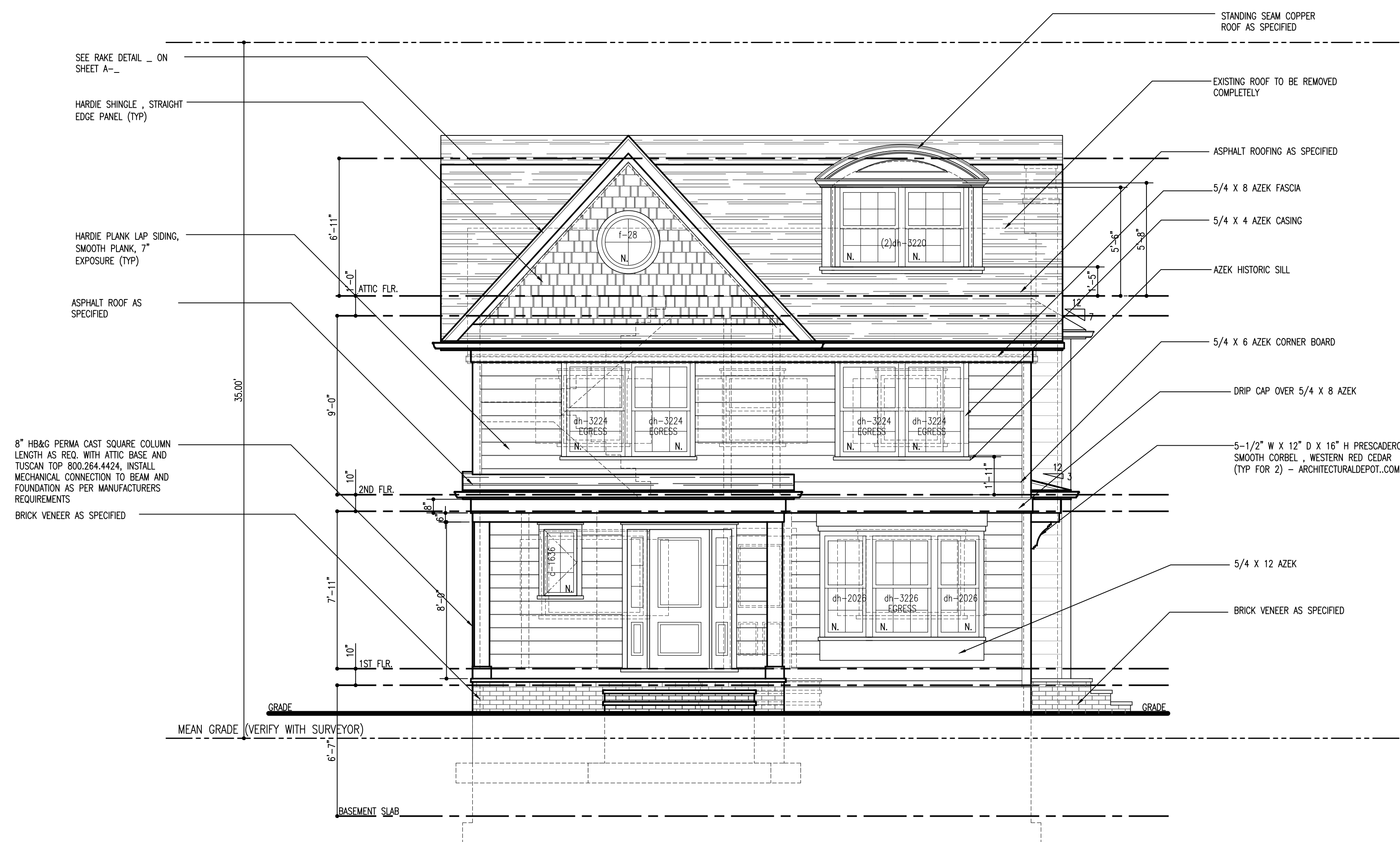


ALTERATION TO RESIDENCE OF: MR. AND MRS. LEVINE, 32 MONTROSE AVE, SUMMIT, NEW JERSEY



FRONT ELEVATION

Handwritten signature

KLESSE FORBES ARCHITECTS 38 CHATHAM ROAD, SHORT HILLS, NEW JERSEY B0A-1

PROVIDE LOW VOLTAGE EXTERIOR LIGHTING AS SPECIFIED WITH PHOTO CELL ACTIVATED TRANSFORMER AND WIRING SIZED AS REQUIRED. PROVIDE SOLID CONDUIT AS REQUIRED AND WHENEVER PENETRATING INTO STRUCTURE, CO-ORDINATE LOCATION OF TRANSFORMER IN FIELD WITH OWNER. LOCATE PHOTO CELL IN A WELL HIDDEN ADEQUATE LOCATION.

OUTDOOR KITCHEN FURNISHED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR
8" BRICK WALL WITH 2" BLUESTONE CAP

REMOVE EXISTING GLASS CABINET DOORS AND REPLACE WITH SOLID DOORS TO MATCH BALANCE OF KITCHEN
INSTALL SOFFIT ABOVE CABINET AS REQUIRED FOR NEW CEILING HEIGHT, COORDINATE SOFFIT LOCATION WITH OWNER IN FIELD PRIOR TO COMMENCEMENT OF WORK - POSSIBLY STOP SOFFIT ABOVE SINK
G.C. TO FURNISH AND INSTALL LEAK PROTECTION PAN FOR BELOW DISHWASHER
RELOCATE REFRIGERATOR TO ALLOW FOR DOORS TO FULLY OPEN - INCREASE SPACER SIZE AS REQUIRED, REMOVE PARTITION AND PROVIDE NEW END PANEL AS REQUIRED

MODIFY UPPER CABINET LAYOUT AS REQUIRED FOR NEW WINDOW - COORDINATE IN FIELD WITH OWNER - PROVIDE SPACERS AS REQUIRED AT HOOD AND APPLIANCES TO ALLOW FOR PROPER FUNCTION OF CABINET DOORS

LAUNDRY CHUTE

8" HBAG PERMA CAST SQUARE COLUMN LENGTH AS REQ. WITH ATTIC BASE AND TUSCAN TOP 800.264.4424. INSTALL MECHANICAL CONNECTION TO BEAM AND FOUNDATION AS PER MANUFACTURERS REQUIREMENTS

2" THICK BLUESTONE SET IN QUARRY DUST OVER 4" COMPACTED SAND & 4" COMPACTED GRAVEL OVER POLYPROPYLENE GROUND COVER (WEED BLOCK). PITCH GRADE 1/4" PER 1'-0" AWAY FROM STRUCTURE.

COORDINATE LOCATION OF FIREPLACE VENT AS REQUIRED TO ALLOW FOR EXTERIOR FIREPLACE. RUN VENT IN SEAT OF PRIMARY BATH SHOWER ABOVE, COORDINATE IN FIELD PRIOR TO COMMENCEMENT OF WORK

36" GAS FIREPLACE AS SELECTED BY OWNER (ALLOW \$5,000 FOR UNIT) PROVIDE GAS AND ELECTRIC HOOK-UP AS REQUIRED. G.C. TO PROVIDE INSTALLATION OF UNIT

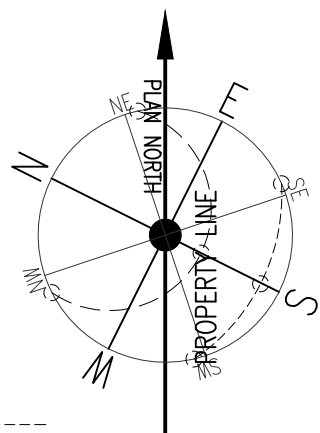
G.C. TO FURNISH AND INSTALL LEAK PROTECTION PAN FOR BELOW DISHWASHER

REMOVE EXISTING FLOORING, INSTALL ADDITIONAL PLYWOOD AS REQUIRED TO SET NEW FLOOR. FLUSH WITH FAMILY ROOM AREA. PROVIDE NON CONTINUOUS BLOCKING BELOW AS REQUIRED TO INSTALL WOOD FLOOR PARALLEL TO JOIST FRAMING IN ORDER TO BE CONSISTENT THROUGHOUT ENTIRE FIRST FLOOR.

CONSTRUCT ISOLATED PARTITION FOR MOUNTING OF BAR CABINETS TO PREVENT VIBRATION OF GLASSES ETC.

2" THICK BLUESTONE SET IN QUARRY DUST OVER 4" COMPACTED SAND & 4" COMPACTED GRAVEL OVER POLYPROPYLENE GROUND COVER (WEED BLOCK). PITCH GRADE 1/4" PER 1'-0" AWAY FROM STRUCTURE.

2" THICK, 2' X 2' STEPPING STONES



DEC 21
JUNE 21

**KLESSE
FORBES**

KLESSE FORBES ARCHITECTS
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TIMOTHY P. KLESSE, AIA, ASID
NJ 09204 NY 027863

ROBERT W. FORBES, AIA, LEED AP
NJ 21A101962600

ALTERATIONS TO RESIDENCE OF:

Mr & Mrs. Levine
32 Montrose Ave
Summit, NJ 07901

LEGEND OF CONSTRUCTION

- EXIST. PARTITION TO REMAIN
- EXIST. PARTITION TO BE REMOVED
- NEW PARTITION
- NEW 2 x 6 PARTITION
- NEW 42" HIGH PARTITION
- NEW INTERIOR BEARING PARTITION
- BRICK / STONE
- 4 x 4 POST PROVIDE SOLID BLOCKING AS REQUIRED
- 4 x 6 POST POST ABOVE
- ARCHED OPENING
- BEDROOM #1 ROOM NAME
- FLOOR/PLUMBING (SEE SPEC.)
- CEILING/WALL HEIGHT
- CEILING/WALL HEIGHT @ POINT
- BEAM CONFIGURATIONS:
FLUSH RECESSED SEMI-RECESSED DROPPED

All structure as indicated on plans is for floor above

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NO. REVISION DATE

DRAWING TITLE :
FIRST FLOOR PLAN

IF THIS LINE MEASURES 3" DRAWING IS AT FULL SCALE
IF THIS LINE MEASURES 1-1/2" DRAWING IS AT 1/2 SCALE
DATE:

06/23/2025

SCALE:
1/4" = 1'-0"
SEE GRAPHIC SCALE ABOVE

DRAWN BY:

PG/RF

CHECKED BY:

TK

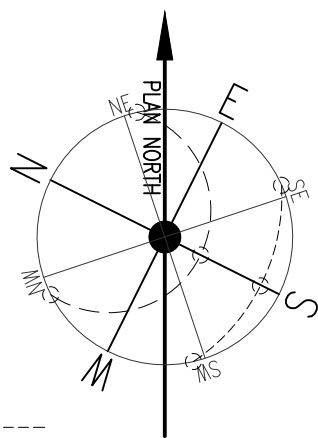
DRAWING NUMBER

BOA-2

PROJECT No 23061 SHEET 2 OF 4

LEVINE

FIRST FLOOR PLAN



DEC 21
JUNE 21

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FORBES**

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ALTERATIONS TO RESIDENCE OF:

Mr & Mrs. Levine
32 Montrose Ave
Summit, NJ 07901

LEGEND OF CONSTRUCTION

- EXIST. PARTITION TO REMAIN
- EXIST. PARTITION TO BE REMOVED
- NEW PARTITION
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- NEW 42" HIGH PARTITION
- NEW INTERIOR BEARING PARTITION
- BRICK / STONE
- 4 x 4 POST PROVIDE SOLID BLOCKING AS REQUIRED
- 4 x 6 POST POST ABOVE
- ARCHED OPENING

BEDROOM #1 ROOM NAME
(X) FLOOR/PLUMBING (SEE SPEC.)
(8'-0") CEILING/WALL HEIGHT

(2'-3") CEILING/WALL HEIGHT @ POINT

BEAM CONFIGURATIONS:

FLUSH RECESSED SEMI-RECESSED DROPPED

6" CLEARANCE

All structure as indicated on plans is for floor above

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SECOND FLOOR & HABITABLE ATTIC

IF THIS LINE MEASURES 3" DRAWING IS AT FULL SCALE

IF THIS LINE MEASURES 1-1/2" DRAWING IS AT 1/2 SCALE

DATE:

06/23/2025

SCALE:

1/4" = 1'-0"

SEE GRAPHIC SCALE ABOVE

DRAWN BY:

PG/RF

CHECKED BY:

TK

DRAWING NUMBER

BOA-3

PROJECT NO 23061 SHEET 3 OF 4

LEVINE

SECOND FLOOR PLAN

ALL WINDOWS VINYL REPLACEMENTS

ATTIC PLAN

INSTALL CONTINUOUS RECESSED SOAP NICHE - COORDINATE HEIGHT IN FIELD WITH OWNER - SPRAY FOAM BEHIND NICHE

REMOVE EXISTING CEILING JOISTS COMPLETE, RAISE SECOND FLOOR CEILING TO 9'-0" HEIGHT

RAISE WALL TO FULL HEIGHT? TYPICAL THROUGHOUT SECOND FLOOR AS REQUIRED

RIP OFF ENTIRE EXISTING ROOF FRAMING, READY FOR NEW ROOF FRAMING AS INDICATED

SEE RAILING DETAILS 1,2,3 ON SHEET A-1 (TYPICAL FROM BASEMENT TO ATTIC)

STAIRS SHALL BE EQUALLY RISE/RISED WITH RISERS MADE OF PINE AND TREADS MEASURING 9" NOSING-TO-NOSING MADE OF WHITE OAK. ALL STAIR AND STAIRWELL DIMENSIONS SHALL CONFORM TO CODE. (TYPICAL FROM BASEMENT TO ATTIC)

KLESSE FORBES

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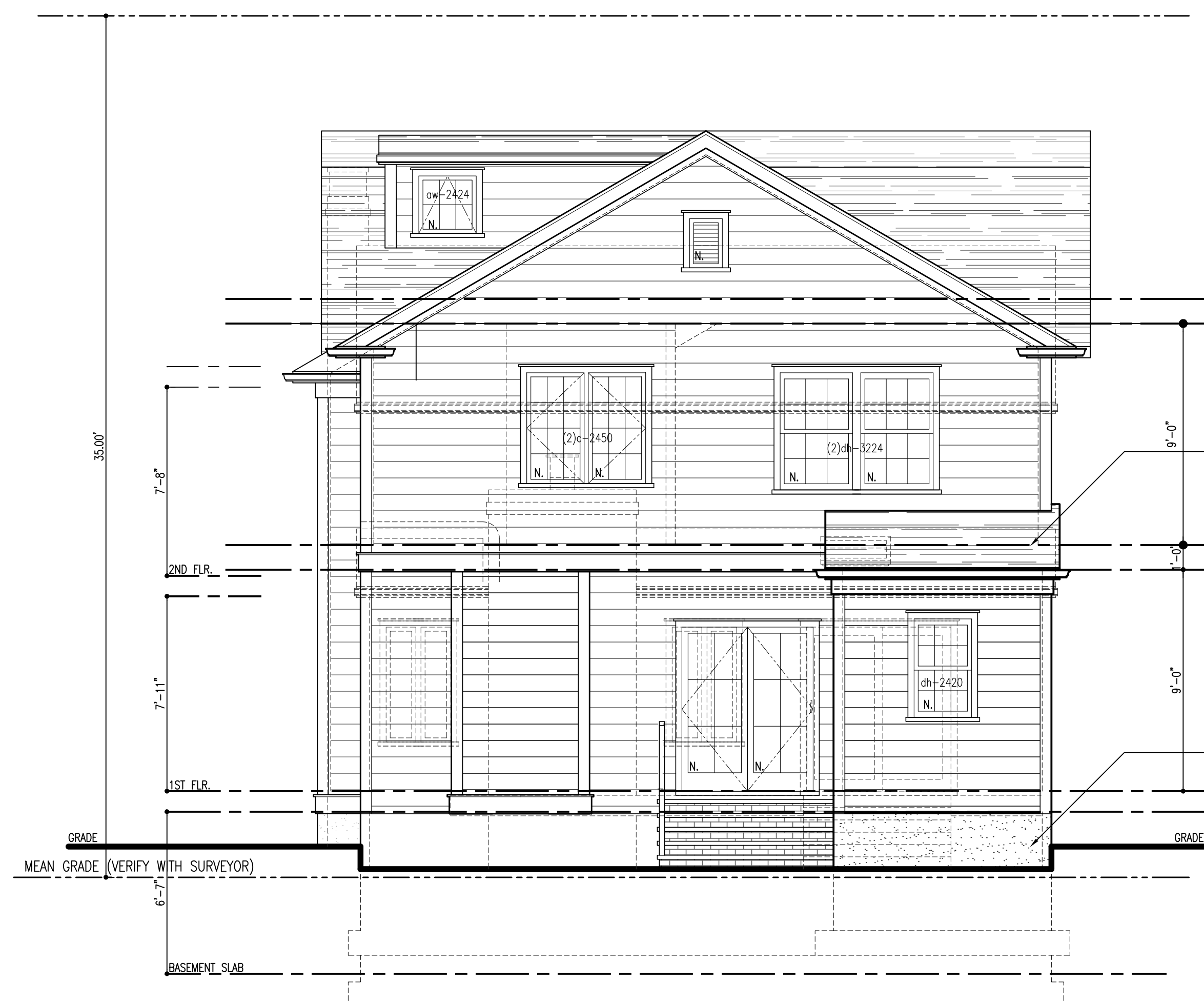
Mr & Mrs. Levine
32 Montrose Ave
Summit, NJ 07901

LEGEND OF CONSTRUCTION

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	EXIST. PARTITION TO BE REMOVED
	NEW PARTITION
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	NEW 42" HIGH PARTITION
	NEW INTERIOR BEARING PARTITION
	BRICK / STONE
	4 x 4 POST
	4 x 6 POST
	POST ABOVE
	ARCHED OPENING
	BEDROOM #1
	ROOM NAME
	FLOOR/PLUMBING (SEE SPEC.)
	CEILING/WALL HEIGHT
	CEILING/WALL HEIGHT @ POINT
	BEAM CONFIGURATIONS: FLUSH RECESSED SEMI-RECESSED DROPPED

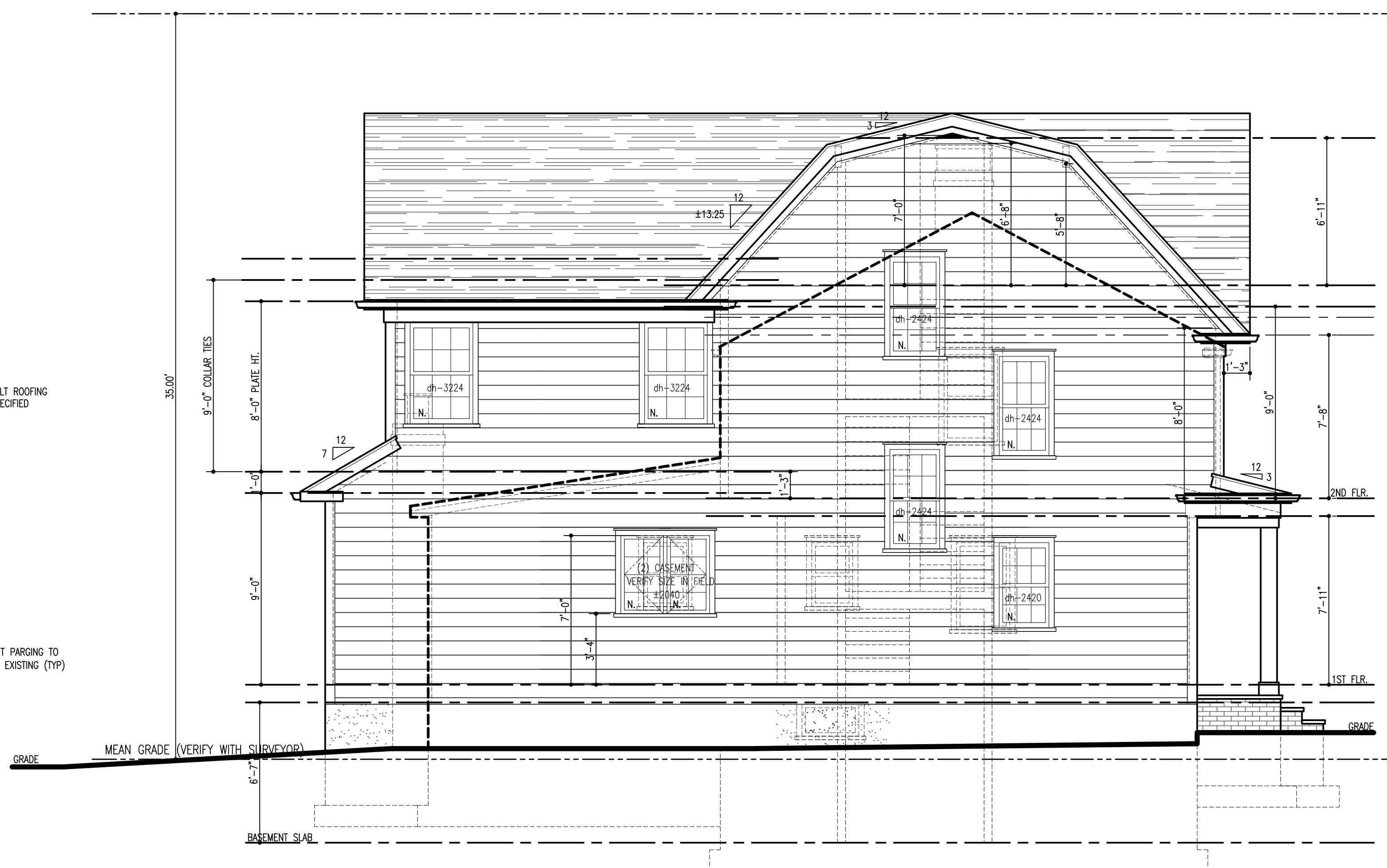
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NO.	REVISION	DATE
DRAWING TITLE :		
FRONT & RIGHT SIDE ELEVATION		
IF THIS LINE MEASURES 3" DRAWING IS AT FULL SCALE		
IF THIS LINE MEASURES 1-1/2" DRAWING IS AT 1/2 SCALE		
DATE:		
06/23/2025		
SCALE:		
1/4" = 1'-0"		
SEE GRAPHIC SCALE ABOVE		
DRAWN BY:		
PG/RF		
CHECKED BY:		
TK		
DRAWING NUMBER		
BOA-4		
PROJECT NO 23061 SHEET 4 OF 4		
LEVINE		



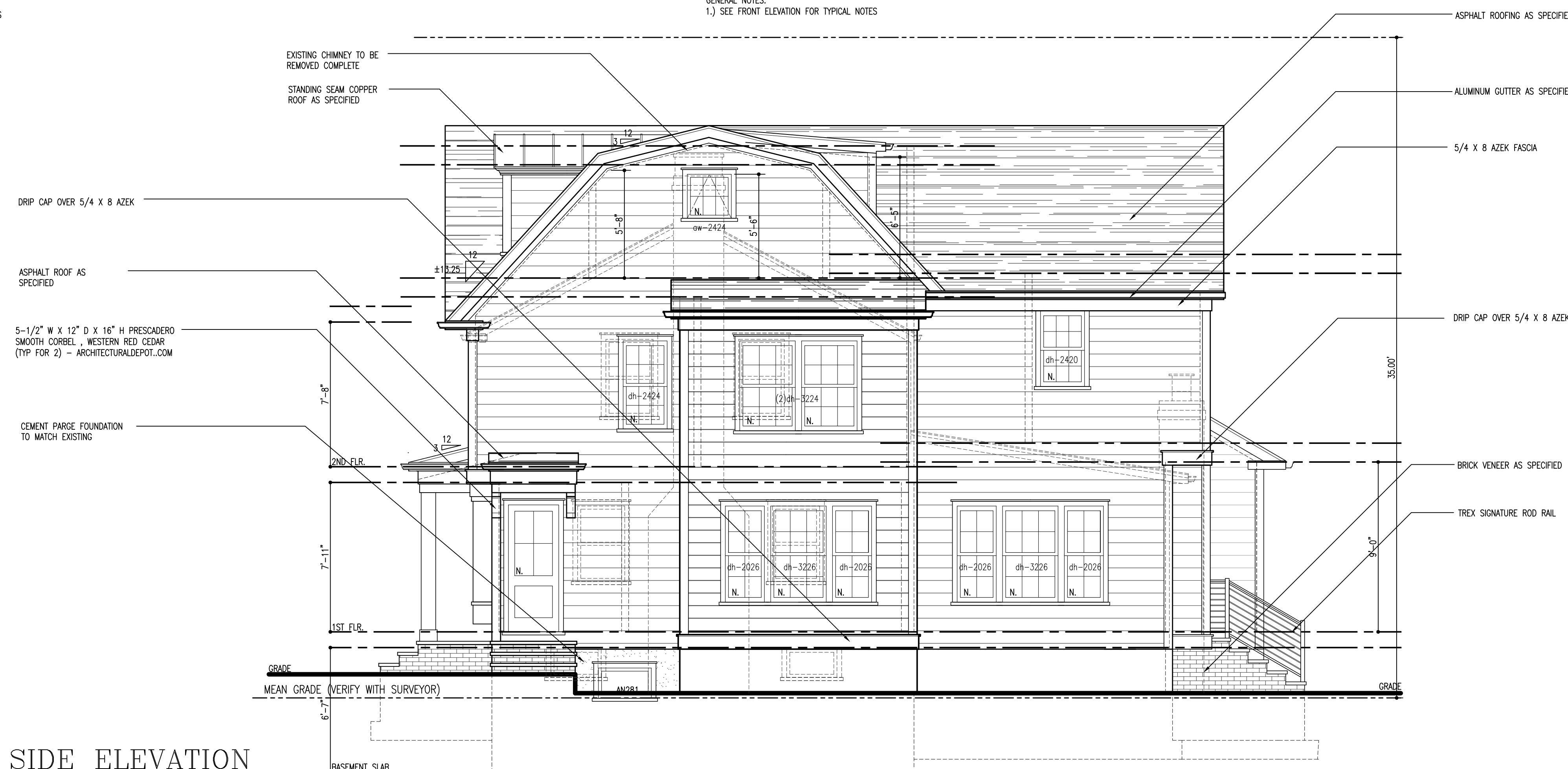
REAR ELEVATION

GENERAL NOTES:
1.) SEE FRONT ELEVATION FOR TYPICAL NOTES



LEFT SIDE ELEVATION

GENERAL NOTES:
1.) SEE FRONT ELEVATION FOR TYPICAL NOTES



RIGHT SIDE ELEVATION