PLANNING BOARD, WOOD-RIDGE, NJ 2023459A

NOTICE OF APPLICATION

Applicant(s): **DAVID MENDIETA**

Trade Name: _____

Residing at: 48 FOURTH STREET (Number & Street) WOOD RIDGE (Town) NJ (State) 07075 (Zip)

Telephone: **(347) 414-4327**

Hereby applies to the Planning Board per the following decision of the Zoning Official:

Proposed 2nd Story Add-A-Level.
This is an expansion of an existing, non-conforming rear yard setback condition.

For the following described property:

48 FOURTH STREET (Number & Street) R1 (Zoning District)

Borough Tax Map 12 (Lot) 218 (Block)

Zoning Official
Richard Pronti

Denied _X_ Date 3/12/24

FEE	ESCROW
$300	$1,500

WOOD-RIDGE PLANNING BOARD
Municipal Building
85 Humboldt Street
Wood-Ridge, NJ 07075

APPLICATION FOR DEVELOPMENT

APPLICANT: David Mendieta

Property/Street Address	Tax Map Block	Tax Map Lot	Zoning Classification
48 4Th Street Wood Ridge, NJ 07075	218	12	R-1

1. Application for:
   (Check appropriate boxes) and attach appropriate detail page(s)

	Minor Subdivision Approval
	Preliminary Major Subdivision Approval
	Final Subdivision Approval
	Minor Site Plan Approval
	Preliminary Major Site Plan Approval
	Final Major Site Plan Approval
	Amendment or Revision to an Approved Site Plan
	Conditional Use Approval
	Issuance of a Permit for a structure in bed of a mapped street, public drainage or flood control basin or public area
	Issuance of a permit for a lot lacking street frontage
	Design Waivers
✓	Variance
	Use Variance
	Other (specify)

To be completed by Borough Staff only

Date Filed:

No: _____ Application Fee: _____ Escrow Deposit: _____	Scheduled for: Hearing: _____

2. APPLICANT

NAME	David Mendieta
ADDRESS	48 4Th Street, Wood Ridge, NJ 07075
TELEPHONE NUMBER	347 414 4327
FORM OF BUSINESS:	N/A
Individual	
Corporation	
Partnership	
Limited Liability Company	
Other (Specify)	

3. APPLICANT'S DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40-55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply)

NAME	ADDRESS	INTEREST

4. APPLICANT'S STANDING Applicant has standing to make this application because:

Applicant has a contract or lease (attach copy)	
Applicant is the owner	Yes
Other (specify)	

5. PROPERTY INFORMATION

Owner's Name: David Mendieta

Address: 48 4Th Street, Wood Ridge, NJ 07075

Telephone No.: 347 414 4327

List all restrictions, covenants, easements, agreements or other items affecting the use of the property.
None Known

Describe the current use of the property.
Single Family Dwelling- Personal Residence

6. TAX COLLECTOR'S CERTIFICAITON

☑ YES ☐ NO - Attached is a copy of a Certification from the Tax collector that all taxes due on the subject property have been paid.

7. SUPPORTING DOCUMENTS.

List all Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing). The documentation must be received by the Board at least ten (10) days prior to the meeting at which the application is to be considered.

Description of Item: Architectural Drawings and Survey Attached

8. APPLICANT'S CONSULTANTS and REPRESENTATIVES

APPLICANT'S ATTORNEY

NAME	
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

APPLICANT'S ENGINEER Architect

NAME	Thomas J. Mesuk Architect
ADDRESS	197 Valley Boulevard
CITY, STATE ZIP	Wood Ridge, NJ 07075
PHONE	201 438 0595
FAX	201 438 1560

APPLICANT'S TRAFFIC CONSULTANT

NAME	
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

APPLICANT'S PLANNING CONSULTANT

NAME	Kris Lowe Construction Co Inc - NJ Licence 13VH10342600
ADDRESS	630 Lincoln Ave
CITY, STATE ZIP	Pompton Lakes, NJ 07442
PHONE	973 872 0066
FAX	

9. INFORMATION REGARDNG OTHER APPROVALS

Other Agency	Jurisdiction Yes	No	Date Application Submitted
Wood-Ridge Sewerage Authority		No	
Bergen County Planning Board		No	
Bergen County Health Dept.		No	
BC Soil Conservation District		No	
NJ Dept. of Environmental Protection ("NJDEP)		No	
NJDEP Sewer Extension Permit		No	
NJDEP Stream Encroachment Permit		No	
NJDEP Wetlands Permit		No	
NJ Dept. of Transportation		No	
Other:		No	

10. NOTICES TO THE PUBLIC Respond to each of the following and attach a copy of the required notice, proof of mailing or proof of publication:

Yes ☑	No	Are you required to serve notice of public hearing on owners w/in 200 feet of the subject property?
Yes	No ☐	Are you required to serve notice of public hearing on the Clerk of an adjoining municipality?
Yes	No ☐	Are you required to serve notice of public hearing on the BC Planning Board?
Yes	No ☐	Are you required to serve notice of public hearing on any other person entity or governmental agency? Specify:
Yes ☑	No	Are you required to publish a notice in Wood-Ridge's official newspaper?

11. CERTIFICATIONS

APPLICANT

I certify that the statements made and the materials submitted in support of this application for development are true, I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

I understand that an escrow deposit is required by the Borough of Wood-Ridge to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Planning Board. Sums not utilized in the review process shall be returned. I will make the escrow deposit within 15 days of notification of the proper amount. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days. I understand that this application will be deemed incomplete unless the initial escrow deposit is made.

Date: 03/14/2024

Signature of Applicant

Sworn to and subscribed before me this

14th day of March 2024

Victor M Camacho

Notary Public

VICTOR M CAMACHO
Notary Public, State of New Jersey
My Commission Expires Jan 6, 2025

OWNER

I certify that I am the Owner of the property which is the subject of this application, and that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

Signature of Owner

Sworn to and subscribed before me this

14th day of March 2024

Victor M Camacho

Notary Public

VICTOR M CAMACHO
Notary Public, State of New Jersey
My Commission Expires Jan 6, 2025

SUBDIVISION APPLICATION DETAILS

Describe in detail the exact nature of the applications and the changes to be made at the premises, including the proposed use of the premises: (attached pages as needed)
Demolishing the existing second floor and rebuilding a new second floor, within the existing building footprint. See attached floor-pants. The expansion requires a variance approval due to an existing non-conforming rear yard setback condition.

Number of lots to be created	N/A	
Number of proposed dwelling units, including remainder lot, if applicable	N/A	
Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers?	Yes	No
Are any off-tract improvements required or proposed?	Yes	No
Any Request for Waiver from subdivision Design standard(s)	Yes	No
Does the application require any variance?	Yes	No
Attached is the completed application checklist required by ordinance	Yes	No

For each design waiver required, state (attach additional sheets if needed):

Nature of waiver requested	Code Section affected	Facts supporting grant of waiver
N/A		

For each variance required, state (attach additional sheets if needed):

Variance type (cl or c2)	Nature of variance requested	Zoning Code Section affected	Facts supporting grant of variance
	Existing Rear Yard Setback		No harm or detriment to the surrounding neighbors or properties

SITE PLAN APPLICATION DETAILS

Describe in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: (attach pages as needed)
N/A

Area to be disturbed (square feet)	N/A
Total number of proposed dwelling units	N/A
Are there any off-tract improvements required or proposed	Yes No
Any Request for Waiver from Site Plan Design Standard(s)	Yes No
Does the application require any variances:	Yes No
Attached is the completed application checklist required by ordinance	Yes No

For each design waiver required, state (attach additional sheets if needed):

Nature of waiver requested	Code Section affected	Facts supporting grant of waiver.
N/A		

For each variance required, state (attach additional sheets if needed): if this is a use variance, state the proposed use and the reasons supporting grant of the requested use variance including ay special reasons.

Variance type (cl or c2)	Nature of variance requested	Zoning code section affected	Facts supporting grant of variance.
N/A			

CONDITIONAL USE APPROVAL APPLCATION DETAILS

Describe in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: (attach pages as needed)
N/A

List each condition affecting this application by section of Wood-Ridge Zoning Ordinance and describe how this application meets each condition.

Section No.	Description	How application complies
N/A	N/A	N/A

Does the application comply with all conditions set forth in the Wood-Ridge ordinance?	Yes	No
Did the Applicant complete the Site Plan Application Detail Sheet	Yes	No

APPLICATION WHICH CONTEMPLATES BUILDING OR STRUCTURE NOT ABUTTING A STREET – DETAILS

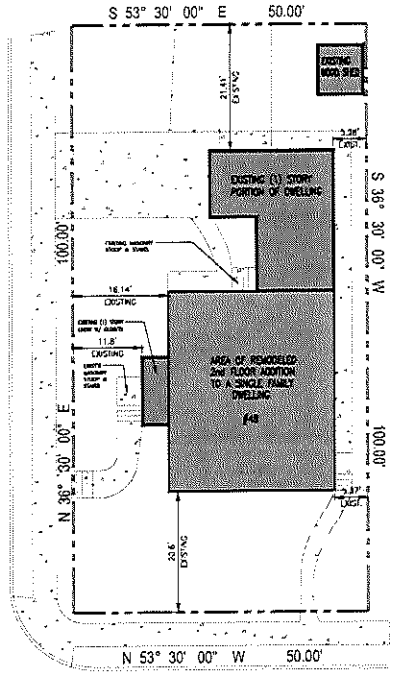
Does the application contemplate erection of a building or structure on a lot which does not abut a street giving access to the proposed building or structure? Yes ☐ No ☑

If the answer to the foregoing is in the Affirmative:

Set forth the nature of the building or structure to be erected.
N/A

State the practical difficulty, unnecessary hardship or other circumstances which impede the placement of the proposed building or structure or a lot which abuts a street.
N/A

State all provisions proposed by the Applicant that will result in adequate access to the property for anticipated uses for firefighting equipment, ambulances and other emergency vehicles.
N/A



PLOT PLAN

SCALE: 1" = 10'-0"

INFORMATION FOR THIS PLOT PLAN WAS OBTAINED FROM A SURVEY FOR BLOCK # 218 LOT # 12 IN THE BORROUGH OF WOOD-RIDGE BERGEN COUNTY N J DRAWING WAS PREPARED BY MANNO SURVEYING INC (SURVEYORS/PLANNERS) OF LYNDHURST N J ON AUGUST 25 2023

ZONING INFORMATION: 48 4TH STREET, WOOD-RIDGE NJ LOT # 12, BLOCK # 218

ZONE: R-1

CRITERIA	REQUIRED	PROVIDED	REMARKS
LOT AREA (SQ FT.)	5 000 S.F. (MIN.)	5 000 S.F. (EXISTING CONDITION)	EXISTING CONDITION CONFORMING
LOT WIDTH (LIN. FT.)	50 LIN. FT. (MIN.)	100 LIN. FT. (EXISTING CONDITION)	EXISTING CONDITION, CONFORMING
FRONT YARD SETBACK	25.0 LIN. FT. (MIN.)	16.14' LIN. FT. (EXISTING CONDITION - 4TH STREET) 20.06' LIN. FT. (EXISTING CONDITION - CENTER STREET)	EXISTING CONDITION, NON-CONFORMING, CORNER LOT EXISTING CONDITION, NON-CONFORMING, CORNER LOT
REAR YARD SETBACK	30.0 LIN. FT. (MIN.)	5.28 LIN. FT. (EXISTING CONDITION)	EXISTING CONDITION, NON-CONFORMING
SIDE YARD (ONE) SETBACK	6.0 LIN. FT. ONE SIDE (MIN.)	21.41 LIN. FT. (LEFT SIDE) OFF SIDE OF (1) CAR GARAGE	EXISTING CONDITION, CONFORMING
SIDE YARD (TWO) SETBACK	12.0 FT. BOTH SIDES COMBINED (MIN.)	EXISTING CORNER LOT PROPERTY WE HAVE (2) FRONT YARD SETBACKS, A REAR YARD SETBACK & (1) SIDE YARD	CONDITION NOT APPLICABLE
HEIGHT RESTRICTIONS	30.0 FT. (THE MEAN LEVEL BETWEEN THE EAVES & THE HIGHEST POINT OF THE ROOF MEASURE FROM THE AVERAGE FINISHED GRADE LEVEL AT THE PERIMETER OF THE BLDG	TOTAL AVERAGE HEIGHT IS = 27'-3"	NEW CONDITION, CONFORMING
MAXIMUM BLDG. COVERAGE	30% OF LOT SIZE (MAX.) WHICH EQUALS 1 500 S.F.	THE TOTAL DWELLING & ATTACHED GARAGE IS (1 419.29 SF). THE TOTAL COVERAGE COMES TO (28.38%)	EXISTING CONDITION, CONFORMING
FLOOR AREA RATIO (F.A.R.)	50 OF LOT SIZE (MAX.) 5 000 sf (x) 35 = (2 750 S.F.) (MAX. ALLOWABLE)	1st FLOOR AREA =: 1 180.13 S.F. (EXISTING) 2nd FLOOR AREA =: 964.24 S.F. (NEW) TOTAL DWELLING (F.A.R.) = 2 144.37 (S.F.)	NEW CONDITION, CONFORMING

ADDITION / ALTERATION FOR:

MENDIETA FAMILY

48 FOURTH STREET

WOOD-RIDGE, NJ

PROJECT DATA

USE GROUP	1B
CONSTRUCTION TYPE	R-5
BUILDING AREA (CALCULATIONS DONE FROM OUTSIDE FACE OF WALL)	
1st FLOOR LIVABLE (EXISTING)	1 180.13 S.F.
2nd FLOOR LIVABLE (NEW)	964.24 S.F.
TOTAL LIVABLE AREA	2 144.37 S.F.
VOLUME (CU. FT.)	11 335.75 CU. FT. (NEW ADDITION)

SCOPE OF WORK

1. THESE SPECIFICATIONS ARE GENERAL IN FORM. THE OWNER IN AWARDING THEM ASSUMES COMPLETE RESPONSIBILITY FOR THEIR SUBSTITUTIONS, CHANGES AND OMISSIONS.

2. THE CONTRACTOR SHALL APPLY ALL MATERIALS, FIXTURES AND LABOR NECESSARY TO COMPLETE ALL THE WORK NOTED ON THE SET PLANS AND AS OTHERWISE REQUIRED. ALL MATERIALS SHALL BE FREE FROM DEFECTS. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER, ACCEPTABLE WITH MODERN PRACTICE.

3. THE ARCHITECT LIMITS HIS RESPONSIBILITY IN REGARD TO THESE DRAWINGS TO DIMENSIONS SIZE OF THE STRUCTURAL MEMBERS AND MATERIALS BEFORE PROCEEDING THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THE BUILDING IS CONSTRUCTED WITH DIMENSIONS SIZES OR MATERIALS THAT DEVIATE FROM THESE DRAWINGS

4. THE ARCHITECT HAS MADE NO DETERMINATION AS TO THE PRESENCES OF ANY ASBESTOS CONTAINING OR OTHERWISE HARMFUL MATERIAL. THE OWNER SHALL PROVIDE THE CONTRACTOR WITH ANY KNOWLEDGE OF SUCH MATERIAL PRIOR TO COMMENCING THE WORK. THE CONTRACTOR, PRIOR TO SUBMITTING A BID SHALL VISIT THE SITE TO DETERMINE IF ANY VISIBLE ASBESTOS OR OTHER HARMFUL MATERIAL IS PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY SUCH MATERIAL WHETHER KNOWN PRIOR TO START OF WORK OR UNCOVERED AT ANY TIME DURING THE PROJECT.

GENERAL NOTES & CODE REFERENCES

1. ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.

2. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS OR ANY OTHER DOCUMENTS EACH CONTRACTOR CONCERNED SHALL WITHIN (7) DAYS AFTER RECEIVING SUCH DRAWINGS SPECIFICATIONS OR OTHER DOCUMENTS, NOTIFY THE ARCHITECT IN WRITING OF SUCH ERROR OR OMISSION. IN THE EVENT OF SAID CONTRACTOR'S FAILURE TO GIVE SUCH NOTICE HE WILL BE HELD RESPONSIBLE FOR THE RESULT OF ANY SUCH ERROR OR OMISSION AND THE COST OF RECTIFYING THE SAME.

3. ALL STRUCTURAL BEAM SIZINGS TO BE CONFIRMED WITH HOME OWNER PRIOR TO INSTALLATION IF HOMEOWNER REQUESTS BEAM/COLUMN CHANGES. CONTRACTOR TO NOTIFY ARCHITECT.

4. KITCHEN CABINETS LAYOUTS ARE SHOWN FOR GENERIC INFORMATION ONLY. KITCHEN CABINETRY INSTALLATION IS SOLELY RESPONSIBLE TO FIELD VERIFY FINAL DIMENSIONS PRIOR TO FABRICATION. KITCHEN CABINETRY FABRICATION IS RESPONSIBLE FOR PRODUCING CABINETRY SHOP DRAWINGS, ELEVATIONS, AND DETAILS AND COORDINATE WITH HOMEOWNER LAYOUT AND STRUCTURAL CHANGES AS A RESULT OF THE FINAL KITCHEN CABINETRY LAYOUT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.

5. ALL CONTRACTORS SHALL HAVE AND MAINTAIN CONTRACTORS LIABILITY PROPERTY DAMAGE INSURANCE AND WORKMENS COMPENSATION INSURANCE. ALL PHASES OF THE CONSTRUCTION SHALL COMPLY TO LOCAL, STATE AND FEDERAL SAFETY LAWS.

6. ALL ELECTRICAL WORK SHALL COMPLY TO THE NATIONAL ELECTRICAL CODE (NFPA 70 / 2020)

7. ALL PLUMBING WORK SHALL COMPLY TO THE NATIONAL STANDARD PLUMBING CODE 2021 EDITION

8. ALL HEATING, VENTILATION AND AIR CONDITIONING WORK, INSTALLATION AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE NJ EDITION OF THE INTERNATIONAL MECHANICAL CODE (2021)

9. ALL BUILDING SHALL CONFORM TO INTERNATIONAL RESIDENTIAL CODE - 2021 N.J. EDITION AND REHABILITATION SUBCODE (NJAC 5:23-CHAPTER 6)

10. ENERGY CONSERVATION: INTERNATIONAL ENERGY CONSERVATION CODE (2021)

DRAWING LIST

ARCHITECTURAL

T-1	PLOT PLAN, ZONING BULK REQUIREMENTS SCHEDULE, PROJECT DATA, SCOPE OF WORK & ABBREVIATIONS
A-1	FIRST FLOOR EXISTING CONDITIONS PLAN WITH NEW REAR CANOPY/SKIRT ROOF FRAMING PLAN, SECOND FLOOR PROPOSED DEMOLITION PLAN, SECOND FLOOR PROPOSED FRAMING PLAN, GENERAL NOTES TO CONTRACTOR & WALL PARTITION TYPES LEGEND
A-2	SECOND FLOOR PROPOSED POWER & LIGHTING PLAN, PROPOSED SECOND FLOOR CEILING FRAMING PLAN & NEW ROOF FRAMING PLAN, ELECTRICAL SYMBOLS LEGEND, BEAM BOLTING DETAIL, N.E.C. WIRING SCHEDULE & DETAIL OF RAFTEN CONNECTION TO TOP OF PLATE
A-3	SCHEMATIC PLUMBING RISER DIAGRAM, PLUMBING FIXTURE CONNECTION SCHEDULE, PROPOSED CROSS ECTION THROUGH ENTIRE DWELLING & WINDOW SCHEDULE
A-4	PROPOSED ELEVATIONS & DETAILED SECTION THROUGH NEW FRAMED SKIRT ROOF ALONG FRONT FACADE & ABOVE EXISTING REAR ENTRANCE INTO KITCHEN
A-5	SPECIFICATIONS

ABBREVIATIONS

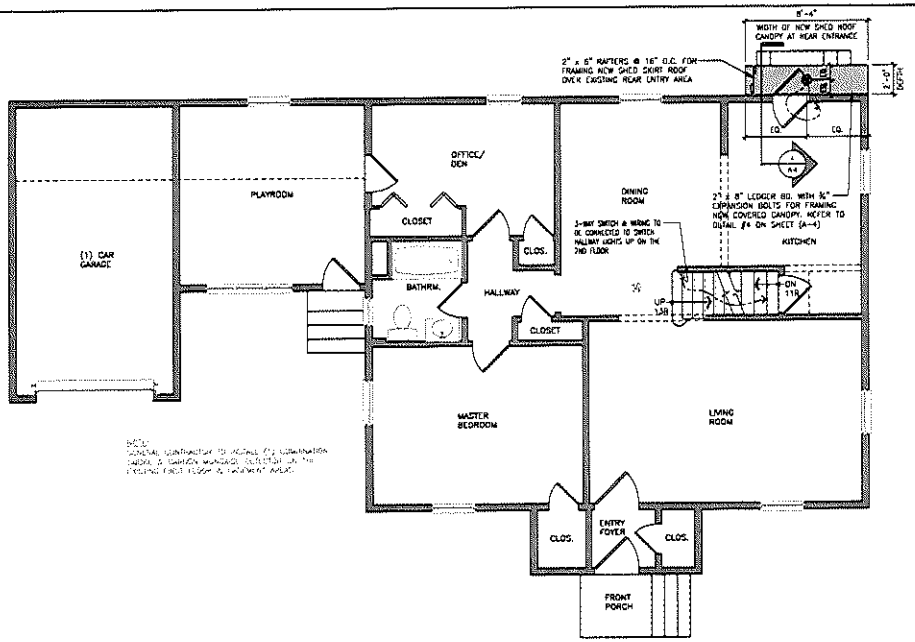
A.C.T.	ACOUSTIC CEILING TILE	CAB.	CABINET	DET.	DETAIL	FD	FLOOR DRAIN	HDR.	HEADER	MAS.	MASONRY	PLAST.	PLASTIC	SCHED.	SCHEDULE	U.O.N.	UNLESS OTHERWISE NOTED
ADJUST.	ADJUSTABLE	CEM.	CEMENT	DF	DRINKING FOUNTAIN	FF	FINISHED FLOOR	HTR.	HEATER	MAT.	MATERIAL	PCS.	PIECES	SECT.	SECTION		
A.F.F.	ABOVE FINISH FLOOR	CL	CENTER LINE	DH	DOUBLE HUNG	FAI	FRESH AIR INTAKE	HORIZ.	HORIZONTAL	MAX.	MAXIMUM	PROP.	PROPERTY	SHT.	SHEET	V.C.T.	VINYL COMPOSITE TILE
@	AT	CLG.	CEILING	DN.	DOWN	FLASH.	FLASHING	HGT.	HEIGHT	MECH.	MECHANICAL	PART.	PARTITION	SIM.	SIMILAR	VERT.	VERTICAL
ANCH.	ANCHORED	C.J.	CEILING JOINT	DIAG.	DIAGONAL	FE	FIRE EXTINGUISHER	H.M.	HOLLOW METAL	MFR.	MANUFACTURER	PERF.	PERFORATED	SQ. FT.	SQUARE FOOT	V.T.R.	VENT THRU ROOF
ADJ.	ADJACENT	CL.	CLOSET	DWG.	DRAWING	FIN.	FINISH			MIN.	MINIMUM	PL.	PLATE	SPECS.	SPECIFICATIONS		
ALUM.	ALUMINUM	CONC.	CONCRETE			FLR.	FLOOR	I.D.	INSIDE DIAMETER	M.O.	MASONRY OPENING	PTD.	PAINTED	STIFF.	STIFFENERS	W.	WITH
ALT.	ALTERNATE	COL.	COLUMN	(E)	EXISTING	FOUND.	FOUNDATION	INSUL.	INSULATION	MTD.	MOUNTED	PR.	PAIR	STL.	STEEL	WD.	WOOD
APPROX.	APPROXIMATE	CONSTR.	CONSTRUCTION	LA.	EACH	F.R.T.	FIRE RETARDANT TREATED	INFO.	INFORMATION	ML.	MICRO LAM	PRESS.	PRESSURE TREATED	STOR.	STORAGE	W.F.	WIDE FLANGE
APPX.	APPROXIMATE	C.O.	CLEAN OUT	ELEV.	ELEVATION			INT.	INTERIOR	MS.	MARBLE SADDLE			STRUCT.	STRUCTURE	W.I.C.	WALK IN CLOSET
APB.	ANTHONY POWER BEAM	C.O.D.P.	CLEAN OUT W/ DECK PLATE	EQUIP.	EQUIPMENT	GA.	GAUGE	JT.	JOINT			Q.T.	QUARRY TILE	SUSP.	SUSPENDED	W/O	WITHOUT
		CONT.	CONTINUOUS	EXIST.	EXISTING	GALV.	GALVANIZED			N.I.C.	NOT IN CONTRACT						
BH	BETTER HEADER	CONTR.	CONTRACTOR	EXP.	EXPANSION	G.C.	GENERAL CONTRACTOR	LAM.	LAMINATE	# NO.	NUMBER	R.	RISER		TREAD		
BM.	BEAM	C.T.	CERAMIC TILE	EXH.	EXHAUST			LAV.	LAVATORY	NOM.	NOMINAL	R.D.	ROOF DRAIN	T.C.	TERRA COTTA		
B.C.	BRICK COURSE	CRC.	COUNCIL	EL.	ELEVATION	GL.	GLASS	LG.	LONG			REINF. BARS	REINFORCING BARS	THK.	THICK		
BLDG.	BUILDING	CTR.	COUNTER	EQ.	EQUAL	GYP. BD.	GYPSUM WALL BOARD	LTS.	LIGHTS	O.C.	ON CENTER	RECEPT.	RECEPTICAL	TOIL.	TOILET		
BLK.	BLOCK			E.W.C.	ELECTRIC WATER COOLER	GFCI	GROUND FAULT CIRCUIT INTERRUPT			O.D.	OUTSIDE DIAMETER	REINF.	REINFORCED	T.O.P.	TOP OF PLATE		
BLKG.	BLOCKING			EXT.	EXTERIOR					OPNG.	OPENING	REQ'D.	REQUIRED	TYP.	TYPICAL		
BOT.	BOTTOM									OPP.	OPPOSITE	RM.	ROOM				

Thomas J. Mend... Architect, L.L.C.
[illegible]

LICENSE
NCARB
FEDERAL BUREAU
LIC # 21AI
REGISTRATION
LIC # 24GE
LIC # 13VH

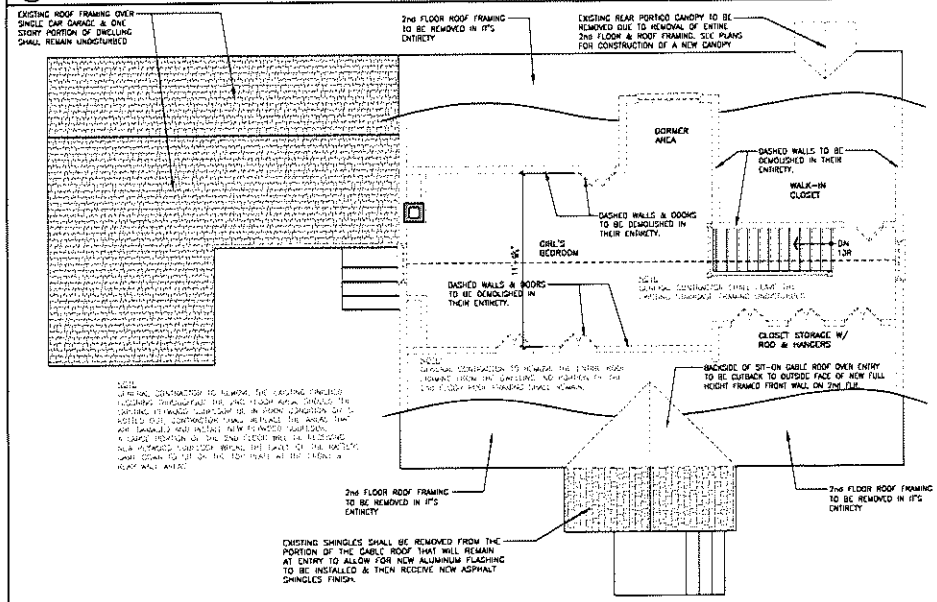
PROJECT: ALTERATION / RENOVATION FOR:
MENDIETA RESIDENCE
48 FOURTH STREET
WOOD-RIDGE, NJ

DRAWING FLOOR PLANS ZONING CHART
APPLICATION DATA
DRAWN: AB ASK / MH
DATE: 09/14/23
SCALE: AS NOTED
JOB NO: 23-014
SHEET: T-1



1 FIRST FLOOR EXISTING CONDITION PLAN & PROPOSED REAR CANOPY PLAN

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

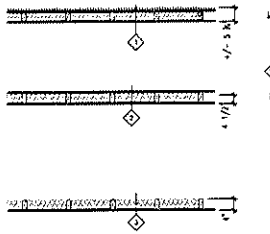


2 SECOND FLOOR PROPOSED DEMOLITION PLAN

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

1. ALL FLOORS @ HABITABLE SECOND FLOOR AREAS TO RECEIVE FINISHED HARDWOOD FLOORING. WOOD TYPE & COLOR TO BE SELECTED BY OWNER.
2. BATHROOM FLOOR SHALL RECEIVE A SEALED CERAMIC TILE FLOOR. SIZE & COLOR OF TILES TO BE SELECTED BY OWNER.
3. PROVIDE (1) CARBON MONOXIDE DETECTOR PER BEDROOM.
4. A MINIMUM OF ONE BEDROOM WINDOW MUST MEET THE FOLLOWING CRITERIA: CLEAR OPENABLE AREA OF 5.7 SQUARE FEET, CLEAR OPENABLE WIDTH OF 20" & A CLEAR OPENABLE HEIGHT OF 24".
5. ALL BEDROOMS TO HAVE HARD WIRED AND INTERCONNECTED SMOKE DETECTORS. PROVIDE (1) HARD WIRED SMOKE DETECTOR IN EACH NON-BEDROOM AREA.
6. ALL MOULDINGS, CASEWORK, DOOR HARDWARE, LIGHT FIXTURES, PLUMBING FIXTURES, WAINSCOTT PANELING ETC. TO BE SELECTED BY OWNER.
7. DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
8. DOUBLE UP FRAMING ALL AROUND ALL STAIR OPENINGS, U.O.N.
9. VERIFY ALL EXTERIOR OUTLET LOCATIONS WITH HOME OWNER PRIOR TO ROUGH IN.
10. ALL LIGHT FIXTURES TO BE SELECTED BY HOME OWNER & INSTALLED BY LICENSED ELECTRICAL GENERAL CONTRACTOR.
11. ALL HEADERS ABOVE DOORS AND WINDOWS TO BE (2) 2" x 12"s, UNLESS OTHERWISE NOTED DIFFERENTLY.
12. GUARD RAIL OR RAILING SYSTEM NEXT TO EXISTING STAIR CASE SHALL NOT BE LESS THAN 36" IN HEIGHT.
13. INTERMEDIATE RAILS ON THE OPEN SIDE OF STAIRWAYS SHALL NOT ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER; EXCEPT AT THE TRIANGULAR OPENING FORMED BY THE RISER TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY SUCH OPENING CANNOT ALLOW THE PASSAGE OF A SPHERE 6 INCHES IN DIAMETER.
14. ALL GYPSUM BOARD IN LIVING AREAS TO BE FINISHED TO A LEVEL 4 FINISH MINIMUM.
15. DOUBLE UP FRAMING AROUND ATTIC PULL DOWN STAIRS.
16. ALL DOUBLED FRAMING MEMBERS TO BE BOLTED IN ACCORDANCE WITH GCAM BOLTING DETAIL.
17. CONTRACTOR TO COORDINATE WITH OWNER THE EXTENT OF THE EXTERIOR FINISHED SIDING FOR THE REAR AND SIDE ELEVATIONS OF THE DWELLING. OWNER SHALL SPECIFY THE LAP REVEAL SIZE, COLOR, STYLE AND FINISH.

NOTES FOR GENERAL CONTRACTOR



LOAD BEARING EXTERIOR WALL W/ SIDING

(1) LAYER 1/2" GWB ON 2" x 4" WOOD STUDS @ 16" o.c., WITH R-21 CLOSED CELLS SPRAY FOAM INSUL. & 6mil POLYETHYLENE VAPOR BARRIER @ INSIDE FACE, ½" LAYER OF EXTERIOR PLYWOOD BLDG. SHEATHING WITH EXTERIOR SIDING AS SELECTED BY HOME OWNER.

1A SAME AS WALL TYPE 1; PROVIDE ½" CEMENTATIOUS BOARD ON BATHROOM SIDE OR KITCHEN AREA, AND TILE PER OWNER'S SELECTION

INTERIOR PARTITION WALL

NON-LOADBEARING PARTITION – (1) LAYER ½" G.W.B. EACH SIDE OF 2" x 4" WOOD STUDS @ 16" o.c., W/ R-13 BATT INSULATION IN STUD CAVITY

2A SAME AS WALL TYPE 2; PROVIDE ½" CEMENTATIOUS BOARD ON BATHROOM SIDE OR KITCHEN AREA, AND TILE PER OWNER'S SELECTION

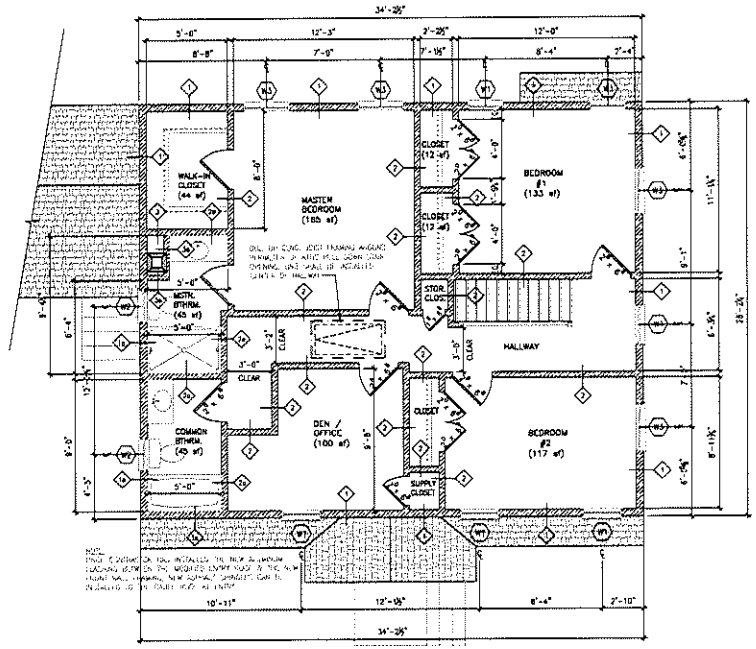
2B SAME AS WALL TYPE 2; PROVIDE ½" CEMENTATIOUS BOARD ON BOTH SIDES OF WOOD STUD FRAMING, AND TILE PER OWNER'S SELECTION

INTERIOR PARTITION WALL

NON-LOADBEARING PARTITION – (1) LAYER ½" G.W.B. ON ROOM FACING SIDE OF 2" x 4" WOOD STUDS @ 16" o.c.

3A SAME AS WALL TYPE 3; ONLY PROVIDE (1) LAYER OF ½" CEMENTATIOUS BOARD ON (1) SIDE, BATHROOM SIDE OR KITCHEN AREA, AND TILE PER OWNER'S SELECTION

WALL PARTITION TYPES LEGEND



3 PROPOSED SECOND FLOOR FRAMING PLAN

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

#	DESCRIPTION	DATE
1	ISSUED FOR DEPARTMENTAL REVIEW	5/15/23

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LICENSE
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FED No. 31251
CA No. 11241
ENGLEWOOD CLIFFS
NJ No. 9256
STATE OF NEW JERSEY
NJ No. 9256
SEAL & SIGN
DATE: 5/15/23

PROJECT
ALTERATION / RENOVATION FOR:
MENDIETA RESIDENCE
48 FOURTH STREET
WOODRIDGE, NJ

DRAWING ADJUSTED ON ORIGINAL PAPER SIZE DRAWING SHEET

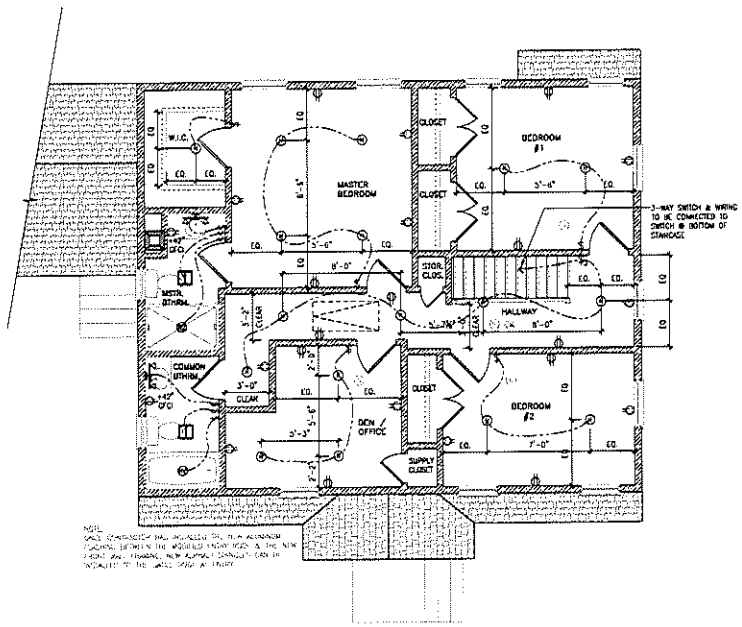
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RB-RK/ MM

DATE
05/15/23

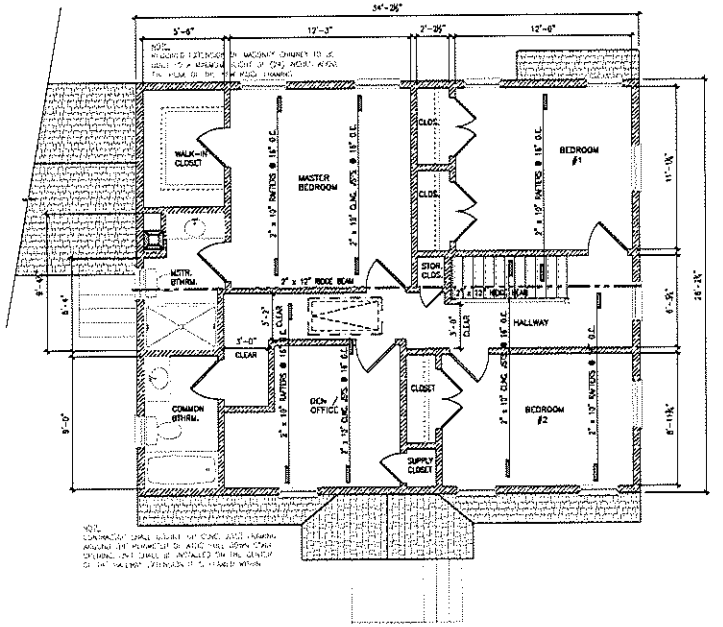
SCALE
AS NOTED

JOB NO
23.004

SHEET
A-1



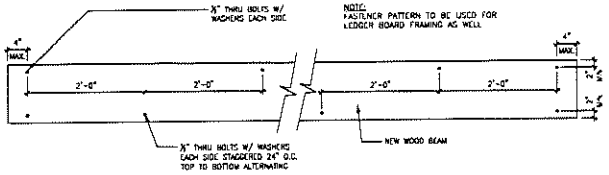
1 SECOND FLOOR PROPOSED POWER & LIGHTING PLAN — SCALE: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR CEILING FRAMING & NEW ROOF FRAMING PLAN — SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS LEGEND

- DOOR BUZZER/OPENER & INTERCOM UNIT
- CABLE TV JACK / CLOSED CIRCUIT TV JACK
- TELEPHONE JACK
- WALL SWITCH WITH
- 3-WAY LIGHT SWITCH
- 3-WAY LIGHT SWITCH W/ DIMMER
- DUPLEX REC. WITH OUTLET TIED TO SWITCH "N"
- DUPLEX OUTLET RECEPTACLE
- QUADRUPLEX OUTLET RECEPTACLE
- DUPLEX RECEPTACLE WITH GFCI PROTECTION
- QUADRUPLEX RECEPTACLE WITH GFCI PROTECTION
- DUPLEX RECEPTACLE WITH GFCI PROTECTION & RAIN CAP
- QUADRUPLEX RECEPTACLE WITH GFCI PROTECTION & RAIN CAP
- DRYER OUTLET, COORDINATE REQUIREMENTS W/ DRYER MANUFACTURER
- SPECIALTY OUTLET
- SMOKE DETECTOR (W/ BATTERY BACKUP TYP.)
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR CARBON MONOXIDE DETECTOR COMBINATION
- RECESSED HIGH HAT
  NOTE: IN BATHROOMS LIGHT FIXTURE SHALL BE RATED FOR WET AREAS
- RECESSED HIGH HAT/PENDANT, UL RATED FOR EXTERIOR USE/ WET AREAS
- CEILING MOUNTED LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- HEAT DCTECTOR WITH BATTERY BACKUP (TYP)
- EMERGENCY SWITCH FOR HVAC UNIT
- EXHAUST FAN SWITCHED WITH LIGHT FIXTURE; MIN. 100 CFM VENTILATION AIR; EXHAUST TO ROOF
- HVAC PROGRAMMABLE ROOM THERMOSTAT
- 1x4 FLUOR. LIGHT FIXTURE - DAY-BRITE CAT. #1SD240-1/2-EB, 2-LAMP FIXT. WITH 140 EC T12 LAMPS, ELEC. BALLAST; UL-LISTED
- WALL MOUNTED LIGHT FIXTURE
- EXHAUST FAN & LIGHT UNIT
- CEILING FAN WITH DIMMER CONTROL
- ELECTRICAL PANEL (NOT ON FIRE-RATED WALLS)
- WALL-MOUNTED LIGHTING FIXTURE (SCONCE)
- WALL-MOUNTED EXTERIOR LIGHTING FIXTURE



3 BEAM BOLTING DETAIL — SCALE: 1" = 1'-0"

N.E.C. WIRING SCHEDULE

WIRE SIZE AND AMP RATING

WIRE GAUGE SIZE	COPPER 60°C (140°F)	COPPER 75°C (167°F)	COPPER 90°C (194°F)	ALUMINUM 75°C (167°F)	ALUMINUM 90°C (194°F)
	NM&B	THW	THWN-2	THW	XHHW-2
	UF-B	THWN	THWN	THWN	THWN
	-	SE	XHHW-2	SE	THWN-2
	-	USE	-	USE	-
	-	XHHW	-	XHHW	-
14	15	15	15	-	-
12	20	20	20	15	15
10	30	30	30	25	25
8	40	50	55	40	45
6	55	65	75	50	60
4	70	85	95	65	75
3	85	100	110	75	85
2	95	115	130	90	100
1	-	130	150	100	115
1/0	-	150	170	120	135
2/0	-	175	195	135	150
3/0	-	200	225	150	175
4/0	-	230	260	180	205
250	-	255	290	205	230
300	-	285	320	230	255
350	-	310	350	250	280
400	-	335	380	270	305
500	-	420	475	340	385

MINIMUM SIZE GROUNDING CONDUCTORS FOR GROUNDING RACEWAYS AND EQUIPMENT

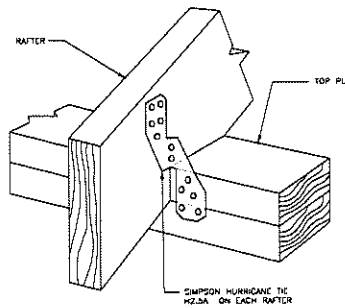
(PHOMINEC TABLE 250-95)[1] RATING OR SETTING OF AUTOMATIC OVERCURRENT DEVICE IN CIRCUIT AHEAD OF EQUIPMENT, CONDUIT ETC. NOT EXCEEDING (AMPERES)	SIZE COOPER WIRE NUMBER	ALUMINUM OR COPPER CLAD ALUMINUM WIRE NUMBER
15	14	12
20	12	10
30	10	8
40	10	8
60	10	8
100	8	6
200	6	4
300	4	2
400	3	1
500	2	1/0
600	1	2/0
800	1/0	3/0
1000	2/0	4/0
1200	3/0	250 kcmil
1600	4/0	350 kcmil
2000	250 kcmil	400 kcmil
2500	350 kcmil	600 kcmil
3000	400 kcmil	600 kcmil
4000	500 kcmil	800 kcmil
5000	700 kcmil	1200 kcmil
6000	800 kcmil	1200 kcmil

1) ADDITIONAL INFORMATION AND EXCEPTIONS ARE STATED IN ARTICLE 250 GROUNDING NATIONAL ELECTRIC CODE.

NOTE: CONFIRM WITH WATER SUPPLY FOR HVAC EQUIP. REQUIREMENTS

GROUNDING ELECTRODE CONDUCTOR FOR AC SYSTEMS (FROM NEC TABLE 250-94)

SIZE OF LARGEST SERVICE ENTRANCE CONDUCTOR OR EQUIVALENT AREA FOR PARALLEL CONDUCTORS		SIZE OF GROUNDING ELECTRODE CONDUCTORS	
COPPER	ALUMINUM OR COPPER CLAD ALUMINUM	COPPER	ALUMINUM OR COPPER CLAD ALUMINUM
2 OR SMALLER	1/0 OR SMALLER	8	6
1 OR 1/0	2/0 OR 3/0	6	4
2/0 OR 3/0	4/0 OR 250 kcmil	4	2
OVER 3/0 OR 250 kcmil	OVER 250 kcmil TO 500 kcmil	2	1/0
OVER 350 kcmil TO 500 kcmil	OVER 500 kcmil TO 900 kcmil	1/0	3/0
OVER 500 kcmil TO 1 100 kcmil	OVER 900 kcmil TO 1750 kcmil	2/0	4/0
OVER 1100 kcmil	OVER 1750 kcmil	3/0	250 kcmil



4 DTL. OF RAFTER CONNECTION TO T.O. PLATE — SCALE: N.T.S.

-	11/22/23
1	12/5/23
2	1/5/24
3	1/22/24
4	2/5/24
5	3/4/24

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PLANNER
PROFESSIONAL ENGINEER
LAND SURVEYOR
ARCHITECT
STRUCTURAL ENGINEER
MECHANICAL ENGINEER
ELECTRICAL ENGINEER

PROJECT
ALTERATION / RENOVATION FOR:
MENDIETA RESIDENCE
48 FOURTH STREET
WOOD-RIDGE, NJ

DRAWING TITLE
FLOOR PLANS & ELEVATIONS

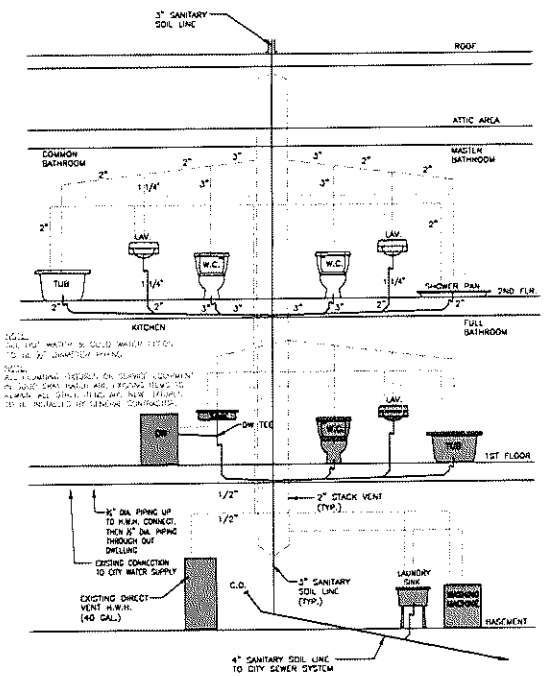
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DATE
03/14/23

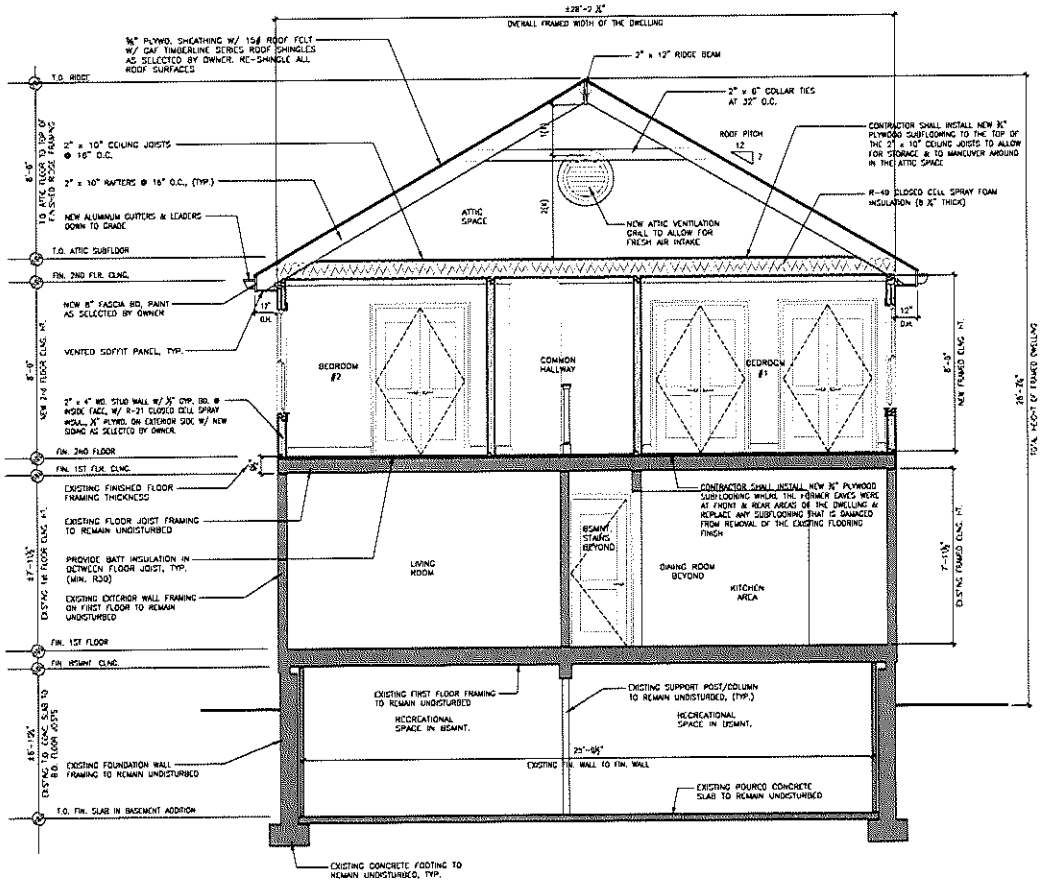
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JOB NO.
23.064

SHEET
A-2



1 SCHEMATIC PLUMBING RISER DIAGRAM SCALE N.T.S.



2 PROPOSED CROSS SECTION THROUGH ENTIRE DWELLING SCALE 3/8" = 1'-0"

PLUMBING FIXTURE CONNECTION SCHEDULE

FIXTURE TYPE	SAN.	VENT	CW	HW	REMARKS
LAVATORY	1"	1"	1/2"	1/2"	FOR EACH LAVATORY
WATER CLOSET	3"	1"	3/4"	-	FOR EACH FIXTURE
BATHTUB	1 1/2"	1 1/2"	1/2"	1/2"	
SHOWER	2"	2"	1/2"	1/2"	
KITCHEN SINK	1 1/2"	1 1/2"	1/2"	1/2"	
DISHWASHER	1 1/2" OR 2"			1/2"	
WATER HEATER			3/4"	3/4"	PROVIDE WATER SHUT OFF VALVE AT COLD WATER SUPPLY LINE
CLOTHES WASHER	1 1/2" OR 2"	1"	3/4"	3/4"	PROVIDE WATER SHUT OFF VALVE AT COLD WATER SUPPLY LINE
FLOOR DRAIN	2"	1"	1/2"		PROVIDE TRAP PRIMER (SEE DETAIL)

PLUMBING FIXTURE CONNECTION SCHEDULE

WINDOW #	MODEL #	WINDOW/ DOOR TYPE	ROUGH OPENING	EGRESSIBLE WINDOW	REMARKS
W1	TW2846	TILT-WASH DOUBLE HUNG	2'-8 3/4" (±) 4'-6 3/4"	NO	
W2	TW2036	TILT-WASH DOUBLE HUNG	2'-2 3/4" (±) 3'-8 3/4"	NO	
W3	TW3046	TILT-WASH DOUBLE HUNG	3'-2 3/4" (±) 4'-8 3/4"	YES	

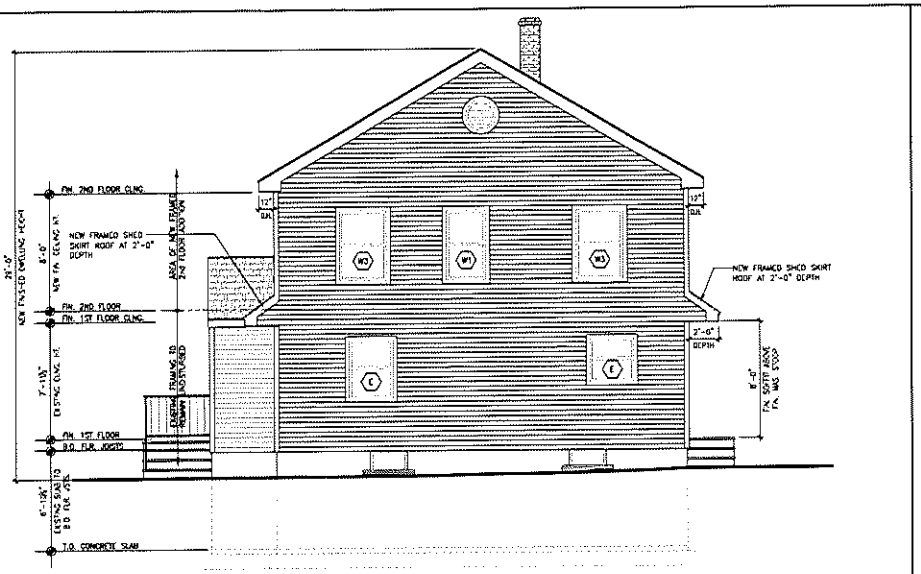
NOTE:
- ALL EXISTING WINDOWS TO REMAIN SHALL BE LABELLED WITH (E)
- COLOR OF FRAME & SASH TO BE SELECTED BY HOME OWNER.
- ALL WINDOWS BASED ON ANDERSEN 400 SERIES
- CONTRACTOR MAY NOT SUBSTITUTE ANOTHER BRAND NAME WINDOW WITHOUT INFORMING THE HOME OWNER.

WINDOW SCHEDULE

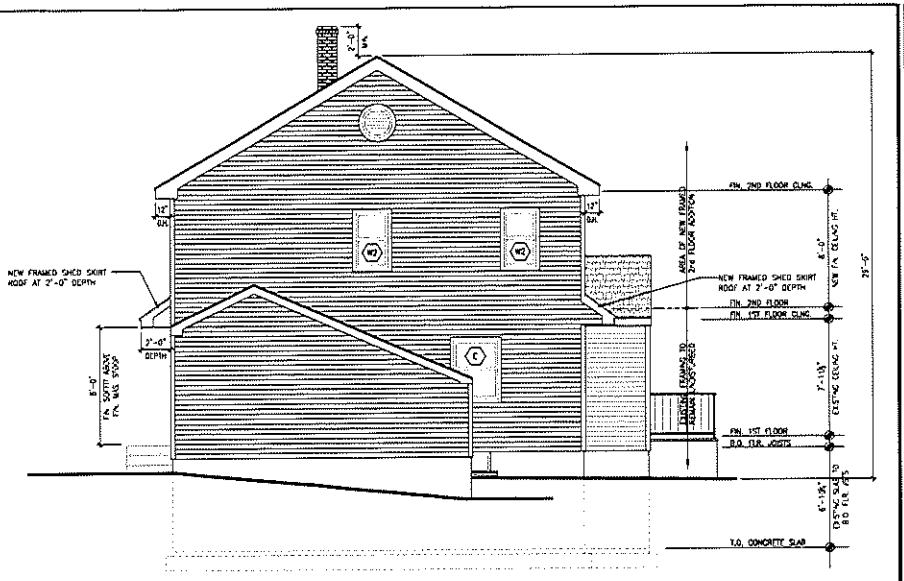
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PROJECT
ALTERATION / RENOVATION FOR:
MENDIETA RESIDENCE
48 FOURTH STREET
WOOD-RIDGE, NJ

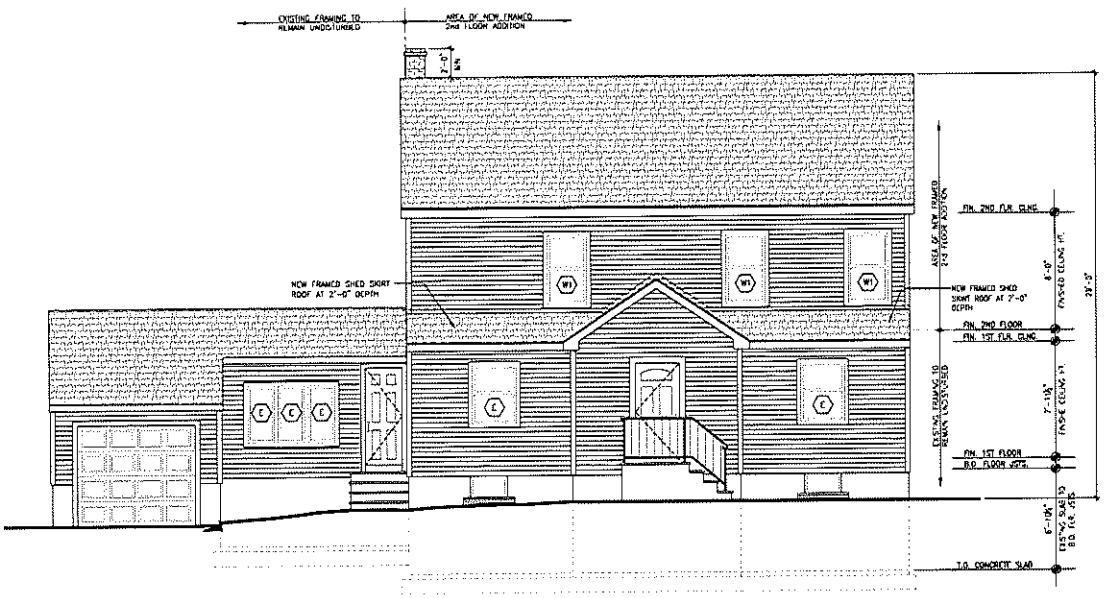
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DATE
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SCALE
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JOB NO.
23-04
SHEET
A-3



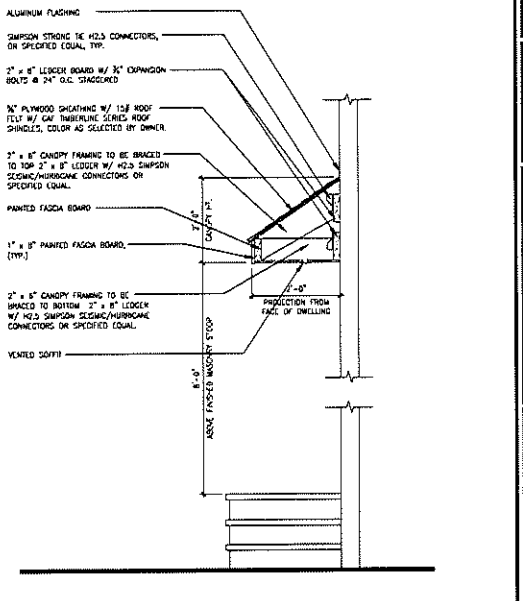
1 PROPOSED RIGHT SIDE ELEVATION (CENTER STREET SIDE) SCALE 1/4" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION SCALE 1/4" = 1'-0"



3 PROPOSED FRONT ELEVATION (FOURTH STREET ELEVATION) Revised after phone call on September 11, 2023 SCALE 1/4" = 1'-0"



4 SKIRT ROOF DETAIL @ REAR ENTRANCE SCALE 3/4" = 1'-0"

1	10.23.23 PER PLANNING REVIEW	

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[illegible]
Woodbridge, New Jersey 07095
Tel: [illegible]
Facsimile: [illegible]

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NJ/AIA
[illegible]

PROJECT
ALTERATION / RENOVATION FOR:
MENDIETA RESIDENCE
48 FOURTH STREET
WOOD-RIDGE, NJ

DRAWING
DRAWN
DATE
09/14/23
SCALE
AS NOTED
JOB NO.
23.004
SHEET
A-4

GENERAL SPECIFICATIONS

1.0 SPECIFICATIONS

A. These specifications are general in form. The owner/builder, in applying them assumes complete responsibility for their use, substitutions, changes and omissions.
B. The contractor shall inspect the premises and view the existing conditions, sizes and quantities. Plans are furnished to indicate the scope of the intended contract work. Existing conditions which might preclude or interfere with the proposed work as drawn or specified shall be brought to the attention of the owner for resolving. Relocation shall be allowed to verify their feasibility in accordance with the new requirements.
C. The contractor shall verify all dimensions prior to construction and shall report any discrepancies to the architect. Should unforeseen conditions or other reasons necessitate construction details not in accordance with these plans, the contractor shall notify the architect and submit the details showing the proposed methods to accomplish the required results. Work shall not proceed until approved by the architect has been obtained.
D. Written dimensions on the drawings shall have precedence over scaled dimensions. The contractor shall verify and be responsible for all dimensions and conditions indicated on these drawings.
E. The contractor shall be responsible for adequately bracing and protecting all work during construction against damage, breakage, collapse, distortions and misalignment according to applicable codes, standards and good practice.
F. The contractor when here the building location staked out in the field by a licensed land surveyor before beginning construction.

1.1 Materials and Workmanship The contractor shall supply all materials, fixtures, appliances and labor necessary to complete all work noted on plans and as otherwise required. All materials shall be new and free from any defects. All work shall be performed in a competent workmanlike manner acceptable with modern practice.

1.2 Substitutions Substitutions for materials specified by name may be made if approved by the architect and owner. The owner shall decide if the proposed material substitution is acceptable.

1.3 Clean-up All glass shall be washed, paint and putty stains removed after installation. Masonry surfaces shall be brushed and washed with diluted muriatic acid to remove mortar stains.

1.4 Site Plan The owner shall provide the contractor with a survey of the existing site conditions and proposed construction work to be performed. The contractor shall check all existing grades and conditions at the site and notify the owner of any discrepancy's.

1.5 Insurance - Owner to provide Builder's Risk. The contractor shall obtain and maintain for the duration of the project liability and property damage insurance and workmen's compensation insurance in the amounts satisfactory to the owner. The contractor assumes full responsibility for the proper conduct at this building operation and the owner shall be free of liabilities as a result of any accidents or damages that may occur. Contractor to provide Worker's Comp. and Liability.

1.6 Permits An permits shall be obtained by the contractor or his sub-contractors. The certificate of occupancy shall be obtained by the contractor, but the owner shall furnish the required engineers survey showing the location of the building.

1.7 Temporary Heat, Water and Electricity The contractor shall make arrangements for the installation of temporary heat, water and electrical service and shall pay for the consumption. All materials shall be new and free from any defects. All work shall be performed in a competent workmanlike manner acceptable with modern practice.

1.8 Protection The contractor shall comply with all local and state laws and regulations regarding protection of work, property and labor, insofar as these laws and regulations are applicable to the work. The contractor shall at all times provide protection against weather, rain and, storms, heat or frost, so as to maintain at work, materials, apparatus and fixtures free from injury or damage. The contractor shall also provide protection from the damage for any existing painting, trees or shrubs that are to remain. The contractor shall confine himself to the premises and limit himself by use as to storage of materials, equipment tools extra. The premises and the sidewalk and street shall be kept free and clear of rubbish at all times.

2.0 SITE WORK

2.1 Demolition
A. Demolish and remove portions of existing trees, shrubs, fences, buildings, walls, utilities and any surrounding constructions including all equipment, fixtures, extra, as shown on plans and/or as required by new construction.
B. Make an work safe as per rules and regulations of authorities having jurisdiction over utilities and insure continued operation and protection of existing pipes, lines, traffic, etc.
C. Take full precaution to protect workmen, passersby + or other persons from falling debris and other hazards of operation.

2.2 Site work
A. Establish topsoil depth and strip (and stockpile) all topsoil in areas to be disturbed.
B. Rough grading shall be to 6" below finish grades as indicated on the drawings, and provide positive (slope) away from the building.
C. New driveways and parking areas shall conform to the requirements of local codes as to grading, base preparation and installation, and topping specifications.
D. Connect sealers and footing drains separately to the drainage system with 4" diameter "Orangeburg" pipe (perforated type for footings only) or as directed by owner's engineer.
E. In the event of accidental blasting, contractor shall supply the owner with until costs for blasting and any damage insurance. All blasting shall be done in accordance with the local, state and federal regulations.
F. Contractor to notify all public agencies of underground site work as required by code and utility companies.
G. Contractor to identify and identify all underground utility lines, pipes, cable and conduits.
H. Contractor to employ engineer to verify locations and provide clear markings of property lines, setback lines, easements and right of ways.
I. Landscaping, seeding and planting to be the responsibility of the owner. J. Underground sprinkler system supplied by the owner. Contractor to coordinate with plumber. (if applicable to project)

2.3 Excavation
A. Excavate all earth, boulders, loose and soft rock as shown on plans. All footings shall bear on solid undisturbed earth. Earth shall be capable of supporting 2 1/2 tons per square foot.
B. Excavation shall be performed so that the area of the site and the area immediately surrounding the site and unfinished operations will be continuously and effectively drained. water shall be removed by pumping or other satisfactory methods to prevent softening of the foundation bases, undercutting of footing, or other actions detrimental to proper construction procedures.
C. Trenching for underground utilities and drain lines shall be excavated to the required alignments and depths. The bottoms of trenches shall be graded to secure the required slope and shall be tamped if necessary to provide a firm plane bed.
D. The contractor shall be required to verify the existence and location of all underground utilities. All existing utilities shall be marked, identified and protected from damage during construction.

2.4 Finish Grading Finish grading shall be established to provide positive drainage in all directions away from the house and adjacent areas.

2.7 Driveway

3.0 CONCRETE WORK

3.1 Footings and Slab Notes
A. Footings shall bear on undisturbed and and/or supervised compacted fill, free of frost, having a minimum allowable bearing capacity (see chart below). Elevations shown on plans are for estimating and are subject to variations when the true conditions are revealed by excavation. The contractor is to notify the architect of any doubtful conditions.
B. All fill shall be compacted in 6 to 12 inch layers to not less than 95&95% of the maximum density when tested in accordance with ASTM D1557.
C. Sole usser footings shall be installed from freezing.
D. Bottoms of all exterior footings shall be at least 3 feet below finished grade. No footings shall be poured E. Changes of level of footings shall be stepped in the same angle of inclination as the soil(one vertical to two horizontal).
F. Where footings bear on rock, the rock shall be first leveled to the underside of the footings and dowel at 2'-0" o.c. and shall be etched and grouted into the rock, in a manner acceptable to the architect and building inspector.
G. Provide 4 inches porous fill under all concrete walks on earth.
H. Contractor shall adequately protected walls, piers, etc... from damage due to backfilling.
I. Contractor must prevent the foundation from being put in jeopardy by the excavations for utilities, etc..
J. Where pipes pass through new walls, drop footings as that pipes pass over the top of the footings.
K. Concrete floors shall have smooth hard steel trowel finish.
L. Provide 888 - 10/10 welded wire fabric in all concrete slabs on grade.
M. All concrete shall be 2,500 p.s.i. slump shall be between 4 and 5 inches and 3,000 p.s.i. for lose, after 28 days. All garage floor slabs shall be 4" thick 3500 p.s.i. concrete with 1/8 inch per foot pitch to the exterior garage door.
N. All concrete footings shall be as noted on plans, provide a 2" x 4" key way in all footings.

Table 1804.2
Assumed Foundation and Lateral Pressure

Class of Materials	Assumed Foundation Pressure (psf)/ft
Crystalline bedrock	12,000
Sedimentary and Foliated Rock	4,000
Sandy gravel and/or Gravel (GW and GP)	3,000
Sand, silty sand, (clayey sand, silty gravel and clayey gravel (SW,SP,SM,SC,GM, and GC)	2,000
Clay, sandy clay, silty clay, clayey silt, and sandy silt (CL,ML,MH and CH)	1,500

4.0 MASONRY

4.1 Foundation Walls and Masonry
A. Lay all masonry in running bound.
B. Construct exterior foundation of 10" and 12" concrete block with bottom course filled solid. Masonry block shall be hollow load bearing units, conforming to ASTM C-90 grade N.I. They shall be true level, plumb and straight on a full bed of mortar.
C. Block shall have a minimum compressive strength on the gross area of 1,900 p.s.i.. Where block not destressed in thickness, the top courses of thicker walls shall be solid capacity of concrete filled brick. Mortar for block in contract shall be type "M".
D. Damp-proof hollow back basement walls with 1/2 inch coat of Portland cement parging applied to exterior from base to top and apply one coat of bituminous damp-proofing over parged concrete.
E. Brick shall conform to ASTM C216, moist the for stone veneer shall be 22 Ga. Gal. corrugated steel, minimum 7/8" wide. Ties shall be typical 16" o.c. vertical and 32" o.c. horizontal and nailed to steel studs. Brick veneer shall not exceed 25' in height.
F. Not used
G. Provide the following lintels (steel angle at 3lbs storeside) over all openings and recesses in masonry walls for each 4" thickness of masonry provide one angle as follows: MASONRY OPENING, 0'-0" to 4'-0" 4" x 3 1/2" x 5/16" 6'-0" to 8'-0" 5" x 3 1/2" x 5/16" 8'-0" to 10'-0" 6" x 3 1/2" x 5/16"
H. Brick veneer shall bear on 4" concrete shelf. Under first course of brick provide flashing with weepholes at 8'-0" o.c.

I. Provide truss-type horizontal reinforcing in every second course of masonry wall.
J. Brick, block and stone masonry shall be protected from freezing for not less than 48 hours after installation.
K. Concrete footings for chimneys shall be minimum 12" thick and project minimum 6" beyond the face of the load bearing chimney. Provide flashing where chimney penetrates roof.
L. Extend roofline min. 20" out from front of fireplace and min. 12" beyond openings on each side.
M. Support hearths with reinforced concrete slab not less than 6" thick. Support masonry over fireplace openings with a noncombustibles lintel. Provide cast iron clean-out doors for ash pits.
N. Beam girder and other concentrated loads shall bear on solid masonry or filled cores of block at least two block courses below the beam and 1'-8" each side of the beam.
N. Wood sills on masonry shall be pressure treated (i.e. waterproof), anchored to foundation by 1/2" diameter anchor bolts spaced 12" from each end of plate section, with intermediate bolts spaced maximum 6'-0" o.c. shall be min. 8" above finished grade and wood siding shall be min. 6" above finished grade. Provide 1" thick fiberglass sill sealer.
O. Provide corrosion resistant metal flashing across top and sides of exterior window and door openings, at junction of chimney and roof, and in roof valleys and around roof openings.

5.0 STRUCTURAL METALS

5.1 Scope of Work
A. The contractor shall furnish all labor, materials, services, equipment and apparatus necessary to complete fully the portion of the work as shown on the drawings and specified herein.
B. Dimensions shall be verified on the job and full responsibility for the agreement of dimensions with the drawings and with parts of the structure into which this work must fit, shall be assumed by the contractor. Work includes, but is not limited to: All structural steel members(defined in AISC Code of Standard Practice for Steel Building and Bridges); connections, bases for other trades, erection, temporary shoring and bracing, field touch-up painting, and expansion bolts.

5.2 Materials
A. All structural steel shall be new and conform to the "Standard Specification for Structural Steel", ASTM A-36 unless otherwise noted.
B. Steel Bolts, nuts and washers shall conform to "Standard Specification for high-Strength Bolts and Structural Steel Joints ", including suitable nuts and plain hardened washers, ASTM A-325. The bolt head shall be marked with three radial lines, A-325 and the manufacturer's symbol. The nuts shall have three circumferential marks and the manufacturer's symbol.
C. Electrodes for welding structural steel shall conform to the requirements for filler metal and flux as specified in AWS D1.1, with the classification specified subject To review by the architect.

5.3 Fabrication
A. All work included under this heading shall conform to or applicable parts within the manual of steel construction of the American Institute of Steel Construction including connections, specifications and codes unless specifically shown otherwise on the drawings or specified herein.
B. The load shall be indicated for proper design, the diameter of cast base, spacing, weldings, etc., in addition to conformance with AISC specifications.
C. Size all members as noted on plans. Take all required to verify or supplement dimensions shown on the drawings. The contractor shall be responsible for the proper fit of structural members to conditions existing at time of erection.
D. The structural steel shall have provisions for attaching equipment supports or other components shall be not form part of the structural system. The contractor shall obtain the necessary information from other contractors and the owner and provide the necessary parts and/or holes.
E. All members shall be free from twists, kinks, buckles or bent parts. Parts assembled with bolts shall be close contact, except where separators are required. All members shall be so accurately made, that the parts shall come together and bolts enter without distortion, when assembled.
F. Where steel is concealed, clean all steel in accordance with specifications for hand tool cleaning, SSPC-SP-2-63 published by the "Steel Structures Painting Council".
G. Cross or eccentric loads passing shall be distributed by reaching. Running + shall not be permitted.
H. Slotted holes must be finished by reaming to proper dimensions. Tapered edges will not be accepted.
I. Welding shall be done by operators who have been previously qualified by tests as prescribed in the American Welding Society "Structural Welding Code".
J. The technique of welding employed, the appearance and quality of the welds made and the method of correcting defective work shall conform to the American Welding Society "Structural Welding Code".
K. Welders to be welded shall be free from less welds, rust, grease, paint, and other foreign material except that mill scale shall withstand wire brushing may remain. Joint surfaces shall be free of fins and tears.
L. Welds shall be fabricated with reduced contraction.

5.4 Connections
A. Shop connections shall be welded or bolted unless otherwise noted or detailed on the drawings and connections shall be in accordance.
B. Field connections shall be bolted with 3/4" diameter high strength bolts unless otherwise noted.
C. The design and assembly of bolted connections shall conform to "Specifications for Structural Joints Using ASTM A-325 or A-490 Bolts."
D. Welding equipment shall be of sufficient capacity and in good working conditions, capable of adjustment in full range of current variations.
E. Do not begin welding until elements to be welded are held securely in place and adjusted to dimensions shown on the drawings.
F. Control of shrinkage and distortion in all welds shall be the responsibility of the contractor. 5.5 Columns
Interior columns shall be 3" diameter standard steel pipe filled with concrete to be set in, ft. concrete fixed. Structural steel beams and columns shall receive one shop-coat rust inhibitive paint. Shop weld 3/8" thick steel plate top and bottom of columns, and field bolt girders to top plate.

5.6 CARPENTRY

5.1 Conventional Lumber Framing of dwelling shall be erected plumb, level and true and securely nailed. Solid sawn lumber shall be grade stamped at the factory, surfaced dry and at the following specification and grade for individual use.
All lumber to be Douglas Fir - Larch #2 or better, capable of developing the following minimum allowable stresses:

SIZE	Fb (PSI) (SINGLE)	Fb (PSI) (REPETITIVE)	Fc (PSI)	Fc(1) (PSI)
2 x 4	1,213	1,308	802	1,495
2 x 6	1,137	1,397	747	1,430
2 x 8	1,050	1,297	690	1,345
2 x 10	962	1,104	632	1,308
2 x 12	875	1,005		

Fv (Horizontal Shear) = 95 PSI
E (Perpendicular to Grain) = 625 PSI
E (Modulous of Elasticity) = 1,600,000 PSI

All flush header beams, etc. shall be secured with steel joist hangers. Double all joists parallel to partitions above.

6.2 TJI Joists
A. Scope: This work includes the complete furnishing and installation of all TJI joists as shown on the drawings, between specified and necessary to complete the work.
B. Materials: Joist TJI joists are to be factory manufactured with structural grade lumber.
MICRO-LAM lumber or machine stress rated lumber flanges and utilizing waterproof type glues; each on the TJI joist manufactured by Trus Joists Corporation. The plywood webs are to be of APA structural I(2) exterior grades with face veneers installed with grain running in the vertical direction of the joist and butt jointed to formed and fit into a groove in the center of the web face of the flanges, and to form a pressured glue joint at that junction.
C. Designing: The TJI joists shall be sized and detailed to fit the dimensions and loads indicated on the plans. All designing is in accordance with allowable values and section properties assigned and approved by the building code. Verification of design of the TJI joists by complete calculations is to be available upon request.
D. Drawings: Additional drawings showing layout and length necessary for determining fit and placement in the building are (are not) to be promoted by the manufacturer.
E. Fabrication: The TJI joists shall be manufactured in a plant approved for fabrication by the building code and under the supervision of a third party inspection agency.
F. Erection and Handling: The TJI joist series J planed prior to erection shall be stored in a vertical position and protected from the weather. They shall be handled with care so they are not damaged. The TJI joists are to be erected and installed in accordance with the plans, any trusses joist drawings and installation suggestions. Temporarily bracing joists which cause stresses beyond design limits are not permitted. Erection bracing in temporary bracing joists which cause stresses beyond design limits are not permitted. Erection bracing in addition to specified bridging is to be provided to keep the TJI joists straight and plumb as required and to assure adequate lateral support for the individual TJI. joists and the entire system until the sheathing material has been applied. The contractor will give notification prior to enclosing the TJI joists to provide opportunity for inspection of the installation.
G. Performance: Products shall be proven by testing as demonstrated either by ICBO and NBB acceptance or through a test program meeting UBC standard 25.17J7. Compliance with this standard shall be submitted for review.

6.3 MICRO-LAM Lumber
A. Scope: This work includes the complete furnishing and installation of all MICRO-LAM lumber beams as shown on the drawings, herein specified and necessary to complete the work.
B. Materials: The MICRO-LAM lumber beams shall be manufactured from MICRO-LAM brand parallel laminated veneer lumber. The MICRO-LAM lumber beams shall be manufactured in continuous process with all grain parallel with the length of the member. Laminated veneer lumber shall be of single one piece length, free of finger joints. Length and thickness dimensions of the lumber beams shall be stated as required. After drying, each veneer sheet shall be graded by an ultrasonic or other approved nondestruction test method. Sections shall be selected to assure that the laminated veneer lumber meets the requirements of ASTM D-2599-78, uniformly applied to the veneer at the required spread rate. Laminated veneer lumber must be manufactured in a plant under the process approved by the national research board.
C. Design: MICRO-LAM lumber beams shall be designed to meet the dimensions and loads indicated on the plans. All designs shall be in accordance with standard engineering practice. Complete design calculations showing method, forces, stresses and allowable loads are available upon request for each MICRO-LAM lumber design. The design of the MICRO-LAM lumber beams is to be under the supervision of a registered professional engineer and in accordance with the NNB acceptance and provisions of the National Design Specification for wood, 1986.
D. Drawings: Drawings shall be furnished by the manufacturer showing all critical dimensions determining fast and placement in the building as well as the loads the MICRO-LAM lumber beams are designed to support. These drawings shall be approved prior to fabrication.
E. Protection: The MICRO-LAM lumber beams, like any other wood product, shall be protected from the weather while in storage. Care shall be exercised during handling to prevent damage to beams.
F. Hardware: All hardware is to be fabricated by others according to details contained in the contract drawings.
G. Installation: The MICRO-LAM lumber beams are to be installed in accordance with the plans and the approved Truss Joist drawings. Temporary construction loads beyond limits indicated thereon are not permitted. Holes, cuts or notches not previously approved by Truss Joist Engineering shall not be made. The first erection of the MICRO-LAM lumber beams shall be under the direction of a question construction supervisor, whereas non bracing and waterproof are as provided in the code for Douglas fir) sawn lumber. Holes installed parallel to the glue lines on the narrow face shall not be spaced closer than 4 inches for 10 penny common nails and 3 inches for 8 penny common nails. Holes installed perpendicular to the glue lines on the side face shall be installed in accordance with code. These nailing specifications are based on a member at least 3/4 of an inch thick and 3 1/2 inches wide. Loading power of nails installed perpendicular to the grain lines is as provided in the code for dense Douglas Fir. Specific approval is required for other than nailed and bolted connections. These values are subject to adjustment for duration of load and for repetitive member use as provided in the building code.
H. Identification: The MICRO-LAM laminated veneer lumber is to be identified with a stamp or stamps noting the name and point of the manufacturer, the grade, the National Research Board report number and the quality control agency.

8.1 Framing
A. Set joists and girders with natural camber up. Double up floor joists under partitions running parallel to joists, or on per beam. Double up roof rafters around skylights (if applicable).
B. Details of framing including timeframing, bracing, bridging, notching, etc., shall conform to the IRC, NJ Edition and to the NFPA manual of House framing. Nailing schedule shall conform to IRC, NJ Edition, table R602.3.
C. Studs in load bearing partitions shall align with rafters and joisses; if required, manufacturer shall supply at bridging, blocking and cross bracing in accordance with their published recommendations.
D. All walls shall be adequately braced until the entire structural frame has been installed and is structurally sound.
E. Plywood shall be APA grade stamped. Roof and wall sheathing and subflooring: Standard C-D interior plywood with exterior glue, panel indication index 42/20 for 3/8" thick and 32/16 for 1/2" thick. Apply sheathing with face grain perpendicular to framing supports, using 8d common nails for 1/2" and 8d common nails for 5/8":
Roof: 3/8"
Floors: 3/4" (tongue and groove)
Walls: 1/2"

All sub-flooring to be 3/4" tongue and groove plywood secured with construction adhesive and 1 1/2" deck screws.

8.2 Pressure Treated Lumber
A. All wood exposed to the exterior or in contact with masonry shall be pressure treated (i.e. Wolmanized) and meet the maximum allowable stresses as outlined in section 8.1 of this specification.
B. All metal fasteners, joist hangers, angle brackets, bolts, aluminum flashing that will be in contact with any ACQ treated lumber shall be approved by the manufacturer to be in direct contact with the ACQ treated lumber.

8.3 Metal Connectors
A. Joist hangers and metal framing connectors are based on Simpson Strong-Tie Company inc.
B. All joist hangers shall be properly sized for the depth of the joist Simpson LU Series.
C. All nails are to be utilized with a nail size as recommended by the manufacturer.
D. Do not water any damaged or compromised connectors.
E. Do not overdrive nails.
F. Install hurricane clips per manufacturer's instructions as required by local code Simpson H2.5A.
G. Do not use metal connectors manufactured fasteners for installation.
H. Joists shall bear completely on the connector seat, and the gap between the joist end and the header shall not exceed 1/2".
I. Screws may be substituted for nails.
J. Any change in manufacturer must be approved by the Architect.

7.0 THERMAL AND MOISTURE PROTECTION

7.1 Insulation and moisture control
A. Insulate floors of unheated spaces and heats over crawl spaces with R-19(min. 6" thick) fiberglass batt insulation. All exterior walls to be insulated with R-1b (3 1/2" thick) fiberglass batt insulation unless otherwise noted.
B. Batt insulation installed in attic and crawl spaces shall have a class II flame spread 75-200, as determined by ASTM E84. Covering of insulation shall be class I flame spread 0-25.
C. Flashing sheet metal: metal flashing and drip edges shall be galvanized sheet metal. Provide flashing for chimneys, saddle, tops of mansarder bands, skirts, sidewall and doors. Install base flashing, wall and roof joint flashing, ridge, hip, valley and eave flashing, concrete, skylight flashing set, as required to make for water tight joints.
D. Install aluminum gutters and leaders as shown on the drawings and connect to site's storm water drainage system(by engineer) keep leaders and gutters separated from the abutting wall surfaces to avoid staining and corrosion. Provide proper joints for expansion and contraction.
E. Dampproofing: exterior face of all foundation walls shall receive one(1) coats of Portland cement parging(total thickness 1/2"-3/4") mixed with anti-hydric waterproofing applied from base to all plate. Over this shall be applied one (1) trowel coat of pecora bituminous plus 1/16" thick parge coat from finished grade to footing.
F. Sill sealer shall be fiberglass or polyurethane all easier & inches wide in rat form. Sealer shall be placed between the sill plate and the foundation wall in a continuous manner in accordance with the manufacturers specifications.
G. Install "Tyvec" house wrap Or equal over exterior walls, window openings, and door openings in accordance with manufacturers specifications. Seal all seams, joints, corners, flashings, headers and all exterior penetrations with "Zip" or equal contractor sealtning tape #50685.
H. Contractor to caulk all openings in exterior walls. Caulking to be first quality silicone sealant as manufactured by "Dow" or equal. Installation to be in strict conformance to manufacturers requirements, contractor to properly clean and prepare surfaces as required.

7.2 Roofing
A. Roofing to be asphalt shingles over roofing felt. At chimneys, valleys, vertical intersections shall be flashed with sheet metal as specified on drawings.
B. New asphalt roof shingles as manufactured by GAF "Timberline" Series HD Lifetime Warranty. Color to be selected by owner.
C. "GAF Weather Watch" at first 36" of roof and at all valleys, hips and ridges.

7.3 Gutters and Leaders Contractor to supply and install seamless 5 inch (unless otherwise noted) bead aluminum gutters and matching leaders. Tied onto a main drainage system. (Color White)

7.4 Exterior Siding: Portions of new addition to receive vinyl siding to match existing 4" lap exposure and color, unless owner decides to replace entire exterior siding throughout, then owner to select manufacturer, style, top, color, finish, color and go ornamental pieces.
7.5 Brick Veneer: No brick veneer to be used on the project.
7.6 not Used
A. All fascia and rakes to be 1 x 8 and 1 x 2, Kiln Finish color to be selected by owner.
7.8 Ventilation
1. Ventilate at attic and rafter spaces with properly sized screened louvers, ridge and soffit vents. Taper insulation to clear for proper air flow.
2. Attic ventilation shall consist of continuous soffit vents, ridge vents and gable and louvers as combinations of each. Provide an equivalent inch of vent for attic floor.
Ridge vents: Ridge vents shall be continuous roll ridge vent roll formed .019 inch aluminum vent as manufactured by "Air vent inc." (Peoria Ill) or equal
Soffit vents: Soffit vents shall be strip vents roll formed .019 inch aluminum vent as manufactured by "Air Vent inc." (Peoria Ill.) or equal.
Gable vents: As indicated on plans.

8.0 WINDOWS AND DOORS

8.1 Windows
A. All windows to be Andersen Double Hung, Casement or Picture windows, Series 400 with 1-1/8" grille, as indicated on the drawing schedule and as manufactured by "Andersen" Bayport, MN.
B. Exterior surfaces of windows to be clad with Andersen standard finish. (color to be selected by owner) allowance to be completed with the following.
1. Glazing to be clear insulated glass.
2. Jamb extensions as required.
3. Screens
4. Standard Hardware
5. Weatherstrip sloping
6. Interior Wood Grilles
C. Windows to be installed in strict accordance with all Andersen requirements. Contractor to supply and install caulking, elastomeric joint tapes and all other items necessary for a complete installation as recommended by Andersen.

8.3 Garage Door - (Not Applicable for this project).

9.0 FINISHES

9.1 Gypsum Board Gypsum board shall be 1/2" secured with rosst dry wall screws according to manufacturers specifications. All joints shall be taped and spreaded 3 coats at joint compound, finish smooth ready for painting. Provide water resistant gypsum backer board on all bathroom walls, at areas directly adjacent to showers and tubs shall receive water resistant backing. All walls and ceilings separating garage from dwelling shall have a one hour fire rating (5/8" thick type "x" firecode gypsum board).

9.2 Interior Doors and Hardware
A. Interior doors shall be 1 3/8" Solid core units as manufact. by " MASONITE ". With trim detail as noted in plan.
B. Hinges to be 3 pair butt type hinges, satin brass as manufactured by Stanley or equal.
C. Hinges to have a minimum depth of 4 1/2".

D. Doors between garage and dwelling shall be self closing 1 3/4" solid core wood fire rated doors, in a hollow metal frame. Side of door openings between garage and dwelling shall be not less than four (4) inches above the garage floor.

9.3 Interior Trim A. All trim shall be neatly fitted and complete including doors, window casing, aprons, stools, quarter rounds and at floor bases. Closets to have wire shelving, E. See trim Schedule if applicable. Confirm with owner.

9.4 Stairs - First floor stairs shall be oak tread w/ oak risers and oak railing and oak turned balusters.

9.5 Marbes and Ceramic Tile
A. All ceramic tile and marbes to be selected by owner and installed by contractor.
B. All tile and marble to be installed in 1 1/4" minimum to 2" maximum mortar bed with reinforcing and cleavage membrane.

9.7 Painting
A. exterior trim and doors to receive (1) coat primer and (2) finish coats, verify color with owner.
B. Interior walls to receive (1) coat primer (2) finish coats of paint. (as paint to be manufactured by Benjamin Moore Colors to be selected by the owner)
C. Exterior iron to receive the following: Primer: (1) Coat "Benjamin Moore" leadmenite primer (100).
Finish: (2) Coats "Benjamin Moore" Moore's house paint (110) (Acrylic Latex) Color to be selected by Owner.

11.0 EQUIPMENT

11.1 Kitchen Cabinetry and Counters - (Not Applicable for the project).

11.2 Vanities - (Shall be purchased and supplied by the Home Owner, Contractor shall install)

11.3 Laundry Room - (Not Applicable for the project).

12.0 MECHANICAL

12.1 Electrical - (Existing Electrical Service Panel to remain). Coordinate with local utility company.
A. The intent is to provide a complete system conforming to the latest edition of the National Electrical Code and any state or local requirements. The contractor is responsible for all required permits and inspections of the work.
B. Switches, receptacles and wall plates to be as manufactured by "Leviton Mfg. Co." decora style or approved equal.
C. Contractor to verify all switching locations and types with the owner prior to rough-in.
D. Fixtures to be "Hole" brand or as specified on drawings. Contractor to verify all lighting locations with the owner prior to rough-in.
E. Contractor shall wire washing machine, dryer, dishwasher, wall ovens, range top, exhaust hood, refrigerator etc. in accordance with equipment specifications.
F. Contractor to supply and install bathroom exhaust fans as manufactured by "Nutone" fans to have min. of 110 C.F.M., or equivalent approved.
G. All work shall conform to the National Electrical Code. All outlets installed in bathrooms, and exterior outlets shall have ground fault circuit interrupter. GFCI protection.
H. Not receptacle outlets to prevent shall state "Hood" protection to protect all non metallic sheathed cables within 1 1/4" of the edge of any stud.
I. Coordinate with Owner for fixture model numbers and locations.

12.2 Plumbing
A. All plumbing shall conform to the National Standard Plumbing Code.
B. All work shall be installed by a N.J. licensed plumber.
C. The following work shall be included:
1. Sanitary, waste, soil, and vent piping with all necessary flashing.
2. Traps, cleanouts, etc.
3. Hot and cold water supply lines, exterior hose bibbs
3a. All water supply to be Cast iron
4. Plumbing fixtures to be supplied by owner see section 2 division 15.2 for fixture allowances.
5a. All water supply lines to be 3/4" as required by specific fittings
9. Appliance connections

D. Contractor to secure all permits, utility company charges and hookups.
1. Obtain all permits
2. All work as per applicable code.

E. Contractor to test
1. Drainage and vent system
2. Hot water supply and distribution

F. Water service and piping
1. Locate and tap at existing main.
2. All buttonwork minimum of 1" diameter.
3. Minimum of 1/2" water supply to each fixture, verify with manufacturers specifications.
4. Shut off valves for each submain, group of fixtures, individual fixtures and main supply.
5. Fixture connections to be same as outlets.
6. Pipes and drain cocks to be installed to facilitate draining.
7. Insulate all exposed piping run in unheated spaces.
8. All exposed water pipes in finished spaces to be chrome.
9. All pipes to be copper
a. Underground type-K soft copper.
b. Above ground type-L with cast bronze sweat fittings.
c. All pipes properly supported with brackets and hangers allowing for expansion.
10. Water service to all fixtures and hibbs etc.

G. Soil pipes and vent piping
1. Waste piping connected directly into sewer in street it required (including patching of the street and lawn), otherwise connect within dwelling to existing system.
2. Arrangement of all fixture shall be as shown.
3. Furnished steel hangers supporting drainage system shall be firm and solid.
4. All vent piping shall be PVC.
5. Provide cleanouts where threaded plugs.
6. Waste lines shall be run flush with accessible cleanouts with screw plugs on all horizontal lines at the base of all risers and at all dead ends.
7. Vent and trap all fixtures and provide building traps and fresh air inlets.
8. Furnish cap flashing on all roof vents of 16" or copper headgirt down over copper base flashing.

H. Traps
1. Each drain shall have a p-trap with cleanout and vent properly sized.
2. Wherever possible, traps shall be exposed for ease in cleaning.
3. Provide trap primer installed in finished space with chromium finishes.

I. Valves shall be bronze bodies with swivel fittings of some size as piping and of proper type for the service, Valves shall be as manufactured by Crane, Walworth, or approved equal.

J. Plumbing fixture allowance

Second Floor Bathroom	
Water Closet	(Provided by Owner)
Lavatory	(Provided by Owner)
Lavatory Fittings	(Provided by Owner)
Shower Diverter, Drain & Body Spray	(Provided by Owner)

12.3 Mechanical
A. All heating and cooling systems shall be designed and installed by a N.J. licensed mechanical engineer.
B. All work shall be governing state and local codes.
C. Contractor shall coordinate the design and installation of a complete heating and air conditioning system, to be approved by the owner and the architect. Contractor will establish locations of all supply and return registers and review with the owner prior to final rough-in.
D. The heating and cooling systems shall be able to maintain 72 degrees interior temperature when the exterior temperature a 0 degrees 90 degrees respectively.
E. The contractor shall furnish and install all necessary piping and ductwork for a complete installation.
F. Thermostats shall be selected by owner on type, style and location.

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NO.	DESCRIPTION	DATE
1	SUBMISSION	11/22/23

LICENCE
NO.#19
FEB 04 1977
04 FEB 1977
04 FEB 1977
NEW JERSEY
THOMAS J. MEAD
LIC. NO. 19A
ARCHITECT

RESIDENCE
ALTERATION / RENOVATION FOR:
MENDIETA RESIDENCE
48 FOURTH STREET
WOOD-RIDGE, NJ

DRAWING DESCRIPTION

DRAWN
NB/MJT/JH

DATE
02/14/23

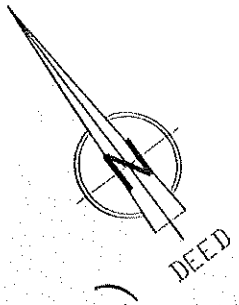
SCALE
AS NOTED

JOB NO.
23.004

SHEET
A-5

NOTE: OFFSETS SHOWN HEREON ARE FOR TITLE PURPOSES ONLY ALTHOUGH ABSOLUTE, OFFSET DIMENSIONS ARE NOT TO BE USED FOR PERMANENT CONSTRUCTION. THIS CERTIFICATION IS MADE ONLY TO THE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. 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. THIS SURVEY IS INVALID WITHOUT THE EMBOSSED SEAL OF THE SURVEYOR. SUBJECT TO ALL EASEMENTS OR RIGHT-OF-WAYS OF RECORD. SUBJECT TO ANY FACTS THAT A TITLE SEARCH WOULD DISCLOSE. SUB-SURFACE UTILITIES HAVE NOT BEEN LOCATED OR OTHERWISE INDICATED.





S 53°30'00"E 50.00'

FOURTH STREET
(50' WIDE)
(F.K.A. CARLSTADT & HACKENSACK R.R.)

N 36°30'00"E 100.00'

S 36°30'00"W 100.00'

MAP LOT 51
DWELLING
TAX LOT 13
VINYL FENCE
0.2'NE
0.1'NE
0.7'SE
FRAME SHED
ROOF PAVERS
MAP LOT 43 1/2
MAP LOT 43
MAP LOT 44
VINYL FENCE
CONCRETE DRIVEWAY
GARAGE
5.20'
TAX LOT 11
0.4'SE
CONC.
A/C
16.14'
1 1/2 STORY FRAME DWELLING No. 48
FRAME GARAGE
CONCRETE
TAX BLOCK 218
TAX LOT 12
5,000 S.F.
0.1148 AC.
O.P.
PAVERS
5.37'
V.P.
16.07'
ASPHALT DRIVEWAY
BELG. BLOCK CURB
20.06'
New A/C Condenser Unit
I.R. FND
CONCRETE SIDEWALK
CURB

P.O.B.

N 53°30'00"W 50.00'

CENTER STREET
(50' WIDE)
(F.K.A. - CENTRAL AVE.)

0' 15' 30' 45'
GRAPHIC SCALE
1" = 15'

PROPERTY CORNERS TO BE SET

LOCATION SURVEY OF PROPERTY OF
DAVID MENDIETA
BOROUGH OF WOOD-RIDGE, BERGEN COUNTY, N.J.

CERTIFIED TO:
DAVID MENDIETA

SCALE:	1" = 15'	DATE:	08/25/2023
TAX MAP LOT:	12	TAX MAP BLOCK:	218
FILE MAP LOTS:	43, 43 1/2	FILE MAP BLOCK:	

MAP REFERENCE:
BEING KNOWN AND DESIGNATED AS LOTS 43, 43 1/2 AS SHOWN ON A CERTAIN MAP ENTITLED "MAP OF MT. PLEASANT PARK, PROPERTY OF F. MERKEL AND L. WENDISCH, SITUATED IN THE BOROUGH OF WOOD-RIDGE, BERGEN COUNTY, N.J." FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON NOVEMBER 13, 1869 AS MAP No. 128.

Job No. 23-339 Title Company No. NA

MANNO SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS & PLANNERS
543 POST AVE. LYNDHURST, N.J. 07071
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EMAIL: VLEVEL42@gmail.com

Vincent Manno, Professional Land Surveyor
Lic. No. 24GS03538400
Anthony J. Manno, Founder 1936-2011
CERTIFICATE OF AUTHORIZATION NO. 24GA28191300

WOOD-RIDGE PLANNING BOARD
BOROUGH OF WOOD-RIDGE
85 HUMBOLDT STREET
WOOD-RIDGE, NJ 07075

CERTIFICATION OF TAX PAYMENTS

David Mendieta
Name of Applicant

48 4th Street, Wood Ridge, NJ. 07075
Street Address

218
Block

12
Lot

I, Kellie Romero, Tax Collector of the Borough of Wood-Ridge, New Jersey, do hereby certify that tax charges on the captioned premise are paid through the current tax period and are not in arrears.

Date: 03/13/2024

Kellie Romero
Tax Collector

I verify that this information accurately reflects municipal tax records.

Tax Collector
Wood-Ridge Borough
Bergen County