

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION January 16, 2026

CASE # ~~2025-22~~ 2026-06

PROPERTY ADDRESS 18 Martin Rd.

BLOCK ~~88~~ 805 LOT 26 ZONE R50B

APPLICANT'S NAME Adam Lipkin

PHONE # 717-649-8202 CELL PHONE # 717-649-8202

EMAIL Lipkin.Adam@gmail.com

PROPERTY OWNER'S NAME Adam Lipkin and Erica DiBianco

PROPERTY OWNER'S ADDRESS 18 Martin Road, Verona, New Jersey 07044

PROPERTY OWNER'S PHONE # 717-649-8202 CELL # 973-568-5343

PROPERTY OWNER'S EMAIL Lipkin.Adam@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER Self

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Second floor expansion and side stair addition

CONTRARY TO THE FOLLOWING:

The pre-existing structure is a non-conforming corner lot with undersized front yard setbacks and an excess of rear yard coverage.

LOT SIZE: EXISTING 7472 PROPOSED 0 TOTAL 7472

HIEGHT: EXISTING 21' PROPOSED 27.5'

PERCENTAGE OF BUILDING COVERAGE: EXISTING 1738 PROPOSED 1602

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 51.2% PROPOSED 48.4%

PRESENT USE Single family residential PROPOSED USE Single family residential

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30'</u>	<u>20.6'</u>	<u>20.6'</u>
REAR YARD	<u>30'</u>	<u>46.18'</u>	<u>46.18'</u>
SIDE YARD (1)	<u>8'</u>	<u>22.4'</u>	<u>14.83'</u>
SIDE YARD (2)	<u>30'</u>	<u>13.6'</u>	<u>13.6'</u>

DATE PROPERTY WAS ACQUIRED August 15, 2012

TYPE OF CONSTRUCTION PROPOSED:

Construction type VB, CMU foundations, wood stud framing

SIGN INFORMATION (if applicable): supply details on location, dimensions, height and illumination

N/A

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	<u>767.7</u>	<u>65</u>	<u>832.7</u>
FIRST FLOOR	<u>767.7</u>	<u>65</u>	<u>832.7</u>
SECOND FLOOR	<u>623.4</u>	<u>209.3</u>	<u>832.7</u>
ATTIC	<u>-</u>	<u>832.7</u>	<u>832.7</u>

NUMBER OF DWELLING UNITS: EXISTING 1 PROPOSED 1

NUMBER OF PARKING SPACES: EXISTING 2 PROPOSED 2

History of any previous appeals to the Board of Adjustments and the Planning Board

~~The homeowners have made no previous appeals to the BOA and Planning Board.~~

What are the exceptional conditions that warrant relief from compliance with the Zoning Ordinance?

~~The non-conformities are all existing due to the positioning of the structure on the corner lot.~~

Supply a statement of facts showing how relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and the Zoning Ordinance

~~This design does not exacerbate any of the street facing yard setbacks, only aligns and continues vertically. By removing the existing covered patio and shed, we are actually reducing the property's structures distance to the side yard property line. We are also reducing the existing impervious coverage. Therefore, the addition while improving the value of the home, does not cause any detriment to the surrounding properties and complies with the intent and purpose of the Zoning Ordinance.~~

History of any deed restrictions:

~~The homeowners are not aware of any deed restrictions.~~

A legible plot plan or survey to scale (not less than 1"=100') of the property indicating the existing and/or proposed structure and scale drawings of the existing and/or proposed structure must be provided.

A copy of any conditional contract relating to this application must be filed with this application.

If the applicant is a corporation or partnership, the names, addresses and phone numbers of those owning a 10% or greater interest in the corporation shall be provided.

Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____

Expert witness(es) that will present evidence on behalf of this application:

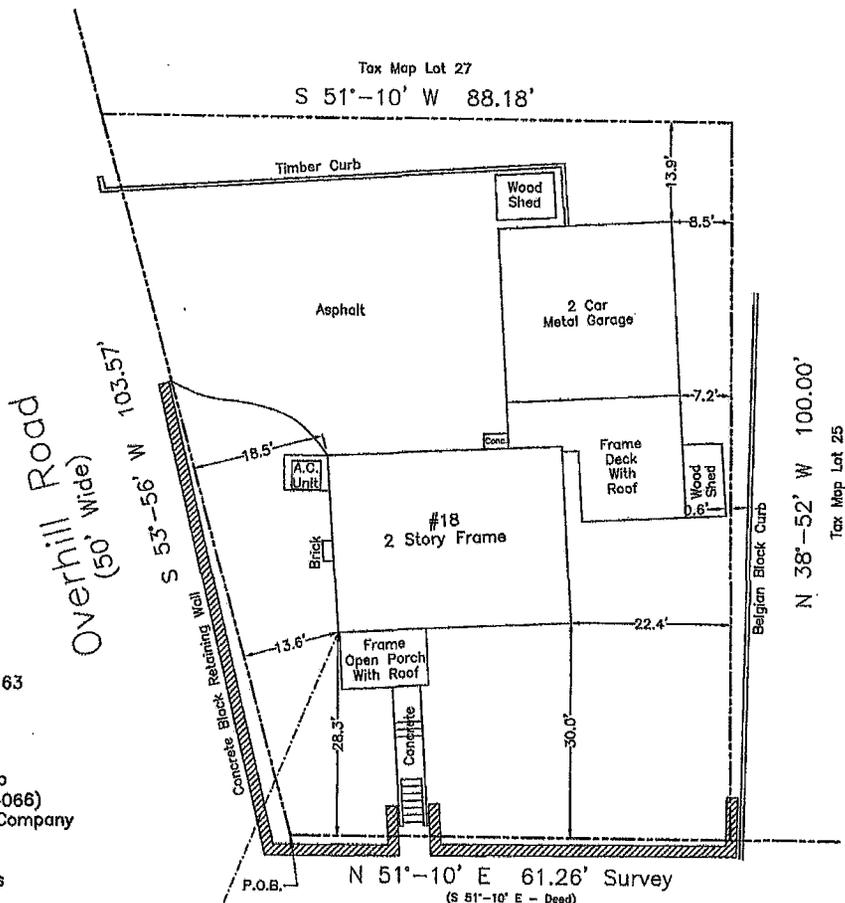
Attorney: Name _____
Address _____
Phone # _____
Fax # _____
Email _____

Architect/Engineer: Name Lisa Cohen, AIA
Address 21-03 Radburn Rd., Fair Lawn, NJ 07410
Phone # (201) 492-3767
Fax # _____
Email Lisa@LMCarchitecture.com

Planner: Name _____
Address _____
Phone # _____
Fax # _____



Deed Book 12014
Page 9163

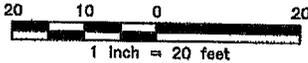


References:
1. Deed Book 12014 Page 9163

This Survey is certified to:
Adam Lipkin and Erica DiBianco
Bridgeview Abstract, Inc. (S-64066)
First American Title Insurance Company
Joseph C. Angelo, Esq
First Meridian Mortgage
Its successors and/or assigns

- Notes:**
1. This survey is for title purpose only.
 2. No underground utilities or drainage structures are shown on this map.
 3. Property subject to documents of record and any easements or findings of a current title report.
 4. Property corners have not been set pursuant to N.J.A.C. 13:40-5.2

Martin Road
(40' Wide)



Schmidt Surveying

51 Laurel Avenue, Dumont, NJ 07628
Phone: (201) 403-5801
Fax: (201) 244-6163
www.schmidtsurveying.weebly.com
Certificate of Authorization No. 24GA28182800

Andrew A. Schmidt

Andrew A. Schmidt

NJ Professional
Land Surveyor
No. 24GS04330100

Survey of Property
Tax Lot 26 - Block 36
18 Martin Road
Township of Verona
Essex County, New Jersey

Drawn: A.S.	Checked: D.S.	Date: 7-25-12	Scale: 1" = 20'
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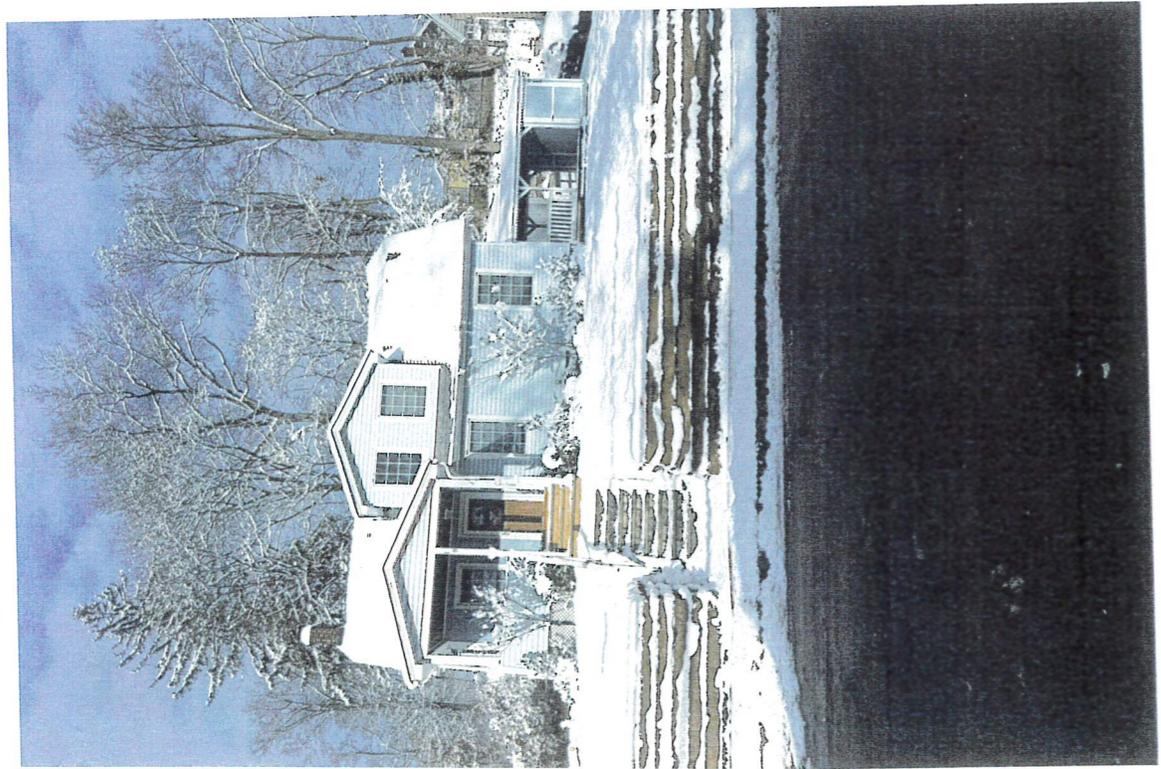


TAX MAP
TOWNSHIP OF VERONA
 ESSEX COUNTY, NEW JERSEY
 SCALE 1"=100'
 PREPARED BY
JAMES M. HELB, P.E., P.L.S., P.P.
 NEW JERSEY LICENSE NO. 24272
 TO COMMONWEALTH COURT
 VERONA, NJ 07044

THIS MAP HAS BEEN GIVEN A
 FORMAL CERTIFICATION DIVISION
 OF TAXATION ON NOVEMBER 27,
 2015, SIGNED BY JUDY P. MILLER
 AND TIFFANY A. FIELDS AND
 ASSIGNED SERIAL NUMBER 1067

THIS IS A LIMITED COPY OF THE TAX MAP
 PREPARED BY CASEY & KELLER INCORPORATED
 5000 HULL IN THE OFFICE OF THE ENGINEER.

DATE	REVISION



TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

TOWNSHIP MANAGER
KEVIN O'SULLIVAN
TOWNSHIP CLERK
JENNIFER KIERNAN



DEPUTY MANAGER
MICHAEL KRAUS
TOWNSHIP ATTORNEY
BRIAN J. ALOIA, ESQ.

VERONA COMMUNITY CENTER
880 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING
600 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044
(973) 239-3220
WWW.VERONANJ.ORG

DEPARTMENT OF PUBLIC WORKS
10 COMMERCE COURT
VERONA, NEW JERSEY 07044

Zoning Office 880 Bloomfield Avenue, Verona, NJ 07044 973-857-4772

December 30, 2025

Zoning Permit Application #2025-222 – Denied - Addition, HVAC, Patio, Front Porch

Applicant: Capnovate Construction
555 Industrial Road
Carlstadt, NJ 07072

Owner: Adam & Erica Lipkin
18 Martin Road
Verona, NJ 07044

Property: 18 Martin Road; Block 805, Lot 26

Zone: R-50B (Medium/High-Density Single-Family) Zone District

Submittals:

This office is in receipt of the following:

- Township of Verona Residential Permit Application;
- Site Plan by LMC Architecture, LLC, signed and sealed by Lisa M. Cohen, RA, dated 11/24/2025.

ZONING REQUEST:

Based upon the zoning permit application, the applicant is seeking approval to construct a new second story with side stair addition, one new HVAC unit, new patio and reconstructed patio. A new patio was not listed on the Zoning application but is shown on plans. No other requests have been submitted or shown and therefore have not been considered in this departments review. This review for Zoning only.

ZONING DETERMINATION:

- The property is located in the R-50B (Medium/High-Density Single-Family) Zone District;
- The property is located on a corner lot with frontages on Martin Road and Overhill Road;
- As per § 150-5.3 E. (3) Corner lot, frontage upon two streets. A corner lot having frontage upon two improved streets (Martin Road and Overhill Road) shall have two front yards, one side yard and one rear yard. The rear yard shall be located opposite the narrower frontage (Martin Road). The minimum side yard setback for such lot shall be 1.5 times the minimum yard requirement. In the event the two lot widths are equal, the lot shall contain two front yards and two rear yards.
- As per § 150-17.4 A. (1) a single family home is permitted;
- As per § 150-17.4 D. (1) Minimum lot size: 7,500 square feet, existing is 7,472 square feet – pre-existing, non-conforming lot size;

- As per § 150-17.4 D. (2) Minimum lot width: 50 feet; existing is 62.26 feet on Martin Road - Compliant;
- As per § 150-17.4 D. (3) Maximum lot coverage 25% or 1,868 square feet; existing is 23.3% or 1,738 square feet; proposed 21.4% or 1,602 square feet (removing covered patio and shed) - Compliant;
- As per § 150-17.4 D. (4) Maximum improved lot coverage: 40% or 2,540 square feet; existing is 51.2% or 3829 square feet – pre-existing non-conforming condition; proposed is 48.8% or 3647.8 square feet – reducing the pre-existing non-conforming condition;
- As per § 150-17.4 E. (1) As per § 150-17.4 Minimum front yard setback: 30 feet;
 - Frontage on Martin Road - existing is 28 feet to existing dwelling and 20.6 feet to the front porch – pre-existing non-conforming condition;
 - Frontage on Overhill Road - existing is 13.6 feet to existing dwelling – pre-existing non-conforming condition;
- As per § 150-13.3 Nonconforming Uses and Structures; No existing building or premises containing any nonconforming use as permitted by this chapter shall be enlarged, extended, reconstructed or structurally altered unless such use is changed to a use permitted in the district in which such building or premises is located; A one- or two-family residential building which complies with the use requirements of this chapter and is nonconforming because of the yard regulations may be enlarged; provided, that any violation of any setback may be expanded; provided, that the expansion does not encroach further into such violated setback and no other setback regulations are violated. **A Variance is required to expand the structure as it has pre-existing non-conforming setbacks; Second story expansion and side stair addition;**
- As per § 150-17.4 E. (2) As per § 150-17.4 Minimum side yard setback (one): eight feet; addition is proposed on the NW side of the existing dwelling 14.83 feet from the side property line; As per § 150-5.3 E. (3) Corner lot, frontage upon two streets. The minimum side yard setback for such lot shall be 1.5 times the minimum yard requirement. The Minimum side yard setback (one): eight feet so there for the 1.5 times is 12 feet – Compliant;
- As per § 150-17.4 E. (5) Minimum rear yard setback: 30 feet; existing with no change is 46.18 feet – Compliant;
- As per § 150-17.4 E. (6) Maximum height (stories/feet): 2.5/30; existing is 2.5/21 feet and proposed is 2.5/27.5 feet - Compliant.

Front Porch:

- Per § 150-5.3 G. Unenclosed balconies, porches and steps. (1) Unenclosed balconies or unenclosed porches or steps may have a roof over same within the yard areas not to exceed the sizes listed:

Yard	Maximum Projection (feet)	Maximum Area (square feet)
Front	5	35

- Existing front porch proposed to be reconstructed **in-kind**;
- 90 square feet projecting into the pre-existing non-conforming 28 foot front yard set-back by 7.5 feet;
- Height is 2.5± feet from grade to porch landing; 15 feet from grade to ridge;
- Landing 4 foot projection; 2.75' from grade to landing;
- Steps projecting 2 feet into the front setback;

HVAC Unit

- One HVAC unit is proposed as follows:
 - Proposed in the front yard on Overhill Road 11 feet from the front yard property line; Per § 150-7.13 A. No mechanical equipment shall be **located within a required minimum yard requirement** and shall not extend more than five feet from the structure for which they serve; **A Variance is required**;
 - 4'x 4' pads, 16 square feet;
 - 1 foot from existing dwelling in front of basement window/well;
 - All units should be installed per manufacturer's specifications;
- **NOTE:** There is an existing HVAC in the front yard that is in a pre-existing non-conforming location. No permits were able to be located for the existing unit;

PATIO:

- Proposed is a 152 square foot patio as follows:
 - a. Per § 150-5.3 C. (6) Patios may be located in any side or rear yard; provided, that they are not closer than five feet to any property line; As per § 150-5.3 E. (3) Corner lot, frontage upon two streets. The minimum side yard setback for such lot shall be 1.5 times the minimum yard requirement. Per § 150-17.4 F (1) Minimum side yard setback (one): eight feet; patio is proposed as 15 feet from the NW side property line – Compliant;
 - b. Per § 150-17.4 F. (2) Minimum rear yard setback: 10 feet; proposed is 39 feet - Compliant.

REAR YARD COVERAGE:

- Per § 150-17.4 F. (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15%; rear yard is 2,626 square feet where 15% is 408.9 square feet; existing is 22.9% or 624 square feet (Garage & Shed); proposed is 26.9% or 736 square feet (garage, shed, portion of patio in rear yard) – **A Variance is Required**;
- The net disturbance is under 400 square feet; Engineering / Stormwater review is not required;
- No trees are shown to be removed; Please refer to § 493-20 Protection of trees during construction.
- A proposed limit of disturbance of 5000 SF requires HEPSCD certification – N/A.

ZONING DECISION:

- Based on the reviewed submitted items, the applicant's request for a Zoning Permit has been **denied** by this office.

Please Note:

1. No electrical, plumbing or building codes were reviewed as part of this application. Please coordinate with the Township of Verona Construction/Building Department for any required permits and or inspections which may be required.
2. The owner/applicant may require formal application to the Verona Board of Adjustment for variance governed by the rules and conditions pursuant to N.J.S.A. 40:55D70d.

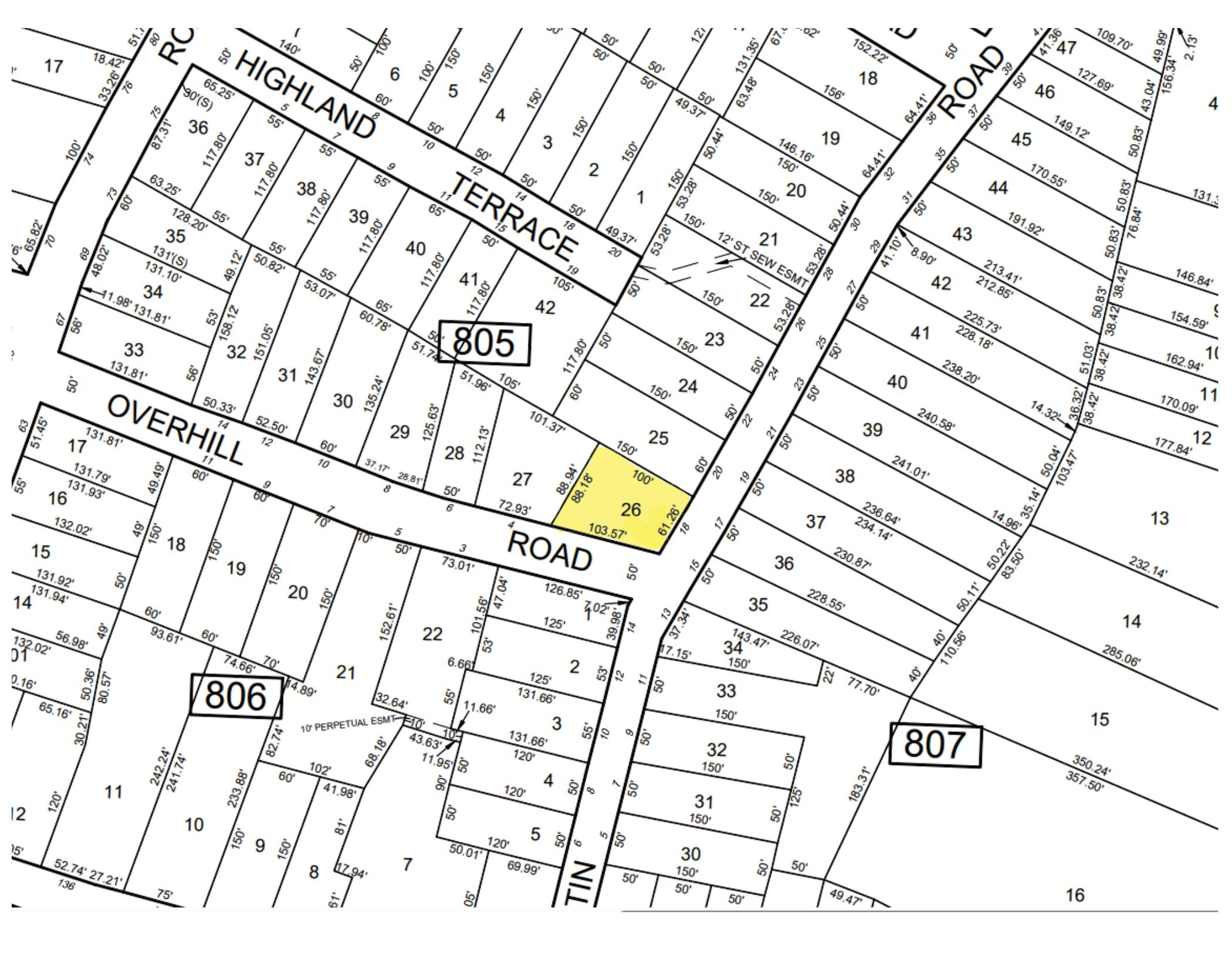
Please feel free to contact this office should you have any questions regarding the Zoning review. Should you choose to file a formal application for the Board of Adjustment, please contact DeeDee Carpinelli, Board Secretary, via email dcarpinelli@veronanj.org or at 973-857-4773.

Respectfully Submitted,



Kathleen Miesch
Zoning Official

cc: Tom Jacobsen - Construction Official
Kristin Spatola – Technical Assistant to the Construction Official
Renee Reynolds - Technical Assistant to the Construction Official
Dee Dee Carpinelli – Zoning Assistant



805

806

807

HIGHLAND TERRACE

OVERHILL ROAD

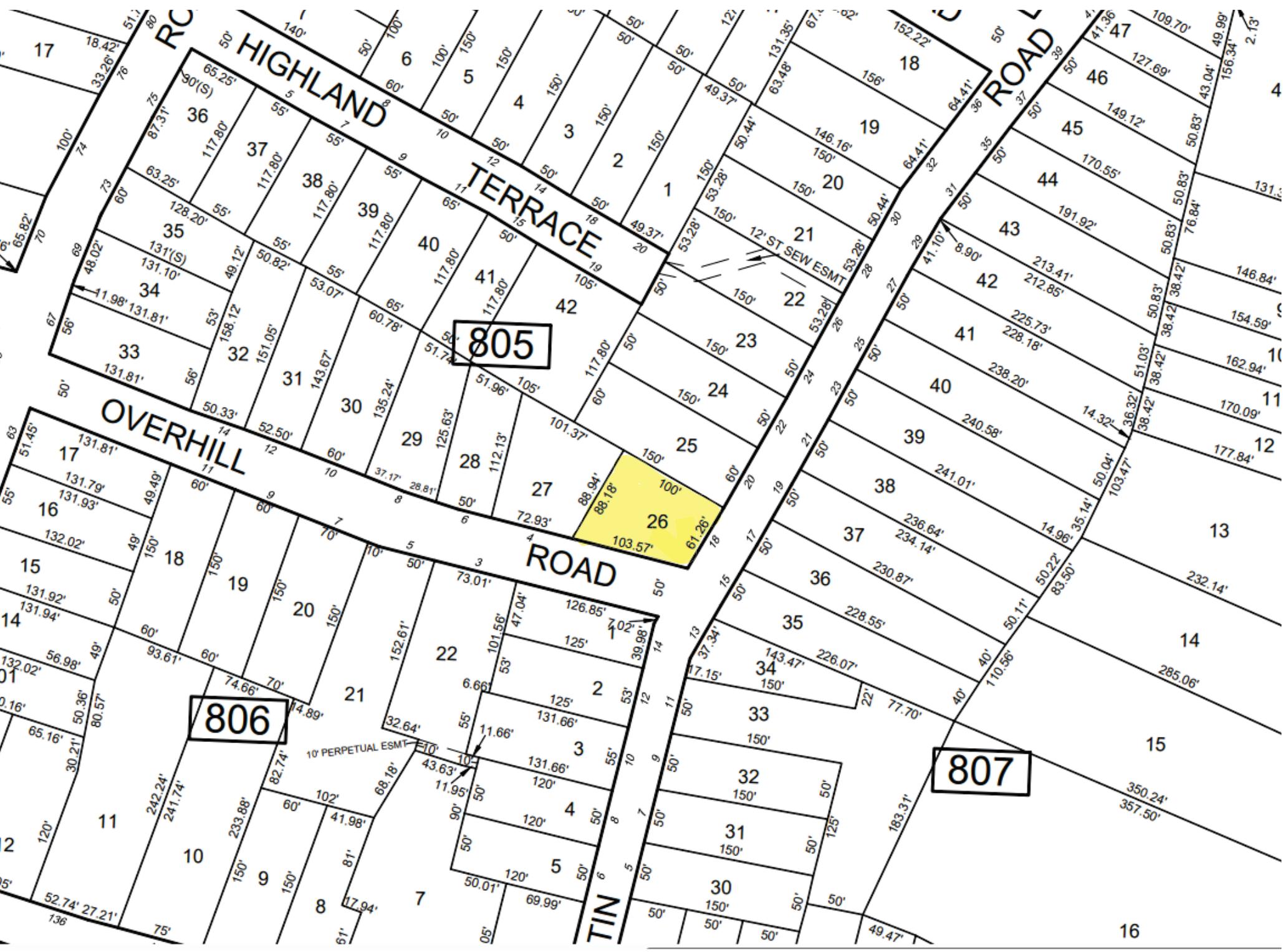
ROAD

TIN ROAD

ROAD

12' ST SEW ESMT

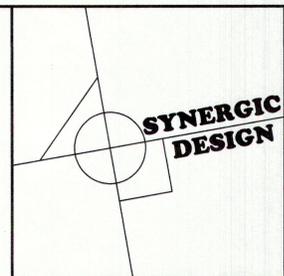
10' PERPETUAL ESMT



M&P PROPERTY, LLC

ADDITIONS AND ALTERATIONS

VERONA, NJ



SPECIFICATIONS:

DIVISION 1 - GENERAL

- CONTRACTOR(S) SHALL COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES AND REGULATIONS INCLUDING ALL STATE AND LOCAL HAVING JURISDICTION.
- CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND METHODS OF CONSTRUCTION, WHETHER IT BE THEIR OWN OR THAT OF THEIR EMPLOYEES, OR SUBCONTRACTORS.
- ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES MADE WHICH DEVIATE FROM THE DRAWINGS AND/OR THE SPECIFICATIONS, WHETHER INITIATED BY THE OWNER, CONTRACTOR, OR BOTH UNLESS AGREED UPON BY THE ARCHITECT IN WRITING. VERBAL RESOLUTIONS ARE NOT BINDING.
- ANY ADDENDA OR MODIFICATIONS ISSUED BY THE ARCHITECT SHALL BECOME IMMEDIATELY INCORPORATED INTO THE WORK.
- IF THE CONTRACTOR PROPOSES A SUBSTITUTION FOR ANY OF THE MATERIALS OR EQUIPMENT SPECIFIED HEREIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING SUFFICIENT INFORMATION AND/OR SAMPLES TO DETERMINE IF THE SUBSTITUTE IS ACCEPTABLE AND EQUAL TO THE SPECIFIED ITEM. THE ARCHITECT SHALL DETERMINE IF AN ITEM IS ACCEPTABLE AND EQUAL, HOWEVER, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PERFORMANCE OF THE ITEM. RELATED ITEMS SHALL NOT BE USED UNDER ANY CIRCUMSTANCES.
- THE ARCHITECT IS RESPONSIBLE FOR ANY SUBSURFACE OR UNDERGROUND CONDITIONS OR UTILITIES INCLUDING, BUT NOT LIMITED TO, SOIL BEARINGS CAPACITIES, DRAINS, SEPTIC, SEWER, WATER, ETC. LOCATIONS, UTILITY LOCATIONS, ETC. CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL BEARING CAPACITY, AS MAY BE REQUIRED, THROUGH AN INDEPENDENT LICENSED TESTING LABORATORY. OWNER IS RESPONSIBLE FOR THE COST OF SAME.
- CONTRACTOR SHALL MAINTAIN APPROPRIATE INSURANCE FOR THIS PROJECT AS REQUIRED AND AGREED UPON BETWEEN OWNER AND CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE LAYOUT OF THE WORK AND ALL ITEMS TO BE INSTALLED. CONTRACTOR SHALL VERIFY ALL EXISTING AND NEW CONDITIONS AND DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE INDICATED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL ITEMS AS NECESSARY TO COMPLETE THE WORK, WHETHER INDICATED OR NOT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THE WORK. OWNER SHALL PAY FOR PERMITS.

DIVISION 2 - SITE WORK

- PERFORM EARTHWORK IN MANNER TO PREVENT SURFACE WATER FROM FLOWING INTO EXCAVATIONS, AND TO PREVENT WATER FROM FLOODING THE SITE OR SURROUNDING AREAS.
- DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. REMOVE ALL WATER FROM EXCAVATIONS USING APPROPRIATE EQUIPMENT TO CONVEY THE WATER AWAY FROM THE SITE AND TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERMINING FOOTINGS AND SOIL CHANGES DETRIMENTAL TO THE STABILITY OF SUBGRADES AND FOUNDATIONS.
- PROTECT EXCAVATION BOTTOMS AGAINST FREEZING WHEN THE ATMOSPHERIC TEMPERATURE IS LESS THAN 30 DEGREES FAHRENHEIT WITH DRY INSULATING MATERIALS OF SUFFICIENT DEPTH TO PREVENT FROST PENETRATION.
- EXCAVATE UNSATISFACTORY SOIL MATERIALS ENGOUNTERED THAT EXTEND BELOW THE REQUIRED ELEVATION TO THE ADDITIONAL DEPTH REQUIRED, OR EXCAVATE THE UNSATISFACTORY SOIL MATERIAL AND REPLACE WITH COMPACTED SATISFACTORY SOIL MATERIALS AS REQUIRED.
- PERFORM ANY NECESSARY CONSTRUCTION DURING CONSTRUCTION FOR COMPLIANCE WITH THE PERCENTAGE OF MAXIMUM DRY DENSITY SPECIFIED. THE MAXIMUM DRY DENSITY OF THE SOIL SHALL BE DETERMINED BY THE ASTM D 1557 TEST PROCEDURE. BUILDING FOUNDATIONS SHALL BE PLACED ON CONTROLLED FILL. IN LAYERS OF 12" TO 16" MAXIMUM DRY DENSITY SOIL AND ANY FILL SHALL BE FREE FROM ROCKS AND GRAVEL LARGER THAN 4" IN ANY DIRECTION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETABLE AND OTHER DELETERIOUS MATTER OF ANY KIND.
- FOUNDATION DRAIN AND ROOF LEADERS SHALL TERMINATE EITHER INTO THE EXISTING SUBSURFACE DRAINAGE OR A NEW DRYWELL AS REQUIRED BY THE BOROUGH ENGINEER. COORDINATE THIS WORK WITH SAME.
- CONTRACTOR SHALL RESTORE ALL SITE AREAS AFFECTED BY CONSTRUCTION. CONTRACTOR TO DO ROUGH GRADING, LANDSCAPING WITH OTHERS.

DIVISION 3 - CONCRETE

- FOUNDATIONS ARE DESIGNED FOR ONE AND ONE HALF (1 1/2) TON SOIL BEARING CAPACITY. ALL SOIL BEARING CAPACITIES TO BE VERIFIED BY THE CONTRACTOR AS REQUIRED. ELEVATIONS ARE FOR ESTIMATING AND ARE SUBJECT TO REVISION WHEN TRUE CONDITIONS ARE REVEALED BY EXCAVATION. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DOUBTFUL CONDITIONS.
- FOOTING DEPTH TO BE A MINIMUM OF THREE (3) FEET FROM SURROUNDING FINISHED GRADE TO BOTTOM OF FOOTING. FOOTING TO BE PLACED ON UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL. SEE DIVISION 2.
- FOOTINGS SHALL NOT BE PLACED ON FROZEN GROUND OR IN EXCAVATIONS CONTAINING WATER. ALL FOOTINGS TO BE PLACED IN WOOD FORMS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL OR ARCHITECT WHERE SOIL MAINTAINS FOOTING PROFILE. REINFORCING BARS IN FOOTINGS SHALL BE PLACED TO PROVIDE A CLEAR DIMENSION OF FROTH BOTH THE FOOTING BOTTOM AND THE FOOTING SIDES.
- ALL CONCRETE SHALL BE CONTROLLED STONE CONCRETE COMPLYING WITH ALL AGI BUILDING CODE REQUIREMENTS. CONCRETE SHALL OBTAIN A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI. F. ALL CONCRETE SHALL CONFORM TO ACI STANDARDS FOR WET WEATHER CONCRETING. ALL CONCRETE PLACED AT TEMPERATURES BELOW 50°F SHALL CONTAIN THE WATER REDUCING ACCELERATOR "ACCEL-GUARD 80" AS MANUFACTURED BY THE EQUIGL CHEMICAL CO., OR APPROVED EQUAL.
- CONCRETE SLABS: CONCRETE SLABS TO BE 4" THICK PLACED ON 6 MIL POLYETHYLENE VAPOR BARRIER ON 6" GRAVEL FILL, REINFORCED AS SHOWN ON THE DRAWINGS OR AS DESCRIBED BELOW.
- ALL SLABS ON GRADE TO BE REINFORCED WITH WELDED WIRE FABRIC PLACED 1/2" DOWN FROM THE TOP OF SLABS, AND OVER ANY PIPES OR CONDUITS IN SLAB. WIRE MESH MUST LAP ONE FULL MESH AT SIDE AND END LAPS, AND MUST BE WIRE TIED TOGETHER. WIRE MESH FABRIC FOR SLABS SHALL CONFORM TO ASTM A95. LATEST EDITION. FLOOR SLABS: 4" x 6" x 12" x 12" WAF.
- PROVIDE CLEARANCES FROM FACES OF CONCRETE TO REINFORCEMENT AS FOLLOWS:
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.....3"
EXPOSED TO EARTH OR WEATHER.....1/2"
#5 OR SMALLER.....1/2"
#6 OR LARGER.....1/2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH.....1/2"
SLABS, WALLS, JOISTS.....1/2"
BEAMS, GIRDERS, COLUMNS.....1/2"
- NO HORIZONTAL POUR STOPS ARE PERMITTED IN CONCRETE WALLS. PROVIDE VERTICAL POUR STOPS IN WALLS AT 40'-0" MAXIMUM SPACING. AT LEAST 24 HOURS SHALL ELAPSE BEFORE PLACING ADJACENT POUR. DO NOT DROP CONCRETE IN EXCESS OF 4 FT.

DIVISION 4 - MASONRY

- FOUNDATION WALLS TO BE HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, SIZES AS INDICATED, CONFORMING TO ASTM C-90.
- MORTAR SHALL BE TYPE S, 2000 PSI, CONFORMING TO ASTM C-270-04.
- CONCRETE BLOCK FOUNDATION WALLS TO BE FILLED SOLID WITH GROUT (3000PSI) FOR A MINIMUM OF TWO (2) COURSES AT ALL DETACHED WALLS. PROVIDE 2X POSTS, COLUMNS, RAFTERS, BEAMS, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE SOLID BEARINGS AS DESCRIBED ABOVE WHEN SHOWN ON THE DRAWINGS OR NOT.
- CONCRETE BLOCK PIERS SHALL BE FILLED SOLID WITH 3000 PSI GROUT FOR ALL COURSES.
- EXTERIOR OF CONCRETE BLOCK FOUNDATION WALLS TO RECEIVE A SCRATCH AND FINISH COAT OF CEMENT PARINGS. EACH COURSE TO BE A MINIMUM OF 1/4" IN THICKNESS. TOTAL THICKNESS OF 1/2". PROVIDE BITUMINOUS DAMPROOFING ON PARINGS BELOW GRADE.
- ALL CONCRETE BLOCK COURSES SHALL BE LAID PLUMB AND LEVEL WITH UNIFORM JOINTS AND CONSISTENT BONDING THROUGHOUT. FOUNDATION WALLS SHALL FIT SQUARELY ON AND SHALL BE CENTERED ON THE CONCRETE FOOTINGS, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- PROVIDE AND INSTALL 1/2" DIA. ANCHOR BOLTS WITH STANDARD HOOK AT BOTTOM AT FOUNDATION WALL TOP PLATES. BOLTS TO HAVE STANDARD HOOK END AND SHALL BE LOCATED AT 6'-0" ON CENTER MAXIMUM WITH NOT LESS THAN TWO (2) BOLTS PER LENGTH OF PLATE. BOLTS SHALL BE SET A MINIMUM DEPTH OF 18" INTO THE CONCRETE BLOCK AND THE BLOCK SHALL BE FILLED SOLID WITH GROUT.
- WIRE REINFORCING IN CONCRETE BLOCK FOUNDATION WALLS TO BE DIR-O-WALL OR EQUAL.
- THE LAYING, HANDLING, PROTECTING, BONDING, CURING, AND CLEANING OF ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS OF STRUCTURAL CLAY PRODUCTS INSTITUTE.
- MASONRY WORK SHALL NOT BE LAID IN TEMPERATURES BELOW 40 DEGREES FAHRENHEIT (F), EXCEPT WHEN APPROVED BY THE ARCHITECT ON THE BASIS OF MEANS AND METHODS TO BE USED TO MAINTAIN HIGHER TEMPERATURES FOR THE WORK.
- FACE BRICK SHALL COMPLY WITH ASTM C216-15A, GRADE SK WITH A MINIMUM AVERAGE COMPRESSIVE STRENGTH OF 4400 PSI. SUBMIT SAMPLES FOR OWNER AND ARCHITECT'S REVIEW AND SELECTION.

DIVISION 5 - METALS

- PROVIDE ALL ANCHORS, PLATES AND OTHER CONNECTORS AND ALL MISCELLANEOUS STEEL AND IRON AS REQUIRED TO PROVIDE COMPLETE FINISHED INSTALLATION.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36 STEEL.
- ALL MATERIAL SHALL BE NEW AND UNUSED BEFORE. ALL MATERIAL SHALL BE CLEAN AND FREE OF OIL, GREASE, MILL SCALE OR RUST. ALL STEEL TO BE SHIP COATED EXCEPT WHEN ENCASED IN CONCRETE, AT BEARING SURFACES, OR WITHIN 2" OF FIELD HELDS.
- ALL STEEL WORK SHALL BE IN ACCORDANCE WITH THE AISC CODES AND SPECIFICATIONS.
- MATERIAL NOT OTHERWISE SPECIFIED OR SHOWN ON THE DRAWINGS SHALL BE APPROVED QUALITY OF THE TYPE NORMALLY USED FOR THE PURPOSE. ALL ITEMS NECESSARY FOR THE WORK, WHETHER SPECIFIED OR NOT, SHALL BE INCLUDED IN THE WORK.
- WHERE ALUMINUM SURFACES COME IN CONTACT WITH METAL OTHER THAN STAINLESS STEEL, ZINC, WHITE BRONZE OR SMALL AREA OR OTHER METALS COMPATIBLE WITH ALUMINUM, KEEP ALUMINUM SURFACES SUCH PARTS BY 1) PAINTING THE DISSIMILAR METAL WITH A PRIME COAT OF ZINC CHROMATE PRIMER OR OTHER SUITABLE PRIMER, FOLLOWED BY TWO COATS OF ALUMINUM METAL AND MASONRY PAINT, OR OTHER SUITABLE PROTECTIVE COATINGS, EXCLUDING THOSE CONTAINING LEAD PIGMENTATIONS, 2) PAINTING THE DISSIMILAR METAL WITH A COATING OF HEAVY BOODIED BITUMINOUS PAINT, 3) A GOOD QUALITY GALVANIZING PLACED BETWEEN ALUMINUM AND DISSIMILAR METAL OR 4) A NON- ABSORPTIVE TAPE OR GASKET.
- REINFORCING BARS TO BE NEW BILLET STEEL, DEFORMED TYPE, SIZES AND LOCATIONS AS SHOWN ON THE DRAWINGS.
- LOOSE STEEL LINTEL SCHEDULE WHEN NOT SHOWN ON THE DRAWINGS:
MAXIMUM SPAN ANGLE SIZE
4'-0" 3 1/2" x 3 1/2" x 3/8"
6'-0" 4" x 3 1/2" x 3/8" L.L.V. (LONG LEG VERTICAL)
8'-0" 5" x 3 1/2" x 3/8" L.L.V.
- STEEL COLUMNS, BOLTS, AND PLATES, ETC., WHICH ARE LEFT EXPOSED TO THE WEATHER SHALL BE PAINTED IN THE FIELD AFTER ERECTION TO FULLY COVER ALL PRIME AND EXPOSED SURFACES.

DIVISION 6 - WOOD AND PLASTIC

- LUMBER SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD. CONSTRUCTION AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION, UNLESS OTHERWISE NOTED.
- ALL LUMBER SHALL BE DOUGLAS FIR-LARCH #2 OR BETTER, CAPABLE OF DEVELOPING THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

SIZE	Fb (PSI) (SINGLE)	Fb (PSI) (REPETITIVE)	Ft (PSI)	Fc II (PSI)
2x4	1,312	1,508	862	1,415
2x6	1,137	1,307	747	1,430
2x8	1,050	1,207	640	1,365
2x10	962	1,106	632	1,300
2x12	875	1,006	575	1,300

Fv (HORIZONTAL SHEAR) = 95 PSI
Fv (PERPENDICULAR TO GRAIN) = 625 PSI
E (MODULUS OF ELASTICITY) = 1,600,000 PSI

- PROVIDE DOUBLE FRAMING MEMBERS AROUND OPENINGS MORE THAN 16" WIDE. PROVIDE A MINIMUM OF TWO MEMBERS UNDER ALL PARALLEL PARTITIONS.
- PROVIDE NAILERS OR LEDGERS WHERE REQUIRED. FASTEN SECURELY.
- LAP AND SPIKE ENDS OF RAFTERS OR JOISTS, ANCHOR ALL FRAMING TO WALLS NOT MORE THAN 4'-0" O/C, INCLUDING RAFTERS AND JOISTS PARALLEL TO WALLS.
- PROVIDE ALL FRAMING HANDWORK AS REQUIRED TO PROPERLY COMPLETE THE FRAMING, AS AN EXAMPLE, BUT NOT LIMITED TO:
1) 3/4" DIAMETER BOLTS WITH WASHERS AT 12" O/C FOR LEDGERS.
2) 3/8" DIAMETER X 1'-6" ANCHOR BOLTS AT 4'-0" O/C FOR ALL SILL PLATES (UNLESS OTHERWISE NOTED).
3) 1" X 3/16" STRAP ANCHORS TO STEEL BEAMS. FASTENERS FOR ALL TREATED LUMBER ARE TO BE HOT DIPRED GALVANIZED OR STAINLESS STEEL.
WOOD STUD BEARING WALLS NOT FACED WITH PLYWOOD SHEATHING SHALL BE BRACED WITH SOLID BLOCKING AT INTERVALS NOT EXCEEDING 0.4 TIMES THE LENGTH OF THE STUD FOR 2X4 STUDS AND 0.25 TIMES THE LENGTH OF THE STUD FOR 2X6 STUDS.
- H. ALL ROOF RAFTERS SHALL BE SECURED TO BEARING POINTS WITH (1) SIMPSON 1/2" SEISMIC AND HURRICANE ANCHORS PER RAFTER.
- I. ALL STRUCTURAL STEEL MEMBERS SUPPORTING WOOD FRAMING ARE TO HAVE A CONTINUOUS TREATED 1" WOOD NAILER BOLTED TO THE TOP FLANGE OF THE BEAM AT 30" O/C STAGGERED WITH 1/2" DIAMETER BOLT.
- J. ALL WALL STUDS MUST RUN CONTINUOUS FROM FLOOR TO CEILING, UNLESS SHOWN OTHERWISE ON THE DRAWINGS. PROVIDE (2) 2X4 POSTS AT ALL BEARING CONDITIONS THAT HAVE (2) 2X HEADERS AND (3) 2X4 POSTS THAT HAVE (3) 2X HEADERS OR BEAMS. WHERE 2X6 STUDS ARE USED, PROVIDE 2X6 POSTS IN LIEU OF 2X4. IN NO CASE SHALL THE BEARING POST BE LESS THAN THE DIMENSION OF THE BEAM OR HEADER. WOOD HEADER SCHEDULE WHEN NOT SHOWN ON THE DRAWINGS SHALL BE 3" x 6" S4S.
- M. PLYWOOD ROOF SHEATHING: APA STRUCTURAL I RATED 5/8" MIN THICK SHEATHING, EXTERIOR GRADE. INSTALL WITH THE LONG DIMENSION OR STRENGTH AXIS OF THE PANEL ACROSS SUPPORTS AND WITH PANEL JOISTS OR TRUSSES OVER TWO OR MORE SPANS. PANELS TO HAVE TONGUE AND GROOVE EDGES. PANEL END JOISTS SHALL OCCUR OVER FRAMING. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES UNLESS OTHERWISE RECOMMENDED BY PANEL MANUFACTURER.
- N. PLYWOOD WALL SHEATHING: APA RATED 1/2" THICK SQUARE EDGE SHEATHING, EXTERIOR GRADE. UNLESS OTHERWISE NOTED, ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.
- O. BUILDING PAPER: 15 LB. FELT BITUMINOUS IMPREGNATED BUILDING PAPER, VAPOR BARRIER, TYVEK HOUSEWRAP ALL EXTERIOR WALLS.
- P. ALL WOOD IN CONTACT WITH MASONRY OR THE GROUND TO BE ARSENIC FREE PRESURE TREATED "W/PRESERVE".
- Q. FURNISH SUBRAILS AND HANDRAILS FOR ALL STAIRS SERVING AS A REQUIRED MEANS OF EGRESS AND GUARDRAILS AT ALL AREAS LOCATED NEAR THE OPEN SIDES OF ELEVATED WALKING SURFACES IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE, LATEST EDITION. OPEN GUARDS SHALL HAVE BALUSTERS OR BE OF SOLID MATERIAL SUCH THAT A SPHERE WITH A DIAMETER OF 4" (INCHES) CANNOT PASS THROUGH ANY OPENING. HANDRAILS AND GUARDS SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND A CONCENTRATED LOAD OF 200 POUNDS APPLIED AT ANY POINT IN ANY DIRECTION (FOR GUARDS). ALONG THE TOP RAILING MEMBERS.
- R. "MICROLAM" AND "PARALAM" BEAMS AS NOTED ON THE DRAWINGS ARE AS MANUFACTURED BY GEORGIA PACIFIC AND SHALL HAVE THE FOLLOWING DESIGN VALUES:
MODULUS OF ELASTICITY (E) = 2,000,000 PSI
TENSION PARALLEL TO GRAIN (Ft) = 1,850 PSI
FLEXURAL STRESS (Fb) = 24,250 PSI
HORIZONTAL SHEAR (Fv) = 295 PSI
Fc II = 750 PSI
- S. ALL BEAMS SHALL BE INSTALLED, FASTENED, ANCHORED, ETC. IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. "GFI" JOISTS AS NOTED ON THE DRAWINGS SHALL BE AS MANUFACTURED BY GEORGIA PACIFIC AND SHALL HAVE THE FOLLOWING DESIGN VALUES:
MODULUS OF ELASTICITY (E) = 2,000,000 PSI
TENSION PARALLEL TO GRAIN (Ft) = 1,850 PSI
FLEXURAL STRESS (Fb) = 24,250 PSI
HORIZONTAL SHEAR (Fv) = 295 PSI
Fc II = 750 PSI
- T. ALL STRUCTURAL CONNECTIONS, INCLUDING LEDGERS, BEARING PLATES, ETC., SHALL BE BOLTED OR WELDED CONNECTIONS. UNDER NO CIRCUMSTANCES ARE POWER DRIVEN FASTENERS ALLOWED.

DIVISION 7- THERMAL & MOISTURE PROTECTION

- THE BUILDING ENVELOPE FOR THIS ADDITION MEETS OR EXCEEDS THE DESIGN CRITERIA FOR SINGLE FAMILY DETACHED, 3000 DEGREE RESIDENTIAL WITH THE ENERGY CODE COMPLIANCE IS ATTACHED TO DRAWINGS.
- ROOF SHINGLES TO BE GLASS A, FIBERGLASS ASPHALT SHINGLES AS MANUFACTURED BY GAF, CELOTEX CORP. OR EQUAL. SHINGLES TO BE FURNISHED WITH MANUFACTURER'S WRITTEN WARRANTY. SUBMIT SAMPLE TO OWNER FOR FINAL APPROVAL. INSTALL ALL ROOFING IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS.
- PROVIDE METAL FLASHING AT ALL JUNCTURES BETWEEN PLANE CHANGES.
- PROVIDE ALL ROOFING ACCESSORIES INCLUDING ALL COMPOSITION AND METAL FLASHINGS, PITCH POCKETS, FASTENERS, GENTS, ETC., AS REQUIRED TO PROVIDE A COMPLETE FINISHED INSTALLATION.
- SOFT VENTS TO MATCH EXISTING ROOF RIDGE TO MATCH EXISTING.
- FURNISH AND INSTALL SEAMLESS ALUMINUM GUTTERS AND LEADERS AT LOCATIONS AS SHOWN ON THE DRAWINGS AND/OR AS DETERMINED IN THE FIELD BY THE CONTRACTOR AND OWNER TO PROVIDE A SATISFACTORY DRAINAGE SYSTEM. GUTTERS AND LEADERS TO TERMINATE AS DIRECTED BY THE BOROUGH ENGINEER. ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF DRYWELLS, ETC. SHOULD THIS BE REQUIRED.
- FURNISH AND INSTALL ICE & WEATHERSHIELD.
- INTERIOR WOOD TRIM TO BE KILN DRIED NO.1 WHITE PINE, OR BETTER, PROFILES AS SELECTED BY THE OWNER.

DIVISION 8- DOORS AND WINDOWS

- ALL EXTERIOR WINDOWS AND DOORS SHALL BE AS MANUFACTURED BY "ANDERSEN WINDOWS" OR EQUIVALENT. FURNISH GLAZING WITH DOUBLE LANE INSULATING GLASS. GLASS COLOR, WHITE.
- ALL INTERIOR DOORS SHALL MATCH EXISTING HOMES IN PANEL DESIGN, TYPE AND HARDWARE, UNLESS OTHERWISE REQUESTED BY THE OWNER.

DIVISION 9 - FINISHES

- UNLESS OTHERWISE NOTED, ALL GYPSUM HALDBOARD (9/8) TO BE 1/2" THICK GYPSUM BOARD AS MANUFACTURED BY UNITED STATES GYPSUM. LAUNDRY AREAS TO RECEIVE WATER RESISTANT, 5/8" THICK GYPSUM BOARD TO BE SCAINED, TAPERED EDGE, TAPPED, SCAINED AND SANDED SMOOTH TO PROVIDE A COMPLETE FINISHED INSTALLATION. FURNISH ALL WALLBOARD ACCESSORIES AS REQUIRED. 9/8 AT ALL DAMP LOCATIONS SHALL BE TYPED AS A MINIMUM. AT ALL SHOWER, TUB, AND "WET" LOCATIONS, PROVIDE TILE BACKER BOARD MANUFACTURED EXPRESSLY FOR THIS APPLICATION. ALL 9/8 INSTALLED ON WALLS WHICH HAVE A CEILING HEIGHT THAT EXCEEDS 4'-0" SHALL BE GULFED AND SCREEN FASTENED.
- UNLESS OTHERWISE NOTED, ALL EXPOSED UNFINISHED SURFACES (SIDING, GYPSUM BOARD, WOOD TRIM, ETC.) SHALL BE PAINTED. PAINT SHALL BE LATEX, AS MANUFACTURED BY BENJAMIN MOORE OR APPROVED EQUAL. PROVIDE ONE (1) COAT PRIMER AND TWO (2) FINISH COATS PAINT. COLORS TO BE SELECTED BY OWNER.
- ALL NEW INTERIOR TRIM SHALL MATCH EXISTING, OR AS SELECTED BY OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING CERAMIC TILE AT ALL BATHROOMS, INCLUDING FLOORS AND BASES, AS SHOWN ON THE DRAWINGS. ALL CERAMIC TILE SHALL BE PURCHASED BY THE OWNER AND THE DELIVERY OF SAME COORDINATED AND/OR PROVIDED BY THE CONTRACTOR. REMOVE EXISTING FINISHES AND PREPARE SURFACE TO RECEIVE NEW FINISH.
- FLOOR FINISHES SHALL BE FINALIZED BETWEEN OWNER AND CONTRACTOR.

LIST OF DRAWINGS

- A-1 COVER SHEET, SPECIFICATIONS, BUILDING DATA
- A-2 DEMOLITION, FOUNDATION PLAN, PLUMBING SCHEMATICS
- A-3 FLOOR PLANS, ELECTRICAL PLANS
- A-4 ELEVATIONS
- A-5 FRAMING PLANS, DETAILS
- A-6 GARAGE PLANS

WIND LOAD	100 MPH
SNOW LOAD	30 PSF
TOTAL LOAD	50 PSF

STRUCTURAL DESIGN LOADS

ROOF	
LIVE LOAD	30 PSF
DEAD LOAD	20 PSF
TOTAL LOAD	50 PSF
ATTIC	
LIVE LOAD	20 PSF
DEAD LOAD	10 PSF
TOTAL LOAD	30 PSF
LIVING AREAS:	
LIVE LOAD	30 PSF
DEAD LOAD	20 PSF
TOTAL LOAD	50 PSF

DIVISION 10 - SPECIALTIES

- FURNISH AND INSTALL SHOWER DOORS AND ENCLOSURES IN CONFIGURATIONS SHOWN ON THE DRAWINGS.
- KITCHEN LAYOUT AND INSTALLATION SHALL BE COORDINATED WITH OWNER'S KITCHEN DESIGNER.

DIVISION 15 - MECHANICAL

- CONTRACTORS SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES AND REGULATIONS.
- PLUMBING FIXTURES AND FITTINGS TO BE BY KOHLER, OR APPROVED EQUAL, FURNISHED AND INSTALLED BY THE CONTRACTOR. THE OWNER SHALL SELECT ALL FIXTURES AND FITTINGS FROM THE MANUFACTURER'S FULL PRODUCT LINE AND PAY DIRECT COSTS FOR SAME.
- FURNISH AND INSTALL COMPLETE HEATING AND COOLING SYSTEM AFTER DISCUSSION WITH HOME OWNER. PROVIDE ALL EQUIPMENT, CONVEYERS, DEVICES, CONTROLS, ETC., AS REQUIRED TO PROVIDE A COMPLETE FINISHED INSTALLATION.
- ALL PIPES MUST BE INSULATED.

DIVISION 16 - ELECTRICAL

- CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS INCLUDING REGULATIONS OF THE LOCAL UTILITY CO. AND THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE.
- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE EXISTING SERVICE AND FOR ASSESSING ADEQUACY OF SAME. ELECTRICAL CONTRACTOR SHALL RECOMMEND THE LOCATION AND CAPACITY OF THE NEW ELECTRICAL SUBPANEL. SERVICE PANEL BOX TO BE LABELED BY THE CONTRACTOR DESIGNATING WHAT EACH BREAKER SERVES. ALL FIXTURES TO BE UL APPROVED AND SHALL BEAR THE LABEL OF UNDERWRITER'S LABORATORIES.
- ALL LIGHT BULBS TO BE LED. FURNISH FIXTURES WITH TRIM KIT AS SELECTED BY OWNER. FIXTURES TO BE AS MANUFACTURED BY LIGHTOLIER, HALO, PROGRESSOR OR EQUAL. RECEPTACLES IN BATHROOM AND ANYWHERE ELSE REQUIRED BY CODE SHALL BE PROTECTED BY GROUND FAULT INTERRUPTER.
- ELECTRICAL LAYOUT SHOWN ON THE DRAWINGS ARE FOR BASE PRICE. COORDINATE ALL ELECTRICAL OUTLET LOCATIONS, LIGHT FIXTURE LOCATION TYPES, ETC. WITH THE OWNER.



Project Information

Project Title:		M&P properties
Energy Code:		2021 IECC
Location:		Verona, New Jersey
Construction Type:		Single Family
Project No.:		None
Project Sub Type:		None
Glazing Area:		27%
Climate Zone:		4a (5896 HDD)
Project No.:		1769538
All Electric:		false
Is Renewable:		false
Has Battery:		false
Has Charge:		false
Has Heat Pump:		false

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 Ceiling Truss	105	38.0	0.0	0.030	0.024	3	3
Floor: All-Wood Joist/Tud	105	38.0	0.0	0.026	0.047	3	5
Window: Wood Frame, 16" x 6"	21	21.0	0.0	0.007	0.045	3	3
Window: Wood Frame, 58G, 0.3	78			0.030	0.300	6	6

Compliance: Passes using UA trade-off
Compliance: 11.0% Better Than Code

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.

Compliance Information

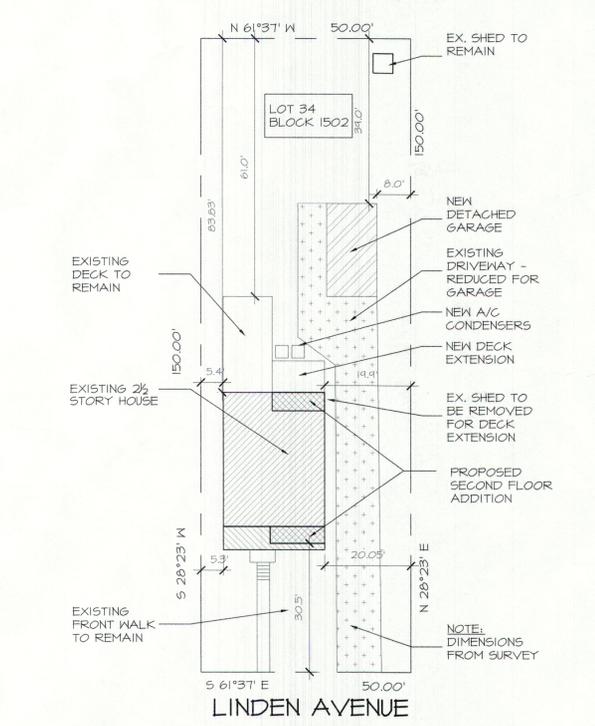
The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2021 IECC requirements in REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

BUILDING DATA

BLDG. CODE:	2021 INTERNATIONAL RESIDENTIAL CODE, N.J., N.J.A.C. 5:23-6.6
USE GROUP/STORIES:	R-5 / 2 STORIES + ATTIC
CONSTRUCTION CLASS:	TYPE V-B COMBUSTIBLE UNPROTECTED

AREA (GROSS) CALCULATIONS:				
	EXISTING	ADDITION	TOTAL	VOLUME (ADDITION ONLY)
LIVING AREAS:				
FIRST FLOOR	842 SF	0 SF	842 SF	
SECOND FLOOR	711 SF	105 SF	816 SF	840 SF
HABITABLE ATTIC > 7'-0"	0 SF	202 SF	202 SF	1414 SF
TOTAL	1553 SF	307 SF	1860 SF	2254 SF
NON-LIVING AREAS:				
BASEMENT	800 SF	0 SF	800 SF	
GARAGE	0 SF	264 SF	264 SF	
DECK	264 SF	44 SF	308 SF	

ZONING - R-50		
	REQUIRED	EXISTING / PROPOSED
FRONT YARD SETBACK	30'	28.9' @ EX, 30.5' @ NEW
REAR YARD SETBACK	30'	83.83'
SIDE YARD SETBACK	8'11"	5.32'/25.22'
HEIGHT	2-1/2 STORY, 30'	2-1/2 STORY, 30'
BUILDING GROUND COVERAGE		842 SF
GARAGE		264 SF
DRIVEWAY		128 SF
SHED/STORAGE		25 SF
FRONT PORCH AND WALKWAY		48 SF
DECK		308 SF
TOTAL BUILDING COVERAGE (HOUSE+GARAGE+SHED)		1131 SF
TOTAL IMPERVIOUS COVERAGE		2713 SF
TOTAL SITE AREA		1500 SF
MAX. BLDG COVERAGE	15.08%	(30% ALLOWED)
MAX. IMPERVIOUS COVERAGE	36.17%	(40% ALLOWED)



SITE PLAN INFORMATION OBTAINED FROM SURVEY PREPARED BY MORGAN ENGINEERING & SURVEYING, N.J. REG. #4600 DATED 12/5/25. ARCHITECT DOES NOT CERTIFY SURVEY INFORMATION.



SYNERGIC DESIGN

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ALTERATIONS TO:

M&F PROPERTY, LLC

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VERONA, NJ
LOT 34 BLOCK 1502

Malathi

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JAN 27 2026
By: [Signature]

ZONING COMMENTS
J

