

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 03/20/2026

CASE # 2026-08

PROPERTY ADDRESS 5 Meadow Lane

BLOCK 1805 LOT 30 ZONE R-50

APPLICANT'S NAME Pete DelRosso

PHONE # 973-332-5635 CELL PHONE # _____

EMAIL pete.delrosso@gmail.com

PROPERTY OWNER'S NAME Pete DelRosso

PROPERTY OWNER'S ADDRESS 5 Meadow Lane, Verona, NJ

PROPERTY OWNER'S PHONE # 973-332-5635 CELL # _____

PROPERTY OWNER'S EMAIL pete.delrosso@gmail.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 half of a split level home.

CONTRARY TO THE FOLLOWING:

The existing home and new proposed is over the required side and front yard setbacks. The new exterior work is also over the required 15% rear yard coverage and the total lot coverage is over the required 40% coverage allowed.

LOT SIZE: EXISTING 6,806 PROPOSED 6,806 TOTAL 6,806

HIEGHT: EXISTING 21'-11" PROPOSED 26'-8"

PERCENTAGE OF BUILDING COVERAGE: EXISTING 20.46% PROPOSED 23%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 40.1% PROPOSED 45.2%

PRESENT USE single family PROPOSED USE single family

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30'</u>	<u>28.1'</u>	<u>24.4'</u>
REAR YARD	<u>30'</u>	<u>48.3'</u>	<u>44.7'</u>
SIDE YARD (1)	<u>10'</u>	<u>8.9'</u>	<u>8.9'</u>
SIDE YARD (2)	<u>8'</u>	<u>6.7'</u>	<u>6.7'</u>

DATE PROPERTY WAS ACQUIRED 07/21/2020

TYPE OF CONSTRUCTION PROPOSED:

Wood frame single family home with masonry foundation.

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

n/a

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	<u>479</u>	<u>0</u>	<u>479</u>
FIRST FLOOR	<u>521</u>	<u>319</u>	<u>840</u>
SECOND FLOOR	<u>847</u>	<u>469</u>	<u>1,316</u>
ATTIC	<u>0</u>	<u>0</u>	<u>0</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 30' height required by Verona.

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

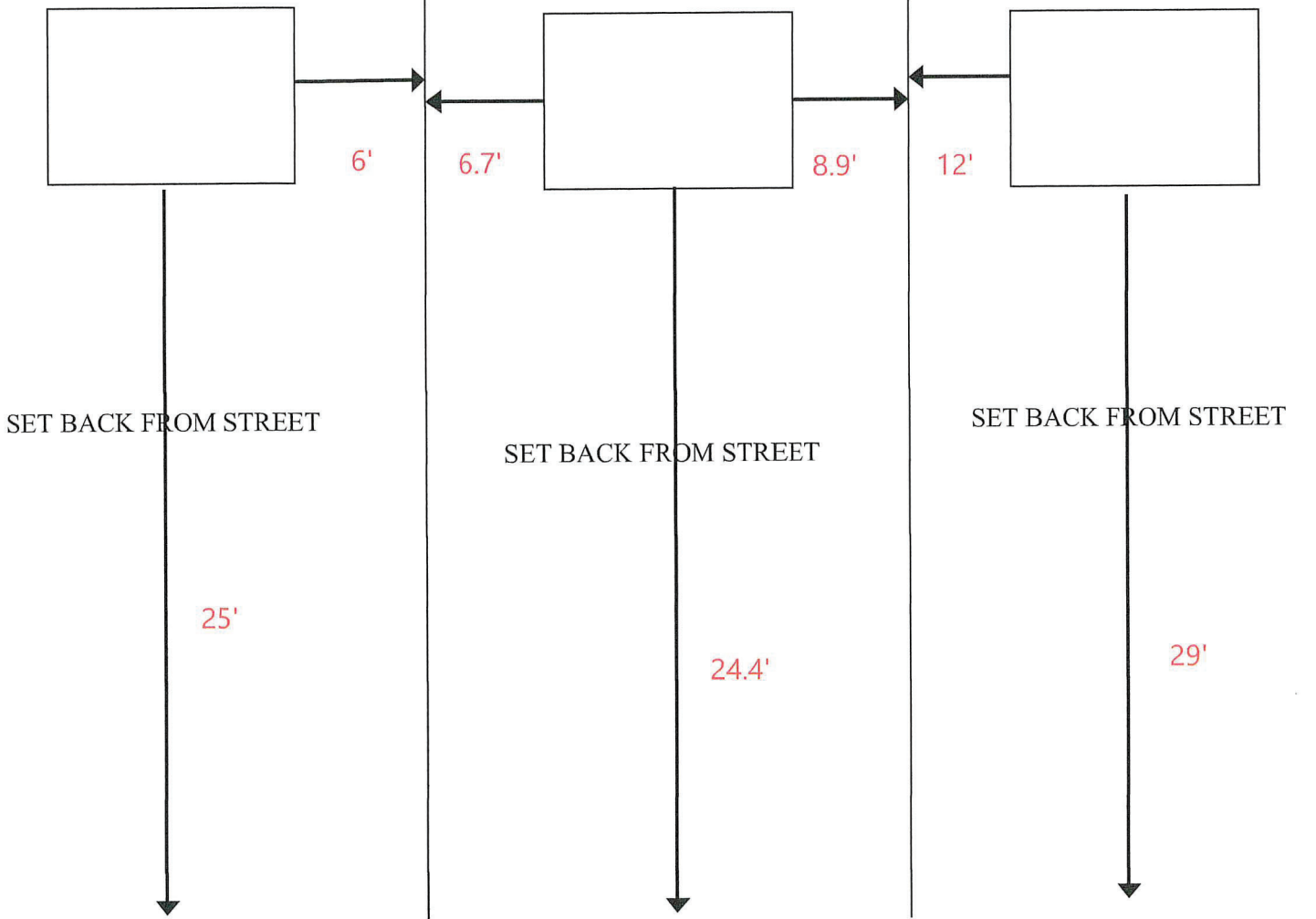
HOUSE ON LEFT

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

Zoning Permit Application #2026-017 – Denied - Addition, Portico, HVAC

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

Owner: **Pete DelRosso**
5 Meadow Lane
Verona, NJ 07044

Property: **5 Meadow Lane; Block 1805, Lot 30**

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

Submittals:

This office is in receipt of the following:

- Township of Verona Residential Permit Application;
- Plans by EScott Architects LLC, signed and sealed by Evan J. Scott, RA, dated August 4, 2025; last revised February 4, 2026.

ZONING REQUEST:

Based upon the zoning permit application, the applicant is seeking approval to construct a 359 square foot addition, new portico, and HVAC. No other requests have been submitted or shown and therefore have not been considered in this departments review. This review for Zoning only.

ZONING DETERMINATION:

- The property is located in the R-50 (High-Density Single-Family) Zone District;
- As per § 150-17.5 (1) a single family home is permitted;
- As per § 150-17.5 D. (1) Minimum lot size: 5,000 square feet, existing is 6,806 square feet – Compliant;

- As per § 150-17.5 D. (2) Minimum lot width: 50 feet; existing is 60.34 feet wide – Compliant;
- As per § 150-17.5 D. (3) Maximum lot coverage 30% or 2,041.8 square feet; existing is 20.46% or 1,393 square feet and proposed is 23% or 1,566 square feet - Compliant;
- As per § 150-17.5 D. (4) Maximum improved lot coverage: 40% or 2,722.4 square feet; existing is 40.1% or 2,729 square feet; proposed is 45.2% or 3,078 square feet – **A Variance is required;**

Addition –

- As per § 150-17.5 E. (1) Minimum front yard setback: 30 feet; existing is 30 feet per survey and proposed is 28.1 feet – **A Variance is required;**
- Portico is proposed over front landing; a five foot allowance into the front setback for porches/landing brings the front setback to 25 feet;
 - Existing portico is 1.5 feet from existing dwelling and proposed is 4.5 feet from the existing dwelling over new landing/stairs;
 - Existing steps projected 3.75 feet from dwelling and 26.25 feet from front property line; proposed stairs project 6.75 feet from dwelling and 24.4 feet from front property line – **A Variance is required;**
- As per § 150-17.5 E (2) Minimum side yard setback (one): eight feet; existing on the SE side is 6.7 feet – pre-existing, non-conforming setback; the side setback for the proposed second floor addition is 6.7 feet – As 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 – **A Variance is required;**
- As per § 150-17.5 E (2) Minimum side yard setback (one): eight feet; existing is 8.9 feet on the NW side - Compliant;
- As per § 150-17.5 E (3) Minimum side yard setbacks (both): 18 feet; existing and proposed is 15.6 feet – per § 150-13.3 Extensions, enlargements or changes (as above) – **A Variance is required;**
- As per § 150-17.5 E (5) Minimum rear yard setback: 30 feet, proposed is 44.7 feet – Compliant;
- As per § 150-17.3 E (6) Maximum height (stories/feet): 2.5/30; existing is 2/21’11” proposed is 2/26’8” feet – from grade - Compliant;

Rear Yard Coverage

- As per § 150-17.5 F (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15%; yard is 2,697.2 square feet where 15% is 404.59 square feet;
- **Proposed: 611 square feet or 22.65% - A Variance is required**
 - Existing rear shed 96 square feet
 - Existing rear patio 400 square feet
 - Proposed rear stairs & walkway 115 square feet

Condensers

- Existing condenser
 - 9 square feet;
 - As per § 150-17.5 F (1) Minimum side yard setback (one): eight feet; 15 feet± from the NW side property line;
- Proposed condenser:
 - 9 square feet;
 - As per § 150-17.5 F (1) Minimum side yard setback (one): eight feet 10.5+ feet from the NW side property line - Compliant;
 - 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; existing and proposed units are 1± foot from the dwelling - Compliant
 - (2) Minimum rear yard setback: 10 feet; 54 feet from the rear property line - Compliant;

- The net disturbance is less than 400 square feet; Engineering/Stormwater review is not required;
- 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,



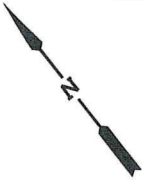
Kathleen Miesch
Zoning Official

cc: DeeDee Carpinelli – Board Secretary/Zoning Assistant

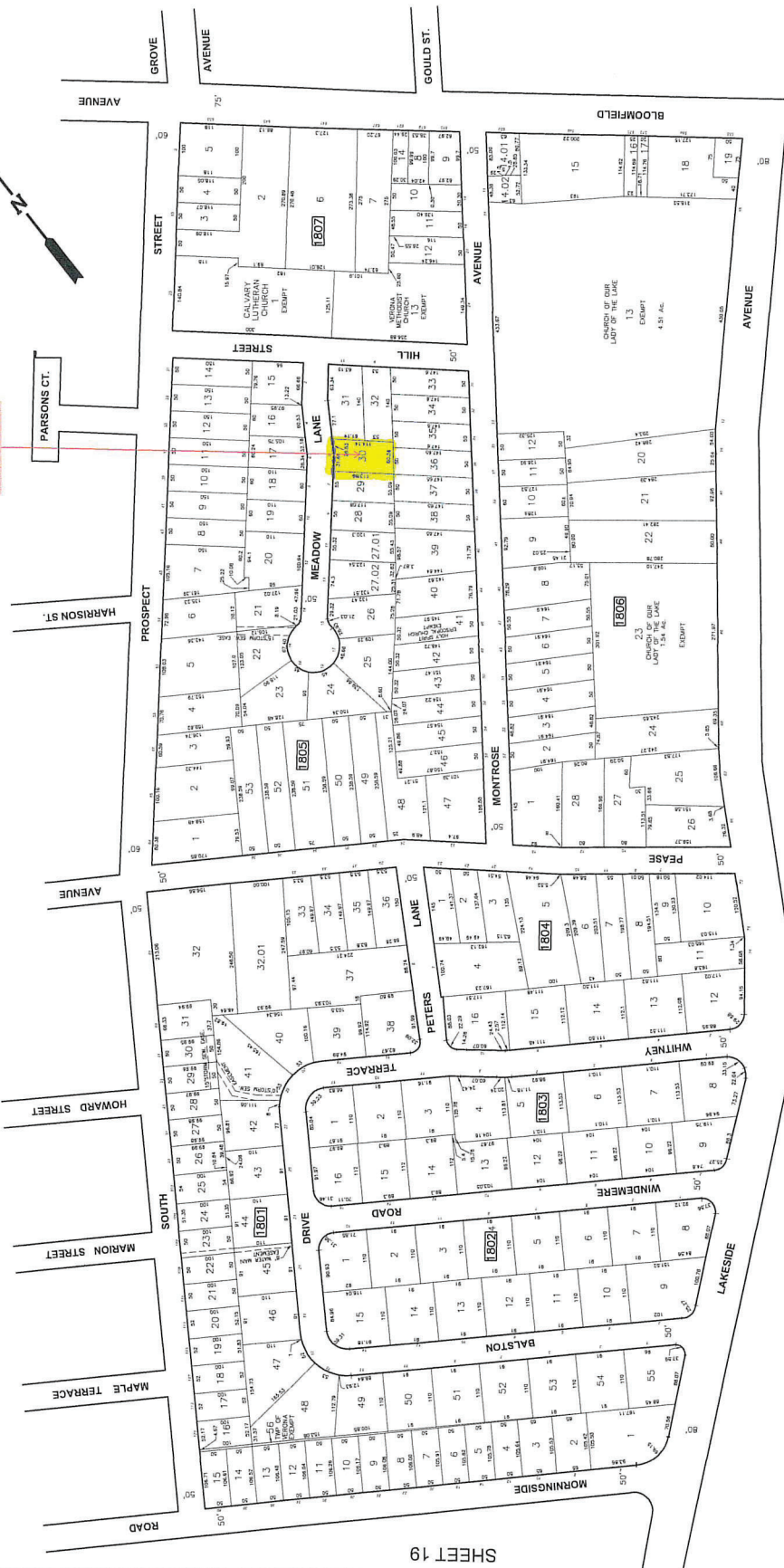
SHEET 21

SHEET 16

SHEET 17



5 MEADOW LANE



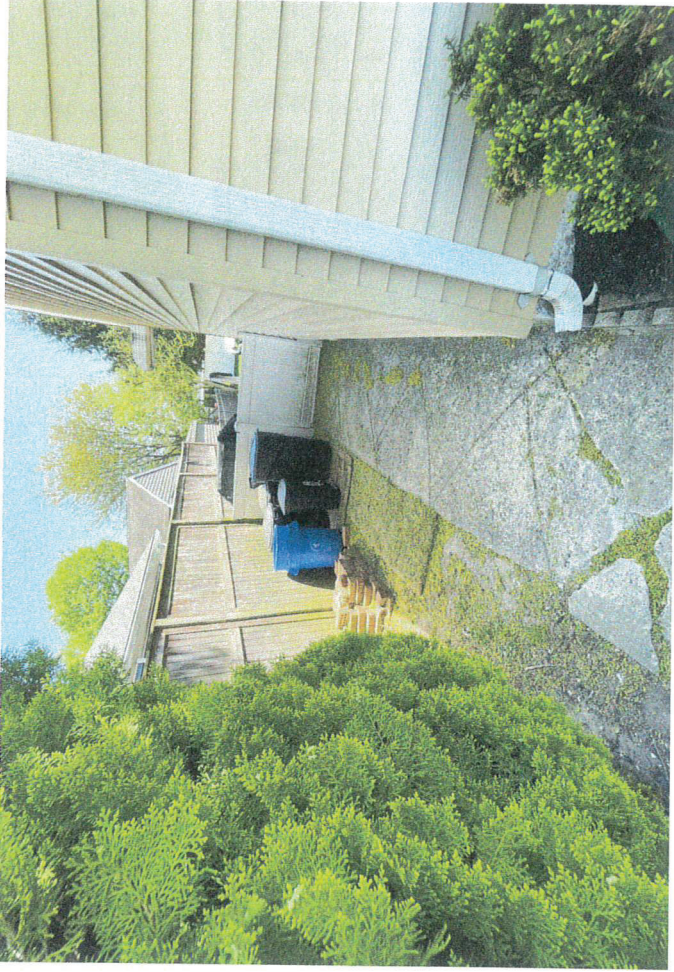
THIS IS A DIGITIZED COPY OF THE TAX MAP PREPARED BY JAMES M. HELB, P.E., P.L.S., P.P. ON JANUARY 1, 2017. THE APPROVED ORIGINAL IS ON FILE IN THE OFFICE OF THE ENGINEER.

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
 100 COMMERCIAL COURT
 VERONA, NJ 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

SHEET 6

#2



#4



#1



#3



#6



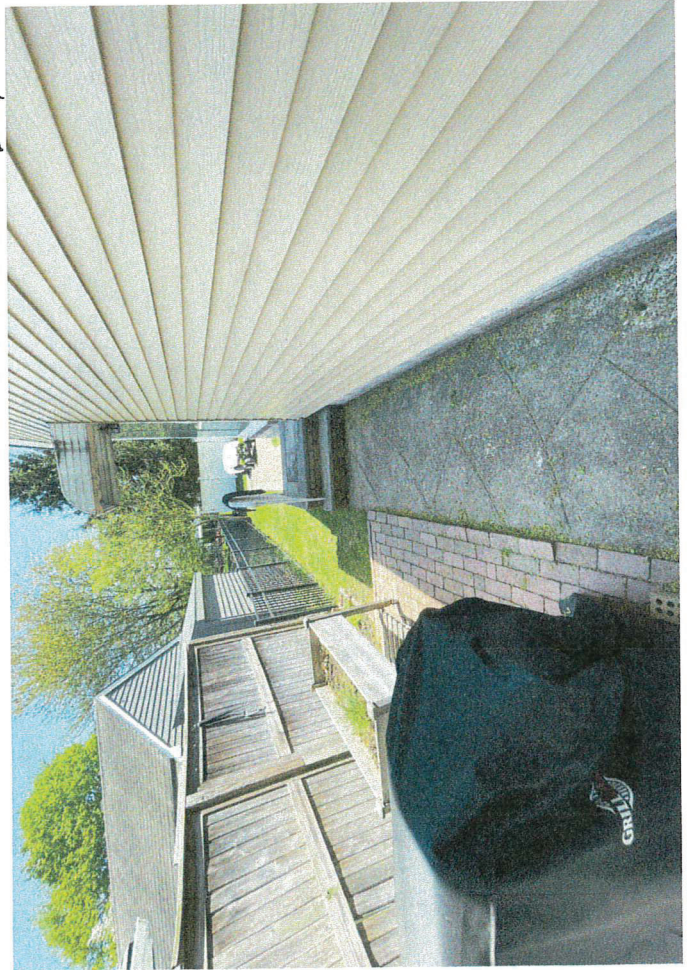
#8



#5



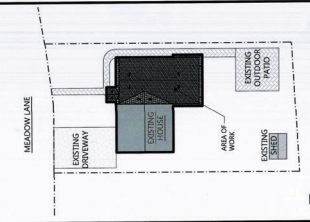
#7





EScott Architects, LLC
 5 Meadow Lane
 Verona, NJ 07096
 973-231-1111 | info@esarchitects.com

REVISIONS



NO.	DATE	DESCRIPTION
1	08/04/23	ISSUED FOR BID
2	02/04/25	ISSUED FOR ZONING

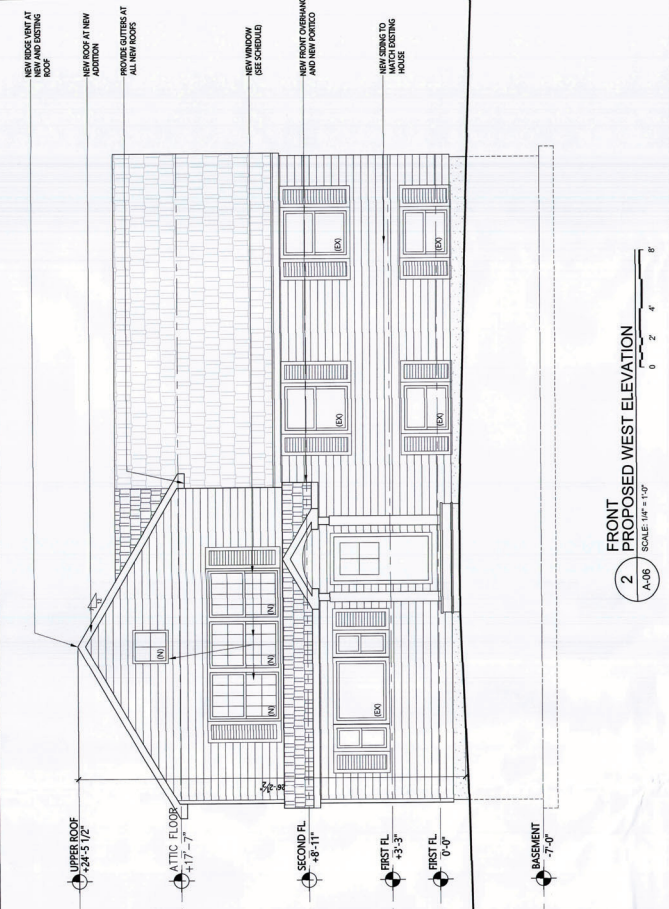
DELOSSO RESIDENCE
 5 MEADOW LANE
 VERONA, NJ 07094



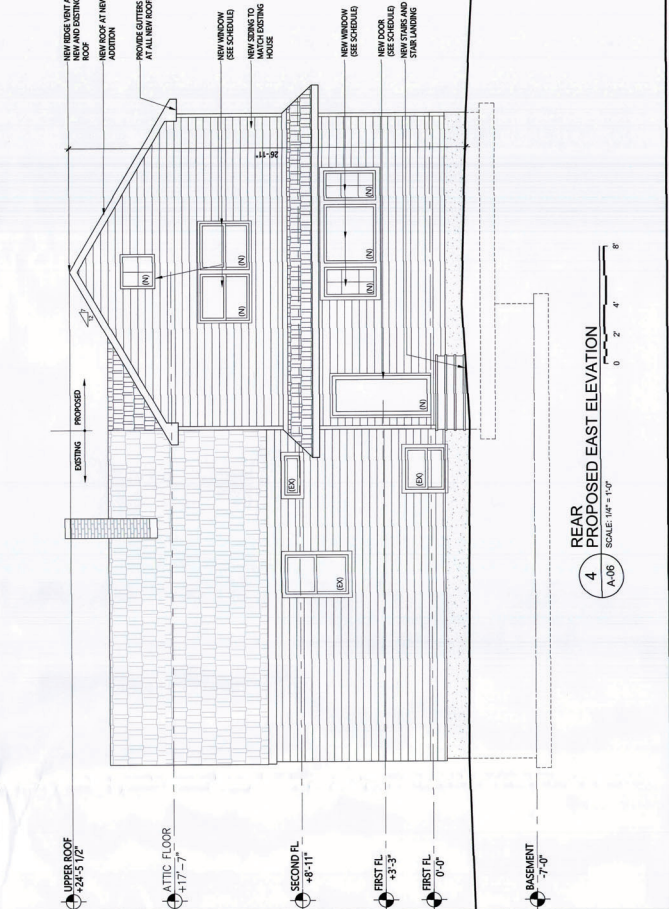
PROPOSED ELEVATIONS

DRAWN BY:	MMH	CHECKED BY:	ES
DATE:	FEB 2025	PROJECT NO.:	ES-2527
DRAWING NO.:	A-06		

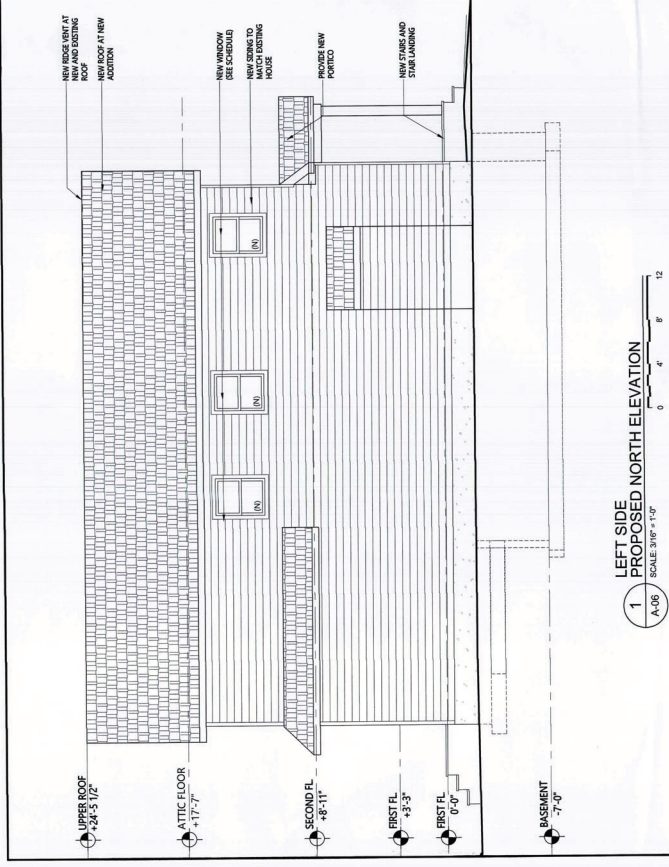
SHEET: 6 of 12



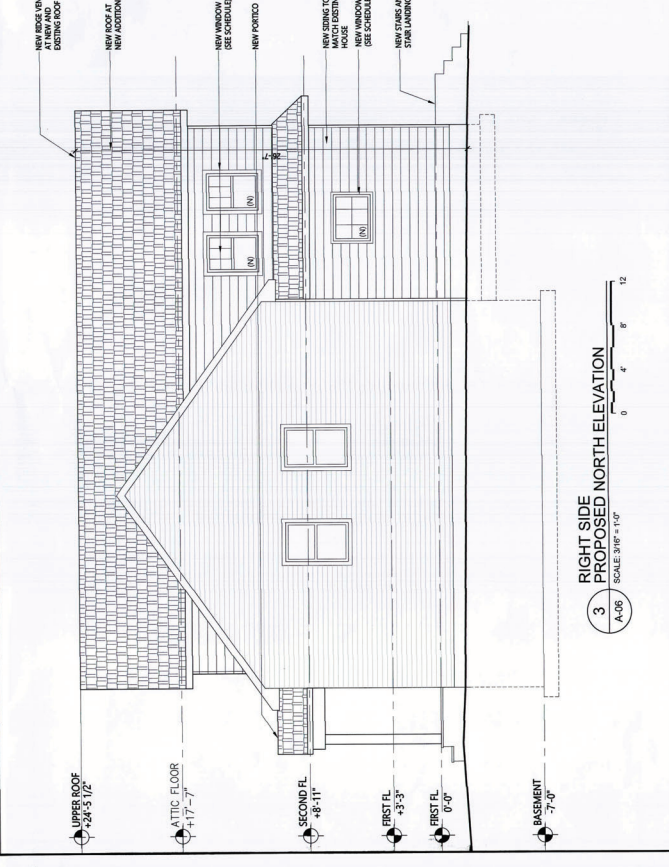
2 FRONT PROPOSED WEST ELEVATION
 SCALE: 1/4" = 1'-0"



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



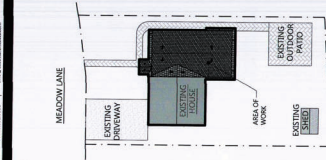
1 LEFT SIDE PROPOSED NORTH ELEVATION
 SCALE: 3/16" = 1'-0"



3 RIGHT SIDE PROPOSED NORTH ELEVATION
 SCALE: 3/16" = 1'-0"



ESort Architects, LLC
 4000 University Blvd
 Suite 200
 Charlotte, NC 28206
 704.366.1111
 www.esort.com



NO.	DATE	DESCRIPTION
1	02/04/20	ISSUED FOR TENDING
2	02/04/20	ISSUED FOR RED

DELRUSSO RESIDENCE
 5 MEADOW LANE
 VERONA, NJ 07044



PROPOSED BASEMENT & FIRST FLOOR PLANS

DRAWING NO: ES-2527
 DATE: FEB 2020
 DRAWING BY: MMH
 CHECKED BY: ES

A-04
 SHEET 3 OF 12

CONSTRUCTION PLAN LEGEND

	EXISTING WALL TO REMAIN
	NEW GYP. BD. PARTITION
	NEW MILLWORK / CABINETS AS SELECTED BY OWNER
	NEW WINDOW FRAME TO BE INSTALLED
	SEE WINDOW SCHEDULE FOR TYPE
	ROOM NAME
	CONNECTION KEY
	DET. # DIM. #

DO NOTES: ALL NEW WORK TO BE INSTALLED PER LOCAL CODES. SEE LOCAL SCHEDULE FOR TYPE.

GENERAL CONSTRUCTION NOTES

- DURING CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY DUST AND DEBRIS PROTECTION BETWEEN AREAS OF CONSTRUCTION. PROTECTION SHALL BE VERIFIED WITH OWNER PRIOR TO COMMENCING WORK. HE PERSONS IN ADJACENT AREAS AND THAT MUST INTERFERE WITH WORK.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SUPPORT AND BRACING FOR EXISTING WALLS 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 BOXES, HANGER RODS, ETC. SHALL HAVE THEIR COMMON SENSE WITH DRYWALL AND/OR MASONRY CALLED TO PROVIDE AN AIRTIGHT SEAL.
- ALL EXTERIOR WALLS TO BE INSULATED WITH R-20 BATT INSULATION ON THE EXTERIOR. NEW ROOF TO HAVE R-49. NEW FLOOR TO HAVE R-8 INSULATION ON EXISTING SLAB. TO OR BATT R-13 AS PER NJ BC 2021 1102.17 AND IBC 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.
- ALL OTHER TRADES AS REQUIRED.
- ALL RENOVATION AND ADDITION WORK WITH CONTRACT DRAWINGS ARE NOT INTENDED TO REPRESENT EXISTING CONDITIONS. FIELD DIMENSIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR FOR ALL CONSTRUCTION.
- ALL EXTERIOR GLASS DOORS, NOTED WINDOWS, WINDOWS BELOW DECK AND SHOWER ENCLOSURES TO HAVE SAFETY GLAZING - REQUIRES MARKING CSPC 16 OR 1301.
- NEW TRIM, DOORS, WINDOWS, PARTITIONS, AND CABLE TV OUTLETS TO BE INSTALLED TO EXISTING PARALLEL AS APPLICABLE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS.
- CONTRACTOR SHALL VERIFY ALL NEW OPENINGS. SEE STRUCTURAL FRAMING NOTE #19 ON SHEET A-07.

CONSTRUCTION KEY NOTES

- NEW 7/8" 2X4 WOOD STUD WALL @ 16" OC WITH 1/2" GYPSUM ON BOTH SIDES OF WALL.
- NEW 2X6 WOOD STUD WALL WITH 1/2" GYPSUM ON INTERIOR SIDE OF WALL AND 1/2" GYPSUM ON EXTERIOR SIDE. EXTERIOR SHEATHING, VAPOUR BARRIER & SIDING AS REQUIRED ON EXTERIOR SIDE.
- NEW BUILDING EXISTING WITH 4" CMU REINFORCED CONCRETE WALL AND SLAB ON COMPACTED GRADE. NEW FOOTING TO BE MIN. 2'-0" BELOW GRADE.
- NEW PROPOSED CHIMNEY TO EXTEND TO ROOF LEVEL.
- NEW 2X6 WOOD FLOORING TO MATCH EXISTING AS CLOSELY AS POSSIBLE. CONFIRM STAIN COLOR & FINISH SHEEN W/ OWNER.
- NEW TILL FLOORING. CONFIRM TYPE, LAYOUT, SIZE & THE LIKE WITH OWNER.
- NEW KITCHEN/BATHROOM CABINETS AND COUNTER TOPS AS SELECTED BY OWNER.
- PROVIDE NEW ISLAND AND COUNTER AS SELECTED BY OTHERS. COORDINATE WITH OWNER.
- NEW PLUMBING FIXTURE AS SELECTED BY OWNER.
- NEW CLOSET/PANTRY SHELVING AS SELECTED BY OWNER.
- NEW TUB/SHOWER COMBO UNIT WITH GLASS DOORS.
- NEW LINEN CLOSET WITH NEW PAINT. 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 WORK/STAIRCASE CONDITIONING TO BE CONFIRMED WITH OWNER AT EXTENT OF NEW WORK.
- NEW BEAM. SEE STRUCTURAL SEES ON FLOOR PLAN AND FRAMING PLAN.
- NEW ROOF ASSEMBLY OVER BUILDING ENTRANCE.
- NEW ROOFING SHINGLE AND SUBSTRUCTURE AT EXTENT OF NEW BUILDING. CONFIRM MATERIAL, SHEATHING, VAPOUR BARRIER AND LEAK-WATER SHIELD AS REQUIRED.
- EXISTING ROOFING TO BE REPLACED WITH NEW VAPOUR BARRIER AND SHINGLES.
- EXISTING SHEATHING AND BATTERS TO REMAIN.
- EXISTING ROOF TO REMAIN.

DOOR SCHEDULE

#	TYPE OF DOOR	HARDWARE	WIDTH	HEIGHT	NOTES
101	FIBERGLASS ENTRY EXTERIOR DOOR	ENTRY	3'-0"	6'-8"	50% GLAZING
102	NEW WOOD POCKET DOOR	PASSAGE	2'-8"	7'-0"	MULROOM
103	NEW WOOD POCKET DOOR	PRIVATE	2'-8"	7'-0"	BATHROOM

DOOR NOTES

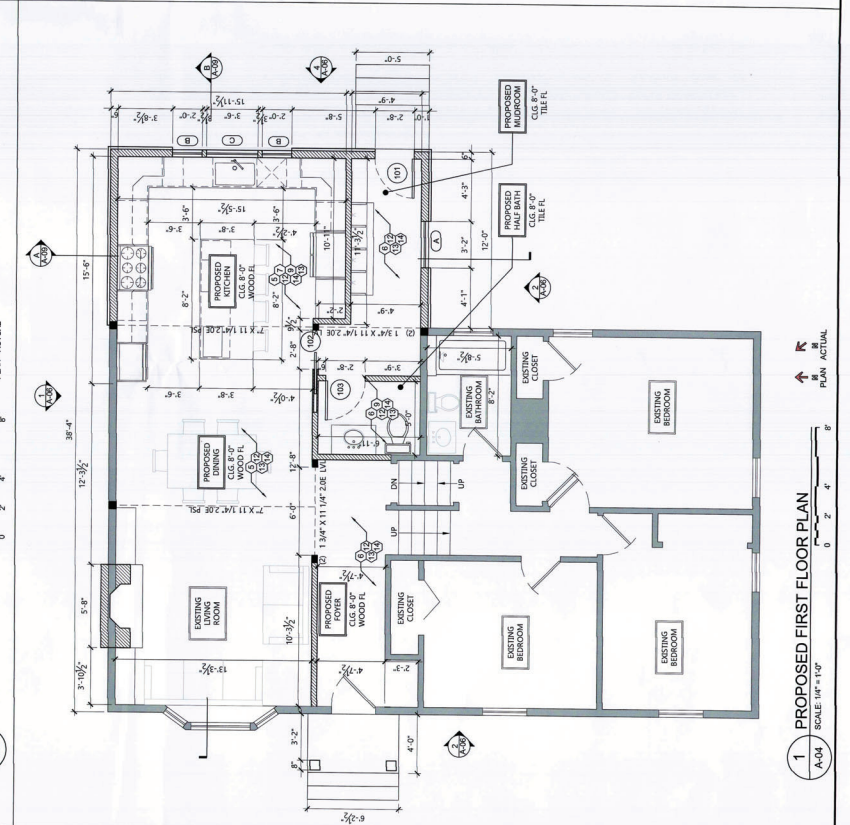
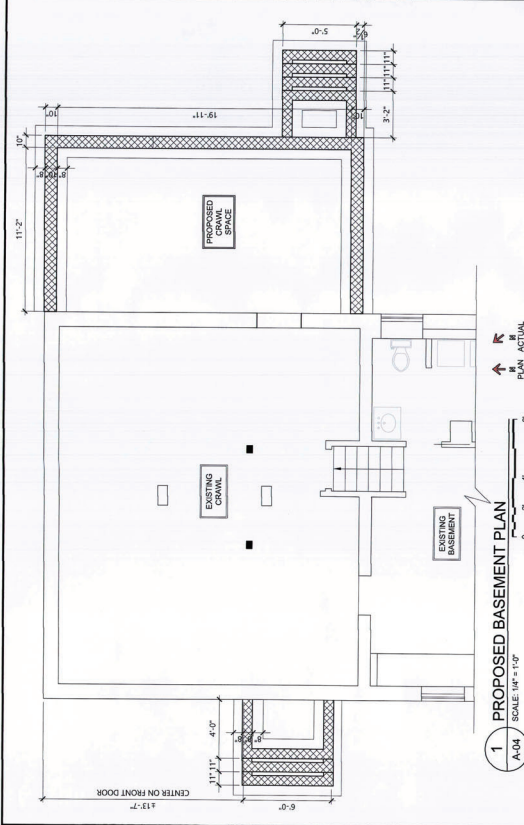
- ALL EXISTING ROOM ENTRY DOORS TO BE REPLACED AS SHOWN.
- ALL INTERIOR DOORS TO HAVE SOLID BLACK DOOR KNOBS - HARDWARE (OR) TO MATCH EXISTING. CONFIRM FUNCTIONS AND MATERIAL WITH OWNER.
- ALL DOORS TO BE SOLID CORE WOOD 6 PANEL DOORS. CONFIRM DOOR STYLE AND MATERIAL WITH OWNER.
- CONFIRM NEW DOOR HEIGHT WITH EXISTING DOORS AND EXISTING OPENINGS WHERE REQUIRED.

WINDOW SCHEDULE

#	TYPE OF WINDOW	R.O. WIDTH	UNIT HEIGHT	NOTES
A	NEW WOOD TRANSOM WINDOW	3'-2"	2'-0"	QTY=1
B	NEW WOOD DOUBLE HUNG WINDOW	2'-0"	3'-0"	QTY=2
C	NEW PICTURE WINDOW	3'-0"	3'-0"	QTY=1

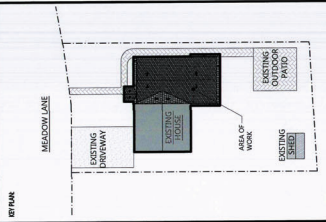
WINDOW NOTES

- ALL WINDOWS TO HAVE INSULATED LOW E GLASS, SCREENS AND HARDWARE TO MATCH EXIST.
- ALL TRIM TO MATCH EXISTING WHERE TO REMAIN. SILL KNOBS TO DETEND FOR TRIM. ALL EXTERIOR WALLS 2X6 WOOD STUDS (VERIFY IN FIELD).
- ALL GLASS WINDOWS TO BE PER NJ CODE - 3 1/2" CLEAR OPN'G, 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.





ES ARCHITECTS
 Esort Architects, LLC
 1000 Esplanade
 Verona, NJ 07084
 973.322.8888 | info@esort.com



NO.	DATE	DESCRIPTION
1	06/04/21	ISSUED FOR BID
2	06/04/21	ISSUED FOR ZONING

DELIROSSO RESIDENCE
 5 MEADOW LANE
 VERONA, NJ 07084



DEMOLITION ELEVATIONS & NOTES

DRAWN BY: MMH
 CHECKED BY: ES
 DATE: FEB 2026
 PROJECT NO: ES-2527

A-03
 SHEET: 2 of 12

DEMOLITION LEGEND

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

GENERAL DEMOLITION NOTES

- CONTRACTOR SHALL REMOVE ALL EXISTING INTERIOR WALLS AND PARTITIONS 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.
- REMOVE ALL EXISTING INTERIOR FINISHES INCLUDING TRIM, CASING, SKIRTING OF EXISTING CEILING, WALL PARTITIONS, BASES ETC. DURING DEMOLITION TO MAINTAIN STRUCTURAL INTEGRITY. SEE STRUCTURAL NOTES ON DRAWING FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL COVER AND PATCH 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 THE CONTRACTOR FOR ALL DEMOLITION WORK.
- CONTRACTOR SHALL REMOVE ALL EXISTING INTERIOR DOOR FRAMES TO BE OBTAINING WITH NEW WORK.
- EXISTING ELECTRICAL CONDUIT, WIRES AND BOXES IN AREAS OF WORK SHALL BE REMOVED AND DISPOSED OF PROPERLY. EXISTING OUTLETS, SWITCHES AND LIGHTS TO REMAIN ARE TO REMAIN IN EXISTING CONDITION. EXISTING CABLE AND OTHER EXISTING WIRES OR DEVICES ARE REMOVED AND OR DAMAGED DURING DEMOLITION.

DEMOLITION KEY NOTES

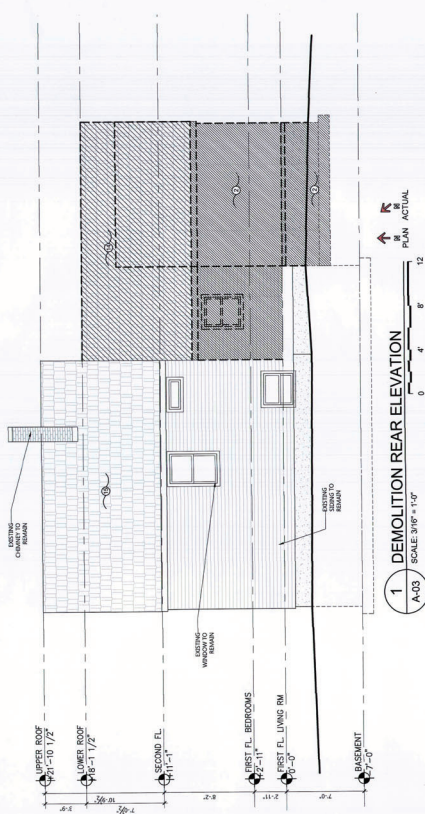
- EXISTING WALL TO BE REMOVED IN ITS ENTIRETY INCLUDING SHEATHING, STUDS, INSULATION, BLOCKING & THE LIKE.
- REMOVE EXISTING BUILDING ADDITION INCLUDING FOUNDATION WALL & FOOTING, EXISTING ROOF, EXISTING INTERIOR FINISHES, EXISTING INTERIOR PARTITIONS TO RECEIVE NEW BUILDING ADDITION. COORDINATE WITH OWNER TO BE SALVAGED OR REUSED.
- CRATE NEW OPENING AND ALTER EXTERIOR AS REQUIRED FOR THE INSTALLATION OF NEW CHIMNEY.
- REMOVE EXISTING WINDOW FRAMING, TRIM & ASSOCIATED HARDWARE. SALVAGE ALL DOOR HARDWARE FOR POSSIBLE REUSE.
- REMOVE EXISTING WINDOW WINDOW FRAMING, TRIM AND ASSOCIATED HARDWARE IN ITS ENTIRETY AND SALVAGE FOR REUSE IN NEW LOCATIONS.
- REMOVE EXISTING FLOORING IN ITS ENTIRETY INCLUDING BUT NOT LIMITED TO GROUT, SETTING BED, SUB-FLOOR AND THE LIKE.
- REMOVE EXISTING WOOD FLOORING IN ITS ENTIRETY INCLUDING BUT NOT LIMITED TO FINISH, SUB-FLOOR AND THE LIKE.
- REMOVE EXISTING KITCHEN CABINETS, COUNTER TOP, PLUMBING AND THE LIKE IN ITS ENTIRETY.
- REMOVE EXISTING SITCHEN APPLIANCE AND SALVAGE FOR POSSIBLE REUSE.
- REMOVE EXISTING PLUMBING FIXTURE IN ITS ENTIRETY INCLUDING BUT NOT LIMITED TO HANGERS, PIPING AND THE LIKE.
- REMOVE EXISTING INTERIOR WALL FINISHES IN ITS ENTIRETY.
- PROTECT WOOD LUMBS DURING CONSTRUCTION & REQUIRED SO NO DENTING OR DAMAGE IS DONE DURING DEMOLITION OR CONSTRUCTION.
- REMOVE EXISTING ROOF SHINGLES DOWN TO SHEATHING FOR NEW ROOF.
- REMOVE EXISTING ROOF SHINGLES, SHEATHING, BATTERS AND ASSOCIATED ITEMS FOR NEW ADDITION.
- EXISTING ROOF TO REMAIN AS IS.



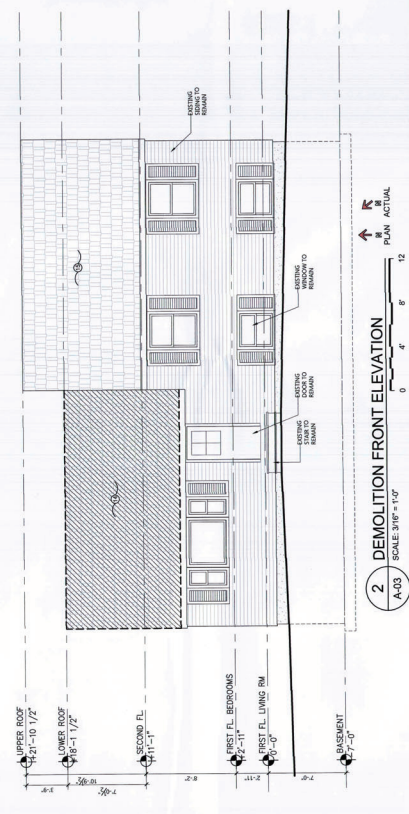
5 PROJECT PHOTOGRAPH #1 - EXISTING CONDITION



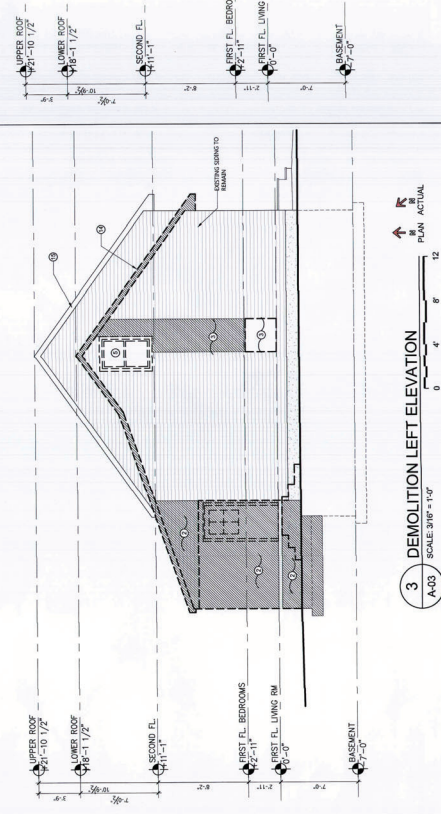
6 PROJECT PHOTOGRAPH #2 - EXISTING CONDITION



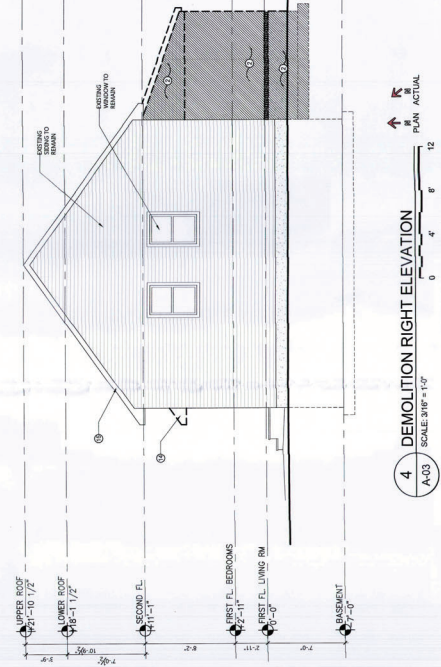
1 DEMOLITION REAR ELEVATION
 A-03 SCALE 3/16" = 1'-0"



2 DEMOLITION FRONT ELEVATION
 A-03 SCALE 3/16" = 1'-0"



3 DEMOLITION LEFT ELEVATION
 A-03 SCALE 3/16" = 1'-0"

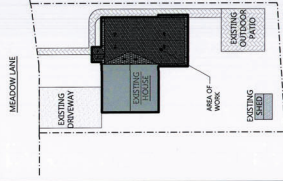


4 DEMOLITION RIGHT ELEVATION
 A-03 SCALE 3/16" = 1'-0"



ES ARCHITECTS
Escott Architects, LLC
20 Arlington Avenue
Verona, NJ 07093
908.261.1000

REF: 18



18

NO.	DATE	DESCRIPTION
2	02/04/21	ISSUED FOR ZONING
1	02/04/21	ISSUED FOR BID

PROJECT

DELOSSO RESIDENCE

5 MEADOW LAKE
VERONA, NJ 07044



DEMOLITION FLOOR PLANS AND NOTES

DRAWN BY:	MMH	CHECKED BY:	ES
DATE:	FEB 2020	PROJECT NO.:	ES-2527

DRAWING NO. **A-02**
SHEET 2 OF 12

DEMOLITION LEGEND

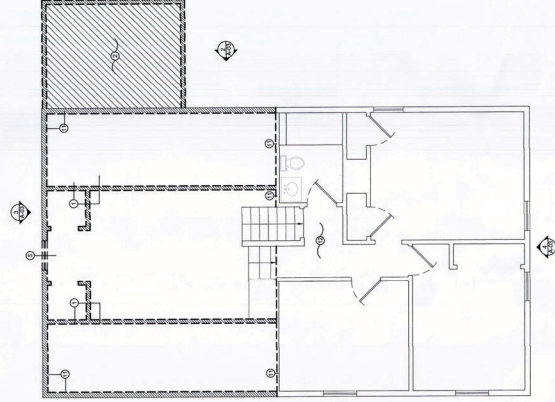
- EXISTING WALL TO REMAIN
- WALL TO BE DEMOLISHED
- WINDOW TO BE REMOVED
- DOOR & FRAME TO BE REMOVED
- ROOM NAME

GENERAL DEMOLITION NOTES

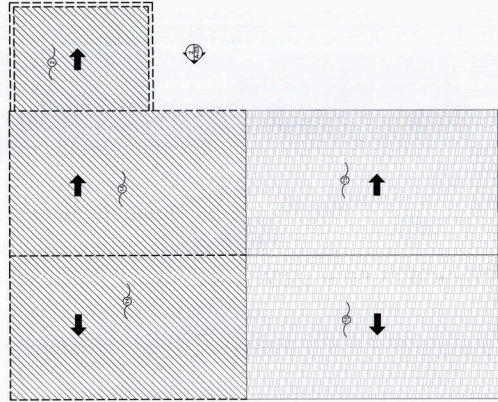
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY FLOOR AND DRIVEWAY TRAFFIC PATTERN. LOCATION OF SUCH PROTECTION SHALL BE VERIFIED WITH OWNER PRIOR TO COMMENCING WORK.
- REMOVE ALL EXISTING INTERIOR PARTITIONS, BATHROOMS, KITCHENS, AND SPOKES OF EXISTING CHIMNEYS, WALL, PARTITIONS, BEAMS, ETC. DURING DEMOLITION TO MAINTAIN STRUCTURAL INTEGRITY. SEE STRUCTURAL NOTES ON DRAWING A-03.
- REMOVE ALL EXISTING WALLS OTHER THAN AREAS OF ROOF HAVING PENETRATION AND CONSTRUCTION TO EXPOSE ROOF WATER AND DRAINAGE PENETRATION.
- CONTRACTOR IS TO COORDINATE ALL DEMOLITION WITH OTHER TRADES.
- CONTRACTOR IS TO COORDINATE ALL DEMOLITION WITH OTHER TRADES. FIELD DIMENSIONS ARE NOT INTENDED TO REPRESENT EXACT DIMENSIONS. DEMOLITION WORK.
- CONTRACTOR SHALL REMOVE ANY UNUSED PLUMBING IN FLOOR PRIOR TO DEMOLITION. CONTRACTOR TO TELECALL ANY PILING PILING.
- EXISTING ELECTRICAL CONDUIT, WIRES AND BOXES IN AREAS OF WORK SHALL BE REMOVED AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE. EXISTING OUTLETS, SWITCHES AND LIGHTS TO REMAIN ARE TO BE WORKING ORDER.
- CONTRACTOR TO VERIFY AND EXISTING TELECOMMUNICATION WIRING, COAXIAL CABLE AND OTHER EXISTING WIRING OR DEVICES ARE REMOVED AND OR DAMAGED DURING DEMOLITION.

DEMOLITION KEY NOTES

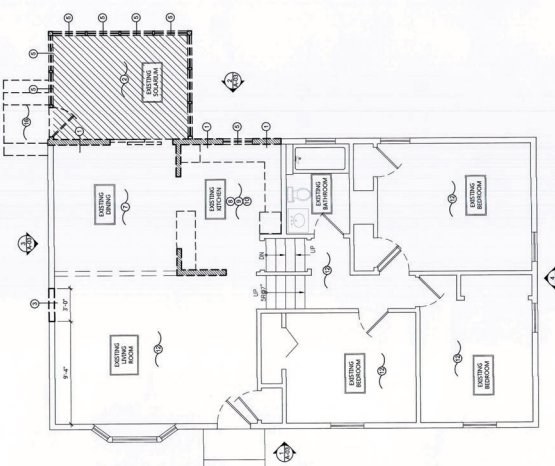
- EXISTING WALL TO BE REMOVED IN ITS ENTIRETY INCLUDING SHEATHING, STUDS, INSULATION, BLOCKING & THE LIKE.
- REMOVE EXISTING BUILDING ADDITION INCLUDING FOUNDATION WALL & FOOTING, EXISTING ROOFING, EXISTING INTERIOR PARTITIONS, EXISTING INTERIOR WALLS TO BECAUSE NEW BUILDING ADDITION. COORDINATE WITH OWNER TO BE SALVAGED OR REUSED.
- CREATE NEW OPENING AND ALTER EXTERIOR AS REQUIRED FOR THE INSTALLATION OF NEW CHIMNEY.
- REMOVE EXISTING ROOFING, SHEATHING, TRUSS & ASSOCIATED HARDWARE. SALVAGE ALL DOOR HARDWARE FOR POSSIBLE REUSE.
- REMOVE EXISTING WINDOW, WINDOW FRAMING, TRIM AND ASSOCIATED HARDWARE IN ITS ENTIRETY AND SALVAGE FOR REUSE IN NEW LOCATIONS.
- REMOVE EXISTING TILE FLOORING IN ITS ENTIRETY INCLUDING BUT NOT LIMITED TO GROUT, SETTING BED, SUB-FLOOR AND THE LIKE.
- REMOVE EXISTING WOOD FLOORING IN ITS ENTIRETY INCLUDING BUT NOT LIMITED TO FANDELS, SUB-FLOOR AND THE LIKE.
- REMOVE EXISTING KITCHEN/CASET CABINETS, COUNTER TOP, PLUMBING AND THE LIKE IN ITS ENTIRETY.
- REMOVE EXISTING SINK/APPLIANCE AND SALVAGE FOR POSSIBLE REUSE.
- REMOVE EXISTING BATHROOM APPLIANCE IN ITS ENTIRETY INCLUDING BUT NOT LIMITED TO HANGERS, TYPING AND THE LIKE.
- REMOVE EXISTING INTERIOR WALL FINISHES IN ITS ENTIRETY.
- PROTECT WOOD FLOORING CONSTRUCTION AS REQUIRED SO NO DENTING OR DAMAGE IS DONE DURING DEMOLITION OR CONSTRUCTION.
- REMOVE EXISTING ROOF SHINGLES DOWN TO SHEATHING FOR NEW ROOF.
- REMOVE EXISTING ROOF SHINGLES, SHEATHING, BATTES AND ASSOCIATED ITEMS FOR NEW ADDITION.
- EXISTING ROOF TO REMAIN AS IS.
- EXISTING STAIRS TO BE REMOVED AND PREPARED TO ADD A LANDING AND ADDITIONAL STEPS. SHORE EXISTING FLOOR FRAMING AND PROVIDE NEW OPENING FOR NEW STAIRS. SEE THE SECOND PLAN.



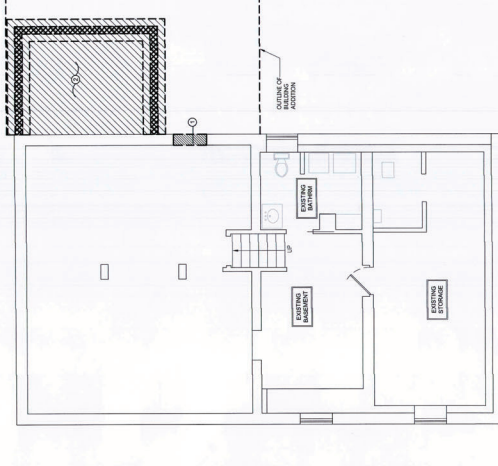
2. DEMOLITION SECOND FLOOR PLAN
A-02 SCALE 3/16" = 1'-0"
PLAN ACTUAL



4. DEMOLITION ROOF PLAN
A-02 SCALE 3/16" = 1'-0"
PLAN ACTUAL



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



3. DEMOLITION BASEMENT PLAN
A-02 SCALE 3/16" = 1'-0"
PLAN ACTUAL

