

LIST OF GRADE AVERAGES - EXISTING

#	GRADE
1	102.5
2	102.5
3	102.5
4	102.75
5	102.0
6	102.5
7	102.5
8	102.5
9	102.5
10	102.5
11	102.5
12	102.5
13	102.5
14	102.5
15	102.5
16	102.5
17	102.5
18	102.5
19	102.5
20	102.5
21	102.5
22	102.5
23	102.5

NEW

#	GRADE
1	104.33
2	104.33
3	103.0

TOTAL 2395
TOTAL 2403.06
AVG. GRADE 104.13
AVG. GRADE 104.46

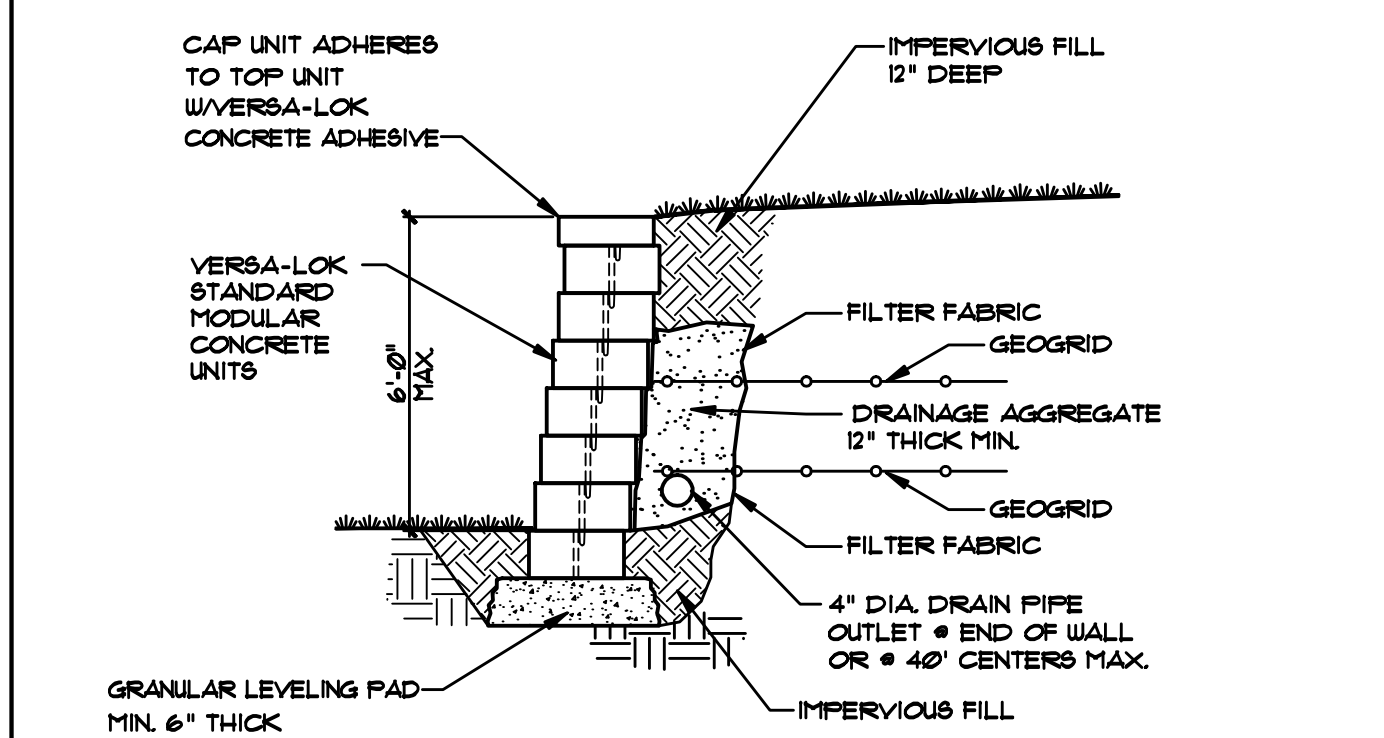
LEADER DRAINS
 - USE SCHEDULE 40 PVC PIPE
 - PROVIDE CLEANOUTS AS NECESSARY FOR MAINTENANCE

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

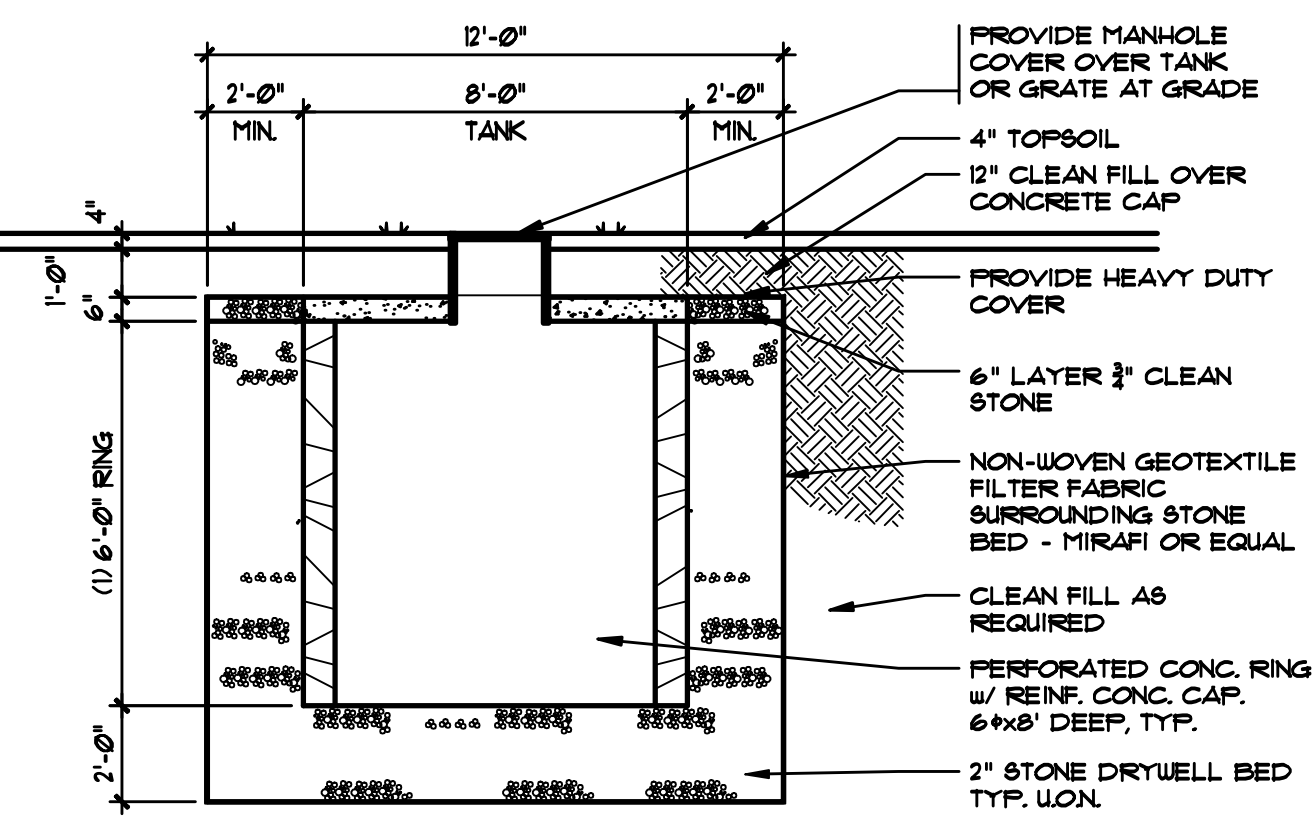
THIS SITE PLAN IS BASED ON A SURVEY DRAIN BY ST. LOUIS & COMPANY, LLC PROFESSIONAL LAND SURVEYORS CERT. OF AUTH. - 24GA28096200 56 GREENBROOK ROAD GREENBROOK, NJ 08812 DRAWING DATED APRIL 14, 2010

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

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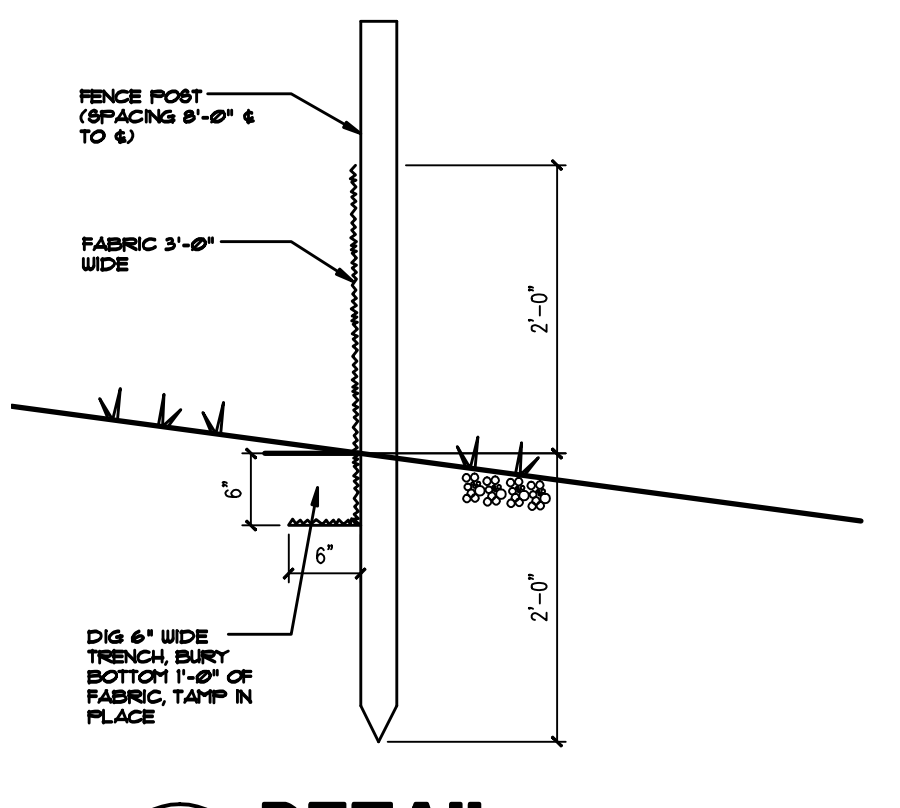
ALTERNATE SECTION-UNREINFORCED RETAINING WALL
 SCALE: NONE



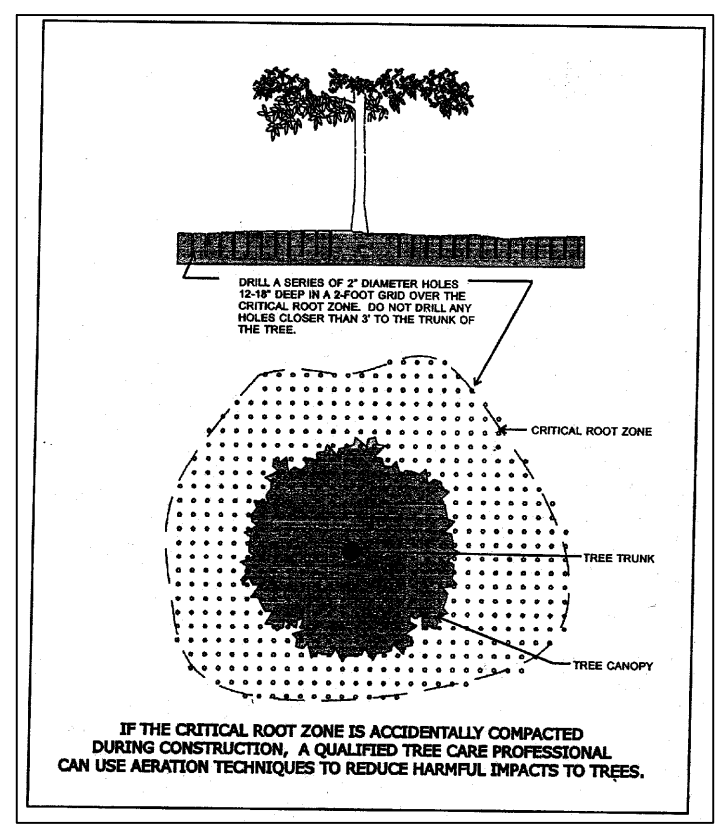
1 DETAIL STORM RETENTION SYSTEM
 SCALE: 1/4" = 1'-0"

STORM RETENTION CALCS.

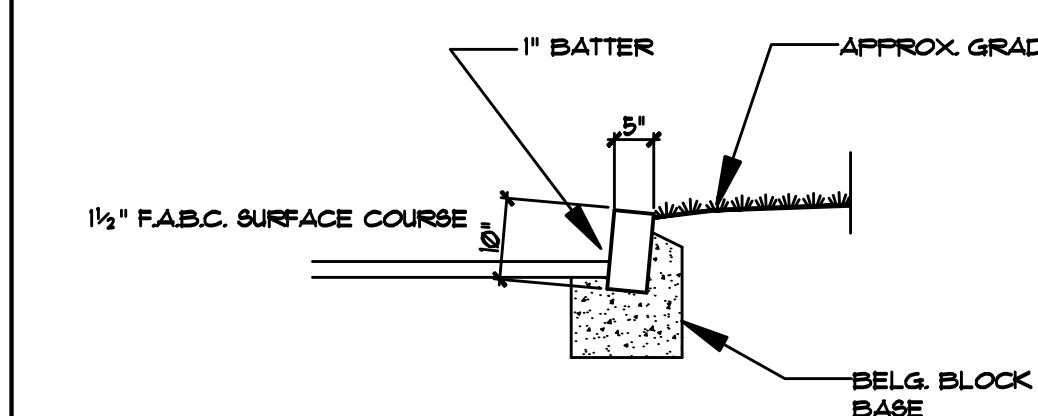
BUILDING COVERAGE	2832 SF
AREA OF COVERAGE	5252 SF
REQUIRED RETENTION	5252 / 1000 x 250 = 1313 CF
RETENTION PROVIDED:	
8' x TANK x 6' DEEP	300 CF
STONE BED = 12' x 12' x 8' LESS TANK AREA	152 CF
	-300 CF
	852 CF
STONE STOR. CONVERSION x 33	
	281 CF
RETENTION PER TANK	581 CF
3 TANKS NEEDED - 3 x 581 = 1743 CF	



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



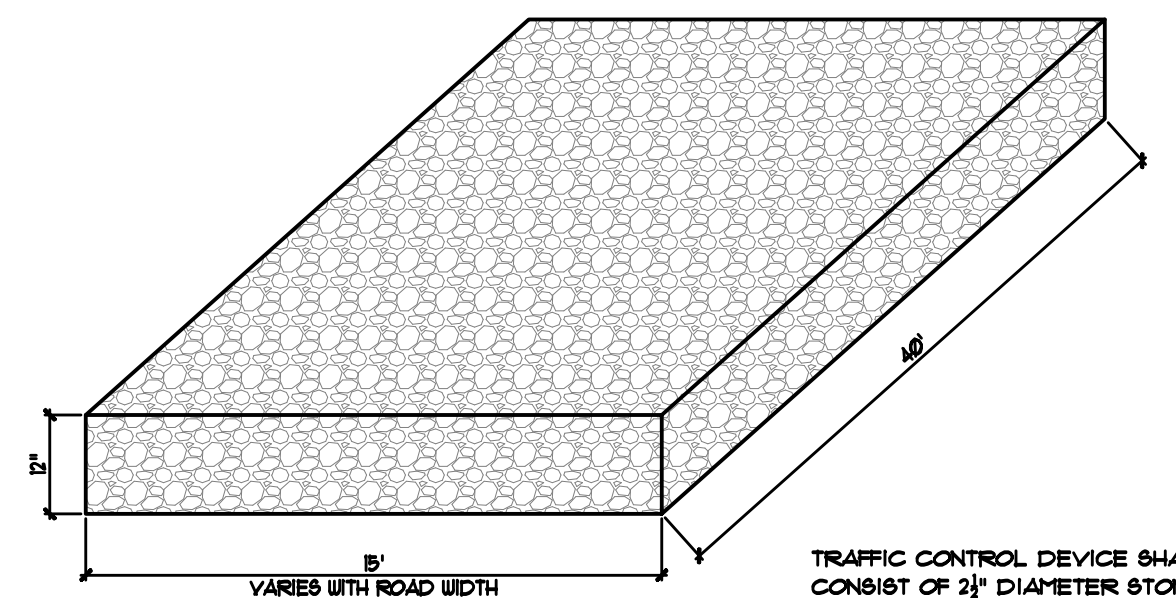
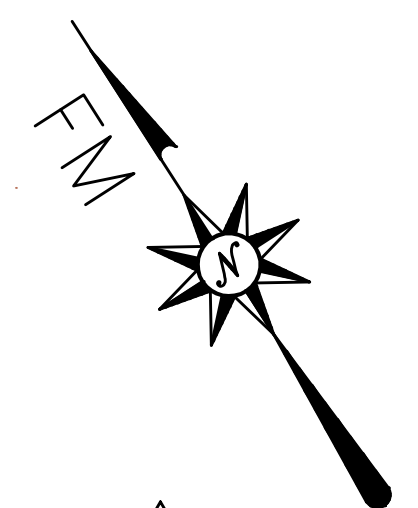
TREE AERATION DETAIL
 NOT TO SCALE



BLOCK CURB DETAIL
 SCALE: NONE

29 DORSET LANE, MILLBURN, NEW JERSEY

SILT FENCE - INSTALL AND MAINTAIN SILT FENCE PRIOR TO AND THROUGHOUT CONSTRUCTION



WHEEL CLEANING BLANKET

- GENERAL NOTES:**
- 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.
 - 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.P. (BOTTOM OF FOOTING) AS SHOWN ON THE DRAWINGS.

BUILDING DEPARTMENT NOTES

USE R-4 RESIDENTIAL CONSTRUCTION CLASS 5B AREA

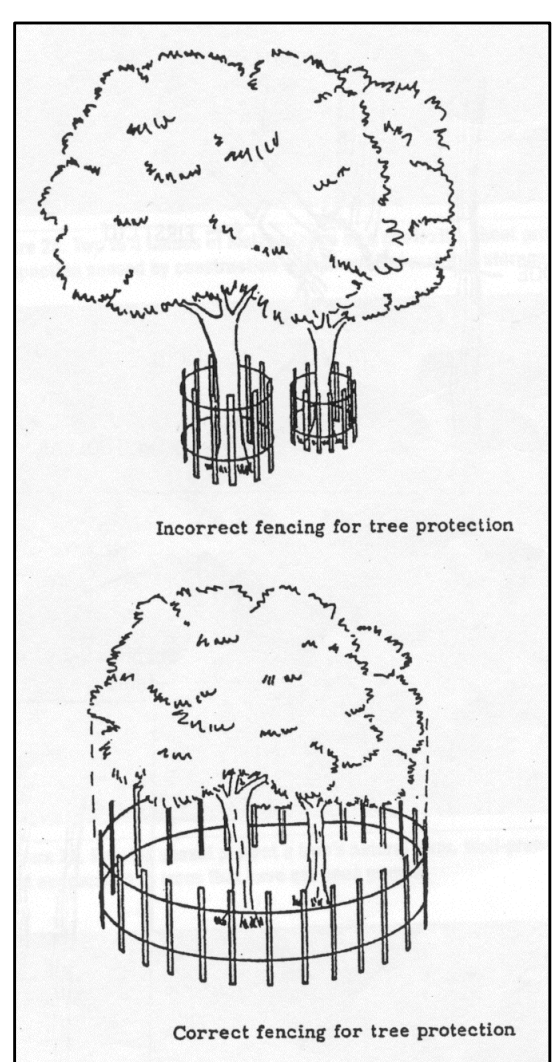
FIRST FLOOR	2285 SF
SECOND FL.	2807 SF
TOTAL	4796 SF

F.A.R. = 4796 / 29034 = 16.52% - OK, LESS THAN 26%

VOLUME 13,632 CUBIC FT.

DESIGN LOADS:

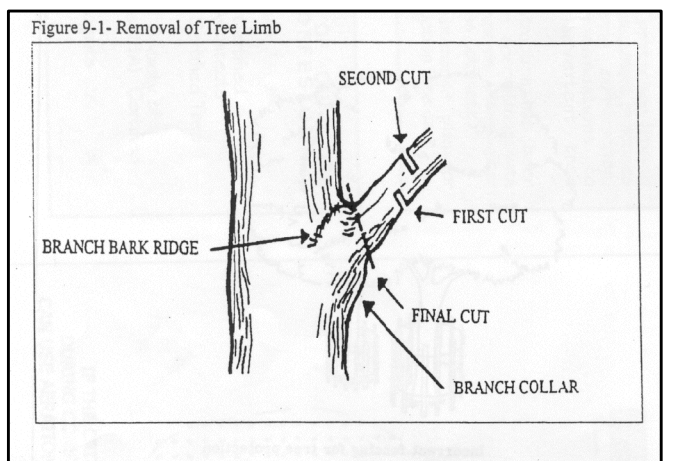
LL	DL	DESIGN
BEDROOMS	30	10
LIVING AREAS	40	10
HALLS	40	10
ROOFS	30	15



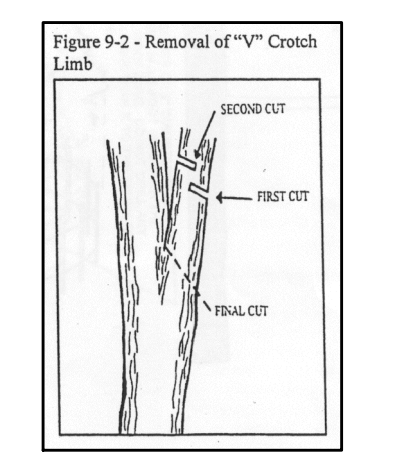
TREE PROTECTION DETAIL
 NOT TO SCALE

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.
 - USE LAYER OF GEO TEXTILE.
 - 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



- 1 8-5-10 MOVED HOME TO LEFT, INCREASED DRIVE SETBACK TO 31'-0"
- 2 1-19-10 MODIFIED SITE DRIVE, ADDED SHRUBS, TREE PROTECTION, ETC.
- 3 7-1-10 MODIFIED PATIO, ADDED GRADES

HEINTZ & FIORE • LLC
 ARCHITECTS • AIA

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

SINGLE FAMILY RESIDENCE
 29 DORSET LANE
 MILLBURN, NJ

drawing title:
ZONING CALCULATIONS ORIGINAL SURVEY

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

job no.: 21024 scale: AS NOTED
 date: 6-22-10 drawn by: JSK

A-0.2