



RIGHT SIDE ELEVATION 3/16 in = 1 ft

SCOPE OF WORK:

PROPOSAL TO CONVERT THE EXISTING OFFICE BUILDING INTO A MIXED USE OFFICE AND RESIDENTIAL BUILDING

- 20 Apartments
 - (1) 3 BEDROOM COAH - SECOND FLOOR
 - (2) 2 BEDROOM COAH - FIRST FLOOR & THIRD FLOOR
 - (7) 1 BEDROOMS MARKET
 - (10) STUDIO APARTMENTS

390 sf 1 Commercial Space

THE PARKING AND TRASH AREAS ARE ACCESSED FROM THE REAR BUILDING ENTRANCE

RESIDENTIAL AMENITIES:
195 SF - BICYCLE STORAGE
644 SF - AMENITY ROOM

500 SF - MIN STUDIO APARTMENT SIZE
850 SF - MIN ONE BEDROOM APARTMENT SIZE
1000 SF - MIN TWO BEDROOM APARTMENT SIZE
1150 SF - MIN THREE BEDROOM APARTMENT SIZE

HEIGHT OF STRUCTURE

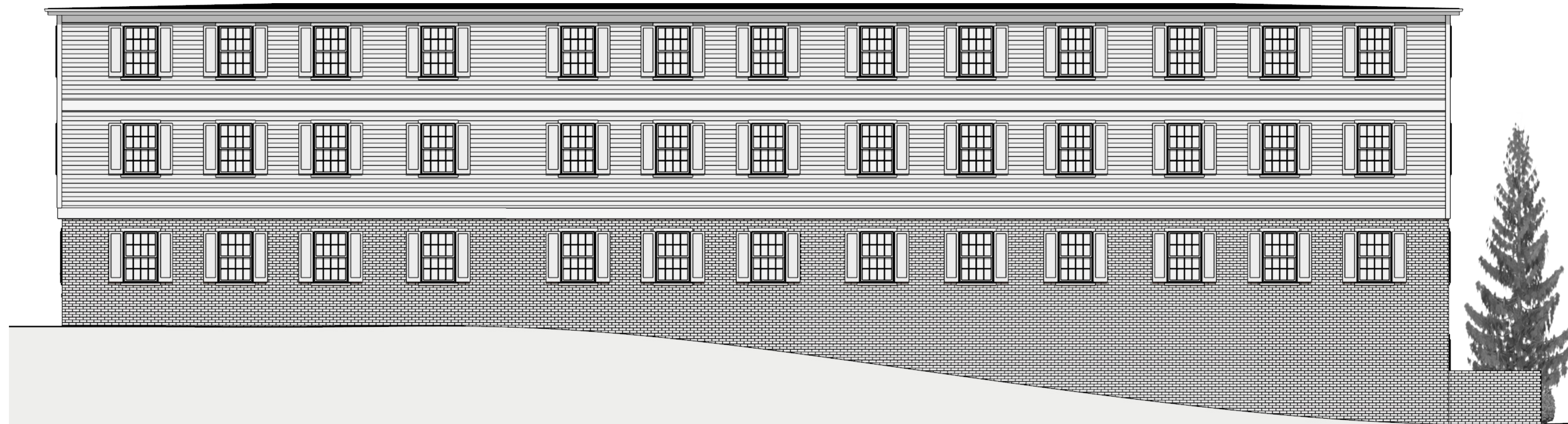
The vertical distance from grade plane to the highest roof surface. A grade plane shall be defined as a reference plane representing the average of the pre-construction grade or finished grade, whichever is lower in elevation, adjoining the structure at all exterior walls. Exceptions: see Section 110-109.

EXISTING BUILDING AREAS	
3801	BASEMENT
3801	FIRST FLOOR HEATED
3916	SECOND FLOOR HEATED
0	THIRD FLOOR
11518	TOTAL HEATED AREA

PROPOSED BUILDING AREAS		SF CHANGE
3801	BASEMENT	0
5591	FIRST FLOOR HEATED	1790
5748	SECOND FLOOR HEATED	1832
5721	THIRD FLOOR	5721
20861	TOTAL HEATED AREA	9343

390	OFFICE USE
20471	RESIDENTIAL USE
20861	TOTAL AREA

BUILDING CHARACTERISTICS		
	EXISTING	PROPOSED
USE GROUP:	B	B, R-2
Construction Class	5B	5B
No. of Stories	2	3
Height of Structure	34.02	34.44
Area - Largest Floor	3916	5748 SF
New Build. Area/All Floors		9343 SF
Volume of New Structure		190,597 CF
Max. Live Load		40
Max. Occupancy Load		N.A.



LEFT SIDE ELEVATION 1/8 in = 1 ft



REAR ELEVATION 1/8 in = 1 ft



FRONT ELEVATION (HIGHLAND AVE) 3/16 in = 1 ft



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NO.	DESCRIPTION	DATE	BY
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PROJECT DESCRIPTION:
20 HIGHLAND AVENUE
METUCHEN, NJ 08840
Job No. 23-048 20 Highland Ave

Marcille Architecture
505 Main Street
Second Floor Metuchen NJ 08840
(p) 732-662-5824 (f) 732-662-5826
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308 SE Central Ave Seaside Park, NJ 08752



NJ LICENSE # 14378
PA LICENSE # 40392

DATE:
02.23.2024

SCALE:
AS NOTED

SHEET:
A-1



EXISTING BUILDING



EXISTING BUILDING



PROPOSED BUILDING, OVERLAY




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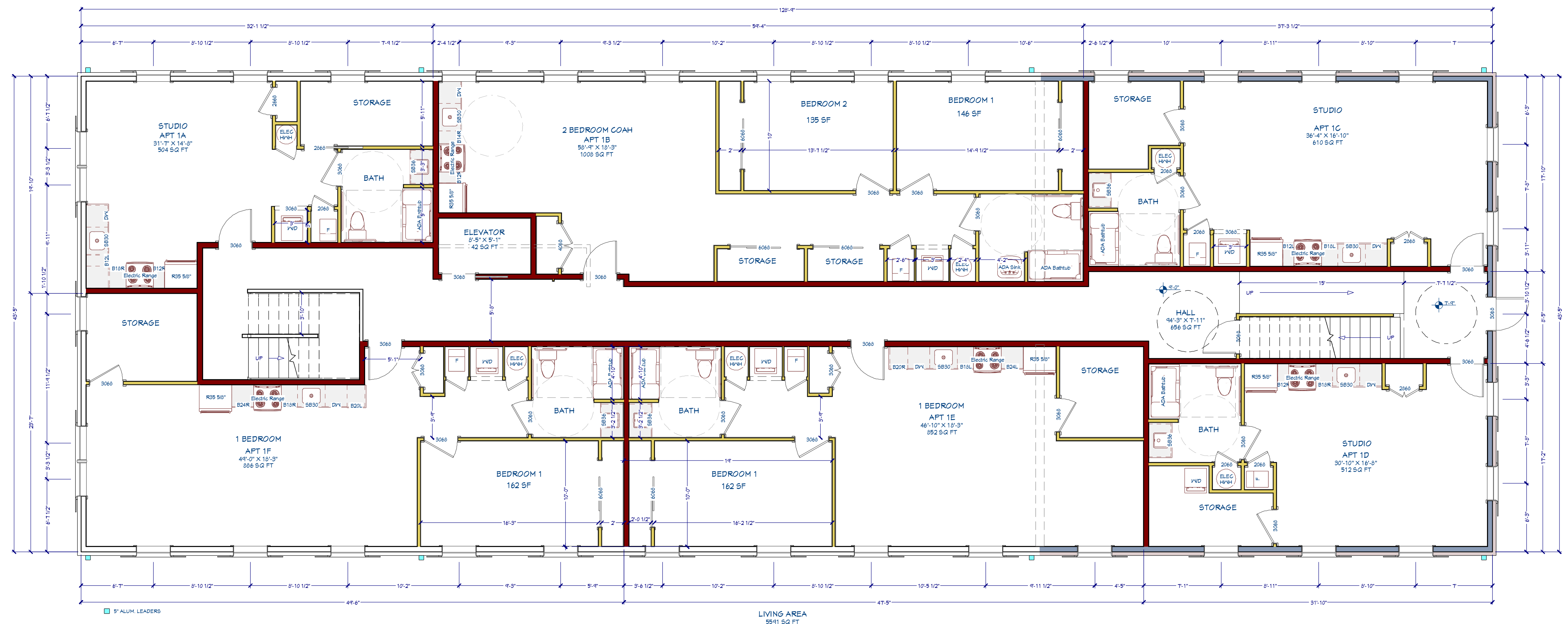
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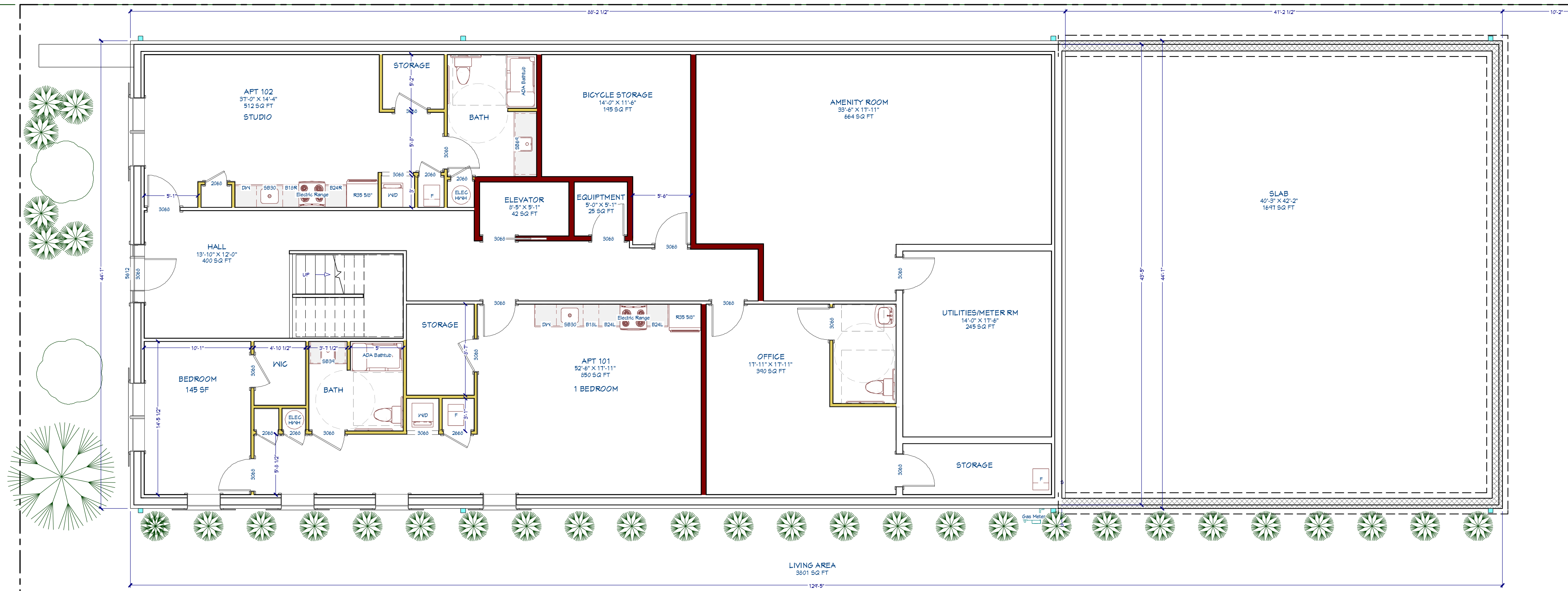
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FIRST FLOOR 3/16 in = 1 ft



BASEMENT FLOOR 3/16 in = 1 ft

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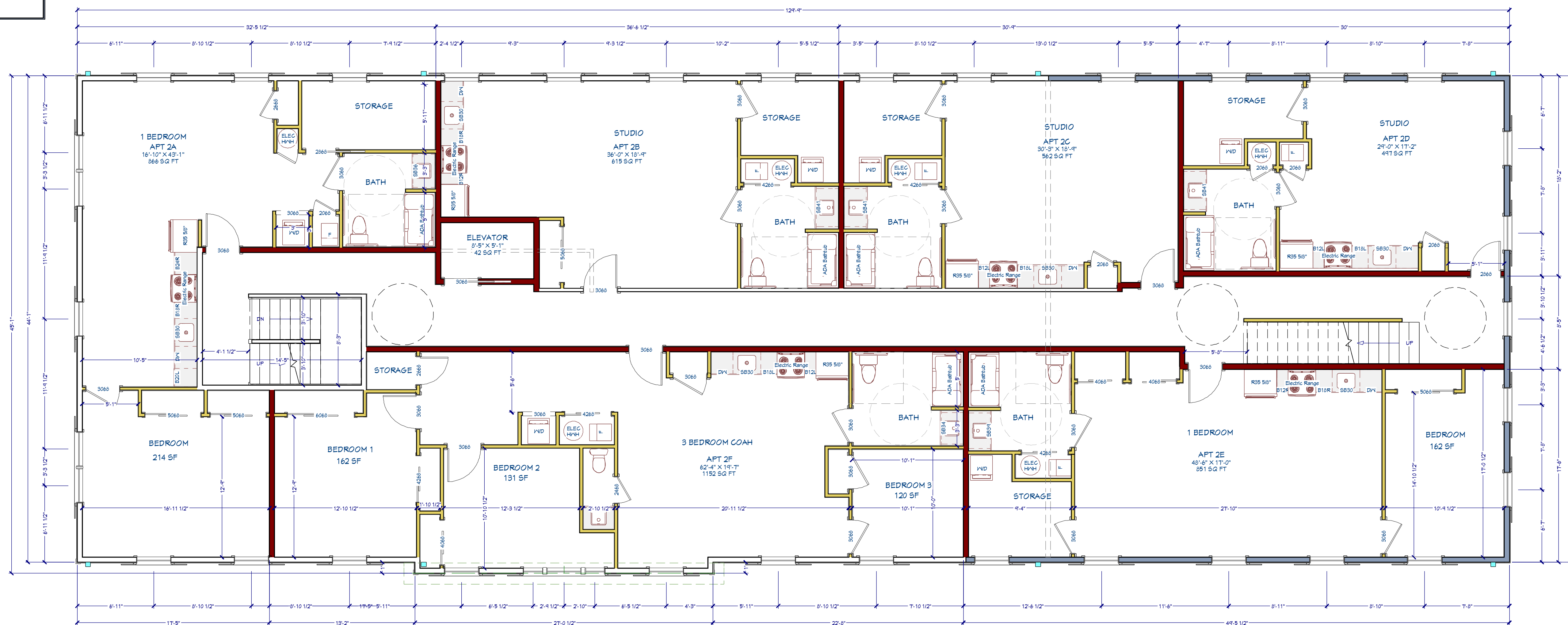
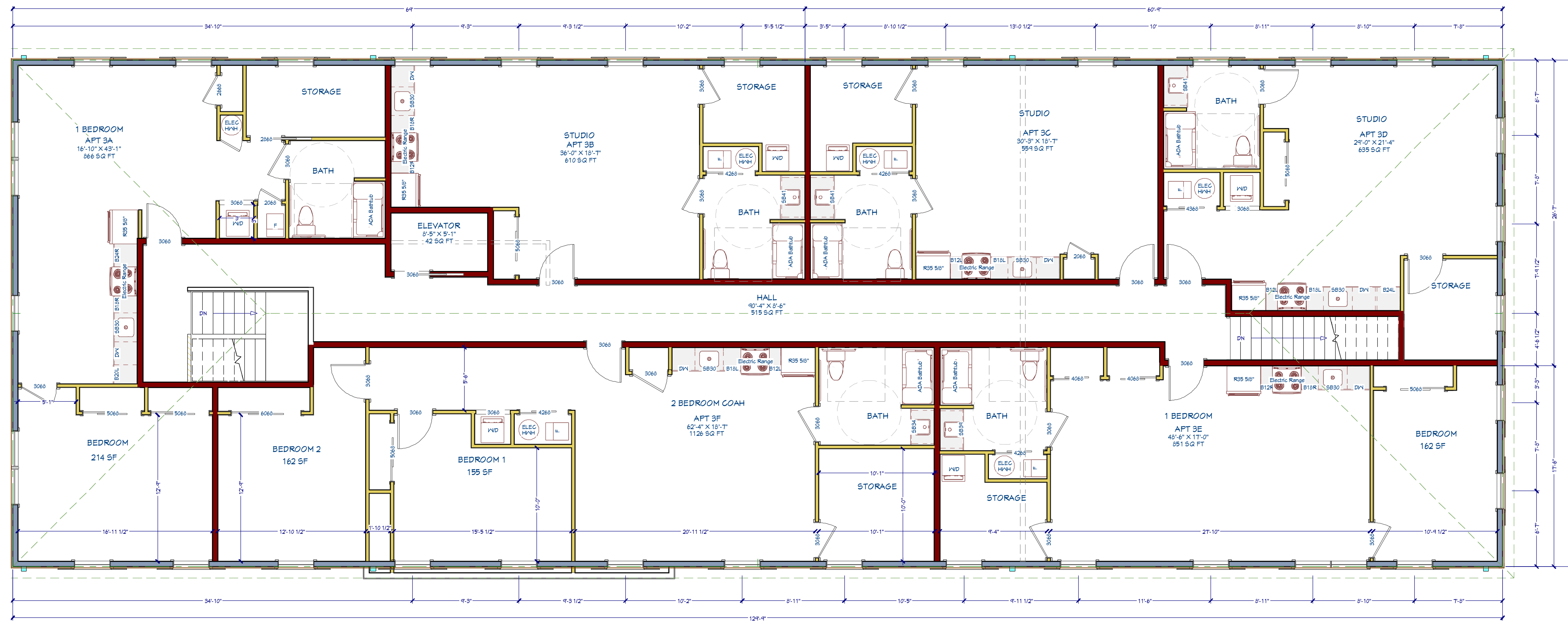
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