

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

MAR 4 2021

Number _____ Hearing Date _____

Disposition _____ Site Inspection _____

Name

Address

Telephone

Applicant Craig & Danielle LaBianco 46 Algonquin Trail 201-835-4435

Owner Craig & Danielle LaBianco

Tenant/Leasee _____

Agent for Owner _____

Property Location 46 Algonquin Trail, Oakland Block 5403 Lot 9

**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 February 17
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 Chapter 59 Sec 47 Schedule A of the Zoning ordinance so as to permit (in accordance with
the attached plans): _____

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 dwelling was constructed prior to the adoption of the current zoning ordinances resulting in the existing non-conforming nature of the lot and its setbacks.

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.

The lot is undersized and the dwelling was situated on the lot prior to the adoption of the current ordinances, leaving the owners with a hardship when expanding their home. This application is only to build over the existing footprint of the dwelling that exists on the property.

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.

This application and the proposed construction will not be detrimental to the public welfare because it will create a home that is similar in nature to many of the homes in the neighborhood. The proposed construction will enhance the existing dwelling, and the property, and therefore the neighborhood as well. The addition will not impede the view, daylight, or other natural features for the neighbors.

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 5403 Lot number 9 Zoning district RA-2
2. Street Address 46 Algonquin Trail
3. Located between Chuckanut Dr and Chicasaw Dr (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: 150L x 148.75W Interior of corner lot? _____
6. Number of Streets the lot has frontage on: 1 Lot square foot area 22,460
7. Building size: (length & width) 57-91/2L x 24.1W
8. Height of building: (stories & feet) 2 30.3'
9. Percentage of lot occupied by building:
Now: 6.7 % - With proposed addition 6.7 %
10. Setback from property lines:

	Front	Rear	Right side	Left side
a. Existing:	<u>51.04</u>	<u>70.13</u>	<u>26.63</u>	<u>64.95</u>
b. Proposed:	<u>51.04</u>	<u>70.13</u>	<u>26.63</u>	<u>64.95</u>
11. Has there been any previous appeal involving these premises?
Yes _____ No X
12. Premises presently or last occupied as Residential Home
13. Has premises been the subject of any Planning Board action?
Yes _____ No X
If yes, attach a copy of Planning Board resolution to this application.
14. Date present owner became owner of property, July 2018

ZONING TABLE

This MUST be completely filled out in order for your application to be deemed complete
 ZONE OF SUBJECT PROPERTY: RA-2

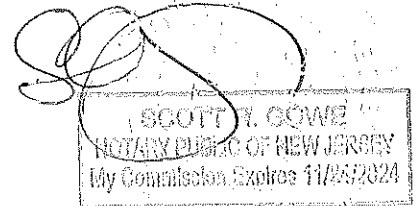
	REQUIRED	EXISTING	PROPOSED
Lot Area	<u>30,000</u> sf min	<u>22,460</u> sf	<u> </u> sf
Lot Width	<u>135</u> ft min	<u>150</u> ft	<u> </u> ft
Lot Depth	<u>175</u> ft min	<u>148.75</u> ft	<u> </u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>6.7</u> % max	<u>20</u> %	<u>6.7</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>16.3</u> % max	<u>40</u> %	<u>16.4</u> %
Front Setback	<u>50</u> ft min	<u>51.04</u> ft	<u>51.04</u> ft
Side Setback	<u>30</u> ft min	<u>64.95</u> ft (Left) <u>26.63</u> ft (Right)	<u>64.95</u> ft (Left) <u>26.63</u> ft (Right)
Rear Setback	<u>75</u> ft min	<u>70.13</u> ft	<u>70.13</u> ft
Building Height	<u>35</u> ft max <u>2.5</u> stories max	<u>25</u> ft <u>2</u> stories	<u>30.3</u> ft <u>2</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.

AFFIDAVIT OF APPLICANT

STATE OF NEW JERSEY }
COUNTY OF BERGEN } ss:



Denine Hosford 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 26 day
Of February, 2021.

Craig LaBianco

AFFIDAVIT

STATE OF NEW JERSEY }
COUNTY OF BERGEN } ss:

CraigLaBianco@gmail.com

Craig LaBianco
to law on oath deposes and says, that t
in the Borough of
Bergen and
that Craig LaBianco

piece or parcel of land situated, lying, and being in the municipality of
known and designated as block 3602-B and lot 18.

Sworn to and subscribed
Before me this _____ day
Of _____ 20____.

[Signature]
(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:

Denine Hosford is hereby authorized to make the within application.
Dated: _____

[Signature]
(owner to sign here)

February 24, 2021
11:18 AM

BOROUGH OF OAKLAND
Tax Account Detail Inquiry

Page No: 1

BLQ: 5403. 9.
Owner Name: LA BIANCO, CRAIG & DANIELLE
Tax Year: 2020 to 2021
Property Location: 46 ALGONQUIN TRL

Tax Year: 2020	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	3,146.51	3,146.50	3,313.94	3,435.70	13,042.65
Payments:	3,146.51	3,146.50	3,313.94	3,435.70	13,042.65
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2020 Prin Balance
		Description								
		Original Billed						13,042.65		13,042.65
02/14/20	1	Payment	001	305	CK	15145	9 TX021401	3,146.51	15.03	9,896.14
05/29/20	2	Payment	001	314	CK	15807	30 TX5290Y1	3,146.50	0.00	6,749.64
08/20/20	3	Payment	001	319	CK	16444	6 TX082001	3,290.38	23.56	3,459.26
10/29/20	3	Payment	001	332	CK	16907	22 TX1029A1	23.56	0.81	3,435.70
10/29/20	4	Payment	001	332	CK	16907	23 TX1029A1	3,411.33	0.00	24.37
02/01/21	4	Payment	001	351	CK	17599	10 TX0201A	24.37	0.49	0.00

Tax Year: 2021	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	3,260.67	3,260.66	0.00	0.00	6,521.33
Payments:	3,235.81	0.00	0.00	0.00	3,235.81
Balance:	24.86	3,260.66	0.00	0.00	3,285.52

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2021 Prin Balance
		Description								
		Original Billed						6,521.33		6,521.33
02/01/21	1	Payment	001	351	CK	17599	11 TX0201A	3,235.81	0.00	3,285.52

Total Principal Balance for Tax Years in Range: 3,285.52



BOROUGH OF OAKLAND
1 MUNICIPAL PLAZA OAKLAND, NEW JERSEY 07436

A CURRENT SURVEY AND CHECK MUST BE SUBMITTED WITH APPLICATION

PLEASE PRINT CLEARLY

1. SITE ADDRESS: 46 Algonquin Trail BLOCK: 5403 LOT: 9 QUAL:

2. Applicant's Name: Craig & Danielle LaBianco Tel. No.: 201-835-4435

Address: 46 Algonquin Trail Oakland, NJ

3. Property Owner's Name: Craig & Danielle LaBianco Tel. No.: 201-835-4435

Address: 46 Algonquin Trail, Oakland NJ

4. Is a pool located on the property? Yes ☐ No ☒ Fence ☐ Height:

Driveway ☐: Repaving ☐ or Expansion ☐ AC Unit ☒ Generator ☐ Shed ☐ Deck ☐

New Construction ☐ Addition ☒ New Pool ☐ Patio ☐ Retaining Wall ☐ Maximum Height:

5. Has the subject premises been the subject of prior application to the Zoning Board of Adjustment or Planning Board to the applicant's knowledge. Yes ☐ No ☒ If Yes, state date:

Retaining wall 4 ft or greater in height: ZONING, ENGINEERING and BUILDING permits required.
Sheds: UNDER 200 sq ft- Zoning permit only. Greater than 200 sq ft- Zoning & Building permit required.

ALL APPLICATIONS MUST BE SIGNED:

[Signature] Craig/Danielle LaBianco

Applicant Signature Print Name (Applicant)

[Signature] Craig/Danielle LaBianco

Property Owner Signature or Designated Agent Print Name (Owner)

OFFICE USE ONLY:

Based on the information submitted and the requirements of the Borough Zoning Ordinance, your application for a Zoning Permit is hereby:

APPROVED ☐ DENIED ☐ DATE CHECK #

If approved, valid for 1 year from date of approval

Comments on Decision:

Signature of Zoning Officer

Date

PROCEDURAL CHECKLIST FOR VARIANCE APPLICATIONS

(Application to be typed or printed clearly please)

- ☒ 1. Apply to Zoning Officer for a permit for a use or structure not permitted by the zoning ordinance. A letter of denial will be issued and signed by the Zoning Officer citing the reasons for the denial of a building permit or certificate of occupancy.
- ☒ 2. Secure a copy of the application form from the Board Secretary. Applications must be filed within twenty (20) days of the issuance of denial from the Zoning Officer.
- ☒ 3. Plans and survey must be prepared and certified by a licensed land surveyor, architect or engineer. Plans must be drawn to scale indicating the relation of existing and/or the proposed structure with structures on all adjoining properties and a scale drawing of existing and/or proposed structures indicating changes or alterations contemplated. Please specify the location of all wells, septic systems, or sewer lines on plans. Submitted plans must show floor plan (footprint) of all levels and elevations.
- ☒ 4. Submit 16 copies of completed application (signed and notarized), 16 copies of Zoning Officer's denial letter, 16 copies folded plans and 16 copies of most recent sealed survey of the property. All copies mentioned must be in packet form and submitted to the Board Secretary.
- ☒ 5. Two separate checks for the application fees and escrow fees made out to the Borough of Oakland.
- ☐ 6. A hearing date will be assigned upon the receipt of a completed application, review process and appropriate fees. The Board of Adjustment regularly meets on the second Tuesday of each month at 8:00 p.m. in the Oakland Council Chambers, 10 Lawlor Drive, Oakland, New Jersey.
- ☐ 7. Obtain a list of all property owners within 200-feet of the property in question from the Tax Assessor's office after variance application has been filed with the Board Secretary and a meeting date has been assigned.
- ☐ 8. Once a hearing date has been assigned and a 200-foot property owner list has been obtained, send notice of appeal to property owners within 200-feet. Sample forms are a part of your application package given by the Board Secretary. Notice must be served to all property owners in adjoining municipalities, if applicable. In such cases, notice must be served to the Municipal Clerk of that Borough. Every Notice must be served no less than 10 days prior to hearing date by certified mail or in person. If noticing in person, the applicant must have each property owner print name and address, sign and date a copy of the notice that they have been informed. Notice is to be placed in the official newspaper of the Borough (The Record) no less than 10 days prior to the hearing date.
- ☐ 9. Upon the completion of service to all applicable property owners, the notice must be sworn before a notary by the person making the service. Proof of service must be given to the Board Secretary prior to the hearing date, which should include, copy of the letter served to property owners, affidavit from the official newspaper and white postal receipts with date of mailing stamped by the post office.
- ☐ 10. Appear at public hearing in person, by agent or attorney. All Corporations must be represented by an attorney at all Board hearings.

Important:

In order to expedite the processing of your application the applicant should comply with the above instructions. The Board can take no action until the above requirements are fully complied with and if unable to act within 90 days from the date of application, the Board will be deemed by law to have decided adversely to the application. The action taken by the Board will be advertised in the official newspaper as soon as possible after the hearing. Decisions of the Board will be mailed to the applicant or applicant's attorney as soon as possible but not later than 30 days thereafter. The building inspector must receive a copy of the resolution of approval before he can issue a building permit or certificate of occupancy.

Any questions regarding the application or filing requirements should be directed to the Board Secretary at 201-337-8538.

PLEASE NOTE: The area where the variance is requested must be staked out so that the Board member can see where application is proposed upon their site inspections.

Proposed Addition/Alteration:
Labianco Residence

46 Algonquin Trail
Oakland, NJ 07436

DRAWING INDEX						
SHEET NO.	SHEET NAME	ZONING	PERMIT	REV. 1	REV. 2	REV. 3
GENERAL						
G-01	TITLE SHEET AND ZONING DATA	X				
ARCHITECTURAL						
D-01	DEMOLITION PLANS	X				
A-01	CONSTRUCTION PLANS	X				
A-02	EXTERIOR ELEVATIONS	X				
A-03	EXTERIOR ELEVATIONS	X				
A-04	CONSTRUCTION DETAILS					
STRUCTURAL						
S-01	BASEMENT AND 1ST FLOOR FRAMING PLANS					
S-02	2ND FLOOR AND ROOF FRAMING PLANS					
PLUMBING						
P-01	PLUMBING RISER DIAGRAM					

GTFM LLC
DESIGN & BUILD

37 Spring Valley Ave.
Paramus, N.J. 07652
(201)343-7383
(201)343-2370 (Fax)
www.GTFMllc.com

CLIENT/OWNER:

PROPOSED ADDITION
LABIANCO RESIDENCE
46 ALGONQUIN TRAIL
OAKLAND, NJ 07436.

PROJECT NUMBER: 006051

ARCHITECT SEAL/SIGNATURE:

DOUGLAS G. BATTERSBY

NJ LICENSE #: 21A102032000

ISSUANCE	DATE
ZONING REVIEW	01/21/21

ZONING DATA

PROJECT DESCRIPTION:		PROPOSED ADDITION	LOT: 9	BLOCK: 5403	ZONE: RA-2
LOT SIZE	EXISTING	MIN. REQUIRED	VARIANCE REQUIRED		
LOT AREA	22,460± SF	30,000 S.F.	NO EXISTING NON-COMFORMANCE		
LOT WIDTH	150 FT.	135 FT.	NO		
LOT DEPTH	148.75 FT.	175 FT.	NO EXISTING NON-COMFORMANCE		

SETBACKS	EXISTING	REQUIRED	PROPOSED	VARIANCE REQUIRED
FRONT	51.04 FT.	50 FT.	51.04 FT.	NO
SIDE – LEFT	64.95 FT.	30 FT.	64.95 FT.	NO
SIDE – RIGHT	26.63 FT.	30 FT.	26.63 FT.	T.B.D. BY ZONING OFFICIAL
REAR	70.13 FT.	75 FT.	70.13 FT.	T.B.D. BY ZONING OFFICIAL
BUILDING HEIGHT	25.0 FT	35 FT. 2 1/2 STORY	30.3 FT 2' STORY	NO
BUILDING COVERAGE	1,504.0 SF 6.7%	20% OF 22,460 S.F. = 4,492 SF	1,504.0 SF 6.7%	NO
IMPERVIOUS COVERAGE	3,672.0 SF 16.3%	40% OF 22,460 S.F. = 8,984 SF	3,681.0 SF 16.4%	NO

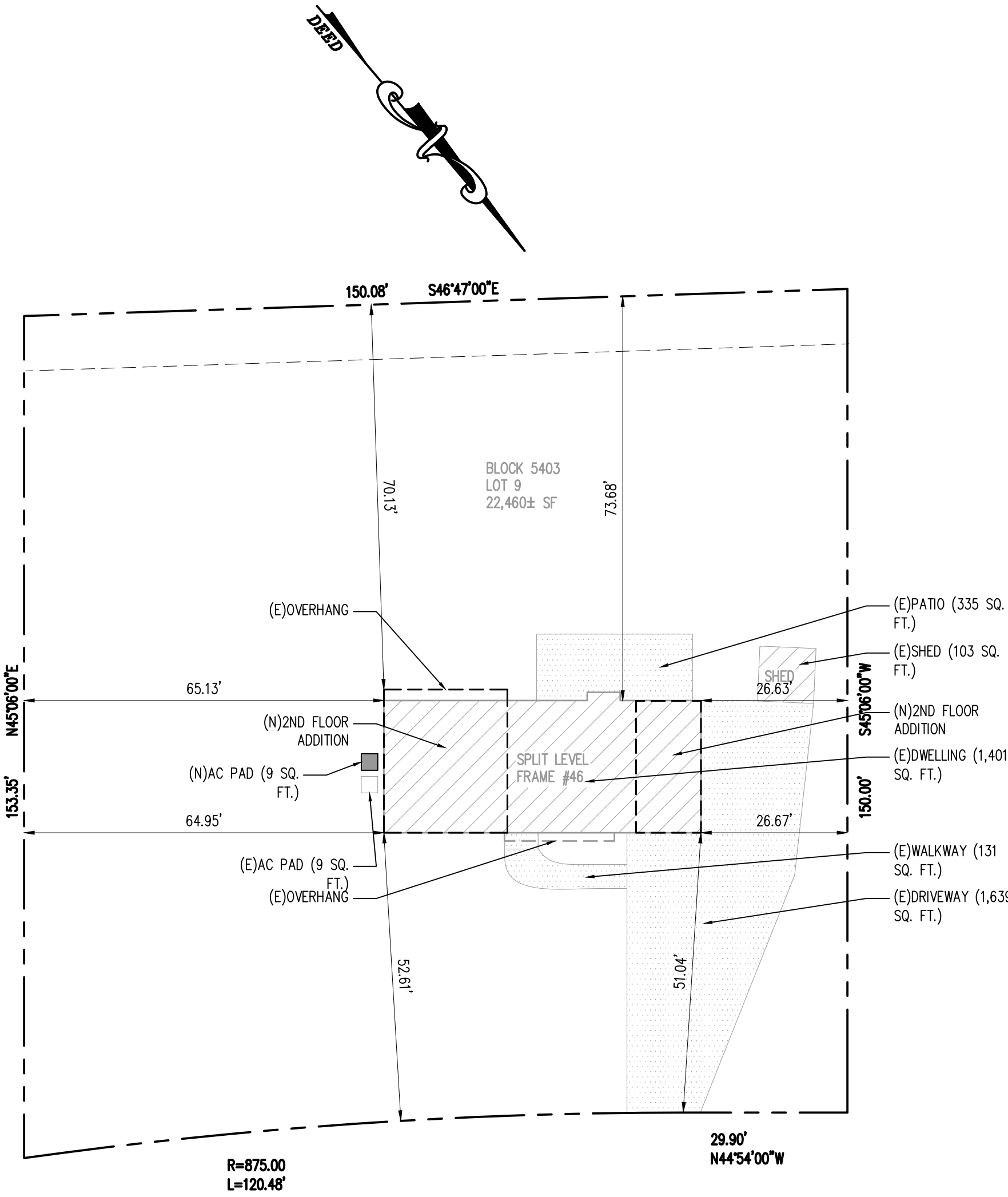
BUILDING COVERAGE			
	EXISTING	PROPOSED	TOTAL
MAIN DWELLING	1,401.0 SF	0 SF	1,401.0 SF
SHED	103.0 SF	0 SF	1,401.0 SF
TOTAL BUILDING COVERAGE	1,504.0 SF	0 SF	1,504.0 SF

IMPERVIOUS COVERAGE			
	EXISTING	PROPOSED	TOTAL
BUILDING COVERAGE	1,504.0 SF	0 SF	1,504.0 SF
FRONT WALKWAY	131 SF	0 SF	131 SF
DRIVEWAY	1,693 SF	0 SF	1,693 SF
PATIO	335 SF	0 SF	335 SF
AC PAD	9 SF	+9 SF	18 SF
TOTAL BUILDING COVERAGE	3,672.0 SF	+9 SF	3,681.0 SF

BUILDING CHARACTERISTICS	
BUILDING CLASSIFICATION	SINGLE FAMILY RESIDENCE
USE GROUP	R5
CONSTRUCTION TYPE	5B
NUMBER OF STORIES	2
AREA OF LARGEST FLOOR	1,472.0
NEW BUILDING AREA	871 SF
VOLUME OF NEW STRUCTURE	10,452 CU. FT.
HEIGHT OF STRUCTURE	30.3 FT.
MAX. LIVE LOAD	40
MAX OCCUPANCY LOAD	10

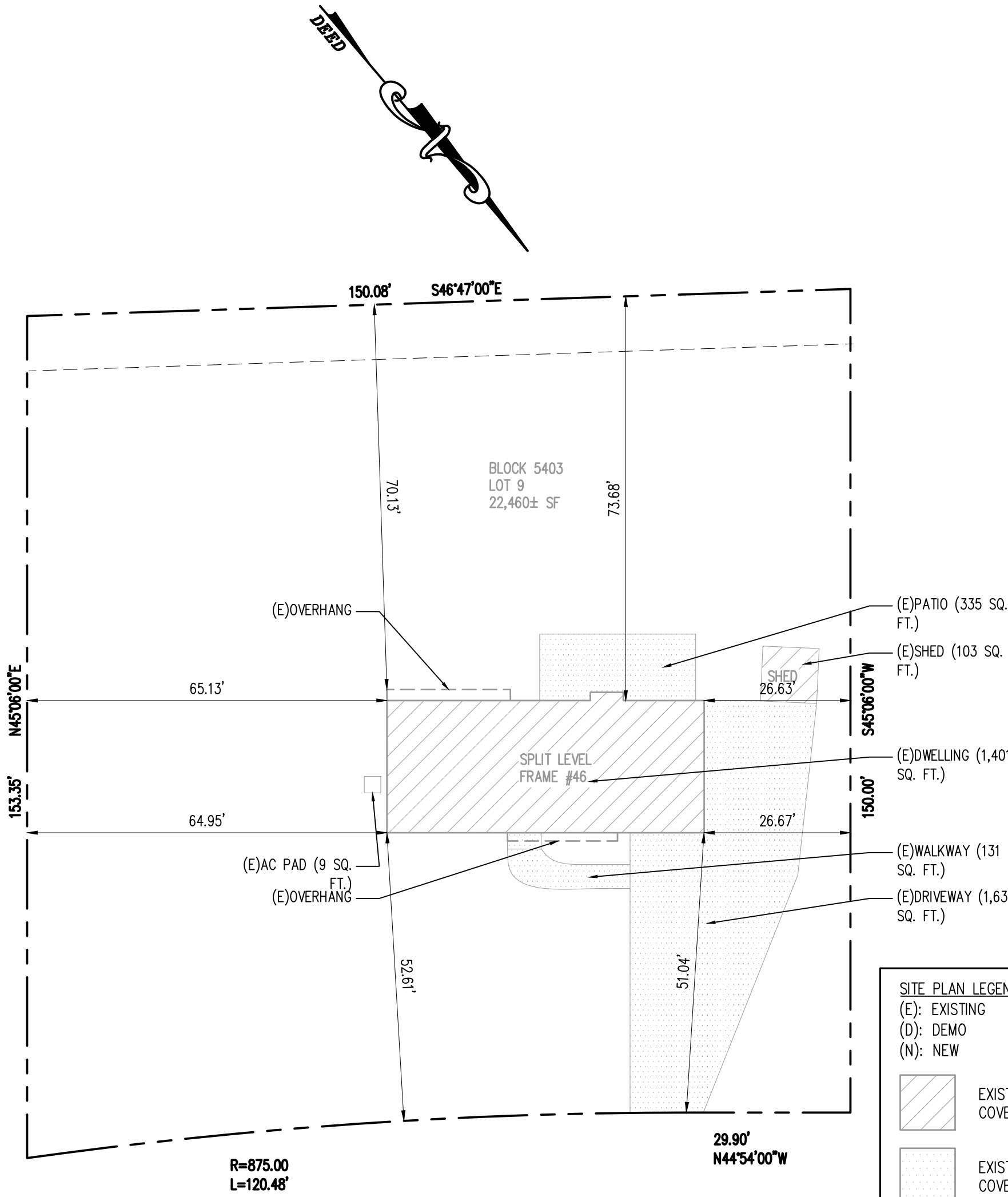
INFORMATION SHOWN ON THIS DRAWING WAS TAKEN DIRECTLY FROM A SURVEY PREPARED BY JAMES PICA PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NUMBER 24GS03795400 ON 05-11-18

INFORMATION SHOWN ON THIS DRAWING WAS TAKEN DIRECTLY FROM A SURVEY PREPARED BY JAMES PICA PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NUMBER 24GS03795400 ON 05-11-18



ALGONQUIN TRAIL

2 PROPOSED SITE PLAN
G-01 SCALE: 1" = 20'-0"



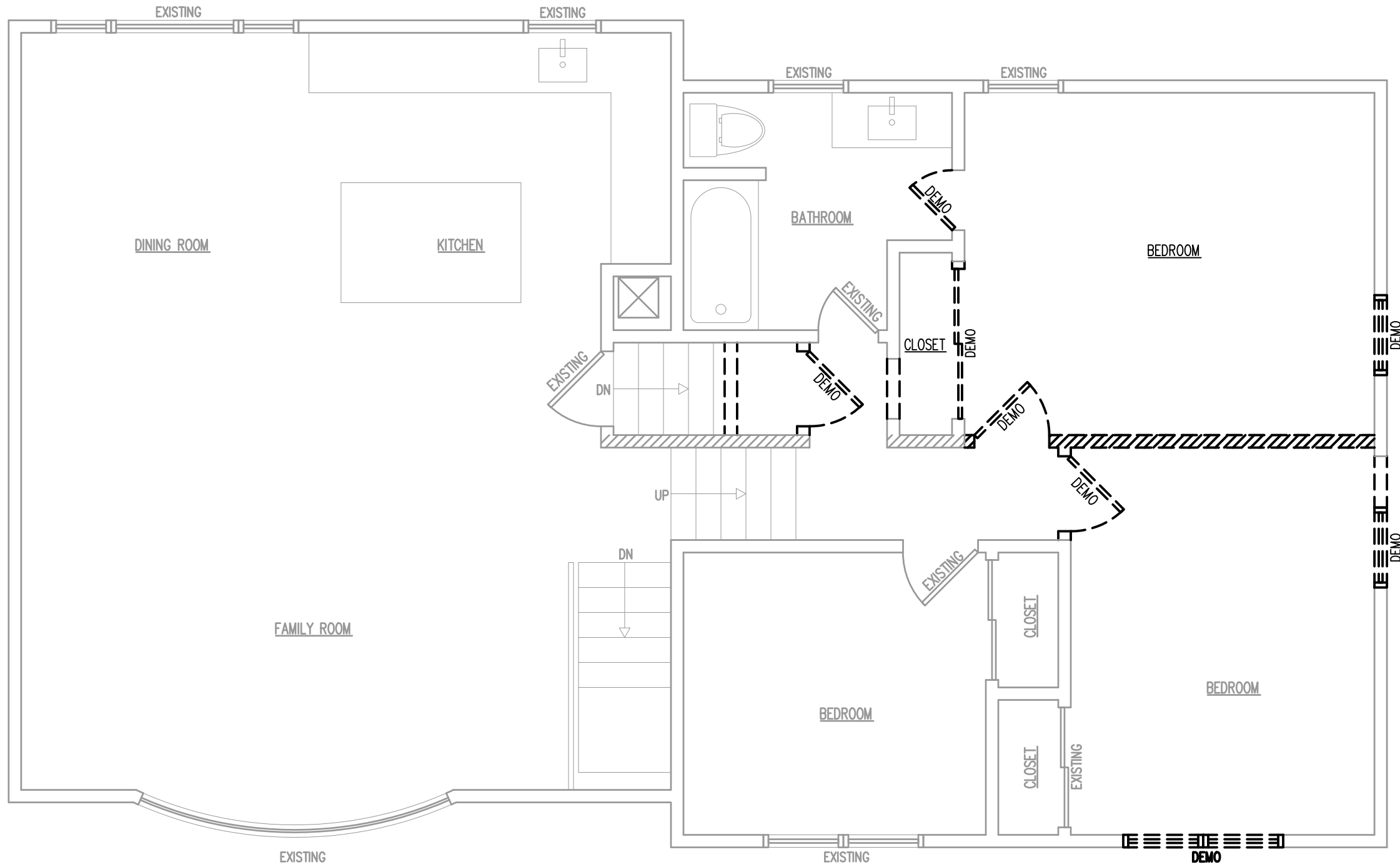
ALGONQUIN TRAIL

1 EXISTING SITE PLAN
G-01 SCALE: 1" = 20'-0"

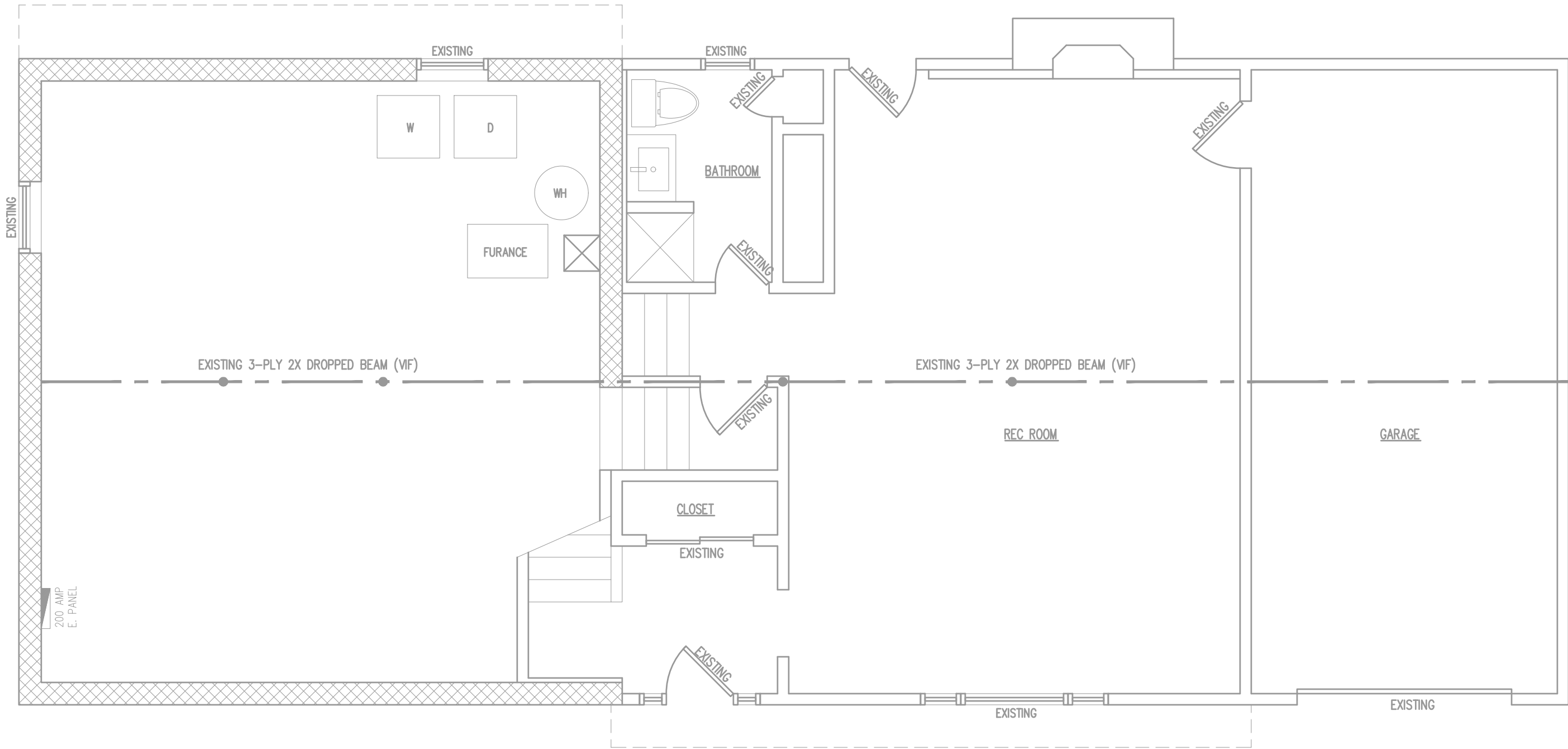
TITLE SHEET
AND ZONING
DATA

SHEET NUMBER:

G-01



2 1ST FLOOR DEMOLITION PLAN
D-01 SCALE: 1/4" = 1'-0"



1 BASEMENT DEMOLITION PLAN
D-01 SCALE: 1/4" = 1'-0"

GENERAL DEMOLITION NOTES

1. ALL CONTRACTORS SHALL HAVE AND MAINTAIN CONTRACTOR'S LIABILITY INSURANCE AND WORKMAN'S COMPENSATION INSURANCE. ALL PHASES OF CONSTRUCTION SHALL APPLY TO LOCAL, STATE AND FEDERAL LAWS.
2. COORDINATE ALL PHASES OF DEMOLITION FOR PROJECT. VISIT THE SITE PRIOR TO BID SUBMISSION AND VERIFY ALL EXISTING CONDITIONS (EG- OVERALL DIMENSIONS, CONDITION OF CONCRETE SLAB, LOCATION OF SERVICES, STRUCTURE, CLEARANCES, ETC.) AGAINST THE PROPOSED WORK. REPORT ANY DISCREPANCIES, OMISSIONS OR OBSTRUCTIONS TO THE OWNER THAT WILL AFFECT THE LAYOUT OR DESIGN IMMEDIATELY.
3. UPON COMPLETION OF DEMOLITION, ALL CONDITIONS AND DIMENSIONS ARE TO BE VERIFIED FOR VARIANCES AGAINST THE PROPOSED WORK. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER.
4. PROVIDE FOR LEGAL REMOVAL AND DISPOSAL OF ALL RUBBISH AND DEBRIS FROM THE BUILDING AND SITE. PROTECT ALL WORK NOT SLATED FOR DEMOLITION.
5. TAKE PRECAUTIONS AGAINST DAMAGING OR DISRUPTING BASE BUILDING SYSTEMS AND COMPONENTS. CONTRACTOR TO TAKE SPECIAL CARE TO MAKE SURE ALL ROOFS ARE TARPED AND TEMPORARY PLYWOOD WALLS ARE SECURED AND WATER TIGHT AT THE END OF EACH DAY. ANY DAMAGE TO MATERIALS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. DEMOLITION CONTRACTOR TO SHORE, BRACE AND PROTECT ALL EXISTING STRUCTURE, WALLS, ETC. TO REMAIN AS NECESSARY THROUGHOUT THE WORK. REMOVE WALL AND CEILING SHEATHING PRIOR TO DEMOLITION OF WALLS TO VERIFY IF WALL IS LOAD BEARING. CONTACT ARCHITECT FOR ADDITIONAL INFORMATION AS REQUIRED.
7. CONTRACTOR SHALL VERIFY SIZE AND DIRECTION OF JOISTS, BEAMS, COLUMNS, ETC IN COMPARISON TO THE PLANS, VERIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PURCHASING NEW MATERIALS.
8. MAINTAIN FIRE EXTINGUISHER(S) DURING ALL PHASES OF WORK AS REQUIRED BY CODE.
9. MAINTAIN /RELOCATE ANY FIRE PROTECTION SIGNALS OR EQUIPMENT AS REQ'D, PROTECT FOR DURATION OF THE WORK.
10. UPON COMPLETION OF DEMOLITION WORK, LEAVE ALL AFFECTED AREAS IN 'BROOM CLEAN' CONDITION
11. ALL EXISTING ELEMENTS THAT ARE TO BE REUSED ARE TO BE KEPT IN OR RETURNED TO 'LIKE-NEW' CONDITION UNON AND ARE TO BE PROTECTED THROUGHOUT ALL PHASES OF WORK.

DEMOLITION WALL LEGEND		EXISTING WALL TO REMAIN
		EXISTING BEARING WALL TO REMAIN
		EXISTING MASONRY WALL
		DEMO EXISTING WALL
		DEMO EXISTING BEARING WALL
		DEMO FLOOR/CEILING

GTFM LLC
DESIGN & BUILD

37 Spring Valley Ave.
Paramus, N.J. 07652
(201)343-7383
(201)343-2370 (Fax)
www.GTFMllc.com

CLIENT/OWNER:

PROPOSED ADDITION
LABIANCO RESIDENCE
46 ALGONQUIN TRAIL
OAKLAND, NJ 07436.

PROJECT NUMBER: 006051

ARCHITECT SEAL/SIGNATURE:

DOUGLAS G. BATTERSBY

NJ LICENSE #: 21A102032000

ISSUANCE	DATE
ZONING REVIEW	01/21/21

SHEET NAME:

DEMOLITION
PLANS

SHEET NUMBER:

D-01



A-01

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DOUGLAS G. BATTERSBY

NJ LICENSE #: 21A102032000

ISSUANCE	DATE
ZONING REVIEW	01/21/21

SHEET NAME:

EXTERIOR
ELEVATIONS

SHEET NUMBER:

A-02

(N)BLDG HEIGHT
ELEV: 30.3' ABOVE AVG. GRADE

(N)2ND FLOOR CLG
ELEV: 8'-0" A.F.F.

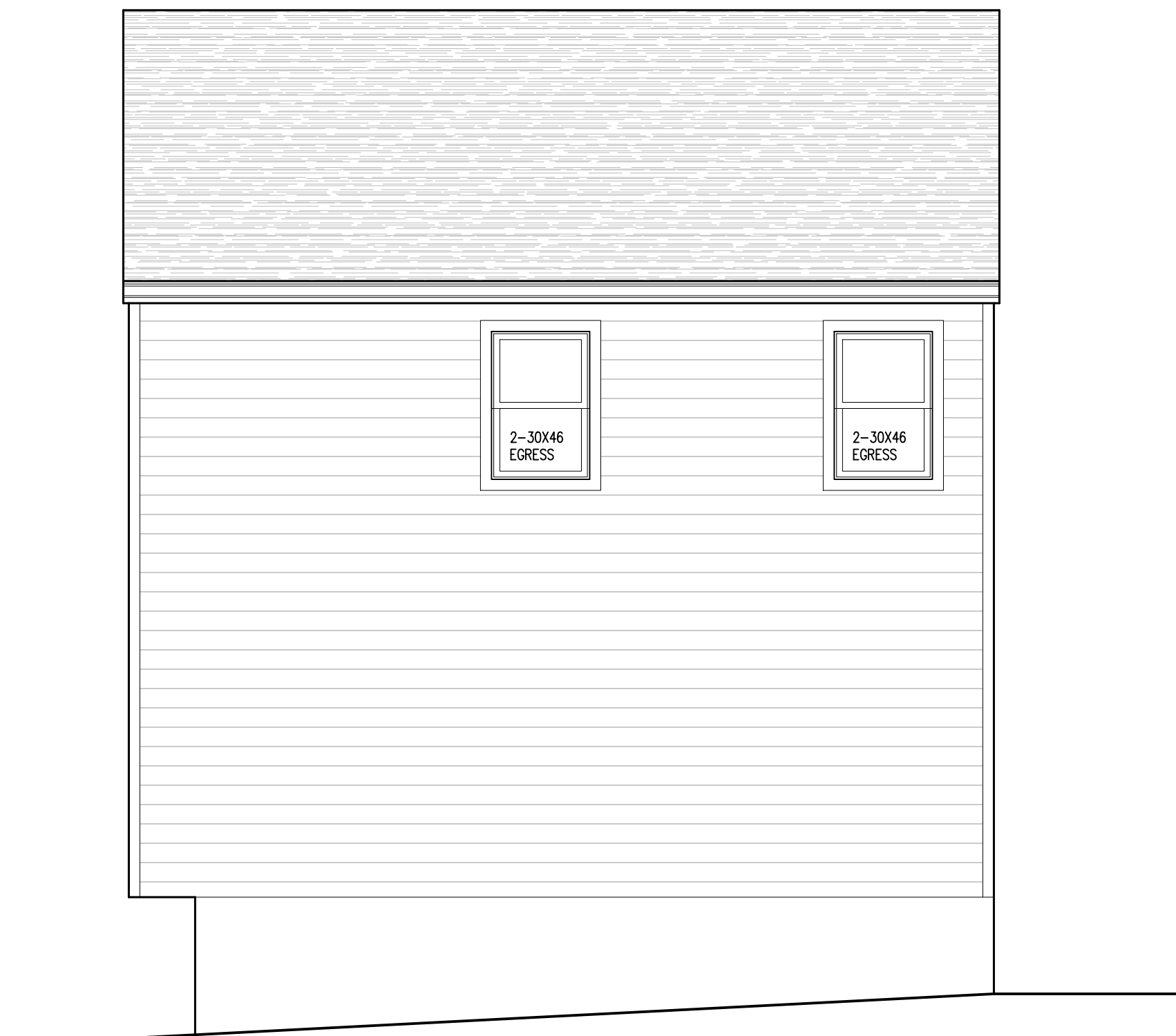
(N)2ND FLOOR
ELEV: 9'-7 3/4"

(E)1ST FLOOR
ELEV: 4'-6"

(E)1ST FLOOR
ELEV: 0'-0"

(E)GROUND LEVEL
ELEV: -4'-2"

(E)BASEMENT
ELEV: -8'-1 1/2"



3 LEFT ELEVATION
A-02 SCALE: 1/4" = 1'-0"

(N)BLDG HEIGHT
ELEV: 30.3' ABOVE AVG. GRADE

(N)2ND FLOOR CLG
ELEV: 8'-0" A.F.F.

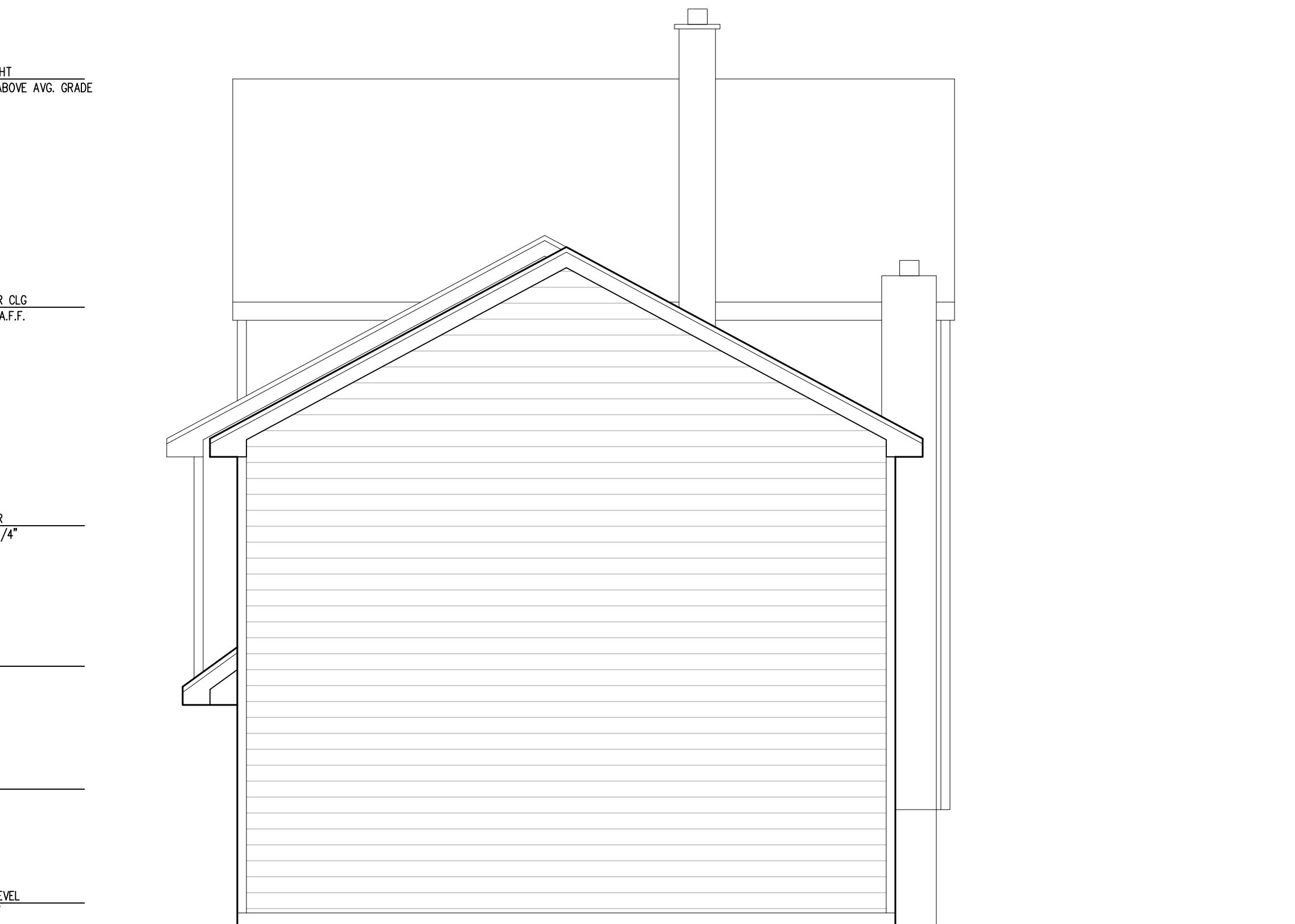
(N)2ND FLOOR
ELEV: 9'-7 3/4"

(E)1ST FLOOR
ELEV: 4'-6"

(E)1ST FLOOR
ELEV: 0'-0"

(E)GROUND LEVEL
ELEV: -4'-2"

(E)BASEMENT
ELEV: -8'-1 1/2"



2 RIGHT ELEVATION
A-02 SCALE: 1/4" = 1'-0"

(N)BLDG HEIGHT
ELEV: 30.3' ABOVE AVG. GRADE

(N)2ND FLOOR CLG
ELEV: 8'-0" A.F.F.

(N)2ND FLOOR
ELEV: 9'-7 3/4"

(E)1ST FLOOR
ELEV: 4'-6"

(E)1ST FLOOR
ELEV: 0'-0"

(E)GROUND LEVEL
ELEV: -4'-2"

(E)BASEMENT
ELEV: -8'-1 1/2"



1 FRONT ELEVATION
A-02 SCALE: 1/4" = 1'-0"

GTFM LLC
DESIGN & BUILD

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ARCHITECT SEAL/SIGNATURE:
DOUGLAS G. BATTERSBY

NJ LICENSE #: 21A102032000

ISSUANCE	DATE
ZONING REVIEW	01/21/21

FINISHED HEIGHT
ELEV. 30.3' ABOVE AVG. GRADE

FINISHED FLOOR CLG
ELEV. 8'-0" A.F.F.

FINISHED FLOOR
ELEV. 9'-7 3/4"

EXIST FLOOR
ELEV. 4'-6"

EXIST FLOOR
ELEV. 0'-0"

GROUND LEVEL
ELEV. -4'-2"

BASEMENT
ELEV. -8'-1 1/2"



1
A-03
REAR ELEVATION
SCALE: 1/4" = 1'-0"

SHEET NAME:

EXTERIOR
ELEVATIONS

SHEET NUMBER:

A-03