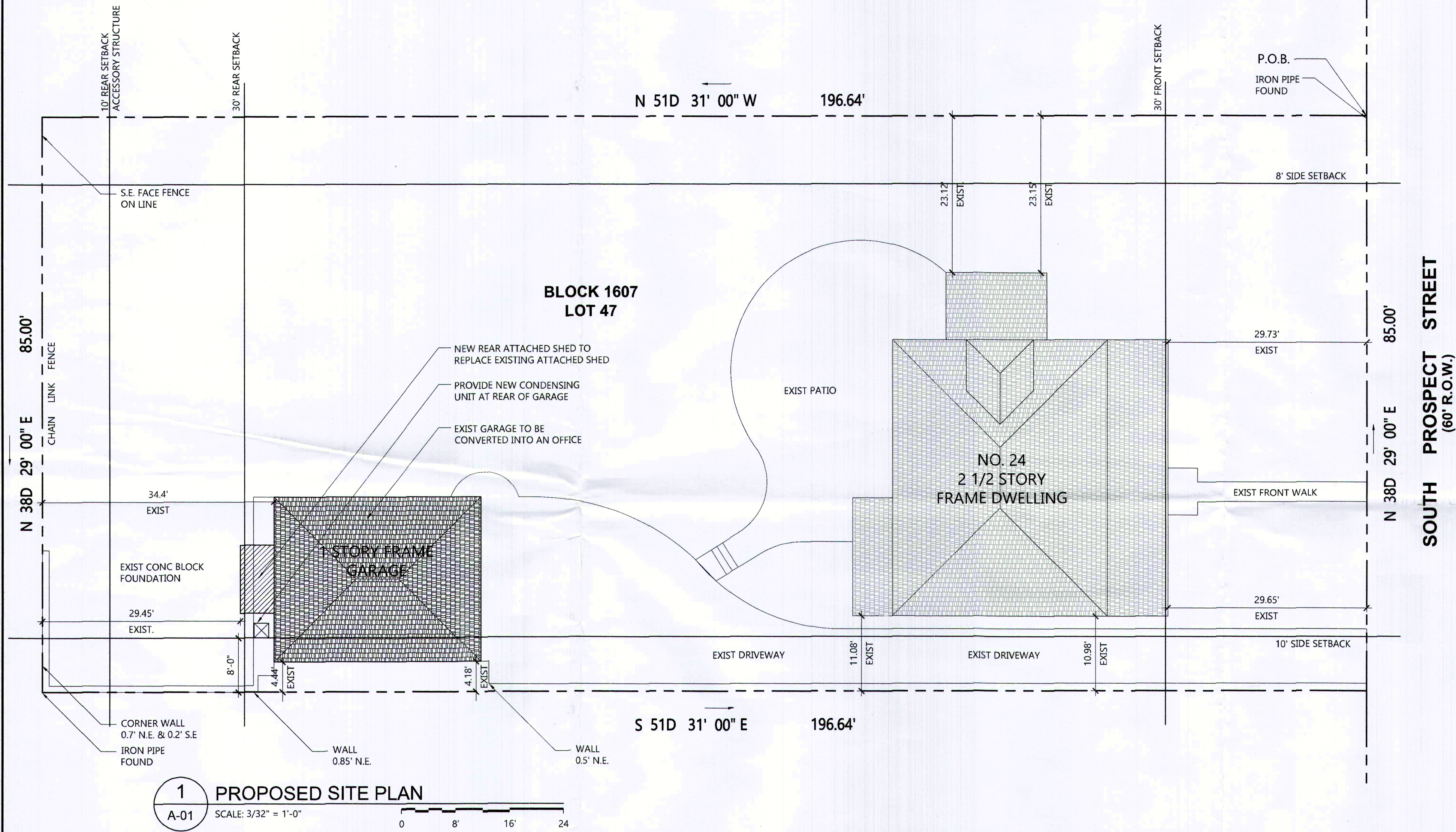
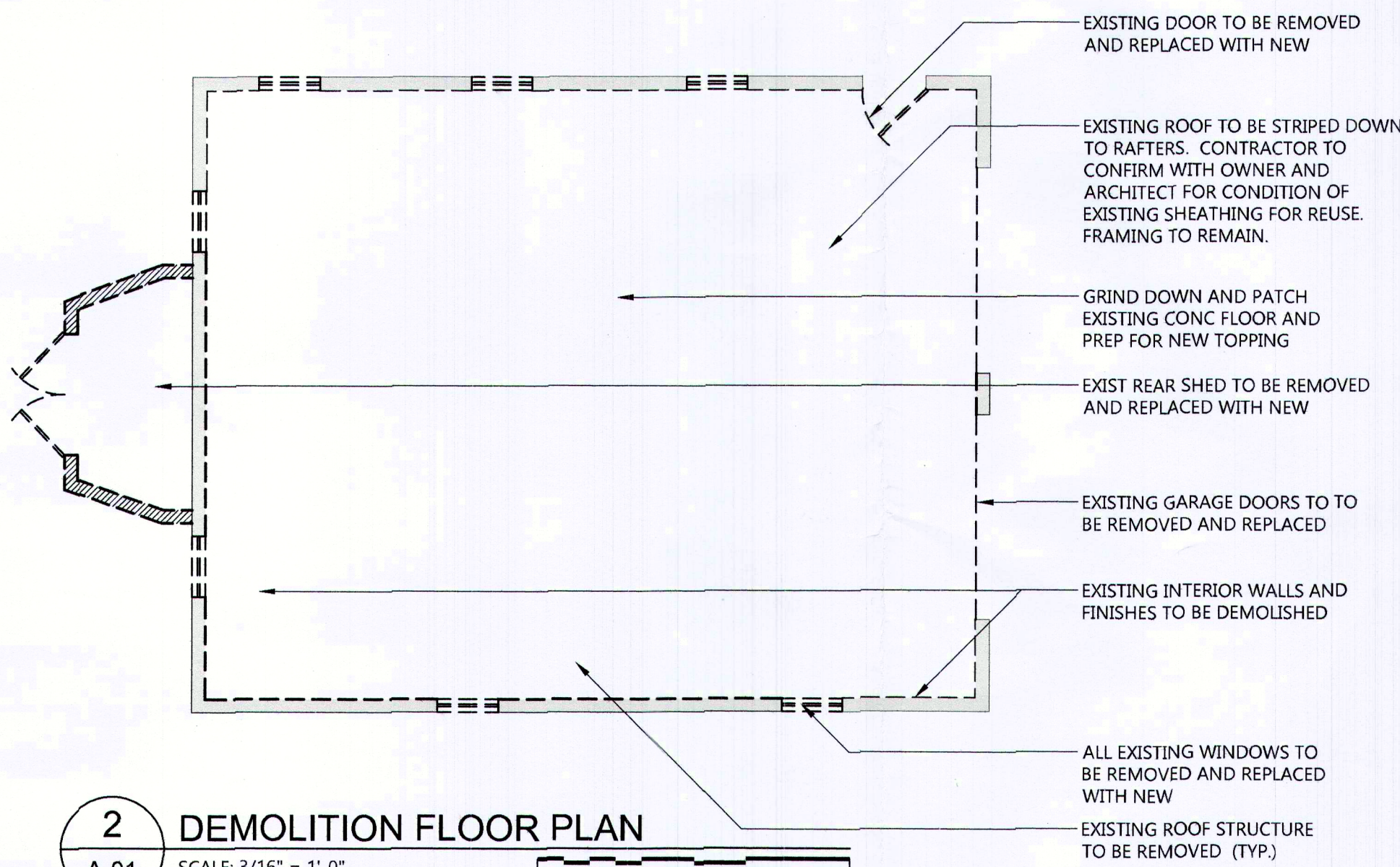


ABBREVIATIONS

AT	AIR CONDITIONING	CLG	CEILING CLOS	ELEV	ELEVATION	FR	FIRE RETARDANT	NIC	NOT IN CONTRACT	QT	QUARRY TILE	SH	SHEET	T.V.	TELEVISION CABLE
A/C	ACOUSTICAL CEILING	CLOS	CLOSET	ENCL	ENCLOSE	FS	FULL SIZE	NOM	NOMINAL	R	RADIUS/RISER	SIM	SIMILAR	TYP.	TYPICAL
ADJ	ADJUST (ABLE)	COL	COLUMN	EQ	EQUAL	FUT	FUTURE	NTS	NOT TO SCALE	A	RETURN AIR	SP	STARTING POINT	UC	UNDERCUT
AFF	ABOVE FINISHED FLOOR	CONC	CONCRETE	ETC	EQUIPMENT	GA	GAUGE	OA	OVERALL	RB	RESILIENT BASE	SPEC	SPECIFICATION	UNF	UNFINISHED
AFS	ABOVE FINISHED SLAB	CONSTR	CONSTRUCTION	ETCETERA	ETCETERA	GC	GENERAL CONTRACTOR	OC	ON CENTER	REF	REFERENCE	SQ	SQUARE	UON	UNLESS OTHERWISE NOTED
ALT	ALTERNATE	CORR	CORRIDOR	EWC	ELECTRIC WATER COOLER	GL	GLASS	OD	OUTSIDE OF DIAMETER	REG	REFRIGERATOR	STD	STAINLESS STEEL	W	WIDE, WIDTH
ALUM	ALUMINUM	CT	CERAMIC TILE	EXH	EXHAUST	GYP.BD.	GYP.SUM BOARD	OH	OVERHEAD	REL	RELOCATE(D)	STL	STEEL	W/	WITH
		DEM	DEMOLISH, (TION)	EXIST	EXISTING	HM	HOLLOW METAL	OPNG	OPENING	REQ'D	REQUIRED	STOR	STORAGE	WC	WALLCOVERING, WATER CLOSET
		DET	DETAIL	EXP	EXPOSED	HOR	HORIZONTAL	OPP	OPPOSITE	RET	RETURN	SUSP	SUSPENDED	WD	WOOD
BD	BOARD	DF	DRINKING FOUNTAIN	FA	FRESH AIR	HT	HEIGHT	PTD	PAINT (ED)	RH	RIGHT HAND	T	TREAD	WP	WATERPROOF
BLDG	BUILDING	DH	DOUBLE HUNG	FEC	FIRE EXTINGUISHER	HTG	HEATING	PNL	PANEL	RM	ROOM	T&G	TOUNG & GROOVE		
BLKG	BLOCKING	DIA	DIAMETER	FE	FIRE EXTINGUISHER	H	HEATER	P	PLATE	RO	ROUGH OPENING	TEL	TELEPHONE		
BO	BY OTHERS, BOTTOM OF	DIAG	DIAGONAL	FL	FLOOR	MT	METAL	PL	PLASTIC	S	SPEAKER	TEMP	TEMPERED	V	VINYL
BOTT	BOTTOM	DN	DOWN	FG	FULL GLASS	MECH	MECHANICAL	PLUMB	PLUMBING	SCH	SCHEDULE	TERR	TERRAZZO, TERRACE	V.PNL	VISION PANEL
BS	BUILDING STANDARD	DR	DOOR	FH	FULL HEIGHT	MET	METAL	POL	POLISHED	SD	SMOKE DETECTOR	T&G	TOUNG & GROOVE	VCT	VINYL COMPOSITE TILE
BSMT	BASEMENT	DWG	DRAWING	FIN	FINISH	MISC	MISCELLANEOUS	PROJ	PROJECT	SECT.	SECTION	THK	THICK (NESS)	VD	VIDEO DISPLAY
		EA	EACH	FL	FLOOR	MO	MOULding	PT	POINT	SG	SAFETY GLASS	TKBO	TACKBOARD	VERT	VERTICAL
C	CARPETING	EL	ELEVATION	FP	FIREPROOF	MTL	MOUNTED	PTL	PRESSURE TREATED			TO	TRIMMED OPENING	VIF	VERIFY IN FIELD
CAB	CABINET	ELEC	ELECTRIC	FP	FIREPROOF	MTL	MATERIAL	PTN	PARTITION						
CL	CENTERLINE			FPSC	FIREPROOF SELF-CLOSING	INT	INTERIOR	PWD	PLYWOOD						
CLR	CLEAR					NA	NOT APPLICABLE								



1 PROPOSED SITE PLAN
A-01 SCALE: 3/32" = 1'-0"



2 DEMOLITION FLOOR PLAN
A-01 SCALE: 3/16" = 1'-0"

DEMOLITION LEGEND

	EXISTING WALL TO REMAIN
	WALL TO BE DEMOLISHED
	WINDOW TO BE REMOVED
	DOOR & FRAME TO BE REMOVED
	NAME ROOM NAME

GENERAL DEMOLITION NOTES

- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SUPPORT AND SHORING OF EXISTING CEILINGS, WALL, PARTITIONS, BEAMS ETC. DURING DEMOLITION TO MAINTAIN STRUCTURAL INTEGRITY.
- CONTRACTOR SHALL COVER AND TARP AREAS OF ROOF DURING DEMOLITION AND CONSTRUCTION TO ENSURE NO WATER AND DEBRIS PENETRATION.
- CONTRACTOR IS TO COORDINATE ALL DEMOLITION WITH OTHER TRADES.
- CONTRACT DRAWINGS ARE NOT INTENDED TO REPRESENT EXACT DIMENSIONS. FIELD DIMENSIONS ARE THE RESPONSIBILITY OF THIS CONTRACTOR FOR ALL DEMOLITION WORK.
- CONTRACTOR SHALL REMOVE ANY UNUSED PLUMBING IN FLOOR PRIOR TO COMMENCING WORK. CONTRACTOR TO RELOCATE ANY EXISTING PIPING OBSTRUCTING WITH NEW WORK.
- EXISTING ELECTRICAL CONDUIT, WIRES AND BOXES IN AREAS OF WORK SHALL BE REMOVED AND REPLACED WITH NEW. ENSURE EXISTING OUTLETS, SWITCHES AND LIGHTS TO REMAIN ARE IN WORKING ORDER.

SAMPERS RESIDENCE 24 SOUTH PROSPECT STREET VERONA, NJ 07044	
ZONING DISTRICT CLIMATE ZONE	RESIDENTIAL - R-60 4A
TAX BLOCK TAX LOT	1607 47
LOADS	
1. ROOF DEAD LOAD:	20 PSF
2. ROOF LIVE LOAD:	30 PSF
3. FLOOR DEAD LOAD (AT WOOD FINISH):	20 PSF
4. FLOOR DEAD LOAD (AT TILE FINISH):	30 PSF
5. FLOOR LIVE LOAD:	40 PSF
6. ATTIC WITHOUT STORAGE:	10 PSF
7. GUARDRAILS AND HANDRAILS:	200 PSF
8. GUARDRAIL INFILL COMPONENTS:	50 PSF
9. STAIRS:	40 PSF
10. SNOW LOAD:	30 PSF
11. WIND LOAD:	115 MPH, 3-SEC GUSTS
12. RISK CATEGORY:	II

BULK CALCULATIONS	
LOT AREA:	16,714 SQ.FT.
BUILDING COVERAGE EXISTING	2,716 SF / 16,714 SF = 16.25%
EXISTING HOUSE	1,925 SF
EXISTING GARAGE	791 SF
BUILDING COVERAGE PROPOSED	2,722 SF / 16,714 SF = 16.29% (25% MAX ALLOWED)
EXIST HOUSE	1,925 SF
EXIST GARAGE WITH NEW SHED	797 SF
IMPERVIOUS COVERAGE EXISTING	5,671 SF / 16,714 SF = 33.93%
EXIST HOUSE	1,925 SF
EXIST GARAGE	791 SF
EXIST REAR PATIO	1,015 SF
EXIST DRIVEWAY	1,703 SF
EXIST FRONT WALK	107 SF
EXIST REAR CONC.	130 SF
IMPERVIOUS COVERAGE PROPOSED	5,671 SF / 16,714 SF = 33.93% (40% MAX ALLOWED)
EXIST HOUSE	1,925 SF
EXIST GARAGE WITH NEW SHED	797 SF
EXIST REAR PATIO	1,015 SF
EXIST DRIVEWAY	1,703 SF
EXIST FRONT WALK	107 SF
EXIST REAR CONC.	130SF
PROP CONDENSING UNIT	ON EXIST CONC PAD
BUILDING AREA	
EXISTING GARAGE FIRST FLOOR:	791 SQ.FT. (EXIST. TO REMAIN)
PROPOSED ADDITION VOLUME:	0 CU.FT. 1ST FLOOR

BUILDING HEIGHT	
EXISTING HEIGHT:	1 STORY - ACCESSORY STRUCTURE 16'-2"
PROPOSED HEIGHT:	1 STORY - ACCESSORY STRUCTURE EXISTING TO REMAIN (15' MAX ALLOWED)

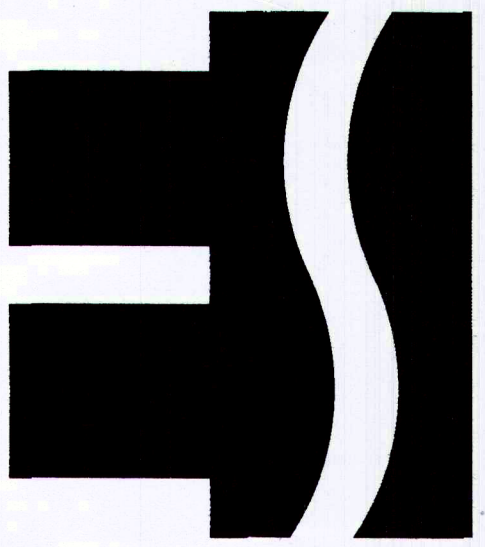
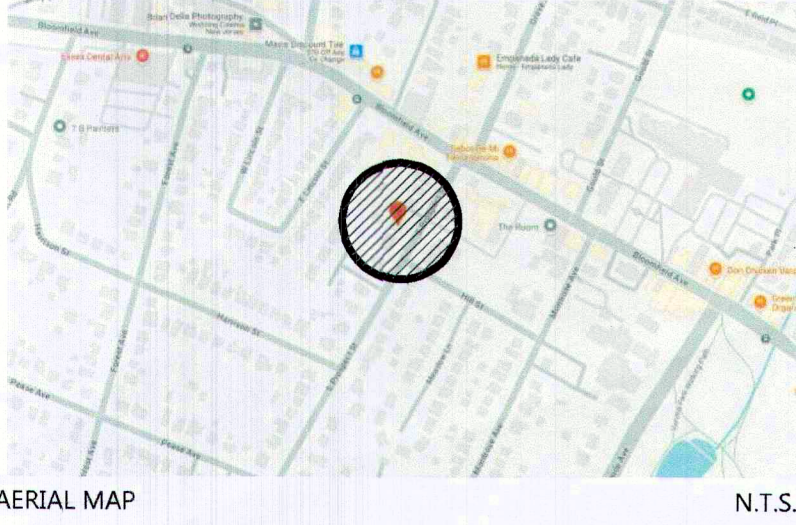
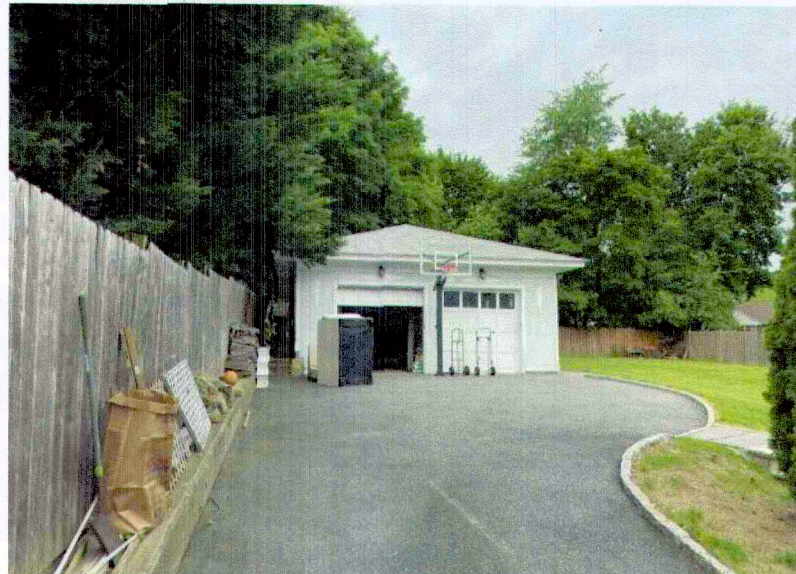
SETBACKS	
EAST FRONT SETBACK:	PROPOSED EXISTING TO REMAIN REQUIRED 30'-0"
NORTH SIDE SETBACK:	EXISTING TO REMAIN 8'-0"
WEST REAR SETBACK:	EXISTING TO REMAIN 30'-0"
SOUTH SIDE SETBACK:	EXISTING TO REMAIN 10'-0"

CODE COMPLIANCE	
GOVERNING CODE OF NEW ADDITION AND INTERIOR ALTERATIONS TO BE PER:	
-	INTERNATIONAL RESIDENTIAL CODE, NJ ADDITION 2021
-	REHABILITATION SUBCODE - NJAC 5:23-6
-	NATIONAL ELECTRICAL CODE, 2020
-	NATIONAL STANDARD PLUMBING CODE, 2021
-	INTERNATIONAL ENERGY CONSERVATION CODE, 2021 (RESIDENTIAL)

LOAD SCHEDULE	
1. ROOF DEAD LOAD:	20 PSF
2. ROOF LIVE LOAD:	30 PSF
3. 1ST FLOOR LIVE LOAD:	50 PSF
4. 2ND FLOOR DEAD LOAD (AT WOOD FINISH):	20 PSF
5. 2ND FLOOR DEAD LOAD (AT TILE FINISH):	30 PSF
6. 2ND FLOOR LIVE LOAD:	40 PSF
7. 2ND FLOOR LIVE LOAD (AT BALCONY):	60 PSF
8. ATTIC WITHOUT STORAGE:	10 PSF
9. GUARDRAILS AND HANDRAILS:	200 PSF
10. GUARDRAIL INFILL COMPONENTS:	50 PSF
11. STAIRS:	40 PSF
12. SNOW LOAD:	30 PSF
13. WIND LOAD:	115 MPH, 3-SEC GUSTS
14. RISK CATEGORY:	II

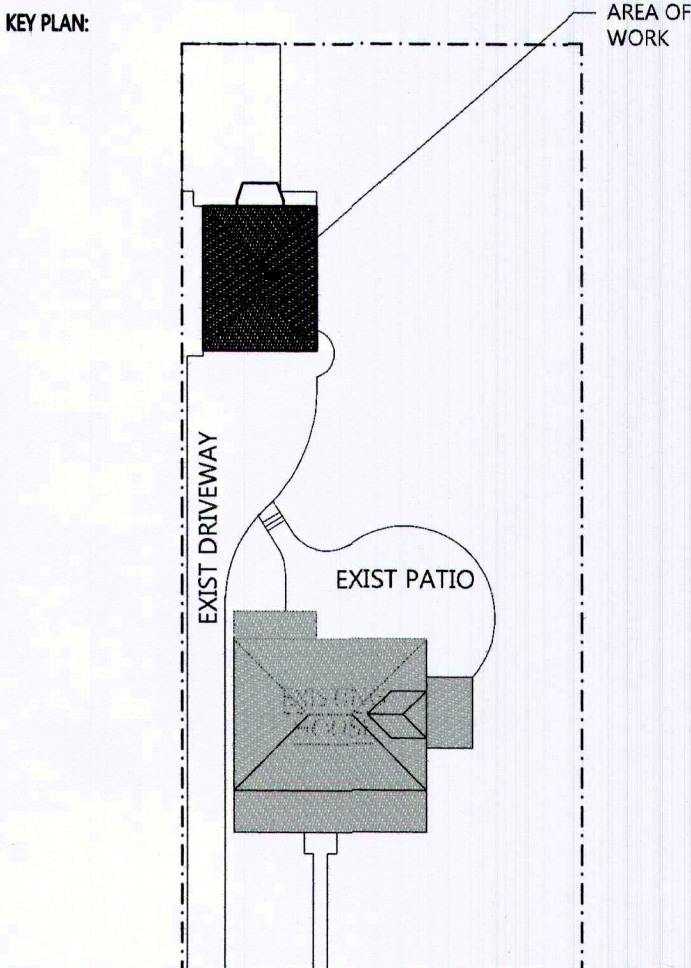
- PROJECT SCOPE
- CONVERT EXISTING GARAGE TO A NEW OFFICE WITH BATHROOM AND.
 - REPAIR EXISTING FOUNDATION AS REQUIRED IN AREAS WHERE CRACKED OR THERE IS WATER PENETRATION.
 - REFINISH AND PROVIDE NEW TOPPING OVER EXISTING CONCRETE FLOOR. PROVIDE NEW POLISHED CONCRETE FLOOR.
 - PROVIDE NEW ROOFING AND SHEATHING OVER EXISTING FRAMING. NEW ROOF TO REMAIN UNCHANGED.
 - PROVIDE ALL NEW WINDOWS AND DOORS THROUGHOUT.
 - PROVIDE NEW ACCESSIBLE RESTROOM AT REAR OF STRUCTURE. RUN NEW PLUMBING TO EXISTING HOUSE MAIN.
 - PROVIDE NEW ELECTRICAL SUB-PANEL AND CONFIRM EXISTING FEED SIZE.
 - CHANGE THE PROPERTY USE TO MIXED USE FROM SINGLE FAMILY RESIDENTIAL. VARIANCE REQUESTED

DRAWING LIST	- JOB # ES-2536
ARCHITECTURAL:	
A-01	- DEMO PLAN, SITE PLAN, CODES & NOTES
A-02	- PROPOSED FLOOR, ELEVATIONS & SCHEDULES
A-03	- DETAILS AND NOTES



EScott Architects, LLC
28 Arlington Avenue
Caldwell, NJ 07006

P: 973.552.8886 | info@escottarchitects.com



1	07/02/25	ISSUED FOR ZONING
NO.	DATE	DESCRIPTION

PROJECT:

SAMPERS RESIDENCE

24 SOUTH PROSPECT STREET
VERONA, NJ 07044

DRAWING TITLE:

DEMO PLAN,
SITE PLAN,
CODES & NOTES

DRAWN BY:	CHECKED BY:
ES	ES
DATE:	PROJECT NO:
JUNE 2025	ES-2536

DRAWING NO:

A-01

SHEET: 1 of 3