



**studio 1200, LLC**  
511 MILLBURN AVENUE  
SHORT HILLS, NJ 07078  
973.376.5111  
973.376.5011  
www.studio1200.com  
CERTIFICATE OF AUTHORIZATION # AC-710

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

CONSULTANT:  
CIVIL ENGINEER  
ROTH ENGINEERING, LLC  
52 QUAIL RUN  
LONG VALLEY, NJ 07853  
TEL. (973) 715-7427

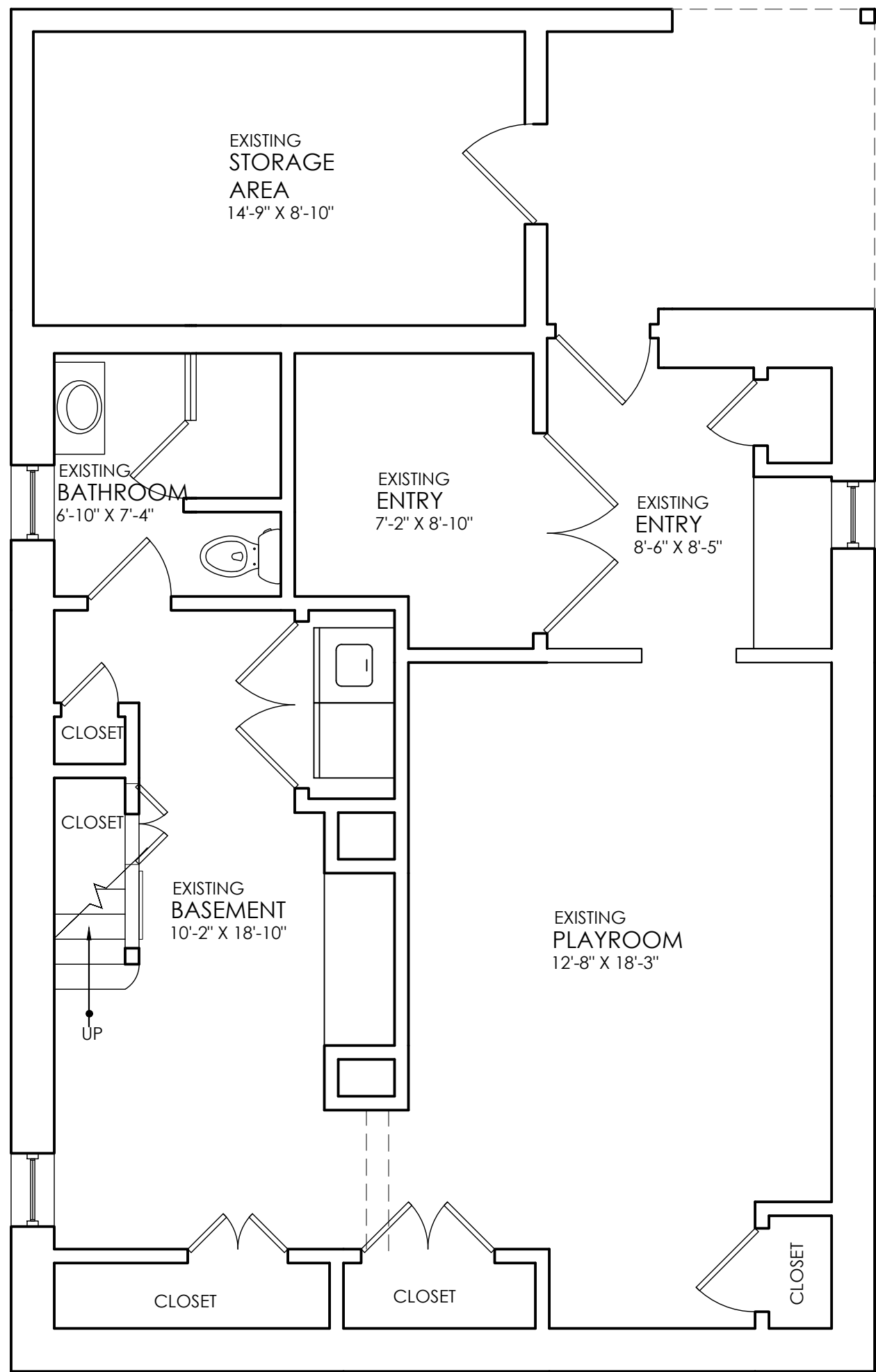
NO	ISSUE	DATE
01	ISSUE FOR ZONING VARIANCE	01.17.2020
02	ISSUE FOR REVISED SUBMISSION	02.07.2020

JESPY HOUSE  
301 ACADEMY STREET  
SOUTH ORANGE, NJ

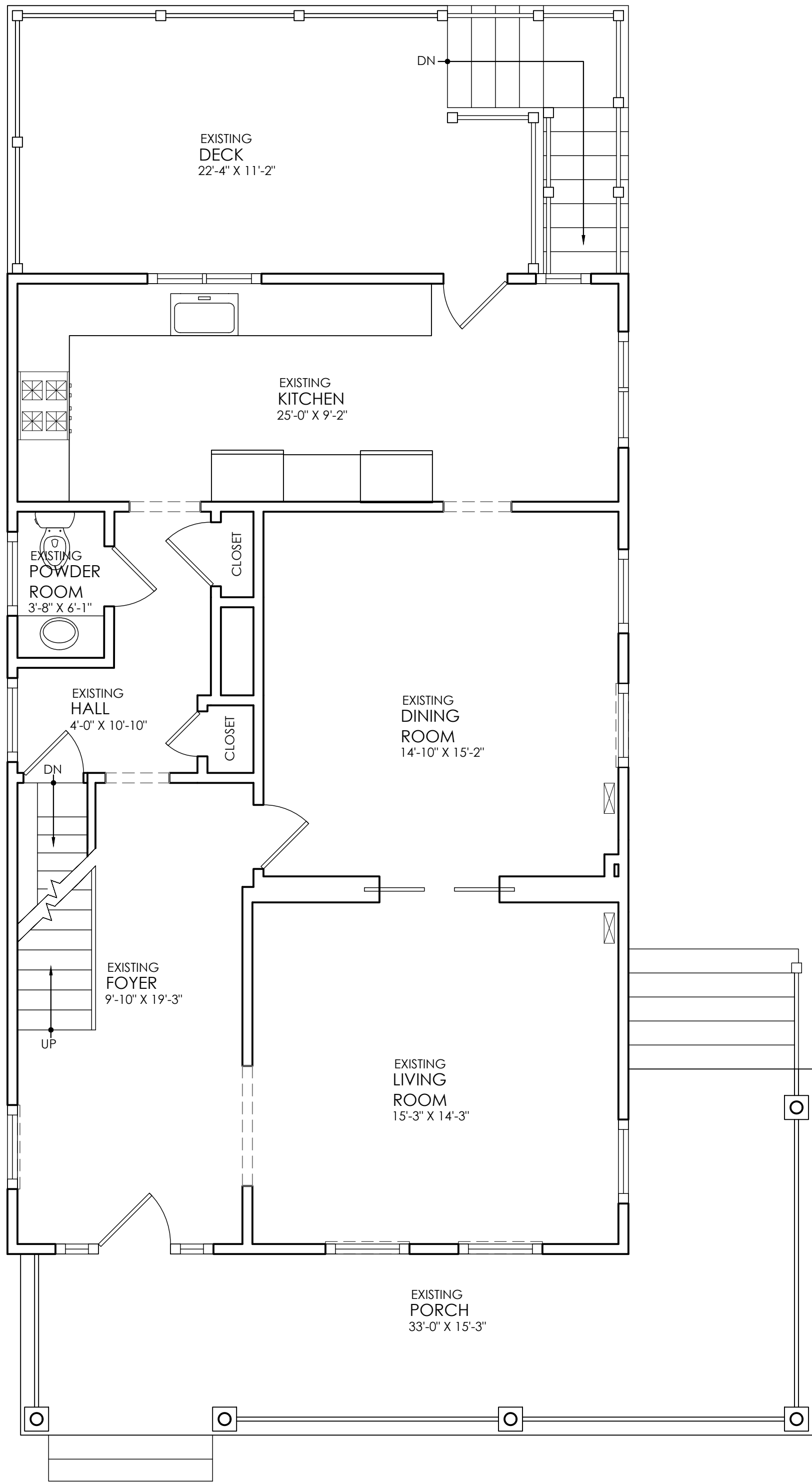
PROJECT NUMBER: 20002

EXISTING BASEMENT  
AND FIRST FLOOR PLANS

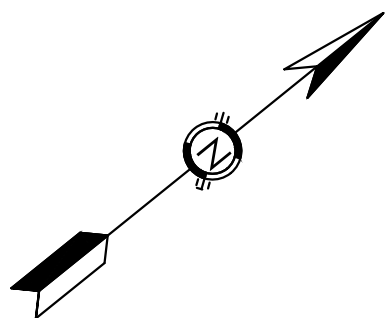
V-1



AREA: 977 SF (DOES NOT INCLUDE COVERED PORCH)



AREA: 1,076 SF (DOES NOT INCLUDE COVERED PORCH OR DECK)

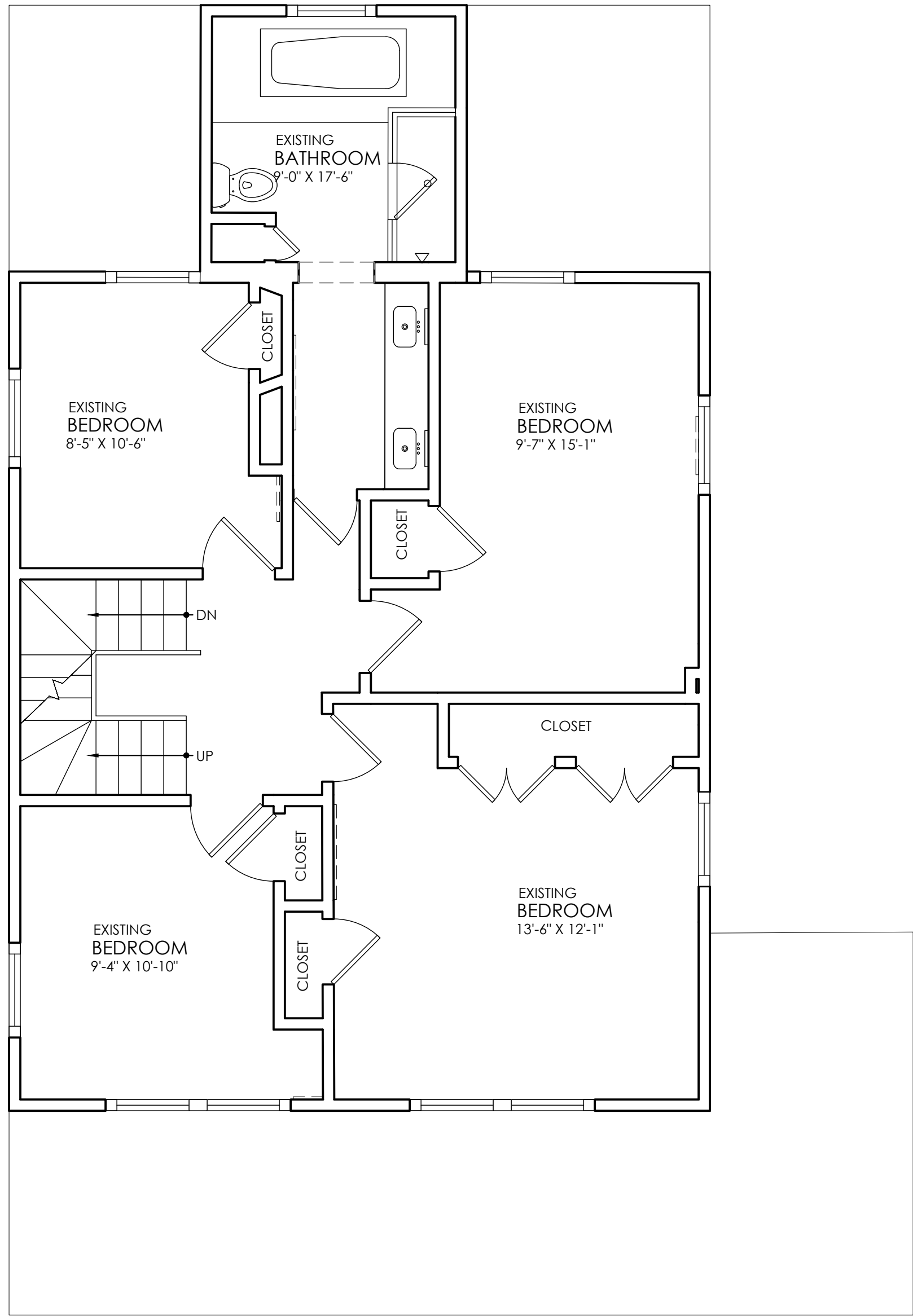


01 EXISTING BASEMENT FLOOR PLAN

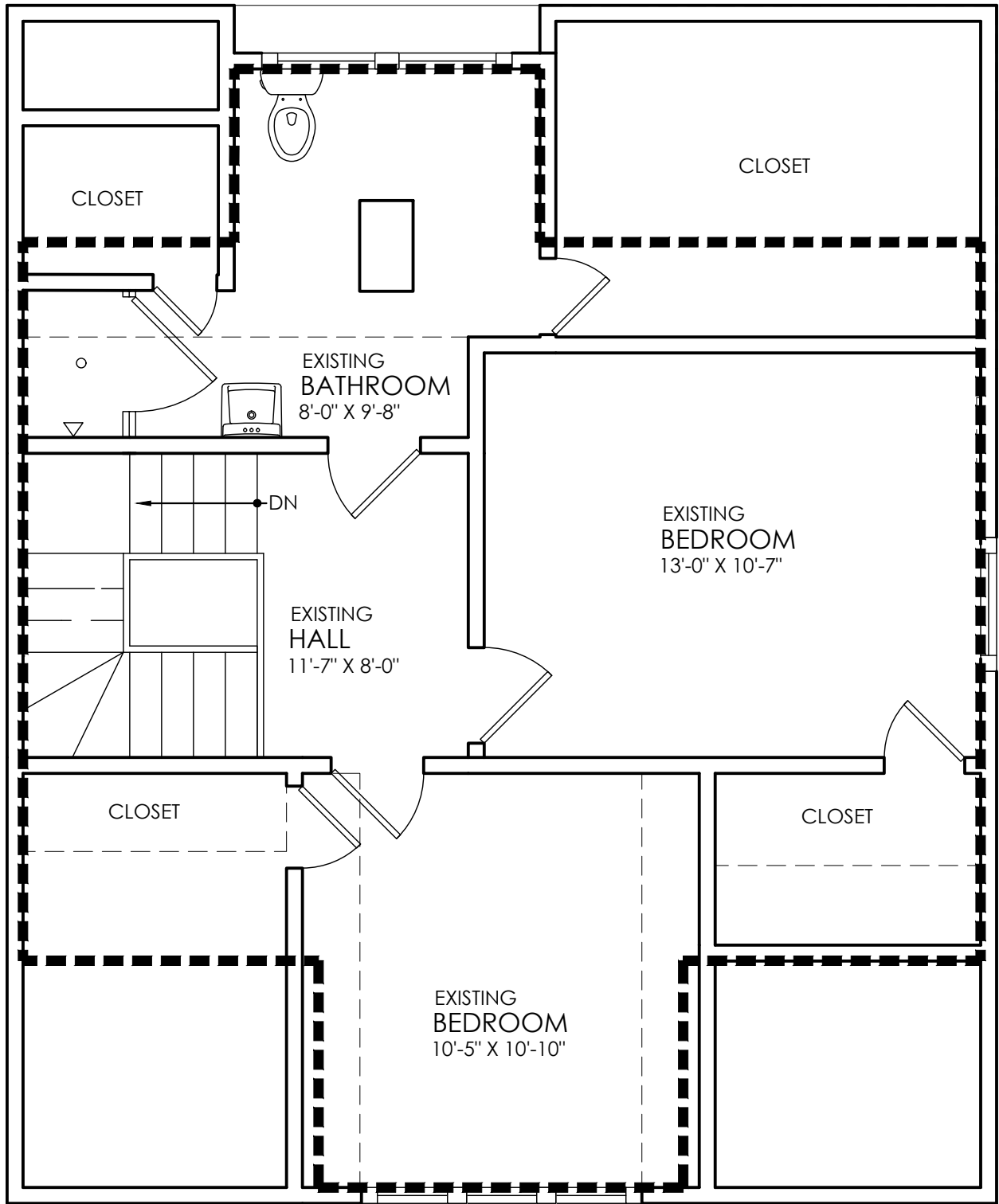
SCALE: 1/4" = 1'-0"

02 EXISTING FIRST FLOOR PLAN

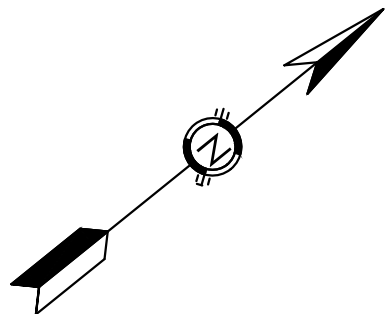
SCALE: 1/4" = 1'-0"



AREA: 919 SF



--- AREA: 564 SF AREA WITH CEILING HEIGHT @ 7'-0" OR ABOVE  
564 / 919 (EXISTING SECOND FLOOR) = 61.4%



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

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



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EXISTING SECOND AND  
THIRD FLOOR PLANS

V-2



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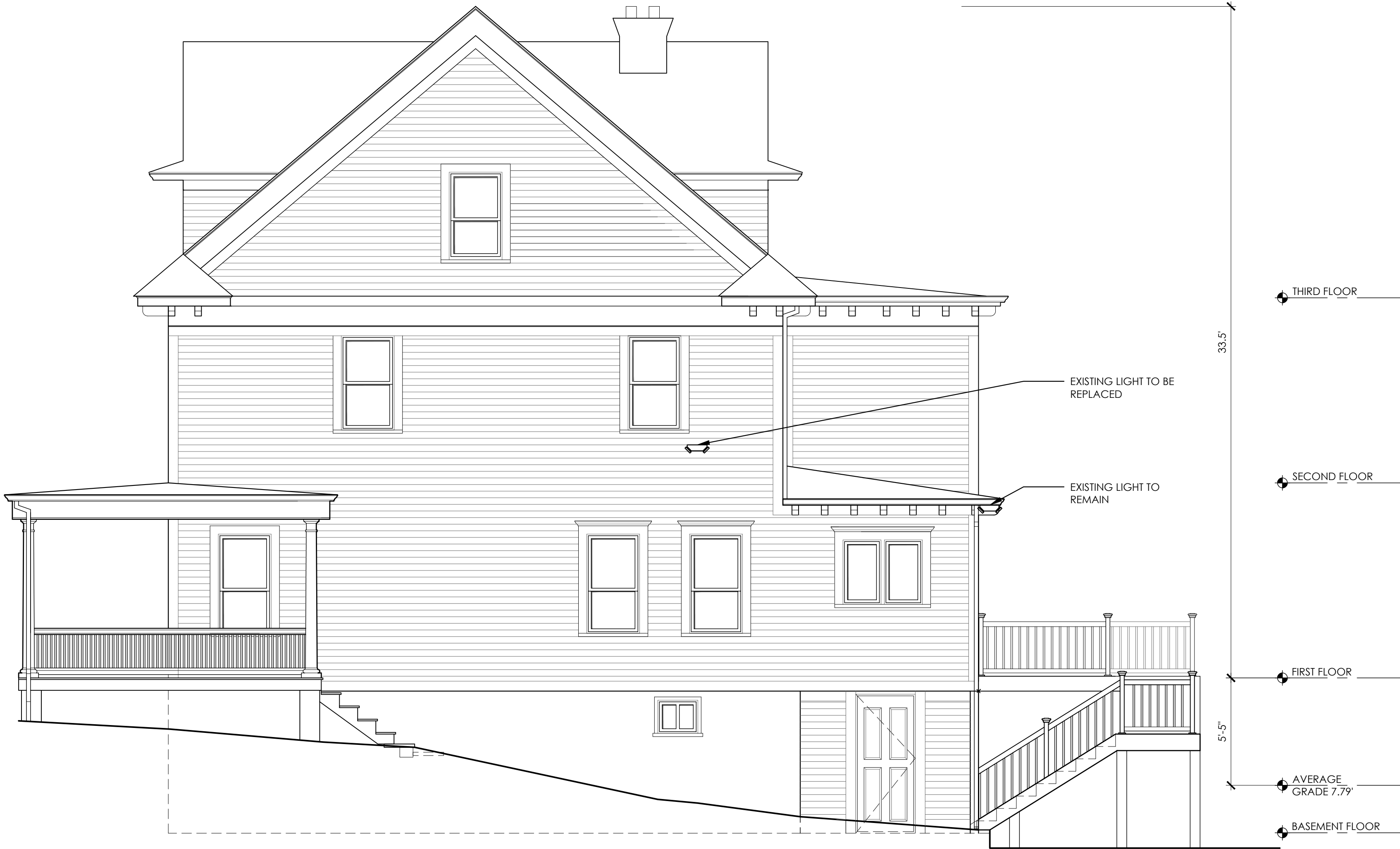
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EXISTING ELEVATIONS

V-3



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



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



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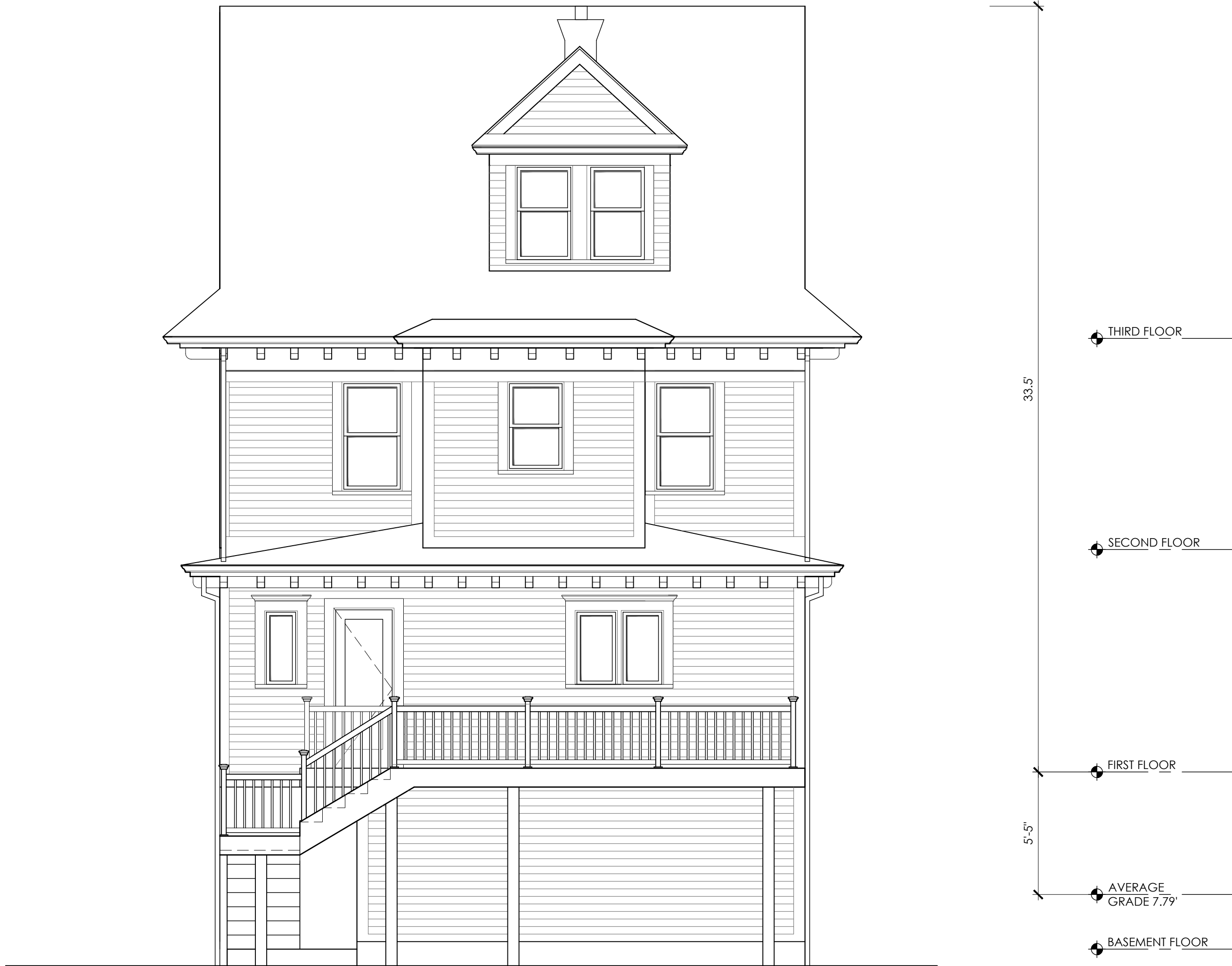
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EXISTING ELEVATIONS

V-4

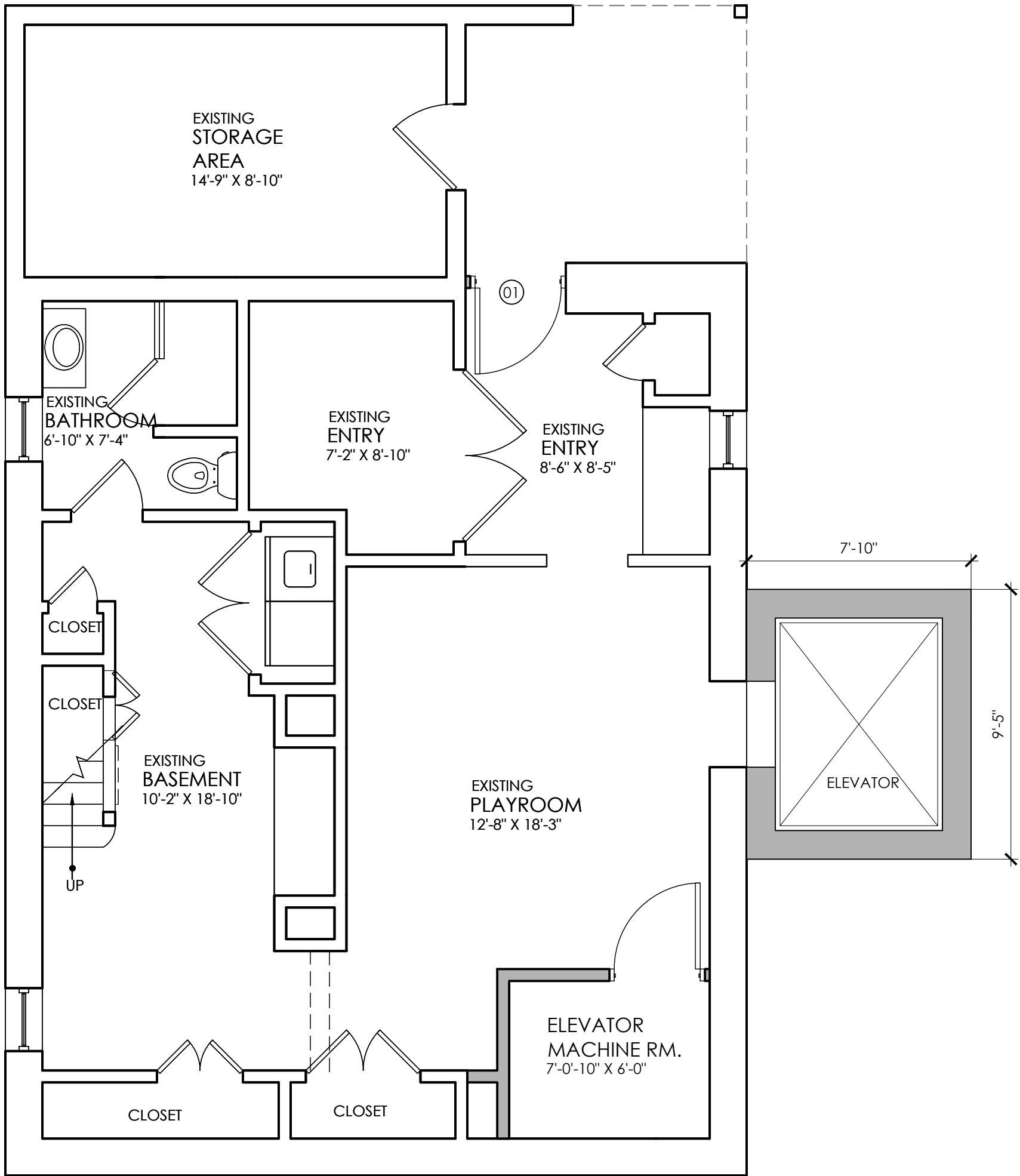


01 EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



01 PROPOSED BASEMENT FLOOR PLAN

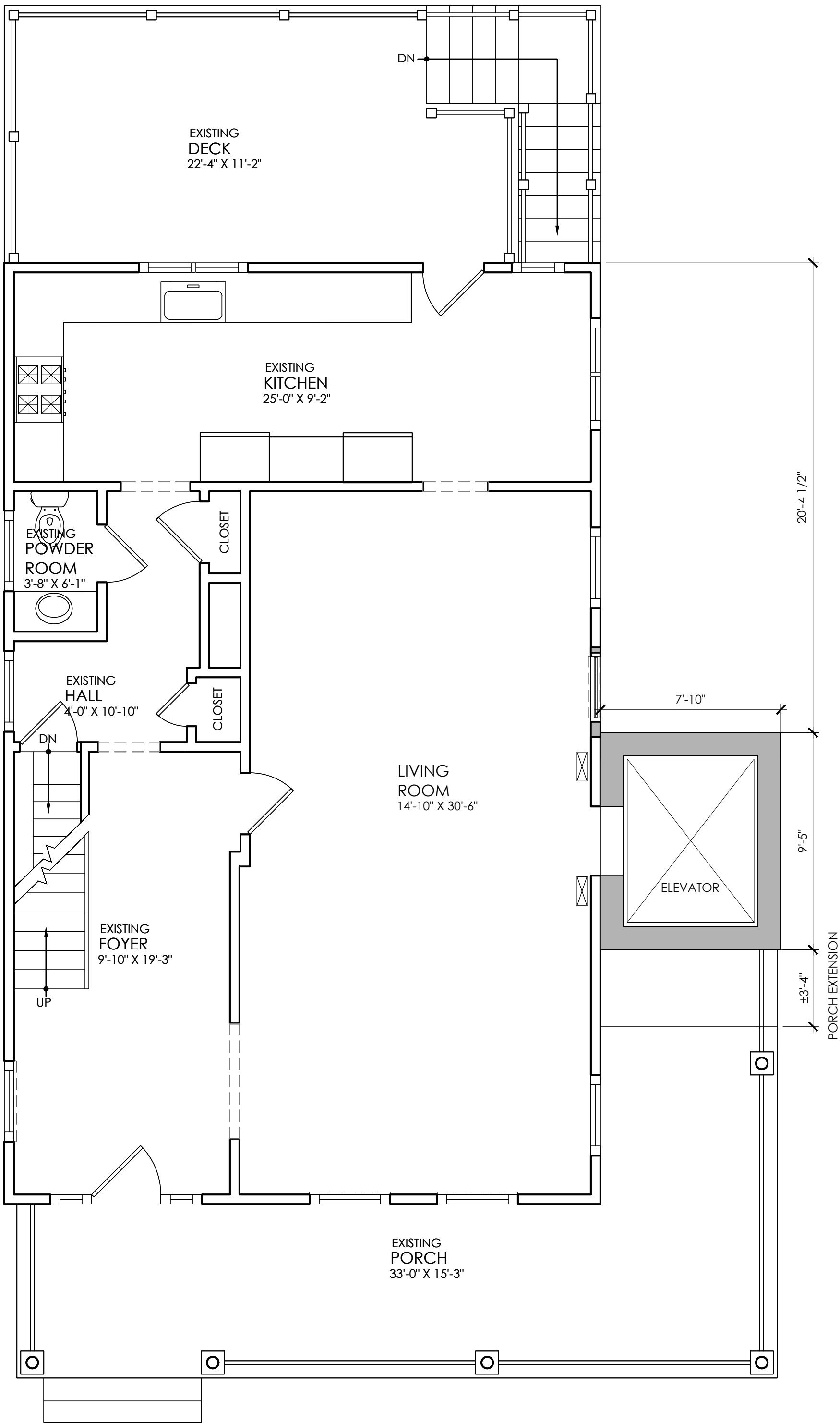
SCALE: 1/4" = 1'-0"



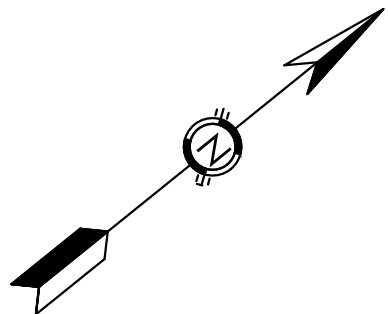
AREA: 1,051 SF (DOES NOT INCLUDE COVERED PORCH)

02 PROPOSED FIRST FLOOR PLAN

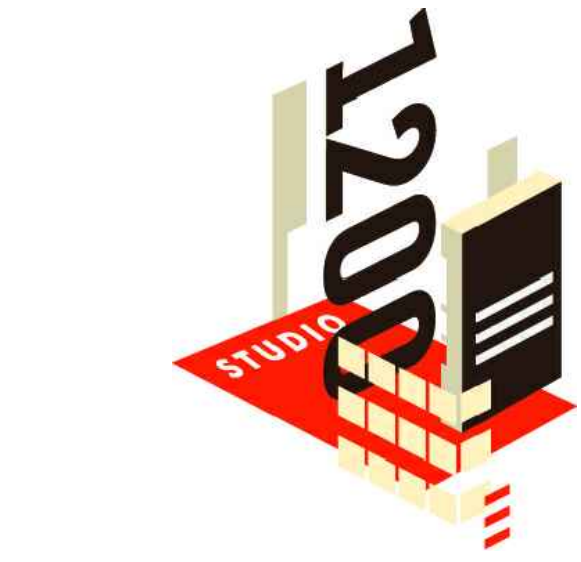
SCALE: 1/4" = 1'-0"



AREA: 1,150 SF (DOES NOT INCLUDE COVERED PORCH OR DECK)



SHEET NOTES:  
01 NEW 3'-0" DOOR-ACCESSIBLE ENTRANCE.



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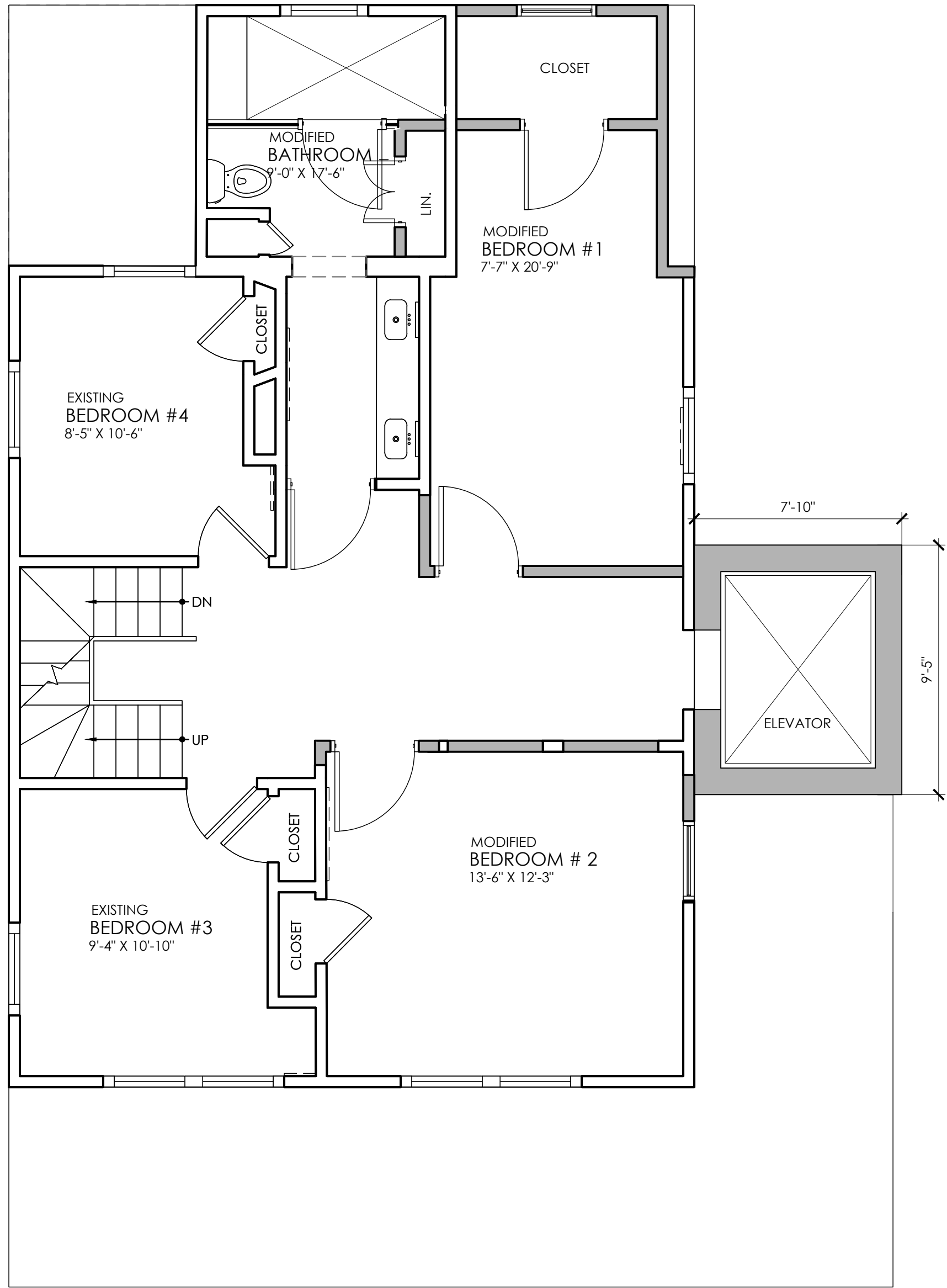
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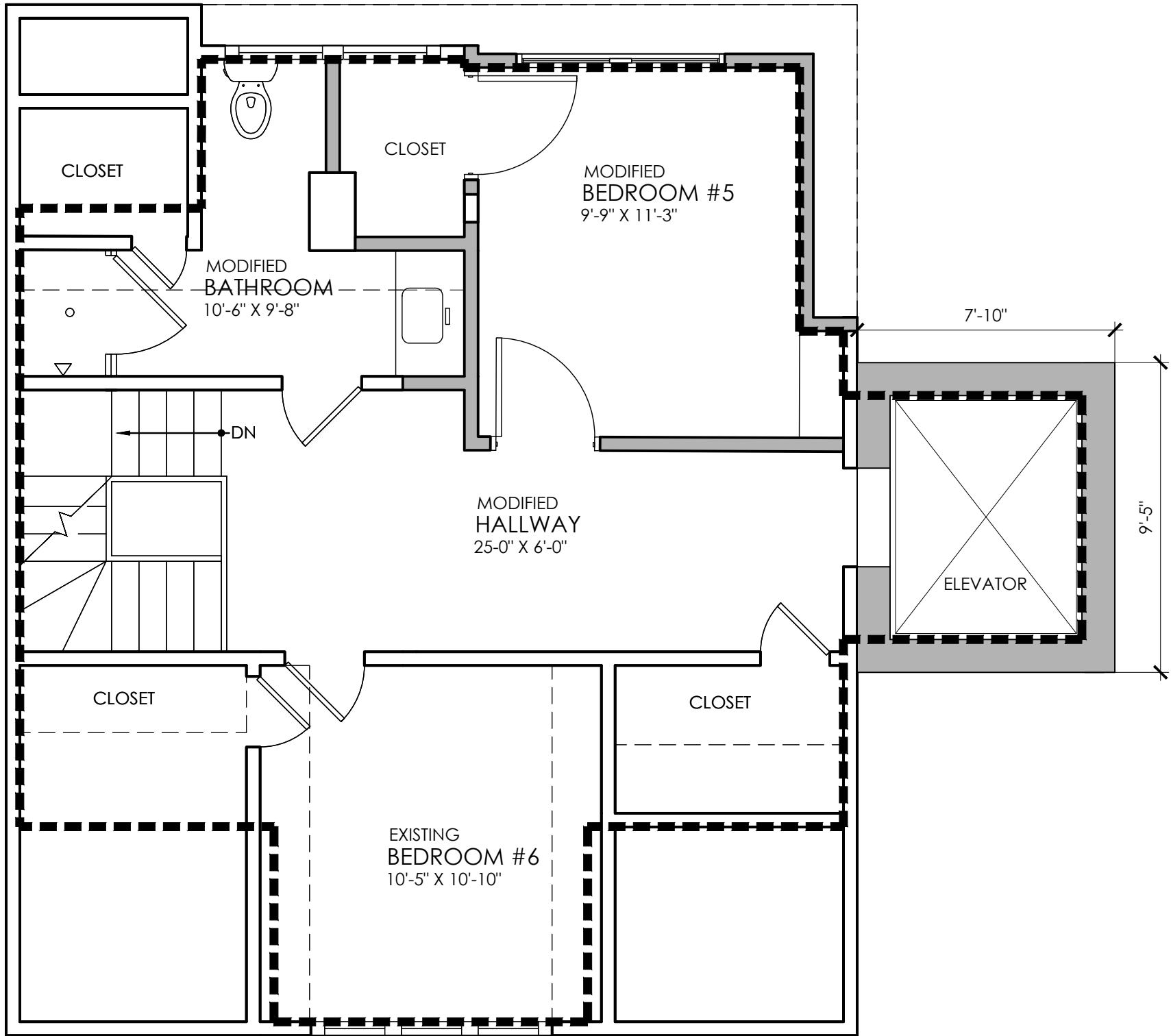
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PROPOSED BASEMENT  
AND FIRST FLOOR PLANS

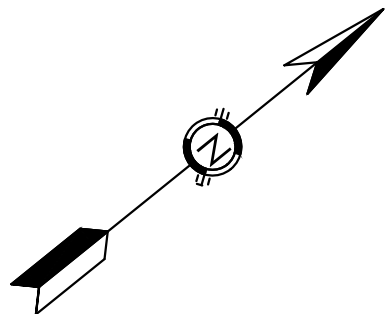
V-5



AREA: 1,071 SF



--- AREA: 656 SF AREA WITH CEILING HEIGHT @ 5'-0" OR ABOVE  
656 / 1,071 (PROPOSED SECOND FLOOR)=61.3%



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

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



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PROPOSED SECOND  
AND THIRD FLOOR  
PLANS

V-6



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PROPOSED ELEVATIONS

V-7

SHEET NOTES:

- 01 NEW SIDING, TRIM & ROOFING TO MATCH EXISTING MATERIALS AND COLOR.
- 02 NEW TRIM PROFILES, DENTILS, MOLDING, PORCH RAILING, AND ALL DECORATIVE DETAILS TO MATCH EXISTING PROFILES.
- 03 NEW WINDOWS TO BE INSULATED UNITS AND MATCH EXISTING IN SIZE AND PROFILE EGRESS WINDOWS WILL BE PROVIDED AS REQUIRED BY BUILDING CODE. BUILDING WILL BE FULLY SPRINKLERED.
- 04 RELOCATE WINDOW TO CLEAR ELEVATOR
- 05 PORCH ADDITION
- 06 EXISTING LIGHT TO REMAIN
- 07 NEW LIGHT TO REPLACE EXISTING



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



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



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PROPOSED ELEVATIONS

V-8

SHEET NOTES:

- 01
- NEW SIDING, TRIM & ROOFING TO MATCH EXISTING MATERIALS AND COLOR.
- 02
- NEW TRIM PROFILES, DENTILS,MOLDING, PORCH RAILING, AND ALL DECORATIVE DETAILS TO MATCH EXISTING PROFILES.
- 03
- NEW WINDOWS TO BE INSULATED UNITS AND MATCH EXISTING IN SIZE AND PROFILE EGRESS WINDOWS WILL BE PROVIDED AS REQUIRED BY BUILDING CODE. BUILDING WILL BE FULLY SPRINKLERED.
- 04
- NEW ROOF TO MATCH EXISTING



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