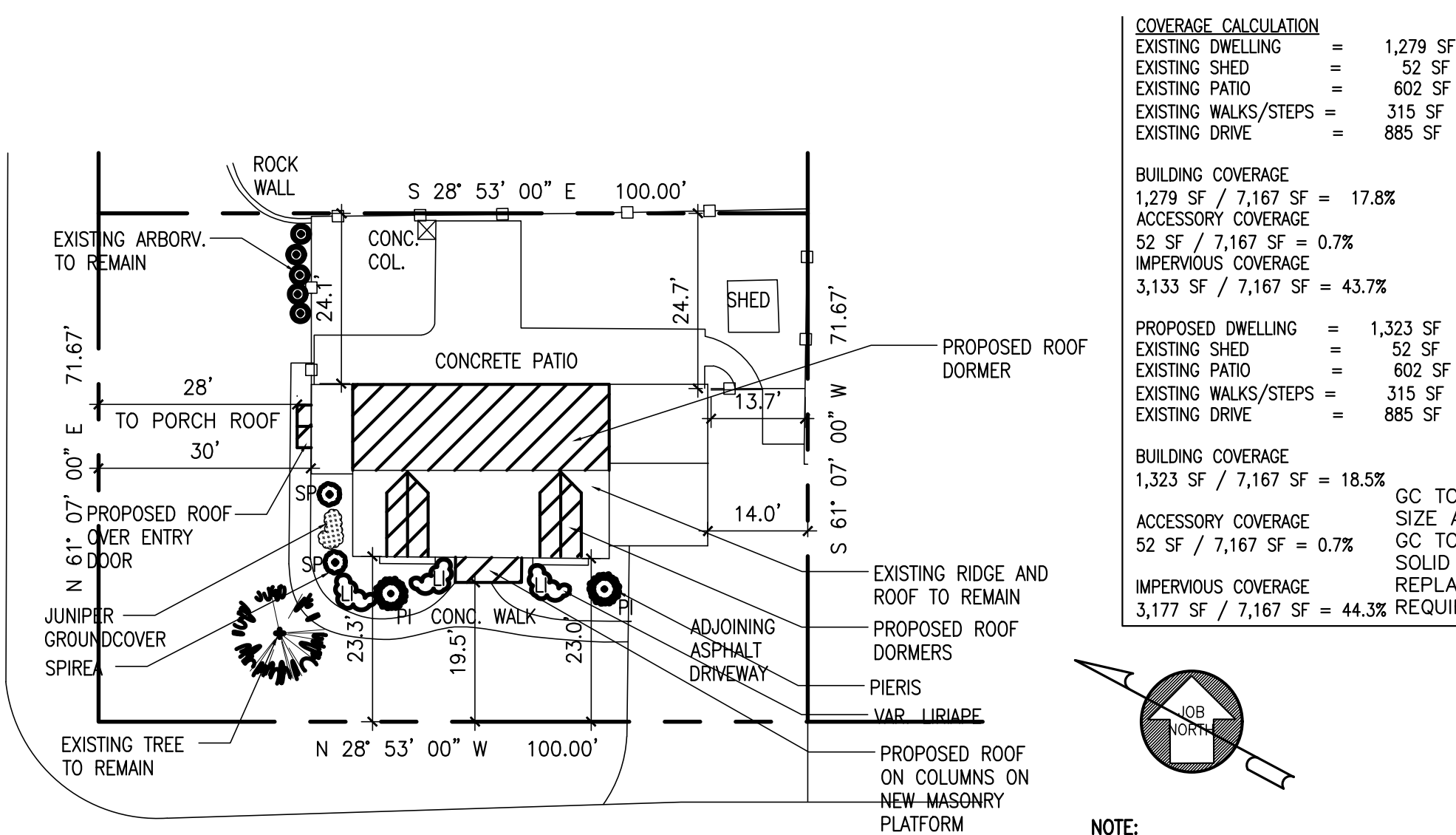


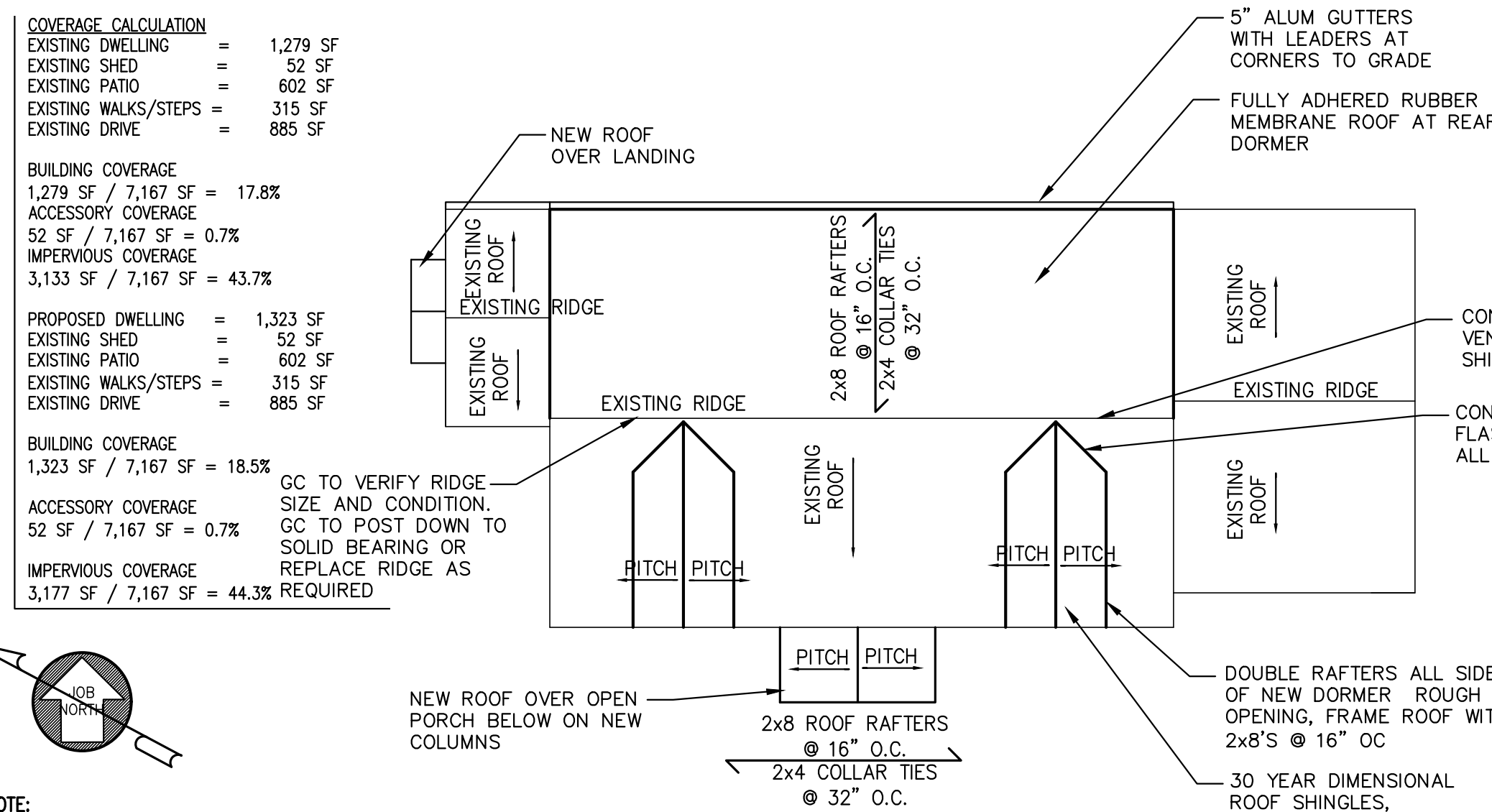
It is a violation of law for any person, unless he or she is acting under the direction of a licensed professional architect, to alter or item in any way, if on item bearing the seal of an Architect is altered, the altering architect shall file to the firm from the date of the alteration, a separate description of the alteration.



1 SCHEMATIC SITE PLAN
SCALE: 1" = 20'

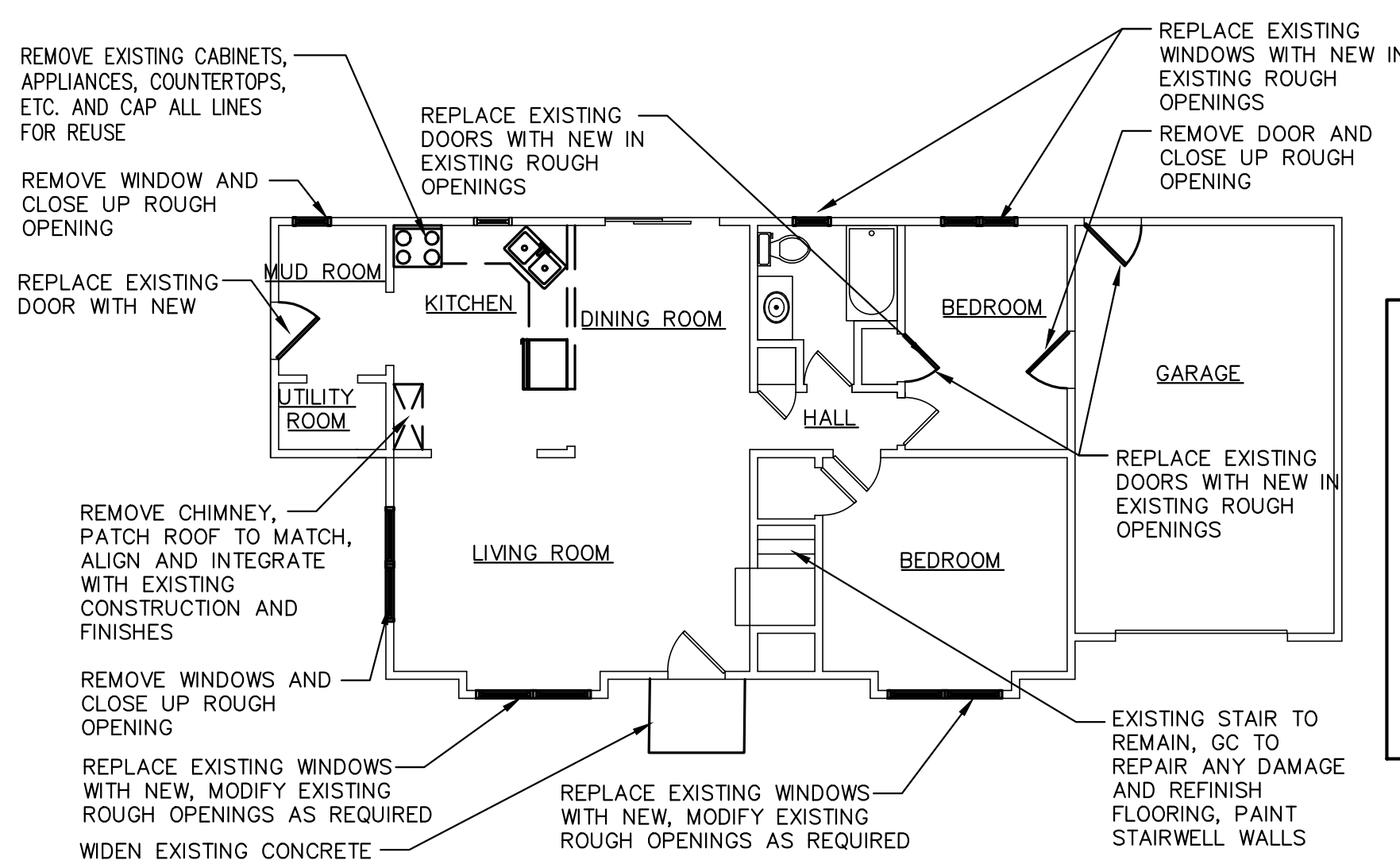
QTY	SYM	DESCRIPTION	SIZE
15	LI	VAR, LIRIAPE	1 GAL
2	SP	SPIREA	1 GAL
2	PI	PIERIS	1 GAL

NOTE:
SURVEY INFORMATION TAKEN FROM SURVEY PREPARED BY SCHMIDT SURVEYING 68 HUNTING DR, DUMONT, NJ ANDREW A. SCHMIDT, PLS NJPLS LIC. NO. 24G504330100 DATED 9-20-16

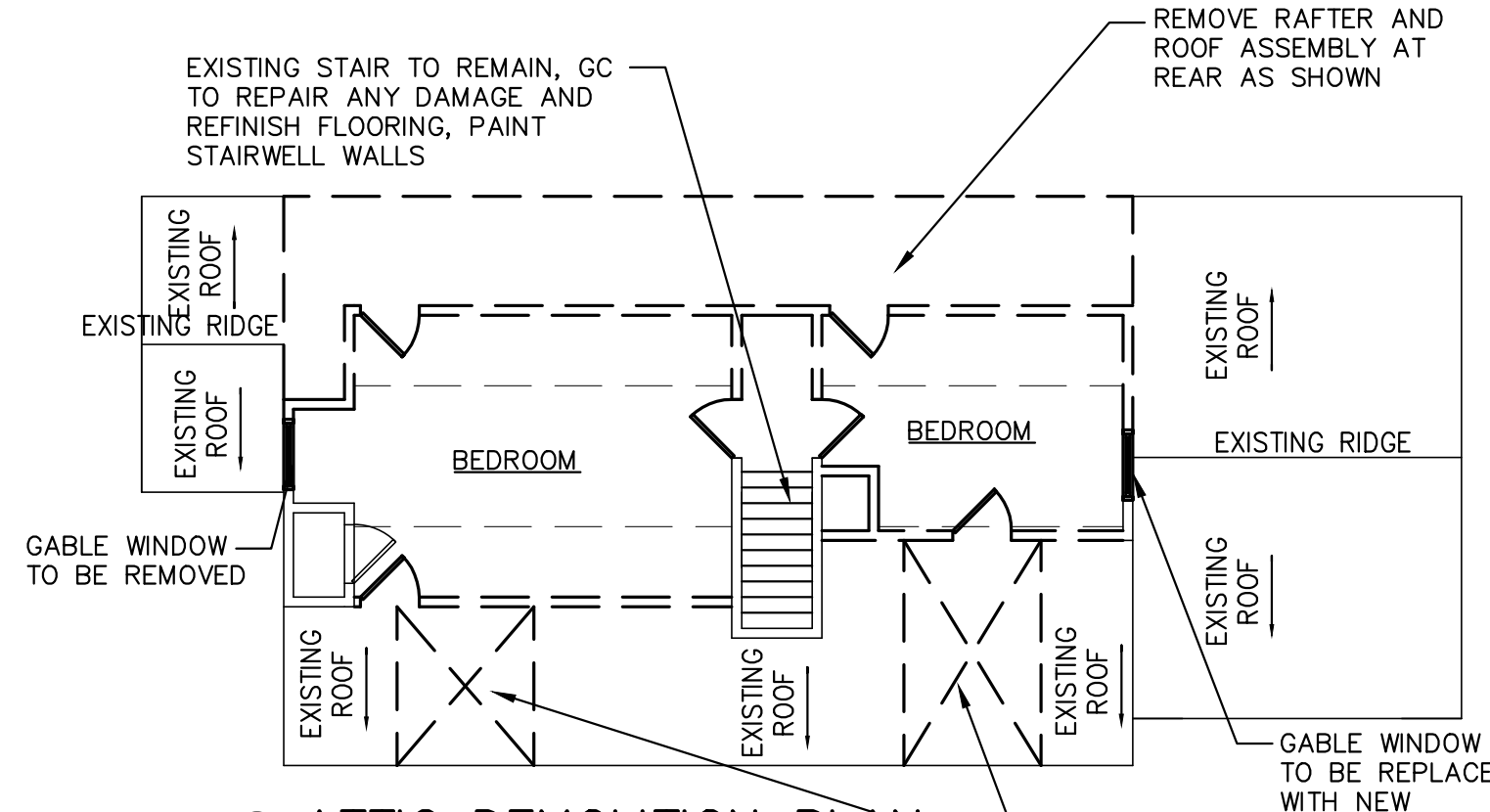
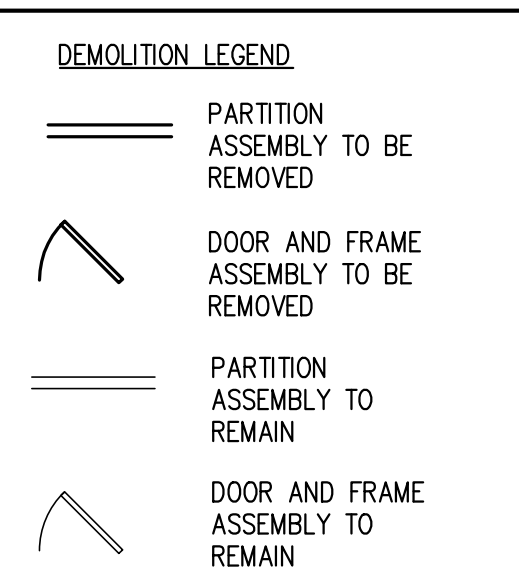


4 ROOF PLAN
SCALE: 1/8" = 1'-0"

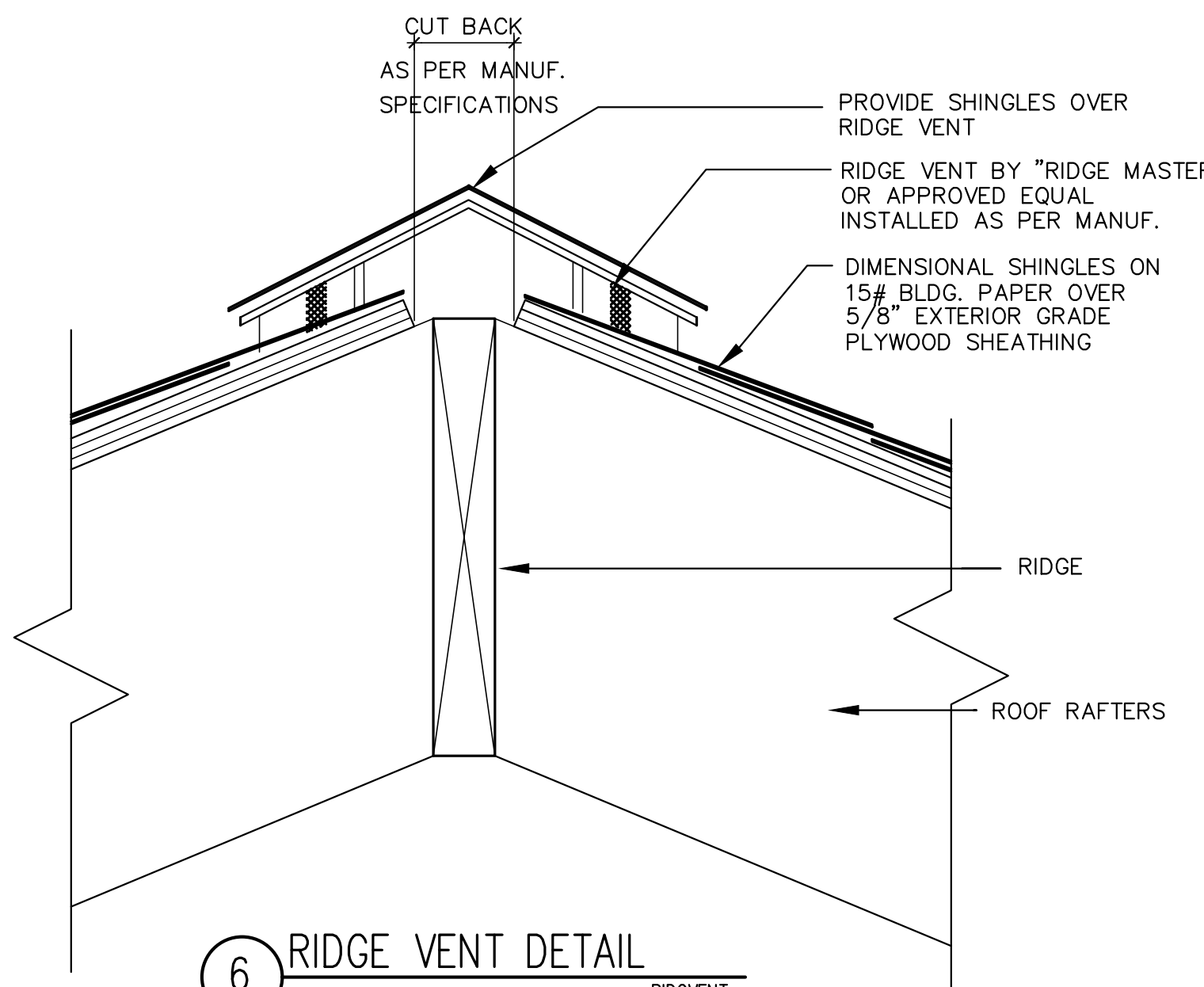
- DEMOLITION NOTES:**
- CONTRACTOR TO SHORE, BRACE, AND PROTECT ALL EXISTING STRUCTURES AND PROPERTY DURING DEMOLITION AND CONSTRUCTION.
 - CONTRACTOR TO COORDINATE UTILITY LOCATION, APPLICATIONS FOR SERVICE, SERVICE INTERRUPTION, PERMITS, ETC. WITH APPROPRIATE UTILITY COMPANIES PRIOR TO THE START OF ANY WORK. COORDINATE ALL UTILITY INTERRUPTIONS WITH OWNER. PROVIDE 48 HOUR NOTICE MIN.
 - CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. ANY CONDITION IN QUESTION SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR RESOLUTION.
 - THE USE OF EXPLOSIVES IS PROHIBITED.
 - ALL RUBBISH AND DEBRIS DUE TO DEMOLITION AND CONSTRUCTION SHALL BE PROMPTLY REMOVED FROM SITE AND DISPOSED OF PROPERLY. THE STORAGE OR SALE OF ANY SALVAGED MATERIALS ON SITE IS PROHIBITED.
 - CONTRACTOR TO PROTECT ALL ITEMS TO REMAIN AND SAFEGUARD OWNER'S PROPERTY FROM DAMAGE, DEBRIS, AND DUST THROUGHOUT THE WORK. ERECT DUST BARRIERS, ETC. TO PROTECT PROPERTY AND PEDESTRIAN TRAFFIC.
 - ANY COLUMNS, BEAMS, ETC., STEEL OR OTHERWISE, UNCOVERED DURING THE DEMOLITION OF BEARING WALLS SHALL REMAIN IN PLACE UNLESS OTHERWISE NOTED ON PLANS. THE STRUCTURAL ENGINEER AND ARCHITECT SHALL IMMEDIATELY BE CONTACTED FOR INSTRUCTION AND RESOLUTION.
 - PATCH AND REPAIR WALLS AND CEILING (IF APPLICABLE) TO REMAIN THAT ADJOIN WALLS REMOVED DURING DEMOLITION.
 - BOTTOM OF BEAMS TO BE FLUSH WITH CEILING UNLESS OTHERWISE NOTED. TAPE, SPACKLE, AND PAINT FOR "FLUSH" FINISH. BEAR 4" MIN. EACH END.
 - BROOM CLEAN SITE AFTER EACH WORK DAY AND REMOVE ANY CONSTRUCTION DEBRIS DAILY. ANY REFUSE CONTAINER ON SITE TO BE REMOVED PROMPTLY UPON COMPLETION OF THE WORK OR AS CAPACITY IS FILLED.
 - O.C. TO RELOCATE ALL EXISTING INTERIOR DUCTS, PIPES, ETC. THAT INTERFERE WITH NEW WORK AND RESTORE TO WORKING ORDER AFTER RELOCATION AS COORDINATED WITH OWNER.



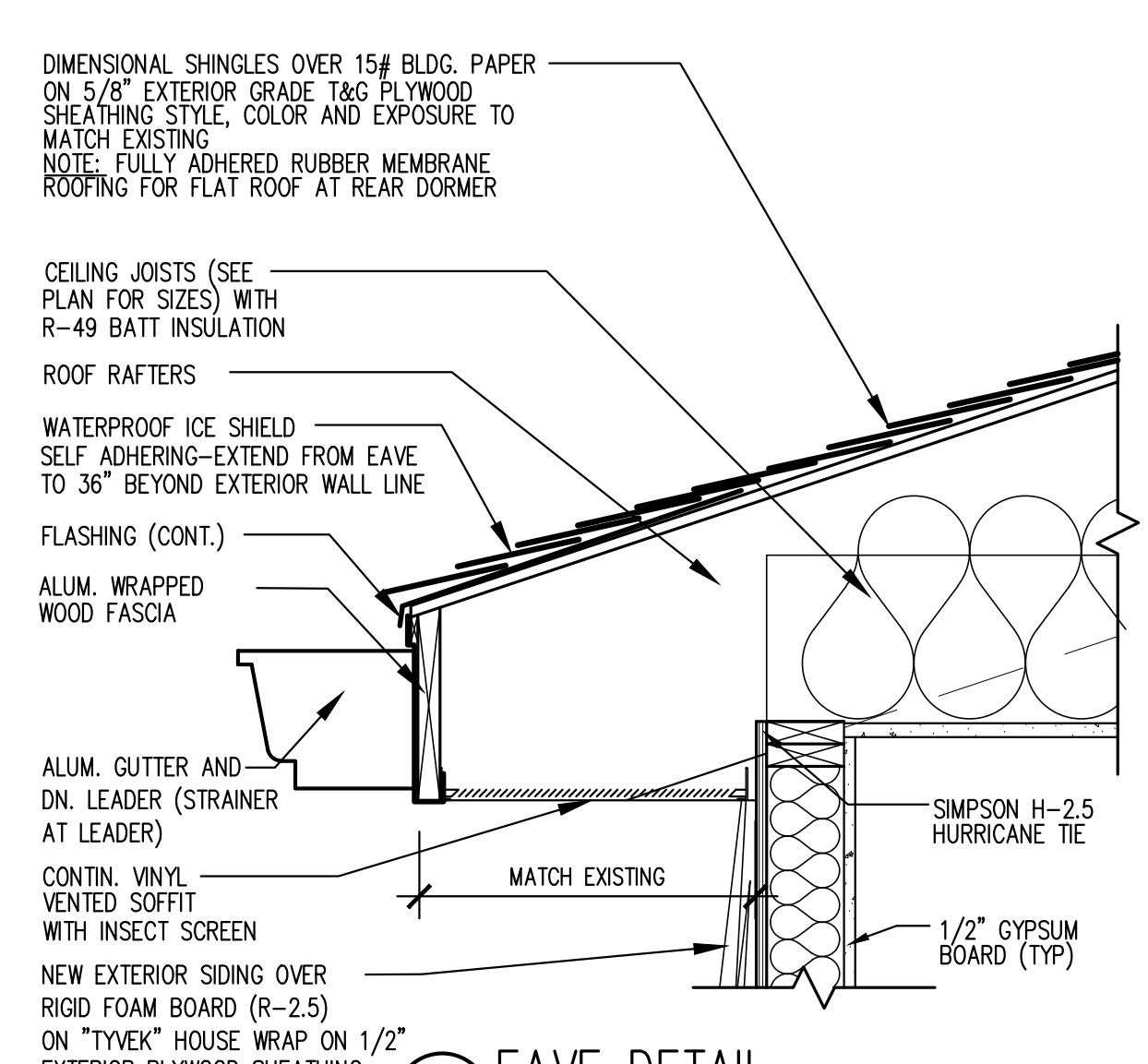
2 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



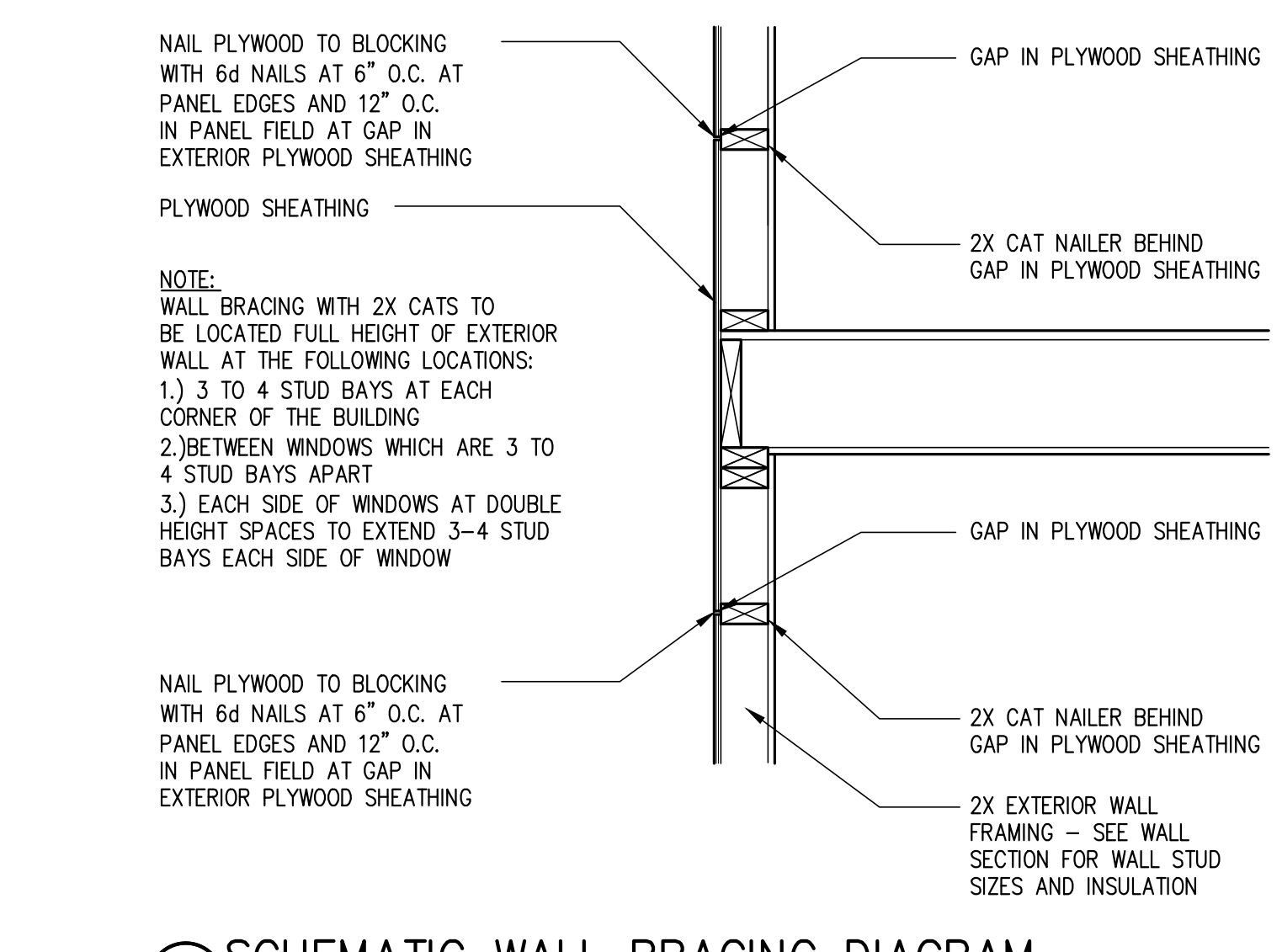
3 ATTIC DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



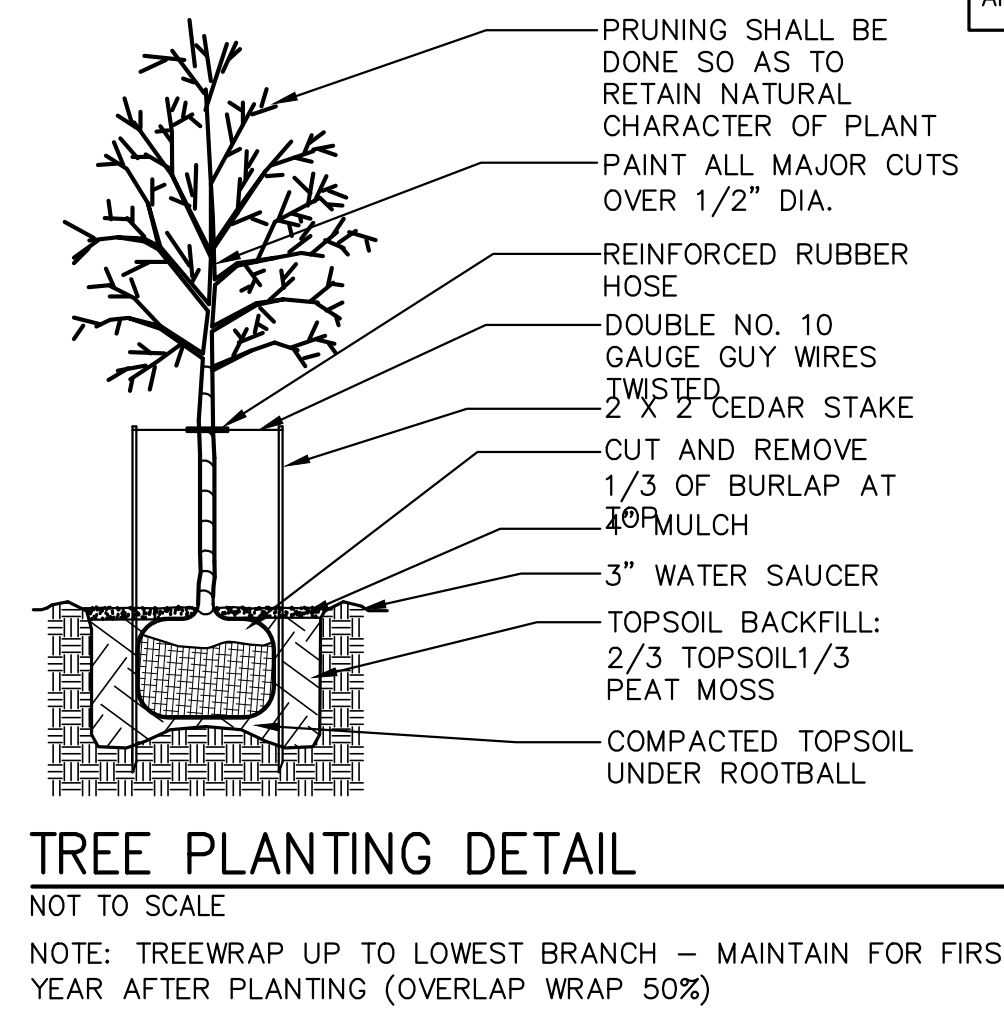
6 RIDGE VENT DETAIL
SCALE: 3" = 1'-0"



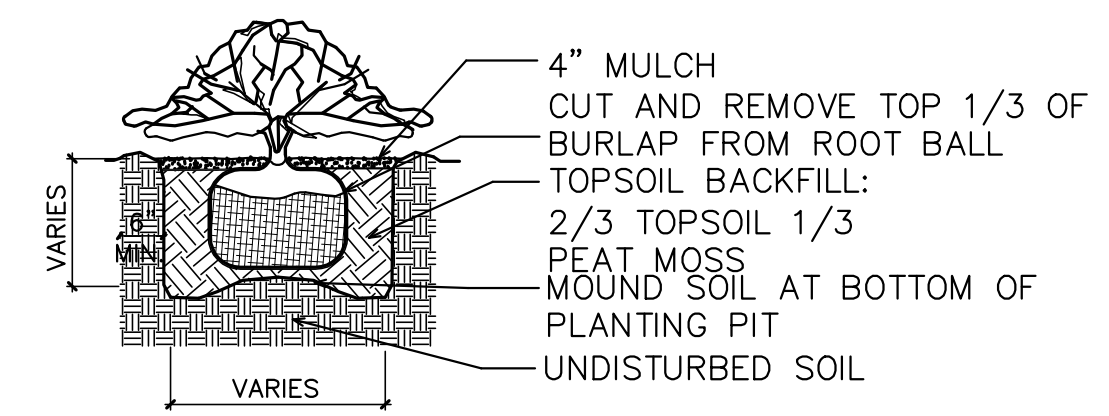
7 EAVE DETAIL
SCALE: 1 1/2" = 1'-0"



8 SCHEMATIC WALL BRACING DIAGRAM
SCALE: 1" = 1'-0"



TREE PLANTING DETAIL
NOT TO SCALE

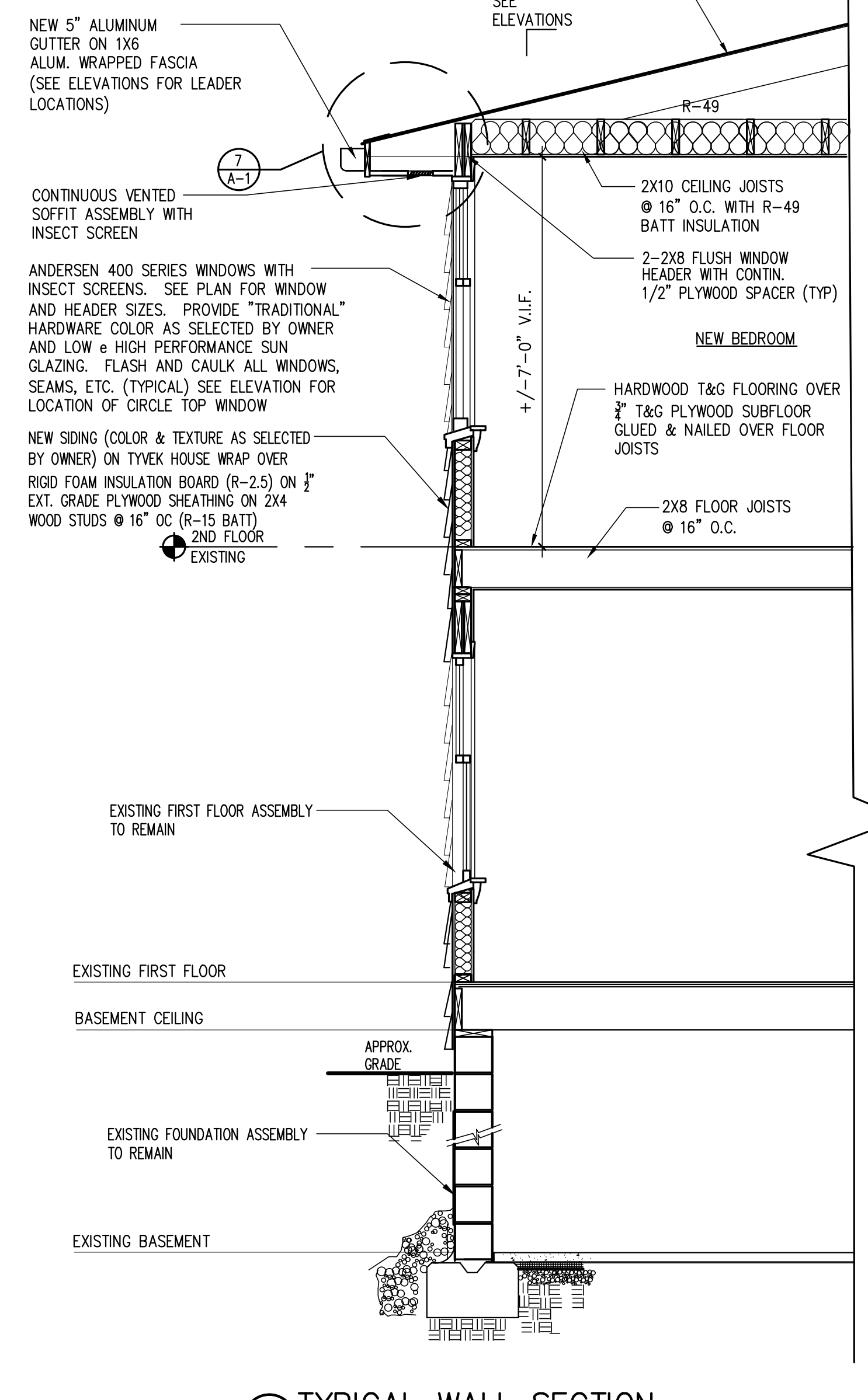


SHRUB PLANTING DETAIL
NOT TO SCALE

DESIGN CODES

ZONING:	LOCAL MUNICIPALITY ZONING ORDINANCE
BUILDING, MECHANICAL, GAS:	UNIFORM CONSTRUCTION CODE - STATE OF NEW JERSEY, INTERNATIONAL RESIDENTIAL CODE 2018 NEW JERSEY EDITION, NJAC 5:23-3.14
REHABILITATION SUBCODE:	NJCC SUBCHAPTER 6, NJAC 5:23-6
ENERGY:	INTERNATIONAL ENERGY CONSERVATION CODE 2018 ASHRAE 90.1 - 2016, NJAC 5:23-3.18
PLUMBING:	NATIONAL STANDARD PLUMBING CODE 2018, NJAC 5:23-15
ELECTRICAL:	NATIONAL ELECTRICAL CODE (NFPA 70) 2017, NJAC 5:23-3.16

USE GROUP : R5 ONE AND TWO FAMILY RESIDENTIAL
CONSTRUCTION CLASS: 5B
AREA OF NEW CONSTRUCTION: 716 SF
VOLUME OF NEW CONSTRUCTION: 6,500 CF
AREA OF LARGEST FLOOR: 1,280 SF



4 TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

isa
AIA

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Jacob Solomon, RA, AIA
NJ Registered Architect
21A101255200

PROPOSED ADDITION AND ALTERATIONS:
MONTE'S RESIDENCE
122 EDISON STREET
BLOCK 270 LOT 1
WYCKOFF, NJ

Date: 12/24/2020
Drawn By: J.S.
Checked By: J.S.
Job No: 20-196

Revisions	
1	Owner Revisions 1/9/21
2	Rear Dormer Wind. 1/16/21
3	Board Submission 2/5/21
4	Landscaping 2/23/21
5	Engineering Review 3/30/21

Drawing Title:
SCHEMATIC SITE PLAN, ZONING DATA, DEMOLITION PLAN, FOUNDATION PLAN, NOTES AND DETAILS

PROPOSED ADDITION AND ALTERATIONS:

MONTES RESIDENCE
 122 EDISON STREET
 BLOCK 270 LOT 1
 WYCKOFF, NJ

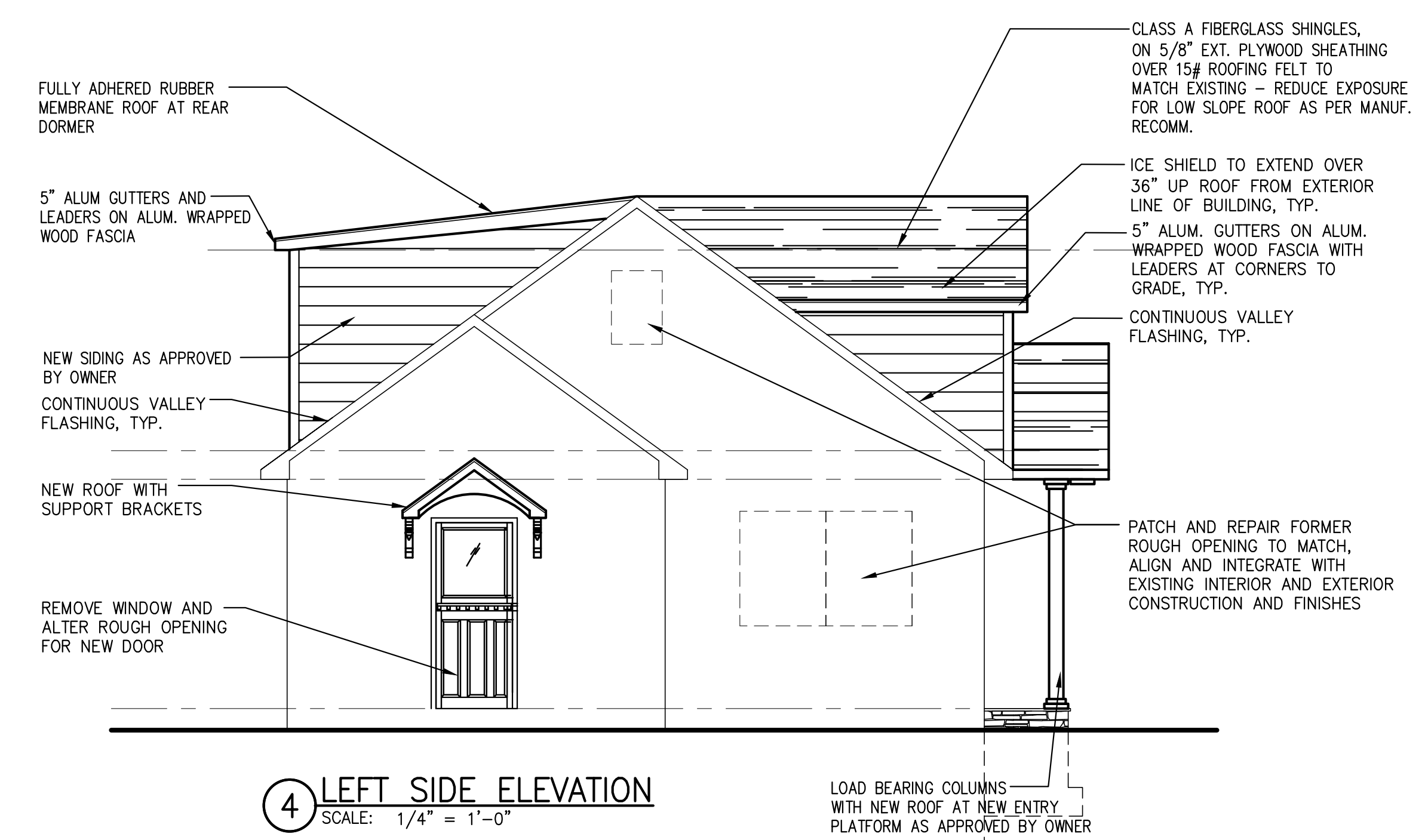
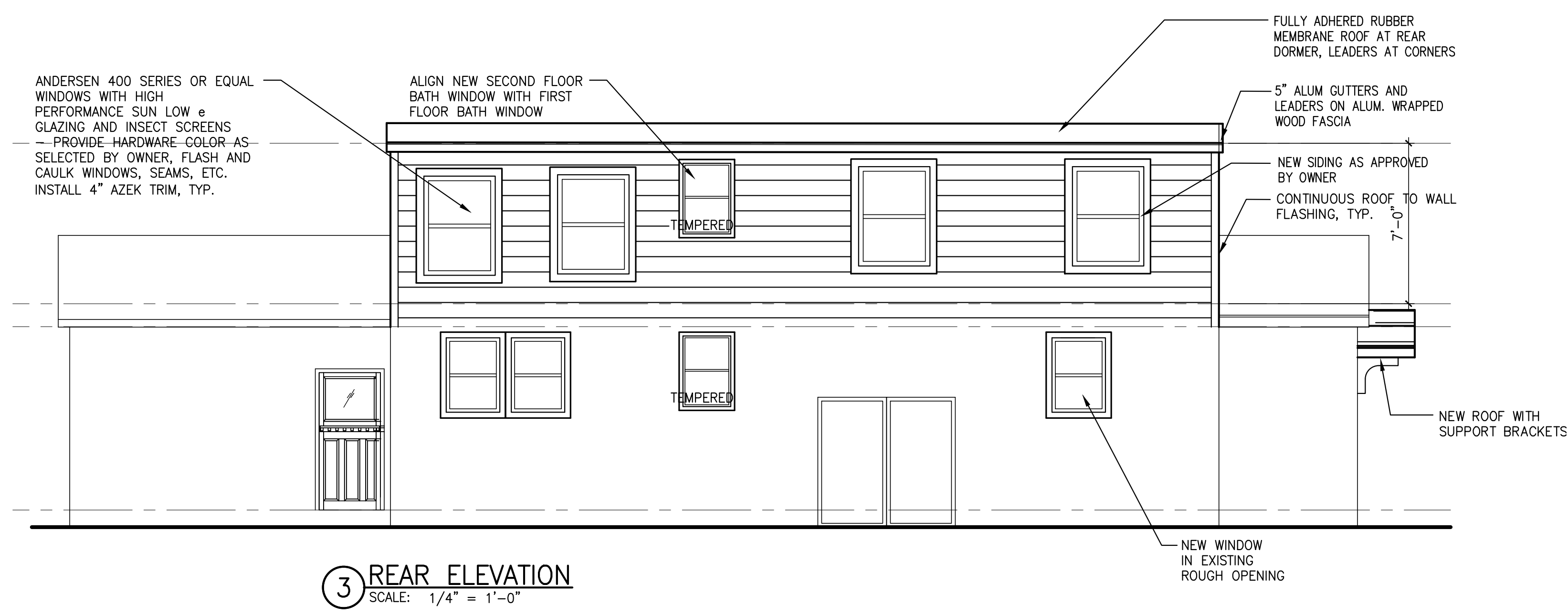
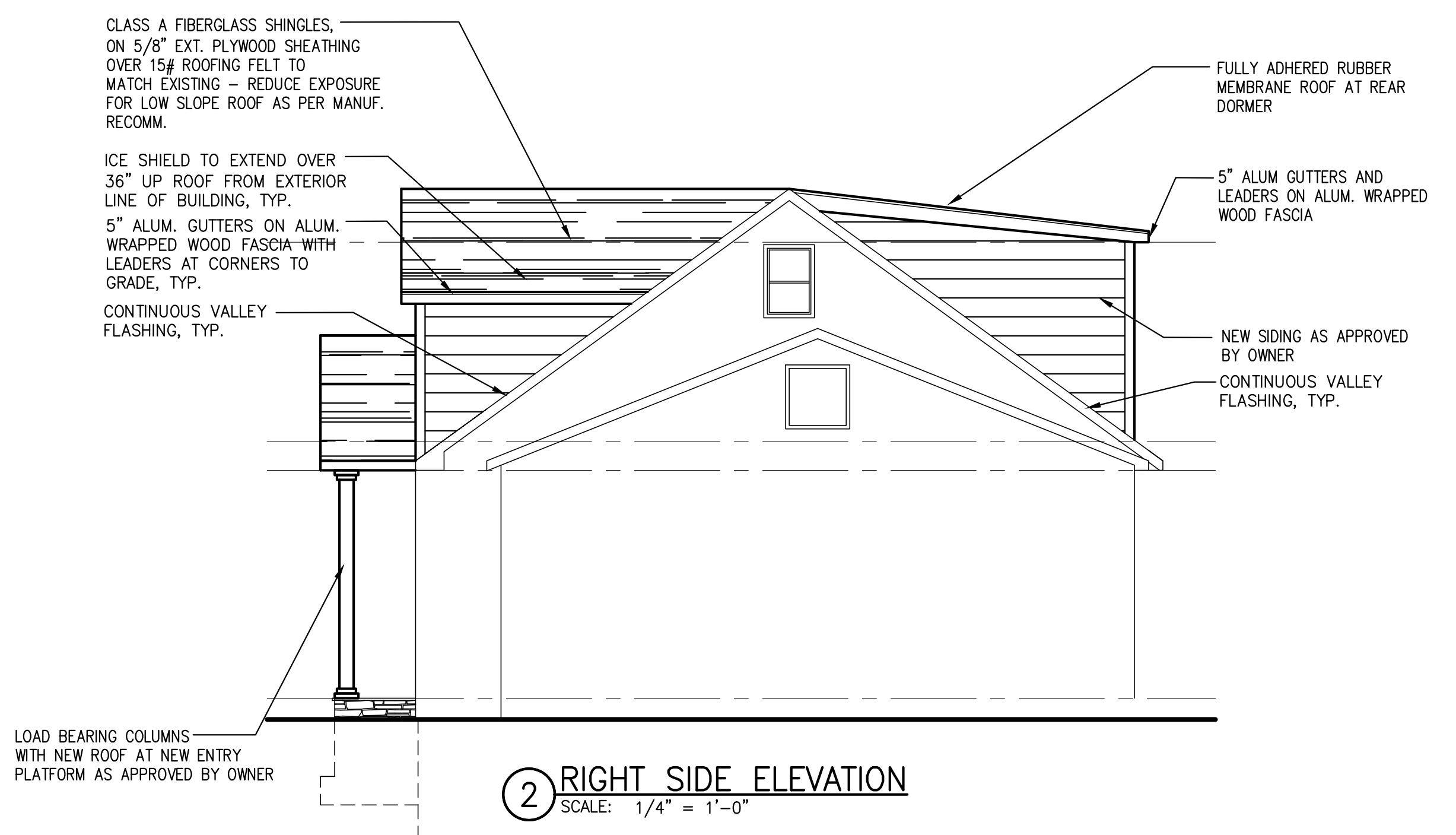
Date: 12/24/2020
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Revisions		
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4	Landscaping	2/23/21
5	Engineering Review	3/30/21

Drawing Title:
 EXTERIOR ELEVATIONS

Dwg No.

A-3



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