"	6 sq ft	Sill of Window	Colonial	FALSE	ANDERSEN			
W-	8	Double Hung	3'-0"X4'-9"	3'0"	4'9"	2'0"	14.25 sq ft	Sill of Window	Colonial	TRUE	ANDERSEN			
W-	1	Custom	3'3"-0"X4'-9"	9'0"	4'9"	2'3"	42.75 sq ft	Sill of Window	Colonial	FALSE	ANDERSEN			
W-	2	Double Hung	3'-0"X4'-9"	3'0"	4'9"	2'3"	14.25 sq ft	Sill of Window	Colonial	FALSE	ANDERSEN			
W-	1	Fixed Glass	2'-0"X2'-6"	2'0"	2'6"	3'6"	5 sq ft	Sill of Window	Colonial	FALSE	ANDERSEN			
W-	1	Fixed Glass	3'-0"X4'-9"	3'0"	4'9"	2'0"	14.25 sq ft	Sill of Window	Colonial	FALSE	ANDERSEN			

\* ARCHITECT IS NOT RESPONSIBLE FOR QUANTITIES OF MATERIALS. QUANTITIES IN SCHEDULE TO BE VERIFIED BY GENERAL CONTRACTOR  
 \*\* ALL DIMENSIONS ARE NOMINAL. GC TO PROVIDE ROUGH OPENING DIMENSIONS AS REQUIRED BY THE MFR FOR THE INSTALLATION OF WINDOWS.  
 \*\*\* GC TO COORDINATE WITH PRECAST CONCRETE MFR TO PROVIDE ROUGH OPENING DIMENSIONS AS REQ. BY WINDOW MFR FOR INSTALLATION OF WINDOWS  
 \*\*\*\* WITH 2X6 TREATED W/ LINEAR AT TOP, BOTTOM AND SIDES OF WINDOWS  
 \*\*\*\*\* SILL ELEVATIONS ARE MEASURED FROM FINISHED FLOOR TO TOP OF WINDOW SILL FRAMING  
 \*\*\*\*\* ANY WINDOW WITH A WINDOW SILL THAT IS LESS THAN 2 FT SHALL REQUIRE AN OPENING CONTROL DEVICE THAT COMPLIES WITH ASTM F 2090

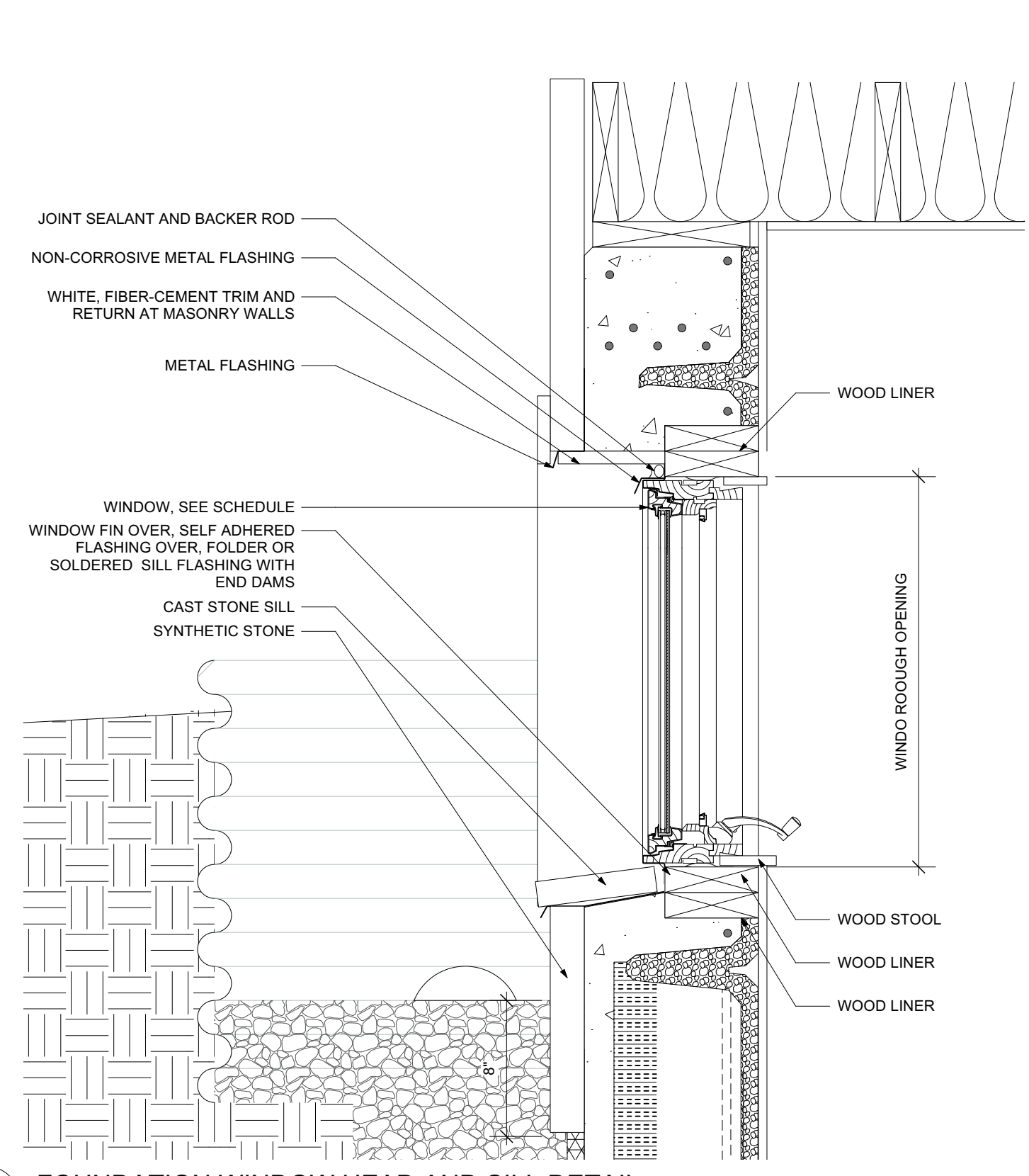




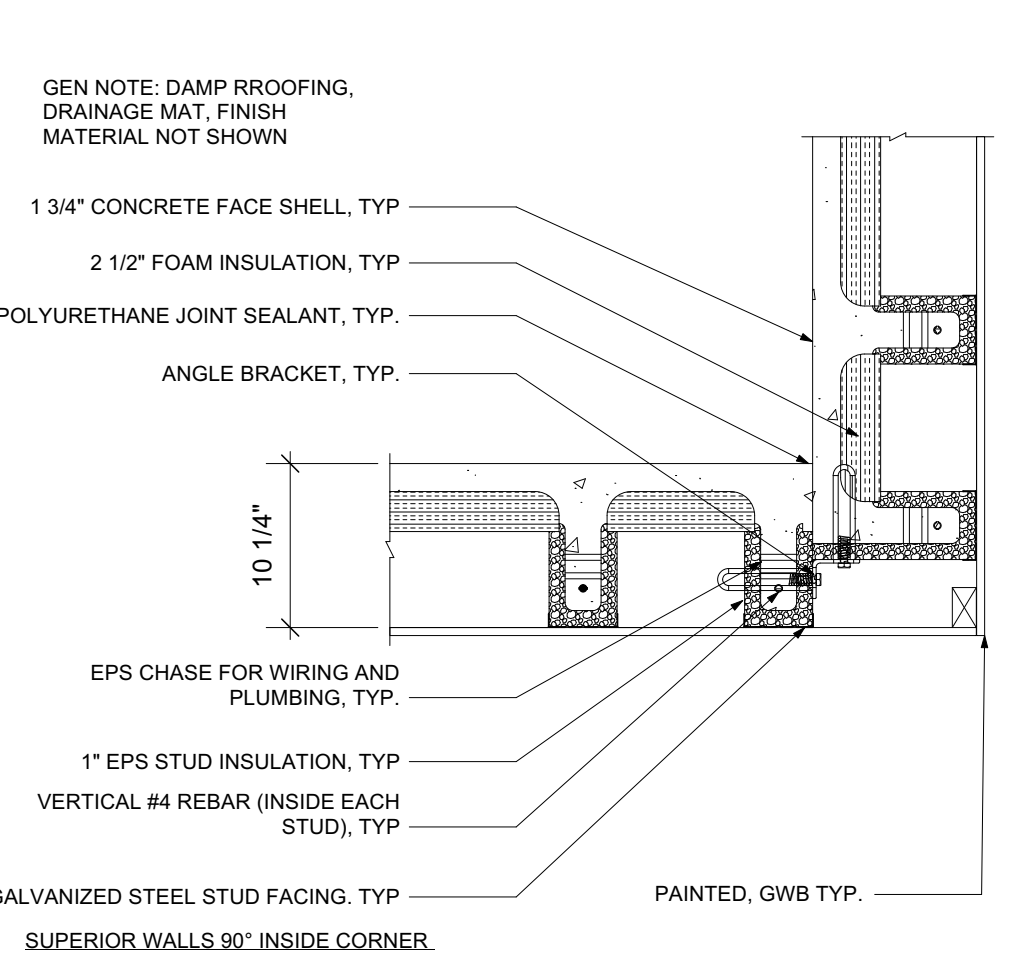




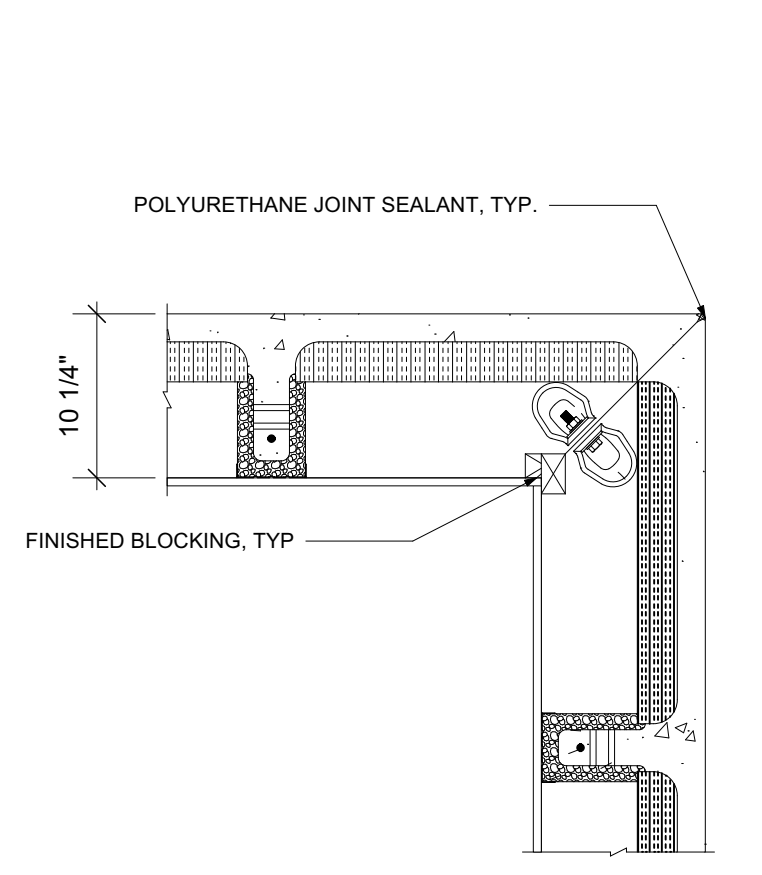
4 FOUNDATION WALL JAMB DETAIL  
Scale: 1 1/2" = 1'-0"



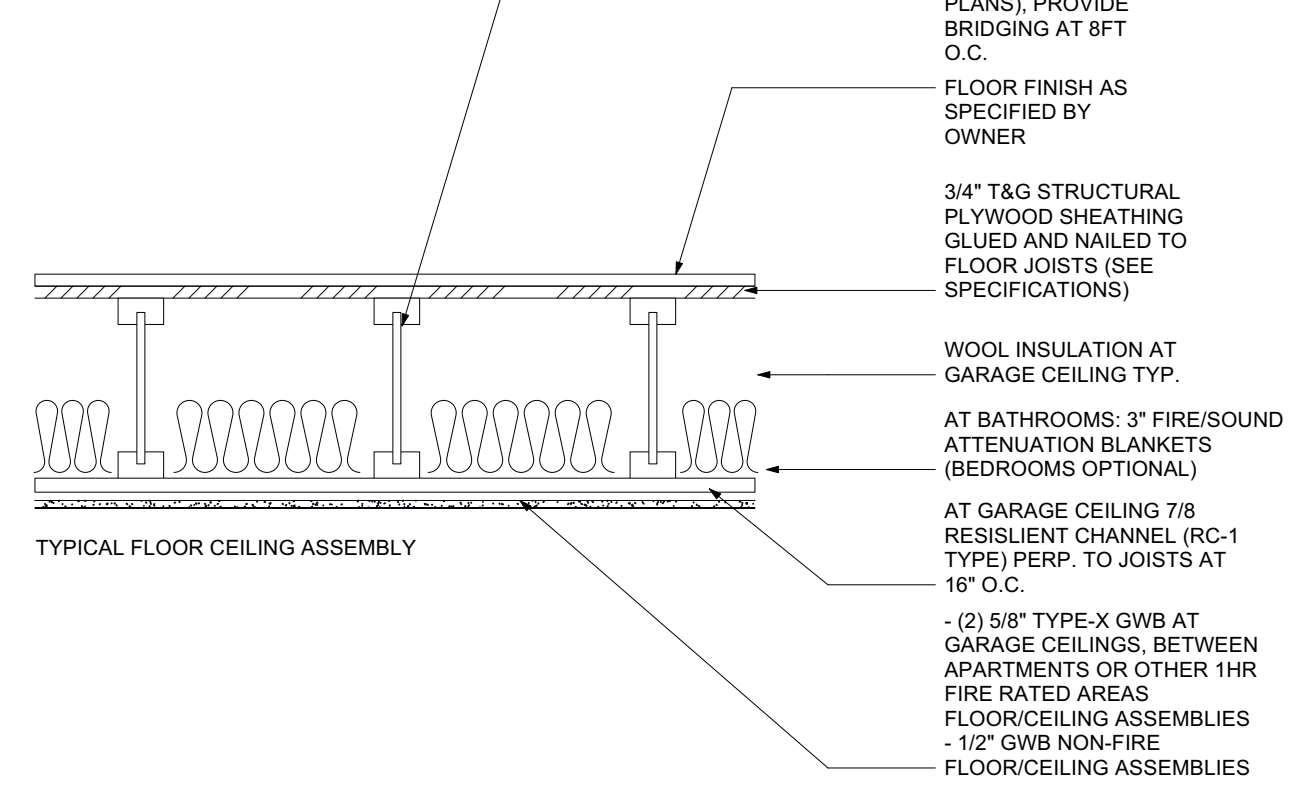
5 FOUNDATION WINDOW HEAD AND SILL DETAIL  
Scale: 1 1/2" = 1'-0"



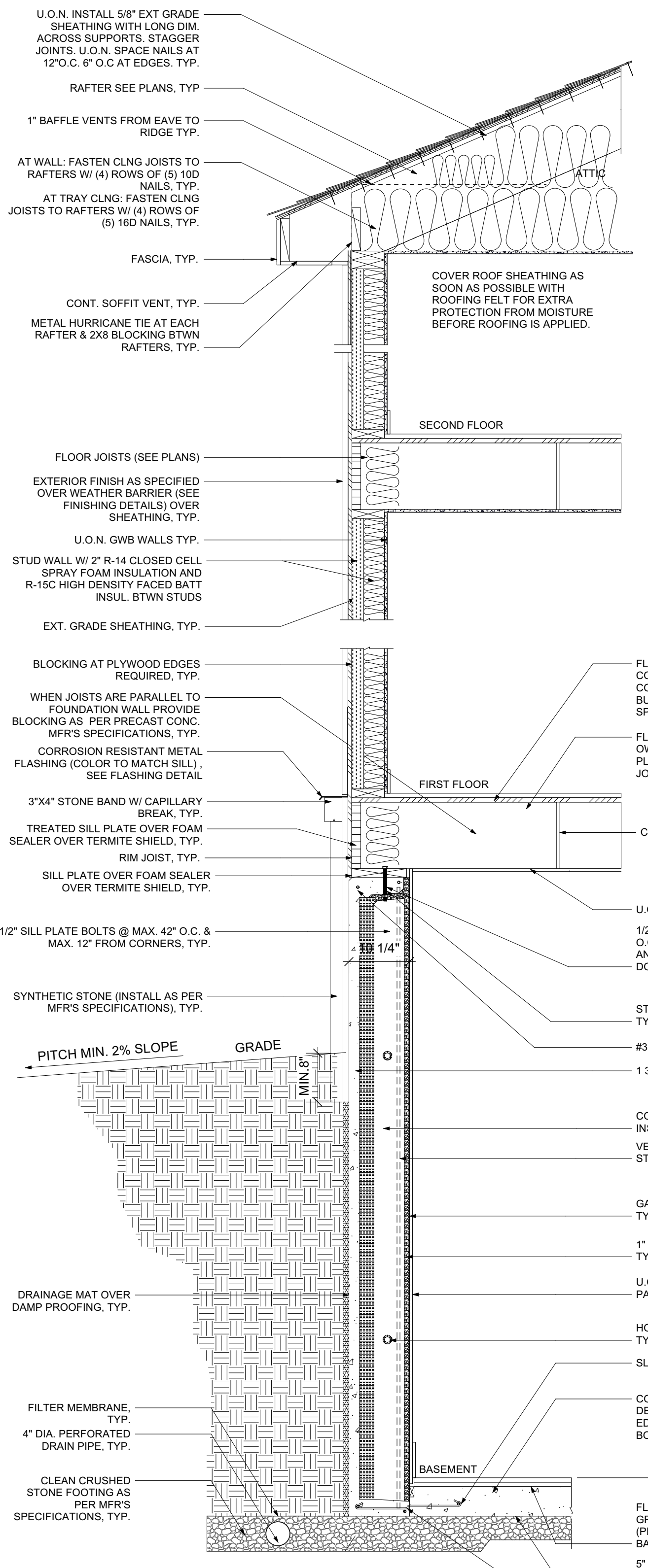
6 FOUNDATION WALL PLAN DETAILS  
Scale: 1" = 1'-0"



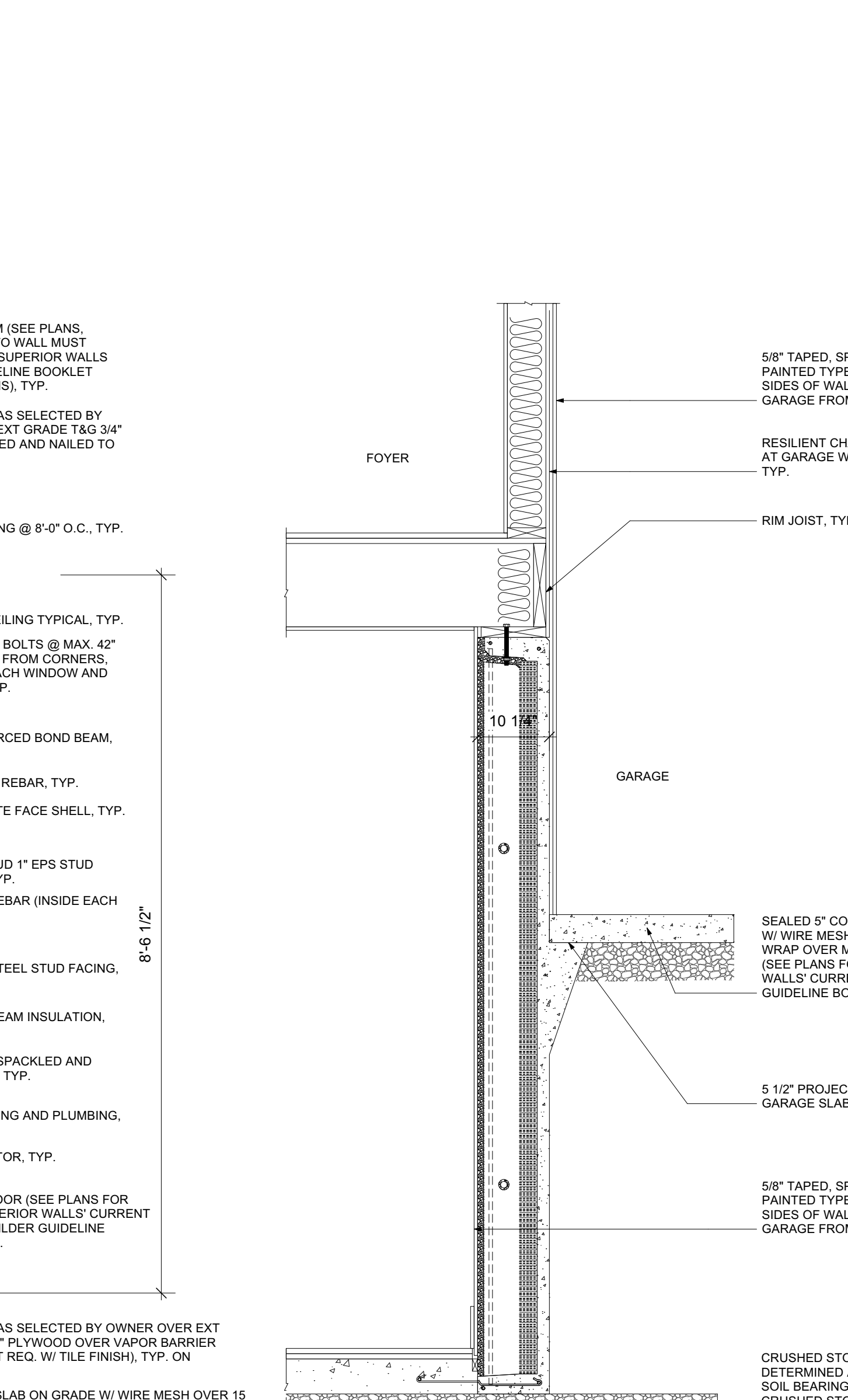
TYPICAL PARTITION WALL



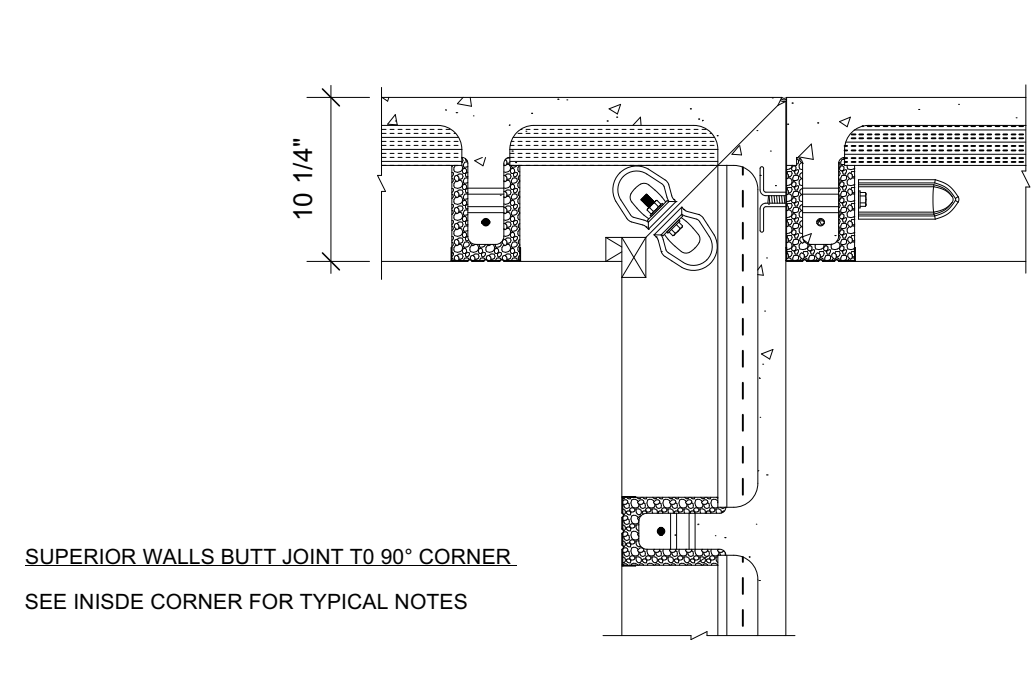
TYPICAL FLOOR CEILING ASSEMBLY



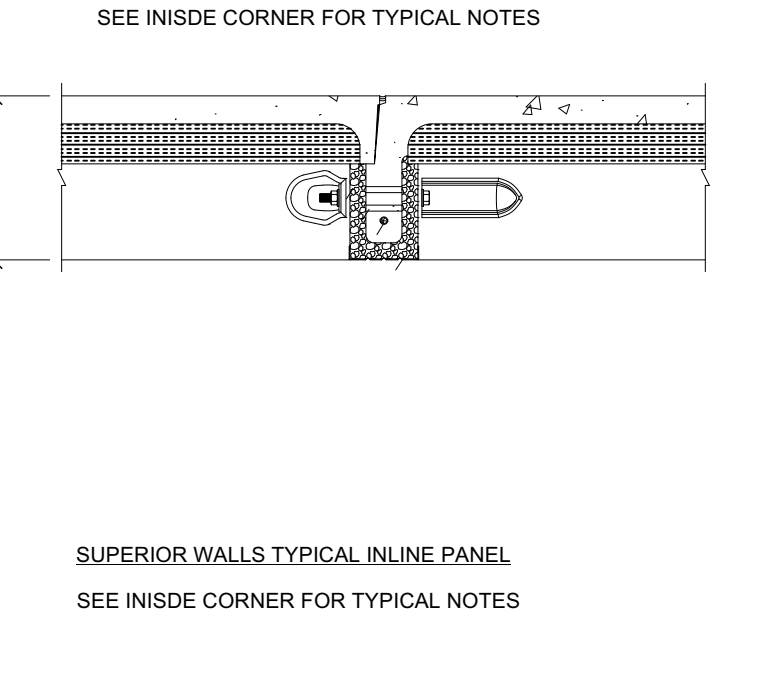
1 TYPICAL WALL SECTION  
Scale: 3/4" = 1'-0"



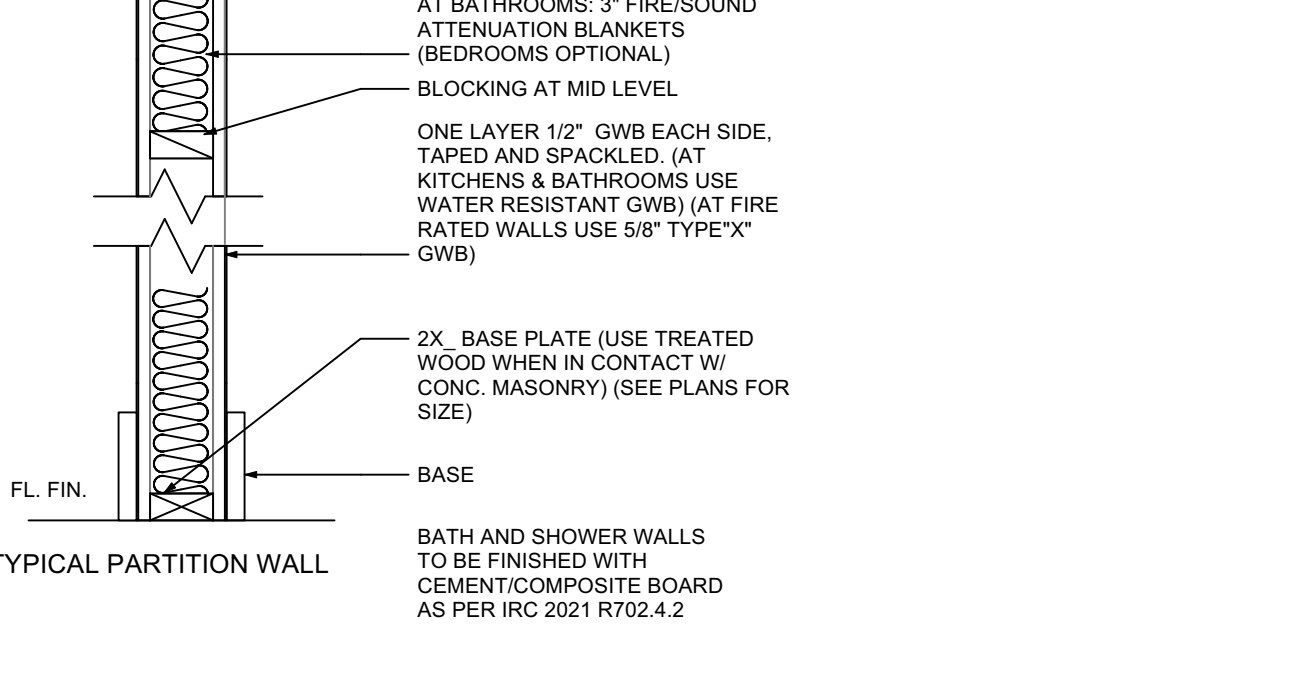
2 PARTIAL WALL SECTION AT GARAGE  
Scale: 3/4" = 1'-0"



3 TYP. WINDOW WELL DETAIL  
Scale: 3/4" = 1'-0"



7 CS PORTAL FRAMING  
Scale: 1/2" = 1'-0"



8 FOOTING DETAIL  
Scale: 3/4" = 1'-0"

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Drawing not valid unless sealed

Hayk Ekshian R.A.  
NJ Lic No: 21A101941200

Prepared For: Name:

Address:

Project Title: **MOUNTAIN AVE RESIDENCE**

555 MOUNTAIN AVE LOT. 18.02

WESTFIELD, NJ 07090

Project ID: 20250409

Project date: 04.30.2025 Sheet Date: 12/9/2025

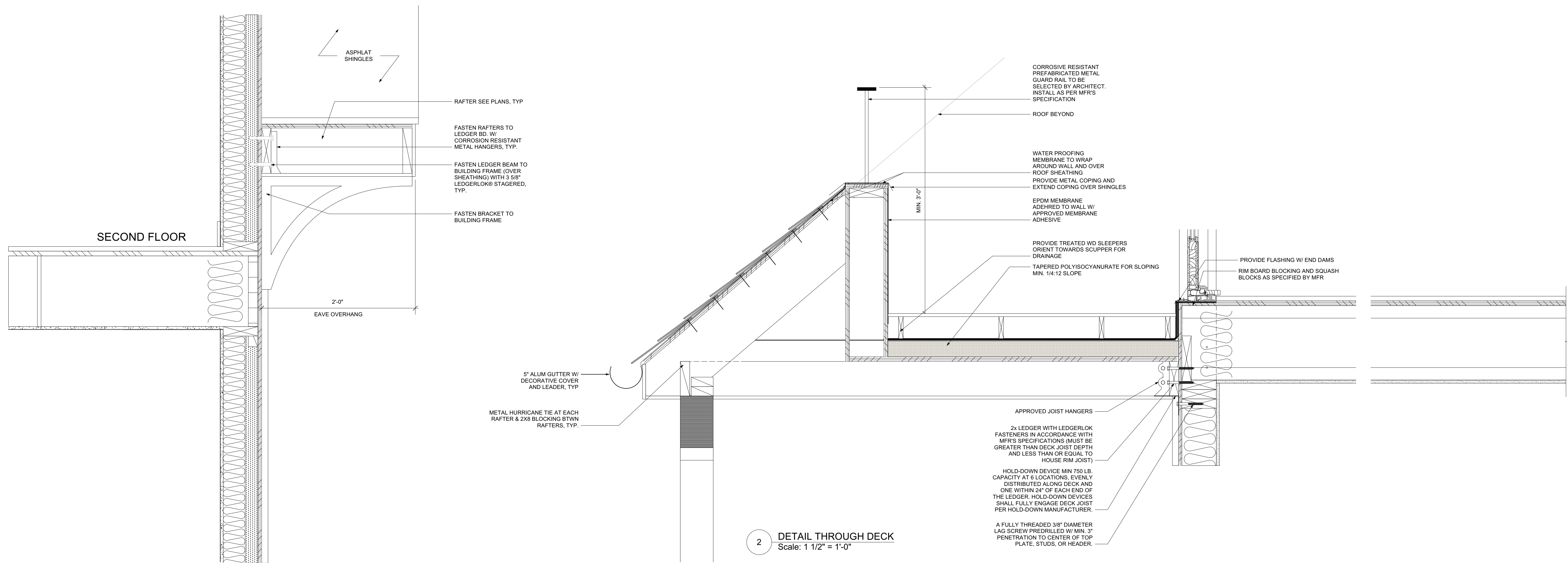
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Scale: As Noted

Sheet No: **A-6**

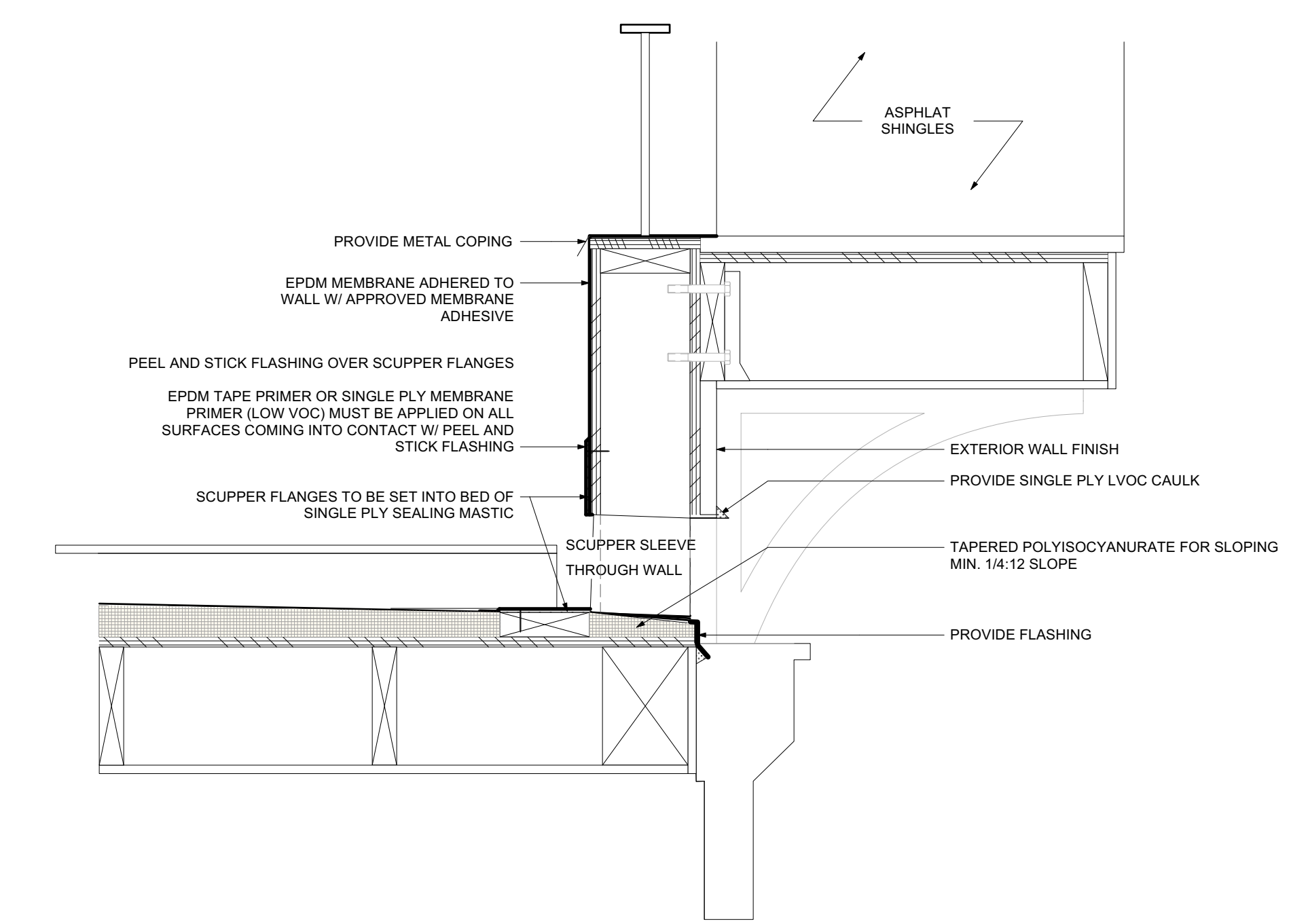
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2 DETAIL THROUGH DECK  
Scale: 1 1/2" = 1'-0"

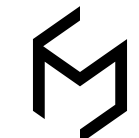
1 EAVE BRACKET DETAIL  
Scale: 1 1/2" = 1'-0"



3 SCUPPER THROUGH WALL DETAIL  
Scale: 1 1/2" = 1'-0"

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Hayk Ekshian R.A.  
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RESIDENCE  
555 MOUNTAIN AVE LOT.  
18.02  
WESTFIELD, NJ 07090**

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Project date	Sheet Date
04.30.2025	12/9/2025

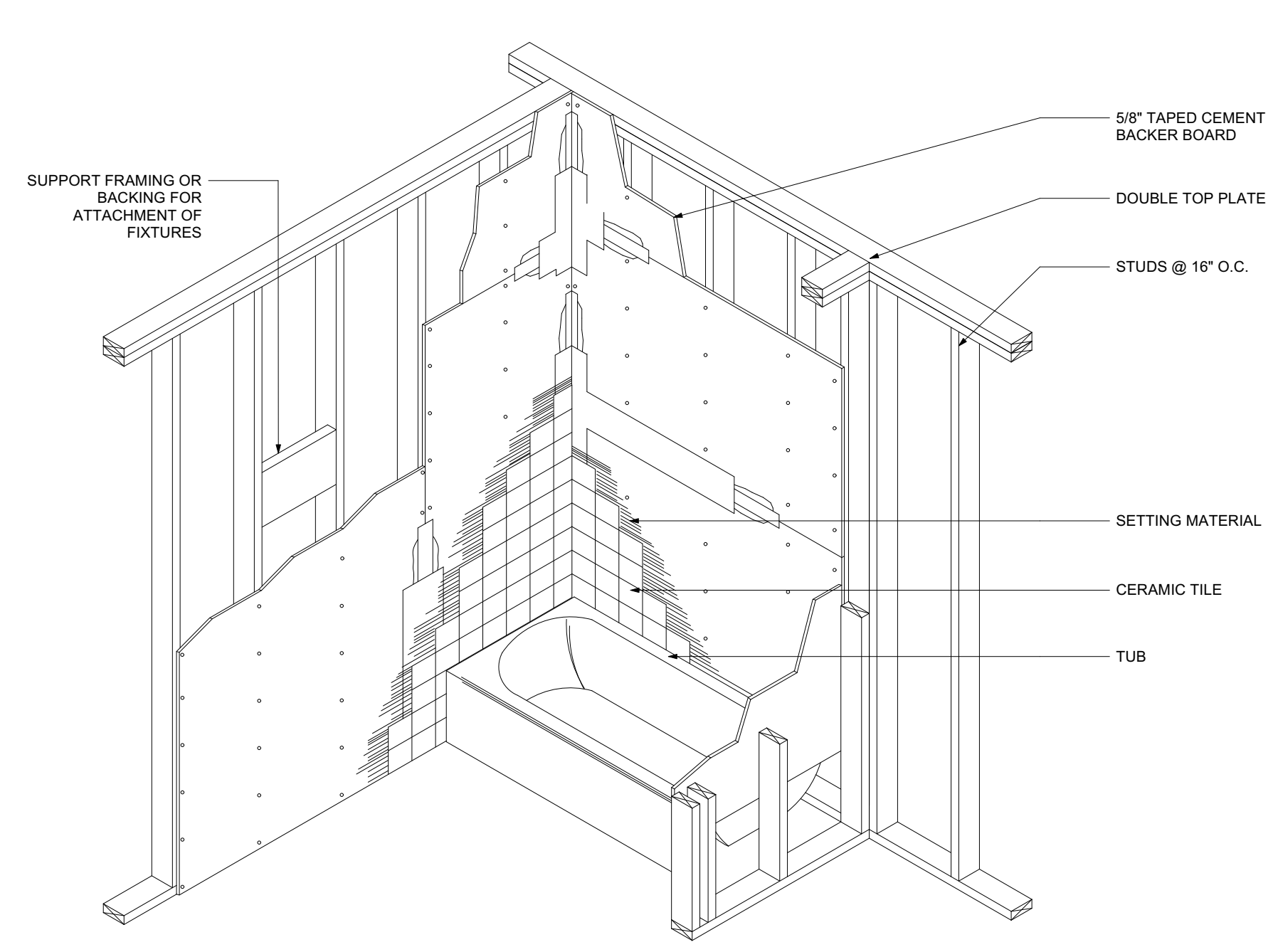
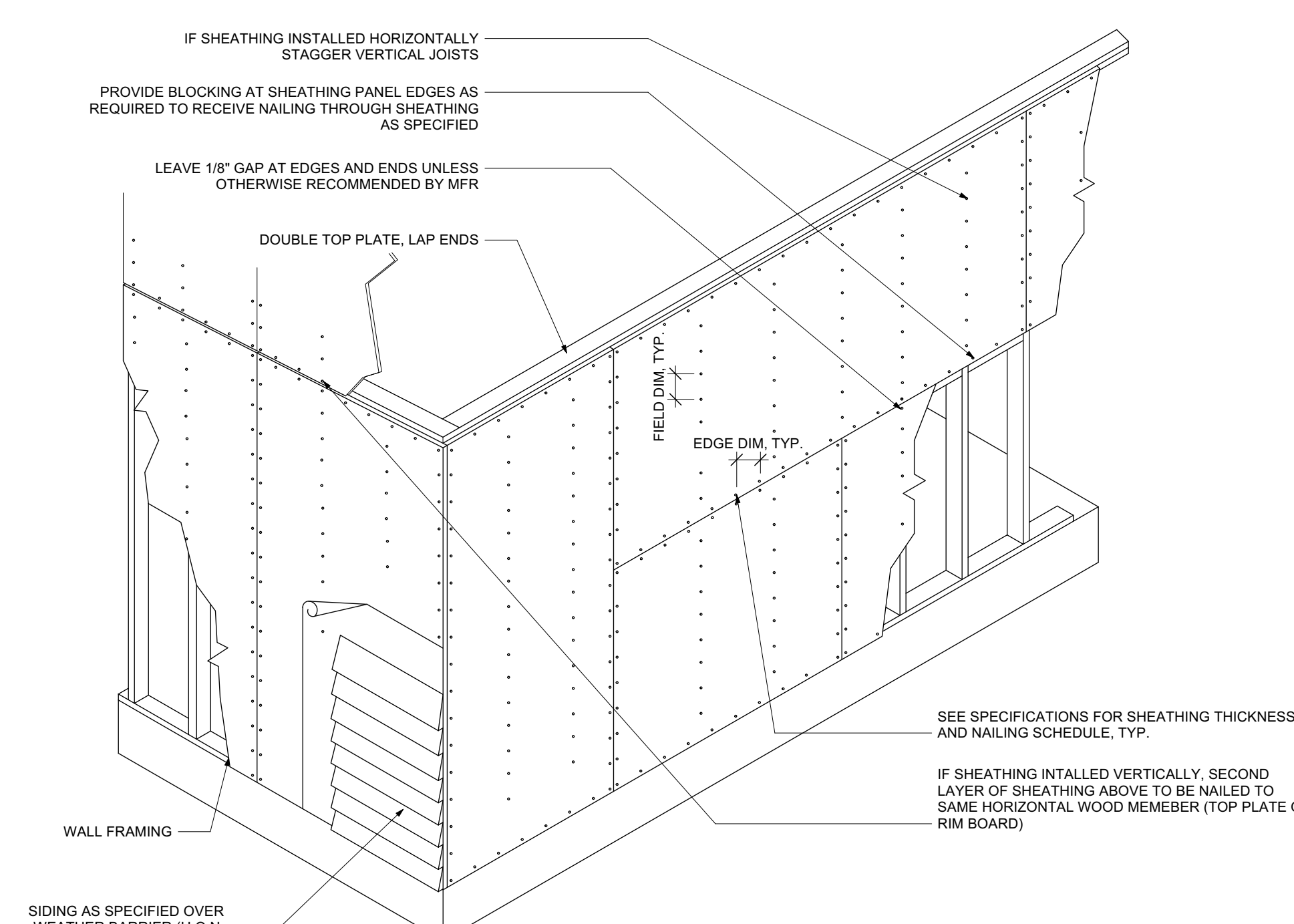
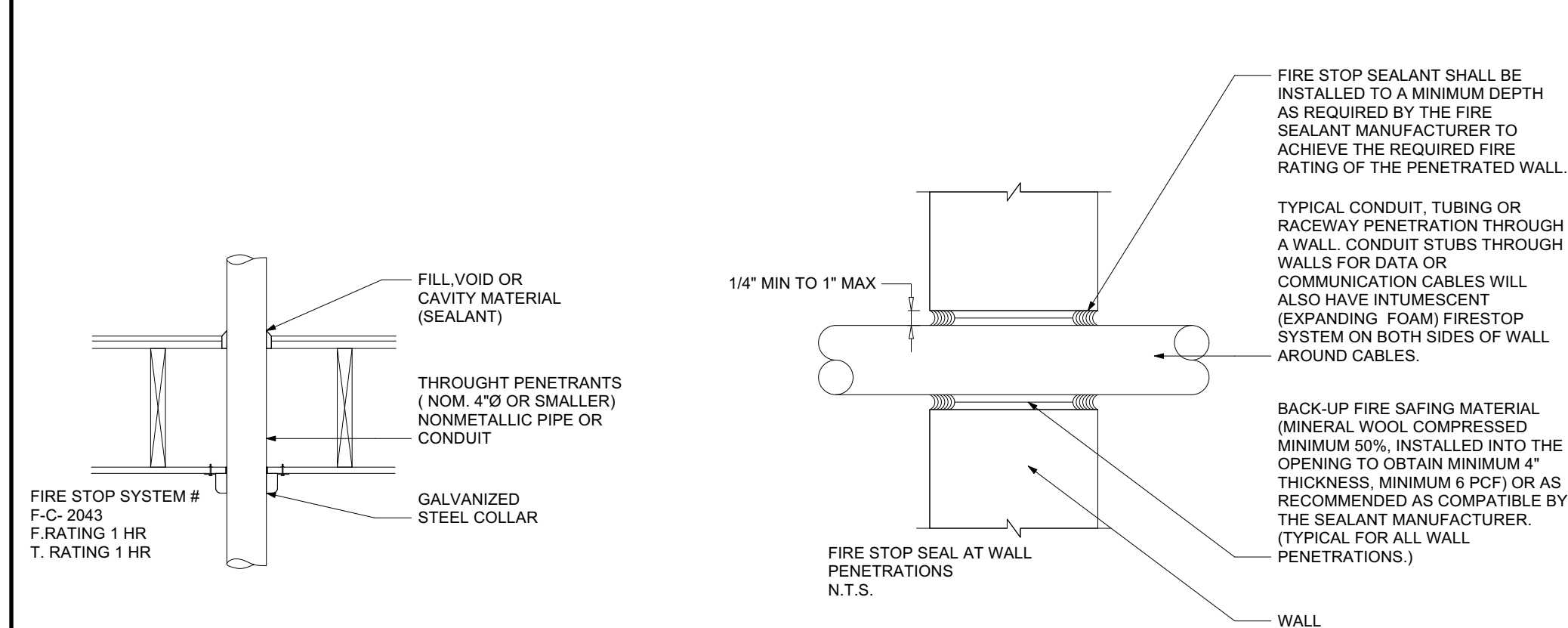
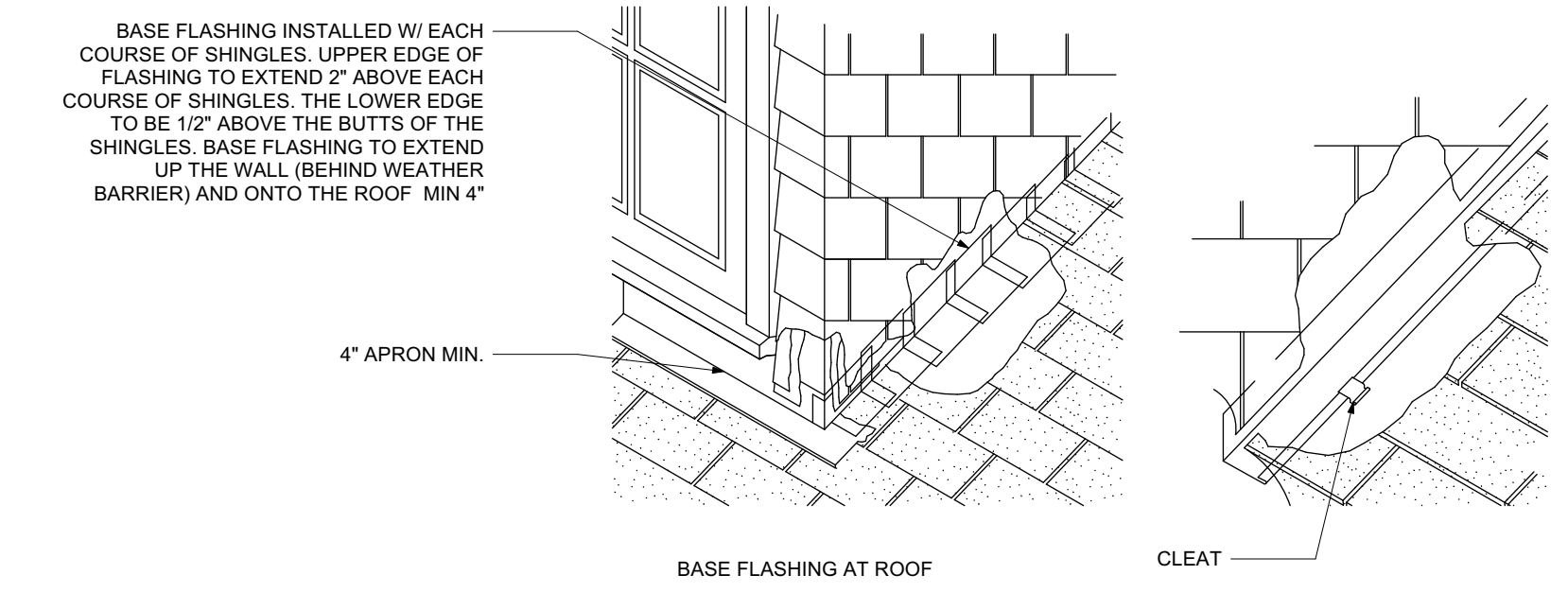
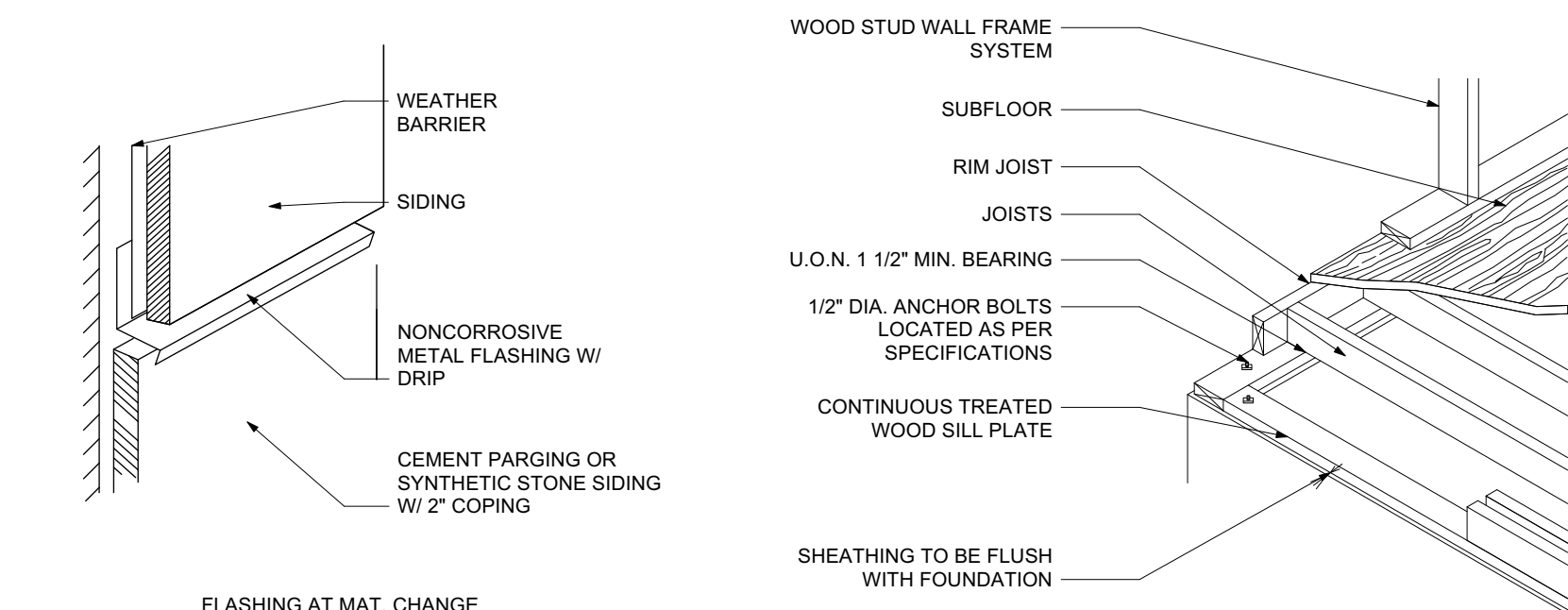
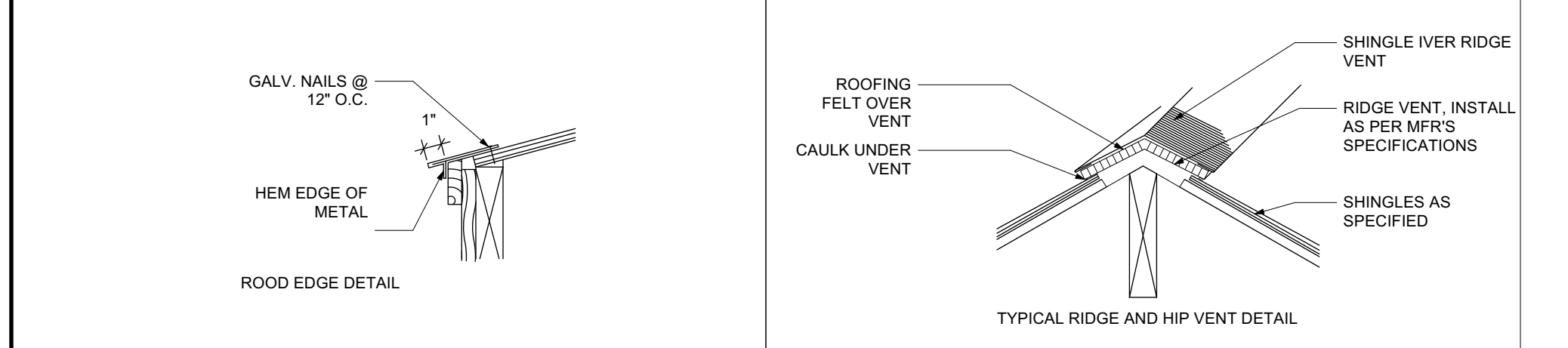
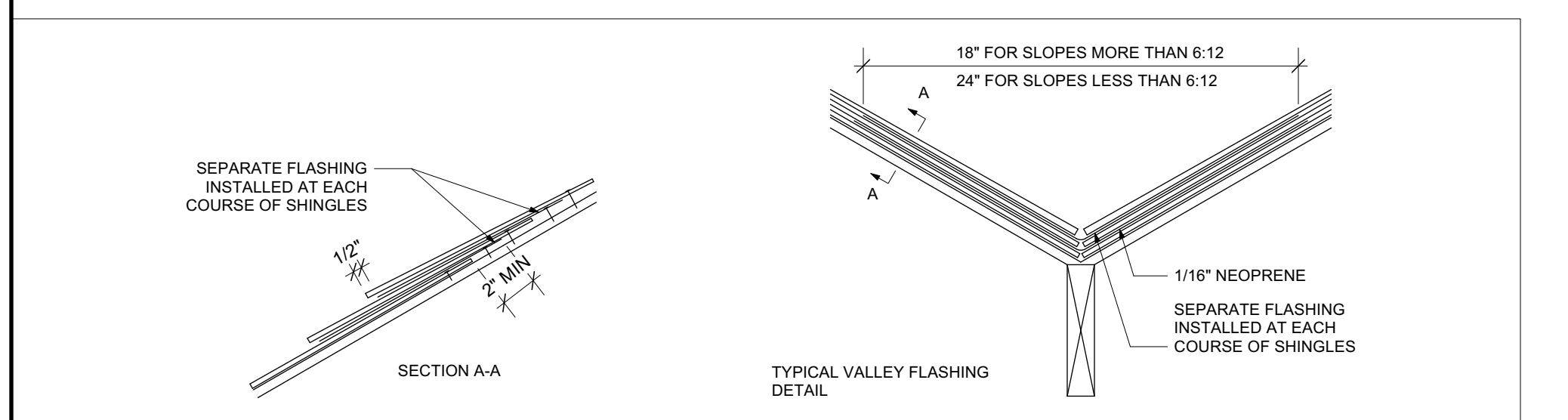
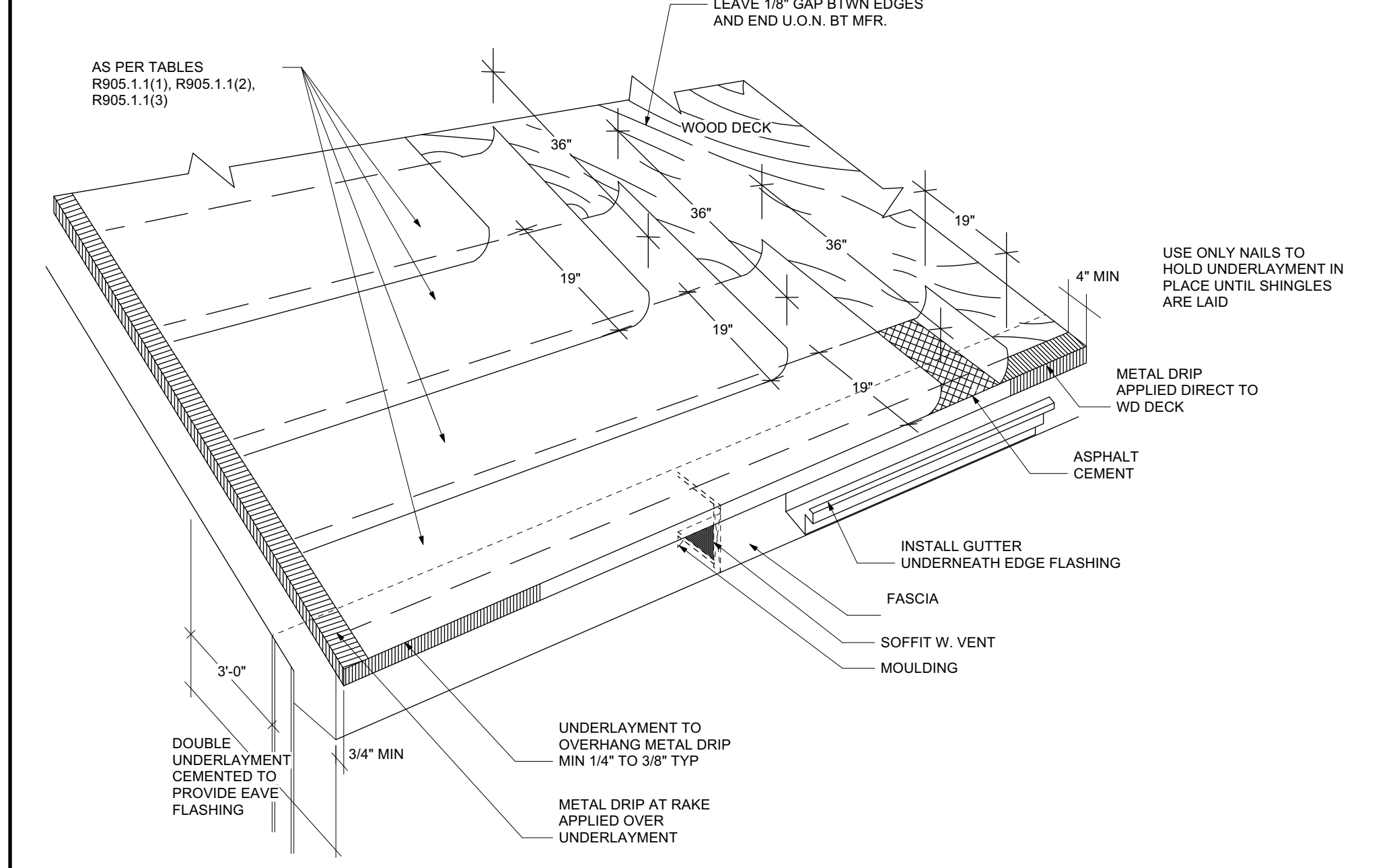
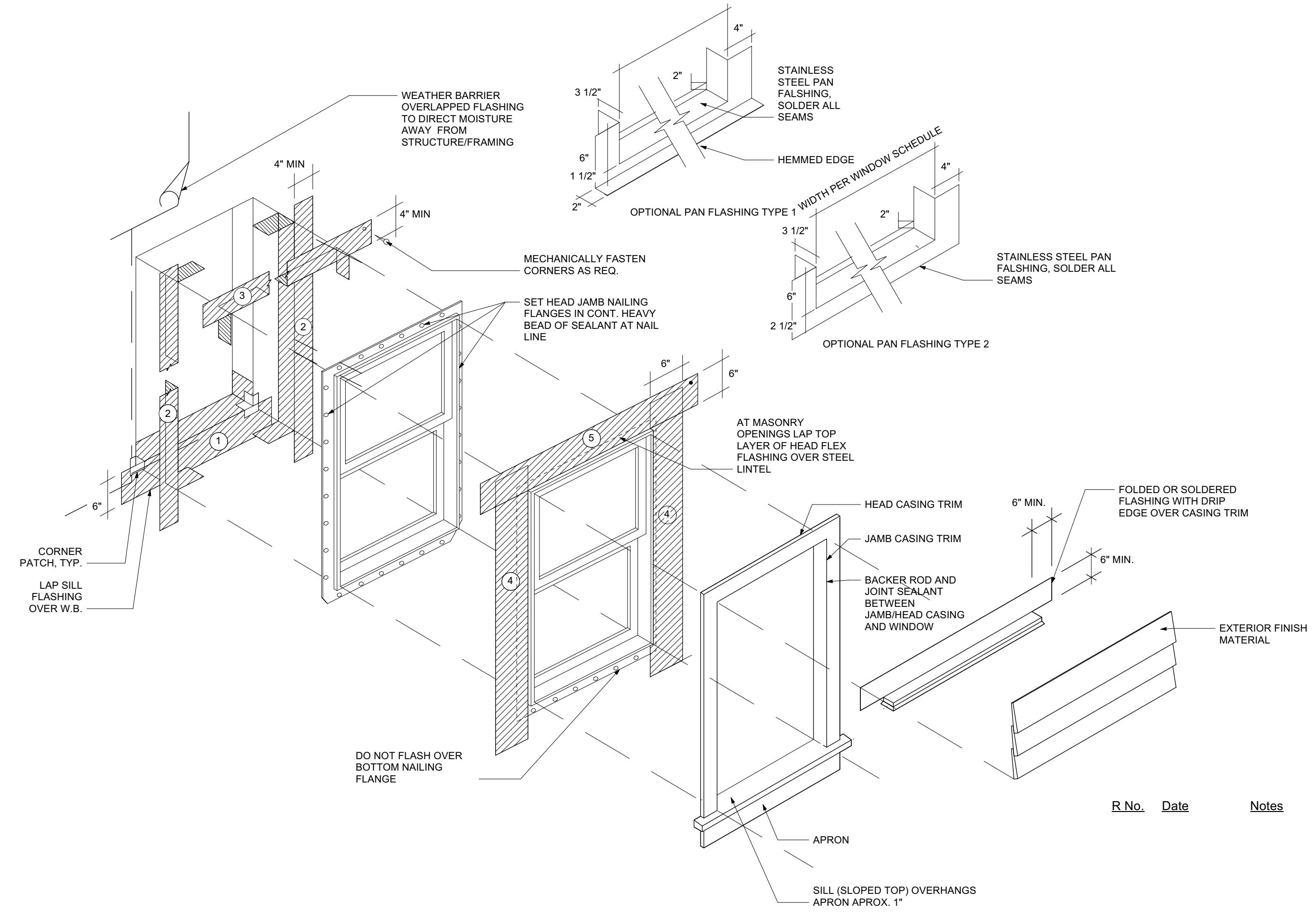
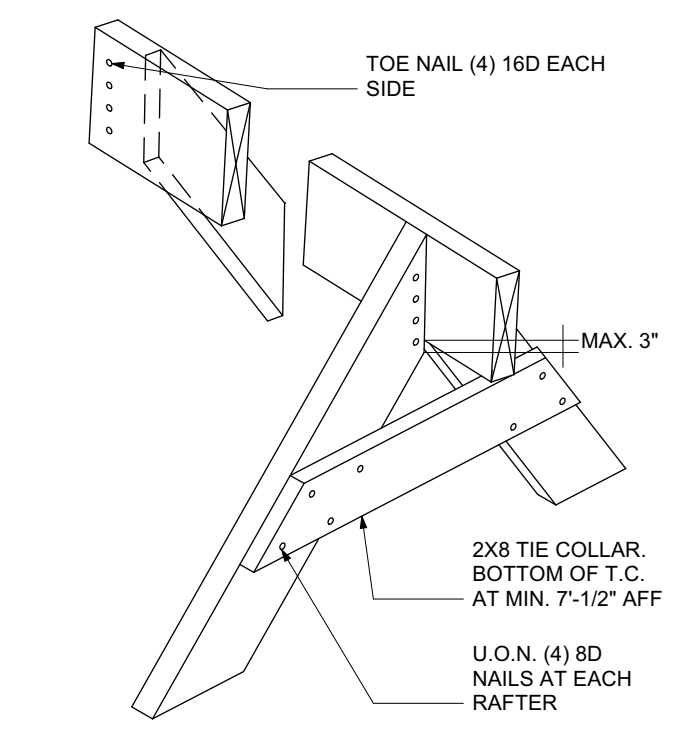
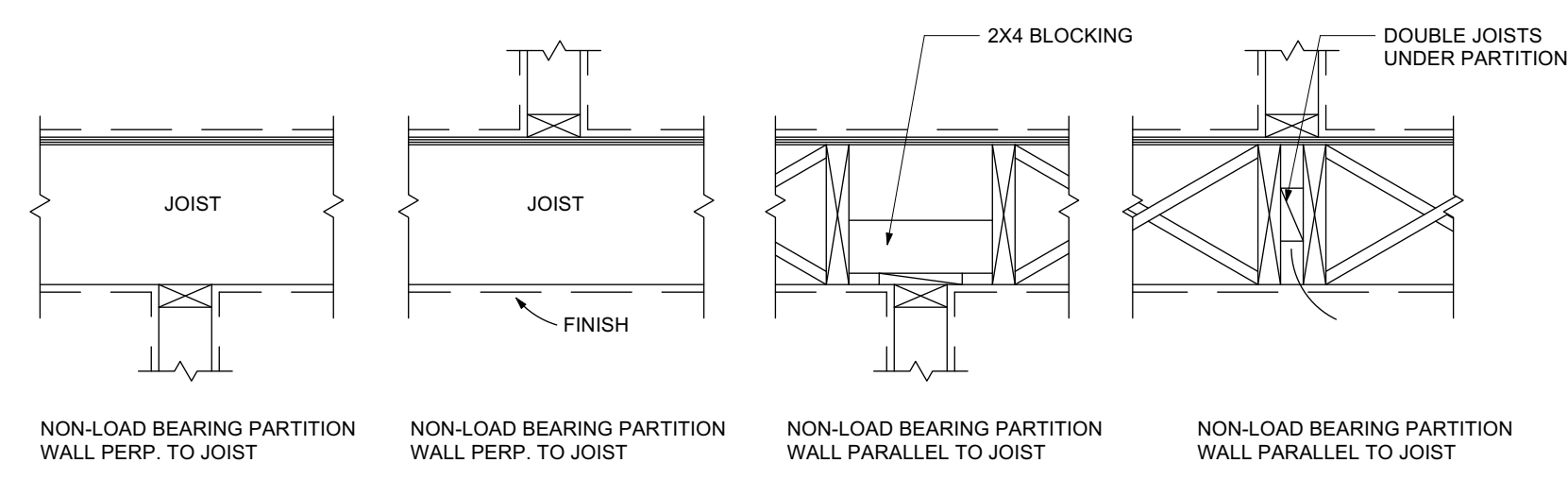
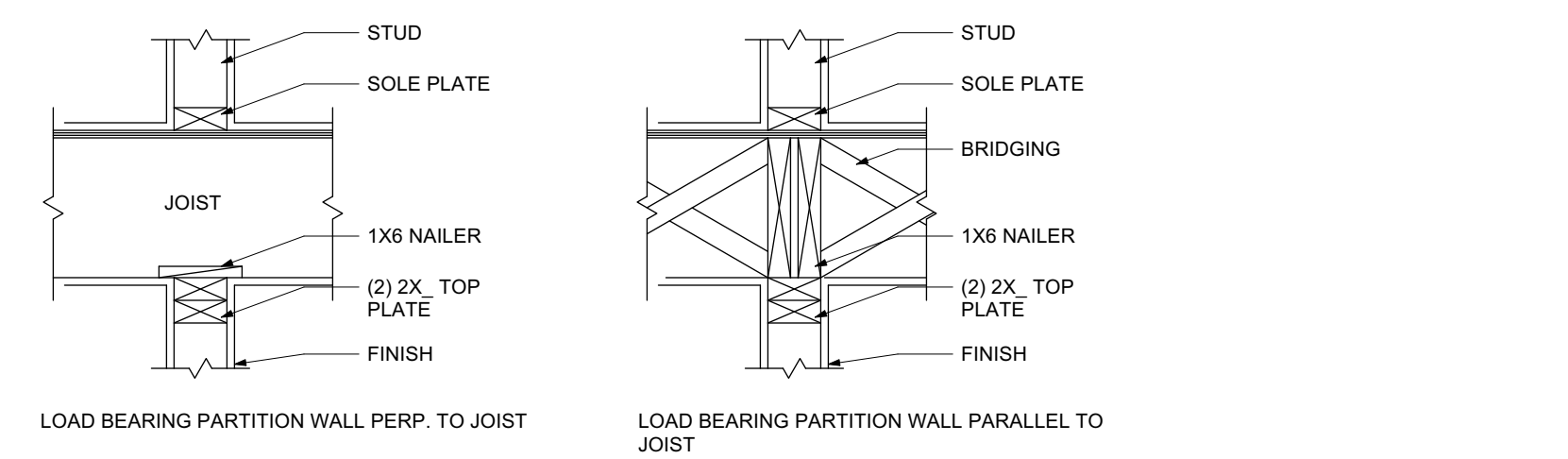
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**DETAILS**

Scale:  
As Noted

Sheet No.:  
**A-7**  
of  
11

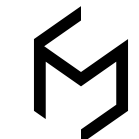
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ROOF COVERING	SECTION	TABLE R905.1.1(2) UNDERLAYMENT APPLICATION	TABLE R905.1.1(3) UNDERLAYMENT ATTACHMENT
Asphalt shingles	R905.2	<p>MAXIMUM ULTIMATE DESIGN WIND SPEED, <math>V_{ult} &lt; 140</math> MPH</p> <p>FOR ROOF SLOPES FROM 2 UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12), UP TO 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 19-INCH STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES. APPLY 36-INCH-WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET.</p> <p>UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER: UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET.</p>	<p>MAXIMUM ULTIMATE DESIGN WIND SPEED, <math>V_{ult} &lt; 140</math> MPH</p> <p>FASTENED SUFFICIENTLY TO HOLD IN PLACE</p>
Clay and concrete tile	R905.3	<p>FOR ROOF SLOPES FROM 2 1/2 UNITS VERTICAL IN 12 UNITS HORIZONTAL (2 1/2:12), UP TO 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), UNDERLAYMENT SHALL BE NOT FEWER THAN TWO LAYERS APPLIED AS FOLLOWS: STARTING AT THE EAVE, APPLY A 19-INCH STRIP OF UNDERLAYMENT PARALLEL WITH THE EAVE. STARTING AT THE EAVE, APPLY 36-INCH-WIDE STRIPS OF UNDERLAYMENT FELT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET.</p> <p>FOR ROOF SLOPES OF 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) OR GREATER, UNDERLAYMENT SHALL BE NOT FEWER THAN ONE LAYER OF UNDERLAYMENT FELT APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVES AND LAPPED 2 INCHES. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET.</p>	<p>MANUFACTURER'S INSTALLATION INSTRUCTIONS.</p>
METAL ROOF SHINGLES	R905.4	<p>APPLY IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.</p>	<p>MANUFACTURER'S INSTALLATION INSTRUCTIONS.</p>
MINERAL-SURFACED ROLL ROOFING	R905.5		
SLATE AND SLATE-TYPE SHINGLES	R905.6		
WOOD SHINGLES	R905.7		
WOOD SHAKES	R905.8		
METAL PANELS	R905.10		



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Prepared For: Hayk Ekshian R.A., NJ Lic No: 21A101941200

Project Title: **MOUNTAIN AVE RESIDENCE**  
 555 MOUNTAIN AVE LOT. 18.02  
 WESTFIELD, NJ 07090

Project ID: 20250409

Project date: 04.30.2025 | Sheet Date: 12/9/2025

Sheet Title: **MISC. DETAILS**

Scale: As Noted

Sheet No: **A-8** of 11

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