



## BOROUGH OF OAKLAND, NEW JERSEY

TO: Board of Adjustment

FROM: Glen Turi

This is to advise you that on March 3, 2021 a denial was issued to the resident Thomas Wighard and Michelle Wighard for the location 102 Seminole Avenue, Oakland, NJ 07436

Block: 4804 Lot: 14

Zoning District: RA-3

For: Construction of an addition, deck, porch and air conditioning condensers

For the following reasons:

- 1) Side Yard: 14 ft. proposed, 15 ft. minimum required
- 2) Front Yard: 29.6' ft. proposed, 40 ft. minimum required

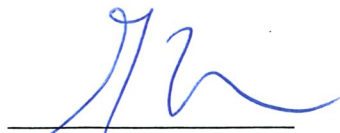
The Ordinances pertaining to this application are:

Chapter 59

Attachment 6

Fee: \$50.00 Paid by: # 5313 LOD: #Z-0303001

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**

Number \_\_\_\_\_ Hearing Date \_\_\_\_\_

Disposition \_\_\_\_\_ Site Inspection \_\_\_\_\_

	<u>Name</u>	<u>Address</u>	<u>Telephone</u>
Applicant	<u>THOMAS WIGHARD</u> <u>201-452-7093</u>		
	<u>102 SEMINOLE AVE, OAKLAND</u>		

Owner THOMAS WIGHARD

Tenant/Leasee \_\_\_\_\_

Agent for Owner \_\_\_\_\_

Property Location 102 SEMINOLE AVE Block 4804 Lot 14

**APPLICATION FOR APPEAL FROM ADMINISTRATIVE DECISION  
OR VARIANCE FROM THE REQUIREMENTS OF THE ZONING  
ORDINANCE**

**Check nature of the application:**

- ☐ Appeal interpretation of Building Inspector. (Type A)
- ☒ Bulk variance, requesting relief from dimensional zoning code requirement (Type C).
- ☐ Use variance from zoning code permitted uses. (Type D)

**To the Board of Zoning Adjustment:**

This appeal is from the decision rendered by the Building Inspector dated March 3  
20 21. The Board acts only on appeal from an Administrative decision.

**Variation Requested**

An appeal is hereby made for a variance from the terms of sections and paragraphs  
numbered 59; 6 of the Zoning ordinance so as to permit (in accordance with  
the attached plans): Construction of an addition, deck, porch, and  
air conditioning condensers.

## Reasons for variation

The law requires that certain conditions must be established before a variance can be granted.

Note: The Board of Adjustment is required to make a written finding of facts from the showing applicant makes that the three enumerated conditions exist and, in addition, must find that the granting of such variance will not be contrary to the objectives of the Zoning Plan.

(Explain in detail wherein your case conforms to the following three requirements. Not required for administrative appeals applications)

1. That the strict application of the provisions of the Zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with its general purpose and intent, or where the benefit outweighs the detriment.

*The existing home location does not meet the required setbacks, and there is an existing porch. There is no way to rebuild this porch without imposing on the setback*

2. That there are exceptional circumstances or conditions applicable to the property involved, its intended use or its development that do not generally apply to other property in the same zone and /or neighborhood.

3. That the granting of this variance will not be materially detrimental to the public welfare or injurious to the other property or improvements in that zone and / or neighborhood.

*The existing porch is at nearly the same distance from the property line. Widening the porch has no negative impact to any other property.*

Description of proposed structure, property or use:

(If answers to any of the questions below is none or not applicable, indicate "N/A")

1. Block number 4804 Lot number 14 Zoning district PA-3
2. Street Address 102 SEMINOLE AVE
3. Located between OSWEGO AVE and HIWATHA BLVD (give street names)
4. Has present or previous owner or applicant held title to or held any interest in Adjoining property at any time? Yes \_\_\_\_\_ No X If yes, explain nature of interest. \_\_\_\_\_
5. Lot length & width: 261.98' x 120' Interior of corner lot? \_\_\_\_\_
6. Number of Streets the lot has frontage on: 1 Lot square foot area 29,265
7. Building size: (length & width) 63'-5" x 29'-2"
8. Height of building: (stories & feet) 2 story ; 28.5'
9. Percentage of lot occupied by building:  
Now: 7.23 % - With proposed addition 9.32 %
10. Setback from property lines:

	Front	Rear	Right side	Left side
a. Existing:	<u>30.2'</u>	<u>196.8'</u>	<u>40.5'</u>	<u>14'</u>
b. Proposed:	<u>29.6'</u>	<u>182.6'</u>	<u>40.5'</u>	<u>14'</u>
11. Has there been any previous appeal involving these premises?  
Yes \_\_\_\_\_ No X
12. Premises presently or last occupied as PRESENTLY OCCUPIED
13. Has premises been the subject of any Planning Board action?  
Yes \_\_\_\_\_ No X (Not to my knowledge)  
If yes, attach a copy of Planning Board resolution to this application.
14. Date present owner became owner of property. 4/9/2010



**AFFIDAVIT OF APPLICANT**

STATE OF NEW JERSEY }

COUNTY OF BERGEN }

ss: 158-84-3160

Thomas Wighard of full age, being dully sworn according to law, on oath deposes and says that all of the above statements and the statements contained in the papers submitted herewith are true.

Sworn to and subscribed  
Before me this 5<sup>th</sup> day  
Of March, 2021.

(Applicant to sign here)

**AFFIDAVIT OF OWNERSHIP**

STATE OF NEW JERSEY }

COUNTY OF BERGEN }

ss: 158-84-3160

Thomas Wighard of full age, being duly sworn according

to law on oath deposes and says, that the deponent resides at 102 Seminole Ave.  
in the City of Oakland in the County of

Bergen and the State of New Jersey  
that Thomas Wighard is the owner in fee of all that certain lot,  
piece or parcel of land situated, lying, and being in the municipality aforesaid, and  
known and designated as block 4804 and lot 14.

Sworn to and subscribed  
Before me this 5<sup>th</sup> day  
Of March, 2021.

(Owner to sign here)

**AUTHORIZATION**

(If anyone other than above owner is making this application, the following authorization must be executed.)

To the Board of Adjustment:

is hereby authorized to make the within application.

Dated: \_\_\_\_\_

(owner to sign here)

### ZONING TABLE

This **MUST** be completely filled out in order for your application to be deemed complete  
 ZONE OF SUBJECT PROPERTY: RA-3

	REQUIRED	EXISTING	PROPOSED
Lot Area	<u>15,000</u> sf min	<u>29,265</u> sf	<u>No Change</u> sf
Lot Width	<u>100</u> ft min	<u>120</u> ft	<u>No Change</u> ft
Lot Depth	<u>140</u> ft min	<u>261.9</u> ft	<u>No Change</u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>7.23</u> %	<u>9.32</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>40</u> % max	<u>12.26</u> %	<u>14.35</u> %
Front Setback	<u>40</u> ft min	<u>30.2</u> ft	<u>29.6</u> ft
Side Setback	<u>15</u> ft min	<u>14</u> ft (Left) <u>40.5</u> ft (Right)	<u>No Change</u> ft (Left) <u>No Change</u> ft (Right)
Rear Setback	<u>35</u> ft min	<u>196.8</u> ft	<u>182.6</u> ft
Building Height	<u>35</u> ft max <u>2.5</u> stories max	<u>28.5'</u> ft <u>2</u> stories	<u>No Change</u> ft <u>No Change</u> 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.



102 SEMINOLE AVE  
OAKLAND, NJ 07436

1. ALL WORK SHALL CONFORM TO THE 2015 INTERNATIONAL RESIDENTIAL CODE - NEW JERSEY EDITION AND ALL OTHER APPLICABLE CODES, ORDINANCES, ETC. FOR THE LOCAL AUTHORITY HAVING JURISDICTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND FAMILIARIZING HIMSELF WITH THE EXISTING CONDITIONS AND SCOPE OF THE WORK PRIOR TO SUBMITTING BIDS AND COMMENCING WORK.
3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SAFE WORKING CONDITIONS AND SHALL OBSERVE ALL SAFETY REQUIREMENTS ESTABLISHED BY JURISDICTIONAL AGENCIES AND THE OWNER. WHERE CONFLICTS EXIST, THE MORE STRINGENT REQUIREMENT SHALL APPLY. CARE SHALL BE EXERCISED TO AVOID ENDANGERING PERSONNEL OR STRUCTURES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, PROCEDURES AND JOB SITE CONDITIONS INCLUDING SAFETY. CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER TO PROTECT WORKMEN, OCCUPANTS AND THE PUBLIC TO BE FREE FROM INJURY AND ADJOINING PROPERTY SHALL BE PROTECTED FROM DAMAGE BY USE OF SCAFFOLDING, UNDERPINNING OR OTHER APPROVED METHOD. THE CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGE CAUSED DURING OR RESULTING FROM HIS OPERATIONS IN KIND TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN, DEBRIS FREE CONDITION. THE DUST RESULTING FROM REMOVALS SHALL BE CONTROLLED SO AS TO PREVENT ITS SPREAD TO OCCUPIED PORTIONS OF THE BUILDING AND TO AVOID CREATION OF A NUISANCE IN THE SURROUNDING AREA.
6. CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS, FEES, APPROVALS, ETC. PRIOR TO COMMENCING WORK AND SHALL SECURE CERTIFICATE OF OCCUPANCY UPON COMPLETION OF WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL DEMOLISHED MATERIAL OFF SITE IN AN APPROVED MANNER. THE OWNER SHALL BE CONSULTED PRIOR TO DISPOSAL OF ANY SALVAGED OR EXCESS MATERIALS AT THE COMPLETION OF THE PROJECT.
8. UPON COMPLETION OF WORK, ALL EXCESS MATERIAL, DEBRIS, ETC. SHALL BE REMOVED AND THE WORK AREA SHALL BE LEFT CLEAN TO THE OWNER'S SATISFACTION.
9. ALL WORK SHALL BE SCHEDULED IN COMPLIANCE WITH THE OWNER'S REQUIREMENTS FOR THE USE OF THE EXISTING FACILITY.
10. CONTRACTOR SHALL FURNISH ALL EQUIPMENT THAT MAY BE REQUIRED TO PERFORM THE WORK INDICATED IN A SAFE AND ORDERLY MANNER.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION AND TEMPORARY SUPPORT OF ANY UTILITIES ENCOUNTERED DURING THE COURSE OF HIS WORK AND TO ENSURE THE OWNER'S FACILITY TO BE OPERATIONAL.
12. THE CONTRACTOR SHALL REVIEW DRAWINGS AND FIELD VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES AND ADDRESS ALL QUESTIONS TO ARCHITECT PRIOR TO COMMENCING WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, PATCHING, FILLING AND CLEANING UPON COMPLETION OF WORK.
14. THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR DIMENSIONS. ALL WRITTEN OR DIMENSIONED INFORMATION TAKES PRECEDENCE OVER THE DRAWING.
15. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH CERTIFICATES OF INSURANCE PRIOR TO STARTING THE WORK.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING AND BRACING OF EXISTING STRUCTURES AS NEEDED TO COMPLETE THE NEW WORK.
17. ALL MANUFACTURER'S MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED IN ACCORDANCE TO WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. WHERE BRAND NAMES AND MANUFACTURED PRODUCTS ARE CALLED FOR, APPROVED EQUALS WHICH MEET APPLICABLE STANDARDS AND SPECIFICATIONS MAY BE SUBSTITUTED WITH WRITTEN PERMISSION OF THE ARCHITECT AND THE OWNER. WHENEVER BRAND NAMES OR SPECIFIC PRODUCT SYSTEMS ARE INDICATED IT SHALL BE CLEARLY UNDERSTOOD THAT SUCH IDENTIFICATION IS FOR THE PURPOSE OF ILLUSTRATING THE TYPE OF PRODUCT AND DEGREE OF QUALITY DESIRED. SUCH IDENTIFICATION IN NO WAY PRECLUDES THE CONTRACTOR FROM USING PRODUCTS OF OTHER MANUFACTURERS WHICH CAN BE SHOWN IN ADVANCE TO BE OF LIKE AND OF EQUAL QUALITY.
18. ALL CHANGES AND REQUESTS FOR INFORMATION SHALL BE REQUESTED IN WRITING AND MAY ONLY BE APPROVED IN WRITING BY THE ARCHITECT AND THE OWNER PRIOR TO ANY CHANGES BEING MADE.
19. THE ARCHITECT HAS THE RIGHT TO REJECT ANY PORTION OF WORK THAT IS POORLY INSTALLED, DOES NOT MEET INDUSTRY STANDARD, UNAUTHORIZED OR WORK DONE CONTRARY TO THE INTENT OF THE CONTRACT DOCUMENTS. SUCH WORK SHALL BE REPLACED, REPAIRED OR REMOVED AT THE CONTRACTOR'S EXPENSE.
20. THE CONTRACTOR SHALL GUARANTEE ALL HIS WORK AND THE WORK OF HIS SUBCONTRACTORS FOR A PERIOD OF ONE YEAR AFTER RECEIVING FINAL ACCEPTANCE AND DO ALL REPAIR WORK AND REPLACEMENT AS NECESSARY DURING THAT PERIOD AT THE CONTRACTOR'S EXPENSE.
21. THE CONTRACTOR IS RESPONSIBLE FOR CUTTING AND/OR DRILLING THROUGH ANY FINISHING TO ACCOMMODATE THE INSTALLATION ELECTRICAL CONDUIT, SO LONG AS THE INTEGRITY OF THE STRUCTURAL MEMBERS ARE NOT COMPROMISED.
22. GYPSUM WALL BOARD AT INTERIOR LIVING SPACES SHALL BE 1/2" THICK SHEETROCK BRAND TO INCLUDE NECESSARY METAL TRIM EDGES. JOINTS SHALL BE TAPED, SPACKLED (2 FINISH COATS), SANDED SMOOTH, CLEANED AND READY FOR PAINTING.
23. THE CONTRACTOR SHALL PROVIDE SAFE AND SANITARY CONDITIONS WHERE DEMOLITION AND WRECKING OPERATIONS ARE BEING CARRIED ON. WORK SHALL BE EXECUTED IN SUCH A MANNER THAT HAZARD FROM FIRE, POSSIBILITY OF INJURY, DANGER TO HEALTH AND CONDITIONS WHICH MAY CONSTITUTE A PUBLIC NUISANCE SHALL BE MINIMIZED.
24. THE CONTRACTOR SHALL MAINTAIN UNOBSTRUCTED ACCESS TO ALL UTILITIES AND PUBLIC FACILITIES INCLUDING FIRE HYDRANTS, FIRE ALARM BOXES, POLICE CALL BOXES, STREET LIGHTS, MANHOLES, AMONG OTHERS DURING DEMOLITION.
25. COLOR OF ALL FINISH MATERIALS SHALL BE SELECTED BY OWNER.
26. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OBJECTS ABOVE AND BELOW GROUND INCLUDING BUT NOT LIMITED TO ELECTRICAL SERVICE, WELL, SANITARY, STORM WATER DRAINAGE PIPES ETC. CONTRACTOR IS RESPONSIBLE FOR RELOCATION AND/OR COORDINATION OF EXISTING CONDITIONS TO ACCOMMODATE NEW WORK.
27. CONTRACTOR SHALL COORDINATE SCHEDULING OF WORK WITH THE OWNER.
28. INSTALL TILE BACKER BOARD OR CEMENT BOARD SUBSTRATE BENEATH WALL TILE FINISHES. VERIFY WITH OWNER'S REQUIREMENTS.
29. MECHANICAL DESIGN BY OTHERS
30. FLASH ALL ROOF PENETRATION INCLUDING PLUMBING VENT PIPES, FLUES PIPE, ETC. TO ENSURE A WATER-TIGHT INSTALLATION.
31. THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS. FAILURE TO OBTAIN AND/OR FOLLOW THE ARCHITECT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.
32. THE CONTRACTOR SHALL INSPECT ALL EXISTING FRAMING & SUPPORTING CONDITIONS UPON EXPOSING AREAS TO ACCOMMODATE THE NEW WORK. REPAIR AND/OR REPLACE ANY NECESSARY FRAMING OR FOUNDATION TO INSURE THE STRUCTURAL INTEGRITY OF THE BUILDING.

[illegible]

NUMBER OF STORIES: 2  
HEIGHT OF STRUCTURE: 33' - 0"  
AREA OF LARGEST FLOOR: 1,618 SF  
NEW BUILDING AREA: 1,053 SF  
VOLUME OF NEW STRUCTURE: 8,173 CF  
TOTAL LAND AREA DISTURBED = 0

## Applicable Codes:

1. JURISDICTION: STATE OF NEW JERSEY
2. APPLICABLE CODES:
  - A. INTERNATIONAL RESIDENTIAL CODE/ 2018 NEW JERSEY EDITION
  - B. ASHRAE 90.1-2013
  - C. INTERNATIONAL MECHANICAL CODE/ 2018
  - D. NATIONAL ELECTRIC CODE/ 2017
  - E. NATIONAL STANDARD PLUMBING CODE/ 2018
3. ZONING INFORMATION  
ZONE: RA-3 RESIDENTIAL ZONE  
LOT: 14    BLOCK: 4804  
OCCUPANCY: SINGLE FAMILY HOME

1. JURISDICTION: STATE OF NEW JERSEY

2. APPLICABLE CODES:

- A. INTERNATIONAL RESIDENTIAL CODE/ 2018 NEW JERSEY EDITION
- B. ASHRAE 90.1-2013
- C. INTERNATIONAL MECHANICAL CODE/ 2018
- D. NATIONAL ELECTRIC CODE/ 2017
- E. NATIONAL STANDARD PLUMBING CODE/ 2018

3. ZONING INFORMATION

ZONE: RA-3 RESIDENTIAL ZONE

LOT: 14    BLOCK: 4804

OCCUPANCY: SINGLE FAMILY HOME

**MATTHEW A. FINK, R.A.**

RECORDS AND RECORDS SECTION

License No. NJ21A02039500

NEW JERSEY

APR 10 2021

RECORDS SECTION

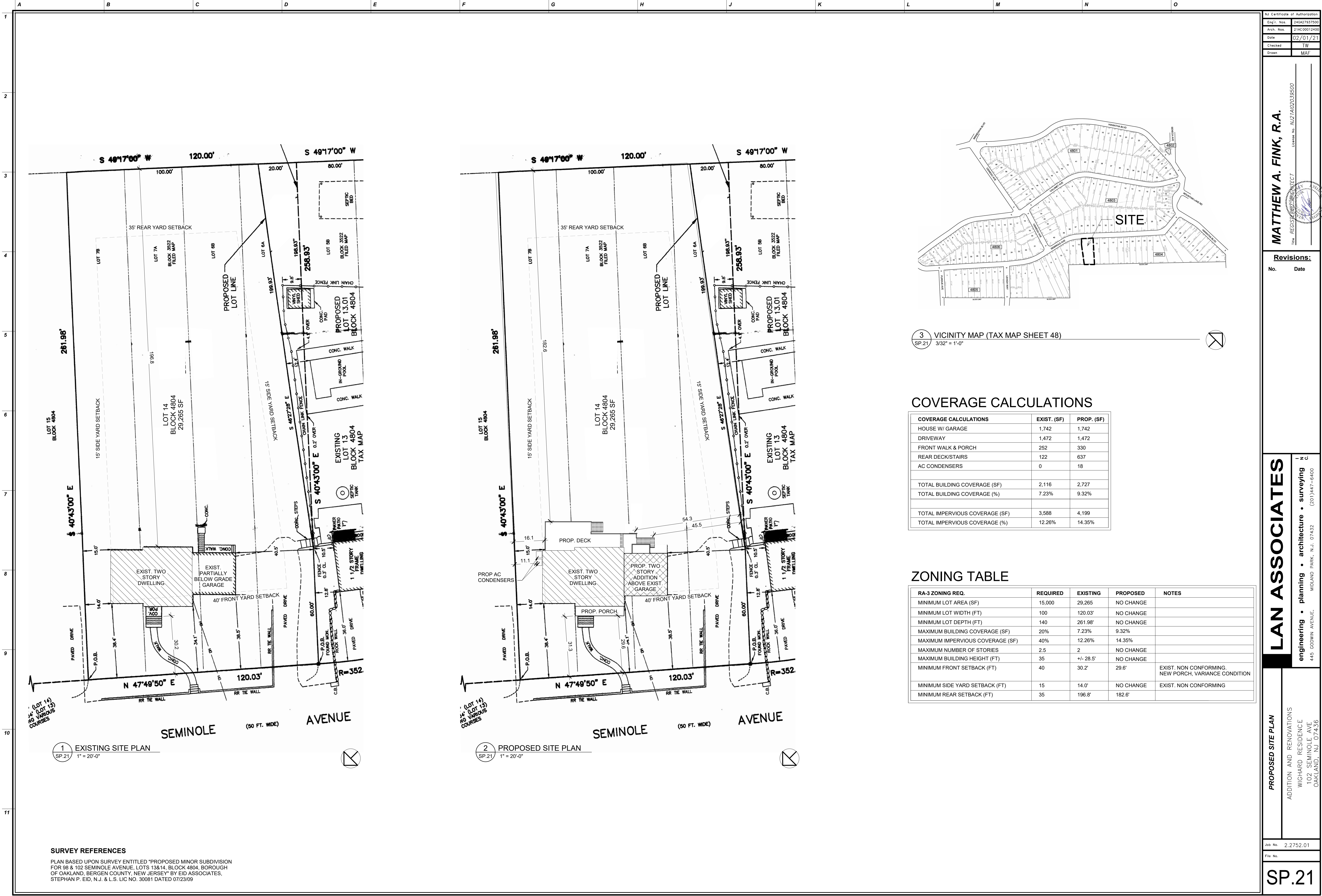
**LAN ASSOCIATES**

engineering • planning • architecture • surveying  
4445 GOWDIN AVENUE, MIDLAND PARK, N.J. 07432 (201)447-6400

Job No.	2.2752.01
File No.	

A0.01





NJ Certificate of Authorization	
Engr. Nos.	240427937500
Arch. Nos.	21AC00012400
Date	02/01/21
Checked	TW
Drawn	MAF

MATTHEW A. FINK, R.A.

THE REGISTERED ARCHITECT

LICENSE NO. NJ21A02039500

Revisions:	
No.	Date

LAN ASSOCIATES

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PROPOSED SITE PLAN

ADDITION AND RENOVATIONS

WIGHARD RESIDENCE

102 SEMINOLE AVE

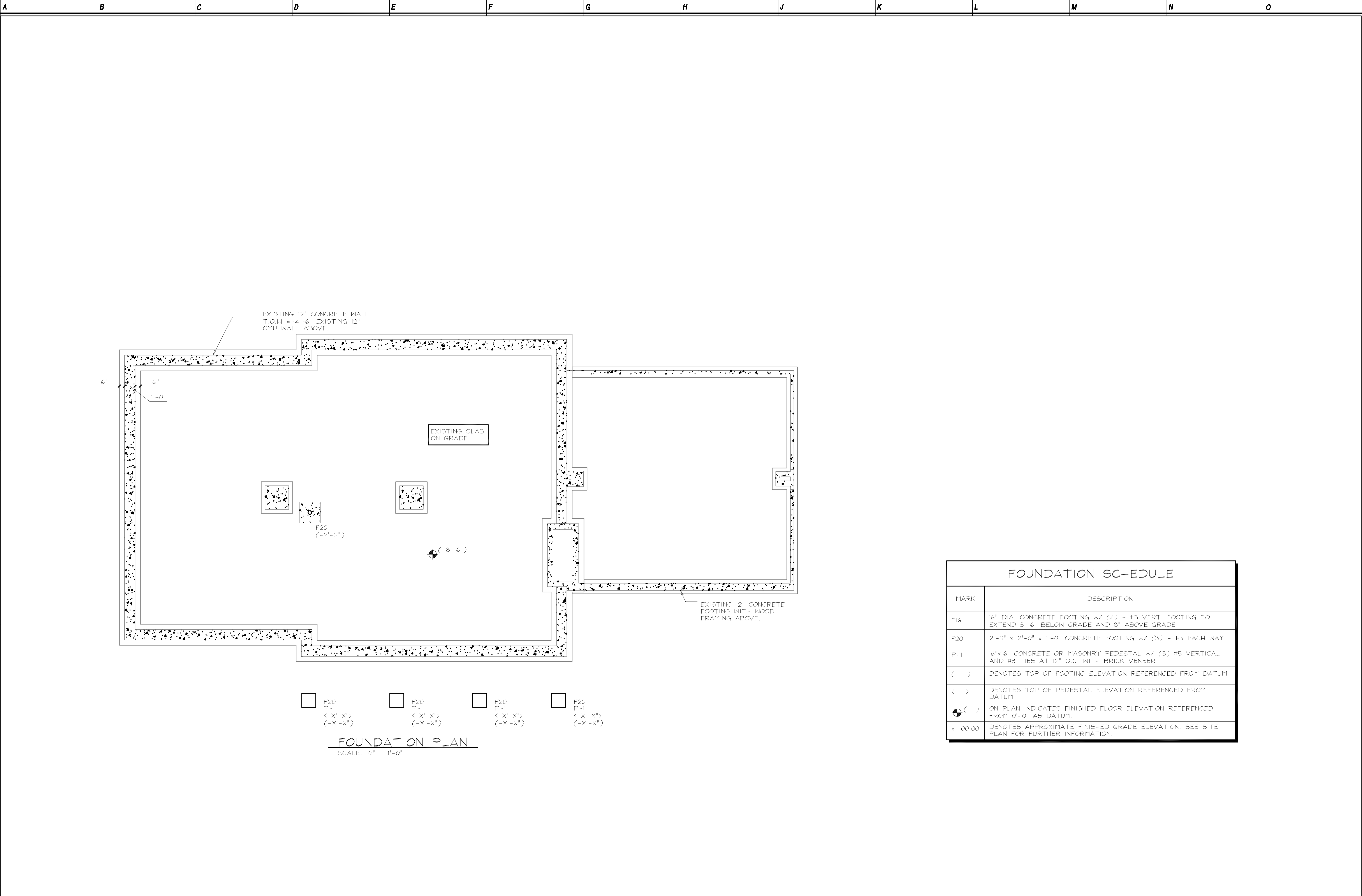
OAKLAND, NJ 07436

Job No.	2,2752.01
File No.	

SP.21



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FOUNDATION SCHEDULE	
MARK	DESCRIPTION
F16	16" DIA. CONCRETE FOOTING W/ (4) - #3 VERT. FOOTING TO EXTEND 3'-6" BELOW GRADE AND 8" ABOVE GRADE
F20	2'-0" x 2'-0" x 1'-0" CONCRETE FOOTING W/ (3) - #5 EACH WAY
P-1	16"x16" CONCRETE OR MASONRY PEDESTAL W/ (3) #5 VERTICAL AND #3 TIES AT 12" O.C. WITH BRICK VENEER
( )	DENOTES TOP OF FOOTING ELEVATION REFERENCED FROM DATUM
< >	DENOTES TOP OF PEDESTAL ELEVATION REFERENCED FROM DATUM
⊕ ( )	ON PLAN INDICATES FINISHED FLOOR ELEVATION REFERENCED FROM 0'-0" AS DATUM.
x 100.00'	DENOTES APPROXIMATE FINISHED GRADE ELEVATION. SEE SITE PLAN FOR FURTHER INFORMATION.

ALL Certificate of Authorization

Eng'g. No. 240427937500

Arch. No. 21AC00012400

Date 02/04/21

Checked EW

Drawn CP

MATTHEW A. FINK, R.A.

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FOUNDATION PLAN

ADDITION AND RENOVATION

WIGHARD RESIDENCE

102 SEMINOLE AVE

OAKLAND, NJ 07436

Job No. 2.2752.01

File No. 275201

S-1

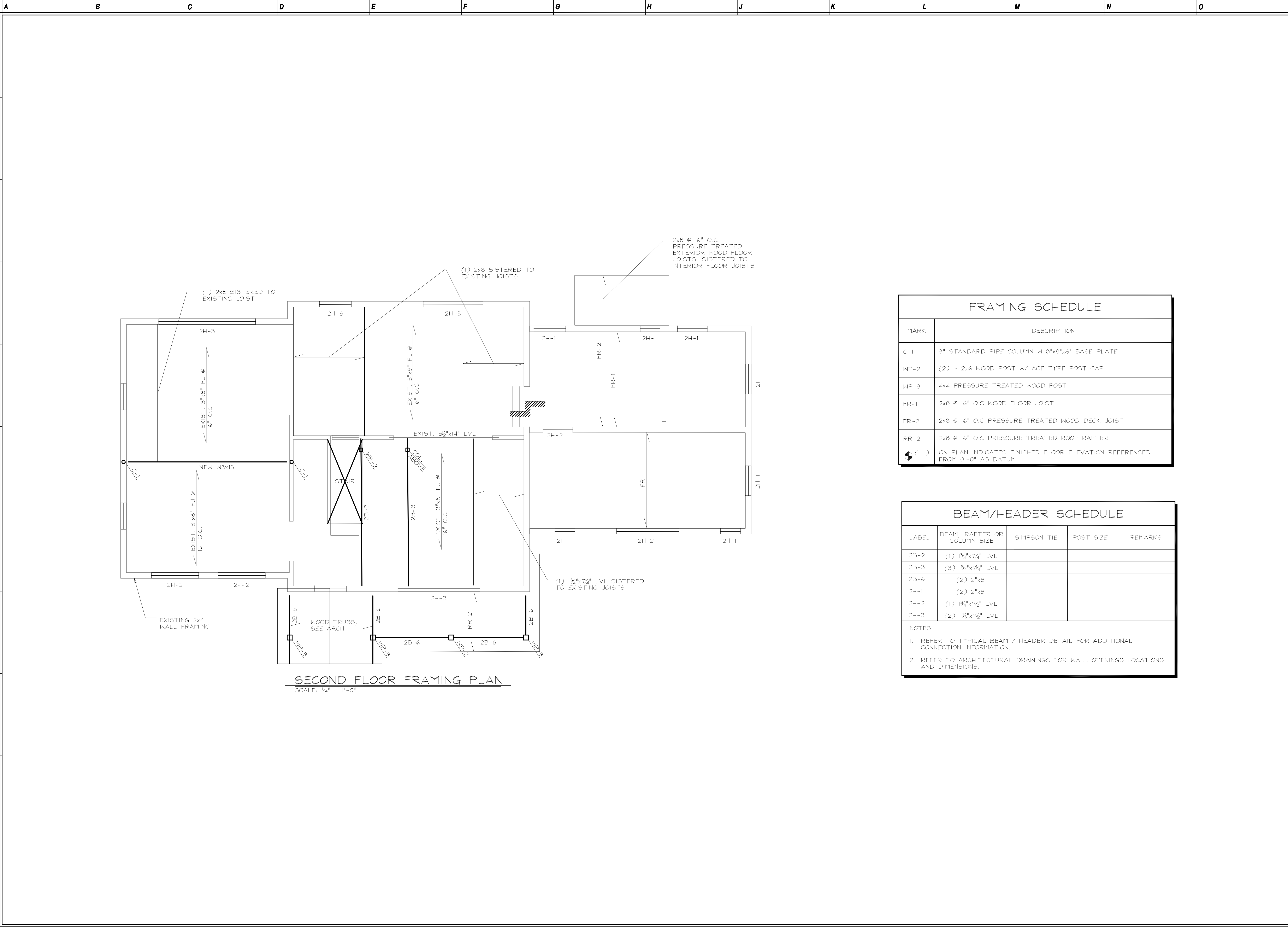


BEAM/HEADER SCHEDULE				
LABEL	BEAM, RAFTER OR COLUMN SIZE	SIMPSON TIE	POST SIZE	REMARKS
IB-1	(2) 2"x8" PT			
IB-2	(2) 2"x10" PT			
NOTES:  1. REFER TO TYPICAL BEAM / HEADER DETAIL FOR ADDITIONAL CONNECTION INFORMATION.  2. REFER TO ARCHITECTURAL DRAWINGS FOR WALL OPENINGS LOCATIONS AND DIMENSIONS.				

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ALL Certificate of Authorization

Eng'g. Nos. 240427937500

Arch. Nos. 21AC00012400

Date 02/04/21

Checked EW

Drawn CP

MATTHEW A. FINK, R.A.

THE REGISTERED ARCHITECT License No. NJ21A02039500

Revisions:

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SECOND FLOOR FRAMING PLAN

ADDITION AND RENOVATION  
WIGHARD RESIDENCE  
102 SEMINOLE AVE  
OAKLAND, NJ 07436

Job No. 2.2752.01

File No. 275201

S-3



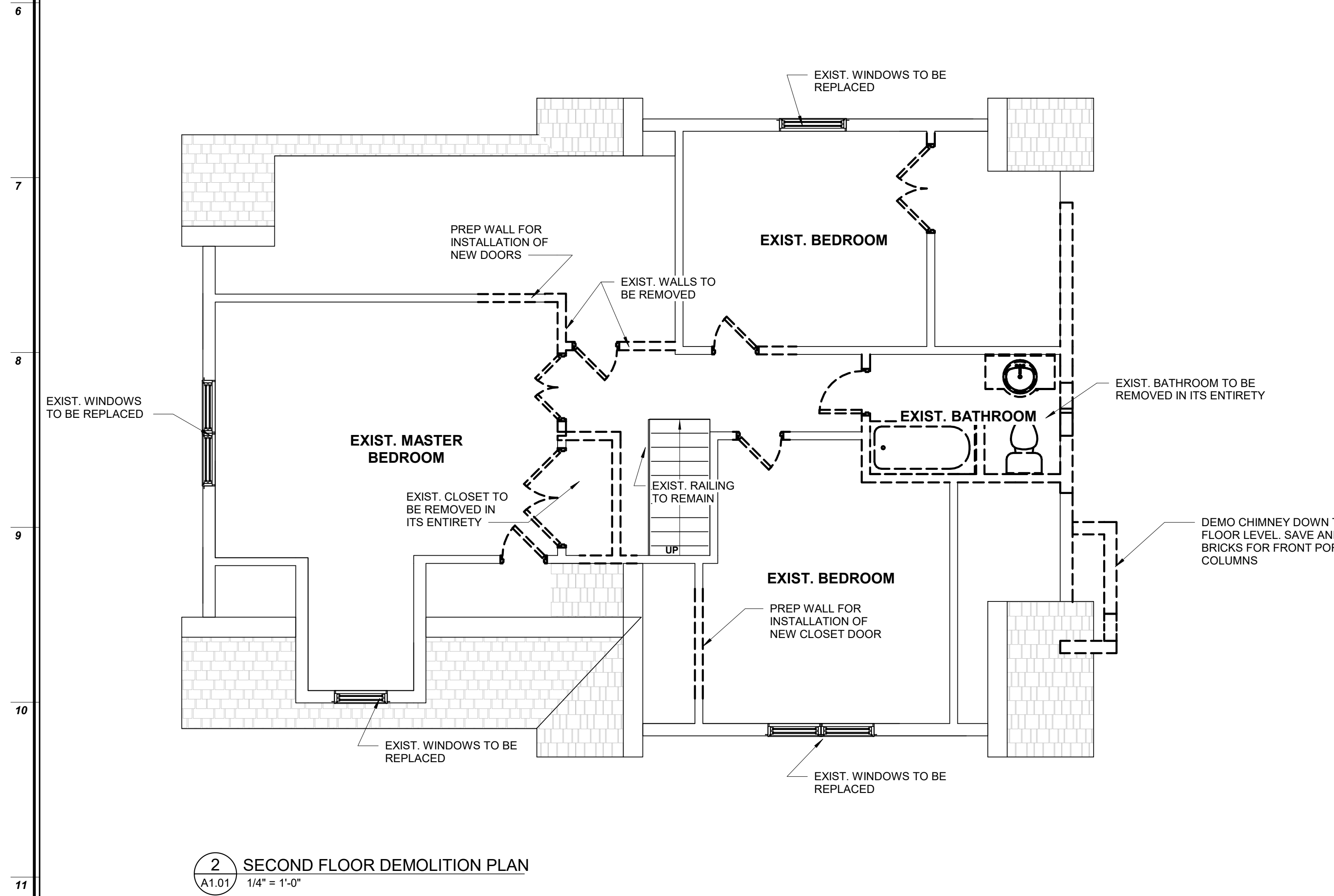
BEAM/HEADER SCHEDULE				
LABEL	BEAM, RAFTER OR COLUMN SIZE	SIMPSON TIE	POST SIZE	REMARKS
RB-2	(3) 2"x12"	LSU3510	-	SPECIAL ORDER ITEM
RB-3	(2) 1 3/4"x11 7/8" LVL	LSSU410	-	
RB-4	(1) 1 3/4"x11 7/8" LVL	(SEE WP)	-	
RB-5	(3) 1 3/4"x16"	(SEE WP)	-	
RB-6	(1) 2"x12"	JB212A	-	
RH-1	(2) 2"x10"	-	(2) - 2x4	
RH-2	(1) 1 1/2"x9 5/8" LVL	-	(2) - 2x4	
RH-3	(2) 1 1/2"x9 5/8" LVL	-	(2) - 2x4	

NOTES:

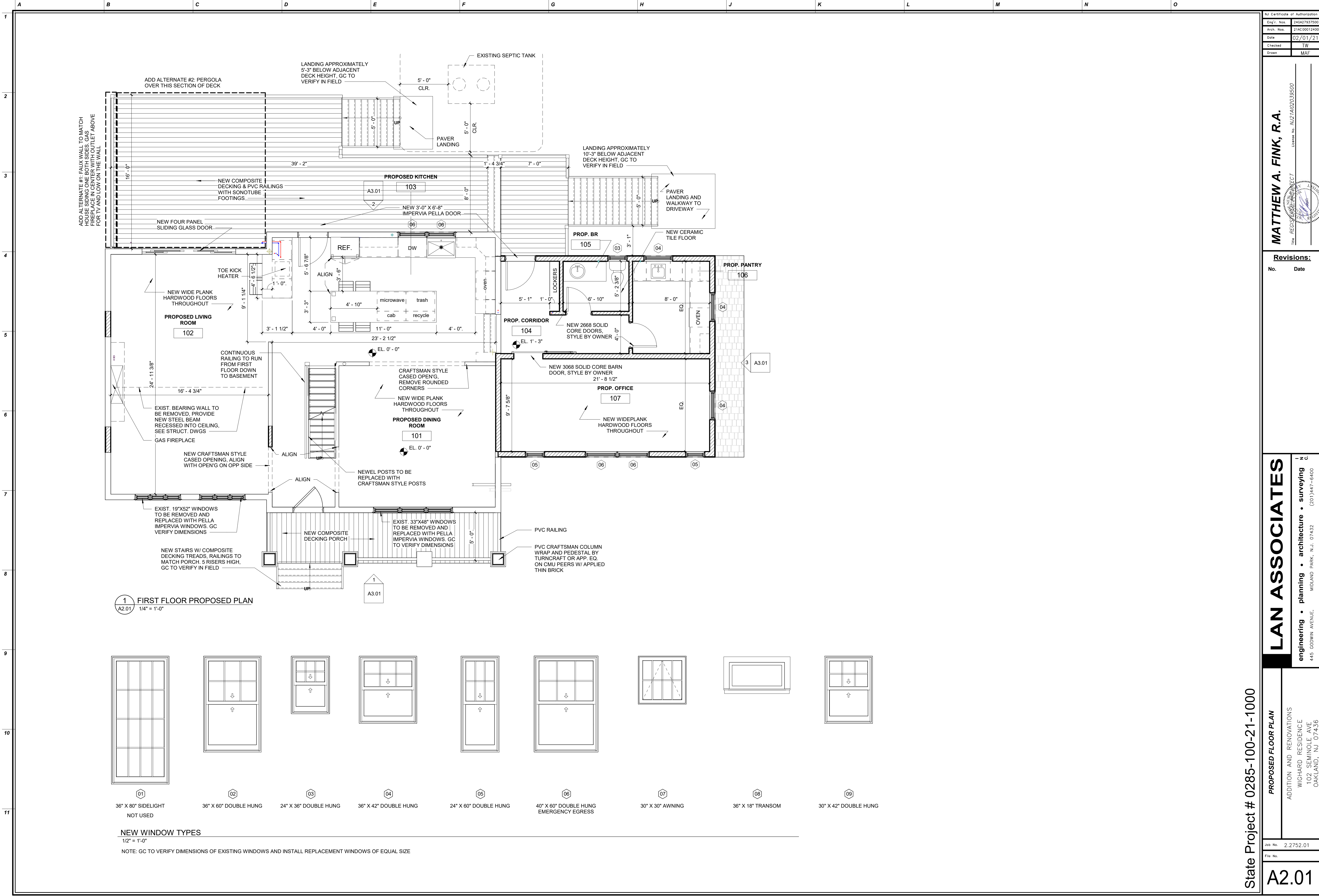
1. REFER TO STANDARD BEAM / HEADER DETAIL FOR ADDITIONAL CONNECTION INFORMATION.
2. REFER TO ARCHITECTURAL DRAWINGS FOR WALL OPENINGS LOCATIONS AND DIMENSIONS.

**S-4**





A1.01



NJ Certificate of Authorization	
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Date	02/01/21
Checked	TW
Drawn	MAF

MATTHEW A. FINK, R.A.

REGISTERED ARCHITECT

License No. NJ21A02039500

Revisions:	
No.	Date

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MIDLAND PARK, N.J. 07432  
(201)447-6400

PROPOSED FLOOR PLAN

ADDITION AND RENOVATIONS  
WIGHARD RESIDENCE  
102 SEMINOLE AVE  
OAKLAND, NJ 07436

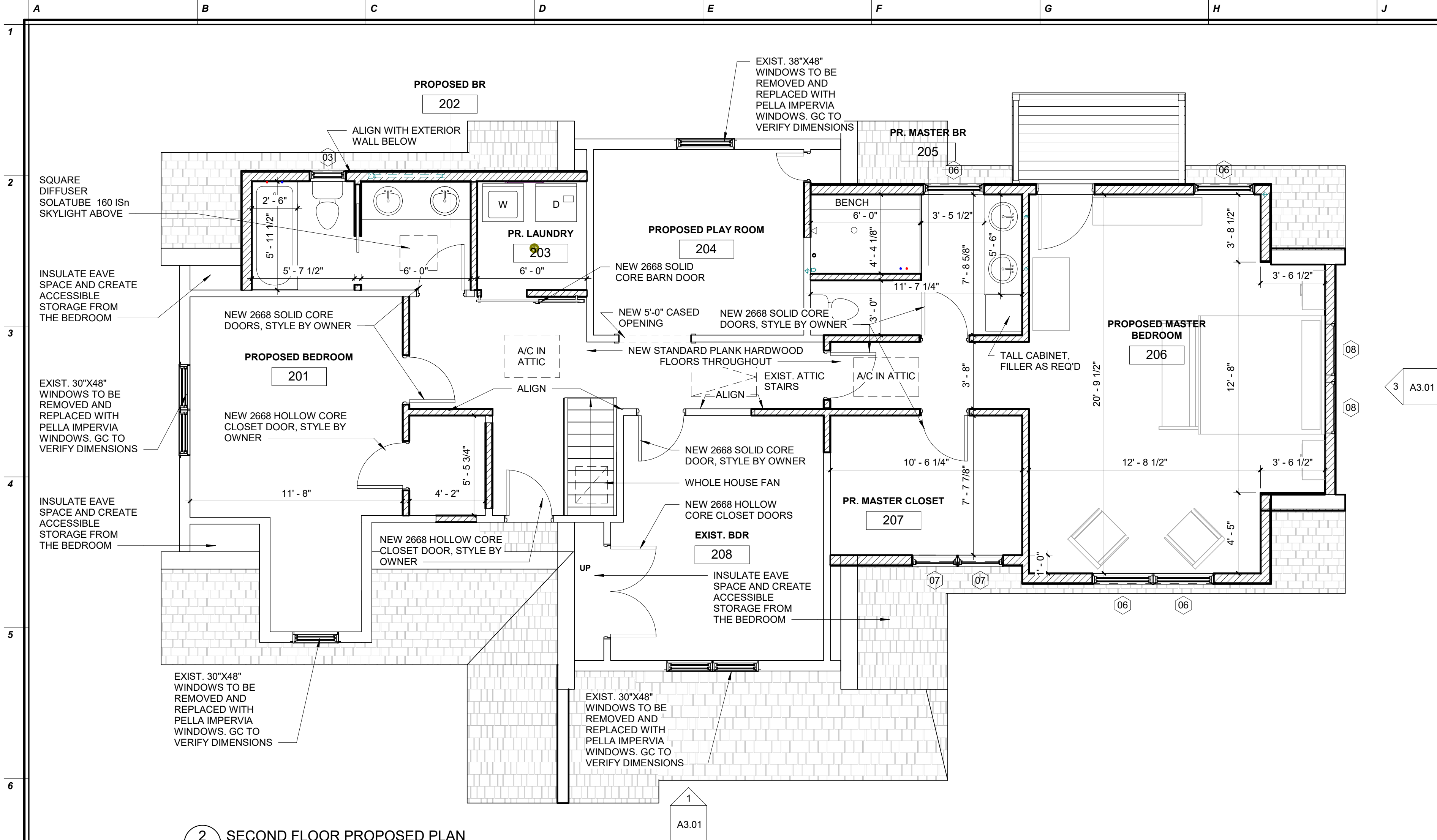
Job No. 2.2752.01

File No.

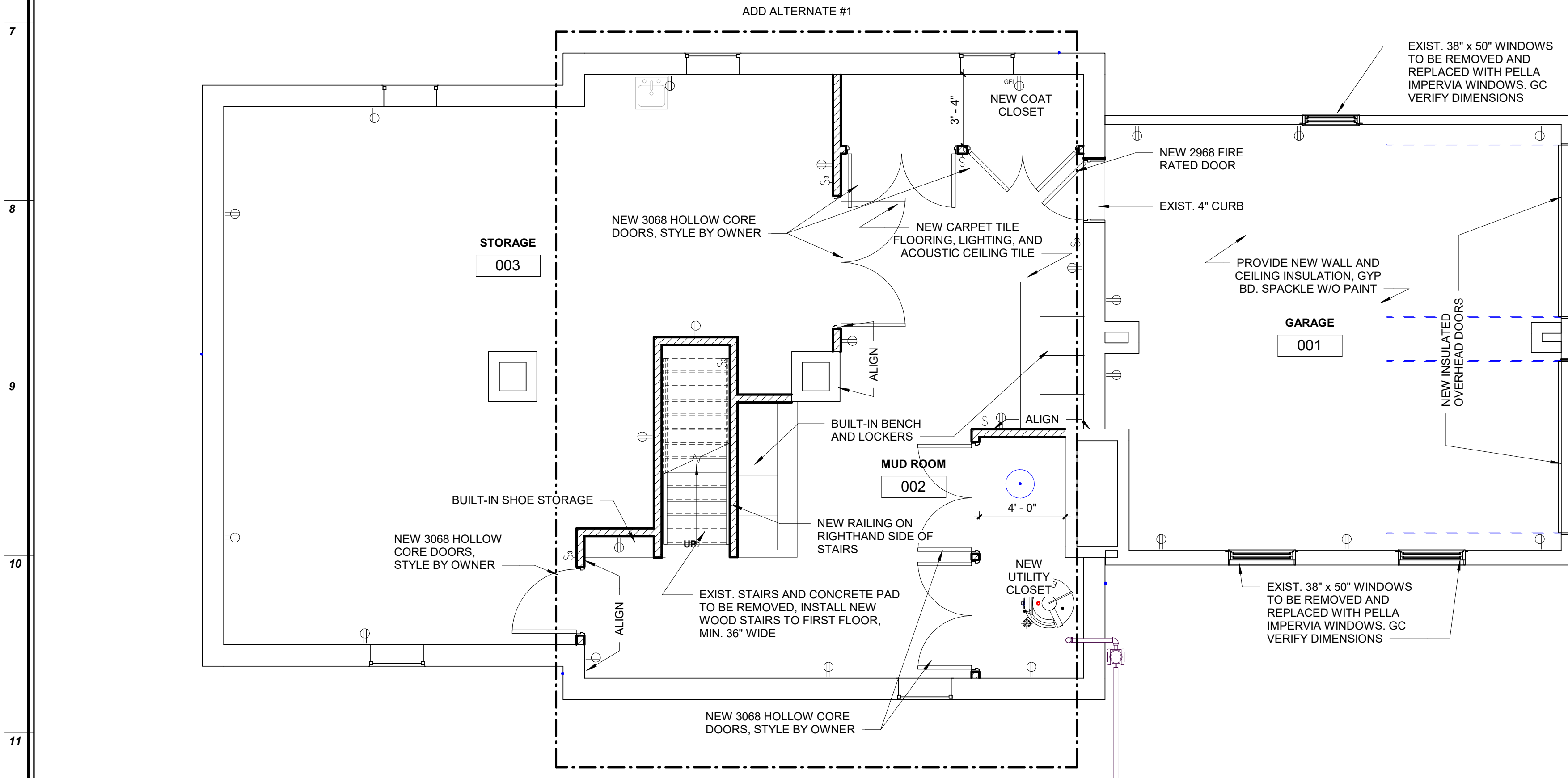
A2.01

State Project # 0285-100-21-1000





2 SECOND FLOOR PROPOSED PLAN  
A2.02 1/4" = 1'-0"



1 PROPOSED BASEMENT PLAN  
A2.02 1/4" = 1'-0"

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Drawn	MAF

**MATTHEW A. FINK, R.A.**  
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MIDLAND PARK, N.J. 07432  
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**PROPOSED FLOOR PLAN**  
ADDITION AND RENOVATIONS  
WIGHARD RESIDENCE  
102 SEMINOLE AVE  
OAKLAND, NJ 07436

Job No.	2.2752.01
File No.	

A2.02

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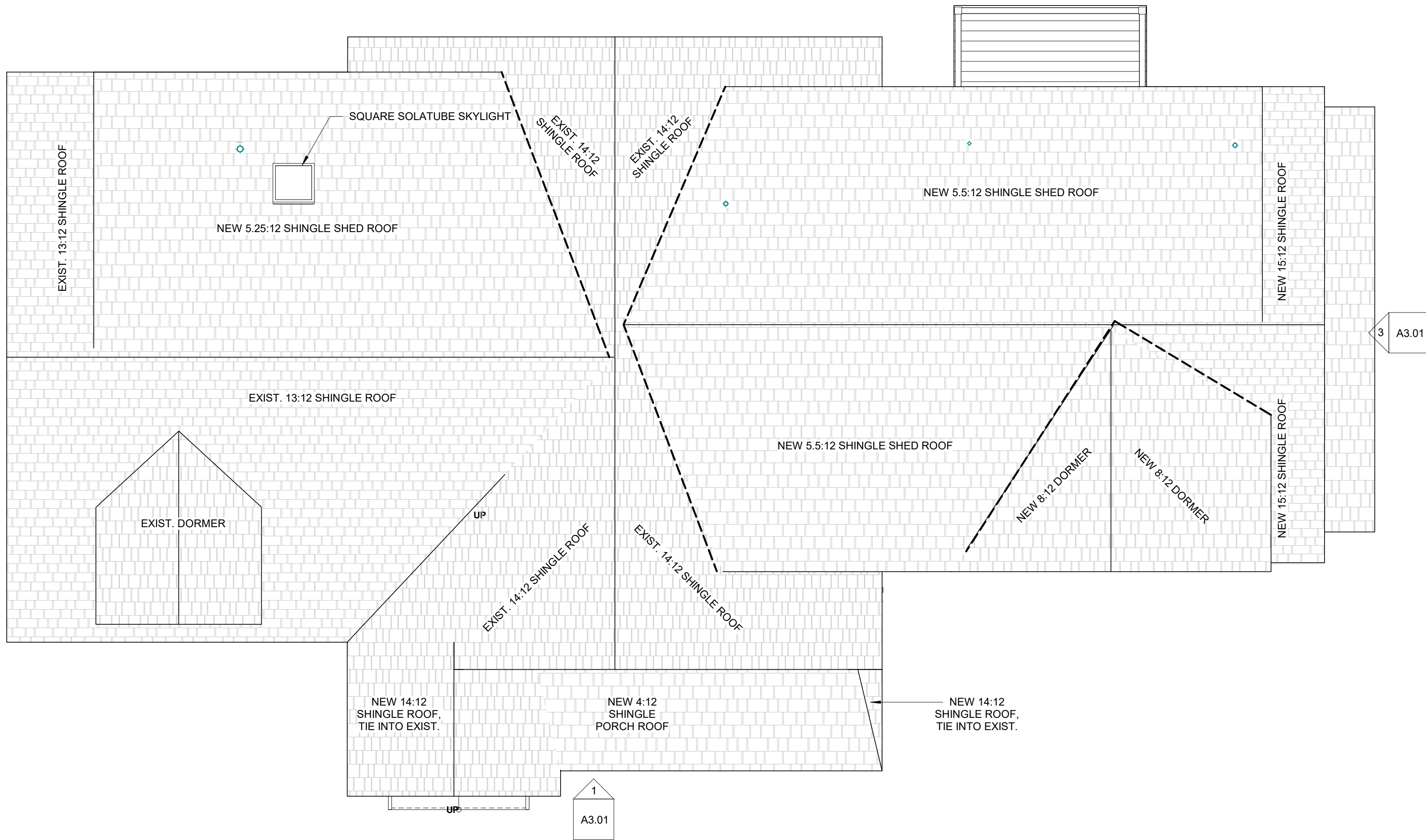
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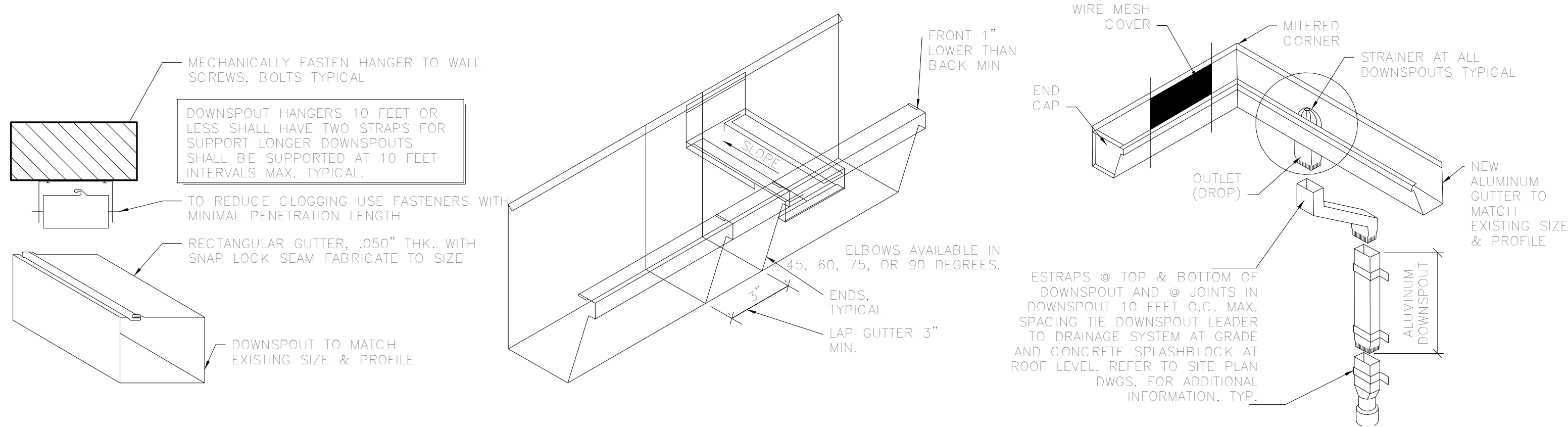
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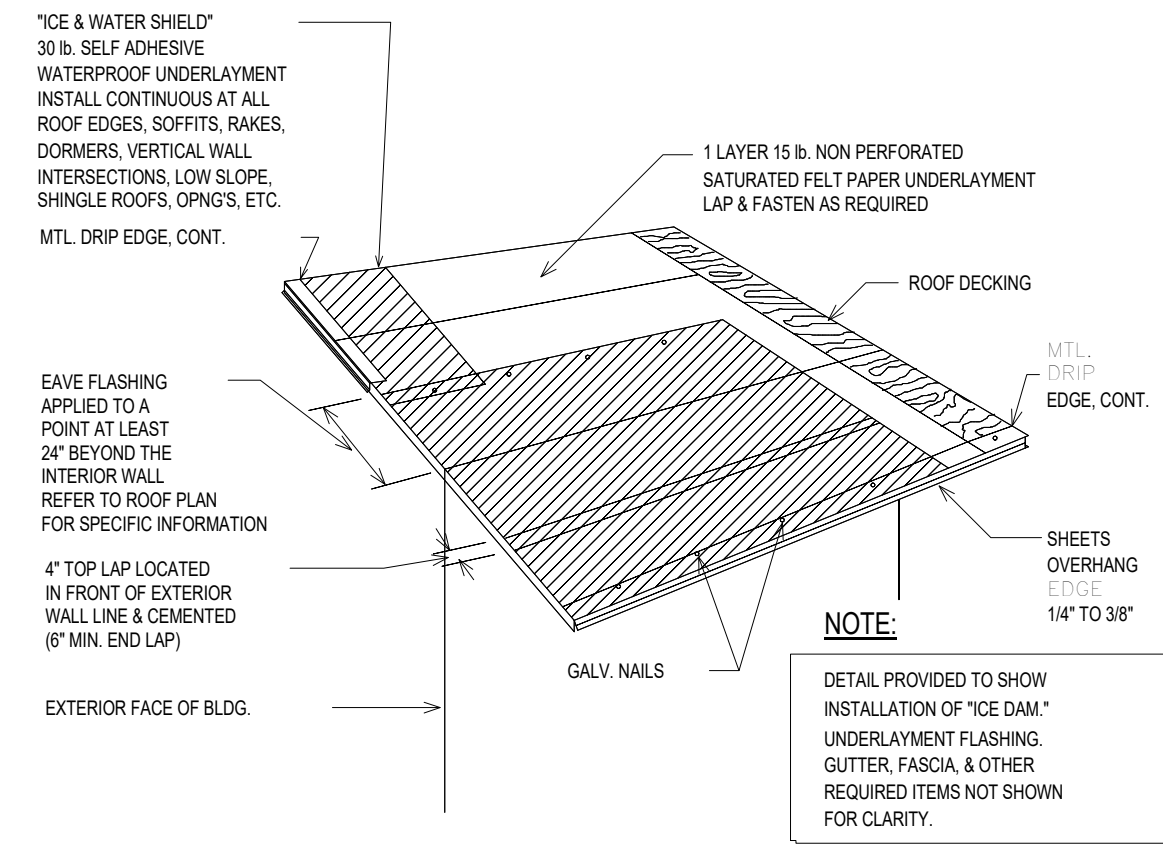
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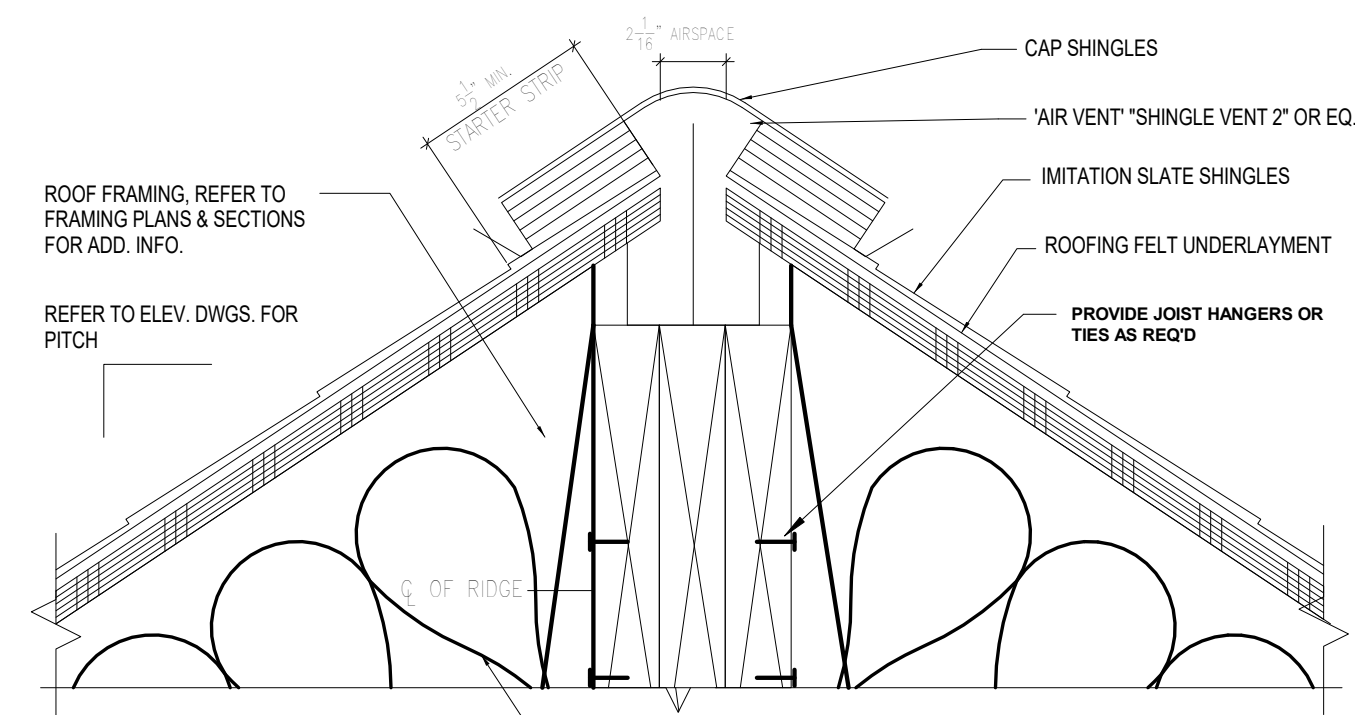
1 PROPOSED ROOF PLAN  
1/4" = 1'-0"



2 GUTTER/LEADER DETAILS  
N.T.S.



3 ICE/WATER SHIELD DETAIL  
N.T.S.



4 RIDGE VENT DETAIL  
N.T.S.

NJ Certificate of Authorization	
Engr. Nos.	240427937500
Arch. Nos.	21AC00012400
Date	02/01/21
Checked	TW
Drawn	MAF

MATTHEW A. FINK, R.A.

License No. NJ21A02039500

THE REGISTERED PROFESSIONAL ARCHITECT

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PROPOSED ROOF PLAN & DETAILS

ADDITION AND RENOVATIONS

WIGHARD RESIDENCE  
102 SEMINOLE AVE  
OAKLAND, NJ 07436

Job No. 2.2752.01

File No.

A2.03







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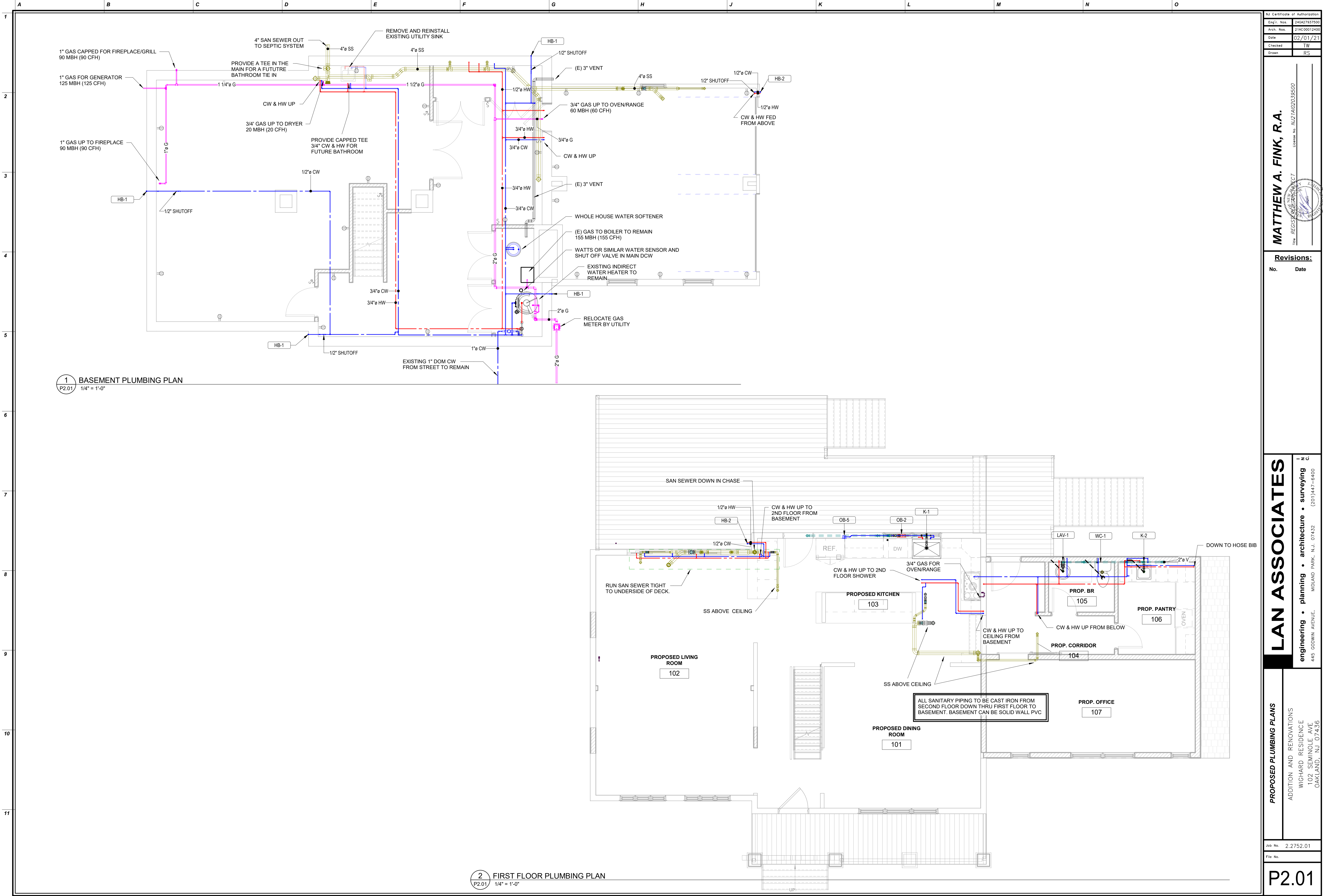
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**BUILDING ELEVATIONS**  
ADDITION AND RENOVATIONS  
WIGHARD RESIDENCE  
102 SEMINOLE AVE  
OAKLAND, NJ 07436

Job No.	2.2752.01
File No.	

A3.01





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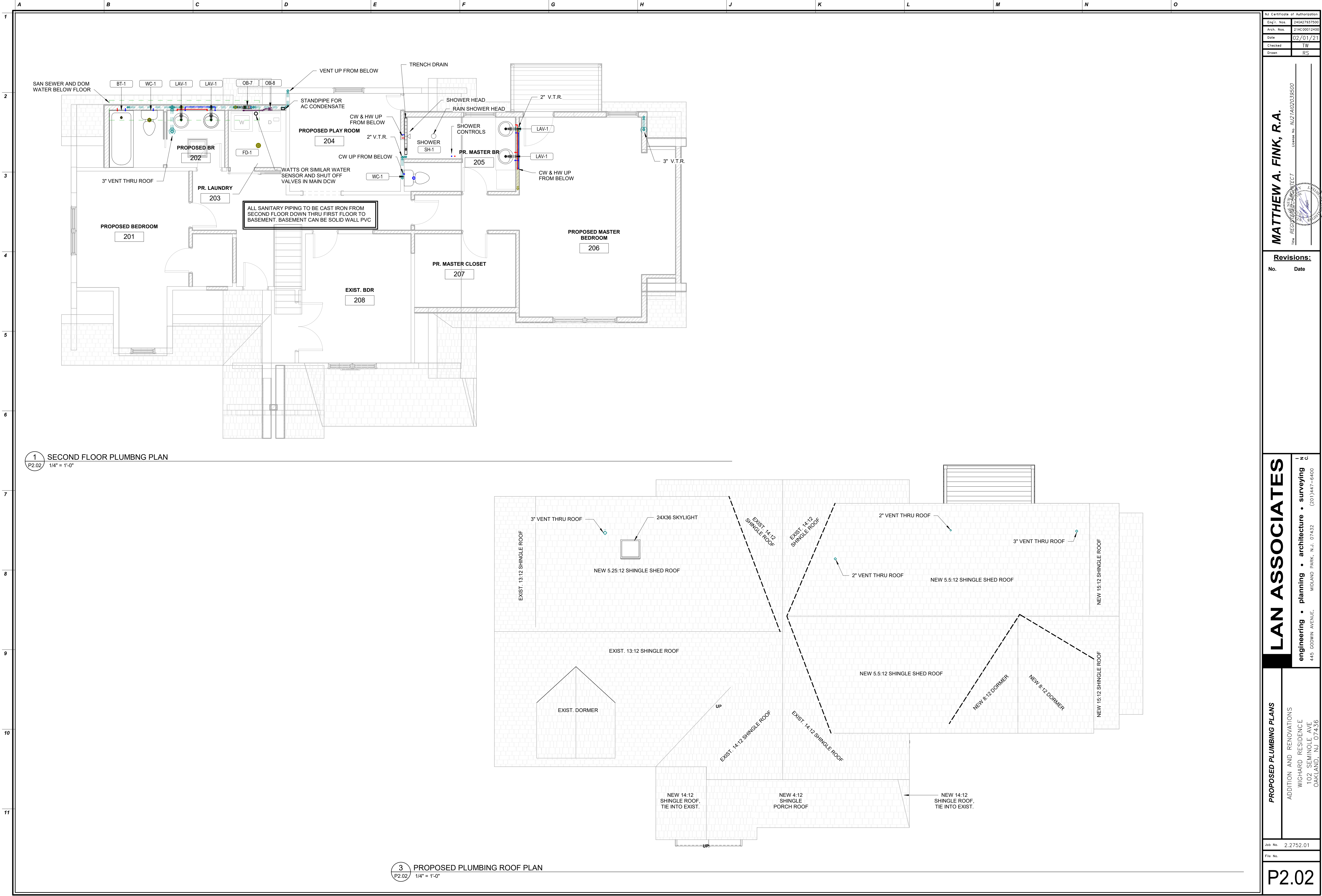
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PROPOSED PLUMBING PLANS

ADDITION AND RENOVATIONS  
WIGHARD RESIDENCE  
102 SEMINOLE AVE  
OAKLAND, NJ 07436

Job No.	2.2752.01
File No.	

P2.01



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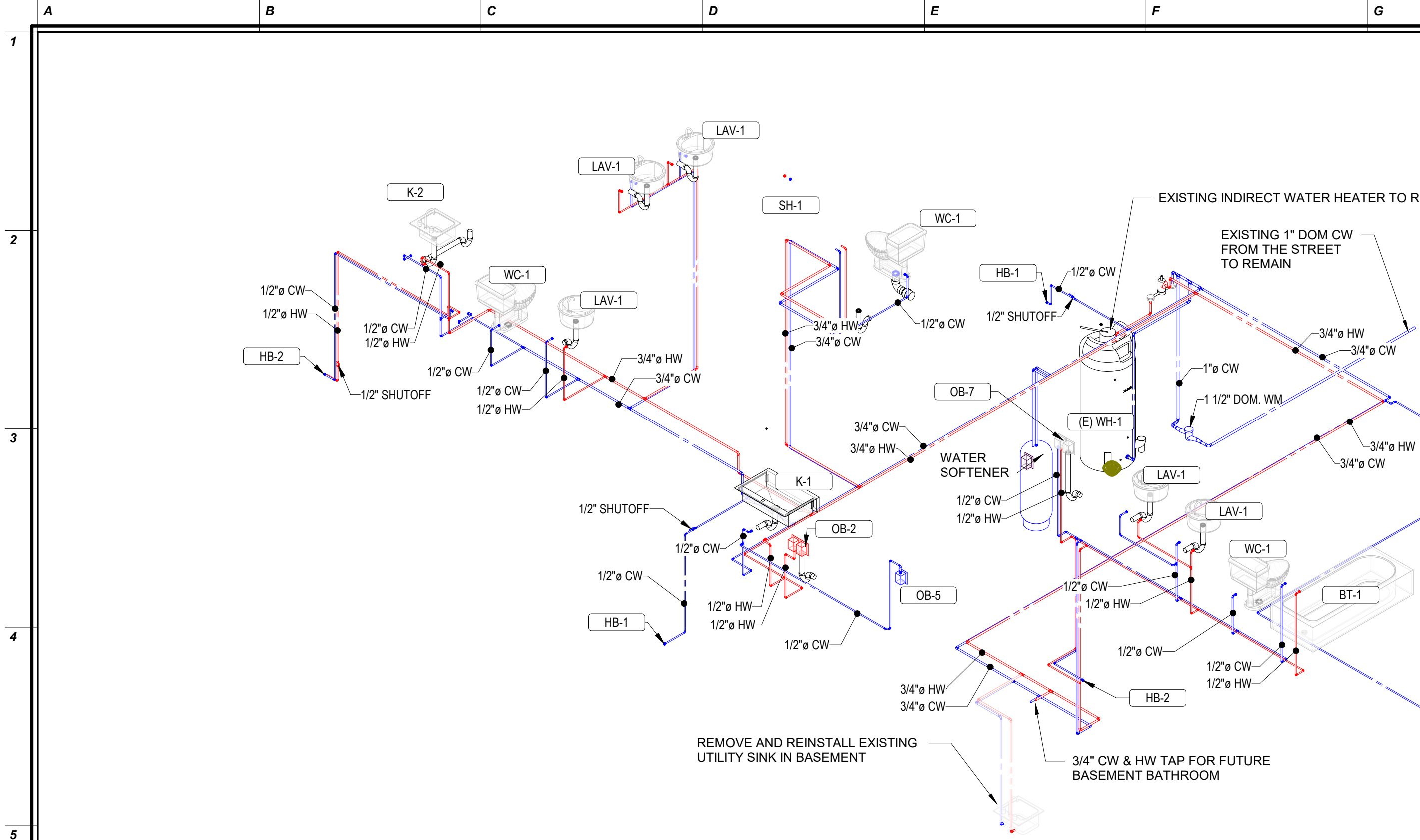
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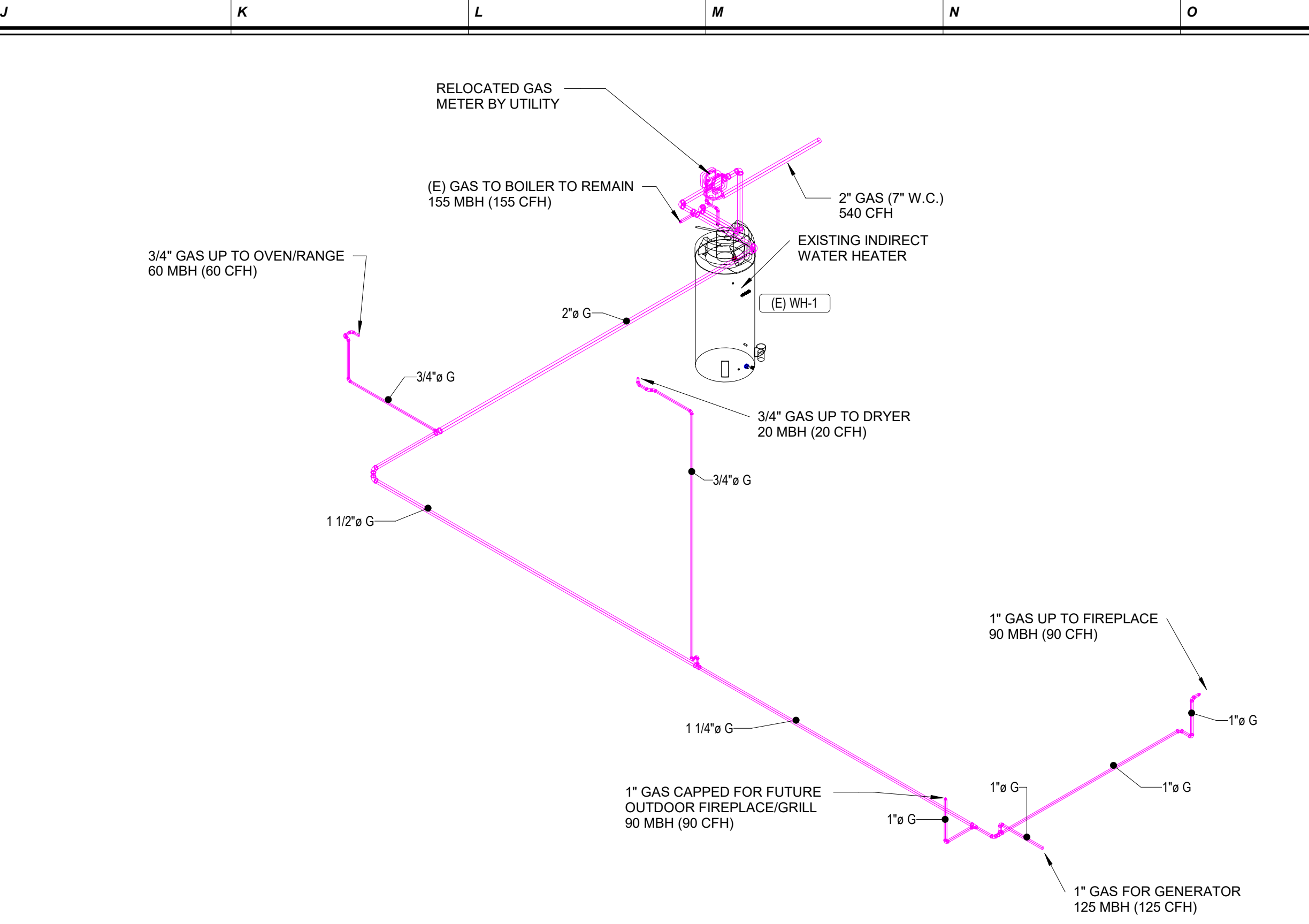
PROPOSED PLUMBING PLANS	ADDITION AND RENOVATIONS
	WIGHARD RESIDENCE 102 SEMINOLE AVE OAKLAND, NJ 07436
Job No.	2.2752.01
File No.	

P2.02

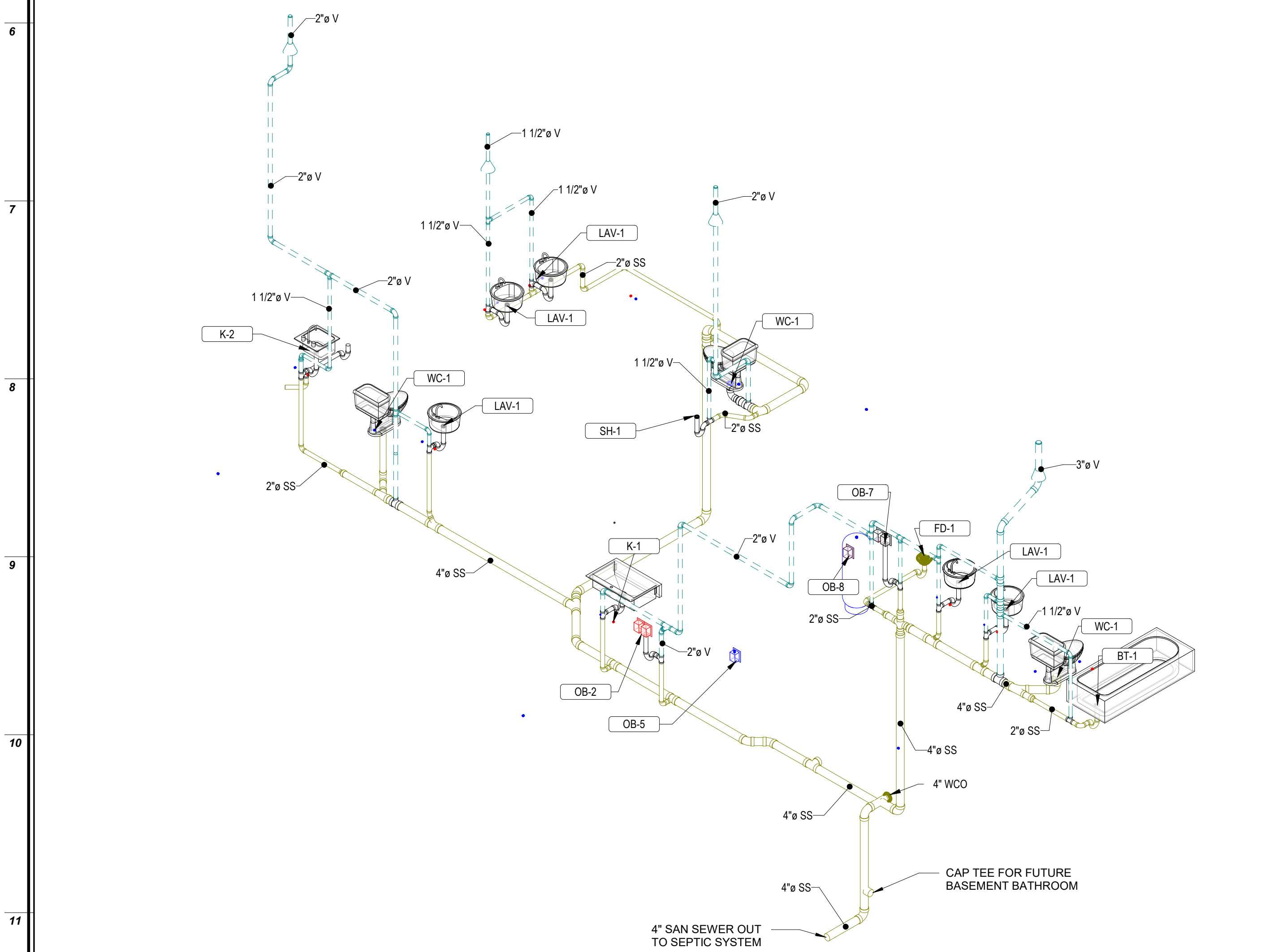




2 DOMESTIC PIPING RISER  
P5.01



3 GAS RISER  
P5.01



1 SANITARY SEWER AND VENT RISER  
P5.01

DOMESTIC FIXTURE SCHEDULE													
ID	DESCRIPTION	MANUFACTURER	MODEL	QTY	TRIM		FLUSH FIXTURE VOL. PER FLUSH	WASTE ROUGH-IN PIPE SIZE	VENT PIPE SIZE	COLD WATER ROUGH-IN PIPE SIZE	HOT WATER ROUGH-IN PIPE SIZE	SPECIFICATION	REMARKS
					MANUFACTURER	MODEL							
BT-1	BATHTUB - ADA	BY OWNER	BY OWNER	1	BY OWNER	BY OWNER		2"	1-1/2"	1/2"	1/2"	TUB/SHOWER SYSTEM, ASSE 1016 COMPLIANT TYPE "T/P" THERMOSTATIC/PRESSURE BALANCING COMBINATION MIXING VALVE WITH ADJUSTABLE STOP SCREW TO LIMIT HANDLE TURN. PROVIDE MANUFACTURER'S FLOW RATE RESTRICTOR ON SHOWERHEAD.	
HB-1	HOSE BIBB	WOODFORD	17	4						1/2"		EXTERIOR FREEZE PROOF HOSE BIBB WITH VACUUM BREAKER, 3/4" HOSE THREAD OUTLET AND LOCK SHIELD CAP. PROVIDE SHUTOFF VALVE IN COLD WATER SUPPLY AHEAD OF HOSE BIBB.	
HB-2	HOSE BIBB DUAL H&C	WOODFORD	MODEL 22	2						1/2"		EXTERIOR HOSE BIBB WITH VACUUM BREAKER, 3/4" HOSE THREAD OUTLET AND LOCK SHIELD CAP. PROVIDE SHUTOFF VALVE IN WATER SUPPLY AHEAD OF HOSE BIBB.	
K-1	Kitchen Sink	BY OWNER	BY OWNER	1	BY OWNER	BY OWNER		2"	1-1/2"	1/2"	1/2"		
K-2	Kitchen Sink	BY OWNER	BY OWNER	1	BY OWNER	BY OWNER		1-1/2"	1-1/2"	1/2"	1/2"		
LAV-1	LAVATORY	BY OWNER	BY OWNER	5	BY OWNER	BY OWNER				1/2"	1/2"		
OB-2	DISHWASHER OUTLET BOX	SIoux CHIEF	696-RG1001MF	1				2"	2"		1/2"	FULLY RECESSED FIRE RATED DISHWASHER SUPPLY BOX WITH COVER. PROVIDE 1/4 TURN BALL VALVES AND WATER HAMMER ARRESTORS IN BOX. PROVIDE A 2" TRAPPED STANDPIPE IN CONCEALED WALL SPACE.	
OB-5	ICE MAKER OUTLET BOX	SIoux CHIEF	696-RG1010MF	1						1/2"		FULLY RECESSED FIRE RATED ICE MAKER SUPPLY BOX WITH COVER. PROVIDE 1/4 TURN BALL VALVES AND WATER HAMMER ARRESTORS IN BOX.	
OB-7	WASHING MACHINE OUTLET BOX	SIoux CHIEF	696-R2313MF	1				2"	2"	1/2"	1/2"	FULLY RECESSED FIRE RATED WASHING MACHINE SUPPLY BOX WITH COVER. PROVIDE 1/4 TURN BALL VALVES AND WATER HAMMER ARRESTORS IN BOX. PROVIDE A 2" TRAPPED STANDPIPE IN CONCEALED WALL SPACE.	
OB-8	GAS BOX	SIoux CHIEF	696R1031GF	1								FULLY RECESSED FIRE RATED GAS VALVE BOX WITH COVER. PROVIDE 1/4 TURN BALL VALVE. PROVIDE A GAS REGULATOR ASSEMBLY AND DRIP LEG IN CONCEALED WALL SPACE.	
SH-1	SHOWER STALL	BY OWNER	BY OWNER	1	BY OWNER	BY OWNER		2"	1-1/2"	1/2"	1/2"	THE INDIVIDUAL SHOWER STALL IS SPECIFIED IN ANOTHER DIVISION. PROVIDE A SHOWER DRAIN AS SPECIFIED IN "SOIL, WASTE, AND VENT PIPING SYSTEMS." SHOWER SYSTEM WITH ASSE 1016 COMPLIANT TYPE "T/P" THERMOSTATIC/PRESSURE BALANCING COMBINATION MIXING VALVE WITH ADJUSTABLE STOP SCREW TO LIMIT HANDLE TURN. PROVIDE MANUFACTURER'S FLOW RATE RESTRICTOR ON SHOWERHEAD.	
WC-1	WATER CLOSET - FLOOR MOUNT - TANK TYPE	BY OWNER	BY OWNER	3	TANK TYPE		1.28 gal	3"	2"	1/2"		ELONGATED FLOOR MOUNTED TANK TYPE WATER CLOSET. PROVIDE A 1/4" BRASS BALL VALVE AT WALL CONNECTION.	
Grand total: 22													

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PLUMBING RISERS AND SCHEDULE

ADDITION AND RENOVATIONS  
WIGHARD RESIDENCE  
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Job No. 2.2752.01

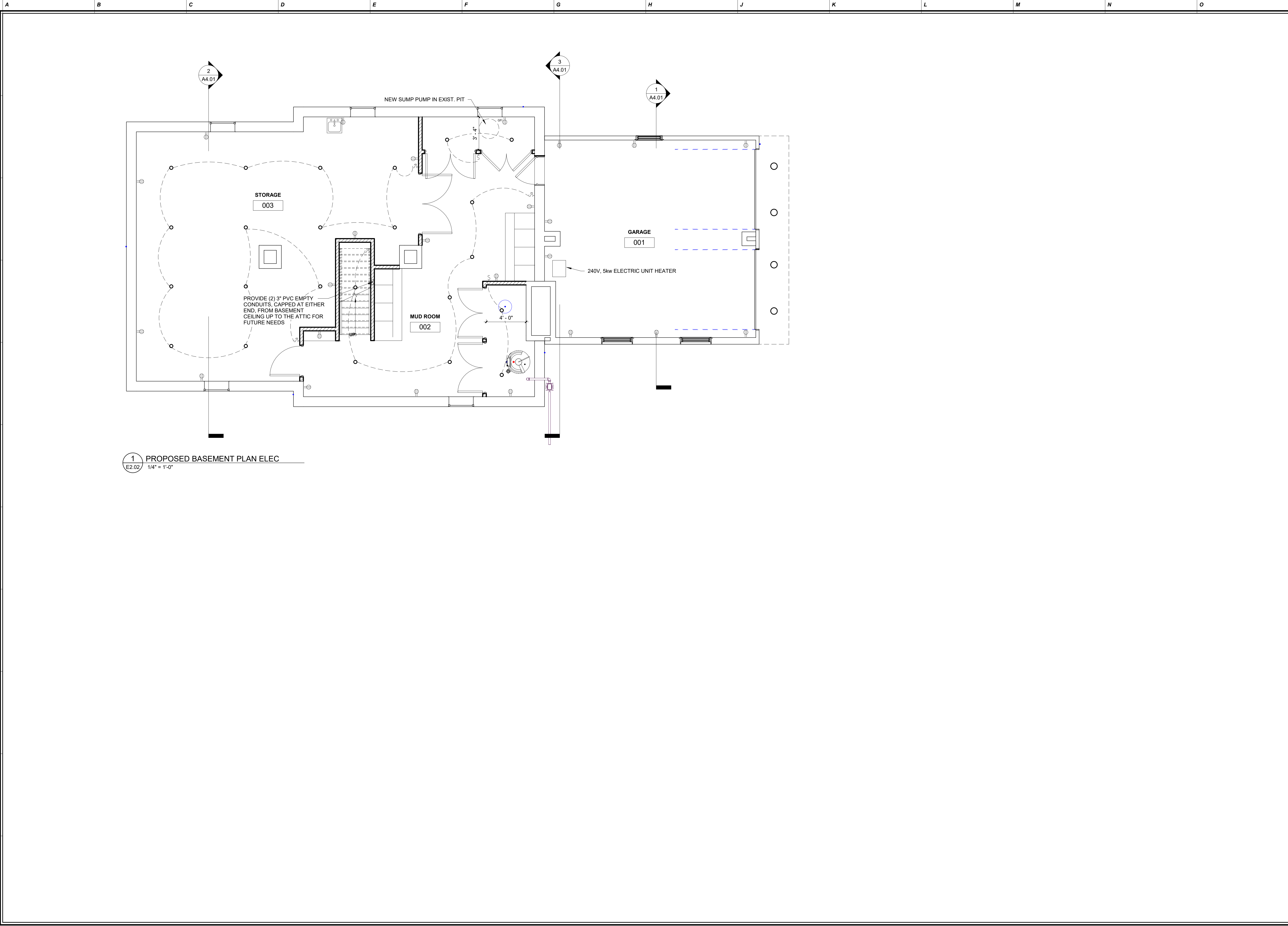
File No.

P5.01





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1 PROPOSED BASEMENT PLAN ELEC  
E2.02 1/4" = 1'-0"

NJ Certificate of Authorization	
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PROPOSED ELEC. PLAN	ADDITION AND RENOVATIONS WIGHARD RESIDENCE 102 SEMINOLE AVE OAKLAND, NJ 07436
Job No.	2.2752.01
File No.	
E2.02	