

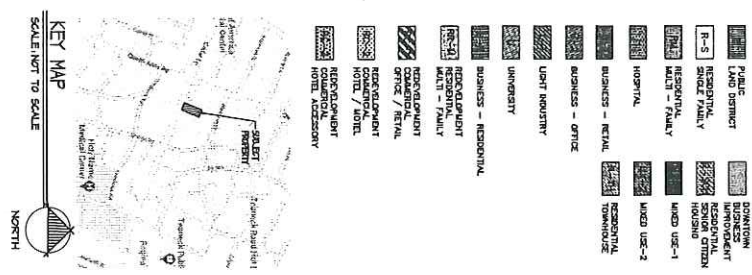
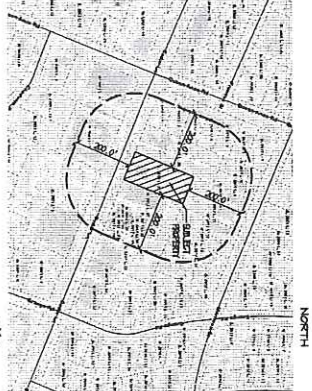
CEDAR HEIGHTS DEVELOPMENT

PROPOSED NEW BUILDING FOR
 205 CEDAR LANE
 TEANECK, NEW JERSEY
 LOT 28, BLOCK 2917

NUMBER / DATE	DATE OF ORIGINAL ISSUE	DATE OF CURRENT ISSUE	REVISION
1-01	01 JANUARY 2011	20 MARCH 2011	FOR SITE PLAN APPROVAL
1-02	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
2-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
3-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
4-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
5-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
6-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
7-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
8-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
9-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
10-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
11-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
12-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
13-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
14-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
15-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
16-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
17-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
18-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
19-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
20-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
21-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
22-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
23-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
24-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
25-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
26-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
27-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
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98-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
99-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW
100-01	01 JANUARY 2011	20 MARCH 2011	FOR REVIEW

PROJECT DESCRIPTION

REVISION OF THE EXISTING 1-STORY BUILDING STRUCTURE AND FINISHES FOR THE CONSTRUCTION OF A NEW 4-STORY APARTMENT BUILDING WITH 20 UNITS. THE EXISTING BUILDING IS A 1-STORY BRICK BUILDING WITH A TOTAL OF 30 PHELLINE UNITS WITH THE NEW BUILDING BEING 4-STORY BRICK BUILDING WITH 20 PHELLINE UNITS WITH THE NEW BUILDING.



ARCHITECT:
 BLOW GARRETT GROUP
 ARCHITECTS AND PLANNERS, PC
 161 MAIN ST. • RIDGEFIELD PARK, NJ 07660
 (201) 807-0407 • FAX (201) 807-0518
 DANIEL BLOW
 DANIEL GARRETT
 NJ A 5818 NJ 2072

CIVIL ENGINEER:
 HARRY N. TUVEL, P.E., P.P.
 PROFESSIONAL ENGINEER AND PLANNER
 629 RIDGE COURT, RIDGEFIELD, NEW JERSEY
 07070
 TEL: (201) 241-2266 FAX: (201) 841-8811
 email: htuveld@tdi.com

CONSTRUCTION CODES, REGULATIONS AND STANDARDS APPLICABLE TO THIS PROJECT:

- BUILDING CODE: NJAC 17:27
- INTERNATIONAL BUILDING CODE (IBC) 2009
- THE NATIONAL STANDARD PLUMBING CODE 2009
- THE NATIONAL ELECTRICAL CODE 2011
- INTERNATIONAL FIRE CODE 2009

TOWNSHIP OF TEANECK
 APPROVED BY THE BOARD OF TOWNSHIP ENGINEERS AND PLANNERS
 SECRETARY: _____ DATE: _____
 APPROVED BY THE COUNTY PLANNING BOARD
 SECRETARY: _____ DATE: _____

CONTRACTOR:
 HARRY N. TUVEL, P.E., P.P.
 PROFESSIONAL ENGINEER AND PLANNER
 629 RIDGE COURT, RIDGEFIELD, NEW JERSEY
 07070
 TEL: (201) 241-2266 FAX: (201) 841-8811
 email: htuveld@tdi.com

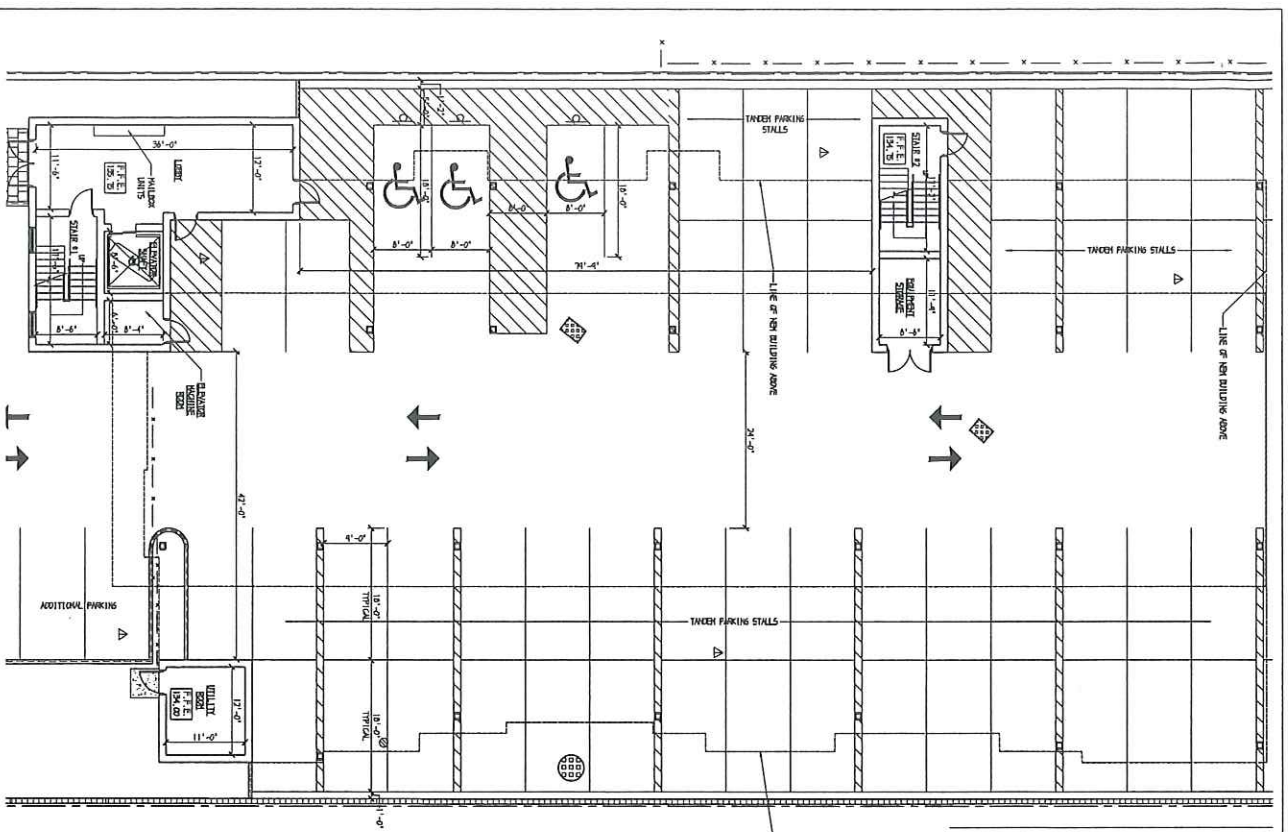
CEDAR HEIGHTS DEVELOPMENT

LOT 28
 205 CEDAR LANE
 TEANECK, NEW JERSEY

PROPOSED NEW BUILDING FOR
 BLOW GARRETT GROUP
 ARCHITECTS AND PLANNERS, PC
 161 MAIN ST. • RIDGEFIELD PARK, NJ 07660
 (201) 807-0407 • FAX (201) 807-0518
 DANIEL BLOW
 DANIEL GARRETT
 NJ A 5818 NJ 2072

FOR SITE PLAN APPROVAL
 FOR REVIEW
 FOR REVIEW
 FOR REVIEW

DATE: 20 JANUARY 2011
 DATE: 20 JANUARY 2011



A GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



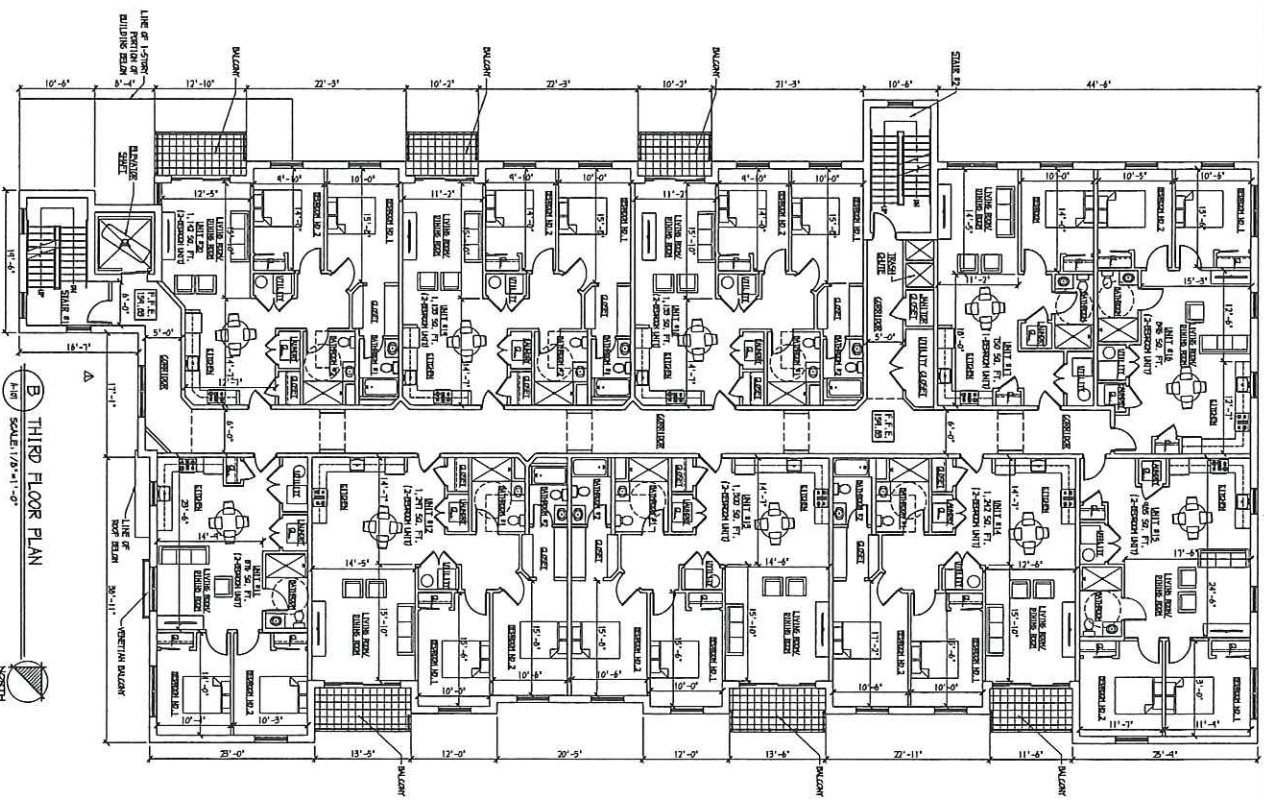
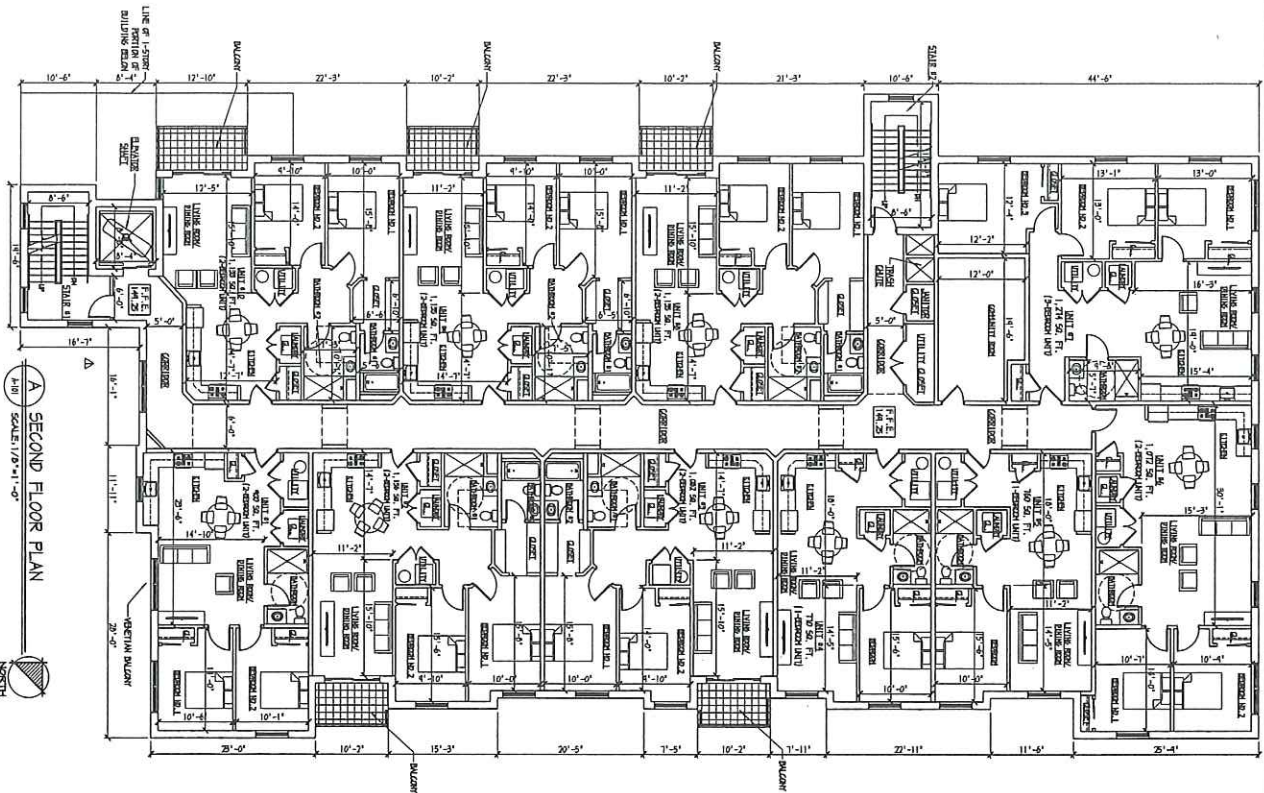
20 MARCH 2021 FOR SITE PLAN APPROVAL
 04 MARCH 2021 FOR REVIEW
 15 MARCH 2021 FOR REVIEW

CEGAR HEIGHTS DEVELOPMENT
 PREPARED FOR CONSTRUCTION PERMITS

206 CEDAR LANE
 TENNECK, NEW JERSEY

BLOW GARRETT GROUP
 ARCHITECTS AND PLANNERS, P.C.
 501 MAIN ST., SCOTTSDALE PARK, NJ 07140
 908.907.2040 • FAX 908.907.2049
 www.blowgarrett.com
 10.2.2018 10:28 AM

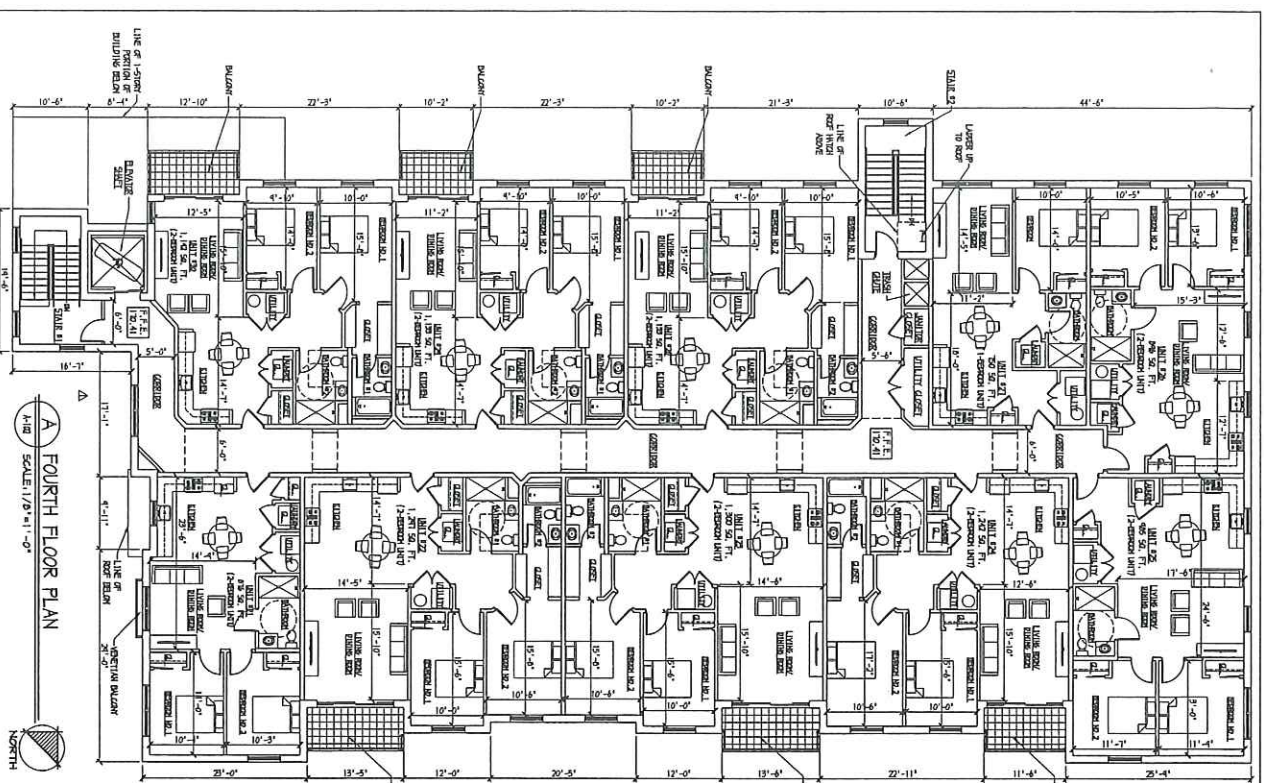
GROUND FLOOR PLAN
 A-100



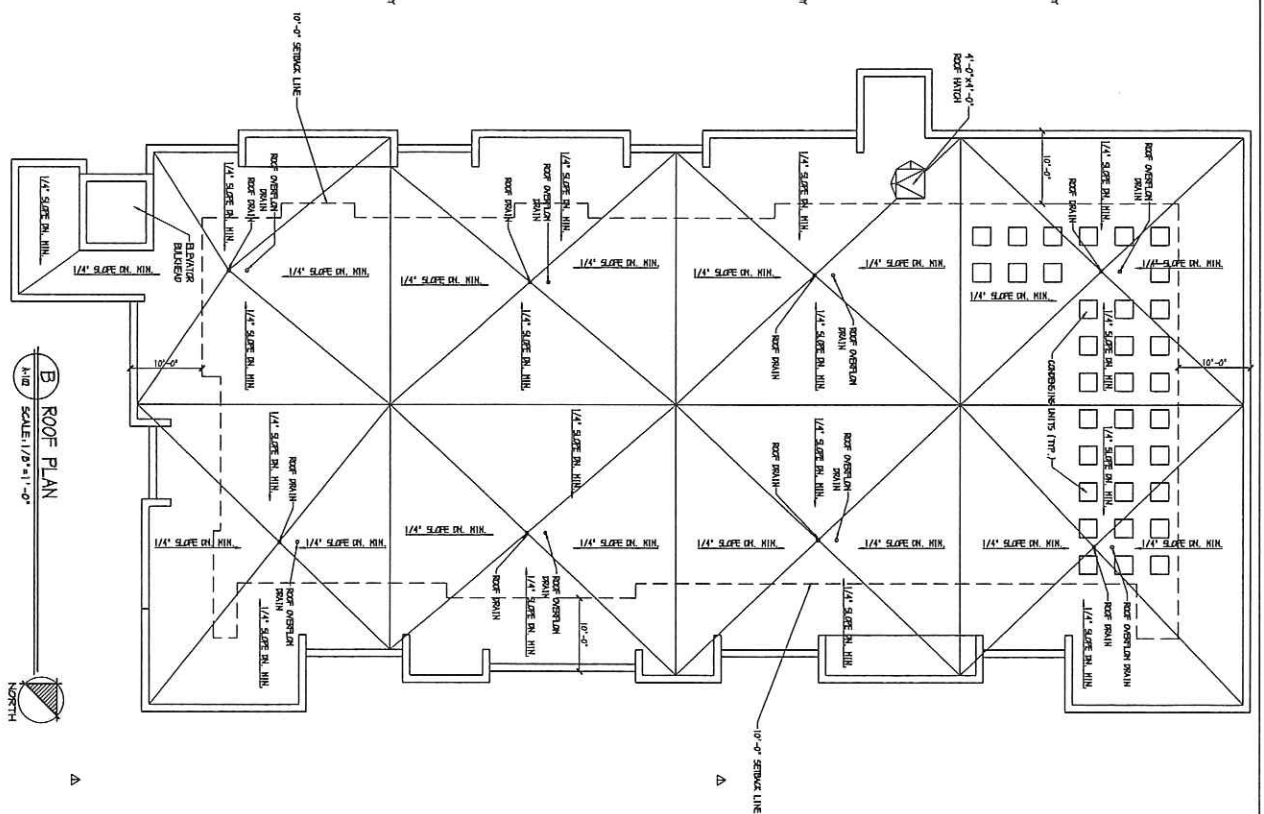
FOR SITE PLAN APPROVAL
 20 MAR 2011
 20 MAR 2011
 20 MAR 2011
CEDAR HEIGHTS DEVELOPMENT
 PREPARED FOR CONSTRUCTION PERMITS
 205 CEDAR LANE
 TOWNERS, NEW JERSEY

BLUW, CASBETT GROUP
 ARCHITECTS AND PLANNERS, P.C.
 161 MAIN ST., ROSELAND PARK, NJ 07068
 (201) 987-0407 - FAX (201) 987-0555
 www.bluw.com
 20 MAR 2011 09:50 AM
 20 MAR 2011 09:50 AM

SECOND AND THIRD
 FLOOR PLAN
 A-101

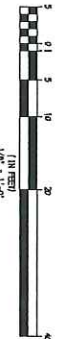


A FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



B ROOF PLAN
SCALE: 1/8" = 1'-0"

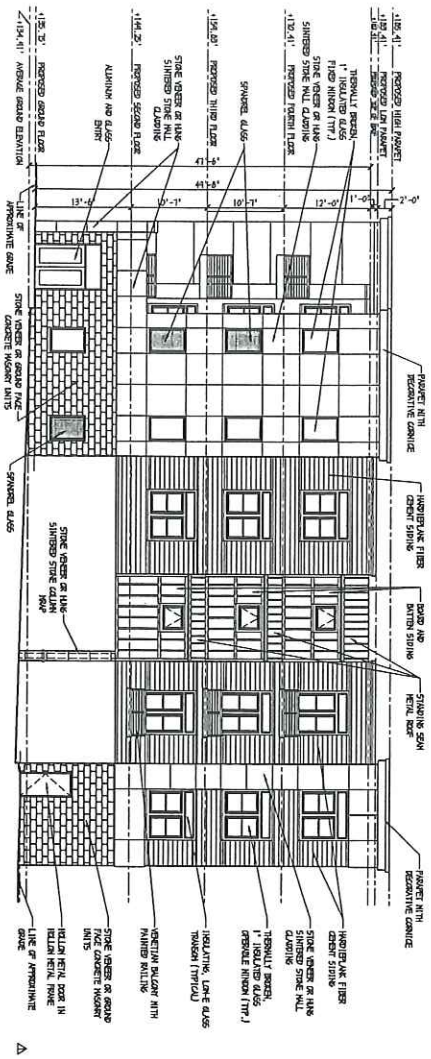
NOTE: ALL CONDENSING UNITS, THE EXHAUST
CONDENSATE FROM THE 2000 WATT HEAT
PUMPS AND THE CONDENSATE FROM THE
SEE ELEVATION DRAWINGS A-200 AND A-201.



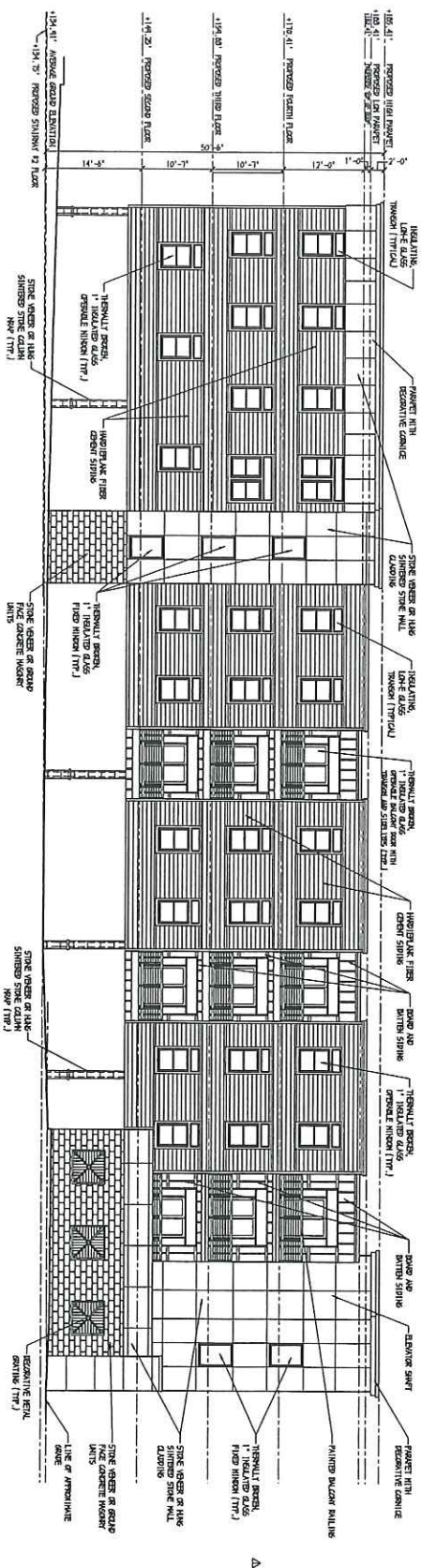
205 CEDAR LANE
 TERNHICK, NEW JERSEY
CEDAR HEIGHTS DEVELOPMENT
 PREPARED FOR CONSTRUCTION PERM.
 PROJECT NO. 2001
 20 MARCH 2001
 FOR SITE PLAN APPROVAL
 NEW JERSEY DEPARTMENT OF
 TREASURY AND REVENUE

BLANK GABBETT GROUP
 ARCHITECTS AND PLANNERS, P.C.
 501 MAIN ST., ROSELAND PARK, NJ 07068
 (908) 907-0407 - FAX (908) 907-0550
 WWW.BLANKGABBETT.COM
 02 04 2001

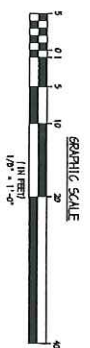
FOURTH FLOOR
A-102



A PROPOSED SOUTH ELEVATION
SCALE 1/8" = 1'-0"



B PROPOSED WEST ELEVATION
SCALE 1/8" = 1'-0"



20 MARCH 2011
10 MARCH 2011
08 MARCH 2011
03 MARCH 2011

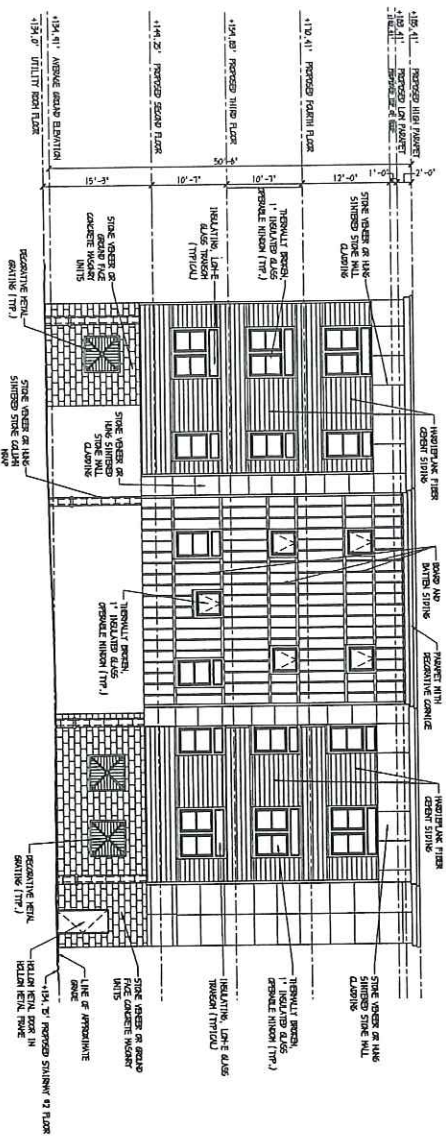
FOR SITE PLAN APPROVAL
REVISIONS AND COMMENTS
PER REVIEW

CEDAR HEIGHTS DEVELOPMENT

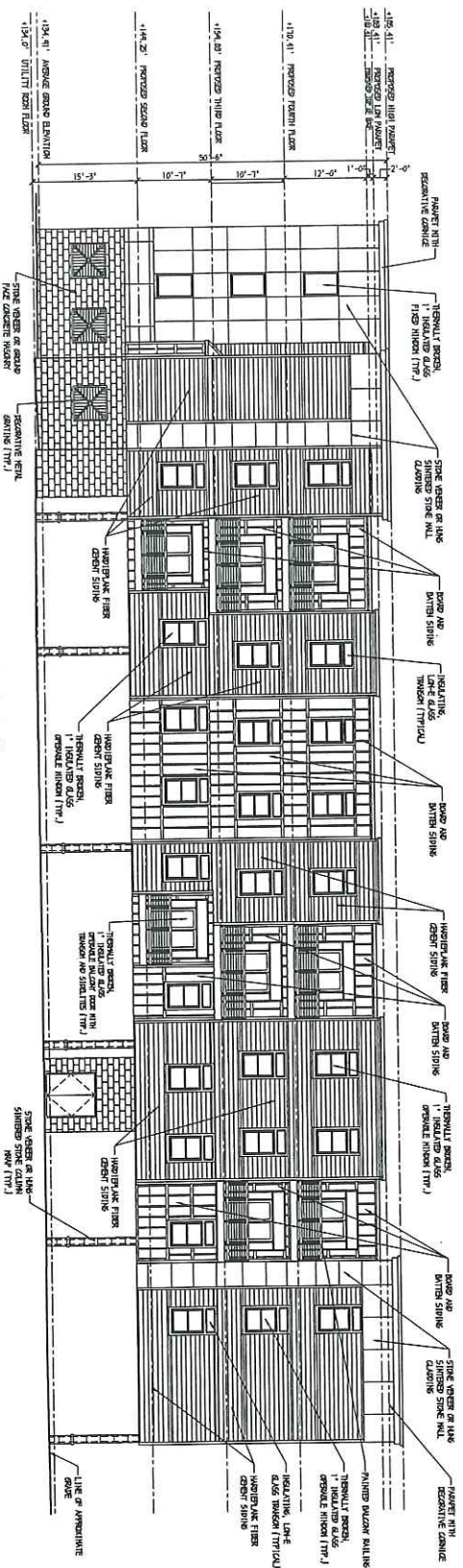
PROPOSED NEW CONSTRUCTION FOR
205 CEDAR LANE
TOWSON, NEW JERSEY

BLUW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
1000 BROADWAY, SUITE 2000
NEW YORK, NY 10018
TEL: 212 693 6600
WWW.BLUWGARRETT.COM

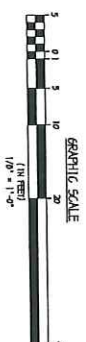
BUILDING ELEVATIONS
SCALE: A-200



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



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



20 MARCH 2011
10 MARCH 2011

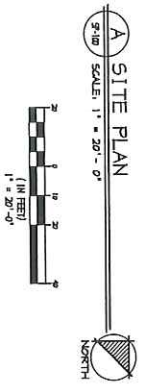
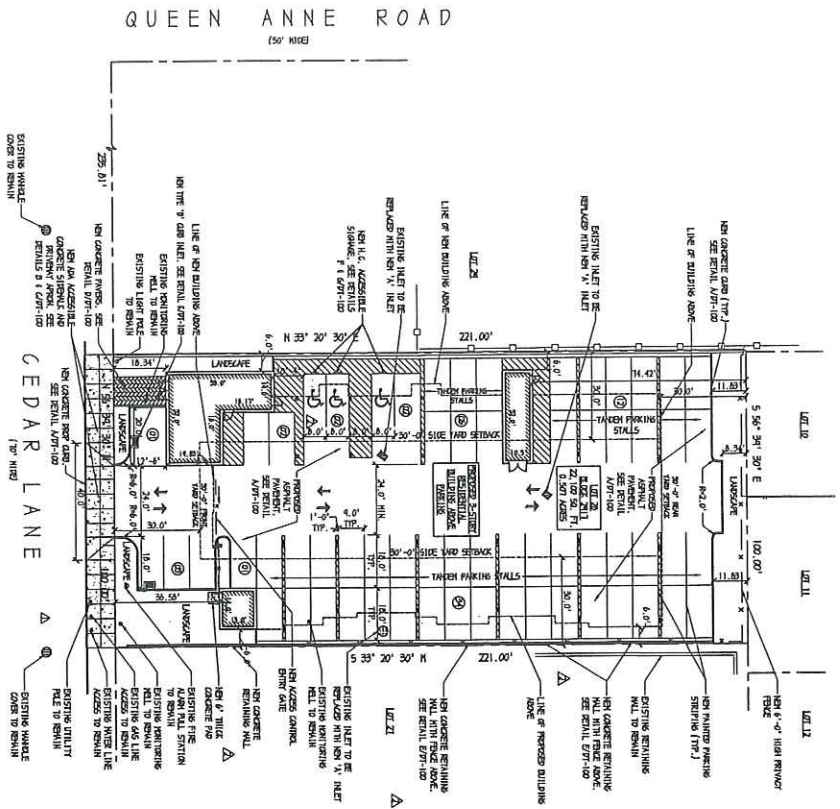
PROPOSED NEW CONSTRUCTION FOR:
CEDAR HEIGHTS DEVELOPMENT

305 CEDAR LANE
TENECC, NEW JERSEY

BLUW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
30 WALKER ST., WASHINGTON PARK, NJ 07063
908.870.4400 • FAX 908.870.4400
WWW.BLUWGARRETT.COM

PROJECT NUMBER: A-201

BLUW GARRETT GROUP ARCHITECTS AND PLANNERS, P.C.
305 CEDAR LANE
TENECC, NEW JERSEY



LEGEND

--- EXISTING CURB TO REMAIN
 --- NEW CONCRETE CURB, SEE PLAN
 --- APPLICABLE PER DETAILS

--- EXISTING REMAINING WALL, SEE DETAIL 107-102
 --- NEW CONCRETE REMAINING WALL, SEE DETAIL 107-103
 --- EXISTING REMAINING WALLS, SEE DETAIL 107-105

--- EXISTING REMAINING WALLS, SEE DETAIL 107-106

PARKING REQUIREMENTS

COMPIETAL USE	MIN. # OF PARKING SPACES REQUIRED	MIN. # OF PARKING SPACES PROVIDED
MULTI-FAMILY RESIDUAL	1.5 SPACES PER UNIT	108
RESIDENTIAL (SEE N.J.A.C. 5:21)	1.5 SPACES PER UNIT	108
RESIDENTIAL WITH RECREATION FACILITIES (SEE N.J.A.C. 5:21)	1.5 SPACES PER UNIT	108

PARKING SPACE BREAKDOWN

1) 1-PERSON VEHICLES UNITS - 9 SINGLE PARKING SPACES
2) 2-PERSON VEHICLES UNITS - 2 THREE PARKING SPACES
3) 1.5-CARSPACES UNITS - 3 TWO PARKING SPACES
4) ADDITIONAL PARKING SPACES

INTERVARIABLE COVERAGE CALCULATIONS

EXISTING INTERVARIABLE AREA - 14,500 SQ. FT. (1,915 SQ. YD.)

EXISTING INTERVARIABLE AREA - 14,500 SQ. FT. (1,915 SQ. YD.)

EXISTING INTERVARIABLE AREA - 14,500 SQ. FT. (1,915 SQ. YD.)

EXISTING INTERVARIABLE AREA - 14,500 SQ. FT. (1,915 SQ. YD.)

GENERAL NOTES

- ALL CONSTRUCTION WORK MUST BE APPROVED IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), THE NATIONAL ELECTRICAL SAFETY CODE (NEC), AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
- PROVIDE UTILITIES (ELECTRIC, WATER, GAS, SEWER) TO BE CONSTRUCTED TO SPECIFICATIONS.
- BASES, RENTALS, SIGNATURES, AND STAMP SHOULD BE CONDUCTED BY THE REGISTERED PROFESSIONAL ENGINEER.
- ALL ZONES, TRUCKS, TRAILERS, RAMPED DRIVE, SIGNAGE, LIGHTS, AND OTHER FEATURES, SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND ALL APPLICABLE CODES.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND ALL APPLICABLE CODES.
- ALL UTILITIES, INCLUDING THE INSTALLATION OF ANY UTILITIES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND ALL APPLICABLE CODES.
- ALL UTILITIES SHALL BE CONSTRUCTED TO THE ZONING ORDINANCE AND ALL APPLICABLE CODES.
- ALL UTILITIES SHALL BE CONSTRUCTED TO THE ZONING ORDINANCE AND ALL APPLICABLE CODES.
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- ALL UTILITIES SHALL BE CONSTRUCTED TO THE ZONING ORDINANCE AND ALL APPLICABLE CODES.

R-H ZONING INFORMATION

MINIMUM SETBACK	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK
10.0'	10.0'	5.0'	5.0'

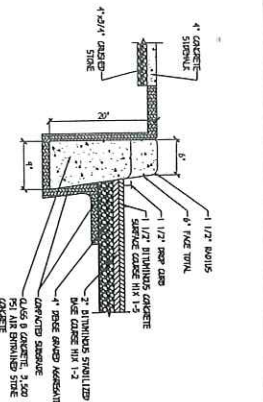
HARRY N. TUVEL, P.E., P.E., P.E., P.E., P.E., P.E.
 HARRY N. TUVEL, P.E., P.E., P.E., P.E., P.E., P.E.
 ENGINEER
 400 WEST COOPER, SUITE 200, NEWARK, NJ 07102
 TEL: (973) 941-1100 FAX: (973) 941-1101
 WWW.HNTI.COM

BLAU CARBENT GROUP
 ARCHITECTS AND INTERIORS, P.C.
 1000 WOODLAND AVENUE, SUITE 200
 NEWARK, NJ 07102
 TEL: (973) 426-8800 FAX: (973) 426-8801
 WWW.BLAUCARBENT.COM

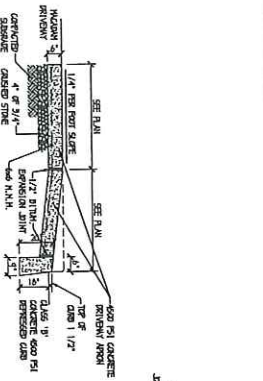
**208 CEDAR LANE
 TOWSON, NJ 07093**

CEGAR HEIGHTS DEVELOPMENT

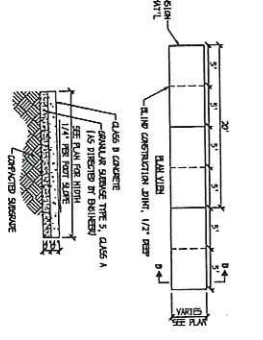
SITE PLAN
 SP-100



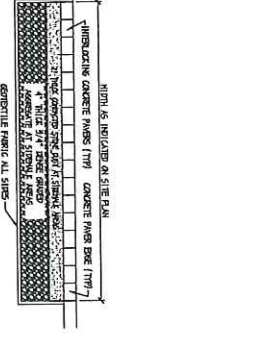
A CONCRETE CURB & PAVEMENT DETAIL
 R1:10 SCALE: NOT TO SCALE



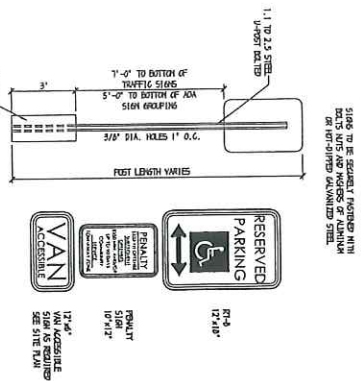
B DRIVEWAY APRON DETAIL
 R1:10 SCALE: NOT TO SCALE



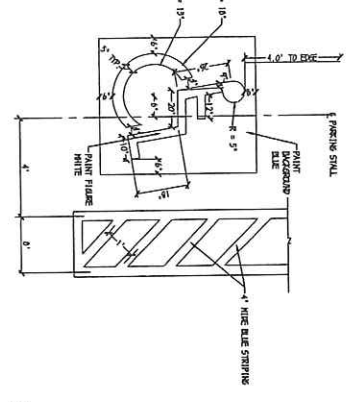
C CONCRETE SIDEWALK DETAIL
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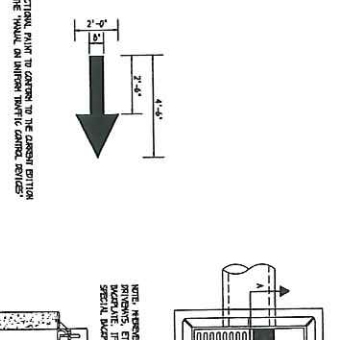
D INTERLOCKING CONCRETE PAVER DETAIL
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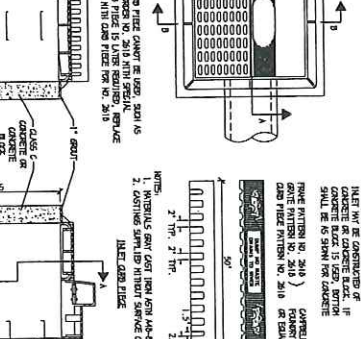
E ADA PARKING SIGN DETAIL
 R1:10 SCALE: NOT TO SCALE



F ADA PARKING DETAIL
 R1:10 SCALE: NOT TO SCALE



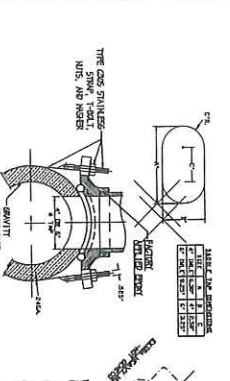
G DIRECTIONAL ARROW DETAIL
 R1:10 SCALE: NOT TO SCALE



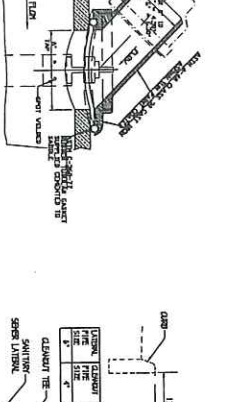
H SECTION THRU NEW RETAINING WALL
 R1:10 SCALE: NOT TO SCALE

RETAINING WALL SCHEDULE

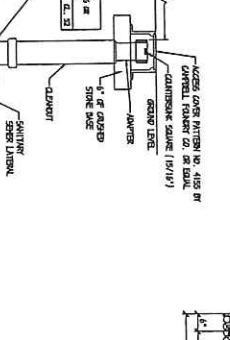
H	W
1'-6" ONE LAYER	2'-5"
2'-6" ONE LAYER	3'-3"
3'-6" ONE LAYER	4'-0"
4'-6" ONE LAYER	4'-8"



I SANITARY SEWER MITE SADDLE CONNECTION
 R1:10 SCALE: NOT TO SCALE



J SANITARY SEWER CLEANOUT TEE
 R1:10 SCALE: NOT TO SCALE

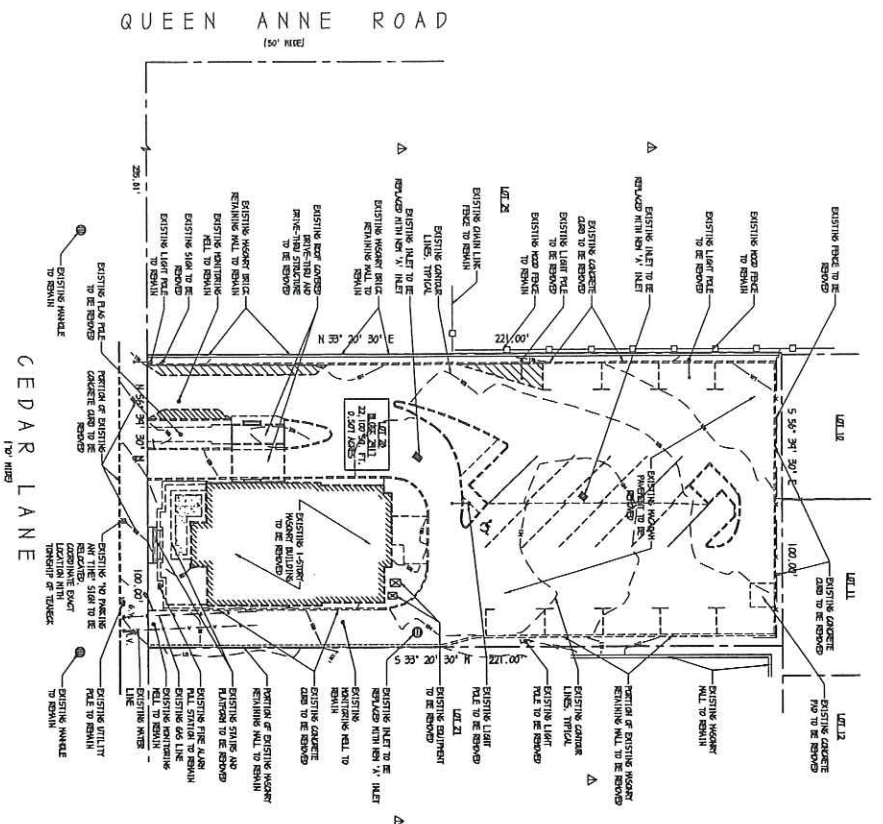


K TYPE B STORM INLET DETAIL
 R1:10 SCALE: NOT TO SCALE

DATE: 02/14/2021
 PROJECT: CEDAR HEIGHTS DEVELOPMENT
 SHEET: DT-100

2025 CEDAR LANE
 TENESEE, TENNESSEE
 HARRY N. TIVEL, P.E., P.P.
 ARCHITECTS AND PLANNERS, P.C.
 305 CEDAR LANE
 TENESEE, TENNESSEE

BLAIR GABRIEL GROUP
 ARCHITECTS AND PLANNERS, P.C.
 305 CEDAR LANE
 TENESEE, TENNESSEE



EXISTING SITE DEMO PLAN
 SCALE: 1" = 20'-0"
 NORTH



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DESIGNED BY
TUVEL
 CIVIL ENGINEERING
 427 W. MAIN ST., 2ND FLOOR
 NEW BRUNSWICK, NJ 08901
 TEL: 732-839-1111 FAX: 732-839-8841
 WWW.TUVELANDASSOCIATES.COM

PREPARED BY
HARRY N. TUVEL, P.E., P.F.
 PROFESSIONAL ENGINEER AND PLANNER
 427 W. MAIN ST., 2ND FLOOR
 NEW BRUNSWICK, NJ 08901
 TEL: 732-839-1111 FAX: 732-839-8841
 WWW.TUVELANDASSOCIATES.COM

DATE: 01/20/2011

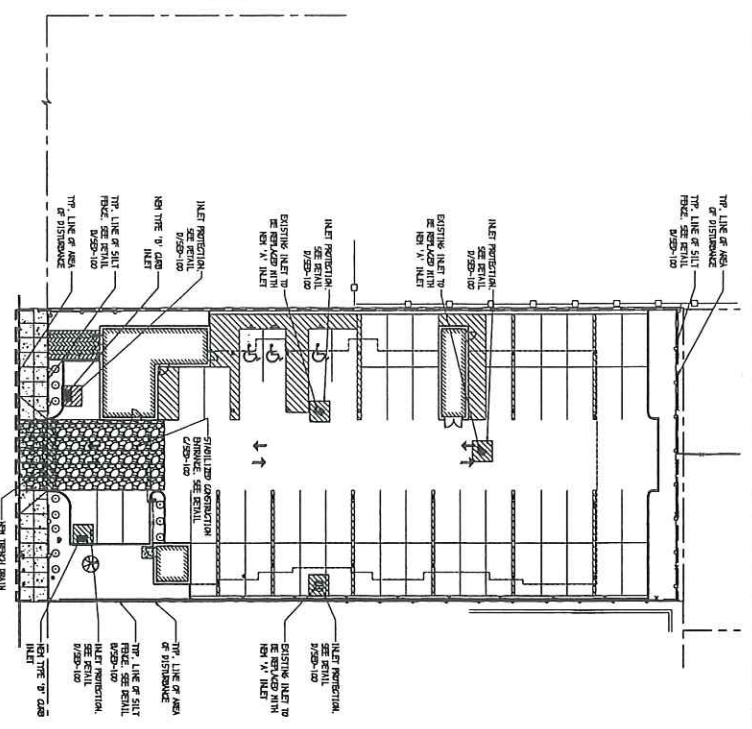
202 CEDAR LANE
 TENNECK, NEW JERSEY

FOR SITE PLAN APPROVAL
 ON JANUARY 2011
 FOR REVIEW

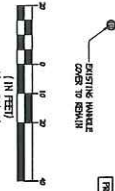
DESIGNED BY
BLON GARRETT GROUP
 ARCHITECTS AND PLANNERS, P.C.
 91 LAMAR ST., 2ND FLOOR, SUITE 200
 NEW BRUNSWICK, NJ 08901
 TEL: 732-839-1111 FAX: 732-839-8841
 WWW.BLONGARRETT.COM

EXISTING SITE DEMO PLAN
 EX-SP-100

QUEEN ANNE ROAD
EAST 100'



A SOIL EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 20'-0"



THIS PLAN IS TO BE CONSIDERED A PRELIMINARY DESIGN. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. ANY CHANGES TO THIS PLAN SHALL BE APPROVED BY THE ENGINEER.

LEGEND

- EXISTING CURB TO REMAIN
- NEW CONCRETE CURB, SEE THE APP-1100 FOR DETAILS
- NEW FENCE
- EXISTING FENCE TO REMAIN
- LINE OF NEW SILT FENCE, SEE DETAIL 6/250-100
- AREA OF DISTURBANCE
- NEW AND EXISTING ENTRANCE GATES WITH INLET FILTERS INDICATED, SEE DETAIL 6/250-100
- SIMULATED CONSTRUCTION DRAINAGE, SEE DETAIL 6/250-100



SOIL MAP
SCALE: NOT TO SCALE

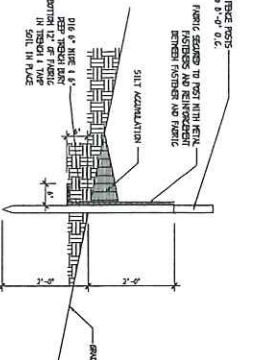
SEE SOIL MAP AND SOILS LABORATORY REPORT FOR INFORMATION FROM THE SOIL MAP AND SOIL SURVEY.



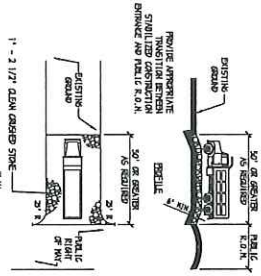
Soil Erosion Control Notes:
1. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE NATIONAL SEDIMENTATION SOCIETY (NSS) AND THE NATIONAL CONSTRUCTION EDUCATION CENTER (NCEC).
2. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS AT ALL TIMES.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

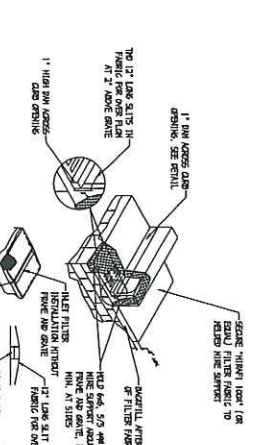
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B SILT FENCE DETAIL
SCALE: NOT TO SCALE



C CONSTRUCTION ENTRANCE DETAIL
SCALE: NOT TO SCALE



D INLET FILTER PROTECTION DETAIL
SCALE: NOT TO SCALE

NOTES:
1. THE CONTRACTOR IS TO CLEAN INLET FILTERS.
2. CONSTRUCTION TO REMOVE FABRIC AND NEW SILT FENCE TO BE INSTALLED IN THE FIELD PRIOR TO CONSTRUCTION.

SCHEDULE
HARRY N. TUEVEL, P.E., P.E., APR 23/2017 8:17 AM
PROFESSIONAL ENGINEER AND PLANNER
CONTRACT NO. 2017-001-001

TUEVEL ENGINEERING
HARRY N. TUEVEL, P.E., P.P.
435 FIDELITY COURT, INDEPENDENCE, MO 64612
TEL: 816-833-3333
WWW.TUEVELENGINEERING.COM

2017-001-001
PROPOSED NEW CONSTRUCTION PERMITS
CEDAR HEIGHTS DEVELOPMENT
TENSER, NEH, JESSIE

BLACK GABRIEL GROUP
ARCHITECTS AND PLANNERS, P.C.
141 MAIN ST., 4TH FLOOR, COLUMBUS, OH 43215
614.444.4444
WWW.BGARCHITECTS.COM

SOIL EROSION AND SEDIMENT CONTROL PLAN
SEP-100

