



BOROUGH OF OAKLAND, NEW JERSEY

TO: Planning Board

FROM: Glen Turi

This is to advise you that on May 12, 2022 a denial was issued to the resident Matthew Myones for the location 63 Seminole Avenue, Oakland, NJ 07436

Block: 4806 Lot: 28

Zoning District: RA-3

For: Construction of a 2nd Floor addition

For the following reasons:

- 1) Side Yard: 10.9 feet proposed, 15 feet required
- 2) Side Yard: 8.6 feet proposed, 15 feet required
- 3) Height: Unknown proposed, 35 feet required

The Ordinances pertaining to this application are:

Chapter 59

Attachment 5

Fee: \$50.00 Paid by: #608 LOD: #Z-0512004

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**

**APPLICATION FOR RESIDENTIAL VARIANCE FROM
LOT AREA AND SETBACK REQUIREMENTS**

Date 5/13/21

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

Date Received _____
Fee Submitted _____
Jurisdiction Date _____
Complete Date _____
Date by _____
Board Action _____

FOR OFFICIAL USE ONLY

The undersigned, as Applicant/Owner of the subject property listed below hereby makes application to the Borough of Oakland Board of Adjustment for relief from residential zone requirements relating to lot area or setback requirements of the Borough Zoning Ordinance pursuant to N.J.S.A. 40:55D-70 C (1) or C (2) and applicable laws of the Borough of Oakland in order to: (briefly describe proposal)

Construction of 2nd floor.

I. APPLICANT INFORMATION

- a. Name: Matthew Myones
- b. Address: 63 Seminole Ave Oakland NJ 07436
- c. Telephone (include fax number if desired): 631-704-3487
- d. Applicant is a: (check applicable status)
☐ Corporation ☐ Partnership ☒ Individual(s)
- e. 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.
- f. Relationship of applicant to property (check applicable status):
☒ Owner ☐ Purchaser under contract ☐ Lessee
☐ Other (please specify): _____
- g. If applicant is represented by an attorney:
Name: _____
Address: _____
Telephone: _____ Fax: _____

2. PROPERTY INFORMATION

- a. Street address 63 Seminole Avenue Oakland NJ 07436
- b. Tax Map Block(s) 4806 Lot(s) 28
- c. Zone District RA-3
- d. Lot Area 12000 ft² Lot Dimensions 60' x 200'
- e. 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.

- f. Property is sewerd ☐ Septic system ☒
- g. Current number of bedrooms 2 Proposed number of bedrooms 2
- h. Current number of bathrooms 1 Proposed number of bathrooms 3
- i. Height of building: Existing Stories 1 Feet 20
- Proposed Stories 2 Feet 34
- j. Percentage of lot occupied by building:
- Now: 8.6 % With proposed addition: 8.6 %

k. Setback from property lines:

	Front	Rear	Right Side	Left Side
a. Existing:	<u>37.8</u>	<u>136.4</u>	<u>8.6</u>	<u>10.9</u>
b. Proposed:	<u>37.8</u>	<u>136.4</u>	<u>8.6</u>	<u>10.9</u>

l. Please list prior applications or municipal actions regarding this property:

Ø

3. NATURE OF APPLICATION: This is an application for a variance from the strict application of the Borough of Oakland Zoning Ordinance for a use permitted in the Zone in which the property is located. The proposed construction is contrary to the following provisions of the Zoning Code of the Borough (the Zoning Officer should be consulted to determine the appropriate sections) You may attach additional sheets if needed.

Relief Requested:

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
<u>Chapter 59</u>	<u>15 ft</u>	<u>Side Yard: 10.9 ft</u>
<u>Attachment 5</u>		<u>Side yard: 8.6 ft</u>

4. REASONS FOR REQUEST IN SUPPORT OF THIS APPLICATION

This variance is sought because of (check applicable):

- (a) ☒ Exceptional narrowness of property. (b) ☐ Exceptional shallowness of property.
(c) ☐ Shape of property. (d) ☐ Exceptional topographic or physical features of the site.
(e) ☐ Other extraordinary or exceptional situation.


Describe property features or situation if items (d) or (e) are checked. You may attach additional information if desired to support your application.

5. OTHER REQUIRED INFORMATION

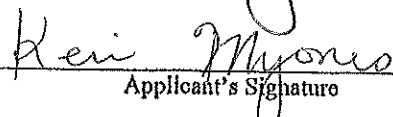
- a. Attach certification of payment of taxes from Tax Collector. → *Don't need it*
b. Attach completed checklist.
c. Attach current survey showing existing & proposed improvements and septic system if applicable.

6. 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



Applicant's Signature

5/13/22

Date

5/13/22

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

5/13/22

Date

Subscribed and sworn to before me this

____ day of _____, _____ (Year)



(Notary)

MICHAEL E. CARELLI
Notary Public, State of New Jersey
My Commission Expires 5/13/2026

ZONING TABLE

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

	REQUIRED	EXISTING	PROPOSED
Lot Area	<u>15000</u> 12000 sf min	<u>12000</u> sf	<u>12000</u> sf
Lot Width	<u>100</u> ft min	<u>60</u> ft	<u>60</u> ft
Lot Depth	<u>140</u> ft min	<u>200</u> ft	<u>200</u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>8.6</u> %	<u>8.6</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>40</u> % max	<u>16.6</u> %	<u>16.6</u> %
Front Setback	<u>40</u> ft min	<u>37.8</u> ft	<u>37.8</u> ft
Side Setback	<u>15</u> ft min	<u>10.9</u> ft (Left) <u>8.6</u> ft (Right)	<u>10.9</u> ft (Left) <u>8.6</u> ft (Right)
Rear Setback	<u>35</u> ft min	<u>136.4</u> ft	<u>136.4</u> ft
Building Height	<u>35</u> ft max <u>2 1/2</u> stories max	<u>20</u> ft <u>1</u> stories	<u>34</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.

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 20 copies of completed application (signed and notarized), ²⁰ 16 copies of Zoning Officer's denial letter, 20 copies folded plans and 20 copies of most recent sealed survey of the property. All copies mentioned must be in packet form and submitted to the Board Secretary. *1 pdf copy to planning @ oakland-nj.org*
- ☐ 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.

Every 2nd Tuesday of the month

*Marcela
201-337-8111*

EXT: 2007

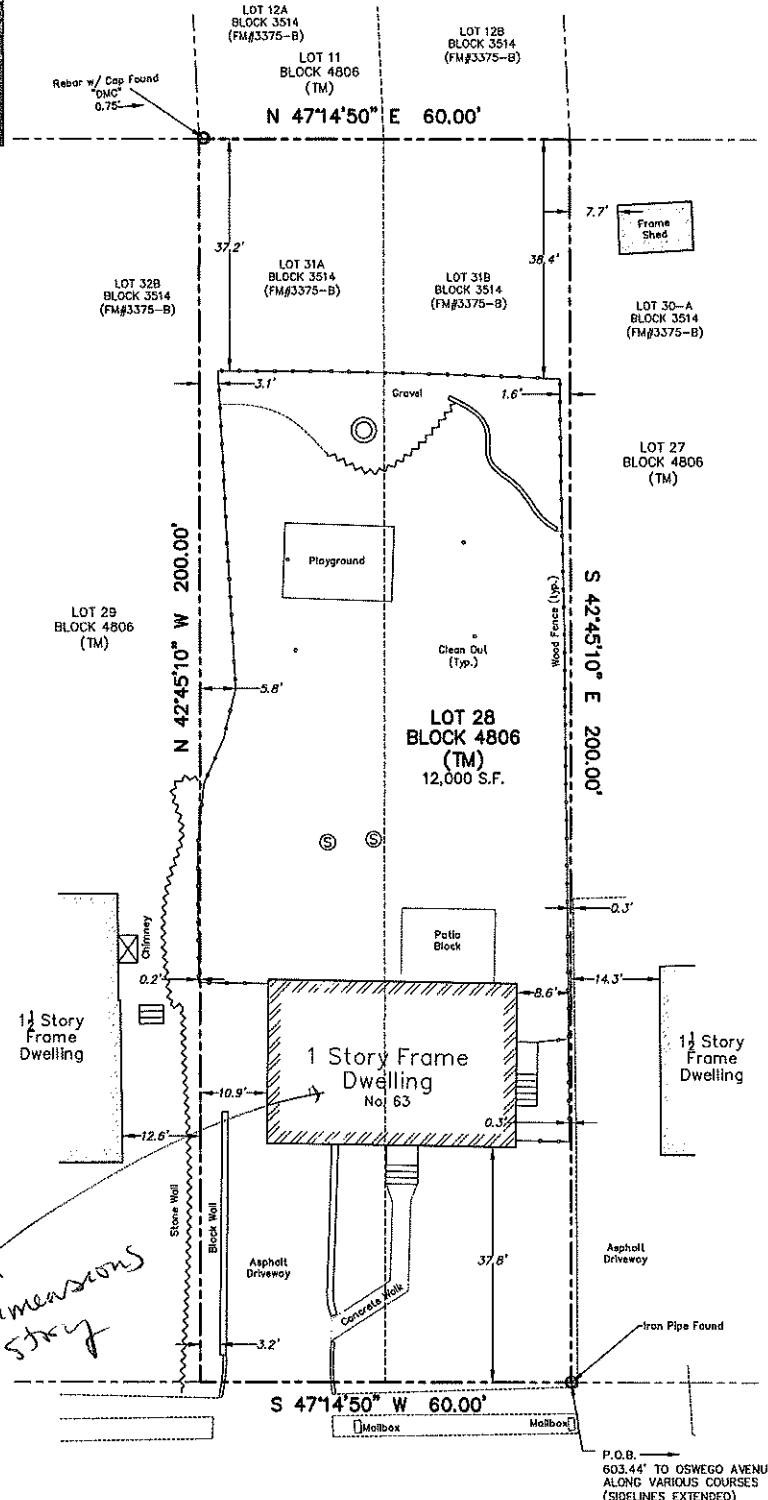
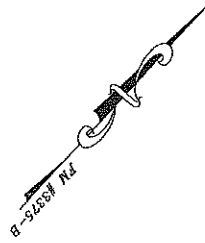
*App Fee
\$250 plus
25 any additional
variance
Escrow Fee
\$1,000*

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.



Mail on 2nd Floor

*2nd story addition
Same dimensions
as 1st story*

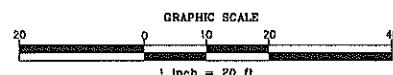
This survey certified to:
Matthew Myones & Kerl Gelotte
KNOWN AND DESIGNATED as Lots 31A & 31B Block 3514 as shown on a certain map entitled, "Ramapo Mountain Lakes, Section 2; situated in the Borough of Oakland, Bergen County, NJ" filed in the Bergen County Clerk's Office on January 3, 1945 as Map No. 3375-B.

This survey references:
Deed Book 846 Page 421
Bergen County Filed Map No. 3375-B

Notes:
Field Survey Performed on 05/24/2021
Subject to documents of record
Survey performed without the benefit of a complete title search
and subject to municipal restrictions, easements of record and
other facts that a title search may disclose.

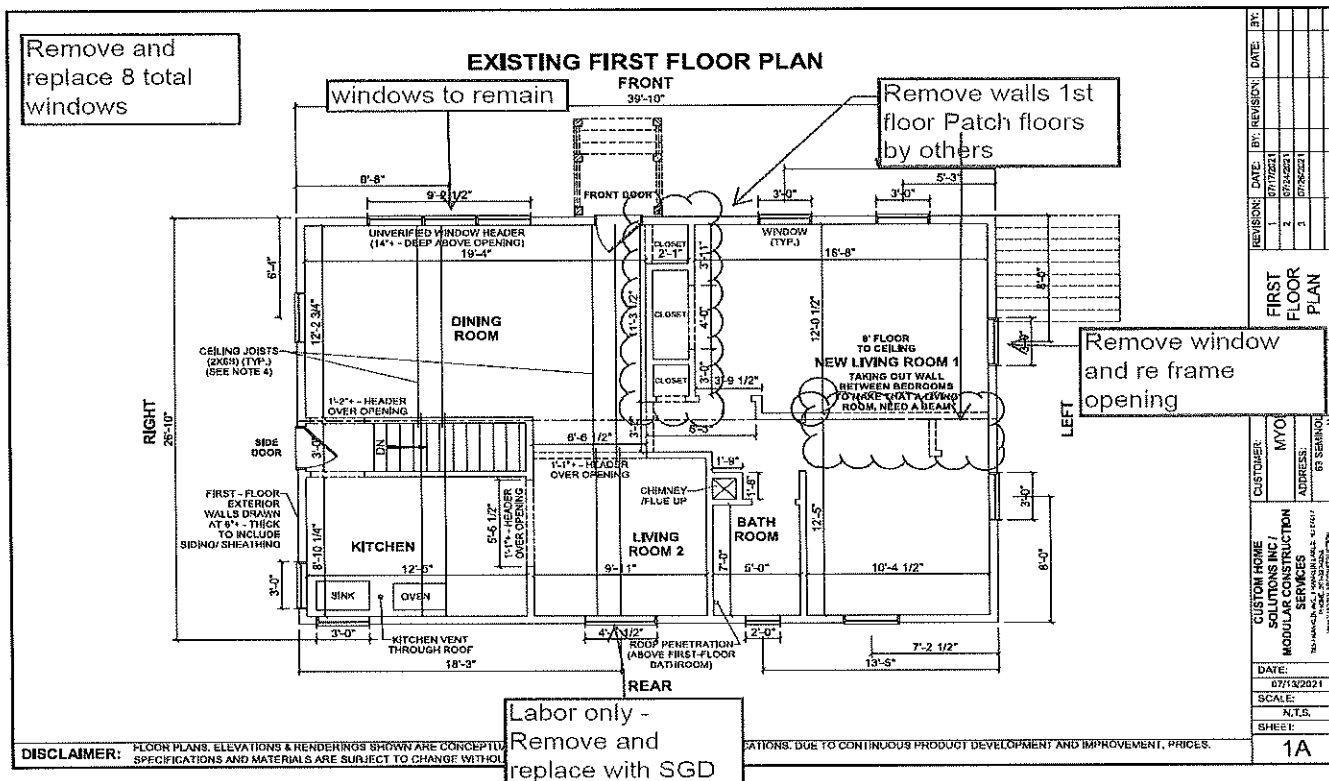
I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 17:27-1.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the land not visible. This declaration is given solely to the above joined parties for this transaction only and is not transferable. Survey is valid only if plan has original raised seal of the undersigned professional.
This plan is made to provide information to the title insurer so that it may insure title to the land shown herein.

SEMINOLE AVENUE
50' ROW



SURVEY OF PROPERTY										PROJECT NUMBER 211573		 Lakeland Surveying	Certificate of Authorization #246A18092000		Marc J. Cifone PROFESSIONAL LAND SURVEYOR		Jeffrey S. Grunn PROFESSIONAL LAND SURVEYOR				
Tax Lot 28 - Block 4806 63 Seminole Avenue, Borough of Oakland Bergen County, New Jersey										REFERENCE NUMBER -											
FIELD: AAD		DRAWN BY: JES		CHECKED: JSJ		DATE: 05/25/2021		SCALE: 1"=20'		4 West Main Street Rockaway NJ Ph: (973) 625-5670 Fx: (973) 625-4121 www.LakelandSurveying.com								Marc J. Cifone N.J. P.L.S. LIC. No. 246S04132900		Jeffrey S. Grunn N.J. P.L.S. LIC. No. 246S04339900	

785 Franklin Ave, Suite 843 Franklin Lakes, NJ 07417
201.323.0252 / www.mcsmold.com





INTERNATIONAL
CODE
COUNCIL®

April 27, 2022

Industrial Buildings Commission
505 Huntmar Park Drive, Suite 210
Herndon, Virginia 20170

Attention: Debbie Becker

RE: Ritz Craft
Model: 2695821-NJ

Dear Ms. Becker:

Enclosed, please find one (1) copy of the above-mentioned project for your files. This project has been reviewed and found in compliance with all applicable codes as evidenced by the NTA approval stamp on each page.

Should you have any questions, please contact me at your earliest convenience.

Sincerely,

Luke Lehman

Luke Lehman – P-165
Account Manager

Enclosures

88

NEW JERSEY
2018 ICC International Residential Code
2018 NAPHCC National Standard Plumbing Code
2018 ICC International Mechanical Code
2018 ICC International Energy Conservation Code
2018 ICC International Fuel Gas Code
2017 National Electric Code

NOTES:

WHOLE-HOUSE VENTILATION PER R303.4

DESIGN CRITERIA

Model Number or Name: 2695821
Occupancy: 1 and 2 Family Dwelling (N1) (NARS, MARR)
Building Area: 1029 SQ. FT.
Construction Type: ☒ VB ☐ VA
No. of Stories Above Grade: 1
Mean Roof Height: 24.02 FT.
Min. Distance to Lot Line: > 5 FT.
Exterior Wall Rating: 0 HR.
Ground Snow Load (P_g): 30 PSF
Roof Snow Load (P_s): 23.1 PSF
Minimum Roof Live Load: 20 PSF
Roof Dead Load: 10 PSF
Floor Live Load: 40 PSF
Floor Dead Load: 10 PSF
Wind Speed: 90 MPH V₅₀ (116 V₆₀)
Wind Exposure: C
Seismic Design Category: NA
Electrical Service Panel Size: 200 AMP.
Additional Sub-Panel? ☐ Y ☒ N
Permissible Gas Type: N/A
Design Codes: see Sheet N1

Thermal Climate Zone: see REScheck
Degree Days: see REScheck
Minimum Furnace Output:
Thermal Transmittance Values:
ADDITIONAL SPECIAL CONDITIONS AND/OR LIMITATIONS AND/OR ITEMS
SUBJECT TO LOCAL INSPECTION:

* See REScheck

- Flame Spread Index: < 200
- Smoke Development Index: < 450
- Sheathing Span Rating:
7/16 OSB: 24/16
1/2" OSB: 32/16
1/2" PLYWOOD: 32/16
22/32 OSB: 48/24

APPROVED BY

4.27.2022
I, the undersigned, being a duly licensed Professional Engineer in the State of New Jersey, do hereby certify that the above is a true and correct copy of the original design as submitted to and approved by the local authority having jurisdiction.

CC# 2695821
SN#

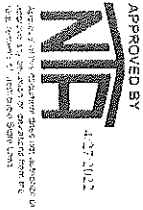


PROFESSIONAL DESIGNER'S SEAL

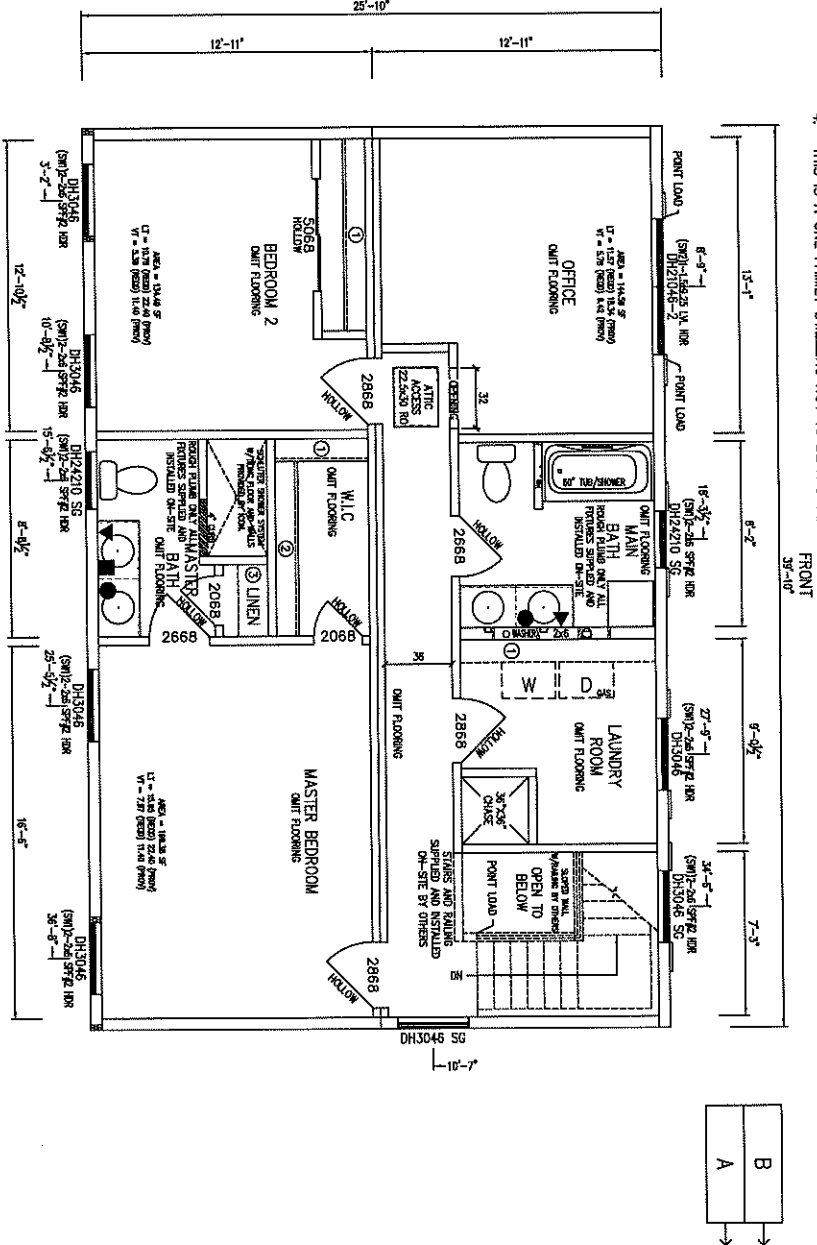
DATE	DESCRIPTION	BY
11/17/21	PRELIM	DMS
1/22/22	REV01	ADG
02/21/22	CONFRM	KB
04/12/22	SUBSET	BMB

BUILDER: MODULAR CONSTRUCTION SERVICES	CUSTOMER: MYONES CHANDLER, LLC
REP. FIRM NAME: WALT BILSON	MODEL: VSR - CUSTOM
TITLE: NOTES	SCALE: N1
SHEET: N1	NTS

BUILDING: _____		MODULAR CONSTRUCTION	
SERVICE: _____		_____	
CUSTOMER: _____		_____	
PROJECT MGR:	MYONE	_____	
	OKAMURA, J	_____	
MODEL:	WALT BUS	_____	
	VAR - CUSTO	_____	
TITLE:	_____	_____	
NOTES		_____	
SCALE: _____		_____	
SHEET: _____		_____	
N2		_____	



- NOTES:
1. CAMBRIA QUARTZ BACKSPLASH & COUNTERTOP REPL STD
 2. AN EGRESS DOOR COMPLYING WITH R310.2 IS PROVIDED ONSITE IN THE EXISTING STRUCTURE
 3. PROVISIONS FOR EATING, COOKING AND LIVING ARE PROVIDED ONSITE IN THE EXISTING STRUCTURE
 4. THIS IS A ONE FAMILY DWELLING NOT TO BE A DUPLEX



ESTIMATED SHIPPING HEIGHT:
13'-3" W/ 235 TIRES
HVAC SUPPLIED AND INSTALLED ON-SITE BY OTHERS
70 DOUBLE HUNG WINDOWS
LVL IS 2.0E W/ Fb=3100 PSI

FLOOR PLAN IS A 2ND FLOOR ADDITION TO AN EXISTING STRUCTURE
ALL REQUIRED POINT LOAD SUPPORTS PROVIDED ON-SITE BY OTHERS
ALL FLOORING ON-SITE BY OTHERS

CABINETS		
ROOM	BASE (ft)	CR (ft)
KITCHEN	—	—
ISLAND	—	—
MAIN BATH	7	2
MASTER BATH	5	0
UTL	—	—

Ritz-Craft
Custom Building Simplified

2695821

DATE: 4/13/2022

TIME: 3:07 PM

DATE	DESCRIPTION	BY
11/17/21	PRELIM	DNS
12/21/21	REVIS	AOE
02/21/22	CONFIN	KB
04/13/22	SUBSET	BMB

BUILDER: MODULAR CONSTRUCTION SERVICES

CUSTOMER: MAYONES OAKLAND, IL

MODEL: VSR - CUSTOM

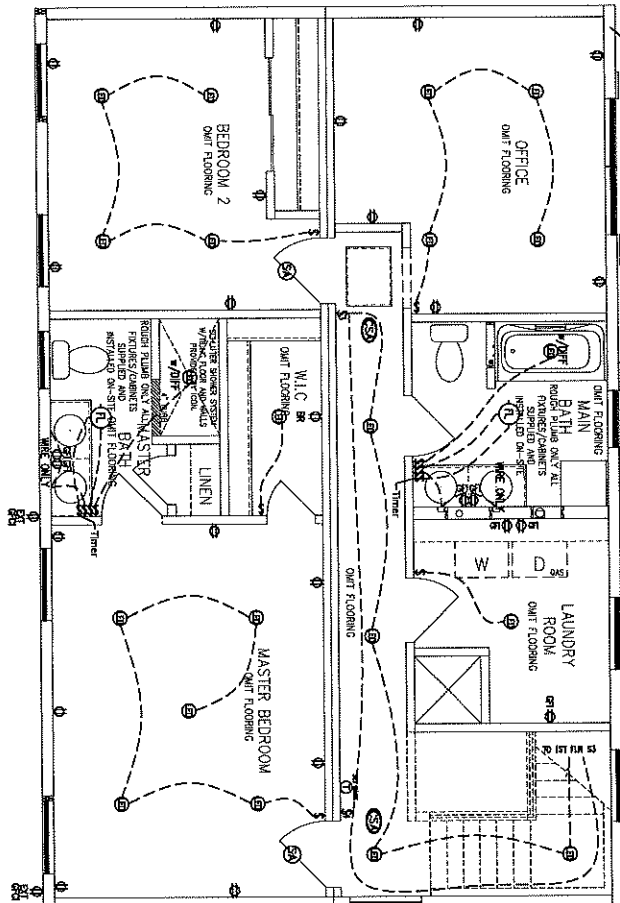
TITLE: 2ND FLOOR PLAN

SCALE: 3/8" = 1'-0"

SHEET: FP2

APPROVED BY
NTE
4-27-2022
NOTED: ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2014 NEC 210.52 (F) AND 210.52 (G) WHEN AT GRADE LEVEL AND WITHIN 2' REACH.


- 2012 NEC ELECTRICAL NOTES (N)
1. ALL RECEPTACLES TO BE GROUNDING TYPE.
 2. A MINIMUM OF (2) 20 AMP RATED BRANCH CIRCUITS SHALL BE PROVIDED TO SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS LOCATED IN KITCHEN, PANTRY, BREAKFAST AREA, DINING AREA OR SIMILAR AREA OF A RESIDENTIAL BUILDING. EACH BATHROOM RECEPTACLE OUTLET SHALL BE SERVED BY A SEPARATE BRANCH CIRCUIT.
 3. A MINIMUM OF (1) 20 AMP RATED BRANCH CIRCUIT SHALL SERVE A SINGLE BATHROOM AND OUTLETS WITHIN.
 4. ALL 125 VOLT 15 OR 20 AMP RECEPTACLES AS SPECIFIED IN 210.52 SHALL BE LISTED TAMPER RESISTANT.
 5. A COMBINATION TYPE GFCI-FULL BREAKER IS REQUIRED FOR ALL BRANCH CIRCUITS THAT SUPPLY 120V, SINGLE PHASE 15 AND 20 AMP OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, RECREATION ROOMS, BEDROOMS, SHEDS, PORCHES, PATIOS, AND GARAGES.
 6. A GFCI BREAKER OR LISTED TAMPER RESISTANT TYPE GFCI RECEPTACLE IS REQUIRED FOR, BUT NOT LIMITED TO, ALL CIRCUITS SERVING ALL COUNTERTOP OUTLETS.
 7. A GFCI BREAKER OR LISTED TAMPER RESISTANT TYPE GFCI RECEPTACLE IS REQUIRED FOR, BUT NOT LIMITED TO, ALL CIRCUITS SERVING ALL BATHROOM RECEPTACLES.

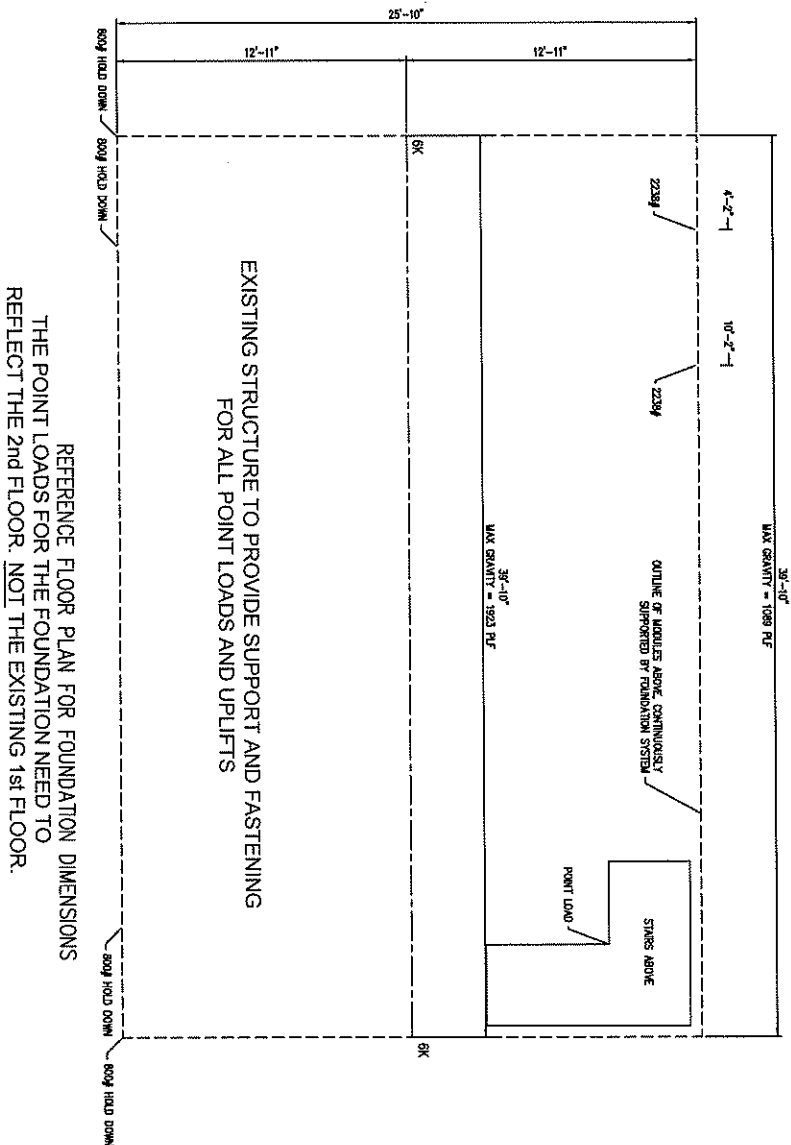


DROP ALL WIRES THIS LOCATION W/ 20' EXTRA WIRE FOR HOOK UP TO MAIN PANEL.

- FRONT
- NOTES:
1. WHOLE HOUSE VENTILATION SUPPLIED AND INSTALLED ON-SITE BY OTHERS
 2. EXTERIOR RECEPTS WILL BE PROVIDED ON-SITE BY OTHERS AT GRADE LEVEL

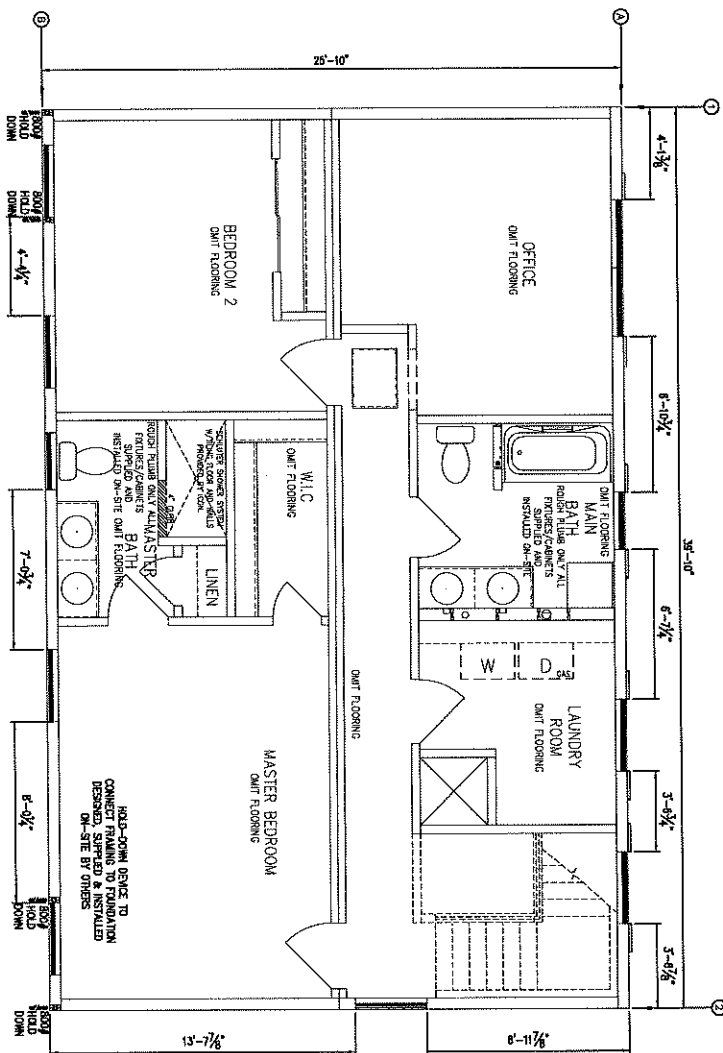
8. GFCI PROTECTION IS REQUIRED FOR OUTLETS THAT ARE WITHIN SIX FEET OF THE OUTSIDE EDGE OF A KITCHEN, LAUNDRY, UTILITY, OR WET BAR SINK, DISHWASHER, BATHING OR SHOWER HEATER-RESISTANT/WEATHER-PROOF GFCI OUTLET IS REQUIRED TO BE LOCATED AT BOTH THE FRONT AND REAR OF ALL DWELLING UNITS. OUTLET MUST BE LESS THAN 7' ABOVE GRADE LEVEL. A RECEPTACLE IS ALSO REQUIRED FOR ALL PORCH/DECK/BALCONIES AND MAY BE USED TO COMPLY WITH 2014 NEC 210.52 (F) WHEN AT GRADE LEVEL AND WITHIN 2' REACH.
9. EXTERIOR GFCI BOXES/COVERS SHALL BE LABELED HEAVY-DUTY.
10. A 100-200 AMP PANEL BOX MAY BE USED.
11. ELECTRIC DROP AND/OR PANEL LOCATION MAY VARY.
12. RECEPTACLE OR A MULTIPLE RECEPTACLE IF, AND THEN ONLY TO THE EXTENT THAT, THE SUPPLIED EQUIPMENT INCLUDES MULTIPLE SUPPLY CORD CONNECTIONS.

COP: 2695821	
SN: 12815	
	
Custom Building Simplified	
1725-44447-000	
CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.	
NOTES: SEE SHEET 210-00000-000	
DATE DESCRIPTION BY	
11/17/21	PRELIM DRS
12/21/21	REV01 ACS
02/21/22	CONFORM JS
04/13/22	SUBSET BNB
PROJECT: 2695821	
SHEET: 12815	
E2	
SCALE: 3/4" = 1'-0"	
TITLE: ELECTRICAL PLAN	
MODEL: VSR - CUSTOM	
CLIENT: MYONES	
CUSTOMER: MYONES	
BUILDER: MODULAR CONSTRUCTION SERVICES	
SHEET: 12815	



- SPECIAL NOTES TO BUILDERS/OWNER:**
1. THE SOLID PAPER COPIES OF THIS PLAN SET RELAY FOUNDATION DESIGN CRITERIA TO THE DESIGN PROFESSIONAL RESPONSIBLE FOR THE FOUNDATION DESIGN. THIS IS NOT A CONSTRUCTION SET.
 2. FOUNDATION DESIGN CRITERIA IS LIMITED TO DIFFERENTIAL AND/OR GRAVITY LOADS AND COLUMN/NEELEDING SPACING AND LOCATIONS.
 3. FOUNDATION DIMENSIONS AND ELEVATION DIFFERENCES SHALL BE OBTAINED FROM THE BUILDERS COPY OF THE FLOOR PLAN.
 4. WINDOW LOCATIONS FOR FURNISHED KITCHEN AND BATH ARE LOCATED ON THE BUILDERS COPY OF THE FLOOR PLAN.
 5. PROVIDED ON THIS PAGE.
 6. THIS PAGE IS NOT AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT. THE INFORMATION ON THIS PAGE MAY NOT BE COMPLETE OR ACCURATE ENOUGH TO USE FOR CONSTRUCTION PURPOSES AND SHOULD NOT BE RELIED UPON FOR THE FINAL CONSTRUCTION DOCUMENTATION REQUIRED BY THE STATE AND/OR LOCAL AUTHORITY HAVING JURISDICTION.
 7. RIZC CANNOT ASSUME ANY RESPONSIBILITY FOR ERRORS IN THE DESIGN OR CONSTRUCTION OF THE FOUNDATION AND SHALL HAVE NO LIABILITY WITH RESPECT THEREOF.
 8. THIS PAGE REFLECTS THE DIMENSIONS OF THE MODULAR FLOORPLAN. ANY PLANNED GAPS AT THE GARAGE WALL WILL REQUIRE ADJUSTMENTS TO THE FOUNDATION PLAN.

[illegible]



TRY

APPROVED BY

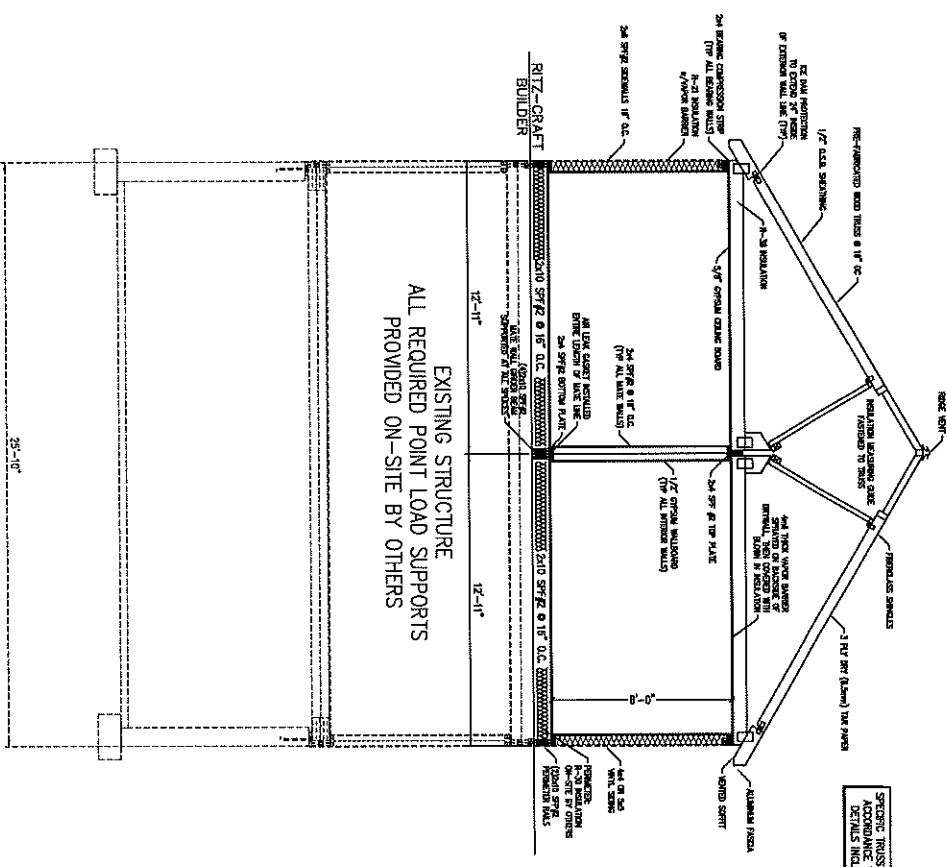
1. *Introduction*

1. **Identify the problem.** The first step is to identify the problem. This involves understanding the situation, the people involved, and the goals that need to be achieved.

Exterior Wall Line	Total Wall Line Length (ft)	Braced Wall Spanning (ft)	Braced Wall Method	Tabulated Min. Braced Wall Total Req'd (ft)	Number of Stories	Wind Exposure Factor Table	Support Condition	Ridge to Eave Height Factor Table	Wall Height Factor Table	Braced Wall Line Quantity/Factor Table	Adjusted Min Braced Wall Length Req'd (ft)	Braced Wall Length Prov'd (ft)	Blocking Required
A	39.83	25.83	CS-WSP	4.08 (5.115)	2	1.3 (°C)	Roof Only	0.94 (9)	0.90 (8'-0")	1.00 (2)	4.49	24.92	NO
B	39.83	25.83	CS-WSP	4.08	2	1.3	Roof Only	0.94 (9)	0.90 (8'-0")	1.00 (2)	4.49	19.44	NO
1	25.83	25.83	CS-WSP	5.97	2	1.3	Roof Only	0.94 (9)	0.90 (8'-0")	1.00 (2)	6.57	25.83	NO
2	25.83	39.83	CS-WSP	5.97	2	1.3	Roof Only	0.94 (9)	0.90 (8'-0")	1.00 (2)	6.57	22.65	NO

[illegible]


APPROVED BY
4-27-2022
NFC
APPROVAL OF THIS DOCUMENT SIGNIFYING APPROVAL OF
THESE AND/OR ANY OTHER CONSTRUCTION ITEMS NOTED
HEREON BY THE DESIGNER OR ARCHITECT.



SPECIFIC JOINTS CONNECTIONS SHALL BE IN
ACCORDANCE WITH THE MANUFACTURER'S
DETAILS INCLUDED WITH THE SHEETS

COE
SN: 12815

2695821

**Ritz-Craft**
Custom Building Simplified

© 2021 Ritz-Craft Construction, Inc. All rights reserved. Ritz-Craft is a registered trademark of Ritz-Craft Construction, Inc. Ritz-Craft Construction, Inc. is an Equal Opportunity Employer. Ritz-Craft Construction, Inc. is a subsidiary of Ritz-Craft Construction, Inc.

DATE	DESCRIPTION	BY
11/17/21	PRELIM	DRS
12/21/21	REV01	AOE
02/21/22	CONFIRM	KB
04/13/22	SUBSET	BMS

BUILDER:
MODULAR CONSTRUCTION
SERVICES

CUSTOMER:
MYONES

PROJECT NAME:
CHANDLER, NJ

MODEL:
VSR - CUSTOM

TITLE:
SECTION

SCALE:
3/16" = 1'-0"

SHEET:
X1

TRUSS CALLOUT: HMF8301

LOCATION: MAIN HOUSE

TRUSS-SPECIFIC INFORMATION:

DESIGN WIND SPEED (FROM TRUSS PRINT): 120 mph***

DESIGN EXPOSURE CATEGORY (FROM TRUSS PRINT): C

DESIGN MEAN ROOF HEIGHT (FROM TRUSS PRINT): 30 ft

SITE-SPECIFIC INFORMATION:

CO./SHEET: 2895821 - 12815

STATE: NJ

WIND SPEED: 80 mph*** EXPOSURE CATEGORY: C

SNOW LOAD: 30 # MEAN ROOF HT: 30 #**

ACTUAL TRUSS SPACING: 16' 0" O.C.

UP/LIFT ADJUSTMENT FACTOR: 0.5825

(PER UPLIFT ENGINEERING BULLETIN 10-06)

MEAN ROOF HEIGHT: 30 #

***NOTE: WIND SPEED EXPRESSED AS V_{REF}

FASTENING SHOWN IS HOUSE SPECIFIC TO THE MODEL.

CONTAINED WITHIN THIS PERMIT SET. ALTERNATE

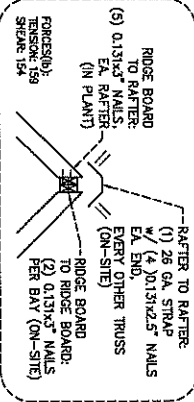
FASTENERS OF EQUAL OR GREATER STRENGTH MAY BE

USED PROVIDED THEY ARE DISTRIBUTED TO RESIST

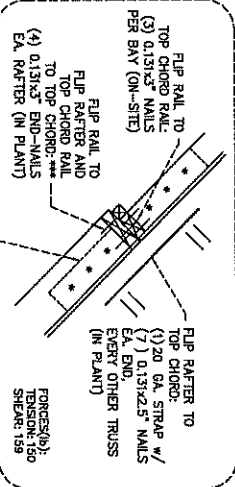
THE LOADS/FORCES IMPOSED PER CONNECTION.



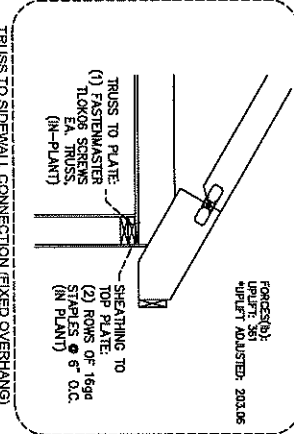
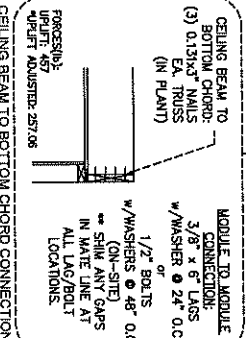
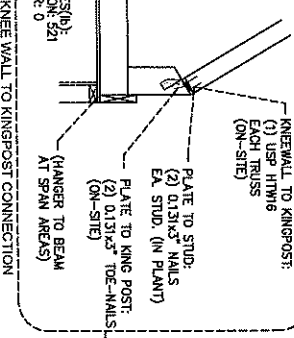
RIDGE TO RIDGE CONNECTION



FLIP TO TOP CHORD CONNECTION



***NOTE: IF END-NAIL QTY IS GREATER THAN
(4), ATTACH A 12" 2x4 SCAB TO EACH FLIP
RAFTER AND TOP CHORD WITH (3) 0.131x2.5"
NAILS, THEN DISTRIBUTE END-NAILS EVENLY INTO
CHORDS AND SCABS (ON-SITE)



CO#: 2895821
SN: 12815



WTC-CRAFT CODE

CONNECTIONS AND FASTENING ARE TO BE DONE
IN ACCORDANCE WITH THE RITZ-CRAFT
POLYMERIZATION OF WELDING CONNECTIONS

DATE	DESCRIPTION	BY
11/17/21	PRELIM	DMS
12/21/21	REVIEW	AGE
02/21/22	CONFIRM	YB
04/22/22	RESET	BMS

BUILDER	MODULAR CONSTRUCTION SERVICES
CUSTOMER:	MYONES
PROJECT NAME:	WALL BLIND
MODEL:	VER - CUSTOM
TITLE:	FASTENING
SCALE:	NTS
SHEET:	FAS1

TRUSS CALCUL: HMF88301

LOCATION: MAIN HOUSE

TRUSS-SPECIFIC INFORMATION:

DESIGN WIND SPEED (FROM TRUSS PRINT): 120 mph***

DESIGN EXPOSURE CATEGORY (FROM TRUSS PRINT): C

DESIGN MEAN ROOF HEIGHT (FROM TRUSS PRINT): 30 ft

SITE-SPECIFIC INFORMATION:

CO/SU# 2695821 - 12815

STATE: NJ

WIND SPEED: 90 mph*** EXPOSURE CATEGORY: C

SNOW LOAD: 30 # MEAN ROOF HT: 30 ft**

ACTUAL TRUSS SPACING: 16" O.C.

UP/LIFT ADJUSTMENT FACTOR (PER UFI ENGINEERING BULLETIN 10-06): 0.5625

MEAN ROOF HEIGHT:

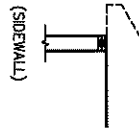
***FOR CALCULATIONS ONLY, SEE SHEET M1 FOR ACTUAL

MEAN ROOF HEIGHT:

***NOTE: WIND SPEED EXPRESSED AS V_{REF}

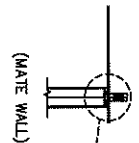
FASTENING SHOWN IS HOUSE SPECIFIC TO THE MODEL. FASTENERS OF EQUAL OR GREATER VALUE MAY BE SUBSTITUTED FOR THOSE SHOWN, PROVIDED THEY RESIST THE LOADS/FORCES IMPOSED PER CONNECTION.

SEE SHEET
FAS1
FOR TRUSS FASTENING



(SIDEWALL)

(ROOF/CEILING)



(MASONRY WALL)

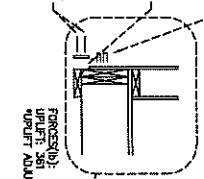
CEILING BEAM TO
WALL STUDS &
FLOOR BANDS:
1.25" x .06 GA STRAPS
w/ (9) 16 GA x 1.5" STAPLES
EA. END @ 26" O.C.
ALL LEVELS
(IN PLANT)

FORCED/LIFT
UP/LIFT ADJUSTED: 257/26



(STORY TO STORY)

(2) ROWS OF 16 GA STAPLES @ 6" O.C.
(IN PLANT)
FLOOR BAND TO SILL
0.131x3" TOE-NAILS @ 11" O.C.
(ON-SITE)
SHEATHING TO FLOOR BANDS & SILL
(1) ROW EACH OF 0.131x2.5" NAILS
@ 7" O.C.
(ON-SITE)



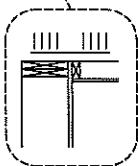
FORCED/LIFT
UP/LIFT ADJUSTED: 203/36

(SIDEWALL)

(1st FLOOR/FOUNDATION)

(MASONRY WALL)

MODULE TO MODULE CONNECTION:
3/8" x 6" LAGS w/ WASHER @ 24" O.C.
or 1/2" BOLTS w/ WASHERS @ 48" O.C.
(ON-SITE)
** SHOW ANY GAPS IN MATE LINE
AT ALL LAG/BOLT LOCATIONS.



REFER TO BRACED WALL/SHEAR WALL
PAGES FOR ADDITIONAL FASTENING

CC# 2695821
SN 12815

Ritz-Craft
Custom Building Simplified

STANDARD CODE

CONNECTIONS AND FASTENING ARE THE RESPONSIBILITY OF THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE CONNECTIONS AND FASTENING.

REVISIONS

DATE	DESCRIPTION	BY
11/17/21	PRELIM	DMS
1/26/22	REV01	ADP
02/21/22	CONFRM	KB
04/19/22	SUBSET	BMS

BUILDER	MODULAR CONSTRUCTION SERVICES
CUSTOMER	MYONES
PROJECT NAME	WALTON BLVD
MODEL	VR8 - CUSTOM
TITLE	

BLINDER	MYONESSE
MODULAR CONSTRUCTION	OAKLAND, N.Y.
SERVICES	WALT BILSON
CUSTOMER:	VSR - CUSTOM
PROJECT:	
MODEL:	
TITLE:	
FASTENING	

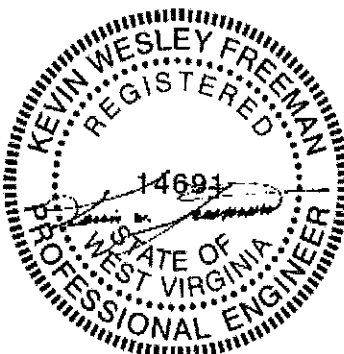
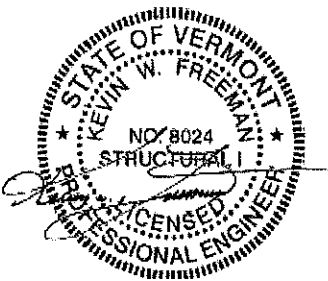
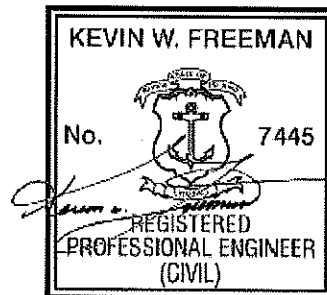
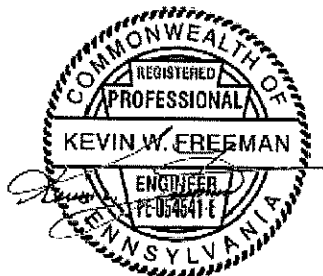
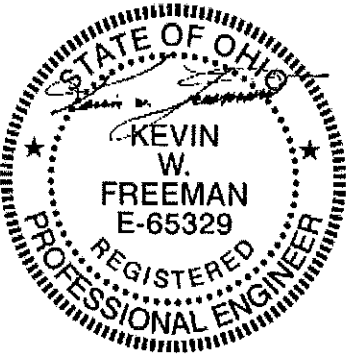
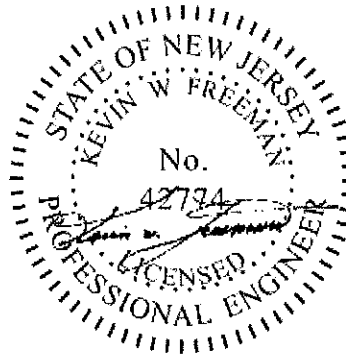
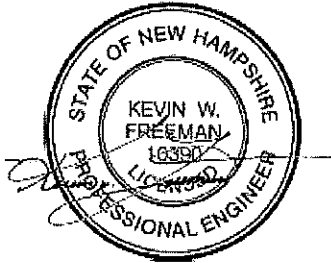
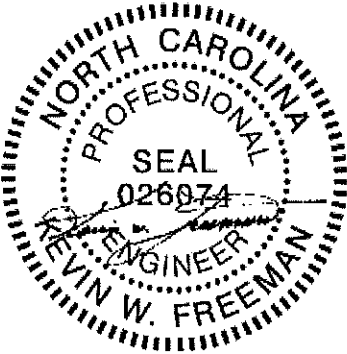
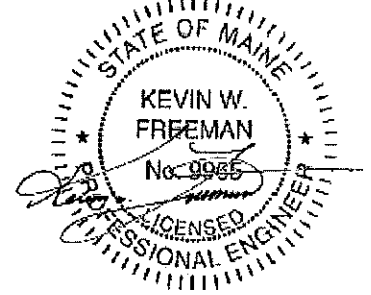
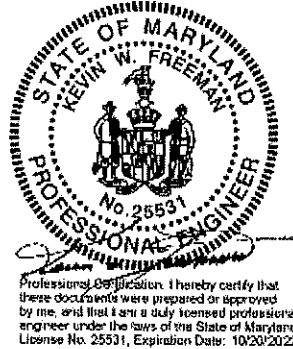
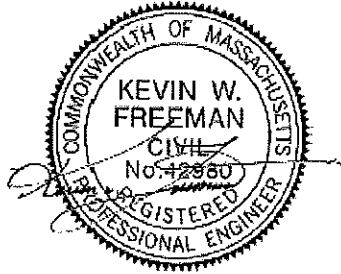
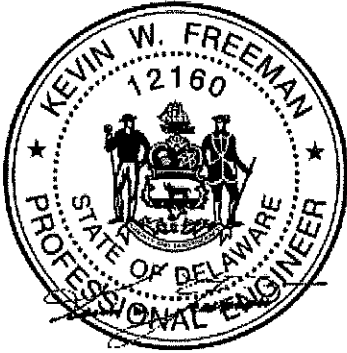
FAS2



UFP INDUSTRIES

Job	Truss	MFG	Customer
109141	HMF88301	212	RITZ-CRAFT

The professional engineering seal indicates that a licensed professional has reviewed the design under the standards referenced within this document, not necessarily the current state building code. The engineering seal is not an approval to use a design in a specific state. The final determination on whether a truss design is acceptable under the locally adopted building code rest with the building official or designated appointee.



APPROVED BY



4/27/2022

Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws



Generated by REScheck-Web Software Compliance Certificate

Project 2695821 NJ

Energy Code: **2018 IECC**
Location: **Oakland (Bergen), New Jersey**
Construction Type: **Single-family**
Project Type: **New Construction**
Conditioned Floor Area: **1,029 ft²**
Glazing Area: **14%**
Climate Zone: **5 (5199 HDD)**
Permit Date:
Permit Number:

Construction Site:
63 SEMINOLE AVE.
OAKLAND, NJ 07436

Owner/Agent:
Modular Construction Services
52 Forest Ave.
Paramus, NJ 07652

Designer/Contractor:
Ritz Craft Corporation
15 Industrial Park Rd
Mifflinburg, PA 17844

Compliance: Passes using UA trade-off

Compliance: **1.2% Better Than Code** Maximum UA: **160** Your UA: **158**

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: Flat Ceiling or Scissor Truss	1,029	38.0	0.0	0.030	0.026	31	27
Wall: Wood Frame, 16" o.c.	1,051	21.0	0.0	0.057	0.060	51	54
Window: Vinyl Frame	152			0.280	0.300	42	45
Floor: All-Wood Joist/Truss	1,029	30.0	0.0	0.033	0.033	34	34

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 2018 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Brittany Brown - Draftsperson
Name - Title

Brittany Brown
Signature

4/21/2022
Date

APPROVED BY



4/27/2022

Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws.