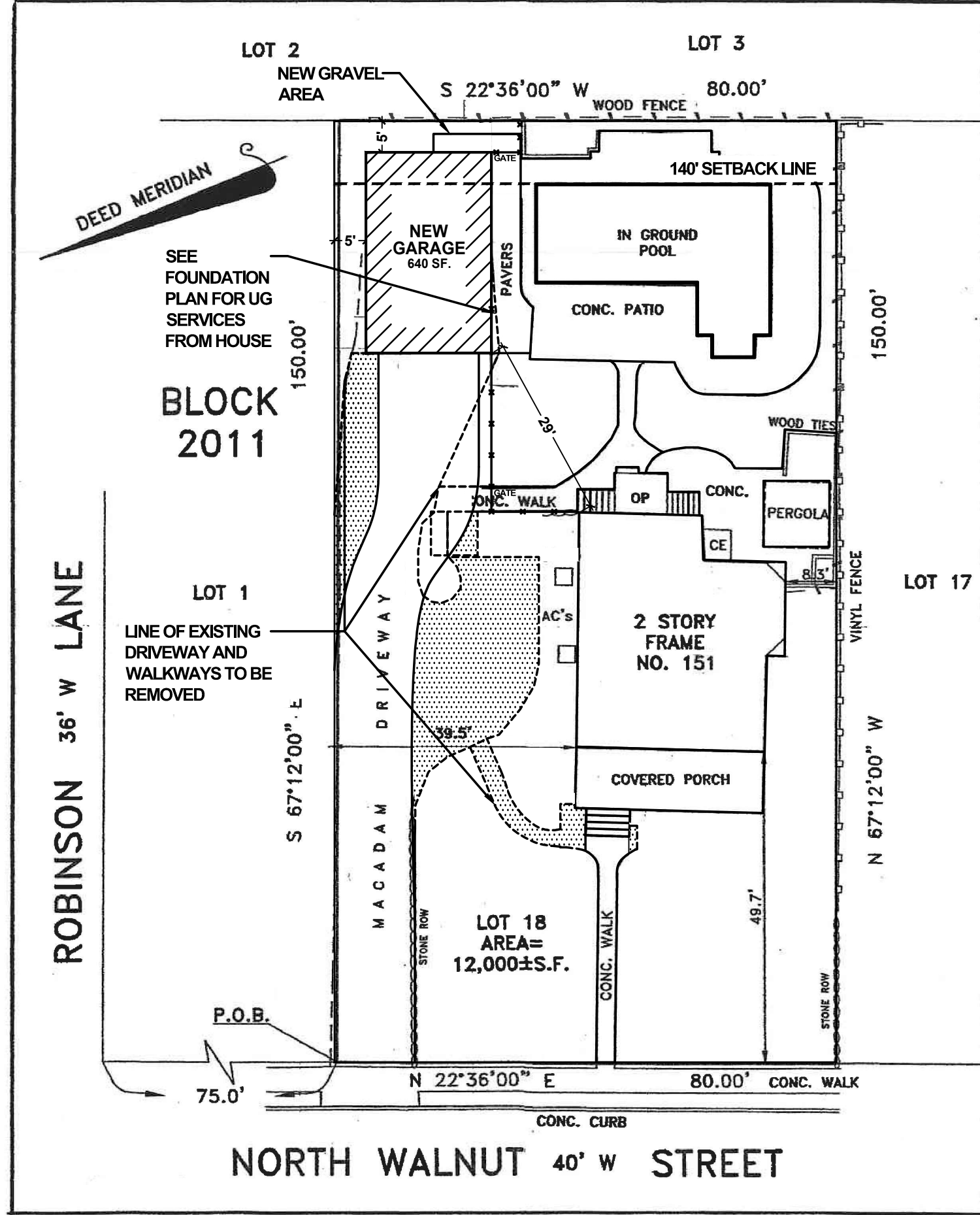


EXISTING SITE PLAN

SCALE: 1" = 20'-0"

SITE PLAN BASED ON SURVEY PREPARED BY:
 LENTELME KURENS & ASSOCIATES, PC



EXISTING SITE PLAN - PROPOSED ALTERATIONS

SCALE: 1" = 20'-0"

SITE PLAN BASED ON SURVEY PREPARED BY:
 LENTELME KURENS & ASSOCIATES, PC

R-2 ZONE		LOT: 18 BLOCK: 2011		
Lot Size - 12,000 sf - Full depth Lot Size - 11,200sf - @ 140' Setback				
	Required	Existing	Proposed	
Lot Area (min)	10,500sf	12,000sf		no change
Lot Width (min)	75'	80.0'		no change
Lot Depth (min)	120'	150.0'		no change
Front Yard Setback (min)	40.0'	47.9'		no change
Rear Yard (min)	30'	62.9'		no change
Side Yard Setback (min)	a. 10'	39.5'		no change
	b. 10'	8.3'		no change
Side Yard Setback - Both (33% of lot width)	26.4'	47.8'		no change
Side and Rear yard of accessory structure	5' side	3.75'	5.0'	
	5' rear	0.67'	5.0'	
Building Height (max)	30'	no change		no change
Building Height (max)	Accessory Structure	15'	11'-4"	18'-0"
Lot Coverage - (max) at full lot depth	20%	15.3%	17.8%	
(12,000 x 20% = 2,400 sf allowable)	2,400 sf	1,837 sf	2,141 sf	
Lot Coverage - (max) at 140' setback	20%	16.4%	18.2%	
(11,200 x 20% = 2,240 sf allowable)	2,240 sf	1,837 sf	2,041 sf	
Gross building area (max)	32%	No change	no change	
(at full lot depth)	3,840 sf	No change	no change	
Gross building area (max)	32%	No change	no change	
(at 140' setback)	3,584 sf	No change	no change	
Gross building area for accessory bldg.	6.5%	2.8%	5.3%	
(at full lot depth)	or 780sf	336 sf	640sf	
Gross building area for accessory bldg.	6.5%	3.7%	4.8%	
(at 140' setback)	or 780sf	416 sf	540sf	
Coverage by improvements	45%	59.5%	52.6%	** (6.9% reduction from existing)
	or 5,400sf	7,136 sf	6,308 sf	
Coverage by improvements	45%	59.3%	52.7%	** (6.6% reduction from existing)
(at 140' setback)	or 5,040sf	6,643sf	5,898 sf	
Floor Areas (square foot area)	Existing	Added	TOTALS	
First Floor	1,096	0	1,096	
Second Floor	No change	No change	No change	
Garage (at full depth lot)	336	304	640	
(at 140' setback)	153	387	540	
Covered Front Porch	292	0	292	
Stairs, Stoops and A/C units	113	0	113	
Patios, Walks and Pavers (at full depth of lot)	2,042	(131) removed	1,911	
(at 140' setback)	1,732	(131) removed	1,601	
Driveway	2,535	(1001) removed	1,534	
Pool	722	0	722	

- ** Variance Required
GARAGE HEIGHT 18'-0" MAX HEIGHT CRITERIA
 1. Garage at least 400sf - OK
 2. Comply to Setbacks:
 a. 12'-0" from house - OK
 b. 5'-0" from lot lines - OK
 3. Pitch of Roof at Least 8:12 - OK

SITE PLAN LEGEND

AREA TO BE REMOVED

SCOPE OF WORK

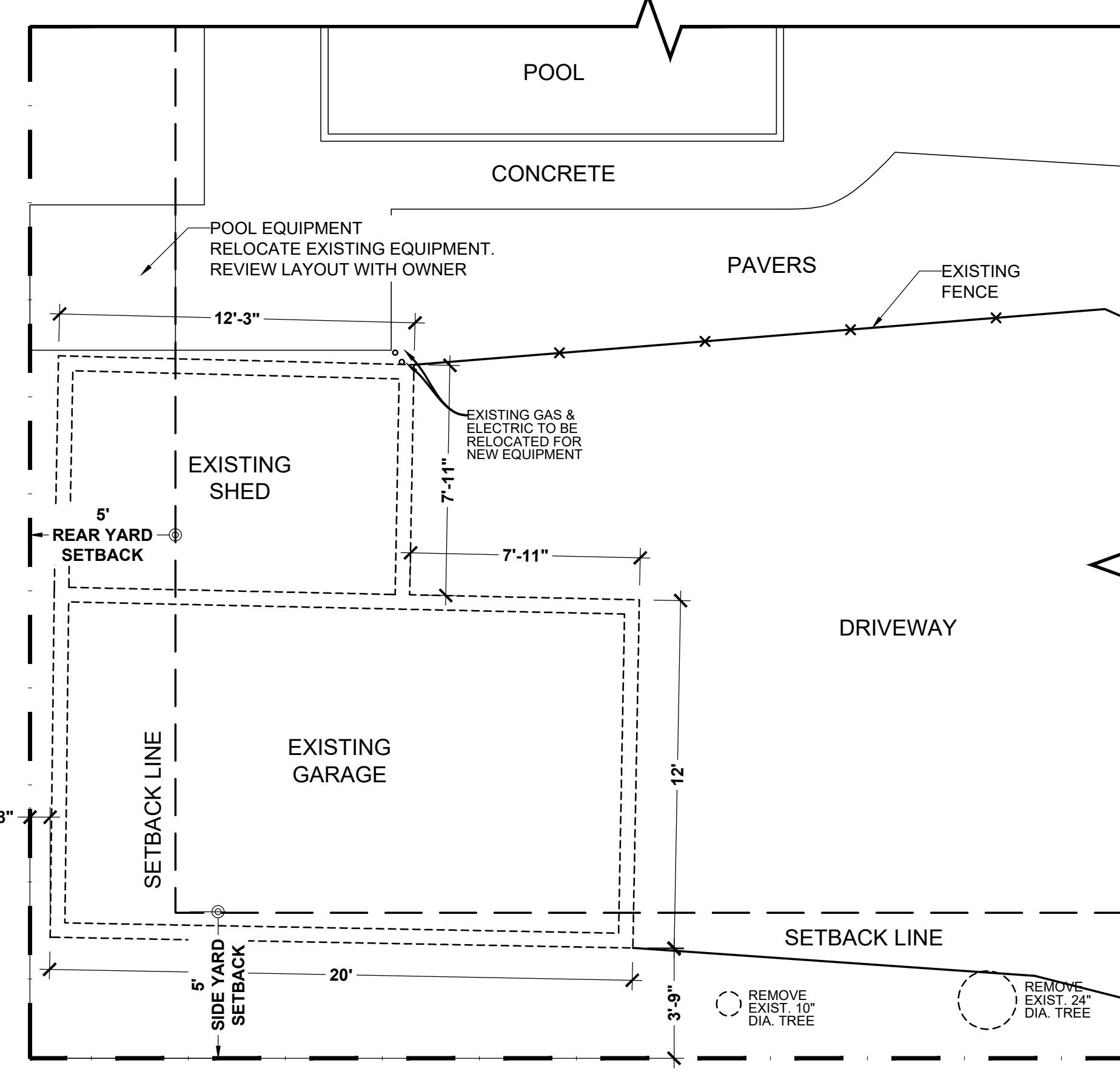
- EXISTING GARAGE TO BE DEMOLISHED TO INCLUDE EXISTING FOOTINGS AND FOUNDATION
- EXTEND EXISTING ELECTRIC AND GAS AS REQUIRED FOR NEW POOL EQUIPMENT LOCATION. UPGRADE ELECTRICAL SERVICE AS NEEDED FROM EXISTING HOUSE. REVIEW WITH OWNER FOR OPTIONS.
- PROVIDE OPTIONAL PRICING AS NOTED

CODES AND STANDARDS

NEW JERSEY UNIFORM CONSTRUCTION CODE INTERNATIONAL BUILDING CODE, NJ EDITION 2021 NJ EDITION
 INTERNATIONAL RESIDENTIAL CODE, NJ EDITION 2021 NJ EDITION
 NATIONAL ELECTRICAL CODE (NEC) 70102020
 NATIONAL STANDARD PLUMBING CODE, 2021
 REHABILITATION SUBCODE - NJAC 5:23-6 latest revisions
 BARRIER FREE SUBCODE ICC/ANSI A117.1-2017
 INTERNATIONAL FUEL GAS CODE / 2021
 INTERNATIONAL ENERGY CONSERVATION CODE / 2021

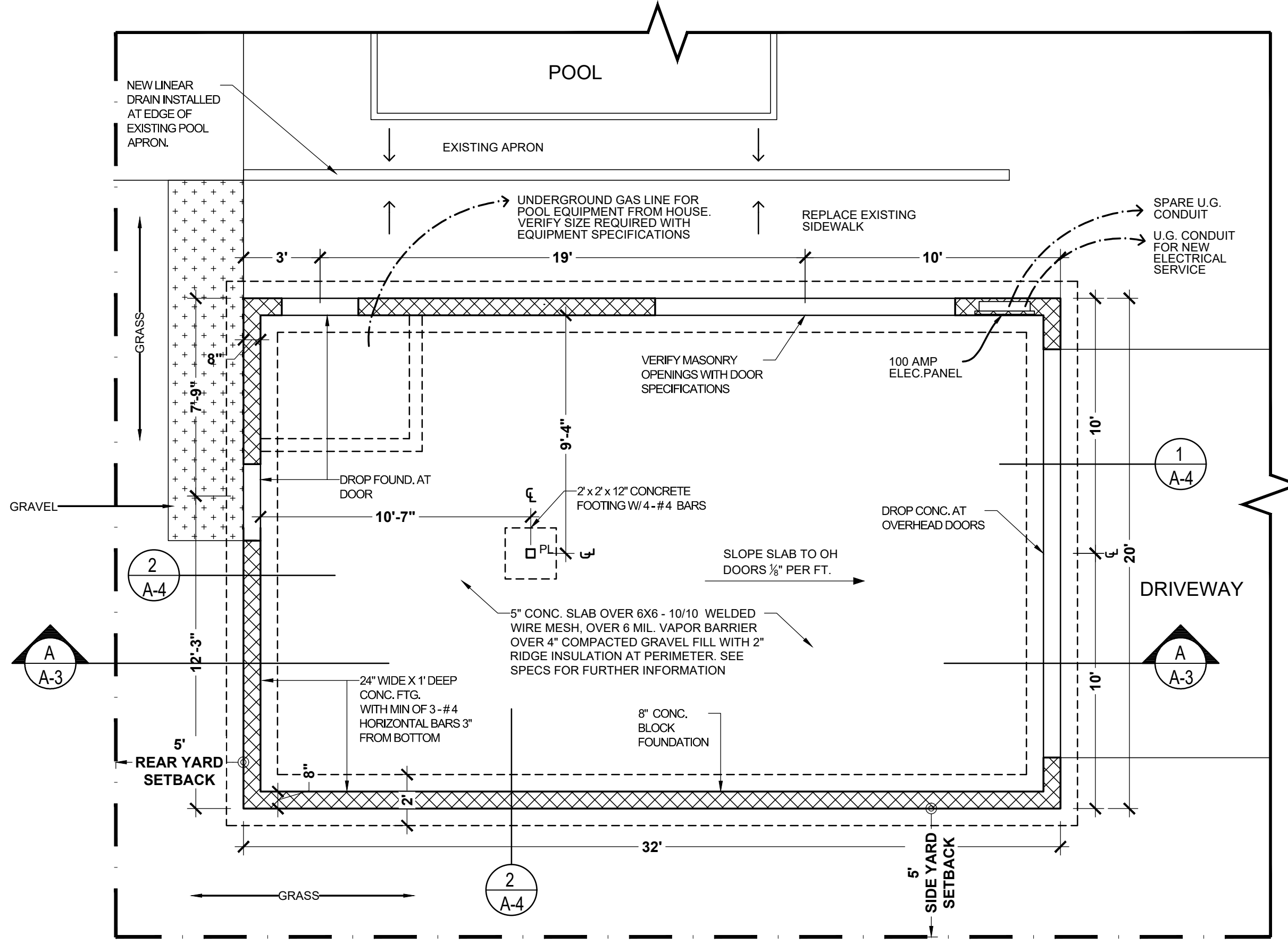
WALL LEGEND

EXISTING TO REMAIN
 TO BE REMOVED
 NEW WOOD STUD WALL AS NOTED
 NEW CMU WALL AS NOTED



FIRST FLOOR - EXISTING / DEMOLITION PLAN

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



FOOTING / FOUNDATION PLAN

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

EXISTING CONDITION PHOTOS



316 ALLEN PLACE
 RIDGEWOOD, NJ. 07450
 PH: 201-612-7556
 RPOARCHITECT@GMAIL.COM

SEAL:
 NJ LIC. NO. 21A10300300

PROJECT:
 NEW GARAGE FOR:
 EXISTING 1 FAMILY HOUSE

REVISIONS:
 ISSUED: DATE:
 1. ISSUED FOR ZONING AND VARIANCE REVIEW 8/19/25
 2. REVISED PER ZONING AND VARIANCE REVIEW 1/11/26

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE COPIED, REPRODUCED OR USED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

PROJECT NAME:
DONOGHUE GARAGE
 151 NORTH WALNUT ST.
 RIDGEWOOD, NJ 07450

DATE: 8/19/2025
 DRAWN/CHECKED:
 SCALE: AS NOTED
 PROJECT NO.
 SHEET NO.

SEAL:

NJ LIC. NO. 21A10300300

PROJECT:

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DONOGHUE GARAGE

151 NORTH WALNUT ST.
RIDGEWOOD, NJ 07450

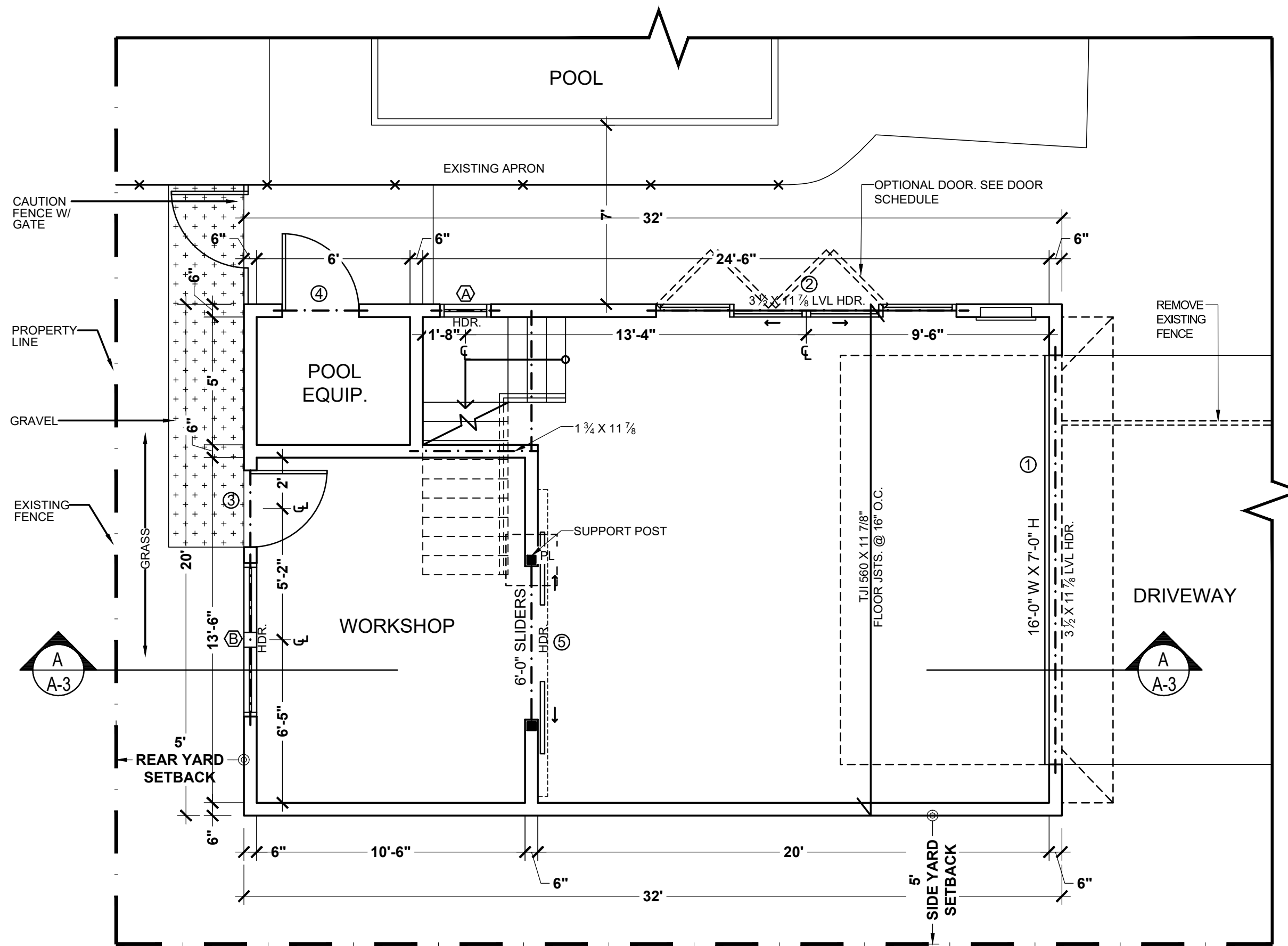
DATE: 8/19/2025

DRAWN/CHECKED:

SCALE: AS NOTED

PROJECT NO.

SHEET NO.



FIRST FLOOR -GARAGE PLAN

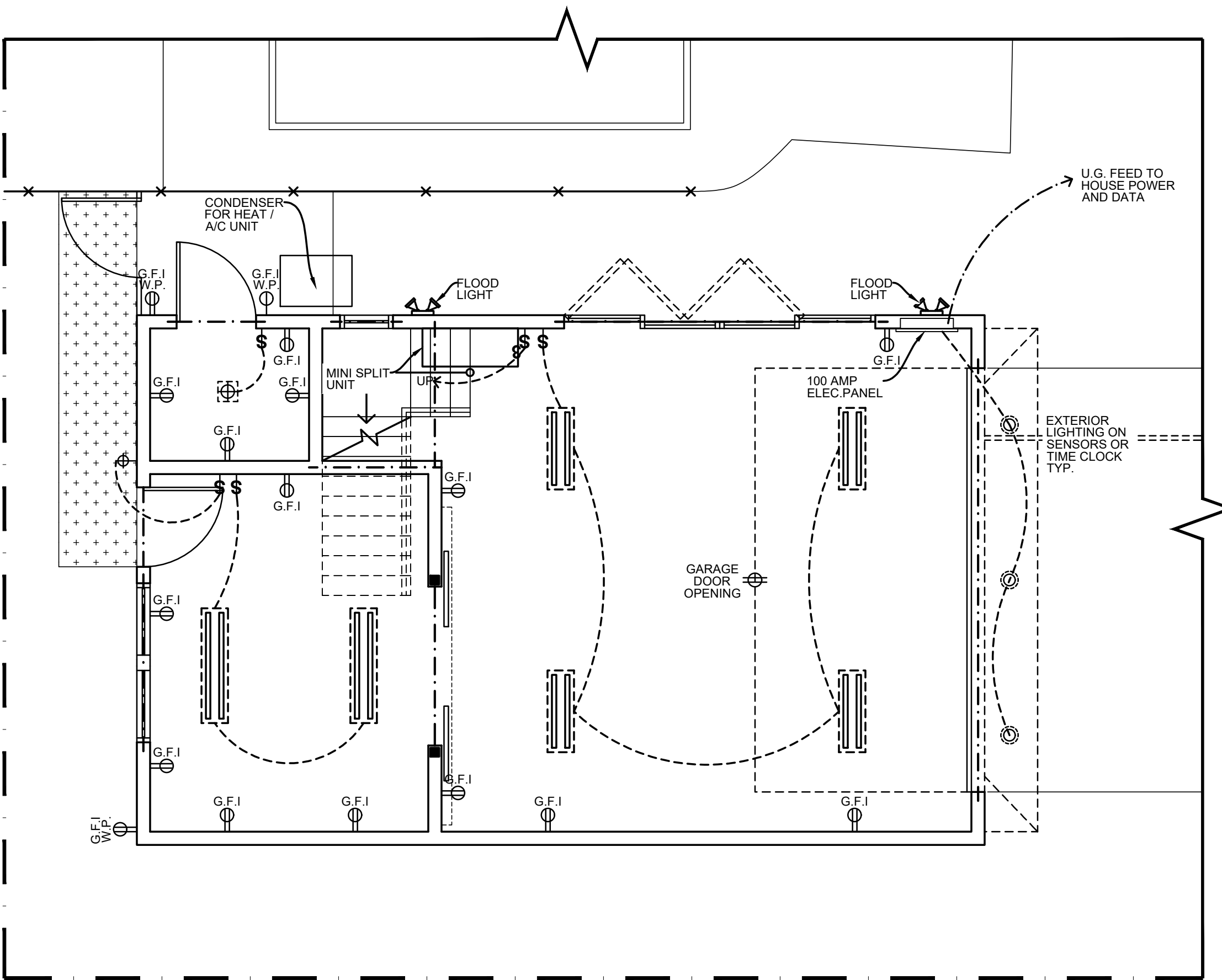
SCALE: 1" = 20'-0"

HEADER SCHEDULE

- AT TYPICAL BEARING WALLS:
- UP TO 4'-0" SPAN = (2) 2X10'S OR (2) 1 3/4" X 7 1/2" MICROLAM LVL
 - UP TO 6'-0" SPAN = (2) 2X12'S OR (2) 1 3/4" X 9 1/2" MICROLAM LVL
 - SPANS 6' TO 8' MAX = (2) 2X12'S OR (2) 1 3/4" X 11 7/8" MICROLAM LVL

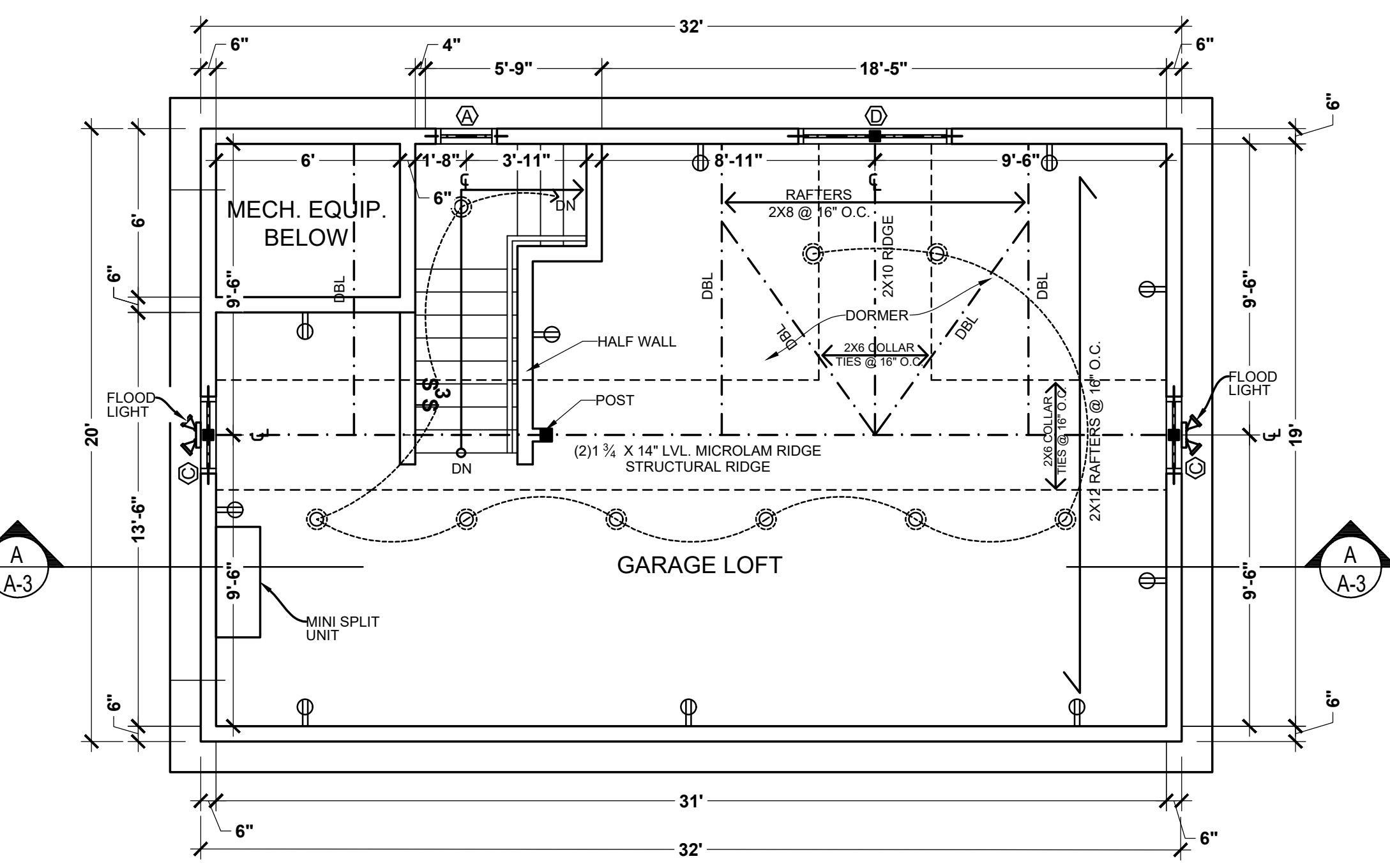
FIRST FLOOR -GARAGE ELECTRICAL PLAN

SCALE: 1" = 20'-0"



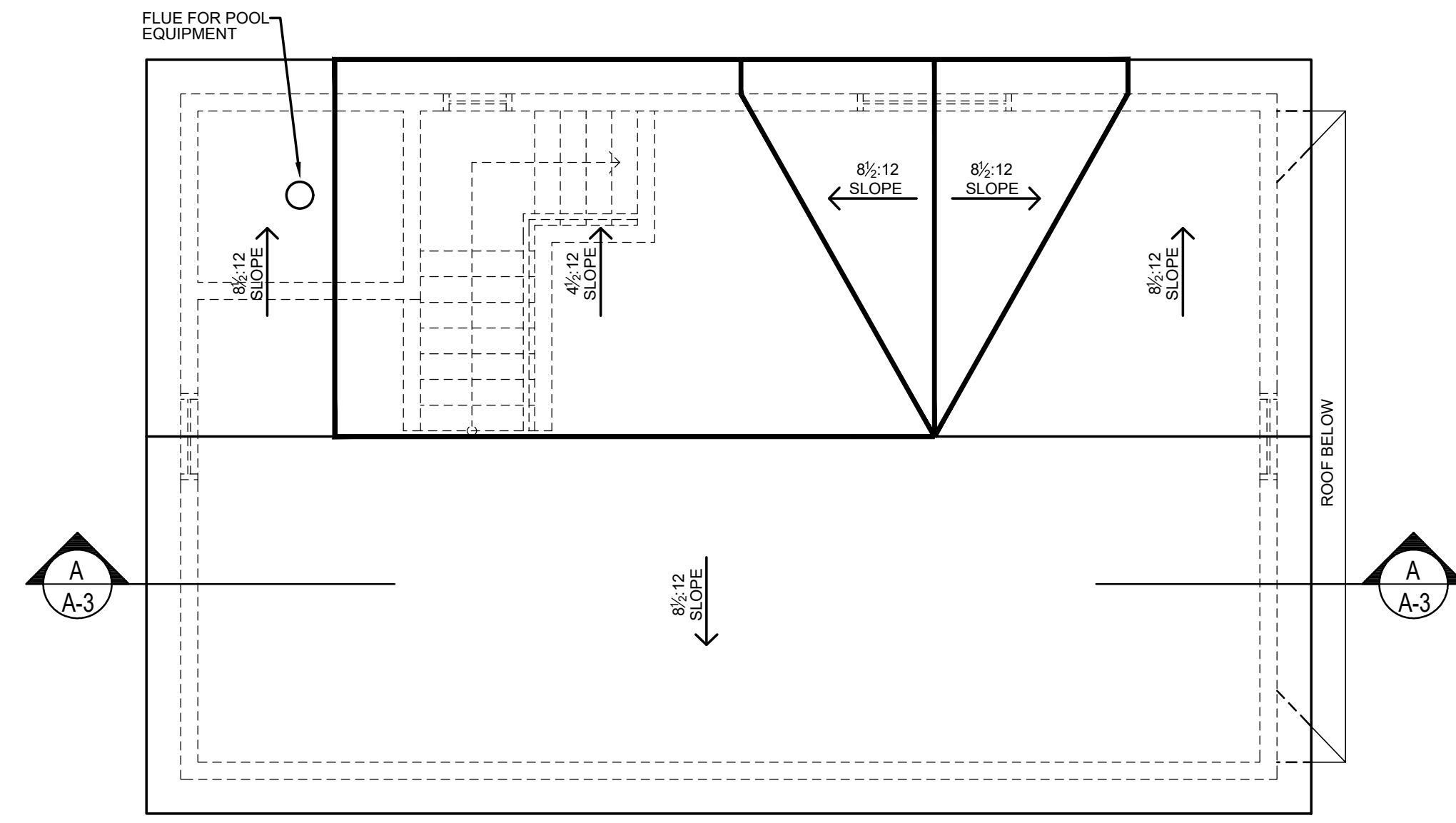
ELEC. SYMBOLS

- | | | | |
|---|--|--------|---|
| ⊕ | DUPLEX RECEPTACLE | ▼ | CABLE TELEVISION OUTLET |
| ⊕ | FOURPLEX RECEPTACLE | ⊠ | EXHAUST FAN WITH OPTIONAL LIGHT |
| ⊕ | DEDICATED APPLIANCE CIRCUIT (WIRE) | ⊕ | FLOODLIGHT FIXTURE |
| ⊕ | 3-WIRE 220-V RECEPTACLE | ☎ | TELEPHONE |
| ⊕ | CEILING MOUNTED LIGHT FIXTURE | S.C. | SEPARATE CIRCUIT |
| ⊕ | STANDARD LED RECESSED HI-HAT LIGHT FIXTURE | G.F.I. | GROUND FAULT INTERRUPTER |
| ⊕ | CLOSET LIGHT FIXTURE WITH PROTECTIVE LENS | W.P. | WEATHERPROOF / WATERPROOF |
| ⊕ | WALL SCONCE FIXTURE | A.F.F. | ABOVE FINISHED FLOOR |
| ⊕ | RECESSED MINI LED LIGHT | ⊕ | CARBON MONOXIDE DETECTOR |
| ⊕ | DECORATIVE PENDENT FIXTURE | ⊕ | SMOKE DETECTOR ALARM HARDWIRED AND INTERCONNECTED |
| ⊕ | EYEBALL FIXTURE | | |
| ⊕ | STANDARD SINGLE FLUORESCENT LIGHT FIXTURE | | |
| ⊕ | SWITCH | | |
| ⊕ | 3-WAY SWITCH / 4-WAY SWITCH | | |
| ⊕ | DIMMER SWITCH | | |



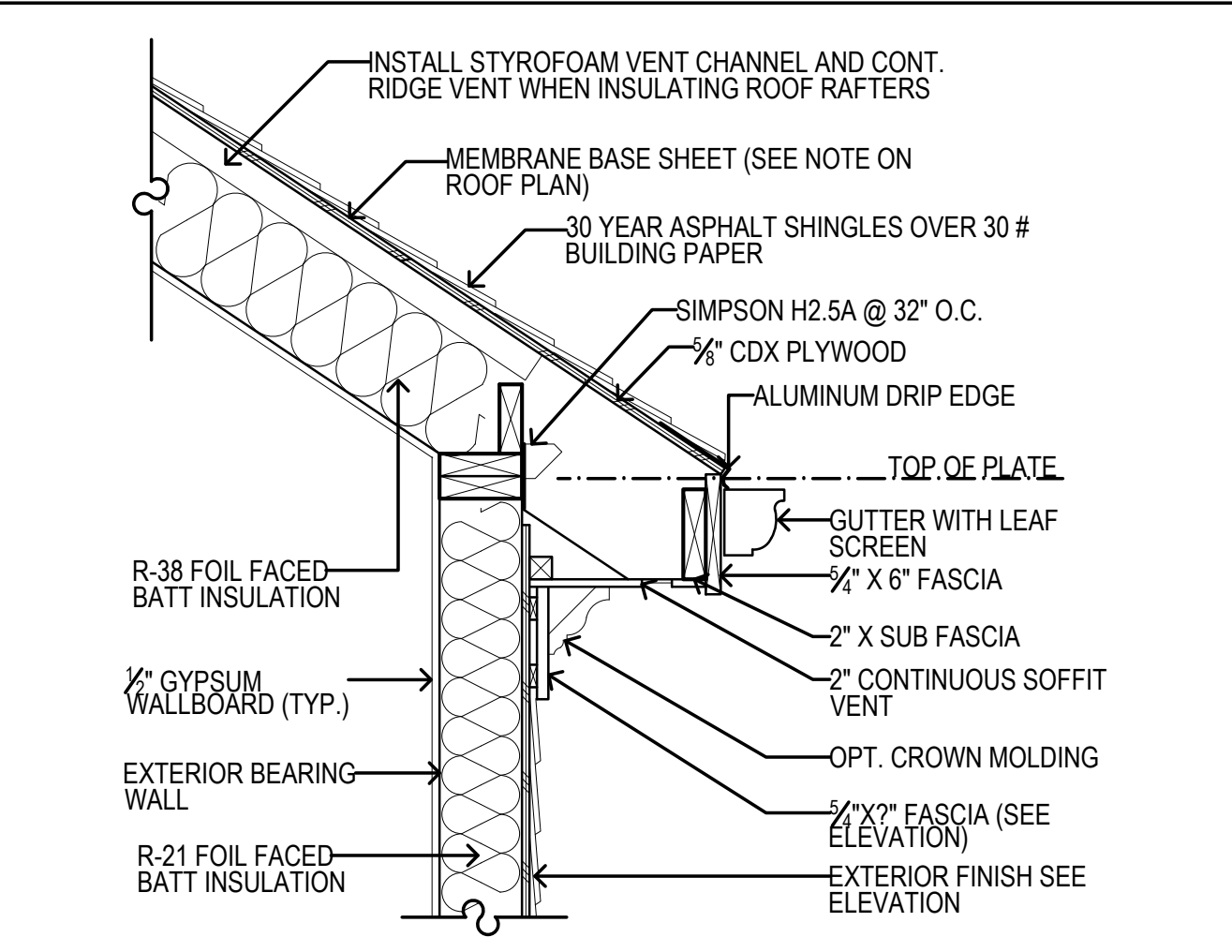
LOFT FLOOR PLAN - PROPOSED

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



ROOF PLAN - PROPOSED

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



① ROOF FRAMING DETAIL

1" = 1'-0"

SEAL:

NJ LIC. NO. 21A10300300

PROJECT:

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151 NORTH WALNUT ST.
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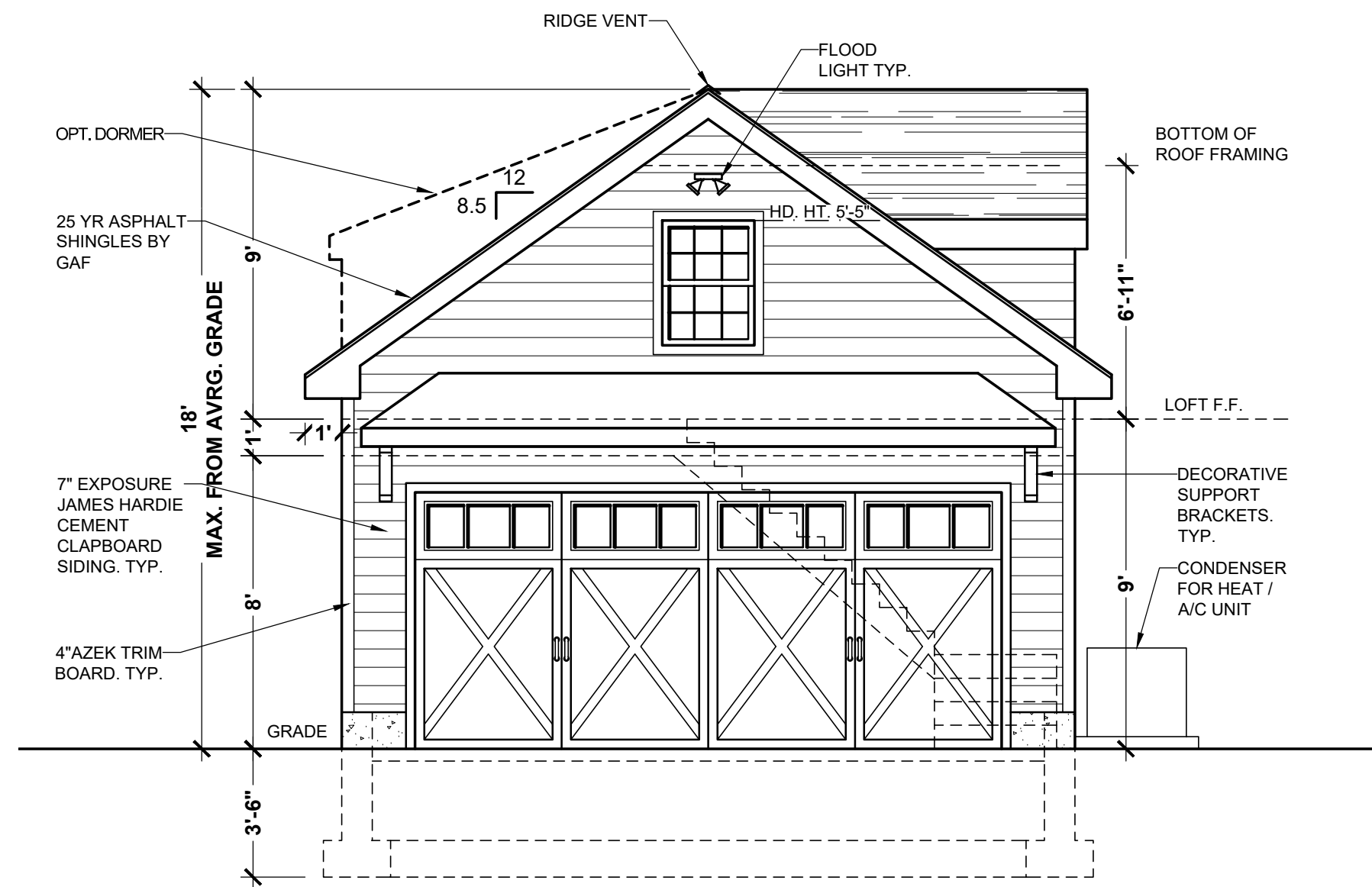
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PROJECT NO.

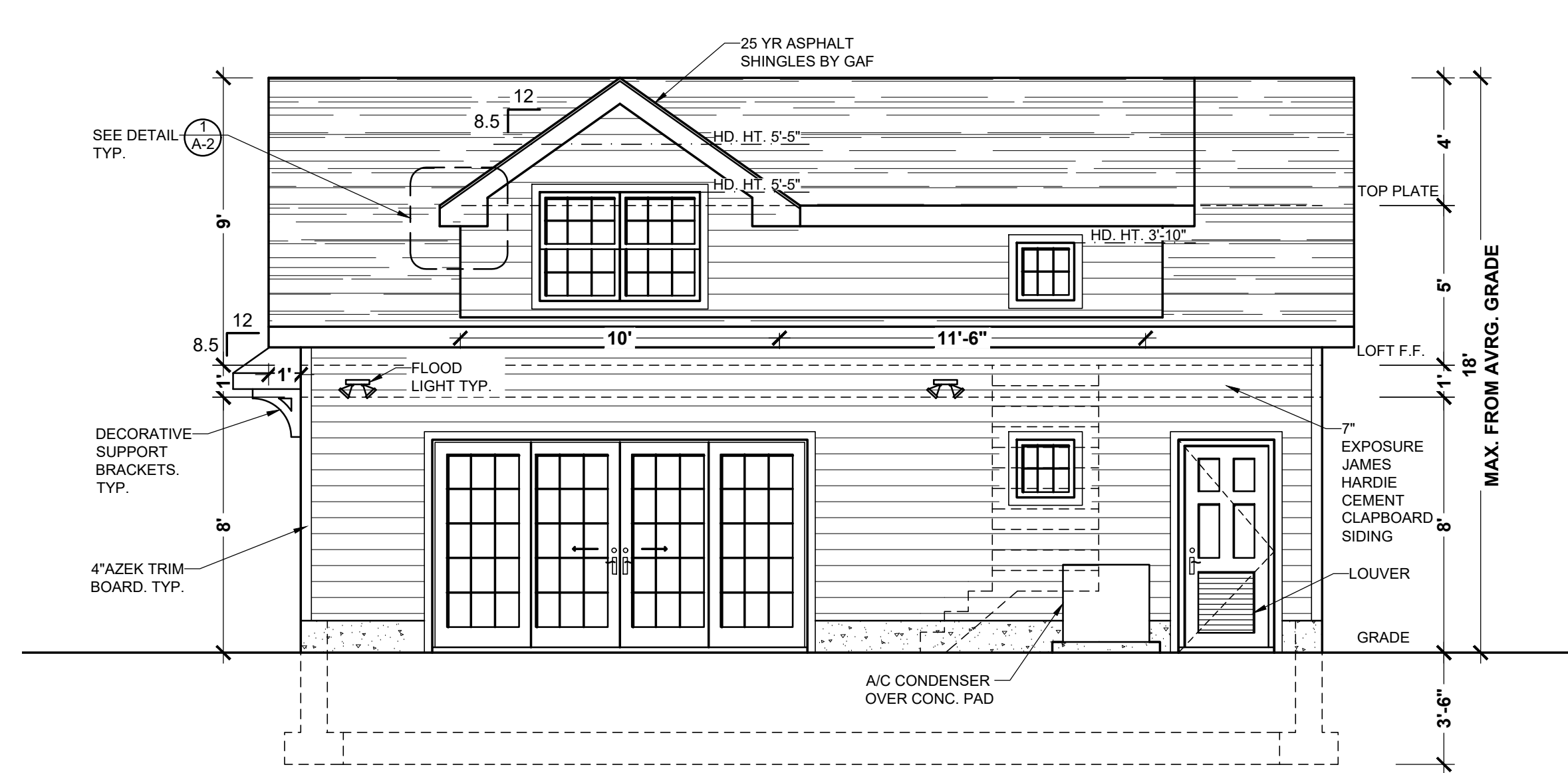
SHEET NO.

A3 of 4



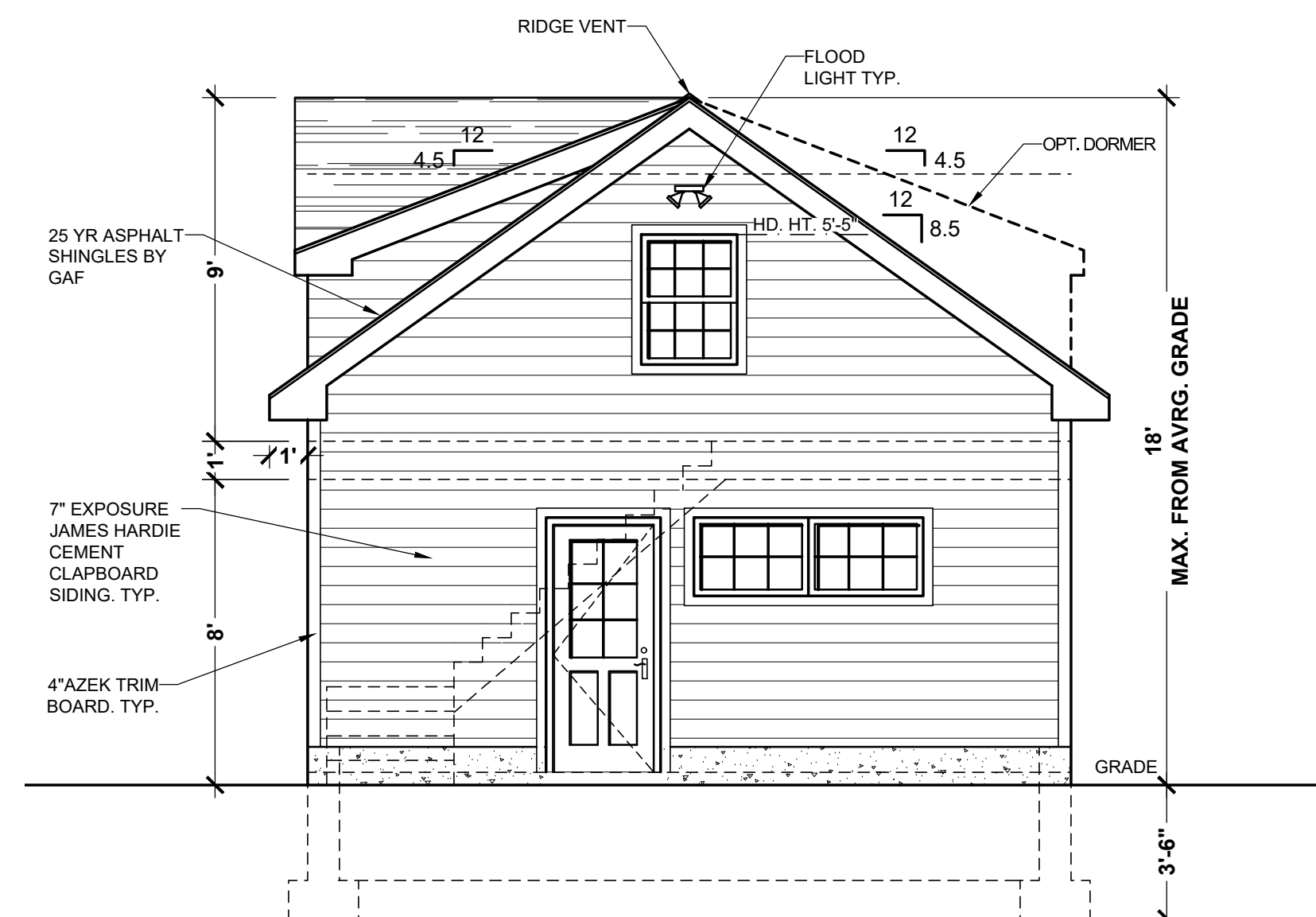
FRONT ELEVATION

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



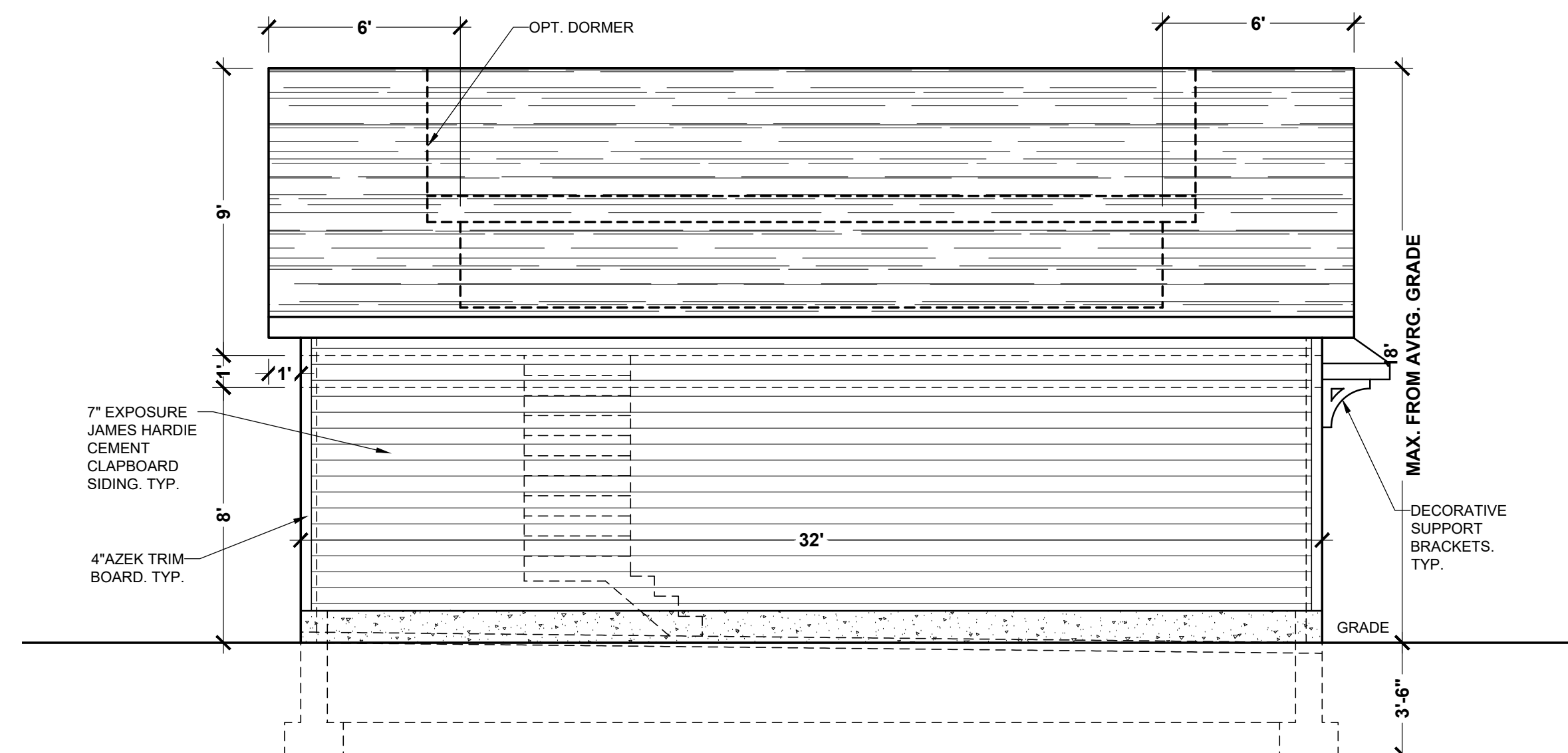
RIGHT SIDE ELEVATION

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



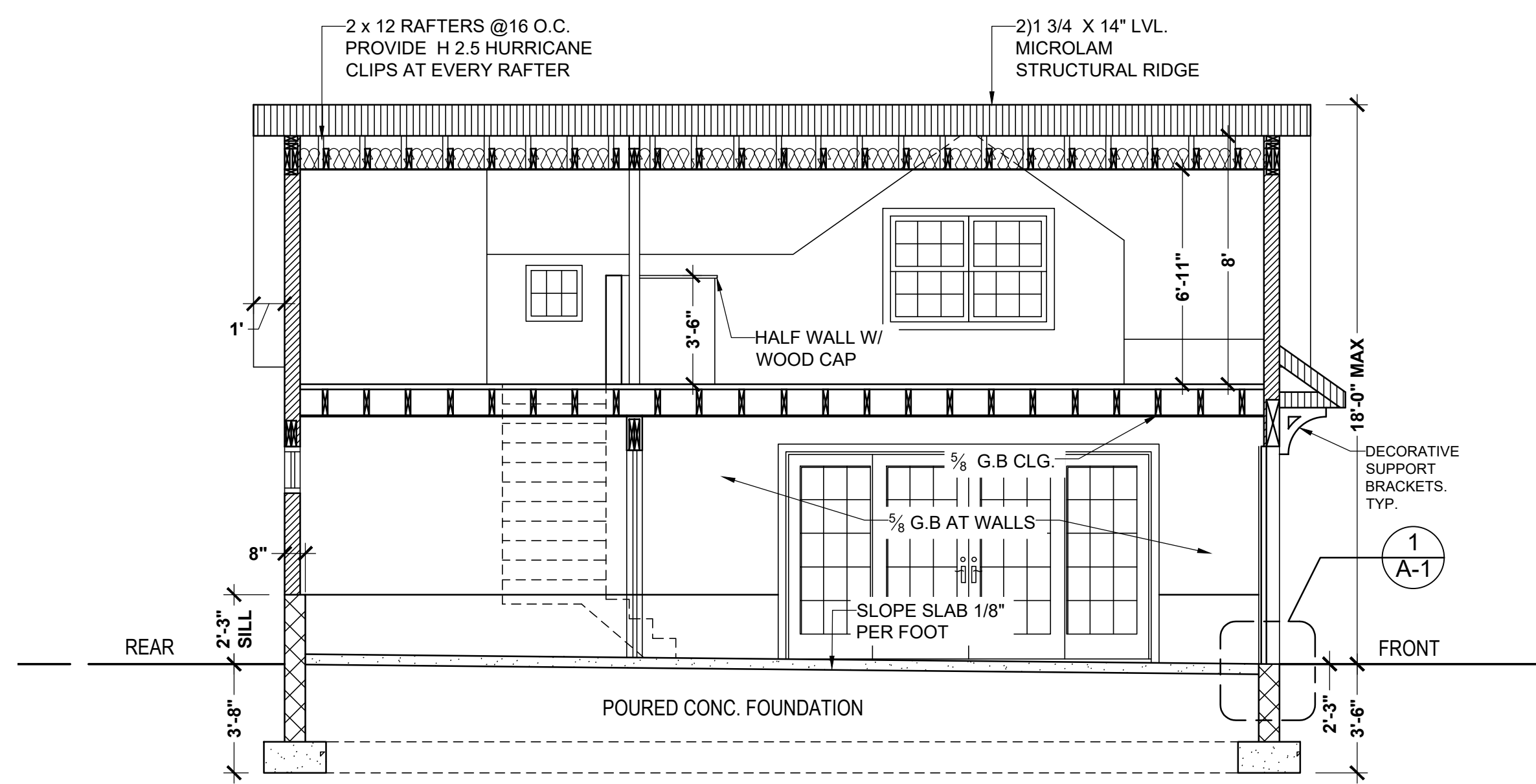
REAR ELEVATION

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



LEFT SIDE ELEVATION

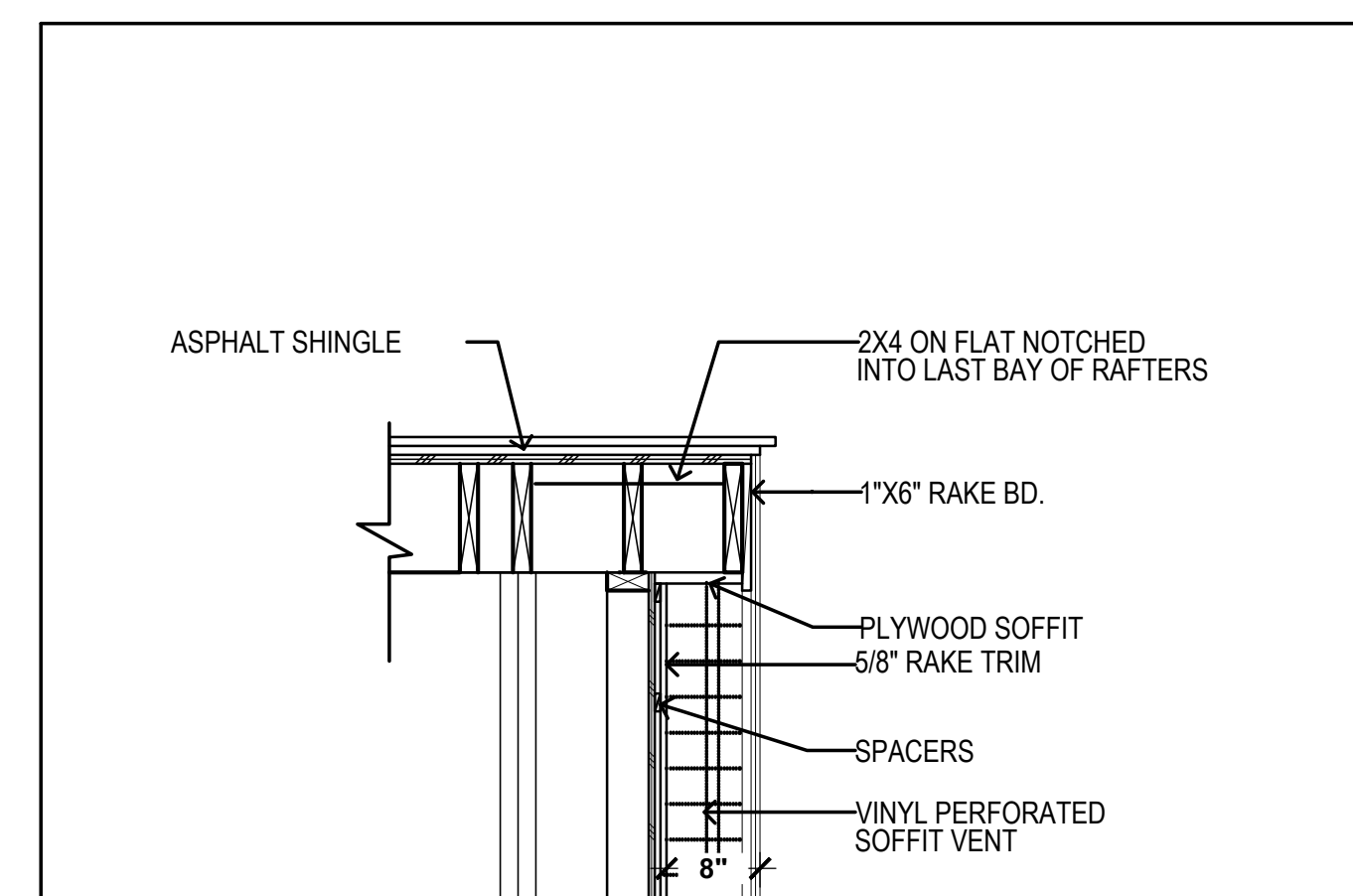
SCALE: 1/4" = 1'-0"



BUILDING SECTION

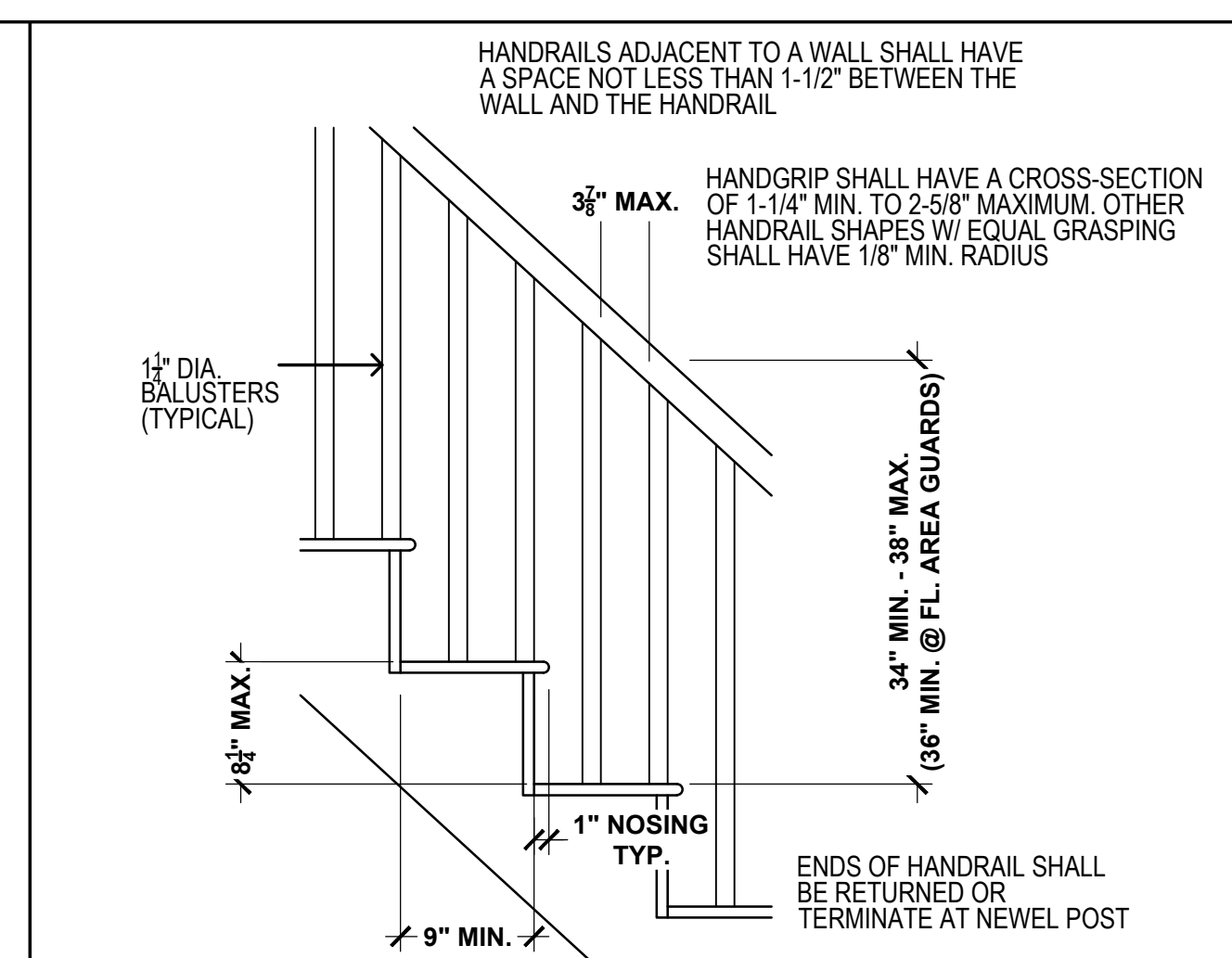
SCALE: 1/4" = 1'-0"

A
A-3



④ RAKE DETAIL

1" = 1'-0"



④ STAIR HANDRAIL DETAIL

1" = 1'-0"

CONSTRUCTION SPECIFICATIONS

DEMOLITION

- DEMOLISH AND REMOVE FROM THE SITE THOSE ITEMS IN AND AROUND THE EXISTING BUILDING THAT WILL NOT BE REUSED FOR THE NEW WORK.
- EXAMINE THE AREAS AND CONDITIONS UNDER WHICH WORK OF THIS SECTION WILL BE PERFORMED. CONTRACTOR IS RESPONSIBLE TO CORRECT CONDITIONS DETRIMENTAL TO THE TIMELY AND PROPER COMPLETION OF THE WORK AT NO ADDITIONAL COST TO THE OWNER. DO NOT PROCEED WITH NEW WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.
- MAKE REPAIRS AS REQUIRED AFTER DEMOLITION WORK THAT WILL BE NECESSARY FOR THE PROPER INSTALLATION OF NEW MATERIALS TO INCLUDE BUT NOT LIMITED TO PATCHING OF THE EXISTING SIDING, NAIL OF WOOD STUD AND CGI. BO. WALLS, ETC.
- SHUT OFF, CAP AND OTHERWISE PROTECT EXISTING ELECTRIC, PLUMBING AND HVAC LINES AS REQUIRED DURING DEMOLITION, REWORK AS REQUIRED FOR NEW WORK.
- REMOVE IN THEIR ENTIRETY ALL EXISTING ELECTRIC HEATING AND PLUMBING ITEMS THAT WILL NOT BE RE-USED IN THE NEW WORK.
- DEMOLISHED MATERIALS SHALL BE CONSIDERED TO BE THE PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE SITE UNLESS OTHERWISE STATED ON THE CONTRACT DOCUMENT OR AS DIRECTED BY THE OWNER.
- WHERE REPAIRS, INSTALLATION OF THE NEW AND MODIFICATIONS TO EXISTING ARE DONE, MATCH ALL FINISHES WITH EXISTING CONDITIONS.
- PROVIDE TEMPORARY PROTECTION OF EXISTING AREAS AND FINISHES BOTH INSIDE AND OUTSIDE OF HOUSE THAT ARE NOT PART OF THE NEW WORK. PROTECTION TO BE MAINTAINED THROUGHOUT THE COURSE OF THE PROJECT AND REMOVED UPON COMPLETION.
- PROJECT SITE TO BE KEPT CLEAN DAILY. DEBRIS TO BE PLACED IN A DUMPSTER SUPPLIED BY THE CONTRACTOR IN A LOCATION AS AGREED UPON WITH THE OWNER.

GENERAL

- CONSTRUCTION SHALL FOLLOW NEW JERSEY VERSION OF THE 2021 INTERNATIONAL BUILDING CODE AS WELL AS LOCAL APPLICABLE BUILDING CODES AND ORDINANCES HAVING JURISDICTION. WHERE DRAWINGS CONFLICT WITH REQUIREMENTS, CODE REQUIREMENTS SHALL TAKE PRECEDENCE.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS. NOTIFICATION MUST BE MADE TO ARCHITECT IF CHANGES ARE MADE, PARTICULARLY WITH BUILDING STRUCTURE.
- THE FOLLOWING, UNLESS PROVIDED FOR IN THESE DRAWINGS, ARE TO BE SELECTED BY THE OWNER AND FURNISHED BY THE CONTRACTOR:
 - SITE GRADING, DRAINAGE, UTILITY AND CONSTRUCTION OUTSIDE BUILDING PROPER, LANDSCAPING AS PER OWNERS DIRECTION.
 - SELECTION OF MATERIALS, FINISHES, AND HARDWARE. SEE FINISH SCHEDULE FOR FURTHER INFORMATION.
 - DESIGN OF THE HEATING, PLUMBING, AND ELECTRICAL SYSTEMS AND MATERIAL SELECTIONS TO BE REVIEWED WITH THE OWNER FOR FINAL APPROVAL PRIOR TO ANY WORK BEING STARTED.
- CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- DESIGN LOADS:

FLOORS	40 PSF LIVE LOAD + 15 PSF DEAD LOAD = 55 PSF
BEDROOM	30 PSF LIVE LOAD + 15 PSF DEAD LOAD = 45 PSF
ROOFS	30 PSF LIVE LOAD + 10 PSF DEAD LOAD = 40 PSF
ATTIC JOISTS	20 PSF LIVE LOAD + 10 PSF DEAD LOAD = 30 PSF
CEILINGS	10 PSF LIVE LOAD + 10 PSF DEAD LOAD = 20 PSF
DECKS	40 PSF LIVE LOAD + 15 PSF DEAD LOAD = 55 PSF

ASSUMED SOIL BEARING 4000 PSF
- ACCURATELY FIELD MEASURE EXISTING AND NEW WORK PRIOR TO FABRICATION OR ORDERING OF MILLWORK, CABINETS, COUNTERTOPS, SHELVING, ETC.

FOUNDATION

- PLACE ALL FILLS UNDER SLABS IN 8 INCHES LAYERS COMPACTED TO 95% MINIMUM AASHO DENSITY.
- WHERE FOOTINGS ARE STEPPED, BOTTOM SHALL NOT SLOPE MORE THAN ONE FOOT VERTICALLY FOR EACH TWO FEET HORIZONTALLY. BOTTOM OF ALL FOOTINGS UNLESS NOTED OTHERWISE TO BE PLACED AT 3"-6" MINIMUM MEASURED FROM BOTTOM OF FOOTING TO FINISH GRADE FOR PROPER COVER.
- CONCRETE FOR ALL FOOTINGS SHALL BE MIN 3000PSI STONE AGGREGATE READY MIX CONCRETE. PROVIDE REINFORCING AS SHOWN ON THE DRAWINGS.
- CONCRETE BLOCK SHALL BE NORMAL WEIGHT HOLLOW LOAD BEARING ASTM C-90 TYPE 1 PLACED WITH TYPE "M" MORTAR. PROVIDE DURALUM HORIZONTAL REINFORCING EVERY OTHER COURSE. WALL REINFORCING AS NOTED ON DRAWINGS. ALL BLOCK TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
- FOUNDATION WALLS ON THE EXTERIOR TO BE PARGEWIT WITH 1/2" THICK CEMENT PLASTER COATING FOR ALL BLOCK WALLS IN CRAWL SPACE AND BASEMENT AREAS. ALL BLOCK IS TO BE COATED FROM FOOTING TO SILL PLATE. WATERPROOFING.
- DOWELS FROM FOOTING INTO WALLS ABOVE SHALL MATCH VERTICAL WALL REINFORCEMENT AND SHALL BE EXTENDED 60 X BAR DIAMETER ABOVE TOP OF FOOTING UNLESS OTHERWISE NOTED. BAR SPLICES IN REINFORCING WALLS SHALL BE MIN 60 X DIAMETER AND ALL BLOCK AREAS CONTAINING REINFORCING SHALL BE FILLED SOLID.
- 3 INCH MINIMUM CLEARANCE FROM GRADE TO EDGE OF REINFORCING TYPICAL. PLACE REINFORCING ON CHAIRS TO INSURE PROPER CLEARANCES.
- THE CONTRACTOR SHALL CHECK AND COORDINATE STRUCTURAL DRAWING WITH ARCHITECTURAL, MECHANICAL AND OTHER TRADES. PROVIDE FOUNDATION WALL PENETRATIONS IN SLEEVES, AS REQUIRED BY MECHANICAL AND ELECTRICAL TRADES. PATCH AS REQUIRED FOR A WATERPROOF SEAL.
- INSTALL PERIMETER FOUNDATION DRAIN AS NOTED ON DRAWINGS. THE INTO NEW SEE PAGE F17

CONCRETE

- ALL CONCRETE SHALL COMPLY WITH ACI 318-56 AND ALL CONCRETE SHALL BE 3500 PSI MINIMUM 28 DAYS. AIR ENTRAIN AT EXTERIOR EXPOSED SLABS. NO CONCRETE SHALL BE POURED IN FREEZING TEMPERATURES OR ON FROZEN GROUND.
- INTERIOR SLABS SHALL HAVE POLYETHYLENE VAPOR BARRIER LAPPED 12 INCHES AT SEAMS. 6 MIL MINIMUM PLACED BELOW SLAB AND ON TOP OF 3/4" COMPACTED STONE. PROVIDE 2" RIGID INSULATION VERTICALLY DOWN THE INTERIOR FACE OF THE FOUNDATION WALL AND RETURN 2'-0" HORIZONTALLY UNDER SLAB. PROVIDE CONTINUOUS AROUND PERIMETER.
- ALL SLABS SHALL BE PLACED OVER 4 INCHES OF COMPACTED 3/4" CLEAN STONE ON COMPACTED SOILS NOT LESS THAN 95% CONCRETE REINFORCING SHALL BE 6X8-10/10 WELDED WIRE MESH OR FIBERESH OR EQUIVALENT REINFORCING REQUIREMENTS FOR SLABS OF 4 INCHES MIN. OR AS NOTED. WIRE TO BE SET ON CHAIRS OR PULLED UP INTO CONCRETE WHILE SLAB IS BEING POURED.
- CONSTRUCT SLAB WITH A 1/2" GAP BETWEEN THE FOUNDATION WALL AND THE PERIMETER OF THE SLAB WITH A PRE-MOLDED EXPANSION JOINT. SEAL TOP WITH AN ELASTIC WATERPROOF SEALANT.
- ALL SLABS TO BE HAUNCHED AT PERIMETER WITH 8 INCHES THICK FOR 1'-0" WIDE AND SLOPED BACK UP TO THE 4 INCH SLAB ON 45 DEGREE ANGLE UNLESS NOTED OTHERWISE ON DRAWINGS. HAUNCH TO BE CONTINUOUS AROUND PERIMETER.

CARPENTRY

- WOOD PLATES AND SILL IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED. PROVIDE TWO (2) 2" X 6 SILL PLATES WITH SILL SEALER AND METAL TERMITE SHIELD. BOLT PLATES WITH 1/2" X 18" ANCHOR BOLTS SPACED 6'-0" O.C. AND 12" FROM CORNERS.
- ALL FRAMING LUMBER SHALL BE NEW CLEAN #2 DOUGLAS FIR PSI STRESS GRADE OR BETTER. SEE FRAMING PLAN FOR MORE INFORMATION.
- MOISTURE CONTENT OF FRAMING LUMBER SHALL NOT EXCEED 19% AT THE TIME OF INSTALLATION.
- PLYWOOD SHALL BE AS FOLLOWS:
 - WALL SHEATHING SHALL BE APA RATED EXPOSURE EXTERIOR APA STRUCTURAL 5/8" RATED EXPOSURE 1. MINIMUM THICKNESS 1/2 INCH. PANEL RATIO 15/32.
 - ROOF SHEATHING SHALL BE APA RATED EXPOSURE 1.2 CDX EXTERIOR APA STRUCTURAL 1 RATED EXPOSURE 1. MINIMUM THICKNESS 5/8 INCH. PANEL RATED 19/32.
 - SUBFLOORING SHALL BE APA RATED EXPOSURE 1.2 CDX EXTERIOR APA STRUCTURAL 1 RATED EXPOSURE 1. MINIMUM THICKNESS 3/4 INCH. PANEL RATIO 23/32. UNLESS OTHERWISE NOTED. VERIFY IF ADDITIONAL PLYWOOD IS REQUIRED TO ALIGN WITH EXISTING SUBFLOORS. MATERIAL TO BE TONGUE AND GROOVED, GLEUED, AND SCAINED IN PLACE.
 - UNDERLAYMENT APA EXPOSURE 1 OR CC PLYUGGED EXTERIOR. 1/2 INCH THICK PANEL RATED 15/32 UNLESS NOTED OTHERWISE.
 - INSTALLATION OF ALL SHEATHING MATERIAL TO FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR EXPANSION AND CONTRACTION TO INCLUDE NAILING PATTERN AND SPACING PER CODE.
- INSTALL "TYPAR" HOUSE WRAP ON EXTERIOR FACE OF WALL SHEATHING AS SHOWN ON DRAWINGS. PROVIDE 30# ASPHALT PAPER ON ROOF. INSTALL ICE AND WATER SHIELD BY "ICE" AT ALL GUTS, VALLEYS, CHIMNEYS AND SLOTTINGS AS PER MANUFACTURER'S RECOMMENDATIONS. RUN ICE AND WATER SHIELD FROM ROOF EDGE UP TOWARD RIDGE MEASURING MIN. 36 INCHES BEYOND FACE OF EXTERIOR WALL.
- ALL MEMBERS SHALL BE PROPERLY BRACED, PLUMBED, AND LEVELED. A SUFFICIENT NUMBER OF NAILS, SCREWS, AND BOLTS SHALL BE USED TO INSURE RIGIDITY OF THE CONSTRUCTION. DO NOT IMPAIR THE STRENGTH OF THE MEMBERS BY IMPROPER DRILLING OR CUTTING.
- INSTALL ORDER MEMBERS WITH JOINTS OVER SUPPORTS. PROVIDE 1/2 INCH AIR SPACE AT ENDS AND SIDES OF MEMBERS FRAMED IN TO MASONRY. WOOD SHIMS UNDER ENDS OF GIRDERS IS NOT ACCESSIBLE.
- MAINTAIN 2 INCHES MINIMUM CLEARANCE FROM FLUES, CHIMNEYS, AND FIREPLACES.

CARPENTRY CONTINUED

- MINIMUM BEARING OF JOIST AND BEAMS INTO MASONRY SHALL BE 3 INCHES. PROVIDE 1/2 INCH AIR SPACE AT END AND SIDES, FIRE CUT JOISTS.
- FRAME FLOOR JOISTS INTO SIDE OF WOOD BEAM OR GIRDER WITH STEEL JOIST HANGERS
- DOUBLE JOISTS SHALL BE PROVIDED UNDER ALL PARALLEL PARTITIONS.
- BRIDGING SHALL BE CROSS TYPE OF 5/4" X 3" STOCK OR SOLID BRIDGING OF THE SAME MEMBER SIZING.
- CORNER POSTS SHALL BE FORMED WITH NO LESS THAN THREE (3) 2X4'S TO RECEIVE THE INTERIOR FINISH. PLATES SHALL CONSIST OF ONE SOLE PLATE AND TWO (2) 2X4 MEMBERS AS TOP PLATE. PROVIDE ADEQUATE WALL RESISTANCE TO WALL RACKING BY CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING PLATES.
- INSTALL JAMB STUDS AT FULL RIGID ENCLOSURE FOR INSTALLATION OF WINDOWS AND DOORS. JAMB STUDS SHALL EXTEND IN ON PIECE FROM HEADER TO SOLE PLATE.
- FRAME RAFTERS OPPOSITE EACH OTHER AT RIDGE. TOE NAIL RAFTERS TO PLATES, JOIST AND RIDGE BOARD. VALLEYS, HIPs, AND RIDGES SHALL BE TRUE INTERSECTIONS OF THE ROOF PLANES. HIP AND VALLEY RAFTERS SHALL BE SPIKED TO WALL PLATES WITH CLIP ANGLES. SEE FRAMING PLAN FOR FURTHER INFORMATION.
- PROVIDE BLOCKING AND NAILERS AS NECESSARY FOR THE APPLICATION OF SIDING, SOFFITS, SHEATHING, WALLBOARD, FIRESTOPPING, CABINETRY, CROWN MOLDING, AND OTHER INSTALLATIONS AS REQUIRED.
- SPIKE STAIR FRAMING WELL TOGETHER. ROUGH CARRIAGES SHALL BE CUT TO EXACT SHAPE AS REQUIRED TO RECEIVE FINISH TREADS AND RISERS.
- STAIRS - THE MAXIMUM STAIR RISER HEIGHT SHALL BE 8 1/4" MEASURED VERTICAL BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL NOT BE LESS THAN 9" MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF THE ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. TREADS SHALL HAVE A NOSING OF 1".
- ALL STAIRS OF 3" OR MORE RISERS SHALL HAVE A HANDRAIL ON AT LEAST ON SIDE. SEE DRAWINGS. HANDRAIL HEIGHT SHALL BE 36" UNLESS NOTED OTHERWISE ON DRAWINGS. BALLUSTER SPACING SHALL BE SUCH THAT A SPHERE OF 4" DIAMETER MAY NOT PASS THROUGH THE SPACE. REVIEW MATERIAL AND STYLES WITH OWNER FOR FINAL SELECTION.
- ALL HEADERS TO BE SIZED TO DOOR AND WINDOW OPENINGS AS NOTED ON DRAWINGS OR AS REQUIRED BY CODE.
- TJI AND MICRO-LAM FRAMING MEMBERS TO BE TRUS JOIST CORP., BOISE, IDAHO, OR APPROVED EQUAL. INSTALLATION TO INCLUDE REQUIRED BLOCKING, BRIDGING, HANGERS, RIM JOISTS, ETC. AS PER MANUFACTURER'S REQUIREMENTS.

ENERGY COMPLIANCE

- THE RESIDENCE SHOWN COMPLIES WITH THE NEW JERSEY ENERGY CONSERVATION CODE 2018 SEE SHEET A9 FOR RESCHECK COMPLIANCE CERTIFICATE. NOTE THE FOLLOWING ITEMS SHALL BE INSTALLED AND FOLLOWED TO MEET REQUIREMENTS. NOTE PLANS FOR ADDITIONAL INFORMATION:
- HERMAL ENVELOPE:
 - WINDOW AND DOOR AREA IS LESS THAN 15% OF GROSS WALL AREA
 - WALL INSULATION - R-21 MINIMUM BATT INSULATION
 - CEILING AND RAFTER INSULATION - R-30 MINIMUM SPRAY FOAM PROVIDE R-38 WHERE SPACE ALLOWS. IN CATHEDRAL CEILING AREAS, INSTALL STYROFOAM Baffles TO ALLOW AIR MOVEMENT FROM SOFFIT TO CONTINUOUS RIDGE VENT.
 - FLOOR ABOVE CRAWL SPACE OR UNFINISHED BASEMENT AREA INSULATION - R-38
 - CONTRACTOR TO PROVIDE MAXIMUM INSULATION THICKNESS AND R-VALUE AS MEMBERS WILL ALLOW AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - SEE ENERGY COMPLIANCE FOR MORE INFORMATION
 - AIR LEAKAGE:
 - WINDOWS SHALL HAVE AN AIR INFILTRATION RATE LESS THAN 0.5 CU.FT./MINUTE PER SQ.FT. SASH AREA. ALL WINDOWS TO BE ANDERSEN INSULATED LOW-E GAS FILLED. WINDOWS SHALL BE WHITE. SIZES AS NOTED ON DRAWINGS AND SCHEDULES. PROVIDE SCREENS AND GRILLS. SEE WINDOW SCHEDULES FOR ADDITIONAL INFORMATION
 - SLIDING DOORS SHALL HAVE AN INFILTRATION RATE LESS THAN 0.5 CU.FT./MINUTE PER SQ.FT. DOOR AREA.
 - SWINGING AND FRENCH DOORS SHALL HAVE AN INFILTRATION RATE LESS THAN 1.25 CU.FT./MIN. PER SQ.FT. DOOR AREA.
 - ALL EXTERIOR JOINTS AROUND WINDOWS, DOORS, AND UTILITY PENETRATIONS, AT MEETINGS OF WALLS, FLOORS AND ROOFS SHALL BE CAULKED, GASKETED, OR OTHERWISE SEALED
 - HVAC SHALL COMPLY WITH CURRENT MECHANICAL CODE STANDARDS FOR ENERGY COMPLIANCE, INTERNATIONAL MECHANICAL CODE 2015.

MISCELLANEOUS

- INTERIOR BATHROOMS WITHOUT AN OPERABLE WINDOW SHALL HAVE AN EXHAUST FAN DUCTED TO THE EXTERIOR AND TIED TO A LIGHT SWITCH.
- ENTRANCE DOORS, SIDE LIGHTS, SHOWER DOORS, AND VARIED WINDOW LOCATION SHALL HAVE GLAZING TO CONFORM TO IRC SECTION R308. SEE PLAN FOR ADDITIONAL INFORMATION TO INCLUDE WINDOW SCHEDULES FOR COMPLIANCE.
- OWNER TO SELECT ALL FINISHES FOR EACH AREA. NOTE FINISHES AS DEFINED ON DRAWING SHEET A-5 FOR FURTHER INFORMATION. PROVIDE SAMPLES AS REQUIRED FOR FINAL SELECTIONS TO INCLUDE PAINT, TRIM, ETC.

ELECTRICAL

- ALL ELECTRICAL WORK SHALL COMPLY WITH THE LATEST NATIONAL ELECTRICAL CODE (NFPA 70/2017) AND THE LOCAL BUILDING CODE REGULATIONS. THE CONTRACTOR SHALL HAVE A LICENSED ELECTRICIAN PERFORM THE WORK IN CONFORMITY WITH THESE REQUIREMENTS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS. THE ELECTRICAL WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
 - FINISHING AND INSTALLING FEEDERS, PANELBOARDS, BRANCH CIRCUIT WIRING, WALL SWITCHES, RECEPTACLES, OUTLET BOXES, PLATES, CONDUITS, AND WIRE AS SHOWN. SWITCHES AND OUTLETS TO BE DECORATED WITH A WHITE FINISH. DISCUSS WITH OWNER FOR APPROVAL PRIOR TO ORDERING.
 - FURNISH AND INSTALL COMPLETE WIRING MOTORS, EXHAUST FANS, AND PUMPS. FIXTURES. REVIEW FIXTURE SELECTIONS WITH OWNER PRIOR TO ORDERING.
 - FURNISH AND INSTALL LINE VOLTAGE CONNECTIONS FOR HEATING AND AIR CONDITIONING EQUIPMENT.
- MATERIAL AND EQUIPMENT SHALL COMPLY WITH THE APPLICABLE CURRENT STANDARDS OR UNDERWRITERS LABORATORIES, INC. WHERE SUCH STANDARD EXISTS.
- PROVIDE INDIVIDUAL BRANCH CIRCUIT FOR ANY FIXED APPLIANCES OR EQUIPMENT RATED MORE THAN 1400 WATTS
- INSTALL GFI OUTLETS IN ALL AREAS AS REQUIRED BY CODE.
- EXISTING ELECTRICAL SERVICE TO BE INCREASED AS REQUIRED TO ACCOMMODATE DESIGN. DISCUSS & REVIEW WITH OWNER PANEL SIZE & LOCATIONS OF SUB PANELS IF REQUIRED. OWNER TO APPROVE LOCATIONS IF SUBPANELS ARE REQUIRED.
- ALL SMOKE DETECTION DEVICES ARE TO COMPLY WITH LOCAL BUILDING CODE REQUIREMENTS. INSTALL DIRECT WIRED INTERCONNECTED BATTERY BACKUP COMBINATION SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS IN AND WITHIN 10'-0" OF BEDROOMS, AT STAIR LOCATIONS, IN BASEMENT, AND IN ATTIC AREAS AS REQUIRED BY LOCAL FIRE OFFICIAL. INSTALL HEAT DETECTORS AND CARBON MONOXIDE DETECTORS IN LOCATION OF MECHANICAL EQUIPMENT, FIRE PLACES AND ADDITIONAL LOCATIONS PER CODE.

COMBO CO/ SMOKE DETECTOR ALARMS SHALL BE AN A, C. PRIMARY SOURCE (HARD-WIRED) AND INTERCONNECTED. ALARMS SHALL RECEIVE POWER FROM A BATTERY WHEN THE A/C PRIMARY SOURCE IS INTERRUPTED.

CONTRACTOR TO CONFIRM LOCATIONS AND QUANTITY OF SMOKE ALARMS WITH LOCAL CODE ENFORCEMENT OFFICIAL PRIOR TO WIRING. COORDINATE WIRING WITH ALARM COMPANY. (IF ANY)
- NEW 100AMP SERVICE OF EXISTING HOUSE PANEL WITH FEEDERS OF 3 #4 & 1#6 IN 1"-1 1/4" CONDUIT SEE PANEL SCHEDULE FOR FURTHER INFORMATION
- LOW VOLTAGE AND CABLE. PROVIDE 1" CONDUIT FOR EACH. RUN FROM HOUSE TO GARAGE. SEE DRAWINGS FOR FURTHER INFORMATION & REVIEW WITH OWNER PRIOR TO INSTALL.
- NEW 100AMP SUB-PANEL @GARAGE. ELECTRICIAN TO VERIFY IF AMPERAGE IS ADEQUATE FOR ALL ELECTRICAL ITEMS IN GARAGE

HVAC AND ELECTRIC EQUIPMENT

- GO TO REVIEW LIST WITH OWNER FOR EQUIPMENT PURCHASE, ANY ACCESSORIES THAT MAY BE OFFERED WITH EACH ITEM, FINAL PLACEMENT OF UNITS AS WELL AS LOCATION OF ANY CONTROLS.

MITSUBISHI MINI SPLIT SYSTEM:

 - MITSUBISHI - 12K-M-SERIES H2I UNIVERSAL OUTDOOR CONDENSER - SINGLE ZONE ONLY
 - MITSUBISHI - 12K BTU-M-SERIES WALL-MOUNTED CASSETTE - FOR MULTI OR SINGLE ZONE - GRILLE SOLD SEPARATELY

ELECTRICAL CONTINUED

NOTES:

- ALL BUSING TO BE COPPER
- BOLT ON BREAKERS ONLY
- CONTRACTOR IS RESPONSIBLE TO COORDINATE THE SHORT CIRCUIT RATING AT THE UTILITY TRANSFORMER SECONDARY'S PRIOR TO PURCHASING ANY EQUIPMENT
- ALL WIRE SIZES ARE BASED ON 75 DEGREE WIRE
- 100 AMP SUB PANEL FEED FROM MAIN ELECTRIC HOUSE SERVICE.
- REVIEW PATH AND FINAL CONNECTION FROM HOUSE PRIOR TO START OF INSTALL
- 1 1/4" PVC CONDUIT FOR ELECTRIC
- 1" PVC CONDUIT FOR LV

MISC. ELECTRICAL ITEMS:

- VERIFY ALL ELECTRICAL REQUIREMENTS FOR MECHANICAL EQUIPMENT. REVIEW WITH OWNER PRIOR TO ROUGHING.
- GARAGE DOOR OPENER - ELECTRIC (GENIE 7155 LD)
- HARDWARE DOORBELL. DOORBELL TO BE LOCATED AT DOOR TO LOFT AREA
- 2-CAT 6 CABLE FEED FROM HOUSE TO GARAGE

HVAC

- HVAC CONTRACTOR SHALL ANALYZE HOUSE SQUARE FOOTAGE AND SIZE HEATING AND COOLING SYSTEMS ACCORDINGLY.
- A/C SUBCONTRACTOR WILL REVIEW THE MOST EFFECTIVE LAYOUT OF ALL DUCTWORK, TRUNKLINES, AND CHASES WITH OWNER.
- PROVIDE SHEETROCK SOFFITS IF NECESSARY WHERE TRUNKLINES ARE BELOW THE FLOOR JOISTS. VERIFY LOCATIONS WITH OWNER.
- ALL DUCTWORK SHALL BE RIGID INSULATED METAL SEALED WITH UL RATED FOIL BACKED TAPE OR MASTIC
- VENT UNIT IN ACCORDANCE WITH CODE AND MANUFACTURER'S SPECIFICATIONS.
- PLACE NEW CONDENSING UNITS ON A NEW 3" THICK CONCRETE PAD CONFORM LOCATION WITH OWNER, AND ABIDE BY ALL LOCAL CODES. SEE SITE PLAN.
- VERIFY WITH OWNER FOR PLACEMENT OF NEW THERMOSTATS AND NUMBER OF ZONES DESIRED. PROVIDE NEW DUCTWORK AS REQUIRED FOR INDICATED ZONES.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DESIGN-BUILD SERVICES FOR THE HEATING, AIR CONDITIONING AND PLUMBING. DESIGN IS TO BE REVIEWED WITH THE OWNER PRIOR TO FABRICATION AND INSTALLATION. SURVEY EXISTING PROPERTY AND UPGRADE/REPLACE SYSTEMS AS REQUIRED. REVIEW COSTS ALTERNATIVES WITH OWNER PRIOR TO ANY WORK. DESIGN SHALL COMPLY WITH THE INTERNATIONAL MECHANICAL CODE 2018 AND THE INTERNATIONAL ENERGY CONSERVATION CODE 2018. (RESIDENTIAL)

NOTE: ZONING REQUIREMENTS FOR BOTH HEATING AND COOLING IS TO BE DISCUSSED WITH THE OWNER PRIOR TO FABRICATION OR ORDERING OF EQUIPMENT.

FINISH SCHEDULE

NO.	ROOM	FLOOR	WALL	CEILING	CLG. HT.	BASE	TRIM	REMARKS
1	WORKSHOP	SC	GYP / P	GYP / P	8'-0"	WD / PT	WD / PT	
2	GARAGE	SC	GYP / P	GYP / P	8'-0"	WD / PT	WD / PT	
3	MECHANICAL ROOM	SC	GYP / P	GYP / P	8'-0"	WD / PT	WD / PT	
4	LOFT	UF	GYP / P	GYP / P	CATHEDRAL	WD / PT	WD / PT	PLYWOOD SUB-FLOOR ONLY
5								

- EX - EXISTING
- PT - PORCELAIN TILE
- C - CARPET
- WD - WOOD
- CT - CERAMIC TILE
- P - PAINTED
- GYP - GYPSUM WALL BOARD
- IN ALL BATHROOM AND FINISHED BASEMENT INSTALL MOLD AND MOISTURE RESISTANT GYPSON BOARD
- UF = UNFINISHED
- CM - CROWN MOLDING
- LAM - LAMINATE FLOORING
- VNL - VINYL
- SC-SEALED CONCRETE (REVIEW PRODUCT OPT. W/ OWNER)

TRIM NOTE:
CROWN MOLDING TO BE INSTALLED ALL ROOMS THROUGHOUT HOUSE EXCEPT: BATHROOMS, CLOSETS, KITCHEN, BASEMENT AND MASTER BEDROOM.
CROWN TO BE KUIKEN BROS #KB235 FJ PRIMED OR AS SELECTED BY OWNER.

* CONTRACTOR TO VERIFY ALL QUANTITIES AND SIZES, PROVIDE WINDOW SCHEDULE AND SUBMITTAL TO ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO ORDERING

6'-8" HEAD HEIGHT TYPICAL UNLESS NOTED OTHERWISE

MARK	TYPE	SIZE ROUGH OPENING	MANUF. AND NUMBER	QUANTITY	REMARKS
A	AWNING	2'-0 1/8" x 2'-0 1/8"	A21	2	TEMPERED (WINDOW AT STAIRWELL)
B	AWNING	6'-0 1/8" x 2'-0 5/8"	A231	1	TEMPERED
C	DBL. HUNG	2'-6" 1/8 x 3'-4 7/8"	TW2432	2	TEMPERED
D	DBL. HUNG	(2)2'-6" 1/8 x 3'-4 7/8"	(2)TW2432	1	

*ANDERSEN 400 SERIES WINDOWS

DOOR SCHEDULE

MARK	TYPE	SIZE ROUGH OPENING	MANUF. AND NUMBER	QUANTITY	REMARKS
1	OH DOOR	16'-0" x 7'-0"	CLOPAY	1	GARAGE DOOR. REVIEW OPTIONS WITH OWNER (A)
2	SLIDER	11'-9 3/4" x 6'-8"	ANDERSEN FWG12068-4	1	SLIDERS W/ FIXED SIDELIGHTS. FOLDING UNIT OPT. (B)
3	SWING	3'-1" x 6'-8"	JELD-WEN	1	1/2 GLASS DOOR
4	SWING	3'-1" x 6'-8"	JELD-WEN	1	LOWER VENT W/ SCREEN AT LOWER SECTION
5	SLIDER	6'-0" x 6'-8"		1	INTERIOR SLIDING DOOR

(A) BY CLOPAY (COACHMAN STYLE) METAL INSULATED OH DOOR. REVIEW WITH OWNER FOR FINAL SELECTION

(B) MARVIN CN12068 FOLDING GLASS WALL WITH DOOR

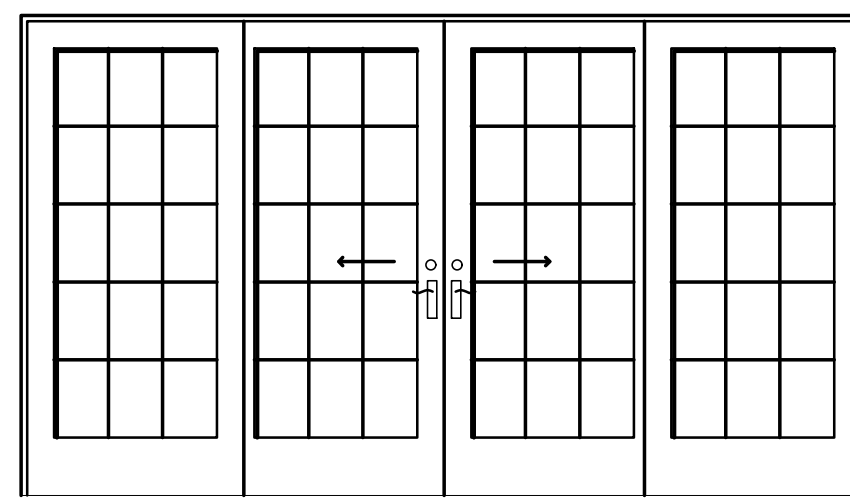
DOOR TYPES

* CONTRACTOR TO VERIFY ALL QUANTITIES AND SIZES

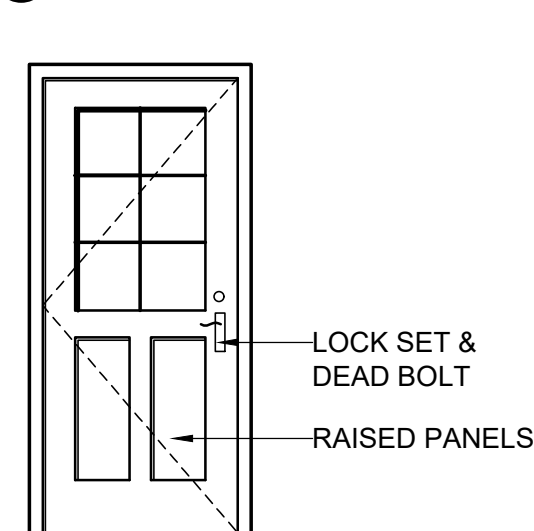
① OVERHEAD GARAGE DOOR

- SEE ELEVATIONS. FOR DOOR STYLE METAL INSULATED DOOR

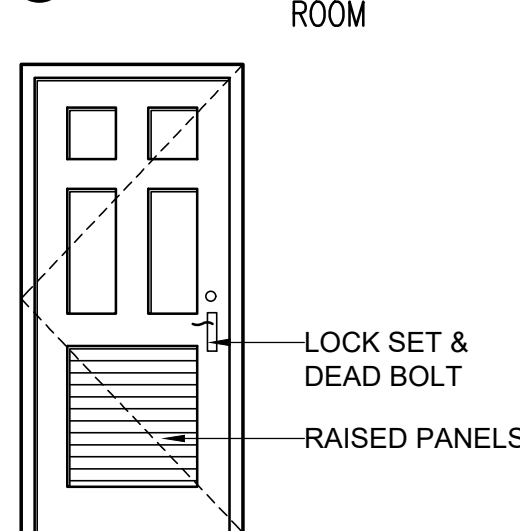
② EXTERIOR



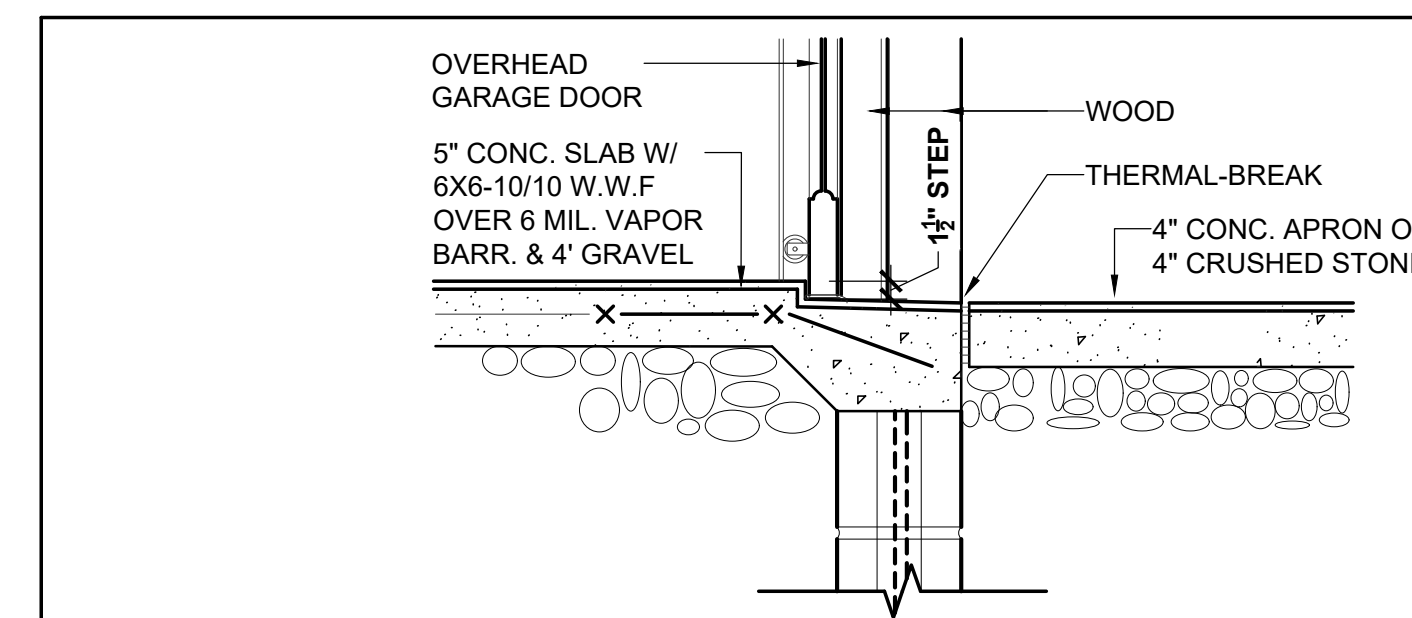
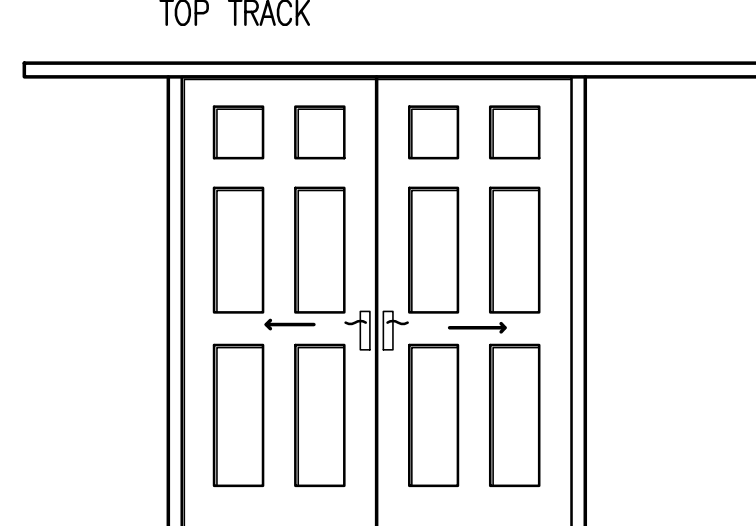
③ EXTERIOR - WORKSHOP



④ EXTERIOR - MECHANICAL ROOM

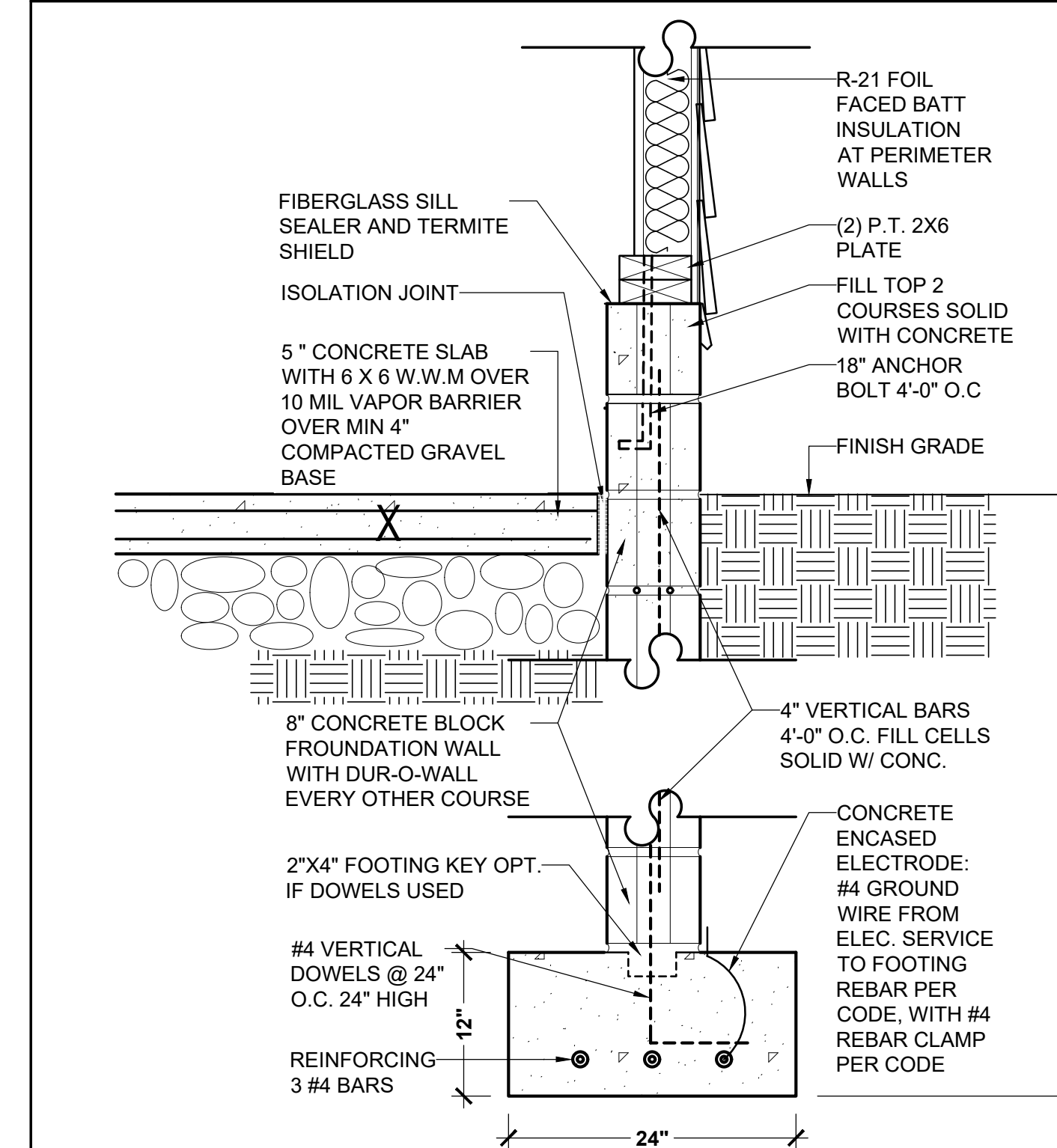


⑤ INTERIOR - SLIDING DOORS WITH TOP TRACK



① TYP. GARAGE SLAB EDGE

1" = 1'-0"



② TYP. FOUNDATION DETAIL

1" = 1'-0"



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RIDGEWOOD, NJ 07450
PH: 201-612-7556
RPOARCHITECT@GMAIL.COM

SEAL:

NJ LIC. NO. 21A10300300

PROJECT:

NEW GARAGE FOR:
EXISTING 1 FAMILY HOUSE

REVISIONS:

ISSUED:	DATE:
1. ISSUED FOR ZONING AND VARIANCE REVIEW	8/19/25
2. REVISED PER ZONING AND VARIANCE REVIEW	1/11/26

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PROJECT NAME:

DONOGHUE GARAGE

151 NORTH WALNUT ST.
RIDGEWOOD, NJ 07450

DATE: 8/19/2025

DRAWN/CHECKED:

SCALE: AS NOTED

PROJECT NO.

SHEET NO.

A4 OF 4