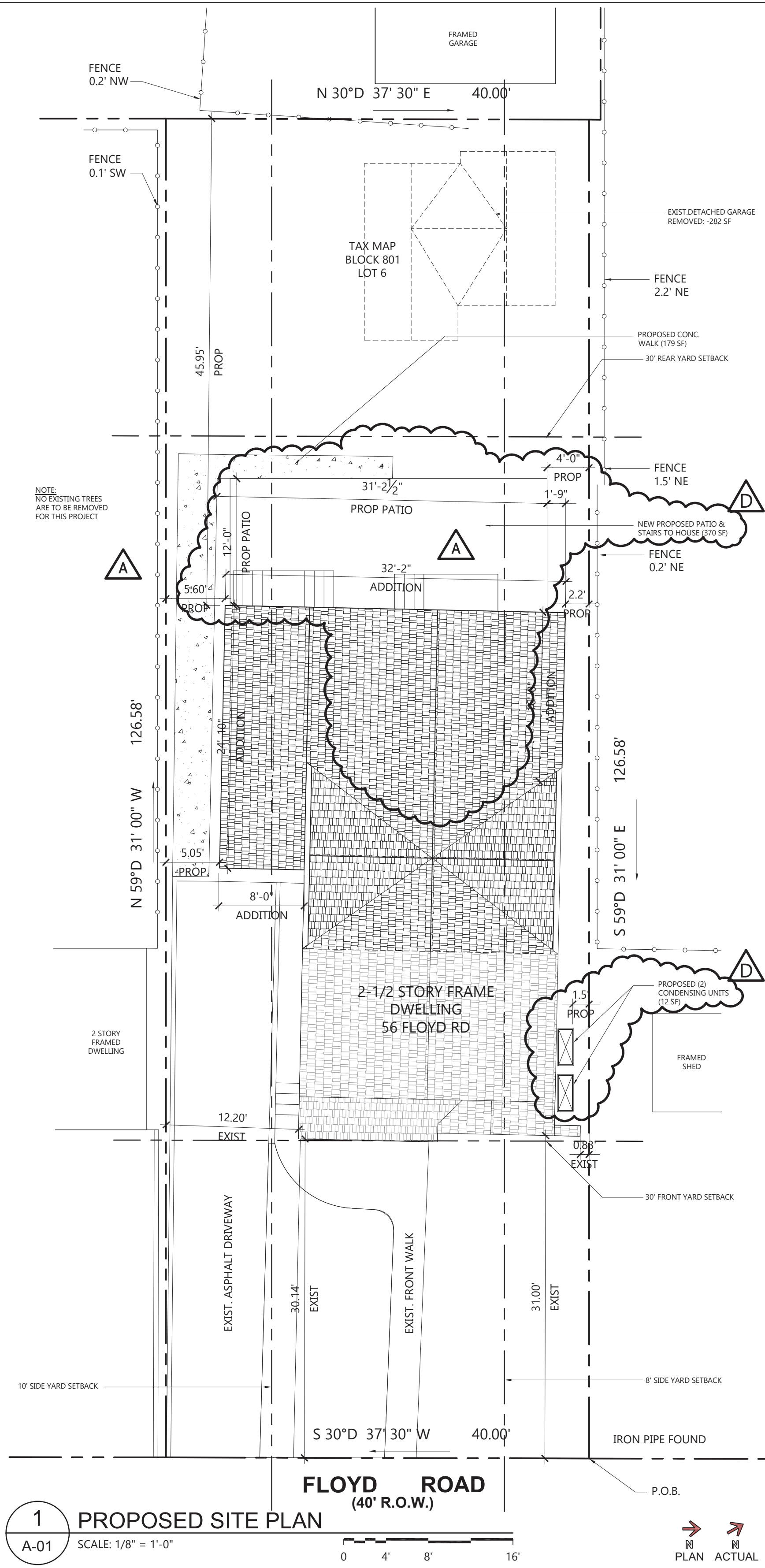
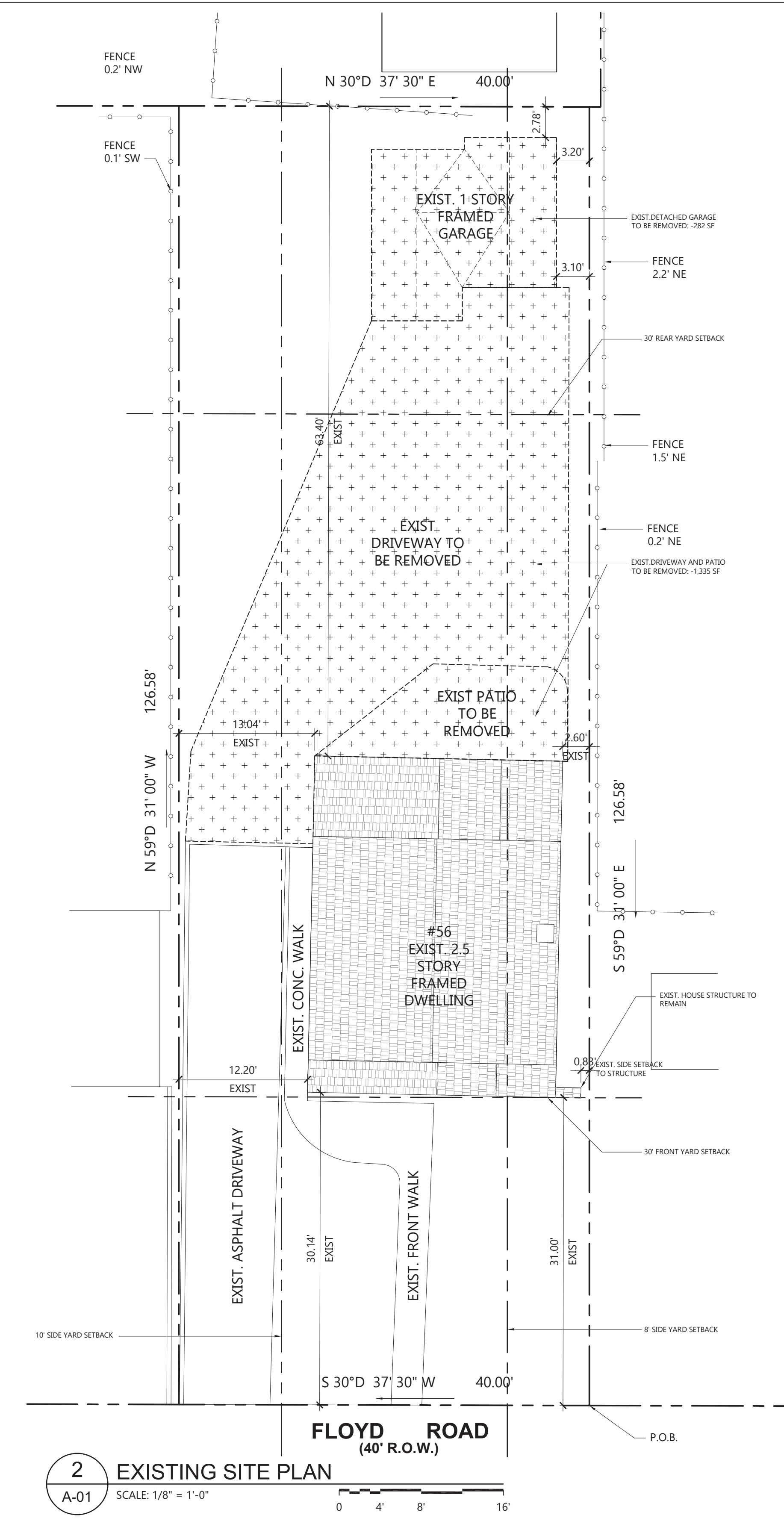


ABBREVIATIONS

@	AT	CLOS	CLOSET	EQ	EQUAL	GA	GAUGE	KIT	KITCHEN	OC	ON CENTER	REF	REFERENCE	STD	STAINLESS STANDARD	W	WIDE, WIDTH
A/C	AIR CONDITIONING	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	L	LENGTH	OH	OVERHEAD	REG	REGULAR	STOR	STORAGE	W/	WITH
ADJ	ADJUST (ABLE)	CONST	CONSTRUCTION	EW	ELECTRIC WATER	GYP.BD	GYPSPUM BOARD	LAM	LAMINATE	OPNG	OPENING	REL	RELOCATED(D)	ST.STL	STAINLESS STEEL	WC	WALLCOVERING,
AFF	ABOVE FINISHED FLOOR	CONTR	CONTRACTOR	COOL	COOLER			LAV	LAVATORY	OPP	OPPOSITE	REQ'D	REQUIRED	SURF	SURFACE		WATER CLOSET
AFS	ABOVE FINISHED SLAB	CORR	CORRIDOR	EXH	EXHAUST	HDWR	HARDWARE	LED	LED LIGHTING	PTD	PAINT (ED)	RET	RETURN	SUSP	SUSPENDED	WD	WOOD
ALT	ALTERNATE	CT	CERAMIC TILE	EXP	EXISTING	HOR	HORIZONTAL	LH	LEFT HAND	PNL	PANEL	R.F.	RAISED FLOOR	T	TREAD	WP	WATERPROOF
ALUM	ALUMINUM			EXP	EXPOSED	HR	HOUR	LT	LIGHT	P	PLATE	RH	RIGHT HAND	T&B	TOP & BOTTOM	V	VINYL
BD	BOARD	DEM	DEMOLISH, (TION)	FA	FRESH AIR	HT	HEIGHT	MECH	MECHANICAL	PL	PLASTIC	RM	ROOM	TEL	TELEPHONE	V.PNL	VISION PANEL
BLDG	BUILDING	DET	DETAIL	FEC	FIRE EXTINGUISHER	HTG	HEATING	MET	METAL	PLUMB	PLUMBING	RO	ROUGH OPENING	TEMP	TEMPERED	VCT	VINYL COMPOSITE TILE
BLKG	BLOCKING	DH	DOUBLE HUNG	FE	FIRE EXTINGUISHER	HT	HEIGHT	MISC	MISCELLANEOUS	POL	POLISHED			TERR	TERRAZZO, TERRACE	VD	VIDEO DISPLAY
BO	BY OTHERS, BOTTOM	DIA	DIAMETER	FG	FLOAT GLASS	HW	HOT WATER	MLDG	MOULDING	PROJ	PROJECT			T&G	TOUNGE & GROOVE	VD	VIDEO DISPLAY
OF	OF	DIAG	DIAGONAL	FH	FULL HEIGHT	H	HEATER	MO	MASONRY OPENING	PT	POINT			THK	THICK (NESS)	VERT	VERTICAL
BOTT	BOTTOM	DIM	DIMENSION	FL	FLOOR	HVAC	HEATING/VENTILATION	MTD	MOUNTED	PTL	PRESSURE TREATED			TKBO	TACKBOARD	VEST	VESTIBULE
BS	BUILDING STANDARD	DN	DOWN	FIN	FINISH		AIR CONDITIONING	MTL	MATERIAL	SEC.	SECTION			TYP.	TYPICAL	VIF	VERIFY IN FIELD
BSMT	BASEMENT	DR	DOOR	FL	FLOOR					SG	SAFETY GLASS			T.V.	TRIMMED OPENING		
		DWG	DRAWING	FP	FIREPROOF					SH	SHEET			TYP.	TYPICAL		
				FPSC	FIREPROOF SELF-CLOSING					SIM	SIMILAR			UC	UNDERCUT		
C	CARPETING	EA	EACH	FR	FIRE RETARDANT					SP	STARTING POINT			UNF	UNFINISHED		
CAB	CABINET	EL	ELEVATION	FUT	FUTURE					SQ	SQUARE			UNON	UNLESS OTHERWISE NOTED		
CL	CENTERLINE	ELEC	ELECTRIC							SPEC	SPECIFICATION						
CLR	CLEAR	ELEV	ELEVATION							SPKR	SPEAKER						
CLG	CEILING	ENCL	ENCLOSE							SS	STAINLESS STEEL						



DOUGHERTY RESIDENCE
56 FLOYD ROAD
VERONA, NJ 07044

ZONING DISTRICT
CLIMATE ZONE
TAX BLOCK
TAX LOT

LOADS

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	1,394 SF / 5,063 SF = 27.5% (30% MAX ALLOWED)
PROPOSED HOUSE	1,394 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	2,490 SF / 5,063 SF = 49.2% (40% MAX ALLOWED)
PROP HOUSE	1,394 SF
PROP PATIO	370 SF
PROP DRIVEWAY	512 SF
EXIST FRONT WALK	146 SF
PROP SIDE CONC WALK	12 SF
PROP CONDENSING UNITS	12 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:	1,394 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
1/3 ATTIC CALCULATION:	1,105 2ND FLR X 1/3 = 368 SF
PROPOSED ADDITION VOLUME:	3,514 CU.FT. BASEMENT 5,896 CU.FT. 1ST FLOOR 2,776 CU.FT. 2ND FLOOR 1,442 CU.FT. ATTIC FLOOR 14,628 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"
NORTH SIDE SETBACK:	0.83' EXISTING 8'-0"
WEST REAR SETBACK:	45.95' PROPOSED 30'-0"
SOUTH SIDE SETBACK:	5.05' PROPOSED 10'-0"

CODE COMPLIANCE

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

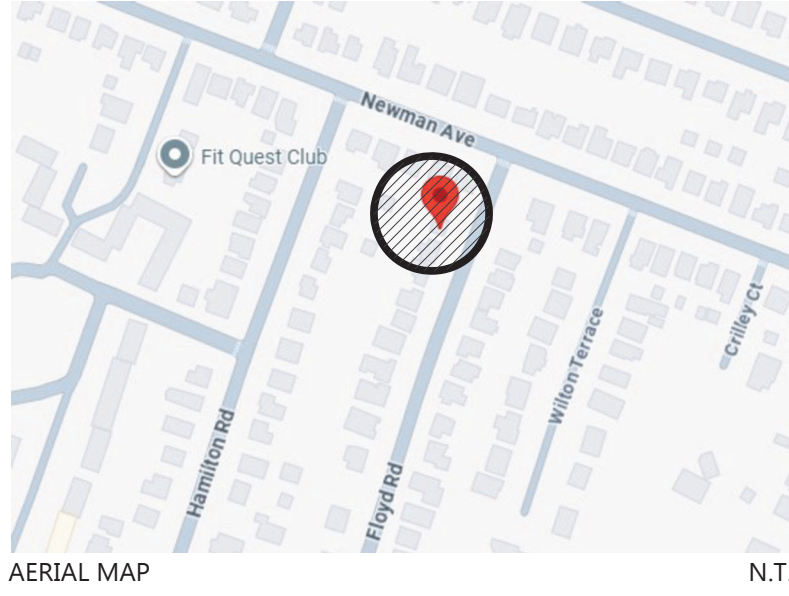
- INTERNATIONAL RESIDENTIAL CODE, NJ ADDITION 2021
- REHABILITATION SUBCODE - NJAC 5:23-6
- NATIONAL ELECTRICAL CODE, 2020
- NATIONAL STANDARD PLUMBING CODE, 2021
- INTERNATIONAL ENERGY CONSERVATION CODE, 2021 (RESIDENTIAL)

PROJECT SCOPE

1. NEW TWO STORY REAR ADDITION WITH FULL BASEMENT BELOW AND ATTIC ABOVE.
2. RENOVATE EXISTING KITCHEN AND BACK PLAY ROOM AND PROVIDE NEW EXPANDED KITCHEN AND WALL BETWEEN KITCHEN AND DINING ROOM.
3. REPLACE ALL THE WINDOWS IN THE HOUSE (REFER TO PLANS)
4. NEW REAR ADDITION TO HAVE NEW FAMILY ROOM OUT BACK ALONG WITH A NEW OFFICE, HALF BATHROOM, MUDROOM AND A LAUNDRY ROOM.
5. PROVIDE NEW REAR YARD ACCESS FROM FAMILY ROOM AND MUDROOM LEADING TO A NEW LANDING DOWN TO A NEW PATIO THE LENGTH OF THE HOUSE.
6. SECOND FLOOR ADDITION TO HAVE NEW PRIMARY BEDROOM SUITE INCLUDING NEW WALK-IN CLOSET, CLOSETS, AND PRIMARY BATHROOM.
7. EXISTING HALL BATH TO BE RENOVATED AND EXPANDED INTO NEW ADDITION.
8. PROVIDE A NEW STAIR OVER THE EXISTING THAT LEADS UP TO THE EXISTING ATTIC FLOOR. PROVIDE OPEN RAILINGS AT LANDINGS.
9. EXISTING HALLWAY LINEN CLOSET TO BE REMOVED AND EXISTING BEDROOM WALL TO BE RELOCATED INTO EXISTING HALLWAY.
10. ATTIC FLOOR TO BE EXPANDED INTO NEW ADDITION AND PROVIDE A NEW DORMER FOR ADDITIONAL HEADROOM.
11. PROVIDE A LARGE ROOM IN THE ATTIC WITH A NEW FULL BATHROOM.
12. BACK HALF OF NEW ADDITION ATTIC TO BE UNFINISHED ATTIC STORAGE BEDROOM BELOW.
13. PROVIDE NEW HEATING AND COOLING WITH CENTRAL AIR/HEAT WITH A UNIT IN THE BASEMENT AND A NEW UNIT IN THE ATTIC.
14. ALL NEW SIDING AROUND EXISTING HOUSE.

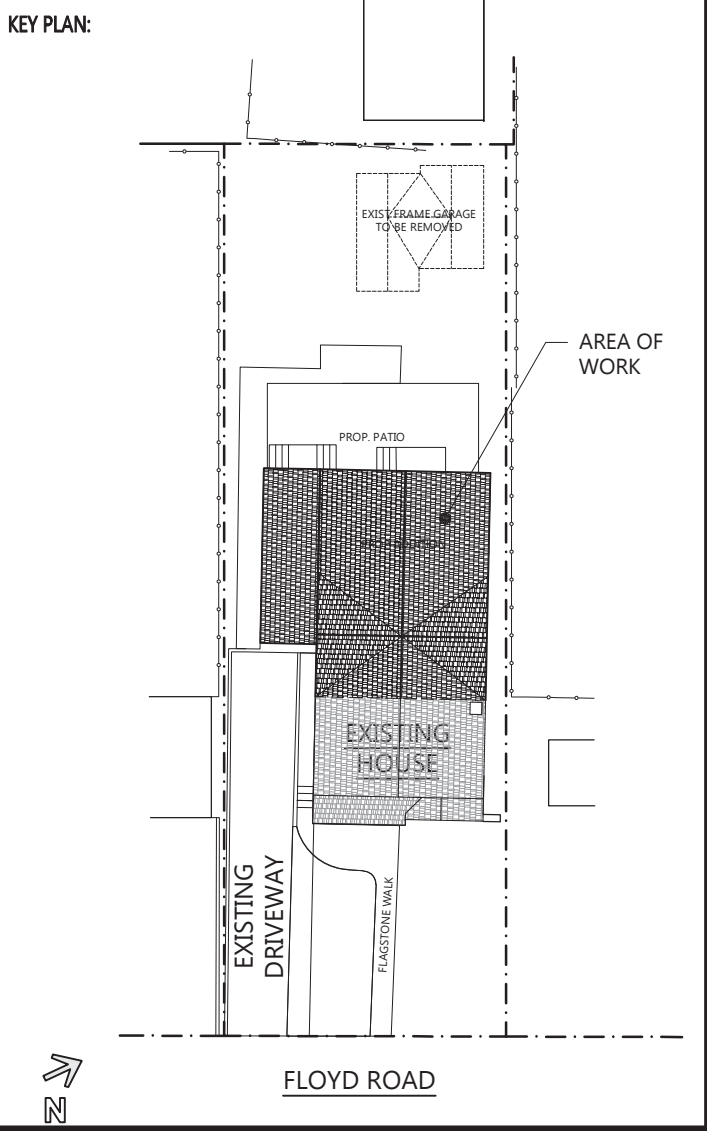
DRAWING LIST

- 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 - STRUCTURAL NOTES
 - A-12 - DETAILS 1
 - A-13 - DETAILS 2
 - E-01 - PROPOSED ELECTRICAL FLOOR PLANS 1
 - E-02 - PROPOSED ELECTRICAL FLOOR PLANS 2



ARCHITECTS

Escott Architects, LLC
28 Arlington Avenue
Caldwell, NJ 07006
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NO.	DATE	DESCRIPTION
7	08/26/26	ISSUED FOR AMEND D - VARIANCE AMEND
6	05/28/26	ISSUED FOR AMEND C - CLIENT UPDATES
5	05/5/26	ISSUED FOR AMEND B - BLDG COMMENT
4	04/21/26	ISSUED FOR PERMIT
3	04/09/26	ISSUED FOR AMEND A - VARIANCE UPDATE
2	10/13/25	ISSUED FOR BID
1	10/10/25	ISSUED FOR ZONING

PROJECT:

DOUGHERTY RESIDENCE

56 FLOYD ROAD
VERONA, NJ 07044

DRAWING TITLE:

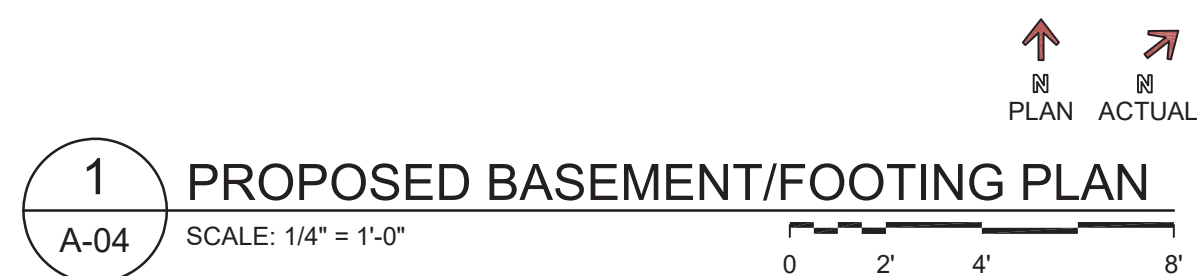
SITE PLAN, CODES AND DETAILS

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ES	ES
DATE:	PROJECT NO:
APRIL 2026	ES-2522

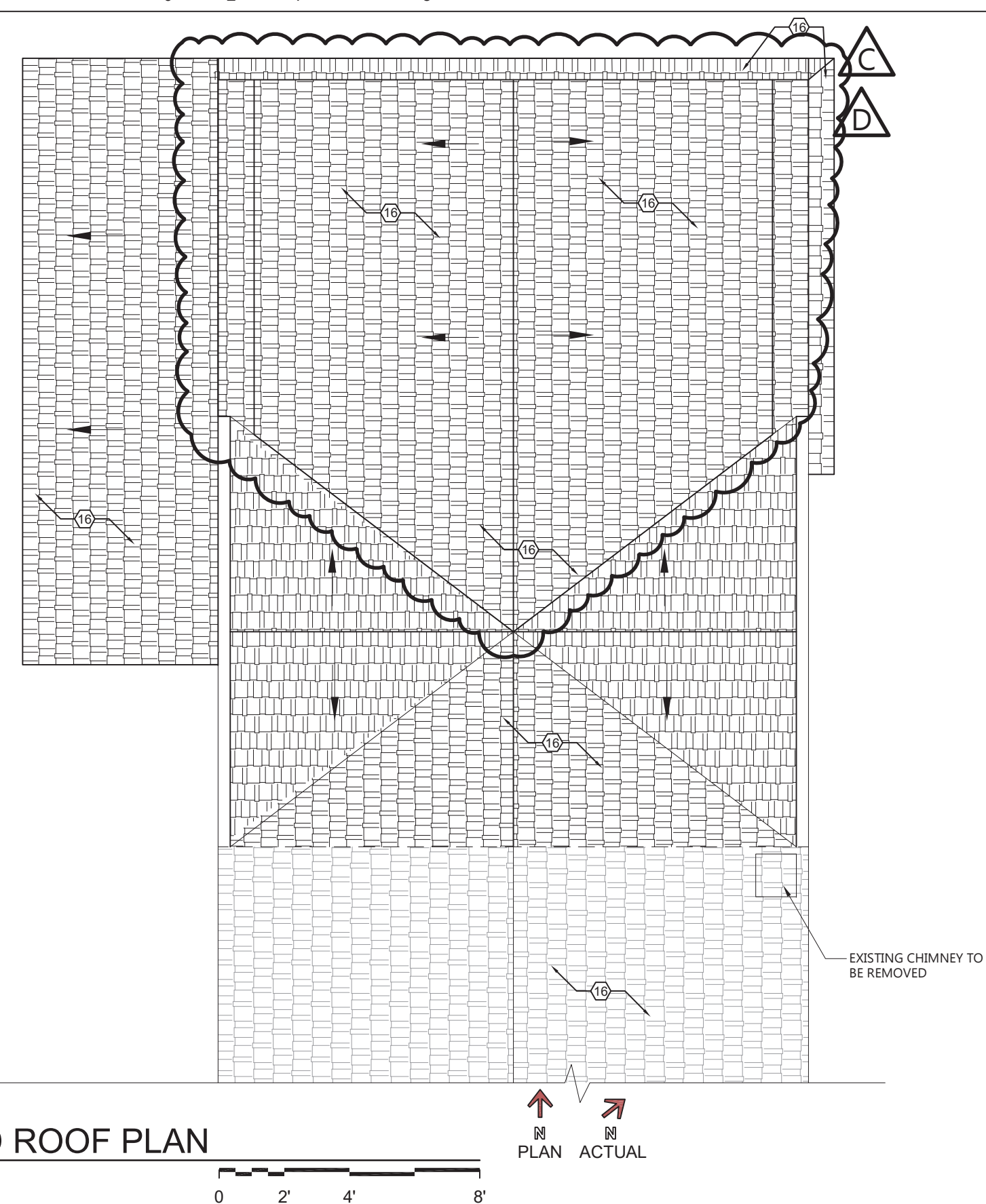
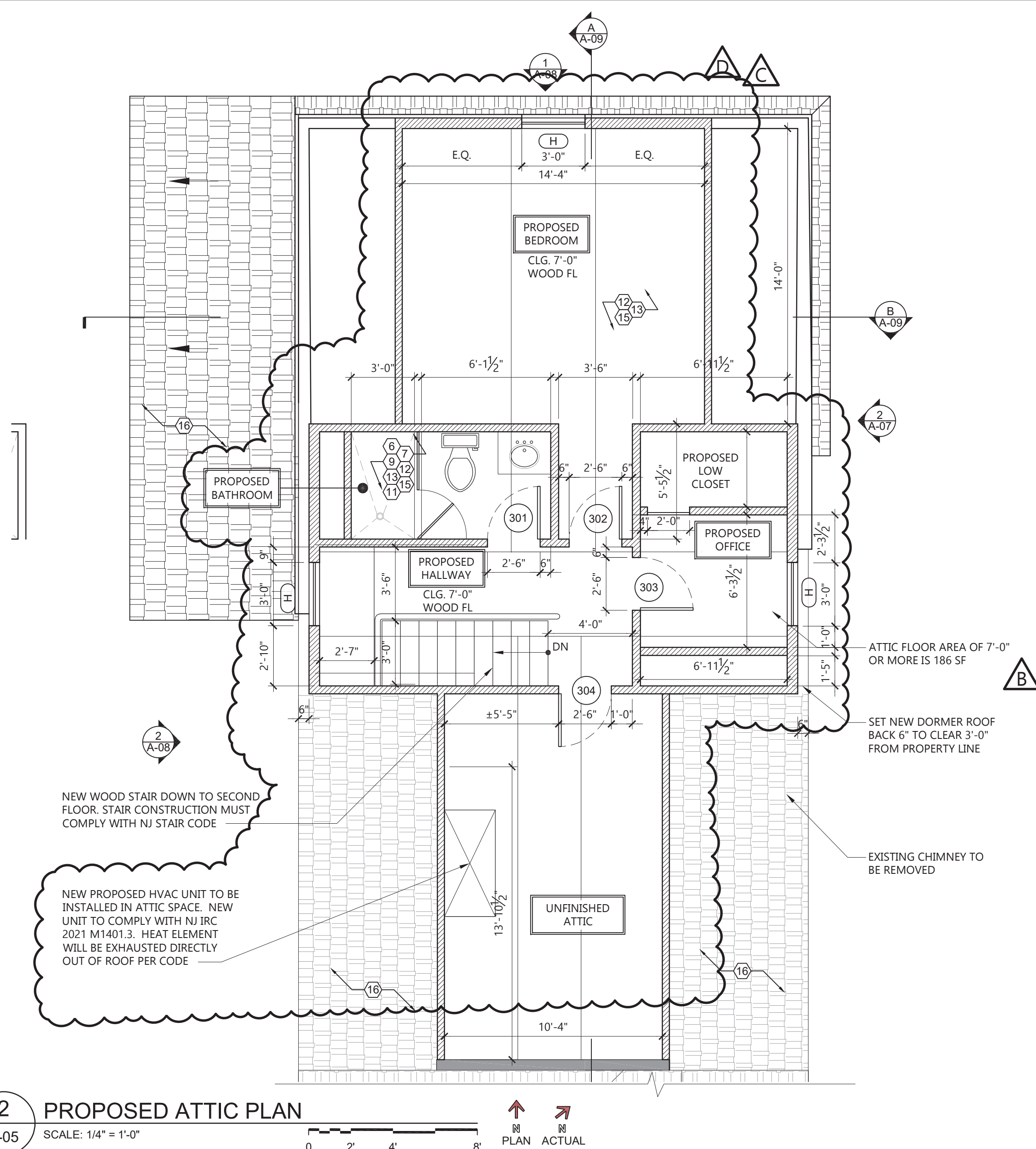
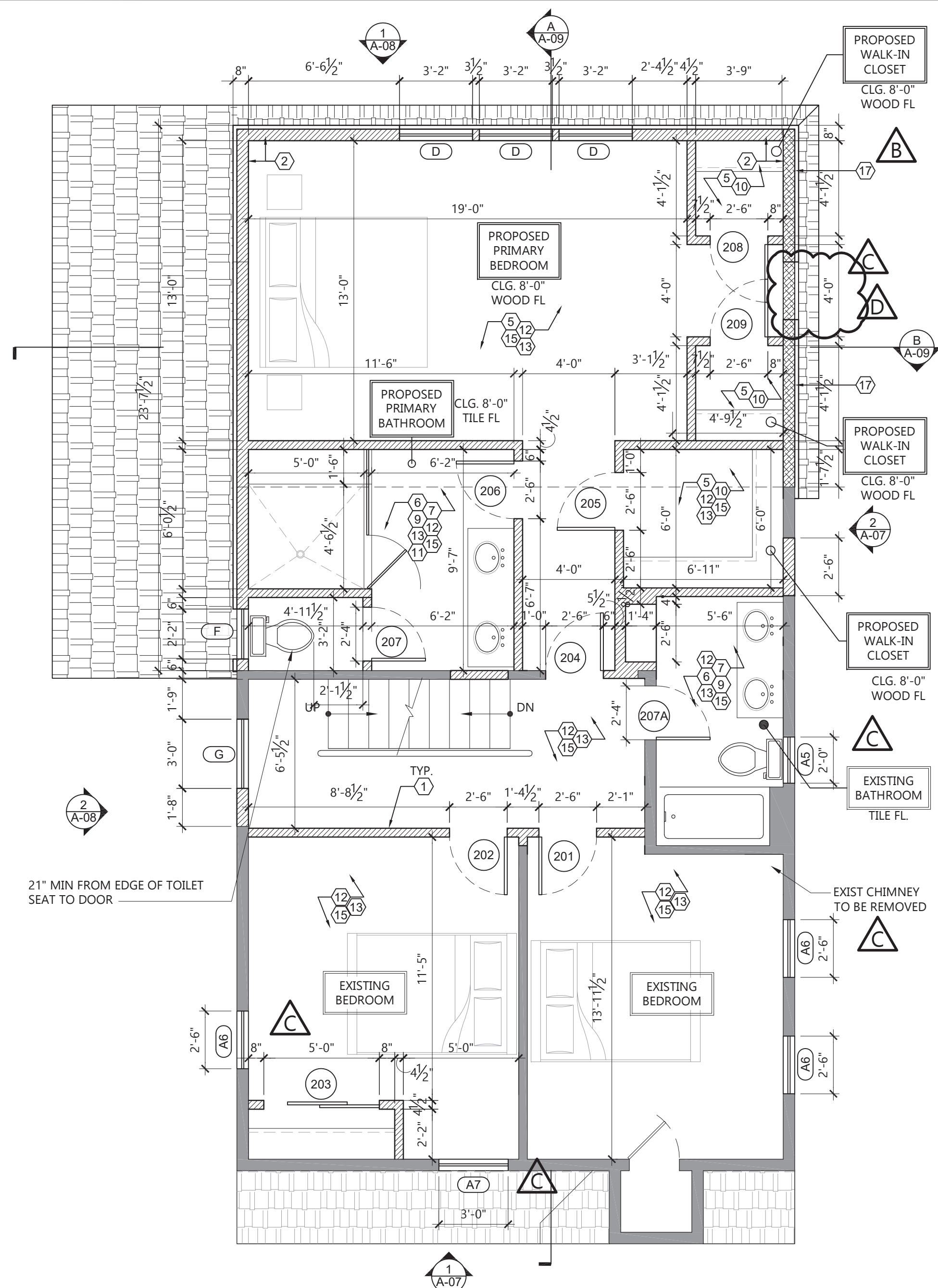
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A-01

SHEET: 1 of 15

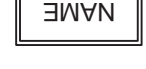


SHEET: 4 of 15



SHEET: 5 of 15

SHEET:	7	OF	15
A-07			
DRAWING NO.	OCT 2025 ES-2522		
DATE:	PROJECT NO.	ES	
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PROPOSED ELEVATIONS			
1			
DOUGHERTY RESIDENCE			
56 FLOYD ROAD VERONA, NJ 07044			
PROJECT:			
NO. DATE DESCRIPTION			
1	10/01/25	ISSUED FOR ZONING	
2	10/13/25	ISSUED FOR BID	
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7	08/26/26	ISSUED FOR AMEND D - VARIANCE AMEND	
KEY PLAN:			
The key plan shows the site layout. An existing house is shown with its footprint. To the right is the existing driveway. The area between the house and the driveway is labeled 'EXISTING HOUSE'. The area to the left of the house is labeled 'AREA OF WORK'. The driveway is labeled 'EXISTING DRIVEWAY'. The road to the right is labeled 'FLOYD ROAD'.			
ESCORT ARCHITECTS, LLC 28 Arlington Avenue Caldwell, NJ 07006 P: 973.525.8886 info@escortarchitects.com			
ARCHITECTS			

CONSTRUCTION PLAN LEGEND	
	EXISTING WALL TO REMAIN
	NEW GYP. BD. PARTITION
	NEW MILLWORK / CABINETS AS SELECTED BY OWNER
	NEW DOOR & FRAME TO BE INSTALLED 47 TYP.
	NEW WINDOW & FRAME TO BE INSTALLED NEW WINDOW SCHEDULE FOR TYPE
	DEF. #, ELEVATION/SECTION KEY DWG #
	DENOTES KEY NOTE, SEE KEY NOTES RIGHT
GENERAL CONSTRUCTION NOTES	
1. DURING AND BEARING 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 REPAIR THE WORKER IN MANNEER THAT WILL HAZARD 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, GRILLS, 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 R-13 AS PER ANI 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. OTHER TRAPS 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 2X4 WOOD STUD WALL @ 16" O/C WITH 1/2" GYP BD. ON INTERIOR SIDES OF WALL
2	NEW 2X6 STUD WALL WITH 1/2" GYP BD. ON INTERIOR SIDE OF WALL, BATT INSULATION, EXTERIOR FOAMATION, 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 FLOORING.
4	COMPACTED BASE
5	NEW T&G WOOD FLOORING TO MATCH EXISTING AS CLOSELY AS POSSIBLE
6	NEW TILE FLOORING, CONFIRM TYPE, SIZE & THE LIKE WITH OWNER.
7	NEW KITCHEN/CABINETS AND CROWN TOPS AS SELECTED BY OWNER.
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.
11	NEW TUB/SHOWER COMBO UNIT WITH GLASS DOORS.
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 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.

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

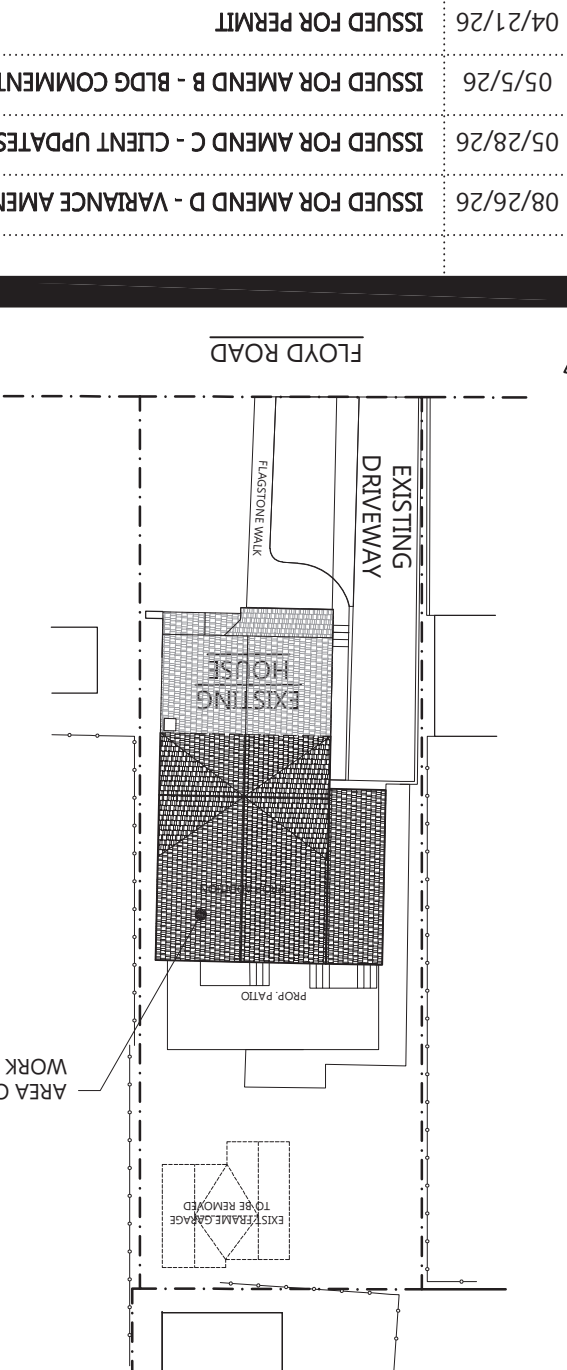
ROOF ELEV: 26'-9.75"
ATTIC ELEV: 18'-5"
2ND FLOOR ELEV: 9'-5"
1ST FLOOR ELEV: 0'-0"
ELEV: -7'-2"

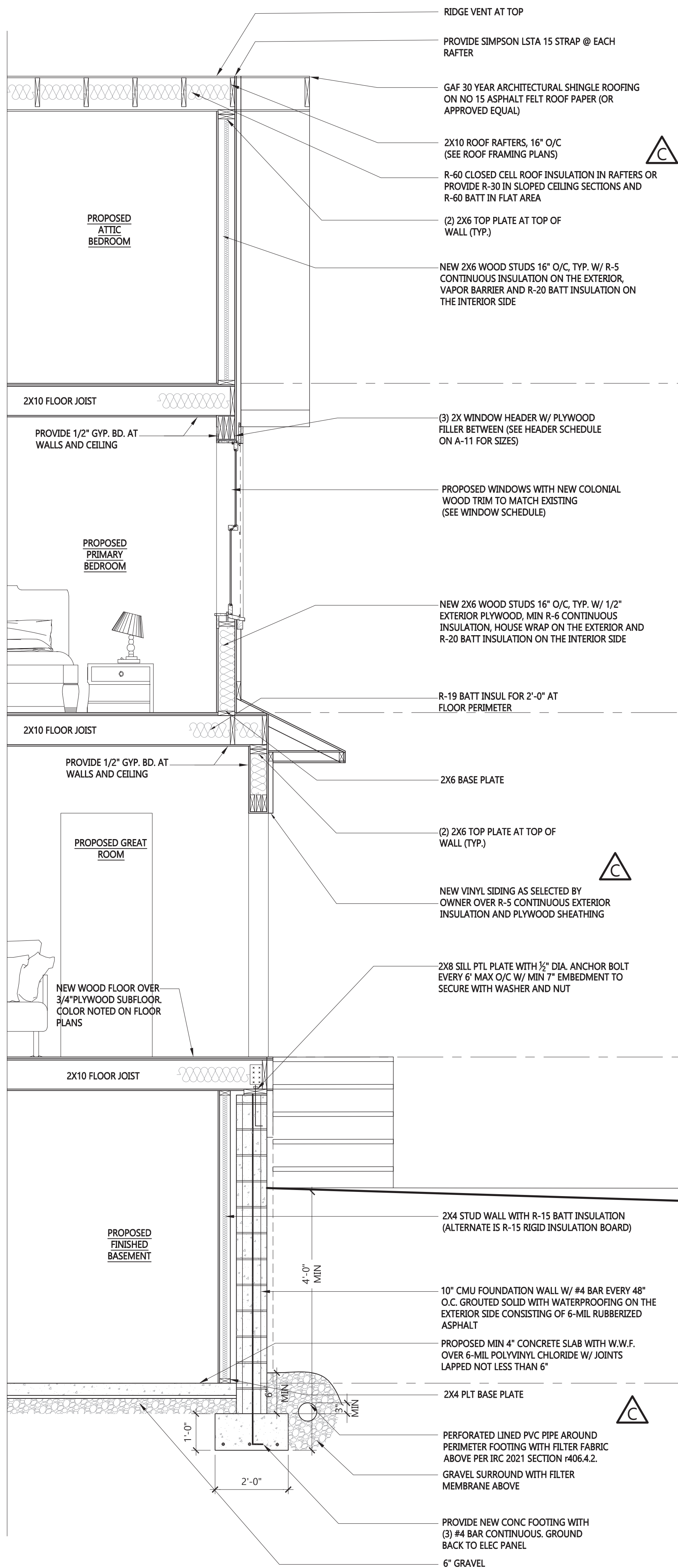
NEW ROOF AT NEW ADDITION
NEW GUTTERS AT ALL NEW ROOFS
NEW WINDOWS (SEE SCHEDULE)
PROVIDE NEW SIDING AS SELECTED BY OWNER
NEW DOOR (SEE SCHEDULE)
PAINT EXISTING HOUSE, COLOR AS SELECTED BY OWNER
NEW FOOTING UNDERGROUND
PAINT EXISTING STUCCO AND TRIM

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

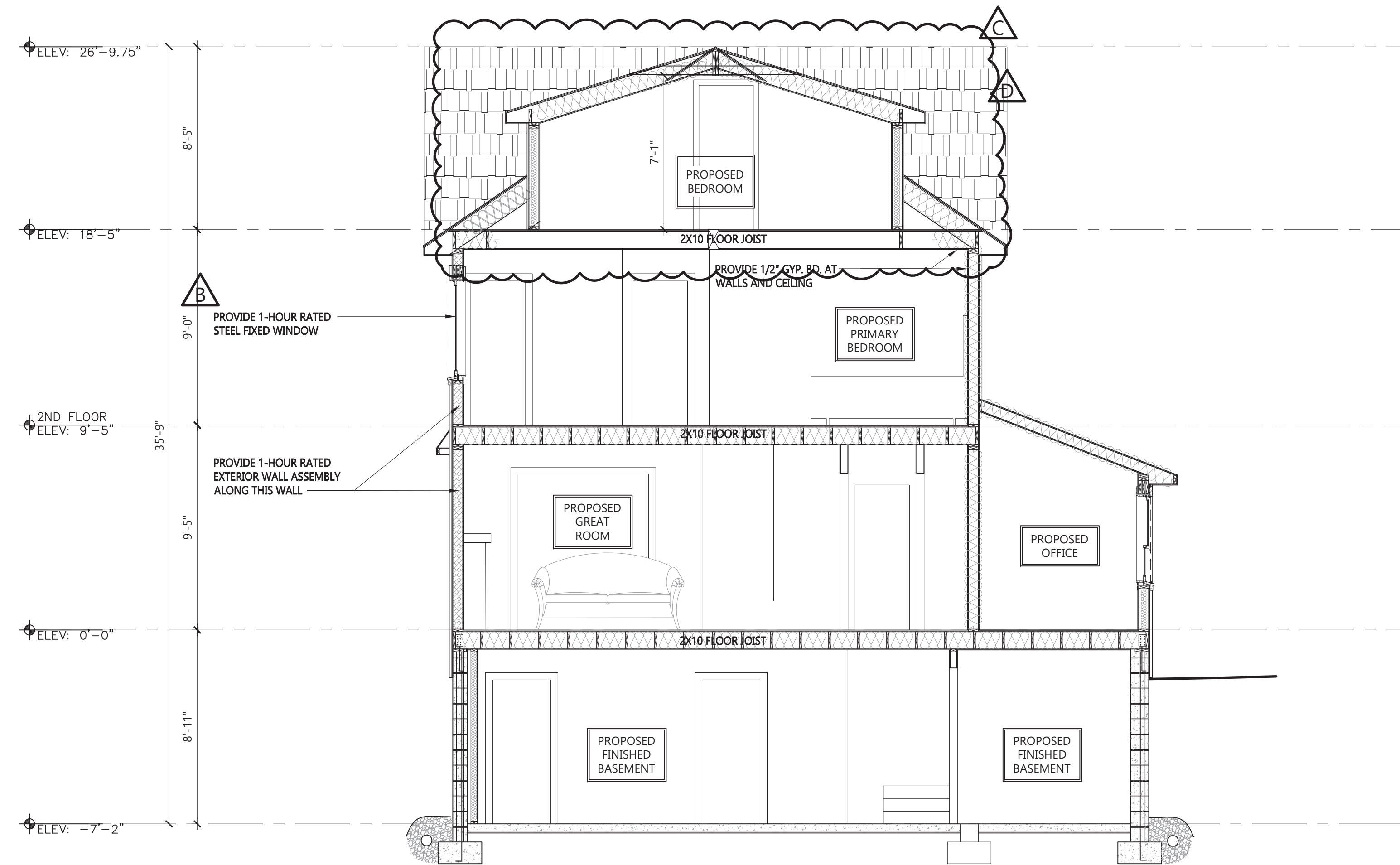
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NEW ROOF AT NEW ADDITION
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PROVIDE NEW SIDING AS SELECTED BY OWNER
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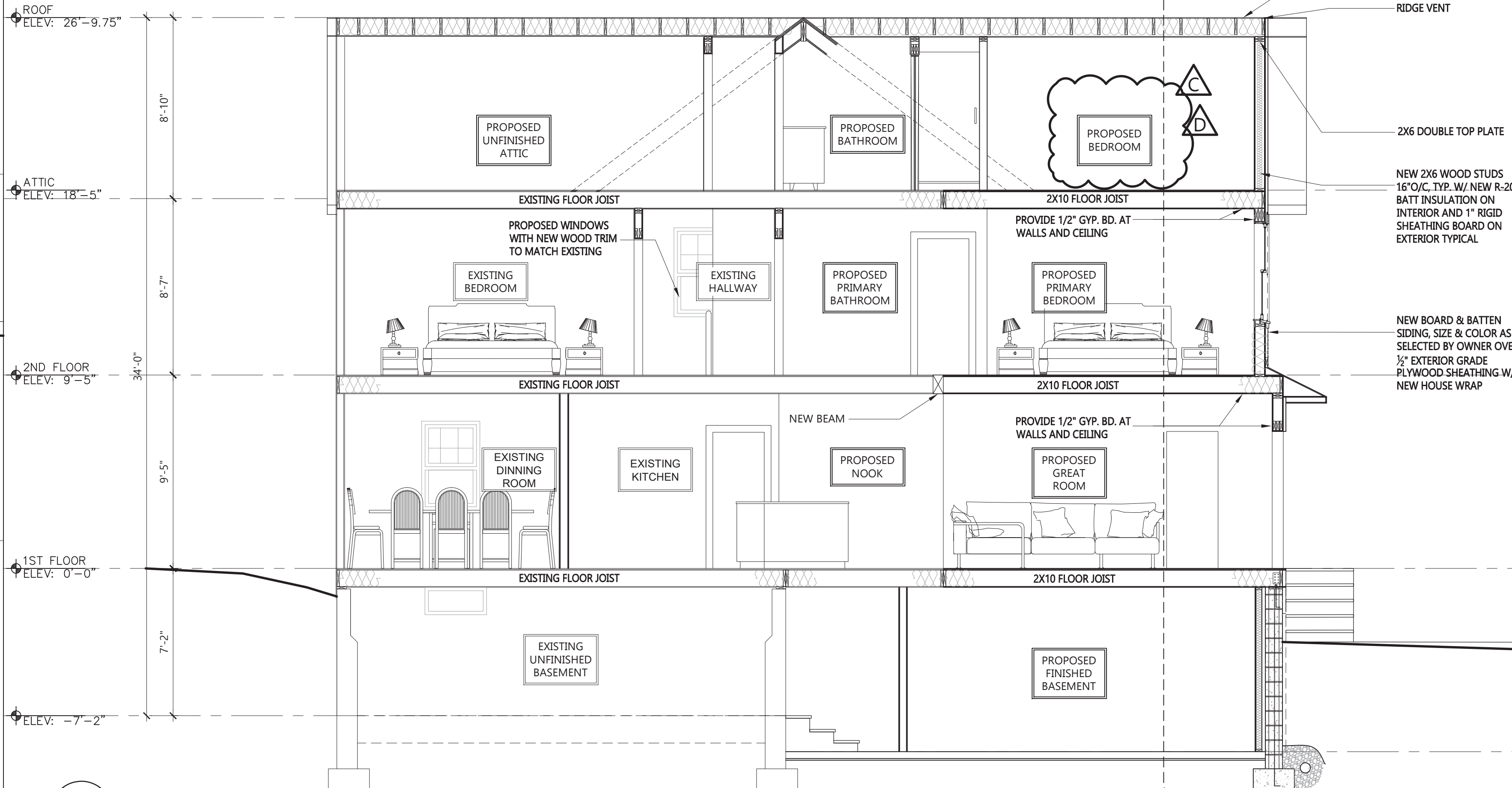
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DATE:		APRIL 2026	
PROJECT NO:		ES-2522	
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CHECKED BY:		ES	
PROPOSED ELEVATIONS			
2			
DRAWING TITLE:			
			
VERONA, NJ 07044			
56 FLOYD ROAD			
DOUGHERTY RESIDENCE			
PROJECT:			
NO.		DATE	
1		10/05/25	
2		10/13/25	
3		04/09/26	
4		04/21/26	
5		05/5/26	
6		05/28/26	
7		08/26/26	
DESCRIPTION			
ISSUED FOR ZONING			
ISSUED FOR BID			
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ISSUED FOR AMEND B - BLDG COMMENT			
ISSUED FOR AMEND C - CLIENT UPDATES			
ISSUED FOR AMEND D - VARIANCE AMEND			
			
KEY PLAN			
p. 973.522.8886 info@escottarchitects.com			
28 Arlington Avenue Caldwell, NJ 07006			
Escott Architects, LLC			
ARCHITECTS			



A WALL SECTION A
SCALE: 1/2" = 1'-0"



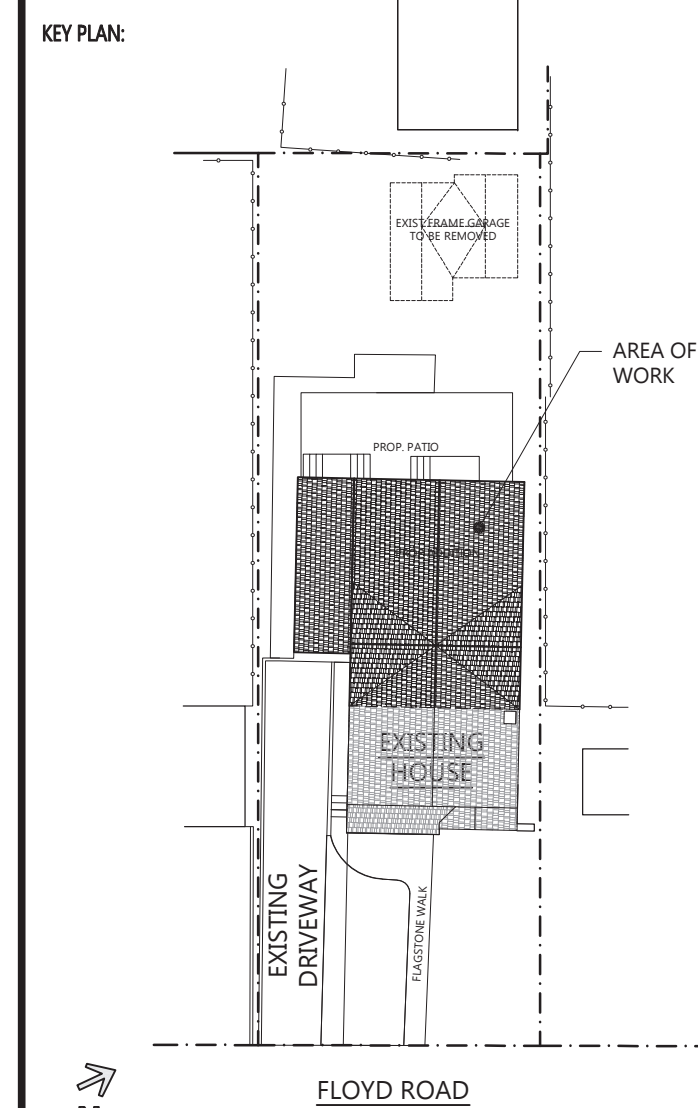
1 PROPOSED A NORTH SECTION
SCALE: 1/4" = 1'-0"



2 PROPOSED B EAST SECTION
SCALE: 1/4" = 1'-0"



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NO.	DATE	DESCRIPTION

PROJECT:
DOUGHERTY RESIDENCE
56 FLOYD ROAD
VERONA, NJ 07044



DRAWING TITLE:
PROPOSED WALL & BUILDING SECTIONS

DRAWN BY: HM	CHECKED BY: ES
DATE: APRIL 2026	PROJECT NO: ES-2436

DRAWING NO:
A-09
SHEET: 9 of 15