BOROUGH OF OAKLAND, NEW JERSEY

TO: Board of Adjustment

FROM: Glen Turi

This is to advise you that on March 24, 2021 a denial was issued to the resident Harry Silver & Nancy Silver
for the location 18 Timberline Lane, Oakland, NJ 07436

Block: 1202 Lot: 2

Zoning District: RA-C For: Construction of a deck

For the following reasons:

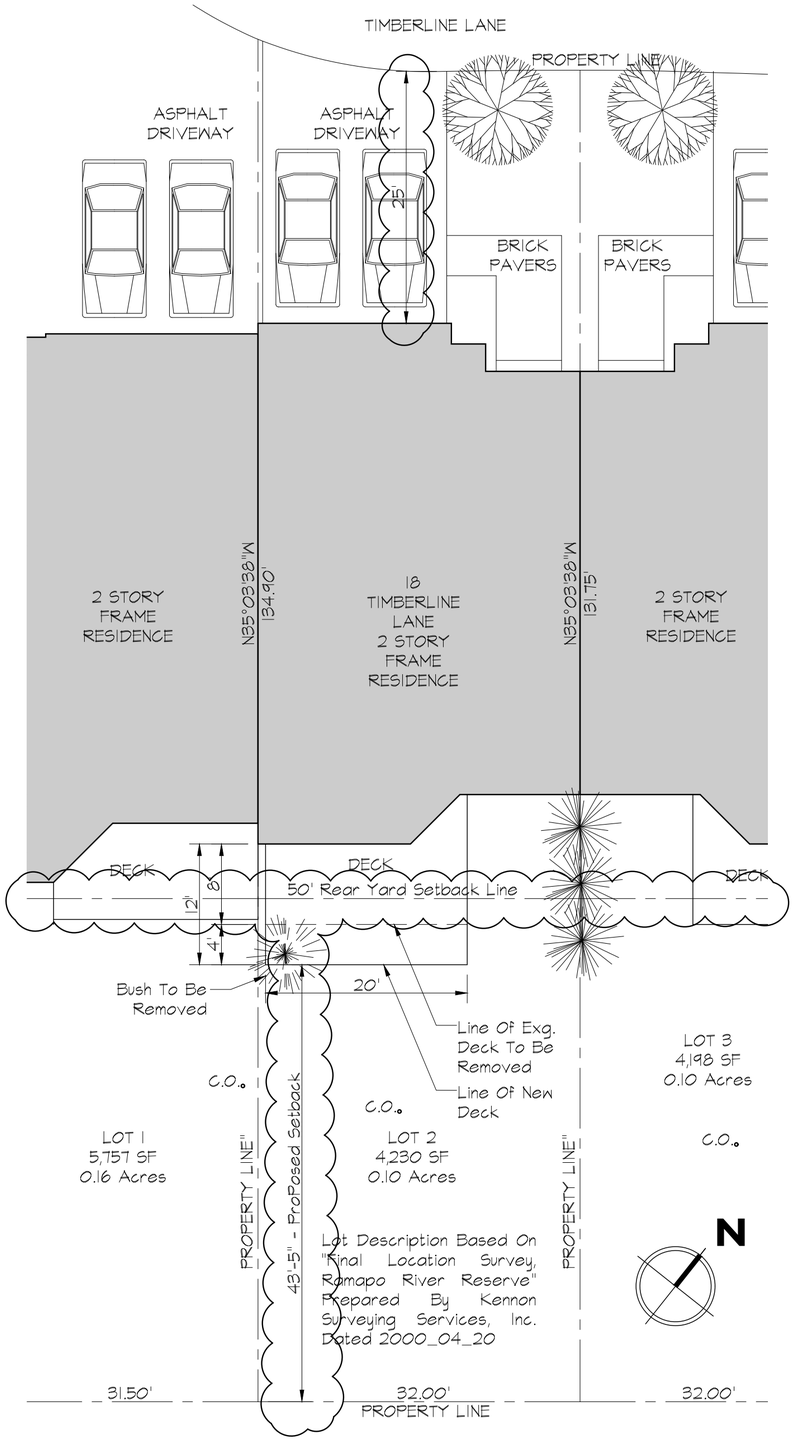
1) Rear Yard: 43'.5' ft. proposed, 50 feet minimum required

The Ordinances pertaining to this application are:
Chapter 59
Attachment 6

Fee: $50.00 Paid by: # 1571 LOD: #Z-0324003

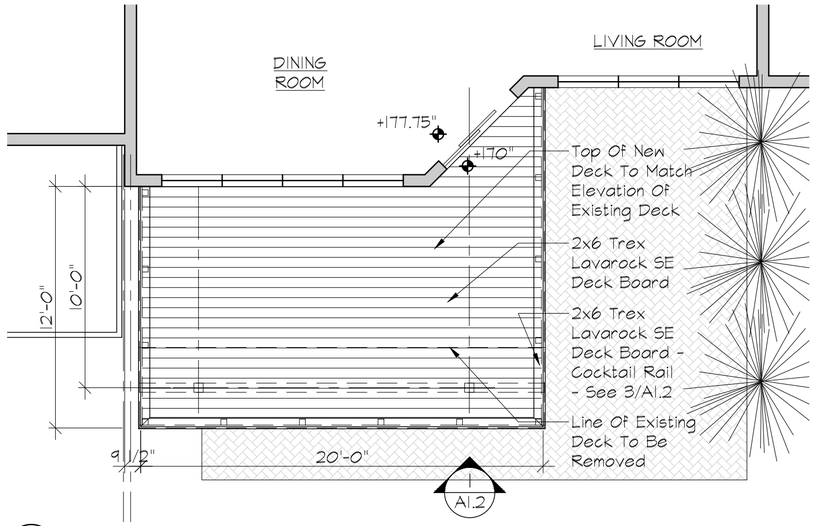
An appeal to the Board of Adjustment of the determination must be made within twenty (20) days of the date of this determination.

Glen Turi
Zoning Official

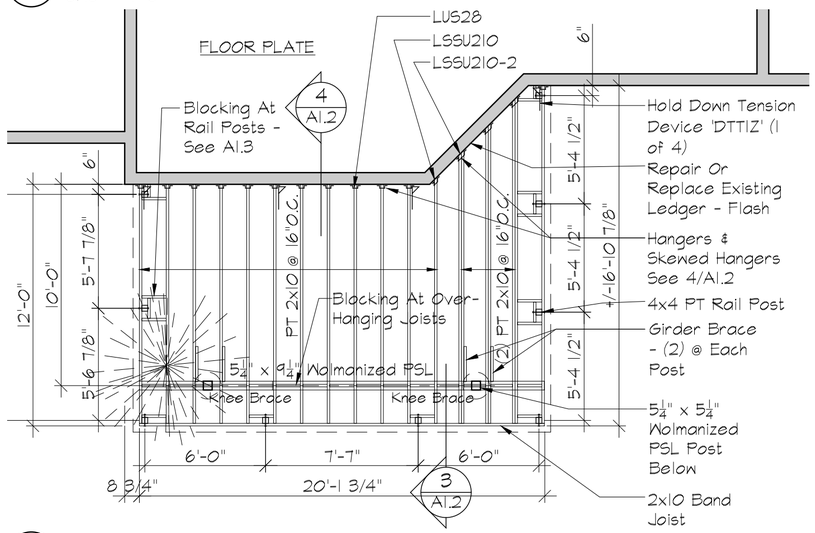


1 A1.1 SITE PLAN
3/32" = 1'-0"

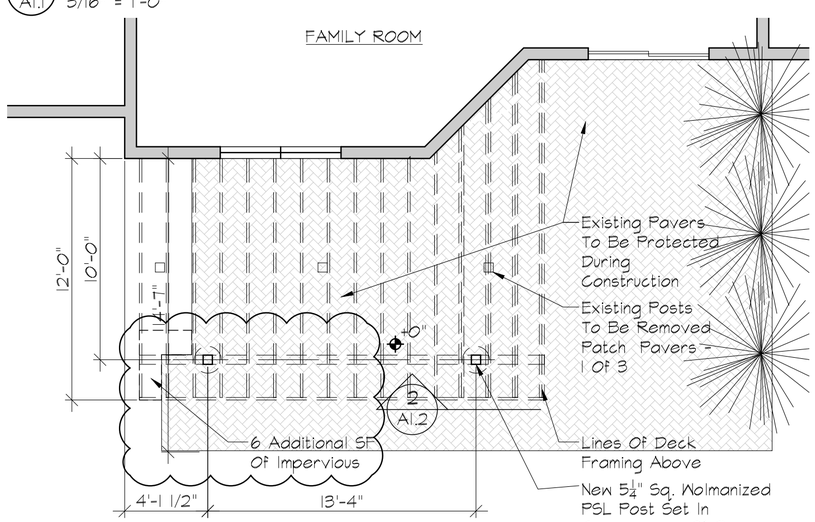
Oakland Borough RA-C Zoned			
	Required	**Exiting**	**Proposed**
Lot Area		4,320 SF	4,320 SF
Lot Width		32'	32'
Lot Depth		134.9'/131.78'	134.9'/131.78'
Building Coverage		1,533 SF/35%	1,533 SF/35%
Impervious Coverage			Adding 6 SF
Front Setback		25'	25'
Side Setback		0'	0'
Rear Setback	50'	47'-5"	43'-5"
Building Height	35'/2.5 Stories	35'/2.5 Stories	35'/2.5 Stories



2 A1.1 DECK LEVEL FLOOR PLAN
3/16" = 1'-0"



3 A1.1 DECK FRAMING PLAN
3/16" = 1'-0"



4 A1.1 GROUND LEVEL FLOOR PLAN
3/16" = 1'-0"

SCOPE OF WORK

1. Demolition & disposal of existing wood deck structure. Footings to remain below grade.

2. New +/-260 SF Wood Deck as per drawings.

GENERAL NOTES

1. All Work shall be done in accordance with the 2015 International Residential Code and all ordinances adopted by the Oakland Borough of Bergen County in the State of New Jersey. The entire operation shall comply in all respects with State, County and Local laws. The Contractor shall notify the ARCHITECT of any circumstances to his/her knowledge which do not comply with applicable rules, regulations, laws and ordinances.

2. The CONTRACTOR & their SUBCONTRACTORS must be Licensed & Registered as required by the State of New Jersey, Bergen County and Oakland Borough.

3. Architectural Services provided in these Drawings are limited to deck layout, dimensions, structural design, exterior configurations, and the construction details shown. ARCHITECT's responsibility shall be limited to what is shown on or reasonably implied by these Drawings & Notes. Any deviation or change from these drawings shall be reviewed and approved by the ARCHITECT before moving forward with the change. Changes not reviewed and approved by the ARCHITECT will be done at the CONTRACTORS risk, unless the ARCHITECT has had proper professional input and has been given an opportunity to respond in writing.

4. The ARCHITECT shall not have control or charge of, and shall not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work, for the acts or omissions of the CONTRACTOR, Sub-contractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the Contract Documents.

5. The CONTRACTOR shall verify all dimensions described in the Drawings associated with the work, prior to and throughout construction. The CONTRACTOR shall verify critical dimensions prior to the ordering and/or fabrication of any products, installations, systems and or equipment. Any discrepancies or contradictions noted in the Drawings, and/or existing or uncovered conditions shall be brought to the attention of the ARCHITECT prior to proceeding or continuing with that portion or related portions of the Work. Any changes that the ARCHITECT may deem necessary to work done without such resolution shall be done at the CONTRACTORS expense.

6. The CONTRACTOR shall secure and pay for all necessary permits, inspections and approvals required for the completion of the Work.

7. The CONTRACTOR and his Sub-contractors must provide Certificates of Insurance for Workman's Compensation, Public Liability, and Property Damage in amounts commensurate to the Work or as otherwise required by the Local Authority.

8. The CONTRACTOR shall be responsible for all necessary safeguards and the protection of adjacent property. Care shall be taken during all demolition and new construction so that no damage will occur to surrounding surfaces. The CONTRACTOR shall provide all patching/repair of existing surfaces, materials, and/or systems disturbed by demolition and/or new construction. The CONTRACTOR shall relocate all wiring, conduit, piping, fittings and/or equipment as required for the new work. Abandoned systems shall be appropriately capped off, removed and/or relocated according to applicable codes. All waste and unused materials resulting from demolition and/or new work not incorporated into the project shall be removed from the site and disposed of in a responsible manner, unless noted otherwise.

9. The CONTRACTOR and his Sub-contractors shall be responsible for the design and specification of all mechanical work including the electrical, lighting, fire protection, heating, cooling and ventilation systems and plumbing portions of the Work. All work is to be done according to applicable codes. The ARCHITECT's involvement in these portions of the work are limited to aesthetics.

10. The CONTRACTOR shall provide and pay for all materials, labor, supervision, tools, equipment, transportation, temporary construction, trash removal, charges, levies, fees, or other expenses incurred in the performance of the Contract Documents unless noted otherwise.

11. The CONTRACTOR shall leave the Work finished and complete, free of all dirt, debris, manufacturer's labels and defects incurred before and after installation or otherwise prior to final acceptance by the owner. The CONTRACTOR shall provide the OWNER with all appropriate manufacturer or supplier's operation and maintenance instruction's & warranties.

12. The CONTRACTOR shall notify the ARCHITECT prior to all inspections as the time and date becomes known to the CONTRACTOR.

13. The CONTRACTOR shall warranty all workmanship and materials. All Work shall be done in a professional manner using all new materials, unless noted otherwise.

14. The CONTRACTOR shall install all products in accordance with the manufacturer's directions and/or recommendations. Differences between manufacturer's directions and what is implied by the drawings should be reviewed with the ARCHITECT before moving forward with that portion of the work.

15. Trade names and catalog numbers are used to establish a standard of quality and performance. Any equipment or material approved by the OWNER & ARCHITECT to be equal in quality, performance ands appearance to that specified will be generally accepted.

16. Provide and install flashing and counter flashing where deck meets the existing structure.

17. DO NOT SCALE THESE DRAWINGS.

Seal:

Consultants:

Project Number:
2020.34

Deck Expansion for the Silver Residence

Block 2501.16 - Lot 2 - 18 TIMBERLINE LANE, OAKLAND, NEW JERSEY 07436 - OAKLAND BOROUGH, BERGEN COUNTY

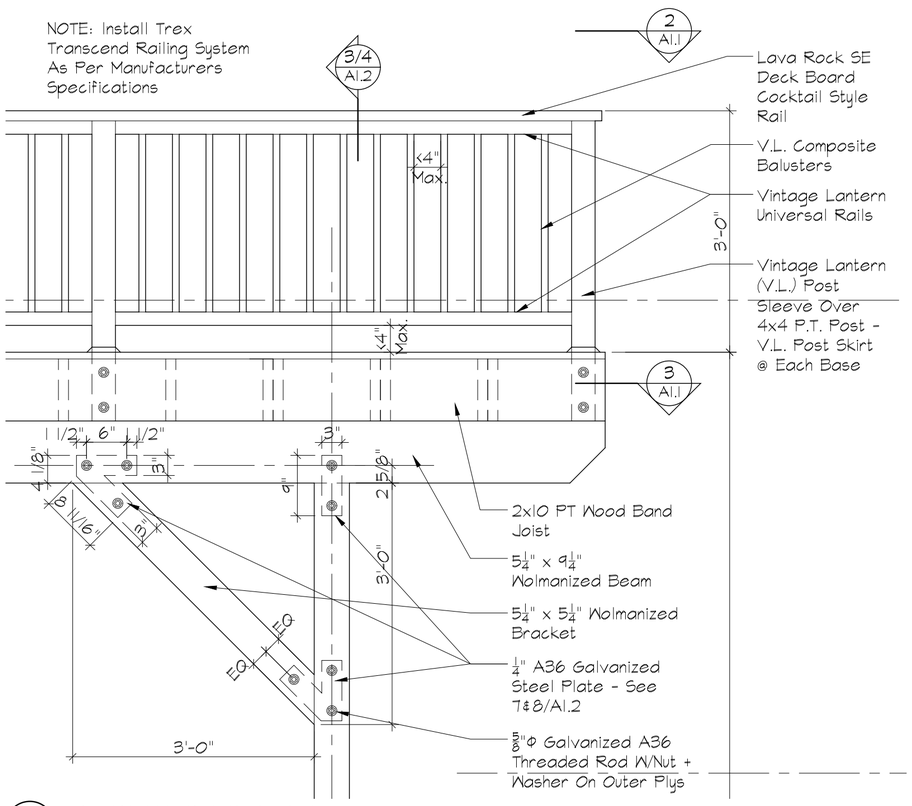
MAURICE E. WEINTRAUB ARCHITECT 100 E. Lancaster Ave, Suite 203 Wayne, PA 19087 PHONE: 610-715-9084 EMAIL: MEWARCHITECT@AOL.COM

Status:
PERMIT SET

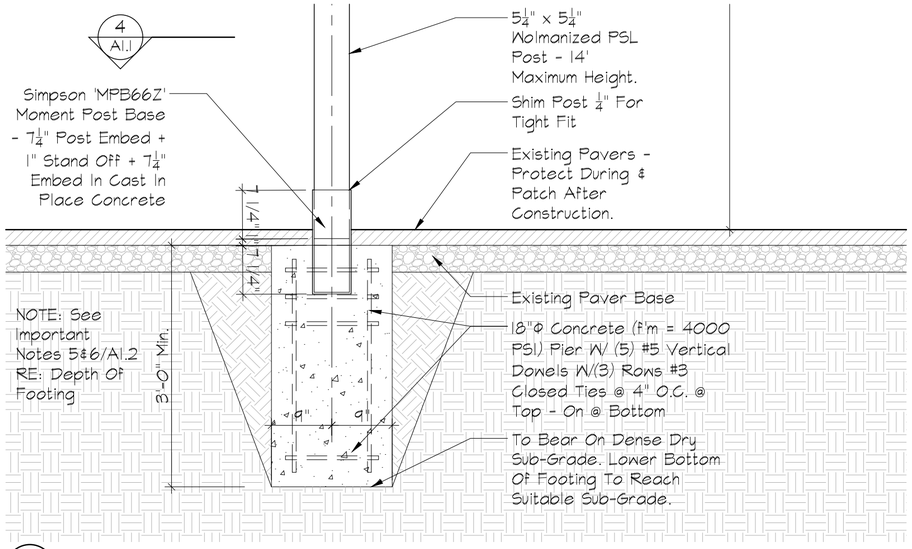
Issue Date:
2021_02_22
2021_03_24

Sheet Title:
GENERAL NOTES, SITE PLAN & PLANS

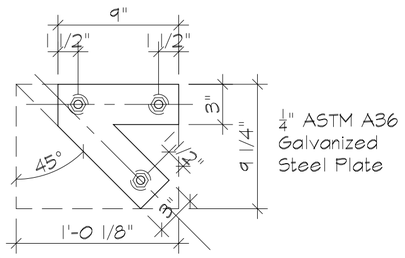
Sheet Number:
A1.1



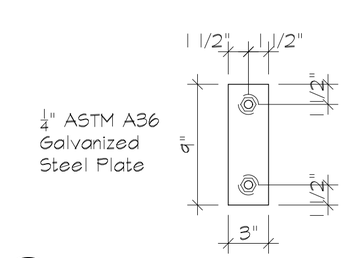
1 A1.2 PARTIAL ELEVATION OF DECK
SCALE: 3/4" = 1'-0"



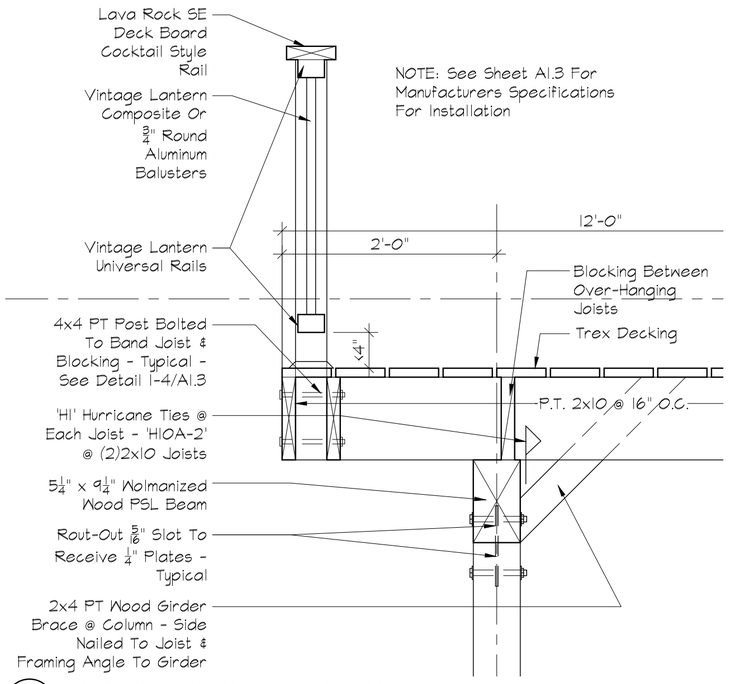
2 A1.2 CROSS SECTION THROUGH FOOTING
SCALE: 3/4" = 1'-0"



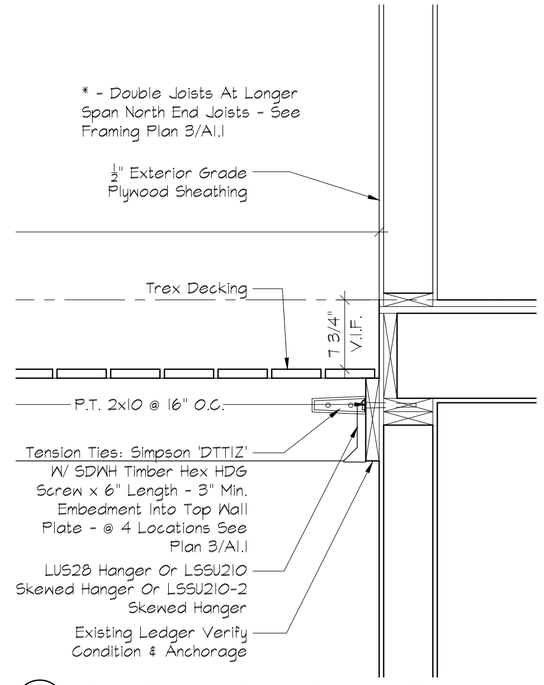
7 A1.2 ANGLE PLATES (4)
SCALE: 1-1/2" = 1'-0"



8 A1.2 POST PLATES (2)
SCALE: 1-1/2" = 1'-0"



3 A1.2 CROSS SECTION THROUGH DECK @ RAIL
SCALE: 1" = 1'-0"



4 A1.2 CROSS SECTION THROUGH DECK @ HOUSE
SCALE: 1" = 1'-0"

FOOTINGS ON OR ADJACENT TO SLOPES

R403.1.7 Footings on or adjacent to slopes. The placement of buildings and structures on or adjacent to slopes steeper than one unit vertical in three units horizontal (33.3-percent slope) shall conform to Sections R403.1.7.1 through R403.1.7.4.

R403.1.7.1 Building clearances from ascending slopes. In general, buildings below slopes shall be set a sufficient distance from the slope to provide protection from slope drainage, erosion and shallow failures. Except as provided in Section R403.1.7.4 and Figure R403.1.7.1, the following criteria will be assumed to provide this protection. Where the existing slope is steeper than one unit vertical in one unit horizontal (100- percent slope), the toe of the slope shall be assumed to be at the intersection of a horizontal plane drawn from the top of the foundation and a plane drawn tangent to the slope at an angle of 45 degrees (0.79 rad) to the horizontal. Where a retaining wall is constructed at the toe of the slope, the height of the slope shall be measured from the top of the wall to the top of the slope.

R403.1.7.2 Footing setback from descending slope surfaces. Footings on or adjacent to slope surfaces shall be founded in material with an embedment and setback from the slope surface sufficient to provide vertical and lateral support for the footing without detrimental settlement. Except as provided for in Section R403.1.7.4 and Figure R403.1.7.1, the following setback is deemed adequate to meet the criteria. Where the slope is steeper than one unit vertical in one unit horizontal (100-percent the required setback shall be measured from an imaginary plane 45 degrees (0.79 rad) to the horizontal, projected upward from the toe of the slope.

R403.1.7.3 Foundation elevation. On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches (305 mm) plus 2 percent. Alternate elevations are permitted subject to the approval of the building official, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site.

R403.1.7.4 Alternate setbacks and clearances. Alternate setbacks and clearances are permitted, subject to the approval of the building official. The building official is permitted to require an investigation and recommendation of a qualified engineer to demonstrate that the intent of this section has been satisfied. Such an investigation shall include consideration of material, height of slope, slope gradient, load intensity and erosion characteristics of slope material.

5 A1.2 R403.1.7 FOOTINGS ON OR ADJACENT TO SLOPES
NO SCALE

MATERIAL NOTES

1. Framing lumber shall be Grade No.2, pressure treated, Southern Pine, or equal and shall be grade-stamped by a recognized grading agency and shall be surfaced dry. Moisture content not to exceed 19 %.

2. Manufactured Lumber shall be Parallam Plus PSL Lumber by Weyerhauser, or equal:

PSL 2900Fb-2.0E treated with Wolmanized preservative protection.

3. Fastening shall conform to a minimum as specified in Table R602.3 of the International Residential Code.

4. Provide cross bridging at maximum 8'-0" o.c. for all joists. NO joists shall be cut or notched without approval.

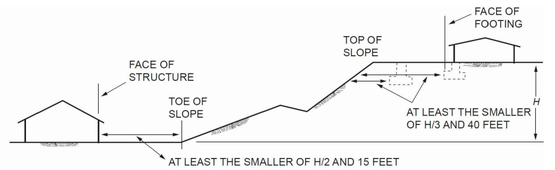
5. All members shall have lateral support supplied at all bearing points as well as continuously along the compression face.

6. Provide Simpson light gage metal connectors, or approved equal, as detailed. Provide 'ZMax' zinc coated connectors at all conditions. All Connectors Shall Have Zinc Coating Compatible W/Pressure Treated Lumber.

7. Flashing shall be of corrosion-resistant metal of minimum nominal 0.019-inch thickness or approved non-metallic material. Aluminum should not be used in direct contact with wood treated with preservatives that contain copper such as ACQ, Copper Azole, or ACZA.

8. Decks shall not be used or occupied until final inspection and approval is obtained.

9. See "Prescriptive Residential Wood Deck Construction Guide" by the American Wood Council (2018) for additional guidance.



For SI: 1 foot = 304.8 mm.

FIGURE R403.1.7.1
FOUNDATION CLEARANCE FROM SLOPES

6 A1.2 FOUNDATION CLEARANCE FROM SLOPES
NO SCALE

Seal:

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Status:
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Issue Date:
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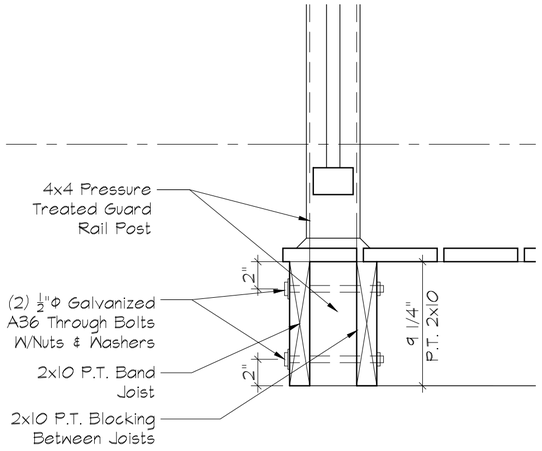
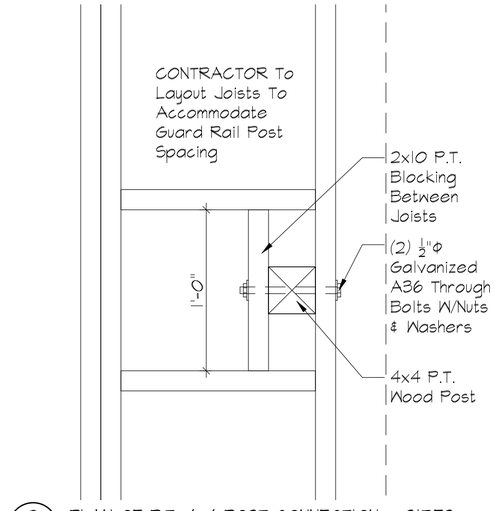
Sheet Title:
WOOD DECK DETAILS

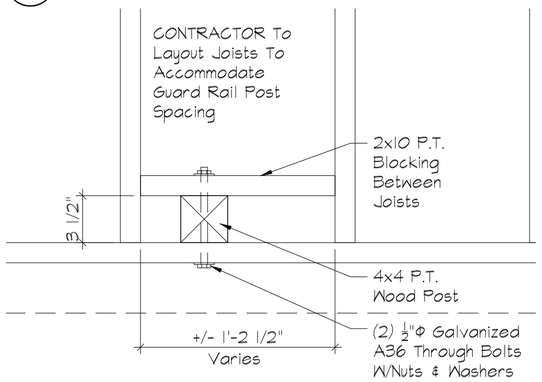
Sheet Number:
A1.2



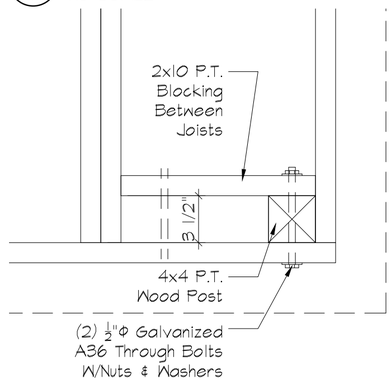
1 A1.3 CROSS SECTION - P.T. 4x4 POST CONNECTION
NO SCALE



2 A1.3 PLAN OF P.T. 4x4 POST CONNECTION @ SIDES
NO SCALE



3 A1.3 PLAN OF P.T. POST CONNECTION @ BAND JOIST
NO SCALE



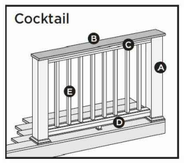
4 A1.3 PLAN OF P.T. 4x4 POST CONNECTION @ CORNER
NO SCALE

TABLE 1—MAXIMUM GUARDRAIL SYSTEM SPANS[1]

PRODUCT NAME / COMPONENT	APPLICABLE BUILDING CODE[2,3]		MAXIMUM SPAN[4,5] (inches)
	IBC	IRC	
Trex® Transcend® Railing System	Yes	Yes	67.5
Trex® Transcend® Railing System	No[6]	Yes	91.75
Trex® Select® Railing System	No[6]	Yes	68.25

For **SI**: 1 inch = 25.4 mm; 1 foot = 305 mm.
[1]The ability of the supporting construction, including posts, to resist the reactionary loads must be justified to the satisfaction of the code official.
[2]Indicates compliance with the respective building codes.
[3]The minimum height of the top rails is 42 inches in accordance with Section 1015 of the 2015 IBC and Section 1013 of the 2012 and 2009 IBC and 36 inches in accordance with IRC Section R312.
[4]Maximum span is the clear distance measured from edge-of-post to edge-of-post, edge-of-post to edge-of-structure, or edge-of-structure to edge-of-structure.
[5]Maximum allowable span has been adjusted for durability. No further increases are permitted.
[6]Exempt in One- and Two-Family Dwellings.

5 A1.3 POST SPACING SPECIFICATIONS FOR TREX TRANSCEND RAILING SYSTEM
NO SCALE



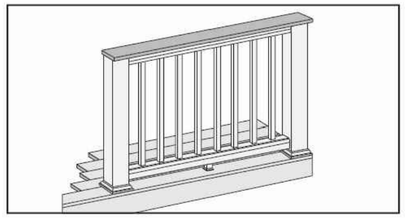
Post sleeves **WILL NEED TO BE CUT.**

POST SLEEVES WILL NEED TO BE CUT

A. Pressure-treated post with Trex post sleeve
NOTE: » *Only for use with 4" x 4" (102 mm x 102 mm) post sleeve.*
» *Trex post mounts cannot be used with Transcend cocktail design.*
B. Deck board top rail (1 x 6 or 2 x 6). ***NOTE:*** *Enhance and Escapes cannot be used.*
C. Universal top rail
D. Universal bottom rail
E. Trex balusters
See page 5 for "How to Install Cocktail Railing".
NOTE: *Additional pan head screws will need to be purchased - see detailed instructions.*

6 A1.3 TREK TRANSCEND RAILING SYSTEM INSTALLATION - PART 1
NO SCALE

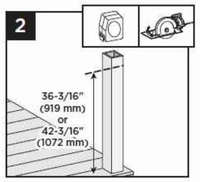
HOW TO INSTALL COCKTAIL RAILING
TREX TRANSCEND



IMPORTANT NOTES:
» **ONLY** use with 4" x 4" (102 mm x 102 mm) post and post sleeve. Cutting post and post sleeve **ONLY** applies to the Cocktail style railing.
» *Enhance and Escapes cannot be used as top board for cocktail rail.*

1. **Installing Pressure-Treated Posts**
See instructions on page 3.

Cutting Post and Post Sleeve
2. Mark and cut post and post sleeve measuring from deck surface:
» 36-3/16" (919 mm) for 36" (914 mm) height.
» 42-3/16" (1072 mm) for 42" (1067 mm) height.



3. **Installing Post Sleeve Skirts and Post Sleeves**
See instructions on page 3.

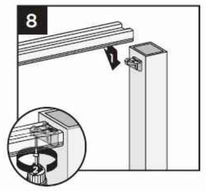
4. **Installing Railing Support Brackets (RSBs)**
See instructions on page 3.

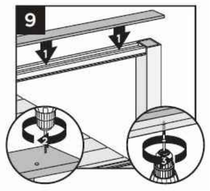
5. **Cutting Railings and Baluster Spacers**
See instructions on page 4.

6. **Attaching Foot Block to Bottom Rail**
See instructions on page 4.

7. **Attaching Bottom Rail (Universal Rail)**
See instructions on page 4.

Attaching Inverted Universal Rail as Top Rail





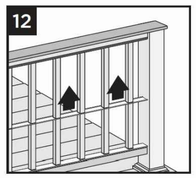
8. Place inverted universal rail onto RSBs. Attach universal rail to RSBs with three self-drilling screws provided (use three outer holes; do not use hole in RSB that is closest to post).
9. Place deck boards over universal rails *(**DO NOT** use Enhance or Escapes deck boards for top rail).* Attach boards on each post with Trex-recommended composite screws (quantity of 2 per post as well as each board end). Secure boards to universal rails from underside of railing into bottom of decking board, with 1-5/8" (41 mm) pan-head screws *(not provided)* approximately every 16" (406 mm) on center.

7 A1.3 TREK TRANSCEND RAILING SYSTEM INSTALLATION - PART 2
NO SCALE

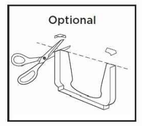
10. **Placing Baluster Spacers**
See instructions on page 4.

11. **Attaching Balusters**
See instructions on page 4 for standard balusters or page 7 for aluminum balusters.

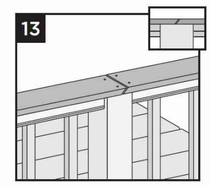
12. Slide baluster spacers up and snap into universal rails.



NOTE: If necessary, cut tips off rail gaskets prior to installation.



13. Use scarf cut for posts where two deck boards meet.



14. **Installing Foot Block**
Attach foot block per detailed instructions.

NOTES:
» *Leave 1/8" (3 mm) gap between deck boards.*
» *Deck boards can overhang end of last post a maximum 1/2" (13 mm).*

8 A1.3 TREK TRANSCEND RAILING SYSTEM INSTALLATION - PART 3
NO SCALE

Seal:

Consultants:

Project Number:
2020.34

Deck Expansion for the Silver Residence

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Sheet Title:
TREX TRANSCEND RAILING & POST INSTALLATION

Sheet Number:
A1.3