PROPOSED RESIDENTIAL DUPLEX

1124 RIVER ROAD EDGEWATER NEW JERSEY 07020

INDEX of DRAWINGS:

ARCHITECTURAL

A.000 COVER SHEET

A.100 GROUND FLOOR PLAN
LIVING, DINING, KITCHEN PLAN (LEVEL 01)

A.101 BEDROOM # 02 & 03 PLAN (LEVEL 02)
MASTER BEDROOM # 01 PLAN (LEVEL 03)
ROOF LOUNGE & TERRACE PLAN (LEVEL 04)

A.200 ELEVATIONS - EXTERIOR
A.201 ELEVATIONS - EXTERIOR

A.300 SECTION

CONCEPTUAL RENDERING - VIEW LOOKING NORTHWEST ALONG RIVER ROAD

CONCEPTUAL RENDERING - VIEW LOOKING SOUTHWEST ALONG RIVER ROAD

CONCEPT DESIGNER

vldg

725 RIVER ROAD
Suite 211
EDGEWATER . NJ
T +1201.313.8534 E INFO@VLDG.COM

PAUL A VEGA RA NJ 21AI1091500
ARCHITECT

725 RIVER RD SUITE 211
EDGEWATER, NJ 07020
201.313.8534
INFO@VLDG.COM

OWNER

MR MATTHEW PERASSO
1124 RIVER ROAD
EDGEWATER, NJ 07020

-

SITE CIVIL ENGINEER

HUBSCHMAN ENGINEERING
263 S WASHINGTON AVE A
BERGENFIELD, NJ 07621

201 384 5666

PROJECT NAME

RESIDENTIAL DUPLEX
1124 RIVER ROAD
EDGEWATER, NJ 07020

All legal rights including but not limited to, Copyright & Design Patent Rights, in the designs, arrangements and plans shown on this document are the Property of VLDG and were developed for use solely on this project. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of VLDG.
Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and site conditions. Architect and VLDG shall be notified of any variation from the dimensions and conditions shown or reasonably inferred by this drawing. ©2024.

REVISIONS

DATE:	#:	REMARKS:
(24.04.15)	01	RESUBMITTAL - ZONING

SHEET TITLE

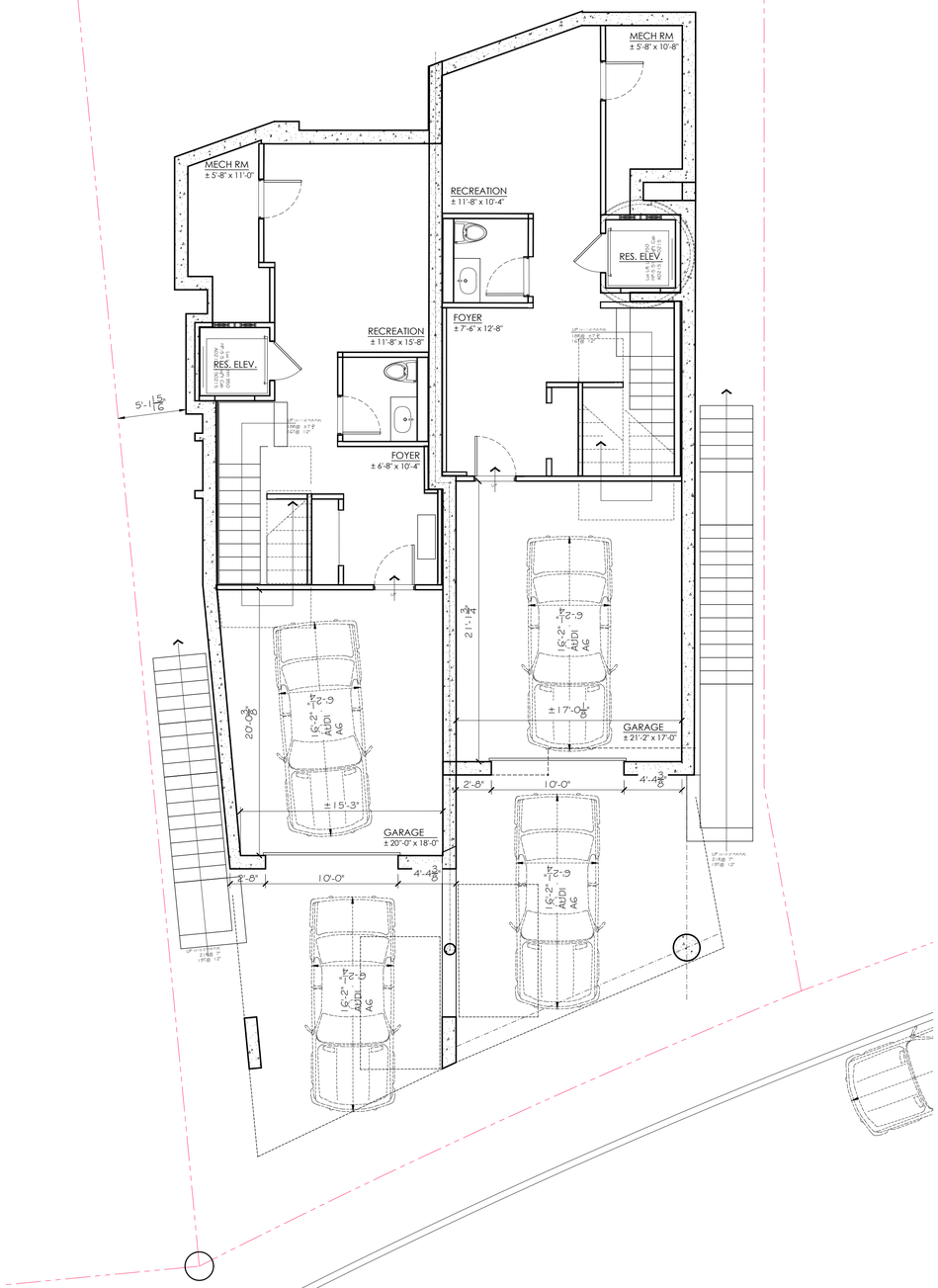
COVER SHEET

FILENAME:	
SCALE:	AS NOTED
DRAWN BY:	P
CHECKED BY:	PAV
DATE:	(22.11.22)
JOB NO.:	22_015

SHEET NUMBER

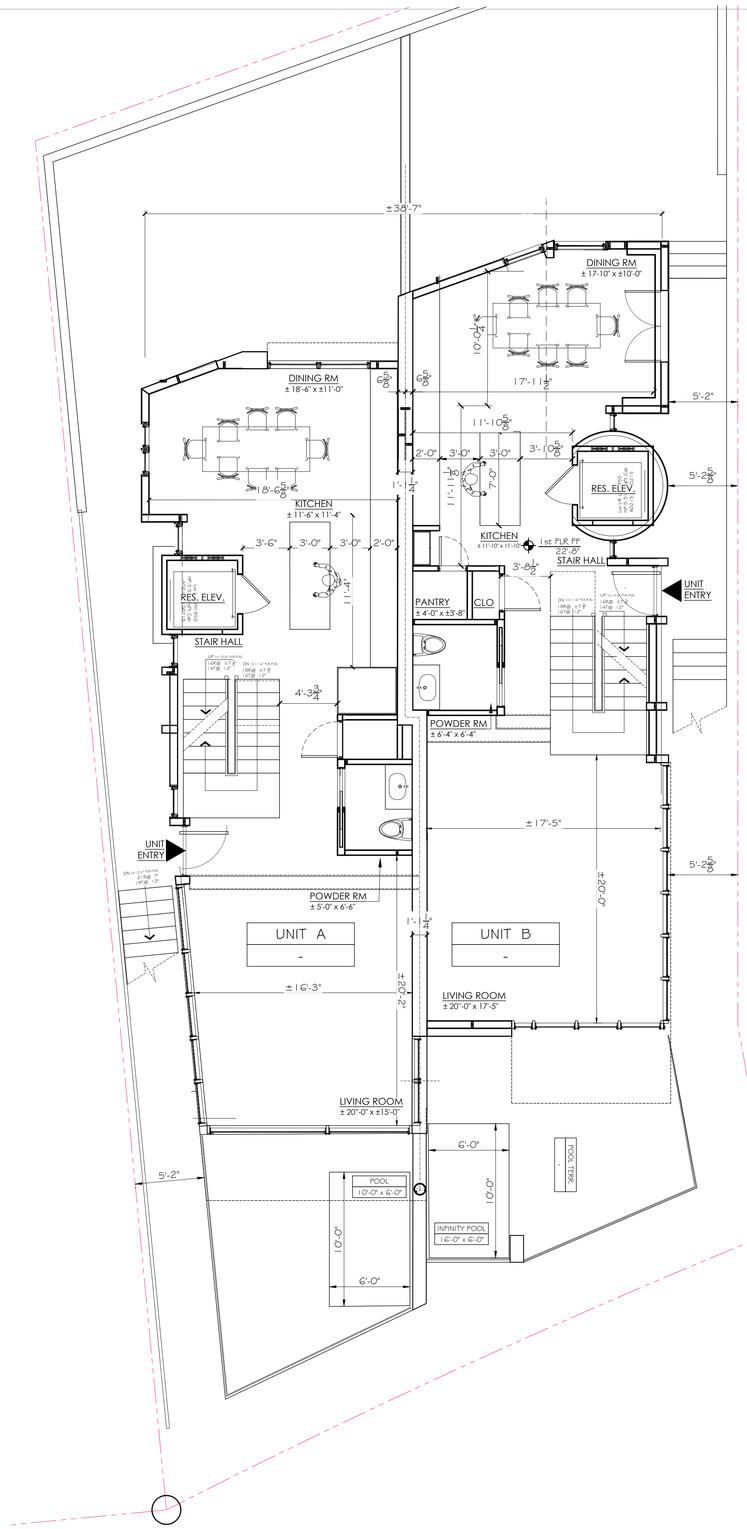
a.000

©2022 all drawings and design ideas, contained herein, are copyrighted by VLDG and may not be reproduced or used, in whole or in part, without the expressed written consent of VLDG.



NOTE:
- ALL DIMENSIONS ARE TO FACE OF GYP BD & APPROXIMATE.

01 a.100 FLOOR PLAN - GROUND FLOOR & GARAGE
SCALE: 3/16"= 1'-0"



NOTE:
- ALL DIMENSIONS ARE TO FACE OF GYP BD & APPROXIMATE.

02 a.100 FLOOR PLAN - FIRST FLOOR
SCALE: 3/16"= 1'-0"

CONCEPT DESIGNER

vldg
725 RIVER ROAD
Suite 211
EDGEWATER . NJ
T +1 201.313.8534 E INFO@VLDG.COM

PAUL A VEGA RA NJ 21AI091500
ARCHITECT

725 RIVER RD SUITE 211
EDGEWATER, NJ 07020
201.313.8534
INFO@VLDG.COM

OWNER

MR MATTHEW PERASSO
1124 RIVER ROAD
EDGEWATER, NJ 07020

SITE CIVIL ENGINEER

HUBSCHMAN ENGINEERING
263 S WASHINGTON AVE A
BERGENFIELD, NJ 07621

201 384 5666

PROJECT NAME

RESIDENTIAL DUPLEX
1124 RIVER ROAD
EDGEWATER, NJ 07020

All legal rights including but not limited to, Copyright & Design Patent Rights, in the designs, arrangements and plans shown on this document are the Property of VLDG and were developed for use solely on this project. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of VLDG.
Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and site conditions. Architect and VLDG shall be notified of any variation from the dimensions and conditions shown or reasonably inferred by this drawing. ©2024.

REVISIONS

DATE:	#:	REMARKS:
(24.04.15)	01	RESUBMITTAL - ZONING

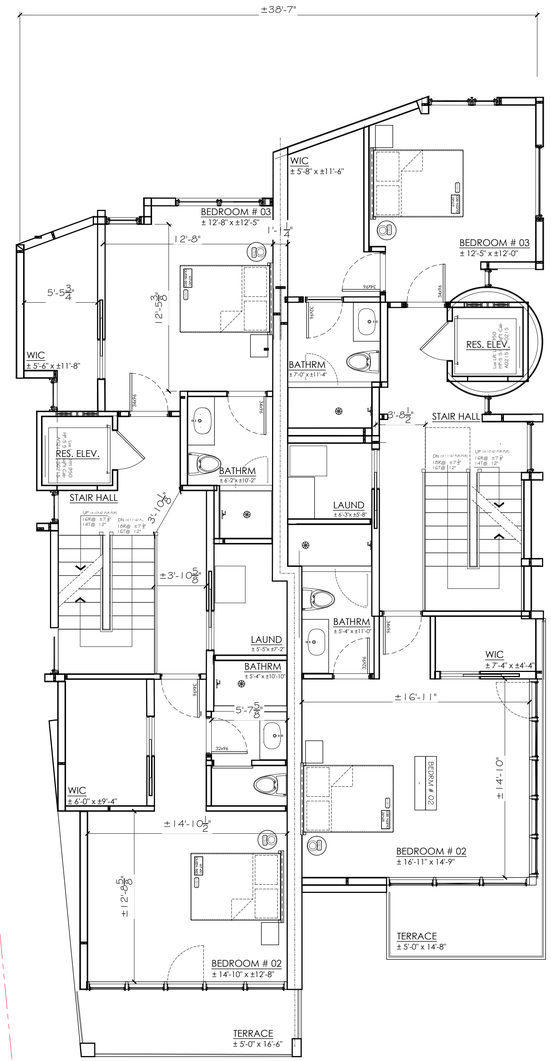
SHEET TITLE

FLOOR PLAN -
GROUND FLOOR &
FIRST FLOOR

FILENAME:	
SCALE:	AS NOTED
DRAWN BY:	JF
CHECKED BY:	PAV
DATE:	(22.11.22)
JOB NO.:	22_015

SHEET NUMBER

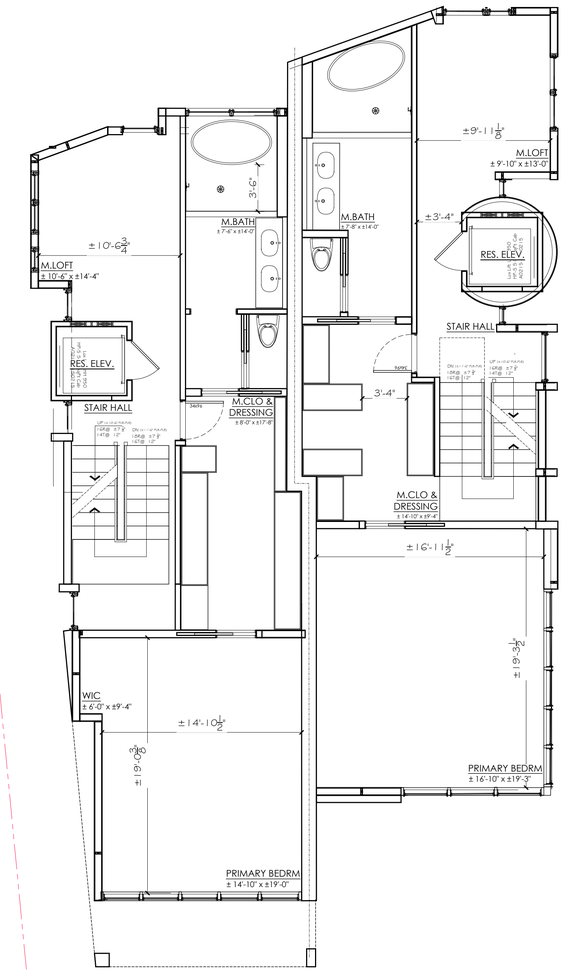
a.100



UNIT A	UNIT B
-	-

NOTE:
- ALL DIMENSIONS ARE TO FACE OF GYP BD & APPROXIMATE.

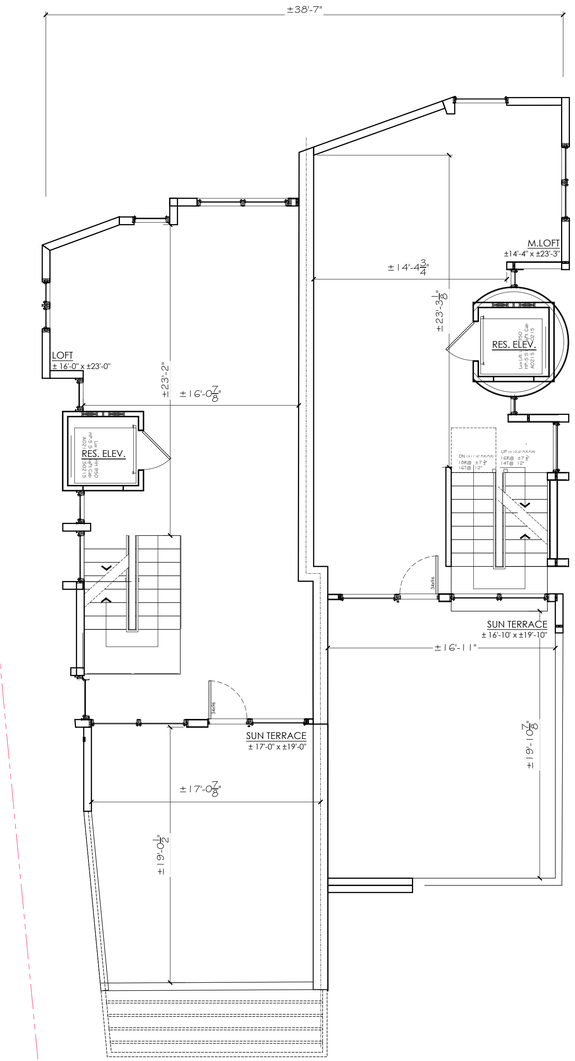
03 / a.101 FLOOR PLAN - SECOND FLOOR
SCALE: 3/16"= 1'-0"



UNIT A	UNIT B
-	-

NOTE:
- ALL DIMENSIONS ARE TO FACE OF GYP BD & APPROXIMATE.

04 / a.101 FLOOR PLAN - THIRD FLOOR
SCALE: 3/16"= 1'-0"



UNIT A	UNIT B
-	-

NOTE:
- ALL DIMENSIONS ARE TO FACE OF GYP BD & APPROXIMATE.

05 / a.101 FLOOR PLAN - TERRACE
SCALE: 3/16"= 1'-0"

CONCEPT DESIGNER

vldg

725 RIVER ROAD
Suite 211
EDGEWATER . NJ
T +1201.313.8534 E INFO@VLDG.COM

paul a vega

PAUL A VEGA RA NJ 21AI091500
ARCHITECT

725 RIVER RD SUITE 211
EDGEWATER, NJ 07020
201.313.8534
INFO@VLDG.COM

OWNER

MR MATTHEW PERASSO
1124 RIVER ROAD
EDGEWATER, NJ 07020

SITE CIVIL ENGINEER

HUBSCHMAN ENGINEERING
263 S WASHINGTON AVE A
BERGENFIELD, NJ 07621

201 384 5666

PROJECT NAME

RESIDENTIAL DUPLEX
1124 RIVER ROAD
EDGEWATER, NJ 07020

All legal rights including but not limited to, Copyright & Design Patent Rights, in the designs, arrangements and plans shown on this document are the Property of VLDG and were developed for use solely on this project. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of VLDG.
Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and site conditions. Architect and VLDG shall be notified of any variation from the dimensions and conditions shown or reasonably inferred by this drawing. ©2024.

REVISIONS

DATE:	#:	REMARKS:
(24.04.15)	01	RESUBMITTAL - ZONING

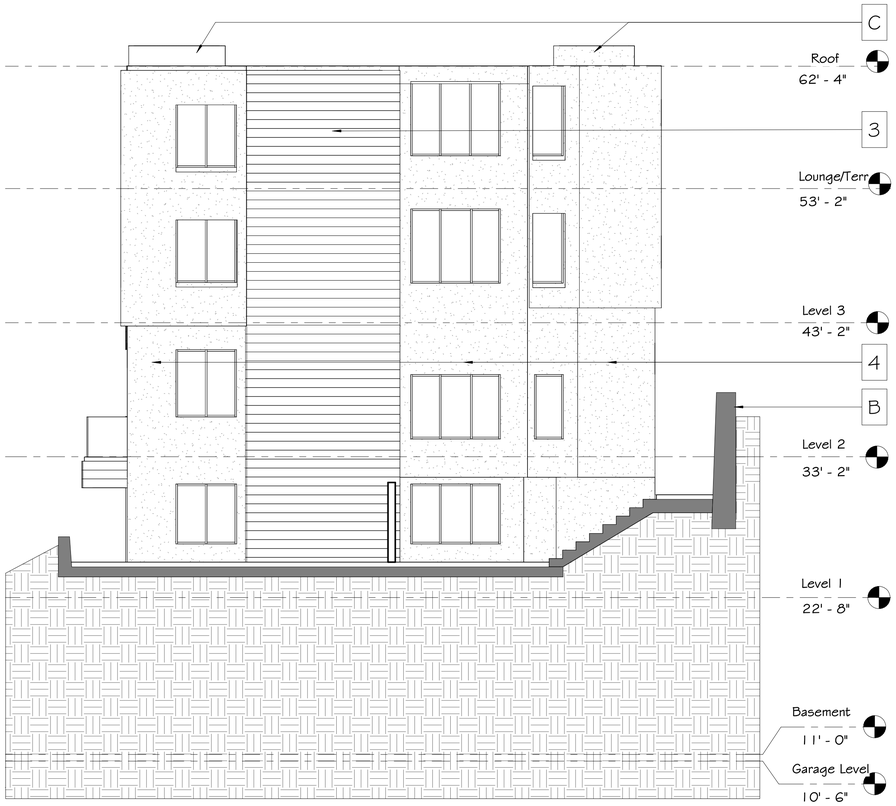
SHEET TITLE

FLOOR PLAN -
SECOND FLOOR &
THIRD FLOOR

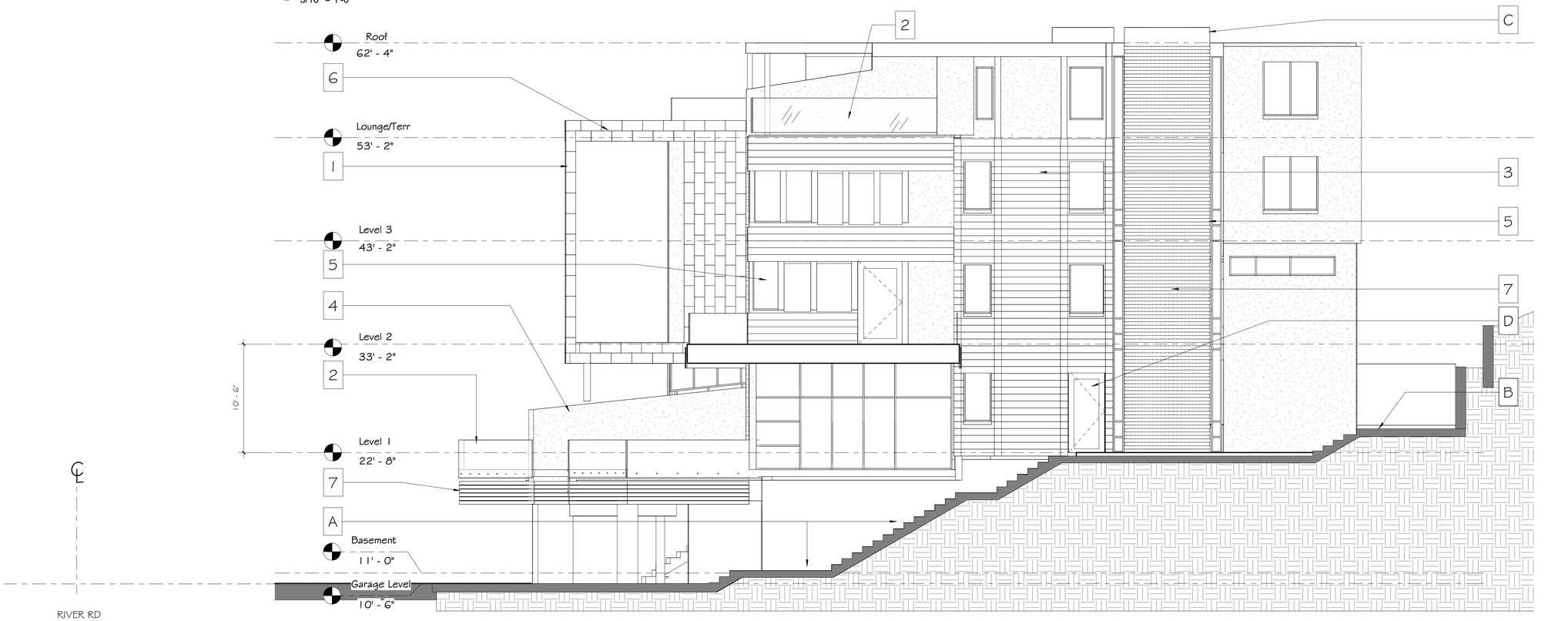
FILENAME:	
SCALE:	AS NOTED
DRAWN BY:	JP
CHECKED BY:	pav
DATE:	(22_11.22)
JOB NO.:	22_015

SHEET NUMBER

a.101



1 Elevation - West (REAR)
3/16" = 1'-0"



2 Elevation - North
3/16" = 1'-0"

MATERIAL DESIGNATION

1 EXTERIOR TILE WALL SYSTEM
2 LOW IRON SAFETY GLASS EXTERIOR GUARD RAIL SYSTEM
3 EXTERIOR GRADE HORIZ T&G BOARD SIDING
4 EXTERIOR GRADE CEMENTITIOUS PLASTER FINISH
5 ALUMINUM & INSULATED GLASS WINDOW & DOOR SYSTEM. OPERABLE AS REQD
6 OPEN METAL SLAT TRELLIS o/ LIVING ROOM TERRACE
7 HORIZ OPEN SLAT SCREEN SYSTEM
8 SPECIAL FINISH, TBD

ARCHITECTURAL DESIGNATIONS

A SIDEYARD STAIR &ADJACENT RETAINING WALL w/ ACCESS TO REAR YARD TERRACE. (REF SITE ENG & ARCH DRAWINGS)
B REAR YARD ON GRADE TERRACE. (REF SITE ENG DRAWINGS FOR GRADE ELEV)
C ROOF PARAPET & ELEVATOR OVERRUN BULKHEAD TBD
D APARTMENT ENTRY @LIVING ROOM LEVEL

CONCEPT DESIGNER
vldg
725 RIVER ROAD
Suite 211
EDGEWATER . NJ
T +1201.313.8534 E INFO@VLDG.COM

paul a vega
PAUL A VEGA RA NJ 21AI1091500
ARCHITECT
725 RIVER RD SUITE 211
EDGEWATER, NJ 07020
201.313.8534
INFO@VLDG.COM

OWNER
MR MATTHEW PERASSO
1124 RIVER ROAD
EDGEWATER, NJ 07020

-

SITE CIVIL ENGINEER
HUBSCHMAN ENGINEERING
263 S WASHINGTON AVE A
BERGENFIELD, NJ 07621

201 384 5666

. STRUCTURAL ENGINEER
-

.
-
-

PROJECT NAME

RESIDENTIAL DUPLEX
1124 RIVER ROAD
EDGEWATER, NJ 07020

All legal rights including but not limited to, Copyright & Design Patent Rights, in the designs, arrangements and plans shown on this document are the Property of VLDG and were developed for use solely on this project. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of VLDG.
Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and site conditions. Architect and VLDG shall be notified of any variation from the dimensions and conditions shown or reasonably inferred by this drawing. ©2022.

REVISIONS

DATE:	#:	REMARKS:
(24_04_15)	01	RESUBMITTAL - ZONING
-		

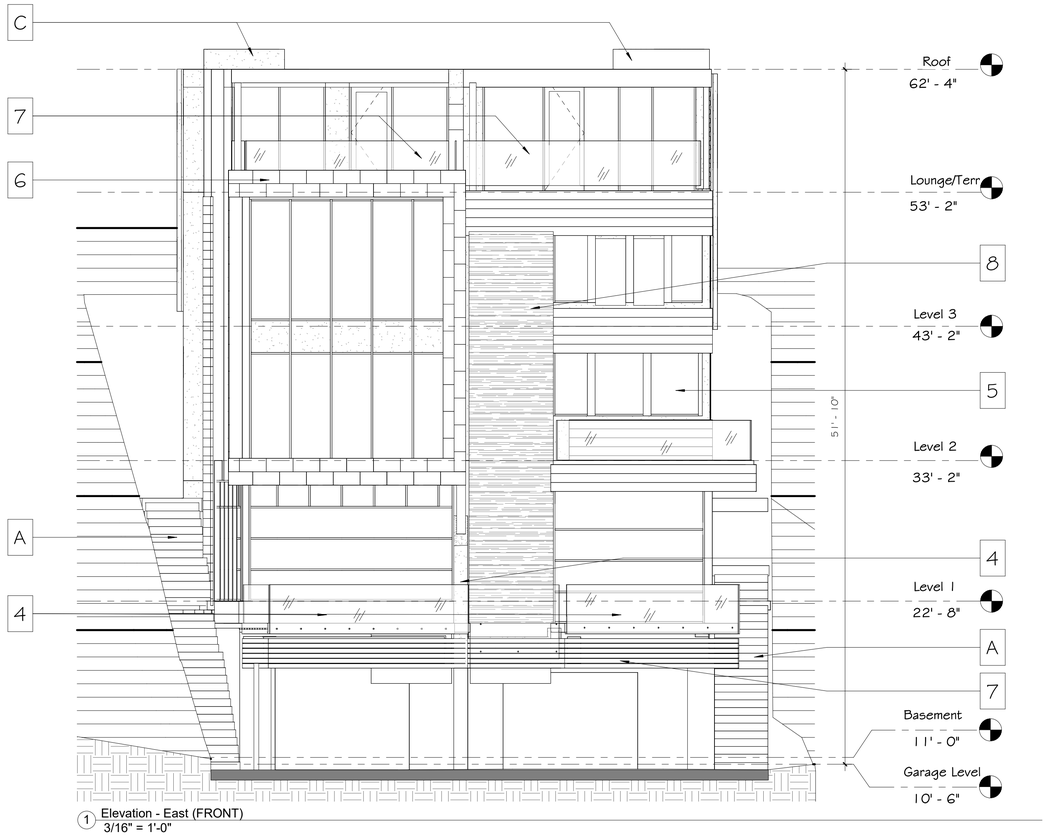
SHEET TITLE

Exterior Elevation

FILNAME:	
SCALE:	AS NOTED
DRAWN BY:	JP
CHECKED BY:	pav
DATE:	(22_11_22)
JOB NO.:	22_015

SHEET NUMBER

a.200



1 Elevation - East (FRONT)
3/16" = 1'-0"

MATERIAL DESIGNATION

1 EXTERIOR TILE WALL SYSTEM
2 LOW IRON SAFETY GLASS EXTERIOR GUARD RAIL SYSTEM
3 EXTERIOR GRADE HORIZ T&G BOARD SIDING
4 EXTERIOR GRADE CEMENTITIOUS PLASTER FINISH
5 ALUMINUM & INSULATED GLASS WINDOW & DOOR SYSTEM. OPERABLE AS REQD
6 OPEN METAL SLAT TRELLIS o/ LIVING ROOM TERRACE
7 HORIZ OPEN SLAT SCREEN SYSTEM
8 SPECIAL FINISH, TBD

ARCHITECTURAL DESIGNATIONS

A SIDEYARD STAIR &ADJACENT RETAINING WALL w/ ACCESS TO REAR YARD TERRACE. (REF SITE ENG & ARCH DRAWINGS)
B REAR YARD ON GRADE TERRACE. (REF SITE ENG DRAWINGS FOR GRADE ELEV)
C ROOF PARAPET & ELEVATOR OVERRUN BULKHEAD TBD
D APARTMENT ENTRY @LIVING ROOM LEVEL

3 Elevation - South
3/16" = 1'-0"

CONCEPT DESIGNER

v l d g

725 RIVER ROAD
Suite 211
EDGEWATER . NJ
T +1201.313.8534 E INFO@VLDG.COM

paul a vega

PAUL A VEGA RA NJ 21A11091500
ARCHITECT

725 RIVER RD SUITE 211
EDGEWATER, NJ 07020
201.313.8534
INFO@VLDG.COM

OWNER

MR MATTHEW PERASSO
1124 RIVER ROAD
EDGEWATER, NJ 07020

-

SITE CIVIL ENGINEER

HUBSCHMAN ENGINEERING
263 S WASHINGTON AVE A
BERGENFIELD, NJ 07621

201 384 5666

. STRUCTURAL ENGINEER

-

.

-

-

PROJECT NAME

RESIDENTIAL DUPLEX
1124 RIVER ROAD
EDGEWATER, NJ 07020

All legal rights including but not limited to, Copyright & Design Patent Rights, in the designs, arrangements and plans shown on this document are the Property of VLDG and were developed for use solely on this project. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of VLDG.
Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and site conditions. Architect and VLDG shall be notified of any variation from the dimensions and conditions shown or reasonably inferred by this drawing. ©2022.

REVISIONS

DATE:	#:	REMARKS:
(24.04.15)	01	RESUBMITTAL - ZONING
.		

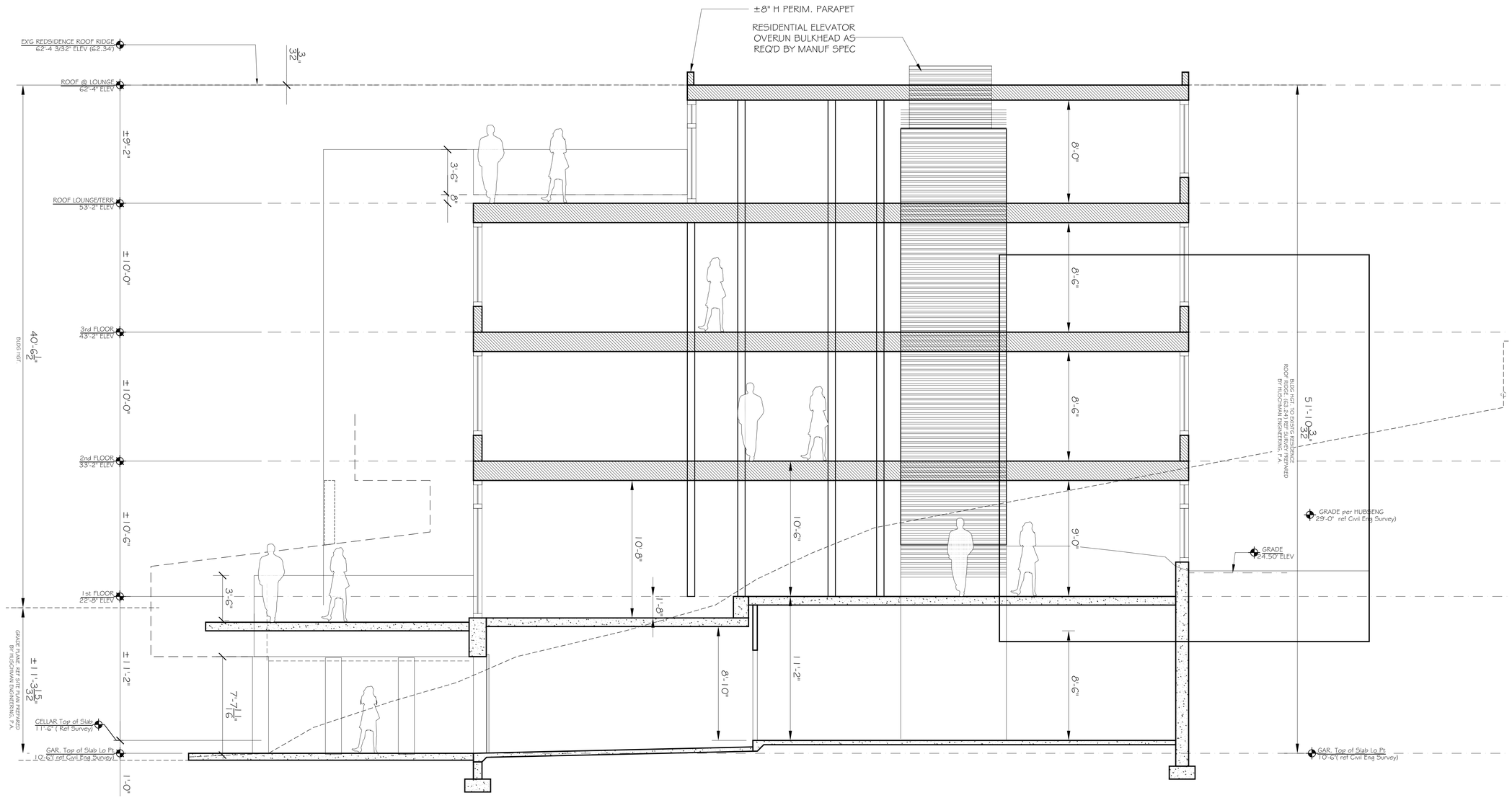
SHEET TITLE

Exterior Elevation

FILENAME:	
SCALE:	AS NOTED
DRAWN BY:	P
CHECKED BY:	PAV
DATE:	(22.11.22)
JOB NO.:	22_015

SHEET NUMBER

a.201



01 a.300 SCHEMATIC CROSS SECTION EAST - WEST

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

CONCEPT DESIGNER

vldg

725 RIVER ROAD
Suite 211
EDGEWATER . NJ
T +1 201.313.8534 E INFO@VLDG.COM

paul a vega

PAUL A VEGA RA NJ 21AI1091500
ARCHITECT

725 RIVER RD SUITE 211
EDGEWATER, NJ 07020
201.313.8534
INFO@VLDG.COM

OWNER

MR MATTHEW PERASSO
1124 RIVER ROAD
EDGEWATER, NJ 07020

-

SITE CIVIL ENGINEER

HUBSCHMAN ENGINEERING
263 S WASHINGTON AVE A
BERGENFIELD, NJ 07621

201 384 5666

.

-

PROJECT NAME

RESIDENTIAL DUPLEX
1124 RIVER ROAD
EDGEWATER, NJ 07020

All legal rights including but not limited to, Copyright & Design Patent Rights, in the designs, arrangements and plans shown on this document are the Property of **VLDG** and were developed for use solely on this project. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of **VLDG.**
Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and site conditions. Architect and VLDG shall be notified of any variation from the dimensions and conditions shown or reasonably inferred by this drawing. **©2024.**

REVISIONS

DATE:	#:	REMARKS:
(24.04.15)	01	RESUBMITTAL - ZONING

SHEET TITLE

SECTION -

FILNAME:	
SCALE:	AS NOTED
DRAWN BY:	P
CHECKED BY:	pav
DATE:	(22_11.22)
JOB NO.:	22_015

SHEET NUMBER

a.300