



# BOROUGH OF METUCHEN

MIDDLESEX COUNTY

Tel. (732) 632-8540 • Fax (732) 632-8100 • 500 Main Street • Metuchen, N.J. 08840

## APPLICATION FOR DEVELOPMENT

### Control Information (Office Use Only)

Application Number

Applicant Name

Date Received

Date Deemed Complete

### 1. Application

#### A. Location

Street Address 326 DURHAM AVE METUCHEN, NJ 08840  
 Block 40 Lot 37 Zone R-2  
 Situated on NORTH side of DURHAM AVE  
 distant 0 feet from WESTING HOUSE STREET

#### B. The Site is Located:

- Within 200' of Edison Township     Adjacent to County Road     Adjacent to State Highway

#### C. Status:

- New     Revision or Resubmission of Prior Application No. \_\_\_\_\_

#### D. Type (Check all that Apply):

- Concept     Preliminary     Final     Conditional Use Approval  
 Minor Site Plan     Major Site Plan     Minor Subdivision     Major Subdivision  
 (a) - Appeal     (b) - Interpretation     (c) - Variance (Bulk)     (d) - Variance (Use)  
 Request for Waiver of Submission Requirements     Other \_\_\_\_\_

#### E. Nature of Relief or Variance Request (List Ordinance Reference Sections)

variance requested existing minimum lot, area  
to minimum lot width. minimum side yard setback  
(left & right)

#### F. Date and Disposition of any previous Board Hearings involving this Site

None Known

#### G. Plat Submission (List maps and other exhibits accompanying this application)

Proposed Construction Plans by Architect Thom  
Riggio & Landscape Plan by Fletcher Engineering  
inc.

**2. Applicant Information**

**A. Applicant**

First Name AAMIR Phone 732-233-4744  
Last Name MOTIWALA Phone \_\_\_\_\_  
Street Address 5266 Foster St Fax \_\_\_\_\_  
City / State Piscataway / NJ Zip 08854 Email AAMIRALI@HOTMAIL.COM

**B. Applicant is a/an:**

Individual  Partnership  Corporation  Other \_\_\_\_\_

**C. Applicant's Relationship to Owner:**

Owner  Lessee  Purchaser Under Contract  Other \_\_\_\_\_

**D. Owner** (If other than Applicant, requires Owner's Consent on Page 6)

First Name \_\_\_\_\_ Phone \_\_\_\_\_  
Last Name \_\_\_\_\_ Phone \_\_\_\_\_  
Street Address \_\_\_\_\_ Fax \_\_\_\_\_  
City / State \_\_\_\_\_ Zip \_\_\_\_\_ Email \_\_\_\_\_

**3. Applicant's Experts**

**A. Attorney** (Required if Applicant is a Corporation; must be a licensed in the State of New Jersey)

Name John WILEY Phone 732-494-6099  
Street Address 216 Amboy AVE Fax \_\_\_\_\_  
City / State METUCHEN/NJ Zip 08840 Email John@wileylavender.com

**B. Engineer**

Name Paul J Fletcher Phone 732-738-8809  
Street Address 54 W Pond Rd Fax \_\_\_\_\_  
City / State Hope Lawn, NJ Zip 08861 Email Paul.j.fletcher@comcast.net

**C. Architect**

Name JOHN RIGGIO Phone 732-402-2882  
Street Address 172 main St #33 Fax \_\_\_\_\_  
City / State METUCHEN/NJ Zip 08840 Email John-8eusa.net

**D. Other Professional Consultants**

Name \_\_\_\_\_ Phone \_\_\_\_\_  
Street Address \_\_\_\_\_ Fax \_\_\_\_\_  
City / State \_\_\_\_\_ Zip \_\_\_\_\_ Email \_\_\_\_\_

**4. Plat / Plan Data**

**A. Present Use of Land / Structure**

single family residence

**B. Proposed Use of Land / Structure**

single family residence

**C. Building Data**

Existing :	Floor Area:	1372.49 sq/ft	Height in Stories & Feet:	1 story 15 ft
Addition:	Floor Area:	1577.83	Height in Stories & Feet:	1 story 15 ft
New Bldg:	Floor Area:	1577.83	Height in Stories & Feet:	1 story 15 ft
Total Floor Area:		2950.32		2 story 30 ft

**D. Subdivision Data**

Area: Entire Tract: \_\_\_\_\_ Portion being subdivided: \_\_\_\_\_  
No. of Lots: Present \_\_\_\_\_ Proposed: \_\_\_\_\_  
No. of Units: Demolished: \_\_\_\_\_ Proposed: \_\_\_\_\_  
Purpose: \_\_\_\_\_

**E. Non-Residential Use Data**

	Present	Proposed
Total Floor Area of Building:	_____	_____
Floor Area to be Occupied:	_____	_____
Off-Street Parking:	_____	_____
Number of Employees:	_____	_____
Days & Hours of Operation:	_____	_____
Machinery / Equipment Used:	_____	_____
	_____	_____
	_____	_____
Description of Operation(s)	_____	_____
	_____	_____
	_____	_____

## 5. Request for Bulk Variance

### A. Bulk Regulations

	District Requirements	Present	Proposed	Variance
Min. Lot Area	7500 sq/ft	6250 sq/ft	6250 sq/ft	<input checked="" type="checkbox"/>
Min. Lot Width	62.5 ft	50 ft	50 ft	<input checked="" type="checkbox"/>
Min. Lot Depth (Average)	100 ft	125 ft	125 ft	<input type="checkbox"/>
Min. Front Yard Setback	28.79 ft	36.4	28.99	<input type="checkbox"/>
Min. Side Yard Setback (Left)	25 ft	17.2 ft	17.2 ft	<input checked="" type="checkbox"/>
Min. Side Yard Setback (Right)	8 ft	3.5 ft	3.5 ft	<input checked="" type="checkbox"/>
Min. Side Yard Setback (Combined)	18 ft	20.7 ft	20.7 ft	<input type="checkbox"/>
Min. Rear Yard Setback	25 ft	33 ft	31 ft	<input type="checkbox"/>
Max. Building Coverage	30%	22%	24%	<input type="checkbox"/>
Max. Impervious Coverage	50%	30%	32%	<input type="checkbox"/>
Max. Height	35 ft	15 ft	30 ft	<input type="checkbox"/>

### B. Describe below the nature of the constraints imposed by the physical characteristics of the property.

The existing house is placed irregular on the property

### C. Describe below any other exceptional conditions of the property that prevent the applicant from complying with the Zoning Ordinance.

It is on existing small lot.

### D. Describe below how not granting this variance request would impose difficulties or undue hardship upon you.

The existing house is too small. Need to add second floor to make a decent size house for a family.

### E. Describe below how the granting of the variance request will not result in substantial detriment to the public good nor substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance.

The new proposal house will match the same size houses which are constructed on the same block.

**6. Request for Conditional Use Approval / Use Variance**

**A. Describe below the specifics of the request.**

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**B. Describe below the special reasons which exist that support the granting of the request.**

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**C. Describe below how the public interest will be served by the granting of the request.**

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**D. Describe below what circumstances exist or what measures will be taken to ensure that, if the request is granted, the surrounding property owners will experience no adverse impact or undue burden.**

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**E. Describe below how the granting of the request will not result in substantial detriment to the public good nor substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance.**

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**7. Correspondence**

**A. Person to be contacted in regard to all matters pertaining to this Application (if other than Applicant)**

First Name \_\_\_\_\_ Phone \_\_\_\_\_  
Last Name \_\_\_\_\_ Phone \_\_\_\_\_  
Street Address \_\_\_\_\_ Fax \_\_\_\_\_  
City / State \_\_\_\_\_ Zip \_\_\_\_\_ Email \_\_\_\_\_

**8. Verification and Authorization**

I, THE UNDERSIGNED, HEREBY MAKE APPLICATION FOR AN APPLICATION FOR DEVELOPMENT ONLY FOR THE LOCATION AND THE WORK DESCRIBED HEREIN AND CERTIFY TO THE ACCURACY OF THAT INFORMATION. I ACKNOWLEDGE THAT IT IS MY RESPONSIBILITY TO BE AWARE OF AND COMPLY WITH ALL ZONING REQUIREMENTS OF THE BOROUGH OF METUCHEN RELATING TO THIS APPLICATION. I UNDERSTAND THAT FAILURE TO PROVIDE ACCURATE INFORMATION OR TO COMPLY WITH ANY PROVISIONS OF THE APPLICATION RENDERS IT NULL AND VOID AND MAY RESULT IN AN ENFORCEMENT ACTION.

CONSTRUCTION OF IMPROVEMENTS WILL NOT BE COMMENCED AT THE ABOVE LOCATION UNTIL THE APPLICANT/OWNER IS IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS REGARDING ZONING AND PROPERTY MAINTENANCE AS DEFINED BY THE CODE OF THE BOROUGH OF METUCHEN. THIS APPLICATION AND ASSOCIATED APPROVALS DO NOT WAIVE ANY OTHER RESTRICTIONS OR REGULATIONS IMPOSED PRIVATELY OR BY LAW.

**A. Applicant's Verification**

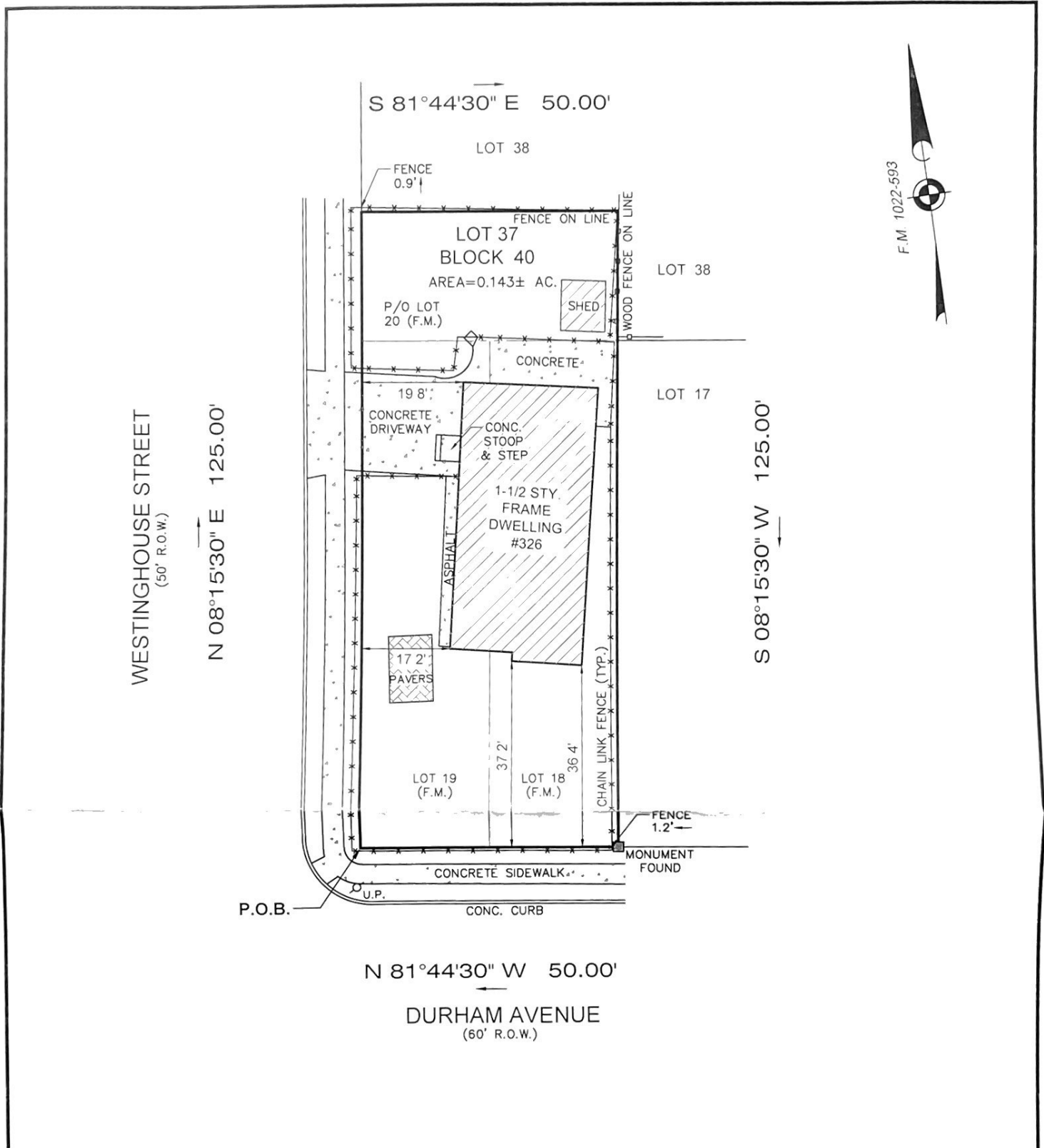
I HEREBY CERTIFY THE STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE.

Name AAMIR MOTIWACA Date 11/29/21  
Signature \_\_\_\_\_

**B. Owner's Authorization**

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE PROPERTY DESCRIBED HEREON AND THAT I CONCUR WITH THE DOCUMENTS PRESENTED TO THE PLANNING BOARD / ZONING BOARD OF ADJUSTMENT. I HEREBY AUTHORIZE THE APPLICANT TO SUBMIT THIS APPLICATION FOR DEVELOPMENT.

Name AAMIR MOTIWACA Date 11/29/21  
Signature \_\_\_\_\_  
Telephone & Fax Number: 732-233-4744



PREPARED FOR: GRAND HOME INVESTMENTS

Filed Map Reference	REVISED MAP OF 141 BUILDING LOTS, PROPERTY OF JOSEPH BERGLIN, AND THERESA BERGLIN, METUCHEN, NEW JERSEY.	Filed Map Block		Filed Map Lot	18, 19 & P/O 20	Filing Date	8/25/1923	Filed Map No	1022-593
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**IMPORTANT NOTES, PLEASE REVIEW:**

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 5/5/2021 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 DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, 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 DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

CERTIFICATE OF AUTHORIZATION: 24GA28229800



**MORGAN**  
engineering & surveying

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

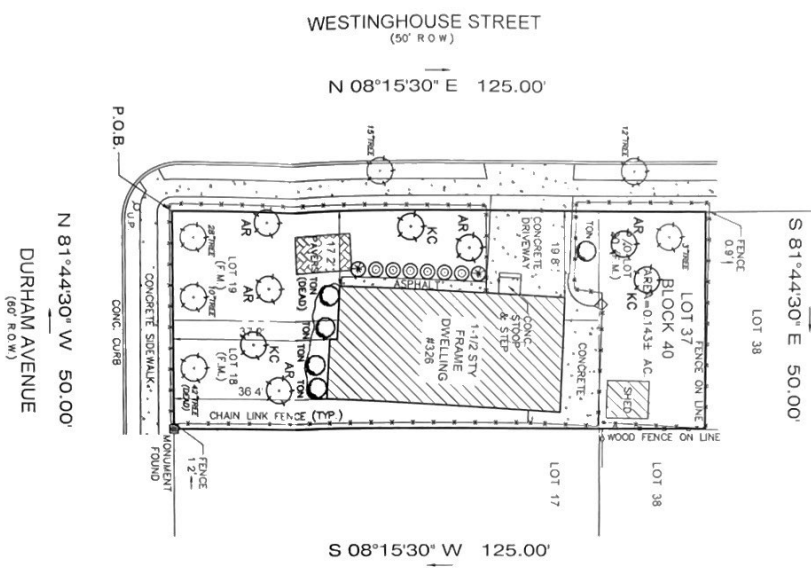
## SURVEY OF PROPERTY

LOT 37 BLOCK 40  
BOROUGH OF METUCHEN  
COUNTY OF MIDDLESEX NEW JERSEY



**DAVID J. VON STEENBURG**  
PROFESSIONAL LAND SURVEYOR  
N.J. LIC. No. 34500

Scale:	Drawn By:	Date:	JOB #	CAD File #	Sheet #
1"=20'	J.V.S.	5/5/2021	21-05093	21-05093	1 OF 1



**TREE REPLACEMENT REQUIREMENTS**

TOTAL NUMBER OF ON-SITE TREES: 9  
 NUMBER OF EXISTING TREES 10" DBH AND GREATER WITH DEVELOPMENT AREA: 0  
 NUMBER OF TREES TO BE REMOVED: 0  
 NUMBER OF TREES OF DBH AND GREATER WITH DEVELOPMENT AREA TO BE REPLACED: 0  
 TOTAL NUMBER OF REPLACEMENT TREES REQUIRED (SEE CALCULATIONS BELOW): 0

**TREE REPLACEMENT CALCULATIONS**

EXISTING TREE SIZE	NUMBER REMOVED	REPLACEMENT VALUE
6"-12"	0	3
12"-18"	0	4
18"-24"	0	5
24"-30"	0	7
30"-36"	0	10
<b>TOTAL REPLACEMENT TREES REQUIRED:</b>		<b>0</b>

**STREET TREES**

REMOVED 1 TREE PER 35 FT. OF FRONTAGE = 5 REQUIRED  
 EXISTING: 4 STREET TREES  
 PROPOSED: 1 STREET TREE

**FRONT YARD TREES**

REMOVED 1 TREE PER 50 FT. OF FRONTAGE = 7 REQUIRED  
 PROPOSED: 7 TREES

**LANDSCAPE SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
AR	ACER RUBRUM	RED MAPLE	2 1/2"-5" CAL.	5
KC	KWANSAN CHERRY	KWANSAN CHERRY	2 1/2"-5" CAL.	3

**FOUNDATION PLANTINGS**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE AT MATURITY	QUANTITY
+	ABELIA X GRANDIFLORA	GLOSSY ABELIA	3"-6"	2
⊙	SPIRAEA X BOWALDA ANTHONY WALTER	ANTHONY WALTER BOWALDA SPIRAEA	3"-4"	6

**LANDSCAPE PLAN**  
 PREPARED FOR  
 326 DURHAM AVENUE  
 LOT 37 IN BLOCK 40  
 MIDDLESEX COUNTY, NEW JERSEY

**FLETCHER ENGINEERING, INC.** ENGINEERS • SURVEYORS • PLANNERS  
 P.O. Box 339 • Ford's, NJ 08863 • Phone 732-738-8809 • Fax 732-738-6727

**PAUL J. FLETCHER, P.E., P.P.**  
 PROFESSIONAL ENGINEER N.J. LIC. NO. 35041

SCALE	DATE	FILE NO.	MAP NO.
1"=20'	09-22-21	905921	1022/393
DATE	DATE	DATE	DATE
09-22-21	09-22-21	09-22-21	09-22-21
BY	BY	BY	BY
EFJ	EFJ	EFJ	EFJ
SHEET	SHEET	SHEET	SHEET
1 OF 1	1 OF 1	1 OF 1	1 OF 1

BING COMMONLY KNOWN AS 378 DURHAM AVENUE, METUCHEN, N.J. STREET BEING KNOWN AND DESIGNATED AS LOT 37 IN BLOCK 40 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF METUCHEN, SHEET NO. 801  
 BING ALSO KNOWN AS ALL OF LOTS 18 & 19 AND PART OF LOT 20 AS SHOWN ON A MAP ENTITLED "REVISED MAP OF 141 BUILDING LOTS, PROPERTY OF JOSEPH BERGIN, AND TERESA BERGIN, METUCHEN, N.J. STREET", FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON 08/23/1923 AS MAP NO. 1022 IN FILE NO. 593





**FREEHOLD SOIL CONSERVATION DISTRICT**

(Serving Middlesex and Monmouth Counties)

4000 Kozloski Road, P.O. Box 5033  
Freehold, New Jersey 07728-5033  
Tel: (732) 683-8500  
Fax: (732) 683-9140  
E-mail: info@freeholdscd.org  
Website: www.freeholdsoil.org

12/9/2021

GRAND HOME INVESTMENTS LLC  
5266 FOSTER STREET  
PISCATAWAY NJ 08854

Ref.#: 0012-C796  
Proj.: 326 DURHAM AVENUE  
Twp. : METUCHEN  
Block: 40  
Lots : 37

**PROJECT EXEMPT  
ADDITIONS / IMPROVEMENTS TO EXISTING SINGLE FAMILY DWELLINGS**

Dear GRAND HOME INVESTMENTS LLC,

This is to inform you that in accordance with the New Jersey Soil Erosion and Sediment Control Act; N.J.S.A. 4:24-39 et. seq., Chapter 251, P.L. 1975 and as amended by C. 264, P.L. 77 and C. 459, P.L. 79, a project is defined as "any disturbance of more than 5,000 square feet of the surface area of land for the accommodation of construction for which the State Uniform Construction Code would require a construction permit, except that the construction of a single-family dwelling unit shall not be deemed a 'project' under the act unless such unit is part of a proposed subdivision, site plan, conditional use, zoning variance, planned development or construction permit application involving two or more such single-family units,..."

In reference to the above site, improvements to a dwelling do not require certification of a Soil Erosion and Sediment Control plan. Should construction of a second dwelling or offsite soil disturbance greater than 5,000 square feet occur, certification of a Soil Erosion and Sediment Control plan would be required.

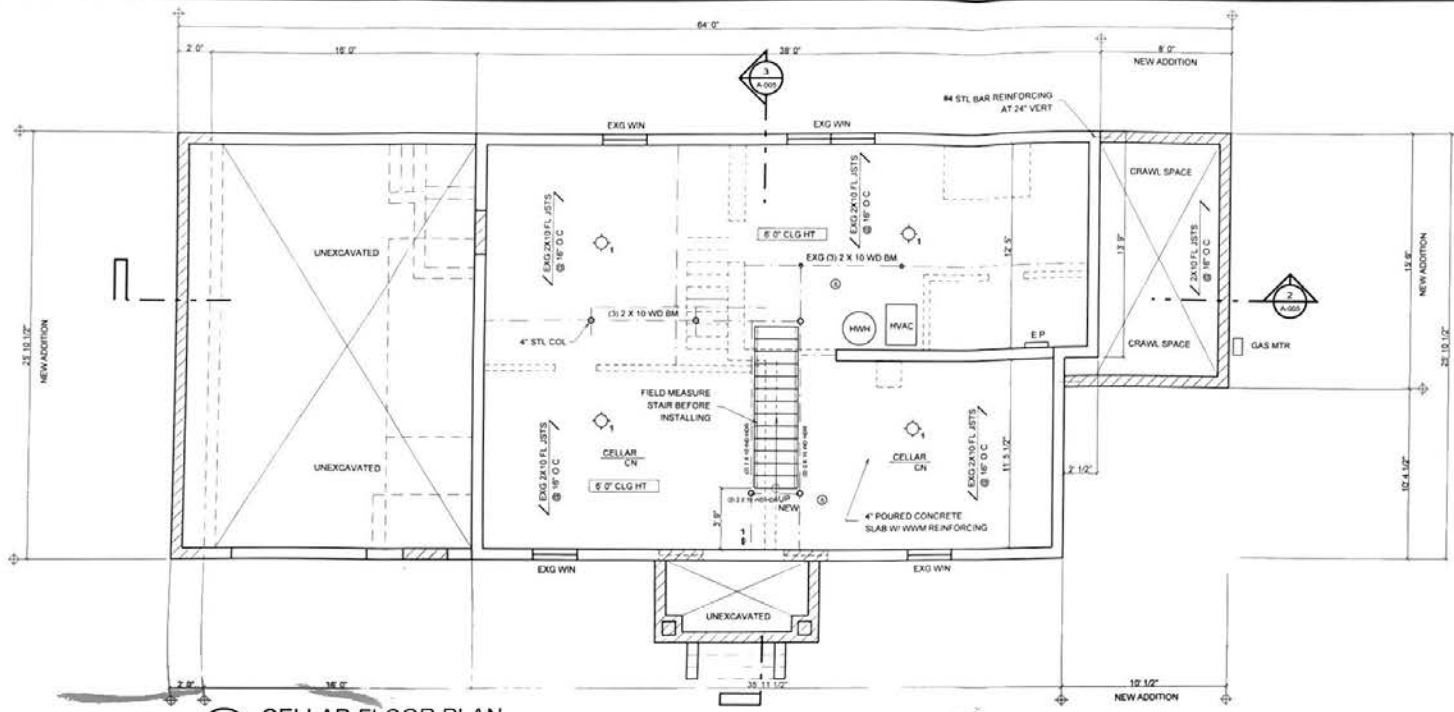
If you should have any questions, please feel free to contact our office.

Sincerely,

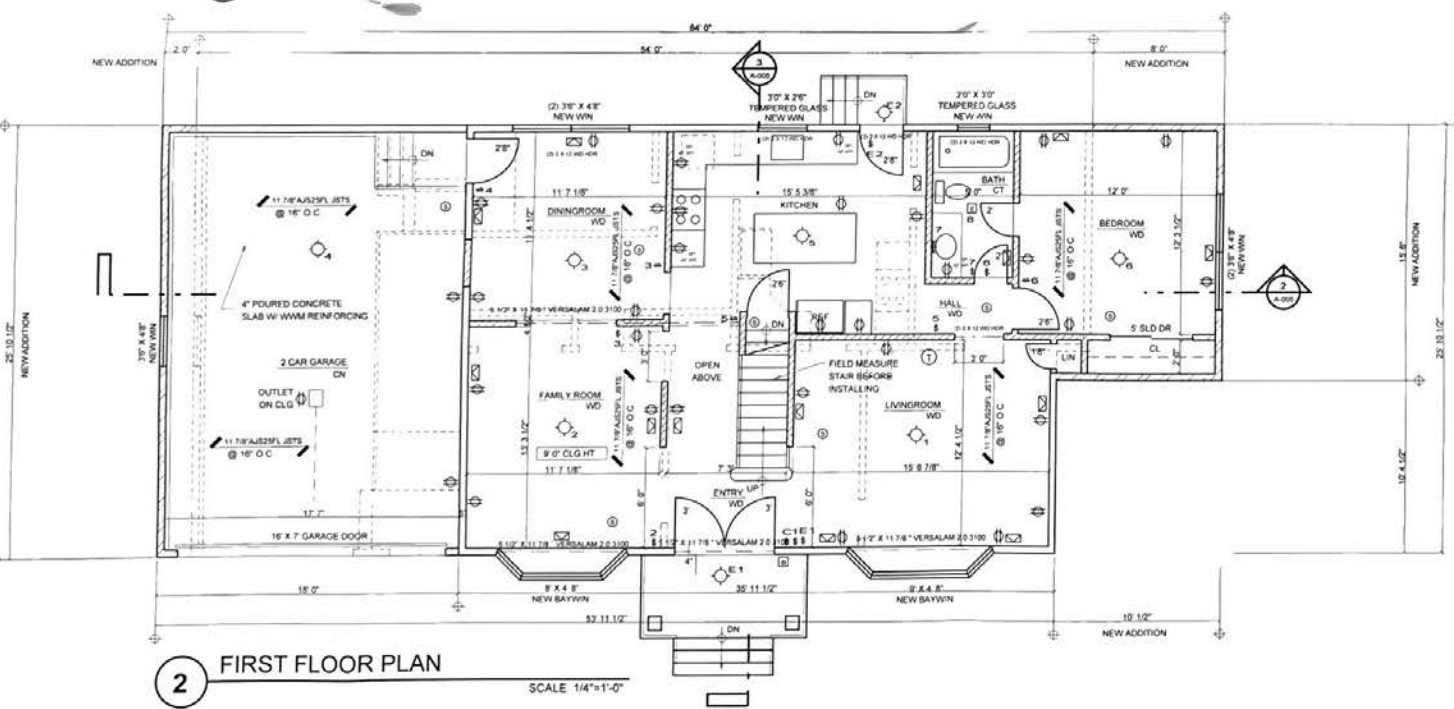
  
Holly Reynolds

cc: Planning Board  
Construction Official  
Municipal Engineer  
Applicant's Engineer





**1 CELLAR FLOOR PLAN**  
SCALE 1/4"=1'-0"



**2 FIRST FLOOR PLAN**  
SCALE 1/4"=1'-0"

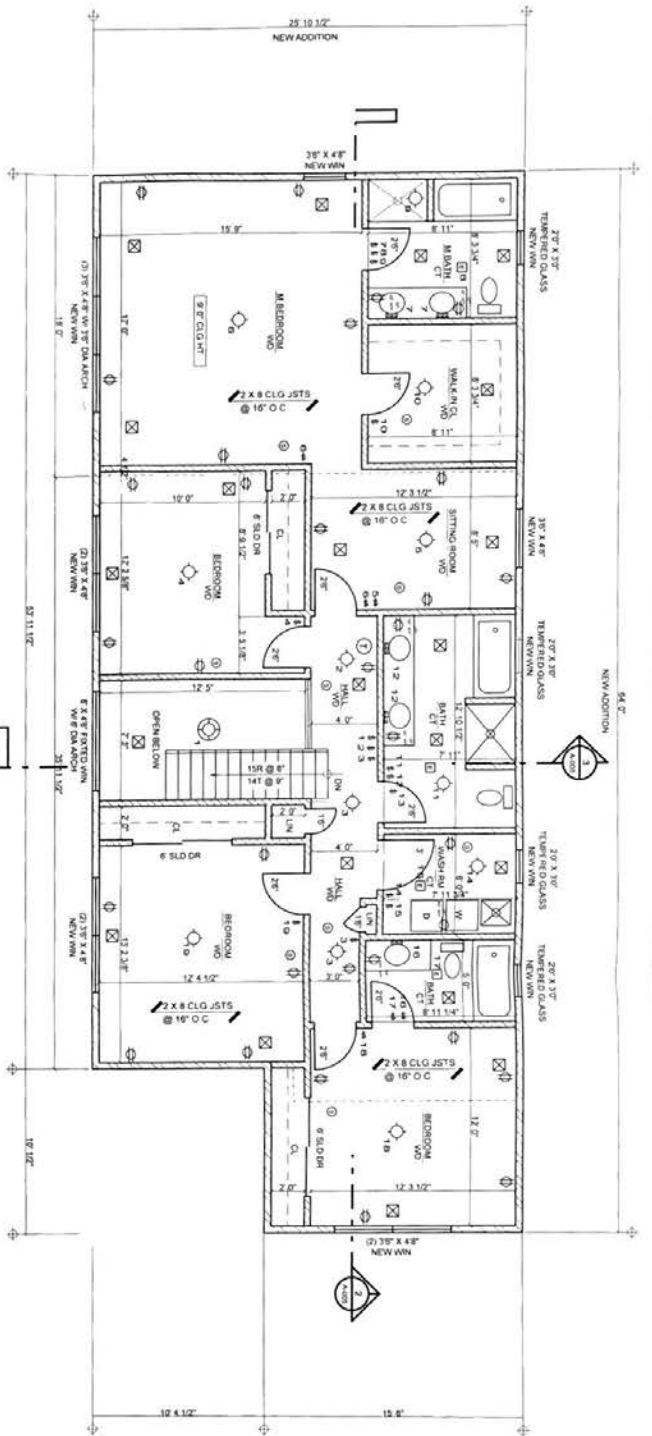
**SYMBOL LEGEND**

- SURFACE MOUNTED LIGHT FIXTURE MAX 100W BULBS
- RECESSED MOUNTED LIGHT FIXTURE MAX 100W BULBS
- CEILING HUNG LIGHT FIXTURE MAX 100W BULBS
- SURFACE MOUNTED INCANDESCENT VANITY LIGHT FIXTURE (3) MAXIMUM 100W BULBS
- RECESSED EXHAUST FAN MINIMUM 80 CFM
- DUPLEX RECEPTACLE OUTLET, GFI IF INDICATED
- ELECTRICAL CONNECTION
- ELECTRICAL WALL SWITCH, NUMBER INDICATES DEVICE
- SMOKE AND CARBON MONOXIDE DETECTOR HARD WIRED
- TELEPHONE JACK
- THERMOSTAT CONTROL
- DOOR BELL
- EXTERIOR FLOOD LIGHT FIXTURE (2) MAXIMUM 100W BULBS
- CEILING HUNG FAN LIGHT
- FLUSH MOUNTED RETURN AIR VENT
- AIR DIFFUSER

**WALL LEGEND**

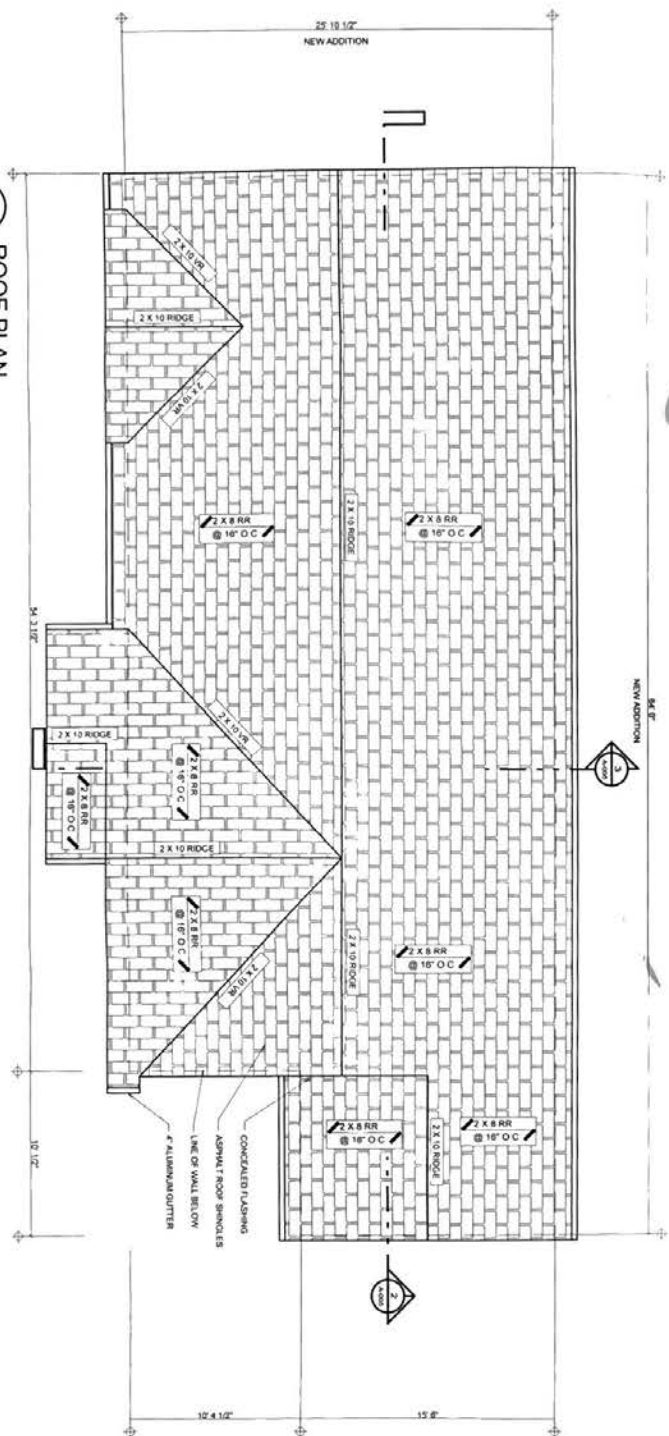
- POURED CONCRETE WALL
- 2 X 4 WOOD STUD WALL @ 16" O C W/ 1/2" GYPSUM BD ON EACH SIDE
- 2X4 OR 2X6 WOOD STUD WALL @ 16" O C W/ 1/2" GYP BD ON INT AND 1/2" CDX PLY ON EXT WITH 1" RIGID INSULATION BOARD WITH DRYVIT FINISH SYSTEM AND 3 1/2" BATT MIN INSULATION R=15 AND VAPOR BARRIER ON INT SIDE
- 2 X 4 WOOD STUD WALL @ 16" O C W/ 5/8" FIRE RESISTIVE GYPSUM BD TYPE "C" ON EACH SIDE AND 3 1/2" BATT INSULATION R=15 1 HR RATED WALL GA WP3605 UL U305, ULC W301
- 2 X 4 WOOD STUD WALL @ 16" O C W/ 1/2" WATER RESISTIVE BD ON WET SIDE AND 1/2" GYPSUM BD ON DRY SIDE
- EXISTING WALL
- WALL TO BE REMOVED

<b>JOHN RIGGIO, RA ARCHITECT</b> 172 MAIN STREET, SUITE 33 METUCHEN, NJ 08840 TEL/FAX: (732) 902-2882		PROJECT NO	202133
		DRAWN BY	J.R.
PROJECT ADDITION AND ALTERATION TO ONE FAMILY HOUSE 328 DURHAM AVENUE METUCHEN, NJ 08840		SCALE	1/4" = 1'-0"
		DATE	8-28-2021
TITLE	CELLAR AND FIRST FLOOR PLANS	DRAWING	A-001.00
SEAL 		2 OF 8	



1 SECOND FLOOR PLAN

SCALE 1/4"=1'-0"



2 ROOF PLAN

SCALE 1/4"=1'-0"

SYMBOL LEGEND

- SURFACE MOUNTED LIGHT FIXTURE MAX 100W BULBS
- RECESSED MOUNTED LIGHT FIXTURE MAX 100W BULBS
- CEILING HUNG LIGHT FIXTURE MAX 100W BULBS
- SURFACE MOUNTED INCANDESCENT VANITY LIGHT FIXTURE (1) MAXIMUM 100W BULBS
- RECESSED EXHAUST FAN MINIMUM 80 CFM
- DUPLEX RECEPTICAL OUTLET GFI IF INDICATED
- ELECTRICAL CONNECTION
- ELECTRICAL WALL SWITCH NUMBER INDICATES DEVICE
- SMOKE AND CARBON MONOXIDE DETECTOR (HARD WIRED TELEPHONE JACK)
- THERMOSTAT CONTROL
- DOOR BELL
- EXTERIOR FLOOD LIGHT FIXTURE (2) MAXIMUM 100W BULBS
- CEILING HUNG FAN LIGHT
- FLUSH MOUNTED RETURN AIR VENT
- AIR DIFFUSER

WALL LEGEND

- ▨ POURED CONCRETE WALL
- ▨ 2 X 4 WOOD STUD WALL @ 16" O C W/ 1/2" GYPSUM BD ON EACH SIDE
- ▨ 2X4 OR 2X6 WOOD STUD WALL @ 16" O C W/ 1/2" GYP BD ON INT AND 1/2" CDX PLY ON EXT WITH 1" RIGID INSULATION BOARD WITH DRYVAT FINISH SYSTEM AND 3/4" BATT MIN INSULATION R-15 AND VAPOR BARRIER ON INT SIDE
- ▨ 2 X 4 WOOD STUD WALL @ 16" O C W/ 1/2" FIRE RESISTIVE GYPSUM BD TYPE 'C' ON EACH SIDE AND 1/2" GYPSUM BD ON 1 HR RATED WALL (CA WP3503 UL U305 D.L.C W901)
- ▨ 2 X 4 WOOD STUD WALL @ 16" O C W/ 1/2" GYPSUM BD ON INT AND 1/2" CDX PLY ON EXT WITH 1" RIGID INSULATION BOARD AND 3/4" BATT MIN INSULATION R-15 AND VAPOR BARRIER ON INT SIDE
- ▨ 1/2" GYPSUM BD ON DRY SIDE
- ▨ EXISTING WALL
- ▨ WALL TO BE REMOVED

JOHN RIGGIO, RA ARCHITECT

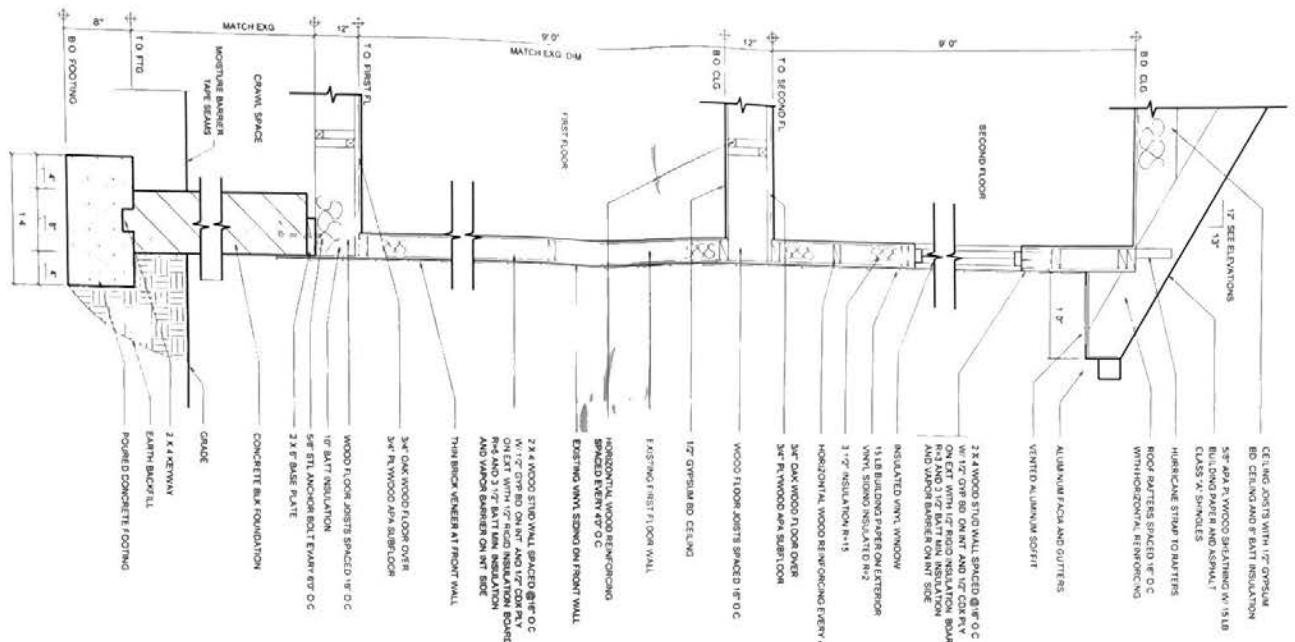
172 MAIN STREET, SUITE 33  
 METUCHEN, NJ 08840  
 TEL/FAK (732) 892-2822

PROJECT	ADDITION AND ALTERATION FIRST AND SECOND FLOOR PLANS
TITLE	ADDITION AND ALTERATION FIRST AND SECOND FLOOR PLANS
DATE	6-28-2021
SCALE	1/4" = 1'-0"
PROJECT NO	202113
DRAWING	A-002.00
3 OF 8	



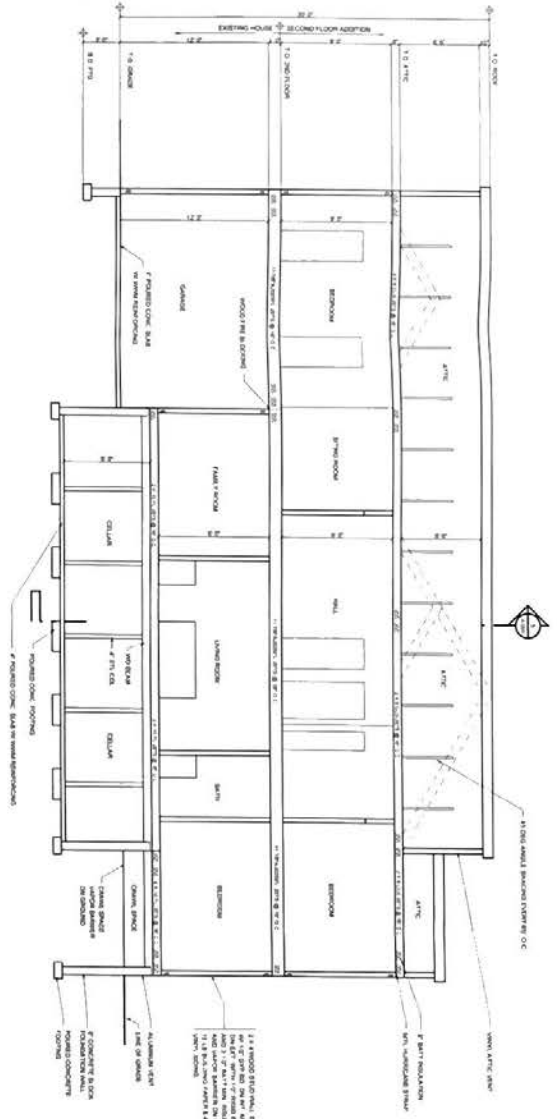






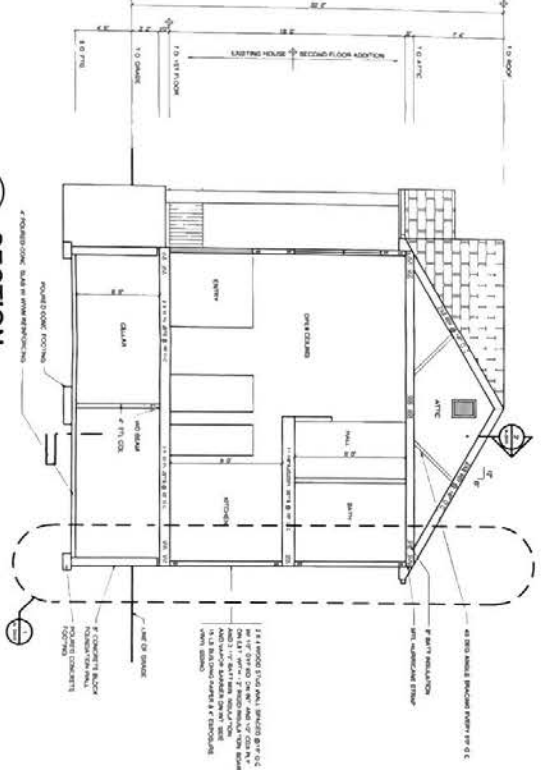
**1 WALL SECTION**

SCALE 1/4" = 1'-0"



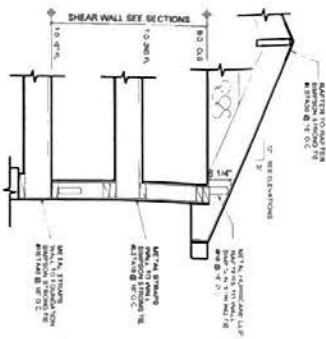
**2 SECTION**

SCALE 3/8" = 1'-0"



**3 SECTION**

SCALE 3/8" = 1'-0"



**4 UPLIFT BRACING**

SCALE 1/2" = 1'-0"

UPLIFT CAPACITY				
LOCATION	WATER	WIND	SEISMIC	COMBINED
WALL STUDS TO ROOF JOIST	1000 LBS	300 LBS	100 LBS	1400 LBS
WOOD JOIST TO WALL STUD	1000 LBS	300 LBS	100 LBS	1400 LBS
WOOD STUD TO ROOF JOIST	1000 LBS	300 LBS	100 LBS	1400 LBS
WOOD JOIST TO WALL STUD	1000 LBS	300 LBS	100 LBS	1400 LBS

**JOHN RIGGIO, RA ARCHITECT**  
 172 MAIN STREET, SUITE 33  
 METUCHEN, NJ 08840  
 TEL/FAX (732) 902-2892

**PROJECT NO.** 20213  
**DRAWN BY** J.R.  
**DATE** 6-28-2021  
**SCALE** 1/4" = 1'-0"  
**DRAWING** A-005.00  
**SECTION AND DETAILS**  
 8 OF 8



**11 Electric Street Metuchen  
(377 Ft from Subject loction)**





161 Durham Ave Metuchen  
(377 Ft from Subject loction)





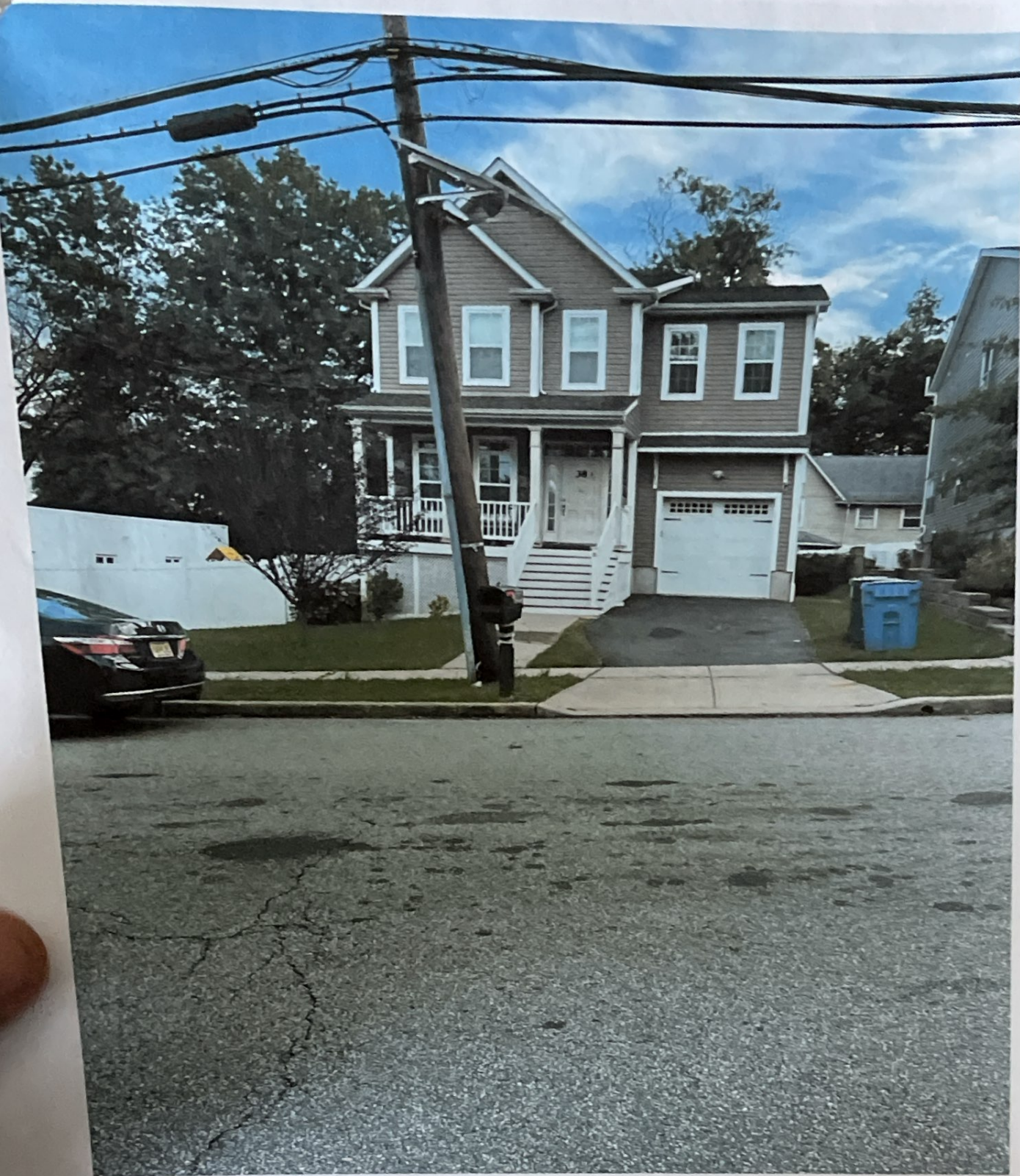
**12 Electric Street Metuchen  
(387 Ft from Subject location)**





159 Durham ave Metuchen  
(0.4 Miles from Subject loction)





38 Hapton Street Metuchen  
(0.4 Miles from Subject location)