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Compliance Certificate

Project Information

Project Title: Walker Residence

Energy Code: 2021 IECC
Location: River Edge, New Jersey
Construction Type: Single Family
Project Type: Addition
Project Sub Type: None
Glazing Area: 13%
Climate Zone: 5a (5486 HDD)
Project No: 1958213

Project Features:

Construction Site:
272 Woodland Ave.
River Edge, NJ

Owner/Agent:

Designer/Contractor:

Project Notes:

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor/ F-Factor	Req. U-Factor/ F-Factor	Prop. UA	Req. UA
Ceiling: Flat Ceiling or Scissor Truss	448	38.0	0.0	0.030	0.024	13	11
Floor: All-Wood Joist/Truss	82	30.0	0.0	0.033	0.033	3	3
Wall: Wood Frame, 16" o.c.	798	21.0	1.0	0.054	0.045	37	31
Window: Wood Frame	105			0.230	0.300	24	32

Zoning Computation

R-1 (Single Family Residential)

Description	Min/Max	Existing	Proposed	Remarks
Lot Area ✱	7,500 s.f.	5,712 s.f. +/-	NO CHANGE	
Lot Width ✱	75 FT.	71.19 FT.	NO CHANGE	
Lot Depth ✱	100 FT.	88.6 FT. / 75.85 FT.	NO CHANGE	
Front Yard ✱	30 FT.	23.3 FT.	30.5 FT.	
Side Yard ✱	7.5 FT.	5.4 FT.	5.4 FT.	
Both Side Yard ✱	18 FT.	12.0 FT.	12.0 FT.	
Rear Yard	25 FT.	25.6 FT.	28 FT.	
Building Height	30 FT.	26 FT. +/-	26 FT. +/-	
Number of stories	2 1/2	2	NO CHANGE.	
Building Coverage ✱ ✱✱	25% 1,428 s.f. MAX.	28.26% 1,614 s.f.	1.72% 98 s.f.	TOTAL = NEW + EX. 1614 + 98 = 1,712 s.f. 29.97%
Lot Coverage ✱ ✱✱	30% 1,713.6 s.f. MAX.	37.5% 2,142 s.f.	1.7% 97 s.f.	TOTAL = NEW + EX. 2,142 + 97 = 2,239 s.f. 39.2%
Lot Coverage (Yard Amenities)	5% 285.6 s.f. MAX.	0.324% 18.5 s.f.	0.07% 4 s.f.	TOTAL = NEW + EX. 18.5 + 4 = 22.5 s.f. 0.4%

Code Information

1. 2021 International Building Sub-code.
2. 2021 IECC.
3. 2021 National Standard Plumbing Code.
4. 2020 National Electrical Code.
5. 2013 ASHRAE 90.1
6. 2021International Fuel Gas Code.
7. NJUCC Chapter 6. Rehab. Sub-code.
8. 2021 International Mechanical Code.
9. 2021 International Residential Code.

Construction type:	5B
Use group:	R5
Area of Largest Floor:	1,420 s.f.
New Floor Area:	530 s.f.
Volume of addition:	6,510 c.f.

Scope of Work

Remove and replace existing finishes damaged by a minor fire.

Remove and replace all structural members damaged by fire, If any.

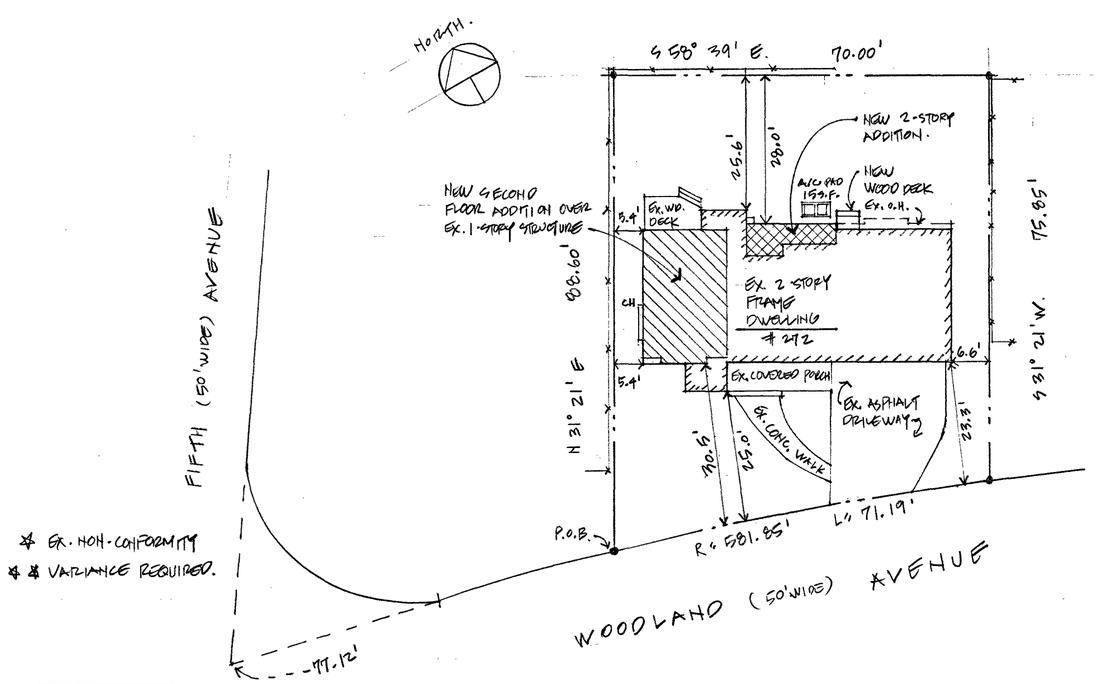
All new electrical, mechanical, plumbing and fire protection to code.

New second floor addition over existing 1-story family room.

New 2-story addition at rear.

New Bathroom layouts and new enlarged kitchen.

Minor interior renovation throughout.



✱ EX. NON-CONFORMITY
✱✱ VARIANCE REQUIRED.

Coverage Breakdown

Existing Dwelling:	1,420 s.f.
Ex. Roofed Front Porch:	108 s.f.
Ex. Wood Deck with steps:	74 s.f.
(25% of 74 s.f Deck for Lot Coverage):	18.5 s.f.
Ex. Driveway:	488 s.f.
Ex. Concrete Walkway:	126 s.f.
New Addition at Rear:	82 s.f.
New Wood Deck with Steps:	16 s.f.
(25% of 16 s.f. Deck for Lot Coverage):	4 s.f.

Proposed Site Plan

Scale: 1" = 20'-0"

All site information referenced from a survey prepared by Falcon Surveying, LLC. Professional Land Surveying. 124 Lincoln Park Rd., Pequannock NJ, 07440 973 628 1933 NJ Lic. No. 33524 Dated 4/25/2007

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FOUNDATION AND MASONRY

1. CONCRETE FOOTINGS SHALL REST ON FIRM, ORIGINAL SOIL AND BE A MIN. 3'-0" BELOW FINISHED GRADE OR DEEPER AS REQUIRED BY LOCAL CODE OR AS NOTED.
2. CONCRETE SHALL BE STONE AGGREGATE HAVING A MIN. COMPRESSIVE STRENGTH OF 2,500 PSI MINIMUM (28 DAYS).
3. CONCRETE BLOCKS SHALL BE HOLLOW UNITS WITH A MIN. COMPRESSIVE STRENGTH OF 1,000 PSI. MORTAR SHALL BE TYPE "M". ALL UNITS UNDER GIRDER BEARING POINTS TO BE FILLED SOLID.
4. SOIL BEARING CAPACITY IS ESTIMATED AT 3,000 PSF. IN WET CLAY, ORGANIC SOIL, WET OR OTHER POOR CONDITIONS ARE DISCOVERED DURING CONSTRUCTION THE CONTRACTOR SHALL STOP WORK AND NOTIFY ARCHITECT TO HAVE SOIL TESTED FOR COMPRESSIVE STRENGTH AND TO TAKE APPROPRIATE MEASURES TO ACCOMMODATE THE SITE SOIL CONDITIONS.
5. CONTRACTOR TO MEASURE EXISTING FOUNDATION DEPTH AND REPORT TO ARCHITECT AND ENGINEER BEFORE START OF CONSTRUCTION. EXISTING FOUNDATION CONDITION AND BEARING CAPACITY TO BE EVALUATED AND APPROVED FOR PROPOSED DESIGN ENGINEER. ARCHITECT IS NOT RESPONSIBLE FOR FAILURE DUE TO INSUFFICIENT BEARING CAPACITY OF EXISTING FOUNDATIONS.
6. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI CODE, LATEST EDITION.
7. PROVIDE 2' RIGID FOAM INSULATION AT PERIMETER OF FOUNDATION WALLS.
8. FOUNDATION WALL SHALL BE DAMP PROOFED ON EXTERIOR WITH (2) 1/2"COATS OF PORTLAND CEMENT PARGING. APPLY ONE COAT ASPHALT TAR OVER CEMENT FROM BOTTOM OF FOOTING TO FINISHED GRADE.
9. CORNERS OF EXTERIOR WALLS SHALL BE BRACED PER CODE.
10. PROVIDE 1/2" X 1'-6" THREADED ANCHOR BOLTS FOR WOOD SILLS SPACED AT 4'-0" O.C., 12 " FROM CORNERS.
11. STEP FOOTING BOTTOMS TO BE SLOPED AT 1' VERTICAL MAX. FOR EVERY 2' HORIZONTAL.
12. GROUT (18" WIDTH) EXISTING MASONRY UNDER NEW COLUMNS TRANSFERRING NEW LOADS TO EXISTING FOUNDATIONS.

CARPENTRY

1. LUMBER AND ITS FASTENINGS SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION" RECOMMENDED BY THE NFPA AND BUILDING CODE STANDARDS.
2. FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH ELECTION STRUCTURAL GRADE SS, #1 OR #2, FB=1,450, E=1,450,000-MAX. MOISTURE CONTENT 19%.
3. STRUCTURAL COMPOSITE LUMBER TO BE 2.0E GRADE LSL, PSL, OR LVL MFG. BY "ILEVEL" OR LUMBER WITH EQUAL DESIGN PROPERTIES.
4. ALL WOOD SILLS SHALL BE PRESSURE TREATED (OSMOSES OR WOLMANIZED).
5. CARPENTER SHALL PROVIDE ALL TEMPORARY FRAMING AND BRACING OF WORK TO RESIST THE ELEMENTS DURING CONSTRUCTION AND SHALL NOT REMOVE UNTIL THE BUILDING IS SHEATHED.
6. ANY CUTTINGS, DRILLING OR NOTCHING OF ANY STRUCTURAL MEMBER SHALL BE ACCORDING TO CODE.
7. KEEP A MINIMUM 2" CLEAR OF ALL WOOD FRAMING AT CHIMNEY FLUES, ETC.
8. DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS ABOVE.
9. INSTALL DOUBLE STUDS AT EACH SIDE OF OPENING FOR HEADER SUPPORT.
10. ALL FLOOR AND CEILING JOISTS SHALL HAVE ONE ROW OF BRIDGING PER 8' SPAN.
11. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES AND SHALL CONSTRUCT DROPS, CHASES AND FURRING ETC. AS REQUIRED.
12. ALL JOISTS AN BEAMS SHALL BE SET WITH NATURAL CAMBER UP, BEARING SHALL BE AS MINIMUM 4' OR SUPPORTED WITH METAL STIRRUPS OR HANGERS APPROVED FOR LOAD PER MFG'S DESIGN.
13. ROOF AND WALL SHEATHING SHALL BE STANDARD APA EXTERIOR. FOR SUB FLOOR STANDARD C-D INTERIOR PLYWOOD WITH EXTERIOR GLUE.
14. PROVIDE NON CORROSIVE METAL FLASHING ACROSS TOPS AND SIDES OF DOORS AND WINDOWS.
15. WINDOWS SHALL BE 1/2" INSULATED GLASS. ALL EXTERIOR JOINTS AT WINDOWS AND DOORS SHALL BE INSULATED AND CAULKED WITH SILICONE.
16. VENTILATION OF ROOF SPACES SHALL BE EQUAL TO 1/3 OF 1% OF THE ATTIC FLOOR AREA. VENTS TO BE LOCATED HALF AT TOP AND HALF AT BOTTOM OF THE ROOF SPACE BEING VENTED.
17. CONTRACTOR SHALL VERIFY FRAMING TYPE (BALOON OR PLATFORM). BALOON FRAMED SHALL REQUIRE FIRE-BLOCKING (2" LUMBER) IN STUD WALLS AT EACH FLOOR.

ELECTRICAL

1. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST NATIONAL ELECTRIC CODE AND ALL STATE AND LOCAL CODES.
2. ELECTRICAL CONTRACTOR SHALL VERIFY THE LOCATION AND CHARACTERISTICS OF OF THE SERVICE AND THE EXTENT OF THE WORK AND SHALL NOTIFY THE UTILITY COMPANY PRIOR TO BEGINNING OF WORK AS MAY BE REQUIRED.
3. ONLY COPPER CONDUCTORS MAY BE USED. ALUMINUM CONDUCTORS SHALL NOT BE PERMITTED.
4. ALL ELECTRICAL EQUIPMENT SHALL BEAR THE "UL" LABEL AND BE OF A GRADE SUITABLE FOR ITS INTENDED USE.
5. ELECTRICAL CONTRACTOR SHALL BALANCE ALL NEW CIRCUITS.

FINISHES

1. DOORS AND HARDWARE SHALL MATCH THE EXISTING OR BE SELECTED BY THE OWNER. ALL EXTERIOR DOORS TO HAVE INTEGRAL WEATHERSTRIPPING.
2. GUTTERS, LEADERS, SOFFITS AND FASCIA SHALL BE ALUMINUM. COLOR TO MATCH COLOR OF SIDING UNLESS NOTED OTHERWISE.
3. PROVIDE WATER RESISTANT GYPSUM WALLBOARD FOR WALLS AND CEILINGS IN BATHROOMS.
4. INSTALL KITCHEN CABINETS, BACK SPLASHES, COUNTERS AND VANITIES. VERIFY AS BUILT DIMENSIONS PRIOR TO FABRICATION OF CABINETS.

STAIRS

1. THE MAX. RISER SHALL BE 8 1/4" AND THE MIN. TREAD DEPTH SHALL BE 9 1/2".
2. HANDRAIL SHALL NOT BE LESS THAN 34' NOR MORE THAN 38" HIGH MEASURED VERTICALLY FROM THE TREAD AND SHALL NOT PROJECT MORE THAN 4 1/2" INTO STAIRWAY WIDTH. PROVIDE A MINIMUM 1 1/2" FROM HANDRAIL TO THE WALL.
3. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A CIRCULAR SECTION OF 1 1/4" MIN. TO 2 5/8" MAX. EDGES MIN. RADIUS-1/8"
4. HANDRAILS SHALL BE CONTINUOUS, HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN THE NEWEL POST.
5. BALUSTER OPENINGS IN RAILING SHALL NOT EXCEED 4".
6. GUARDS AND HANDRAILS SHALL RESIST A 200 LB LOAD APPLIED AT ANY POINT IN ANY DIRECTION OR A 50 LB PER FOOT LOAD APPLIED IN ANY DIRECTION.

SPECIAL

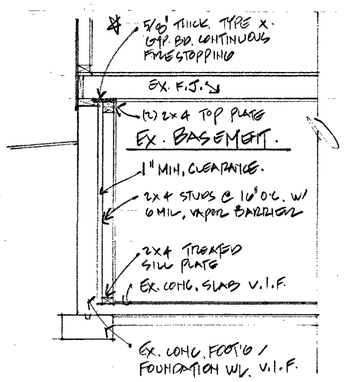
1. SINGLE OR MULTIPLE SMOKE DETECTORS SHALL BE INSTALLED IN THE BEDROOMS, IN THE 10' VICINITY OF BEDROOMS, AT TOP AND BOTTOM OF STAIRCASE. DETECTION DEVICES SHALL BE HARDWIRED AND INTER CONNECTED WITH BATTERY BACK UP.
2. PROVIDE EMERGENCY ESCAPE WINDOWS AT EACH BEDROOM WITH NET CLEAR OPENING OF 5.7 S.F. A MIN. OF 24" HIGH AND 20" WIDE.
3. PROVIDE CARBON MONOXIDE AALARM IN THE IMMEDIATE VICINITY OF ALL SLEEPING ROOMS IN ALL BUILDINGS THAT CONTAIN FUEL BURNING APPLIANCE AND HAVE AN ATTACHED GARAGE (DCA BULLETIN #99-3).

GENERAL NOTES

DESIGN LOADS: (PER S.F.)

FLOOR:	40 LBS L.L / 20 LBS D.L
CEILING:	20 LBS L.L / 10 LBS D.L
ROOF:	35 LBS L.L./ 15 LBS D.L.
DECK:	40 LBS L.L / 10 LBS D.L

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF CURRENT STATE BUILDING CODE, LOCAL CODES AND ORDINANCES HAVING JURISDICTION. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COMPLIANCE WITH ALL CODES AND ORDINANCES AS WELL AS ITEMS INDICATED ON THESE DRAWINGS.
2. THESE PLANS ARE SUBJECT TO CHANGE OR MODIFICATION BY THE OWNER OR ANY AGENCIES HAVING JURISDICTION. CHANGES MUST BE APPROVED BY THE ARCHITECT AND BUILDING DEPT.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT AND OWNER PRIOR TO STARTING OR DURING CONSTRUCTION. COMMENCEMENT OF WORK BY THE CONTRACTOR SHALL IMPLY HIS ACCEPTANCE OF THE EXISTING CONDITIONS.
4. DIMENSIONS ARE AS ACCURATE AS POSSIBLE FROM FIELD DIMENSIONS. HOWEVER, THEY MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT TO THE WORK. UPON FINDING ANY UNFORESEEN CONDITIONS ON THE PROJECT, WHICH WOULD INDICATE A CHANGE IN THE SCOPE OF WORK, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND ADVISE THE OWNER AND ARCHITECT FOR FURTHER DIRECTIONS.
5. DO NOT SCALE DRAWINGS FOR DIMENSIONS.
6. ALL CONSTRUCTION SHALL CONFORM TO ACCEPTED PRACTICES AS DEFINED BY STANDARDS OF THE TRADE AND THE LATEST EDITION OF THE RELATIVE TRADE JOURNAL OR TRADE ASSOCIATION METHOD OF CONSTRUCTION.
7. WORK SHALL BE CAREFULLY COMPLETED SO THAT EXISTING CONDITIONS ARE NOT DISTURBED. REPAIR OR REFINISH ANY EXISTING SURFACES OR PART WHICH IS DISTURBED AS A RESULT OF THIS WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO HANDLE AND REMOVE ITEMS TO BE RETAINED BY THE OWNER AS PER AGREEMENT. ALL AREAS SHALL BE PROTECTED FROM DUST AND SHALL BE MAINTAINED "BROOM OR VACUUM CLEAN" DURING CONSTRUCTION.
9. THE REQUIREMENTS OF THE CURRENT STATE BUILDING CODE SHALL APPLY TO ALL MATERIALS, DESIGN, CONSTRUCTION AND QUALITY OF ALL INSTALLATIONS AND SYSTEMS REQUIRED FOR THE COMPLETION OF THE PROPOSED STRUCTURE AS SET FORTH BY THE PLANS. THE CODE SHALL TAKE PRECEDENCE AND GOVERN REQUIREMENTS OF THE WORK AS SET FORTH HEREIN.
10. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENTS OF THE SYSTEMS AND THE WORK INCLUDED IN THE CONTRACT. ARCHITECT IS NOT RESPONSIBLE FOR MATERIALS OR METHODS OF CONSTRUCTION USED.
11. EXISTING CONCEALED STRUCTURAL ELEMENTS (JOISTS, BEAMS, COLUMNS, ETC.) SIZES AND THEIR GOOD CONDITION ARE ASSUMED AND IS TO BE VERIFIED BY CONTRACTOR. UPON FINDING ANY DISCREPANCIES, CONTRACTOR SHALL STOP WORK IMMEDIATELY AND REPORT THEM TO ARCHITECT FOR FURTHER DIRECTIONS.
12. ALL MATERIALS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
13. CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF ANY FIELD CHANGES MADE DURING CONSTRUCTION
14. CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT THE ARCHITECT FOR ANY CLARIFICATION DRAWINGS OR INFORMATION NEEDED, TWO WEEKD PRIOR TO CONSTRUCTION OR ORDERING MATERIALS.
15. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE IDENTIFICATION OR REMOVAL OF ASBESTOS, TOXIC WASTE, HAZARDOUS MATERIALS OR GASES OF ANY KIND.
16. SAFETY GLASS TO BE PROVIDED IN HAZARDOUS LOCATIONS PER IRC R308.4

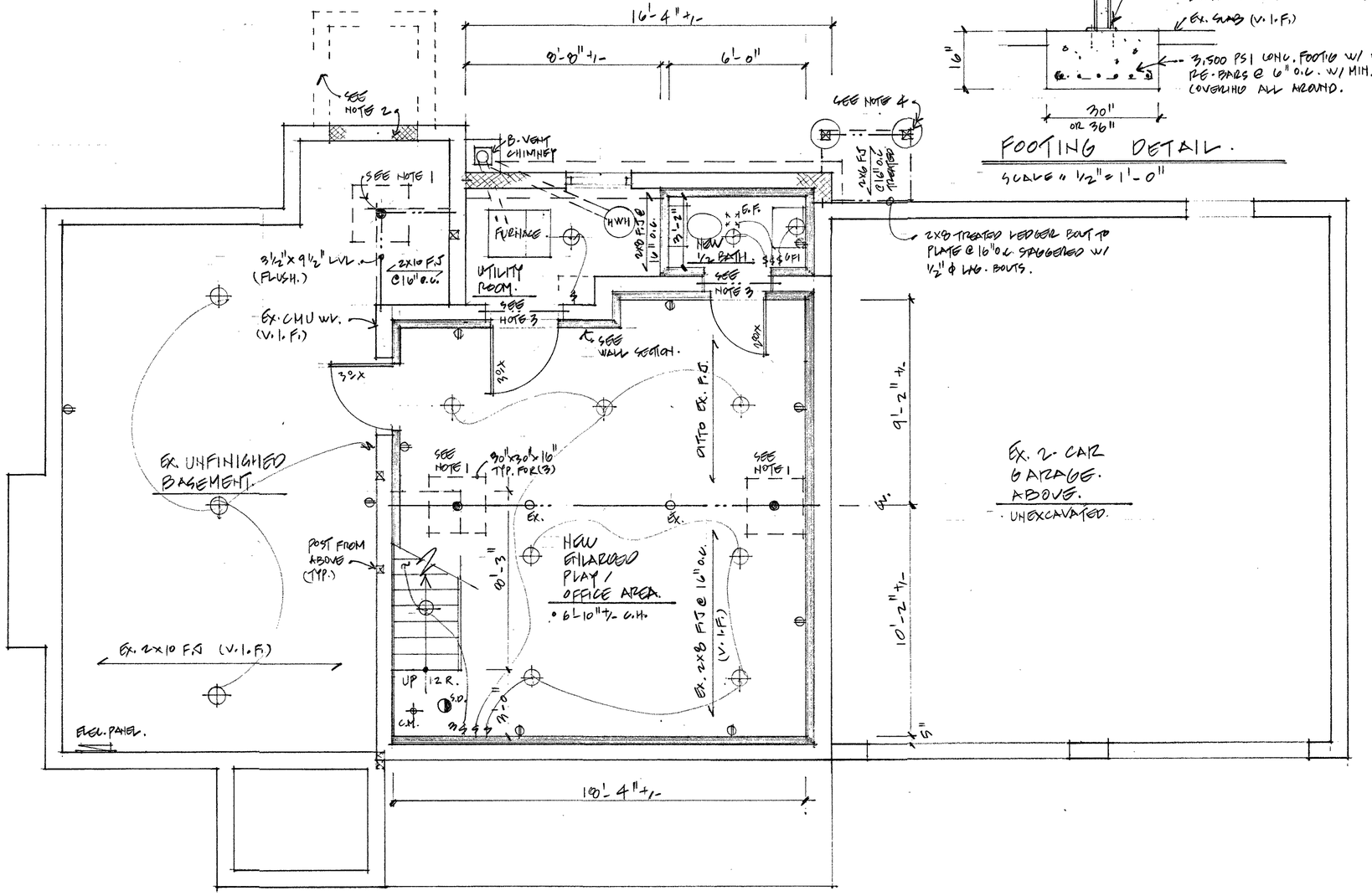


WALL SECTION.

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

PLAN NOTES.

1. NEW STRUCTURAL COLUMN / FOOTING SEE FOOTING DETAIL.
2. DEMO. EX. BASEMENT ACCESS & CONSTRUCT NEW FOUNDATION WALL & FOOTING 8" CMU ON 18" X 12" CONTINUOUS FOOTING MIN.
3. (3) 2x8 FLUSH HEADER. USE JOIST HANGERS AS REQ'D.
4. 16" Ø CONC. PIER 3'-0" BELOW GRADE W/ 6x6 TREATED WOOD POST. W/ METAL BEAM & COLUMN SUPPORT.



BASEMENT FLOOR PLAN.

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

FOOTING DETAIL.

SCALE: 1/2" = 1'-0"

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APPROVED	D.R.	
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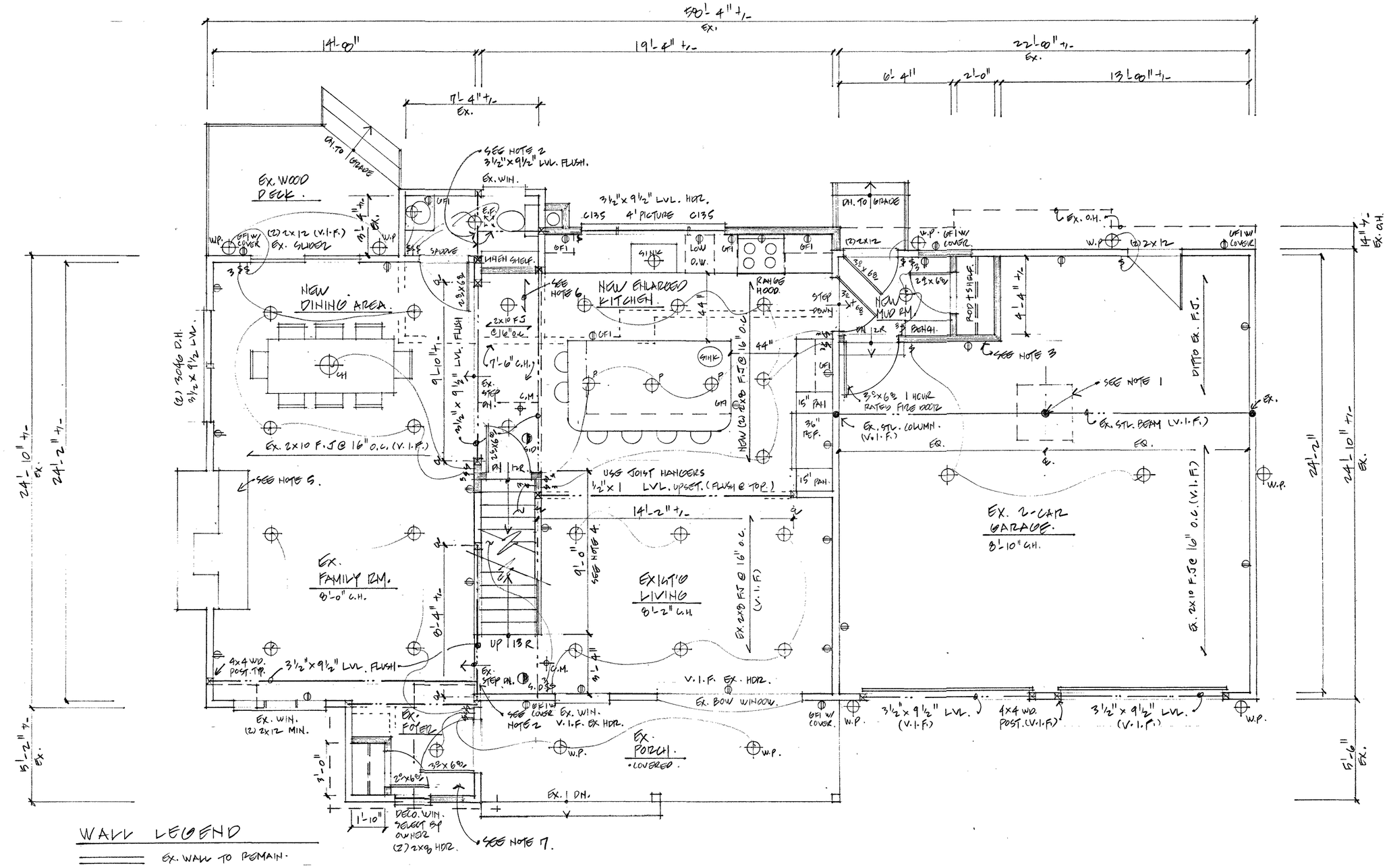
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ELECTRICAL LEGEND

- RECESSED LIGHT FIXTURE
- P.CH PENDANT LIGHT FIXTURE / CHANDELIER
- W.P. WEATHER PROTECTED LIGHT FIXTURE
- DUPLEX OUTLET.
- GFI GROUND FAULT INTERRUPT DUPLEX OUTLET.
- C.M. CARBON MONOXIDE DETECTOR HARDWIRED W/ BATTERY-BACK UP.
- S.D. SMOKE DETECTOR HARDWIRED W/ BATTERY BACK-UP.

PLAN NOTES.

1. 4"ϕ STL. COLUMN (5,000 PSI CONC. FILLED) W/ 6"x6"x½" STL. BEARING PLATE @ TOP & BOT. WELDED & BOLTED W/ ½" ϕ BOLTS.
2. USE SIMPSON WNP TOP FLANGE BEAM HANGER OR EQ.
3. USE 5/8" THICK TYPE X SHEETROCK ON GARAGE SIDE POR 1 HOUR FIRE RATED SEPARATION TO EX. LIVING SPACES.
4. 13 RISERS / 12 TREADS: TREADS @ 10" W/ 1" NOSING MAX. 8" RISERS. 9'-0" RUN / APPROX. 90" VERTICAL RISE. TYPICAL FOR ALL STAIRS.
5. DEMO. EX. RAISED HEARTH & PROVIDE NEW HEARTH FLUSH W/ FLOOR LEVEL.
6. 2x10 F.J. @ 16" O.C. FOR BATHROOM FLOOR ABOVE.
7. REPLACE EX. SHED ROOF OVER FOYER W/ NEW GABLE ROOF 2x10 RAFTER. 2x6 R.R. / 2x8 C.J. @ 16" O.C.



WALL LEGEND

- EX. WALL TO REMAIN.
- EX. WALL TO BE DEMOLISHED
- NEW WALL CONSTRUCTION.

FIRST FLOOR PLAN.

SCALE: ¼" = 1'-0"

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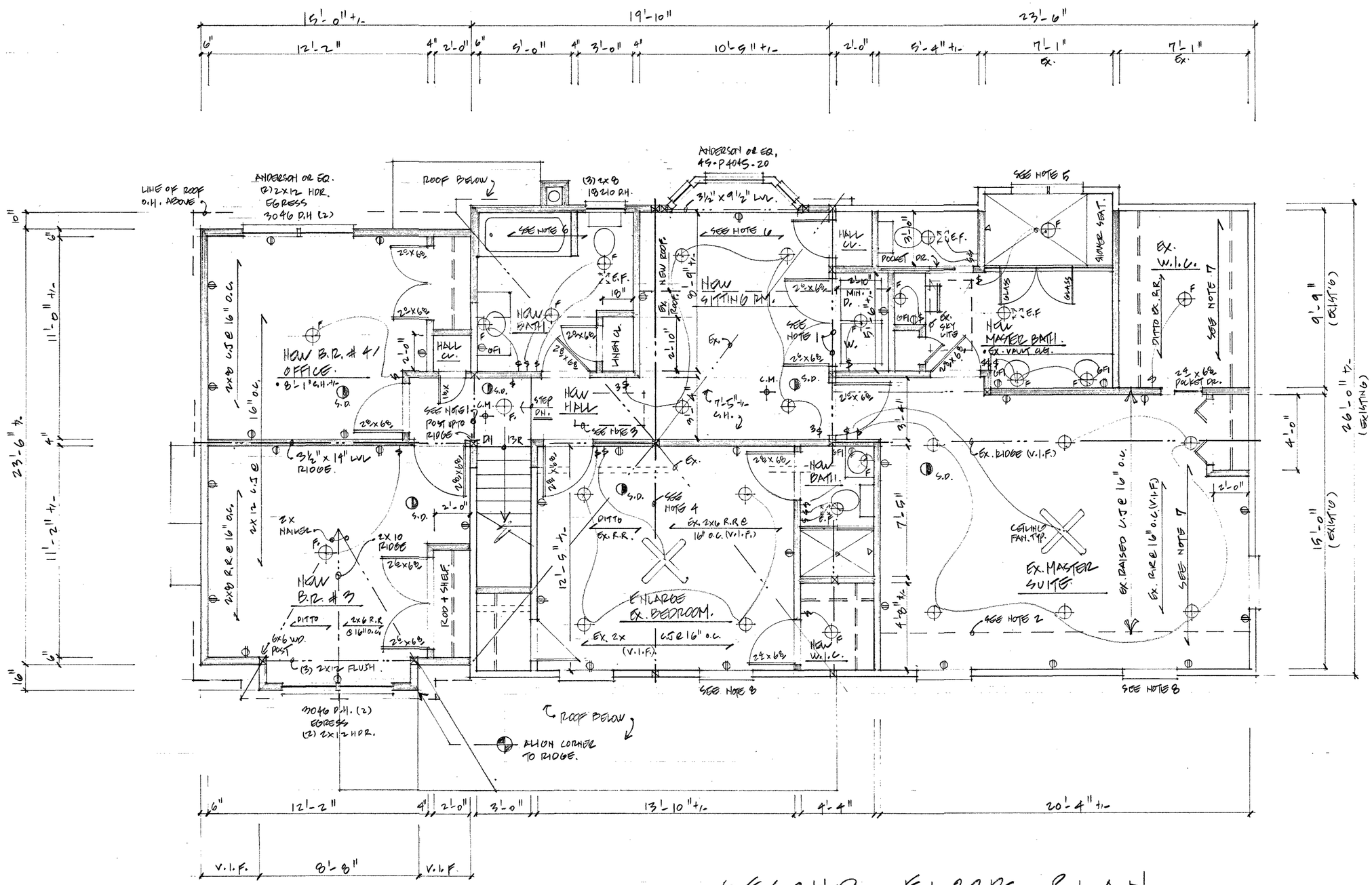
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PLAN NOTES

1. (2) 2x12 HDR FLUSH @ BOT. W/ EX/NEW C.J.
2. PROVIDE (2) 1/2"ø LAG-BOLTS @ EX. R.R / RAISED C.J. CONNECTION.
3. 2'x4' ATTIC ACCESS W/ LIGHT FIXTURE / OUTLET / SWITCH @ ENTRANCE.
4. REPLACE OR INSTALL UNDER EX. RIDGE A NEW 3 1/2"x16" LVL RIDGE.
5. VERIFY EX. CASEMENT WINDOWS & PROVIDED TEMPERED GLASS IF NECESSARY.
6. (2) 2x6 ROOF RAFTERS @ 16" o.c. W/ 2x12 C.J.@ 16" O.C.
7. 2x12 F.J. SLEEPER SYSTEM OH EX. 2x10 F.J. PROVIDE 2x6 SILL PLATES ABOVE EX. STL. BEAM & @ MID-SPAN.
8. VERIFY EX. WINDOW FOR EGRESS REQUIREMENTS. (20" WIDE / 5.7 S.F. CLEAR OPENING MIN.)



SECOND FLOOR PLAN.

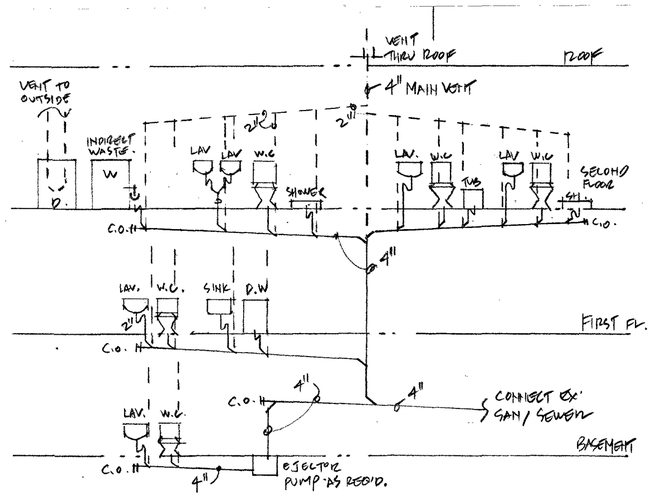
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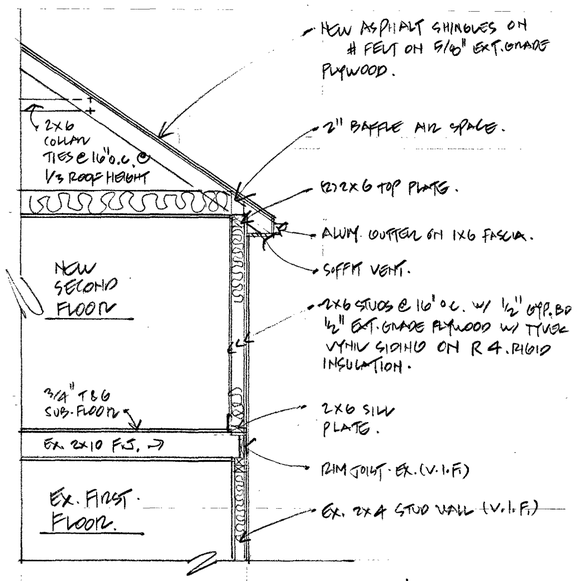
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RISER DIAGRAM.

NOT TO SCALE

SET WASHER IN PAN & DRAIN TO DAYLIGHT. USE STAINLESS STL. BRAIDED HOSES W/ TOGGLE SHUT-OFF FOR BOTH HOT & COLD WATER SUPPLY.



WALL SECTION.

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



FRONT ELEVATION.

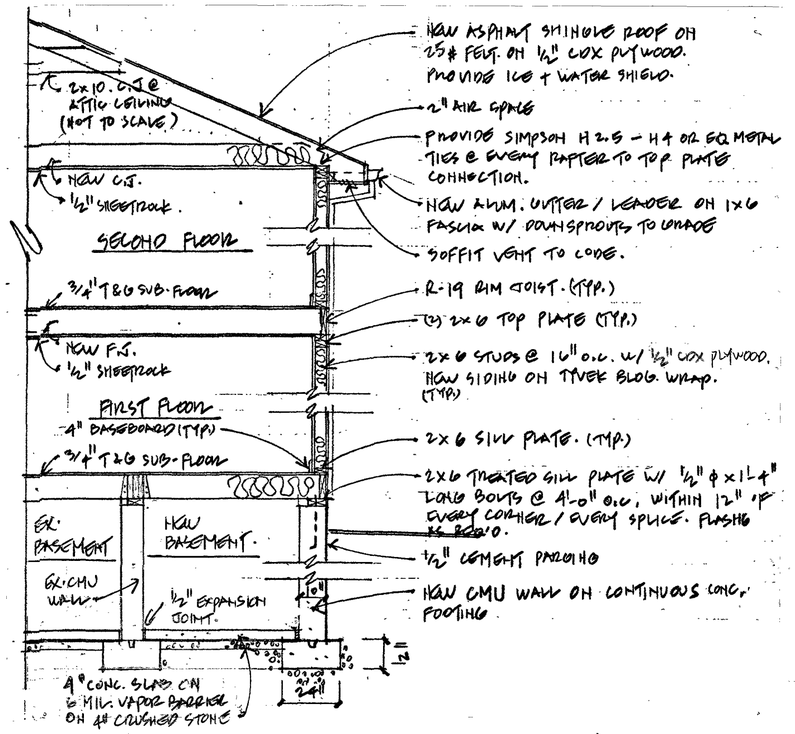
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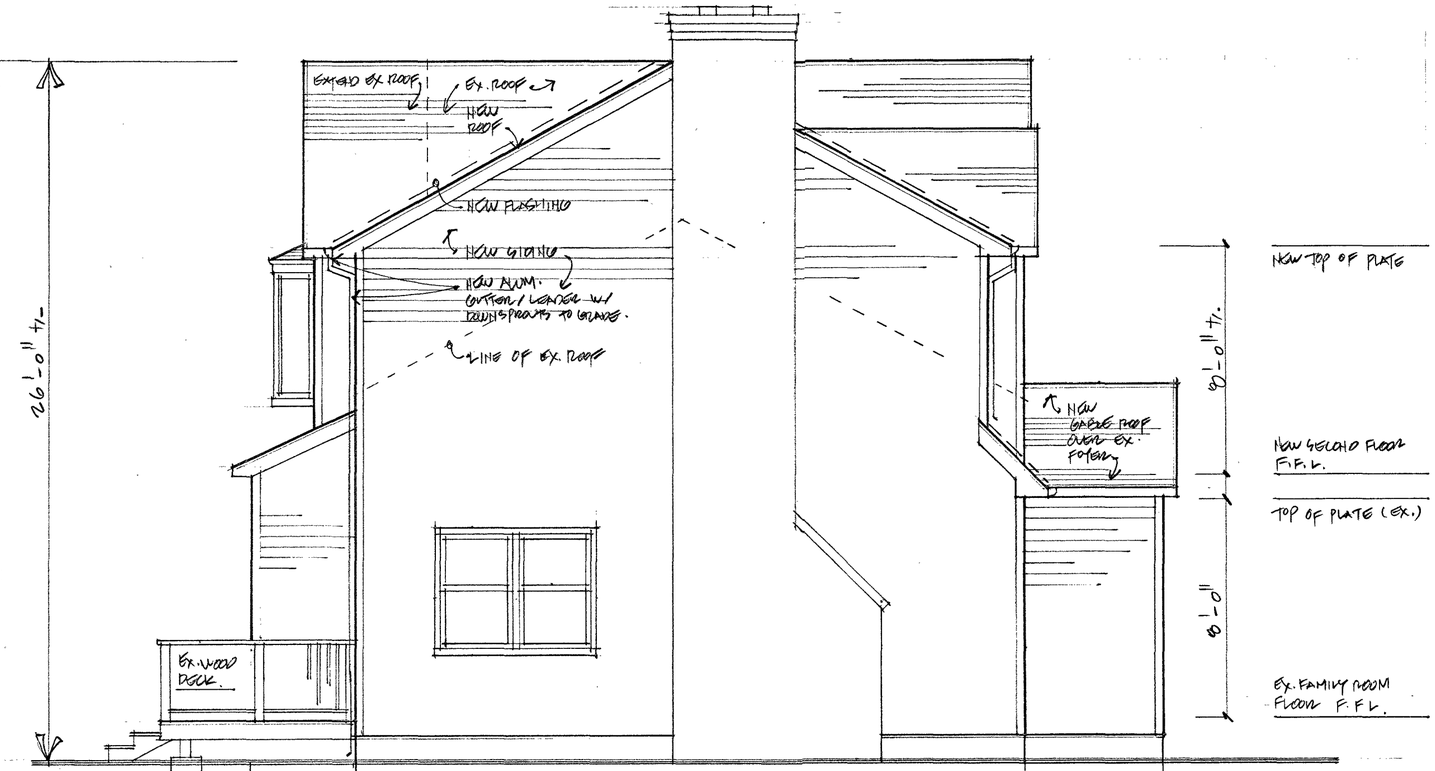
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WALL SECTION.

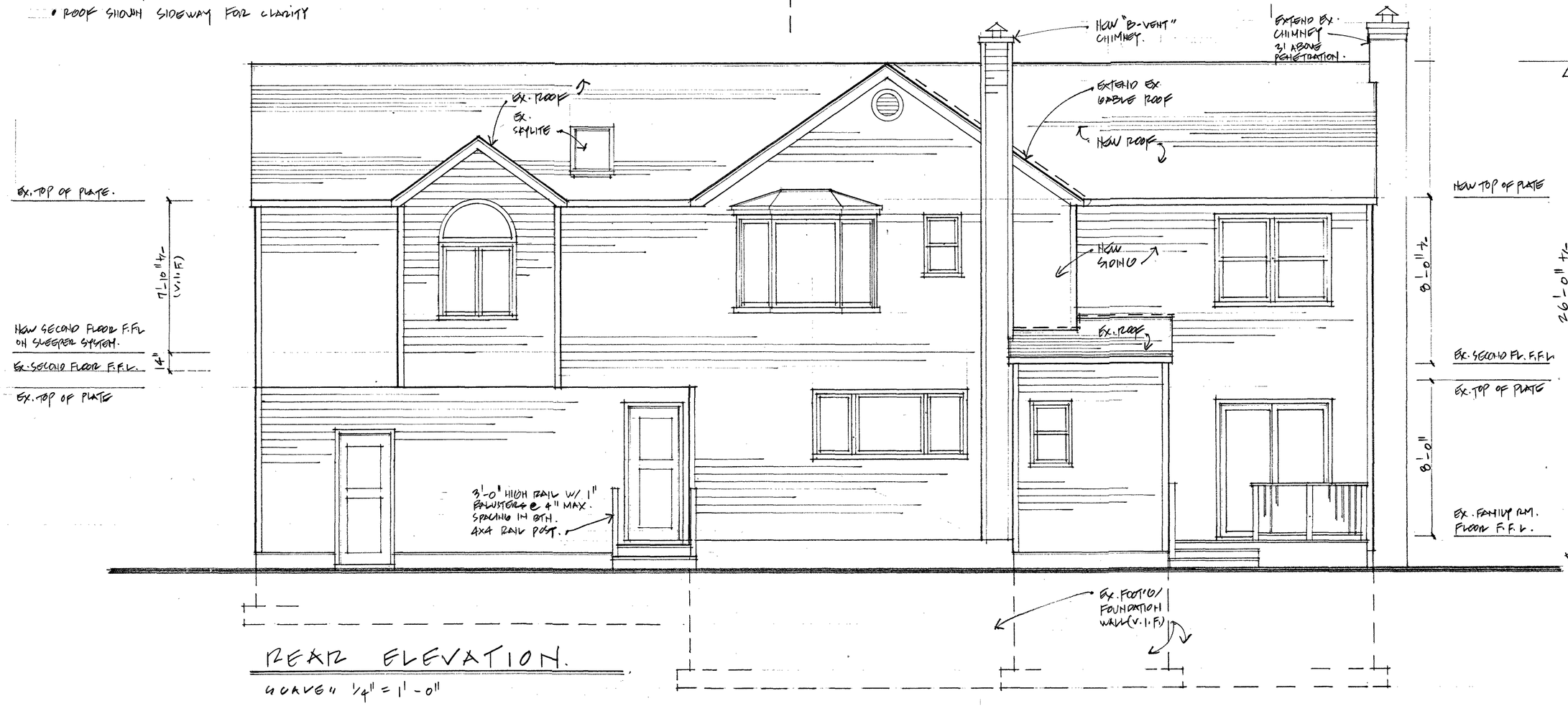
SCALE: ¼" = 1'-0"

* ROOF SHOWN SIDEWAY FOR CLARITY



SIDE ELEVATION.

SCALE: ¼" = 1'-0"



REAR ELEVATION.

SCALE: ¼" = 1'-0"

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