

# PROPOSED DESIGN FOR: THE GRAHAM RESIDENCE

1 PINE VALLEY WAY  
FLORHAM PARK, NJ 07932

CONCEPTUAL RENDERINGS (FOR ILLUSTRATIVE PURPOSES ONLY)



2

ABBREVIATIONS				CONSTRUCTION SYMBOLS					
ABV.	ABOVE	EA.	EACH	OPP.	OPPOSITE	---	CONSTRUCTION ABOVE	■	FIRE RATED WALL
ACT.	ACOUSTIC CEILING TILE	EQ.	EQUAL	RM.	ROOM	---	PROPERTY LINE	▨	STUD/ROUGHING
AFF.	ABOVE FINISH FLOOR	EXIST.	EXISTING	R.O.	ROUGH OPENING	---	EXISTING PARTITION TO BE REMOVED	▨	BLOCKING
APPROX.	APPROXIMATE	EXT.	EXTERIOR	SCHED.	SCHEDULE	---	EXISTING PARTITION TO REMAIN	▨	FINISH WOOD
ARCH.	ARCHITECT	FIN.	FINISH	SF	SQUARE FOOT	---	NEW WALL CONSTRUCTION	▨	PLYWOOD
BLW.	BELOW	FLR.	FLOOR	SIM.	SIMILAR	▨	STEEL	▨	PLASTIC LAMINATE ON PLYWOOD FACEBRICK
BOT.	BOTTOM	G.C.	GENERAL CONTRACTOR	SPECS.	SPECIFICATIONS	▨	CONCRETE BLOCK	▨	BATT INSULATION
CL	CENTERLINE	GWB	GYPSON WALL BOARD	SS	STAINLESS STEEL	▨			
CLOS.	CLOSET	INSUL.	INSULATION	T.O.	TRIMMED OPENING				
CLG.	CEILING	LAV.	LAVATORY	TYP.	TYPICAL				
DIA.	DIAMETER	MFR.	MANUFACTURER	U.O.N.	UNLESS OTHERWISE NOTED				
DIM.	DIMENSION	MTD.	MOUNTED	V.I.F.	VERIFY IN FIELD				

## ZONING INFORMATION

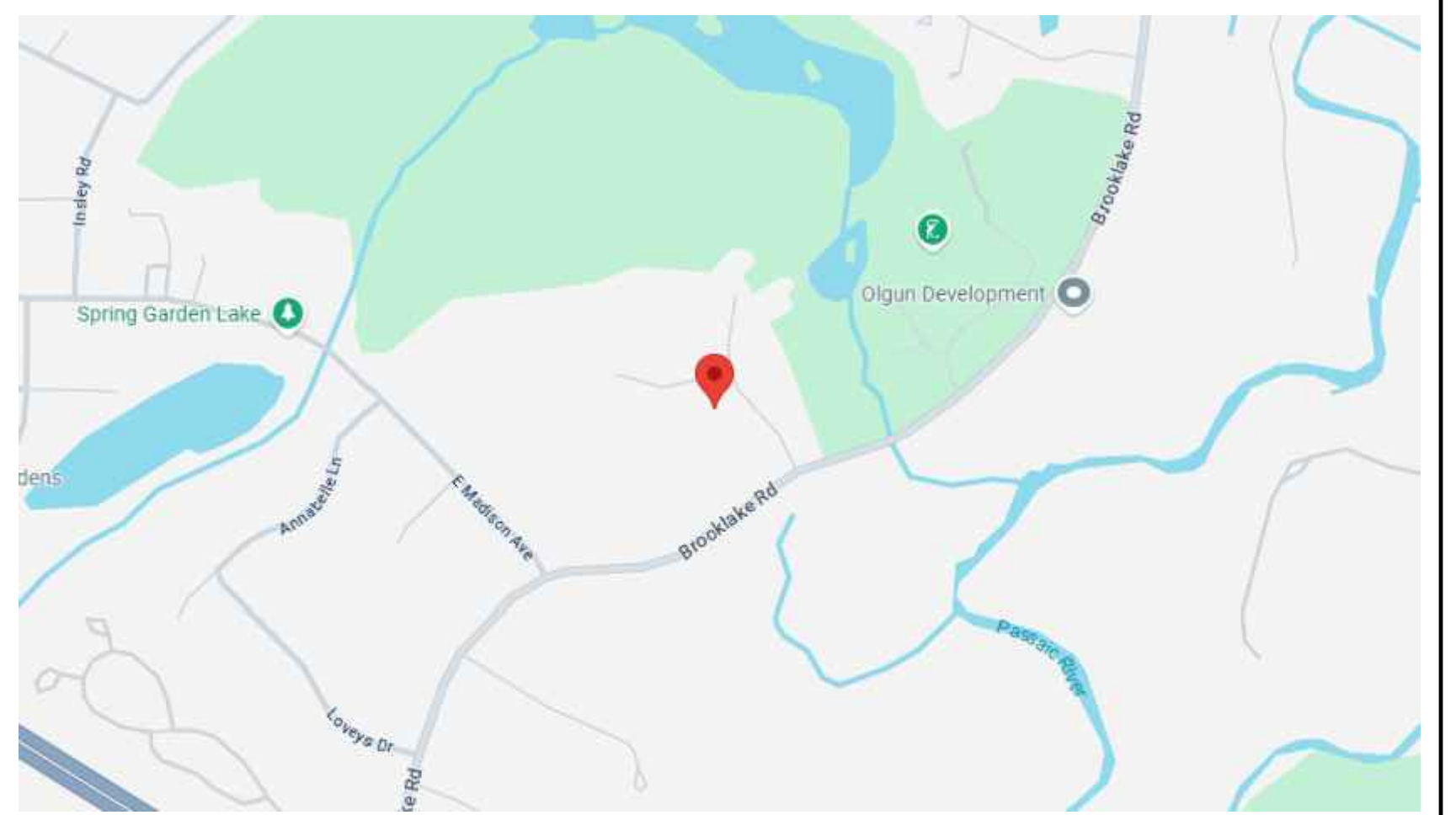
ZONE: RA-130 BLOCK: 402 LOT: 1 BUILDING USE GROUP: R-5 CONSTRUCTION TYPE: TYPE V-B  
STORIES: 1.5 AREA: 1,703 SF

**\*\*SEE ENGINEER'S DRAWINGS FOR ALL SITE PLAN, ZONING, & GRADING INFORMATION\*\***

## PROJECT DESCRIPTION

THE PROPOSED WORK IS FOR A NEW DETACHED ACCESSORY STRUCTURE AND REAR YARD IMPROVEMENTS, INCLUDING A NEW IN-GROUND POOL. TWO EXISTING ACCESSORY STRUCTURES TO BE REMOVED.

## KEY MAP



## BOARD APPROVALS

CHAIRPERSON	DATE
SECRETARY	DATE
ENGINEER	DATE

## DRAWING LIST

DWG NO.	DESCRIPTION	LATEST REVISION
VA.000	KEY MAP, TITLE, NOTES, PROPOSED RENDERINGS	JAN. 09, 2026
VA.100	PROPOSED FLOOR PLAN	SEPT. 25, 2025
VA.100.1	DIMENSIONED FLOOR PLAN	SEPT. 25, 2025
VA.200	PROPOSED ROOF PLAN, EXISTING PHOTOGRAPHS	JAN. 09, 2026
VA.500	PROPOSED ELEVATIONS	SEPT. 25, 2025

**VARIANCE SET**


**PLAN ARCHITECTURE**  
267 PASCACK ROAD  
Township of Washington, NJ 07676  
dan@plnarc.com  
T: (201) 664-7526

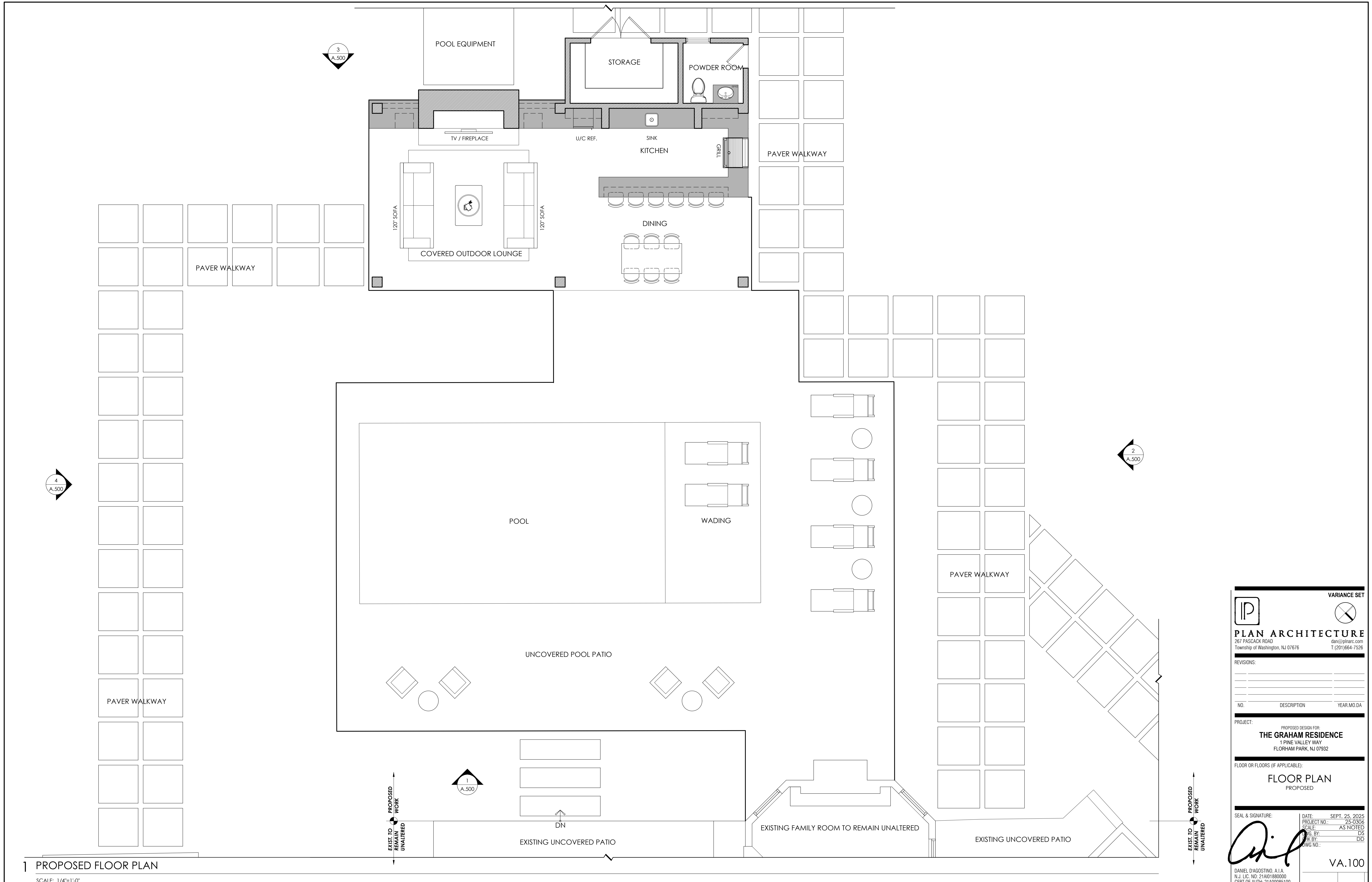
REVISIONS:

NO.	DESCRIPTION	YEAR.MO.DA
2	ZONING OFFICIAL COMMENTS	2026.01.09
	BULK CHART UPDATED	2025.12.10

PROJECT: PROPOSED DESIGN FOR:  
**THE GRAHAM RESIDENCE**  
1 PINE VALLEY WAY  
FLORHAM PARK, NJ 07932

FLOOR OR FLOORS (IF APPLICABLE):  
**TITLE**  
KEY MAP, TITLE, NOTES, PROPOSED RENDERINGS

SEAL & SIGNATURE:   
DATE: JAN. 08, 2026  
PROJECT NO.: 25-0306  
SCALE: AS NOTED  
DESIGNED BY: DS  
CHECKED BY: DD  
DRAWING NO.: **VA.000**  
DANIEL D'AGOSTINO, A.I.A.  
N.J. LIC. NO. 21A101880000  
CERT. OF AUTH: 21A00085100



1 PROPOSED FLOOR PLAN

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

**VARIANCE SET**

**PLAN ARCHITECTURE**  
 267 PASCACK ROAD  
 Township of Washington, NJ 07676

dan@plnarc.com  
 T: (201) 664-7526

REVISIONS:

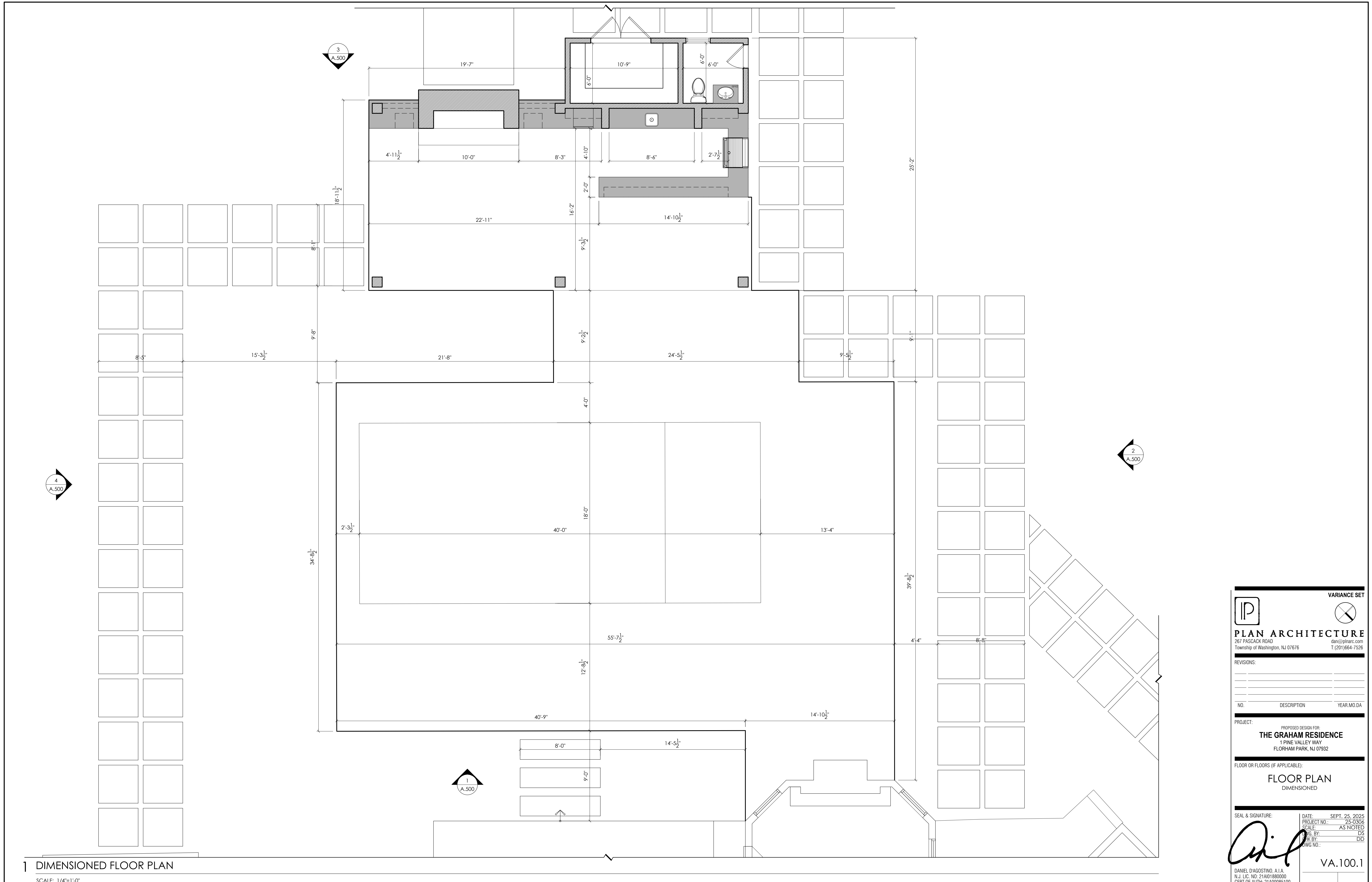
NO.	DESCRIPTION	YEAR.MO.DA

PROJECT: PROPOSED DESIGN FOR:  
**THE GRAHAM RESIDENCE**  
 1 PINE VALLEY WAY  
 FLORHAM PARK, NJ 07932

FLOOR OR FLOORS (IF APPLICABLE):  
**FLOOR PLAN**  
 PROPOSED

SEAL & SIGNATURE: *[Signature]* DATE: SEPT. 25, 2025  
 PROJECT NO.: 25-0306  
 SCALE: AS NOTED  
 DRAWN BY: DS  
 CHECK BY: DD  
 DWG NO.: VA.100

DANIEL D'AGOSTINO, A.L.A.  
 N.J. LIC. NO. 21A101880000  
 CERT. OF AUTH. 21A00085100



1 DIMENSIONED FLOOR PLAN

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

**VARIANCE SET**

**PLAN ARCHITECTURE**  
 267 PASCACK ROAD  
 Township of Washington, NJ 07676

dan@plnarc.com  
 T: (201) 664-7526

REVISIONS:

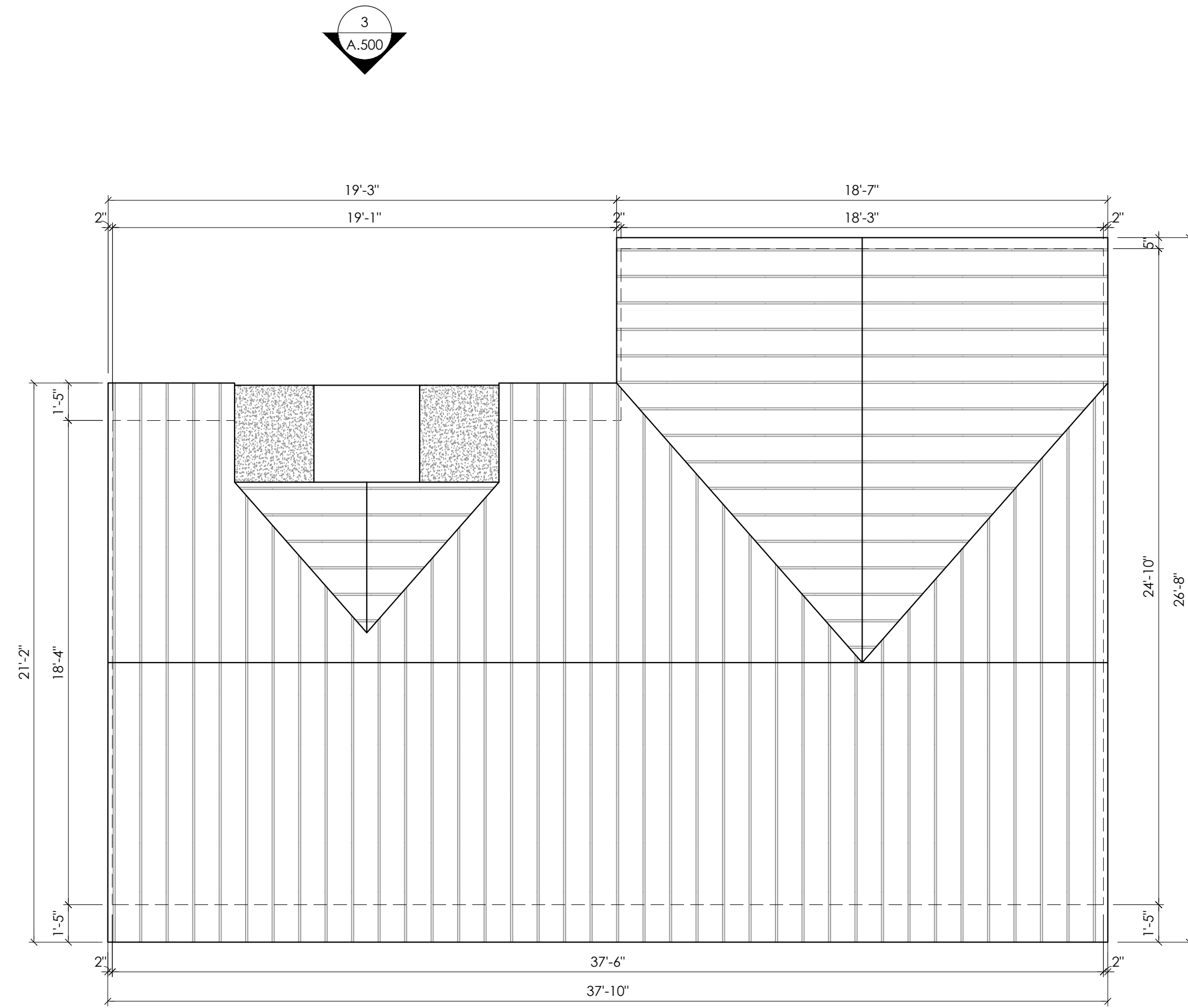
NO.	DESCRIPTION	YEAR.MO.DA

PROJECT: PROPOSED DESIGN FOR:  
**THE GRAHAM RESIDENCE**  
 1 PINE VALLEY WAY  
 FLORHAM PARK, NJ 07932

FLOOR OR FLOORS (IF APPLICABLE):  
**FLOOR PLAN**  
 DIMENSIONED

SEAL & SIGNATURE: *[Signature]* DATE: SEPT. 25, 2025  
 PROJECT NO.: 25-0306  
 SCALE: AS NOTED  
 DESIGNED BY: DS  
 CHECKED BY: DD  
 DRAWING NO.: VA.100.1

DANIEL D'AGOSTINO, A.I.A.  
 N.J. LIC. NO. 21A01880000  
 CERT. OF AUTH. 21A00085100



4  
A.500

2  
A.500

1  
A.500

1 PROPOSED ROOF PLAN

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



F



E



A



B



C - EXISTING POOL EQUIP. TO BE REMOVED



D

2 PHOTOGRAPHS OF EXISTING CONDITIONS - EXTERIOR & SITE

NO SCALE

VARIANCE SET

**PLAN ARCHITECTURE**  
 267 PASCACK ROAD  
 Township of Washington, NJ 07676

dan@plnarc.com  
T: (201) 664-7526

REVISIONS:

NO.	DESCRIPTION	YEAR, MO, DA
2	ZONING OFFICIAL COMMENTS	2026.01.09

PROJECT: PROPOSED DESIGN FOR:  
**THE GRAHAM RESIDENCE**  
 1 PINE VALLEY WAY  
 FLORHAM PARK, NJ 07932

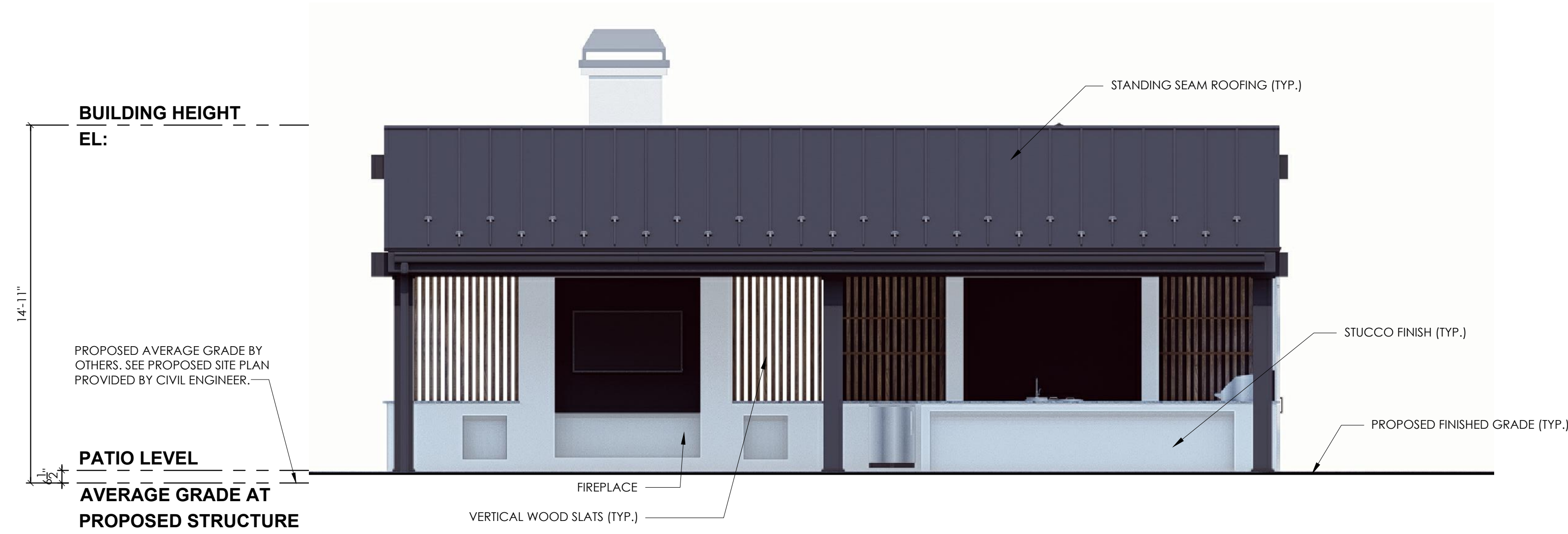
FLOOR OR FLOORS (IF APPLICABLE):  
**ROOF PLAN**  
 EXISTING PHOTOGRAPHS

---

SEAL & SIGNATURE: DATE: JAN. 09, 2025  
 PROJECT NO.: 25-0306  
 SCALE: AS NOTED  
 DES. BY: DS  
 CHK. BY: DD  
 DWG. NO.:

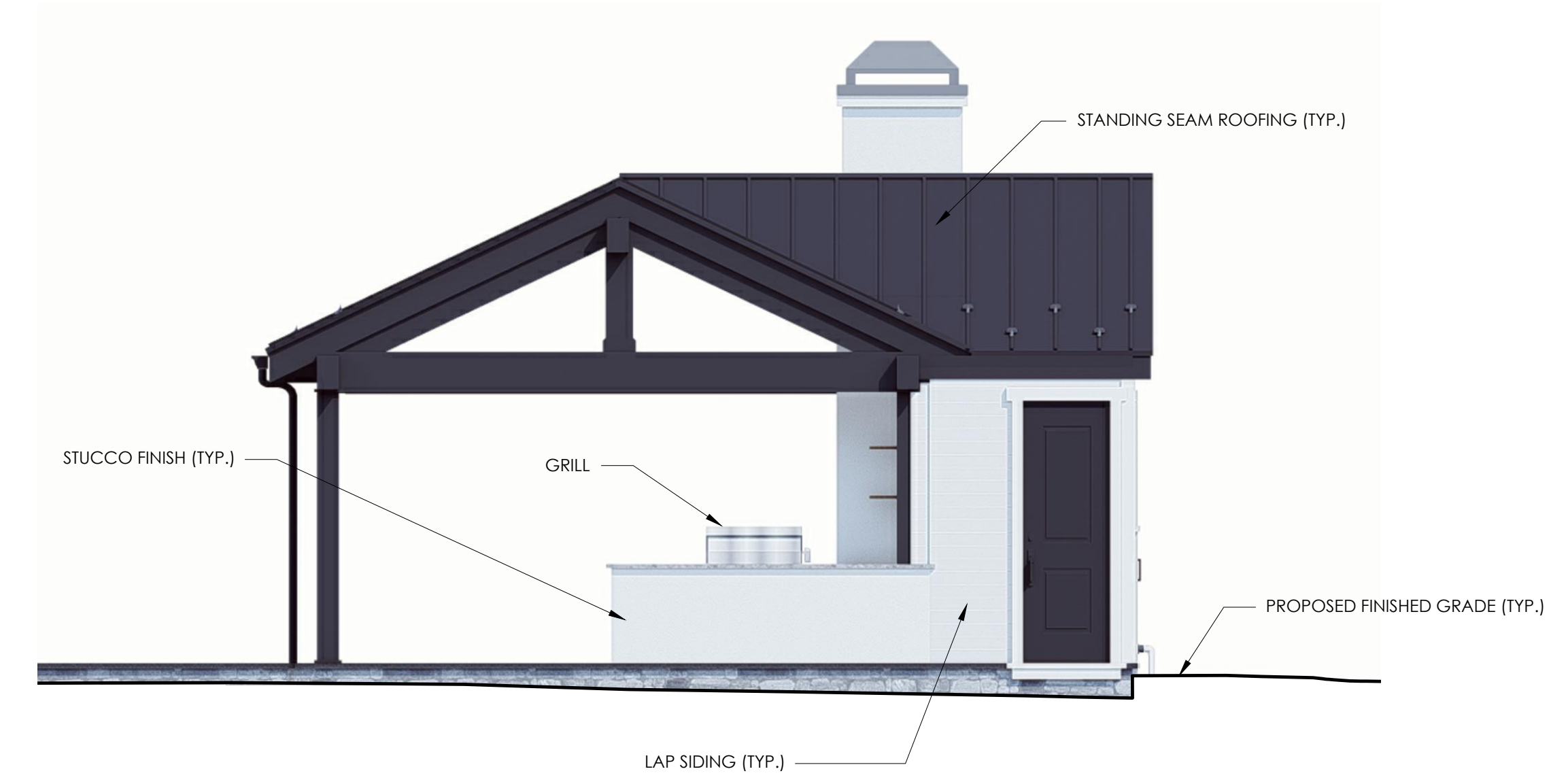
VA.200

DANIEL D'AGOSTINO, A.L.A.  
 N.J. LIC. NO: 21A01880000  
 CERT. OF AUTH: 21A00085100



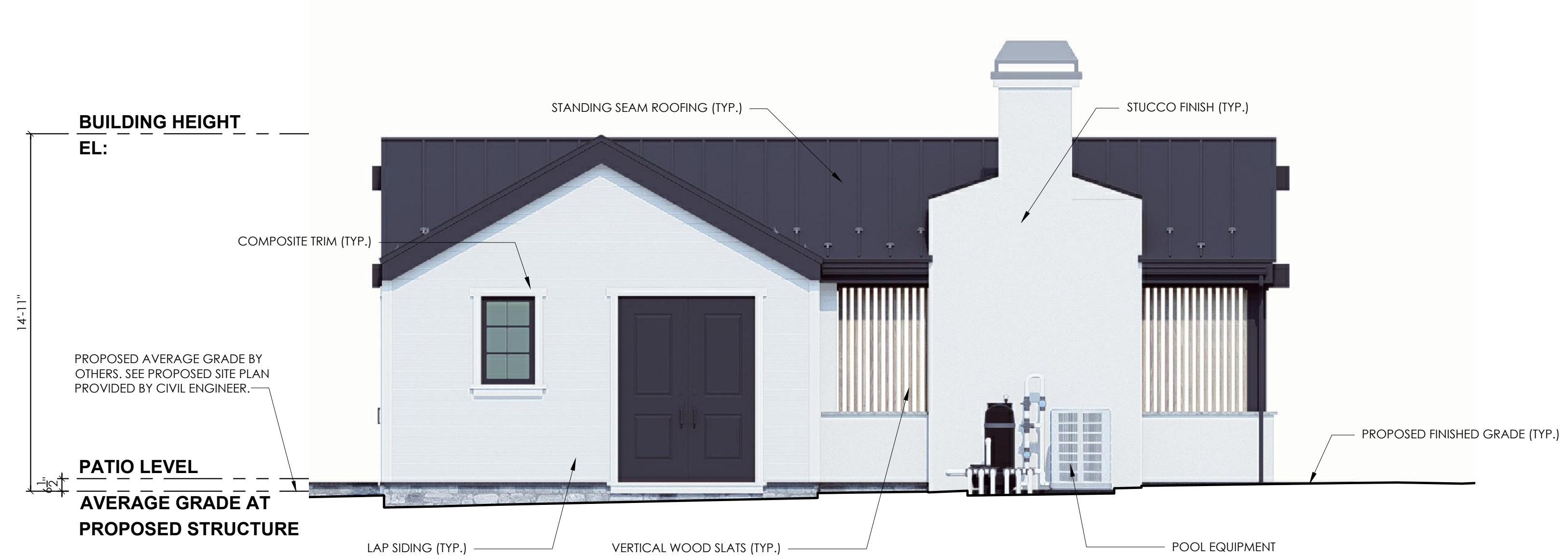
1 PROPOSED ELVATION: FRONT

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



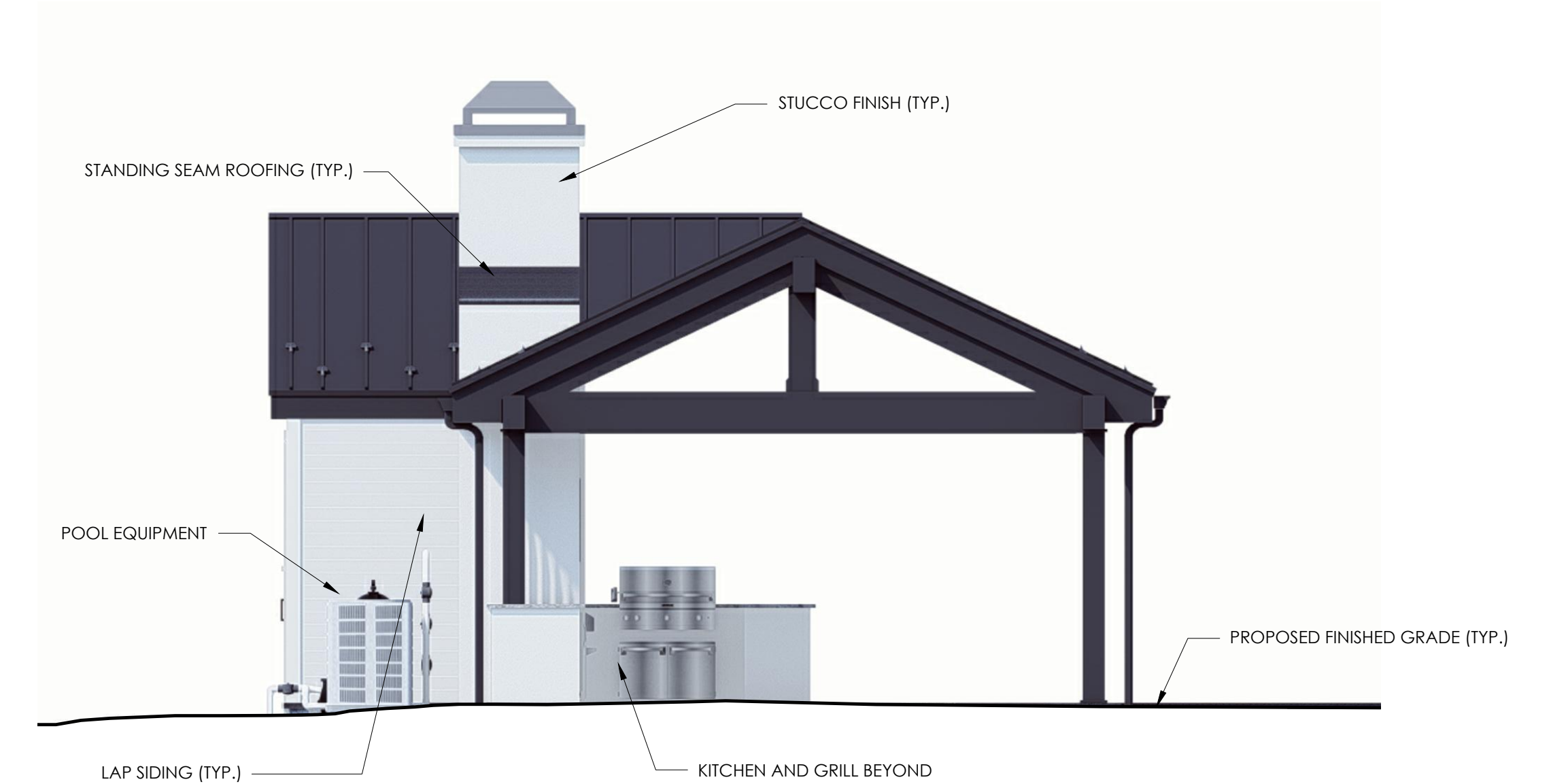
2 PROPOSED ELVATION: LEFT

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



3 PROPOSED ELVATION: REAR

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



4 PROPOSED ELVATION: RIGHT

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

VARIANCE SET

**PLAN ARCHITECTURE**  
 267 PASCACK ROAD  
 Township of Washington, NJ 07676  
 dan@plnarc.com  
 T: (201) 664-7526

REVISIONS:

NO.	DESCRIPTION	YEAR.MO.DA

PROJECT: PROPOSED DESIGN FOR:  
**THE GRAHAM RESIDENCE**  
 1 PINE VALLEY WAY  
 FLORHAM PARK, NJ 07932

FLOOR OR FLOORS (IF APPLICABLE):  
**ELEVATIONS**  
 FRONT, LEFT, REAR, RIGHT

SEAL & SIGNATURE:  DATE: SEPT. 25, 2025  
 PROJECT NO.: 25-0306  
 SCALE: AS NOTED  
 DESIGNED BY: DS  
 CHECKED BY: DD  
 DRAWING NO.: VA.500

DANIEL D'AGOSTINO, A.I.A.  
 N.J. LIC. NO. 21A101880000  
 CERT. OF AUTH: 21A00085100