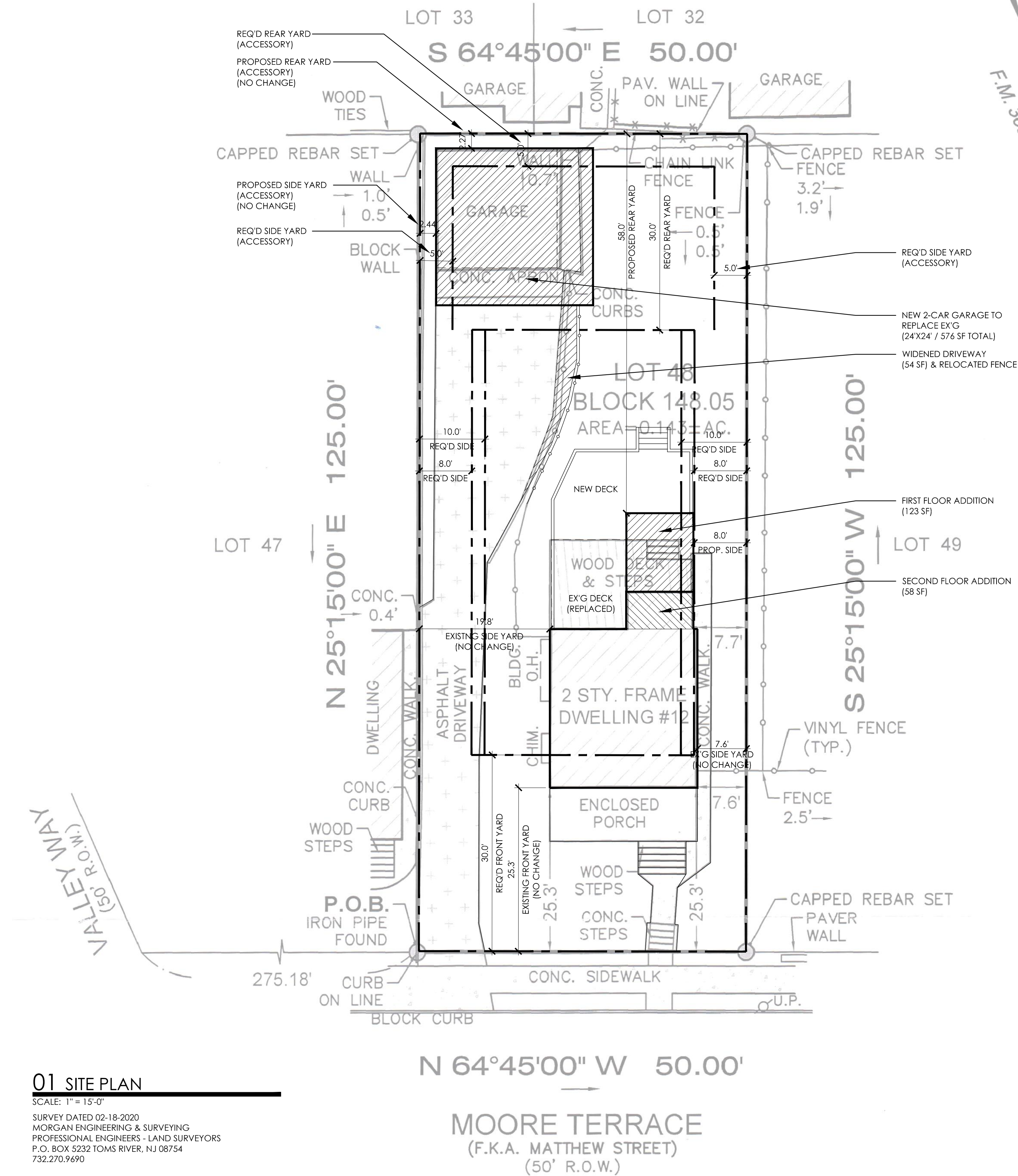


ALTERATIONS TO: REICHMAN RESIDENCE
12 MOORE TERRACE, WEST ORANGE, NJ

V-1	DRAWING LIST, ZONING & SITE INFORMATION
V-2	EXISTING FIRST AND SECOND FLOOR PLANS
V-3	EXISTING ELEVATIONS
V-4	PROPOSED FIRST AND SECOND FLOOR PLANS
V-5	PROPOSED ELEVATIONS
V-6	PROPOSED DETACHED GARAGE ELEVATIONS & FLOOR PLAN

12 MOORE TERRACE ZONE: R-6			
	REQUIRED / ALLOWABLE	EXISTING	PROPOSED
LOT AREA MIN.	6,000 SF	6,250 SF	-
LOT WIDTH MIN.	60'	* 50'	-
FRONT SET BACK MIN.	10'	* 25.3'	NC
SIDE SET BACK MIN.	30' + 8'	19.8' / * 7.6'	NC
REAR SET BACK MIN.	30'	70'	58.0'
BUILDING COVERAGE	35% (2,187.5 SF)	18.3% (1,144 SF)	24.1% (1,506 SF)
LOT COVERAGE	45% (2,812.5 SF)	43.1% (2,697 SF)	**46.9% (2,936 SF)
BUILDING HEIGHT MAX.	35 FT / 2.5 STORIES	< 35'	NC
ACCESSORY STRUCTURE			
SIDE SETBACK MIN.	5'	2.44'	**NC
REAR SET BACK MIN.	5'	2.27'	**NC

* EXISTING NON-CONFORMITY
** VARIANCE REQUIRED



511 MILLBURN AVENUE

SHORT HILLS, NJ 07078
973.376.5111

973.376.5011

DATE OF AUTHORIZATION # .

CERTIFICATE OF AUTHORIZATION # AC-710

Nancy Dougherty, AIA, LEED AP
NJ-AI 14861/NY-025099/CT-ARI.0011798

NOT FOR
CONSTRUCTION

NO	ISSUE	DATE
01	VARIANCE SUBMISSION	06.04.2021

REICHMAN RESIDENCE
12 MOORE TERRACE
WEST ORANGE, NJ

DRAWING LIST, ZONING & SITE INFORMATION

V-1



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REICHMAN RESIDENCE
12 MOORE TERRACE
WEST ORANGE, NJ

EXISTING FIRST AND
SECOND FLOOR PLANS

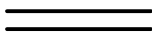
V-2

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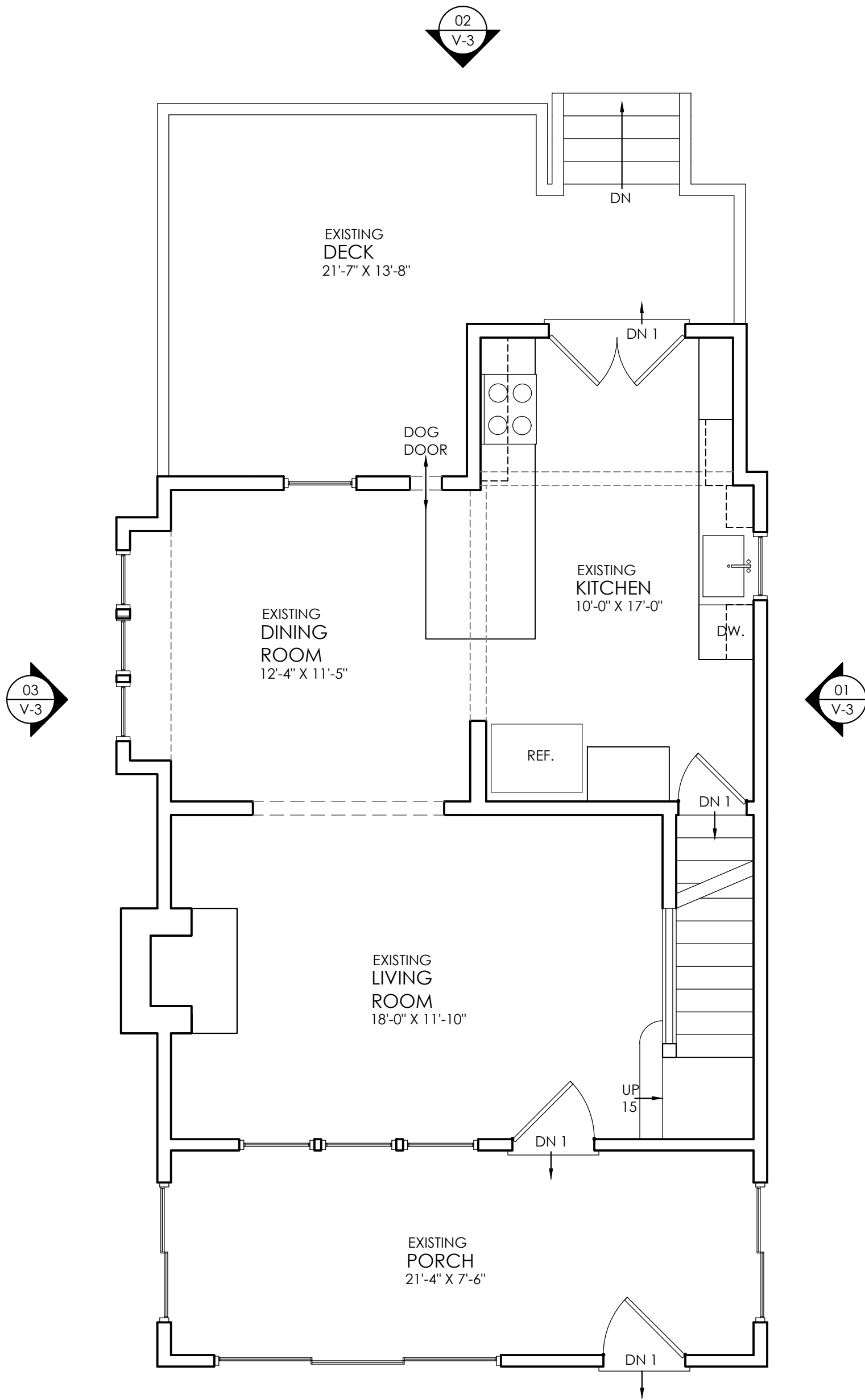
NEW MILLWORK PROVIDED &
INSTALLED BY G.C.



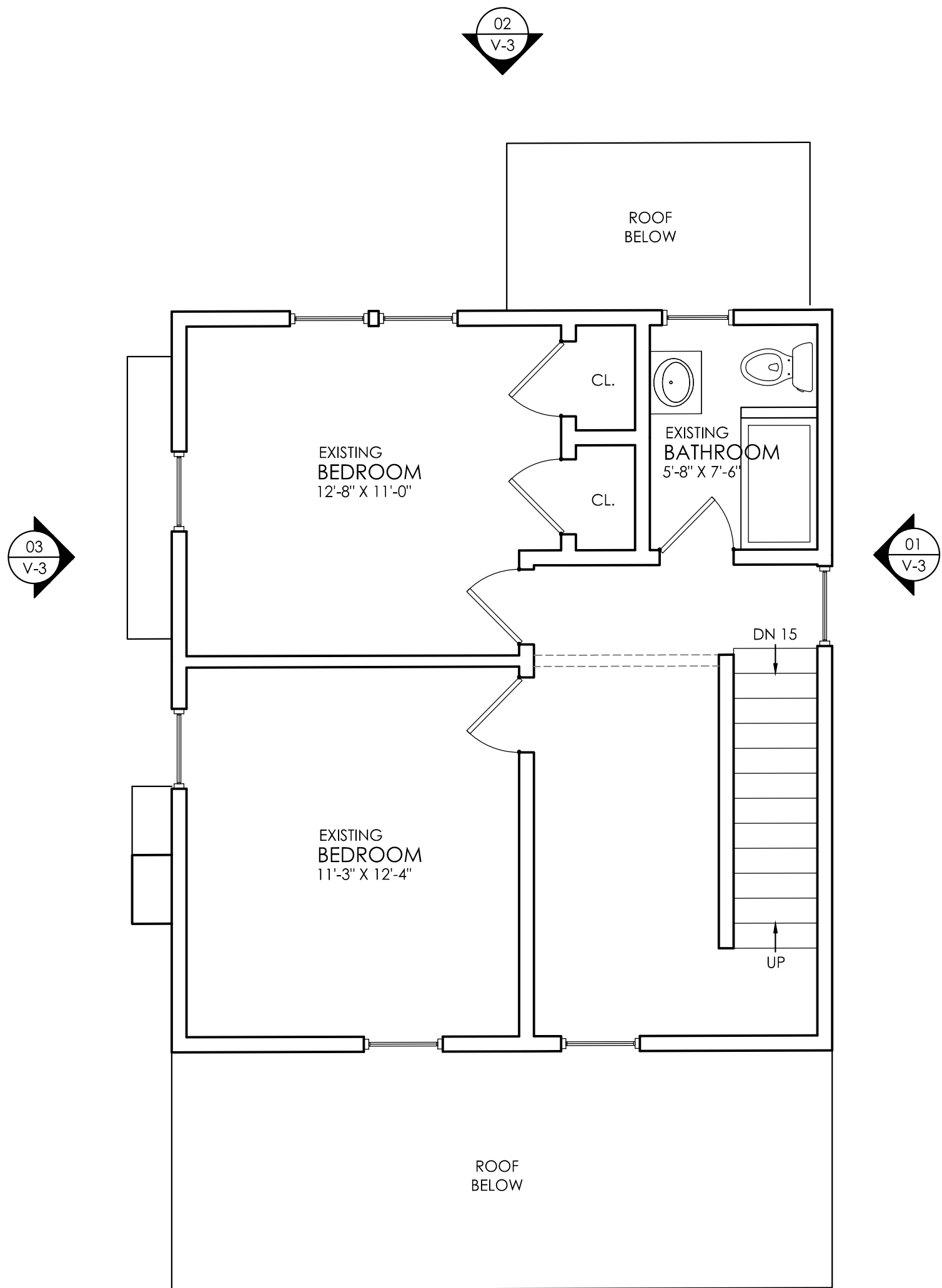
EXISTING, TO REMAIN



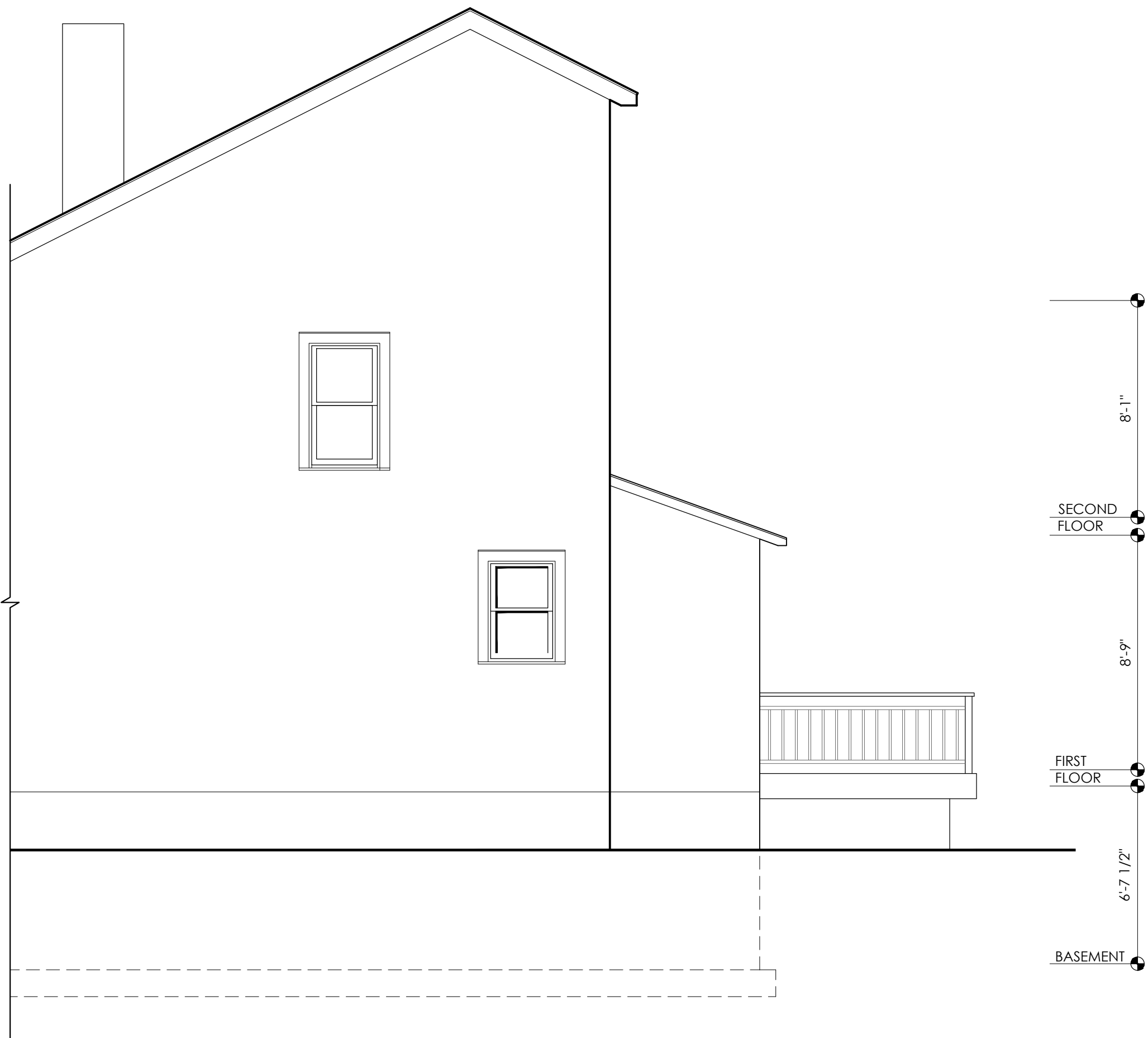
NEW WALL CONSTRUCTION



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



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



01 EXISTING RIGHT SIDE (PARTIAL) ELEVATION
SCALE: 1/4" = 1'-0"



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



03 EXISTING LEFT SIDE (PARTIAL) ELEVATION
SCALE: 1/4" = 1'-0"



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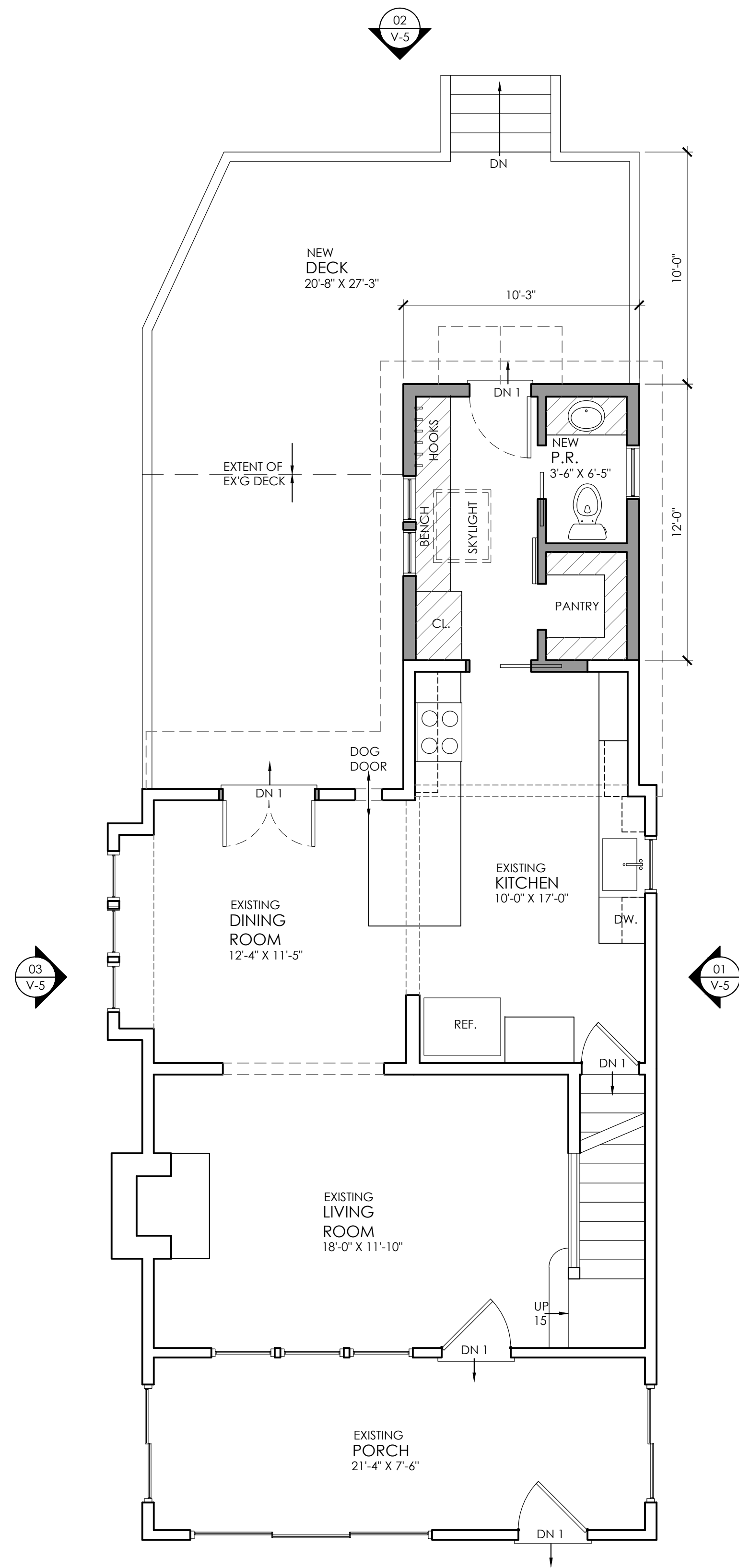
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CONSTRUCTION

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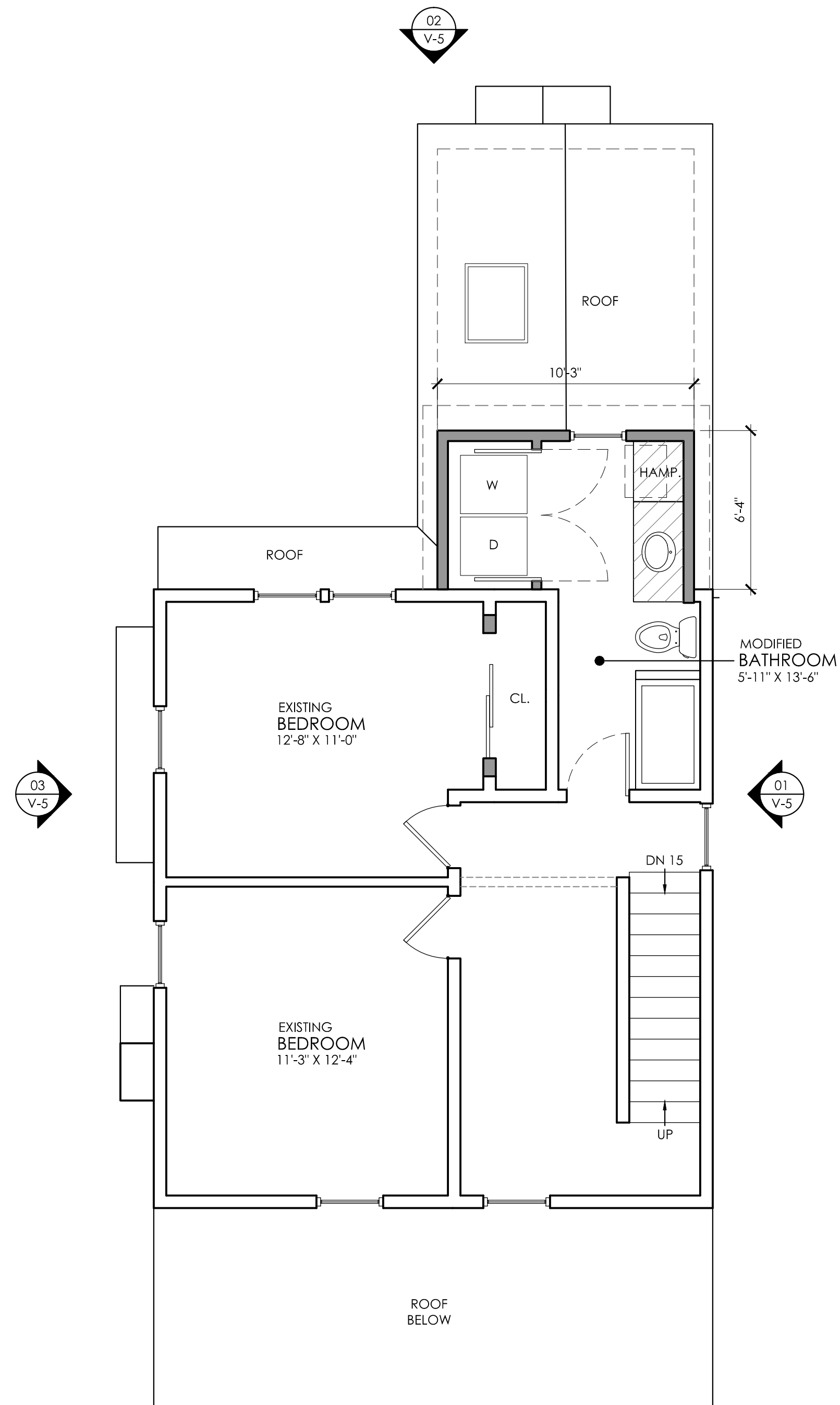
REICHMAN RESIDENCE
12 MOORE TERRACE
WEST ORANGE, NJ

EXISTING ELEVATIONS

V-3



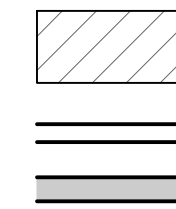
01 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

HATCH LEGEND:

NEW MILLWORK PROVIDED &
INSTALLED BY G.C.
EXISTING, TO REMAIN
NEW WALL CONSTRUCTION



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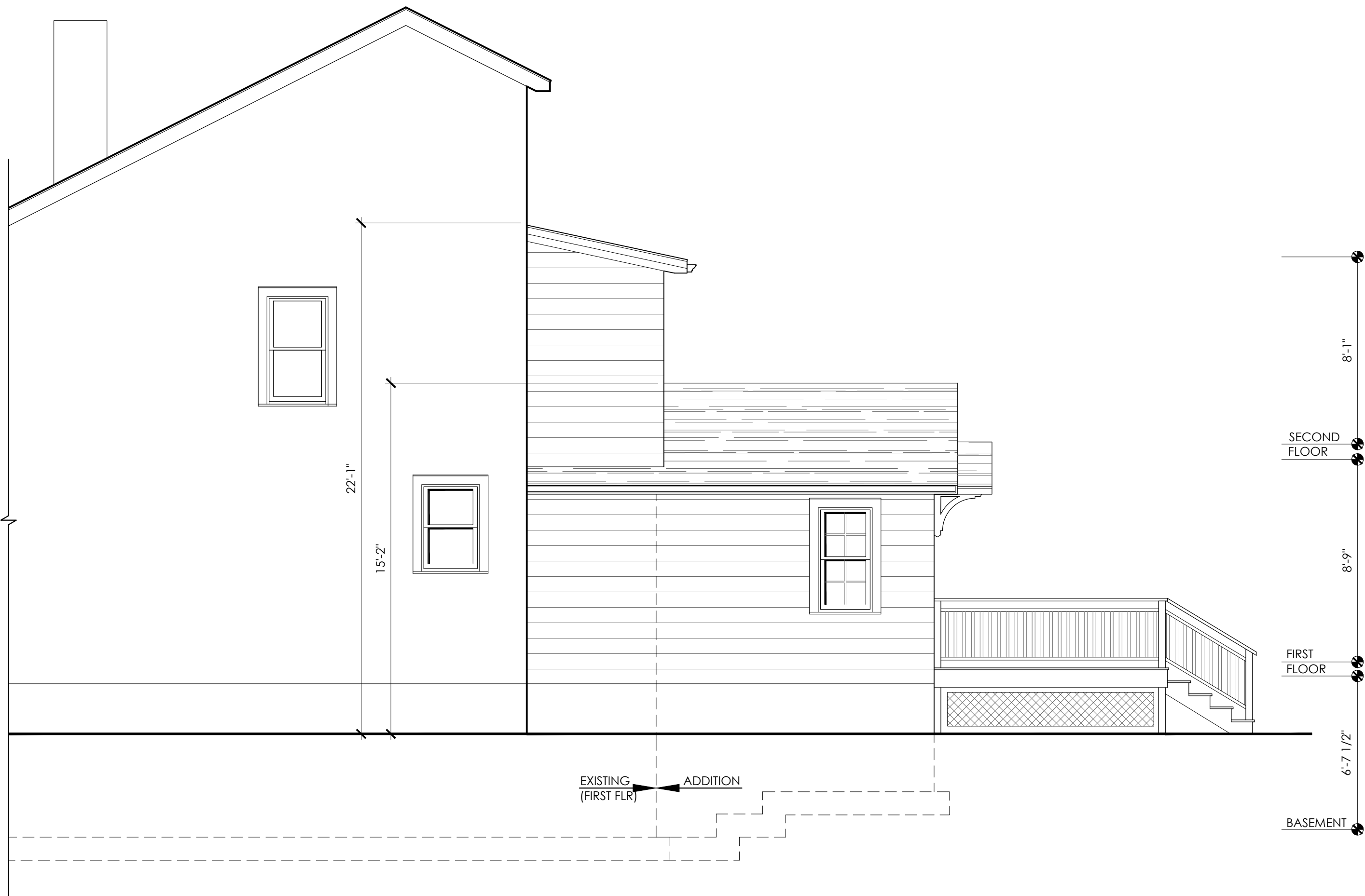
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REICHMAN RESIDENCE
12 MOORE TERRACE
WEST ORANGE, NJ

PROPOSED FIRST AND
SECOND FLOOR PLANS

V-4



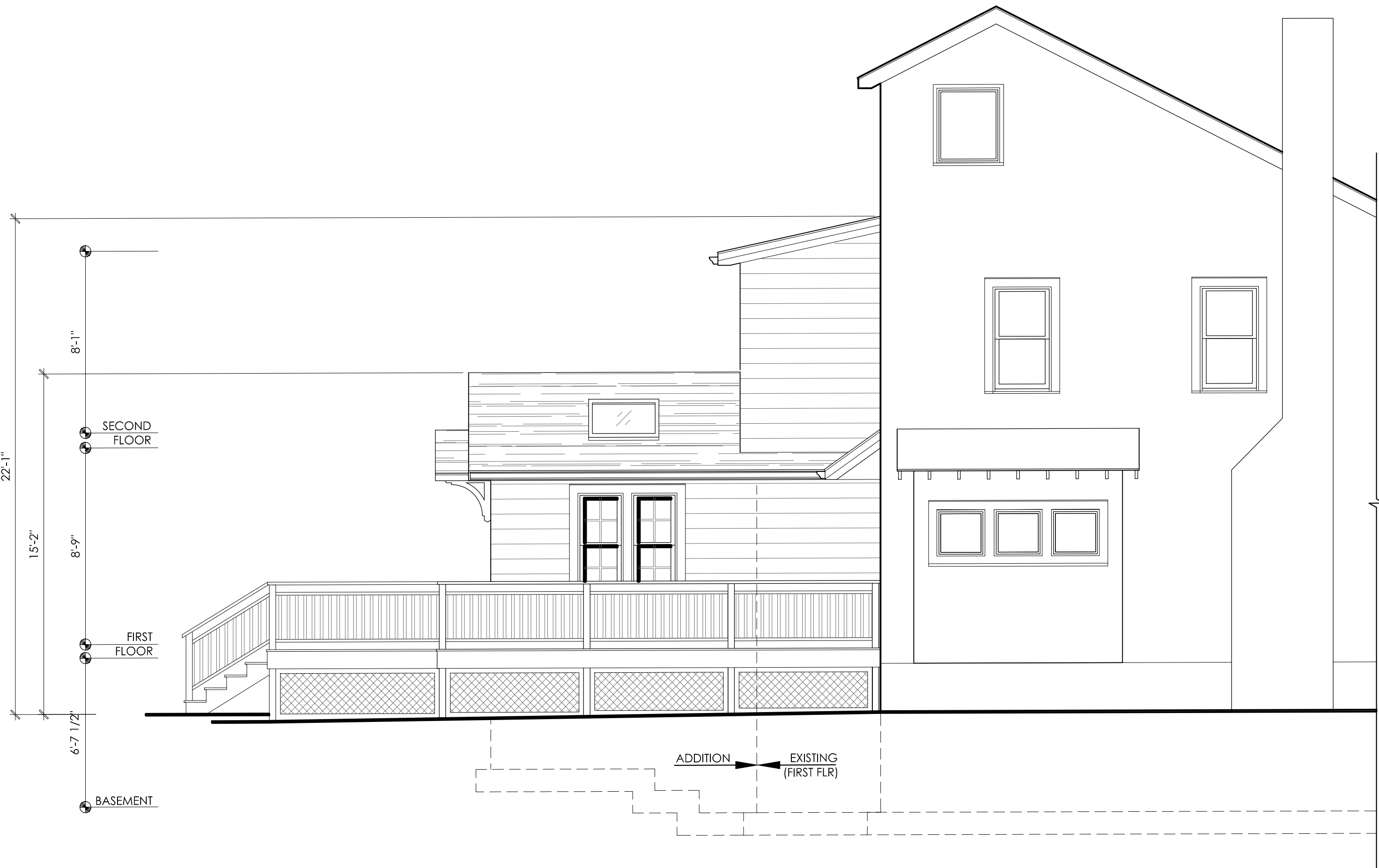
01 PROPOSED RIGHT SIDE (PARTIAL) ELEVATION

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



02 PROPOSED REAR ELEVATION

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



03 PROPOSED LEFT SIDE (PARTIAL) ELEVATION

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

ELEVATION NOTES:

1. NEW WINDOWS TO BE ANDERSON 400, U.O.N
2. ALL TRIM TO BE "AZEK".
3. ADDITIONS TO RECEIVE NEW FIBERGLASS SHINGLE BY 'TIMBERLINE' OR APPROVED EQUAL OVER 30# FELT, DOUBLE FIRST COURSE, COLOR TO MATCH EXISTING.
4. PROVIDE CONT. RIDGE VENT AT ALL NEW RIDGES.
5. PROVIDE ICE AND WATER SHIELD UNDERLAYMENT A MINIMUM OF 36" UP NEW ROOF SLOPES FROM THE EDGE OF ROOF WHERE SLOPE IS MORE THAN 3/12.
6. PROVIDE NEW PRE-FINISHED SEAMLESS ALUMINUM GUTTERS AND LEADERS AT ADDITIONS, CONNECT TO EXISTING DRAINING SYSTEM
7. PROVIDE NEW CEDAR SHINGLE SIDING AT ADDITIONS, ALIGN & MATCH EXPOSURE
8. ALL EXTERIOR TO BE PAINTED, COLOR TBD, CONSULT WITH OWNER
9. NEW DECKING TO BE COMPOSITE BY 'TIMBERTECH' OR EQUAL, POSTS, BALUSTERS, AND RAILINGS TO BE 'AZEK' OR EQUAL



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REICHMAN RESIDENCE
12 MOORE TERRACE
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PROPOSED ELEVATIONS

V-5



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REICHMAN RESIDENCE
12 MOORE TERRACE
WEST ORANGE, NJ

PROPOSED DETACHED
GARAGE ELEVATIONS &
FLOOR PLAN

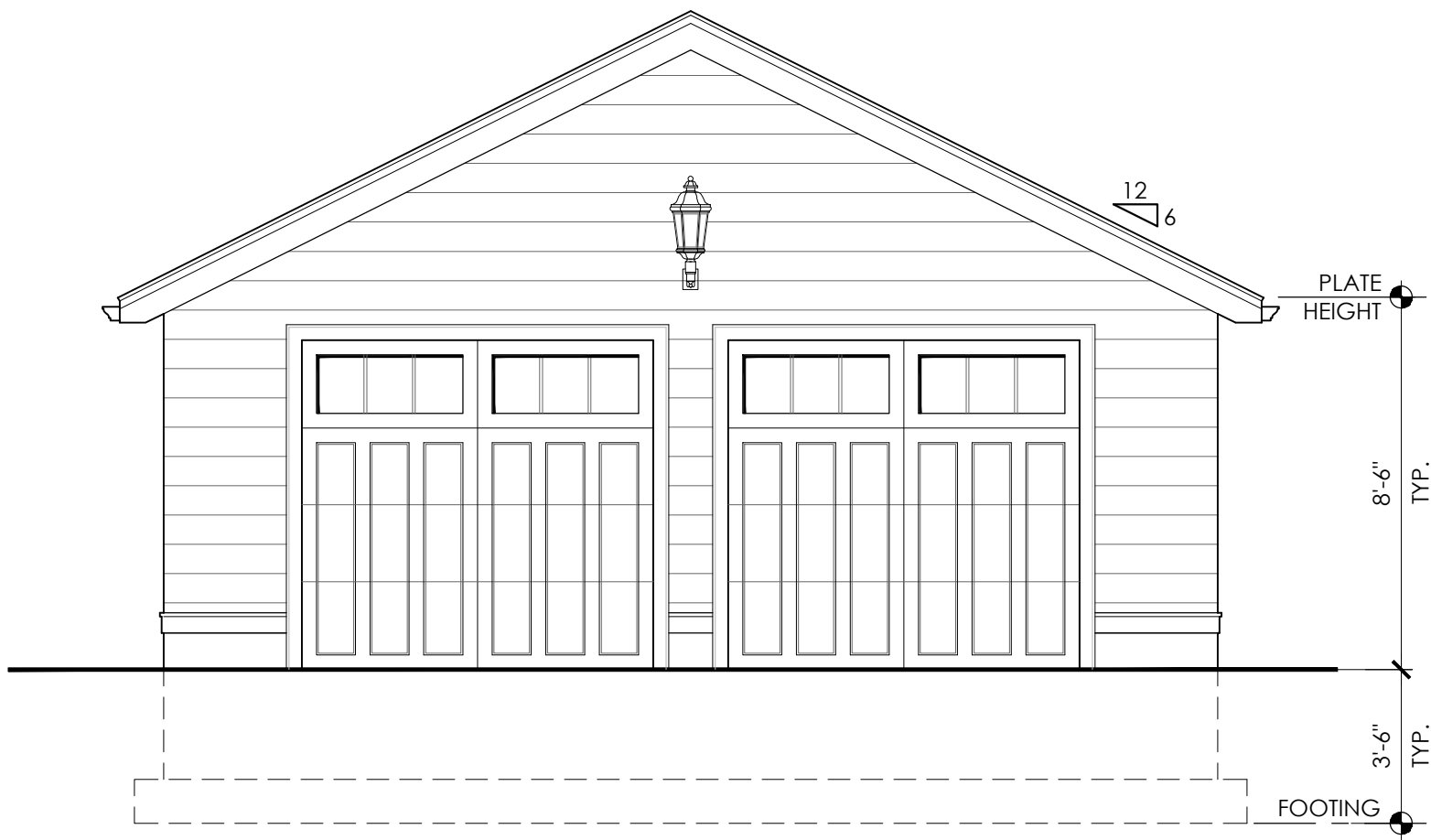
V-6

ELEVATION NOTES:

1. NEW WINDOWS TO BE ANDERSON 400, U.O.N
2. ALL TRIM TO BE "AZEK".
3. ADDITIONS TO RECEIVE NEW FIBERGLASS SHINGLE BY 'TIMBERLINE' OR APPROVED EQUAL OVER 30# FELT, DOUBLE FIRST COURSE, COLOR TO MATCH EXISTING.
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HATCH LEGEND:

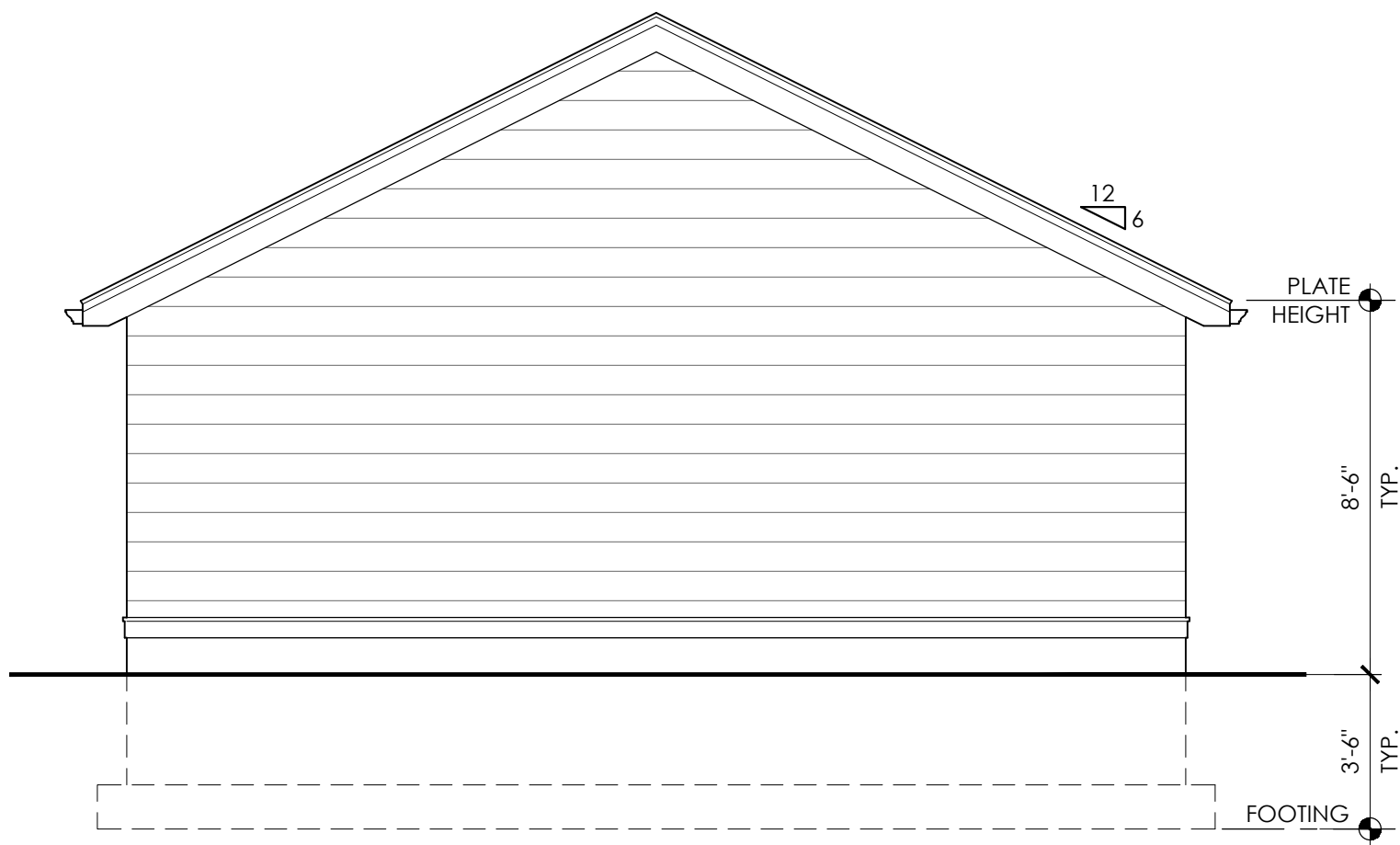
- NEW MILLWORK PROVIDED &
INSTALLED BY G.C.
- EXISTING, TO REMAIN
- NEW WALL CONSTRUCTION



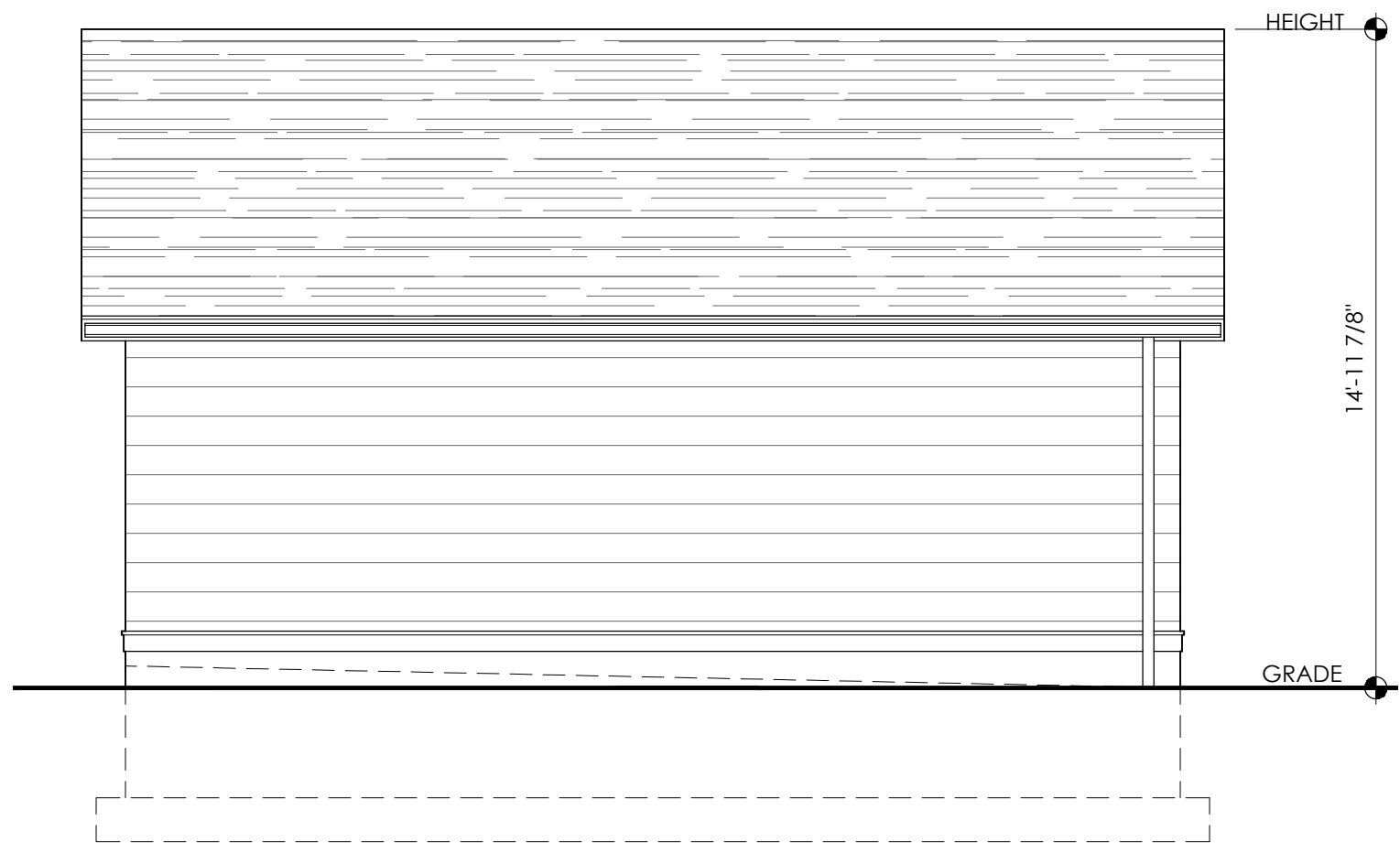
01 PROPOSED DETACHED GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



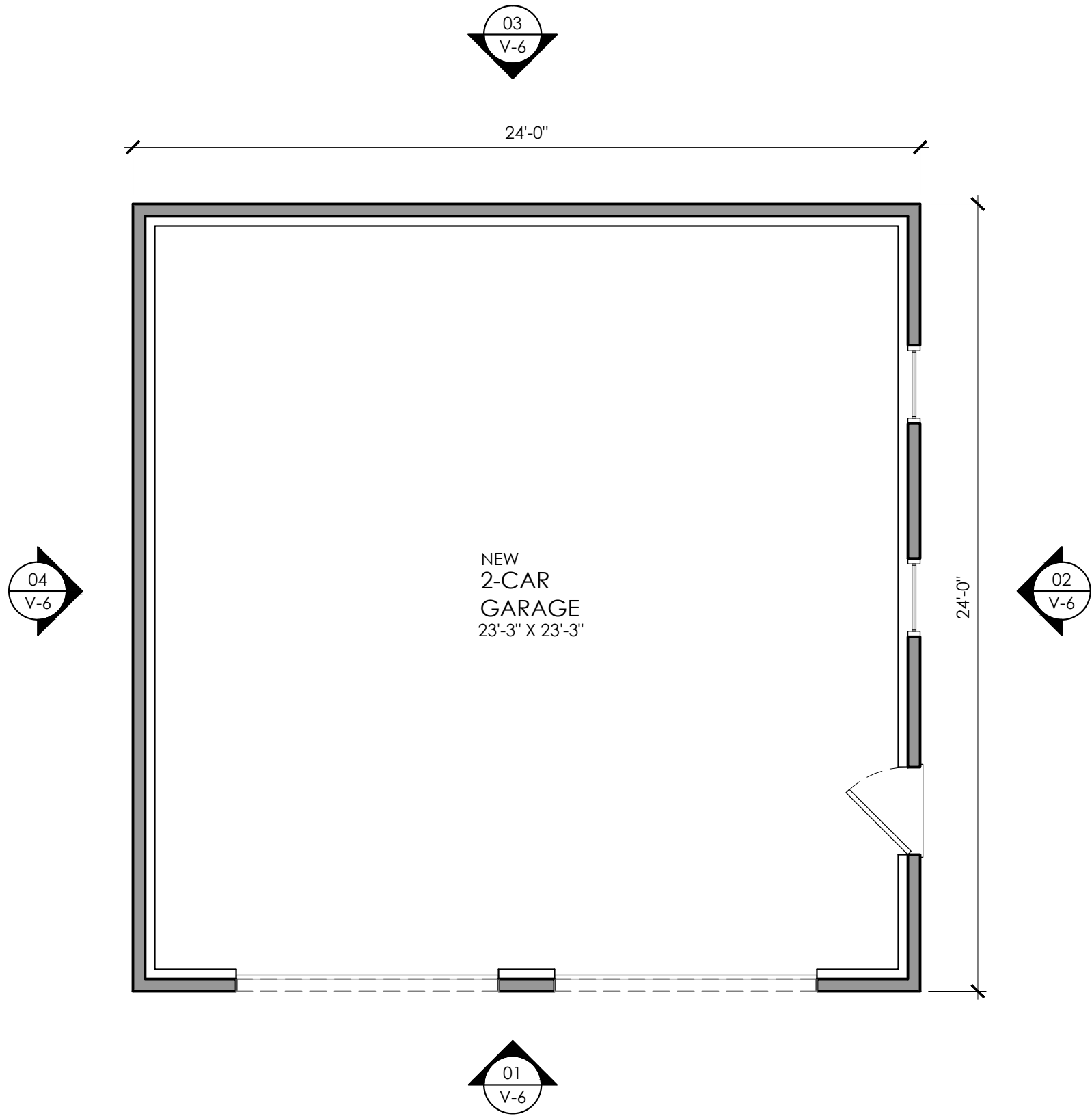
02 PROPOSED DETACHED GARAGE RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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



05 PROPOSED DETACHED GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"