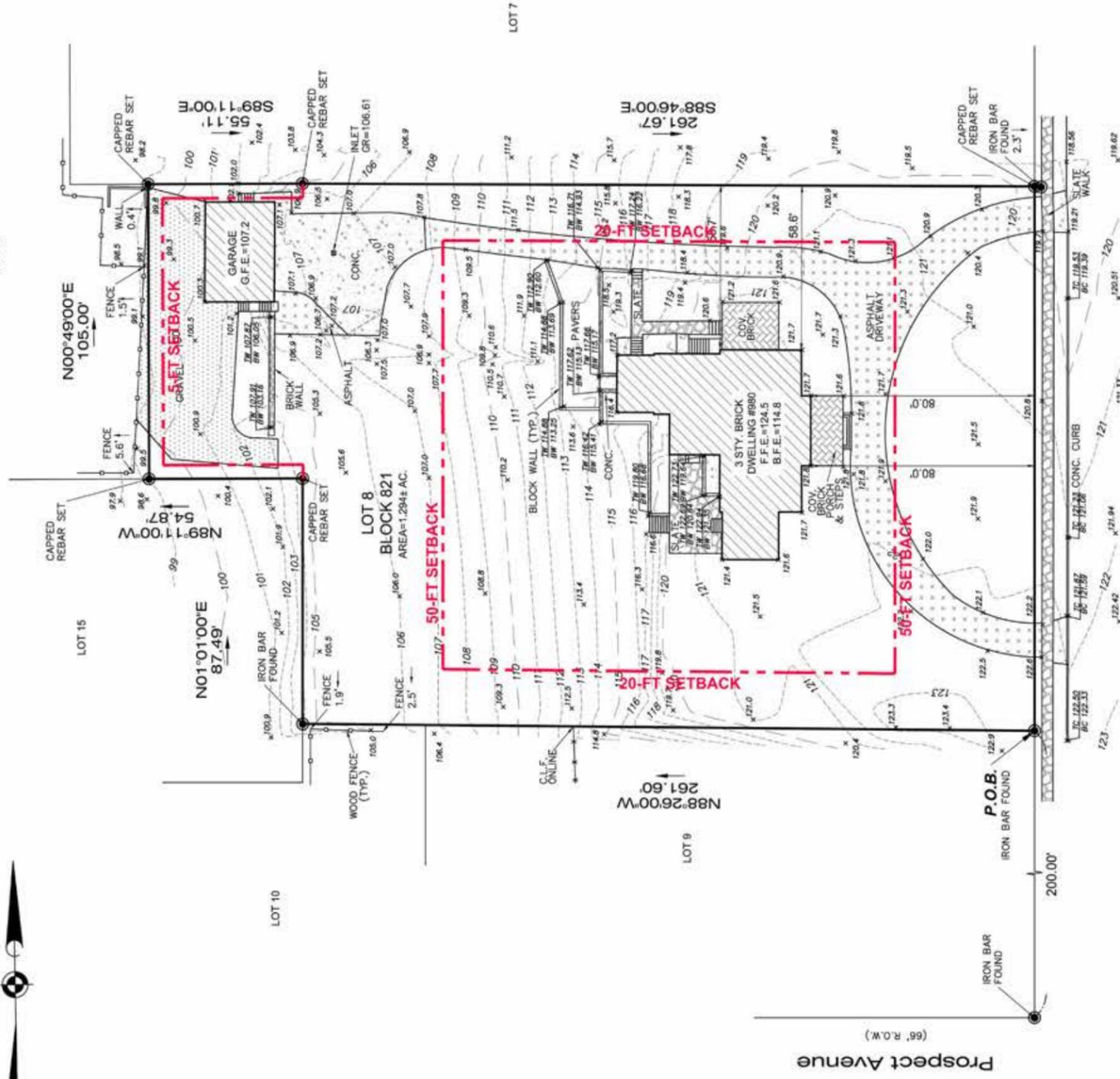


PROPOSED RESTORATION OF
980 HILLSIDE AVENUE



Steel magnate William Garrigues built his fine brick mansion on Hillside Avenue in 1917 for a cost of \$25,000. It stands today as a landmark in the Hillside Avenue Historic District.



194.10'
S01°01'00"W
Hillside Avenue
(60' R.O.W.)

NAE SET
ELEV.=120.25
[BENCHMARK]
NAVD 1988 DATUM

PREPARED FOR: GOWTHAM REDDY
TITLE INSURER: CLEAR SKIES TITLE AGENCY, LLC
WESTCOT LAND TITLE INSURANCE COMPANY
BUYER'S ATTORNEY: ASHLEY MOLSON, Esquire
MOLSON LAW FIRM, LLC

NOTE:
ALL ELEVATIONS ARE IN NAVD88 DATUM THROUGH GPS OBSERVATIONS USING LEICA RTK GPS NETWORK.

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 12/8/20 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS ISLANDS ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY, OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.

DB 3228 PG 526

MORGAN
engineering & surveying
www.morganengineeringllc.com

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691

David J. Von Steenburg
DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 8 BLOCK 821
CITY OF PLAINFIELD
COUNTY OF UNION NEW JERSEY

Scale: 1"=30'
Drawn By: Date: DWP 12/8/20
JOB # 20-13503
CAD File # 20-13503T090
Sheet # 1 of 1

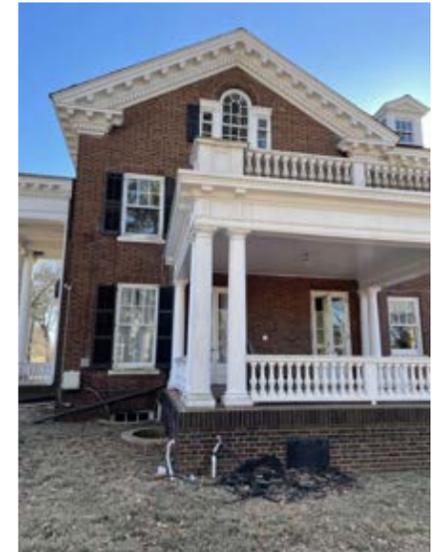
DISCUSSION TOPIC:
GRAVEL CROSSES BOUNDARY LINE
BETWEEN SUBJECT LOT AND ADJ. LOT 16.



PARTIAL SOUTH ELEVATION



FRONT ELEVATION



PARTIAL NORTH ELEVATION



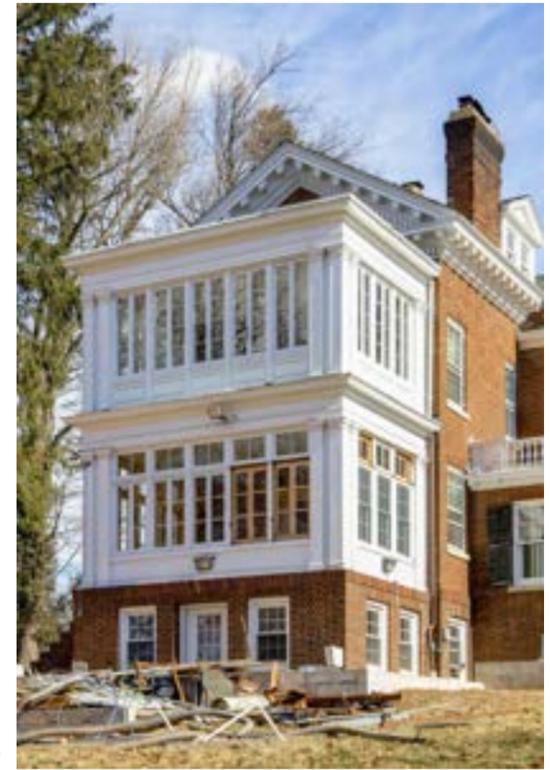
FRONT DOOR



NORTH ELEVATION



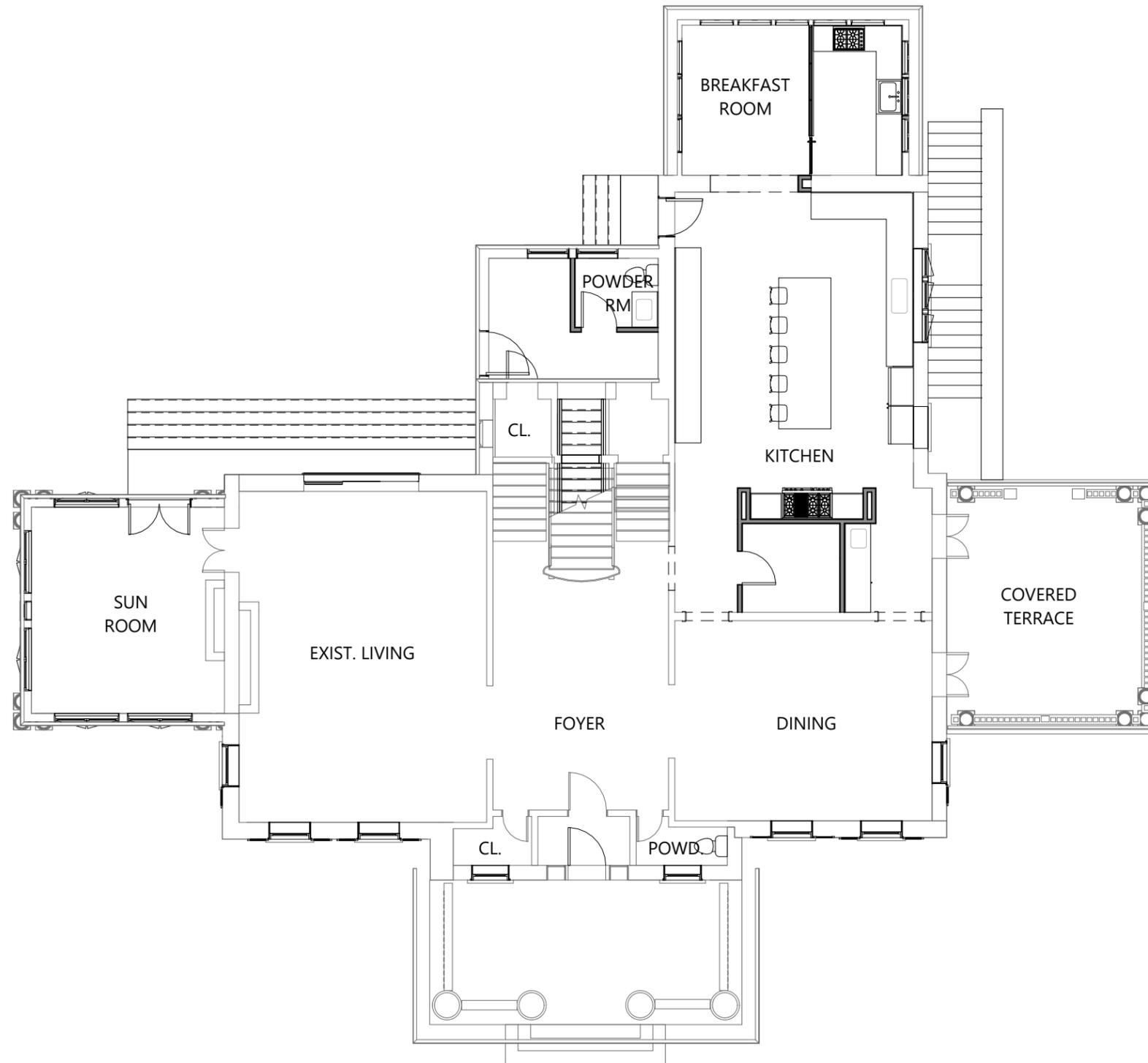
REAR ELEVATION



PARTIAL REAR ELEVATIONS



SOUTH ELEVATION



ALL EXIST. CHIMNEYS TO REMAIN WITHOUT ANY MODIFICATION TO THE EXTERIOR

EXIST. SLATE ROOF & GUTTERS TO BE REMAIN. REPAIR AS REQUIRED, KEEPING EXIST. MATERIALS.

PROPOSE NEW LIGHT FIXTURE FROM UPPER PORTICO

NEW DOUBLE HUNG WINDOWS AT EXIST OPENING TO MATCH EXIST DETAILS, TYP.

PATCH AND PAINT ALL DENTIL AND TRIMWORK. REPAIR TRIMWORK WHERE REQ'D, PAINT TO MATCH ADJACENT, TYP.

EXIST. SHUTTERS TO BE REPAIRED AND REPAINTED.

EXIST BRICK WALL TO REMAIN. NO WORK PROPOSED.

MODIFIED BALUSTRADE TO MEET 3'-0"HEIGHT. REUSE EXIST BALUSTERS WITH NEW TALLER PANELS AND BOTTOM RAIL TO MATCH EXIST STYLE & DETAILING

MODIFIED BALUSTRADE TO MEET 3'-0"HEIGHT. REUSE EXIST BALUSTERS WITH NEW TALLER PANELS AND BOTTOM RAIL TO MATCH EXIST STYLE & DETAILING

EXIST. BALUSTRADE TO REMAIN

EXIST. TERRACOTTA FLOORING TO REMAIN

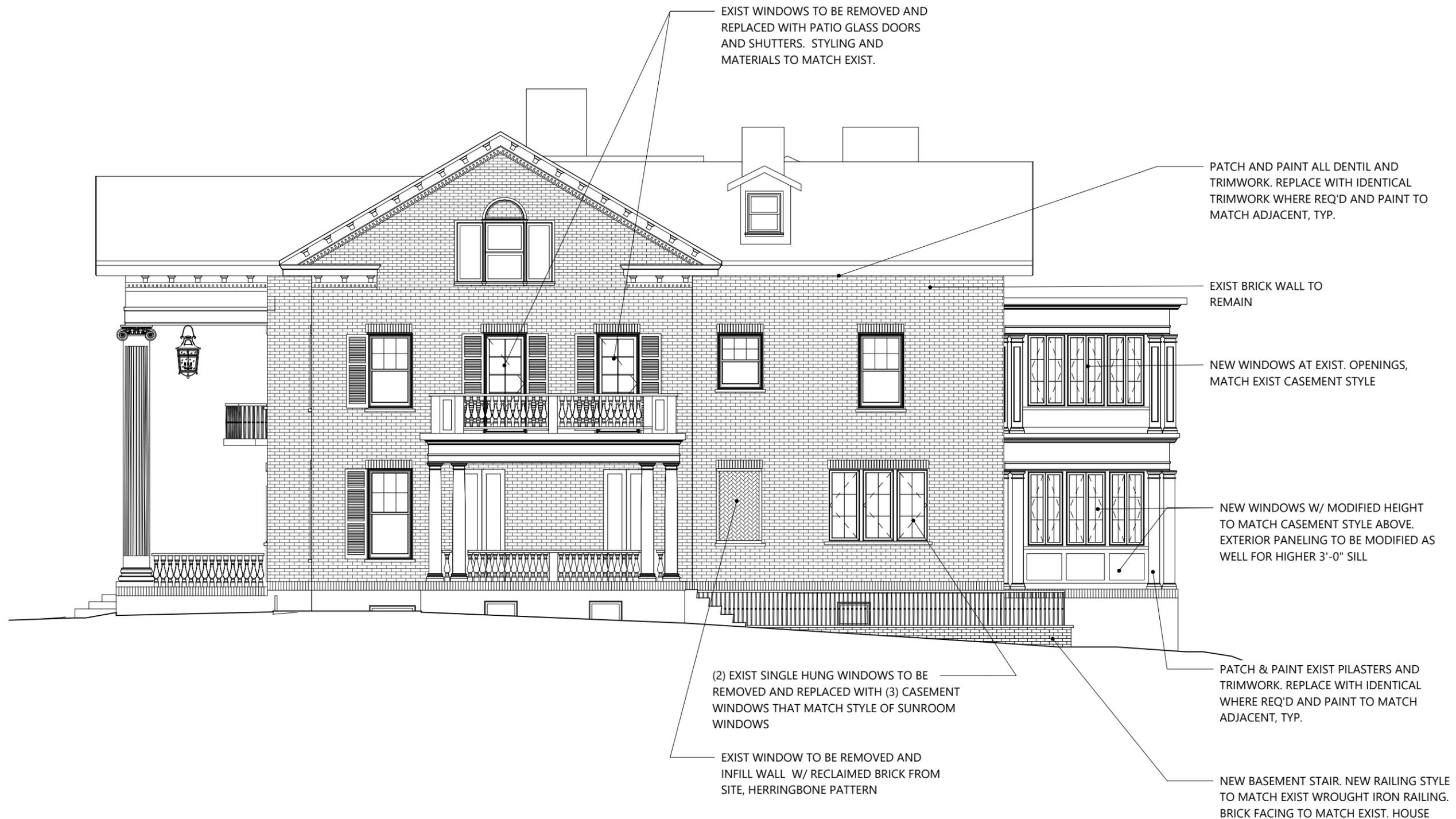
EXIST. DOOR TO BE STRIPPED OF EXIST. PAINT AND RESTORED TO ORIGINAL STAINED WOOD COLOR - SEE HPC-12. ENTRY/BALCONY/RAILING AND TRIMWORK TO REMAIN. REPAIR AS REQUIRED, SAND, PATCH & PAINT.

PATCH & PAINT EXIST COLUMNS AND TRIMWORK. REPLACE WITH IDENTICAL WHERE REQ'D AND PAINT TO MATCH ADJACENT, TYP.

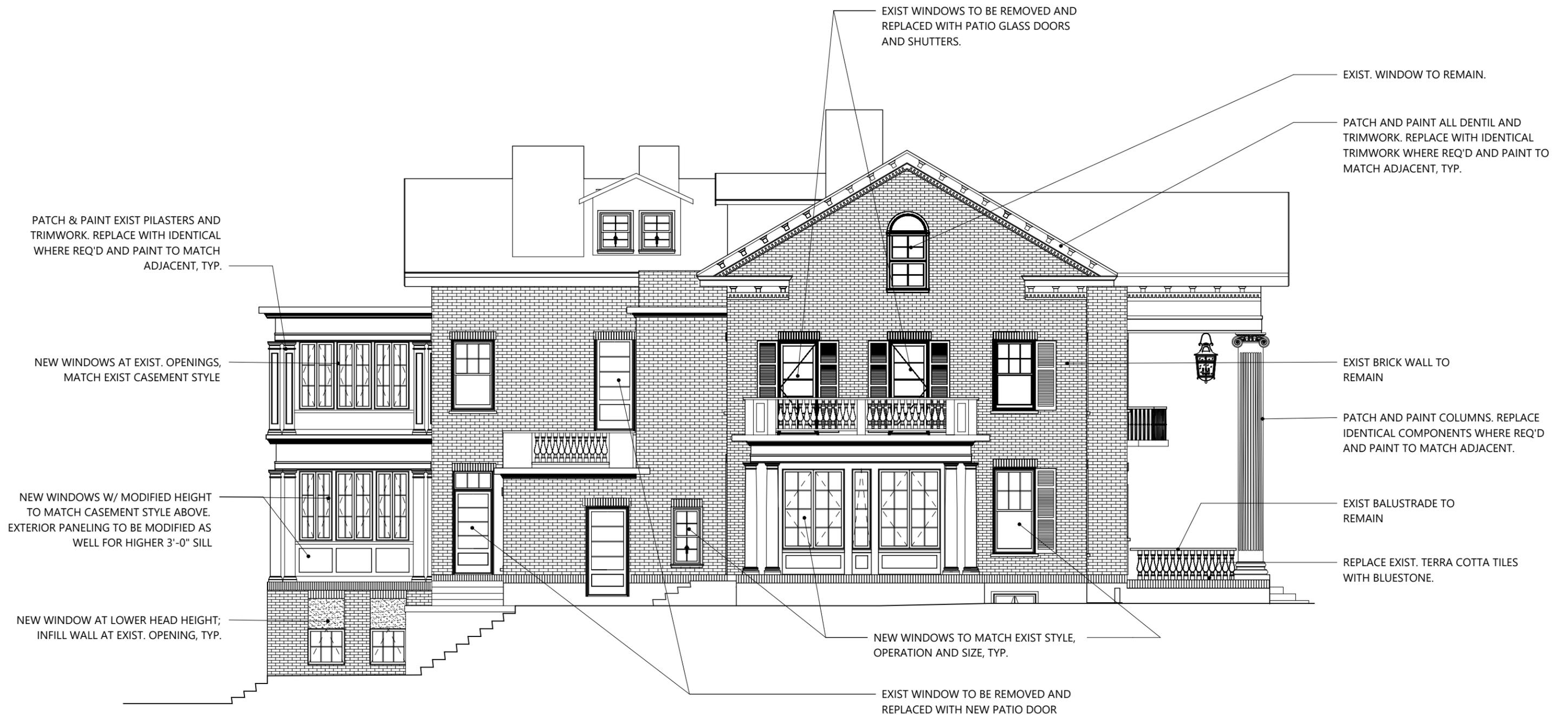
REPLACE EXIST. TERRA COTTA TILES WITH BLUESTONE.

EXIST BALUSTRADE TO REMAIN - PATCH, REPAIR AND PAINT







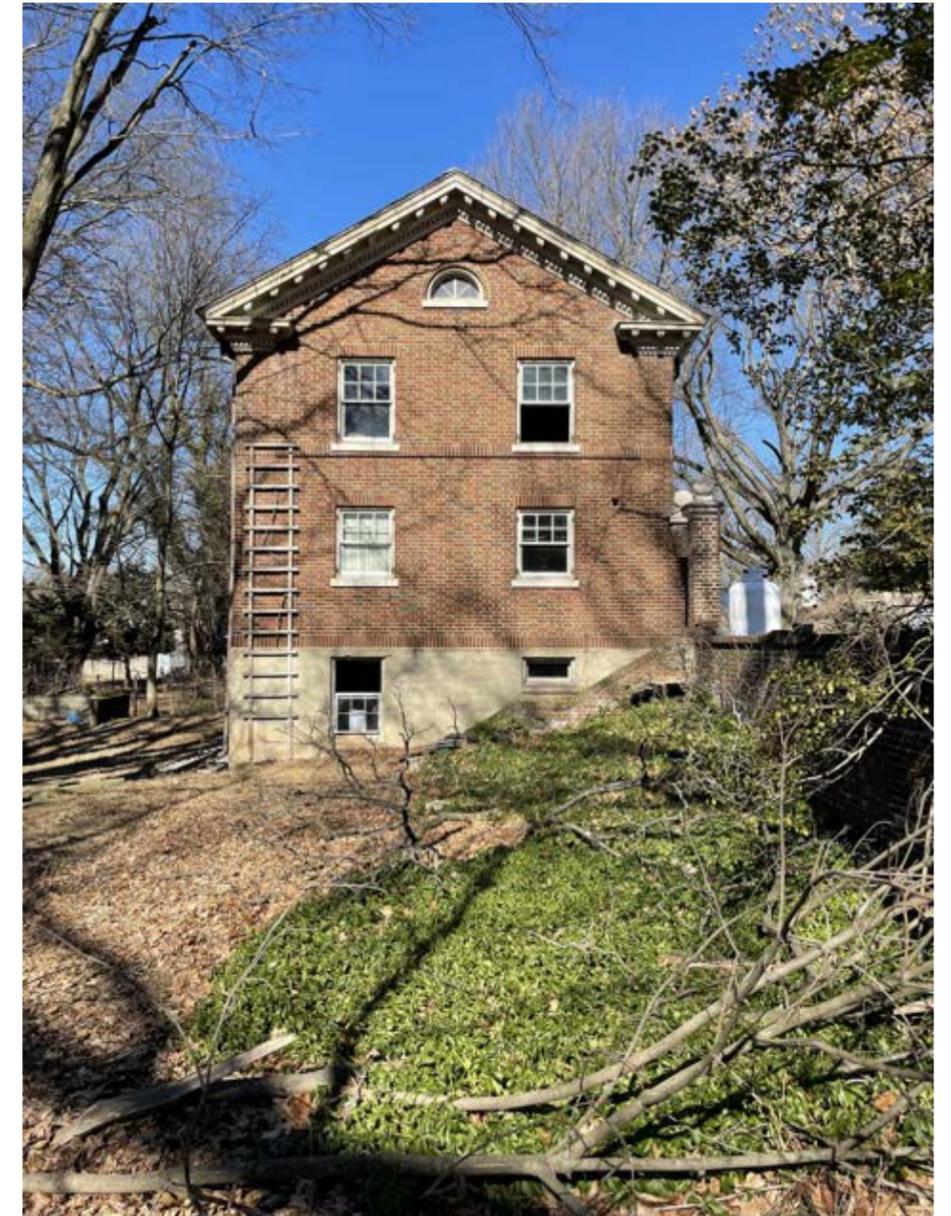




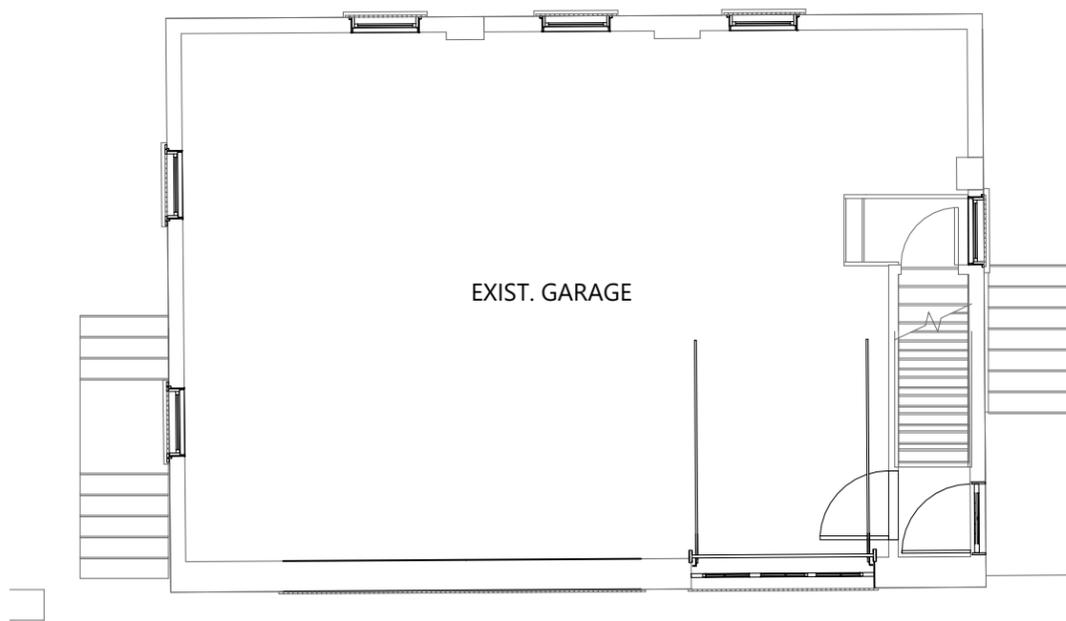
FRONT ELEVATION



REAR ELEVATION

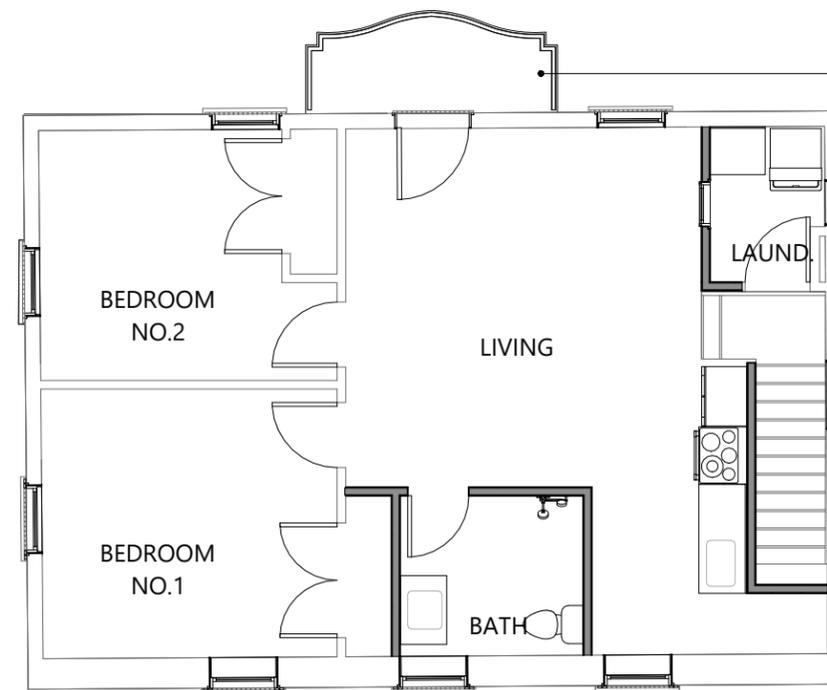


SOUTH ELEVATION



1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"



NEW BALCONY AT REAR OF CARRIAGE HOUSE

2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"



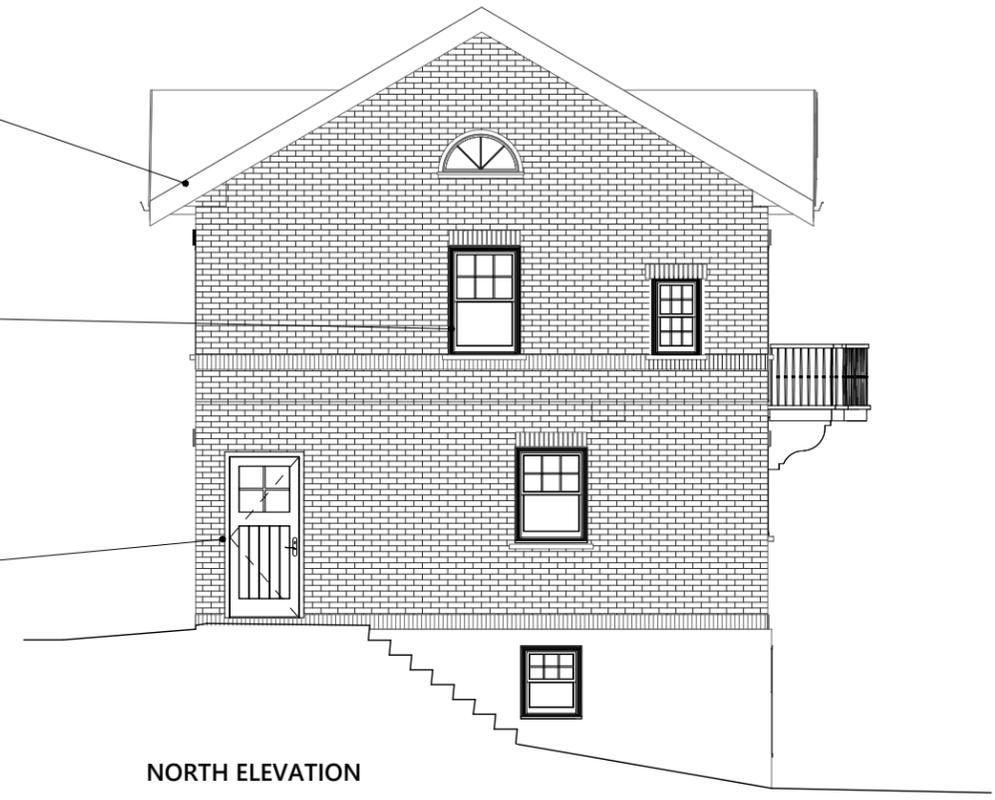
FRONT ELEVATION

PATCH AND PAINT ALL DENTIL AND TRIMWORK. REPAIR TRIMWORK WHERE REQ'D, PAINT TO MATCH ADJACENT, TYP.

NEW SINGLE HUNG WINDOW AT EXIST OPENING TO MATCH STYLE AT MAIN HOUSE, TYP.

EXIST BRICK WALL TO REMAIN

NEW REPLICATED DOOR AT EXIST OPENING



NORTH ELEVATION



REAR ELEVATION

EXIST. SLATE ROOF & GUTTERS TO BE REMAIN. REPAIR AS REQUIRED, KEEPING EXIST. MATERIALS.

NEW DOOR AT EXIST. WINDOW OPENING



NEW BALCONY W/ WROUGHT IRON RAILING, SIM. TO THE MAIN HOUSE

NEW CARRIAGE DOORS @ EXIST OPENING



SOUTH ELEVATION

EXIST BRICK WALL TO REMAIN, TYPICAL

NEW SINGLE HUNG WINDOW AT EXIST. OPENING TO MATCH STYLE AT MAIN HOUSE, TYP.

CLEAN EXIST CONC WALL TO REMAIN

EXIST STAIR TO REMAIN



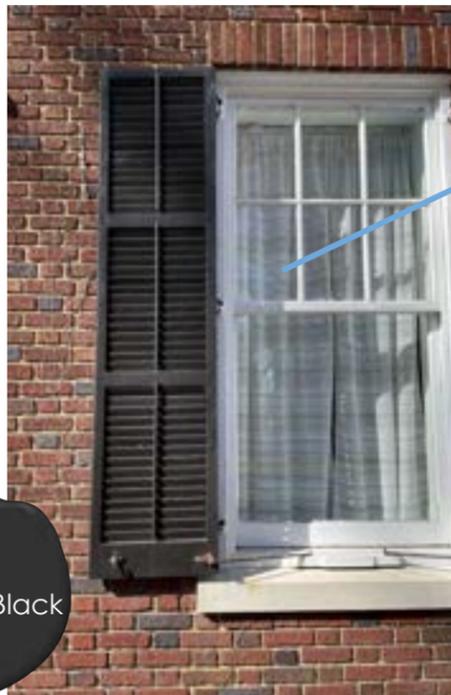
Front Door Replacement Hardware



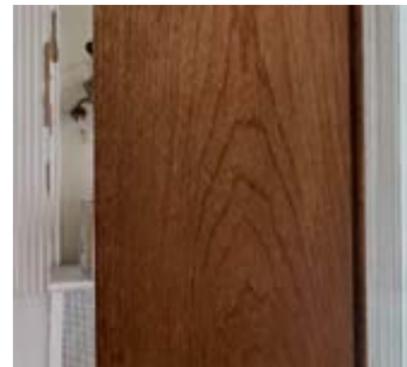
Pendant light (added) Type B

10" Round ceiling light Type A

The existing shutters will be repaired and repainted, existing hardware that remains will be kept, but it is not in working order. No new shutter brackets will be made.



Shutters, HC-190 Black



The front door appears to be an original 6 panel door that was originally stained, but sometime over the years was stripped and painted red.



Fluted wood "composite columns", are a combination of the Ionic and Corinthian capital

ALL TRIM to be painted to match original color under topcoat, OC-58 White Ice

Type C



WALL SCONCE



The existing light fixture is currently on-site, and will be repaired and replaced in between the two pilasters.



ALL TRIM to be painted to match original color under topcoat, OC-58 White Ice

ROOF: Existing slate roof to be repaired, gutters to be repaired as it is currently constructed.

Dental molding to be resorted and repaired, painted.

GARAGE DOORS: Existing garage doors will be repaired and put onto electric motors to allow for automatic opening. Original internal hardware to be replaced and modernized.

No visible difference from the exterior.

SHUTTERS: After careful inspection of the carriage house, it has been found that there was never shutters installed at this building.



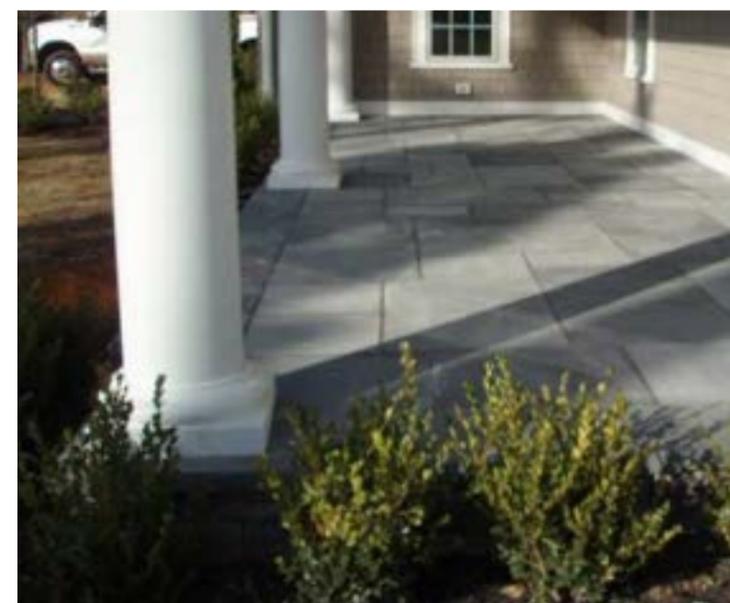
REAR WINDOWS: This addition appears to have been added to the home after the original construction date.

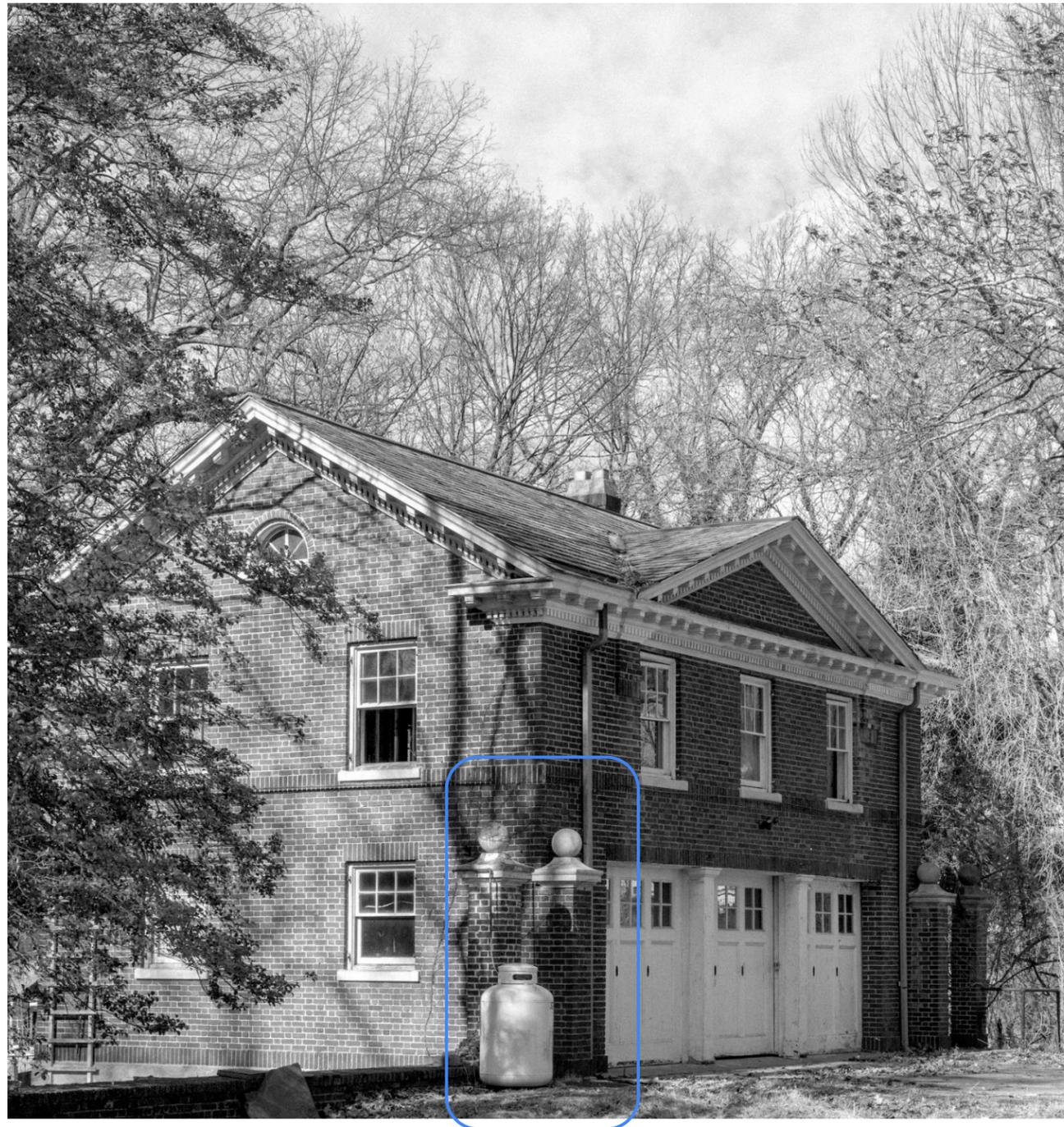
The addition will be repaired and the lower level windows will be replaced to match the upper level with no transom, and a panel below.

LIGHTING: New lighting to be placed over or next to each exterior doorway.

EXTERIOR PORCHES: All of the exterior porches have a red terracotta 8x8 clay tile on them. The side porch as well as the front porch. Although the front porch appears to be an added material and not original. There are several key level changes that indicate it may have been added at a different time than the stairs.

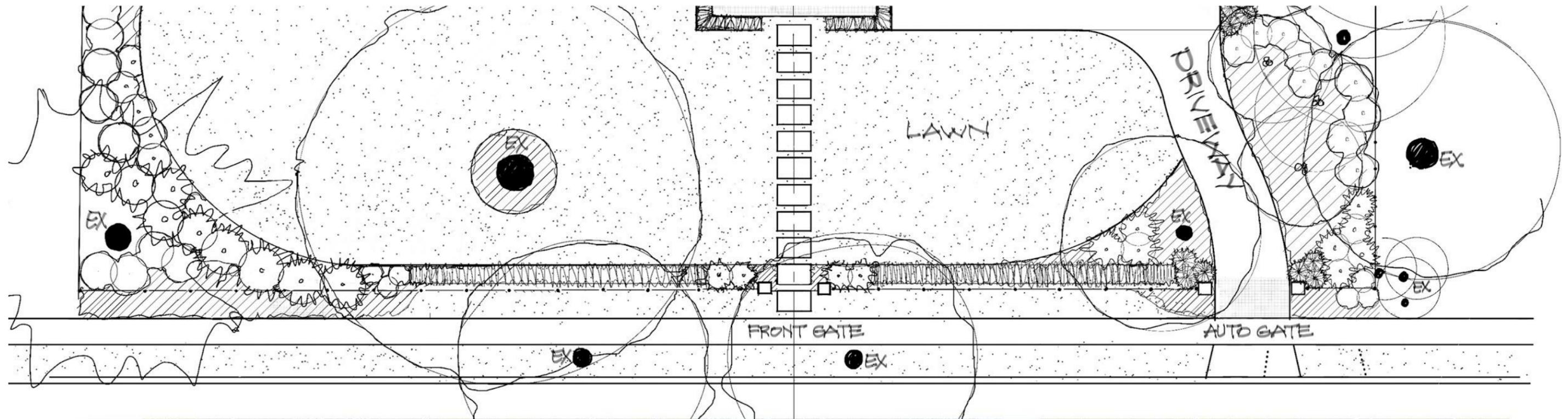
It is our intent to remove the red clay tiles and replace only the front porch with a bluestone large format stone. All of the original cement column piers will remain untouched.



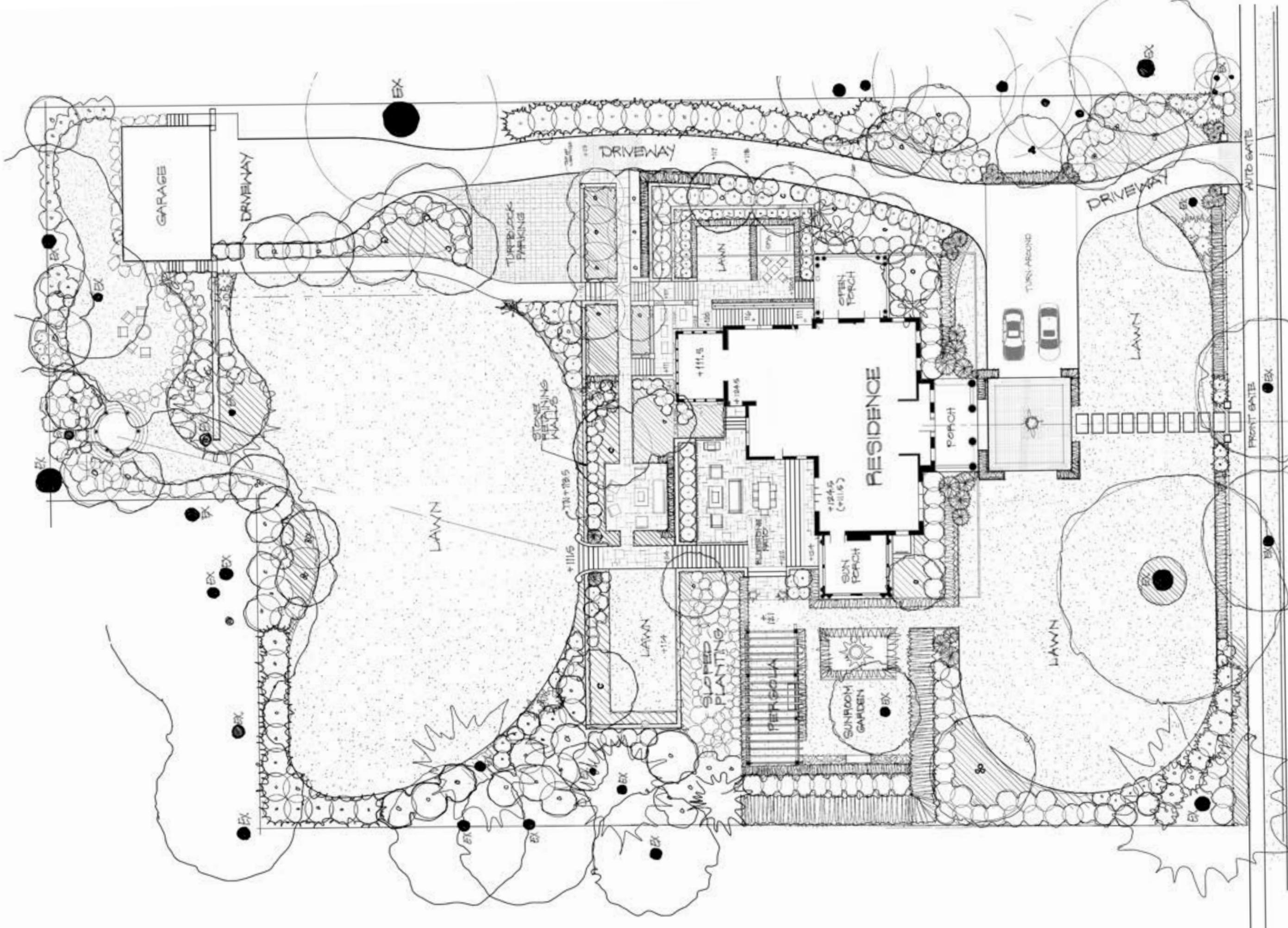


EXTERIOR FENCE: The existing piers at the rear of the property are approximately 8' tall, they signify a sense of entry and must have been a significant location to the estate. We feel that there must have been piers or some entry elements at the street. Perhaps the HPC can help us to determine if this was existing at the street.

The Reddy's would like to enclose the entire front and sides of the estate with a low brick wall approximately 30' high, and then have an iron/metal fence above it. The intermediate piers would comply with the 4' height, but we would like to have larger piers at the driveway and front entry. See landscaping elevation.



CONCEPT LANDSCAPE ELEVATION
 THE REDDY RESIDENCE
 980 HILLSIDE AVENUE • PLAINFIELD • NEW JERSEY



CONCEPT LANDSCAPE PLAN
 THE REDDY RESIDENCE

980 HILLSIDE AVENUE • PLAINFIELD • NEW JERSEY