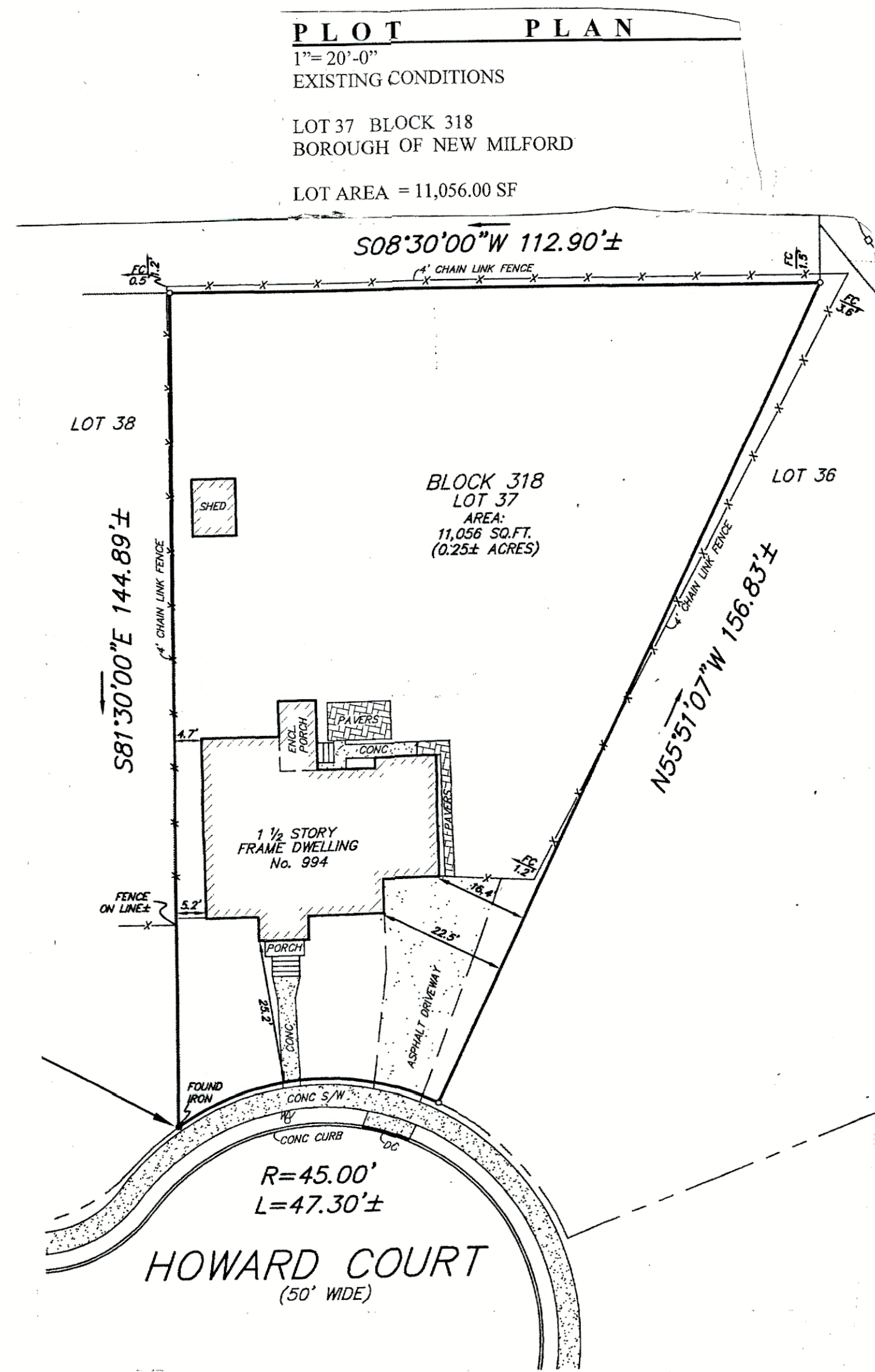


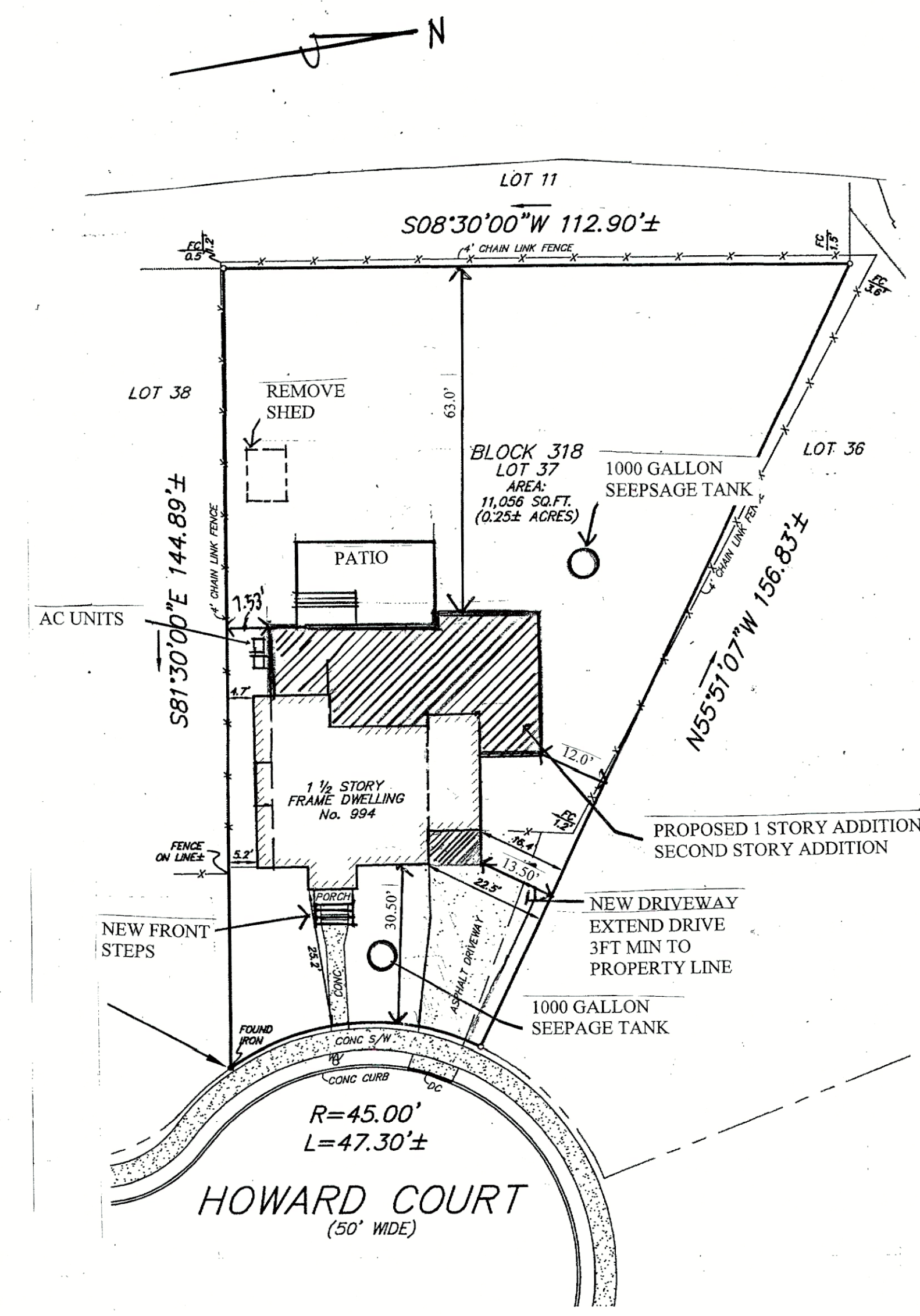


EXISTING SIDE YARD IS NON-CONFORMING

ZONING SCHEDULE R-A

ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE
LOT AREA	7500.00 SF	11,056 SF	11,056.00 SF	NO
WIDTH	75.0 FT	47.30 FT	47.30 FT	EXIST / NO
DEPTH	100.00 FT	144.89 FT	144.89 FT	NO
FRONT YD	30.0 FT	25.2 FT	30.50 FT TO NEW	NO
SIDE	7.50 FT	4.7 FT	7.53 TO NEW	NO
SIDE	7.50 FT	16.40 FT	12.0 FT TO NEW	NO
REAR YD	25% DEPTH	70.0 FT	63.0 FT TO NEW	NO
HEIGHT	2 STY / 30 FT	1.5 STY / 26 FT	2 STY / 28.25 FT	NO
BUILDING COVERAGE	20.0%	11.14%	19.55%	NO
IMPERVIOUS COVERAGE	40.0%	19.36%	29.55%	NO

- BUILDING COVERAGE NOTES**
 - EXISTING BUILDING - 1151.00 SF
 - EXISTING SHED - 80.00 SF
 - TOTAL EXISTING COVERAGE - 1231.00 SF = 11.14%
 - NOTE - PART OF EXISTING BUILDING AND SHED TO BE REMOVED
- PROPOSED COVERAGE**
 - EXISTING BUILDING TO REMAIN - 856.60 SF
 - PROPOSED ADDITION - 1,305.00 SF
 - TOTAL PROPOSED - 2161.60 SF = 19.55%
- IMPERVIOUS COVERAGE**
 - EXISTING BUILDING - 1231.00 SF
 - EXISTING DRIVEWAY - 580.00 SF
 - EXISTING STEPS / WALKS / PATIO - 330.00 SF
 - TOTAL EXISTING - 2141.00 SF = 19.36%
- PROPOSED COVERAGE**
 - PROPOSED BUILDING - 2161.60 SF
 - NEW DRIVEWAY - 600.00 SF
 - NEW WALKS/PATIO / STEPS - 485.00 SF
 - NEW AC UNITS - 20.00 SF
 - TOTAL NEW COVERAGE - 3266.00 SF = 29.50%



PLOT PLAN

1"=20'-0"

WITH PROPOSED ADDITIONS / ALTERATIONS

REScheck Software Version 4.7.0

Compliance Certificate

Project: 2018 IECC NEW WORK

Energy Code: 2018 IECC

Location: New Milford, New Jersey

Construction Type: Single-family

Project Type: New Construction

Conditioned Floor Area: 0 ft²

Glazing Area: 16%

Climate Zone: 5 (S199 HDD)

Permit Date:

Permit Number:

Construction Site: 994 HOWARD CT, NEW MILFORD, NJ

Owner/Agent:

Designer/Contractor: JOSEPH M. DONATO ARCHITECT

Compliance: Passes using UA trade-off

Compliance: 2.3% Better Than Code

Maximum UA: 436

Your UA: 426

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.

REScheck Version 4.7.0 and to comply with the mandatory requirements listed in the REScheck User's Guide.

Envelope Assemblies

Assembly	Gross Area of Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Ceiling 1: Flat Ceiling or Scissor Truss	2,161	30.0	0.0	0.035	76
Wall 1: Wood Frame, 16" o.c.	600	15.0	0.0	0.077	1
Window 1: Wood Frame/Double Pane with Low-E	390			0.270	105
Door 1: Solid	110			0.120	13
Door 2: Glass	84			0.270	23
Wall 2: Wood Frame, 16" o.c.	2,350	21.0	0.0	0.057	134
Basement Wall 1: Masonry Block with Empty Cells	70	15.0	0.0	0.063	4
Wall Height: 7'0"					
Depth below grade: 5'0"					
Insulation depth: 7'0"					
Floor 1: All-Wood Joist/Truss/Over Unconditioned Space	230	38.0	0.0	0.025	5
Floor 2: All-Wood Joist/Truss/Over Unconditioned Space	1,095	21.0	0.0	0.044	48
Crawl 1: Masonry Block with Empty Cells	80	10.0	0.0	0.213	17
Wall Height: 3'5"					
Depth below grade: 2'0"					
Insulation depth: 1'5"					

Project Title: 2018 IECC NEW WORK

Data filename: Untitled.rck

Report date: 09/17/22

Page 1 of 10

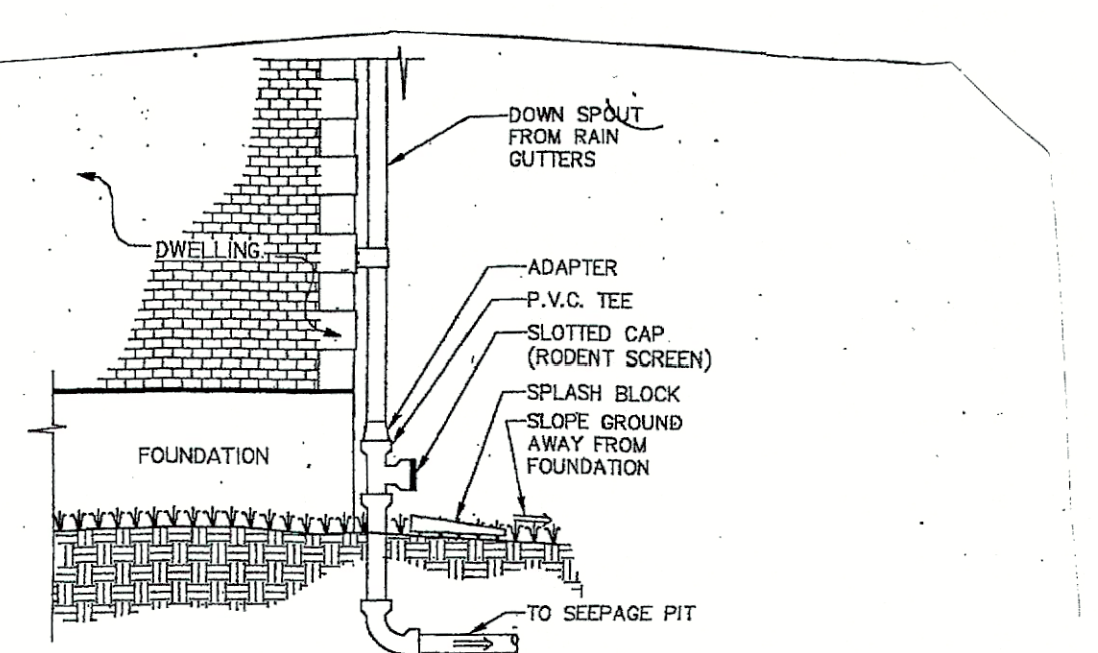
Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in REScheck Version 4.7.0 and to comply with the mandatory requirements listed in the REScheck User's Guide.

Signature: Joseph M. Donato Architect

Date: 9-17-22

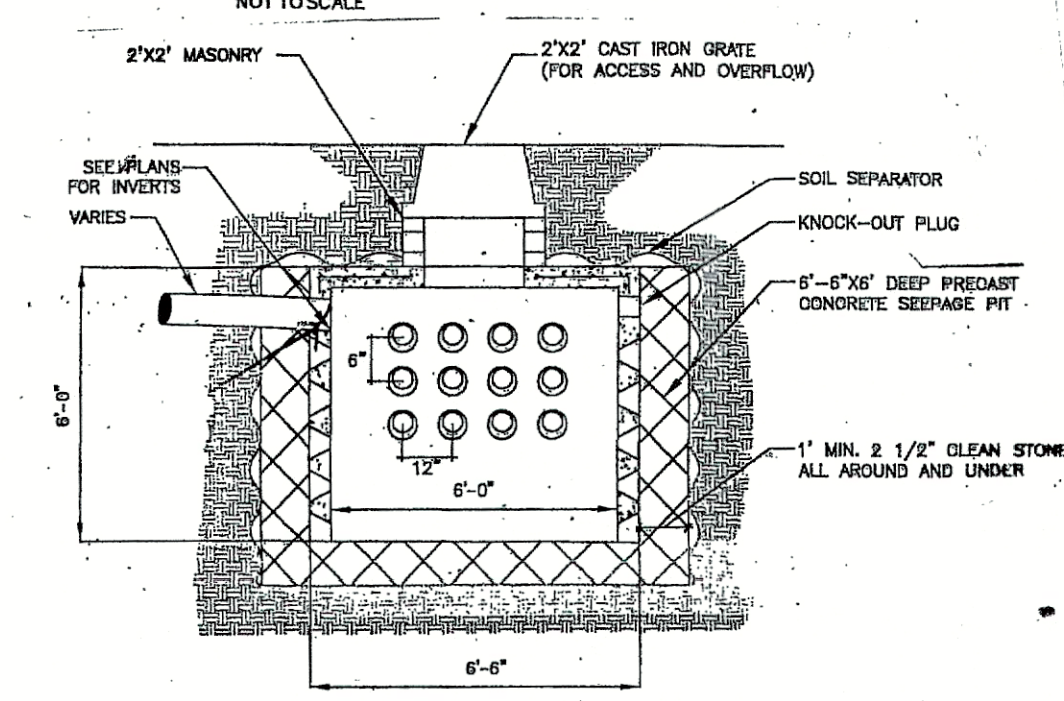
Project Notes: 2018 IECC CODE

ENERGY CALCULATIONS ARE FOR ENTIRE BUILDING



LEADER CONNECTION DETAIL

NOT TO SCALE



1,000 GALLON SEEPAGE PIT DETAIL

- NOTES:
- CONNECT SEEPAGE PIT TO HOUSE ROOF LEADERS WITH 4" (MIN), PVC PIPE
 - PROVIDE WYE OVERFLOW FITTINGS AT DOWNSPOUTS
 - SEEPAGE PIT INSTALLATION SUBJECT TO SOIL PERCOLATION TEST AND DETERMINATION OF GROUNDWATER ELEVATION
 - STRUCTURAL DESIGN BY PRECASTER SHALL BE OF HEAVY DUTY DESIGN SUITABLE FOR USE UNDER TRAFFIC LOADING CONDITIONS.

HEAVY DUTY PRECAST CONCRETE SEEPAGE PIT DETAIL

DRAINAGE CALCULATIONS (RATIONAL METHOD)

NEW ADDITIONAL COVERAGE OVER EXISTING = 1125.00 SF

Q = STORM WATER RUNOFF

A = AREA OF ADDED COVERAGE = 1125.00 SF

C = COEFFICIENT OF COVERAGE = 1.0

I = 100 YEAR STORM INTENSITY = 3.0

Q = C x A x I / 64.75

1 x 3 x 1125 SF / 96.23 = 35.07 gallons per minute

Volume = 35.07 x 60 minutes = 2104.20 gallons

2-1000 gallon seepage pit proposed with min 1 foot of gravel on sides and below tanks

BUILDING DATA

- USE GROUP - R-5 ONE FAMILY
- CONSTRUCTION CODE - IRC 2018 NJ
- CONSTRUCTION CLASS - 5B
- LIVE LOAD - 40 PSF
- AREA / VOLUME :
 - EXISTING BASEMENT - 856.60 SF
 - PROPOSED CRAWL SPACE - 1,094.67 SF 3,284.00 CF
 - PROPOSED FIRST FLOOR - 2,161.60 SF 22,156.40 CF
 - PROPOSED SECOND FLOOR - 1,480.00 SF 11,840.00 CF
 - ROOF VOLUME - 8,644.00 CF
 - TOTAL NEW VOLUME - 45,924.40 CF
- SCOPE OF PROJECT:
 - PART OF EXISTING BUILDING TO REMAIN
 - ADD NEW GARAGE TO SIDE, AND ADDITION AT REAR
 - NEW PARTIAL SECOND FLOOR OVER FIRST FLOOR
- APPLICABLE CODES:
 - IBC - INTERNATIONAL BUILDING CODE (IBC) - 2018
 - IRC - INTERNATIONAL RESIDENTIAL CODE (IRC) - 2018
 - INTERNATIONAL MECHANICAL CODE - 2018
 - INTERNATIONAL FUEL CODE - 2018
 - INTERNATIONAL ENERGY CODE IECC - 2018
 - NATIONAL PLUMBING CODE - 2018
 - NATIONAL ELECTRIC CODE - 2017
- OCCUPANT LOAD = 18

PLOT PLAN

1"=20'-0"

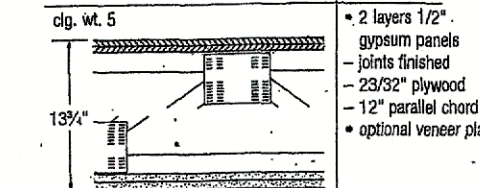
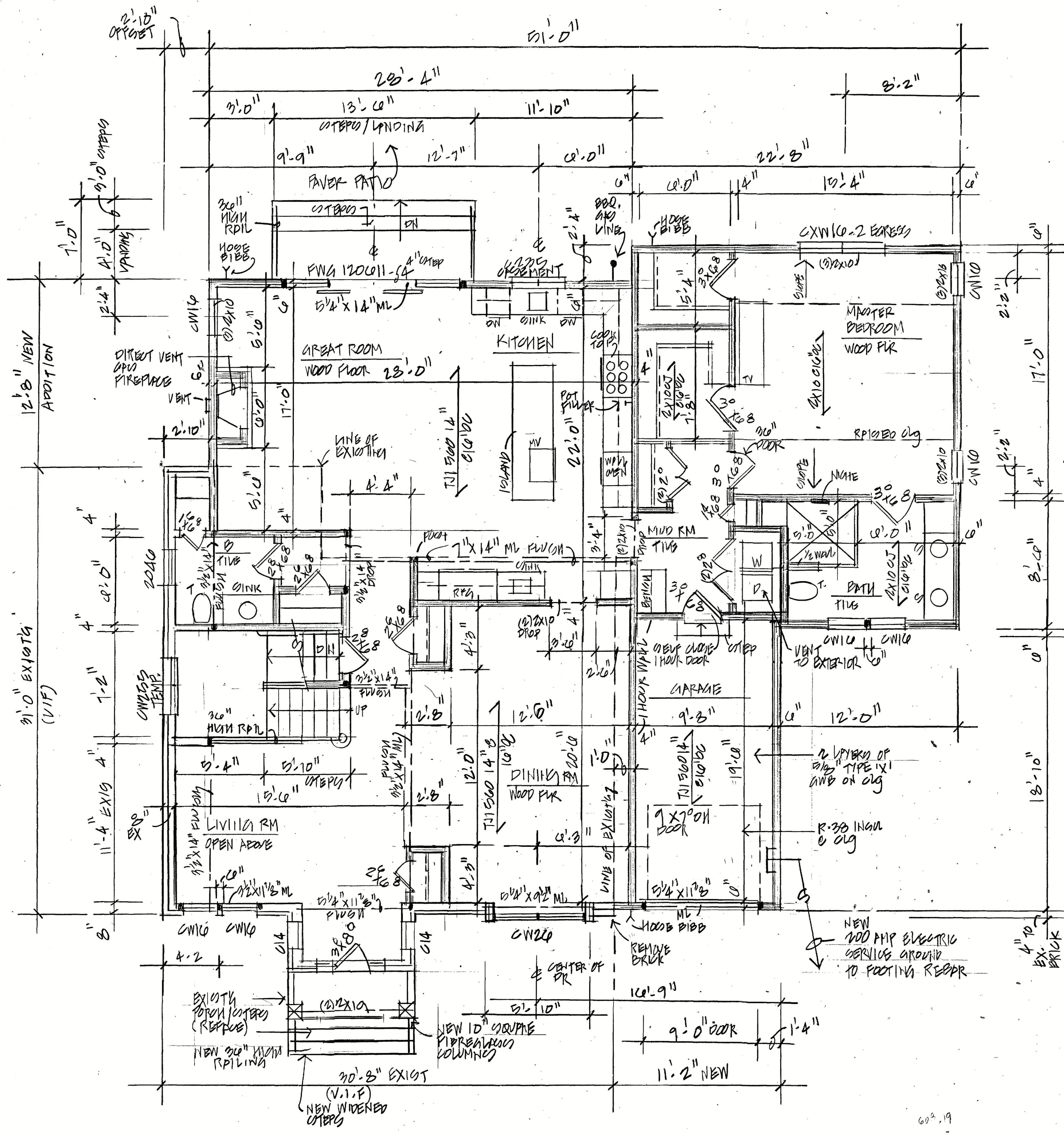
PLOT PLAN BASED ON SURVEY BY BUTLER SURVEYING DATED 12/10/21

LOT 37 BLOCK 318

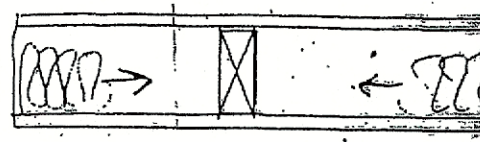
B9OROUGH OF NEW MILFORD

BERGEN COUNTY N.J.

JOSEPH M. DONATO, R.A. ARCHITECT N.J. LIC. NO. 12280 N.Y. LIC. NO. 022978		PLOT PLAN	
14 ROUTE 4 WEST RIVEREDGE, NJ 07661 201-489-8800		PROPOSED ADDITION/ALTERATIONS 994 HOWARD COURT NEW MILFORD, N.J.	
SCALE: NOTED DATE: 9-22-22		DRAWN BY: JD PROJECT NO.: 22-144	
JOSEPH M. DONATO, A.I.A. ARCHITECT		DRAWING NO.: A-1 OF	



FLOOR / CEILING
(1 HOUR RATED) UL DOOR L542



GARAGE WALL DETAIL
1 HOUR RATED
2x4 @ 16" OC
R-13 INSULATION
5/8" TYPE AND BOTH SIDES

WINDOW SCHEDULE		
MODEL	WIDTH X HEIGHT	NOTES
FRONT REPLACEMENT	2'-0" X 2'-0"	VINYL UNIT
PW9 12011-4	11'-9 3/4" X 0'-11"	WOOD UNIT
CW10	2'-4 7/8" X 0'-0 3/8"	NET 8' HIGH
CW155	4'-9 1/4" X 5'-5 3/8"	MULLED UNIT
CW24	4'-9 1/4" X 4'-5 3/8"	TEMP. C
C14	2'-0 5/8" X 4'-0 1/2"	
C235	4'-0 1/2" X 3'-9 3/8"	CRASHMENT
CW26	4'-9 1/4" X 0'-0 3/8"	EXPOSED NET 8'
CW14.2	0'-0 1/2" X 0'-0 3/8"	EXPOSED NET 8' HIGH
CW245	4'-9 1/4" X 4'-5 3/8"	EXPOSED TEMP.
CW145	2'-4 7/8" X 4'-5 3/8"	
A31	3'-0 1/2" X 2'-0 3/8"	
2-3040	0'-3 3/8" X 4'-8 1/8"	EXPOSED
20 A10	2'-2 1/8" X 4'-8 1/8"	
P0040	0'-0 1/2" X 4'-5 3/8"	
P3040	3'-0 1/2" X 4'-5 3/8"	
CW10	2'-4 7/8" X 0'-0 3/8"	NET 8' HIGH
CW145	2'-4 7/8" X 4'-5 3/8"	

- NOTES:
- OWNER SHALL APPROVE ALL WINDOW SIZES, GRILL DESIGN PRIOR TO ORDERING
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF WINDOWS FOR OWNER REVIEW AND APPROVAL

- NOTES:
- OWNER TO SELECT ALL LIGHT FIXTURES
 - OWNER TO APPROVE UNDER CABINET LIGHTING
 - OWNER TO SELECT ALL LOCATIONS FOR SABBATH SETTING FOR LIGHTING CONTROLS

- GENERAL NOTES:
- PROVIDE NICHE IN ALL SHOWERS, SIZE AS APPROVED BY OWNER
 - BASEMENT FLOOR TO BE VINYL
 - BASEMENT IN NEW ADDITION TO BE PRICED AS AN OPTION
 - FRONT DOOR TO BE 8 FEET HIGH AS SELECTED BY OWNER
 - WINDOWS TO BE ANDERSEN 400 SERIES BRAND, GRILL DESIGN AS APPROVED BY OWNER

KITCHEN HOOD NOTE

- SHOULD KITCHEN EXHAUST HOOD EXCEED 400 CFM, CONTRACTOR SHALL PROVIDE FOR A MAKE UP AIR SYSTEM AS PER IRC 2018 MECHANICAL CODE

- NOTES:
- AFTER DEMOLITION IS COMPLETE, CONTRACTOR SHALL CONTACT THE ARCHITECT TO REVIEW ALL EXPOSED STRUCTURAL ITEMS FOR REVIEW.
 - ARCHITECT WILL REVIEW THESE CONDITIONS AND SHOULD STRUCTURAL DESIGN NEED ANY MODIFICATIONS, ARCHITECT WILL PROVIDE FOR THOSE CHANGES

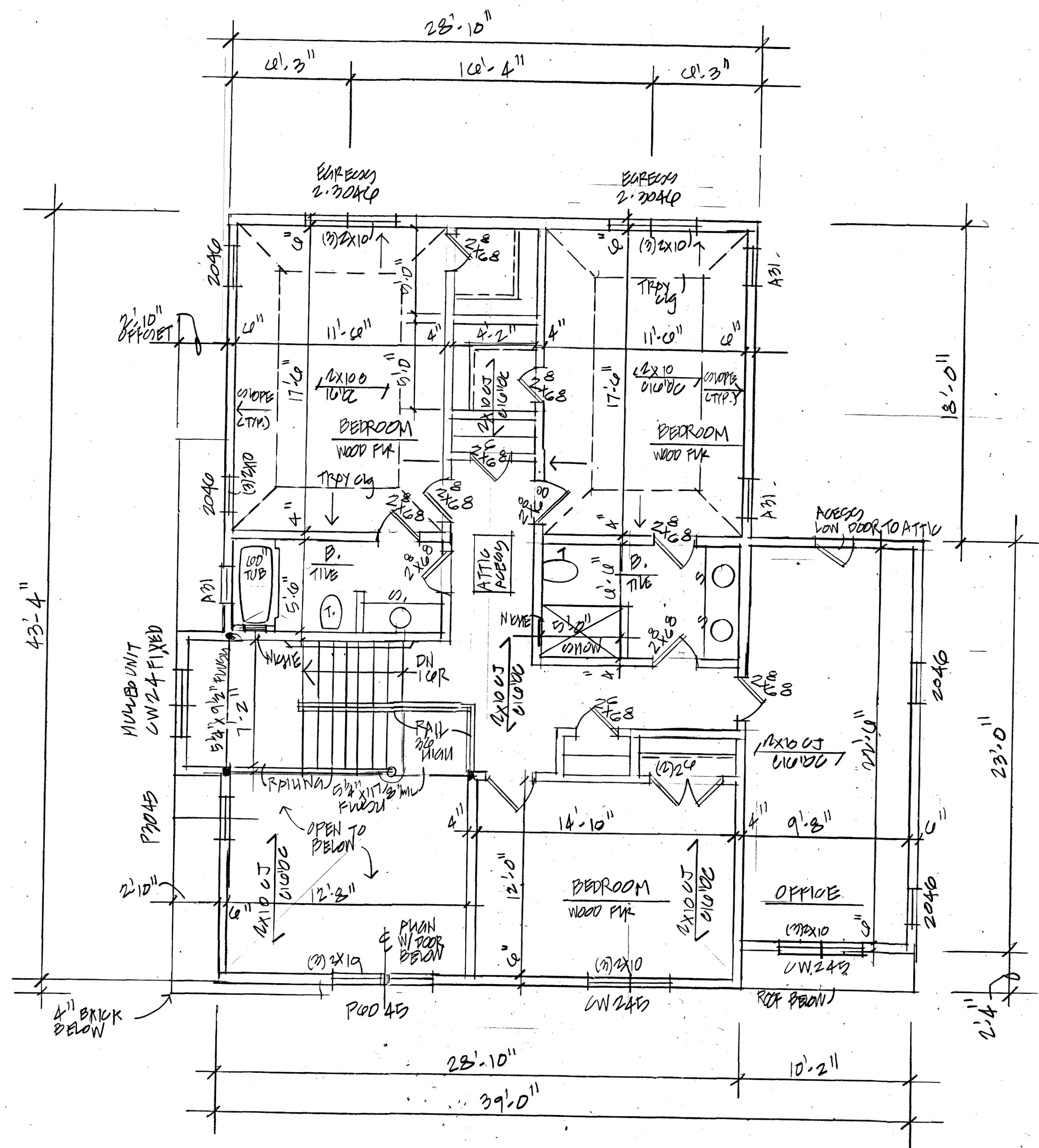
JOSEPH M. DONATO, A.I.A.
ARCHITECT
N.J. LIC. NO. 12280
N.Y. LIC. NO. 022976

FIRST FLOOR PLAN

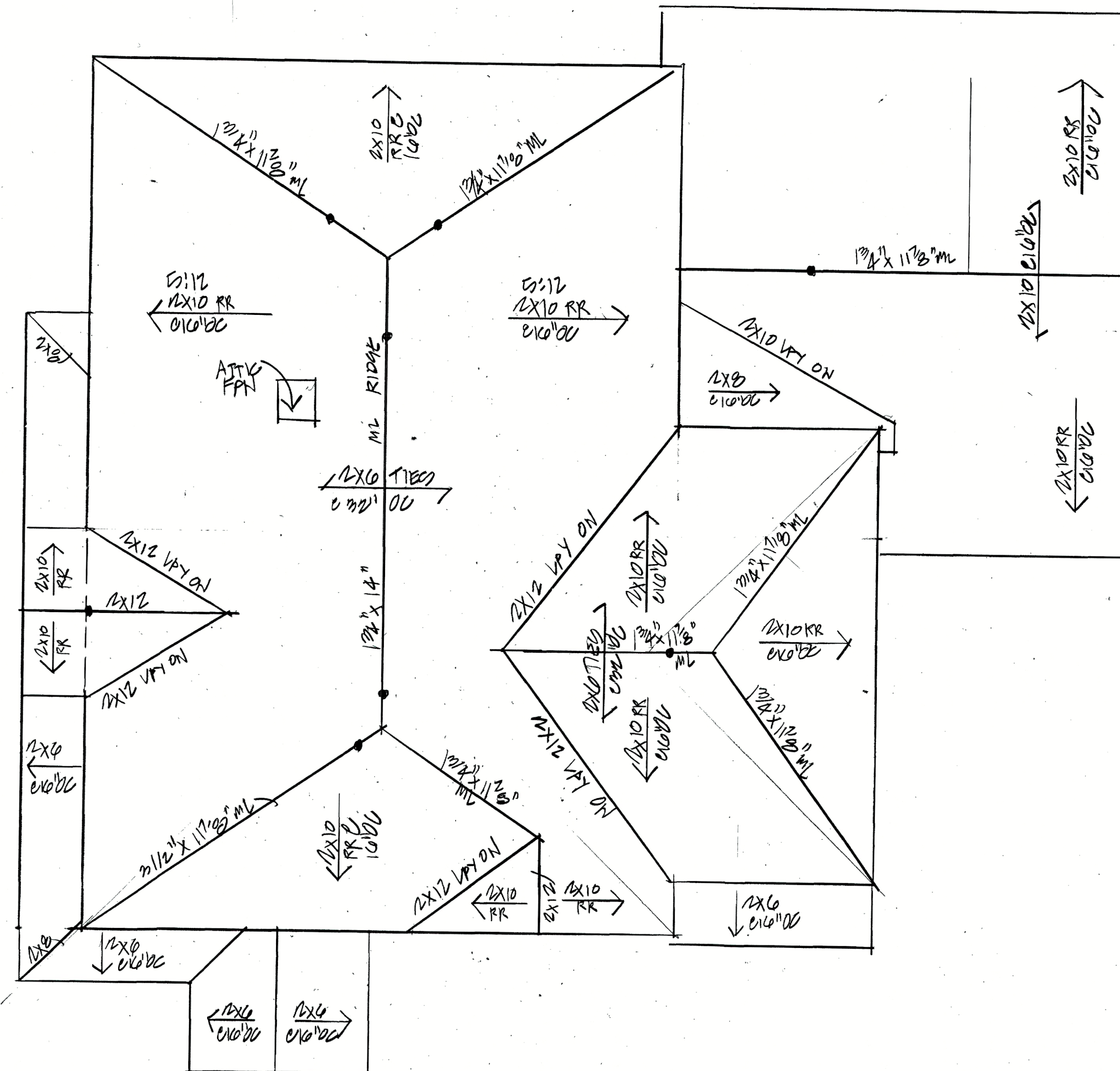
PROPOSED ADDITION/ALTERATIONS
994 HOWARD COURT
NEW MILFORD, N.J.

JOSEPH M. DONATO, A.I.A.
ARCHITECT
14 ROUTE 4 WEST
RIVEREDGE, NJ 07661
201-489-8800

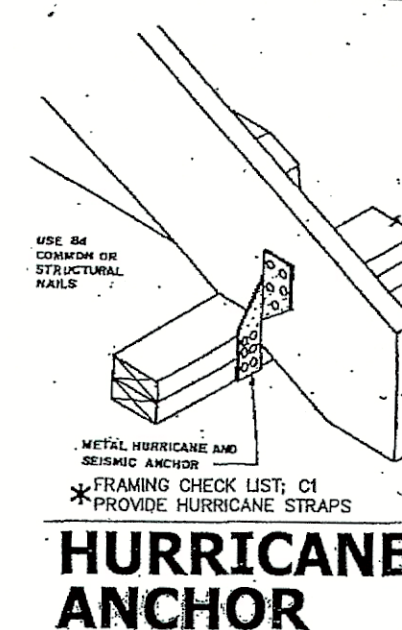
SCALE: NOTED
DATE: 4.22.22
DRWN. BY: JD
PROJECT NO.: 22-144
DRAWING NO.: A-4
OF



SECOND FLOOR PLAN
1/4" = 1'-0"
1480.00 GP



ROOF PLAN 1/4" = 1'-0"



J M A

JOSEPH M. DONATO, R.A. ARCHITECT N.J. LIC. NO. 12280 N.Y. LIC. NO. 022578		SECOND FLOOR / ROOF PLAN	
PROPOSED ADDITION / ALTERATIONS 994 HOWARD COURT NEW MILFORD, N.J.		JOSEPH M. DONATO, A.I.A. ARCHITECT 14 ROUTE 4 WEST RIVERDECK, N.J. 07068 201-489-8800	
SCALE NOTED	DATE 4.22.22	DRWN. BY JD	DRAWING NO. A-5
PROJECT NO. 22-144		OF	