

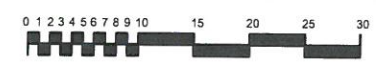
**HARVARD AVENUE**  
50.0' R.O.W.

PROPERTY LINE (P.L.)  
(Bk. 6543 Pg. 471)

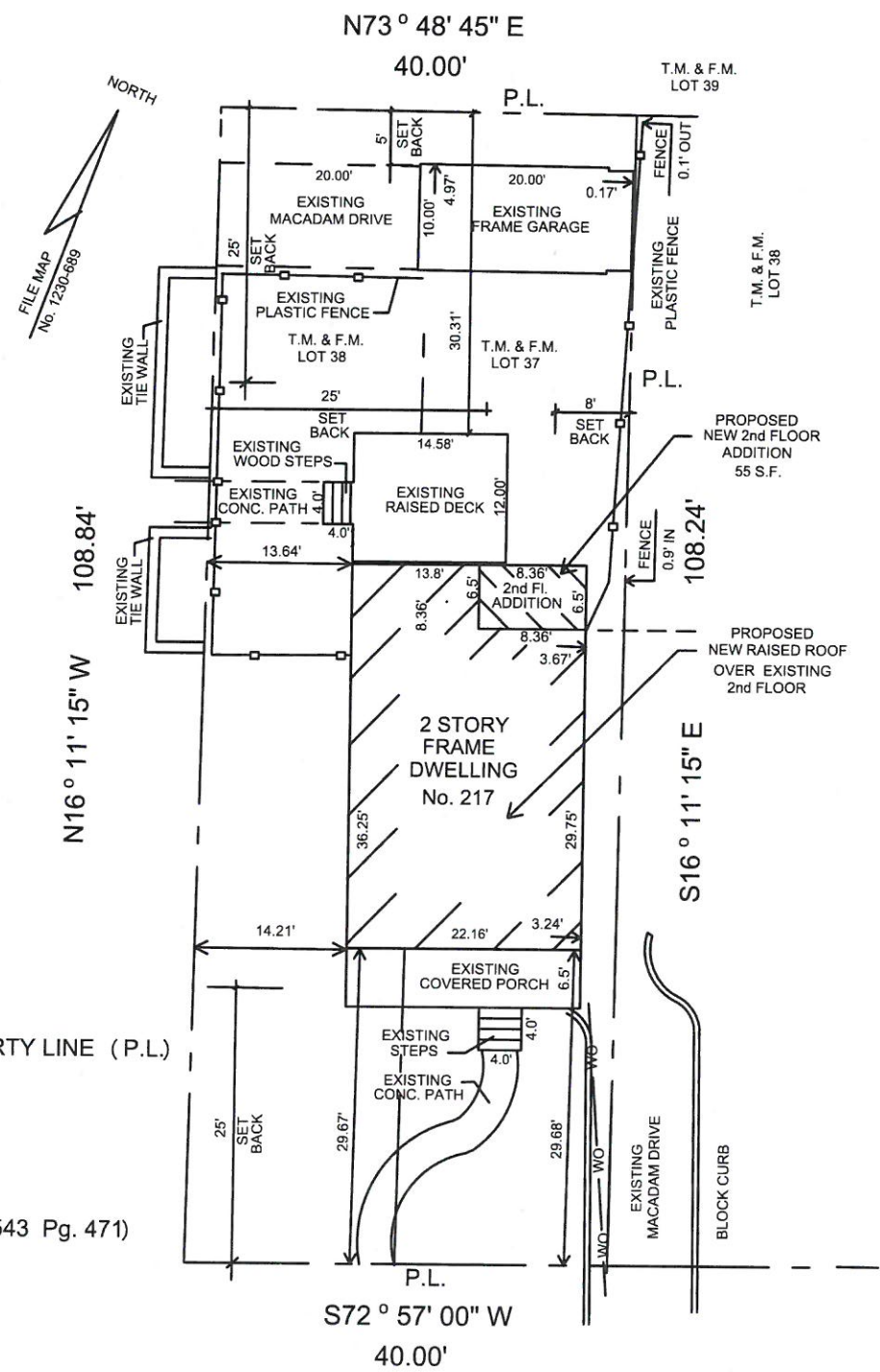
**WEST CHESTNUT AVENUE**  
60.0' R.O.W.

**PLOT PLAN**

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



1  
T-1



ZONING CALCULATION SCHEDULE				
ZONING ITEM	REQUIRED	EXISTING	PROPOSED	COMPLIES
MIN LOT	7,500 s.f.	4,342 s.f.	4,342 s.f	NO
MIN LOT WIDTH	62.50'	40.00'	40.00'	NO
MIN LOT DEPTH	100.00'	108.24'	108.24'	YES
FRONT YARD	25.00'	13.64' & 29.68'	13.64' & 29.68'	NO
SIDE YARD EACH	8.00'	3.24'	3.24'	NO
ACCESS. STRUCT.	5.00'	.017' & 4.97'	.017' & 4.97'	NO
REAR YARD	25.00'	30.31'	30.31'	YES
MAX BUILDING	30%	1,300 s.f., 30%	1,355 s.f. / 31%	NO
MAX. IMPERV. COV.	50%	1,780 s.f., 41%	1,835 s.f. , 42%	YES
MAX. FT. / STORIES	35 / 3	26 / 2	32 / 2	YES

**ZONE: R-2**  
**BLOCK: 51.10**  
**LOTS: 37 & 38**

**217 WEST CHESTNUT AVENUE**  
**BOROUGH OF METUCHEN**  
**MIDDLESEX COUNTY, NEW JERSEY**

INFORMATION BASED UPON SURVEY PREPARED BY JAMES P. DEADY, SURVEYOR, LLC, 4-19-22.  
295 ROUTE 22 EAST, ONE SALEM SQUARE, SUITE 202 WEST, WHITEHOUSE STATION, NJ 08889  
N.J.P.L.S. Lic. No. 24GS04324100, Certificate No. 24GA28199000

PROPOSED SCOPE OF WORK:

CONSTRUCT SECOND FLOOR ADDITION of 55 s.f.  
SUPPORTED ON NEW COLUMN AND FOOTING.  
RAISE NEW ROOF OVER EXISTING SECOND FLOOR.  
INSTALL ONE ADDITIONAL BEDROOM AND TWO BATHROOMS

General Notes

No. Revision/Issue Date

Firm Name and Address  
STEVEN T. ZMUDA, AIA  
ARCHITECT  
314 Village Place  
Wyckoff, NJ, 07481  
201-819-9026  
Steven.zmuda@gmail.com

Project Name and Address  
PROPOSED  
ADD- A- LEVEL at  
217 W. CHESTNUT AVE.  
METUCHEN, NJ  
PLOT PLAN AND  
ZONING TABLE

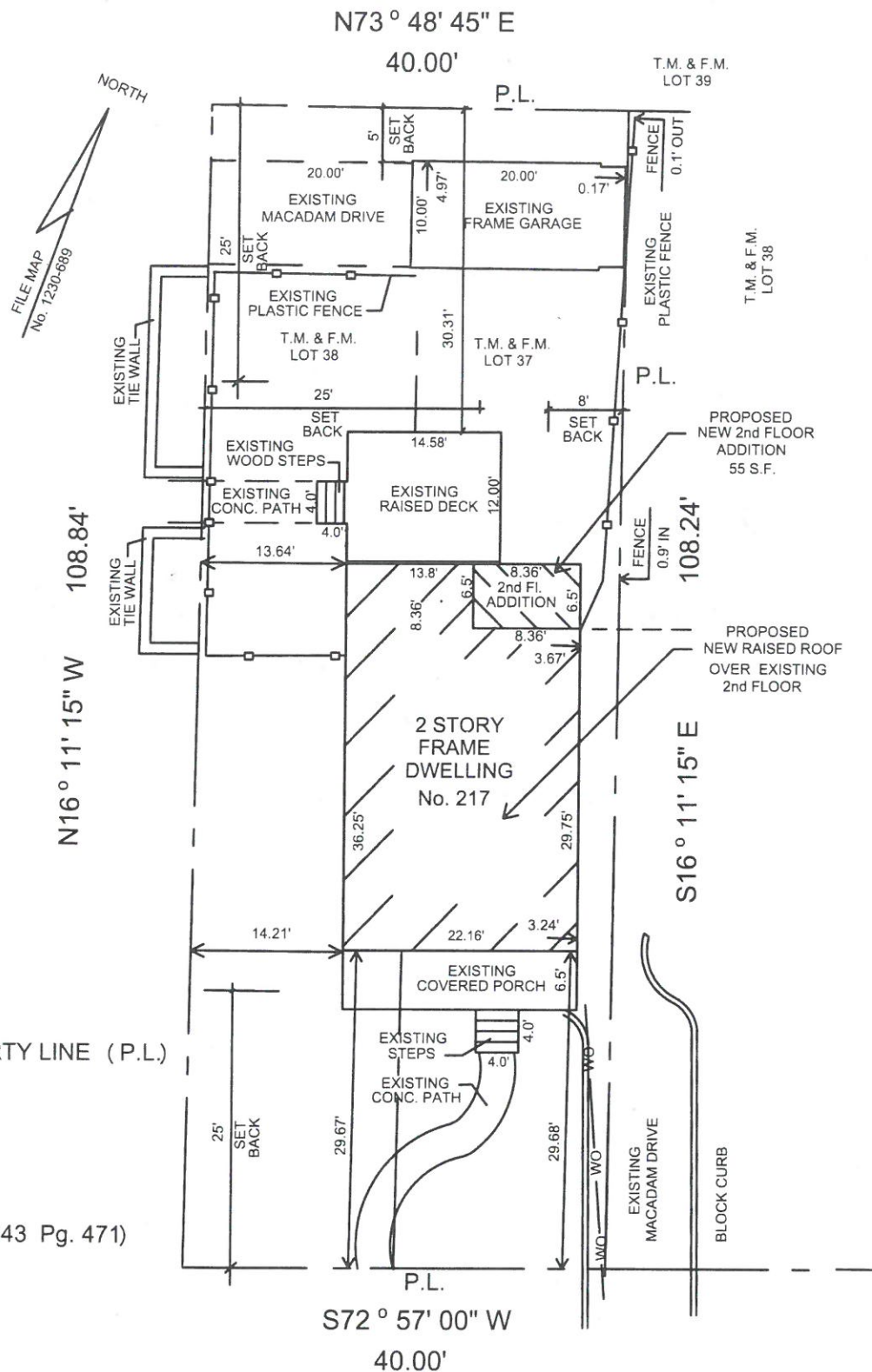
Project C-2022-12 Sheet  
Date 10/17/2022 T-1  
Scale As Noted

REDUCED NOT TO SCALE



# HARVARD AVENUE

50.0' R.O.W.



(Bk. 6543 Pg. 471)

# WEST CHESTNUT AVENUE

60.0' R.O.W.

## PLOT PLAN

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



1  
T-1

### ZONING CALCULATION SCHEDULE

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ZONE: R-2  
BLOCK: 51.10  
LOTS: 37 & 38

217 WEST CHESTNUT AVENUE  
BOROUGH OF METUCHEN  
MIDDLESEX COUNTY, NEW JERSEY

INFORMATION BASED UPON SURVEY PREPARED BY JAMES P. DEADY, SURVEYOR, LLC, 4-19-22.  
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General Notes

*Steven T. Zmuda*

No.	Revision/Issue	Date

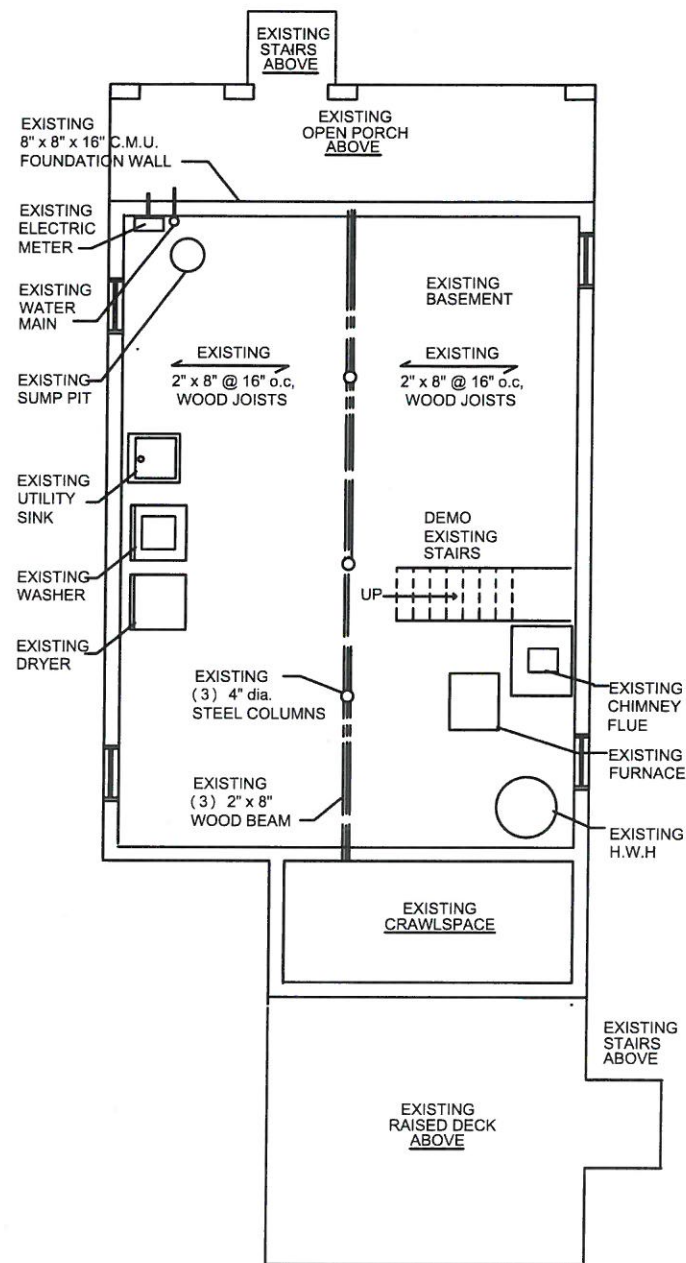
Firm Name and Address  
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ARCHITECT  
314 Village Place  
Wyckoff, NJ, 07481  
201-819-9026  
Steven.zmuda@gmail.com

Project Name and Address  
PROPOSED  
ADD- A- LEVEL at  
217 W. CHESTNUT AVE.  
METUCHEN, NJ  
PLOT PLAN AND  
ZONING TABLE

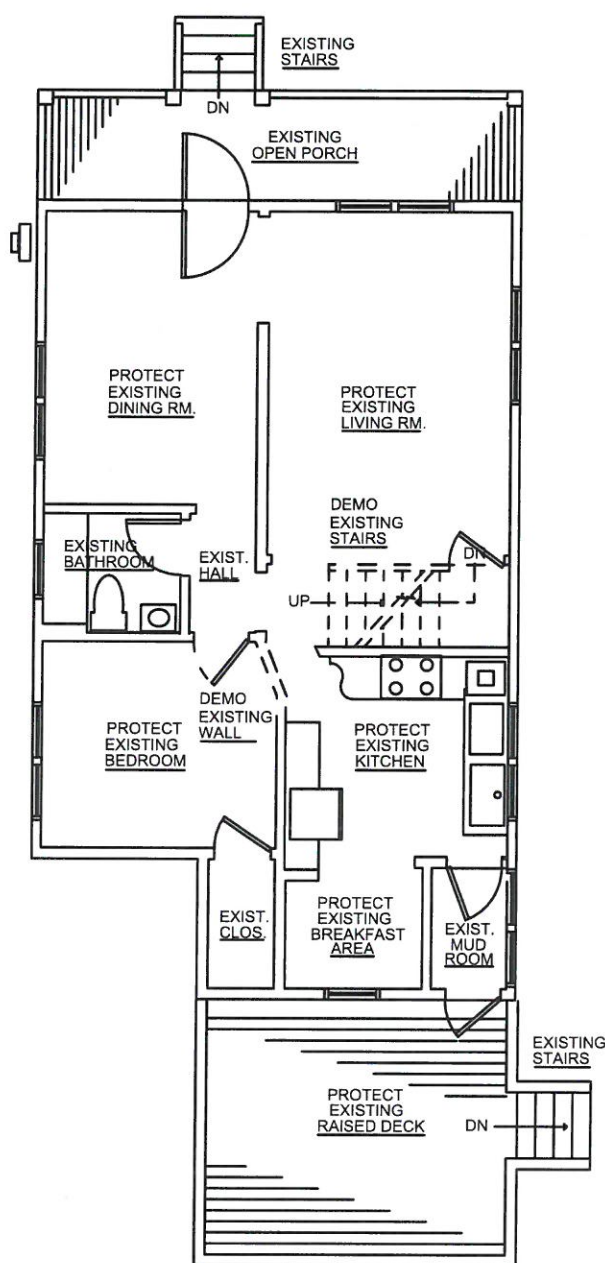
Project C-2022-12 Sheet

50%  
T-1

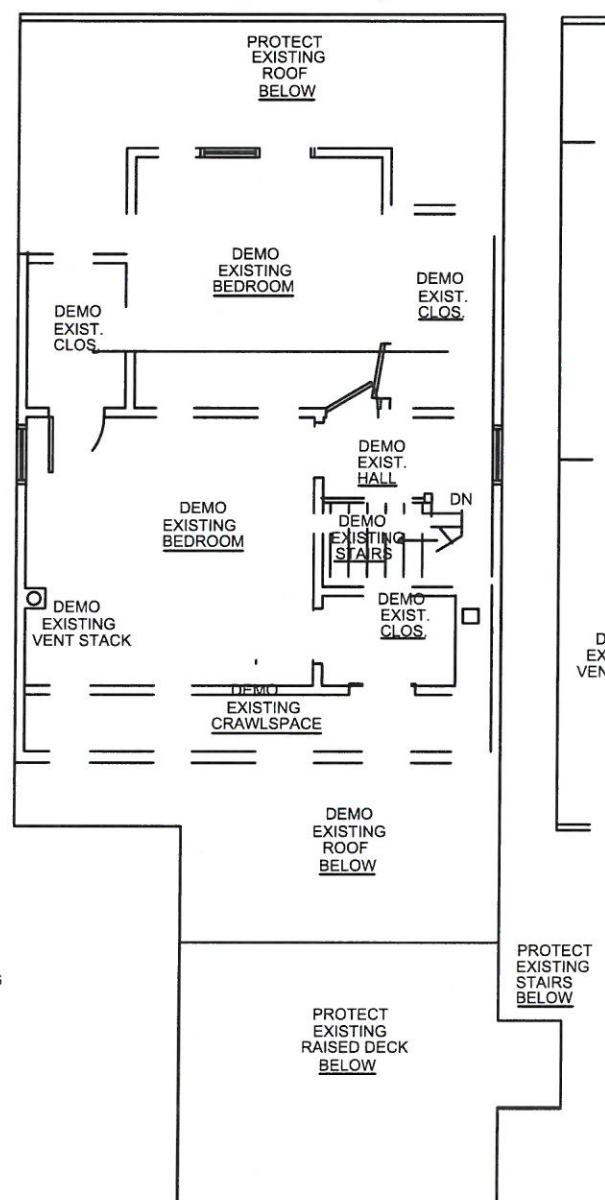




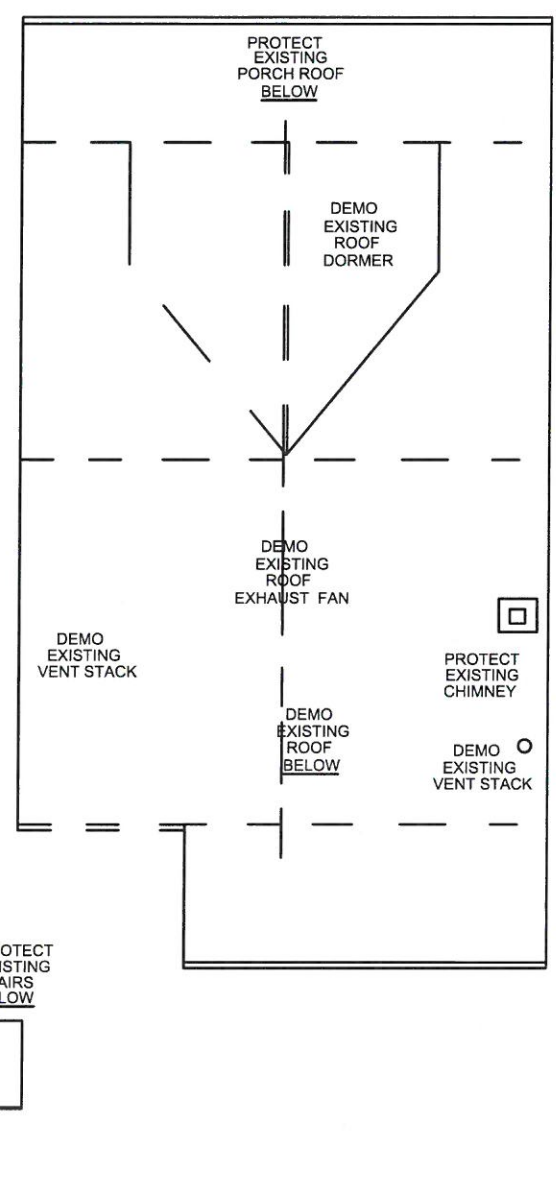
**EXISTING BASEMENT FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 1 SD-1



**EXISTING AND DEMO FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 2 SD-1



**EXISTING AND DEMO SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 3 SD-1



**EXISTING AND DEMO ROOF PLAN**  
 SCALE: 1/4" = 1'-0"  
 4 SD-1



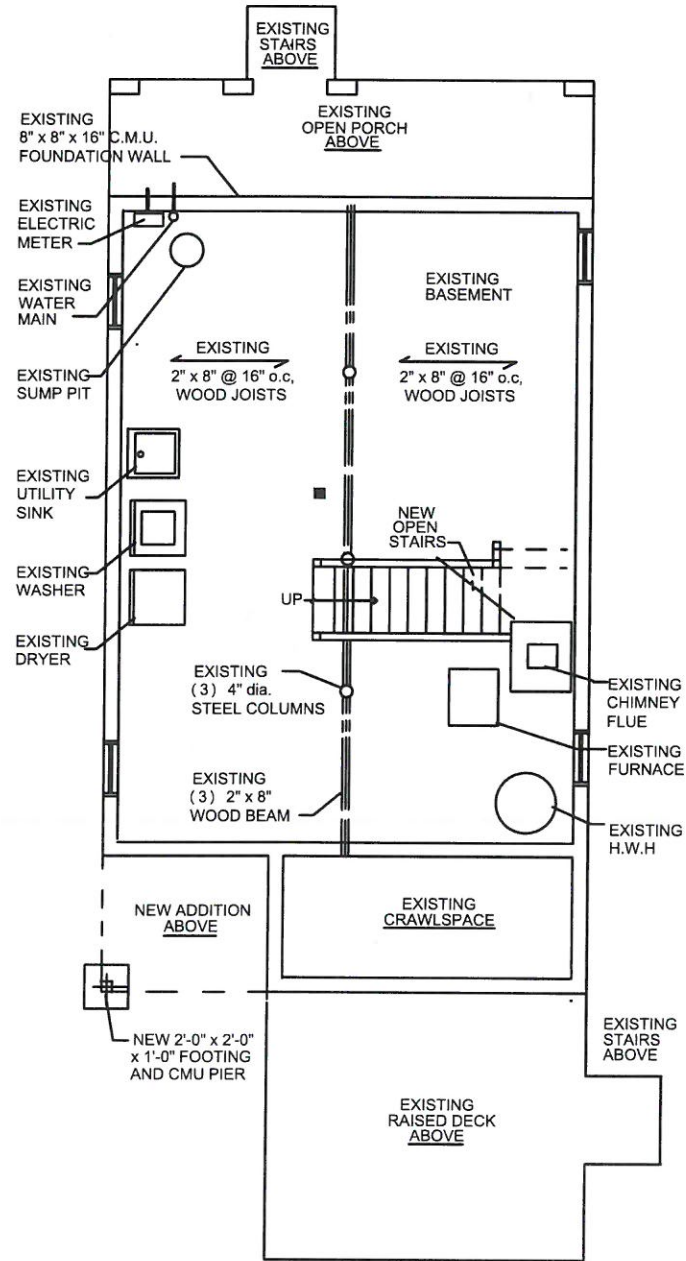
*Steven Zmuda*

No.	Revision/Issue	Date

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**STEVEN T. ZMUDA, AIA**  
 ARCHITECT  
 314 Village Place  
 Wyckoff, NJ, 07481  
 201-819-9026  
 Steven.zmuda@gmail.com

Project Name and Address  
**PROPOSED**  
 ADD- A- LEVEL at  
 217 W. CHESTNUT AVE.  
 METUCHEN, NJ  
 EXISTING CONDITIONS  
 SELECTIVE DEMOLITION

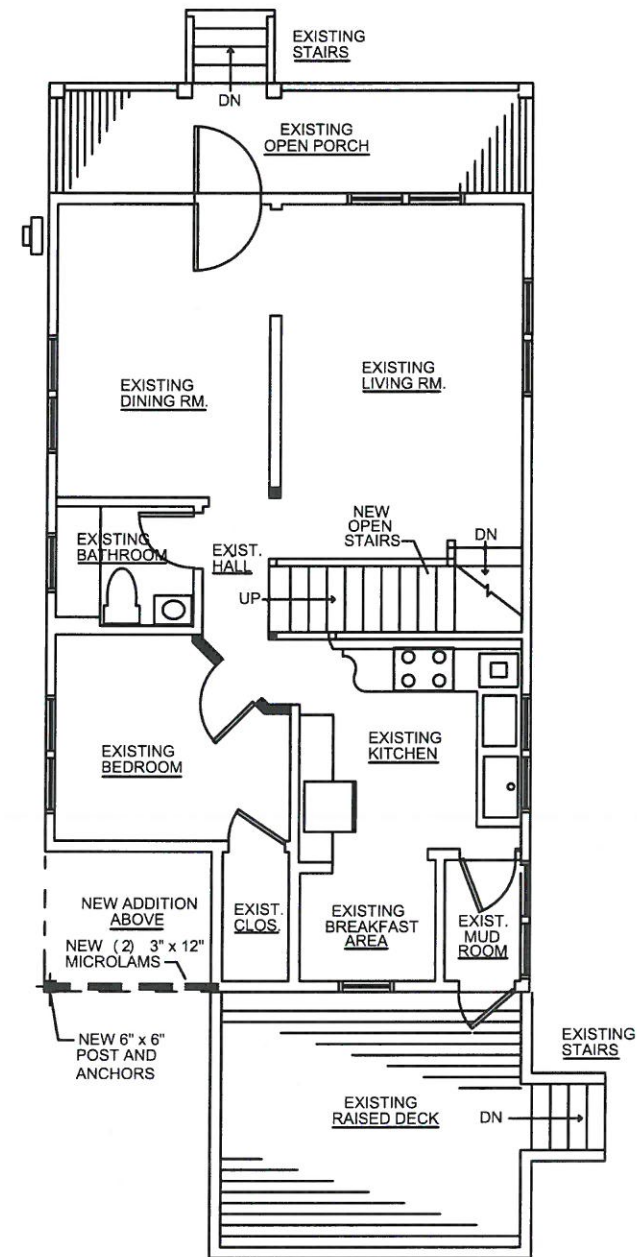
Project	C-2022-12	Sheet	<b>SD-1</b>
Date	9/20/2022	Scale	
Scale	As Noted		



NEW WORK  
BASEMENT FLOOR PLAN

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

1  
A-1



NEW WORK  
FIRST FLOOR PLAN

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

2  
A-1

General Notes

No.	Revision/Issue	Date

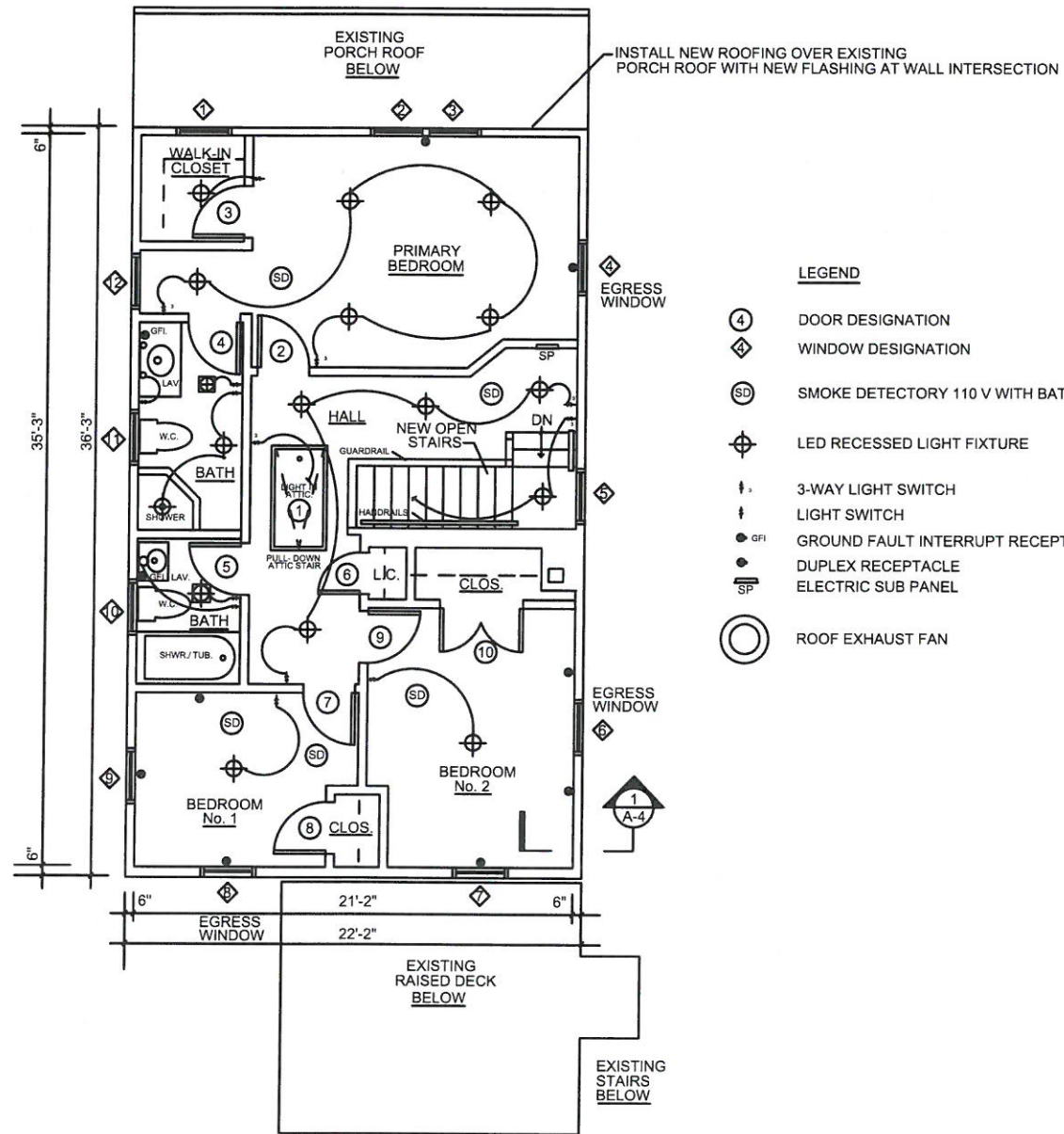
Firm Name and Address  
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 ARCHITECT  
 314 Village Place  
 Wyckoff, NJ, 07481  
 201-819-9026  
 Steven.zmuda@gmail.com

Project Name and Address  
**PROPOSED  
 ADD- A- LEVEL**  
 AT  
 217 W. CHESTNUT AVE.  
 METUCHEN, NJ

Project	C-2022-12	Sheet	<b>A-1</b>
Date	9/16/2022		
Scale	As Noted		

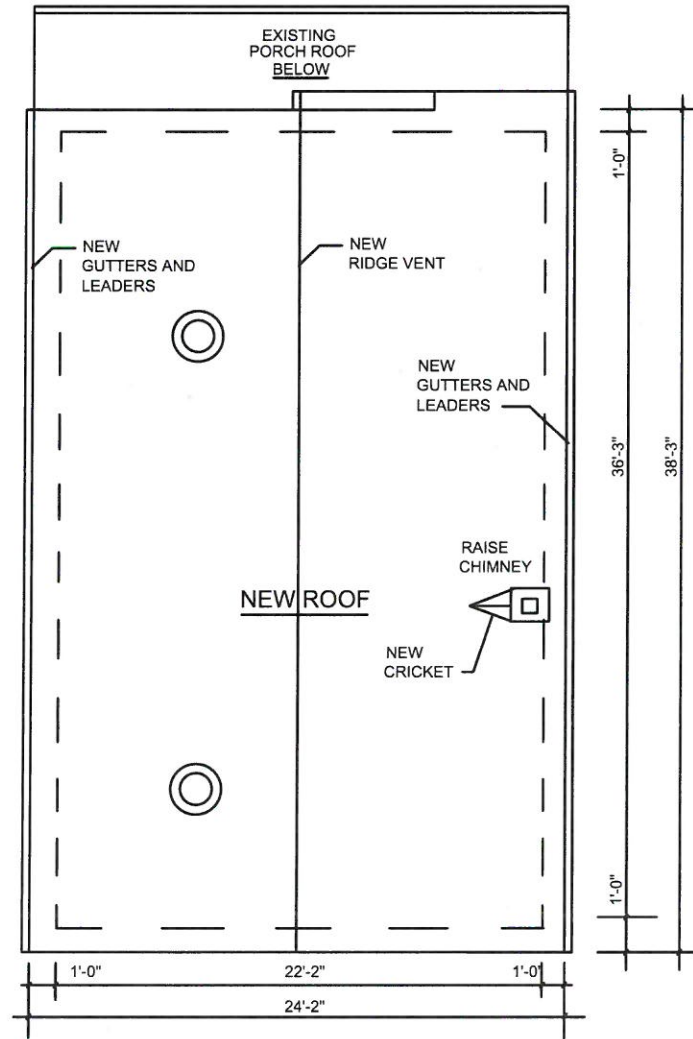
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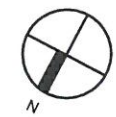


- LEGEND**
- ④ DOOR DESIGNATION
  - ◊ WINDOW DESIGNATION
  - SD SMOKE DETECTORY 110 V WITH BATTERY BACK UP
  - ⊕ LED RECESSED LIGHT FIXTURE
  - ⋈ 3-WAY LIGHT SWITCH
  - ⋆ LIGHT SWITCH
  - ⦿ GFI GROUND FAULT INTERRUPT RECEPTACLE
  - ⦿ DUPLEX RECEPTACLE
  - SP ELECTRIC SUB PANEL
  - ⊙ ROOF EXHAUST FAN

NEW WORK  
**SECOND FLOOR PLAN** 1  
 SCALE: 1/4" = 1'-0" A-2



NEW WORK  
**ROOF PLAN** 2  
 SCALE: 1/4" = 1'-0" A-2



General Notes

*Handwritten signature in blue ink.*

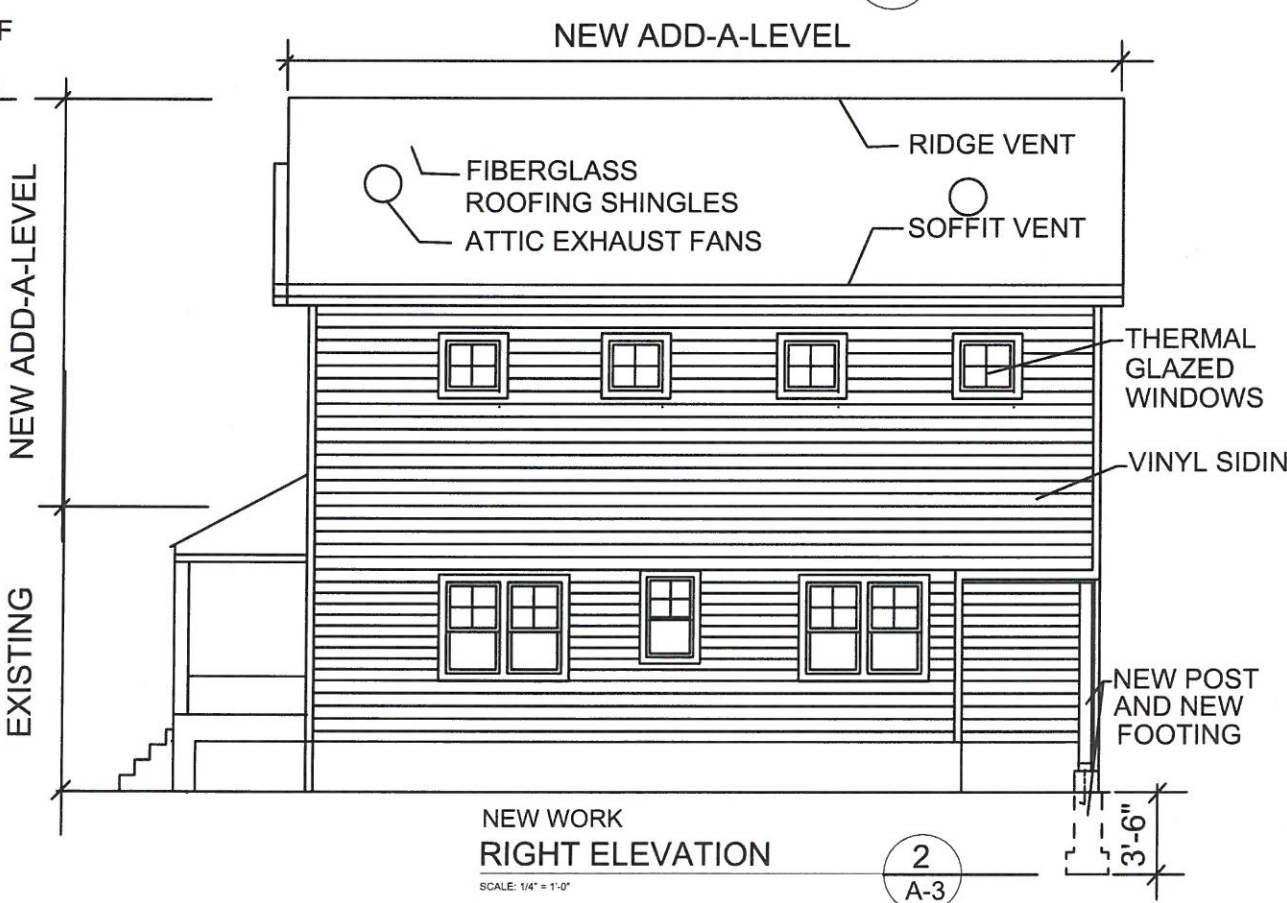
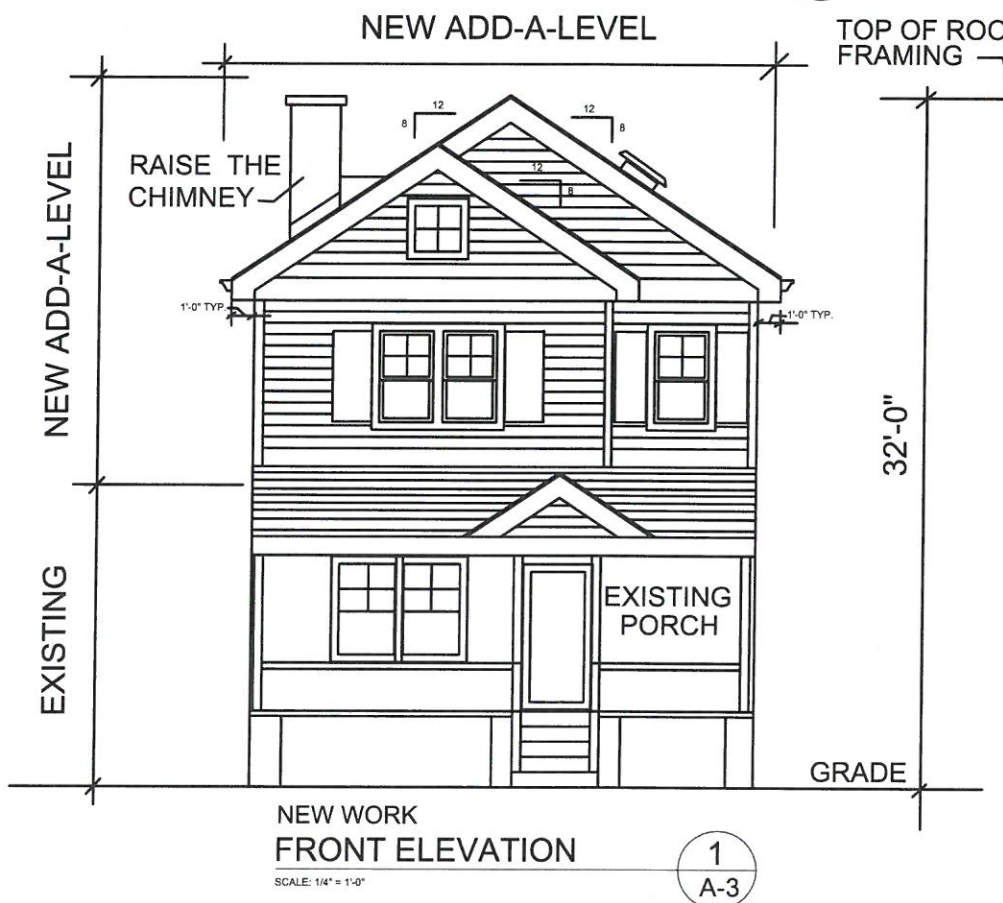
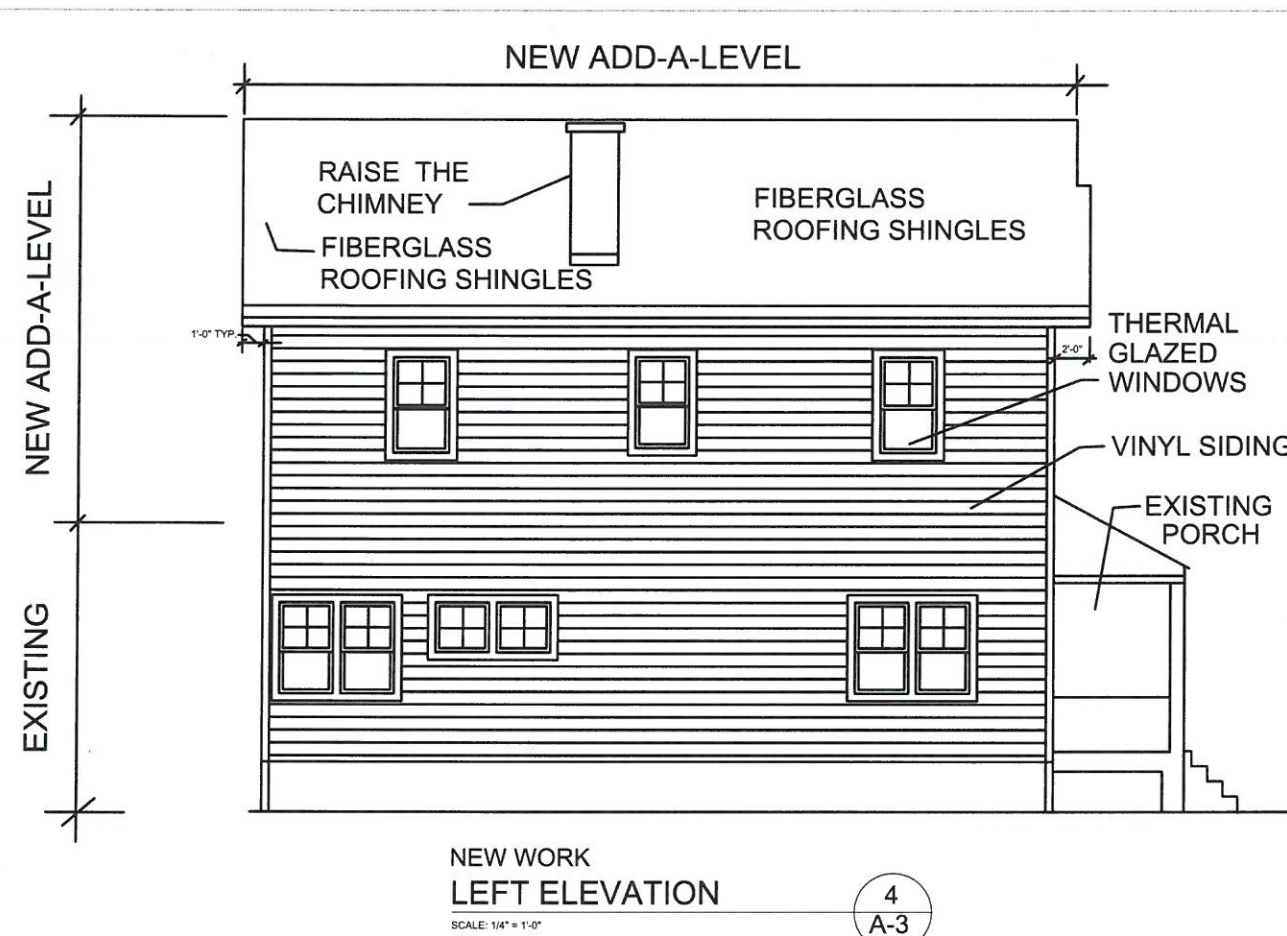
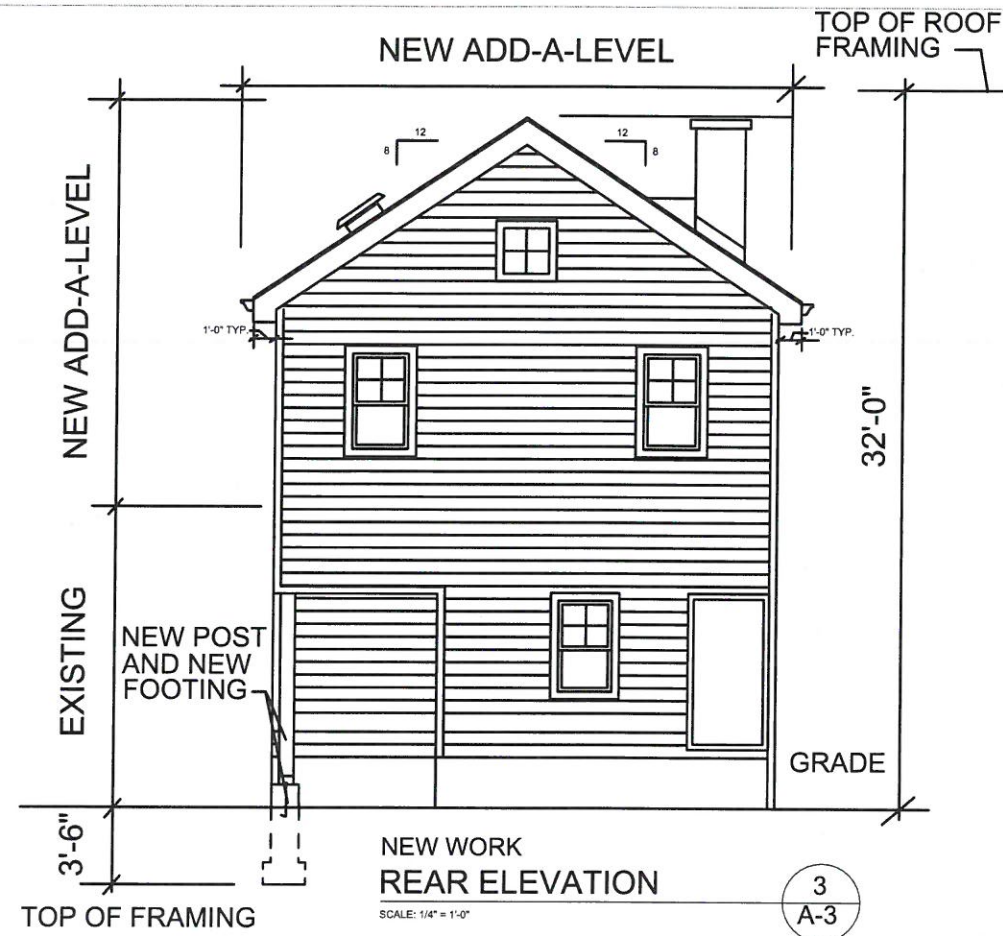
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 314 Village Place  
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 201-819-9026  
 Steven.zmuda@gmail.com

Project Name and Address  
**PROPOSED**  
 ADD- A- LEVEL at  
 217 W. CHESTNUT AVE.  
 METUCHEN, NJ  
 SECOND FLOOR  
 AND ROOF PLANS

Project	C-2022-12	Sheet	<b>A-2</b>
Date	9/20/2022		
Scale	As Noted		





General Notes

*Steven T. Zmuda*

No.	Revision/Issue	Date

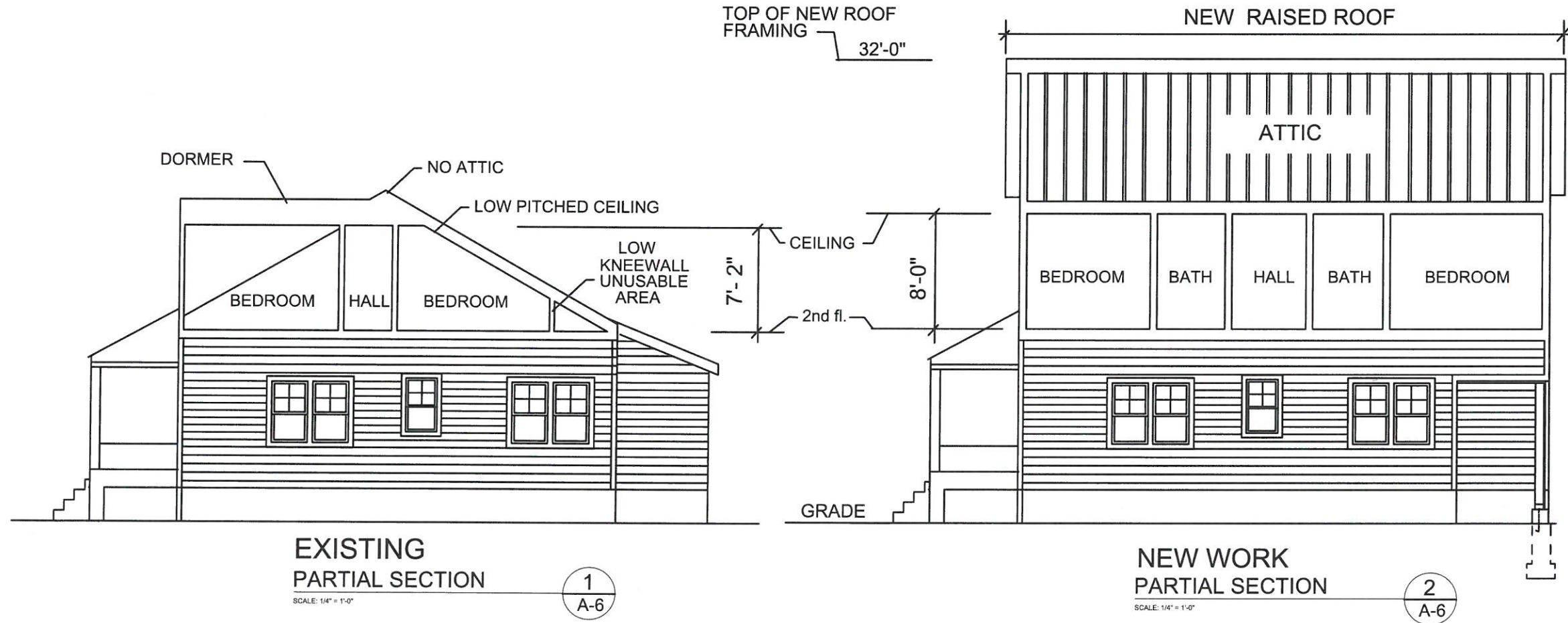
Firm Name and Address  
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 ARCHITECT  
 314 Village Place  
 Wyckoff, NJ, 07481  
 201-819-9026  
 Steven.zmuda@gmail.com

Project Name and Address  
**PROPOSED**  
**ADD-A-LEVEL** at  
 217 W. CHESTNUT AVE.  
 METUCHEN, NJ  
**EXTERIOR ELEVATIONS**

Project	C-2022-12	Sheet	<b>A-3</b>
Date	9/20/2022	Scale	
Scale	As Noted		



# COMPARISON SECOND FLOOR SECTIONS BETWEEN EXISTING AND NEW WORK



General Notes

*Steven T. Zmuda*

No.	Revision/Issue	Date

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 ARCHITECT  
 314 Village Place  
 Wyckoff, NJ, 07481  
 201-819-9026  
 Steven.zmuda@gmail.com

Project Name and Address  
**PROPOSED**  
**ADDITION to**  
**217 W. CHESTNUT AVE.**  
**METUCHEN, NJ**  
**COMPARISON SECTIONS**

Project	C-2022-12	Sheet	<b>A-6</b>
Date	10/22/2022		
Scale	As Noted		