

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 03/20/2026

CASE # 2026-07

PROPERTY ADDRESS 29 Lynwood Road

BLOCK 1403 LOT 72 ZONE R-50B

APPLICANT'S NAME Anthony Perotta

PHONE # 973-650-2341 CELL PHONE # _____

EMAIL info@rottaconstruction.com

PROPERTY OWNER'S NAME Anthony Perotta

PROPERTY OWNER'S ADDRESS 29 Lynwood Rd, Verona, NJ

PROPERTY OWNER'S PHONE # 973-650-2341 CELL # _____

PROPERTY OWNER'S EMAIL info@rottaconstruction.com

RELATIONSHIP OF APPLICANT TO OWNER Self

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Provide a rear two story addition and a second floor addition over the existing first floor Cape Cod style home.

CONTRARY TO THE FOLLOWING:

~~The existing home and new proposed is over the required side and front yard setbacks. The new house addition will also be over the 30' height requirement.~~

LOT SIZE: EXISTING 11,024 PROPOSED 11,024 TOTAL 11,024

HIEGHT: EXISTING 21'-6" PROPOSED 31'-7"

PERCENTAGE OF BUILDING COVERAGE: EXISTING 12.37% PROPOSED 14.93%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 27.62% PROPOSED 31.2%

PRESENT USE single family

PROPOSED USE single family

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30'</u>	<u>25.25'</u>	<u>25.25'</u>
REAR YARD	<u>30'</u>	<u>143.55'</u>	<u>134.55'</u>
SIDE YARD (1)	<u>10'</u>	<u>15.64'</u>	<u>15.64'</u>
SIDE YARD (2)	<u>8'</u>	<u>6.65'</u>	<u>6.54'</u>

DATE PROPERTY WAS ACQUIRED 01/23/2026

TYPE OF CONSTRUCTION PROPOSED:

Wood frame single family home with masonry foundation. Converting a cape cod style home to a center hall colonial.

SIGN INFORMATION (if applicable): supply details on location, dimensions, height and illumination
n/a

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	<u>766</u>	<u>287</u>	<u>1,053</u>
FIRST FLOOR	<u>964</u>	<u>287</u>	<u>1,251</u>
SECOND FLOOR	<u>447</u>	<u>804</u>	<u>1,251</u>
ATTIC	<u>0</u>	<u>408</u>	<u>408</u>

NUMBER OF DWELLING UNITS: EXISTING ¹ _____ PROPOSED ¹ _____

NUMBER OF PARKING SPACES: EXISTING ⁴ _____ PROPOSED ⁴ _____

History of any previous appeals to the Board of Adjustments and the Planning Board

None known.

What are the exceptional conditions that warrant relief from compliance with the Zoning Ordinance?

The existing house exterior walls are over the required side yard setbacks as well as the front yard setback. The new addition is within the existing house setback lines.

Supply a statement of facts showing how relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and the Zoning Ordinance

The proposed structure won't encroach farther than the existing and the height is lower than the standard typical 35' heights that most NJ towns allows.

History of any deed restrictions:

None known.

A legible plot plan or survey to scale (not less than 1"=100') of the property indicating the existing and/or proposed structure and scale drawings of the existing and/or proposed structure must be provided.

A copy of any conditional contract relating to this application must be filed with this application.

If the applicant is a corporation or partnership, the names, addresses and phone numbers of those owning a 10% or greater interest in the corporation shall be provided.

Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____

Expert witness(es) that will present evidence on behalf of this application:

Attorney: Name _____
Address _____
Phone # _____
Fax # _____
Email _____

Architect/Engineer: Name EScott Architects - Evan Scott
Address 28 Arlington Avenue
Phone # 973-552-8886
Fax # _____
Email evan@escottarchitects.com

Planner: Name _____
Address _____
Phone # _____
Fax # _____

BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES
X INDICATES FENCES

NEIGHBOR'S HOUSE
ESTIMATE DISTANCE FROM
THE PROPOERTY LINE

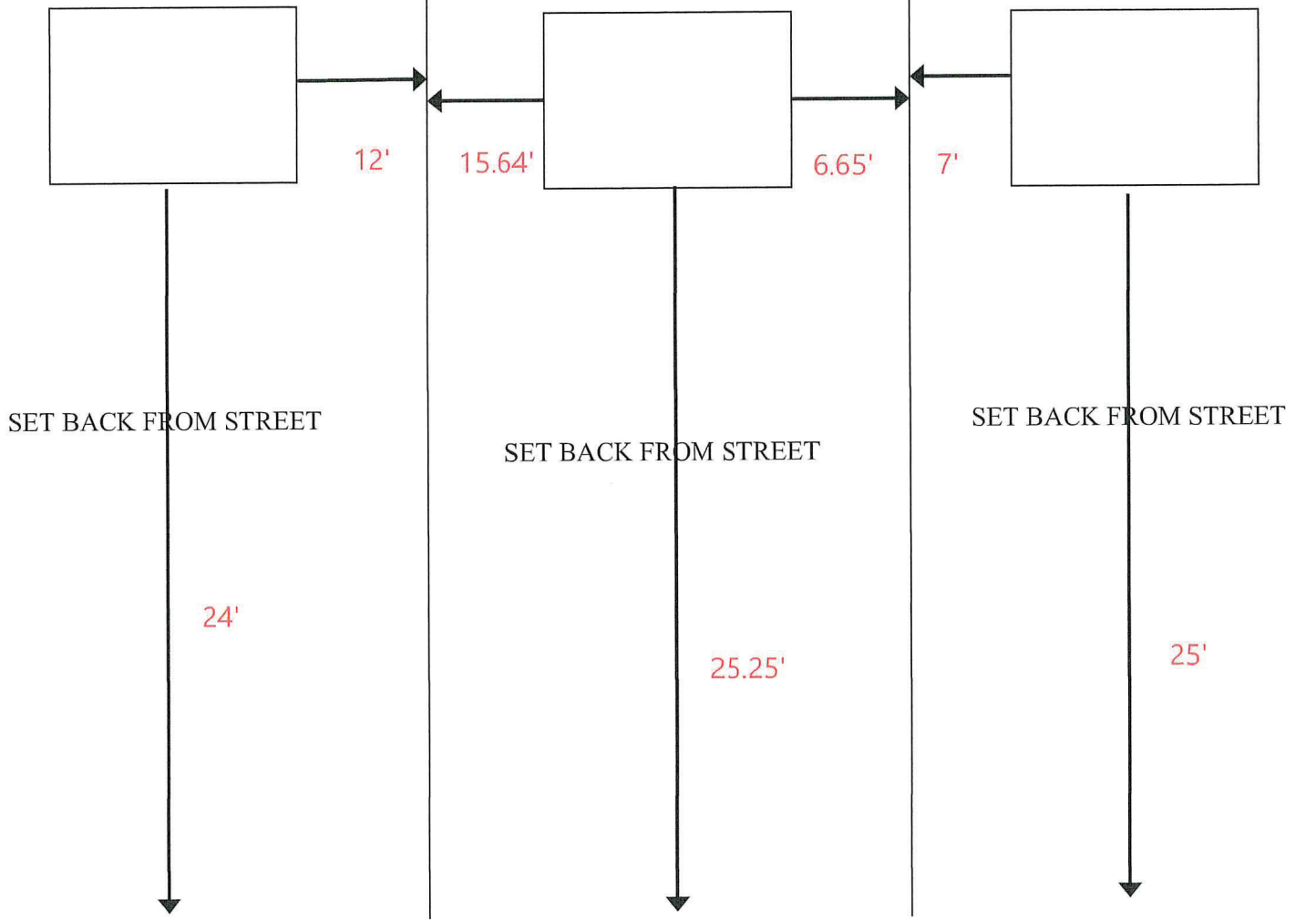
HOUSE ON LEFT

APPLICANT'S HOUSE
SHOW THE DISTANCE TO THE
PROPERTY LINE FROM
SURVEY

CENTER HOUSE

NEIGHBOR'S HOUSE
ESTIMATE DISTANCE FROM
THE PROPOERTY LINE

HOUSE ON RIGHT



STREET

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

TOWNSHIP MANAGER
KEVIN O'SULLIVAN
TOWNSHIP CLERK
JENNIFER KIERNAN



DEPUTY MANAGER
MICHAEL KRAUS
TOWNSHIP ATTORNEY
BRIAN J. ALOIA, ESQ.

VERONA COMMUNITY CENTER
880 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING
600 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044
(973) 239-3220
WWW.VERONANJ.ORG

DEPARTMENT OF PUBLIC WORKS
10 COMMERCE COURT
VERONA, NEW JERSEY 07044

Zoning Office 880 Bloomfield Avenue, Verona, NJ 07044 973-857-4772

~~February 25, 2026~~ **March 10, 2026 Revised**

Zoning Permit #2026-013 – Denied – Addition, Deck, Patio, Portico, HVACs, Generator

Applicant: **Evan Scott – EScott Architects**
28 Arlington Avenue
Caldwell, NJ 07006

Owner: **Anthony Perrotta**
29 Lynwood Road
Verona, NJ 07044

Property: **29 Lynwood Road; Block 1403, Lot 72**

Zone: **R-50B (Medium/High-Density Single-Family) Zone District**

Submittals:

This office is in receipt of the following:

- Township of Verona Residential Permit Application;
- Architectural Plans by EScott Architects, LLC, signed and sealed by Evan J. Scott, RA dated 2/3/2026;

ZONING REQUEST:

Based upon the zoning permit application is seeking approval to construct an addition, deck, patio, portico, two HVAC units and a generator. No other requests have been submitted or shown and therefore have not been considered in this departmental review. This review is for zoning only.

ZONING DETERMINATION:

- The property is located within the R-50B (Medium/High-Density Single-Family) Zone District.
- Per § 150-17.4 A. (1) Single-family homes are permitted;
- Per § 150-17.4 D. (1) Minimum lot size: 7,500 square feet; existing is 11,024 square feet – Compliant;

- Per § 150-17.4 D. (2) Minimum lot width: 50 feet; existing is 55 feet – Compliant;

Addition:

- Per § 150-17.4 D. (3) Maximum lot coverage: 25% or 2,756. Square feet; existing is 12.37% or 1,364 square feet; proposed is 14.93% or 1,646 square feet – Compliant;
- Per § 150-17.4 D. (4) Maximum improved lot coverage: 40% or 4,409.6 square feet; existing is 27.62% or 3,045 square feet; proposed is 31.2% or 3,441 square feet – Compliant;
- Per § 150-17.4 E. (1) Minimum front yard setback: 30 feet; existing is 25.25 feet and 25.25 feet from the front of the dwelling; The front yard setback is a pre-existing non-conforming condition, per § 150-13.3 Extensions, enlargements or changes. B. A residential building which complies with the use requirements of this Ordinance, and which violates a setback regulation may be expanded, provided that such expansion complies with all current bulk regulations and does not enlarge the extent of the existing setback violation, whether by height or by extension. The proposed addition continues the non-conforming setbacks and therefore a **Variance is required**;
- Per § 150-17.4 E. (2) Minimum side yard setback (one): eight feet; proposed and existing is 15.64 feet on the SW side property line – Compliant;
- Per § 150-17.4 E. (2) Minimum side yard setback (one): eight feet; existing is 7.04 feet and proposed is 6.54 feet from the NE side property line; per § 150-13.3 Extensions, enlargements or changes. B. A residential building which complies with the use requirements of this Ordinance, and which violates a setback regulation may be expanded, provided that such expansion complies with all current bulk regulations and does not enlarge the extent of the existing setback violation, whether by height or by extension. The proposed addition exacerbates the non-conforming setback and therefore a **Variance is required**;
- Per § 150-17.4 E. (3) Minimum side yard setbacks (both): 18 feet; existing is 22.68 feet and proposed is 22.18 feet – Compliant;
- Per § 150-17.4 E. (5) Minimum rear yard setback: 30 feet; proposed is 134.5 feet – Compliant;
- Per § 150-17.4 E. (6) Maximum height (stories/feet): 2.5/30; existing is 1.5/21.6 feet; proposed is 2.5/31.7 feet – **A Variance is required**;
- A new 27 square foot portico is proposed over front entrance; 13.25 feet in height from grade; projecting 3.5 feet from the dwelling over landing; **22±** feet from the front property line with front stairs at **20** feet from front property line where a 5 feet allowance is permitted bringing setback to 25 feet - **A Variance is required**;

Attic

- Attic is to be unfinished and proposed to not be used a habitable space;

Basement

- Basement is to be unfinished and proposed to not be used a habitable space;

Patio & Rear Stairs & Landing

- Patio is proposed as 242 square feet, 20' 6" x 14';
- Per § 150-5.3 C. (6) Patios may be located in any side or rear yard; provided, that they are not closer than five feet to any property line; patio is proposed as 14 feet from the NE side property line and 20.25± feet from the SW side property line and 120.5 feet from the rear property line – Compliant;

- Rear stairs and landing, 58 square feet, are proposed from the rear of the dwelling to the patio;

Existing Rear Patio & Barbeque

- Plans show an existing 219 square foot patio and barbeque area; to be removed per note on plan, revised 2-27-2026

HVAC

- Two HVAC units are proposed in the rear of the dwelling;
- Per § 150-7.13 Mechanical equipment. A. No mechanical equipment shall be located within a required minimum yard requirement and shall not extend more than five feet from the structure for which they serve.
- Unit #1 –
 - 9 square feet; 1 foot from the rear of the dwelling;
 - Per § 150-17.4 F. (1) Minimum side yard setback (one): eight feet; Unit is proposed at 8 feet from the NE side property line – **Compliant**
- Unit #2 –
 - 9 square feet; placed next to unit #1, 5 foot from the rear of the dwelling;
 - Per § 150-17.4 F. (1) Minimum side yard setback (one): eight feet; Unit is proposed at 8 feet from the NE side property line – **Compliant**;

Generator

- Proposed as 4' x 2', on a 15 square feet pad;
- § 150-7.13 A. No mechanical equipment shall be located within a required minimum yard requirement and shall not extend more than five feet from the structure for which they serve;
 - Generator is proposed as 9 feet from the rear of the dwelling; **A variance is required**;
- Per § 150-17.4 F. (1) Minimum side yard setback (one): eight feet; Unit is proposed as 8 feet from the NE side property line – **Compliant**;
- B. No generator shall be permitted within a side yard – Unit is proposed in the rear yard;

Rear Yard:

- Per § 150-17.5 F. (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15%; rear yard is 7,395.2 square feet where 15% is 1,109.28 square feet; proposed is 10.7% or 794 square feet - Compliant;

Engineering:

- The net disturbance is under 400 square feet (396 square feet); an Engineering/Stormwater review is not required;
- Property is not located within the flood plain;
- No trees are shown to be removed; Please refer to § 493-20 Protection of trees during construction.
- A proposed limit of disturbance of 5000 SF requires HEPSCD certification.

ZONING DECISION:

Based on the reviewed submitted items, the applicant's request for a Zoning Permit has been **denied** by this office.

Please reach out to the Board Secretary, DeeDee Carpinelli (dcarpinelli@veronanj.org) 973-857-4773 for information regarding variance applications.

Please feel free to contact this office should you have any questions.

Respectfully Submitted,

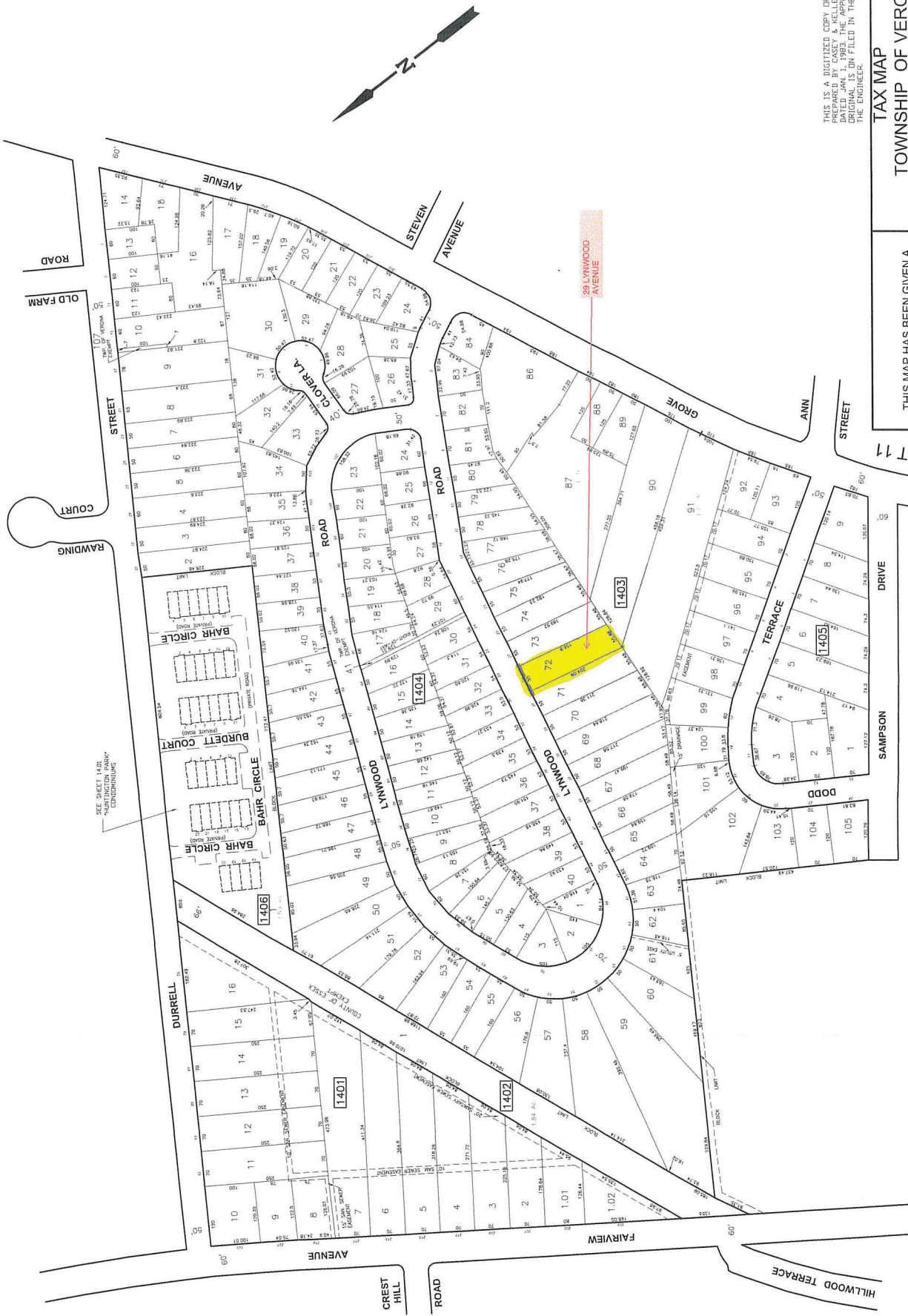


Kathleen Miesch

Zoning Official

kmiesch@VeronaNJ.org

cc: DeeDee Carpinelli, Zoning Assistant



SEE SHEET 1402 FOR
"REVISIONS" AND
"CORRECTIONS"

THIS IS A DIGITIZED COPY OF THE TAX MAP
PREPARED BY CASEY & KELLER, INC AND
DATED JAN. 1, 1993. THE APPROVED
DATE MAP WAS FILED IN THE OFFICE OF
THE ENGINEER.

TAX MAP
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
SCALE 1"=100'
PREPARED BY
JAMES M. HELB, P.E., P.L.S., P.P.
NEW JERSEY LICENSE NO. 24272
1000 STATE STREET
10 COMMERCE COURT
VERONA, N.J. 07094

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION DIVISION
OF TAXATION ON NOVEMBER 27,
2015, SIGNED BY JUDY P. MILLER
AND TIFFANY A. FIELDS AND
ASSIGNED SERIAL NUMBER 1067

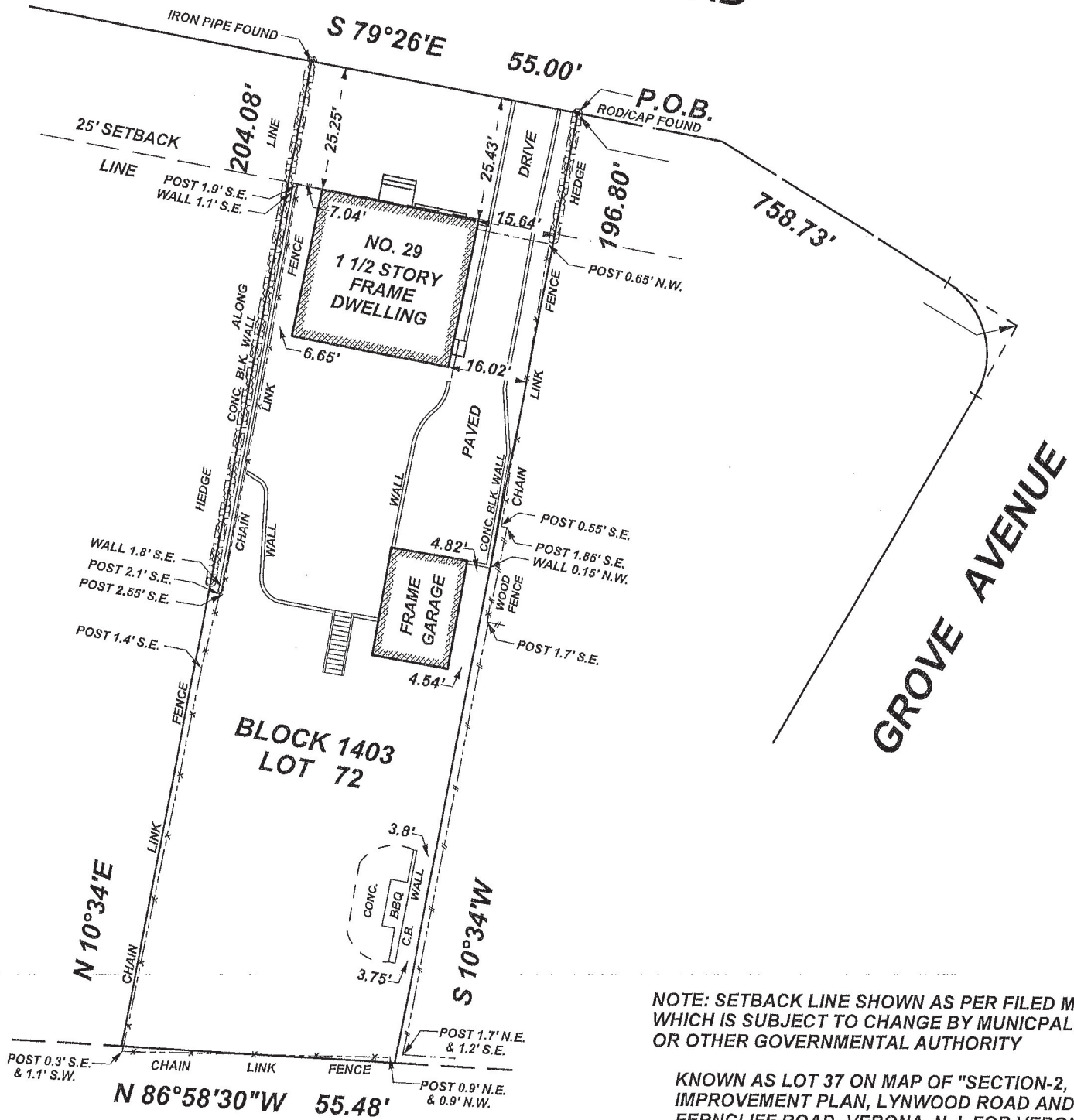
NO.	DATE	REVISION



LYNWOOD

(50' R.O.W.)

ROAD



NOTE: SETBACK LINE SHOWN AS PER FILED MAP WHICH IS SUBJECT TO CHANGE BY MUNICIPALITY OR OTHER GOVERNMENTAL AUTHORITY

KNOWN AS LOT 37 ON MAP OF "SECTION-2, IMPROVEMENT PLAN, LYNWOOD ROAD AND FERNCLIFF ROAD, VERONA, N.J. FOR VERONA ESTATES" FILED MAR. 23, 1946 IN CASE NO. 1594 ESSEX COUNTY

A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003 c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d)

CERTIFICATE OF AUTHORIZATION NO. 24GA28046000

SCALE: 1"=30'
DATE: JAN. 7, 2026
DRAWN: G.M.
CHECKED: R.J.H.

THIS SURVEY PREPARED ONLY FOR:
ANTHONY J. PERROTTA & JACQUELINE A. PERROTTA, HUSBAND & WIFE,
 PRESTIGE TITLE AGENCY, INC.,
 WESTCOR LAND TITLE INSURANCE CO.

RICHARD J. HINGOS, INC.
 PROFESSIONAL LAND SURVEYORS
 539 VALLEY ROAD P.O. BOX 43752
 UPPER MONTCLAIR, N.J. 07043
 TELEPHONE: (973) 783-1114
 EMAIL: RJHINGOS@COMCAST.NET



#2



#2



#2

#3



#3



#3



8 号



4 号



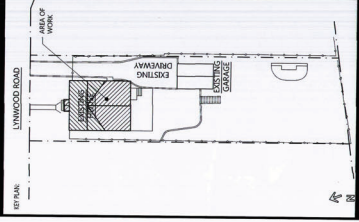
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ARCHITECTS
Escott Architects, LLC
10000 Park Road
Gibbstown, NJ 07038
P: 856.439.1000
www.escottarchitects.com



1. 02/01/26 ISSUED FOR ZONING
NO. DATE DESCRIPTION
PROJECT
**PEROTTA
RESIDENCE**
29 LYNWOOD ROAD
VERONA, NJ 07044



**PROPOSED
FLOOR PLANS
& SCHEDULES**
DRAWING TITLE
DRAWN BY: ES
CHECKED BY: ES
PROJECT NO.: ES-2597
DATE: JAN 2026
DRAWING NO.:

A-05
SHEET 5 OF 11

CONSTRUCTION PLAN LEGEND

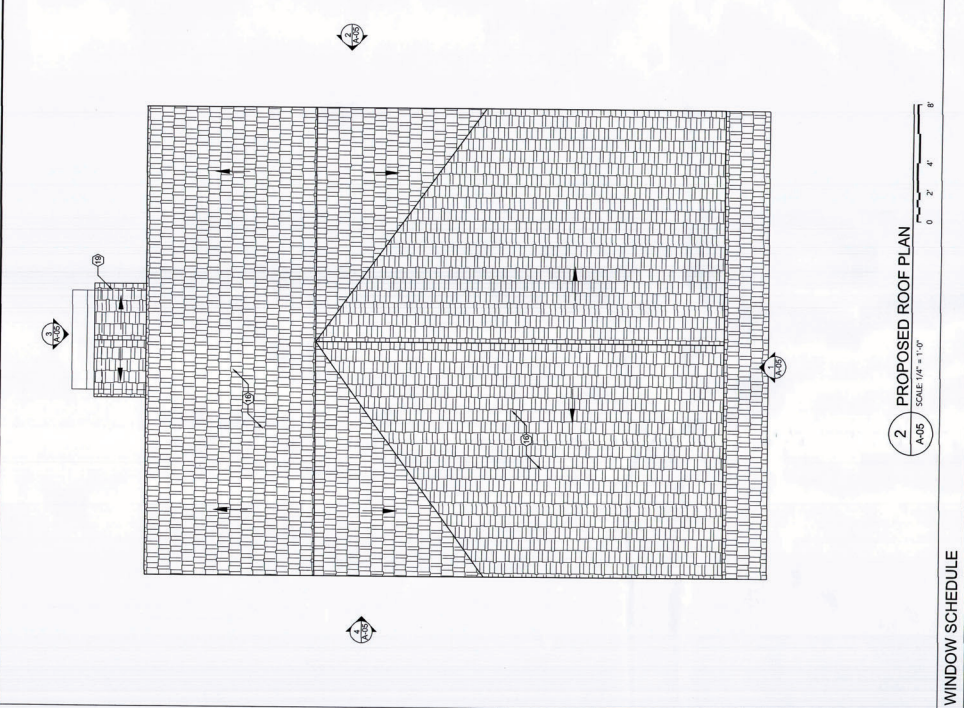
- EXISTING WALL TO REMAIN
- NEW GYF. BR. PARTITION
- NEW DOOR & FRAME TO BE INSTALLED
SEE DOORS SCHEDULE FOR TYPE
- NEW WINDOW & FRAME TO BE INSTALLED
SEE WINDOW SCHEDULE FOR TYPE
- 4" TYP.
- ROOM NAME
- DET. #
- ELEVATION/SECTION KEY
- DWG. #
- DENOTES KEY NOTE, SEE KEY NOTES RIGHT

GENERAL CONSTRUCTION NOTES

- DURING CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR PERFORMING THE WORK IN A MANNER THAT WILL AVOID HAZARDS TO PERSONS IN ADJACENT AREAS. CONTRACTOR TO BE RESPONSIBLE WITH WORK OR PASSAGE TO ANY OF THESE AREAS. SHOWING OF EXISTING AREAS AND PARTITIONS, ETC. DURING DEMOLITION AND CONSTRUCTION.
- CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
- ALL EXISTING WALLS TO BE REMOVED SHALL BE REMOVED TO FINISH SURFACE INCLUDING BUT NOT LIMITED TO PIPE, CONDUIT, CUCKERHOLES, REGISTERES, ETC. CONTRACTOR SHALL MAJOR ROOF ETC. SHALL HAVE THEIR COMMON JOINTS WITH DRIVEL WALL AND/OR ROOFING TO BE REINFORCED WITH NEW REINFORCING BARS AND CONCRETE. PROVIDE R-4 CONTINUOUS INSULATION ON THE EXTERIOR BY USING 1.5" ZIP WALL SYSTEM. NEW FLOOR TO HAVE R-8.5. EXTERIOR FINISH TO BE 1/2" GYF. INSULATION IN WALLS AS PER NJ IRC 2021 1103.1.2 AND BECC 402.1.1.
- PROVIDE ALL NEW TRIM FOR BASE, WINDOW, DOOR, AND CROWN MOULDING 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. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. PHASES INCLUDING BRICK FABRICATION, CONCRETE, ETC. CONTRACTOR FOR ALL HAVE SAFETY GLAZING - REQUIRES MARKING CPSC 16 CFR 1201.
- ALL NEW ELECTRICAL OUTLETS AND CABLE TV OUTLETS TO BE INSTALLED TO EXISTING PANELS AS PER NEC 2020.
- PROVIDE ALL PRESTOPPING REQUIRED PURSUANT TO IRC 2021, 1302.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS.
- FOR ALL NEW HEADERS AT NEW OPENINGS, SEE SHEET A-08, FRAMING NOTE F19.

CONSTRUCTION KEY NOTES

- NEW TYP. 2x4 WOOD STUD WALL @ 16" O.C. WITH 1/2" GYF BR. ON INTERIOR SIDES OF WALL.
- NEW INTERIOR WALLS TO BE 1/2" GYF BR. ON INTERIOR SIDE OF WALL AND R-21 BATT INSULATION. 1.5" WALL WITH R-15 BATT INSULATION. STUDS & NEW FINISHES AS REQUIRED ON EXTERIOR SIDE OF WALL.
- NEW COMPOSITE WOOD DECK AND NEW COMPOSITE WOOD STAIRS WITH RAILING TO BE INSTALLED ON EXTERIOR SIDE OF WALL.
- NEW CONCRETE FOOTING AND MASONRY FOUNDATION WALL MIN. 3'-0" BELOW GRADE. STEP DOWN TO EXISTING FOOTING AS REQUIRED.
- NEW T&G WOOD FLOORING TO MATCH EXISTING AS CLOSELY AS POSSIBLE. CONFIRM STAIN COLOR & FINISH WITH OWNER.
- NEW TILE FLOORING. CONFIRM TILE LAYOUT, SIZE & THE LIRE WITH OWNER.
- NEW KITCHEN/BATHROOM CABINETS AND COUNTER TOPS AS SELECTED BY OWNER.
- NEW KITCHEN APPLIANCE. COORDINATE WITH OWNER.
- NEW PLUMBING FIXTURES AS SELECTED BY OWNER.
- NEW CLOSET SHELVING AS SELECTED BY OWNER.
- NEW WALK-IN CLOSET. NEW WALK-IN CLOSET TO BE BUILT-IN BENCH OVER SCHEDULED OTHER BENCH UNDERCABINETS AT ALL TILES.
- NEW BATHING ROOMS TO BE NEW PAINT. TYPICAL. COORDINATE COLOR, FINISH AND LOCATION WITH OWNER.
- NEW WOOD TRIM AT BASE, WINDOW/SURROUND AND CROWN MOULDING AS SELECTED BY OWNER. CONFIRM EXISTING STYLE AND THE CONFIRM PROFILE DETAIL WITH OWNER AND ARCHITECT.
- NEW BEAM. SEE STRUCTURAL. SEE OFFERS BY RFA.
- NEW FLOORING NOT TO BE INSTALLED UNTIL ALL STRUCTURE AT NEW ROOF CENTRAL AIR CONDITIONING FOR COOLING.
- NEW ASPHALT ROOFING SHINGLES AND SUBSTRUCTURE AT NEW ROOF.
- PROVIDE A NEW SET OF EXTERIOR FLOOR COVERS TO PROTECT NEW FLOORING DURING LANDING AND ADDITIONAL RISER & HEAD TO MEET NEW FINISHED SECOND FLOOR HEIGHT. PROVIDE REQUIRED FRAMING AROUND NEW OPENING.
- REMOVE NEW METAL RAILING NEW GAS PERFLAKE CHIMNEY AND STRETCH UP TO 2'-0" ABOVE FINISHED SECOND FLOOR. PROVIDE NEW METAL RAILING OVER NEW WOOD FLOOR. PROVIDE NEW METAL RAILING OVER NEW WOOD FLOOR. PROVIDE NEW METAL RAILING OVER NEW WOOD FLOOR. PROVIDE NEW METAL RAILING OVER NEW WOOD FLOOR.

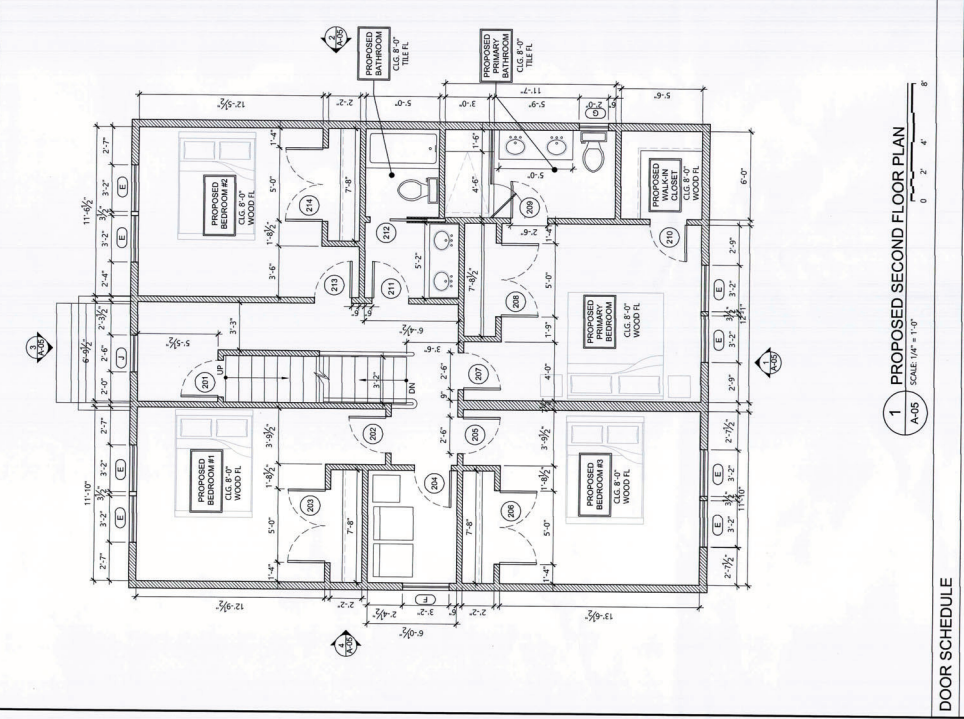


WINDOW SCHEDULE

#	TYPE OF WINDOW	R.O. WIDTH	UNIT HEIGHT	NOTES
SECOND FLOOR				
I	NEW WOOD DOUBLE HUNG WINDOW	3'-2"	4'-8"	TOTAL QTY=9 - EGRESS WINDOWS 81
J	NEW WOOD DOUBLE HUNG WINDOW	3'-0"	4'-8"	TEMPERED AT STAIR
K	NEW WOOD DOUBLE HUNG WINDOW	2'-6"	3'-0"	TOTAL QTY=14
L	NEW WOOD DOUBLE HUNG WINDOW	2'-6"	3'-0"	TEMPERED GLAZING TOTAL QTY=1
THIRD FLOOR				
M	NEW CASEMENT WINDOW	2'-8"	2'-8"	ATTIC WINDOWS TOTAL QTY=2

WINDOW NOTES

- ALL WINDOWS TO BE INDEPENDENT 400 SERIES WINDOWS AND HAVE REGULATED LOW-E GLASS. SCHEDULE AND HARDWARE TO MATCH EXIST.
- ALL TRIM TO MATCH EXISTING WHERE TO BE MATCH. SILL HORNS TO EXTEND FOR TRIM. ALL EXTERIOR WALLS 2x6 WOOD STUDS (VERIFY IN FIELD).
- EGRESS WINDOWS TO BE PER NJ CODE - 57 SQ. FT. CLEAR OPENING, 34" MIN. HEIGHT, 20" MIN. WIDTH MAX. 44" SILL HEIGHT ABOVE FINISH FLOOR.
- WINDOWS TO CLOSELY MATCH EXISTING AS POSSIBLE IN SIZE, DESIGN AND MATERIAL.
- CONTRACTOR TO CONFIRM WITH OWNER REGARDING STYLE, MATERIAL AND OPTIONS FOR ALL WINDOWS.

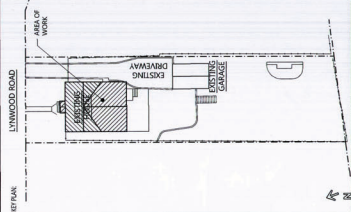


DOOR SCHEDULE

#	TYPE OF DOOR	HARDWARE	WIDTH	HEIGHT	NOTES
201	NEW WOOD 2-PANEL DOOR	PRIVACY	2'-8"	6'-8"	PROPOSED OFFICE
202	NEW WOOD 2-PANEL DOOR	PRIVACY	2'-8"	6'-8"	PROPOSED BEDROOM
203	NEW WOOD 2-PANEL DOOR	PASSAGE	2'-8"	6'-8"	PROPOSED CLOSET
204	NEW WOOD 2-PANEL DOOR	PRIVACY	2'-8"	6'-8"	PROPOSED BEDROOM
205	NEW WOOD 2-PANEL DOOR	PASSAGE	2'-8"	6'-8"	PROPOSED CLOSET
206	NEW WOOD 2-PANEL DOOR	PRIVACY	2'-8"	6'-8"	PROPOSED BEDROOM
207	NEW WOOD 2-PANEL DOOR	PASSAGE	2'-8"	6'-8"	PROPOSED BATHROOM
208	NEW WOOD POCKET DOOR	PASSAGE	2'-8"	6'-8"	PROPOSED WALK-IN CLOSET
209	NEW WOOD POCKET DOOR	PASSAGE	2'-8"	6'-8"	PROPOSED WALK-IN CLOSET
210	NEW WOOD 2-PANEL DOOR	PRIVACY	2'-8"	6'-8"	PROPOSED PRIMARY BATHROOM
211	NEW WOOD 2-PANEL DOOR	PRIVACY	2'-8"	6'-8"	PROPOSED PRIMARY BATHROOM
212	NEW WOOD 2-PANEL DOOR	PASSAGE	2'-0"	6'-8"	PROPOSED DRAIN CLOSET
213	NEW WOOD 2-PANEL DOOR	PASSAGE	2'-0"	6'-8"	PROPOSED CLOSET

DOOR NOTES

- ALL EXISTING ROOM ENTRY DOORS TO BE BRACKETED AS SHOWN.
- ALL INTERIOR DOORS TO HAVE SOLID BLACK DOOR WOODS - HARDWARE TO MATCH EXISTING. CONFIRM FUNCTIONS AND MATERIAL WITH OWNER.
- ALL LOCKS 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.



NO.	DATE	DESCRIPTION
1	02/07/26	ISSUED FOR BIDDING

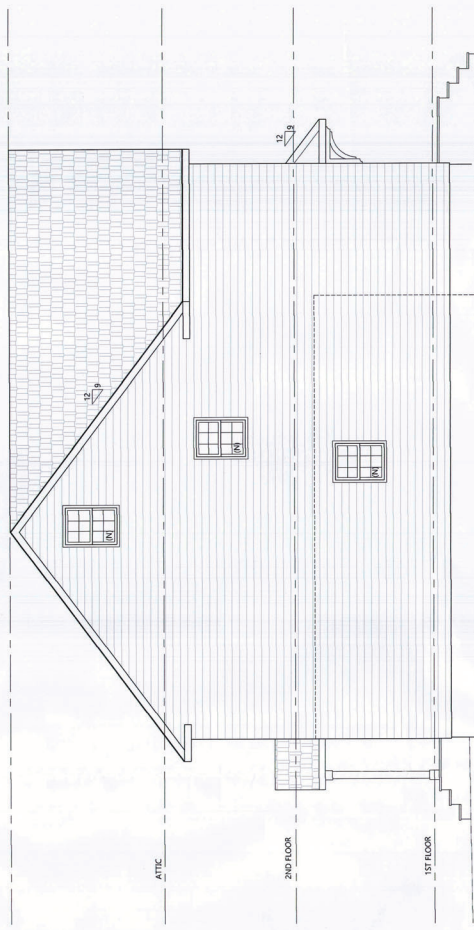
PROJECT:
PEROTTA RESIDENCE
29 LYNWOOD ROAD
VERONA, NJ 07044



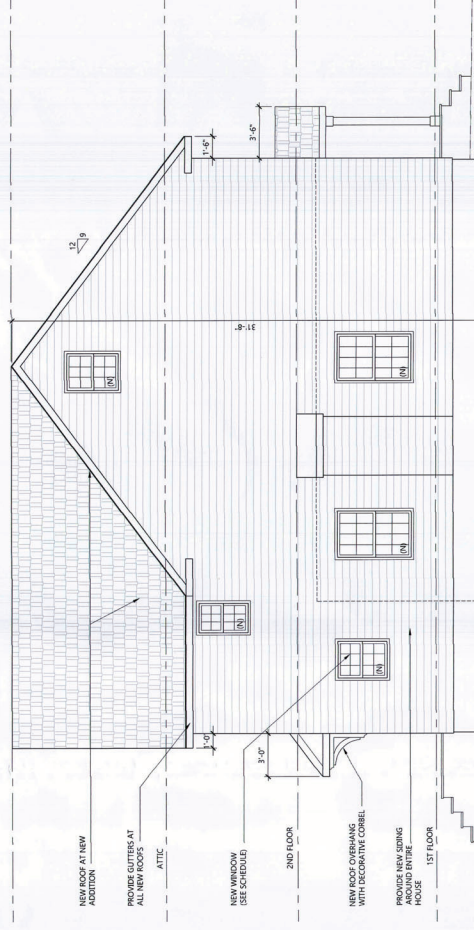
PROPOSED ELEVATIONS

DRAWN BY:	ES	CHECKED BY:	ES
DATE:	JAN 2026	PROJECT NO.:	ES-2657
DRAWING NO.:	A-06		

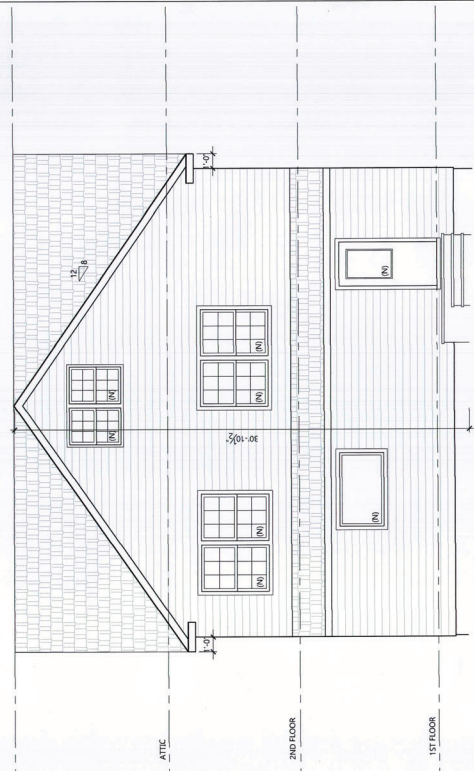
SHEET: 5 of 11



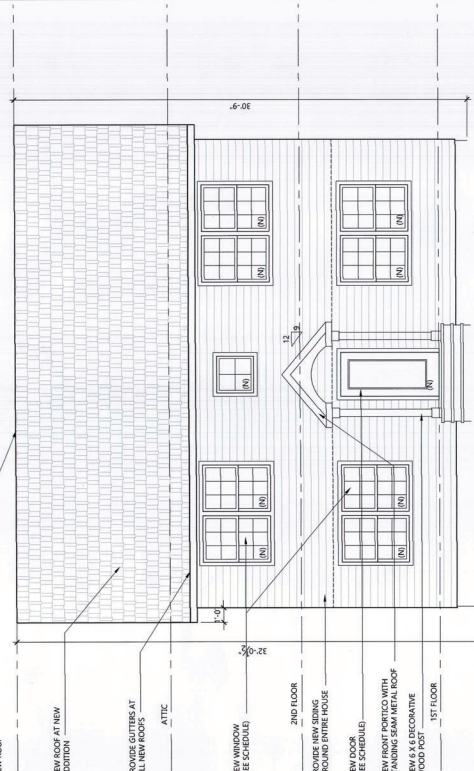
2
RIGHT SIDE PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"
A-06



4
LEFT SIDE PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"
A-06



1
REAR PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
A-06



3
FRONT PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"
A-06

- NEW RIDGE VENT AT NEW ROOF
- NEW SIDING AT NEW ADDITION
- PROVIDE GUTTERS AT ALL NEW ROOFS
- NEW WINDOW (SEE SCHEDULE)
- PROVIDE NEW SIDING INCLUDING INTERIOR HOUSE
- NEW DOOR (SEE SCHEDULE)
- NEW FRONT PORCH WITH STANDING SEAM METAL ROOF
- NEW 6" x 6" DECORATIVE HOUSE POST