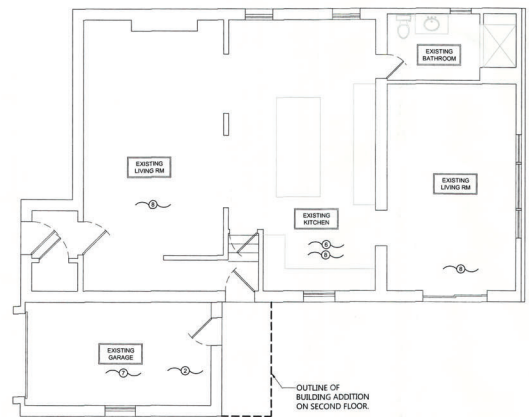
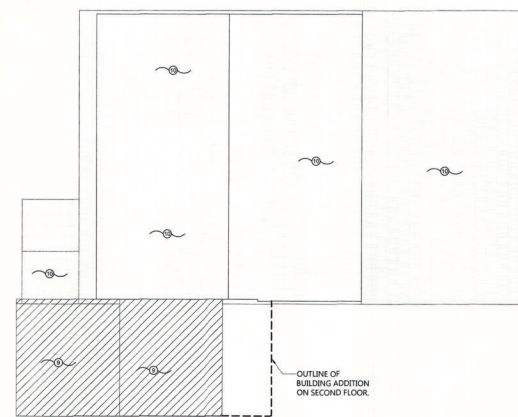




1 DEMOLITION SECOND FLOOR PLAN
A-02 SCALE: 1/4" = 1'-0"



2 DEMOLITION FIRST FLOOR PLAN
A-02 SCALE: 3/16" = 1'-0"



3 DEMOLITION ROOF PLAN
A-02 SCALE: 1/8" = 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

1. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY DUST AND DEBRIS PROTECTION BETWEEN AREAS OF DEMOLITION AND AREAS IN WHICH NO WORK IS TAKING PLACE. LOCATION OF SUCH PROTECTION SHALL BE VERIFIED WITH OWNER PRIOR TO COMMENCING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SUPPORT AND SHORING OF EXISTING CEILING, WALL, PARTITIONS, BEAMS ETC. DURING DEMOLITION TO MAINTAIN STRUCTURAL INTEGRITY.
3. CONTRACTOR SHALL COVER AND TARP AREAS OF ROOF DURING DEMOLITION AND CONSTRUCTION TO ENSURE NO WATER AND DEBRIS PENETRATION.
4. CONTRACTOR IS TO COORDINATE ALL DEMOLITION WITH OTHER TRADES.
5. CONTRACT DRAWINGS ARE NOT INTENDED TO REPRESENT EXACT DIMENSIONS. FIELD DIMENSIONS ARE THE RESPONSIBILITY OF THIS CONTRACTOR FOR ALL DEMOLITION WORK.
6. CONTRACTOR SHALL REMOVE ANY UNUSED PLUMBING IN FLOOR PRIOR TO COMMENCING WORK. CONTRACTOR TO RELOCATE ANY EXISTING PIPING OBSTRUCTING WITH NEW WORK.
7. 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.
8. CONTRACTOR TO VERIFY NO EXISTING TELECOMMUNICATION WIRES, COAXIAL CABLE AND OTHER EXISTING WIRING OR DEVICES ARE REMOVED AND OR DAMAGED DURING DEMOLITION.

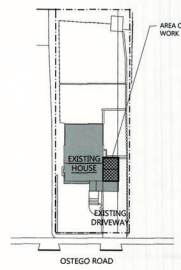
DEMOLITION KEY NOTES

- ① EXISTING WALL TO BE REMOVED IN ITS ENTIRETY INCLUDING SHEATHING, STUDS, INSULATION, BLOCKING & THE LIKE.
- ② PROTECT FLOOR, WALLS, FINISHES, FURNISHES AND EQUIPMENTS BEFORE REMOVAL OF CEILING AND ROOF STRUCTURE FOR VERTICAL BUILDING ADDITION, COORDINATE WITH HOUSE OWNER FOR ITEMS TO BE RELOCATED AS NEEDED.
- ③ REMOVE EXISTING DOOR, FRAMING, TRIM & ASSOCIATED HARDWARE.
- ④ REMOVE EXISTING WINDOW, WINDOW FRAMING, TRIM AND ASSOCIATED HARDWARE IN ITS ENTIRETY.
- ⑤ EXISTING WOOD FLOORING TO BE REMOVED IN ITS ENTIRETY INCLUDING BUT NOT LIMITED TO NAILERS, SUB-FLOOR AND THE LIKE.
- ⑥ EXISTING PLUMBING FIXTURE, VANITY CABINETS, COUNTER TOP, PLUMBING AND THE LIKE TO REMAIN.
- ⑦ EXISTING CEILING TO BE REMOVED IN ITS ENTIRETY. EXISTING ROOF JOISTS TO BE REMOVED TO MAKE WAY FOR NEW FRAMING.
- ⑧ PROTECT EXISTING WOOD FLOORS TO REMAIN DURING CONSTRUCTION AS REQUIRED SO NO DENTING OR DAMAGE IS DONE DURING DEMOLITION OR CONSTRUCTION.
- ⑨ REMOVE EXISTING ROOF SHINGLES, SHEATHING, RAFTERS AND ASSOCIATED ITEMS FOR NEW ADDITION.
- ⑩ EXISTING ROOF TO REMAIN AS IS - NOT IN SCOPE.



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KEY PLAN:



NO.	DATE	DESCRIPTION
2	05/04/26	ISSUED FOR ZONING
1	04/20/26	ISSUED FOR BID

PROJECT:

HEDDEN RESIDENCE

39 OSTEGO ROAD
VERONA, NJ 07044

DRAWING TITLE:

DEMOLITION FLOOR PLAN

DRAWN BY:

MH

CHECKED BY:

ES

DATE:

APRIL 2026

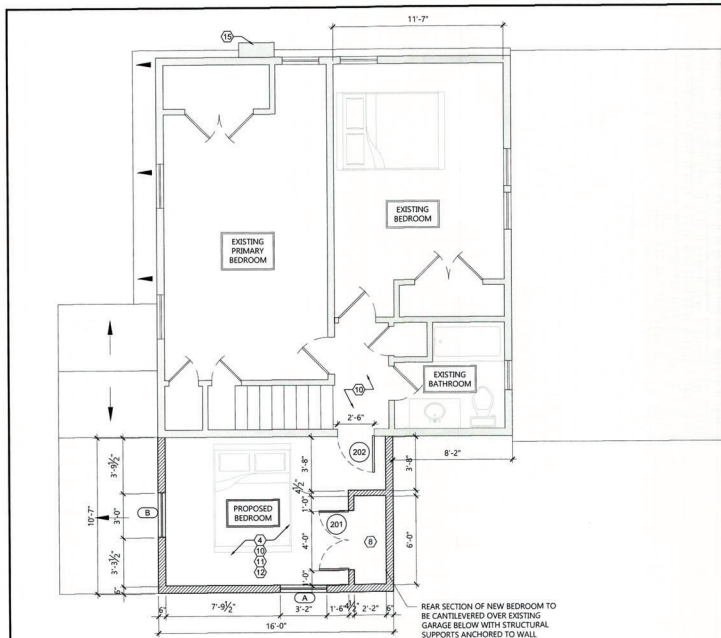
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ES-2546

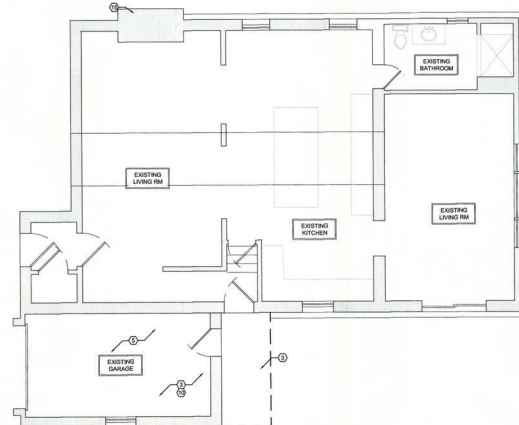
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A-02

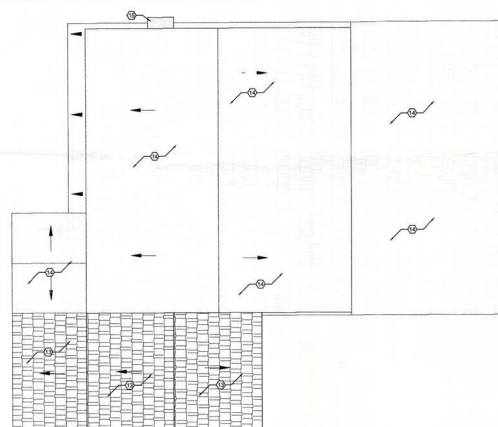
SHEET 2 of 10



1 PROPOSED SECOND FLOOR PLAN
A-03 SCALE: 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
A-03 SCALE: 3/16" = 1'-0"



3 PROPOSED ROOF PLAN
A-03 SCALE: 3/16" = 1'-0"

DOOR SCHEDULE

#	TYPE OF DOOR	HARDWARE	WIDTH	HEIGHT	NOTES
SECOND FLOOR					
201	NEW WOOD 2-PANEL SWING DOOR	PASSAGE	(2) 2'-0"	6'-8"	CLOSET - DOUBLE DOOR
202	NEW WOOD 2-PANEL SWING DOOR	PREVACY	2'-6"	6'-8"	PROPOSED BEDROOM

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.

WINDOW SCHEDULE

#	TYPE OF WINDOW	R.O. WIDTH	UNIT HEIGHT	NOTES
FIRST FLOOR				
A	NEW WOOD DOUBLE HUNG WINDOW	3'-2"	4'-8"	TOTAL QTY=1 EGRESS
B	NEW WOOD DOUBLE HUNG WINDOW	3'-0"	4'-2"	TOTAL QTY=1 SIZE TO MATCH EXISTING SECOND FLOOR FRONT WINDOWS. CONFIRM SIZE

WINDOW NOTES

- ALL WINDOWS TO BE ANDERSEN 400 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 OPENING, 24" 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.

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
- 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 PROVIDE R-6 CONTINUOUS INSULATION ON THE EXTERIOR BY USING 1.5" ZIP WALL SYSTEM. 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.

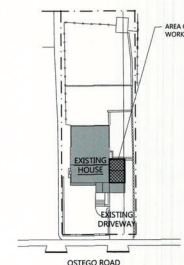
CONSTRUCTION KEY NOTES

- NEW 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, R-5 CONTINUOUS INSULATION, HOUSE WRAP VAPOR BARRIER SYSTEM & NEW 4" VINYL SIDING AS REQUIRED ON EXTERIOR SIDE OF WALL.
- PROVIDE NEW 1/2" CEILING GYPSUM BOARD CEILING OR EXTERIOR VINYL SOFFIT.
- NEW TRG WOOD FLOORING TO MATCH EXISTING AS CLOSELY AS POSSIBLE. CONFIRM STAIN COLOR & FINISH SHEEN W/ OWNERS.
- PROVIDE NEW (2) TWO LAYERS TYPE-X 5/8" FIRE GYP. BD. AT NEW GARAGE CEILING STAGGERED AND TAPED / SPACKLED. 1 HR RATING TO BE MAINTAINED AT GARAGE WALLS AND CEILING.
- NOT USED.
- NOT USED.
- NEW CLOSET SHELVING AS SELECTED BY OWNER.
- NOT USED.
- 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 DUCT EXTENSION OF EXISTING SYSTEM INTO NEW ROOM FOR CENTRAL AIR CONDITIONING FOR COOLING.
- NEW ASPHALT ROOFING SHINGLES AND SUBSTRUCTURE AT NEW ROOF.
- EXISTING ROOF TO REMAIN.
- EXISTING CHIMNEY TO REMAIN.
- NOT USED.



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KEY PLAN:



DATE

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2	05/04/26	ISSUED FOR ZONING
1	04/20/26	ISSUED FOR BID

PROJECT:

HEDDEN
RESIDENCE

39 OSTEGO ROAD
VERONA, NJ 07044



DRAWING TITLE:

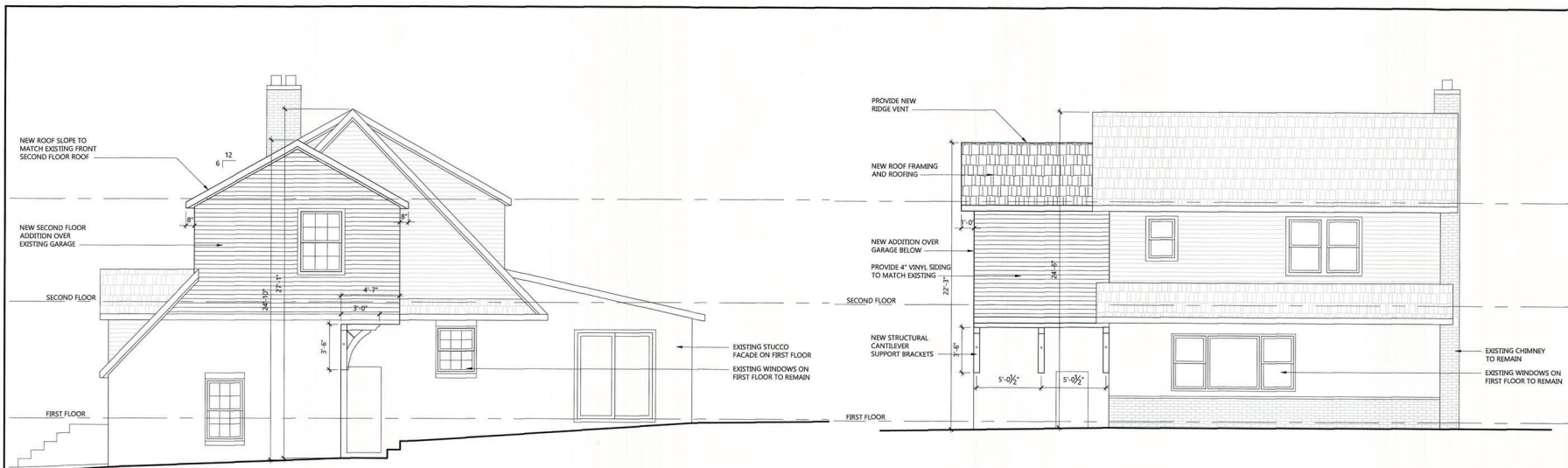
**PROPOSED
FLOOR PLANS
& SCHEDULES**

DRAWN BY: MH	CHECKED BY: ES
DATE: APRIL 2026	PROJECT NO: ES-2546

DRAWING NO:

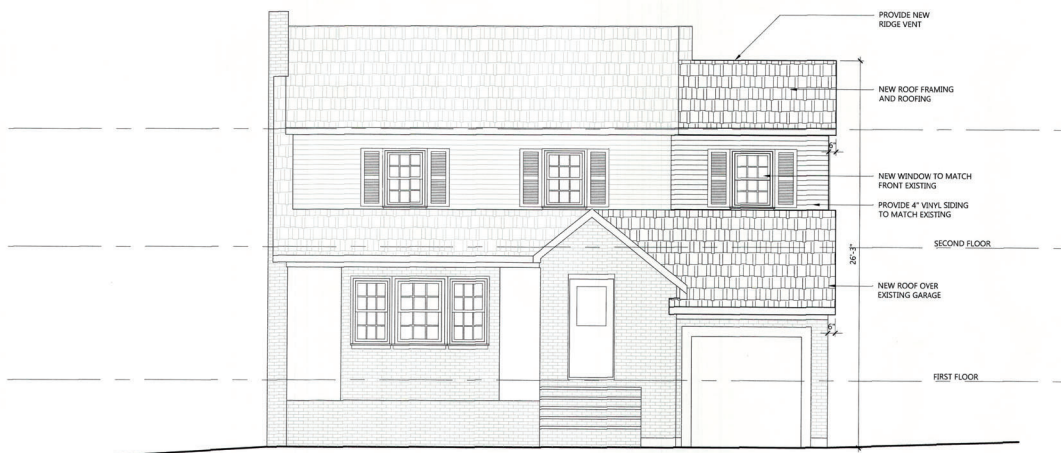
A-03

SHEET: 3 of 10



1
A-04
SOUTH
PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

2
A-04
EAST
PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

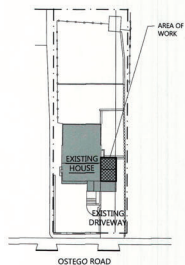


3
A-04
WEST
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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KEY PLAN



AC

2 05/04/26 ISSUED FOR ZONING
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NO. DATE DESCRIPTION

PROJECT:

HEDDEN
RESIDENCE

39 OSTEGO ROAD
VERONA, NJ 07044



DRAWING TITLE:

PROPOSED
ELEVATIONS

DRAWN BY:
MH

CHECKED BY:
ES

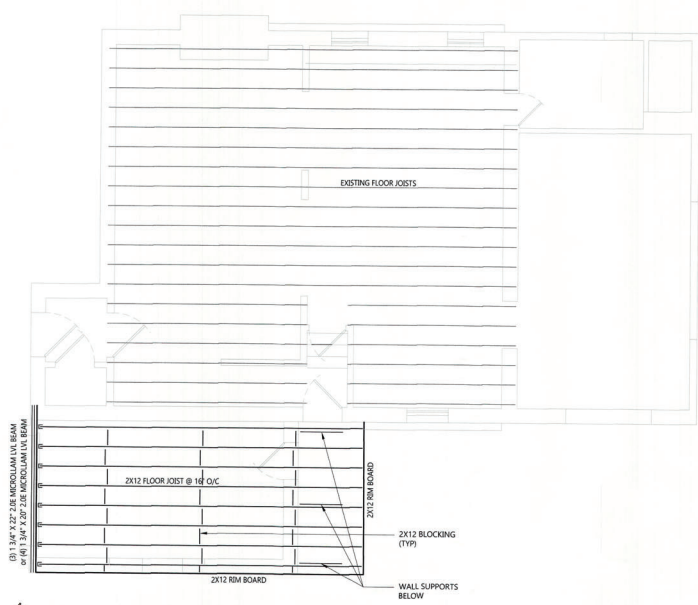
DATE:
APRIL 2026

PROJECT NO:
ES-2546

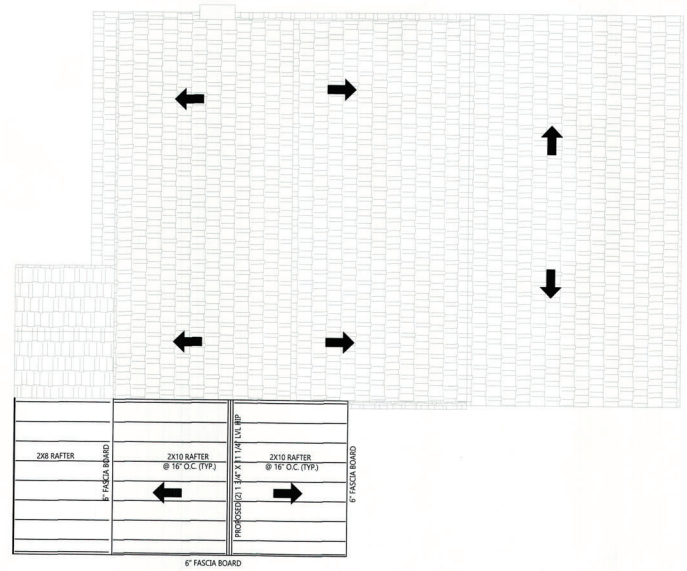
DRAWING NO:

A-04

SHEET: 4 of 10



1 PROPOSED SECOND FLOOR FRAMING PLAN
 A-05 SCALE: 1/4" = 1'-0"
 0 2' 4' 8' PLAN ACTUAL



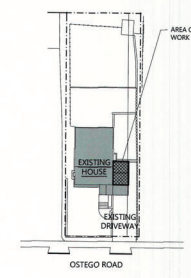
2 PROPOSED ROOF FRAMING PLAN
 A-05 SCALE: 1/4" = 1'-0"
 0 2' 4' 8' PLAN ACTUAL



ARCHITECTS

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KEY PLAN:



Ac
 30

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PROJECT:

HEDDEN RESIDENCE

39 OSTEGO ROAD
 VERONA, NJ 07044



DRAWING TITLE:

**WALL SECTION
 AND FRAMING
 PLANS**

DRAWN BY: HM	CHECKED BY: ES
DATE: APRIL 2026	PROJECT NO.: ES-2546

DRAWING NO.:

A-05

SHEET: 5 of 10