

**LAW OFFICES
STEVEN A. VARANO, P.C.**

96 NEWARK POMPTON TURNPIKE

P.O. Box 360

LITTLE FALLS, NEW JERSEY 07424

TEL: (973) 256-1414

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EMAIL: MAIL@VARANOLAW.COM

STEVEN A. VARANO*
ERIC S. HAUSMAN*
JOSEPH P. SLAWINSKI*
ALAN I. KRAMINSKY*
ALBERT J. SEIBERT*
JUSTYNA KARBARZ

*MEMBER OF NJ & PA BARS
*MEMBER OF NJ & NY BARS

September 28, 2023

VIA EMAIL (planning@oaklandnj.org)

Oakland Zoning Board of Adjustment

1 Municipal Plaza

Oakland, NJ 07436

**RE: Variance Application
Property: 1 Mohawk Avenue, Oakland, NJ 07470
Our File No.: CV41926**

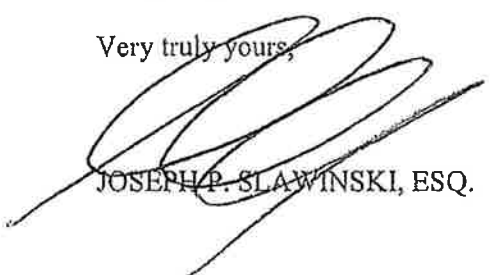
Dear Sir/Madam:

Please be advised that this office represents 1 Mohawk Avenue LLC regarding the above referenced property.

This correspondence shall confirm that this matter is scheduled for November 14, 2023 at 7:00 pm.

If you should have any questions in this regard, please do not hesitate to contact my office.

Very truly yours,



JOSEPH P. SLAWINSKI, ESQ.

JPS/bl
Enclosure



BOROUGH OF OAKLAND, NEW JERSEY

TO: Planning Board

FROM: Glen Turi

This is to advise you that on September 14, 2023, a denial was issued to Daius Pokoj for the location 1 Mohawk Avenue, Oakland, NJ 07436

Block: 1502 Lot: 15

Zoning District: RA-3

For: New Construction

For the following reasons:

- 1) Front Yard Setback: 25.08 ft. proposed, 40 ft. minimum required
- 2) Rear Yard Setback: 17.72 proposed, 35ft. minimum required
- 3) Slope Disturbance Variance §59-66.3 Steep Slope D (1) E

The Ordinances pertaining to this application are:
Chapter 59-Attachment 5

Fee: \$50.00 Check #1398 LOD: #Z-1-9142023

An appeal to the Board of Adjustment of the determination must be made within twenty (20) days of the date of this determination.



Glen Turi
Zoning Official

**BOROUGH OF OAKLAND
BERGEN COUNTY, NEW JERSEY**

ZONING BOARD APPLICATION

Date September 14th, 2023

**NOTE: APPLICATION SETS MUST BE COLLATED AND
SUBMITTED IN PACKET FORM FOR PROCESSESSING.**

The undersigned, as Applicant/Owner of the subject property identified herein hereby makes application to the
Borough of Oakland for (check all that apply)

Date Received: _____

Fee Submitted: _____

Complete Date: _____

FOR OFFICIAL USE ONLY

____ Appeal from the decision of the Zoning Officer [N.J.S.A. 40:55D-70(a)]

☒ Bulk Variance(s) [N.J.S.A.40:55D-70(c)]

____ Use Variance / Expansion of Non-conforming Use / Conditional Use [N.J.S.A. 40:55D-70(d)(1)(2)(3)]

____ Floor Area Ratio / Density [N.J.S.A. 40:55D-70(d)(4)(5)]

____ Site Plan Review [N.J.S.A. 40:55D-76(b)]

1. APPLICANT INFORMATION

a. Name: 1 Mohawk Ave LLC

b. Address: 72 Laquwe Ave, Wayne N.J. 07470

c. Telephone (201) 873-7757 Email: dpoko21@gmail.com

d. Applicant is a: (check applicable status)

____ Corporation ____ Partnership ____ Individual(s) ☒ LLC

**If applicant is a corporation or a partnership, please list the names and addresses of persons having a
10 % interest or more in the corporation or partnership on a separate sheet and attach to this
application.**

e. Relationship of applicant to property (check applicable status):

☒ Owner ____ Contract Purchaser ____ Lessee ____ Other (specify _____)

- f. If applicant is represented by an attorney:

Name: Joseph Slawinski Law Offices of Steven A. Varano
Address: 96 Newark Pompton Turnpike, Little Falls, N.J. 07424
Telephone: (973) 256-1414 Email: jps@varanolaw.com

- g. (Architect) Preparation of Plans by:

Name: Robert Puzio - R.A. Puzio Architects Inc.
Address: 785 Totowa Rd., Totowa, N.J. 07812
Tel: (973) 904-0094 Email: rpuzio@puzioarchitects.com

- h. (Engineer) Preparation of Plans by:

Name: David Fantina - Fantina Engineering LLC
Address: 15 Sunset Dr., Bernardsville, N.J. 07924
Tel: (908) 696-9598 Email: dfantina@fantinaengineering.com

2. PROPERTY INFORMATION

- a. Street address 1 Mohawk Ave
b. Tax Map Block(s) 1502 Lot(s) 15
c. Zone District RA-3
d. Existing Use of Property Vacant Lot
e. Proposed Use Property: Single Family Home
f. Residential applications:
Current number of bedrooms N/A Proposed number of bedrooms 4
Current number of bathrooms N/A Proposed number of bathrooms 3
g. Property is sewered _____ Septic system X
h. Are there any existing Deed Restrictions/Easements? X No ___ Yes (attach copy of restriction)
Are there any proposed Deed Restrictions/Easements? X No ___ Yes (attach copy of restriction)
i. Does the applicant/owner own any property which adjoins/is adjacent to this property? ___ Yes X No
j. Please list prior applications or municipal actions regarding this property and attach Resolutions related to same: Application withdrawn by prior owner -

k. Property is located (check applicable status):

☐ Within 200 feet of another municipality

☐ Adjacent to a State Highway

☐ Adjacent to an Existing or proposed County road

☐ Adjacent to other County land

Note: If any category is checked, notification concerning this application to the appropriate agency is required.

3. NATURE OF APPLICATION: (clearly detail proposal- attach additional sheets if necessary)

Existing Non Conforming corner lot requires variances for front yard setback, rear yard setback, and steep slope disturbance variances.

4. JUSTIFICATION FOR RELIEF: (statement setting forth reasons justifying granting of this application- attach additional sheets if necessary)

Due to the unique characteristics and conditions of existing lot and the hardships of the narrowness, steep slope, physical features, and being a corner lot this application justifies granting. A new home will conform with the neighborhood and there would be no harm to public safety.

5. BULK VARIANCE RELIEF IS SOUGHT BECUASE OF: (check applicable)

☒ Exceptional narrowness of property

☐ Exceptional shallowness of property

☒ Shape of property

☒ Exceptional topographic/physical features of the site

☐ Other extraordinary/exceptional situation ☐ One or more listed purpose of MLUL advanced

6. Indicate if this is a bifurcated use variance application: ☐ Yes ☐ No

Note: If yes, any approval, if granted by the Board of Adjustment, shall be conditioned upon submittal of a completed site plan application being submitted to the Board of Adjustment for approval (N.J.S.A. 40:55D-76).

7. VARIANCE(S) REQUESTED: (List all Sections of Borough Code for which relief is sought- attach additional sheets if necessary)

<u>Borough Code Section</u>	<u>Required</u>	<u>Proposed</u>
59-66.3	15-24.9%	3,138.43 SF
Steep Slopes	35% Plus	0 SF
59-47		
Front Yard Setback	40 FT	25.08 FT
59-47		
Rear Yard Setback	35 FT	17.72 FT

8. ZONING TABLE: (This MUST be completely filled out in order for your application to be deemed complete)

	REQUIRED	EXISTING	PROPOSED
Lot Area	15,000 sf min	11,619 sf	NO CHANGE sf
Lot Width	100 ft min	160.29 ft	NO CHANGE ft
Lot Depth	140 ft min	73.7 ft	NO CHANGE ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	20 % max	0 %	11.21 %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	40 % max	0 %	25.37 %
Front Setback	40 ft min	N/A ft	25.37 ft
Side Setback Corner Lot	40 ft min 15' Interior Lot	N/A ft (Left) N/A ft (Right)	45.32 ft (Left) 61.49 ft (Right)
Rear Setback	35 ft min Side	N/A ft	17.72 ft
Building Height	35 ft max 2 1/2 stories max	N/A ft N/A stories	30'4" 2 1/2 stories

*Building Coverage: that percentage of a lot covered by the roof(s) of all principal and accessory building(s), including roofed over porches and similar extensions of a building such as roofed decks.

**Impervious Surfaces: surfaces covered by roofs, pavement, walks, patios, and other materials so that underlying soils are highly resistant to infiltration of water. This includes all buildings, porous paving, paver blocks, gravel, crushed stone, decks, patios, elevated structures, and other similar structures, surfaces, or improvements.

9. ADDITIONAL REQUIREMENT OF SUBMISSION:

- a. Attach Zoning Officer's Decision
- b. Attach certification of payment of taxes from Borough Tax Collector
- c. Submit Request for 200' Property Owners' List
- d. Submit Legal Notice of Hearing for review prior to mailing & publishing
- e. Attach completed checklist.
- f. Attach Property Survey
- g. Attach Site Plan & Architectural Drawings, if applicable
- h. Attach any other agency and/or government approvals if received in connection with this application such as NJDEP permits, NJDOT permits, Bergen County Approvals etc.

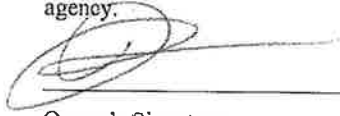
10. VERIFICATION AND AUTHORIZATION

- a. **Applicant's Statement:** I hereby certify that the above statements made by me and the statements and information contained in the papers submitted in connection with this application are, to the best of my knowledge, true and accurate.

Applicant's Signature

Date

- b. **Owner's Statement:** I, the undersigned, being the owner of the property described in this application, hereby consent to the making of this application and the approval of the plans submitted. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency.



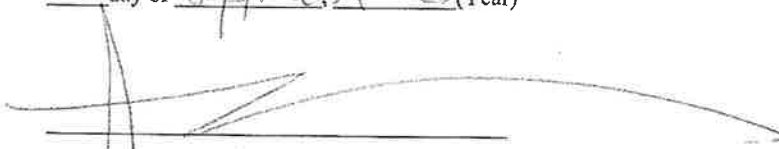
Owner's Signature

9/15/23

Date

Sworn and Subscribed to before me this

18th day of September, 2023 (Year)



Annette DeDion, an
attorney duly admitted to
practice in the State of NJ
(Notary)

NOTICE OF HEARING
ZONING BOARD OF ADJUSTMENT
BOROUGH OF OAKLAND

Pursuant to the provisions of the Municipal Code of the Borough of Oakland and the provisions of N.J.S.A. 40:55D-12, notice is hereby given that the following applicant has filed an application with the Zoning Board of Adjustment of the Borough of Oakland seeking variances/relief from the provisions of the Borough Code, more fully described below:

- Applicant name: 1 Mohawk Ave LLC
- Relationship to property: Owner (i.e. owner/contract purchaser/lessee)
- Address of property: 1 Mohawk Ave
- Lot: 15 Block: 1502 on the tax assessment map of the Borough of Oakland
- Zone: RA-3
- Description of proposed project: NEW SINGLE FAMILY HOME
- Section(s) of Code from which relief is sought:
 - Chapter 59 Section 6.3 Schedule _____
 - Chapter 59 Section 47 Schedule _____
 - Chapter 59 Section 47 Schedule _____
- Requirement(s) pursuant to relevant Code: (e.g. required 20 ft. rear yard setback)

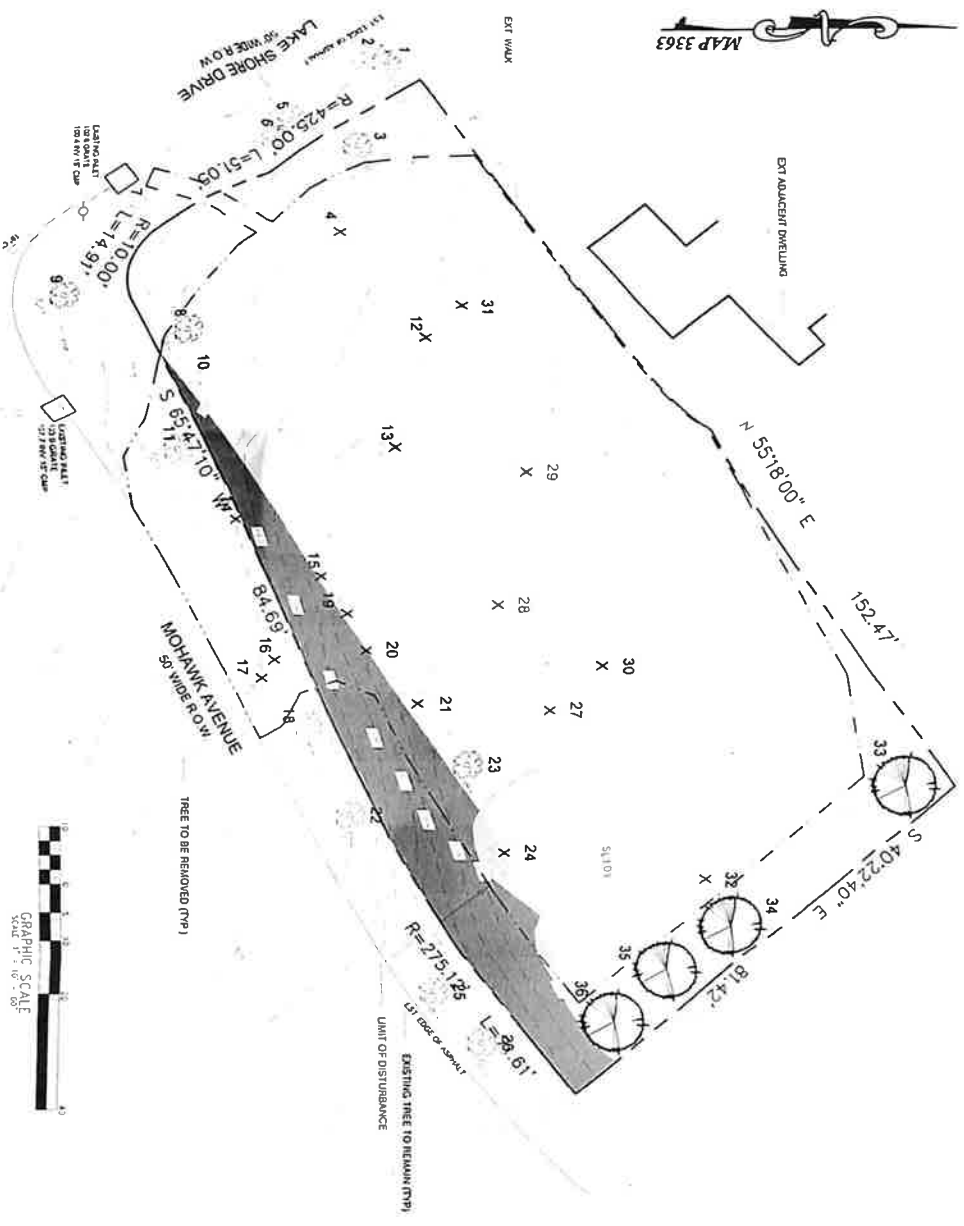
<u>Steep Slope 59-66.3</u>	<u>15-24.9%</u>	<u>3,138.43</u>	<u>square feet</u>
<u>Front Yard Setback 59-47</u>	<u>35% Plus</u>	<u>0</u>	<u>square feet</u>
<u>Rear Yard Setback 59-47</u>	<u>40 Feet</u>		
<u>Proposed deviation from relevant Code: (e.g. proposed 5ft rear yard setback)</u>	<u>35 Feet</u>		
<u>Steep Slope 59-66.3</u>	<u>15-24.9%</u>	<u>6,652</u>	<u>square feet</u>
<u>Front Yard Setback 59-47</u>	<u>35% Plus</u>	<u>698</u>	<u>square feet</u>
<u>Rear Yard Setback 59-47</u>	<u>25 Feet</u>		
	<u>17.72 Feet</u>		

In addition to the foregoing, the applicants will also seek any and all other variances, waivers, deviations or exceptions the Board deems to be required.

Notice is hereby given that the Borough of Oakland Board of Adjustment has scheduled a public hearing at the Oakland Council Chambers, 10 Lawlor Drive, Oakland, New Jersey Tuesday, _____ at 7:00 P.M. This hearing is open to all interested parties and those desiring to be heard.

Copies of the application are available for review at the office of the Secretary to the Board, Oakland Municipal Building, 1 Municipal Plaza, Oakland, NJ, during office hours and on the Website of the Borough of Oakland (<https://www.oakland-nj.org>) or by contacting Mariela Castro, Board Secretary at 201-337-8111 extension 2007 or at planning@oakland-nj.org. Members of the public may participate in the public meeting according to the customary practice and procedures of the Zoning Board of Adjustment of the Borough of Oakland.

1 Mohawk Ave LLC 72 Lawrence Ave, Wayne, NJ. 07470
(Applicant Name & Address)



SLOPE ANALYSIS

EXISTING SLOPE	PROPOSED SLOPE	PERCENTAGE REQUIRED	PERCENTAGE ALLOWED	PERCENTAGE REQUIRED	PERCENTAGE ALLOWED	PERCENTAGE REQUIRED	PERCENTAGE ALLOWED
1	1	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
2	2	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
3	3	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
4	4	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
5	5	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%

SLOPE DISTURBANCE TYPE

SLOPE DISTURBANCE TYPE	PERCENTAGE REQUIRED	PERCENTAGE ALLOWED	PERCENTAGE REQUIRED	PERCENTAGE ALLOWED
1	1.00%	1.00%	1.00%	1.00%
2	2.00%	2.00%	2.00%	2.00%
3	3.00%	3.00%	3.00%	3.00%
4	4.00%	4.00%	4.00%	4.00%
5	5.00%	5.00%	5.00%	5.00%



TREE INVENTORY

NO.	DATE	SCHEDULE	REMARKS
1	6/1/00	10	TO BE REMOVED
2	6/1/00	10	TO BE REMOVED
3	6/1/00	10	TO BE REMOVED
4	6/1/00	10	TO BE REMOVED
5	6/1/00	10	TO BE REMOVED
6	6/1/00	10	TO BE REMOVED
7	6/1/00	10	TO BE REMOVED
8	6/1/00	10	TO BE REMOVED
9	6/1/00	10	TO BE REMOVED
10	6/1/00	10	TO BE REMOVED
11	6/1/00	10	TO BE REMOVED
12	6/1/00	10	TO BE REMOVED
13	6/1/00	10	TO BE REMOVED
14	6/1/00	10	TO BE REMOVED
15	6/1/00	10	TO BE REMOVED
16	6/1/00	10	TO BE REMOVED
17	6/1/00	10	TO BE REMOVED
18	6/1/00	10	TO BE REMOVED
19	6/1/00	10	TO BE REMOVED
20	6/1/00	10	TO BE REMOVED
21	6/1/00	10	TO BE REMOVED
22	6/1/00	10	TO BE REMOVED
23	6/1/00	10	TO BE REMOVED
24	6/1/00	10	TO BE REMOVED
25	6/1/00	10	TO BE REMOVED
26	6/1/00	10	TO BE REMOVED
27	6/1/00	10	TO BE REMOVED
28	6/1/00	10	TO BE REMOVED
29	6/1/00	10	TO BE REMOVED
30	6/1/00	10	TO BE REMOVED
31	6/1/00	10	TO BE REMOVED
32	6/1/00	10	TO BE REMOVED
33	6/1/00	10	TO BE REMOVED
34	6/1/00	10	TO BE REMOVED
35	6/1/00	10	TO BE REMOVED
36	6/1/00	10	TO BE REMOVED



ZONING CHART

NO.	DATE	SCHEDULE	REMARKS
1	6/1/00	10	TO BE REMOVED
2	6/1/00	10	TO BE REMOVED
3	6/1/00	10	TO BE REMOVED
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5	6/1/00	10	TO BE REMOVED
6	6/1/00	10	TO BE REMOVED
7	6/1/00	10	TO BE REMOVED
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10	6/1/00	10	TO BE REMOVED
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12	6/1/00	10	TO BE REMOVED
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31	6/1/00	10	TO BE REMOVED
32	6/1/00	10	TO BE REMOVED
33	6/1/00	10	TO BE REMOVED
34	6/1/00	10	TO BE REMOVED
35	6/1/00	10	TO BE REMOVED
36	6/1/00	10	TO BE REMOVED

EXISTING CONDITIONS AND SLOPE ANALYSIS MAP

FOR
LOT 15 IN BLOCK 1502
#1 MOHAWK AVENUE
BOROUGH OF OAKLAND, BERGEN COUNTY, NJ

DAVID E. FANTINA, P.E.

Professional Engineer
15 Summit Drive, Suite 100
Oakland, NJ 07033
Tel: 201.329.8888
Fax: 201.329.8889

DATE 06/01/00

PROJECT LOT 15 IN BLOCK 1502, #1 MOHAWK AVENUE, BOROUGH OF OAKLAND, BERGEN COUNTY, NJ

CLIENT DAVID E. FANTINA, P.E.

SCALE 1" = 300'-00"

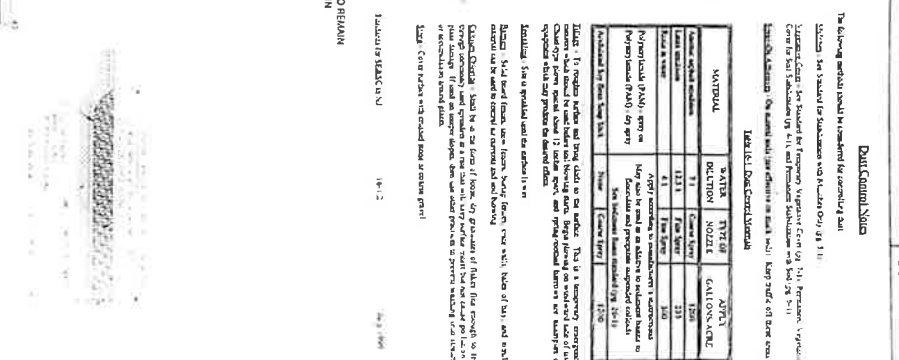
DATE 06/01/00

PROJECT LOT 15 IN BLOCK 1502, #1 MOHAWK AVENUE, BOROUGH OF OAKLAND, BERGEN COUNTY, NJ

CLIENT DAVID E. FANTINA, P.E.

THE FILM COUNTS FOR CORRUPTION, DISTINGUISHING IT FROM THE OTHER FILMS.

- [illegible]

[illegible]

SOIL EROSION AND
SEDIMENT CONTROL PLAN
FOR
LOT 15 IN BLOCK 1502
#1 MOHAMK AVENUE
BOROUGH OF OAKLAND, BERGEN COUNTY, N.J.

DAVID E. FANTINIA, P.E.

Professional Engineer
15 Sardis Drive Farmville NJ 07724

DATE	REVISION	BY	CHKD
11-1-15	05/2012	DAVID E. FANTINIA	DAVID E. FANTINIA

MAP 3363

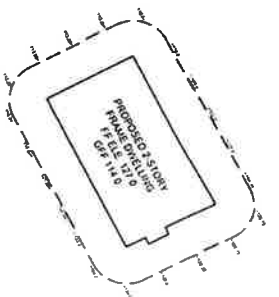
APPROX LOCATION OF EXISTING SEPTIC SYSTEM

EXT ADJACENT DWELLING

PROPOSED SOIL STOICHIOMETER
LEADER INV 124.0

SOIL LOG LOCATION AND A TYPE
PROVIDE A SWALE UPHILL OF
THE SEPTIC BED, AS SHOWN

BUILDING HEIGHT CALCULATION
PER CODE, AVERAGE GRADE DETERMINED BY TAKING THE
AVERAGE OF PROPOSED GRADE ELEVATIONS AT 10 FT INTERVALS
AVERAGE FINISHED GRADE: 150.48
MAXIMUM DWELLING HEIGHT: 35 FT
MAXIMUM ALLOWABLE RIDGE ELEVATION: 185.48
PROPOSED FINISHED FLOOR ELEV.: 127.0
PROPOSED RIDGE FINISHED FLOOR TO ROOF PEAK: 28 FT
PROPOSED RIDGE ELEVATION: 155.0
PROPOSED DWELLING HEIGHT: 31.52 FT
31.52 FT < 35 FT - CONFORMING



PROPOSED 6" DIA SCH 35 PVC @ 1% MIN PITCH
PROPOSED LEADER INV 112.0
PROPOSED ASPHALT DRIVEWAY
PROPOSED SEGMENTED CONCRETE
BLOCK RETAINING WALL
PROPOSED DRIVEWAY
OVERLAY INV 110.88
OVERLAY INV 110.88
EXT WALK

EXISTING TREE TO REMAIN (TYP)
1" DIA. @ 4.5 FT DBH
LIMIT OF DISTURBANCE
SILT FENCE
TREE PROTECTION

PROPOSED 1500 GALLON
ROUND RAIN TANK
INV IN 120.20
INV OUT 120.00
2" 1/2" PVC @ 1% MIN SLOPE
11" 1/2" PVC @ 1% MIN SLOPE
PROPOSED 1000 GALLON ROUND SEPTIC TANK
INV IN 120.50
INV OUT 120.30
PROPOSED 6" DIA SCH 35 PVC @ 1% MIN PITCH

PROPOSED 6" DIA SCH 35
PVC @ 2% MIN PITCH
PROPOSED POP UP OVERFLOW ELIMINATOR

PROPOSED PAVED WALK
PROPOSED LEADER INV 110.92
PROPOSED SEGMENTED CONCRETE
BLOCK RETAINING WALL
STABILIZED CONSTRUCTION ACCESS
PROPOSED LEADER INV 111.90

LAKE SHORE DRIVE
50' WIDE R.O.W.
R=425.00' L=51.09'
R=10.00' L=14.91'

MOHAWK AVENUE
50' WIDE R.O.W.

GRAPHIC SCALE
1" = 10'

GRADING AND DRAINAGE PLAN

FOR
LOT 15 IN BLOCK 1502
#1 MOHAWK AVENUE
BOROUGH OF OAKLAND, BERGEN COUNTY, NJ

DAVID E. FANTINA, P.E.

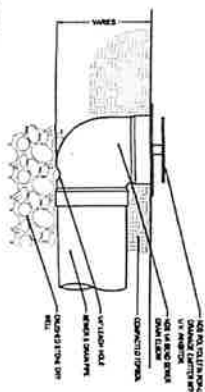
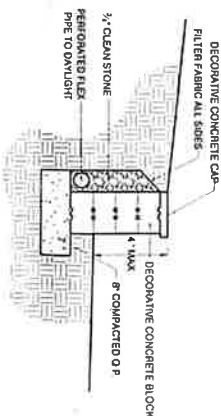
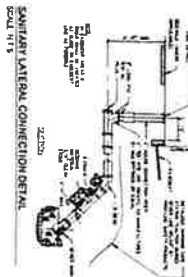
Professional Engineer
15 Sand Dune Boulevard, NJ 07024

David E. Fantina
NJ State License No. 3512
NJ State License No. 3512

DATE	DESCRIPTION	BY	CHKD
05/12/20	Final Grading and Drainage Plan	DF	DF
05/12/20	Initial Grading and Drainage Plan	DF	DF
05/12/20	Revised Grading and Drainage Plan	DF	DF
05/12/20	Revised Grading and Drainage Plan	DF	DF
05/12/20	Revised Grading and Drainage Plan	DF	DF
05/12/20	Revised Grading and Drainage Plan	DF	DF
05/12/20	Revised Grading and Drainage Plan	DF	DF
05/12/20	Revised Grading and Drainage Plan	DF	DF
05/12/20	Revised Grading and Drainage Plan	DF	DF
05/12/20	Revised Grading and Drainage Plan	DF	DF

Revisions





STORAGE VOLUME CALCULATIONS

STORAGE VOLUME CALCULATED TO PROVIDE STORAGE FOR A 1 MONTH OVER A 24 HR PERIOD

STORMWATER IS DEDUCTED TO AVOID STORAGE FOR THE 2.464 SF

PROPOSED INCREASE OF IMPERVIOUS COVERAGE

TOTAL REQUIRED STORAGE = 37.6 FT³

PERMIT REQUEST AS COMPOSED OF A 10' X 10' X 10' AND 8' DEEP CEMENT CONCRETE STORAGE BASIN WITH 8' X 8' DOWNSTREAM 10' X 10' X 10' PRECAST CONCRETE STORAGE BASIN

DISPERSED VOLUME OF STORMWATER

STORAGE VOLUME OF SEWAGE TANK

314.16 ft² x 3.1416 ft HP = 55.123 ft³ x 2 = 84.246 ft³

VOLUME OF STORAGE BED

314.16 ft² x 1.87' = 1,108.17 ft³

STORAGE VOLUME OF STORM BED

NOL. OF BED = 1084.00 FT² OF TANKS + 200.00 SQ. YD. AND

STORAGE VOLUME OF DRAINAGE

314.16 FT² x 1.87 FT = 587.28 FT³

TOTAL STORAGE VOLUME REQUIRED

STORAGE VOL. OF STORM BED + STORAGE VOL. OF TANKS

1084.00 FT² x 1.87 FT + 84.246 FT³

TOTAL STORAGE VOLUME PROVIDED = 773.61 FT³

STORAGE VOLUME

36.07 FT³

[illegible]

PROJECT DETAILS
FOR:
LOT 15 IN BLOCK 1502
#1 MOHAWK AVENUE
BOROUGH OF OAKLAND, BERGEN COUNTY, NJ

DAVID E. FANTINA, P.E.
 Professional Engineer
 13 Sunset Drive, Bannockburn, IL 07824

License Number	Issue Date	Expiration Date	State
00000000	01/01/2000	01/01/2001	IL

David E Fantina
 Designated Engineer by District I
 Group 2000-01-01 to 01-01-2001

Registration No. 00000000

Robert Adam Puzio, AIA

AI 15225	COVER SHEET	Drawing Title
----------	-------------	---------------

Project No. 23-025
Project Date 10.12.23
Drawn by: RAP

Drawing No. **A-1**



ENERGY CODE INFORMATION

REPOSED OVERLAPPING TO COMPLY w/
ICC 7031 MODEL ENERGY CODE
MEET A TWO RATCH HOUSE

CEILING R-VALUE: R-38HD AT FLAT CEILING (TYP.)
R-15HD RIGID BOARD AT JOINTS

WALL R-VALUE: R-21 (INSULATION)

FLOOR R-VALUE: R-38HD AT ALL FLOORS (TYP.)
ALL NEW WINDOWS TO BE DOUBLE GLAZING UNITS
GLAZING U-VALUE: $U \leq \frac{1}{10}$
GLAZING SH-VALUE: 38 PROVIDED OR BETTER

GLAZING: DOUBLE-GLAZING UNITS

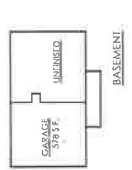
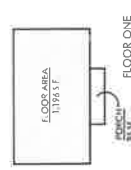
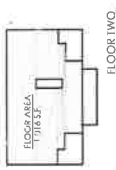
CONSTRUCTION CODE INFORMATION

0021 INTERNATIONAL MECHANICAL CODE, NJ EDITION
0021 INTERNATIONAL MECHANICAL CODE
0021 INTERNATIONAL MECHANICAL CODE
0021 INTERNATIONAL MECHANICAL CODE
0020 NATIONAL ELECTRICAL CODE (NEPA 70)
0021 INTERNATIONAL PLUMBING CODE, NJ EDITION
0021 INTERNATIONAL FUEL GAS CODE
0021 I.F.A.C. 5-23-8 REFRIGERATION SUBCODE
N.A.C.C. SUPPLEMENT 8

CODE INFORMATION

1ST FLOOR (NEW)
 2ND FLOOR (NEW)
 TOTAL 1STND FLOOR
 1ST FLOOR (NEW)
 2ND FLOOR (NEW)
 TOTAL 1STND FLOOR
 1ST FLOOR (NEW)
 2ND FLOOR (NEW)
 TOTAL 1STND FLOOR

GENERAL NOTES

[illegible]



NEW 2 STORY DWELLING
SINGLE FAMILY RESIDENCE
AT
1 MOHAWK AVENUE
OAKLAND, NEW JERSEY
LOT 15 BLOCK 1502

FJ 15225

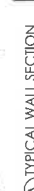
ELEVATIONS

Drawing title _____
Date: _____

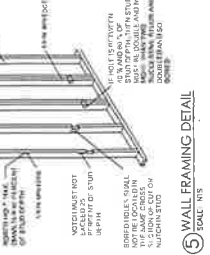
Project No. **223-025**
Project Date: **10.12.23**
Drawing No. _____
Drawn by: RAP _____
OF 4 SHEETS

A-2

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[illegible]



NEW 2 STORY DWELLING
SINGLE FAMILY RESIDENCE
AT
1 MOHAWK AVENUE
OAKLAND, NEW JERSEY
LOT 15 BLOCK 1502

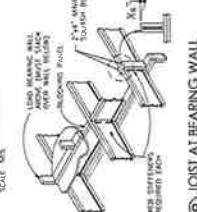
AI 15225
CONSTRUCTION PLAN
Drawing Title

Drawing No. **A-4**



Modulus = 1.5×10^6

⑦ JOIST BEARING AT



8 JOIST AT BEARING WALL

PLUMBING RISER DIAGRAM

- URING NOTES.
- ALL VENT ABOVE GRADE TO BE PVC SCHEDULE-40
 - ALL WAT LINE ABOVE GRADE TO BE PVC SCHEDULE-40
 - ALL HOT/COLD BRANCH LINES TO CONNECT FROM 1" COPPER MAINS OR PER
 - ALL BATHROOM GROUPS TO CONNECT DIRECTLY FROM INDIVIDUAL SHUT-OFF VALVES AT BASEMENT
 - PROVIDE SHUT-OFF VALVE AT MAIN HOT/COLD MAINS



ATTIC/ROOF PLAN
SCALE: 3/16" = 1'-0"



PLUMBING RISER DIAGRAM

- [illegible]



Generated by REScheck-Web Software Compliance Certificate

Project 23-025 Single Family Dwelling

Energy Code: **2021 IECC**
Location: **Oakland (Bergen), New Jersey**
Construction Type: **Single-family**
Project Type: **New Construction**
Conditioned Floor Area: **2,212 ft²**
Glazing Area: **21%**
Climate Zone: **5 (5199 HDD)**
Permit Date:
Permit Number:

Construction Site:
1 Mohawk Ave
Oakland, NJ

Owner/Agent:
Mr. Darius Pokoj
Contact

Designer/Contractor:
Robert Puzio
R.A. Puzio Architect Inc.
785 Totowa Road
Totowa, NJ 07512
973-904-0094

Compliance: Passes using UA trade-off

Compliance: **0.0% Better Than Code** Maximum UA: **292** Your UA: **292**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling (standard): Flat Ceiling or Scissor Truss	1,042	38.0	15.0	0.021	0.024	22	25
Ceiling - below attic crawl: Flat Ceiling or Scissor Truss	154	38.0	0.0	0.030	0.024	5	4
Wall: Wood Frame, 16" o.c.	2,240	21.0	0.0	0.057	0.045	100	79
Door 1: Glass	35			0.250	0.300	9	11
Window: Wood Frame	445			0.280	0.300	125	134
Floor 1 - over basement/garage: All-Wood Joist/Truss	1,196	38.0	0.0	0.026	0.033	31	39

Additional Efficiency Package(s)

Required: 1 Proposed: 1

Description	Credits
Efficient HVAC Performance	1.0

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2021 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title	Signature	Date
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Project Notes:
2 story home