361-373 JOHN F. KENNEDY BLVD.

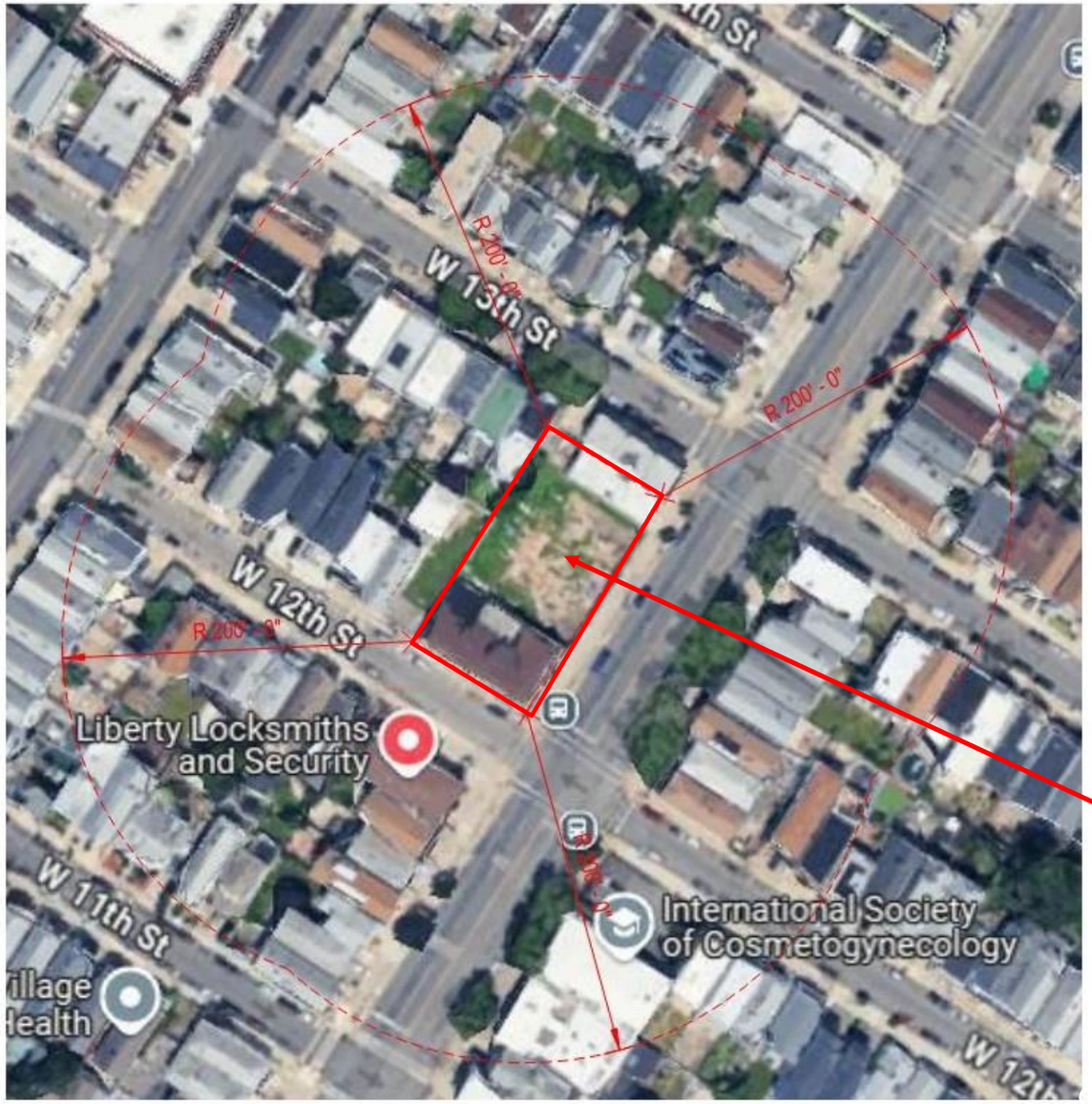
BAYONNE, NEW JERSEY 07002

GRO ARCHITECTS, PLLC

BAYONNE PLANNING BOARD OCTOBER 13TH, 2026


RETAIL
361
W 32th St

SITE: AERIAL VIEW



LOCATION OF SITE

ZONING MAP: 361-373 JOHN F. KENNEDY BLVD. REDEVELOPMENT PLAN



SITE: CONTEXT PHOTOS



AERIAL VIEW



VIEW FROM THE CORNER OF W 12TH STREET AND JFK BOULEVARD



VIEW FROM W 12TH STREET



VIEW FROM JOHN F. BOULEVARD

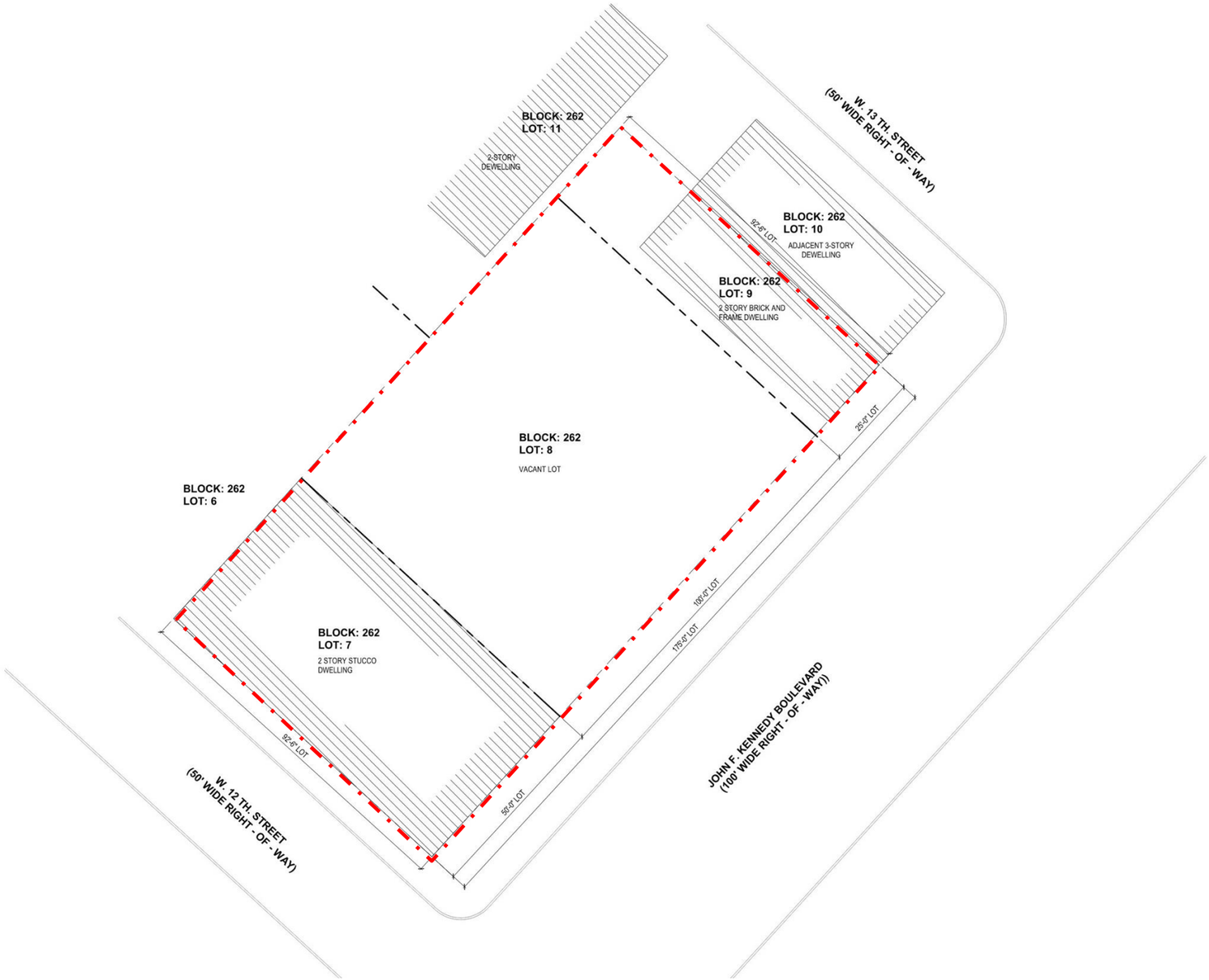
ZONING TABULATION CHART (361-373 JFK BLVD. RDP)

ZONING TABULATION CHART (R-2 DETACHED/ATTACHED RESIDENTIAL DISTRICT)				
ITEM	**REQUIRED**	**EXISTING**	**PROPOSED**	**VARIANCE**
PERMITTED USES	GROUND FLOOR: ART GALLERY, ART/PERFORMANCE/INSTRUCTIONAL STUDIO, BAR, BREWERY, BREWPUB, CAFÉ, CIDERY, COMMERCIAL RECREATION (INDOOR), MEADERY, MULTIFAMILY DWELLINGS, PERSONAL SALES AND SERVICE ESTABLISHMENTS, RESTAURANTS, RETAIL SALES, RETAIL SERVICES, SHARED-WORK SPACE, SIDEWALK CAFÉ, TAVERN AND A COMBINATION OF ANY OF THE PRECEDING USES. ABOVE GROUND FLOOR: MULTIFAMILY RESIDENTIAL DWELLINGS.	DETACHED SINGLE-FAMILY DWELLINGS	GROUND FLOOR: RETAIL. ABOVE GROUND FLOOR: MULTIFAMILY RESIDENTIAL.	NO
FRONT YARD SETBACK	JOHN F. KENNEDY BOULEVARD SIDE: ALL FLOOR: 0'-0" TO 5'-0"; W. 12TH STREET SIDE: GROUND TO FOURTH FLOORS: 0'-0" TO 15'-0", ABOVE FOURTH FLOOR: 3'-0" TO 10'-0"	N/A	JOHN F. KENNEDY BOULEVARD SIDE: 0'-0" TO 1'-2". W. 12TH STREET SIDE: GROUND TO FOURTH FLOORS: 0'-0" TO 3'-3", ABOVE FOURTH FLOOR: 5'-0".	NO
SIDE YARD SETBACK	0'-0" IF GROUND FLOOR ADJACENT TO BLOCK 6, 10 OR 11 IS UTILIZED FOR INTERNAL PARKING, PROVIDED THE HEIGHT DOES NOT EXCEED 20'-0" ABOVE EXISTING GRADE. OTHERWISE, FROM JFK BLVD R.O.W. TO A DEPTH OF 70'-0": 0'-0". BEYOND DEPTH OF 70'-0" FROM JFK BLVD R.O.W: 10'-0". ABOVE FOURTH FLOOR: MIN. 15'-0" SETBACK FROM LOT 6 AND 11. MIN. 5'-0" SETBACK TO LOT 10.	N/A	3'-11" TO 4'-2". GROUND FLOOR UTILIZED FOR INTERNAL PARKING. HEIGHT DOES NOT EXCEED 20'-0" ABOVE EXISTING GRADE.	NO
REAR YARD SETBACK	3'-0" WHEN ADJACENT TO LOT 6. 10'-0" WHEN ADJACENT TO LOT 11.	N/A	SECOND TO FOURTH FLOOR: 0'-0" TO 22'-6". ABOVE FOURTH FLOOR: 15'-0" TO 22'-6".	NO
LOT FRONTAGE	JFK BLVD: MIN. 160'-0". W.12TH ST: MIN. 90'-0"	N/A	JFK BLVD: 171'-4". W.12TH ST: 92'-6".	NO
BUILDING HEIGHT	MAX. 75'-0" AND 6 STORIES.	N/A	72'-0" AND 6 STORIES.	NO
MIN. SETBACK OF OUTDOORS RECREATION	5'-0" FOR TERRACES ON FIRST TO FOURTH STORY.10'-0" FOR TERRACES ABOVE FIFTH STORY.	N/A	VARIES FROM 5'-0" TO 15'-0".	NO
LOT COVERAGE	THE PERCENTAGE OF LOT AREA COVERED BY A GREEN ROOF, DESIGNED IN ACCORDANCE WITH THE STANDARDS OF 6.9.G, MAY OFFSET BUIDLING COVERAGE AT A RATIO OF 1:1.	N/A	97% (15,729 SF)	NO
AUTOMOBILE PARKING SPACES	MIN. 1 SPACE PER STUDIO AND ONE-BEDROOM UNIT AND 1.25 SPACE PER TWO-BEDROOM UNIT. 1 SPACE PER EACH 1,000 SF OF NON-RESIDENTIAL USES FOR ESTABLISHMENTS. (71 SPACES)	N/A	71 SPACES	NO
RESIDENTIAL FLOOR AREAS AND RATIO OF DWELLINGS	STUDIO (MAX. 33%): 500 SF. ONE-BEDROOM (MAX. 80%): MIN. 650 SF. TWO-BEDROOM (MAX. 80%): MIN. 800 SF. NO THREE-BEDROOM UNITS ARE PERMITTED. MAX. 10% OF THE UNITS FOR EACH BEDROOM CATEGORY SHALL BE PERMITTED TO HAVE A FLOOR AREA LESS THAN 10% OF THE MINIMUMS INDICATED.	N/A	STUDIO (8.97%): FROM 528 SF TO 590 SF. ONE-BEDROOM (53.85%): 660 SF TO 774 SF. TWO-BEDROOMS (37.18%): 1,001 SF TO 1,225 SF.	NO
BIKE PARKING	MIN. 0.5 SPACE PER UNIT AND 1 SPACE FOR EVERY 500 SF OF NON-RESIDENTIAL ESTABLISHMENT (34 SPACES)	N/A	34 SPACES	NO
DENSITY	NO REQUIREMENT	N/A	66 UNITS	NO
FAR	NO REQUIREMENT	N/A	3.95 (EXCLUDE PARKING AND UTILITY)	NO

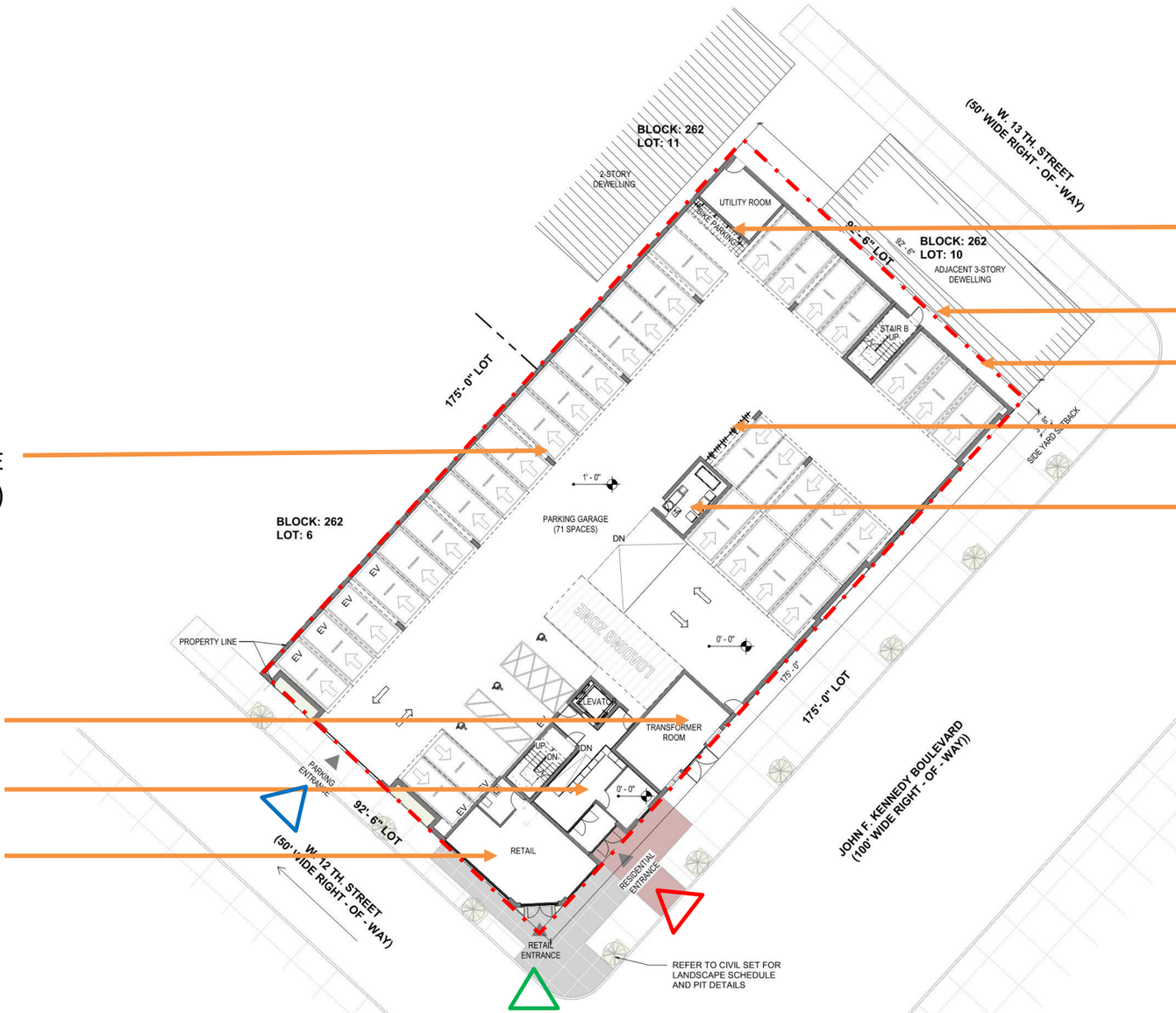
PROPOSED DESIGN KEY POINTS

- Lot Area (Total): **16,187.2 SF (0.37 ACRE)**
- Total Building Area Proposed: **78,403 SF**
- Occupancy: Mixed Use: R-2 (Residential), S-2 (Parking Garage), M (Retail)
- Building Height is **6 Stories, 72 Feet**
- **66 residential units** proposed: 4 (Studios), 42 (One-Bedroom), 20 (Two-Bedrooms)
- Elevator proposed, providing wheelchair accessibility to all residences
- First Floor is composed of Residential Lobby, Bike Storage, Mailboxes, Trash Room, Parking garage, Retail Space, and Utility Rooms
- **71 parking spaces proposed:** 3 ADA spaces, 34 stacker parking spaces (68 spots), 11 EV chargers will be provided
- Bike storage provided for **34 bicycles**
- Common **roof deck** is proposed. Total Area is 4, 463 SF

EXISTING SITE PLAN



SITE PLAN



PARKING GARAGE
(71 SPACES)

TRANSFORMER ROOM

RESIDENTIAL LOBBY

RETAIL

BIKE STORAGE
(16 SPACES)

PROPERTY LINE

3’-8” SIDE SETBACK

BIKE STORAGE
(18 SPACES)

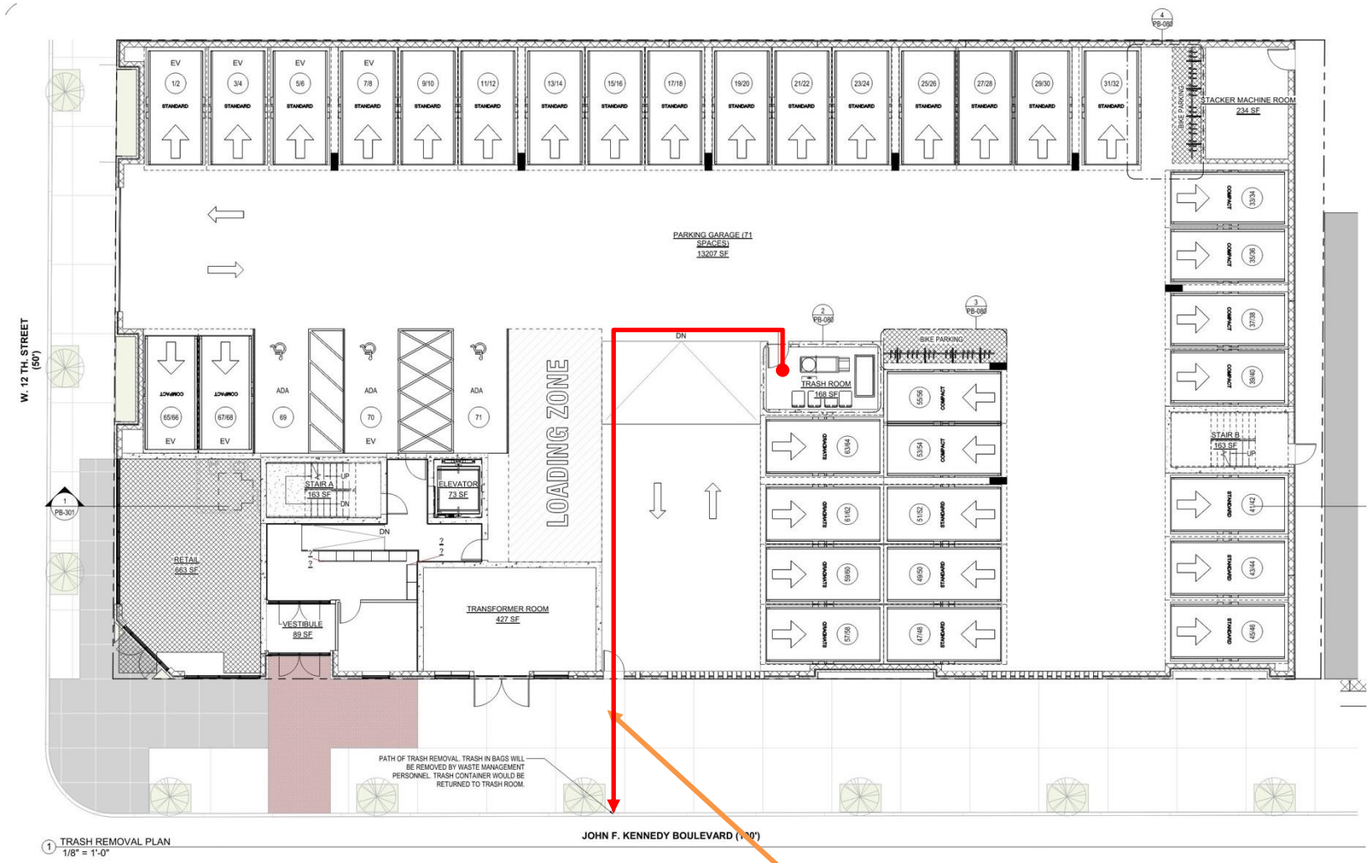
TRASH ROOM

RESIDENTIAL ENTRY

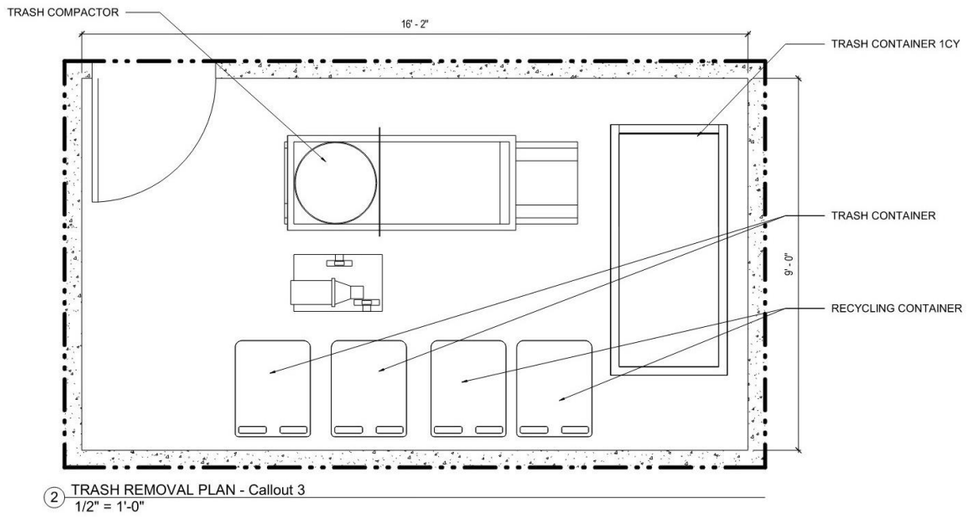
PARKING ENTRY

RETAIL ENTRY

TRASH REMOVAL PLAN



1 TRASH REMOVAL PLAN
1/8" = 1'-0"



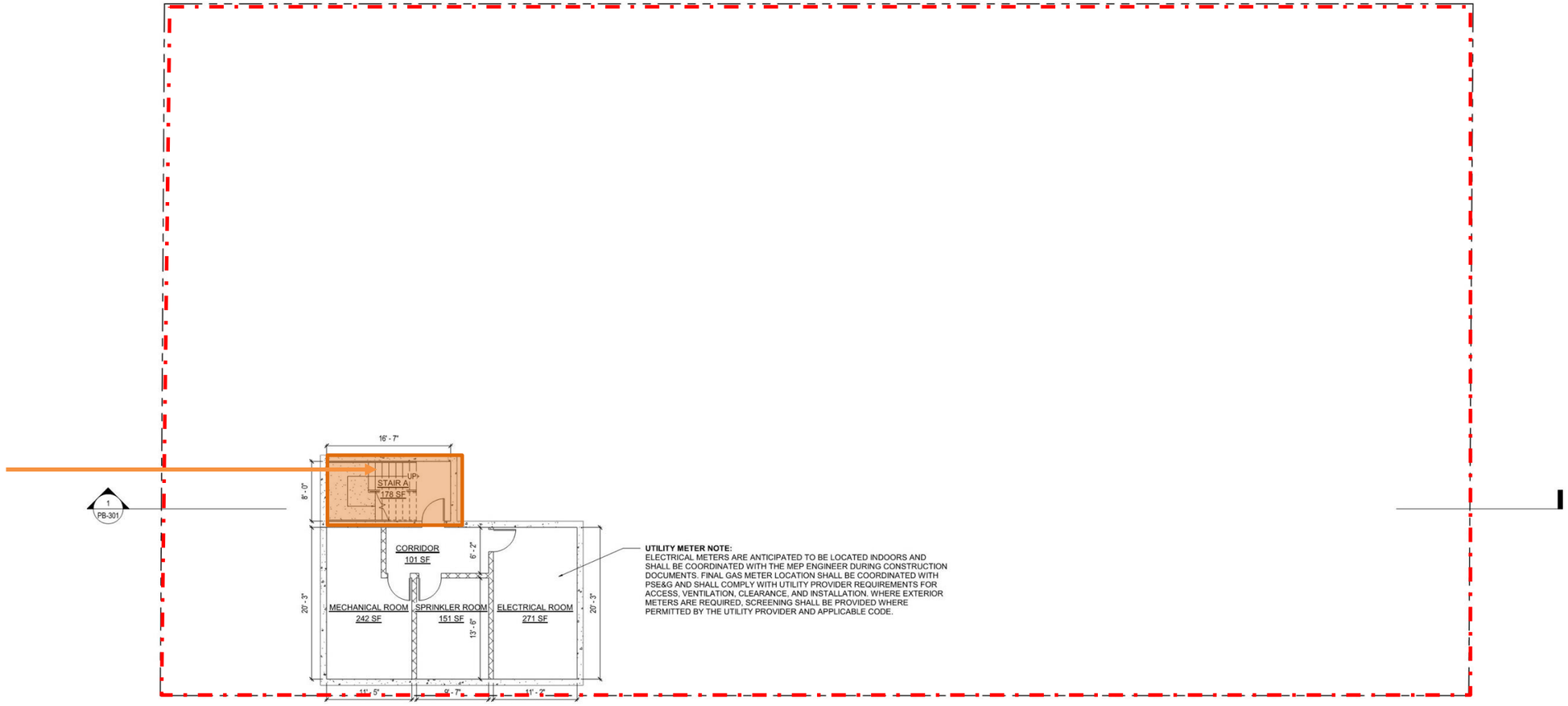
2 TRASH REMOVAL PLAN - Callout 3
1/2" = 1'-0"

TRASH ROOM PLAN

PATH OF TRASH REMOVAL. TRASH IN BAGS WILL BE REMOVED BY WASTE MANAGEMENT PERSONNEL. TRASH CONTAINER WOULD BE RETURNED TO TRASH ROOM.

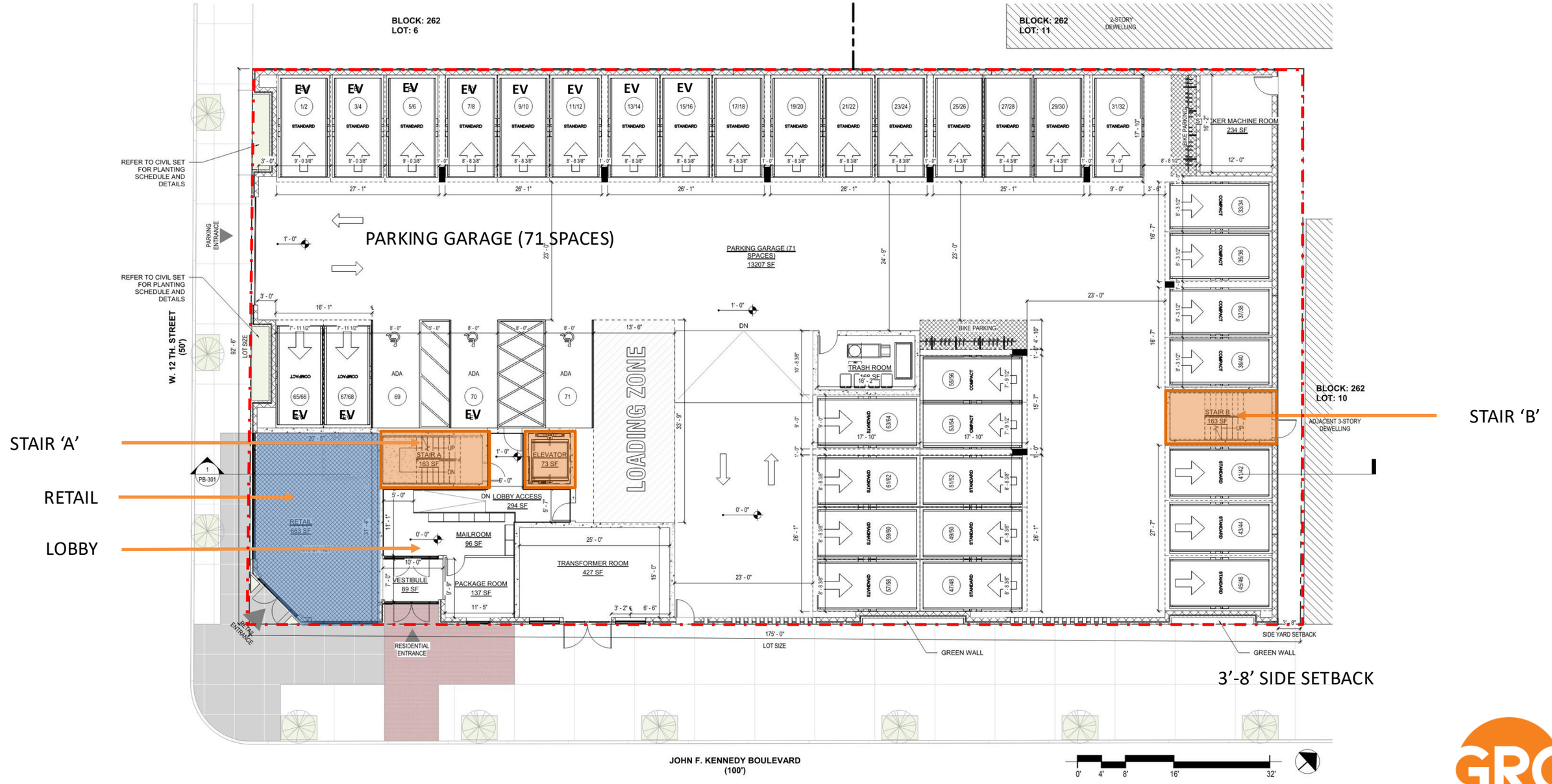
CELLAR FLOOR PLAN

STAIR ‘A’





FIRST FLOOR PLAN – PREVIOUS (OPT.1)



STAIR 'A'

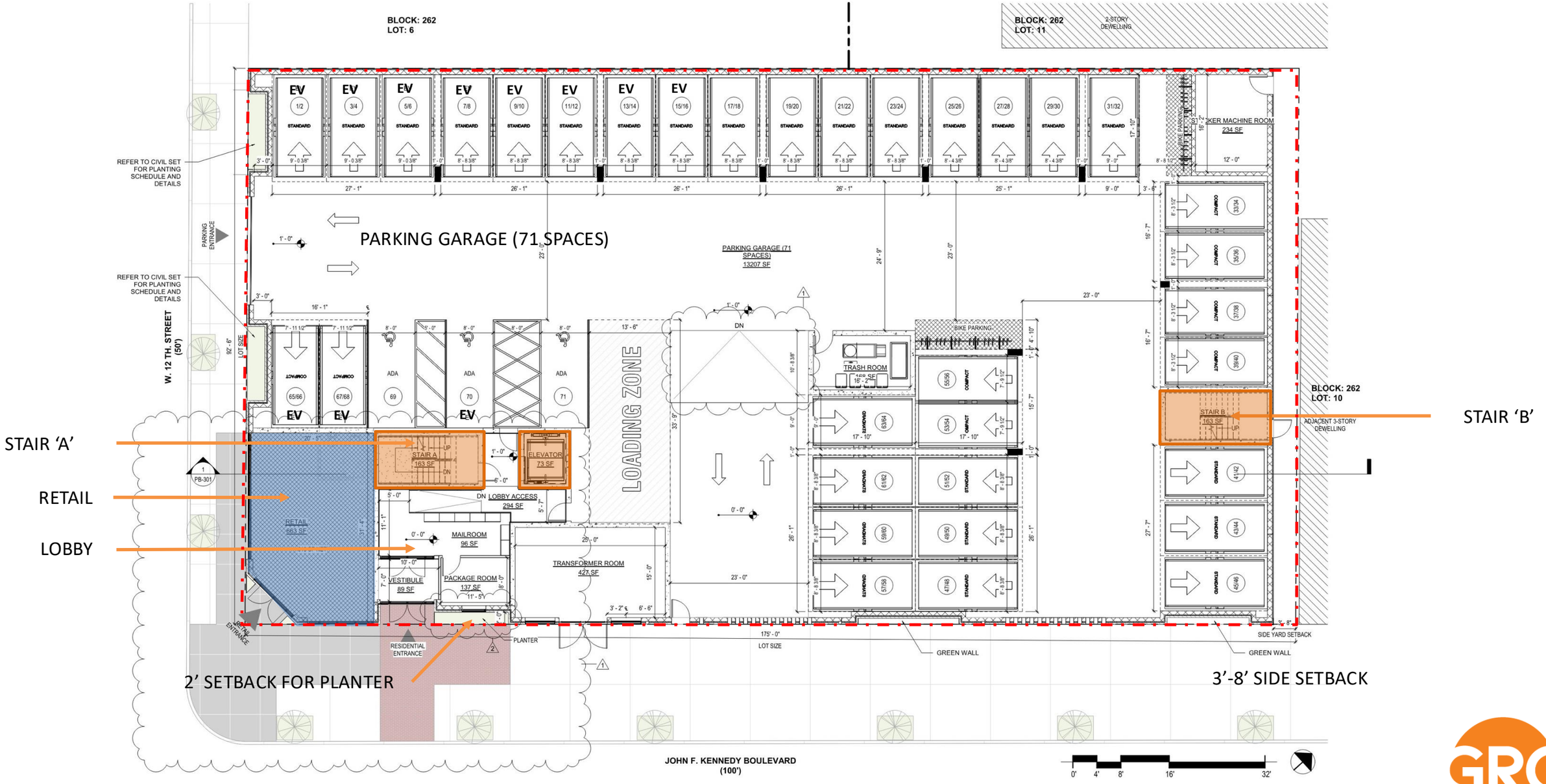
RETAIL

LOBBY

STAIR 'B'

3'-8' SIDE SETBACK

FIRST FLOOR PLAN – CURRENT (OPT.2)



SECOND FLOOR PLAN - PREVIOUS (OPT.1)

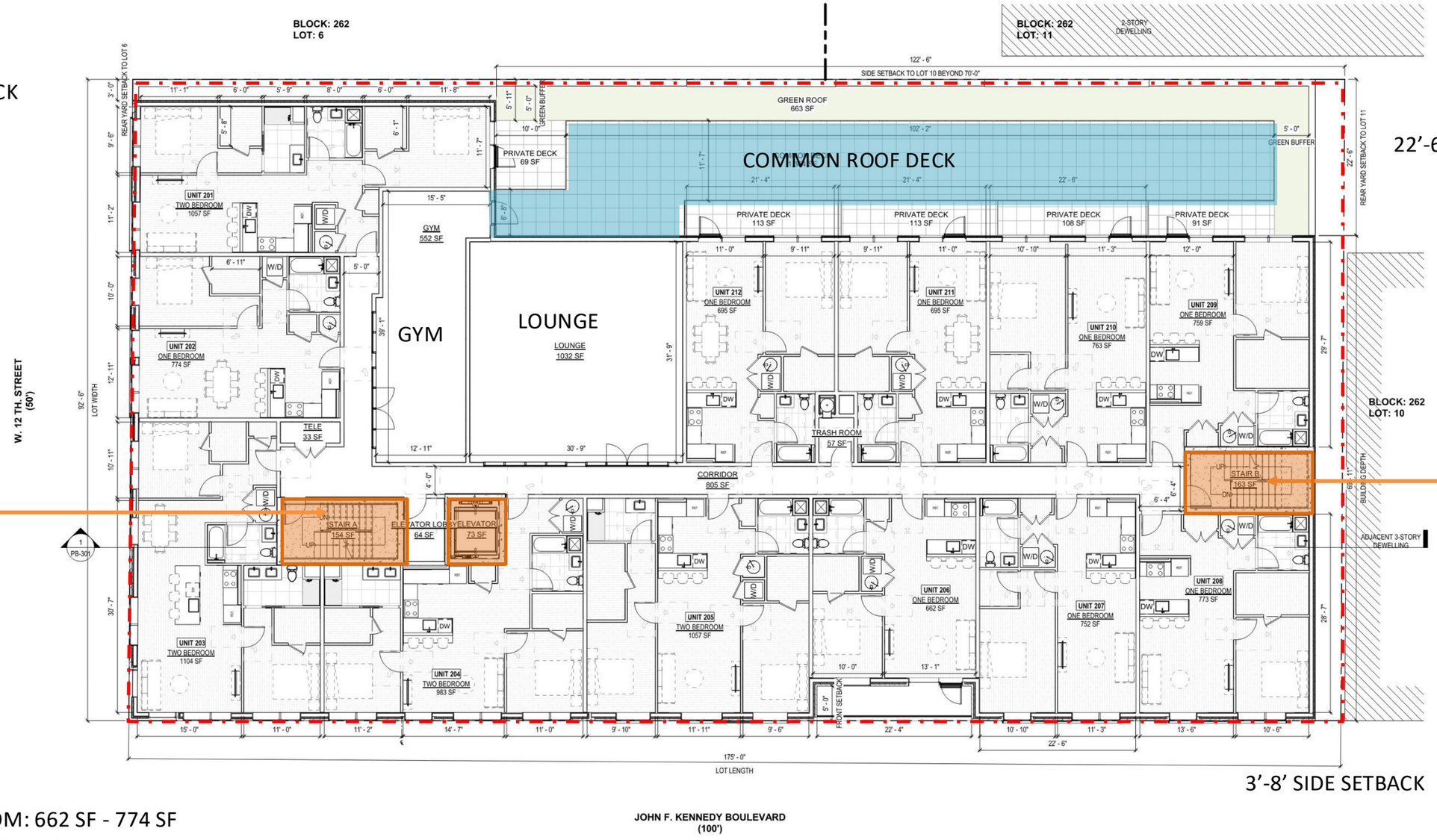
3’-0’ SIDE SETBACK

22’-6’ REAR SETBACK

STAIR ‘A’

STAIR ‘B’

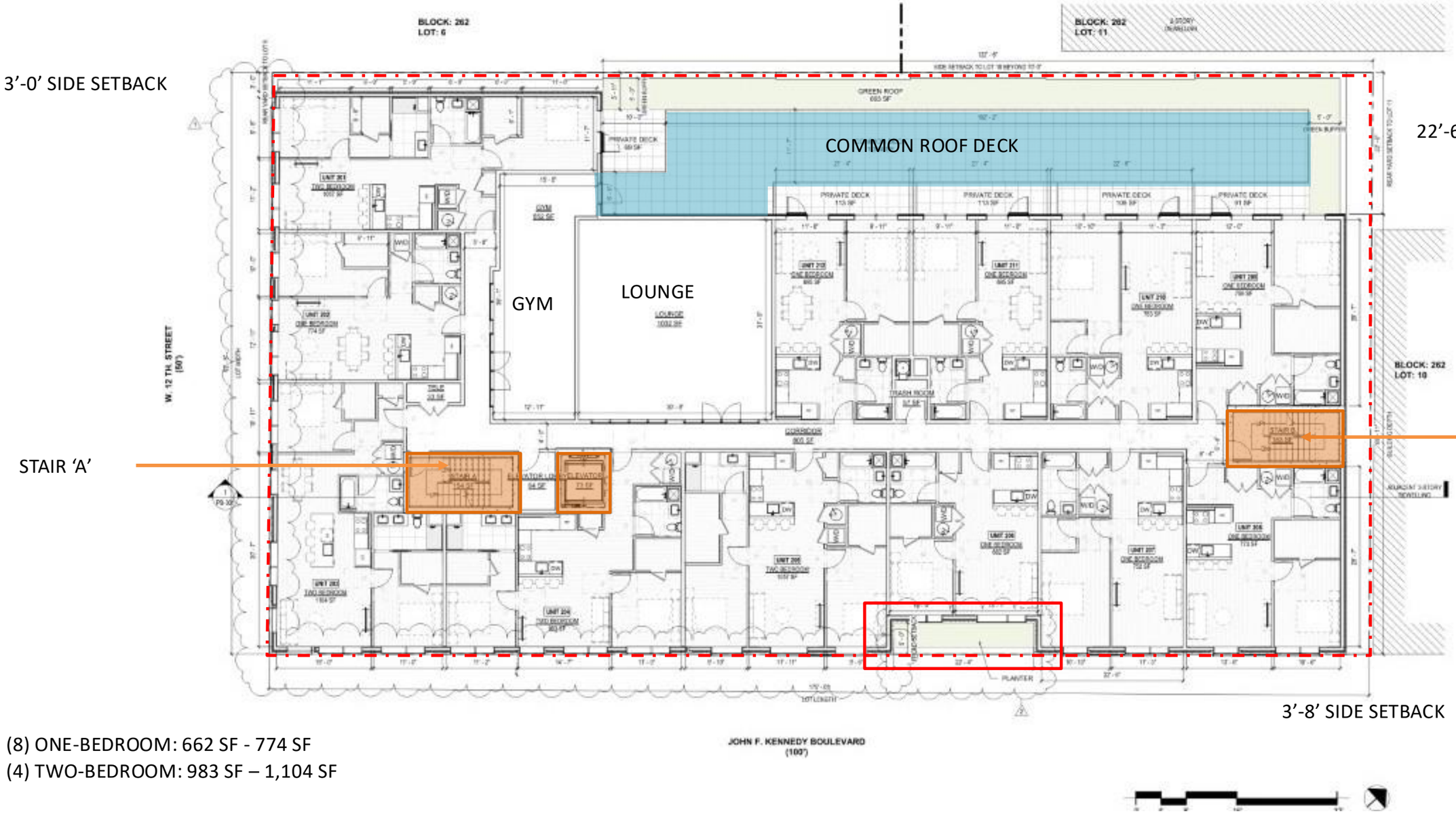
3’-8’ SIDE SETBACK



(8) ONE-BEDROOM: 662 SF - 774 SF

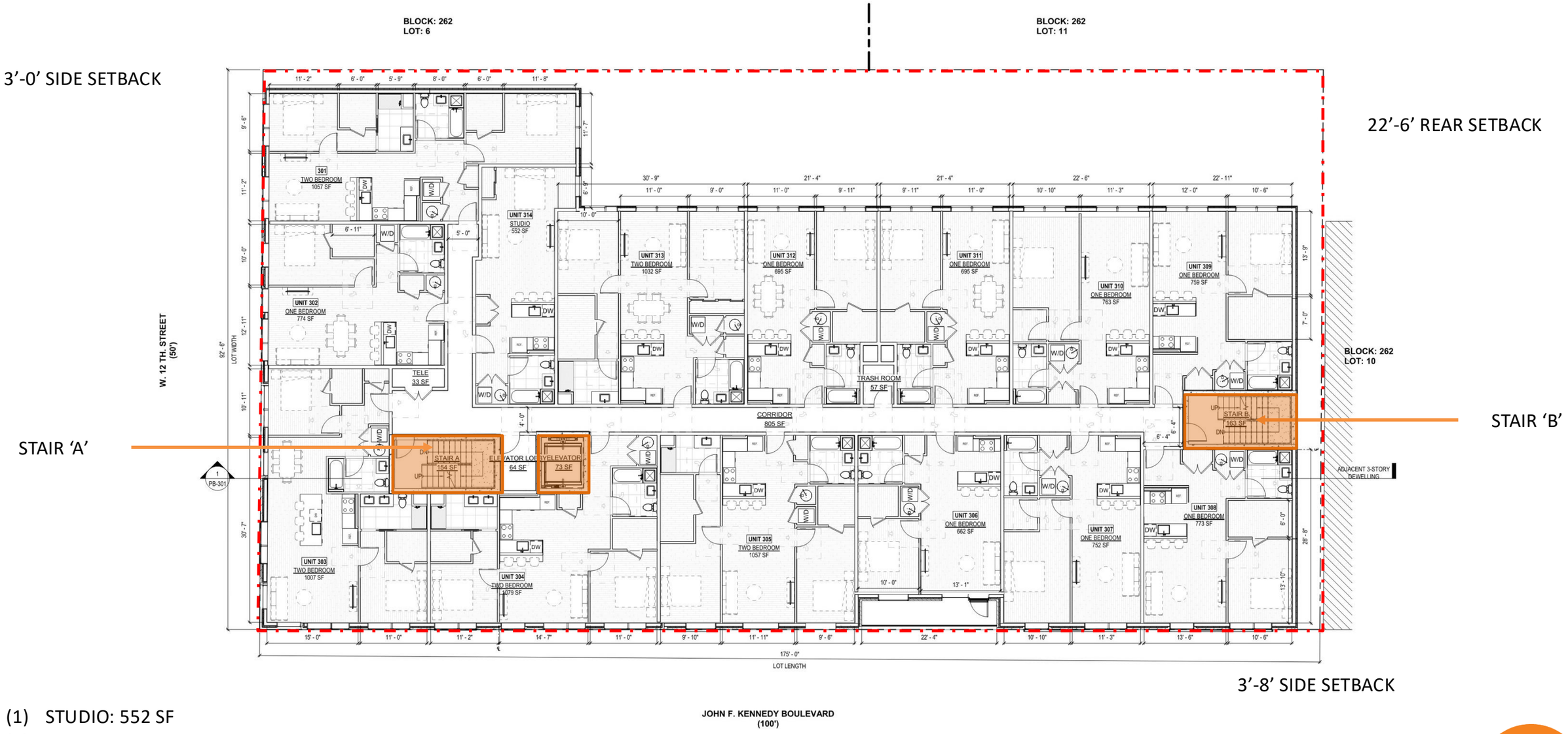
(4) TWO-BEDROOM: 983 SF – 1,104 SF

SECOND FLOOR PLAN - CURRENT (OPT.2)



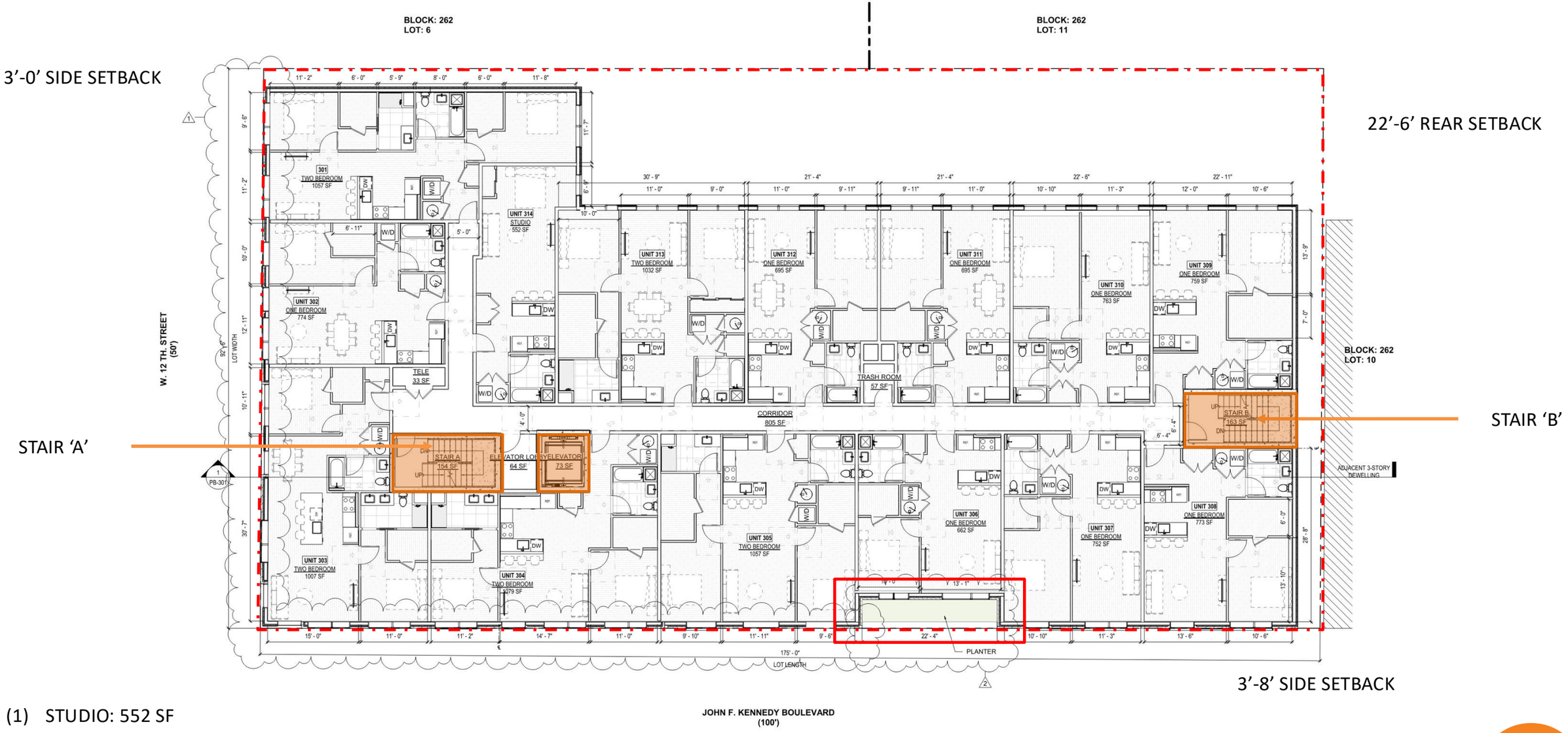
(8) ONE-BEDROOM: 662 SF - 774 SF
(4) TWO-BEDROOM: 983 SF – 1,104 SF

THIRD AND FOURTH FLOOR PLAN - PREVIOUS (OPT.1)



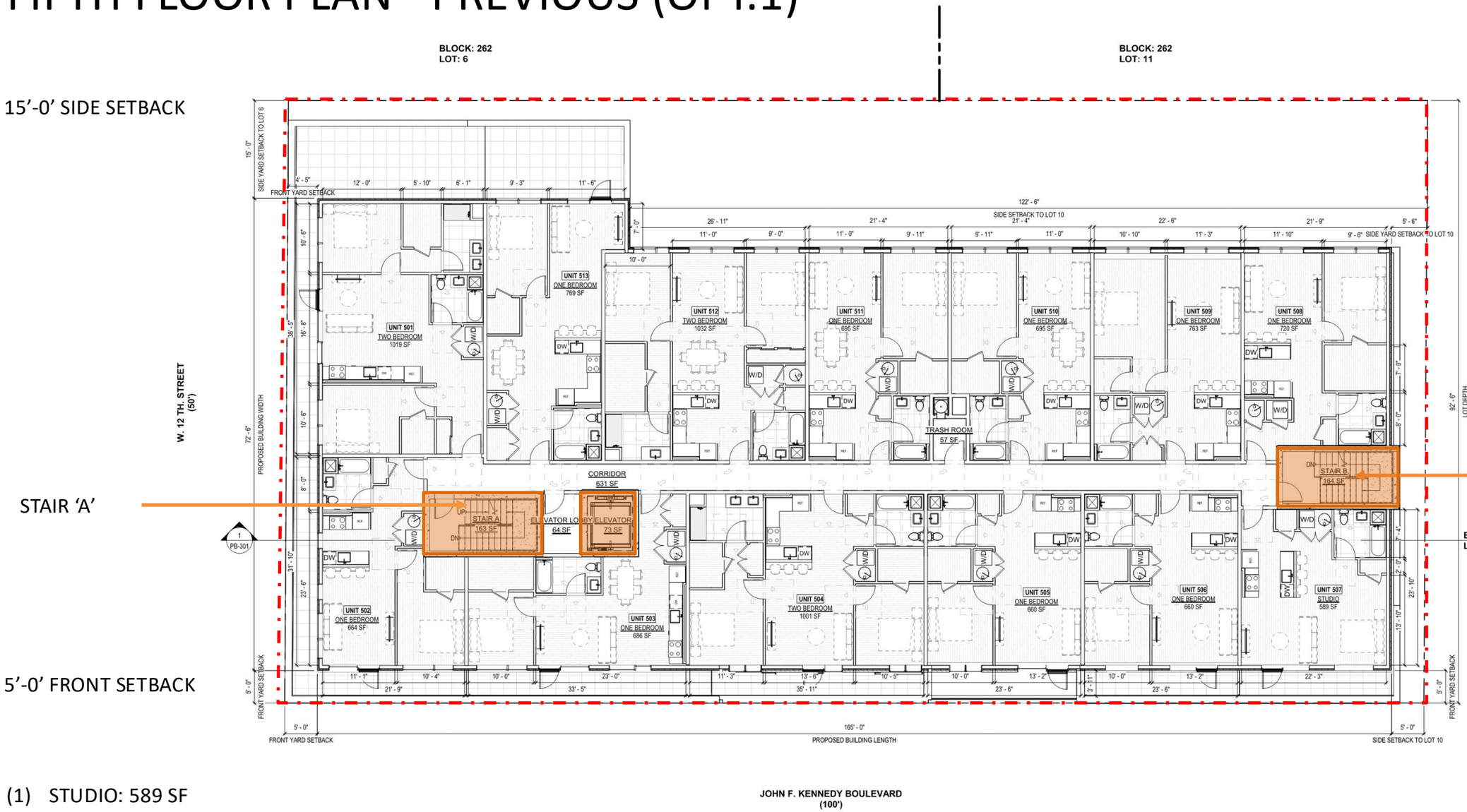
(1) STUDIO: 552 SF
(8) ONE-BEDROOM: 662 SF - 774 SF
(5) TWO-BEDROOM: 983 SF – 1,104 SF

THIRD AND FOURTH FLOOR PLAN - CURRENT (OPT.2)



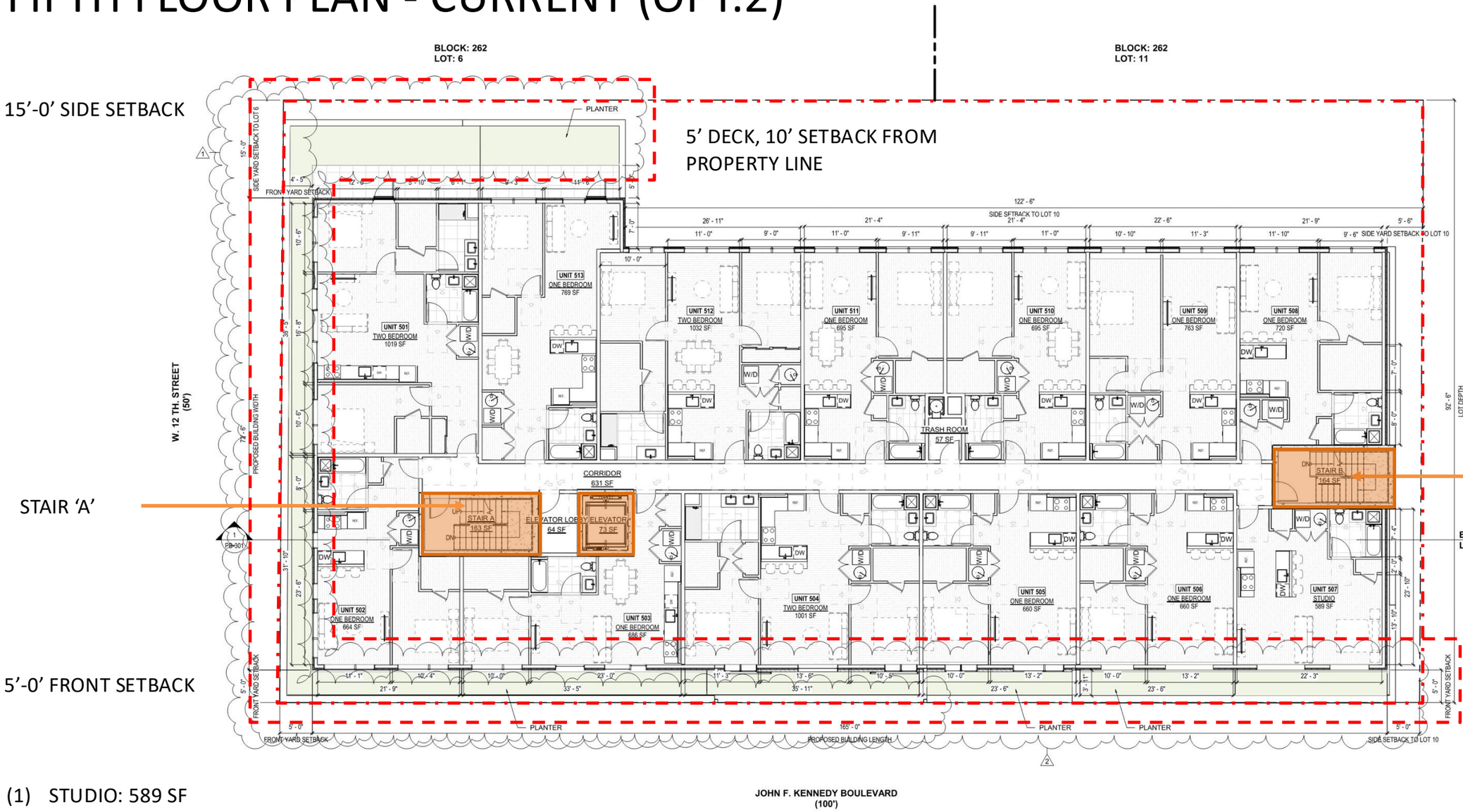
(1) STUDIO: 552 SF
(8) ONE-BEDROOM: 662 SF - 774 SF
(5) TWO-BEDROOM: 983 SF – 1,104 SF

FIFTH FLOOR PLAN - PREVIOUS (OPT.1)



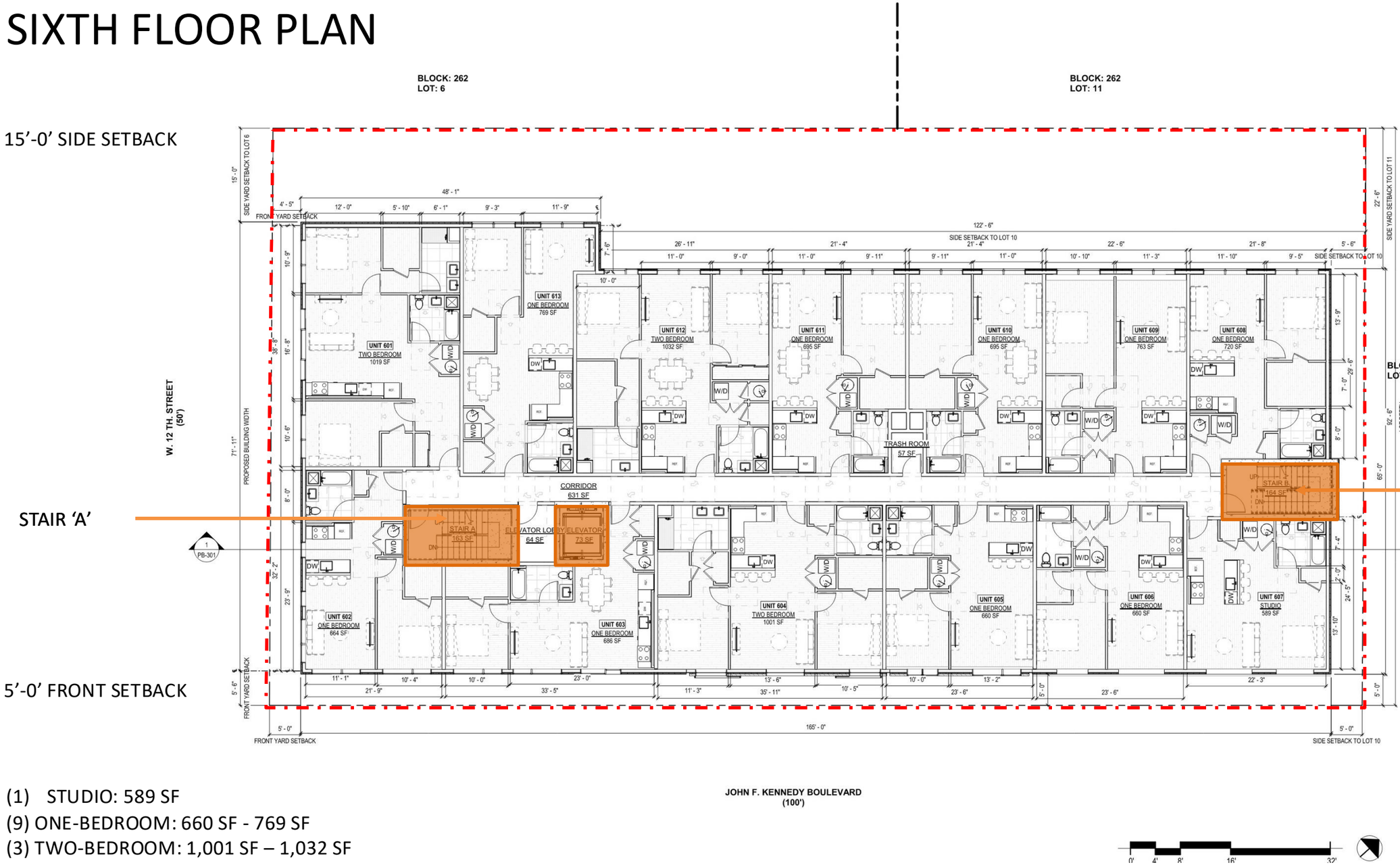
(1) STUDIO: 589 SF
(9) ONE-BEDROOM: 660 SF - 769 SF
(3) TWO-BEDROOM: 1,001 SF – 1,032 SF

FIFTH FLOOR PLAN - CURRENT (OPT.2)



(1) STUDIO: 589 SF
(9) ONE-BEDROOM: 660 SF - 769 SF
(3) TWO-BEDROOM: 1,001 SF – 1,032 SF

SIXTH FLOOR PLAN



(1) STUDIO: 589 SF
(9) ONE-BEDROOM: 660 SF - 769 SF
(3) TWO-BEDROOM: 1,001 SF – 1,032 SF

ROOF PLAN - PREVIOUS (OPT.1)

15’-0’ SIDE SETBACK

22’-6’ REAR SETBACK

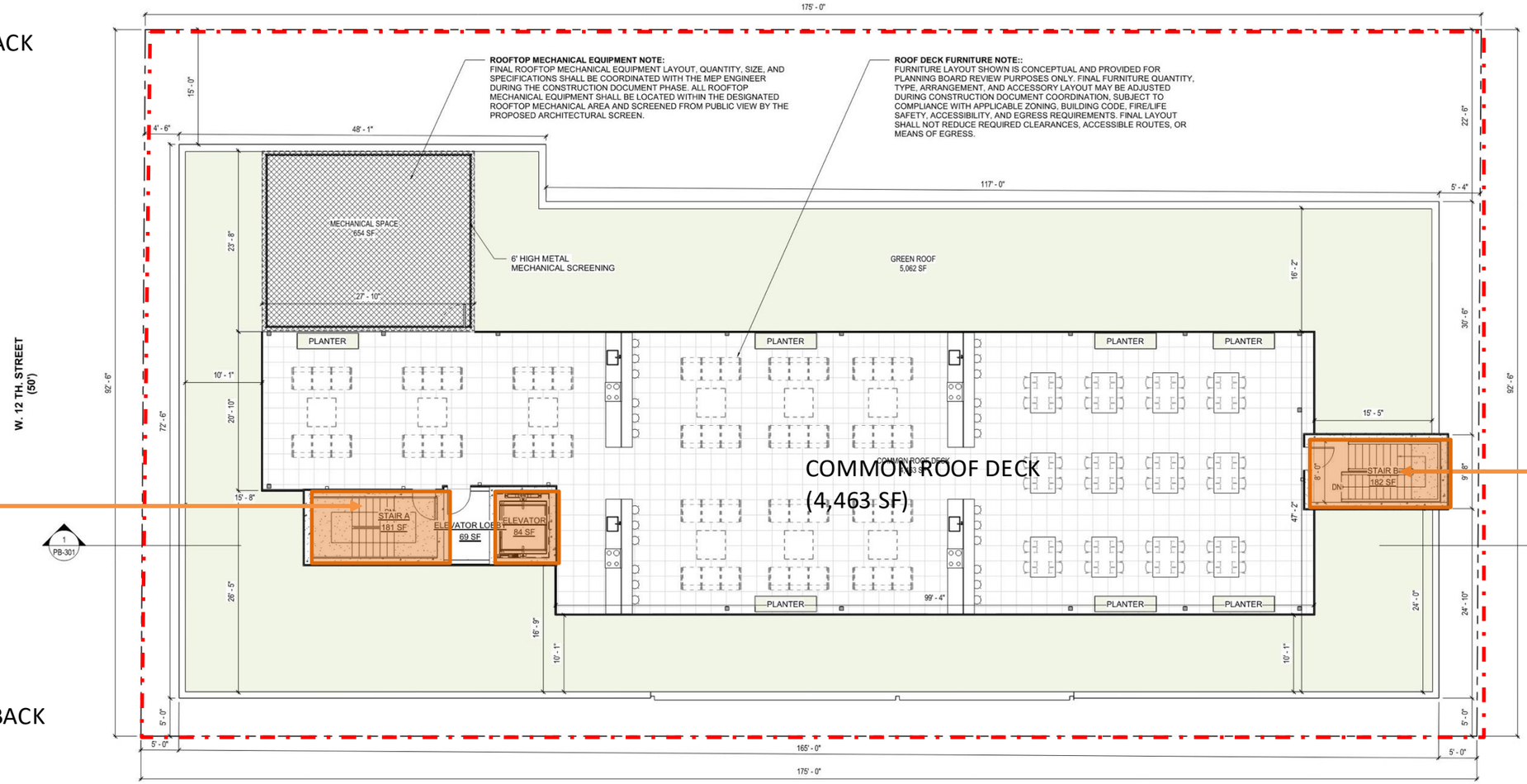
3’-8’ SIDE SETBACK REMA
STAIR LOCATION

STAIR ‘A’

STAIR ‘B’

5’-0’ FRONT SETBACK

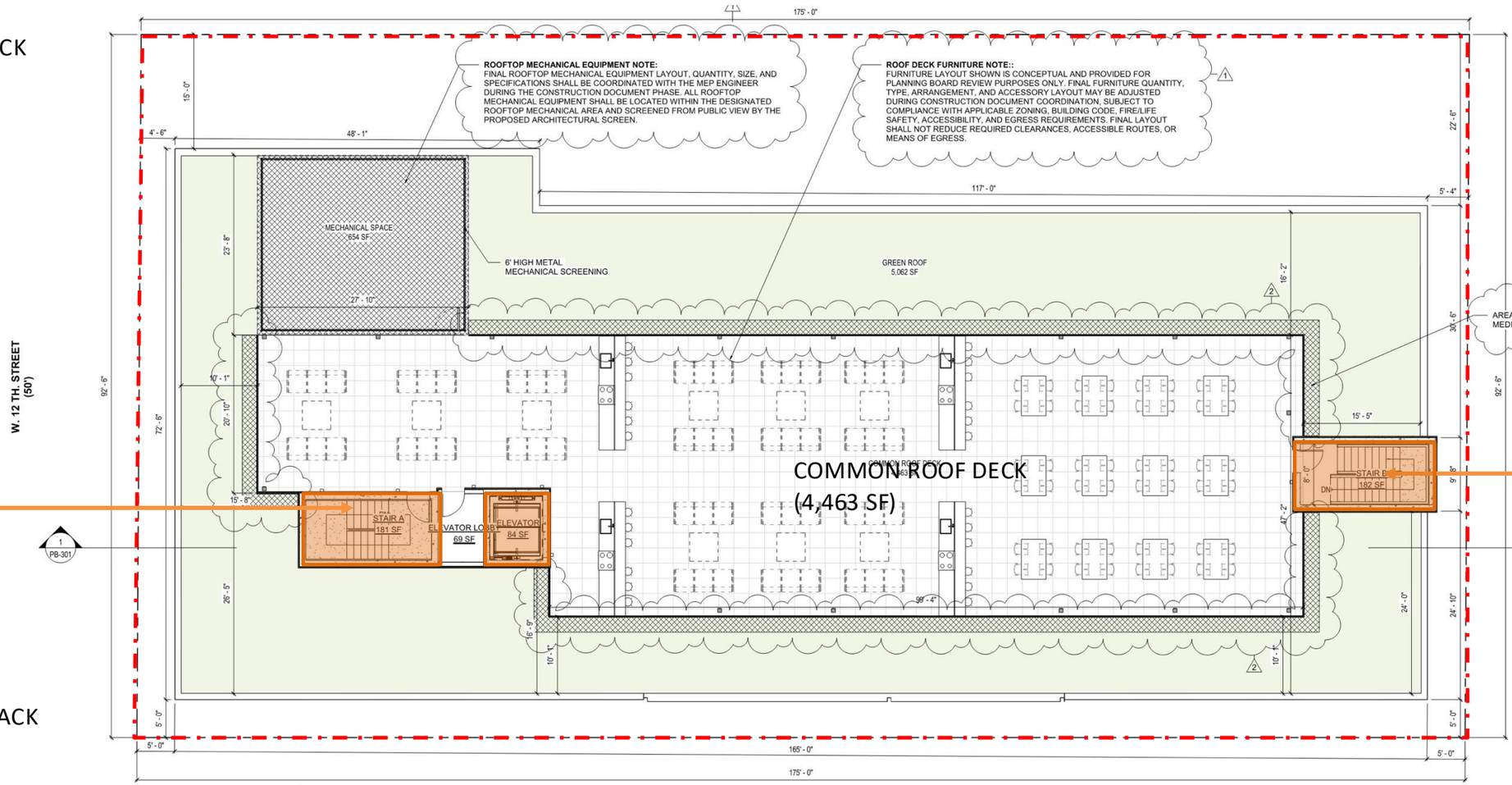
5’-0’ SIDE SETBACK



TOTAL ROOF AREA: 11,104 SF
MECHANICAL AREA: 654 SF (FOR REFERANCE)
ROOF DECK AREA: 4,463 SF
GREEN ROOF 5,062 SF

ROOF PLAN - CURRENT (OPT.2)

15’-0’ SIDE SETBACK



22’-6’ REAR SETBACK

3’-8’ SIDE SETBACK REMA
STAIR LOCATION

STAIR ‘A’

STAIR ‘B’

5’-0’ FRONT SETBACK

5’-0’ SIDE SETBACK

TOTAL ROOF AREA: 11,104 SF
MECHANICAL AREA: 654 SF (FOR REFERANCE)
ROOF DECK AREA: 4,463 SF
GREEN ROOF 5,062 SF

0' 4' 8' 16' 32'

JFK BLVD. ELEVATION

STO ESSENCE STUCCO
FINISH: FINE
COLOR: TWIGHT

JAMES HARDIE
FIBER CEMENT BOARD
FINISH: SMOOTH
COLOR: GRAY SLATE

FACE BRICK
COLOR: MOHAWK

FACE BRICK
COLOR: ASPEN WIRECUT



FACE BRICK
COLOR: FRENCH GRAY

METAL PANEL
OR EQUAL
COLOR: TRI CORN BLACK

MATERIAL LEGEND

HARDIE BOARD

MATERIAL SAMPLE	DESCRIPTION/ FINISH
OMIT	H.01 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: ARCTIC WHITE TEXTURE: SMOOTH
	H.02 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: GRAY SLATE TEXTURE: SMOOTH

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	H.03 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: COUNTRYLANE RED TEXTURE: SMOOTH

BRICK

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	B.01 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: MOHAWK

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	B.02 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: ASPEN WIRECUT
	B.03 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: FRENCH GRAY WIRECUT

METAL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	M.01 PRODUCT: METAL FRAME MANUFACTURER: ALUCOBOND COLOR: TRI CORN BLACK

STUCCO

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	ST.01 PRODUCT: STUCCO MANUFACTURER: STO COLOR: PEARL GREY FINISH: FINE

WINDOW

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: ALUMINUM CLAD WOOD CASEMENT/ PICTURE WINDOW MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK
	PRODUCT: ALUMINUM CLAD WOOD PATIO DOOR MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK

GLASS HANDRAIL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	COLOR: PAINTED TO MATCH WINDOW FRAME

GLASS CURTAIN WALL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: 1600 WALL SYSTEM MANUFACTURER: KAWNEER OR APPROVED EQ.

JFK BLVD. ELEVATION

STO ESSENCE STUCCO
FINISH: FINE
COLOR: TWIGHT

JAMES HARDIE
FIBER CEMENT BOARD
FINISH: SMOOTH
COLOR: GRAY SLATE

FACE BRICK
COLOR: MOHAWK

FACE BRICK
COLOR: ASPEN WIRECUT



FACE BRICK
COLOR: FRENCH GRAY

METAL PANEL
OR EQUAL
COLOR: TRI CORN BLACK

MATERIAL LEGEND

HARDIE BOARD

MATERIAL SAMPLE	DESCRIPTION/ FINISH
OMIT	H.01 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: ARCTIC WHITE TEXTURE: SMOOTH
	H.02 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: GRAY SLATE TEXTURE: SMOOTH

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	H.03 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: COUNTRYLANE RED TEXTURE: SMOOTH

BRICK

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	B.01 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: MOHAWK

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	B.02 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: ASPEN WIRECUT
	B.03 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: FRENCH GRAY WIRECUT

METAL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	M.01 PRODUCT: METAL FRAME MANUFACTURER: ALUCOBOND COLOR: TRI CORN BLACK

STUCCO

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	ST.01 PRODUCT: STUCCO MANUFACTURER: STO COLOR: PEARL GREY FINISH: FINE

WINDOW

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: ALUMINUM CLAD WOOD CASEMENT/ PICTURE WINDOW MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK
	PRODUCT: ALUMINUM CLAD WOOD PATIO DOOR MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK

GLASS HANDRAIL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	COLOR: PAINTED TO MATCH WINDOW FRAME

GLASS CURTAIN WALL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: 1600 WALL SYSTEM MANUFACTURER: KAWNEER OR APPROVED EQ.

WEST 12TH STREET ELEVATION

STO ESSENCE STUCCO
FINISH: FINE
COLOR: TWIGHT

JAMES HARDIE
FIBER CEMENT BOARD
FINISH: SMOOTH
COLOR: GRAY SLATE

FACE BRICK
COLOR: MOHAWK

FACE BRICK
COLOR: ASPEN WIRECUT



METAL PANEL
OR EQUAL
COLOR: TRI CORN BLACK

MATERIAL LEGEND

HARDIE BOARD

MATERIAL SAMPLE	DESCRIPTION/ FINISH
OMIT	H.01 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: ARCTIC WHITE TEXTURE: SMOOTH
	H.02 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: GRAY SLATE TEXTURE: SMOOTH

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	H.03 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: COUNTRYLANE RED TEXTURE: SMOOTH

BRICK

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	B.01 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: MOHAWK

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	B.02 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: ASPEN WIRECUT
	B.03 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: FRENCH GRAY WIRECUT

METAL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	M.01 PRODUCT: METAL FRAME MANUFACTURER: ALUCOBOND COLOR: TRI CORN BLACK

STUCCO

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	ST.01 PRODUCT: STUCCO MANUFACTURER: STO COLOR: PEARL GREY FINISH: FINE

WINDOW

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: ALUMINUM CLAD WOOD CASEMENT/ PICTURE WINDOW MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK
	PRODUCT: ALUMINUM CLAD WOOD PATIO DOOR MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK

GLASS HANDRAIL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	COLOR: PAINTED TO MATCH WINDOW FRAME

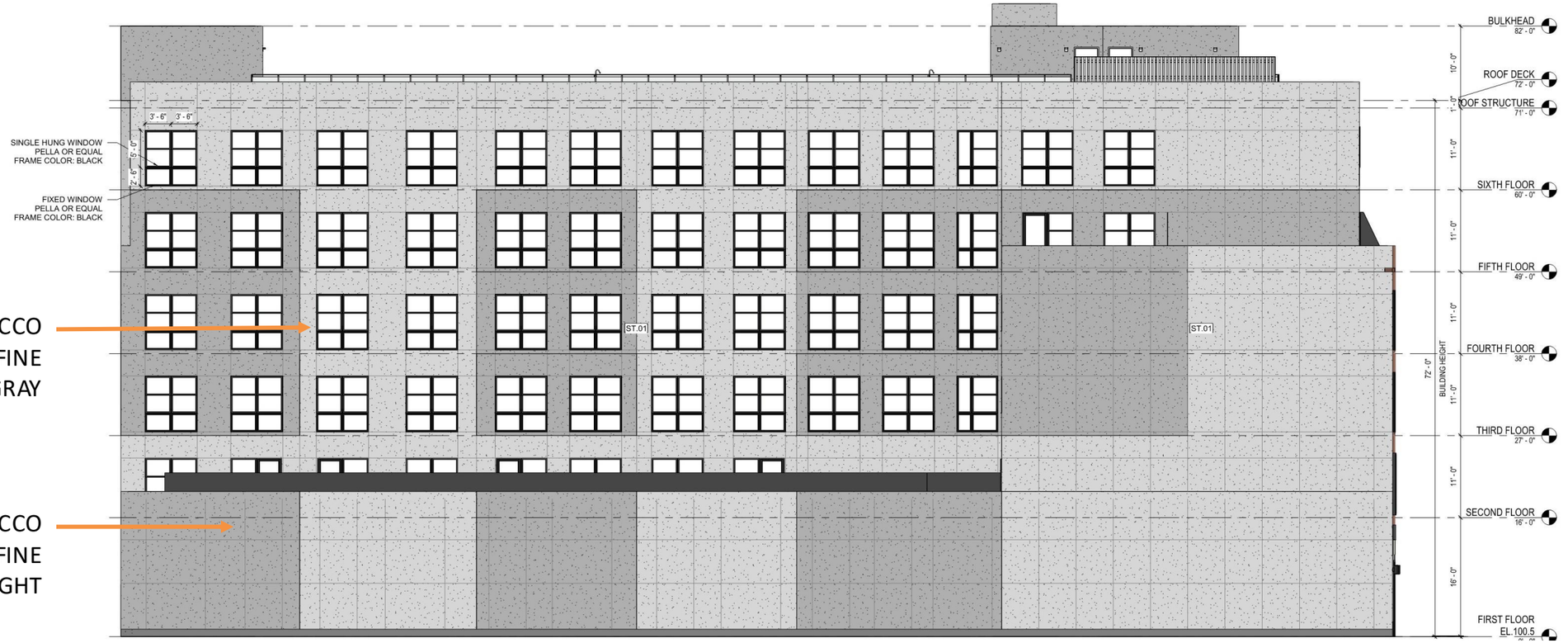
GLASS CURTAIN WALL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: 1600 WALL SYSTEM MANUFACTURER: KAWNEER OR APPROVED EQ.

SIDE ELEVATION 01

STO ESSENCE STUCCO
FINISH: FINE
COLOR: PEARL GRAY

STO ESSENCE STUCCO
FINISH: FINE
COLOR: TWIGHT



MATERIAL LEGEND

HARDIE BOARD

MATERIAL SAMPLE	DESCRIPTION/ FINISH
OMIT	H.01 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: ARCTIC WHITE TEXTURE: SMOOTH
	H.02 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: GRAY SLATE TEXTURE: SMOOTH

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	H.03 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: COUNTRYLANE RED TEXTURE: SMOOTH

BRICK

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	B.01 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: MOHAWK

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	B.02 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: ASPEN WIRECUT
	B.03 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: FRENCH GRAY WIRECUT

METAL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	M.01 PRODUCT: METAL FRAME MANUFACTURER: ALUCOBOND COLOR: TRI CORN BLACK

STUCCO

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	ST.01 PRODUCT: STUCCO MANUFACTURER: STO COLOR: PEARL GREY FINISH: FINE

WINDOW

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: ALUMINUM CLAD WOOD CASEMENT/ PICTURE WINDOW MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK
	PRODUCT: ALUMINUM CLAD WOOD PATIO DOOR MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK

GLASS HANDRAIL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	COLOR: PAINTED TO MATCH WINDOW FRAME

GLASS CURTAIN WALL

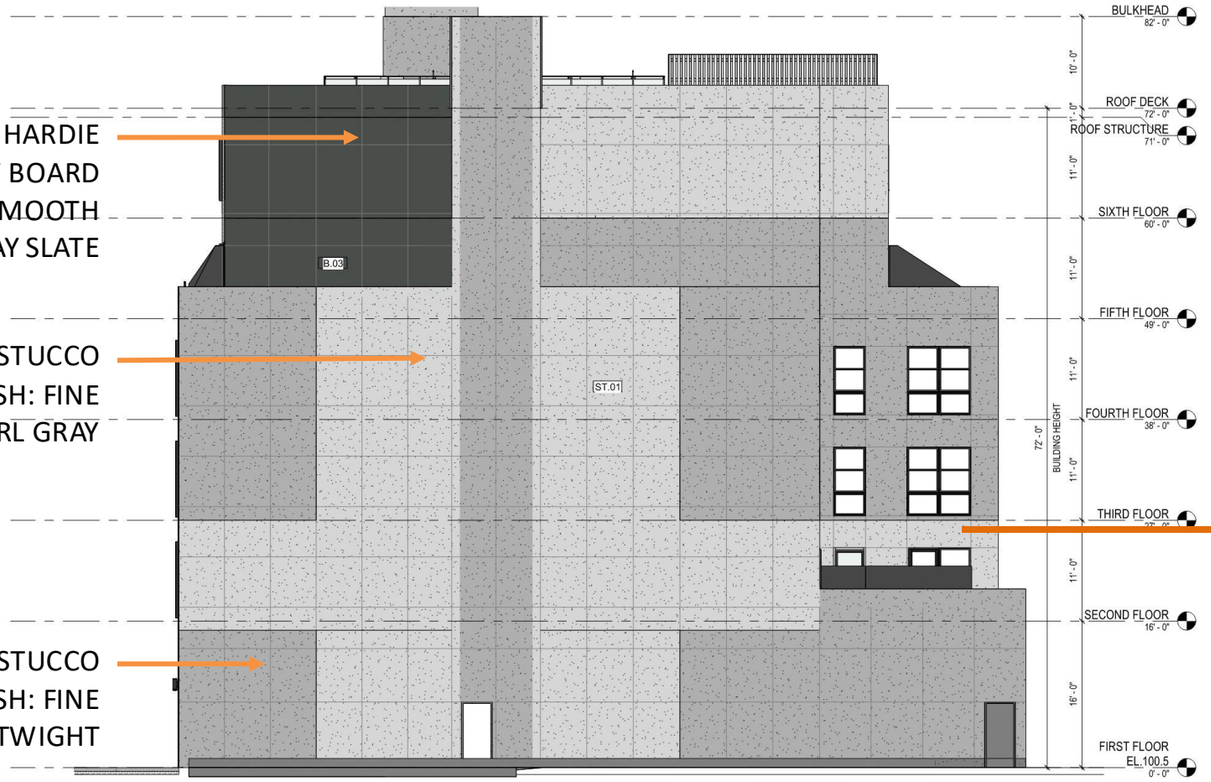
MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: 1600 WALL SYSTEM MANUFACTURER: KAWNEER OR APPROVED EQ.

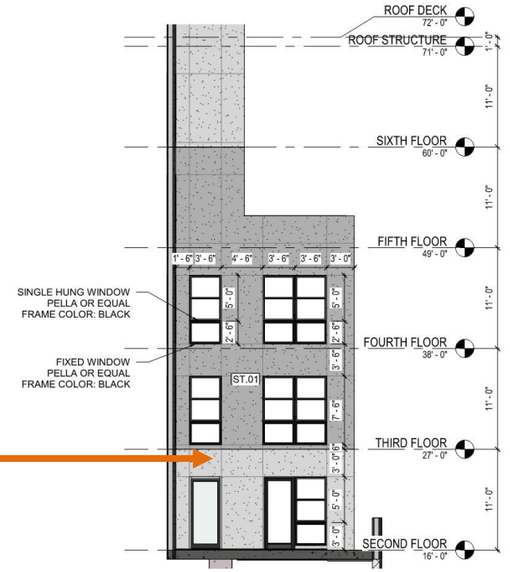
SIDE ELEVATION 02

JAMES HARDIE
FIBER CEMENT BOARD
FINISH: SMOOTH
COLOR: GRAY SLATE

STO ESSENCE STUCCO
FINISH: FINE
COLOR: PEARL GRAY

STO ESSENCE STUCCO
FINISH: FINE
COLOR: TWIGHT





2 ENLARGED SIDE ELEVATION
1/8" = 1'-0"

ENLARGED VIEW

MATERIAL LEGEND

HARDIE BOARD

MATERIAL SAMPLE	DESCRIPTION/ FINISH
OMIT	H.01 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: ARCTIC WHITE TEXTURE: SMOOTH
	H.02 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: GRAY SLATE TEXTURE: SMOOTH

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	H.03 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: COUNTRYLANE RED TEXTURE: SMOOTH

BRICK

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	B.01 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: MOHAWK

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	B.02 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: ASPEN WIRECUT
	B.03 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: FRENCH GRAY WIRECUT

METAL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	M.01 PRODUCT: METAL FRAME MANUFACTURER: ALUCOBOND COLOR: TRI CORN BLACK

STUCCO

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	ST.01 PRODUCT: STUCCO MANUFACTURER: STO COLOR: PEARL GREY FINISH: FINE

WINDOW

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: ALUMINUM CLAD WOOD CASEMENT/ PICTURE WINDOW MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK
	PRODUCT: ALUMINUM CLAD WOOD PATIO DOOR MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK

GLASS HANDRAIL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	COLOR: PAINTED TO MATCH WINDOW FRAME

GLASS CURTAIN WALL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: 1600 WALL SYSTEM MANUFACTURER: KAWNEER OR APPROVED EQ.

BLOCK ELEVATION (JFK BLVD.)



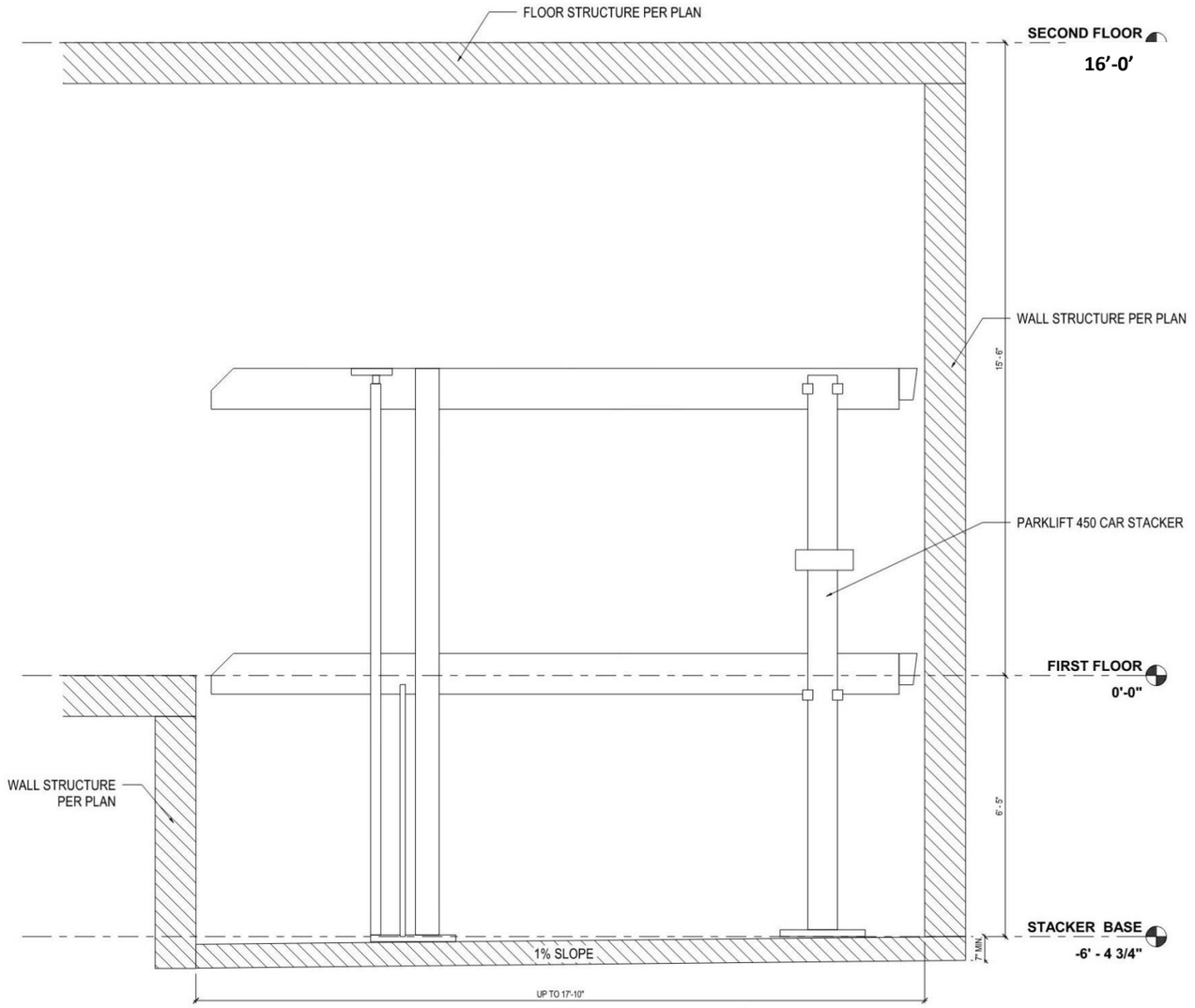
BLOCK ELEVATION (WEST 12TH ST)



BUILDING SECTION



PARKING STACKER




RETAIL
361
W 32th St

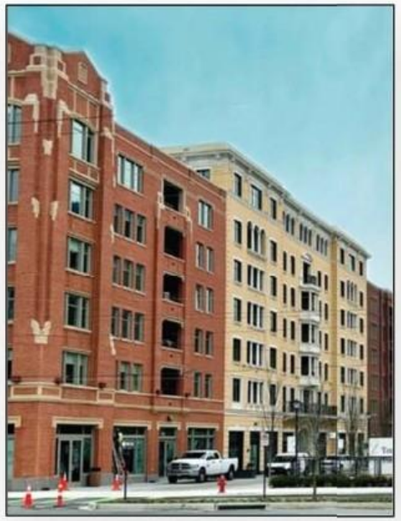
REFERENCE IMAGE

Figure 5. Example of Another Building Utilizing a Demise Line (Chambers St, Woodstock, GA). Streetview Followed by Aerial View[8].



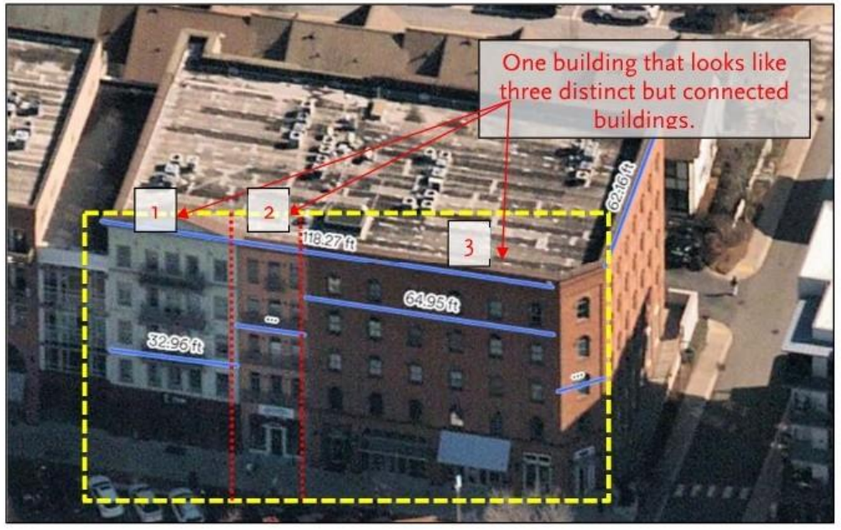
REFERENCE IMAGE

Figure 6. Two Additional Examples of Demise Lines[9].





In the example on the right, the portions of the building divided by the demise line use similar materials but with different stylistic elements.



PRELIMINARY & FINAL MAJOR SITE PLAN

NEW PROPOSED MULTI-FAMILY RESIDENTIAL
361-373 JOHN F. KENNEDY BLVD
CITY OF BAYONNE, NJ 07002
BLOCK:262, LOT:7, 8 & 9

OPTIMIZED ENGINEERING ASSOCIATES
400 38TH STREET,SUITE 307
UNION CITY, NJ 07087
201-430-9173
201-866-0913 (FAX)
E-mail: guy@oea-corp.com
Web: www.oea-corp.com

GENERAL NOTES

1. THE CONTRACTOR SHOULD FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND PROPOSED SITE WORK (DIMENSION LAYOUT,ETC) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY EXISTING SITE CONDITION DIFFER FROM THAT IDENTIFIED HEREIN. THE CONTRACTOR SHALL NOTIFY ENGINEERING IMMEDITATELY PRIOR TO THE START OF CONSTRUCTION.
2. ALL CONTRACTORS WILL TO THE FULLSET EXTENT PERMITTED BY LAW. INDENTIFY AND HOLD HARMLESS ENGINEERING. AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY AND DAMAGES LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
3. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY ENGINEERING.
4. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
5. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
6. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
7. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPRORIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. ENGINEERING WILL REVIEW IN ACCORDANCE WITH THE DESIGN INTENTS AS REFLECTED WITHIN THE PLAN SET.
8. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. LATEST EDITION AND THE TRAFFIC CONTROL PLANS APPROVED BY NJDOT.
9. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING THE CITY OF BAYONNE AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. SHOULD AN ENGINEER BE PRESENT ON-SITE AT ANY TIME DURING CONSTRUCTION. IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.
12. 2007 STANDARD NEW JERSEY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION WITH AMENDMENTS THERETO TO GOVERN.
13. 2007 STANDARD NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD ROADWAY CONSTRUCTION/TRAFFIC CONTROL/BRIDGE CONSTRUCTION DETAILS ARE APPLICABLE TO THIS PROJECT, EXCEPT FOR THOSE DETAILS CONTAINED HEREIN.
14. MODULAR BLOCK WALL, DRIVE-THRU CANOPY FOOTINGS, AND SIGN FOUNDATION PLANS TO BE DESIGNED BY OTHERS. CONTRACTOR AND WALL ENGINEER RESPONSIBLE TO ENSURE ALL STRUCTURAL COMPONENTS OF RETAINING WALL (GEOGRID, FOUNDTION,ETC.) SHALL BE LOCATED ON SUBJECT PROPERTY. STRUCTURAL AND STABILITY CALCULATIONS AND CONSTRUCTION PLANS FOR RETAINING WALLS PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN NEW JERSEY SHALL BE REQUIRED. A GEO-TECHNICAL ENGINEER LICENSED IN THE STATE OF NJ SHALL BE RETAINED BY CONTRACTOR OR OWNER AND SHALL BE ONSITE DURING CONSTRUCTION.
15. SIDEWALK DESIGN AND CONSTRUCTION CRITERIA SHALL BE IN PLACE AND APPROVED BY THE TOWNSHIP PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
2. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE OTHER SITE PLAN AND GEOTECHNICAL DOCUMENTS AND ASSOCIATED REPORTS INCLUDING ALL DEMOLITION ACTIVITIES INCIDENTIAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
3. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND COMPLIANCE WITH LOCAL,STATE, AND FEDERAL AIR QUALITY STANDARDS.
5. EXPLOSIVES SHALL NOT BE UTILIZED FOR DEMOLITION.
6. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE LOCATED AND DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHALL BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
7. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON-SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.
8. CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOACTION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION REQUIRED IN THIS PLAN SET. THE DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING THE SITE PLAN IMPROVEMENTS.
9. CONTRACTOR IS RESPONSIBLE TO PERFORM AN ASBESTOS SURVEY PRIOR TO DEMOLITION AND PERFORM ABATEMENT IN ACCORDANCE WITH STATE REQUIREMENT.
10. CONTRACTOR TO REMOVE ANY EXISTING SEPTIC SYSTEM, IF APPLIACBLE, IN ACCORDANCE WITH STATE REQUIREMENTS.
11. ALL EXPOSED SOILS FOR DEMOLITION SHALL BE STABILIZED TEMPORARILY, UNTIL NEXT PHASE OF CONSTRUCTION IS TO BEGIN.

GRADING AND EARTHWORK PREPARATION NOTES

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHANGE OF DE-WASTED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL THE MATERIAL BROUGHT TO THE SITE.
2. THE CONTRACTOR IS REQUIRED TO PRIVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES AND STORMWATER BASINS, TO ENSURE THE STRUCTURAL INTEGRITY OF SURROUNDING STRUCTURES AND STABILITY OF SOILS.
3. ALL CURBING WITHIN SITE SHALL BE BELGIUM BLOCK CURB WITH A 6" FACE REVEAL. CONTRACTOR TO SUPPLY ALL STAKEOUT CURB CUT SHEETS TO TOWNSHIP ENGINEERING DEPT. AND ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO CURB ERECTION.
4. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS.
   - CURB GUTTER: 0.50%
   - CONCRETE SURFACES: 1.00%
   - ASPHALT SURFACES: 1.00%
5. ELEVATIONS ON RETAINING WALLS ARE FOR THE EXPOSED PORTION OF THE WALL AND DOES NOT INCLUDE THE FOOTING ELEVATION. FOOTING ELEVATIONS SE SHALL BE DETERMINED BY THE WALL DESIGNER LICENSED IN THE STATE UPON WHICH THE WORK OCCURS.
6. POSITIVE DRAINAGE OF 1% MINIMUM SLOPES SHALL BE PROVIDED AWAY FROM ALL BUILDING.
7. ALL EARTHWORK PREPARATION AND GRADING ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER OF RECORD OUTLINED IN THE "REPORT OF GEOTECHNICAL INVESTIGATION PROPOSED CHASE BANAK BRANCH OFFICE DEVELOPEMNT".

EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND COMPLIANCE WITH LOCAL,STATE, AND FEDERAL AIR QUALITY STANDARDS.
3. SEE SOIL EROSION AND SEDIMENT CONTROL PLAN FOR MORE DETAIL.
4. REFER TO SOIL EROSION AND SEDIMENT CONTROL PLAN FOR AREAS RESTRICTED TO LIGHTWEIGHT LOW IMPACT CONSTRUCTION EQUIPEMENT ONLY FOR FINAL GRADING OF PROPOSED LAWN AREAS. TO QUALIFY AS LIGHT WEIGHT AND LOW IMPACT THE EQUIPMENT MUST EXERT A MAXIMUM PRESSURE OF EIGHT POUNDS PER SQUARE INCH ON THE GROUND SURFACE DURING GRADING OPERATIONS. IF DURING CONSTRUCTION INSPECTION IT IS FOUND THAT EQUIPMENT EXCEEDS THE MAXIMUM EIGHT POUNDS PER SQUARE INCH REQUIREMENT HAS BEEN USED FOR BACKFILLING OR GRADING OF DESIGNTED LAWN AREAS, THE CONTRACTOR SHALL MODIFY THE AFFECTED LAWN AREAS TO A MINIMUM OF 18 INCHES BELOW FINISHED GRADE, PROCEDURES FOR THE RESTORATION OF THE PERMEABILITY OF THE UPPER 18 INCHES OF COMPACTED SOIL SHALL BE SITE SPECIFIC, AND SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.

LANDSCAPING NOTES

1. CONTRACTOR SHALL RESTORE ALL OFFSITE DISTURBED GRASS AND LANDSCAPE AREAS TO MATCH EXISTING CONDITIONS.
2. DISTURBED ONSITE AND OFFSITE LAWN AREAS SHALL BE RESTORED WITH 4" OF TOPSOIL AND SEED.
3. MULCH AREAS SHALL BE RESTORED WITH MINIMUM OF 3" OF MULCH.
4. MAX3. 1 SLOPE ALLOWED IN LANDSCAPE RESTORATION AREAS.
5. CONTRACTOR TO RE-GRADE DISTURBED LANDSCAPED AREAS TO MEET GRADE AT WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT WHERE A WALL IS NOTED ON PLANS. NO ABRUPT CHANGES IN GRADE PERMITTED IN DISTURBED AREAS..
6. SEE LANDSCAPE PLAN AND SPECIFICATIONS FOR MORE DETAIL.
7. ALL SHRUBS WITHIN ATM RADIUS SHALL BE TRIMMED AND MAINTAINED TO MAX HEIGHT OF 36".
8. ALL TREES LIMBS WITHIN ATM RADIUS SHALL BE TRIMMED AND MAINTAINED TO A HEIGHT 6' FROM GRADE.

GENERAL NOTES

1. THE ON-SITE STORM SEWER UPGRADES WILL FLOW INTO THE EXISTING COMBINED SEWER OFFSITE SEE C103.
2. ELEVATIONS ARE REFERENCED TO THE GPS
3. LOCATIONS, EXTENT AND SIZES OF UNDERGROUND UTILITIES AND SUBSTRUCTURES HAVE BEEN DETERMINED FROM AVAILABLE RECORD INFORMATION OF THE RESPECTIVE UTILITY COMPANIES AND CITY AGENCIES, SUPPLEMENTED BY DATA OBTAINED IN THE FIELD. THIS INFORMARAOY IS NOT CERTIFIED AS TO ACCURACY OR COMPLETENESS. CONSULT THE APPROPRIATE UTILITY COMPANY OR AGENCY PRIOR TO DESIGNING IMPROVEMENTS, COMMENCING DESIGN DEMOLITION OR CONSTRUCTION.
4. NEW JERSEY STATE LAW, REQUIRES EXCAVATORS AND CONTRACTORS TO GIVE UTILITY COMPANIES OR AGENCIES AT LEAST TWO (BUT NO MORE THAN TEN) WORKING DAYS NOTICE BEFORE DIGGING, DRILLING OR BLASTING.
5. THIS SITE PLAN IS NOT A TITLE SURVEY. THIS SURVEY IS NOT TO BE USED FOR TITLE PURPOSES.
6. SEWER MANHOLE LOCATIONS, RIM AND INVERT ELEVATIONS SHOWN HEREIN ARE FROM FIELD MEASUREMENTS UNLESS SHOWN WITH AN (R) WHICH DENOTES AS PER RECORD INFORMATION. RECORD SEWER INFORMATION SHOWN WAS OBTAINED FROM THE CITY OF BAYONNE. THE SIZES OF SEWERS ARE SHOWN AS PER RECORD INFORMATION AND APPROXIMATE VISUAL CONFIRMATION.
7. REPLACE EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION AND PROVIDE TEMPORARY CURBING TO REPLACE EXISTING DAMAGED DURING CONSTRUCTION.
8. ALL NEW PIPES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH UNITED WATER REQUIREMENTS OR OTHER APPLICABLE REQUIREMENTS IN THE PIPING SCHEDULE. HOWEVER, IN NO CASE SHALL THE TEST REQUIREMENTS BE LESS THAN 150 PSI FOR 90 MINUTES WITH ZERO LEAKAGE.
9. UNDER NO CONDITIONS SHALL PIPES BE INSTALLED SUCH THAT THEY ARE IN DIRECT PHYSICAL CONTACT. A RUBBER GASKET IS REQUIRED BETWEEN ALL PIPES AS PER MANUFACTORS SPECIFICATIONS.
10. PIPING WILL GENERALLY SLOPE UNIFORMLY BETWEEN THE ELEVATION SHOWN ON THE DRAWINGS. NO SAGS OR CRESTS PERMITTED UNLESS OTHERWISE INDICATED.
11. ALL BURIED PIPING WILL HAVE A MINIMUM OF 4 FEET OF COVER FINISH GRADE, UNLESS OTHERWISE INDICATED ON A PIPING PROFILE. WATER PUMPING PIPING WILL HAVE A MINIMUM OF 4 FEET OF COVER BENEATH PROPOSED GRADE.
12. PIPING WHICH IS EXPOSED DURING EXCAVATION AND IS TO REMAIN IN SERVICE, SHALL BE SUPPORTED, BRACED OR OTHERWISE PROTECTED DURING CONSTRUCTION
13. ALL EXCAVATIONS DEEPER THAN FIVE FEET SHALL BE PERFORMED UTILIZING EARTH
14. THE EARTH RETENTION SYSTEM SHALL BE DESIGNED TO SUPPORT HORIZONTAL PRESSURES FROM EARTH, AND ANY EQUIPMENT LOAD ADJACENT TO THE RETENTION SYSTEM.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILIZATION OF THE SEWER DURING CONNECTION.
16. PRIOR TO STARTING THE WORK IN AN AREA AFFECTING MUNICPAL STORM SEWER LINE. CONTRACTOR SHALL HAVE PREPARED A PLAN FOR CONDUCTING THE WORK WHICH AT MINIMUM INCLUDES THE FOLLOWING INFORMATION RELATED TO
17. THE SUBJECT WORK:
    A. IDENTIFIES ANY DISRUPTION OF OPERATIONS AND THE ESTIMATED SCHEDULE AND DURATION OF THE WORK.
    B. PLANS FOR ISOLATION, DRAINING AND FLUSHING OF EXISTING SYSTEMS.
    C. PLANS OF ARRANGING AND PARTICIPATING IN THE NECESSARY COORDINATION MEETINGS WITH PLANT STAFF TO COORDINATE WORK WITHOUT DISRUPTING PLANT OPERATIONS.
18. ALL NEW PIPING; PIPE, DUCT OR CONDUIT ARE SHOWN WITH A HEAVIER LINE.
19. ALL PROPOSED RIM, INVERT, CONTOUR, ETC. ARE SHOWN WITH A HEAVIER LINE.
20. ALL DISTURBED AREAS NOT SCHEDULED TO RECEIVE ASPHALTIC CONCRETE PAVEMENT, CONCRETE WALKS OR WALKWAYS SHALL BE SEEDED.
21. TEMPORARY BYPASSING WILL BE IN ACCORDANCE WITH THE CITY'S RULES AND REGULATIONS. IF REQUIRED, THE CONTRACTOR (AT A MINIMUM) SHALL PROVIDE BYPASS PUMPING EQUIPMENT TO MATCH 250% OF THE MAXIMUM SEWAGE FLOW

STORM SEWER

LOCATION AND NUMBER OF DOWNSPOUTS TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS.

ALL EXPOSED DOWNSPOUTS IN THE PARKING AREA TO BE "DIP" AND POSITIONED TO AVOID POTENTIAL IMPACT FROM VEHICLES.

UTILITY NOTES

ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS.

REGARDING THE RESPONSIBILITY OF UTILITIES WITHIN THE BUILDING. SUEZ IS NOT RESPONSIBLE FOR UTILITIES WITHIN THE BUILDING.

REFER TO ANY PLUMBING PLANS FOR LOCATION OF DOWNSPOUTS, SANITARY LATTERALS & UTILITY SERVICE ENTRANCES.

ALL UTILITY & SEWER RISERS IN PARKING AREA ARE TO BE PROTECTED FROM IMPACT.
CONTACT UTILITIES TO DETERMINE EXACT LOCATION OF CONNECTION AND WHERE PRACTICAL, IF EXISTING CONNECTIONS ARE TO BE MAINTAINED.

DISCONNECT ALL UTILITIES, DETERMINE, WHERE APPLICABLE, IF ANY EXISTING LATERALS ARE TO BE REUSED, UNUSED SANITARY SEWER LATERALS ARE TO BE REMOVED TO THE MAIN AND THE MAIN SEALED.

INTERIOR ROOF DRAINAGE LINES TO BE SIZED AND ROUTED TO DETENTION BASIN BY BUILDING MECHANICAL ENGINEER. SEE ARCHITECTURAL PLANS.

WATER

PARKING LEVELS SHALL HAVE A DRY SPRINKLER SYSTEM.

BUILDING SHALL BE SPRINKLERED.

WHERE WATER MAIN IS LOCATED WITHIN 10' HORIZONTALLY OF THE SEWER MAIN, IT SHALL BE AT LEAST 18" HIGHER OR CONCRETE ENCASED.
WATER LATERALS TO BE SIZED BY MECHANICAL ENGINEER.

STORM & SANITARY SEWER

COORDINATE SEWER CONNECTIONS WITH PLUMBING PLANS.

MANHOLE COVERS SHALL READ "(TOWN NAME) (YEAR)"
ALL WORK TO BE IN CONFORMANCE WITH THE GUIDELINES OF THE PLUMBING SUBCODE.

THE TOWN OF BAYONNE SHALL BE NOTIFIED AT THE COMMENCEMENT OF WORK AND 24 HOURS PRIOR TO FINAL CONNECTION TO THE COLLECTION SYSTEM AND BACKFILL.

THE APPLICANT/OWNER SHALL BE RESPONSIBLE FOR THE PROPOSED SEWER UP TO THE POINT OF CONNECTION TO BAYONNE.



LOCATION MAP

ENGINEERED SURFACE DRAINAGE PRODUCTS

1. GENERAL:
ADS PVC SURFACE DRAINAGE INLETS SHALL INCLUDE THE DRAIN BASIN TYPE, DRAINS, INLET, MANHOLE COVERS, AND COLLECTORS

2. MATERIALS:
A. THE DRAIN BASINS REQUIRED FOR THIS CONTRACT SHALL BE MANUFACTURED FROM PVC PIPE STOCK, UTILIZING A THERMO-MOLDING PROCESS TO REFORM THE PIPE STOCK TO THE SPECIFIED CONFIGURATION. THE DRAINAGE PIPE CONNECTION STUBS SHALL BE MANUFACTURED FROM PVC PIPE STOCK AND FORMED TO PROVIDE A WATERTIGHT CONNECTION WITH THE SPECIFIED PIPE SYSTEM. THIS JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR JOINTS FOR DRAIN AND SEWER PLASTIC PIPE USING FLEXIBLE ELASTOMERIC SEALS. THE PIPE BELL SPIGOT SHALL BE JOINED TO THE MAIN BODY OF THE DRAIN BASIN OR CATCH BASIN. THE PIPE STOCK USED TO MANUFACTURE THE MAIN BODY AND PIPE STUBS OF THE SURFACE DRAINAGE INLETS SHALL MEET THE MECHANICAL PROPERTY REQUIREMENTS FOR FABRICATED FITTINGS AS DESCRIBED BY ASTM D3034, STANDARD FOR SEWER PVC PIPE AND FITTINGS; ASTM F1336, STANDARD FOR PVC GASKETED SEWER FITTINGS.

3. INSTALLATION:
THE SPECIFIED PVC SURFACE DRAINAGE INLET SHALL BE INSTALLED USING CONVENTIONAL FLEXIBLE PIPE BACKFILL MATERIALS AND PROCEDURES. THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS 1 OR 2 MATERIAL AS DEFINED IN ASTM D2321. THE SURFACE DRAINAGE INLETS SHALL BE BEDDED AND BACK-FILLED UNIFORMLY IN ACCORDANCE WITH ASTM D2321. THE DRAIN BASIN BODY WILL BE CUT AT THE TIME OF THE FINAL GRADE SO AS TO MAINTAIN A ONE PIECE, LEAK PROOF STRUCTURE. NO BRICK, STONE OR CONCRETE BLOCK WILL BE USED TO SET THE GRATE TO THE FINAL GRADE HEIGHT. FOR H-25 LOAD RATED INSTALLATIONS, AN 8" TO 10" THICK CONCRETE RING WILL BE POURED UNDER THE GRATE AND FRAME AS RECOMMENDED BY DETAILS PROVIDED FROM THE MANUFACTURER.

ADDITIONAL NOTES:

THE APPLICANT SHALL BE RESPONSIBLE FOR THE EXPENSES RELATED TO ANY RECONSTRUCTION OF PAVEMENT, CURB, SIDEWALK, OR OTHER PUBLIC/PRIVATE PROPERTY DAMAGED DURING CONSTRUCTION ACTIVITIES.

THE APPLICANT SHALL NOTE THAT ANY DEMOLITION AND/OR CONSTRUCTION MATERIAL DISPOSAL SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

THE APPLICANT SHALL COORDINATE THE LOCATION OF SPECIFIC UTILITY APPURTENANCES, INCLUDING, BUT NOT LIMITED TO, METERS, TRANSFORMERS, HAND-HOLES, ETC., WITH THE RESPECTIVE UTILITY PURVEYORS.

THE APPLICANT SHALL ENSURE THAT STORMWATER RUNOFF DOES NOT NEGATIVELY IMPACT NEIGHBORING PROPERTIES DURING AND AFTER CONSTRUCTION. ANY DAMAGES CAUSED BY AN INCREASE IN RUNOFF OR IMPROPER GRADING/DRAINAGE SHALL BE RESTORED BY THE APPLICANT AT NO ADDITIONAL COST TO THE COUNTY AND/OR AFFECTED PROPERTY OWNERS.

THE ENTIRE AREA COVERED BY THE WORK SHALL BE MAINTAINED AND LEFT IN SUCH A MANNER AS NOT TO CREATE OR MAINTAIN A NUISANCE OR CONDITION HAZARDOUS TO LIFE AND LIMB OR TO THE HEALTH OR GENERAL WELFARE OF THE INHABITANTS OF HUDSON COUNTY.

APPROVAL:

APPROVED BY THE PLANNING BOARD OF THE CITY OF BAYONNE, NEW JERSEY

BOARD CHAIRPERSON _____ DATE _____

BOARD SECRETARY _____ DATE _____

CITY ENGINEER _____ DATE _____

REVISIONS:

NO.	DATE	DESCRIPTION	APPR'D
1	10.25.2025	COMMENTS	
2	5.26.2026	COMMENTS	
4	7.14.2026	COMMENTS	
6	10.13.2026	COMMENTS	

PROJECT LOCATION:
361-373 JOHN F. KENNEDY BLVD
BAYONNE, NJ 07002
BLOCK:262, LOT:7, 8 & 9

PROJECT DESCRIPTION:
PROPOSED SITE PLAN
GENERAL NOTES

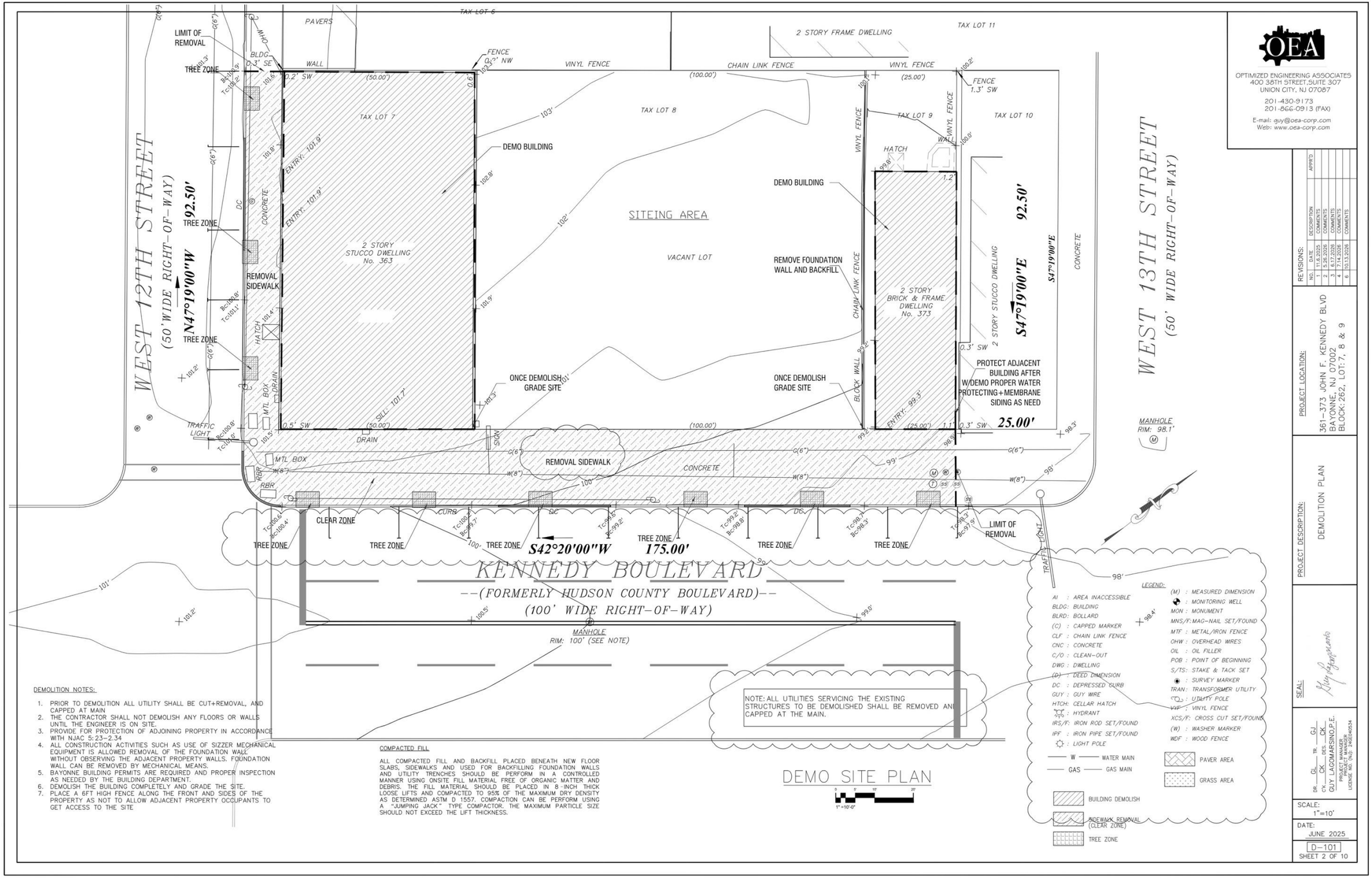
SEAL:

DR GJ TR GJ
CK GK DES GK
GUY LAGOMARSINO,P.E.
PROJECT MANAGER
NEW JERSEY LICENSE
LICENSE NO. (NJ): 24GE04065300

SCALE: NTS

DATE: JUNE 2025

C-100
SHEET 1 OF 10



DEMOLITION NOTES:

1. PRIOR TO DEMOLITION ALL UTILITY SHALL BE CUT+REMOVAL, AND CAPPED AT MAIN
2. THE CONTRACTOR SHALL NOT DEMOLISH ANY FLOORS OR WALLS UNTIL THE ENGINEER IS ON SITE.
3. PROVIDE FOR PROTECTION OF ADJOINING PROPERTY IN ACCORDANCE WITH NJAC 5:23-2.34
4. ALL CONSTRUCTION ACTIVITIES SUCH AS USE OF SIZZER MECHANICAL EQUIPMENT IS ALLOWED REMOVAL OF THE FOUNDATION WALL WITHOUT OBSERVING THE ADJACENT PROPERTY WALLS. FOUNDATION WALL CAN BE REMOVED BY MECHANICAL MEANS.
5. BAYONNE BUILDING PERMITS ARE REQUIRED AND PROPER INSPECTION AS NEEDED BY THE BUILDING DEPARTMENT.
6. DEMOLISH THE BUILDING COMPLETELY AND GRADE THE SITE.
7. PLACE A 6FT HIGH FENCE ALONG THE FRONT AND SIDES OF THE PROPERTY AS NOT TO ALLOW ADJACENT PROPERTY OCCUPANTS TO GET ACCESS TO THE SITE

COMPACTED FILL

ALL COMPACTED FILL AND BACKFILL PLACED BENEATH NEW FLOOR SLABS, SIDEWALKS AND USED FOR BACKFILLING FOUNDATION WALLS AND UTILITY TRENCHES SHOULD BE PERFORM IN A CONTROLLED MANNER USING ONSITE FILL MATERIAL FREE OF ORGANIC MATTER AND DEBRIS. THE FILL MATERIAL SHOULD BE PLACED IN 8-INCH THICK LOOSE LIFTS AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED ASTM D 1557. COMPACTION CAN BE PERFORM USING A "JUMPING JACK" TYPE COMPACTOR. THE MAXIMUM PARTICLE SIZE SHOULD NOT EXCEED THE LIFT THICKNESS.

DEMO SITE PLAN

1" =10'-0"

OPTIMIZED ENGINEERING ASSOCIATES
400 38TH STREET,SUITE 307
UNION CITY, NJ 07087
201-430-9173
201-866-0913 (FAX)
E-mail: guy@oea-corp.com
Web: www.oea-corp.com

REVISIONS:

NO.	DATE	DESCRIPTION	APPR'D
1	11.4.25	COMMENTS	
2	5.26.2026	COMMENTS	
3	6.17.2026	COMMENTS	
4	7.14.2026	COMMENTS	
6	10.13.2026	COMMENTS	

PROJECT LOCATION:
361-373 JOHN F. KENNEDY BLVD
BAYONNE, NJ 07002
BLOCK: 262, LOT: 7, 8 & 9

PROJECT DESCRIPTION:
DEMOLITION PLAN

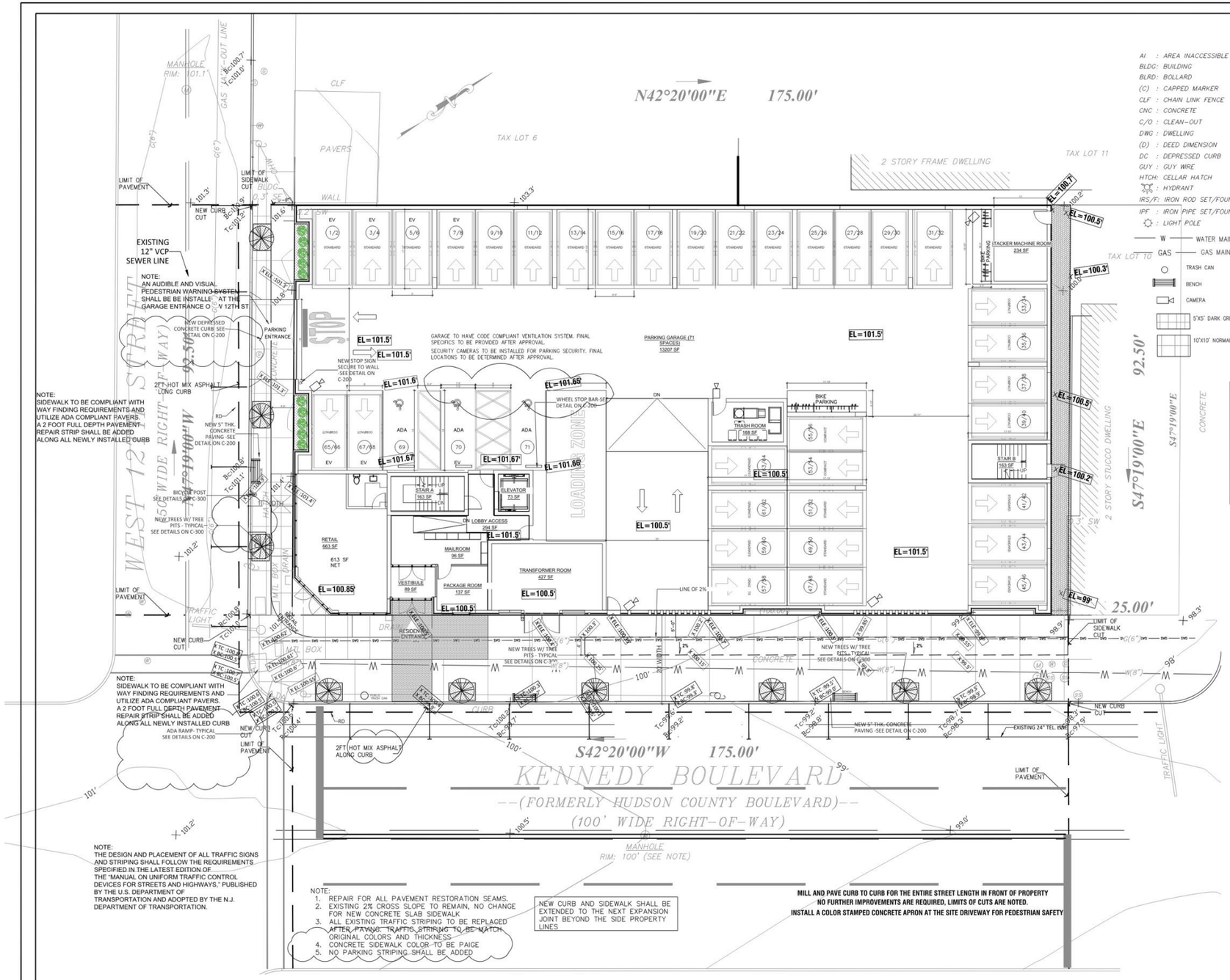
SEAL:

DR GL TR GJ
CK GK DES GK
GUY LAGOMARSINO,P.E.
PROJECT MANAGER
NEW JERSEY LICENSE
LICENSE NO. (NJ): 24GE04065300

SCALE:
1"=10'

DATE:
JUNE 2025

D-101
SHEET 2 OF 10



LEGEND:

AI : AREA INACCESSIBLE
BLDG: BUILDING
BLRD: BOLLARD
(C) : CAPPED MARKER
CLF : CHAIN LINK FENCE
CNC : CONCRETE
C/O : CLEAN-OUT
DWG : DWELLING
(D) : DEED DIMENSION
DC : DEPRESSED CURB
GUY : GUY WIRE
HTCH: CELLAR HATCH
: HYDRANT
IRS/F: IRON ROD SET/FOUND
IPF : IRON PIPE SET/FOUND
: LIGHT POLE
W WATER MAIN
GAS GAS MAIN
TRASH CAN
BENCH
CAMERA
5'X5' DARK GREY CONCRETE
10'X10' NORMAL CONCRETE

(M) : MEASURED DIMENSION
: MONITORING WELL
MON : MONUMENT
MNS/F: MAG-NAIL SET/FOUND
MTF : METAL/IRON FENCE
OHW : OVERHEAD WIRES
OIL : OIL FILLER
POB : POINT OF BEGINNING
S/TS: STAKE & TACK SET
: SURVEY MARKER
TRAN: TRANSFORMER UTILITY
: UTILITY POLE
VYF : VINYL FENCE
XCS/F: CROSS CUT SET/FOUND
(W) : WASHER MARKER
WDF : WOOD FENCE
ACER RUBRUM " OCTOBER GLORY"
SHRUBS
PAVER AREA
GRASS AREA
RED BRICK PAVER AREA
78.99 : EXISTING ELEVATION
78.99 : PROPOSED ELEVATION

NOTES:

NEW CURBS AND SIDEWALKS SHALL BE CONSTRUCTED AT ALL PROPERTY FRONTAGES WITH THE FINAL DETERMINATION BY THE DEPARTMENT OF ENGINEERING OF THE CITY OF BAYONNE ALL WORK SHALL CONFORM TO CITY STANDARDS.

SURVEY BY: BEHAR SURVEYING ASSOCIATES

CONDUCTED ON: 10-21-2021

PROPOSED SITE PLAN

SCALE: 1"=10'

1" = 10'-0"

OEA
OPTIMIZED ENGINEERING ASSOCIATES
400 38TH STREET,SUITE 307
UNION CITY, NJ 07087
201-430-9173
201-866-0913 (FAX)
E-mail: guy@oea-corp.com
Web: www.oea-corp.com

REVISIONS:

NO.	DATE	DESCRIPTION	APPR'D
1	6.3.2026	COMMENTS	
2	6.17.2026	COMMENTS	
3	7.14.2026	COMMENTS	
4	9.25.2026	COMMENTS	
5	10.13.2026	COMMENTS	
6			

PROJECT LOCATION:
361-373 JOHN F. KENNEDY BLVD
BAYONNE, NJ 07002
BLOCK: 262, LOT: 7, 8 & 9

PROJECT DESCRIPTION:
PROPOSED SITE PLAN

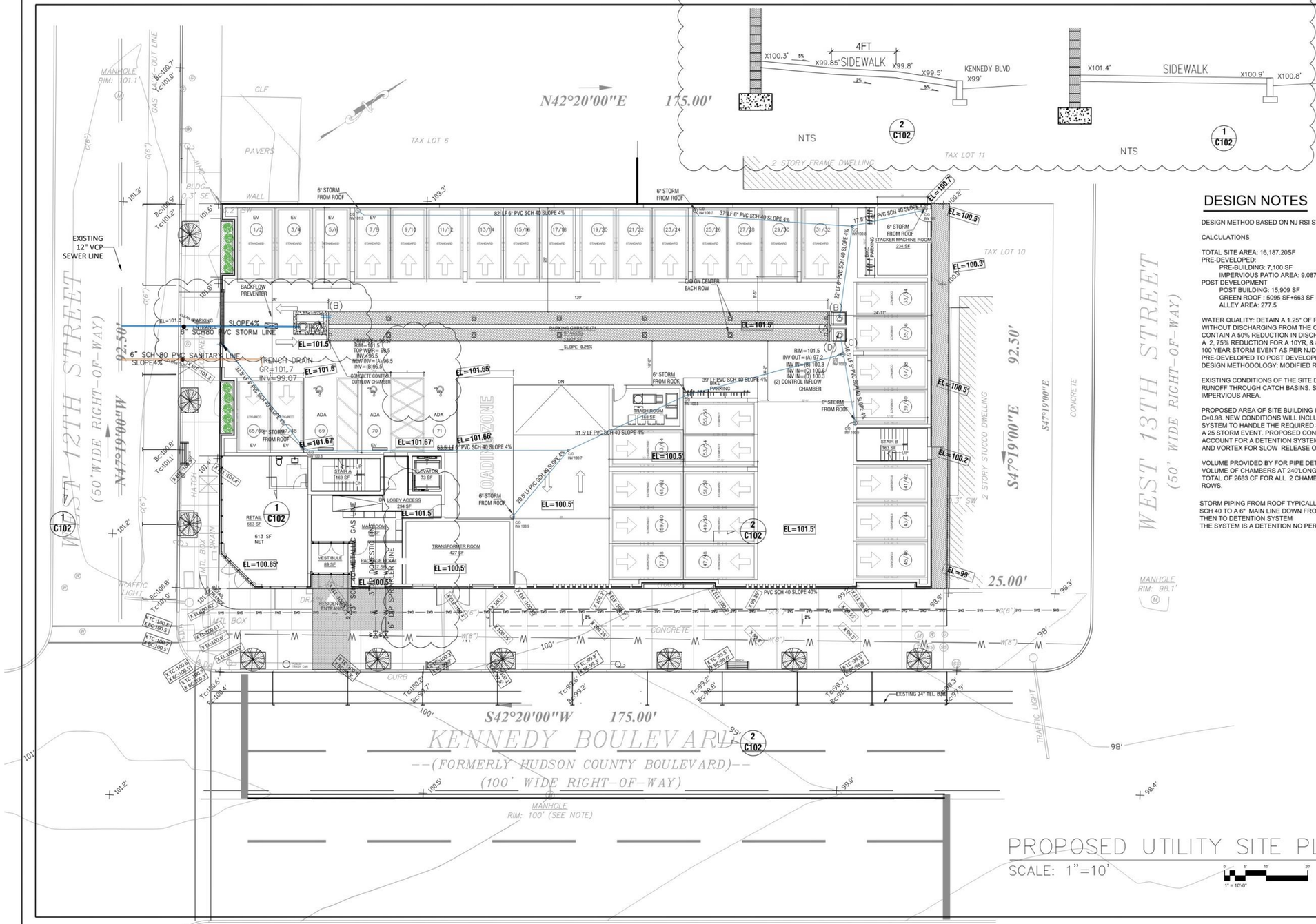
SEAL:

DR GL TR GJ
CK CK DES CK
GUY LAGOMARSINO,P.E.
PROJECT MANAGER
STATE OF NEW JERSEY
LICENSE NO. (NJ): 24GE04456534

SCALE: 1"=10'

DATE: JUNE 2025

C-101
SHEET 3 OF 10



DESIGN NOTES

DESIGN METHOD BASED ON NJ RSI STANDARDS:

CALCULATIONS

TOTAL SITE AREA: 16,187.20SF
PRE-DEVELOPED:
PRE-BUILDING: 7,100 SF
IMPERVIOUS PATIO AREA: 9,087 SF
POST DEVELOPMENT
POST BUILDING: 15,909 SF
GREEN ROOF : 5095 SF+663 SF =5758SF
ALLEY AREA: 277.5

WATER QUALITY: DETAIN A 1.25" OF RAINFALL IN TWO HRS WITHOUT DISCHARGING FROM THE OFFICE. SECOND CONTAIN A 50% REDUCTION IN DISCHARGE FROM SITE FOR A 2, 75% REDUCTION FOR A 10YR, & 80% REDUCTION FOR 100 YEAR STORM EVENT AS PER NJDEP REGULATIONS FOR PRE-DEVELOPED TO POST DEVELOPED CONSTRUCTION.
DESIGN METHODOLOGY: MODIFIED RATIONAL METHOD

EXISTING CONDITIONS OF THE SITE DOES PROVIDE FOR RUNOFF THROUGH CATCH BASINS. SITE IS100% IMPERVIOUS AREA.

PROPOSED AREA OF SITE BUILDING IMPERVIOUS: 9548.2SF C=0.98. NEW CONDITIONS WILL INCLUDE A SITE DRAINAGE SYSTEM TO HANDLE THE REQUIRED STORAGE ON SITE. A 25 STORM EVENT. PROPOSED CONDITIONS WILL ACCOUNT FOR A DETENTION SYSTEM WITH AN CHAMBER AND VORTEX FOR SLOW RELEASE OF WATER.

VOLUME PROVIDED BY FOR PIPE DETENTIONS:
VOLUME OF CHAMBERS AT 240'LONGX3' DIA. EQUALING A TOTAL OF 2683 CF FOR ALL 2 CHAMBERS PER ROW AT 2 ROWS.

STORM PIPING FROM ROOF TYPICALLY 4" COLLECTOR PVC SCH 40 TO A 6" MAIN LINE DOWN FROM ROOF TO 1ST FL
THEN TO DETENTION SYSTEM
THE SYSTEM IS A DETENTION NO PERC TO SOIL

PROPOSED UTILITY SITE PLAN

SCALE: 1"=10'

OPTIMIZED ENGINEERING ASSOCIATES
400 36TH STREET,SUITE 307
UNION CITY, NJ 07087
201-430-9173
201-866-0913 (FAX)
E-mail: guy@oea-corp.com
Web: www.oea-corp.com

REVISIONS:

NO.	DATE	DESCRIPTION	APP'D
1	10.29.2025	COMMENTS	
2	8.29.2025	COMMENTS	
3	8.07.2024	COMMENTS	
4	7.14.2024	COMMENTS	
5	9.25.2024	COMMENTS	
6	10.13.2025	COMMENTS	

PROJECT LOCATION:
361-373 JOHN F. KENNEDY BLVD
BAYONNE, NJ 07002
BLOCK: 262, LOT: 7, 8 & 9

PROJECT DESCRIPTION:
PROPOSED UTILITY SITE PLAM

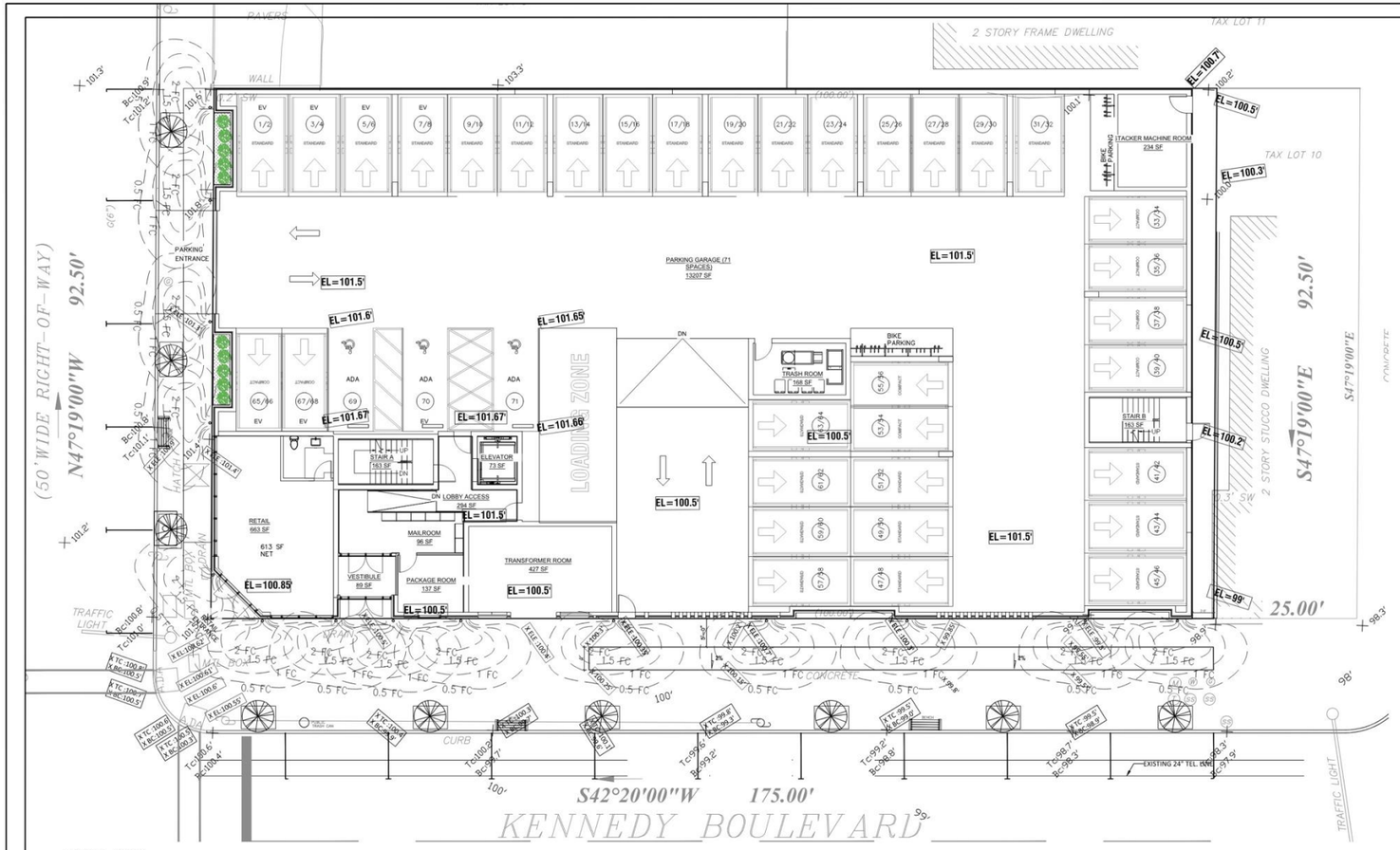
SEAL:

DR. GL TR. GJ
CK. CK DES. CK
GUY LAGOMARSINO,P.E.
PROJECT MANAGER
PROJECT MANAGER
LICENSE NO. NJ# 24GE040534

SCALE: 1"=10'

DATE: JUNE 2025

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SHEET 4 OF 10



NOTE: AUTOMATIC LIGHTING CONTROLS TO BE ACTIVATED FROM DUSK TO DAWN.

LIGHTING FIXTURE

L.1 OUTDOOR SCONCE

WALL MOUNTED DOWNLIGHT
MANUFACTURER: WAC LIGHTING
MODEL: CYLINDER SINGLE LIGHT
9-1/2" TALL LED OUTDOOR WALL SCONCE



LIGHTING NOTES

1. LIGHTING TO BE OPERATED BY HAND SWITCH, EXCEPT FOR THOSE LIGHTS REQUIRED FOR SAFETY AND SECURITY.
2. ALL SITE LIGHTING FIXTURES TO BE MOUNTED A MINIMUM OF 2'-0 FROM THE FACE OF CURB.
3. ALL SITE ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
4. ALL WIRING AND CONDUIT REQUIRED TO PROVIDE ELECTRIC SERVICE TO PROPOSED FIXTURES SHALL BE INCLUDED IN LIGHTING BID. CONTRACTOR SHALL COORDINATE THE LAYOUT AND ELECTRICAL SERVICE TO THE PROPOSED FIXTURES WITH THE OWNER OR THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. THESE CALCULATIONS WERE MADE USING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, USING ACCEPTED LIGHT LOSS FACTORS (LLF).

CALCULATION SUMMARY							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
REAR/SIDE	ILLUMINANCE	Fc	0.67	3.0	0.0	N.A.	N.A.
PARKING	ILLUMINANCE	Fc	1.63	3.5	0.5	1.9	2.60
GARAGE	ILLUMINANCE	Fc	3.47	5.0	2.4	1.45	2.08
MAIN ENTRANCE	ILLUMINANCE	Fc	1.80	2.5	1.1	1.64	2.27

PROPOSED LIGHTING PLAN

SCALE: 1"=10'

0 5' 10' 20'
1" = 10'-0"

Luminaire Schedule							
SYMBOLS	total	Label	COLOR TEMP	WATTAGE	MANUFACTURER	IES FILE NAME	FIXTURE DETAILS
○	14	L1	3000K	18 WATTS	WAC LIGHTING	CYLINDER SINGLE LIGHT	9-1/2" TALL LED OUTDOOR WALL

NOTES:
1. A LIGHT LOSS FACTOR OF 0.71 FOR METAL HALIDE LIGHTS AND GHS FOR LED LIGHTS WAS UTILIZED IN LIGHT LEVEL CALCULATIONS TO ACCOUNT FOR LIGHT LEVEL DEGRADATION OVER A TYPICAL LIGHT FACTURES LIFETIME.
2. LIGHTING CALCULATIONS INCLUDE ANALYES OF LIGHTS ON LOTS ITEM AND IS ONLY.
3. ALL LIGHTING CALCULATIONS MEASURED AT GRADE.
4. ALL SHRUBS SHALL BE TIMMED AND MAINTAINED TO MAX HEIGHT OF 35'.
5. ALL LIGHTS SHALL BE OPERATE AT NIGHT HOURS ALONG STREET SIDE AT SERIES FOR TIME OF SEASON FOR NIGHT HOURS

GENERAL ELECTRICAL NOTES

1. CONTRACTOR SHALL PROVIDE CATALOG CUT SHEET SUBMITTALS FOR ALL EQUIPMENT AND MATERIALS UNDER CONTRACTORS SCOPE OF SUPPLY. OWNER APPROVAL IS REQUIRED PRIOR TO PROCUREMENT.
2. ALL ELECTRICAL MATERIAL AND EQUIPMENT SHALL BE NEW AND SHALL BE UL LISTED AND SHALL BEAR THE UL LABEL.
3. ALL WORK SHALL COMPLY WITH THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE (NEC).
4. CONDUIT ROUTING SHOWN ON THE DRAWINGS IS SCHEMATIC. CONTRACTOR TO COORDINATE INSTALLATION WITH OTHER TRADES.
5. CONTRACTOR SHALL FURNISH AND INSTALL PERMANENT BRADY HEAT SHRINK WIRE LABELS, WITH UNIQUE WIRE NUMBERS, FOR ALL WIRES INSTALLED UNDER THIS PROJECT.
6. CONTRACTOR SHALL FURNISH AND INSTALL NEW TYPEWRITTEN PANEL SCHEDULES FOR ALL POWER PANELS AND PANELBOARDS AFFECTED BY THIS PROJECT.
7. CONTRACTOR SHALL FURNISH AND INSTALL BLACK PHENOLIC NAMEPLATES ETCHED TO REVEAL 1/4" WHITE LETTERS FOR ALL ELECTRICAL EQUIPMENT INSTALLED, INCLUDING LOCAL DISCONNECTS. LOCAL DISCONNECT SHALL BE LABELED WITH EQUIPMENT NUMBER OF THE EQUIPMENT FED, AND SHALL INDICATE SOURCE OF SUPPLY.
8. LIGHT SWITCHES SHALL BE MOUNTED AT 48" AFF.
9. PROVIDE UL LISTED THROUGH PENETRATION FIRESTOP SYSTEM FOR FIRE RATED WALL PENETRATIONS.
10. CONTRACTOR SHALL PROVIDE GALVANIZED STEEL, OR EQUAL, SUPPORT BRACKETS AS REQUIRED FOR ALL DISCONNECTS SWITCHES, PANELS, ETC.
11. CONTRACTOR SHALL COORDINATE LOCATION OF HOME LIGHT FIXTURES IN MECHANICAL SPACES TO AVOID MECHANICAL EQUIPMENT AND DUCTWORK.
12. LABEL ALL DEVICES SUCH AS RECEPTACLE COVER PLATES, STARTERS, DISCONNECTS WITH PANEL AND CIRCUIT NUMBERS.
13. CONDUIT TYPE SHALL BE AS FOLLOWS, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS:

    RIGID GALVANIZED STEEL (RGS) - ALL ABOVE GROUND OUTDOOR CONDUIT, AND ALL INDOOR CONDUIT SUBJECT TO DAMAGE.

    ELECTRICAL METALLIC TUBING (EMT) - ALL ABOVE GROUND INDOOR CONDUIT NOT SUBJECT TO DAMAGE.

    LIQUID TIGHT FLEXIBLE METAL CONDUIT - AT FINAL TERMINATIONS TO EQUIPMENT SUBJECT TO VIBRATION OR WHERE PHYSICAL CONSTRAINTS REQUIRE.

    METAL CLAD CABLE (MC) - ABOVE GROUND INDOOR NOT SUBJECT TO DAMAGE WITHIN EXISTING WALL CONSTRUCTION.
14. WIRE TYPE SHALL BE STRANDED COPPER, INSULATION TYPE AS FOLLOWS UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.
    THHN/THWN - #6 AWG AND SMALLER.
    RHH/RHW - #4 AWG AND LARGER.

OPTIMIZED ENGINEERING ASSOCIATES
400 38TH STREET,SUITE 307
UNION CITY, NJ 07087
201-430-9173
201-866-0913 (FAX)
E-mail: guy@oea-corp.com
Web: www.oea-corp.com

REVISIONS:

NO.	DATE	DESCRIPTION	APPR'D
1	10.23.2025	COMMENTS	
2	5.26.2026	COMMENTS	
3	6.17.2026	COMMENTS	
4	7.14.2026	COMMENTS	
5	9.25.2026	COMMENTS	
6	10.13.2026	COMMENTS	

PROJECT LOCATION:
361-373 JOHN F. KENNEDY BLVD
BAYONNE, NJ 07002
BLOCK:262, LOT: 7, 8 & 9

PROJECT DESCRIPTION:
CIVIL DETAILS

SEAL:

DR GJ TR GJ
CK CK DES CK
GUY LAGOMARSINO,P.E.
PROJECT MANAGER
NEW JERSEY LICENSE
LICENSE NO. (NJ): 24GE04065534

SCALE:
AS NOTED

DATE:
JUNE 2025

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SHEET 5 OF 10

Luminaire Schedule							
SYMBOLS	total	Label	Distribution	LLF	MANUFACTURER	IES FILE NAME	FIXTURE DETAILS
□	11	L1	4	0.85	HINKLEY	OUTDOOR BOLLARD LIGHT	
▭	6	L2	4	0.85	WAC LIGHTING	OUTDOOR SCONCE	9-1/2" TALL LED OUTDOOR WALL

LIGHTING FIXTURE

L.1 OUTDOOR BOLLARD LIGHT

ATLANTIS SQUARE BOLLARD LIGHTS OR SIMILAR
MANUFACTURER: HINKLEY



L.2 OUTDOOR SCONCE

WALL MOUNTED DOWNLIGHT
MANUFACTURER: WAC LIGHTING
MODEL: CYLINDER SINGLE LIGHT
9-1/2" TALL LED OUTDOOR WALL SCONCE



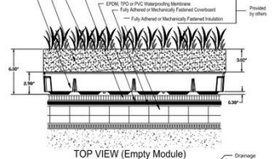
L.3 OUTDOOR DOWNLIGHT

DOWNLIGHT
MANUFACTURER: B-K LIGHTING INC.

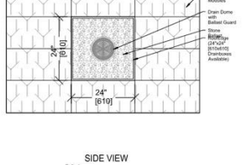


OPTIMIZED ENGINEERING ASSOCIATES
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UNION CITY, NJ 07087
201-430-9173
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E-mail: guy@oea-corp.com
Web: www.oea-corp.com

LiveRoof DEEP SYSTEM

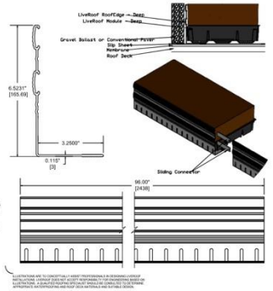


Drain Application



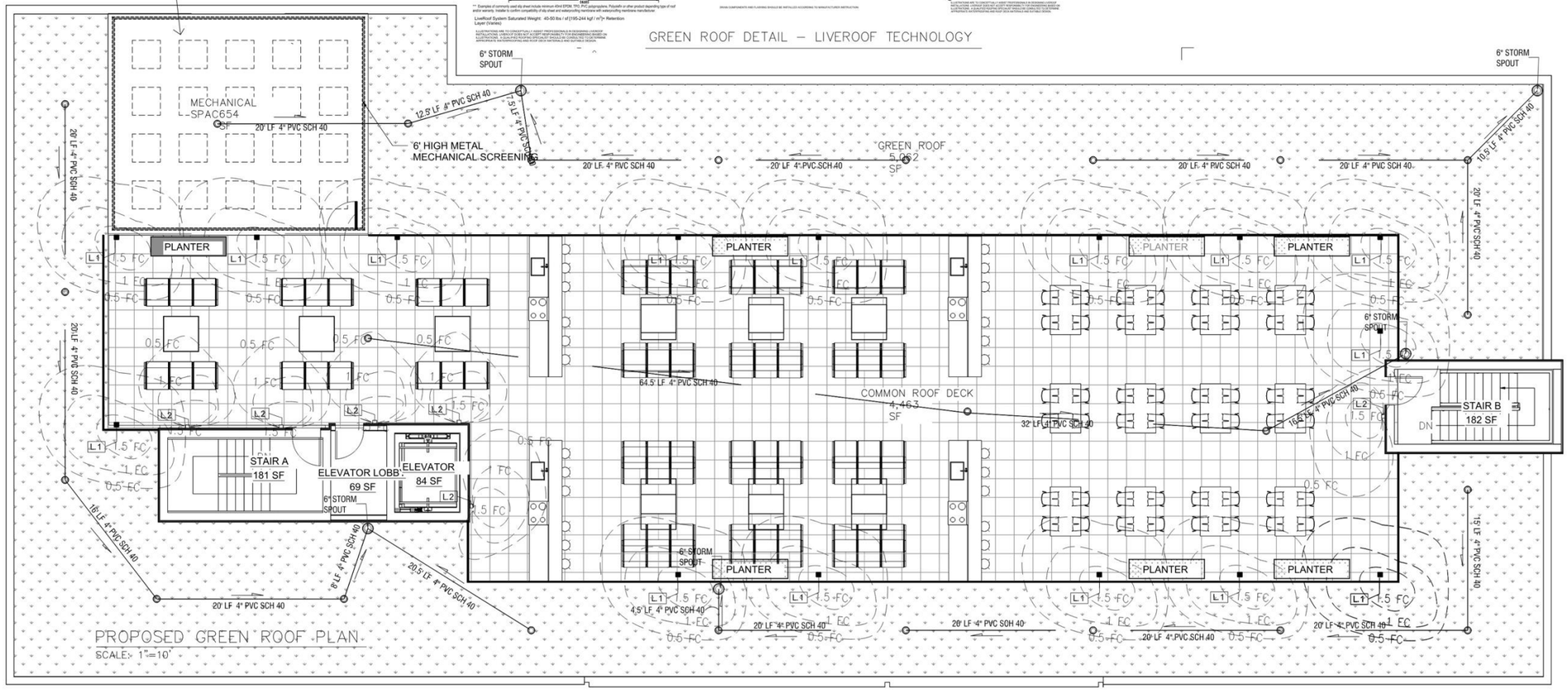
RoofEdge Deep Aluminum Edge Restraint

Part Number	LiveRoof System	Dimension	Finish
Deep-MB-00	Deep	6.522" x 3.250" x 96"	Mill
Deep-Black-96	Deep	6.522" x 3.250" x 96"	Black
Deep-Bronze-96	Deep	6.522" x 3.250" x 96"	Bronze



FINAL HVAC EQUIPMENT LAYOUT
TO BE DETERMINED AFTER APPROVALS

GREEN ROOF DETAIL – LIVEROOF TECHNOLOGY



PROPOSED GREEN ROOF PLAN
SCALE: 1"=10'

REVISIONS:			
NO.	DATE	DESCRIPTION	APPR'D
1	10.23.2025	COMMENTS	
2	6.8.2026	COMMENTS	
4	7.14.2026	COMMENTS	
5	9.25.2026	COMMENTS	
6	10.13.2026	COMMENTS	

PROJECT LOCATION:
361-373 JOHN F. KENNEDY BLVD
BAYONNE, NJ 07002
BLOCK: 262, LOT: 7, 8 & 9

PROJECT DESCRIPTION:
GREEN ROOF PLAN

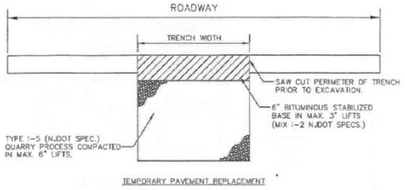
SEAL:

DR GL TR GJ
CK GK DES GK
GUY LAGOMARSINO,P.E.
PROJECT MANAGER
PROFESSIONAL ENGINEER
LICENSE NO. (NJ): 24GE04645534

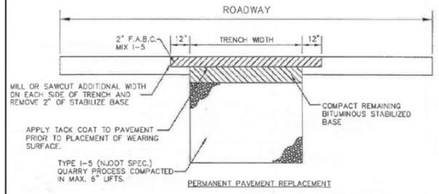
SCALE: NTS

DATE: JUNE 2025

C-104
SHEET 6 OF 10



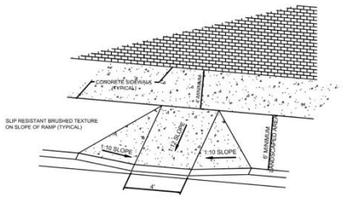
TEMPORARY PAVEMENT REPLACEMENT



PERMANENT PAVEMENT REPLACEMENT

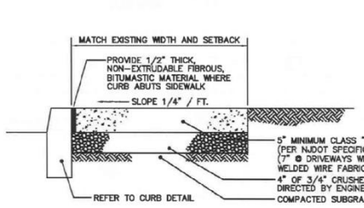
MUNICIPAL ROADS DETAILS

N.T.S.



TYPICAL ADA RAMP DETAIL TYPE "A"

NTS

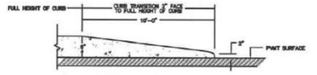


NOTES:

1. SCORE FALSE JOINTS EVERY 5 LINEAR FEET OF WALK AND INSTALL EXPANSION JOINTS EVERY 20 LINEAR FEET OF WALK.
2. SIDEWALK DETAIL SHALL REFLECT FINAL RESTORATION; REFER TO SPECIFICATIONS FOR TEMPORARY SIDEWALK.

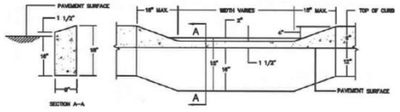
CONCRETE SIDEWALK

NOT TO SCALE



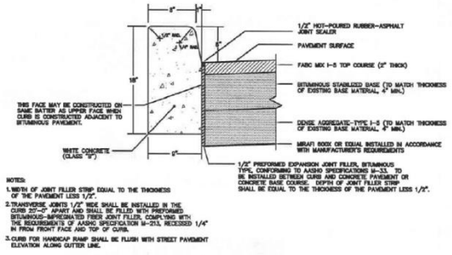
TRANSITION CURB DETAIL

N.T.S.



DEPRESSED CURB DETAIL

N.T.S.

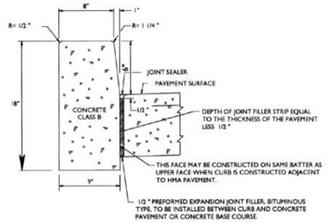


NOTES:

1. WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2".
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHO SPECIFICATION M-213, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.
3. CURB FOR HANDICAP RAMP SHALL BE FLUSH WITH STREET PAVEMENT ELEVATION ALONG GUTTER LINE.

CONCRETE CURB AND PAVEMENT DETAILS

N.T.S.



9"X18" CONCRETE / WHITE CONCRETE VERTICAL CURB

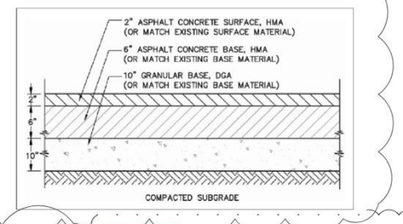
(FOR USE WITHIN NJDOT ROW)

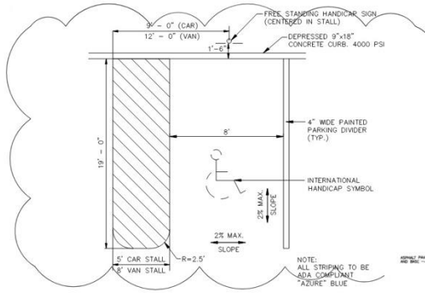
NOT TO SCALE

NOTES:

TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20 FEET APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

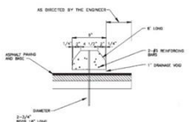
EXPANSION JOINTS THRU AND ADJACENT TO THE CURB SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CURB.





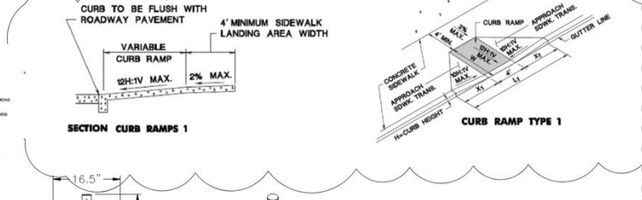
HANDICAPPED PARKING STALL

N.T.S.



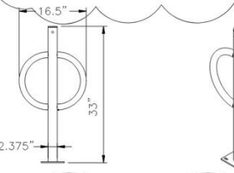
PRECAST CONCRETE WHEEL STOP

NOT TO SCALE

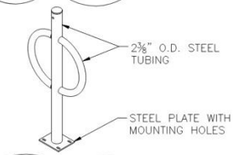


SECTION CURB RAMPS 1

CURB RAMP TYPE 1

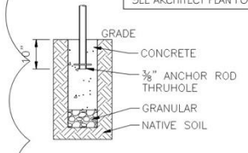


ELEVATION



ISOMETRIC

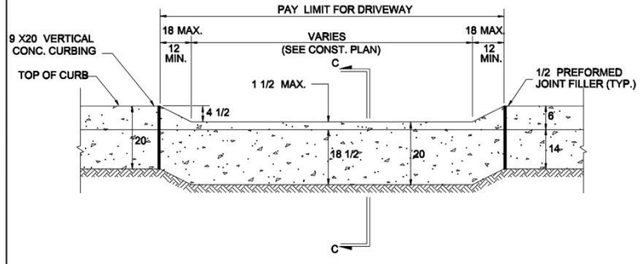
SEE ARCHITECT PLAN FOR INTERIOR BIKE LAYOUT



IN GROUND MOUNTED (IG)

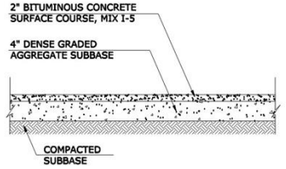
NOTES:

1. BIKE RACK SHALL BE HITCH ROUND TUBE 2-BIKE RACK AS MANUFACTURED BY DERO, MINNEAPOLIS, MN OR APPROVED EQUAL. FINISH AND COLOR TO BE SELECTED BY OWNER.
2. INSTALL BIKE RACK SURFACE MOUNTED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



TYPICAL DEPRESSED CURB AND DRIVEWAY DETAIL

N.T.S.

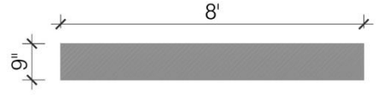


NOTE:

- UNSUITABLE SUBGRADE SHALL BE REMOVED AND REPLACED WITH DENSE GRADED AGGREGATE AS DIRECTED BY THE ENGINEER.
- FOR PORTION OF PAVEMENT ON PRIVATE PROPERTY

DRIVEWAY PAVEMENT

N.T.S.



WHEEL STOP BAR DETAIL

SUNNY BROOK

3585 Sunny Brook Rd.
Kent, OH 44240
330-673-7667 office
330-947-5634 fax NEW

Sunny Brook Specifications
NOMINAL 24" X 24" X 2"
Detectable Warning Paver

Property	Value	Test Methods
Pavers	Hydraulically pressed Pavers	ASTM C936
Composition	Cement, Crushed Limestone Sand, Recycled Water, Iron Oxide Coloring NO CHEMICALS ADDED	ASTM C936
Actual Dimensions	23.3" x 23.3" x 2"	ASTM C936
Actual Dimensions with domes	23.5" x 23.5" x 2.20"	
Domes are 0.45" H and spaced apart 2.35"		
Weight Per Sq.Ft. (2")	24 Pounds	ASTM C936
Weight Per Paver (2")	96 Pounds	
Concrete Properties		
Compressive Strength (minimum)	8,500 psi	ASTM C140
Hexane		ASTM C140
Water Absorption (maximum)	Less than 5%	ASTM C140
Freeze/Thaw Resistance	50 Cycles	ASTM C67

Tolerance of + or – 1/8" on the concrete pavers guaranteed
Currently pavers are manufactured + or – 1/16" all directions

OPTIMIZED ENGINEERING ASSOCIATES
400 38TH STREET,SUITE 307
UNION CITY, NJ 07087
201-430-9173
201-866-0913 (FAX)
E-mail: guy@oea-corp.com
Web: www.oea-corp.com

REVISIONS:

NO.	DATE	DESCRIPTION	APPR'D
1	10.23.2025	COMMENTS	
2	5.26.2026	COMMENTS	
3	6.17.2026	COMMENTS	
4	7.14.2026	COMMENTS	
5	9.25.2026	COMMENTS	
6	10.13.2026	COMMENTS	

PROJECT LOCATION:
361-373 JOHN F. KENNEDY BLVD
BAYONNE, NJ 07002
BLOCK: 262, LOT: 7, 8 & 9

PROJECT DESCRIPTION:
CIVIL DETAILS

SEAL:

DR GL TR GJ
CK GK DES GK
GUY LAGOMARSINO, P.E.
PROJECT MANAGER
NEW JERSEY LICENSE
LICENSE NO. (NJ): 24GE04496534

SCALE: NTS

DATE: JUNE 2025

C-200

SHEET 7 OF 10

LANDSCAPE MAINTENANCE NOTES:

1. FOR THE DURATION OF THE TWO (2) YEAR GUARANTEE PERIOD, THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL, IN ACCORDANCE WITH THE LANDSCAPE SPECIFICATIONS AND TO THE SATISFACTION OF THE CITY REPRESENTATIVE. . ANY PLANT MATERIAL DETERMINED TO BE DEAD OR DYING AT THE CLOSE OF THE GUARANTEE PERIOD SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
2. AT THE COMPLETION OF THE FIRST YEAR OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL REMOVE ALL STAKES AND GUY WIRES. THIS SHALL BE DONE IN CONSULTATION WITH THE CITY REPRESENTATIVE . ALL STAKES REQUIRED TO REMAIN IN PLACE PAST THE COMPLETION OF THE FIRST YEAR OF THE GUARANTEE PERIOD SHALL BECOME THE RESPONSIBILITY OF THE OWNER.
3. FERTILIZE ALL TREES AND SHRUBS AT LEAST ONCE PER YEAR. MYCORRHIZAL FUNGI INNOCULANT SHALL BE APPLIED TO ALL TREES AND SHRUBS AT THE TIME OF PLANTING.
4. FERTILIZE ALL LAWN AREAS ONCE PER SEASON DURING THE SPRING, SUMMER, AND FALL. FERTILIZER SHALL BE A LOW PHOSPHORUS COMMERCIAL FERTILIZER, WITH A MINIMUM OF 7% NITROGEN BY WEIGHT, AS DESCRIBED IN THE LANDSCAPE SPECIFICATIONS.
5. PLANT MATERIAL SHALL BE INSPECTED FOR PEST DAMAGE AND INFESTATION AT REGULAR INTERVALS. APPLY PEST CONTROL MEASURES ACCORDING TO THE LIFE CYCLE OF THE PESTS. ALL PESTICIDES SHALL BE APPLIED BY A LICENSED PRACTITIONER.
6. SEASONAL MAINTENANCE . NECESSARY TO ENSURE HEALTHY AND VIGOROUS GROWTH OF PLANT MATERIAL AND TO MAINTAIN THE APPEARANCE OF THE LANDSCAPED AREAS SHALL BE PERFORMED AS NEEDED.
7. PLANTING BEDS SHALL BE WEEDED AND EDGED AS NEEDED TO MAINTAIN A NEAT APPEARANCE AND TO PREVENT THE ESTABLISHMENT OF WEEDS.
8. ALL MULCHED AREAS SHALL BE RAKED AND MULCH SHALL BE REPLENISHED AS NEEDED EACH SPRING.
9. PRUNING OF DEAD AND DAMAGED BRANCHES SHALL BE PERFORMED EACH FALL, AND AS NEEDED FOLLOWING DAMAGE TO PLANT MATERIAL.
10. DEBRIS AND DEAD LEAVES SHALL BE REMOVED FROM PLANTING BEDS IN THE FALL AND EARLY SPRING.

GENERAL PLANTING NOTES:

1. **ALL PLANTS TO BE SELECTED AND SEALED IN THE FIELD BY THE CITY REPRESENTATIVE.**
2. **FINAL LOCATION OF ALL PLANTS TO BE DETERMINED IN THE FIELD BY THE CITY REPRESENTATIVE.**
3. **CONTRACTOR SHALL INSTALL A PORTION OF THE LANDSCAPING CONSISTING OF NOT MORE THAN 5% OF THE TOTAL PLANTINGS, TO DEMONSTRATE PLANTING PRACTICES TO THE CITY REPRESENTATIVE, PRIOR TO INSTALLING THE REMAINDER OF THE PLANT MATERIAL.**
4. **ALL PLANTS AND ENTIRE SHRUB BEDS TO RECEIVE 3 LAYER OF SHREDDED BARK MULCH.**
5. **TOPSOIL SHALL BE SANDY LOAM FREE FROM SUBSOIL, STONES LARGER THAN 1 , OR ANY UNDESIRABLE MATERIAL, CONTAIN 5%-12% ORGANIC MATTER, ph 6.0 TO 7.0, SEE BACK FILL REQUIREMENTS, JERSEY CITY FORESTRY STANDARDS.**
6. **TOPSOIL SHALL COMPLY WITH ANY AND ALL ENVIRONMENTAL AND CLEAN FILL REQUIREMENTS, TO THE SATISFACTION OF THE ENVIRONMENTAL CONSULTANT.**
7. **CUT AND REMOVE BURLAP FROM TOP 2/3 OF BALL AND REMOVE WIRE BASKET COMPLETELY. NYLON ROPE AND /OR NYLON BALLING MATERIAL IS NOT ACCEPTABLE.**
8. **LOCATE GUY WIRES SO THAT THEY WILL NOT PULL CROTCH APART.**
9. **UPON COMPLETION OF THE FIRST YEAR OF THE TWO (2) YEAR PLANT GUARANTEE PERIOD, THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING OR REMOVING ALL STAKES. THIS SHALL BE DONE IN CONSULTATION WITH THE CITY REPRESENTATIVE. ALL STAKES REMAINING SHALL THEN BECOME THE RESPONSIBILITY OF THE OWNER.**
10. **IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNT SHOWN IN THE PLANT LIST AND THE PLANTING GRAPHIC, THE GRAPHIC SHALL TAKE PRECEDENCE.**
11. **IF THE CONTRACTOR DETERMINES THE SUB-GRADE SOIL CONDITIONS ARE DELETERIOUS TO PLANT GROWTH OR WILL INHIBIT DRAINAGE, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND PRIOR TO INSTALLATION OF PLANT MATERIAL.**
12. **PLANT PERENNIALS AND GROUNDCOVER IN 8 DEEP TOPSOIL BED CONSISTING OF ⅔ TOPSOIL AND ⅓ HUMUS. PLANT BULBS IN NATURALIZED DRIFTS.**
13. **TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF ANY AND ALL DISTURBANCES, CONSTRUCTION, OR STORAGE OF EQUIPMENT WHETHER SUCH AREAS ARE SHOWN ON THE PLANS OR NOT.**
14. **ALL EXISTING SOIL SHALL BE REMOVED AND BACK FILLED WITH NEW TOPSOIL MEETING PARKS AND FORESTRY SPECIFICATION.**
15. **ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMENS AMERICAN STANDARD FOR NURSERY STOCK.**
16. **ALL PLANT BEDS ARE TO BE SEPARATED FROM LAWN AREA WITH A 3 DEEP 'V' TRENCH.**
17. **KEEP MULCH ½ BELOW TOP OF PAVEMENTS AND CURBS.**
18. **ALL LANDSCAPING SHALL BE IN A HEALTHY AND VIGOROUS GROWING CONDITION AT THE TIME OF INSTALLATION. NO PLANT SHALL REMAIN AT THE SITE FOR MORE THAN THREE (3) DAYS AFTER DELIVERY WITHOUT BEING PROPERLY HEALED IN. NO TREE WITH A DAMAGED CENTRAL LEADER SHALL RECEIVE FINAL ACCEPTANCE.**
19. **ALL NEWLY INSTALLED LANDSCAPING SHALL BE SET PLUMB IN THE PLANTING PIT AND BACKFILLED IN LIFTS NOT TO EXCEED EIGHT(8) INCHES. IN PLANTING BEDS BACKFILL SHALL CONSIST OF THREE(3) PARTS NATIVE TOPSOIL, THREE(3) PARTS SCREENED TOPSOIL AND THREE(3) PARTS PEAT. A MOISTURE ABSORBENT POLYMER SHALL BE INCLUDED IN THE AMENDED BACKFILL ON WELL AND EXCESSIVELY DRAINED SOILS AND ON EARTHEN BERMS TO ENSURE SOIL MOISTURE AVAILABILITY. ALL LANDSCAPE BEDS SHALL BE UNDERPLAYED WITH A SUITABLE WATER PERMEABLE WEED FABRIC AND SHALL RECEIVE A MINIMUM THREE (3) INCH APPLICATION OF SHREDDED HARD WOOD MULCH OR OTHER ACCEPTABLE MATERIAL. UNTREATED WOOD CHIPS SHALL NOT BE USED. PLANT MATERIAL ARRANGED IN GROUPINGS SHALL BE CONTAINED IN ONE(1) CONTINUOUS MULCHED BED TO REDUCE POSSIBLE PLANT DAMAGE CAUSED BY MAINTENANCE EQUIP. THE LANDSCAPE BED SHALL EXTEND TO THE BRANCH LIMITS OF THE NEWLY INSTALLED PLANTINGS.**
20. **PLANT MATERIAL CONSIDERED TO BE A FALL DIG HAZARD SHALL NOT BE DUG BETWEEN OCTOBER 1ST AND DECEMBER 1ST. FALL DIG HAZARD PLANTS MAY BE PLANTED DURING THIS TIME FRAME, PROVIDED THEY HAVE BEEN DUG PRIOR TO OCTOBER 1ST, OR ARE CONTAINER GROWN.**
21. **THE CLASSIFICATION OF A SPECIES AS A FALL DIG HAZARD SHALL NOT BE CONSIDERED A SUFFICIENT OR ACCEPTABLE REASON FOR SUBSTITUTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE PROCUREMENT OF PLANT MATERIAL AS REQUIRED TO MEET THE CONSTRUCTION SCHEDULE, AND FOR ENSURING THE SURVIVAL AND CONTINUED HEALTH OF THE PLANT MATERIAL, ONCE IT IS DELIVERED.**
22. **WATERING MUST TAKE PLACE THROUGHOUT THE 2 YEAR PERIOD, AT LEAST 20 GALLONS AT APPROXIMATELY TWO WEEK INTERVALS FROM MAY 15 TO OCTOBER 31. CONTRACTOR MAY NEED TO INCREASE OR REDUCE THE FREQUENCY OF WATERING BASED ON WEATHER CONDITIONS, RESULTING SOIL WATER CONTENT OR OTHER FACTORS.**
23. **EXISTING TREES TO REMAIN MAY BE PRUNED TO ACCOMMODATE CONSTRUCTION ACTIVITIES. CARE SHALL BE TAKEN TO AVOID NEGATIVELY IMPACTING THE HEALTH OR STRUCTURAL INTEGRITY OF THE TREE. PRUNING SHALL BE DONE UNDER THE DIRECTION OF A CERTIFIED NEW JERSEY TREE EXPERT.**
24. **NO SOIL DISTURBANCE SHALL OCCUR OUTSIDE THE LIMIT OF DISTURBANCE.**
25. **SHADE TREES SHALL BE LIMBED UP TO A HEIGHT OF 5'-0**
26. **CONTRACTOR SHALL NOTIFY JERSEY CITY DIVISION OF PARKS AND FORESTRY 3 DAYS PRIOR TO BEGINNING PLANTING SHADE TREES.**
27. **ALL LANDSCAPING AREAS SHALL BE APPROPRIATELY PLANTED AND MAINTAINED WITH ANY DAMAGED, DISEASED OR DEAD MATERIAL REPLACED, ON AN ON-GOING BASIS.**

TREE PLANTING NOTES:

1. GAS OR ELECTRIC LINES SHALL BE 2' MINIMUM FROM EDGE OF TREE PIT. OIL FILLED PIPES SHALL BE 4' MINIMUM FROM EDGE OF TREE PIT. WATER AND SEWER LINES SHALL BE 2' FROM TRUNK.
2. TREES SHALL NOT BE LOCATED IN FRONT OF DOORWAYS
3. MINIMUM RECOMMENDED DISTANCE FROM TREE TRUNK:
   - 3.1. TO UTILITY POLES AND/OR LIGHTS SHALL BE 15'.
   - 3.2. TO WATER MAIN OVER 20" DIA. SHALL BE 6'.
   - 3.3. TO STREET SIGNS AND TRAFFIC SIGNS SHALL BE 5'.
   - 3.4. TO CURB SHALL BE 7'.
   - 3.5. TO FIRE HYDRANT SHALL BE 5'.
   - 3.6. TO CURB OF NEAREST INTERSECTION SHALL BE 30'.
4. MINIMUM DISTANCE FROM EDGE OF TREE PIT TO NEAREST WALL OR FENCE SHALL BE 5'.
5. NO TREES SHALL BE INSTALLED BETWEEN UTILITY VAULTS AND CURB.
6. DO NOT PLANT NEW TREES UNDER OVERHEAD BRANCHES OF ADJACENT TREES.
7. TREE CROWN AND TRUNK SHALL BE FREE OF DEFECTS AND TRUE TO FORM.
8. MAINTENANCE TRACKING TAG SHALL BE ATTACHED TO STURDY SCAFFOLD BRANCH.
9. NO PAVERS, 4 SIDED TREE GUARDS, OR OTHER MATERIALS SHALL BE PLACED WITHIN THE TREE BED.
10. CUT AND REMOVE BURLAP FROM TOP 2/3 OF ROOT BALL, REMOVE WIRE BASKET COMPLETELY.
11. FLOOD TREES WITH WATER WITHIN THE FIRST 24 HOURS OF PLANTING.
12. NSTALL PHC TREE SAVER MYCORRHIZAL FUNGAL TRANSPLANT INOCULANT FOR TREES AND SHRUBS. INSTALL ONE 3 OUNCE PACKET PER CALIPER INCH OR PER 1 FOOT OF ROOTBALL DIA.
13. CONTRACTOR SHALL HAVE A GUARANTEE PERIOD OF 2 YEARS FOR EACH TREE PLANTED.
14. TOPSOIL SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
    - 14.1. NATURAL LOAM WITH THE ADDITION OF COMPOST OR HUMUS
    - 14.2. ORGANIC MATTER CONTENT SHALL BE BETWEEN 5% – 12%
    - 14.3. THE PH SHALL BE IN THE RANGE OF 6.0 TO 7.0 INCLUSIVE, UNLESS OTHERWISE APPROVED OR SPECIFIED BY THE JERSEY CITY FORESTER
    - 14.4. SOIL TEXTURAL ANALYSIS: TOP SOIL SHALL CONSIST OF THE FOLLOWING PERCENTAGES OF SAND, SILT, AND CLAY. ANY SOIL THAT DOES NOT MEET THE REQUIREMENTS BELOW WILL BE REJECTED AND REMOVED FROM THE SITE.

ROCKS, STONE AND GRAVEL >2.0 mm	<5%
SAND (0.05–2.0 mm)	40 – 60%
SILT (0.002 – 0.05mm)	20 – 50%
CLAY (<0.002 mm)	20% MAXIMUM

    - 14.5. WHEN TOPSOIL OTHERWISE COMPLIES WITH THE REQUIREMENTS OF THE SPECIFICATION BUT SHOWS A DEFICIENCY IN ORGANIC MATTER, COMPOST MAY BE INCORPORATED WHEN AND AS PERMITTED BY THE FORESTER.
15. ROOT BALL SIZE RELATIVE TO TREE HEIGHT SHALL BE WITHIN THE RANGES SET BY THE AMERICAN NURSERY STANDARDS

SUGGESTED SEEDING MIXTURES

TEMPORARY SEEDING

LIME: 2 TONS/ACRE GROUND LIMESTONE
FERTILIZER: 500 LBS. PER ACRE 10-20-10
SEED: DATE & RATE OF APPLICATION ACCORDING TO STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL IN NEW JERSEY.
TEMPORARY SEEDING TO BE NOT LESS THAN ONE POUND OF PERENNIAL RYEGRASS PER 1000 SQ. FT.

PERMANENT SEEDING (STEEP BANKS)

LIME: 3 TONS/ACRE GROUND LIMESTONE
FERTILIZER: 600 LBS. PER ACRE 10-20-10
SEED: MIX 10 –OPTIMAL DATES 3/1–4/30 AND 8/15–11/15 ACCEPTABLE DATES 5/1–8/14
SEED: 20 LBS/AC OF TALL FESCUE OR STRONG CRP RED FESCUE OR PERENNIAL RYEGRASS
25 LBS/AC CROWNVETCH OR FLATPEA
THIS IS A GENERAL RECOMMENDATION. OTHER SEEDINGS CAN BE USED (MIX 2,3,7,9,11,12,17 & 20).

PERMANENT SEEDING (ROAD R.O.W. AND NON-LAWN AREAS)

LIME: 3 TONS/ACRE GROUND LIMESTONE INCORPORATED 6 INCHES INTO THE SOIL.
FERTILIZER: 600 LBS. PER ACRE 10-20-10 INCORPORATED 6 INCHES INTO THE SOIL.
400 LBS./ACRE 10-10-10 INCORPORATED 2 INCHES INTO THE SOIL AT LAST RAKING
SEED: MIX 17 – OPTIMAL DATES 3/1–4/30 AND 8/15–11/15 ACCEPTABLE DATES 5/1–8/14
120 LBS/AC HARD FESCUE, 30 LBS/AC CREEPING FESCUE, 10 LBS/AC PERENNIAL RYEGRASS
THIS IS A GENERAL RECOMMENDATION. OTHER SEEDINGS CAN BE USED (MIX 12,14,15 & 16).

PERMANENT SEEDING (LAWN AREAS) WHEN SOD NOT USED

LIME: 3 TONS/ACRE GROUND LIMESTONE INCORPORATED 6 INCHES INTO THE SOIL.
FERTILIZER: 600 LBS. PER ACRE 10-20-10 INCORPORATED 6 INCHES INTO THE SOIL.
400 LBS./ACRE 10-10-10 INCORPORATED 2 INCHES INTO THE SOIL AT LAST RAKING
SEED: MIX 17 – OPTIMAL DATES 3/1–4/30 AND 8/15–11/15 ACCEPTABLE DATES 5/1–8/14
120 LBS/AC HARD FESCUE, 30 LBS/AC CREEPING FESCUE, 10 LBS/AC PERENNIAL RYEGRASS
THIS IS A GENERAL RECOMMENDATION. OTHER SEEDINGS CAN BE USED (MIX 12,14,15 & 16).

DETENTION/SEDIMENT BASIN SEEDING

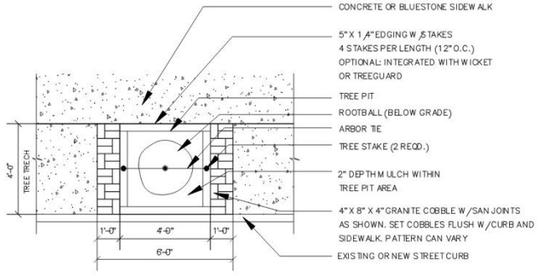
LIME: 3 TONS/ACRE GROUND LIMESTONE
FERTILIZER: 600 LBS. PER ACRE 10-20-10
SEED: MIX 9 –OPTIMAL DATES 3/1–4/30 AND 8/15–11/15 ACCEPTABLE DATES 5/1–8/14
SEED: 40 LBS/AC OF KENTUCKY BLUEGRASS, 60 LBS/AC STRONG CREEPING RED FESCUE
10 LBS/AC PERENNIAL RYEGRASS OR 3 LBS/AC OF REDTOP AND 5 LBS/AC WHITE CLOVER
THIS IS A GENERAL RECOMMENDATION. OTHER SEEDINGS CAN BE USED (MIX 2,3,7,10,11,12,17 & 20).

TEMPORARY STABILIZATION WITH MULCH ONLY

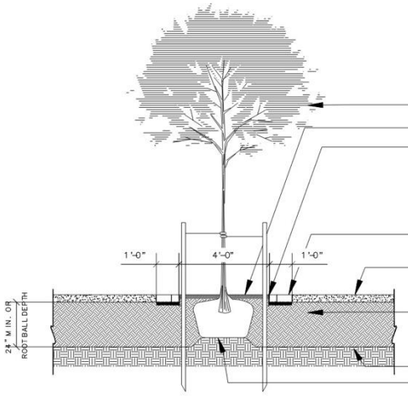
STRAW MULCH OR EQUIVALENT SPREAD UNIFORMLY AT THE RATE OF 2 – 2-1/2 TONS/ACRE (TOTAL GROUND SURFACE COVERAGE). THIS PRACTICE IS APPLICABLE IN AREAS WHERE THE SEASON OR OTHER CONDITIONS MAY NOT BE SUITABLE FOR

ESTABLISHING VEGETATIVE COVER. MULCH ONLY IS TO BE USED ONLY FOR SHORT PERIODS AND WILL REQUIRE MAINTENANCE AND RENEWAL.

SYMBOLS	QTY.	KEY	BOTANICAL NAME	COMMON NAME	PLANTING HEIGHT	CAL.	SPRD	ROOT	COMMENTS
	/	AO	ACER RUBRUM ' OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	12ft TO 24ft	8ft	18" – 24"	#4 CAN	FULL FURNISHED TO GROUND
	/	AC	MAPLE ARMSTRONG COLUMNAR RED	ACER RUBRUM 'ARMSTRONG'	3.5" ø min.	9	30' TO 40'		
	/	RD	EASTERN REDBUD	CERCIS CANADENSIS	3.5" ø min.	9	26'TO 33'		
	15	PSI	SHRUBS	DWARF MUGO PINE	48" (MAX.)		18"–24"	#4 CAN	FULL PLAN



PLAN –GRANITE COBBLES, TREE TRENCH, AND TREE PIT
3/8" = 1'-0"

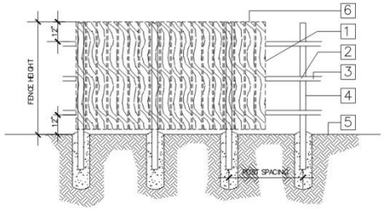


LONGITUDINAL SECTION TREE PIT
3/8" = 1'-0"

NOTES:

PROVIDE CONTINUOUS TRENCH OF STRUCTURAL SOIL BELOW ALL PAVEMENT AREAS. BREAK SOIL TRENCHES ONLY WHERE REQUIRED FOR UTILITIES AND FOUNDATIONS

NOTE: STREET TREES TO BE INSTALLED USING SILVA CELL SYSTEMS.



1 –WOOD PICKETS MINIMUM 5/8" DRESSED THICKNESS. ATTACH EACH PICKET TO RAILS WITH TWO (2) 6d GALVANIZED NAILS OR # 10 GALVANIZED SCREW.

2 –ALL NAILS AND CONNECTORS SHALL BE GALVANIZED

3 –WOOD RAILS MAXIMUM DISTANCE FROM TOP AND BOTTOM 12 INCHES 24" ELSEWHERE. MINIMUM RAILS SIZE 2" X 4" WITH 3 RAILS REQUIRED ATTAHED WITH A MINIMUM OF FOUR (4) 10d NAILS TO WOOD POST.

4 –W OOD POST, No. 2 GRADE WOOD OR BETTER, MINIMUM SIZE 4"X 4"X 8", REFER TO CHART BELOW FOR SPACING.

5 –CONCRETE FOOTING AT EACH POST MINIMUM DIAMETER OF 10" WITH A MINIMUM DEPTH OF 24" FROM FINISH GRADE. MINIMUM POST EMBEDMENT IS 24".

6 –IF FENCE IS PART OF POOL BARRIER THE FINISH SIDE MUST FACE OUT SO AS TO RENDER THE FENCE NON-CLIMBABLE.

W O O D FEN CE POST SPACING REQUIREM ENTS

FENCE HEIGHT (FT)	POST SPACING (FT)
UP TO 4'-0"	6'-0"
UP TO 5'-0"	5'-0"
UP TO 6'-0"	6'-0"

NOTE: PRE-ASSEMBLED W OOD PANEL FENCES AND OTHER FEN CES SOLD IN WARDWARE STORES ARE NOT CO VERED BY THIS DETAIL. APPLICANT IS ADVISED TO OBTAIN THE CURRENT VERSION OF ACCEPTANCE FROM THE STORE AND SUBMIT IT FOR PERMITTING. THE FENCE MUST BE BUILT IN ACCORDANCE WITH THE APPROVED NOTICE OF ACCEPTANCE.

WOOD FENCE DESIGN DETAIL (BOARD ON BOARD FENCE)
NTS

OPTIMIZED ENGINEERING ASSOCIATES
400 36TH STREET, SUITE 307
UNION CITY, NJ 07087
201-430-9173
201-866-0913 (FAX)
E-mail: guy@oea-corp.com
Web: www.oea-corp.com

REVISIONS:

NO.	DATE	DESCRIPTION	APPR'D
1	10.15.2025	COMMENTS	
2	5.28.2025	COMMENTS	
4	7.14.2026	COMMENTS	

PROJECT LOCATION:
361–373 JOHN F. KENNEDY BLVD
BAYONNE, NJ 07002
BLOCK: 262, LOT: 7, 8 & 9

PROJECT DESCRIPTION:
LANDSCAPE DETAILS

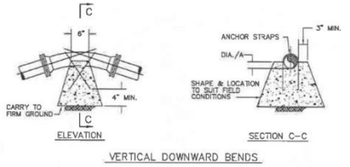
SEAL:

DR — GJ — TR — GJ
CK — GK — DES — GK
GUY LAGOMARSINO, P.E.
PROJECT MANAGER
PROFESSIONAL ENGINEER
LICENSE NO. (NJ): 24GE04616534

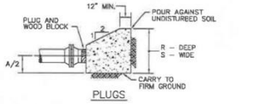
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DATE: JUNE 2025

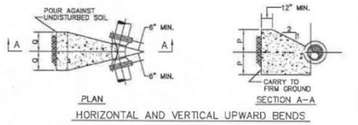
C–300
SHEET 8 OF 10



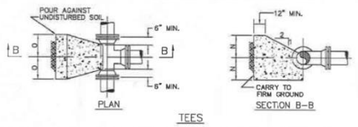
VERTICAL DOWNWARD BENDS



PLUGS



HORIZONTAL AND VERTICAL UPWARD BENDS

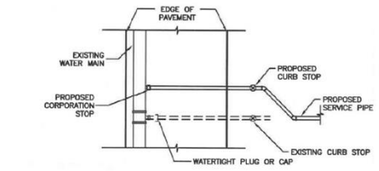


TEES

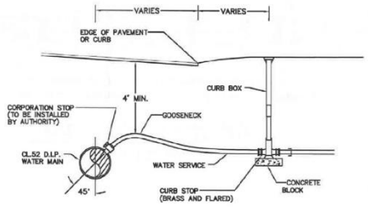
THRUST BLOCKS FOR TEES, HORIZ. & VERTICAL BENDS AND PLUGS
THRUST BLOCKS DESIGNED FOR 200 LB. PER SQ. IN. TEST PRESSURE AND 2000 LB. PER SQ. FT. SOIL PRESSURE

	DESCRIPTION	DIMENSION	6"ø	8"ø	12"ø	16"ø	20"ø	36"ø	42"ø	48"ø	54"ø
HORIZ. & VERT. UPWARD BENDS	TEES	N	1'-0"	1'-3"	1'-6"	2'-0"	2'-6"	3'-6"	3'-9"	4'-0"	4'-3"
		Q	1'-4"	1'-10"	3'-3"	4'-3"	6'-6"	13'-7"	14'-9"	17'-11"	21'-4"
	90° BENDS	P	1'-0"	1'-3"	1'-6"	2'-0"	2'-6"	3'-6"	3'-9"	4'-0"	4'-3"
		Q	1'-4"	1'-10"	3'-3"	4'-3"	6'-6"	13'-7"	14'-9"	17'-11"	21'-4"
	45° BENDS	P	0'-8"	1'-0"	1'-3"	1'-8"	1'-8"	3'-0"	3'-0"	3'-0"	4'-3"
		Q	2'-1"	1'-1"	2'-0"	2'-8"	4'-3"	8'-7"	9'-3"	10'-5"	11'-7"
	22.5° BENDS	P	0'-5"	0'-8"	1'-0"	1'-3"	1'-8"	2'-6"	2'-6"	3'-0"	3'-0"
		Q	0'-5"	0'-11"	1'-4"	1'-9"	2'-4"	4'-7"	5'-1"	5'-8"	7'-2"
	11.5° BENDS	P	0'-5"	0'-8"	0'-8"	1'-0"	1'-3"	2'-0"	2'-0"	2'-0"	3'-0"
		Q	0'-5"	0'-8"	1'-1"	1'-3"	1'-8"	2'-10"	3'-1"	3'-4"	4'-3"
	5.5° BENDS	P	0'-5"	0'-5"	0'-8"	0'-8"	1'-0"	1'-8"	2'-0"	2'-0"	2'-6"
		Q	0'-5"	0'-5"	0'-8"	0'-10"	1'-1"	1'-11"	2'-3"	2'-8"	2'-7"
HOR. VERTICAL PLUGS	45° BENDS	MIN. CONC. ANCHORAGE	1.4 CY	2.4 CY	5.2 CY	9.0 CY	13.8 CY	43.5 CY	58.6 CY	76.6 CY	96.8 CY
	22.5° BENDS	MIN. CONC. ANCHORAGE	0.7 CY	1.2 CY	2.6 CY	4.6 CY	7.1 CY	22.2 CY	30.0 CY	39.1 CY	49.3 CY
	11.2° BENDS	MIN. CONC. ANCHORAGE	0.4 CY	0.6 CY	1.3 CY	2.3 CY	3.5 CY	11.2 CY	15.1 CY	19.6 CY	24.8 CY
	5.6 BENDS	MIN. CONC. ANCHORAGE	0.2 CY	0.3 CY	0.7 CY	1.2 CY	1.8 CY	5.6 CY	7.5 CY	9.8 CY	12.4 CY
	PLUGS	R	1'-0"	1'-3"	1'-6"	2'-0"	2'-0"	3'-0"	3'-9"	4'-0"	4'-3"
		S	1'-4"	1'-10"	3'-3"	4'-3"	6'-6"	13'-7"	14'-9"	17'-11"	21'-4"

THRUST BLOCK DETAILS
NOT TO SCALE



PLAN VIEW



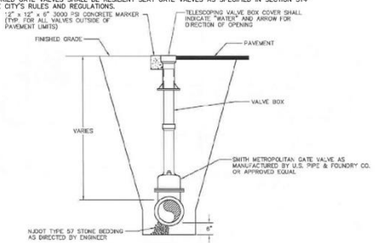
NEW WATER MAIN SERVICE CONNECTION DETAIL
NOT TO SCALE

GATE VALVES SHALL BE MANUFACTURED IN FULL COMPLIANCE WITH THE SPECIFICATIONS LISTED BELOW. IN ADDITION THE GATE VALVES SHALL COMPLY WITH THE AMERICAN WATER WORKS ASSOCIATION GATE VALVE SPECIFICATION NO. C500 OR LATEST REVISION THEREOF.

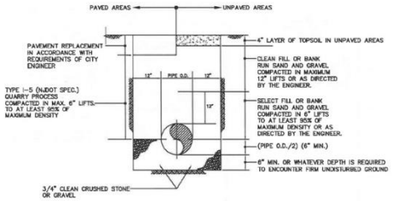
1. VALVE TYPE – RESILIENT SEAT GATE VALVE
2. '
3. VALVE END CONNECTIONS – GATE VALVES SHALL BE FURNISHED WITH THE TYPE OF END CONNECTION SPECIFIED – BELL ENDS FOR CAULKED LEAD JOINTS, MECHANICAL JOINT OR FLANGED, AS STATED ON THE REQUIREMENT.
4. VALVE SIZES 4" AND SMALLER SHALL HAVE ALL BRONZE INTERNAL PARTS.
5. DISC AND DISC SEAT RINGS – CAST IRON DISCS IN VALVES 8" AND LARGER SHALL BE ACCURATELY MACHINED TO RECEIVE BRONZE DISC SEAT RINGS. THE DISC SEAT RING SURFACES IN CONTACT WITH THE IRON DISC AND THE DOVETAIL PROJECTIONS SHALL BE FULLY MACHINED AND THE DISC RINGS SHALL BE ROLLED OR PRESSED INTO THE MACHINED GROOVES ON THE IRON DISCS AND WHEN SECURED IN PLACE, A ROUGH AND FINISH CUT SHALL BE TAKEN OVER THE DISC SEAT RING BEARING SURFACES.
6.

	MIN. DIAMETER OF VALVE STEMS AT BASE OF THREAD	BODY/BONNET THICKNESS
4" VALVE	0.859"	0.500"
6" VALVE	1.125"	0.625"
8" VALVE	1.25"	0.6875"
10" VALVE	1.375"	0.7187"
12" VALVE	1.50"	0.750"

7. VALVES 12" AND SMALLER SHALL BE 200 PSI WORKING PRESSURE, 400 PSI TEST.
8. VALVE WEDGES FOR 8" AND SMALLER SHALL BE MADE OF BRONZE. VALVE WEDGES FOR 10" AND LARGER SHALL BE CAST IRON BRONZE MOUNTED.
9. THE HOUSING OF THE VALVE STEM THRUST COLLAR SHALL BE CAREFULLY MACHINED AND SHALL BE FULLY BRONZE LINED FOR ALL SIZES.
10. THE VALVES SHALL BE PROVIDED WITH "O" RING SEALS. THE RING SEAL PLATE SHALL BE FITTED WITH AT LEAST 2 "O" RINGS, THE LOWER "O" RING TO SERVE AS A PRESSURE SEAL AND THE UPPER "O" RING AS A DIRT SEAL. THE DESIGN OF THE VALVE AND SEAL PLATE SHALL BE SUCH THAT THE SEAL PLATE CAN BE FITTED WITH NEW "O" RINGS WHILE THE VALVE IS UNDER PRESSURE IN THE FULLY OPEN POSITION. THE "O" RINGS SHALL BE PRECISION RUBBER PRODUCTS CORPORATION QUALITY COMPOUND NO. 122-70 OR APPROVED EQUAL.
11. VALVE STEM – VALVE STEMS 12" AND SMALLER SHALL HAVE A TENSILE STRENGTH AND YIELD OF NOT LESS THAN 70,000 PSI AND 30,000 PSI RESPECTIVELY. ALL VALVE STEMS SHALL HAVE STEM COLLAR BUSHINGS ACCURATELY MACHINED. STEM MATERIAL SHALL BE ASTM B-132.
12. ALL BURIED GATE VALVES SHALL BE RESILIENT SEAT GATE VALVES AS SPECIFIED IN SECTION 514 OF THE CITY'S RULES AND REGULATIONS.

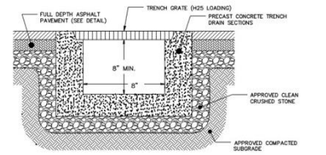


BURIED VALVE DETAIL
NOT TO SCALE



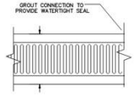
NOTES:
1. LIMITS OF TRENCH TO BE CUT TO A NEAT EDGE AND TACK COATED PRIOR TO PATCHING.

SURFACE RESTORATION AND TRENCH DETAIL (FOR RCP OR DUCTILE IRON PIPE)
N.T.S.

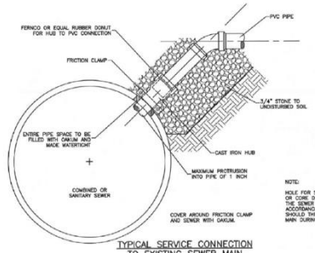


TRENCH DRAIN
NOT TO SCALE

NOTE:
1. SEE DRAINAGE PLAN FOR DIRECTION OF INTERNAL DRAINAGE FLOWS. INTERNAL DEPTH TO VARY TO PROVIDE 0.5% SLOPE IN DIRECTION NOTED ON PLAN.
2. BACKFILL SURROUNDING STRUCTURE SHALL BE 12" OF CLEAN STONE.

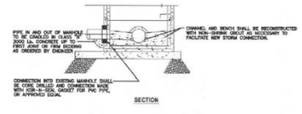


TRENCH DRAIN AND INLET CONNECTION DETAIL
NOT TO SCALE



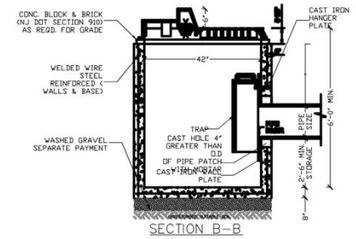
NOTE:
HOLE FOR SERVICE SHALL BE NEARLY CUT OR CORE DRILLED AS ALLOWED BY INSPECTOR. THE SEWER MAIN SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENT OF THE MUA SHOULD THE CONTRACTOR DAMAGE THE SEWER MAIN DURING CONSTRUCTION OF THE LATERAL.

TYPICAL SERVICE CONNECTION TO EXISTING SEWER MAIN DETAIL
NOT TO SCALE



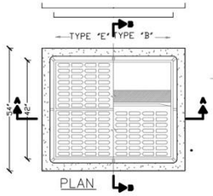
DETAIL FOR CONNECTION TO EXISTING MANHOLE
N.T.S.

NOTES: 1) NON-SHRINK GROUT TO BE FIVE STAR STRUCTURAL CONCRETE OR APPROVED EQUAL
2) FOR CONNECTING RCP PIPE, RE-WATERSTOP, OR APPROVED EQUAL, SHALL BE INSTALLED AROUND CIRCUMFERENCE OF PIPE AND EMBEDDED ON MANHOLE WALL.

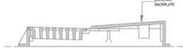


SECTION B-B

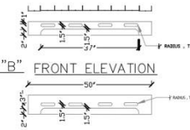
CATCH BASIN TYPE 'B'
NTS



INLET GRATE FOR TYPE "B"



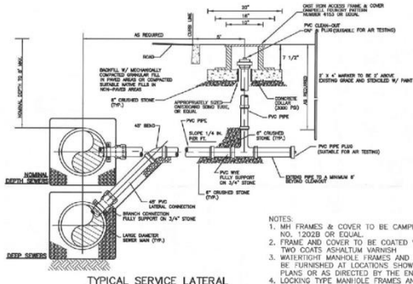
DRIVEWAY ACCESS BACKPLATE FOR TYPE "B" CATCH BASIN GRATE



FRONT ELEVATION

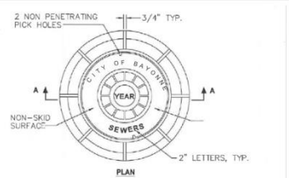
FRONT ELEVATION
CURB PIECE TYPE "N"-ECO

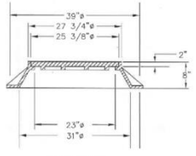
NOTES:-
1. MATERIAL -GRAY CAST IRON ASTM A48-83 , CLASS 30 B
2. NAME PLATE MESSAGE CAN BE MODIFIED TO YOUR SPECIFIC NEEDS WITHIN AREA SHOWN.
3. CASTING SUPPLIED WITHOUT SURFACE COATING.



NOTES:
1. MH FRAMES & COVER TO BE CAMPBELL FOUNDRY NO. 1202B OR EQUAL.
2. FRAME AND COVER TO BE COATED WITH TWO COATS ASHALTUM VARNISH
3. WATERTIGHT MANHOLE FRAMES AND COVERS SHALL BE FURNISHED AT LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER
4. LOOKING TYPE MANHOLE FRAMES AND COVERS SHALL BE FURNISHED IN ALL EASEMENTS AND AS DIRECTED BY THE ENGINEER

TYPICAL SERVICE LATERAL AND CLEANOUT DETAIL FOR NEW CONSTRUCTION
NOT TO SCALE





MANHOLE FRAME AND COVER DETAIL
NOT TO SCALE

OEA
OPTIMIZED ENGINEERING ASSOCIATES
400 38TH STREET,SUITE 307
UNION CITY, NJ 07087
201-430-9173
201-866-0913 (FAX)
E-mail: guy@oea-corp.com
Web: www.oea-corp.com

REVISIONS:

NO.	DATE	DESCRIPTION	APPRO
1.	5.15.2026	COMMENTS	
2.	6.16.2026	COMMENTS	
3.	7.14.2026	COMMENTS	
4.			

PROJECT LOCATION:
361-373 JOHN F. KENNEDY BLVD
BAYONNE, NJ 07002
BLOCK: 262, LOT: 7, 8 & 9

PROJECT DESCRIPTION:
CIVIL DETAILS

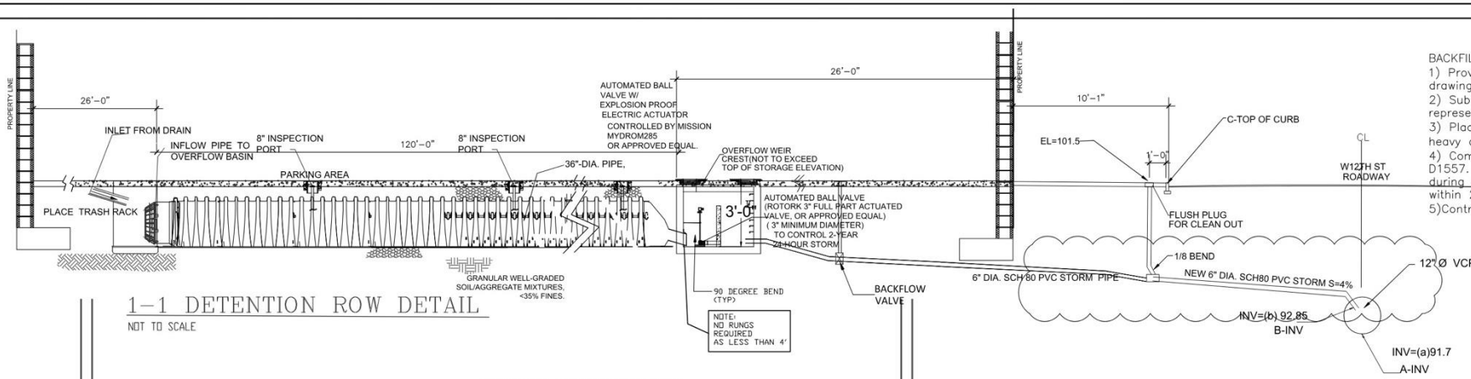
SEAL:

DR GJ TR GJ
CK CK DES CK
GUY LAGOMARSINO,P.E.
PROJECT MANAGER
PROFESSIONAL ENGINEER
LICENSE NO. (NJ): 24GE04616534

SCALE: NTS

DATE: JUNE 2025

C-400
SHEET 9 OF 10

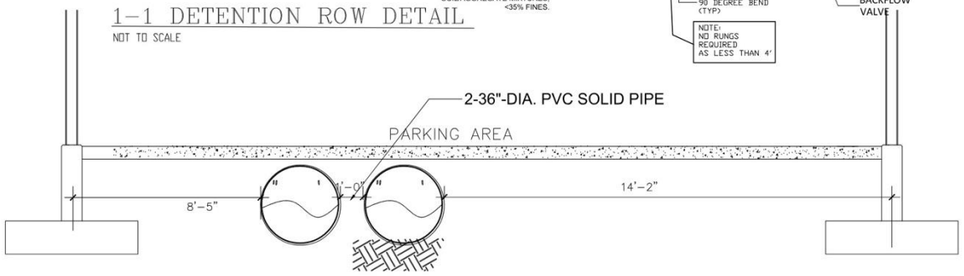


1-1 DETENTION ROW DETAIL

NOT TO SCALE

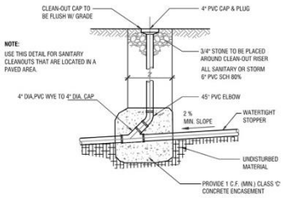
BACKFILL PLACEMENT

1) Provide all fill material required to achieve grades as shown on drawings.
2) Subbase shall be firm and approved by the engineer or his representive prior to placement.
3) Place and compact backfill in lifts not to exceed 3 feet where heavy compaction is used. Otherwise 6" lifts.
4) Compact backfill to 95% of the maximum density as by ASTM D1557. Maintain moisture content of the backfill material prior to and during compaction uniformly distributed throuhgout each layer and within 2% percent of optimum water content.
5)Contractor shall verify all demensions in field.

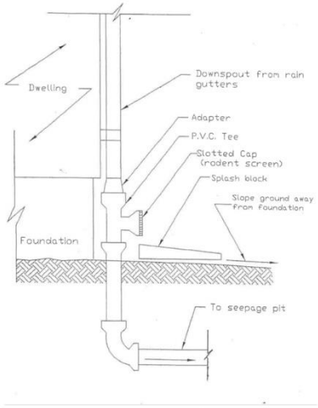


2-2 CROSS SECTION DETAIL

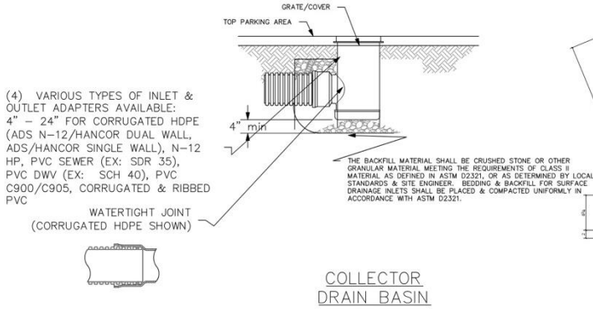
NOT TO SCALE



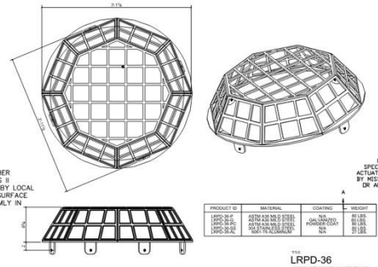
SANITARY/STORM CLEAN-OUT



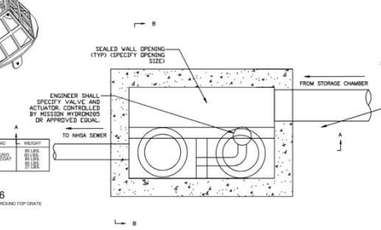
ROOF DRAIN W/CLEANOUT



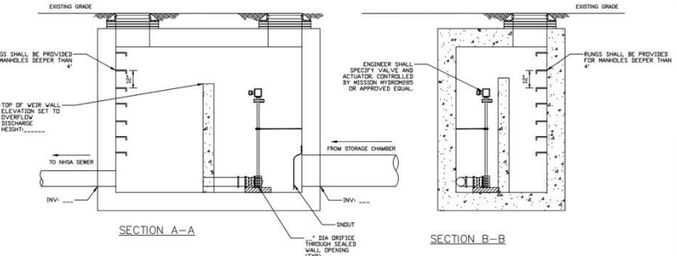
COLLECTOR DRAIN BASIN



TRASH RACK DETAIL



PLAN



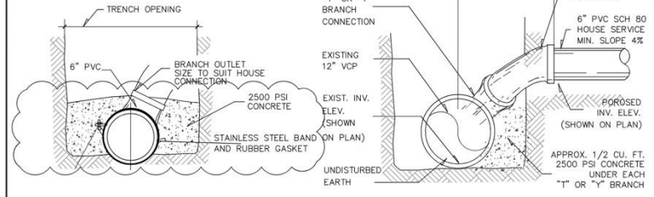
SECTION A-A

SECTION B-B

NOTE:
1. DESIGN SHOWN IS CONCEPTUAL. DESIGN MAY BE CASE SPECIFIC AND MODIFIED TO MEET SITE CONSTRAINTS. THE APPROVED DESIGN CONCEPT WILL REQUIRE THAT THE AUTOMATED VALVE AND ACTUATOR ARE SEPARATED FROM THE STORMWATER OUTLET CHAMBER.
2. ENGINEER SHALL SPECIFY ALL CHAMBER DIMENSIONS.
3. ENGINEER SHALL BE RESPONSIBLE FOR DESIGN OF CHAMBER AND SPECIFICATIONS.
4. SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR AND APPROVED BY ENGINEER PRIOR TO CONSTRUCTION.
5. ACTUATED BUTTERFLY VALVE TO MATCH ___" DIA ORIFICE TO CONTROL 2-YEAR 24-HOUR STORM

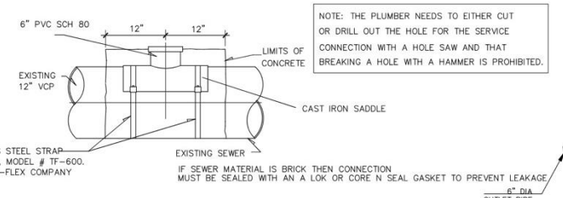
CONTROL STRUCTURE WITH AUTOMATED VALVE

(NOT TO SCALE)



BUILDING LATERAL CONNECTION DET.

N.T.S.

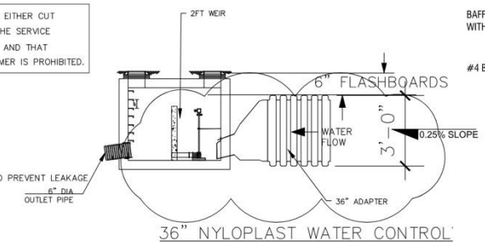


NOTE: THE PLUMBER NEEDS TO EITHER CUT OR DRILL OUT THE HOLE FOR THE SERVICE CONNECTION WITH A HOLE SAW AND THAT BREAKING A HOLE WITH A HAMMER IS PROHIBITED.

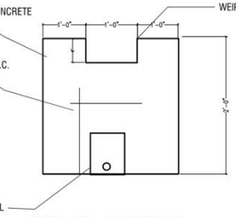
FIELD CUT-IN BRANCH CONNECTION

N.T.S.

SANITARY OR STORM CONNECTION DETAIL



36" NYLOPLAST WATER CONTROL STRUCTURE



BAFFLE WALL CHAMBER AND WEIR/ORIFICE DETAIL

OPTIMIZED ENGINEERING ASSOCIATES
400 38TH STREET,SUITE 307
UNION CITY, NJ 07087
201-430-9173
201-866-0913 (FAX)
E-mail: guy@oea-corp.com
Web: www.oea-corp.com

REVISIONS:

NO.	DATE	DESCRIPTION	APPR'D
1	10.25.2025	COMMENTS	
2	5.26.2026	COMMENTS	
3	6.17.2026	COMMENTS	
4	7.14.2026	COMMENTS	
5	10.13.2026	COMMENTS	

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BLOCK: 262, LOT: 7, 8 & 9

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CIVIL DETAILS

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DR: GJ TR: GJ
CK: CK DES: CK
GUY LAGOMARSINO,P.E.
PROJECT MANAGER
NEW JERSEY
LICENSE NO. (NJ): 24GE04065400

SCALE: NTS

DATE: JUNE 2025

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