



48 COOPER PLACE
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ARCHITECT

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| NO. | DESCRIPTION | DATE |
|-----|----------------------|------------|
| 1 | BUILDING DEPT REVIEW | 3/11/2021 |
| 2 | ZONING COMMENTS | 6/13/2021 |
| 3 | ZONING COMMENTS | 11/5/2021 |
| 4 | PLANING BOARD REVIEW | 11/29/2021 |

| NO. | DESCRIPTION | DATE |
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PROJECT

DECK
589 WESTBROOK ROAD
LOT: 54 BLOCK: 4908

OWNER

Taylor RESIDENCE
589 WESTBROOK ROAD
RIDGWOOD, NJ

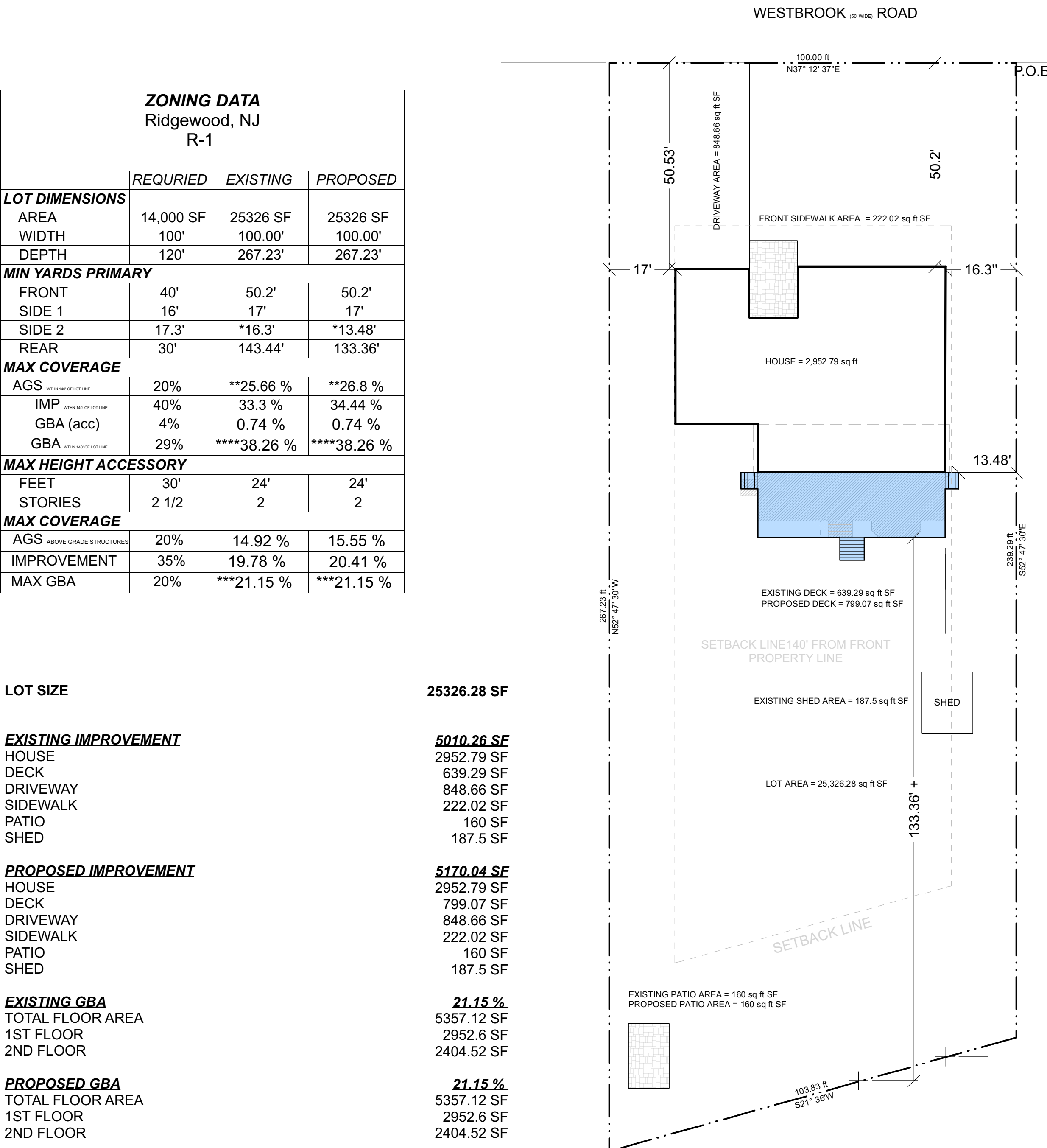
SHEET DESCRIPTION

SITE PLAN

SCALE: AS NOTED
DRAWN BY: SS
DATE: 11/30/2021
JOB NO.: SS-TAYLOR

A-1

1 OF 3



589 WESTBROOK ROAD
LOT 54
BLOCK 4908
ZONE R-1

SITE DETAILS
REFERENCED FROM
SURVEY DONE BY
OMLAND AND
OSTERKORN, INC ON
7/22/21. (KIERSTEN
OSTERKORN LIC. #
42581)

ZONING DATA

Ridgewood, NJ
R-1

| | REQUIRED | EXISTING | PROPOSED |
|-----------------------------|-----------|------------|------------|
| LOT DIMENSIONS | | | |
| AREA | 14,000 SF | 25326 SF | 25326 SF |
| WIDTH | 100' | 100.00' | 100.00' |
| DEPTH | 120' | 267.23' | 267.23' |
| MIN YARDS PRIMARY | | | |
| FRONT | 40' | 50.2' | 50.2' |
| SIDE 1 | 16' | 17' | 17' |
| SIDE 2 | 17.3' | *16.3' | *13.48' |
| REAR | 30' | 143.44' | 133.36' |
| MAX COVERAGE | | | |
| AGS | 20% | **25.66 % | **26.8 % |
| IMP | 40% | 33.3 % | 34.44 % |
| GBA (acc) | 4% | 0.74 % | 0.74 % |
| GBA | 29% | ***38.26 % | ***38.26 % |
| MAX HEIGHT ACCESSORY | | | |
| FEET | 30' | 24' | 24' |
| STORIES | 2 1/2 | 2 | 2 |
| MAX COVERAGE | | | |
| AGS | 20% | 14.92 % | 15.55 % |
| IMPROVEMENT | 35% | 19.78 % | 20.41 % |
| MAX GBA | 20% | ***21.15 % | ***21.15 % |

| | |
|---|--------------------|
| LOT SIZE | 25326.28 SF |
| EXISTING IMPROVEMENT | 5010.26 SF |
| HOUSE | 2952.79 SF |
| DECK | 639.29 SF |
| DRIVEWAY | 848.66 SF |
| SIDEWALK | 222.02 SF |
| PATIO | 160 SF |
| SHED | 187.5 SF |
| PROPOSED IMPROVEMENT | 5170.04 SF |
| HOUSE | 2952.79 SF |
| DECK | 799.07 SF |
| DRIVEWAY | 848.66 SF |
| SIDEWALK | 222.02 SF |
| PATIO | 160 SF |
| SHED | 187.5 SF |
| EXISTING GBA | 21.15 % |
| TOTAL FLOOR AREA | 5357.12 SF |
| 1ST FLOOR | 2952.6 SF |
| 2ND FLOOR | 2404.52 SF |
| PROPOSED GBA | 21.15 % |
| TOTAL FLOOR AREA | 5357.12 SF |
| 1ST FLOOR | 2952.6 SF |
| 2ND FLOOR | 2404.52 SF |
| EXISTING ABOVE GRADE STRUCTURE | 3779.58 SF |
| HOUSE | 2952.79 SF |
| DECK | 639.29 SF |
| SHED | 187.5 SF |
| PROPOSED ABOVE GRADE STRUCTURES | 3939.36 SF |
| HOUSE (EXISTING) | 2952.79 SF |
| DECK | 799.07 SF |
| SHED | 187.5 SF |
| LOT SIZE WITHIN 140' OF SETBACK LINE | 14000 SF |
| EXISTING AGS IN 140' OF SETBACK LINE | 25.66 % |
| 1ST FLOOR AREA | 2952.6 SF |
| DECK | 639.29 SF |
| PROPOSED AGS IN 140' OF SETBACK LINE | 26.8 % |
| 1ST FLOOR AREA | 2952.6 SF |
| DECK | 799.07 SF |

SITE PLAN 1 IN = 20 FT

CODE INFORMATION

2018 INTERNATIONAL RESIDENTIAL CODE - NJ
EDITION
2018 NATIONAL STANDARD PLUMBING CODE, NJ Ed
2017 NATIONAL ELECTRICAL CODE
2018 NATIONAL FUEL GAS CODE
2018 INTERNATIONAL MECHANICAL CODE

DESIGN LOAD (PSF)

| | LL | DL | TOTAL |
|---------------------------------|-----------|----|-------|
| ROOF | 30 | 10 | 40 |
| ATTIC | 20 | 10 | 30 |
| SECOND FLOOR | 30 | 10 | 40 |
| FIRST FLOOR | 40 | 10 | 50 |
| SOIL BEARING CAPACITY (ASSUMED) | 3,000 PSF | | |

ALL STRUCTURAL FRAMING SHALL BE PRESSURE TREATED #2 SYP OR BETTER UNLESS NOTED OTHERWISE.
WEATHER RESISTANT CONNECTORS REQUIRED AT ALL FLUSH CONNECTIONS.

TABLE R401.4.1

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

| CLASS OF MATERIAL | LOAD-BEARING PRESSURE (PSF) |
|---|-----------------------------|
| Crystalline Bedrock | 12,000 |
| Sedimentary and foliated rock | 6,000 |
| Sandy gravel and or gravel (gw and gp) | 5,000 |
| Sandy Silty sand, clayey sand, silty gravel and clayey gravel (SW, SP, SM, SC, GM and GC) | 3,000 |
| Clay, sandy clay, silty clay, clayey silt, silt and sandy silt (CI, MI, MH and CH) | 2,000 |

For S1: 1 pound per square foot = 0.0479kn/m²

- A: When soil test are required by section 401.4, the allowable bearing capacities of the soil shall be part of the recommendations.
- B: Where the building official determines that in place soils with an allowable bearing capacity of less than 1,500psf are likely to be present at the site, the allowable bearing capacity shall be determined by a soils investigation.

CARPENTRY

- ALL STRUCTURAL WOODWORK SHALL COMPLY WITH NATIONAL LUMBER MANUFACTURERS ASSOCIATION AND WESTERN WOOD PRODUCTS ASSOCIATION STANDARDS AND PRACTICES.
- ALL JOISTS SHALL BE DOUGLAS FIR OR EQUAL. F = 1,500 MIN. BENDING STRESS, E = 1,760,000. ALL PRE-ENGINEERED LUMBER TO BE AS MANUFACTURED BY TRUS-JOIST MACMILLAN (ANY SUBSTITUTION MUST BE APPROVED BY THE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION). DOUBLE ALL JOISTS UNDER PARTITIONS RUNNING PARALLEL TO DIRECTION OF JOISTS AND SPACE WHERE REQUIRED TO ALLOW PLUMBING RISERS.
- PROVIDE 2X BLOCKING AT MIDSPAN OF ALL FLOOR JOISTS OR SPACED AT 8'-0" O.C. COORDINATE WITH ENGINEERED LUMBER MANUFACTURER'S STANDARDS.
- FIRESTOP ALL INTERIOR FRAMING, SOFFITS, & OVERHANGS WHERE REQUIRED BY CODE.
- ALL LUMBER IN DIRECT CONTACT WITH SOIL SHALL BE GROUND CONTACT RATED CCA TREATED.
- ALL LUMBER IN DIRECT CONTACT WITH MASONRY SHALL BE CCA TREATED.
- SILLS SHALL BE 2X6 OR AS OTHERWISE NOTED. PRESSURE TREATED TO RESIST TERMITES INFESTATION. SET ON 1/2" SEALER INSULATION. SILLS SHALL BE ANCHORED TO FOUNDATION WALL WITH 1/2" DIAMETER BY 18" LONG ANCHOR BOLTS AT 5'-0" O.C.
- ALL STUDS SHALL BE DOUGLAS FIR, MIN. E= 1,200,000 FC GREATER THAN 520, WITH BRIDGING AT MID HEIGHT ON WALLS OVER 8'-0" HIGH.
- PROVIDE MIN. (2) 2X4 POSTS EACH SIDE OF ALL OPENINGS. PROVIDE (3) 2X4 POSTS EACH SIDE OF HEADERS AND BEAMS OVER 3'-0" SPAN.
- ALL LOAD BEARING EXTERIOR OR INTERIOR HEADERS SHALL BE (2) 2X12 SPIKED TOGETHER UNLESS OTHERWISE NOTED ON ARCHITECTURAL OR STRUCTURAL PLANS.
- PLYWOOD SUB FLOORING SHALL BE GLUED AND NAILED TO THE FLOOR JOISTS FOLLOWING THE JOIST MANUFACTURER'S REQUIREMENTS. PARTICLE BOARD SHEATHING WILL NOT BE ACCEPTED.
- PROVIDE 1/2" & 5/8" EXTERIOR GRADE PLYWOOD SHEATHING ON WALLS AND ROOF RESPECTIVELY. PARTICLE BOARD SHEATHING WILL NOT BE ACCEPTED.
- PROVIDE BLOCKING IN WALLS SCHEDULED TO RECEIVE TOWEL BARS & GRAB BARS (BY OWNER); COORDINATE WITH OWNER FOR LOCATIONS.
- TRIM SHALL BE STOCK SECTIONS OF PINE (PROFILES AS PER DRAWINGS) AND SHALL BE NEATLY FITTED, GLUED, & MITERED AND COMPLETE, INCLUDING DOORS, WINDOW CASINGS, STOOLS, APRONS, BASE AND QUARTER ROUNDS AT FLOORS.
- ALL CLOSET SHELVING BY OTHERS, TYP. U.O.N.
- HARDWOOD FLOORING: 3/4" THICK OAK (SELECT GRADE); COORDINATE WITH OWNER PRIOR TO ORDER.
- ALL EXTERIOR NAILS USED IN CCA TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED FOR USE IN PRESSURE TREATED LUMBER.

MASONRY

- ALL MASONRY WORK SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530-95/ASCE 5-95).
- ALL HOLLOW MASONRY UNITS SHALL CONFORM TO ASTM C90, GRADE N.
- "SOLID MASONRY UNITS SHALL CONFORM TO ASTM C145, GRADE N.
- STRENGTH OF MASONRY (FM) TO BE 1,500 PSI.
- MORTAR SHALL BE AS REQUIRED BY ACI 530-95, LATEST EDITION. ATTENTION IS CALLED TO THE FACT THAT THE MORTAR BELOW GRADE MAY BE REQUIRED TO BE DIFFERENT THAN THAT ABOVE GRADE.
- PROVIDE "DUR-O-WAL" MASONRY REINFORCING IN EVERY OTHER BLOCK JOINT, IN FIRST TWO COURSES ABOVE ALL LINTELS, OR AS NOTED ON DRAWINGS, STAGGER END JOINTS.
- MASONRY BLOCKS SHALL BE HOLLOW LOADBEARING UNITS, CONFORMING TO ASTM C-90 GRADE N, TYPE 1. THEY SHALL BE LAID STRAIGHT, PLUMB AND LEVEL IN A FULL BED OF MORTAR, FILL CELLS SOLID WITH CONCRETE.
- AT ALL ANCHOR BOLTS AND POINT LOADS.
- PROVIDE 1/2" EUCCO-SEAL WATERPROOFING CEMENT PLASTER WITH TROWELED APPLICATION OF EUCLID FOUNDATION COATING.

- NOTES FOR R-1 ZONE:**
- *Denotes an existing non conforming side yard setback of 16.3' where 17.0' is required. The proposed staircase from the deck will approach 13.48' from the side setback.
 - **Denotes an existing non conforming lot coverage for Above Grade Structures within 140' of lot line of 25.66% where 20% is required. This existing non conforming condition will be exacerbated to 26.8% with the proposed design.
 - ***Denotes an existing non conforming lot coverage for principal max gross building area of 21.15% where 20% is required. The scope of this work does not effect this condition.
 - ****Denotes an existing non conforming lot coverage for principal max gross building area within 140' of the setback line of 38.26% (Both Floors) where 20% is required. The scope of this work does not effect this condition.
 - *****Denotes a proposed non conforming combined side yard setback of 29.73' where 33.3' is required.

SIDE YARD SETBACK:
Minimum side yard: 2/3 the height of the principal building on the site or 15 feet, whichever is greater. (2/3 OF 24' = 16').
Minimum both side yards: 33.3% of the lot width measured at the minimum front yard setback line. (33.3% OF 100' = 33.3'. 33'-16" = 17.33'). The existing combined setback is conforming at 33.3'. The proposed combined is exacerbated to 29.73'.

MAX COVERAGE BY ABOVE GRADE STRUCTURES: 190-102(10)
Maximum total coverage by above-grade structures: 20% of the land area of the lot.

MAX COVERAGE BY ABOVE GRADE STRUCTURES WITHIN 140' OF FRONT LOT LINE: 190-102(11)
Maximum coverage by above-grade structures located within 140 feet of the front lot line: 20% of the lot area within 140 feet of the front lot line.

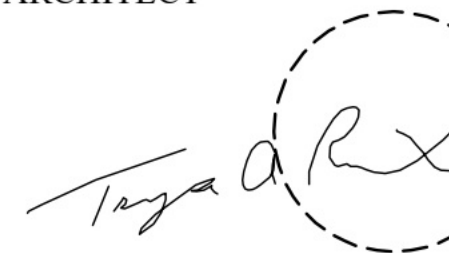
MAX IMPROVEMENT COVERAGE: 190-119(H1)
25,000 AND OVER = 35% of total lot (35% of 25,326 SF = 10,130.4 SF)
Max allowable is 8,750 SF.

MAX IMPROVEMENT COVERAGE WITHIN 140' OF FRONT LOT LINE: 190-119(H2)
14,900 to 24,999 = 40% of total lot (40% of 25,326 SF = 8864.1 SF)
Max allowable is 8,864 SF. 8864 SF = 40% OF LOT AREA.

MAX GROSS BUILDING AREA: 190-119(I1)
25,000SF AND OVER = 24%. 20% for Principal buildings and 4% for Accessory buildings.



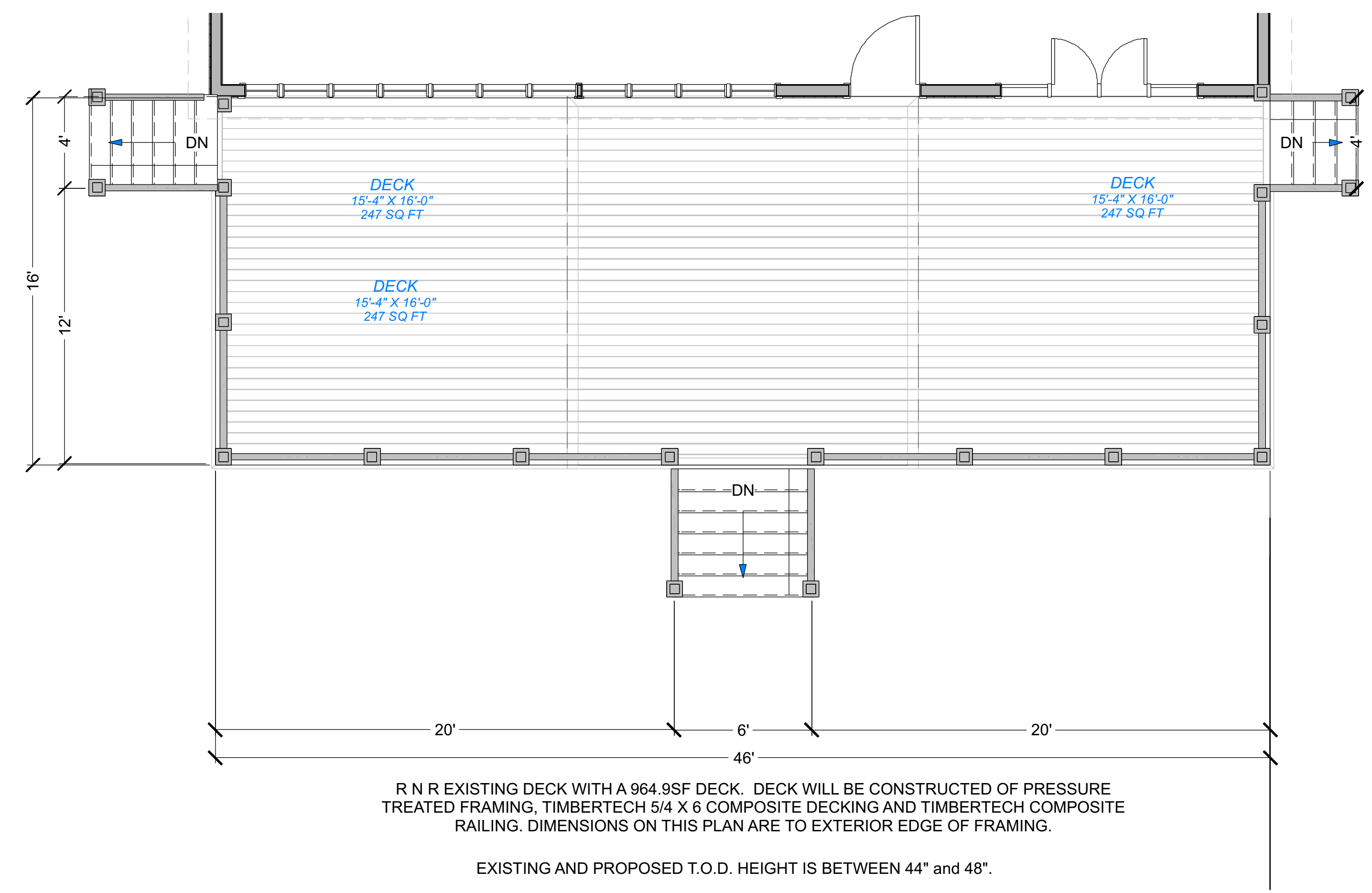
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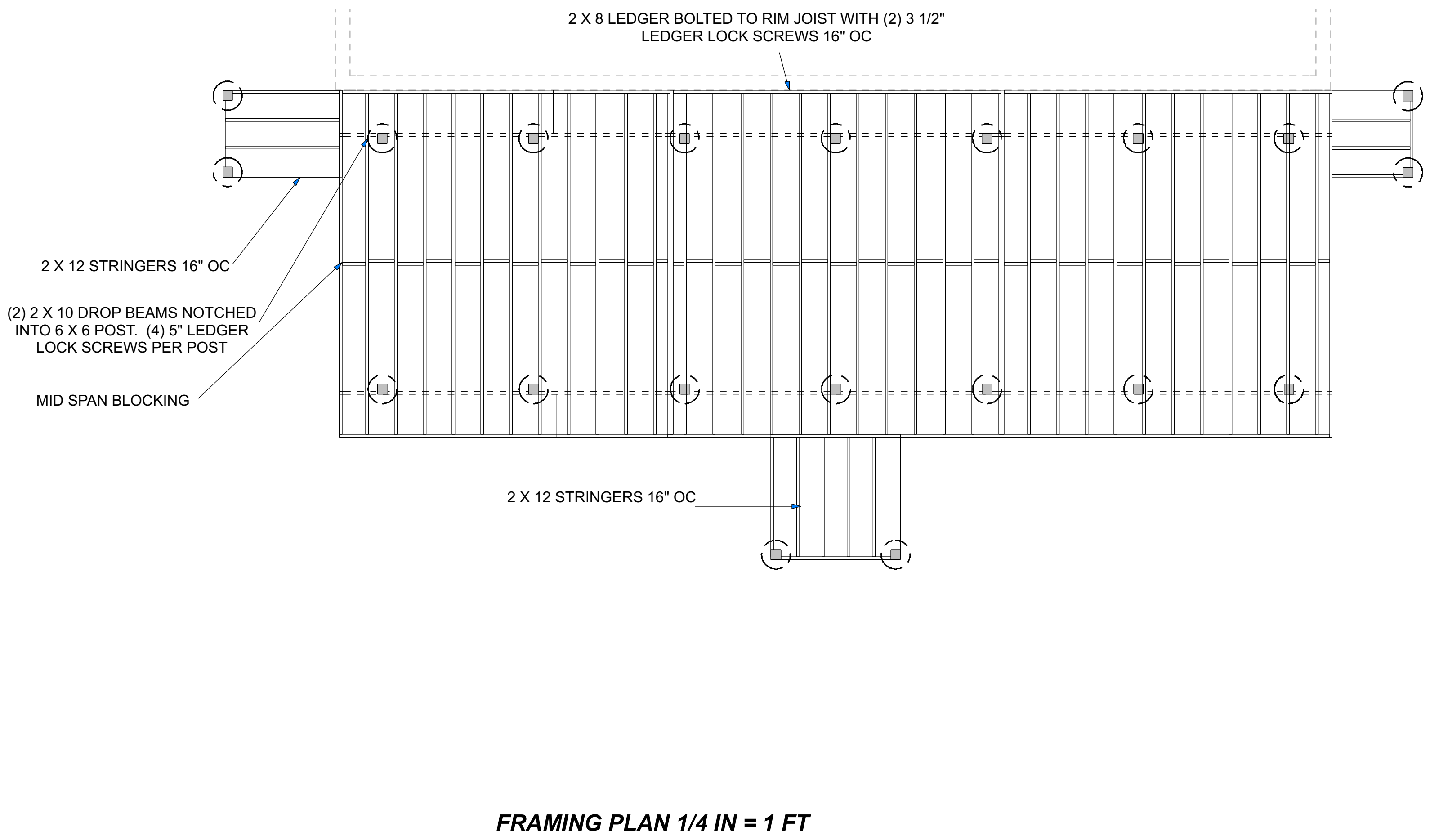
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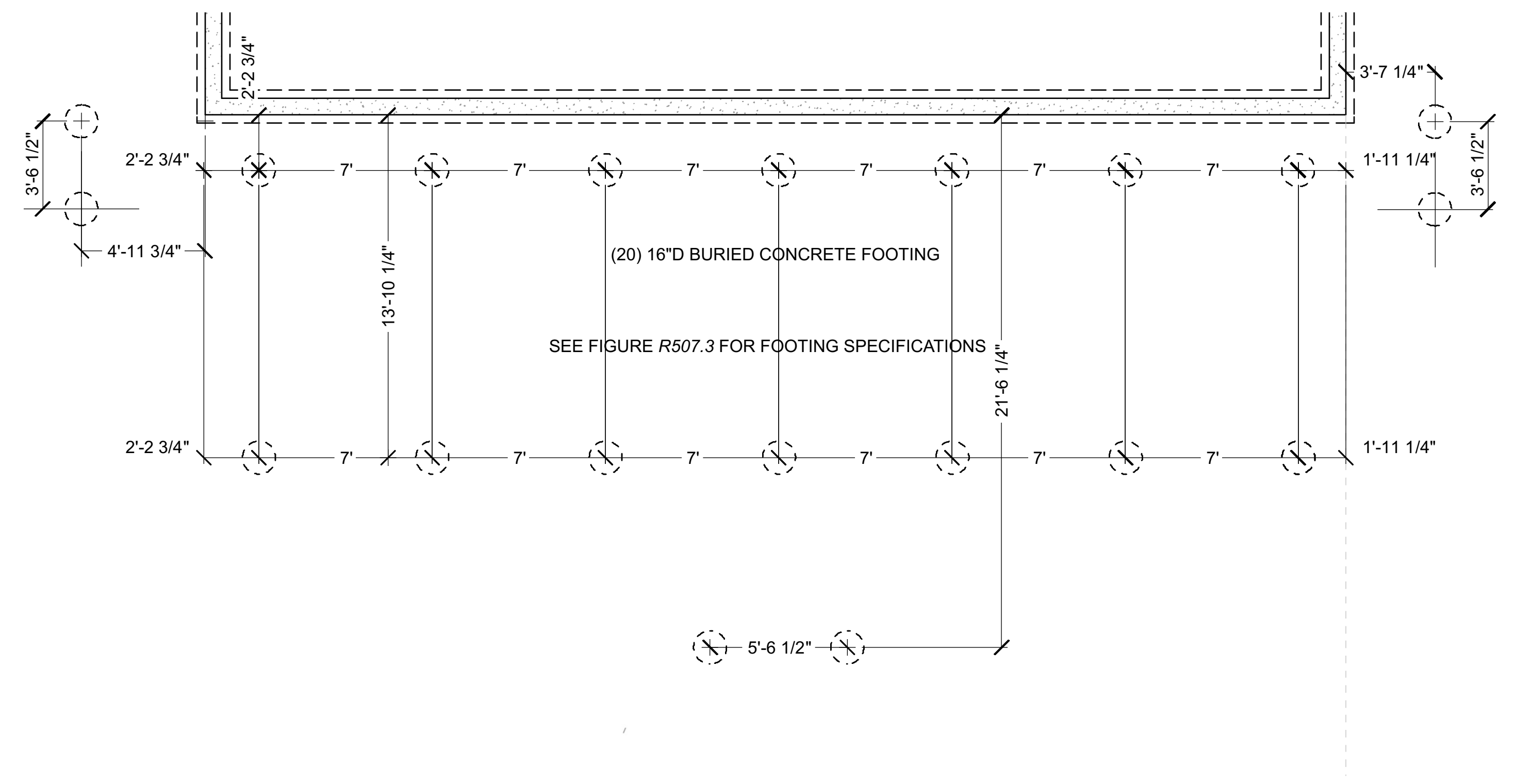


R N R EXISTING DECK WITH A 964.9SF DECK. DECK WILL BE CONSTRUCTED OF PRESSURE TREATED FRAMING, TIMBERTECH 5/4 X 6 COMPOSITE DECKING AND TIMBERTECH COMPOSITE RAILING. DIMENSIONS ON THIS PLAN ARE TO EXTERIOR EDGE OF FRAMING.
EXISTING AND PROPOSED T.O.D. HEIGHT IS BETWEEN 44" and 48".

DECK PLAN 1/4 IN = 1 FT



FRAMING PLAN 1/4 IN = 1 FT



FOOTING PLAN 1/4 IN = 1 FT

PROJECT

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589 WESTBROOK ROAD
LOT: 54 BLOCK: 4908

OWNER

Taylor RESIDENCE
589 WESTBROOK ROAD
RIDGWOOD, NJ

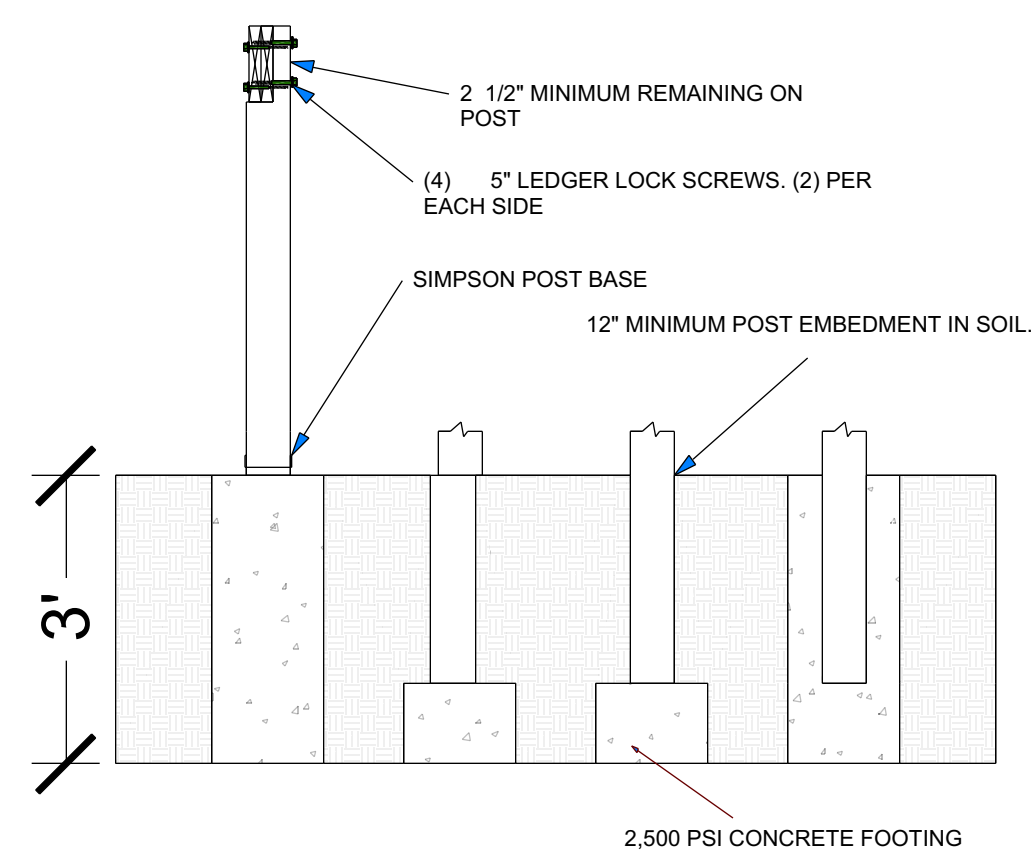
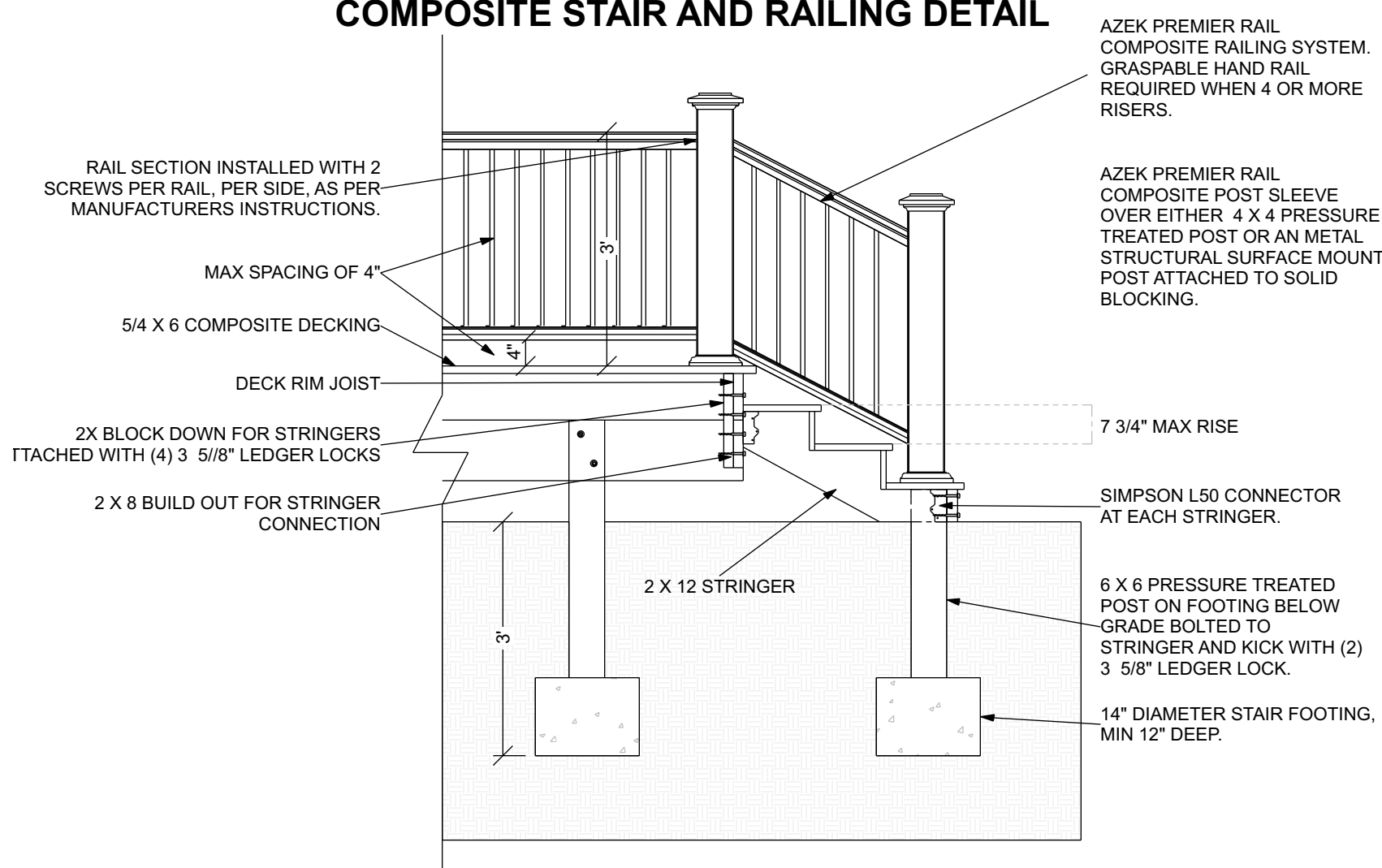
SHEET DESCRIPTION

PLANS

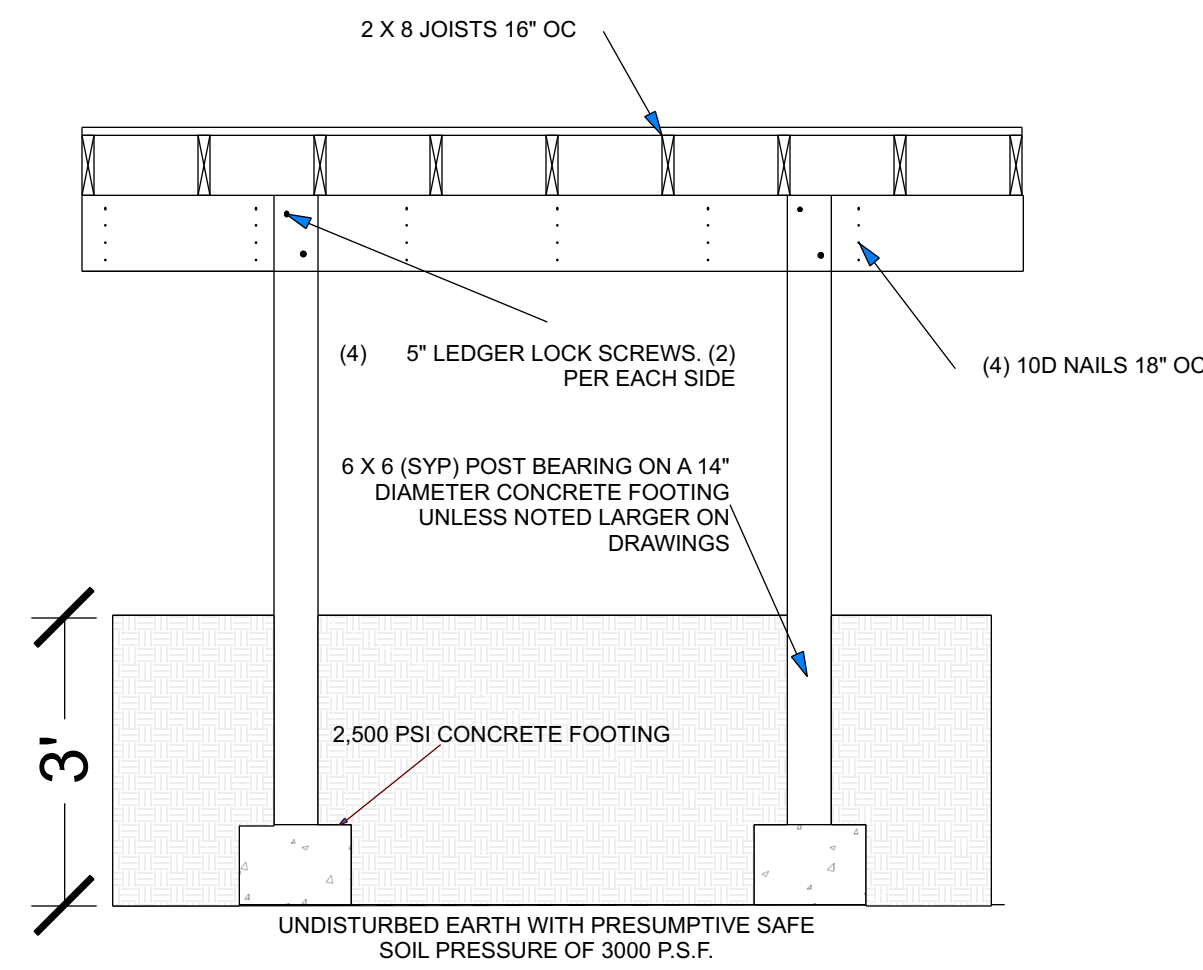
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|-----------|------------|
| SCALE: | AS NOTED |
| DRAWN BY: | SS |
| DATE: | 11/30/2021 |
| JOB NO.: | SS-TAYLOR |

A-2
2 OF 3

COMPOSITE STAIR AND RAILING DETAIL

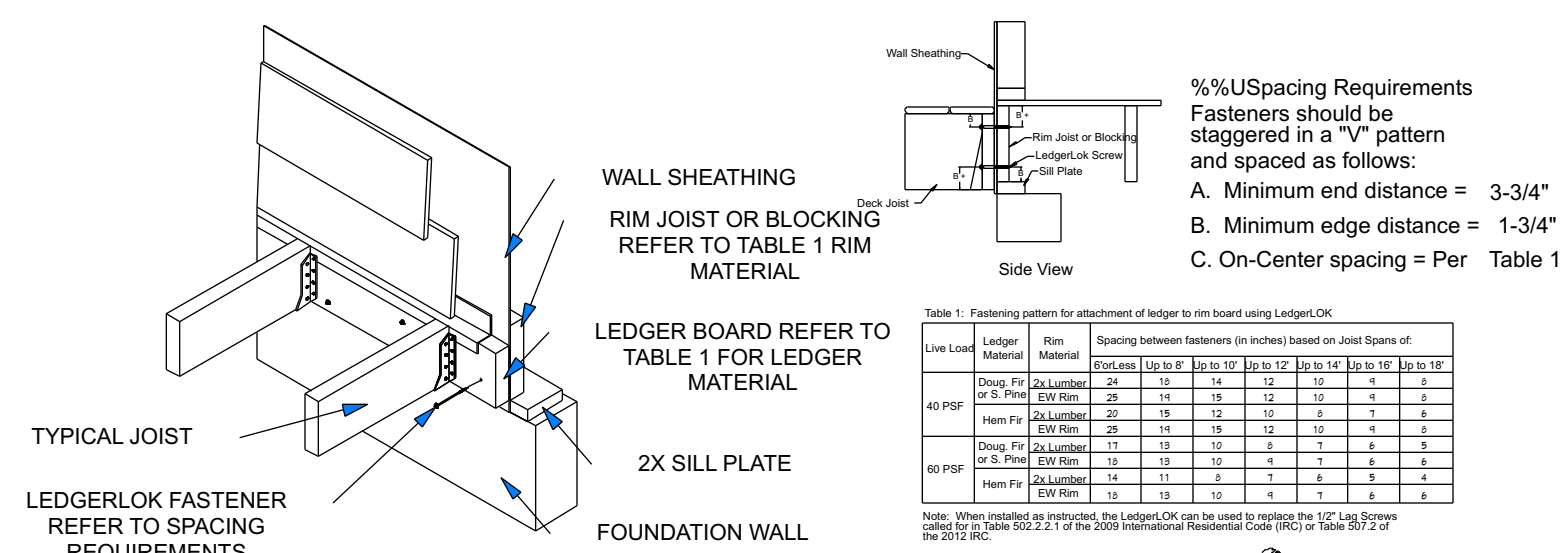


TYP POST TO FOOTING
FIGURE R507.3 2018 IRC

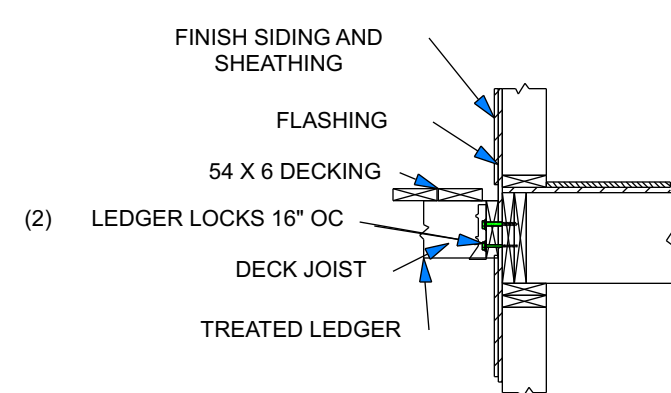


TYP SECTION AND FOOTING DETAIL

2018 IRC 507.4.1
Where posts bear on concrete footings in accordance with section R403 and figure R507.4.1, lateral restraint shall be provided by manufactured connectors or a minimum post embedment of 12 inches (305mm) in surrounding soils or concrete piers. Other footings systems shall be permitted. EXCEPTION: Where expansive, compressible, shifting or other questionable soils are present, surrounding soils shall not be relied on for lateral support.

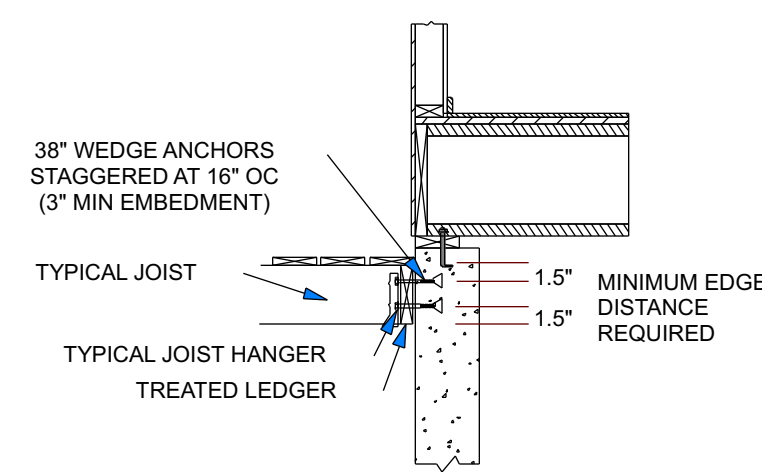


DC-0 DECK LEDGER CONNECTION



DC-1 DECK LEDGER CONNECTION

DETAILS 1/2 IN = 1 FT



DC-2 DECK LEDGER CONNECTION AT FOUNDATION

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SECTION AND DETAILS

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A-3
3 OF 3