

PROPERTY OWNER

Property Owner is:

Same as Applicant Other Than Applicant

If property owner is other than the applicant, provide the following information on the property owner(s):

Name of Property Owner: _____

Address: _____

Telephone Number: _____

SUBJECT PROPERTY

Location: _____

Block: _____ Lot(s): _____

Dimensions: Frontage _____ Depth _____ Total Area _____

Last Previous Occupancy: _____

Prop. Lot Coverage: _____ % Prop. Building Coverage: _____ % Prop. Height of Building: _____

<u>Yard</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front	_____	_____	_____
Rear	_____	_____	_____
Side	_____	_____	_____

Prevailing setback of adjacent buildings within subject block: _____

ZONING DISTRICT(S)

RESIDENTIAL

- R-1 (Single-Family-7,500 SF)
- R-1S (Single-Family- Steep Slope)
- R-2 (Single-Family-5,000 SF)
- R-3 (Double Family-7,500SF)
- R-3A (Double Family/Rooming House)
- R-4 (Multifamily Garden Apt)

NON-RESIDENTIAL

- C-2 (General Commercial)
- C-3 (Commercial - Lt. Ind.-Com.)
- RAD (Redevelopment Area Distr.)
- IND (Industrial)
- IND/OP (Industrial/Office Park)

DOWNTOWN DISTRICTS

- C-1 (Retail Commercial)
- D1 (Station Area)
- D2 (Blackwell St. Historic)
- D3 (E. Blackwell Bus.)
- D4 (S. Downtown)
- BHRPA (Bassett Hwy. Redev. Plan Area)

Access Location(s): _____

Does the subject property contain restrictions, covenants, easements, association by-laws, existing or proposed on the property?

Existing: Yes (attach copies) No Proposed: Yes (attach copies) No

VARIANCES, DEVELOPMENT STANDARDS WAIVERS & CHECKLIST SUBMITTAL WAIVERS

Section(s) of Ordinance from which a variance is requested (attach additional pages as necessary):

Section(s) of Ordinance from which Development Standards waiver is requested (attach additional pages as necessary):

Waiver(s) Requested of Checklist Submittal Requirements (attach additional pages as necessary):

DESCRIPTION OF APPLICATION

Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use(s) of the premises (attach pages as needed):

Describe all on-site, off-site and off tract improvements proposed:

Describe any prior applications to the Planning or Zoning Board for this property, including date, applicant, nature of application and Board action:

SUBMITTALS

List of plats and other material being submitted in support of your application (attach pages as needed):

<i>Title</i>	<i>No. of Copies</i>	<i>Prepared By</i>	<i>Propose To Testify? (Yes/No)</i>
<hr/>	<hr/>	<hr/>	

Applicant's Attorney(Required for Corporations)

Address

Telephone

 Fax

Email

Applicant's Engineer

Address

Telephone

 Fax

Email

Applicant's Planning Consultant

Address

Telephone

 Fax

Email

Other Professional

Field of Expertise

Address

Telephone

 Fax

Email

CERTIFICATIONS

Applicant's Certification

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant.

(If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this _____ day of _____, 20____

APPLICANT:

NOTARY PUBLIC

(Printed Name)

(Signature of Applicant)

Owner Certification

I certify that I am the Owner of the property which is the subject of this application, and that I have authorized the applicant to make this application and that I agree to be bound by this application, the representations made and the decision in the same manner as if I were the applicant. I further certify that I am the individual Owner or that I am an Officer of the Corporate Owner and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership Owner.

(If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this _____ day of _____, 20____

OWNER:

NOTARY PUBLIC

(Printed Name)

(Signature of Applicant)

Approval to Enter Premises

This Applicant and Owner hereby grant(s) permission to members of the various town government boards and agencies involved with this application to enter upon the subject premises for inspection and study pertaining to this application until the application is either granted or denied.

Sworn to and subscribed before me this _____ day of _____, 20____

OWNER:

NOTARY PUBLIC

(Printed Name)

(Signature of Applicant)

Sworn to and subscribed before me this _____ day of _____, 20____

APPLICANT:

NOTARY PUBLIC

(Printed Name)

(Signature of Applicant)

Escrow

I understand that the sum of \$_____ has been deposited in an escrow account in accordance with the Code of the Town of Dover. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the additional amount and shall add that sum to the escrow account within fifteen (15) days.

Date

Signature of Applicant



October 3, 2025

TODOV25208

Paula Mendelsohn
Board Secretary
37 North Sussex Street
Dover, NJ 07801

RE: ADMINISTRATIVE COMPLETENESS REVIEW LETTER
David Valvano
1 Wayside Avenue
Block 1708 Lot 6
App No: P25-08
App Type: Minor Subdivision/Variance Relief – “hardship” (NJSA 40:55D-70c(1))
Zone: R-2 (Single Family)

Dear Ms. Mendelsohn,

As requested, Pennoni is pleased to have reviewed the above referenced application for Administrative Completeness. The following is a summary of the documents that were reviewed as part of this effort:

1. Addendum to the Application of David and Adriana Valvano
2. Receipt of payment for Application Fee and Escrow
3. Land Use Application for the above referenced project
4. Development Checklist – Administrative
5. Minor Subdivision Development Checklist
6. Site Plan – Minor Development Checklist
7. Deed of the Property
8. Certification of all paid taxes on property
9. Document entitled “Property Survey for Dave Valvano” prepared by WM. F. Zimmerly & Associates, dated December 8, 2023, last revised January 12, 2024
10. Document entitled “Minor Subdivision Map for David & Adriana Valvano” prepared by WM. F. Zimmerly & Associates, dated December 2023, last revised February 8, 2024
11. Plans entitled “The Valvano Residence” prepared by Babula Architecture LLC, dated August 29, 2025

SUMMARY OF APPLICATION

The subject property identified as Block 1708 Lot 6 currently consists of a 1-story frame dwelling with an associated asphalt driveway and detached garage within the R-2 Single Family District. The Applicant proposes a minor subdivision of two lots, Lot 6.01 and Lot 6.02. On Lot 6.02, the Applicant is proposing to improve the existing 1-story frame dwelling with the addition of a second story. The existing detached garage is proposed to be removed with the intention of constructing a new fully conforming home on Lot 6.01.

Pennoni has reviewed the submitted documentation in accordance with the Town of Dover Ordinance §236-53, we offer the following comments:

1. Per the Development Checklist – Administrative, a complete submission package with appropriate fee, for the Morris County Planning Board for all applicable applications is noted as not applicable.
 - a. Minor Subdivision Applications shall be submitted to the Morris County Planning Board for review and approval.
2. Please include a building height calculation within the R-2 Zoning Requirements and Compliance Table on the Minor Subdivision Map to confirm the proposed second story addition meets the building height requirement.

It is our opinion that the submission **does meet** the criteria required to be deemed complete at this time.

If you have any questions regarding this matter, please do not hesitate to contact our office.

Sincerely,

PENNONI ASSOCIATES INC.



Stephen Hoyt, PE
Board Engineer



October 20, 2025
TODOV25208

Paula Mendelsohn
Board Secretary
37 North Sussex Street
Dover, NJ 07801

RE: ENGINEERING REVIEW LETTER #1
David Valvano
1 Wayside Avenue
Block 1708 Lot 6
App No: P25-08
App Type: Minor Subdivision/Variance Relief – “hardship” (NJSA 40:55D-70c(1))
Zone: R-2 (Single Family)

Dear Ms. Mendelsohn,

As requested, Pennoni is pleased to have reviewed the above-mentioned application. The following is a summary of the documents that were reviewed as part of this effort:

1. Addendum to the Application of David and Adriana Valvano
2. Receipt of payment for Application Fee and Escrow
3. Land Use Application for the above referenced project
4. Development Checklist – Administrative
5. Minor Subdivision Development Checklist
6. Site Plan – Minor Development Checklist
7. Deed of the Property
8. Certification of all paid taxes on property
9. Document entitled “Property Survey for Dave Valvano” prepared by WM. F. Zimmerly & Associates, dated December 8, 2023, last revised January 12, 2024
10. Document entitled “Minor Subdivision Map for David & Adriana Valvano” prepared by WM. F. Zimmerly & Associates, dated December 2023, last revised February 8, 2024
11. Architectural Plans entitled “The Valvano Residence” prepared by Babula Architecture LLC, dated August 29, 2025

SUMMARY OF APPLICATION

The subject property identified as Block 1708 Lot 6 currently consists of a 1-story frame dwelling with an associated asphalt driveway and detached garage within the R-2 Single Family District. The Applicant proposes a minor subdivision to create two lots, Lot 6.01 and Lot 6.02. On Lot 6.02, the Applicant is proposing to improve the existing 1-story frame dwelling with the addition of a second story. The existing detached garage is proposed to be removed in support of this sub-division application.

A. SUMMARY OF VARIANCES & WAIVERS

1. The Applicant has requested a variance for the existing non-conforming front yard setback of 8.3 feet. Per the Town of Dover Zoning Table, the minimum front yard setback in the R-2 Single Family District is 20 feet.
2. The Applicant is requesting a variance for proposing a second story addition to the existing dwelling, where a portion of the addition will be within the front yard setback.
3. The Applicant has not requested any waivers per the Development Checklist – Administrative, the Minor Subdivision Development Checklist, and the Site Plan – Minor Development Checklist

B. MINOR SITE PLAN

1. Per §236-47.B. a Minor Site Plan is defined as the construction or alteration involves the addition of no more than 2,000 square feet of additional floor area. Per the Architectural Plans, the existing Floor Area is 912 square feet on the first floor. The proposed second floor addition is 1,032 square feet, which is below the 2,000 square feet of additional floor area. Therefore, this application qualifies as a Minor Site Plan. A Minor Site Plan must be submitted showing the location of the building addition with the R-2 Zoning Requirements and Compliance Table from the Minor Subdivision Map noting the existing and proposed setbacks.
2. The Applicant shall revise the R-2 Zoning Requirements and Compliance Table to include the following:
 - a. The minimum side yard (both) for proposed Lot 6.02 is 23.0'
 - b. The maximum building height permitted in the R-2 Zone and the proposed building height for the new addition. Please show the height of the building in feet and stories for the maximum permitted and proposed. Additionally, please refer to §236-13.E. and see definition of "story above grade" to confirm the basement is not included in the number of stories.
3. The Applicant shall include a Site Clearing chart that shows the items to be removed and the square footage of each item. The total square footage to be disturbed shall be noted to confirm if the Applicant exceeds 5,000 SF and if it is necessary for Morris County Soil Conservation District Review.
4. The Applicant shall provide testimony regarding whether any trees will be removed. It is noted that any removal is subject to the Tree Removal ordinance adopted earlier this year.

C. MINOR SUBDIVISION MAP

The Minor Subdivision Map shall be revised to address the following:

1. The plan should denote whether the subdivision is being filed by deed or map.
2. The bearing and distance along the new lot line must be provided.
3. The outbound corners of the original tract must be set.
4. A monument must be set at the intersection of the newly created lot line and the right of way of Wayside Avenue.
5. The existing lot area in the table should be reviewed.
6. Metes and bounds descriptions must be provided for each proposed lot for review.
7. A point of beginning should be added to the plan for each proposed lot.
8. The dashed line running through the property appears to be an old lot line to be removed. This should be clarified on the plan.
9. The plan should be sealed with a raised impression type seal, or digitally signed per NJAC.
10. Bearings and distances should be added to the portion of the proposed 20' wide sanitary sewer easement.
11. The portion of the 20' wide sanitary sewer easement on tax lot 4 should be removed as it's not on the subject property.

D. ARCHITECTURAL PLANS

1. The Applicant shall revise the architectural plans to address building materials and colors for all faces of the proposed building.
2. The Applicant shall provide revised plans detailing the height of the attic space.

E. MISCELLANEOUS

1. Minor Subdivision Applications shall be submitted to the Morris County Planning Board for review and approval.
2. The Applicant shall obtain all other applicable approvals required by outside agencies, including but not limited to the Morris County Soil Conservation District, the Town of Dover Building Department, the Department of Public Works, etc. Copies of said approvals shall be provided upon receipt.

We reserve the right to present additional comments, variances, and/or design waivers pending testimony of the Applicant before the Board. We would appreciate a point-by-point response letter to accompany any revised submission detailing how each of the above is being addressed. Should you have any questions, please do not hesitate to contact us.

Sincerely,

PENNONI ASSOCIATES INC.



Stephen Hoyt, PE
Board Engineer



To: Dover Planning Board
From: Dover Shade Tree Commission
Date: November 3, 2025
RE: Review of Site Plan
P25-08: 1 Wayside Avenue [Block 1708, Lot 6]

Dear Members of the Planning Board:

The Dover Shade Tree Commission has reviewed the submitted site plans for the proposed new dwelling and offers the following comments and recommendations.

It appears that the proposed work will involve the removal of one or more existing trees. Please note that, pursuant to Ordinance No. 01-2025, any tree removal requires either replacement of the removed trees or payment of the applicable tree-replacement fee. In accordance with the ordinance, a Tree Removal and Replanting Plan must be included as part of the overall site plans. If the applicant elects not to replant, the required fee must be paid per tree removed, as set forth in the ordinance.

Any trees that are removed are subject to a tree-removal permit, which must be obtained prior to the commencement of any work. Compliance with this requirement is mandatory and ensures proper oversight of the town's tree resources. Failure to adhere to the terms of this ordinance may result in penalties being assessed to the property owner.

Should new trees be planted, they must be properly maintained to ensure long-term health and survival. In addition, if any of these trees or plantings die or fail to thrive, the expectation is that they will be replaced at the property owner's sole expense. The property owner is encouraged to contact the Dover Shade Tree Commission for guidance on appropriate replacement species, as not all trees or plantings are suitable for every location. The Commission's goal is to ensure that the correct types are selected to preserve and strengthen the town's overall tree canopy.

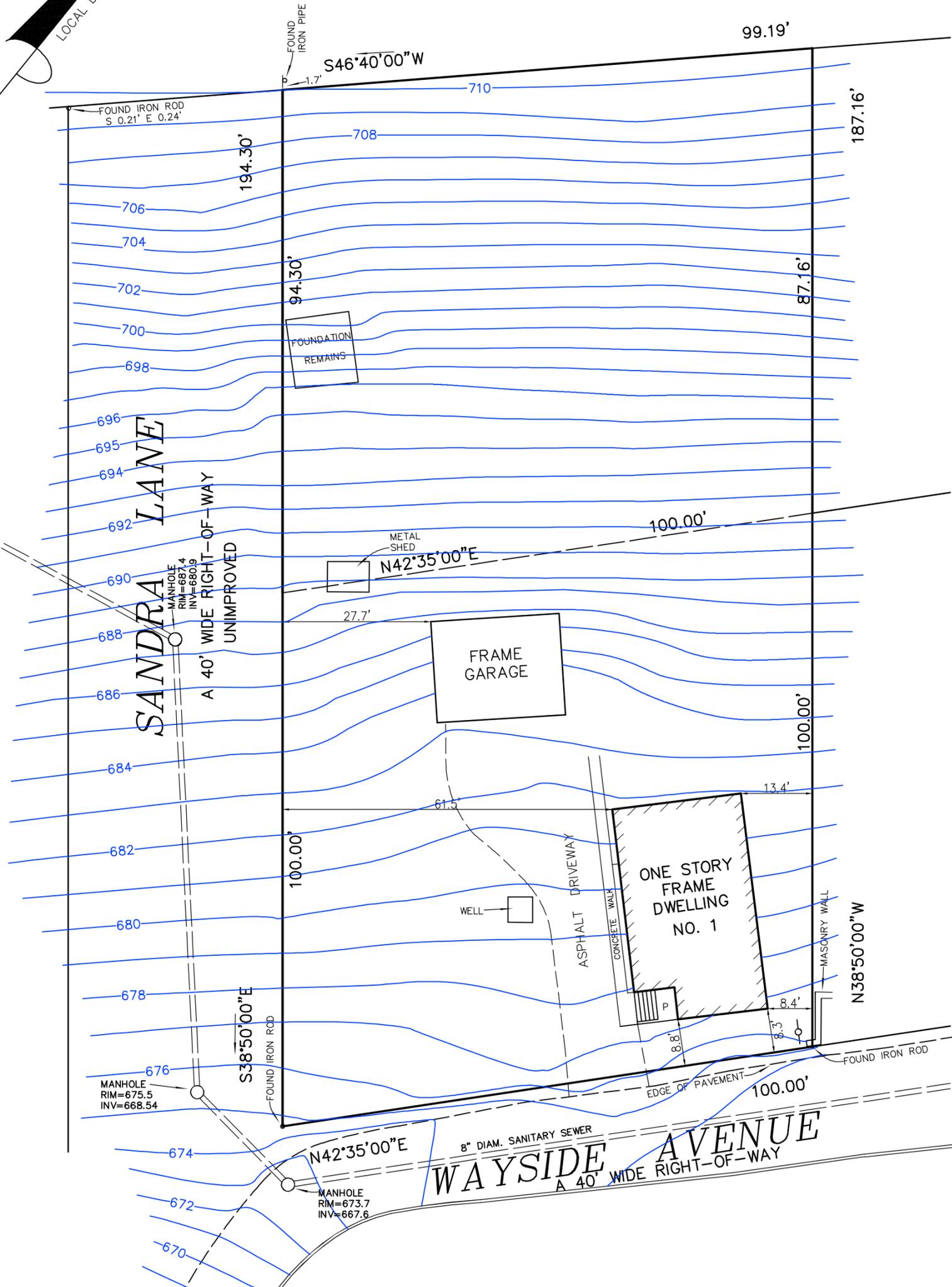
If any existing trees are damaged during construction, those trees must also be replaced at the applicant's cost. Furthermore, the applicant shall indemnify and hold harmless the Town of Dover and the Dover Shade Tree Commission from any costs, expenses, or liabilities arising from the damage or loss of any trees during the course of construction.

Finally, we respectfully request that all of these requirements be incorporated into the Planning Board's Resolution of Approval to ensure full compliance with Dover's tree protection and replacement standards.

We appreciate the opportunity to provide input and thank the Planning Board for its continued commitment to preserving and enhancing Dover's tree canopy.

TAX LOT 5 TOWN OF DOVER

LOCAL DEED MERIDIAN



TAX LOT 7.01 N/F STATKIEWICZ ESTATE

TAX LOT 7 N/F WILLIAMSON

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, ACCURATELY SHOWS EXISTING CONDITIONS.

LOT AREA
0.43 Acres.
18860 Sq.ft.

VERTICAL DATUM: NAVD88

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

JANUARY 12, 2024-- REV.

William F. Zimmerly
 WILLIAM F. ZIMMERLY, LAND SURVEYOR
 NEW JERSEY LICENSE No. 26796

WM. F. ZIMMERLY & ASSOCIATES
 LAND SURVEYING
 628 PINE BROOK ROAD - LINCOLN PARK - NEW JERSEY
 973-694-5836 EMAIL: Wfzimmerlyinc@gmail.com
 SCALE: 1"=20' DECEMBER 8, 2023 PROJECT No. 11-03-23

PROPERTY SURVEY FOR
DAVE VALVANO
 SITUATED IN
 TOWN OF DOVER - MORRIS COUNTY - NEW JERSEY
 BEING TAX LOT 6 IN BLOCK 1708

- JCP&L - Jersey Central Power and Light
300 Madison Avenue, Morristown, NJ 07960
- New Jersey Natural Gas Co.
1415 Wyckoff Road, Wall, NJ 07719
- New Jersey Verizon
540 Broad Street, Newark, NJ 07101
- Cablevision
683 Route 10 East, Randolph, NJ 07869
- Town of Dover Water Dept.
37 No. Sussex Street, Dover NJ 07801 Attn: R Kinsey

AREA UTILITY COMPANIES

Town of Dover

Engineering Department
37 North Sussex Street
Dover, NJ 07801
(973) 366-2200 ext. 152/154

The following is a list of Properties within 200 feet of: Block 1708, Lot 6

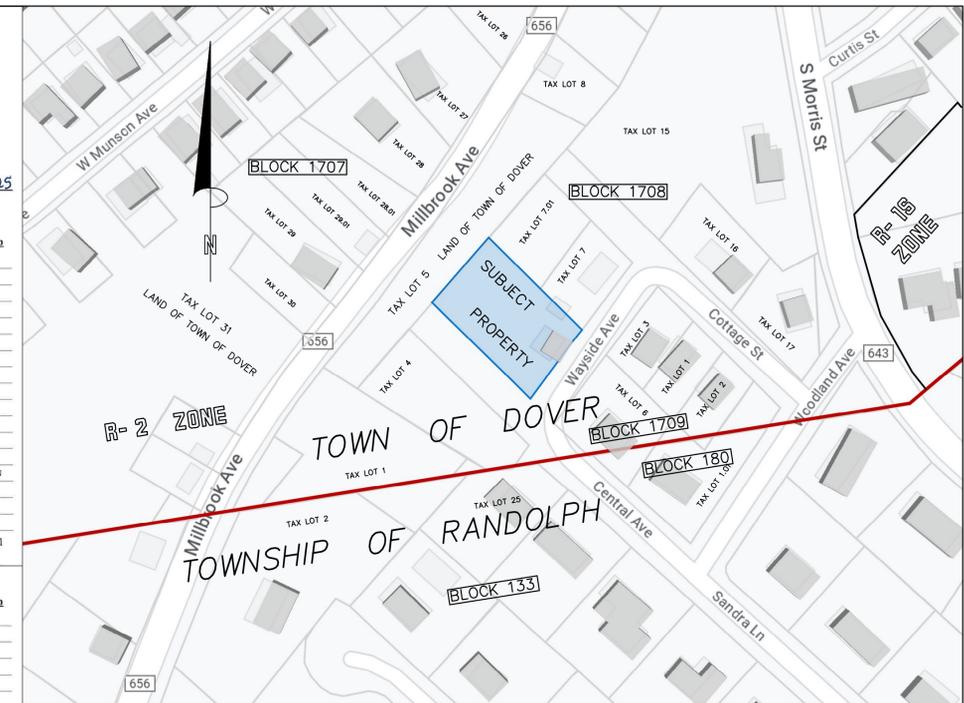
Per Tax Records in Tax Assessor's Office as of May 23, 2025

Paula J. Hendershah - 05/23/25
Administrative Officer Date

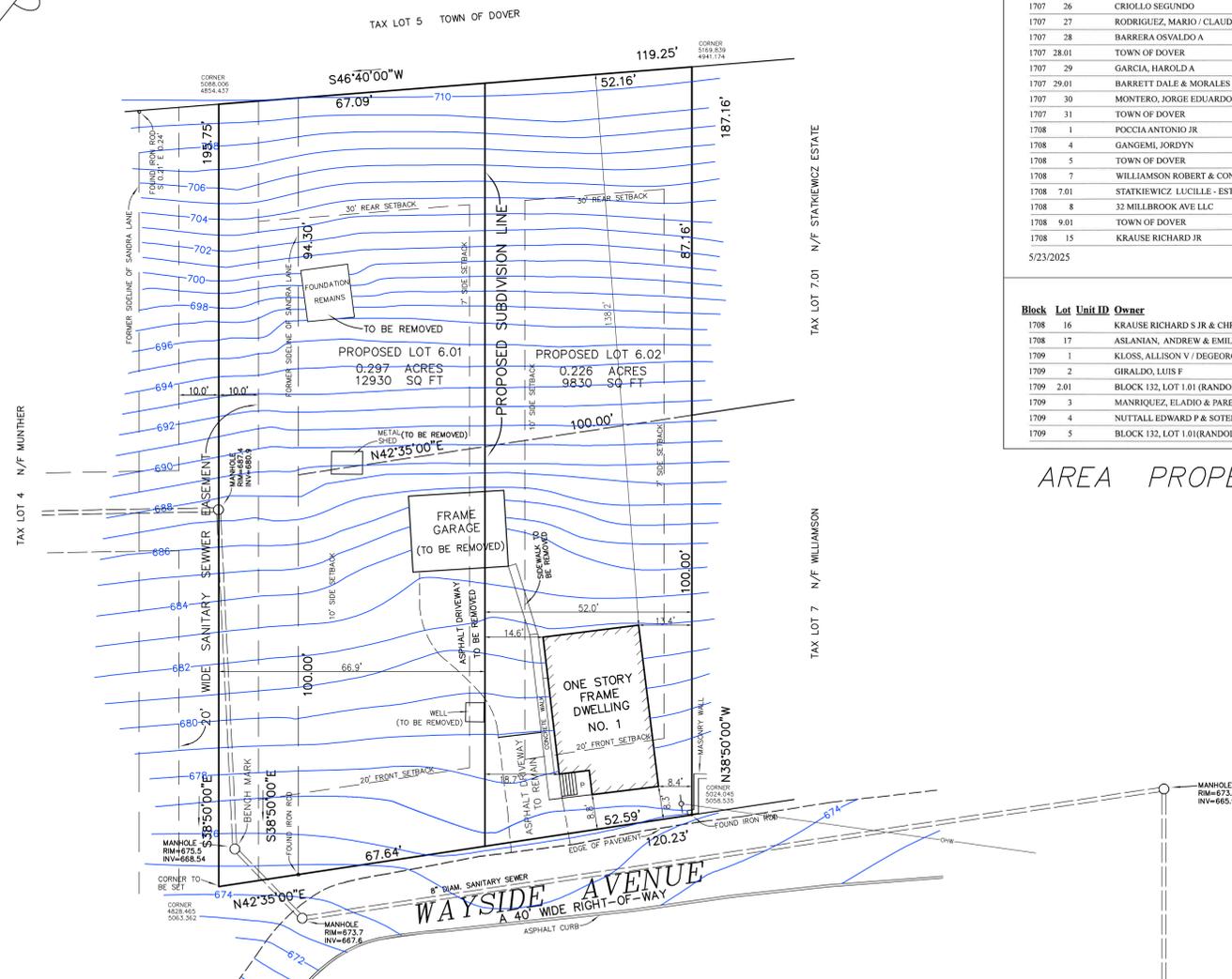
Block	Lot	Unit ID	Owner	Owner Address	Owner City/State	Owner Zip
1707	19		SANTIVAN MGMT LLC	263 E BLACKWELL ST	DOVER NJ	07801
1707	26		CRIOLO SEGUNDO	29 MILLBROOK AVE	DOVER NJ	07801
1707	27		RODRIGUEZ, MARIO / CLAUDIA M/ET ALTS	35 MILLBROOK AVE	DOVER NJ	07801
1707	28		BARRERA OSVALDO A	39 MILLBROOK AVE	DOVER NJ	07801
1707	28.01		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ	07801
1707	29		GARCIA, HARGOLD A	67 MILLBROOK AVE	DOVER NJ	07801
1707	29.01		BARRETT DALE & MORALES LOUISA	67 MILLBROOK AVE	DOVER NJ	07801
1707	30		MONTERO, JORGE EDUARDO SARMIENTO	69 MILLBROOK AVE	DOVER NJ	07801
1707	31		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ	07801
1708	1		POCCIA ANTONIO JR	40 BROOKSTONE DR	MORRIS PLAINS NJ	07950
1708	4		GANGEMI, JORDYN	31 HARMONY RD	RANDOLPH, NJ	07869
1708	5		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ	07801
1708	7		WILLIAMSON ROBERT & CONSTANCE	9 COTTAGE ST	DOVER NJ	07801
1708	7.01		STATKIEWICZ, LUCILLE - EST OF	UNKNOWN	UNKNOWN	UNKNOWN
1708	8		32 MILLBROOK AVE LLC	57 BROADWAY	HOPATCONG, NJ	07843
1708	9.01		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ	07801
1708	15		KRAUSE RICHARD JR	303 S MORRIS ST	DOVER NJ	07801

Block	Lot	Unit ID	Owner	Owner Address	Owner City/State	Owner Zip
1708	16		KRAUSE RICHARD S JR & CHRISTINE J	14 COTTAGE ST	DOVER NJ	07801
1708	17		ASLANIAN, ANDREW & EMILY R	303 S MORRIS ST	DOVER NJ	07801
1709	1		KLOSS, ALLISON V / DEGEORGES, COLEMAN	13 COTTAGE ST	DOVER NJ	07801
1709	2		GIRALDO, LUIS F	15 COTTAGE ST	DOVER NJ	07801
1709	2.01		BLOCK 132, LOT 1.01 (RANDOLPH TWP)	42 SANDRA LN	RANDOLPH TWP, NJ	08000
1709	3		MANRIQUEZ, ELADIO & PAREDES, ELISA	2 WAYSIDE AVE	DOVER NJ	07801
1709	4		NUTTALL EDWARD P & SOTEROUOLA	44 SANDRA LANE	RANDOLPH NJ	07869
1709	5		BLOCK 132, LOT 1.01 (RANDOLPH TWP)	42 SANDRA LN	RANDOLPH TWP, NJ	08000

AREA PROPERTY OWNERS WITHIN 200'



AREA MAP
SCALE: 1"=100'



R-2 ZONING REQUIREMENTS & COMPLIANCE

ITEM	REQUIREMENT	EXISTING LOT 6	REMARK	PROPOSED LOT 6.01	REMARK	PROPOSED LOT 6.02	REMARK
MINIMUM LOT AREA	5000 S.F.	22,7560 S.F.	C	12,930 S.F.	C	9,830 S.F.	C
MINIMUM LOT WIDTH	50'	98.88'	C	66.9'	C	52.0'	C
MINIMUM FRONT YARD	20'	8.3'	ENC/V	20'	C	8.3'	ENC/V
MINIMUM REAR YARD	30'	138.2'	C	30'	C	138.2'	C
MINIMUM SIDE YARD (ONE)	10'	8.4'	C	10'	C	8.4'	C
MINIMUM SIDE YARD (BOTH)	17'	69.9'	C	17'	C	19.9'	C
MAXIMUM LOT COVERAGE	65%/4,300 SF	15.7%/2961 SF	C	NA	C	15.3%/1,409 SF	C

C -- IN COMPLIANCE
V -- VARIANCE
ENC/V -- EXISTING CONDITIONS VARIANCE

LEGEND

- HANDICAPPED DETECTION PAD
- LIGHT POLE
- LIGHT POST
- UTILITY POLE
- ROOF DRAIN

PLANNING BOARD ENDORSEMENT

THIS APPLICATION WAS APPROVED AT A REGULAR MEETING OF THE DOVER PLANNING BOARD.
THIS _____ DAY OF _____

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____
PLANNING BOARD ENGINEER _____ DATE _____



GRAPHIC SCALE
1" = 20'

JUNE 8, 2025 -- REV.
MAY 14, 2025 -- REV.
MARCH 18, 2025 -- REV.
FEBRUARY 8, 2024 -- REVISED

APPLICANT:
DAVID & ADRIANA VALVANO
22 MARY AVENUE
DENVER NJ 07834

HORIZONTAL COORD. SYSTEM: ASSUMED
VERTICAL DATUM: NAVD88

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, ACCURATELY SHOWS EXISTING CONDITIONS.

William F. Zimmerly
WILLIAM F. ZIMMERLY, LAND SURVEYOR
NEW JERSEY LICENSE NO. 26796

MINOR SUBDIVISION MAP FOR

DAVID & ADRIANA VALVANO

SITUATED IN
TOWN OF DOVER - MORRIS COUNTY - NEW JERSEY
BEING TAX LOT 6 IN BLOCK 1708

WM. F. ZIMMERLY & ASSOCIATES
LAND SURVEYING

628 PINE BROOK ROAD - LINCOLN PARK, MORRIS COUNTY, NEW JERSEY
973-694-5836 EMAIL: WFZIMMERLYNC@GMAIL.COM

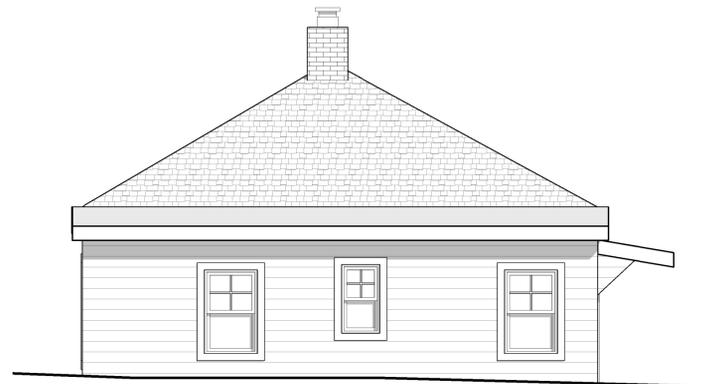
SCALE: 1" = 20' DECEMBER 2023 PROJECT No. 11-3-23



EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

THE VALVANO RESIDENCE

Disclaimer: Authorized use of these contract documents are granted solely for the purpose of this specific project and location, and not for construction or use for any other project. These drawings are part of a complete set of contract documents and shall not be separated for any reason. These drawings are also not to be scaled. All written dimensions govern as shown.

COPYRIGHT: by BABULA ARCHITECTURE, LLC
This drawing, including copies thereof, shall, at all times remain the possession and ownership of the copyright owner. Any further reproduction or other use of this drawing is prohibited without written consent.

REVISIONS	
Number	Description

PRELIMINARY
NOT VALID WITHOUT ARCHITECT'S SIGNATURE & SEALS

976 TABOR ROAD, 2ND FLOOR UNIT 5
MORRIS PLAINS, NJ 07950
PHONE: 973-998-4979
EMAIL: BABULA.ARCHITECTURE@GMAIL.COM
NJ Lic. No. 19812 NY Lic. No. 038621-1
Block: 1708 Lot: 6.02

BABULA
ARCHITECTURE LLC
VALVANO RESIDENCE
1 WAYSIDE AVENUE
DOVER, NJ

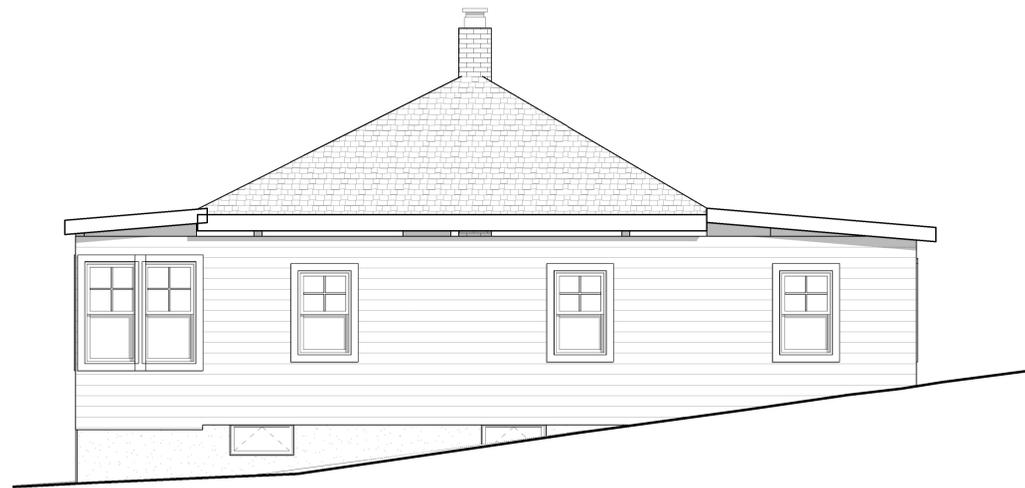
Drawn By: JB
Job No: 25-086
Date: 8-29-25
Sheet No: 1 of 6
Sheet: A1.0



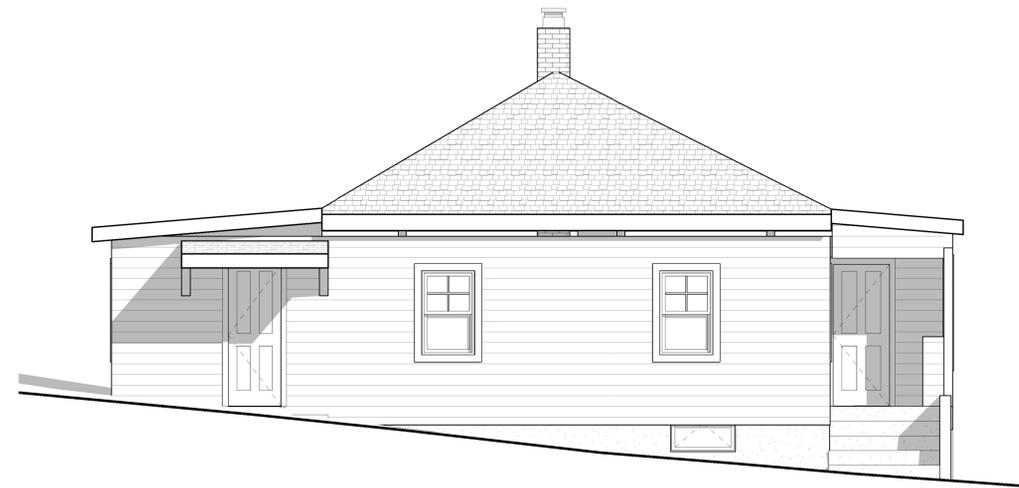
PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

Disclaimer: Authorized use of these contract documents are granted solely for the purpose of this specific project and location, and not for construction or use for any other project. These drawings are part of a complete set of contract documents and shall not be separated for any reason. These drawings are also not to be scaled. All written dimensions govern as shown.

COPYRIGHT: by BABULA ARCHITECTURE, LLC
This drawing, including copies thereof, shall, at all times remain the possession and ownership of the copyright owner. Any further reproduction or other use of this drawing is prohibited without written consent.

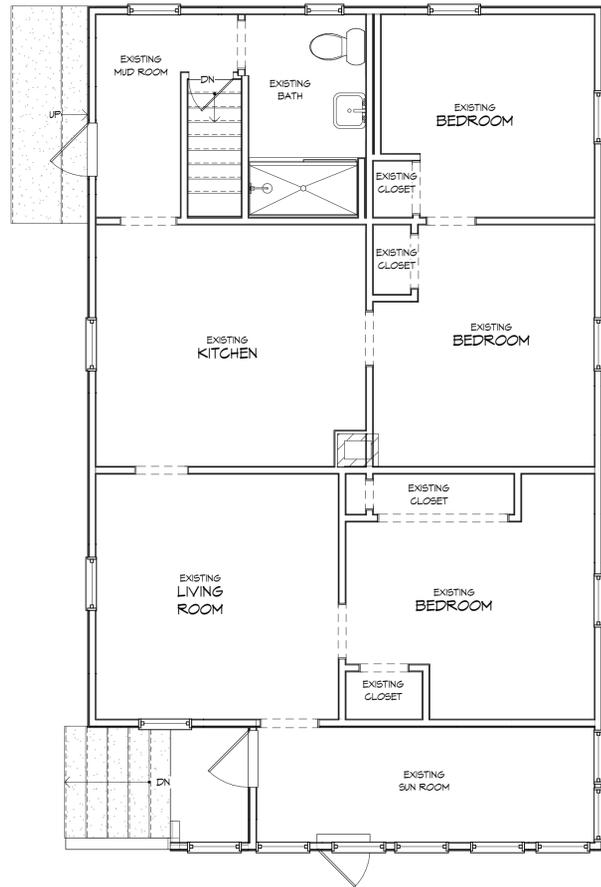
Number	Date	Description

PRELIMINARY
NOT VALID WITHOUT ARCHITECT'S SIGNATURE & SEALS

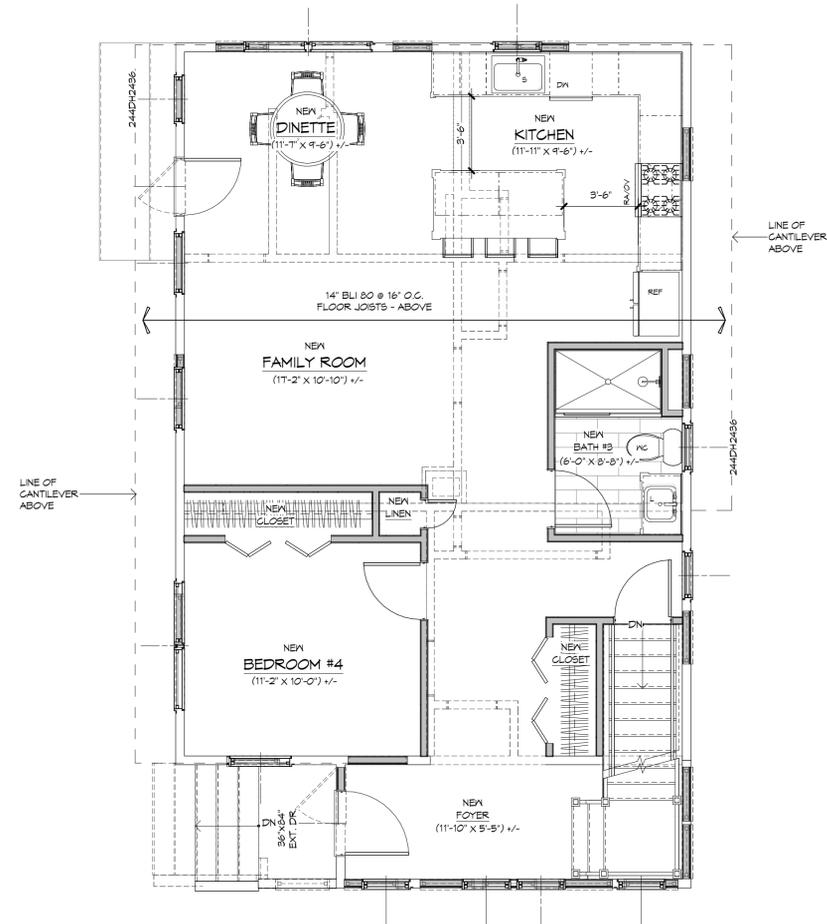
976 TABOR ROAD, 2ND FLOOR UNIT 5
MORRIS PLAINS, NJ 07950
PHONE: 973-998-4979
EMAIL: BABULA.ARCHITECTURE@GMAIL.COM
N.J. Lic. No. 19812 N.Y. Lic. No. 038821-1
Block: 1708 Lot: 6.02

BABULA
ARCHITECTURE LLC
VAVANO RESIDENCE
1 WAYSIDE AVENUE
DOVER, NJ

Drawn By: JB
Job No: 25-086
Date: 8-29-25
Sheet No: 2 of 6
Sheet: A1.1

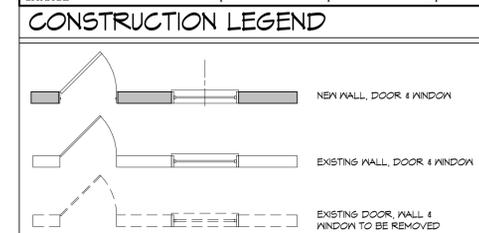


EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

LIVING SPACE			
	EXISTING	ADDED	PROPOSED
FIRST FLOOR:	912 Sq. Ft.	0 Sq. Ft.	912 Sq. Ft.
SECOND FLOOR:	0 Sq. Ft.	1,032 Sq. Ft.	1,032 Sq. Ft.
TOTAL:	912 Sq. Ft.	1,032 Sq. Ft.	1,944 Sq. Ft.
GARAGE:	0 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.



Disclaimer: Authorized use of these contract documents are granted solely for the purpose of this specific project and location, and not for construction or use for any other project. These drawings are part of a complete set of contract documents and shall not be separated for any reason. These drawings are also not to be scaled. All written dimensions govern as shown.

COPYRIGHT: by BABULA ARCHITECTURE, LLC
This drawing, including copies thereof, shall, at all times remain the possession and ownership of the copyright owner. Any further reproduction or other use of this drawing is prohibited without written consent.

Number	Date	Description

PRELIMINARY
NOT VALID WITHOUT ARCHITECT'S SIGNATURE & SEALS

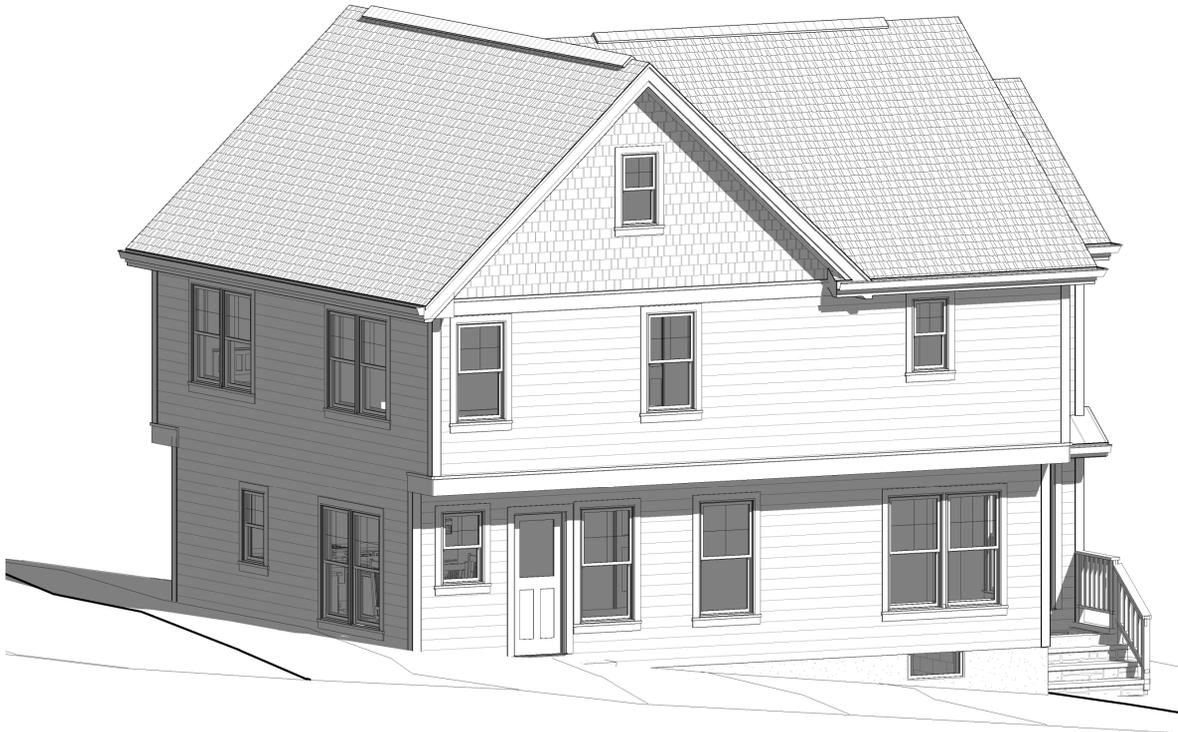
976 TABOR ROAD, 2ND FLOOR UNIT 5
MORRIS PLAINS, NJ 07950
PHONE: 973-998-4979
EMAIL: BABULA.ARCHITECTURE@GMAIL.COM
NJ Lic. No. 19812 NY Lic. No. 038821-1
Arch: 1708 Lic: 6.02

BABULA ARCHITECTURE LLC
VAVANO RESIDENCE
1 WAYSIDE AVENUE
DOVER, NJ
Drawn By: JB
Job No: 25-086
Date: 8-29-25
Sheet No: 4 of 6
Sheet: **A2.1**



FRONT PERSPECTIVE

SCALE:



REAR PERSPECTIVE

SCALE:

Disclaimer: Authorized use of these contract documents are granted solely for the purpose of this specific project and location, and not for construction or use for any other project. These drawings are part of a complete set of contract documents and shall not be separated for any reason. These drawings are also not to be scaled. All written dimensions govern as shown.

COPYRIGHT: by BABULA ARCHITECTURE, LLC
 This drawing, including copies thereof, shall, at all times remain the possession and ownership of the copyright owner. Any further reproduction or other use of this drawing is prohibited without written consent.

Number	Date	Description

PRELIMINARY
 NOT VALID WITHOUT ARCHITECT'S SIGNATURE & SEALS

976 TABOR ROAD, 2ND FLOOR UNIT 5
 MORRIS PLAINS, NJ 07950
 PHONE: 973-998-4979
 EMAIL: BABULA.ARCHITECTURE@GMAIL.COM
 N.J. Lic. No. 19812 N.Y. Lic. No. 038821-1
 Block: 1708 Lot: 6.02

BABULA ARCHITECTURE LLC
 1 WAYSIDE AVENUE
 DOVER, NJ

Drawn By: JB
 Job No: 25-086
 Date: 8-29-25
 Sheet No: 6 of 6
 Sheet: A3.0