MAPLE AVENUE TOWNHOMES

TOWN OF MORRISTOWN
MORRIS COUNTY, NEW JERSEY

CS-1	COVERSHEET
A-1	FRONT ELEVATION - CHANDLER / DICKENSON
XX	PREVIOUSLY APPROVED FRONT ELEVATION
A-2	FLOOR PLANS - CHANDLER / DICKENSON
A-3	REAR ELEVATION - CHANDLER / DICKENSON
XX	PREVIOUSLY APPROVED REAR ELEVATION
A-4	SIDE ELEVATIONS - CHANDLER / DICKENSON
A-5	FRONT ELEVATION - TYLER
XX	PREVIOUSLY APPROVED FRONT ELEVATION
A-6	FLOOR PLANS - TYLER
A-7	REAR ELEVATION - TYLER
XX	PREVIOUSLY APPROVED REAR ELEVATION
A-8	SIDE ELEVATIONS - TYLER
A-9	FRONT ELEVATION & 1ST FLOOR PLAN - OVERTON
A-10	2ND & 3RD FLOOR PLANS - OVERTON

Pulte Homes

SCALE: 1/4" = 1'-0"
#1154
DECEMBER 12, 2011
DECEMBER 5, 2011
NOVEMBER 11, 2011

CS-1

FEINBERG & ASSOCIATES P.C.
ARCHITECTURE/SITE DESIGN/INTERIOR DESIGN
One Echelon Plaza • 227 Laurel Road • Suite 201 • Voorhees, NJ 08043
Tel: 856.782.0100 • Fax: 856.782.8656
www.feinbergdesign.com

BONUS HEIGHT COMPLIANCE

1. PROVIDE A BASE FOR EACH UNIT OF AT LEAST (3) THREE FEET IN HEIGHT. EMPHASIZE THE BASE WITH SUBSTANTIAL MATERIALS SUCH AS BRICK AND STONE THAT PROVIDE A VISUAL GROUNDING AND SENSE OF WEIGHTINESS TO THE BUILDING'S BASE. BASE MATERIALS SHOULD WRAP AROUND ALL VISIBLE CORNERS, EXTRUSIONS AND SIDES OF BUILDINGS TO AVOID A "PASTED-ON" APPEARANCE. THE GROUND LEVEL OF THE UNIT SHALL BE AT LEAST 3' ABOVE GRADE.

2. PROVIDE A PORCH OR COVERED STOOP AT LEAST (6) SIX FEET WIDE AND (4) FOUR FEET DEEP. STEPS LEADING TO THE PORCH OR STOOP SHOULD HAVE A SUBSTANTIAL APPEARANCE. PORCHES, STOOPS AND BAY WINDOWS MAY PROJECT UP TO (5) FIVE FEET INTO THE FRONT YARD SETBACK. YARD.

3. THE TOP LEVEL OF THE UNITS SHALL USE A PITCHED (SUCH AS GABLED OR GAMBREL) FORM AT THE FRONT FACADE, IN ORDER TO DOWNPLAY THE ADDITIONAL HEIGHT. FLAT OR OTHER ROOF FORMS, WHICH EMPHASIZE THE FULL HEIGHT OF BUILDINGAT THE FRONT FACADE, ARE PROHIBITED. THE FRONT FACADE OF PITCHED ROOFS SHOULD BE ACCENTED WITH DORMER WINDOWS AND/OR CHIMNEYS. PORTIONS OF ROOF VISIBLE FROM THE FRONT SHALL USE QUALITY, ATTRACTIVE ROOFING MATERIAL.

4. WHERE TWO TOWNHOUSE COMPLEXES FACE EACH OTHER ACROSS A WALKWAY OR PRIVATE GREEN, THE MINIMUM SEPARATION BETWEEN THE FRONT FACADES OF THE UNITS SHALL BE (50) FIFTY FEET, IN ORDER TO PRESERVE SUNLIGHT INTO THE FRONT YARD.

Pulte Homes

'FRONT ELEVATION - MAPLE AVENUE'
'CHANDLER/DICKENSON'
◇ MANOR TOWNHOMES ◇

MORRISTOWN
MORRIS COUNTY, NEW JERSEY

SCALE: 1/4" = 1'-0"
#1154
DECEMBER 12, 2011
DECEMBER 5, 2011
NOVEMBER 11, 2011
AUGUST 22, 2011

A-1

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One Echelon Plaza • 227 Laurel Road • Suite 201 • Voorhees, NJ 08043
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Bldg. 1 Maple Avenue Elevation

BUILDING 1
ELEVATION
SCALE: 3/16" 1'-0"
DATE: 05/22/08

MINNO & WASKO
ARCHITECTS AND PLANNERS

MAPLE TOWN HOMES

TOWN OF MORRISTOWN, MORRIS COUNTY, NEW JERSEY

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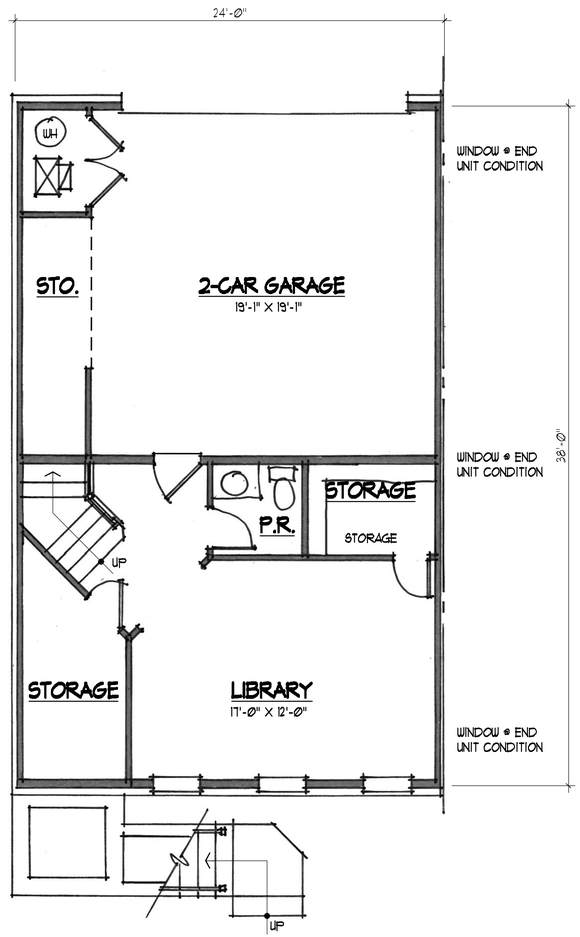
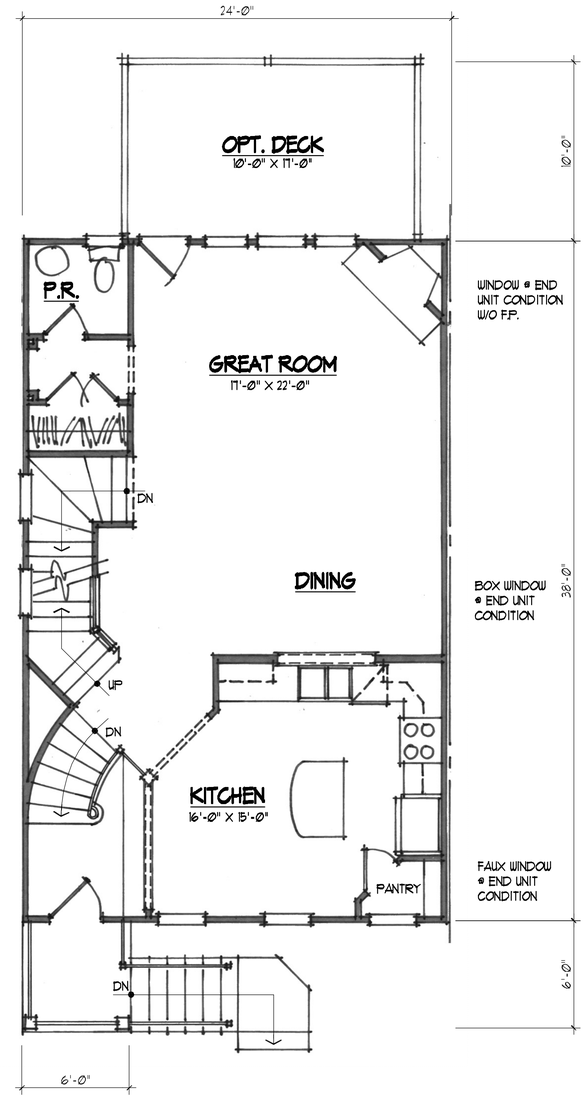
MORRISTOWN
EPSTEIN'S, LLC.



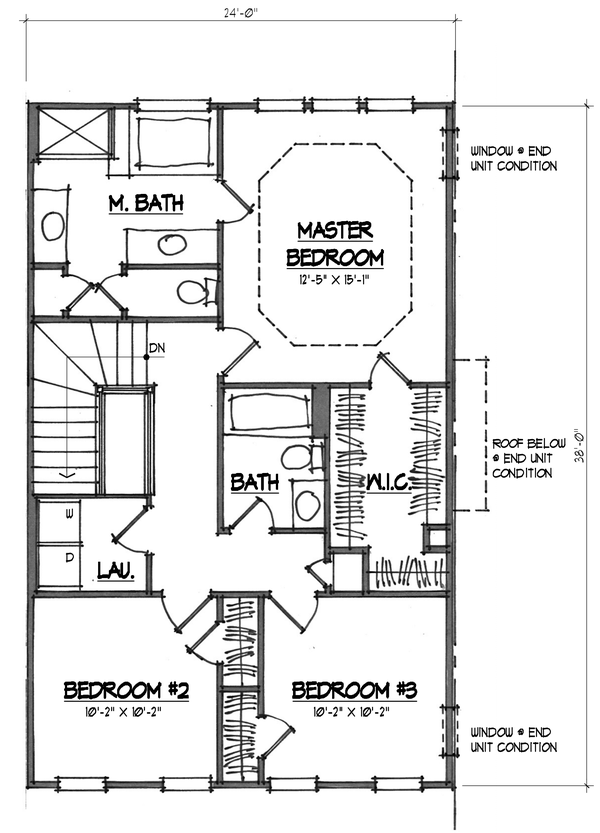
GARAGE FLOOR PLAN

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



GROUND FLOOR PLAN

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



SECOND FLOOR PLAN

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

SQ. FT. CALC.	
1ST FLOOR:	339 SF.
2ND FLOOR:	903 SF.
3RD FLOOR:	845 SF.
TOTAL:	2,087 SF.
GARAGE:	441 SF.

'FLOOR PLANS'
'CHANDLER/DICKENSON'

◇ MANOR TOWNHOMES ◇

MORRISTOWN
MORRIS COUNTY, NEW JERSEY

SCALE: 1/4" = 1'-0"
#11154
DECEMBER 12, 2011
DECEMBER 5, 2011
NOVEMBER 11, 2011
AUGUST 22, 2011

A-2

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Pulte Homes

'REAR ELEVATION'

'CHANDLER / DICKENSON'

◇ MANOR TOWNHOMES ◇

MORRISTOWN

MORRIS COUNTY, NEW JERSEY

SCALE: 1/4" = 1'-0"
#11154
DECEMBER 12, 2011
DECEMBER 5, 2011
NOVEMBER 11, 2011

A-3

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Rear Elevation

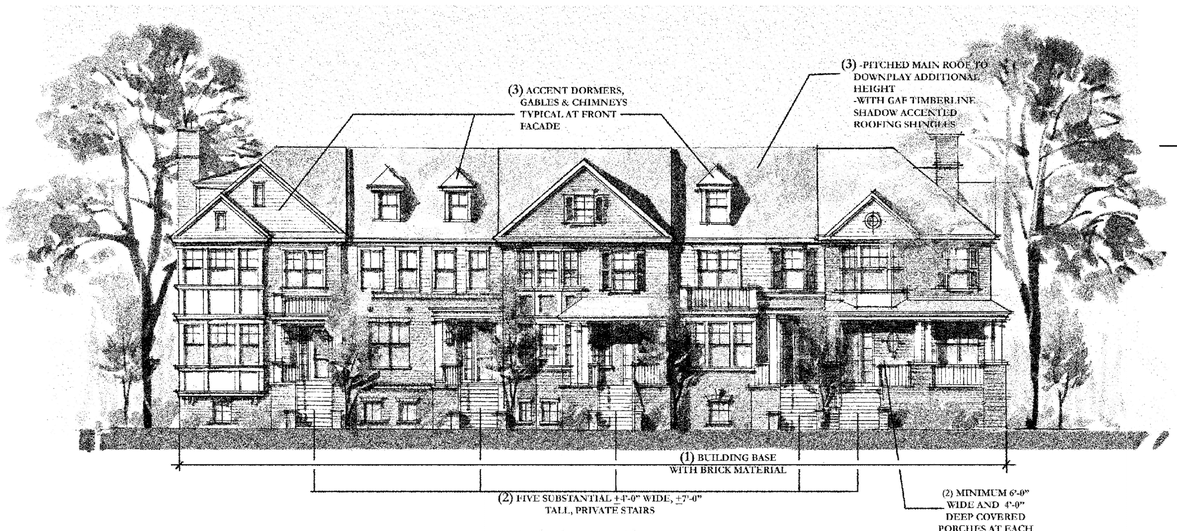
BONUS HEIGHT COMPLIANCE

1. Provide a base for each unit of at least three feet in height. Emphasize the base with substantial materials such as brick and stone that provide a visual grounding and sense of weightiness to the building's base. Base materials should wrap around all visible corners, extrusions and sides of buildings to avoid a "pasted-on" appearance. The ground level of the unit shall be at least 3' above grade.

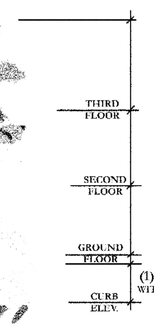
2. Provide a porch or covered stoop at least six (6) feet wide and four (4) feet deep. Steps leading to the porch or stoop should have a substantial appearance. Porches, stoops and bay windows may project up to five feet into the front yard setback.
See Porch & Stoop Dimensions on sheet A-6

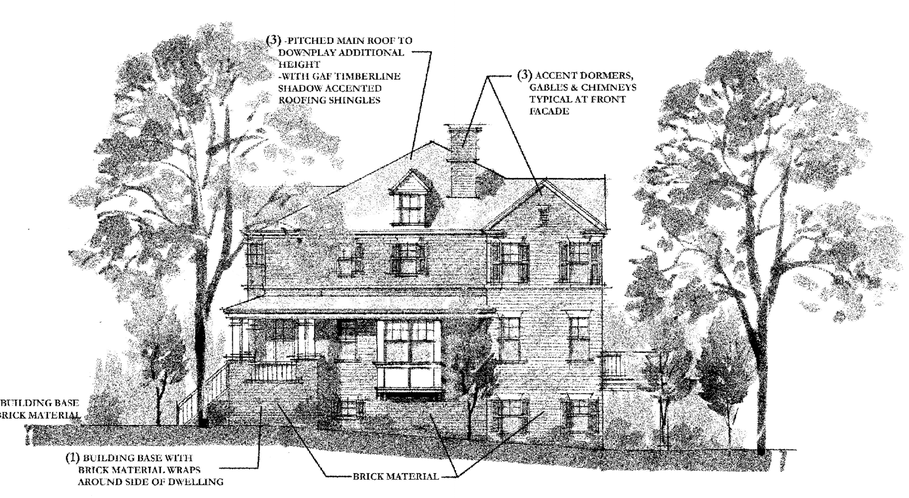
3. The top level of the units shall use a pitched (such as gabled or gambrel) form at the front façade, in order to downplay the additional height. Flat or other roof forms, which emphasize the full height of building at the front façade, are prohibited. The front façade of pitched roofs should be accented with dormer windows and/or chimneys. Potions of roof visible from the front shall use quality, attractive roofing material.

4.Where two townhouses complexes face each other across a walkway or private green, the minimum separation between the front facades of units shall be 50 feet, in order to preserve sunlight into the front yard.
See Civil Engineer sheet 4 of 13



Maple Avenue Elevation





Bldg. 1 Right Side Elevation

A-5
BUILDING 1 ELEVATIONS

Scale: 3/32"=1'-0"
DATE: 01/25/08
REVISED: 03/13/08

MINNO & WASKO
ARCHITECTS AND PLANNERS

MAPLE TOWN HOMES

Town of Morristown, Morris County, New Jersey

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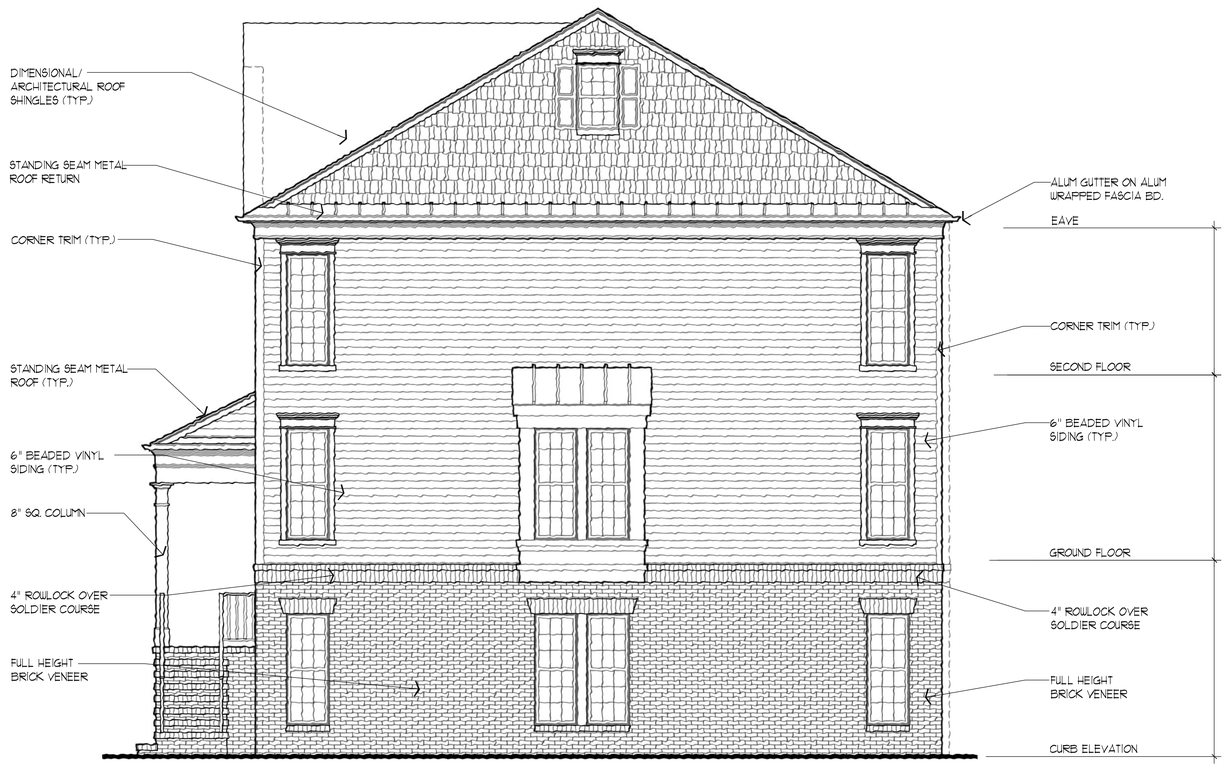
MORRISTOWN EPSTEIN'S, LLC.



RIGHT & LEFT SIDE ELEVATIONS

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

'SIDE ELEVATIONS'
'CHANDLER/DICKENSON'

◇ MANOR TOWNHOMES ◇

MORRISTOWN
MORRIS COUNTY, NEW JERSEY

SCALE: 1/4" = 1'-0"
#1154

DECEMBER 12, 2011
DECEMBER 5, 2011
NOVEMBER 11, 2011

A-4

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ARCHITECTURE/SITE DESIGN/INTERIOR DESIGN
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SCALE: 1/4" = 1'-0"
#11154
DECEMBER 12, 2011
DECEMBER 5, 2011
NOVEMBER 11, 2011

A-5

'FRONT ELEVATION - MACCULLOCH AVENUE'

'TYLER'

◇ MANOR TOWNHOMES ◇

MORRISTOWN
MORRIS COUNTY, NEW JERSEY

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Bldg. 4 Macculloch Avenue Elevation

BUILDING 4
ELEVATION
SCALE: 3/16" 1'-0"
DATE: 05/22/08

MINNO & WASKO
ARCHITECTS AND PLANNERS

MAPLE TOWN HOMES

TOWN OF MORRISTOWN, MORRIS COUNTY, NEW JERSEY

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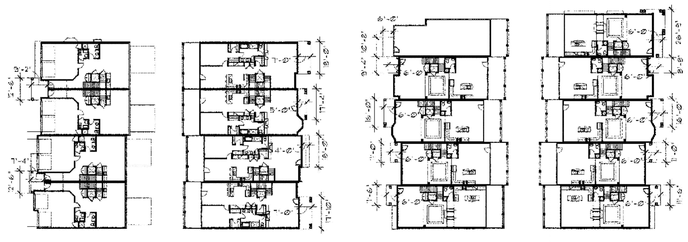
MORRISTOWN
EPSTEIN'S, LLC.



Porch and Stoop Dimensions

Rear Elevation

BONUS HEIGHT COMPLIANCE

1. Provide a base for each unit of at least three feet in height. Emphasize the base with substantial materials such as brick and stone that provide a visual grounding and sense of weightiness to the building's base. Base materials should wrap around all visible corners, extrusions and sides of buildings to avoid a "pasted-on" appearance. The ground level of the unit shall be at least 3' above grade.

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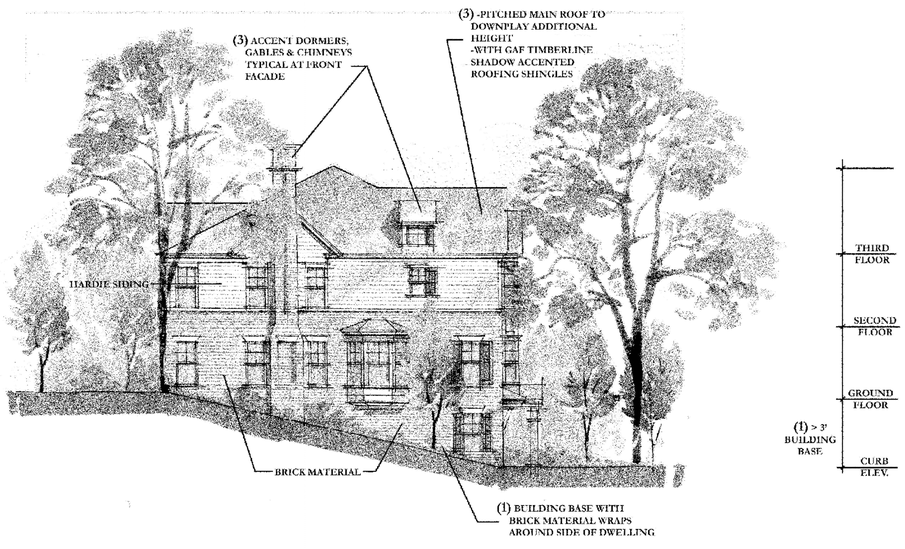
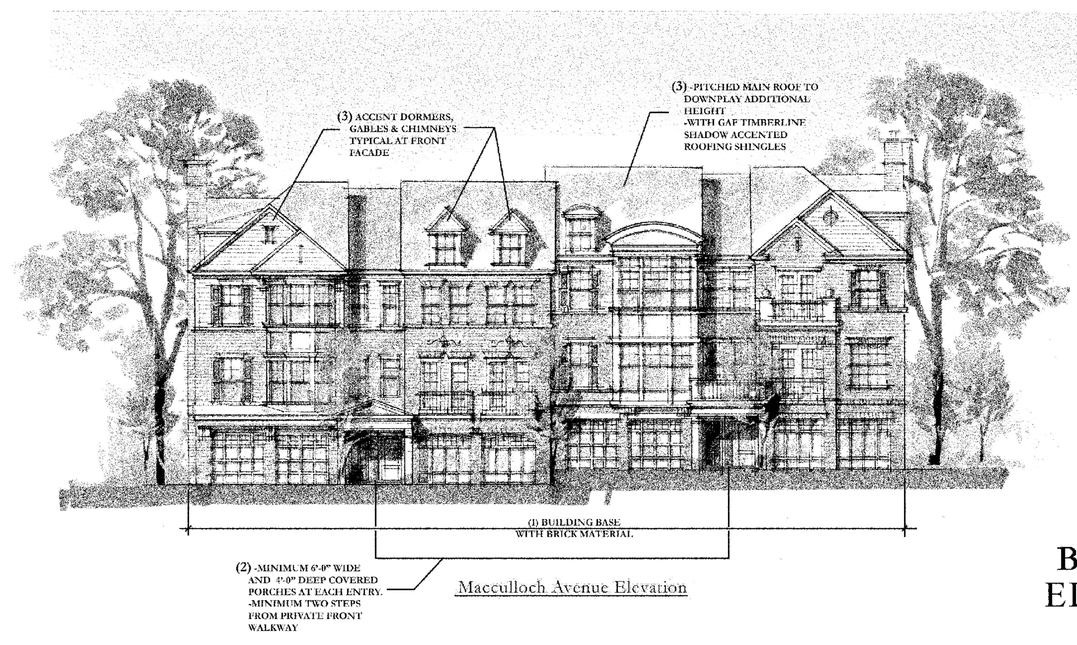
See Porch & Stoop Dimensions on sheet A-6

3. The top level of the units shall use a pitched (such as gabled or gambrel) form at the front façade, in order to downplay the additional height. Flat or other roof forms, which emphasize the full height of building at the front façade, are prohibited. The front façade of pitched roofs should be accented with dormer windows and/or chimneys. Potions of roof visible from the front shall use quality, attractive roofing material.

4.Where two townhouses complexes face each other across a walkway or private green, the minimum separation between the front facades of units shall be 50 feet, in order to preserve sunlight into the front yard.
See Civil Engineer sheet 4 of 13



Left Side Elevation



Macculloch Avenue Elevation

A-6
BUILDING 4
ELEVATIONS
Scale: 3/32"=1'-0"
DATE: 01/25/08
REVISED: 03/13/08

MINNO & WASKO
ARCHITECTS AND PLANNERS

MAPLE TOWN HOMES

Town of Morristown, Morris County, New Jersey

PROJECT: 05-0384-02

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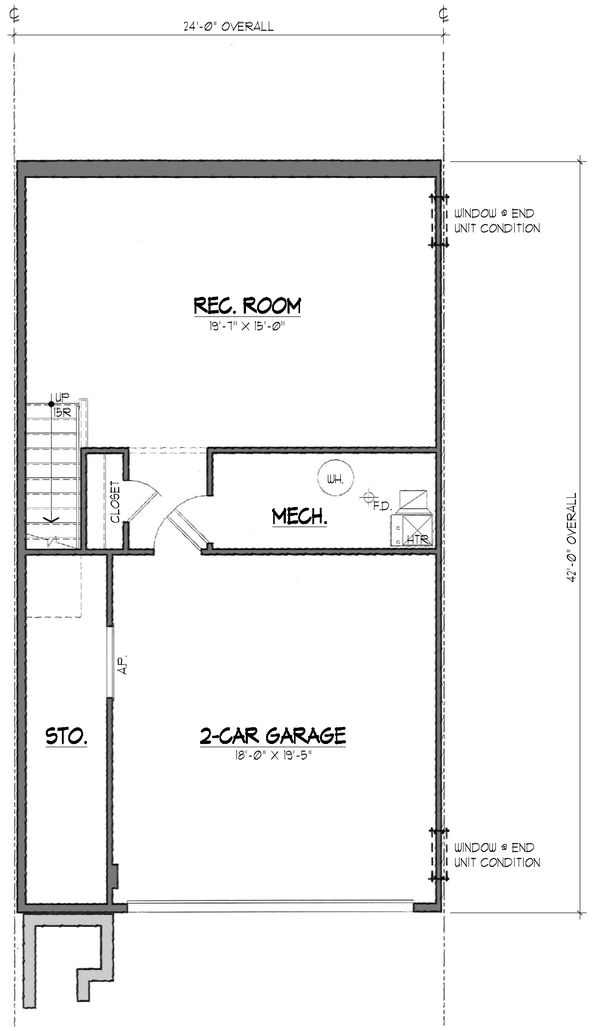
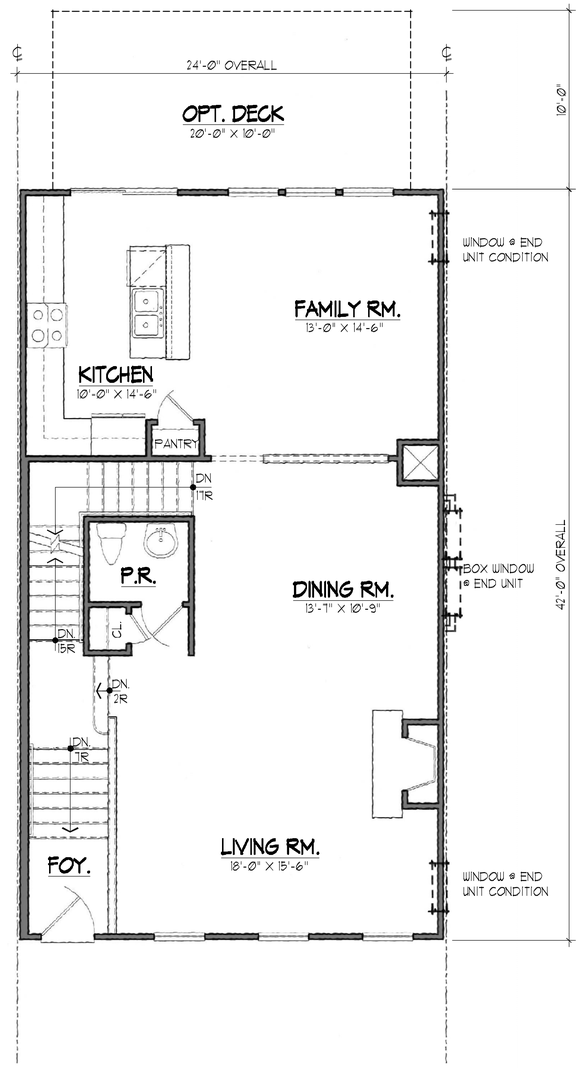


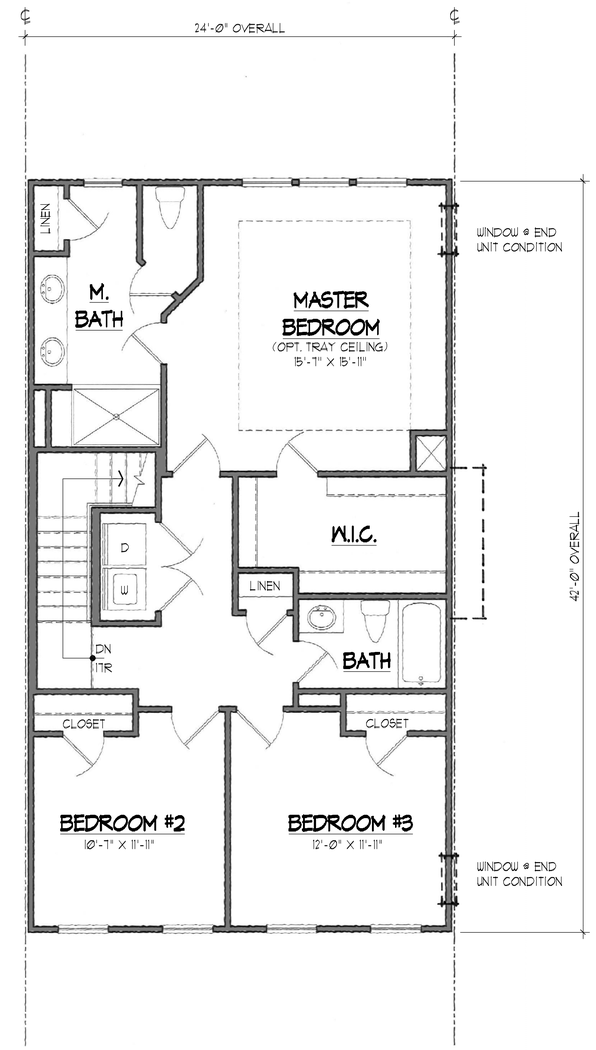
GARAGE FLOOR PLAN

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



GROUND FLOOR PLAN

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



SECOND FLOOR PLAN

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

SQ. FT. CALC.	
1ST FLOOR:	418 SF.
2ND FLOOR:	994 SF.
3RD FLOOR:	936 SF.
TOTAL:	2,348 SF.
GARAGE:	368 SF.

'FLOOR PLANS'

'TYLER'

◇ MANOR TOWNHOMES ◇

MORRISTOWN

MORRIS COUNTY, NEW JERSEY

SCALE: 1/4" = 1'-0"
#1154
DECEMBER 12, 2011
DECEMBER 2, 2011
NOVEMBER 11, 2011

A-6

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ARCHITECTURE/SITE DESIGN/INTERIOR DESIGN
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REAR ELEVATION

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

'REAR ELEVATION'

'TYLER'

◇ MANOR TOWNHOMES ◇

MORRISTOWN

MORRIS COUNTY, NEW JERSEY

SCALE: 1/4" = 1'-0"
#1154
DECEMBER 12, 2011
DECEMBER 5, 2011
NOVEMBER 11, 2011

A-7

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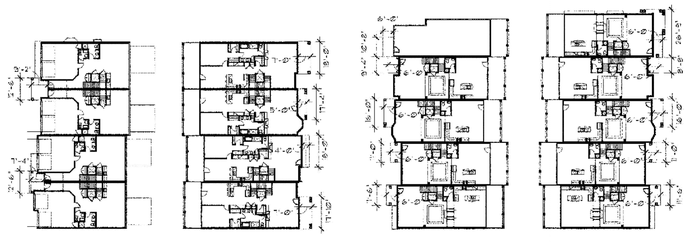

Porch and Stoop Dimensions

Rear Elevation

BONUS HEIGHT COMPLIANCE

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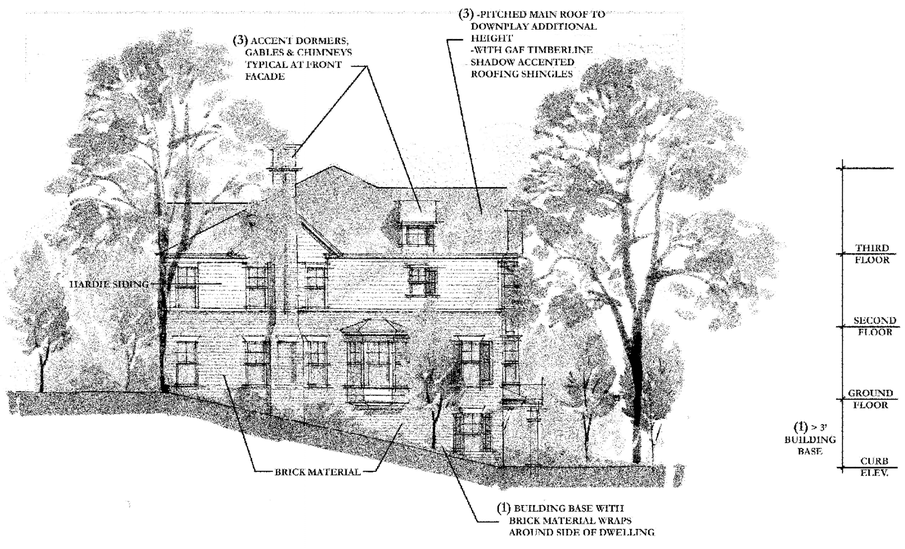
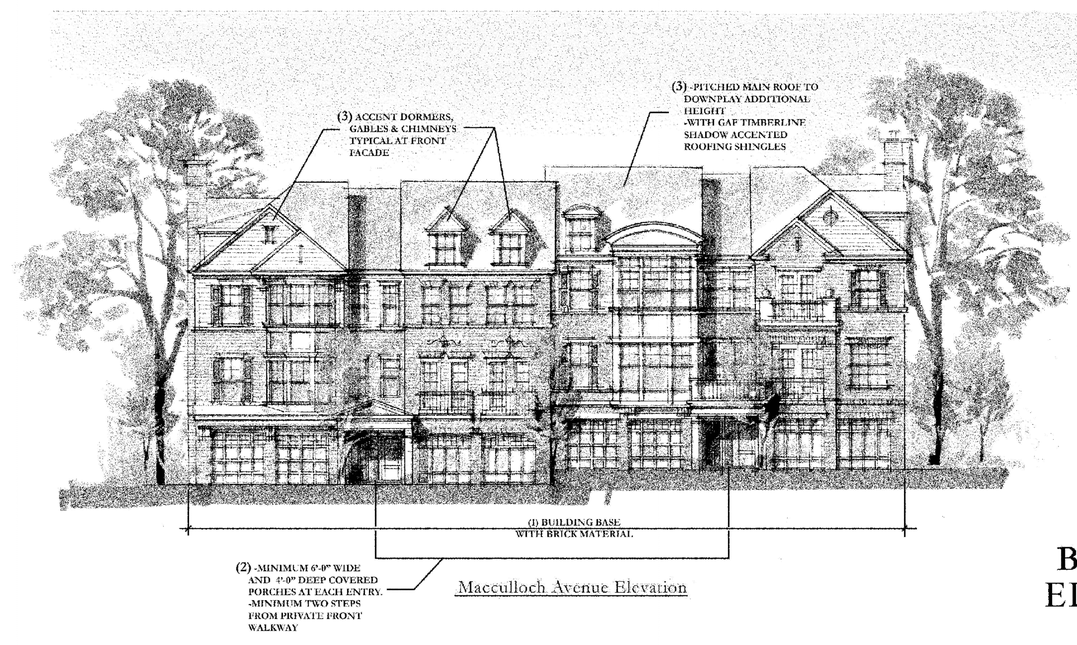
See Civil Engineer sheet 4 of 13



Left Side Elevation



Macculloch Avenue Elevation

A-6
BUILDING 4
ELEVATIONS
Scale: 3/32"=1'-0"
DATE: 01/25/08
REVISED: 03/13/08

MINNO & WASKO
ARCHITECTS AND PLANNERS

MAPLE TOWN HOMES

Town of Morristown, Morris County, New Jersey

PROJECT: 05-0384-02

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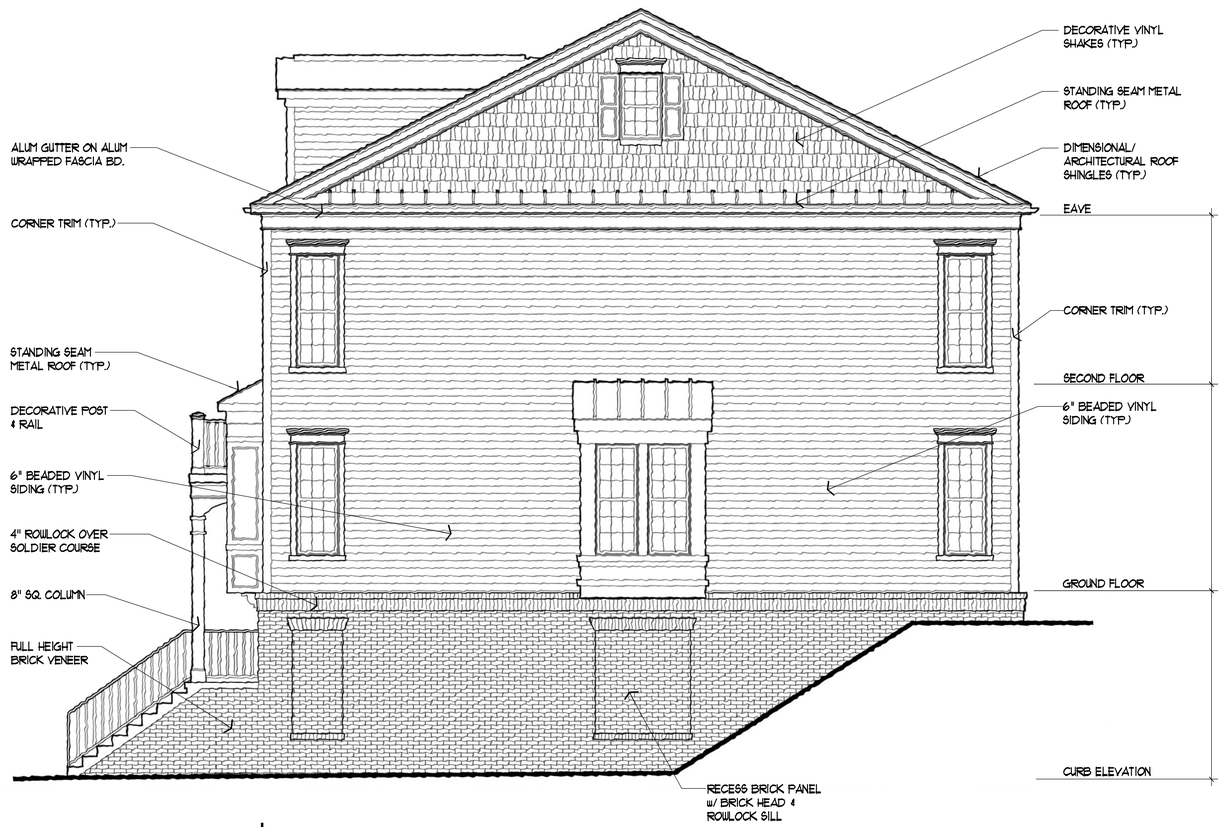
MORRISTOWN
EPSTEIN'S, LLC.



RIGHT & LEFT SIDE ELEVATIONS

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

'SIDE ELEVATIONS'
'TYLER'
◇ MANOR TOWNHOMES ◇
MORRISTOWN
MORRIS COUNTY, NEW JERSEY

SCALE: 1/4" = 1'-0"
#11154

DECEMBER 12, 2011
DECEMBER 5, 2011
NOVEMBER 11, 2011

A-8

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METAL ROOFING

DECORATIVE 2-STORY BOX BAY W/ METAL ROOF

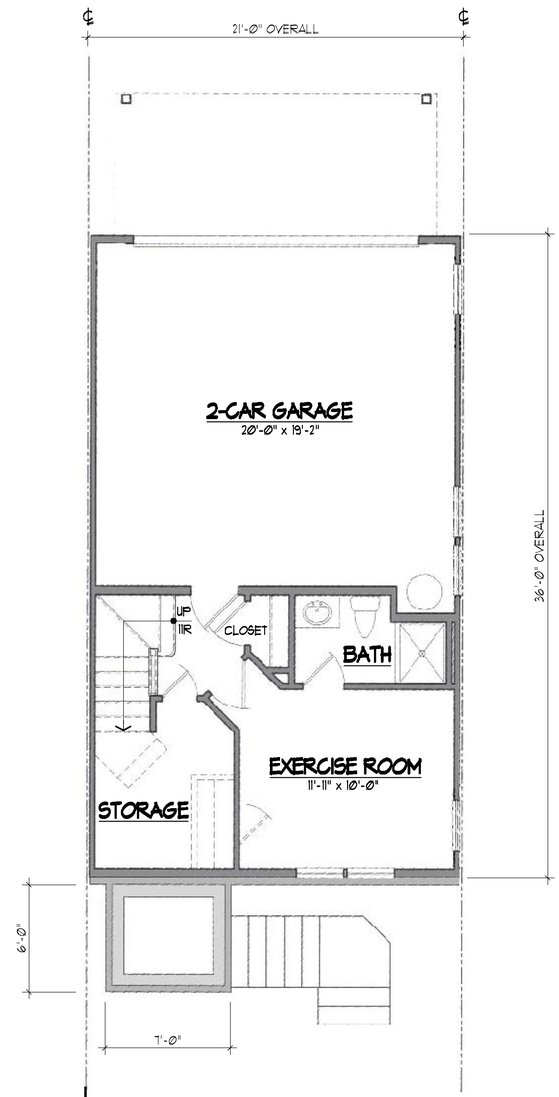
BRICK SOLDIER COURSE BANDING

(2) - MINIMUM 6'-0" WIDE X 4'-0" DEEP COVERED FRONT PORCH AT EACH ENTRY.

(1) - BUILDING BASE WITH BRICK AT GROUND FLOOR WRAPS CORNER OF UNIT AT SIDES.

PARTIAL FRONT ELEVATION

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



GARAGE FLOOR PLAN

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

SQ. FT. CALC.	
1ST FLOOR:	303 SF.
2ND FLOOR:	756 SF.
3RD FLOOR:	687 SF.
TOTAL:	1,746 SF.
GARAGE:	419 SF.

Pulte Homes

'FRONT ELEVATION & GARAGE FLOOR PLAN'

'OVERTON' - BUILDING #2

◇ MANOR TOWNHOMES ◇

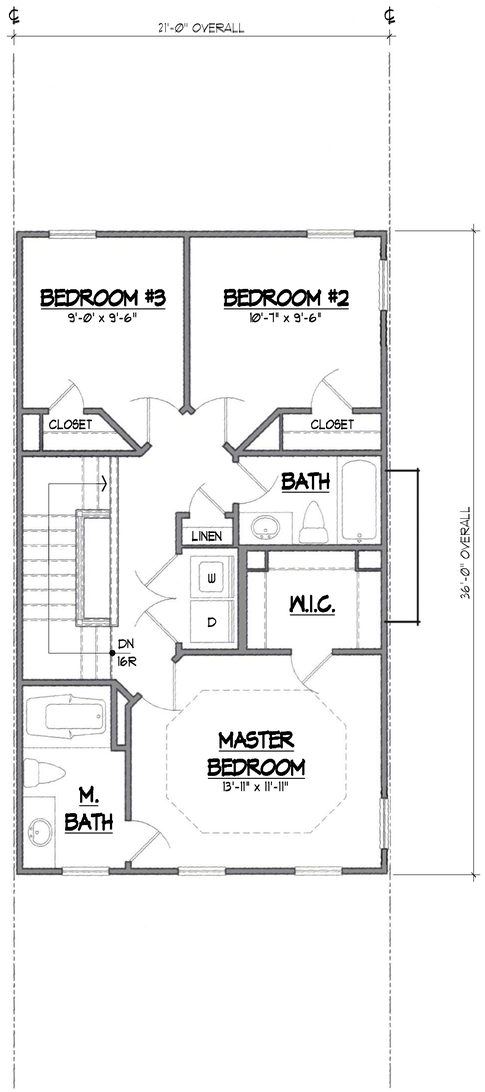
MORRISTOWN

MORRIS COUNTY, NEW JERSEY

SCALE: 1/4" = 1'-0"
#11154
DECEMBER 12, 2011
DECEMBER 5, 2011
NOVEMBER 11, 2011

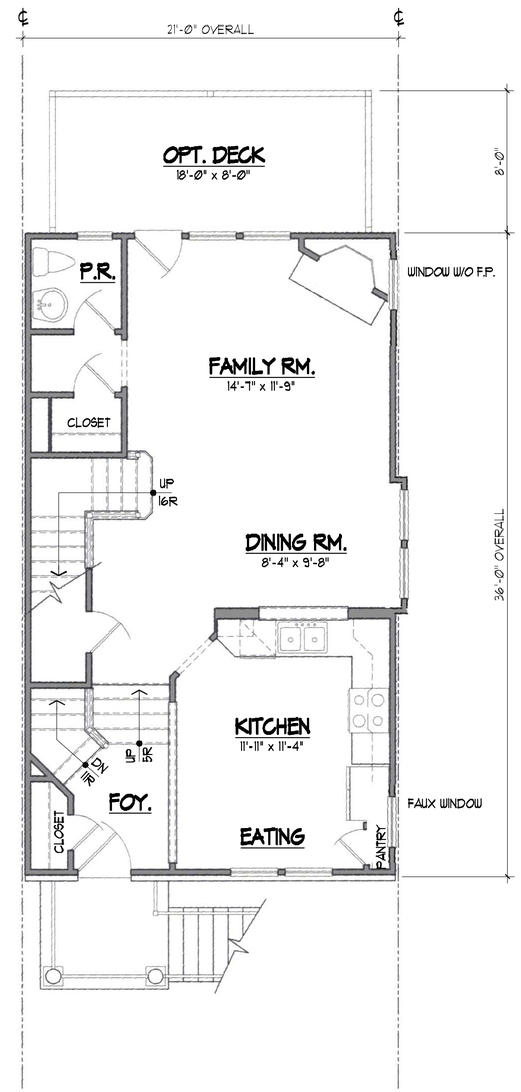
A-9

FEINBERG & ASSOCIATES P.C.
ARCHITECTURE/SITE DESIGN/INTERIOR DESIGN
One Echelon Plaza • 227 Laurel Road • Suite 201 • Voorhees, NJ 08043
Tel: 856.782.0100 • Fax: 856.782.8656
www.feinbergdesign.com



SECOND FLOOR PLAN

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



GROUND FLOOR PLAN

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

'GROUND & 2ND FLOOR PLANS'

'OVERTON' - BUILDING #2

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