



**st u d i o 1 2 0 0, L L C**  
511 MILLBURN AVENUE  
SHORT HILLS, NJ 07078  
973.376.5111  
[www.studio1200.com](http://www.studio1200.com)

CERTIFICATE OF AUTHORIZATION # AC-710

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

NO	ISSUE	DATE
1	BOARD OF ADJUSTMENT	05/30/2025

# TOBACK RESIDENCE

175 OAK RIDGE AVE, SUMMIT, NJ

## EXISTING BASEMENT PLAN

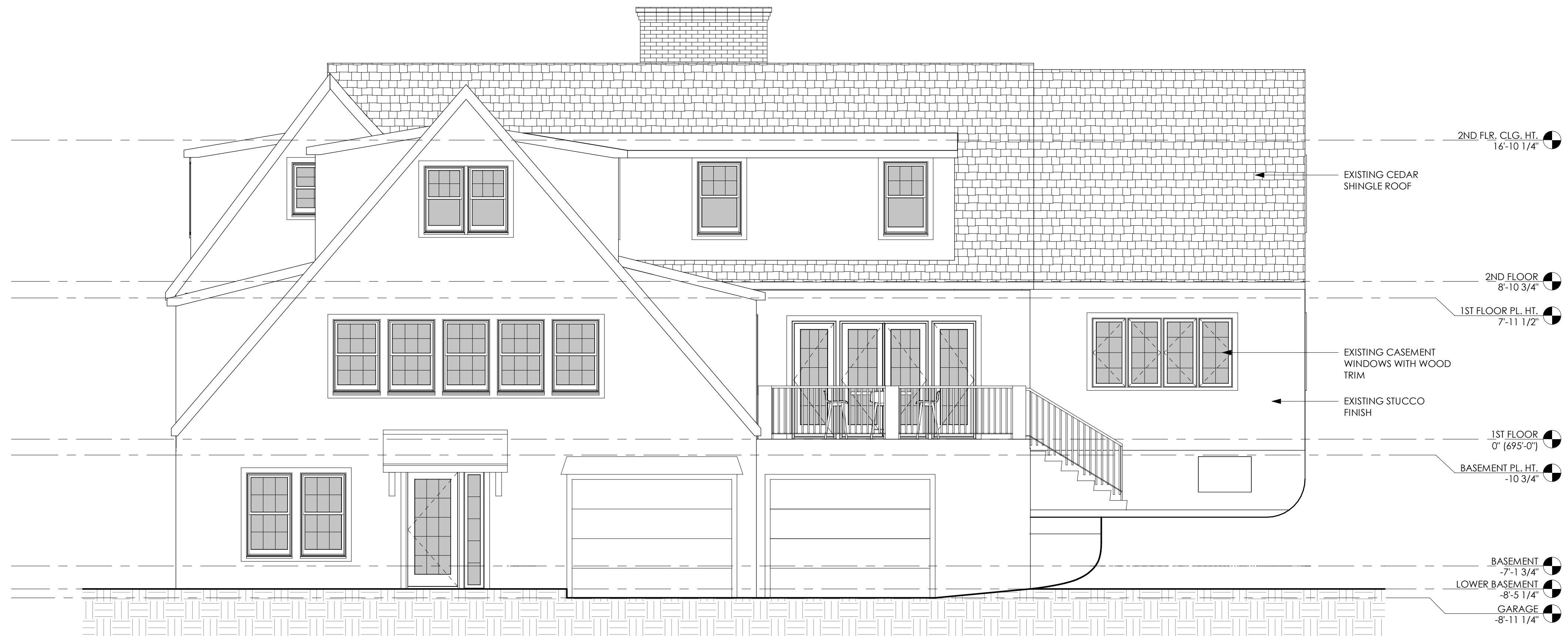
V-1

## 01 BASEMENT PLAN - EXISTING

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

C:\Users\cag\Documents\WAVARIANCE TOBACK RESIDENCE\_cagJ2QS8.rtf



01 REAR (NORTH) ELEVATION - EXISTING

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



2 LEFT (WEST) ELEVATION - EXISTING

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



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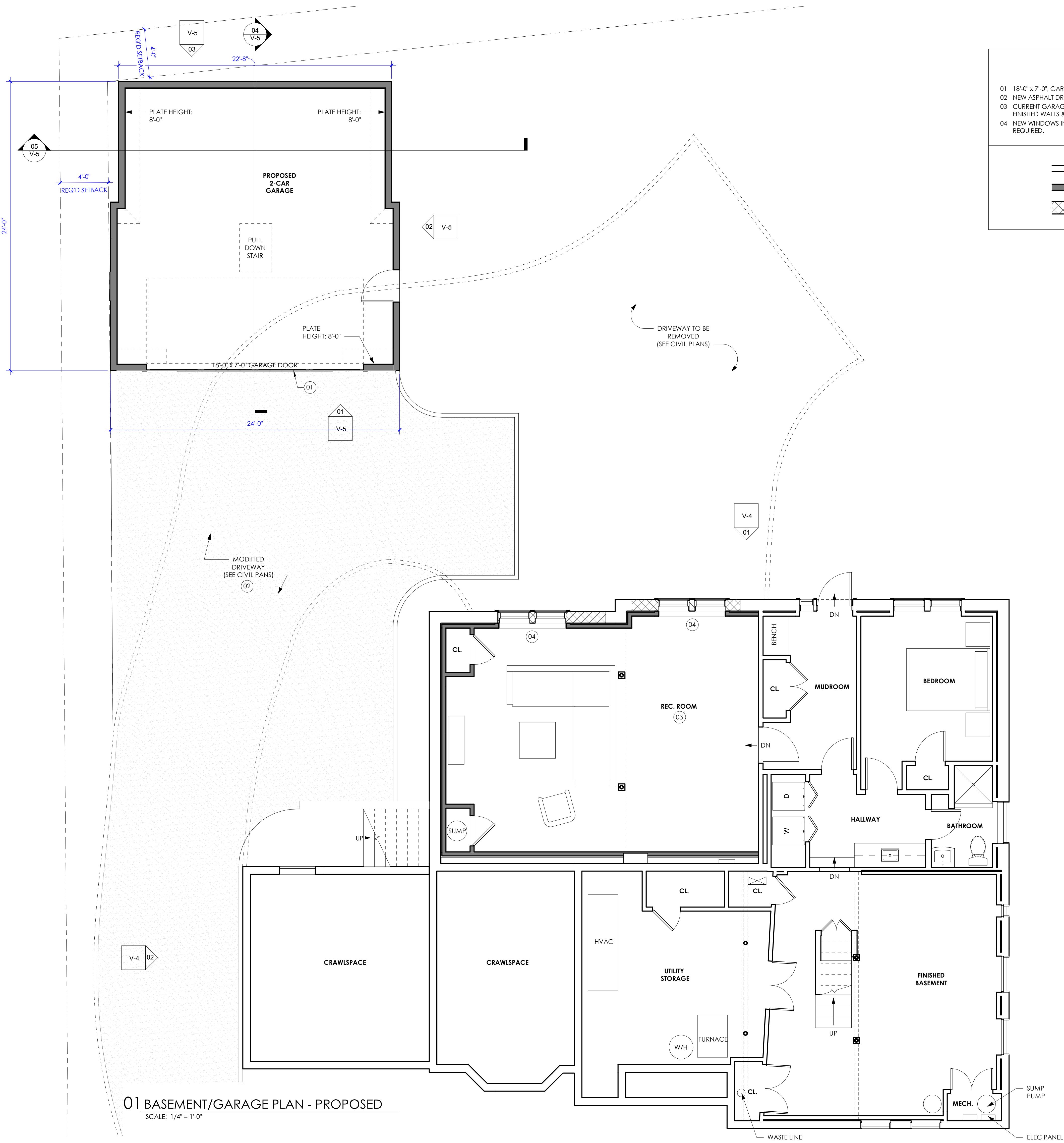
TOBACK RESIDENCE

175 OAK RIDGE AVE, SUMMIT, NJ

PROJECT NUMBER: 1200.17071

EXISTING ELEVATIONS

V-2



## KEYNOTES - BASEMENT

- 01 18'-0" x 7'-0", GARAGE DOOR, PROVIDE ALLOWANCE.
- 02 NEW ASPHALT DRIVEWAY, REFER TO CIVIL FOR MORE INFORMATION.
- 03 CURRENT GARAGE TO BE CONVERTED TO NEW REC. ROOM, ALL NEW FINISHED WALLS & CEILINGS, & NEW ELECTRICAL, LIGHTING, NEW LVT.
- 04 NEW WINDOWS IN EX'G DOOR OPENINGS, PATCH & REPAIR INFILL WALL AS REQUIRED.

- EXISTING WALL
- NEW STUD WALL
- NEW MASONRY WALL

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# PROPOSED ASEMENT/GARAGE PLAN

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01 REAR (NORTH) ELEVATION - PROPOSED

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

EXTERIOR ELEVATION KEYNOTES

01 NEW CEDAR SHINGLE ROOF TO MATCH MAIN HOUSE.  
02 NEW ANDERSEN 400 WINDOWS OR EQUAL WITH TRIM TO MATCH MAIN HOUSE.  
03 NEW STUCCO FINISH TO MATCH MAIN HOUSE.  
04 NEW HALF ROUND COPPER GUTTERS & LEADERS.  
05 NEW CARRIAGE STYLE GARAGE DOOR BY CLOPAY OR EQ.



02 LEFT (WEST) ELEVATION - PROPOSED

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

NO ISSUE DATE  
1 BOARD OF ADJUSTMENT 09/19/2025

TOBACK RESIDENCE  
175 OAK RIDGE AVE, SUMMIT, NJ

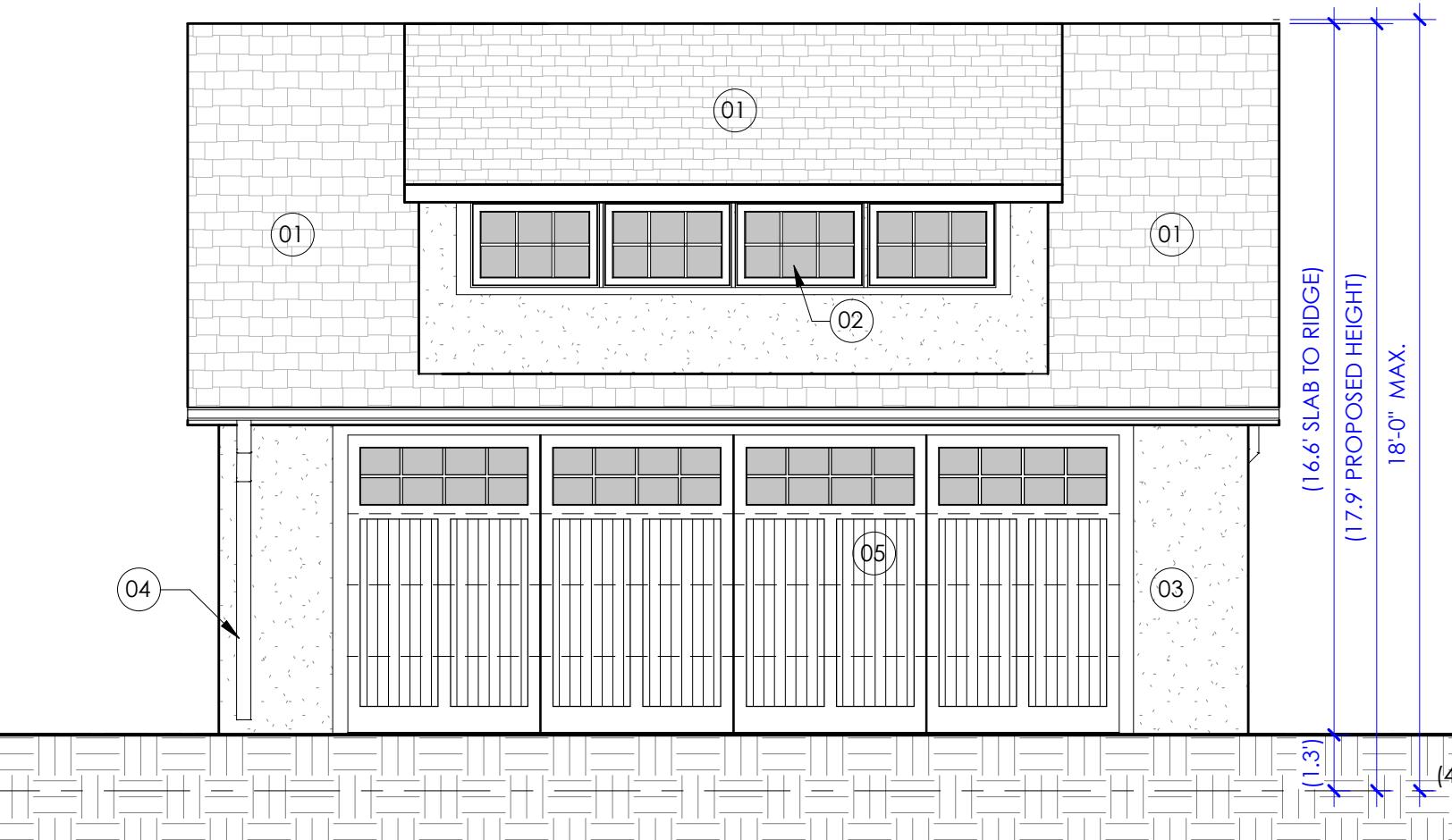
PROJECT NUMBER: 1200.17071

PROPOSED REAR AND SIDE ELEVATIONS

V-4

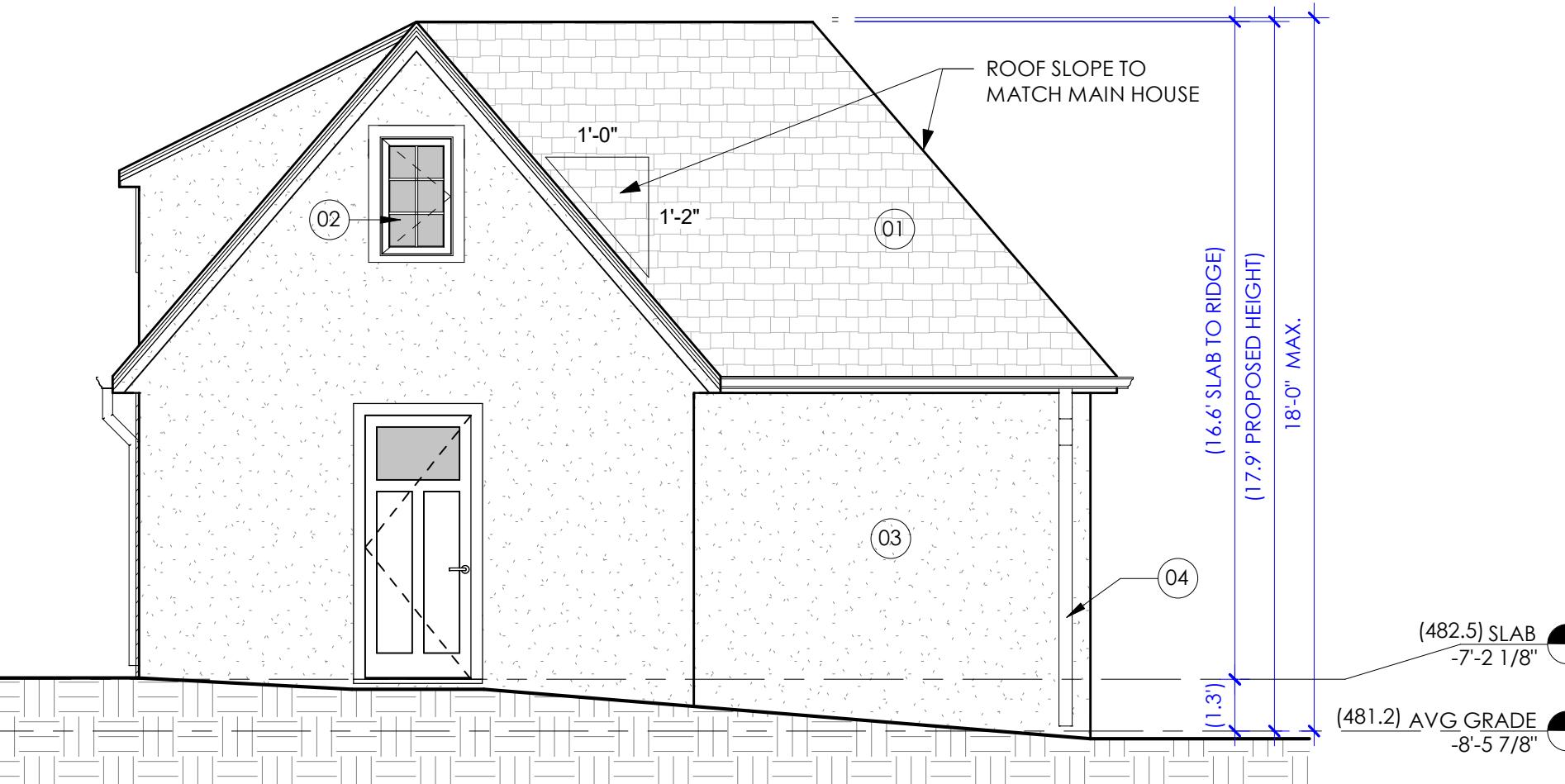
EXTERIOR ELEVATION KEYNOTES

01 NEW CEDAR SHINGLE ROOF TO MATCH MAIN HOUSE.  
 02 NEW ANDERSEN 400 WINDOWS OR EQUAL WITH TRIM TO MATCH MAIN HOUSE.  
 03 NEW STUCCO FINISH TO MATCH MAIN HOUSE.  
 04 NEW HALF ROUND COPPER GUTTERS & LEADERS.  
 05 NEW CARRIAGE STYLE GARAGE DOOR BY CLOPAY OR EQ.



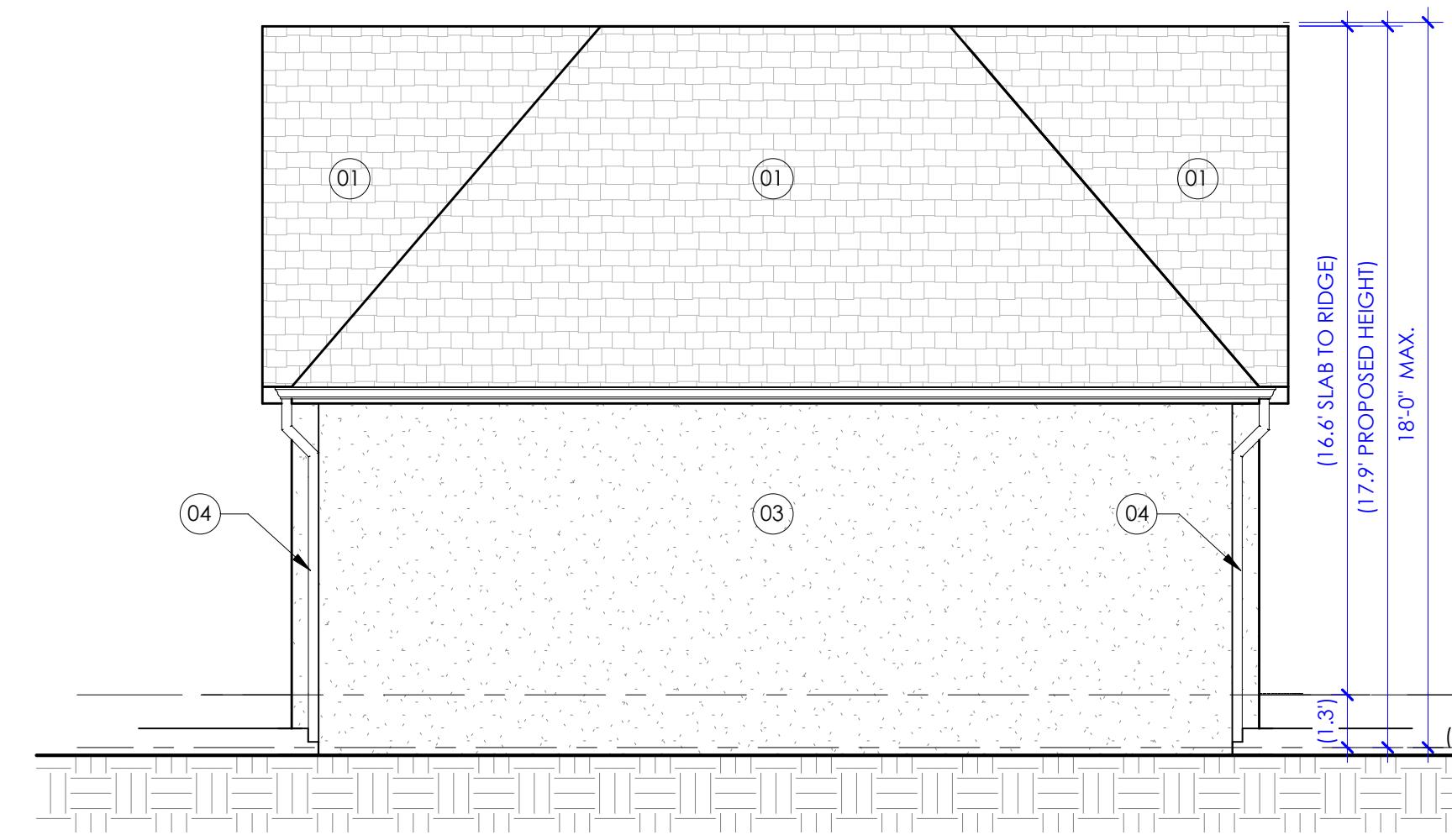
01 FRONT (SOUTH) GARAGE ELEVATION - PROPOSED

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



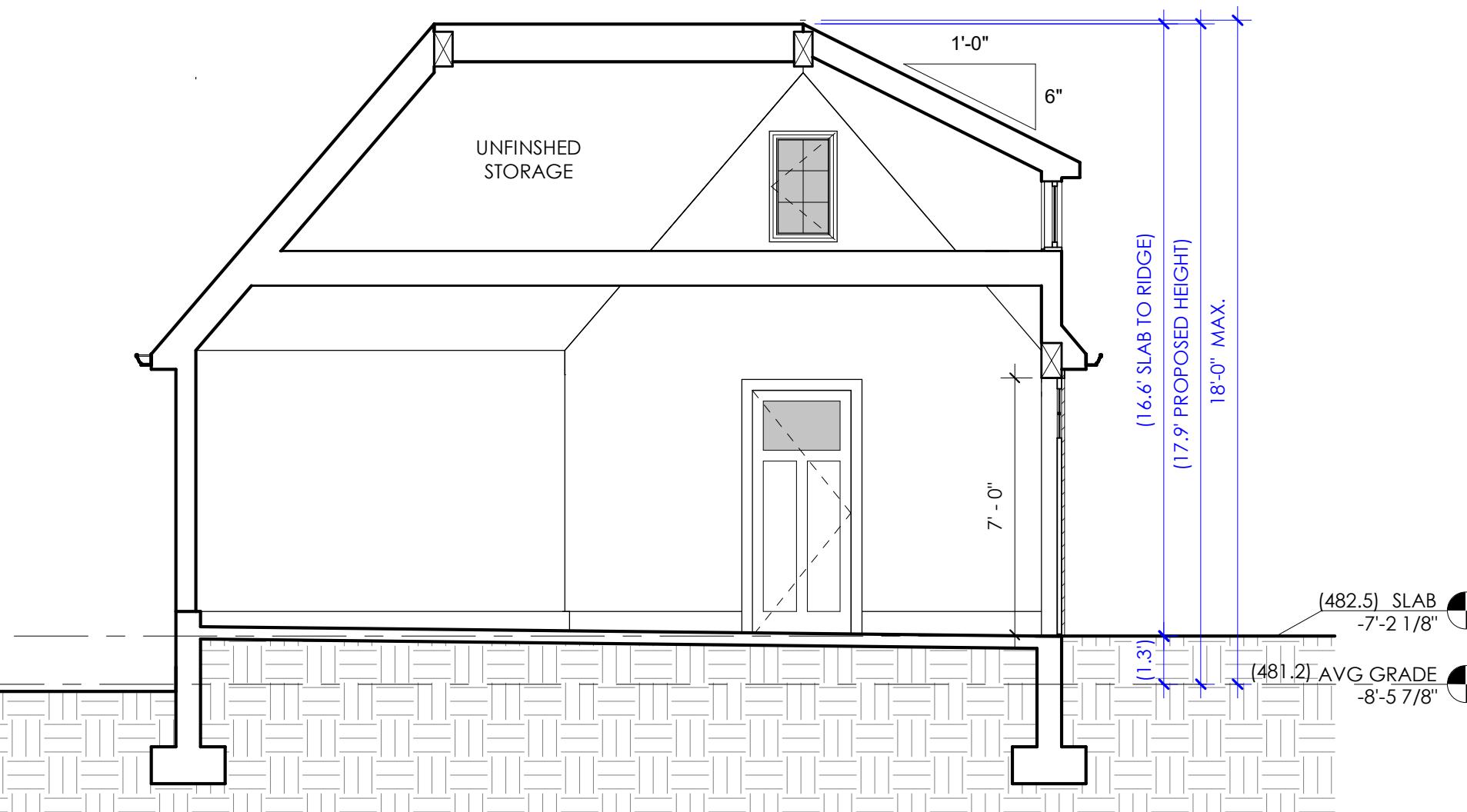
02 RIGHT (EAST) GARAGE ELEVATION - PROPOSED

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



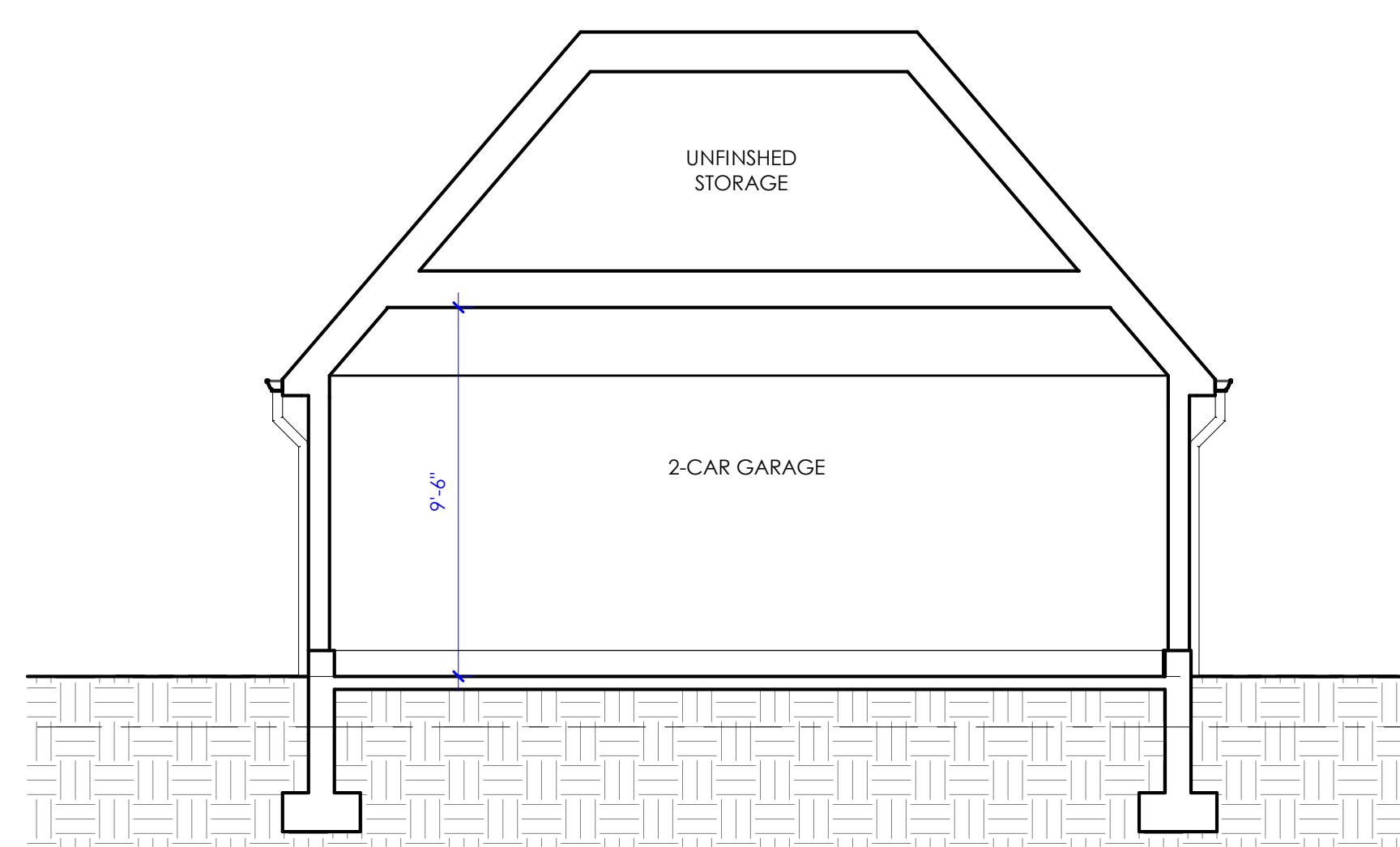
03 REAR (NORTH) GARAGE ELEVATION - PROPOSED

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



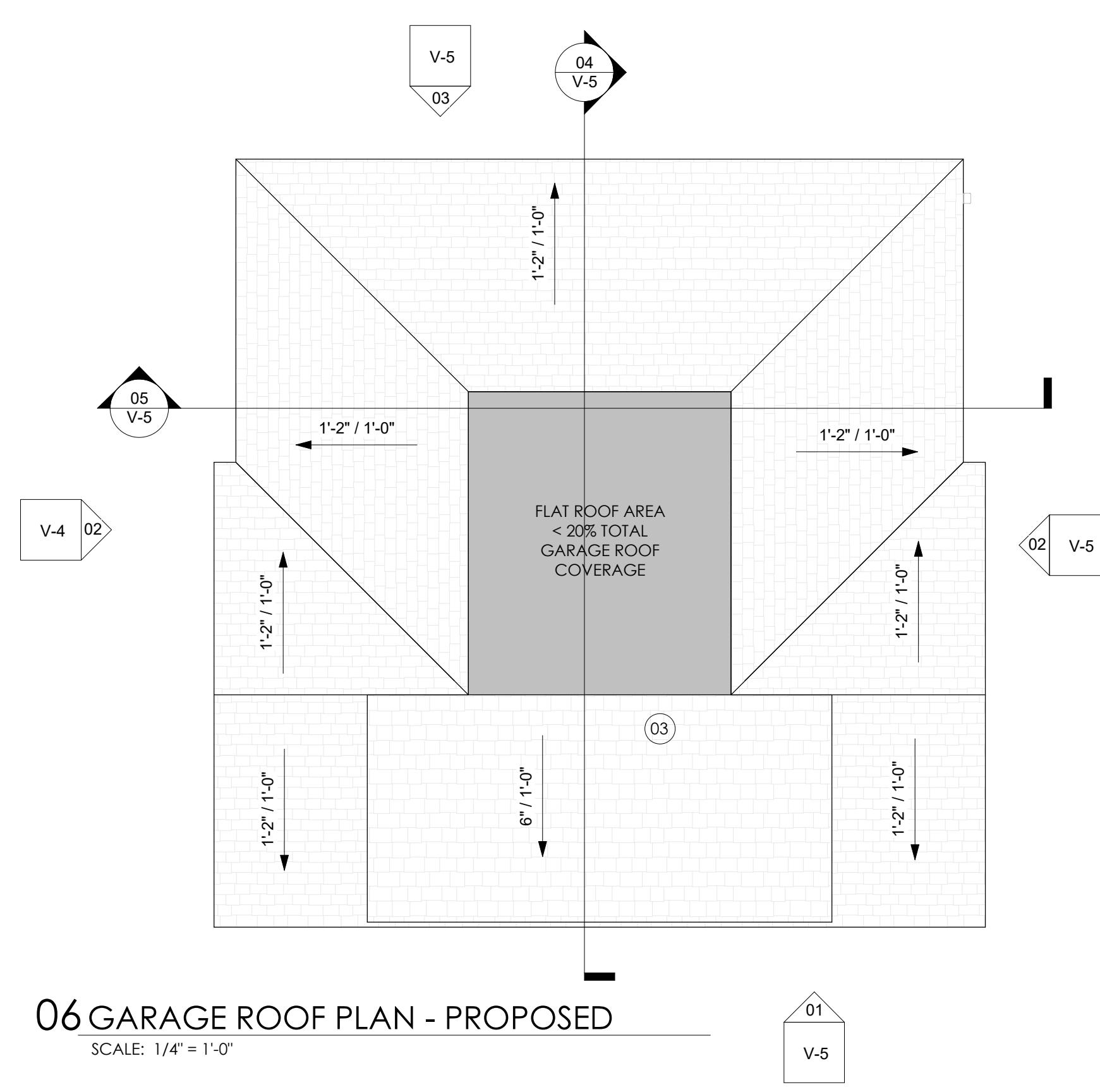
04 SECTION A

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



05 SECTION B

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



06 GARAGE ROOF PLAN - PROPOSED

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

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PROPOSED GARAGE ROOF  
 PLAN / ELEVATIONS /  
 SECTIONS

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