NOTES & SPECIFICATIONS

GENERAL REQUIREMENTS

A. ALL WORK WILL BE DONE IN COMPLIANCE W/ THE FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS. WHERE SUCH RULES AND REGULATIONS ARE AT A VARIANCE W/ THE PLANS AND SPECIFICATIONS, SAID RULES AND REGULATIONS, ETC., WILL TAKE PRECEDENCE OVER THE PLANS AND SPECIFICATIONS.

B. THE CONTRACTOR WILL PROVIDE ALL NECESSARY INSURANCE COVERAGE REQUIRED BY THE OWNER AND/OR AS REQUIRED BY LAW. ALL CONTRACTORS WILL COMPLY WITH APPLICABLE OSHA REQUIREMENTS.

D. THE CONTRACTOR WILL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE AND WILL REPORT IN WRITING, ANY DISCREPANCIES TO THE ARCHITECTS FOR REDESIGN. COMMENCEMENT OF THE WORK BY THE CONTRACTOR INDICATES HIS ACCEPTANCE OF ALL EXISTING CONDITIONS.

E. EACH TRADE WILL PERFORM ALL CUTTING AND PATCHING NECESSARY FOR THE INSTALLATION OF ITS WORK. THE CUTTING AND PATCHING WILL BE PERFORMED UNDER THE DIRECTION OF THE GENERAL CONTRACTOR

2. SITE WORK:

A. SUBSURFACE INVESTIGATION: THE FOUNDATIONS HAVE BEEN DESIGNED FOR MINIMUM SOIL BEARING CAPACITY OF 3000 P.S.F. THE CONTRACTOR WILL VERIFY THE CAPACITY OF THE SOIL PRIOR TO STARTING CONSTRUCTION.

B. EXCAVATE ALL MATERIALS AS REQUIRED TO MEET THE LINES AND GRADES CALLED FOR ON THE DRAWINGS. STOCKPILE EXCAVATED MATERIAL FOR LATER DISTRIBUTION AS REQUIRED. REMOVE EXCESS MATERIAL FROM THE SITE. ALL NECESSARY BACK FILL WILL BE WELL-GRADED, GRANULAR SOIL PLACED IN 12" (MAX) LAYERS. LAYOUT AND STAKE ALL LINES AND INDICATED GRADES. THE FILL WILL BE COMPACTED TO 95% DRY DENSITY. PROVIDE ALL NECESSARY DEWATERING TO PREVENT FLOODING OF EXCAVATIONS AND SURROUNDING AREAS. PROVIDE ALL NECESSARY PROTECTIONS, BARRIERS & SAFEGUARDS. ALL FOOTINGS WILL BEAR ON FIRM UNDISTURBED VIRGIN SOIL (SEE "SUBSURFACE INVESTIGATION" ABOVE).

3. FOUNDATIONS:

A. TOPS OF EXTERIOR FOOTINGS WILL BE CARRIED BELLOW THE FROST LINE.

B. ALL FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH OR ROCK AND BELOW EXISTING FOUNDATIONS IF ANY. UNDER NO CONDITION SHALL FOOTINGS BEAR ON FILLED GROUND, ORGANIC MATERIAL OR OTHER UNSUITABLE STRATA.

C FOOTINGS SHALL BE CENTERED ON WALLS & COLUMNS UNLESS OTHERWISE NOTED

D. SPREAD FOOTINGS PLACED ON BACK FILL WILL BEAR ON A CRUSHED STONE OR GRANULAR FILL OF THE PROPER BEARING CAPACITY.

E. FIRST AND LAST TWO COURSES OF ALL FOUNDATION WALLS WILL BE FILLED SOLID WITH MORTAR, PROVIDE VERTICAL RE-BARS AS NOTED ON DRAWINGS.

4. CONCRETE:

A. METHODS, MATERIALS & WORKMANSHIP WILL CONFORM WITH A.C.I., SPECIFICATIONS AND A.C.I 318, LATEST EDITION. COORDINATE CONCRETE.

B. ALL REINFORCING BARS SHALL BE AS FOLLOW:
3" MIN. COVER OF CONCRETE - FOOTINGS

C. ALL CONCRETE WILL BE STONE AGGREGATE & WILL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.F. AT 28 DAYS, OR AS OTHERWISE NOTED ON THE DRAWINGS. SUBMIT DESIGN MIXED CERTIFIED BY THE CONCRETE SUPPLIER TO THE ARCHITECT FOR APPROVAL.

D. ALL EXTERIOR CONCRETE SHALL BE AIR-ENTRAINED (5 - 7%).

E. TOP OF ALL CONCRETE FOOTINGS SHALL BE BELOW THE FROST LINE

F. ALL FORMS WILL BE PLYWOOD OR STEEL. PROVIDE NECESSARY SUPPORT FOR ALL REINFORCEMENT.

5. MASONRY:

A. ALL MASONRY SHALL CONFORM TO APPLICABLE REQUIREMENTS OF ALL LOCAL & STATE CODES & OTHER AUTHORITIES HAVING JURISDICTION.

B. MATERIALS:
PORTLAND CEMENT - CONFORM TO ASTM C-150, TYPE 1
MASONRY CEMENT - CONFORM TO ASTM C-270, TYPE "S", TYPE "N" FOR INTERIOR
LIME - HYDRATED OR QUICK LIME, ASTM C-144
WATER - OF POTABLE QUALITY
SAND - CLEAN, SHARP & FREE OF ORGANIC MATTER, ASTM C-144

C. MASONRY UNITS - LIGHT WEIGHT CONCRETE BLOCK, ASTM C-90

D. REINFORCING - "DUR-O-WALL" - TRUSSED REINFORCEMENT.
-STANDARD GALVANIZED TYPE "S"
-INSTALL AT 16" O.C., VERTICALLY

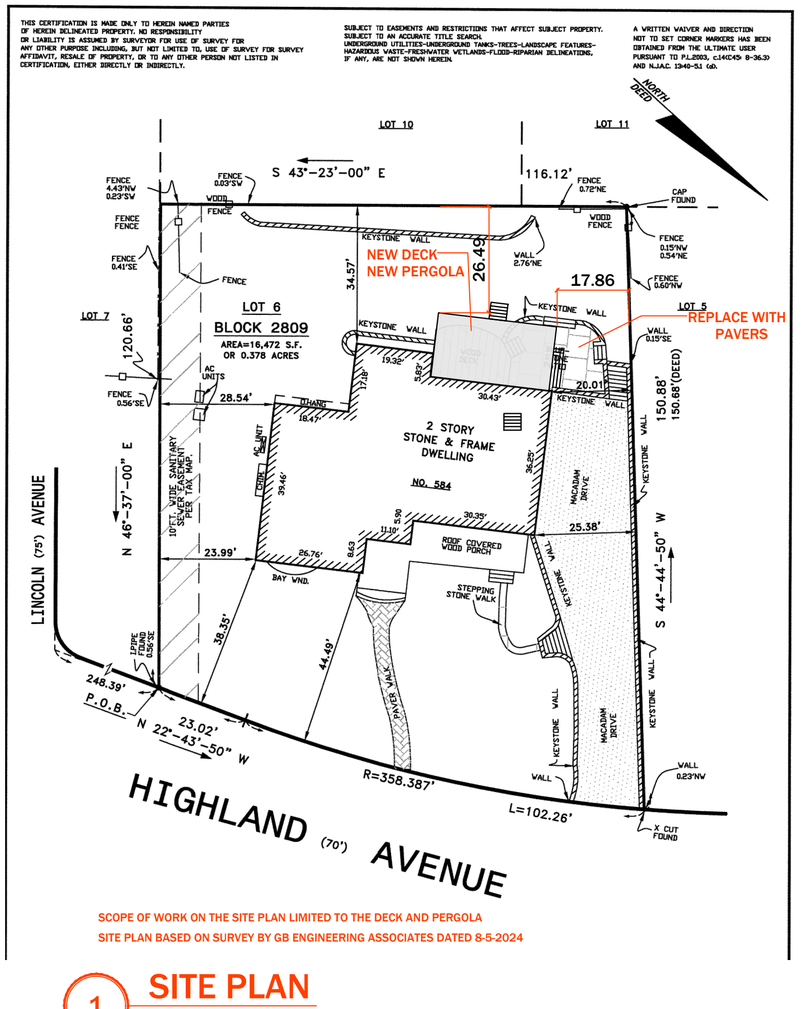
O'DONOGHUE: 584 HIGHLAND AVE, RIDGEWOOD, NJ 07450

ZONE	R-110	Existing		Proposed		Allowed	
		sq ft	%	sq ft	%	%	sq ft
	Lot Area	16,472.0	100.0%	16,472.0	100.0%		
EX	Building Footprint	2,830.0	17.2%	2,830.0	17.2%		
EX	Front Covered porch	432.3	2.6%	432.3	2.6%		
	Pergola	0.0	0.0%	455.5	2.8%		
	Accessory	0.0	0.0%	0.0	0.0%	6.0%	OR 962
	Total Building coverage	3,262.3	19.8%	3,717.8	22.6%	29.0%	OR 4,620
	Above Grade Structures						
	Total Building Coverage	3,262.3	19.8%	3,717.8	22.6%		
	Rear Deck Stair (beyond pergola)	0.0	0.0%	16.7	0.1%		
EX	Stair from covered porch	18.0	0.1%	18.0	0.1%		
EX	Steps from covered porch	32.5	0.2%	32.5	0.2%		
EX	Bay Window	22.0	0.1%	22.0	0.1%		
EX	Deck	234.0	1.4%	0.0	0.0%		
EX	Patio	440.0	2.7%	230.8	1.4%		
	Total Above Grade Structures	4,008.8	24.3%	4,037.8	24.5%	20.0%	3,294.40
	Improvements						
EX	Front Walkway	117.2	0.7%	117.2	0.7%		
EX	Driveway	2,134.7	13.0%	2,134.7	13.0%		
EX	Front walkway to driveway	60.3	0.4%	60.3	0.4%		
EX	Rear Stairs	51.3	0.3%	51.3	0.3%		
EX	Rear Retaining walls	103.6	0.6%	103.6	0.6%		
EX	A/C & Chimney	33.6	0.2%	33.6	0.2%		
		0.0	0.0%	0.0	0.0%		
	Total improvements coverage	2,500.6	15.2%	2,500.6	15.2%		
	Total Lot Coverage	6,509.4	39.5%	6,538.4	39.7%	40.0%	OR 8,750

THIS CERTIFICATION IS MADE ONLY TO HEREIN NAMED PARTIES OF HEREIN DELINEATED PROPERTY. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

SUBJECT TO EASEMENTS AND RESTRICTIONS THAT AFFECT SUBJECT PROPERTY. SUBJECT TO AN ACCURATE TITLE SEARCH. UNDERGROUND UTILITIES-UNDERGROUND TANKS-TREES-LANDSCAPE FEATURES-HAZARDOUS WASTE-FRESHWATER WETLANDS-FLOOD-RIPARIAN DELINEATIONS, IF ANY, ARE NOT SHOWN HEREIN.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.141C45: 8-36.3b AND N.J.A.C. 13:40-5.1 (d).



SCOPE OF WORK ON THE SITE PLAN LIMITED TO THE DECK AND PERGOLA

SITE PLAN BASED ON SURVEY BY GB ENGINEERING ASSOCIATES DATED 8-5-2024

1 SITE PLAN

SCALE: 1" = 40'-0"

ZONING CALCULATIONS				
R-110				
	REQUIRED	EXISTING	PROVIDED	VARIANCE
LOT AREA AND DIMENSIONS				
LOT AREA MIN	19,250 SF	16,472 SF	NO CHANGE	NO
MIN LOT WIDTH AT FRONT YARD SET BACK	110'	124'	NO CHANGE	NO
MIN LOT WIDTH AT ANY OTHER POINT	90'	116.12'	NO CHANGE	NO
MIN AVERAGE LOT WIDTH	110'	116.12'	NO CHANGE	NO
MIN LOT DEPTH	140'	120.66. TO 150.88'	NO CHANGE	NO
PRINCIPAL BUILDING HEIGHTS AND SETBACKS				
MAX BUILDING HEIGHT	30 OR 35' -2 1/2 STORY	22.0'	NO CHANGE	NO
MIN FRONT YARD	40'	38.35'	NO CHANGE	NO
MIN EACH SIDE YARD	15' OR 2/3 BUILDING	23.99' AND 20.01'	23.99' AND 17.86'	NO
MIN BOTH SIDE YARDS	33% OF LOT WIDTH AT MIN FRONT YARD	49.37'	41.85'	NO
MIN REAR YARD	40'	34.57'	26.49'	YES

PROJECT DATA TABLE	
ADDRESS	584 HIGHLAND AVE RIDGEWOOD NJ
BLOCK	2809
LOT	6
USE CLASSIFICATION	RESIDENTIAL - 1 FAMILY
USE GROUP	R5
ZONE	R-110
BUILDING CODES	
BUILDING	2021 IRC
ELECTRICAL	2020 NEC NFPA 70
PLUMBING	2021 NSPC
SCOPE OF WORK	
NEW DECK	
NEW PERGOLA	
NEW PAVING TO REPLACE EXISTING	
NO CHANGE IN USE	
NO CHANGE IN EGRESS	
NO CHANGE IN OCCUPANCY	
DRAWING INDEX	
A1 - SITE PLAN	
A2 - PLANS	
A2.1 - PLANS	
A3 - DETAILS	

Architect
LINO PICINIC ARCHITECT
123 GROVE STREET
TENAFLY NJ 07670
EMAIL: LINO.PICINIC@GMAIL.COM
NJ# AI15250

Project Name and Address
EXTERIOR DECK AND PERGOLA
584 HIGHLAND AVENUE
RIDGEWOOD NJ

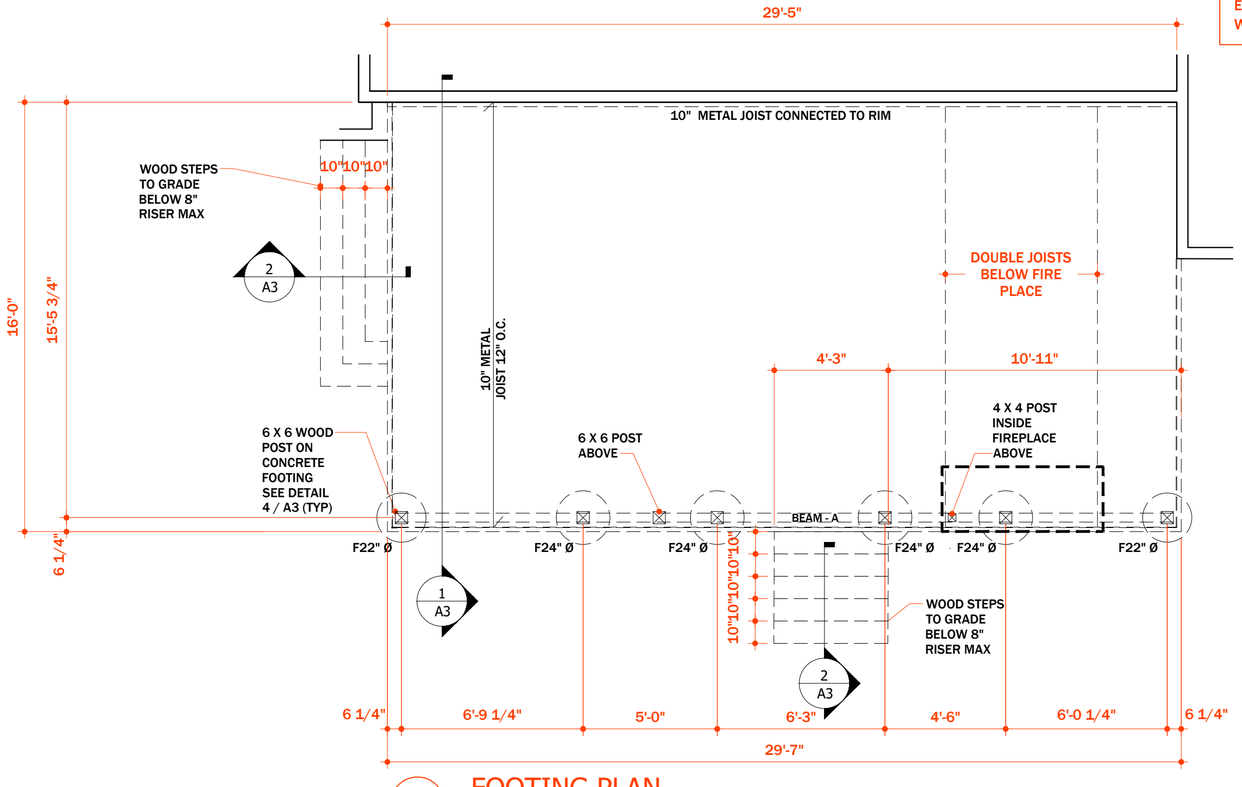
O'DONOGHUE RESIDENCE

Sheet Name
SITE PLAN

01	REVISION 01	6-28-25

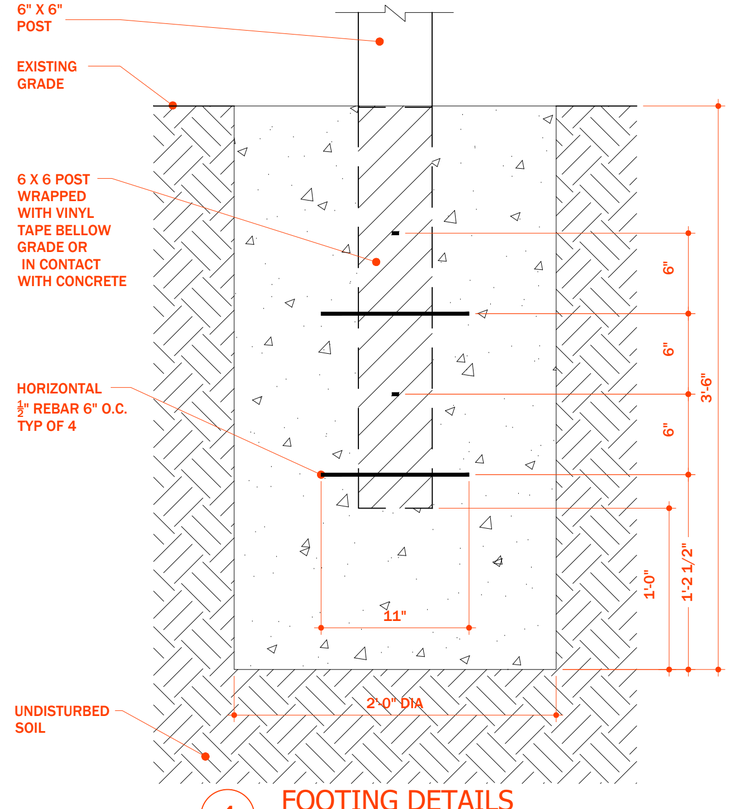
Date 9/26/2024

Sheet A1



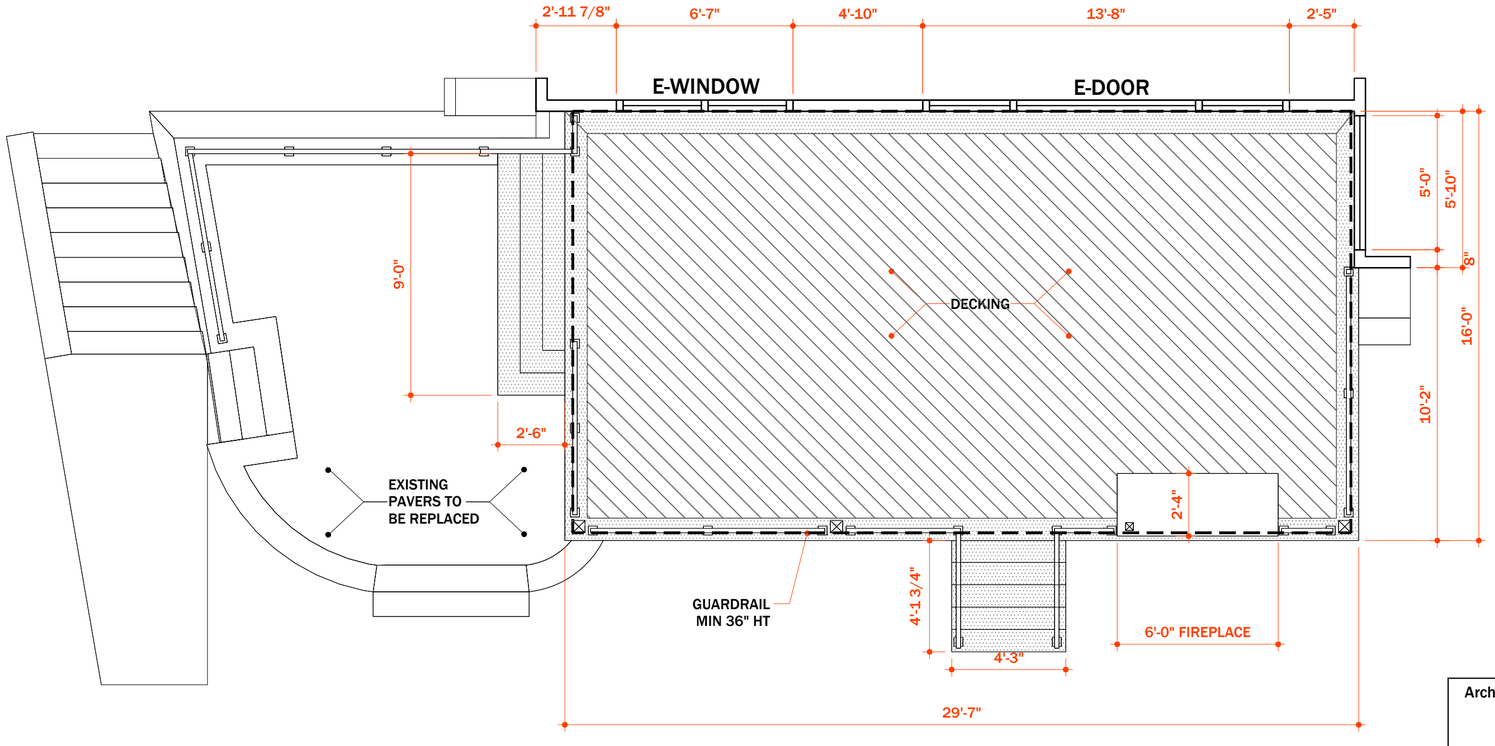
1 FOOTING PLAN

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



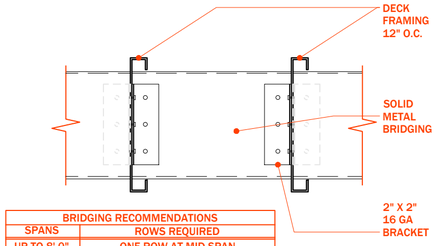
4 FOOTING DETAILS

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



2 DECK PLAN

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



BRIDGING RECOMMENDATIONS	
SPANS	ROWS REQUIRED
UP TO 8'-0"	ONE ROW AT MID-SPAN
UP TO 14'-0"	TWO ROWS AT THIRD POINTS
UP TO 20'-0"	THREE ROWS AT QUARTER POINTS

3 JOIST BRIDGING DETAIL

Scale: NTS

WALL TYPES	
EXISTING - WALL	

FRAMING NOTES:

1) SEE BLOCKING FOR METAL JOISTS ON DETAIL ON SHEET A2 ALL METAL FRAMING TO BE MARINOWARE WITH G90 COATING
2) LEDGER - 1000T200 - 68 = 2 X 10 X 14 GA
3) JOIST - 1000S200 - 54 = 2 X 10 16 GA
4) PERIMETER TRACK - 1000T200 - 54 = 2 X 10 X 16 GA
5) BOX BEAM A - (2) -1200S250 - 68 = (2)-2 1/2 X 12 X 14 GA - WITH 525T200-54 (5 ¼" 16 GA) TRACK AT TOP AND BOTTOM WITH #10 X ¾ SELF TAPPING SCREWS AT 12" O.C.
6) INSTALL ALL METAL FRAMING AS PER MANUFACTURES INSTRUCTIONS
7) PROVIDE SEPARATION BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC ACTION
8) MINIMUM SIZE METAL CLIPS TO BE 2 X 2 - 16 GA
9) STAIR STRINGERS - 2 X 12 PT WOOD AT ENDS AND 12" O.C. FASTENED WITH Z-MAX 18 GA U JOIST HANGER
10) POST BASES - SIMPSON ABU66Z
11) POST CAP - SIMPSON BCSZ-3/6
12) SEE JOIST BRIDGING DETAIL ON SHEET A2

Architect

LINO PICINIC ARCHITECT
123 GROVE STREET
TENAFLY NJ 07670
EMAIL: LINO.PICINIC@GMAIL.COM
NJ# AI15250

Project Name and Address

EXTERIOR DECK AND PERGOLA
584 HIGHLAND AVENUE
RIDGEWOOD NJ

O'DONOGHUE RESIDENCE

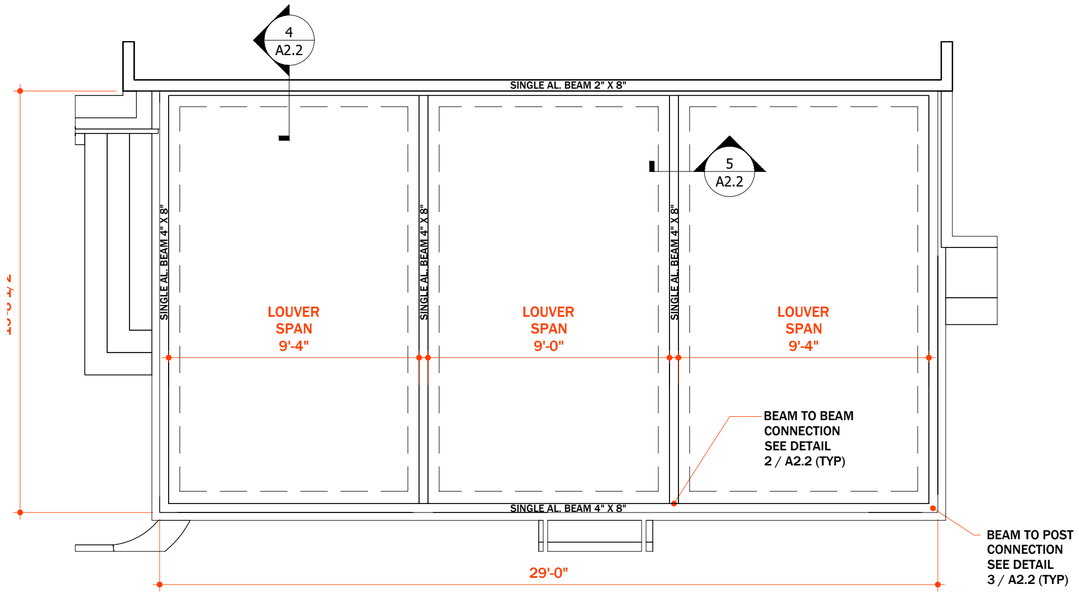
Sheet Name

PLANS

01	REVISION 01	6-28-25

Date 9/26/2024

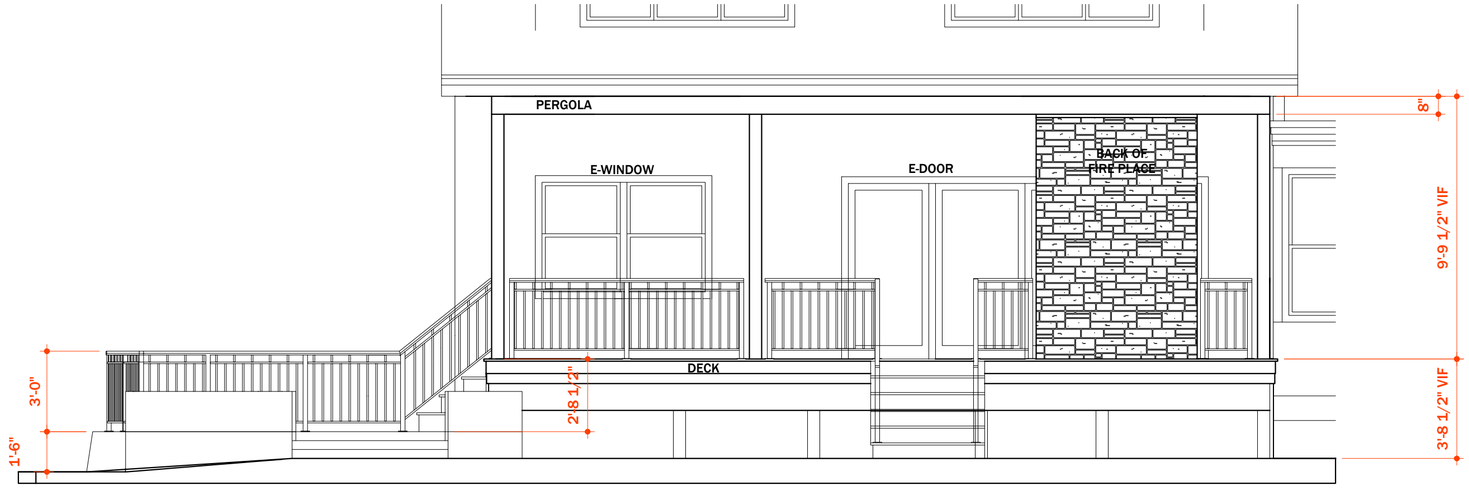
Sheet A2



1 PERGOLA PLAN

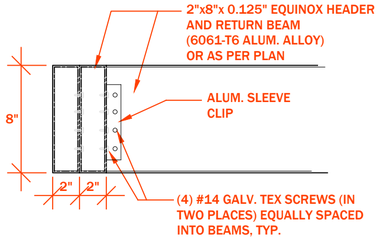
Scale: 1/4" - 1'-0"

NOTE:
TOP OF PERGOLA BEAMS
AT 9'-9 1/2" +/- ABOVE DECK VIF



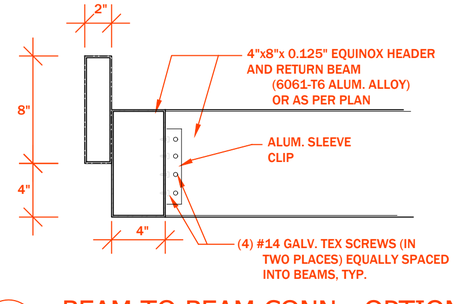
1A PERGOLA ELEVATION

Scale: 1/4" - 1'-0"



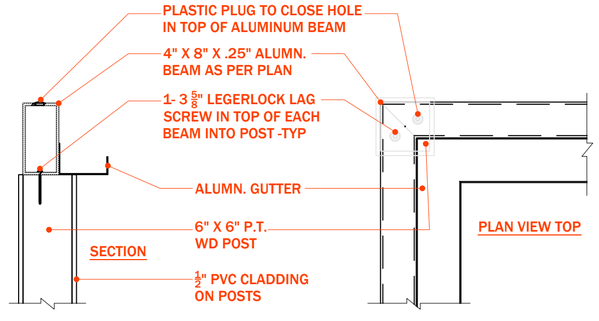
2 BEAM TO BEAM CONN.

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



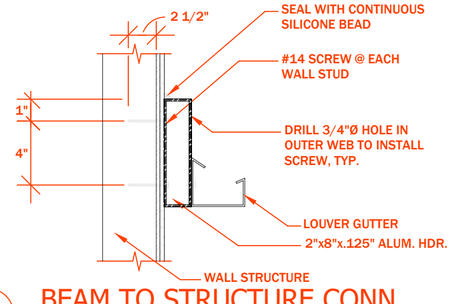
2 BEAM TO BEAM CONN. -OPTIONAL

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



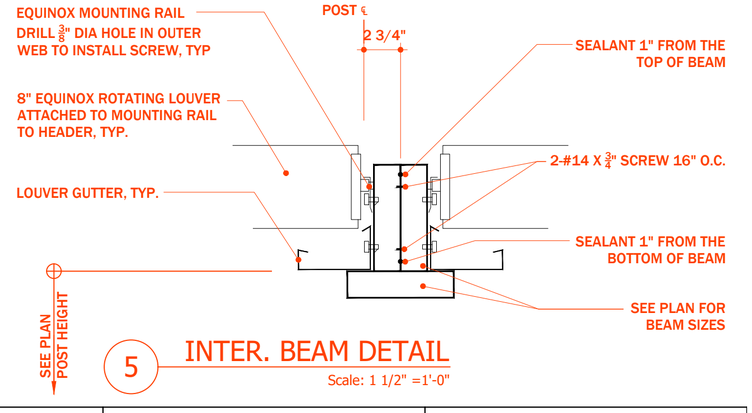
3 POST TO BEAM CONNECTION

Scale: 1" =1'-0"



4 BEAM TO STRUCTURE CONN.

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



5 INTER. BEAM DETAIL

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

Architect

LINO PICINIC ARCHITECT
123 GROVE STREET
TENAFLY NJ 07670
EMAIL: LINO.PICINIC@GMAIL.COM
NJ# AI15250

Project Name and Address

EXTERIOR DECK AND PERGOLA
584 HIGHLAND AVENUE
RIDGEWOOD NJ

O'DONOGHUE RESIDENCE

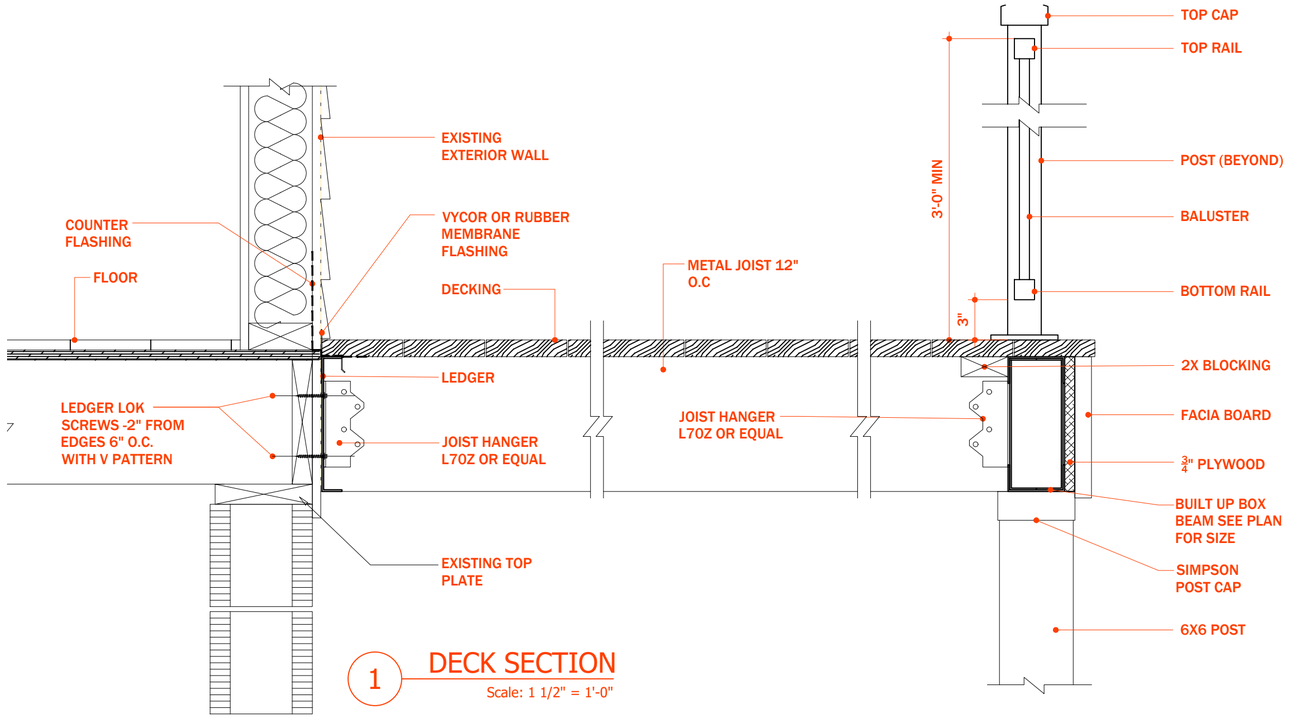
Sheet Name

PLANS

01	REVISION 01	6-28-25

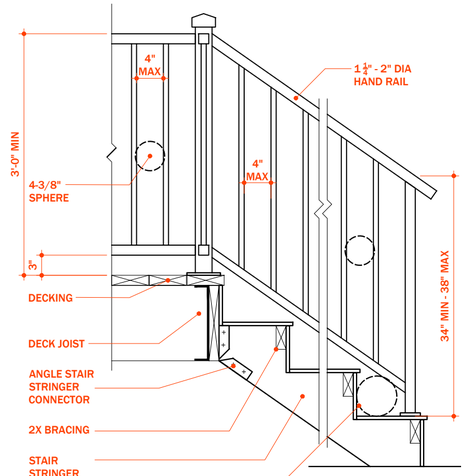
Date 9/26/2024

Sheet A2.2



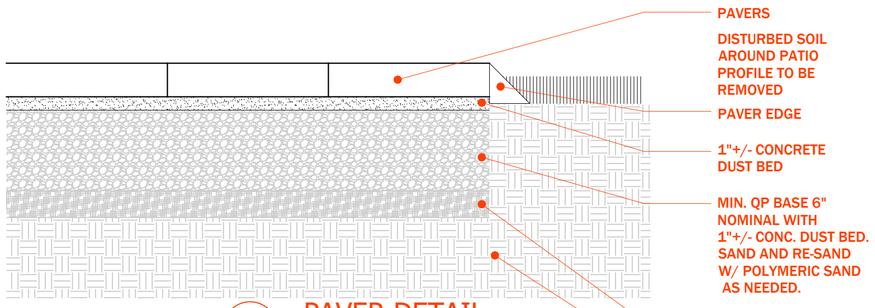
1 DECK SECTION

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



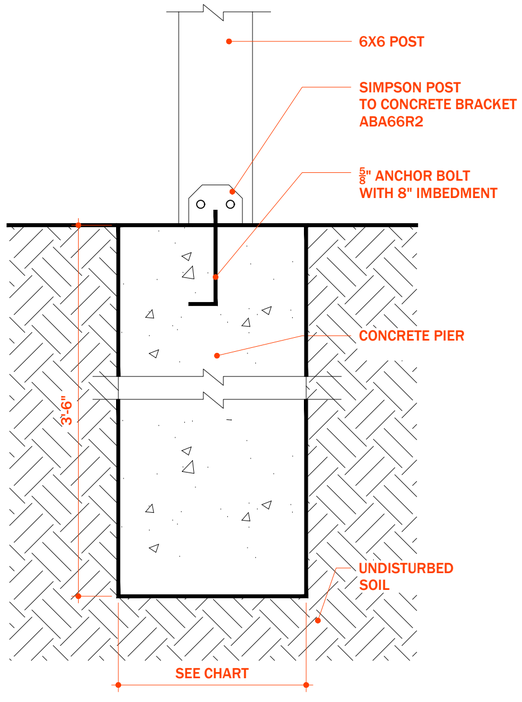
2 STAIR SECTION

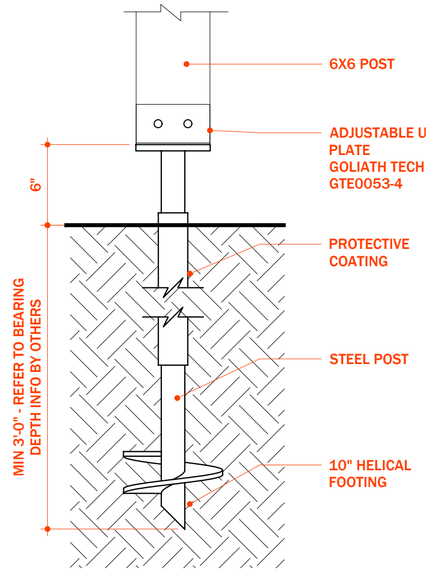
Scale: 3/4" = 1'-0"



3 PAVER DETAIL

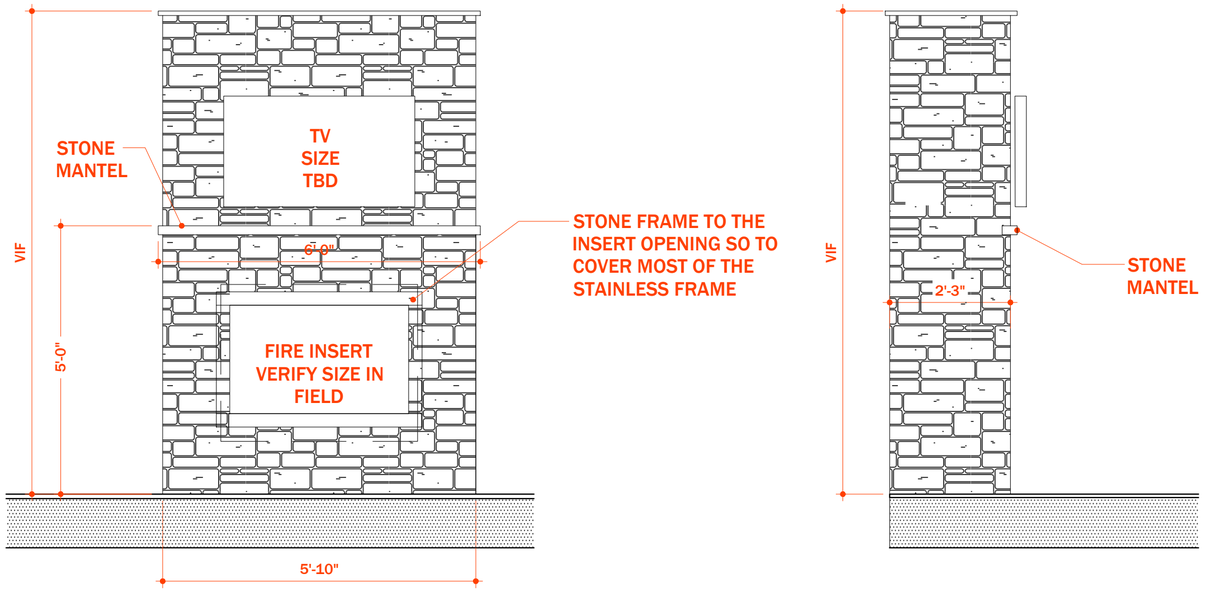
Scale: 1 1/2" = 1'-0"





4 FOOTING DETAILS

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



5 FIRE FEATURE

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

Architect	Project Name and Address	Sheet Name
LINO PICINIC ARCHITECT 123 GROVE STREET TENAFLY NJ 07670 EMAIL: LINO.PICINIC@GMAIL.COM NJ# AI15250	EXTERIOR DECK AND PERGOLA 584 HIGHLAND AVENUE RIDGEWOOD NJ O'DONOGHUE RESIDENCE	DETAILS
		01 REVISION 01 6-28-25
	Date 9/26/2024	Sheet A3