PROPOSED WAREHOUSE AND ACCESSORY PARKING

780-900 NORTH AVENUE, BLOCK 344 LOT 3 AND
336-346 JOHNSON AVENUE BLOCK 341 LOT 2
PLAINFIELD, UNION COUNTY, NEW JERSEY

ZONING INFORMATION

		EXISTING	PROPOSED	CODE COMPLIANCE YES	NO	REMARKS
ZONE		TODN-NORTH AVENUE REDEVELOPMENT PLAN TRAIN SIDE COMMERCIAL TSC- BL 344 L 3 TRAIN SIDE RESIDENTIAL TSR - BL 341 L 2 ZONING ORDINANCE §17:9 - 7	NO CHANGE	●		
USE		EXISTING BL 344 L 3 VACANT BUILDING (Previous Warehouse)	PROPOSED BL 344 L 3 WAREHOUSE	●		
	REQUIRED	EXISTING	PROPOSED			
MINIMUM LOT AREA (S.F.)	20,000	142,660	142,660	●		
MINIMUM LOT WIDTH (FT.)	-	800.0	800.0			N/S
MINIMUM LOT FRONTAGE (FT.)	-	800.0	800.0			N/S
MINIMUM LOT DEPTH (FT.)	-	172.82	172.82			N/S
FRONT YARD SETBACK MIN. (FT.) MAX. (FT.)	0.0 5.0	2.11	2.11	●		
SIDE YARD SETBACK (FT.)	5.0	1.0	1.0		●	VARIANCE (EXISTING CONDITION)
SIDE YARD SETBACK (FT.) (COMBINED)	20.0	24.83	24.83	●		
REAR YARD SETBACK (FT.)	10.0	0.68	11.33	●		
MAXIMUM BUILDING COVERAGE (%)	75	82.36	80.23		●	VARIANCE (EXISTING CONDITION)
MAXIMUM IMPERVIOUS COVERAGE (%)	90.0	94.98	85.19	●		
MAXIMUM DENSITY (d.u.: per acre)	N/A	n/a	n/a			
MAXIMUM FLOOR AREA RATIO	3.3	0.77	0.82	●		
MAXIMUM NUMBER OF STORIES	6	1	1	●		
MAXIMUM BUILDING HEIGHT (FT.)	70.0	32.0	34.0	●		
MINIMUM OPEN SPACE % OF PROPERTY	5.0	14.8	14.8	●		
ACCESSORY PARKING - BLOCK 341 LOT 2		EXISTING VACANT LOT	PROPOSED PARKING			
LOT AREA (S.F.)	10,000	32,713	32,713			
FRONT YARD SETBACK MIN. (FT.) MAX. (FT.)	5.0 8.0	n/a n/a	n/a n/a			
SIDE YARD SETBACK (FT.) (COMBINED)	15.0	n/a	n/a			
REAR YARD SETBACK (FT.) MIN.	25.0	n/a	n/a			
MAXIMUM FLOOR AREA RATIO	2.0	n/a	n/a			
MAXIMUM DENSITY (DU/ACRE)	54	n/a	n/a			
MAXIMUM BUILDING COVERAGE	45%	n/a	n/a			
MAXIMUM IMPERVIOUS COVERAGE	90%	78.68%	76.24%			
MINIMUM OPEN SPACE	10%	21.33%	23.76%			
PARKING (§17:9-42.J) WAREHOUSE/DISTRIBUTION	57	-	67	●		
@ 1 SPACE/2,000 S.F. OF GROSS FLOOR AREA 114,454/2,000=57.2 SAY 57 SPACES						
MAKE READY ELECTRIC VEHICLE SUPPLY/ SERVICE EQUIP. SPACE {S-3223 PL 2021 c.171}	2	-	2	●		
LOADING (§ 17:11-13.B) WAREHOUSE/DISTRIBUTION	15		15	●		
1,8*10 5,000 SF ---> 1 SP 5,000 - 19,999 SF ---> 2 SP 20,000 - 39,999 SF ---> 3 SP 40,000 SF and more ---> 3 + 1/each addtl 20,000sf						
MINIMUM BUFFER BETWEEN NEIGHBORING RESIDENTIAL PROPERTIES (FT.)	10.0		10.0	●		
PARKING LOT PERIMETER BUFFER(FT)	5.0		5.0	●		
PARKING LOT LANDSCAPING (%) INTERIOR AREA	5		11.3	●		
DECIDIOUS TREES IN PARKING LOT 1 TREE/ 5 PARKING SPACES	14		14	●		
PLANTING ISLAND WIDTH IN PARKING LOT AT SIDE OF PARKING SPACE (FT) MIN.	5		5	●		
BETWEEN PARKING BAYS (FT) MIN	10		10	●		

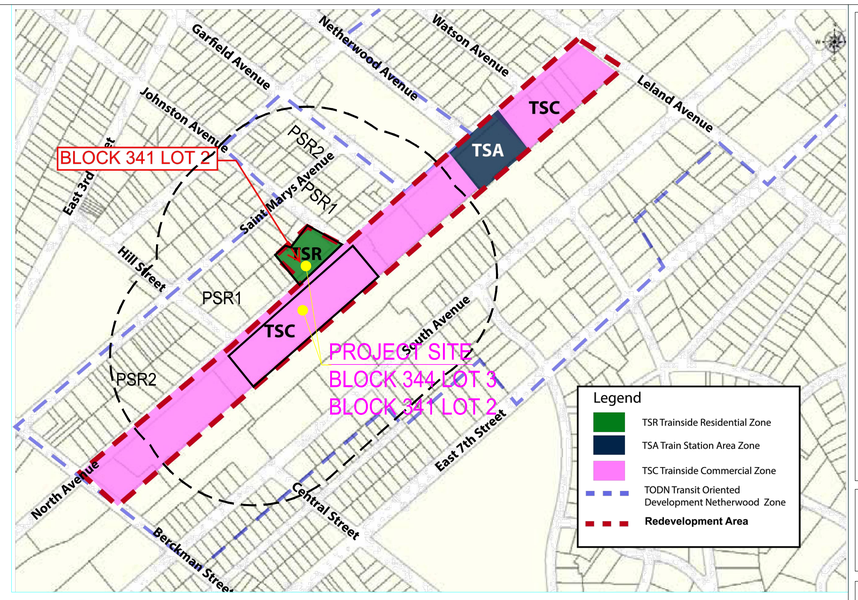
Loading Space Evaluation

Unit	GFA(sf)	REQ'D LOADING SP.
1	18,207	2
2	15,680	2
3	14,846	2
4	18,952	2
5	13,208	2
6	13,261	2
7	20,300	3
TOTAL REQ'D	114,454	15

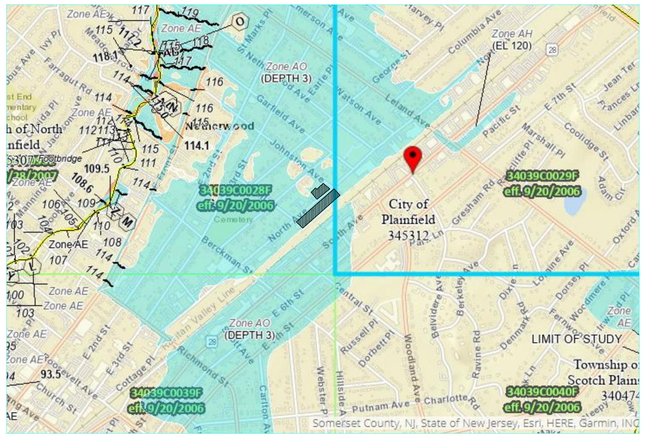
NOTE:
1. THE PROJECT IS NOT LOCATED WITHIN 400 FT. OF THE TSA SUBDISTRICT.

N/S - NO STANDARD
N/A - NOT APPLICABLE

1 KEY MAP
SCALE: 1"=400'



2 ZONING MAP
SCALE: 1"=400'



3 FLOOD HAZARD MAP ZONE AO
SCALE: –
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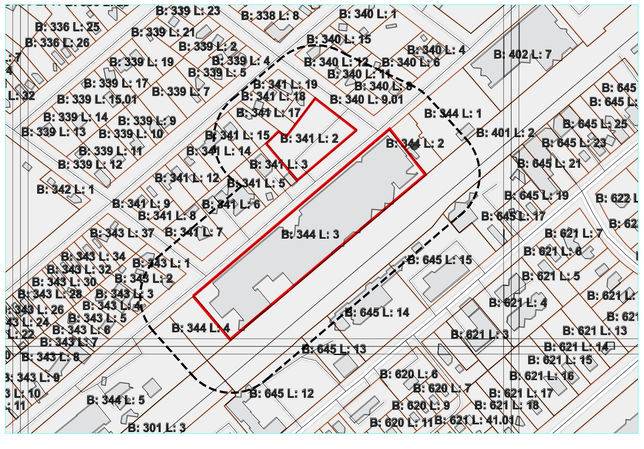

4 200 ft RADIUS TAX MAP
SCALE: 1"=200'

PROJECT NARRATIVE

THIS PROJECT ENTAILS THE REPURPOSING OF AN EXISTING VACANT MANUFACTURING/WAREHOUSE BUILDING INTO A MODERN WAREHOUSE /DISTRIBUTION FACILITY. THE RECONSTRUCTION PROJECT WILL INVOLVE THE RAISING OF THE ROOF OF CERTAIN SECTIONS OF THE STRUCTURE TO ACHIEVE A UNIFORM BUILDING HEIGHT AND OBTAIN THE INTERIOR FLOOR HEIGHT REQUIRED FOR LIGHT INDUSTRIAL USE. THE FACILITY SHALL INCLUDE 12 INTERIOR AND 3 EXTERIOR LOADING SPACES TO FACILITATE THE LOADING AND UNLOADING OPERATIONS. IN ADDITION TO RECONSTRUCTION/RENOVATION TO THE BUILDING, ACCESSORY PARKING CONSISTING OF 67 SURFACE PARKING SPACES SHALL BE PROVIDED ACROSS THE STREET ON LOT 2 BLOCK 341 (CORNER OF NORTH AVE. AND JOHNSON AVE.) OTHER ON-SITE AND OFF TRACT IMPROVEMENTS INCLUDING SIDEWALK, LIGHTING AND LANDSCAPING WILL ALSO BE PROVIDED.

PROJECT INFORMATION

PROPOSED ADDRESS:	780-900 NORTH AVENUE AND 336-346 JOHNSON AVENUE, PLAINFIELD, NEW JERSEY
BLOCK:	344, 341
LOTS:	2, 3 (respectively)
ZONING:	TODN NORTH AVENUE Subdistrict TSC, TSR (respectively)
EXISTING USE:	VACANT BUILDING; VACANT LAND
CONSTRUCTION CLASS	TYPE IIB
USE GROUP	S1 STORAGE (WAREHOUSE)
PROPOSED USE:	LIGHT INDUSTRIAL - WAREHOUSE/DISTRIBUTION; ACCESSORY PARKING
WORK PROPOSED:	RECONSTRUCTION/RENOVATION EXISTING BUILDING AND CONSTRUCTION OF SURFACE PARKING
TOTAL LOT AREA:	142,660 SF (3.28 Ac.) - LOT 2; 32,713 SF (0.75 Ac.) - LOT 3
BUILDING AREA:	144,454 SF
NUMBER OF PARKING SPACES	67

ADDITIONAL PROJECT INFORMATION
TYPICAL FOR ALL 7 UNITS.

PROPOSED USE:	WAREHOUSING WITH LIGHT MANUFACTURING, SUCH AS HVAC DUCT ASSEMBLY SHOP.
NUMBER OF EMPLOYEES:	FOUR TO SIX EMPLOYEES PER UNIT.
PROPOSED No OF SHIFTS:	ONE SHIFT.
EXPECTED NUMBER AT EACH SHIFT:	AS ABOVE
EXPECTED TRUCK TRAFFIC:	SMALL TO MEDIUM TRUCKS, ONCE DAILY, OUT AND IN.
LARGE TRUCK DELIVERIES:	ONCE MONTHLY.
HOURS OF OPERATION:	MONDAY TO FRIDAY 9AM TO 5PM, CLOSED ON SATURDAYS AND SUNDAYS
ANTICIPATED EXPANSION PLANS:	NONE.

TRASH COLLECTION

THE REFUSE AND RECYCLABLE MATERIAL WILL BE STORED WITHIN THE INTERIOR OF EACH WAREHOUSE UNIT FOR COLLECTION AND DISPOSAL BY PRIVATE HAULER OR THE PMUA. THERE SHAL BE NO EXTERIOR REFUSE RECYCLABLE STORAGE/COLLECTION AREA.

Owner/Applicant:
768-900 NORTH AVENUE, LLC
122 HADASSAH LANE
LAKEWOOD, NEW JERSEY 08701

APPROVED BY THE PLANNING BOARD OF THE CITY OF PLAINFIELD, UNION COUNTY, NEW JERSEY, AT MEETING HELD ON _____

CHAIRMAN OF PLANNING BOARD

SECRETARY OF PLANNING BOARD

CITY ENGINEER

C2EM URBAN, LLC
Consulting Engineers
391 Littleton Avenue
Newark, New Jersey 07103
973 420 0666
973 624 9045 Fax

MAURICE A. BROWN, PE
NJ 24GE02991900
NY 062747
PA 038759
MD 40283

NJ CERTIFICATE OF AUTHORIZATION No. 24GA28169100

Consultant
Address
Address
Phone
Fax
e-mail

Proposed Warehouse and Accessory Parking
768 -900 North Avenue Block 344 Lot 3 ,and
336-346 Johnson Avenue, Block 341 Lot 2
Plainfield, Union County, New Jersey

No.	Description	Date
1	Revision - 1st Completeness Review	05/23/2022

ZONING DATA

Project number	2021-12
Date	January 18, 2022
Drawn by	Carp
Checked by	MAB
	C-00.10
Scale	As noted

May 23, 2022 - 1:00 PM
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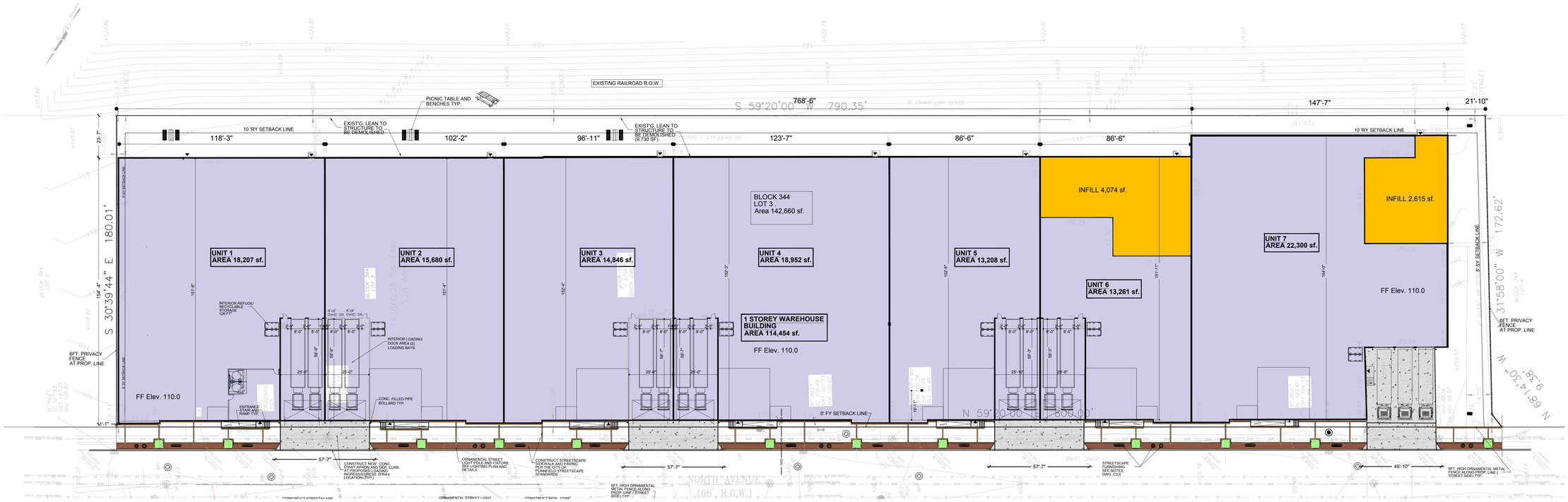
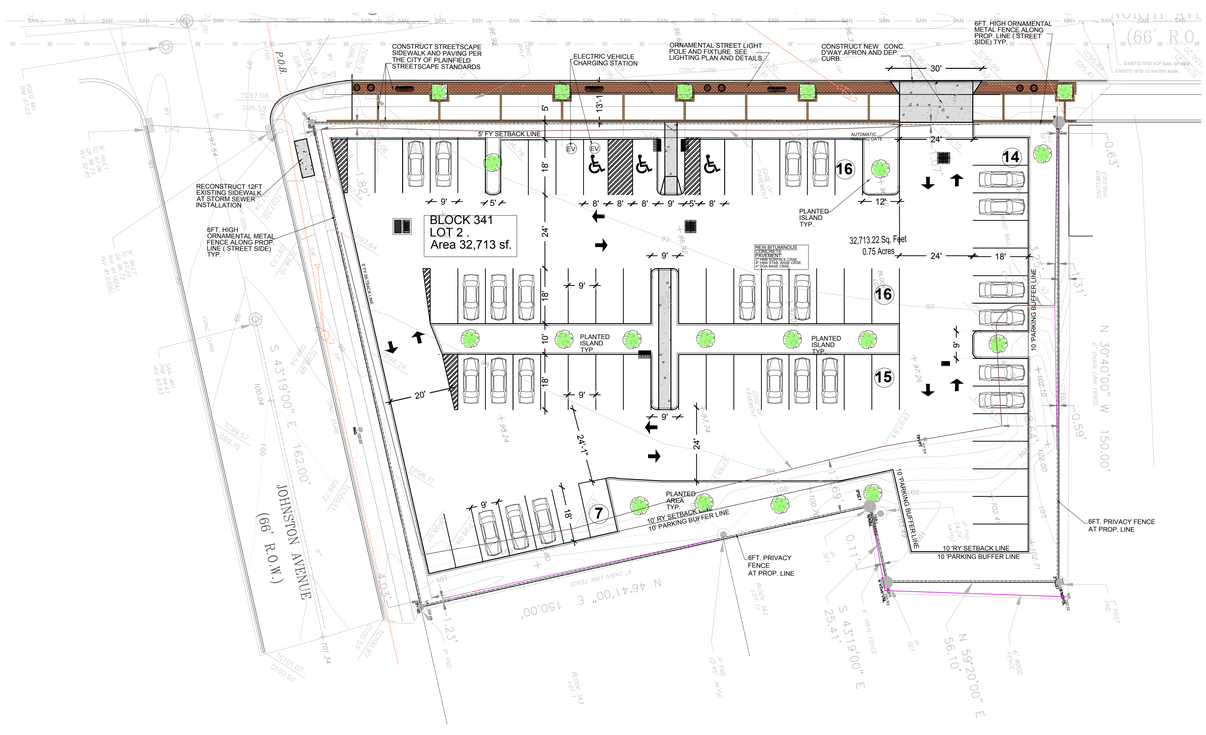


SITE PLAN

0 25' 50'

Scale:1"=25'



SITE PLAN

0 20' 40'

Scale:1"=20'

NOTES

THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS AND SPECIFICATIONS ESTABLISHED BY THE CITY OF PLAINFIELD, AND ALL OTHER AGENCIES HAVING JURISDICTION.

THESE SITE PLAN DOCUMENTS ARE BASED ON SURVEY INFORMATION OBTAINED FROM DRAWING ENTITLED "PLAN OF SURVEY WITH TOPOGRAPHY OF TAX MAP LOT 3 IN BLOCK 344, AND TAX MAP LOT 2 IN BLOCK 341, SITUATED IN CITY OF PLAINFIELD, UNION COUNTY, NEW JERSEY," PREPARED BY VALLEE SURVEYING, INC., DATED 10/24/2014 REV 05/04/2021.

REFER TO DRAWING NO's C600.00 THRU C600.30 FOR CONSTRUCTION DETAILS.

CONTRACTOR SHALL REMOVE EXISTING ON-SITE IMPROVEMENTS AS SHOWN AND ALL OTHER ENCROACHMENT WHICH INTERFERE WITH THE NEW WORK TO BE ACCOMPLISHED.

NEW IMPROVEMENTS SHALL BE CONSTRUCTED AS SHOWN ON PLANS.

WHERE EXCAVATION IS TO BE DONE IN OR ADJACENT TO EXISTING PAVEMENT FOR WORK INCLUDED BUT NOT LIMITED TO THE CONSTRUCTION OF NEW PAVEMENT AND THE INSTALLATION OF UNDERGROUND UTILITIES, CONTRACTOR SHALL SAW CUT ALONG THE AREAS TO BE DISTURBED. SAW CUT SHALL BE PERFORMED AT A DEPTH SUFFICIENT TO ALLOW THE COMPLETE REMOVAL OF THE BITUMINOUS PAVEMENT MATERIAL WITHOUT DAMAGE TO ADJACENT AREAS.

THE LOCATION, SIZES AND TYPES OF THE UNDERGROUND UTILITIES SHOWN ON THESE DRAWINGS HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND FROM NORMAL SURVEYING PRACTICES. THE ACCURACY OF THIS INFORMATION IS NEITHER GUARANTEED OR IMPLIED. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF ANY EXCAVATION.

ALL PROPOSED DRAINAGE WORK SHALL BE IN CONFORMANCE WITH THE MOST RECENT STANDARDS OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (N.J.D.E.P.E).

ALL EXISTING CASTINGS WITHIN THE PROJECT LIMIT TO REMAIN SHALL BE ADJUSTED, AS NECESSARY, SO THAT THEY WILL BE FLUSH WITH THE FINISHED GRADE AFTER COMPLETION OF WORK.

ANY DAMAGE TO UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, CASTINGS, LINES, CAUSED BY THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.

ALL GAS AND ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS AND DETAILS REQUIRED AND ESTABLISHED BY THE PUBLIC SERVICE ELECTRIC AND GAS COMPANY (PSE&G), NEW JERSEY.

THE CONTRACTOR, FOR THE PURPOSE OF SAFETY, SHALL NOTIFY THE UTILITY COMPANIES INVOLVED IF ANY OF THEIR UTILITIES ARE EXPOSED AND/OR UNDERMINED DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO ALL RULES AND REGULATION OF INDUSTRIAL CODES THAT GOVERNS HIS OPERATIONS.

LOCATION OF UTILITIES ENTERING BUILDING ARE APPROXIMATE. FINAL LOCATION SHALL BE DETERMINED IN THE FIELD AND APPROVED BY THE OWNER AND THE ENGINEER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL SITE CLEANING. CLEANING SHALL BE PERFORMED TO THE SATISFACTION OF THE OWNER.

TOP OF CURB ELEVATION IS 6 INCHES ABOVE BOT. OF CURB ELEVATION SHOWN ON DRAWINGS TYP.

THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR/RESTORE ALL CONDITIONS OF DAMAGE IN THE PUBLIC RIGHT OF WAY RESULTING FROM WORK UNDER THIS PROJECT. ALL REPAIR/RESTORATION SHALL BE OF EQUAL OR GREATER STANDARD.

WHERE VEHICULAR TRAFFIC CROSSES SIDEWALK CONSTRUCT SIDEWALK SECTION IN ACCORDANCE WITH CONCRETE APRON DETAIL.

LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY LINE	
	STREET R.O.W. LINE	
E	OVERHEAD WIRES	E
	CURB LINE	
	DROP CURB	
MH	MANHOLE	MH
	INLET	
	WATER VALVE	
	GAS VALVE	
	FIRE HYDRANT	
	SIGN POST	
	LIGHT POLE	
	UTILITY POLE	
+ 89.50	SPOT ELEVATION	+ 89.50
90	EXISTING CONTOUR LINE	90
24"	TREE (TREE DIAMETER)	
	DIRECTION OF SEWER FLOW	
x	FENCE	x
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
@	PUBLIC SERVICE MH	@
GW	GUY WIRE	GW
35	TAX LOT NUMBER	35
	WATER	
	GAS	
	SANITARY	
	STORM	

BLOCK 344 LOT 3	EXISTING	PROPOSED
TOTAL LOT AREA sf..(%)	142,660 (100%)	142,660 (100%)
AREA OF PROPERTY COVERED BY BUILDINGS sf. (impervious)	117,495 (82.36%)	114,454 (80.23%)
AREA OF PROPERTY COVERED BY PARKING, WALKS, D'WAYS, COMPACTED GRAVEL/STONE. PAVED SURFACES, sf, (impervious)	13,432 (9.42%)	7,078 (4.96%)
AREA OF PROPERTY COVERED BY PLANTING, LANDSCAPING. sf. (PERVIOUS SURFACES)	11,733 (8.22%)	21,128 (14.81%)

DECREASE IN IMPERVIOUS COVER LOT 3 9,395 SF (0.22 Ac)

SITE COVERAGE

BLOCK 341 LOT 2	EXISTING	PROPOSED
TOTAL LOT AREA sf..(%)	32,713 (100%)	32,713 (100%)
AREA OF PROPERTY COVERED BY BUILDINGS sf. (impervious)	0 (0%)	0 (0%)
AREA OF PROPERTY COVERED BY PARKING, WALKS, D'WAYS, COMPACTED GRAVEL/STONE. PAVED SURFACES, sf, (impervious)	25,739 (78.68%)	24,942 (76.24%)
AREA OF PROPERTY COVERED BY PLANTING, LANDSCAPING. sf. (PERVIOUS SURFACES)	6,974 (21.32%)	7,771 (23.76%)

DECREASE IN IMPERVIOUS COVER LOT 2 797 SF (0.22 Ac)

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MD 40283

NJ CERTIFICATE OF AUTHORIZATION No. 24GA28169100

Consultant
Address
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Phone
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e-mail

Proposed Warehouse and Accessory Parking 768 -900 North Avenue Block 344 Lot 3 ,and 336-346 Johnson Avenue, Block 341 Lot 2 Plainfield, Union County, New Jersey

No.	Description	Date
1	Revision - 1st Completeness Review	05/23/2022

SITE PLAN

Project number	2021-12
Date	January 18, 2022
Drawn by	Carp
Checked by	MAB

C100.00

Scale As noted

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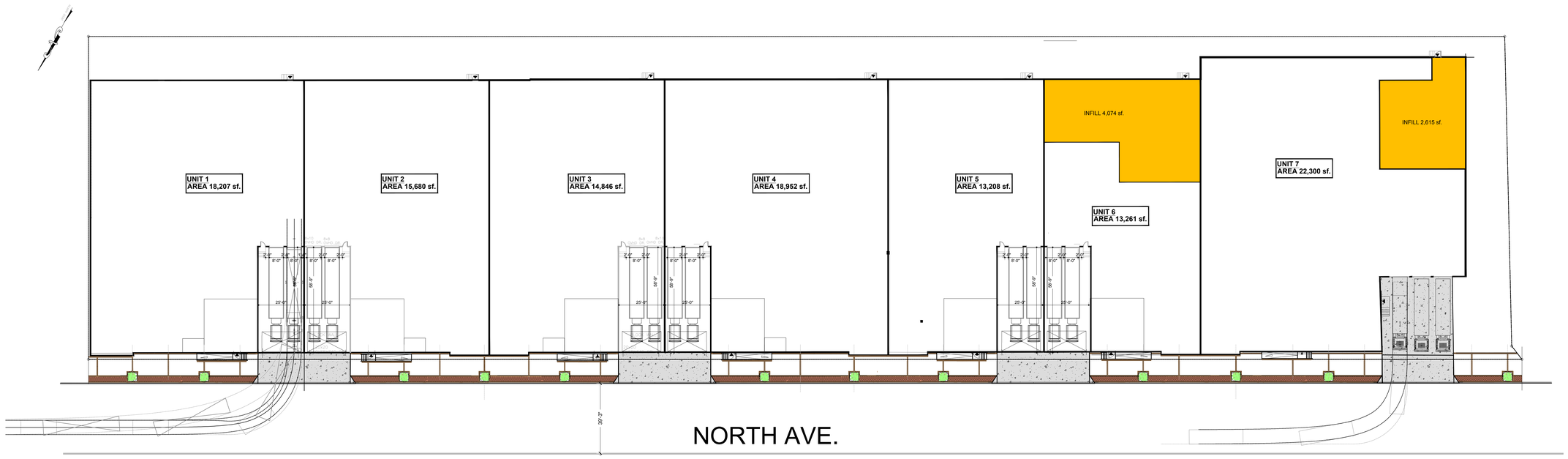

VEHICLE TURNING PLAN

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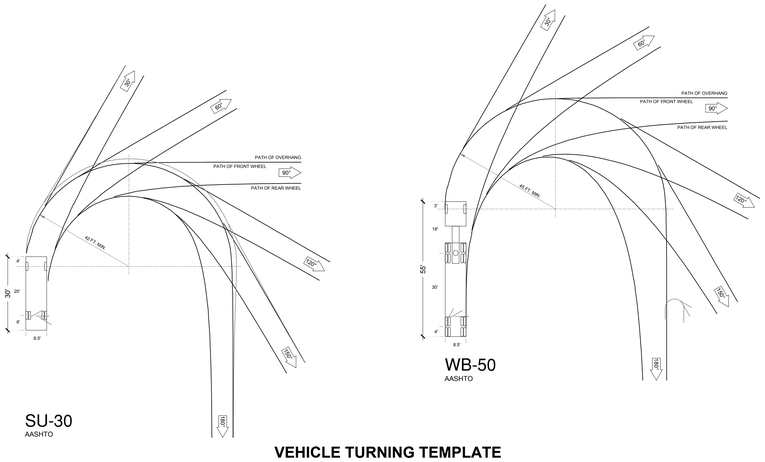

VEHICLE TURNING TEMPLATE

C2EM URBAN, LLC
Consulting Engineers

391 Littleton Avenue
Newark, New Jersey 07103

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MAURICE A. BROWN, PE
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C100.10

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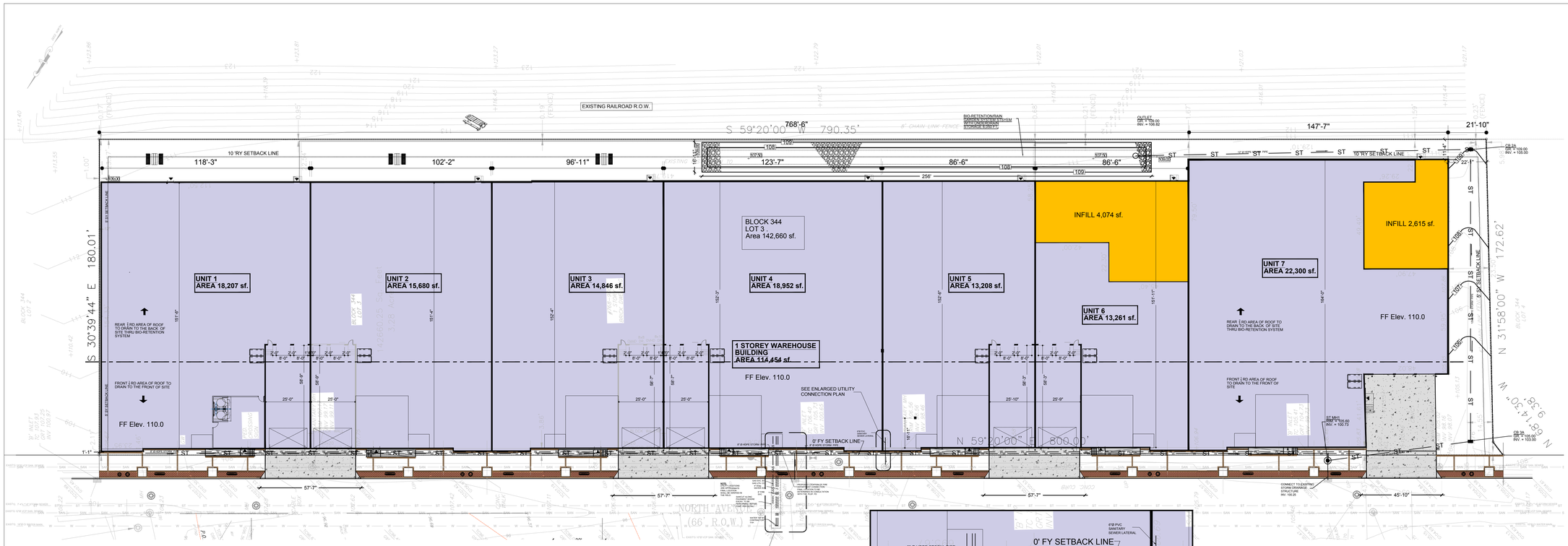
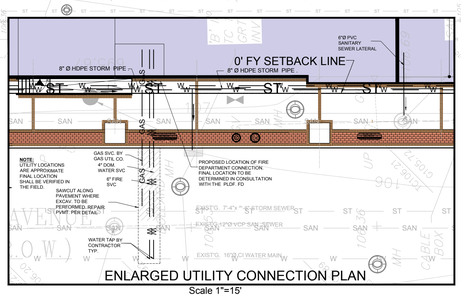


UTILITY,GRADING and DRAINAGE PLAN

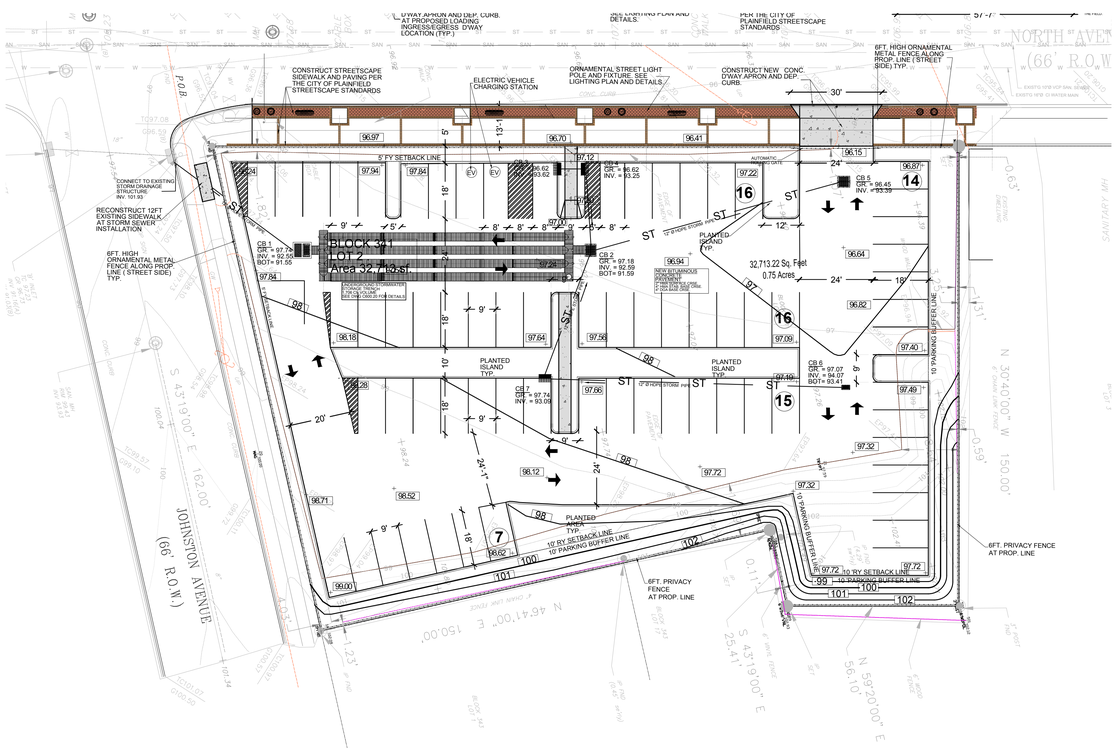
0 25' 50'

Scale:1"=25'



ENLARGED UTILITY CONNECTION PLAN

Scale 1"=15'



UTILITY,GRADING and DRAINAGE PLAN

0 20' 40'

Scale:1"=20'

UTILITY CONSTRUCTION NOTES

1. THESE SITE PLAN DOCUMENTS ARE BASED ON SURVEY INFORMATION OBTAINED FROM DRAWING ENTITLED "PLAN OF SURVEY WITH TOPOGRAPHY OF TAX MAP LOT 12 IN BLOCK 624 SITUATED IN CITY OF PLAINFIELD, UNION COUNTY, NEW JERSEY," PREPARED BY VALLEE SURVEYING, INC., DATED 06/04/2015 REV. 07/06/2015
2. ALL ELEVATIONS AND CONOURS ARE BASED ON NAVD 1988.
3. ATTENTION TO THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, POTABLE WATER LINES AND APPURTENANCES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CATV LINES AND UNDERGROUND STORAGE TANKS) THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER. AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER. IN WRITING. PRIOR TO CONSTRUCTION. OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN.
4. CONTRACTOR TO PERFORM TEST PITS TO VERIFY EXISTING UTILITY DEPTHS, SIZES AND LOCATIONS PRIOR TO CONNECTING PROPOSED SEWER AND WATER MAINS TO EXISTING SEWER AND WATER MAINS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS SO THAT DESIGN MODIFICATIONS CAN BE MADE IF NECESSARY.
5. ALL CONSTRUCTION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND TO CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
6. ALL CONSTRUCTION IN ROADWA YS TO CONFORM TO THE CITY OF ORANGE TOWNSHIP CONSTRUCTION GUIDELINES FOR STREET OPENINGS AND STANDARDS FOR ROADWAY CONSTRUCTION. LATEST EDITION.
7. PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.
8. PROPOSED BUILDINGS SHALL BE SERVICED BY EXISTING POTABLE WATER FROM NEW JERSEY AMERICAN WATER COMPANY AND SANITARY SEWER FROM THE CITY OF ORANGE TOWNSHIP AVAILABLE FROM THE ADJACENT STREETS.
9. ALL STORM DRAINAGE TO BE CLEANED AND TELEVISED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY. ALL SANITARY SEWER MAINS. SEWER LATERALS, AND APPURTENANCES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH CITY OF ORANGE TOWNSHIP AND NJDEP REQUIREMENTS.
10. SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL WATER, SANITARY SEWER AND STORM SEWER STRUCTURES. CONDUITS. MATERIALS. AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
11. ANY DAMAGE CAUSED TO THE SANITARY SEWER SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES (TO BE DETERMINED BY THE AUTHORITY) SHALL BE REPAIRED BY THE CONTRACTOR, AT THE COST OF THE CONTRACTOR AND TO THE AUTHORITY'S SATISFACTION.
    PRIOR TO ACCEPTANCE, AS-BUILT PLANS FOR THE SANITARY SEWER SYSTEM SHALL BE SUBMITTED AND APPROVED.
12. PRIOR TO ACCEPTANCE, THE SANITARY SEWER SYSTEM SHALL BE TESTED IN ACCORDANCE WITH CITY OF ORANGE TOWNSHIP RULES AND REGULATIONS. AND WITNESSED AND APPROVED BY THE AUTHORITY ENGINEER.
13. REFER TO TECHNICAL SPECIFICATIONS FOR WATER AND SANITARY SEWER FOR MATERIAL, INSTALLATION SPECIFICATIONS AND TESTING REQUIREMENTS.
14. ALL WATER SERVICES LINES AND APPURTENANCES SHALL BE CONSTRUCTED. TESTED AND DISINFECTED IN ACCORDANCE WITH NEW JERSEY AMERICAN WATER COMPANY AND NJDEP REQUIREMENTS.
15. ALL WATER SERVICES TO BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF THE PLUMBING SUBCODE PROMULGATED BY THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS PURSUANT TO THE STATE UNIFORM CONSTRUCTION CODE ACT (NJAC 5:23-3.15).
16. ALL NEW WATER SERVICES SHALL BE INSTALLED WITH A MINIMUM OF 4 FEET OF COVER OVER THE PIPE TO PREVENT FREEZING.
17. IN ACCORDANCE WITH N.J.A.C. 7:10-11.10(E)5. ALL WATER MAINS AND SANITARY SEWER LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER UNES SHALL BE IN SEPARATE TRENCHES (STEP MMMMTRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER UNE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH OTHER SEPARATION EXPRESSLY APPROVED BY THE NJDEP. AT CROSSINGS OF SEWER UNES AND WATER MAINS. THE TOP OF THE SEWER UNES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE. THE SEWER UNE SHALL BE OF WATERTIGHT CONSTRUCTION (DUCTILE IRON). WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.
18. UNLESS OTHERWISE INDICATED:
    WATER SERVICE LINES SHALL BE TYPE 'K' COPPER.
    SANITARY SEWER MAINS SHALL BE PVC SDR-35
    HDPE PIPES SHALL BE ADS N-12 WITH SOIL TIGHT JOINTS OR APPROVED EQUAL.
    STORM SEWER PVC PIPES SHALL BE SCHEDULE 80 WITHIN PAVED AREAS AND SCHEDULE 40 IN LANDSCAPED AREAS, UNLESS OTHERWISE NOTED.
19. A MARKER STAKE PROTRUDING A MINIMUM OF FOUR FEET ABOVE THE GROUND SURFACE SHALL BE PLACED TO INDICATE THE END OF THE CONSTRUCTION STUBS FOR BUILDING CONNECTIONS, OR STUBS SHALL BE TURNED AND EXTENDED ABOVE GRADE BY FOUR FEET AND CAPPED.
20. BUILDING ROOF LEADERS AND CLEAR WASTE FROM BUILDING TO CONNECT TO SITE STORM SEWER SYSTEM.
21. ELECTRICAL, TELEPHONE, CATV AND ALL OTHER WIRE-SERVED UTILITY EXTENSIONS AND SERVICES SHALL BE INSTALLED UNDERGROUND WITH STANDARDS ESTABUSHED BY THE SERVICING UTILITY COMPANY.
22. GAS AND ELECTRICAL SERVICE CONDUITS AND STRUCTURES MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND PROVIDED DESIGN BY PSE&G. THE CONTRACTOR MUST PROVIDE RECORD "AS BUILT" PLANS OF ALL CONDUITS AND STRUCTURES TO PSE&G PROJECT ENGINEER AND THE PROJECT OWNER.
23. TELEPHONE AND CATV SERVICE CONDUIT AND STRUCTURES MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF VERIZON AND COM CAST. THE CONTRACTOR MUST PROVIDE RECORD "AS/ BUIL" PLANS OF ALL CONDUITS AND STRUCTURES TO VERIZON, COMCAST, PROJECT ENGINEER AND PROJECT OWNER.
24. CONTRACTOR SHALL MAINTAIN FIELD NOTES, PHOTOGRAPHS. AND REDLINE PLANS CLEARLY RECORDING THE LOCATION OF ALL UNDERGROUND INSTALLATIONS. THESE RECORDS SHALL BE PROVIDED TO THE ENGINEER UPON REQUEST.
25. ALL UTILITY METERS AND EQUIPMENT SHALL BE LOCATED INSIDE THE BUILDING.
26. FINAL RESTORATION OF PAVEMENT ON THE RIGHT OF WAY (SOUTH AVE.) SHALL INCLUDE INFRARED TREATMENT.

SANITARY SEWER IMPACT:

Warehouse/Factory Use:

Per Employee	=	25 gpd
Number of Employee @1/500sf	=	229
(114,454 sf/ (1 person/500 sf))		
Total Expected Flow:	=	5,725 gpd

(Total flow is less than 8,000 gpd. NJDEP Treatment Works Approval is not required for this project.)

WATER DEMAND CALCS: (NJAC 7:10-12.6)

Industrial Use:

Per Employee/ 8 hr shift	=	25 gpd
Number of Employees	=	229
Total Expected Demand	=	5,725 gpd

C2EM URBAN, LLC
Consulting Engineers

391 Littleton Avenue
Newark, New Jersey 07103

973 420 0666
973 624 9045 Fax

MAURICE A. BROWN, PE
NJ 24GE02991900
NY 062747
PA 038759
MD 40283

NJ CERTIFICATE OF AUTHORIZATION No. 24GA28169100

Consultant
Address
Address
Address
Phone
Fax
e-mail

Proposed Warehouse and Accessory Parking
768 -900 North Avenue Block 344 Lot 3 ,and
336-346 Johnson Avenue, Block 341 Lot 2
Plainfield, Union County, New Jersey

No.	Description	Date
1	Revision - 1st Completeness Review	05/23/2022

UTILITY, GRADING AND DRAINAGE PLAN

Project number	2021-12
Date	January 18, 2022
Drawn by	Carp
Checked by	MAB

C200.00

Scale: As noted

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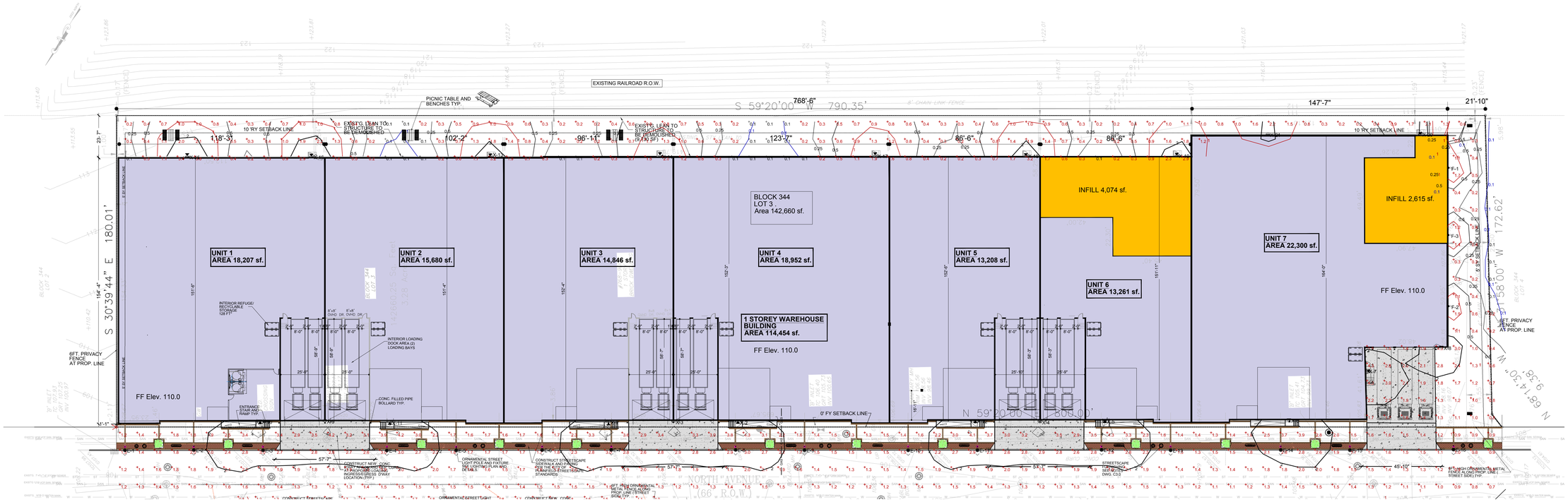
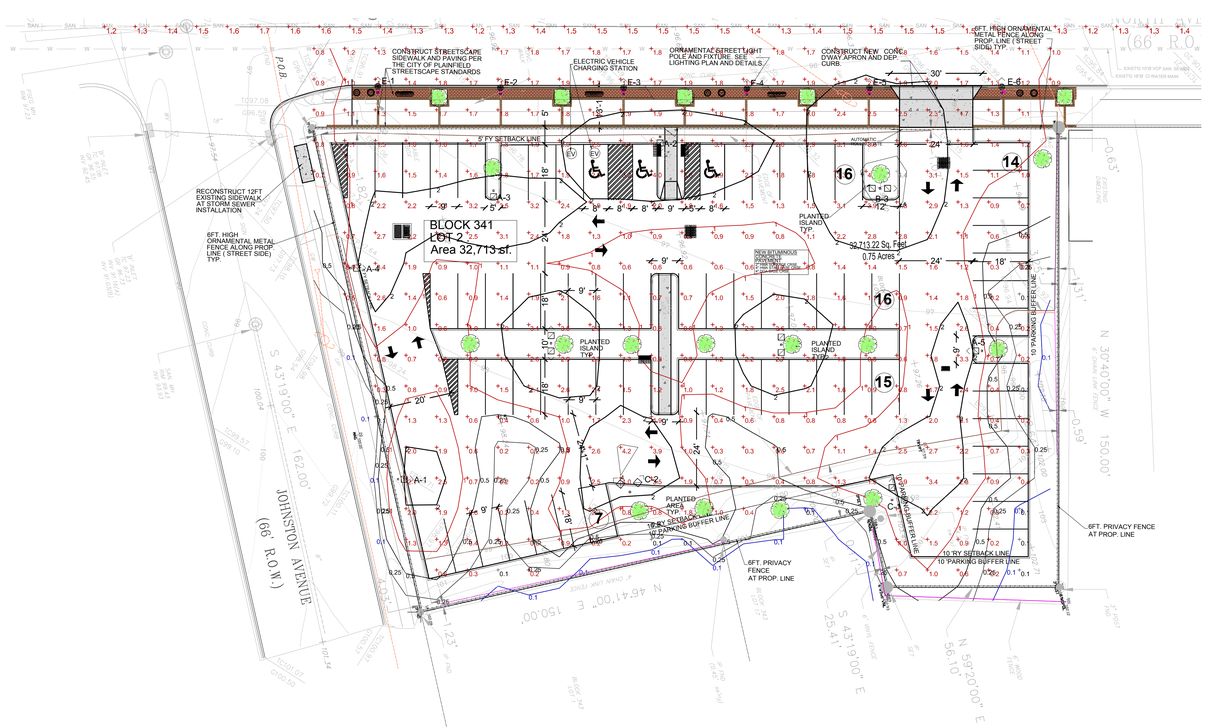
D:\PROJECT FILES\PROJECTS\2021\2021-12 NORTH AVE PLAINFIELD MOSHE\DWGS\SITE\SITE PLAN - NORTH AVE WAREHOUSE USE THIS 05-25.dwg



LIGHTING PLAN WAREHOUSE

0 25' 50'

Scale:1"=25'



LIGHTING PLAN PARKING AREA

0 20' 40'

Scale:1"=20'

LIGHTING FIXTURE SCHEDULE

Symbol	Quantity	Catalog Number	Description	Label	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Manufacturer
	5	DSX0 LED 20C 530 30K T2M MVOLT HS	DSX0 LED WITH (1) 20 LED LIGHT ENGINES, TYPE T2M OPTICS, 3000K, @ 530mA WITH HOUSE SIDE SHIELD	A	LED	1	DSX0_LED_20C_530_30K_T2M_MVOLT_HS.ies	2447.821	1	34.45	Lithonia Lighting
	3	DSX0 LED 20C 530 30K T2M MVOLT HS	DSX0 LED WITH (1) 20 LED LIGHT ENGINES, TYPE T2M OPTIC, 3000K, @ 530mA WITH HOUSE SIDE SHIELD	B	LED	1	DSX0_LED_20C_530_30K_T2M_MVOLT_HS.ies	2447.821	1	68.9	Lithonia Lighting
	2	DSX0 LED 20C 530 30K T2M MVOLT HS	DSX0 LED WITH (1) 20 LED LIGHT ENGINES, TYPE T2M OPTIC, 3000K, @ 530mA WITH HOUSE SIDE SHIELD	C	LED	1	DSX0_LED_20C_530_30K_T2M_MVOLT_HS.ies	2447.821	1	68.9	Lithonia Lighting
	22	TXF948-G2-KL5W3-16	Teardrop Pendant Large LED (TXF9), 48 LEDs, T5 OPTICS, 350mA, ACRYLIC, LONG GLOBE	E	(3) LEDGINE 3.1 LIGHT ARRAY OF 16 LEDs (LUXEON T) DRIVEN AT 350mA	1	txf948-g2-kl5w3-16.ies	5947.764	1	51.1	SIGNIFY LIGHTING
	3	WSTM LED 1A 30K 120 DIFS	WSTM LED WITH 1 BOARD, 3000K CCT, 120 VOLT, DIFFUSE GLASS LENS	F	3000K LED, ALL VALUES PER 1000 LMS.	1	WSTM_LED_1A_30K_120_DIFS.ies	673.2339	1	8.9	Lithonia Lighting
	21	DSXW1 LED 20C 530 30K T4M MVOLT DDL	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 3000K, @ 530mA WITH DIFFUSE DROP LENS.	X	LED	1	DSXW1_LED_20C_530_30K_T4M_MVOLT_DDL.ies	3204.265	1	34.9	Lithonia Lighting

Luminaire Locations - Warehouse Building

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	E	28.59	3.53	16.00	16.00	180.00	0.00	28.59	2.53	0.00
2	E	68.39	3.72	16.00	16.00	180.00	0.00	68.39	2.72	0.00
3	E	108.38	3.54	16.00	16.00	180.00	0.00	108.38	2.54	0.00
4	E	179.89	3.45	16.00	16.00	180.00	0.00	179.89	2.45	0.00
5	E	219.90	3.48	16.00	16.00	180.00	0.00	219.90	2.48	0.00
6	E	269.51	3.69	16.00	16.00	180.00	0.00	269.51	2.69	0.00
7	E	309.44	3.80	16.00	16.00	180.00	0.00	309.44	2.80	0.00
8	E	381.22	3.78	16.00	16.00	180.00	0.00	381.22	2.78	0.00
9	E	421.00	3.66	16.00	16.00	180.00	0.00	421.00	2.66	0.00
10	E	480.83	3.53	16.00	16.00	180.00	0.00	480.83	2.53	0.00
11	E	520.83	3.64	16.00	16.00	180.00	0.00	520.83	2.64	0.00
12	E	592.49	3.81	16.00	16.00	180.00	0.00	592.49	2.81	0.00
13	E	632.38	3.59	16.00	16.00	180.00	0.00	632.38	2.59	0.00
14	E	695.98	3.72	16.00	16.00	180.00	0.00	695.98	2.72	0.00
15	E	735.88	3.61	16.00	16.00	180.00	0.00	735.88	2.61	0.00
16	E	795.70	3.99	16.00	16.00	180.00	0.00	795.70	2.99	0.00
1	F	792.89	164.80	12.00	12.00	90.00	0.00	792.89	164.80	0.00
2	F	792.90	84.79	12.00	12.00	90.00	0.00	792.90	84.79	0.00
3	F	792.77	125.91	12.00	12.00	90.00	0.00	792.77	125.91	0.00
1	X	307.71	18.38	10.00	10.00	180.00	0.00	307.71	18.38	0.00
2	X	382.47	18.25	10.00	10.00	180.00	0.00	382.47	18.25	0.00
3	X	345.31	18.54	10.00	10.00	180.00	0.00	345.31	18.54	0.00
4	X	556.90	18.36	10.00	10.00	180.00	0.00	556.90	18.36	0.00
5	X	594.42	18.97	10.00	10.00	180.00	0.00	594.42	18.97	0.00
6	X	700.69	19.42	10.00	10.00	180.00	0.00	700.69	19.42	0.00
7	X	745.57	47.15	10.00	10.00	90.00	0.00	745.57	47.15	0.00
8	X	788.71	61.35	10.00	10.00	180.00	0.00	788.71	61.35	0.00
9	X	143.93	18.94	10.00	10.00	180.00	0.00	143.93	18.94	0.00
10	X	106.40	18.68	10.00	10.00	180.00	0.00	106.40	18.68	0.00
11	X	181.56	18.05	10.00	10.00	180.00	0.00	181.56	18.05	0.00
12	X	519.33	19.04	10.00	10.00	180.00	0.00	519.33	19.04	0.00
13	X	239.58	170.85	12.00	12.00	0.00	0.00	239.58	170.85	0.00
14	X	337.58	171.06	15.00	15.00	0.00	0.00	337.58	171.06	0.00
15	X	64.59	170.83	10.00	10.00	0.00	0.00	64.59	170.83	0.00
16	X	136.23	170.90	10.00	10.00	0.00	0.00	136.23	170.90	0.00
17	X	461.86	171.47	15.00	15.00	0.00	0.00	461.86	171.47	0.00
18	X	548.88	171.50	12.00	12.00	0.00	0.00	548.88	171.50	0.00
19	X	635.95	171.56	12.00	12.00	0.00	0.00	635.95	171.56	0.00
20	X	776.44	183.90	12.00	12.00	0.00	0.00	776.44	183.90	0.00
21	X	688.56	183.75	12.00	12.00	0.00	0.00	688.56	183.75	0.00

MOUNTING HEIGHT

Luminaire Locations - Parking Lot

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	A	60.65	43.33	12.00	12.00	90.00	0.00	61.65	43.33	0.00
2	A	146.12	154.94	12.00	12.00	180.00	0.00	146.12	153.94	0.00
3	A	91.79	137.40	12.00	12.00	180.00	0.00	91.79	136.40	0.00
4	A	46.15	112.12	12.00	12.00	90.00	0.00	46.15	112.12	0.00
5	A	251.07	85.13	12.00	12.00	270.00	0.00	250.07	85.13	0.00
1	B	110.54	87.67	12.00	12.00	0.00	0.00	110.54	88.92	0.00
2	B	185.61	87.15	12.00	12.00	0.00	0.00	185.61	88.40	0.00
3	B	217.81	138.14	12.00	12.00	90.00	0.00	219.06	138.14	0.00
1	C	221.74	36.58	15.00	15.00	0.00	0.00	221.74	38.58	0.00
2	C	136.25	39.15	12.00	12.00	310.00	0.00	134.71	40.43	0.00
1	E	54.09	169.41	16.00	16.00	0.00	0.00	54.09	170.41	0.00
2	E	94.04	168.92	16.00	16.00	0.00	0.00	94.04	169.92	0.00
3	E	134.23	168.92	16.00	16.00	0.00	0.00	134.23	169.92	0.00
4	E	174.43	168.67	16.00	16.00	0.00	0.00	174.43	169.67	0.00
5	E	214.38	168.92	16.00	16.00	0.00	0.00	214.38	169.92	0.00
6	E	261.44	169.16	16.00	16.00	0.00	0.00	261.44	170.16	0.00

MOUNTING HEIGHT

Statistics - Parking Lot

Symbol	Min	Max	Max/Min	Avg/Min	Avg	Description
+	0.1 fc	4.4 fc	44.0:1	15.0:1	1.5 fc	Calc Zone #2

Statistics - Warehouse Building

Description	Symbol	Min	Max	Max/Min	Avg/Min	Avg
Calc Zone #2	+	0.1 fc	4.4 fc	44.0:1	17.0:1	1.7 fc
Calc Zone #3	+	0.1 fc	4.2 fc	42.0:1	8.0:1	0.8 fc

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Consulting Engineers

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Newark, New Jersey 07103

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973 624 9045 Fax

MAURICE A. BROWN, PE
NJ 24GE02991900
NY 062747
PA 038759
MD 40283

NJ CERTIFICATE OF AUTHORIZATION No. 24GA28169100

Consultant
Address
Address
Address
Phone
Fax
e-mail

Proposed Warehouse and Accessory Parking
768 -900 North Avenue Block 344 Lot 3 ,and
336-346 Johnson Avenue, Block 341 Lot 2
Plainfield, Union County, New Jersey

No.	Description	Date
1	Revision - 1st Completeness Review	05/23/2022

LIGHTING PLAN

Project number	2021-12
Date	January 18, 2022
Drawn by	Carp
Checked by	MAB

C300.00

Scale As noted

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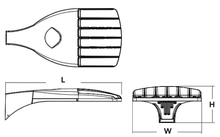
TYPE A

D-Series Size 0
LED Area Luminaire

Catalog Number: DSX0 LED 20C 530 50K
Notes
Type

Fit the Tab key or mouse over the page to see all interactive elements.

Specifications



EPA: 0.95 ft² (.09 m²)
Length: 26" (66.0 cm)
Width: 13" (33.0 cm)
Height: 7" (17.8 cm)
Weight (max): 16 lbs (7.26 kg)

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P7 P2 P5 P3 P6 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[2,3] LCCO Left corner cutoff[2,3] RCCO Right corner cutoff[2,3]	MVOLT[4,5] 120[5,6] 208[5,6] 240[5,6] 277[5,6] 347[5,6,7] 480[5,6,7]	**Shipped included** SPA Square pole-mounting RPA Round pole-mounting WBA Wall bracket SPUMBA Square pole-universal mounting adaptor[8] RPUMBA Round pole-universal mounting adaptor[8] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[8]

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[9] PER NEMA twist-lock receptacle only (control ordered separate)[10] PER5 Five-wire receptacle only (control ordered separate)[10,11] PER7 Seven-wire receptacle only (control ordered separate)[10,11] DMG 0-10V dimming extend out back of housing for external control (control ordered separate) PIR Bi-level, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 50;[12,13,14] PIRH Bi-level, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 50;[12,13,14] PIRHN Network, Bi-Level motion/ambient sensor[15] PIR1FC3V Bi-level, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 18;[12,13,14] PIRH1FC3V Bi-level, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 18;[12,13,14] BL30 Bi-level switched dimming, 30%;[3,16,17] BL50 Bi-level switched dimming, 50%;[3,16,17] PNMTD03 Part night, dim till dawn;[3,18] PNMTG03 Part night, dim 3 hrs;[3,18] PNMTG05 Part night, dim 5 hrs;[3,18] PNMTD7G3 Part night, dim 7 hrs;[3,18] FAO Field adjustable output[19]	**Shipped installed** HS House-side shield[20] SF Single fuse (120, 277, 347V)[6] DF Double fuse (208, 240, 480V)[6] L90 Left rotated optics[1] R90 Right rotated optics[1] DDL Diffused drop lens[20] **Shipped separately** BS Bird spikes[21] EGS External glare shield[21]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING. One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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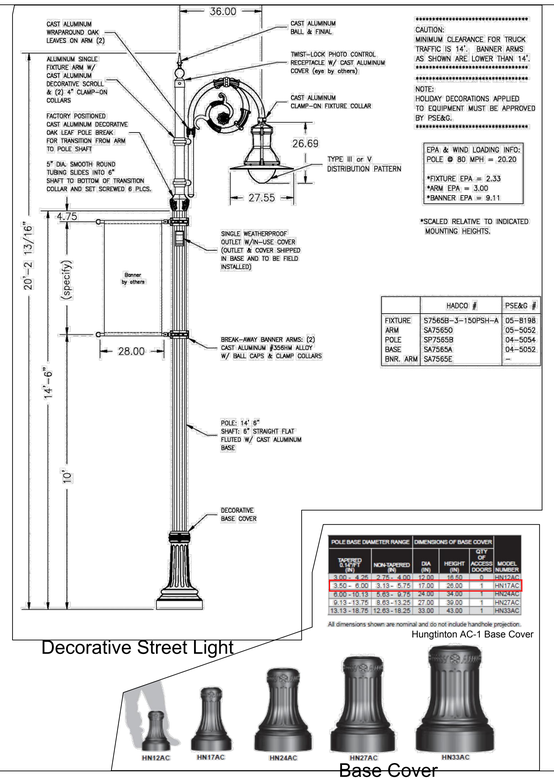
DSX0-LED Rev. 03/27/18 Page 1 of 7



CAUTION:
MINIMUM CLEARANCE FOR TRUCK TRAFFIC IS 14'. BANNER ARMS AS SHOWN ARE LOWER THAN 14'.

NOTE:
HOLIDAY DECORATIONS APPLIED TO EQUIPMENT MUST BE APPROVED BY PSE&G.

EPA & WIND LOADING INFO:
POLE @ 80 MPH = 20.20
*FIXTURE EPA = 2.33
*ARM EPA = 3.00
*BANNER EPA = 9.11

*SCALED RELATIVE TO INDICATED MOUNTING HEIGHTS.

	HADCO #	PSE&G #
FIXTURE	S7565B-3-150PSH-A	05-8198
ARM	SA7565O	05-5052
POLE	SP7565B	04-5054
BASE	SA7565A	04-5052
BNR. ARM	SA7565E	–

POLE BASE DIAMETER RANGE		DIMENSIONS OF BASE COVER			
TAPERED SLIP FIT (IN)	NON-TAPERED (IN)	DIA (IN)	HEIGHT (IN)	# OF ACCESS DOORS	MODEL NUMBER
3.00 - 4.25	2.75 - 4.00	12.00	18.00	1	HN12AC
3.50 - 6.00	3.13 - 5.75	17.00	28.00	1	HN17AC
6.00 - 10.13	5.63 - 9.75	24.00	34.00	1	HN24AC
9.13 - 13.75	8.63 - 13.25	27.00	39.00	1	HN27AC
13.13 - 18.75	12.63 - 18.25	33.00	43.00	1	HN33AC

All dimensions shown are nominal and do not include handhole projection.

Decorative Street Light

Hungtinton AC-1 Base Cover

Base Cover

TYPE B

D-Series Size 1
LED Wall Luminaire

Catalog Number: DSXW1 LED20C
Notes
Type

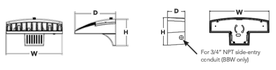
Fit the Tab key or mouse over the page to see all interactive elements.

Specifications
Luminaire

Width: 13-3/4" (34.9 cm)
Weight: 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, ELCW)

Width: 13-3/4" (34.9 cm)
BBW Weight: 5 lbs (2.3 kg)
Depth: 4" (10.2 cm)
ELCW Weight: 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T1S Type I Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYSQ Asymmetric diffuse	MVOLT[2,3] 120[3] 208[3] 240[3] 277[3] 347[3] 480[3]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry)[1]	**Shipped installed** PE Photoelectric cell, button type[4] DMG 0-10V dimming driver (no controls) PIR 180° motion/ambient light sensor, <15' mtg ht[5] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[5] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[5] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[5] ELCW Emergency battery backup (includes external component enclosure)[6]

Other Options		Finish (required)	
Shipped installed SF Single fuse (120, 277 or 347V)[7] DF Double fuse (208, 240 or 480V)[7] HS House-side shield[8] SPD Separate surge protection[9]	**Shipped separately**[1] BSW Bird-deterrent spikes WG Wire guard VG Vandal guard DDL Diffused drop lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DSSTXD Textured sandstone	DWHGXD Textured white DSSTXD Textured sandstone

Accessories
Ordered and shipped separately.

DSXW1VG U House-side shield (one per light engine)
DSXW1BSW U Bird-deterrent spikes
DSXW1WG U Wire guard accessory
DSXW1VG U Vandal guard accessory

NOTES
1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
2. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
3. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
4. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
5. PIR and PIR1FC3V specifies the Sensor Switch SBG6-10-OCP control; PIRH specifies the Sensor Switch SBG6-6-OCP control; see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with 20 LED (2000mA) configuration. Not available with 10 LED 20C 1000K.
6. Cold weather cut-out enabled. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at, www.lithonia.com
7. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option. Not available with ELCW.
8. Also available as a separate accessory; see Accessories information.
9. See the electrical section on page 3 for more details.

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TYPE C

WST LED
Architectural Wall Sconce

Catalog Number: WSTM LED 1A 30K
Notes
Type

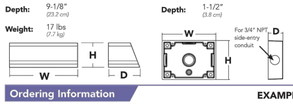
Fit the Tab key or mouse over the page to see all interactive elements.

Specifications
Luminaire

Height: 7-1/4" (18.4 cm)
Width: 14-1/4" (41.3 cm)
Depth: 9-1/8" (23.2 cm)
Weight: 17 lbs (7.7 kg)

Optional Back Box (BBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WST LED is ideal for replacing existing 50 – 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Ordering Information

EXAMPLE: WST LED 2 10A700/40K SR3 MVOLT DDBTXD

WST LED

Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options[1]	Finish (required)
WST LED	1 One engine (10 LEDs) 2 Two engines (20 LEDs)	**700 mA options** 10A700/30K 3000K 10A700/40K 4000K 10A700/50K 5000K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT[1] 120[2] 208[2] 240[2] 277[2] 347 480	**Shipped included** (blank) Surface mount **Shipped separately**[3] BBW Surface-mounted back box UTS Uptilt 5 degrees	**Shipped installed** PE Photoelectric cell, button type[4,5] SF Single fuse (120, 277, 347V)[6] DF Double fuse (208, 240, 480V)[6] DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup[7] WLU Wet location door for up orientation[1] PIR Motion/ambient light sensor[8] D5 Dual switching[9] **Shipped separately** VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSTXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Emergency Battery Operation

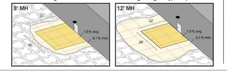
The emergency battery backup (ELCW option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of NFPA 70/NEC 2008 - 700.16

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4
MVOLT ELCW
10' x 10' Gridlines
8' and 12' Mounting Height



NOTES
1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PE), Fusing (SF, DF), or dual switching (D5).
2. May also be ordered separately as an accessory. Ex: WSBBW DDBXD U. Must specify finish.
3. Must be ordered with fixture; cannot be field installed.
4. Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5. Not available with 480V option. Not available with motion/ambient light sensor (PIR).
6. Integral battery pack is rated for -20° to 60°C operating temperature. ELCW warranty is 3-year period. Not available with 347V or 480V. Not available with WLU.
7. WLU not available with PIR or ELCW.
8. Specifies the SensorSwitch SFOD-7-OCP control (photocell included); see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with 20 LED (2000mA) or 10 LED 20C 1000K.
9. Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits. Not available with one engine, MVOLT, ELCW, WLU, SF, or DF. Must specify voltage; voltage must be the same for both drivers. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.

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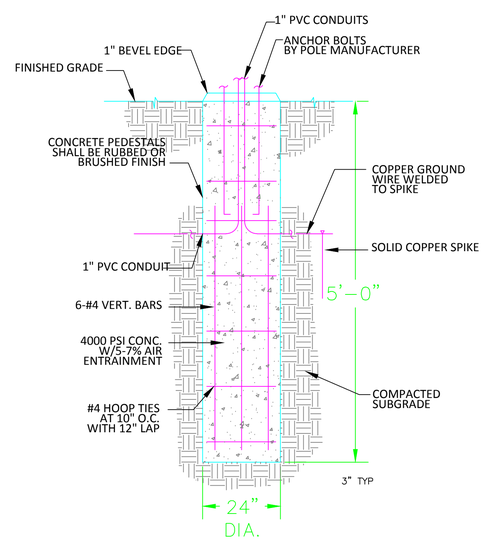
WST-LED Rev. 06/11/15

1 LUMINAIRE AND POLE SPECIFICATIONS

2 NOT USED



TYPE A FOR LANDSCAPE/ SIDEWALK AREAS

3 LIGHTING FOUNDATION DETAIL
N.T.S.

C2EM URBAN, LLC
Consulting Engineers

391 Littleton Avenue
Newark, New Jersey 07103

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973 624 9045 Fax

MAURICE A. BROWN, PE
NJ 24GE02991900
NY 062747
PA 038759
MD 40283

NJ CERTIFICATE OF AUTHORIZATION No. 24GA28169100

Consultant
Address
Address
Phone
Fax
e-mail

Proposed Warehouse and Accessory Parking
768 -900 North Avenue Block 344 Lot 3 ,and
336-346 Johnson Avenue, Block 341 Lot 2
Plainfield, Union County, New Jersey

No.	Description	Date
1	Revision - 1st Completeness Review	05/23/2022

LIGHTING DETAILS AND NOTES

Project number	2021.12
Date	January 18, 2022
Drawn by	Carp
Checked by	MAB
	C300.10
Scale	As Noted

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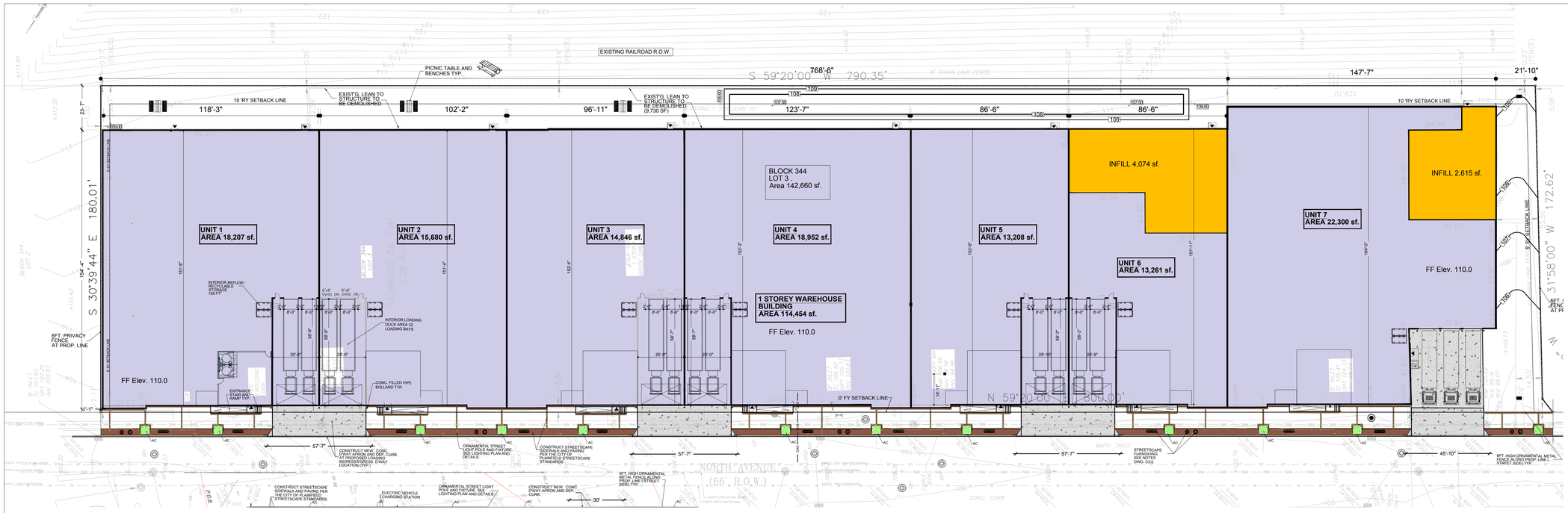

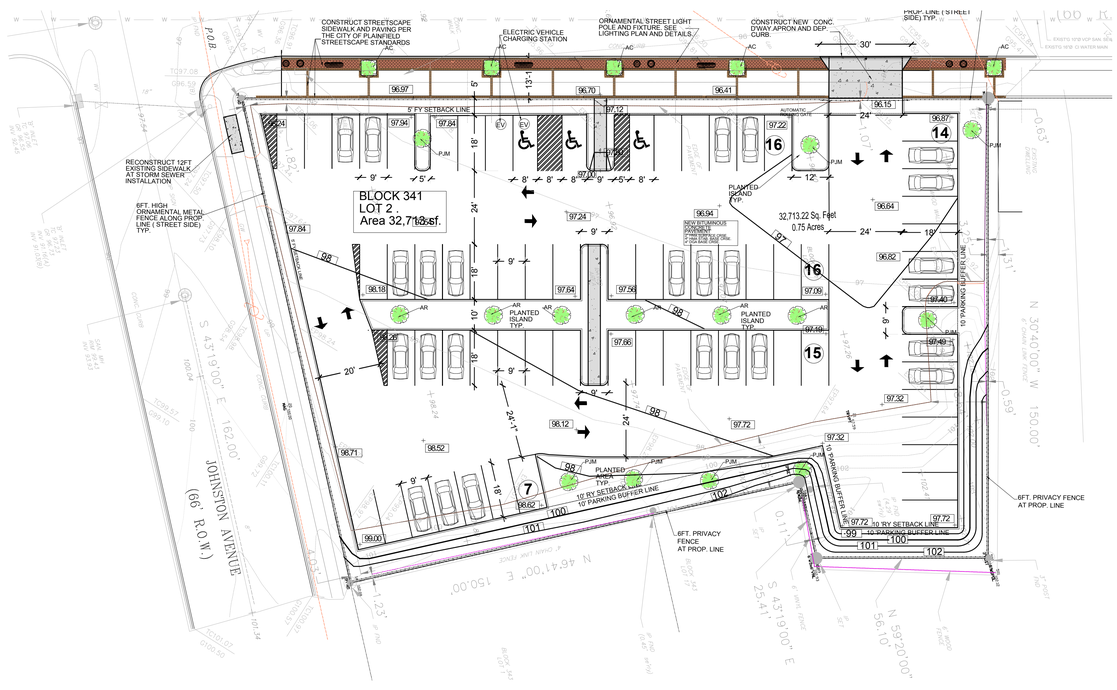

LANDSCAPING PLAN

0 5' 10' 20'

Scale: 1" = 10'

PLANT LIST

SYMBOL	KEY	QUANTITY	BOTANICAL NAME (Common Names)	HEIGHT	SPREAD	CALIPER	ROOT	REMARKS
			SHADE TREE					
	AR	6	Acer rubrum 'October Glory' (October Glory Red Maple)	8'-10'	6'-8'	2"-2½"	B & B	Symetrical head, Straight trunk, Matching specimen,
	AC	17	Acer campestre (Hedge Maple)	8'-10'	6'-8'	2"-2½"	B & B	Symetrical head, Straight trunk, Matching specimen,
	PJM	8	Acer pulmatum 'Atropurpureum' (Purple Leaf Japanese Maple)	8'-10'	6'-8'	2"-2½"	B & B	Symetrical head, Straight trunk

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES THROUGHOUT THE CONSTRUCTION/INSTALLATION WORK. ALL TREES, SHRUBS AND GROUND COVER SHALL BE PLANTED IN ACCORDANCE WITH ACCEPTED STANDARDS AND PRACTICES OF THE ASSOCIATION OF NURSERYMEN INC. AND AS SHOWN ON THE DRAWINGS

2. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION.

3. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL PLANT MATERIAL INCLUDING GROUNDCOVER, OR SEED AS CALLED FOR ON THE PLAN. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PLANTING OF ALL MATERIAL, THE PLACEMENT OF BARK MULCH OR STONE MULCH, THE STAKING AND GUYING OF TREES, AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIAL UPON ARRIVAL AT THE SITE.

4. THE CONTRACTOR SHALL APPLY ALL REQUIRED MEASURES AND TREATMENT TO INSURE THE OPPORTUNITY FOR PLANT SURVIVAL AFTER INITIAL PLANTING, INCLUDING IRRIGATION OF PLANTED AREAS.

5. UNLESS NOTED OTHERWISE ON THE PLAN OR WITHIN THESE NOTES, THE CONTRACTOR SHALL FURNISH AND INSTALL A 3 INCH MINIMUM LIGHTLY COMPACTED LAYER OF SHREDDED HARDWOOD BARK MULCH WITHIN THE AREAS OF NEW PLANTING AND CONTINUOUS AROUND ALL NEW PLANTING AREAS AS REQUIRED BY THESE DRAWINGS.

6. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER AND/OR THE OWNER PRIOR TO INSTALLATION.

7. TREATMENT OF BALLED AND BURLAPPED PLANT MATERIAL:
   - NATURAL BROWN BURLAP: DEGRADES IN THE GROUND: LOOSEN TOP ONE THIRD OF BURLAP AND TUCK IT DOWN THE SIDES.
   - GREEN BURLAP: TREATED; EXTREMELY SLOW DEGRADING; REMOVE COMPLETELY ONCE PLANT IS SET IN HOLE.
   - GREEN POLYPROPYLENE (BURLAPUS): NOT A BURLAP; DOES NOT DEGRADE; REMOVE COMPLETELY ONCE PLANT IS SET IN HOLE.
   - WIRE BASKETS: REMOVE COMPLETELY ONCE PLANT IS SET IN HOLE.

8. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS SUCH AS TREE ROOTS, PIECES OF CONCRETE, LUMPS, CLODS AND/OF OTHER UNSUITABLE MATERIAL.

9. ALL PLANTING AREAS SHALL BE FREE OF UNSUITABLE BACKFILL SUCH AS DEBRIS, DELETERIOUS URBAN MATERIAL (BRICKS, RUBBLE, ETC.), AND POOR SOILS THAT MAY INCLUDE TOXINS OR WEED SEEDS. THE BACKFILL MIXTURES FOR SHRUB BEDS,AND GROUNDCOVER BEDS SHALL CONSIST OF 3 PARTS TOPSOIL AND 1 PART ORGANIC MATTER SUCH AS "EARTHLIFE COMPOST" OR PEAT

   MOSS. ADD 10-6-4 SLOW RELEASE FERTILIZER WITH A MINIMUM OF 35% AND A MAXIMUM OF 80% NITROGEN DERIVED FROM ORGANIC MATERIAL. FERTILIZER SHALL BE APPLIED TO THE BACKFILL AT THE FOLLOWING RATES: 2 TO 3 POUNDS PER 1 INCH TRUCK DIAMETER FOR EACH TREE PIT, IF ANY; 3 TO 5 POUNDS PER 100 SQUARE FEET OF SHRUB BED OR GROUNDCOVER BED. THE BACKFILL MIXTURE SHALL BE THOROUGHLY MIXED PRIOR TO INSTALLATION.

10. ALL PLANTING AREAS SHALL BE PREPARED WITH A WEED BARRIER CONSISTING OF A LAYER OF SPUNBONDED NON-WOVEN GOETEXTILE FABRIC SUCH AS TYPAR 3201 AS MANUFACTURED BY DUPONT OR APPROVED EQUIVALENT. FABRIC SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURES'S RECOMMENDATIONS. THIS WEED BARRIER SHALL BE WELL ANCHORED ACCORDING TO THE MANUFACTURER'S DIRECTIONS. BLACK VINYL SHALL NOT BE ACCEPTABLE.

11. PLANTS SHOWN ON LEGEND REFLECT THE DESIGN INTENT. OTHER APPROVED COMPARABLE PLANTS MAY BE SUBSTIRUTED DUE TO AVAILABILITY OR SITE CONDITIONS.

12. THE CONTRACTOR SHALL PROVIDE MAINTAINANCE OF PLANTING ON A REGULAR BASIS DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO WATERING, FERTILIZING, LIMING, PRUNING AND RE-SEEDING

C2EM URBAN, LLC
Consulting Engineers

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA28169100

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Phone
Fax
e-mail

Proposed Warehouse and Accessory Parking
768 -900 North Avenue Block 344 Lot 3 ,and
336-346 Johnson Avenue, Block 341 Lot 2
Plainfield, Union County, New Jersey

No.	Description	Date
1	Revision - 1st Completeness Review	05/23/2022

LANDSCAPING PLAN

Project number	2021-12
Date	January 18, 2022
Drawn by	Carp
Checked by	MAB

C-400.00

Scale As noted

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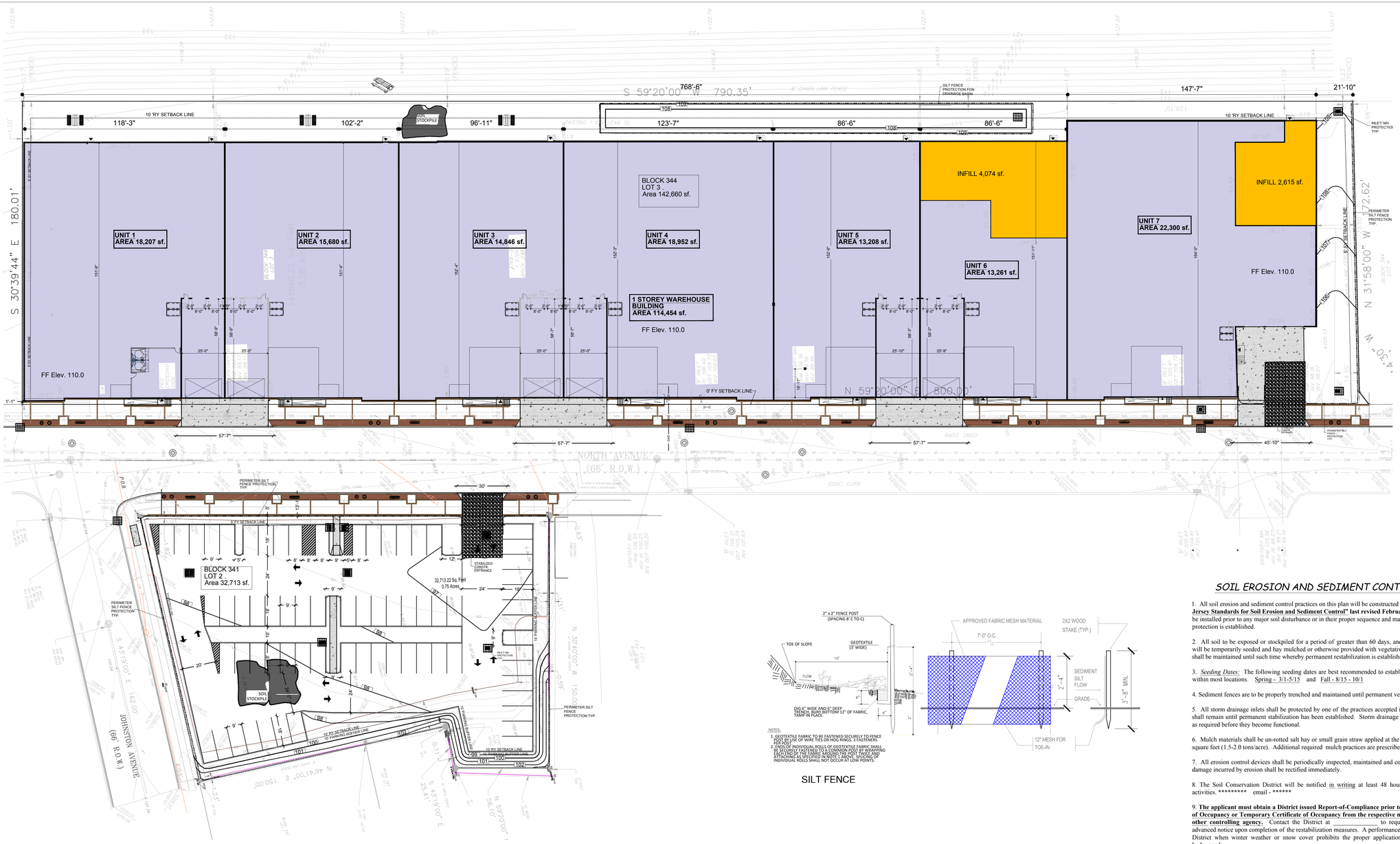
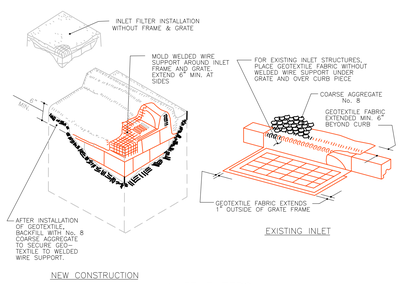


SOIL EROSION PLAN

0 25' 50'

Scale:1"=25'

SILT FENCE



INLET FILTERS

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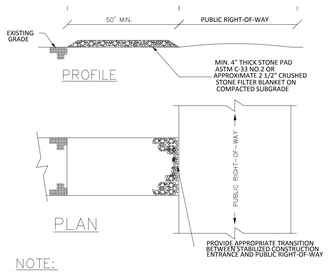

NOTE:

STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAYS. MAINTENANCE MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. 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" last revised February 2014.** These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established.

2. All soil to be exposed or stockpiled for a period of greater than 60 days, and not under active construction, will be temporarily seeded and hay mulched or otherwise provided with vegetative cover. This temporary cover shall be maintained until such time whereby permanent restabilization is established.

3. *Seeding Dates:* The following seeding dates are best recommended to establish permanent vegetative cover within most locations. Spring - 3/1-5/15 and Fall - 8/15 - 10/1

4. Sediment fences are to be properly trenched and maintained until permanent vegetative cover is established

5. 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.

6. Mulch materials shall be un-rotted salt hay or small grain straw applied at the rate of 70-90 pounds per 1000 square feet (1.5-2.0 tons/acre). Additional required mulch practices are prescribed in the Standards.

7. All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately.

8. The Soil Conservation District will be notified in writing at least 48 hours prior to any soil disturbing activities. ******** email - ******

9. **The applicant must obtain a District issued Report-of-Compliance prior to applying for the Certificate of Occupancy or Temporary Certificate of Occupancy from the respective municipality, NJ - DCA or any other controlling agency.** Contact the District at _____ to request a Final Inspection, giving advanced notice upon completion of the restabilization measures. A performance deposit may be posted with the District when winter weather or snow cover prohibits the proper application of seed, mulch, fertilizer or hydro-seed.

10. 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. All pump dewatering operations shall be directed toward a functioning sediment basin.

11. All surfaces are to be provided with 6 inches of topsoil prior to re-seeding.

12. All plan revisions must be submitted to the District for proper review and approval.

13. A crushed stone wheel cleaning tracking-pad is to be installed at all site exits using 2 ½" crushed stone to a minimum length of 50 feet. All driveways must be provided with crushed stone until paving is complete.

14. Maximum soil slopes shall not exceed 2:1 unless additional measures are taken and approved by the Soil Conservation District. These "special" measures shall be designed by the applicant's engineer.

15. **The Soil Conservation District shall be notified, in writing, for the sale of any portion of the project or for the sale of individual lots. New owners' information shall be provided. Additional measures deemed necessary by District officials shall be implemented as conditions warrant.**

C2EM URBAN, LLC
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Proposed Warehouse and Accessory Parking
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Plainfield, Union County, New Jersey

No.	Description	Date
1	Revision - 1st Completeness Review	05/23/2022

SOIL EROSION PLAN

Project number	2021-12
Date	January 18, 2022
Drawn by	Carp
Checked by	MAB

C-500.00

Scale As noted

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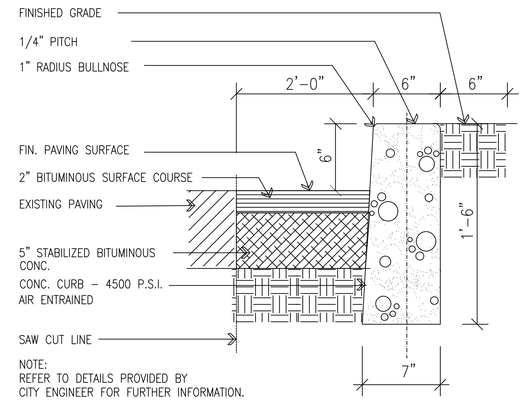
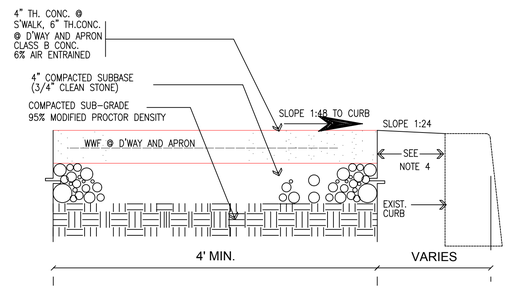


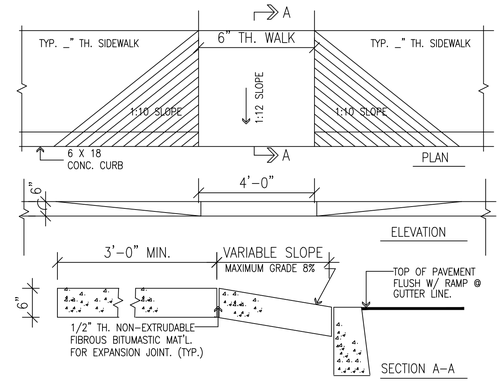
NOTE:
REFER TO DETAILS PROVIDED BY CITY ENGINEER FOR FURTHER INFORMATION.

1 C600.00 CONCRETE CURB DETAIL



NOTES:
1. ALL CONSTRUCTION METHODS & MATERIALS SHALL CONFORM TO NJ DOT 1989 STANDARD SPEC. FOR ROAD & BRIDGE CONSTRUCTION SECTION 914 CLASS "B" AIR ENTRAINED ALL JOINTS AND EDGES SHALL BE TOOLED AND ROUNDED.
2. SUBBASE SHALL BE FIRM AND APPROVED BY THE ENGINEER OR HIS REP. PRIOR TO POURING.
3. WHEN SIDEWALK ABUTS CURB OR SIDEWALK, A BLIND 1/2" THICK NON-EXTRUDABLE, FIBROUS BITUMASTIC EXPANSION JOINT IS REQUIRED. (REPEATS EVERY 16' OR 20')
4. WHEN SIDEWALK ABUTS CURB OR SIDEWALK, A 1/2" THICK NON-EXTRUDABLE, FIBROUS BITUMASTIC EXPANSION JOINT IS REQUIRED.

2 C600.00 SIDEWALK DETAIL

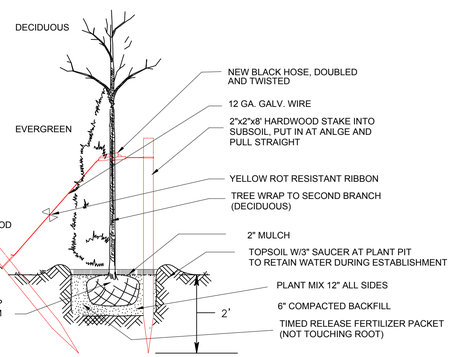


3 C600.00 HANDICAP RAMP DETAIL

R1-1
30"x30"

NOTE:
ALL SIGNS SHALL CONFORM TO NJDOT STANDARDS FOR REFLECTIVE SHEETING

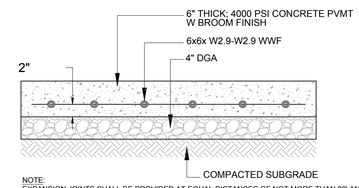
4 C600.00 TRAFFIC SIGN DETAIL



SIZE PIT FOR BARE ROOT TO ALLOW 12" CLR. ON SIDES AND 6" CLR. ON BOTTOM. MAKE CLEAN CUT TO REMOVE BROKEN OR BRUISED ROOT ENDS.

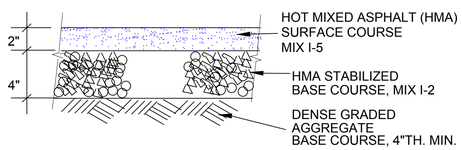
5 C600.00 TREE PLANTING DETAIL

N.T.S.



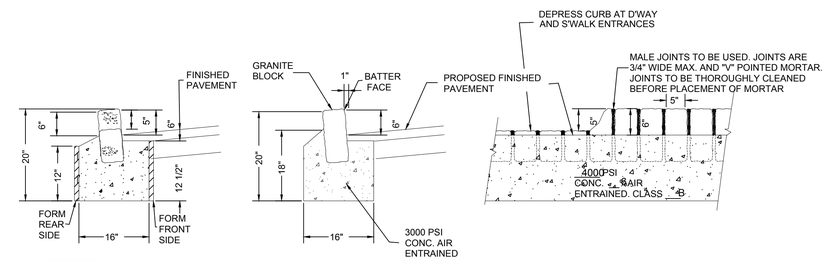
NOTE:
EXPANSION JOINTS SHALL BE PROVIDED AT EQUAL DISTANCES OF NOT MORE THAN 20' AND AT BUILDING WALL. JOINTS SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER, 1/2" THICK CONFORMING TO NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION. THE JOINT SHALL BE RECESSED 1/4" FROM THE TOP AND FRONT OF CONCRETE SLAB.

CONCRETE PVMT.



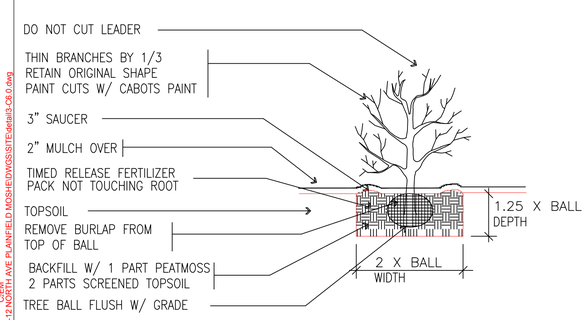
BITUMINOUS PVMT.

6 C600.00 PAVEMENT DETAIL

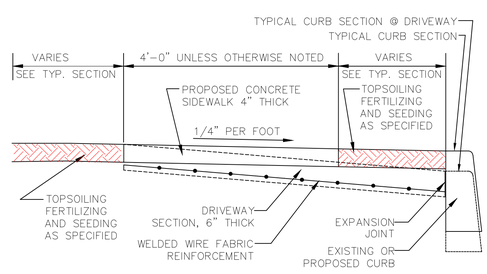


DROPPED CURB FOR DRIVE OPENING

9 C600.00 GRANITE BLOCK CURB DETAIL



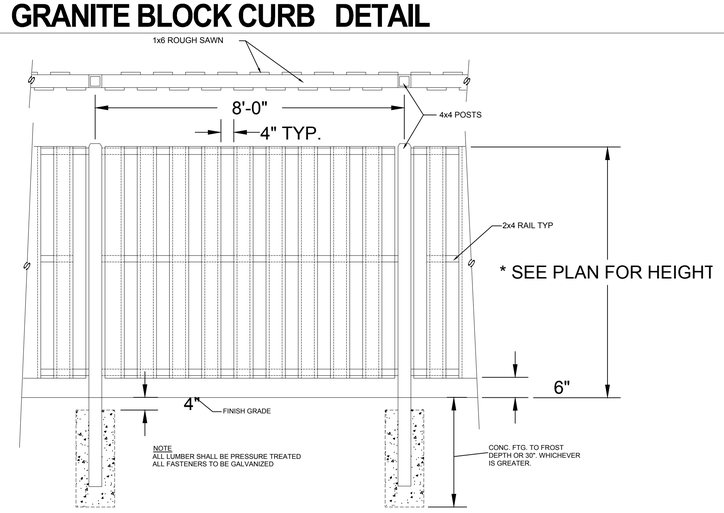
7 C600.00 SHRUB PLANTING DETAIL



CONSTRUCTION NOTES:
1. ALL SIDEWALK AND DRIVEWAY APRON CONCRETE TO BE AIR ENTRAINED, N.J.D.O.T. CLASS "B".
2. PROVIDE PREFORMED BITUMINOUS FIBER EXPANSION JOINTS, 1/2" THICK, AT 20'-0" (MAXIMUM) INTERVALS. PROVIDE DUMMY JOINTS AT INTERVALS EQUAL TO THE SIDEWALK WIDTH BETWEEN EXPANSION JOINTS.
3. PROVIDE WELDED WIRE FABRIC REINFORCEMENT, TYPE 6 x 6 – W2.9 x W2.9, AT DRIVEWAY APRONS.

CONCRETE SIDEWALK
NOT TO SCALE

8 C600.00 CONC. DRIVEWAY AND APRON DETAIL



10 C600.00 PRIVACY FENCE DETAIL (BOARD ON BOARD OR PVC)

C2EM URBAN, LLC
Consulting Engineers

391 Littleton Avenue
Newark, New Jersey 07103

973 420 0666
973 624 9045 Fax

MAURICE A. BROWN, PE
NJ 24GE02991900
NY 062747
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MD 40283

NJ CERTIFICATE OF AUTHORIZATION No. 24GA28169100

Consultant
Address
Address
Phone
Fax
e-mail

Proposed Warehouse and Accessory Parking
768 -900 North Avenue Block 344 Lot 3 ,and
336-346 Johnson Avenue, Block 341 Lot 2
Plainfield, Union County, New Jersey

No.	Description	Date
1	Revision-1st Completeness Review	05/23/2022

SITE DETAILS

Project number	2021.12
Date	January 18, 2022
Drawn by	Carp
Checked by	MAB

C-600.0

Scale: As Noted

February 15, 2022 - 10:01 AM
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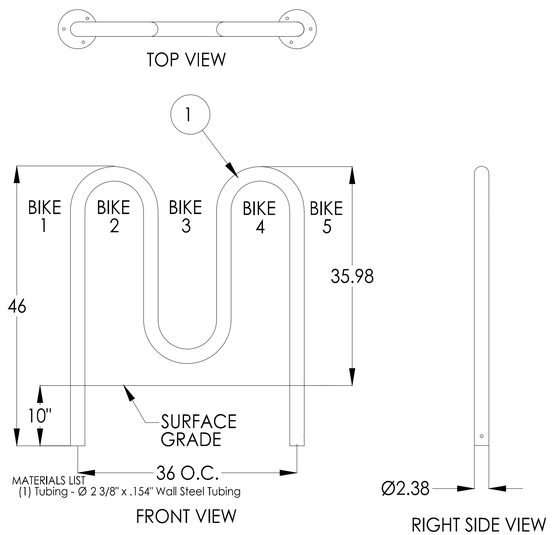
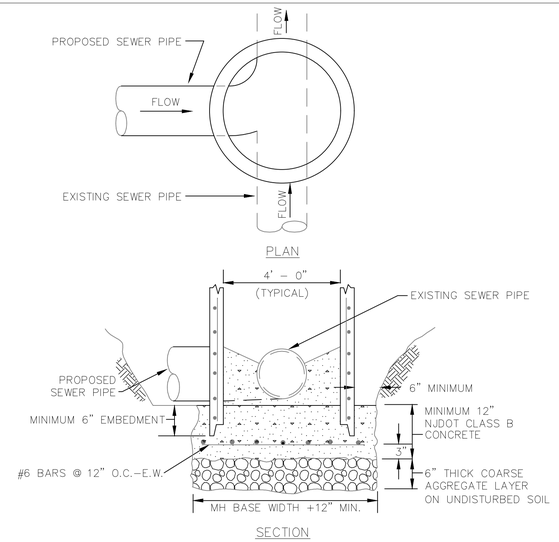


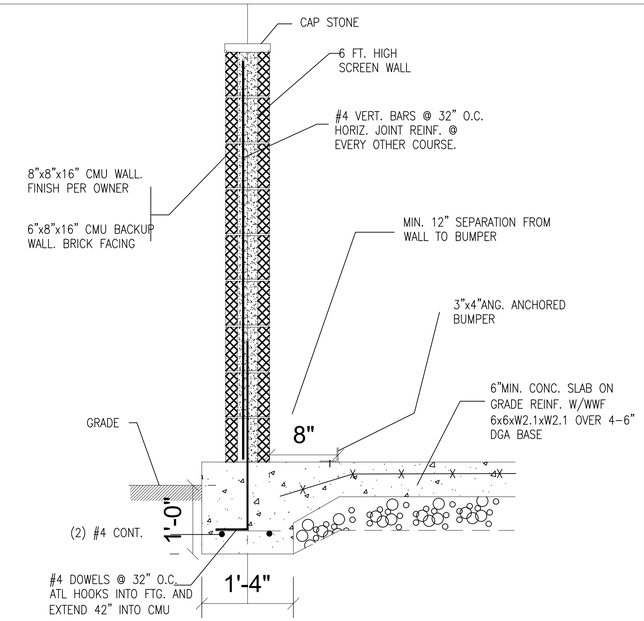
1 C600.10 METAL BICYCLE RACK DETAIL
NTS



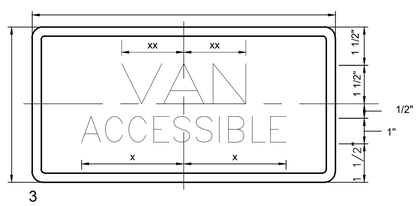
CONSTRUCTION NOTES:

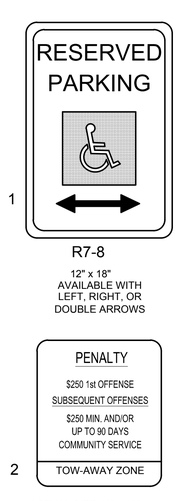
1. SEE PRECAST STANDARD MANHOLE DETAIL FOR TYPICAL INSTALLATION.
2. PRECAST MANHOLE SECTION TO BE IN ACCORDANCE WITH ASTM DESIGNATION C–478

2 C600.10 DOGHOUSE MANHOLE DETAIL
NTS



4 C600.10 PRIVACY SCREEN FENCE AT DUMPSTER ENCLOSURE
NTS

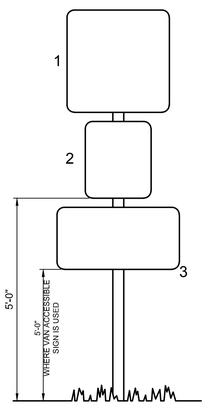




ACTUAL SIZE-10" x 12"
.080" THICK ALUMINUM ALLOY, BLACK/WHITE
SPECIFY CODE NO. R7-8P

* INCREASE SPACING 50%

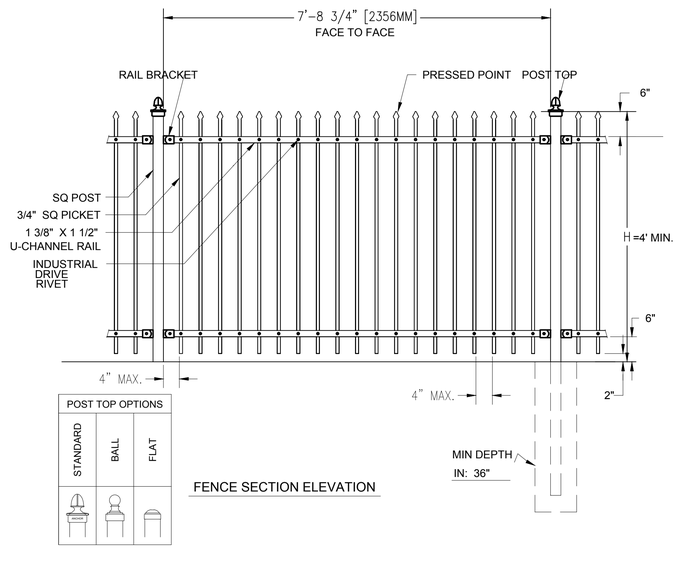
REGULATORY (COLORS MAY BE REVERSED)
LEGEND -GREEN OR BLACK
BACKGROUND -WHITE (RETROFLECTIVE)
DIRECTIONAL
LEGEND -WHITE (RETROFLECTIVE)
BACKGROUND -BLUE (RETROFLECTIVE)



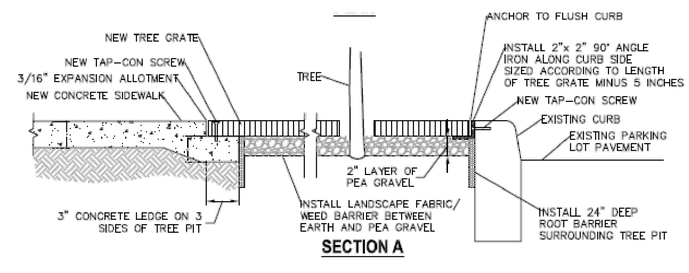
HANDICAP PARKING
VAN ACCESSIBLE SIGN DETAIL

N.T.S.

3 C600.10



5 C600.10 PERIMETER ORNAMENTAL METAL FENCE
NTS



NOTE:
TREE GRATE SHALL BE AS MANUFACTURED BY LANDSCAPE CENTRAE INC. MODEL # LCCG1753 5FT. SQ. OR LCCG 1751 4 FT. SQ. OR APPROVED EQUAL

6 C600.10 TREE GRATE DETAIL
NTS

C2EM URBAN, LLC
Consulting Engineers

391 Littleton Avenue
Newark, New Jersey 07103

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973 624 9045 Fax

MAURICE A. BROWN, PE
NJ 24GE02991900
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PA 038759
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Plainfield, Union County, New Jersey

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SITE DETAILS

Project number	2021.12
Date	January 18, 2022
Drawn by	Carp
Checked by	MAB

C - 600.10

Scale As Noted

February 15, 2022 - 1:04 AM CBM
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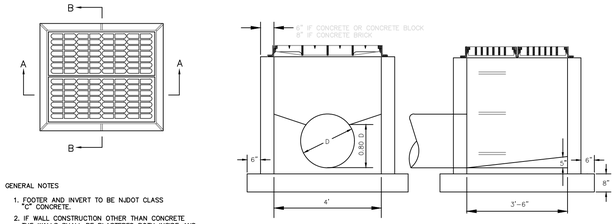
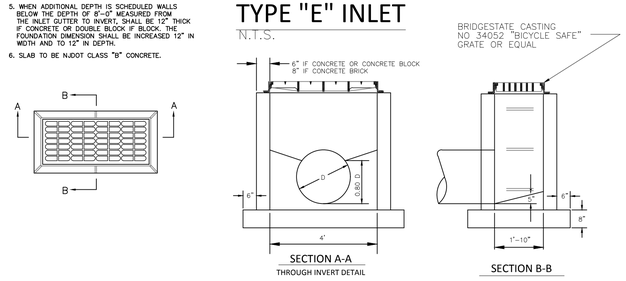


GENERAL NOTES

1. FOOTER AND INVERT TO BE NJDOT CLASS "C" CONCRETE.
2. IF WALL CONSTRUCTION OTHER THAN CONCRETE THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
3. CASTING TO BE CAMPBELL FOUNDRY NO. 3425 OR EQUIVALENT
4. PROVIDE WROUGHT IRON STEPS 18" O.C.
5. WHEN ADDITIONAL DEPTH IS SCHEDULED WALLS BELOW THE DEPTH OF 8'-0" MEASURED FROM THE INLET GUTTER TO INVERT, SHALL BE 12" THICK IF CONCRETE OR DOUBLE BLOCK IF BLOCK. THE FOUNDATION DIMENSION SHALL BE INCREASED 12" IN WIDTH AND TO 12" IN DEPTH.
6. SLAB TO BE NJDOT CLASS "B" CONCRETE.

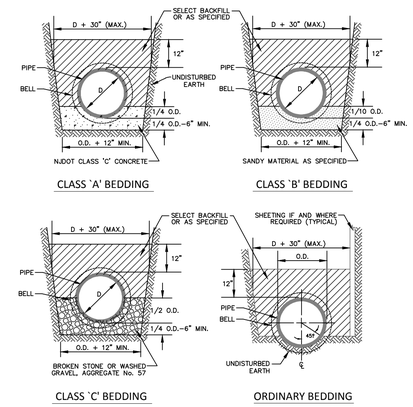
TYPE "E" INLET

N.T.S.



TYPE "A" INLET

N.T.S.



STORM SEWER PIPE BEDDING DETAIL

N.T.S.

STORM SEWER NOTES:

1. INLETS MAY BE CONSTRUCTED OF CONCRETE, CONCRETE BLOCK OR PRECAST CONCRETE. WALLS SHALL BE 6" THICK IF CONCRETE, CONCRETE BLOCK OR PRECAST CONCRETE. INLET FOUNDATIONS AND INVERTS SHALL BE CLASS C CONCRETE.
2. CORBELLING OF INLET WALLS WILL BE PERMITTED AT THE RATE OF 1/2" PER 8" OF HEIGHT; MAXIMUM CORBEL 6" PER WALL.
3. EXCEPT FOR INLETS TYPE A AND C, FOUNDATIONS AND INVERTS SHALL BE CONSTRUCTED IN TWO STAGES, AND THE BOTTOM OF THE FOOTINGS SHALL BE 8" BELOW THE OUTER WALL OF THE LOWEST PIPE IN THE INLET.
4. WHEN THE DEPTH OF AN INLET THAT IS NOT PRECAST EXCEEDS 10, AS MEASURED FROM TOP OF GRATE TO INVERT, WALLS BELOW A DEPTH OF 8' SHALL BE 12" THICK AND THE DEPTH OF FOUNDATION INCREASED TO 12". WHEN ROCK IS ENCOUNTERED THE DEPTH OF THE FOUNDATION SHALL NOT BE INCREASED.
5. INLET FOUNDATIONS WHICH ARE PRECAST SHALL BE PLACED ON A 6" THICK BED OF COMPACTED COARSE AGGREGATE SIZE NO. 57. THE COARSE AGGREGATE SHALL EXTEND 6" BEYOND THE HORIZONTAL LIMITS OF THE INLET FOUNDATION.
6. CASTING FOR PRECAST INLETS SHALL BE ADJUSTED TO GRADE WITH COURSES OF BRICK, AS REQUIRED, 12" MAXIMUM.
7. WHEN THE DEPTH OF A PRECAST INLET EXCEEDS 10', AS MEASURED FROM TOP OF GRATE TO INVERT, THE FOUNDATION SHALL BE INCREASED TO 12", WHEN ROCK IS ENCOUNTERED THE DEPTH OF THE FOUNDATION SHALL NOT BE INCREASED.
8. MINIMUM WALL REINFORCEMENT FOR PRECAST INLETS TYPE A, B, C, E, D-1, AND B MODIFIED:

DEPTH BELOW TOP OF GRATE	HORIZONTAL REINF.	VERTICAL REINF.	WALL THK.
0' TO 10'-0"	#4 @ 10" C.C.	#4 @ 18" C.C.	6"
10'-1" TO 15'-0"	#4 @ 8" C.C.	#4 @ 18" C.C.	6"
15'-1" TO 20'-0"	#4 @ 8" C.C.	#4 @ 18" C.C.	6"

REINFORCING SHOWN FOR PRECAST INLETS IS THE MINIMUM REQUIRED. ADDITIONAL REINFORCING FOR HANDLING IS THE RESPONSIBILITY OF THE CONTRACTOR.

WWF REINFORCEMENT

DEPTH BELOW TOP OF GRATE
0' TO 10'-0" WWF 3x6 W6 WIRES SPACED AT 3" TO RUN HORIZONTAL IN ALL CASES.

10'-1" TO 15'-0" WWF 3x6 W6 ADD #3 BAR @ 18" HORIZONTAL.

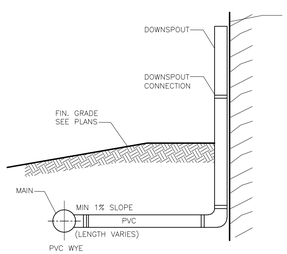
15'-1" TO 20'-0" WWF 3x5 W6 ADD #3 BAR @ 9" HORIZONTAL. OR ADD #4 BAR @ 15" HORIZONTAL.

MANHOLES MAY BE CONSTRUCTED OF CONCRETE, CONCRETE BLOCK, OR PRECAST CONCRETE.

WHEN THE DEPTH OF A MANHOLE EXCEEDS 10', AS MEASURED FROM TOP OF COVER TO INVERT, WALLS BELOW A DEPTH OF 8' SHALL BE 12" THICK. THE OVERALL HORIZONTAL DIMENSIONS SHALL BE INCREASED 12" AND THE DEPTH OF THE FOUNDATION INCREASED TO 12". WHEN ROCK IS ENCOUNTERED THE HORIZONTAL DIMENSION AND DEPTH OF THE FOUNDATION SHALL NOT BE INCREASED. THE THICKNESS OF PRECAST CONCRETE MANHOLE WALLS DOES NOT HAVE TO BE INCREASED IF THE DEPTH OF THE MANHOLE EXCEEDS 10 FEET.

11. CASTING OF PRECAST MANHOLES SHALL BE ADJUSTED TO GRADE WITH COURSES OF BRICK OR CONCRETE BLOCK, AS REQUIRED, 12" MAXIMUM.
12. IN CONCRETE OR CONCRETE BLOCK MANHOLES, INVERTS SHALL BE CONSTRUCTED IN TWO STAGES.
13. AS AN ALTERNATE, COPOLYMER POLYPROPYLENE PLASTIC LADDER RUNGS MAY BE FURNISHED IN PRECAST MANHOLES AND INLETS.
14. ALL PROPOSED CASTINGS SHALL CONFORM WITH NJ STATUTES CONCERNING "BUY AMERICAN" MATERIALS.
15. PERCULATION TESTS SHALL BE PERFORMED WHEN THE EXCAVATION HAS BEEN COMPLETED AND ALSO AFTER THE SYSTEM HAS BEEN CONSTRUCTED TO CONFIRM THAT THE SYSTEM WILL FUNCTION AS DESIGNED.
16. TO MINIMIZE COMPACTION OF SUBSOILS WITHIN THE BOTTOM OF THE SUBSURFACE RETENTION SYSTEM, DURING CONSTRUCTION ONLY TRACKED EQUIPMENT WILL BE UTILIZED TO EXCAVATE THE AREA. PERFORM AS MUCH WORK AS POSSIBLE FROM THE SIDES, PERIMETER OF THE SYSTEM. ONCE THE LAYER OF CRUSHED STONE HAS BEEN PLACED IN THE BOTTOM THEN RESTRICTIONS ON EQUIPMENT TYPES CAN BE REMOVED.
17. ALL REINFORCED CONCRETE STORM DRAIN PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTMC-76 AND SHALL BE CLASS 3, WALL "B" PIPE UNLESS OTHERWISE NOTED ON THE PLANS.
18. ALL STORM SEWER SHALL BE CONSTRUCTED WITH CLASS "C" BEDDING WHEREVER THE TRENCH BOTTOM DOES NOT AFFORD SUFFICIENT BEARING STRENGTH TO SUSTAIN THE WEIGHT OF THE PIPE AND SUPERIMPOSED LOADS, THE TRENCH BOTTOM SHALL BE OVER EXCAVATED AND STABILIZED WITH A 12" MINIMUM THICK LAYER OF CRUSHED STONE.

NOT USED



NOTES:

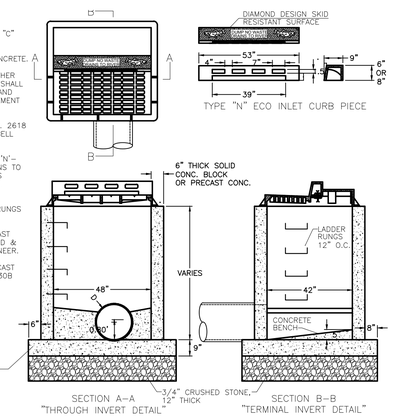
1. POLYVINYL PIPE (PVC) SHALL BE SCH. 40
2. PIPE SHALL HAVE A MINIMUM OF 1.5-FT. OF COVER

ROOF LEADER LATERAL CONNECTION

NOT TO SCALE

GENERAL NOTES:

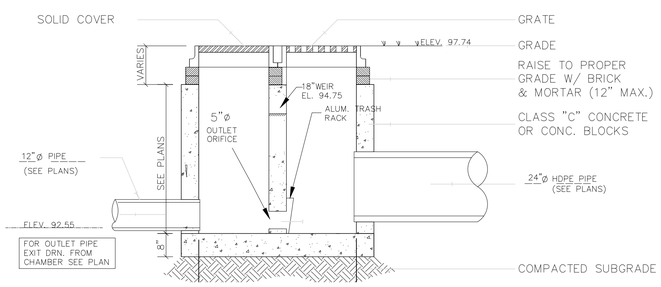
1. FOOTER TO BE NJDOT CLASS "C" CONCRETE.
2. INVERT TO BE CLASS "C" CONCRETE.
3. IF WALL CONSTRUCTION IS OTHER THAN CONCRETE, THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
4. FRAME AND GRATE TO BE NO. 2618 AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUAL.
5. CURB PIECE SHALL BE TYPE 'N'-ECO CURB PIECE WITH "DRAINS TO WATERWAYS" CAST ON TOP AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUAL
6. PROVIDE ALUMINUM LADDER RUNGS 6. 12" O.C.
7. SHOP DRAWINGS FOR PRE-CAST STRUCTURES SHALL BE SIGNED & SEALED BY A LICENSED ENGINEER.
8. ECO GRATE MATERIAL: GRAY CAST IRON. ASTM A48-83, CLASS 30B



TYPE "B" INLET WITH 'N' ECO CURB PIECE

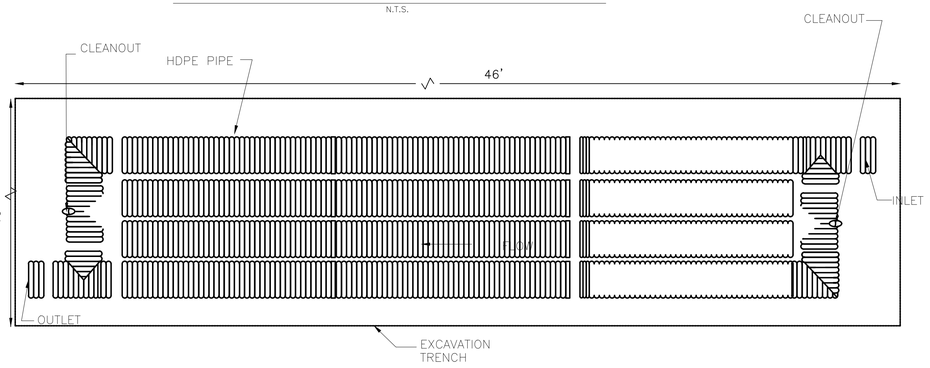
NOT TO SCALE

NOTE: REFER TO PLANS FOR LOCATION OF INLETS WITH SUMPS



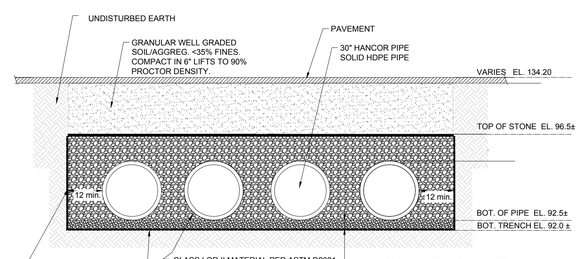
CONTROLLED OUTLET/INLET STRUCTURE

N.T.S.



N12 PIPE CHAMBER BED DETAIL

N.T.S.



NOTES:

1. ALL DETENTION AND RETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM 2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

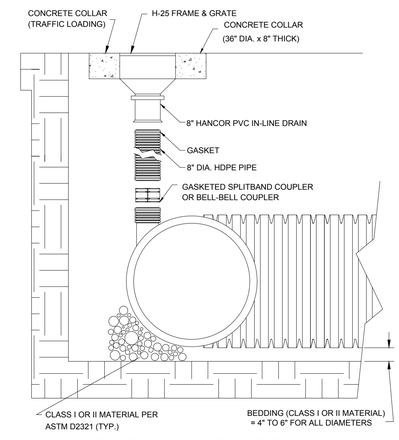
3. FOR ADDITIONAL INFORMATION, SEE HANCOR DRAINAGE HANDBOOK OR CALL 1-888-FOR PIPE (367-7473) FOR INFORMATION.

4. THE BASE OF STORAGE BASIN SHALL BE A MINIMUM OF 2 FT ABOVE THE SEASONAL HIGH WATER TABLE (SHWT). THE SHWT SHALL BE ESTABLISHED BY GEOTECHNICAL FIELD EXPLORATION.

5. INSTALLATION OF THE EXCAVATION SHALL BE MADE BY THE CITY ENGINEER PRIOR TO THE INSTALLATION OF THE BASIN.

6. TEST PIT RESULTS SHALL BE PROVIDED TO DETERMINE THE CONSTRUCTABILITY OF THE BASIN PRIOR TO RECEIVING APPROVAL FOR CONSTRUCTION.

TYPICAL SUBSURFACE DET./RET. CROSS SECTION



CLEANOUT DETAIL

C2EM URBAN, LLC
Consulting Engineers

391 Littleton Avenue
Newark, New Jersey 07103

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973 624 9045 Fax

MAURICE A. BROWN, PE
NJ 24GE02991900
NY 062747
PA 038759
MD 40283

NJ CERTIFICATE OF AUTHORIZATION No. 24GA28169100

Consultant
Address
Address
Phone
Fax
e-mail

Proposed Warehouse and Accessory Parking
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No.	Description	Date
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STORMWATER DETAILS

Project number	2021.12
Date	January 18, 2022
Drawn by	Carp
Checked by	MAB

C600.20

Scale	As Noted

February 15, 2022 - 2:42 PM CJBM
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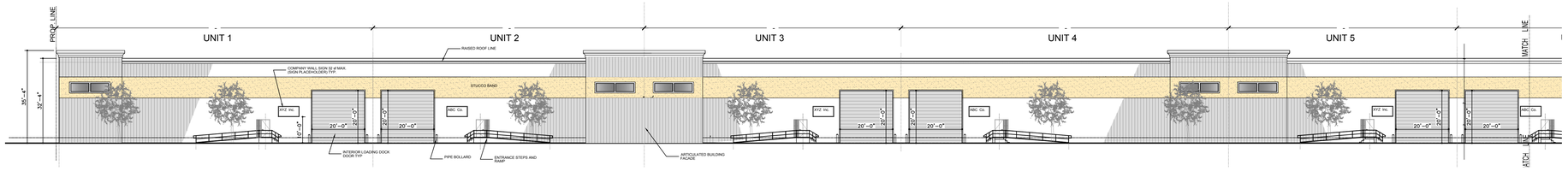
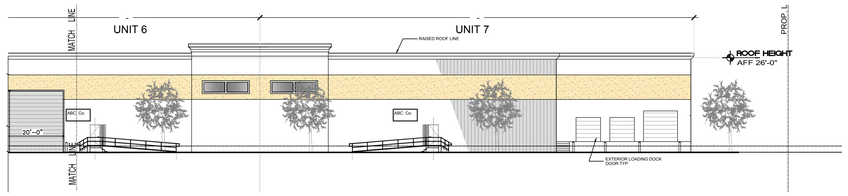
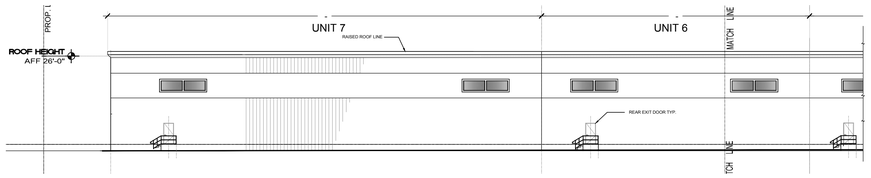
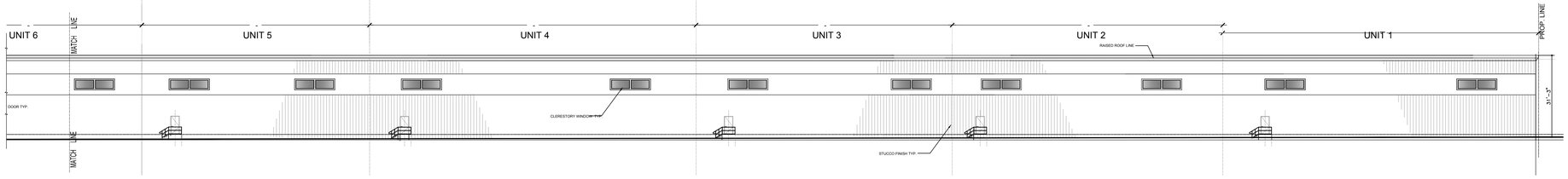


1 C700.00 PROPOSED NORTH AVE BUILDING ELEVATION

Scale: 1" = 20'-0"

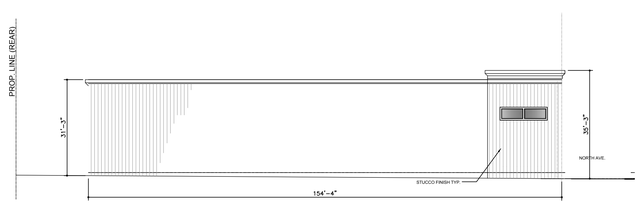






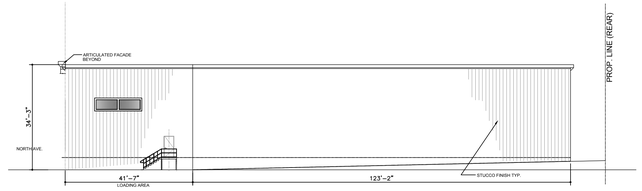
2 C700.00 PROPOSED REAR BUILDING ELEVATION

Scale: 1" = 20'-0"



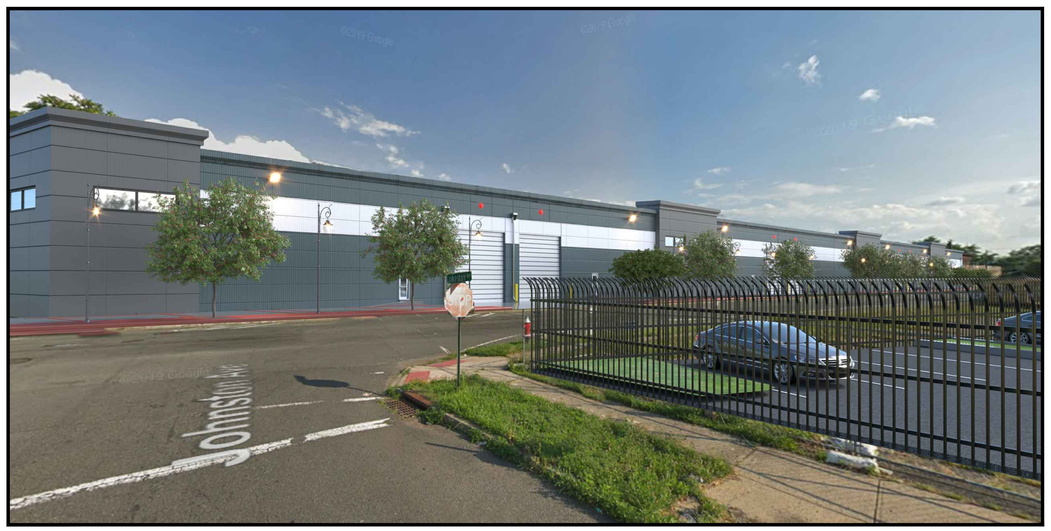
3 C700.00 PROPOSED LEFT SIDE ELEVATION

Scale: 1" = 20'-0"



4 C700.00 PROPOSED RIGHT SIDE ELEVATION

Scale: 1" = 20'-0"



5 C700.00 PROPOSED NORTH AVE BUILDING RENDERING

Scale: No Scale

C2EM URBAN, LLC
Consulting Engineers

391 Littleton Avenue
Newark, New Jersey 07103

973 420 0666
973 624 9045 Fax

MAURICE A. BROWN, PE
NJ 24GE02991900
NY 062747
PA 038759
MD 40283

NJ CERTIFICATE OF AUTHORIZATION No. 24GA28169100

Consultant
Address
Address
Phone
Fax
e-mail

Proposed Warehouse and Accessory Parking
768 -900 North Avenue Block 344 Lot 3 ,and
336-346 Johnson Avenue, Block 341 Lot 2
Plainfield, Union County, New Jersey

No.	Description	Date
1	Revision - 1st Completeness Review	05/23/2022

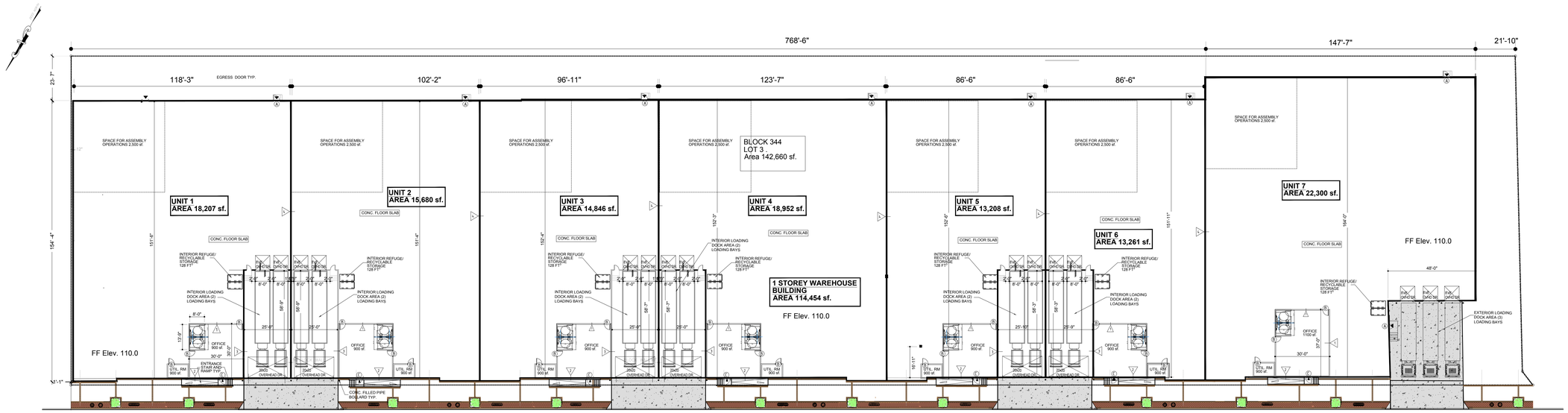
BUILDING ELEVATION

Project number	2021-12
Date	January 18, 2022
Drawn by	Carp
Checked by	MAB

C700.00

Scale	As noted

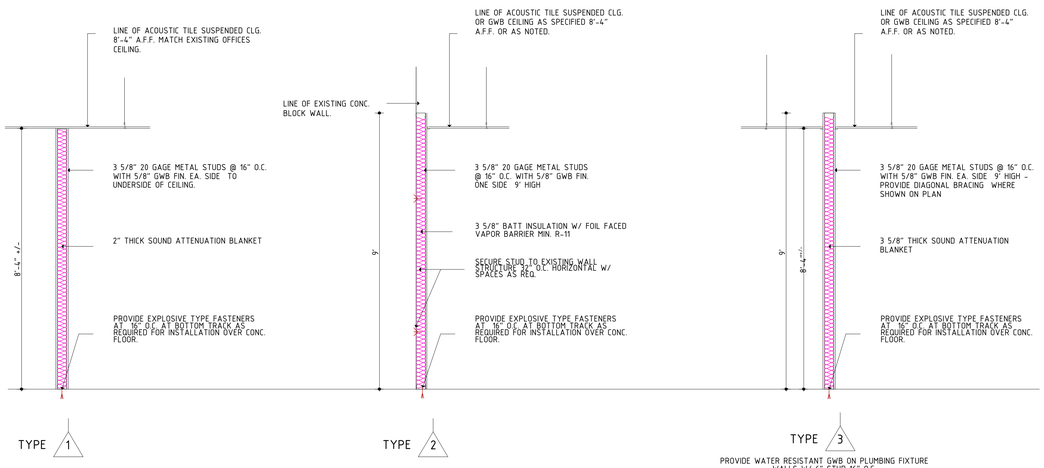
May 25, 2022 - 12:29 PM
O:\PROJECT FILES\PROJECT\2021\2021-12 NORTH AVE PLAINFIELD MORHE\DWGS\ARCH\ARB\ North plan.dwg
C2EM

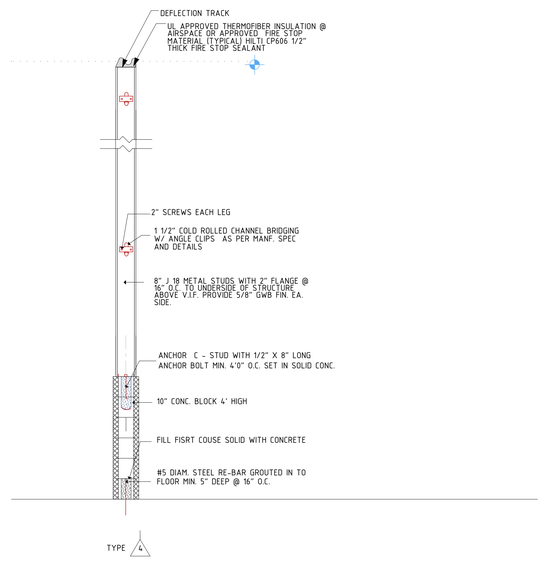


FLOOR PLAN

0 25' 50'

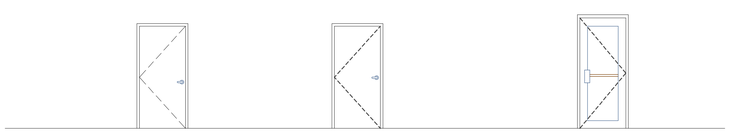
Scale:1"=25'





WALL TYPE

No Scale



DOOR TYPE A

3'-0" X 7'-0" EXTERIOR HOLLOW METAL GALVANIZED DOOR AND FRAME W/ CLOSER, WIND-CHAIN AND EGRESS HARDWARE. PRIMED AND PAINTED

DOOR TYPE B

3'-0" X 7'-0" SOLID CORE FLUSH VENEER DOOR AND HOLLOW METAL FRAME PRIMED & PAINTED. PROVIDE (1) COAT STAIN, (2) COATS POLYURETHANE FINISH ON WOOD DOOR. PROVIDE LEVER STYLE PASSAGE HARDWARE. UNDERCUT DOOR 1" FOR RETURN AIR

DOOR TYPE C

3'-0" X 7'-0" KAWNEER 190 NARROW STYLE ALUM/GLASS DOOR W/ 1/4" TEMP. GLASS DURANOTIC FINISH, TRI-FAB 450 FRAME SYSTEM, CLOSER, SADDLE, WEATHERSTRIPPING, W/ PUSH PULL HARDWARE AND ADAMS RITE MS1890 DEADLOCK LATCH COMBINATION W/ THUMB PIECE AND 4565 LEVER

DOOR TYPE

No Scale

BUILDING NOTES: (IBC 2018 NJ ED.)

CONSTRUCTION TYPE: 2B CONSTRUCTION

BUILDING IS SPRINKLERED

USE GROUP: S1- STORAGE

UNIT AREA : 13,208 sf. (min.)
22,300 sf. (max.)

BUILDING HEIGHT: 1 STORY

THIS IS A RECONSTRUCTION PROJECT AND AN ALTERATION PROJECT

EGRESS OCCUPANT LOAD CALCULATION

TENANT AREA

STORAGE S1 =	min. 13,208 sf	500/person	=	26
	max. 22,300 sf	500/person	=	45

IBC SEC.1005.3.2 OTHER EGRESS COMPONENTS
79x0.2 = 9.0" REQ.< 2 DOORS@33" EA.=66" OF OPENING PROVIDED

IBC SEC.1017 EXIT ACCESS TRAVEL DISTANCE
S- OCCUPANCY WITH SPRINKLER SYSTEM = 250FT

OFFICE AREA SHALL BE HEATED AND AIR CONDITIONED

WAREHOUSE AREA SHALL BE HEATED AND VENTILLATED

C2EM URBAN, LLC
Consulting Engineers

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Newark, New Jersey 07103

973 420 0666
973 624 9045 Fax

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Plainfield, Union County, New Jersey

No.	Description	Date
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FLOOR PLAN

Project number	2021-12
Date	January 18, 2022
Drawn by	Carp
Checked by	MAB

C701.00

Scale As noted

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May 25, 2022 - 11:38 AM
D:\PROJECT FILES\PROJECT\2021\2021-12 NORTH AVE PLAINFIELD MOSHE\DWG\SITE\SITE PLAN - NORTH AVE WAREHOUSE USE THIS 05-25.dwg