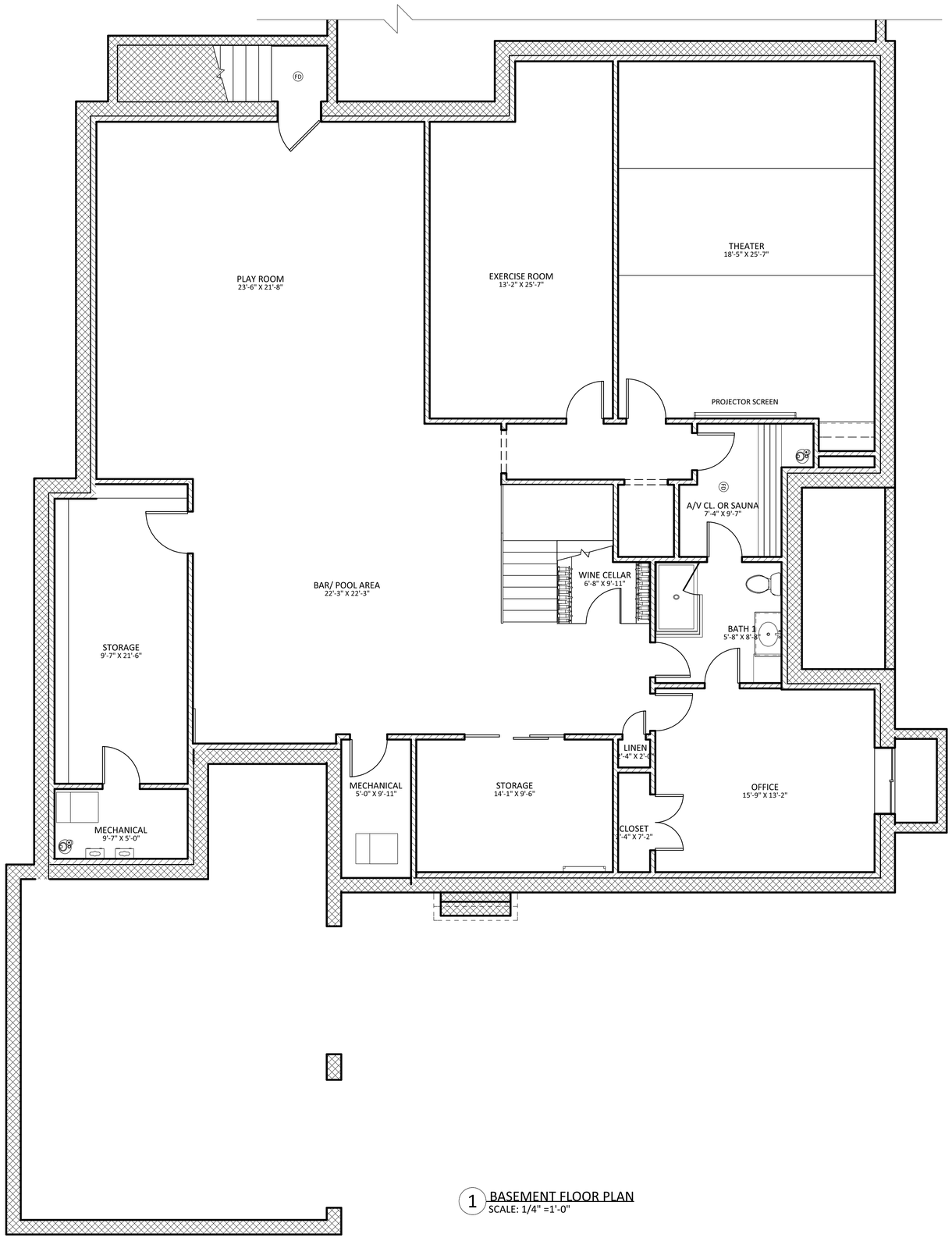


1 BASEMENT FLOOR PLAN
SCALE: 1/4" =1'-0"

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metuchen, nj 08840
theodorabdesigns.com

theodora boyadjis, RA, LEED AP
NJ: 21AI01985000
NY: 039265

CONSULTANTS:

NO.	REVISION	DATE
1	CLIENT REVIEW	12.05.2025
2	VARIANCE APPICATION	12.12.2025
3	VARIANCE APPLICATION	04.22.2026
4	VARIANCE APPLICATION	05.04.2026
5	VARIANCE APPLICATION	11.19.2006

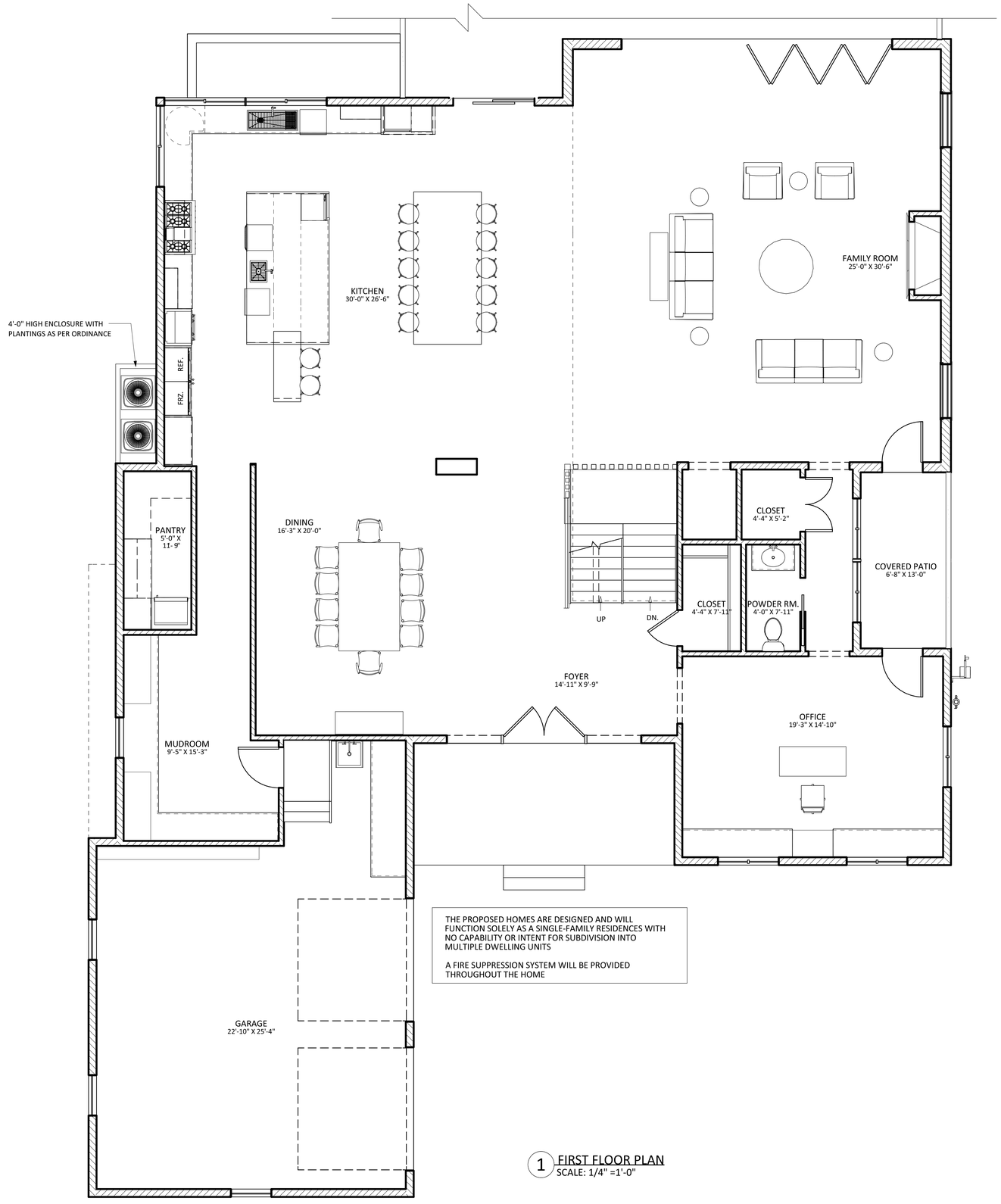
15 RIDGEWAY LLC
15 RIDGEWAY DRIVE
LOT 28.04
WEST ORANGE, NJ

BASEMENT FLOOR PLAN

DATE: 12.01.2025 | DRAWN BY: SP
SCALE: AS NOTED | CHECKED BY: TB

V-1

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THE PROPOSED HOMES ARE DESIGNED AND WILL FUNCTION SOLELY AS A SINGLE-FAMILY RESIDENCES WITH NO CAPABILITY OR INTENT FOR SUBDIVISION INTO MULTIPLE DWELLING UNITS

A FIRE SUPPRESSION SYSTEM WILL BE PROVIDED THROUGHOUT THE HOME

1 FIRST FLOOR PLAN
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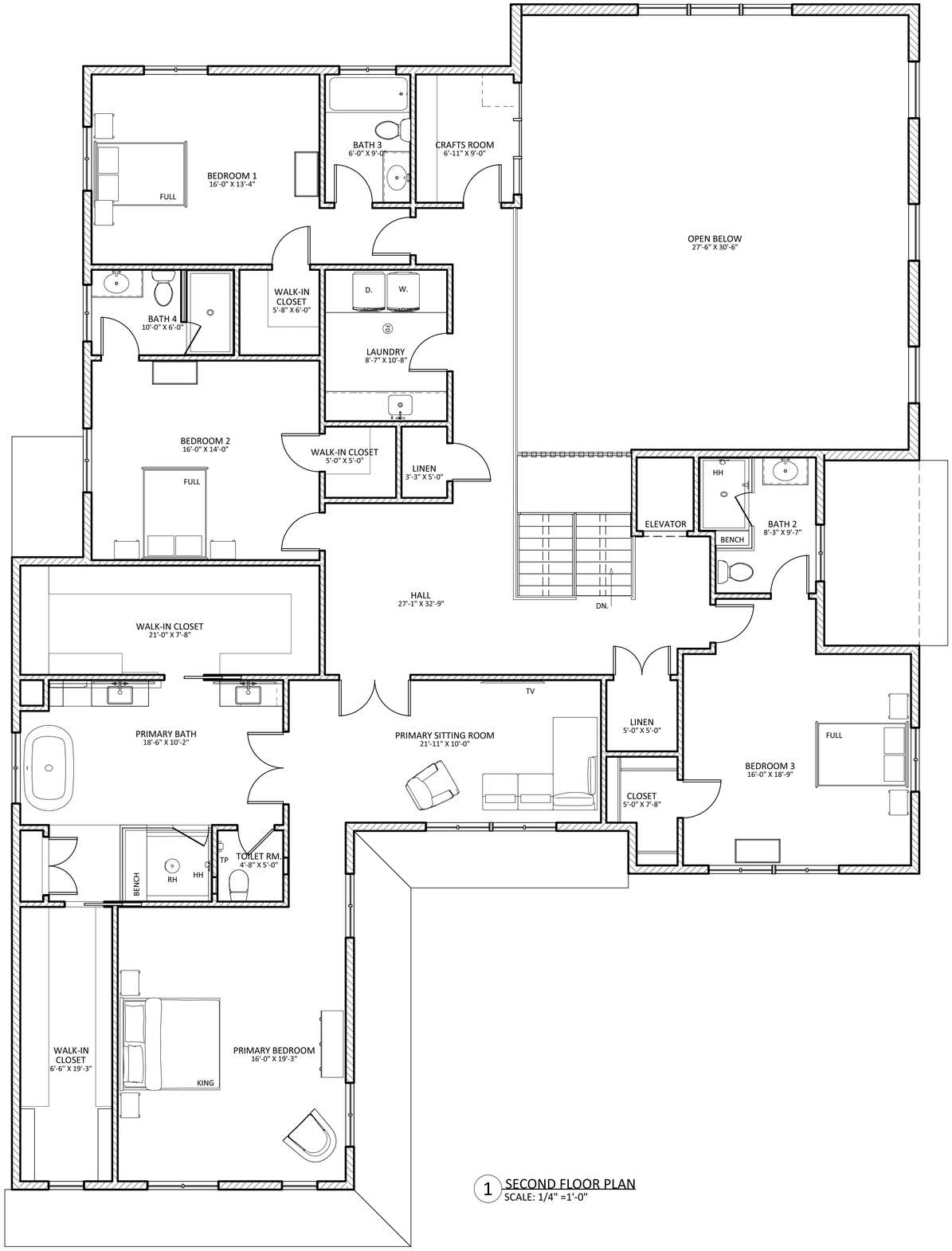
15 RIDGEWAY LLC
15 RIDGEWAY DRIVE
LOT 28.04
WEST ORANGE, NJ

FIRST FLOOR PLAN

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SCALE: AS NOTED | CHECKED BY: TB

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

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15 RIDGEWAY LLC
15 RIDGEWAY DRIVE
LOT 28.04
WEST ORANGE, NJ

SECOND FLOOR PLAN

DATE:	12.01.2025	DRAWN BY:	SP
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ATTIC NOTE:

ENTIRE ATTIC IS BELOW 7'-6" AND NOT A HALF STORY



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



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

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15 RIDGEWAY LLC
15 RIDGEWAY DRIVE
LOT 28.04
WEST ORANGE, NJ

EXTERIOR ELEVATIONS

DATE:	12.01.2025	DRAWN BY:	SP
SCALE:	AS NOTED	CHECKED BY:	TB

V-4



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



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

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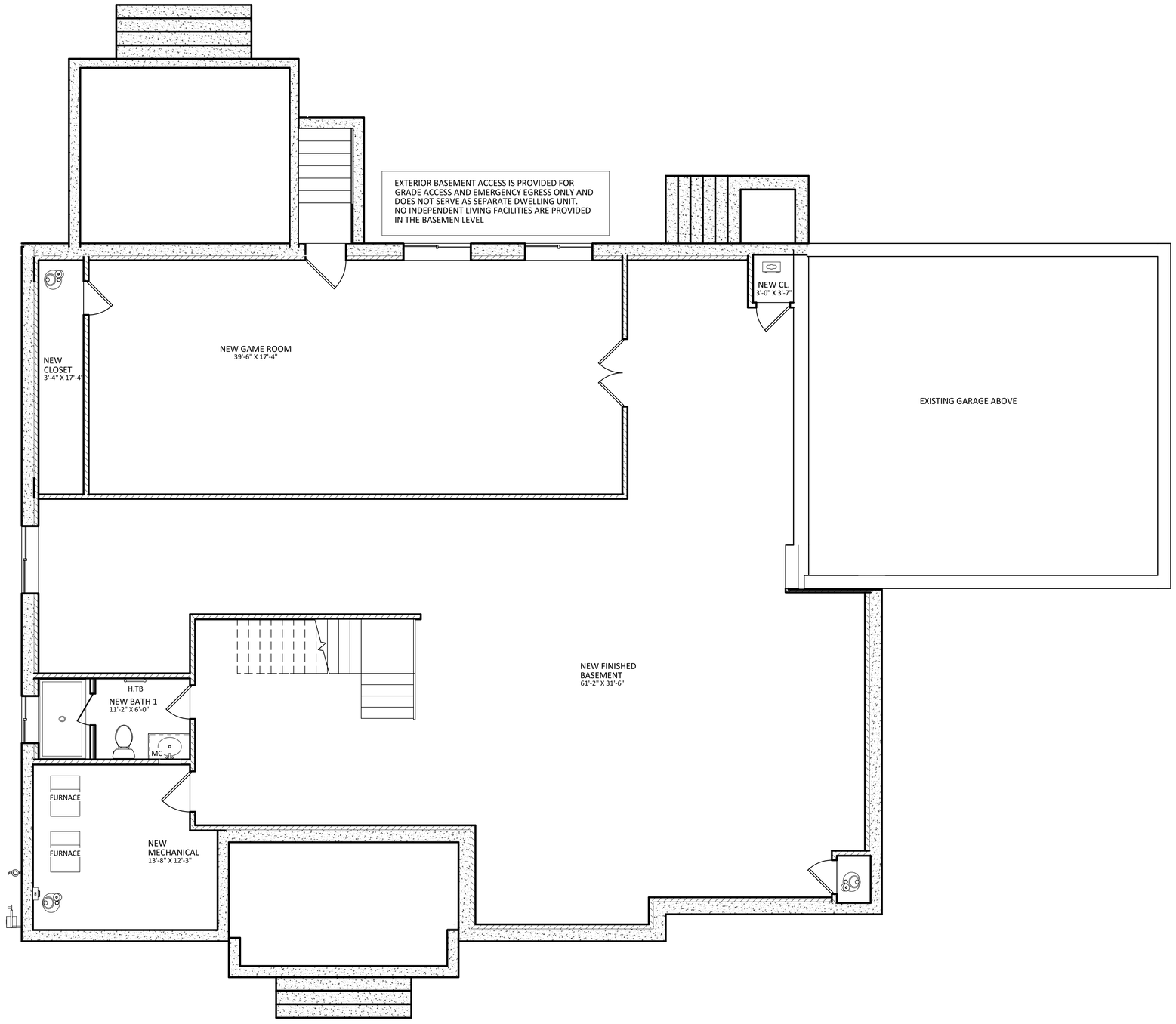
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15 RIDGEWAY LLC
15 RIDGEWAY DRIVE
LOT 28.04
WEST ORANGE, NJ

EXTERIOR ELEVATIONS

DATE:	12.01.2025	DRAWN BY:	SP
SCALE:	AS NOTED	CHECKED BY:	TB

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

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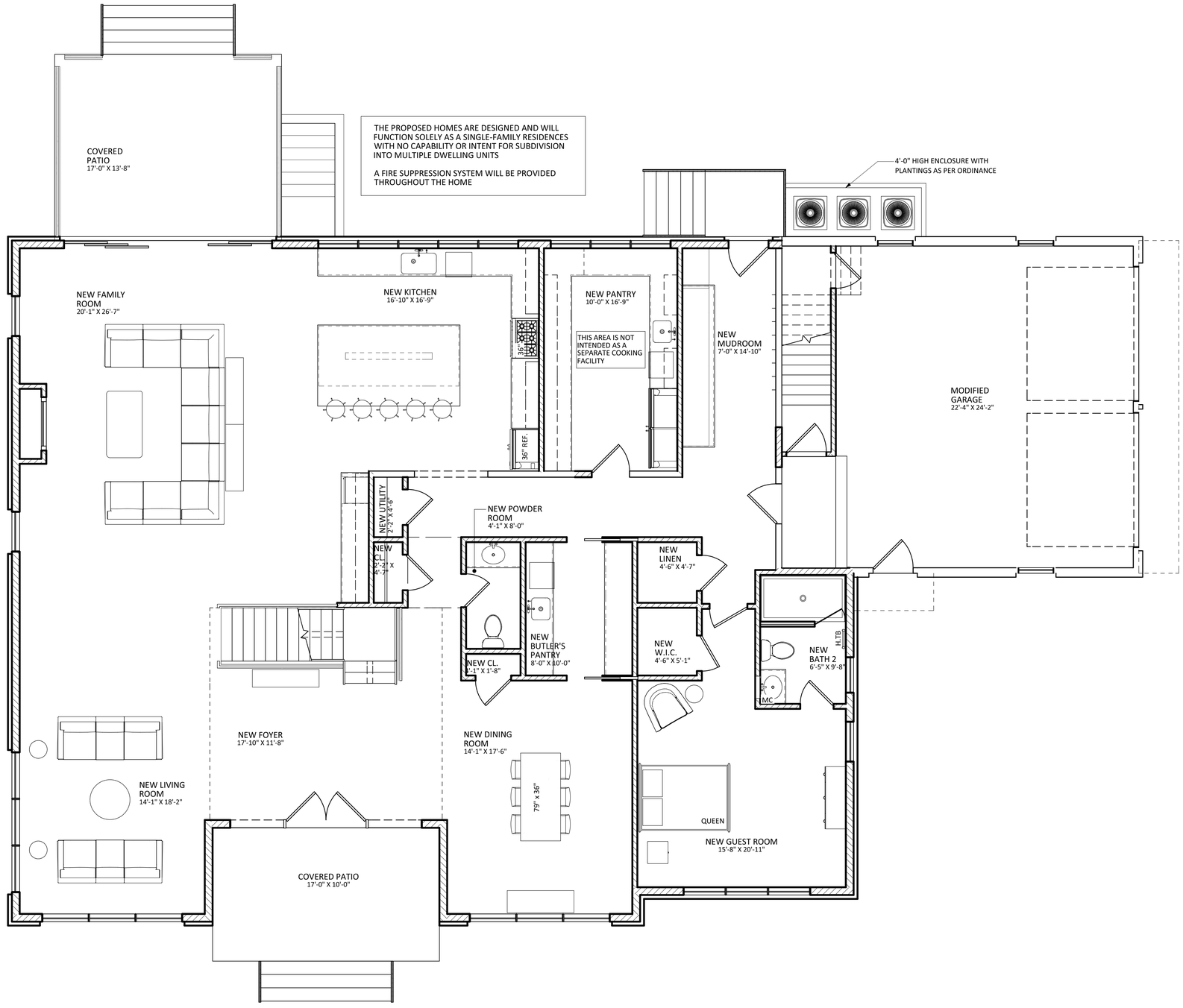
15 RIDGEWAY LLC
15 RIDGEWAY DRIVE
LOT 28.03
WEST ORANGE, NJ

BASEMENT FLOOR PLAN

DATE:	12.01.2025	DRAWN BY:	SP
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1 FIRST FLOOR PLAN
SCALE: 1/4" =1'-0"

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NY: 039265

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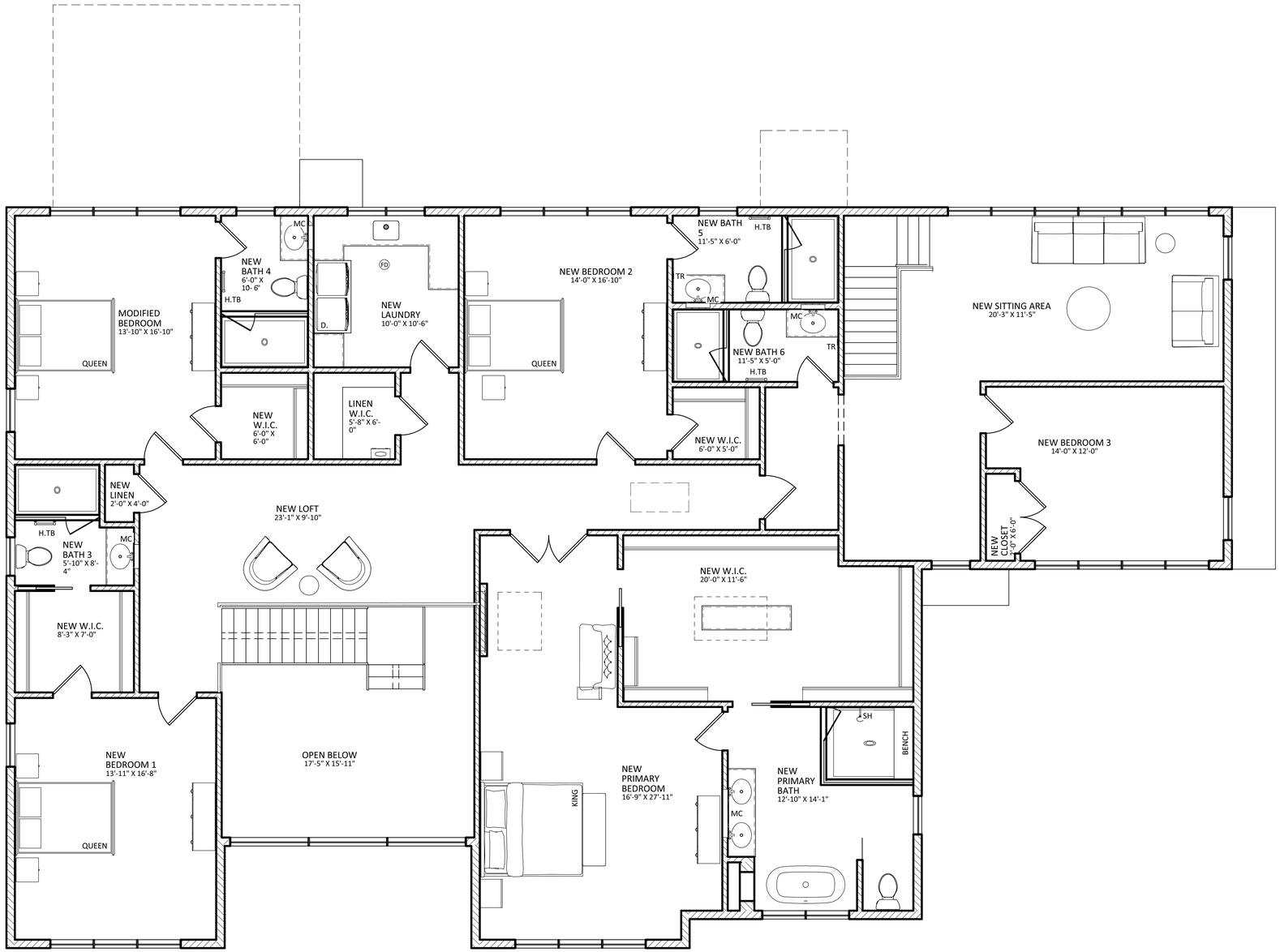
15 RIDGEWAY LLC
15 RIDGEWAY DRIVE
LOT 28.03
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FIRST FLOOR PLAN

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

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15 RIDGEWAY LLC
15 RIDGEWAY DRIVE
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SECOND FLOOR PLAN

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ATTIC NOTE:

ATTIC AREA AT 5'-0": 842 SQ. FT.
ATTIC AREA 7'-6" MIN.: 84 SQ. FT. (10% OF TOTAL ATTIC AREA) DOES NOT MEET 25%-60% OF ATTIC AREA AND IS NOT A HALF STORY



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



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

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15 RIDGEWAY LLC
15 RIDGEWAY DRIVE
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WEST ORANGE, NJ

EXTERIOR ELEVATIONS

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



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

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15 RIDGEWAY LLC
15 RIDGEWAY DRIVE
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WEST ORANGE, NJ

EXTERIOR ELEVATIONS

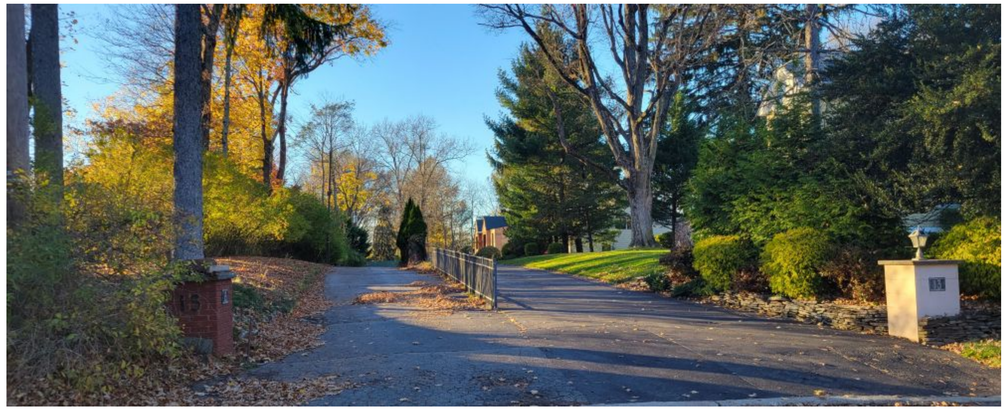
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VIEW FROM RIDGEWAY AVENUE. PHOTO TAKEN BY THEODORA BOYADJIS ON 11.18.2026



VIEW FROM RIDGEWAY AVENUE WITH PROPOSED HOUSES. PHOTO EDITED BY TBD

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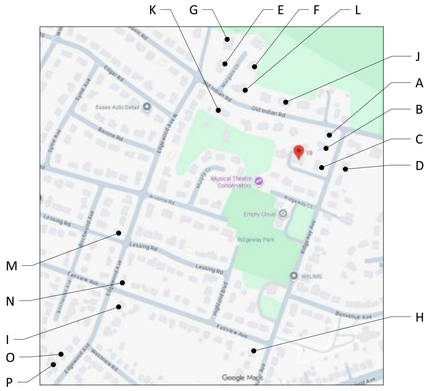
15 RIDGEWAY LLC
15 RIDGEWAY DRIVE
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WEST ORANGE, NJ

3D VIEWS

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KEY MAP

TAKEN FROM GOOGLE MAPS 2026



A. 1 RIDGEWAY AVENUE



B. 5 RIDGEWAY AVENUE



C. 11 RIDGEWAY AVENUE



D. 12 RIDGEWAY AVENUE



E. 3 MARGULIS COURT



F. 4 MARGULIS COURT



G. 7 MARGULIS COURT



H. 6 FAIRVIEW AVENUE



I. 48 FAIRVIEW AVENUE



J. 39 OLD INDIAN ROAD



K. 56 OLD INDIAN ROAD



L. 57 OLD INDIAN ROAD



M. 15 EDGEWOOD AVENUE



N. 24 EDGEWOOD AVENUE



O. 59 EDGEWOOD AVENUE



P. 61 EDGEWOOD AVENUE

PHOTOS TAKEN BY THEODORA BOYADJIS ON 11.18.2026

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NEIGHBORHOOD PICTURES

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