



# 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)

Adding a new second floor on an existing non-confirming house.

#### 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 John Riggio - Landscape plan by Fletcher Engg

**2. Applicant Information**

**A. Applicant**

First Name GRAND HOME INVESTMENTS Phone 732 233 4744  
Last Name \_\_\_\_\_ 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 Ambay Ave Fax \_\_\_\_\_  
City / State Metuchen NJ Zip 08840 Email John.e.wiley.law@comcast.net

**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 Paulj.fletcher@comcast.net

**C. Architect**

Name John Riggio Phone 732 402 2882  
Street Address 172 Main St Fax \_\_\_\_\_  
City / State Metuchen NJ Zip 08840 Email John-r@usa.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'  
Addition: Floor Area: 1600.05 sq ft Height in Stories & Feet: \_\_\_\_\_  
New Bldg: Floor Area: ~~2570.71 sq ft~~ Height in Stories & Feet: \_\_\_\_\_  
Total Floor Area: 2970.71 sq ft w Garage 2 Story 30'

**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	6250	6250	<input type="checkbox"/>
Min. Lot Width	62-5'	50'	50'	<input checked="" type="checkbox"/>
Min. Lot Depth (Average)	100'	125'	125'	<input type="checkbox"/>
Min. Front Yard Setback	25'	36.4'	27.08'	<input type="checkbox"/>
Min. Side Yard Setback (Left)	17.2'	17.2'	17.2'	<input checked="" type="checkbox"/>
Min. Side Yard Setback (Right)	8'	3.5'	3.5'	<input checked="" type="checkbox"/>
Min. Side Yard Setback (Combined) N/A				<input type="checkbox"/>
Min. Rear Yard Setback	25'	33.27'	33.27'	<input type="checkbox"/>
Max. Building Coverage	30%	22%	24%	<input type="checkbox"/>
Max. Impervious Coverage	40%	37%	39.5%	<input type="checkbox"/>
Max. Height	35'	15'	30'	<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.**

Current house is built on an 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 level to make a decent size home for a family with improvements from current design

**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.**

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

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

---

---

---

---

---

---

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

---

---

---

---

---

---

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

---

---

---

---

---

---

**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.**

---

---

---

---

---

---

**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.**

---

---

---

---

---

---

**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 MOTIWALA Date 4/27/22  
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 MOTIWALA Date 4/27/22  
Signature   
Telephone & Fax Number: 732 233 4744



# ADDITION AND ALTERATION TO ONE FAMILY HOUSE

## 326 DURHAM AVENUE, METUCHEN, NJ 08840

### GENERAL NOTES

#### CONSTRUCTION NOTES:

#### CONCRETE AND MASONRY:

1. THE BEARING STRENGTH OF THE POURED CONCRETE FOR FOUNDATIONS MUST BE A MINIMUM OF 4,000 PSI. THE BEARING STRENGTH FOR SIDEWALKS AND CONCRETE SLABS MUST BE A MINIMUM OF 3,200 PSI. CSI DIV. 03 CONCRETE.

2. CONCRETE DESIGN MEETS AMERICAN CONCRETE INSTITUTE (ACI) CODE.

3. CONCRETE SHALL CONSIST OF CEMENT, WATER, AND AGGREGATE.

4. MASONRY IS TO MEET ANSI A41.1 REQUIREMENTS.

5. BRICK MUST MEET ASTM C62 USE GRADE SW (SEVERE WEATHERING) AND USE STANDARD MODULAR SIZE BRICK UNLESS OTHERWISE SPECIFIED. "N" NORMAL GROUT IS TO BE USED.

6. BLOCK IS TO BE GRADE "N" NORMAL AND MORTAR IS TO BE "N" NORMAL MEETING ASTM C90 LOADBEARING BLOCK.

7. UNREINFORCED LENGTH AND HEIGHTS SHOULD NOT EXCEED ANSI A41.1 STANDARDS.

8. THE CONCRETE CONTRACTOR MUST VERIFY PROPER CONCRETE PSI AT TIME OF POUR.

#### METAL AND STEEL:

1. THE STEEL USED SHOULD BE ASTM 36 ALL-PURPOSE CARBON GRADE STEEL. CSI DIV 05 METALS.

2. STEEL SHAPES AND CONNECTIONS ARE TO MEET AISC STANDARDS. PROVIDE WELDED WEB STIFFENERS FOR ALL STEEL SHAPES.

3. METAL STUD WALLS SPACED AT 12" O.C. AND 16" O.C. ARE TO HAVE HORIZONTAL REINFORCING EVERY 4'-0" O.C. VERTICALLY AND BRACING AT THE CORNERS.

4. METAL STUD WALLS ARE NOT TO EXCEED THE MAXIMUM HEIGHT ALLOWED ACCORDING TO THE MANUFACTURER'S SPECS.

5. WELDING IS TO MEET AWS D1.1-80 AND THE AISC SPECIFICATIONS. PROVIDE CONTINUOUS ALL AROUND WELDING AT CONNECTIONS.

#### WOOD:

1. STRUCTURAL WOOD MEMBERS ARE TO BE DOUGLAS-FIR MIN 1,250 PSI STRUCTURAL GRADE LUMBER, KILN DRIED AND GRADE STAMPED. CSI DIVISION 06 WOOD, PLASTICS, AND COMPOSITES.

2. WOOD STUD WALLS SPACED 12" O.C. AND 16" O.C. ARE TO HAVE HORIZONTAL BRACING 4'-0" VERTICALLY.

3. ROOF RAFTERS SPACED 12" O.C. & 16" O.C. ARE TO HAVE BRACING AT 45 DEG ANGLE SPACED EVERY 8'-0" O.C.

4. CEILING AND ROOF JOISTS SPACED 12" O.C. AND 16" O.C. ARE TO HAVE DIAGONAL BRACING EVERY 4'-0" O.C.

5. WOOD FLOOR & WALLS MUST HAVE FIREBLOCKING AT EACH FLOOR LEVEL AND BETWEEN DIFFERENT SPACE USES.

6. WINDOW AND DOOR HEADERS FOR BEARING WALLS ARE (2) 2 X 6'S AND FOR NON-BEARING WALLS ARE (2) 2X4'S.

7. PLYWOOD SHEATHING IS TO BE HEM-FIR CDX FOR EXTERIOR WALLS AND HEM-FIR APA FOR ROOF SHEATHING. 3/4" HEM-FIR IS TO BE USED FOR FLOORING.

8. ROOFS ARE TO HAVE STRAPS FOR HURRICANE FORCE WINDS.

9. WOOD BASE PLATES SHOULD HAVE CONTINUOUS TERMITE STRIPS AROUND THE FOUNDATION.

#### FINISHES:

1. GYPSUM PRODUCT INSTALLATION MUST CONFORM TO THE ASTM AND GYPSUM ASSOCIATION. CSI DIVISION 09 FINISHES.

2. USE TYPE "X" FIRE-RATED ASTM 36 AND GA 216, 600 INSTALLATION STANDARDS. TAPE AND SPACKLE ALL GYPSUM BOARD INSTALLATION FOR FIRE-RATED WALLS.

3. FOR EXTERIOR APPLICATIONS USE EXTERIOR GYPSUM SHEATHING ASTM STANDARD C1177 AND GA 253 INSTALLATION STANDARDS.

#### PLUMBING:

1. INSTALLATION IS TO MEET DEP STANDARDS, THE NATIONAL PLUMBING CODE, AND ANSI A40.8. CSI DIVISION 22 PLUMBING.

2. DRIP VALVES AND SHUT-OFF VALVES MUST BE INSTALLED AT LOW POINT IN WATER SUPPLY SYSTEM.

3. INSTALL SHOCK ABSORBERS TO PREVENT WATER HAMMER.

4. WASTE MAINS ARE TO BE CAST IRON OR EHCI PIPING IN NYC, THEY MAY BE P.V.C. ELSEWHERE.

5. A WASTE CLEAN-OUT MUST BE INSTALLED AT EXTERIOR WALL LOCATION.

6. FRESH AIR INTAKE MUST BE INSTALLED 6" ABOVE GRADE.

7. AIR VENT STACK MUST PENETRATE ROOF SURFACE.

8. P.V.C. PIPING MAY BE USED UP TO A THREE FAMILY HOUSE, GREATER THAN THREE FAMILIES OR ANY COMMERCIAL BUILDING WILL REQUIRE ESVP PIPING THROUGHOUT.

#### HVAC

1. INSTALLATION OF HVAC UNITS AND DUCT WORK IS TO CONFORM WITH THE ASHRAE, CSI DIVISION 23 HVAC.

2. PIPING FOR HOT WATER AND STEAM HEAT SYSTEMS MUST BE PROPERLY FASTENED TO STRUCTURAL MEMBERS ACCORDING TO CODE.

3. DUCT WORK PENETRATIONS THROUGH FIREWALLS AND FLOORS MUST BE PROVIDED WITH FIREDAMPERS.

4. DUCT WORK MUST BE PROPERLY INSULATED AS PER CODE.

5. CHIMNEY FLUES WITHIN 10'-0" OF RIDGE LINE MUST EXTEND 3'-6" ABOVE THE HIGHEST POINT OF THE ROOF.

#### ELECTRICAL:

1. WIRING METHODS AND MATERIALS MUST COMPLY WITH NATIONAL ELECTRICAL CODE AND STATE CODE. CSI DIVISION 26 ELECTRICAL.

2. MATERIALS MUST MEET UL, NRTL, NEMA, OR NFPA TESTING LABORATORIES SPECIFICATIONS.

3. WIRING MUST BE GROUNDED FOR THE STRUCTURE WITH AN ELECTROPOLE.

4. CIRCUIT LOADS AND WIRING MUST BE VERIFIED BY A LICENSED ELECTRICIAN.

5. ELECTRICAL CONTRACTOR MUST PROVIDE ALL ELECTRICAL HARDWARE FOR INSTALLATION.

6. ALL DUPLEX RECEPTACLES ARE TO BE INSTALLED 12" AFF AND FOR H.C. AND ADA LOCATION. THEY MUST BE 18" TO 4'-0" AFF.

7. WIRING MUST HAVE A MAIN SWITCH BOARD AT ELECTRICAL POWER ENTRY.

8. ALL OUTLETS NEAR WATER OUTLETS AND SINKS MUST BE GFI - GROUND FORCE INTERRUPTER.

9. CIRCUITS IN A ROOM MUST HAVE ONE CIRCUIT BREAKER OUTLET.

10. ENERGY EFFICIENT LIGHT BULBS MUST BE USED IN ALL NEW LIGHT FIXTURE INSTALLATIONS.

#### BUILDING DEPARTMENT NOTES:

1. CONSTRUCTION IS IN COMPLIANCE WITH NEW JERSEY BUILDING CODES.

2. MATERIALS AND METHODS OF CONSTRUCTION ARE IN COMPLIANCE WITH THE APPLICABLE BUILDING CODE AND NECESSARY FORMS HAVE BEEN SUBMITTED TO THE LOCAL BUILDING DEPARTMENT. SPECIFICATIONS ARE LISTED IN CSI, MASTERFORMAT 2004.

3. THE BUILDING DEPARTMENT MUST BE NOTIFIED 24 HOURS PRIOR TO ALL EXCAVATION WORK INCLUDING DRYWELLS.

4. CONSTRUCTION WILL BE INSPECTED BY A LICENSED PROFESSIONAL AS LISTED BELOW UNDER INSPECTIONS. A CERTIFICATE OF COMPLETED INSPECTION AND REPORT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT.

5. THE BUILDING PERMIT MUST BE POSTED IN A VISIBLE LOCATION TO THE FRONT EXTERIOR OF THE PROPERTY WITH THE OCCUPANCY AND USE STATED.

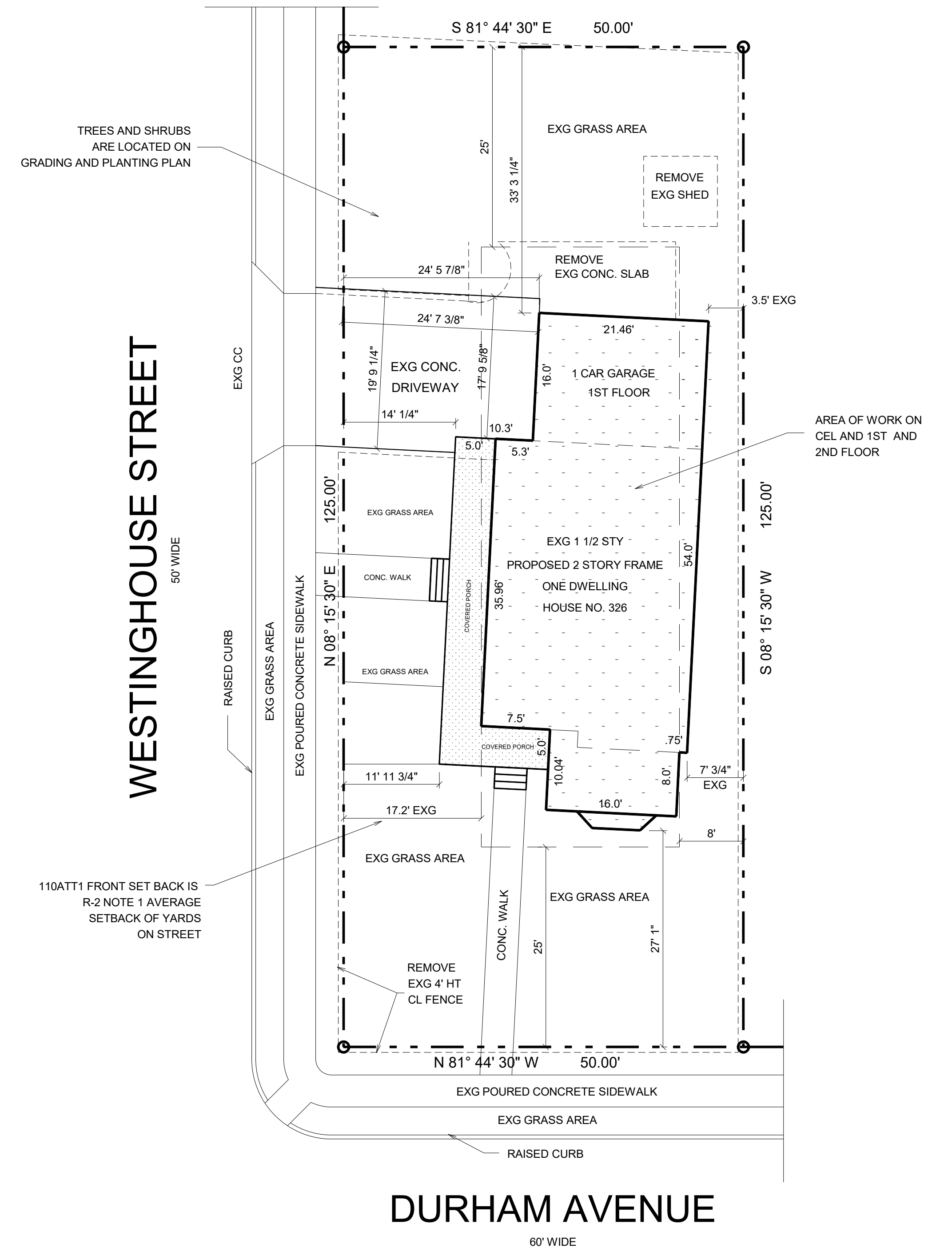
6. THE NEW OCCUPANTS MAY NOT USE THE STRUCTURE UNTIL A CERTIFICATE OF OCCUPANCY HAS BEEN OBTAINED.

#### PROJECT COMPLETION:

- FOUNDATION, FRAMING, ETC. SPECIAL INSPECTIONS
- FINAL INSPECTION
- FINAL PLUMBING INSPECTION
- FINAL ELECTRICAL INSPECTION
- FINAL MECHANICAL INSPECTION, ETC.
- BUILDING DEPARTMENT SIGN-OFF OR
- CERTIFICATE OF OCCUPANCY

#### NEW JERSEY BUILDING CODE:

2018 IBC WITH ADJUSTMENTS  
NEC 2017  
NSPC 2018  
IMC 2018



### ABBREVIATIONS

ABV	ABOVE	INSTL	INSTALL
ADD	ADDITION	JB	JUNCTION BOX
ADH	ADHESIVE	LAM	LAMINATE
BD	BOARD	LL	LIVE LOAD
BLDG	BUILDING	MO	MASONRY OPENING
CLG	CEILING	MET	METAL
CL	CENTER LINE	NTS	NOT TO SCALE
CONST	CONSTRUCTION	OC	ON CENTER
DEG	DEGREE	OD	OUTSIDE DIAMETER
DR	DOOR	PL	PLATE
EQUIP	EQUIPMENT	PT	PAINT
EXP JT	EXPANSION JOINT	R	RADIUS
FIN	FINISH	SS	STAINLESS STEEL
FD	FLOOR DRAIN	STD	STANDARD
FTG	FOOTING	TEL	TELEPHONE
GA	GAGE	UND	UNDER
GYP	GYPSUM	V	VOLTAGE
HT	HEIGHT	W	WALL
HM	HOLLOW METAL	WD	WOOD

### SITE CALCULATIONS

326 DURHAM AVENUE, METUCHEN, NJ 08840  
BLOCK 40 LOT 37  
USE GROUP = R-5 - ONE FAMILY RESIDENTIAL  
CONST CLASS = TYPE 5B WOOD FRAME  
ZONING DISTRICT = R-2 RESIDENTIAL DISTRICT  
BOROUGH OF METUCHEN ZONING CODE

**110-64 BULK REQUIREMENTS**  
MINIMUM LOT AREA = 7,500 SF  
50' X 125' = 6,250 SF EXISTING NON-COMPLYING

**110-64 MIN LOT WIDTH**  
MINIMUM LOT WIDTH REQ. = 62.5' > 50.00' EXISTING NON-COMPLYING

**110-64 MIN LOT DEPTH**  
MINIMUM LOT DEPTH REQ. = 100' < 125' EXISTING

**110-64 REQUIRED YARDS**  
SOUTH FRONT YARD 25' REQ. < 27.08' PROPOSED  
WEST FRONT YARD 17.2' REQ. > 17.2' EXISTING NOTE 1  
EAST SIDE YARD 8' MIN REQ. > 3.5' EXISTING NON-COMPLYING  
REAR YARD 25' MIN REQ. < 33.27' PROPOSED

**110-68 PERMITTED USES**  
A. SINGLE FAMILY DETACHED DWELLINGS

**110-64 MAXIMUM BUILDING HEIGHT**  
MAXIMUM 3 STORIES AND 35' HIGH > 2 STORIES, 30' HIGH PROPOSED HOUSE FLOOR AREA  
(CELLAR FLOOR AREA = 38' X 25' 10 1/2" = 958.49 SF EXISTING)  
(FIRST FLOOR GARAGE AREA = 18' X 25' 10 1/2" = 465.75 SF)  
FIRST FLOOR AREA = 38' X 25' 10 1/2" = 1,372.49 SF EXISTING  
FIRST FLOOR ADDITION = 8' X 15' 6" = 113.78 SF PROPOSED  
TOTAL FIRST FLOOR AREA = 1,486.27 SF

**SECOND FLOOR AREA**  
53'11 1/2" X 25' 10 1/2" = 1396.17 SF +  
10' 1/2" X 15' 6" = 155.65 SF = 1,551.82 SF  
TOTAL 2ND FLOOR AREA = 1,484.44 SF

**TOTAL FLOOR AREA OF ADDITIONS 1,600.05 SF PROPOSED**  
TOTAL HOUSE FLOOR AREA W/O GARAGE = 2,627.87 SF PROPOSED  
TOTAL HOUSE FLOOR AREA = 2,970.71 SF PROPOSED

**110-64 MAX LOT COVERAGE W/ ACCES.**  
6,250 SF X .30 = 1,875.00 SF > 1,486.27 SF PROPOSED (24%)

**110-64 MAX LOT COVERAGE BLDGS AND PAVEMENT**  
6,250 SF X .40 = 2,500.00 SF > 2,473.27 SF PROPOSED (39.5%)

**VOLUME OF ADDITIONS**  
1,838.24 SF X 9' = 16,544.16 SF PROPOSED  
OFFSTREET PARKING TOTAL 3 CAR PARKING PROPOSED  
EXG 1 CAR GARAGE AREA = 18' X 25' 10 1/2" = 465.75 SF  
EXG 1 CAR GARAGE AREA = 16' X 21' 6 1/2" = 344.67 SF

### ENERGY CALCULATIONS

CONFORMS TO NEW JERSEY STATE ENERGY CODE 2018 IECC  
LOCATION: METUCHEN, NJ  
CONSTRUCTION TYPE: SINGLE -FAMILY  
PROJECT TYPE: ADDITION  
HEATING DEGREE DAYS: 5227 HDD  
CLIMATE ZONE: 4  
AIR HEATING, 78 AFUE

**ADDITION AND ALTERATION**

ELEMENTS	AREA	CAVITY R-VALUE	CONT. R-VALUE	WIN/DR U-FACTOR	SHGC	UA
WALL	3420	15	5	.053	-	178
CEILING	1520	35		.030	-	40
WINDOW	379	-		.34	.18	121
FLOOR	3420	15	5	.031	-	6
DOORS	76	-		.34	.18	24
BASEWALL	68	-	20	.060	-	59
MAXIMUM UA ALLOWED 373 > 366 PROVIDED COMPLIANCE PASSES						

**INFILTRATION RATES**  
DOORS .5 CFM/SF REQ. => .5 CFM/SF SPECIFIED  
WINDOWS .37 CFM/MLF REQ. => .34 CFM/MLF SPECIFIED

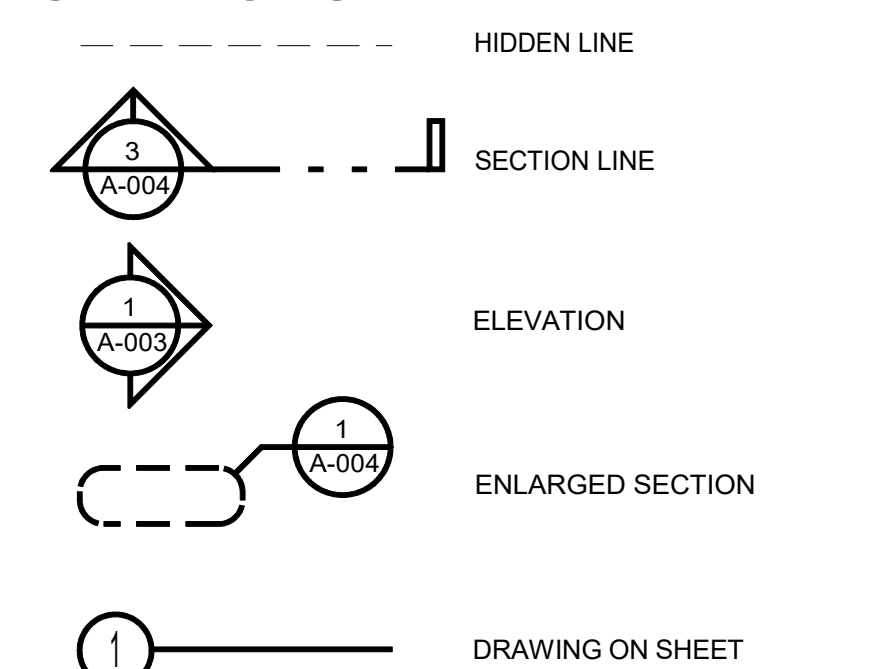
### PERMITS

CONSTRUCTION  
ELECTRICAL  
PLUMBING  
MECHANICAL

### INSPECTIONS

- EXCAVATION
- FOUNDATION
- FRAMING
- FINAL

### SYMBOLS



### STRUCTURAL REQ.

CONFORMS TO NEW JERSEY CODE, TABLE 1607.1

**REQUIRED LIVE LOADS**  
CEL FLOOR = 40 PSF NJ CODE TABLE 1607.1 RESIDENTIAL  
1ST, 2ND FLOOR = 40 PSF NJ CODE TABLE 1607.1 RESIDENTIAL  
CEILING = 10 PSF NJ CODE TABLE 1607.1 UNINHABITABLE W/O STOR.  
ROOF = 30 PSF NJ CODE 1607.11.2.1  
EQUATION 16-4

**DESIGN DEAD LOADS**  
FLOORS = 12.1 PSF FIRST FLOOR  
CEILING = 4.0 PSF  
UNINHABITABLE  
ROOF = 9.2 PSF  
SOILING BEARING PRESSURE = 2 TONS / SF

### LIST OF DRAWINGS

- T-001 TITLE SHEET AND PLOT PLAN
- A-001 CELLAR AND FIRST FLOOR PLANS
- A-002 SECOND FLOOR AND ROOF PLAN
- A-003 HOUSE ELEVATIONS
- A-004 RISER DIAGRAMS AND DETAILS
- A-005 SECTIONS AND DETAILS

1

### PLOT PLAN

SCALE: 3/32" = 1'-0"

### JOHN RIGGIO, RA ARCHITECT

172 MAIN STREET, SUITE 33  
METUCHEN, NJ 08840  
TEL/FAX: (732) 902-2882

PROJECT NO. 202133

DRAWN BY J.R.

SCALE 1/4"=1'-0"

DATE 4-27-2022

DRAWING

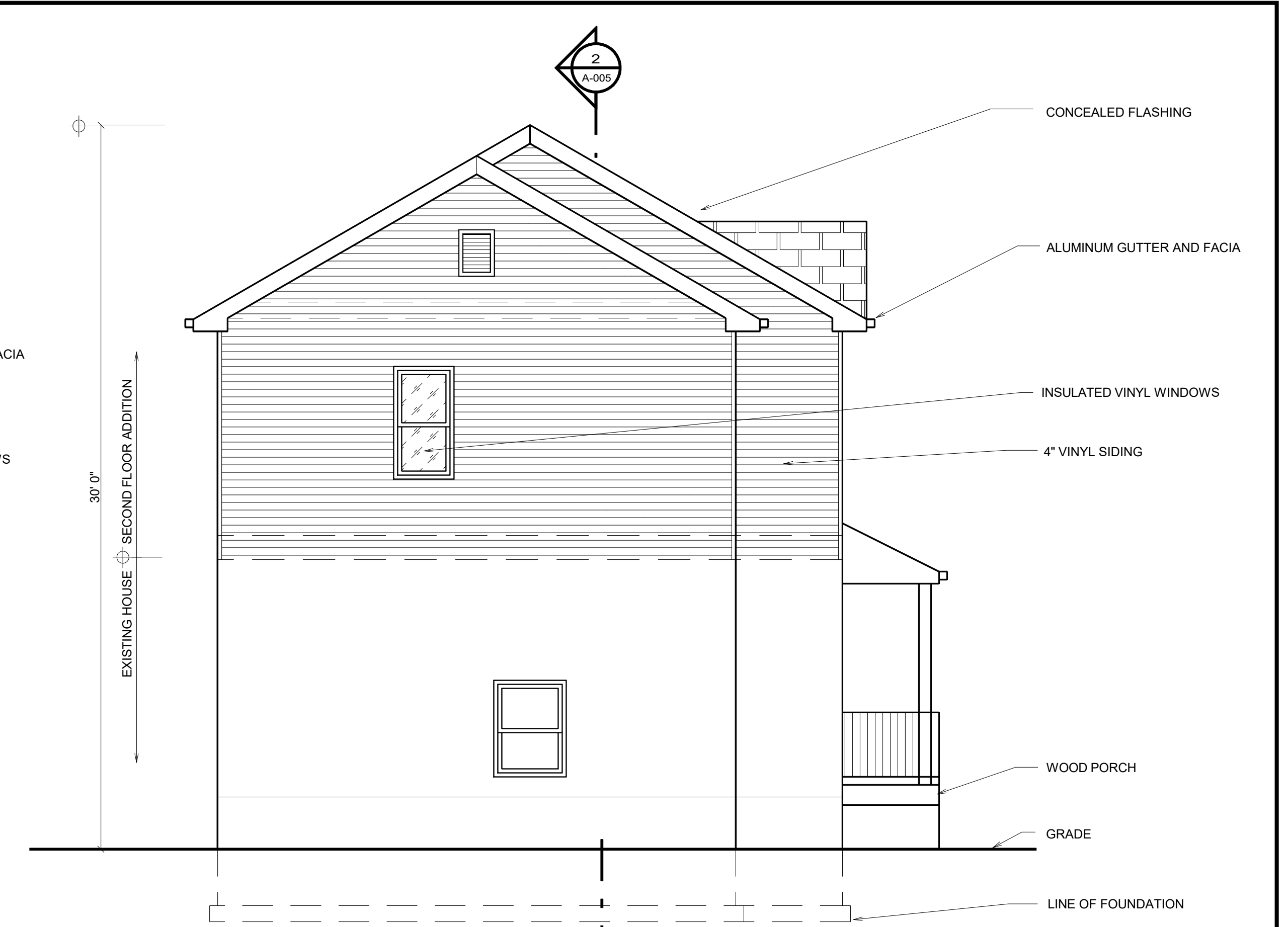
TITLE SHEET AND PLOT PLAN

T-001.00

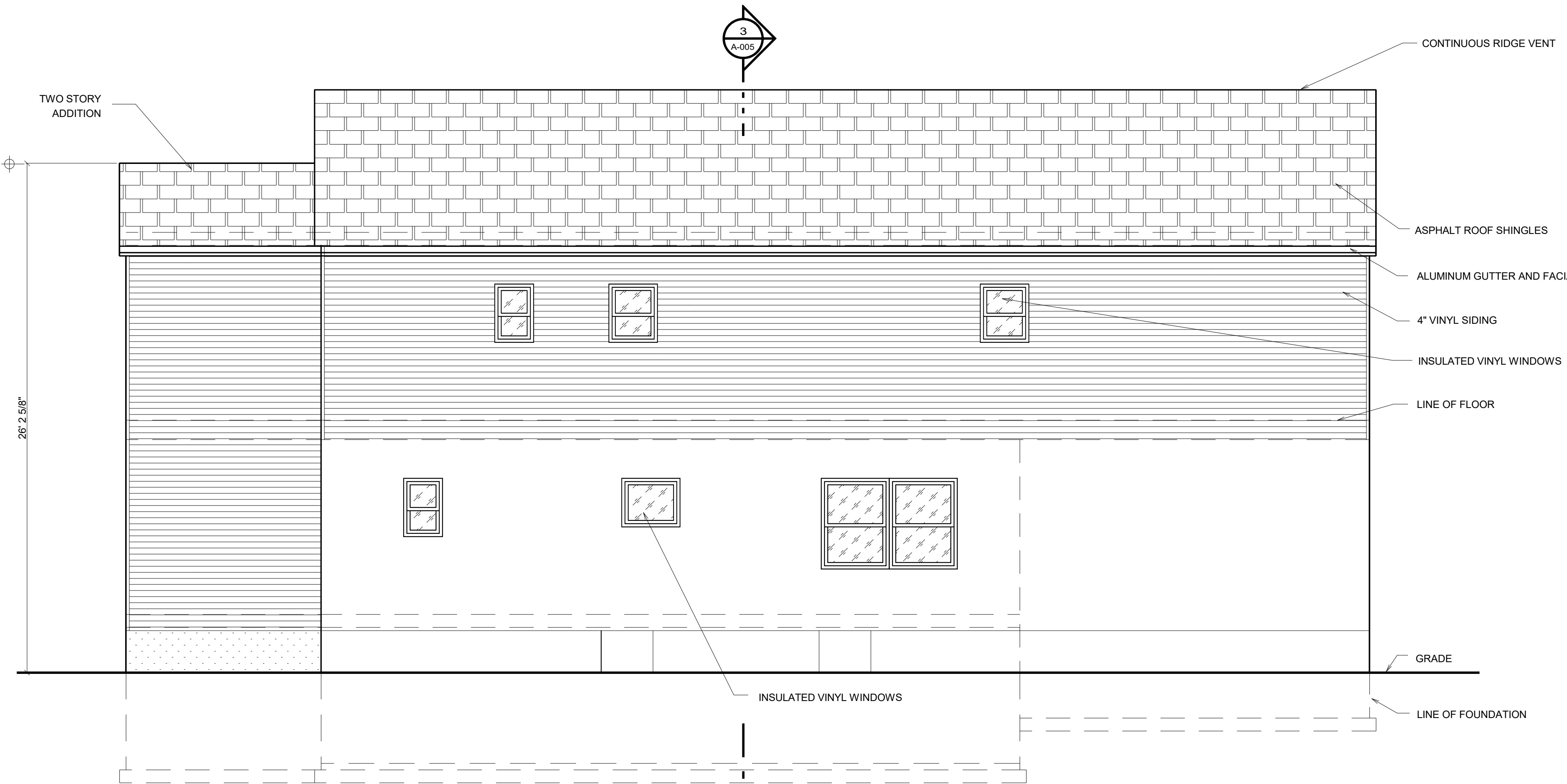
1 OF 6



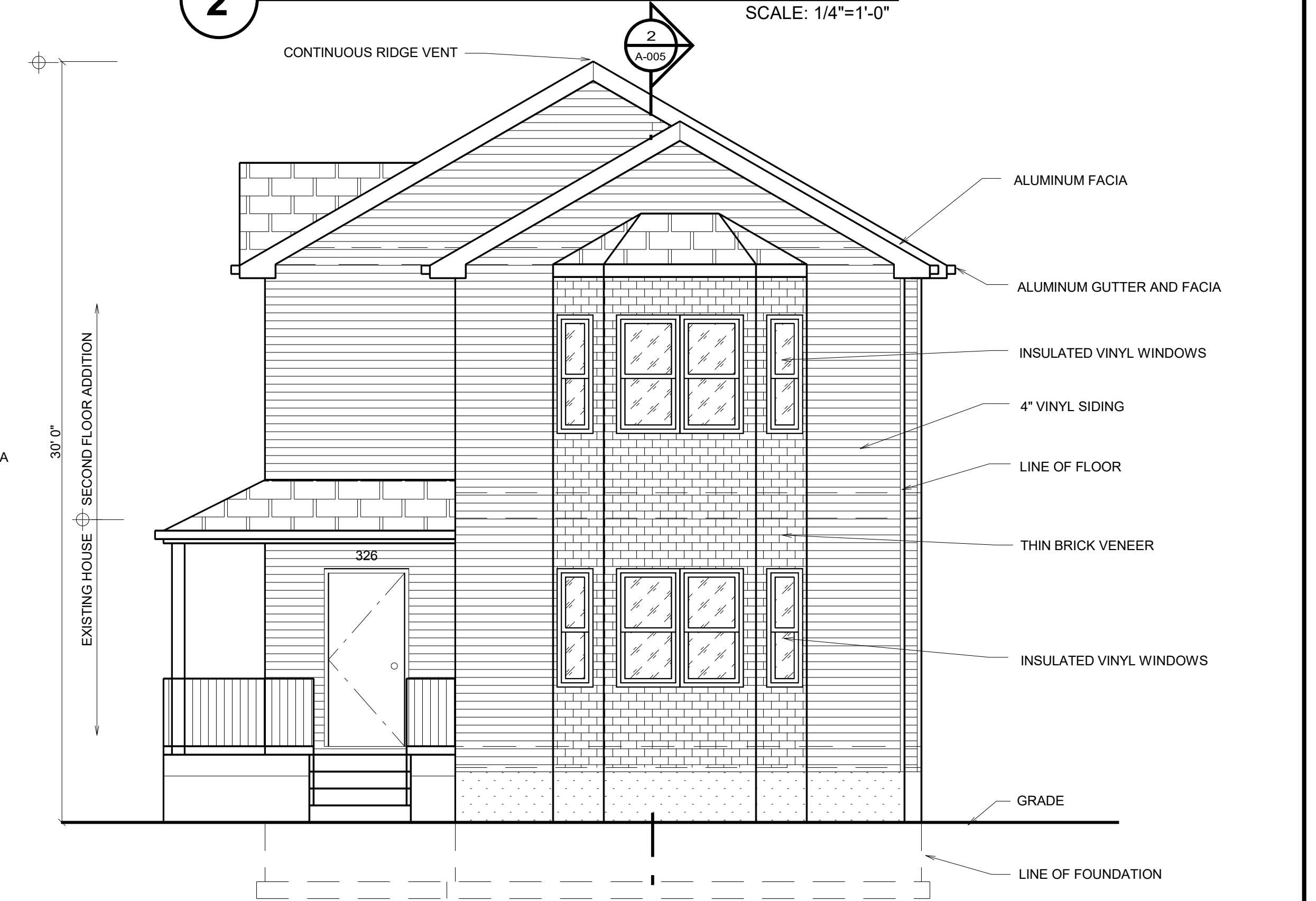
**1 WEST FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



**2 NORTH SIDE ELEVATION**  
SCALE: 1/4"=1'-0"



**3 EAST SIDE ELEVATION**  
SCALE: 1/4"=1'-0"

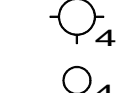
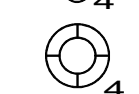
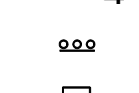
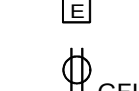
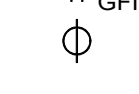
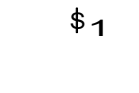
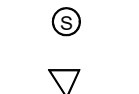
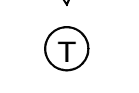
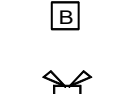
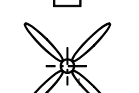

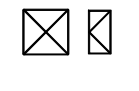

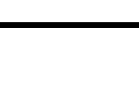
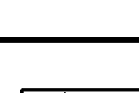
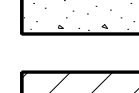


**4 SOUTH FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



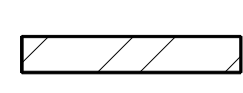


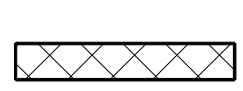

<b>JOHN RIGGIO, RA ARCHITECT</b>		PROJECT NO. 202133
172 MAIN STREET, SUITE 33 METUCHEN, NJ 08840 TEL/FAX: (732) 902-2882		DRAWN BY J.R.
		SCALE 1/4" = 1'-0"
SEAL	THE LAW PROHIBITS THE ALTERING OF THIS DOCUMENT TO CHANGE THE DOCUMENT. THERE MUST BE A LICENSED ARCHITECT PRESENT AND ABLE TO SEAL IT.	DATE 4-27-2022
PROJECT ADDITION AND ALTERATION TO ONE FAMILY HOUSE 326 DURHAM AVENUE METUCHEN, NJ 08840	TITLE HOUSE ELEVATIONS	DRAWING <b>A-003.00</b> 4 OF 6

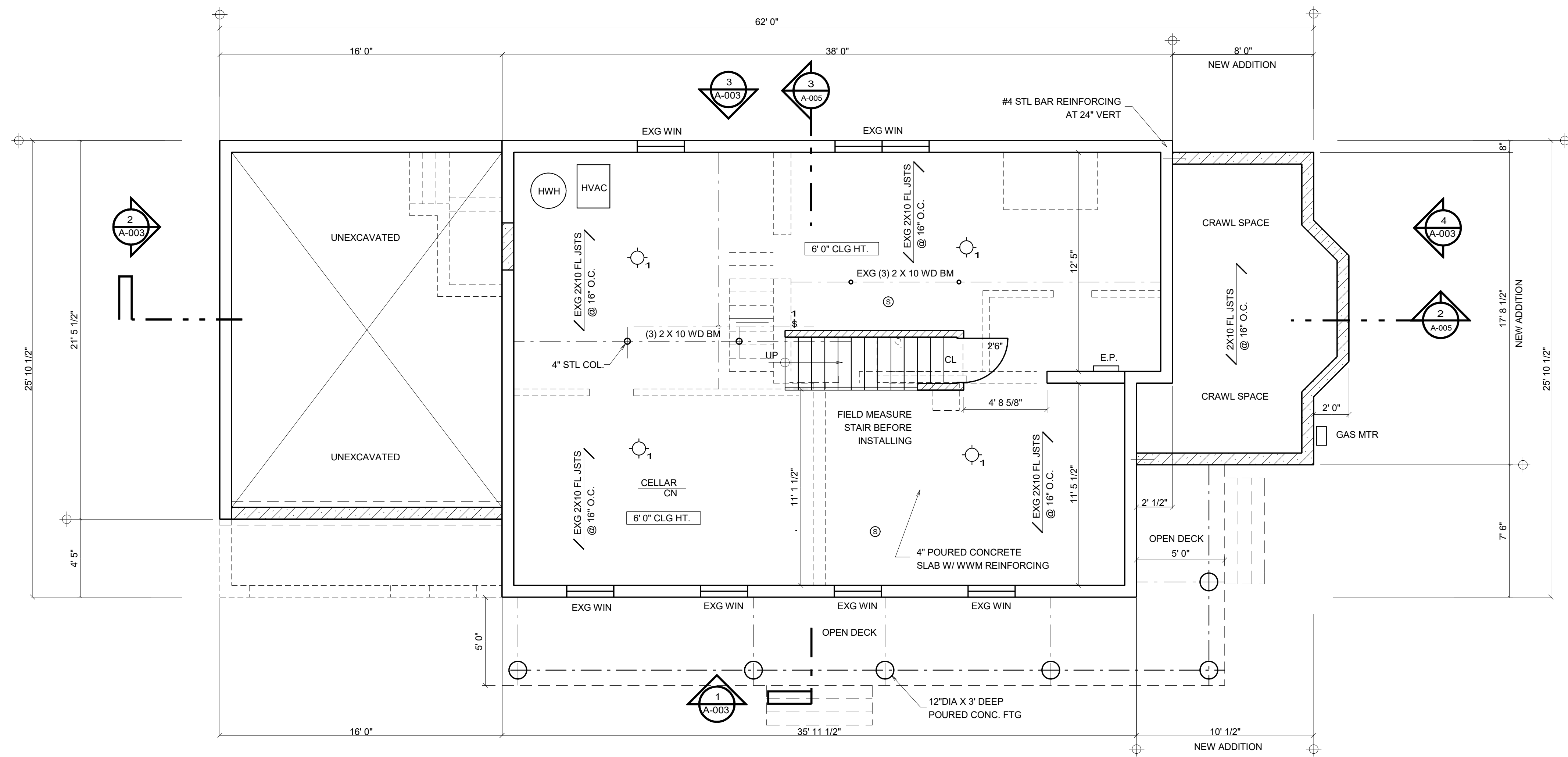


### SYMBOL LEGEND

-  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 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

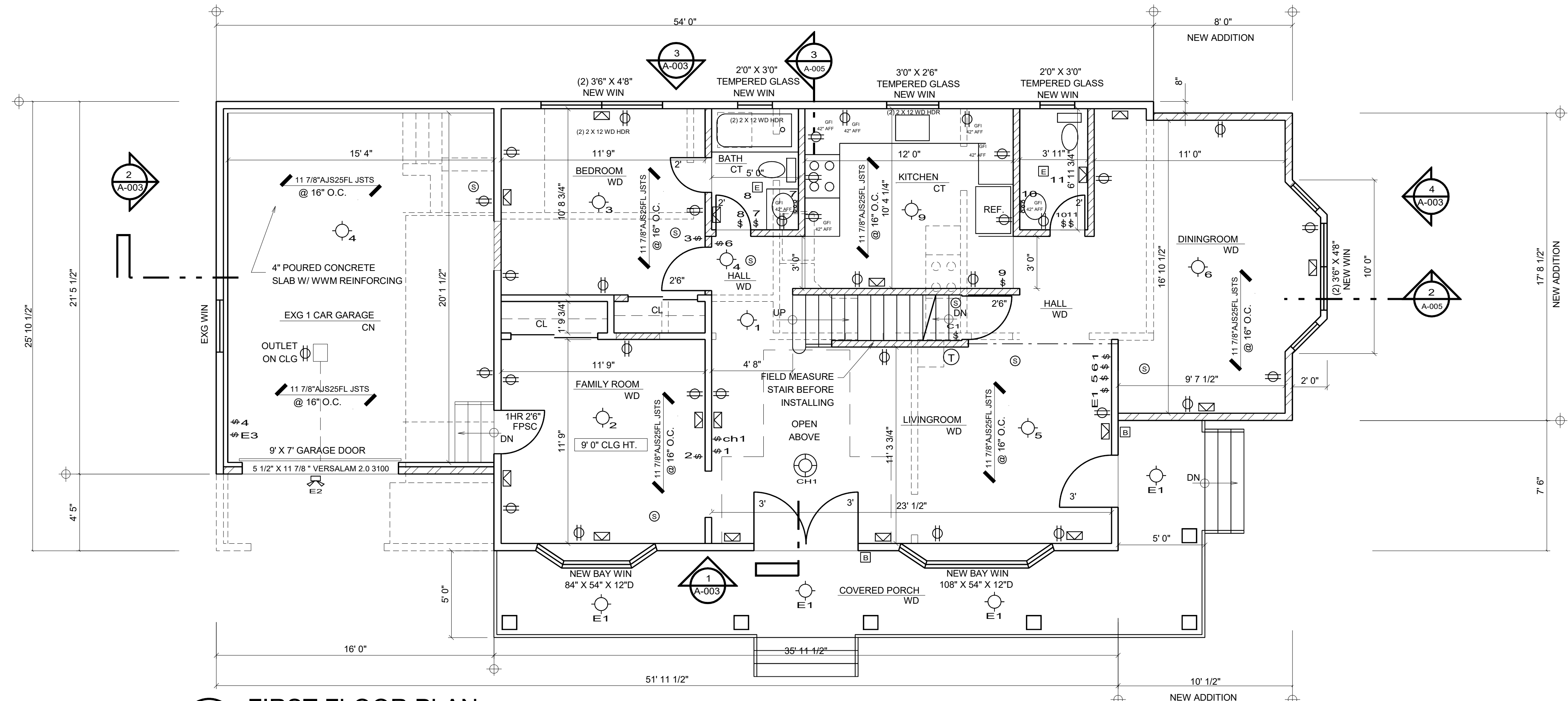
### WALL LEGEND

-  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 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



**1** CELLAR FLOOR PLAN

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



**2** FIRST FLOOR PLAN

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

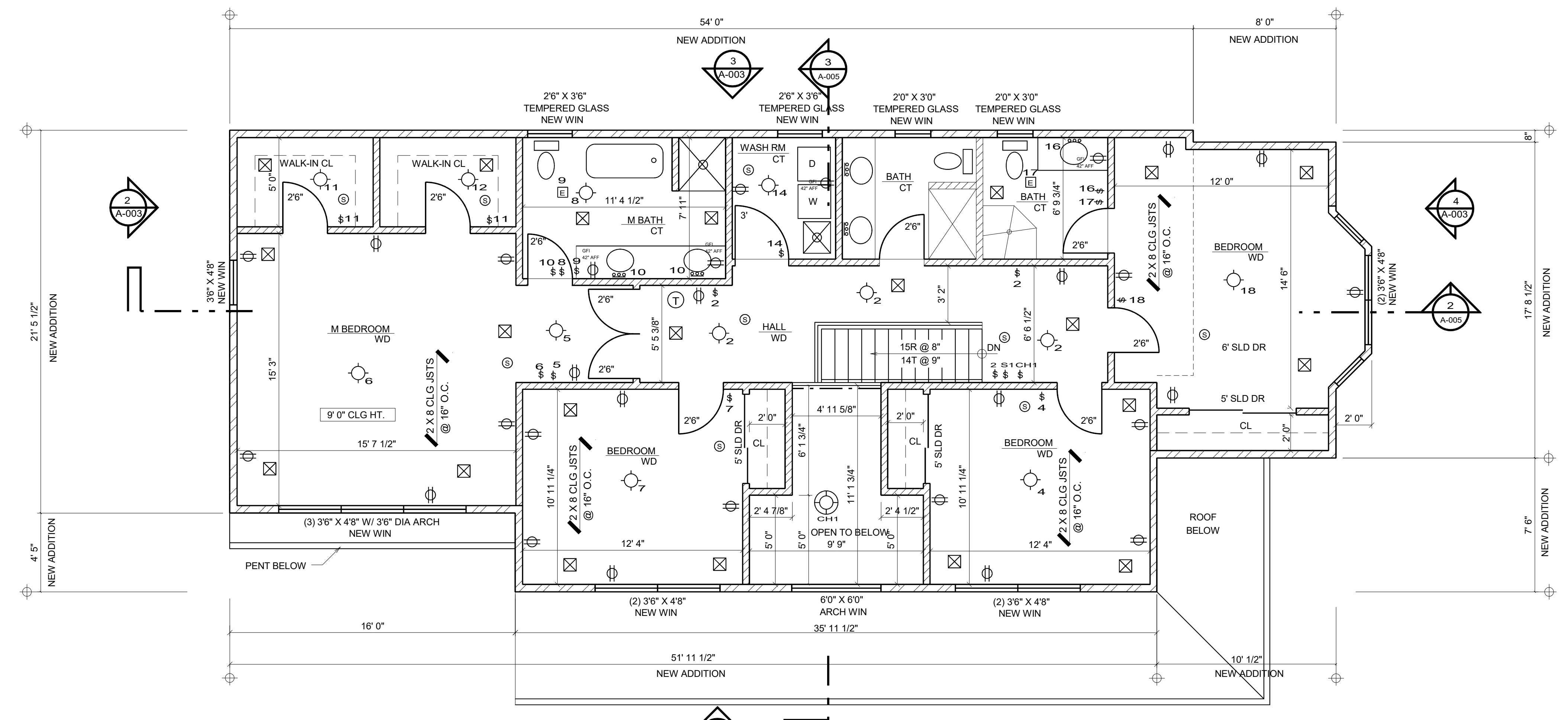
<b>JOHN RIGGIO, RA ARCHITECT</b>		PROJECT NO. 202133
172 MAIN STREET, SUITE 33 METUCHEN, NJ 08840 TEL/FAX: (732) 902-2882		DRAWN BY J.R.
		SCALE 1/4" = 1'-0"
SEAL	THE LAW PROHIBITS THE ALTERING OF THIS DOCUMENT TO CHANGE THE DOCUMENT. THERE MUST BE A LICENSED ARCHITECT PRESENT AND ABLE TO SEAL IT.	DATE 4-27-2022
PROJECT ADDITION AND ALTERATION TO ONE FAMILY HOUSE 328 DURHAM AVENUE METUCHEN, NJ 08840	TITLE CELLAR AND FIRST FLOOR PLANS	DRAWING <b>A-001.00</b> 2 OF 6

### SYMBOL LEGEND

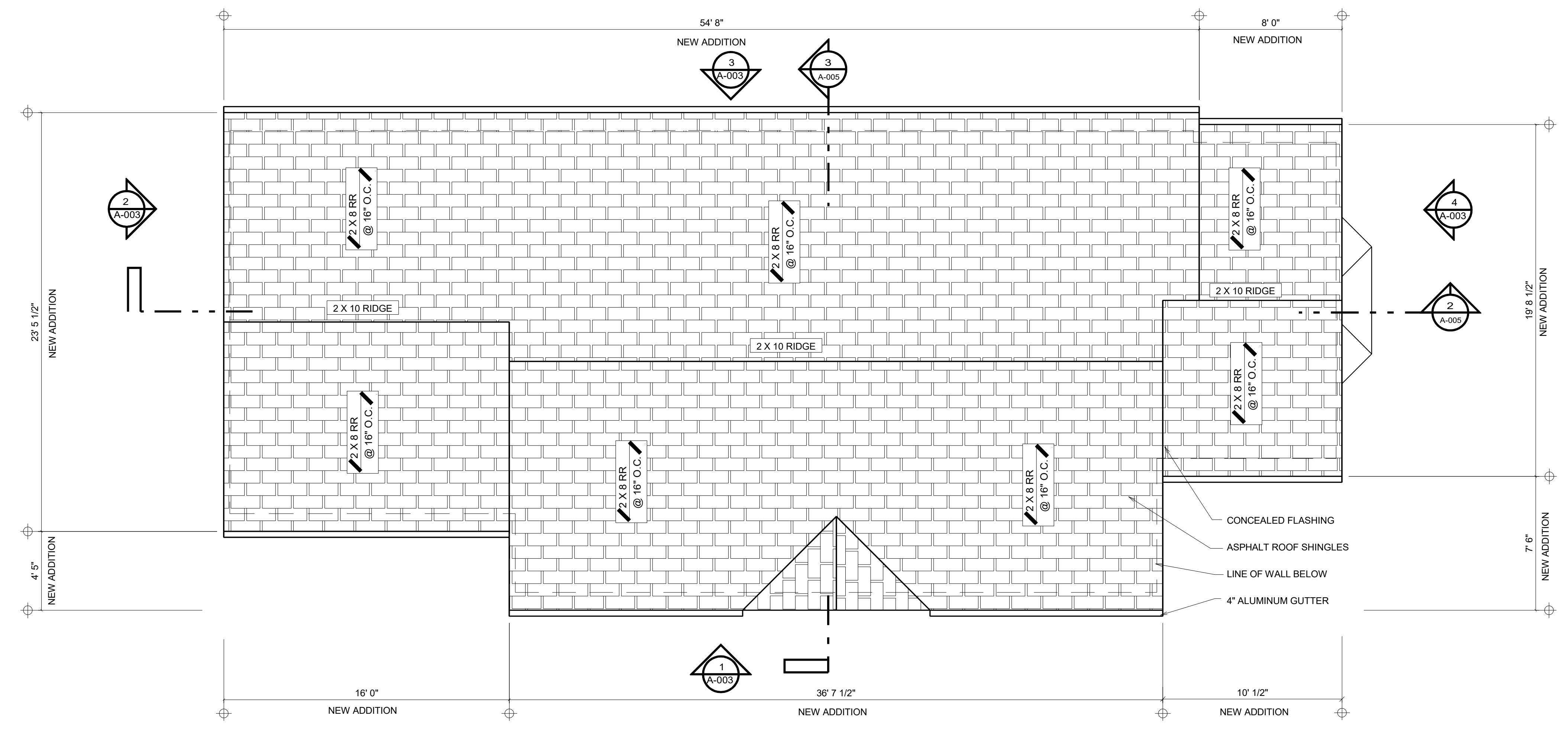
- SURFACE MOUNTED LIGHT FIXTURE MAX 100W BULBS
- RECESSED MOUNTED LIGHT FIXTURE MAX 100W BULBS
- CEILING HUNG LIGHT FIXTURE MAX 100W BULBS
- SURFACE MOUNTED INCANDESCENT VANITY LIGHT FIXTURE (3) MAXIMUM 100W BULBS
- RECESSED EXHAUST FAN MINIMUM 80 CFM
- DUPLEX RECEPTICAL OUTLET, GFI IF INDICATED
- ELECTRICAL 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 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

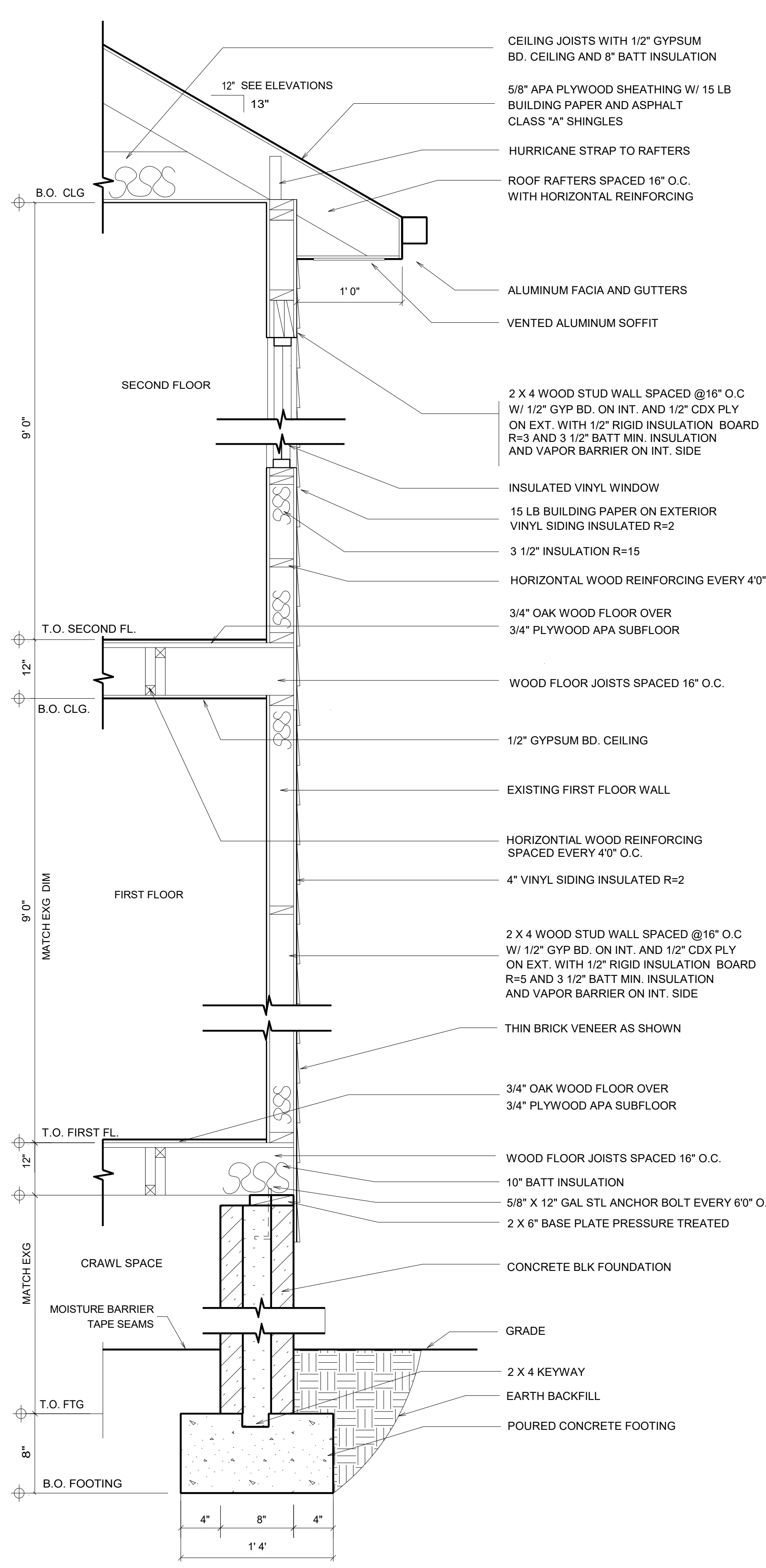


**1 SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

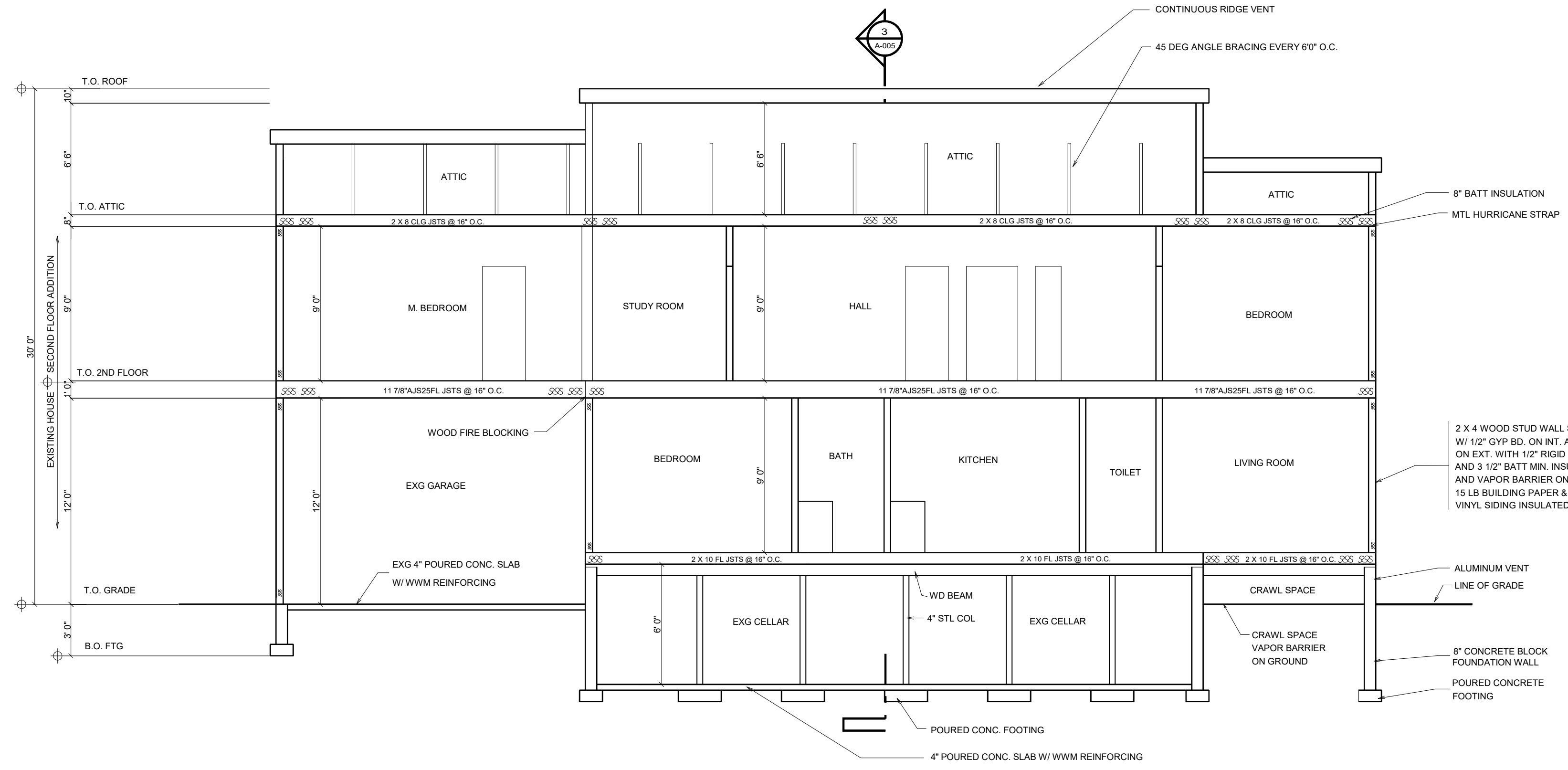


**2 ROOF PLAN**  
SCALE: 1/4"=1'-0"

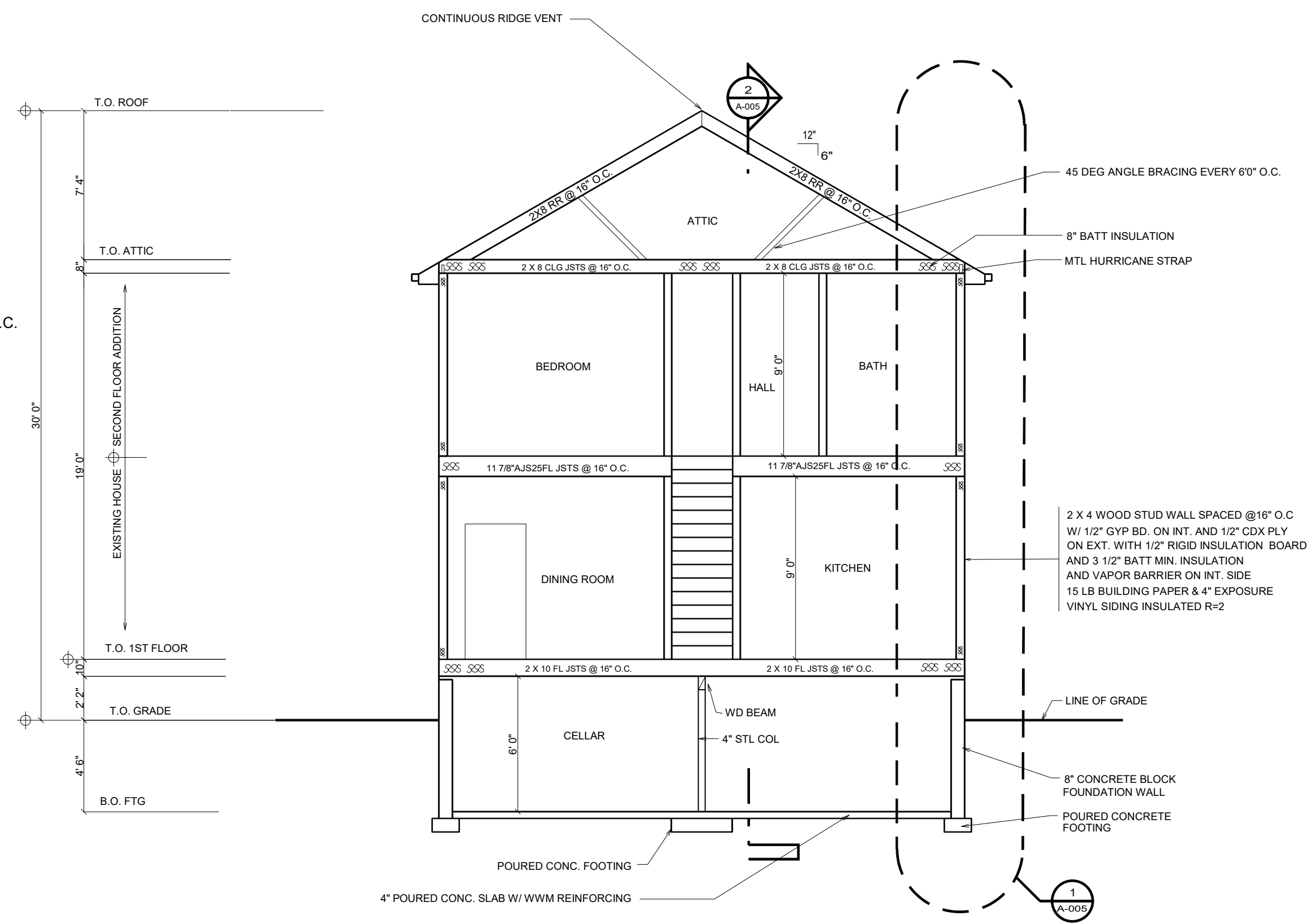
<b>JOHN RIGGIO, RA ARCHITECT</b> 172 MAIN STREET, SUITE 33 METUCHEN, NJ 08840 TEL/FAX: (732) 902-2882		PROJECT NO.	202133
		DRAWN BY	J.R.
THE LAW PROHIBITS THE ALTERING OF THIS DOCUMENT TO CHANGE THE DOCUMENT. THERE MUST BE A LICENSED ARCHITECT PRESENT AND ABLE TO SEAL IT.		SCALE	1/4" = 1'-0"
		DATE	4-27-2022
PROJECT	ADDITION AND ALTERATION TO ONE FAMILY HOUSE 326 DURHAM AVENUE METUCHEN, NJ 08840	TITLE	FIRST AND SECOND FLOOR PLANS
DRAWING	<b>A-002.00</b>		3 OF 6



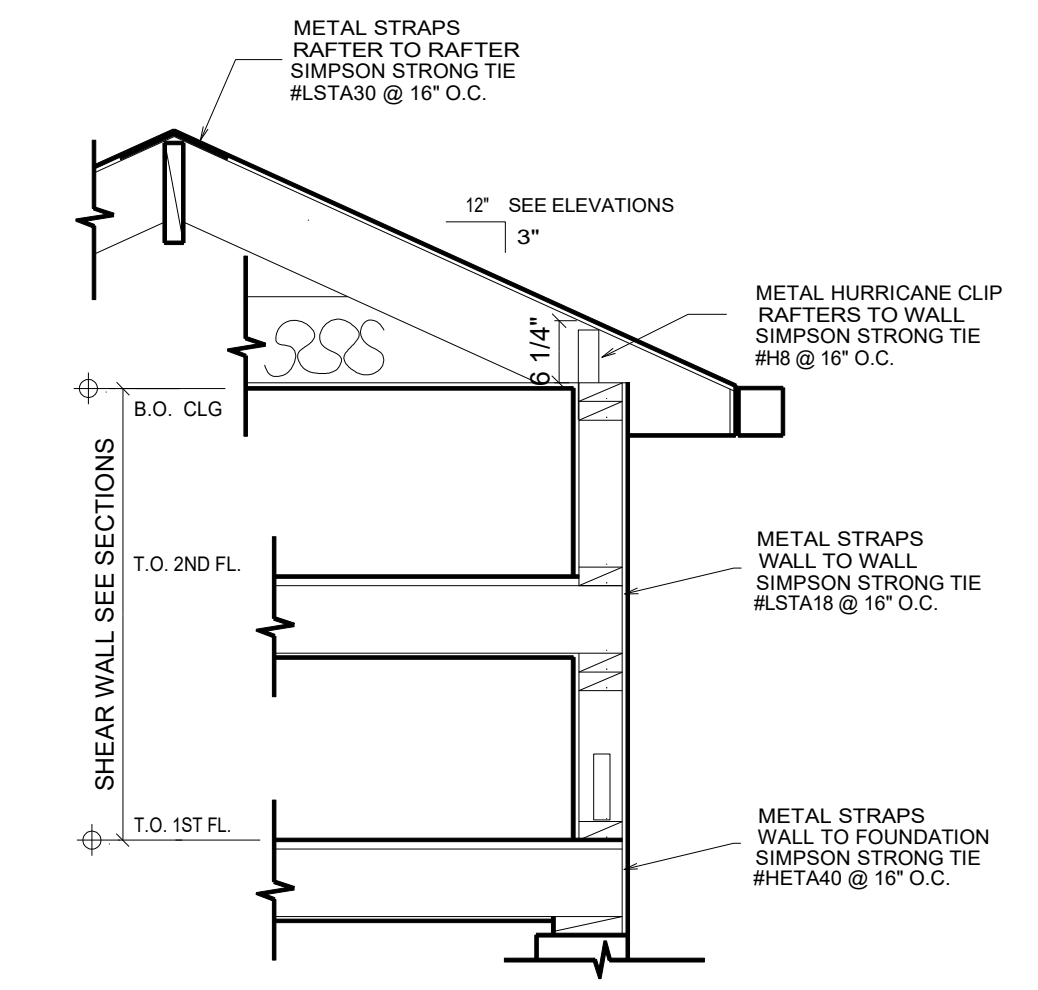
**1 WALL SECTION**  
SCALE: 1" = 1'-0"



**2 SECTION**  
SCALE: 3/16" = 1'-0"



**3 SECTION**  
SCALE: 3/16" = 1'-0"

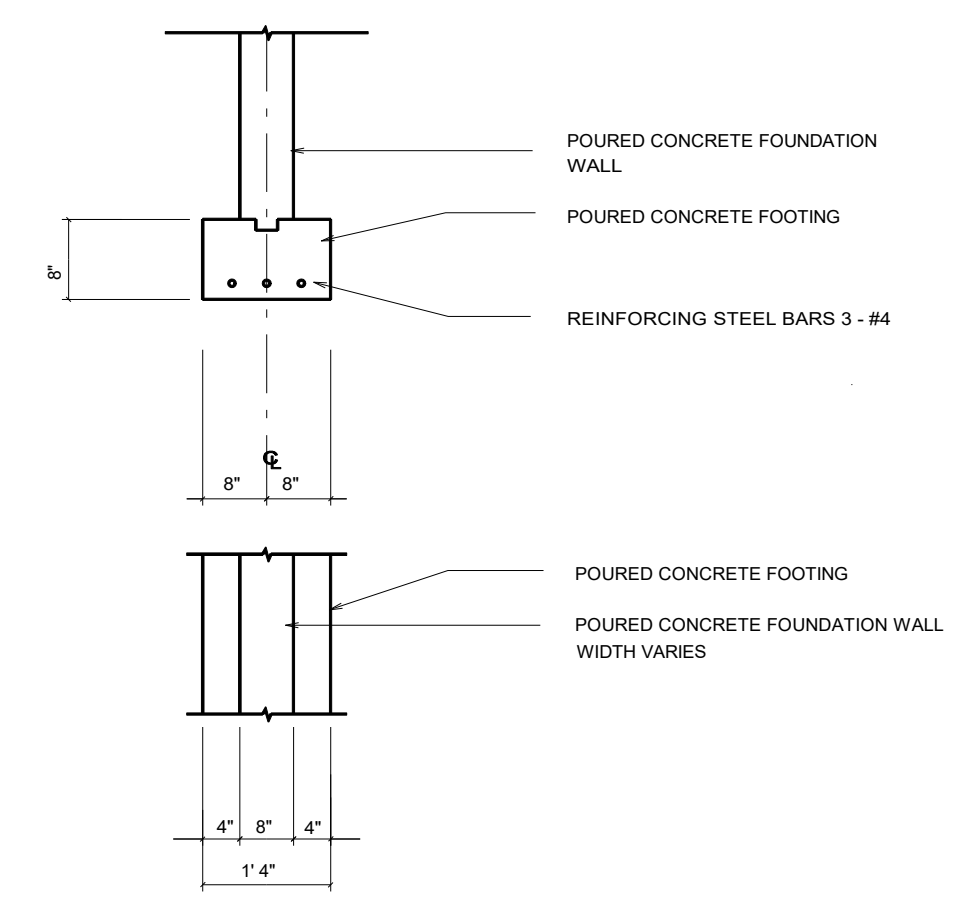


UPLIFT CAPACITY				
LOCATION	MATERIAL	CODE	LENGHT	UPLIFT CAP.
RIDGE	METAL STRAPS TO RIDGE SIMPSON STRONG TIE #13A30	R84.3.3.1(1)	29' 0"	328 LBS
RAFTER	METAL HURRICANE CLIP TO RAFTERS SIMPSON STRONG TIE #18	R603.8.3.2.1(1)	29' 0"	416 LBS
FLOOR	METAL STRAPS TO FLOOR JOISTS SIMPSON STRONG TIE #18A18	R603.8.3.2.3(1)	29' 0"	316 LBS

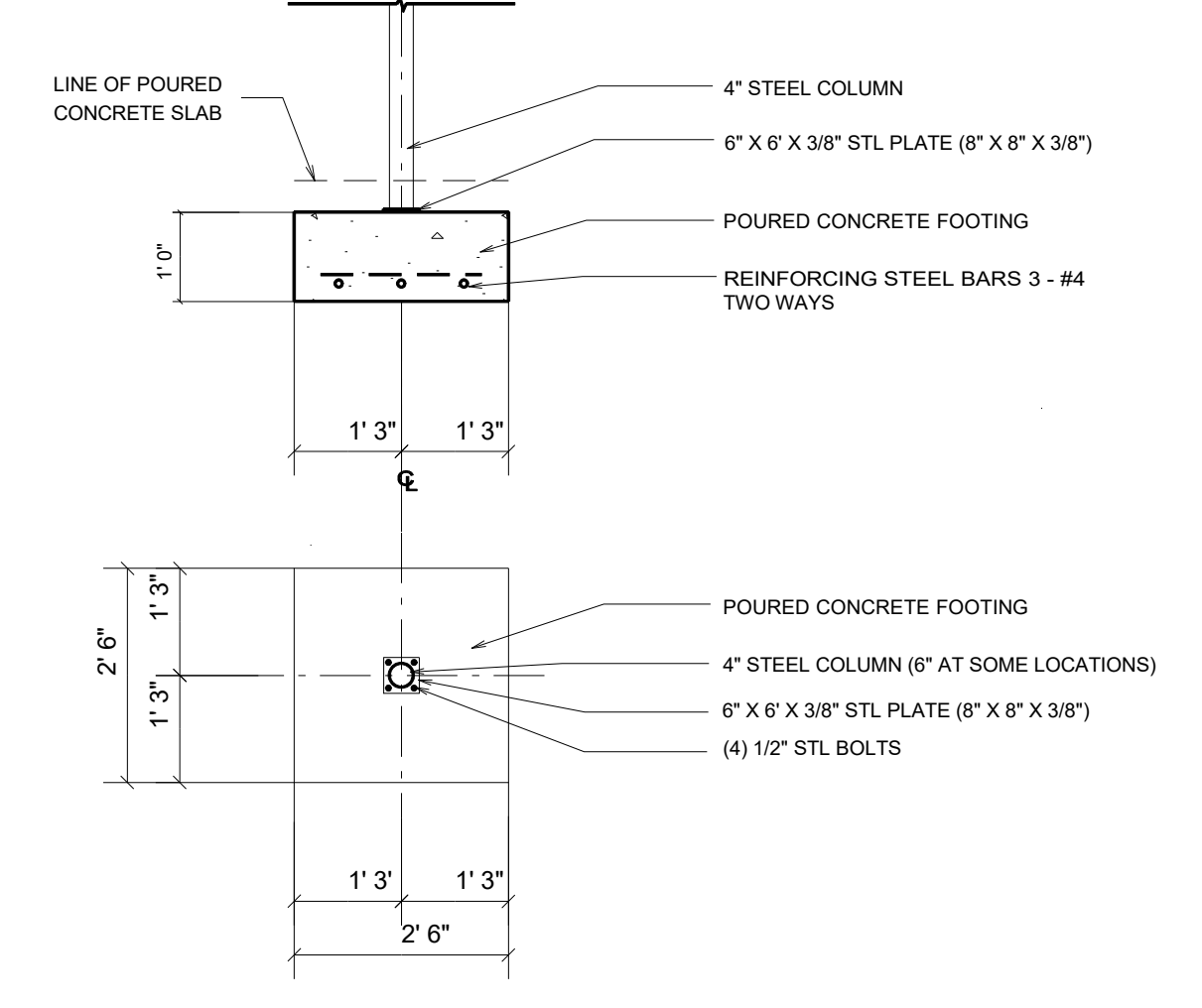
**4 UPLIFT BRACING**  
SCALE: 1/2" = 1'-0"

<b>JOHN RIGGIO, RA ARCHITECT</b>		PROJECT NO. 202133
172 MAIN STREET, SUITE 33 METUCHEN, NJ 08840		DRAWN BY J.R.
TEL/FAX: (732) 902-2882		SCALE 1/4" = 1'-0"
SEAL	THE LAW PROHIBITS THE ALTERING OF THIS DOCUMENT TO CHANGE THE DOCUMENT. THERE MUST BE A LICENSED ARCHITECT PRESENT AND ABLE TO SEAL IT.	REVISED
PROJECT ADDITION AND ALTERATION TO ONE FAMILY HOUSE 326 DURHAM AVENUE METUCHEN, NJ 08840	TITLE SECTIONS AND DETAILS	DATE 4-27-2022
		DRAWING <b>A-005.00</b>
		6 OF 6

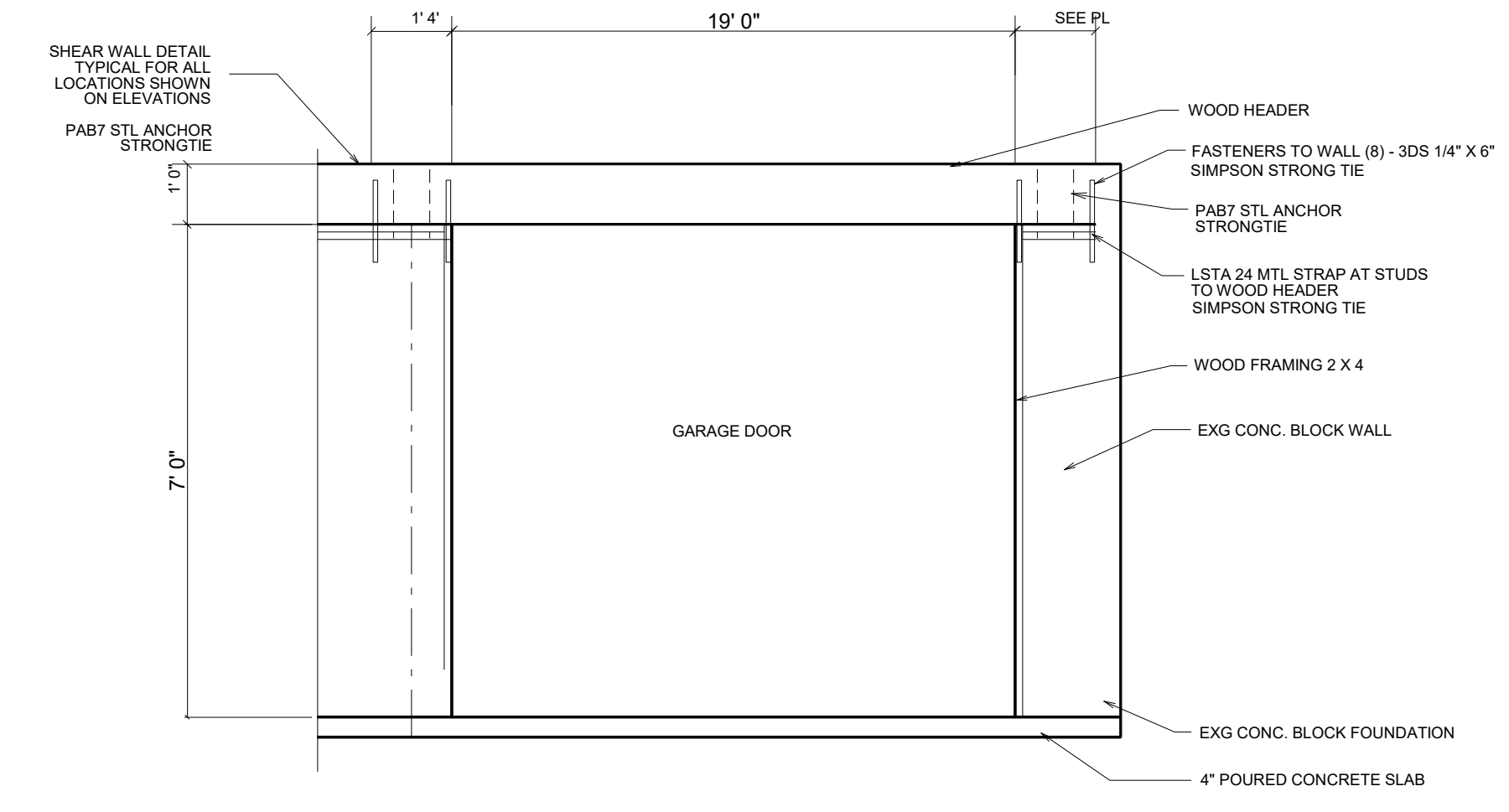




**1 FOOTING DETAIL**  
SCALE: 1/2" = 1'-0"



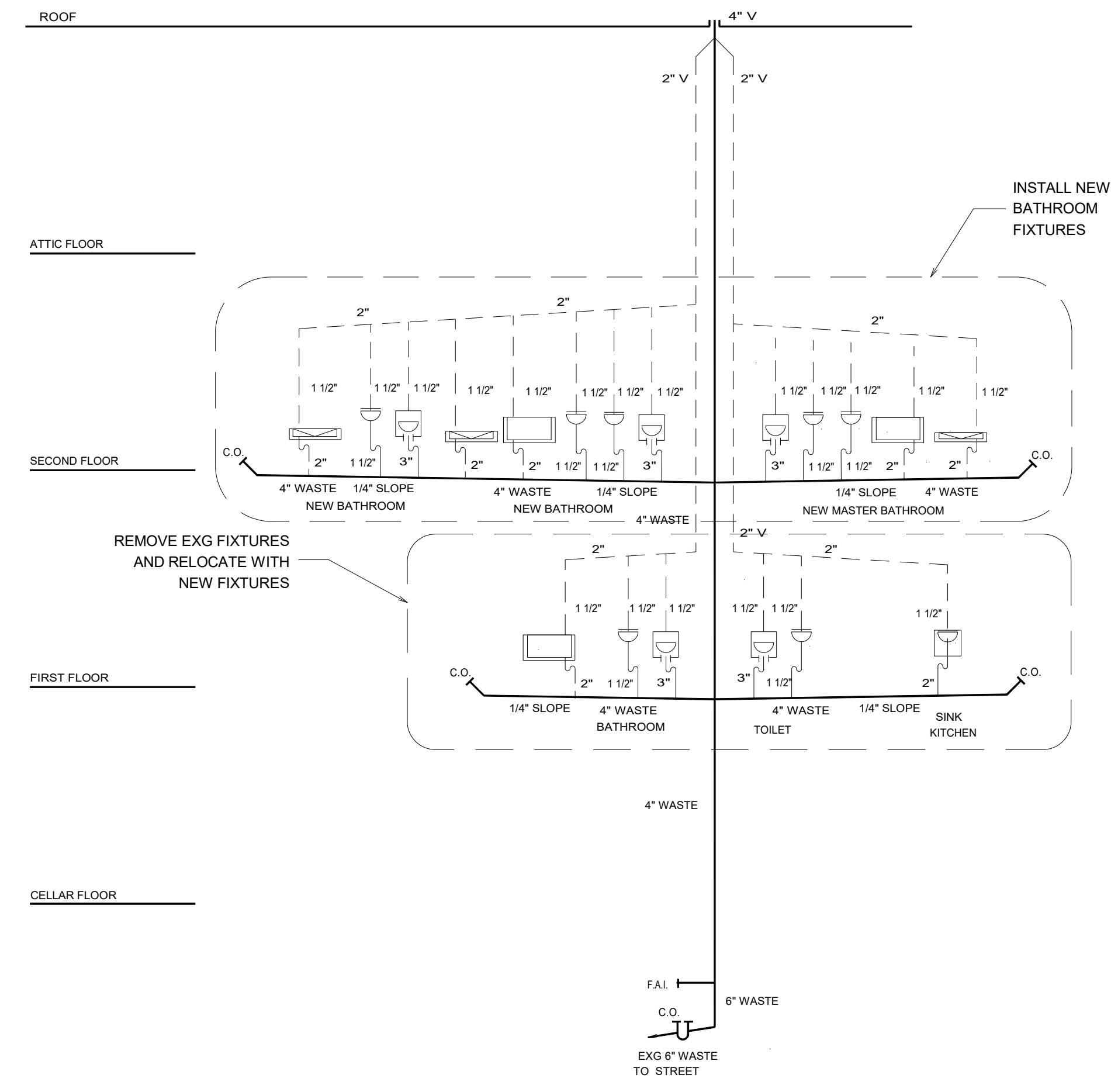
**2 COLUMN FTG DETAIL**  
SCALE: 1/2" = 1'-0"



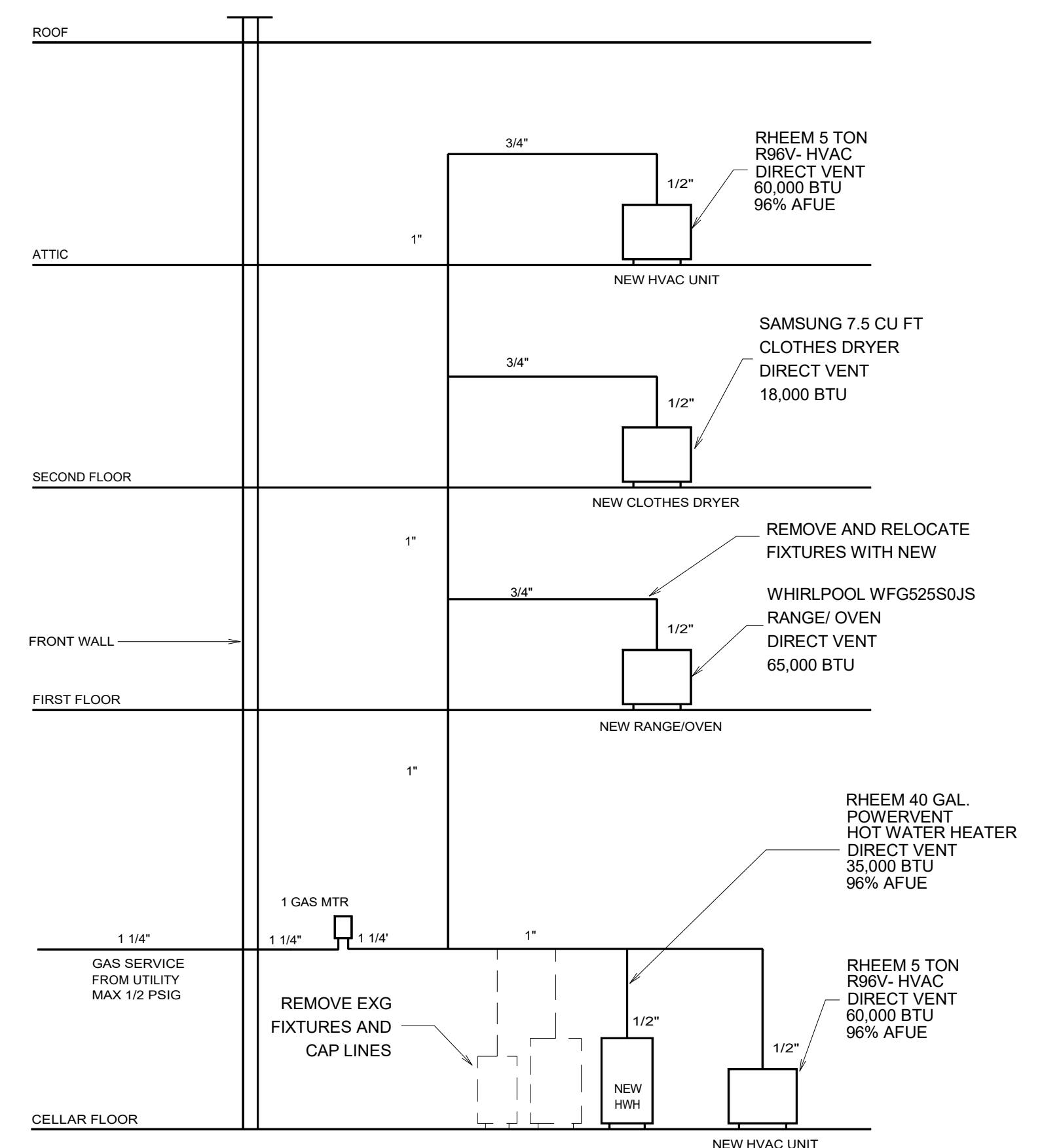
**3 SHEAR WALL DETAIL**  
SCALE: 3/8" = 1'-0"

**SHEAR WALL NOTES**

TYPICAL SHEAR WALL ASSEMBLY  
SIMPSON STRONG TIE MODEL # SW100B4  
WIDTH = 16" HEIGHT = 60" THICKNESS = 4"  
(8) - 3DS 1/4" X 6" NUTSILL ANCHORS  
(2) - 5/8" DIA HOLD DOWN ANCHOR BOLTS  
(2) - 7/8" DIA LSTA 24 MTL STRAP AT CORNERS OF FLYWOOD SHEATHING

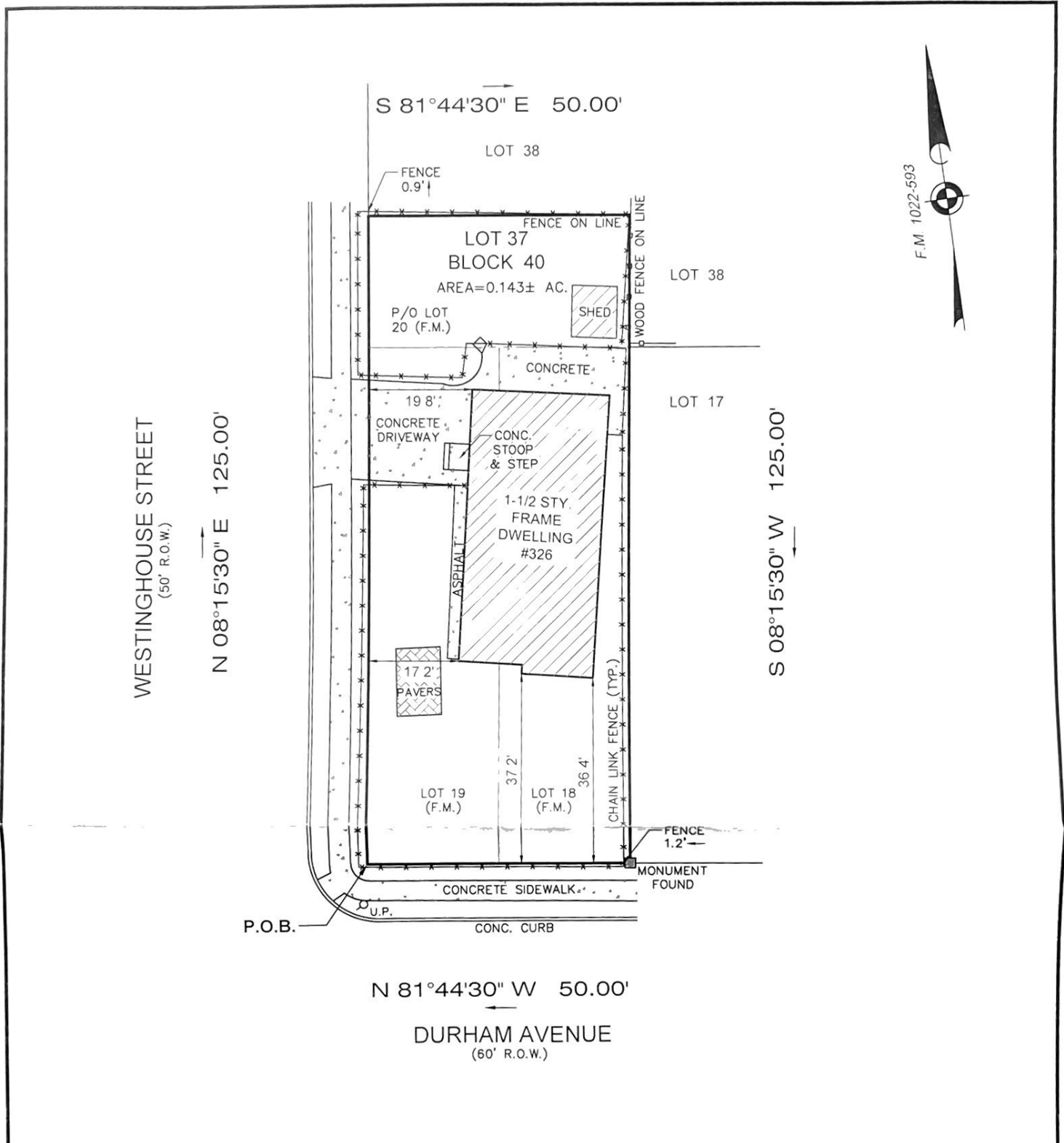


**4 PLUMBING RISER DIAGRAM**  
NOT TO SCALE



**5 GAS RISER DIAGRAM**  
NOT TO SCALE

<b>JOHN RIGGIO, RA ARCHITECT</b>		PROJECT NO. 202133
172 MAIN STREET, SUITE 33 METUCHEN, NJ 08840 TEL/FAX: (732) 902-2882		DRAWN BY J.R.
		SCALE 1/4" = 1'-0"
SEAL	THE LAW PROHIBITS THE ALTERING OF THIS DOCUMENT TO CHANGE THE DOCUMENT. THERE MUST BE A LICENSED ARCHITECT PRESENT AND ABLE TO SEAL IT.	DATE 4-27-2022
PROJECT ADDITION AND ALTERATION TO ONE FAMILY HOUSE 326 DURHAM AVENUE METUCHEN, NJ 08840	TITLE RISER DIAGRAMS AND DETAILS	DRAWING <b>A-004.00</b> 5 OF 6



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	Filing Date	Filed Map No
			18, 19 & P/O 20	8/25/1923	1022-593

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*

**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



**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





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



161 Durham Ave Metuchen  
(377 Ft from Subject loction)





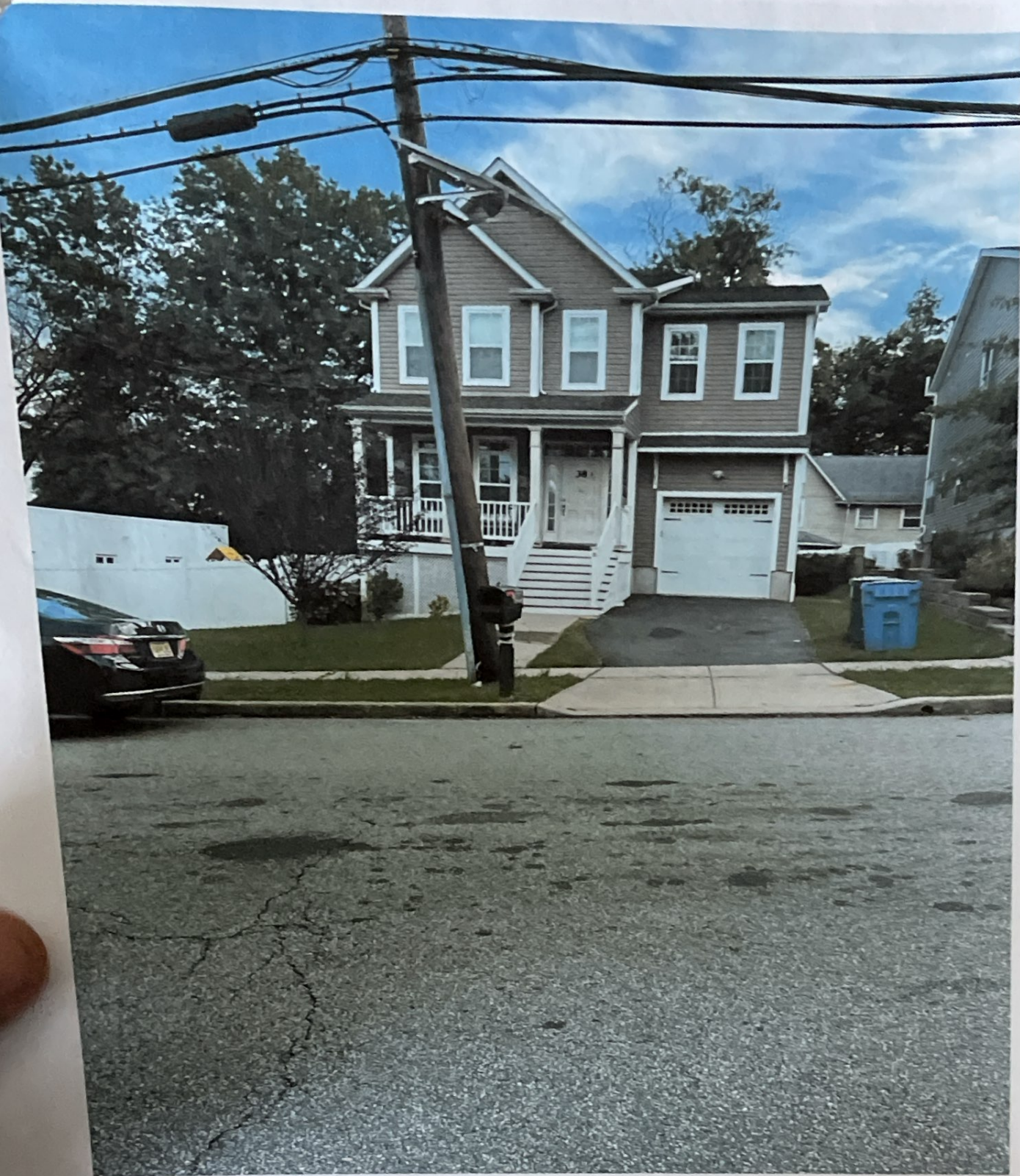
**12 Electric Street Metuchen  
(387 Ft from Subject location)**





159 Durham ave Metuchen  
(0.4 Miles from Subject loction)





38 Hapton Street Metuchen  
(0.4 Miles from Subject loction)

from subject location





682 New Durham Road Metuchen  
0.6 Miles away from subject location





### 326 Durham Ave, Metuchen, NJ 08840

Location: 40.542317, -74.376722

