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

Number			-	Hearing Dat	e				
Disposition_				Site Inspect	on				
	<u>Name</u>		Addres	<u>88</u>	Telephone				
Applicant	Sha	n Sc	stt	55001	Heanst	, not	tion(	3 J.m.	ail com
Owner	Shar	$n \rightarrow ci$	>#	· · · · · · · · · · · · · · · · · · ·					
Tenant/Leas	see								
Agent for O	wner			· · · · ·					
Property Lo	cation <u>~ 1</u>	1 Dacat	rah Ave	<u> </u>	k 4504	_Lot_	69		
APPLI OR	ICATION VARIANC	FOR APP	EAL FRO THE REO	OM ADMINI OUIREMEN	STRATIVE TS OF THE	DECI	SION NG		

#### ORDINANCE

#### Check nature of the application:

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- 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  $20_2$ . 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 5n-77 - A of the Zoning ordinance so as to permit (in accordance with the attached plans):  $c_{ne}t=0.53$  5 cordinance 50.51

Description of proposed structure, property or use: (If answers to any of the questions below is none or not applicable, indicate "N/A")

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1.	Block number <u>4504</u> Lot number <u>69</u> Zoning district <u>RA-</u>
2,	Street Address 34 Dawatch Ave
3.	Located between Powder Mill Lanc and
	Notionis Arc (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.
5,	Lot length & width: 230 766 Interior of corner lot? No
6.	Number of Streets the lot has frontage on: $1$ Lot square foot area $19,321$ SF
7.	Building size: (length & width) 956 63 725
8,	Height of building: (stories & feet) 1 (Walk out basement) 18
9,	Percentage of lot occupied by building:
	Now: 8.67 % - With proposed addition 9 %
10.	Setback from property lines:
	a. Existing: <sup>21.63</sup> Handoon 110.8 Rear Right side Left side
	b. Proposed: 21.63 404075 110.8 80 434 60000 7.34
11.	Has there been any previous appeal involving these premises?
	Yes No
12.	Premises presently or last occupied as Presently occupied
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.

14. Date present owner became owner of property. Rec: 2011

#### ZONING TABLE

This MUST be completely filled out in order for your application to be deemed complete ZONE OF SUBJECT PROPORTY:  $\underline{R} \underline{R} \underline{F}$ 

	REQUIRED	EXISTING	PROPOSED
Lot Area	<u>∖, 6, 606</u> sf min	∖ <sf< td=""><td>رمرع <i>۱</i>۱ sf</td></sf<>	رمرع <i>۱</i> ۱ sf
Lot Width	<u>135</u> ft min	138,15' ft	158115 ft
Lot Depth	いつち 2000-099 ft min	<u>230</u> ft	<u>230</u> ft
Building Coverage*			
(calculated: total building footprint square footage divided by lot area x 100%)	<u> この</u> % max	<u>¥.67</u> %	%
Impervious Coverage**			
(calculated: total impervious footprint square footage divided by lot area x 100%)	<u> べつ</u> % max	<u>1817</u> %	<u>19.09</u> %
Front Setback	40 ft min	<u>21.63</u> ft	21.63 ft
Side Setback	<u>ヽ</u> ら_ ft min	<u>1.34</u> ft (Left) <u>6.02</u> ft (Right)	1 <u>.34</u> ft (Left) ≝ <u>√0 <sup>Z</sup></u> ft (Right)
Rear Setback	<del>عجر</del> ft min	<u>10.6</u> ft	<u>11018</u> ft
Building Height	<u>ా</u> న్ ft max	<u>\&amp;`</u> ft	<u>\8'</u> ft
	$\frac{212}{2}$ storles max	stories	stories

\*Building Coverage: that percentage of a lot covered by the roof(s) of all principal and accessory building(s), including roofed over porches and similar extensions of a building such as roofed decks.

\*\*Impervious Surfaces: surfaces covered by roofs, pavement, walks, patios, and other materials so that underlying soils are highly resistant to infiltration of water. This includes all buildings, porous paving, paver blocks, gravel, crushed stone, decks, patios, elevated structures, and other similar structures, surfaces, or improvements.

#### AFFIDAVIT OF APPLICANT

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9	STATE OF NEW JERSEY
(	COUNTY OF BERGEN }
- e s	$\frac{1}{2}$ of full age, being dully sworn according to law, on oath deposes and says that all of the above statements and the statements contained in the papers submitted herewith are true.
5 H (	Sworn to and subscribed Before me this $15^{+}$ day $Df_{+}$ $20_{+}$ . (Applicant to sign here)
	AFFIDAVIT OF OWNERSHIP
5 (	STATE OF NEW JERSEY} } ss: COUNTY OF BERGEN }
_	Shanne Scott of full age, being duly sworn according
t i f k S I O	to law on oath deposes and says, that the deponent resides at $34$ backtor $4$ vector $4$ vector $4$ in the County of $3$ and the State of $3$ vector $3$ in the County of $3$ and the State of $3$ vector $3$ v
(1 a1	<b>AUTHORIZATION</b> If anyone other than above owner is making this application, the following uthorization must be executed.)
T D	To the Board of Adjustment: Share $-15-2071$ is hereby authorized to make the within application. Dated: $A - 15 - 2071$
Notary My Con	DEYANIRA MARTINEZ Public - State of New Jersey nmission Expires Jul 23, 2024 MMMMMMM

Reasons for variation

The law requires that certain conditions <u>must be established</u> 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 pratical difficulties or unnecessary hardships inconsistent with its general purpose and intent, or where the benefit outweighs the detriment.

The house is existing non conforming in both side setbacks and the front yard setback. Most homes on Dacotah Pace the same conditions. Adding on to the home in any capacity, will present unrecasery hardships as related to the zoning ordinance. That there are exceptional circumstances or conditions applicable to the

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 property; like most properties on Dacotah Ave, is me existing non conforming on both side schbacks and the front schback. This particular lot is pic shaped making the relationship between the house and property line, tighter than

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

The proposed plan does not encroach any further into the side or front setback that the existing house does The proposed placement of the addition is on the only part of the house that is currently I level (boscmant level ). The neighboring property (36 Dacotal) has a 2-story home with a similar existing non conforming side yord setback



DACOTAH AVE (50' R.O.W.)

SITE PLAN 1 IN = 20 FT

ZONING DATA						
OAKLAND, NJ						
RA-3						
	REQUIRED	EXISTING	PROPOSED			
LOT DIMENSIONS						
AREA	15,000 SF	19311 SF	19311 SF			
WIDTH	135'	138.15'	138.15'			
DEPTH	175'	230.0'	230.0'			
MIN YARDS						
FRONT	40'	***21.63'	***21.63'			
SIDE 1	15'	*8.02'	*8.02'			
SIDE 2	15'	**7.34'	**7.34'			
REAR	35'	110.8'	110.8'			
MAX HEIGHT						
FEET	35'	18'	18'			
STORIES	2 1/2	1	1			
MAX COVERAGE						
BUILDING	20%	8.67 %	9 %			
IMPERVIOUS	40%	18.77 %	19.09 %			

\*Indicates existing non conforming side yard setback of 8.02' where 15' is required. This setback is not affected by the scope of this project. \*\* Indicates an existing non conforming side yard setback of 7.34' where 15' is required. The addition to the residence will be directly above this portion of the home. \*\*\* Indicates an existing non conforming front yard setback of 21.63' where 40' is required. This setback is also not affected by the scope of this project.

LOT SIZE	19310.85 SF
<i>EXISTING BUILDING COVERAGE</i>	<u>1674.74 SF</u>
HOUSE (EXISTING)	1674.74 SF
DECK	0 SF
PROPOSED BUILDING COVERAGE	<u>1737.91 SF</u>
HOUSE (FOOTPRINT NOT CHANGING)	1674.74 SF
DECK	63.17 SF
<i>EXISTING IMPERVIOUS LOT</i>	<u>3381.46 SF</u>
HOUSE	1674.74 SF
DECK	0 SF
DRIVEWAY	1551.04 SF
SIDEWALKS	155.68 SF
PATIO	242.41 SF
<i>PROPOSED IMPERVIOUS LOT</i>	<u>3444.63 SF</u>
HOUSE	1674.74 SF
DECK	63.17 SF
DRIVEWAY	1551.04 SF
SIDEWALKS	155.68 SF
PATIO	242.41 SF

### **CODE INFORMATION**

2018 INTERNATIONAL RESIDENTIAL CODE - NJ FDITION 2018 NATIONAL STANDARD PLUMBING CODE, NJ Ed 2017 NATIONAL ELECTRICAL CODE 2018 NATIONAL FUEL GAS CODE 2018 INTERNATIONAL MECHANICAL CODE

DESIGN LOAD (PSF)	LL DL TOTAL
ROOF ATTIC SECOND FLOOR FIRST FLOOR SOIL BEARING CAPACITY (ASSUMED)	30 10 40 20 10 30 30 10 40 40 10 50 3,000 PSF

ALL STRUCTURAL FRAMING SHALL BE PRESSURE TREATED #2 SYP OR BETTER UNLESS NOTED

OTHERWISE

WEATHER RESISTANT CONNECTORS REQUIRED AT ALL FLUSH CONNECTIONS.

#### TABLE R401.4.1

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

CLASS OF MATERIAL	LOAD-BEARING PRESSURE (PSF)
Crystalline Bedrock	12.000
Sedimentary and foliated rock	6,000
Sandy gravel and or gravel (gw and gp)	5,000
Sandy Silty sand, clayey sand, siltygravel	
and clayey gravel (SW, SP, SM, SC, GM and C	GC) 3,000
Clay, sandy clay, silty clay, clayey silt,	
silt and sandy silt (CI, ML, MH and CH)	2,000

For SI: 1 pound per square foot = 0.0479kn/m<sup>2</sup>

A: When soil test are required by section r401.4, the allowable bearing capacities of the soil shall be part of the recommendations. B: Where the building official determines that in place soils with an allowable bearing capacity of less that 1,500psf are likely to be present at the site, the allowable bearing capacity shall be determined by a soils investigation.

#### CARPENTRY

- 1. ALL STRUCTURAL WOODWORK SHALL COMPLY WITH NATIONAL LUMBER MANUFACTURERS ASSOCIATION AND WESTERN WOOD PRODUCTS ASSOCIATION STANDARDS AND PRACTICES.
- 2. ALL JOISTS SHALL BE DOUGLAS FIR OR EQUAL. F = 1,500 MIN. BENDING STRESS, E = 1,760,000. ALL PRE-ENGINEERED LUMBER TO BE AS MANUFACTURED BY 'TRUS-JOIST MACMILLAN' (ANY SUBSTITUTION MUST BE APPROVED BY THE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION). DOUBLE ALL JOISTS UNDER PARTITIONS RUNNING PARALLEL TO DIRECTION OF JOISTS AND SPACE WHERE REQUIRED TO ALLOW PLUMBING RISERS. 3. PROVIDE 2X BLOCKING AT MIDSPAN OF ALL FLOOR JOISTS OR SPACED AT 8'-0" O.C, COORDINATE WITH ENGINEERED LUMBER
- MANUFACTURER'S STANDARDS. 4. FIRESTOP ALL INTERIOR FRAMING, SOFFITS, & OVERHANGS WHERE
- REQUIRED BY CODE. 5. ALL LUMBER IN DIRECT CONTACT WITH MASONRY SHALL BE CCA TREATED.
- 6. ALL LUMBER IN DIRECT CONTACT WITH SOIL SHALL BE GROUND CONTACT RATED CCA TREATED. 7. SILLS SHALL BE 2X6. OR AS OTHERWISE NOTED. PRESSURE TREATED
- TO RESIST TERMITE INFESTATION, SET ON 1/2" SEALER INSULATION. SILLS SHALL BE ANCHORED TO FOUNDATION WALL WITH 1/2" DIAMETER BY 18" LONG ANCHOR BOLTS AT 5'-0" O.C.
- 8. ALL STUDS SHALL BE DOUGLAS FIR, MIN. E= 1,200,000 FC GREATER THAN 520, WITH BRIDGING AT MID HEIGHT ON WALLS OVER 8'-0" HIGH
- 9. PROVIDE MIN. (2) 2X4 POSTS EACH SIDE OF ALL OPENINGS. PROVIDE (3) 2X4 POSTS EACH SIDE OF HEADERS AND BEAMS OVER 3'-0" SPAN. 10. ALL LOAD BEARERING EXTERIOR OR INTERIOR HEADERS SHALL BE
- (2) 2X12 SPIKED TOGETHER UNLESS OTHERWISE NOTED ON ARCHITECTURAL OR STRUCTURAL PLANS. 11. PLYWOOD SUB-FLOOR SHEATHING SHALL BE GLUED AND NAILED TO THE FLOOR JOISTS FOLLOWING THE JOIST MANUFACTURER'S
- REQUIREMENTS. PARTICLE BOARD SHEATHING WILL NOT BE ACCEPTED. 12. PROVIDE 1/2" & 5/8" EXTERIOR GRADE PLYWOOD SHEATHING ON WALLS AND ROOF RESPECTIVELY. PARTICLE BOARD SHEATHING
- WILL NOT BE ACCEPTED. 13. PROVIDE BLOCKING IN WALLS SCHEDULED TO RECEIVE TOWEL BARS & GRAB BARS (BY OWNER); COORDINATE WITH OWNER FOR LOCATIONS.
- 14. TRIM SHALL BE STOCK SECTIONS OF PINE (PROFILES AS PER DRAWINGS) AND SHALL BE NEATLY FITTED, GLUED, & MITERED AND COMPLETE, INCLUDING DOORS, WINDOW CASINGS, STOOLS,
- APRONS, BASE AND QUARTER ROUNDS AT FLOORS. 15. ALL CLOSET SHELVING BY OTHERS, TYP. U.O.N.
- 16. HARDWOOD FLOORING: 3/4" THICK OAK (SELECT GRADE); COORDINATE WITH OWNER PRIOR TO ORDER.
- 17. ALL EXTERIOR NAILS USED IN CCA TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED FOR USE IN PRESSURE TREATED LUMBER.

#### MASONRY

1. ALL MASONRY WORK SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530-95/ASCE 5-95). 2. ALL HOLLOW MASONRY UNITS SHALL CONFORM TO ASTM C90, GRADE N,

TYPE 1. SOLID MASONRY UNITS SHALL CONFORM TO ASTM C145, GRADE N, TYPE 1. STRENGTH OF MASONRY (F'M) TO BE 1,500 PSI.

MORTAR SHALL BE AS REQUIRED BY ACI 530-95, LATEST EDITION. ATTENTION IS CALLED TO THE FACT THAT THE MORTAR BELOW GRADE BE REQUIRED TO BE DIFFERENT THAN THAT ABOVE GRADE. 4. PROVIDE "DUR-O-WAL" MASONRY REINFORCING IN EVERY OTHER

BLOCK

JOINT, IN FIRST TWO COURSES ABOVE ALL LINTELS, OR AS NOTED ON DRAWINGS. STAGGER END JOINTS. 5. MASONRY BLOCKS SHALL BE HOLLOW LOADBEARING UNITS, CONFORMING TO

ASTM C-90 GRADE N, TYPE 1. THEY SHALL BE LAID STRAIGHT, PLUMP AND LEVEL IN A FULL BED OF MORTAR, FILL CELLS SOLID WITH CONCRETE

AT ALL ANCHOR BOLTS AND POINT LOADS. 6. PROVIDE <sup>1</sup>/<sub>2</sub>" EUCO-SEAL WATERPROOFING CEMENT PLASTER WITH TROWELED

APPLICATION OF EUCLID FOUNDATION COATING.

# **GENERAL SPECIFICATIONS**

- 1. ALL CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR SAFETY AND SECURITY AT THE CONSTRUCTION SITE DURING THE PROCESS OF WORK, ALL PHASES OF THE WORK TO COMPLY WITH LOCAL. STATE AND FEDERAL SAFETY LAWS.
- 2. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSION 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 CONSTRUCTION DOCUMENTS.
- 3. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND NOTIFY THE OWNER / ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO EXECUTING CONSTRUCTION. CONTRACTOR TO RELY ON WRITTEN DIMENSION ON PLANS.
- 4. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY TO ACHIEVE THE INTENDED BUILDING ACCORDING TO METHODS OF BEST CONSTRUCTION PRACTICE. ALL EQUIPMENT AND MATERIALS ARE TO BE NEW AND INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE SPECIFIED. ALL WORKMANSHIP AND MATERIALS TO BE GUARANTEED
- FOR ONE YEAR FROM DATE OF OWNER'S ACCEPTANCE. 5. ALL CONTRACTORS AND SUBCONTRACTORS ON THIS PROJECT SHALL BE RESPONSIBLE FOR THE PROPER PERFORMANCE OF THEIR WORK, COORDINATION WITH OTHER TRADES, METHODS, SAFETY AND SECURITY ON THE JOB SITE.
- 6. ACCEPTANCE OF DEVIATIONS FROM ANY OF THE REQUIREMENT OF THESE NOTES SHALL BE AT THE SOLE DISCRETION OF THE OWNER. ACCEPTANCE OF A DEVIATION FROM ANY REQUIREMENT SHALL NOT BE CONSTRUED AS PERMITTING ANY OTHER DEVIATION.

### DEMOLITION

1. CONTRACTOR TO DEMOLISH AREAS AS INDICATED ON PLANS.

### CONCRETE

- 1. ALL CONCRETE SHALL BE, STONE AGGREGATE, <sup>3</sup>/<sub>4</sub>" MAX. CONCRETE COMPLYING WITH ALL ACI BUILDING CODE REQUIREMENTS, OF A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 3,000 PSI. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR-ENTRAINED. THIS SHALL INCLUDE FOOTINGS, WALLS, PIERS POURED INTEGRALLY WITH WALLS, SLABS-ON-GRADE, ETC.
- 2. ALL CONCRETE SUBJECT TO VEHICLE LOADS TO BE 4,000 PSI. 3. ALL POURS SHALL BE WITHIN SMOOTH SIDES (SONO TUBES ARE NOT REQUIRED FOR BELOW GRADE PIERS), PROVIDE KEYS BETWEEN ALL ADJACENT POURS.
- 4. ALL CONCRETE WORK SHALL CONFORM TO ACI PRACTICES FOR COLD WEATHER CONCRETING. ALL CONCRETE PLACED AT TEMPERATURES BELOW 50°F SHALL CONTAIN THE WATER REDUCING ACCELERATOR "ACCELGUARD 80" BY THE EUCLID CHEMICAL CO., OR APPROVED EQUAL.
- 5. ALL CONCRETE SHALL CONTAIN THE WATER REDUCING ADMIXTURE "EUCON WR-89" OR APPROVED EQUAL. 6. ALL REINFORCING BARS SHALL BE NEW BILLET STEEL, DEFORMED
- TYPE, ASTM A-615 GRADE 60 AND SHALL COMPLY WITH ALL ACI CODE REQUIREMENTS. 7. WIRE MESH SHALL CONFORM TO ASTM A-185, LATEST EDITION.
- 8. ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS. UNLESS OTHERWISE NOTED, MUST FOLLOW THE "ACI DETAILING MANUAL (ACE 315)".
- 9. ALL SLABS-ON-GRADE TO BE REINFORCED WITH 6 X 6 10/10 WELDED WIRE FABRIC PLACED 1 1/2" DOWN FROM TOP OF SLABS, AND OVER ANY PIPES OR CONDUITS IN SLAB. 10. WIRE MESH REINFORCEMENT MUST LAP ONE FULL MESH AT SIDE
- AND END LAPS, AND MUST BE WIRED TOGETHER. 11. PROVIDE MINIMUM REINFORCING IN ALL CONCRETE AS PER ACI
- BUILDING CODE REQUIREMENTS. 12. PROVIDE CLEARANCES FROM FACES OF CONCRETE TO REINFORCEMENT AS
- FOLLOWS:

EXPOSED TO EARTH OR WEATHER #5 OR SMALLER..

#6 OR LARGER .. 13. LENGTH OF REINFORCING SPLICES SHALL CONFORM TO ACI BUILDING CODE REQUIREMENTS, BUT IN NO CASE SHALL BE LESS THAN 30 BAR DIAMETERS OR AS OTHERWISE APPROVED.

14. BEND OUTSIDE HORIZONTAL BARS AROUND CORNERS OR PROVIDE CORNER BARS. 15. ALL CONCRETE SHALL BE FORMED, UNLESS OTHERWISE APPROVED BY

- ARCHITECT. 16. SET TOPS OF SLABS TO ACCOMMODATE ARCHITECTURAL
- FINISHES. 17. POUR SLABS-ON-GRADE IN ALTERNATE LANE PATTERN NOT

EXCEEDING 20 FEET IN WIDTH. 18. ALL FOOTING DOWELS TO BE SAME SIZE, NUMBER AND GRADE AS VERTICAL REINFORCEMENT IN COLUMNS, PIERS, OR WALLS WHICH THE FOOTINGS SUPPORT.

19. CONTRACTOR SHALL PROVIDE ALL HIGH CHAIRS, SPACERS, SUPPORTS, ETC., NECESSARY FOR PROPER PLACEMENT OF REINFORCING STEEL.

20. ALL REINFORCING STEEL SHALL BE SECURELY WIRED TOGETHER IN THE FORMS. TWO WAY MATS OF STEEL SHALL BE TIED AT ALTERNATED INTERSECTIONS BOTH WAYS.

21. THE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL SLEEVES, INSERTS, ANCHOR BOLTS, ETC., REQUIRED BY OTHER TRADES. INSTALLATION OF ALL SUCH EMBEDMENTS SHALL BE CHECKED FOR COMPLETENESS AND LOCATION BEFORE CONCRETE IS POURED. 22. CURING OF CONCRETE IS TO START AS SOON AS FINISHES WILL NOT BE MARRED THEREBY, IT WILL NOT BE PERMISSIBLE TO DELAY THE CURING UNTIL THE MORNING AFTER THE CONCRETE IS CAST. 23. ALL CONCRETE, INCLUDING FOUNDATION WORK, SHALL BE VIBRATED. PROPER USE OF VIBRATORS IS A MUST. VIBRATORS SHALL

BE USED TO TRANSPORT CONCRETE. 24. ALL EMBEDMENTS, INCLUDING ANCHOR BOLTS, SHALL BE IN PLACE PRIOR TO POURING CONCRETE. 25. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 304,

LATEST EDITION. CONCRETE SHALL NOT BE SUBJECT TO DROPS IN EXCESS OF 5 FEET. 26. BACKFILLING AGAINST FOUNDATION WALL IS NOT PERMITTED UNTIL CONCRETE HAS ATTAINED MAXIMUM STRENGTH. FLOOR FRAMING SHALL BE IN PLACE PRIOR TO BACKFILLING AGAINST FOUNDATION WALLS.

27. SLABS SHALL BEAR ON 6" POROUS GRAVEL OR CRUSHED STONE FILL OVER COMPACTED SUBGRADE. PROVIDE VAPOR BARRIER AS INDICATED ON PLANS.

201.280.2966 ARCHITAP@HOTMAIL.COM ARCHITECT TSAMPICOS A. PERIDES, AIA N.J. LICENSE #: 21AI017864 THIS SET OF PLANS IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF THE ARCHITECT. THESE PLANS MAY NOT BE USED FOR ANY OTHER PROJECT NOR SOLD WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION.

**RCHI-TAP** 

HARRINGTON PARK, NJ 07640

DESIGNS, INC

48 COOPER PLACE

# **PROJECT**

ADDITION 34 DACOTAH AVE LOT: 69 BLOCK: 4504

### OWNER

SCOTT RESIDENCE 34 DACOTAH AVE OAKLAND, NJ

### SHEET DESCRIPTION

SITE PLAN

SCALE:	
AS NOTED	
DRAWN BY:	
SS	
DATE: 1/19/2021	
JOB NO.:	
SS-SCOTT	





WALL SCHEDULE				
2D SYMBOL	WALL TYPE(S)	CONTINUOUS R-VALUE		
	8" CMU FOUNDATION WALL	24.3		
	8" CMU FOUNDATION WALL GARAGE/8" CMU FOUNDATION WALL GARAGE	8		
	8" CMU WALL WITH BRICK/8" CMU WALL WITH BRICK	8.7		
	8" CMU WALL WITH FRAMING	29.8		
	DECK RAILING/FENCE	0		
	GLASS SHOWER	0		
	INTERIOR-4 EXISTING	0		
	INTERIOR-4	0		
	INTERIOR-4_TILE	0		
	SIDING-6	21		
	SIDING-6 EXISTING	15		
	SIDING-6 W TILE	22		

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	HARRINGI	48 COOPER Ton Park, N	PLACE JJ 07640	
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ARC	CHITECT	/	· `>	
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TS N.	SAMPICOS J. LICENS	5 A. PERIDE E #: 21AI01	ES, AIA 7864	
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NO. 1 2	DESC SCHEM/ BUILDING	CRIPTION ATIC DESIGN DEPT REVIEW	DATE 11/12/2020 1/8/2021	
	PR	OJECT		
	AD 34 DA0 LOT: 69	DITION COTAH AV BLOCK: 4	/E 1504	
		WNER		
	SCOTT	RESIDEN		
34 DACOTAH AVE OAKLAND, NJ				
SHEET DESCRIPTION				
PLANS				
SCAI	LE: AS NOTED	Λ	<b>^</b>	
DRA	WN BY: SS	A-	-2	
DAT	⊐: 1/19/2021			

JOB NO.:

SS-SCOTT



	RCHI-TAP DESIGNS, INC.					
	48 COO HARRINGTON PA	201.280	ACE 07640 .2966			
AF	CHITECT		<b>\</b>			
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	ΓSAMPICOS A. PE N.J. LICENSE #: 21	RIDES, AI0178	AIA 64			
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NO 1 2	DESCRIPTION SCHEMATIC DES BUILDING DEPT RE	IGN VIEW	DATE 11/12/2020 1/8/2021			
	PROJE	СТ				
	ADDITIC	ON				
	34 DACOTA LOT: 69 BLO(	H AVE CK: 45	04			
	OWNE	ER				
	SCOTT RESIDENCE					
	34 DACOTA OAKLANE	.H AVE ), NJ				
	HEET DESC	RIPT	ION			
	ROOF PL	_AN				
SCA	ALE: AS NOTED					
DR	AWN BY:	<b>\_</b> ;	3			
DA	TE: 1/19/2021					

JOB NO.:

SS-SCOTT

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	WALL SCHEDULE	
2D SYMBOL	WALL TYPE(S)	CONTINUOUS R-VALUE
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	8" CMU WALL WITH FRAMING	29.8
	DECK RAILING/FENCE	0
	GLASS SHOWER	0
	INTERIOR-4 EXISTING	0
	INTERIOR-4	0
	INTERIOR-4_TILE	0
	SIDING-6	21
	SIDING-6 EXISTING	15
	SIDING-6 W TILE	22



EXISTING BASEMENT LEVEL 1/4 IN = 1 FT







WEST ELEVATION 1/4 IN = 1 FT

EAST ELEVATION 1/4 IN = 1 FT







NORTH ELEVATION 1/4 IN = 1 FT

SOUTH ELEVATION 1/4 IN = 1 FT

RCHI-TAP DESIGNS, INC. 48 COOPER PLACE HARRINGTON PARK, NJ 07640 201.280.2966 ARCHITAP@HOTMAIL.COM ARCHITECT TSAMPICOS A. PERIDES, AIA N.J. LICENSE #: 21AI017864 THIS SET OF PLANS IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF THE ARCHITECT. THESE PLANS MAY NOT BE USED FOR ANY OTHER PROJECT NOR SOLD WITHOUT THE ADDUITED TO WITHOUT AUDIONIZATION ARCHITECT'S WRITTEN AUTHORIZATION. DATE 11/12/202 1/8/202 NO. 1 2 SCHEMATIC DESIGN BUILDING DEPT REVIEW PROJECT ADDITION 34 DACOTAH AVE LOT: 69 BLOCK: 4504 OWNER SCOTT RESIDENCE 34 DACOTAH AVE OAKLAND, NJ SHEET DESCRIPTION ELEVATIONS SCALE: AS NOTED DRAWN BY: A-6

DATE:

JOB NO.:

1/19/2021

SS-SCOTT







2 X 8 ROOF RAFTERS 16" OC. 2 X 12 HIP AND RIDGE RAFTERS.

1/2" GYPSUM BOARD WITH R-49 FIBERGLASS BATT - INSULATION. INSTALL BAFFLES AT EAVES.

TIMBERLINE DIMENSIONAL SHINGLES OVER #15LB – FELT *(ICE AND WATER SHIELD FIRST 36")* OVER 5/8" CDX PLYWOOD.

– 4" ALUMINUM GUTTER. 1 X 8 PVC FASCIA.

2 X 6 WALL WITH R-21 BATT INSULATION, TYVEK VAPOR BARRIER AND CEDAR SHAKES W/ 12" EXPOSURE TO MATCH EXISTING HOUSE. 1/2" GYP ON INTERIOR.

AZEK PREMIER COMPOSITE RAILING. 1 X 6 IPE HARDWOOD DECKING INSTALLED WITH STAINLESS STEEL FACE SCREWS.

FLOOR CAVITY TO HAVE RADIANT HEAT TUBING -- WITHIN. R-30 INSULATION BELOW. (2) LAYERS OF 1/2" GYPSUM BOARD.

DECK JOIST TO BEAR ON GARAGE FOUNDATION WALL. INSTALL 1" RIGID FOAM UNDERNEATH FLOOR JOIST WHERE JOISTS EXTEND BEYOND FOUNDATION.

PRESSURE TREATED POST NOTCHED AND BOLTED – INTO DECK BEAM WITH (2) 5" LEDGER LOCK SCREWS.

- BELOW GRADE CONCRETE FOOTING.

- EXISTING CMU WALL AND FOOTING.

WALL SECTION 3/4 IN = 1 FT

**RCHI-TAP** DESIGNS, INC. 48 COOPER PLACE HARRINGTON PARK, NJ 07640 201.280.2966 ARCHITAP@HOTMAIL.COM ARCHITECT TSAMPICOS A. PERIDES, AIA N.J. LICENSE #: 21AI017864 THIS SET OF PLANS IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF THE ARCHITECT. THESE PLANS MAY NOT BE USED FOR ANY OTHER PROJECT NOR SOLD WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION. NO.DESCRIPTIONDATE1SCHEMATIC DESIGN11/12/20212BUILDING DEPT REVIEW1/8/2021 PROJECT ADDITION 34 DACOTAH AVE

LOT: 69 BLOCK: 4504

# OWNER

SCOTT RESIDENCE 34 DACOTAH AVE OAKLAND, NJ

### SHEET DESCRIPTION

WALL SECTION

CALL
SCALE:
AS NOTED
DRAWN BY:
SS
DATE: 1/19/2021
JOB NO.:
SS-SCOTT





ADDITION FLOOR FRAMING PLAN 1/4 IN = 1 FT



# FLLOR FRAMING ISOMETRIC 1/4 IN = 1 FT









1ST FLOOR ELECTRICAL 1/4 IN = 1 FT



EXISTIGN GARAGE ELCTRICAL 1/4 IN = 1 FT

		Ele	ctrical Schedule	
2D Symbol	Qty	Attached Io	Description	Floor
	1	Ceiling	Classic Ceiling Fan	1
	1	Ceiling	Exhaust	1
<b>R4</b>	20	Ceiling	Recessed Down Light 4	1
SD	1	Ceiling	Smoke Detector 1	1
WP	1	Floor	Duplex (weatherproof)	0
	2	Wall	Alighieri Wall Sconce	1
	14	Wall	Duplex	1
EP	1	Wall	Electrical Panel	1
GFCI	3	Wall	GFCI	1
	2	Wall	K-11423 Bancroft Triple Wall Sconce	1
$\mathbf{S}$	9	Wall	Single Pole	1
\$	4	Wall	Three Way	1

RCHI-TA DESIGNS, IN 48 COOPER PLAC HARRINGTON PARK, NJ 070 201.280.29 ARCHITAP@HOTMAIL.CO ARCHITECT ARCHITECT TSAMPICOS A. PERIDES, A N.J. LICENSE #: 21AI017864	P JC. 640 966 DM
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NO.  DESCRIPTION    1  SCHEMATIC DESIGN  11    2  BUILDING DEPT REVIEW  1    1	
PROJECT ADDITION 34 DACOTAH AVE LOT: 69 BLOCK: 4504	4
OWNER SCOTT RESIDENCE 34 DACOTAH AVE OAKLAND, NJ	
SHEET DESCRIPTIO	ON
SCALE: AS NOTED DRAWN BY: SS DATE: 1/19/2021	0

JOB NO.:

SS-SCOTT



MASTER BATHROOM PLAN 1/2 IN = 1 FT



MASTER BATH ELEVATION 3/4 IN = 1 FT



RISER DIAGRAM 1/4 IN = 1 FT



PLUMBING LINE PLAN 1/4 IN = 1 FT



					WINE						
3D EXTERIOR ELEVATION	MANUFACTURER	LABEL	NUMBER	QTY	WIDTH	HEIGHT		EGRESS	DESCRIPTION	HEADER	COMMENTS
	ANDERSEN	PTR5010	W01	1	59 7/8 "	12 "	60 3/8"X12 1/2"		FIXED GLASS	2X10X63 3/8" (2)	2 X 6 WALL
	ANDERSEN	(3)TW210310	W02	1	108 7/8 "	48 7/8 "	109 7/8"X49 7/8"		MULLED UNIT	2X12X112 7/8" (2)	
	ANDERSEN	(2) TW24310	W03	1	61 1/4 "	48 7/8 "	62 1/4"X49 7/8"		MULLED UNIT	2X8X65 1/4" (2)	
	ANDERSEN	TW3046	W04	2	37 5/8 "	56 7/8 "	38 5/8"X57 3/8"	YES	DOUBLE HUNG	2X10X41 5/8" (2)	2 X 6 WALL
	ANDERSEN	TW210310	W05	1	35 5/8 "	48 7/8 "	36 1/8"X49 3/8"		DOUBLE HUNG	2X10X39 1/8" (2)	2 X 6 WALL
	ANDERSEN	TW24310	W06	1	29 5/8 "	48 7/8 "	30 1/8"X49 3/8"		DOUBLE HUNG	2X10X33 1/8" (2)	2 X 6 WALL

							DOOR SCHEDU	JLE		-		
3D EXTERIOR ELEVATION	LABEL	NUMBER	QTY	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	MANUFACTURER	COMMENTS
	2468	D01	1	2468 L IN	28 "	80 "	30"X82 1/2"	HINGED-DOOR P09 SOLID CORE	2X6X33" (2)	1 3/8"		2 X 4 WALL
	2668	D02	1	2668 L IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR P09 SOLID CORE	2X6X35" (2)	1 3/8"		2 X 4 WALL
	2668	D03	1	2668 R IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR P09 SOLID CORE	2X6X35" (2)	1 3/8"		2 X 4 WALL
	FWH5068ASR	D04	1	41168 L/R EX	59 1/4 "	79 1/2 "	61 1/4"X82 1/2"	EXT. DOUBLE HINGED-GLASS PANEL	2X10X64 1/4" (2)	1 3/4"	ANDERSEN	2 X 6 WALL
	2868	D05	1	2868 R IN	32 "	80 "	34"X82 1/2"	HINGED-DOOR P09 SOLID CORE	2X6X37" (2)	1 3/8"		2 X 4 WALL

3D ELEVATION	QTY	WIDTH	HEIGHT	CABINET	SCHEDULE DESCRIPTION	ROOM NAME	COMMENTS
	2	22 "	38 "	12 "	UTILITY CABINET	NOOK	
	1	24 "	34 3/4 "	18 7/8 "	BASE CABINET	NOOK	
	1	30 1/4 "	92 "	12 "	UTILITY CABINET	CLOSET	
	1	31 15/16 "	92 "	12 "	UTILITY CABINET	CLOSET	
	1	32 "	24 "	18 "	BASE CABINET	CLOSET	
	1	35 7/8 "	10 "	12 "	UTILITY CABINET	NOOK	
	3	36 "	36 "	17 1/4 "	BASE CABINET	CLOSET	
	1	41 "	18 "	18 "	BASE CABINET	NOOK	
	1	41 1/16 "	92 "	12 "	UTILITY CABINET	NOOK	
	1	48 "	18 "	18 "	BASE CABINET	NOOK	
	1	62 "	34 3/4 "	24 "	BASE CABINET	MASTER BATH	
	1	71 "	92 "	12 "	UTILITY CABINET	CLOSET	

RCHI-TAP DESIGNS, INC.	-
48 COOPER PLACE HARRINGTON PARK, NJ 07640	
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Inga a R	
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NO. DESCRIPTION DATE	
1  SCHEMATIC DESIGN  11/12/20    2  BUILDING DEPT REVIEW  1/8/202	<u>21</u> 1
PROJECT	
11100201	
ADDITION 34 DACOTAH AVE LOT: 69 BLOCK: 4504	
OWNER	
SCOTT RESIDENCE	-
34 DACOTAH AVE OAKLAND, NJ	
SHEET DESCRIPTION	1
SCHEDULES	
SCALE:	

DRAWN BY: SS DATE: 1/19/2021 JOB NO.: SS-SCOTT A-12 120F13









NOOK ELEV 10 3/4 IN = 1 FT

NOOK ELEV 12 3/4 IN = 1 FT



# MASTER CLOSET ELEV 9 3/4 IN = 1 FT

![](_page_17_Figure_8.jpeg)

![](_page_17_Figure_9.jpeg)

NOOK ELEV 13 3/4 IN = 1 FT

![](_page_17_Figure_11.jpeg)