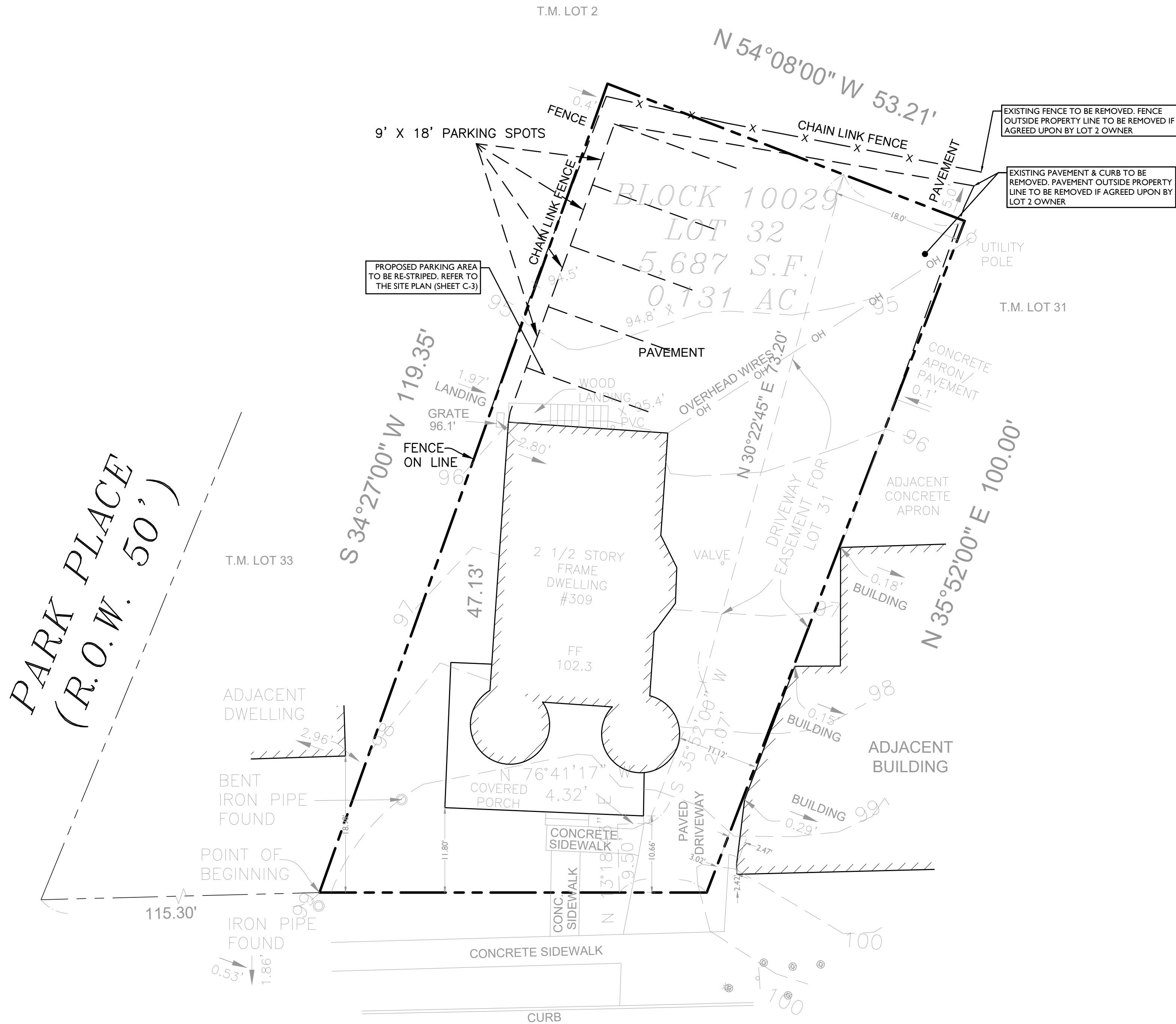


T:\2019\19134 BH LANDMARK LLC - 309 SOUTH ORANGE AVENUE SOUTH ORANGE, NJ\CAD\DWG\1913401.DWG



S 75°09'14" E
53.84' (SURVEY)
S 76° 40' E 53.88' (DEED)
SOUTH ORANGE AVENUE
(R.O.W. 80')

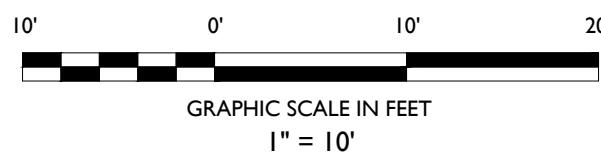
DRIVEWAY EASEMENT		
	BEARING	DISTANCE
1	N76°41'17"E	12.16'
2	N13°18'43"E	9.50'
3	N76°41'17"W	4.32'
4	S35°52'00"W	21.07'
5	N30°22'45"E	73.20'
6	S54°08'00"E	18.00'

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
////	EXISTING BUILDING
=====	CONCRETE CURB
-X-X-	CHAIN LINK FENCE
---	EXISTING CONTOUR
x 12.34	EXISTING SPOT ELEVATION
x 1012.34	EXIST. TOP OF CURB ELEVATION
x 5012.34	EXIST. GUTTER ELEVATION
x 5012.34	EXIST. BOTTOM OF WALL ELEVATION
x 0512.34	DOOR SILL ELEVATION
OH	OVERHEAD WIRES
---	EXISTING CONTOUR
⊙	UTILITY POLE
⊙	UTILITY VALVE
⊙	LAMP
⊙	SIGN
⊙	GAS MANHOLE

- ENVIRONMENTAL NOTES:**
- NO PORTION OF THIS SITE LIES WITHIN A WETLAND CONSERVATION AREA OR WATER RESOURCE AREA.
 - NO PORTION OF THIS SITE LIES WITHIN A FLOOD HAZARD AREA.

- PLAN REFERENCE MATERIALS:**
- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - BOUNDARY SURVEY TITLED "BLOCK 1009 LOT 32, TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NJ", PREPARED BY FC MEOLA LLC, AND DATED 06/13/2019.
 - ARCHITECTURAL PLANS TITLED "RENOVATION - SECOND AND THIRD FLOOR, 309 SOUTH ORANGE AVENUE, SOUTH ORANGE, NJ", PREPARED BY ALAN FELD ARCHITECTURE, AND DATED 05/04/2019.
 - ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

- SURVEY NOTES:**
- THE SURVEY LISTED WITHIN THE PLAN REFERENCES ON THIS SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY AND ASSOCIATED DOCUMENTS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



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PRELIMINARY AND FINAL MAJOR SITE PLAN

BH LANDMARK LLC

PROPOSED TWO-FAMILY RESIDENTIAL

BLOCK 1009, LOT 32
309 SOUTH ORANGE AVENUE
TOWNSHIP OF SOUTH ORANGE
ESSEX COUNTY, NEW JERSEY

CHARLES D. OLIVO, P.E.
NEW JERSEY LICENSE No. 46719
LICENSED PROFESSIONAL ENGINEER

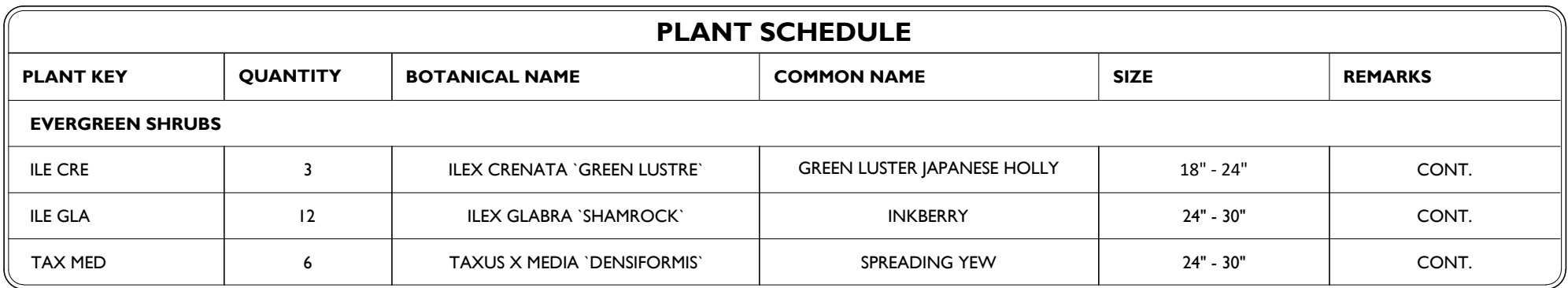
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SCALE: 1" = 10' PROJECT ID: T-19134

TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

DRAWING:

1 OF 5

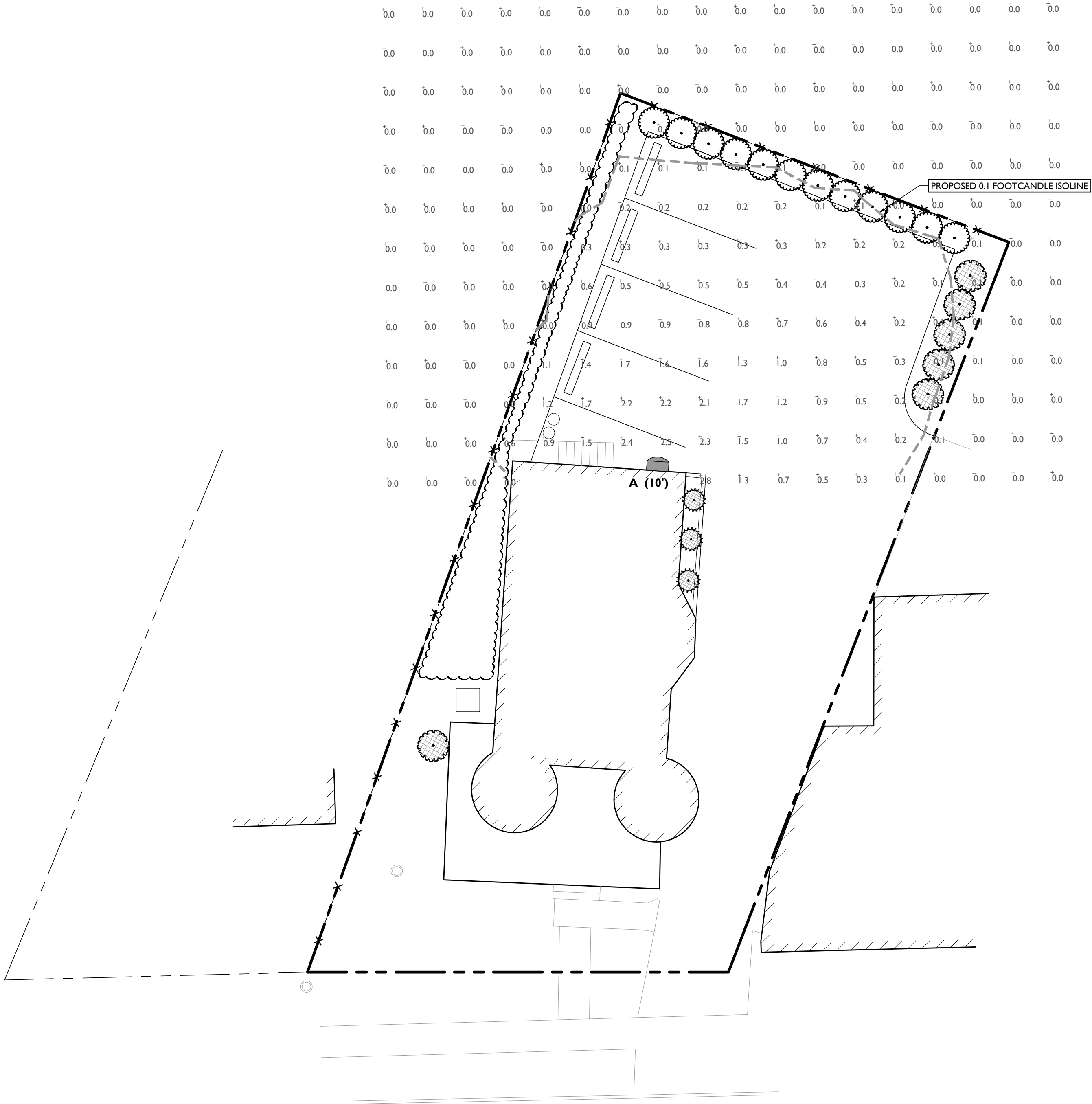


GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE NOTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC OF THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES (INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY THIRD PARTIES) INCURRED BY ANY CONTRACTOR OR SUB-CONTRACTOR CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR DISTURBED AREAS TO THE ORIGINAL CONDITION. ITEMS IDENTIFIED TO REMAIN ON THE PLAN SET, ALL REPAIRS SHALL USE THE SAME MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION TO THE SATISFACTION OF THE CONTRACTORS EXPERTISE.
8. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW, STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS FOR CONFORMANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL REVISION 4TH EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE STATE AND LOCAL REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SUPERVISOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION AND EMULSION APPLICATION.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT MEAN THAT THE CONTRACTOR IS NOT RESPONSIBLE FOR THE MEANS AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

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T:\2019\19134 BH LANDMARK LLC - 309 SOUTH ORANGE AVENUE SOUTH ORANGE, NJ\CAD\PROJECT\XWG\LIGHT.DWG



SYMBOL	DESCRIPTION
-----	PROPOSED CALCULATION AREA
-----	PROPOSED ISOMETRIC LINE
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
+XX	PROPOSED LIGHTING INTENSITY (FOOT CANDLES)
	PROPOSED BUILDING MOUNTED LIGHT



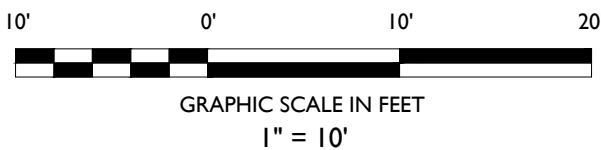
PROPOSED LIGHT FIXTURE TO BE OPERATED ONLY ON MOTION-SENSORS OVERNIGHT

GENERAL LIGHTING NOTES

- THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
- WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
- UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
 - LIGHT EMITTING DIODES (LED): 0.90
 - HIGH PRESSURE SODIUM: 0.72
 - METAL HALIDE: 0.72
- THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.

PROPOSED LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
	A	1	MIRADA WALL SCONCE - 30K - 22.6 WATTS	FT	0.90	LSI INDUSTRIES	XWM-FT-LED-03L-30.ies

LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 185-116. C	THE STYLE OF THE LIGHT AND LIGHT STANDARD SHALL BE CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDING.	COMPLIES
§ 185-116. C	ALL LIGHTS SHALL BE SHIELDED TO RESTRICT THE MAXIMUM APEX ANGLE OF THE CONE OF ILLUMINATION TO 150°.	COMPLIES
§ 185-116. I	STAIRWAYS AND SLOPING OR RISING PATHS, BUILDING ENTRANCES AND EXITS REQUIRE ILLUMINATION.	COMPLIES



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BH LANDMARK LLC

PROPOSED TWO-FAMILY RESIDENTIAL

BLOCK 1009, LOT 32
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TOWNSHIP OF SOUTH ORANGE
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CHARLES D. OLIVO, P.E.
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LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 10' PROJECT ID: T-19134

TITLE:

LIGHTING PLAN

DRAWING:

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1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCULING THE PERIMETER OF THE CONTAINER
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
 - **MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM**
 - **MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDED CLAY LOAM UP TO 30% OF THE TOTAL MIX**



1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
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 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE SUBJECT TO INSPECTION AND VERIFICATION WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
2. WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF REQUESTED.
4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VESICLES OF THE SAME SPECIES.
5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST 90THY-EGHT HOURS (48 HRs) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

1. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIPLINE OR LIMIT OF DISTURBANCE ASPECTED WITHIN THE APPROVED OR FINAL PLANS. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE PROJECT. THE FENCING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETED.
2. IN ORDER TO AVOID DAMAGE TO ROOTS, BRACK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND OTHER FEATURES.
3. IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIPLINE OF TREES TO REMAIN, THE TREE SHALL BE PERFORMED AS FOLLOWS:
 - a. WHERE THE EXCAVATION AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
 - b. RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, FILL NOT EXCEEDING 6 INCHES (6") SHALL BE PLACED UNDER THE TREE TRUNK. THE GRAVEL SHALL BE PLACED BEHIND THE TREE TRUNK, PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE.
 - c. LOWERING GRADES: IF EXCAVATING FILL IS REQUIRED TO BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL".
4. LOWERING GRADES: APPLICABLE TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAY RETAINING WALL SHALL BE CONSTRUCTED, IF APPLICABLE. THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL".

1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
2. BASED ON TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOIL SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE RATES OF LIME AND FERTILIZER TO THE FOLLOWING:
 - * MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
 - * MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDED CLAY LOAM.
3. TOPSOIL SHALL BE FERTILE, FRABLE, NATURAL SOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").
4. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST THAT SHALL NOT EXCEED 6% ORGANIC MATTER BY WEIGHT.
5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
6. CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
7. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
8. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SPREADING OF TOPSOIL TO THE FINISHED GRADE ELEVATION (AS REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE ARCHITECT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
11. DOUBLE SHREDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL, AND ANNUAL PLANTINGS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TRUNK OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE DISPLACED BY WIND OR WATER RUNOFF.
12. WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
13. MULCH SHALL BE MOISTENED WITH WATER AFTER EACH LARGE COARSE-TULING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TULING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TULING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
14. APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN WEED PRODUCT AND PLANT MATERIALS.
15. ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

DIRECTIONS FOR USE: USE 3-0Z PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-0Z PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE TRUNK OF TREES TO A DEPTH OF 12 INCHES. FOR SHRUBS, MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE TRUNK OF SHRUBS TO A DEPTH OF 6 INCHES. APPLY 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.

PRECAUTIONS: AVOID SAVING SEEDS FROM ANY OF THE TREES OR SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND LANTANA. DO NOT APPLY TO TREES OR SHRUBS WITH OPEN WOUNDS OR DISEASE. DO NOT APPLY TO TREES OR SHRUBS WITH FOLIAGE DISEASES.

PLANT: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS AND TO PROTECT THEM FROM DISEASE.

SOIL: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.

DISEASE: DISEASES CAUSED BY FUNGI ARE NOT TREATED WITH FUNGICIDES. FUNGICIDES CAN INHIBIT FUNGICIDE DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

- FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.
- TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT. MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMBINATION OF BENEFICIAL BACTERIA AND FUNGUS BACTERIA.
- THE STANDARD 121 GRAM TABLET IS SPECIFIED HERE. OTHER TABLET SIZES AND DIRECTIONS FOR USE ARE FOR PLANTING BALLS & BURLAPPED (B&B) TREES AND SHRUBS. MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. IN CASE OF IDENTICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST, SHALL TAKE PREFERENCE OVER COMMON NAMES.
3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEALTHY, TIGHTLY KNIP, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.
4. ALL PLANTS MUST HAVE WELL DEVELOPED ROOT SYSTEMS. ALL PLANTS MUST BE FREE OF DISEASE, INSEST PESTS, EGGS OR LARVAE.
5. ALL PLANTS SHALL BE FREE OF DISEASE, INSEST PESTS, EGGS OR LARVAE.
6. ALL PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT BEEN COMPLETELY CALLOUSED SHALL BE REJECTED.
7. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
8. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY COVERED WITH FIBROUS LEAF.
9. ALL PLANTS DESIGNATED BALL AND BURLAP (888) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF FIBER WRAP FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT MATERIALS ARE TO BE PLANTED UNTIL THE BALLS OF EARTH ARE REMOVED. THE BURLAP IS TO BE REMOVED IMMEDIATELY PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HBMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, IT MUST BE TREATED TO PREVENT THE GROWTH OF WEEDS. BURLAP IS TO BE REMOVED.
10. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARP'S OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO AVOID OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DELIVERY OF PLANTS TO THE PROJECT WILL BE CAUSE FOR REJECTION OF THE PLANTS.
11. ALL PLANTS MUST BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
12. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING DETAIL.
13. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN THE ROOT SYSTEMS ARE EXPOSED. PLANTS MUST BE PROTECTED FROM DRYING AND MUST BE CAUSED OR PROTECTED FROM WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNITED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEADED OFF WITH TOPS OR MULCH AND WATERED AS REQUIRED TO PREERVE ROOT MOISTURE.
14. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR BRUIEN SOIL.
15. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UNTILING CLEAN, SHAPED TIPS. ONLY DISSECTED OR INJURED PLANTS SHALL BE REMOVED.
16. IF ANY PLANT MATERIAL IS FOUND TO BE DEFECTIVE OR INCONTINENT, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT.
17. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
18. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
PLANTS (MARCH 15 - DECEMBER 15)
LAWN (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
19. THE FOLLOWING TREES ARE SUSCEPTIBLE TO PLANTING SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON.

17. IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER. THE PROJECT OWNER HAS THE FINAL DECISIONAL AUTHORITY TO ORDERING AND INSTALLATION.
18. DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.
19. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE PROJECT LANDSCAPE DESIGNER.
20. A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.
21. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER DROUGHTS OR SAUCERS, MAINTAINING STAKES AND GUYS IF ORIGINALLY REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND TRIMMING OF OTHER PLANTS AND TREES.
22. MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH. WHEN THE AMOUNT OF GRASS IS HEAVY, IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE LANDSCAPE DESIGNER'S PLANTS. MOWING SHALL BE PERFORMED AT LEAST ONCE PER WEEK FROM BLOWING ON PAVED AREAS AND SIDEWALKS. CLEANUP AFTER MOWING SHALL INCLUDE SWEEPING OR MOWING OF PAVED AREAS AND SIDEWALKS TO CLEAR THEM FROM MOWING DEBRIS.
23. GRASSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING.
24. SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED.
25. LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL THROUGHOUT REQUIRED 90-DAY MAINTENANCE PERIODS ARE ESTABLISHED. IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OR A WATERING TRUCK OR OTHER ACCEPTABLE MEANS.
26. THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL.
27. IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED, IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER, FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND ESTABLISHMENT.

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (1 YR) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE.
2. THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS.
3. ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, INCLUDING BUT NOT LIMITED TO, THE LOSS OF PLANTS OR TREES DUE TO LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
4. THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER CARE AND MAINTENANCE OF ALL PLANTINGS.

1. SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOY SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.
2. SEED OR SOY SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOY SPECIFICATION".
3. REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEEDED OR LAID WITH SOY.
4. SEEDING SHALL NOT BE PERFORMED IN WET WEATHER. IF THE SEASON OF THE PROJECT COMPLETION PROHIBITS PERMANENT STABILIZATION, TEMPORARY STABILIZATION SHALL BE PROVIDED IN ACCORDANCE WITH THE "TEMPORARY SEEDING SPECIFICATION".
5. PROTECT NEW LAWN AREAS AGAINST TRESPASSING WHILE THE SEED IS GERMINATING. FURNISH AND INSTALL FENCES, SIGNS, BARRIERS OR ANY OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. DAMAGE RESULTING FROM TRESPASS, EROSION, WASHING OR ANY OTHER CAUSES SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT HIS EXPENSE. REMOVE ALL FENCES, SIGNS, BARRIERS OR OTHER TEMPORARY PROTECTIVE DEVICES ONCE LAWN HAS BEEN ESTABLISHED.

1. FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
 - * MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
 - * MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDED CLAY LOAM UP TO 30% OF THE TOTAL



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1. THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
2. SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOLIDS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
 - MODIFY EXTREMELY SANDY SOLIDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM LOAM UP TO 10% OF THE TOTAL MIX
3. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PER MANUFACTURER'S SPECIFICATIONS



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Catalog # :

Project :

Prepared By :

Date :



Mirada Wall Sconce - XWM
Outdoor LED Wall Sconce

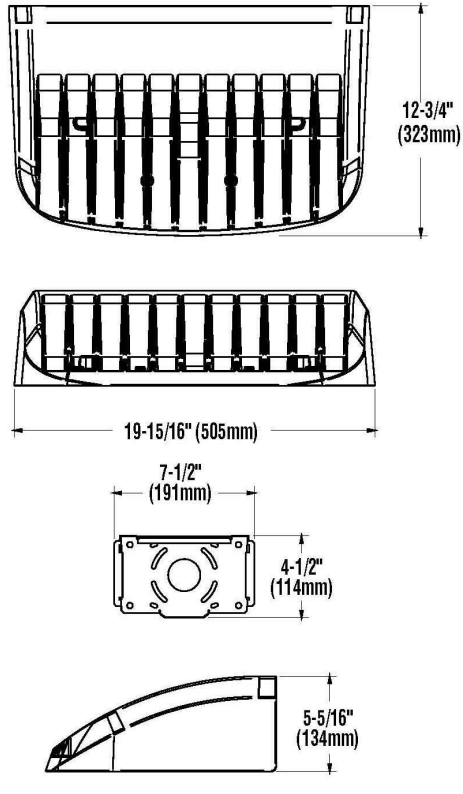
The XWM's sleek design makes it perfectly-suited for architectural & commercial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The XWM offers high performance silicone optics, 4 standard CCTs, 5 lumen packages, and is available with integral Airlink™ Wireless Controls.

Features & Specifications

- Optical System**
- State-of-the-art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP65 rated sealed optical chamber in 1 component.
 - Proprietary silicone refractor optics provide exceptional coverage and uniformity in ES Types 2, 3, and Forward Throw (FT).
 - Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
 - Zero uplight.
 - Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377.
 - Minimum CRI of 70.
- Electrical**
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
 - 0-10V dimming (1.0% - 100%) standard.
 - Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
 - L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2)
 - Total harmonic distortion: <20%
 - Operating temperature: -40°C to +50°C (-40°F to +122°F).
 - Power factor: >.90
 - Input power stays constant over life.
 - Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE 682.41.2).
 - High efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation
 - Terminal block provided accepts up to 10ga wire.
 - Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
 - Optional 120v-277v integral emergency battery pack is available. The 90-minute batteries provide constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. Operating temperature for standard battery back-up: -0°C to +50°C (-32°F to +122°F). Cold Weather battery back-up: -20°C to +50°C (-4°F to +122°F).



Product Dimensions



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WALL MOUNTED LIGHT FIXTURE 'A' SPECIFICATIONS

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Mirada Wall Sconce - XWM
Outdoor LED Wall Sconce

Ordering Guide

Typical Order Example: XWM 2 LED 03L 27 UE BRZ ALSC

Luminaire Prefix	Distribution	LED Technology	Lumen Package*	Color Temp	Voltage	Finish	Controls (Choose One)	Options
XWM	2 - Type 2	LED	03L - 0,000 lms	27 - 2700K	UE - Universal Voltage	BRZ - Bronze	ALSC - Airlink Sympage Control System†	DB - Battery Back-Up CWBB - Cold Weather Battery Backup XPRN - Pole-Mounting Bracket
Mirada Wall Sconce	8 - Type 8		04L - 0,000 lms	30 - 3000K		BLK - Black		
	FT - Type 4 Forward Throw		06L - 0,000 lms	40 - 4000K		GRT - Graphite	ALSC01 - Airlink Sympage Control System with 8-12" Motion Sensor†	
			12L - 12,000 lms	50 - 5000K		MSV - Metallic Silver	ALSC02 - Airlink Sympage Control System with 12-20" Motion Sensor†	
					HW - High Voltage (347-480V)	WHY - White		
					PLP - Platinum Plus	SVG - Satin Verde Green		
							Standard Controls	
							DSM1 - Integral Motion & daylight sensor 8-12" 120-277V	
							DSM2 - Integral Motion & daylight sensor 12-20" 120-277V	
							DSM1HW - Integral Motion & daylight sensor 8-12" 347-480V	
							DSM2HW - Integral Motion & daylight sensor 12-20" 347-480V	
							Button Type Protocols	
							PC101 - 120V	
							PC108-277 - 100k - 277V	
							PC147 - 347V	

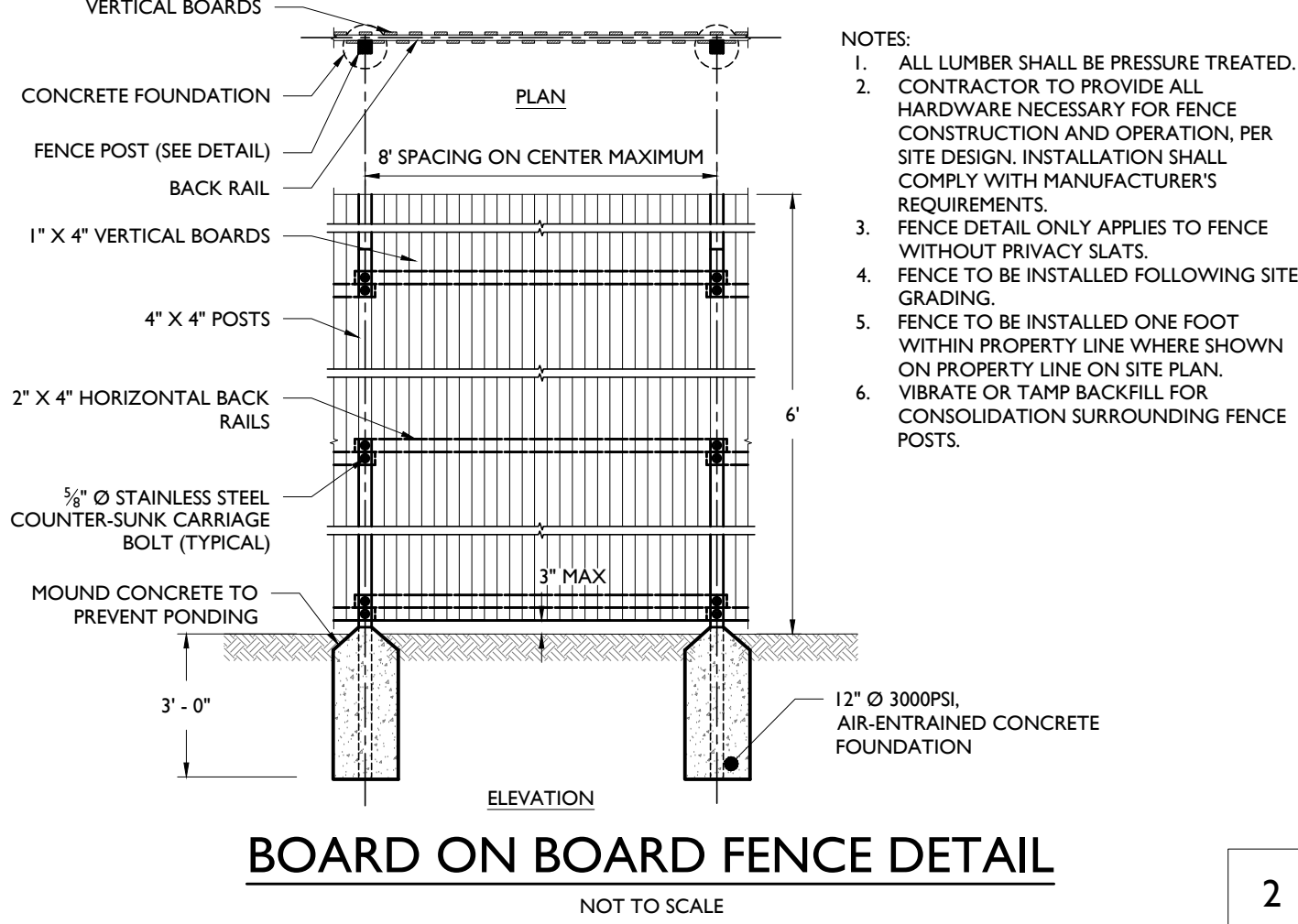
Accessory Ordering Information

Description	Order Number	Description	Order Number
10000 SW BLC - Surface Wiring Box (Available in black only)	056815010	DP4201 - Double Fusing	DP4201P
F1C101 - Single Fusing	1K120P	DP4240 - Double Fusing	DP4240P
F1C277 - Single Fusing	1K277P	DP4601 - Double Fusing	DP4601P
F1C47 - Single Fusing	1K247P	MS Remote Configurator tool	SR609

- FOOTNOTES:**
- Consult Factory for availability
 - Not available in EU
 - Consult Factory for Site Layout
 - MS is field adjustable, via a hand held Trimble Configurator Tool, which must be ordered separately. See Accessory Ordering Information.
 - Not available in UE
 - 120-277V Standard Models. See Finish options.
 - Fusing must be located in hand held OT pole or in the junction box.

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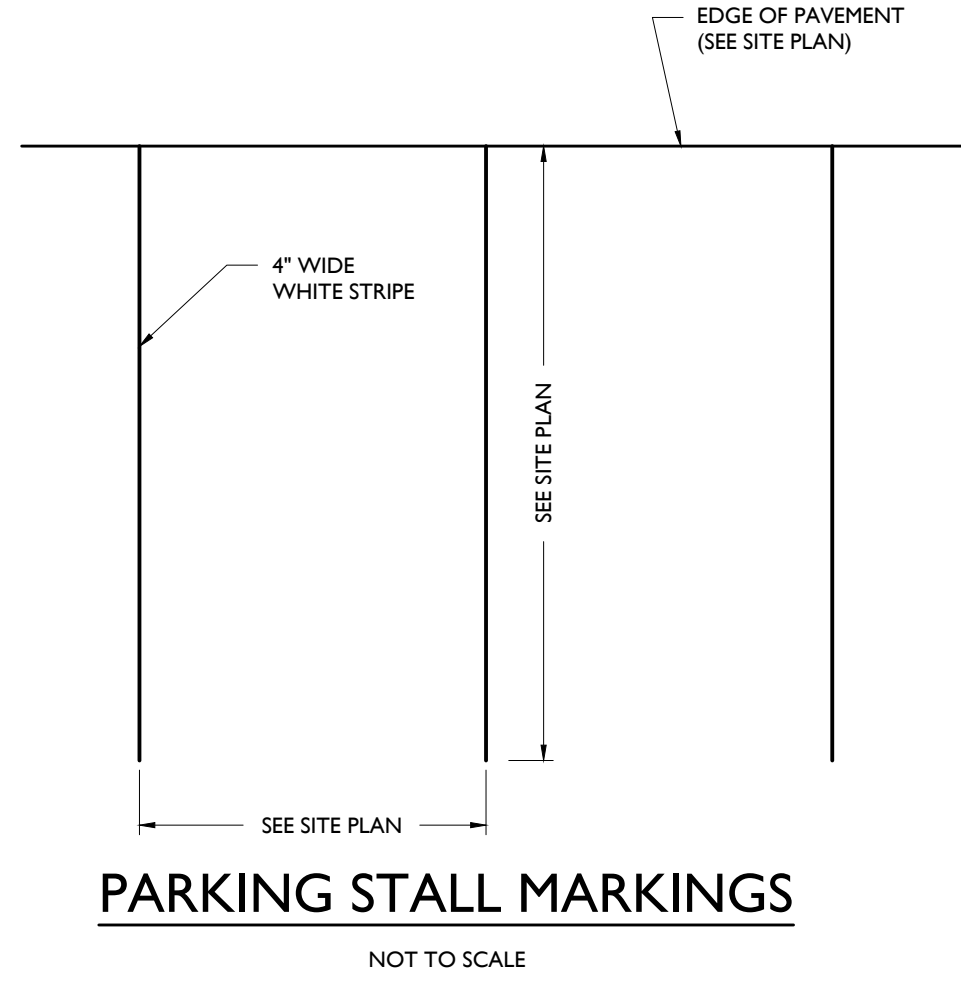
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BOARD ON BOARD FENCE DETAIL

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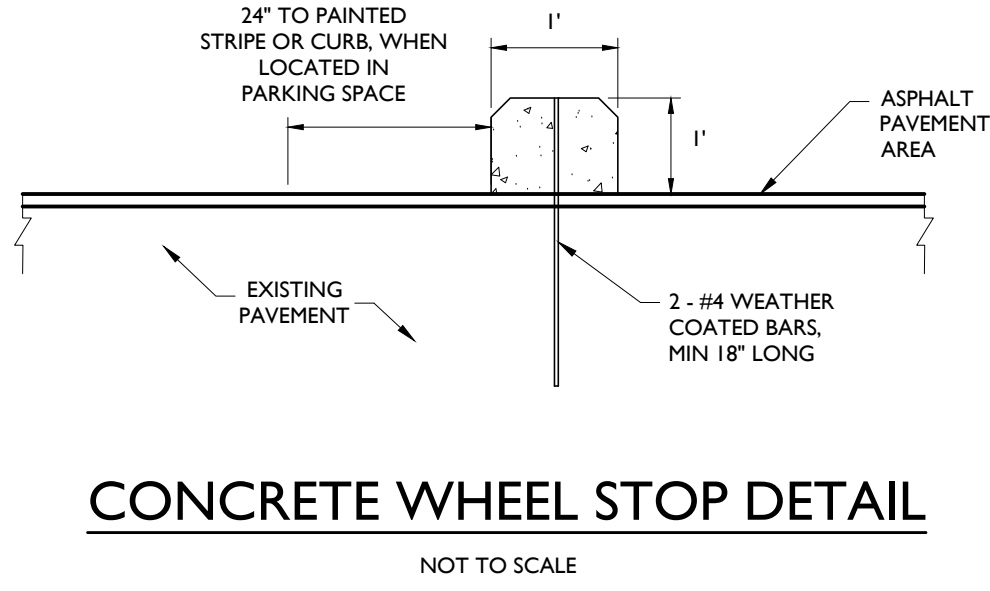
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PARKING STALL MARKINGS

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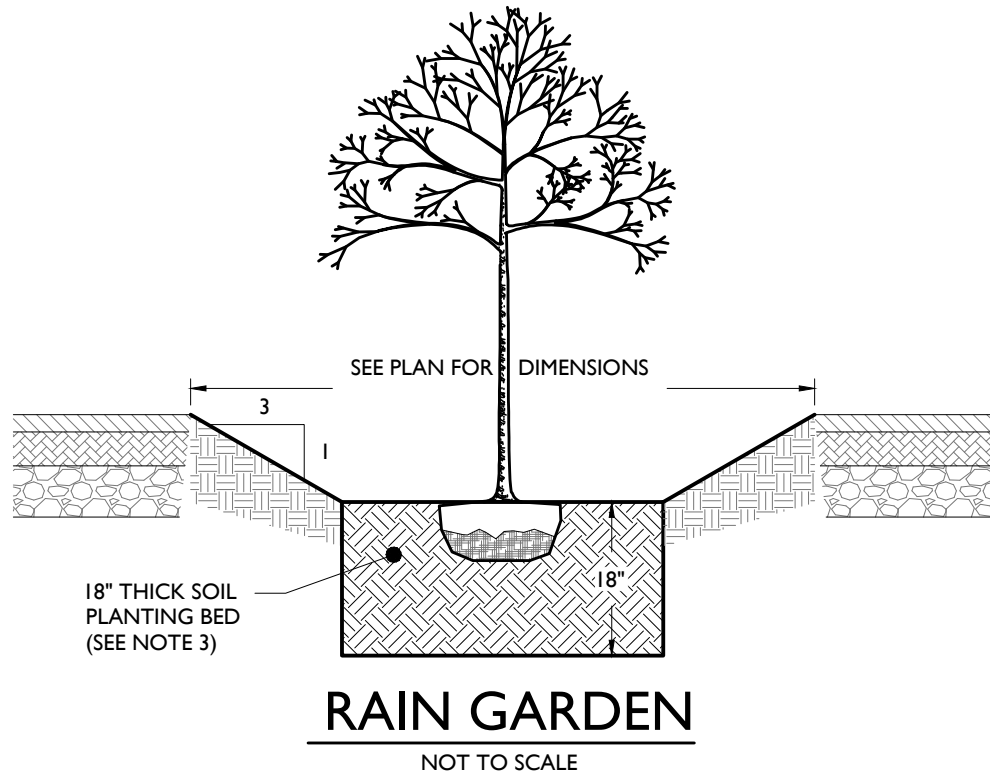


CONCRETE WHEEL STOP DETAIL

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3

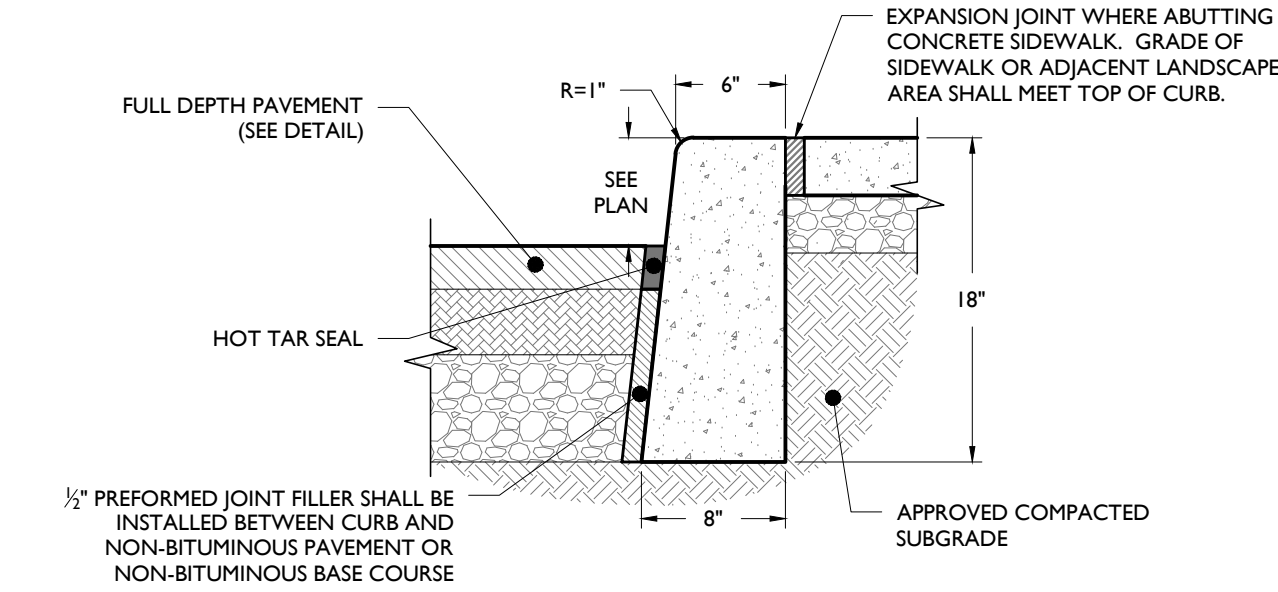
- NOTES:**
- ON CONCRETE PAVEMENT, SECURE WHEEL STOP WITH EPOXY BONDING AGENT.
 - WHEEL STOP SHALL BE 6' LONG.
 - WHEEL STOP SHALL BE PREFABRICATED CONCRETE.



RAIN GARDEN

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CONCRETE CURB DETAIL

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- NOTES:**
- CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
 - TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/4" FROM SURFACE.
 - HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
 - 18" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.

6

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PRELIMINARY AND FINAL MAJOR SITE PLAN

BH LANDMARK LLC
PROPOSED TWO-FAMILY RESIDENTIAL

BLOCK 1009 LOT 32
309 SOUTH ORANGE AVENUE
TOWNSHIP OF SOUTH ORANGE
ESSEX COUNTY, NEW JERSEY

CHARLES D. OLIVO, P.E.
NEW JERSEY LICENSE No. 46719
LICENSED PROFESSIONAL ENGINEER



SCALE: AS SHOWN PROJECT ID: T-19134

TITLE:

CONSTRUCTION DETAILS

DRAWING:

5 OF 5

STONEFIELD
engineering & design

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Phone 201.340.4468 • Fax 201.340.4472

NOT APPROVED FOR CONSTRUCTION

DATE	BY	DESCRIPTION
1/11/14/2019	JT	FOR MUNICIPAL RESUBMISSION
09/04/2019	BJD	FOR CLIENT REVIEW
1	1	ISSUE