

# NEW SINGLE FAMILY RESIDENCE

5 RICHARD DRIVE  
ESSEX COUNTY

NEW JERSEY

SHORT HILLS  
LOT : 2 BLOCK : 4503

## ZONING CALCULATION FORM

Owner in Fee: Bronstein Residence H&F PROJ. NO. 2916 Block 4803  
Work Site at: 5 Richard Drive Lot 2  
Municipality: Short Hills Zone: R-4 Residential

Section 606 Zone Requirements		R-3	R-4	R-5	R-6
<b>Minimums</b>					
606.2a.1e)(1)	Side Setback for bldgs to 18' in hgt.-ft.	15	15	12	12
606.2a.1e)(2)	Adjt Side Setback for bldgs >18' in hgt.	.75	.55	.33	.30
606.2a.1e)(3)	Side Setback for bldgs 32' in hgt.- ft.	25	22	16	12
<b>606.2a.1 Minimums</b>					
		Existing	Proposed	Required	Violation
606.2a.1a)	Lot Area:	20,470	20,470	20,000	✓
606.2a.1b)	Lot Width:	111.58'	111.58'	100	✓
606.2a.1c)	Lot Depth:	168.69'	168.69'	125'	✓
606.2a.1d)	Front Setback - ft.*	40.40'	40.40'	40'	✓
606.2a.1e)(1)	Left Side Setback for bldgs. to 18' in hgt.				
606.2a.1e)(1)	Right Side Setback for bldgs. to 18' in hgt.				
606.2a.1e)(2)	Left Side Setback for bldgs. > 18' in hgt.		22'	22'	✓
606.2a.1e)(2)	Right Side Setback for bldgs. > 18' in hgt.		30'-11"	22'	✓
606.2a.1e)(3)	Left Side Setback for bldgs. 32' in hgt.				
606.2a.1e)(3)	Right Side Setback for bldgs. 32' in hgt.				
606.2a.1f)	Side Combined - ft.		52'-11"	44.1'	✓
606.2a.1f)	Side Combined - % of Lot Width		44.5%	35%	✓
606.2a.1g)	Rear Yard Unoccupied - s.f.		8272	5181	✓
606.2a.1g)	Rear Yard Unoccupied - %		40%	25%	✓
606.2a.1h)	Rear Setback - ft.		70.2'	36.19'	✓
606.2a.1h)	Rear Setback - % of Lot Depth		38.8%	20%	✓

Page 1 of 2

Attachment F

## ZONING CALCULATION FORM

606.2a.2 Maximums	R-3	R-4	R-5	R-6
606.2a.2a) Building Coverage - %	13	14	15	18
606.2a.2b) Lot Coverage - %	35	35	35	45
<b>606.2a.2 Maximums</b>				
	Existing	Proposed	Required	Violation
606.2a.2.a) Building Coverage - sq. ft.	△	2867	2870	✓
606.2a.2.a) Building Coverage - %	△	14%	14%	✓
606.2a.2.b) Lot Coverage - sq.ft.	△	7100	7164.5	✓
606.2a.2.b) Lot Coverage - %	△	34.7%	35%	✓
606.2a.2.c) Building Height - ft.		35'-0"	35'	✓
<b>606.2a.3 Accessory Uses N/A</b>				
	Existing	Proposed	Required	Violation
606.2a.3.a) Minimum Side Setback - ft.			12	
606.2a.3.b) Minimum Rear Setback - ft.			12	
606.2a.3.c) Maximum Structure Height - ft.			18	
606.2a.3.d) Minimum Garage Setback - ft.				
606.2a.3.d) Number of Garage Spaces				
606.2a.3.g) Driveway Setback - ft.				
<b>Article 5 Design and Performance Standards</b>				
	Existing	Proposed	Required	Violation
Rear Yard Area - sq. ft.		NEW 8400		✓
Accessory Use Coverage - s.f.		(1200)		✓
601.3 Accessory Use Coverage - %		14%	20%	✓
601.3 Accessory Use Coverage - (Corner only)			7%	✓
601.4 AC Setback from Adj. Dwelling - ft.		5'		✓
601.5 Accessory Use Mechanical Setback - ft.			36	✓
610.1 Fence/Wall Height - ft.			6	✓
Front Yard Area - sq. ft.		7489		✓
Impervious Coverage In Front Yard - s.f.		2228	2246	✓
616.11.e Impervious Coverage In Front Yard - %		30%	30%	✓

Prepared by:

Signature of Applicant

Date

Page 2 of 2

Attachment F

## SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN 60 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND BOUND IN ACCORDANCE WITH NJ STANDARDS.

3. PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN 180 DAYS AFTER FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED.

4. IMMEDIATELY AFTER INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUIVALENT AT A RATE OF 2 TONS PER ACRE IN ACCORDANCE WITH STATE STANDARDS AND MUNICIPAL STANDARDS.

5. TEMPORARY BERM'S ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS IN ACCORDANCE WITH SECTION 4.21 OF STATE STANDARDS.

6. PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH STANDARDS FOR PERMANENT VEGETATIVE COVER. SPECIFIED RATES AND LOCATIONS SHALL BE ON AN APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.

7. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.

8. ALL SEDIMENT STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.

9. STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF THE FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHOULD BE PROTECTED BY A HAY BALE BARRIER OR SEDIMENT FENCE.

10. IF REQUIRED BY THE TOWNSHIP, A CRUSHED STONE VEHICLE WHEEL CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 2" CRUSHED STONE, WILL BE AT LEAST 25'x50' AND SHOULD BE UNDERLAIN WITH SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED. SEE DETAIL THIS SHEET.

11. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNTIL OTHERWISE APPROVED BY THE LOCAL AUTHORITY.

12. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.

13. ALL CATCH BASINS WILL BE PROTECTED WITH AN INLET FILTER, IF APPLICABLE.

14. ALL STORM DRAIN OUTLETS WILL BE STABILIZED, AS REQUIRED BEFORE DISCHARGE POINTS BECOME OPERATIONAL.

15. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHOULD BE COMPOSED OF SUITABLE SEDIMENT FABRIC.

16. DURING AND AFTER CONSTRUCTION, THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DRAINAGE STRUCTURES, VEGETATIVE COVER, AND ANY OTHER MEASURES DEEMED APPROPRIATE BY THE DISTRICT. SAID RESPONSIBILITY WILL PRECLUDE WHEN COMPLETED WORK IS APPROVED BY THE MUNICIPALITY.

17. ALL TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH TREE PROTECTION DEVICES OR SEDIMENT BARRIERS.

18. THE MUNICIPAL AUTHORITY MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.

19. ALL WORK TO COMPLY WITH THESE NOTES.

20. TEMPORARY SEEDING TO BE SAME AS PERMANENT SEEDING.

21. ALL EXCESS EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE TO AN APPROVED SITE.

## LIST OF DRAWINGS

NO.	DRAWING	DATED
A-01	COVER SHEET, ZONING CALCULATIONS	6-16-09
A-02	SITE PLAN, INFORMATION AND DETAILS	6-16-09

## ARCHITECTURAL DRAWINGS

A-1	BASEMENT PLAN	6-16-09
A-2	FIRST FLOOR PLAN	6-16-09
A-3	SECOND FLOOR PLAN	6-16-09
A-4	FRONT ELEVATION	6-16-09
A-5	LEFT AND RIGHT SIDE ELEVATIONS	6-16-09
A-6	REAR ELEVATION	6-16-09
A-7	ROOF PLAN, PLUMBING RISER DIAGRAM	6-16-09
A-8	BUILDING SECTION, GAS RISER DIAGRAM, ENERGY CALCULATIONS	6-16-09
A-9	FRAMING DETAILS	6-16-09

## CONSTRUCTION SEQUENCE

1. INSTALL SOIL EROSION CONTROL DEVICES.
2. ROUGH GRADE SITE.
3. STABILIZE SOIL AND STOCK PILES (IF NEEDED).
4. INSTALL DRAINAGE.
5. FINE GRADE SITE.
6. INSTALL RETAINING WALLS.
7. INSTALL CURBING AND PAVEMENT.
8. INSTALL PERMANENT VEGETATION.
9. REMOVE SOIL EROSION CONTROL DEVICES.

## PERMANENT STABILIZATION SPECIFICATIONS

1. APPLY TOPSOIL TO A 4" DEPTH.
2. APPLY LIMESTONE AT A RATE OF 2 TONS PER ACRE.
3. APPLY FERTILIZER (10-20-10) OR EQUAL AT 400 LBS. / ACRE.
4. APPLY GRASS SEED MIXTURE OF : PERENNIAL DRYGRASS AT 10 LBS / ACRE  
CHEWING RED FESCUE AT 15 LBS / ACRE  
KENTUCKY BLUEGRASS AT 25 LBS / ACRE  
SPREADING FESCUE AT 15 LBS. / ACRE
5. MULCHING SHALL BE UNROTTED SALT HAY OR SMALL GRAIN STRAW AT 15-20 LBS. PER 1000 SF.
6. MULCH ANCHOR EMULSIFIED ASPHALT (65-1 OR EQUAL) AT 363 GAL/ACRE.

4	6-24-10	MISC. REVISIONS PER OWNER BASEMENT, FRAMING, ETC.
3	6-15-10	MISC. REVISIONS PER OWNER PATIO, FRAMING, ETC.
	6-24-09	ISSUED FOR PERMIT

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BRONSTEIN RESIDENCE  
5 RICHARD DRIVE  
SHORT HILLS, NJ

drawing title:  
ZONING CALCULATIONS  
ORIGINAL SURVEY

ROBERT B. HEINTZ • AIA  
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job no. : 2916 scale : AS NOTED  
date : 6-24-09 drawn by : JSK  
drawing : A-0.1

5 RICHARD DRIVE , SHORT HILLS, NEW JERSEY