

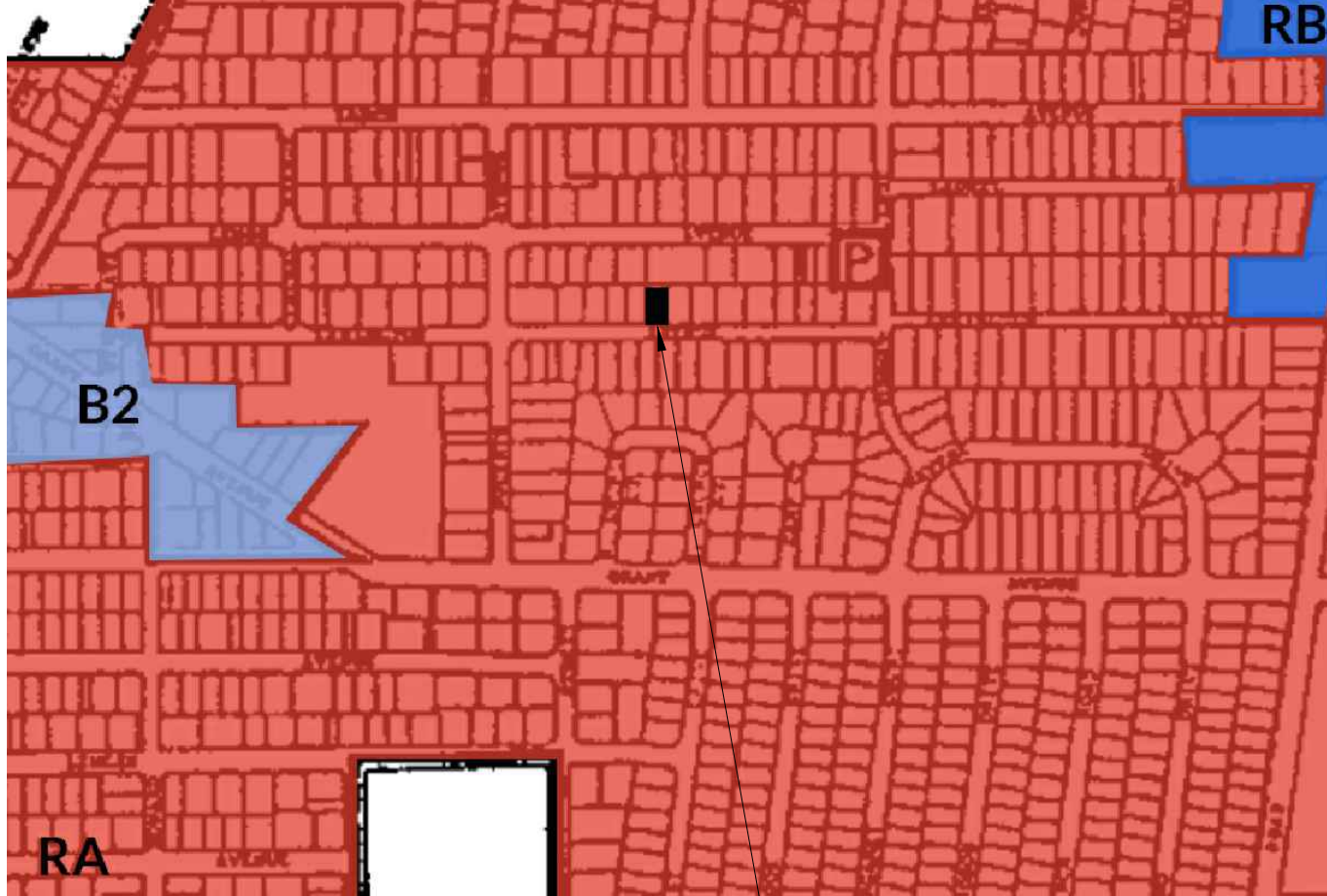
ALTERATION OF EXISTING SINGLE FAMILY HOUSE
TO BE TWO FAMILY HOUSE

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

GENERAL NOTES

1.1 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 AND ARE PROTECTED UNDER AGREEMENT IN WRITING 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.

1.2 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.

1.3 ARCHITECTS 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.

1.4 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.

1.5 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.

1.6 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.

1.7 PERMITS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL REQUIRED PERMITS, INSPECTIONS, ETC.

1.8 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).

1.9 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.

1.10 INSTALL PRODUCTS UNDER APPROPRIATE ENVIRONMENTAL CONDITIONS (AIR TEMPERATURE, SURFACE TEMPERATURE, RELATIVE HUMIDITY, ETC.) TO INSURE QUALITY AND DURABILITY. MAINTAIN PROPER PROTECTION DURING DRYING/CURING.

1.11 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.

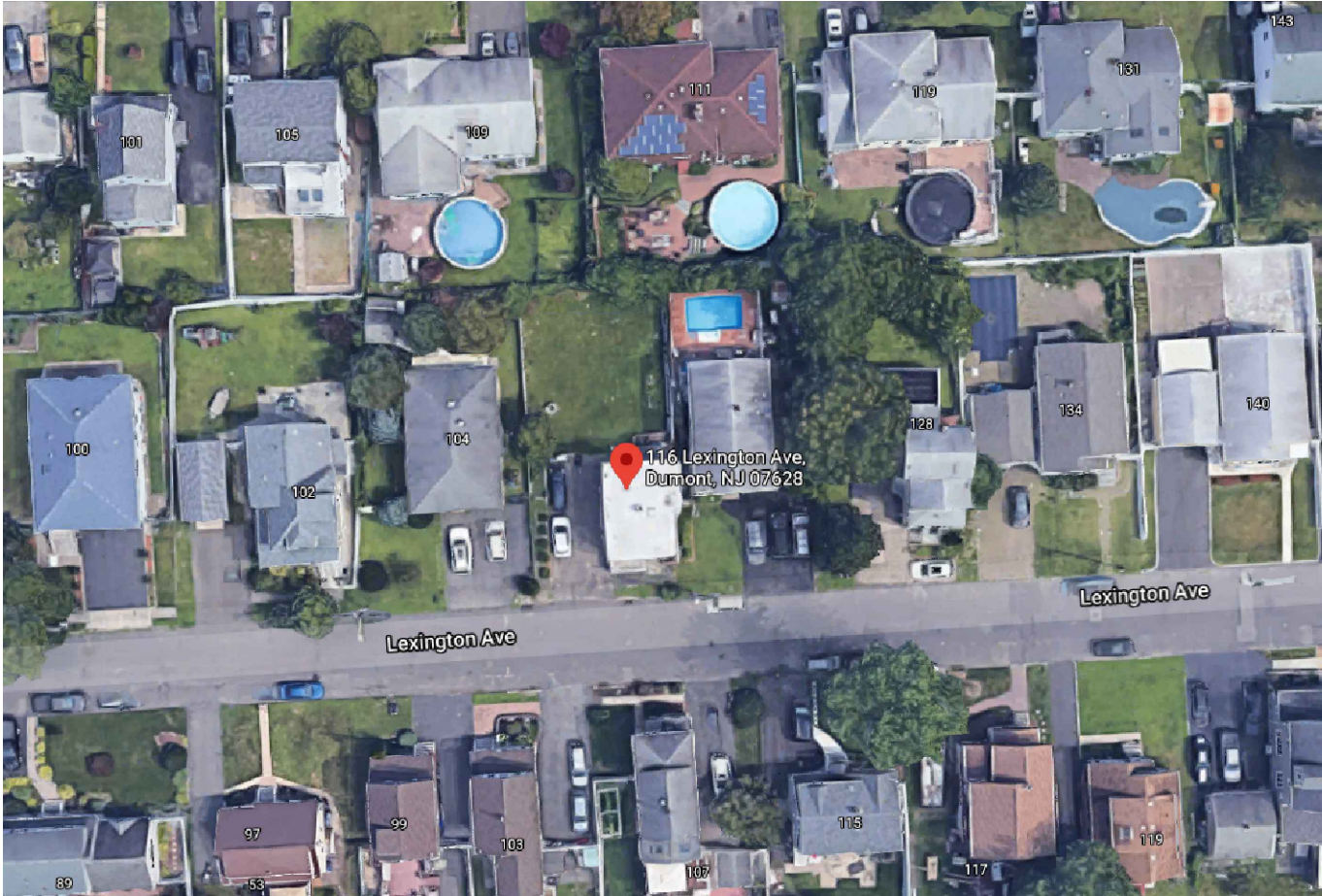
1.12 SUBSTITUTIONS: SUBMISSION OF A SUBSTITUTION REQUEST BY THE CONTRACTOR (WHERE PERMITTED IN THE CONTRACT DOCUMENTS) SHALL CONSTITUTE A REPRESENTATION BY THE CONTRACTOR THAT HE HAS INVESTIGATED THE PROPOSED PRODUCT OR CONDITION AND DETERMINED THAT IT IS EQUAL TO OR BETTER THAN THE SPECIFIED PRODUCT 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.

1.13 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.

1.14 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.

1.15 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.

1.16 SEE GENERAL NOTES DRAWING A-1 .



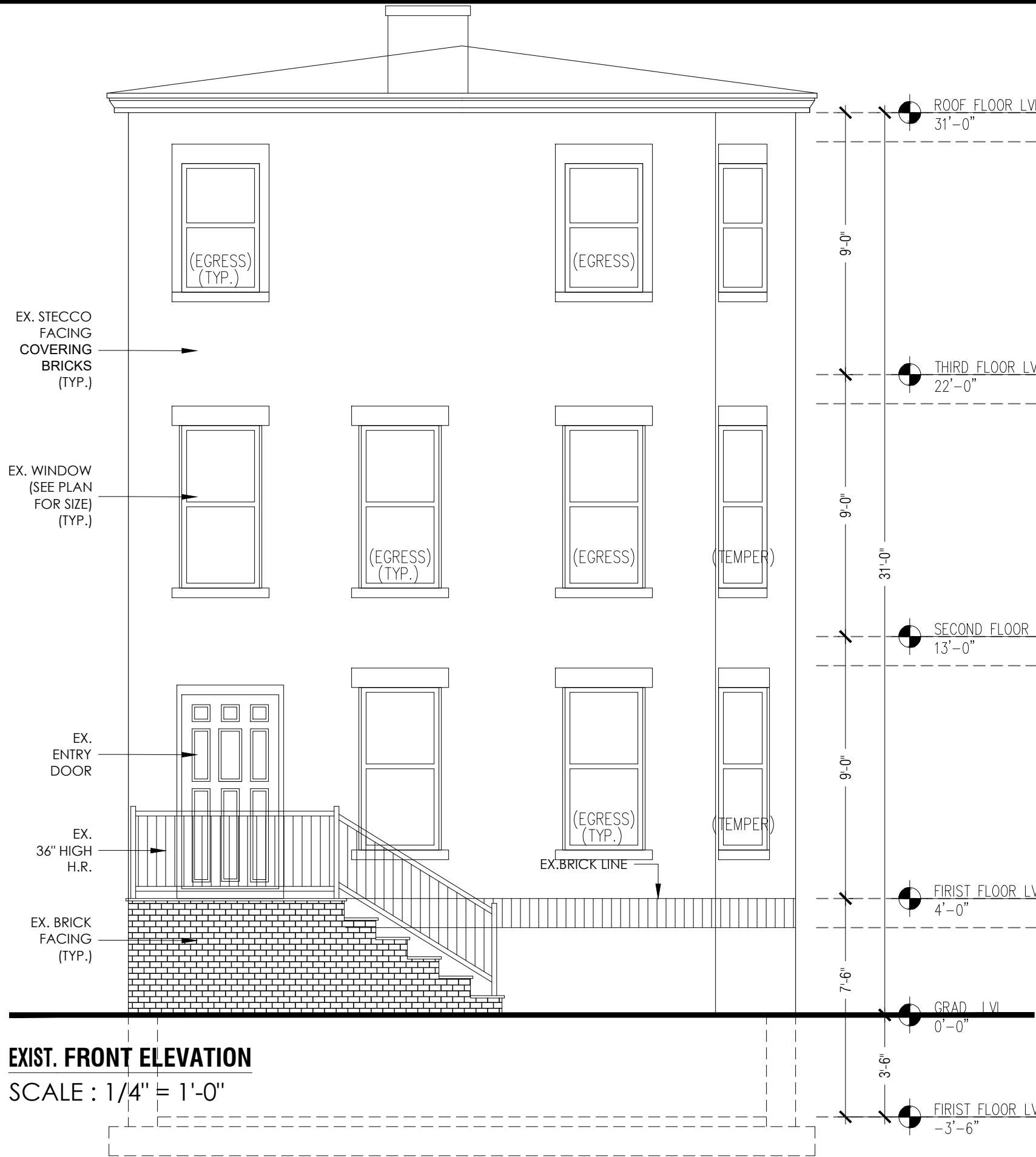
LOCATION MAP

SCALE : N.T.S



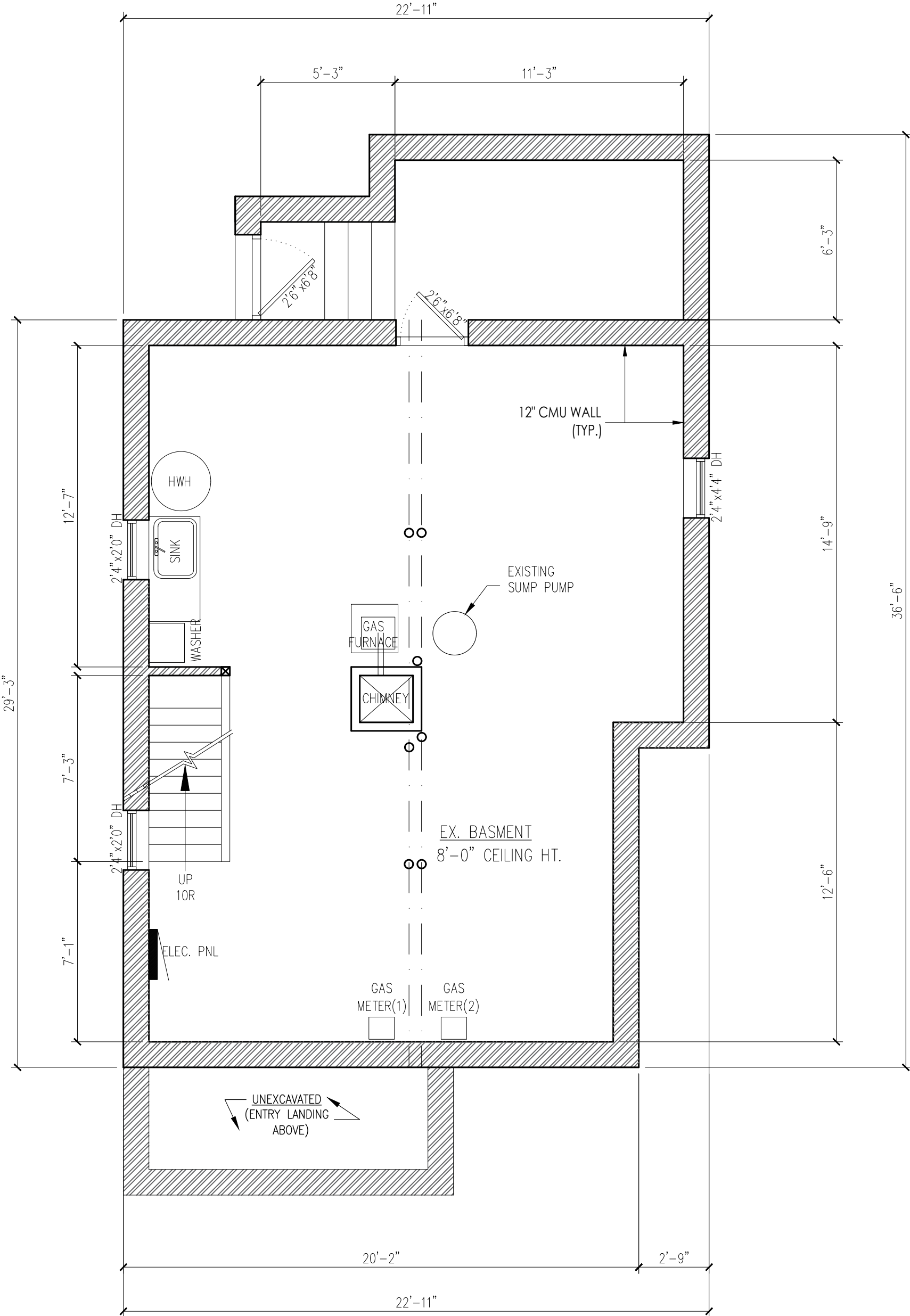
EXIST. FRONT PHOTO

SCALE : N.T.S.



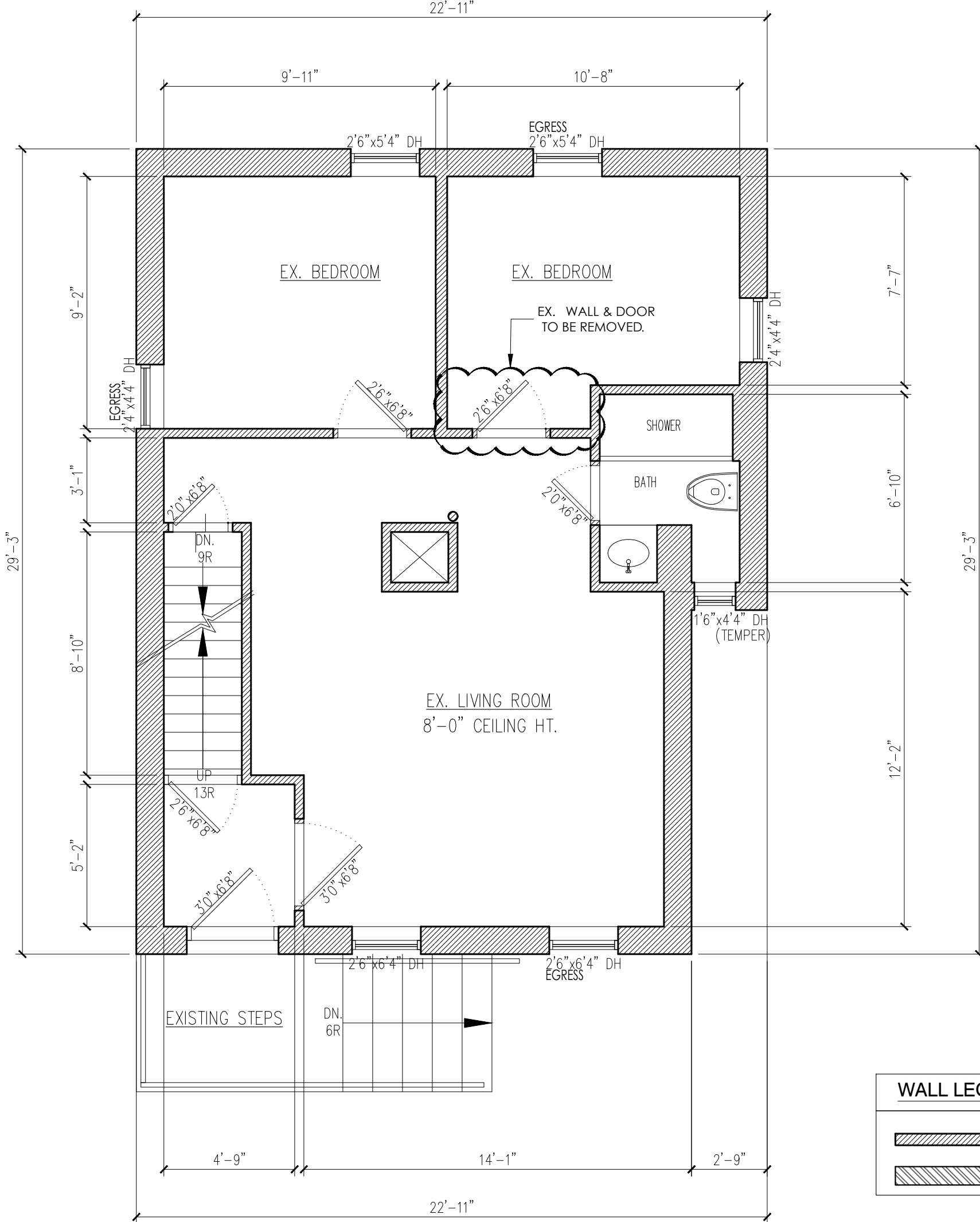
EXIST. FRONT ELEVATION

SCALE : 1/4" = 1'-0"



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



MONMOUTH J.C. NEW JERSEY
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www.vision-cons.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.

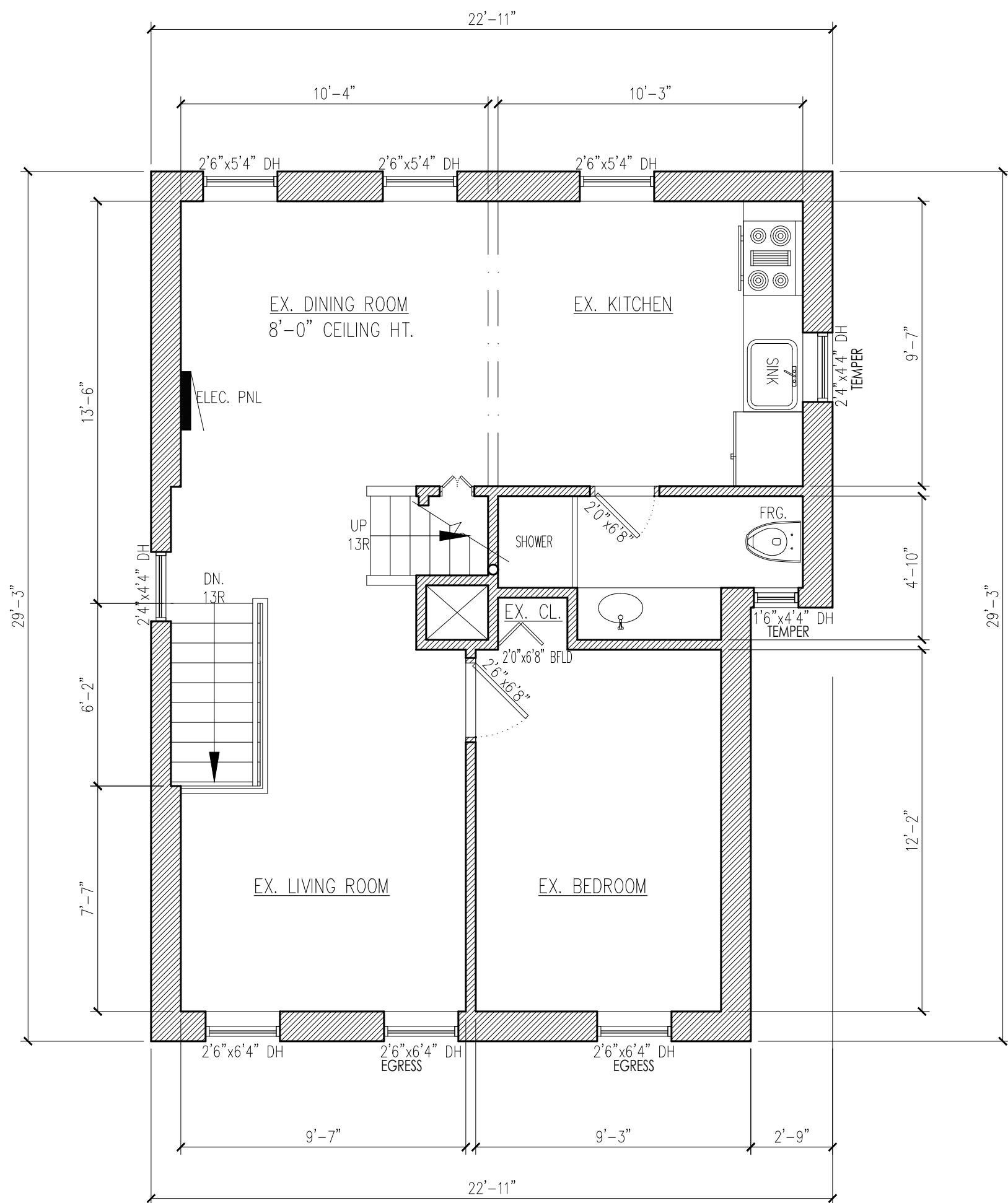
T-1.00

GENERAL NOTES:

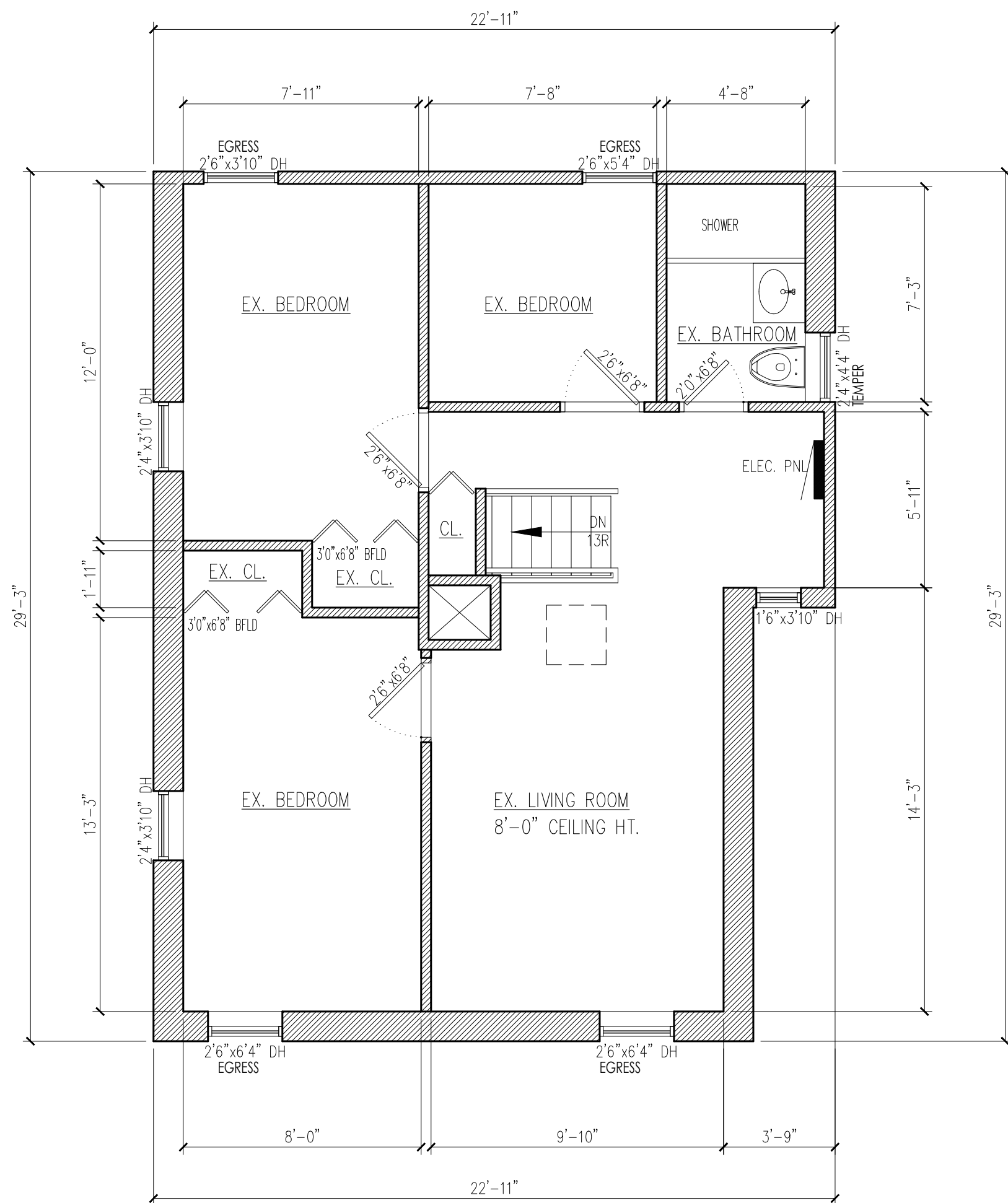
- Drawings are NOT FOR CONSTRUCTION.
- Drawings T-1 and A-1 are being issued for a variance application, so the owner can get approval from the Township of Dumont (Town) to legally convert the existing single family home into a two-family home.
- Drawings represent existing conditions as field measured by Vision associate and the proposed work that the owner intends to perform if approved by the Town.
- Windows labelled 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 walk 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:

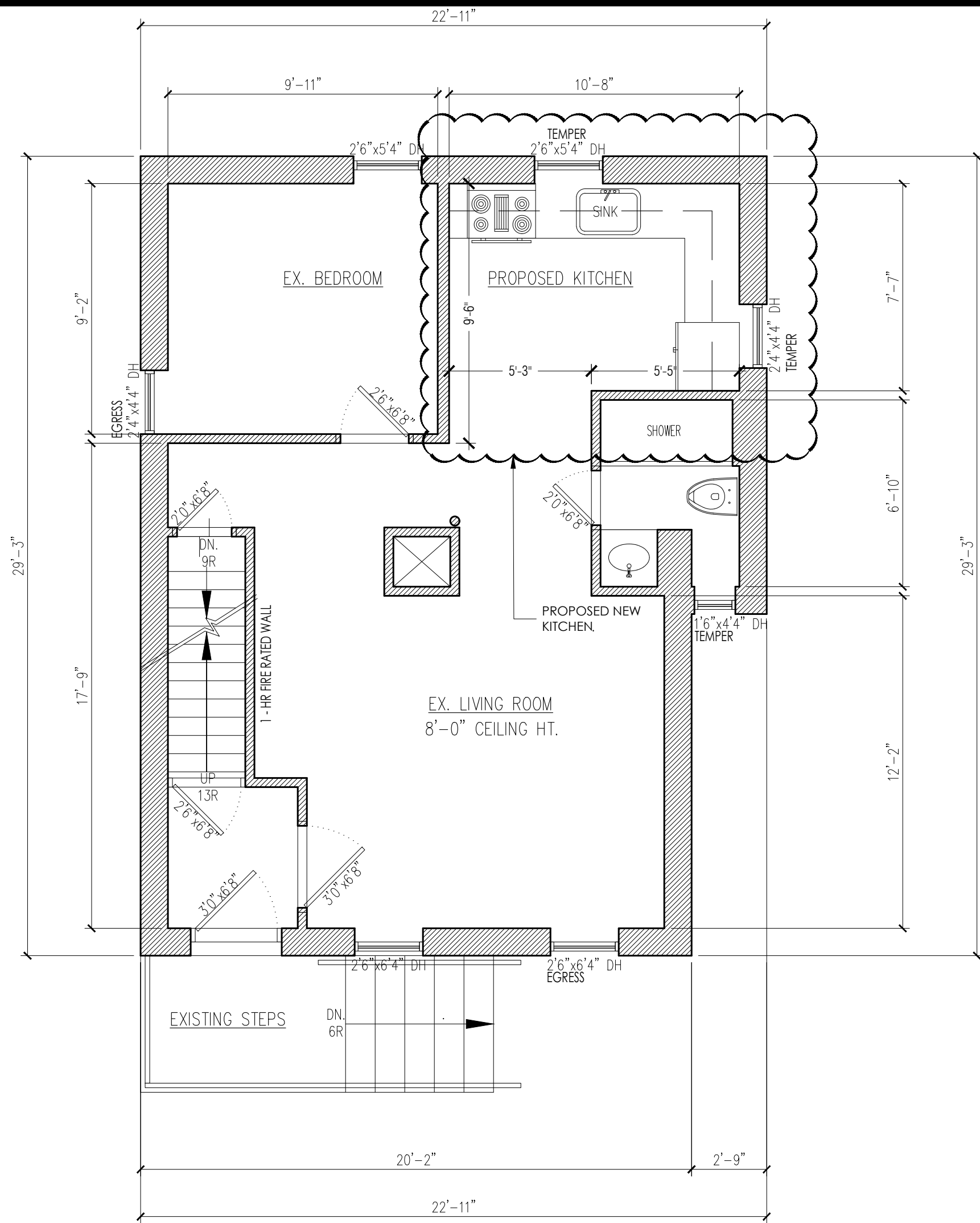
- EXIST. WALL CONSTRUCTION
- EXIST. CMU WALL



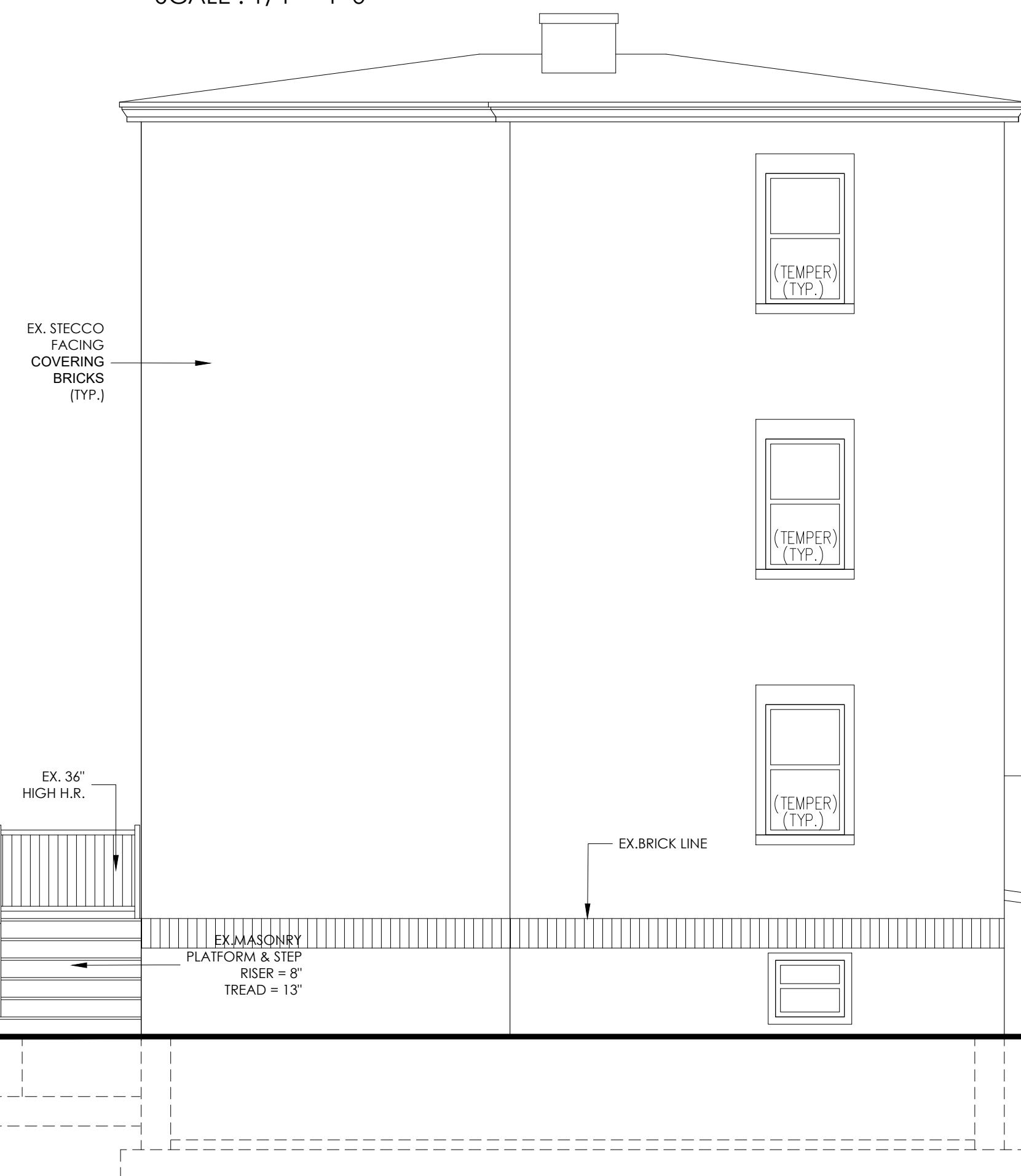
EXIST. SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0"



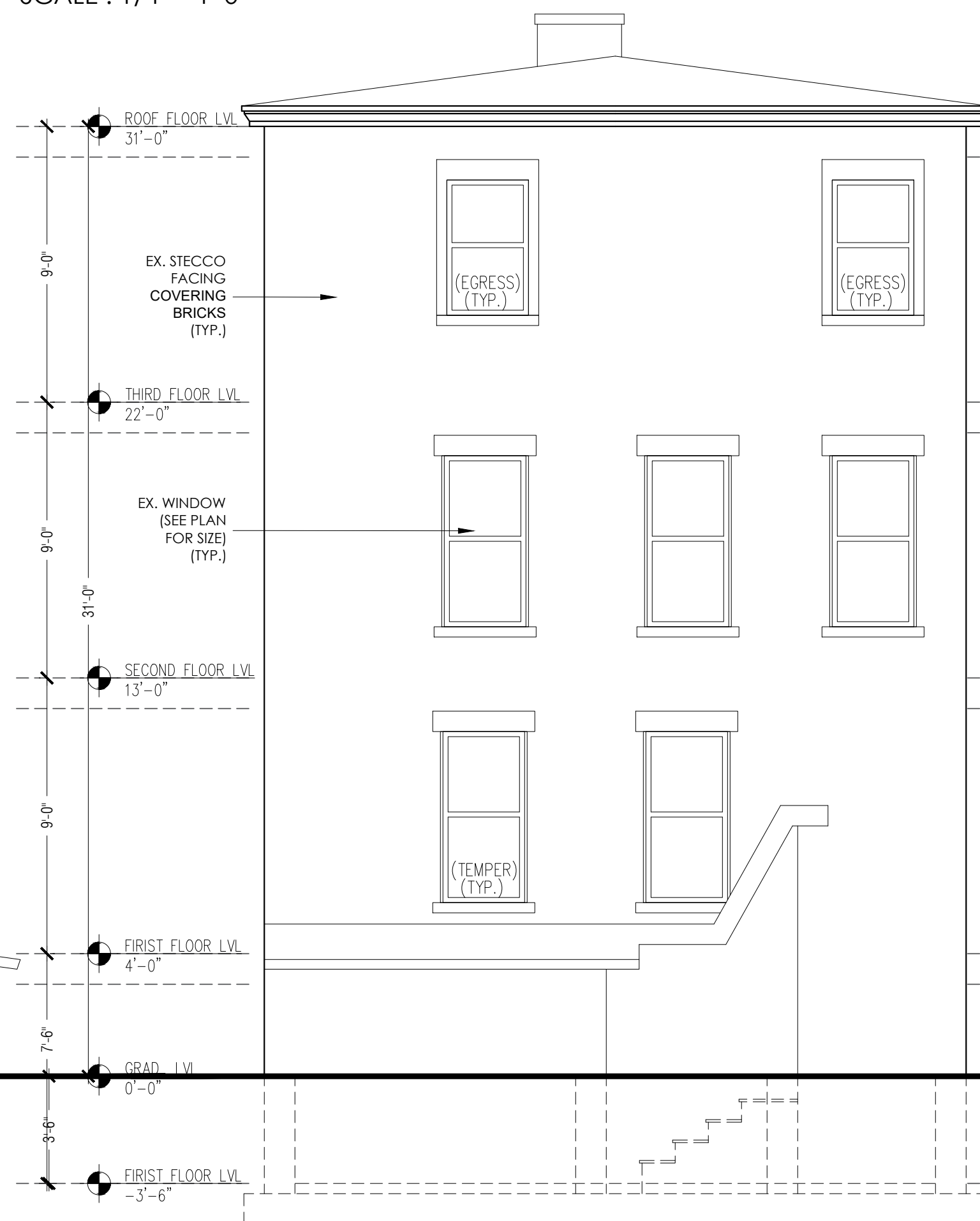
EXIST. THIRD FLOOR PLAN
SCALE : 1/4" = 1'-0"



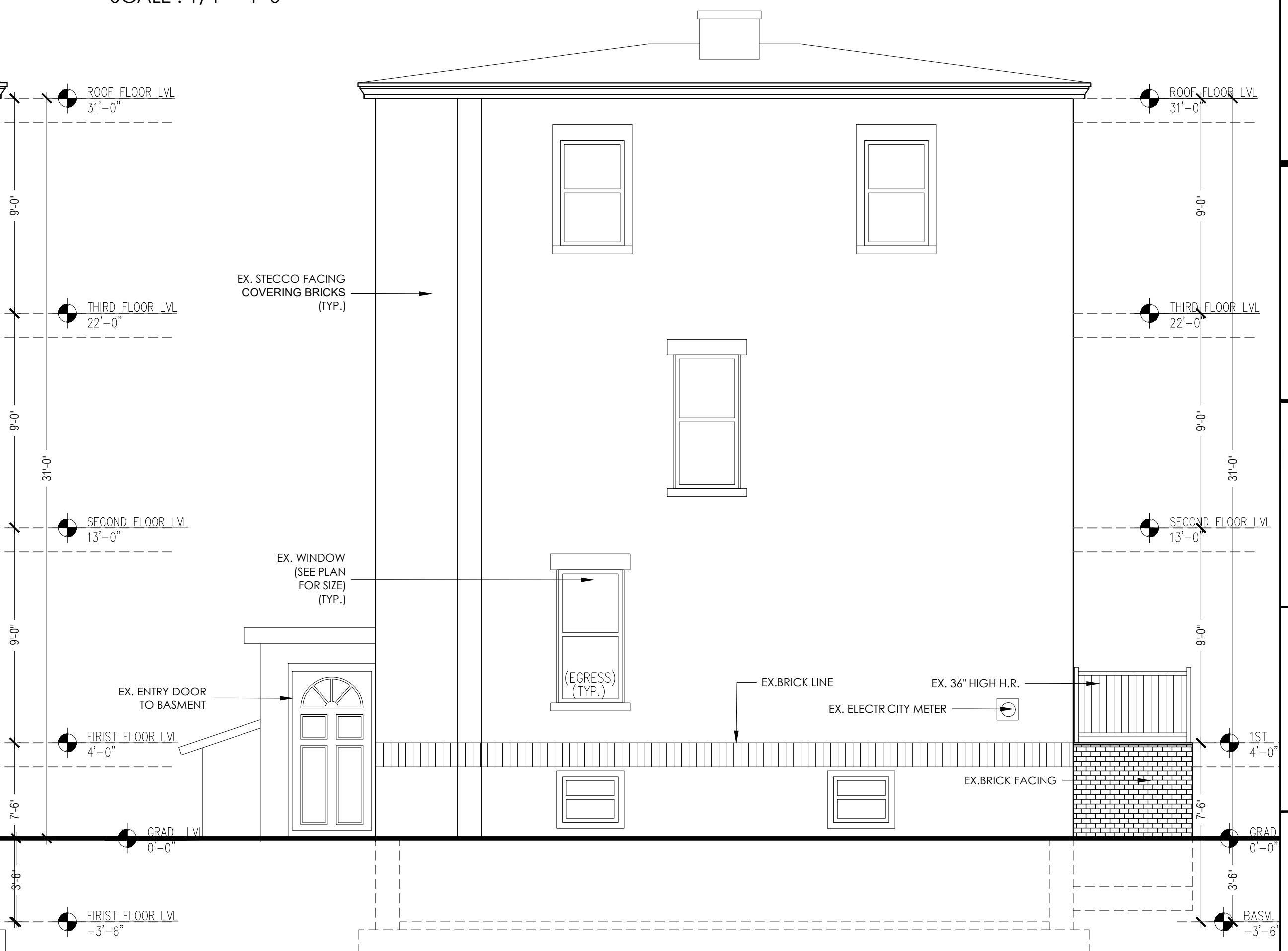
PROPOSED FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"



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

SEAL & SIGNATURE:

JOSEPH D. JAVIER
REG. ARCHITECT NJ LIC # 16479

REVISIONS:

DATE NO DESCRIPTION:

PROJECT: 2021-02

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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

DWG. NO.

A-1.00