

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 12/03/2025

CASE # 2026-02

PROPERTY ADDRESS 56 Floyd Road, Verona, NJ 07044

BLOCK 801 LOT 6 ZONE R-40

APPLICANT'S NAME Chris Dougherty

PHONE # 203-331-7367 CELL PHONE # _____

EMAIL cjdougherty522@gmail.com

PROPERTY OWNER'S NAME Chris Dougherty

PROPERTY OWNER'S ADDRESS 56 Floyd Road, Verona, NJ 07044

PROPERTY OWNER'S PHONE # 203-331-7367 CELL # _____

PROPERTY OWNER'S EMAIL cjdougherty522@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER Self

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Provide a two story rear and side addition for a new family room, expanded kitchen, office and new laundry area and mud room. Second floor to be a Primary Bedroom suite with bathroom and closets.
Provide new dormer on the existing roof for a walk-up attic with bathroom.

CONTRARY TO THE FOLLOWING:

The proposed addition will encroach on the side yard setback of the North side and the South side.
The addition and added rear deck will be over the allowed building coverage and impervious coverage. New HVAC condensers to be located in side yard.

LOT SIZE: EXISTING 5,063 SF PROPOSED 0 SF TOTAL 5,063 SF

HIEGHT: EXISTING 29'-7" PROPOSED 29'-3"

PERCENTAGE OF BUILDING COVERAGE: EXISTING 21.43% PROPOSED 29.05%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 61.88% PROPOSED 51.53%

PRESENT USE Single Family Residence

PROPOSED USE Single Family Residence

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30'-0"</u>	<u>30.14'</u>	<u>30.14'</u>
REAR YARD	<u>30'-0"</u>	<u>63'</u>	<u>45.95'</u>
SIDE YARD (1)	<u>8'-0"</u>	<u>2.6'</u>	<u>2.2'</u>
SIDE YARD (2)	<u>10'-0"</u>	<u>12.2'</u>	<u>3.05'</u>

DATE PROPERTY WAS ACQUIRED 04/20/2017

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

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

Architect/Engineer: Name Evan Scott - EScott Architects
Address 28 Arlington Ave, Caldwell, NJ 07006
Phone # 973-552-8886
Fax # _____
Email evan@escottarchitects.com

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



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
 VERONA, NJ 07044

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

THIS IS A DIGITIZED COPY OF THE TAX MAP
 PREPARED BY CASEY M. KELLER, INC. AND
 IS ON FILE IN THE OFFICE OF THE ENGINEER.

DATE	REVISION

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

November 24, 2025

Zoning Permit Application #2025-193– DENIED – Addition, Deck, HVAC

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

Owner: **Julie DiMatteo**
56 Floyd Road
Verona, NJ 07044

Property: **56 Floyd Road; Block 801, Lot 6**

Zone: **R-40 (Very-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 Scott, RA, dated 10/10/2025, last revised for permit submission 10/13/2025;

ZONING REQUEST:

Based upon the zoning permit application, the applicant is seeking approval to construct a new 737 square foot rear 2 story addition with a full basement and attic; a 406 square foot deck inclusive of stairs, two HVAC units in rear yard and one HVAC unit in the attic space. 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-40 (Very-High-Density Single-Family) Zone District;
- As per § 150-17.6 (1) a single family home is permitted;
- As per § 150-17.6 D. (1) Minimum lot size: 4,000 square feet, existing is 5,063 square feet – Compliant;

- As per § 150-17.6 F. (1) Minimum side yard setback (one): eight feet; deck is proposed as 3± feet from the SE side property line; 4.75± feet from the NW side property line – **Variations are required;**
- As per § 150-17.6 F (2) Minimum rear yard setback: 10 feet; deck is proposed as 34 feet from the rear property line – Compliant;
- As per § 150-17.6 F (5) Maximum height (stories/feet): 1 1/2 stories; 15 feet; deck is proposed as 4± feet from grade – Compliant;
- New steps are proposed at 8 feet wide, 2.75 feet projection into yard, 3± feet in height from grade;
- § 150-7.21 Decks. If an existing building fails to comply with zoning setback requirements, uncovered decks may be added, provided that all of the following conditions are met:
 - A. That the deck does not exceed 20% of the building footprint; dwelling footprint is proposed at 1,471 square feet where 20% is 294.2 square feet; proposed deck is 384 square feet – **Condition not met;**
 - B. That no portion of the deck shall be elevated more than four feet above grade, excluding handrails and guardrails; proposed deck is 4± feet from grade;
 - C. That the deck does not extend into the side yard beyond the line of the existing dwelling unless the deck meets the side yard setback requirements of this chapter; proposed deck is within the **proposed** dwelling setback that require variations;
 - D. That the deck shall be no less than five feet from the side lot line and no less than 20 feet from the rear lot line; proposed deck is 3± feet from the SE lot line and 4.75 from the NW side lot line; 34 feet from the rear lot line - **Condition not met;**
 - **Variance is required;**

HVAC

- Two HVAC units are proposed at the rear of the proposed deck; 9 square feet each;
- As per § 150-17.6 F. (1) Minimum side yard setback (one): eight feet; HVAC is proposed as 3± feet from the SE side property line; 30.3 feet from the NW side property line – **A Variance is required;**
- As per § 150-17.6 F (2) Minimum rear yard setback: 10 feet; deck is proposed as 34 feet from the rear property line – Compliant;
- Per § 150-7.13 A. No mechanical equipment shall be located within a required minimum yard requirement and shall not extend more than 5 feet from the structure for which they serve; proposed HVAC units are shown as 12.25 feet from the rear of the dwelling – **A Variance is required;**

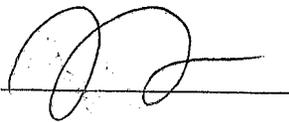
Rear Yard Coverage:

- As per § 150-17.5 F (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15%; yard is 1,852 square feet where 15% is 277.8 square feet; proposed is 29.2% or 541 square feet – **A Variance is required;**
- The net disturbance is less than 400 square feet; Engineering / Stormwater review is not required:

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

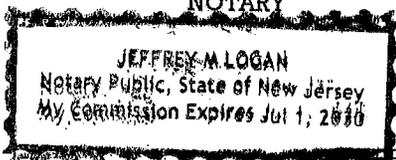
Christopher Dougherty OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 56 Floyd Road, IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF NJ AND THAT
Christopher Dougherty IS THE OWNER IN FEE OF ALL THAT CERTAIN LOT, PIECE OF LAND,
SITUATED, LYING AND BEING IN THE TOWNSHIP OF VERONA AFORESAID AND KNOWN AND DESIGNATED AS
BLOCK 801 AND LOT 6 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.



NOTARY



OWNER



AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

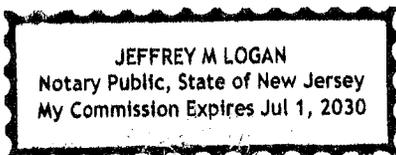
Christopher Dougherty OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW, ON
OATH DEPOSED AND SAYS THAT ALL OF THE ABOVE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED
HEREWITH ARE TRUE. SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 8 DAY OF December
2025.

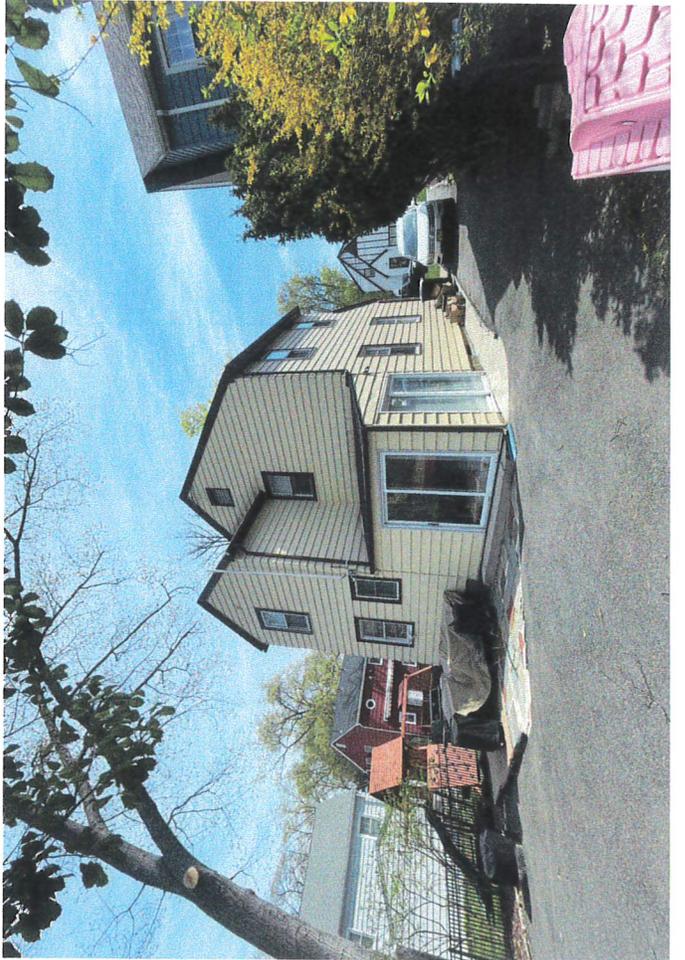
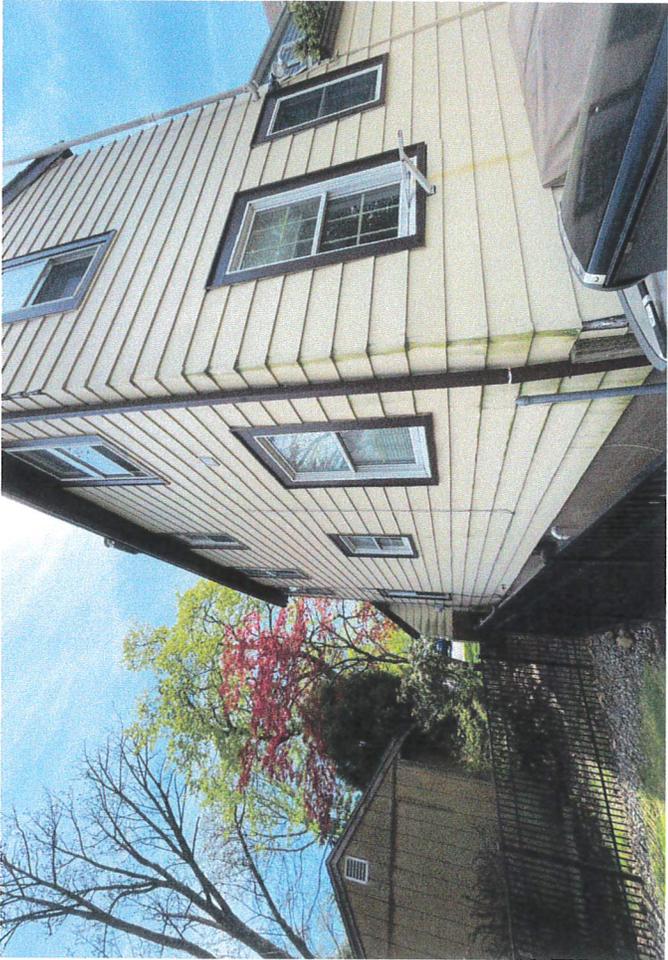
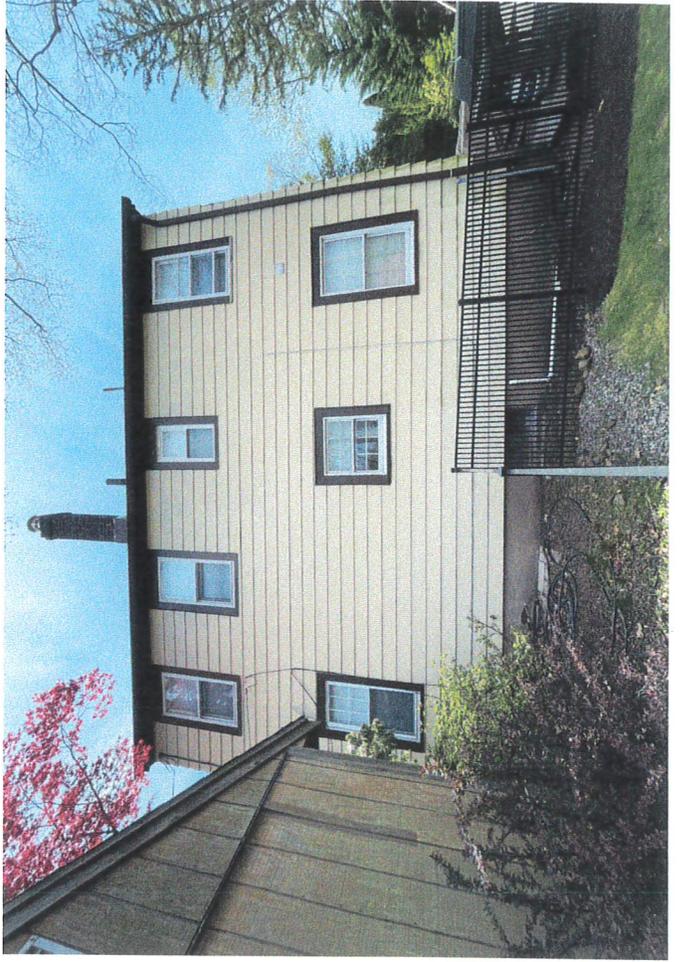
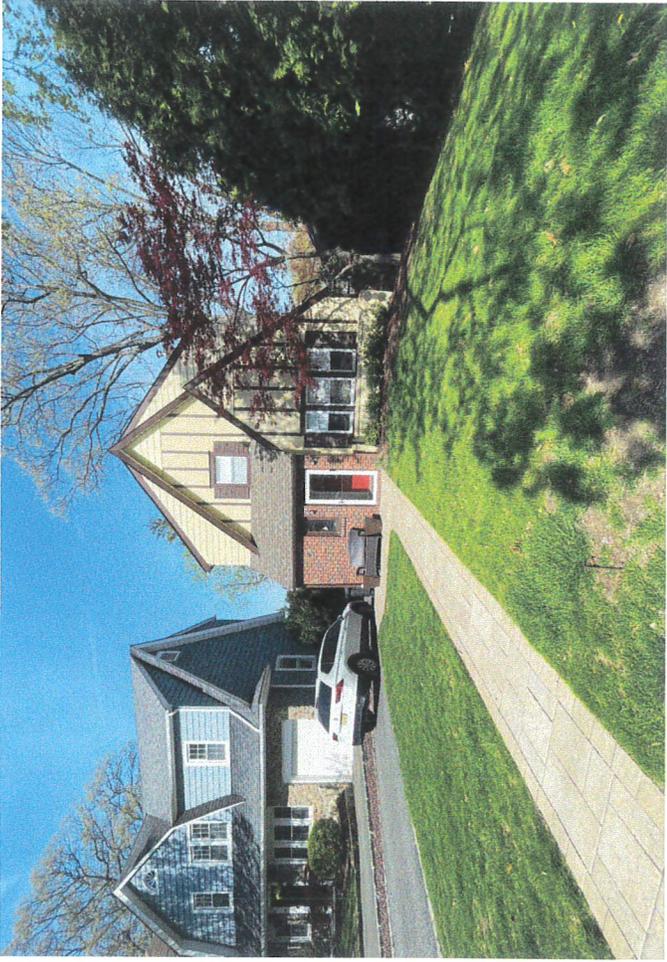


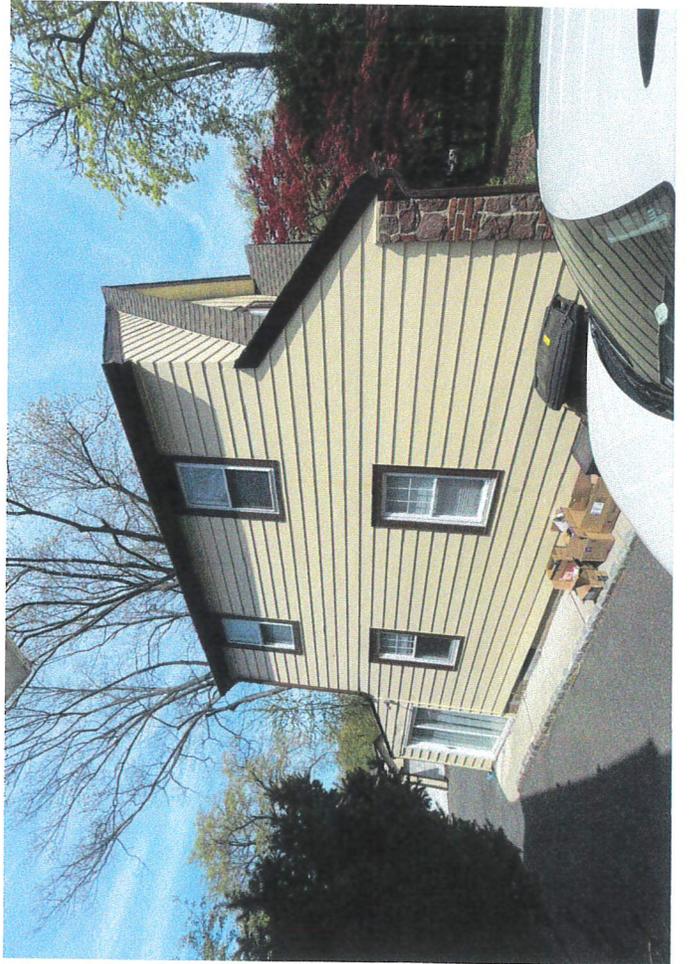
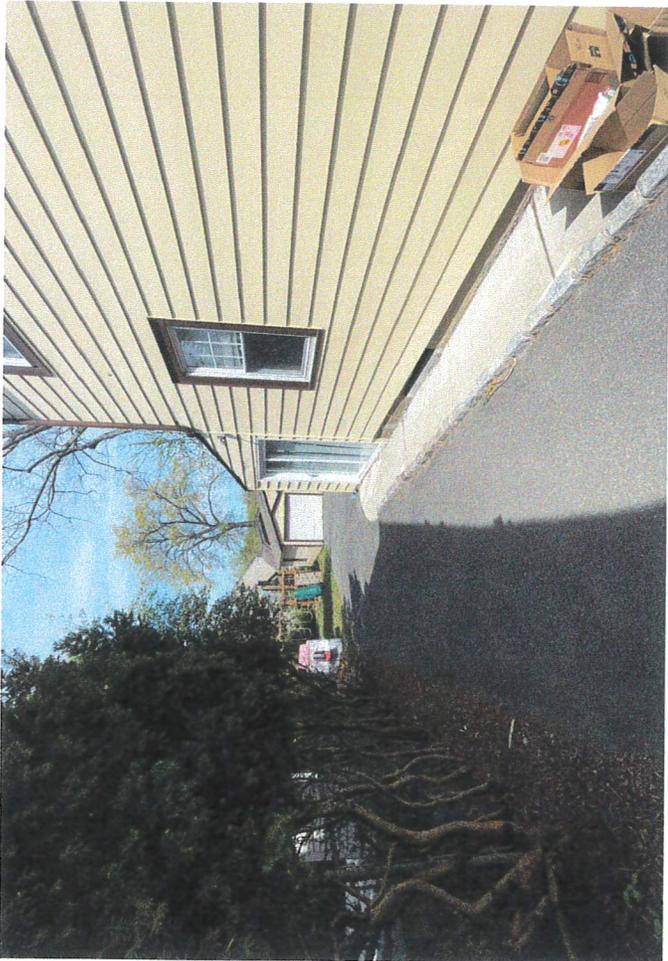
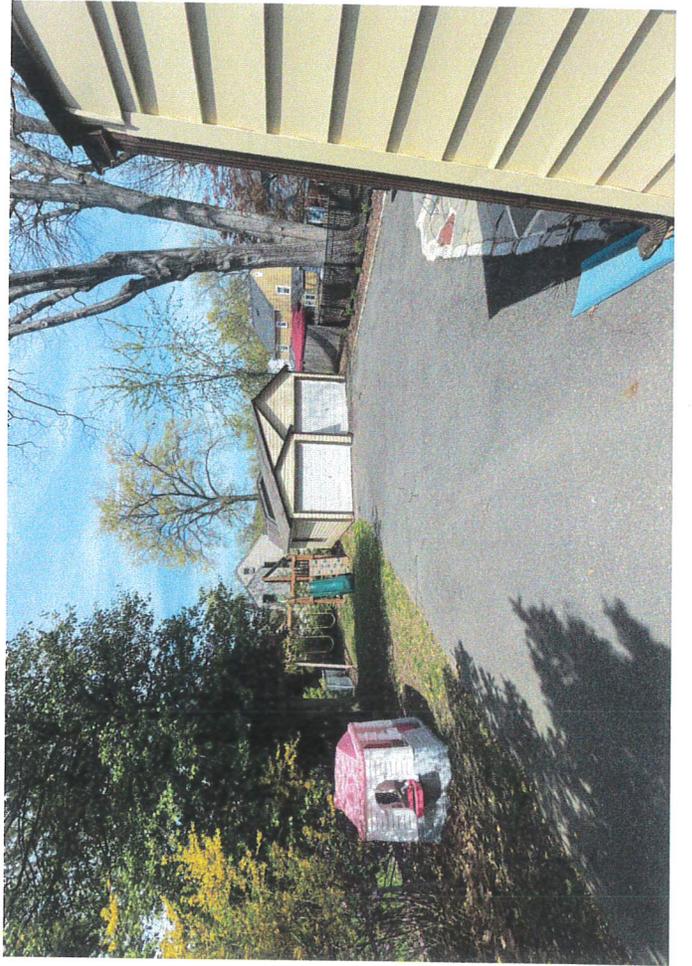
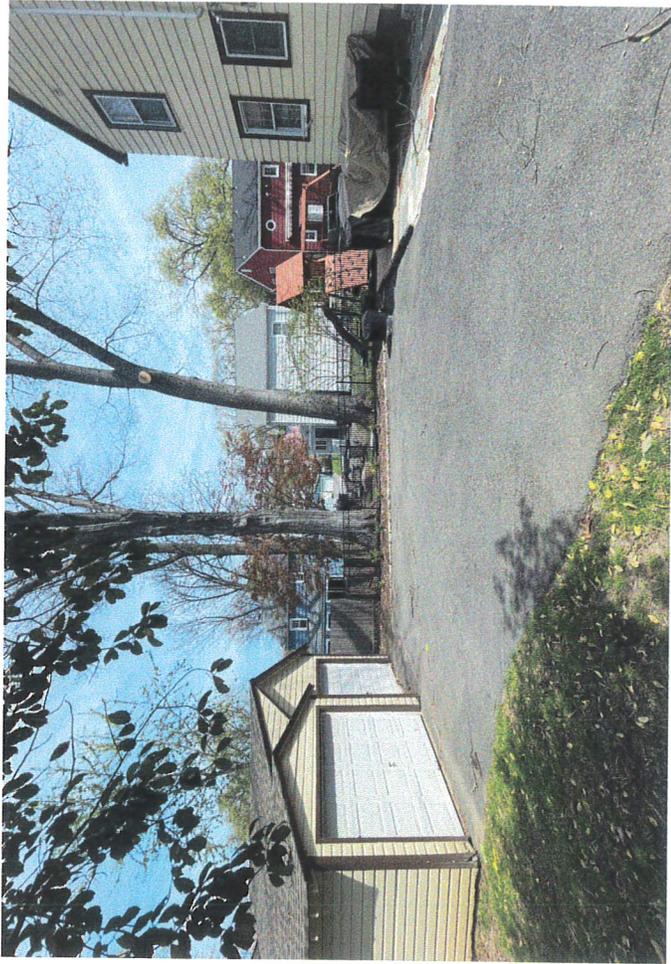
NOTARY



APPLICANT







ABBREVIATIONS

@	AT	CLOS	CLOSET	EQ	EQUAL	GA	GAUGE	KIT	KITCHEN	OC	ON CENTER	REF	REFERENCE	STD	STAINLESS STANDARD	W	WIDE, WIDTH
A/C	AIR	COL	COLUMN	EQUIP	EQUIPMENT	GC	GENERAL CONTRACTOR	KO	KNOCKOUT	OD	OUTSIDE OF DIAMETER	REFRIG.	REFRIGERATOR	STL	STEEL	W/	WITH
ACT	ACOUSTICAL CEILING	CONC	CONCRETE	ETC	ETCETERA	GL	GLASS	OPNG	OPENING	OH	OVERHEAD	REG	REGULAR	ST STL	STAINLESS STEEL	WC	WALLCOVERING, WATER CLOSET
ADJ	ADJUST (ABLE)	CONTR	CONSTRUCTION	EWC	ELECTRIC WATER	GLYP	GYPSUM BOARD	OPP	OPPOSITE	OPNG	OPENING	REQD	REQUIRED	SURF	SURFACE	WD	WOOD
AFF	ABOVE FINISHED FLOOR	CORR	CORRIDOR	EXP	EXPOSED	HDWR	HARDWARE	PTD	PAINT (ED)	OD	OUTSIDE OF DIAMETER	RET	RETURN	SUSP	SUSPENDED	WP	WATERPROOF
AFS	ABOVE FINISHED SLAB	CT	CERAMIC TILE	EXH	EXISTING	HM	HOLLOW METAL	PL	PLATE	OD	OUTSIDE OF DIAMETER	R.F.	RAISED FLOOR	T	TREAD	V	VINYL
ALT	ALTERNATE	DEM	DEMOLISH (TION)	EXP	EXPOSED	HR	HORIZONTAL	PHL	PANEL	OPNG	OPENING	RH	RIGHT HAND	T&B	TOP & BOTTOM	V.PNL	VISION PANEL
ALUM	ALUMINUM	DET	DETAIL	FA	FRESH AIR	HR	HOUR	PL	PLASTIC	OPNG	OPENING	RM	ROOM	TEMP	TEMPERED	VCT	VINYL COMPOSITE TILE
BD	BOARD	DF	DRINKING FOUNTAIN	FE	FIRE EXTINGUISHER	HT	HEIGHT	PLMB	PLUMBING	PTD	PAINT (ED)	RO	ROUGH OPENING	TERR	TERRAZZO, TERRACE	VDI	VIDEO DISPLAY
BLDG	BUILDING	DH	DOUBLE HUNG	FEC	FIRE EXTINGUISHER	HTG	HEATING	POL	POLISHED	R.F.	RAISED FLOOR	S	SPEAKER	T&G	TOUNGE & GROOVE	VT	VERTICAL
BLKG	BLOCKING	DIA	DIAMETER	FE	FIRE EXTINGUISHER	HW	HOT WATER	PROJ	PROJECT	RH	RIGHT HAND	SD	SCHEDULE	THK	THICK (NESS)	VEST	VESTIBULE
BO	BY OTHERS, BOTTOM	DIAG	DIAGONAL	FG	FLOAT GLASS	HW	HOT WATER	PT	POINT	RO	ROUGH OPENING	SG	SMOKE DETECTOR	T&B	TACKBOARD	VIF	VERIFY IN FIELD
OF	OF	DIM	DIMENSION	FH	FULL HEIGHT	H	HEATER	PTL	PRESSURE TREATED	S	SPEAKER	SH	SAFETY GLASS	TO	TRIMMED OPENING		
BOTT	BOTTOM	DN	DOWN	FIN	FINISH	HVAC	HEATING/VENTILATION AIR CONDITIONING	PLY	PLYWOOD	SCH	SCHEDULE	SH	SHEET	T.V.	TELEVISION CABLE		
BS	BUILDING STANDARD	DR	DOOR	FL	FLOOR	INT	INTERIOR	PTN	PARTITION	SD	SCHEDULE	SP	SIMILAR	UC	UNDERCUT		
BSMT	BASEMENT	DWG	DRAWING	FLUOR	FLUORESCENT	INSUL	INSULATE (ION)	PWD	PLYWOOD	SG	SAFETY GLASS	SPKR	SPRINKLER	UNF	UNFINISHED		
C	CARPETING	EA	EACH	FP	FIREPROOF	INT	INTERIOR	QT	QUARRY TILE	SH	SHEET	SPKR	SPRINKLER	UNF	UNFINISHED		
CAB	CABINET	EL	ELEVATION	FPSC	FIREPROOF SELF-CLOSING	INT	INTERIOR	RB	RADIUS RISER	SP	SHEET	SPKR	SPRINKLER	UNF	UNFINISHED		
CL	CENTERLINE	ELEC	ELECTRIC	FR	FIRE RETARDANT	INT	INTERIOR	R	RADIUS RISER	SP	SHEET	SPKR	SPRINKLER	UNF	UNFINISHED		
CLR	CLEAR	ELEV	ELEVATION	FS	FULL SIZE	INT	INTERIOR	A	RETURN AIR	SS	SQUARE	SPKR	SPRINKLER	UNF	UNFINISHED		
CLG	CEILING	ENCL	ENCLOSE	FUT	FUTURE	INT	INTERIOR	RB	RESILIENT BASE	SS	STAINLESS STEEL	SPKR	SPRINKLER	UNF	UNFINISHED		

DOUGHERTY-DIMATTEO RESIDENCE
56 FLOYD ROAD
VERONA, NJ 07044

ZONING DISTRICT: R-40
CLIMATE ZONE: 4A
TAX BLOCK: 801
TAX LOT: 6

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:	5,063 SQ.FT.
BUILDING COVERAGE EXISTING	1,085 SF / 5,063 SF = 21.43%
EXIST HOUSE	803 SF
EXIST GARAGE	282 SF
BUILDING COVERAGE PROPOSED	1,471 SF / 5,063 SF = 29.05% (30% MAX ALLOWED)
PROPOSED HOUSE	1,471 SF
IMPERVIOUS COVERAGE EXISTING	3,133 SF / 5,063 SF = 61.88%
EXIST HOUSE	803 SF
EXIST GARAGE	282 SF
EXIST DRIVEWAY	1,654 SF
EXIST BACK PATIO	173 SF
EXIST FRONT WALK	146 SF
EXIST SIDE CONC WALK	75 SF
IMPERVIOUS COVERAGE PROPOSED	2,609 SF / 5,063 SF = 51.53% (40% MAX ALLOWED)
PROP HOUSE	1,471 SF
PROP DECK	406 SF
PROP DRIVEWAY	512 SF
EXIST FRONT WALK	146 SF
PROP SIDE CONC WALK	56 SF
PROP CONDENSING UNITS	18 SF
REAR YARD AREA PROPOSED	1,852 SF (15% COVERAGE ALLOWED)
PROP DECK, CONC WALK & A/C UNITS	541 SF = 29.2%

BUILDING AREA

EXISTING BASEMENT FLOOR:	503 SF
ADDITION TO BASEMENT FLOOR:	502 SF
TOTAL BASEMENT FLOOR:	1,005 SF
EXISTING FIRST FLOOR:	803 SF
ADDITION TO FIRST FLOOR:	737 SF
TOTAL FIRST FLOOR:	1,540 SF
EXISTING SECOND FLOOR:	633 SF
ADDITION TO SECOND FLOOR:	472 SF
TOTAL SECOND FLOOR:	1,105 SF
EXIST ATTIC FLOOR:	212 SF
ADDITION TO ATTIC FLOOR:	206 SF
TOTAL ATTIC FLOOR:	327 SF

PROPOSED ADDITION VOLUME: 3,514 CU.FT. BASEMENT, 5,896 CU.FT. 1ST FLOOR, 3,776 CU.FT. 2ND FLOOR, 13,186 CU.FT. TOTAL ADDITION

BUILDING HEIGHT

EXISTING HEIGHT:	2.5 STORY W/ BASEMENT 28'-7"
PROPOSED HEIGHT:	2.5 STORY W/ BASEMENT 29'-3" (30' MAX ALLOWED)

HEIGHT CALCULATION

1. FINISHED FIRST FLOOR:	0'-0"
2. FRONT RIGHT CORNER:	-1'-3"
3. RIGHT SIDE MIDDLE:	-2'-10"
4. LEFT SIDE MIDDLE:	-1'-9"
5. RIGHT SIDE REAR:	-3'-8"
6. LEFT SIDE FRONT:	-0'-6"
7. LEFT SIDE REAR:	-3'-10"

AVERAGE GRADE HEIGHT: -2'-4"
EXIST & PROP ROOF LINE ABOVE FIN FIRST FLR: 26'-9"
HEIGHT OF BUILDING ABOVE GRADE: 29'-3"

SETBACKS

EAST FRONT SETBACK:	PROPOSED 30.14' EXISTING 30'-0" REQUIRED 30'-0"
NORTH SIDE SETBACK:	0.83' EXISTING 8'-0"
WEST REAR SETBACK:	45.95' PROPOSED 30'-0"
SOUTH SIDE SETBACK:	12.20' EXISTING 10'-0"

CODE COMPLIANCE

GOVERNING CODE OF NEW ADDITION AND INTERIOR ALTERATIONS TO BE PER:

- INTERNATIONAL RESIDENTIAL CODE, NJ ADDITION 2021
- REHABILITATION SUBCODE - NIAC 5:23-6
- NATIONAL ELECTRICAL CODE, 2020
- NATIONAL STANDARD PLUMBING CODE, 2021
- INTERNATIONAL ENERGY CONSERVATION CODE, 2021 (RESIDENTIAL)

PROJECT SCOPE

- NEW TWO STORY REAR ADDITION WITH FULL BASEMENT BELOW AND ATTIC ABOVE.
- RENOVATE EXISTING KITCHEN AND BACK PLAY ROOM AND PROVIDE NEW EXPANDED KITCHEN AND WALL BETWEEN KITCHEN AND DINING ROOM.
- PROVIDE A NEW BAY WINDOW AT FRONT DINING ROOM.
- NEW REAR ADDITION TO HAVE NEW FAMILY ROOM OUT BACK ALONG WITH A NEW OFFICE, FULL BATHROOM, MUDROOM AND A LAUNDRY ROOM.
- PROVIDE NEW REAR YARD ACCESS FROM FAMILY ROOM AND MUDROOM LEADING TO A NEW DECK THE LENGTH OF THE HOUSE.
- SECOND FLOOR ADDITION TO HAVE NEW PRIMARY BEDROOM SUITE INCLUDING NEW WALK-IN CLOSET, CLOSETS AND PRIMARY BATHROOM.
- EXISTING HALL BATH RO TO BE RENOVATED AND EXPANDED INTO NEW ADDITION.
- PROVIDE A NEW STAIR OVER THE EXISTING THAT LEADS UP TO THE EXISTING ATTIC FLOOR. PROVIDE OPEN RAILINGS AT LANDINGS.
- EXISTING HALLWAY LINEN CLOSET TO BE REMOVED AND EXISTING BEDROOM WALL TO BE RELOCATED INTO EXISTING HALLWAY.
- ATTIC FLOOR TO BE EXPANDED INTO NEW ADDITION AND PROVIDE A NEW DORMER FOR ADDITIONAL HEADROOM.
- PROVIDE A LARGE ROOM IN THE ATTIC WITH A NEW FULL BATHROOM.
- BACK HALF OF NEW ADDITION ATTIC TO BE VAULTED CEILING IN PRIMARY BEDROOM BELOW.
- PROVIDE NEW HEATING AND COOLING WITH CENTRAL AIR/HEAT WITH A UNIT IN THE BASEMENT AND A NEW UNIT IN THE ATTIC.
- PAINT EXISTING HOUSE.



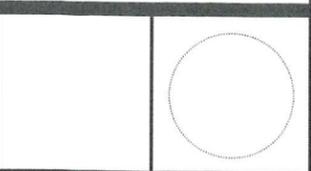
Escott Architects, LLC
28 Arlington Avenue
Caldwell, NJ 07006
P. 973.552.8886 | info@escottarchitects.com



DRAWING LIST - JOB # ES-2522

ARCHITECTURAL		
A-01	SITE PLAN, CODES, AND NOTES	
A-02	DEMOLITION FLOOR PLANS	
A-03	DEMOLITION ELEVATIONS	
A-04	PROPOSED FLOOR PLANS 1	
A-05	PROPOSED FLOOR PLANS 2	
A-06	DOOR & WINDOW SCHEDULES	
A-07	PROPOSED ELEVATIONS 1	
A-08	PROPOSED ELEVATIONS 2	
A-09	PROPOSED FRAMING PLANS	
A-10	PROPOSED BUILDING SECTIONS	
A-11	PROPOSED DETAIL WALL SECTIONS	
A-12	STRUCTURAL NOTES	
A-13	DETAILS 1	
A-14	DETAILS 2	
E-01	PROPOSED ELECTRICAL FLOOR PLANS 1	
E-02	PROPOSED ELECTRICAL FLOOR PLANS 2	

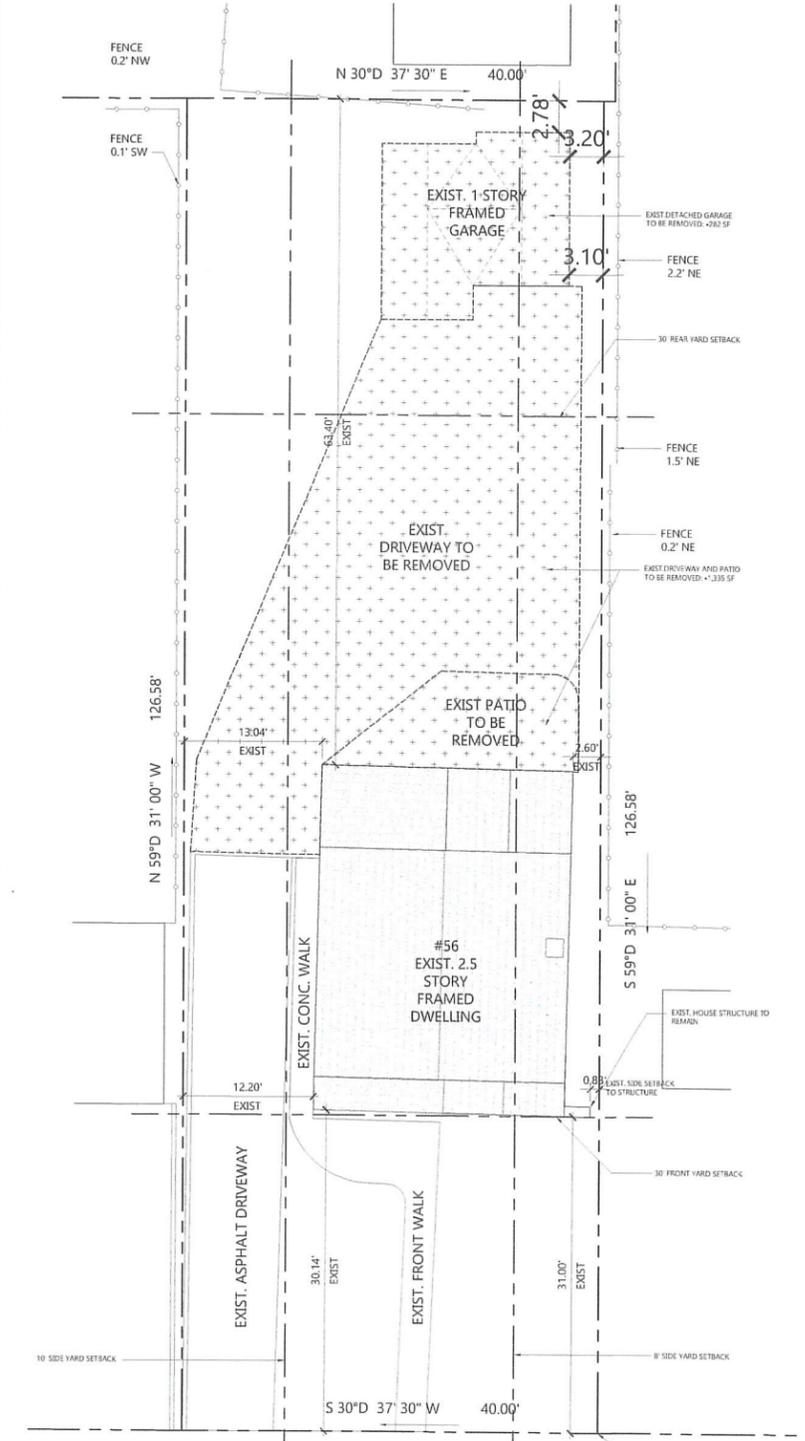
PROJECT:
DIMATTEO/DOUGHERTY RESIDENCE
56 FLOYD ROAD
VERONA, NJ 07044



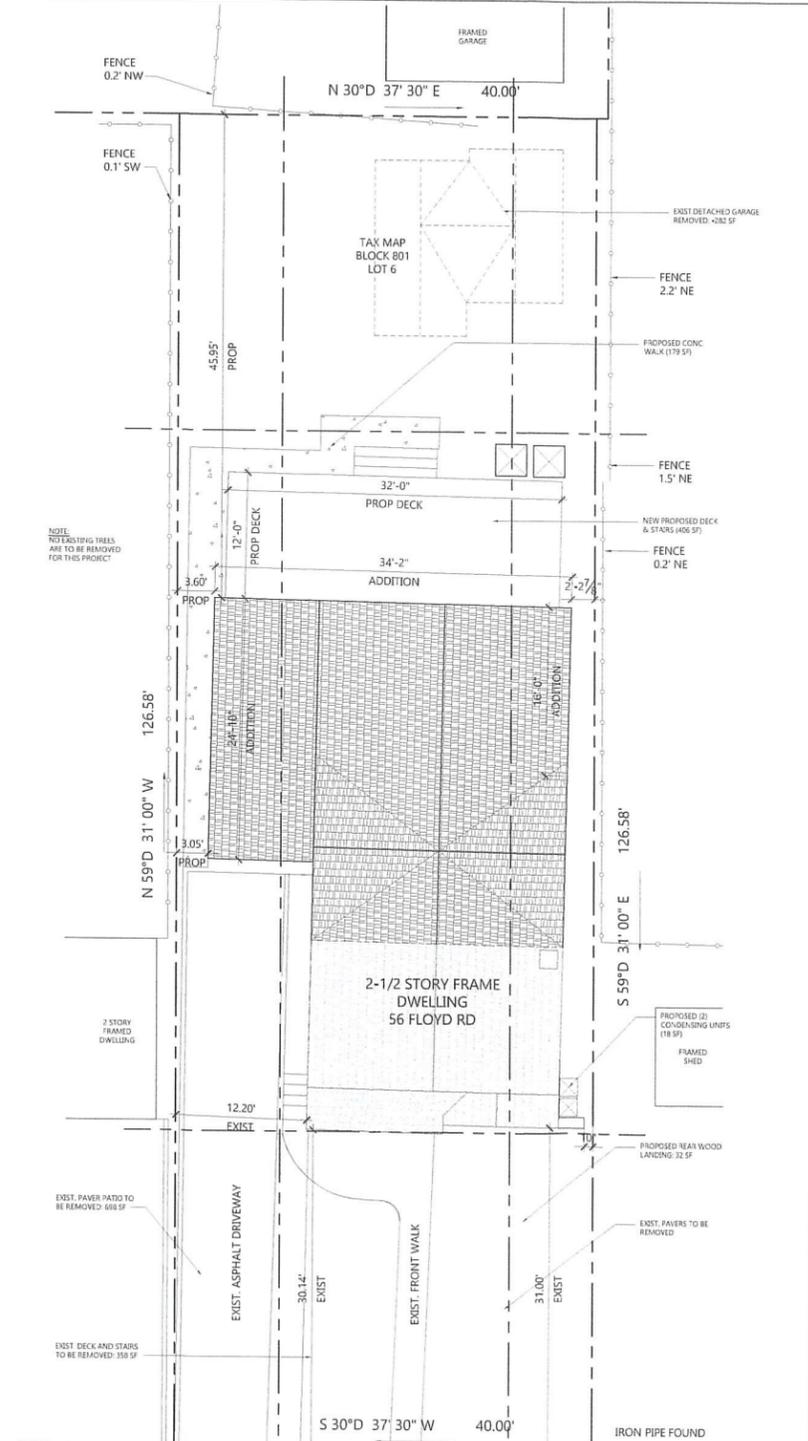
SITE PLAN, CODES AND DETAILS

DRAWN BY:	ES	CHECKED BY:	ES
DATE:	OCTOBER 2025	PROJECT NO.:	ES-2522

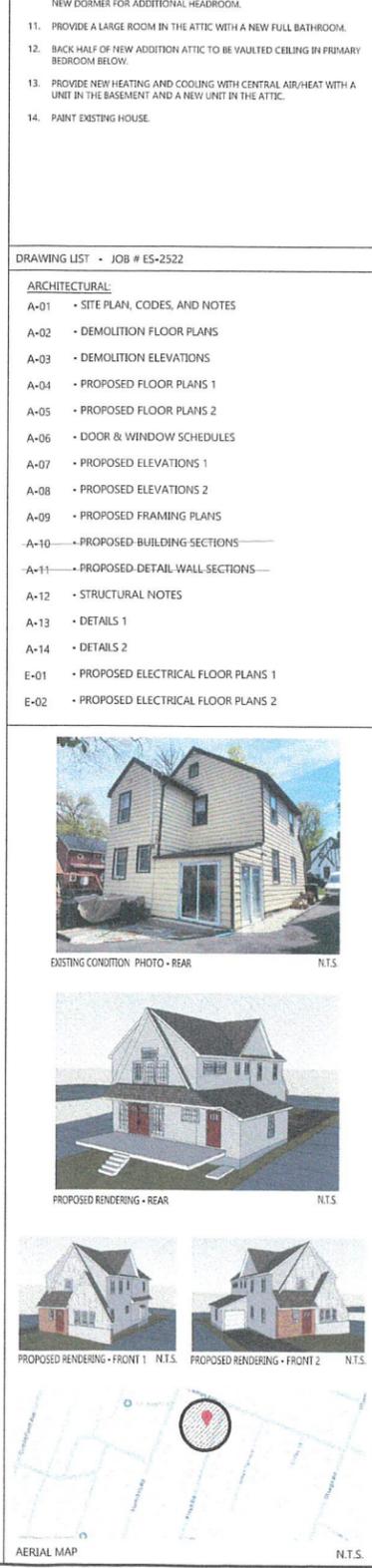
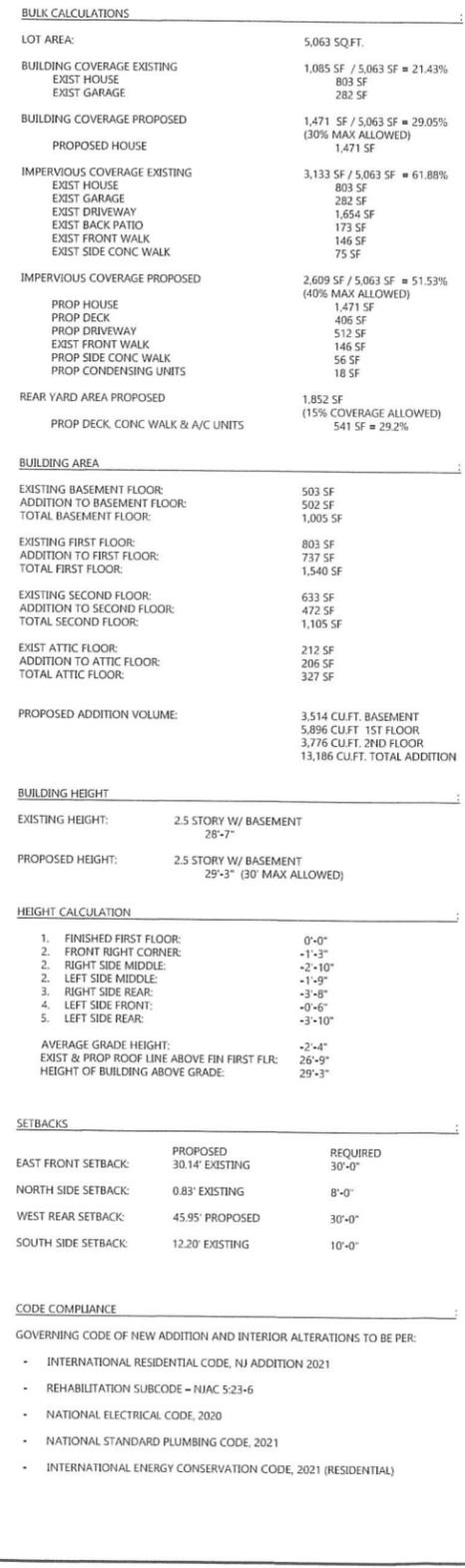
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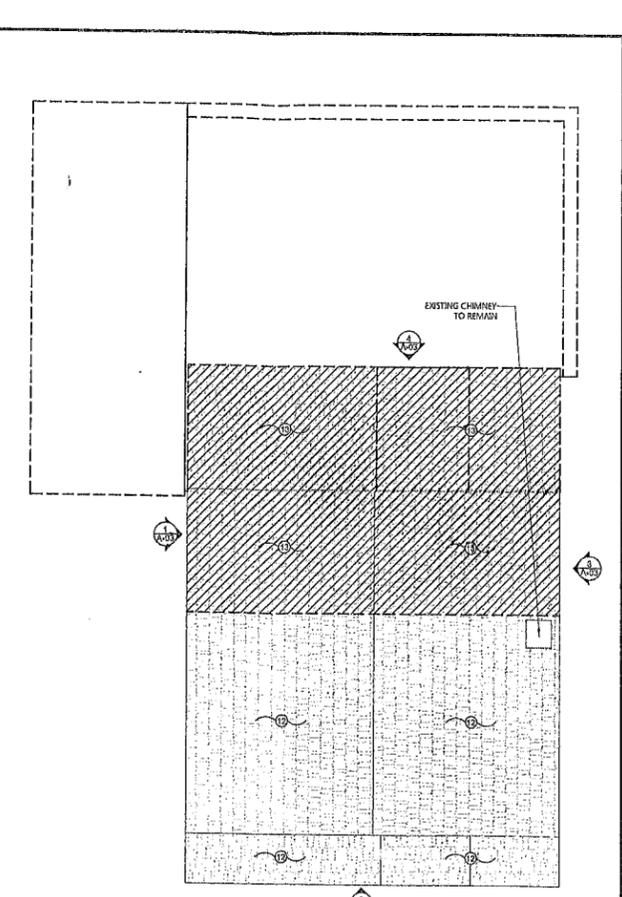
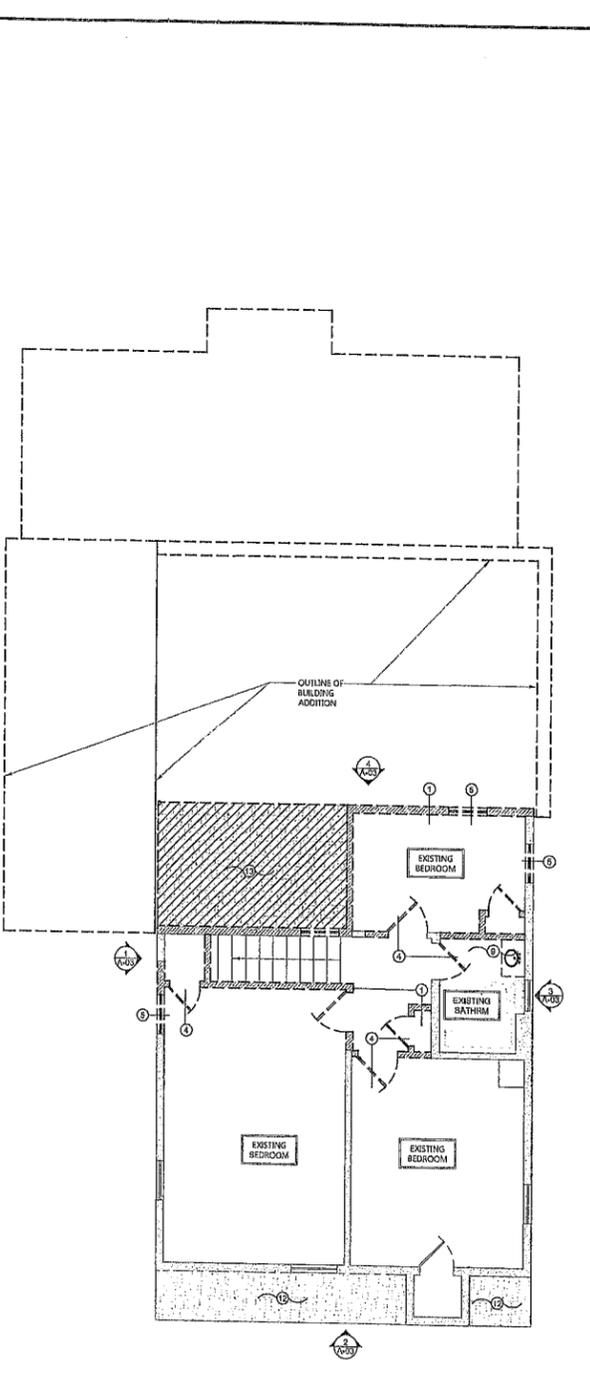
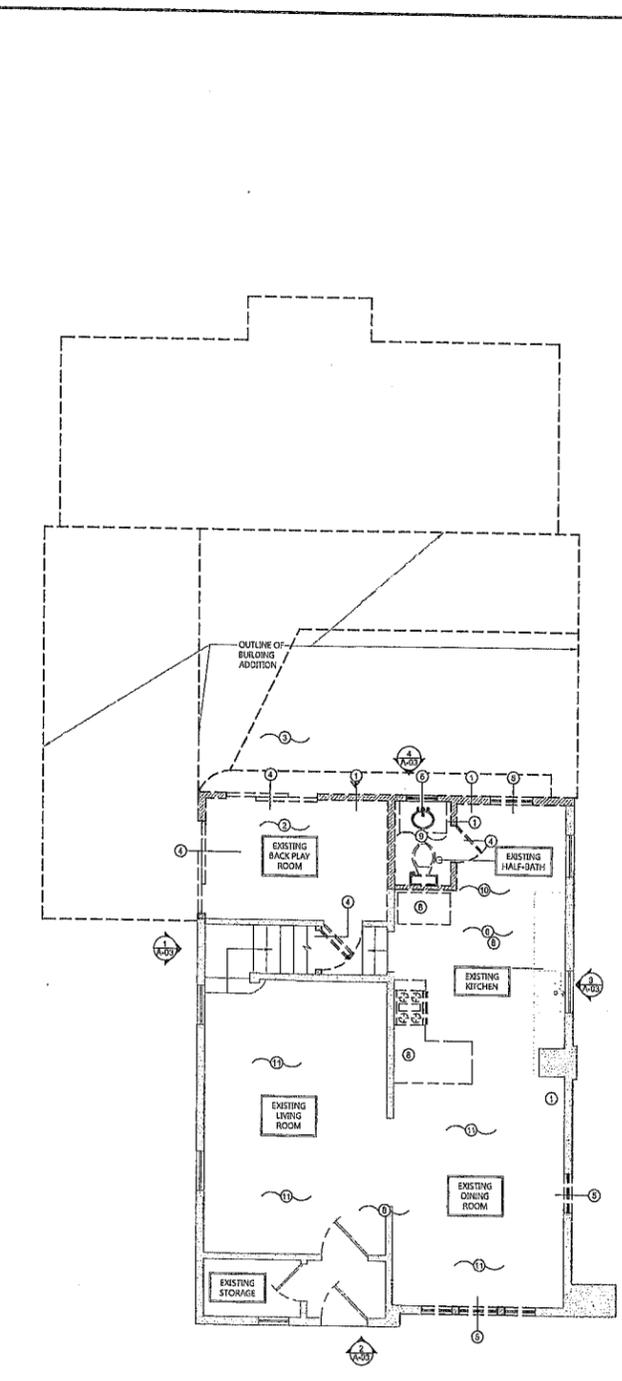
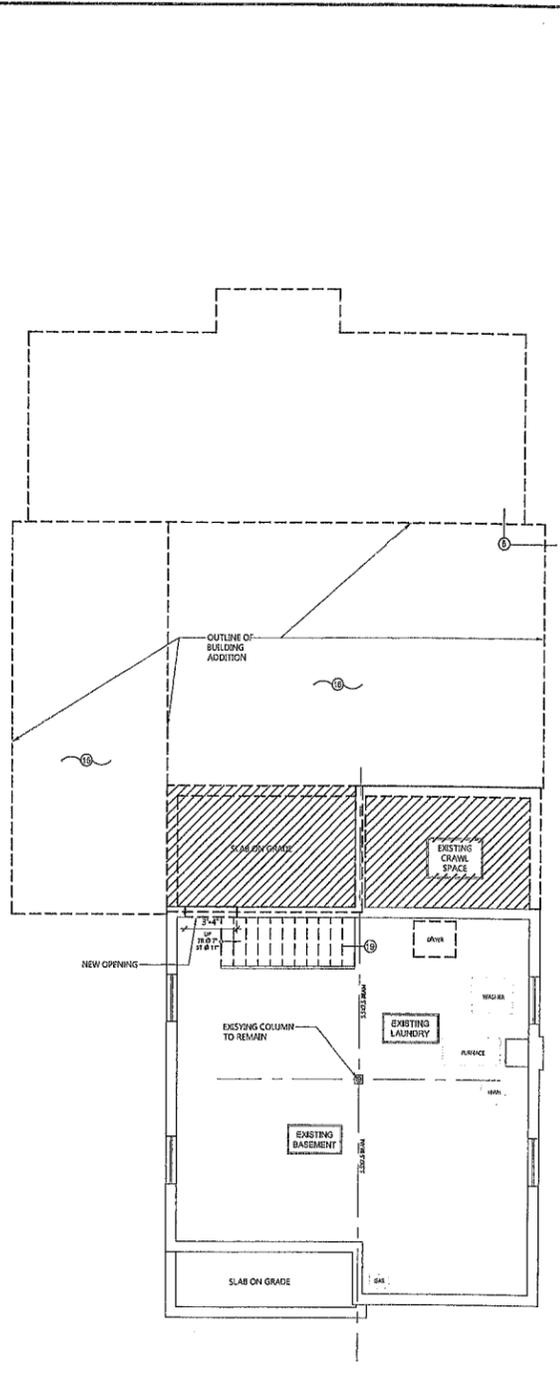


2 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"
A-01

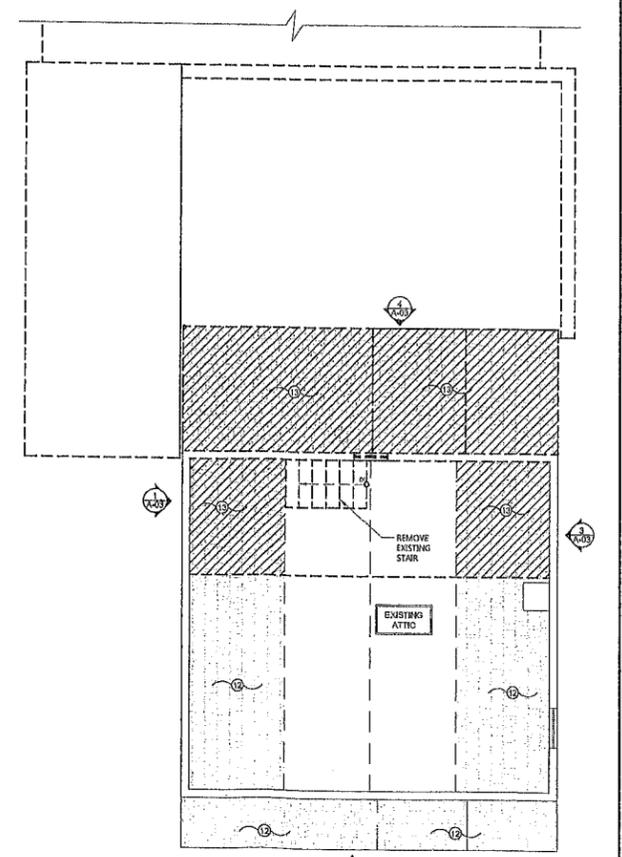


1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"
A-01





5 DEMOLITION ROOF PLAN
 SCALE: 3/16" = 1'-0"
 PLAN ACTUAL



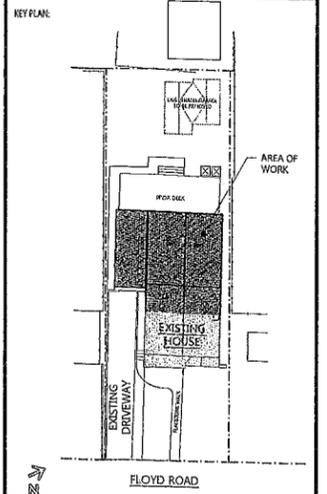
4 DEMOLITION ATTIC PLAN
 SCALE: 3/16" = 1'-0"
 PLAN ACTUAL

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 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.
 - CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SUPPORT AND SHORING OF EXISTING CEILINGS, WALL, PARTITIONS, BEAMS ETC. DURING DEMOLITION TO MAINTAIN STRUCTURAL INTEGRITY. SEE STRUCTURAL NOTES ON DRAWING A-06.
 - 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.
 - CONTRACTOR TO VERIFY NO EXISTING TELECOMMUNICATION WIRES, COAXIAL CABLE AND OTHER EXISTING WIRING OR DEVICES ARE REMOVED AND OR DAMAGED DURING DEMOLITION.

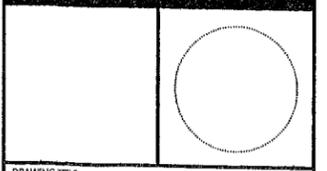
- DEMOLITION KEY NOTES**
- EXISTING WALL TO BE REMOVED IN ITS ENTIRETY INCLUDING SHEATHING, STUDS, INSULATION, BLOCKING & THE LIKE.
 - REMOVE EXISTING PLAYBACK ROOM FOR BUILDING EXPANSION. THIS INCLUDES BUT NOT LIMITED FOOTING, FLOOR, WALLS, ROOF.
 - EXISTING SLAB, PATIO AND ASPHALT TO BE REMOVED. PERFORM EXCAVATION FOR NEW FOOTINGS (BUILDING ADDITION AND STAIRS)
 - REMOVE EXISTING DOOR, FRAMING, TRIM & ASSOCIATED HARDWARE. SALVAGE ALL DOOR HARDWARE FOR POSSIBLE REUSE.
 - REMOVE EXISTING WINDOW, WINDOW FRAMING, TRIM AND ASSOCIATED HARDWARE IN ITS ENTIRETY.
 - EXISTING TILE FLOORING TO BE REMOVED IN ITS ENTIRETY INCLUDING BUT NOT LIMITED TO GROUT, SETTING BED, SUB-FLOOR AND THE LIKE.
 - EXISTING KITCHEN ISLAND ONLY TO BE REMOVED INCLUDING CABINETS, COUNTER TOP, AND THE LIKE.
 - EXISTING KITCHEN APPLIANCES AND FLOOR/WALL CABINETS TO BE REMOVED. CONFIRM WITH OWNER ON RELOCATION AND REUSE.
 - EXISTING PLUMBING FIXTURE TO BE REMOVED IN ITS ENTIRETY INCLUDING BUT NOT LIMITED TO HANGERS, PIPING AND THE LIKE.
 - EXISTING CEILING TO BE REMOVED IN ITS ENTIRETY.
 - PROTECT WOOD FLOORS DURING CONSTRUCTION AS REQUIRED SO NO DENTING OR DAMAGE IS DONE DURING DEMOLITION OR CONSTRUCTION.
 - EXISTING ROOF SHINGLES TO REMAIN.
 - REMOVE EXISTING ROOF SHINGLES, SHEATHING, RAFTERS AND ASSOCIATED ITEMS FOR NEW ADDITION.
 - CREATE NEW TRENCH FOR CONTINUOUS FOOTING.
 - PREPARE AREA TO RECEIVE NEW CONCRETE SLAB ON GRADE.
 - PREPARE AREA TO RECEIVE NEW BASEMENT (FOOTING, COLUMN AND FOUNDATION WALLS)
 - REMOVE BUILDING FOOTING/FOUNDATION WALLS & SLAB.
 - PRESSURE WASH SIDING/EXTERIOR WALLS TO REMOVE BUILT-UP DIRT, GRIM AND PREPARE WALLS SURFACES FOR NEW PAINT APPLICATION.
 - EXISTING STAIRS INCLUDING TREADS, RISERS, STRINGERS AND RAILINGS TO BE REMOVED IN ITS ENTIRETY.

ARCHITECTS
 Escott Architects, LLC
 28 Arlington Avenue
 Caldwell, NJ 07006
 P. 973.582.8886 | info@escottarchitects.com



NO.	DATE	DESCRIPTION
2	10/13/25	ISSUED FOR BID
1	10/10/25	ISSUED FOR ZONING

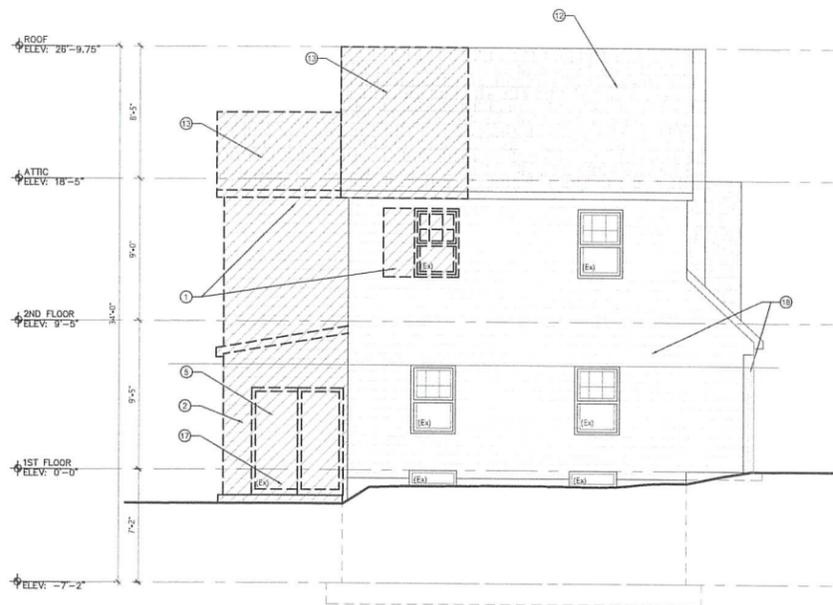
PROJECT:
 DiMATTEO/DOUGHERTY RESIDENCE
 56 FLOYD ROAD
 VERONA, NJ 07044



DEMOLITION FLOOR PLANS AND NOTES

DRAWN BY: MH	CHECKED BY: ES
DATE: OCT. 2025	PROJECT NO: ES-2522

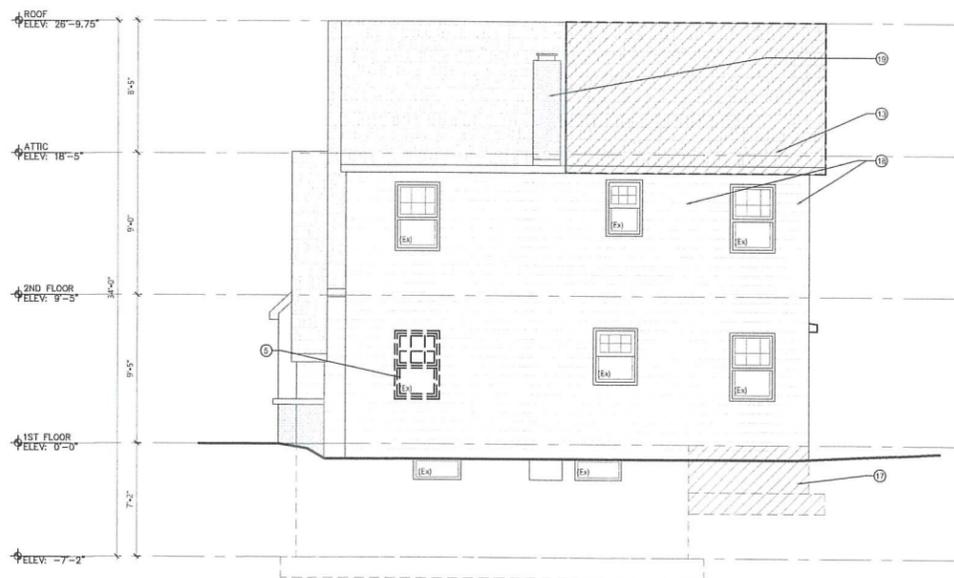
DRAWING NO:
A-02
 SHEET: 2 of 11



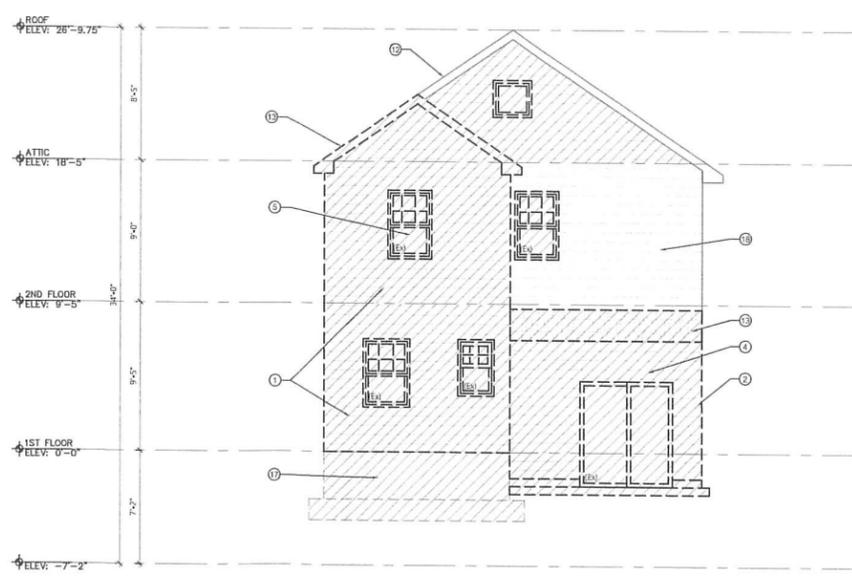
1 DEMOLITION LEFT ELEVATION
 A-03 SCALE: 1/4" = 1'-0"
 PLAN ACTUAL



2 DEMOLITION FRONT ELEVATION
 A-03 SCALE: 1/4" = 1'-0"
 PLAN ACTUAL



3 DEMOLITION RIGHT ELEVATION
 A-03 SCALE: 1/4" = 1'-0"
 PLAN ACTUAL



4 DEMOLITION REAR ELEVATION
 A-03 SCALE: 1/4" = 1'-0"
 PLAN ACTUAL

ARCHITECTS
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 28 Arlington Avenue
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NO.	DATE	DESCRIPTION
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1	10/10/25	ISSUED FOR ZONING

PROJECT:
DiMATTEO/DOUGHERTY RESIDENCE
 56 FLOYD ROAD
 VERONA, NJ 07044

DEMOLITION LEGEND

- EXISTING WALL TO REMAIN
- WALL TO BE DEMOLISHED
- WINDOW TO BE REMOVED
- DOOR & FRAME TO BE REMOVED
- 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 CEILINGS, WALL PARTITIONS, BEAMS ETC. DURING DEMOLITION TO MAINTAIN STRUCTURAL INTEGRITY. SEE STRUCTURAL NOTES ON DRAWING A-06.
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.

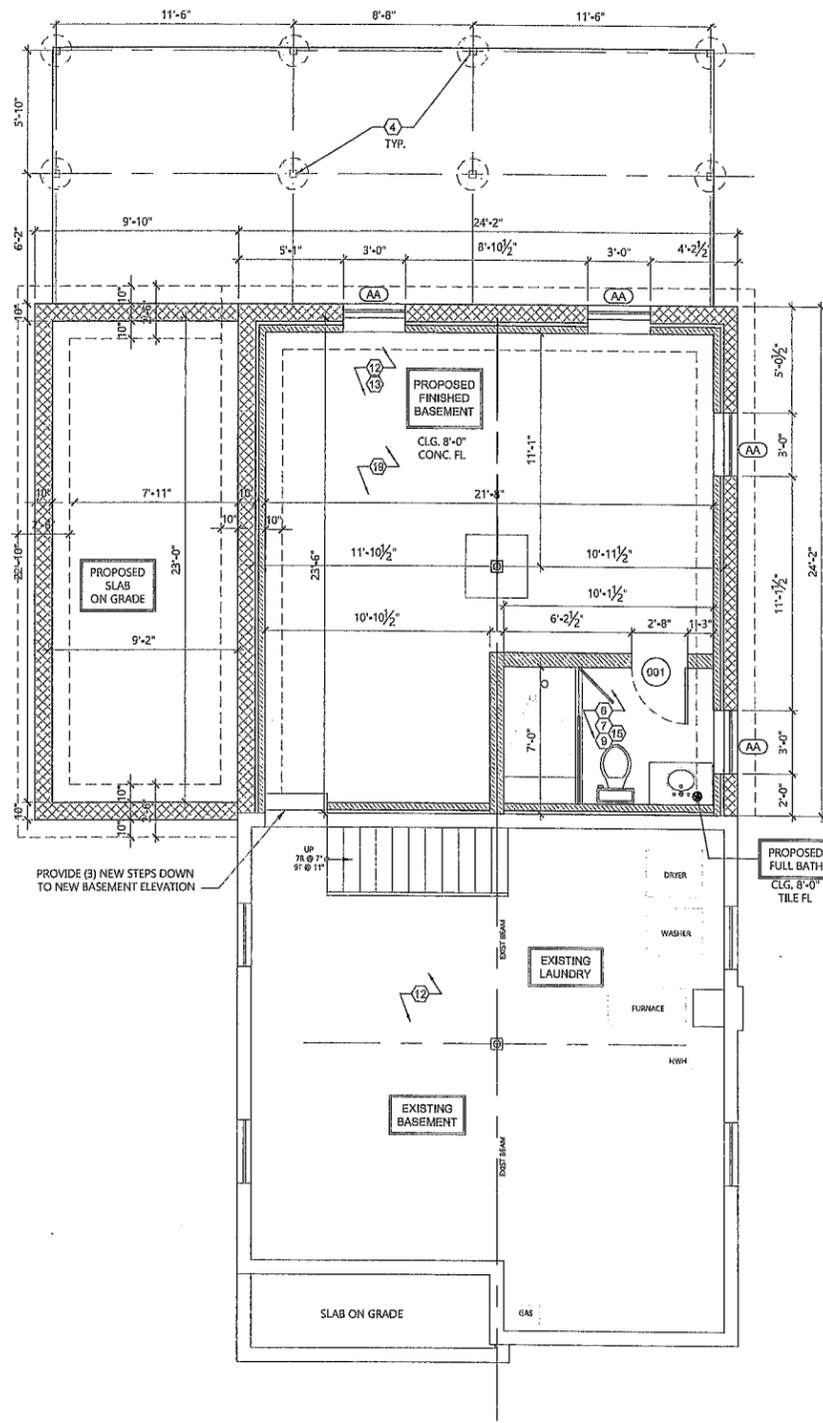
DEMOLITION KEY NOTES

- 1 EXISTING WALL TO BE REMOVED IN ITS ENTIRETY INCLUDING SHEATHING, STUDS, INSULATION, BLOCKING & THE LIKE.
- 2 REMOVE EXISTING PLAYBACK ROOM FOR BUILDING EXPANSION. THIS INCLUDES BUT NOT LIMITED FOOTING, FLOOR, WALLS, ROOF.
- 3 EXISTING SLAB, PATIO AND ASPHALT TO BE REMOVED. PERFORM EXCAVATION FOR NEW FOOTINGS (BUILDING ADDITION AND STAIRS)
- 4 REMOVE EXISTING DOOR, FRAMING, TRIM & ASSOCIATED HARDWARE. SALVAGE ALL DOOR HARDWARE FOR POSSIBLE REUSE.
- 5 REMOVE EXISTING WINDOW, WINDOW FRAMING, TRIM AND ASSOCIATED HARDWARE IN ITS ENTIRETY.
- 6 EXISTING TILE FLOORING TO BE REMOVED IN ITS ENTIRETY INCLUDING BUT NOT LIMITED TO GROUT, SETTING BED, SUB-FLOOR AND THE LIKE.
- 7 EXISTING KITCHEN ISLAND ONLY TO BE REMOVED INCLUDING CABINETS, COUNTER TOP, AND THE LIKE.
- 8 EXISTING KITCHEN APPLIANCES AND FLOOR/WALL CABINETS TO REMAIN. CONTRACTOR TO PROTECT AND SALVAGE CABINETS.
- 9 EXISTING PLUMBING FIXTURE TO BE REMOVED IN ITS ENTIRETY INCLUDING BUT NOT LIMITED TO HANGERS, PIPING AND THE LIKE.
- 10 EXISTING CEILING TO BE REMOVED IN ITS ENTIRETY.
- 11 PROTECT WOOD FLOORS DURING CONSTRUCTION AS REQUIRED SO NO DENTING OR DAMAGE IS DONE DURING DEMOLITION OR CONSTRUCTION.
- 12 EXISTING ROOF SHINGLES TO REMAIN.
- 13 REMOVE EXISTING ROOF SHINGLES, SHEATHING, RAFTERS AND ASSOCIATED ITEMS FOR NEW ADDITION.
- 14 CREATE NEW TRENCH FOR CONTINUOUS FOOTING.
- 15 PREPARE AREA TO RECEIVE NEW CONCRETE SLAB ON GRADE.
- 16 PREPARE AREA TO RECEIVE NEW BASEMENT (FOOTING, COLUMN AND FOUNDATION WALLS)
- 17 REMOVE BUILDING FOOTING/FOUNDATION WALLS & SLAB.
- 18 PRESSURE WASH SIDING/EXTERIOR WALLS TO REMOVE BUILT-UP DIRT, GRIM AND PREPARE WALLS SURFACES FOR NEW PAINT APPLICATION.
- 19 TOP OF CHIMNEY TO BE REMOVED AND PREPARE FOR EXTENSION.

DRAWING TITLE:
DEMOLITION FLOOR PLANS AND NOTES

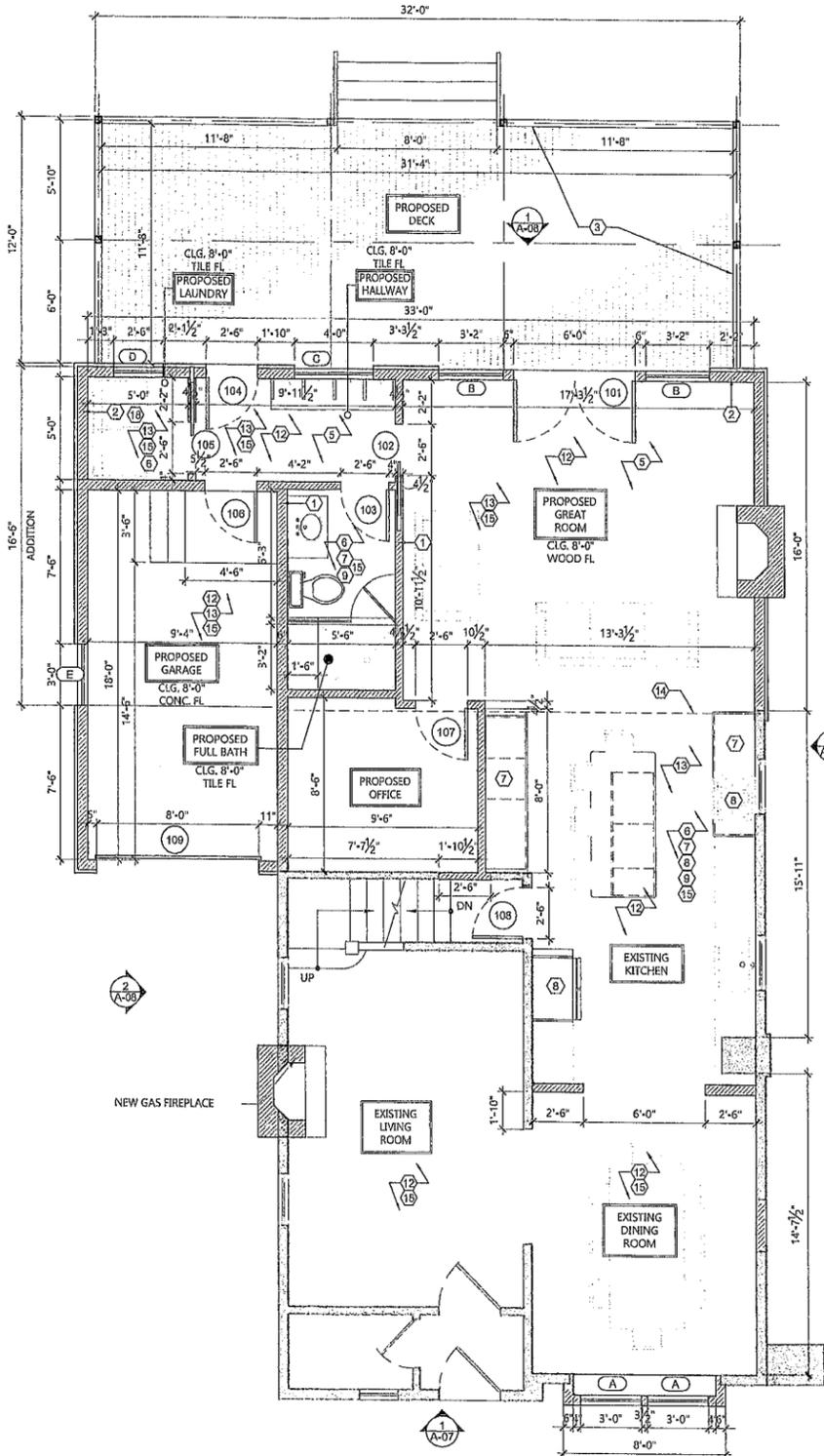
DRAWN BY: MH	CHECKED BY: ES
DATE: OCT. 2025	PROJECT NO: ES-2522

DRAWING NO.
A-03
 SHEET: 3 of 11



1 PROPOSED BASEMENT/FOOTING PLAN
A-04 SCALE: 1/4" = 1'-0"

0 2' 4' 8'



2 PROPOSED FIRST FLOOR PLAN
A-04 SCALE: 1/4" = 1'-0"

0 2' 4' 8'

CONSTRUCTION PLAN LEGEND

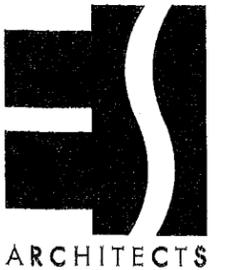
- EXISTING WALL TO REMAIN
- NEW GYP. BD. PARTITION
- NEW MILLWORK / cabinets as selected by owner
- 4" TYP.
- NEW DOOR & FRAME TO BE INSTALLED SEE DOOR SCHEDULE FOR TYPE
- NEW WINDOW & FRAME TO BE INSTALLED SEE WINDOW SCHEDULE FOR TYPE
- NAME ROOM NAME
- DET. #
- ELEVATION/SECTION KEY
- DWG #
- X DENOTES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

GENERAL CONSTRUCTION NOTES

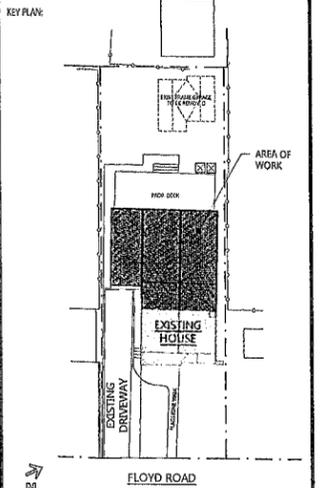
1. DURING CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY DUST AND DEBRIS PROTECTION BETWEEN AREAS OF CONSTRUCTION AND AREAS IN WHICH NO WORK IS TAKING PLACE. LOCATION OF SUCH PROTECTION SHALL BE VERIFIED WITH OWNER PRIOR TO COMMENCING WORK. HE SHALL PERFORM THE WORK IN A MANNER THAT WILL AVOID HAZARDS TO PERSONS IN ADJACENT AREAS AND THAT WON'T INTERFERE WITH WORK OR PASSAGE TO ANY OF THESE AREAS.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SUPPORT AND SHORING OF EXISTING AREAS AND PARTITIONS, ETC. DURING RENOVATION AND CONSTRUCTION.
3. CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
4. 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.
5. ALL EXTERIOR WALLS TO BE INSULATED WITH R-20 BATT INSULATION ON THE INTERIOR AND 1.5" INSULATED ZIP WALL SYSTEM WITH CONTINUOUS INSULATION ON THE EXTERIOR (ALTERNATE - CLOSED CELL SPRAY FOAM INSULATION R-30). NEW ROOF TO HAVE R-49. CONTINUOUS DRAPED BATT OR R60 CLOSED CELL SPRAY FOAM NEW FLOOR TO HAVE R-19. BASEMENT WALL R-10 OR BATT R-13 AS PER NJ IRC 2021 1102.1.2 AND IECC 402.1.1.
6. 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.
7. CONTRACTOR IS TO COORDINATE ALL RENOVATION AND ADDITION WORK WITH ALL OTHER TRADES AS REQUIRED.
8. 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.
9. ALL EXTERIOR GLASS DOORS, NOTED WINDOWS, WINDOWS BELOW 18" AFF AND SHOWER ENCLOSURES TO HAVE SAFETY GLAZING - REQUIRES MARKING: CPSC 16: CFR 1201.
10. NEW ELECTRICAL OUTLETS, PHONE OUTLETS, AND CABLE TV OUTLETS TO BE INSTALLED TO EXISTING PANEL(S) AS PER NEC 2020.
11. PROVIDE ALL FIRESTOPPING REQUIRED PURSUANT TO IRC 2021, R302.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS.
13. FOR ALL NEW HEADERS AT NEW OPENINGS, SEE STRUCTURAL FRAMING NOTE #19 ON SHEET A-07

CONSTRUCTION KEY NOTES

- 1 NEW TYP. 2X4 WOOD STUD WALL @ 16" O/C WITH 1/2" GYP.BD. ON INTERIOR SIDES OF WALL.
- 2 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 WOOD SIDING TO MATCH EXISTING SIDING AS REQUIRED ON EXTERIOR SIDE OF WALL.
- 3 NEW COMPOSITE WOOD DECK AND NEW COMPOSITE WOOD STAIRS WITH RAILING. COLOR AS SELECTED BY OWNER.
- 4 NEW CONCRETE FOOTING PIER IN SONO TUBE MIN 3'-0" BELOW GRADE WITH POST CAP ANCHORED TO TOP WITH MIN 1/2" DIA. J BOLT EMBEDDED MIN 10".
- 5 NEW T&G WOOD FLOORING TO MATCH EXISTING AS CLOSELY AS POSSIBLE. CONFIRM STAIN COLOR & FINISH SHEEN W/ OWNERS.
- 6 NEW TILE FLOORING. CONFIRM TYPE, LAYOUT, SIZE & THE LIKE WITH OWNER.
- 7 NEW KITCHEN/BATHROOM CABINETS AND COUNTER TOPS AS SELECTED BY OWNER.
- 8 NEW KITCHEN APPLIANCE. COORDINATE WITH OWNER
- 9 NEW PLUMBING FIXTURE AS SELECTED BY OWNER.
- 10 NEW CLOSET SHELVING AS SELECTED BY OWNER
- 11 NEW WALK-IN TILE SHOWER WITH GLASS DOORS AND BUILT-IN BENCH.
- 12 NEW & EXISTING ROOMS TO RECEIVE NEW PAINT, TYPICAL. COORDINATE COLOR, FINISH AND LOCATION WITH OWNER.
- 13 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.
- 14 NEW BEAM. SEE STRUCTURAL SIZE OPTIONS IN PLAN.
- 15 NEW FORCED HOT AIR HEATING-TO BE CONFIRMED WITH OWNER. PROVIDE NEW CENTRAL AIR CONDITIONING FOR COOLING.
- 16 NEW ASPHALT ROOFING SHINGLES AND SUBSTRUCTURE AT NEW ROOF.
- 17 EXISTING ROOF SHINGLE TO REMAIN.
- 18 PROVIDE NEW CLOSET. NEW WASHER & DRYER AS SELECTED BY OWNER.
- 19 NEW FINISHED BASEMENT. FLOOR, WALL & CEILING FINISHES AS SELECTED BY OWNER
- 20 PROVIDE NEW PAINT ON EXTERIOR WALLS. COLOR AS SELECTED BY OWNER.



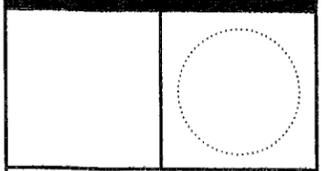
Escott Architects, LLC
28 Arlington Avenue
Caldwell, NJ 07006
P. 873.552.8208 | info@escottarch.com



NO.	DATE	DESCRIPTION
2	10/13/25	ISSUED FOR BID
1	10/10/25	ISSUED FOR ZONING

PROJECT:
DiMATTEO/DOUGHERTY RESIDENCE

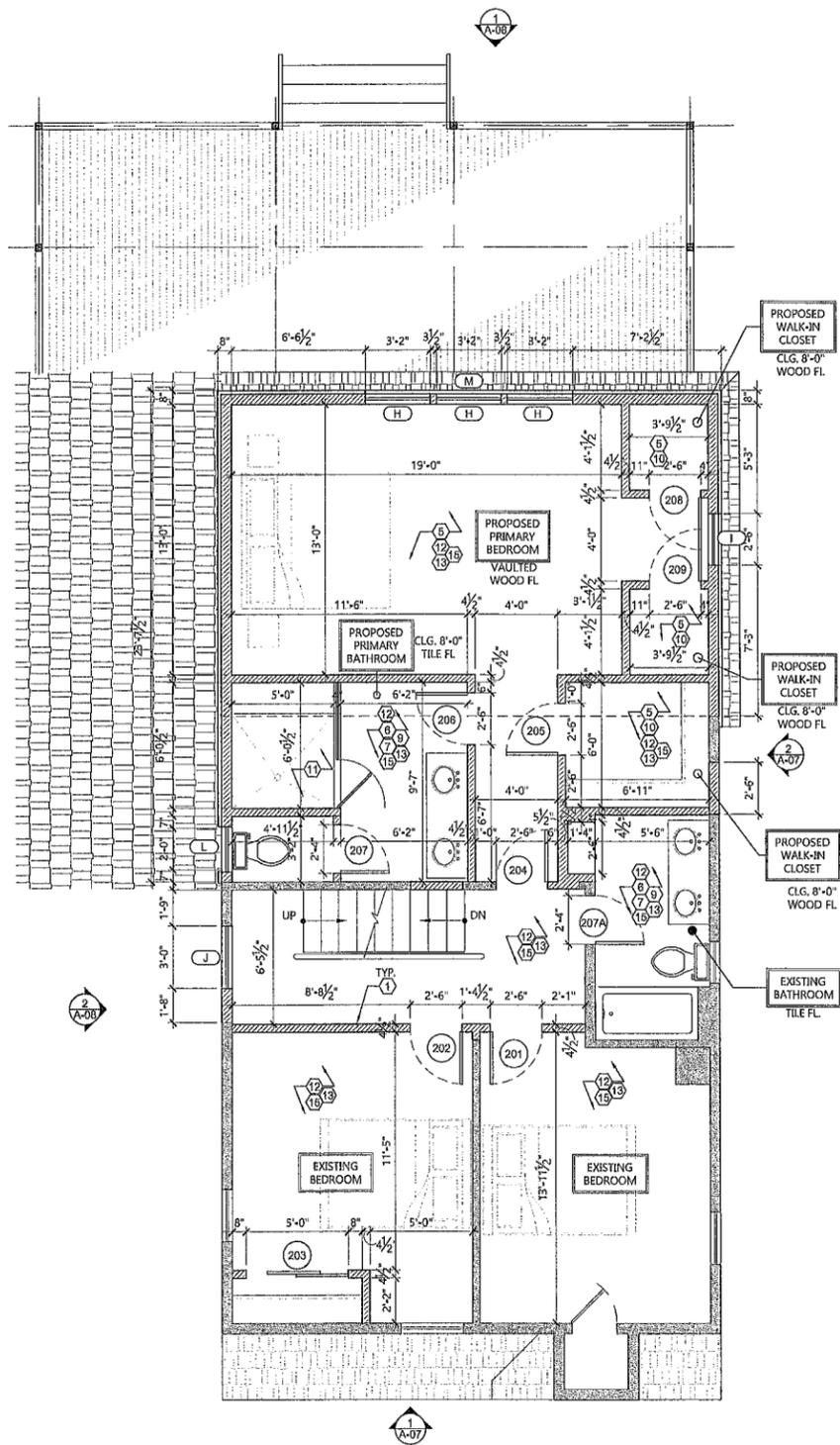
56 FLOYD ROAD
VERONA, NJ 07044



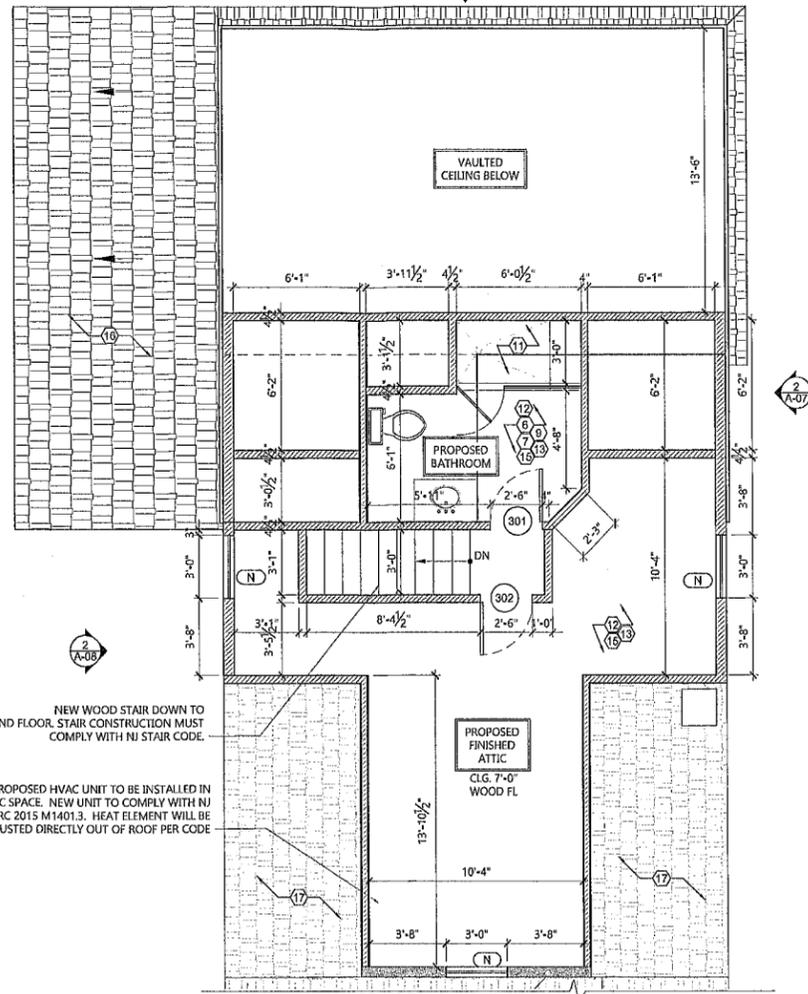
PROPOSED BASEMENT & FIRST FLOOR PLANS

DRAWN BY: MH	CHECKED BY: ES
DATE: OCT 2025	PROJECT NO: ES-2522

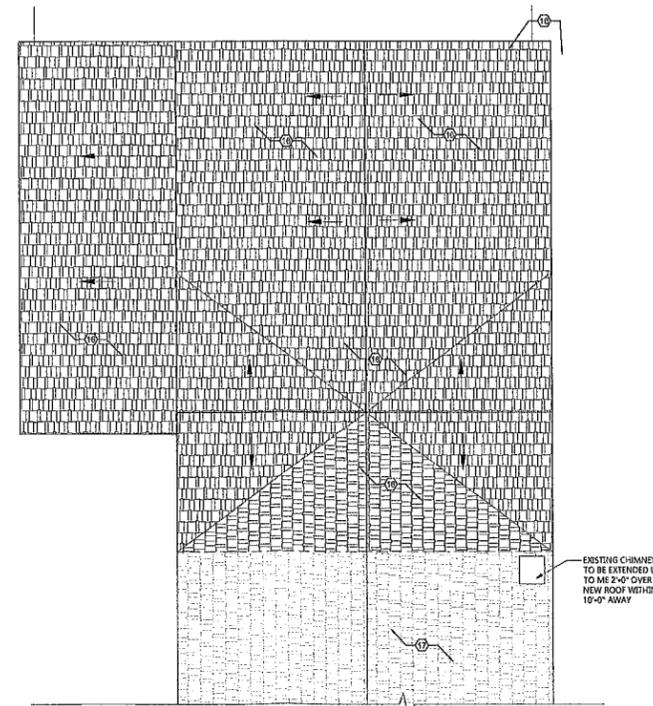
DRAWING NO:
A-04
SHEET: 4 of 11



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



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



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

CONSTRUCTION PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW GYP. BD. PARTITION
- NEW MILLWORK / CABINETS AS SELECTED BY OWNER
- 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

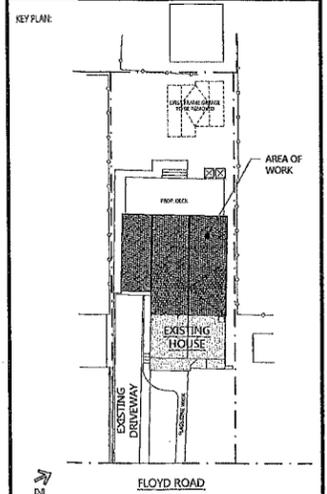
1. DURING CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY DUST AND DEBRIS PROTECTION BETWEEN AREAS OF CONSTRUCTION AND AREAS IN WHICH NO WORK IS TAKING PLACE. LOCATION OF SUCH PROTECTION SHALL BE VERIFIED WITH OWNER PRIOR TO COMMENCING WORK. HE SHALL PERFORM THE WORK IN A MANNER THAT WILL AVOID HAZARDS TO PERSONS IN ADJACENT AREAS AND THAT WON'T INTERFERE WITH WORK OR PASSAGE TO ANY OF THESE AREAS.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SUPPORT AND SHORING OF EXISTING AREAS AND PARTITIONS, ETC. DURING RENOVATION AND CONSTRUCTION.
3. CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
4. 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.
5. ALL EXTERIOR WALLS TO BE INSULATED WITH R-20 BATT INSULATION. NEW ROOF TO HAVE R-49. NEW FLOOR TO HAVE R-19. BASEMENT WALL R-10 CI OR BATT R-13 AS PER NJ IRC 2015 1102.1.2 AND IECC 402.1.1.
6. 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.
7. CONTRACTOR IS TO COORDINATE ALL RENOVATION AND ADDITION WORK WITH ALL OTHER TRADES AS REQUIRED.
8. 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.
9. ALL EXTERIOR GLASS DOORS, NOTED WINDOWS, WINDOWS BELOW 18" AFF AND SHOWER ENCLOSURES TO HAVE SAFETY GLAZING - REQUIRES MARKING: CPSC 16: CFR 1201.
10. NEW ELECTRICAL OUTLETS, PHONE OUTLETS, AND CABLE TV OUTLETS TO BE INSTALLED TO EXISTING PANEL(S) AS PER NEC 2014.
11. PROVIDE ALL FIRESTOPPING REQUIRED PURSUANT TO IRC 2015, R302.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS.
13. FOR ALL NEW HEADERS AT NEW OPENINGS, SEE STRUCTURAL SHEET, NOTE #4.

CONSTRUCTION KEY NOTES

- 1 NEW TYP. 2X4 WOOD STUD WALL @ 16" O/C WITH 1/2" GYP.BD. ON INTERIOR SIDES OF WALL.
- 2 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 WOOD SIDING TO MATCH EXISTING SIDING AS REQUIRED ON EXTERIOR SIDE OF WALL.
- 3 NEW COMPOSITE WOOD DECK AND NEW COMPOSITE WOOD STAIRS WITH RAILING, COLOR AS SELECTED BY OWNER.
- 4 NEW CONCRETE FOOTING PIER IN SONO TUBE MIN 3'-0" BELOW GRADE WITH POST CAP ANCHORED TO TOP WITH MIN 1/2" DIA. J BOLT EMBEDDED MIN 10".
- 5 NEW T&G WOOD FLOORING TO MATCH EXISTING AS CLOSELY AS POSSIBLE. CONFIRM STAIN COLOR & FINISH SHEEN W/ OWNERS.
- 6 NEW TILE FLOORING. CONFIRM TYPE, LAYOUT, SIZE & THE LIKE WITH OWNER.
- 7 NEW KITCHEN/BATHROOM CABINETS AND COUNTER TOPS AS SELECTED BY OWNER.
- 8 NEW KITCHEN APPLIANCE. COORDINATE WITH OWNER.
- 9 NEW PLUMBING FIXTURE AS SELECTED BY OWNER.
- 10 NEW CLOSET SHELVING AS SELECTED BY OWNER.
- 11 NEW WALK-IN TILE SHOWER WITH GLASS DOORS AND BUILT-IN BENCH.
- 12 NEW & EXISTING ROOMS TO RECEIVE NEW PAINT, TYPICAL. COORDINATE COLOR, FINISH AND LOCATION WITH OWNER.
- 13 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.
- 14 NEW BEAM. SEE STRUCTURAL SIZE OPTIONS IN PLAN.
- 15 NEW FORCED HOT AIR HEATING-TO BE CONFIRMED WITH OWNER. PROVIDE NEW CENTRAL AIR CONDITIONING FOR COOLING.
- 16 NEW ASPHALT ROOFING SHINGLES AND SUBSTRUCTURE AT NEW ROOF.
- 17 EXISTING ROOF SHINGLE TO REMAIN.
- 18 PROVIDE NEW CLOSET, NEW WASHER & DRYER AS SELECTED BY OWNER.
- 19 NEW FINISHED BASEMENT, FLOOR, WALL & CEILING FINISHES AS SELECTED BY OWNER.
- 20 PROVIDE NEW PAINT ON EXTERIOR WALLS. COLOR AS SELECTED BY OWNER.



EScott Architects, LLC
 28 Arlington Avenue
 Caldwell, NJ 07006
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NO.	DATE	DESCRIPTION
2	10/19/25	ISSUED FOR BID
1	10/10/25	ISSUED FOR BIDDING

PROJECT:
 DIMATTEO/DOUGHERTY RESIDENCE

56 FLOYD ROAD
 VERONA, NJ 07044

PROPOSED SECOND, ATTIC & ROOF FLOOR PLANS

DRAWN BY: MMH	CHECKED BY: ES
DATE: OCT 2025	PROJECT NO: ES-2522

DRAWING NO:
A-05
 SHEET: 5 of 11

DOOR SCHEDULE					
#	TYPE OF DOOR	HARDWARE	WIDTH	HEIGHT	NOTES
BASEMENT					
101	NEW WOOD SWING DOOR	PRIVACY	2'-8"	6'-8"	BATHROOM
FIRST FLOOR					
101	FIBERGLASS ENTRY EXTERIOR DOOR	ENTRY	6'-0"	6'-8"	50% GLAZING
102	NEW WOOD POCKET DOOR	PASSAGE	2'-6"	6'-8"	
103	NEW WOOD SWING DOOR	PRIVACY	2'-6"	6'-8"	BATHROOM
104	FIBERGLASS ENTRY EXTERIOR DOOR	ENTRY	2'-6"	6'-8"	50% GLAZING
105	POCKET DOOR	PASSAGE	2'-6"	6'-8"	LAUNDRY CLOSET
106	NEW WOOD SWING DOOR	PASSAGE	2'-6"	6'-8"	GARAGE
107	NEW WOOD SWING DOOR	PRIVACY	2'-6"	6'-8"	OFFICE
108	NEW WOOD SWING DOOR	PASSAGE	2'-6"	6'-8"	STAIR
109	NEW OVERHEAD COILING DOOR-AUTOMATIC	PASSAGE	8'-0"	7'-0"	GARAGE DOOR, INSULATED
SECOND FLOOR					
201	NEW WOOD SWING DOOR	PRIVACY	2'-6"	6'-8"	BEDROOM
202	NEW WOOD SWING DOOR	PRIVACY	2'-6"	6'-8"	BEDROOM
203	NEW SOLID WOOD TWO PANEL DOOR	PASSAGE	5'-0"	6'-8"	CLOSET
204	NEW WOOD SWING DOOR	PRIVACY	2'-6"	6'-8"	BEDROOM
205	NEW WOOD SWING DOOR	PASSAGE	2'-6"	6'-8"	CLOSET
206	NEW WOOD SWING DOOR	PRIVACY	2'-6"	6'-8"	BATHROOM
207	NEW WOOD SWING DOOR	PRIVACY	2'-4"	6'-8"	BATHROOM
207A	NEW WOOD SWING DOOR	PRIVACY	2'-4"	6'-8"	BATHROOM
208	NEW WOOD SWING DOOR	PASSAGE	2'-6"	6'-8"	CLOSET
209	NEW WOOD SWING DOOR	PASSAGE	2'-6"	6'-8"	CLOSET
ATTIC FLOOR					
301	NEW WOOD SWING DOOR	PRIVACY	2'-6"	6'-8"	BATHROOM

WINDOW SCHEDULE				
#	TYPE OF WINDOW	R.O. WIDTH	UNIT HEIGHT	NOTES
BASEMENT FLOOR				
AA	NEW VINYL HOPPER WINDOW	3'-0"	1'-4"	BASEMENT - QTY=4
FIRST FLOOR				
A	NEW WOOD DOUBLE HUNG WINDOW	3'-0"	4'-5"	QTY=2
B	NEW WOOD DOUBLE HUNG WINDOW	3'-2"	5'-3"	QTY=2
C	NEW WOOD TRANSOM WINDOW	4'-0"	2'-6"	QTY=1
D	NEW WOOD FIXED WINDOW	2'-6"	2'-0"	QTY=1
E	NEW WOOD FIXED WINDOW	3'-0"	2'-0"	QTY=1
SECOND FLOOR				
H	NEW WOOD DOUBLE HUNG WINDOW	3'-2"	4'-8"	EGRESS WINDOW - QTY=3
I	NEW WOOD DOUBLE HUNG WINDOW	2'-6"	4'-8"	QTY=1
J	NEW WOOD DOUBLE HUNG WINDOW	3'-0"	4'-0"	TEMPERED - QTY=1
K	NOT USED			
L	NEW WOOD DOUBLE HUNG WINDOW	2'-2"	3'-0"	QTY=1
M	NEW WOOD TRANSOM WINDOW	4'-2"	2'-2"	QTY=1
ATTIC FLOOR				
N	NEW WOOD DOUBLE HUNG WINDOW	3'-0"	3'-6"	QTY=3

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 1- PANEL DOORS. CONFIRM DOOR STYLE AND MATERIAL WITH OWNER.
- CONFIRM NEW DOOR HEIGHT WITH EXISTING DOORS AND EXISTING OPENINGS WHERE REQUIRED.

WINDOW NOTES

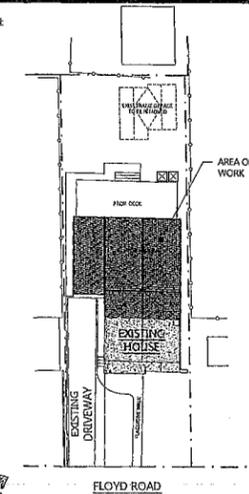
- ALL WINDOWS TO BE ANDERSEN 400 SERIES WINDOWS AND HAVE INSULATED LOW-E GLASS, SCREENS, AND HARDWARE TO MATCH EXIST.
- ALL TRIM TO MATCH EXISTING WHERE TO REMAIN. SILL HORNS TO EXTEND FOR TRIM, ALL EXTERIOR WALLS 2X6 WOOD STUDS (VERIFY IN FIELD).
- ALL EGRESS WINDOWS TO BE PER NJ CODE - 5.7 SQ FT CLEAR OP'NG, 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.



ARCHITECTS

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KEY PLAN

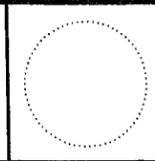


EXISTING DRIVEWAY
 FLOOR DOCK
 AREA OF WORK
 EXISTING HOUSE
 FLOYD ROAD

NO.	DATE	DESCRIPTION
2	10/13/25	ISSUED FOR BID
1	10/10/25	ISSUED FOR ZONING

PROJECT:
DiMATTEO/DOUGHERTY RESIDENCE

56 FLOYD ROAD
 VERONA, NJ 07044



DRAWING TITLE:
PROPOSED SCHEDULES

DRAWN BY: MMH	CHECKED BY: ES
DATE: OCT 2025	PROJECT NO: ES-2522

DRAWING NO:
A-06

SHEET: 6 of 11

CONSTRUCTION PLAN LEGEND

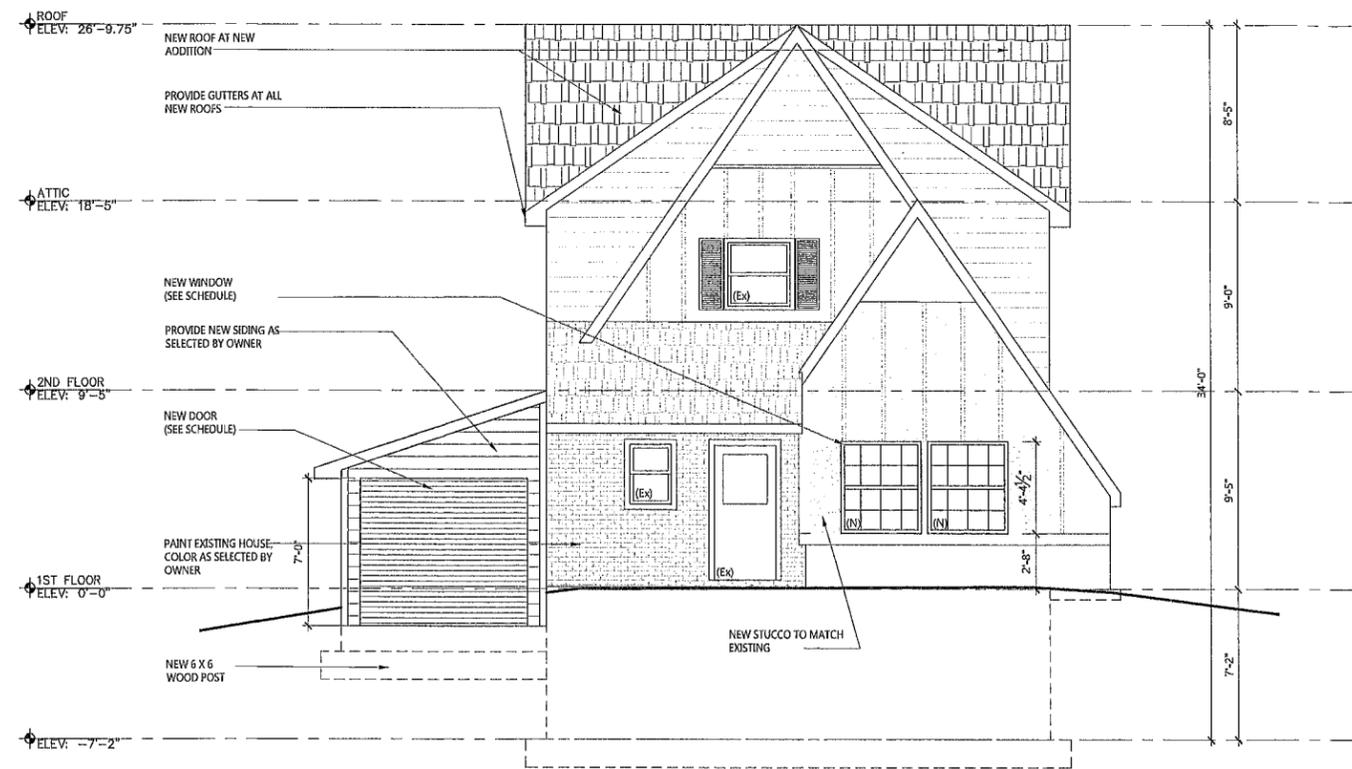
- EXISTING WALL TO REMAIN
- NEW GYP. BD. PARTITION
- NEW MILLWORK / CABINETS AS SELECTED BY OWNER
- 4" TYP. NEW DOOR & FRAME TO BE INSTALLED SEE DOOR SCHEDULE FOR TYPE
- NEW WINDOW & FRAME TO BE INSTALLED SEE WINDOW SCHEDULE FOR TYPE
- ROOM NAME
- DET. # ELEVATION/SECTION KEY DWG #
- DENOTES KEY NOTE,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

GENERAL CONSTRUCTION NOTES

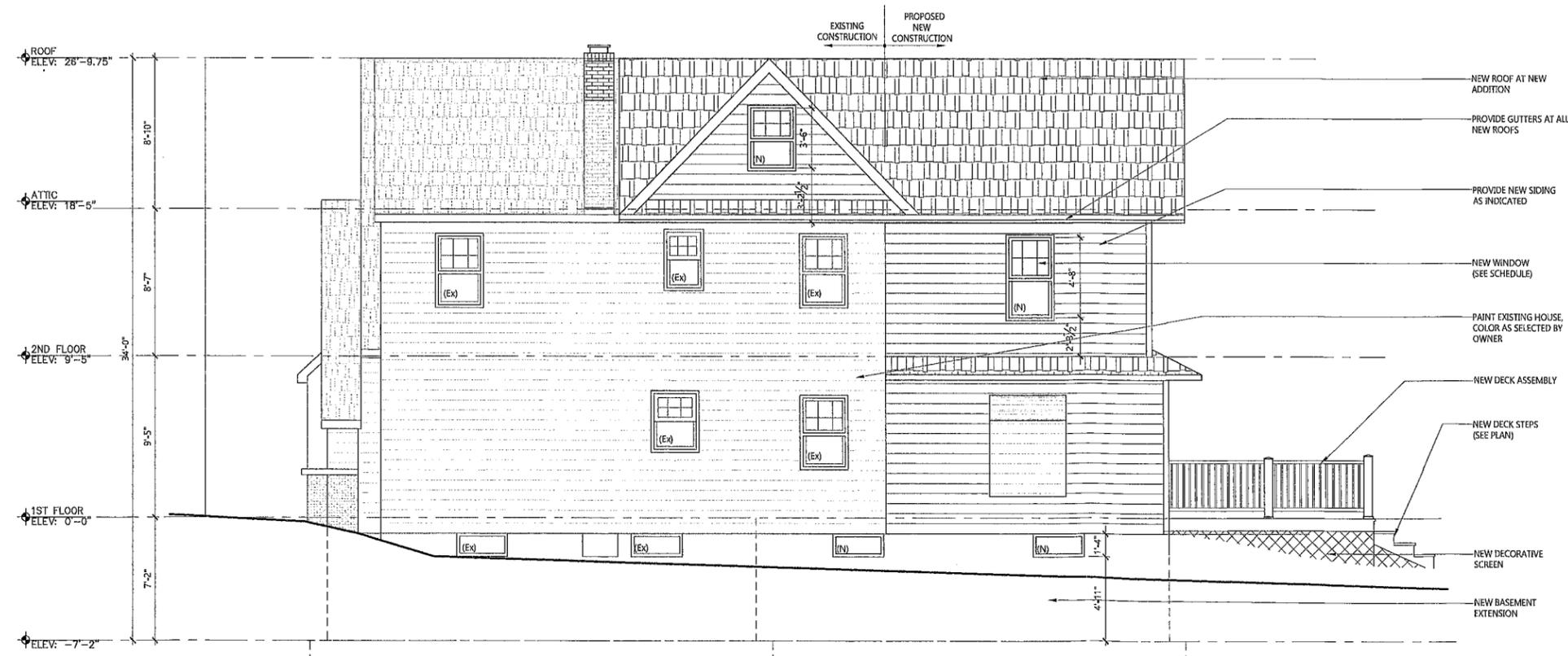
1. DURING CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY DUST AND DEBRIS PROTECTION BETWEEN AREAS OF CONSTRUCTION AND AREAS IN WHICH NO WORK IS TAKING PLACE. LOCATION OF SUCH PROTECTION SHALL BE VERIFIED WITH OWNER PRIOR TO COMMENCING WORK. HE SHALL PERFORM THE WORK IN A MANNER THAT WILL AVOID HAZARDS TO PERSONS IN ADJACENT AREAS AND THAT WON'T INTERFERE WITH WORK OR PASSAGE TO ANY OF THESE AREAS.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SUPPORT AND SHORING OF EXISTING AREAS AND PARTITIONS, ETC. DURING RENOVATION AND CONSTRUCTION.
3. CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
4. 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 CALKED TO PROVIDE AN AIRTIGHT SEAL.
5. ALL EXTERIOR WALLS TO BE INSULATED WITH R-20 BATT INSULATION ON THE INTERIOR AND 1.5" INSULATED ZIP WALL SYSTEM WITH CONTINUOUS INSULATION ON THE EXTERIOR (ALTERNATE - CLOSED CELL SPRAY FOAM INSULATION R-30). NEW ROOF TO HAVE R-49. NEW FLOOR TO HAVE R-15. BASEMENT WALL R-10 CI OR BATT R-13 AS PER NJ IRC 2021 1102.1.2 AND IECC 402.1.1.
6. 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.
7. CONTRACTOR IS TO COORDINATE ALL RENOVATION AND ADDITION WORK WITH ALL OTHER TRADES AS REQUIRED.
8. 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.
9. ALL EXTERIOR GLASS DOORS, NOTED WINDOWS, WINDOWS BELOW 18" AFF AND SHOWER ENCLOSURES TO HAVE SAFETY GLAZING - REQUIRES MARKING: CPSC 16 CFR 1201.
10. NEW ELECTRICAL OUTLETS, PHONE OUTLETS, AND CABLE TV OUTLETS TO BE INSTALLED TO EXISTING PANEL(S) AS PER NEC 2020.
11. PROVIDE ALL FIRESTOPPING REQUIRED PURSUANT TO IRC 2021, R302.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS.
13. FOR ALL NEW HEADERS AT NEW OPENINGS, SEE STRUCTURAL FRAMING NOTE #19 ON SHEET A-07

CONSTRUCTION KEY NOTES

- 1 NEW TYP. 2x4 WOOD STUD WALL @ 16" O/C WITH 1/2" GYP.BD ON BOTH SIDES OF WALL. WHERE 6" WALL, PROVIDE 2x6 WOOD STUD WALL @ 16" O/C WITH 1/2" GYP.BD. ON INTERIOR SIDES OF WALL.
- 2 NEW 2x6 WOOD STUD WALL WITH 1/2" GYP.BD. ON INTERIOR SIDE OF WALL AND BATT INSULATION, EXTERIOR SHEATHING, VAPOR BARRIER & SIDING AS REQUIRED ON EXTERIOR SIDE OF WALL.
- 3 NEW 10" CMU REINFORCED FOUNDATION WALL. PROVIDE WALL VENTS AT ALL WALLS. NEW FOOTING TO BE MIN. 3'-0" BELOW GRADE AND BE STEPPED DOWN TO EXISTING HOUSE FOOTING.
- 4 NEW PROPOSED CRAWL SPACE. PROVIDE 3" CONCRETE SLAB OVER CRUSHED STONE COMPACTED BASE.
- 5 NEW T&G WOOD FLOORING TO MATCH EXISTING AS CLOSELY AS POSSIBLE. CONFIRM STAIN COLOR & FINISH SHEEN W/ OWNERS.
- 6 NEW TILE FLOORING. CONFIRM TYPE, LAYOUT, SIZE & THE LIKE WITH OWNER.
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- 8 EXISTING KITCHEN CABINETS TO REMAIN. PROVIDE NEW ISLAND AND COUNTER AS SELECTED BY OTHERS. COORDINATE WITH OWNER.
- 9 NEW PLUMBING FIXTURE AS SELECTED BY OWNER.
- 10 NEW CLOSET/PANTRY SHELVING AS SELECTED BY OWNER.
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- 14 NEW HEATING/AIR CONDITIONING TO BE CONFIRMED WITH OWNER AT EXTENT OF NEW WORK.
- 15 NEW BEAM. SEE STRUCTURAL SIZES ON FLOOR PLAN AND FRAMING PLAN.
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- 17 NEW ROOFING SHINGLE AND SUBSTRUCTURE AT EXTENT OF NEW BUILDING. PROVIDE NEW RAFTERS, SHEATHING, VAPOR BARRIER AND ICE-WATER SHIELD AS REQUIRED.
- 18 EXISTING ROOFING TO BE REPLACED WITH NEW VAPOR BARRIER AND SHINGLES. EXISTING SHEATHING AND RAFTERS TO REMAIN.



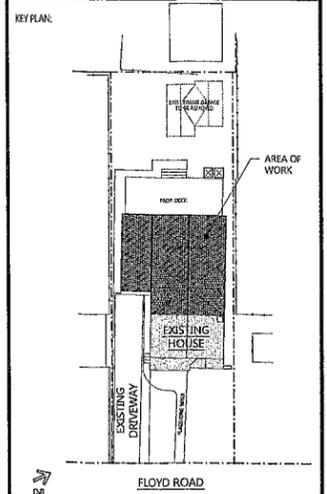
1 FRONT SIDE PROPOSED EAST ELEVATION
A-07 SCALE: 1/4" = 1'-0"
PLAN ACTUAL



2 RIGHT SIDE PROPOSED NORTH ELEVATION
A-07 SCALE: 1/4" = 1'-0"
PLAN ACTUAL

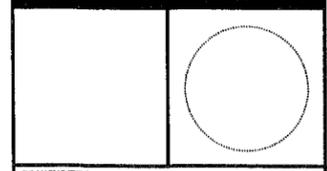


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1	10/10/25	ISSUED FOR ZONING

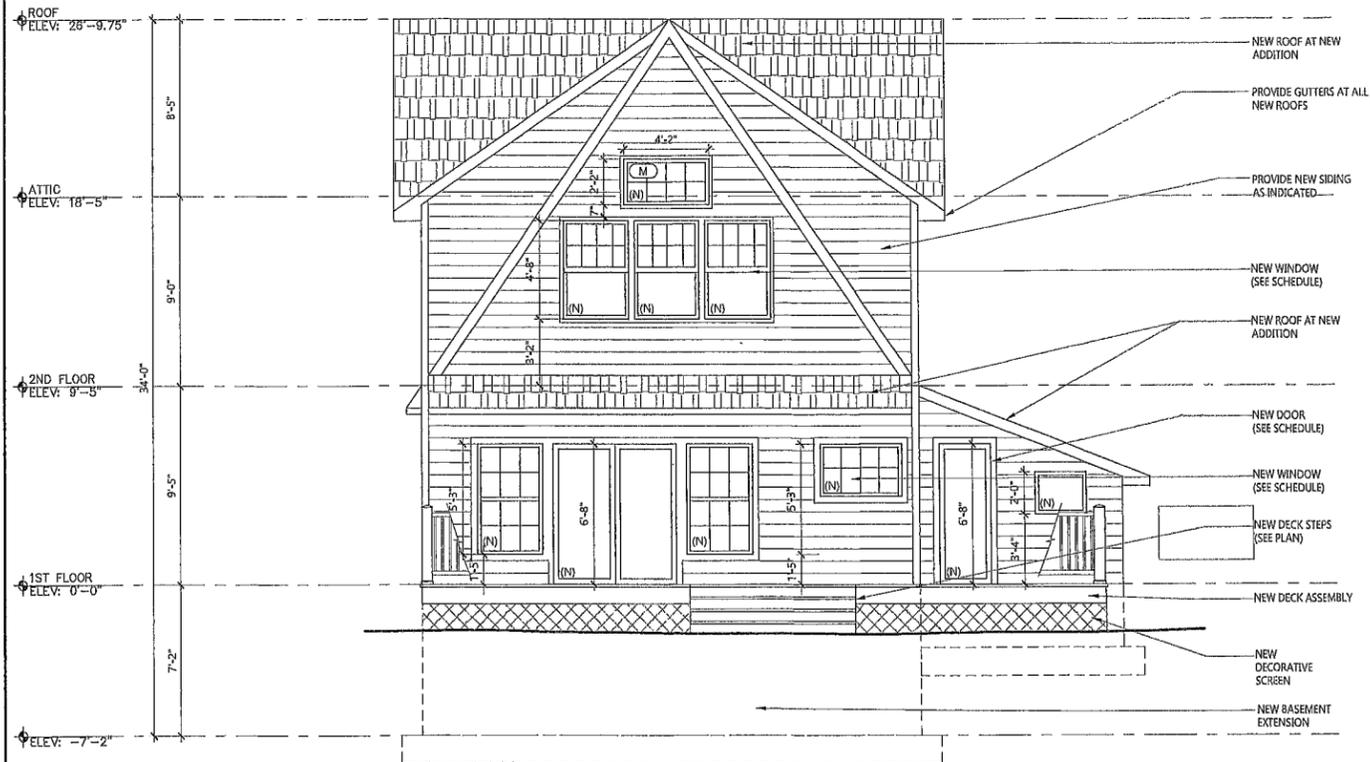
PROJECT:
DIMATTEO/DOUGHERTY RESIDENCE
56 FLOYD ROAD
VERONA, NJ 07044



DRAWING TITLE:
PROPOSED ELEVATIONS 1

DRAWN BY: MH	CHECKED BY: ES
DATE: OCT 2025	PROJECT NO: ES-2522

DRAWING NO:
A-07
SHEET: 7 of 11



1 REAR SIDE PROPOSED WEST ELEVATION
 SCALE: 1/4" = 1'-0"
 PLAN ACTUAL

CONSTRUCTION PLAN LEGEND

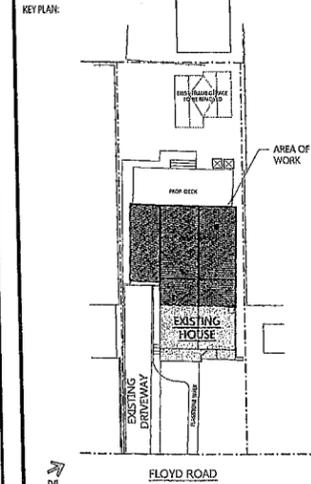
- EXISTING WALL TO REMAIN
- NEW GYP. BD. PARTITION
- NEW MILLWORK / cabinets as selected by owner
- 4" TYP. NEW DOOR & FRAME TO BE INSTALLED SEE DOOR SCHEDULE FOR TYPE
- NEW WINDOW & FRAME TO BE INSTALLED SEE WINDOW SCHEDULE FOR TYPE
- DET. # ELEVATION/SECTION KEY DWG #
- DENOTES KEY NOTE, SEE KEY NOTES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

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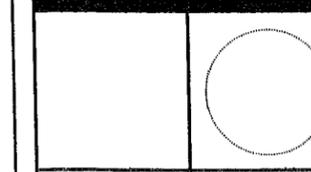


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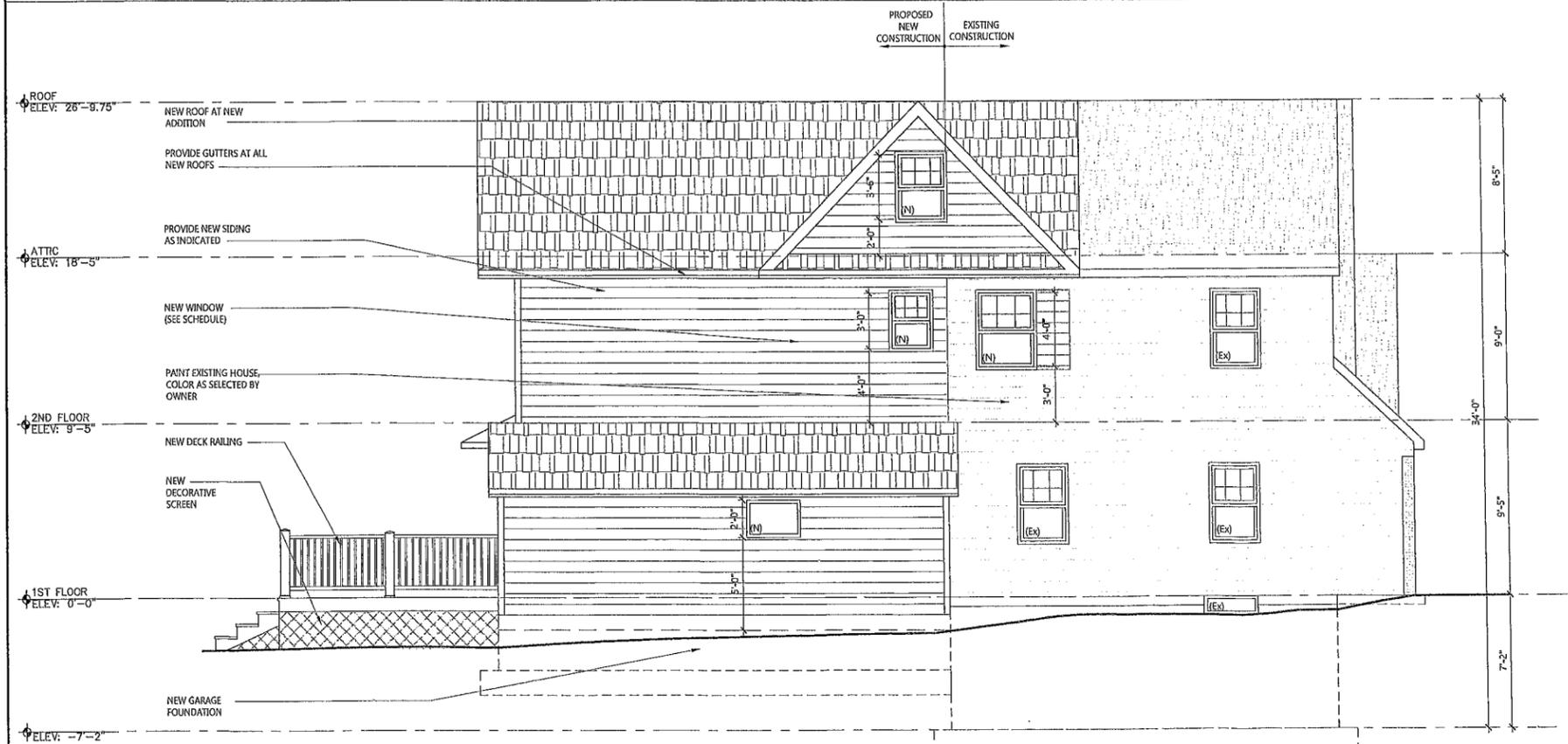
PROJECT:
DiMATTEO/DOUGHERTY RESIDENCE
 56 FLOYD ROAD
 VERONA, NJ 07044



DRAWING TITLE:
PROPOSED ELEVATIONS 2

DRAWN BY: MH	CHECKED BY: ES
DATE: OCT 2025	PROJECT NO: ES-2522

DRAWING NO.
A-08
 SHEET 8 of 11



2 LEFT SIDE PROPOSED SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"
 PLAN ACTUAL

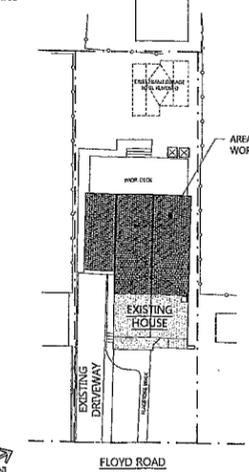
CONSTRUCTION KEY NOTES

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6. NEW TILE FLOORING. CONFIRM TYPE, LAYOUT, SIZE & THE LIKE WITH OWNER.
7. NEW KITCHEN/BATHROOM CABINETS AND COUNTER TOPS AS SELECTED BY OWNER.
8. EXISTING KITCHEN CABINETS TO REMAIN. PROVIDE NEW ISLAND AND COUNTER AS SELECTED BY OTHERS. COORDINATE WITH OWNER.
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10. NEW CLOSET/PANTRY SHELVING AS SELECTED BY OWNER.
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13. 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.
14. NEW HEATING/AIR CONDITIONING TO BE CONFIRMED WITH OWNER AT EXTENT OF NEW WORK.
15. NEW BEAM. SEE STRUCTURAL SIZES ON FLOOR PLAN AND FRAMING PLAN.
16. NEW WOOD STAIR CONSTRUCTION FROM FIRST FLOOR TO GROUND.
17. NEW ROOFING SHINGLE AND SUBSTRUCTURE AT EXTENT OF NEW BUILDING. PROVIDE NEW RAFTERS, SHEATHING, VAPOR BARRIER AND ICE-WATER SHIELD AS REQUIRED.
18. EXISTING ROOFING TO BE REPLACED WITH NEW VAPOR BARRIER AND SHINGLES. EXISTING SHEATHING AND RAFTERS TO REMAIN.



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KEY PLAN



NO.	DATE	DESCRIPTION
2	10/13/25	ISSUED FOR BID
1	10/10/25	ISSUED FOR ZONING

PROJECT:
DiMATTEO/DOUGHERTY RESIDENCE

56 FLOYD ROAD
VERONA, NJ 07044

DRAWING TITLE:
PROPOSED ELECTRICAL FLOOR PLANS

DRAWN BY: MMH	CHECKED BY: ES
DATE: OCT 2025	PROJECT NO.: ES-2522

DRAWING NO.:

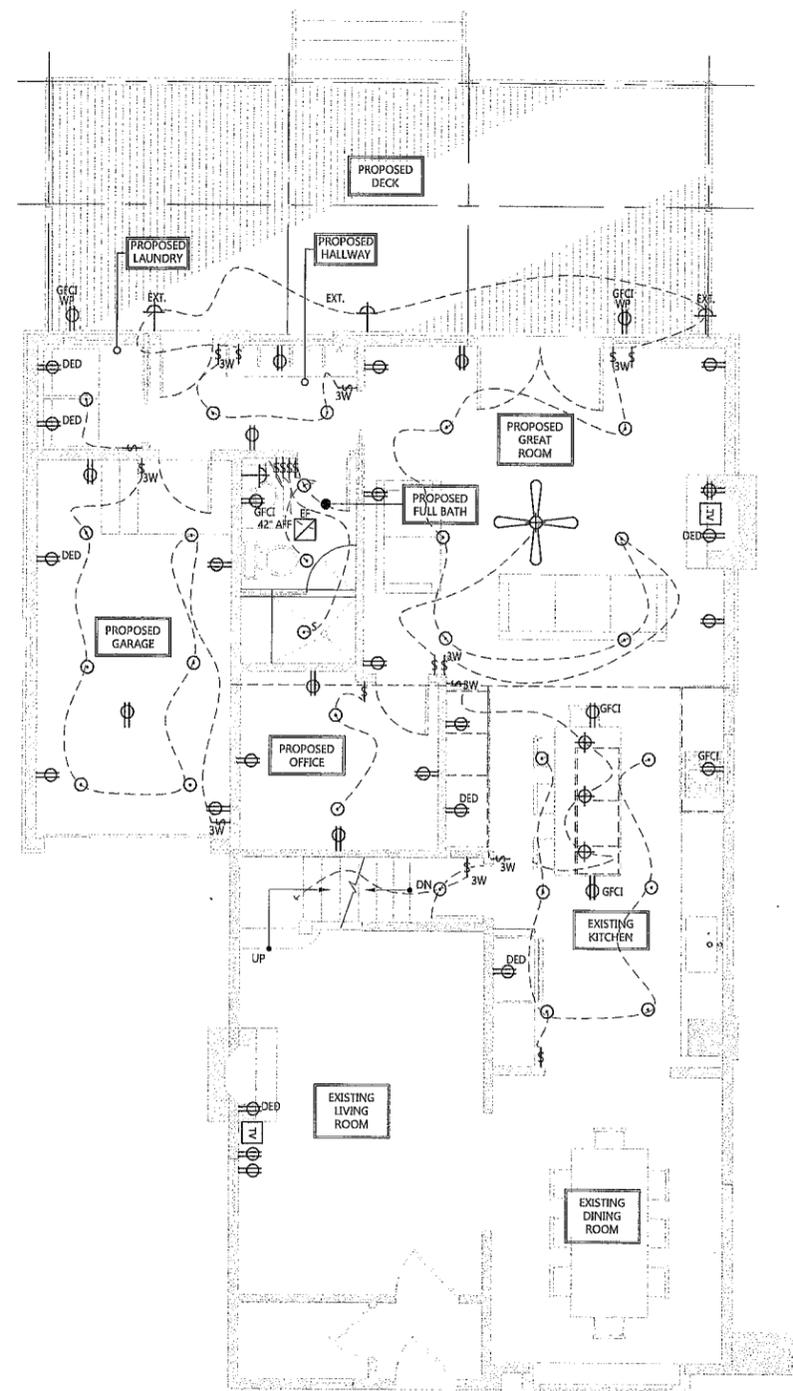
E-01

ELECTRICAL LEGEND

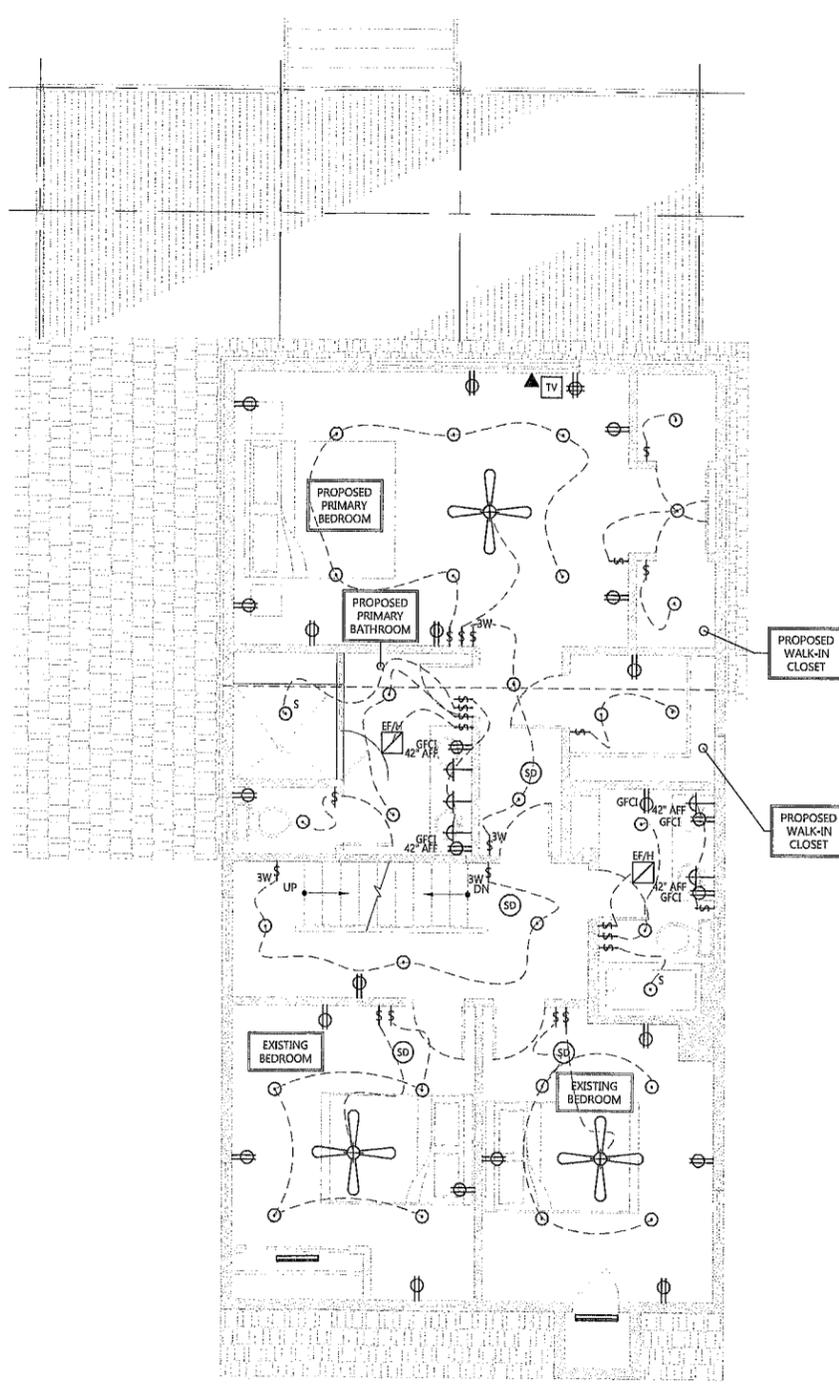
- ELECTRICAL PATH
- NEW SWITCH - 42" AFF
- NEW SWITCH - 42" AFF - FAN/LIGHT
- NEW SWITCH - 42" AFF - (3) WAY
- NEW SWITCH - 42" AFF - (3) WAY FAN/LIGHT
- DUPLEX RECEPTACLE
12" AFF UNLESS NOTED
- QUADRUPLE RECEPTACLE
12" AFF UNLESS NOTED
- GFCI
- DED
DEDICATED OUTLET FOR EQUIPMENT
12" AFF UNLESS NOTED
- WP
WEATHER PROOF DUPLEX RECEPTACLE
12" AFF UNLESS NOTED
- SURFACE MTD CEILING LIGHT FIXTURE
- RECESSED LED CEILING FIXTURE, 5" DIA.
- RECESSED LED CEILING FIXTURE, 5" DIA. WITH SHOWER ENCLOSURE TRIM
- WALL SCONCE
- LED TRACK - 22" LONG & 4" LONG
- CEILING FAN / LIGHT
- MOTION DETECTOR FLOOD LIGHT
- SD
NEW SMOKE DETECTORS - AC-POWERED INTERCONNECTED -
W/ BATTERY BACK-UPS, CEILING MTD U.O.N. CARBON MONOXIDE IN HALLWAY
- TV
CABLE TELEVISION JACK
- EF/H
BATH EXHAUST FAN (80 CFM MIN) - PANASONIC OR APPROVED EQUAL
EF/H - EXHAUST FAN WITH HEATER.
- CAT-6 CABLE TERMINATION RUN TO BASEMENT INTERNET HUB

ELECTRICAL NOTES

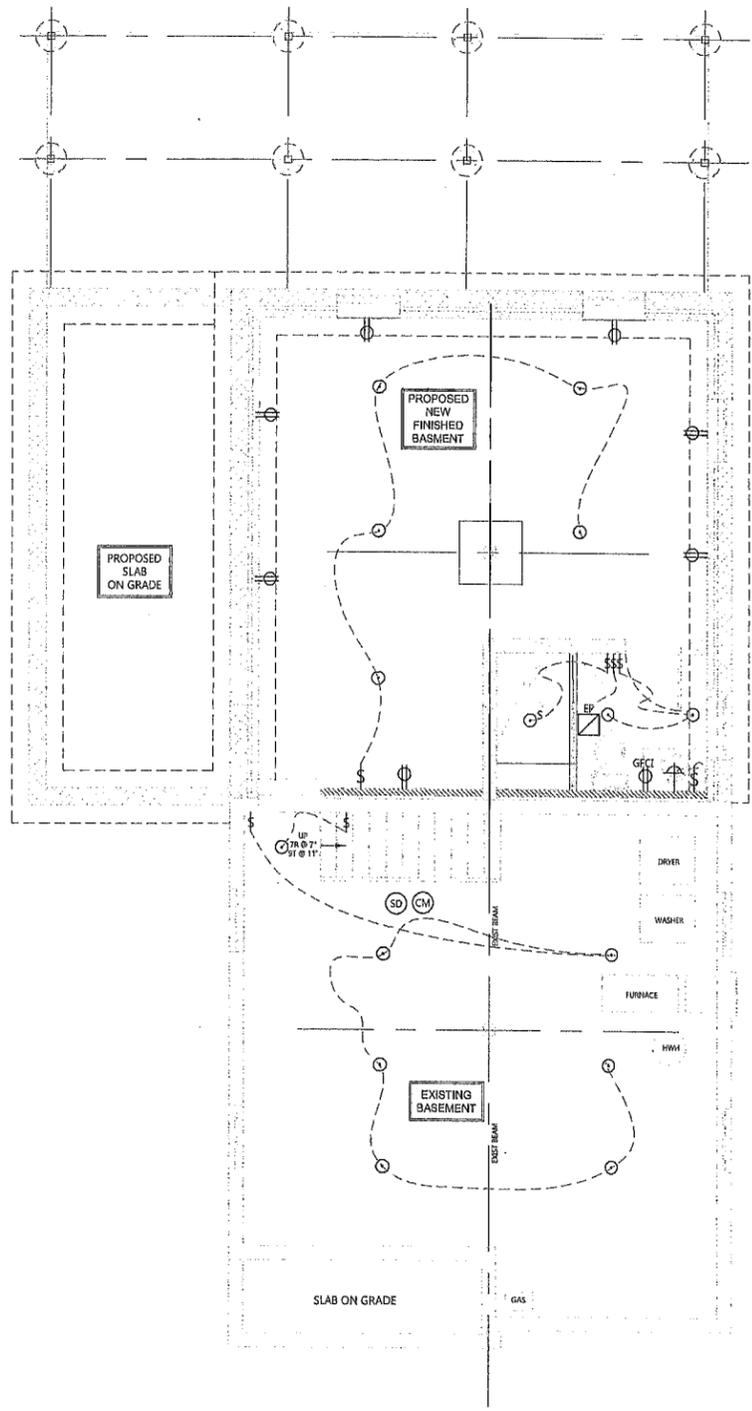
1. NEW ELECTRICAL OUTLETS, PHONE OUTLETS, AND CABLE TV OUTLETS TO BE INSTALLED TO EXISTING PANEL(S) AS PER APPLICABLE CODES.
2. ALL NEW SMOKE DETECTORS REQUIRED TO BE HARDWIRED TO NEW CIRCUIT OR LIGHTING CIRCUIT PER NFPA 77 AND UCC 5:23-6, WITH BATTERY BACK-UP.
3. RECESSED CEILING LIGHT FIXTURES TO BE 4" DIA. HALO - WHITE TRIM OR APPROVED EQUAL.
4. CONFIRM ALL EXISTING OUTLETS AND SWITCHES WORK AND REWIRE AS NECESSARY TO MEET CONTRACT DRAWING REQUIREMENTS.
5. CONTRACTOR TO PROVIDE ALL OUTLETS NECESSARY TO CONFORM WITH APPLICABLE CODES AND STANDARDS.
6. ALL CLOSET LIGHTING TO BE INSTALLED MIN. 6" OFF OF PROPOSED SHELVING AND HAVE COVERED TRIM ENCLOSURE AND BE LED TYPE. CONFIRM WITH OWNER.
7. ALL WALL SWITCHES TO BE INSTALLED MIN. 8" OFF OF DOOR ROUGH OPENING TO ENSURE CLEARANCE FOR TRIM.
8. ALL OUTLETS TO BE TAMPER RESISTANT TYPE PER APPLICABLE CODES.
9. EXTEND EXISTING SECURITY SYSTEM TO NEW ADDITION AND TIE BACK INTO MAIN SYSTEM.
10. PROVIDE NEW DEDICATED MAKE-UP AIR SYSTEM FOR THE NEW PROPOSED RANGE HOOD. NEW HOOD TO BE 800 CFM AND REQUIRES INTERCONNECTION TO MAKE-UP AIR DUCT AND AUTOMATIC DAMPER.



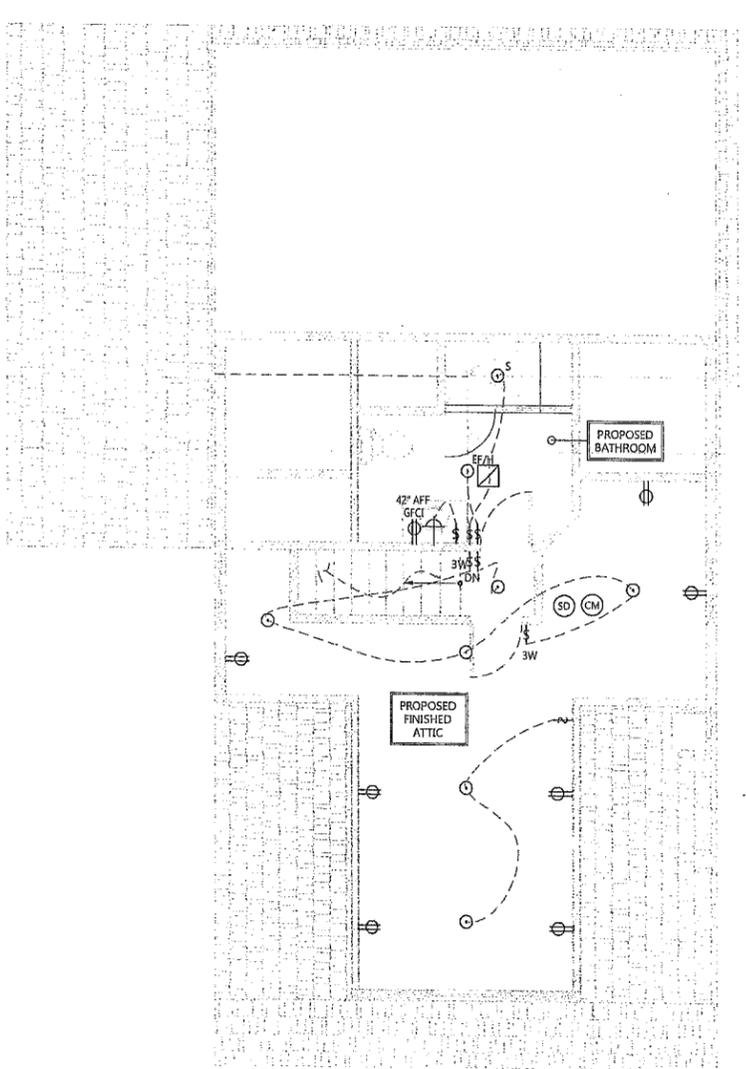
1 PROPOSED FIRST FLOOR ELECTRICAL PLAN
E-01 SCALE: 3/16" = 1'-0"
↑ PLAN → ACTUAL



2 PROPOSED SECOND FLOOR ELECTRICAL PLAN
E-01 SCALE: 3/16" = 1'-0"
↑ PLAN → ACTUAL



1 PROPOSED BASEMENT ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"
 PLAN ACTUAL



2 PROPOSED ATTIC ELECTRICAL PLAN
 SCALE: 3/16" = 1'-0"
 PLAN ACTUAL

ELECTRICAL LEGEND

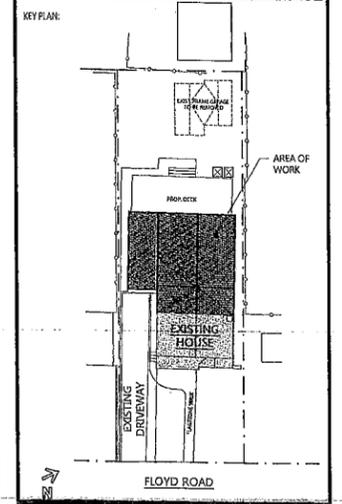
- ELECTRICAL PATH
- NEW SWITCH - 42" AFF
- NEW SWITCH - 42" AFF - FAN/LIGHT
- NEW SWITCH - 42" AFF - (3) WAY
- NEW SWITCH - 42" AFF - (3) WAY FAN/LIGHT
- DUPLEX RECEPTACLE
12" AFF UNLESS NOTED
- QUADRUPLE RECEPTACLE
12" AFF UNLESS NOTED
- GFCI
GROUND FAULT CIRCUIT INTERRUPTED DUPLEX RECEPTACLE
12" AFF UNLESS NOTED
- DED
DEDICATED OUTLET FOR EQUIPMENT
12" AFF UNLESS NOTED
- WP
WEATHER PROOF DUPLEX RECEPTACLE
12" AFF UNLESS NOTED
- SURFACE MTD CEILING LIGHT FIXTURE
- RECESSED LED CEILING FIXTURE, 5" DIA.
- RECESSED LED CEILING FIXTURE, 5" DIA. WITH SHOWER ENCLOSURE TRIM
- WALL SCONCE
- LED TRACK - 22" LONG & 4" LONG
- CEILING FAN / LIGHT
- MOTION DETECTOR FLOOD LIGHT
- NEW SMOKE DETECTORS - AC-POWERED INTERCONNECTED -
W/ BATTERY BACK-UPS, CEILING MTD U.O.N. CARBON MONOXIDE IN HALLWAY
- TV
CABLE TELEVISION JACK
- EF / H
BATH EXHAUST FAN (80 CFM MIN) - PANASONIC OR APPROVED EQUAL
EF/H - EXHAUST FAN WITH HEATER
- CAT-6 CABLE TERMINATION RUN TO BASEMENT INTERNET HUB

ELECTRICAL NOTES

1. NEW ELECTRICAL OUTLETS, PHONE OUTLETS, AND CABLE TV OUTLETS TO BE INSTALLED TO EXISTING PANEL(S) AS PER APPLICABLE CODES.
2. ALL NEW SMOKE DETECTORS REQUIRED TO BE HARDWIRED TO NEW CIRCUIT OR LIGHTING CIRCUIT PER NFPA 27 AND UCC 5.23-6, WITH BATTERY BACK-UP.
3. RECESSED CEILING LIGHT FIXTURES TO BE 4" DIA. HALO - WHITE TRIM OR APPROVED EQUAL.
4. CONFIRM ALL EXISTING OUTLETS AND SWITCHES WORK AND REWIRE AS NECESSARY TO MEET CONTRACT DRAWING REQUIREMENTS.
5. CONTRACTOR TO PROVIDE ALL OUTLETS NECESSARY TO CONFORM WITH APPLICABLE CODES AND STANDARDS.
6. ALL CLOSET LIGHTING TO BE INSTALLED MIN. 6" OFF OF PROPOSED SHELVING AND HAVE COVERED TRIM ENCLOSURE AND BE LED TYPE. CONFIRM WITH OWNER.
7. ALL WALL SWITCHES TO BE INSTALLED MIN. 8" OFF OF DOOR ROUGH OPENING TO ENSURE CLEARANCE FOR TRIM.
8. ALL OUTLETS TO BE TAMPER RESISTANT TYPE PER APPLICABLE CODES.
9. EXTEND EXISTING SECURITY SYSTEM TO NEW ADDITION AND TIE BACK INTO MAIN SYSTEM.
10. PROVIDE NEW DEDICATED MAKE-UP AIR SYSTEM FOR THE NEW PROPOSED RANGE HOOD. NEW HOOD TO BE 800 CFM AND REQUIRES INTERCONNECTION TO MAKE-UP AIR DUCT AND AUTOMATIC DAMPER.

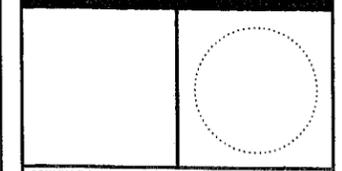


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NO.	DATE	DESCRIPTION
2	10/13/25	ISSUED FOR BID
1	10/10/25	ISSUED FOR ZONING

PROJECT:
DiMATTEO/DOUGHERTY RESIDENCE
 56 FLOYD ROAD
 VERONA, NJ 07044



DRAWING TITLE:
PROPOSED ELECTRICAL FLOOR PLANS

DRAWN BY: MMH	CHECKED BY: ES
DATE: OCT 2025	PROJECT NO: ES-2522

DRAWING NO.:
E-02