

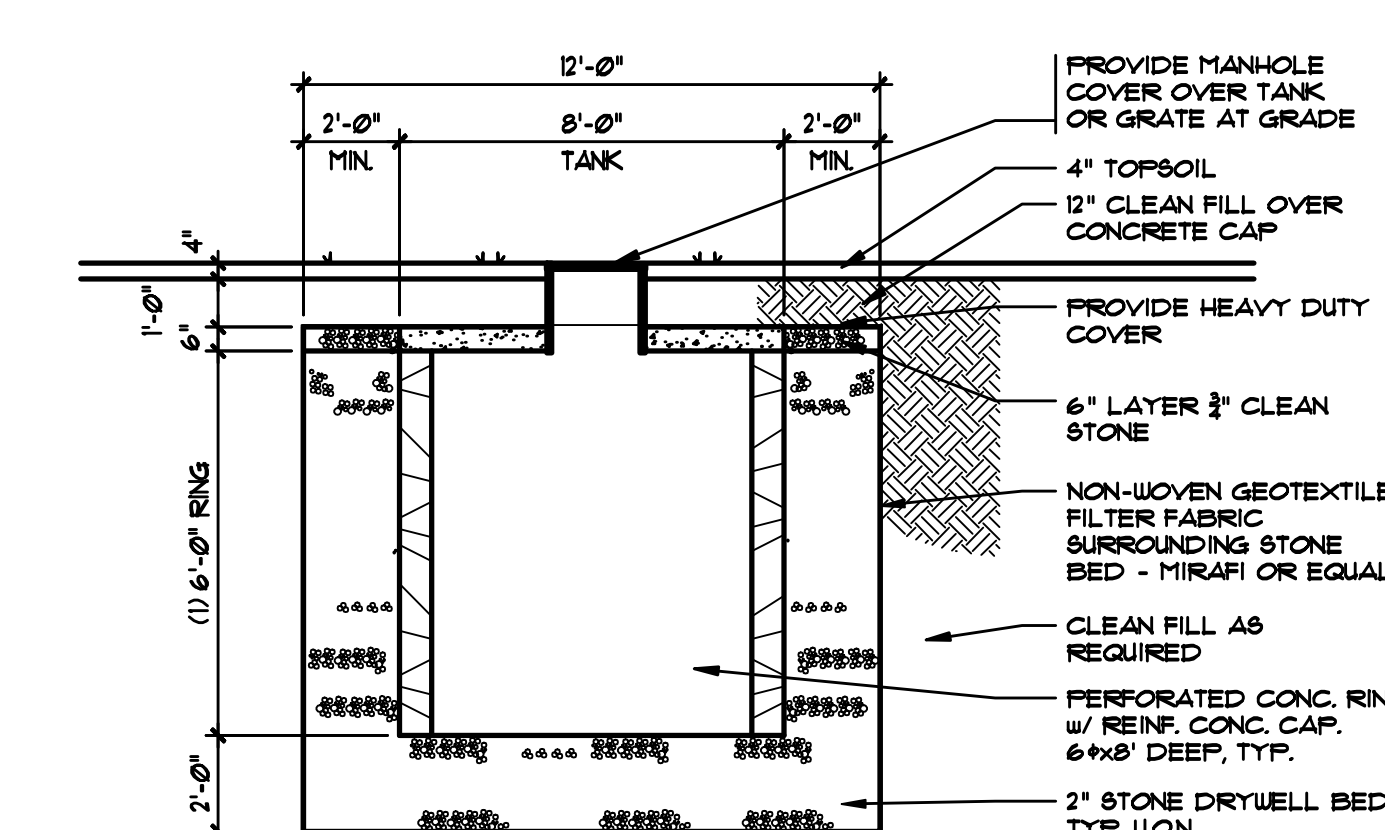
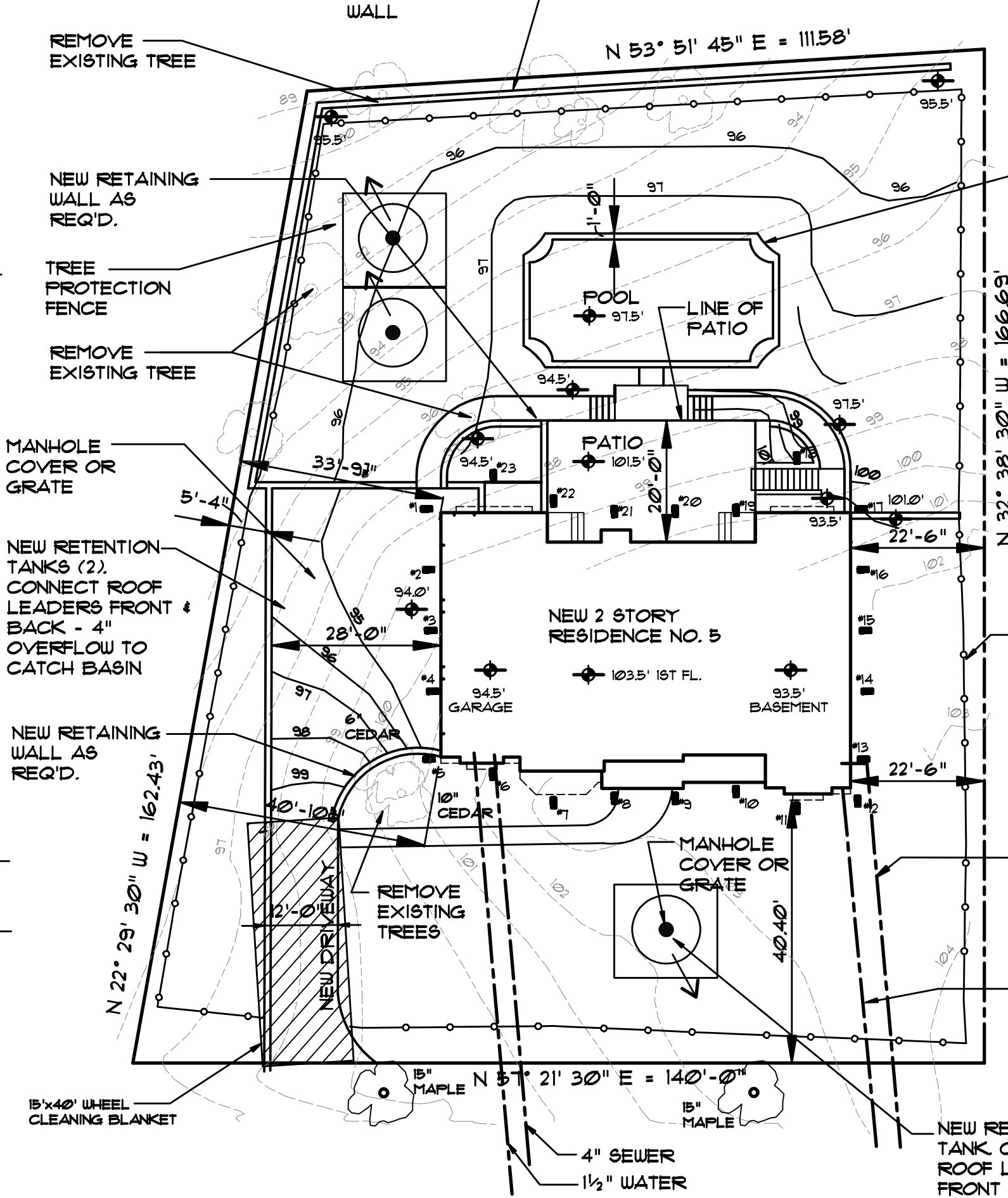
LIST OF GRADE AVERAGES - EXISTING

#1	- 98
#2	- 94.5
#3	- 94.5
#4	- 94.5
#5	- 101
#6	- 103
#7	- 103
#8	- 103
#9	- 103
#10	- 103
#11	- 103.5
#12	- 103.5
#13	- 103
#14	- 103
#15	- 102
#16	- 101.5
#17	- 100.5
#18	- 100
#19	- 100
#20	- 99.5
#21	- 99.5
#22	- 99
#23	- 98.5

TOTAL = 23105
23
100.46

SAY 1005

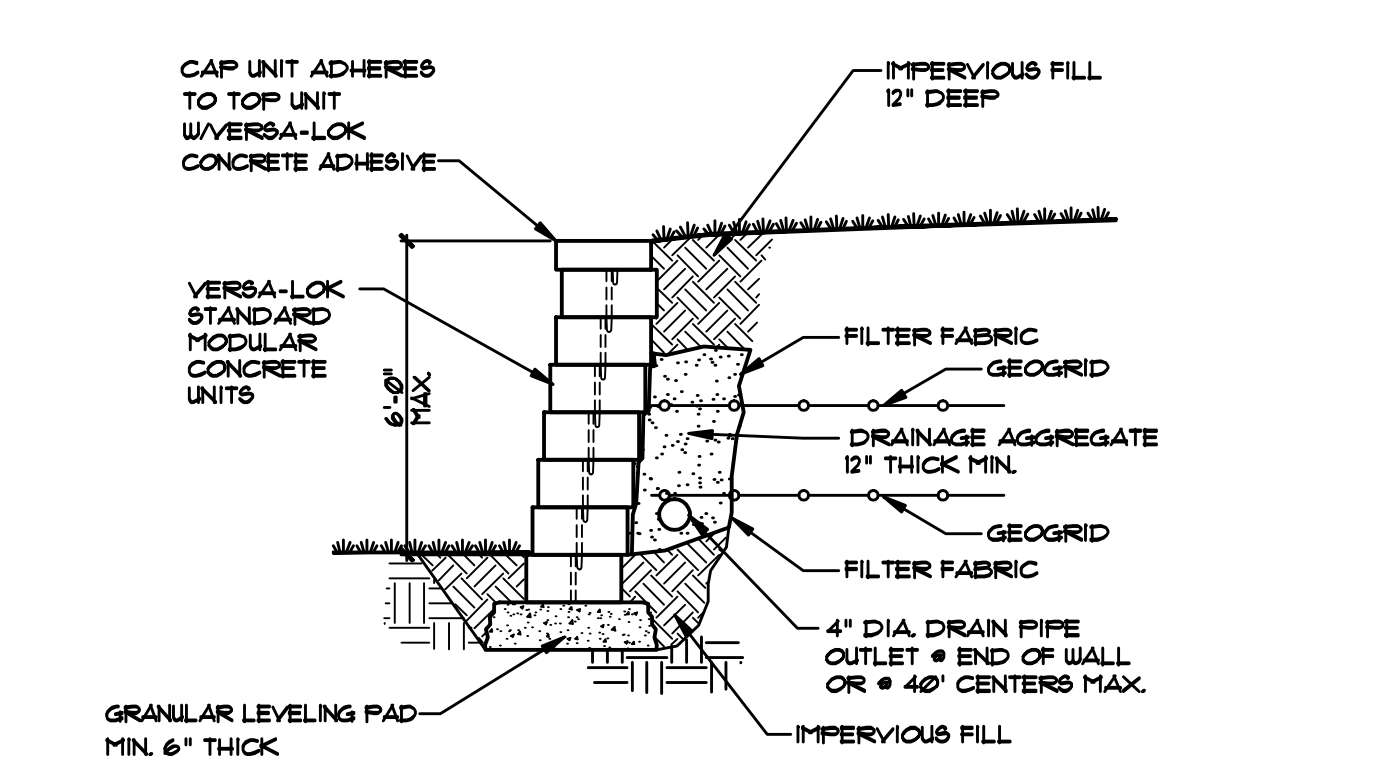
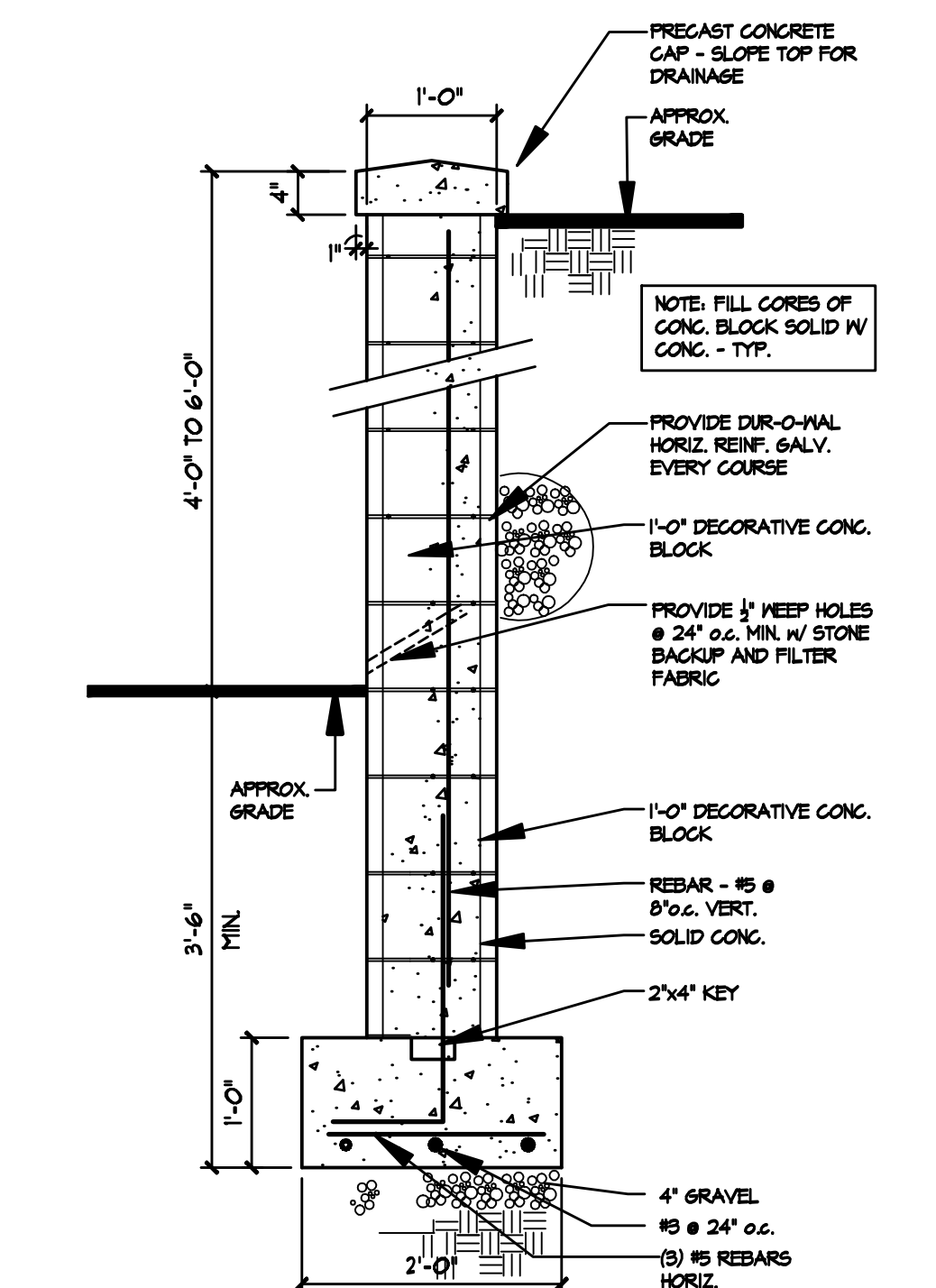
AVG. GRADE



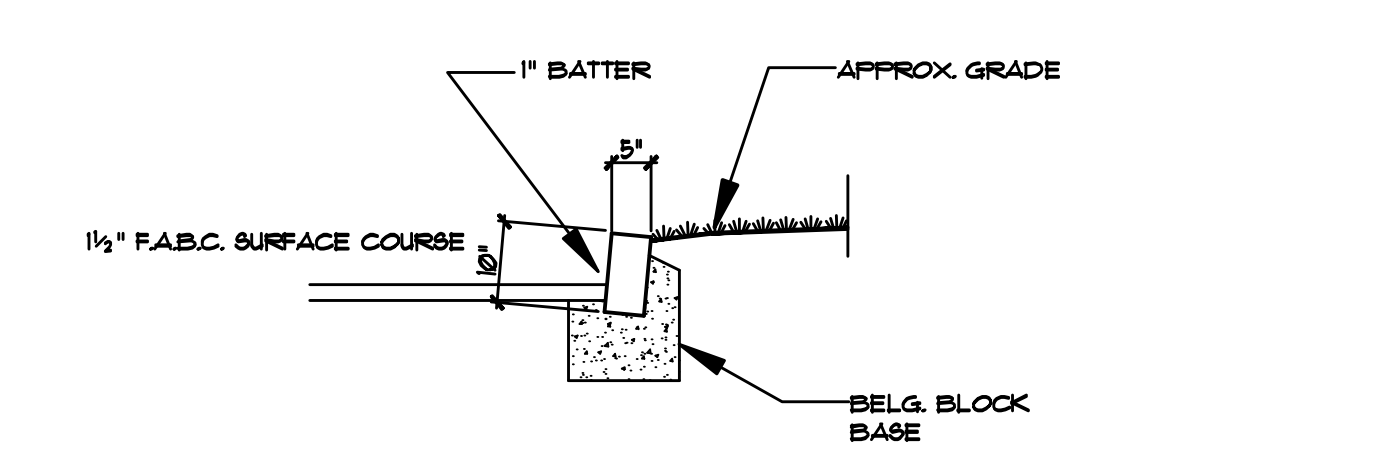
STORM RETENTION CALCS.

BUILDING COVERAGE	2884 SF
AREA OF COVERAGE	5496 SF
REQUIRED RETENTION	5496 / 1000 X 250 = 1374 CF
RETENTION PROVIDED:	
8\"/>	

1 DETAIL STORM RETENTION SYSTEM
A-0.1 SCALE: 1/4" = 1'-0"



ALTERNATE SECTION - UNREINFORCED RETAINING WALL
SCALE: NONE



BLOCK CURB DETAIL
SCALE: NONE

RICHARD DRIVE

RICHARD DRIVE

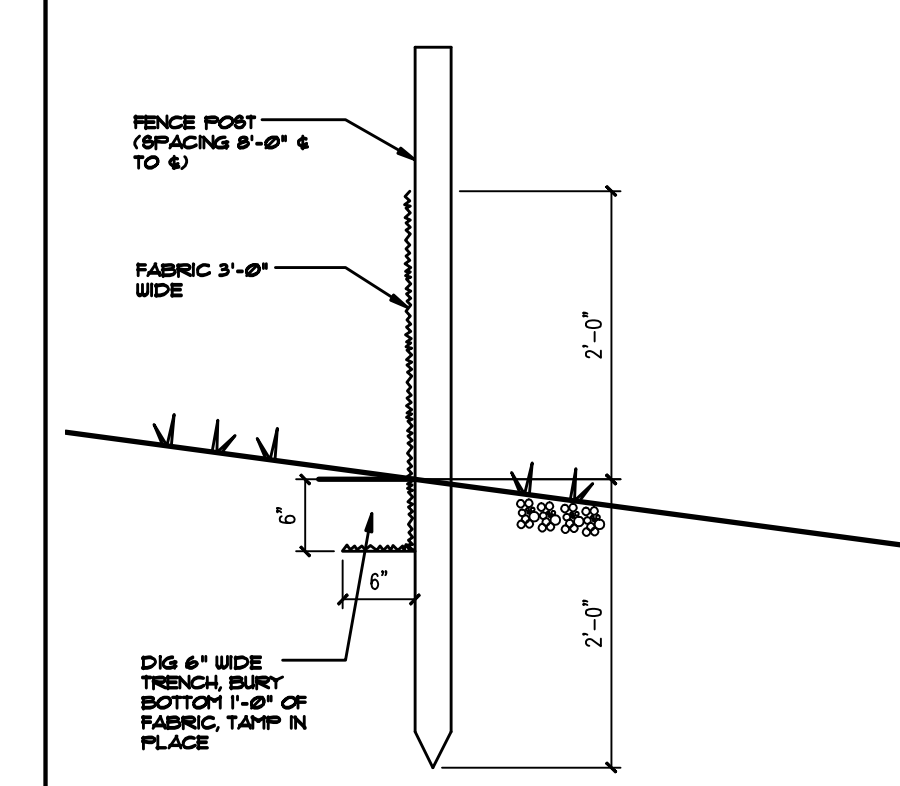
SITE PLAN
SCALE: 1" = 20'-0"

THIS SITE PLAN IS BASED ON A SURVEY DRAWN BY ST. LOUIS & COMPANY, LLC PROFESSIONAL LAND SURVEYORS 56 GREENBROOK ROAD GREENBROOK, NJ 08812 DRAWING DATED JAN. 8, 2009

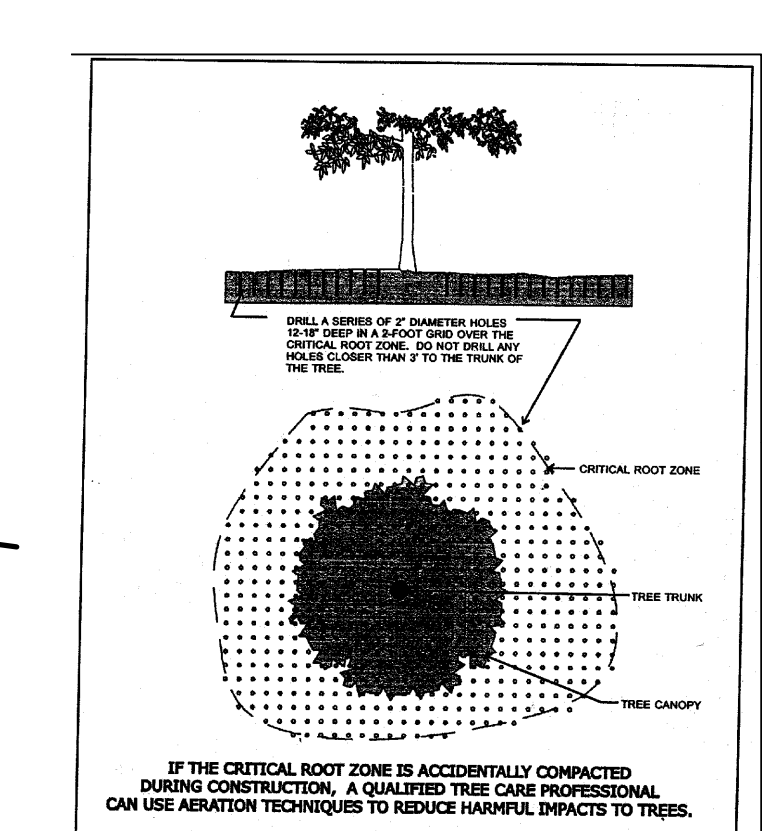
SITE PLAN
SCALE: 1" = 20'-0"

THIS SITE PLAN IS BASED ON A SURVEY DRAWN BY ST. LOUIS & COMPANY, LLC PROFESSIONAL LAND SURVEYORS CERT. OF AUTH. - 24G420096200 56 GREENBROOK ROAD GREENBROOK, NJ 08812 DRAWING DATED JAN. 8, 2009

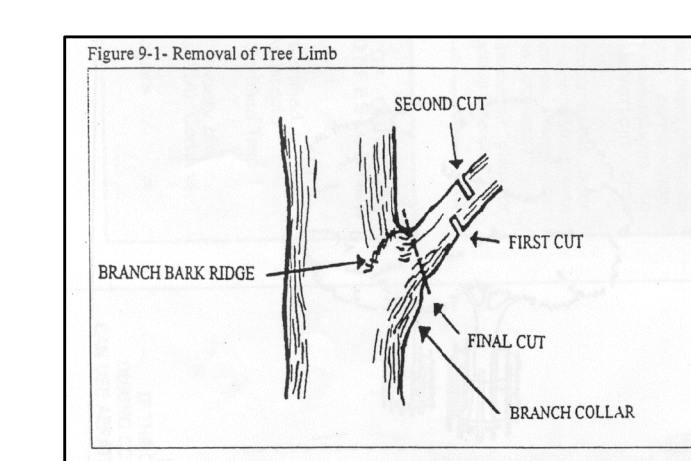
3 DETAIL RETAINING WALL
A-0.2 SCALE: 3/4" = 1'-0"



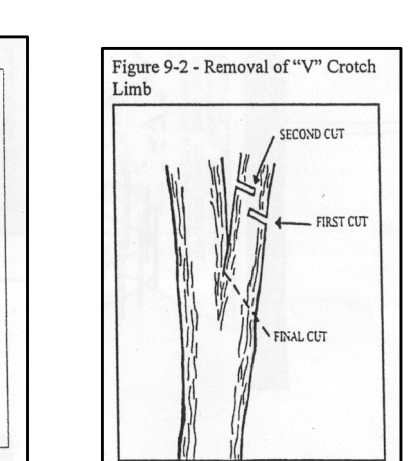
2 DETAIL SILT FENCE
A-0.2 SCALE: 3/4" = 1'-0"



TREE AERATION DETAIL
NOT TO SCALE



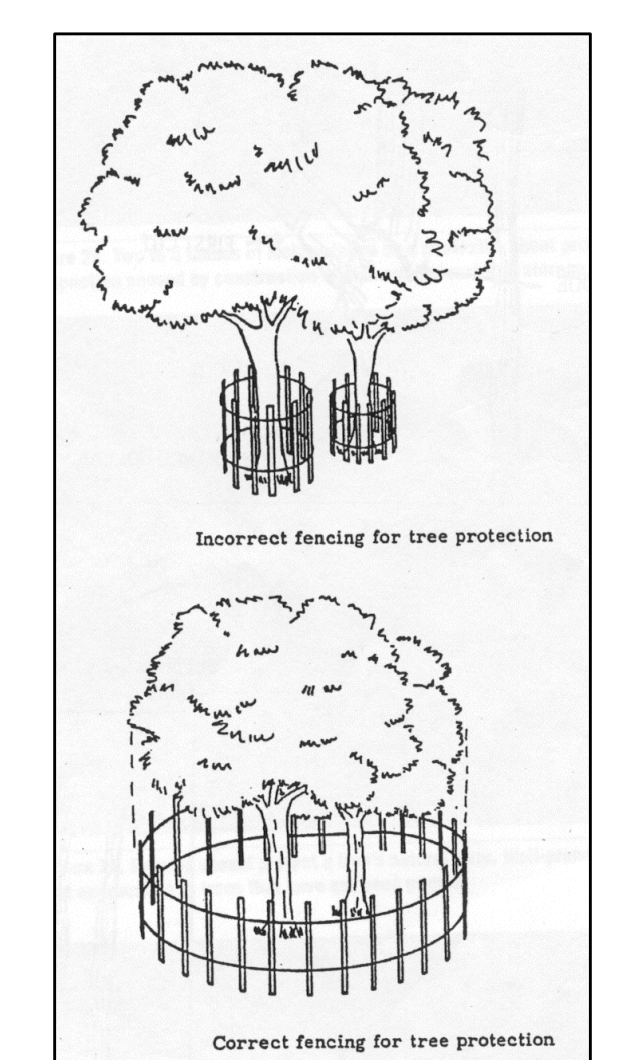
TREE PRUNING DETAILS
NOT TO SCALE



TREE PROTECTION NOTES

IMPORTANT - TREE PROTECTION REQUIRED FOR ALL TREES GREATER THAN 2\"/>

- 1) PROVIDE FENCING NEAR EDGE OF TREE DRIP LINE.
- 2) GEO-TEXTILES FOR TEMPORARY ROADS, PATHS OF TRAVEL AND STORAGE AREAS.
 - A) USE LAYER OF GEO TEXTILE.
 - B) COVER WITH 4\"/>
- 3) POST CONSTRUCTION - PROVIDE AERATION BY DRILLING A SERIES OF 2\"/>



TREE PROTECTION DETAIL
NOT TO SCALE

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH 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.
2. ALL ARE TO ROUGH CONSTRUCTION UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
3. 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.
4. BRICK SHALL BE APPROVED BY THE ARCHITECT.
5. DO NOT DIG PAST THE INDICATED B.O.F. (BOTTOM OF FOOTING) AS SHOWN ON THE DRAWINGS.

BUILDING DEPARTMENT NOTES:

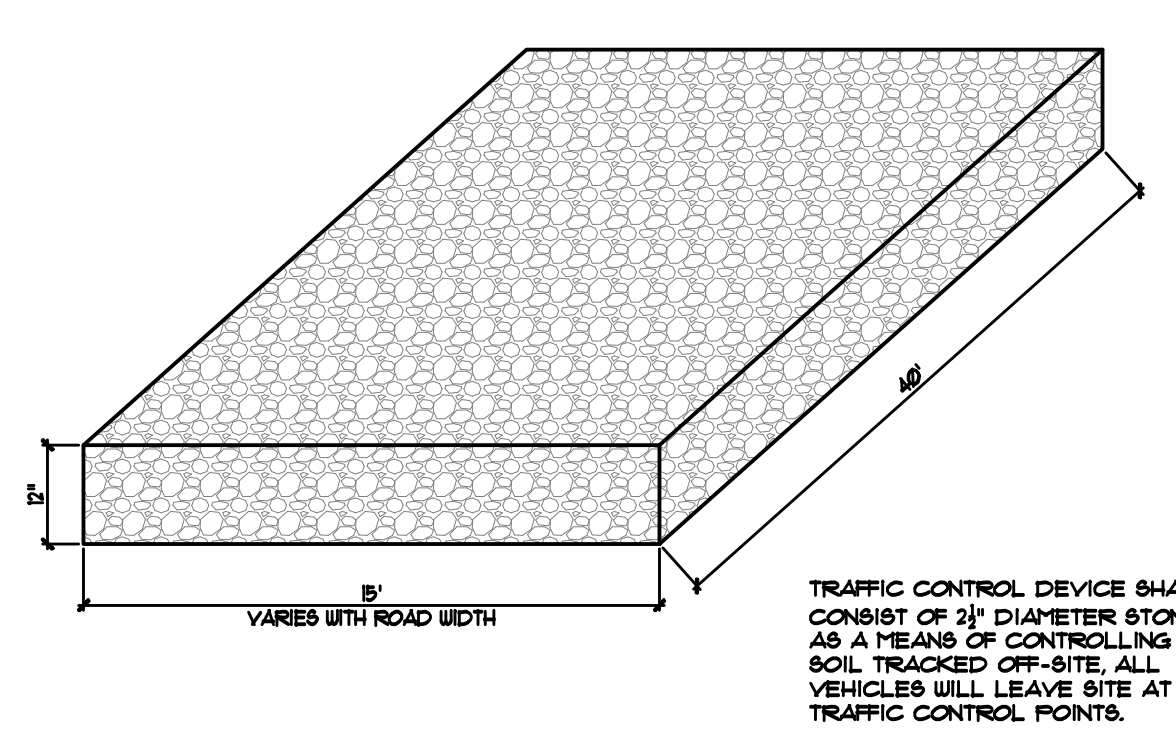
USE R-4 RESIDENTIAL CONSTRUCTION CLASS 5B AREA

FIRST FLOOR 2131 SF
SECOND FL. 2928 SF
TOTAL 5059 SF

F.A.R. = 5299 / 20410 = 25.95% - O.K. LESS THAN 26%

VOLUME 88570 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	10	40 PSF



WHEEL CLEANING BLANKET

- 4 6-24-10 MISC. REVISIONS PER OWNER BASEMENT, FRAMING, ETC.
- 3 6-15-10 MISC. REVISIONS PER OWNER PATIO, FRAMING, ETC.
- 1 7-20-09 SECOND FLOOR SF AND F.A.R. MODIFIED
- 6-24-09 ISSUED FOR PERMIT

HEINTZ & FIORE • LLC
ARCHITECTS • AIA

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

BRONSTEIN RESIDENCE
5 RICHARD DRIVE
SHORT HILLS, NJ

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.: 2009-001
date: 6-23-09

scale: AS NOTED
drawn by: JSK

drawing:
A-0.2

5 RICHARD DRIVE , SHORT HILLS, NEW JERSEY