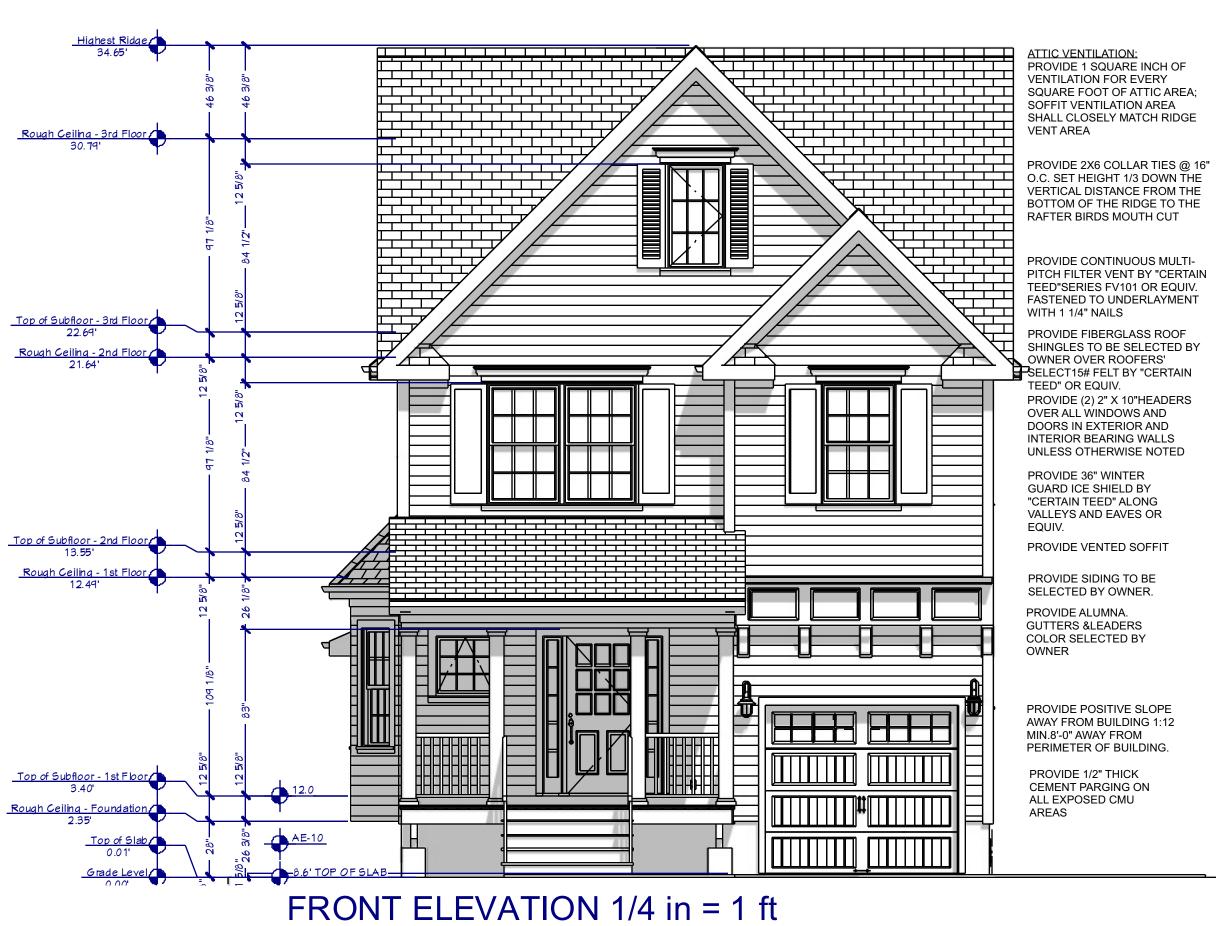


**GARAGE** 9'-10" × 19'-9"

Foundation 1/4 in = 1 ft



REAR ELEVATION 1/4 in = 1 ft





LEFT SIDE ELEVATION 1/8 in = 1 ft

BUILDING CHARACTERISTICS		R-50 ZONE		
USE GROUP: PRESENT	R-5	PROPOSED	R-5	
Comstruction Class	5B	T NOT OSES	5B	
No. of Stories			2.5	
Height of Structure			34.65	
Area- Largest Floor			1136	
New Build. Area/All Flo	ors		2265 46,659	
Volume of New Structu	ıre			
Max. Live Load			40	
Max. Occupancy Load			N.A.	
FIRST FLOOR			869	
SECOND FLOOR			1136	
FINISHED ATTIC (AT 7'-0" IN HT OR GREATER)			260	22.
TOTAL HEATED AREA			2265	
ATTIC AREA BELOW 5'-	0"		520	45.

BUILDING CHARACTERISTICS		R-50 ZONE	
USE GROUP: PRESENT	R-5	PROPOSED	R-5
Comstruction Class	5B		5B
No. of Stories			1
Height of Structure			< 35'-0"
Area- Largest Floor			780
New Build. Area/All Flo	0		
Volume of New Structure			0
Max. Live Load			40
Max. Occupancy Load			N.A.

**DESCRIPTION OF THE PROPOSAL:** 

THE EXISTING 50' X 150' PROPERTY CONTAINS THREE DWELLING UNITS. ONE 1 1/2 STORY DWELLING TOWARD THE FRONT OF THE PROPERTY, ONE 1 STORY DWELLING IN THE CENTER PORTION OF THE PROPERTY AND ONE 1 STORY DWELLING TOWARD THE REAR OF THE PROPERTY.

THIS PROPOSAL SUGGESTS REMOVAL OF THE FRONT 1 1/2 STORY DWELLING AND THE MIDDLE 1 STORY DWELLING AND REPLACING THESE TWO STRUCTURES WITH ONE 2 1/2 STORY SINGLE FAMILY DWELLING LOCATED TOWARD THE FRONT OF THE PROPERTY.

THE EXISTING REAR ONE STORY DWELLING IS PROPOSED TO REMAIN.

THE DENSITY OF THE PROPERTY IS PROPOSED TO BE REDUCED FROM 3 SINGLE FAMILY DWELLINGS TO 2 SINGLE FAMILY DWELLINGS.





1. These drawings charter the form of the

BY DATE

NOI

n Street Floor Metuchen NJ 08840 -662-5824 (f) 732-662-5826 mpm-arch.com

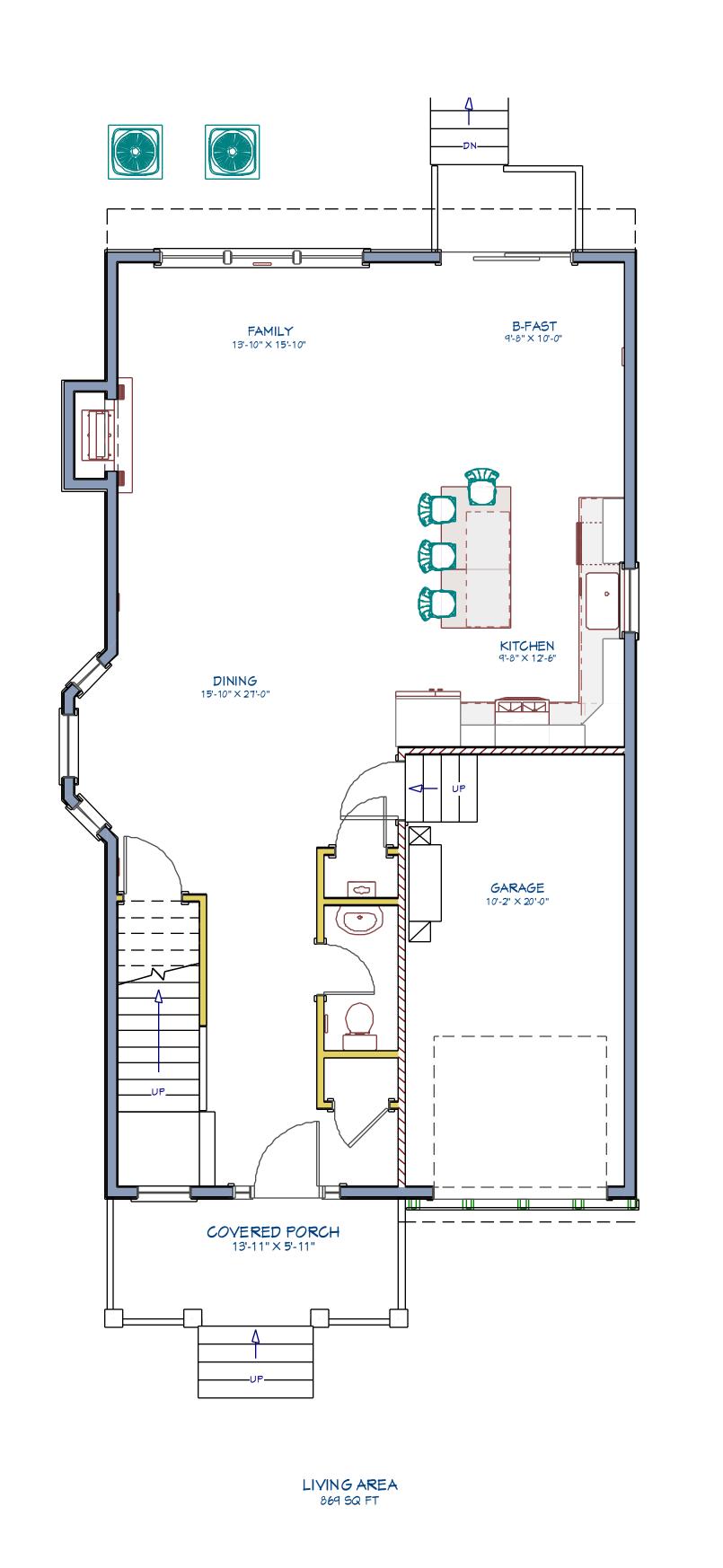
> FTH AVENUE (, NJ 07719 20-001 1006 14TH Variance

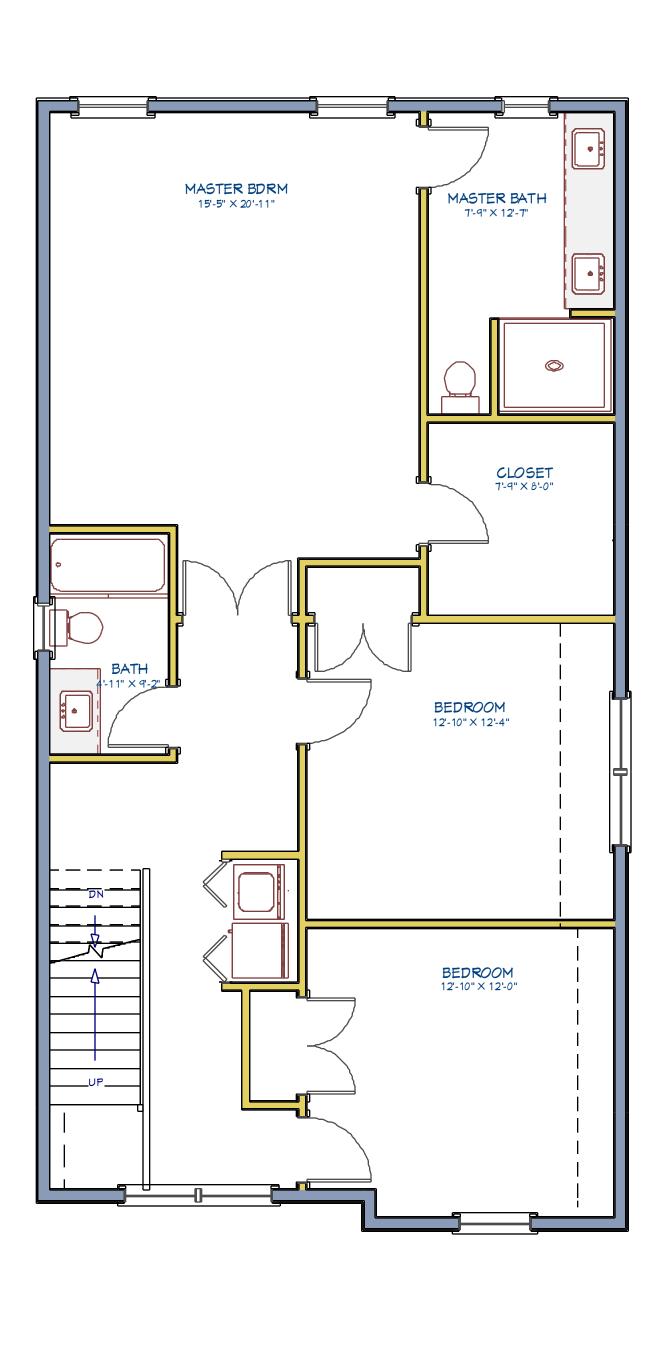


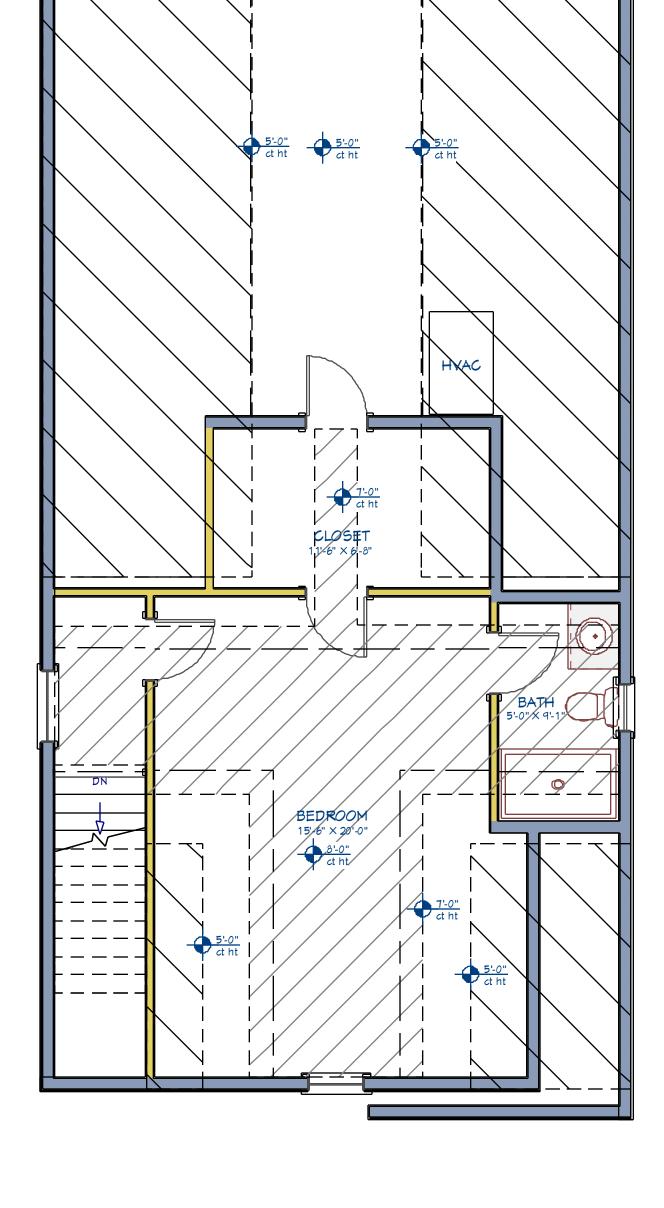
DATE: 6.10.2020 SCALE:

SCALE:
AS NOTED
SHEET:

A-1







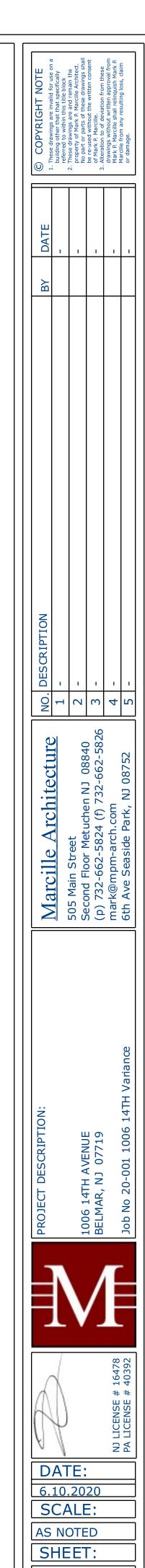
LIVING AREA 541 SQ FT 260 SF @ 7'-0" OR GREATER (23%) 520 SF @ 5'-0" OR LESSER (46%)

LIVING AREA 1136 SQ FT

1st Floor 1/4 in = 1 ft

2nd Floor 1/4 in = 1 ft

FINNISHED ATTIC PLAN 1/4 in = 1 ft



**A-2**