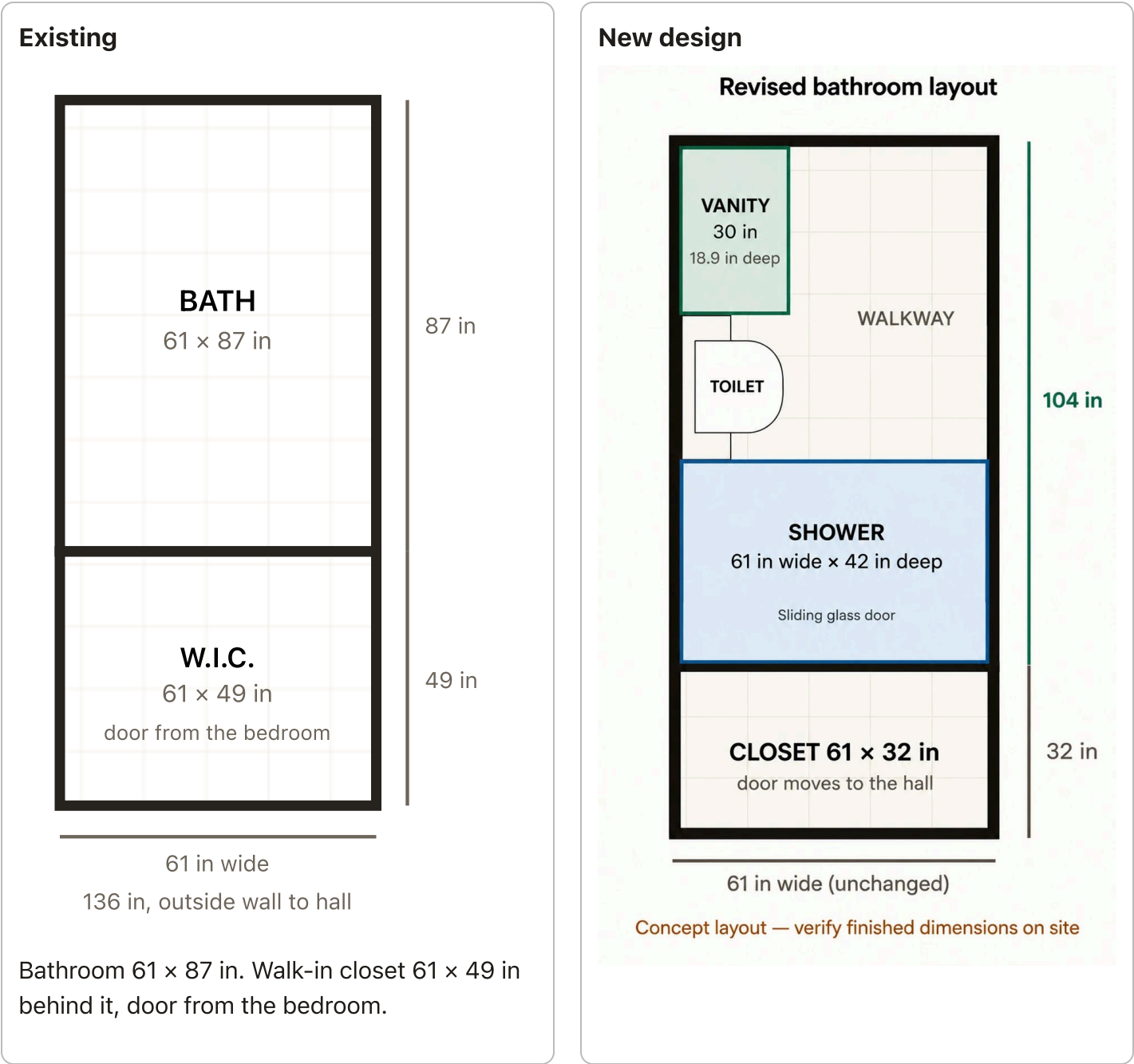


310 Ruckman Road, Closter NJ

Renovation scope for the building permit

Draft for review. Owner's summary of the planned work. The general contractor and the electrical and plumbing subcontractors confirm every item and count before submission.

1. Master bathroom (3rd floor): existing and new layout



- The wall between the bathroom and the closet moves back 17 in: the bathroom becomes **61 × 104 in**.

- The closet becomes a **61 x 32 in reach-in**; its door moves to the hall; the old doorway from the bedroom is closed.
- Bathroom entry door on the walkway wall, opposite the vanity.
- Along one wall: 30 in floating vanity, then the toilet. Shower across the full 61 in width, 42 in deep, sliding glass door.
- Wood blocking for grab bars (shower entrance and back wall), the floating vanity, and the towel bar and hooks.
- Exhaust fan vented to the outside (no window in this bathroom).

2. Electrical: lights and outlets

12 new light fixtures and **4 replacing existing fixtures**, plus the outlets, switches and fan below. Still to decide: 2nd floor Living room, 3rd floor Bedroom.

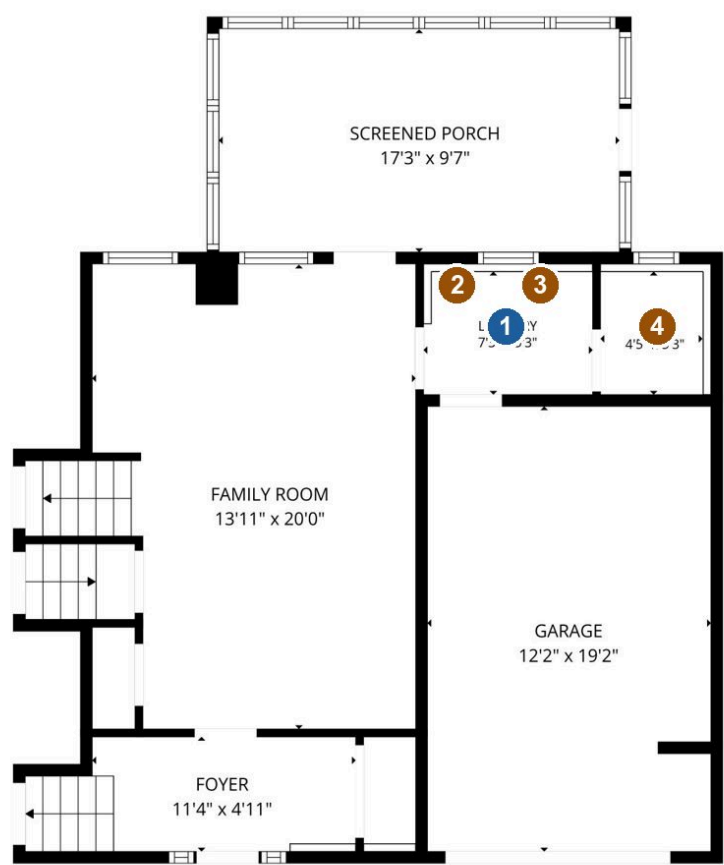
Floor	#	Room	Item	New / replace	Notes
1st floor	2	Laundry room	Recessed light	New	Recessed light (2 total in the laundry): one over the washer/dryer, one over the sink. Damp-rated, bright and cool-white for seeing stains. On one switch by the door.
1st floor	3	Laundry room	Recessed light	New	Recessed light (2 total in the laundry): one over the washer/dryer, one over the sink. Damp-rated, bright and cool-white for seeing stains. On one switch by the door.
1st floor	4	Half bathroom	Recessed light	Replace existing	Recessed light replacing the hanging light. Damp-rated.
2nd floor	1	Kitchen	Recessed light	Replace existing	Recessed light, replacing one of the 2 pendants (pendants removed).
2nd floor	2	Kitchen	Recessed light	Replace existing	Recessed light, replacing one of the 2 pendants (pendants removed).
2nd floor	3	Dining area	Recessed light	New	Recessed light (1 of 4), new. The existing chandelier is removed (its box capped or reused).
2nd floor	4	Dining area	Recessed light	New	Recessed light (1 of 4), new. The existing chandelier is removed (its box capped or reused).
2nd floor	5	Dining area	Recessed light	New	Recessed light (1 of 4), new. The existing chandelier is removed (its box capped or reused).
2nd floor	6	Dining area	Recessed light	New	Recessed light (1 of 4), new. The existing chandelier is removed (its box capped or reused).
2nd floor	7	Living room	Recessed light (count to be decided)	New	ADD RECESSED LIGHTS: how many still to decide. Placeholder; the GC/electrician to propose a layout.

Floor	#	Room	Item	New / replace	Notes
3rd floor	1	Master bathroom	Outlet for toilet bidet seat	New	Coway bidet SEAT on a regular toilet (12 in rough-in). Needs a GFCI outlet beside the toilet, placed per Coway's install guide; T-valve on the toilet water line.
3rd floor	3	Master bathroom	Other electrical	New	Lighted mirror (Wrought Studio 28 in round, W115625530). It can be hardwired: put a junction box behind the mirror, on a switch at the door, so no cord shows. No outlet needed if hardwired.
3rd floor	4	Master bathroom	Switch	New	Switches by the entry door (door is opposite the vanity), on the latch side: ceiling light, exhaust fan, lighted mirror. Drag this to the exact spot.
3rd floor	10	Master bathroom	GFCI outlet (wet area)	Confirm existing	CONFIRM on site: GFCI outlet at the vanity for a hair dryer and toothbrush, beside the vanity, about 42 in up (above the 35.7 in counter). Add one if it isn't there.
3rd floor	11	Primary bedroom	Recessed light	New	Recessed light (1 of 4), new.
3rd floor	12	Primary bedroom	Recessed light	New	Recessed light (1 of 4), new.
3rd floor	13	Primary bedroom	Recessed light	New	Recessed light (1 of 4), new.
3rd floor	14	Primary bedroom	Recessed light	New	Recessed light (1 of 4), new.
3rd floor	15	Bedroom	Recessed light (count to be decided)	New	ADD RECESSED LIGHTS in the bedroom across from the bathroom: 2 or 4, still to decide. Placeholder.
3rd floor	16	Hall	Recessed light	Replace existing	Recessed light replacing the hanging light in the 3rd floor hall.
3rd floor	17	Master bathroom	LED strip (shelf or niche)	New	LED strip under the full-width shower shelf. Wet-rated strip; the power supply (driver) goes outside the shower where it can be reached. On a switch.
3rd floor	18	Master bathroom	Exhaust fan	New	Exhaust fan, vented OUTSIDE (no window in this bathroom). Humidity or timer switch by the door.
3rd floor	19	Master bathroom	Recessed light	New	Ceiling light over the walkway (new). Damp-rated recessed, on the switch by the door.

Where each item goes

Numbers match the # column above. Orange = electrical, blue = plumbing, red = wall work or blocking.

1st floor



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

2nd floor



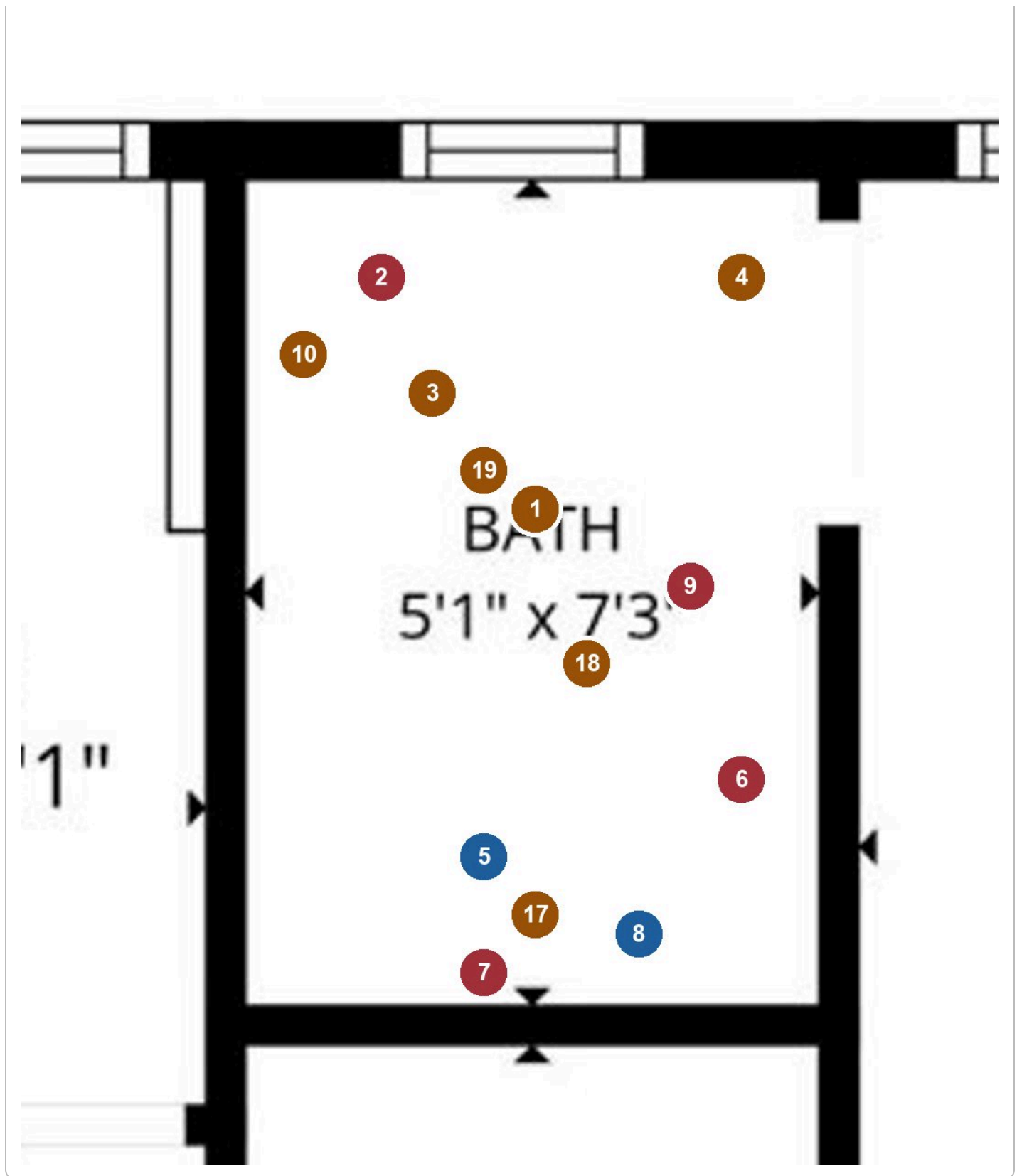
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

3rd floor



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Master bathroom, enlarged

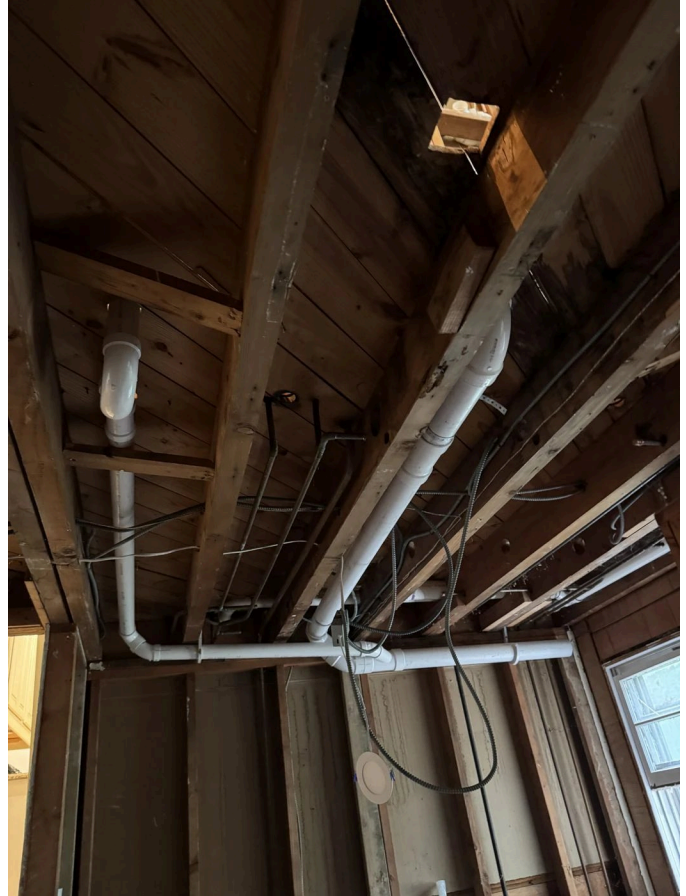


3. Plumbing: master bathroom toilet and shower

Plumbing in the ceiling below the master bathroom



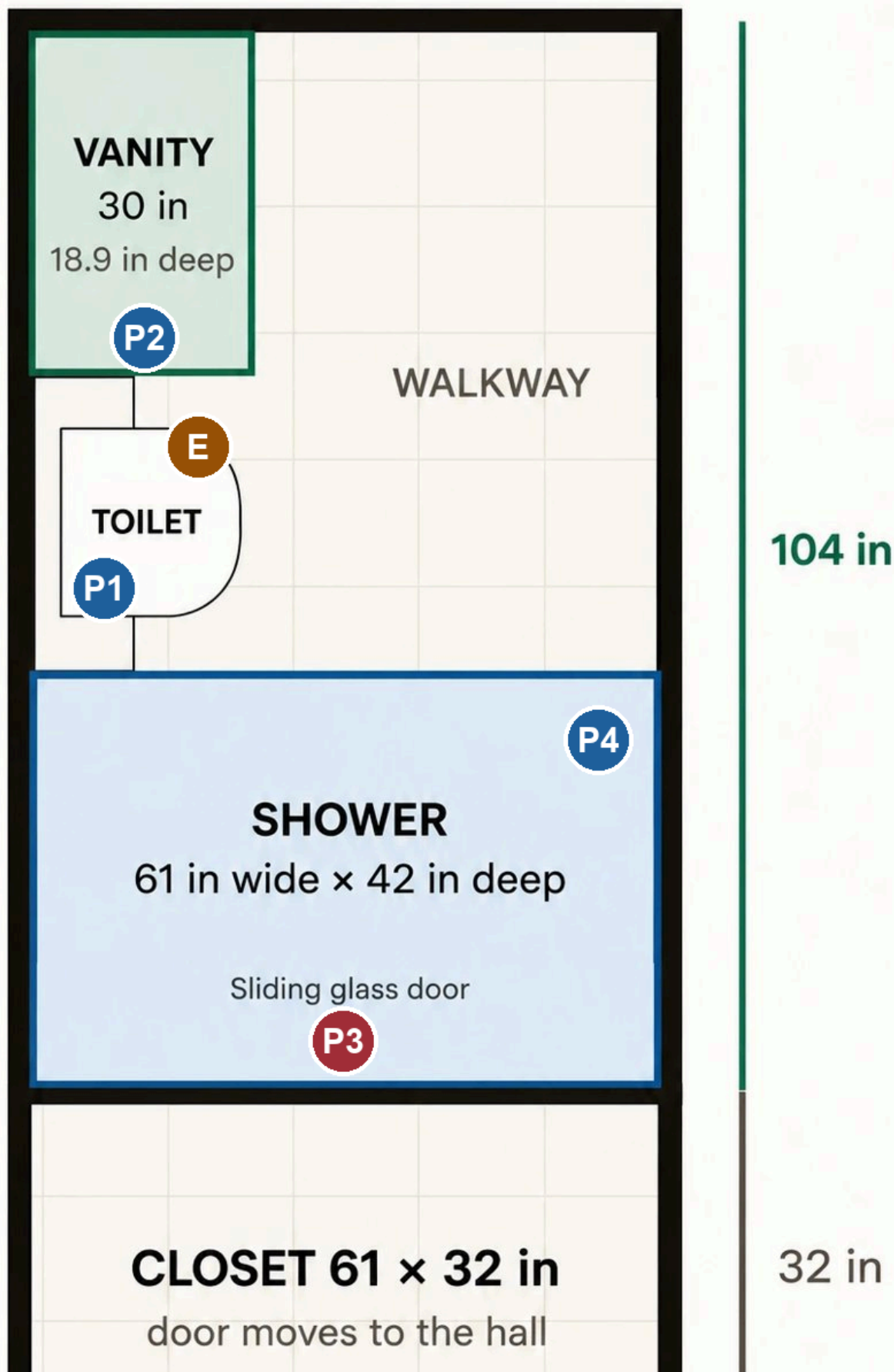
Before: the old copper and cast-iron drain lines



In progress: new PVC drain lines

New plumbing plan (approximate; GC sets exact locations)

Revised bathroom layout





61 in wide (unchanged)

Concept layout — verify finished dimensions on site

Master bath plumbing (approximate)

- P1 Toilet: new drain (flange) and water supply**
12 in rough-in from the finished wall; T-valve on the supply for the bidet seat
- P2 Vanity: drain and hot/cold supply out of the wall**
Between 18 and 35.7 in above the finished floor
- P3 Shower: square center drain (shown low so labels stay readable)**
Shower floor sloped to it, penny round mosaic
- P4 Shower valve, shower head and hand shower**
Delta rough-in valve, anti-scald; the GC sets the exact spot
- E Outlet for the bidet seat (GFCI)**
Beside the toilet

Toilet	New toilet (regular, comfort height) with a Coway bidet seat. Location changes with the new layout, so the toilet drain (closet flange) and water supply move. 12 in rough-in from the finished wall. T-valve on the supply for the bidet seat.
Shower	New shower 61 x 42 in. New shower valve: Delta rough-in valve with pressure balance (anti-scald) for the Delta Modern trim; shower head plus hand shower on a slide bar. New square center drain (VIGO Elan 4 in) with the shower floor sloped to it in penny round mosaic, new waterproofing, low curb at the entry unless the floor can be recessed. Sliding glass door.
Vanity	New 30 in wall-mounted (floating) vanity: drain and hot/cold supply come out of the wall between 18 and 35.7 in above the finished floor. Wood blocking in the wall.

Other floors (same locations)	Half bath: replace the toilet and the small vanity in place. Laundry: new 20 in laundry sink with cabinet (drain and hot/cold supply); washer and dryer replaced.
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