JACKSON RESIDENCE
FACADE RENOVATION
169 MELROSE PL.
RIDGEWOOD, NJ 07450

GENERAL NOTES

SCOPE OF WORK:
EXTEND AND LOWER FRONT PORCH. CREATE NEW APRON ROOF OVER GARAGE. MODIFY FACADE FINISHES.

1. NO CHANGE TO USE GROUP.

2. ALL REFERENCES TO THE BUILDING CODE REFER TO THE NEW JERSEY EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, 2018. ALL ASPECTS OF THIS PROJECT MUST MEET THE IRC 2018 REQUIREMENTS.

3. ALL WORK IS TO COMPLY WITH ALL BUILDING CODES AND ZONING ORDINANCES ADOPTED BY THE VILLAGE OF RIDGEWOOD, BERGEN COUNTY, NEW JERSEY, AND ALL STATE LABOR LAWS AND REGULATIONS.

4. THE GENERAL CONTRACTOR SHALL OBTAIN A WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. PERMIT SHALL BE PROPERLY DISPLAYED AT THE WORK SITE.

5. CONTRACTOR IS TO VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO STARTING WORK. ANY DISCREPANCIES BETWEEN THE DRAWINGS OR FIELD CONDITIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION AND CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

6. JOB SITE IS TO BE KEPT REASONABLY CLEAN AND KEPT FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND TRASH DURING THE ENTIRE CONSTRUCTION PERIOD. REMOVE CRATES, CARTONS AND OTHER FLAMMABLE WASTE MATERIALS OR TRASH FROM THE WORK AREAS AT THE END OF EACH WORKING DAY. PRIOR TO FINAL ACCEPTANCE OF WORK BY HOMEOWNER, THE ENTIRE WORK AREA AND AREAS AFFECTED BY WORK MUST BE CLEANED AND FREE FROM ANY TRASH, MATERIAL WASTE, EXCESS DUST OR MARKINGS ON FINISHED SURFACES. UNFINISHED SPACES SHALL BE LEFT FREE FROM TRASH, LOOSE PLASTER, MORTAR DRIPPINGS, EXTRANEOUS CONSTRUCTION MATERIALS, DIRT AND DUST.

7. THE GENERAL CONTRACTOR SHALL CO-ORDINATE AND SUPERVISE THE WORK OF ALL CONTRACTORS AND SUB-CONTRACTORS. S/HE SHALL BE RESPONSIBLE FOR GIVING ALL TRADES SUCH INFORMATION, PLANS OR DETAILS AS MAY BE REQUIRED FOR THE PROPER INSTALLATION AND COMPLETION OF THEIR WORK. ALL MATERIALS SHALL BE ORDERED SUFFICIENTLY AHEAD OF TIME SO THAT WORK CAN PROCEED ON SCHEDULE.

8. THE CONTRACTOR AND SUB-CONTRACTORS SHALLMAKE APPLICATION FOR, OBTAIN AND PAY FOR PERMITS UNDER THEIR RESPECTIVE DIVISIONS OF WORK. THE GENERAL CONTRACTOR SHALL OBTAIN A CERTIFICATE OF OCCUPANCY.

9. TEMPORARY LIGHTING, WARNING SIGNS, LEGAL AND NECESSARY GUARD RAILS AND BARRIERS SHALL BE PROVIDED AND ERECTED BY THE CONTRACTOR DURING THE PROGRESS OF WORK.

10. ALL WORK IS TO BE DONE BY SKILLED MECHANICS IN A WORKMANLIKE MANNER, SET STRAIGHT AND PLUMB IN ACCORDANCE WITH BEST TRADE PRACTICES.

11. ALL MATERIALS USED TO BE OF FIRST QUALITY FREE FROM DEFECTS.

12. CONTRACTOR REQUIRED TO PROVIDE HOMEOWNER WITH PROOF OF INSURANCE.

13. PRIOR TO THE COMPLETION OF THE WORK, THE G.C. SHALL FURNISH THE HOMEOWNER WITH A COMPLETE SET OF MANUFACTURERS' CATALOGS, OPERATING INSTRUCTIONS AND SIMILAR DATA AND ALL GUARANTEES FOR ALL EQUIPMENT AND OPERABLE DEVICES FURNISHED OR INSTALLED BY THE G.C. IN THIS CONSTRUCTION, AND SHALL ORIENT AND INSTRUCT THE HOMEOWNER IN THE OPERATION OF ALL SUCH EQUIPMENT.

14. THE PROJECT HAS BEEN DESIGNED AND DETAILED FOR THE SPECIFIC MATERIALS AND EQUIPMENT SPECIFIED. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. IF THE SPECIFIED MATERIAL IS NOT AVAILABLE, THE CONTRACTOR SHALL PROPOSE AN ALTERNATE MATERIAL, AND PROVIDE DRAWINGS, SAMPLES, SPECIFICATIONS, MANUF. LITERATURE, PERFORMANCE DATA, ETC. IN ORDER THAT THE ARCHTIECT CAN EVALUATE THE PROPOSED SUBSTITUTION. IF THE SUBSTITUTION AFFECTS A CORRELATED FUNCTION, ADJACENT CONSTRUCTION OR THE WORK OF ANY OTHER CONTRACTOR OR TRADE, THE NECESSARY CHANGES AND MODIFICATIONS TO THE AFFECTED WORK SHALL BE ACCOMPLISHED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL EXPENSE TO HOMEOWNER.

15. ALL THE ARCHITECT'S DRAWINGS AND CONSTRUCTION NOTES ARE COMPLIMENTARY AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL; ANY WORK SHOWN OR REFERRED TO ON ANY ONE DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DRAWINGS, UNLESS OTHERWISE SPECIFIED. IF ANY DISCREPANCIES OCCUR IN THESE DRAWINGS, THE HIGHER QUALITY PRODUCT OR PROCEDURE SHALL SUPERCEDE. FULL SIZE OR LARGE SCALE DETAILS OR DRAWINGS SHALL GOVERN SMALL SCALE DRAWINGS THAT THEY ARE INTENDED TO AMPLIFY.

16. THE CONTRACTOR SHALL SUBMIT ALL FABRICATION, SHOP DRAWINGS, SAMPLES, AND FIXTURE CUTS OR THE ARCHITECT'S REVIEW AS REQUIRED AND/OR INDICATED ON DRAWINGS. THE ARCHITECT'S REVIEW SHALL NOT BE CONSTRUED AS AN INDICATION THAT SUBMITTAL IS CORRECT OR SUITABLE NOR THAT WORK REPRESENTED BY SUBMITTAL COMPLIES WITH THE DRAWINGS, EXCEPT AS TO MATTERS OF FINISH, COLOR OR OTHER AESTHETIC MATTERS. ACTION NOTED ABOVE DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO COORDINATE ALL TRADES AND TO CHECK QUANTITIES AND DIMENSIONS AGAINST CONDITIONS IN THE FIELD. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL ERRORS ON THEIR DRAWINGS.

17. THE CONTRACTOR SHALL GUARANTEE THE WORK AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF COMPLETED WORK BY HOMEOWNER; AND S/HE SHALL, AT HIS/HER OWN EXPENSE AND WITHOUT COST TO THE HOMEOWNER, CORRECT ANY DEFECTS WHICH MAY DEVELOP DURING SUCH ONE YEAR PERIOD AND CORRECT ANY DAMAGE TO OTHER WORK CAUSED BY SUCH DEFECTS OR REPAIRING OF SAME.

18. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL COMPLY WITH APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS.

SUSTAINABILITY NOTES

1. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL DO THEIR UTMOST TO MINIMIZE INTERIOR POLLUTANTS, SUPPORT THE CONSERVATION OF NATURAL RESOURCES, AND USE RECYCLED MATERIALS IN ORDER TO BENEFIT THE NATURAL ENVIRONMENT, ECONOMY AND PRODUCTIVITY AND HEALTH OF THE OCCUPANTS.

2. ALL WOOD PRODUCTS ARE PREFERRED TO BE FSC (FOREST STEWARDSHIP COUNCIL) CERTIFIED.

3. ALL MATERIALS INCLUDING BUT NOT LIMITED TO PAINT, TILE ASSEMBLIES, GYPSUM WALL BOARD ASSEMBLIES, INSULATION, PLYWOOD, MUST BE LOW/NO VOC, AND PREFERRABLY GREEN GUARD CERTIFIED AND FORMALDEHYDE FREE.

4. ALL MATERIALS MUST STRIVE TO MAXIMIZE RECYCLED CONTENT.

ABBREVIATIONS

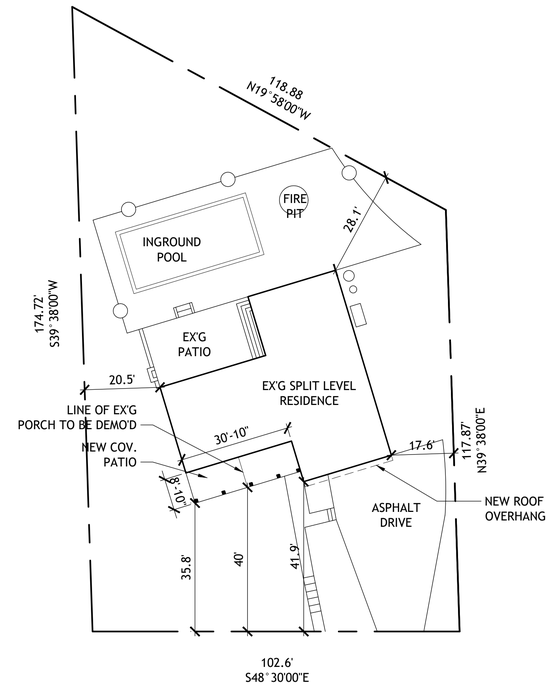
A.F.F.	ABOVE FINISHED FLOOR
ALT.	ALTERNATIVE
ARCH.	ARCHITECT
@	AT
&	AND
B.O.	BY OTHER/OWNER
CAB.	CABINET
CANT.	CANTILEVER
CL	CENTER LINE, OR CLOSET
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
D	DRYER
DW	DISHWASHER
DWG.	DRAWING
ELEV.	ELEVATION
EQUIP.	EQUIPMENT
EX'G.	EXISTING
EXIST.	EXISTING
ENG.	ENGINEER
FL.	FLOOR
FT.	FEET
G.C.	GENERAL CONTRACTOR
GYP. BD.	GYPSUM WALL BOARD
HVAC	HEATING VENTING AIR CONDITIONING
KIT.	KITCHEN
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
M.O.	MASONRY OPENING
N.I.C.	NOT IN CONTRACT
#	NUMBER
O.C.	ON CENTER
PLYWD.	PLYWOOD
PTD.	PAINTED
REF.	REFRIGERATOR
REQ'D.	REQUIRED
SPECS.	SPECIFICATIONS
T.B.D.	TO BE DETERMINED
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VIF.	VERIFY IN FIELD
W	WASHER
WD.	WOOD

ARCHITECTURAL SYMBOLS

1	REVISION
101 / A-1	DWG. # OF SECTION/ELEV./DETAIL SHEET NUMBER
℄	CENTER LINE
	HIDDEN LINE BELOW, OR LINE ABOVE
	ELEMENT TO BE DISMANTLED
1	WALL TYPE
	EXISTING WALL
	NEW WALL
001	DOOR NUMBER
A	WINDOW TYPE
	SPOT ELEVATION
	INDICATES EXTENT OF FRAMING INDICATES DIRECTION OF FRAMING

DRAWING INDEX

T-1	TITLE SHEET
A-1	FLOOR PLANS
A-2	ELEVATIONS
A-3	SECTIONS



MELROSE PLACE

1 SITE PLAN
SCALE = 1"=20'-0"

ZONING ANALYSIS

LOT: 3
BLOCK: 2514
ZONE: RA-25
USE GROUP: R5
CONSTRUCTION TYPE: VB

	REQUIRED	EXISTING	PROPOSED
LOT AREA	14,000 SF	14,999 SF	NC
LOT WIDTH	100'	102.59'	NC
LOT DEPTH	120'	126.18'	NC
FRONT YARD SETBACK	40'	41.9'	35.8' **
SIDE YARD SETBACK	15'	17.6'	NC
BOTH SIDE YARDS	33% WIDTH	38.1'	NC
REAR YARD SETBACK	30'	28.1'	NC
BLDG. COVERAGE	20%	2263, 15.1%	2535, 17%
(1ST 140')		2263, 16.2%	2535, 18.2%
IMPERV. COVERAGE	40%	5191, 34.6%	5326, 35.5%
(1ST 140')		5191, 37.2%	5326, 38.3%

SITE PLAN TAKEN FROM SURVEY PERFORMED BY LANTELME, KURENS & ASSOCIATES, PC DATED 8-26-2020.

LOT COVERAGE CALCULATIONS

EXISTING DWELLING	2263
NEW COVERED PORCH	272
AC'S/PIERS	20
FRONT WALKWAY	199
PATIO	596
DRIVEWAY	1191
POOL UTIL.	21
FIRE PIT	50
POOL/COPING/COVER	714
TOTAL	5326

REVISIONS

DATE	REASON
3-31-21	PERMIT SET

DATE	REASON
ISSUED SETS	

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169 MELROSE PL.
RIDGEWOOD, NJ 07450

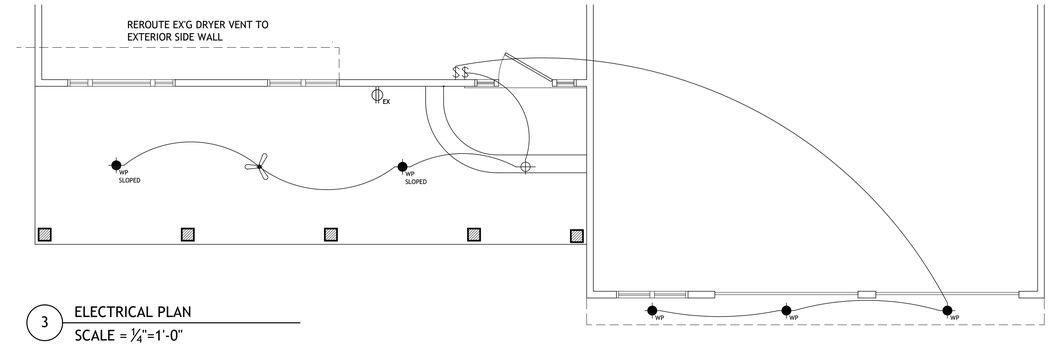
DRAWING TITLE:
TITLE SHEET

DATE: 3-31-21
PROJECT #: 2102
DRAWN BY: LMC
DRAWING #: T-1

JACKSON RESIDENCE
FACADE RENOVATION
169 MELROSE PL.
RIDGEWOOD, NJ 07450

ELECTRICAL NOTES:
1. ALL ELECTRICAL WORK SHALL CONFORM WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
2. SERVICE SHALL BE MINIMUM 200AMPS TOTAL AMPERAGE TO BE DETERMINED UPON FINAL CALCULATED DEMAND.
3. ALL WORK SHOWN IS SCHEMATIC AND SHOULD BE USED FOR GENERAL LOCATION ONLY.
4. BATH FANS SHALL BE A MINIMUM 80 CFM.
5. SERVICE SHALL BE SUFFICIENT TO OPERATE A/C UNIT(S) AND PROVIDE ELECTRICITY FOR 24 CIRCUITS, CIRCUIT BREAKER TYPE.
6. PROVIDE PANEL BOX IN CENTRAL LOCATION.
7. ALL WIRING SHALL BE COPPER WITH BX OR ROMEX SHIELDING PER CODE REQUIREMENTS. ALUMINUM WIRING IS NOT RECOMMENDED.
8. SMOKE DETECTORS SHALL BE HARD WIRED IN SERIES AND HAVE A ONE HOUR BATTERY BACKUP.

ELECTRICAL LEGEND
- SINGLE POLE SWITCH
- EX — DUPLEX WALL OUTLET EXTERIOR WITH COVER WIRED THRU GROUND FAULT INTERCEPTOR MOUNT AT 34" AFF
- WP SLOPED — RECESSED LIGHT FIXTURE FOR WET LOCATION, SLOPED CEILING
- EXTERIOR GRADE CEILING FAN



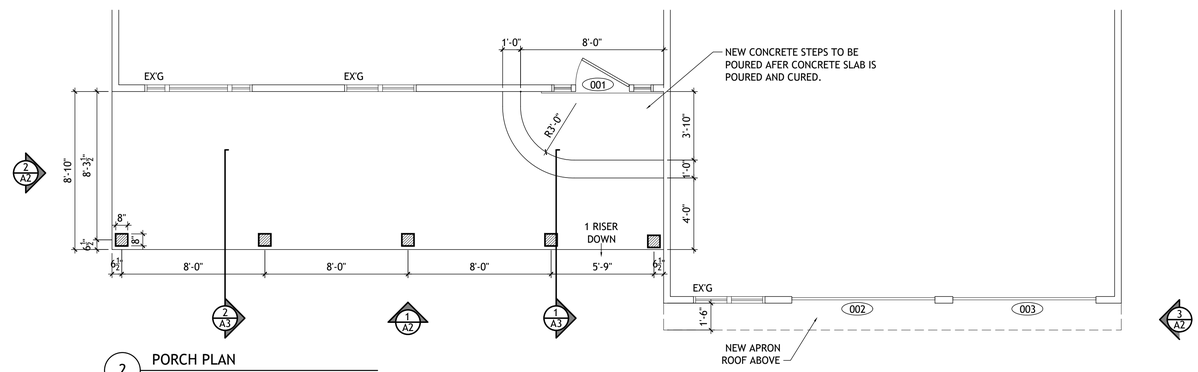
3 ELECTRICAL PLAN
SCALE = 1/4"=1'-0"

PORCH LOADS

FINISH (SLATE)	13 PSF
5" CONC. SLAB ON DECK	52 PSF
JOISTS/BEAMS	5 PSF
POURED CONC. STAIRS*	225 PSF

DEAD LOAD= 70 PSF	DEAD LOAD * =295 PSF
LIVE LOAD= 60 PSF	LIVE LOAD * = 60 PSF
TOTAL= 130 PSF	TOTAL= =355 PSF

*DENOTES LOADING AT STAIR LOCATION ONLY.



2 PORCH PLAN
SCALE = 1/4"=1'-0"

DEMOLITION NOTES
1. OPERATIONAL/SAFETY LIMITATIONS: DO NOT CUT AND PATCH OPERATING ELEMENTS AND SAFETY COMPONENTS IN A MANNER THAT WOULD REDUCE THEIR CAPACITY TO PERFORM AS INTENDED, OR WOULD INCREASE MAINTENANCE OR DECREASE OPERATIONAL LIFE OR SAFETY.

2. BEFORE CUTTING, EXAMINE SURFACES TO BE CUT AND PATCHED AND CONDITIONS UNDER WHICH CUTTING AND PATCHING IS TO BE PERFORMED. TAKE CORRECTIVE ACTION BEFORE PROCEEDING, IF UNSAFE OR UNSATISFACTORY CONDITIONS ARE ENCOUNTERED.

3. PROVIDE TEMPORARY SUPPORT FOR WORK TO BE CUT.

4. PROTECT EXISTING CONSTRUCTION DURING CUTTING AND PATCHING TO PREVENT DAMAGE. PROVIDE PROTECTION FROM ADVERSE WEATHER CONDITIONS FOR PORTIONS THAT MIGHT BE EXPOSED DURING CUTTING AND PATCHING OPERATIONS.

5. AVOID INTERFERENCE WITH USE OF ADJOINING AREAS OR INTERRUPTION OF FREE PASSAGE TO ADJOINING AREAS.

6. PROVIDE PROTECTION FROM DIRT, DUST AND DEBRIS TO REMAINDER OF HOME WHERE WORK IS NOT TAKING PLACE.

7. TAKE ALL PRECAUTIONS TO AVOID CUTTING EXISTING PIPE, CONDUIT OR DUCTWORK SERVING THE BUILDING, BUT SCHEDULED TO BE REMOVED OR RELOCATED, UNTIL PROVISIONS HAVE BEEN MADE TO BYPASS THEM.

8. LOCATE, IDENTIFY, STUB OFF AND DISCONNECT UTILITY SERVICES THAT ARE NOT INDICATED TO REMAIN.

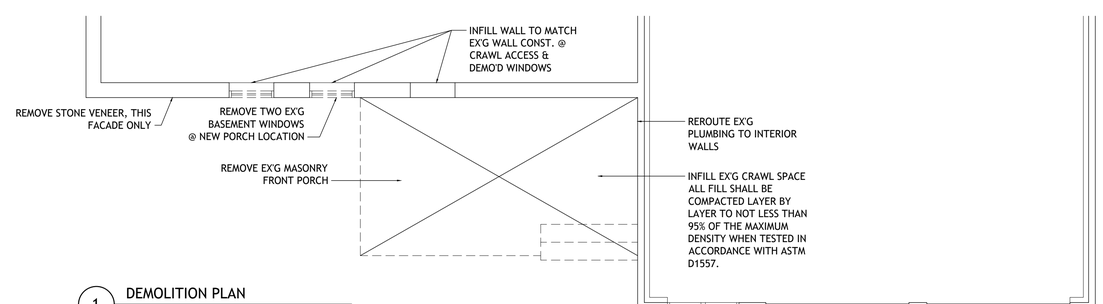
9. CUT EXISTING CONSTRUCTION USING METHODS LEAST LIKELY TO DAMAGE ELEMENTS TO BE RETAINED OR ADJOINING CONSTRUCTION.

10. CONDITION OF STRUCTURES: OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DISMANTLED. CONDITIONS EXISTING AT TIME OF COMMENCEMENT OF CONTRACT WILL BE MAINTAINED BY OWNER INSOFAR AS PRACTICABLE. HOWEVER, VARIATIONS WITHIN STRUCTURE MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE
OPERATIONS PRIOR TO START OF SELECTIVE DISMANTLING WORK.

11. CEASE OPERATIONS AND NOTIFY ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE FOR CONTINUING OPERATIONS.

12. DISMANTLE CONCRETE AND MASONRY IN SMALL SECTIONS. CUT CONRETE AND MASONRY AT JUNCTURES WITH CONSTRUCTION TO REMAIN USING HAND TOOLS; DO NOT USE POWER MASONARY OR POWER DRIVEN IMPACT TOOLS EXCEPT WITH APPROVAL AND AUTHORIZATION FROM THE OWNER.

13. IF UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF CONFLICT. SUBMIT REPORT TO ARCHITECT IN WRITTEN, ACCURATE DETAIL. PENDING RECEIPT OF DIRECTIVE FROM ARCHITECT, REARRANGE SELECTIVE DISMANTLING SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT DELAY.



1 DEMOLITION PLAN
SCALE = 1/4"=1'-0"

REVISIONS	
DATE	REASON
3-31-21	PERMIT SET

DATE	REASON
ISSUED SETS	

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169 MELROSE PL.
RIDGEWOOD, NJ 07450

DRAWING TITLE:
FLOOR PLANS

DATE:	3-31-21
PROJECT #:	2102
DRAWN BY:	LMC
DRAWING #:	A-1

JACKSON RESIDENCE
FACADE RENOVATION
169 MELROSE PL.
RIDGEWOOD, NJ 07450

SITE WORK:
1.EXCAVATE TO LINES AND GRADES AS SHOWN ON DRAWINGS AND STOCK PILE EXCAVATED MATERIAL AND STRIPPED TOP SOIL FOR LATER DISTRIBUTION.
2. PLACE ALL BACKFILL IN LIFTS NOT TO EXCEED 8" COMPACT EACH LIFT TO 95% DENSITY TO PREVENT SETTLEMENT AS PER ASTM D1557, METHOD "C". BACKFILL SHALL CONTAIN NO BOULDERS, ORGANIC MATERIAL, FROZEN EARTH OR DEBRIS. DO NOT BACKFILL WHEN PRECEEDING LIFT OR SUBGRADE IS FROZEN.
3. STORM WATER SHALL NOT BE ALLOWED TO DRAIN TO BUILDING OR SPILL ONTO ADJACENT PROPERTIES. SURFACE WATER SHALL BE DIVERTED TO STORM DRAINGS OR STREET BY PROPERLY GRADING SITE.
4. REMOVE ANY EXCESS MATERIAL FROM SITE AT COMPLETION OF ALL ROUGH GRADING.
5. ROCK EXCAVATION, SPRINGS AND RUNNING WATER ARE NOT INCLUDED IN THIS CONTRACT.
6. ALL LIGHTING FOR SITE SHALL BE DESIGNED TO KEEP SPILL LIGHT TO A MINIMUM, SHALL NOT FACE ANY ROADWAY OR CAUSE TRAFFIC DISTRACTIONS. ALL LIGHTING IS SUBJECT TO BOROUGH APPROVAL.

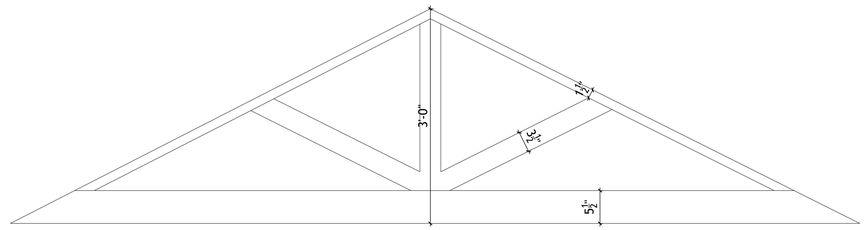
METALS:
1.INSTALL ALUMINUM GUTTERS ALONG ALL CORNICES.
2. INSTALL ALUMINUM LEADERS AS SHOWN ON DRAWINGS AND PIPE AWAY FROM BUILDING AS DIRECTED.
3. ALUMINUM FLASHING OF .019" IS TO BE USED AT ALL:
BASE COURSES, WALL OPENINGS HEAD AND SILL, THROUGH WALL, CAP AND BASE FLASHING, JUNCTION OF VERTICAL AND HORIZONTAL SURFACES, ROOF EDGES, RIDGES AND HIPS, CRICKETS, VALLEYS AND GUTTERS, CHIPNEY PAN, LEDGE FLASHING.
4. USE .040" ALUMINUM FOR ALL ROOF PENETRATIONS.
5. FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE TREATED WOOD SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.

CONCRETE & MASONRY NOTES:
1.CONCRETE FOR ALL WALLS, PEDESTALS AND FOOTINGS SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000PSI IN 28 DAYS.
2. CONCRETE SLABS SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000PSI.
3. ALL FOOTINGS TO BEAR ON FIRM DRY UNDISTURBED VIRGIN SOIL CAPABLE OF SUPPORTING 2 TONS PSF MINIMUM TO BE VERIFIED BY THE OWNER THROUGH SOIL ENGINEERS. FOOTINGS SHALL BE REDESIGNED IF SITE CONDITIONS DO NOT MEET THESE REQUIREMENTS.
4. NO FOOTING SHALL BEAR ON FILL, ORGANIC MATERIAL OR OTHER UNSTABLE MATERIAL.
5. FOOTINGS SHALL BE CENTERED ON WALLS AND COLUMNS UNLESS OTHERWISE NOTED. THEY SHALL BE STEPPED AT A RATE NOT TO EXCEED 1 VERTICAL TO 2 HORIZONTAL.
6. FOUNDATIONS SHALL BE LIGHTWEIGHT MASONRY BLOCK CONFORMING TO ASTM SPECIFICATIONS SIZE AS SHOWN ON DRAWINGS. WALLS SHALL BE LAID UP PLUMB AND LEVEL WITH 1:3 CEMENT MORTAR. INSTALL TRUSS MESH BLOCK REINFORCING @ 16"OC VERTICAL STARTING WITH 1ST COURSE.
7. ALL CEMENT MORTAR SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI.
8. TYPE M MORTAR SHALL BE USED FOR ABOVE GRADE WORK.
9. TYPE N MORTAR SHALL BE USED FOR BELOW GRADE WORK.
10. PROVIDE SOLID MASONRY PIERS, CONCRETE FILLED BLOCK OR SOLID BRICK WHEN STEEL BEARS ON MASONRY WALLS. PIERS SHALL EXTEND FROM FOOTING UP TO BEARING PLATE.
11. ALL LINTELS AND STEEL BEAMS AND GIRDERS FRAMING INTO MASONRY WALLS SHALL HAVE A MINIMUM BEARING OF 8".
12. AT COMPLETION OF WORK ALL EXPOSED MASONRY SURFACES SHALL BE SCRAPED CLEAN OF MORTAR DRIPPINGS AND WASHED WITH APPROPRIATE SOLUTIONS.
13. DAMPPROOFING FOR WALLS SHALL EXTEND FROM THE TOP OF THE FOOTING TO ABOVE GROUND LEVEL.
DAMPPROOFING SHALL CONSIST OF BITUMINOUS MATERIAL, 3 POUNDS PER SQUARE YARD OF ACRYLIC MODIFIED CEMENT, $\frac{1}{8}$" COAT OF SURFACE-BONDING MORTAR COMPLYING WITH ASTM C887, OR ANY OF THE MATERIALS LISTED BELOW FOR WATERPROOFING.
14. IF WATERPROOFING IS REQUIRED IT SHALL CONSIST OF TWO-PLY HOT MOPPED FELTS, NOT LESS THAN 6MIL POLYVINYL CHLORIDE, 40-MIL POLYMER-MODIFIED ASPHALT, 6-MIL POLYETHYLENE OR OTHER APPROVED METHODS OR MATERIALS CAPABLE OF BRIDGING NONSTRUCTURAL CRACKS.
15. CONCRETE FLOORS SHALL BE 4" THICK ON 6 MIL VAPOR BARRIER (U.N.O.) WITH SEAMS OVERLAPPED AND TAPED ON 4" CRUSHED STONE BASE.
16. GARAGE FLOORS SHALL STEP DOWN FROM BASEMENT OR 1ST FLOORS A MINIMUM OF 4", PITCH DOWN TO OVERHEAD DOORS AND REINFORCE WITH 6"X6"-10/10 WELDED WIRE MESH.

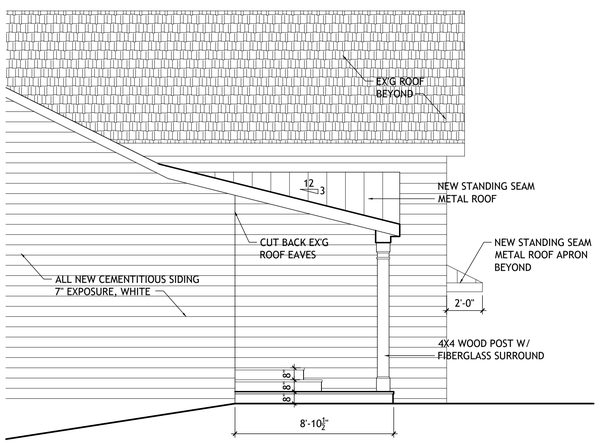
FINISH CARPENTRY:
1. OUTSIDE TRIM TO BE CLEAR WHITE PINE OR AS NOTED ON DRAWINGS.
2. INTERIOR TRIM SHALL BE CLEAR PONDEROSA PINE OR AS NOTED ON DRAWINGS.
CAULK AROUND ALL EXTERIOR OPENINGS WITH SILICONE CONSTRUCTION SEALANT, COLOR TO MATCH ADJACENT MATERIAL COLOR.
3. FINISHED WOOD FLOORS SHALL BE 1"X2 $\frac{1}{2}$" SELECT RED OAK NAILED OVER RED FLOOR FELT, LAID WITH JOINTS TIGHTLY DRIVEN UP AND BLIND NAILED WITH STEEL CUT NAILS. SCRAPE, SAND AND FINISH WITH A SEAL COAT AND A FINISH COAT OF POLYURETHANE. STEEL WOOL SURFACES BEFORE EACH APPLICATION.
4. FLOORS TO BE CARPETED SHALL RECEIVE AN UNDERLAYMENT OF CARPET BOARD.
5. FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE TREATED WOOD SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.

ROOFING:
1. PITCHED ROOF AREAS (4:12 MIN. SLOPE) SHALL BE COVERED WITH 50 YEAR COMPOSITE SHINGLES LAID OVER 30# BUILDING FELT ALL NAILED DOWN WITH GALVANIZED NAILS PER MANUFACTURER'S SPECIFICATIONS. SHINGLES SHALL BE SELF-SEALING. COLOR AND STYLE TO BE SELECTED BY OWNER.
2. LOW PITCHED ROOF AREAS (3:12 OR LESS) SHALL BE COVERED WITH A MINERAL SURVACED ROLLED ROOFING SYSTEM COLOR AS SELECTED.
3. THE FIRST 3'-0" (FROM EAVE UP) OF ALL ROOF DECK AREAS TO BE PROTECTED WITH ICE AND SNOW SHIELD, 40 MIL. ALSO INSTALL AT ALL HIPS, VALLEYS, RIDGES, RAKES, INTERSECTING WALLS, AROUND ALL DORMERS AND SKYLIGHTS, AND AS OTHERWISE NOTED ON DRAWINGS.

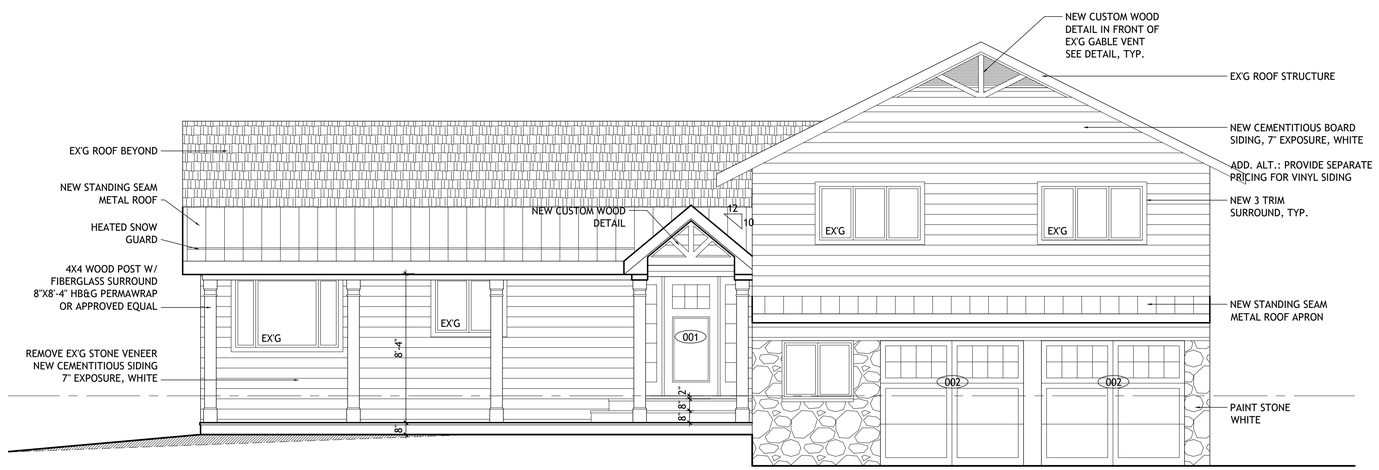
FLASHING NOTES:
USE RUBBERIZED ASPHALT FLASHING WITH STAINLESS STILL DRIP EDGE.
USE A PRIMER WHEN INSTALLING IN TEMPERATURES BELOW 50FL.
USE MASTIC AT ALL LAPS AND SEAMS. LAP 4" OR GREATER.
USE END WALLS AT ALL DISCONTINUOUS FLASHING.



3 CUSTOM WOOD DETAILING
SCALE = 1"=1'-0"



2 SIDE ELEVATION
SCALE = ¼"=1'-0"



1 FRONT ELEVATION
SCALE = ¼"=1'-0"

REVISIONS	
DATE	REASON
3-31-21	PERMIT SET

DATE	REASON
ISSUED SETS	

L·M·C ARCHITECTURE
21-03 RADBURN ROAD · FAIR LAWN, NJ · 07410
LISA@LMCARCHITECTURE.COM · (201) 492-3767

169 MELROSE PL.
RIDGEWOOD, NJ 07450

DRAWING TITLE:
ELEVATIONS

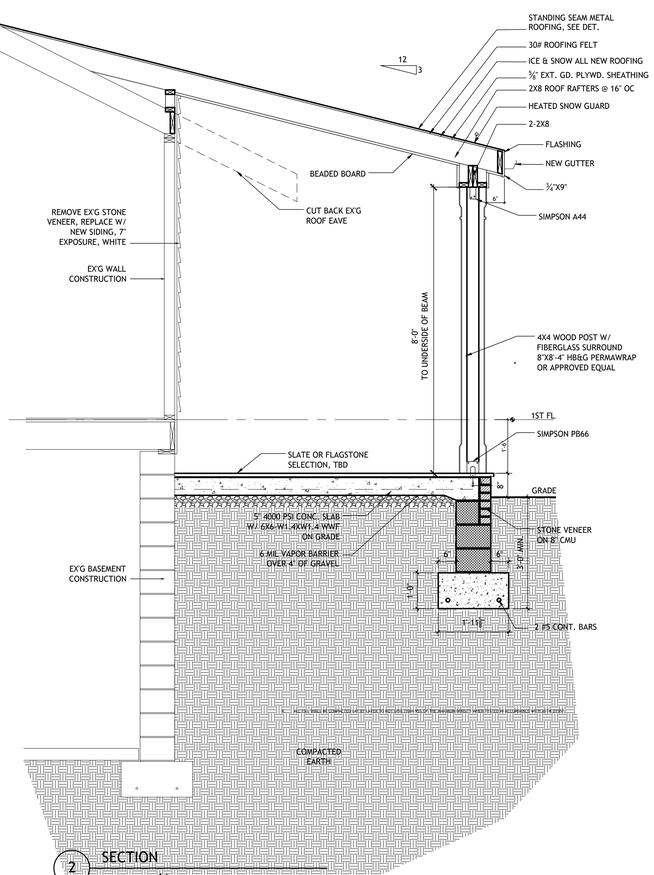
DATE:	3-31-21
PROJECT #:	2102
DRAWN BY:	LMC
DRAWING #:	A-2
	3 OF 4

JACKSON RESIDENCE

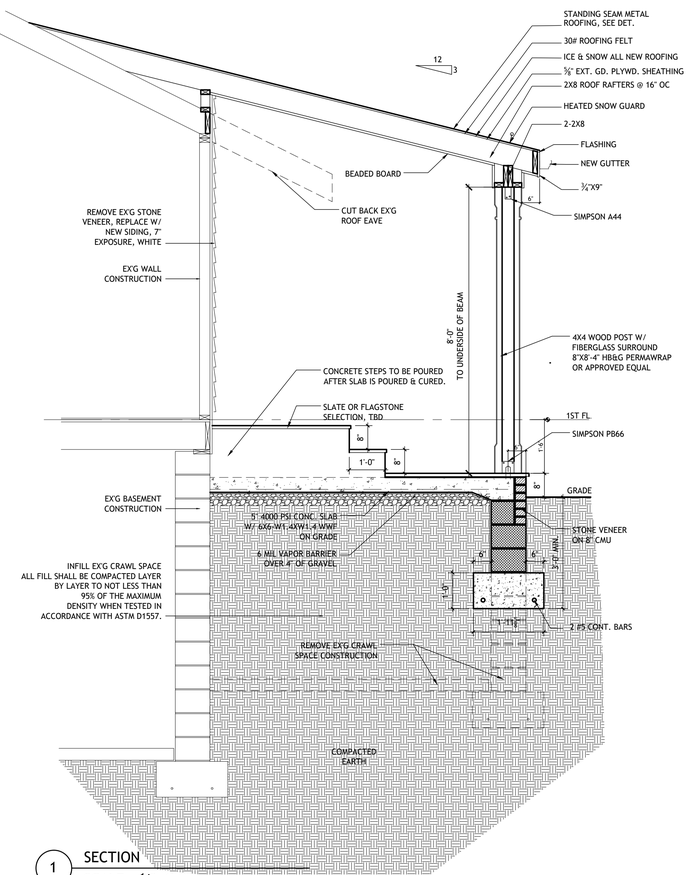
FACADE RENOVATION

169 MELROSE PL.
RIDGEWOOD, NJ 07450

3 METAL ROOFING DETAILS
NOT TO SCALE



2 SECTION
SCALE = ½"=1'-0"



1 SECTION
SCALE = ½"=1'-0"

REVISIONS	
DATE	REASON
3-31-21	PERMIT SET
DATE	REASON
ISSUED SETS	

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DRAWING TITLE:
SECTIONS

DATE:	3-31-21
PROJECT #:	2102
DRAWN BY:	LMC
DRAWING #:	A-3