

145 BERGEN AVENUE

BLOCK 18402 LOT 36

| ZONING COMPARISON CHART                          |  |                       |   |                   |
|--|--|-----------------------|---|-------------------|
| ITEM   | DISTRICT "R-3" REQUIREMENTS  | EXISTING              | PROPOSED                                | VARIANCE REQUIRED |
| USE  | SEE NOTE 1*  | VACANT                | THREE FAMILY DWELLING W/ PRIVATE GARAGE | NO                |
| MIN. LOT AREA                                    | 2,500 SF. (THREE OR FOUR FAMILY)   | 4,694.05 SF           | NO CHANGE                               | NO                |
| MIN. LOT WIDTH                                   | 25 FT. (THREE OR FOUR FAMILY)  | 33.63 FT / 34.12 FT   | NO CHANGE                               | NO                |
| MIN. LOT DEPTH                                   | 100 FT.  | 141.58 FT / 139.47 FT | NO CHANGE                               | NO                |
| FRONT SETBACK                                    | SHALL MATCH THE SETBACK OF THE PRIMARY BUILDING FACADE OF THE CLOSEST PERMITTED USE ON EITHER SIDE. (THREE OR FOUR FAMILY) 12.92 FT. | N/A                   | 13.79 FT.                               | NO                |
| FRONT + REAR SETBACK                             | FRONT (12.92') + REAR = MIN. 35 FT.  | N/A                   | 35.00 FT. (13.79' + 29.27')             | NO                |
| REAR SETBACK                                     | REAR YARD = MIN. 20 FT. (THREE OR FOUR FAMILY)   | N/A                   | 43.06 FT.                               | NO                |
| SIDE YARD SETBACK                                | SEE NOTE 3***  | N/A                   | 3.08 FT / 4.08 FT                       | NO                |
| MIN. BUILDING HEIGHT                             | 3 STORIES  | VACANT                | 4 STORY                                 | NO                |
| MAX. BUILDING HEIGHT                             | 4 STORIES - 42'-0"   | VACANT                | 4 STORY/ 35'-3"                         | NO                |
| MIN. CEILING HEIGHT                              | 9'-0" FOR RESIDENTIAL  | VACANT                | 9'-0"                                   | NO                |
| MAXIMUM BLDG. COVERAGE                           | 60% (THREE OR FOUR FAMILY)   | 0%                    | 52.99 %                                 | NO                |
| MAXIMUM LOT COVERAGE                             | 80% (THREE OR FOUR FAMILY)   | 0%                    | 79.93 %                                 | NO                |
| OFF-STREET PARKING REQ. (LESS THAN 37' LOT WIDE) | PARKING IS NOT REQUIRED (THREE OR FOUR FAMILY) N/A   | N/A                   | 0 SPACES                                | NO                |
| MIN. FRONT LANDSCAPING AREA                      | 30% (AT FRONT YARD AREA)   | N/A                   | 71.42%                                  | NO                |
| *NOTE 1: PERMITTED PRINCIPAL USES                |  |                       |   |                   |

1. MID-RISE APARTMENT BUILDINGS. (SEE 345-6 FOR DEFINITION). / 2. TOWNHOUSES ( 4 UNITS MAX.). / 3. THREE AND FOUR FAMILY DETACHED DWELLINGS. / 4. HOUSES OF WORSHIP. / 5. PARKS AND PLAYGROUNDS. / 6. ESSENTIAL SERVICES. / 7. SCHOOLS. / 8. GOVERNMENTAL USES. / 9. OFFICE USES, INCLUDING MEDICAL OFFICES FOR NO MORE THAN TWO PRACTITIONERS, AS PART OF THE GROUND FLOOR OF MID-RISE APARTMENT BUILDINGS ALONG JOHN F. KENNEDY BOULEVARD. / 10. ASSISTED LIVING RESIDENCES. / 11. NURSING HOMES. / 12. SENIOR HOUSING. / 13. PUBLIC UTILITIES, EXCEPT THAT NATURAL GAS TRANSMISSION LINES SHALL BE PROHIBITED. / 14. GROUND FLOOR RETAIL, LIMITED TO NEW CONSTRUCTION ON CORNER LOTS.

\*\*NOTE 2: NON-CONFORMING EXISTING CONDITION

\*\*\*NOTE 3: THREE- AND FOUR-FAMILY DETACHED DWELLINGS: MINIMUM TWO (2) FEET ONE (1) SIDE, THREE (3) FEET OTHER SIDE, FIVE (5) FEET TOTAL BOTH SIDES ON LOTS LESS THAN THIRTY-SEVEN (37) FEET IN WIDTH; MINIMUM FIVE (5) FEET ON EACH SIDE ON LOTS THIRTY-SEVEN (37) FEET IN WIDTH OR GREATER.

## ZONING AND BUILDING CODE DATA: FOUR-FAMILY DETACHED

|  |   |
|--|---|
| ADDRESS: 145 BERGEN AVENUE, JERSEY CITY, NJ                  | BUILDING CONSTRUCTION CLASSIFICATION: 5-A |
| PROPOSED WORK: NEW 4 STORY BUILDING W/ 4 DWELLING UNITS      | BUILDING USE GROUP: R-2                   |
| EXISTING USE: VACANT   | GROSS BUILDING AREA:                      |
| PROPOSED USE: FOUR FAMILY DWELLING                           | NEW: BASEMENT: 2,469 SF                   |
| EXISTING AREA OF LARGEST FLOOR: 0 SF TOTAL                   | FIRST FLOOR: 2,469 SF                     |
| NEW AREA OF LARGEST FLOOR: 2,469 SF TOTAL                    | SECOND FLOOR: 2,433 SF                    |
| GROSS BUILDING AREA: 9,804 SF TOTAL                          | THIRD FLOOR: 2,433 SF                     |
| VOLUME OF BUILDING: 88,236 CU. FT.                           | 9,804 SF TOTAL                            |
| SPRINKLER SYSTEM: NFPA 13R SPRINKLER SYSTEM (SEC. 903.3.1.1) | VOLUME OF BUILDING: 88,236 CU. FT.        |

## APPLICABLE CODE:

1. BUILDING SUBCODE (NJAC 5:23-3.14)  
International Building Code/2018,NJ ed (IBC w/NJ edits from 3.14)  
International Residential Code/2018,  
International Fire Code/2018  
2. PLUMBING SUBCODE (NJAC 5:23-3.15)  
National Standard Plumbing Code/2018  
3. ELECTRICAL SUBCODE (NJAC 5:23-3.16)  
National Electrical Code (NFPA 70)/2017  
4. ENERGY SUBCODE (NJAC 5:23-3.18)  
International Energy Conservation Code/2018(Residential)  
5. MECHANICAL SUBCODE (NJAC 5:23-3.20)  
International Mechanical Code/2018  
6. FUEL GAS SUBCODE (NJAC 5:23-3.22)  
International Fuel Gas Code/2018

## BUILDING DATA

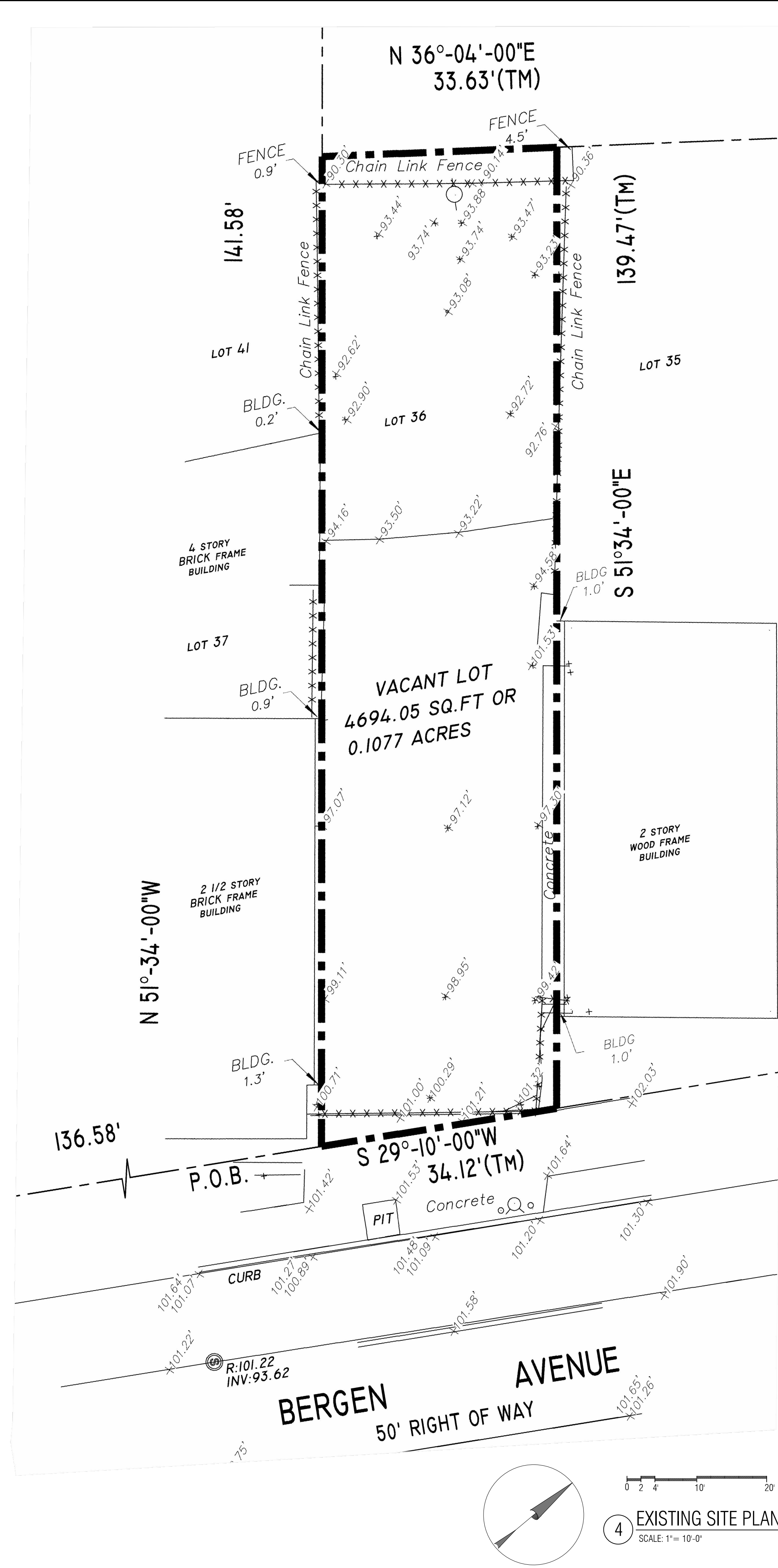
FIRE RATINGS:  
EXTERIOR WALLS: SIDE - 1 HR REQ'D (LOAD BEARING EXT. WALL)  
FRONT - 0 HR REQ'D (NONBEARING EXT. WALL) SIDE - 2 HR REQ'D (FIRE EXT. WALL)  
REAR - 0 HR REQ'D (NONBEARING EXT. WALL > 30' FROM PROP. LINE)  
DWELLING UNIT SEPARATION: DEMISING WALLS & LOAD BEARING WALLS - 1 HR REQ'D  
FLOOR-CEILING - 1 HR REQ'D  
ROOF: 0 HR. REQUIRED  
DESIGN LOADS:  
FLOORS: LL 40 PSF ROOFS: LL 25 PSF COMMON AREAS: LL 100 PSF  
DL 15 PSF DL 20 PSF DL 15 PSF  
WIND LOAD: BASIC WINDSPEED 100 MPH  
BUILDING OCCUPANCY: 8,629 SF NET/200 SF PER PERSON = 43.1 PERSONS

## UNIT DATA

|                        |
|------------------------|
| UNIT 1: (4 BR +4 BA)   |
| GROUND LEVEL: 1,586 SF |
| TERRACE: 201 SF        |
| UNIT 2: (4 BR +4.5 BA) |
| 1ST FLOOR: 2,018 SF    |
| BALCONY: 55 SF         |
| UNIT 3: (4 BR +4.5 BA) |
| 2ND FLOOR: 2,178 SF    |
| BALCONY: 55 SF         |
| UNIT 4: (4 BR +4.5 BA) |
| 3RD FLOOR: 2,218 SF    |
| ROOF DECK: 460 SF      |
| BALCONY: 55 SF         |

## DEMOLITION NOTES:

- 1) CONFORM TO APPLICABLE CODE FOR DEMOLITION WORK, DUST CONTROL AND PRODUCTS REQUIRING ELECTRICAL DISCONNECTION.
- 2) OBTAIN REQUIRED PERMITS FROM AUTHORITIES AND DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS OF PUBLIC AGENCIES HAVING JURISDICTION.
- 3) THE CONTRACTOR IS RESPONSIBLE FOR THE METHODS, MEANS AND DESTINATION OF ALL OFF-SITE DISPOSAL.
- 4) DO NOT CLOSE OR OBSTRUCT EGRESS WIDTH TO ANY BUILDING OR SITE EXIT.
- 5) PROVIDE, ERECT AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
- 6) PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
- 7) MARK LOCATION AND TERMINATION OF UTILITIES.
- 8) NOTIFY AFFECTED UTILITY COMPANIES
- 9) CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURES.
- 10) CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION AND ARCHITECT/ENGINEER. DO NOT RESUME OPERATIONS UNTIL DIRECTED.
- 11) OBTAIN WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNERS WHEN DEMOLITION EQUIPMENT WILL TRAVERSE, INFRINGE UPON OR LIMIT ACCESS TO THEIR PROPERTY.
- 12) SPRINKLE WORK WITH WATER TO MINIMIZE DUST. PROVIDE HOSES AND WATER CONNECTIONS FOR THIS PURPOSE.
- 13) DO NOT BURN OR BURY MATERIALS ON SITE. LEAVE SITE IN CLEAN CONDITION.



# PROPOSED 4 STORY NEW FOUR FAMILY DWELLING

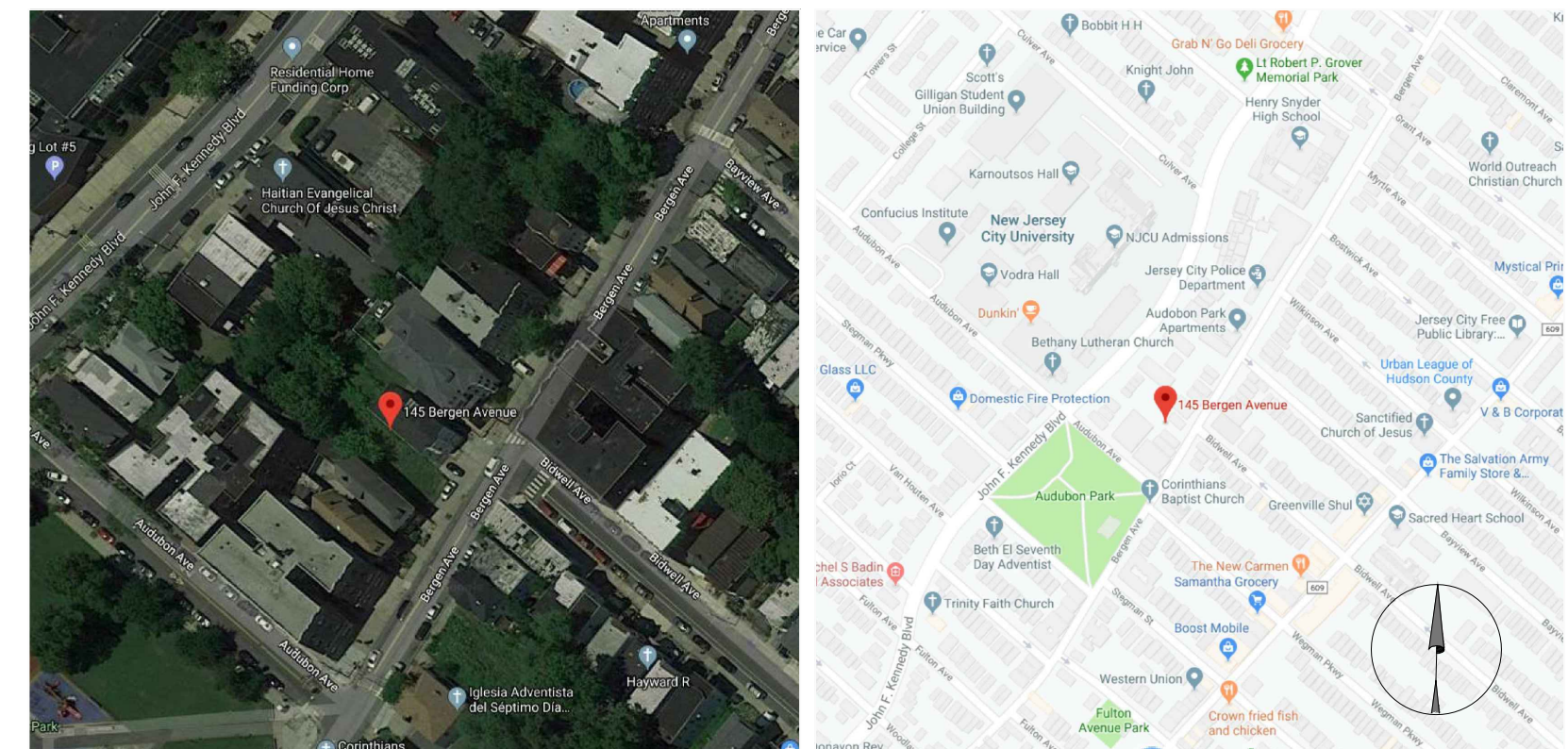
145 BERGEN AVENUE, JERSEY CITY, NJ  
BLOCK 18402 LOT 36

## DRAWING INDEX

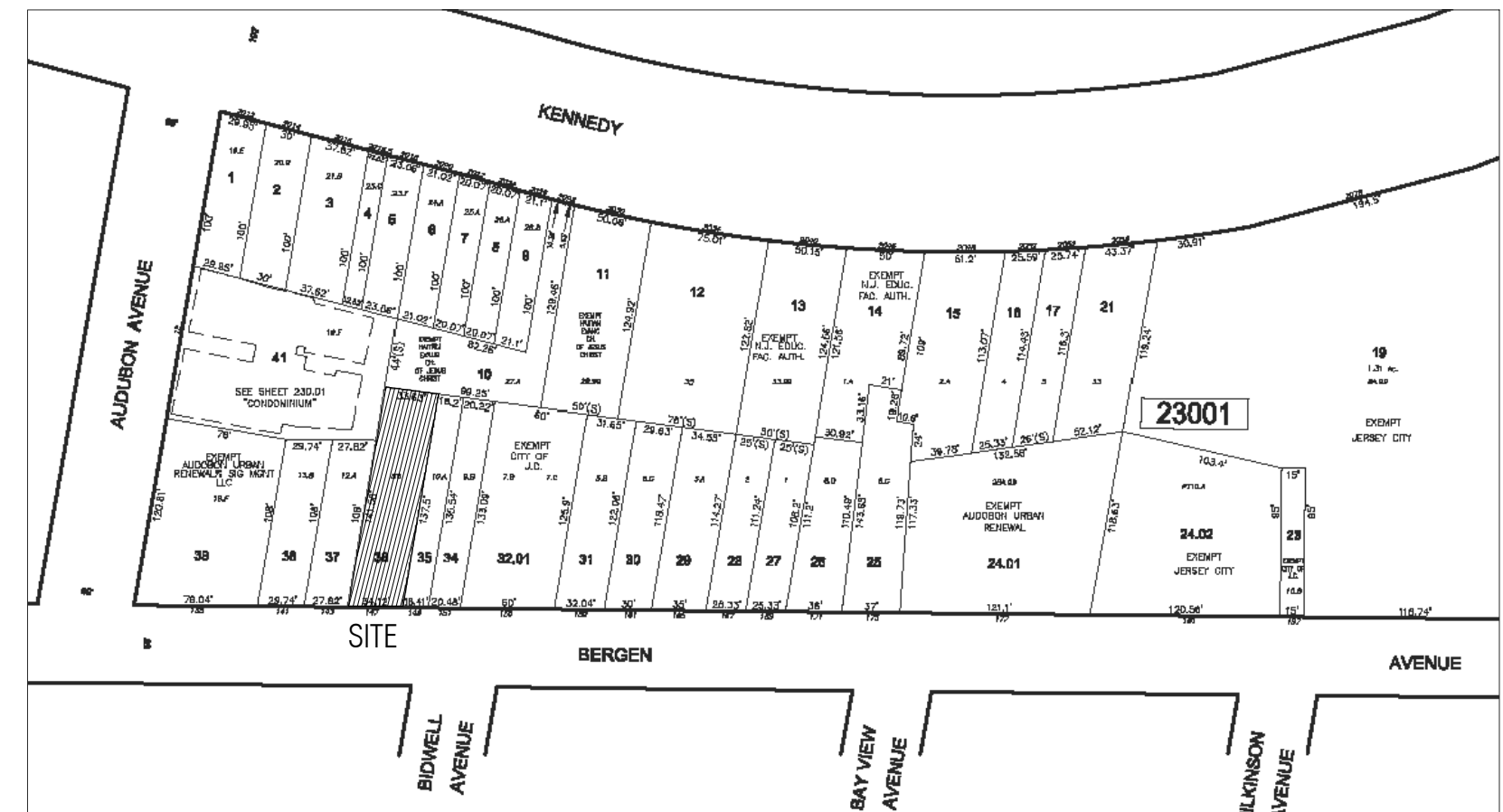
T-1: PROPOSED ZONING / BUILDING NOTES & EXISTING SITE PLANS / DETAILS  
S-1: PROPOSED SITE PLAN & SITE DETAILS  
C-1: PROPOSED SITE DETAILS  
C-2: PROPOSED SITE DETAILS  
C-3: PROPOSED STREET TREE SITE DETAILS & NOTES  
C-4: PROPOSED SITE DETAILS  
A-1: PROPOSED FLOOR PLANS  
A-2: PROPOSED FLOOR PLANS  
A-3: PROPOSED ELEVATIONS  
A-4: PROPOSED ELEVATIONS  
A-5: PROPOSED ELEVATIONS  
A-6: WALL & FLOOR/CEILING ASSEMBLY DETAILS & SCHEDULES  
A-7: WINDOW DETAILS, SCHEDULES & BUILDING NOTES

## GENERAL NOTES:

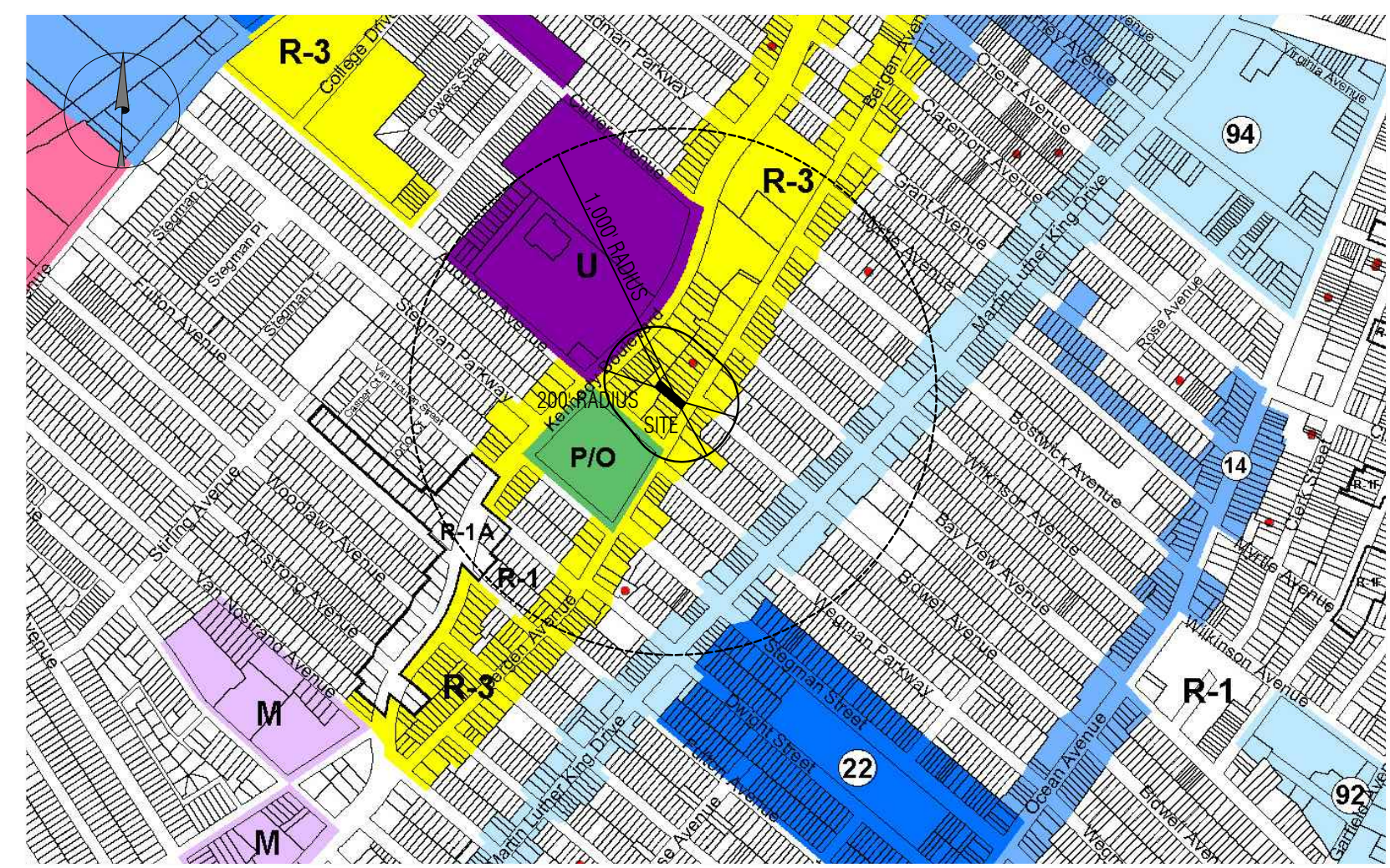
1. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY, OR CONSULT THE ARCHITECT FOR ANY NECESSARY DIMENSIONS WHICH ARE NOT INDICATED.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS AND ALL NECESSARY DIMENSIONS PRIOR TO CONSTRUCTION.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NEW JERSEY UNIFORM CONSTRUCTION CODE AND ALL APPLICABLE SUB-CODES.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE WORK BEFORE COMMENCING CONSTRUCTION.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE WORK OF ALL SUBCONTRACTORS, AND FOR INSURING PROPER COORDINATION BETWEEN THE VARIOUS TRADES. ALL NECESSARY CUTTING AND PATCHING FOR MECHANICAL, ELECTRICAL AND PLUMBING WORK, INCLUDING ALL NECESSARY OPENINGS IN FLOOR, WALL OR ROOF FRAMING TO ACCOMMODATE THE WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHETHER INDICATED ON THE DRAWINGS OR NOT.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION, INCLUDING THE INSTALLATION OF ALL TEMPORARY SHORING, SHEETING AND BRACING OF THE EXCAVATIONS AND STRUCTURE DURING CONSTRUCTION. THE G.C. IS ALSO RESPONSIBLE FOR ALL JOB SITE SAFETY AND SECURITY MEASURES TO PROTECT THE WORK, WORKMEN, THE PUBLIC AND ADJACENT PROPERTY DURING CONSTRUCTION.
7. ALL MATERIALS USED ON THE PROJECT SHALL BE NEW, AND NO SUBSTITUTIONS OF ANY SPECIFIED MATERIALS SHALL BE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT/OWNER.



2 SITE AERIAL VIEW SCALE: N.T.S.  
1 KEY MAP SCALE: N.T.S.



5 TAX MAP SCALE: N.T.S.



3 ZONING MAP SCALE: 1" = 600'-0"

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PROPOSED  
4 STORY  
NEW FOUR  
FAMILY  
DWELLING

ADDRESS:  
145 BERGEN AVENUE  
JERSEY CITY,  
NEW JERSEY

BLOCK: 18402  
LOT:36

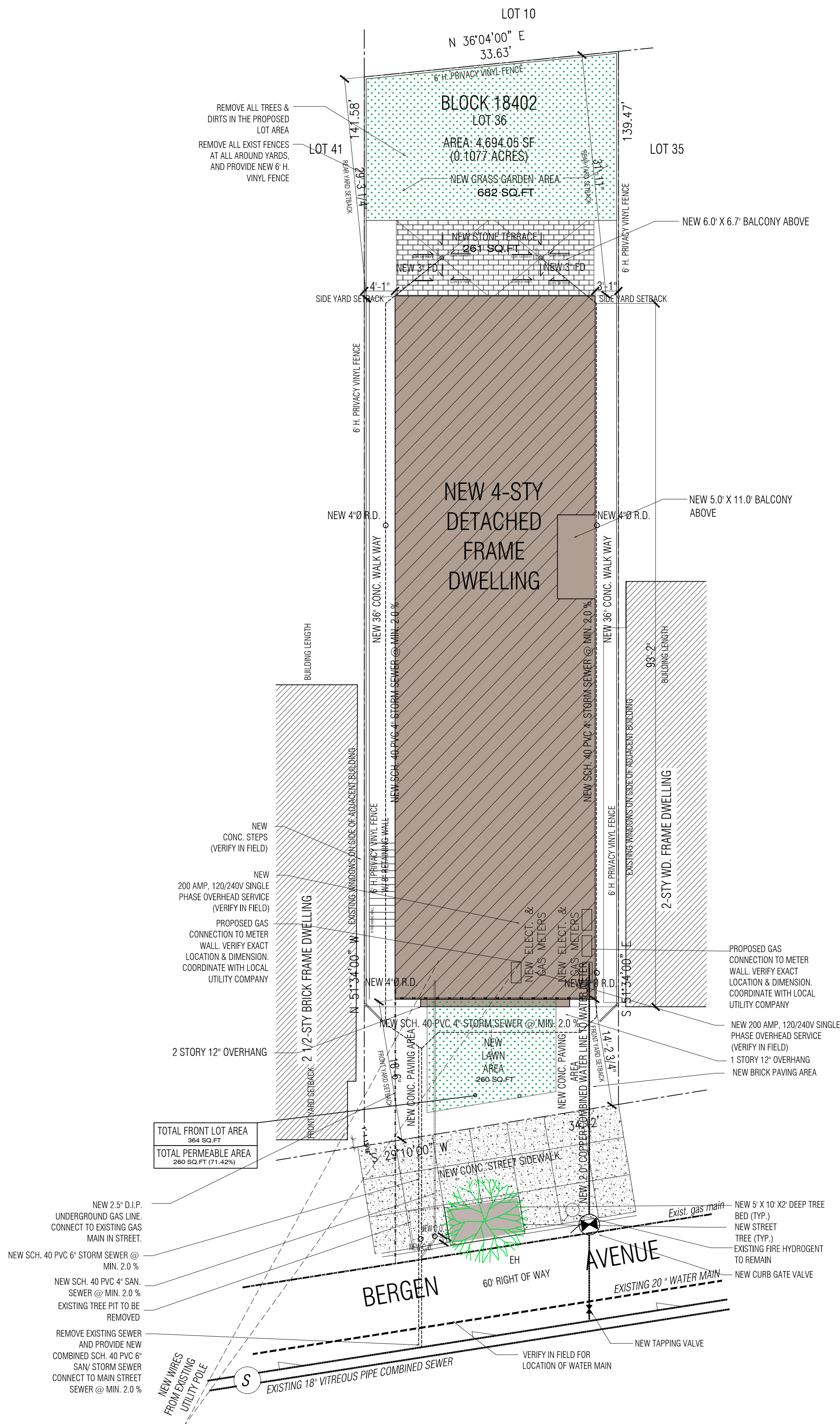
REVISIONS:

DRAWN BY: MK  
CHKD BY: MK  
ISSUE DATE: 07.13.2020  
PROJECT NO: 19059

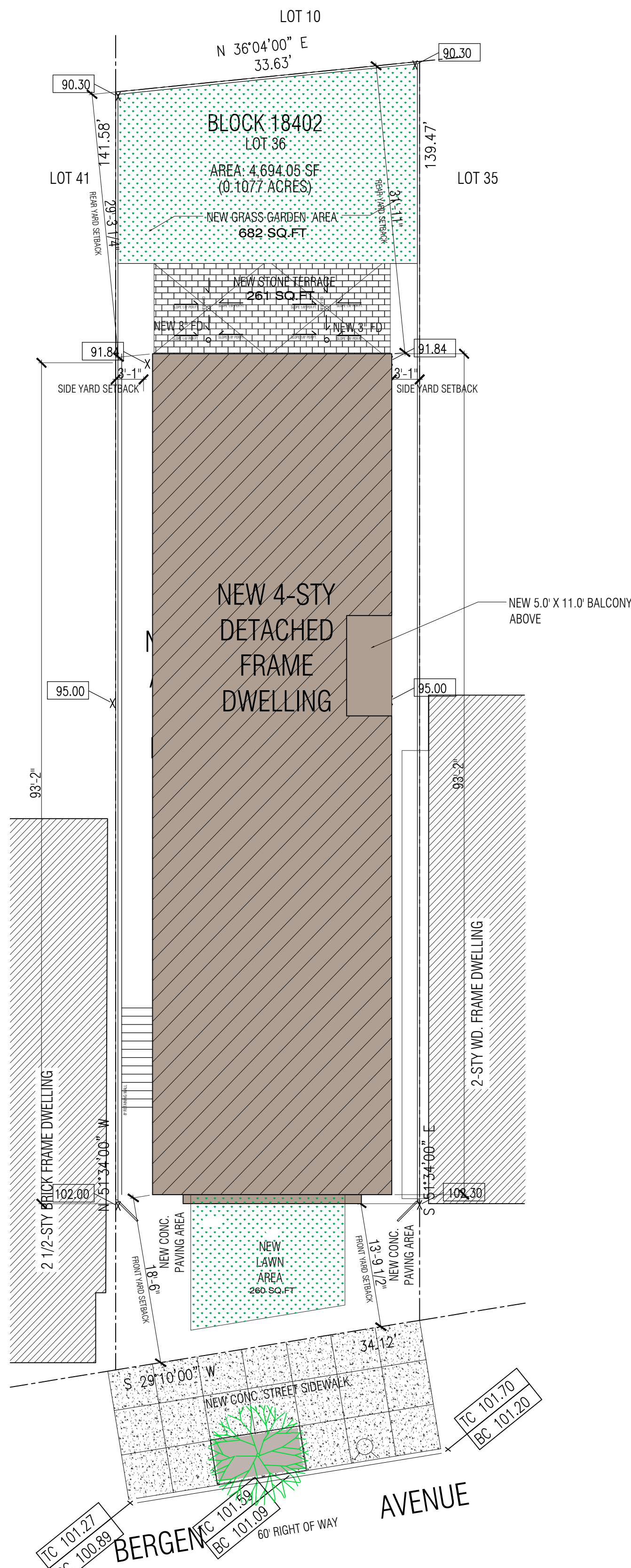
SHEET TITLE:  
EXISTING SITE PLANS ,  
ZONING CHART &  
BUILDING NOTES

SHEET No.  
T-1





1 PROPOSED SITE PLAN W/ NEW LOT SUBDIVISION  
SCALE: 1"= 10'-0"



2 PROPOSED SITE GRADE PLAN  
SCALE: 1"= 10'-0"



3 EXISTING SITE STREET VIEW  
SCALE: N.T.S.


SEWER CALCULATION:

|  |            |   |         |
|--|------------|---|---------|
| ESTIMATED SEWER FLOW -                                 |            |   |         |
| (19) BATHGROUPS  | @ 3.0 DFUs | = | 57 DFUs |
| (4) KITCHEN GROUPS                                     | @ 3.0 DFUs | = | 12 DFUs |
| (4) LAUNDRY UNITS                                      | @ 3.0 DFUs | = | 12 DFUs |
| TOTAL  |            |   | 81 DFUs |
| PER 2015 NSPC 11.4 AND 11.5:                           |            |   |         |
| 4'0 @ 1/8" MIN. SLOPE = 180 DFUs MAX.                  |            |   |         |
| >>> THUS NEW 4'0 LATERAL OK (VERIFY EXISTING IN FIELD) |            |   |         |

WATER CALCULATIONS:

|   |            |   |           |
|---|------------|---|-----------|
| ESTIMATED DOMESTIC WATER USE -                            |            |   |           |
| (19) BATHGROUPS   | @ 3.5 WSFs | = | 61.5 WSFs |
| (4) KITCHEN GROUPS  | @ 2.0 WSFs | = | 8.0 WSFs  |
| (4) LAUNDRY UNITS   | @ 4.0 WSFs | = | 16.0 WSFs |
| TOTAL   |            |   | 85.5 WSFs |
| PER 2015 NSPC APPENDIX B:                                 |            |   |           |
| 1.5"Ø COPPER PIPE @ 8FPS = 96.0 WSFs MAX.                 |            |   |           |
| >>> THUS MIN. 1.5"Ø SERVICE OK (VERIFY EXISTING IN FIELD) |            |   |           |

PLANTING SCHEDULE

| COMMON NAME  | KEY | BOTANICAL NAME   | PLANTING SIZE                | MATURE SIZE |
|--|-----|------------------|------------------------------|-------------|
|  EUROPEAN HORNBEEAM<br>EH |     | Carpinus betulus | 12' HIGH<br>3.5' CAL. (MIN.) | 40' HIGH    |
|  |     |                  |                              |             |


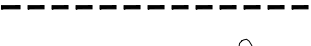

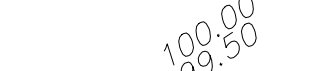
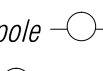
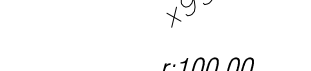

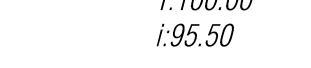





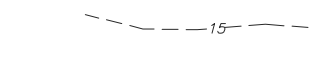
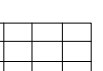
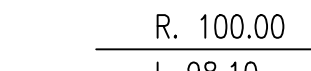
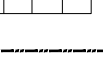
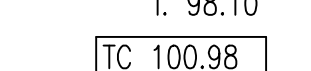
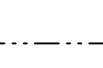
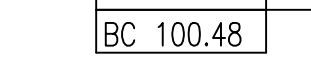
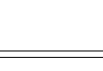
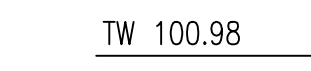

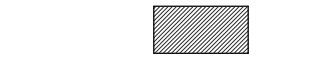

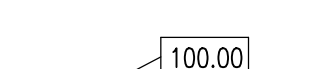

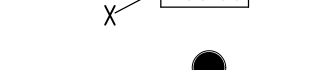


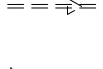

PLANTING MAINTENANCE:

1. MAINTENANCE SEASON: MARCH 1st - NOVEMBER 30th
2. SPRING MAINTENANCE: MARCH - APRIL  
A. REMOVE WINTER DEBRIS FROM LANDSCAPE AREAS.  
B. PRUNE TREES AS NEEDED.  
C. FERTILIZE TREES AND SHRUBS.  
D. REPLACE MULCH FROM BEDS AS NEEDED.
3. SUMMER MAINTENANCE: MAY - SEPTEMBER  
A. REMOVE DEBRIS FROM BEDS AND WEED AS NEEDED.  
B. PRUNE AND TRIM SHRUBS AS NEEDED.
4. FALL MAINTENANCE: SEPTEMBER - NOVEMBER  
A. REMOVE DEBRIS FROM BEDS AND WEED AS NEEDED.  
B. REPLENISH MULCH IN BEDS.

SITE PLAN NOTES:

1. ALL STREET CURBING AND SIDEWALKS ALONG PROPERTY FRONTAGES ARE TO BE REPLACED BY THE DEVELOPER AND SHALL COMPLY WITH THE REQUIREMENTS OF THE JERSEY CITY ENGINEERING STANDARDS.
2. SURVEY INFORMATION HAS BEEN TAKEN FROM SURVEY PREPARED BY AREA SURVEYING LLC.
3. ALL STRIPING AND SIGNAGE IN PARKING AREA SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

LEGEND:

|   |                             |   |                                |
|---|-----------------------------|---|--------------------------------|
|  | EXIST. FIRE HYDROGEN        |  | WATER MAIN                     |
|  | EXIST. SPOT ELEVATION       |  | TOP OF EXIST. CURB             |
|  | EXIST. LIGHT / UTILITY POLE |  | BOTTOM OF EXIST. CURB          |
|  | EXIST. GAS VALVE            |  | EXIST. RIM ELEVATION           |
|  | EXIST. MANHOLE              |  | EXIST. INVERT ELEVATION        |
|  | EXIST. WATER VALVE          |  | EXIST. CHAIN LINK & IRON FENCE |
|  | EXIST. SIGN                 |  | EXIST. CONTOURS MINOR          |
|  | STORM DRAINAGE INLET        |  | EXIST. CONTOURS MAJOR          |
|  | PROPERTY LINE               |  | EXISTING RIM ELEVATION         |
|  | ADJACENT PROPERTY LINE      |  | EXISTING INVERT ELEVATION      |
|  | EXIST. CONCRETE CURB        |  | TOP OF NEW CURB ELEVATION      |
|  | EDGE OF PAVEMENT            |  | BOTTOM OF NEW CURB ELEVATION   |
|  | ELECTRIC CONDUIT            |  | NEW TOP OF WALL                |
|  | GAS MAIN                    |  | NEW 2' X 4' INLETS             |
|  | STORM DRAIN                 |  | NEW SPOT ELEVATION             |
|  | SANITARY SEWER              |  | NEW MANHOLE                    |

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PROPOSED  
4 STORY  
NEW FOUR  
FAMILY  
DWELLING

ADDRESS:  
145 BERGEN AVENUE  
JERSEY CITY,  
NEW JERSEY

BLOCK: 18402  
LOT: 36

REVISIONS:

DRAWN BY: MK  
CHKD BY: MK  
ISSUE DATE: 07.13.2020  
PROJECT NO: 19059

SHEET TITLE:  
PROPOSED SITE PLAN  
& DETAILS

SHEET No. S-1



JCMUA STANDARD REQUIREMENTS FOR NEW SANITARY AND STORM SEWERS AND SERVICE LATERALS

November 3, 2005

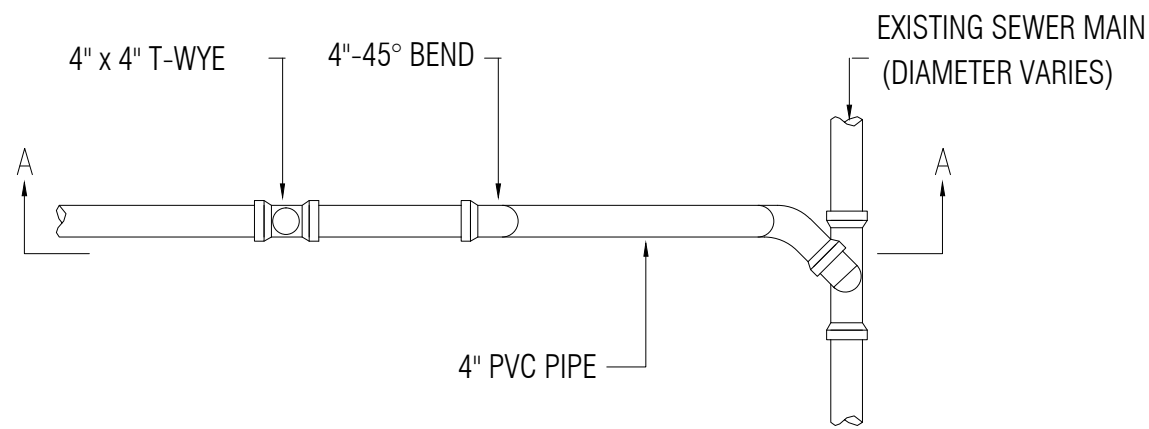
ALL APPLICATIONS SUBMITTED TO THE JERSEY CITY PLANNING BOARD MUST BE PRESENTED TO THE JCMUA FOR REVIEW AND COMMENTS ON THE PROPOSED SANITARY AND STORM SEWER CONNECTIONS. ALL PLANS MUST BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT LICENSED TO PRACTICE IN NEW JERSEY AND SUBMITTED TO THE JCMUA'S SEWER ENGINEERING OFFICE, 555 ROUTE 440, JERSEY CITY, NJ FOR APPROVAL.

THE FOLLOWING TECHNICAL REQUIREMENTS SHALL BE ADDRESSED IN PREPARATION OF SITE/UTILITY PLANS: (UNDERLINED TEXT IS JCMUA TEXT VERBATIM; NON-UNDERLINED TEXT IS PROJECT ENGINEER'S COMMENT AS TO HOW IT IS ADDRESSED IN THIS APPLICATION.)

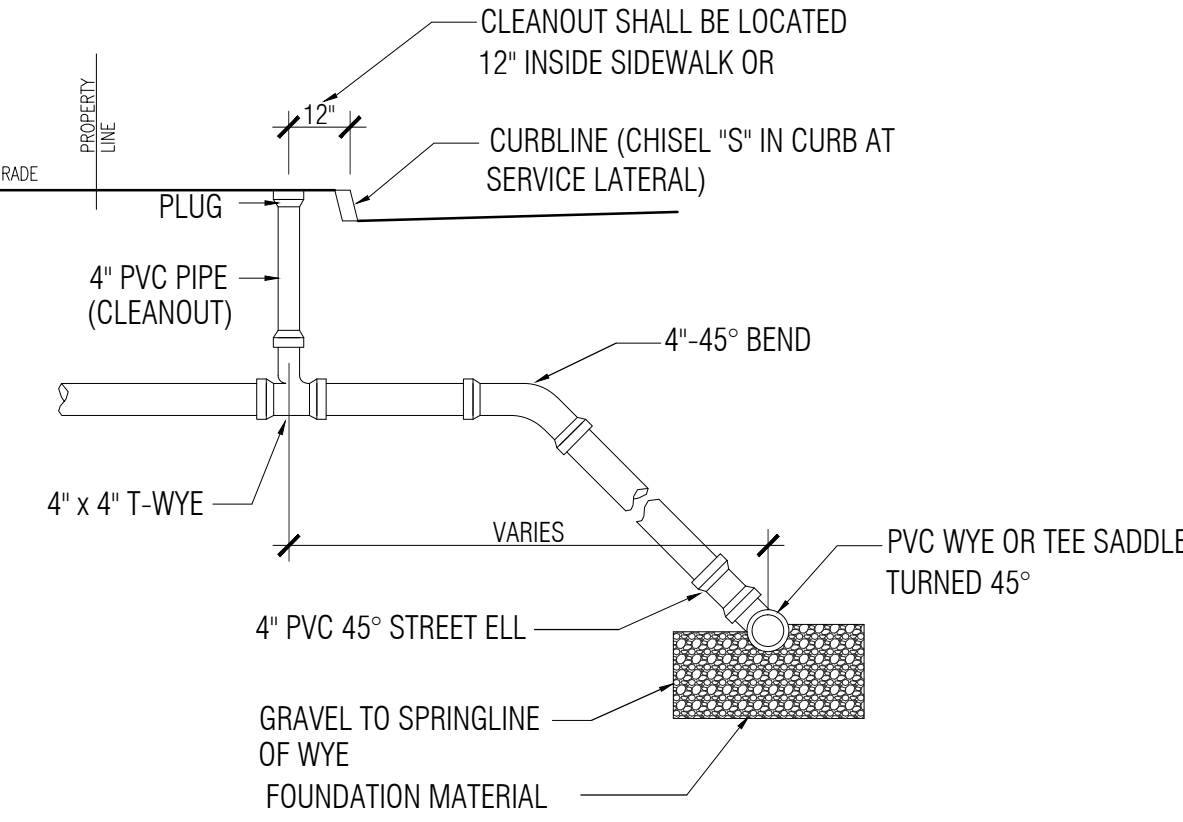
- 1. BEDDING AND BACKFILL MATERIAL SHALL COMPLY WITH THE NJDOT'S STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, AND THE DESIGN AND CONSTRUCTION OF URBAN STORMWATER MANAGEMENT SYSTEMS, ASCE MANUALS AND REPORTS OF ENGINEERING PRACTICE NO. 77, 1993, AS APPLICABLE.
- ALL BEDDING AND BACKFILLING WILL COMPLY WITH NJDOT'S STANDARDS.
- 2. ALL SEWER SERVICE CONNECTIONS 6 INCHES IN SIZE OR SMALLER MUST BE MADE DIRECTLY TO THE SEWER MAIN AND ALL CONNECTIONS 8 INCHES IN SIZE OR LARGER MUST BE MADE TO A MANHOLE, WHERE A CONNECTION TO A MANHOLE IS REQUIRED, MANHOLE BENCH AND CHANNEL MAY REQUIRE MODIFICATION.
- NEW 6" COMBINED SANITARY/ STORM LATERAL IS SHOWN CONNECTED TO THE EXISTING MAIN SEWER
- 3. THE JCMUA RECOMMENDS THAT SEWER SERVICE CONNECTIONS TO BE RE-USED BE TELEVIEWED TO TO VERIFY THEIR INTEGRITY.
- THIS DOES NOT APPLY. LATERAL PROPOSED IS NEW. AND ALL EXIST. LATERALS ARE TO BE ABANDONED.
- 4. EACH BUILDING CONNECTION REQUIRES A CURB CLEANOUT (REFER TO ATTACHED DETAIL DRAWINGS). A T-WYVE CLEANOUT SHOULD BE INSTALLED ON BOTH THE STORM AND SANITARY LATERAL.
- CONTRACTOR SHALL PROVIDE CURB CLEANOUT AS SHOWN.
- 5. PROPOSED SEWER LATERAL CONNECTION TO JCMUA'S SEWER MAIN SHALL BE MADE ABOVE HORIZONTAL CENTER LINE OF PIPE (REFER TO ATTACHED SEWER SERVICE CONNECTION DETAILS).
- DETAIL FOR SEWER CONNECTION IS PROVIDED ON THE SHEET C-1.
- 6. THE SIZE, MATERIAL, DEPTH, CONDITION, DIRECTION OF FLOW AND ANY OTHER RELEVANT CONDITIONS OF THE EXISTING JCMUA SEWER TO WHICH YOU PLAN TO CONNECT MUST BE FIELD VERIFIED BY DEVELOPER TO DETERMINE IF SAID CONNECTION IS PHYSICALLY POSSIBLE AND PRACTICAL. THIS VERIFICATION IS TO BE INCLUDED ON THE PLANS FOR THE PROJECT. ALSO, THE CONDITION, INVERTS, AND RIM ELEVATION OF ANY EXISTING MANHOLE TO WHICH CONNECTION IS PROPOSED MUST BE FIELD VERIFIED.
- THE PROJECT ENGINEER PERFORMED AN INSPECTION OF THE SEWER WHERE THE PROPOSED EXTENSION IS TO BEGIN, AND FIELD VERIFIED THE INDICATED RIM AND INVERT ELEVATIONS.

- 7. CIRCULAR HOLE SAWS WHICH ARE APPROPRIATELY SIZED OR HAND DRILLS WILL BE USED TO MAKE THE OPENINGS IN THE EXISTING SEWER TO RECEIVE THE LATERALS. JACKHAMMERS, SLEDGEHAMMERS AND OTHER UNSUITABLE TOOLS OR MACHINERY WHICH MAY DAMAGE THE JCMUA'S SEWER MAIN ARE NOT ALLOWED TO BE USED TO MAKE THE LATERAL OPENINGS. ALL DEBRIS MUST BE REMOVED AND NOT ALLOWED TO FALL INTO THE PIPE.
- THIS APPLIES IN THIS APPLICATION TO THE CUTTING OF THE EXISTING SEWER TO RECEIVE THE NEW 4" SEWER EXTENSION AND THE CONTRACTOR SHALL COMPLY.
- 8. A DETAIL OF ANY PROPOSED MANHOLE OR CATCH BASIN SHOWING ALL DIMENSIONS IN ADDITION TO RIM, GRATE AND INVERT ELEVATIONS OF THE STRUCTURE AND ALL PIPES CONNECTED TO THE STRUCTURE MUST BE SHOWN ON PLANS. REFER TO JCMUA STANDARD DETAIL DRAWINGS FOR MANHOLES AND CATCH BASINS.
- NO NEW MANHOLES ARE PROPOSED AS A PART OF THIS PROJECT.
- 9. PROPOSED MANHOLES CONSTRUCTED IN THE PUBLIC R.O.W. ON EXISTING OR PROPOSED JCMUA SEWERS SHALL BE FURNISHED WITH CONCENTRIC MANHOLE COVERS AS MANUFACTURED BY CAMPBELL FOUNDRY PATTERN #4428 OR EQUAL WITH OUTSIDE COVER DIAMETER OF 31-3/4 INCHES AND INSIDE COVER DIAMETER OF 24 INCHES.
- THE LETTERS "JCMUA" AND "SEWER" SHALL BE CAST IN THE INSIDE COVER. MANHOLE FRAMES SHALL BE CAMPBELL FOUNDRY CO. PATTERN #4428 OR 1206 OR EQUAL FURNISHED WITH A PATTERN #4428 CONCENTRIC COVER AS SPECIFIED IN THE PRECEDING PARAGRAPH.
- REFER TO THE JCMUA'S STANDARD DETAIL FOR MANHOLE FRAMES AND COVERS.
- THIS DOES NOT APPLY TO THIS APPLICATION.
- 10. STORM INLETS WHICH ARE CONNECTED DIRECTLY TO JCMUA COMBINED SEWERS MUST BE FURNISHED WITH A SUMP AND TRAP AS PER JCMUA STANDARD DETAILS.
- THIS DOES NOT APPLY TO THIS APPLICATION.
- 11. THE JCMUA HAS A COMBINED SEWER SYSTEM WHICH SURCHARGES DURING WET-WEATHER PERIODS, RESULTING IN POSSIBLE SEWER BACK-UPS THROUGH PLUMBING FIXTURES (SINKS, TOILETS, FLOOR DRAINS, ETC.) BELOW STREET LEVEL. THIS POSSIBILITY MUST BE ADDRESSED DURING THE DESIGN/CONSTRUCTION PHASE.
- THE APPLICANT IS AWARE OF THE LIMITATIONS OF THE CITY'S INFRASTRUCTURE. ALL OF PLUMBING FIXTURES IN THIS ADDITION HAVE BEEN DESIGNED ABOVE THE STREET LEVEL.

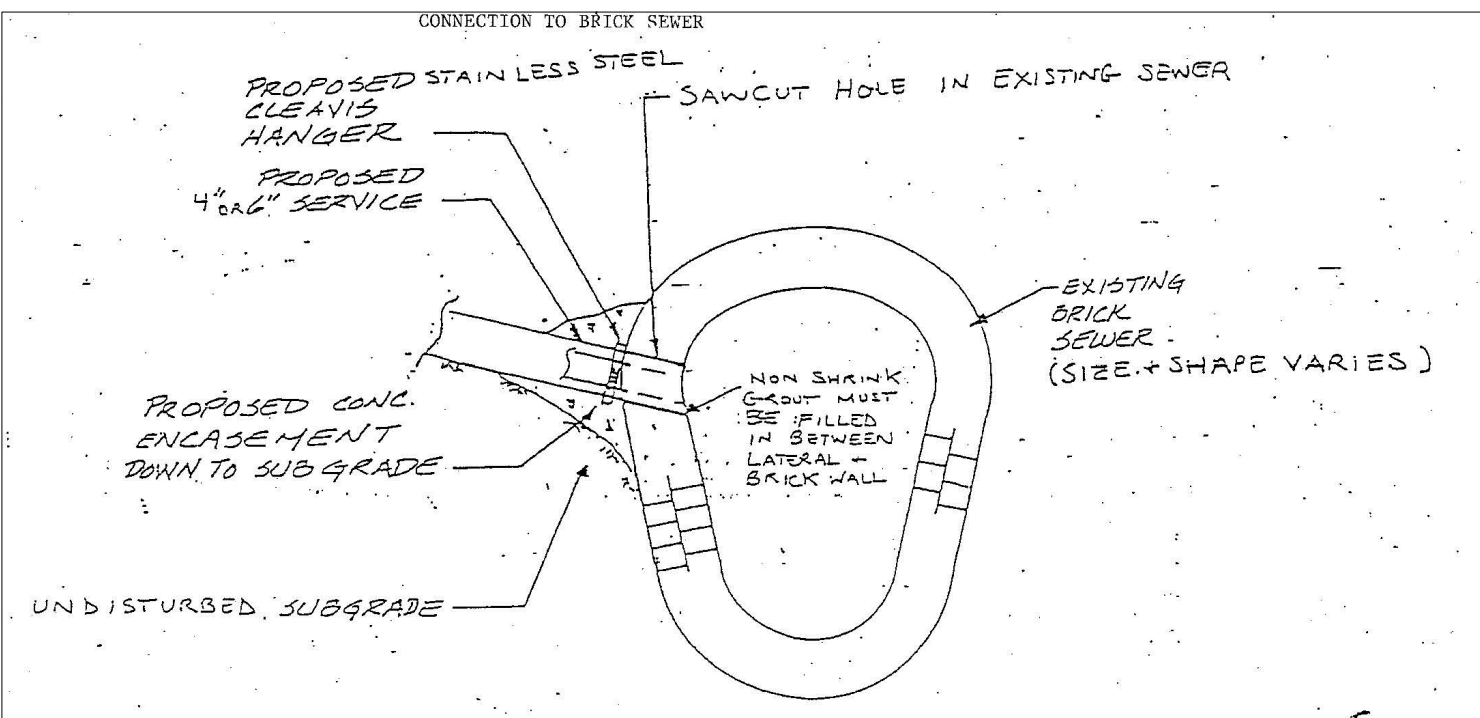
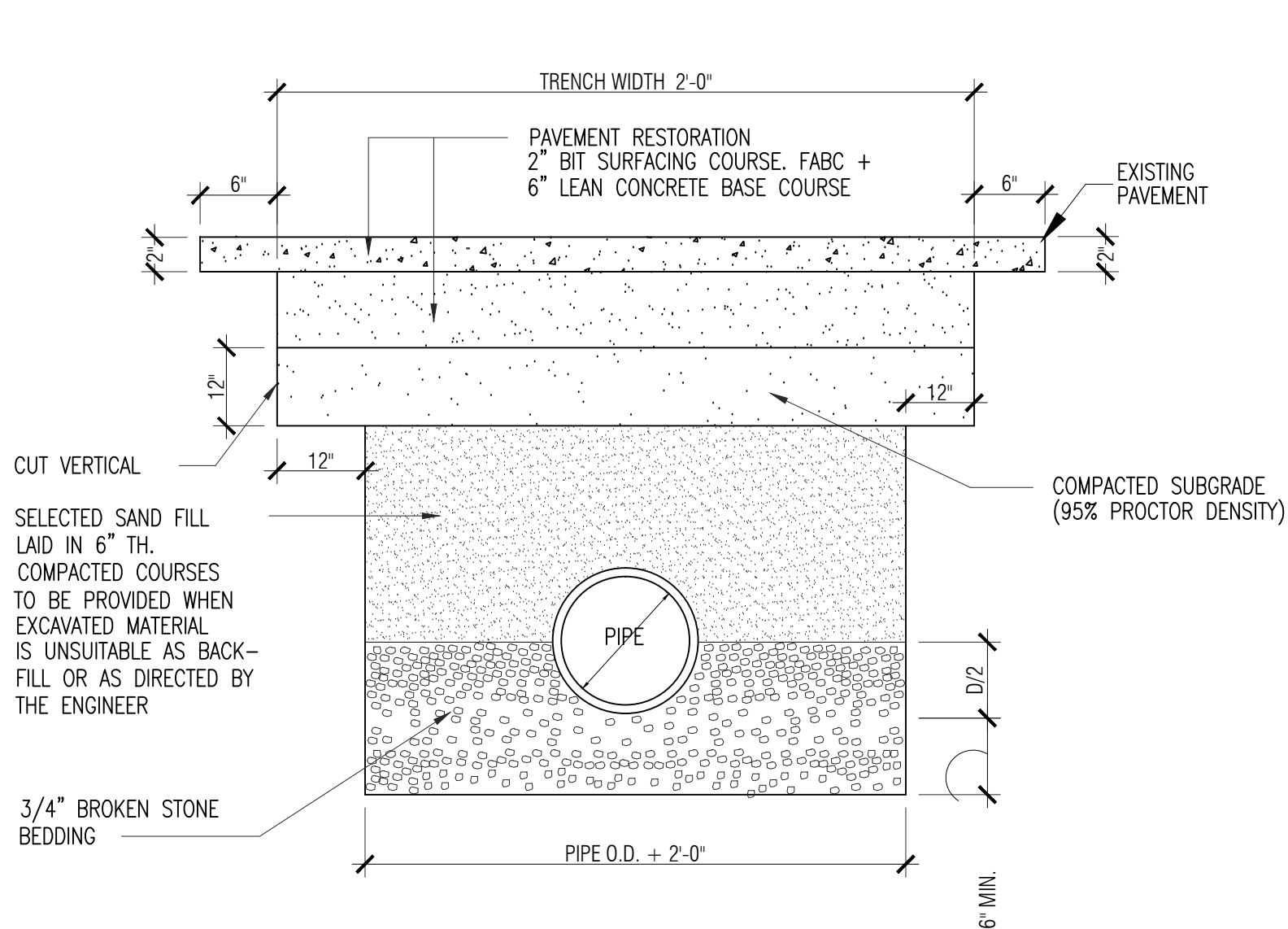
- 12. A DROP MANHOLE CONNECTION SHALL BE USED WHERE THERE IS A DIFFERENCE IN ELEVATION OF TWO (2) FEET OR GREATER BETWEEN THE INVERT OF A SANITARY OR COMBINED INLET PIPE TO MANHOLE AND THE CROWN OF THE OUTLET PIPE FROM MANHOLE. REFER TO ATTACHED JCMUA'S STANDARDS DETAIL FOR DROP MANHOLE CONNECTION WHICH MUST BE SHOWN ON THE PLANS IF REQUIRED.
  - NO DROP MANHOLES ARE REQUIRED OR PROPOSED AS A PART OF THIS PROJECT.
  - 13. TEST PITS MUST BE PERFORMED AT THE DEVELOPER'S EXPENSE DURING THE DESIGN PHASE OF THE PROJECT TO ENSURE THAT PROPOSED SEWERS AND SEWER SERVICES MAY BE CONSTRUCTED AS PROPOSED WITHOUT CONFLICTING WITH OTHER UNDERGROUND UTILITIES OR STRUCTURES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THIS REQUIREMENT IF ANY EXISTING SEWER LATERALS ARE UNCOVERED DURING EXCAVATION. NONE ARE KNOWN TO EXIST.
  - 14. ALL EXISTING SEWER MAINS AND STORM AND SANITARY LATERALS TO BE ABANDONED MUST BE FILLED WITH CONCRETE SLURRY OR REMOVED FROM THE GROUND. CATCH BASINS AND MANHOLES MUST BE REMOVED FROM THE GROUND. CONNECTIONS MUST BE CUT AND SEALED AT THE MAIN AND PRECAUTIONS MUST BE UNDERTAKEN BY THE CONTRACTOR TO ENSURE CONCRETE AND OTHER MATERIALS DO NOT ENTER THE MAIN AND CREATE OBSTRUCTION(S).
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THIS REQUIREMENT IF ANY EXISTING SEWER LATERALS ARE UNCOVERED DURING EXCAVATION.
  - 15. ALL PROPOSED INLETS/CATCH BASINS MUST BE CONSTRUCTED WITH A BICYCLE SAFE GRATE AND CAMPBELL FOUNDRY CO. TYPE 'N' CURBPIECE WHERE REQUIRED.
  - THIS DOES NOT APPLY TO THIS APPLICATION.
  - 16. PROPOSED WATER SERVICES REQUIRE THE REVIEW AND APPROVAL OF THE DIVISION OF WATER ENGINEERING.
  - THE APPLICANT IS AWARE OF THIS REQUIREMENT AND HAS APPLIED SEPARATELY FOR THEIR WATER SERVICE CONNECTION.
  - 17. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FOR STREET OPENINGS (EXCAVATIONS) AND SEWER SERVICE CONNECTIONS FROM THE JERSEY CITY BUILDING DEPARTMENT LOCATED AT 30 MONTGOMERY STREET, JERSEY CITY, NJ.
  - THE APPLICANT IS AWARE OF THIS REQUIREMENT AND MUST APPLY FOR ALL REQUIRED STREET OPENING PERMITS.
- THE SYSTEM DESIGNER IS ALSO RESPONSIBLE FOR COMPLIANCE WITH THE APPLICABLE REGULATIONS OF THE NEW JERSEY ADMINISTRATIVE CODE, NJDEP RULES AND REGULATIONS GOVERNING TREATMENT WORKS APPROVAL PROGRAM, PROGRAM, LOCAL CODES AND ORDINANCES, FEDERAL AND STATE REGULATIONS, ETC. IN ADDITION TO OTHER REQUIREMENTS THAT MAY BE IMPOSED BY THE JCMUA.
- THE ENGINEER CERTIFIES THAT THIS PLAN COMPLIES WITH ALL REGULATIONS OF OTHER PUBLIC AGENCIES HAVING JURISDICTION.



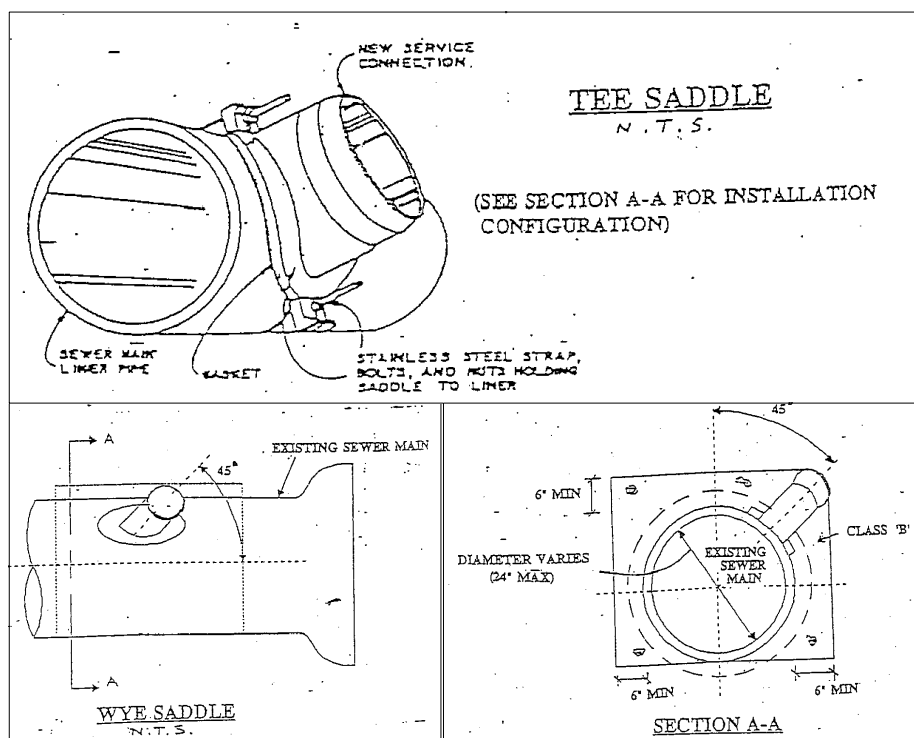
TYPICAL CONNECTION TO PVC SEWER DETAIL  
NOT TO SCALE



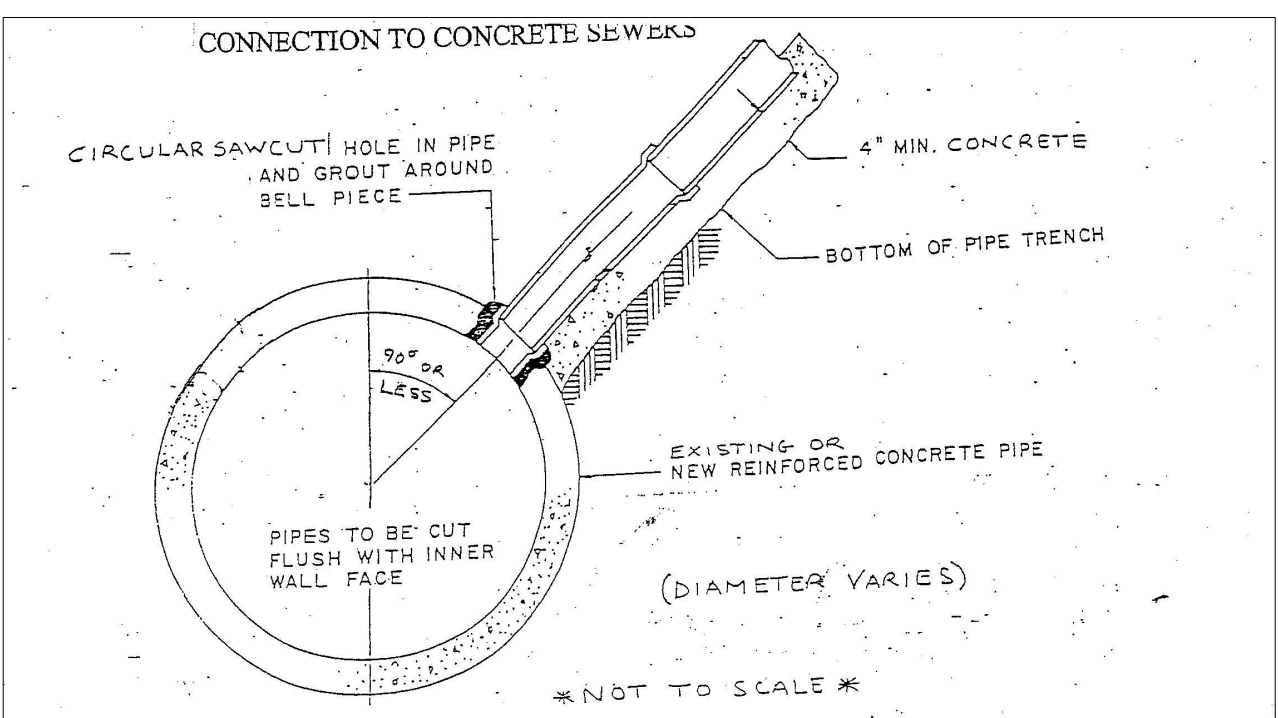
PROFILE OF TYPICAL SEWER LINE  
NOT TO SCALE



TYPICAL CONNECTION TO CONCRETE BRICK SEWER DETAIL  
NOT TO SCALE



TYPICAL CONNECTION TO PVC, CLAY OR DUCTILE SEWER DETAIL  
NOT TO SCALE

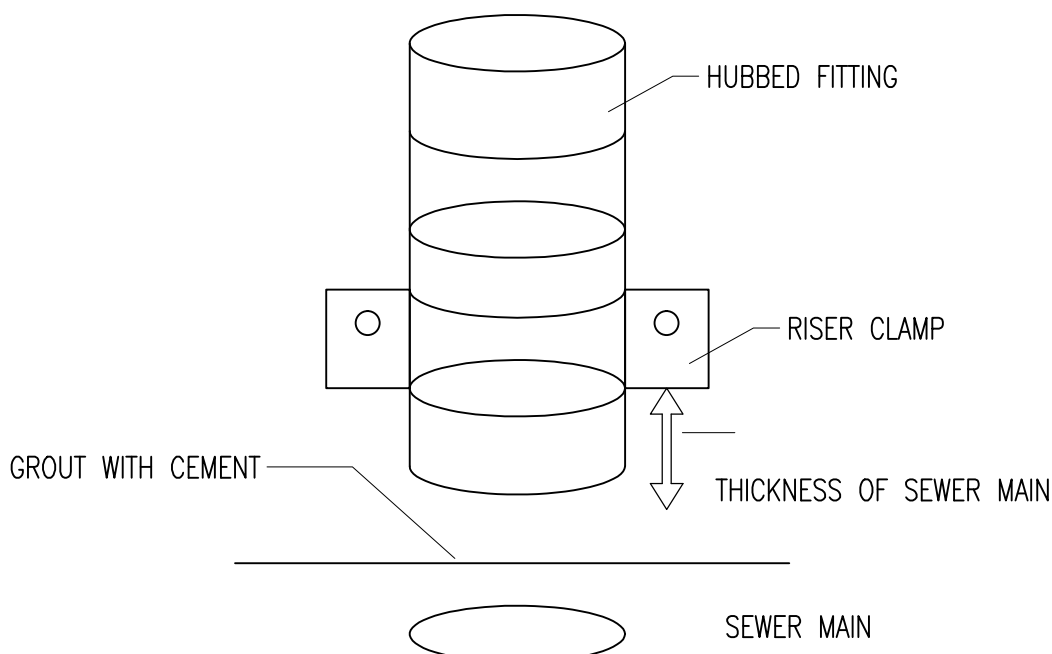


TYPICAL CONNECTION TO CONCRETE SEWER DETAIL

- NOTE
- SUBBASE SHALL BE FIRM AND APPROVED BY THE ENGINEER OR HIS REPRESENTATIVE PRIOR TO POURING.
  - CONTRACTOR MUST PROVIDE SQUARE AND UNIFORM PAVEMENT CUT PRIOR TO PAVEMENT REPLACEMENT.
  - REMOVE 6" WIDTH AND 2" THICK TOP SURFACE LAYER BEYOND TRENCH WIDTH
  - CONSTRUCT: PUT TACK COAT ALONG VERTICAL & HORIZONTAL SURFACES
  - CONSTRUCT: 2" THICK BITUMINOUS CONCRETE SURFACE COURSE AND ROLL IT PROPERLY.

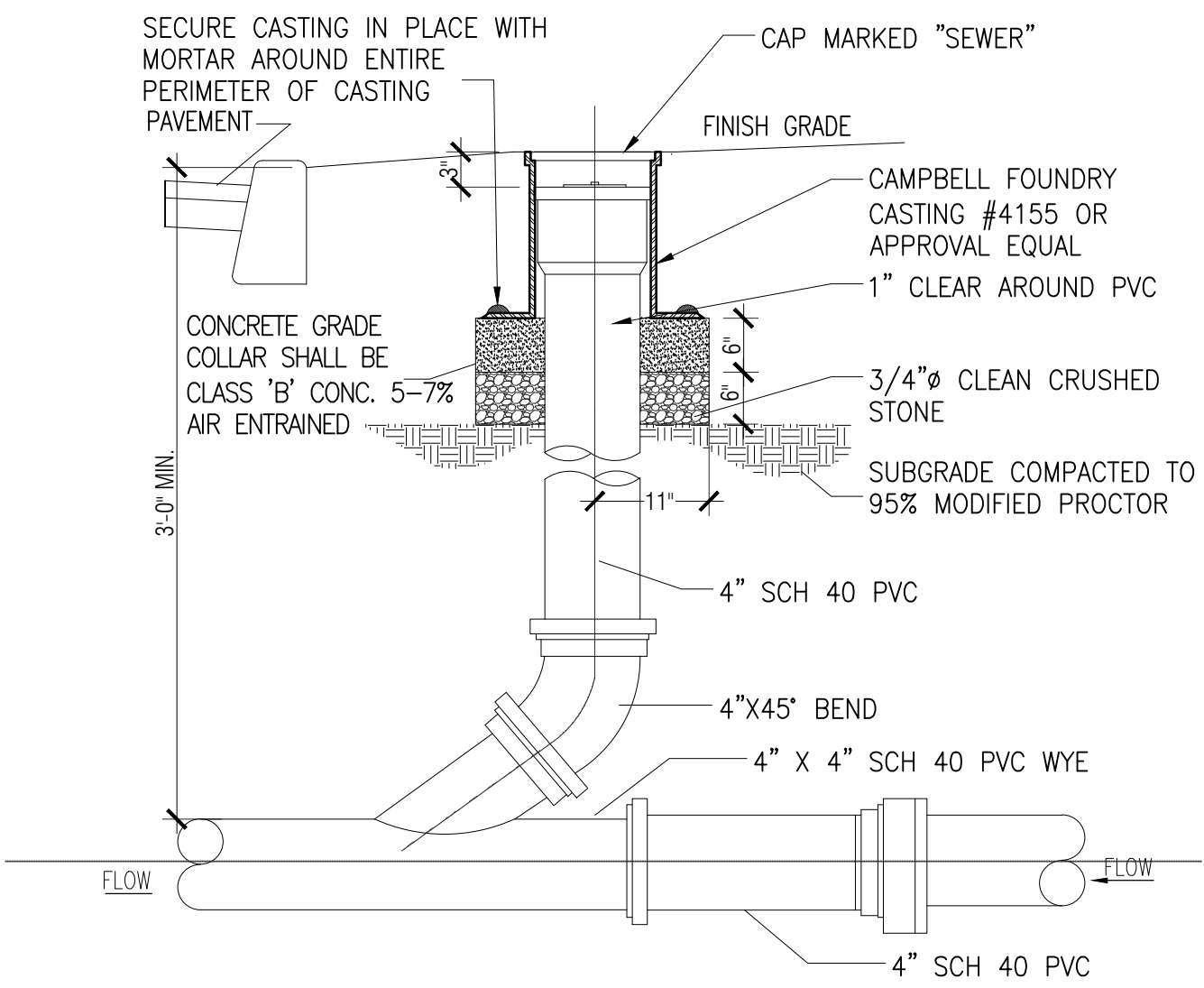
PIPE INSTALLATION & PAVEMENT RESTORATION

NOT TO SCALE



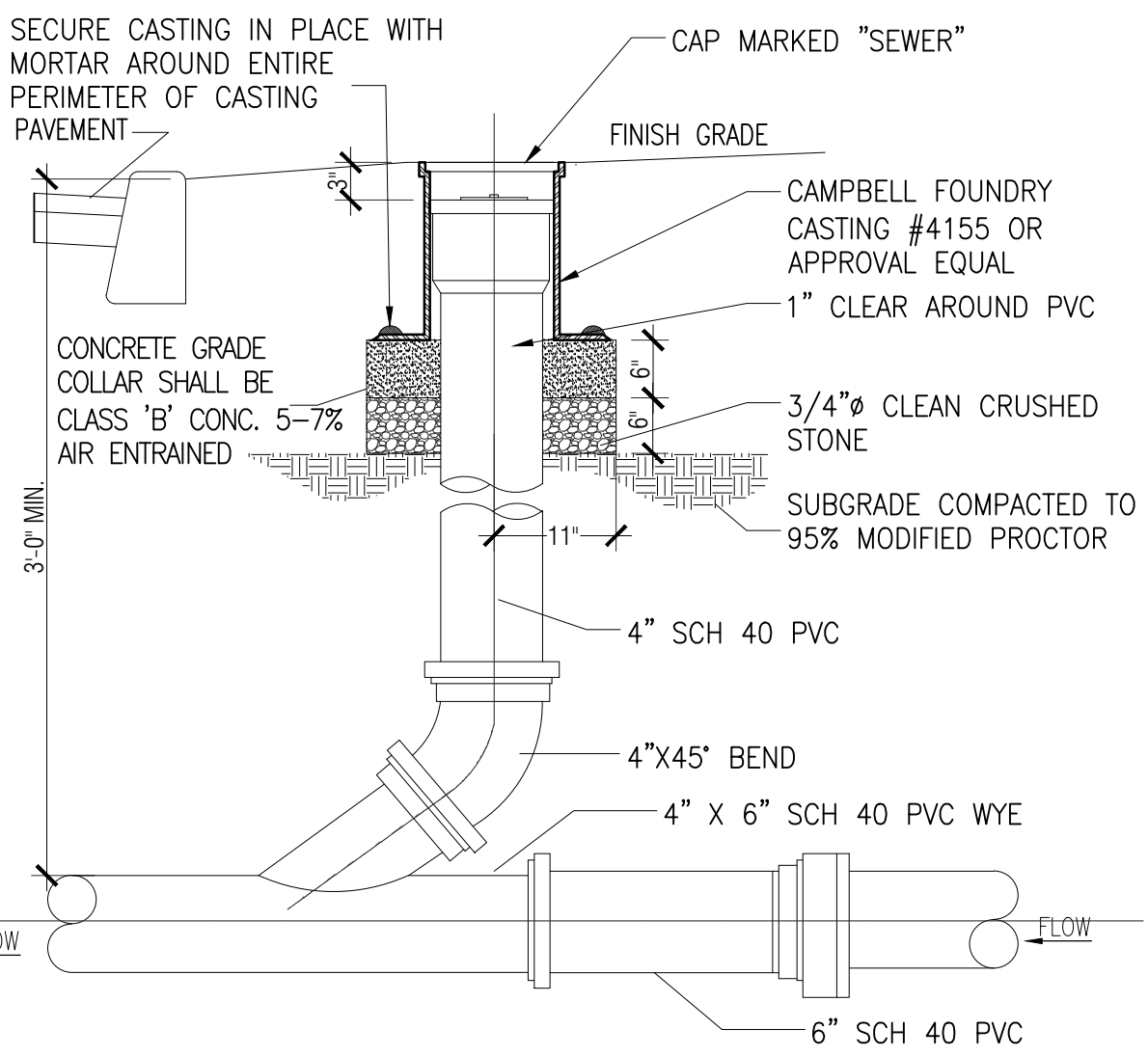
- NOTES:
- WHERE A SEWER LATERAL IS TO CONNECT TO A JCMUA SEWER CONSTRUCTED OF BRICK OR OTHER SUITABLE MATERIAL, AN ASSEMBLY CONSISTING OF A HUBBED FITTING AND A RISER CLAMP WILL BE USED. THE RISER CLAMP SHALL BE SET SO THAT THE LENGTH OF PIPE INSERTED INTO THE JCMUA'S SEWER IS EQUAL TO THE THICKNESS OF THE MAIN AS SHOWN IN THE ABOVE DETAIL. THE ENTIRE CIRCUMFERENCE OF THE ASSEMBLY SHALL BE GROUTED WITH CEMENT TO SECURE IN PLACE.
  - CIRCULAR HOLE SAWS WHICH ARE APPROPRIATELY SIZED OR HAND DRILLS MUST BE USED TO MAKE THE OPENINGS IN THE EXISTING SEWER TO RECEIVE THE ASSEMBLY. THE DIAMETER OF THE HOLE IN THE SEWER MAIN TO ACCEPT THE NEW LATERAL SHALL BE NO MORE THAN 1/8-INCH WIDER THAN THE PIPE TO BE INSERTED INTO THE SEWER.

RISER CLAMP DETAIL  
NOT TO SCALE



- NOTES:
- MAXIMUM DISTANCE BETWEEN CLEANOUTS IS 50'-0".
  - INSTALL C.O AS INDICATED ON PLAN

NEW 4"Ø SANITARY SEWER LATERAL & CLEANOUT  
NOT TO SCALE



- NOTES:
- MAXIMUM DISTANCE BETWEEN CLEANOUTS IS 50'-0".
  - INSTALL C.O AS INDICATED ON PLAN

NEW 6"Ø STORM SEWER LATERAL & CLEANOUT  
NOT TO SCALE

HAMPTON HILL ARCHITECTURE

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PROPOSED 4 STORY NEW FOUR FAMILY DWELLING

ADDRESS:  
145 BERGEN AVENUE  
JERSEY CITY,  
NEW JERSEY

BLOCK: 18402  
LOT:36

REVISIONS:

DRAWN BY: MK  
CHKD BY: MK  
ISSUE DATE: 07.13.2020  
PROJECT NO: 19059

SHEET TITLE:  
TYPICAL SEWER CONNECTION  
NOTES AND DETAILS

SHEET No.  
C-1



REQUIREMENTS FOR FIRE AND DOMESTIC  
WATER LINE AND METER INSTALLATIONS

1. ALL FIRE SERVICE APPLICATIONS AND ALL DOMESTIC SERVICE APPLICATIONS TWO (2) INCHES AND LARGER MUST BE SUBMITTED TO THE JCMUA'S BUREAU OF WATER ENGINEERING FOR APPROVAL. FIVE(S) SETS OF PLANS SHALL BE SUBMITTED FOR APPROVAL. ALL PLANS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT LICENSED TO PRACTICE IN NEW JERSEY.
2. SUBMITTED PLANS SHALL BE STANDARD ENGINEERING DRAWINGS, SIZE 24 INCHES X 36 INCHES. INCLUDED SHALL BE A SITE PLAN SHOWING ADJACENT STREETS WITH WATER MAIN, SERVICE, AND DETAILS INDICATED. ALSO INCLUDED SHALL BE A KEY MAP SHOWING GENERAL LOCATION WITHIN THE CITY.
3. INDICATED ON THE SUMITTED PLANS SHALL BE THE SIZE OF TAP, LOCATION OF TAPPING AND CURB GATE VALVES, DETAILED METER SET-UP, AND SIZE OF FACILITY'S METER. ALSO INDICATED ON THE PLANS SHALL BE THE TYPE OF OCCUPANCY OF THE FACILITY RECEIVING THE WATER SERVICE. (I.E. HOSPITAL, WAREHOUSE, APARTMENT BUILDING, ETC.)
4. ALL EXISTING WATER SERVICE LINES TO BE ABANDONED SHALL BE CUT AND CAPPED AT THE MAIN, IN ACCORDANCE WITH JCMUA STANDARDS, AND INSPECTED WITHIN 24 HOURS AFTER INSTALLTION OF NEW TAP. THE MAXIMUM OF ONE(1) TAP SHALL BE MADE FOR DOMESTIC AND FIRE SERVICE PER FACILITY. THE TAP SHALL BE THE MAXIMUM OF ONE (1) SIZE SMALLER THAN THE CITY'S WATER MAIN. NO TAPPING SHALL BE DONE BY ANYONE EXCEPT BY UNITED WATER JERSEY CITY (UWJC) UNLESS SPECIFICALLY APPROVED BY JCMUA.
5. ONLY ONE DOMESTIC/ FIRE SERVICE IS ALLOWED FOR EACH FACILITY. APPLICANT MAY INSTALL CHECK METER ON INDIVIDUAL BRANCH CONNECTIONS DOWNSTREAM OF DOMESTIC METER SETUP WHERE THERE IS MORE THAN ONE OWNER/ TENANT FOR A FACILITY. HOWEVER, ONLY ONE WATER BILL WILL BE ISSUED FOR THE FACILITY.
6. A SOLID DUCTILE IRON TAPPING SLEEVE SUCH AS MUELLER H-615 TAPPING SLEEVE OR APPROVED EQUAL SHALL BE UTILIZED FOR ALL TAPS 2-INCHES AND LARGER. THE TAPPING SLEEVE SHALL PASS PRESSURE TESTING BASED ON ANWA STANDARDS BEFORE TAP IS MADE.
7. FOR ALL SERVICES INCLUDED HEREIN, TWO (2) GATE VALVES ARE REQUIRED THAT ARE TO BE INSTALLED BY THE APPLICANT; A TAPPING VALVE, LOCATED AT THE TAP AND CURB VALVE, LOCATED IN THE SIDEWALK BEFORE THE METER. TAPPING GATES SHALL BE FURNISHED OPENED RIGHT. ALL TAPPING AND CURB VALVES SHALL BE DOUBLE DISC GATE VALVES AND MEET ANWA STANDARDS. THE WET TAP UP TO 12 INCHES SHALL BE PERFORMED BY UWJC.
8. FOR TAPS OFF MAINS SIXTEEN (16) INCHES AND LARGER, THE APPLICANT SHALL FURNISH AND INSTALL AN ADDITIONAL GATE VALVE ADJACENT TO THE TAPPING VALVE. NO TAPS SHALL BE PERMITTED ON MAINS LARGER THAN TWENTY (20) INCHES UNLESS THERE IS NO ALTERNATIVE WATER SOURCE, AND SPECIAL WRITTEN APPROVAL IS ISSUED BY THE JCMUA.
9. VALVE BOX PARTS FOR ALL VALVES SHALL BE PROVIDED BY THE APPLICANT. ALL TAPPING GATE VALVES LARGER THAN 2-INCHES AND ALL CURB VALVES/ STOPS REGARDLESS OF SIZE REQUIRE A VALVE BOX WITH THE WORD "WATER" CAST IN THE COVER. BURIED CORPORATION VALVES/ STOPS SHALL BE USED AT THE TOP FOR CLASS K COPPER SERVICES 2-INCHES AND SMALLER.
10. ALL SERVICE PIPES, SIZES 2-INCHES THROUGH 12-INCHES, SHALL BE PRESSURE CLASS 350 PSI, CEMENT-LINED DUTILE IRON PIPES WITH MECHANICAL JOINTS.
11. THE APPLICANT SHALL INSTALL THE METER INSIDE THE BUILDING. IF THE BUILDING LINE IS IN EXCESS OF 75FT. FROM THE MAIN, THE APPLICANT SHALL PLACE THE METER IN A PIT NEAR THE SIDEWALK OR STREET IN CLOSE PROXIMITY TO THE TAP.
12. FOR A REGULAR FIRE SUPPRESSION SYSTEM (COMBINED SERVICE LINE LARGER THAN 2"), A COMBINED REDUCED PRESSURE DETECTOR ASSEMBLY (AMES 5000 SS, AMES 5000 RPDA OR WATTS 909 RPDA\*) SHALL BE INSTALLED ON THE MAIN FIRE SERVICE LINE AND A REDUCED PRESSURE BACKFLOW PREVENTOR ON THE BYPASS (AMES 4000 SS OR WATTS 909\*). ON THE LIMITED FIRE SUPPRESSION SYSTEM (COMBINED SERVICE LINE 1.5" OR 2"), A FIRE LINE SETECTOR CHECK WITH A SINGLE CHECK VALVE (AMES 1000 DCV\*)SHALL BE INSTALLED ON THE MAIN FIRE LINE AND A REDUCED PRESSURE BACKFLOW PREVENTOR (AMES 4000 SS OR WATTS 909\*) SHALL BE INSTALLED DOWNSTREAM OF THE BYPASS. ALL REGULAR FIRE SUPPRESSION SYSTEMS MUST HAVE OS&Y VALVES, HOWEVER, LIMITED FIRE SUPPRESSION SYSTEMS MAY USE BALL VALVES (VICTAULIC SERIES 728 FIRELOCK\*) INSTEAD OF OS&Y VALVES. THE FIRE UNIT SHALL BE FURNISHED WITH A 5/8 INCH X ¾ INCH METERED BYPASS. BYPASS METERS SHALL BE JERSEY CITY STANDARD SINGLE DISPLACEMENT SENSUS METERS WITH TOUCHPAD AND RADIO READ CAPABILITIES. THE SAME RADIO MXU UNIT SHALL BE USED FOR A COMBINED DOMESTIC AND FIRE SERVICE.
13. FOR DOMESTIC SERVICE, AN APPROVED REDUCED PRESSURE BACKFLOW PREVENTER (AMES 4000 SS OR WATTS 909\*) IS REQUIRED WHEN THE JCMUA DETERMINES THAT THERE IS A CROSS-COONECTION HAZARD AND THE FACILITY PRESENTS A THREAT TO THE CITY'S DISTRIBUTION SYSTEM WATER QUALITY IN ACCORDANCE WITH THE PLUMBING SUBCODE OF THE NEW JERSEY STATE UNIFORM CONSTRUCTION CODE, NJAC 5:23-3.15 AND THE NEW JERSEY SAFE DRINKING WATER ACT NJAC 7:10-10 PHYSICAL CONNECTIONS AND CROSS CONNECTIONS CONTROL BY CONTAMINMENT. SOME SERVICES WHICH REQUIRE SUCH DEVICES INCLUDE: A HOSPITAL, SCHOOL, CHEMICAL PLANT, FACTORY, AND FACILITY WITH SEWAGE EJECTORS.
14. IF A REDUCED PRESSURE BACKFLOW PREVENTER IS NOT REQUIRED ON THE DOMESTIC SERVICE, A CHECK VALVES SHOULD BE INSTALLED DOWNSTREAM OF THE TEST TEE.
15. ALL METERS SIZES 2 INCHES THROUGH 6 INCHES SHALL BE SINGLE COMPOUND METERS AND ALL METERS 8 INCHES AND LARGER SHALL BE DUPLEX COMPOUND MANIFOLD METERS.
16. ALL METERS SHALL BE ADEQUATELY RESTRAINED WITH METAL BRACKETS FASTENED TO THE FLOOR OR WALL OR OTHER APPROVED MEAS SUCH AS UNIFLANGES WHERE INTERNAL PIPES PRESSURE AND FLOW WARRANT SUCH RESTRAINTS. METERS, DETECTOR CHECKS, AND VALVES MAY BE SEATED ON CONCRETE BLOCK AND TAPERED SHIMS TO PROVIDE ADEQUATE SUPPORT. METERS SHALL BE INSTALLED APPROXIMATELY 36" ABOVE FLOOR GRADE.
17. ALL METER INSTALLATIONS IN METER PIT OR VAULT SHALL BE PRE-APPROVED BY JCMUA AND HAVE PROPER ACCESS OPENINGS FOR METER READING AND REPLACEMENT.

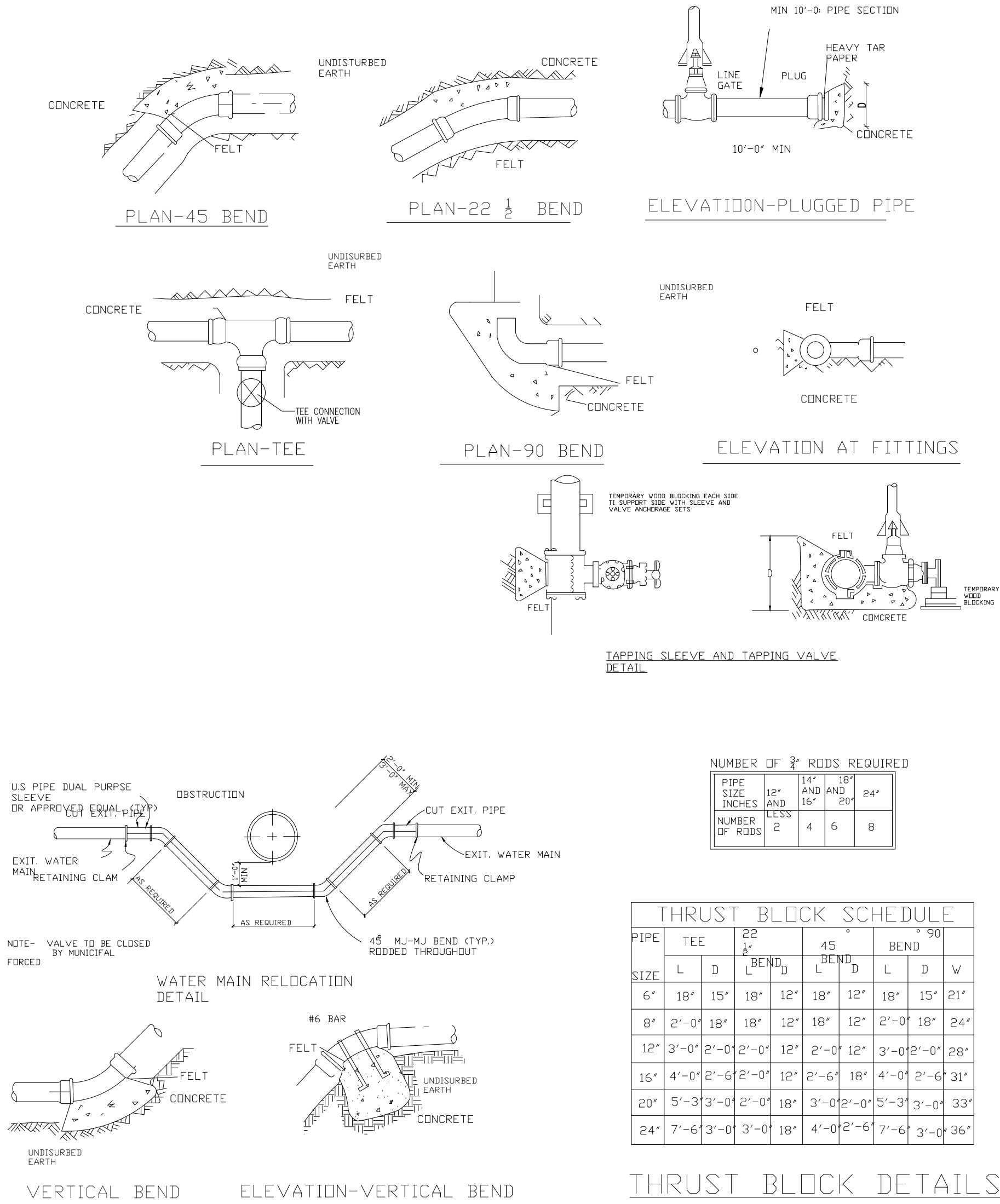
18. EACH COMPOUND METER SHALL HAVE STRAINER INSTALLED ON THE INLET SIDE IMMEDIATELY BEFORE THE METER. ALL STRAINERS MUST BE PURCHASED FROM JCMUA OR ITS AUTHORIZED AGENT.
19. ALL METERS 2" AND LARGER SHALL BE FURNISHED WITH SENSUS ECR/WP REMOTE TOUCH PAD MODULES AND RADIO MXU UNITS FOR BOTH TYPES OF READING CAPABILITIES.
20. REMOTE TOUCH PAD MODULE WIRE SHALL BE CONNECTED TO THE METER REGISTER UTILIZING A GEL CAP FOR WATERTIGHT SEALING OF ALL TERMINAL CONNECTIONS. TOUCH PADS MAY BE WALL MOUNTED OR LID MOUNTED WHERE A METER PIT IS UTILIZED. TOUCH PADS ARE TO BE INSTALLED ON EXTERIOR BUILDING WALL FACING THE STREET AND LOCATED AS CLOSE AS POSSIBLE TO STREET. THE RADIO MXU UNIT MUST BE INSTALLED WITH MOUNTING BRACKET AND LIKEWISE IS TO BE INSTALLED IN PROXIMITY TO STREET.
21. ALL INSTALLATIONS OF EQUIPMENT AND COMPONENTS SHALL BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
22. ALL METERS INCLUDING TOUCH PAD MODULES, AND RADIO MXU UNITS SHALL BE PURCHASED THROUGH THE PERMIT CLERK AT JCMUA OFFICE. APPROVED PLANS MUST BE SUBMITTED TO THE PERMIT CLERK FOR ISSUANCE OF REQUIRED PERMITS.
23. AFTER OBTAINING THE REQUIRED PERMITS (STREET OPENING, TAP, AND METER) THE APPLICANT SHALL CALL UWJC AT (201) 239-1108 TO SCHEDULE THE TAP. THE EXCAVATION SHALL BE COMPLETED TWENTY-FOUR (24) HOURS PRIOR TO THE SCHEDULED TAP, AND VERIFIED BY JCMUA OR ITS AUTHORIZED AGENT BEFORE THE TAP WILL BE INSTALLED. EXCAVATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH OSHA REQUIREMENTS FOR SHEETING AND SAFETY.
24. UPON COMPLETION OF TYHE INSTALLATION, THE APPLICANT SHALL SUBMIT THREE (3) SETS OF "AS BUILT" PLANS, TO THE JCMUA'S BUREAU OF WATER ENGINEERING. THE JCMUA WILL AUTHORIZE SUPPLY WATER UPON ACCEPTANCE OF THE "AS BUILT" DRAWINGS.

\*SPECIFIED MODEL OR APPROVED EQUAL.

REVISED 06/28/06

JCMUA WATER DISTRIBUTION SYSTEM STANDARDS

1. WATER MAINS SHALL BE PSI CLASS 350, CEMENT LINED, DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND SHALL BE IN CONFORMANCE WITH A.M.S.I. STANDARD A21.5-1976 (A.W.W.A. C151-76).
2. GATE VALVES SHALL BE IN CONFORMANCEWITH A.N.S.I./A.W.W.A. STANDARD C500-80 AND SHALL BE JERSEY CITY STANDARD VALVES. M&H METROPOLITAN MECHANICAL JOINT VALVES AS MANUFACTURED BE DRESSER COMPANY OR APPROVED EQUAL. VALVES SHALL BE NON-RISING STEM, MECHANICAL JOINT SHALL BE FURNISHED WITH A (2") SQUARE OPERATING NUT SHALL OPEN BY TURNING TO THE RIGHT. GATE VALVES (16") AND OVER SHALL BE FURNISHED WITH BY-PASS. VALVE SHALL BE 100% SOLID HEAT CURED EPOXY COATED HOLIDAY-FREE IN THE WATERWAY.
3. BUTTERFLY VALVES SHALL BE IN CONFORMANCE WITH A.N.S.I./A.W.W.A. STANDARD C504-80. BUTTERFLY VALVES SHALL BE CLASS 150B, MECHANICAL JOINT, WITH RUBBER SEAT MOUNTED ON THE DISC, SHALL BE FURNISHED WITH A (2") INCH SQUARE OPERATING NUT AND SHALL OPEN BY TURNING TO THE RIGHT. THE VALVE SHALL BE100% SOLID HEAT CURED EPOXY OATED HOLIDAY FREE IN THE WATERWAY. THE USE OF BUTTERFLY VALVES WILL NOT BE PERMITTED IN MAINS (16") AND UNDER.
4. VALVES BOXES SHALL BE JERSEY CITY "STANDARD" AS MANUFACTURED BY BINGHAM AND TAYLOR, OR APPROVED EQUAL. BOXES SHALL HAVE A MINIMUM OF 9 1/2" DIAMETER AND SHALL BE AN ADJUSTABLE SCREW TYPE WITH THE BOX EXTENDING FROM THE SURFACE TO (3") INCHES ABOVE TH VALVE BONNET BASE. VALVE BOX SHALL BE CAST IRON WITH A STANDARD COAL TAR FOUNDRY DIP WITH CAST IRON WATER DROP COVER AND THE WORK "WATER" CAST IN COVER. VALVE BOX COVER SHALL BE INSTALLED FLUSH WITH THE EXISTING GRADE ELEVATION.
5. CONCRETE FOR VALVE SEATS AND THRUST BLOCKS SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI.
6. SELECT GRANULAR BACKFILL MATERIAL SHALL BE SOIL AGGREGATE TYPE I-6 (POROUS FILL, CLEAN SAND, GRAVEL OR STONE) OBTAINED FROM DRY SOURCES AND SHALL BE FREE FROM STUMPS, BRUSH, WEEDS ROOTS, RUBBISH, WOOD AND OTHER MATERIAL THAT MAY DECAY. GRADUATION, SHALL CONFORM TO TABLE 901-2, FOR TYPE I-6 IN ARTICLE 901.09 OF THE (NJDOT) NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED IN TWELVE (12) INCH LIFTS.
7. THE RODS SHALL BE THREE QUATER (3/4) INCH DIAMETER THREADED STEEL BARS. RODS SHALL HAVE A MINIMUM YIELD STRESS OF 36,000 PSI.
8. COUPLINGS SHALL BE DRESSER STYLE NUMBER 153 FOR PIPE SIZES THROUGH (30") INCH DIAMETER; FOR LARGER DIAMETER PIPE, DRESSER STYLE NUMBER 38 STEEL COUPLINGS SHALL BE USED.
9. SHEETING, SHORING AND BRACING SHALL BE CLOSED VERTICAL SHEETING, TONGUE AND GROOVE WHICH IS BRACED TO PREVENT THE CAVE-IN OF TRENCHES. ALL LABOR EQUIPMENT, MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. MATERIALS FOR SHEETING SHALL BE TONGUE AND GROOVE WOODEN PLANKS AND TIMBER OR STEEL CONFORMING TO THE REQUIREMENTS OF THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION TIMBER SHALL BE A MINIMUM OF 3" THICK. SHEETING SHALL BE LEFT IN PLACE. SHORING AND BRACING REMOVED.
10. BROKEN STONE FOUNDATION CUSHION SHALL BE PLACED IN THOSE AREAS WHERE THE DIRECTOR, DEPARTMENT OF ENGINEERING HAS DEEMED THE SOIL CONDITIONS INFERIOR. BROKEN STONE SHALL CONFORM TO ARTICLE 901.03 OF THE STANDARD SPECIFICATIONS AS CURRENTLY AMENDED. THE SIZE OF BROKEN STONE SHALL BE AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER FOR SIZE NUMBER 2,4,5, OR 6 AS SHOWN IN TABLE 901-1. STANDARD SIZES OF COURSE AGGREGATES OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
11. FILTER CLOTH SHALL BE PLACED IN THOSE AREAS WHERE THE DIRECTOR, DEPARTMENT OF ENGINEERING HAS DEEMED TH SOIL CONDITIONS INFERIOR.
12. AFTER THE ENGINEER HAS INSPECTED THE COMPLETED INSTALLATION OF VALVES, AND WATER MAIN, AND BEFORE BACKFILLING THE EXCAVATIONS, THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO PRESSURE TEST THE PIPE. THE PIPE SHALL BE PRESSURIZED TO 1.5X THE WORKING PRESSURE FOR A PERIOD OF 2 HOURS. PRESSURE SHALL NOT VARY MORE THAN 5 PSI. THE VALVED SECTION OF PIPE SHALL BE FILLED WITH WATER SLOWLY, AND THE TEST PRESSURE SHALL BE APPLIED BY MEANS OF A PUMP CONNECTED TO THE PIPE IN A MANNER SATISFACTORY TO THE ENGINEER. BEFORE APPLYING THE TEST PRESSURE, AIR SHALL BE EXPELLED COMPLETELY FROM THE PIPE BY INSTALLING CORPORATION COCKS AT SUCH POINTS SO THAT THE AIR CAN BE EXPELLED AS THE LINE IS FILLED WITH WATER. IF THE JOINTS LEAK, REPAIRS OR REPLACEMENTS SHALL BE MADE. TESTING SHALL BE IN CONFORMANCE WITH A.W.W.A. STANDARD C600-77.
13. THE CONTRACTOR SHALL DISINFECT ALL WATER MAINS IN ACCORDANCE WITH A W.W.A. STANDARD FOR "DISINFECTING WATER MAINS" DESIGNATION C-601. COMMERCIAL PRODUCTS SUCH AS "HTH", "PERCHLORON", AND "MAXOXHLOR" MAY BE USED IN FLAKE OR CRYSTAL FORM, BUT IN NO INSTANCE WILL TABLETS BE PERMITTED TO BE USED IN THE DISINFECTION OF WATER MAINS. THE CHLORINE DOSAGE SHALL INITIALLY PRODUCE 50 PPM RESIDUAL TO THE WATER AND MAINTAIN A MINIMUM RESIDUAL OF 25 PPM AFTER 24 HOURS. AFTER SATISFACTORY DISINFECTION OF THE TEST SECTION, THE LINE SHALL CONTINUOUSLY FLUSH UNTIL THE RESULTANT CHLORINE RESIDUAL EQUALS ON PPM OR THE RESIDUAL OF THE SYSTEM, WHICHEVER IS GREATER. AFTER FINAL FLUSHING AND BEFORE THE WATER MAIN IS PLACED IN SERVICE SAMPLES SHALL BE COLLECTED FROM EACH END OF THE MAIN AND TESTED FOR BACTERIOLOGIC QUALITY. IF THE INITIAL DISINFECTION FAILS TO PRODUCE SATISFACTORY SAMPLES, DISINFECTION SHALL BE REPEATED UNTIL SATISFACTORY SAMPLES HAVE BEEN OBTAINED.
14. AIR RELEASE VALVES SHALL BE INSTALLED AT THE HIGH POINTS OF THE WATER MAINS.
15. ALL WATER MAINS WILL BE AT LEAST 8" IN DIAMETER. TEN (10") AND 14" DIAMETER MAINS SHALL NOT BE USED.
16. THRUST BLOCKS AND THE RODS SHALL BE INSTALLED AT ALL BENDS AND FITTINGS.
17. HYDRANTS SHALL BE 2 PIECE "JERSEY CITY STANDARD" HYDRANTS AS MANUFACTURED BY A.P. SMITH OR APPROVED EQUAL. HYDRANT SPACING SHALL BE A MAXIMUM 250 FEET MEASURED CENTER TO CENTER.
18. FOR EITHER NEW CONSTRUCTION OR RELOCATION OF THE FOLLOWING SHALL BE REQUIRED:
- A. HYDRANTS SHALL BE LOCATED NO CLOSER THAN 20 FEET FROM THE POINT OF TANGENCY OR CURVATURE AT INTERSECTIONS.
- B. ALL ONE PIECE OR HYDRANTS NOT MANUFACTURED BY A.P. SMITH THAT ARE TO BE RELOCATED SHALL BE REMOVED AND DELIVERED TO JERSEY CITY DIVISION OF WATER DISTRIBUTION. A NEW HYDRANT WILL BE SUPPLIED BY THE CITY FOR INSTALLATION.
- C. HYDRANTS SHALL BE NO CLOSER THAN TEN (10) FEET FROM THE EDGE OF A RESIDENTIAL DRIVEWAY OR (20) FEET FROM THE EDGE OF A COMMERCIAL DRIVEWAY; IN THE CASE WHERE DRIVEWAYS ARE EXPANDED OR NEWLY CONSTRUCTED, THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF AN EXISTING HYDRANT IF ABOVE REQUIREMENTS ARE VIOLATED.
- D. ALL SINGLE GATED HYDRANTS ON (16") OR LARGER MAINS SHALL REQUIRE A NEW VALVE AT THE BASE OF THE RELOCATED HYDRANT.
- E. NEW GATE VALVES AND BOXES ARE REQUIRED AT THE BASE OF RELOCATED HYDRANTS WHEN MORE THAN (10) FEET OF PIPE IS REQUIRED.
19. EXISTING WATER SERVICE LINES SHALL BE SHUT-OFF AND CAPPED AT THE MAIN PRIOR TO THE INSTALLATION OF NEW WATER SERVICES. PRIOR TO NEW SERVICE TAP THE JERSEY CITY WATER DEPARTMENT SHALL INSPECT AND CERTIFY THE ABANDONED SERVICES.
20. WATER MAINS TO ABANDON SHALL BE CUT AND PLUGGED WITH REQUIRED FITTINGS, RODS AND CONCRETE AS CLOSE TO THE EXISTING MAIN IN SERVICE AS POSSIBLE.
21. ALL VALVES SHALL BE OPERATED BY JERSEY CITY WATER DEPARTMENT PERSONNEL. THE CONTRACTOR SHALL NOT BE PERMITTED TO OPERATE ANY VALVES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING FIVE DAYS IN ADVANCE OF VALVE OPERATING REQUIREMENTS.
22. FAILURE TO COMPLY WITH THE ABOVE REQUIREMENTS WILL RESULT IN THE IMMEDIATE SHUT-DOWN OF THE PROJECT.



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PROPOSED  
4 STORY  
NEW FOUR  
FAMILY  
DWELLING

ADDRESS:  
145 BERGEN AVENUE  
JERSEY CITY,  
NEW JERSEY

BLOCK: 18402  
LOT:36

REVISIONS:

DRAWN BY: MK  
CHKD BY: MK  
ISSUE DATE: 07.13.2020  
PROJECT NO: 19059

SHEET TITLE:  
TYPICAL WATER CONNECTION  
NOTES AND SITE DETAILS

SHEET No.  
C-2



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 2/3 TOPSOIL AND 1/3 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 1/2" 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 THE 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.

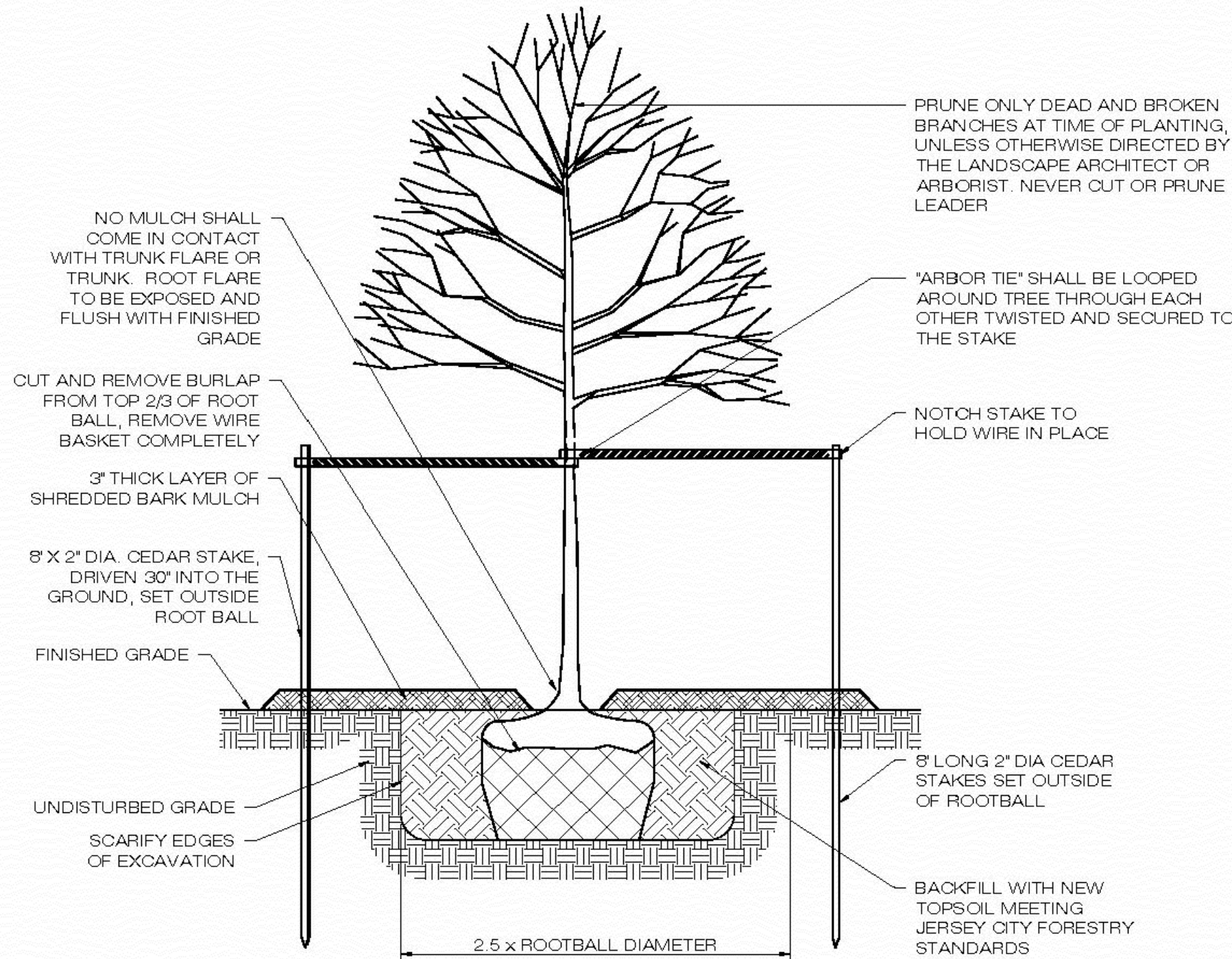
LANDSCAPE MAINTENANCE NOTES:

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 INNOCUANT 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.

TREE PLANTING NOTES:

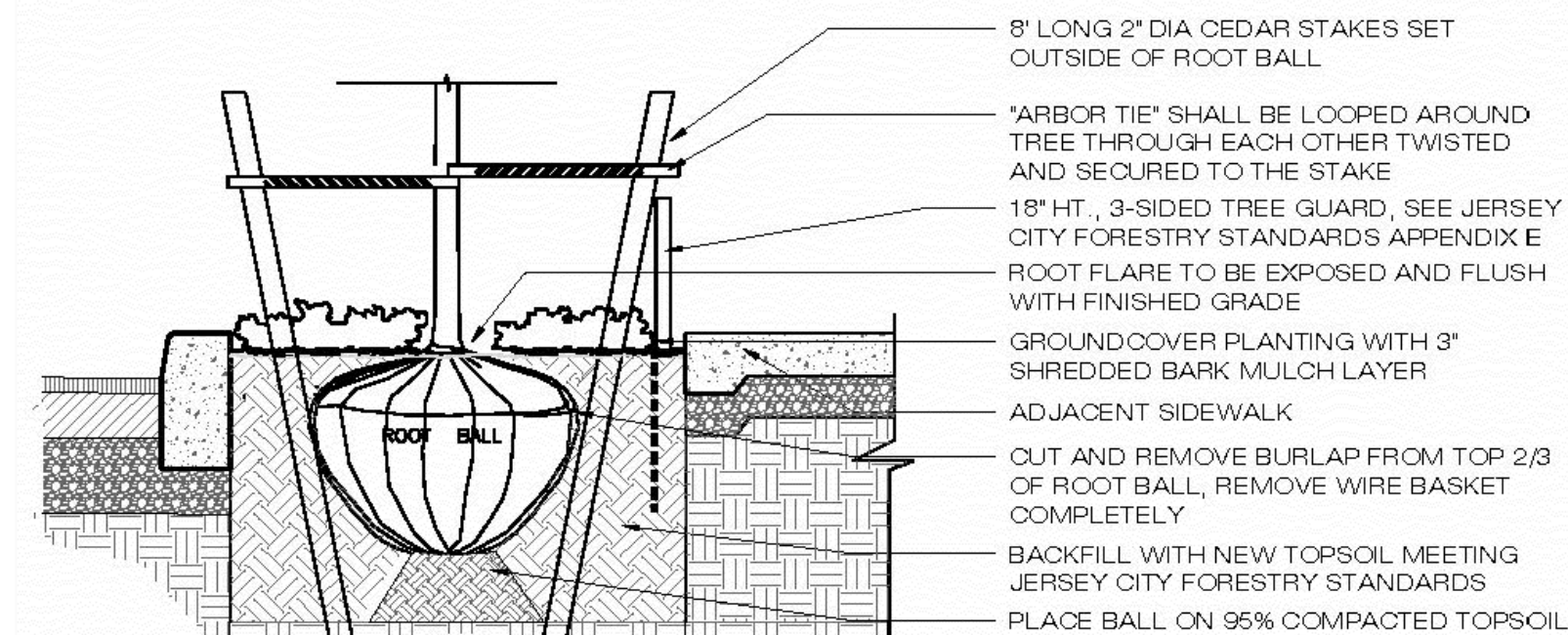
1. GAS OR ELECTRIC LINES SHALL BE 2" MINIMUM FROM EDGE OF TREE PIT. OIL FILLED PIPES SHALL BE 4" MINIMUM FROM EDGE OF TREE PIT. WATER AND SEWER LINES SHALL BE 2" FROM TRUNK.
2. TREES SHALL NOT BE LOCATED IN FRONT OF DOORWAYS.
3. MINIMUM RECOMMENDED DISTANCE FROM TREE TRUNK:
  - 3.1. TO UTILITY POLES 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 CURBS.
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. INSTALL PHO 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 |
15. 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.
16. ROOT BALL SIZE RELATIVE TO TREE HEIGHT SHALL BE WITHIN THE RANGES SET BY THE AMERICAN NURSERY STANDARDS

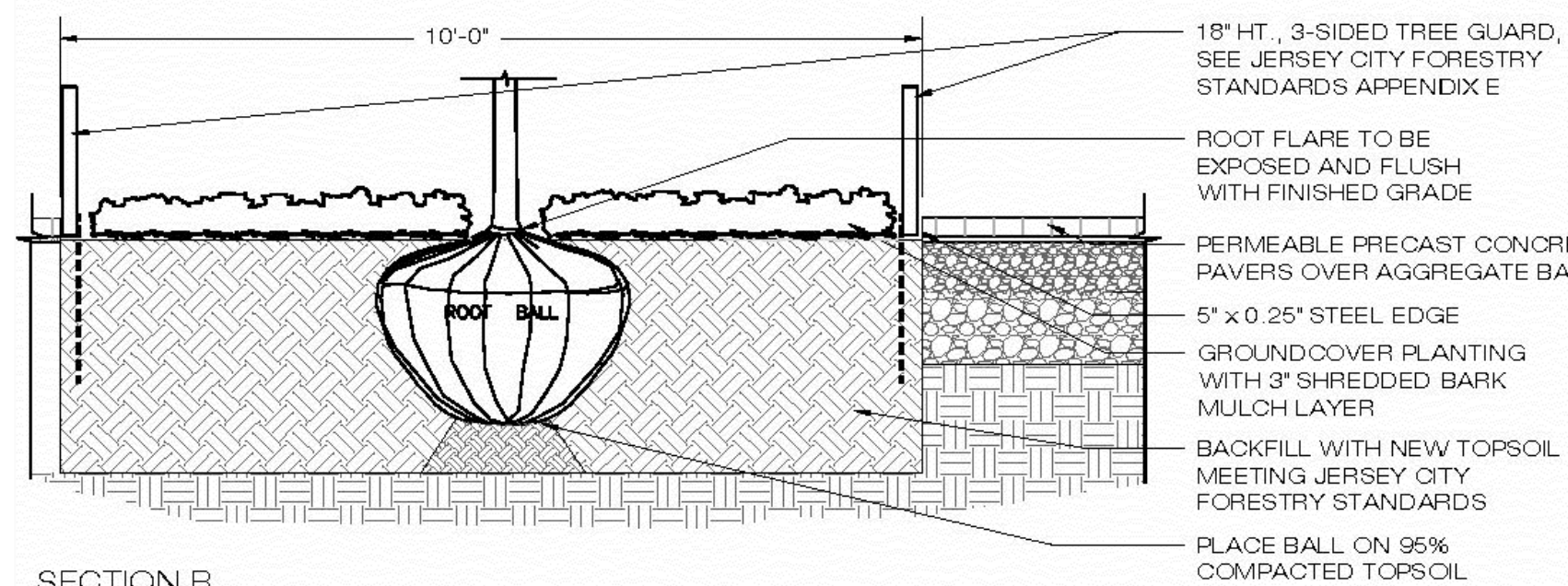


TYPICAL TREE PLANTING & STAKE DETAIL

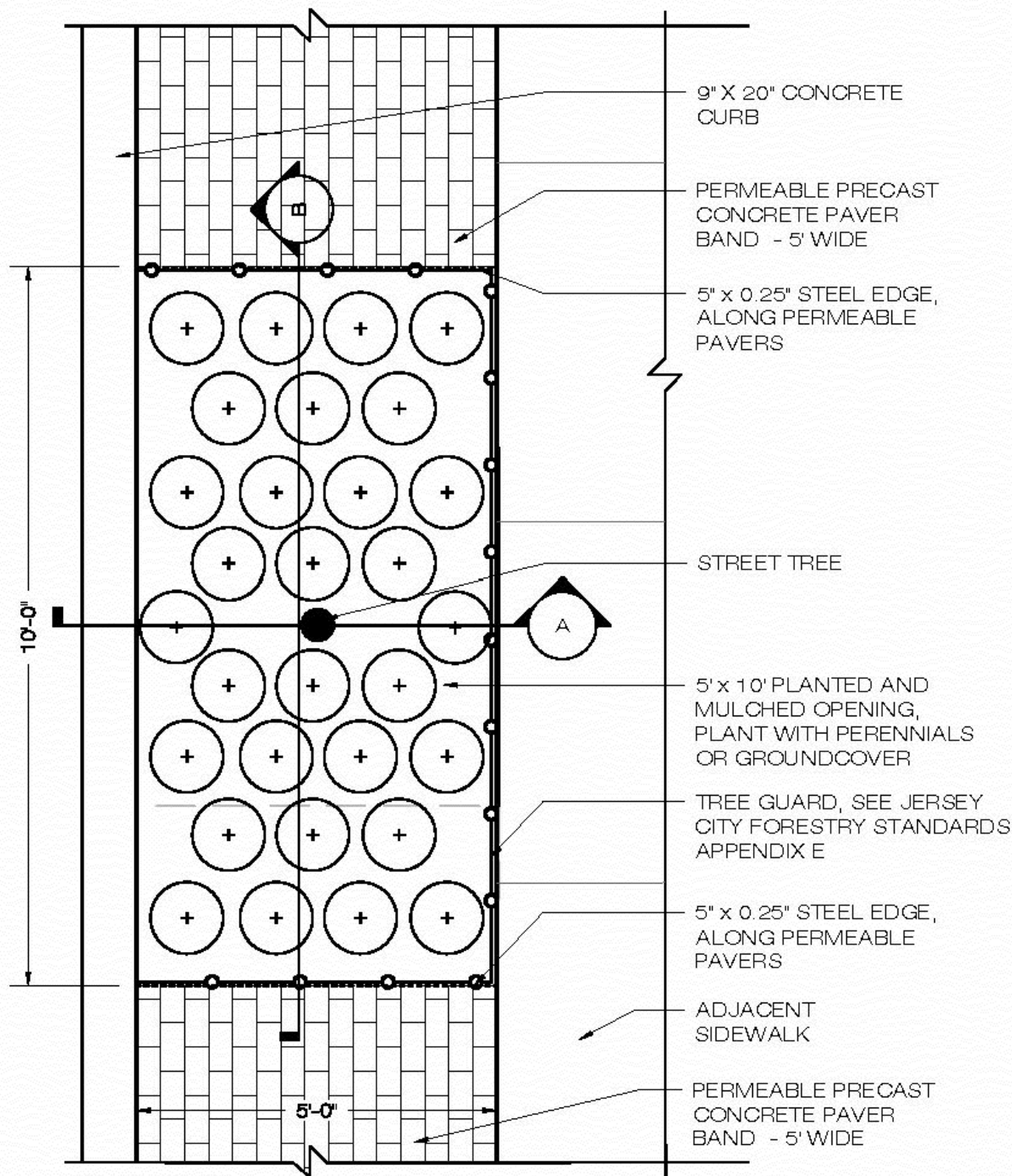
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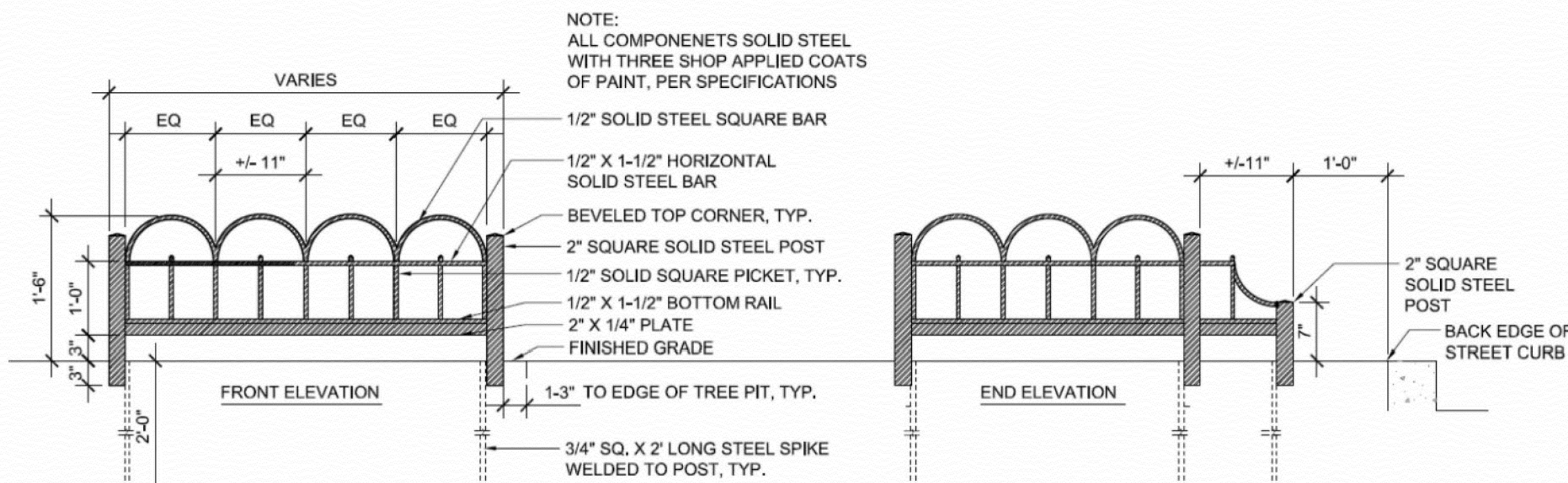
SECTION A



SECTION B



PLAN VIEW



TREE PIT GUARD TYPE 'A'

NOT TO SCALE

TYPE 'A' THREE-SIDED DESIGN

NOT TO SCALE

TYPICAL STREET TREE PLANTING DETAIL- 5'X 10' OPEN TREE PIT

NOT TO SCALE

TYPICAL TYPE A TREE GUARD DETAILS

NOT TO SCALE

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PROPOSED  
4 STORY  
NEW FOUR  
FAMILY  
DWELLING

ADDRESS:  
145 BERGEN AVENUE  
JERSEY CITY,  
NEW JERSEY

BLOCK: 18402  
LOT:36

REVISIONS:

DRAWN BY: MK  
CHKD BY: MK  
ISSUE DATE: 07.13.2020  
PROJECT NO: 19059

SHEET TITLE:

PROPOSED STREET TREE  
SITE DETAILS & NOTES

SHEET No.

C-3





PROPOSED  
4 STORY  
NEW FOUR  
FAMILY  
DWELLING

ADDRESS:  
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JERSEY CITY,  
NEW JERSEY

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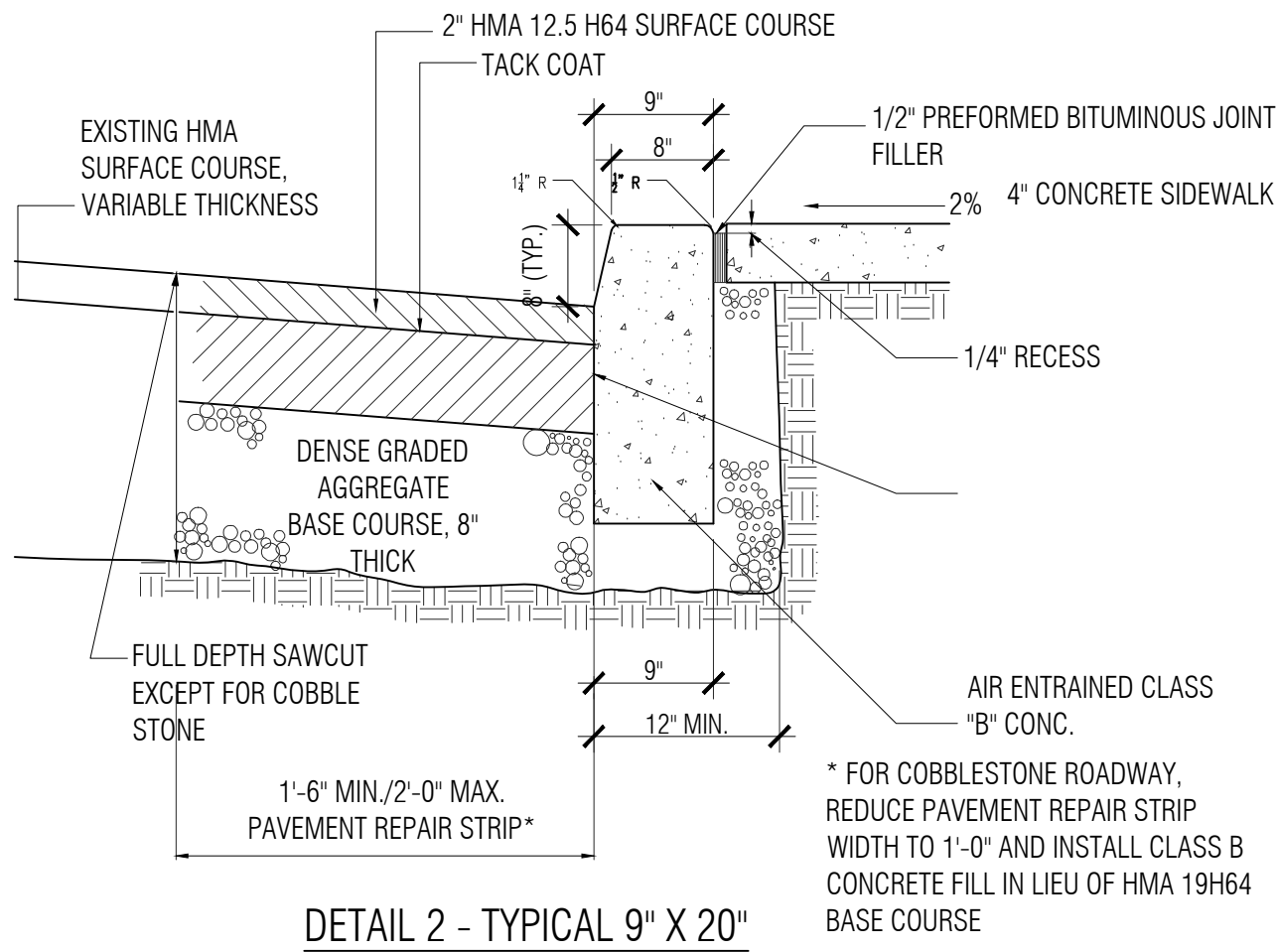
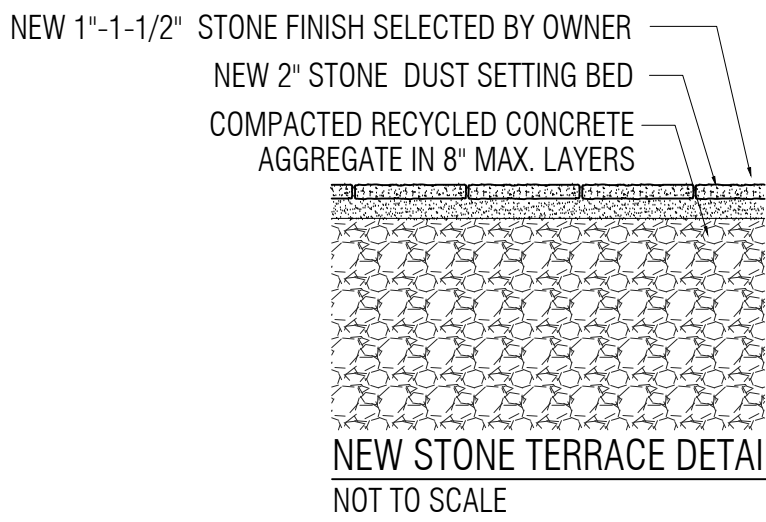
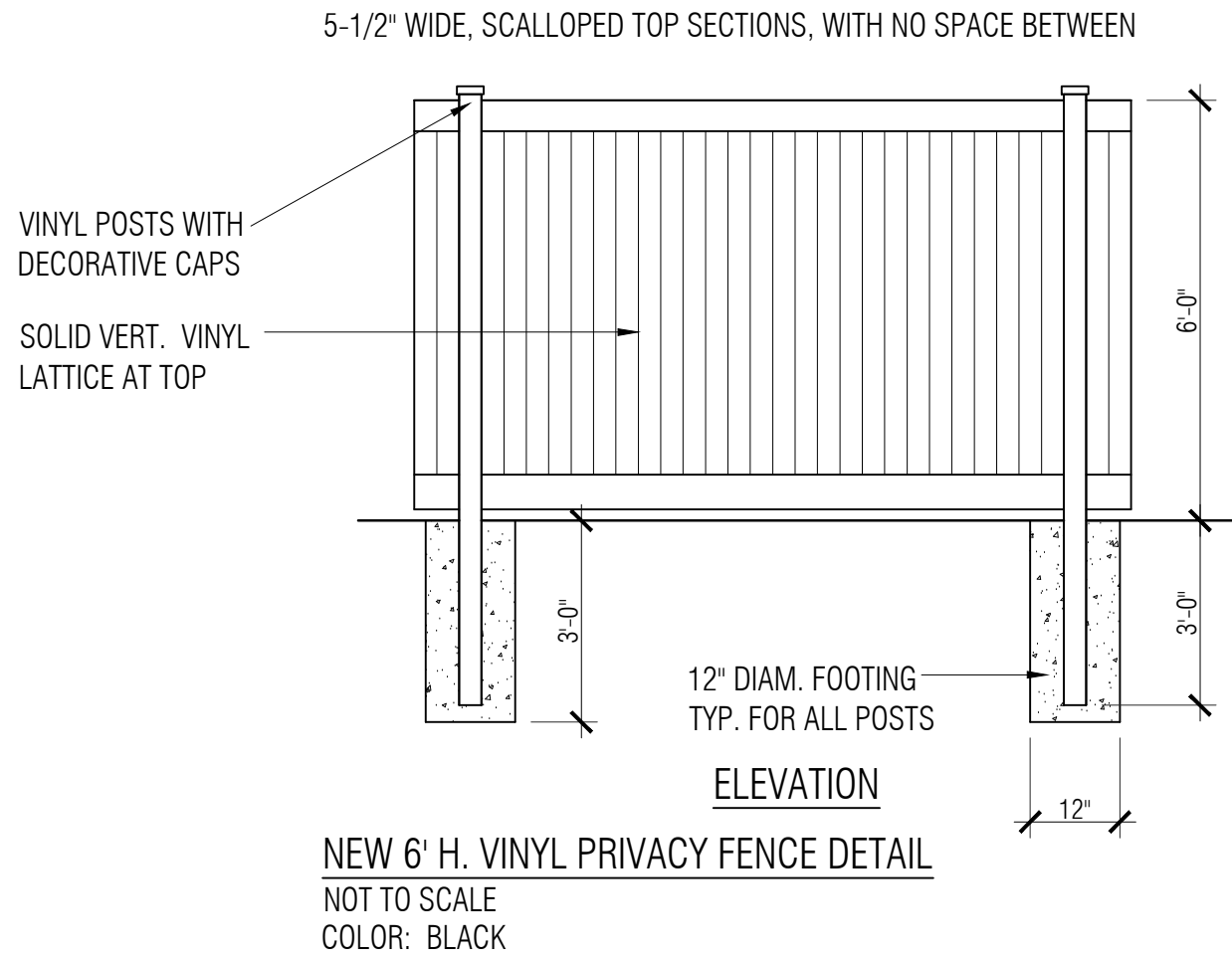
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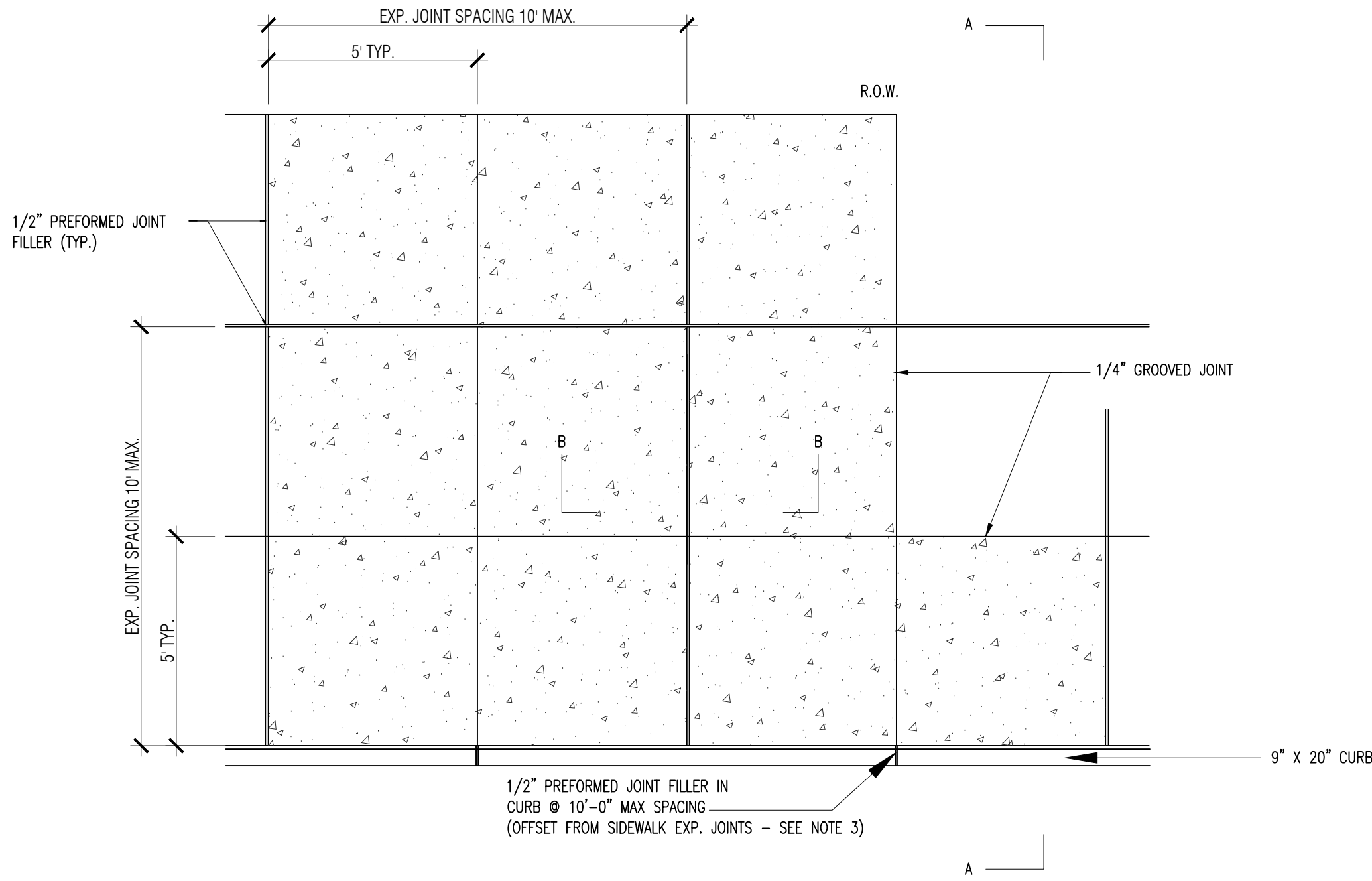
SHEET TITLE:  
PROPOSED  
SITE DETAILS & NOTES

SHEET No.

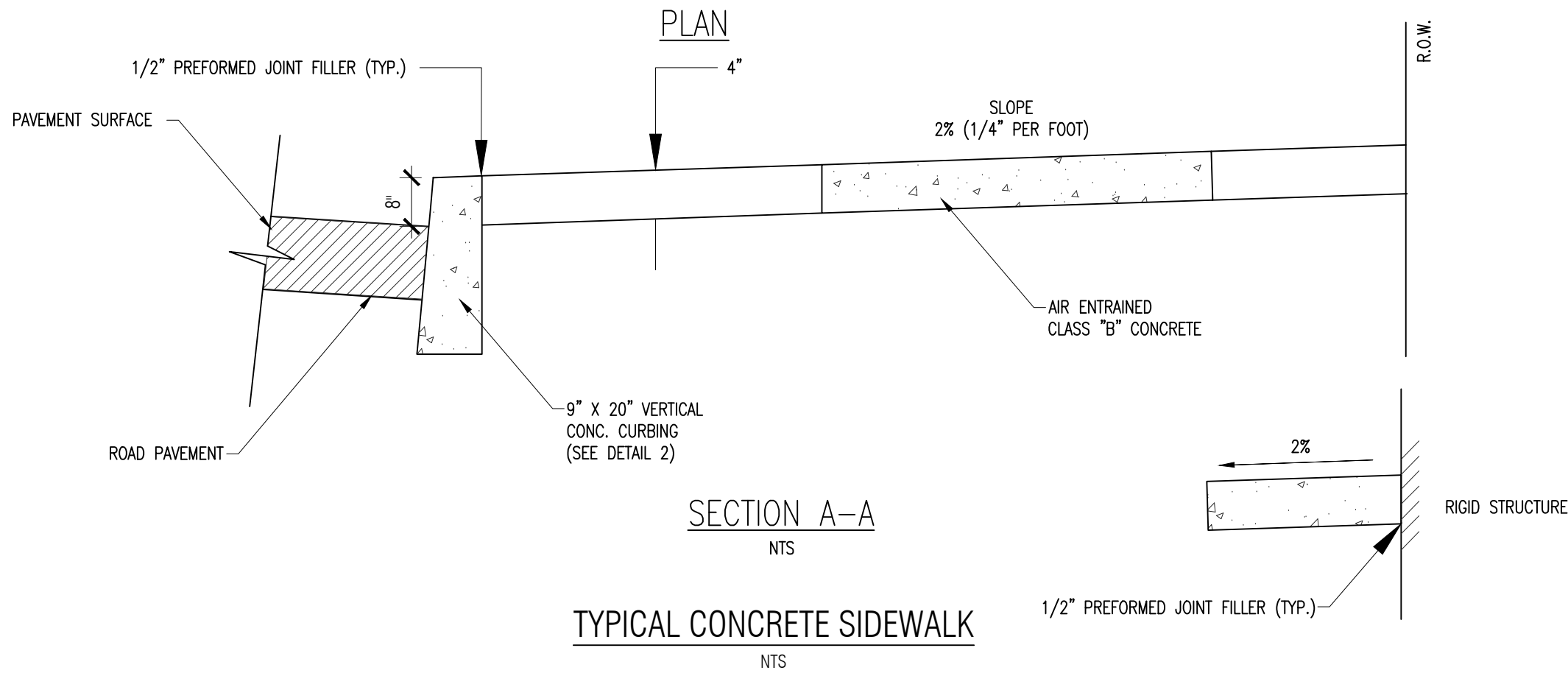
C-4



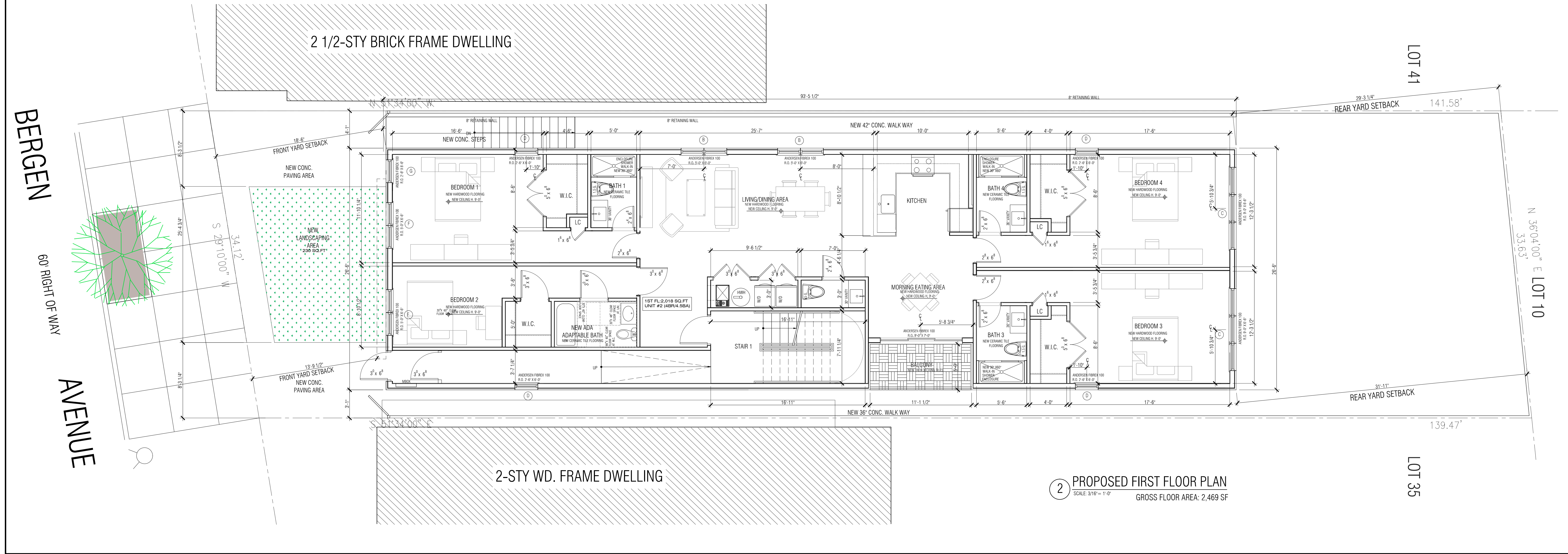
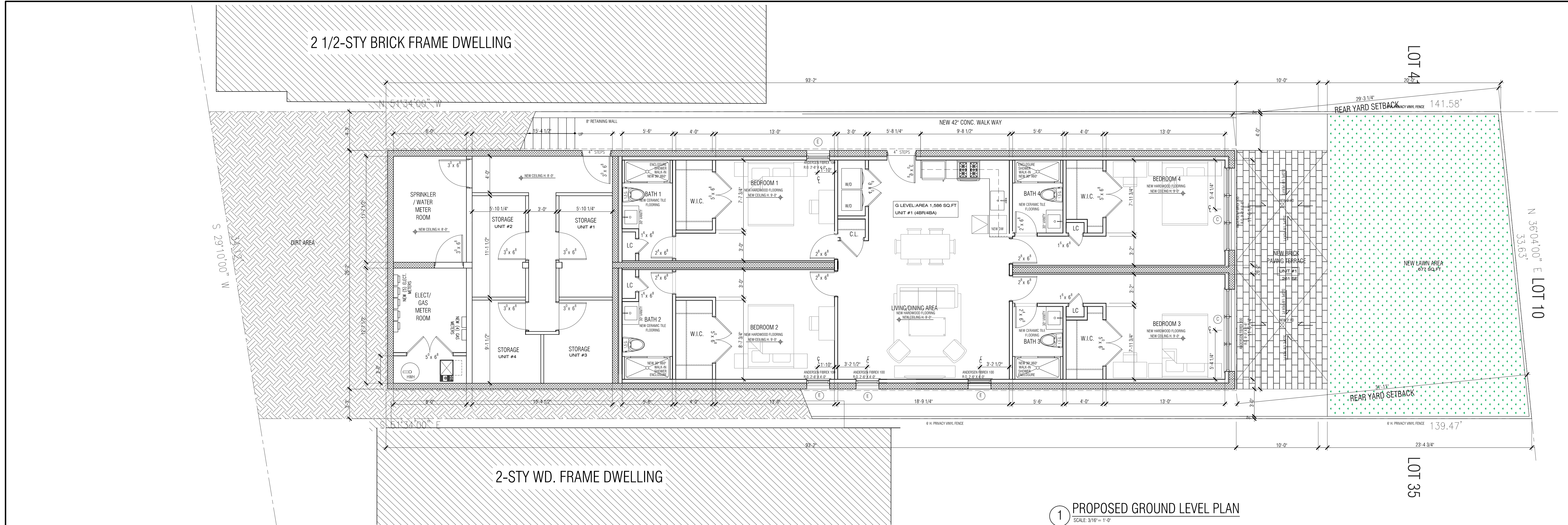
VERTICAL CONCRETE  
CURBING/PAVEMENT REPAIR  
NTS



- NOTES:
- SUBBASE SHALL BE FIRM AND APPROVED BY THE ENGINEER OR HIS REPRESENTATIVE PRIOR TO PAVING.
  - ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO NJ DOT 2001 STANDARD, SPECIFICATIONS AND INSPECTIONS.








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NEW FOUR  
FAMILY  
DWELLING

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NEW JERSEY

BLOCK: 18402  
LOT:36

REVISIONS:

DRAWN BY: MK  
CHKD BY: MK  
ISSUE DATE: 07.13.2020  
PROJECT NO: 19059

SHEET TITLE:  
PROPOSED FLOOR PLANS

SHEET No.  
A-1



SEAL:



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PROPOSED  
4 STORY  
NEW FOUR  
FAMILY  
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ADDRESS:  
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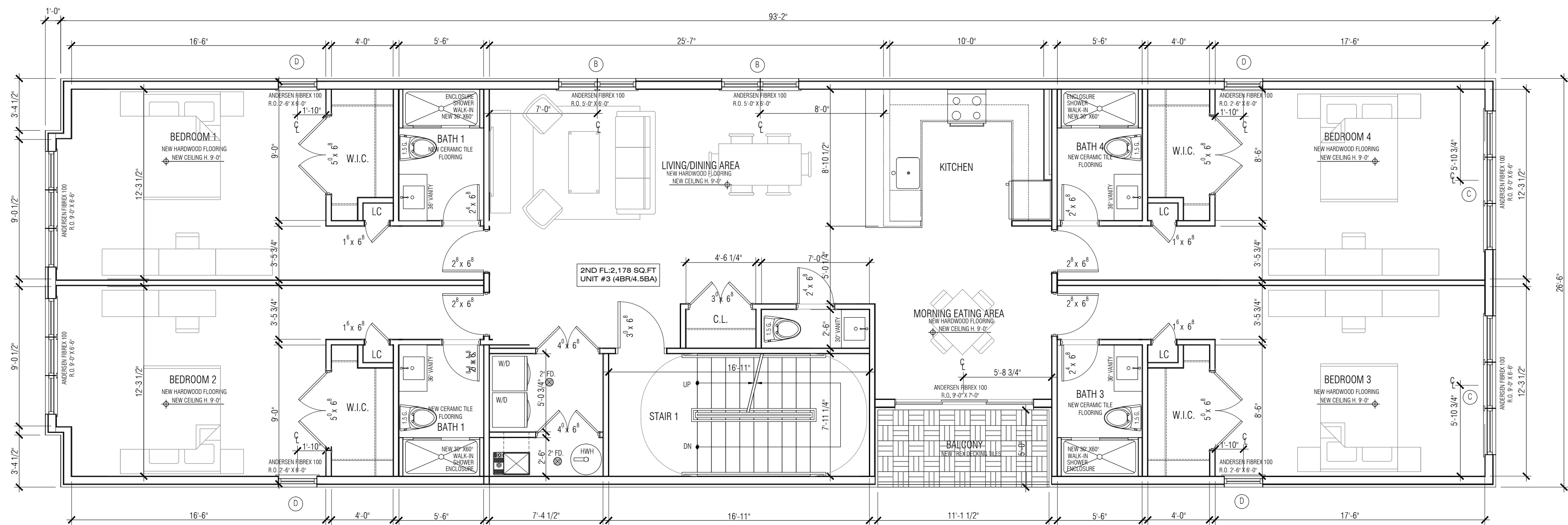
REVISIONS:

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ISSUE DATE: 07.13.2020  
PROJECT NO: 19059

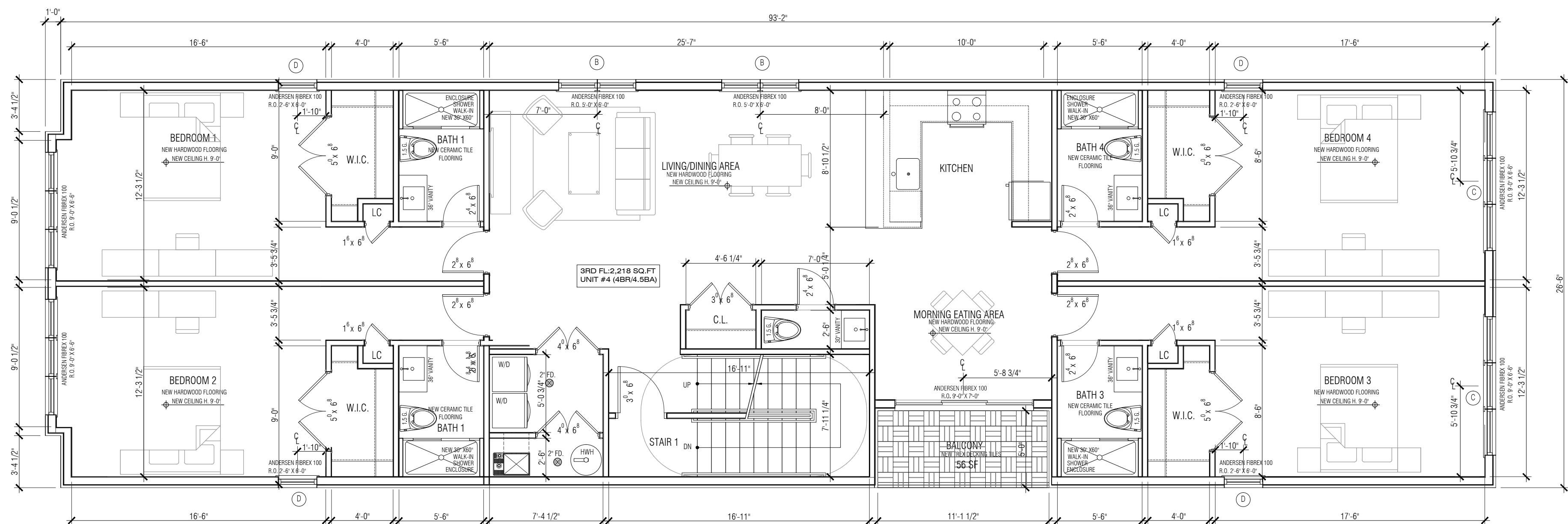
SHEET TITLE:  
PROPOSED FLOOR PLANS

SHEET NO.

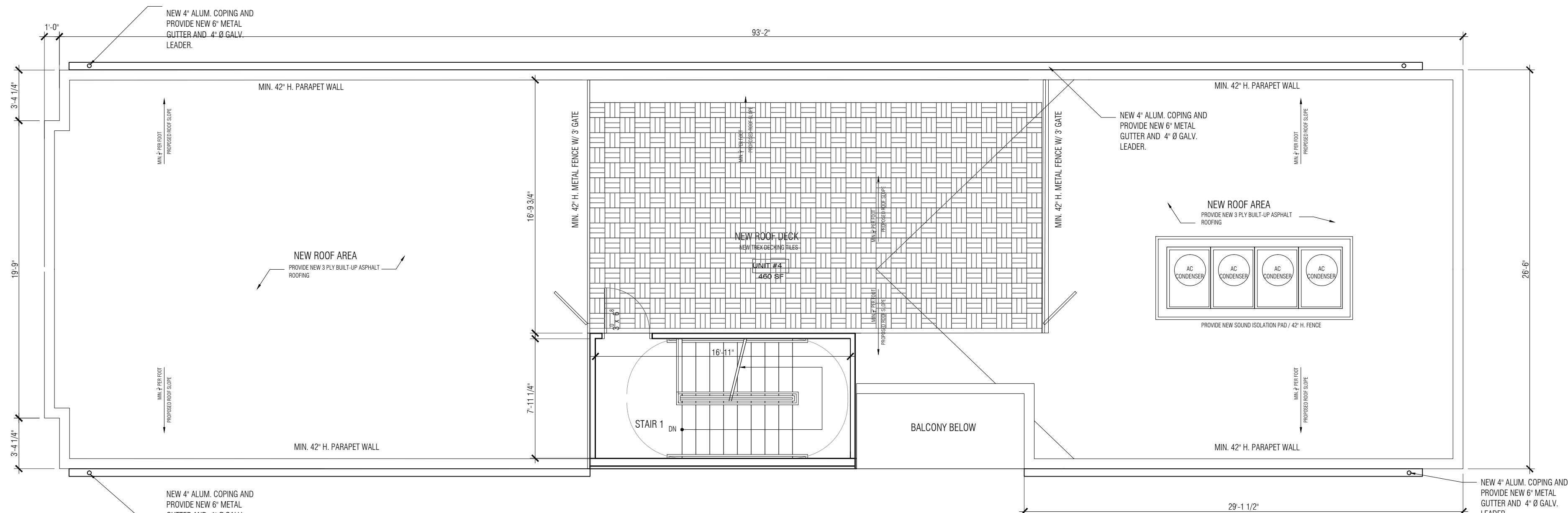
A-2



1 PROPOSED SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"  
GROSS FLOOR AREA: 2,433 SF



2 PROPOSED THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"  
GROSS FLOOR AREA: 2,433 SF



3 PROPOSED ROOF PLAN  
SCALE: 3/16" = 1'-0"



MIN W. KIL  
Registered Architect: NJ LIC 21 AJ 019885300

PROPOSED  
4 STORY  
NEW FOUR  
FAMILY  
DWELLING

BLOCK: 18402  
LOT: 36

|             |            |
|-------------|------------|
| DRAWN BY:   | MK         |
| CHKD BY:    | MK         |
| ISSUE DATE: | 07.13.2020 |
| PROJECT NO: | 19059      |

SHEET No. \_\_\_\_\_

A-3







PROPOSED  
4 STORY  
NEW FOUR  
FAMILY  
DWELLING

ADDRESS:  
145 BERGEN AVENUE  
JERSEY CITY,  
NEW JERSEY

BLOCK: 18402  
LOT:36

REVISIONS:

DRAWN BY: MK  
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ISSUE DATE: 07.13.2020  
PROJECT NO: 19059

SHEET TITLE:  
PROPOSED ELEVATION

SHEET No.  
A-4



1 PROPOSED RIGHT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"





PROPOSED  
4 STORY  
NEW FOUR  
FAMILY  
DWELLING

ADDRESS:  
145 BERGEN AVENUE  
JERSEY CITY,  
NEW JERSEY

BLOCK: 18402  
LOT:36

REVISIONS:

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ISSUE DATE: 07.13.2020  
PROJECT NO: 19059

SHEET TITLE:  
PROPOSED ELEVATION

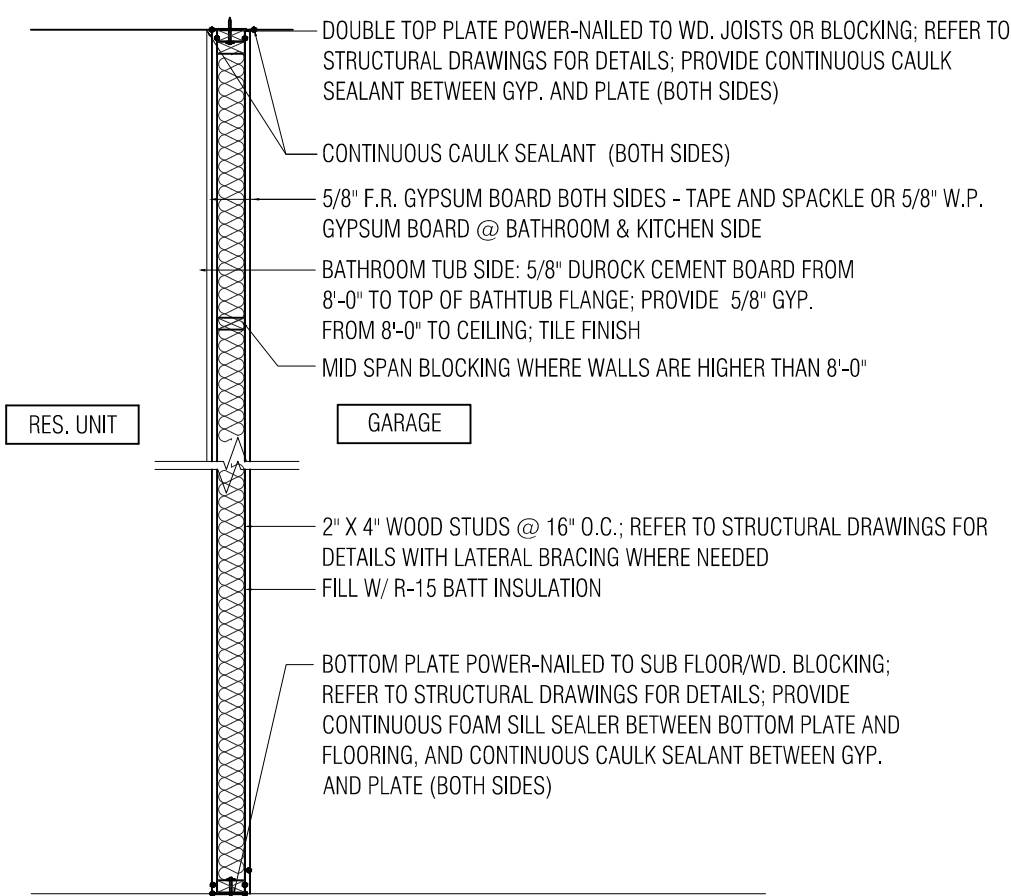
SHEET No.  
A-5



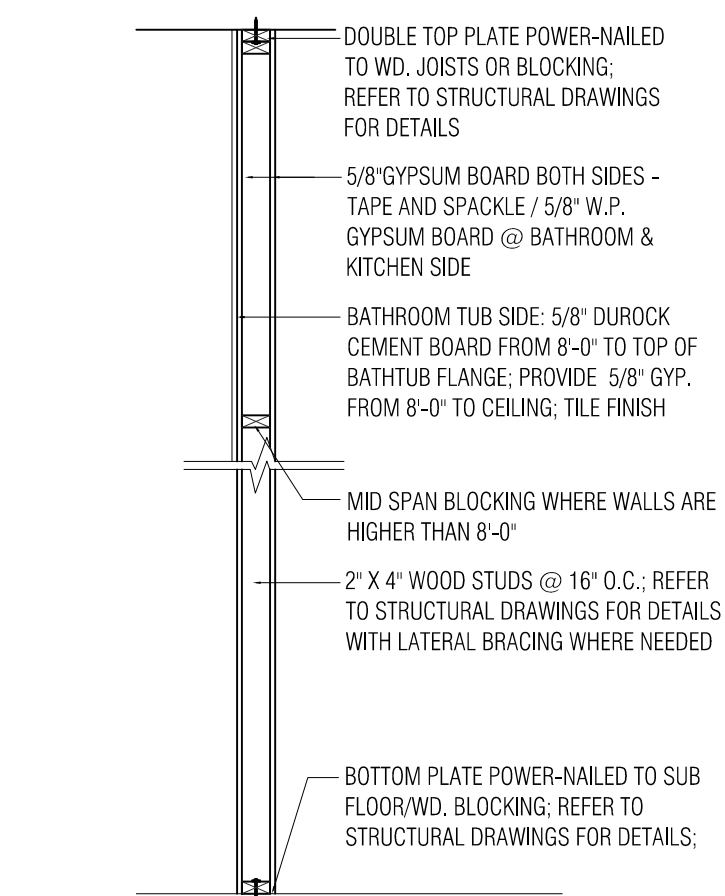
1 PROPOSED LEFT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



WALL & PARTITION SCHEDULE:



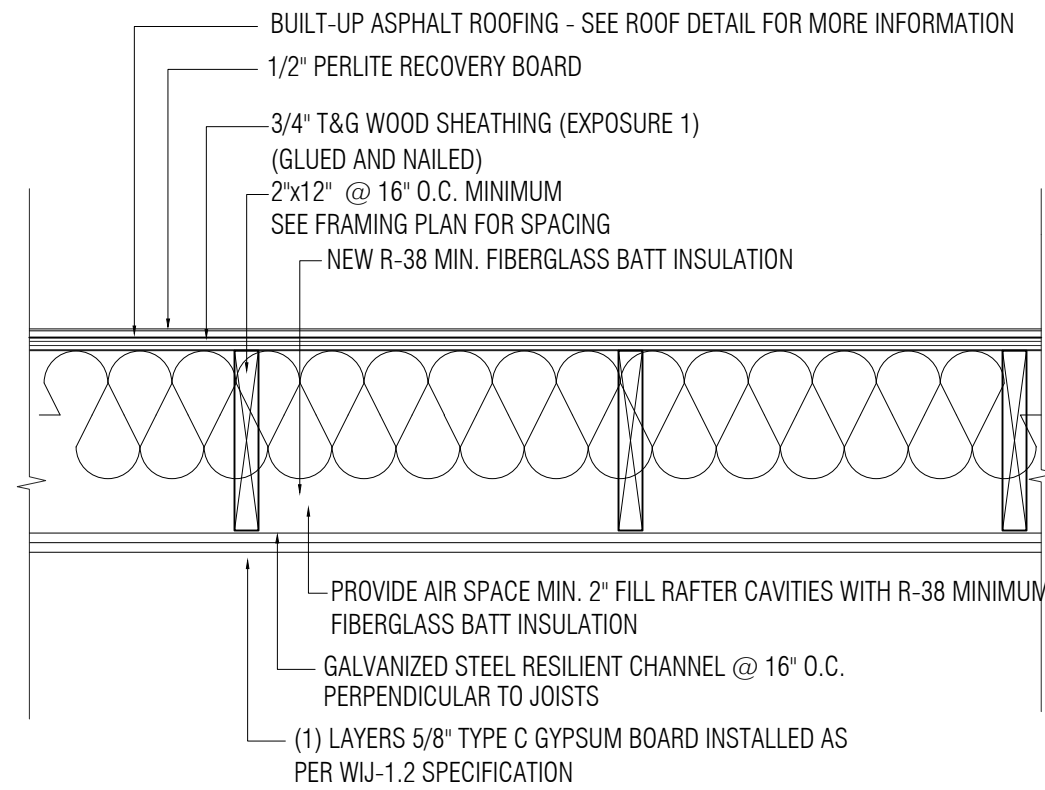
1.1 2" X 4" LOAD BEARING OR NON-LOAD BEARING /DEMISING WALL  
1HR. RATED  
UL DESIGN # U305  
STC RATING - 56



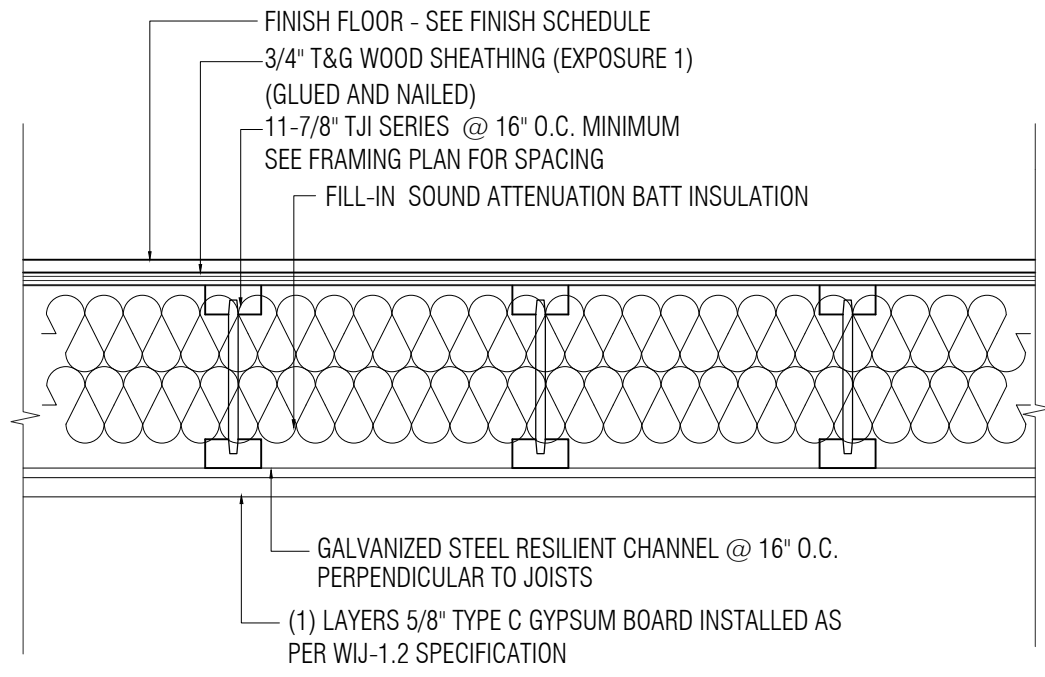
1.2 2" X 4" NON-LOAD BEARING INTERIOR PARTITION  
UNRATED

PARTITION & WALL TYPES

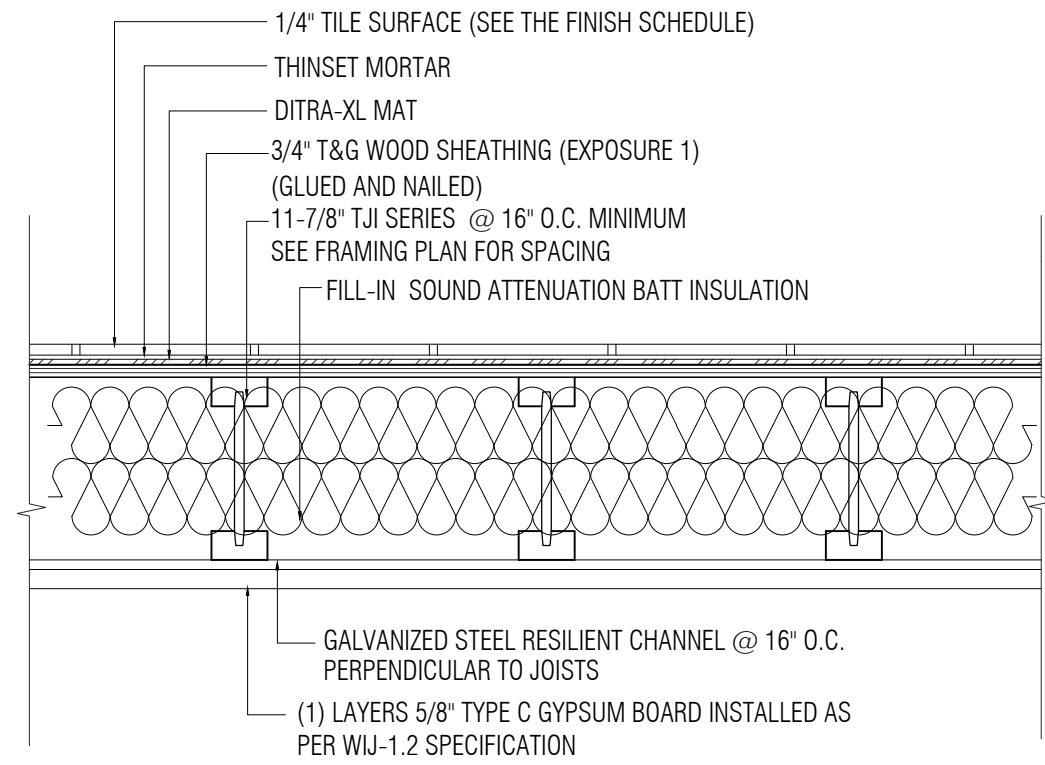
- 1.1 NEW 1HR-RATED INTERIOR DEMISING WALL (LOAD-BEARING OR NON-LOAD BEARING) UL# U305
- 1.2 NEW UN-RATED INTERIOR FRAME PARTITION
- 2.1 NEW 1-HR. RATED EXTERIOR FRAME WALL (UL# U305) W/BRICK
- 2.2 NEW 1-HR. RATED EXTERIOR FRAME WALL (UL# U305) W/VINYL SIDING
- 2.3 NEW 2-HR. RATED INTERIOR FRAME WALL (UL# U305):
- 3.1 NEW EXTERIOR 8" CMU WALL (UL# U905): NEW 8" CMU WALL, APPLY 2 COATS DAMP-PROOFING / CEMENT PARING ON EXTERIOR, NEW 1-1/2" WOOD FURRING, NEW 1/2" GYPSUM BOARD INSIDE.
- 3.2 NEW EXTERIOR 8" CMU WALL (UL# U905): NEW 8" CMU WALL, APPLY 2 COATS DAMP-PROOFING / CEMENT PARING ON EXTERIOR, NEW 3-1/2" WOOD FURRING / R-15 BATT INSULATION WITH NEW 1/2" GYPSUM BOARD INSIDE.



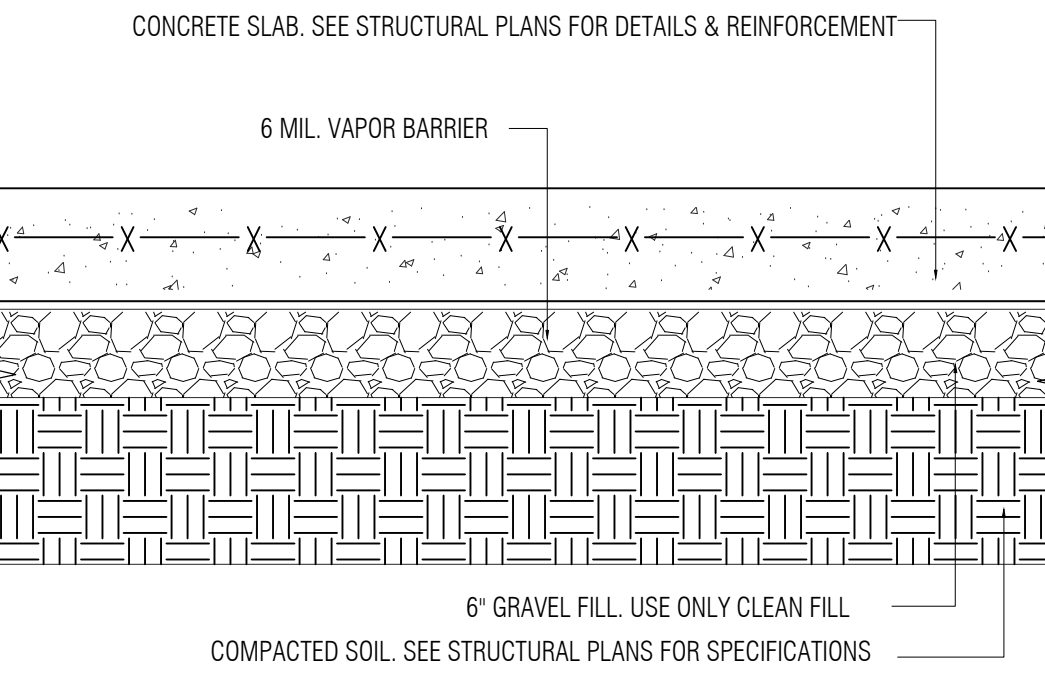
TYPICAL ROOF/CEILING ASSEMBLY BETWEEN UNITS 1 HR. RATED (WJ-1.2 AMERICAN WOOD COUNCIL)



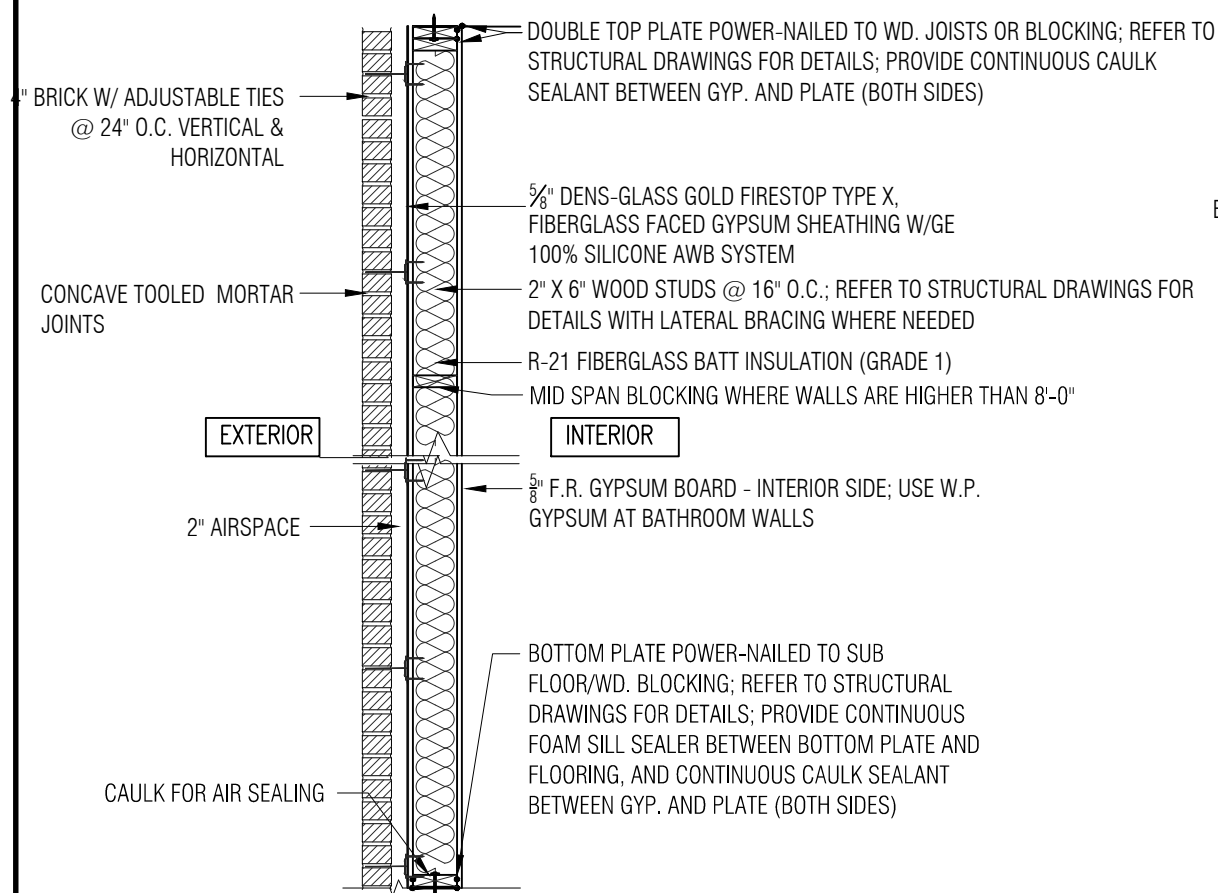
TYPICAL FLOOR/CEILING ASSEMBLY BETWEEN UNITS 1 HR. RATED (WJ-1.2 AMERICAN WOOD COUNCIL) AT UNIT SEPARATION AREA  
MIN. STC-50 / NC-50



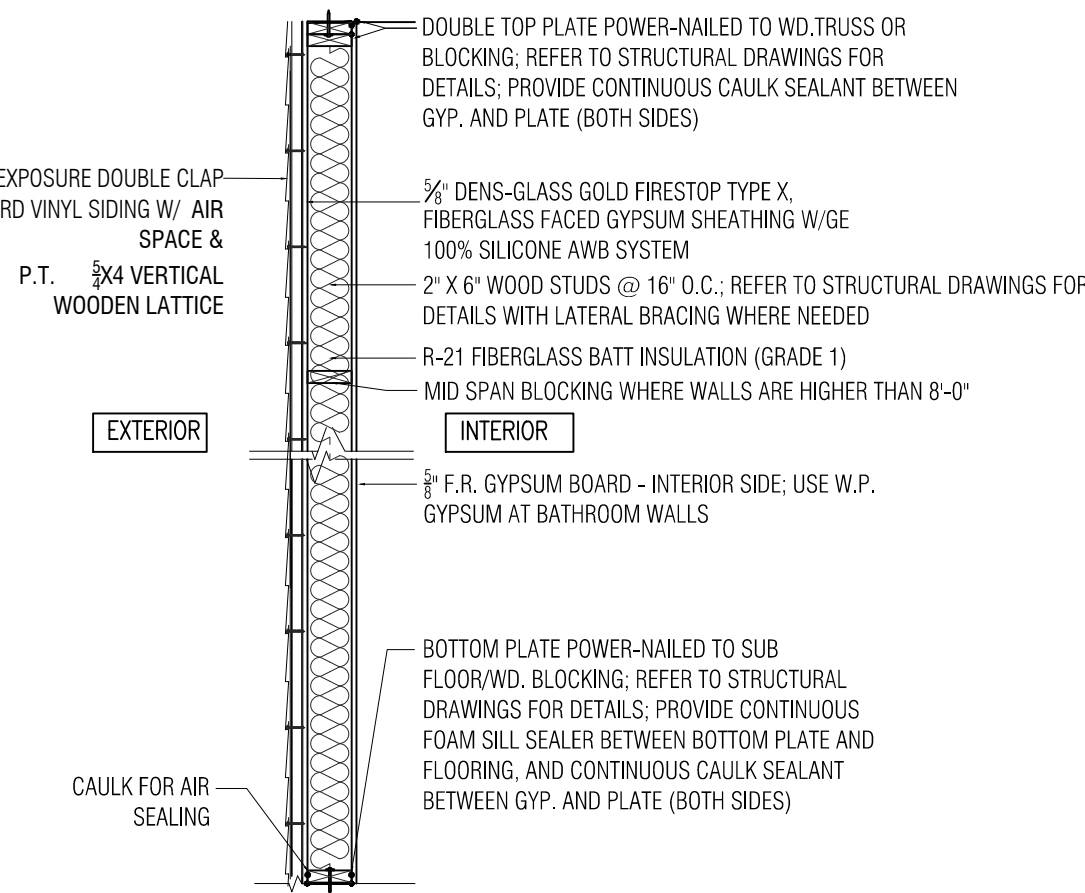
TYPICAL FLOOR/CEILING ASSEMBLY BETWEEN UNITS 1 HR. RATED (WJ-1.2 AMERICAN WOOD COUNCIL) AT UNIT SEPARATION AREA  
MIN. STC-50 / NC-50



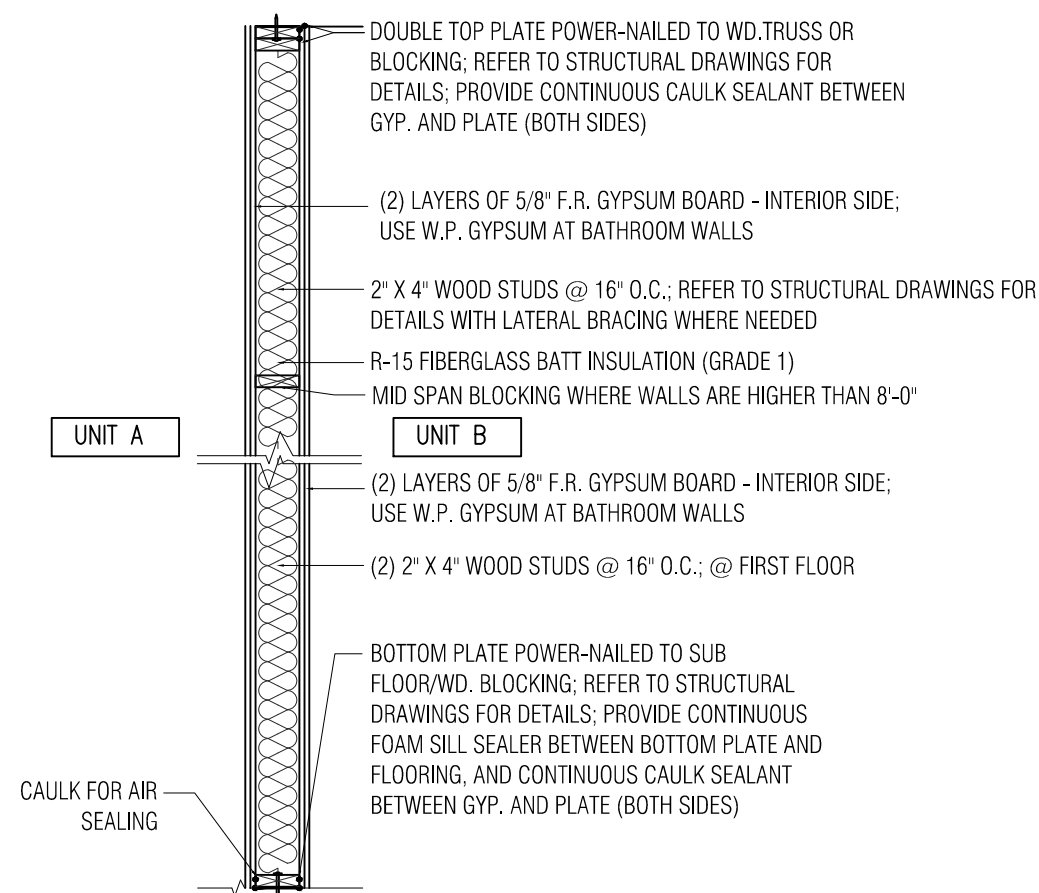
TYPICAL CONCRETE FLOOR ASSEMBLY (FIRST FLOOR)



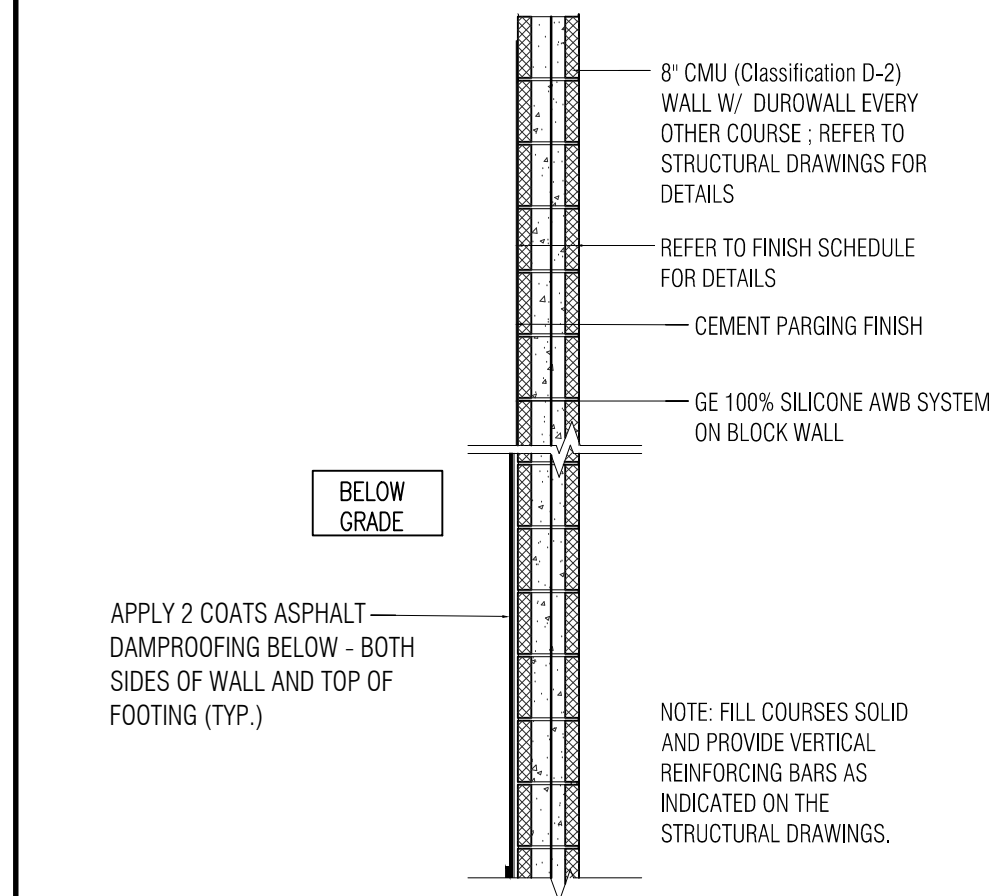
2.1 NON-LOAD / LOAD BEARING EXTERIOR WALL W/ BRICK VENEER 1HR. RATED  
UL DESIGN # U305



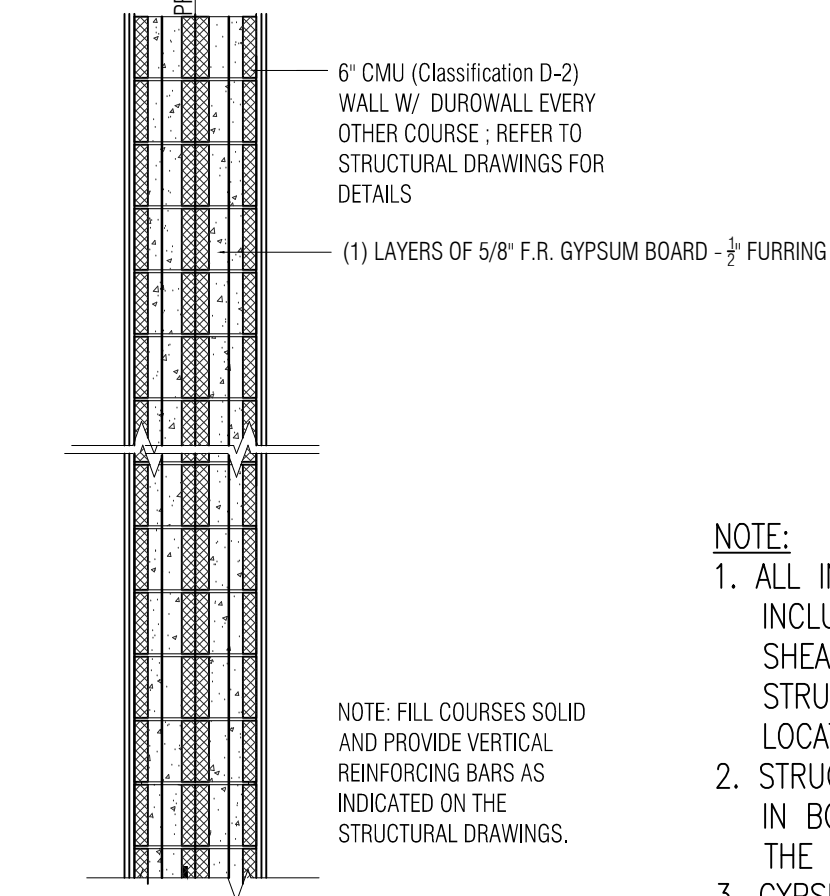
2.2 NON-LOAD / LOAD BEARING EXTERIOR WALL W/ VINYL SIDING 1HR. RATED  
UL DESIGN # U305



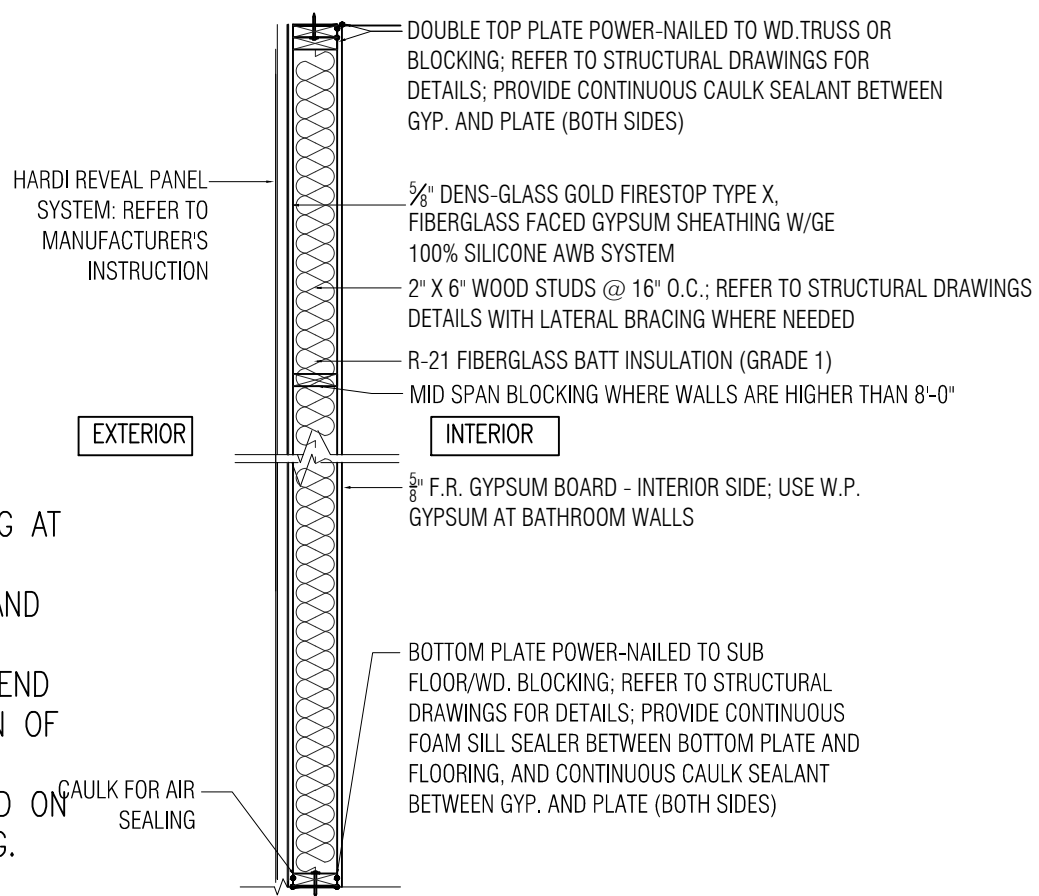
2.3 LOAD BEARING INTERIOR FIRE WALL W/ 2HR. RATED  
UL DESIGN # U305



3.1 8" CMU EXTERIOR WALL  
2HR. RATED  
UL DESIGN # U805

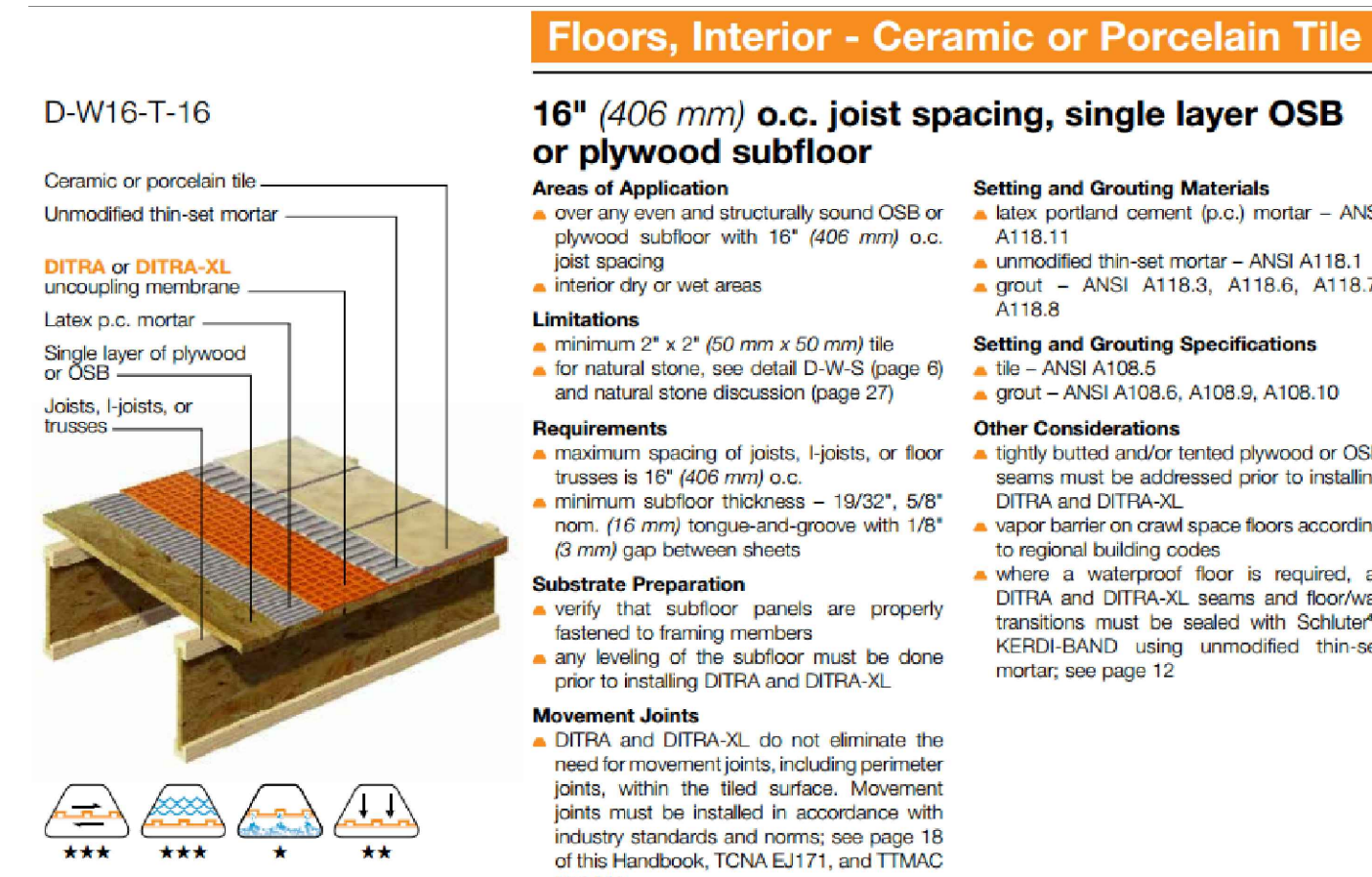


3.2 6" CMU FIRE WALL  
2HR. RATED  
UL DESIGN # U805



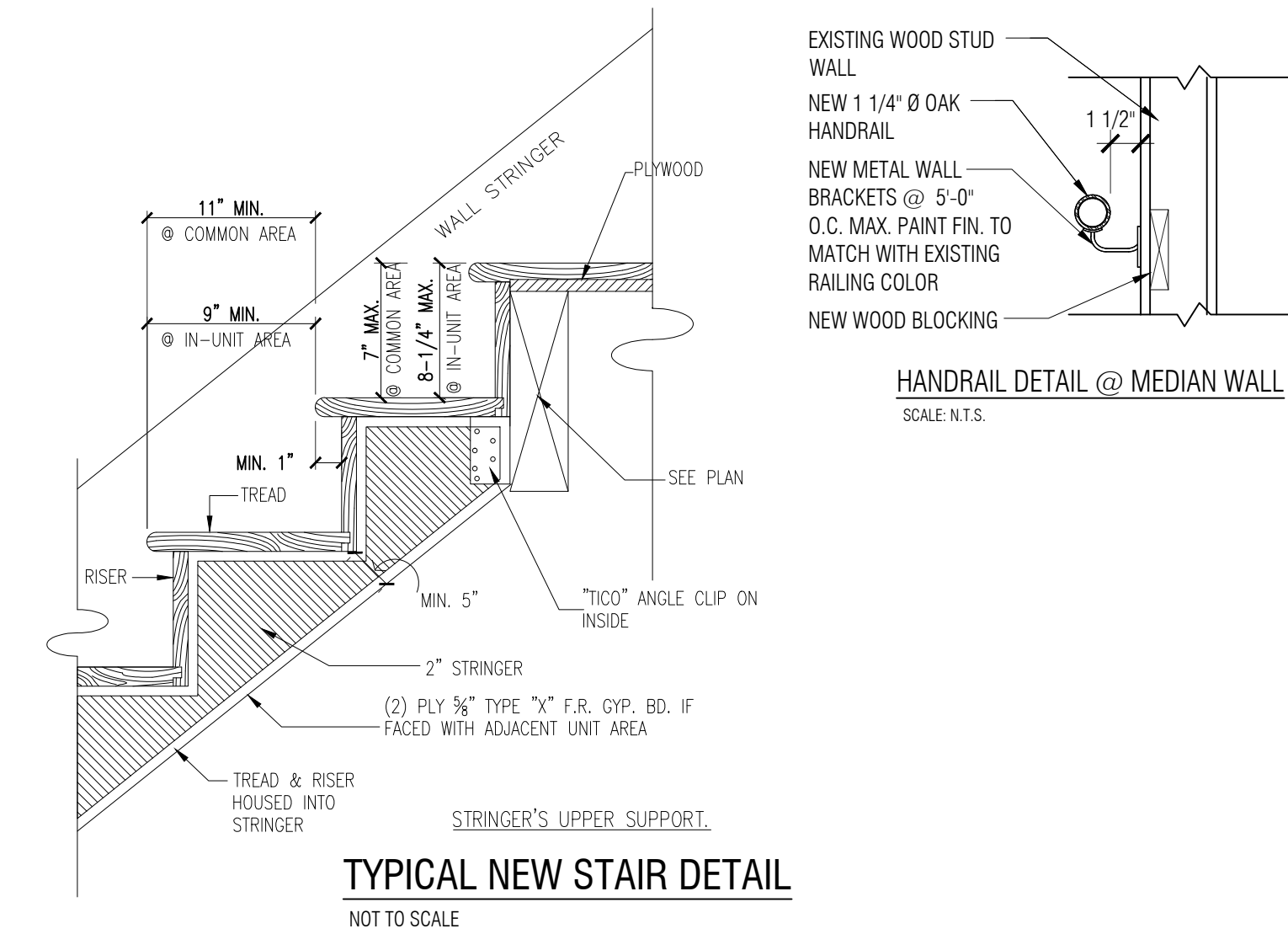
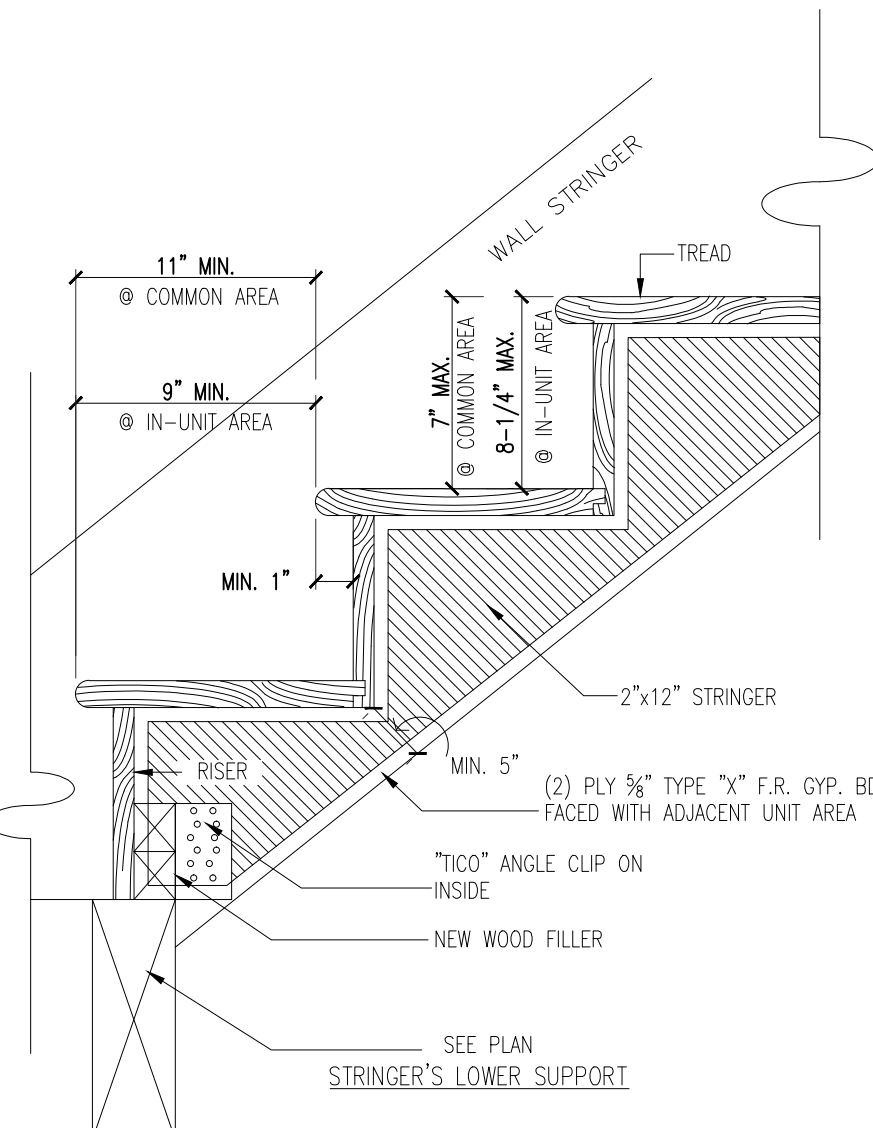
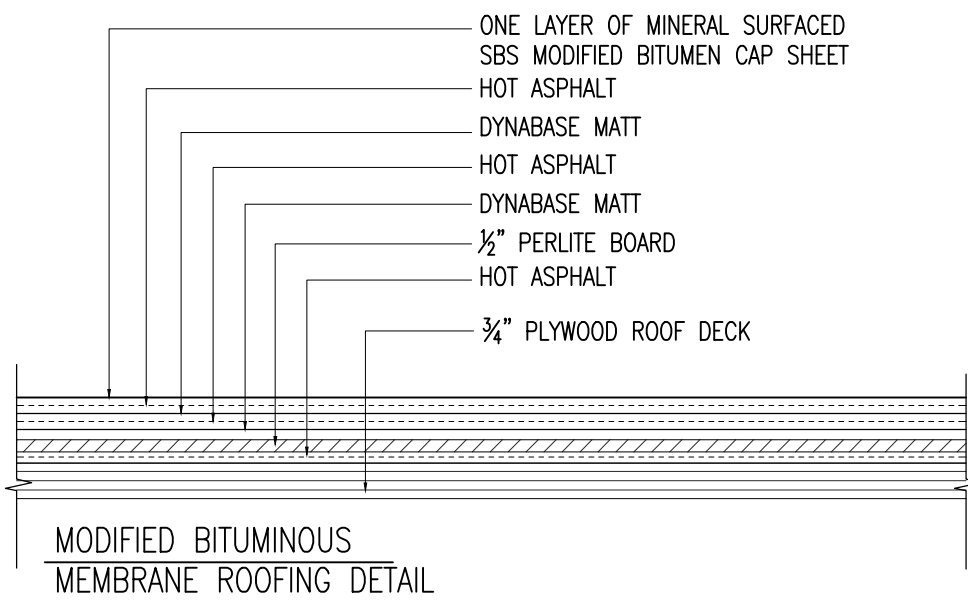
2.4 NON-LOAD / LOAD BEARING EXTERIOR WALL W/ FIBERCEMENT PANEL 1HR. RATED  
UL DESIGN # U305

- NOTE:
- ALL INTERIOR 2x4 AND 2x6 WALLS TO INCLUDE STRUCTURAL WOOD SHEATHING AT SHEAR WALL LOCATIONS; REFER TO STRUCTURAL DRAWINGS FOR DETAILS AND LOCATIONS.
  - STRUCTURAL WOOD SHEATHING TO EXTEND IN BOTH DIRECTIONS TO THE LOCATION OF THE NEAREST WALL INTERSECTION.
  - GYPSUM WALL BOARD TO BE INSTALLED ON TOP OF STRUCTURAL WOOD SHEATHING.



SCHLUTER DITRA-XL DETAILS

- NOTE:
- INSTALL 2-PLY FLASHINGS ON ALL WALLS AND PENETRATIONS
  - SUPPLY AND INSTALL ALL MAIN ROOF DRAINS WITH NEW 4# LEAD FLASHINGS
  - FABRICATE AND INSTALL ALL 6" PERIMETER GRAVEL STOP
  - SUPPLY AND INSTALL MINERAL SURFACED WALK-OFF MATS UNDER ALL MECHANICAL UNITS.



TYPICAL NEW STAIR DETAIL  
NOT TO SCALE

HAMPTON HILL ARCHITECTURE

346 Virginia Avenue  
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SEAL:



MIN W. KIL  
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PROPOSED 4 STORY NEW FOUR FAMILY DWELLING

ADDRESS:  
145 BERGEN AVENUE  
JERSEY CITY,  
NEW JERSEY

BLOCK: 18402  
LOT:36

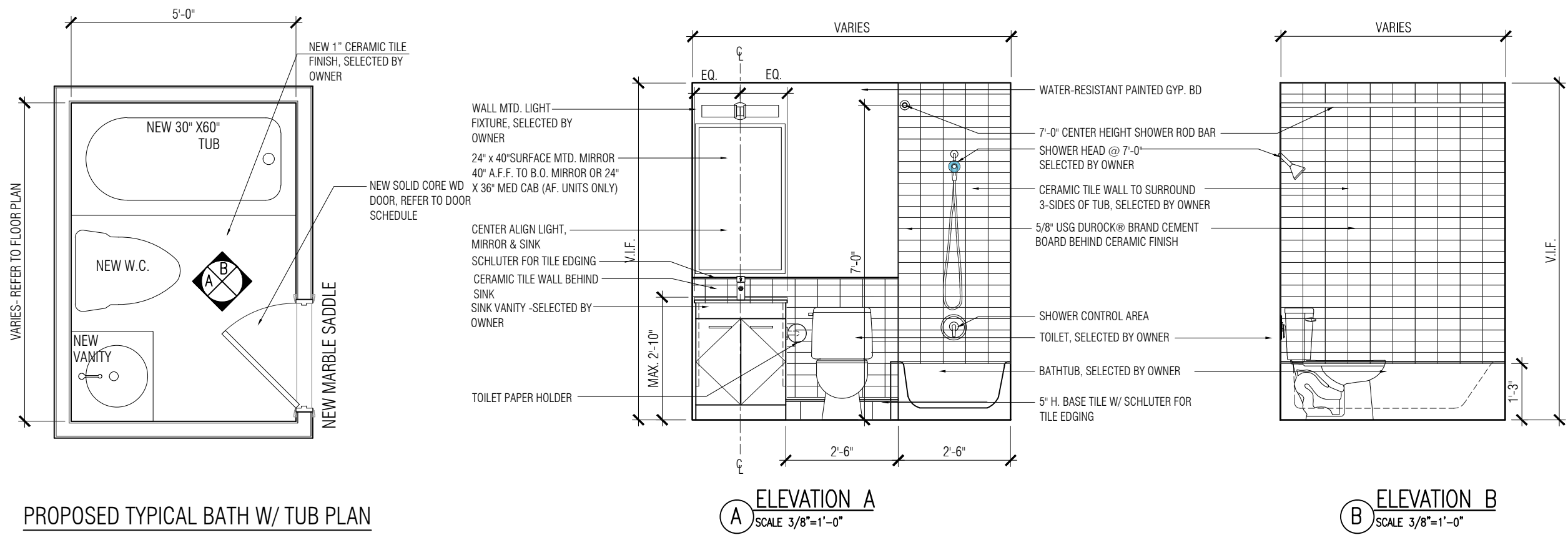
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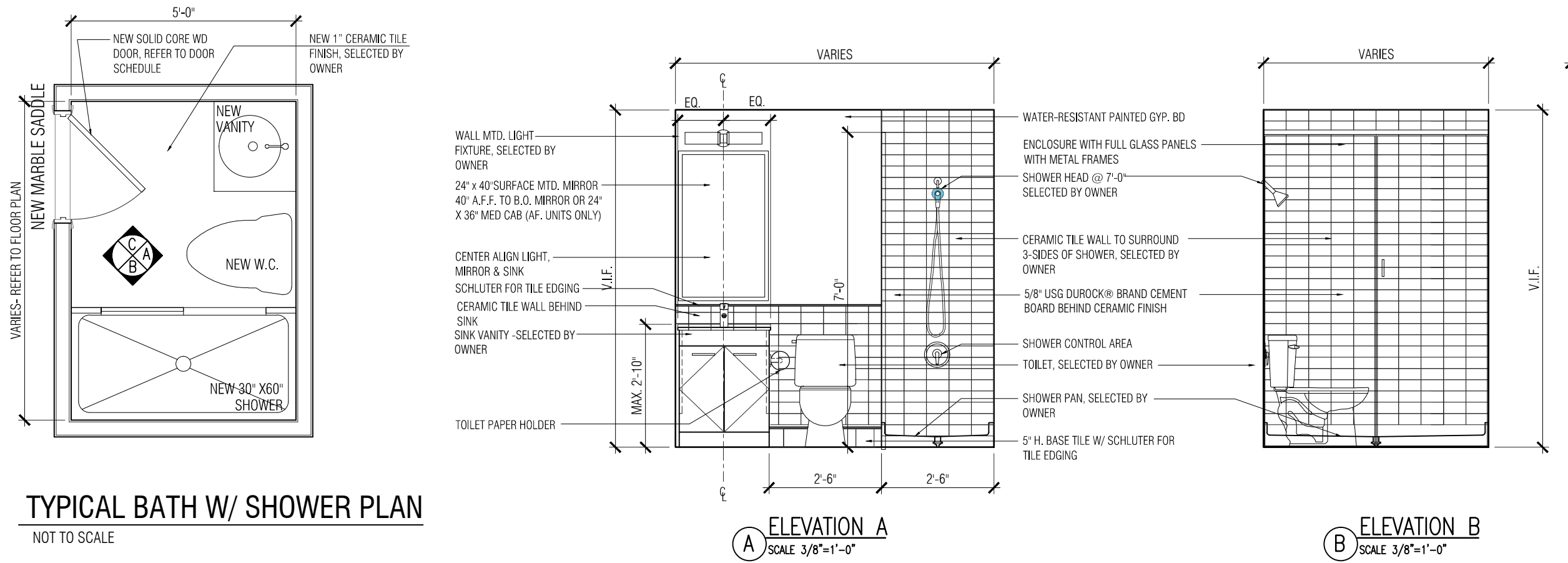
SHEET TITLE:  
WALL & FLOOR/CEILING ASSEMBLY DETAILS & SCHEDULES

SHEET No. A-6

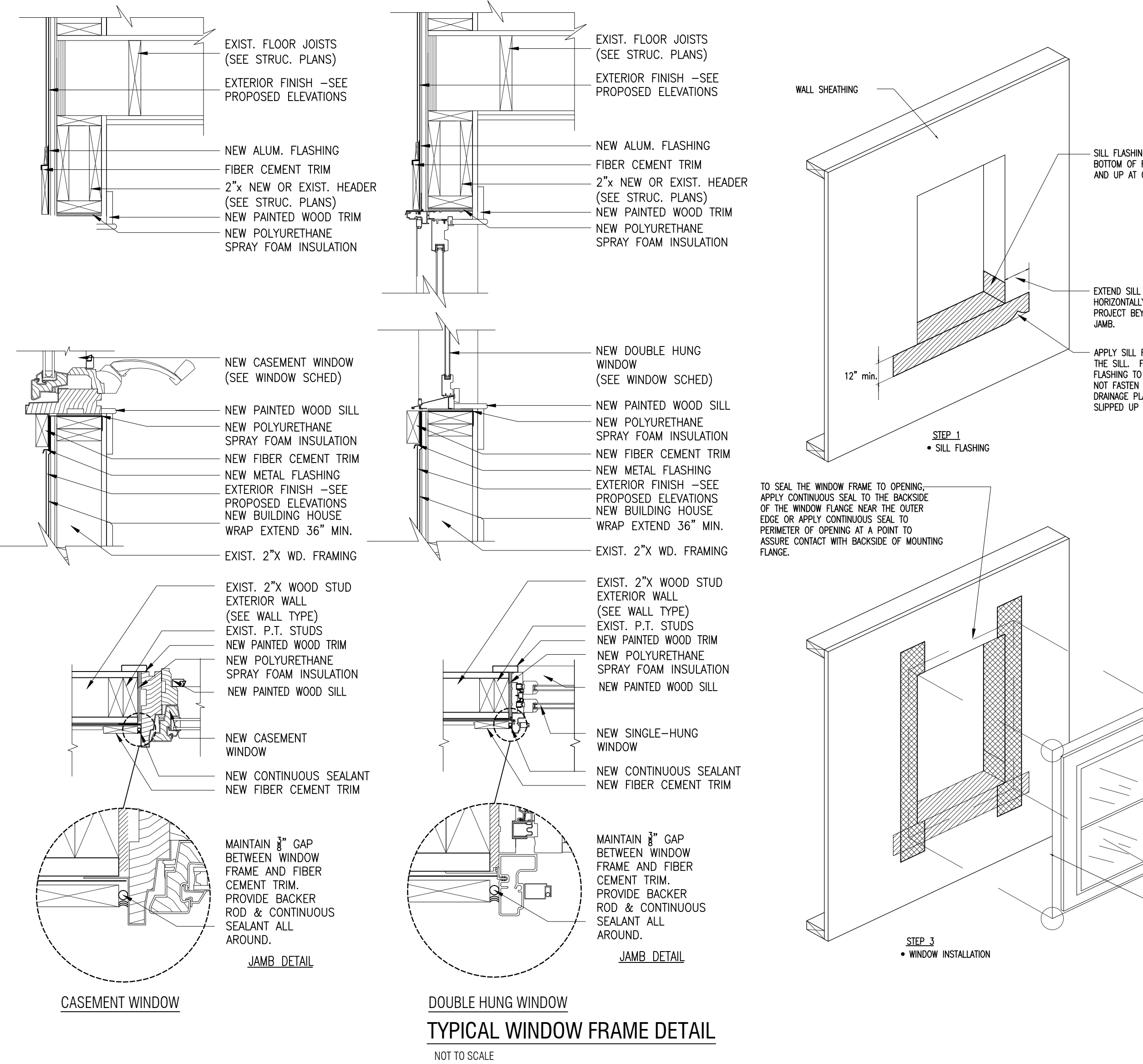




PROPOSED TYPICAL BATH W/ TUB PLAN  
SCALE 3/8" = 1'-0"



TYPICAL BATH W/ SHOWER PLAN  
NOT TO SCALE



TYPICAL WINDOW FRAME DETAIL  
NOT TO SCALE

## KITCHEN AND BATHROOM NOTES

- CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL WORK COMPLIES WITH ALL CURRENT AND APPLICABLE CODES AND STANDARDS.
- KITCHEN CABINETS ARE TO BE INSTALLED AT STANDARD HEIGHT AS SHOWN BUT BLOCKING MUST BE PROVIDED TO ALLOW THE CABINETS TO BE LOWERED WITHOUT DAMAGING THE WALL.
- WALL RETURN ABOVE REFRIGERATOR AT POCKET FOR WALL CABINET HANGING.
- FINISHED FLOOR AND WALLS ARE TO BE PROVIDED BELOW AND BEHIND KITCHEN CABINETS. AND, PROVIDE FINISHED KITCHEN CABINETS SIDES AT CABINETS ADJACENT TO REMOVABLE BASES.
- GENERAL CONTRACTORS ARE TO COORDINATE APPLIANCES OUTLET LOCATION WITH MANUFACTURER RECOMMENDATIONS AND SPECIFICATIONS.
- BATHROOM VANITIES MUST BE CONSTRUCTED AND INSTALLED TO ALLOW BASE TO BE REMOVED INDEPENDENTLY OF THE SINK AND COUNTERTOP.
- G.C. RESPONSIBLE TO COORDINATE INSTALLATION OF ALL TOILETS TO ENSURE FLUSH LEVEL ON THE CORRECT, "OPEN" SIDE OF THE FIXTURE

## DRYWALL AND FINISH NOTES

- REFER TO PARTITION AND WALL TYPE SCHEDULE FOR PARTICULARS OF WALL CONSTRUCTION AND DRYWALL TYPES TO BE USED.
- ALL NEW DRYWALL SURFACES ARE TO BE TAPED AND 3 COAT COMPOUNDED SMOOTH AND FREE OFF ALL IRREGULARITIES.
- ALL NEW DRYWALL IS TO BE PRIMED WITH DRYWALL PRIMER SEALER AND PAINTED TWO FINISH COATS OF LATEX AS CHOSEN BY OWNER.
- ALL PAINT COLORS ARE TO BE AS CHOSEN BY OWNER.
- TRIM:
  - BASE MOULDINGS: PROVIDE AND INSTALL NEW 7-1/2" WOOD BASE OR EQUIVALENT BASE CHOSEN BY OWNER.
  - WINDOW AND DOOR CASING: PROVIDE AND INSTALL MITERED 3-1/2" COLONIAL WOOD CASE MOULDINGS. AT WINDOWS, PROVIDE WOOD INTERIOR STOOL WITH BULLNOSED EDGE WITH CASE MOULDING BELOW OR EQUIVALENT CASING CHOSEN BY OWNER.
  - FINISH: ALL NEW WOOD TRIM SHALL BE CLEAR PINE OR POPLAR (NO FINGER JOINTED MATERIAL). STAIN ALL MOULDINGS AND GIVE TWO COATS OF SATIN FINISH. WATER BASED POLYURETHANE.
- FLOORING:
  - INSTALL WOOD FLOORING: REFER TO FINISH FLOOR SCHEDULES & SEE THE CONSTRUCTION DETAILS.
  - INSTALL NEW 1/4" TH. CERAMIC TILE FLOORING AT NEW BATHS AND MECH. ROOM. INSTALL 1/2" CEMENT BOARD BASE. INSTALL TILE USING THINSET MORTAR OVER CEMENTBOARD. TILE AND GROUT COLOR TO BE AS SELECTED BY OWNER.
- BATHROOM WALLS:
  - PROVIDE NEW 1/4" THICK SUBWAY WALL TILE FULL HEIGHT IN TUB ENCLOSURE AND 48" HIGH ON ALL BATHROOM WALLS WHERE NEEDED. SEE THE PROPOSED BATHROOM ELEVATIONS. PROVIDE SCHLUTER EDGE TRIM AT TOP EXPOSED EDGE OF WAINSCOT TILE.
- CEILINGS:
  - CEILINGS ARE TO HAVE GYPSUM BOARD INSTALLED, TAPE, COMPOUND SMOOTH, PRIME AND PAINT TWO COATS OF FLAT LATEX WHITE CLG. PAINT. REFER TO CONSTRUCTION DETAILS.

| FINISH SCHEDULE:  | FLOORS |        | WALLS            |               | CEILINGS      |               | REMARKS:                              |
|-------------------|--------|--------|------------------|---------------|---------------|---------------|---------------------------------------|
|                   | ROUGH  | FINISH | ROUGH            | FINISH        | ROUGH         | FINISH        |                                       |
| ROOM              | CONC.  | FINISH | SEMI-GLOSS PAINT | FLUOROPOLYMER | FLUOROPOLYMER | FLUOROPOLYMER |                                       |
| APT. BEDROOM      |        |        |                  |               |               |               |                                       |
| APT. LIVING ROOM  |        |        |                  |               |               |               |                                       |
| APT. KITCHEN      |        |        |                  |               |               |               |                                       |
| APT. MECH CLOSETS |        |        |                  |               |               |               | PROVIDE SHELVING & ACCESSORIES        |
| APT. HALLWAY      |        |        |                  |               |               |               |                                       |
| APT. BATHROOM     |        |        |                  |               |               |               | PROVIDE NEW TILES, FIXTURES & ACCESS. |
| APT. STAIR HALL   |        |        |                  |               |               |               |                                       |
| APT. LAUNDRY CL.  |        |        |                  |               |               |               |                                       |
| APT. GROUND LEVEL |        |        |                  |               |               |               |                                       |
| UTILITY RM.       |        |        |                  |               |               |               |                                       |

NOTES:  
1. VERIFY ALL FINISHES WITH OWNER/ARCHITECT PRIOR TO PURCHASING MATERIALS AND/OR INSTALLATION. SUBMIT SAMPLES FOR APPROVAL.  
2. REFER TO MECHANICAL PLANS FOR DROPPED CEILING AND DUCT SOFFIT AREAS.

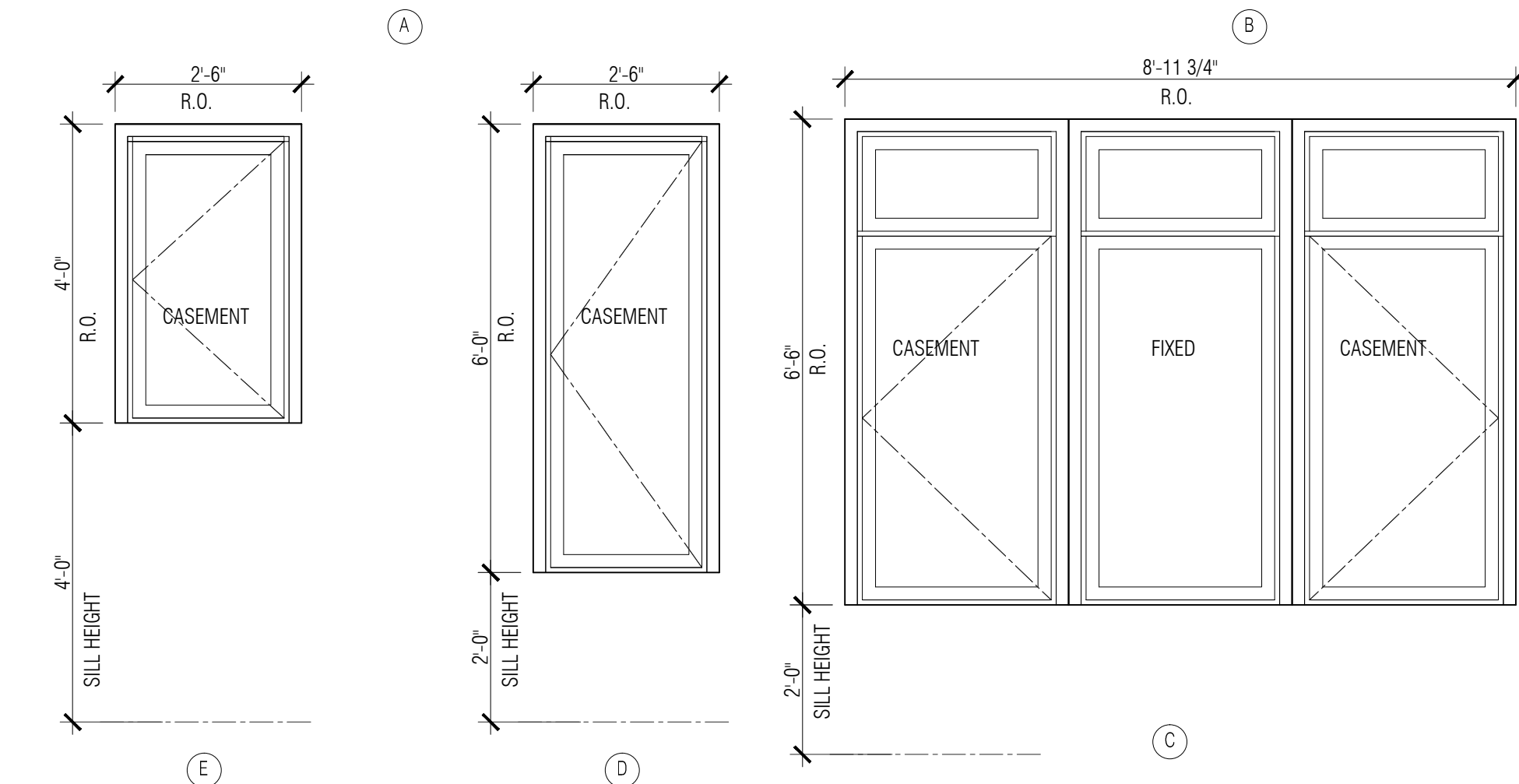
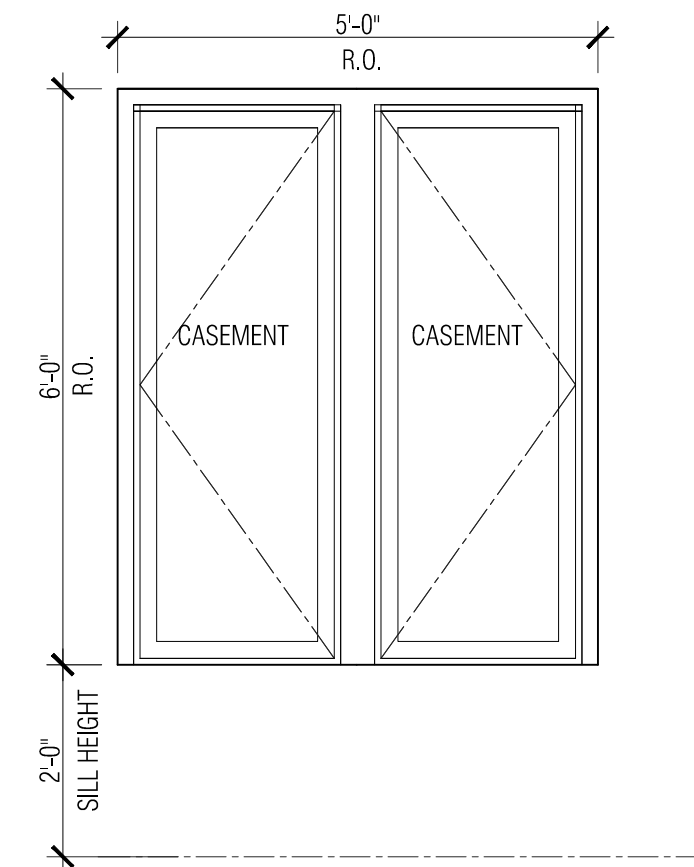
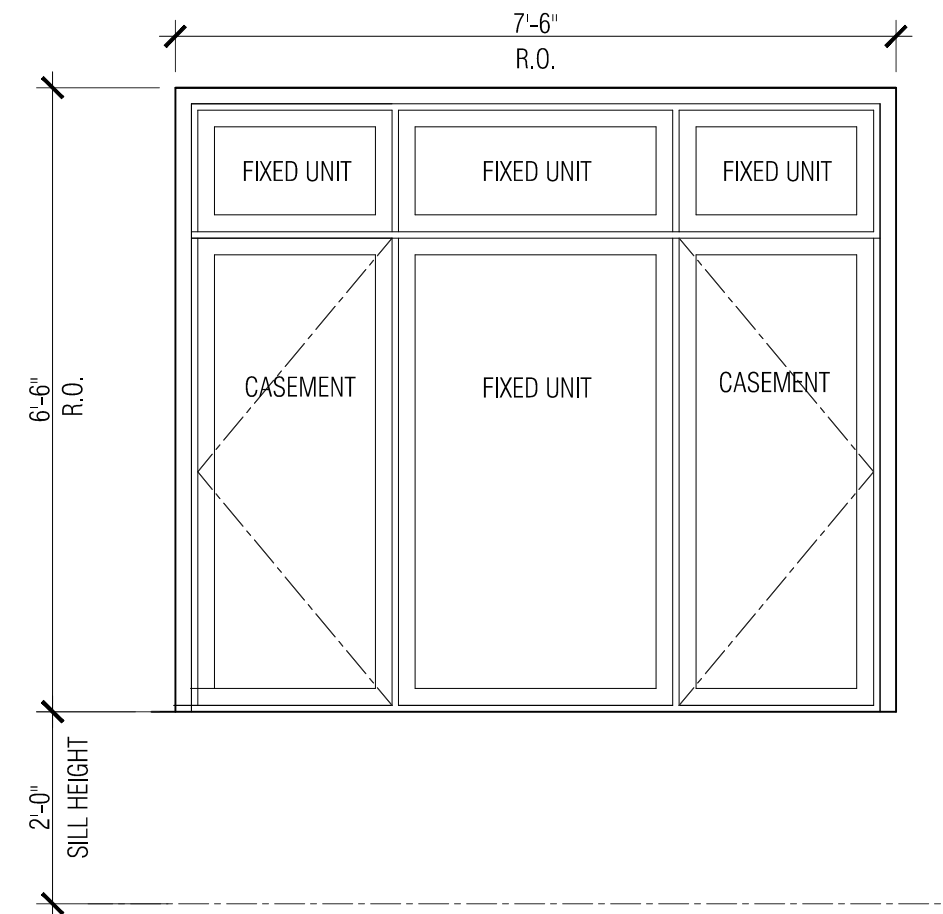
## WINDOW SCHEDULE

| TAG |   | SIZE (WIDTH X HEIGHT) |                         | CATALOGUE #  |
|-----|---|-----------------------|-------------------------|--|
|     |   | ROUGH                 | OPENING                 |  |
| A   | ANDERSEN FIBREX 100 CASEMENT + FIXED WINDOW COMBO | R.O. 7'-6" X 6'-6"    | 7'-5 1/2" X 6'-5 1/2"   | LOW E GLAZING<br>SEE PERFORMANCE REQUIREMENTS / DETAIL NOTES |
| B   | ANDERSEN FIBREX 100 CASEMENT + FIXED WINDOW COMBO | R.O. 5'-0" X 6'-0"    | 4'-11 1/2" X 5'-11 1/2" | LOW E GLAZING<br>SEE PERFORMANCE REQUIREMENTS / DETAIL NOTES |
| C   | ANDERSEN FIBREX 100 CASEMENT + FIXED WINDOW COMBO | R.O. 9'-0" X 6'-0"    | 8'-11 1/2" X 5'-11 1/2" | LOW E GLAZING<br>SEE PERFORMANCE REQUIREMENTS / DETAIL NOTES |
| D   | ANDERSEN FIBREX 100 CASEMENT WINDOW               | R.O. 2'-6" X 6'-0"    | 2'-5 1/2" X 5'-11 1/2"  | LOW E GLAZING<br>SEE PERFORMANCE REQUIREMENTS / DETAIL NOTES |
| E   | ANDERSEN FIBREX 100 CASEMENT WINDOW C             | R.O. 2'-6" X 4'-0"    | 2'-5 1/2" X 3'-11 1/2"  | LOW E GLAZING<br>SEE PERFORMANCE REQUIREMENTS / DETAIL NOTES |
| F   | ANDERSEN FIBREX 100 CASEMENT + FIXED WINDOW COMBO | R.O. 5'-0" X 6'-6"    | 4'-11 1/2" X 6'-5 1/2"  | LOW E GLAZING<br>SEE PERFORMANCE REQUIREMENTS / DETAIL NOTES |
| G   | ANDERSEN FIBREX 100 CASEMENT + FIXED WINDOW COMBO | R.O. 2'-6" X 6'-6"    | 2'-5 1/2" X 6'-5 1/2"   | LOW E GLAZING<br>SEE PERFORMANCE REQUIREMENTS / DETAIL NOTES |

### PATIO DOOR / WINDOW NOTES

- ALL WINDOWS TO BE PROVIDED WITH AN ANSII 117.1-2003 ADAPTABLE HARDWARE.
- ALL WINDOWS TO BE FACTORY POWDERCOATED BLACK.
- GLAZING TO BE LOW-E COATED WITH THE FOLLOWING NFRC THERMAL PERFORMANCE TO MEET CLIMATE ZONE SPECIFIC IECC MINIMUMS:  
U-VALUE: = EQUAL TO OR < 0.35  
SHGC: = EQUAL TO OR < 0.40

\*NOTES:  
THESE UNITS MEETS OR EXCEED THE FOLLOWING DIMENSIONS: CLEAR OPENABLE AREA OF 5.7 SQ. FT., CLEAR OPENABLE WIDTH OF 20" AND CLEAR OPENABLE HEIGHT OF 24", WHEN APPROPRIATE HARDWARE IS SPECIFIED.



## HAMPTON HILL ARCHITECTURE

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MIN W. KIL  
Registered Architect: NJ LIC 21 AJ 019885300

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## PROPOSED 4 STORY NEW FOUR FAMILY DWELLING

ADDRESS:  
145 BERGEN AVENUE  
JERSEY CITY,  
NEW JERSEY

BLOCK: 18402  
LOT: 36

REVISIONS:

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CHKD BY: MK  
ISSUE DATE: 07.13.2020  
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SHEET TITLE:  
WINDOW DETAILS, SCHEDULES  
& BUILDING NOTES

SHEET No. A-7