# 226 BAY STREET JERSEY CITY, NJ

BLOCK: 11403 LOT: 25
PROPOSED 4-STORY MULTI-FAMILY BUILDING
W/ 4 DWELLING UNITS

## ZONING & BUILDING DATA

### USE GROUP CLASSIFICATION

MIXED-USE BUILDING: R-2 MULTI-FAMILY RESIDENTIAL (1ST - 4TH FLOORS)

### CONSTRUCTION CLASSIFICATION

*(IBC SECTION 602.2)*
TYPE 5A: PROTECTED COMBUSTIBLE (1ST - 4TH FLOORS) - USE GROUP R

PLANNING AMENDMENT 12.11.20

### GENERAL BUILDING AREA

| | NET | GROSS | FL. TO CEILING. HT. |
|---|---|---|---|
| FIRST FLOOR | 1,165 SF | 1,872 SF | 9'-0" (CLG.) |
| SECOND FLOOR | 1,475 SF | 1,942 SF | 9'-0" (CLG.) |
| THIRD FLOOR | 1,475 SF | 1,942 SF | 9'-0" (CLG.) |
| FOURTH FLOOR | 1,475 SF | 1,942 SF | 9'-0" (CLG.) |
| TOTAL | 5,588 SF | 7,424 SF | |

### MEANS OF EGRESS

| BUILDING OCCUPANT LOAD | OCCUPANT LOAD |
|---|---|
| RESIDENTIAL (7,698 SF GROSS/200 SF (table 1004.1.2) | 38.49 |
| ASSEMBLY (1,104 SF GROSS/15 SF (table 1004.1.2) | 73.60 |
| TOTAL OCCUPANT LOAD: | 112.09 |

OCCUPANCY PER FLOOR

| | |
|---|---|
| 1ST FLOOR - RESIDENTIAL (1,872 SF GROSS/200 SF) | 9.36 PER FLOOR |
| 2ND FLOOR - RESIDENTIAL (1,942 SF GROSS/200 SF) | 9.71 PER FLOOR |
| 3RD FLOOR - RESIDENTIAL (1,942 SF GROSS/200 SF) | 9.71 PER FLOOR |
| 4TH FLOOR - RESIDENTIAL (1,942 SF GROSS/200 SF) | 9.71 PER FLOOR |
| ROOF DECK - ASSEMBLY (1,104 SF GROSS/15 SF) | 73.60 PER FLOOR |

| | REQUIRED | PROVIDED |
|---|---|---|
| NUMBER OF EXITS PER FLOOR (TABLE 1006.3.2(1)) | | |
| ALL FLOORS | 1 | 1 |
| LENGTH OF EXIT ACCESS TRAVEL (TABLE 1006.3.2(1)) | | |
| ALL FLOORS W/ SPRINKLER SYSTEM (903.3.1.1) | 125' MAXIMUM | 45' -3" MAX. |
| MINIMUM CORRIDOR WIDTH (TABLE 1020.2) | | |
| ALL FLOORS | 44" | MIN. 44" |
| MINIMUM STAIRWAY WIDTH (SECTION 1011.2) | | |
| ALL STAIRS | 44" | MIN. 44" |
| MINIMUM WIDTH OF EGRESS DOORS (SECTION 1010.1.1) | | |
| | 32" CLEAR | 36" CLEAR |

### INTERIOR ENVIRONMENT (DWELLING UNITS)

| | REQUIRED | PROVIDED |
|---|---|---|
| CEILING HEIGHTS (ALL SPACES) | 7'-6" MIN. | 9'-0" |
| SOUND TRANSMISSION CONTROL | | |
| UNIT SEPARATIONS - FLOORS/CEILINGS | 50 STC MIN. (45 IF FIELD TESTED) | STC 54 |
| UNIT SEPARATIONS - WALLS | 50 STC MIN. (45 IF FIELD TESTED) | STC 50 |
| STRUCTURE BORNE SOUND | | |
| UNIT SEPARATIONS - FLOORS/CEILINGS | 50 IIC MIN. (45 IF FIELD TESTED) | IIC 51 |

### GENERAL BUILDING DATA

BLOCK: 11403 LOT: 25
ZONING DISTRICT: R-2: MULTI-FAMILY ATTACHED HOUSING ( 4 STORY OR LESS)
PROPOSED WORK: PROPOSED 4-STORY MULTI-FAMILY BUILDING
W/ 4 DWELLING UNITS
PROPOSED PRINCIPAL USE: RESIDENTIAL
FIRE SPRINKLER: YES (AS PER SEC. 903.3.1.2)

### FIRE PROTECTION SYSTEM

1. SUPERVISED AUTOMATIC SPRINKLER SYSTEM TO BE INSTALLED PER SECTION 903.1.2. NFPA 13R.
2. CLASS I STANDPIPE REQUIRED (PER SECTION 905.3.1(1) AND PROVIDED.
3. FIRE DEPT. SIAMESE CONNECTION (LOCATED PER LOCAL OFFICIAL) PROVIDED.
4. ANNUNCIATOR AND REMOTE ANNUNCIATOR PANELS PROVIDED.
5. FIRE STOP @ CONCEALED SPACES AND PENETRATIONS
6. INTERCONNECTED SMOKE/CARBON MONOXIDE DETECTORS W/ BATTERY BACKUP LOCATED IN EACH BEDROOM, DIRECTLY OUTSIDE SLEEPING AREAS WITHIN 10' OF BEDROOM DOORS
7. TAMPER AND FLOW SWITCHES PROVIDED.
8. MANUAL PULL STATIONS PROVIDED.
9. AUDIBLE AND VISUAL ALARM INDICATING DEVICES SHALL BE CONNECTED TO WATER SPRINKLER SYSTEM
10. SPRINKLER SYSTEM SHALL BE TESTED AND MAINTAINED PER THE INTERNATIONAL FIRE CODE
11. FIRE PROTECTION SUBCONTRACTOR SHALL PREPARE SPRINKLER AND FIRE PROTECTION WATER SERVICE SHOP DRAWINGS ALONG WITH HYDRAULIC CALCULATIONS PREPARED BY N.J. LICENSED ENGINEER. SUBMIT TO ARCHITECT FOR APPROVAL.
12. FIRE PROTECTION CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING FIRE PROTECTION PERMIT AND ALL REQUIRED INSPECTIONS OF THE WORK. PROVIDE OWNER W/ COPIES OF ALL PERMITS AND APPROVALS.

### FIRE RESISTANCE RATINGS OF BUILDING ELEMENTS

*IBC TABLE 601*

| FIRE RESISTANCE RATINGS OF STRUCTURAL ELEMENTS IN HOURS (TABLE 601) | 1ST-5TH FL.- TYPE 5A |
|---|---|
| STRUCTURAL FRAME | |
| INCLUDING COLUMNS, GIRDERS & TRUSSES | 1 HR. |
| BEARING WALLS | |
| EXTERIOR WALLS | 1 HR. |
| INTERIOR WALLS | 1 HR. |
| NONBEARING WALLS & PARTITIONS | |
| EXTERIOR WALLS | 0 HR. |
| INTERIOR WALLS | 0 HR. |
| FLOOR CONSTRUCTION | |
| INCLUDING SUPPORTING BEAMS & JOISTS | 1 HR. |
| ROOF CONSTRUCTION | |
| INCLUDING SUPPORTING BEAMS & JOISTS | 1 HR. |
| FIRE PARTITIONS (SECTION 709) | |
| EXIT ACCESS CORRIDORS | 1 HR. |
| DWELLING UNIT/ TENANT SEPARATIONS | 1 HR. |
| OCCUPANCY SEPARATION (SECTION 509.2) | |

### ZONING COMPARISON CHART

R-2: MULTI-FAMILY ATTACHED HOUSING ( 4 STORY OR LESS)

| ITEM | REQ. | EXISTING | PROPOSED | VARIANCE |
|---|---|---|---|---|
| — PRINCIPAL USE | SEE BELOW NOTE 1* | TWO FAMILY RESIDENTIAL | MULTI-FAMILY RESIDENTIAL | NO |
| — MIN. LOT SIZE | 2,500 SF | 2,500 SF | NO CHANGE | NO |
| — MIN. LOT WIDTH | 25 FT. MIN | 25 FT. | NO CHANGE | NO |
| — MIN. LOT DEPTH | 100 FT. MIN | 100 FT. | NO CHANGE | NO |
| — FRONT YARD SETBACK | PREDOMINANT SETBACK SHALL APPLY | 5.3 FT. | 0 FT. | NO |
| — MIN. SIDE YARD | 0 FT. MIN. | 0 FT./ 2.9 FT. | 0 FT. | NO |
| — MIN. REAR YARD | 30 FT. MIN. | 57.8 FT. | 22.0 FT. | YES |
| — MAX. BLDG. HEIGHT | 4 STORIES 40 FT. MAX. | 2 STORIES 25' FT. APPROX. | 4 STORIES 42'-3 3/4" FT. | NO YES |
| — MAX. LOT COVERAGE | 80% | 79.4% | 80% | NO |
| — MAX. BLDG. COVERAGE | 60% | 28.9% | 78% | YES |
| — MAX. DENSITY | 55 DWELLING UNITS PER ACRE | 35 D.U. PER ACRE | 70 D.U. PER ACRE | YES |
| — OFF STREET PARKING | ONE SPACE PER UNIT | 0 SPACES | 0 SPACES | YES |

*NOTE 1: TOWNHOUSES, HOUSES OF WORSHIP, PARKS AND PLAYGROUNDS, ESSENTIAL SERVICES, SCHOOLS, GOVERNMENTAL USES, CONVERSIONS OF FIRST FLOOR COMMERCIAL TO A RESIDENTIAL UNIT, ASSISTED LIVING RESIDENCES, NURSING HOMES, SENIOR HOUSING, PUBLIC UTILITIES

### DESIGN LOADS

APARTMENTS: LL 40 PSF
DL 15 PSF
CORRIDORS: LL 100 PSF
DL 10 PSF
ROOFS: LL 25 PSF
DL 30 PSF
WIND LOAD: BASIC WINDSPEED 100 MPH
SEISMIC LOADING: A $=_{V}$ 0.12

- MOMENT RESISTING AND BRACED STEEL FRAME
- SEISMIC PERFORMANCE CATEGORY E

### APPLICABLE CODES

2018 REHABILITATION SUBCODE (NJAC 5:23-6)
NJUCC, Subchapter 6
2018 International Building Code - New Jersey Edition
2018 International Mechanical Code
2018 International Fuel Gas Code
2018 Energy Code Version of ASHRAE 90.1-2007
2018 National Standard Plumbing Code
2017 National Electrical Code
2018 IBC/NFPA
2018 International Fire Code ASME A17.1 Section 2.27

### UNIT BREAKDOWN

PLANNING AMENDMENT 12.11.20

FIRST FLOOR:

| UNIT | AREA | BED | BATH |
|---|---|---|---|
| #1 | 1,094 sf | 2/DEN | 2.0 |

SECOND FLOOR:

| UNIT | AREA | BED | BATH |
|---|---|---|---|
| #2 | 1,475 sf | 3 | 2.5 |

THIRD FLOOR:

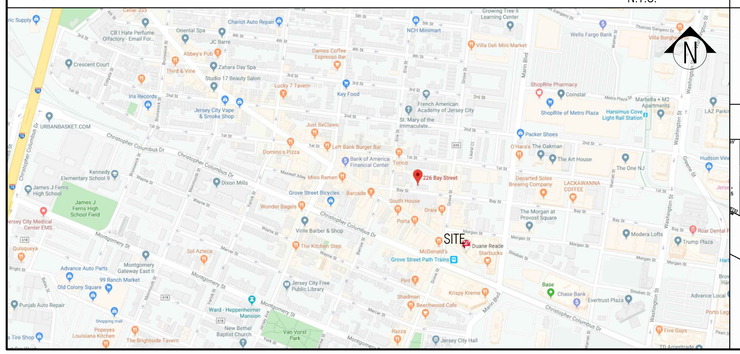
| UNIT | AREA | BED | BATH |
|---|---|---|---|
| #3 | 1,475 sf | 3 | 2.5 |

FOURTH FLOOR:

| UNIT | AREA | BED | BATH |
|---|---|---|---|
| #4 | 1,475 sf | 3 | 2.5 |

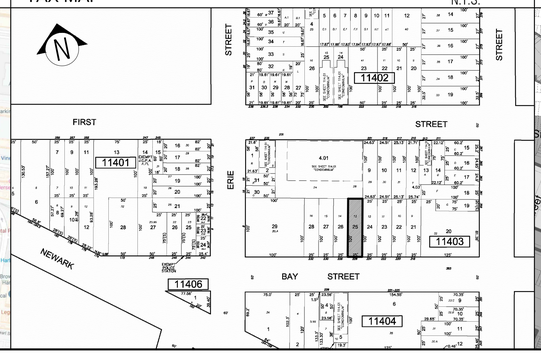
### VICINITY MAP

N.T.S.



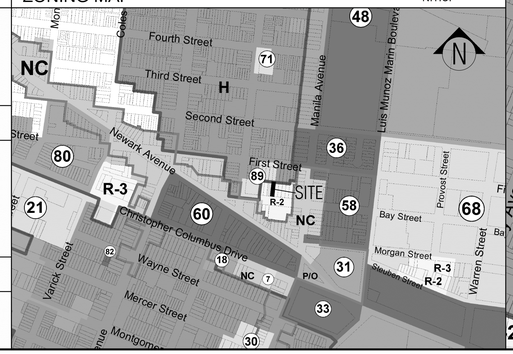

### TAX MAP

N.T.S.




### ZONING MAP

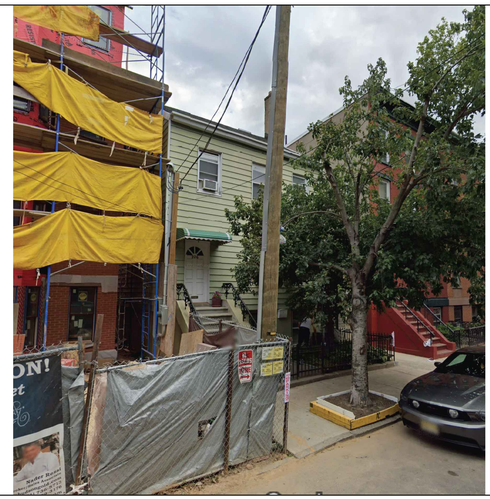
N.T.S.




## DRAWING LIST



### CURRENT SITE STREET VIEW



### ZONING MAP W/ 200'/1000' RADIUS BOUNDARY

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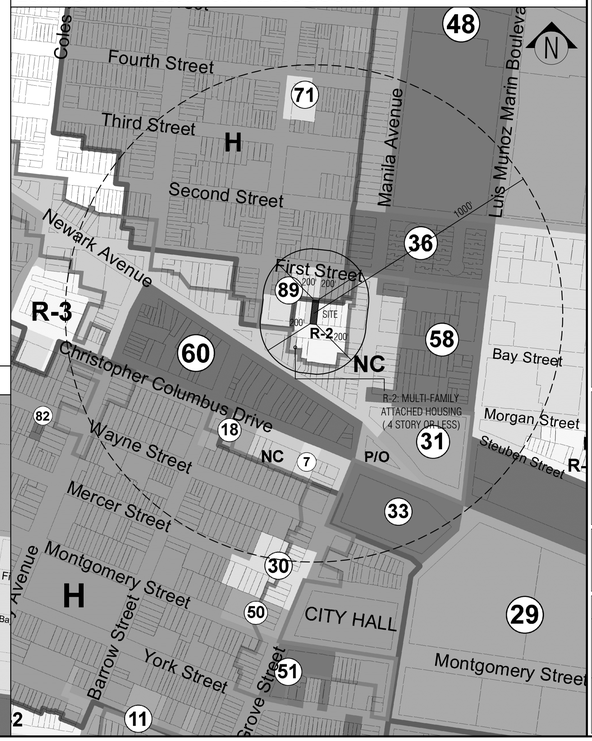




**HAMPTON HILL ARCHITECTURE**

87 Williams Avenue
Jersey City, NJ 07304
201.918.6842. TEL

mnaval2@comcast.net
bob.a@hamptonhillnj.com
minwkil@msn.com


SEAL:

MIN W. KIL
Registered Architect: NJ LIC 21 AI 01985300



CONSULTANT:

PROPOSED
4-STORY
MULTI-FAMILY
BUILDING W/
4 DWELLING
UNITS

BLOCK: 11403
LOT: 25

ADDRESS:
226 BAY STREET
JERSEY CITY, NEW JERSEY

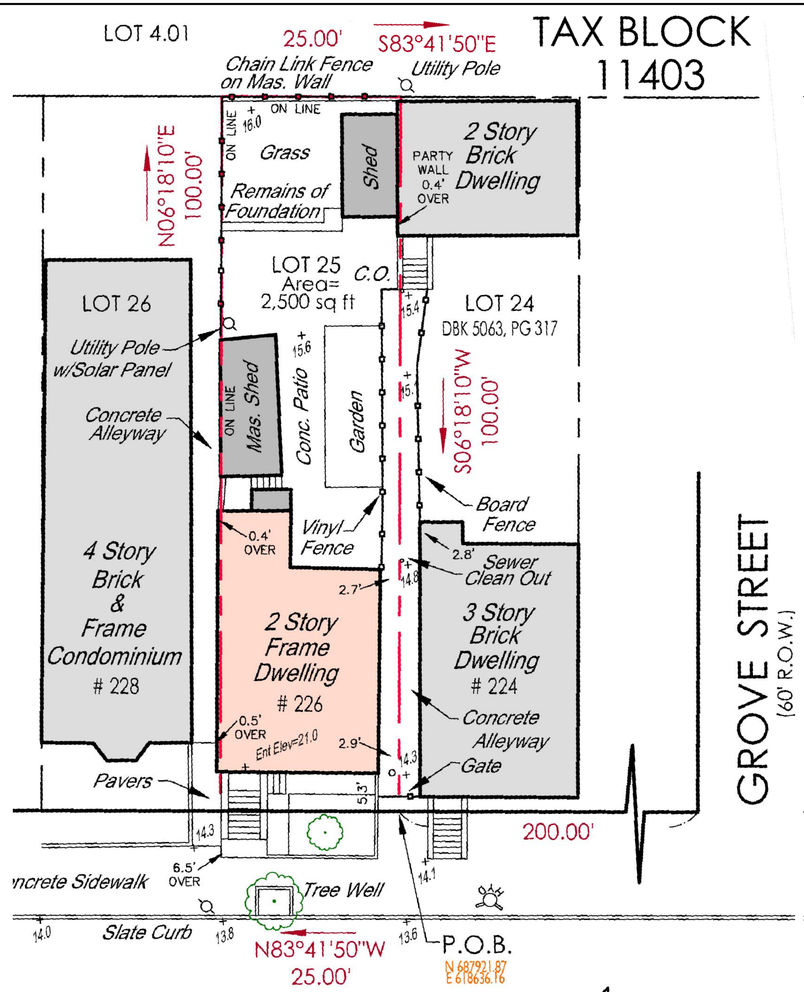
REVISIONS:

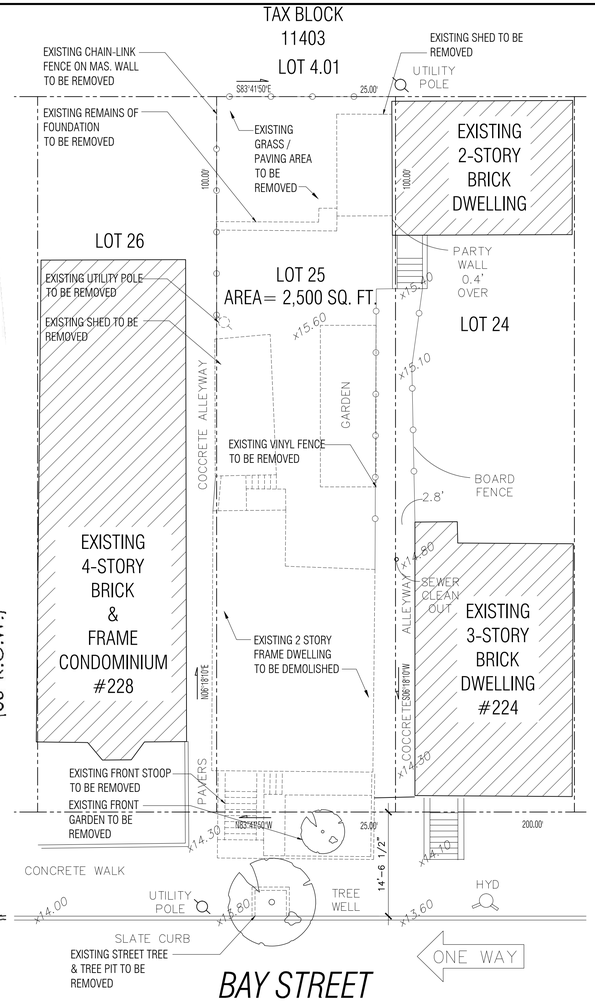
| | |
|---|---|
| ZONING REVIEW | 01.08.20 |
| FRONT ELEVATION UPDATES | 04.09.20 |
| PLANNING REVIEW | 05.30.20 |
| PLANNING REVIEW | 06.12.20 |
| PLANNING AMENDMENT | 12.11.20 |

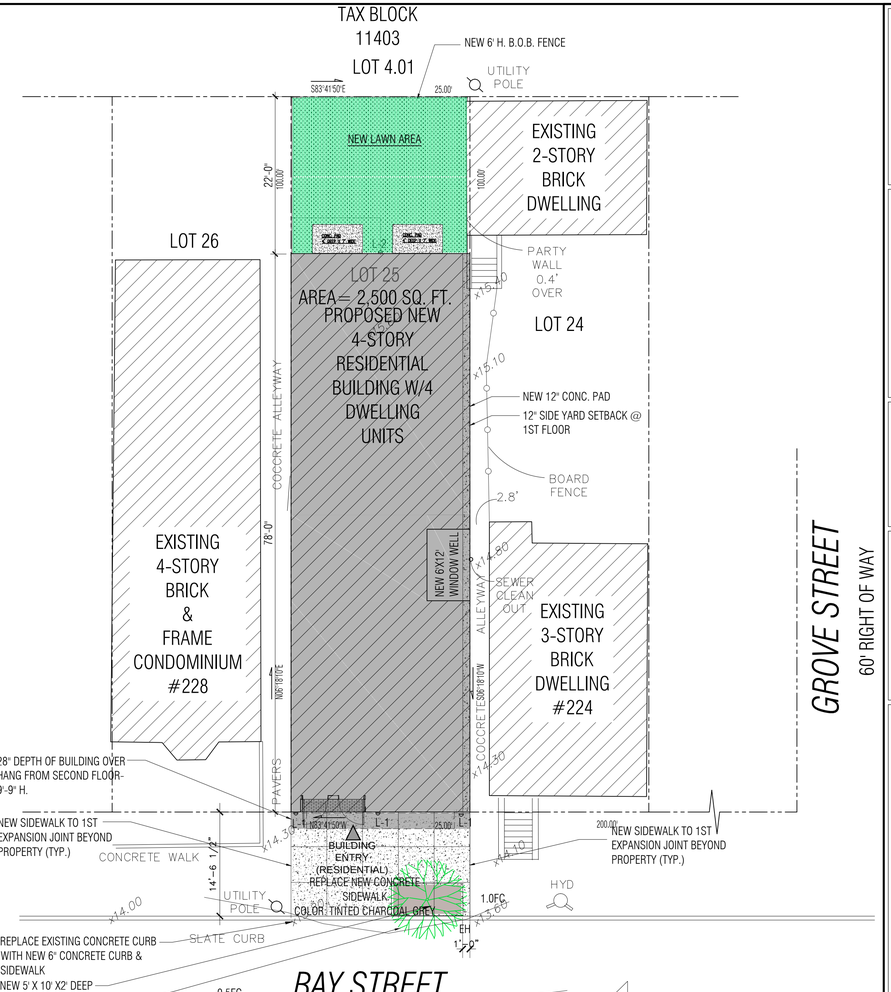
| | |
|---|---|
| DRAWN BY: | MK |
| CHKD BY: | MK |
| ISSUE DATE: | 10.21.19 |
| PROJECT NO: | 19067 |

SHEET TITLE:
TITLE SHEET

SHEET No.
T-100




1 EXISTING SITE PLAN
SCALE: 1"=10'-0"

GRAPHIC SCALE 0 5 10 15 30

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

GRAPHIC SCALE 0 5 10 15 30

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

GRAPHIC SCALE 0 5 10 15 30

FIRST SIGHT SURVEYING LLC
10 NORTH FIFTH STREET
PARK RIDGE, NJ 07656
P 201-505-8905
www.firstsightsurveying.com

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.
14) ALL DEMOLITION MATERIAL AND DEBRIS AND ALL ITEMS REMOVED FROM THE PROPERTY AND THE ADJACENT PUBLIC AREAS, SHALL BE DISPOSED OUTSIDE THE CITY LIMITS OF JERSEY CITY IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY'S ENVIRONMENTAL COMMISSION AND IN ACCORDANCE WITH THE REGULATIONS AND LAWS OF THE NJDEP.

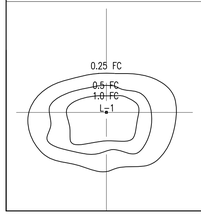
LEGEND:

- EXIST. FIRE HYDROGEN
- x100.00 EXIST. SPOT ELEVATION
- U.pole gv EXIST. LIGHT / UTILITY POLE
- gv EXIST. GAS VALVE
- S EXIST. MANHOLE
- wv EXIST. WATER VALVE
- sign EXIST. SIGN
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXIST. CONCRETE CURB
- EDGE OF PAVEMENT
- ELECTRIC CONDUIT
- GAS MAIN
- SEWER MAIN
- WATER MAIN
- 199.20 / 198.90 TOP OF EXIST. CURB / BOTTOM OF EXIST. CURB
- r:100.00 / i:95.50 EXIST. RIM ELEVATION / EXIST. INVERT ELEVATION
- EXIST. CHAIN LINK & IRON FENCE
- EXIST. TREE TO REMAIN

LIGHTING SCHEDULE

| KEY | QTY. | DESCRIPTION | COMMENTS |
|---|---|---|---|
| L-1 | 3 | VISA LIGHT COLANNADE OW1044 OR EQUIVALENT CAPACITY SELECTED BY OWNER | 1. SEE ELEVATIONS FOR FIXTURE HEIGHTS<br>2. ISOLUX CONTOURS OBTAINED THROUGH AGI LIGHTING SOFTWARE AND MANUFACTURERS SPECIFICATIONS<br>3. INSTALLATION OF LIGHT SHIELD NECESSARY WHERE LIGHT OVERLAPS ABUTTING PROPERTY. |

LIGHTING ISOLUX CONTOURS

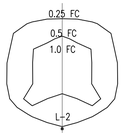



DIMENSIONS

DIA./WIDTH: 7-1/4"
HEIGHT: 16"
EXTENDS MAX. : 9'-0"

| KEY | QTY. | DESCRIPTION | COMMENTS |
|---|---|---|---|
| L-2 | 2 | OUTDOOR WALL MOUNTED LAMP, 42 W MAX. 7'-0" ABOVE LANDINGS OR EQUIVALENT CAPACITY SELECTED BY OWNER | WALLPACK, COMPACT, ZERO UPLIGHT, 42W CFL, 120/277V, WHITE, WITH LAMP/BRONZE FINISH CAST ALUMINUM W/ MOTION CONTROLLED UNIT |

LIGHTING ISOLUX CONTOURS



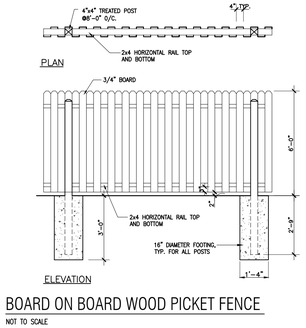

DIMENSIONS

DIA./WIDTH: 11.75"
HEIGHT: 9.5"
EXTENDS MAX. : 9.5"

| KEY | QTY. | DESCRIPTION | COMMENTS |
|---|---|---|---|
| L-3 | 4 | FIRE RATED GARAGE RECESSED CEILING MOUNTED LAMP, 100 W MAX. OR EQUIVALENT CAPACITY SELECTED BY OWNER | HUBBELL - SOFFITIER ST-P10-HLAS-DA-Q2-WH-F1/ METAL HALIDE/ WHITE FINISH CAST ALUMINUM |

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 FIRST SIGHT 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.




BOARD ON BOARD WOOD PICKET FENCE
NOT TO SCALE

HAMPTON HILL ARCHITECTURE
87 Williams Avenue
Jersey City, NJ 07304
201.918.6842. TEL
mnaval2@comcast.net
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minwkil@msn.com

SEAL:

MIN W. KIL
Registered Architect: NJ LIC 21 AI 01985300



CONSULTANT:

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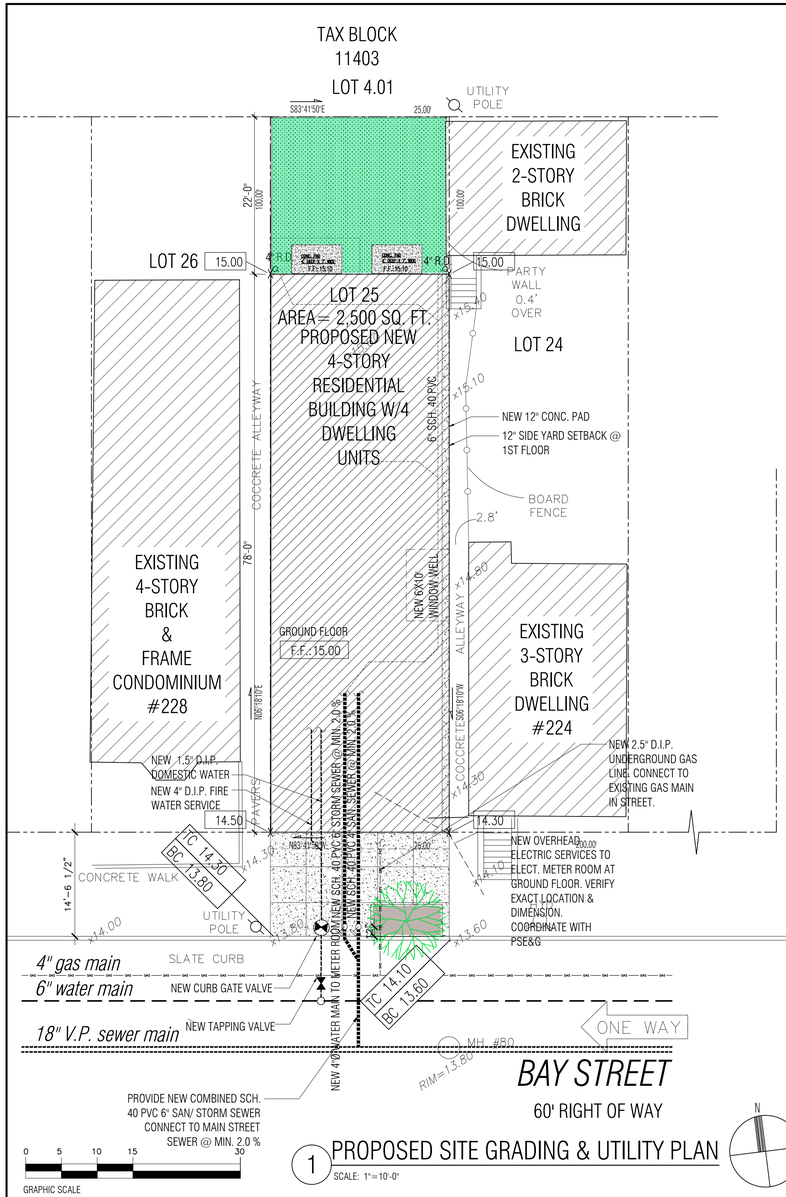
| | |
|---|---|
| DRAWN BY: | MK |
| CHKD BY: | MK |
| ISSUE DATE: | 10.21.19 |
| PROJECT NO: | 19067 |

SHEET TITLE:
EXISTING SITE PLAN,
PROPOSED SITE PLAN

SHEET No.
S-100




1 PROPOSED SITE GRADING & UTILITY PLAN

SCALE: 1"=10'-0"

GROVE STREET

60' RIGHT OF WAY

# 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/UTILTIY 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 TELEVISED 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-WYE 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 S-110.
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.

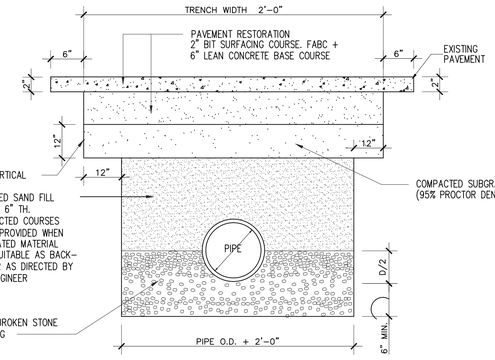
   REFER TO THE JCMUA'S STANDARD DETAIL FOR MANHOLE FRAMES AND COVERS.
   → THIS DOES NOT APPLY TO THIS APPLICATION.
10. STORM INLETS WHICH ARE CONNECTED DIRECTLY TO JCMUA COMBINED SEWERS MUST BE FURNISHED WITH A SUMP AND TRAP AS PER JCMUA STANDARD DETAILS.
    → THIS DOES NOT APPLY TO THIS APPLICATION.
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 COMPILES WITH ALL REGULATIONS OF OTHER PUBLIC AGENCIES HAVING JURISDICTION.

## UTILITY NOTES:

1. BUILDING IS TO HAVE SEPARATE WATER, SEWER, GAS AND ELECTRICAL SERVICE CONNECTIONS.
2. GAS AND ELECTRIC METERS ARE TO BE LOCATED AT METER ROOMS, WHERE INDICATED ON THE DRAWINGS.
3. PROVIDE NEW PVC SANITARY SEWER LATERAL CONNECTIONS FROM MAIN BUILDING TO SEWERS AS SHOWN ON DWGS. COORDINATE STREET OPENINGS, LATERAL CONNECTION LOCATIONS AND METHOD OF CONNECTING TO EXISTING SEWER WITH LOCAL SEWER DEPARTMENT REPRESENTATIVES.
4. PROVIDE CLEANOUTS WITH FLUSH ACCESSIBLE COVERS AT GRADE FOR ALL CHANGES IN DIRECTION OF SEWER LATERALS.
6. CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL SERVICE CONNECTION PERMITS AND APPROVALS, AND ALL STREET OPENING PERMITS.
7. SEWER LATERAL PIPING IS TO BE SCH. 40 PVC PIPE WITHIN THE R.O.W. AND STANDARD WEIGHT CAST IRON PIPING IN THE CITY R.O.W. PROVIDE FERNCO TRANSITION COUPLINGS BETWEEN MATERIALS.
8. UNITED WATER IS RESPONSIBLE FROM TAP AT MAIN TO CURB IN CITY STREET.

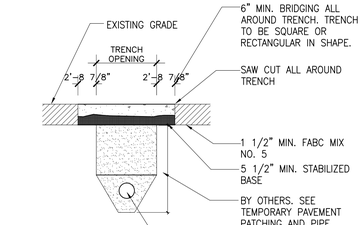



PIPE INSTALLATION & PAVEMENT RESTORATION

NOT TO SCALE

NOTE

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



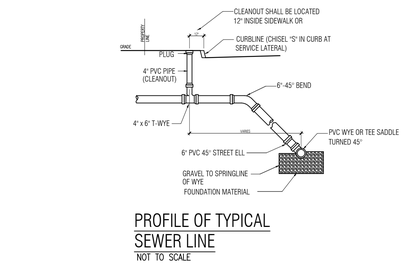

NOTE:

ALL PAVEMENT THICKNESS ARE MIN. WHEN, IN THE OPINION OF THE CITY ENGINEER, SETTLEMENT IN THE PAVEMENT OPENING HAS CEASED, PERMISSION SHALL BE GRANTED FOR PERMANENT PAVEMENT REPAIR. PERMANENT PAVEMENT REPAIR SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO:

A. SAW CUT 6" OUTSIDE THE EXIST. OPENING EDGE
B. CAREFUL REMOVAL OF 7" OF EXISTING MATERIAL
C. THOROUGH COMPACTION OF ANY STONE SUBBASE WHICH MAY HAVE BEEN DISTURBED
D. INSTALLATION OF MIN. OF 7" OF BITUMINOUS MATERIAL AS SHOWN ABOVE.
E. PAVEMENT SPECIFICATIONS SHALL COMPLY WITH NJAC 5:21. (NJ RESIDENTIAL SITE IMPROVEMENT STANDARDS)

PERMANENT PAVEMENT REPAIR

NOT TO SCALE

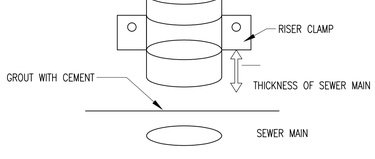



TYPICAL CONNECTION TO PVC SEWER DETAIL

NOT TO SCALE

PROFILE OF TYPICAL SEWER LINE

NOT TO SCALE

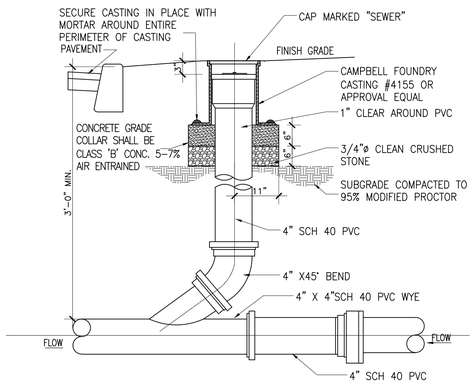



NOTES:

1) 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.
2) 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:
1. MAXIMUM DISTANCE BETWEEN CLEANOUTS IS 50'-0".
2. INSTALL C.O AS INDICATED ON PLAN

NEW 4"Ø STORM / SANITARY SEWER LATERAL & CLEANOUT

NOT TO SCALE

## SEWER CALCULATION:

ESTIMATED SEWER FLOW -

| | | |
|---|---|---|
| (11) BATHGROUPS | @ 3.0 DFUs | = 33.0 DFUs |
| (4) KITCHEN GROUPS | @ 3.0 DFUs | = 12.0 DFUs |
| (4) SINK | @ 2.0 DFUs | = 8.0 DFUs |
| (4) LAUNDRY UNITS | @ 3.0 DFUs | = 12.0 DFUs |
| TOTAL | | 65.0 DFUs |

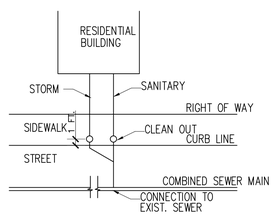
PER 2015 NSPC 11.4 AND 11.5:
4"Ø @ 1/8" MIN. SLOPE = 180 DFUs MAX.
>>> THUS NEW 4"Ø LATERAL OK (VERIFY EXISTING IN FIELD)

## WATER CALCULATIONS:

ESTIMATED DOMESTIC WATER USE -

| | | |
|---|---|---|
| (11) BATHGROUPS | @ 3.5 WSFUs | = 38.5 WSFUs |
| (4) KITCHEN GROUPS | @ 1.5 WSFUs | = 6.0 WSFUs |
| (4) LAUNDRY UNITS | @ 3.0 WSUs | = 12.0 WSFUs |
| (1) HOSE BIBBS | @ 2.5 WSFU'S | = 2.5 WSFU's |
| (2) ADDITIONAL HOSE BIBBS | @ 1.0 WSFU'S | = 2.0 WSFU's |
| TOTAL | | 61.5 WSFUs |

PER 2015 NSPC APPENDIX B:
1 1/2"Ø COPPER PIPE @ 8FPS = 96.0 WSFUs MAX.
>>> THUS MIN. 1 1/2"Ø SERVICE OK (VERIFY EXISTING IN FIELD)




NOTES:
THE PROPOSED 6" PVC STORM LATERAL IS TO BE CONNECTED THE 4" PVC SANITARY LATERAL IMMEDIATELY DOWNSTREAM OF THE CURB USING A 45 DEGREE ELBOW AND WYE FITTING.

SEWER CONNECTION DETAIL FOR RESIDENTIAL DWELLING

NOT TO SCALE

LEGEND:

| | |
|---|---|
| x100.00 | EXIST. SPOT ELEVATION |
| U.pole | EXIST. LIGHT / UTILITY POLE |
| gv | EXIST. GAS VALVE |
| S | EXIST. MANHOLE |
| WV | EXIST. WATER VALVE |
| sign | EXIST. SIGN |
| | PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| | EXIST. CONCRETE CURB |
| | EDGE OF PAVEMENT |
| | ELECTRIC CONDUIT |
| | GAS MAIN |
| | SEWER MAIN |
| | WATER MAIN |
| 100.00 / x99.50 | TOP OF EXIST. CURB / BOTTOM OF EXIST. CURB |
| r:100.00 / i:95.50 | EXIST. RIM ELEVATION / EXIST. INVERT ELEVATION |
| | EXIST. CHAIN LINK & IRON FENCE |
| R. 100.00 | EXISTING RIM ELEVATION |
| I. 98.10 | EXISTING INVERT ELEVATION |
| TC 100.98 | TOP OF NEW CURB ELEVATION |
| BC 100.48 | BOTTOM OF NEW CURB ELEVATION |
| TW 100.98 | NEW TOP OF WALL |
| X 100.00 | NEW SPOT ELEVATION |
| | NEW MANHOLE |


HAMPTON HILL ARCHITECTURE

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Jersey City, NJ 07304
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mnaval2@comcast.net
bob.a@hamptonhilljcj.com
minwkil@msn.com

SEAL:

MIN W. KIL
Registered Architect: NJ LIC 21 AI 01985300




CONSULTANT:

PROPOSED 4-STORY MULTI-FAMILY BUILDING W/ 4 DWELLING UNITS

BLOCK: 11403
LOT: 25

ADDRESS:
226 BAY STREET
JERSEY CITY, NEW JERSEY

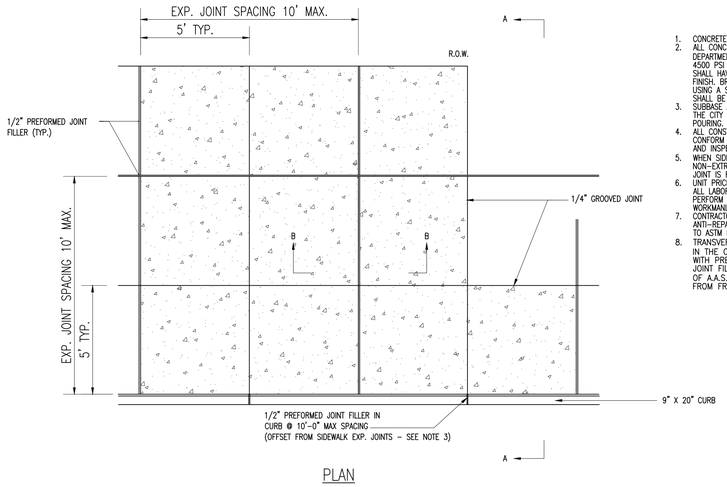
REVISIONS:

| | |
|---|---|
| ZONING REVIEW | 01.08.20 |
| FRONT ELEVATION UPDATES | 04.09.20 |
| PLANNING REVIEW | 05.30.20 |
| PLANNING REVIEW | 06.12.20 |

| | |
|---|---|
| DRAWN BY: | MK |
| CHKD BY: | MK |
| ISSUE DATE: | 10.21.19 |
| PROJECT NO: | 19067 |

SHEET TITLE:
UTILITY & GRADING SITE PLAN & DETAILS

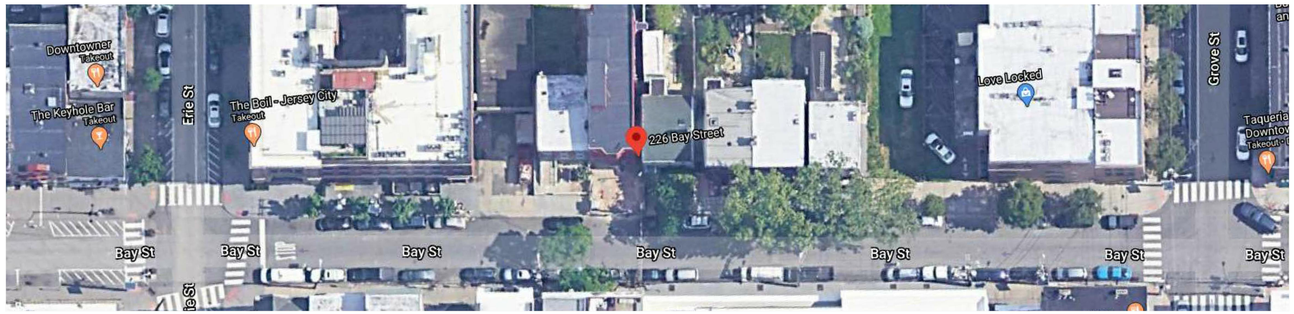
SHEET No.
S-110



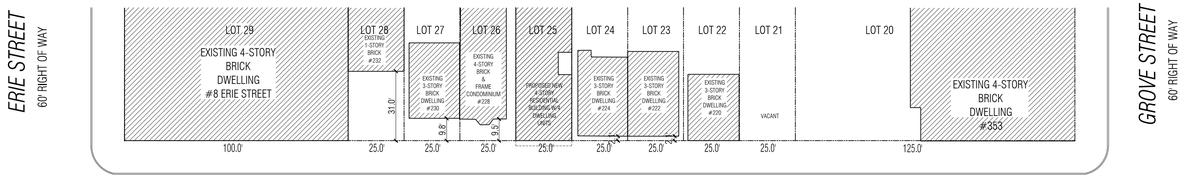

1. CONCRETE SHALL BE FRENCH GREY IN COLOR.
2. ALL CONCRETE SHALL CONFORM TO NJ STATE HIGHWAY DEPARTMENT SPECIFICATION CLASS "B" AIR-ENTRAINED, 4500 PSI MINIMUM AT 28 DAYS. ALL CONCRETE WORK SHALL HAVE A WOOD FLOAT AND TRANSVERSE BROOM FINISH. BROOMING SHALL BE DONE BEFORE INITIAL SET USING A STEEL OR BARN BROOM. ALL JOINTS AND EDGES SHALL BE TOOLED AND ROUND.
3. SUBBASE AND FORMWORK SHALL BE FIRM AND APPROVED BY THE CITY ENGINEER OR HIS REPRESENTATIVE PRIOR TO POURING.
4. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO NJ DOT 1983 STANDARDS, SPECIFICATIONS AND INSPECTIONS.
5. WHEN SIDEWALK ABUTS CURB OR SIDEWALK, A 1/2" THICK NON-EXTRUDABLE, FIBROUS BITUMASTIC EXPANSION JOINT IS REQUIRED
6. UNIT PRICES BID SHALL INCLUDE BUT ARE OT LIMITED TO ALL LABOR EQUIPTMENT, MATERIALS AND TOOLS TO PERFORM THE CONSTRUCTION, AS INDICATED ABOVE, IN A WORKMANLIKE MANNER.
7. CONTRACTOR SHALL PROVIDE, A CURING AND ANTI-REPALLING COMPOUND TO BE APPPLIED CONFORMING TO ASTM DESIGNATION C-309.
8. 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 A.A.S.H.T.O. SPEC. M-213, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

## TYPICAL CONCRETE SIDEWALK

NTS

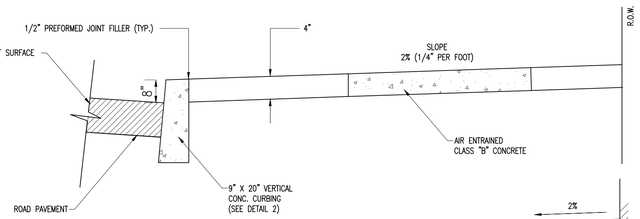


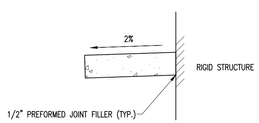

## EXISTING AERIAL STREET VIEW




## 1 PROPOSED STREET FRONT YARD SETBACK DIGRAM

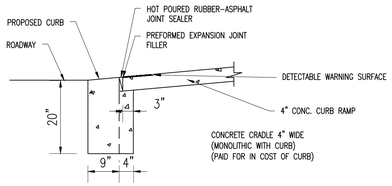
SCALE: 1/32" = 1'-0"


## SECTION A-A

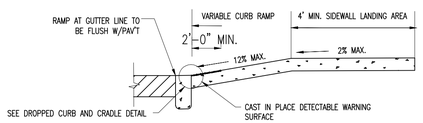
NTS




SPECIAL NOTE: IN LIEU OF THE ABOVE DETAIL, CURB AND SIDEWALK RAMP MAY BE POURED MONOLITHICALLY AS APPROVED BY THE ENGINEER.

## DETAIL OF DROPPED CURB & CRADLE

NTS



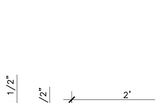

## SECTION THROUGH RAMP

NTS


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

## 2' REPAIR STRIP FRONTING ON NEW CURBS

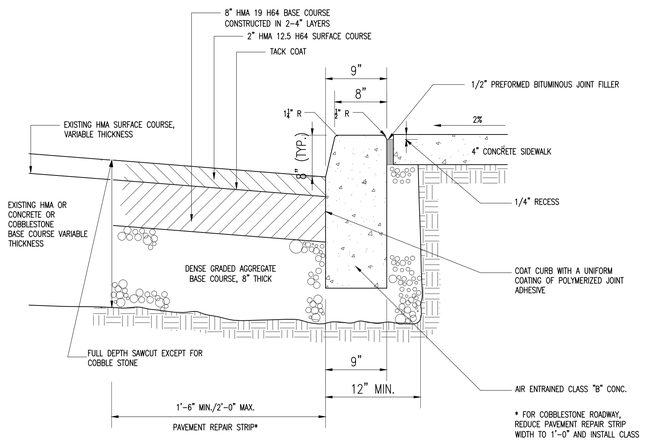
NOT TO SCALE




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

## 2' REPAIR STRIP FRONTING ON ALL NEW CURBS U.O.N.

NOT TO SCALE

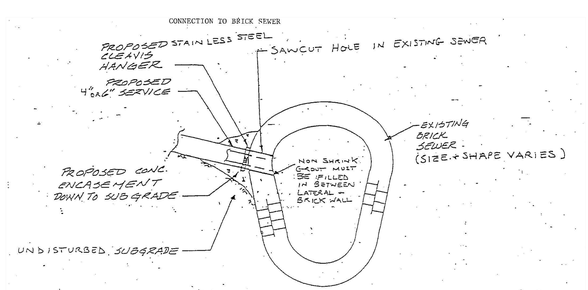



* FOR COBBLESTONE ROADWAY, REDUCE PAVEMENT REPAIR STRIP WIDTH TO 1'-0" AND INSTALL CLASS B CONCRETE FILL IN LIEU OF HMA 19H64 BASE COURSE

DETAIL 2 - TYPICAL 9" X 20"

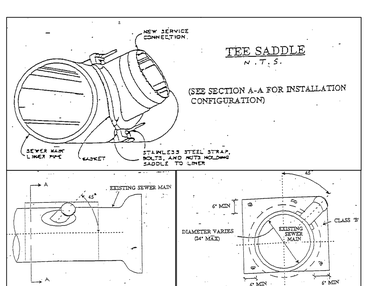
## VERTICAL CONCRETE CURBING/PAVEMENT REPAIR

NTS



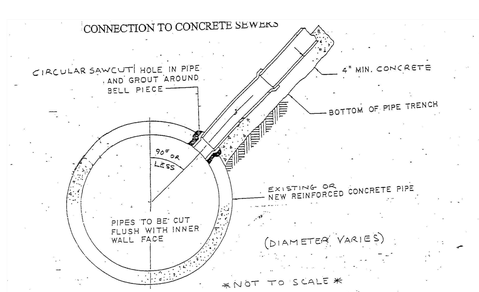

## TYPICAL CONNECTION TO CONCRETE BRICK SEWER DETAIL

NOT TO SCALE




## TYPICAL CONNECTION TO PVC, CLAY OR DUCTTILE SEWER DETAIL

NOT TO SCALE




## TYPICAL CONNECTION TO CONCRETE SEWER DETAIL

NOT TO SCALE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bob.a@hamptonhilljnj.com
minwkil@msn.com

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MIN W. KIL
Registered Architect: NJ LIC 21 AI 01985300




CONSULTANT:

PROPOSED 4-STORY MULTI-FAMILY BUILDING W/ 4 DWELLING UNITS

BLOCK: 11403
LOT: 25

ADDRESS:
226 BAY STREET
JERSEY CITY, NEW JERSEY

REVISIONS:

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| ZONING REVIEW | 01.08.20 |
| FRONT ELEVATION UPDATES | 04.09.20 |
| PLANNING REVIEW | 05.30.20 |
| PLANNING REVIEW | 06.12.20 |

| | |
|---|---|
| DRAWN BY: | MK |
| CHKD BY: | MK |
| ISSUE DATE: | 10.21.19 |
| PROJECT NO: | 19067 |

SHEET TITLE:
SITE DETAILS I

SHEET No.
S-200

# 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(5) 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 SUBMITTED 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 AWWA 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 VALVUES SHALL BE DOUBLE DISC GATE VALVES AND MEET AWWA 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 DCVP)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-CONNECTION 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 CONTAINMENT. 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 UNFLANGES 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 CONECTED 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

# SHAFT 3 PIECE VALVE BOXES

GENUINE BUFFALO STYLE CAST IRON

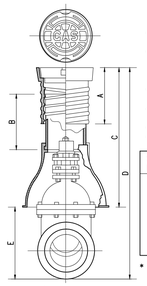



FIG. NO. 5001

-FIG. NO. 5001- 3 PIECE SCREW OR SLIDING TYPE ADJUSTABLE CAST IRON VALVE BOX

- The Top screws over the middle Setion to provide adjustment. The Middle Section locks into Base Section.
- Fig. No4909-A, No. 6 Base is the Standard Base and used in our Order Table below to determine lengths and price. Other Bases reflect a change in the length and price of complete Box. See page 9.
- Certain sizes can be furnished with Square Head Top Section (Fig. No. 5020). Please inquire.
- When ordering, please specify WATER or GAS on Cover. Other Lettering available at Extra Cost.
- Locking Curves are avaible at Extra Cost.
- Paving Adapters are available for these Boxes. Please inquire

TABLE FOR ORDERING

| SIZE NO. | EXTENSION RANGE–C | TOP SECTION NO. | TOP SECTION DIM. A | & COVER WEIGHT | MIDDLE SECTION NO. | MIDDLE SECTION DIM. B | MIDDLE SECTION WEIGHT | NO. 6 BASE WEIGHT | TOTAL WEIGHT |
|---|---|---|---|---|---|---|---|---|---|
| I 1 | 21–27 | 74 | 9 ½ | 58 ½ | 80 | 8 | 14 | 45 | 117 ½ |
| I | 27–39 | 75 | 15 ½ | 81 ½ | 81 | 14 | 25 | 45 | 151 ½ |
| J | 33–45 | 75 | 15 ½ | 81 ½ | 82 | 20 | 30 | 45 | 156 ½ |
| K | 39–51 | 75 | 15 ½ | 81 ½ | 83 | 26 ½ | 41 | 45 | 167 ½ |
| L | 39–60 | 76 | 26 | 111 | 83 | 26 ½ | 41 | 45 | 197 |
| M* | 60–72 | | | | | | | | |
| N* | 72–84 | | | | | | | | |

* The longest Box we manufacture is the "L" Valve Bow. For longer Boxes we will add Extentions Sections.
For Valve closer to surface, use No. 140 Base shown on page 9 and reduce length shown above by 6 inches.

FIG. NO. 5020-SQUARE HEAD TOP SECTION
Square Head Top Section for above Box only available in certain sizes. Please inquire.

FIG. NO. 5001-X-NO. 71 EXTENSION SECTION
–No.71 Extension Section foe above Box increases length up to 14 inches.
–Weight–36 pounds.

FIG. NO. 5050- VAVLE OPERATING KEY
–For operating 2" Square Nut. Shaft lengths made to order. Please inquire

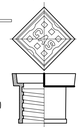


FIG. NO. 5050

TABLE FOR DETERMINING LENGTH BOX TO USE

| VALVE SIZE | BOTTOM BASE TO BOTTOM TRENCH DIM. E | TOP BASE USED | DEPTH OF TRENCH (DIMENSION D) 36" | 42" | 48" | 54" | 60" | 66" | 72" | 78" | 84" |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 8 | 4 | I I | I | J | K | L | L | M* | M* | O* |
| 4 | 13 1/2 | 6 | I | I | J | J | K | L | L | M* | M* |
| 6 | 15 | 6 | I | I | I | J | J | K | L | M* | M* |
| 8 | 19 | 6 | | I | I | J | J | K | L | L | M* |
| 10 | 24 | 6 | | | I | I | I | J | K | L | L |
| 12 | 31 | 160 | | | | I | I | I | J | K | L |
| 14 | 36 1/2 | 160 | | | | | I | I | I | J | K |
| 16 | 41 1/2 | –160 | | | | | | I | I | J | J |

* See Note above concerning longer Boxes.

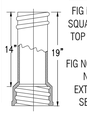
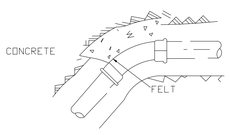



FIG NO 5020 SQUARE HEAD TOP SECTION

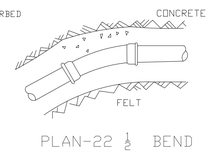
FIG NO. 5001-X NO. 71 EXTENSION SECTION

BINGHAM & TAYLOR
CULPER, VIRGINIA 703/825-8334

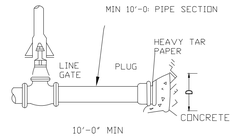
OPELIKA FOUNDRY
OPELIKA, ALABAMA OPELIKA QUALITY



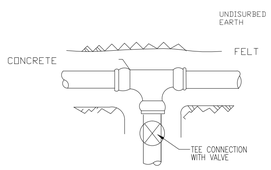

PLAN-45 BEND



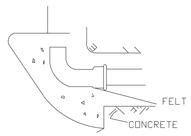

PLAN-22 ½ BEND



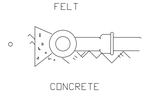

ELEVATIOON-PLUGGED PIPE



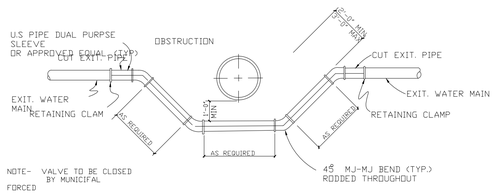

PLAN-TEE



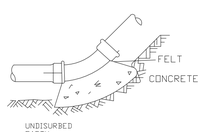

PLAN-90 BEND



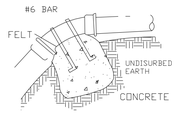

ELEVATION AT FITTINGS




WATER MAIN RELOCATION DETAIL



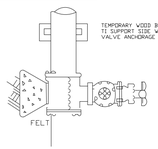

VERTICAL BEND

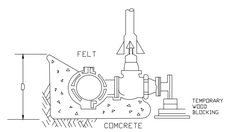



ELEVATION-VERTICAL BEND

NUMBER OF ¾" RODS REQUIRED

| PIPE SIZE INCHES | 12" AND LESS | 14" AND 16" | 18" AND 20" | 24" |
|---|---|---|---|---|
| NUMBER OF RODS | 2 | 4 | 6 | 8 |



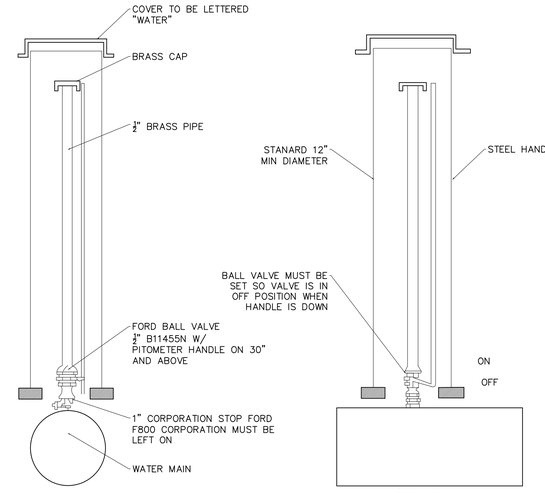




TAPPING SLEEVE AND TAPPING VALVE DETAIL

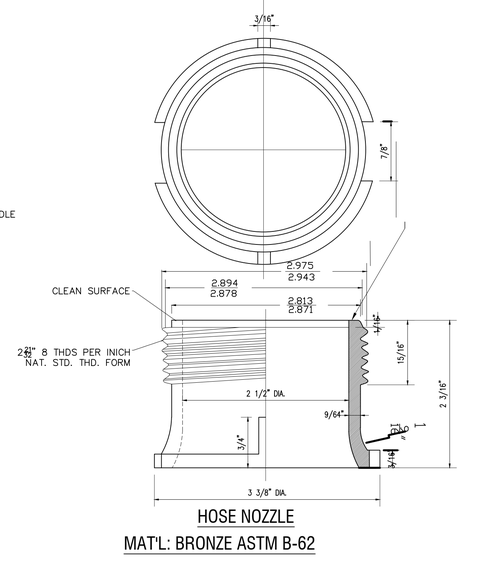
THRUST BLOCK SCHEDULE

| PIPE SIZE | TEE L | TEE D | 22 ½° BEND L | 22 ½° BEND D | 45° BEND L | 45° BEND D | 90° BEND L | 90° BEND D | W |
|---|---|---|---|---|---|---|---|---|---|
| 6" | 18" | 15" | 18" | 12" | 18" | 12" | 18" | 15" | 21" |
| 8" | 2'-0" | 18" | 18" | 12" | 18" | 12" | 2'-0" | 18" | 24" |
| 12" | 3'-0" | 2'-0" | 2'-0" | 12" | 2'-0" | 12" | 3'-0" | 2'-0" | 28" |
| 16" | 4'-0" | 2'-6" | 2'-0" | 12" | 2'-4" | 18" | 4'-0" | 2'-6" | 31" |
| 20" | 5'-3" | 3'-0" | 2'-0" | 18" | 3'-0" | 2'-0" | 5'-3" | 3'-0" | 33" |
| 24" | 7'-6" | 3'-0" | 3'-0" | 18" | 4'-0" | 2'-6" | 7'-6" | 3'-0" | 36" |

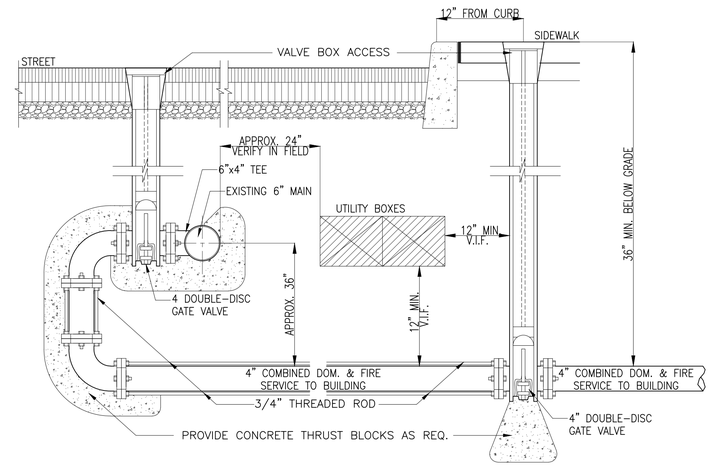
THRUST BLOCK DETAILS



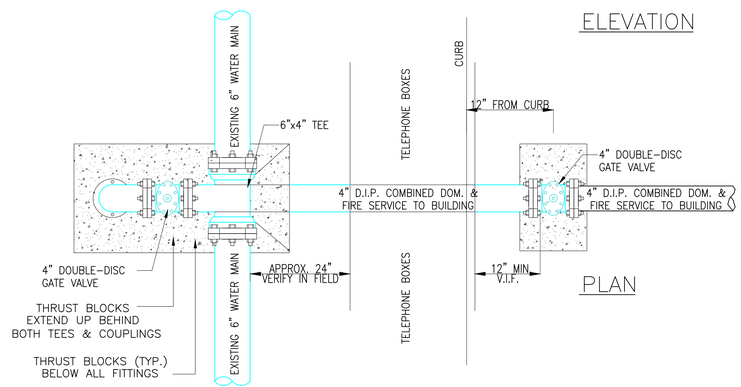

TYPICAL PITOMETER TAP




HOSE NOZZLE
MAT'L: BRONZE ASTM B-62




ELEVATION




PLAN

WATER SERVICE CONNECTION DETAIL - COMBINED 4" DOM. AND FIRE WATER SERVICE CONNECTION TO EXISTING MAIN


HAMPTON HILL ARCHITECTURE

87 Williams Avenue
Jersey City, NJ 07304
201.918.6842. TEL

mnaval2@comcast.net
bob.a@hamptonhillnj.com
mimwkl@msn.com

SEAL:

MIN W. KIL
Registered Architect: NJ LIC 21 AI 01985300




CONSULTANT:

PROPOSED 4-STORY MULTI-FAMILY BUILDING W/ 4 DWELLING UNITS

BLOCK: 11403
LOT: 25

ADDRESS:
226 BAY STREET
JERSEY CITY, NEW JERSEY

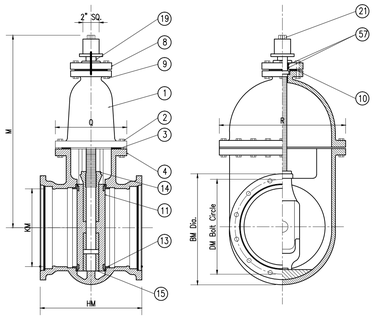
REVISIONS:

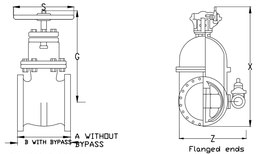
| | |
|---|---|
| ZONING REVIEW | 01.08.20 |
| FRONT ELEVATION UPDATES | 04.09.20 |
| PLANNING REVIEW | 05.30.20 |
| PLANNING REVIEW | 06.12.20 |

| | |
|---|---|
| DRAWN BY: | MK |
| CHKD BY: | MK |
| ISSUE DATE: | 10.21.19 |
| PROJECT NO: | 19067 |

SHEET TITLE:
SITE DETAILS II

SHEET No.
S-210

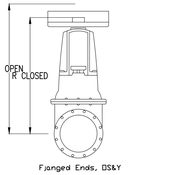


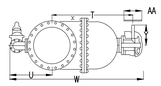

FLANGED ENDS, NRS




Flanged ends NRS Spur Gear By-Pass




Flanged Ends, OS&Y




Flanged ends, NRS, with Bevel Gears, By-Pass

| VALVE SIZE | A | B | G | Q | R | S | T | U | V | W | X | Y | Z | AA | TURN TO OPEN | DIAM. OF STEM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | 19 1/2 | | 14 | 24 | 18 1/2 | 10 | | | | | | | | | 15 | 1 1/4 |
| 6 | 11 1/2 | | 18 | 32 1/2 | 25 1/2 | 12 | | | | | | | | | 21 | 1 1/2 |
| 8 | 12 1/2 | | 22 | 40 1/2 | 31 1/2 | 14 | | | | | | | | | 27 | 1 1/2 |
| 10 | 14 1/2 | | 25 1/2 | 47 1/2 | 36 1/2 | 16 | | | | | | | | | 33 | 1 1/2 |
| 12 | 17 | | 29 1/2 | 56 1/2 | 43 1/2 | 18 | 27 1/2 | | 13 | | 36 | 8 | | 18 | 39 | 1 1/2 |
| 14 | 17 1/2 | 26 1/2 | 36 1/2 | 67 1/2 | 50 1/2 | 20 | 33 | 21 | 13 | 58 1/2 | 41 | 8 | 33 | 18 | 45 | 1 1/2 |
| 16 | 19 | 27 1/2 | 40 1/2 | 74 1/2 | 57 1/2 | 25 | 36 1/2 | 22 | 13 | 64 | 45 | 8 | 35 | 18 | 52 | 2 |
| 18 | 21 | 27 1/2 | 45 1/2 | 83 1/2 | 63 1/2 | 26 | 39 | 24 | 13 | 69 | 48 | 8 | 38 1/2 | 18 | 58 | 2 1/2 |
| 20 | 21 1/2 | 28 | 49 | 92 1/2 | 69 1/2 | 30 | 43 1/2 | 24 1/2 | 13 | 74 1/2 | 51 1/2 | 8 | 41 1/2 | 18 | 64 | 2 1/2 |
| 24 | 26 | 34 | 54 1/2 | 105 | 79 1/2 | 30 | 50 1/2 | 29 1/2 | 17 1/2 | 89 | 59 | 10 | 47 | 18 | 51 | 2 1/2 |
| 30 | 30 | 34 | 65 1/2 | 128 1/2 | 97 | 17 | 64 1/2 | 33 1/2 | 23 1/2 | 105 | 77 | 13 | 57 | 22 | 63 | 3 |

GLOW LIST 16Dbl. Discs Parrallel Seat lBBM Gate Valves Meet or Exceed the reqirements of AWWA C500

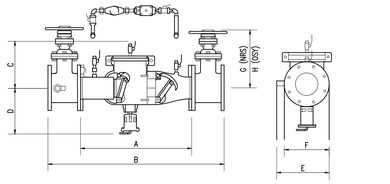
CLOW LIST 16 EXTRA HEAVY PRESSURE DBL. DISC, PARALLEL SEAT IBBM GATE VALVES

| Size Range | 4"-30" |
|---|---|

| | Water Working Pressure psi | Hydrostatic Test |
|---|---|---|
| 4"-20" | 250 | 500 |
| 24"-48" | 225 | 450 |

Avalable in either, NRS or OS&Y
Available End Connection & Figure No.
Fig (MJ) 4"-48" F-53000
Fig (OS&Y) 14"-48" F-5305
Accessories
Same as listed for GLOW AWWA Disc
Parallel Seat BBM Gate
Flanges are faced and drilled to ANSI Class 250 Standard

| PARTS | | |
|---|---|---|
| 57 | O-RINGS | BUNA-N |
| 22 | OPERATING NUT | A126 CLB- CAST IRON |
| 21 | NUT | A307 GR B-PLATED STEEL |
| 19 | STEM | A276 GR304- STAINLESS STEEL |
| 15 | LOWER WEDGE | A536 65/45/12-DUCTILE IRON |
| 14 | UPPER WEDGE | A536 65/45/12-DUCTILE IRON |
| 13 | SEAT RING | B62- LOW ZINC BRONZE |
| 11 | DISC | A536 65/45/12-DUCTILE IRON WITH BRONZE FACE INSERTS |
| 10 | COVER GASKET | BUNA-N |
| 9 | COVER BOLTS AND NUTS | A307 GR B-PLATED STEEL |
| 8 | PACKING BOX | A536 65/45/12-DUCTILE IRON |
| 4 | BODY | A536 65/45/12-DUCTILE IRON |
| 3 | BONNET GASKET | A536 65/45/12-DUCTILE IRON |
| 2 | BONNET BOLTS AND NUTS | A307 GR B-PLATED STEEL |
| 1 | BONNET | A536 65/45/12-DUCTILE IRON |




WEIGHTS & DIMENSIONS (INCHES)

| SIZE | A | B | C | D | E | F | G-NRS | H-OSY (OPEN) | WEIGHT W/ GATES | WEIGHT W/O GATES |
|---|---|---|---|---|---|---|---|---|---|---|
| 2 1/2" | 22" | 37" | 10" | 10 1/2" | 12 1/2" | 7" | 11 3/8" | 16 3/8" | 170# | 61# |
| 3" | 22" | 38" | 10" | 10 1/2" | 13" | 7 1/2" | 12 3/8" | 18 7/8" | 205# | 65# |
| 4" | 22" | 40" | 10" | 10 1/2" | 14 1/2" | 9" | 14 3/4" | 22 3/4" | 270# | 67# |
| 6" | 27 1/2"* | 48 1/2"* | 11 1/2" | 11 1/2" | 15 1/2" | 11" | 19" | 30 1/8" | 405# | 105# |

* INCLUDES ELBOWS

## REDUCED PRESSURE DETECTOR ASSEMBLY MODEL 5000SS

## MECHANICAL JOINT TAPPING SLEEVE FOR CENTRIFUGAL C.I., D.I., & PVC PIPE

CATALOG NUMBER: H-615 MECHANICAL JOINT TAPPING SLEEVE

SIZES: 4"-24" MAIN AND OUTLET (SEE CHART BELOW FOR AVAILABLE SIZE COMBINATIONS

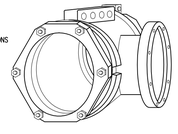
OUTLET FLANGE DIMENSIONS AND DRILLING COMPLY WITH ANSI B16.1, CLASS 125 AND W/ MSS SP-60

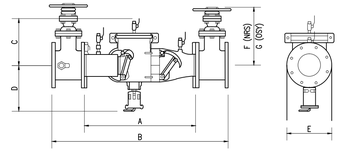
CERTIFIED TO ANSI/NSF 61

IRON BODY W/ 3/4" NPT TEST PLUG

4"-12" SIZES - 250 PSIG (1723 kPA) MAX. WORKING PRESSURE

14"-24" SIZES - 200 PSIG (1379 kPA) MAX. WORKING PRESSURE





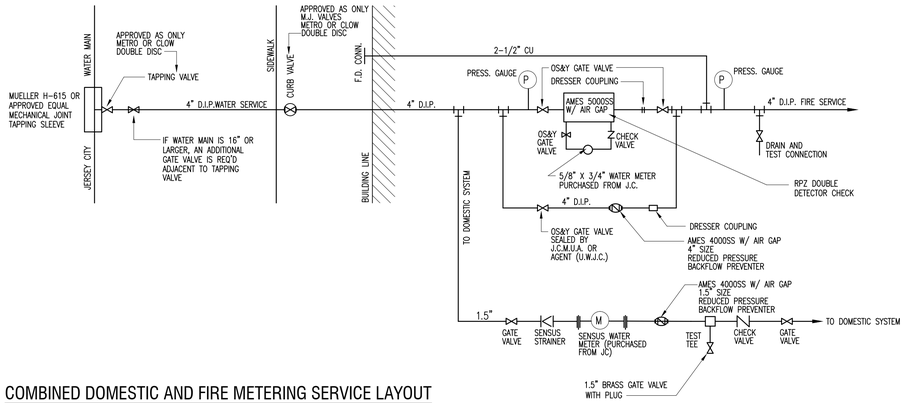

## AMES 4000SS - WEIGHTS & DIMENSIONS

| SIZE | A | B | C | D | E | F | G | WEIGHT W/ GATES | WEIGHT W/O GATES |
|---|---|---|---|---|---|---|---|---|---|
| 2 1/2" | 22" | 37" | 10" | 10 1/2" | 7" | 9 1/4" | 16 1/2" | 148# | 60# |
| 3" | 22" | 38" | 10" | 10 1/2" | 7 1/2" | 12 1/4" | 22 1/2" | 226# | 62# |
| 4" | 22" | 40" | 10" | 10 1/2" | 9 1/2" | 13 3/8" | 23 1/2" | 235# | 65# |
| 6" | 27 1/2"* | 48 1/2"* | 15" | 11 1/2" | 11 " | 16 3/4" | 30" | 380# | 110# |
| 8" | 29 1/2" | 52 1/2" | 15" | 12 1/2" | 13 1/2" | 22 1/2" | 37N 3/4 | 571# | 179# |
| 10" | 19 1/2" | 55 1/2" | 15" | 12 1/2" | 16" | 26 1/2" | 48" | 773# | 189# |

## REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY MODEL 4000SS

## TAPPING SLEVE PIPE INFO

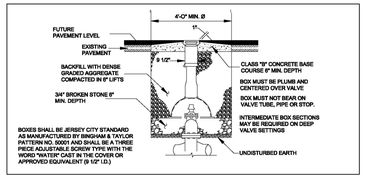
| NOM. SIZE OF MAIN | O.D. RANGE OF SLEEVE | | CLASS AND TYPE OF PIPE | END GASKET PART NUMBER |
|---|---|---|---|---|
| | INCH | MM | | |
| 4" | 4.74"-4.86" | 120.5-123.3 | CAST IRON CLASSES 100, 150, 200, AND A - ALL CLASSES DUCTILE IRON - CAST IRON O.D. PVC PLASTIC PIPE CLASSES 150 AND 200 | 195824 |
| | 4.87"-5.32" | 123.8-135.0 | CAST IRON CLASSES B, C, AND D - A-C CLASSES 100 AND 150 | 195653 |
| 6" | 6.84"-6.96" | 173.8-176.7 | CAST IRON CLASSES 100, 150, 200, AND A - ALL CLASSES DUCTILE IRON - CAST IRON O.D. PVC PLASTIC PIPE CLASSES 150 AND 200 | 195825 |
| | 6.97"-7.40" | 177.1-187.9 | CAST IRON CLASSES B, C, AND D - A-C CLASSES 100 AND 150 | 195654 |
| 8" | 8.99"-9.11" | 228.4-231.3 | CAST IRON CLASSES 100, 150, 200, A AND B - ALL CLASSES DUCTILE IRON - CAST IRON O.D. PVC PLASTIC PIPE CLASSES 150 AND 200 | 195826 |
| | 9.12"-9.62" | 231.7-244.2 | CAST IRON CLASSES B, C, AND D - A-C CLASSES 100 AND 150 | 195655 |
| 10" | 11.04"-11.16" | 280.5-283.4 | CAST IRON CLASSES 150, 200, 250, A AND B - ALL CLASSES DUCTILE IRON - CAST IRON O.D. PVC PLASTIC PIPE CLASSES 150 AND 200 | 194680 |
| 12" | 13.14"-13.26" | 333.9-336.7 | CAST IRON CLASSES 150, 200, 250, A AND B - ALL CLASSES DUCTILE IRON - CAST IRON O.D. PVC PLASTIC PIPE CLASSES 150 AND 200 | 194638 |
| 14" | 15.32"-15.357 | 386.7-389.8 | CAST IRON CLASSES 50, 100, 150, 200, 250, A AND B - ALL CLASSES DUCTILE IRON | 195127 |
| 16" | 17.32"-17.45" | 440.0-443.1 | CAST IRON CLASSES 50, 100, 150, 200, 250, A AND B - ALL CLASSES DUCTILE IRON | 195128 |
| 18" | 19.42"-19.55" | 493.4-496.5 | CAST IRON CLASSES 50, 100, 150, 200, 250, A AND B - ALL CLASSES DUCTILE IRON | 195266 |
| 20" | 21.52"-21.65" | 546.7-549.8 | CAST IRON CLASSES 50, 100, 150, 200, 250, A AND B - ALL CLASSES DUCTILE IRON | 195129 |
| 24" | 25.72"-25.85" | 653.4-656.5 | CAST IRON CLASSES 50, 100, 150, 200, 250, A AND B - ALL CLASSES DUCTILE IRON | 195130 |




## COMBINED DOMESTIC AND FIRE METERING SERVICE LAYOUT

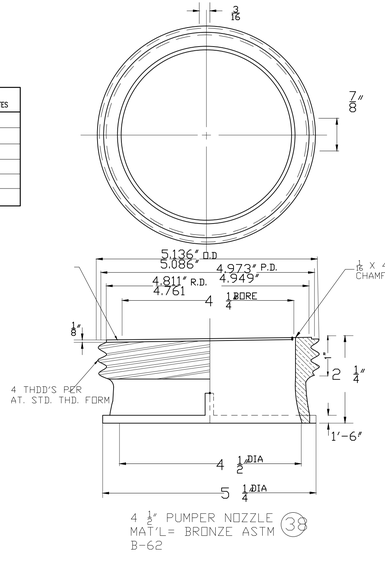
NOT TO SCALE

1. DETECTOR CHECK TO BE AMES COMBINATION MODEL 5000SS RPDA
2. RPZ VALVES TO BE AMES MODEL 4000SS DOUBLE CHECK ASSEMBLIES
3. EQUIPMENT SHALL BE APPROVED BY JC WATER/UNITED WATER.




## NEW WATER VALVE BOX DETAIL

NOT TO SCALE




## 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. TIE 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", "PERCHLARON", 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 TIE 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.


**HAMPTON HILL ARCHITECTURE**

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Jersey City, NJ 07304
201.918.6842, TEL

mnaval2@comcast.net
bob.a@hamptonhilltnj.com
minwkil@msn.com

SEAL:

MIN W. KIL
Registered Architect: NJ LIC 21 AI 01985300




CONSULTANT:

PROPOSED 4-STORY MULTI-FAMILY BUILDING W/ 4 DWELLING UNITS

BLOCK: 11403
LOT: 25

ADDRESS:
226 BAY STREET
JERSEY CITY, NEW JERSEY

| REVISIONS: | |
|---|---|
| ZONING REVIEW | 01.08.20 |
| FRONT ELEVATION UPDATES | 04.09.20 |
| PLANNING REVIEW | 05.30.20 |
| PLANNING REVIEW | 06.12.20 |

| | |
|---|---|
| DRAWN BY: | MK |
| CHKD BY: | MK |
| ISSUE DATE: | 10.21.19 |
| PROJECT NO: | 19067 |

SHEET TITLE:
SITE DETAILS III

SHEET No.
S-220

## 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.

## LANDSCAPE MAINTENANCE NOTES:

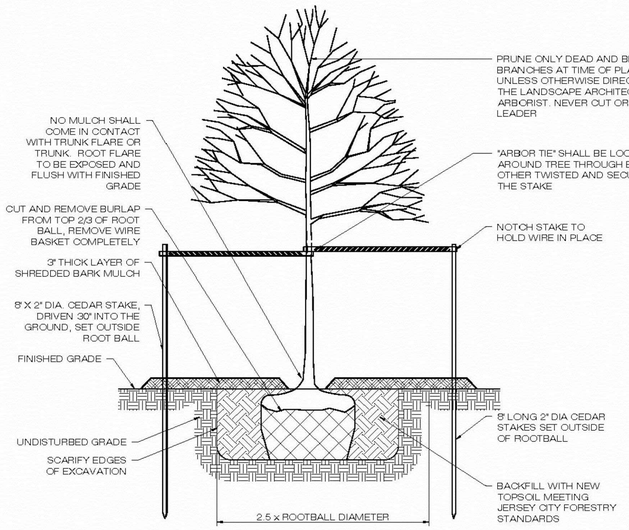
1. FOR THE DURATION OF THE TWO (2) YEAR GUARANTEE PERIOD, THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL IN ACCORDANCE WITH THE LANDSCAPE SPECIFICATIONS AND TO THE SATISFACTION OF THE CITY REPRESENTATIVE. ANY PLANT MATERIAL DETERMINED TO BE DEAD OR DYING AT THE CLOSE OF THE GUARANTEE PERIOD SHALL BE 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.

## 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. INSTALL PHC TREE SAVER MYCORRHIZAL FUNGAL TRANSPLANT INCOULANT 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




## TYPICAL TREE PLANTING & STAKE DETAIL

NOT TO SCALE

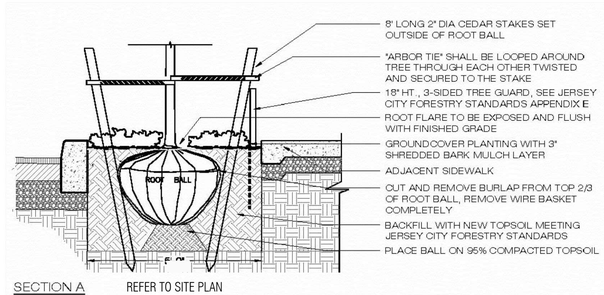
### STREET TREE PLANTING SCHEDULE

| KEY | COMMON NAME | BOTANICAL NAME | PLANTING SIZE | MATURE SIZE |
|---|---|---|---|---|
| TREE | | | | |
| EH | EUROPEAN HORNBEAM | Carpinus betulus | 12' HIGH 3.5" CAL. (MIN.) | 40' HIGH |

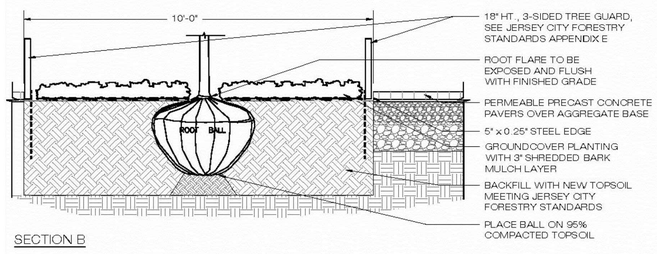
AN: ANNUAL BED, OWNER'S CHOICE.
RECOMMENDED: 50/50 MIX of RED/DARK RED & DARK PURPLE IRIS

### PLANTING MAINTENANCE:

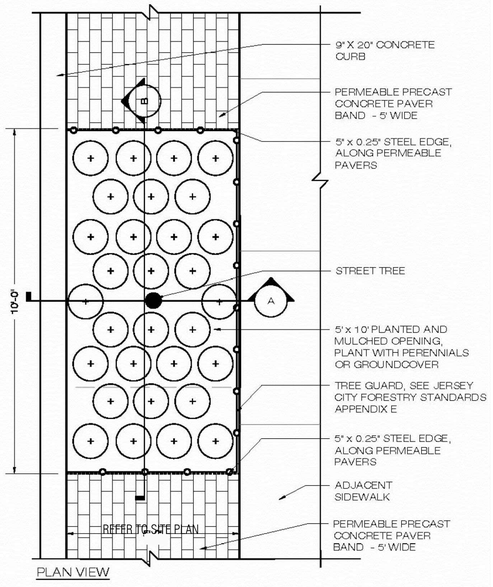
1. MAINTENANCE SEASON: MARCH 1st - NOVEMBER 30th
2. SPRING MAINTENANCE: MARCH -APRIL
   - A. REMOVE WINTER DEBRIS FROM LANDSCAPE AREAS.
   - B. PRUNE TREES AS NEEDED.
   - C. FERTILIZE TREES AND SHRUBS.
   - D. REPLACE MULCH FROM BEDS AS NEEDED.
3. SUMMER MAINTENANCE: MAY - SEPTEMBER
   - A. REMOVE DEBRIS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




SECTION A REFER TO SITE PLAN



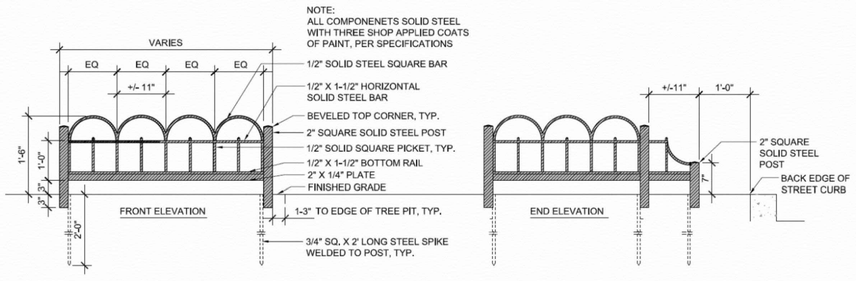

SECTION B




PLAN VIEW

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

NOT TO SCALE




### TREE PIT GUARD TYPE 'A'

NOT TO SCALE

### TYPE 'A' THREE-SIDED DESIGN

NOT TO SCALE

## TYPICAL TYPE A TREE GUARD DETAILS

NOT TO SCALE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CONSULTANT:

PROPOSED 4-STORY MULTI-FAMILY BUILDING W/ 4 DWELLING UNITS

BLOCK: 11403
LOT: 25

ADDRESS:
226 BAY STREET
JERSEY CITY, NEW JERSEY

REVISIONS:

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| ZONING REVIEW | 01.08.20 |
| FRONT ELEVATION UPDATES | 04.09.20 |
| PLANNING REVIEW | 05.30.20 |
| PLANNING REVIEW | 06.12.20 |

| | |
|---|---|
| DRAWN BY: | MK |
| CHKD BY: | MK |
| ISSUE DATE: | 10.21.19 |
| PROJECT NO: | 19067 |

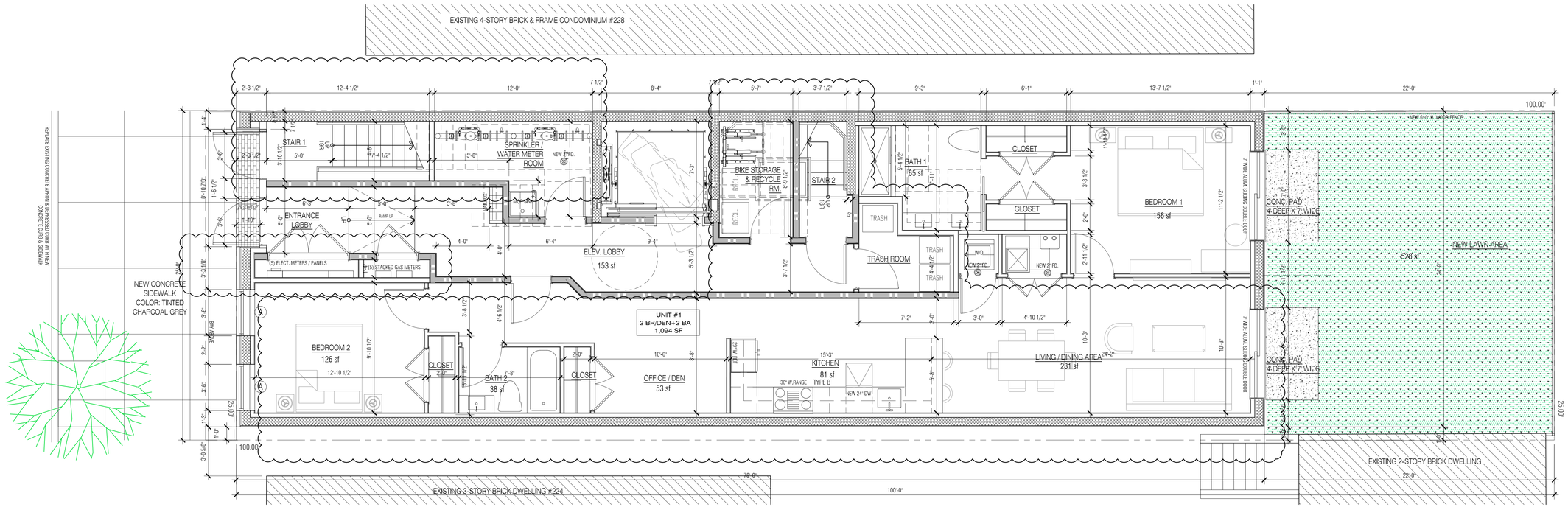
SHEET TITLE:
STREET TREE DETAILS

SHEET No.
S-300

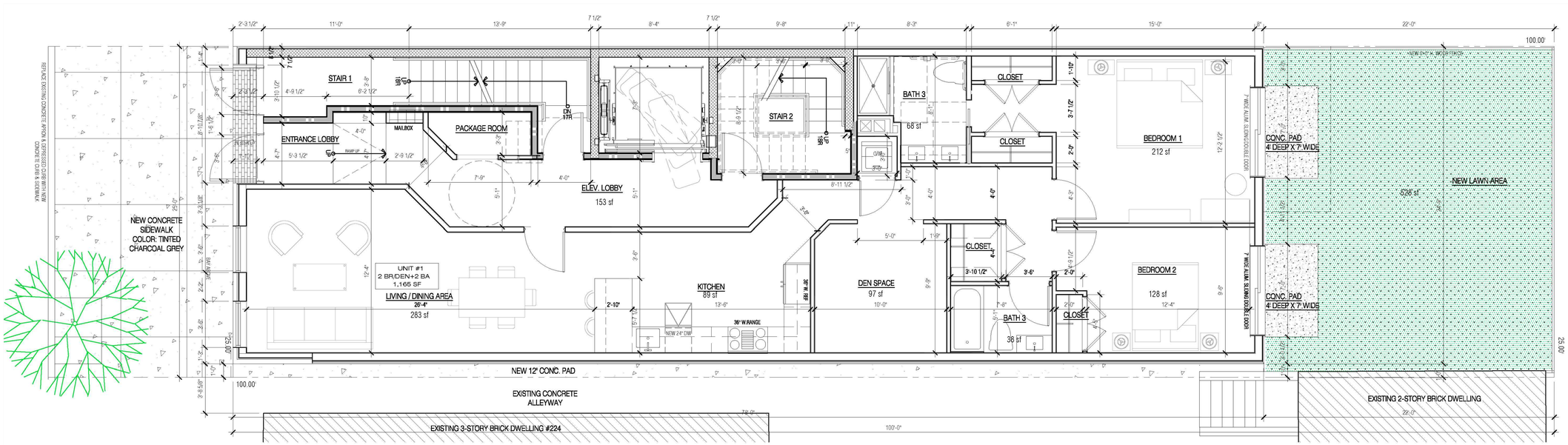
## LEGEND

- EXTERIOR 1 HR F.R. WALL W/ VINYL SIDING
- EXTERIOR 1 HR F.R. WALL W/ BRICK VENEER
- INTERIOR LOAD BEARING WALL 1 HR. FIRE RATED
- INTERIOR DEMISING WALL 1 HR. FIRE RATED
- UNRATED INTERIOR PARTITION
- MASONRY BLOCK WALL MIN. 2 HR. FIRE RATED
- CAST-IN-PLACE CONCRETE WALL MIN. 2 HR. FIRE RATED

PLANNING AMENDMENT 12.11.20




2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"




1 ORIGINAL APPROVED FIRST FLOOR PLAN (06/12/2020)
SCALE: 1/4" = 1'-0"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CONSULTANT:

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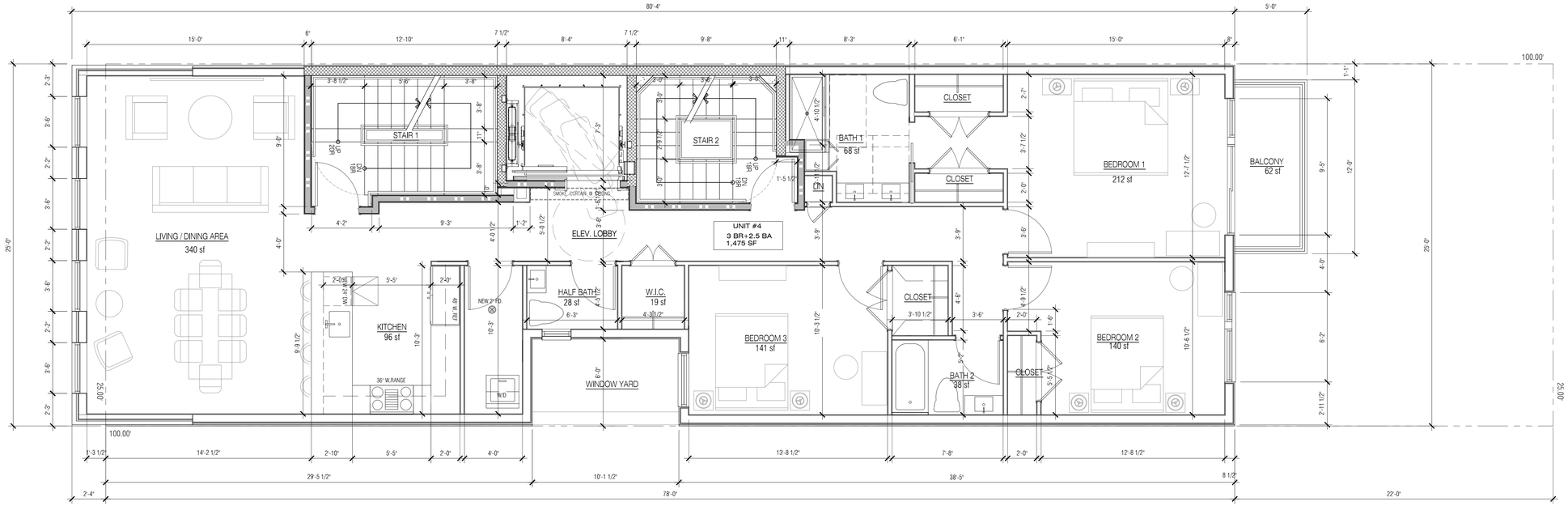
| PROJECT NO: | 19067 |

SHEET TITLE:
PROPOSED FLOOR PLANS

SHEET No.
A-100

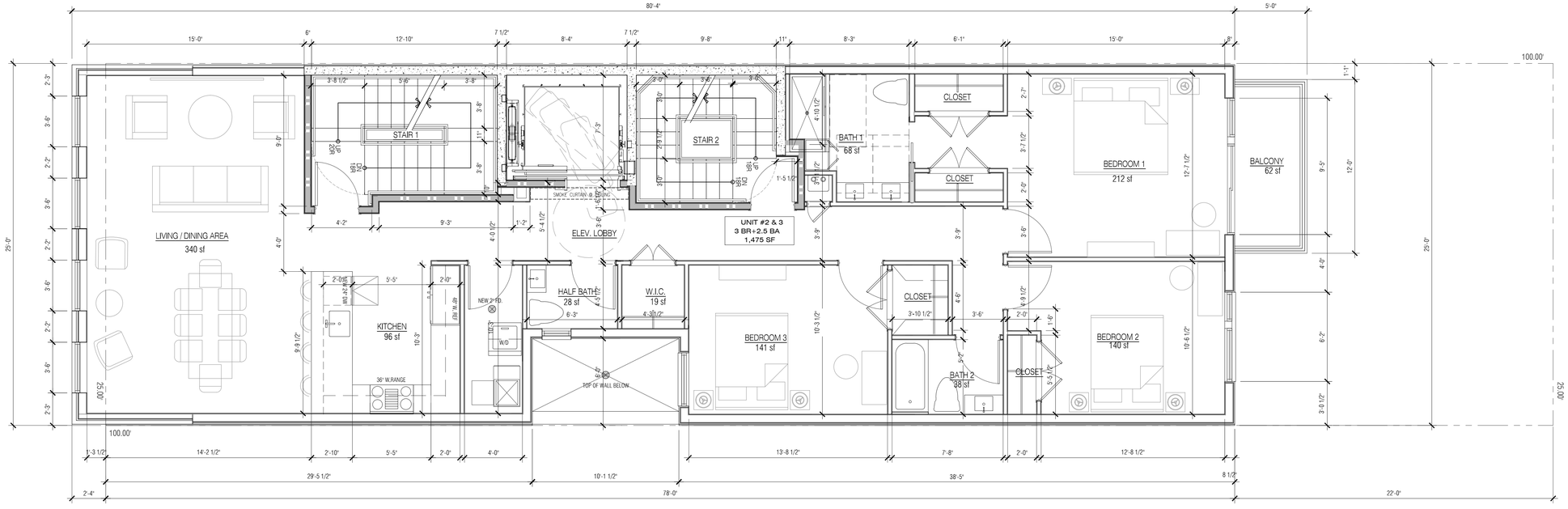
## LEGEND

- EXTERIOR 1 HR F.R. WALL W/ VINYL SIDING
- EXTERIOR 1 HR F.R. WALL W/ BRICK VENEER
- INTERIOR LOAD BEARING WALL 1 HR. FIRE RATED
- INTERIOR DEMISING WALL 1 HR. FIRE RATED
- UNRATED INTERIOR PARTITION
- MASONRY BLOCK WALL MIN. 2 HR. FIRE RATED
- CAST-IN-PLACE CONCRETE WALL MIN. 2 HR. FIRE RATED




## 2 FOURTH FLOOR PLAN

SCALE: 1/4" = 1'-0"




## 1 SECOND & THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"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CONSULTANT:

PROPOSED
4-STORY
MULTI-FAMILY
BUILDING W/
4 DWELLING
UNITS

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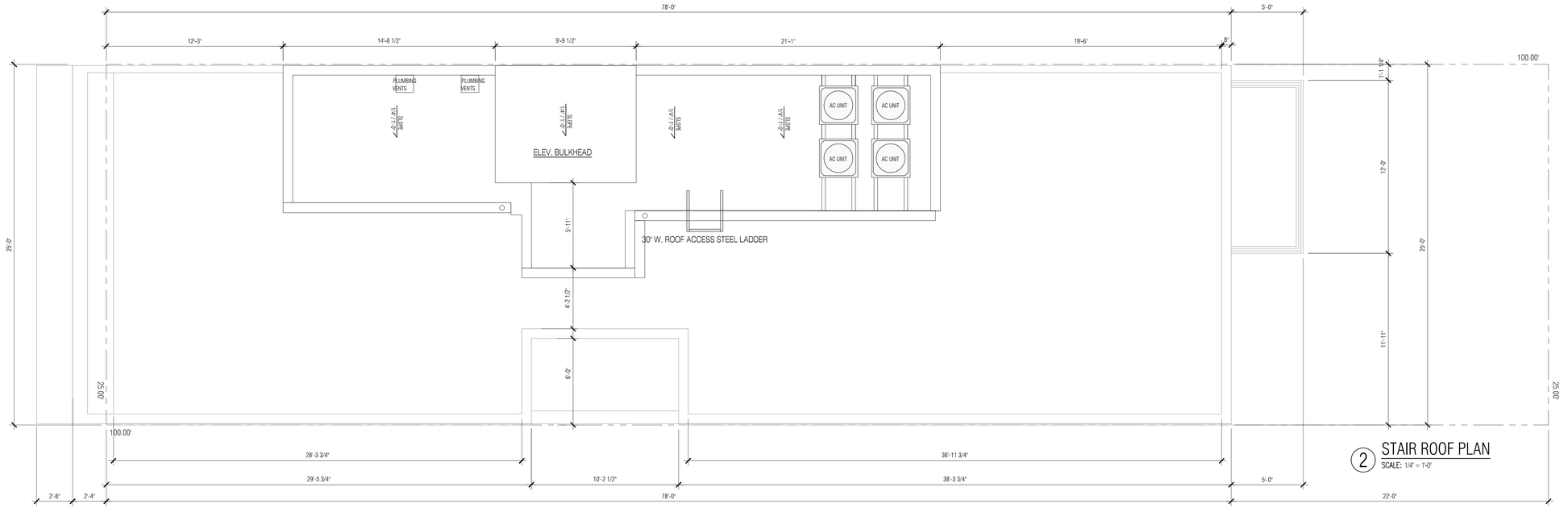
| PROJECT NO: | 19067 |

SHEET TITLE:
PROPOSED FLOOR PLANS

SHEET No.
A-110

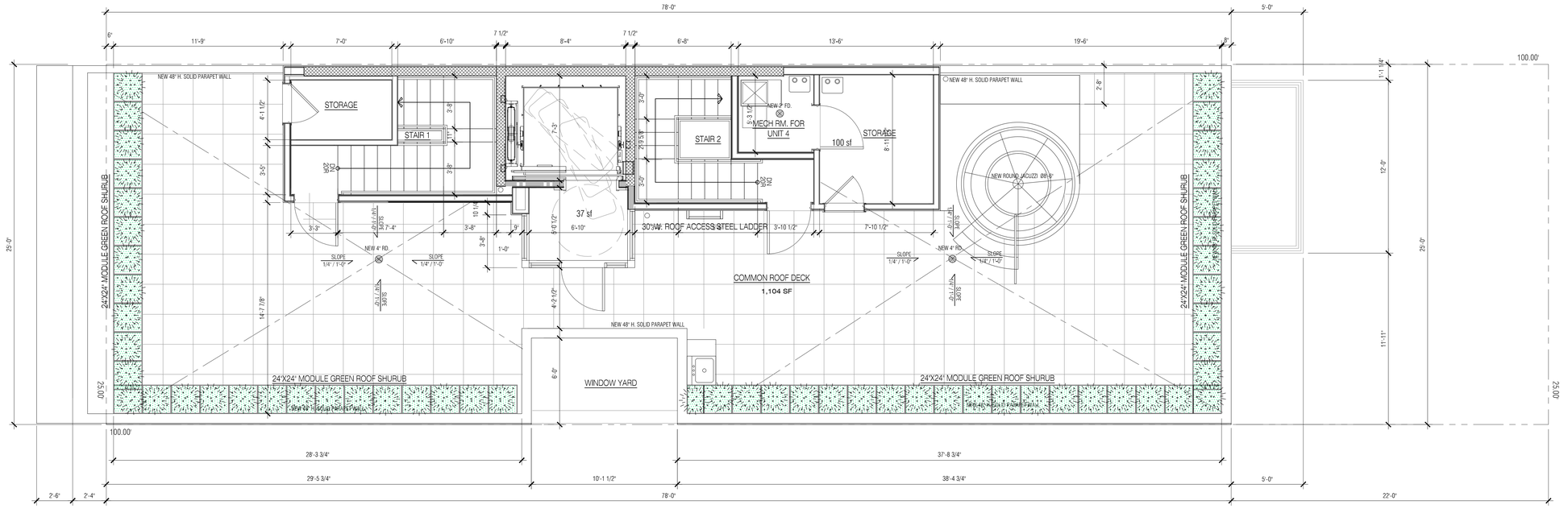
## LEGEND

- EXTERIOR 1 HR F.R. WALL W/ VINYL SIDING
- EXTERIOR 1 HR F.R. WALL W/ BRICK VENEER
- INTERIOR LOAD BEARING WALL 1 HR. FIRE RATED
- INTERIOR DEMISING WALL 1 HR. FIRE RATED
- UNRATED INTERIOR PARTITION
- MASONRY BLOCK WALL MIN. 2 HR. FIRE RATED
- CAST-IN-PLACE CONCRETE WALL MIN. 2 HR. FIRE RATED




## 2 STAIR ROOF PLAN

SCALE: 1/4" = 1'-0"




## 1 ROOF PLAN

SCALE: 1/4" = 1'-0"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CONSULTANT:

# PROPOSED 4-STORY MULTI-FAMILY BUILDING W/ 4 DWELLING UNITS

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| PLANNING AMENDMENT | 12.11.20 |

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|---|---|
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| CHKD BY: | MK |
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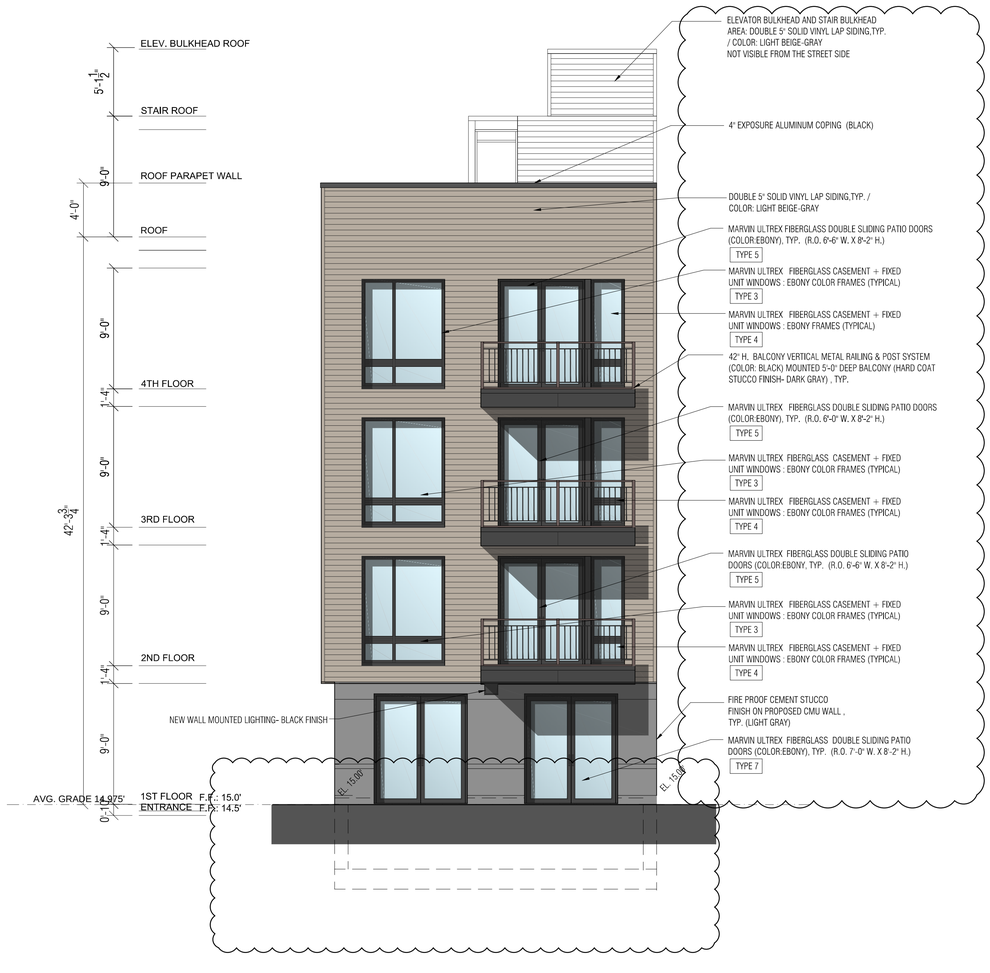
| PROJECT NO: | 19067 |

SHEET TITLE:
PROPOSED ROOF PLANS

SHEET No.
A-120

PLANNING AMENDMENT 12.11.20


1 FRONT BUILDING ELEVATION
SCALE: 3/16" = 1'-0"




2 REAR BUILDING ELEVATION
SCALE: 3/16" = 1'-0"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CONSULTANT:

# PROPOSED 4-STORY MULTI-FAMILY BUILDING W/ 4 DWELLING UNITS

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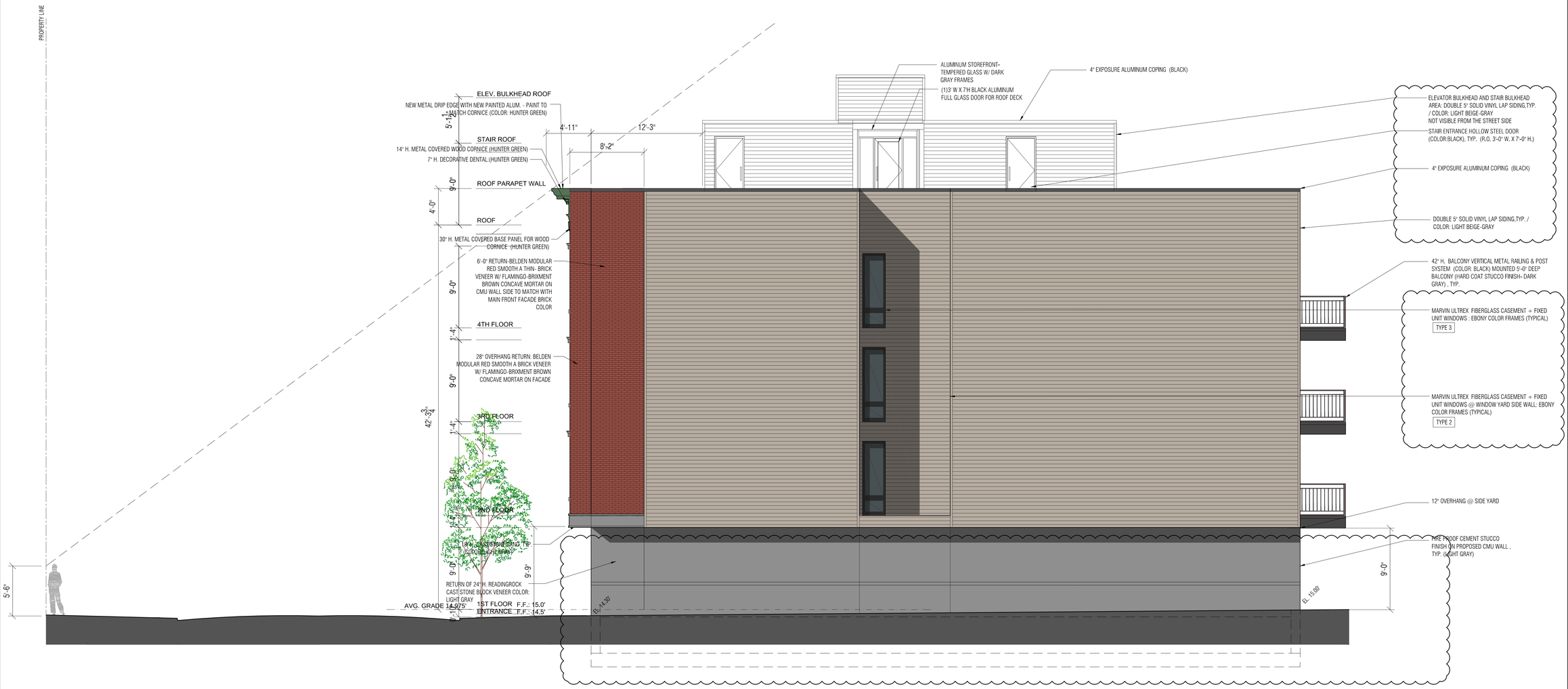
SHEET TITLE:
BUILDING ELEVATIONS

SHEET No.
A-200

PLANNING AMENDMENT 12.11.20




1 RIGHT SIDE BUILDING ELEVATION
SCALE: 3/16" = 1'-0"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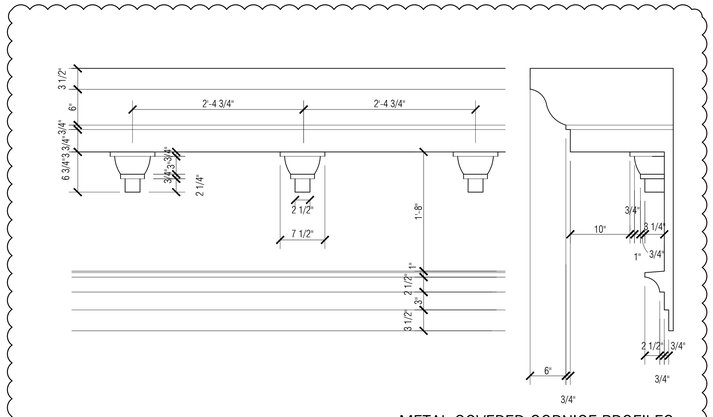
| PROJECT NO: | 19067 |

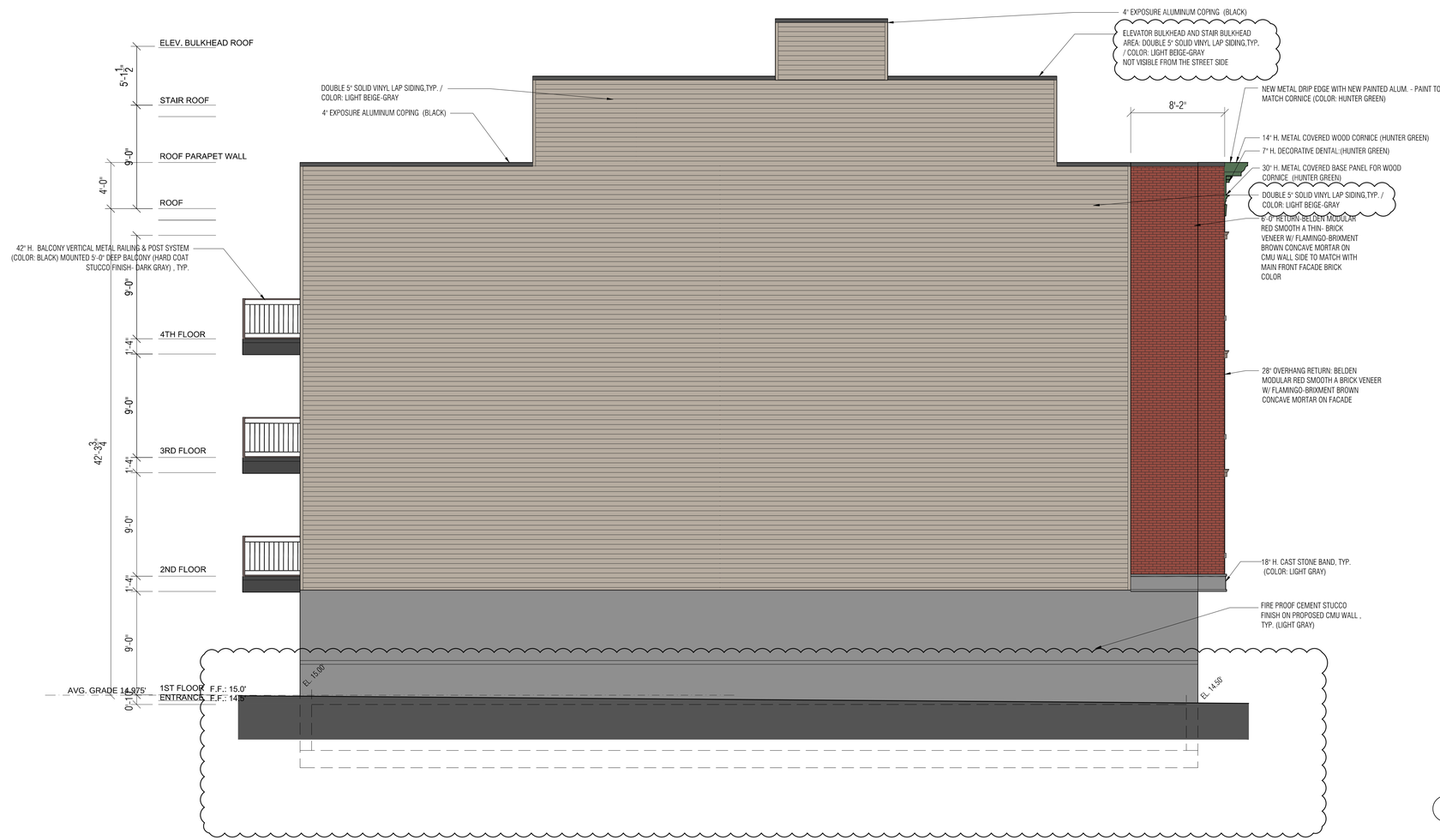
SHEET TITLE:
SIDE BUILDING ELEVATION

SHEET No.
A-210

PLANNING AMENDMENT 12.11.20




2 FRONT CORNICE DETAILS
SCALE: 1" = 1'-0"




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

# PROPOSED 4-STORY MULTI-FAMILY BUILDING W/ 4 DWELLING UNITS

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| | |
|---|---|
| DRAWN BY: | MK |
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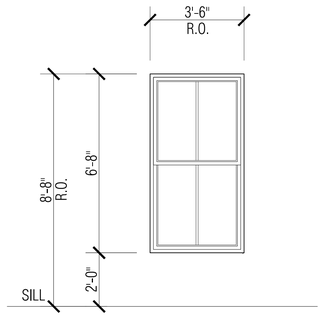
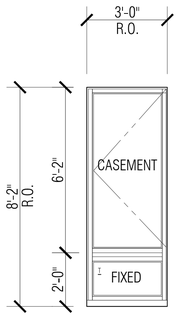
| ISSUE DATE: | 10.21.19 |
| PROJECT NO: | 19067 |

SHEET TITLE:
SIDE BUILDING ELEVATION

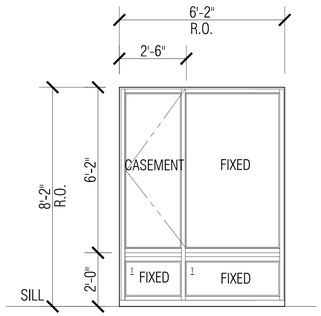
SHEET No.
A-220



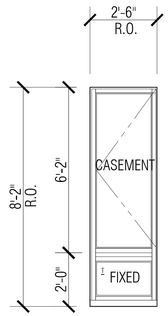

WINDOW TYPE 1: MARVIN ULTREX FIBERGLASS DOUBLE HUNG WINDOW W/ 7/8" VERTICAL SDL WITH SPACE BAR (2 OVER 2) LOW E GLAZING W/ ARGON
EXTERIOR : HUNTER GREEN
INTERIOR : WHITE



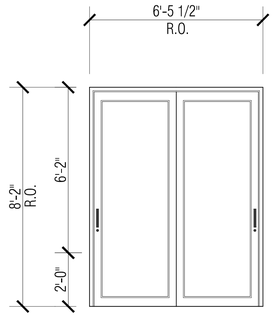

WINDOW TYPE 2: MARVIN ULTREX FIBERGLASS FIXED + CASEMENT COMBO UNIT WINDOWS LOW E GLAZING W/ ARGON
EXTERIOR : EBONY
INTERIOR : WHITE



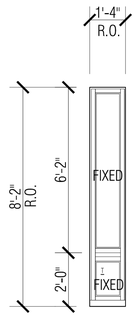

WINDOW TYPE 3: MARVIN ULTREX FIBERGLASS FIXED + CASEMENT COMBO UNIT WINDOWS LOW E GLAZING W/ ARGON
EXTERIOR : EBONY
INTERIOR : WHITE



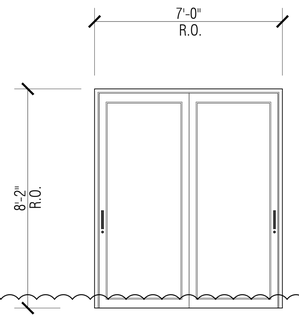

WINDOW TYPE 4: MARVIN ULTREX FIBERGLASS FIXED + CASEMENT COMBO UNIT WINDOWS LOW E GLAZING W/ ARGON
EXTERIOR : EBONY
INTERIOR : WHITE



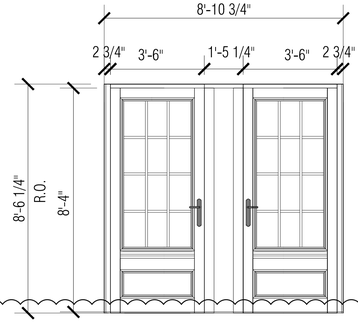

WINDOW TYPE 5: MARVIN ULTREX FIBERGLASS DOUBLE SLIDING FRENCH PATIO DOORS W/ BLACK FRAMES , TYP. (R.O. 6'-5-1/2" W. X 8'-2" H.)
LOW E GLAZING W/ ARGON
EXTERIOR : EBONY
INTERIOR : WHITE



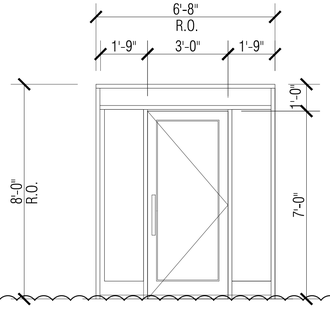

WINDOW TYPE 6: MARVIN ULTREX FIBERGLASS FIXED + CASEMENT COMBO UNIT WINDOWS LOW E GLAZING W/ ARGON
EXTERIOR : EBONY
INTERIOR : WHITE




WINDOW TYPE 7: MARVIN ULTREX FIBERGLASS DOUBLE SLIDING FRENCH PATIO DOORS W/ BLACK FRAMES , TYP. (R.O. 7'-0" W. X 8'-2" H.)
LOW E GLAZING W/ ARGON
EXTERIOR : EBONY
INTERIOR : WHITE




(2)NEW PAINTED WOOD GRAIN FIBERGLASS EXTERIOR ENTRY DOOR WITH $\frac{2}{3}$ GLASS PANEL (12 PANES) LOW E GLAZING
EXTERIOR :BROWN HC 71
INTERIOR : BROWN HC 71




ROOF DECK: ALUMINUM STOREFRONT-TEMPERED GLASS W/ DARK GRAY FRAMES
(1)3' W X 7'H BLACK ALUMINUM FULL GLASS DOOR FOR ROOF DECK
INTERIOR : WHITE

## FIBERGLASS / VINYL WINDOWS

NOTES:
ALL FIBERGLASS / VINYL WINDOWS TO HAVE MINIMUM PERFORMANCE REQUIREMENTS BELOW:
MANUFACTURER : TBD
U VALUE : $\leq$ 0.32, SHGC: $\leq$ 0.40 (MEET ENERGY STAR 3.0 FOR CLIMATE ZONE 4)
GLAZING TYPE : LOW-E/ARGON
FRAMING COLOR : SEE THE SCHEDULES
HARDWARE COLOR :TO BE MATCHED WITH INTERIOR FRAMING
IMPACT RESISTANT : YES

IMPACT RESISTANCE: PER SECTION 1609.1.2 (2009 IBC NJ) 'PROTECTION OF OPENINGS'

IN WIND-BORNE DEBRIS REGIONS, GLAZING IN BUILDINGS SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT-RESISTANT COVERING MEETING THE REQUIREMENTS OF AN APPROVED IMPACT-RESISTANT STANDARD OR ASTM E 1996 AND ASTM E 1886 REFERENCED HEREIN AS FOLLOWS:

1. GLAZED OPENINGS LOCATED WITHIN 30 FEET OF GRADE SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996.

2. GLAZED OPENINGS LOCATED MORE THAN 30 FEET ABOVE GRADE SHALL MEET THE PROVISIONS OF THE SMALL MISSILE TEST OF ASTM E 1996.

T : TEMPERED GLASS

NOTE:
CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ORDERING UNITS.

## STOREFRONT WINDOWS

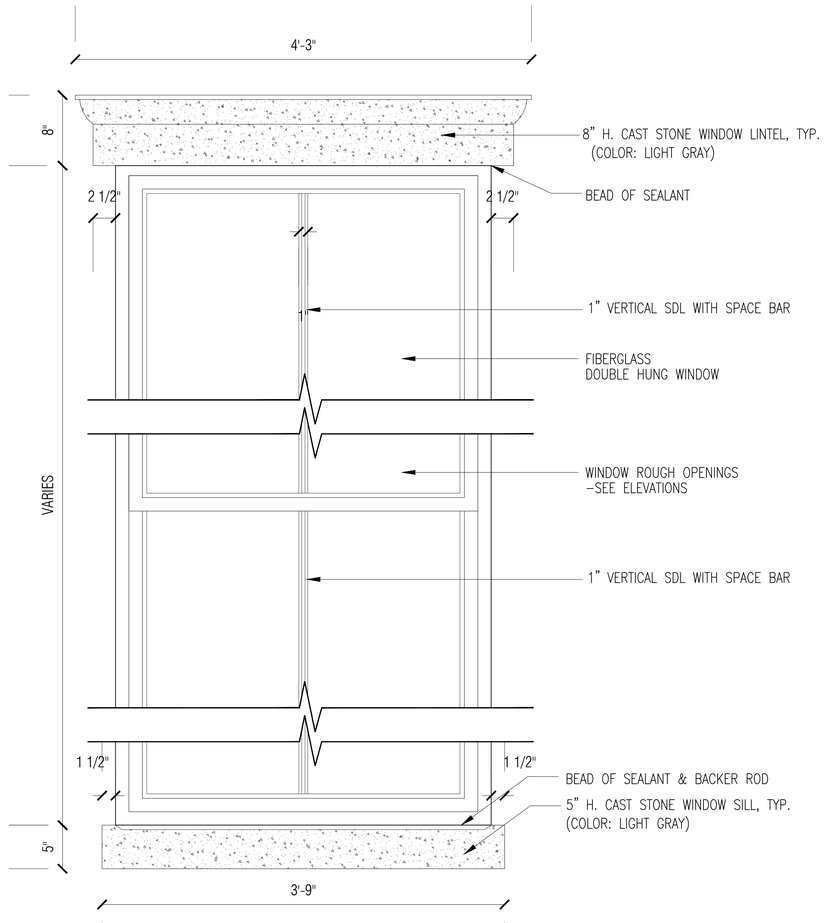
NOTES:
CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ORDERING
ALL EXTERIOR STOREFRONT WINDOWS TO HAVE MINIMUM PERFORMANCE REQUIREMENTS BELOW:
MANUFACTURER : TBD
U VALUE : $\leq$ 0.40, SHGC: $\leq$ 0.40 (MEET ENERGY STAR 3.0 FOR CLIMATE ZONE 4)
GLAZING TYPE : INSULATING GLASS
FRAMING COLOR : ALUMINUM
HARDWARE COLOR : ALUMINUM
IMPACT RESISTANT : YES

IMPACT RESISTANCE: PER SECTION 1609.1.2 (2009 IBC NJ) 'PROTECTION OF OPENINGS'

IN WIND-BORNE DEBRIS REGIONS, GLAZING IN BUILDINGS SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT-RESISTANT COVERING MEETING THE REQUIREMENTS OF AN APPROVED IMPACT-RESISTANT STANDARD OR ASTM E 1996 AND ASTM E 1886 REFERENCED HEREIN AS FOLLOWS:

1. GLAZED OPENINGS LOCATED WITHIN 30 FEET OF GRADE SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996.

2. GLAZED OPENINGS LOCATED MORE THAN 30 FEET ABOVE GRADE SHALL MEET THE PROVISIONS OF THE SMALL MISSILE TEST OF ASTM E 1996.




PROPOSED FRONT WINDOW ELEVATION
SCALE: 1" = 1'-0"

PLANNING AMENDMENT 12.11.20


HAMPTON HILL ARCHITECTURE
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SEAL:

MIN W. KIL
Registered Architect: NJ LIC 21 AI 01985300



CONSULTANT:

PROPOSED
4-STORY
MULTI-FAMILY
BUILDING W/
4 DWELLING
UNITS

BLOCK: 11403
LOT: 25

ADDRESS:
226 BAY STREET
JERSEY CITY, NEW JERSEY

REVISIONS:

| | |
|---|---|
| ZONING REVIEW | 01.08.20 |
| FRONT ELEVATION UPDATES | 04.09.20 |
| PLANNING REVIEW | 05.30.20 |
| PLANNING REVIEW | 06.12.20 |
| PLANNING AMENDMENT | 12.11.20 |

| | |
|---|---|
| DRAWN BY: | MK |
| CHKD BY: | MK |
| ISSUE DATE: | 10.21.19 |
| PROJECT NO: | 19067 |

SHEET TITLE:
WINDOW SCHEDULES

SHEET No.
A-230