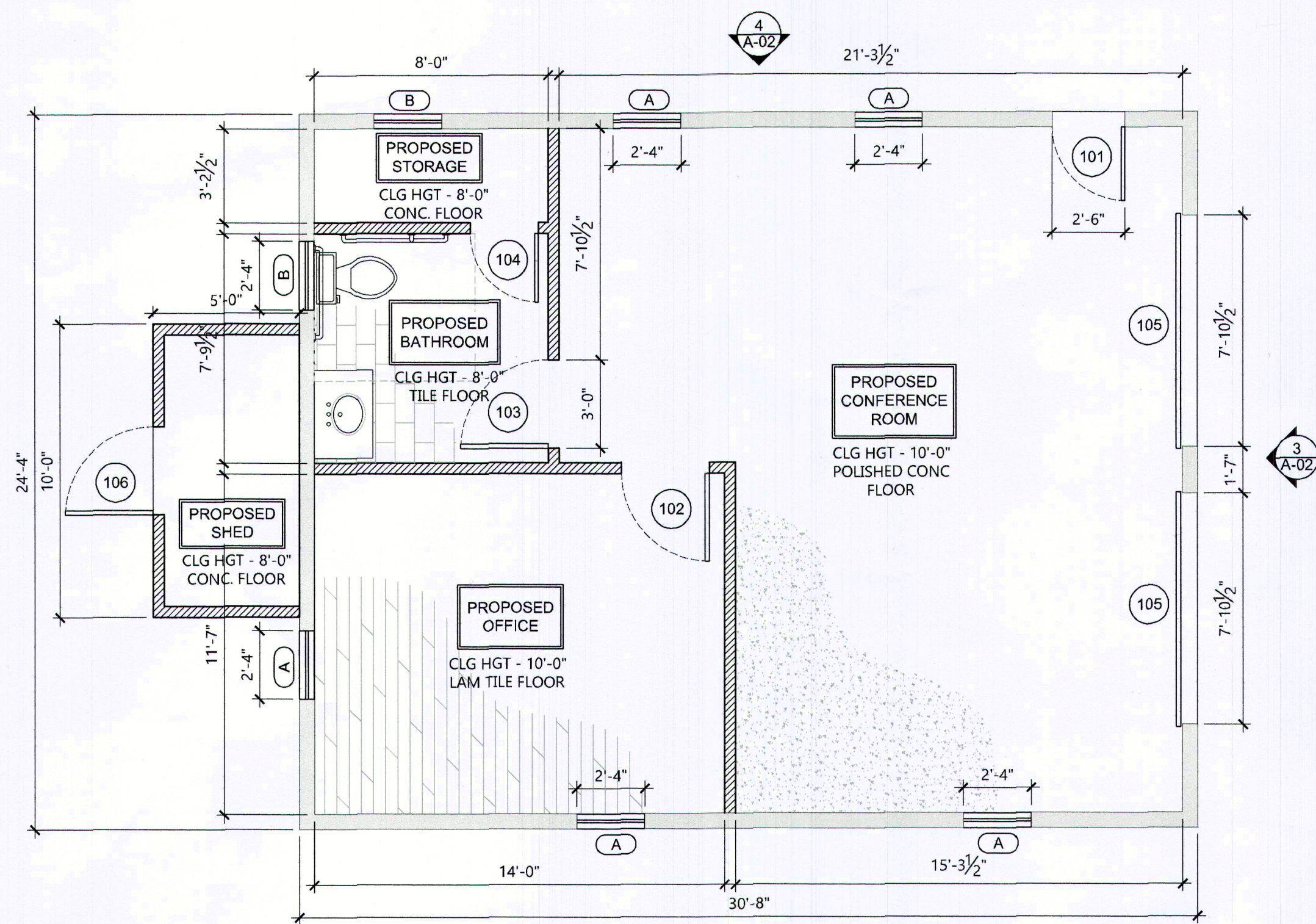
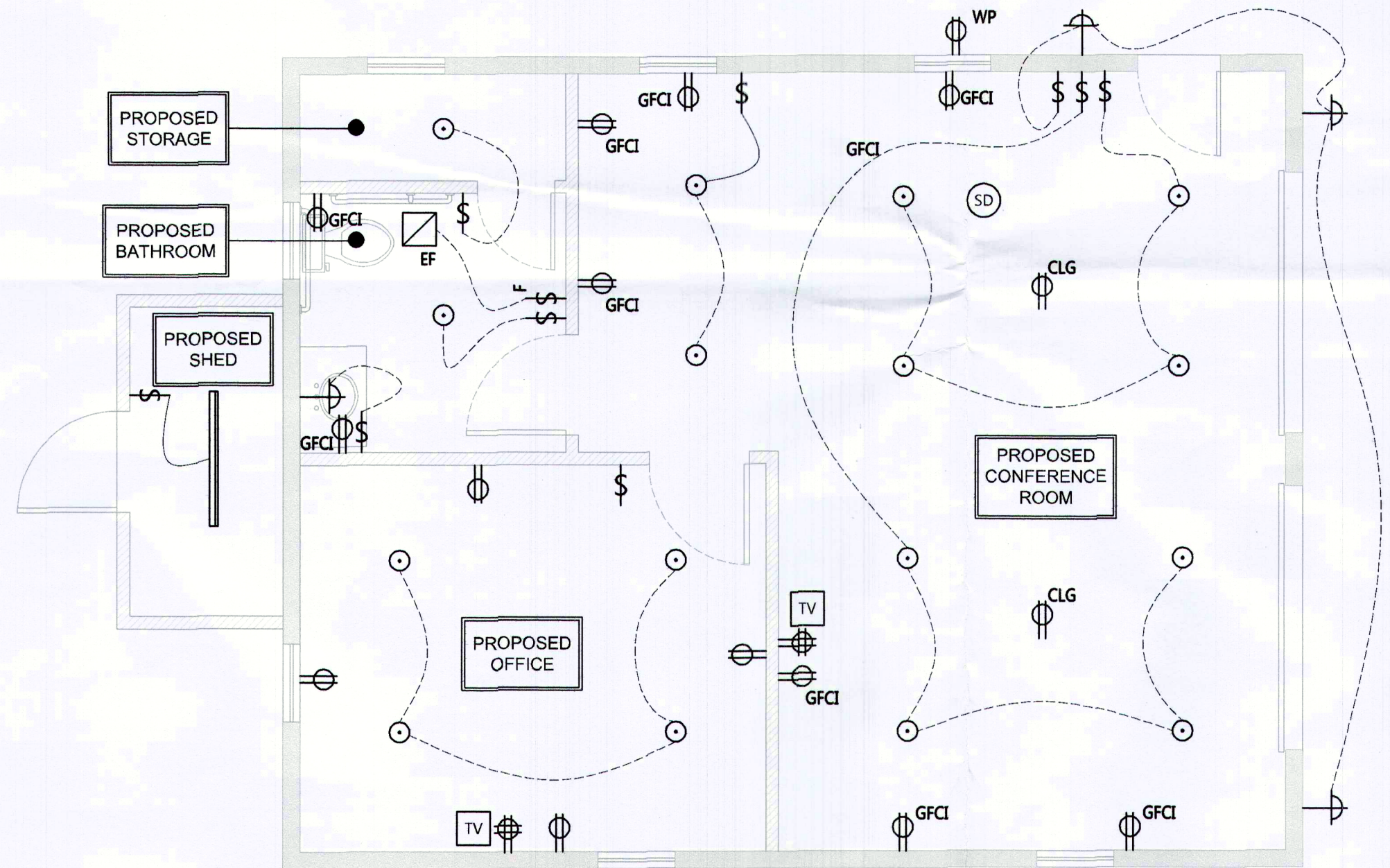
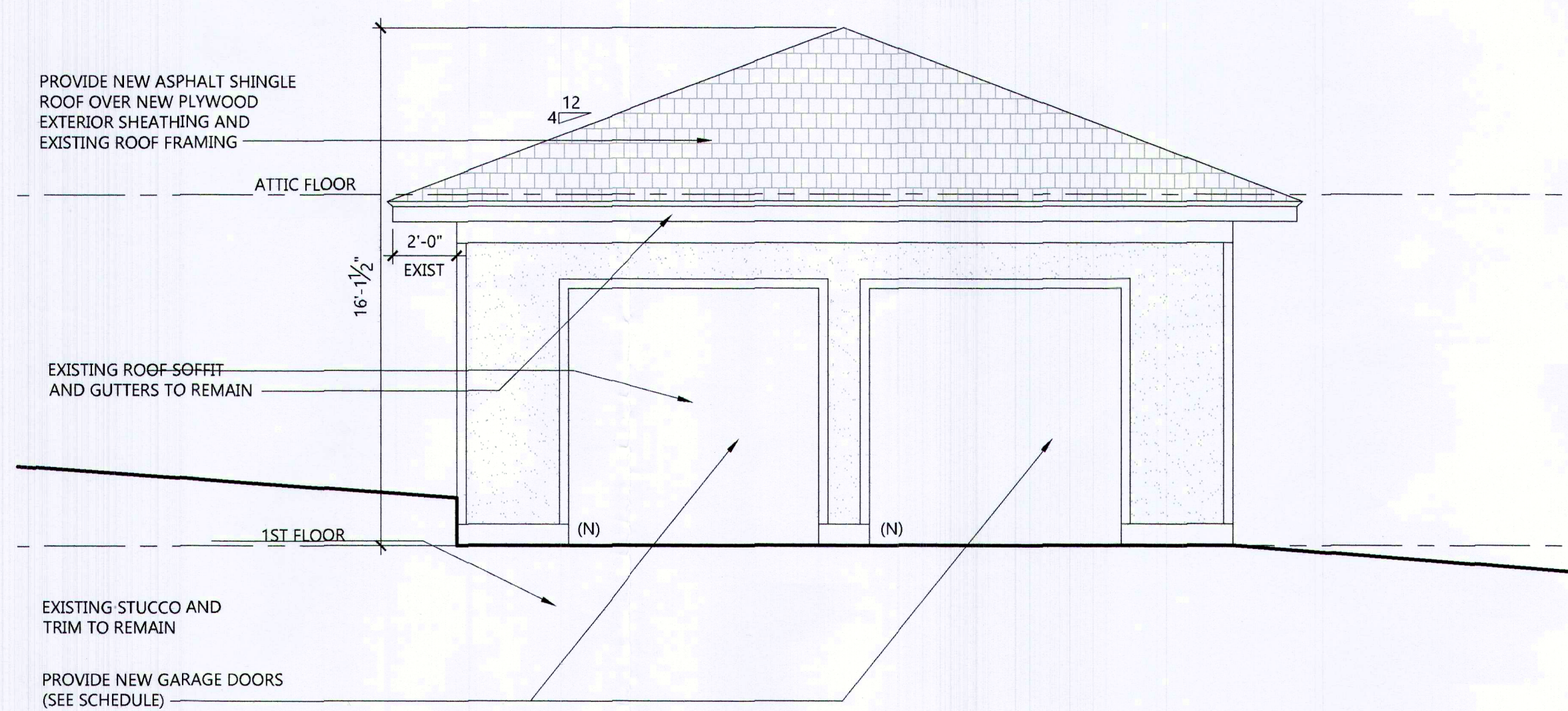




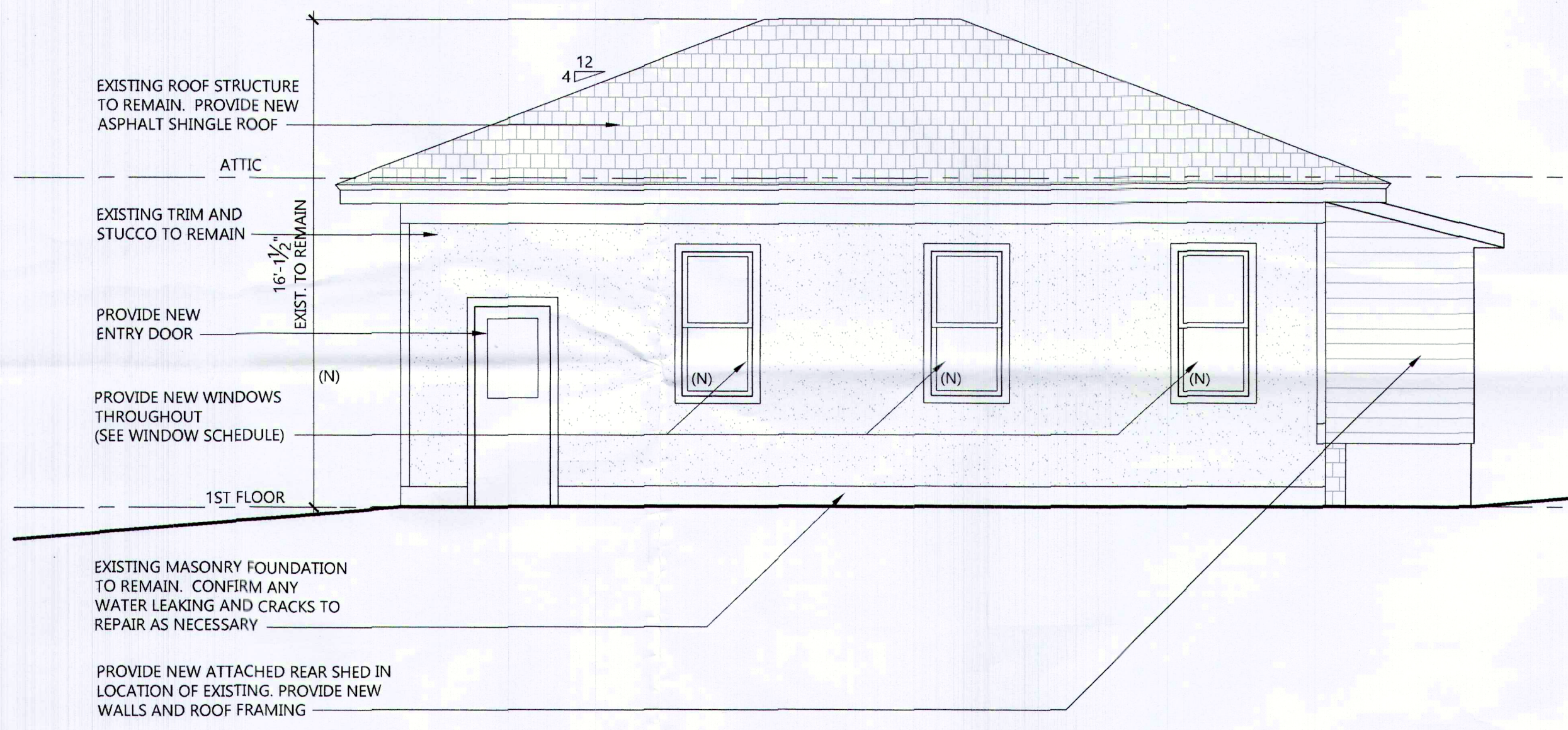
1 PROPOSED FLOOR PLAN
A-02 SCALE: 1/4" = 1'-0"



2 PROPOSED ELECTRICAL PLAN
A-02 SCALE: 1/4" = 1'-0"



3 PROPOSED FRONT ELEVATION
A-02 SCALE: 1/4" = 1'-0"



4 PROPOSED SIDE ELEVATION
A-02 SCALE: 1/4" = 1'-0"

CONSTRUCTION PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW GYP. BD. PARTITION
- 4" TYP. NEW DOOR & FRAME TO BE INSTALLED SEE DOOR SCHEDULE FOR TYPE
- NEW WINDOW & FRAME TO BE INSTALLED SEE WINDOW SCHEDULE FOR TYPE
- NAME ROOM NAME
- DET. # ELEVATION/SECTION KEY DWG #
- DENOTES KEY NOTE, SEE KEY NOTES RIGHT

GENERAL CONSTRUCTION NOTES

- DURING CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR PERFORMING THE WORK IN A MANNER THAT WILL AVOID HAZARDS TO PERSONS IN ADJACENT AREAS AND THAT WON'T INTERFERE WITH WORK OR PASSAGE TO ANY OF THESE AREAS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SUPPORT AND SHORING OF EXISTING AREAS AND PARTITIONS, ETC. DURING RENOVATION AND CONSTRUCTION.
- CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
- ALL PENETRATIONS THROUGH DRYWALL AND MASONRY SURFACES INCLUDING BUT NOT LIMITED TO PIPE, CONDUIT, DUCTWORK, GRILLES, REGISTERS, DEVICE BOXES, HANGER RODS, ETC. SHALL HAVE THEIR COMMON JOINTS WITH DRYWALL AND/OR MASONRY CAULKED TO PROVIDE AN AIRTIGHT SEAL.
- ALL EXTERIOR WALLS TO BE INSULATED WITH R-21 BATT INSULATION AND MIN. R-6 ZIP WALL 1.5" INSULATED EXTERIOR SHEATHING. NEW ROOF ATTIC SLOPED CEILING TO HAVE R-30 AND FLAT CEILING TO HAVE R-60. NEW FLOOR TO HAVE R-19. BASEMENT TO HAVE R-15 BATT INSULATION IN WALLS AS PER NJ IRC 2021 1102.1.2 AND IECC 402.1.1.
- PROVIDE ALL NEW TRIM FOR BASE, WINDOW, DOOR, AND CROWN MOULDING TRIM. CONFIRM TRIM WITH OWNER AND/OR ARCHITECT. TYPICAL FOR ALL NEW AND RENOVATED SPACES.
- CONTRACTOR IS TO COORDINATE ALL RENOVATION AND ADDITION WORK WITH ALL OTHER TRADES AS REQUIRED.
- CONTRACT DRAWINGS ARE NOT INTENDED TO REPRESENT EXACT DIMENSIONS. FIELD DIMENSIONS ARE THE RESPONSIBILITY OF THIS CONTRACTOR FOR ALL PHASES INCLUDING BIDDING, FABRICATION, COORDINATION AND CONSTRUCTION.
- ALL EXTERIOR GLASS DOORS, NOTED WINDOWS, AND WINDOWS BELOW 18" AFF TO HAVE SAFETY GLAZING - REQUIRES MARKING. CPSC 16. CFR 1201.
- NEW ELECTRICAL OUTLETS AND CABLE TV OUTLETS TO BE INSTALLED TO EXISTING PANEL(S) AS PER NEC 2020.
- PROVIDE ALL FIRESTOPPING REQUIRED PURSUANT TO IRC 2021, R302.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS.
- FOR ALL NEW HEADERS AT NEW OPENINGS, SEE SHEET A-09, FRAMING NOTE #19.

CONSTRUCTION KEY NOTES

- NEW WOOD TRIM AT BASE, DOOR/WINDOW SURROUND AND CROWN MOULDING AS REQUIRED TO MATCH EXISTING STYLE AND TYPE. CONFIRM PROFILE DETAIL WITH OWNER AND ARCHITECT.
- NEW ROOF FRAMING, SHEATHING AND SHINGLES AT EXTENT OF NEW ADDITION.
- NEW 8" CMU FOUNDATION WALL.

ELECTRICAL LEGEND

- ELECTRICAL PATH
- NEW SWITCH - 42" AFF
- WEATHER PROOF DUPLEX RECEPTACLE 12" AFF UNLESS NOTED
- SURFACE MTD CEILING LIGHT FIXTURE
- WALL SCENCE

ELECTRICAL NOTES

- NEW ELECTRICAL OUTLETS, PHONE OUTLETS, AND CABLE TV OUTLETS TO BE INSTALLED TO EXISTING PANEL(S) AS PER APPLICABLE CODES.
- ALL NEW SMOKE DETECTORS REQUIRED TO BE HARDWIRED TO NEW CIRCUIT PER NEC 2020 CODE. BATTERY BACK-UP.
- RECESSED CEILING LIGHT FIXTURES TO BE 4" DIA. HALO - WHITE TRIM OR APPROVED EQUAL.
- CONFIRM ALL EXISTING OUTLETS AND SWITCHES WORK AND REWIRE AS NECESSARY TO MEET CONTRACT DRAWING REQUIREMENTS.
- CONTRACTOR TO PROVIDE ALL OUTLETS NECESSARY TO CONFORM WITH APPLICABLE CODES AND STANDARDS.
- ALL CLOSET LIGHTING TO BE INSTALLED MIN. 6" OFF OF PROPOSED SHELVING AND HAVE COVERED TRIM ENCLOSURE AND BE LED TYPE. CONFIRM WITH OWNER.
- ALL WALL SWITCHES TO BE INSTALLED MIN. 8" OFF OF DOOR ROUGH OPENING TO ENSURE CLEARANCE FOR TRIM.
- ALL OUTLETS TO BE TAMPER RESISTANT TYPE PER APPLICABLE CODES.
- EXTEND EXISTING SECURITY SYSTEM TO NEW ADDITION AND TIE BACK INTO MAIN SYSTEM.

WINDOW SCHEDULE

#	TYPE OF WINDOW	R.O. WIDTH	UNIT HEIGHT	NOTES
FIRST FLOOR				
A	NEW VINYL DOUBLE HUNG WINDOW	2'-4"	4'-10"	QTY - 5
B	NEW VINYL DOUBLE HUNG WINDOW	2'-4"	4'-10"	TEMPERED GLAZING - QTY 2

WINDOW NOTES

- ALL WINDOWS TO BE ANDERSEN 100 SERIES WINDOWS AND HAVE INSULATED LOW-E GLASS, SCREENS, AND HARDWARE TO MATCH EXIST.
- ALL TRIM TO MATCH EXISTING WHERE TO REMAIN. SILL HORNS TO EXTEND FOR TRIM, ALL EXTERIOR WALLS 2X6 WOOD STUDS (VERIFY IN FIELD).
- ALL EGRESS WINDOWS TO BE PER NJ CODE - 5.7 SQ FT CLEAR OPN'G, 24" MIN. HEIGHT, 20" MIN. WIDTH MAX. 44" SILL HEIGHT ABOVE FINISH FLOOR.
- CONTRACTOR TO CONFIRM WITH OWNER REGARDING STYLE, MATERIAL AND OPTIONS FOR ALL WINDOWS.

DOOR SCHEDULE

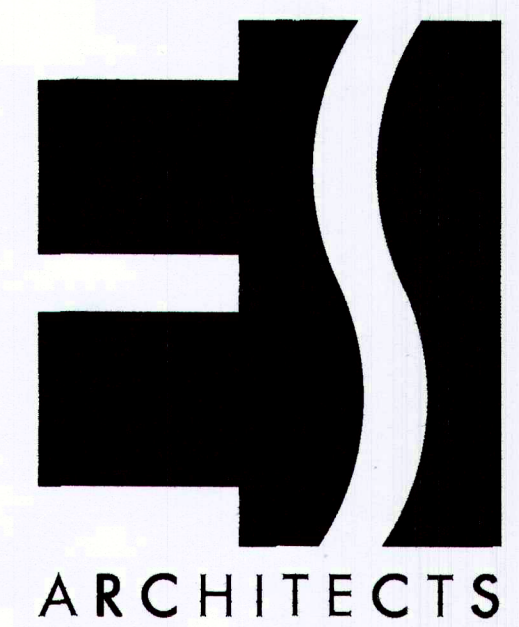
#	TYPE OF DOOR	HARDWARE	WIDTH	HEIGHT	NOTES
FIRST FLOOR					
101	NEW WOOD 2-PANEL DOOR	ENTRY	2'-6"	6'-8"	MAIN EXTERIOR DOOR - 50% GLAZING
101	NEW WOOD 2-PANEL DOOR	PRIVACY	3'-0"	6'-8"	OFFICE
103	NEW WOOD 2-PANEL DOOR	PRIVACY	3'-0"	6'-8"	BATHROOM
104	NEW WOOD 2-PANEL DOOR	PASSAGE	2'-6"	6'-8"	CLOSET
105	INSULATED FIBERGLASS GARAGE DOOR	ENTRY	8'-0"	8'-0"	GARAGE - WITH TEMPERED GLASS WINDOW LITES
106	STEEL EXTERIOR DOOR	ENTRY	3'-0"	6'-8"	EXTERIOR SHED DOOR

DOOR NOTES

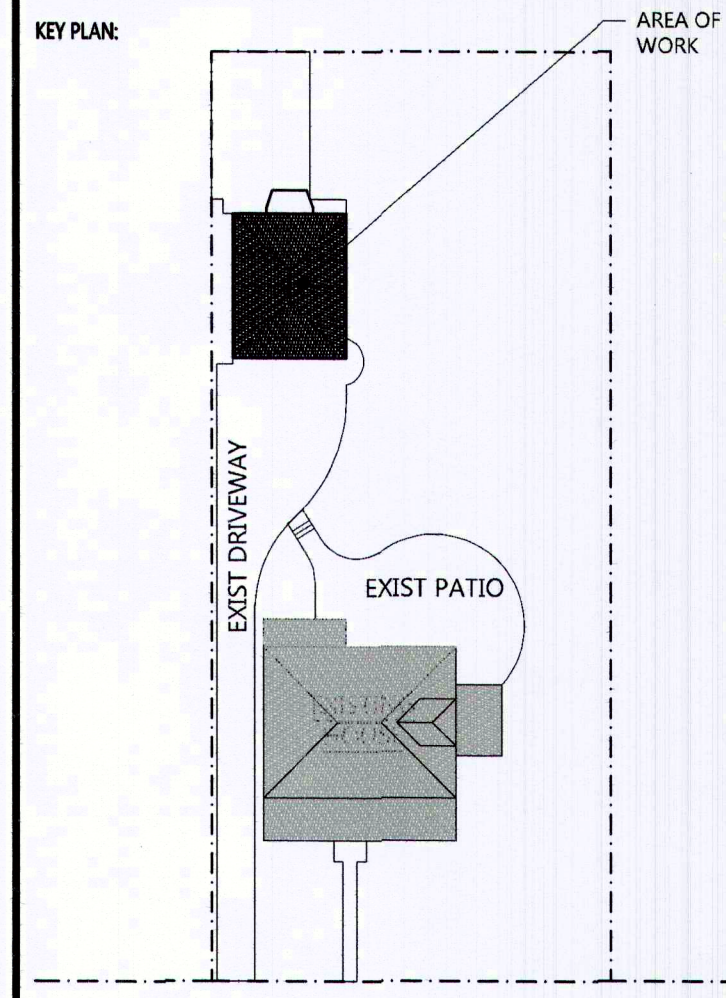
- ALL EXISTING ROOM ENTRY DOORS TO BE REPLACED AS SHOWN.
- ALL INTERIOR DOORS TO HAVE SOLID BLACK DOOR KNOBS + HARDWARE TO MATCH EXISTING, CONFIRM FUNCTIONS AND MATERIAL WITH OWNER.
- ALL DOORS TO BE SOLID CORE WOOD 2 PANEL DOORS. CONFIRM DOOR STYLE AND MATERIAL WITH OWNER.
- CONFIRM NEW DOOR HEIGHT WITH EXISTING DOORS AND EXISTING OPENINGS WHERE REQUIRED.

CONSTRUCTION KEY NOTES

- NEW TYP. 2X4 WOOD STUD WALL @ 16" O/C WITH 1/2" GYP.BD. ON INTERIOR SIDES OF WALL.
- NEW 2X6 WOOD STUD WALL WITH 1/2" GYP.BD. ON INTERIOR SIDE OF WALL AND R-21 BATT INSULATION, 1.5" THICK INSULATED ZIP WALL SYSTEM & NEW STUCCO FINISH AS REQUIRED ON EXTERIOR SIDE OF WALL.
- NEW 10" CMU FOUNDATION WALL.
- NEW T&G WOOD FLOORING TO MATCH EXISTING AS CLOSELY AS POSSIBLE. CONFIRM STAIN COLOR & FINISH SHEEN W/ OWNERS.
- NEW & EXISTING ROOMS TO RECEIVE NEW PAINT, TYPICAL. COORDINATE COLOR, FINISH AND LOCATION WITH OWNER.
- NEW WOOD TRIM AT BASE, DOOR/WINDOW SURROUND AND CROWN MOULDING AS REQUIRED TO MATCH EXISTING STYLE AND TYPE. CONFIRM PROFILE DETAIL WITH OWNER AND ARCHITECT.
- NEW FORCED HOT AIR HEATING TO BE CONFIRMED WITH OWNER. PROVIDE NEW CENTRAL AIR CONDITIONING FOR COOLING.
- NEW ROOF FRAMING, SHEATHING AND SHINGLES AT EXTENT OF NEW ADDITION.



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

PROJECT:
SAMPERS RESIDENCE

24 SOUTH PROSPECT STREET
VERONA, NJ 07044



DRAWING TITLE:
PROPOSED FLOOR PLAN, ELEC & SCHEDULES

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

DRAWING NO:
A-02

SHEET: 2 of 3