

NEW CONSTRUCTION OF DUPLEX DWELLING

BLOCK 617, LOT 3 (AA - RESIDENTIAL DISTRICT ZONE)
72 WEST RUBY AVENUE, PALISADES PARK, NJ

ZONING COMPLIANCE	REQUIRED	PROPOSED	VARIANCE REQ'D
MIN. LOT AREA	5,000 SF	5,000 SF	NO
MIN. LOT FRONTAGE	50 FT	50 FT	NO
DWELLING UNIT	TWO	TWO (DUPLEX)	NO
LOT AREA PER UNIT	2,500 SF	2,500 SF	NO
MAX. COVERAGE	2,000 SF (40%)	2,166 SF (43.4%)	YES
MIN. FRONT YARD	19.04 FT (AVG.) 20.00 FT (MIN.) 35.00 FT (MAX)	20.00 FT	NO
MIN. SIDE YARDS (BOTH)	12 FT	12.00 FT	NO
MIN. SIDE YARDS (EACH)	6 FT	6.00 FT	NO
MIN. REAR YARD	25 FT	23 FT	YES
MAX. BUILDING HEIGHT	2-1/2 ST / 28 FT	2-1/2 ST / 30.76 FT	YES



KEY MAP SCALE: N.T.S.

IT IS A VIOLATION OF NEW JERSEY STATE LAW TO ALTER PLANS, SPECIFICATIONS OR REPORTS TO WHICH THE SEAL OF AN ARCHITECT HAS BEEN APPLIED.

PROJECT TITLE
72 WEST RUBY AVENUE
72 WEST RUBY AVENUE, PALISADES PARK, NEW JERSEY

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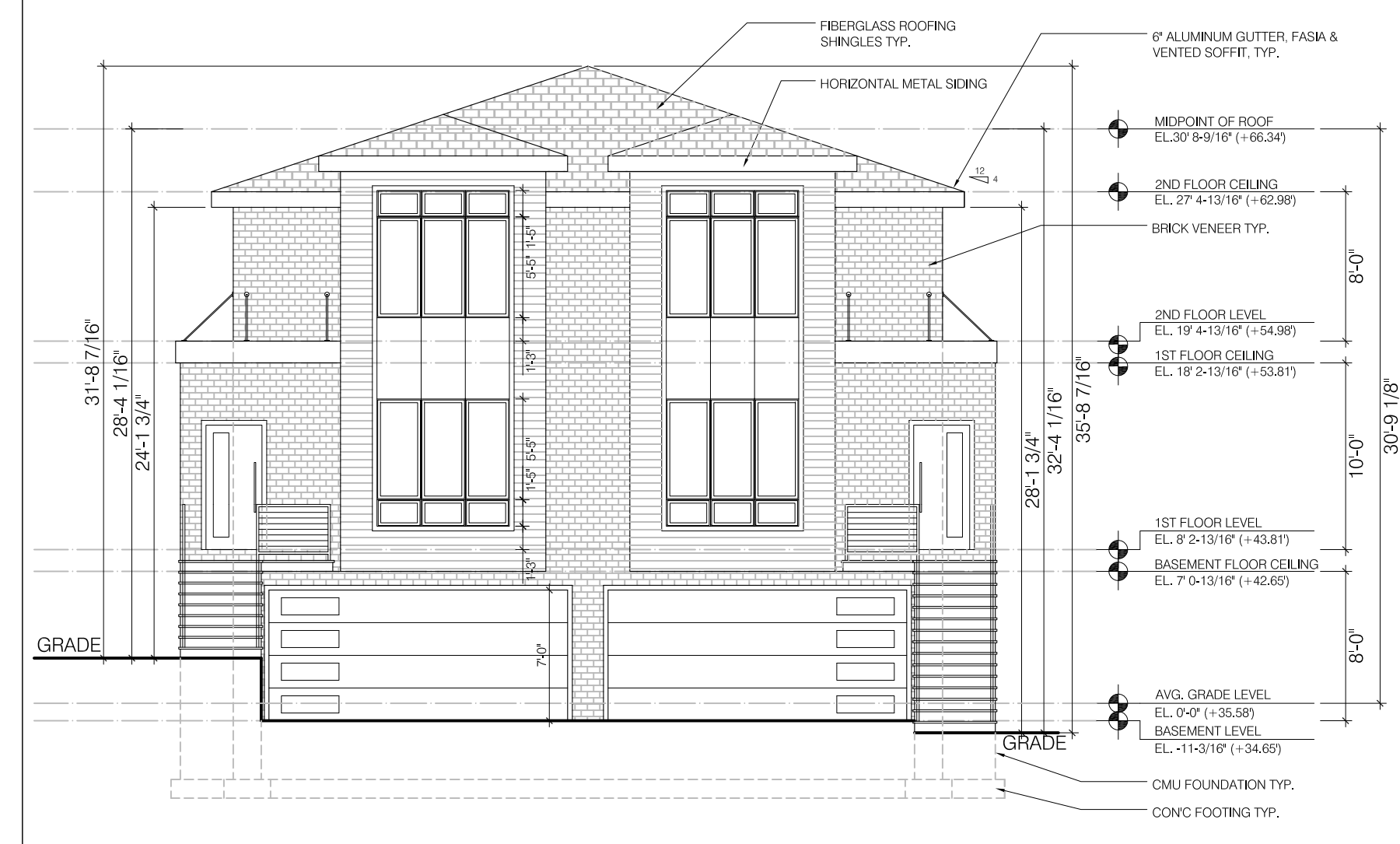
01	01.29.2021	ENGINEER REVIEW
NO.	DATE	REVISION
DOB APPROVAL STAMP		

DOB NO.

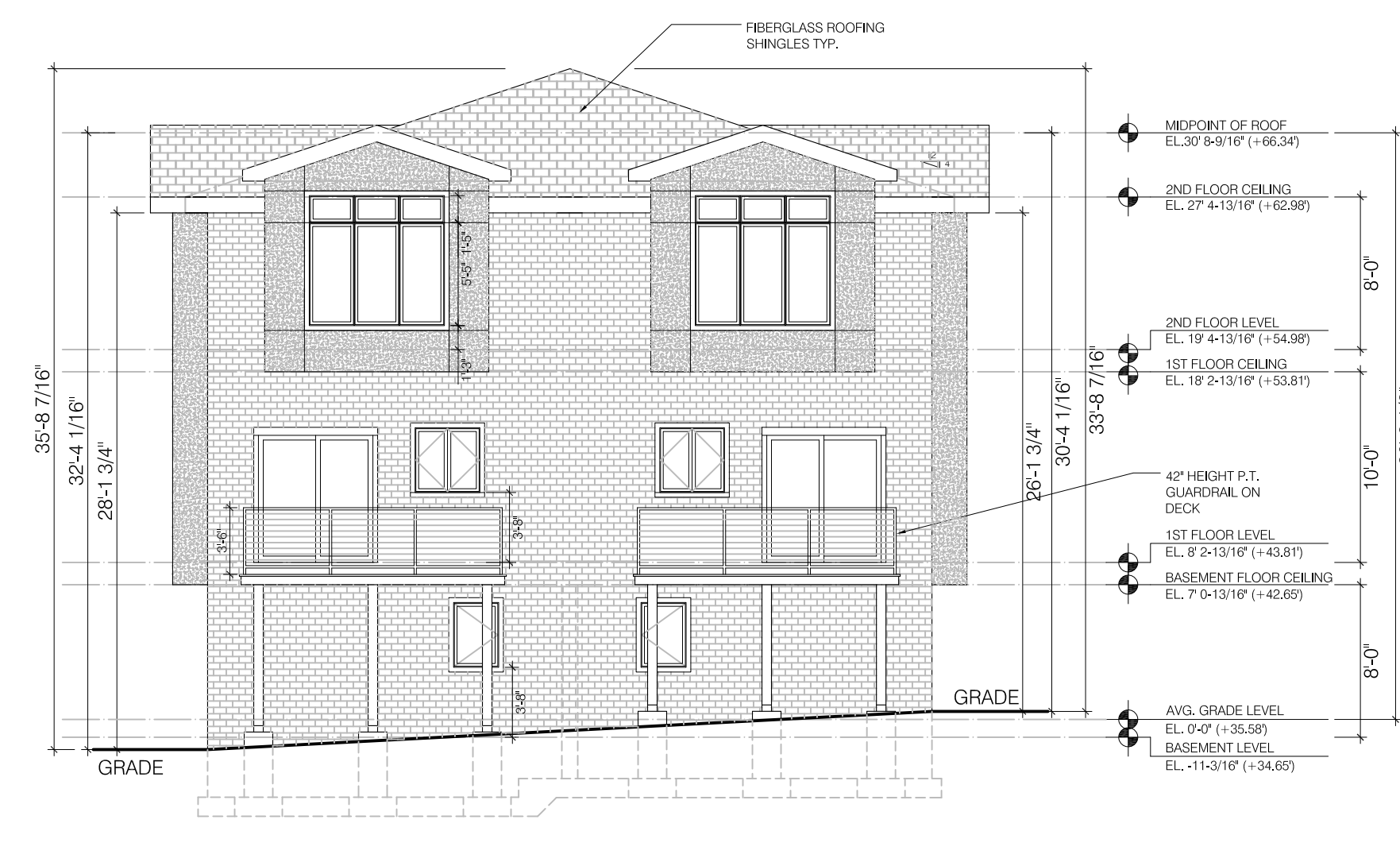
ISSUED DATE	02/10/2021
PROJECT NUMBER	20019
SCALE	AS NOTED
SHEET NAME	

ZONING INFO, SITE PLAN & ELEVATIONS

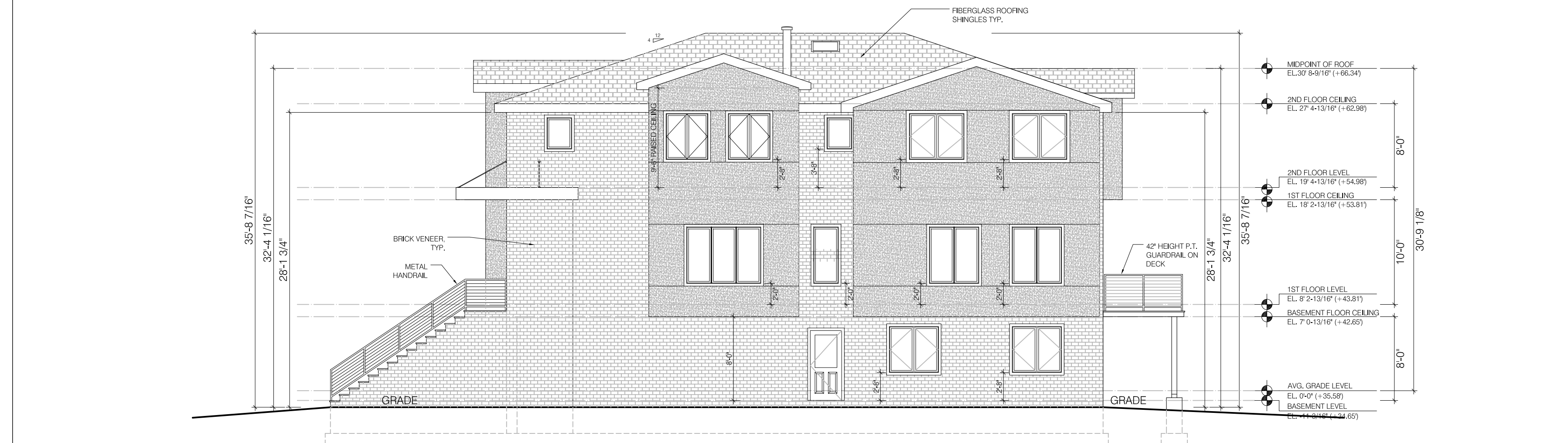
SHEET NUMBER	
Z-101	



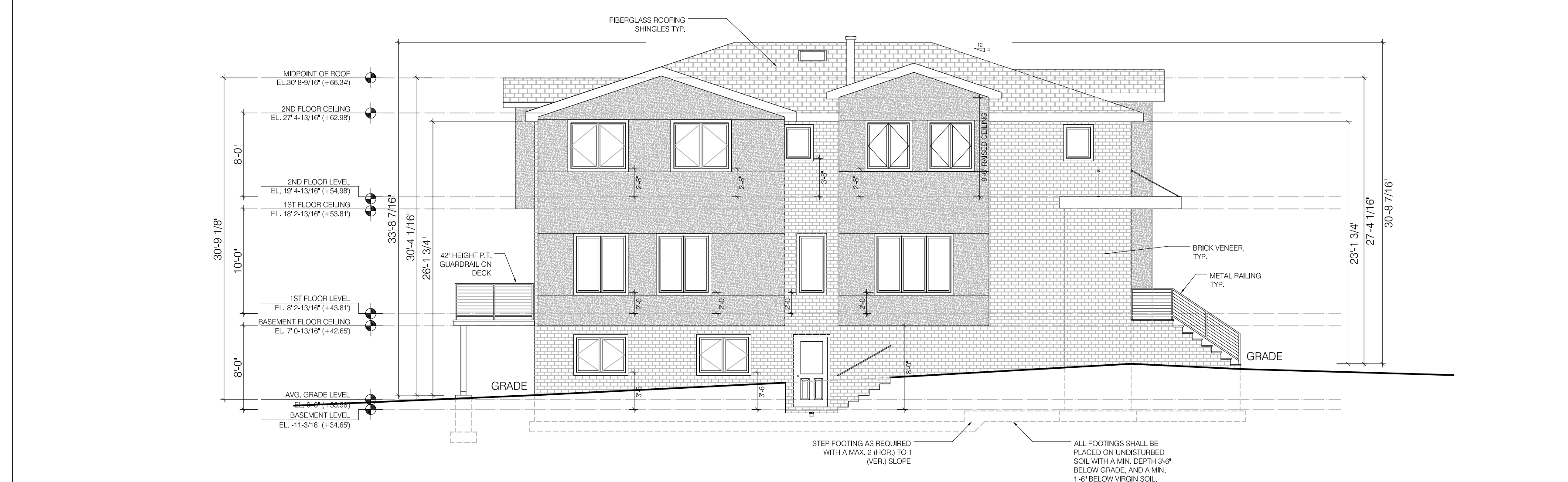
2 NORTH ELEVATION SCALE: 1/8"=1'-0"



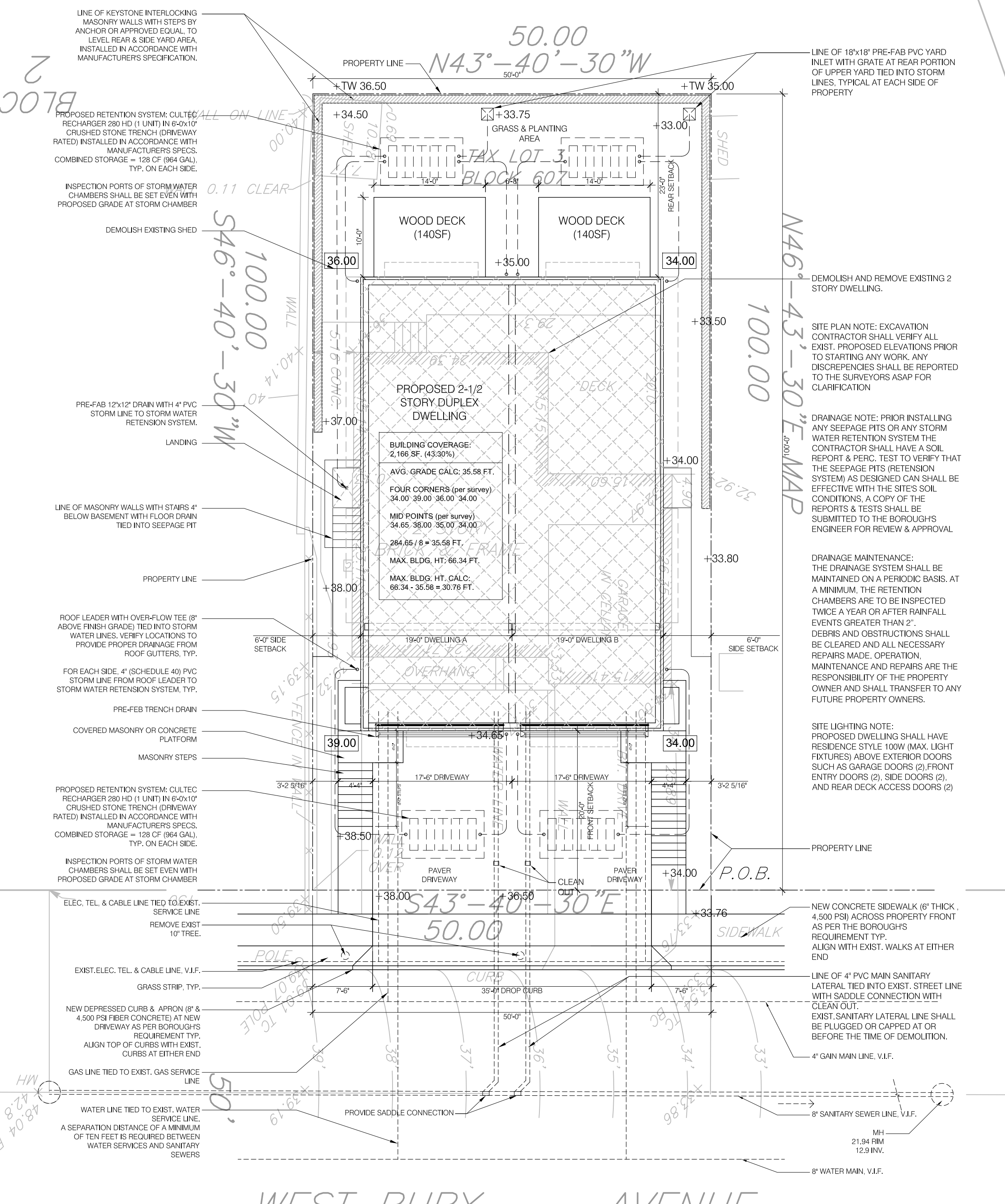
3 SOUTH ELEVATION SCALE: 1/8"=1'-0"



4 WEST ELEVATION SCALE: 1/8"=1'-0"



5 EAST ELEVATION SCALE: 1/8"=1'-0"



1 SITE SURVEYOR'S DRAWING WITH PROPOSED SITE WORK SCALE: 1"=10'



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 NJ ARCHITECT: AI-20070

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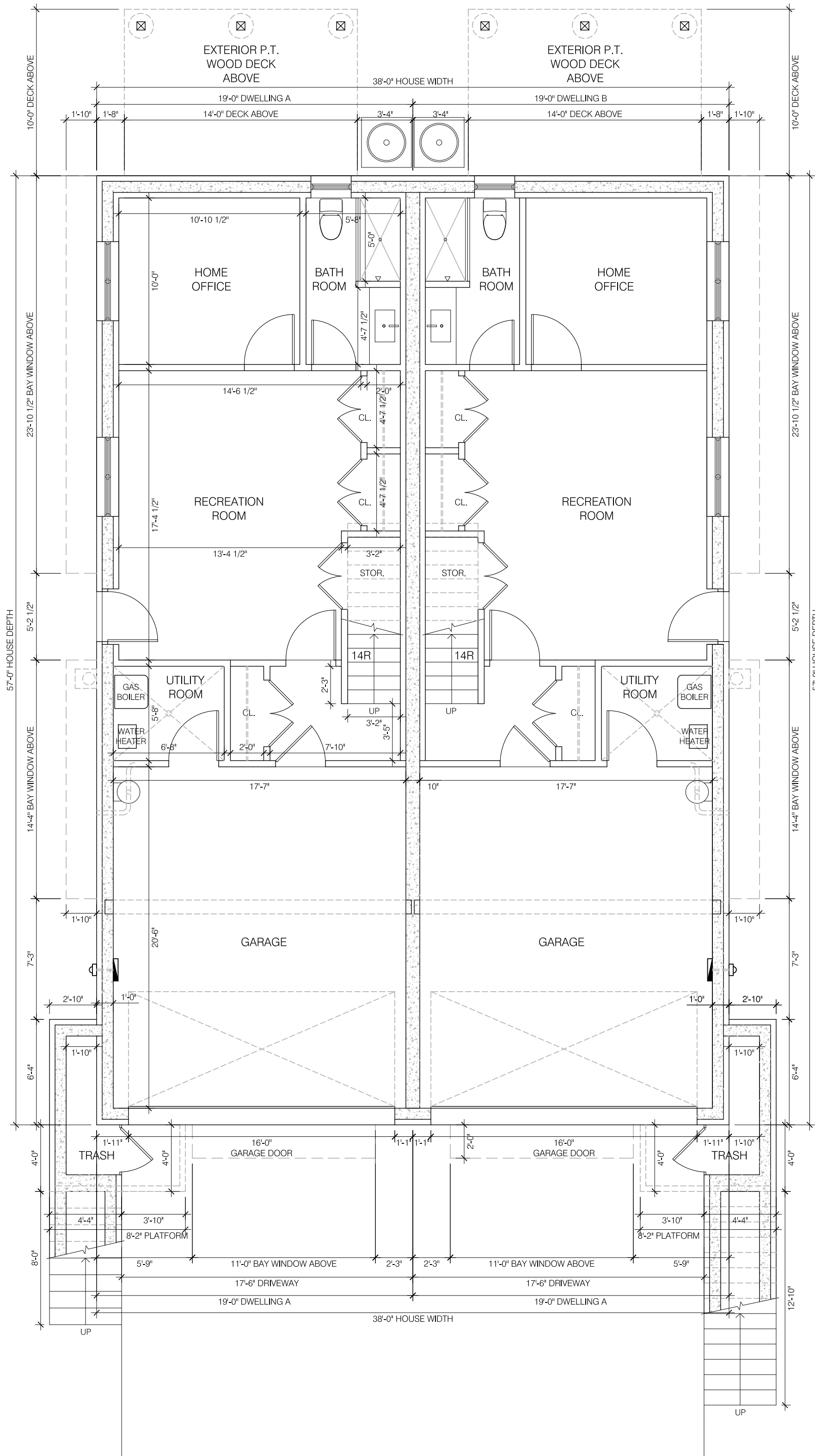
SCALE AS NOTED

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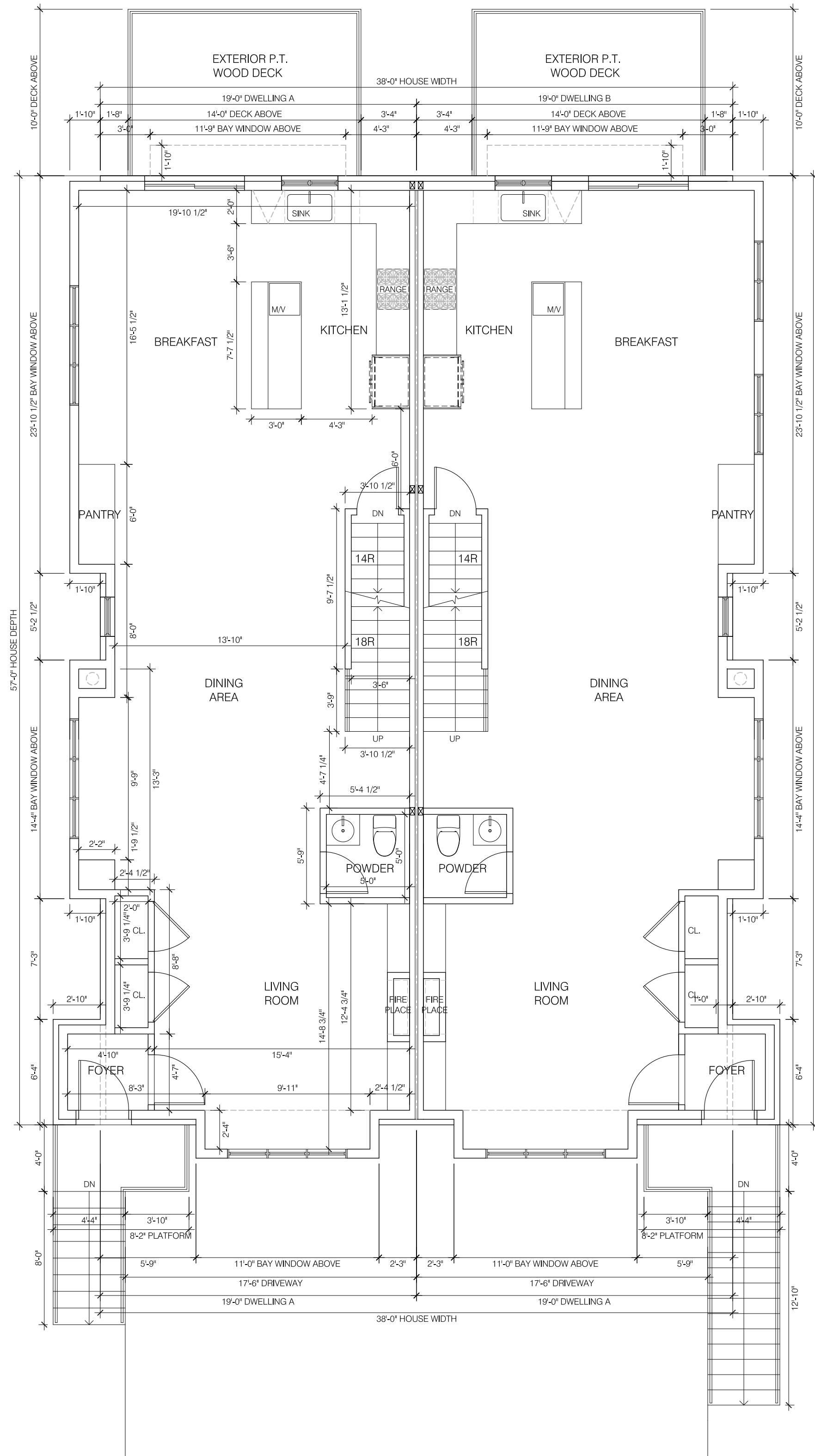
FLOOR PLANS

SHEET NUMBER

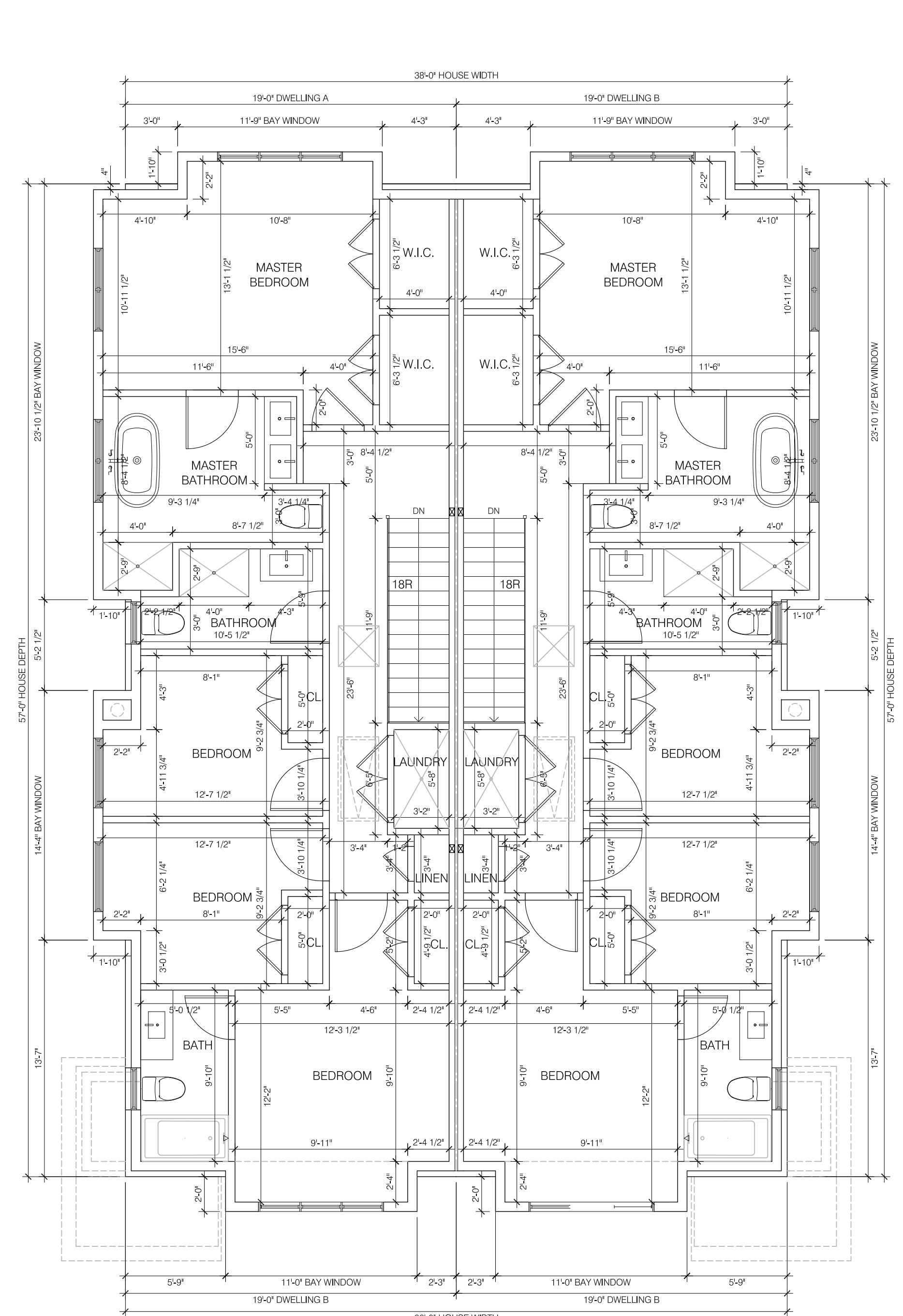
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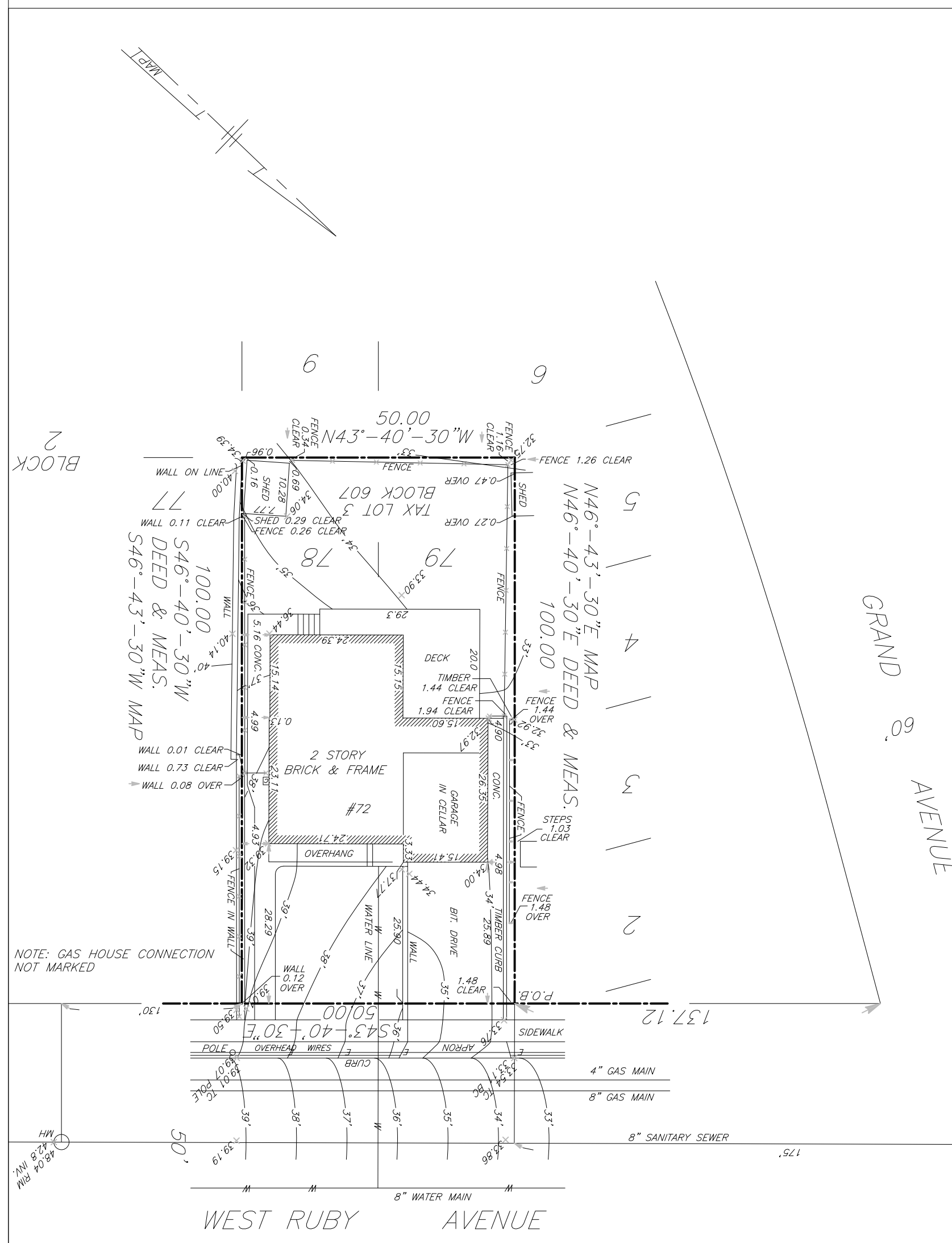
1 BASEMENT FLOOR PLAN
 SCALE: 3/16"=1'-0"



2 FIRST FLOOR PLAN
 SCALE: 3/16"=1'-0"



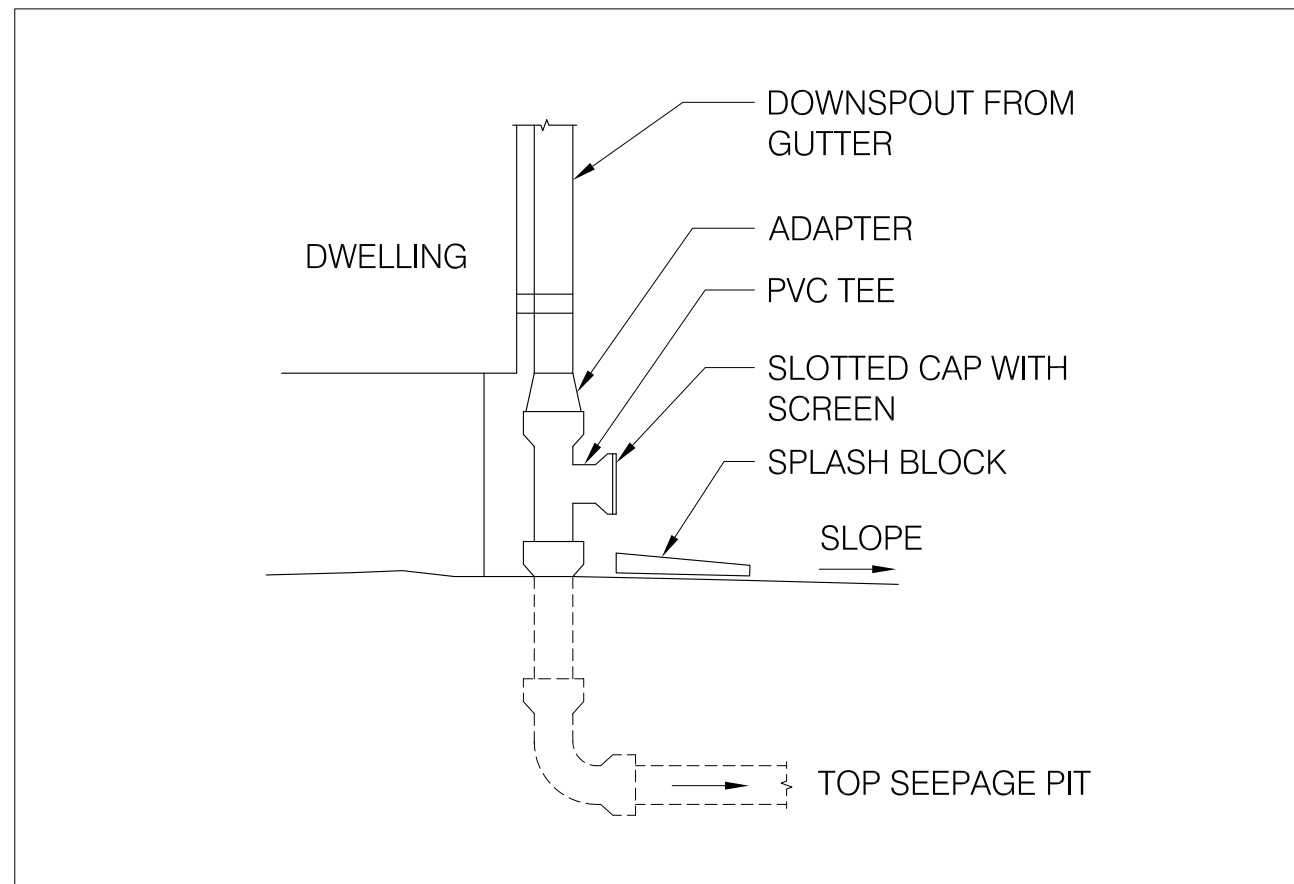
3 SECOND FLOOR PLAN
 SCALE: 3/16"=1'-0"



1 SITE SURVEYOR'S DRAWING
SCALE: 1"=20'-0"

*SOIL MOVING REQUIREMENT	
AREA = 2,166 SF EXIST. BASEMENT = 1,040 SF. TOTAL OVERDIG AREA = 1,126 SF. X 1.5' = 1,689 SF. CUT = (1,689 SF) X (3.5 FT) = 5,912 CFT. BACKFILL = (1,689 - 1,126) X (3.5') = 1,971 CFT.	219 YDS CUT 73 YDS FILL
DRIVEWAY CUT = 1,452 SF.	54 YDS CUT
SEEPAGE PIT CUT FILL	35 YDS CUT 11 YDS FILL
TOTAL CUT	308 YDS CUT
TOTAL FILL	84 YDS FILL
NET SOIL REMOVED FROM THE SITE	224 YDS

5 SOIL MOVING REQUIREMENT
SCALE: N.T.S.

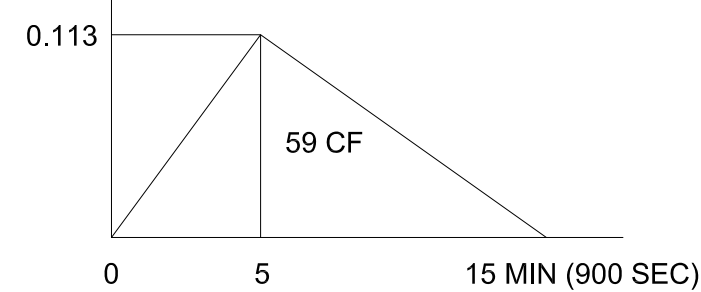


4 DOWNSPOUT DETAIL
SCALE: N.T.S.

*SEEPAGE PIT VOLUMES:
ROOF AREA = 2,166 SF.

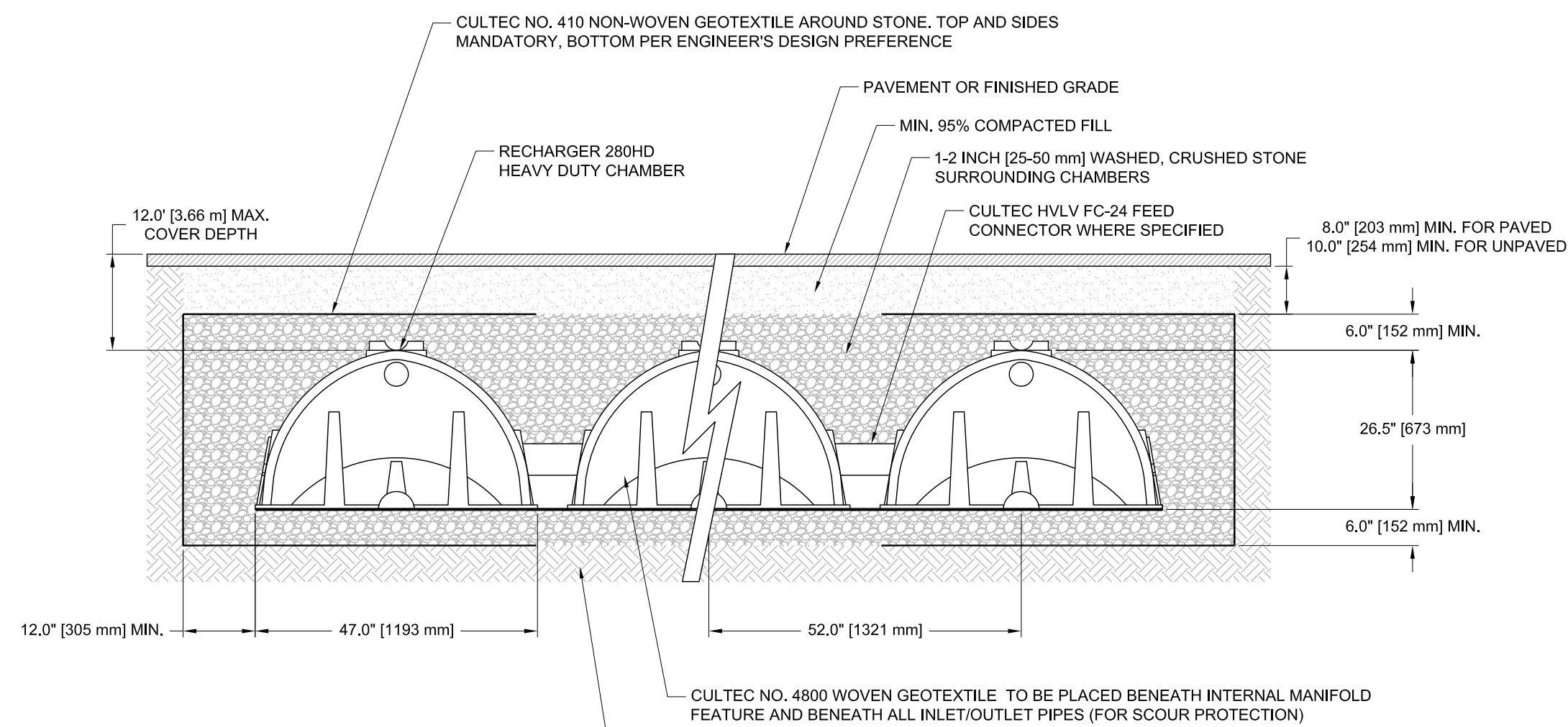
RUNOFF GENERATED: 25 YR STORM
t=60 MIN., i=2.5"

$Q = CiA = 0.90 \times 2.5 \times 0.05 \times AC = 0.113 \text{ CFS}$

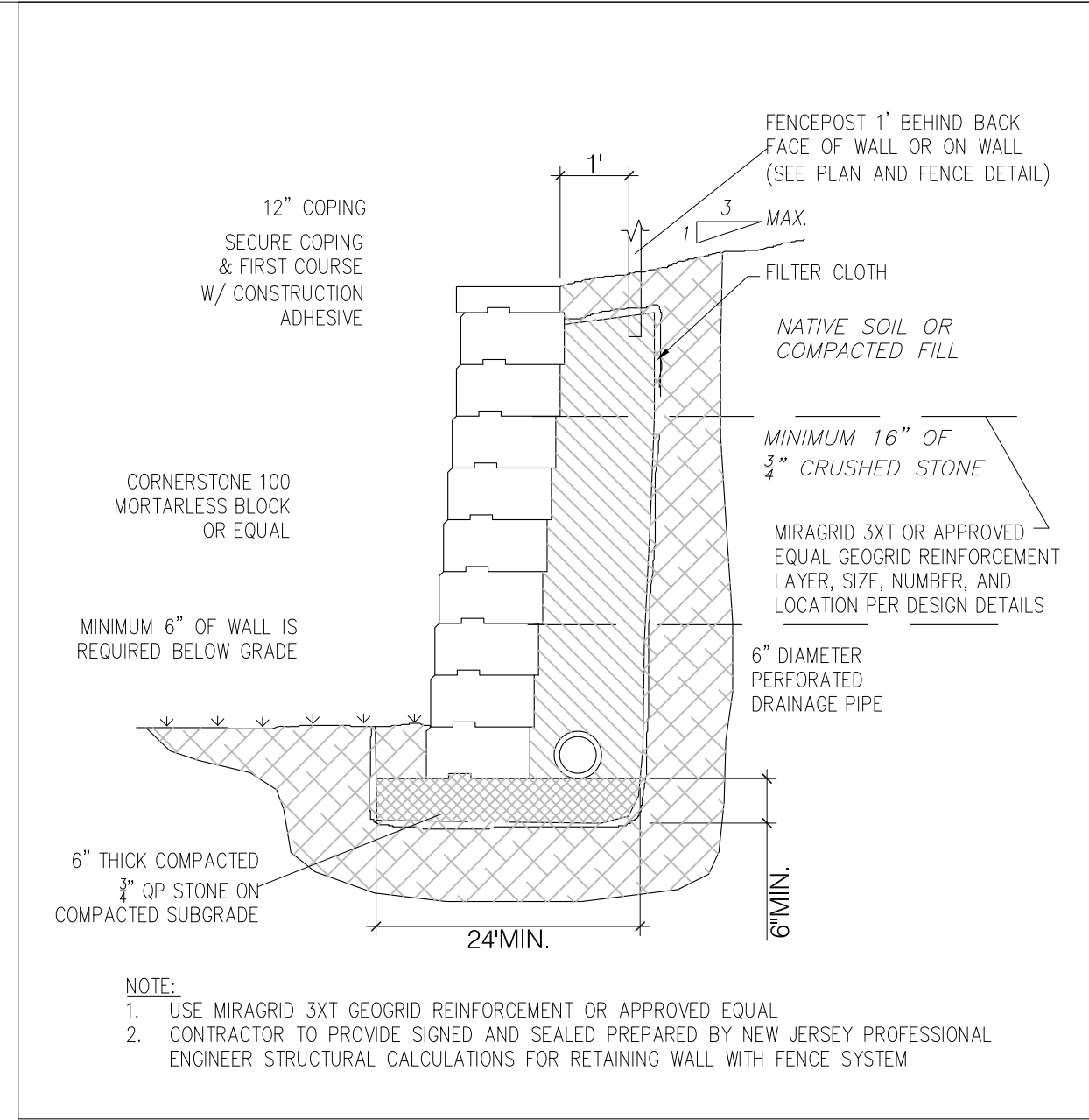


RUNOFF VOLUME: $1/2 \times 0.113 \times 900 = 51 \text{ CF}$ REQUIRED
(4) FOUR 6'X10' PITS (64 CF / 1 UNIT) PROVIDED
TOTAL 256 CF PROVIDED

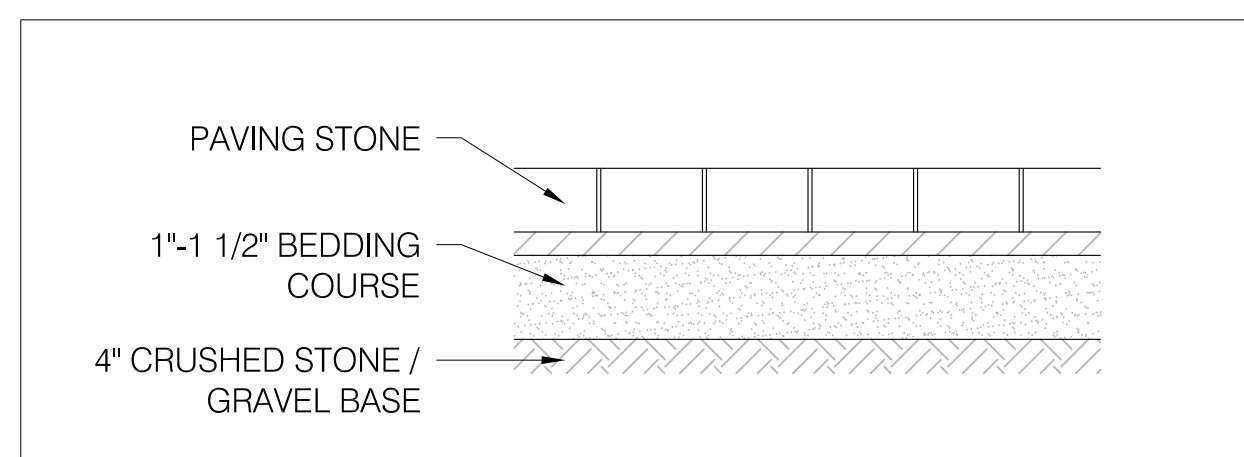
3 SEEPAGE PIT VOLUMNS
SCALE: N.T.S.



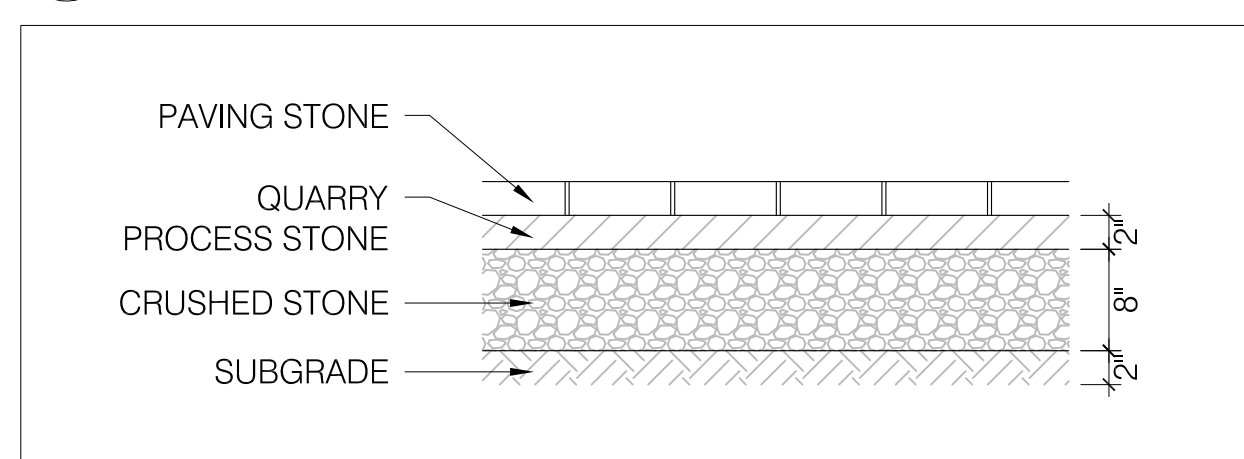
2 SEEPAGE PIT DETAIL
SCALE: N.T.S.



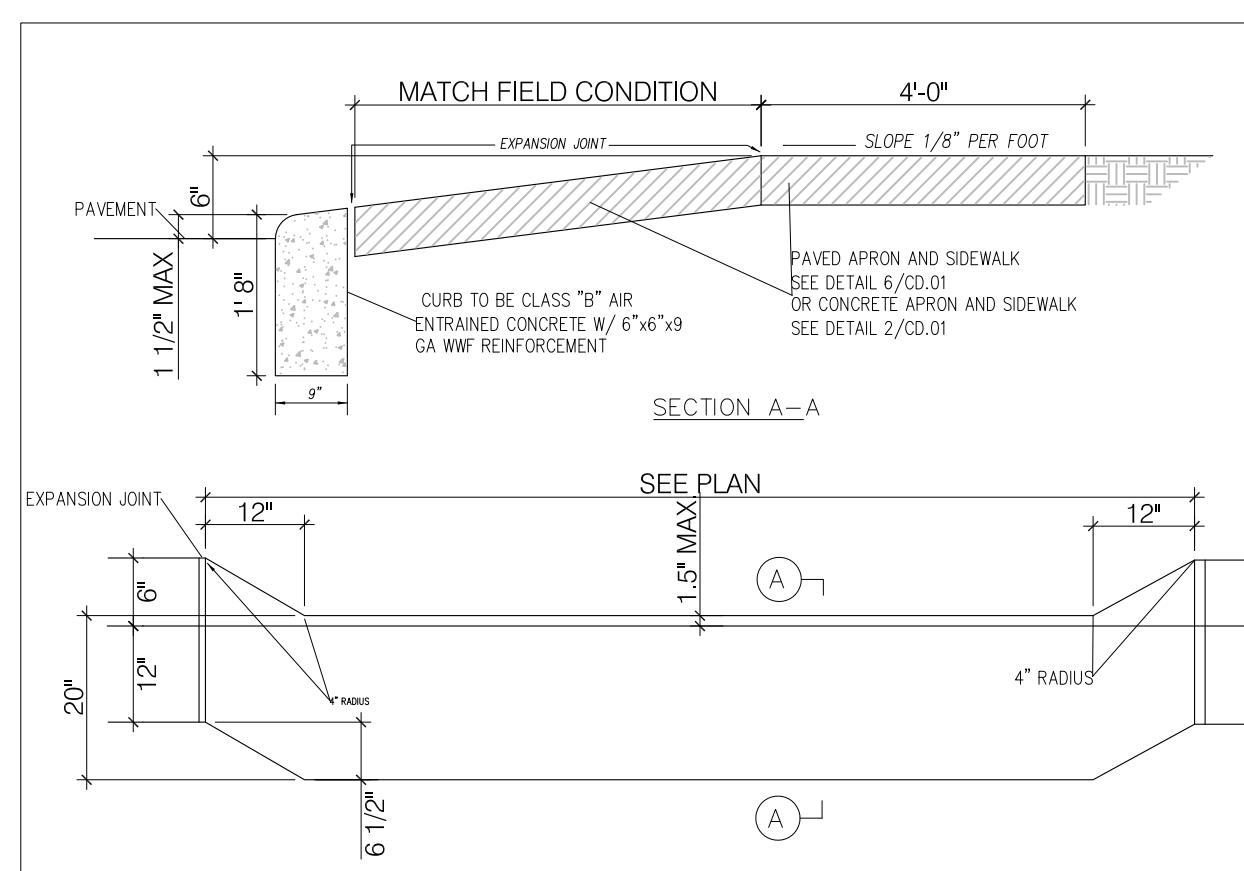
10 RETAINING WALL DETAIL
SCALE: N.T.S.



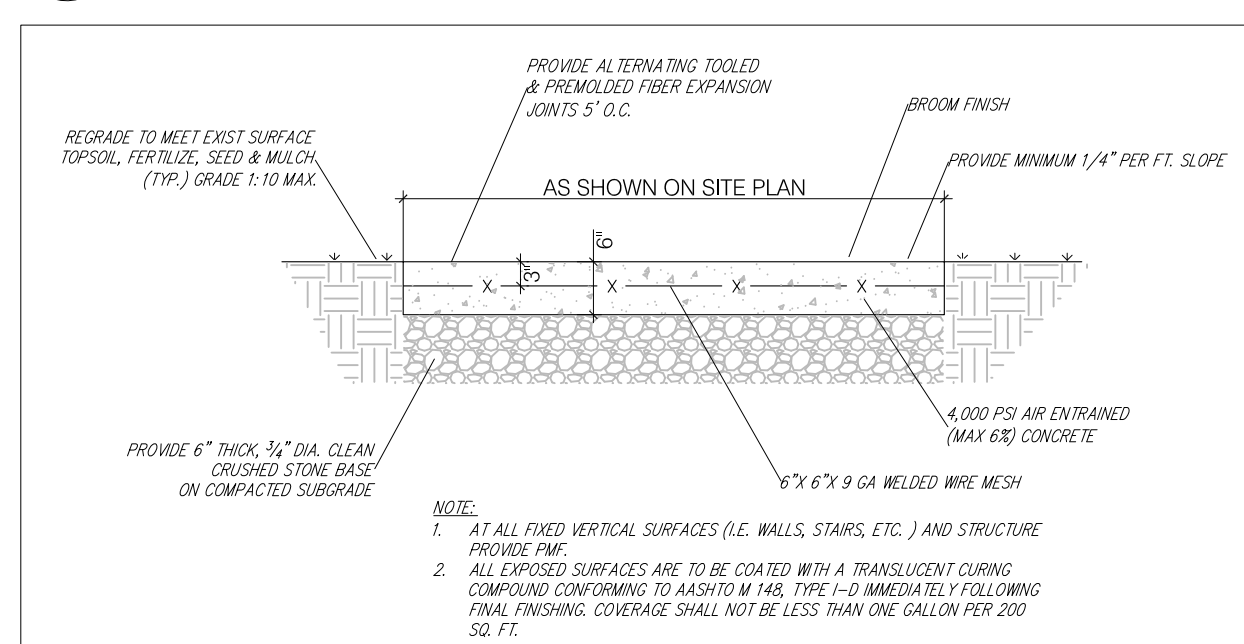
9 PAVER WALK DETAIL
SCALE: N.T.S.



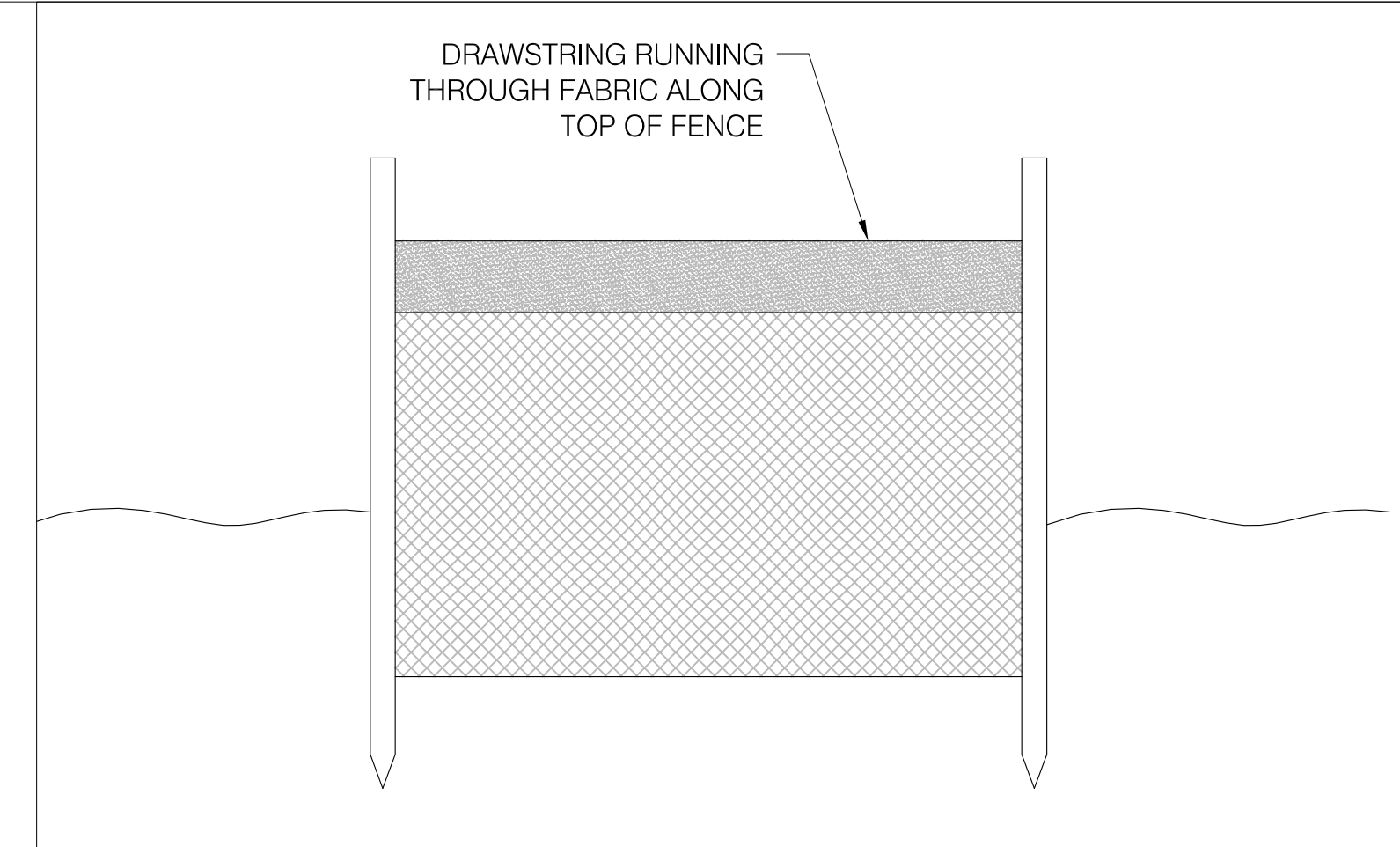
8 PAVER DRIVEWAY DETAIL
SCALE: N.T.S.



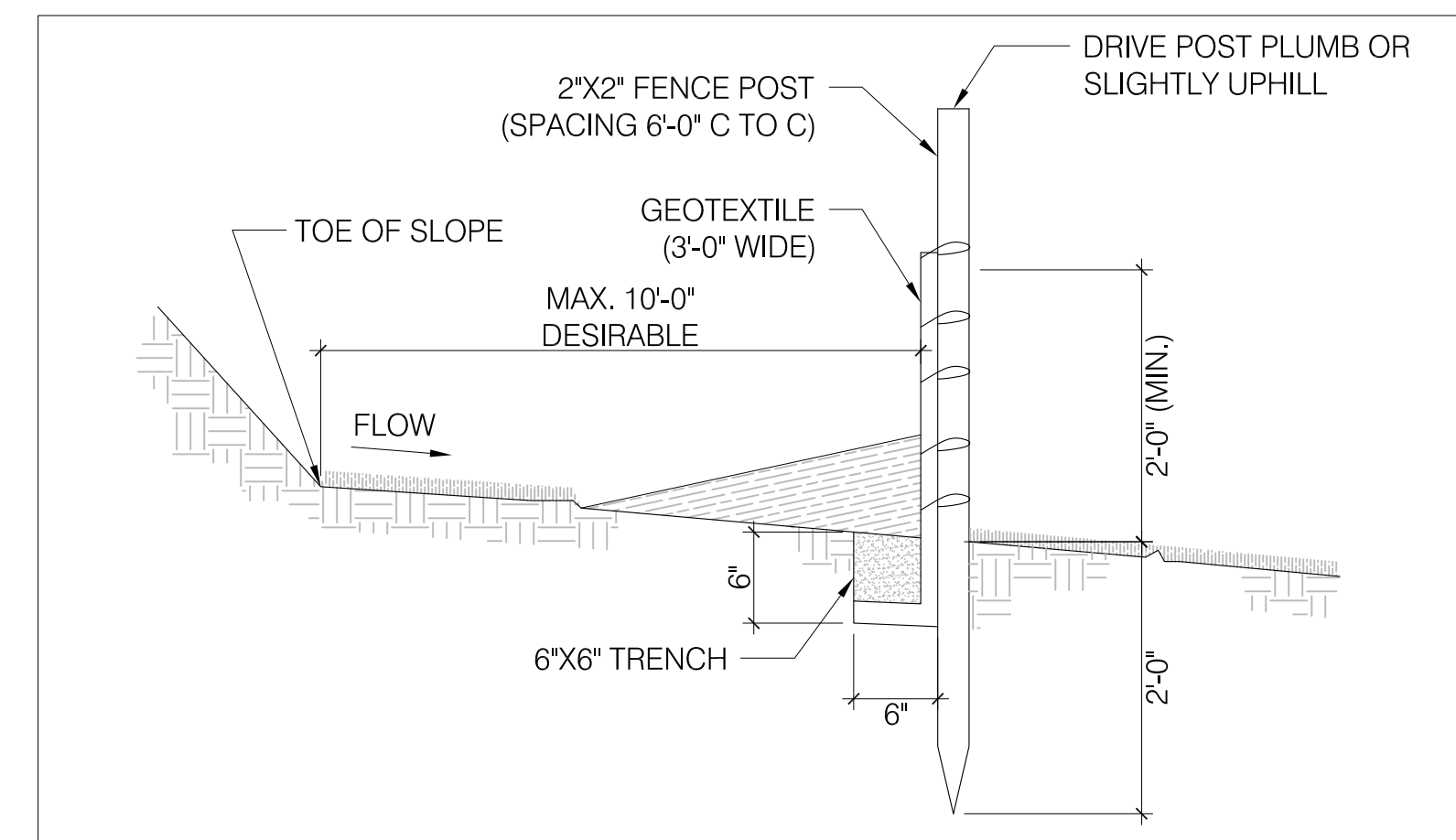
7 DRIVE APRON DETAIL
SCALE: N.T.S.



6 CONC. SIDEWALK DETAIL
SCALE: N.T.S.

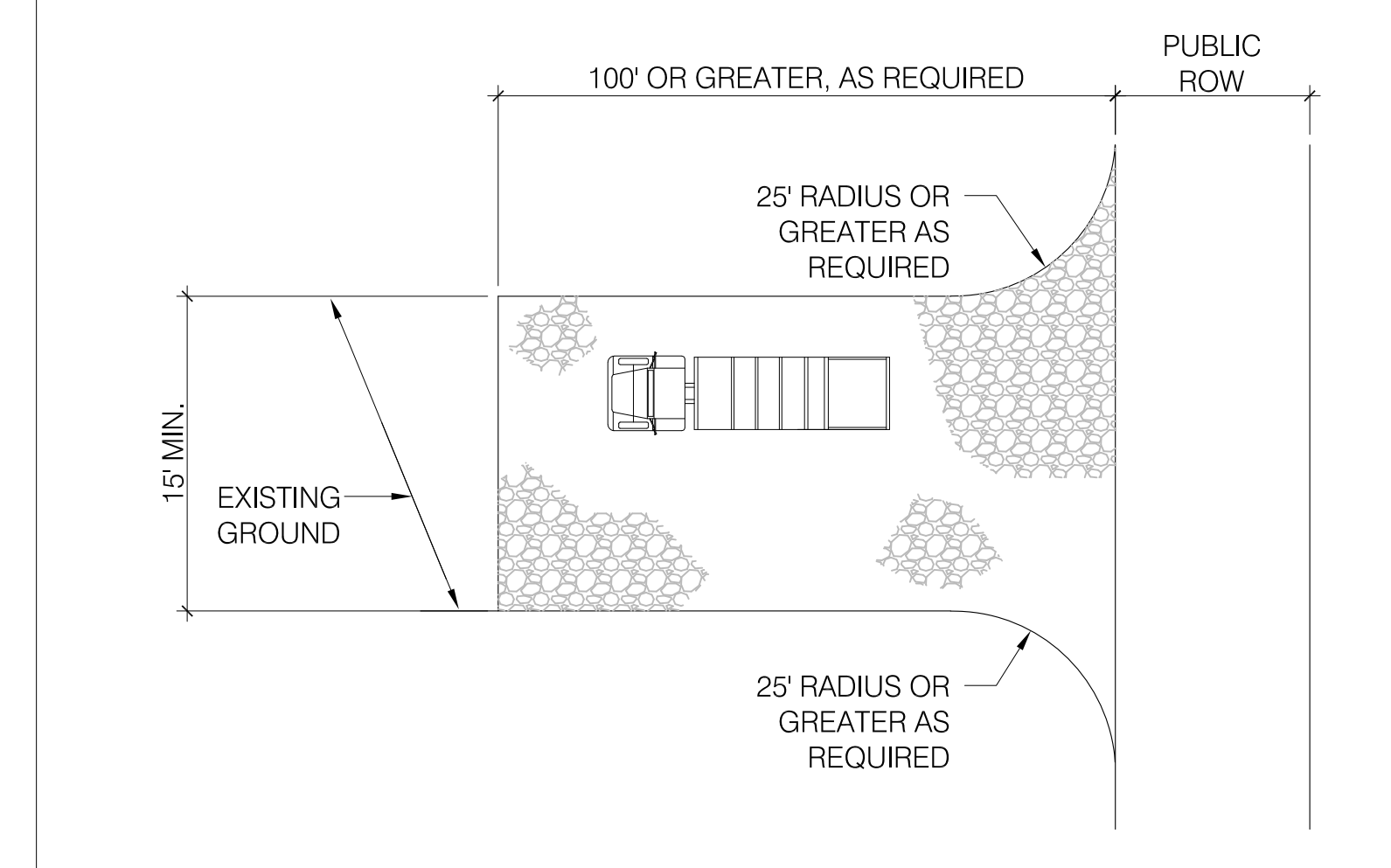
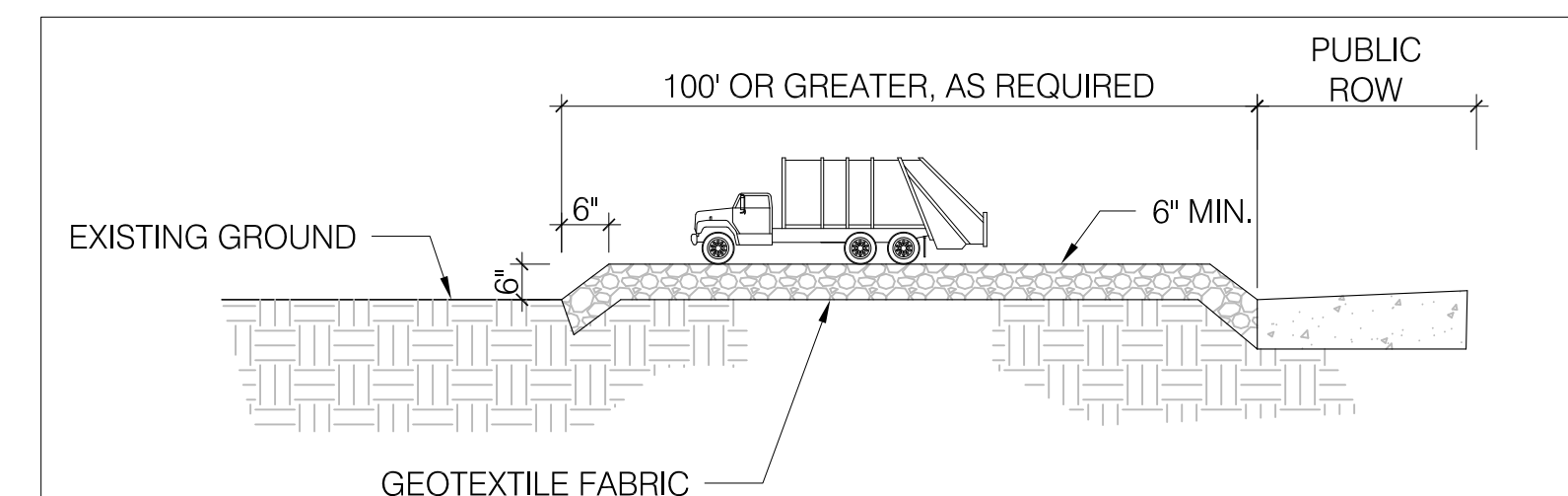


12 SILT FENCE DETAIL
SCALE: N.T.S.



- NOTES:
1. SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES, HOG RINGS, STAPLES, OR POCKETS. FOUR TO SIX FASTENERS PER POST.
 2. BURY BOTTOM 1'-0" OF GEOTEXTILE AND TAMP IN PLACE.
 3. SECURELY FASTEN ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE TO A POST BY WRAPPING EACH END OF THE GEOTEXTILE AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. DO NOT SPLICE INDIVIDUAL ROLLS AT LOW POINTS.
 4. SET SILT FENCE WITHIN PROJECT LIMITS. 10'-0" IS DESIRABLE.

11 SILT FENCE DETAIL
SCALE: N.T.S.



NOTE:
PROVIDE TRANSITION BETWEEN THE STABILIZED CONSTRUCTION ENTRANCE AND THE PUBLIC RIGHT-OF-WAY.

10 STABILIZED CONSTRUCTION DRIVEWAY
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SURVEYOR
GLUCKLER & DEN BLEYKER
Professional Land Surveyors
310 Hudson Street, Hackensack, NJ 07601
T.201.343.3777

NOTE: Site plan and zoning information taken from the survey drawing prepared and issued by Gluckler & Den Bleyker.

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SITE SURVEYOR'S DRAWING AND DETAILS

SHEET NUMBER

S-101