

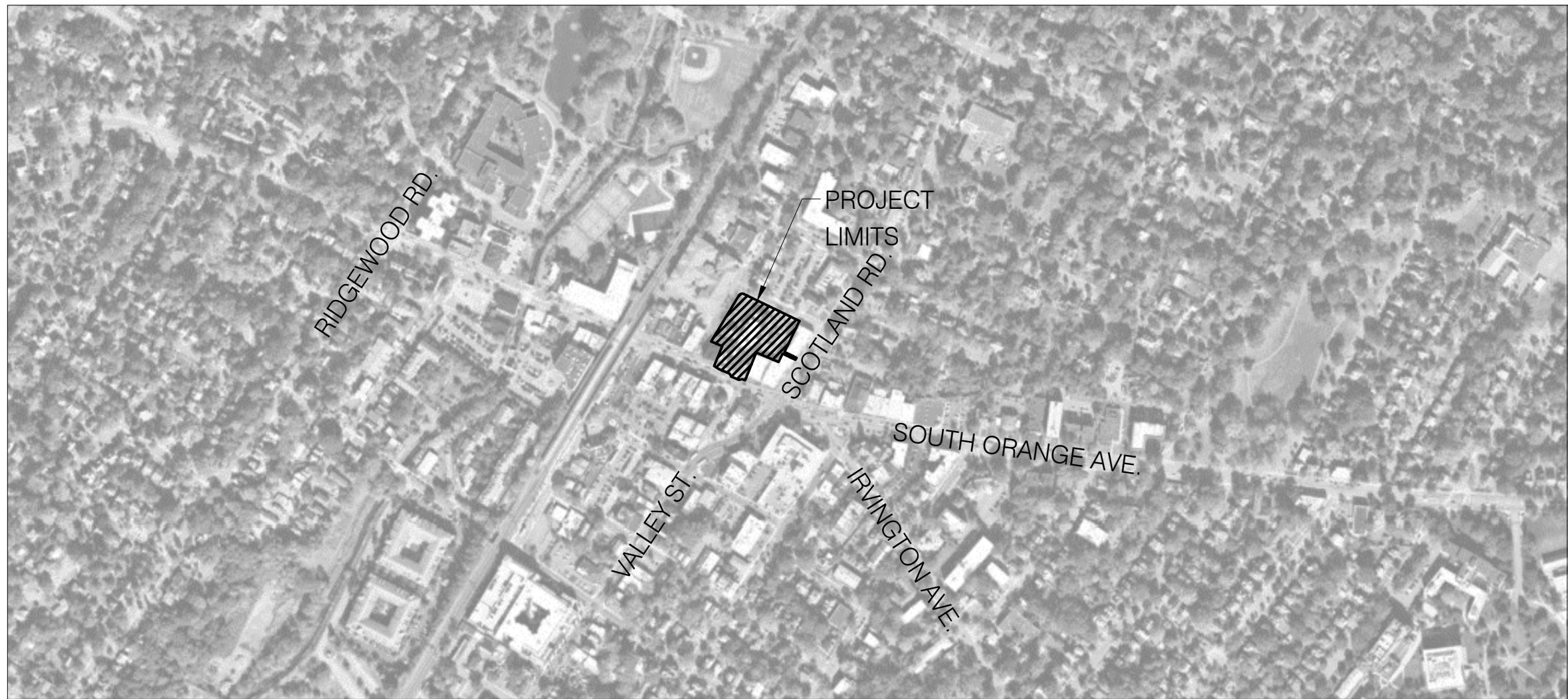
PRELIMINARY AND FINAL SITE PLAN FOR:

TAYLOR & VOSE DEVELOPMENT

Block: 1006, Lots: 1,2,3,9,10,11,13,14
Village of South Orange. Essex County. New Jersey
July 7, 2020



PROJECT AREA



SITE LOCATION

* THE CONTRACTOR SHALL CONTACT NJ ONE CALL AT 1-800-272-1000 PRIOR TO THE START OF CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE MARKED OUT BY THE RESPECTIVE UTILITY COMPANIES PRIOR TO ANY EXCAVATION WORK.

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L-500	CONSTRUCTION DETAILS
L-501	CONSTRUCTION DETAILS
L-502	CONSTRUCTION DETAILS
L-503	CONSTRUCTION DETAILS
L-504	CONSTRUCTION DETAILS

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South Orange, NJ

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Sheet Title:	
COVER SHEET	
Drawn By:	VH
Checked By:	DL
Date:	07/07/2020
Scale:	
Project Number:	Sheet:
02-2020-130	1 of 11

\\MACALLFILES\VOLUMES\01-PROJECTS\02-2020-130_TAYLOR AND VOSE\6.0 02-2020-130 CADD\6.7 SHEETS\01 SITE PLAN SUBMISSION\L-100_NOTES_LEGEND & SCHEDULE.DWG
DATE PRINTED: 8/19/2020 4:48 PM

GENERAL NOTES

- THE INFORMATION SHOWN CONCERNING THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
- THE CONTRACTOR SHALL CONTACT NJ ONE CALL AT 1-800-272-1000 PRIOR TO THE START OF CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE MARKED OUT BY THE RESPECTIVE UTILITY COMPANIES PRIOR TO ANY EXCAVATION WORK.
- ANY DAMAGE TO UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL COST FOR REPAIRS SHALL BE BORNE BY THE CONTRACTOR.
- ALL CONSTRUCTION SHOWN HEREIN, UNLESS SPECIFICALLY NOTED OTHERWISE, SHALL BE IN ACCORDANCE WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2007 AS AMENDED.
- ALL PROPERTY CORNERS OR MONUMENTS REMOVED DURING CONSTRUCTION SHALL BE REPLACED BY A NEW JERSEY LICENSED LAND SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF THE EXCESS MATERIALS EXCAVATED OF WHATEVER NATURE AT THEIR OWN EXPENSE. THE OWNER IS NOT OBLIGATED TO SUPPLY A DISPOSAL SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING OF STORAGE AND STAGING AREAS AT NO ADDITIONAL COST TO THE OWNER.
- APPROPRIATE CONSTRUCTION SIGNING SHALL BE INSTALLED FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION. SIGNAGE SHALL BE MAINTAINED DURING CONSTRUCTION AND SHALL BE BAGGED DURING PERIODS OF INACTIVITY.
- ALL UTILITY STRUCTURES (UTILITY BOXES, OIL FILL CAPS, WATER VALVES, GAS VALVES, BILLCO DOORS, ELECTRICAL VAULTS AND ANY OTHER APPURTENANCES) WITHIN THE PROPOSED SIDEWALK RECONSTRUCTION SHALL BE RESET TO CONFORM TO THE PROPOSED FINISHED GRADE.
- CONTRACTOR IS RESPONSIBLE FOR SURVEYING AND STAKING THE PROPOSED CENTERLINE STATIONING AND ALL PROPOSED ELEMENTS AT NO ADDITIONAL COST TO THE OWNER. THE COST FOR THIS SHOULD BE BUILT INTO THE RELATED ITEMS.
- CONTRACTOR'S FIELD STAKEOUT SURVEYOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND NOTING ANY DISCREPANCIES BETWEEN SITE FIELD CONDITIONS AND STAKING PLAN PRIOR TO CONSTRUCTION. SHOULD ANY DISCREPANCIES EXIST, CONTRACTOR'S SURVEYOR SHALL NOTIFY OWNER IN WRITING PRIOR TO COMMENCEMENT OF WORK. TOWNSHIP AND CONSULTANT TEAM ASSUME NO RESPONSIBILITY FOR WORK PERFORMED PRIOR TO FIELD VERIFICATION OF STAKING PLAN.
- THIS PLAN IS A REPRESENTATION OF DESIGN INTENT ONLY AND AS SUCH DENOTES VERTICAL AND HORIZONTAL RELATIONSHIPS, MATERIALS AND FINISHES. CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT SHOP DRAWINGS INDICATING STRUCTURAL DESIGN, AS WELL AS PLANS AND ELEVATIONS, APPROPRIATE TO ENSURE DESIGN INTENT IS MET.
- CONTRACTOR SHALL TAKE CARE TO PROTECT FROM CONSTRUCTION ALL EXISTING TREES, STRUCTURES UNDER/ABOVE GROUND SURFACE THAT ARE TO REMAIN. ANY DAMAGE DONE TO THESE DURING CONSTRUCTION MUST BE REPLACED AT CONTRACTOR'S OWN COST WITHIN THE CONSTRUCTION PERIOD.
- CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR CONSTRUCTION FROM THE APPROPRIATE LOCAL, STATE AND FEDERAL AGENCIES.
- CONTRACTOR SHALL LEAVE THE SITE EACH DAY IN AN ORDERLY FASHION AND SHOULD REMOVE ALL LITTER, REFUSE, DEBRIS AND HAZARDOUS MATERIALS FROM THE SITE DAILY. IN COMPLIANCE WITH APPROPRIATE LOCAL, STATE, AND FEDERAL REGULATIONS. CONTRACTOR SHALL TAKE MEASURES TO LIMIT THE AMOUNT OF SOIL LEAVING THE SITE ON EQUIPMENT. ANY DEBRIS ON ROAD SURFACES OR SIDEWALK SHOULD BE CLEANED DAILY.
- IF APPLICABLE, THE CONTRACTOR MUST PROVIDE A PORTABLE RESTROOM UNIT FOR THE DURATION OF THE PROJECT IN A LOCATION APPROVED BY THE OWNER.
- CONTRACTOR SHALL BE REQUIRED TO SAFELY SECURE THE SITE THROUGHOUT THE DURATION OF CONSTRUCTION AND FINAL APPROVAL. ALL COSTS ASSOCIATED WITH SECURING THE SITE, INCLUDING TEMPORARY FENCING, SHALL BE INCLUDED IN THE VARIOUS ITEMS ABOVE. ANY DAMAGE OF VANDALISM (SUCH AS FOOTSTEPS/HAND PRINTS IN SIDEWALK, BROKEN AND DAMAGED FURNITURE, ETC.) THAT OCCURS DURING THE CONSTRUCTION PERIOD WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND CONSIDERED DUE TO LACK OF SECURED SITE. ALL COSTS ASSOCIATED WITH WORK TO REMEDY THE DAMAGE SHALL BE BORNE BY THE CONTRACTOR.
- ALL DISTURBED SHRUBS, FENCING, SIGNS, MAIL BOXES, DRIVES, ETC. SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS RESTORATION, UNLESS SPECIFIED ELSEWHERE.
- ALL STREET LIGHTS AND LIGHT BOLLARDS SHALL TIE INTO TOWNSHIP STREET LIGHT METER.

MATERIALS & LAYOUT NOTES

- ALL CONSTRUCTION SHOWN HEREIN, UNLESS SPECIFICALLY NOTED OTHERWISE, SHALL BE IN ACCORDANCE WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2007 AS AMENDED.
- CONTRACTOR SHALL LAYOUT AND STAKE IN THE FIELD THE ALIGNMENT OF ALL CURBS, PAVEMENTS AND OTHER IMPROVEMENTS FOR REVIEW BY THE OWNER. CONTRACTOR MAY NOT PROCEED WITH CONSTRUCTION OF IMPROVEMENTS UNTIL FINAL APPROVAL OF THE LAYOUT IS GRANTED BY THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, BOTH ABOVE AND BELOW THE SURFACE. ANY DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IN WRITING, PRIOR TO COMMENCING WORK. DO NOT WILLFULLY PROCEED WITH WORK IF ANY DISCREPANCIES ARE DISCOVERED, OTHERWISE. ALL COSTS ASSOCIATED WITH THIS WORK SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES OR STRUCTURES.
- NO CHANGES SHALL BE MADE TO THE DESIGN OR LAYOUT WITHOUT THE WRITTEN APPROVAL OF THE OWNER. LAYOUT THE WORK AS DIMENSIONED OR STATIONED ON THE PLANS. WRITTEN DIMENSIONS SHALL GOVERN. DO NOT SCALE DISTANCES.
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
 - ALL CURB RAMPS SHALL BE ADA COMPLIANT.
 - SPECIAL CARE SHOULD BE TAKEN TO ENSURE THAT CURB RAMPS ARE NOT LOCATED AT LOW POINTS. PAVEMENT AT THE BASE OF THE CURB RAMP SHALL BE SLOPED HORIZONTALLY AT 1% MINIMUM AWAY FROM THE CURB RAMP AND TOWARDS INLETS. THIS IS TO ENSURE THAT PUDDLING IS AVOIDED AT CURB RAMPS.
 - CURB RAMPS AND SIDEWALKS THAT ARE NOT CONSTRUCTED IN COMPLIANCE WITH ADA ACCESSIBILITY REQUIREMENTS INCLUDING MAXIMUM RUNNING SLOPES, MAXIMUM CROSS SLOPES, LANDING AREA LOCATION AND SIZE, DIVERGING SIDEWALK DROP OFF PROTECTION, BLENDED TRANSITIONS, BLENDED TRANSITION RUNNING SLOPES AND CROSS SLOPES, FLARE WIDTHS, GRADE BREAKS AND GRADE BREAK DIRECTIONS, CLEAR SPACE SIZE AND LOCATION, WILL NOT BE ACCEPTED.
 - BIDS THAT TAKE ADVANTAGE OF ANY ERRORS AND/OR OMISSIONS IN THE CONTRACT DRAWINGS OR DISCREPANCIES WITH THE SPECIAL PROVISIONS WILL NOT BE ACCEPTED. IN THE EVENT ANY SUCH ERROR, OMISSION, OR DISCREPANCIES ARE DISCOVERED, IMMEDIATELY NOTIFY THE ENGINEER. FAILURE TO NOTIFY THE ENGINEER WILL CONSTITUTE A WAIVER OF ALL CLAIMS FOR MISUNDERSTANDINGS, AMBIGUITIES, OR OTHER SITUATIONS RESULTING FROM THE ERROR, OMISSION, OR DISCREPANCY.
 - ALL MINIMUM AND MAXIMUM DIMENSIONS CONTAINED IN THE CONTRACT DRAWINGS ARE ABSOLUTE. ACCEPTANCE WILL NOT BE ISSUED IF ANY NEWLY CONSTRUCTED RAMP DOES NOT COMPLY WITH THE APPROVED DRAWINGS, CONSTRUCTION STANDARDS AND SPECIFICATIONS.
 - ALTERATIONS TO EXISTING FACILITIES MUST MEET THE ADA REQUIREMENTS TO THE MAXIMUM EXTENT FEASIBLE. FOR ALTERATIONS WHERE IT IS TECHNICALLY INFEASIBLE TO MEET THE ADA REQUIREMENTS, A TECHNICALLY INFEASIBLE DOCUMENT MUST BE SUBMITTED TO THE TOWNSHIP TO DOCUMENT THAT ACCESS HAS BEEN PROVIDED TO THE MAXIMUM EXTENT FEASIBLE. DO NOT BEGIN CONSTRUCTION OF THE CURB RAMP OR DRIVEWAY CROSSING UNTIL APPROVAL OF TECHNICAL INFEASIBLE DOCUMENT IS OBTAINED FROM THE OWNER.
- ALL SITE FURNITURE LOCATIONS SHALL BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL SIDEWALKS SHALL HAVE A RUNNING SLOPE OF NO GREATER THAN 5% AND A CROSS SLOPE NO GREATER THAN 2% (PER ADAAG) UNLESS NOTED OTHERWISE ON GRADING PLAN.
- ALL NEW CURBS AND PAVEMENTS SHALL MEET EXISTING CURBS & PAVEMENTS SMOOTH AND FLUSH.
- NEW CURBS, WALLS, AND PAVEMENTS SHALL BE BUILT TO A SMOOTH EVEN FINISH WITH A CONSISTENT TOP AND PROFILE WITHOUT WAVES OR IRREGULARITIES. ANY WORK NOT MEETING THIS QUALITY STANDARD SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN OBSTRUCTIONS AND /OR GRADE DIFFERENCES EXISTS THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. DO NOT PROCEED WITH CONSTRUCTION AND ORDERING MATERIALS WHEN INFORMATION IS INCOMPLETE OR OTHER DISCREPANCIES MAY EXIST. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE TOWNSHIP OF SUCH CONDITIONS. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR IS RESPONSIBLE FOR POWER AND WATER NEEDED DURING CONSTRUCTION.

PLANTING NOTES

- DO NOT WILLFULLY PROCEED WITH PLANTING OPERATIONS AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- ALL TREES SHALL BE TAGGED BY THE LANDSCAPE ARCHITECT AT A NURSERY SELECTED BY THE CONTRACTOR .
- IF CONFLICTS ARISE BETWEEN THE ACTUAL SIZE OF PLANTING AREAS ON THE SITE AND THE DRAWINGS, CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION.
- GROUNDCOVERS AND SHRUBS ARE TO BE TRIANGULARLY SPACED UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIAL FREE OF PESTS OR PLANT DISEASES. PRE-SELECTED OR 'LANDSCAPE ARCHITECT - TAGGED' PLANT MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO WARRANTY ALL PLANT MATERIAL PER THE SPECIFICATIONS.
- THE ACTUAL LOCATION OF PLANT MATERIAL MAY VARY DUE TO FIELD CONDITIONS. FINAL PLACEMENT OF PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PITS ARE DUG. NO PLANTS SHALL BE PUT INTO GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE OWNER.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY OR MORE OFTEN DURING THE FIRST GROWING SEASON. THE CONTRACTOR SHALL REFER TO CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- ANY PLANT DEEMED NOT AVAILABLE BY THE CONTRACTOR SHALL BE NOTED IN THE BID AS A CONDITION OF BID. FAILURE TO QUALIFY AVAILABILITY OF SPECIFIED MATERIAL SHALL MAKE THE CONTRACTOR RESPONSIBLE FOR SUPPLYING ALL MATERIALS AS SPECIFIED.

LEGEND

PROPOSED ELEMENTS	EXISTING ELEMENTS	ABBREVIATIONS
CONCRETE SIDEWALK	CONTOUR	U.G. ELECTRIC
BRICK PAVERS	SPOT ELEVATION	U.G. FIBER OPTIC
DECORATIVE PAVERS - TYPE 1	HYDRANT	U.G. UNKNOWN
DECORATIVE PAVERS - TYPE 2	UTILITY VALVE	OVERHEAD WIRES
BENCH	GAS METER	UTILITY POLE
TRASH RECEPTACLE	SIGN	UTILITY POLE GUY WIRE
BIKE RACK	INLET	UTILITY POLE WITH LIGHT
BOLLARD	EXISTING TREE	LIGHT
LIGHT BOLLARD	PARKING METER	TC TOP OF CURB BC BOTTOM OF CURB TDC TOP OF DROP CURB NO NUMBER N.T.S. NOT TO SCALE DET. DETAIL MAX. MAXIMUM TEMP. TEMPORARY TYP. TYPICAL REF. REFERENCE EQ. EQUAL DIA. DIAMETER DWG. DRAWING TW TOP OF WALL BW BOTTOM OF WALL H.P. HIGH POINT L.P. LOW POINT CL CENTERLINE LA LANDSCAPE ARCHITECT F.O.C. FACE OF CURB P.T. POINT OF TANGENCY P.C. POINT OF CURVATURE L LEFT OF STATION LINE R RIGHT OF STATION LINE C.W. CONCRETE WALK S.W. SLATE WALK P.W. PAVED WALK B.W. BRICK WALK E.O.P. EDGE OF PAVEMENT L.S.A. LANDSCAPED AREA
ORNAMENTAL TREE	MONITORING WELL	
GROUNDCOVERS/ GRASSES/ PERENNIALS	FENCE	
LAWN	PROPERTY LINE/ROW LINE	
	U.G. STORM	
	U.G. SANITARY	
	U.G. WATER	
	U.G. GAS	

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NOT FOR CONSTRUCTION

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Issue:

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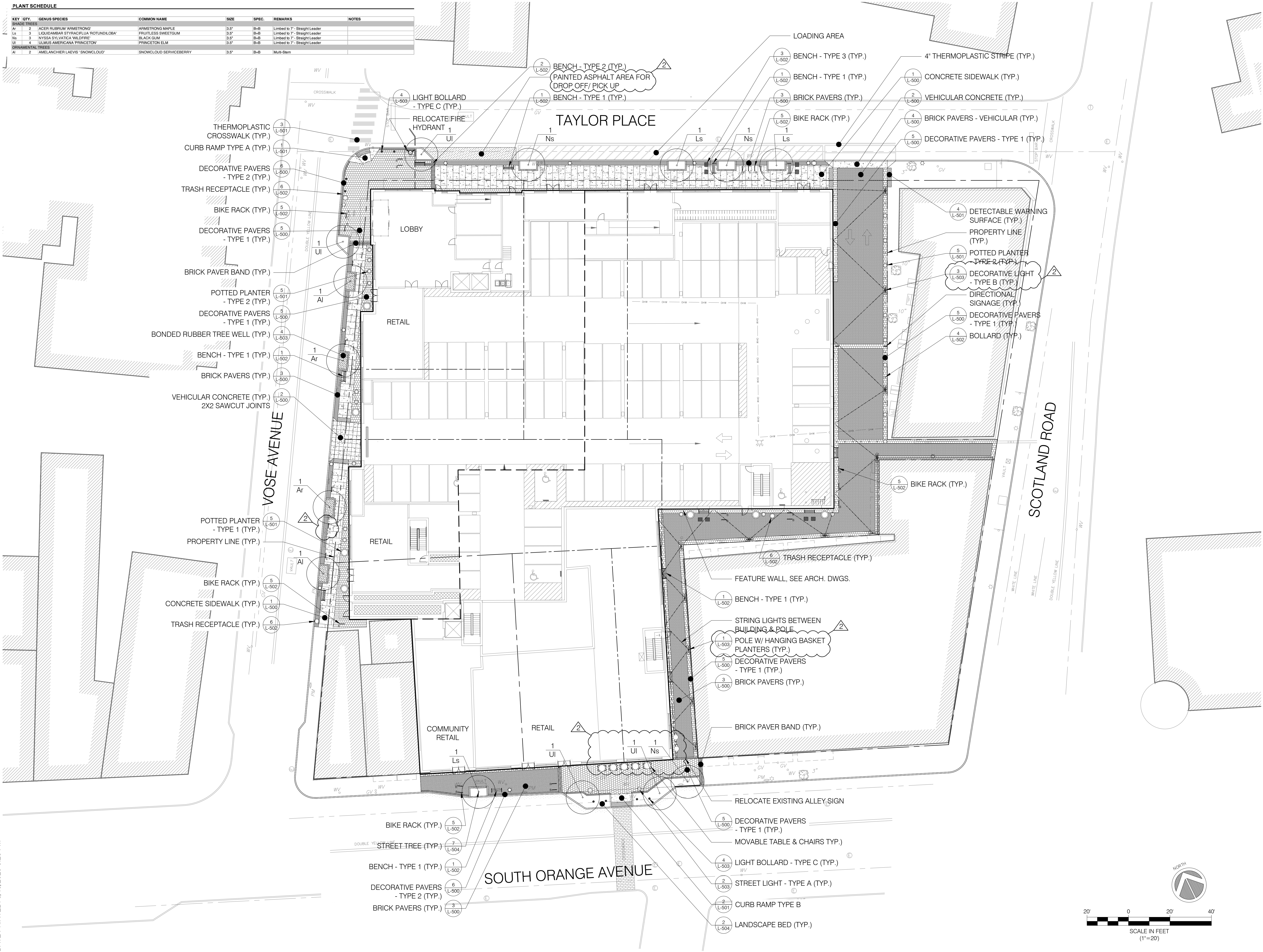
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NOTES, LEGEND
& SCHEDULE

Drawn By: VH	L-001
Checked By: DL	
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DATE PRINTED: 8/19/2020 6:25 PM

PLANT SCHEDULE							
KEY	QTY.	GENUS SPECIES	COMMON NAME	SIZE	SPEC.	REMARKS	NOTES
SHADE TREES							
Ar	2	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	3.5"	B+B	Limbed to 7' - Straight Leader	
Ls	3	LIQUIDAMBAR STYRACIFLJA 'ROTUNDILOBA'	FRUITLESS SWEETGUM	3.5"	B+B	Limbed to 7' - Straight Leader	
Ns	3	NYSSA SYLVATICA 'WILDFIRE'	BLACK GUM	3.5"	B+B	Limbed to 7' - Straight Leader	
U	4	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	3.5"	B+B	Limbed to 7' - Straight Leader	
ORNAMENTAL TREES							
AI	2	AMELANCHIER LAEVIS 'SNOWCLOUD'	SNOWCLOUD SERVICEBERRY	3.5"	B+B	Multi-Stem	



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STREETSCAPE PLAN		
Drawn By:	VH	L-101
Checked By:	DL	
Date:	07/07/2020	
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\\MACALLIFILES\VOLUMES\01-PROJECTS\02-2020-130_TAYLOR AND VOSE\6.0 02-2020-130 CADD\6.7 SHEETS\01 SITE PLAN SUBMISSION\L-102_STREETSCAPE LIGHTING PLAN.DWG
DATE PRINTED: 8/19/2020 6:16 PM

- NOTES:
1. FINAL LIGHTING DESIGN WILL ENSURE ALL LIGHTING TO BE DIRECTED AWAY FROM ALL ADJACENT PROPERTIES.
 2. ALL STREET LIGHTS AND LIGHT BOLLARDS SHALL TIE INTO TOWNSHIP STREET LIGHT METER.
 3. ALL STREET LIGHTS AND LIGHT BOLLARDS SHALL BE MAINTAINED BY THE TOWNSHIP.
 4. STRING LIGHTS SHALL MAINTAIN A CLEARANCE HEIGHT OF 14 FEET IN THE VEHICULAR ACCESS AREA IN THE ALLEYWAY, AND 10-12 FEET IN THE PEDESTRIAN ONLY ACCESS AREA IN THE ALLEYWAY.

Luminaire Schedule						
Symbol	Label	Qty	(MANUFACT)	Description	Lum. Lumens	Lum. Watts
B	0	3	0	Landscape Form	2068	45.36
C	2	2	0	Landscape Form	428	7.29
A	11	0	0	PHILIPS LIGHTING LITTLESTOWN	7158	179
D	40	0	0	LIOMAN	1737	25.8

Operation Summary						
Label	CalcType	Units	Avg	Max	Min	AugMin
STAT AREA	luminaire	FC	2.34	0.7	0.2	11.70

LIGHT BOLLARD - TYPE C (TYP.)

STREET LIGHT - TYPE A (TYP.)

STREET LIGHT - TYPE A (TYP.)

BUILDING MOUNTED LIGHT - TYPE D (TYP.)

DECORATIVE LIGHT - TYPE B (TYP.)

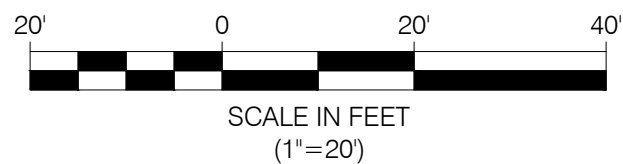
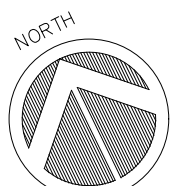
STRING LIGHTS BETWEEN BUILDING & POLES - TYPE E (TYP.) [SEE NOTE #4]

EXISTING STREET LIGHT TO REMAIN

STRING LIGHTS BETWEEN BUILDING & POLES - TYPE E (TYP.) [SEE NOTE #4]

STREET LIGHT - TYPE A (TYP.)

LIGHT BOLLARD - TYPE C (TYP.)



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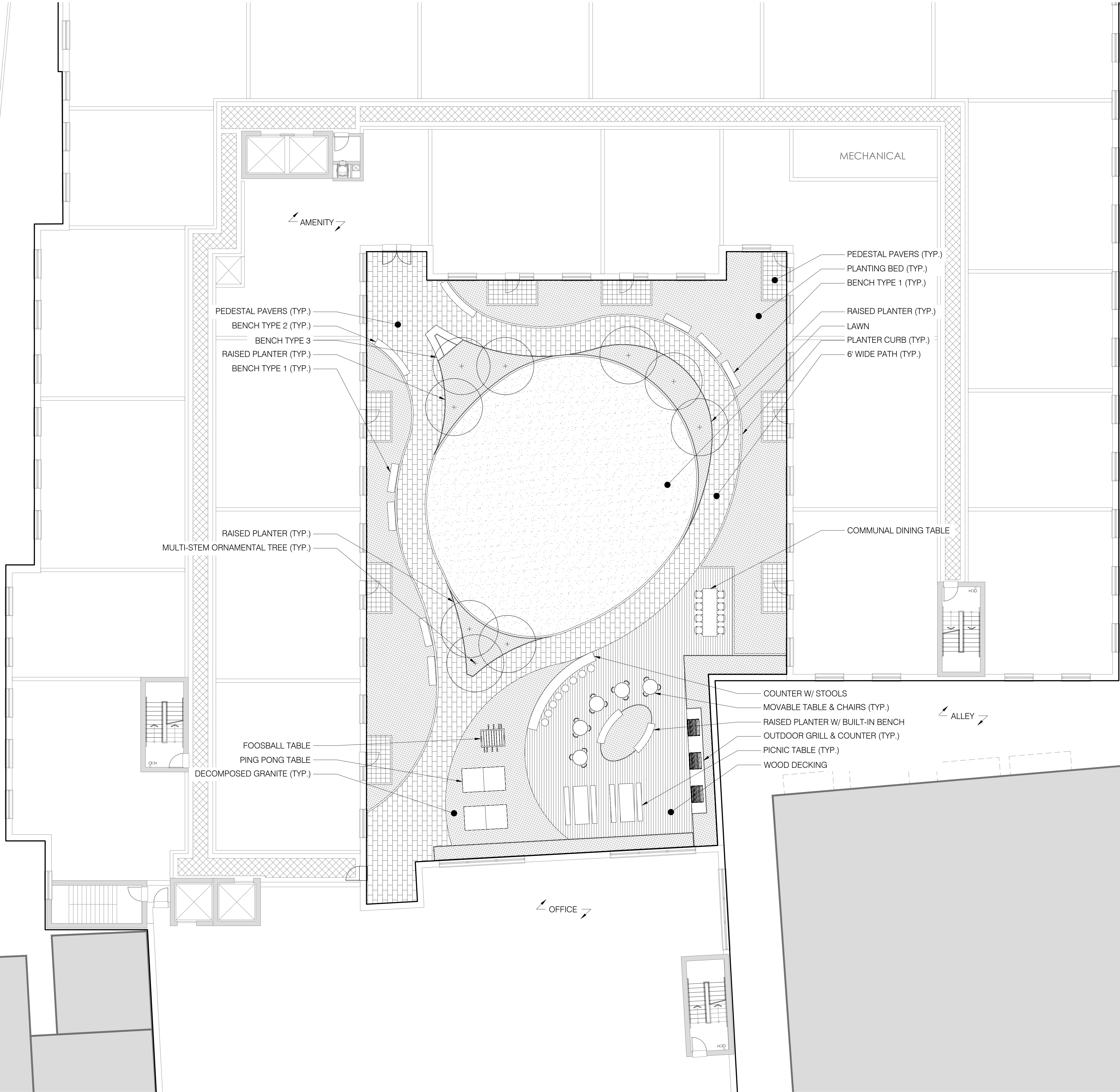
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STREETSCAPE
LIGHTING PLAN

Drawn By:	VH	L-102
Checked By:	DL	
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VOSE AVENUE



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SECOND FLOOR
COURTYARD PLAN

Drawn By:

VH

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DL

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07/07/2020

Scale:

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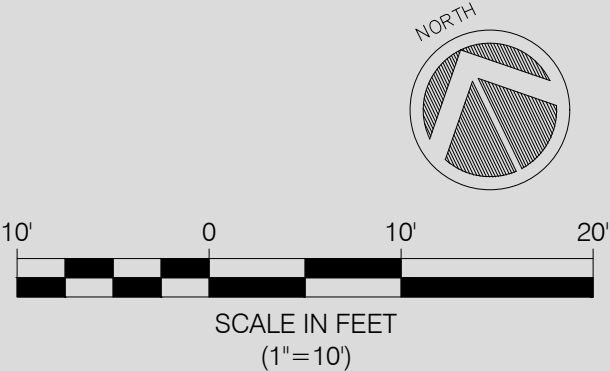
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ROOF TERRACE PLAN.DWG
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LOUNGE SEATING (TYP.)
WOOD DECKING
PEDESTAL PAVERS (TYP.)

RAISED PLANTER (TYP.)
SEATING (TYP.)
FIRE PIT (TYP.)
DECOMPOSED GRANITE (TYP.)

WOOD DECKING (TYP.)
LOUNGE CHAIRS (TYP.)
FEATURE WALL
MOVABLE PLANTER (TYP.)

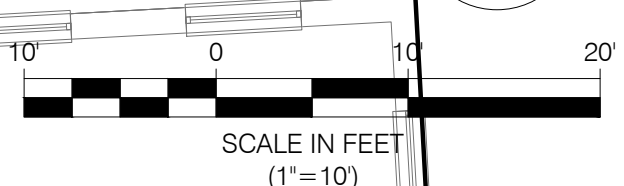
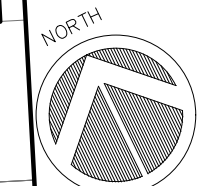
MOVABLE TABLE & CHAIRS (TYP.)
RAISED PLANTER (TYP.)
DECORATIVE STONE (TYP.)
PEDESTAL PAVERS (TYP.)
MISTER (TYP.)
WOOD DECKING (TYP.)
RAISED PLANTER (TYP.)

LOUNGE SEATING (TYP.)
ROUND PLANTER (TYP.)

MOVABLE PLANTER (TYP.)
ROUND PLANTER (TYP.)

TAYLOR PLACE

VOSE AVENUE



TAYLOR & VOSE
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South Orange, NJ

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PLAN SUBMISSION

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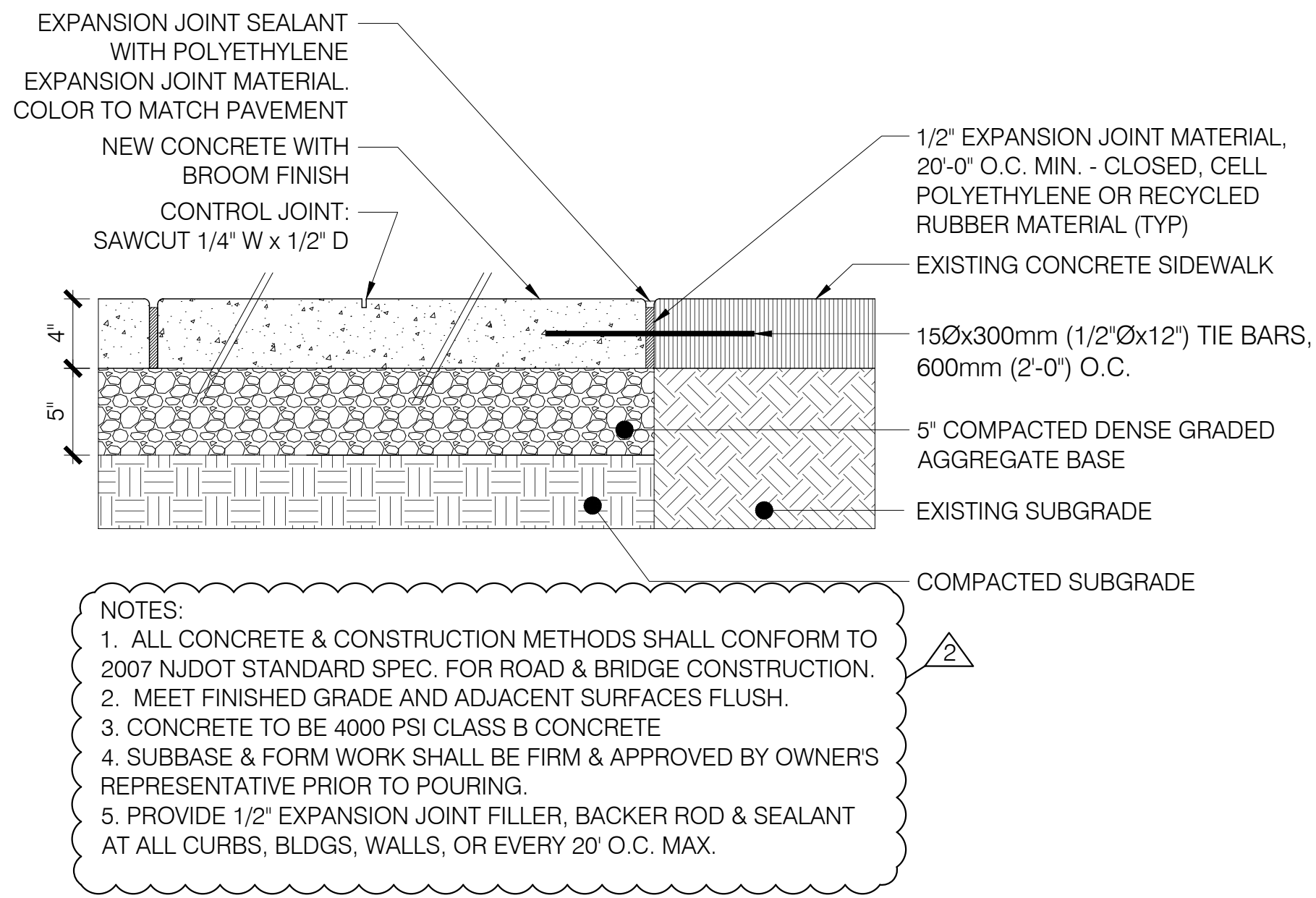
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David T. Lustberg
New Jersey Licensed Landscape Architect
NJ LLAP AS00851

Issue:		
No.	Date	Remarks
1	08/06/2020	Updated Preliminary & Final Site Plan Set
2	08/21/2020	Updated Preliminary & Final Site Plan Set

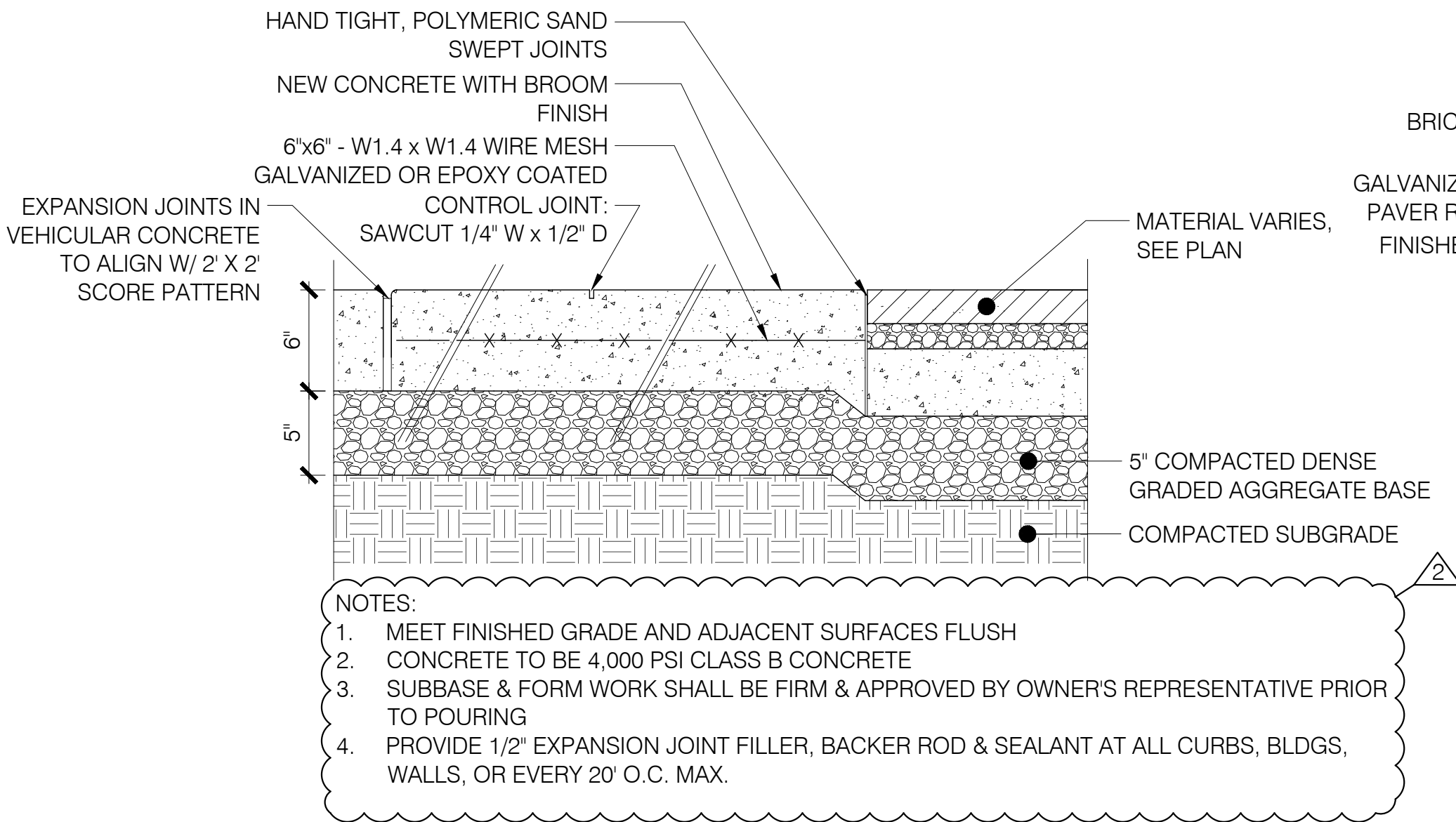
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FIFTH FLOOR ROOF TERRACE PLAN		
Drawn By:	VH	L-104
Checked By:	DL	
Date:	07/07/2020	
Scale:	1"=10'-0"	
Project Number:	02-2020-130	Sheet: 6 of 11

\\MACALLFILES\VOLUMES\01-PROJECTS\02-2020-130_TAYLOR AND VOSE\6.0 02-2020-130 CADD\6.7 SHEETS\01 SITE PLAN SUBMISSION\L-500 CONSTRUCTION DETAILS.DWG
DATE PRINTED: 8/19/2020 6:22 PM



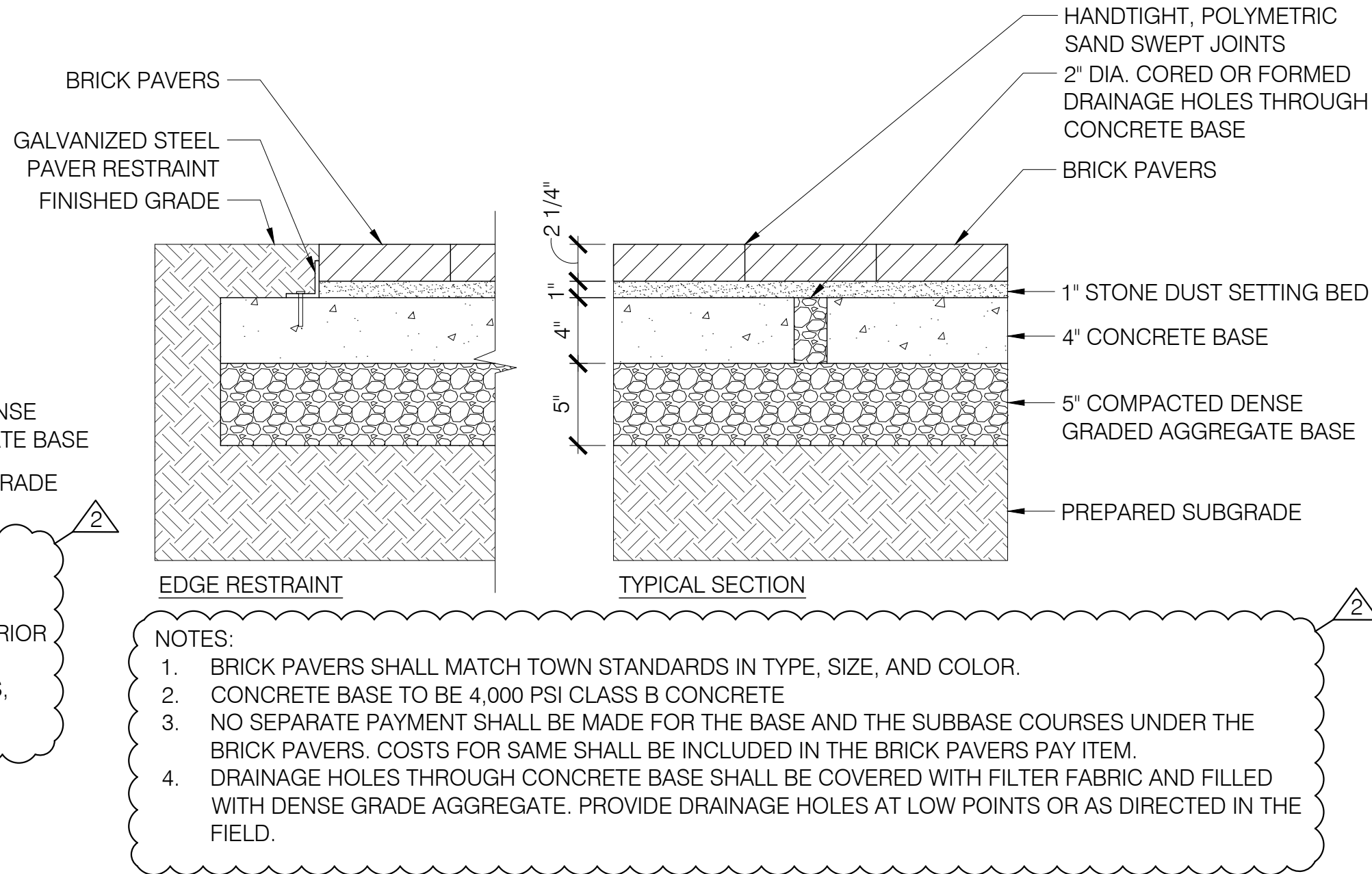
1 CONCRETE SIDEWALK

SCALE: 1-1/2" = 1'-0"



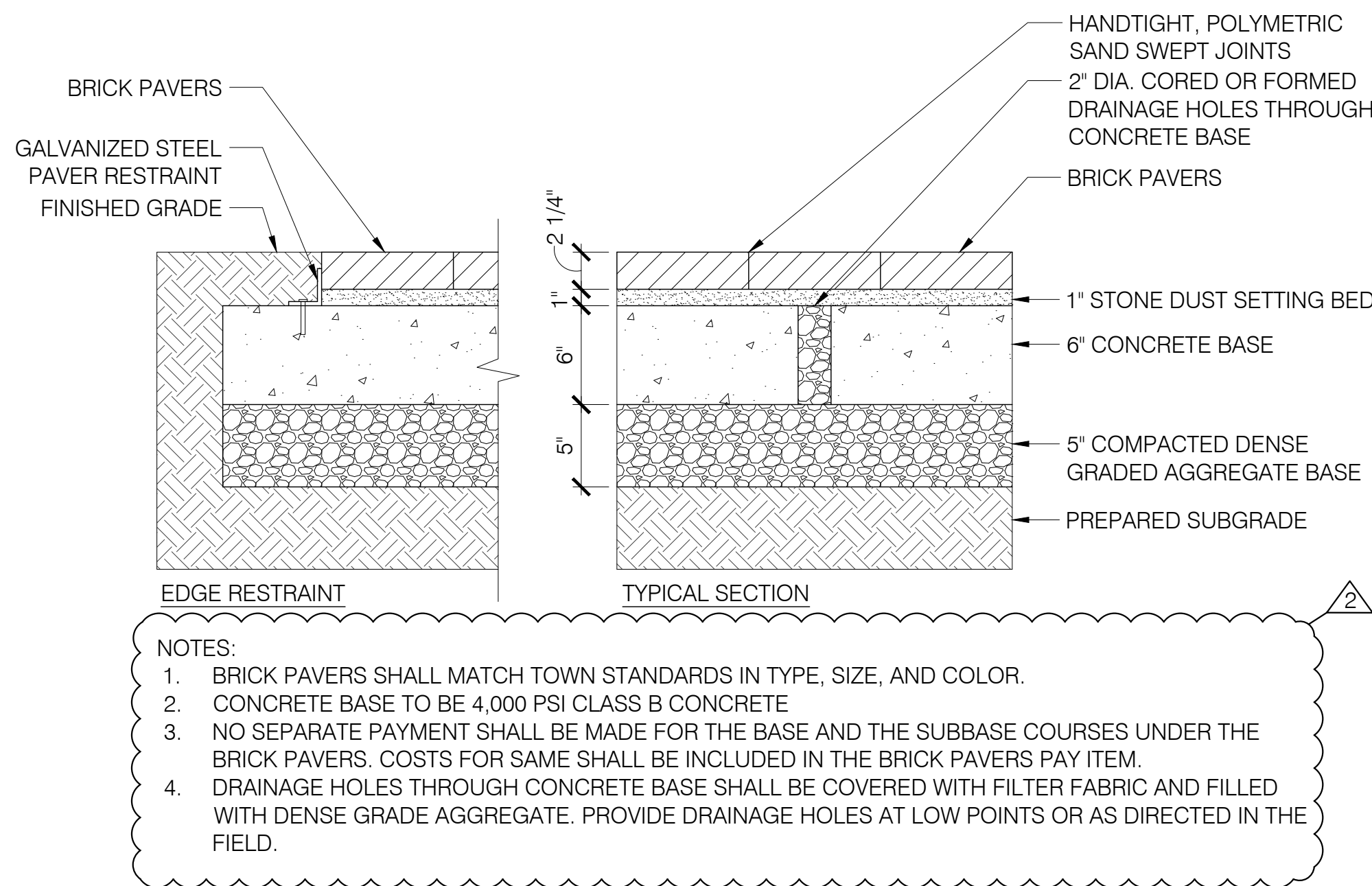
2 VEHICULAR CONCRETE

SCALE: 1-1/2" = 1'-0"



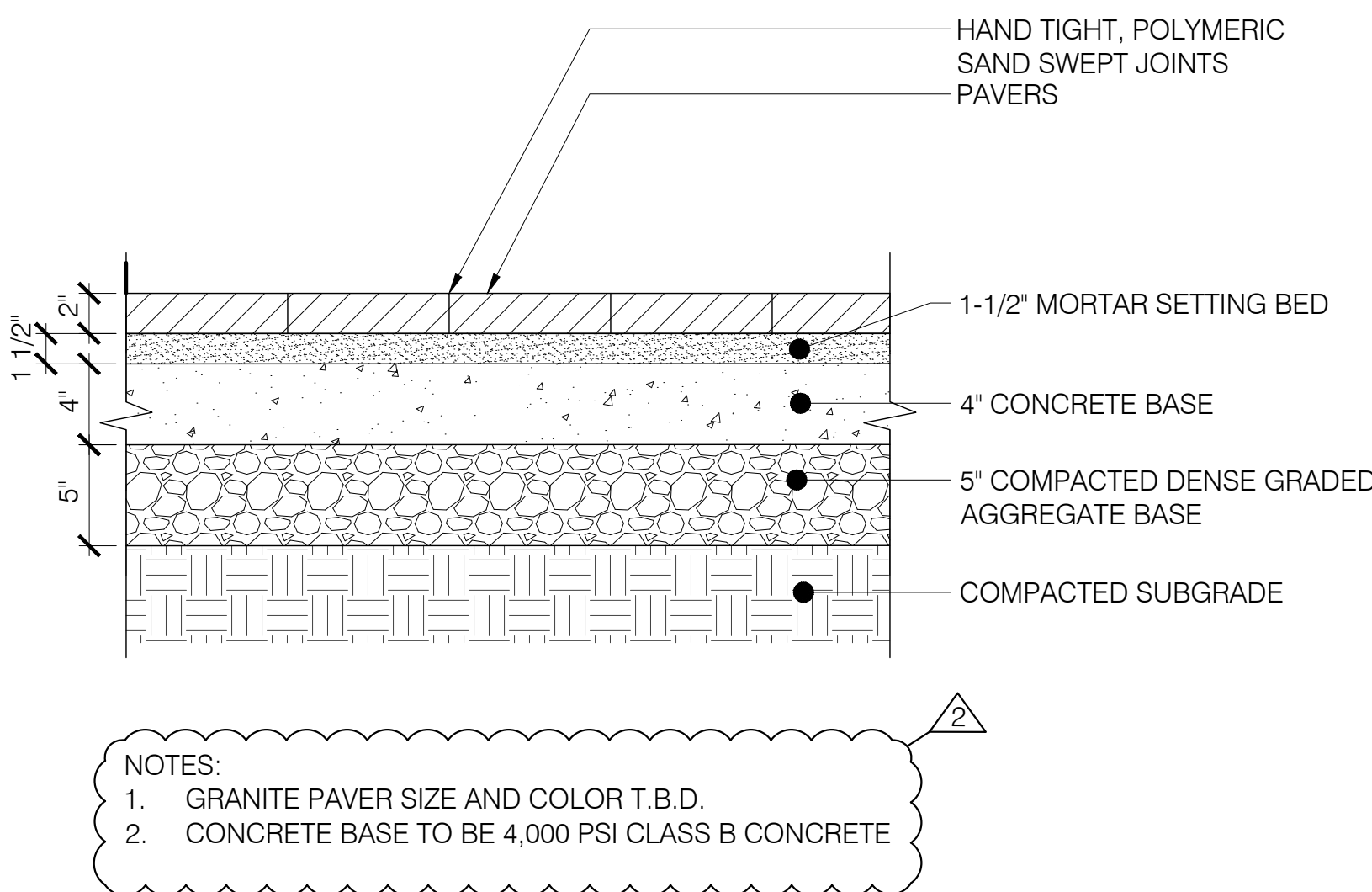
3 BRICK PAVERS

SCALE: 1-1/2" = 1'-0"



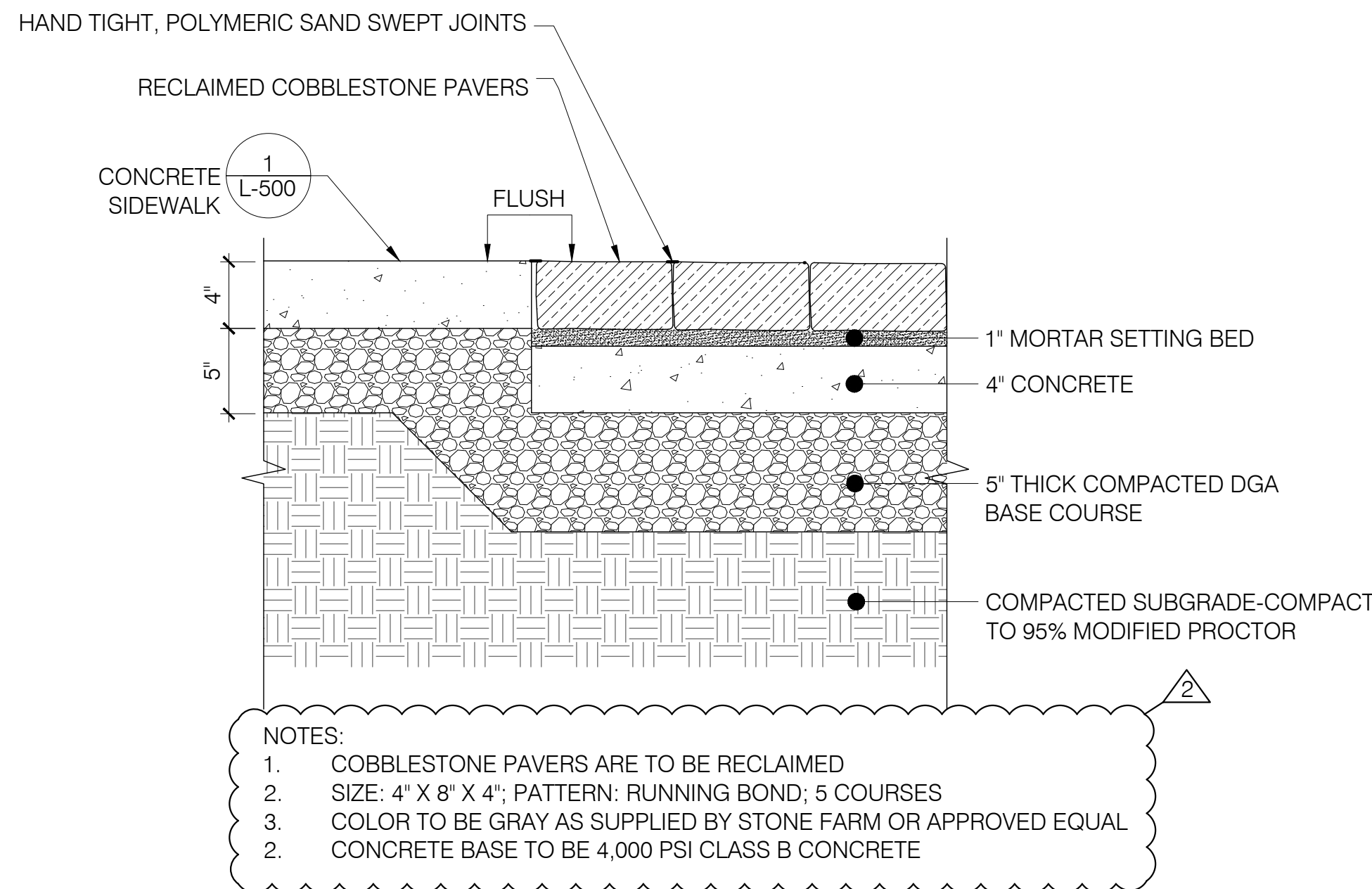
4 BRICK PAVERS - VEHICULAR

SCALE: 1-1/2" = 1'-0"



5 DECORATIVE PAVERS - TYPE 1

SCALE: 1-1/2" = 1'-0"



6 DECORATIVE PAVERS - TYPE 2

SCALE: 1-1/2" = 1'-0"

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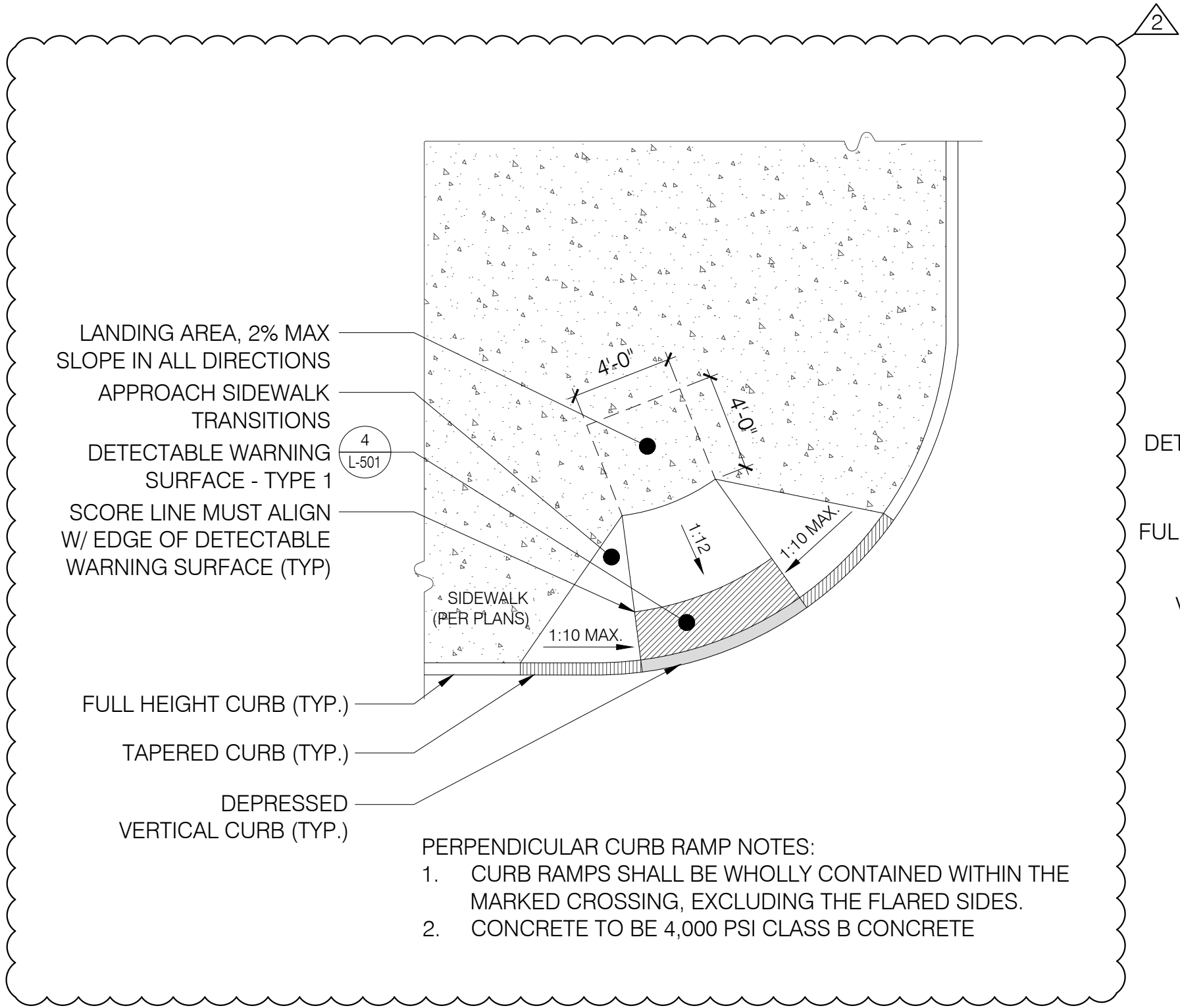
No.	Date	Remarks
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CONSTRUCTION DETAILS

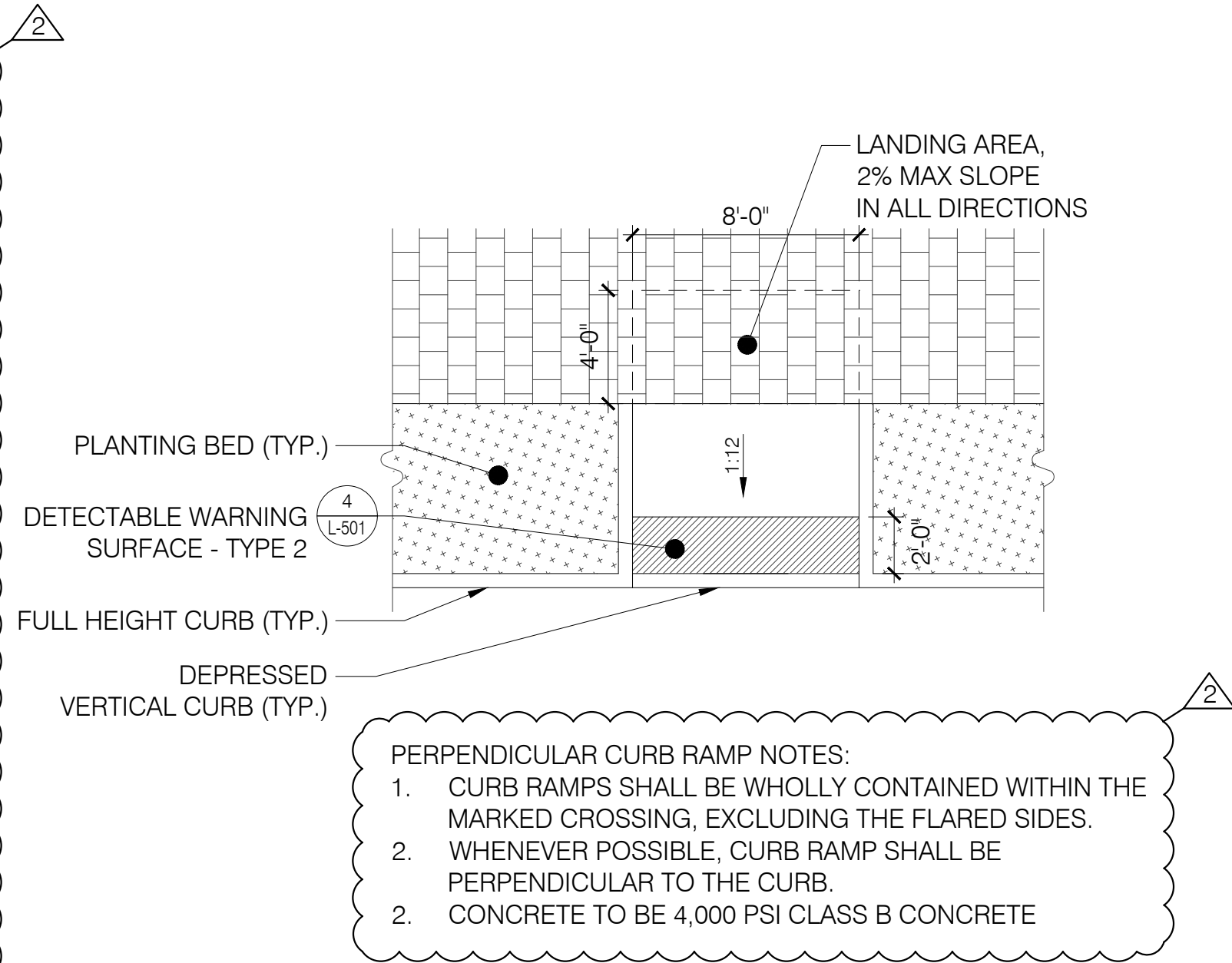
Drawn By:	VH	L-500
Checked By:	DL	
Date:	07/07/2020	
Scale:	AS NOTED	
Project Number:	02-2020-130	Sheet: 7 of 11

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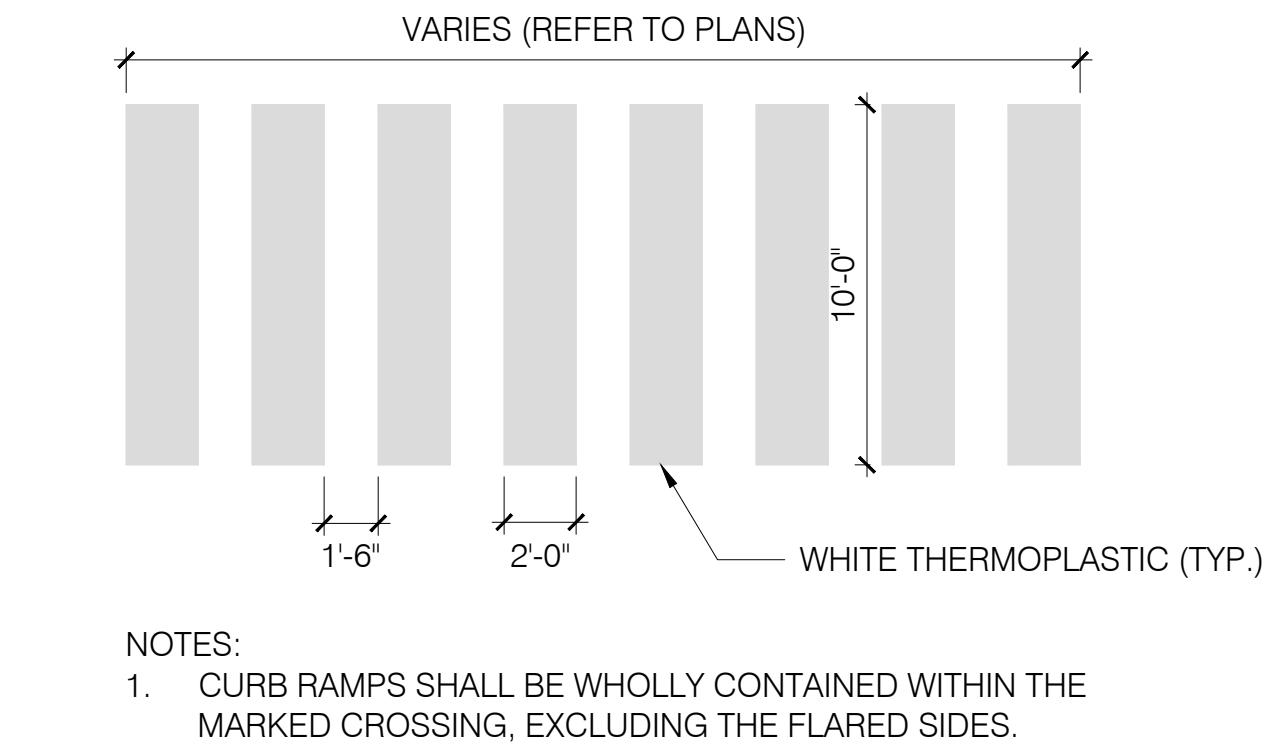
1 CURB RAMP TYPE A

SCALE: 3/16" = 1'-0"



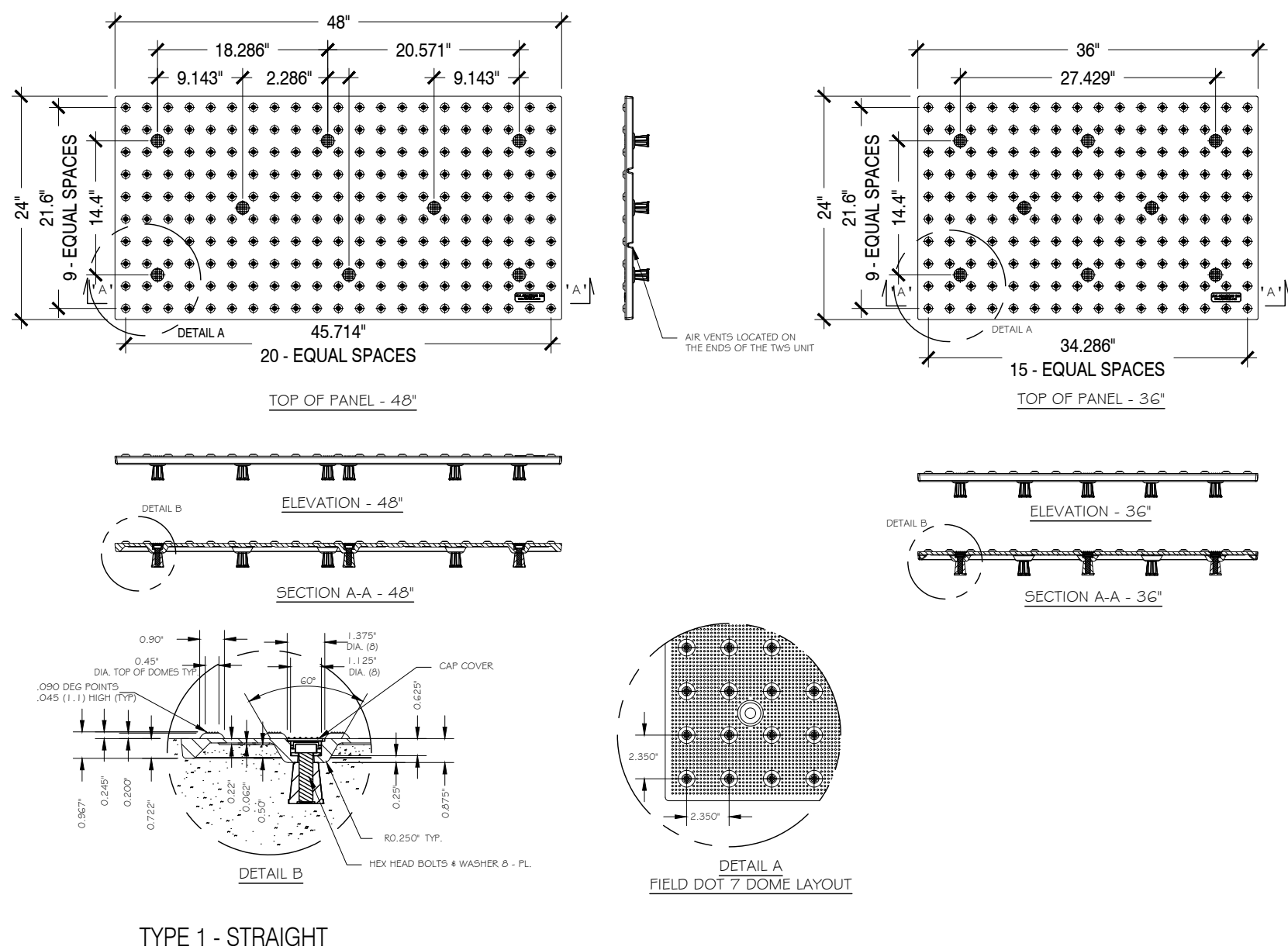
2 CURB RAMP TYPE B

SCALE: 3/16" = 1'-0"



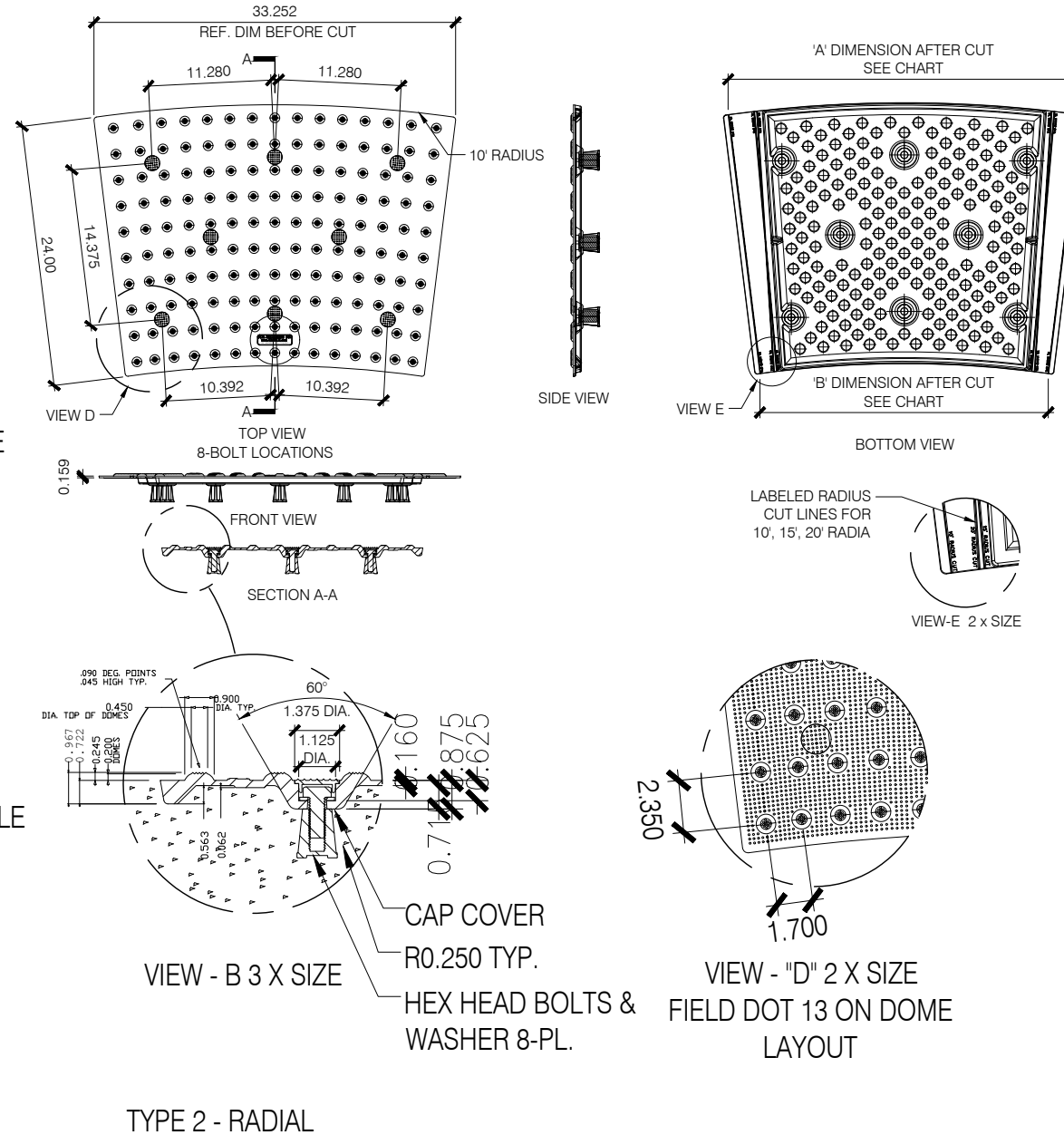
3 THERMOPLASTIC CROSSWALK

SCALE: 3/16" = 1'



4 DETECTABLE WARNING SURFACE

SCALE: 3/4" = 1'



5 POTTED PLANTER

SCALE: 3/4" = 1'-0"

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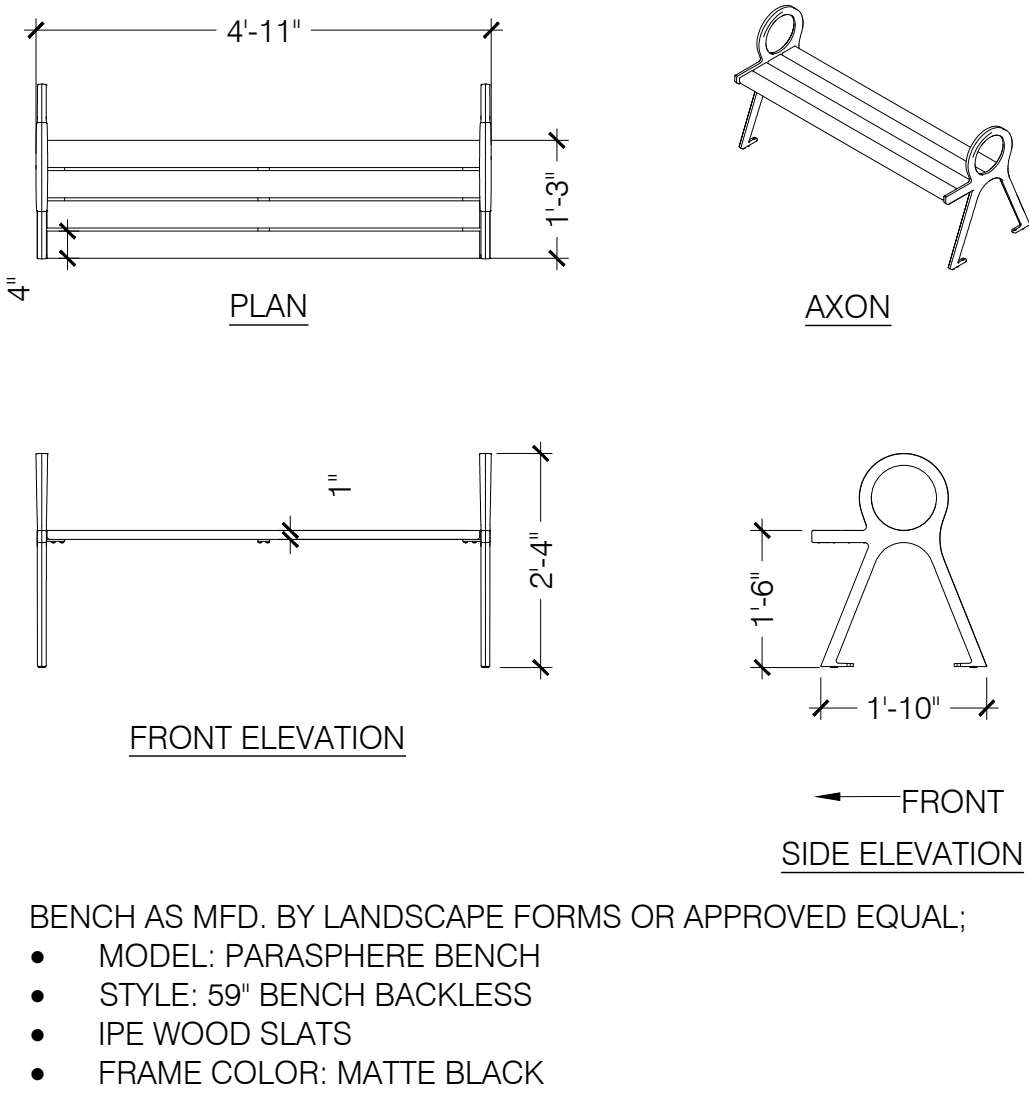
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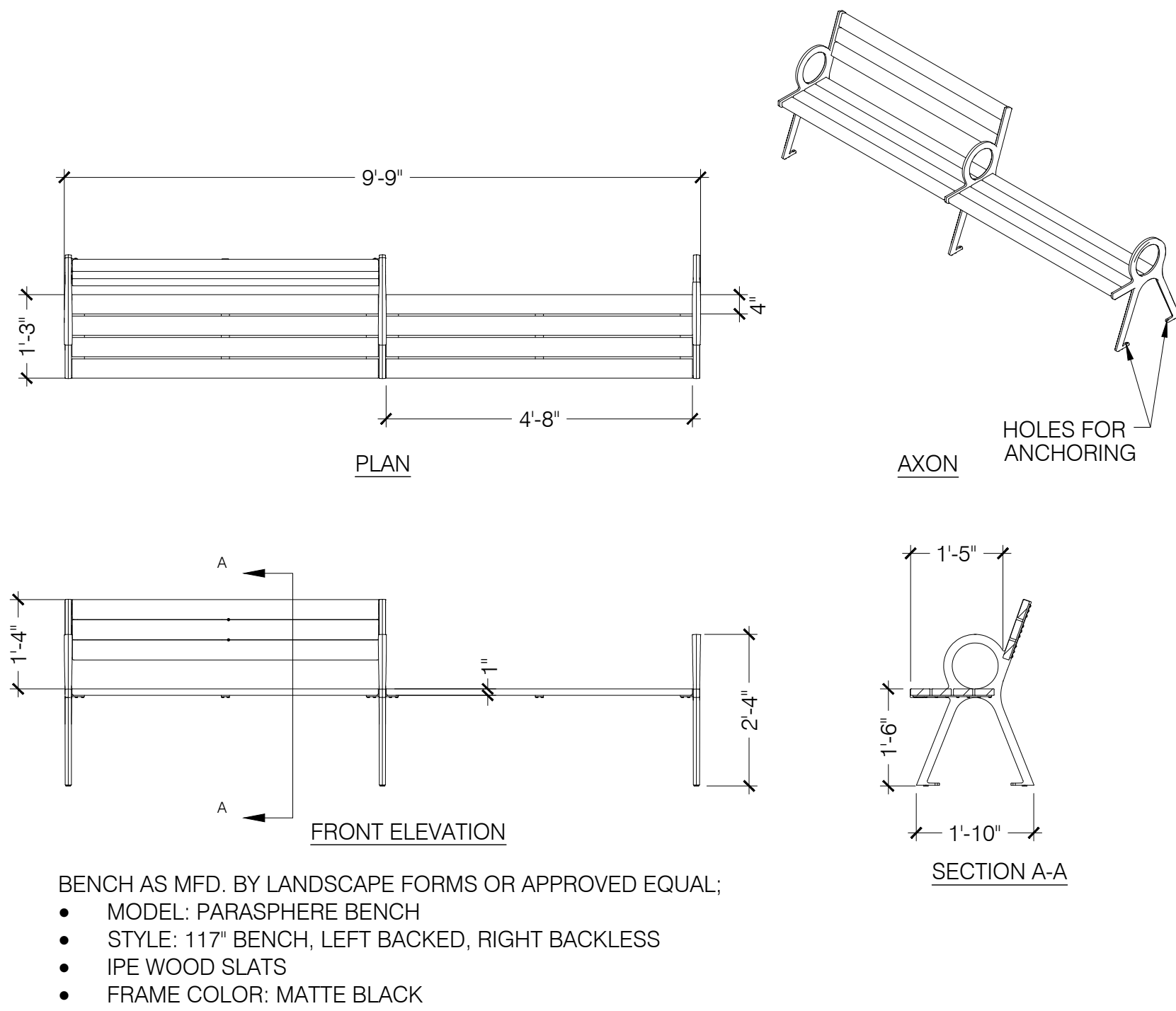
Sheet Title:		
CONSTRUCTION DETAILS		
Drawn By:	VH	L-501
Checked By:	DL	
Date:	07/07/2020	
Scale:	AS NOTED	
Project Number:	02-2020-130	Sheet:
		8 of 11

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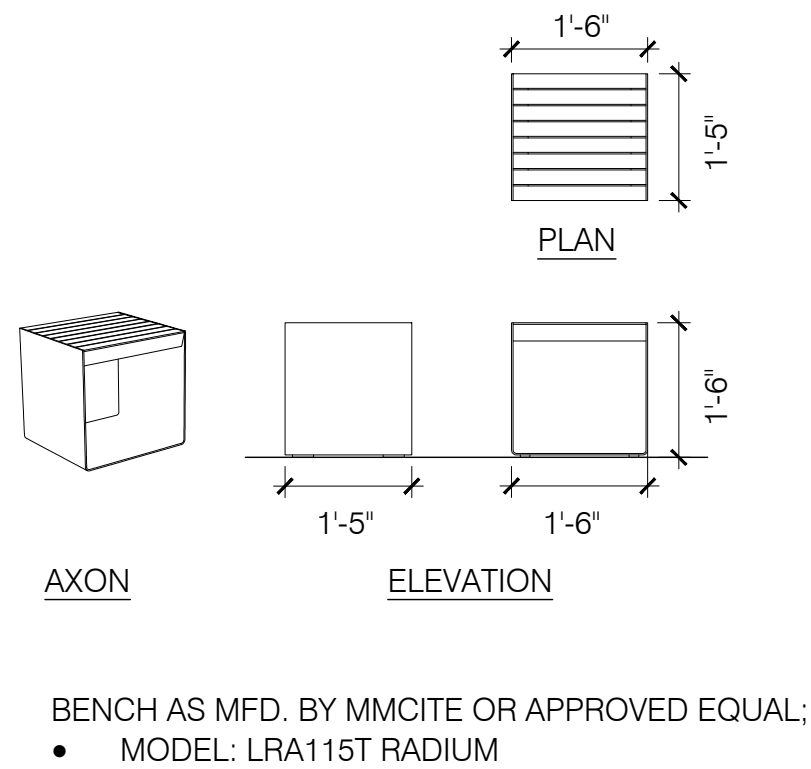
1 BENCH - TYPE 1

SCALE: N.T.S.



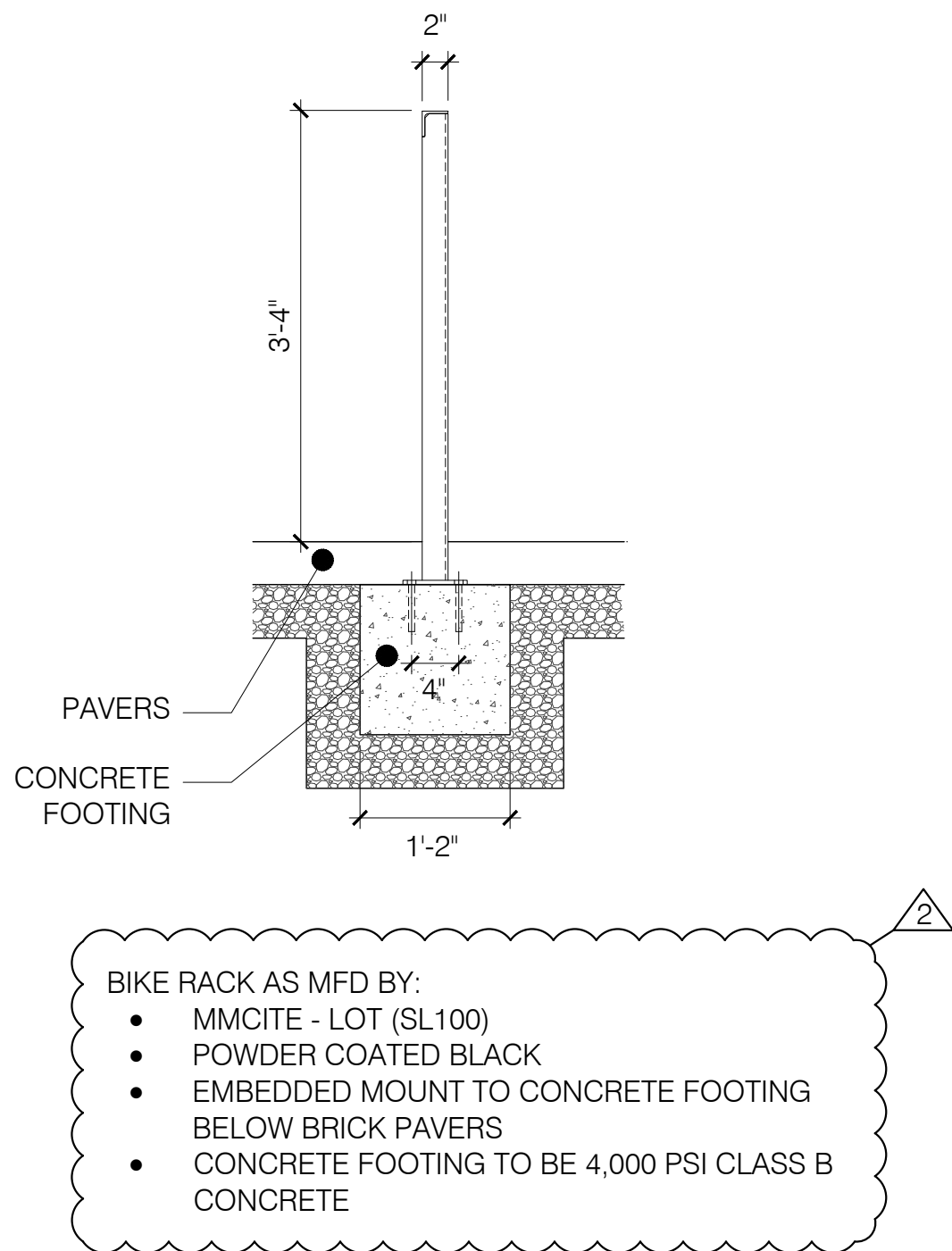
2 BENCH - TYPE 2

SCALE: N.T.S.



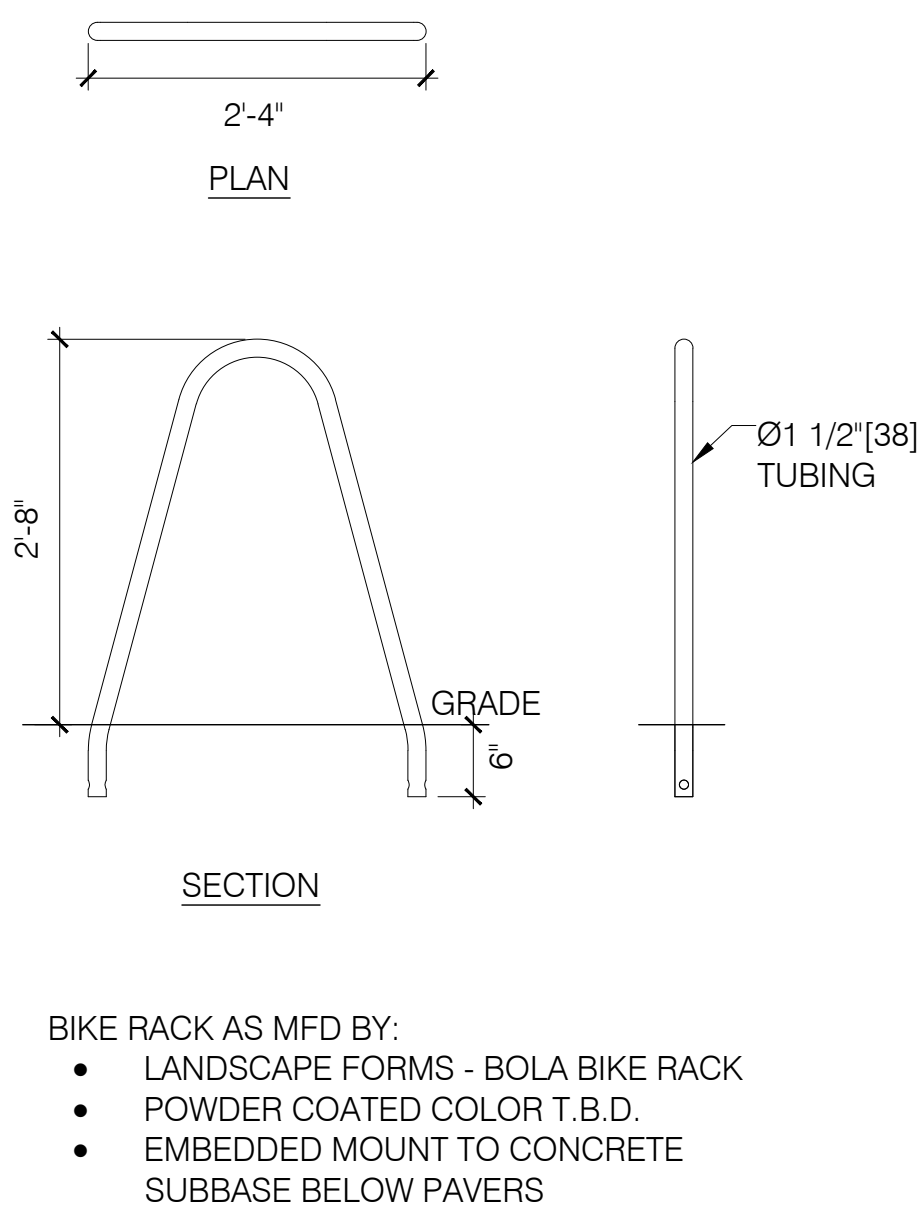
3 BENCH - TYPE 3

SCALE: N.T.S.



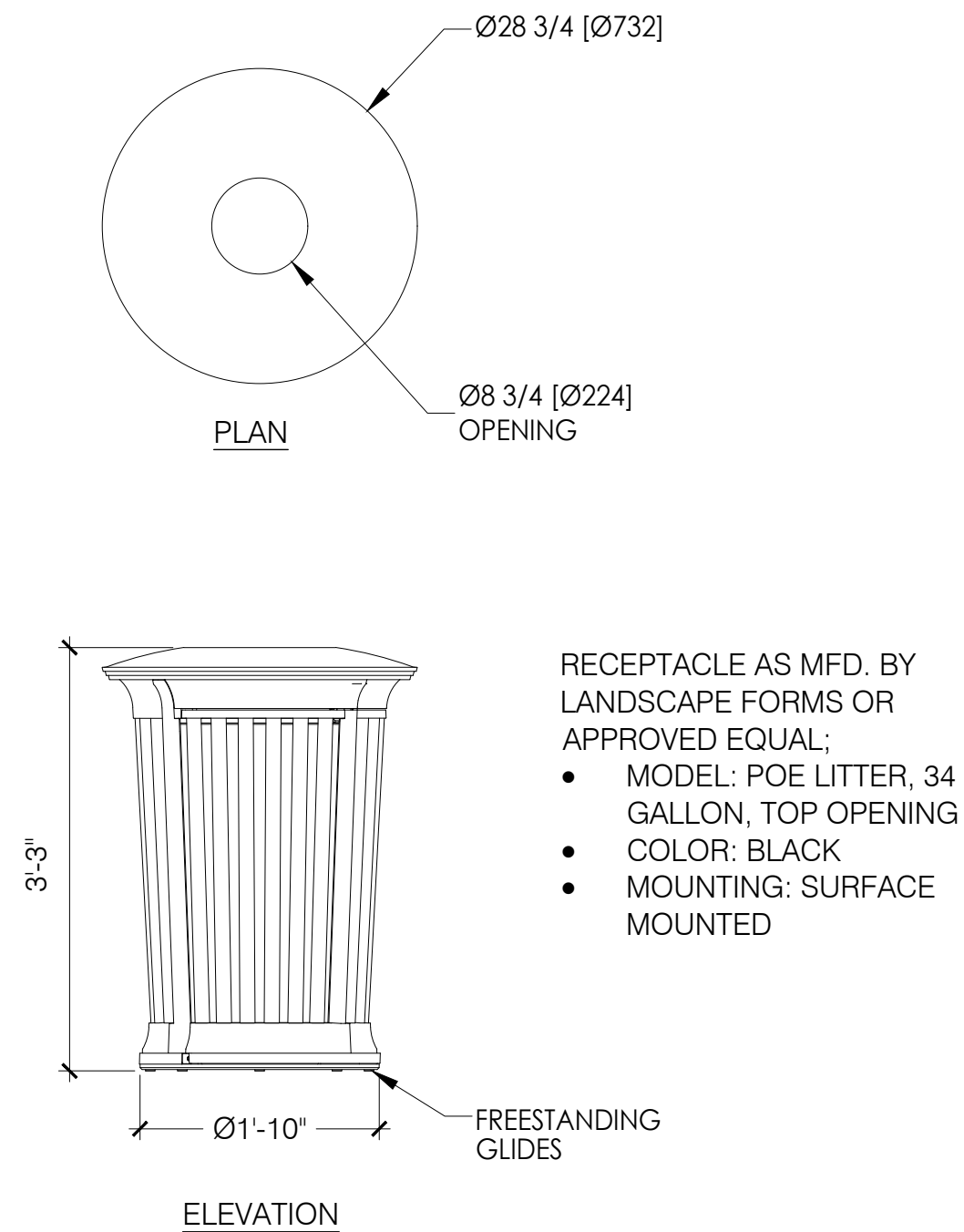
4 BOLLARD

SCALE: 3/4" = 1'-0"



5 BIKE RACK

SCALE: 3/4" = 1'-0"



6 TRASH RECEPTACLE

SCALE: 3/4" = 1'-0"

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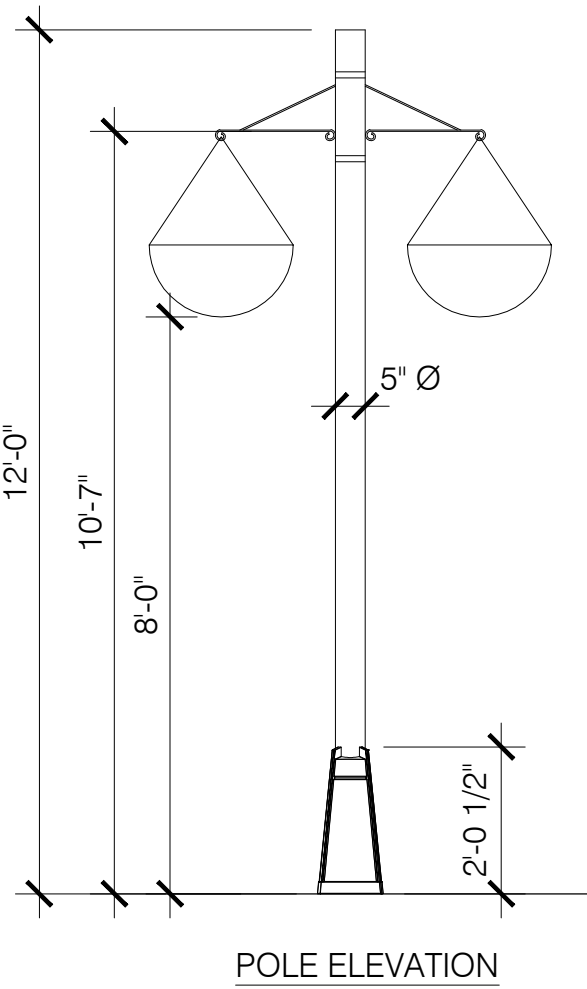
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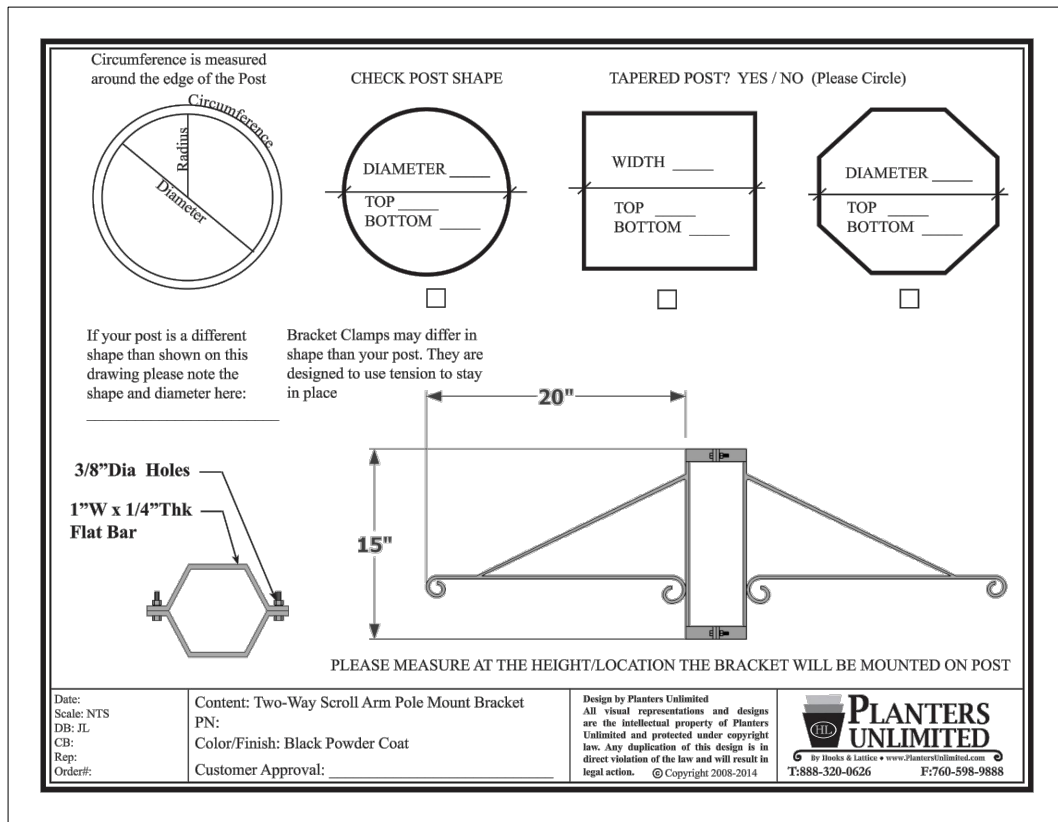
Sheet Title:

CONSTRUCTION DETAILS

Drawn By:	VH	L-502
Checked By:	DL	
Date:	07/07/2020	
Scale:	AS NOTED	
Project Number:	02-2020-130	Sheet: 9 of 11

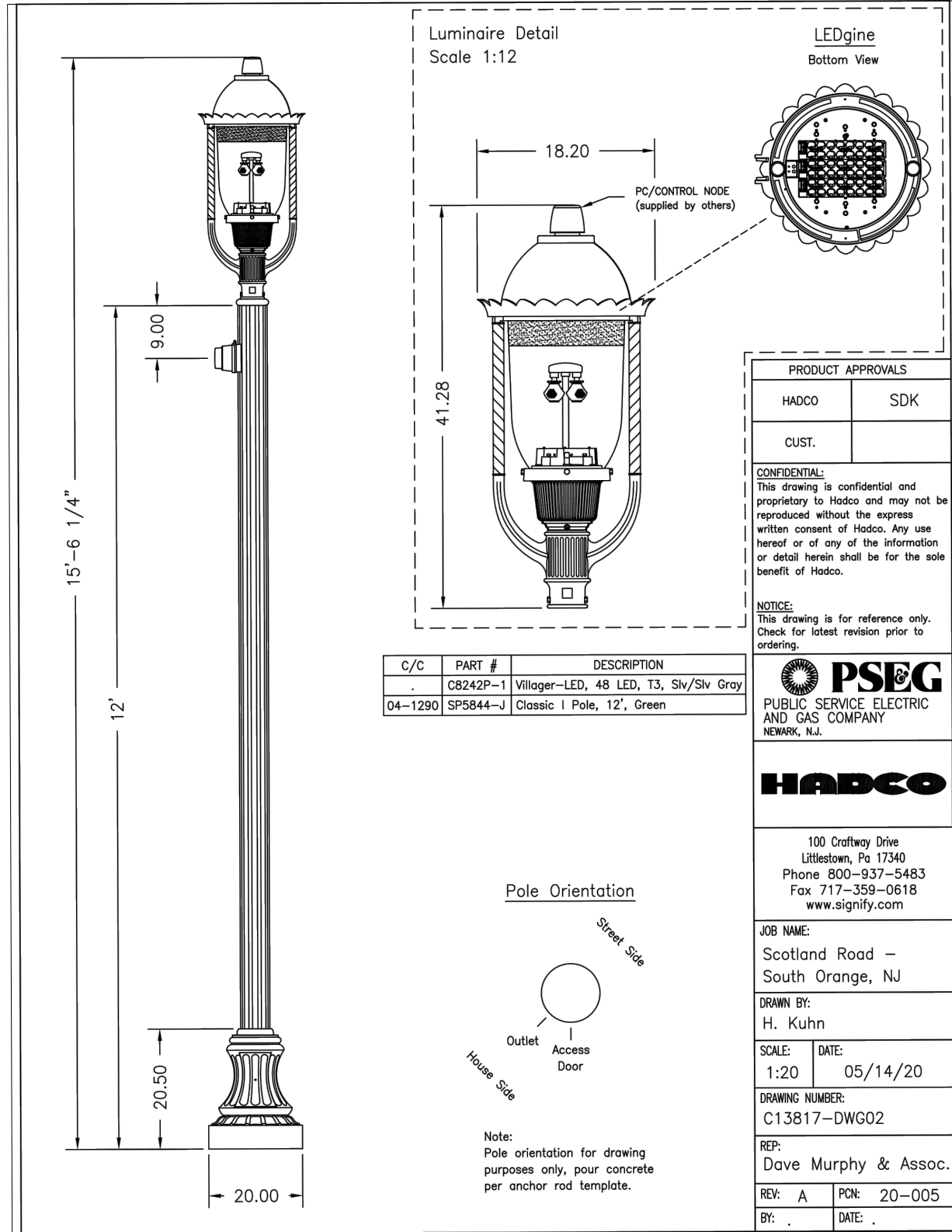


- NOTES:
POLE AS MFD. BY LANDSCAPE FORMS OR APPROVED EQUAL.
- MODEL: ASHBERY AREA LIGHT POLE - 16 FEET, NO LUMINARIES
 - POLE HEIGHT: 12 FEET OVERALL
 - MATERIALS: CAST ALUMINUM
 - COLOR: MATTE BLACK
 - CONCRETE FOOTING TO BE 4,000 PSI CLASS B CONCRETE



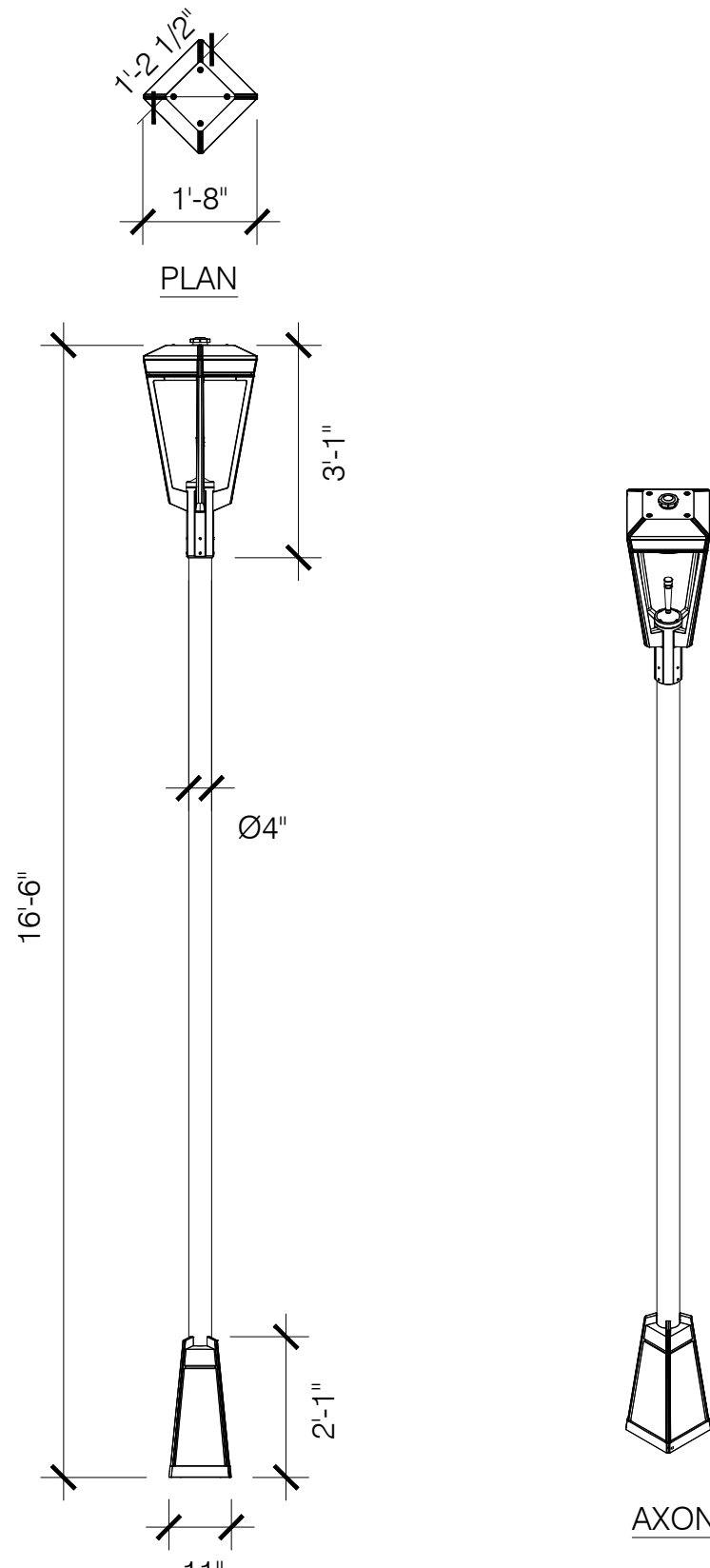
MOUNTING BRACKET DETAIL

- NOTES:
BRACKETS FOR TWO HANGING BASKET PLANTERS SHALL BE MDF. BY PLANTERS UNLIMITED OR APPROVED EQUAL
- MODEL: TWO-WAY SCROLL ARM POLE MOUNT BRACKET
 - COLOR: BLACK



STREET LIGHT - TYPE A

SCALE: N.T.S.

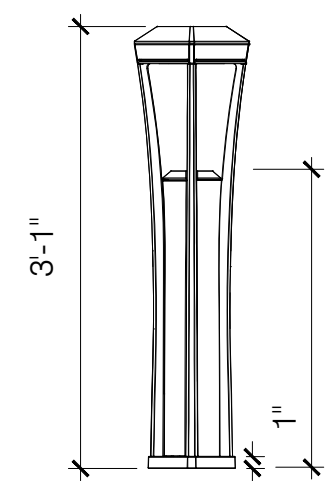
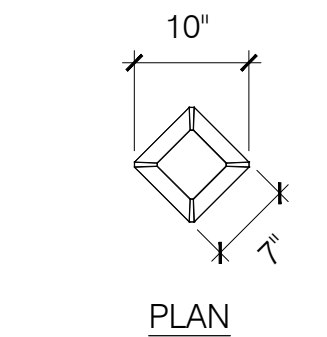


DECORATIVE LIGHT - TYPE B

SCALE: 3/8" = 1'-0"

POLE W/ HANGING BASKET PLANTERS

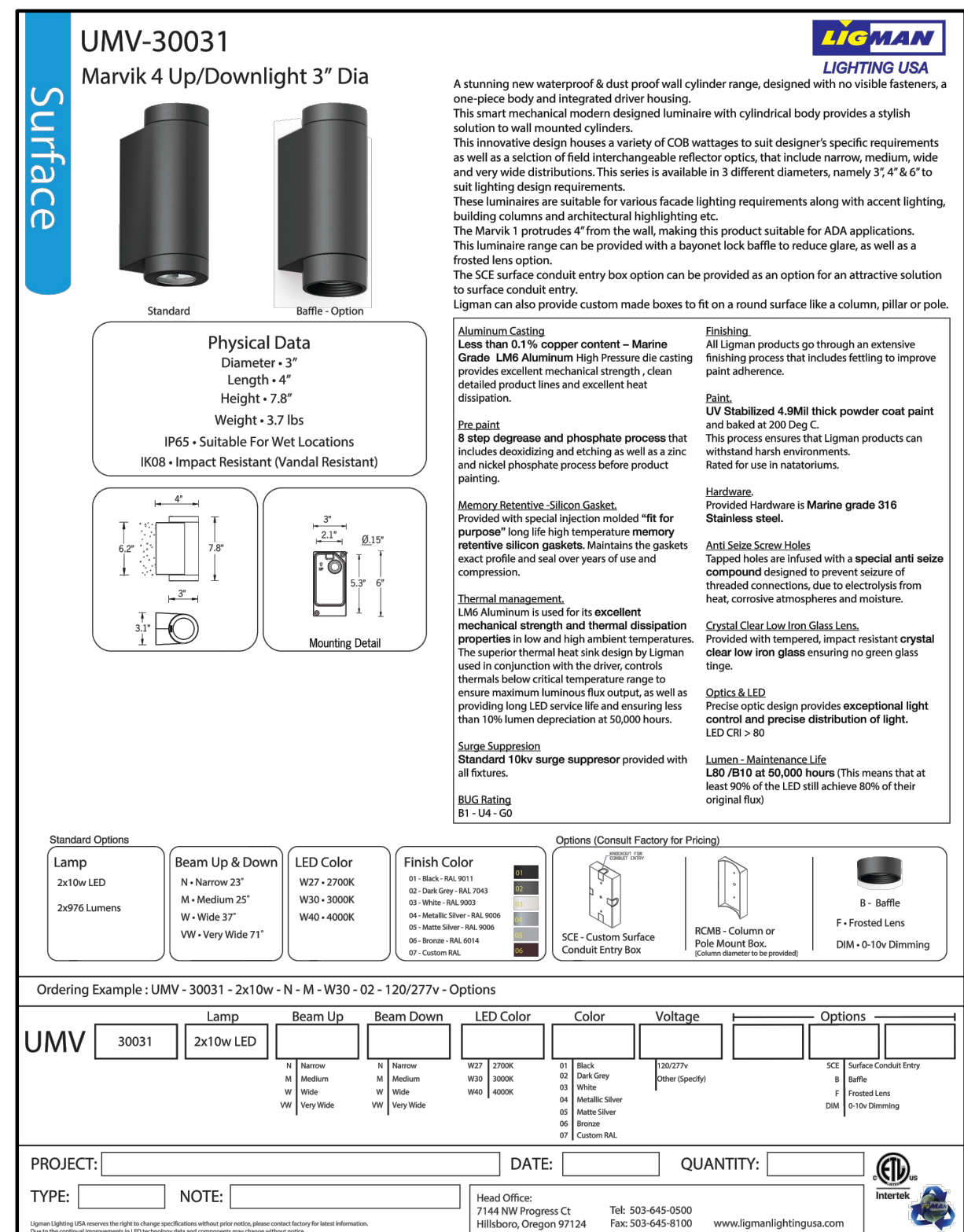
SCALE: 3/8" = 1'-0"



- LIGHT BOLLARD AS MFD BY:
- LANDSCAPE FORMS - ASHBERY PATH LIGHT
 - LED, TYPE 4 DISTRIBUTION, 3000 K, DIMMABLE
 - POWDER COATED COLOR MATTE BLACK
 - CONCRETE FOOTING TO BE 4,000 PSI CLASS B CONCRETE

LIGHT BOLLARD - TYPE C

SCALE: 3/4" = 1'-0"



BUILDING MOUNTED LIGHT - TYPE D

SCALE: N.T.S.

- NOTES:
- CONCRETE FOOTING TO BE 4,000 PSI CLASS B CONCRETE

- PEDESTRIAN SCALE LIGHT AS MFD. BY LANDSCAPE FORMS OR APPROVED EQUAL:
- MODEL: ASHBERY AREA LIGHT - 16 FEET, SINGLE LUMINAIRE
 - LED, TYPE 3 DISTRIBUTION, 3000 K, DIMMABLE
 - OPTIONS: WITH BRACKETS FOR TWO HANGING BASKET PLANTERS & BANNER
 - MATERIALS: CAST ALUMINUM
 - COLOR: MATTE BLACK
 - CONCRETE FOOTING TO BE 4,000 PSI CLASS B CONCRETE

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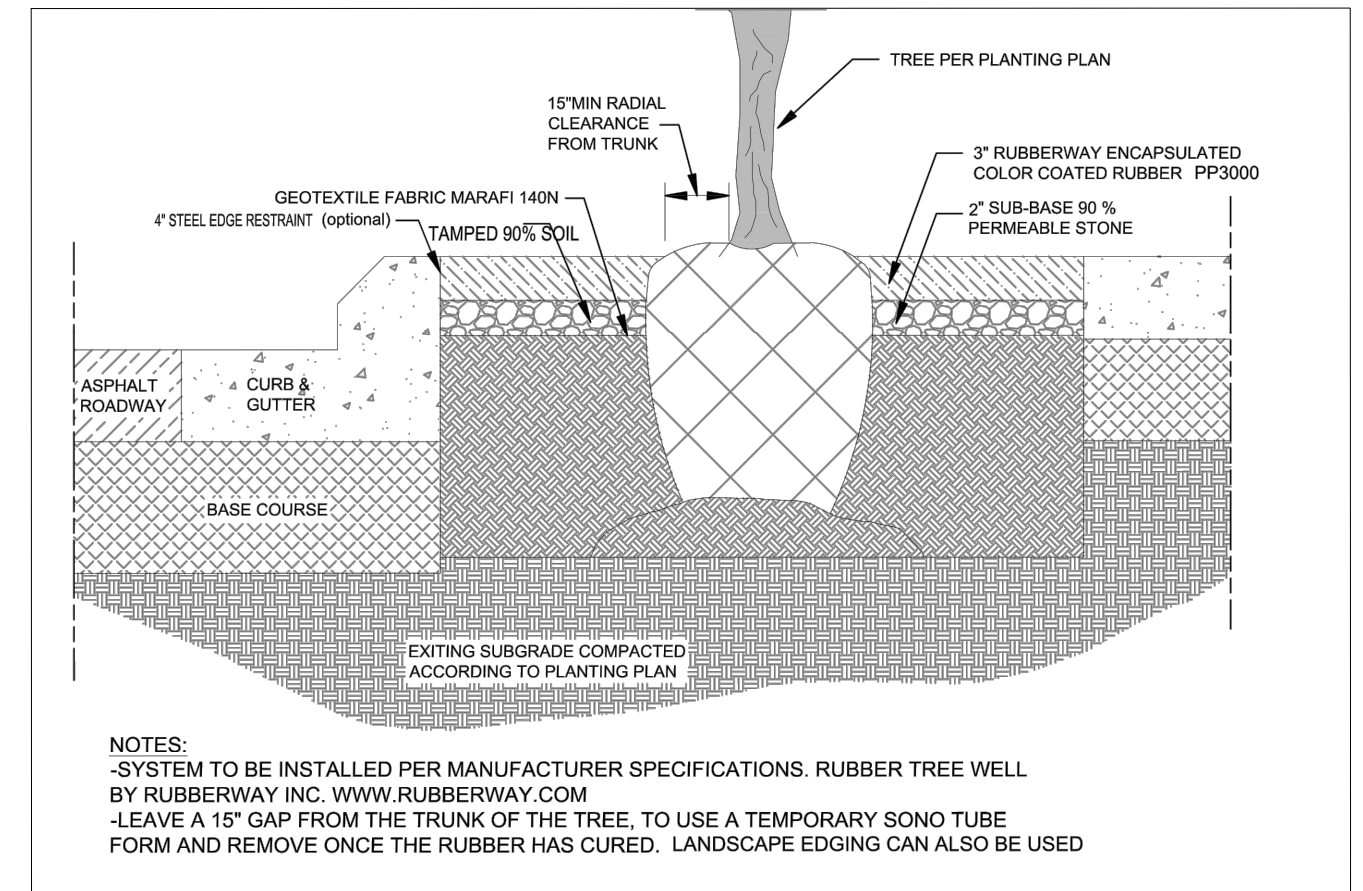
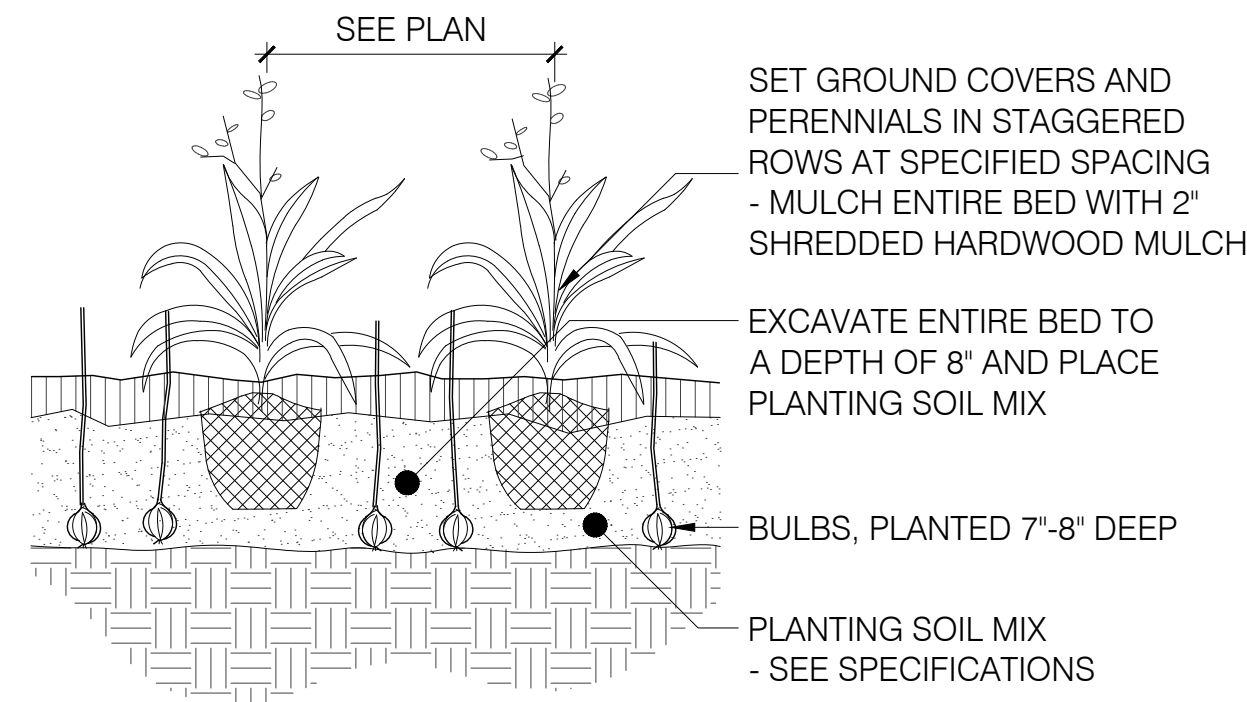
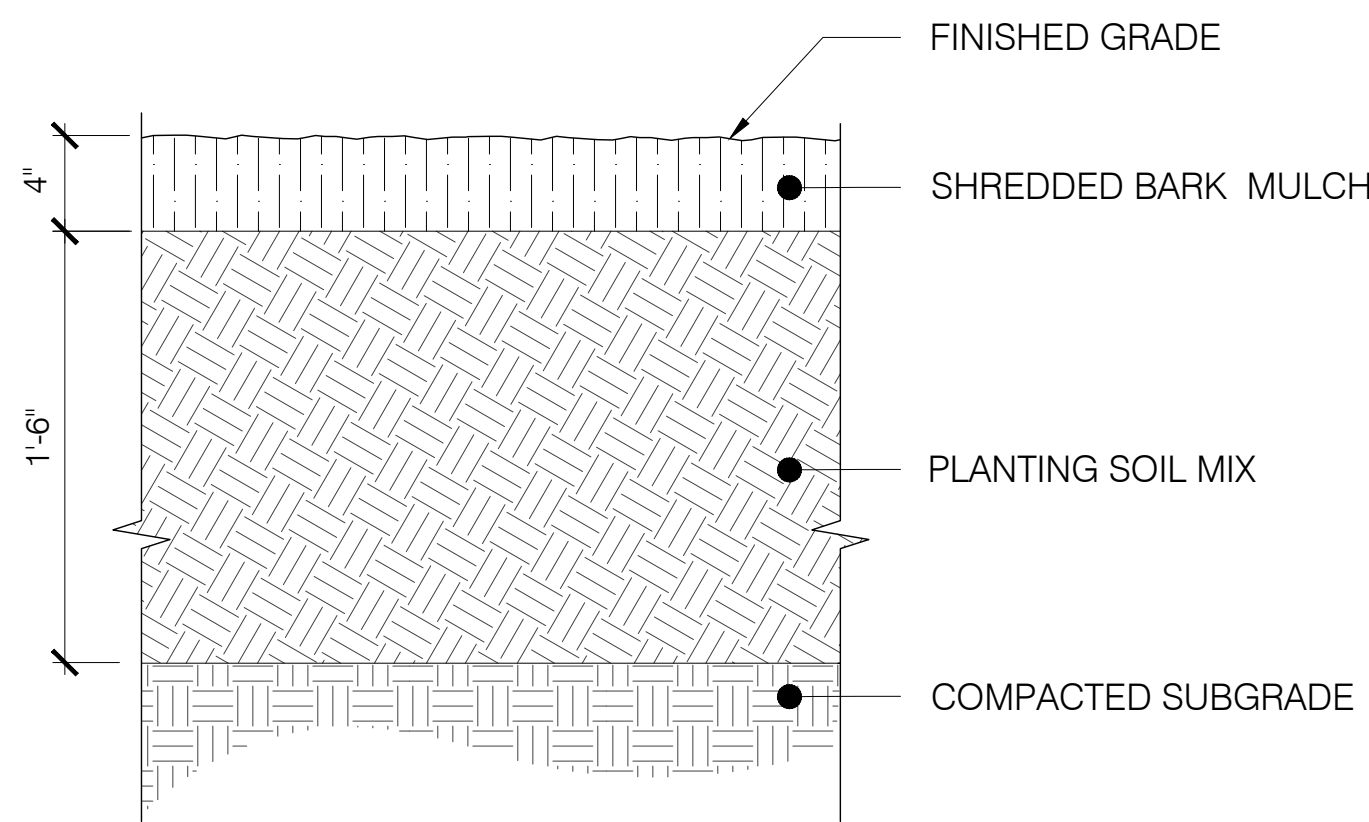
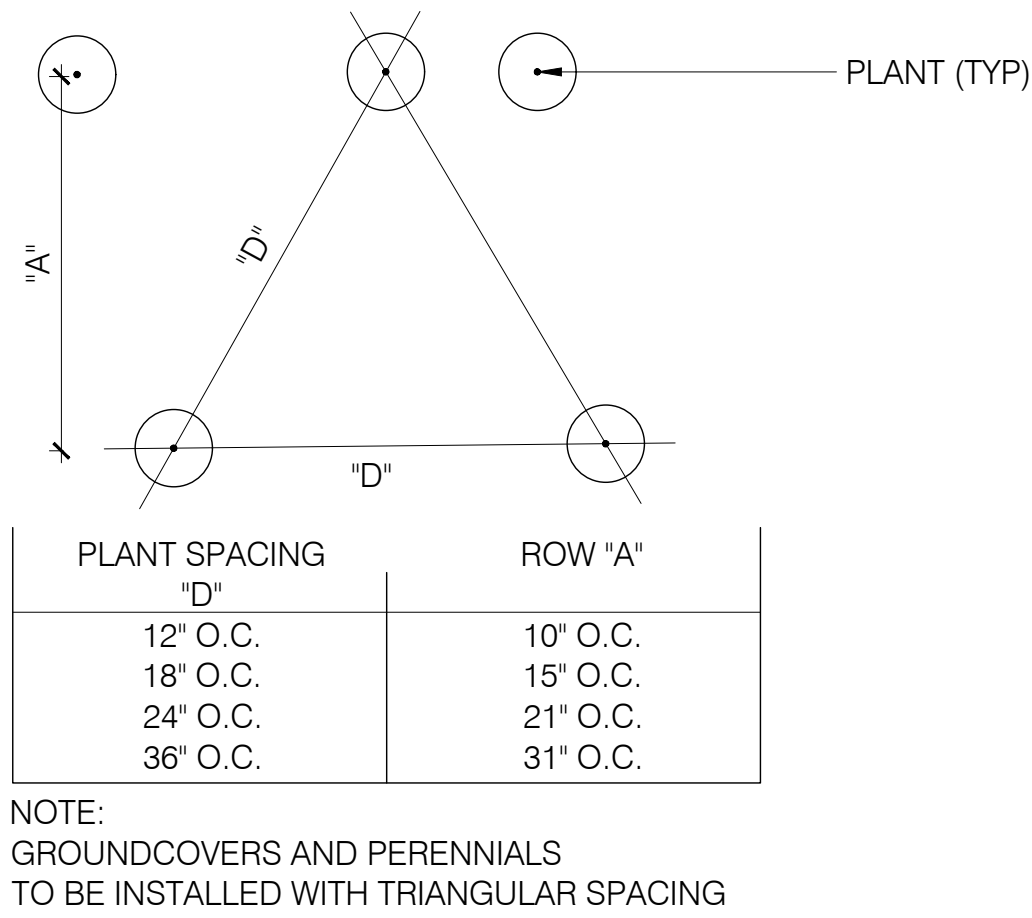
No.	Date	Remarks
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Sheet Title:

CONSTRUCTION DETAILS

Drawn By:	VH	L-503
Checked By:	DL	
Date:	07/07/2020	
Scale:	AS NOTED	
Project Number:	02-2020-130	
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- NOTES:
1. RUBBER TREE WELL SYSTEM SHALL BE PROVIDED BY RUBBERWAY OR APPROVED EQUAL.
 2. TYPE: SINGLE LAYER PREMIUM RUBBER SHRED TREE WELL
 3. COLOR: MAHOGONY
 4. SEE PRODUCT SHEETS PROVIDED FOR MORE INFORMATION

1 PLANT SPACING

SCALE: 3/4" = 1'-0"

2 LANDSCAPE BED

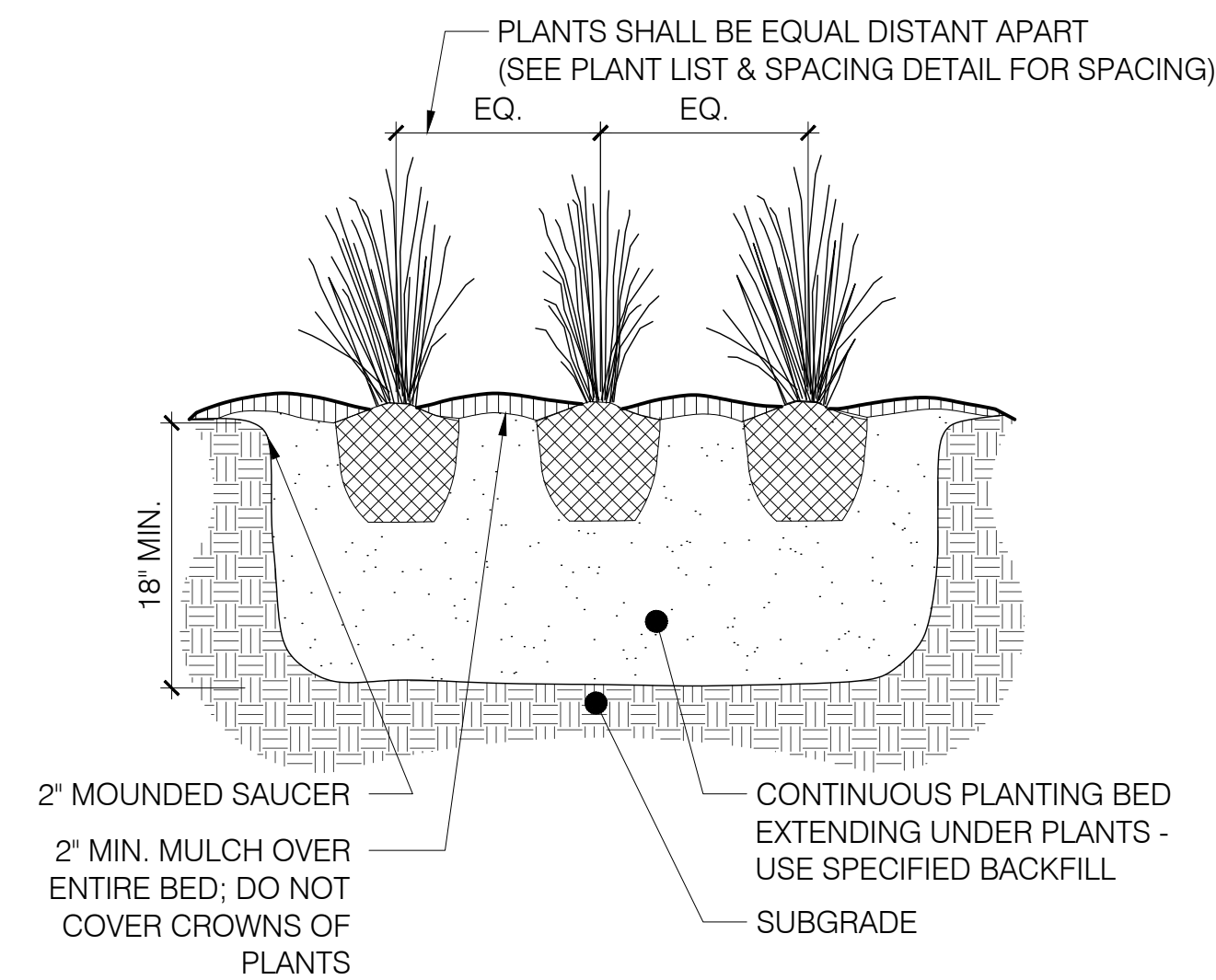
SCALE: 1 1/2" = 1'-0"

3 GROUNDCOVER PLANTING

SCALE: 1" = 1'-0"

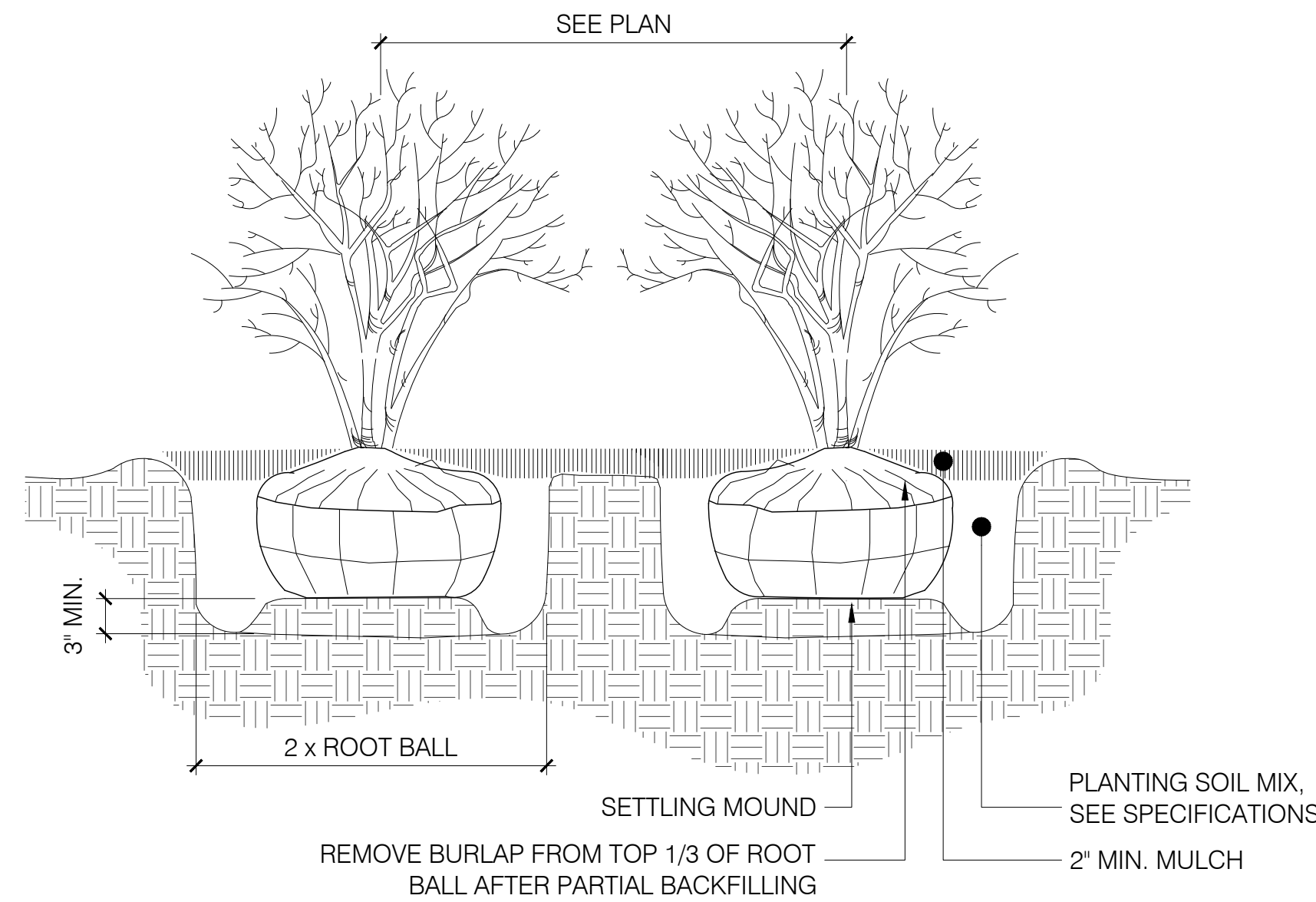
4 BONDED RUBBER TREE WELL

SCALE: N.T.S.



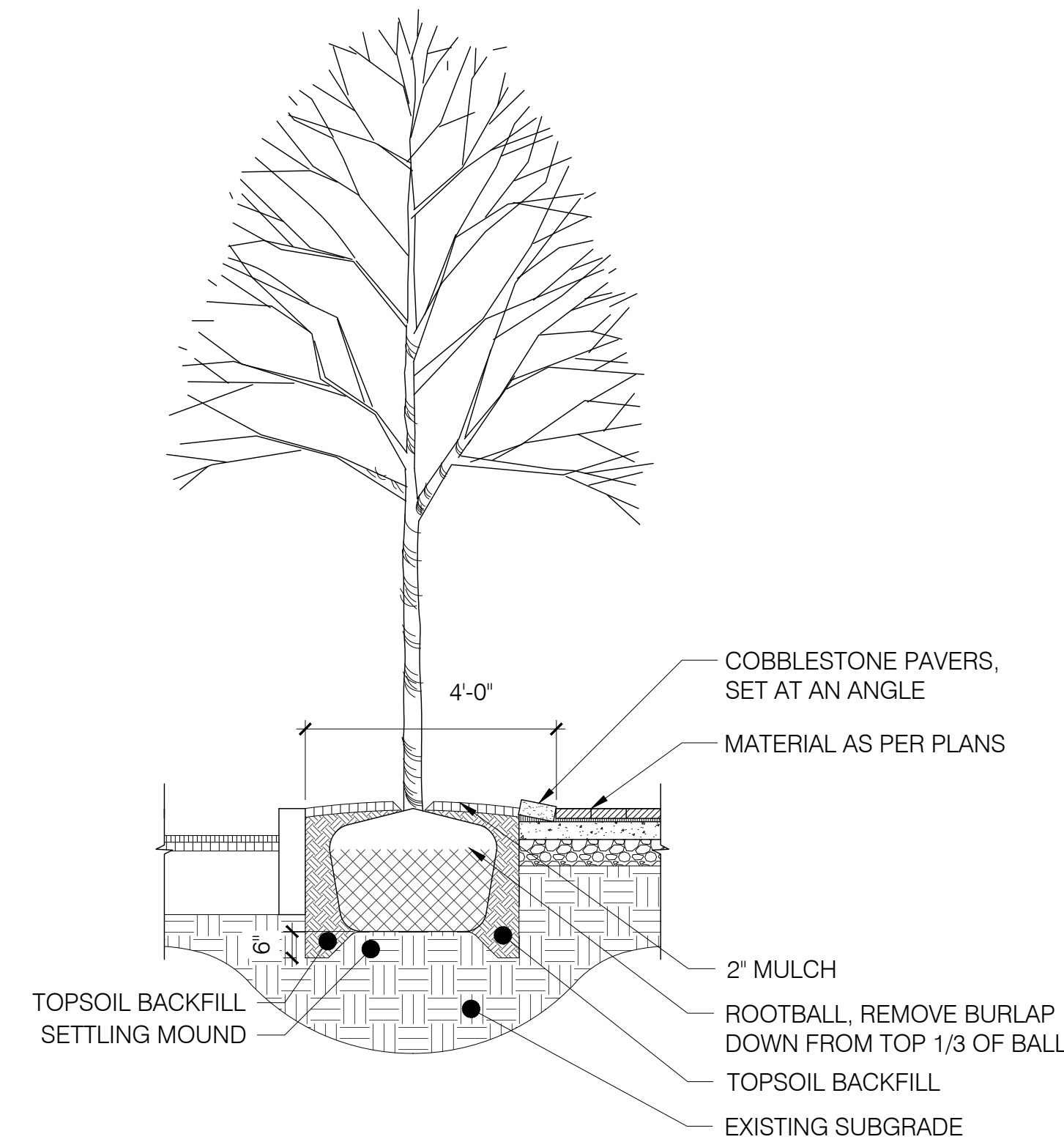
5 GRASS/PERENNIAL PLANTING

SCALE: 1" = 1'-0"



6 SHRUB PLANTING

SCALE: 1" = 1'-0"



7 STREET TREE

SCALE: 3/8" = 1'-0"

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		11 of 11