

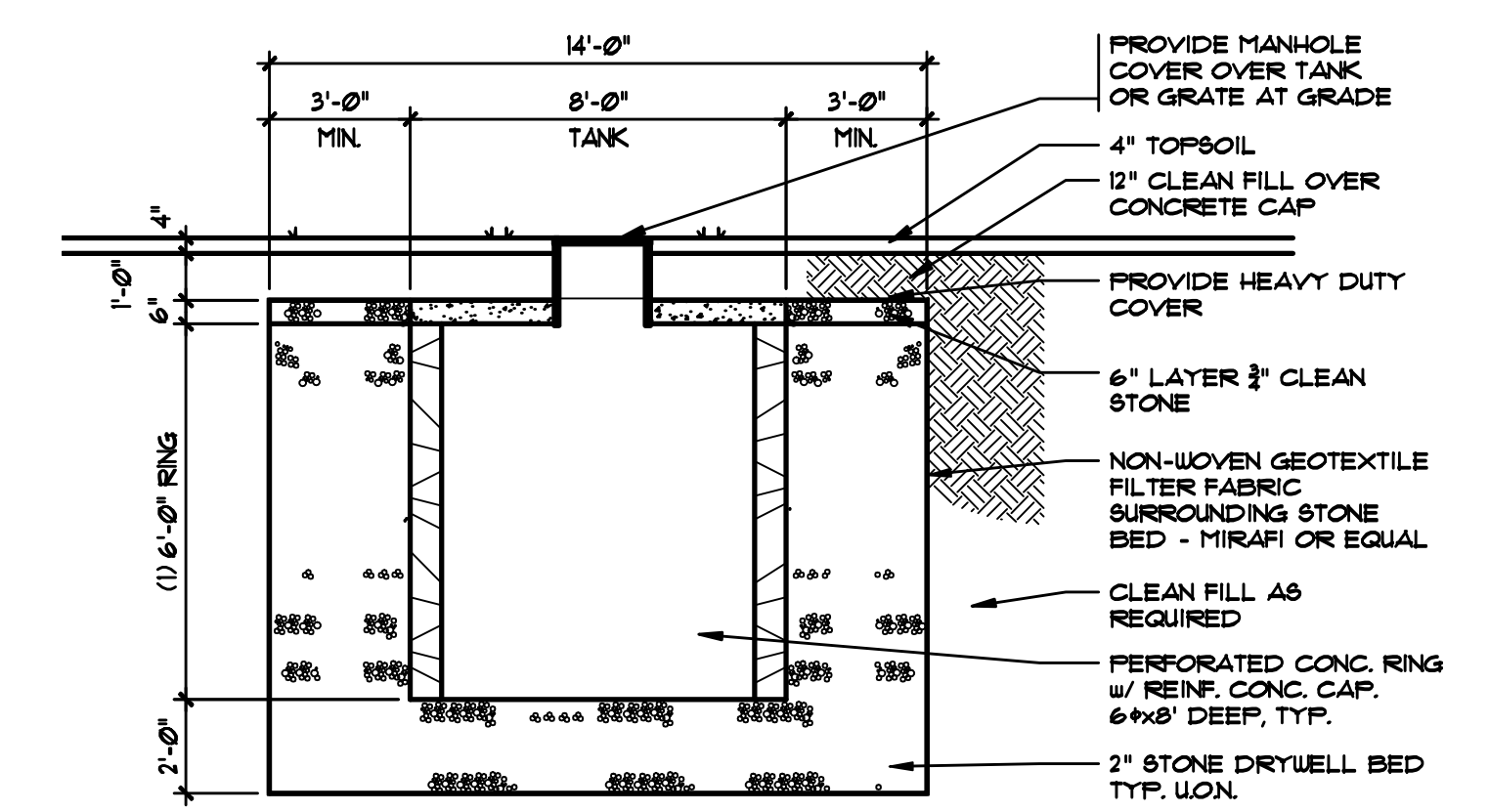
SITE PLAN
SCALE: 1" = 20'-0"

THIS SITE PLAN IS BASED ON A SURVEY DRAIN BY ST. LOUIS & COMPANY, LLC PROFESSIONAL LAND SURVEYORS CERT. OF AUTH. - 24GA28036200 56 GREENBROOK ROAD GREENBROOK, NJ 07812 DRAWING DATED NOV. 9, 2011

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

LIST OF GRADE AVERAGES - EXISTING		
#1	- 93.5 (ex.)	93.5 (new)
#2	- 94.5 (ex.)	94.5 (new)
#3	- 95.5 (ex.)	95.5 (new)
#4	- 96.5 (ex.)	96.5 (new)
#5	- 93 (new)	--- (ex. ftpt.)
#6	- 93 (new)	--- (ex. ftpt.)
#7	- 95.5 (new)	--- (ex. ftpt.)
#8	- 91.75 (new)	--- (ex. ftpt.)
#9	- 91.5 (new)	--- (ex. ftpt.)
#10	- 92.5 (ex.)	92.5 (new)
#11	- 92.5 (ex.)	92.5 (new)
#12	- 92.5 (ex.)	92.5 (new)
#13	- 92.5 (ex.)	92.5 (new)
#14	- 92.5 (ex.)	92.5 (new)
#15	- 92 (ex.)	92 (new)
#16	- 92 (ex.)	92 (new)
#17	- 92 (ex.)	92 (new)
#18	- 91.75 (ex.)	91.75 (new)
#19	- 91.75 (ex.)	91.75 (new)
#20	- 91.5 (ex.)	91.5 (new)
#21	- 91.5 (ex.)	91.5 (new)
#22	- 91.5 (ex.)	91.5 (new)
#23	- 91 (ex.)	91 (new)
#24	- 91 (ex.)	91 (new)
#25	- 91.5 (ex.)	91.5 (new)
#26	- 91.5 (ex.)	91.5 (new)
#27	- 91.5 (ex.)	91.5 (new)
#28	- 91.75 (ex.)	91.75 (new)
#29	- 92.5 (ex.)	92.5 (new)

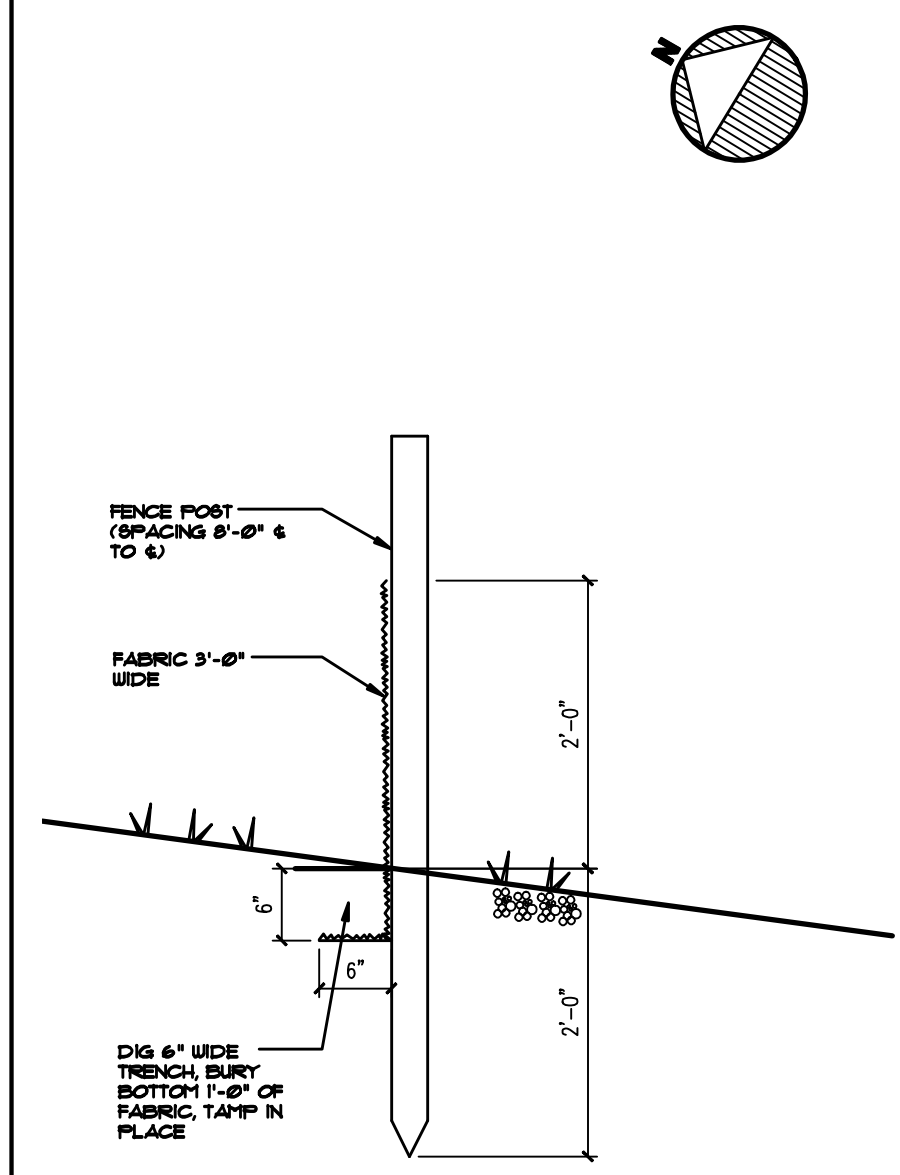
TOTAL = 2109 / 29 = 93.4137
AVG. GRADE = 93.4



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

STORM RETENTION CALCS.

BUILDING COVERAGE	2884 SF
AREA OF COVERAGE	8392 SF
REQUIRED RETENTION	8392 / 1000 x 250 = 2098 CF
RETENTION PROVIDED:	8' TANK x 6' DEEP = 300 CF
STONE BED = 14'x14'x8'	1568 CF
LESS TANK AREA	-3200 CF
STONE STOR. CONVERSION x .33	1268 CF
RETENTION PER TANK	418 CF
3 TANKS NEEDED - 3 x 118 =	2154 CF

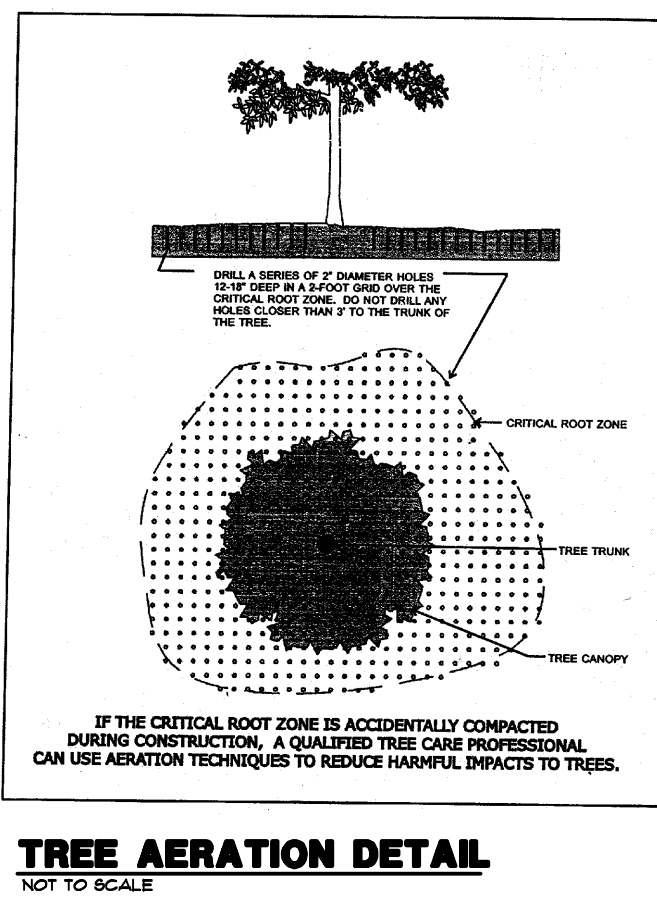


2 DETAIL SILT FENCE
SCALE: 3/4" = 1'-0"

TREE PROTECTION NOTES

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

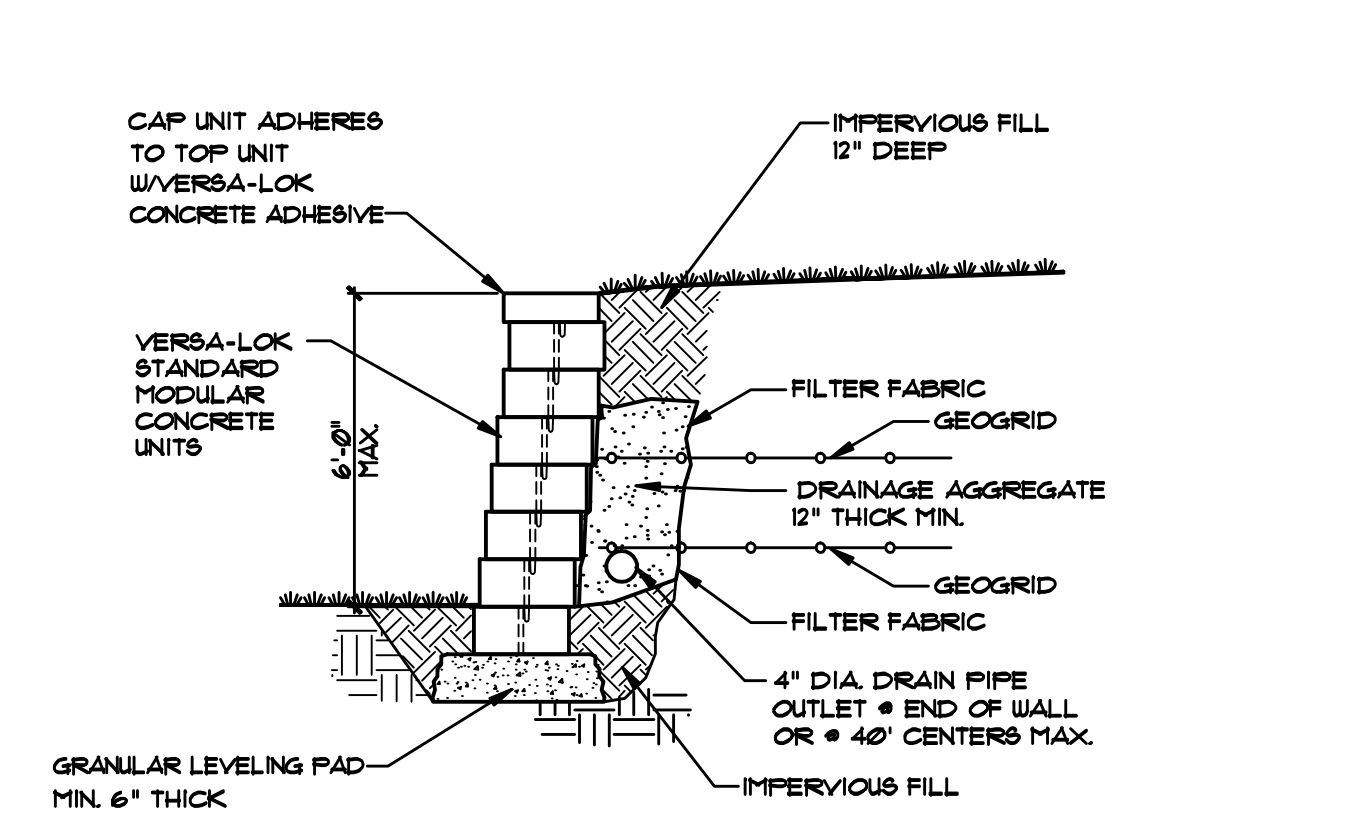
- 1) PROVIDE FENCING NEAR EDGE OF TREE DRIP LINE.
- 2) GEO-TEXTILES FOR TEMPORARY ROADS, PATHS OF TRAVEL AND STORAGE AREAS.
 - A) USE LAYER OF GEO TEXTILE.
 - B) COVER WITH 4" OF WOOD CHIPS.
- 3) POST CONSTRUCTION - PROVIDE AERATION BY DRILLING A SERIES OF 2" DIA. HOLES 12"-18" DEEP IN 2' X 2' PATTERN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



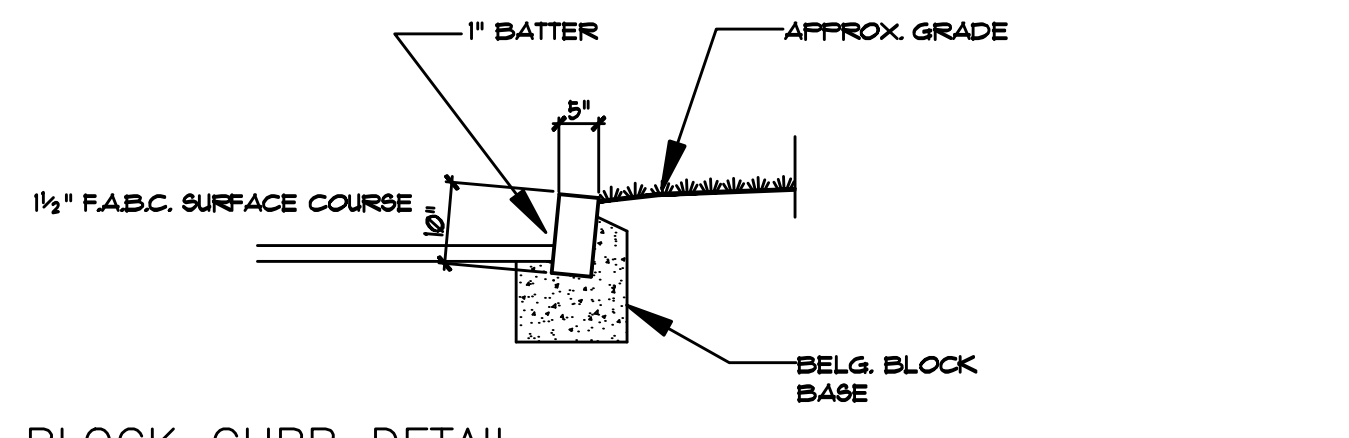
TREE PRUNING DETAILS
NOT TO SCALE

TREE AERATION DETAIL
NOT TO SCALE

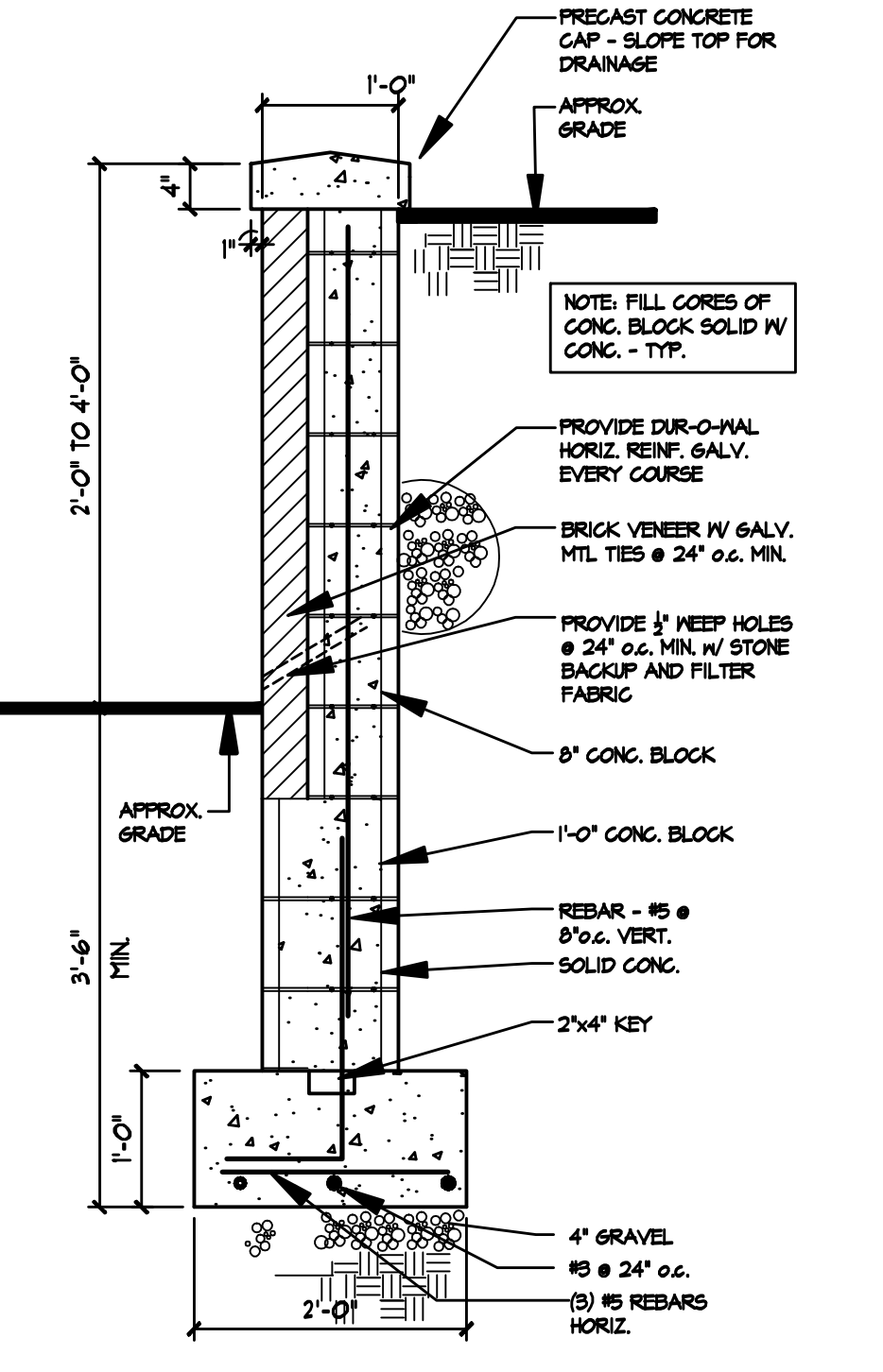
TREE PROTECTION DETAIL
NOT TO SCALE



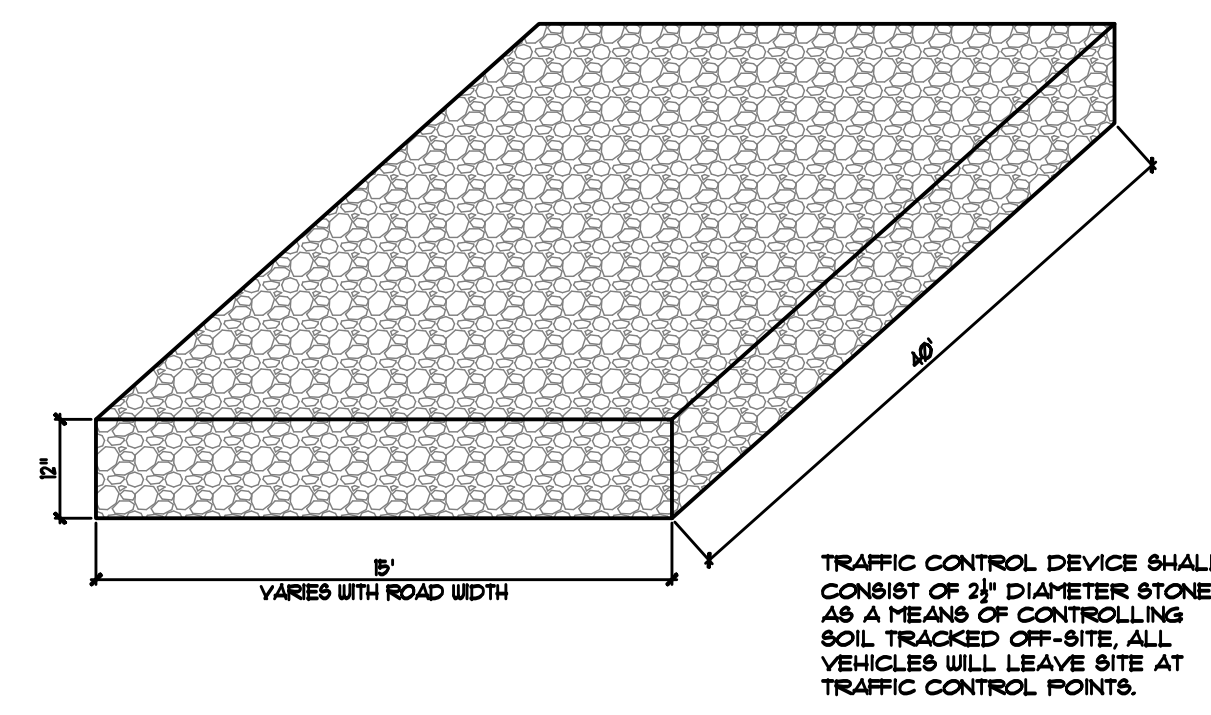
ALTERNATE SECTION - UNREINFORCED RETAINING WALL
SCALE: NONE



BLOCK CURB DETAIL
SCALE: NONE



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



WHEEL CLEANING BLANKET

GENERAL NOTES:

1. 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.
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.P. (BOTTOM OF FOOTING) AS SHOWN ON THE DRAWINGS.

BUILDING DEPARTMENT NOTES

USE R-4 RESIDENTIAL CONSTRUCTION CLASS BB AREA

F.A.R. = 7500 / 336071 = 22.6%	OK, LESS THAN 26%
VOLUME = 137,824 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

- 4 4-3-12 MISCELLANEOUS REVISIONS STRUCTURAL
- 3 3-21-12 MISCELLANEOUS REVISIONS
- 2 3-19-12 MISCELLANEOUS REVISIONS
- 1 3-14-12 MISCELLANEOUS REVISIONS MOD. HT. & SECTION, BSMT.

HEINTZ & FIORE • LLC
ARCHITECTS • AIA

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

BRONSHTEYN RESIDENCE
15 ARDEN PLACE
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. : 21204
date : 3-7-12
scale : AS NOTED
drawn by : JSK
drawing : **A-0.2**