

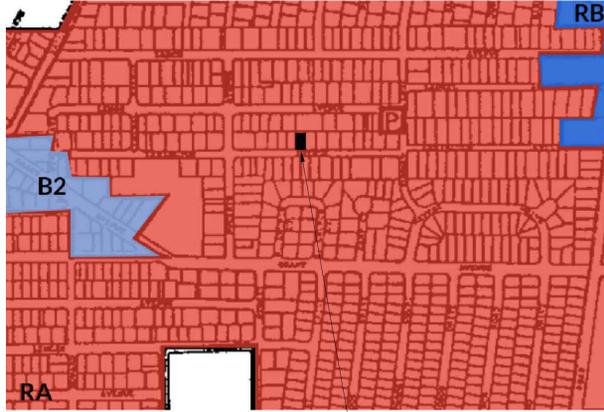
# ALTERATION OF EXISTING SINGLE FAMILY HOUSE TO BE TWO FAMILY HOUSE

116 Lexington Ave , Dumont, NEW JERSEY, 07628

BLOCK: 310 | LOT 26

AREA CALCULATIONS EXISTING GROSS	
FLOOR	EXISTING
FIRST FLOOR	636 S.F.
SECOND FLOOR	636 S.F.
THIRD FLOOR	636 S.F.
TOTAL	1,908 S.F.
BASEMENT	706 S.F.

CODES:  
UNIFORM CONSTRUCTION CODE, STATE OF NEW JERSEY  
INTERNATIONAL RESIDENTIAL CODE - NJ ED., 2018  
NATIONAL ELECTRICAL CODE - 2017  
National Standard Plumbing Code (NSPC) 2018



ZONING MAP (ZONE RA)

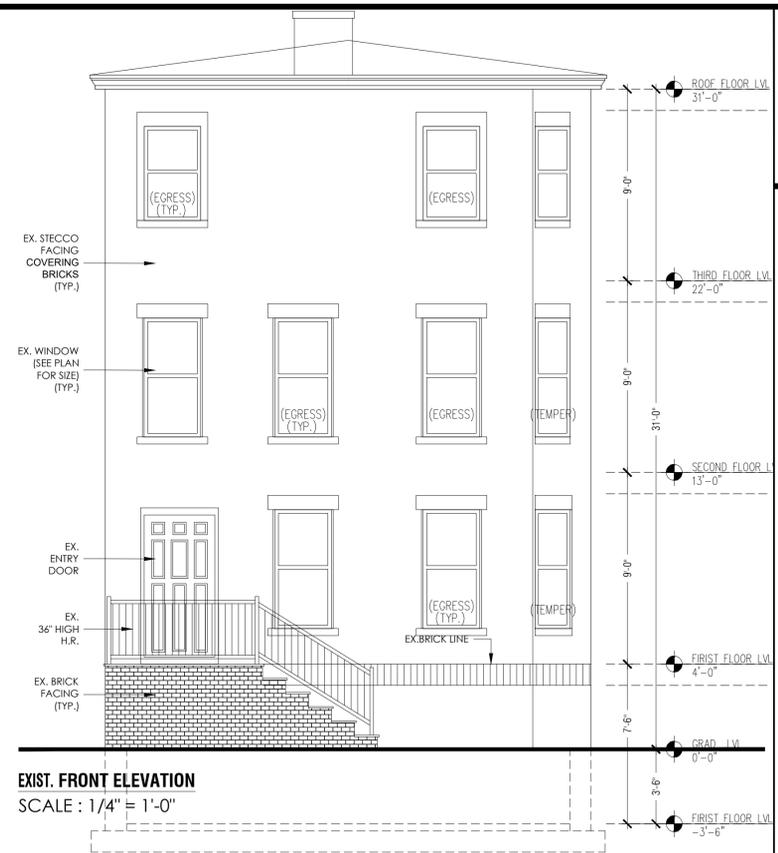
SCALE : N.T.S



LOCATION MAP  
SCALE : N.T.S



EXIST. FRONT PHOTO  
SCALE : N.T.S.



EXIST. FRONT ELEVATION  
SCALE : 1/4" = 1'-0"

**VISION**  
DESIGN FOR LIFE  
MONMOUTH J.C., NEW JERSEY  
T: 848.262.8080  
E: braham@vision79@gmail.com  
www.vision-con.com

SEAL & SIGNATURE:

JOSEPH D. JAVIER  
REG. ARCHITECT NJ LIC # 16479

REVISIONS:

DATE NO DESCRIPTION:

PROJECT: 2021-02

BLOCK: 310 | LOT 26  
ALTERATION FOR EXISTING  
SINGLE FAMILY DWELLING  
TO BE TWO FAMILY HOUSE  
116 Lexington Ave ,  
Dumont, NJ, 07628

DRAWING TITLE:

ZONING MAP  
BASEMENT EXIST.  
NOTES  
EXIST. FRONT ELEVATION  
EXIST. FIRST FLOOR PLAN

DATE 01/26/2021

DWG. BY IH

CHK. BY IH

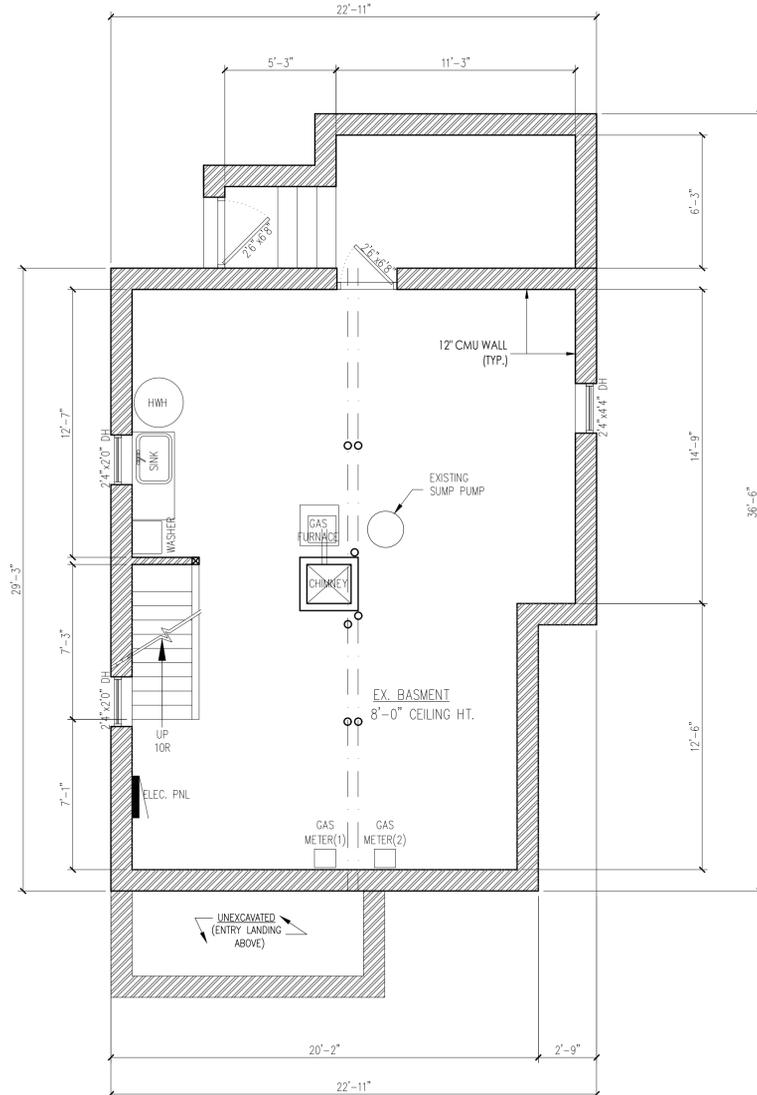
SCALE AS NOTED

DRAWING VARIANCE 1 OF 2

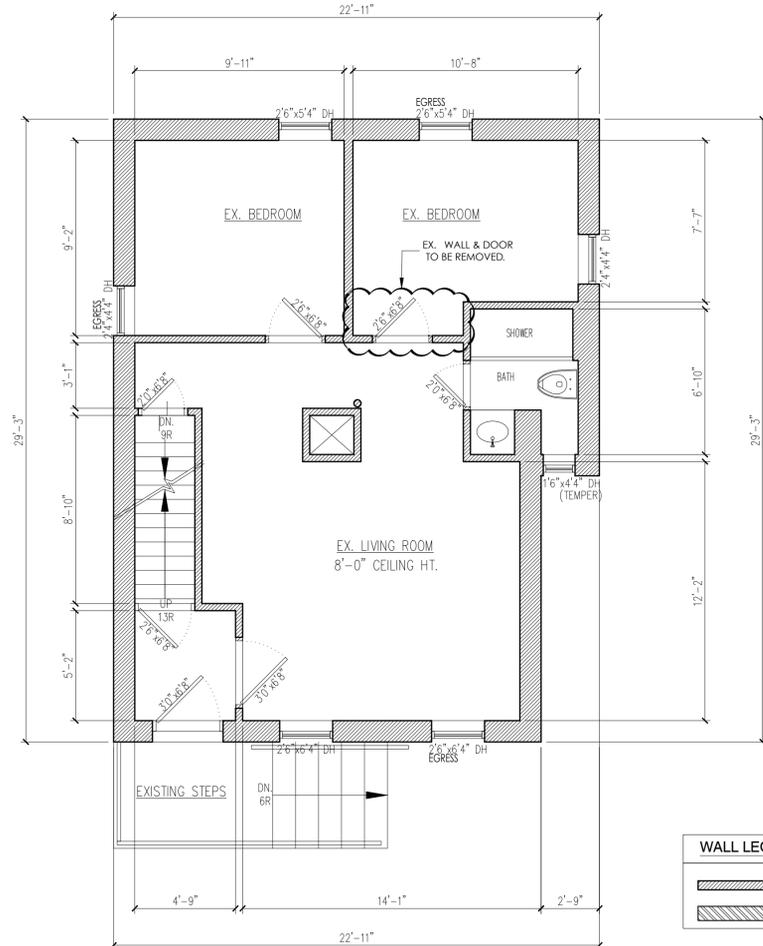
DWG. NO. **T-1**

## GENERAL NOTES

- ALL RIGHTS RESERVED. DRAWINGS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF THE ARCHITECT. COMMON LAW COPYRIGHT PROVISIONS, THEY ARE NOT TO BE REUSED EXCEPT AS AGREED AND WITH THE AGREED COMPENSATION TO THE ARCHITECT. IF REUSED WITHOUT PERMISSION, THE ARCHITECT SHALL BE INDEMNIFIED AND HELD HARMLESS FROM ALL LIABILITY, LEGAL EXPOSURE, CLAIMS, DAMAGES, LOSSES AND EXPENSES.
- DRAWINGS SHALL NOT BE USED FOR ISSUANCE OF A BUILDING PERMIT. DRAWINGS SHALL NOT BE USED FOR MULTIPLE OR PROTOTYPE DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT BOTH SIGNED AND SEALED.
- ARCHITECT'S ADMINISTRATION OF THE CONSTRUCTION WORK BY MUTUAL CONSENT, IS NOT PART OF THIS AGREEMENT. THE OWNER AND/OR GENERAL CONTRACTOR SHALL APPOINT A PERSON TO BE IN CHARGE OF THE WORK PER "NJUCC 5.23-2.21 CONSTRUCTION CONTROL" EXECUTION.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS OR FROM WRITTEN RECOMMENDATIONS. CHANGES TO THE PLANS BY THE OWNER AND/OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.
- THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECT FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES; OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK; OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK; OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- EXAMINATION OF SITE, DRAWINGS, AND SPECIFICATIONS: THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE, DRAWINGS, AND SPECIFICATIONS, FULLY ACQUAINT AND FAMILIARIZE HIMSELF WITH THE CONDITIONS AS THEY EXIST AND MAKE SUCH INVESTIGATIONS AS HE MAY SEE FIT SO THAT HE SHALL FULLY UNDERSTAND THE FACILITIES, DIFFICULTIES, AND RESTRICTIONS PERTAINING TO THE WORK.
- PERMITS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL REQUIRED PERMITS, INSPECTIONS, ETC.
- ALL WORK, MATERIALS, AND EQUIPMENT SHALL MEET THE LATEST REQUIREMENTS OF ALL APPLICABLE STATE & LOCAL BUILDING CODES, REGULATIONS, THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND THE SPECIFICATIONS OF THE NATIONAL BOARD OF UNDERWRITERS, WHERE APPLICABLE, COMPLY WITH ALL REQUIREMENTS OF THE N.J.U.C.C. BARRIER FREE SUBCODE AND/OR THE AMERICANS WITH DISABILITIES ACT (ADA).
- EXCEPT WHERE SPECIFIED REQUIREMENTS ARE MORE STRINGENT, INSTALL ALL PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND THE STANDARDS OF RECOGNIZED AGENCIES AND ASSOCIATIONS. PROVIDE ALL ANCHORS, FASTENERS, AND ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. ALLOW FOR THERMAL EXPANSION/CONTRACTION AND BUILDING MOVEMENT. SEPARATE INCOMPATIBLE MATERIALS WITH SUITABLE MATERIALS OR SPACING. PREVENT CATHODIC CORROSION. PROTECT ALUMINUM SURFACES FROM CONTACT WITH MASONRY OR OTHER METALS. PROVIDE CONTROL JOINTS AT MATERIALS AND ISOLATION JOINTS BETWEEN MATERIALS/STRUCTURE AS INDICATED AND AS REQUIRED BY MANUFACTURER OR RECOGNIZED INDUSTRY STANDARDS.
- INSTALL PRODUCTS UNDER APPROPRIATE ENVIRONMENTAL CONDITIONS (AIR TEMPERATURE, SURFACE TEMPERATURE, RELATIVE HUMIDITY, ETC.) TO INSURE QUALITY AND DURABILITY. MAINTAIN PROPER PROTECTION DURING DRYING/CURING.
- THE CONTRACTOR SHALL, WITHOUT DELAY AND PRIOR TO FABRICATION OR INSTALLATION, BRING TO THE ATTENTION OF THE ARCHITECT, ANY DISCREPANCIES BETWEEN THE MANUFACTURER'S REQUIRED SPECIFICATIONS OR RECOMMENDATIONS, APPLICABLE CODE PROVISIONS, AND THE CONTRACT DOCUMENTS. UNAUTHORIZED CHANGES TO THE PLANS BY THE OWNER AND CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.
- SUBSTITUTIONS: SUBMISSION OF A SUBSTITUTION REQUEST BY THE CONTRACTOR (WHERE PERMITTED IN THE CONTRACT DOCUMENTS) SHALL CONSTITUTE A REPRESENTATION BY THE CONTRACTOR THAT HE HAS INVESTIGATED THE PROPOSED PRODUCT OR CONDITION AND DETERMINED THAT IT IS EQUAL TO OR BETTER THAN THE SPECIFIED PRODUCT OR CONDITION AND DETERMINED THAT IT IS EQUAL TO OR BETTER THAN THE SPECIFIED PRODUCT OR CONDITION (INCLUDING WARRANTY COVERAGE) AND THAT HE WILL COORDINATE THE INSTALLATION AND MAKE OTHER CHANGES (INCLUDING MODIFICATION AND COORDINATION OF OTHER WORK AFFECTED BY THE CHANGE) WHICH MAY BE REQUIRED FOR THEIR WORK TO BE COMPLETE IN ALL ASPECTS.
- CUTTING & PATCHING: INCLUDE ALL CUTTING AND PATCHING FOR PENETRATIONS THROUGH FLOORS, WALLS CEILINGS AND ROOFS. DO NOT CUT OR NOTCH ANY STRUCTURAL MEMBER TO REDUCE ITS LOAD CARRYING CAPACITY.
- UNFORESEEN CONDITIONS: SHOULD UNFORESEEN CONDITIONS BE ENCOUNTERED THAT AFFECT DESIGN OR FUNCTION OF THE PROJECT, CONTRACTOR SHALL INVESTIGATE FULLY AND SUBMIT AN ACCURATE, DETAILED REPORT TO THE ARCHITECT WITHOUT DELAY. WHILE AWAITING A RESPONSE, CONTRACTOR SHALL RESCHEDULE OPERATIONS AS REQUIRED TO AVOID DELAY OF OVERALL PROJECT.
- PROVIDE TEMPORARY FACILITIES, SERVICES UTILITIES, AND PROTECTION AS REQUIRED TO SAFELY EXECUTE ALL WORK. PROTECT ADJACENT CONSTRUCTION, AND INHABITANTS. COMPLY WITH ALL APPLICABLE REQUIREMENTS OF GOVERNING AUTHORITIES INCLUDING, BUT NOT LIMITED TO, PUBLIC UTILITIES. PROVIDE 24 HOUR NOTIFICATION OF ANY DISCONTINUITY IN UTILITY SERVICES WITH THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND LEGALLY DISPOSE OF ALL MATERIAL FROM THE JOB SITE.
- SEE GENERAL NOTES DRAWING A-1.



EXIST. BASEMENT FLOOR PLAN  
SCALE : 1/4" = 1'-0"

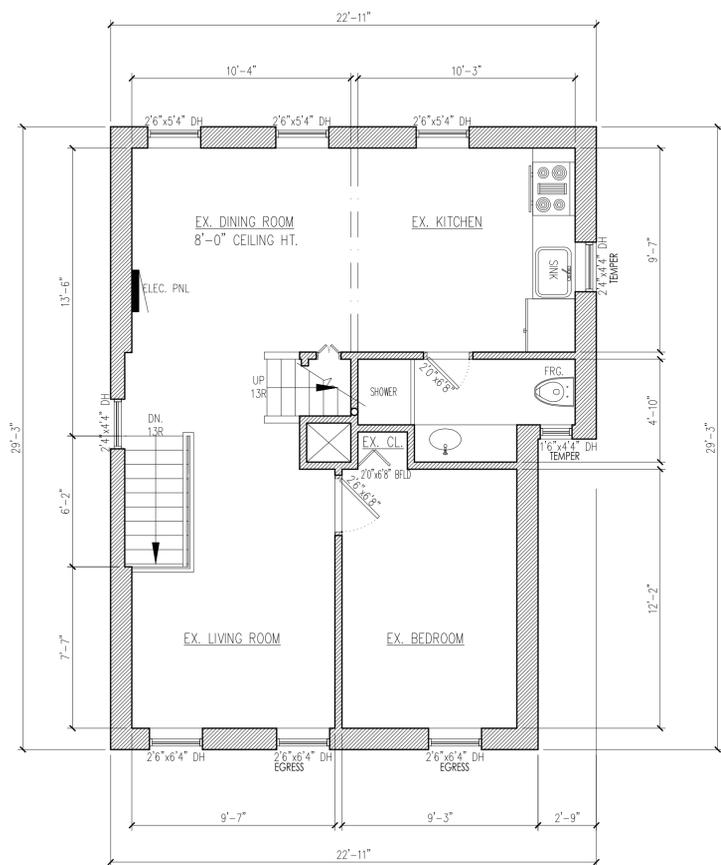


EXIST. & DEMOLITION FIRST FLOOR PLAN  
SCALE : 1/4" = 1'-0"

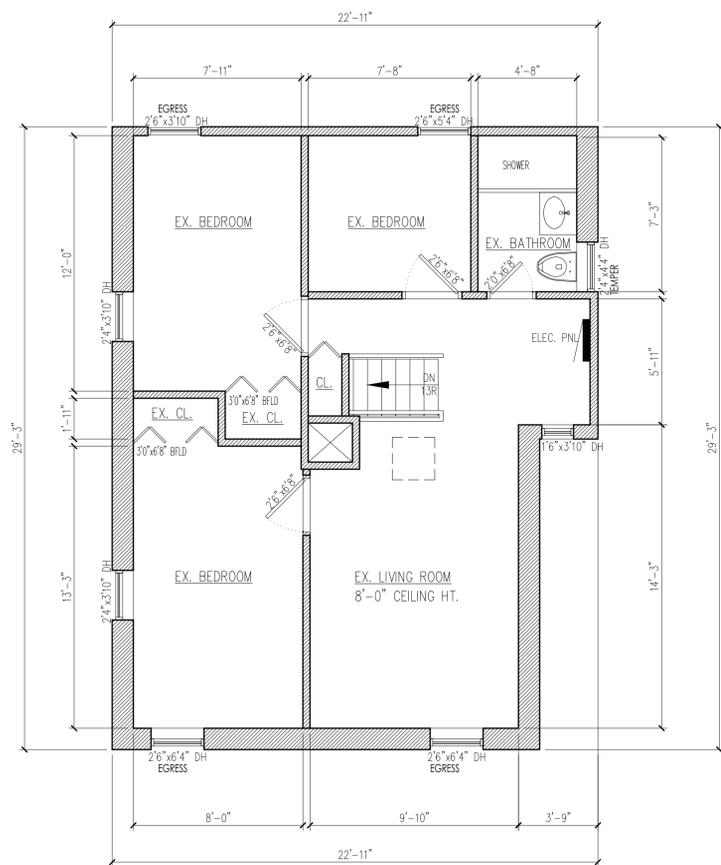
**WALL LEGEND:**

	EXIST. WALL CONSTRUCTION
	EXIST. CMU WALL

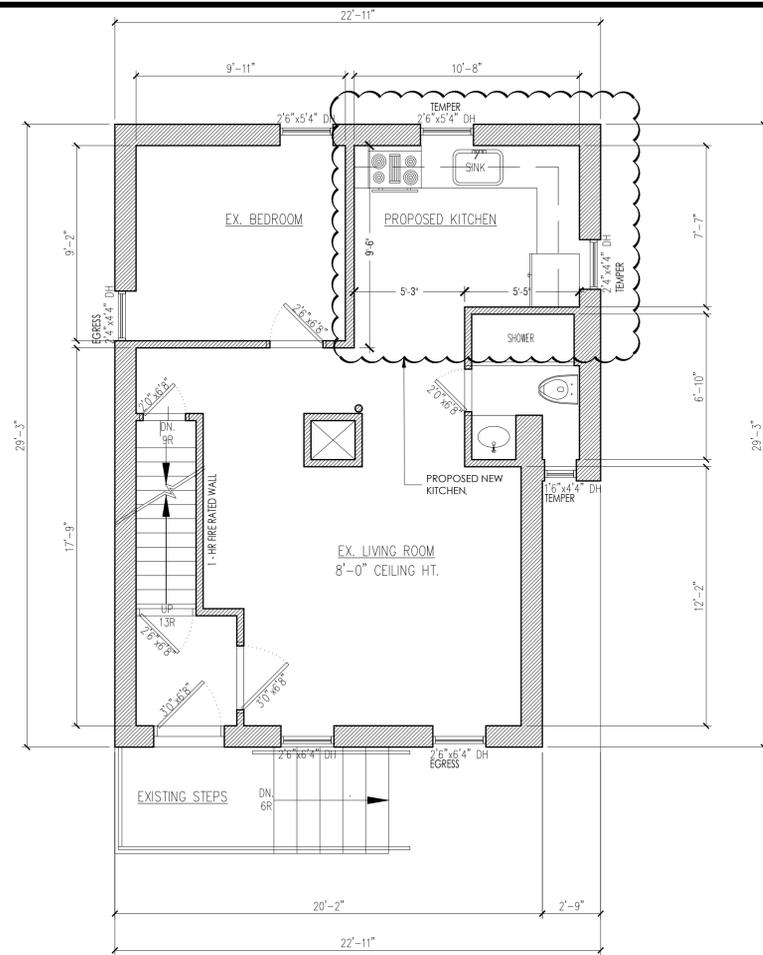
NOT FOR CONSTRUCTION



**EXIST. SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**EXIST. THIRD FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**GENERAL NOTES:**

- Drawings are NOT FOR CONSTRUCTION.
- Drawings T-1 and A-1 are being issued for a variance application, so the owner can get approval from the Township of Dumont (Town) to legally convert the existing single family home into a two-family home.
- Drawings represent existing conditions as field measured by Vision associate and the proposed work that the owner intends to perform if approved by the Town.
- Windows labeled as "Egress" and "Temper" on the plans and elevations must be verified for compliance. If application is approved by the Town, owner shall ensure that these windows meet NJ code requirements for egress windows and tempered glass.
- Stair walls and floor assembly, separating the two dwelling units, must have a minimum one-hour fire rating.
- Smoke and carbon monoxide detectors (not shown and not limited to) shall be installed as reviewed and approved by the Town's fire marshal during permit application review.

**WALL LEGEND:**

- EXIST. WALL CONSTRUCTION
- EXIST. CMU WALL

**SEAL & SIGNATURE:**

JOSEPH D. JAVIER  
REG. ARCHITECT NJ LIC # 16479

**REVISIONS:**

DATE NO DESCRIPTION:

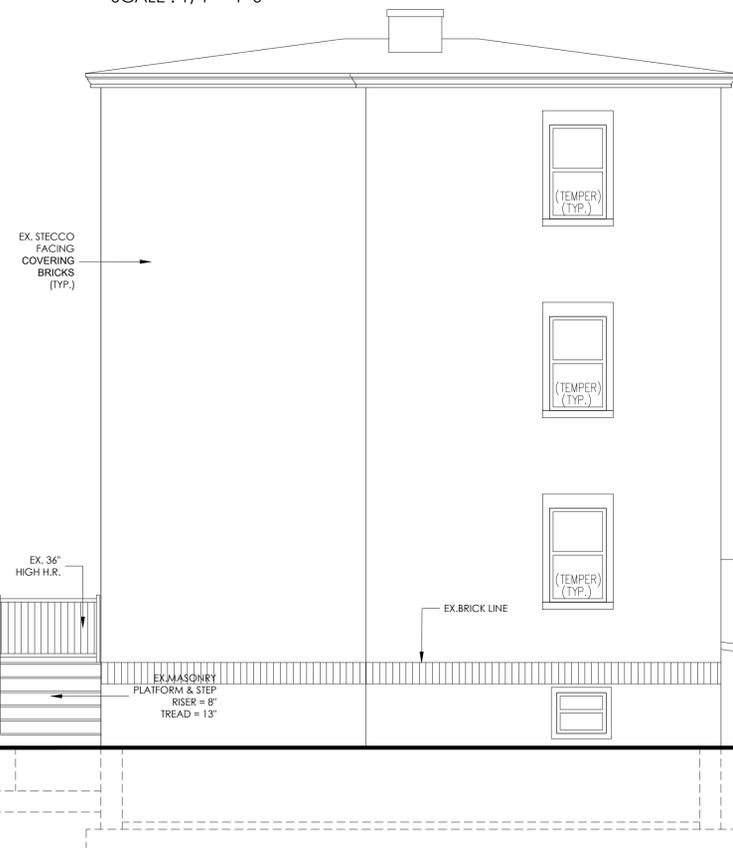
PROJECT: 2021-02

**BLOCK: 310 | LOT 26**  
**ALTERATION FOR EXISTING**  
**SINGLE FAMILY DWELLING**  
**TO BE TWO FAMILY HOUSE**  
116 Lexington Ave.  
Dumont, NJ, 07628

**DRAWING TITLE:**

- EXIST. PLANS
- PROPOSED FIRST FLOOR PLAN
- NOTES
- EXIST. ELEVATIONS

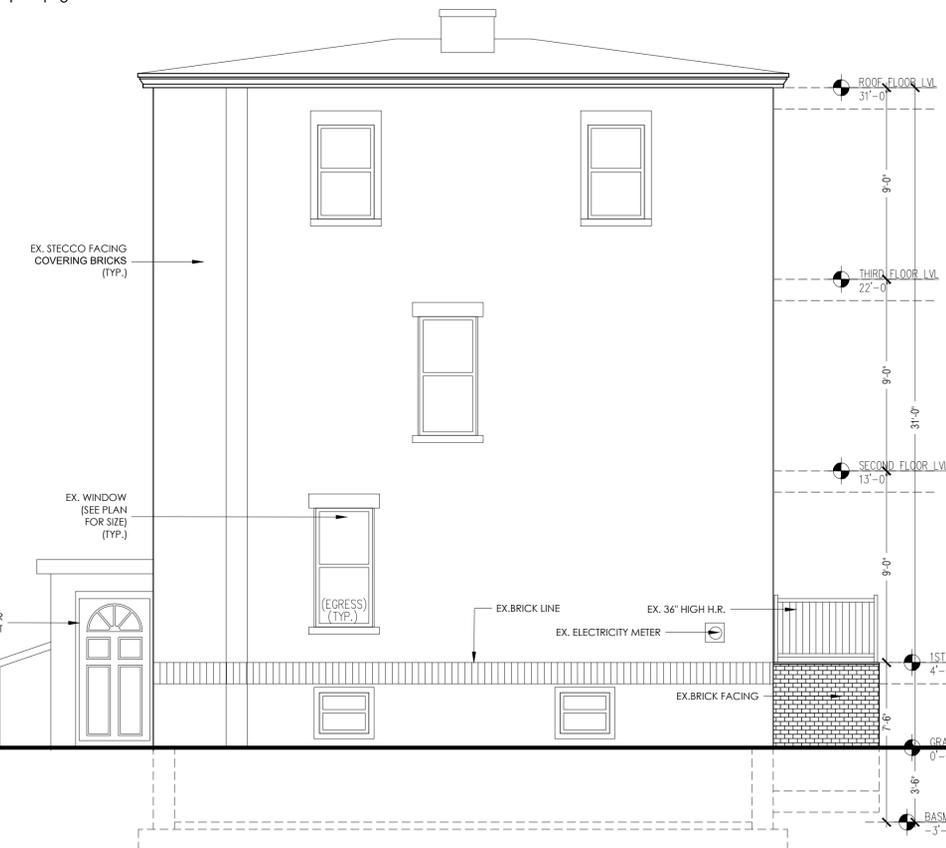
DATE 01/26/2021  
DWG. BY IH  
CHK. BY IH  
SCALE AS NOTED  
DRAWING VARIANCE 2 OF 2



**EXIST. RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**EXIST. REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**EXIST. LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION