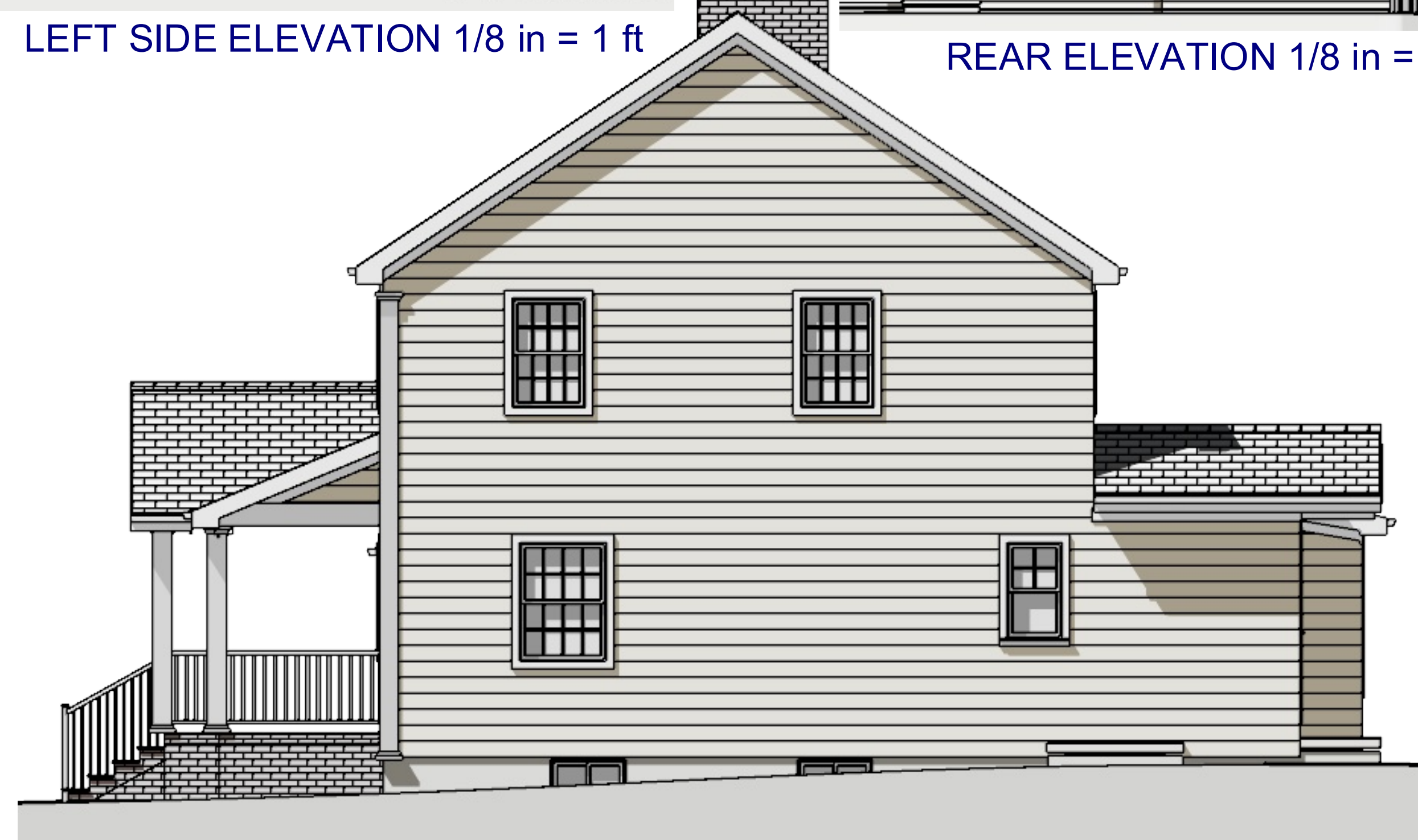




LEFT SIDE ELEVATION 1/8 in = 1 ft



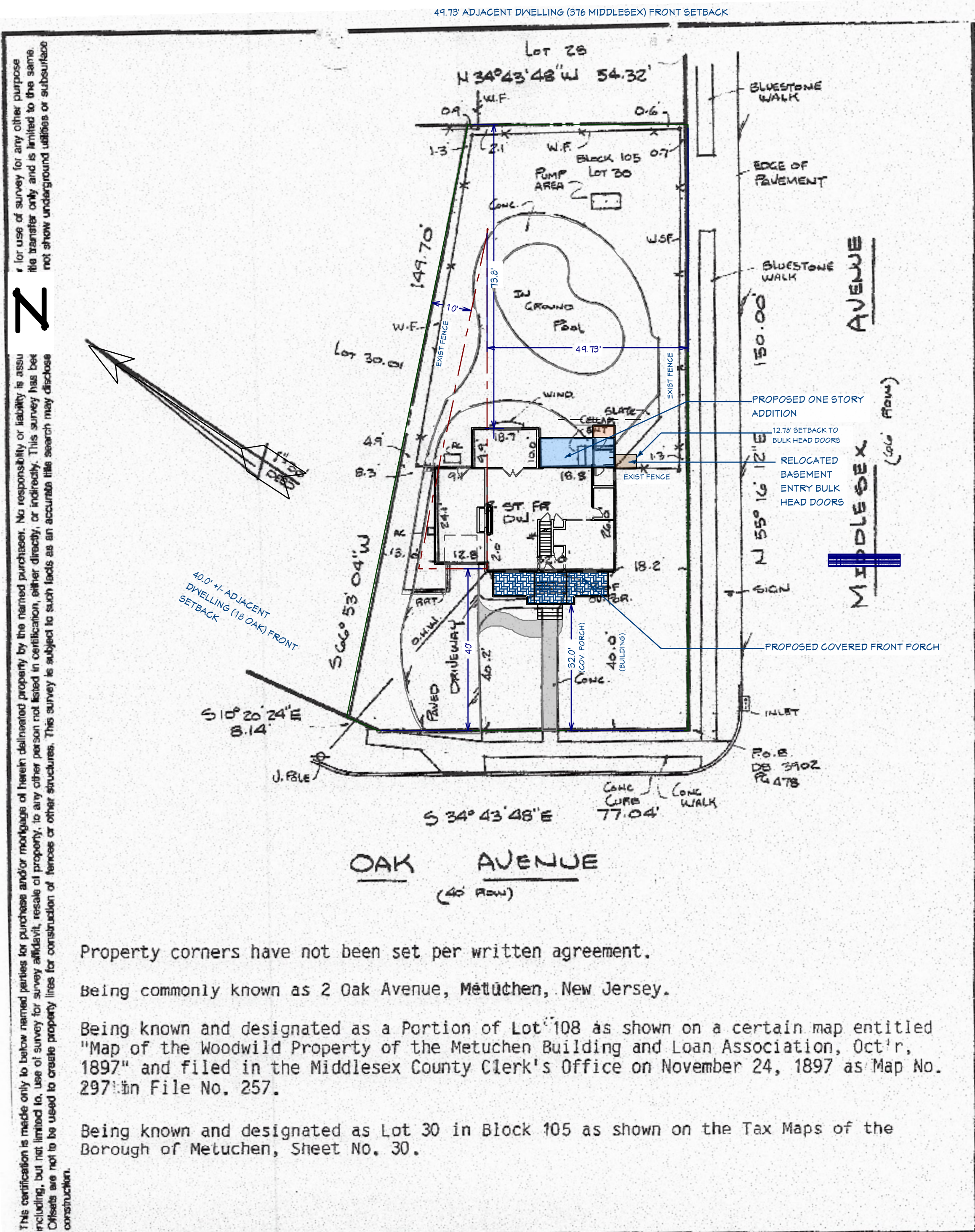
REAR ELEVATION 1/8 in = 1 ft



FRONT ELEVATION (MIDDLESEX AVE) 1/4 in = 1 ft



FRONT ELEVATION 1/4 in = 1 ft



FLETCHER ENGINEERING, INC. ENGINEERS • SURVEYORS • PLANNERS
PLOT PLAN 1 in = 20 ft

Property corners have not been set per written agreement.
 Being commonly known as 2 Oak Avenue, Metuchen, New Jersey.
 Being known and designated as a Portion of Lot 108 as shown on a certain map entitled "Map of the Woodwild Property of the Metuchen Building and Loan Association, Oct'r, 1897" and filed in the Middlesex County Clerk's Office on November 24, 1897 as Map No. 297 in File No. 257.
 Being known and designated as Lot 30 in Block 105 as shown on the Tax Maps of the Borough of Metuchen, Sheet No. 30.

This certification is made only to indicate named parties for purchase and/or mortgage of herein delineated property by the named purchaser. No responsibility or liability is assumed by the surveyor for any other purpose. This survey has been made for the purpose of subdivision and is limited to the same. It is not to be used to create property lines for construction of fences or other structures. This survey is subject to such facts as an accurate title search may disclose. It does not show underground utilities or subsurface conditions.

SCOPE OF WORK
 PROPOSAL FOR AN INTERIOR RENOVATION & ADDITION AT THE EXISTING SINGLE FAMILY HOME AS INDICATED WITHIN THESE CONSTRUCTION DRAWINGS.

R-1 ZONE	REQUIRED	EXISTING	PROPOSED	VARIANCE
LOT AREA	10,000	10447	N.C.	NO
LOT WIDTH	75	85.18	N.C.	NO
LOT DEPTH	100	150	N.C.	NO
FRONT YARD OAK	25/40	40	N.C.	NO
Front Yard Middlesex	25/49.73	18.2	N.C.	E.N.C.
SIDE YARD	10	8.3	N.C.	E.N.C.
SIDE YARD BOTH	20	NA	NA	NA
REAR YARD	25	73.8	N.C.	NO
BUILD COV.	30%	13.17%	15.98%	NO
STORIES	3	2	N.C.	NO
HEIGHT	35	28.59	N.C.	NO
IMP. COVERAGE	50%	41.84%	44.58%	NO

EXISTING BUILDING AREAS	
1005	FIRST FLOOR HEATED
1129	SECOND FLOOR HEATED
0	ATTIC ABOVE 7'-0"
2134	TOTAL HEATED AREA

EXISTING BUILDING COVERAGE AREAS (SF)	
1005	FIRST FLOOR FOUNDATION FOOTPRINT
286	GARAGE
61	FRONT PORCH & STEPS
24	REAR STOOP & STEPS
1376	TOTAL AREA

EXISTING IMPERVIOUS COVERAGE	
1376	BUILD COV. FROM ABOVE
677	DRIVEWAY TO GARAGE
180	FRONT WALK
78	LEFT SIDEWALK
2060	REAR PATIO & POOL
4371	TOTAL AREA

PROPOSED BUILDING AREAS	SF CHANGE
1148	FIRST FLOOR HEATED 143
1129	SECOND FLOOR HEATED 0
0	ATTIC ABOVE 7'-0"
2277	TOTAL HEATED AREA 143

PROPOSED BUILDING COVERAGE AREAS (SF)	
1148	FIRST FLOOR HEATED
286	GARAGE
218	FRONT PORCH & STEPS
17	REAR STOOP & STEPS
1669	TOTAL AREA 293

PROPOSED IMPERVIOUS COVERAGE	
1669	BUILD COV. FROM ABOVE
677	DRIVEWAY TO GARAGE
173	FRONT WALK
78	LEFT SIDEWALK
2060	REAR PATIO & POOL
4657	TOTAL AREA 293

BUILDING CHARACTERISTICS	
USE GROUP: PRESENT	R-5
Construction Class	5B
No. of Stories	2
Height of Structure	28.59
Area - Largest Floor	1148
New Build. Area/All Floors	143
Volume of New Structure	2,402
Max. Live Load	40
Max. Occupancy Load	N.A.



PROJECT DESCRIPTION:
 LAUREL DOBALO
 2 OAK AVENUE
 METUCHEN, NJ 08840
 Job No 21-070 2 Oak Ave

DATE: 5.5.2021
SCALE:
AS NOTED
SHRIT:

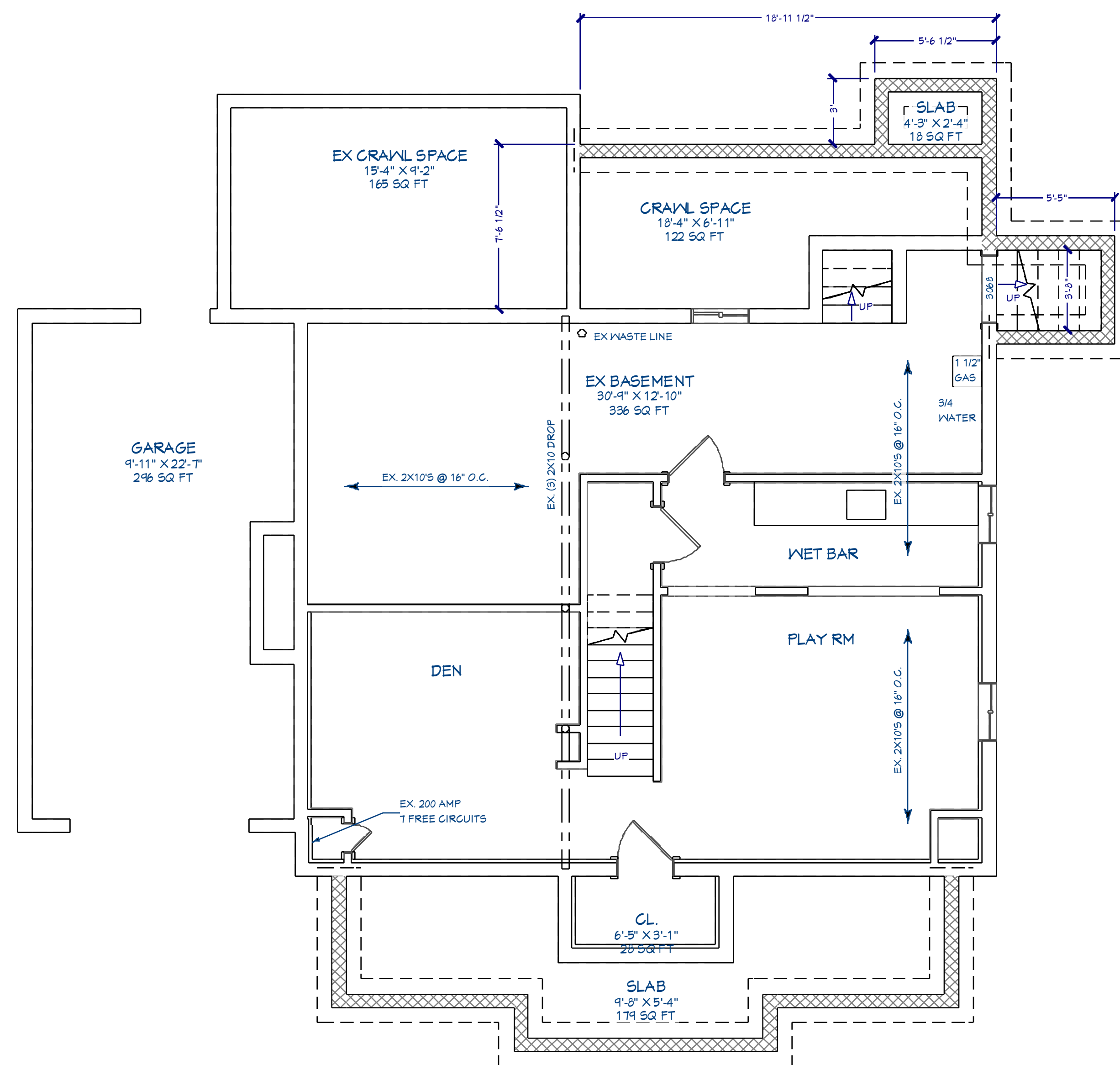
A-1



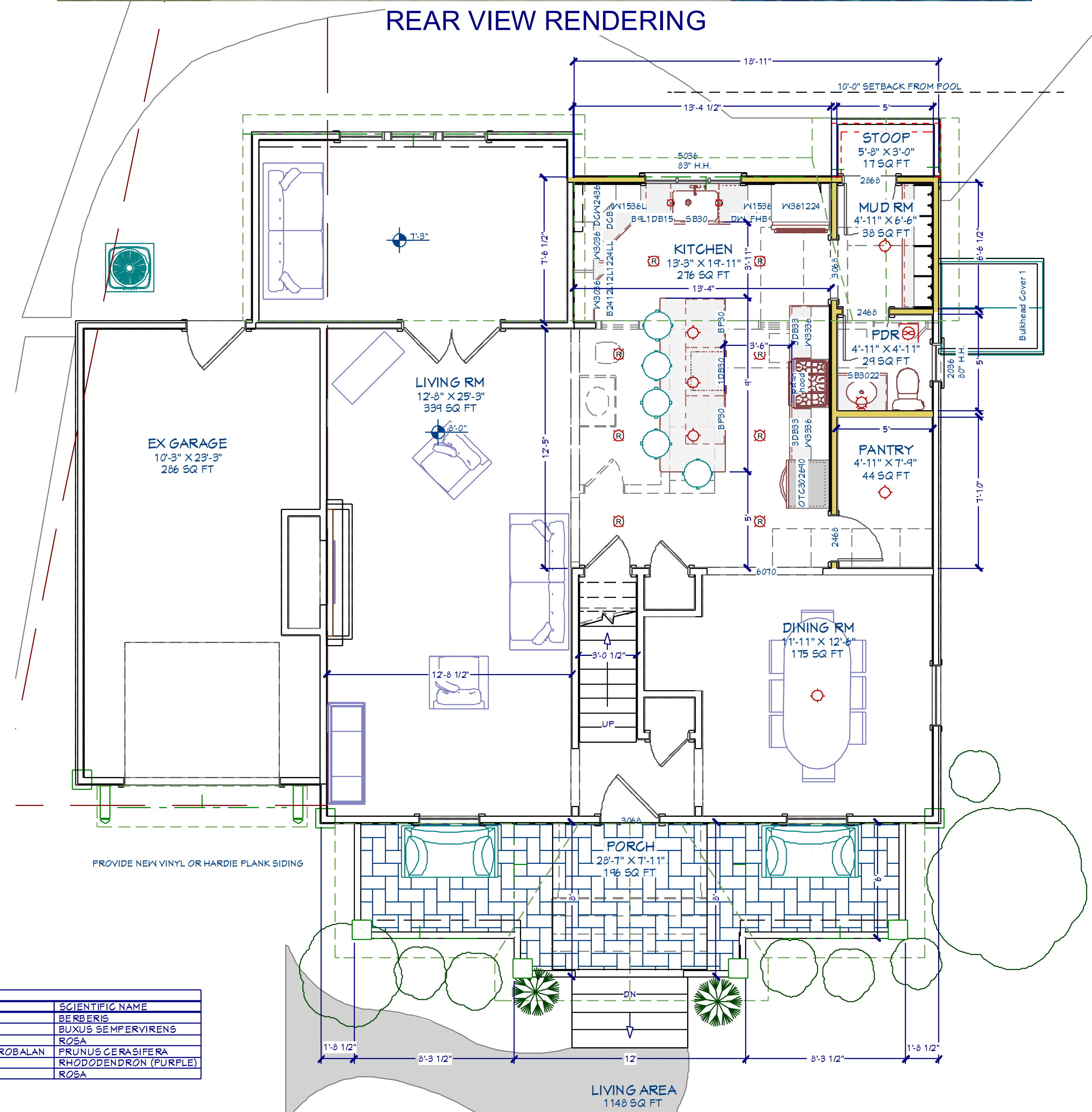
INTERIOR RENDERINGS - KITCHEN TO FAMILY ROOM



REAR VIEW RENDERING



Foundation 1/4 in = 1 ft



1st Floor 1/4 in = 1 ft

PLANT SCHEDULE			
NUMBER	QTY	COMMON NAMES	SCIENTIFIC NAME
P01	2	BARBERRY	BERBERIS
P02	2	ENGLISH COMMON BOXWOOD	BUXUS SEMPERVIRENS
P03	2	MODERN ROSE	ROSA
P04	1	PURPLE-LEAVED FLUM, CHERRY PLUM, MYROBALAN	PRUNUS CERASIFERA
P05	1	RHODODENDRON	RHODODENDRON (PURPLE)
P06	2	SHRUB ROSE, OLD GARDEN ROSE	ROSA

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 2. These drawings are not to be used for any other project without the prior written consent of the architect.
 3. No part of these drawings shall be used for any other project without the prior written consent of the architect.
 4. No part of these drawings shall be used for any other project without the prior written consent of the architect.
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NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			
5			

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SCALE:

AS NOTED

NOTE:

A-2