

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

THIS SITE PLAN IS BASED ON A SURVEY DRAWN BY TEUNISEN SURVEYING & PLANNING CO., INC. CERT. OF AUTH. - GA 2716928 319 SOUTH AVENUE FANWOOD, NJ 07023 DRAWING DATED NOV. 16, 2012

LEGEND - STEEP SLOPE INFO

MARK	DESCRIPTION	TOTAL STEEP SLOPE AREA	DISTURBED AREA	TOTAL STEEP SLOPE AREA	ALLOWED AREA
[Green Box]	CATEGORY 1 15 - 19.99%	4957 SF	1929 SF	1929 / 4957 = 41.89%	50% 41.89% - OK
[Yellow Box]	CATEGORY 2 20 - 24.99%	2682 SF	619 SF	619 / 2682 = 23.08%	25% 23.08% - OK
[Orange Box]	CATEGORY 3 25 - 34.99%	985 SF	59 SF	59 / 985 = 5.99%	10% 5.99% - OK
[Red Box]	CATEGORY 4 35% - GREATER	---	---	---	---

(ex.) = EXISTING GRADE
(new) = NEW GRADE
(ex. ftpt.) = AREA OF EXISTING HOME FOOTPRINT

LIST OF GRADE AVERAGES - EXISTING

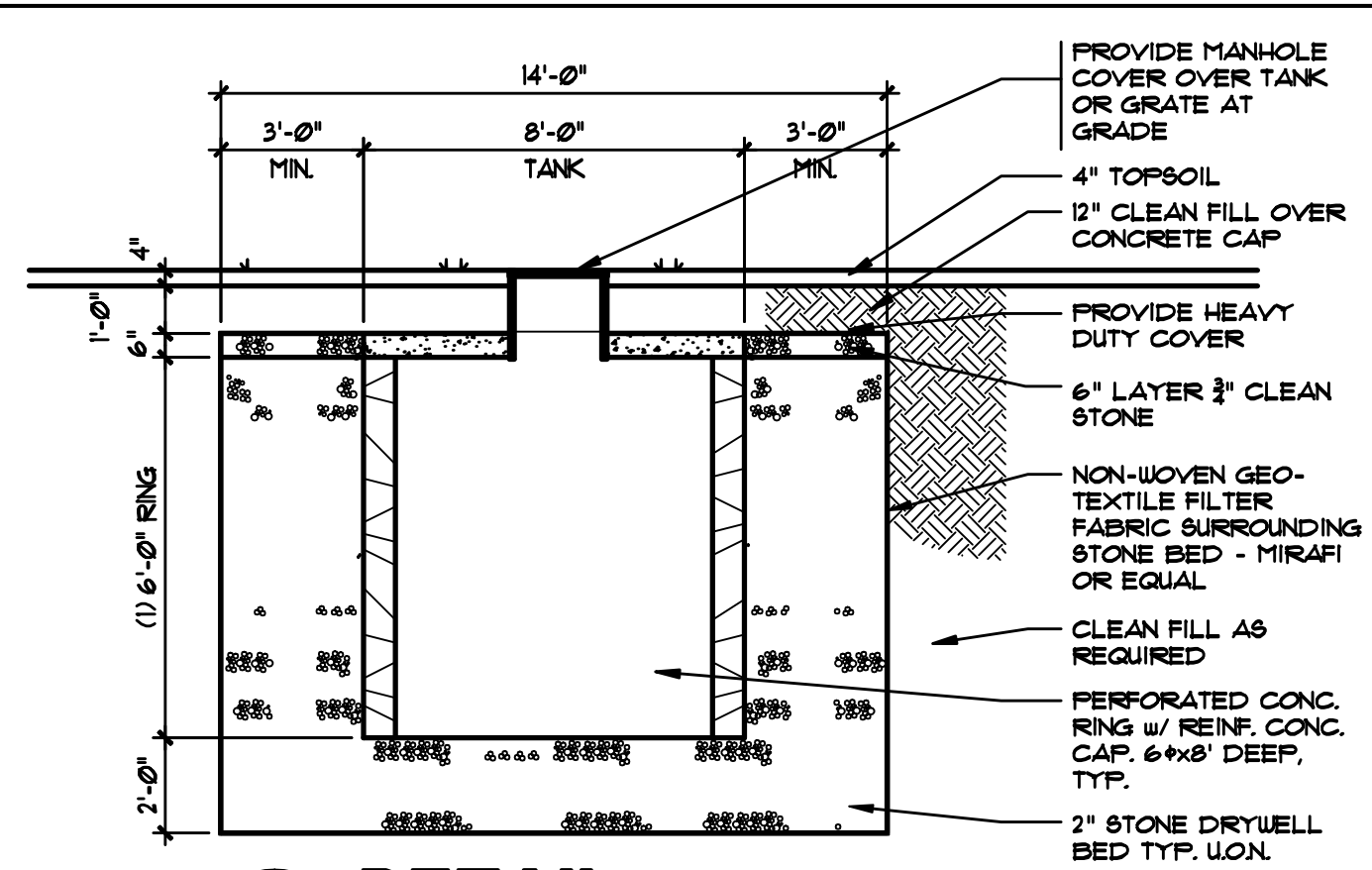
#1	349.25 (ex.)	349.42 (new)
#2	348.75 (ex.)	349.42 (new)
#3	348.25 (ex.)	349.42 (new)
#4	348.25 (ex.)	349.42 (new)
#5	352.0 (ex.)	352.0 (new)
#6	352.5 (ex.)	354.0 (new)
#7	355.5 (new)	---
#8	356.0 (new)	---
#9	356.0 (ex.)	356.0 (new)
#10	356.0 (ex.)	356.0 (new)
#11	357.0 (new)	---
#12	358.5 (new)	---
#13	358.5 (new)	---
#14	358.5 (new)	---
#15	358.25 (new)	---
#16	358.0 (new)	---
#17	357.5 (new)	---
#18	357.25 (ex.)	357.25 (new)
#19	357.0 (ex.)	357.0 (new)
#20	356.0 (ex.)	356.0 (new)
#21	356.0 (ex.)	356.0 (new)
#22	356.0 (ex.)	356.0 (new)
#23	355.0 (ex.)	355.0 (new)

TOTAL = 816.40
73 = 354.95
354.95
AVG. GRADE

389.95
-354.95
35.0'

INVENTORY OF EXISTING TREES
(TAG NUMBERS 1 TO 49 NOT USED)

TAG NUMBER	DIAMETER	COMMON NAME	CONDITION
50	16"	MOUNTAIN MAPLE	EXCELLENT
51	16"	BLACK OAK	GOOD
52	18"	BLACK OAK	EXCELLENT
53	DOUBLE TREE	BLACK OAK	FAIR
54	18"	BLACK OAK	GOOD
55	22"	BLACK OAK	FAIR
56	30"	BLACK OAK	POOR
57	10"	BLACK OAK	FAIR
58	22"	BLACK OAK	FAIR
59	18"	BLACK OAK	FAIR
60	35"	MOUNTAIN MAPLE	FAIR
61	16"	SCARLET OAK	FAIR
62	22"	BLACK OAK	GOOD
63	12"	BALSAM FIR	EXCELLENT
64	24"	BLACK OAK	GOOD
65	32"	BLACK OAK	POOR
66	22"	BLACK OAK	FAIR
67	24"	SCARLET OAK	GOOD
68	12"	YELLOW BIRCH	EXCELLENT
69	34"	BLACK OAK	POOR
70	24"	BLACK OAK	POOR
71	22"	BLACK BIRCH	POOR
72	14"	YELLOW BIRCH	EXCELLENT
73	36"	BLACK OAK	POOR
74	24"	STUMP	N/A
75	14"	BLACK OAK	GOOD
76	20"	YELLOW BIRCH	EXCELLENT
77	40"	BLACK OAK	GOOD
78	24"	SCARLET OAK	GOOD
79	30"	BLACK OAK	GOOD
80	12"	BLACK BIRCH	POOR
81	8"	JAPANESE MAPLE	EXCELLENT
82	32"	SCARLET OAK	GOOD
83	24"	SCARLET OAK	GOOD
84	12"	BLUE SPRUCE	EXCELLENT
85	12"	WHITE PINE	EXCELLENT
86	10"	BLUE SPRUCE	GOOD
87	18"	STUMP	N/A



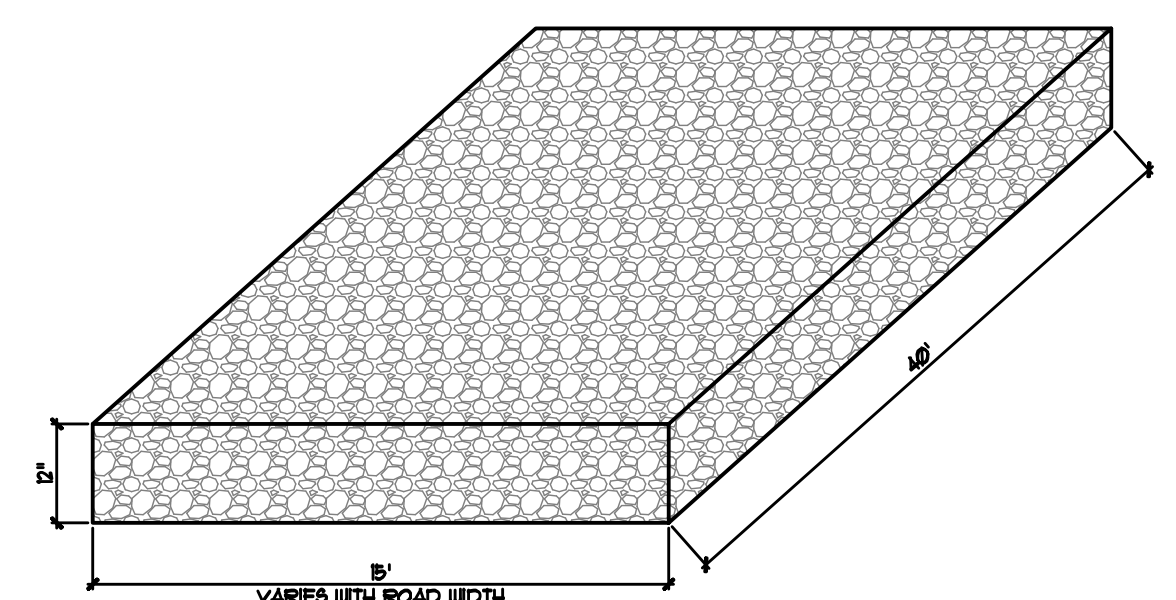
1 DETAIL STORM RETENTION SYSTEM
SCALE: 1/4" = 1'-0"

STORM RETENTION CALCS.

BUILDING COVERAGE: 2910 SF
AREA OF COVERAGE: 7610 SF
REQUIRED RETENTION: 7610 / 1000' x 25' = 1903 CF

RETENTION PROVIDED:
8' x 6' x 6' DEEP: 300 CF
STONE BED + 14'x14'x8' LESS TANK AREA: 1568 CF
STONE BED + 14'x14'x8' LESS TANK AREA: 380 CF
STONE STOR. CONVERSION X 33: 1268 CF

RETENTION PER TANK: 418 CF
3 TANKS NEEDED - 3 x 718 = 2154 CF



TRAFFIC CONTROL DEVICE SHALL CONSIST OF 24" DIAMETER STONE AS A MEANS OF CONTROLLING SOIL TRACKED OFF-SITE. ALL VEHICLES WILL LEAVE SITE AT TRAFFIC CONTROL POINTS.

WHEEL CLEANING BLANKET

GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE IRC 2009, NJ EDITION AND THE UNIFORM CONSTRUCTION CODE OF NEW JERSEY, LATEST EDITION. FURTHERMORE, ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL ORDINANCES AND/OR AGENCIES HAVING JURISDICTION OVER THE PRESCRIBED WORK.
- ALL ARE TO ROUGH CONSTRUCTION UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
- THE CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH THE SITE AND DOCUMENTS PRIOR TO SUBMITTING HIS BID TO THE OWNER. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF THE WORK.
- BRICK SHALL BE APPROVED BY THE ARCHITECT.
- DO NOT DIG PAST THE INDICATED B.O.F. (BOTTOM OF FOOTING) AS SHOWN ON THE DRAWINGS.

BUILDING DEPARTMENT NOTES

USE R-4 RESIDENTIAL CONSTRUCTION CLASS 5B AREA

VOLUME: 102,300 CUBIC FT.

DESIGN LOADS:	LL	DL	DESIGN
BEDROOMS	30	10	40 PSF
LIVING AREAS	40	10	50 PSF
HALLS	40	10	50 PSF
ROOFS	30	15	45 PSF

1-24-13 MISCELLANEOUS REVISIONS

HEINTZ & FIORE • LLC
ARCHITECTS • AIA

87 woodland road
short hills • new jersey • 07078
973-467-1240 fax 973-376-0963

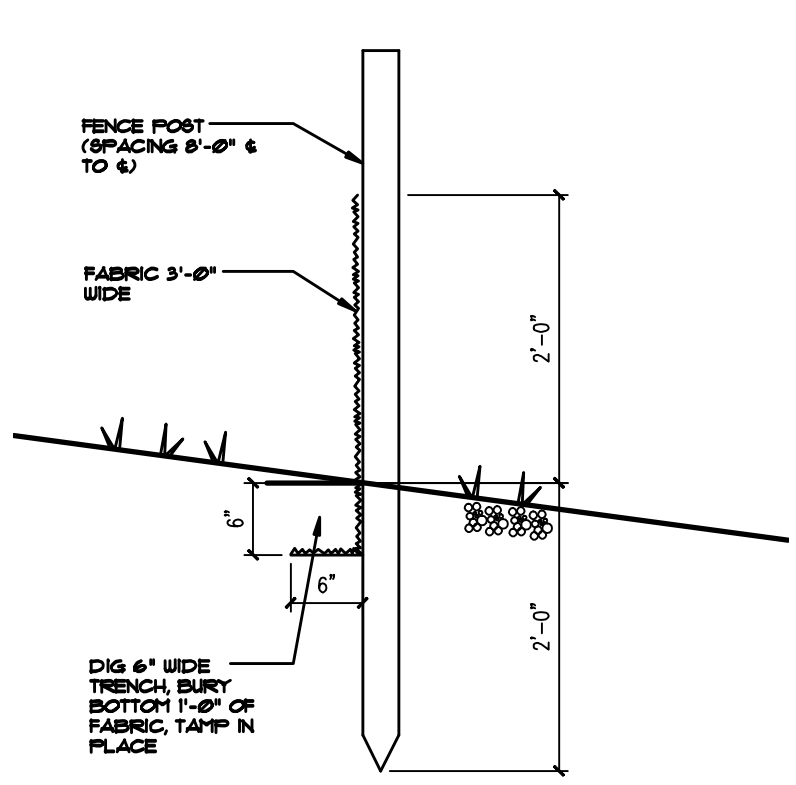
BRONSHTEYN RESIDENCE
20 ALAN DRIVE
SHORT HILLS, NJ 07078

drawing title:
ZONING CALCULATIONS ORIGINAL SURVEY

ROBERT B. HEINTZ • AIA
architect: NJ - C 4352
planner: NJ - U 01553
DONALD R. FIORE • AIA
architect: NJ - A1 10410

job no.: 21244
date: 01-23-13
scale: AS NOTED
drawn by: JSK

drawing:
A-0.2

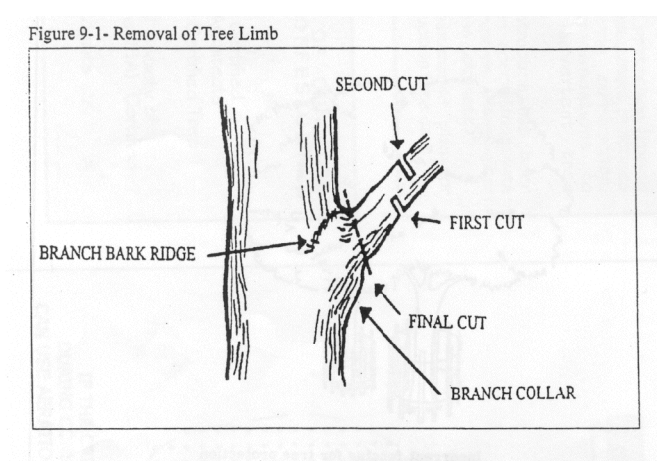


2 DETAIL SILT FENCE
SCALE: 3/4" = 1'-0"

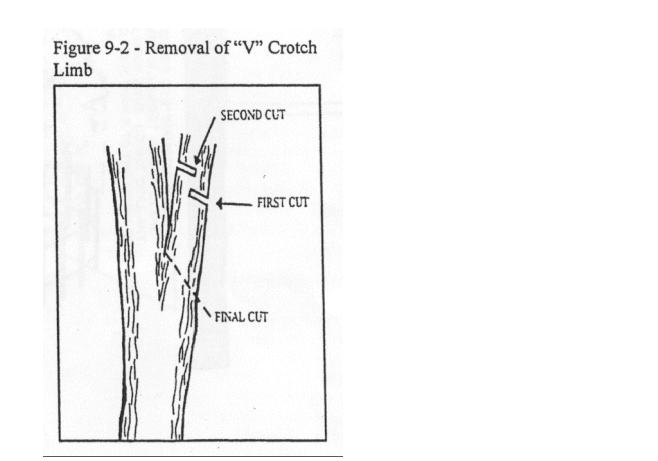
TREE PROTECTION NOTES

IMPORTANT - TREE PROTECTION REQUIRED FOR ALL TREES GREATER THAN 2" IN DIA. IN THE CONSTRUCTION AREA.

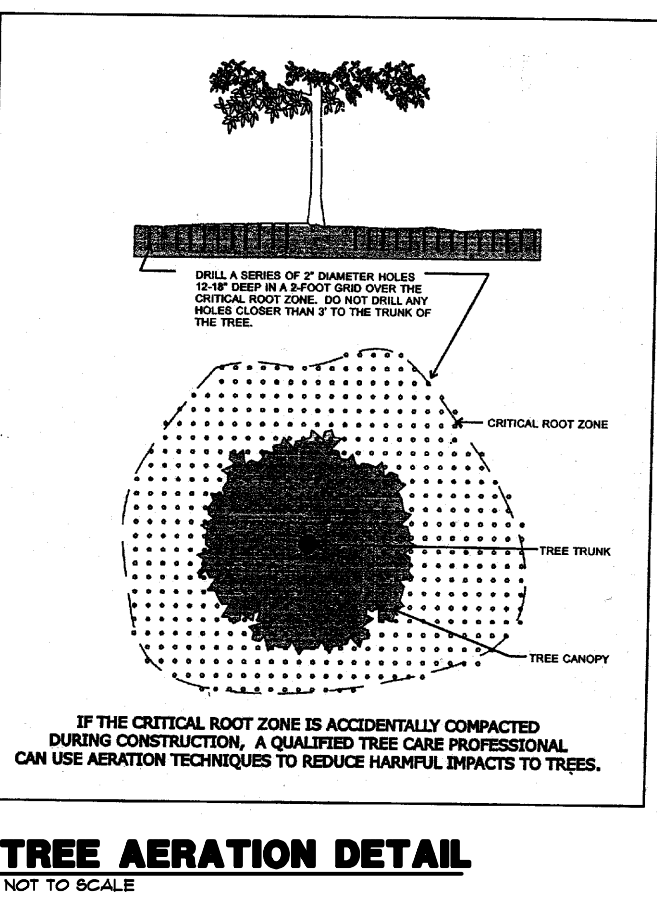
- PROVIDE FENCING NEAR EDGE OF TREE DRIP LINE.
- GEO-TEXTILES FOR TEMPORARY ROADS, PATHS OF TRAVEL, AND STORAGE AREAS.
A) USE LAYER OF GEO TEXTILE.
B) COVER WITH 4" OF WOOD CHIPS.
- POST CONSTRUCTION - PROVIDE AERATION BY DRILLING A SERIES OF 2" DIA. HOLES 12"-18" DEEP IN 2' X 2' PATTERN OVER THE CRITICAL ROOT ZONE IF IT HAS BEEN ACCIDENTALLY COMPACTED.



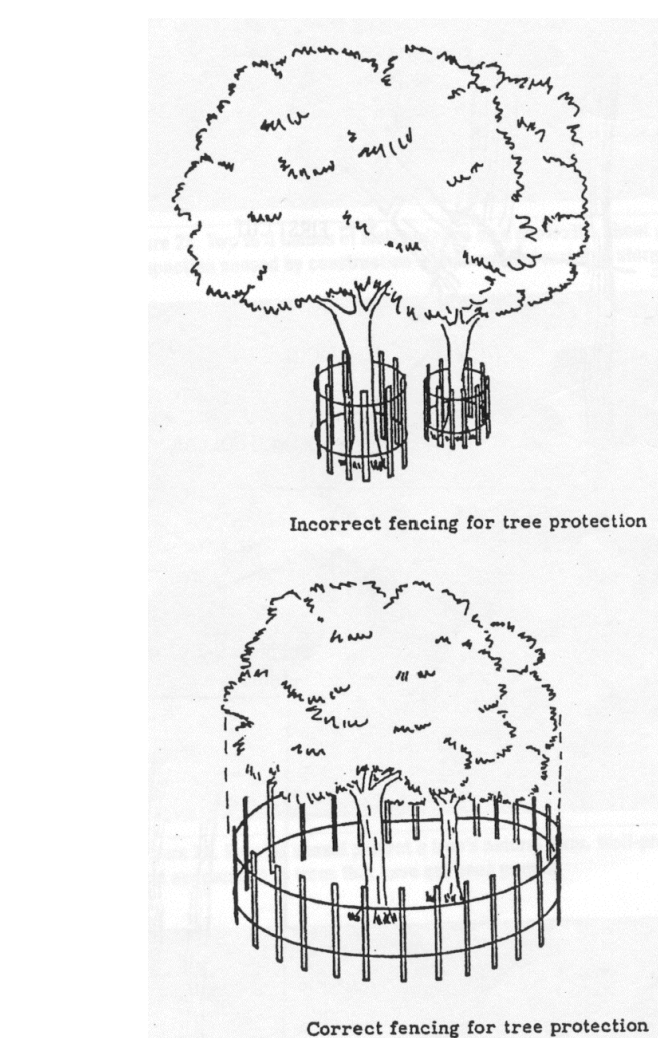
TREE PRUNING DETAILS
NOT TO SCALE



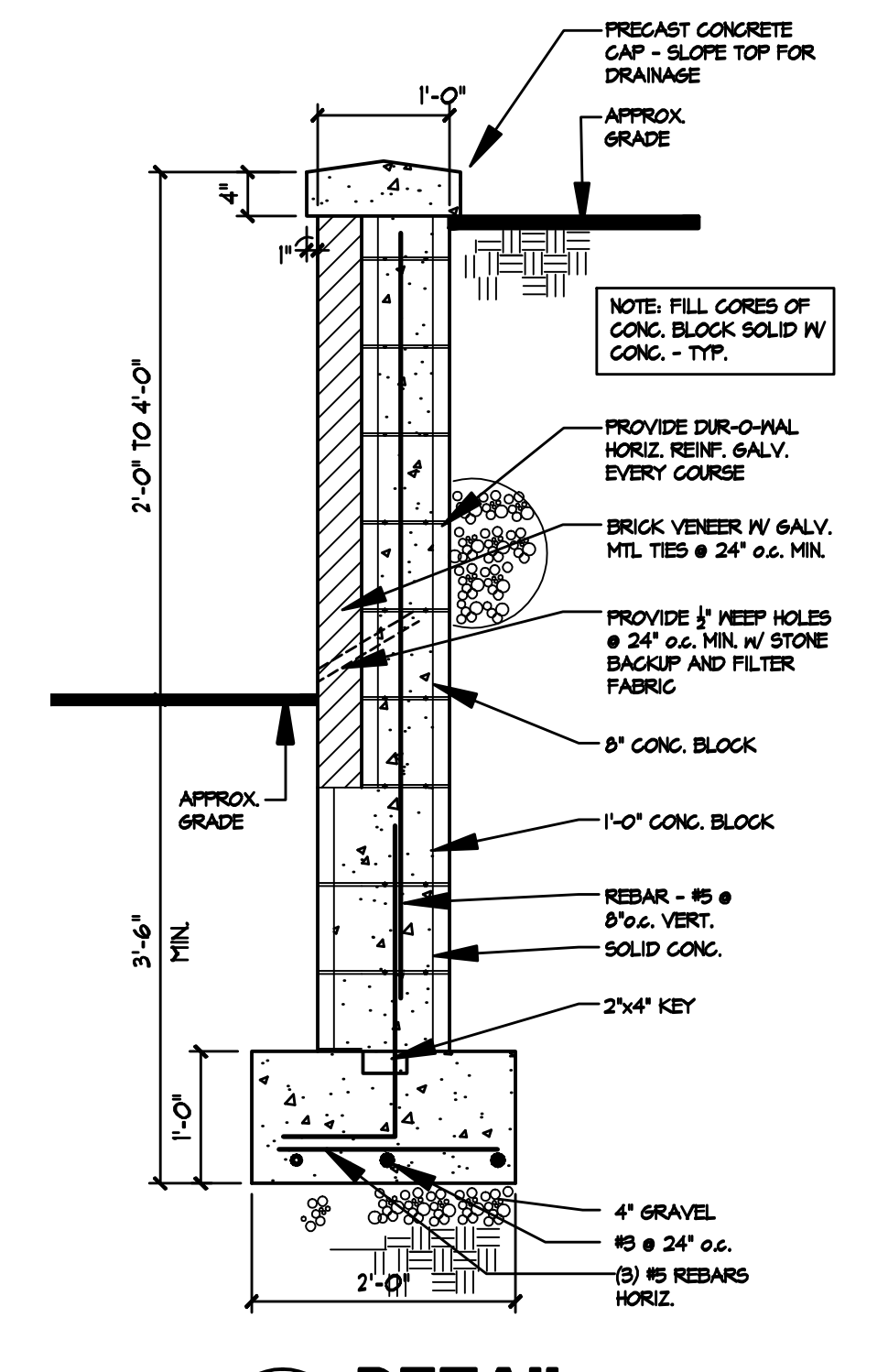
TREE PRUNING DETAILS
NOT TO SCALE



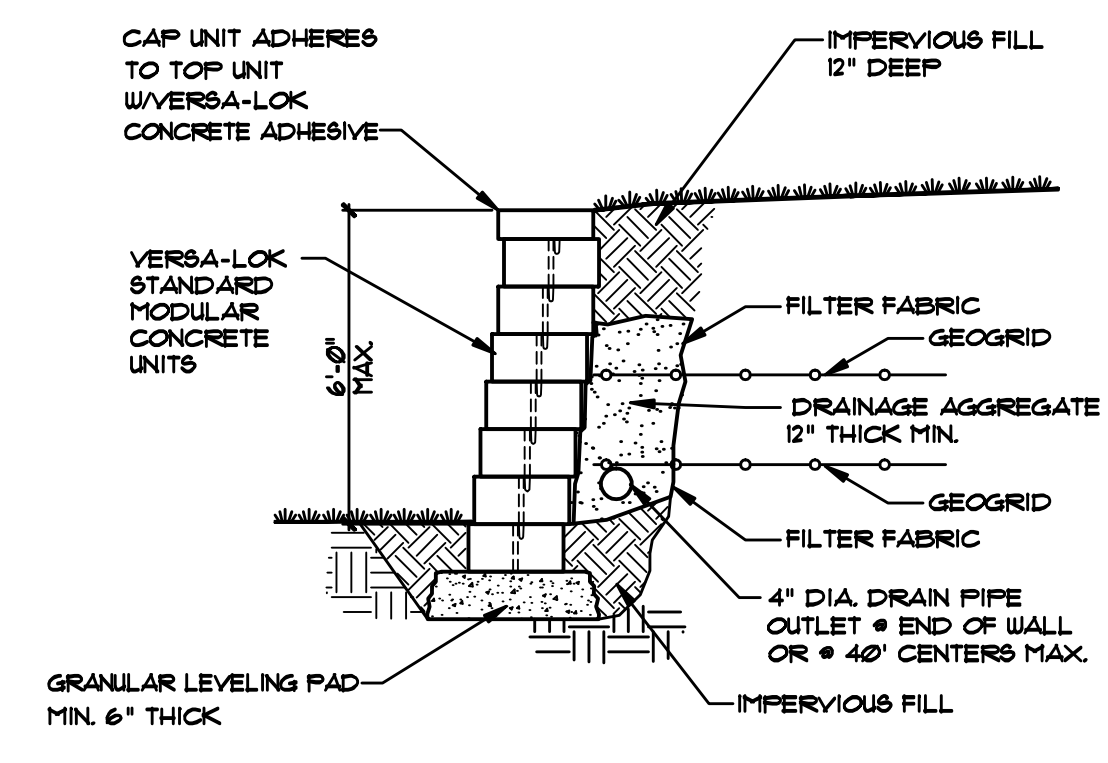
TREE AERATION DETAIL
NOT TO SCALE



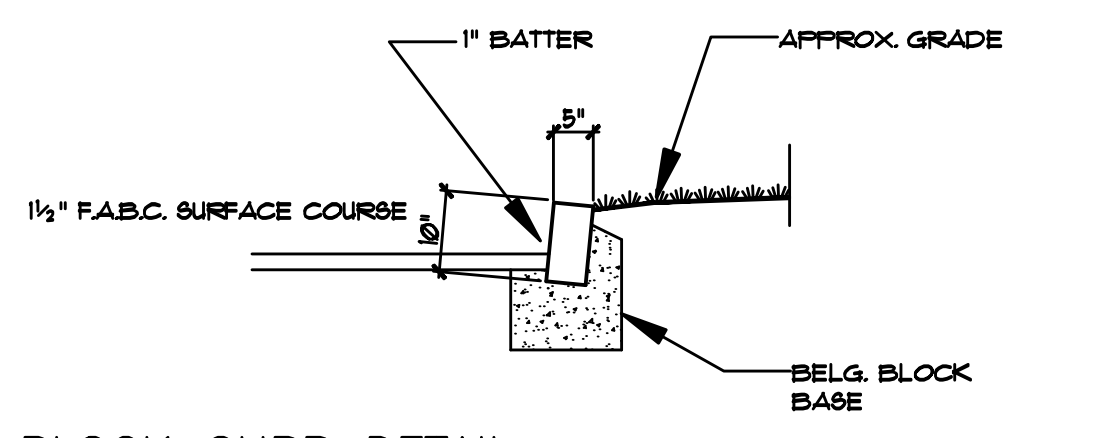
TREE PROTECTION DETAIL
NOT TO SCALE



3 DETAIL RETAINING WALL
SCALE: 3/4" = 1'-0"



ALTERNATE SECTION - UNREINFORCED RETAINING WALL
SCALE: NONE



BLOCK CURB DETAIL
SCALE: NONE