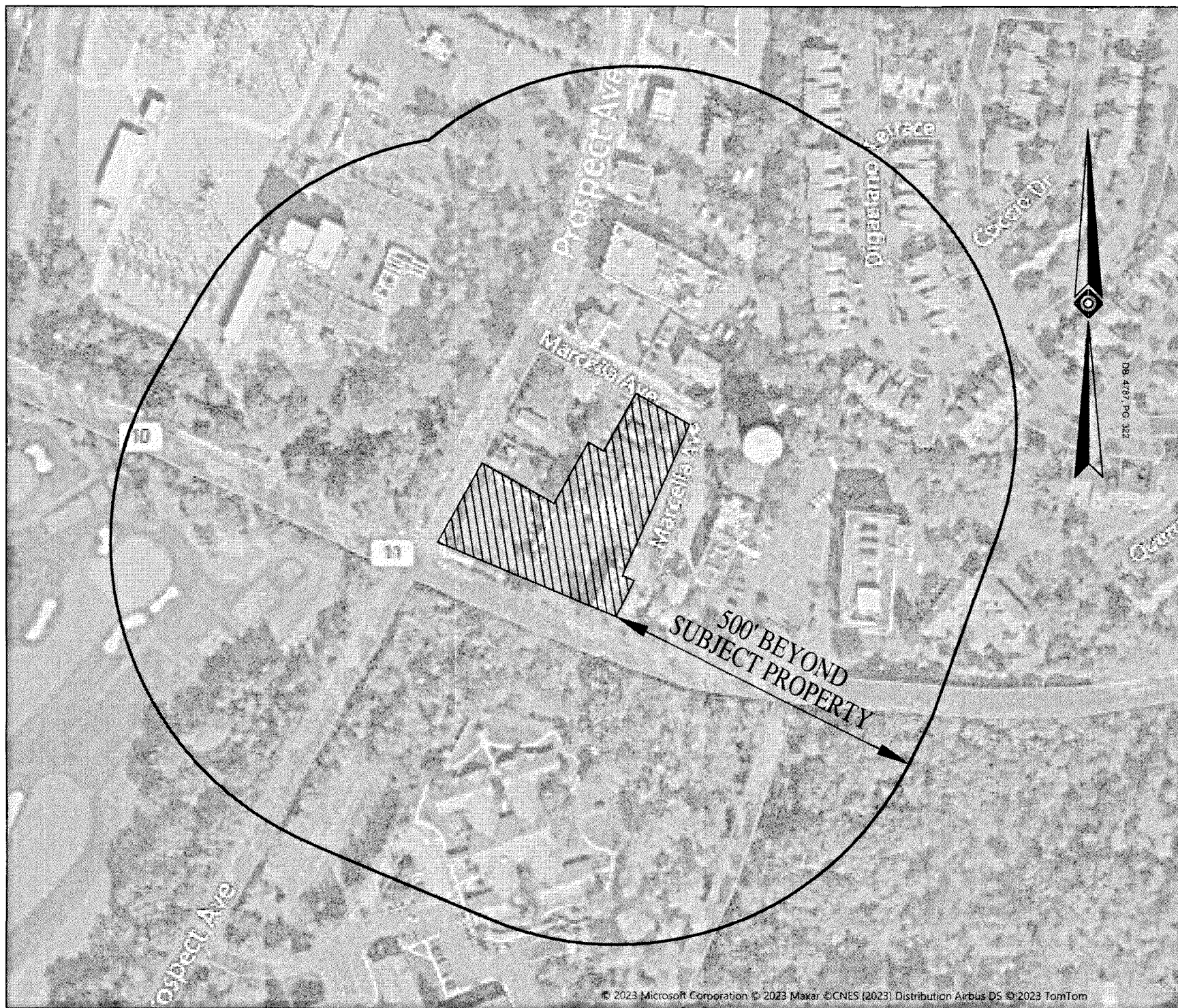
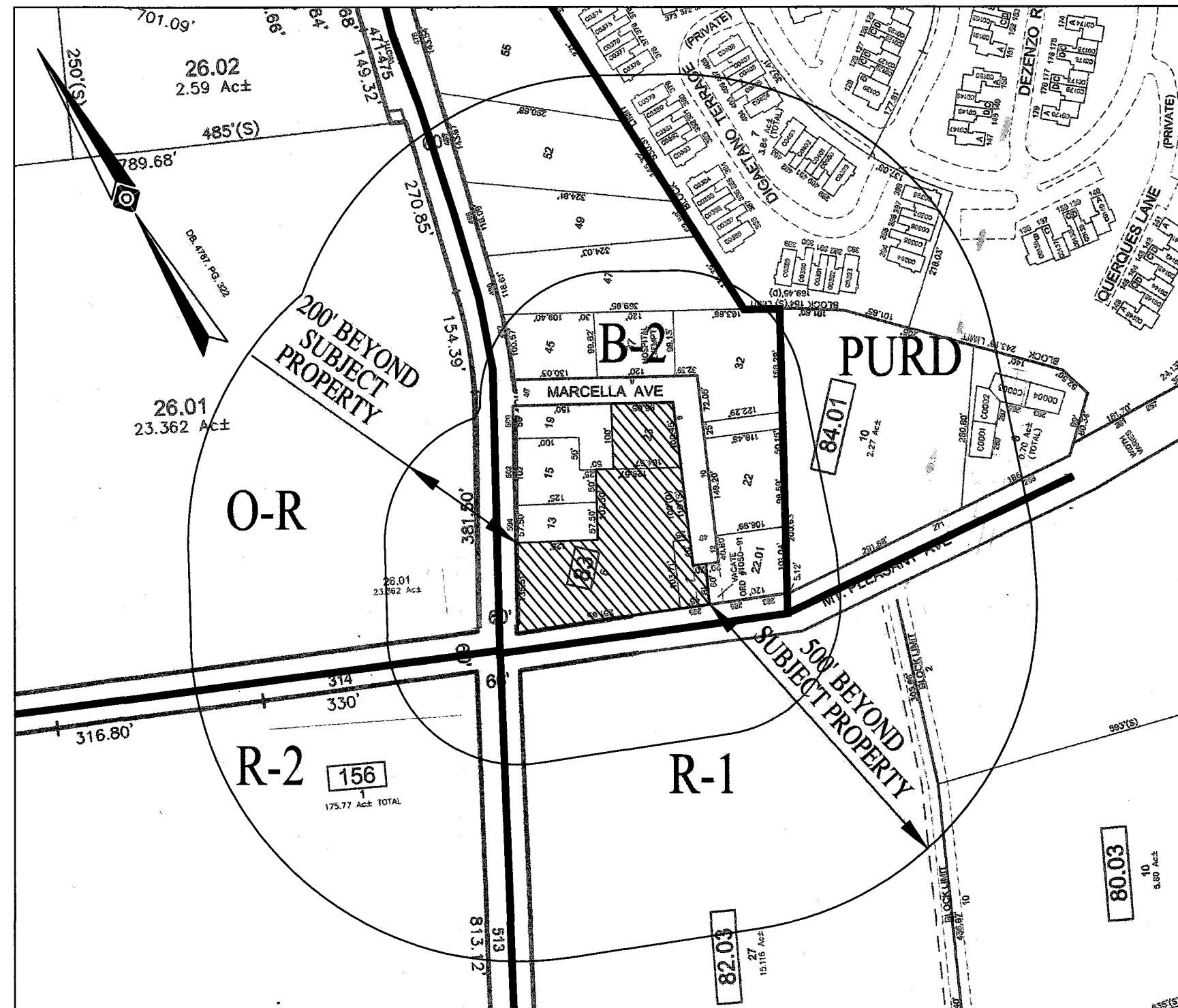


PRELIMINARY / FINAL SITE PLAN
& LOT CONSOLIDATION
GODDARD SCHOOL ANNEX

289 MOUNT PLEASANT AVENUE, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY
BLOCK 83, LOTS 1 & 5.01
TAX MAP SHEET 34



AERIAL MAP
SCALE : 1"=200'



ZONE & TAX MAP
SCALE : 1"=200'

REGULATORY APPROVALS REQUIRED:
1. WEST ORANGE PLANNING BOARD
2. ESSEX COUNTY PLANNING BOARD

ZONING SCHEDULE											
ZONE B-2 GENERAL BUSINESS ZONE											
Bulk Regulation		units	Requirement	Existing Block 83 Lot 5.01	Existing Block 83 Lot 1	Proposed Consolidated Lots			Code Section		
Principal Permitted Uses			See Note "B"	Day Care	C	Radio Tower	ENC	Day Care	C	\$25-7.1 PART A	
Max. Building Height			story	2.5	1	C	2	C	2		C
Max. Building Height			feet	35	16	C	26.3	C	26.8 (2)		C
Min. Lot Width			feet	-	95.25	C	25	C	95.25		C
Front Yard Setback			feet	30	145.3	C	12.5	ENC	12.5		V
Min Side Yard Setback			feet	10	10.9	C	23.9	C	23.9	C	\$25-7.1 PART B
Min "Side Front" Yard Setback			feet	25	10.0	ENC	3.0	ENC	3.0	V	
Min Rear Yard Setback			feet	30	56.9	C	31.2	C	56.9	C	
Max. Building Coverage			%	40	16.2	C	34.2	C	18.6	C	
Max. Lot Coverage			%	60	66.7	ENC	55.9	C	66.1	V	
Lot Area			acre	0.23	1.25	C	0.09	ENC	1.34	C	
			sf	10,000	54,492	C	3,852	C	58,344	C	
Building Footprint			sf		8,800		1,316		10,877		
Abbreviations											
C	Conforms										
ENC	Existing Non Conformance										
V	Variance Required										
Notes:											
A.	Code based on Township of West Orange, Ordinance Chapter 25 "Land Use Regulations"										
B.	Notes:										
1	Retail sales, personal services, studio office or office building, business of vocational school, restaurant, bar, massage , bodywork or somatic therapy establishment. Accessory Use: required accessory parking signs and vending machines.										
2	Building height is based on average existing grade. Average existing grade is 636.40 for Lot 1 building. Actual building height is 27.7' from FFE 635.50. Ordinance height is equal to 27.7' - (636.4-635.5) = 26.8'										

PARKING REQUIREMENTS:

(per code section t 25-12.2)			
Child Care Facility	27	1 space per employee	27.0
	10877	1 space per 350 square feet	31.08
		SUBTOTAL	58.1
		TOTAL REQUIRED:	58
		TOTAL PROVIDED:	45 (V)

ADA Parking Spaces Required = 2, of which, 1 is required to be ADA Van accessible
Per N.J.A.C. 5:23-7.10(c):

ADA Parking Spaces Provided = 2, of which, 2 are ADA Van accessible

OWNERS WITHIN 200'

Township	Block	Lot	Owner	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	82.03	27	510-520 PROSPECT AVE.	BREA WO EMERITUS,LLC%ECOVA 3349	PO BOX 2447	SPOKANE, WA		99210
West Orange Township	83	1	289 MT. PLEASANT AVENUE	FAMILY STATIONS INC. C/O ZIEMANN,M.	289 MT.PLEASANT AVE.	WEST ORANGE,NJ.		07052
West Orange Township	83	5.01	303 MT. PLEASANT AVENUE	GBSJ PROPERTIES, LLC.	3 BUCKINGHAM ROAD	LINCOLN PARK, NJ		07035
West Orange Township	83	13	504 PROSPECT AVENUE	ALBUQUEQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ		07052
West Orange Township	83	15	502 PROSPECT AVENUE	ALBUQUEQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ		07052
West Orange Township	83	19	500 PROSPECT AVENUE	500 PROSPECT AVENUE, LLC.	22 WITTE PLACE	WEST ORANGE, NJ		07052
West Orange Township	84.01	10	271 MT. PLEASANT AVENUE	MCI TELE CORP/VERIZON PROP TAX DPT	PO BOX 2749	ADDISON, TX		75001
West Orange Township	84.01	22	10 MARCELLA AVENUE	MCI TELE CORP/VERIZON PROP TAX DEPT	PO BOX 2749	ADDISON, TX		75001
West Orange Township	84.01	22.01	12 MARCELLA AVENUE	ATC WATERTOWN LLC.	10 PRESIDENTIAL WAY	WOBBURN, MA		01801
West Orange Township	84.01	32	MARCELLA AVENUE	NJ AMERICAN WATER SHARED SERVICES	GEN TAX - PO BOX 5627	CHERRY HILL, NJ		08034
West Orange Township	84.01	37	8 MARCELLA AVENUE	MAIN STREET COUNSELING SERVICE	8 MARCELLA AVENUE	WEST ORANGE, N.J.		07052
West Orange Township	84.01	45	492 PROSPECT AVENUE	SONRIA REALTY LLC.	675 MORRIS AVENUE #201	SPRINGFIELD, NJ		07081
West Orange Township	84.01	47	490 PROSPECT AVENUE	BELL ATLANTIC % DUFF&PHELPS	P.O. BOX 2749	ADDISON, TEXAS		75001
West Orange Township	105	7	454 PROSPECT AVE	VILLAS AT EAGLE RIDGE	454 PROSPECT AVE	WEST ORANGE, NJ		07052
West Orange Township	155	26.01	325 MT. PLEASANT AVENUE	P.S. ELECTRIC & GAS CO.%T4A TAX DEP	150 CIRCLE AVENUE	CLIFTON, NJ		07011
West Orange Township	156	1	PROSPECT & MT PLEASANT	ESSEX COUNTY COUNTRY CLUB	350 MT. PLEASANT AVENUE	WEST ORANGE, N.J.		07052

PROJECT CONTACTS

APPLICANT: LITTLE IVY LEAGUES GODDARD SCHOOL 3 BUCKINGHAM ROAD LINCOLN PARK, NJ 07035	ENGINEER: GERARD P. GESARIO, PE JARMEL KIZEL ARCHITECTS AND ENGINEERS, INC. 42 OKNER PARKWAY LIVINGSTON, NJ 07039
OWNER: GBSJ PROPERTIES, LLC STEPHEN HARRISON SR MBR 3 BUCKINGHAM ROAD LINCOLN PARK, NJ 07035	ARCHITECT: MATTHEW B. JARMEL, AIA JARMEL KIZEL ARCHITECTS AND ENGINEERS, INC. 42 OKNER PARKWAY LIVINGSTON, NJ 07039
LAND USE ATTORNEY: WALTER HANLEY LAW OFFICE OF WALTER E. HANLEY, LLC 1700 ROUTE 23 NORTH SUITE 210 WAYNE, NJ 07470	

PRELIMINARY/FINAL SITE PLAN OF:
"GODDARD SCHOOL ANNEX"

BLOCK 83, LOTS 1 & 5.01

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

(MUNICIPAL ENGINEER) (DATE)

APPROVED BY THE PLANNING BOARD

(CHAIRMAN) (DATE)

(SECRETARY) (DATE)

DRAWING INDEX

SHEET NO.	DRAWING NO.	DRAWING NAME	DATE	LAST REV. DATE
1	C-001	COVER SHEET	08-22-23	
2	C-100	EXISTING CONDITIONS PLAN	08-22-23	
3	C-200	DEMOLITION PLAN	08-22-23	
4	C-300	SITE LAYOUT PLAN	08-22-23	
5	C-400	GRADING AND DRAINAGE	08-22-23	
6	C-600	LANDSCAPE PLAN	08-22-23	
7	C-650	LIGHTING PLAN	08-22-23	
8	C-800	SOIL EROSION AND SEDIMENT CONTROL PLAN	08-22-23	
9	C-900	CONSTRUCTION DETAILS	08-22-23	



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JYAHN LAW, PE
KAROLINA PODKONOWICZ, AIA
CHERYL SCHWEIKER, AIA
JOHN W. STRANDBERG, AIA
STEVEN J. VAZ, PE

Project:
GODDARD SCHOOL ANNEX

289 MOUNT PLEASANT AVENUE
WEST ORANGE, NEW JERSEY
BLOCK 83, LOTS 1 & 5.01

Project Number: **GSLNJ23-119** Scale: **AS NOTED**

Drawn By: **C.R.O.** Approved By: **G.P.G.**

Drawing Name:

COVER SHEET

Drawing Number:

C-001

1 OF 9

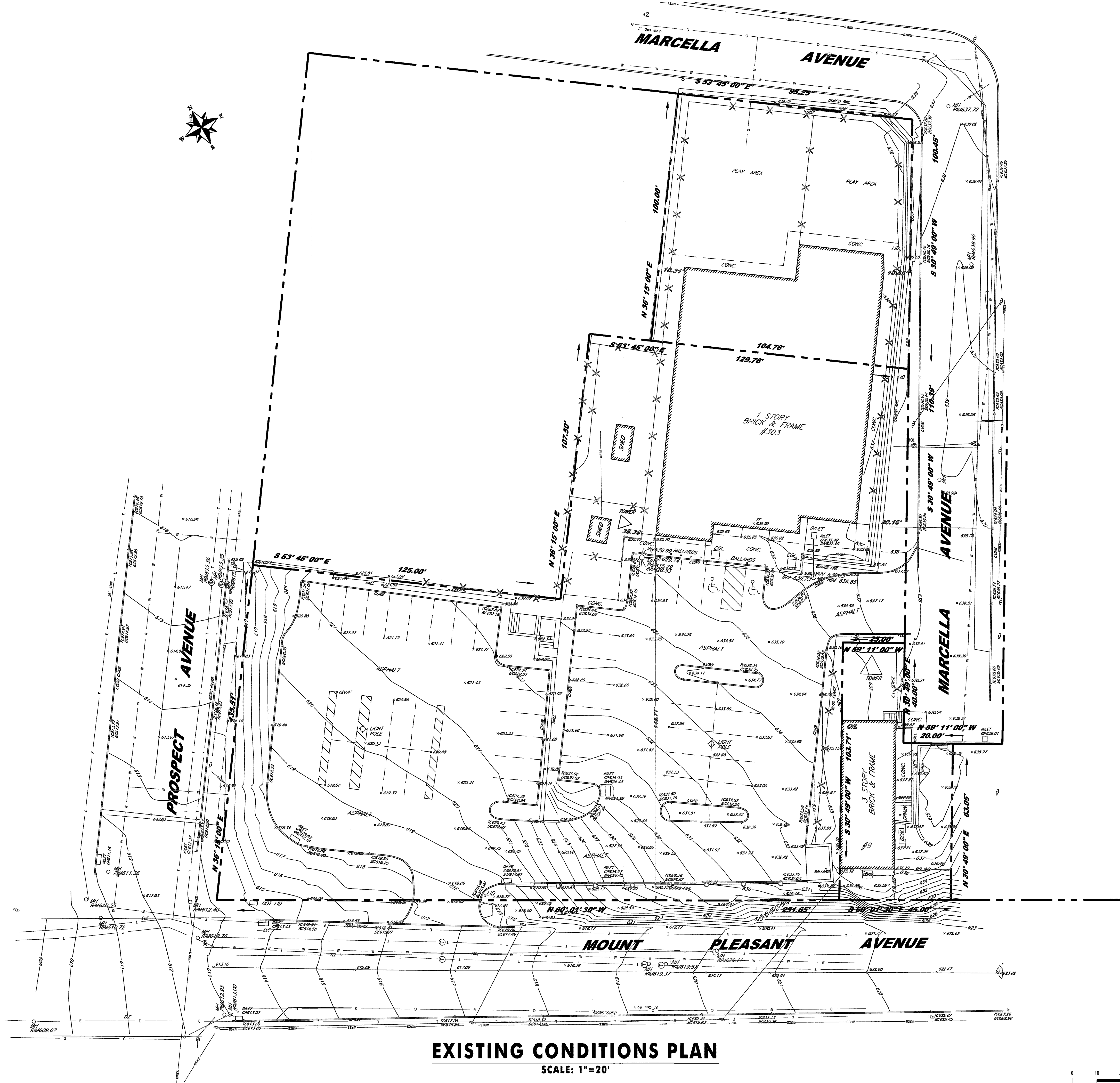
Initial Date: AUGUST 22, 2023

ENGINEER OF RECORD

GERARD P. GESARIO, PE
NJ LIC #4608080509

SURVEY REFERENCE:

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EXISTING CONDITIONS PLAN
SCALE: 1"=20'



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Project:
GODDARD SCHOOL ANNEX

289 MOUNT PLEASANT AVENUE
WEST ORANGE, NEW JERSEY
BLOCK 83, LOTS 1 & 5.01

Project Number: GSLNJ23-119	Scale: 1" = 20'
Drawn By: C.R.O.	Approved By: G.P.G.

Drawing Name:

EXISTING CONDITIONS
PLAN

Drawing Number:

C-100

2 OF 9

Initial Date: AUGUST 22, 2023

ENGINEER OF RECORD

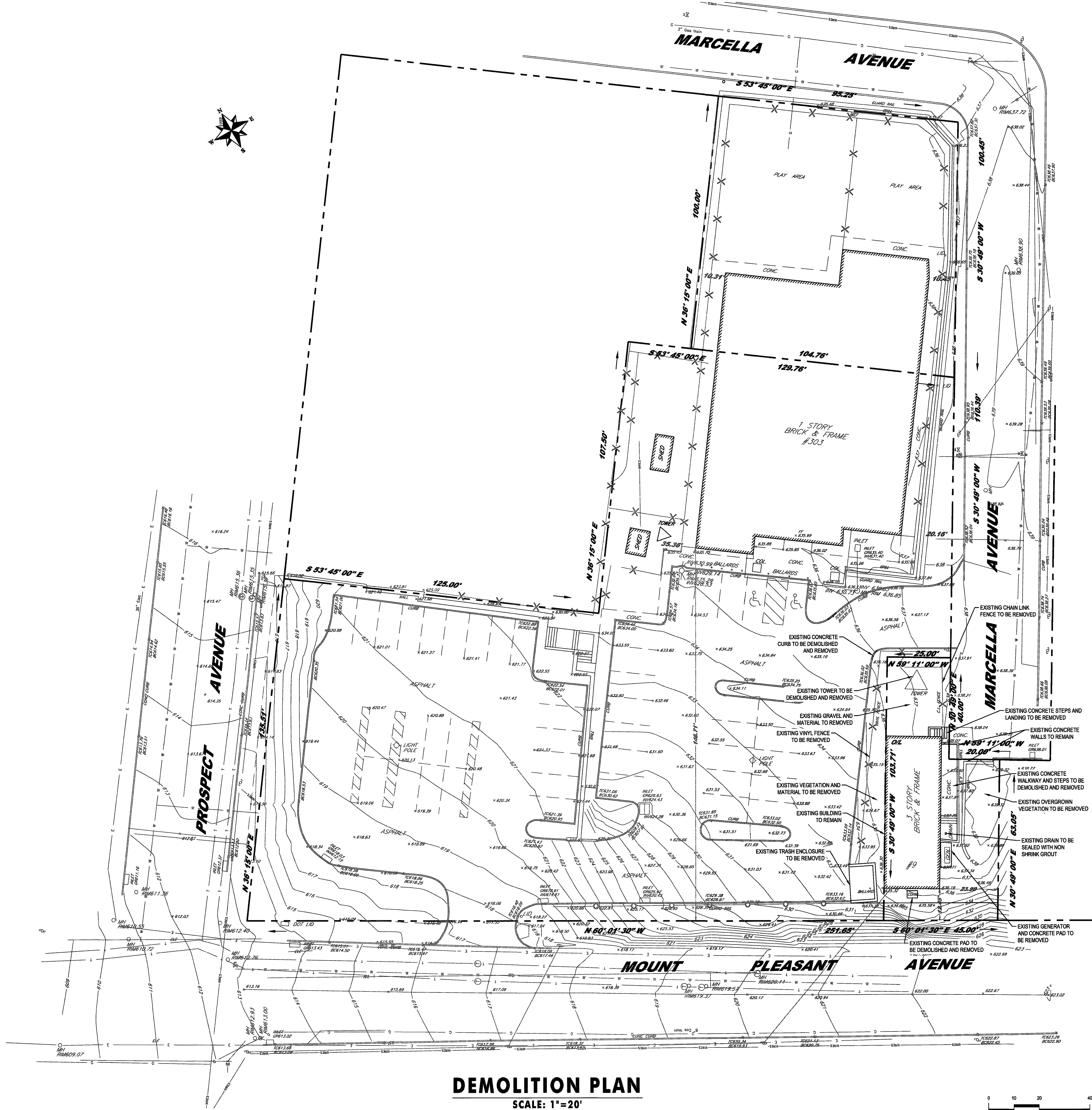
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DEMOLITION NOTES:

- THE GENERAL CONTRACTOR (G.C.) SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS AND SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY QUESTIONS IN REGARD TO THE DRAWINGS.
- IT IS THE G.C.'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES AS REQUIRED PRIOR TO DEMOLITION.
- THE G.C. IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL AND DISPOSING IN A LEGAL MANNER IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL CONCRETE PADS, ASPHALT PARKING, CURBS, ETC, SUCH THAT ALL THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED.
- THE G.C. SHALL BE RESPONSIBLE FOR NECESSARY DISCONNECTS OF THE EXISTING UTILITY AND RECONNECTION SHALL BE INCLUDED.
- THE G.C. IS DESIGNATED TO MAKE REMOVALS AND DISPOSAL OF THE MATERIALS IS THEIR RESPONSIBILITY.
- THE G.C. SHALL KEEP THE PROJECT SITE FREE OF DEBRIS AND MAKE FINAL CLEAN UP TO THE SATISFACTION OF THE OWNER.
- THE G.C. SHALL CARRY OUT THE WORK OF THIS CONTRACT PLACING THE SAFETY AND PROTECTION OF THE SURROUNDING COMMUNITY AND PROPERTY AT THE HIGHEST PRIORITY.
- THE G.C. SHALL IMPLEMENT ALL NECESSARY MEASURES TO PROTECT ADJACENT AND ON-SITE PROPERTY, STRUCTURES AND UTILITIES THAT ARE TO REMAIN INTACT WHILE PERFORMING THE SPECIFIED WORK.
- THE G.C. SHALL ENSURE FREE AND SAFE PASSAGE OF PERSONS AROUND THE AREA OF THE DEMOLITION AS DIRECTED BY THE OWNER AND THE MUNICIPAL OFFICIALS. THE OWNER'S REPRESENTATIVE IS NOT RESPONSIBLE FOR PROJECT SITE SAFETY.
- ALL SIDEWALK, CURBS, DRIVEWAYS, PIPES, STRUCTURES TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE G.C.. ANY DAMAGE DURING CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED OR REPLACED BY THE G.C. AT THEIR EXPENSE.
- THE G.C. SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL DEVICES REQUIRED BY THE MUNICIPALITY AND LOCAL AGENCIES.
- PULVERIZED CONCRETE OR MASONRY SHALL NOT BE USED AS BACKFILL MATERIAL.
- IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED THE OWNER/ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY.
- THE G.C. SHALL BE RESPONSIBLE EACH DAY TO INSPECT AND REMOVE ALL DIRT, GRAVEL AND LOOSE MATERIAL DUMPED, SPILLED, ETC FROM THE CONSTRUCTION SITE ONTO OTHER SITES, ROW, PUBLIC OR PRIVATE STREET.
- THE G.C. SHALL REDUCE THE AIRBORNE DUST DURING THE DEMOLITION AND MAINTAIN EROSION CONTROL DEVICES REFER TO C-800.
- THE G.C. IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE G.C. IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, CURBING, PAVEMENT, LIGHTING AND/OR STORM INLETS STRUCTURES, THEN THE G.C. SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL CONSTRUCTION MATERIALS SHALL BE NEW.
- THE G.C. MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, CURBING, ETC., THE G.C. SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- THE G.C. SHALL REPLACE ALL CURBING ALONG THE SITE FRONTAGE THAT THEY DAMAGE (AS DIRECTED BY THE TOWNSHIP OR COUNTY, AS APPLICABLE).
- DEMOLITION PLAN IS PROVIDED FOR GENERAL REFERENCE AND MAY NOT IDENTIFY ALL ITEMS TO BE DEMOLISHED. THE CONTRACTOR SHALL DEMOLISH AND REMOVE ALL ITEMS AS NECESSARY TO CONSTRUCT THE PROJECT.
- THE G.C. IS RESPONSIBLE FOR ALL UTILITY TEST PITS.



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STEVEN J. VAZ, PE

Project:
GODDARD SCHOOL ANNEX

289 MOUNT PLEASANT AVENUE
WEST ORANGE, NEW JERSEY
BLOCK 83, LOTS 1 & 5.01

Project Number: Scale:

GSLNJ23-119 1" = 20'

Drawn By: Approved By:

C.R.O. G.P.G.

Drawing Name:

**DEMOLITION
PLAN**

Drawing Number:

C-200

3 OF 9

Initial Date: AUGUST 22, 2023

ENGINEER OF RECORD

Gerard P. Gesario
GERARD P. GESARIO, PE

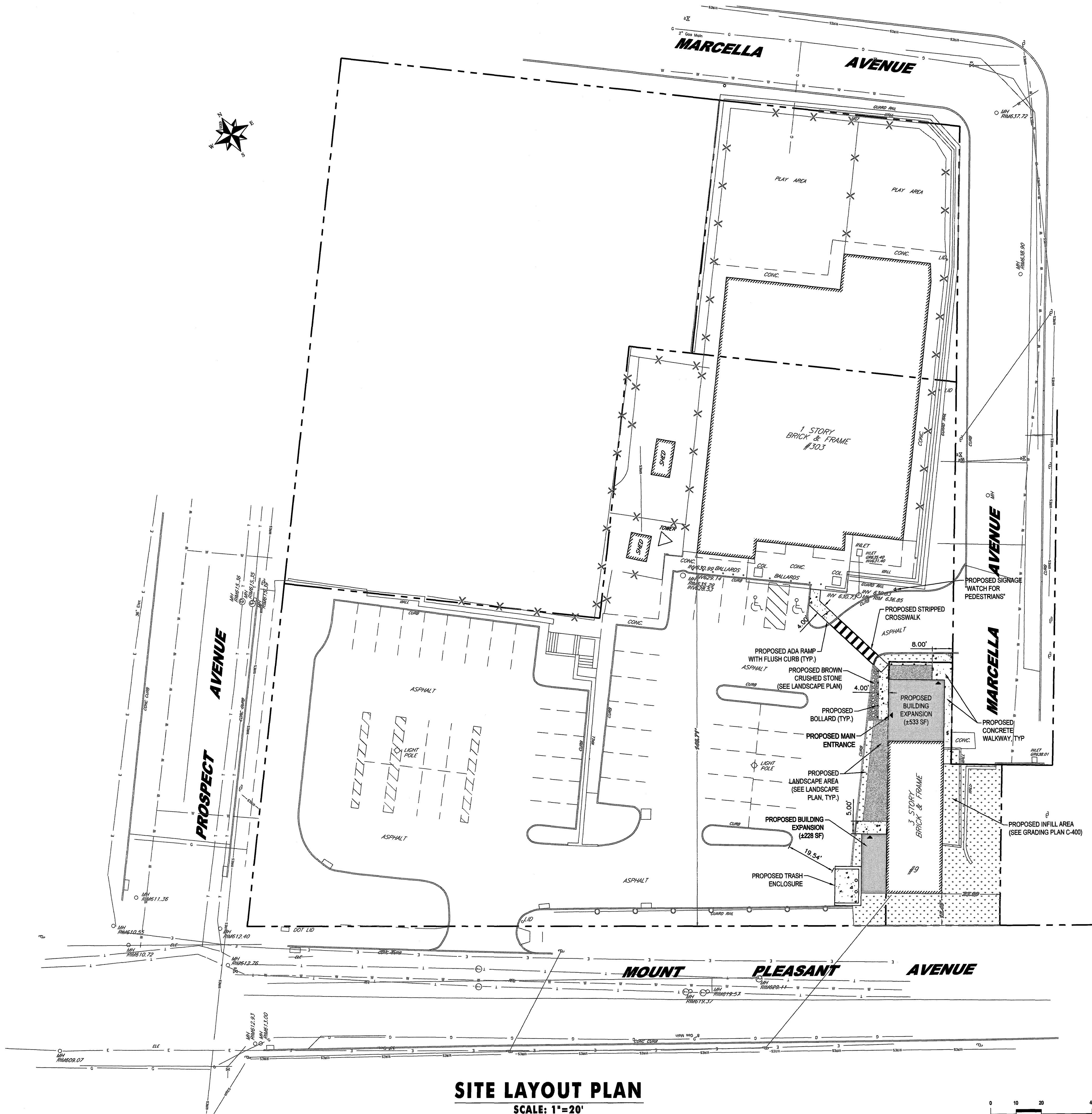
NJ LIC 546100000000

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GENERAL NOTES:

- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT DOOR LOCATIONS.
- ALL CONSTRUCTION IS TO BE PERFORMED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE, AND FEDERAL CODES.
- CONSTRUCTION MATERIALS AND METHODS NOT OTHERWISE SPECIFIED OR SHOWN HEREIN SHALL CONFORM TO NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION AND AMENDMENTS).
- THESE PLANS DEPICT THE SITE WORK IMPROVEMENTS FOR THIS PROJECT. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS, TECHNIQUES, SEQUENCE OF CONSTRUCTION AND JOB SITE SAFETY. AS SUCH, THESE PLANS ARE NOT INTENDED TO REPRESENT SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH INSPECTION OF THE SITE IN ORDER TO REVEAL EXISTING CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO BIDDING, ORDERING MATERIALS, AND COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITE WORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE WORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE TO CONTACT NEW JERSEY ONE CALL NOT LESS THAN 3 BUSINESS DAYS AND NOT MORE THAN 10 BUSINESS DAYS PRIOR TO THE BEGINNING OF ANY EXCAVATION OR DEMOLITION. NEW JERSEY ONE CALL INFORMATION - PHONE: 1-800-272-1000, WEB: WWW.NJ1-CALL.ORG
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND JOB SITE SAFETY.
- THE MUNICIPAL ENGINEER MUST BE NOTIFIED ONE WEEK PRIOR TO THE CONSTRUCTION OF ANY CURBING, SIDEWALKS, PAVEMENT GRADING, OR OTHER UTILITIES.
- THE CONTRACTOR MUST NOTIFY THE DESIGN ENGINEER OF ANY CONDITION OF CONFLICTS THAT WILL ALTER THE INTENT OF THE DESIGN HEREIN.
- CONTRACTOR IS REQUIRED TO REMOVE ALL UNSUITABLE MATERIALS FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
- ALL PROPOSED IMPROVEMENTS TO BE IN ACCORDANCE WITH CURRENT ADA AND NJ BARRIER FREE CODE REQUIREMENTS.
- SUBJECT TO ALL APPLICABLE RULES, REGULATIONS, ORDINANCES AND STATUTES OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY AND STATE OF NEW JERSEY AND ANY OTHER JURISDICTION.
- NO DEED RESTRICTIONS OR COVENANTS EXIST ON SITE NOR ARE ANY PROPOSED.
- ALL DETERIORATED COUNTY ROW CURBING FRONTING THE PROPERTY SHALL BE REPLACED AS DETERMINED BY THE COUNTY'S ROADWAY INSPECTOR.
- AT THIS TIME, EXISTING UTILITY SERVICES ARE PROPOSED TO BE REUSED. DETERMINATION AS TO WHETHER NEW SERVICES ARE REQUIRED WILL BE FURTHER EVALUATED AS DRAWINGS PROGRESS TO CONSTRUCTION DRAWINGS AND PRIOR TO FINAL SITE PLAN APPROVAL.
- ALL NEW LAWN AREAS SHALL BE SOD.
- ALL NEW LAWN AND PLANTED AREAS SHALL BE IRRIGATED WITH AUTOMATIC SPRINKLER SYSTEM.



SITE LAYOUT PLAN
SCALE: 1"=20'



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Interior Design
Implementation Services

NJ State Board Of Architects Authorization No. 21AC00016100
NJ State Board Of Engineers & Land Surveyors Authorization No. 24C0420503000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	09-19-2023	INITIAL SUBMISSION	C.R.O.

REVISION

NO.	DATE	DESCRIPTION	INT.
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PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE

IRWIN H. KIZEL, AIA, PP

ARCHITECTS & ENGINEERS

ARMEN B. BOHOSIAN, PE

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STEVEN J. VAZ, PE

Project:

GODDARD SCHOOL ANNEX

289 MOUNT PLEASANT AVENUE
WEST ORANGE, NEW JERSEY
BLOCK 83, LOTS 1 & 5.01

Project Number:

GSLNJ23-119

Scale:

1" = 20'

Drawn By:

C.R.O.

Approved By:

G.P.G.

Drawing Name:

**SITE LAYOUT
PLAN**

Drawing Number:

C-300

4 OF 9

Initial Date: AUGUST 22, 2023

ENGINEER OF RECORD

GERARD P. GESARIO, PE
NJ LIC. 24C030825500

SURVEY REFERENCE:

- BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "SURVEY OF PROPERTY SITUATED AT #303 MT PLEASANT AVENUE/9 MARCELLA AVENUE IN THE TOWN OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY BEING KNOWN AS LOTS 1 & 5.01 IN BLOCK 83 ON THE TAX MAP IN THE TOWN OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY", BY P LAND SURVEYING INC., P.O. BOX 3760, WAYNE, NJ, DATED JULY 29, 2023.
- UTILITY INFORMATION ALONG MT PLEASANT AVENUE AND PROSPECT AVENUE IS BASED ON A SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, 303 MOUNT PLEASANT AVENUE & 9 MARCELLA AVENUE, TAX LOTS 5 & 23, BLOCK 83, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" BY GC STEWART & ASSOCIATES INC. CHARLES P. STEWART, PLS. DATED 01/11/2017.

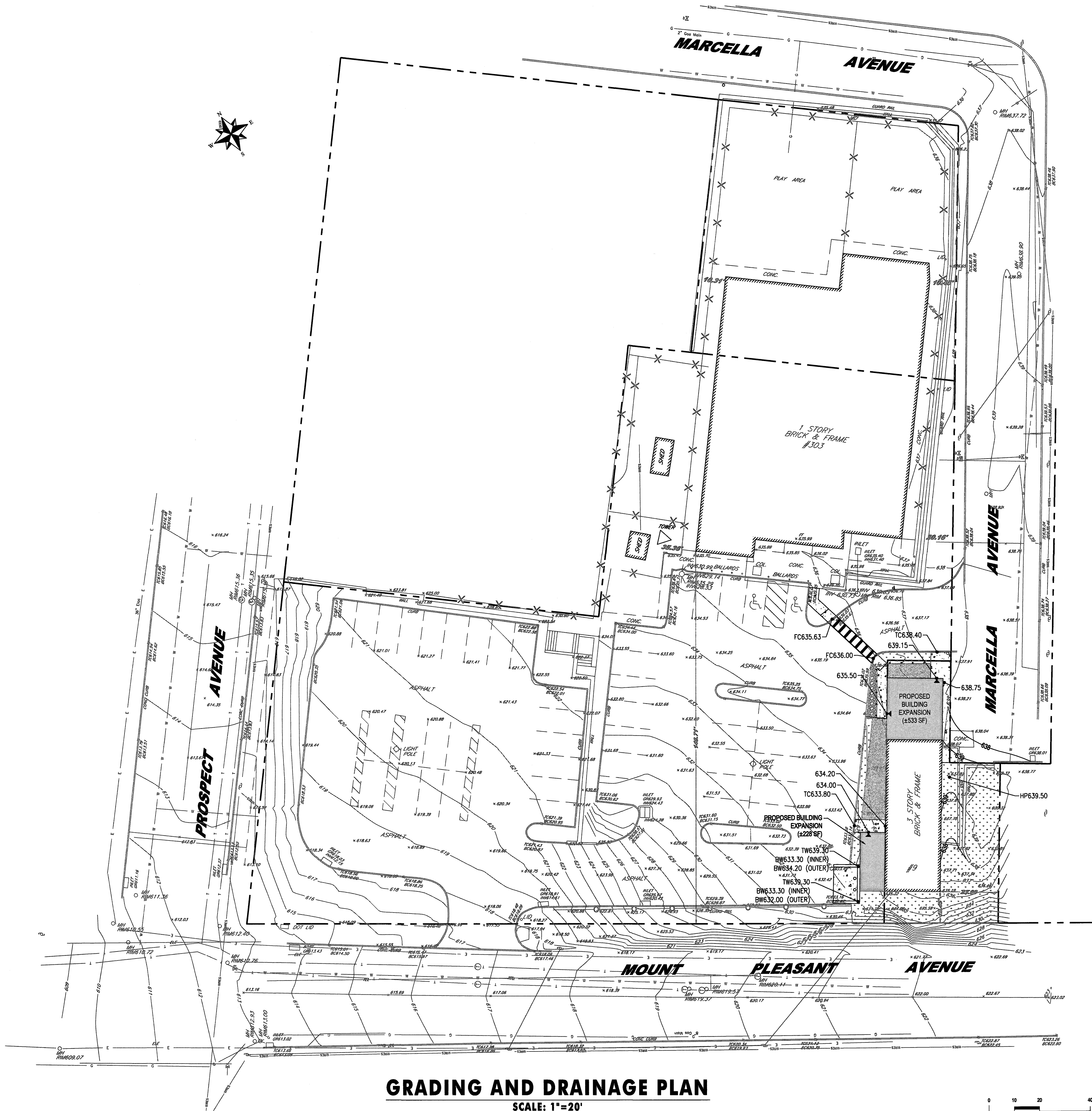
GRADING AND DRAINAGE PLAN NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS SHOULD BE TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE UTILITY COMPANIES AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
- EXCAVATED MATERIAL CONTAINING ROCK OR STONE GREATER THAN SIX (6) INCHES IN LARGEST DIMENSION IS UNACCEPTABLE AS FILL TO WITHIN THE PROPOSED BUILDING AND PAVING AREA.
- ROCK OR STONE LESS THAN SIX (6) INCHES IN LARGEST DIMENSION IS ACCEPTABLE AS FILL TO WITHIN TWENTY-FOUR (24) INCHES OF SURFACE OF PROPOSED SURGED WHEN MIXED WITH SUITABLE MATERIAL AS PERMITTED BY THE OWNER'S GEOTECHNICAL ENGINEER.
- ROCK OR STONE LESS THAN TWO (2) INCHES IN LARGEST DIMENSION AND MIXED WITH SUITABLE MATERIAL IS ACCEPTABLE AS FILL WITHIN THE UPPER TWENTY-FOUR (24) INCH OF PROPOSED SUBGRADE AS PERMITTED BY THE OWNER'S GEOTECHNICAL ENGINEER.
- ALL SITEWORK AND EARTHWORK OPERATIONS CONDUCTED ON THE SITE TO BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY THE OWNER'S GEOTECHNICAL ENGINEER.
- COMPACTION CRITERIA FOR FILL PLACED IN THE FOLLOWING AREAS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM PERCENTAGE OF MAXIMUM MODIFIED PROCTOR DRY DENSITY AS DETERMINED BY ASTM D-1557 USED ON REPRESENTATIVE SOIL SAMPLES, UNLESS MORE STRINGENT CRITERIA GIVEN ELSEWHERE:

FILL AREA	STANDARD PROCTOR DRY DENSITY
SIDEWALKS	95%
PAVEMENTS AND ROADWAYS	95%
LANDSCAPE AREAS	83%
TRENCH BACKFILL	SAME AS SURROUNDING AREA
- PROTECT SUBGRADE FROM EXCESSIVE WHEEL LOADING DURING CONSTRUCTION, INCLUDING TRUCKS AND DUMP TRUCKS.
- REMOVE AREAS OF FINISHED SUBGRADE FOUND TO HAVE INSUFFICIENT COMPACTION DENSITY TO DEPTH NECESSARY AND REPLACE IN A MANNER THAT WILL COMPLY WITH COMPACTION REQUIREMENTS BY USE OF MATERIAL EQUAL TO OR BETTER THAN BEST SUBGRADE MATERIAL ON SITE. SURFACE OF SUBGRADE AFTER COMPACTION SHALL BE HARD, UNIFORM, SMOOTH, STABLE, AND TRUE TO GRADE AND CROSS-SECTION.
- GRADE ALL AREAS WHERE FINISH GRADE ELEVATIONS OR CONTOURS ARE INDICATED ON DRAWINGS, OTHER THAN PAVED AREAS AND BUILDINGS, INCLUDING EXCAVATED AREAS, FILLED AND TRANSITION AREAS, AND LANDSCAPED AREAS. GRADED AREAS SHALL BE UNIFORM AND SMOOTH, FREE FROM ROCK, DEBRIS, OR IRREGULAR SURFACE CHANGES. FINISHED SUBGRADE SURFACE SHALL NOT BE MORE THAN 0.10 FEET ABOVE OR BELOW ESTABLISHED FINISHED SUBGRADE ELEVATION, AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. FINISH DITCHES SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER THAT WILL MINIMIZE EROSION POTENTIAL.
- ALL CONCRETE, UNLESS OTHERWISE NOTED OR SPECIFIED BY REGULATORY AUTHORITIES, SHALL BE 4000PSI.
- REPRESENTATIVES OF THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT THE DRAINAGE FACILITIES LOCATED ON THE PROPOSED LOTS FROM TIME TO TIME AS DEEMED NECESSARY.
- CATCH BASINS SHALL BE CLEANED OUT PERIODICALLY TO PREVENT THE BUILDUP OF SEDIMENT AND DEBRIS IN STRUCTURES.
- ROOF LEADER CLEANOUTS LOCATED IN GRASSED AREAS SHALL BE PLASTIC SCREW CAPS WHILE ROOF LEADER CLEANOUTS LOCATED WITHIN CONCRETE AREAS SHALL BE FLUSH BRASS CAPS.

STORM SYSTEM MAINTENANCE:

- MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES ON SITE IS AN OBLIGATION THAT RUNS WITH THE OWNERSHIP OF THE LAND.
- STORM INLETS SHALL BE INSPECTED TWICE PER YEAR. ACCUMULATED SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM EACH SYSTEM COMPONENT BEFORE IT THREATENS THE OPERATION OR CARRYING CAPACITY OF THE FACILITIES. DISPOSAL OF SEDIMENT MUST COMPLY WITH ALL LOCAL, COUNTY, STATE, AND FEDERAL REGULATIONS. ONLY SUITABLE DISPOSAL SITES SHOULD BE UTILIZED.
- INSPECTIONS TO ASCERTAIN THE OPERATIONAL CONDITION, STRUCTURAL INTEGRITY, AND SAFETY OF STRUCTURES SHALL BE PERFORMED AT LEAST ONCE PER YEAR AND CORRECTIVE MAINTENANCE SHALL BE DONE AS NECESSARY.
- CORRECTIVE MAINTENANCE SHALL INCLUDE REMOVAL OF SEDIMENT AND DEBRIS, STRUCTURAL REPAIRS, DEWATERING, EXTERMINATION OF MOSQUITOES, SNOW AND ICE REMOVAL.



Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.

42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069

www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

NJ State Board Of Architects Authorization No. 31AC00014100
NJ State Board Of Engineers & Land Surveyors Authorization No. 24C048050300

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289 MOUNT PLEASANT AVENUE
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BLOCK 83, LOTS 1 & 5.01

Project Number: **GSLNJ23-119** Scale: **1" = 20'**
Drawn By: **C.R.O.** Approved By: **G.P.G.**

Drawing Name:

**GRADING AND DRAINAGE
PLAN**

Drawing Number:

C-400

5 OF 9

Initial Date: AUGUST 22, 2023

ENGINEER OF RECORD

GERARDO P. GESARIO, PE
NUIC 24G023825500

1. BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "SURVEY OF PROPERTY SITUATED AT #303 MT PLEASANT AVENUE/9 MARCELLA AVENUE IN THE TOWN OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY BEING KNOWN AS LOTS 1 & 5.01 IN BLOCK 83 ON THE TAX MAP IN THE TOWN OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY," BY P LAND SURVEYING INC., P.O. BOX 3760, WAYNE, NJ, DATED JULY 29, 2023.
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1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED HEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
2. ALL PLANTS SHALL BE DUG, PACKED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO ENSURE ADEQUATE PROTECTION FROM INJURY AND DESICCATION.
3. ALL PLANTS SHALL BE PRUNED TO ENSURE VIGOR PRIOR TO OR UPON INSTALLATION, WHILE RETAINING THE NATURAL HABIT OF THE PLANTS. THE CENTRAL LEADER SHALL NOT BE CUT. DAMAGED, BROKEN OR CONFLICTING BRANCHES SHALL BE PRUNED CLEANLY FLUSH WITH THE TRUNK OR BRANCH.
4. BACKFILL MATERIAL FOR PLANTING PITS SHALL BE COMPOSED OF 1 PART PEAT MOSS, 1 PART HUMUS AND 1 PART TOPSOIL FROM THE SITE OR SELECT TOPSOIL. TOPSOIL SHALL BE FREE OF ACIDIC MARL, STICKS, LARGE STONES, DEBRIS OR OTHER OBJECTIONABLE MATERIAL.
5. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF QUANTITIES, SIZES AND OTHER REQUIREMENTS IS SHOWN ON THE SCHEDULE OF PLANT MATERIAL, IN THE EVENT THAT DISCREPANCIES OCCUR BETWEEN THE QUANTITIES OF PLANTS INDICATED IN THE LIST AND THOSE ON THE PLAN, THE PLANT QUANTITIES ON THE PLAN SHALL GOVERN.
6. AFTER COMPLETION OF A PROJECT, ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN A SUBDIVISION OR LAND DEVELOPMENT, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED WITH A NATURAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.
7. NO PLANT SHALL BE PUT IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE ENGINEER.
8. STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK," PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS AND FREE FROM DISEASES AND INSECT INFESTATION.
9. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE DIGGING.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
11. SHADE AND EVERGREEN PLANTS SHALL BE FIELD ADJUSTED TO BE PLANTED AT LEAST 2 (TWO) FEET FROM ANY CURBING, PAVING OR SIDEWALK. WHENEVER POSSIBLE, THIS DIMENSION SHALL BE ADJUSTED TO 4 (FOUR) FEET. THE ENGINEER AND/OR OWNER SHALL ASSIST THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
12. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE ENGINEER AND OWNER, TOGETHER WITH A PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
13. THE ENGINEER MAY REVIEW PLANT MATERIALS AT THE SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE AND QUALITY. THE ENGINEER RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING THE PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM THE PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
14. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT DOCUMENTS. THE ENGINEER MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
15. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF TWO YEARS FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
16. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
17. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTABLE LOCAL PRACTICE. TREES AND SHRUBS SHOULD BE INSTALLED DURING THE FOLLOWING FALL AND SPRING SEASONS WITH THE EXCEPTION OF TREES WHICH EXPERIENCE A FALL PLANTING HAZARD AND SHOULD ONLY BE PLANTED IN THE SPRING:
FALL: AUGUST 15 - DECEMBER 15 - EVERGREEN TREES
OCTOBER 15 - DECEMBER 15 - DECIDUOUS TREES
SPRING: MARCH 1 - MAY 15 - ALL PLANTS
18. ALL NEW LAWN AREA TO BE SOD.
19. ALL NEW LAWN AREA AND PLANTED AREAS TO BE IRRIGATED WITH AUTOMATIC SPRINKLER SYSTEM.

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE (AT PLANTING)	SIZE (MATURE)	SPACE	ROOT
DECIDUOUS TREE(S)							
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	2.0" CAL.	20'-30'	6' O/C	B & B
DECIDUOUS SHRUB(S)							
CA	52	CEANOTHUS AMERICANUS	NEW JERSEY TEA	18"-24"	3'-4'	4' O/C	#2 CONT.
EVERGREEN SHRUB(S)							
BM	5	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	30-36"	30-36"	4' O/C	#1 CONT.
PA	51	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	8"-10"	12"-24"	3' O/C	#1 CONT.
EVERGREEN TREE(S)							
TO	3	THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE	7'-8'	12'-15'	5' O/C	B & B
PG	1	PICEA PUNGENS GLAUCA	BABY BLUE SPRUCE	7'-8'	15'-20'	AS SHOWN	B & B
PERENNIAL(S)							
SS	6	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	12"-15"	2'-3'	3' O/C	#1 CONT.
GROUND COVER							
TC	26	TIARELLA CORDIFOLIA	HEARTLEAF FOAMFLOWER	-	1'-3'	2' O/C	SMALL POT
ST	26	SEDUM TERNATUM	WILD STONECROP	-	6"-12"	2' O/C	SMALL POT

LANDSCAPE PLAN
SCALE: 1"=10'

The plan shows the intersection of Mount Pleasant Avenue and Marcella Avenue. The building is a 3-story brick structure with a frame. The landscape includes a lawn area, various plantings, and a scale of 1 inch = 10 feet.

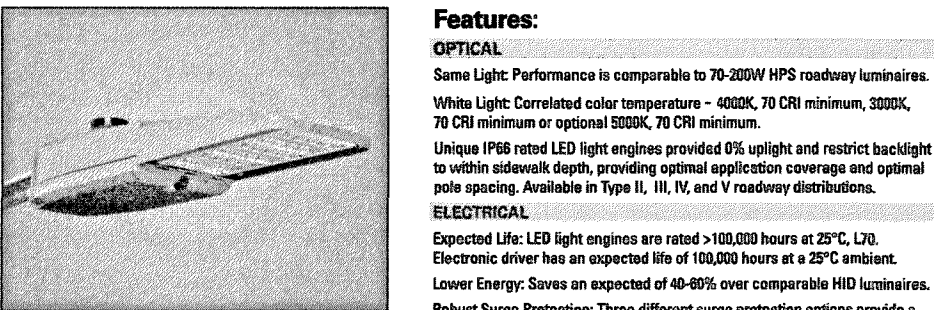
Key features and labels include:

- Marcella Avenue** (vertical street on the right)
- Mount Pleasant Avenue** (horizontal street at the bottom)
- 3 STORY BRICK & FRAME** (building footprint)
- LAWN AREA (TYP.)** (area to the right of the building)
- CRUSHED STONE (BROWN)** (material for the base of the building)
- ASPHALT** (paved areas)
- CONC.** (concrete areas)
- INLET** (stormwater inlets)
- GUARD RAIL** (along the road)
- SHED** (small structure in the upper left)
- TOWER** (structure in the upper left)
- COL.** (columns)
- WALL** (various walls)
- CURB** (curbs)
- BM** (benchmark)
- CA** (catchment area)
- SS** (stormwater system)
- PA** (planting area)
- PG** (planting grade)
- CC** (catchment area)
- PA (23)** (planting area)
- PG (1)** (planting grade)
- HARDWOOD ORGANIC MULCH, MIN. 3" THICK OVER 6 OZ. WEED BARRIER** (mulch area)
- UNDISTURBED AREAS TO REMAIN AS IS** (areas to be preserved)
- TYPICAL PLANTINGS FOR DISTURBED AREA ALONG MOUNT PLEASANT AVENUE** (planting recommendations)
- CONC.** (concrete)
- ASPHALT** (asphalt)
- CRUSHED STONE (BROWN)** (crushed stone)
- INLET** (inlet)
- GUARD RAIL** (guard rail)
- SHED** (shed)
- TOWER** (tower)
- COL.** (column)
- WALL** (wall)
- CURB** (curb)
- BM** (benchmark)
- CA** (catchment area)
- SS** (stormwater system)
- PA** (planting area)
- PG** (planting grade)
- CC** (catchment area)
- PA (23)** (planting area)
- PG (1)** (planting grade)
- HARDWOOD ORGANIC MULCH, MIN. 3" THICK OVER 6 OZ. WEED BARRIER** (mulch)
- UNDISTURBED AREAS TO REMAIN AS IS** (undisturbed areas)
- TYPICAL PLANTINGS FOR DISTURBED AREA ALONG MOUNT PLEASANT AVENUE** (typical plantings)



Autobahn Series AT80
Roadway Lighting

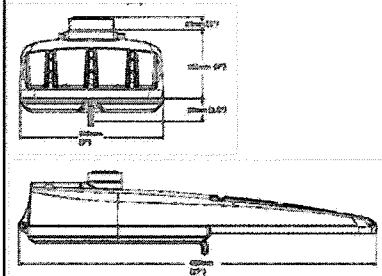
PRODUCT OVERVIEW



Applications:

- Roadways
- Off ramps
- Residential streets
- Parking lots

DIMENSIONS



Notes: Dimensions shown are approximate only. Actual performance may differ due to field and end-use environmental conditions.

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FEATURES & SPECIFICATIONS

CONSTRUCTION - Weights conform to applicable ANSI structural welding code. Pole shall be one piece, 6061, 6061-T6 aluminum alloy, heat treated to a T6 temper. Pole shall be 304 or 316 stainless steel, heat treated to a T6 temper after welding. Hand hole is 2" x 4" minimum. Cover and fasteners are included. Fasteners shall be provided as standard. Fasteners shall be provided as standard. Fasteners shall be provided as standard.

FINISH - Anodized, polished, or satin brush finish. Painted poles shall be semi-gloss powder paint. Grounding - Grounding provision shall be immediately accessible through hand hole, 3/8" x 18 threads.

ANCHOR BOLTS - Steel anchor bolts shall be per ANSI/ASME B18.21.1 or ASTM F1554 Grade 36, hot dip galvanized. Nuts and washers shall be per ANSI/ASME B18.21.1 or ASTM F1554 - hot dip galvanized.

POLE ORDERING DATA
How to construct a catalog number for SSA poles:
EXAMPLE: **SSA655555_11_83_82_1** Fill in Catalog Number

STEP	CATALOG NUMBER	DESCRIPTION
1. SIZE/TYPE	SSA 655555	6" DIA. 55' TALL
2. POLE TOP TYPE	11	FLUSH MOUNT
3. POLE TOP ORNAMENT	83	FLUSH MOUNT
4. POLE TOP ORNAMENT	82	FLUSH MOUNT
5. POLE TOP ORNAMENT	1	FLUSH MOUNT

NOTES:
1. Pole top end pattern types H1 - H6 are available on drilled pole top only. H2 is only available on beam pole tops.
2. The Pattern Code is located on the same side as the hand hole, 3" above pole base. Receptacle / Cover are not included.

HOLOPHANE®
Acuity Brands

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT
• Luminaire pole suitable for ceiling height ranging from 10' to 100'.

PRODUCT SPECIFICATIONS
• 6000+ LUMENS 4" LED
• HYPERBOLIC / PARABOLIC / MAINTENANCE FREE
• L6 / LRM6 SERIES

NEW CONSTRUCTION
• 6000+ LUMENS 4" LED
• HYPERBOLIC / PARABOLIC / MAINTENANCE FREE
• L6 / LRM6 SERIES

REMODEL
• 6000+ LUMENS 4" LED
• HYPERBOLIC / PARABOLIC / MAINTENANCE FREE
• L6 / LRM6 SERIES

FLUSH MOUNT
• 6000+ LUMENS 4" LED
• HYPERBOLIC / PARABOLIC / MAINTENANCE FREE
• L6 / LRM6 SERIES

ORDERING INFORMATION
Complete Order Form (C-650) is available on page 10 of this document.

1-800-451-7273
Acuity Brands

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LIGHTING NOTE:

1. LIGHTING TO BE PROVIDED WITH PHOTO CELLS DAWN TO DUSK OPERATION.
2. LIGHTING TO BE PROVIDED WITH CIRCUITRY PROGRAMMED SO THAT 50 PERCENT OF SITE LIGHTING WILL BE TURNED OFF DURING NON-BUSINESS HOURS. NON-BUSINESS HOURS FOR THIS PURPOSE WILL BE FROM 7:00 P.M. TO 6:00 A.M.
3. IN ADDITION TO NOTE 2 ABOVE, THE THREE (3) ADDITIONAL FIXTURES AS INDICATED ON THIS PLAN WILL BE TURNED OFF DURING THE NON-BUSINESS HOURS INDICATED IN NOTE 2 ABOVE.

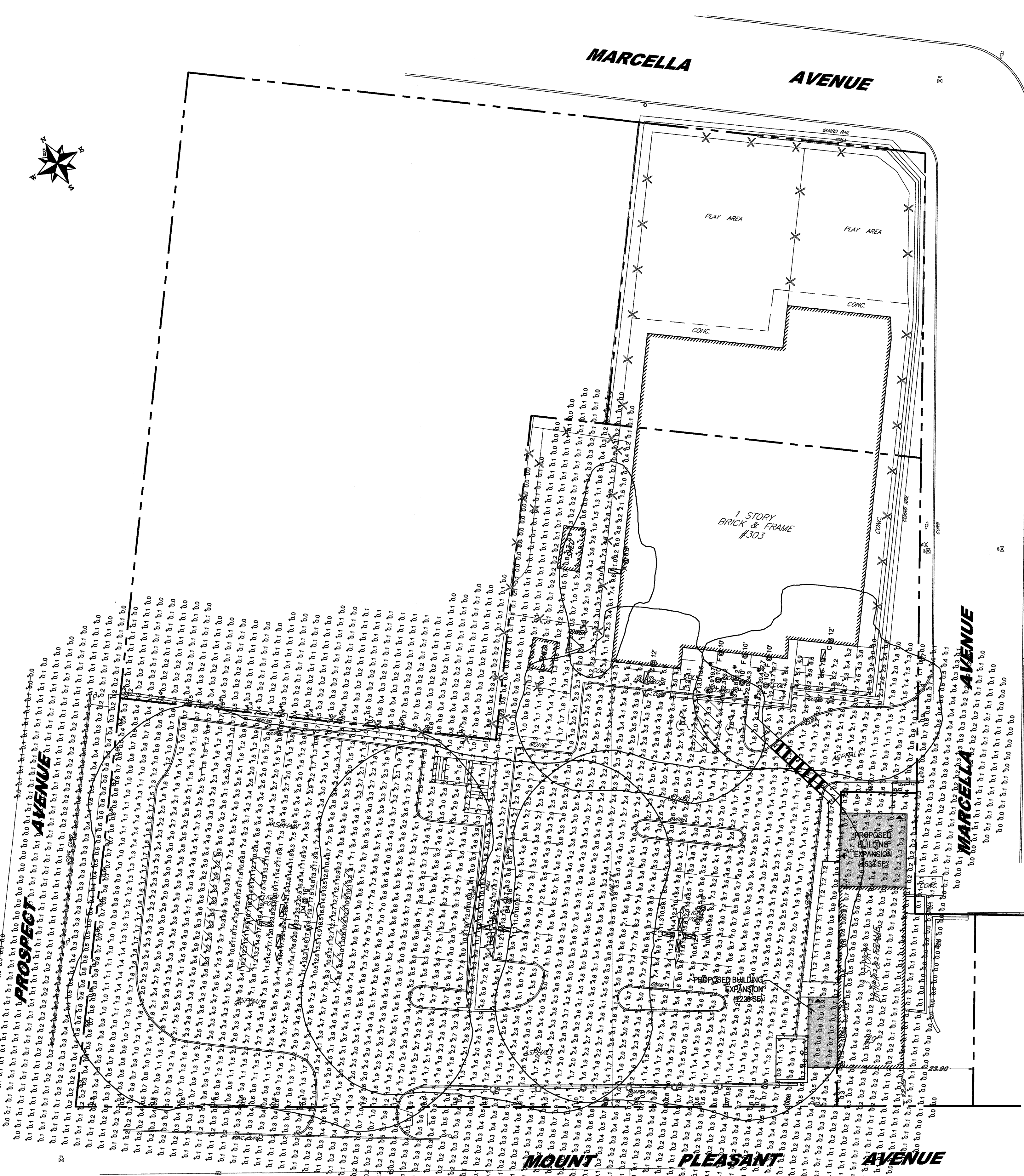
Relates	Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LOWER PARKING AREA		□	4.0 fc	16.6 fc	0.8 fc	20.8:1	5.0:1
UPPER PARKING AREA		+	0.4 fc	1.3 fc	0.0 fc	N/A	N/A
WALKWAYS		×	5.6 fc	25.1 fc	0.8 fc	41.8:1	9.3:1

Luminaire Locations	Location	Alt
No. Label	X Y Z MH Orientation Tilt X Y Z	
1	14171.53 2310.67 0.00 0.00 0.00 14171.53 2310.67 0.00	
2	14054.57 2343.36 16.00 16.00 90.00 14054.57 2343.36 0.00	
3	14054.57 2343.36 16.00 16.00 90.00 14054.57 2343.36 0.00	
4	14054.57 2343.36 16.00 16.00 90.00 14054.57 2343.36 0.00	
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Note:

1. Readings shown are based on a total LUF of as shown in schedule and taken at grade. Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-1).
2. Please refer to the "luminaire locations" for mounting heights.
3. Product information can be obtained at www.holophane.com or through your local agency.

Please note this analysis does not comply with minimal IESNA levels for parking and pedestrian safety. Acuity Brands will not be liable for any safety issues that may arise from the installation of this design.



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Filename	Light Loss Factor	Wattage
A	A	1	American Electric Lighting	AT80 208LEDE5 XXXXX R2	AT80 SERIES 30W LED 520MA TYPE 2 4000K CCT	LED Array	1	4625	AT80_208LEDE5_XXXXX_R 2.sas	0.98	39
B4	B4	2	American Electric Lighting	AT80 208LEDE10 XXXXX R4 400K	AT80 SERIES LED 1000MA TYPE 4 4000/5000K CCT	LED Array	1	8669	AT80_208LEDE10_XXXXX_R 4_4K_5K.sas	0.98	288
C	C	2	American Electric Lighting	AT80 208LEDE10 XXXXX R4 400K	AT80 SERIES LED 1000MA TYPE 4 4000/5000K CCT	LED Array	1	8669	AT80_208LEDE10_XXXXX_R 4_4K_5K.sas	0.98	72
D4	D4	1	American Electric Lighting	AT80 308LEDE10 XXXXX R4 400K	AT80 SERIES LED 1000MA TYPE 4 4000/5000K CCT	LED Array	1	16462	AT80_308LEDE10_XXXXX_R 4_4K_5K.sas	0.94	560
F	F	6	INDY BRAND, ACUTY BRANDS COMPANY	LE 17LM 36K 120 G3 80CRI 27 HM CS	INDY 17" DIA. 1-LED 1700LM 36K 80 CRI DOWNLIGHT W/ CLEAR SPECULAR ALZAK CS MEDIUM FLOOD HYPERBOLIC REFLECTOR (93.7 DEGREE BEAM SPREAD)	1-WHITE LED LIGHT ENGINE, LUMEN RATING=1 W/ABSOLUTE PHOTOMETRY	1	1684	LE_17LM_36K_120_G3_80C RI_27_LM_36K.sas	0.9	16.8

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Architecture
Engineering
Interior Design
Implementation Services

NJ State Board Of Architects Authorization No. 21AC00181100
NJ State Board Of Engineers & Land Surveyors Authorization No. 24GCA29053000

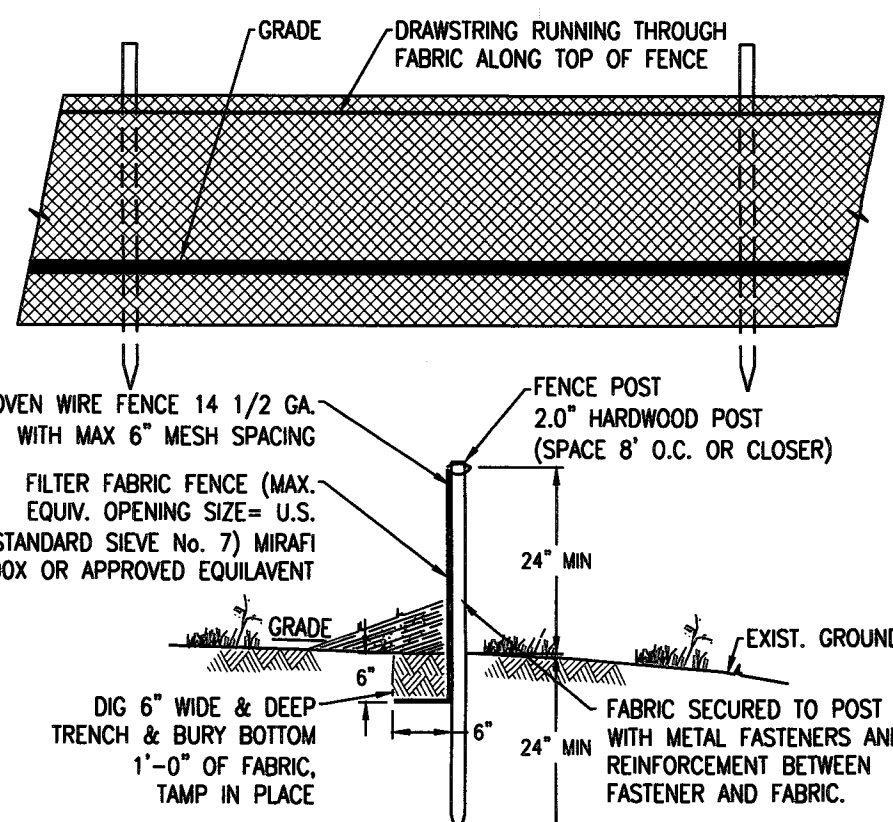
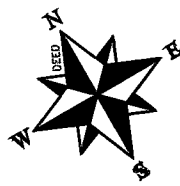
ISSUE			
NO.	DATE	DESCRIPTION	
1	09-19-2023	INITIAL SUBMISSION	C

SURVEY REFERENCE:

- BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "SURVEY OF PROPERTY SITUATED AT #303 MT PLEASANT AVENUE/9 MARCELLA AVENUE IN THE TOWN OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY BEING KNOWN AS LOTS 1 & 5.01 IN BLOCK 83 ON THE TAX MAP IN THE TOWN OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY", BY P LAND SURVEYING INC., P.O. BOX 3760, WAYNE, NJ, DATED JULY 29, 2023.
- UTILITY INFORMATION ALONG MT PLEASANT AVENUE AND PROSPECT AVENUE IS BASED ON A SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, 303 MOUNT PLEASANT AVENUE & 9 MARCELLA AVENUE, TAX LOTS 5 & 23, BLOCK 83, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" BY GC STEWART & ASSOCIATES INC. CHARLES P. STEWART, PLS. DATED 01/11/2017.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" 7TH EDITION LAST REVISED JULY 2017, EFFECTIVE DECEMBER 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, MAY BE REQUIRED TO BE TEMPORARILY MULCHED, AND SEEDED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER AS PER APPENDIX A3. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
- SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPSCD: **SPRING** - 3/1-5/15 AND **FALL** - 8/15 - 10/1.
- SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
- ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
- MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
- ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
- ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SODDING OR PLANTING. A DEPTH OF 5.0 INCHES, FIRMED IN PLACE, IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, EFFECTIVE DECEMBER 2017.



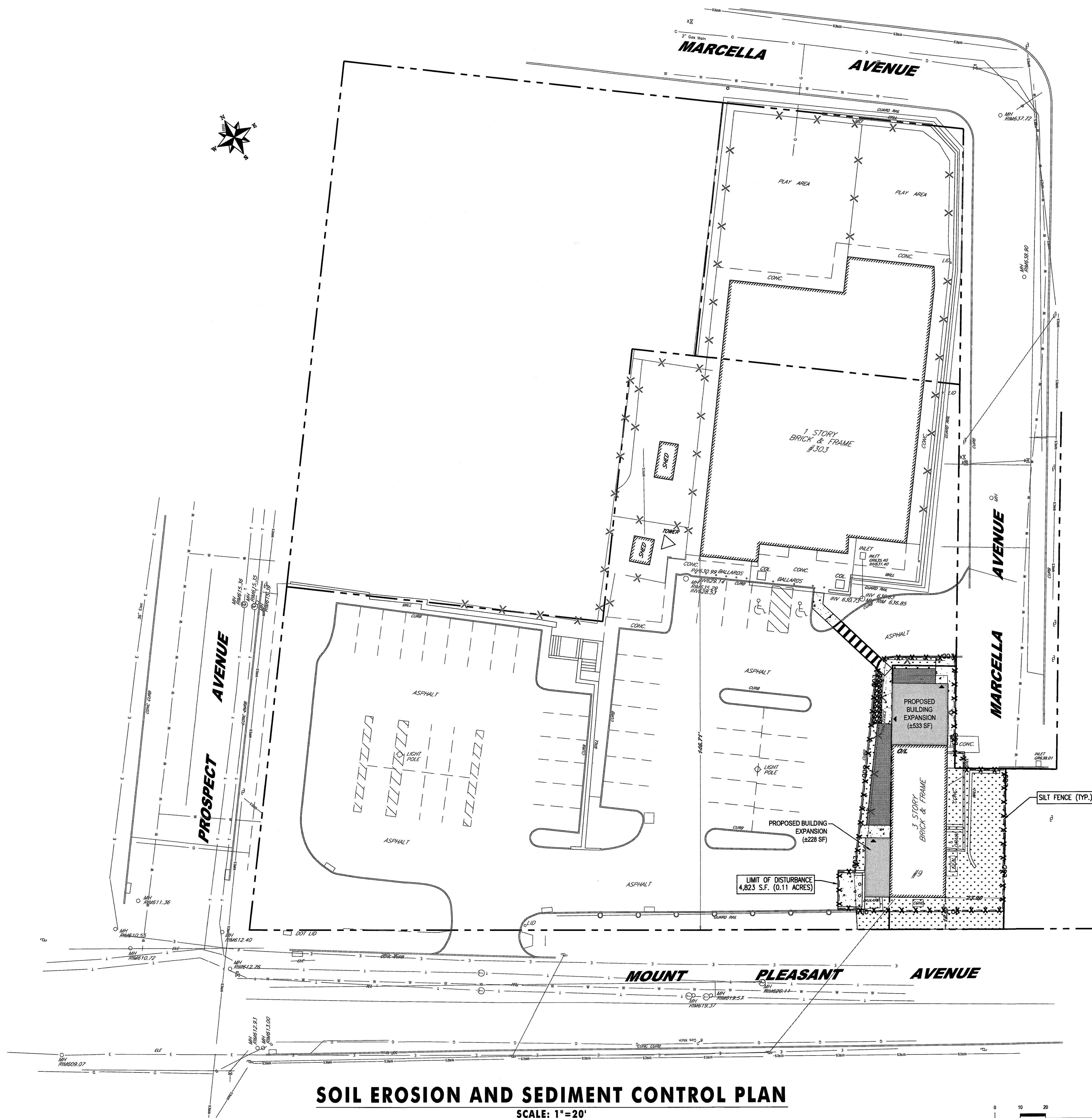
METHOD OF INSTALLATION:

- EXCAVATE AND SECURE BOTTOM 24" OF SILT FENCE BELOW GRADE AS SHOWN. FOR PAVEMENT LAYERS ONLY, LAY BOTTOM 6" OF FABRIC ON GROUND AND BACKFILL OVER FABRIC.
- EXCEPT FOR THE END POST, DRIVE ALL POSTS INTO THE GROUND AT BACK SIDE OF TRENCH SPACED A MAXIMUM OF 8 FEET O.C.
- ATTACH FILTER FABRIC TO POST AND STRETCH BETWEEN POSTS.
- WHERE ENDS OF FABRIC COME TOGETHER, THEY WILL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.

MAINTENANCE:

- THE FENCE INSTALLATION SHOULD BE INSPECTED WEEKLY & AFTER EVERY PRECIPITATION EVENT. ANY NECESSARY REPAIRS WILL BE MADE IMMEDIATELY.
- ACCUMULATED SEDIMENTS WILL BE REMOVED AS REQUIRED TO KEEP THE FENCE FUNCTIONAL. IN ALL CASES, REMOVE DEPOSITS WHERE ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE.
- ALL UNDERCUTTING OR EROSION OF THE TOE ANCHOR WILL BE REPAIRED IMMEDIATELY WITH ROCK.
- ADHERE TO ANY MANUFACTURER'S RECOMMENDATIONS FOR REPLACING FILTER FABRIC FENCE DUE TO WEATHERING.

48" SILT FENCE DETAIL
N.T.S.



SOIL EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=20'



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Architecture
Engineering
Interior Design
Implementation Services

NJ State Board Of Architects Authorization No. 21AC20016100
NJ State Board Of Engineers & Land Surveyors Authorization No. 24GA28053000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	09-19-2023	INITIAL SUBMISSION	C.R.O.

REVISION

NO.	DATE	DESCRIPTION	INT.

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA

RICHARD A. JARMEL, PE

IRWIN H. KIZEL, AIA, PP

ARCHITECTS & ENGINEERS

ARMEN B. BOGHOSIAN, PE

JEREMY D. BOYER, AIA

ANDRZEJ B. BRZOCZOWSKI, PE

SHANNON CROWNOVER, PE

GERARD P. GESARIO, PE

JONATHAN KLUYBODA, AIA

BRENDAN LEADREATER, AIA

JATHAN LIAW, PE

KAROLINA PODKONOWICZ, AIA

CHERYL SCHWEIKER, AIA

JOHN W. STRANDBERG, AIA

STEVEN J. VAZ, PE

Project:
GODDARD SCHOOL ANNEX

289 MOUNT PLEASANT AVENUE
WEST ORANGE, NEW JERSEY
BLOCK 83, LOTS 1 & 5.01

Project Number:
GSLNJ23-119

Scale:
1" = 20'

Drawn By:
C.R.O.

Approved By:
G.P.G.

Drawing Name:
**SOIL EROSION
AND
SEDIMENT CONTROL
PLAN**

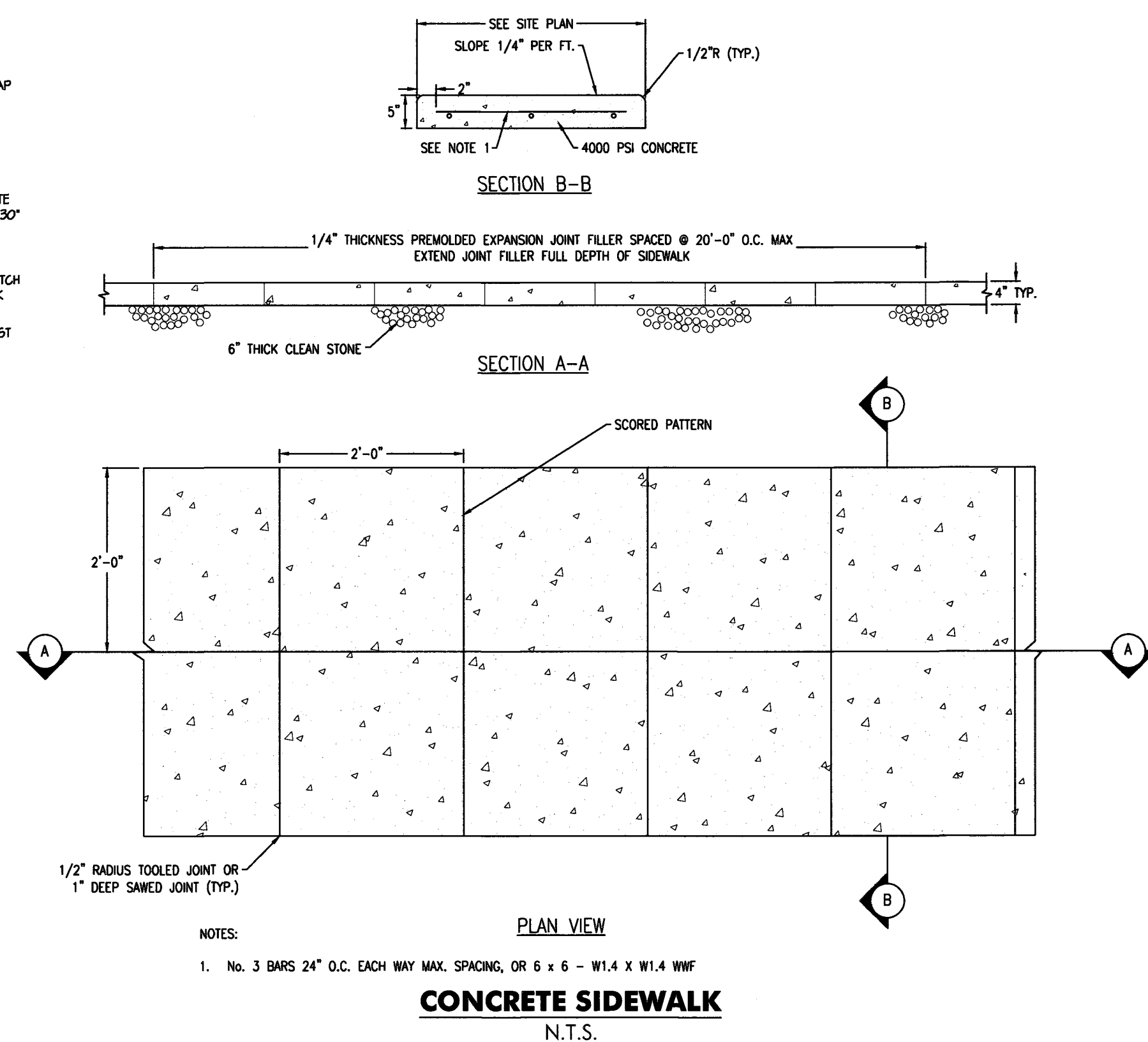
Drawing Number:
C-800

8 OF 9

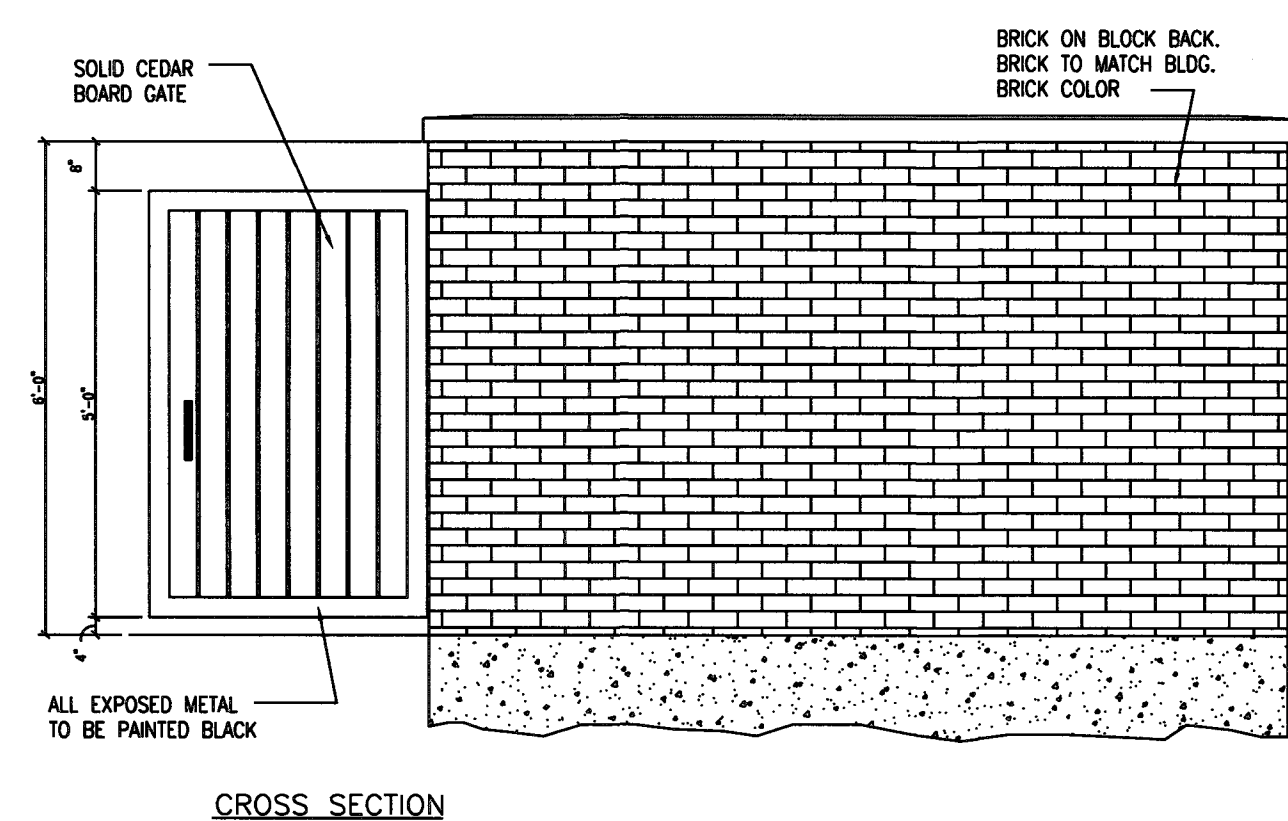
Initial Date: AUGUST 22, 2023

ENGINEER OF RECORD

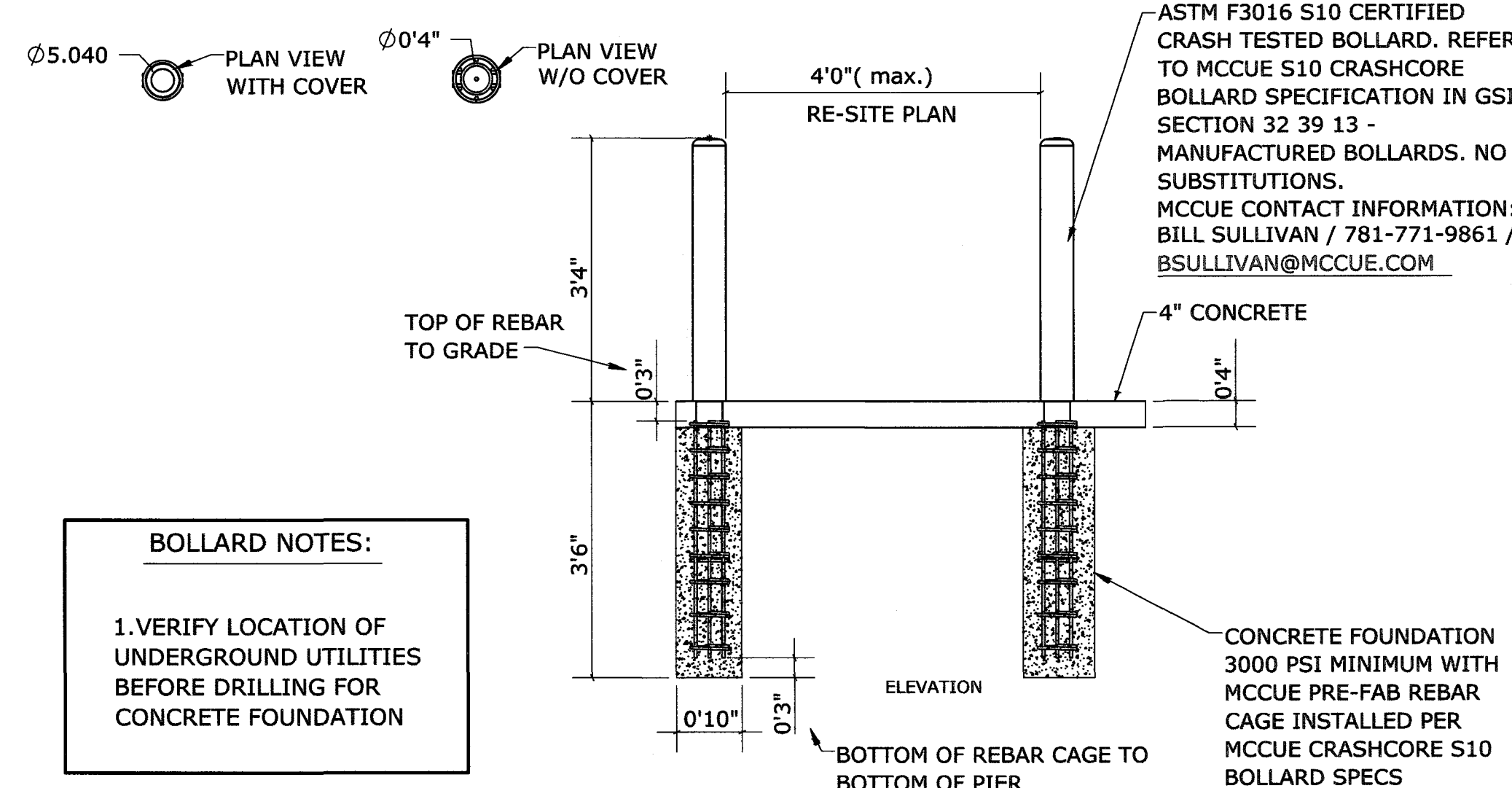
GERARD P. GESARIO, PE
NJ LIC 246508053000



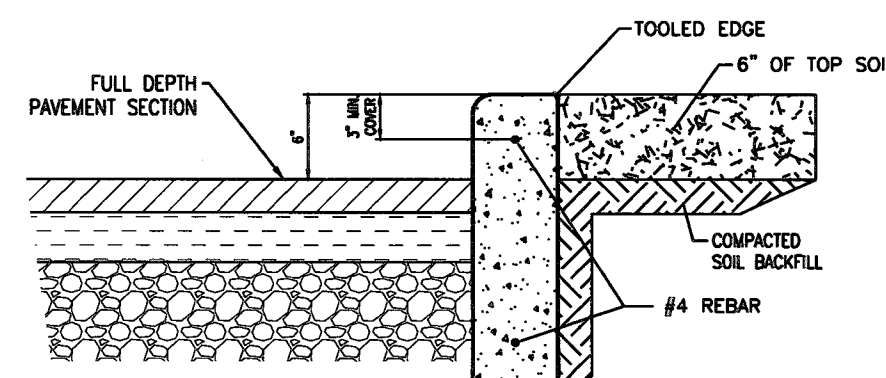
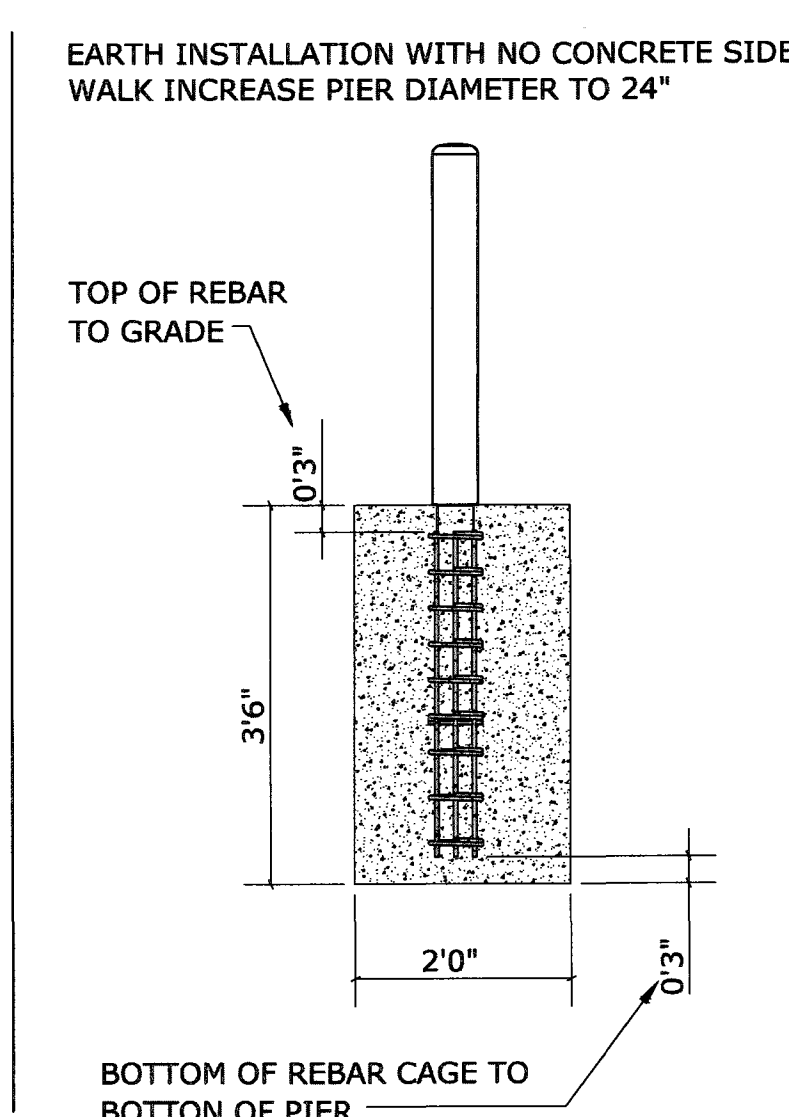
CONCRETE SIDEWALK
N.T.S.



TRASH ENCLOSURE WALL DETAIL
N.T.S.



CRASHCORE DEEP MOUNTED BOLLARD
N.T.S.



SHALLOW MOUNT CRASHCORE BOLLARD
N.T.S.

ISSUE			
NO.	DATE	DESCRIPTION	INT.
1	09-19-2023	INITIAL SUBMISSION	C.R.O.

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JOHN W. STRANDBERG, AIA

STEVEN J. VAZ, PE.

Project:
GODDARD SCHOOL ANNEX

**289 MOUNT PLEASANT AVENUE
WEST ORANGE, NEW JERSEY
BLOCK 83, LOTS 1 & 5.01**

Project Number: GSLNJ23-119	Scale: AS NOTED
Drawn By: C.R.O.	Approved By: G.P.G.

Drawing Name:

CONSTRUCTION DETAILS

Drawing Number:

C-900

Initial Date: AUGUST 22, 2023

ENGINEER OF RECORD

ENGINEER OF RECORD

1

L. P. Smith

Wm. J. Smith

GERARD P. GESARIO, P.
NUIC 24GE03825500
