



Generated by REScheck-Web Software Compliance Certificate

Project O'Dell Residence

Energy Code: 2018 IECC
Location: Oakland (Bergen), New Jersey
Construction Type: Single-family
Project Type: Addition
Climate Zone: 5 (5199 HDD)
Permit Date:
Permit Number:

Construction Site:
10 Yale Way
Oakland, NJ

Owner/Agent:

Designer/Contractor:
Douglas Radick
J & A Design
263 Tremont Avenue
Fort Lee, New Jersey 07024

Compliance: Passes using UA trade-off

Compliance: 0.7% Better Than Code Maximum UA: 150 Your UA: 149
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.

Envelope Assemblies

Assembly	Gross Area or Perimeter	UA Value	UA Value	U-Factor	UA
Ceiling: Flat Ceiling or Scissor Truss	1,164	38.0	0.0	0.030	35
Wall: Wood Frame, 16" o.c.	1,269	19.0	0.0	0.060	66
Window: Wood Frame	175			0.270	47
Floor: All-Wood Joist/Truss	21	30.0	0.0	0.033	1

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.

Zoning Computation

RA-3 Single Family Residential

Description	Min/Max	Existing	Proposed	Remarks
Lot Area	15,000 s.f.	11,700 s.f.	NO CHANGE	
Lot Width	100 FT.	90 FT.	"	
Lot Depth	150 FT.	130 FT.	"	
Front Yard	40 FT.	26.7 FT.	29.7 FT.	VARIANCE REQ'D.
Side Yard	15 FT.	22.8 FT.	"	
Side Yard	15 FT.	6.8 FT.	"	
Rear Yard	35 FT.	67.4 FT.	"	
Building Height	35 FT.	19.5 FT.	28.7 FT.	
Number of Stories	2 1/2 STORY	1 STORY	2 STORY	
Building Coverage	20%	18.51 s.f. 15.82%	87 s.f. 0.74%	TOTAL NEW + EX. 1851 + 87 = 1938 16.56%
Impervious Coverage	40%	3,405 29.13%	87 s.f. 0.74%	TOTAL NEW + EX. 3405 + 87 = 3,492 29.87%

* EXISTING NON-CONFORMITY.

O'Dell Residence

10 Yale Way, Oakland, NJ
Block: 4911 Lot: 6

Scope of Work

Addition of second floor level over existing 1 story frame dwelling.

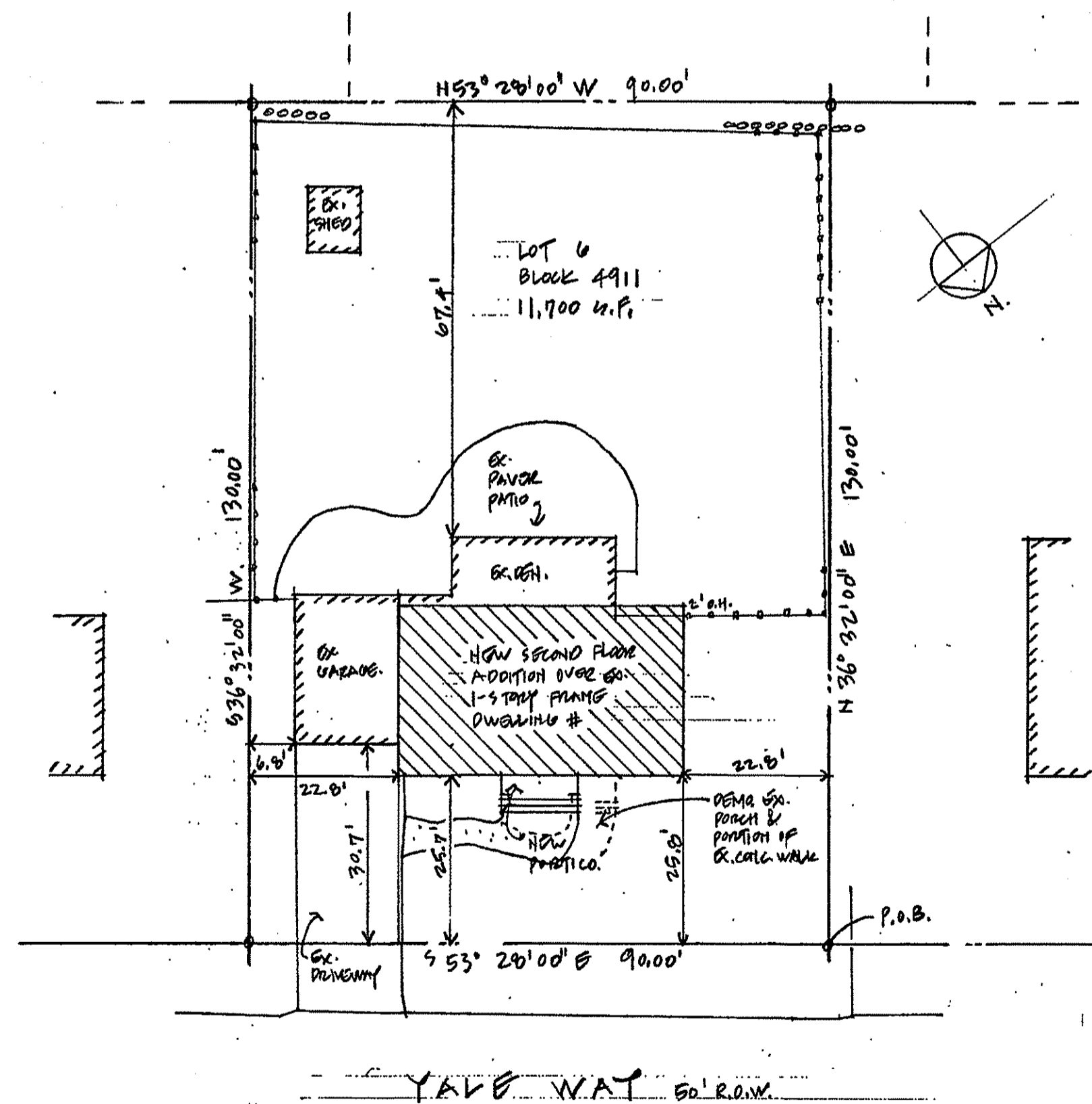
Construction type: 5B
Use group: R5
Area of largest floor: 1,785 s.f.
Volume of addition: 13,595 c.f.

List of Drawings

T1 Title Page
A1 General Notes
A2 Foundation Plan
A3 First Floor Plan
A4 Second Floor Plan
A5 Elevation
A6 Elevation
A7 Elevation
A8 Elevation

Code Information

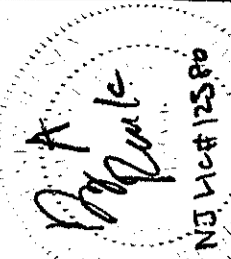
- 2018 International Mechanical Code.
- 2018 IECC.
- 2018 National Standard Plumbing Code.
- 2017 National Electric Code.
- 2018 International Residential Code-NJ.
- 2015 International Fuel Gas Code.
- Rehabilitation Subcode NJAC 5:23-6



Site Plan

Scale: 1" = 20'-0"

All site information referenced from a survey performed by
Daniel M. Dunn, Professional Land Surveyor, 40 East Prospect St.,
Waldwick, NJ. NJ Lic. # 33098 Dated 4/16/2008



J & A Design
263 Tremont Ave. Fort Lee, NJ 07024
201 675 6827
Douglas A. Radick, R.A.
NJ Lic. # 12580

DATE	BY	REVIEWED	DATE
10/1/21	DR	10/1/21	DR
10/1/21	DR	10/1/21	DR
10/1/21	DR	10/1/21	DR

STRUCTURAL DESIGN LOADS:

Roof	30 lbs/SF. LL + 10 lbs/SF. DL = 40 PSF.
Ceiling	10 lbs/SF. LL + 10 lbs/SF. DL = 20 PSF.
First Floor	40 lbs/SF. LL + 10 lbs/SF. DL = 50 PSF.
Deck	30 lbs/SF. LL + 35 lbs/SF. DL = 65 PSF.

GENERAL:

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS 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. THESE SPECIFICATIONS ARE GENERAL IN NATURE, THE OWNER IS APPLYING THEM ASSUMES COMPLETE RESPONSIBILITY FOR THEIR USE, SUBSTITUTIONS, CHANGES AND OMISSIONS.

ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED AS REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION TO MEET ANY DISCREPANCY OR OTHER CONDITIONS. CONTRACTOR SHALL NOT SCALE DIMENSIONS FROM THE DRAWINGS. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, FIXTURES, APPLIANCES AND LABOR NECESSARY TO COMPLETE ALL WORK NOTED ON PLANS AND AS OTHERWISE REQUIRED. ALL MATERIALS SHALL BE NEW AND FREE FROM ANY DEFECTS. ALL WORK SHALL BE PERFORMED IN A COMPETENT, WORKMANLIKE MANNER ACCEPTABLE WITH MODERN PRACTICE. MATERIALS, WORKMANSHIP AND INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH NOT ONLY THE MANUFACTURER'S PRINTED INSTRUCTIONS, BUT ALSO THE STANDARDS OF RECOGNIZED AGENCIES OR ASSOCIATIONS. PROVIDE TEMPORARY PROTECTION OF MATERIALS AND EQUIPMENT.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AT THE SITE PRIOR TO COMMENCING WITH THE WORK AND SHALL BE RESPONSIBLE FOR SAME IF THERE IS ANY VARIATION FROM THESE DRAWINGS. HE IS DIRECTED TO NOTIFY THE OWNER AND THE ARCHITECT. IT IS INTENDED THAT THE CONTRACTOR PROVIDE A COMPLETE JOB, ANY OMISSIONS IN THESE DOCUMENTS ARE NOT TO BE CONSIDERED AS REMOVING SUCH ITEM FROM THE RESPONSIBILITIES OF THE CONTRACTOR.

ALL CONTRACTORS SHALL HAVE AND MAINTAIN CONTRACTORS LIABILITY PROPERTY DAMAGE INSURANCE AND WORKMANSHIP COMPENSATION INSURANCE. ALL PHASES OF CONSTRUCTION SHALL COMPLY WITH LOCAL, STATE AND FEDERAL SAFETY LAWS. GENERAL CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, TOWNSHIPS, UTILITIES, AND MATERIAL FROM DAMAGE DUE TO THIS CONSTRUCTION AND ALL NECESSARY ENCLOSURES AND WORK NECESSARY LIGHTING AND DANGER WARNINGS. CONTRACTOR SHALL IF APPLICABLE PROTECT EXISTING STRUCTURE FROM DAMAGE DURING CONSTRUCTION AND MAINTAIN STRUCTURAL INTEGRITY.

BY SUBMITTING A BID, THE CONTRACTOR ASSUMES THAT THE WORK SITE AND THESE DOCUMENTS HAVE BEEN THOROUGHLY EXAMINED AND THE WORK SCOPE IS FULLY UNDERSTOOD. ALL QUESTIONS REGARDING THE WORK SCOPE SHALL BE ASKED PRIOR TO STARTING WORK. STARTING OF WORK INDICATES ACCEPTANCE AND UNDERSTANDING OF THE FULL WORK SCOPE REQUIRED FOR THIS PROJECT. ALL THE CONDITIONS, DIFFICULTIES TO BE ENCOUNTERED, AND MATERIALS REQUIRED TO COMPLETE THE WORK ARE INCLUDED IN SUCH BID AND WILL NOT RESULT IN ANY ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THIS PROJECT AND SHALL BE REIMBURSED BY THE OWNER UPON PROOF OF PAYMENT AND RECEIPT OF PERMITS. CONTRACTOR SHALL OBTAIN FINAL APPROVALS AND CERTIFICATE OF OCCUPANCY UPON COMPLETION OF WORK AND SHALL FORWARD SAME TO THE OWNER.

CONTRACTOR IS RESPONSIBLE FOR ALL CONDUCTIONS INVOLVING TRADES INVOLVING STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND ANY OTHER WORK RELATED TO INSURE PROPER COORDINATION AT THE RESIDENCE SO AS TO CAUSE THE LEAST POSSIBLE INCONVENIENCE AND DISTURBANCE TO THE OTHER MECHANICAL AND ELECTRICAL WORK SHALL BE COMPLETED TO THE SPACE AND LOCATIONS ALLOWED IF THERE IS ANY CONFLICT FROM THESE DRAWINGS. THE OWNER AND ARCHITECT MUST BE NOTIFIED.

ALL WORK SHALL BE PERFORMED BY SKILLED AND TRAINED WORKERS AT THEIR APPROPRIATE TRADES. CONTRACTOR SHALL KEEP SUFFICIENT EMPLOYER ON THE JOB AT ALL TIMES TO PERFORM THE WORK IN THE MOST EXPEDIENT MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER. ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF OWNER'S ACCEPTANCE. WORK PERFORMED OVER ANY SURFACE CONSTITUTES ACCEPTANCE OF THAT SERVICE FOR THE SPECIFIED QUALITY OF THE WORK BEING PERFORMED THEREON.

STORAGE OF THE WORK BEING PERFORMED THEREON. ALL WORK AND MATERIALS MUST CONFORM TO ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES. CONTRACTOR SHALL PROVIDE APPROPRIATE DIST AND VENTILATION PROTECTION OF EXISTING ROADS DURING CONSTRUCTION AND DEMOLITION. ANY DAMAGES TO THE EXISTING STRUCTURE OR SITE SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR OWN EXPENSE. MAINTAIN FENCES FREE FROM ACCUMULATIONS OF WASTE DEBRIS, AND RUBBER COVERED BY OPERATIONS. UPON COMPLETION OF WORK REMOVE ALL PAINT AND VARNISH SPOTS FROM THE FLOOR, GLASS, TILE, ETC. OWNER'S ACCEPTANCE. WORK PERFORMED OVER ANY SURFACE CONSTITUTES ACCEPTANCE OF THAT SERVICE FOR THE SPECIFIED QUALITY OF THE WORK BEING PERFORMED THEREON.

SITE WORK:

ALL LABOR AND MATERIALS TO COMPLETE SITE IMPROVEMENTS WORK AND RELATED WORK AS INDICATED IN DRAWINGS. INCLUDING SUPPLY, SPREAD, FIRST COVER TOP SOIL AND THE CONTRACTOR'S RESPONSIBILITY, CLEAR AREAS WHERE ANY WORK IS INDICATED. REMOVE STUMPING OR OTHER OBSTRUCTIVE MATERIALS. PROTECT ALL WORK UNDER THIS SECTION.

EXCAVATION:

IT IS UNDERSTOOD BY ALL LABOR, MATERIALS, EQUIPMENT AND APPLIANCES NECESSARY TO COMPLETE ALL EXCAVATION BACK-FILL AND AND GRADING WORK AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN. EXCAVATE ALL EXISTING BODERS, LOOSE AND SOFT ROCK AS SHOWN ON PLANS. ALL FOOTING SHALL BEAR ON SOLID UNDISTURBED EARTH. EARTH SHALL BE CAPABLE OF SUPPORTING 2 TONS/SQ. FT. EXCAVATE FOR FOUNDATION WALLS, FOOTING, DRIVEWAYS, DRIVEWAYS, ETC. AND SUCH OTHER WORK AS MAY BE NECESSARY TO THE DEPTH SHOWN ON THE DRAWINGS. ALL TRENCHES FOR FOUNDATIONS, FOOTINGS, ETC. MUST HAVE SOLID LEVEL AND UNDISTURBED BOTTOMS. STAKE ALL TOP SOIL IN A BENT PILE WHERE DIRECTED BY OWNER. PLUMB, STRAIN FILTER, GAS FILTER AND OTHER TRADES SHALL EXCAVATE AND BACK-FILL TRENCHES REQUIRED FOR THEIR OWN WORK AND BE RESPONSIBLE FOR THE SAME.

CONTRACTOR SHALL REMOVE TREES WITHIN 10'-0" OF NEW CONSTRUCTION AS APPROVED BY THE OWNER. CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTIES FROM DAMAGE DUE TO CONSTRUCTION. PROTECT DRIVEWAYS, WALLS AND STEPS FROM TRAFFIC DURING AND AFTER CONSTRUCTION UNTIL FINAL ACCEPTANCE. PROTECT GRASS AREAS FROM EROSION. CONTRACTOR SHALL DO ALL BACK FILLING AROUND FOUNDATION WALLS AS REQUIRED. ALL BACK FILL SHALL BE DONE WITH CLEAN OLD EARTH. FREE OF ALL PERISHABLE DEBRIS AND WEIL THAWED.

ROUGH GRADE SHALL BE APPROXIMATELY 3" BELOW THE FINISH GRADE SHOWN ON THE PLANS. CONTRACTOR SHALL REMOVE ALL SURPLUS EARTH FROM THE EXCAVATION OF THIS PROPERTY AS REQUIRED. NO TOP SOIL SHALL BE REMOVED FROM PREMISES UNLESS SO DIRECTED BY OWNER. FINISH GRADE SHALL BE ESTABLISHED TO PROVIDE SURFACE DRAINAGE IN ALL DIRECTIONS AWAY FROM THE HOUSE AND EXCAVATED AREAS. UPON COMPLETION OF WORK REMOVE FROM PREMISES ALL EXCESS MATERIALS INCLUDING BRANCHES, ROCKS, BRUSH AND RUBBER THAT HAVE BEEN ACCUMULATED DURING WORK. LEAVING SITE IN FIRST CLASS CONDITION AND READY FOR OCCUPANCY.

FOUNDATION: (See Vol Section)

MASONRY BLOCKS SHALL BE ROLLOW LOW BERRIC UNITS CONFORMING TO ASTM C-40 GRADE II TYPE I THEY SHALL BE TWO LEVEL. PLUMB AND STRAIGHT IN A FULL BED OF MORTAR IN THE RISING BED METHOD. CONCRETE SHALL BE TRUSIT MIX AND SHALL BE STORE AGGREGATE ON 1/2" RAY, RAYING A FULL STRENGTH OF 3000 PSI AT 28 DAYS. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR-ENTRAINED. ALL SLABS TO RECEIVE SUPERPLASTICIZER.

BOTTOMS OF EXTERIOR FOOTINGS TO BE CARRIED A MIN. OF 3'-0" BELOW FINISH GRADE OR AS DETAIL ON THE DRAWINGS. ALL FOOTINGS TO BEAR ON SOLID UNDISTURBED SOIL. MIN. BERRIC CAPACITY OF 2 TONS/SQ. FT. VIBRE FOOTINGS ARE STOPPED, BOTTOMS TO BE STOPPED NOT MORE THAN TWO FEET VERTICAL TO FOUR FEET HORIZONTAL AT A 12:1 RATIO. AT LEAST 3' FROM FOOTING BOTTOM TO FINISH GRADE. DO NOT BACK FILL AGAINST FOUNDATION WALLS UNTIL FIRST FLOOR DECK IS IN PLACE AND CONCRETE HAS ATTAINED FULL STRENGTH. SLAB OR CRACK TO BE 4" MIN. SLAB SHALL BE REINFORCED WITH 6 #4 - 10" ON CENTER WELDED (USE REIN. GRILL).

SLAB TO BEAR ON 1" MIN. FORMS MATERIAL. CRUEL CRUSHED STONE OR SAND-FILL OVER COMPACTED SUBGRADE. PROVIDE A FULL THICK POLYETHYLENE VAPOR BARRIER AS INDICATED ON THE DRAWINGS. ALL BASEMENT AND CRAWL SPACE FOUNDATION WALLS SHALL HAVE 2 LAYERS OF 5/8"X10" GYPSUM BOARD-PROOFING OR 1/2" CEMENT FINISH. PROTECT WALLS WITH 2" RIGID INSULATION BEFORE BACK FILLING. CONTRACTOR SHALL PROVIDE FOOTING DRAINS AT FULL BASEMENTS. MAINTAIN 1/4" - 1/2" SLOPE DOWN TO EXTERIOR FINIS.

IF CRAWL SPACE IS CREATED: AN 1/4" X 2" MIN ACCESS PANEL MUST BE PROVIDED AS PER CODE.

LUMBER AND FRAMING:

ALL LUMBER MATERIALS SHALL BE NEW, SOUND AND DRY. THEY SHALL BE FREE OF DEFECTS UNLESS THE STRENGTH MAY BE IMPAIRED. SIZE SHALL BE DETERMINED ON THESE DRAWINGS. CONTRACTOR SHALL PROVIDE ALL HARDWARE REQUIRED TO COMPLETE THE FRAMING, CUTTING, NOTCHING AND BURNS OF LUMBER SHALL BE IN ACCORDANCE WITH CODE CUTTING, NOTCHING AND BURNING OF ENGINEERED LUMBER SHALL COMPLY WITH MANUFACTURER'S SPECIFICATIONS. ALL STRUCTURAL MEMBERS: POSTS, JOISTS, GIRDERS AND RAFTERS SHALL BE NO.2 OR BETTER DOUGLASS FIR/SPRUE NORTH WITH FULL CHARACTERISTICS.

1. 10% MAX. MOISTURE CONTENT
2. FIBER STRESS (Fb) - 1050 PSI
3. HORIZONTAL SLEW (Fv) - 75 PSI
4. MODULUS OF ELASTICITY (E) - 1,000,000 PSI

ALL STUDS AND NON-STRUCTURAL FRAMING SHALL BE NO.2-FR NORTH WITH FULL CHARACTERISTICS.

1. 10% MAX. MOISTURE CONTENT
2. FIBER STRESS (Fb) - 775 PSI
3. HORIZONTAL SLEW (Fv) - 75 PSI
4. MODULUS OF ELASTICITY (E) - 1,000,000 PSI

PARTITIONS ARE DESIGNATED TO NORMAL THICKNESS.

DOUBLE JOISTS UNDER PARALLEL PARTITIONS, SHOWING THE END AND ANY VENTILATION INDICATED ON THE PLANS. SET ALL JOISTS AND BEAMS WITH NATURAL CROWN UP. ENDS OVERLAPPED WITH BEAMS AND SECURELY STAPLED TOGETHER. FRAME OPENINGS LARGER THAN 12" WITH DOUBLE HEADERS AND TRIMMERS.

ROOFING AND BEAMS AND TAIL JOISTS SHALL BE BY TRUSS JOISTS CORPORATION ROSE HAWK AND SHALL BE SIZED ON DRAWINGS. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PROVIDE TOP-AND-UP OR EQUAL ANCHORS IN ALL EXTERIOR AND VAULTED CEILINGS. USE COLLAR TIES TO RAFTERS AT PCH CEILINGS. PROVIDE 1/2" CROSS OR SOLID BRIDGE AT THE END-SPAN OF ALL FLOOR JOISTS OR AS INDICATED ON THE PLANS. IF O.C. AND ALL EXTERIOR HEADERS SHALL BE 2X12" 1/2" PLYWOOD SPACER STAPLED TOGETHER UNLESS OTHERWISE NOTED ON PLANS. ALL LUMBER WITH DIRECT CONTACT WITH MASONRY, CONCRETE OR EARTH SHALL BE CCA TREATED. SALS SHALL BE SET ON SOLID INSULATION AND BE FASTENED TO FOUNDATION WALL WITH 1/2" DIA. NOT-DIPPED GALVANIZED BOLTS AT 4" MAX SPACING AND 12" MIN FROM THE CORNERS. ALL EXPOSED EXTERIOR FASTENERS SHALL BE HOT-DIPPED GALVANIZED. TRIM SHALL BE STOCK SECTIONS OF PINE COGNIAL PATTEN AND SHALL BE HEAVY FITTED AND INTERED AND COMPLETE INCLUDING DOORS, WINDOW CASING, APRON STUCCO, BASE AND QUARTER ROUNDS AT FLOORS. CLOSETS TO HAVE ONE 3/4" SHELF WITH CLOTHES POLE AND BE ADEQUATELY SUPPORTED. FINGER JOINT TRIM CAN BE USED WHERE OWNER DESIRES. A FINISHED FLOOR EXTERIOR FINISHING AND SUBFLOORING SHALL BE C-D SHEETING NO.2 OR BETTER WITH EXTERIOR GUE. ALL SHEETING TO BE EXTERIOR GRADE.

INTERIOR WALL CONSTRUCTION: 2" X 4" NO STUD - 8" OC DOUGLAS FIR COMMON GRADE PCH LUMBER. 1/2" CDX PLYWOOD SHEATHING. (MAX SPCH 24") ANCHOR 1/4" DIA. NAILS AT 2" OC AT EDGES AND 12" OC AT INTERMEDIATE SUPPORTS. GAPS AT EDGES OF SHEATHING SHALL BE 1/8". TOP PLATES SHALL BE 2X4" DOUGLAS FIR COMMON GRADE PCH LUMBER. JOINTS IN TOP PLATES SHALL BE OFFSET 40". NOTCHING SHALL BE LIMITED TO 25% WIDTH OF STUDS IN ALL CIRCUMSTANCES. DRILLED HOLES MAY NOT BE LARGER THAN 1/4" OF WIDTH OF STUD AND SHALL NOT BE CLOSER THAN 6" TO EDGE OF MEMBER.

INTERIOR LOAD BEARING WALL CONSTRUCTION: 2" X 4" NO STUD - 8" OC DOUGLAS FIR COMMON GRADE PCH LUMBER. UPRIGHTS AND PLATES SHALL BE NAILER 1/2" DIA. COMMON NAIL. TOP PLATES SHALL BE 2X4" DOUGLAS FIR COMMON GRADE PCH LUMBER. JOINTS IN TOP PLATES SHALL BE OFFSET 40". NOTCHING SHALL BE LIMITED TO 25% WIDTH OF STUDS IN ALL CIRCUMSTANCES. DRILLED HOLES MAY NOT BE LARGER THAN 1/4" OF WIDTH OF STUD AND SHALL NOT BE CLOSER THAN 6" TO EDGE OF MEMBER.

INTERIOR NON-LOAD BEARING PARTITIONS: 2" X 4" NO STUD - 8" OC DOUGLAS FIR COMMON GRADE PCH LUMBER. UPRIGHTS AND PLATES SHALL BE NAILER 1/2" DIA. COMMON NAIL. NOTCHING AND DRILLING MAY NOT EXCEED 1/4" OF WIDTH IN STUD IN ALL CIRCUMSTANCES AND SHALL NOT BE CLOSER THAN 6" TO EDGE OF STUD.

SOLID SAWN ROOF FRAMING: SIZE AND SPACING SHALL BE IN ACCORDANCE WITH FRAMING NOTES INDICATED ON FLOOR PLANS. ALL LUMBER SHALL BE DOUGLAS FIR COMMON GRADE PCH. RAFTERS SHALL BE NAILED TO CEILING JOISTS AND EXTERIOR WALL WITH NO NAILS. RIDGE BOWDS SHALL BE 2" THICK AND DEPTH NOT LESS THAN THAT OF THE CUT RAFTER. END. NOTCHING SHALL BE LIMITED TO 1/4" DEPTH OF MEMBER AND SHALL NOT BE LOCATED WITHIN CENTER 1/3RD OF THE SPAN. ROLES SHALL BE LIMITED TO WITHIN TWO (2) RIGES OF TOP AND BOTTOM OF MEMBER AND SHALL NOT EXCEED 1/4" DEPTH OF MEMBER. BRIDGE SHALL BE EITHER SOLID BRIDGE OR INDICATED ON PLANS OR DOUGLASS. RUSTAL HEADERS AT 10'-0" OC MAX OR AS INDICATED ON PLANS - WHICHEVER SPACING IS LESS.

INSULATION, ROOFING & SOING: INSULATION SHALL BE FIBERGLASS BATTIS WITH FOX OR EQUIVALENT VAPOR BARRIER INSTALLED TOWARDS WETTED SIDE OF PARTITION. ROOF AND CEILING ADJACENT TO ATTIC R-30 MIN. EXTERIOR 2"X4" WALLS R-11 MIN. EXTERIOR 2"X4" WALLS R-11 MIN. FLOOR OVER UNHEATED SPACES R-11 MIN. ENCLOSE ENTIRE LIVING SPACE WITH A VAPOR BARRIER AND FIBERGLASS INSULATION OF THICKNESS AS SPECIFIED. PROVIDE BATT INSULATION AROUND ALL BATHROOM SPACES AND MASTER BED ROOM FLOORS, WALLS AND CEILING. ROOF VENTILATION VENTILATE ALL ATTICS AND RAFTER SPACES WITH PROPER SIZE SCREENED RIDGE AND SORBIT VENTS AND LUMBERS AS DETAIL ON DRAWINGS OR AS REQUIRED BY CODE. TAPER INSULATION OR USE BATTLES TO SHOW AIR FLOW AT EAVES. SLOPING ROOF TO RECEIVE FIBERGLASS SHINGLES BY GEORGIN PAVING OR EQUAL SHINGLES TO BE 28" MAX. 28" MAXIMUM SELF-SEALING, 15"X15" CERAMIC WHITE SURFACE WITH 5" EXPOSURE AND 2" BEVEL. PROVIDE 1/4" MIN. ROOF SHINGLES AS REQUIRED. WHERE SLOPE IS 1/2" OR LESS USE TWO LAYERS OF 15" ASPHALT IMPREGNATED FELT. PROVIDE 1/4" MIN. WATER SHIELD ALONG GUTTER LINES AT EAVES FROM GUTTER LINE TO A POINT WHICH IS 24" FROM EXTERIOR WALL. SURFACE BELOW PROVIDE ALUMINUM FLASHING AS INDICATED. COLOR AND STYLE TO BE SELECTED BY OWNER. MAINTAIN ARCHITECT. FLASH PROPERLY WITH ALUMINUM FLASHING AT ALL CHIMNEYS, VALLEYS AND VERTICAL INTERSECTIONS. LEAKERS & GUTTERS SHALL BE INSTALLED EXTERIOR PROPERLY SUPPORTED. DIRECT ALL LEAKERS AWAY FROM BUILDING. SOING SHALL BE WHITE AND SHALL BE TO MATCH EXISTING ADJACENT MATERIALS. PATTERN FINISH & COLOR. INSTALL ALL MATERIALS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS BY COMPETENT INSTALLER AS APPROVED BY ARCHITECT.

INTERIOR WORK:

GYPSUM WALL BOARD MATERIAL SHALL BE 5/8" OR 1/2" AS INDICATED ON THE DRAWINGS. TAPERED EDGE SHEET ROCK WITH ALL JOISTS INTERNAL. ENDLESS FINISH WITH PERMA-TAPE JOINT SYSTEM. EXTERIOR ENDLESS SHALL BE FINISH WITH PERMA-TAPE. TREAD JOINTS WITH THREE COATS COLORED, FINISH SMOOTH AND EVEN. ALL GYPSUM BOARD MATERIALS SHALL BE THE PRODUCTS BY THE US GYPSUM COMPANY. DELIVERED ON THE SITE IN THE ORIGINAL DUMPPED CONTAINERS OR BUNDLES. STORE MATERIALS IN A PLACE PROTECTED FROM MOISTURE AND USE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECS. ALL NEW SURFACES SHALL BE PROPERLY PREPARED, SPACKLED, SMOOTH, ETC. TO PROVIDE A PERFECTLY SMOOTH SURFACE READY TO BE FINISHED.

USE CEILING BOARD AT ALL SHOWER AND TUB LOCATIONS. USE GREEN BOARD AT ALL CEILING THE AREAS. INSTALL CEILING THE FLOOR AND BASE IN TUBS & BATH ROOMS. TUB AND SHOWER AREAS. SEAL ALL JOINTS WITH APPROVED SEALER OR CAULK. CEILING TUBS SHALL BE BY AMERICAN CROWN TILE COMPANY OR EQUAL. COLOR, STYLE AND TEXTURE AS SELECTED BY OWNER. MAINTAIN ARCHITECT. MARBLE THRESHOLD SHALL BE HONED MARBLE GRADE A, FIRST QUALITY FREE FROM CRACKS, CHIPS, STAINS OR OTHER DEFECTS.

Number & height of all exterior stairs shall be verified in the field. Adjust to suit actual conditions on they occur in the field. All breaks & repairs shall be consistent in dimension - 1/8" max. RISER/ 10" max. TREAD. 3/4" railing designed with 200 lbs. of horizontal force without permanent deformation. Max. 4" spacing between vertical balusters.

WINDOWS & DOORS:

ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED AND COVERED WITH WEATHER-STRIPPING OF JAMB, HEAD AND SILL. WINDOWS AND DOORS SHALL BE BY ANDERSON C. UNLESS OTHERWISE NOTED WITH INSULATED LOW E GLASS. MODEL AS NOTED ON THE PLANS OR IN THE WINDOW SCHEDULE. PROVIDE SHIP-A-CRACKS AND SCREWS. OPTIONAL. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. IT SHALL BE OPERABLE FROM INSIDE. BOTTOM CLEAR OPENING SHALL BE AT 4" MIN. ABOVE FINISH FLOOR. NET CLEAR OPENING OF 57" SQ. FT. WITH MIN. OPENING HEIGHT OF 20" AND CLEAR OPENING WIDTH- 20".

DOOR HARDWARE:

FINISH AND INSTALL SQUARE Cylindrical LATCHES AND LOCK SETS AS READ BY OWNER. FINISH AND INSTALL ONE PAIR OF STAINLESS BUTT HINGES PER DOOR. MIN. SELECTION OF THE STYLE, FUNCTION, FINISH AND MANUFACTURER SHALL BE SELECTED BY OWNER. ENTRANCE DOORS, SLIGHTS AND SHOWER DOORS MOVING GLAZING MUST BE PROVIDED WITH THERMO SAFETY GLASS. GLAZING WHICH IS WITHIN 18" OF AN ADJACENT WALKING SURFACE OR WITHIN 12" OF A DOOR OR IN A STRENGTHENED AREA SHALL BE SAFETY GLASS.

HVAC:

SUB-CONTRACTOR SHALL DESIGN ALL HEATING AND AIR CONDITIONING EQUIPMENT IN COMPLIANCE WITH THE CODES. FOR HEATING SYSTEMS OUTDOOR CONDITIONS SHALL BE DESIGNED FOR 0 DEGREES F AND 15 MPH WIND VELOCITY.

DOOR CONDITIONS SHALL BE DESIGNED FOR 72 DEGREES F.

FOR AIR-CONDITIONING SYSTEMS OUTDOOR CONDITIONS SHALL BE DESIGNED FOR 95 DEGREES F DRY BULB 75 DEGREES WET BULB.

DOOR CONDITIONS SHALL BE DESIGNED FOR 72 DEGREES F DRY BULB AND 50 PERCENT RELATIVE HUMIDITY MAX.

AIR-CONDITIONING SHALL BE ACCOMPLISHED BY DUCTED SYSTEM WITH AIR HANDLERS LOCATED IN ATTIC OR BASEMENT SPACE WITH CRIMD.

ROUTED CONDENSER UNITS ON CONCRETE PADS. LOCATE PADS AS DIRECTED BY OWNER. REFR. SYSTEM SHALL BE COMPLETE WITH CONDENSERS, FILTERS, THERMOSTAT CONTROL AND THERMOSTATS.

INTERIOR BATH ROOMS WITHOUT OPERABLE WINDOWS SHALL RECEIVE EXHAUST FANS PROPERLY DUCTED TO THE EXTERIOR.

FANS SHALL BE 75 CFM MIN. LOW NOISE.

HVAC SUB-CONTRACTOR SHALL EVALUATE THE WORK SITE AND THESE DOCUMENTS SO AS TO FULLY UNDERSTAND ALL THE CONDITIONS PERTAINING.

ANY DESIGN OR DRAWINGS NEED BY BUILDING DEPARTMENT AND THE SUB-CONTRACTOR RESPONSIBILITY. HE SHALL GUARANTEE ALL HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE FROM THE OWNER.

MISC:

CONTRACTOR SHALL INSTALL SMOKE DETECTORS IN ALL BEDROOMS AND ONE AT EACH LEVEL. INCLUDING BASEMENT WITHIN 10' FROM SLEEPING AREA AT THE TOP OF ALL STAIRWAYS. CONTRACTOR SHALL INSTALL SMOKE DETECTORS IN ALL BEDROOMS AND ONE AT EACH LEVEL. INCLUDING BASEMENT WITHIN 10' FROM SLEEPING AREA AT THE TOP OF ALL STAIRWAYS IN ACCORDANCE WITH LOCAL BUILDING CODES. SEE PLACEMENT ON ALL PLAN SHEETS.

ELECTRICAL:

ALL ELECTRICAL WORK TO BE DONE ACCORDING THE NATIONAL ELECTRICAL CODE AND THE LOCAL UTILITY CODE. PROVIDE ALL GROUND DETECTORS AS PER APPLICABLE CODES AND ORDINANCES. IN LOCATIONS INDICATED ON THE PLANS. SMOKE DETECTORS SHALL BE 120 VOLT, PHOTOELECTRIC TYPE, INTERCONNECTED AND WITH BATTERY BACKUP. INSTALL CARBON MONOXIDE ALARMS ACCORDING TO MANUFACTURER'S SPECIFICATIONS. INSTALL OUTLETS NOT MORE THAN 12" APART AND LESS THAN 6" FROM A CORNER OR A DOOR. GFI PROTECTED OUTLETS SHALL BE INSTALLED IN BATHS, KITCHENS AND SINK AREAS. WITH MANUFACTURER'S SPECS. PROVIDE ALL CONNECTIONS TO HVAC PLUMBING. FIRE PROTECTION OR OTHER EQUIPMENT AS REQUIRED BY DESIGN OR DRAWINGS NEED BY BUILDING DEPARTMENT ARE THE SUB-CONTRACTOR RESPONSIBILITY. HE SHALL GUARANTEE ALL HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE OWNER.

ADDITIONAL NOTES

VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY SUCH DISCREPANCIES.

CONTRACTOR SHALL UNDER NO CIRCUMSTANCES DEVIATE FROM CONSTRUCTION DOCUMENTATIONS WITHOUT ARCHITECT'S APPROVAL.

DOUBLE FL. JOISTS UNDER ALL PARTITION WALLS & PLATFORM TUBS.

Detection Devices

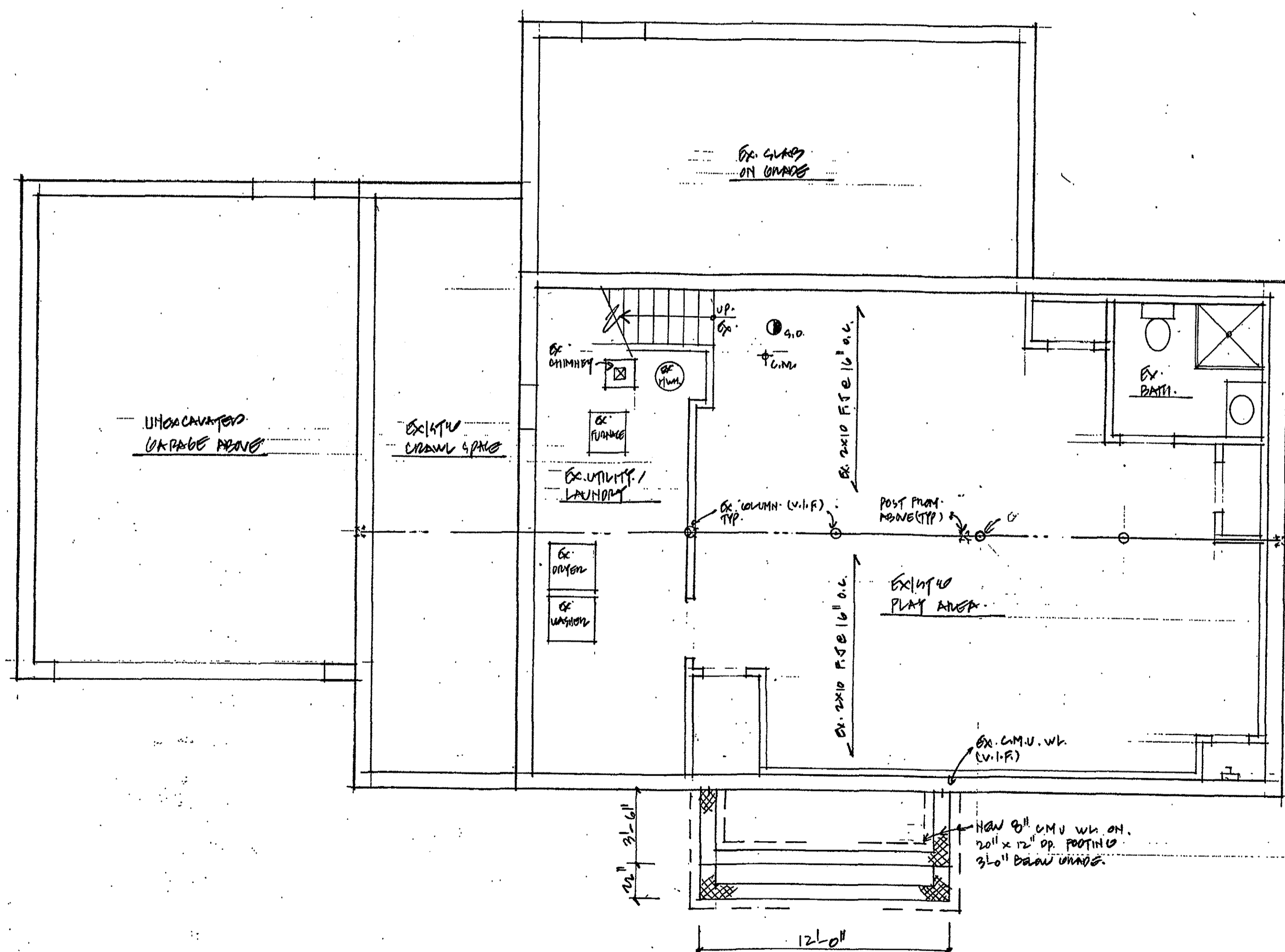
All detection devices shall be hardwired throughout the entire dwelling.

Entire dwelling shall have AC powered smoke detectors that are interconnected with battery backup installed on each floor level including the basement and in every bedroom.

Carbon monoxide detectors shall be hardwired and interconnected to the smoke detectors outside of all bedrooms, within 10 feet of all bedroom entrances.

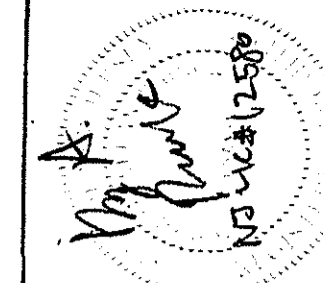
Smoke and carbon monoxide combination detectors are acceptable.

J & A Design
263 Tremont Ave. Fort Lee, NJ 07024
201 675 6827
Douglas A. Radick, R.A.
NJ Lic. # 12580



BASMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

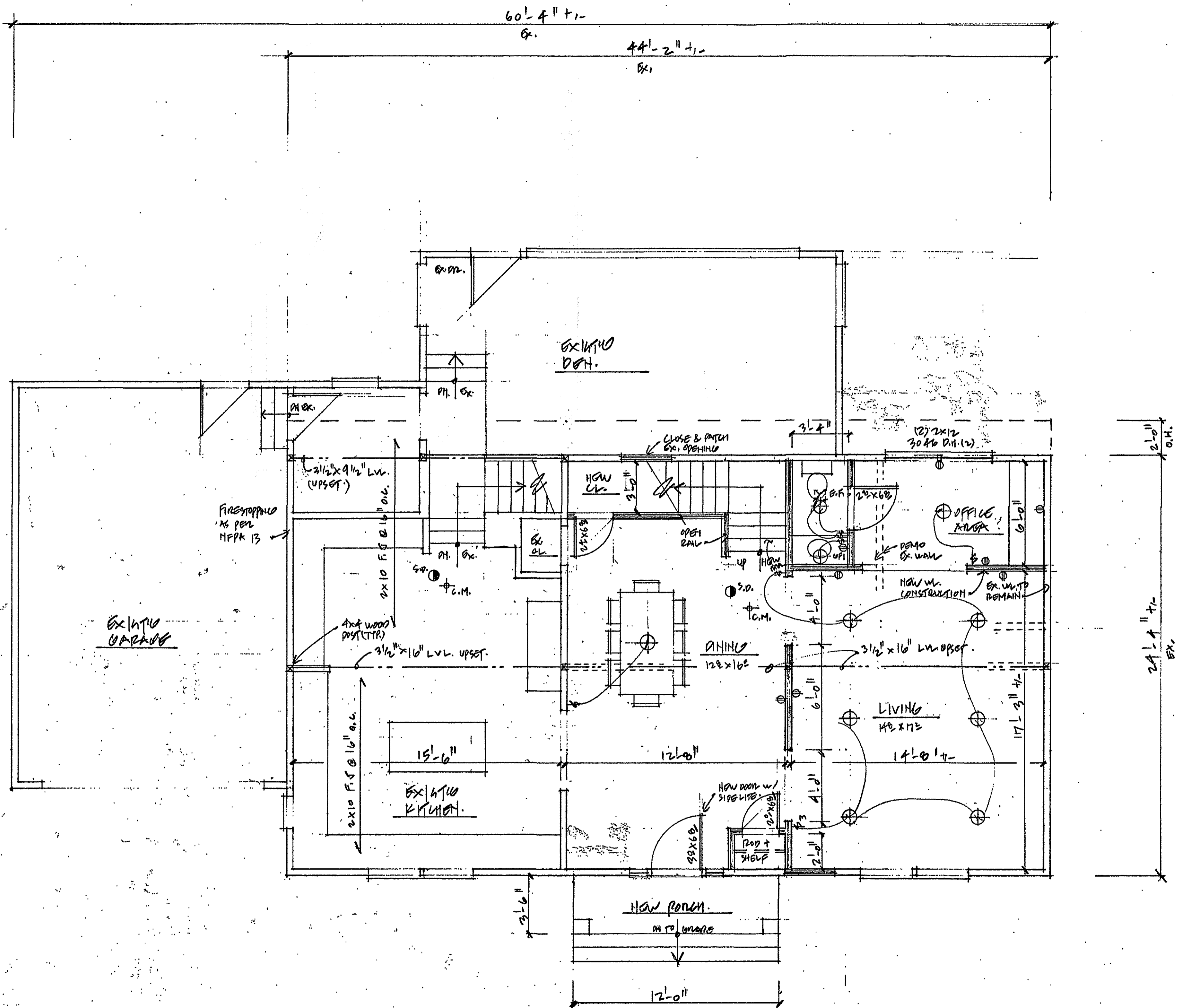


J & A Design
 263 Tremont Ave. Fort Lee, NJ 07024
 201 675 6627
 Douglas A. Radick, R.A.
 NJ Lic. # 12580

O'Dell Residence
 10 Yale Way
 Oakland, NJ

DRAWN	J.C.
APPROVED	D.R.
FINISH	12/12/14

A2



FIRST FLOOR PLAN

60'-4" x 44'-2"

J & A Design
263 Tremont Ave. Fort Lee, NJ 07024
201 675 6627
Douglas A. Radick, R.A.
NJ Lic. # 12580

O'Dell Residence
10 Yale Way
Oakland, NJ

Drawn: J.L.
Approved: J.R.
Final: A.L./J.L.

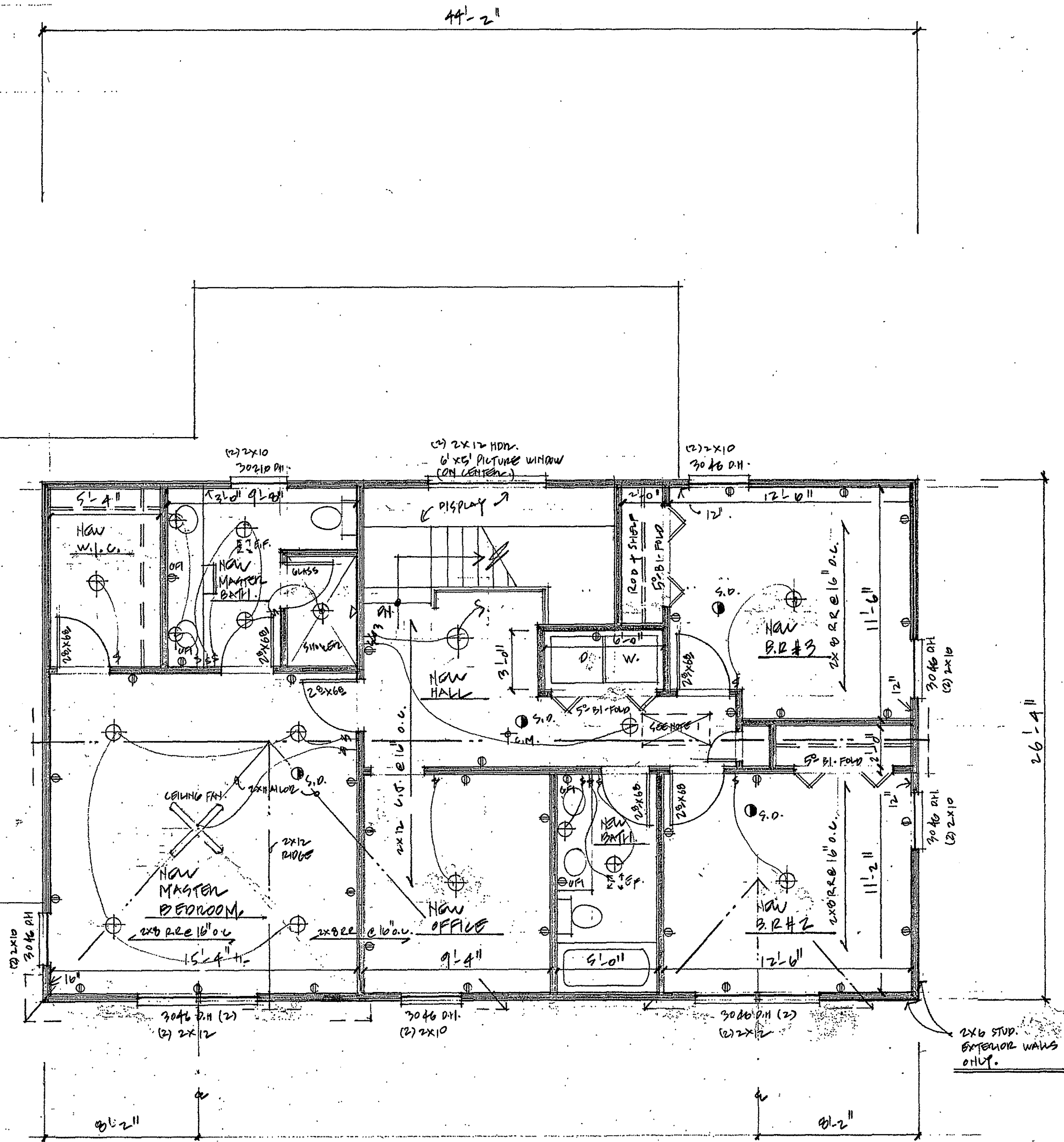
AS

PLAN NOTES

1. NEW ATTIC ACCESS PANEL W/ A SWITCH, OUTLET AND A LIGHT FIXTURE BY ENTRANCE.

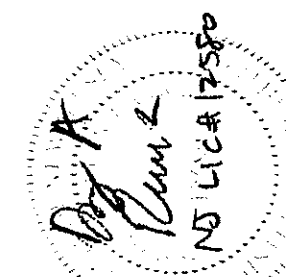
ELECTRICAL LEGEND

- ⊕ LIGHT FIXTURE
- ⊕_R RECESSED LIGHT FIXTURE
- ⊕ DUPLEX OUTLET
- ⊕_{S.D.} HANDWIRED SMOKE DETECTOR W/ BATT. BACK-UP
- ⊕_{C.M.} HANDWIRED CARBON MONOXIDE DETECTOR W/ BATT. BACK-UP



SECOND FLOOR PLAN

1/4" = 1'-0"

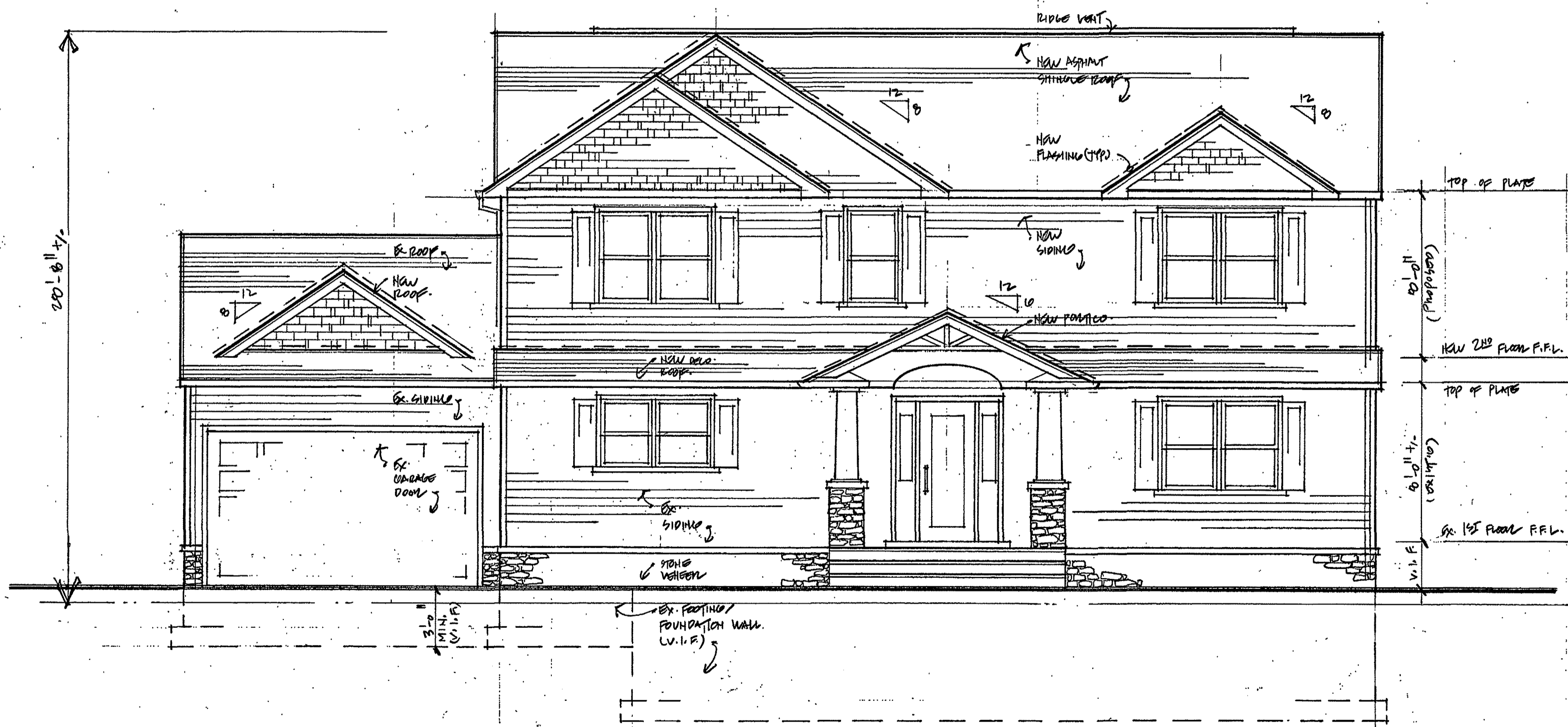


J & A Design
 263 Tremont Ave. Fort Lee, NJ 07024
 201 675 6627
 Douglas A. Radick, R.A.
 NJ Lic. # 12580

O'Dell Residence
 10 Yale Way
 Oakland, NJ

DRAWN	JLL
APPROVED	DJR
FINAL	4/12/21

A4



FRONT ELEVATION

1/4" = 1'-0"

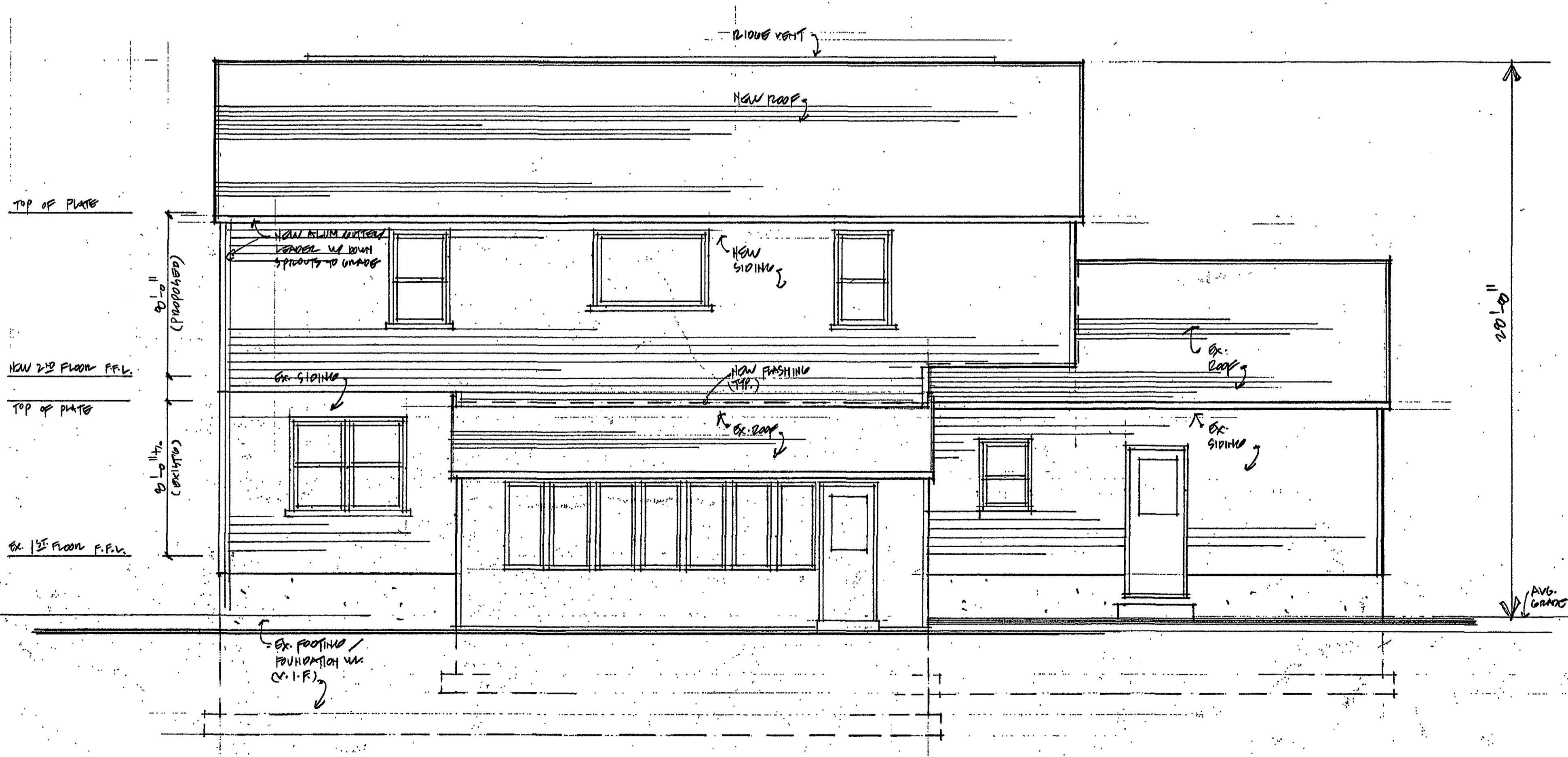


J & A Design
 263 Tremont Ave. Fort Lee, NJ 07024
 201 675 6627
 Douglas A. Radick, R.A.
 NJ Lic. # 12580

O'Dell Residence
 10 Yale Way
 Oakland, NJ

DRAWN	J.L.
APPROVED	D.R.
FINAL	4/2/24

A-5



REAR ELEVATION.

SCALE 1/4" = 1'-0"

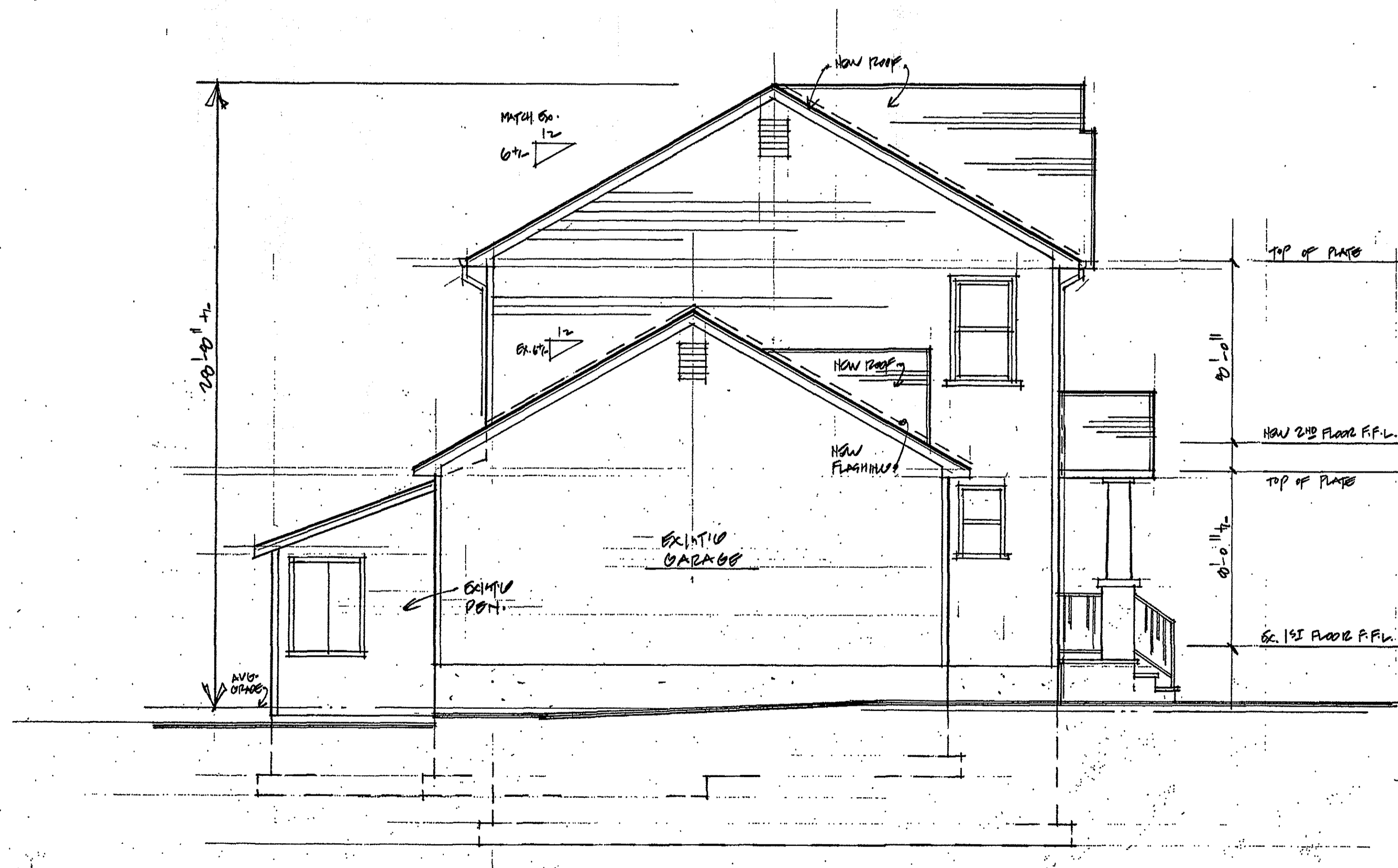
PM
JML
NS 12/17/2020

J & A Design
263 Tremont Ave. Fort Lee, NJ 07024
201 675 6627
Douglas A. Radick, R.A.
NJ Lic. # 12580

O'Dell Residence
10 Yale Way
Oakland, NJ

DRAWN	J.L.
APPROVED	P.R.
FINAL	4/2/24

A6



WIDE ELEVATION
 40'-0" +/- = 1'-0"

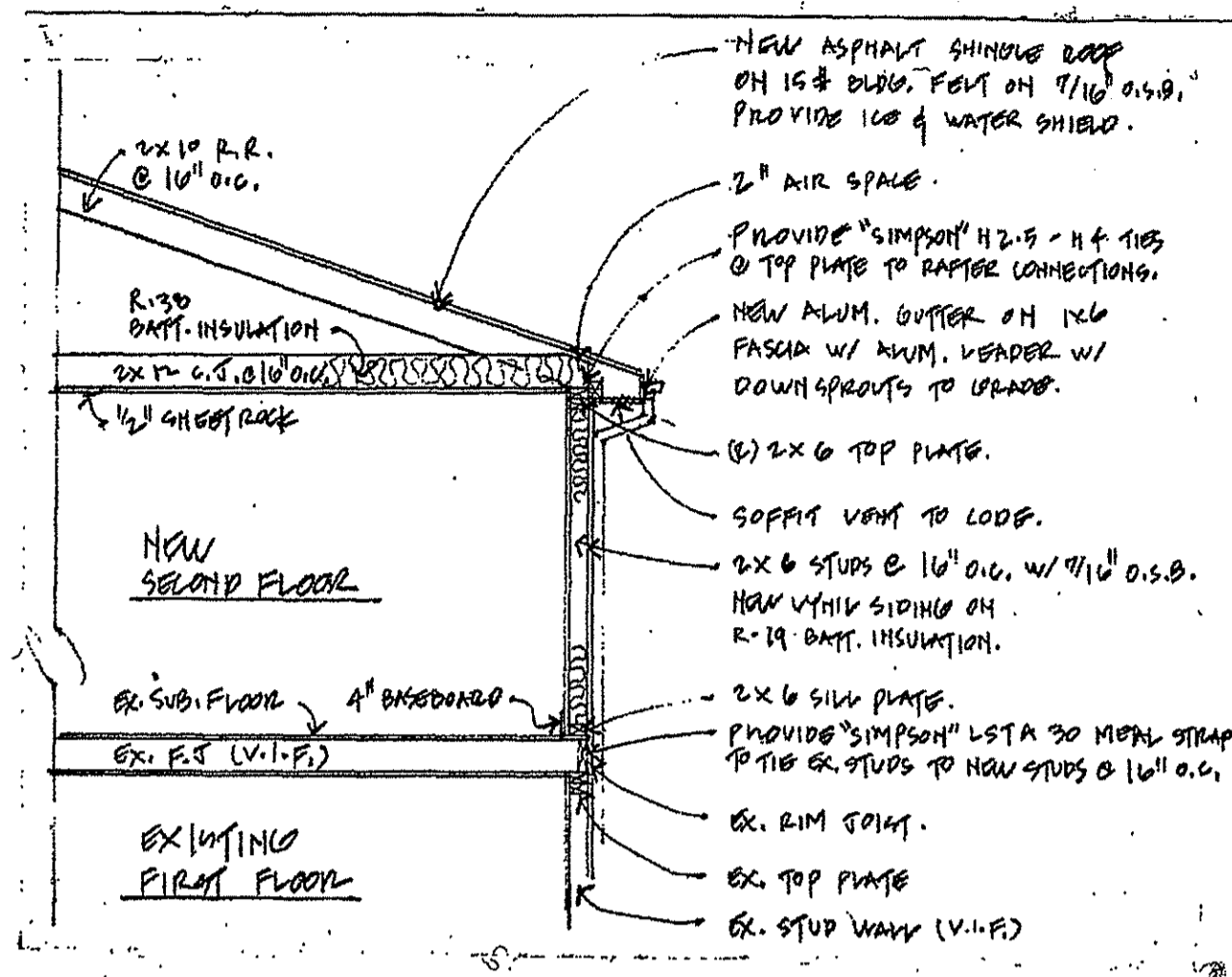
Handwritten signature and date
 12/14/12

J & A Design
 263 Tremont Ave. Fort Lee, NJ 07024
 201 675 6627
 Douglas A. Radick, R.A.
 NJ Lic. # 12580

O'Dell Residence
 10 Yale Way
 Oakland, NJ

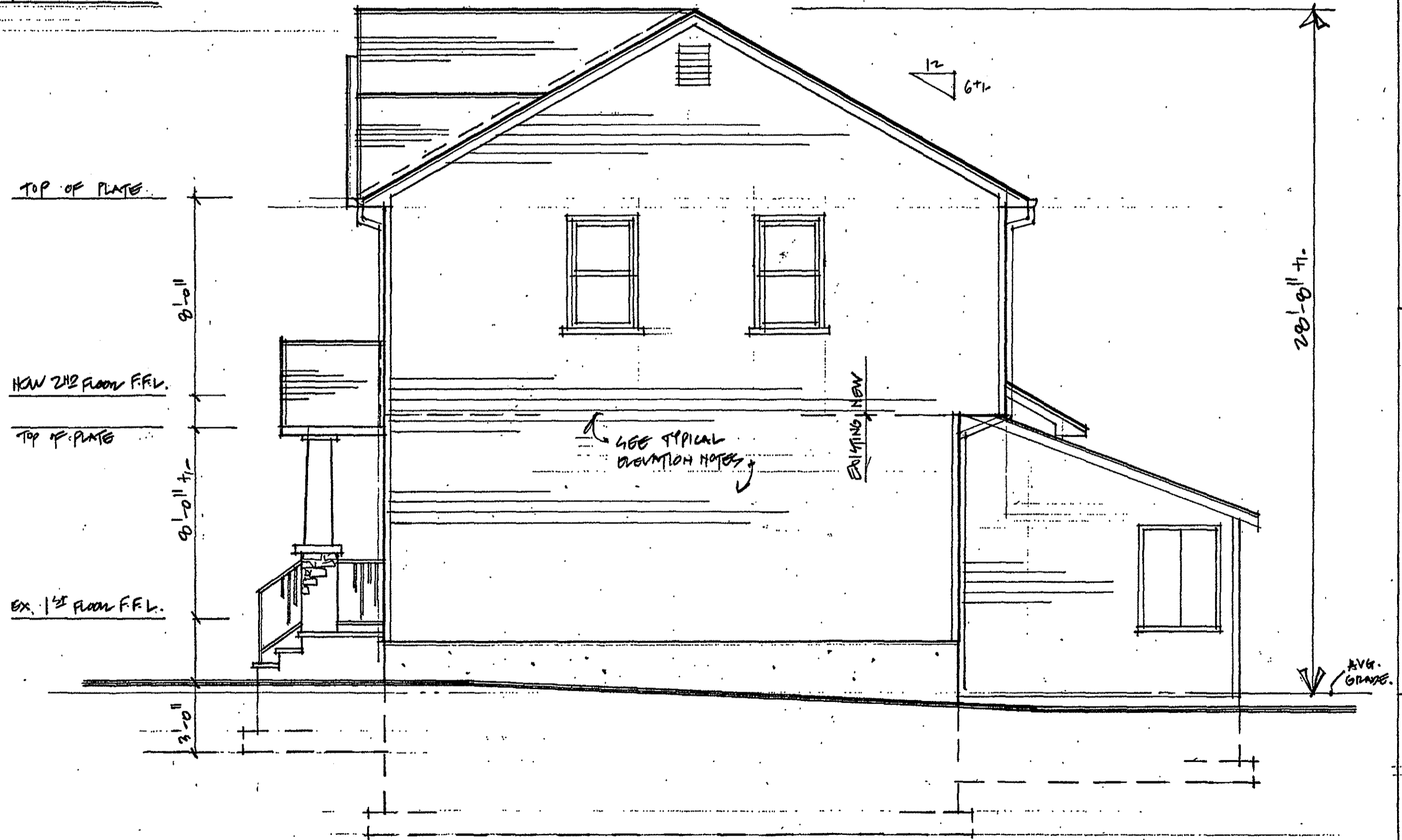
DESIGN	JFL
APPROVED BY	
DATE	12/14/12

A7



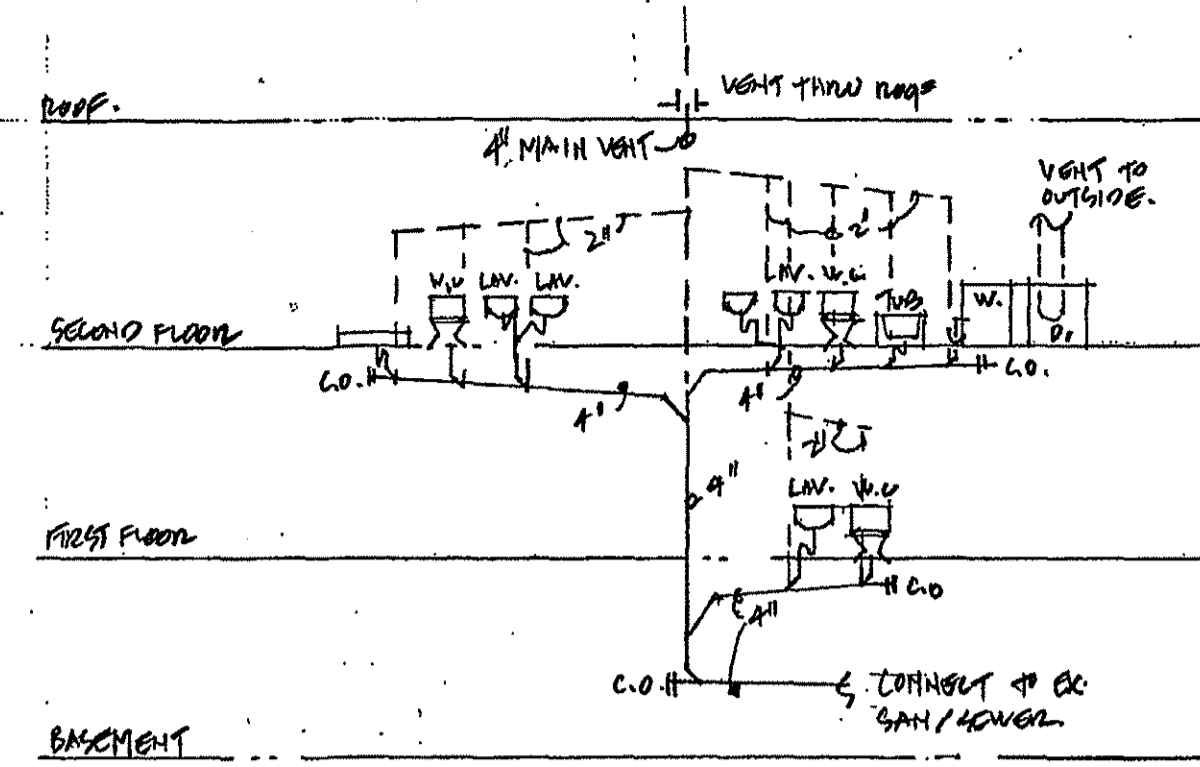
WALL SECTION

SCALE 1/4" = 1'-0"



SIDE ELEVATION 2

SCALE 1/4" = 1'-0"



RISER DIAGRAM

SCALE 1/4" = 1'-0"

Handwritten signature and date: 12/12/12

J & A Design

263 Tremont Ave. Fort Lee, NJ 07024
201 675 6627
Douglas A. Radick, P.E.
NJ Lic. # 12580

O'Dell Residence

10 Yale Way
Oakland, NJ

DRAWN	AL
APPROVED	DR
DATE	4/2/13

A90

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 201-337-811 x 2030

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.



BOROUGH OF OAKLAND, NEW JERSEY

TO: Board of Adjustment

FROM: Glen Turi

This is to advise you that on April 27, 2021 a denial was issued to the resident Daniel O'Dell and Deborah O'Dell
for the location 10 Yale Way, Oakland, NJ 07436

Block: 4911 Lot: 6

Zoning District: RA-3 For: Construction of an addition

For the following reasons:

- 1) Minimum lot size 11,700 square foot proposed, 15,000 square feet required
- 2) Front Yard: less than 25.7' ft. proposed, 40 ft. minimum required

The Ordinances pertaining to this application are:

Chapter 59

Attachment 6

Fee: \$50.00 Paid by: # 2275 LOD: #Z-0427001

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 5/4/2021

**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)

add a second story to our ranch home.

1. APPLICANT INFORMATION

- a. Name: Deborah + Daniel O'Dell
- b. Address: 10 Yale way, Oakland, NJ 07436
- c. Telephone (include fax number if desired): 201-739-9229
- 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: N/A
Address: _____
Telephone: _____ Fax: _____

2. PROPERTY INFORMATION

- a. Street address 10 Yale Way
- b. Tax Map Block(s) 4911 Lot(s) 6
- c. Zone District RA 3
- d. Lot Area 11,700 sq. ft. Lot Dimensions 90' x 130'

- 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 sewerer ☐ Septic system ☒
- g. Current number of bedrooms 3 Proposed number of bedrooms 3
- h. Current number of bathrooms 2 Proposed number of bathrooms 3 1/2
- i. Height of building: Existing Stories 1 Feet 19.5'
Proposed Stories 2 Feet 28.7'
- j. Percentage of lot occupied by building:
Now: 15.82% With proposed addition: 16.56%

- k. Setback from property lines:

	Front	Rear	Right Side	Left Side
a. Existing:	<u>25.7'</u>	<u>67.4'</u>	<u>22.8'</u>	<u>6.8'</u>
b. Proposed:	<u>25.7'</u>	<u>67.4'</u>	<u>22.8'</u>	<u>6.8'</u>

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

2008 - Variance for front and left side setbacks for kitchen and garage addition.

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>Ord. 95</u> <u>Sec. 59-47</u>	<u>40'</u> <u>front setback</u>	<u>25.7'</u> <u>existing dwelling</u>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>

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

- Attach certification of payment of taxes from Tax Collector.
- Attach completed checklist.
- 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.

Deborah W. Deane
Applicant's Signature
[Signature]
Applicant's Signature

5/4/2021
Date

5/4/2021
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.

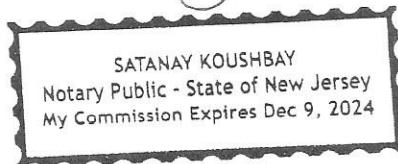
Deborah W. Deane
Owner's Signature

5/4/2021
Date

Subscribed and sworn to before me this

4 day of May, 2021 (Year)

[Signature]
(Notary)



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

Number _____ Hearing Date _____

Disposition _____ Site Inspection _____

<u>Name</u>	<u>Address</u>	<u>Telephone</u>
Applicant <u>Deborah + 10 Yale Way 201-739-9229</u>		
<u>Daniel O'Dell</u>		

Owner Deborah + Daniel O'Dell

Tenant/Leasee N/A

Agent for Owner N/A

Property Location 10 Yale Way Block 4911 Lot 6

**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 April 27
2021. 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 Ord. 95 Sec. 54-47f of the Zoning ordinance so as to permit (in accordance with the attached plans): addition of a second story to our
ranch home.

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 4911 Lot number 6 Zoning district RA 3
2. Street Address 10 Yale Way
3. Located between Princeton Terrace and Rutgers Drive (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 ☒ If yes, explain nature of interest. N/A
5. Lot length & width: 130' x 90' Interior of corner lot? N/A
6. Number of Streets the lot has frontage on: 1 Lot square foot area 11,700
7. Building size: (length & width) _____
8. Height of building: (stories & feet) 2 stories, 28.7'
9. Percentage of lot occupied by building:
Now: 15.82 % - With proposed addition 16.56 %
10. Setback from property lines:

	Front	Rear	Right side	Left side
a. Existing:	<u>25.7'</u>	<u>67.4'</u>	<u>22.8'</u>	<u>6.8'</u>
b. Proposed:	<u>25.7'</u>	<u>67.4'</u>	<u>22.8'</u>	<u>6.8'</u>
11. Has there been any previous appeal involving these premises?
Yes ☒ No ☐
12. Premises presently or last occupied as residential home.
13. Has premises been the subject of any Planning Board action?
Yes ☒ No ☐
If yes, attach a copy of Planning Board resolution to this application. See attached.
14. Date present owner became owner of property. October 30, 2003

ZONING TABLE

This **MUST** be completely filled out in order for your application to be deemed complete
 ZONE OF SUBJECT PROPERTY: RA3

	REQUIRED	EXISTING	PROPOSED
Lot Area	<u>15000</u> sf min	<u>11,700</u> sf	<u>11,700</u> sf
Lot Width	<u>100</u> ft min	<u>90</u> ft	<u>90</u> ft
Lot Depth	<u>150</u> ft min	<u>130</u> ft	<u>130</u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>15.82</u> %	<u>16.56</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>40</u> % max	<u>29.13</u> %	<u>29.87</u> %
Front Setback	<u>40</u> ft min	<u>25.7</u> ft	<u>25.7</u> ft
Side Setback	<u>15</u> ft min	<u>6.8</u> ft (Left) <u>22.8</u> ft (Right)	<u>6.8</u> ft (Left) <u>22.8</u> ft (Right)
Rear Setback	<u>35</u> ft min	<u>67.4</u> ft	<u>67.4</u> ft
Building Height	<u>35</u> ft max <u>2 1/2</u> stories max	<u>19.5</u> ft <u>1</u> stories	<u>28.7</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.

BLQ: 4911. 6.
Owner Name: O'DELL, DANIEL J & DEBORAH J
Tax Year: 2020 to 2021
Property Location: 10 YALE WAY

Tax Year: 2020		Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total				
Original Billed:		2,608.22	2,608.22	2,747.01	2,847.95	10,811.40				
Payments:		2,608.22	2,608.22	2,747.01	2,847.95	10,811.40				
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								
02/04/20	1	Payment	001	wire	CK	15058 1202	CORELOG	10,811.40		10,811.40
		2020.1 corelogic						2,608.22	0.00	8,203.18
04/30/20	2	Payment	001	WIRE	CK	15594 1184	CORELGC	2,608.22	0.00	5,594.96
		CORELOGIC 2020.2								
08/03/20	3	Payment	001	WIRE	CK	16274 1292	CORELOGI	2,747.01	0.00	2,847.95
		CORELOGIC 2020.3								
11/02/20	4	Payment	001	WIRE	CK	16954 1305	CORELOGI	2,847.95	0.00	0.00
		CORELOGIC 2020.4								

Tax Year: 2021		Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total				
Original Billed:		2,702.85	2,702.85	0.00	0.00	5,405.70				
Payments:		2,702.85	0.00	0.00	0.00	2,702.85				
Balance:		0.00	2,702.85	0.00	0.00	2,702.85				
Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2021 Prin Balance
		Description								
		Original Billed								
02/08/21	1	Payment	001	WIRE	CK	17675 1300	CORELOGI	5,405.70		5,405.70
		CORELOGIC 2021.1						2,702.85	0.00	2,702.85

Total Principal Balance for Tax Years in Range: 2,702.85

all # 3502.05 / 4

RESOLUTION

new # 4911 / 6

**BOARD OF ADJUSTMENT
BOROUGH OF OAKLAND
COUNTY OF BERGEN, STATE OF NEW JERSEY**

WHEREAS, DANIEL AND DEBROAH O'DELL have made application to the Board of Adjustment of the Borough of Oakland seeking variance(ies), hereinafter more fully described, seeking to reduce the front and side yard set back requirements as provided in the applicable Oakland Borough Ordinances, for property ("Property") located at 10 Yale Way, Oakland, New Jersey, 07436 further identified as Tax Block ~~3502~~, Lot ~~4~~ on the Tax Map of the Borough of Oakland, ("Property"), in order to expand the present dwelling ("land development application" or "application" or "project"); and

WHEREAS, public hearing(s) was/were held upon the application on 07-8-08 and the applicant having shown, to the satisfaction of this Board, that proper notice was served upon all interested parties as required by Statute; and

WHEREAS, at such public hearing(s) the applicant was heard and the opportunity provided for any interested parties or the general public to be heard and no one having come forward to address said application; and

WHEREAS, at such public hearing(s) the Board considered any reports, comments and recommendation provided by any applicable borough and county departments and/or other agencies; and

WHEREAS, the Board having had opportunity to receive testimony from and question the applicant(s) and any witness(es), and having carefully considered the application together with all testimony and evidence presented, and having considered its own local knowledge and observations of the property and having given the public an opportunity to be heard and for good cause shown,

NOW THEREFORE, BE IT RESOLVED that the Board of Adjustment hereby makes the following findings of fact and conclusions of law based upon testimony and evidence presented at the aforesaid hearing.

1. The applicant is the owner of the Property.
2. The Property is located in Municipal Zoning District RA-3.
3. The Property presently contains a one and a half (1½) story dwelling which contains three (3) bedrooms and two (2) bathrooms.
4. The applicant proposes to
 - a. Expand the current dwelling by expanding the present galley kitchen, adding a mud room, and adding a 1 car garage.
5. Review of that application by the Borough's Zoning Offices, as further reviewed and refined by the Board, determined that the project does not meet the requirements of the local code for the reason that the applicant proposes
 - a. A front yard set back of 25.7 feet (which is the existing set back of the currently existing dwelling); A front set back of 30.7 feet (for the proposed garage) and a side yard set back of 6.8 feet plus or minus for the south easterly side set back (left side of dwelling when viewed from the street).
6. In support of the within application the applicant has submitted the following items, each of which is expressly made a part of this application and the basis of any granting(s) by the Board unless otherwise specifically excepted herein:
 - a. Location survey prepared by Daniel M. Dunn, Land Surveyor of Waldwick, New Jersey dated 4-16-08, no revisions, said survey also shows the location of the property's septic system. The applicant has hand drawn onto said survey a depiction of the proposed kitchen, mud room, and garage. It should be noted that the depth of the garage as shown on said plan provides for a depth of 29 feet; at hearing however the applicant advised its' amendment of same to 24 feet.
 - b. Hand drawn construction drawings prepared by the applicant, undated, consisting of 4 pages.
7. Relevant Staff and Agency Reviews. Report from the Borough Health Departments, dated 5-2-08, shows that the Health Department has no objection to the within application and notes that the footings for the

proposed deck expansion must maintain a distance of five (5) feet from the storm water drywell.

8. Specific findings as to the Property.

- a. The property is an existing and developed homestead which is set among other existing developed homesteads.
- b. There is no additional property available to be acquired by the subject property in order to eliminate or mitigate the proposed non-conformity.
- c. The Property is rectangular in shape however it is undersized and under dimensioned. The Property contains 11,700 sq. ft. in a zone which requires a minimum of 15,000 sq. ft. The Property is 90 feet in width in a zone which requires a minimum width of 100 feet and is 130 feet in depth in a zone which requires a minimum of 40 feet.
- d. The Board finds and concludes that the property currently contains a galley type kitchen which all though not uncommon at the time of the dwelling's creation has become undesirable under modern standards within the Oakland Community. Additionally the property does not contain a garage and the proposed expansion will add a one car garage to the dwelling. Based upon current standards within the Oakland Community the Board finds that it is not unreasonable for the applicant to seek the enhancement of the property and of the property's utility by adding both an enlarged kitchen and a garage. It should be noted that the proposed mud room will be located to the rear of the kitchen and if the mud room alone were to be constructed no variance would be necessary. The Board also notes that the proposed kitchen expansion will follow the front architectural plane of the existing dwelling and will be no close to the front property line than is the existing house. The proposed garage will be set back from the front architectural plane of the house by 5 feet and in addition the dwelling located adjacent and south easterly of the subject property is located some 23+ feet from the property line and therefore not withstanding the reduction in side set back as proposed there will nevertheless be a significant separation between the dwelling of the subject property and the dwelling on the adjacent property.

9. Board Conclusions

- a. The Board finds that because of the exceptional size and dimension of the subject property and the site features contained on the property specifically the location and citing of the existing dwelling together with the configuration of the present dwelling as

compared to current Oakland housing standards the strict application of the Oakland Zoning and Related Code provisions will cause peculiar and exceptional practical difficulties and as a result a hardship existing meriting the granting of the within requested variance.

- b. The Board finds that the granting of the requested relief which has been requested will advance the purposes of zoning by allowing the enhancement of the property's utility and thereby promoting the public health and general welfare of the community and that the benefits of such zoning deviations will substantially outweigh any detriments caused thereby.
- c. The Board finds and concludes that the relief granted herein can be granted without causing substantial detriment to the public good and that such granting will not substantially impair the intent and the purpose of the zoning plan and/or of the municipal zoning ordinance

10. NOW THEREFORE, BE IT RESOLVED that the Board of Adjustment of the Borough of Oakland, for good cause shown and by reason of the findings and conclusions as set forth herein and/or otherwise on the record at the said public hearing(s), hereby grants the aforesaid application

11. Compliance with the following:

- a. All self-imposed terms, conditions and limitations that are a part of the applicant's application, including, but not limited to any modifications and/or supplements at public hearing; and
- b. All requirements imposed by the Board as contained in this resolution and in the Board's minutes which are incorporated herein and made a part hereof by reference in conjunction with this application.
- c. All applicable ordinances of the Borough of Oakland and all applicable federal, state and county requirements including but not limited to any applicable Bergen County Planning Board and/or Bergen County Soil Conservation District requirements, including, but not limited to any requirements for the obtaining of approvals therefrom.

MOTION was made at hearing of 7-8-08 by Member Haas and seconded by Member Wegman to request and authorize the Board's attorney to draft an appropriate Resolution reflecting the Board's determination as aforesaid.

ROLL CALL VOTE UPON MOTION

Board Member	Yea	Nay	Abstain	N/A or Not Vote Eligible
LEPRE, RICHARD Chair	X			
JENSEN, TIMOTHY Vice Ch	X			
SCHNEEWEISS, FREDERICK	X			
WEGMAN, HOWARD	X			
WAGONER, STEVEN				X
SMID, ANTHONY	X			
HAAS, ANDREW	X			
<i>Alternates</i>	***	***	***	***
JOHNSON, EMMETT				X
CHADWICK, KENNETH	X			

MOTION PASSES 7 to 0

MOTION was made at the Board's public hearing of 8/12/08,
 2008 by Member JENSEN
 and seconded by Member SMID to approve
 the foregoing Resolution as drafted.

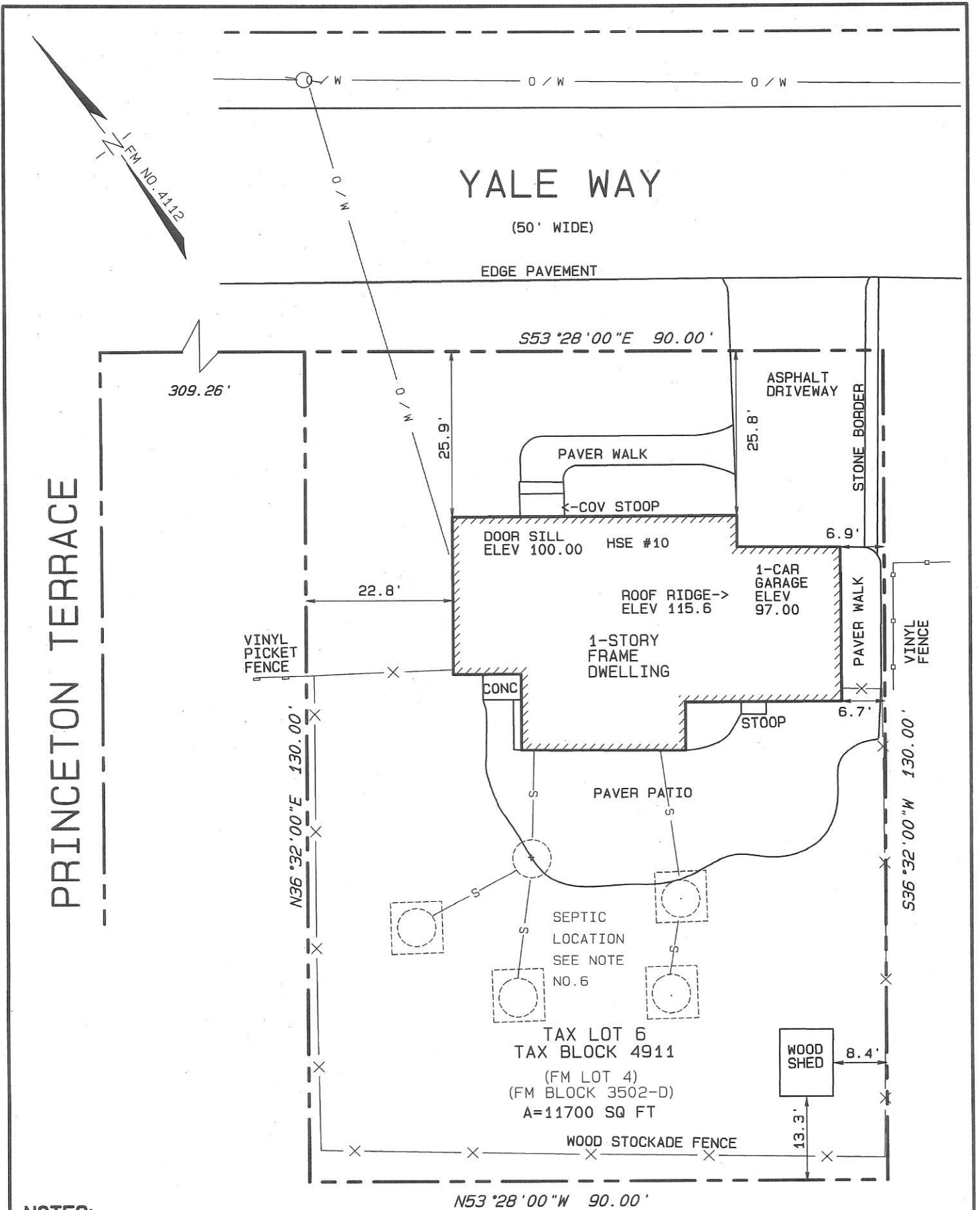
ROLL CALL VOTE UPON FORM OF RESOLUTION

Board Member	Yea	Nay	Abstain	N/A or Not Vote Eligible
LEPRE, RICHARD Chair	✓			
JENSEN, TIMOTHY Vice Ch	✓			
SCHNEEWEISS, FREDERICK				
WEGMAN, HOWARD	✓			
WAGONER, STEVEN	---			X
SMID, ANTHONY	✓			
HAAS, ANDREW				
<i>Alternates</i>	***	***	***	***
JOHNSON, EMMETT	---			X
CHADWICK, KENNETH	✓			

Revised: 08/08/08


 CHAIRMAN RICHARD LEPRE

—End of Document—



NOTES:

1. COPIES OF THIS MAP NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.
2. FIELD WORK PERFORMED THROUGH 04/10/21.
3. IMPROVEMENTS ON OR UNDER THE LANDS AND NOT VISIBLE MAY NOT BE SHOWN.
4. THIS SURVEY IS SUBJECT TO THE REVIEW AND FINDINGS OF A CURRENT TITLE SEARCH AND REPORT.
5. BUILDING OFFSETS SHOWN HEREON NOT TO BE USED TO ESTABLISH PROPERTY LINE LOCATIONS.
6. SEPTIC LOCATION BASED ON DOCUMENTS FROM THE OAKLAND BOARD OF HEALTH DATED 8/5/1987.

MAP REFERENCE (FM):

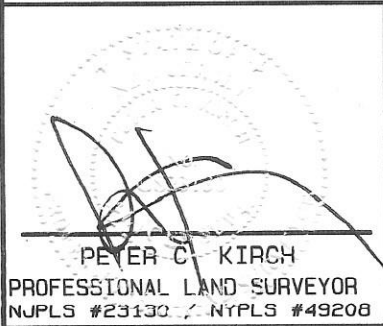
"SUBDIVISION PLAT, OAKLAND-HEIGHTS, SECTION NO. 2, BOROUGH OF OAKLAND, BERGEN COUNTY, N.J.", FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON MAY 5, 1951 AS MAP NO. 4112.

DEED REFERENCE:

DEED BOOK 08634, PAGE 286 ET SEQ.

SURVEY CERTIFICATION:

THIS SURVEY IS SPECIFICALLY CERTIFIED ONLY TO: DEBORAH AND DANIEL O'DELL TO BE CORRECT AND ACCURATE AND DOES NOT EXTEND THROUGH ASSIGNMENT TO ANY FUTURE PURCHASERS.

	LOCATION SURVEY FOR DEBORAH AND DANIEL O'DELL #10 YALE WAY TAX LOT 6, BLOCK 4911 BOROUGH OF OAKLAND BERGEN COUNTY NEW JERSEY SCALE: 1" = 20' APRIL 10, 2021		REVISIONS	
	SURVEYING TECHNOLOGIES, INC. SURTECH 43 SPRING STREET RAMSEY, NEW JERSEY 07446 (201) 236-0033 WWW.SURTECH.COM		DRN	PCK
	NJ CERTIFICATE OF AUTHORIZATION No. 24GA26151200		CHKD	KCK
			JOB#	8474LS