

262 JOHNSTON

MIXED-USE DEVELOPMENT

262 JOHNSTON AVENUE
JERSEY CITY, NJ 07304

UNIT MIX OVERALL

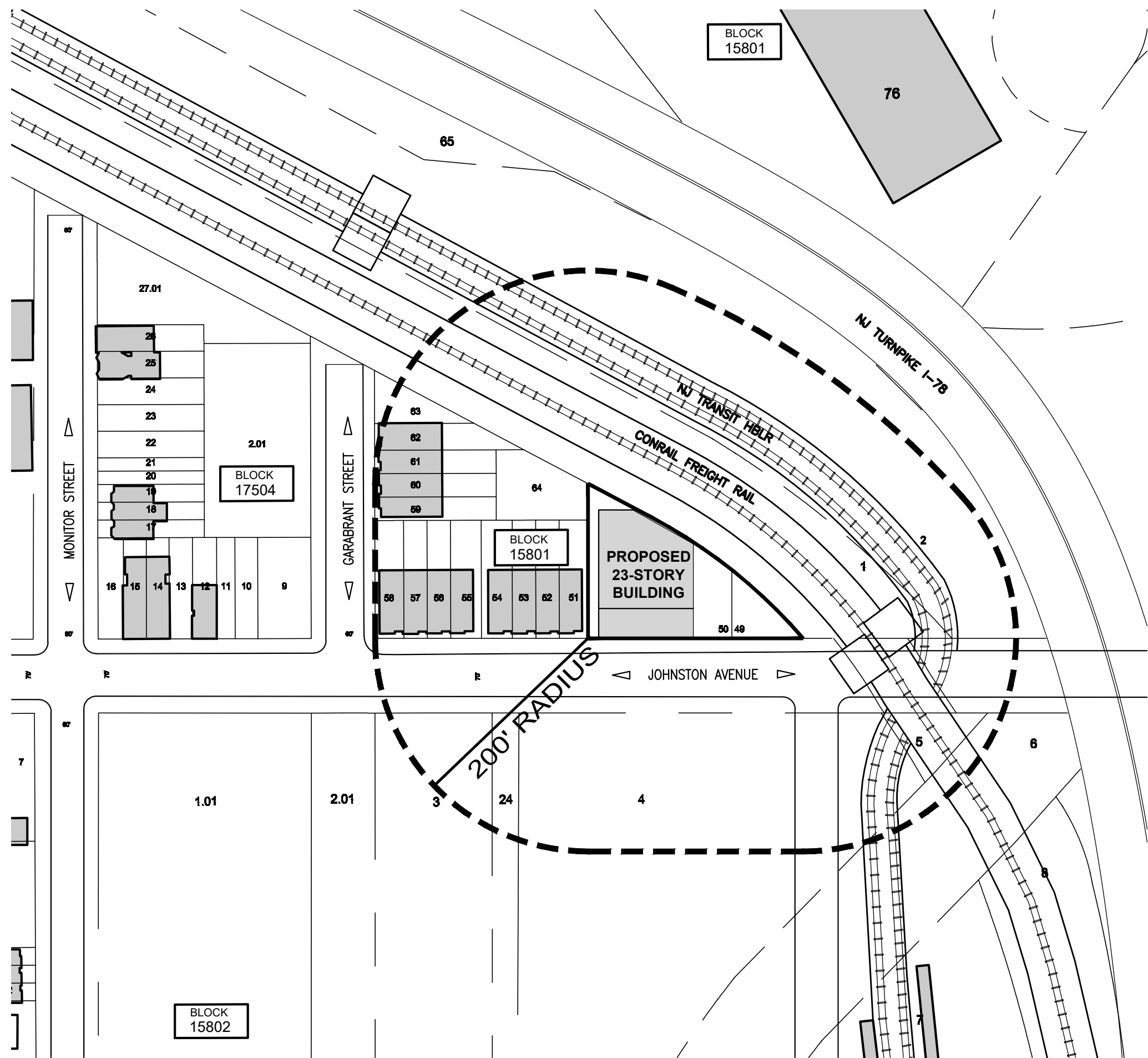
STUDIO	23	(13.6%)
1 BR	83	(49.1%)
1BR + DEN	21	(12.4%)
2BR	21	(12.4%)
3 BR	21	(12.4%)
TOTAL	169	(100%)

AFFORDABLE UNIT MIX

STUDIO	2
1 BR	0
1BR + DEN	0
2BR	6
3 BR	3
TOTAL	11 (6.5%)

AMENITY & COMMERCIAL SF

GROUND FLOOR COMMERCIAL	1,412 SF
SECOND FLOOR COMMERCIAL	7,606 SF
TOTAL COMMERCIAL	9,018 SF
INDOOR AMENITY	5,807 SF
OUTDOOR AMENITY	3,493 SF
RESIDENTIAL BALCONIES	15,581 SF



1 SITE PLAN
SCALE: 1" = 100'



STREET VIEW ALONG JOHNSTON AVENUE
SCALE: NTS

PROJECT DATA

BLOCK NUMBER	15801
LOT NUMBERS	49 + 50
ZONING DISTRICT	MORRIS CANAL REDEVELOPMENT PLAN, TOD-NORTH
LOT AREA	16,807.4 SF
BUILDING FOOTPRINT	11,433 SF
BUILDING GROSS AREA	206,118 GSF
RESIDENTIAL NET FLOOR AREA	145,830 SF
COMMERCIAL FLOOR AREA	9,018 GSF
INDOOR AMENITY AREA	5,807 GSF
OUTDOOR AMENITY AREA	3,493 GSF
DWELLING UNITS	169 UNITS
PARKING SPACES	10 SPACES

SITE PLAN DATA

SITE PLAN DATA IS TAKEN FROM JERSEY CITY TAX MAPS AND FROM A SITE SURVEY DATED JUNE 14, 2018 PREPARED BY:
PAX SURVEYING & ENVIRONMENTAL CONSULTANTS, LLC
271 US 46 WEST, SUITE G 208 FAIRFIELD, NJ 07004
WILLIAM T. MANNING, P.L.S.
NJ LICENSE NO: 24GS04060800

DRAWING LIST

C1	COVER SHEET
A1	GROUND FLOOR PLAN
A2	2ND & 3RD FLOOR PLAN
A3	4TH, 5TH-23RD FLOOR PLAN
A4	ROOF PLAN, BULKHEAD PLAN
A6	BUILDING ELEVATIONS
A7	BUILDING ELEVATIONS
A8	ENTRANCE & SIGNAGE DETAILS
A9	EXTERIOR FACADE DETAILS
A10	BUILDING SECTION
A11	SITE CONTEXT PHOTOS

PLANNING BD. APPROVAL

PRELIMINARY SITE PLAN APPROVAL IS HEREBY GRANTED TO THIS SITE PLAN BY THE PLANNING BOARD OF THE CITY OF JERSEY CITY, NEW JERSEY, THIS ___ DAY OF _____, 2020.

Board Chairman

Board Secretary

Board Planner

Board Engineer

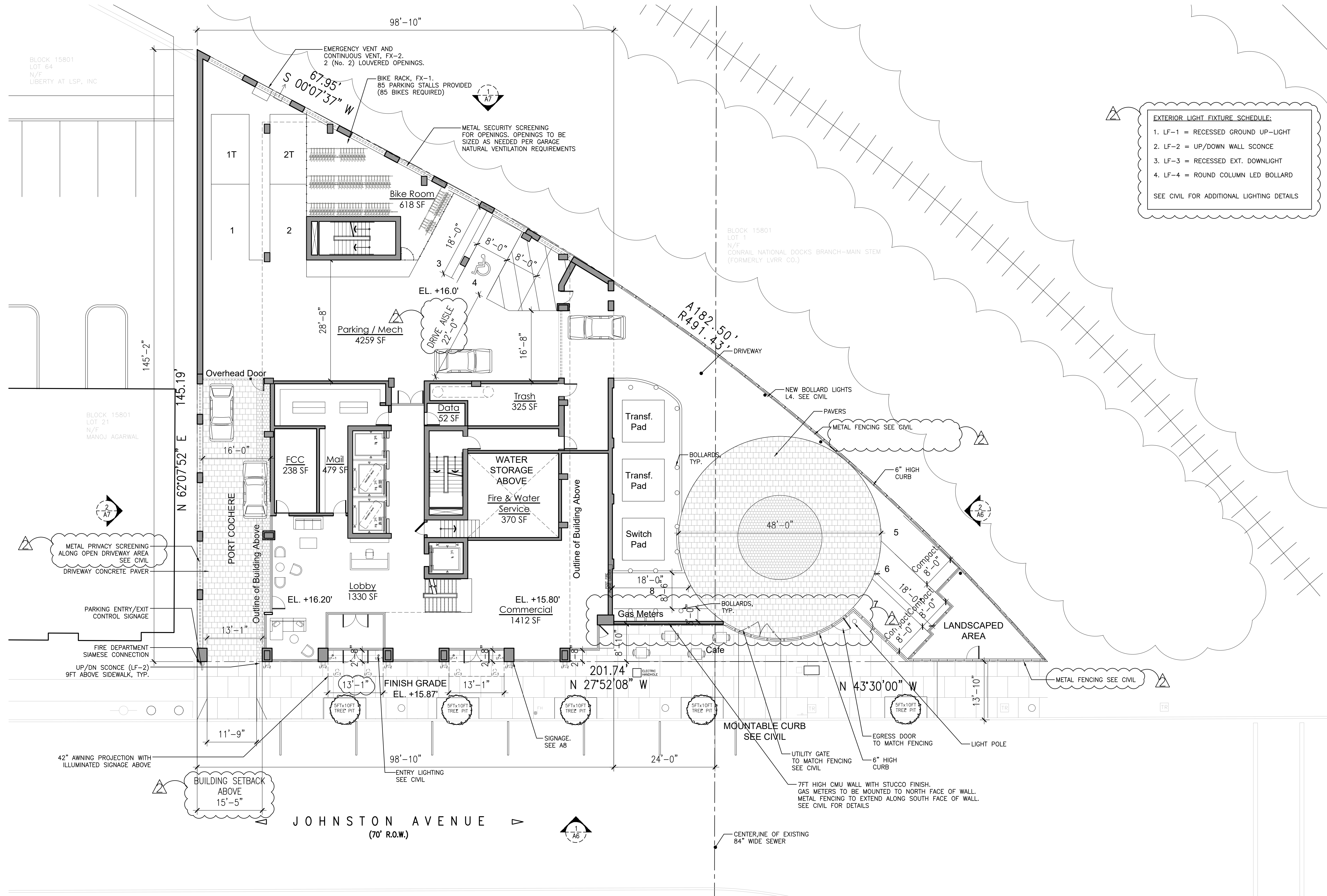
Marchetto Higgins Stieve
Architecture Planning Urban Design
Dean Marchetto FAIA, PP
Michael Higgins NJ21A0138830 AIA, LEED
Bruce A Stieve NJ21A0137710 AIA, CNU
1225 Willow Avenue Hoboken, NJ 07030
201-795-1505 P
201-795-0171 F
MHSArchitects.com

Prepared For:
FD Johnston Ave LLC
1 Evertrust Plaza,
Suite 202
Jersey City, NJ 07302

Project Name:
262 Johnston
262 Johnston Street
Jersey City, NJ 07304
Block 15801, Lots 49 & 50

Job Number : 1817
Scale : AS NOTED
Drawn By : JR

Issue : 2	For :
Date : 08/06/20	PRELIMINARY & FINAL SITE PLAN
10/27/20	PRELIMINARY & FINAL SITE PLAN - REV1
01/07/21	PRELIMINARY & FINAL SITE PLAN - REV2



EXTERIOR LIGHT FIXTURE SCHEDULE:

- LF-1 = RECESSED GROUND UP-LIGHT
- LF-2 = UP/DOWN WALL SCONCE
- LF-3 = RECESSED EXT. DOWNLIGHT
- LF-4 = ROUND COLUMN LED BOLLARD

SEE CIVIL FOR ADDITIONAL LIGHTING DETAILS

GENERAL NOTES

1. ALL WORK DESCRIBED SHALL CONFORM TO AND BE CONSTRUCTED UNDER THE PROVISIONS OF THE IBC CODE, LATEST EDITION, AS WELL AS ALL REQUIREMENTS OF THE CITY OF JERSEY CITY, N.J.
2. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR FULL COMPLIANCE WITH THE NATIONAL STANDARD PLUMBING CODE, THE NATIONAL ELECTRIC CODE, AND ALL AGENCIES WHICH HAVE JURISDICTION ON THE WORK, AS WELL AS THE REQUIREMENTS OF THE CITY OF JERSEY CITY, N.J.
3. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED TO BE REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF CONSTRUCTION OR INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITIONS.

BIKE STORAGE

REQUIRED RESIDENTIAL
 .5 SPACES PER UNIT = 85 SPACES
 BIKE PARKING PROVIDED = 85 SPACES

**Marchetto
 Higgins
 Stieve**
 Architecture
 Planning
 Urban Design

Dean Marchetto F.A.I.A., P.P.
 N.J. 027945
 Michael Higgins A.I.A., LEED
 N.J. 21A1013830
 Bruce A Stieve A.I.A., CNU
 N.J. 21A10137710



1225 Willow Avenue
 Hoboken, NJ 07030
 201-795-1505 P
 201-795-0171 F
 MHSArchitects.com

Prepared For:
FD Johnston Ave LLC
 1 Evertrust Plaza,
 Suite 202
 Jersey City, NJ 07302

Project Name:
262 Johnston
 262 Johnston Street
 Jersey City, NJ 07304
 Block 15801, Lots 49 & 50

Job Number : 1817
 Scale : AS NOTED
 Drawn By : JR

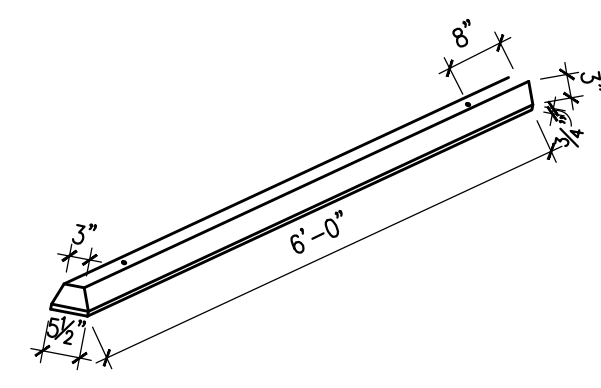
Issue : 2	For :
Date : 08/06/20	PRELIMINARY & FINAL SITE PLAN
10/27/20	PRELIMINARY & FINAL SITE PLAN - REV1
01/07/21	PRELIMINARY & FINAL SITE PLAN - REV2

GROUND FLOOR PLAN

A1

GROUND FLOOR PLAN

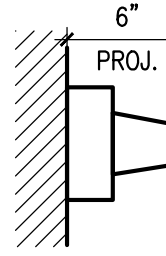
SCALE: 3/32"=1'-0"
 0' 4' 16' 32'



PRECAST CONCRETE BUMPER
NOT TO SCALE

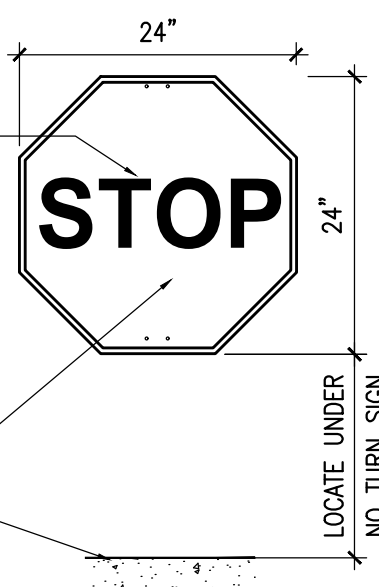
2 PARKING DETAILS
SCALE: N.T.S.

VISUAL PEDESTRIAN WARNING DEVICE TO BE YELLOW STROBE TYPE ACTIVATED BY GARAGE DOOR OPENER
LIGHT TO BE MOUNTED IN CLEAR VIEW ON WALL

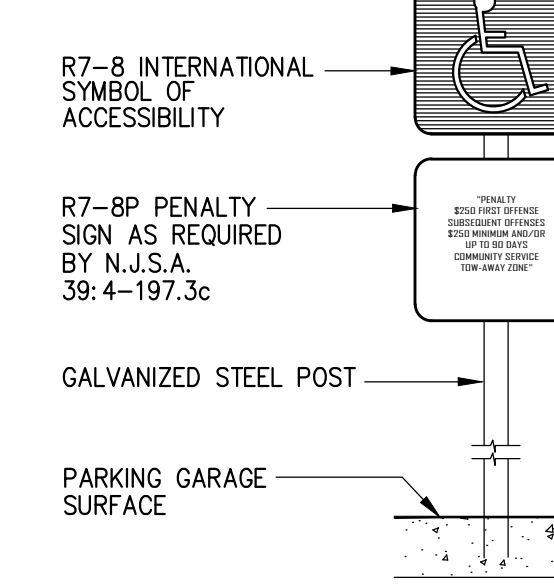


PEDESTRIAN WARNING DEVICE
NOT TO SCALE

"STOP" REFLECTIVE SHEETING ON .080 ALUMINUM OR EQUAL



STOP SIGN
NOT TO SCALE



HANDICAP PARKING SIGN
NOT TO SCALE

3RD FLOOR UNIT MIX

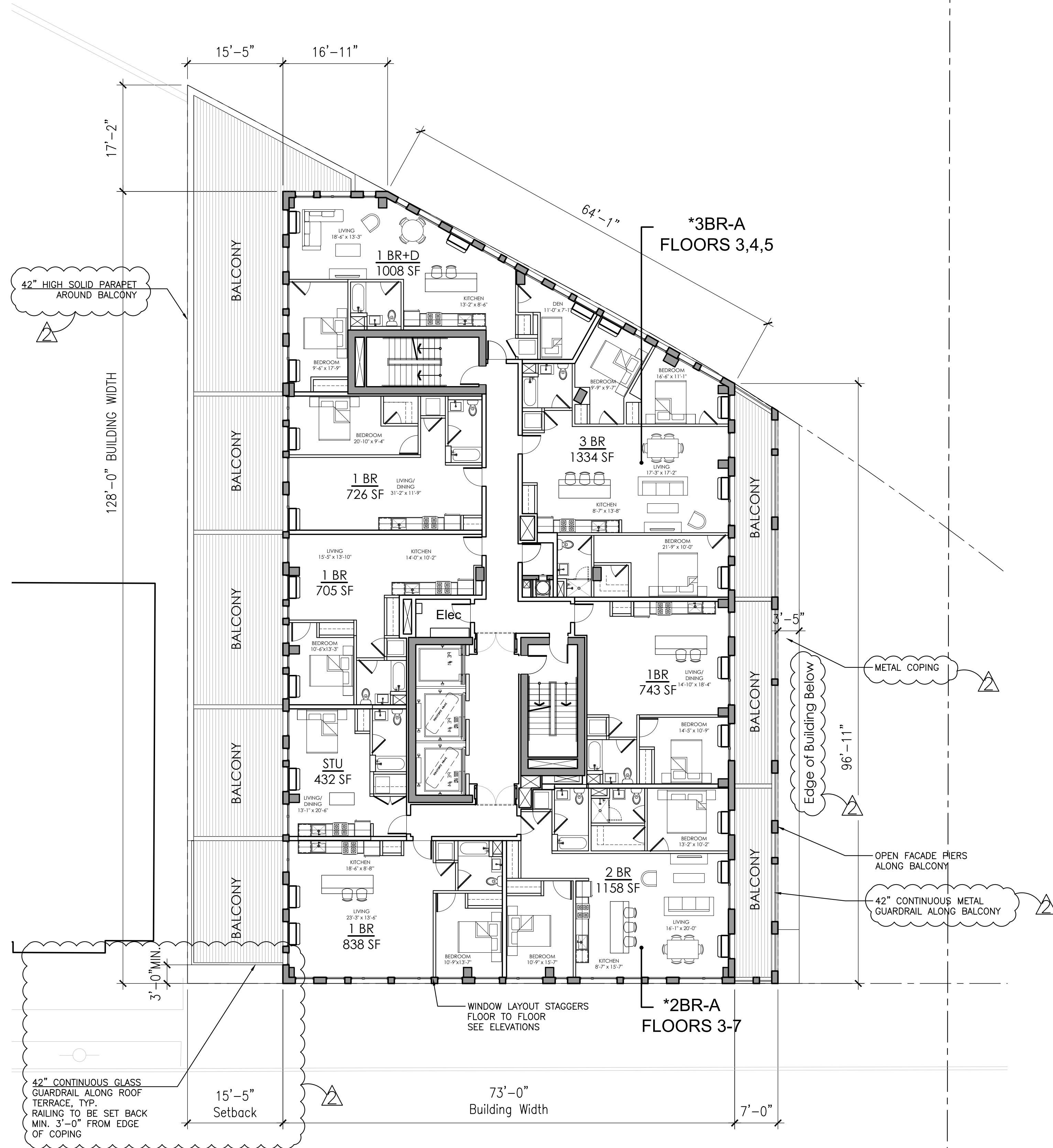
STUDIO	1
1 BEDROOM	4
1 BEDROOM + DEN	1
2 BEDROOM	1
3 BEDROOM	1
TOTAL	8

4TH FLOOR UNIT MIX

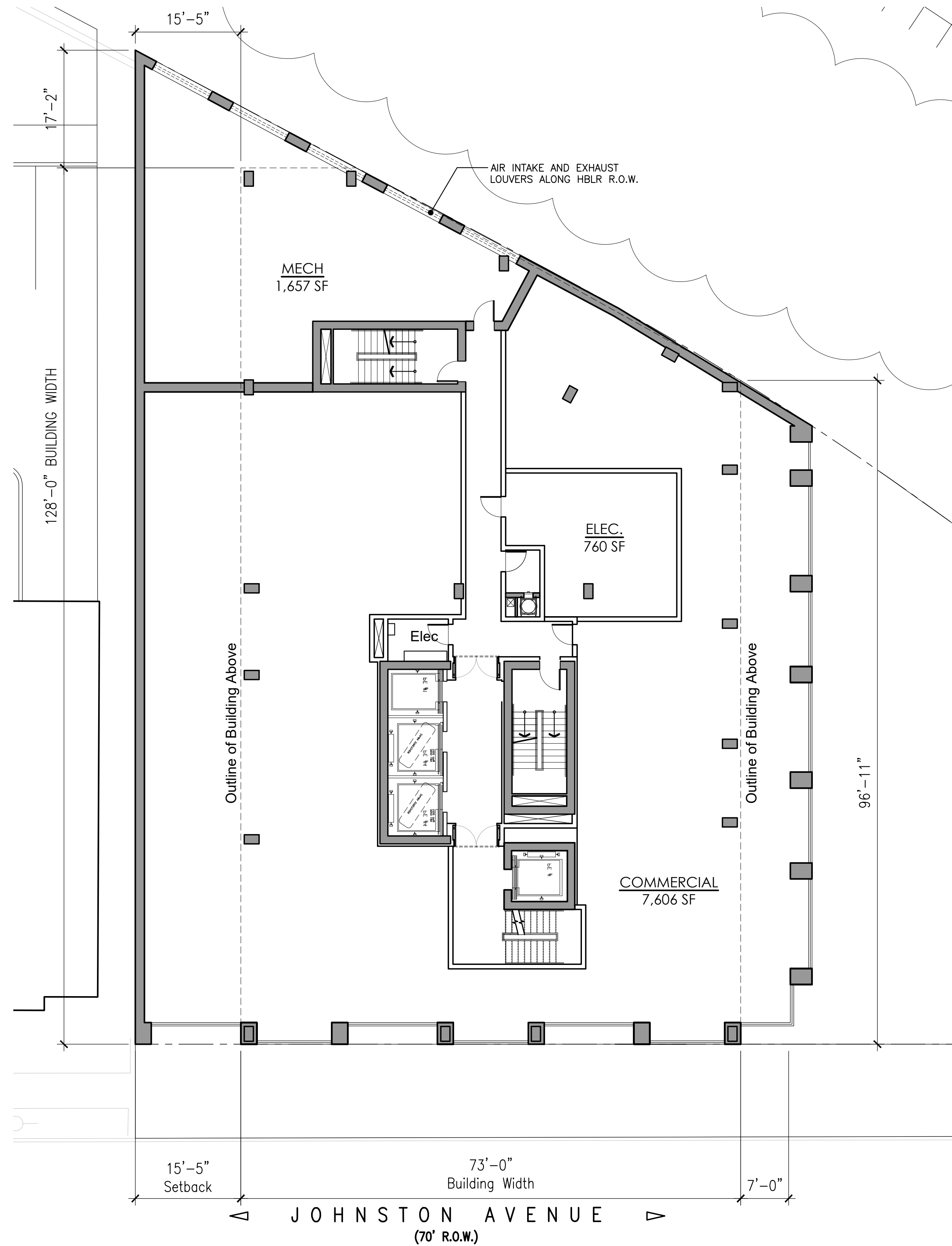
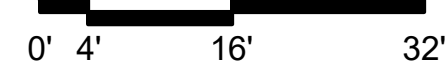
STUDIO	3
1 BEDROOM	4
1 BEDROOM + DEN	1
2 BEDROOM	4
3 BEDROOM	4
TOTAL	9

5TH-23RD FLOOR UNIT MIX

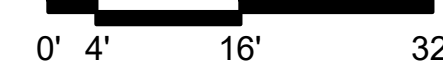
STUDIO	1
1 BEDROOM	4
1 BEDROOM + DEN	1
2 BEDROOM	1
3 BEDROOM	1
TOTAL	8



3RD FLOOR PLAN
SCALE: 3/32"=1'-0"



2ND FLOOR PLAN
SCALE: 3/32"=1'-0"



Marchetto Higgins Stieve
Architecture Planning Urban Design

Dean Marchetto F.A.I.A., P.P. NI 07945
Michael Higgins NJ21A0138830 AIA, LEED
Bruce A Stieve NJ21A0137710 AIA, CNU

1225 Willow Avenue
Hoboken, NJ 07030

201-795-1505 P
201-795-0171 F

MHSArchitects.com



Prepared For:
FD Johnston Ave LLC
1 Evertrust Plaza,
Suite 202
Jersey City, NJ 07302

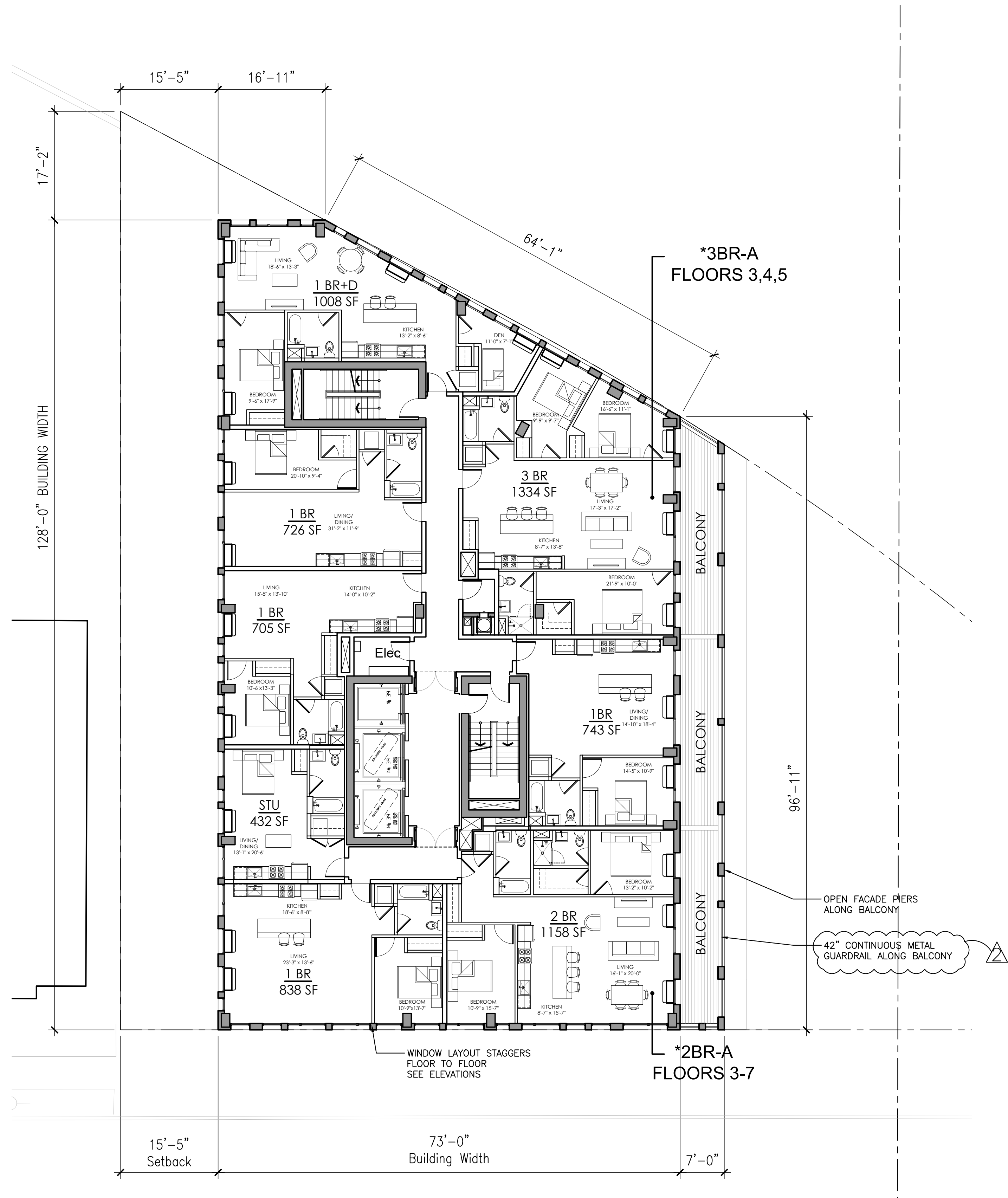
Project Name:
262 Johnston
262 Johnston Street
Jersey City, NJ 07304
Block 15801, Lots 49 & 50

Job Number : 1817
Scale : AS NOTED
Drawn By : JR

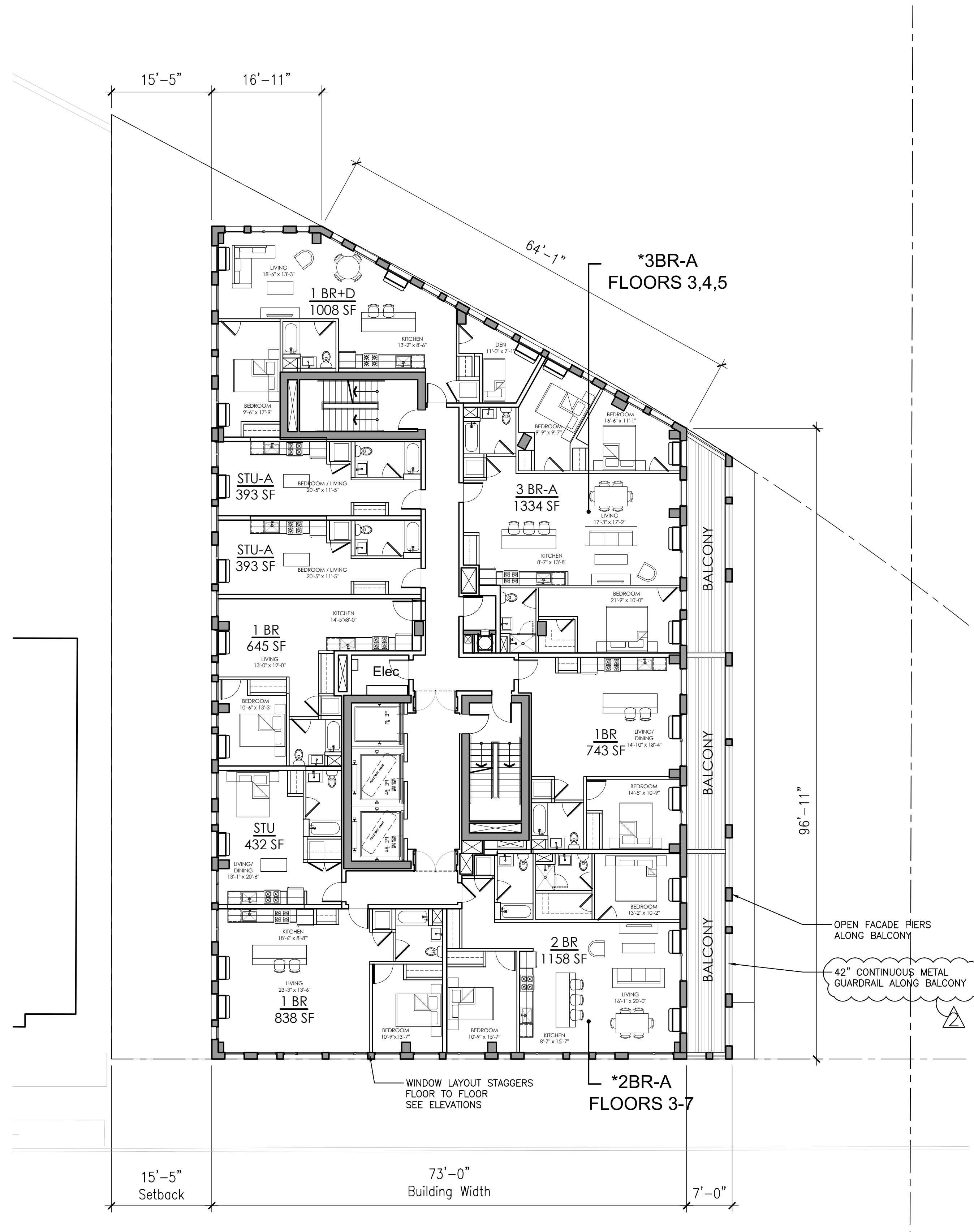
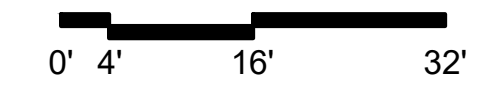
Issue : 2	
Date : 08/06/20	For : PRELIMINARY & FINAL SITE PLAN
10/27/20	PRELIMINARY & FINAL SITE PLAN - REV1
01/07/21	PRELIMINARY & FINAL SITE PLAN - REV2

2ND & 3RD FLOOR PLANS

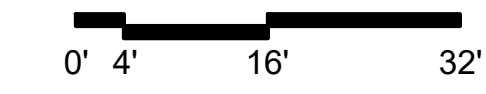
A2



5TH - 23RD FLOOR PLAN
SCALE: 3/32"=1'-0"



4TH FLOOR PLAN
SCALE: 3/32"=1'-0"



3RD FLOOR UNIT MIX

STUDIO	1
1 BEDROOM	4
1 BEDROOM + DEN	1
2 BEDROOM	1
3 BEDROOM	1
TOTAL	8

4TH FLOOR UNIT MIX

STUDIO	3
1 BEDROOM	4
1 BEDROOM + DEN	1
2 BEDROOM	4
3 BEDROOM	4
TOTAL	9

5TH-23RD FLOOR UNIT MIX

STUDIO	1
1 BEDROOM	4
1 BEDROOM + DEN	1
2 BEDROOM	1
3 BEDROOM	1
TOTAL	8

**Marchetto
Higgins
Stieve**
Architecture
Planning
Urban Design

Dean Marchetto F.A.I.A., P.P.
N.J. 007945
Michael Higgins A.I.A., LEED
N.J. 21A10138830
Bruce A Stieve A.I.A., CNU
N.J. 21A10137710



1225 Willow Avenue
Hoboken, NJ 07030
201-795-1505 P
201-795-0171 F
MHSArchitects.com

Prepared For:
FD Johnston Ave LLC
1 Evertrust Plaza,
Suite 202
Jersey City, NJ 07302

Project Name:
262 Johnston
262 Johnston Street
Jersey City, NJ 07304
Block 15801, Lots 49 & 50

Job Number : 1817
Scale : AS NOTED
Drawn By : JR

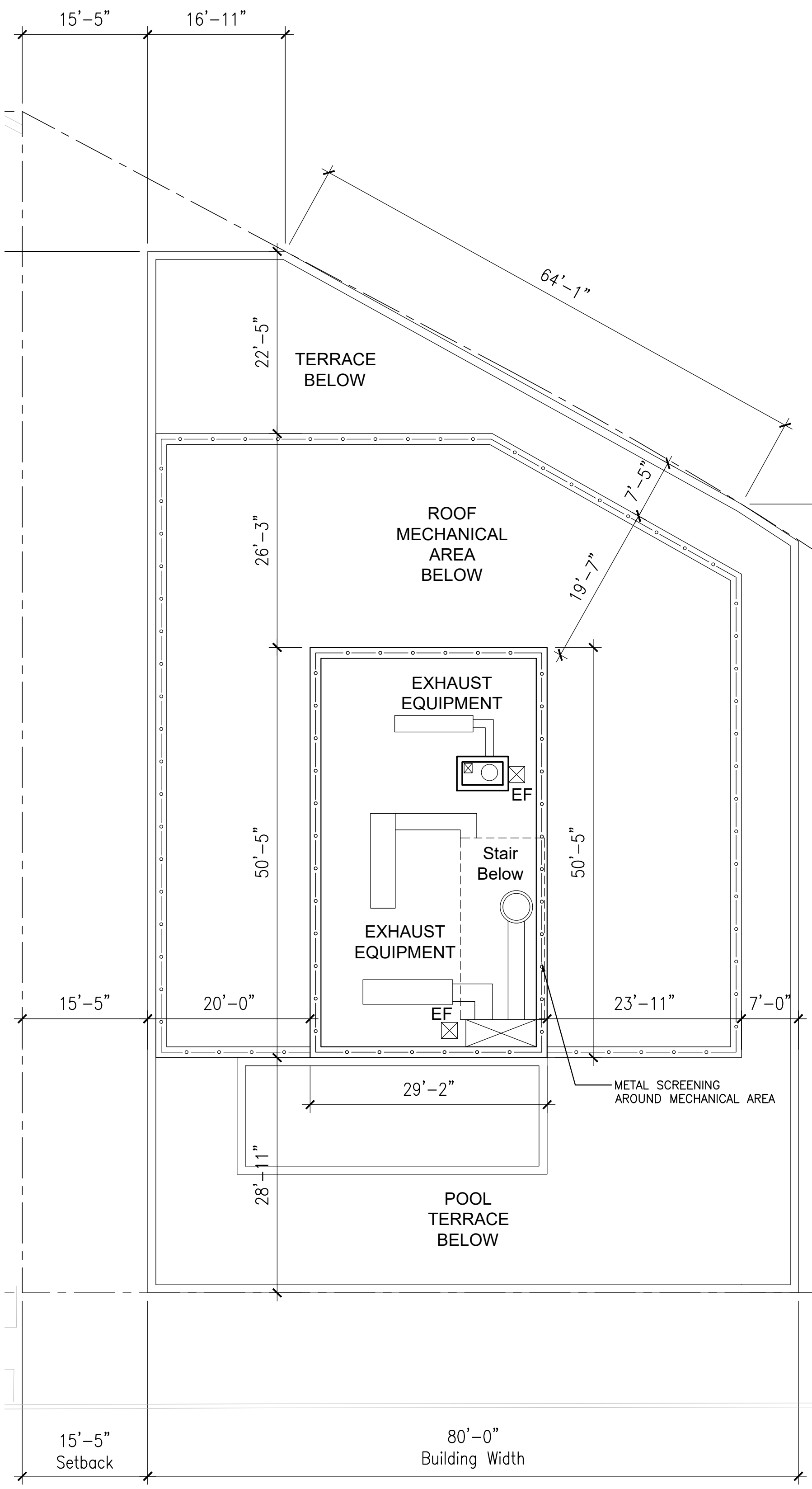
Issue : 2	
Date : 08/06/20	For : PRELIMINARY & FINAL SITE PLAN
10/27/20	PRELIMINARY & FINAL SITE PLAN - REV 1
01/07/21	PRELIMINARY & FINAL SITE PLAN - REV 2

**4TH, 5TH-23RD
FLOOR PLAN**

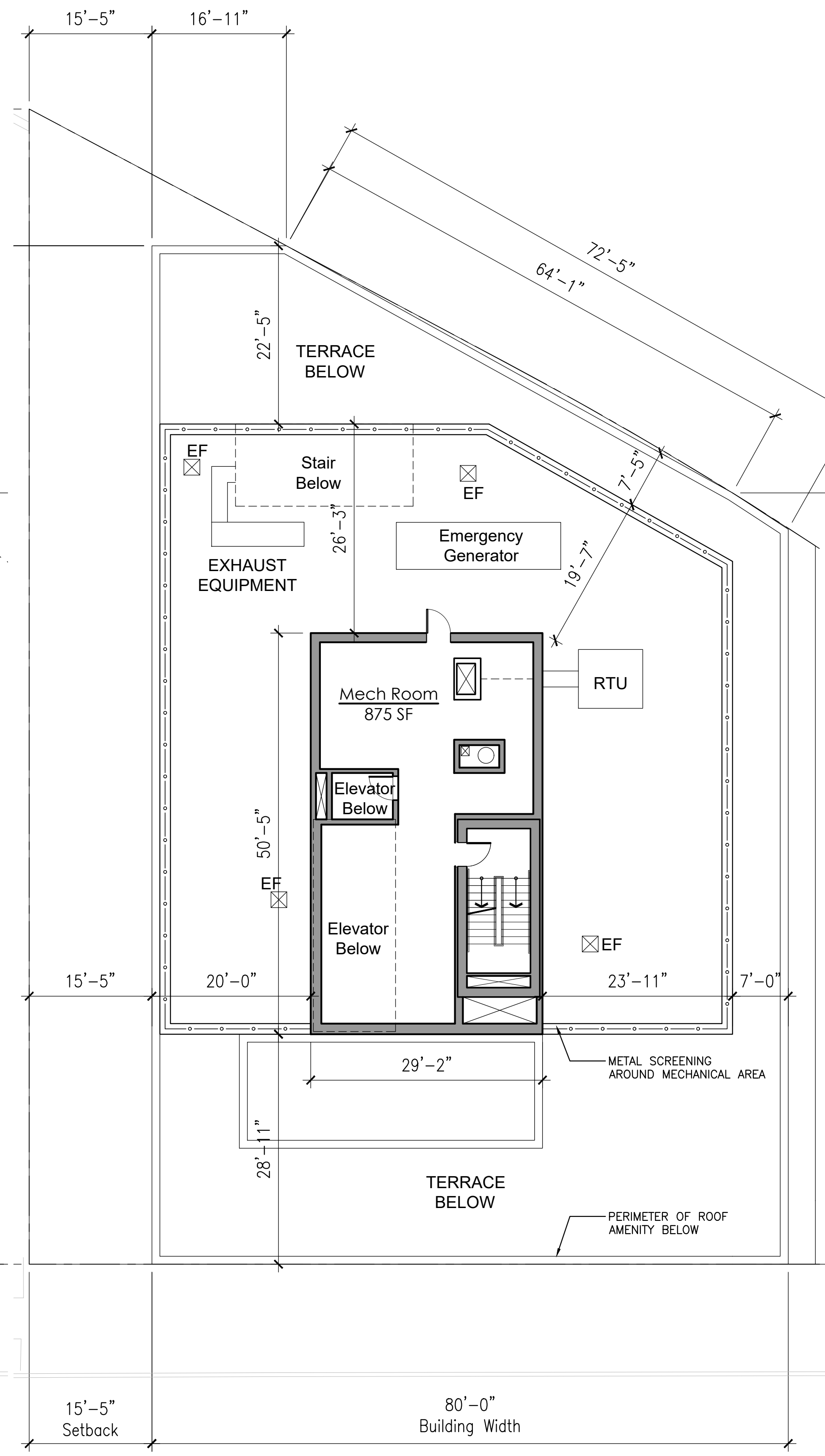
A3

ENCLOSED ROOF AMENITY CALCULATION

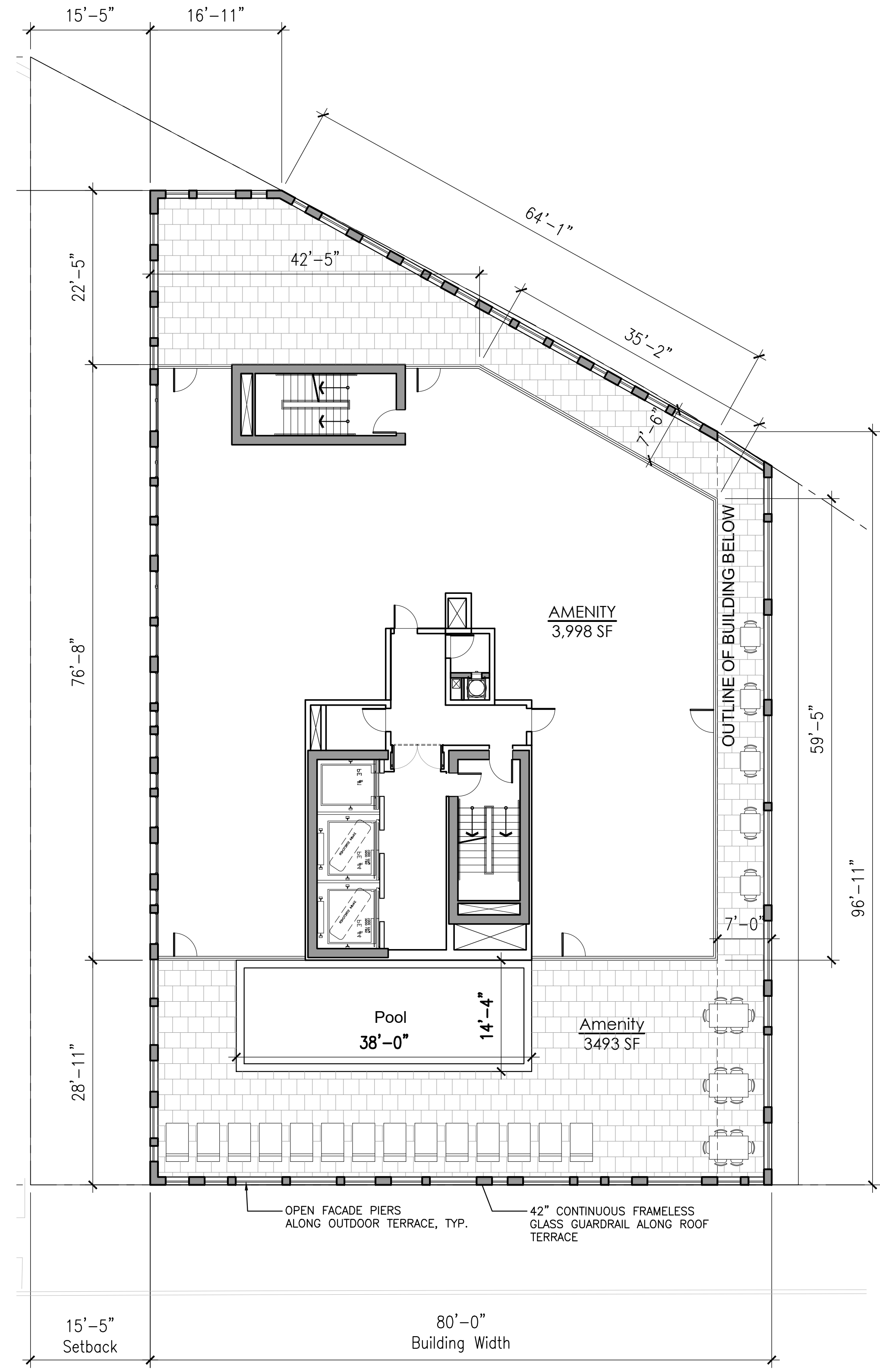
TOTAL ROOF AREA	= 9,136 SF
50 % OF TOTAL ROOF SF	= 4,568 SF
PROPOSED ROOF AMENITY	= 3,998 SF (44%)



BULKHEAD PLAN
SCALE: 3/32"=1'-0"
0' 4' 16' 32'



ROOF MECHANICAL BULKHEAD PLAN
SCALE: 3/32"=1'-0"
0' 4' 16' 32'



ROOF FLOOR PLAN
SCALE: 3/32"=1'-0"
0' 4' 16' 32'

Marchetto Higgins Stieve
Architecture Planning Urban Design

Dean Marchetto FAIA, PP
Michael Higgins AIA, LEED
Bruce A Stieve AIA, CNU

1225 Willow Avenue
Hoboken, NJ 07030
201-795-1505 P
201-795-0171 F
MHSArchitects.com

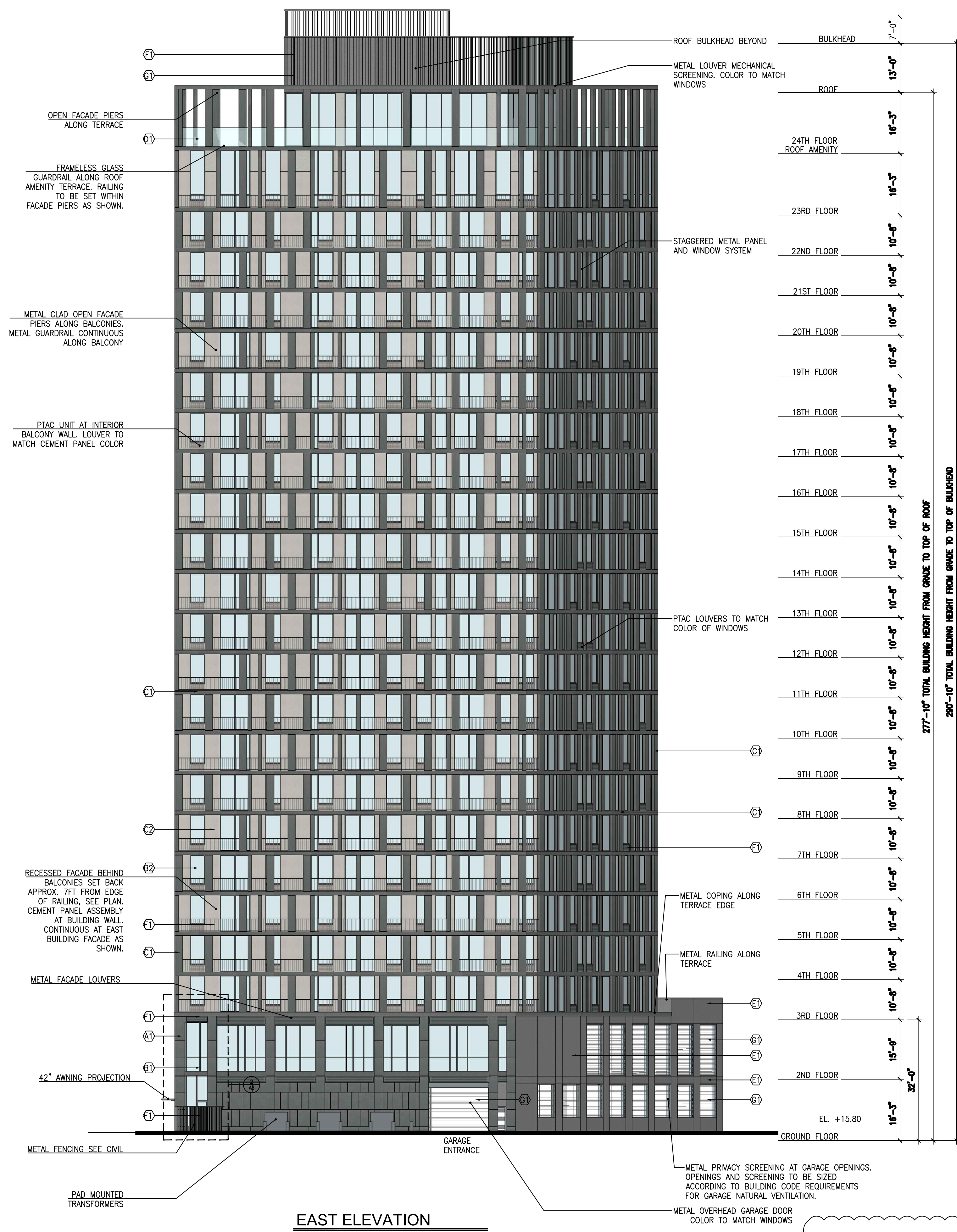
STATE OF NEW JERSEY
DEAN MARCHETTO
REGISTERED ARCHITECT
07945

Prepared For:
FD Johnston Ave LLC
1 Evertrust Plaza,
Suite 202
Jersey City, NJ 07302

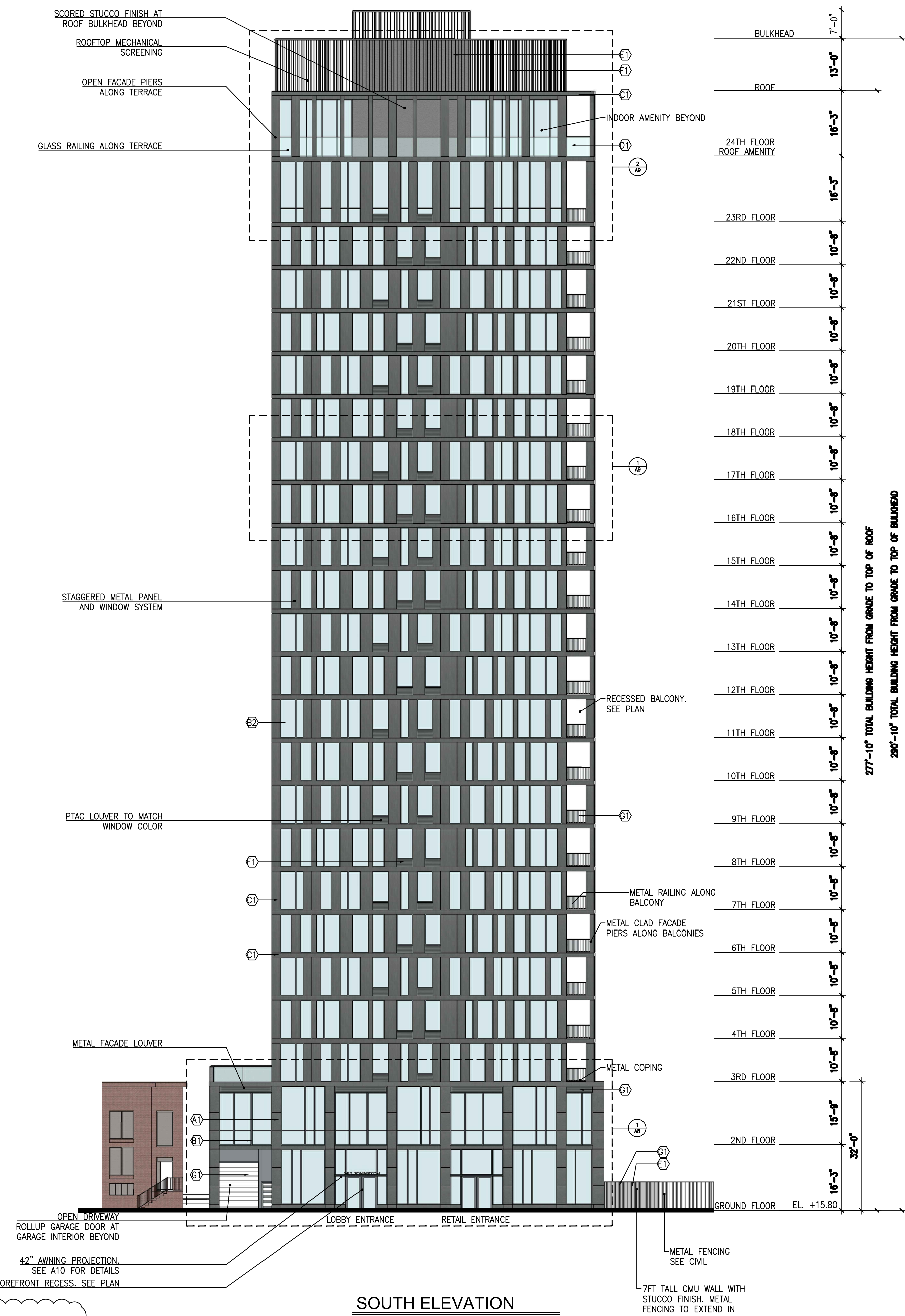
Project Name:
262 Johnston
262 Johnston Street
Jersey City, NJ 07304
Block 15801, Lots 49 & 50

Job Number : 1817
Scale : AS NOTED
Drawn By : JR

Issue : 2	For :
Date : 08/06/20	PRELIMINARY & FINAL SITE PLAN
10/27/20	PRELIMINARY & FINAL SITE PLAN - REV1
01/07/21	PRELIMINARY & FINAL SITE PLAN - REV2



EAST ELEVATION
SCALE: 1/16"=1'-0"



SOUTH ELEVATION
SCALE: 1/16"=1'-0"

ALL GLAZING TO BE TWO PANEL IGU. EACH PANEL TO BE CLEAR WITH BLACK SPACER. BY AAG ARCHITECTURAL GLASS OR EQUAL.

MATERIAL PALLET	
STONE_COLOR	(A1) STONE VENEER
WINDOW_COLOR	(B1) TYPE 1 - STOREFRONT
WINDOW_COLOR	(B2) TYPE 2 - PUNCHED WINDOW
METAL_PANEL	(C1) TYPE 1 - ACM OR EQUAL
CEMENT_PANEL	(C2) TYPE 1 - LARGE FORMAT FACE FASTENED
HANDRAIL	(D1) GLASS HANDRAIL
STUCCO	(E1) COLOR MATCH STONE A1
SCREEN/FENCE/F1	SHOP PAINTED METAL RAILING/LOUVER
GARAGE_SCREEN	(G1) WIRE MESH SCREEN

- NOTES:**
- COLORS INDICATED REPRESENT BASIS-OF-DESIGN. FINAL COLOR SELECTION AND MANUFACTURER MAY VARY. FINAL COLOR SELECTION SUBJECT TO REVIEW AND APPROVAL BY OWNER AND ARCHITECT.
 - DECORATIVE LIGHT FIXTURE WILL BE SHIELDED AS NEEDED TO LIMIT SPREAD TO NEIGHBORS PROPERTY.

Marchetto Higgins Stieve
Architecture Planning Urban Design

Dean Marchetto FAIA, PP
NJ 07945
Michael Higgins NJ21A0138830 AIA, LEED
Bruce A Stieve NJ21A0137710 AIA, CNU

1225 Willow Avenue
Hoboken, NJ 07030
201-795-1505 P
201-795-0171 F
MHSArchitects.com

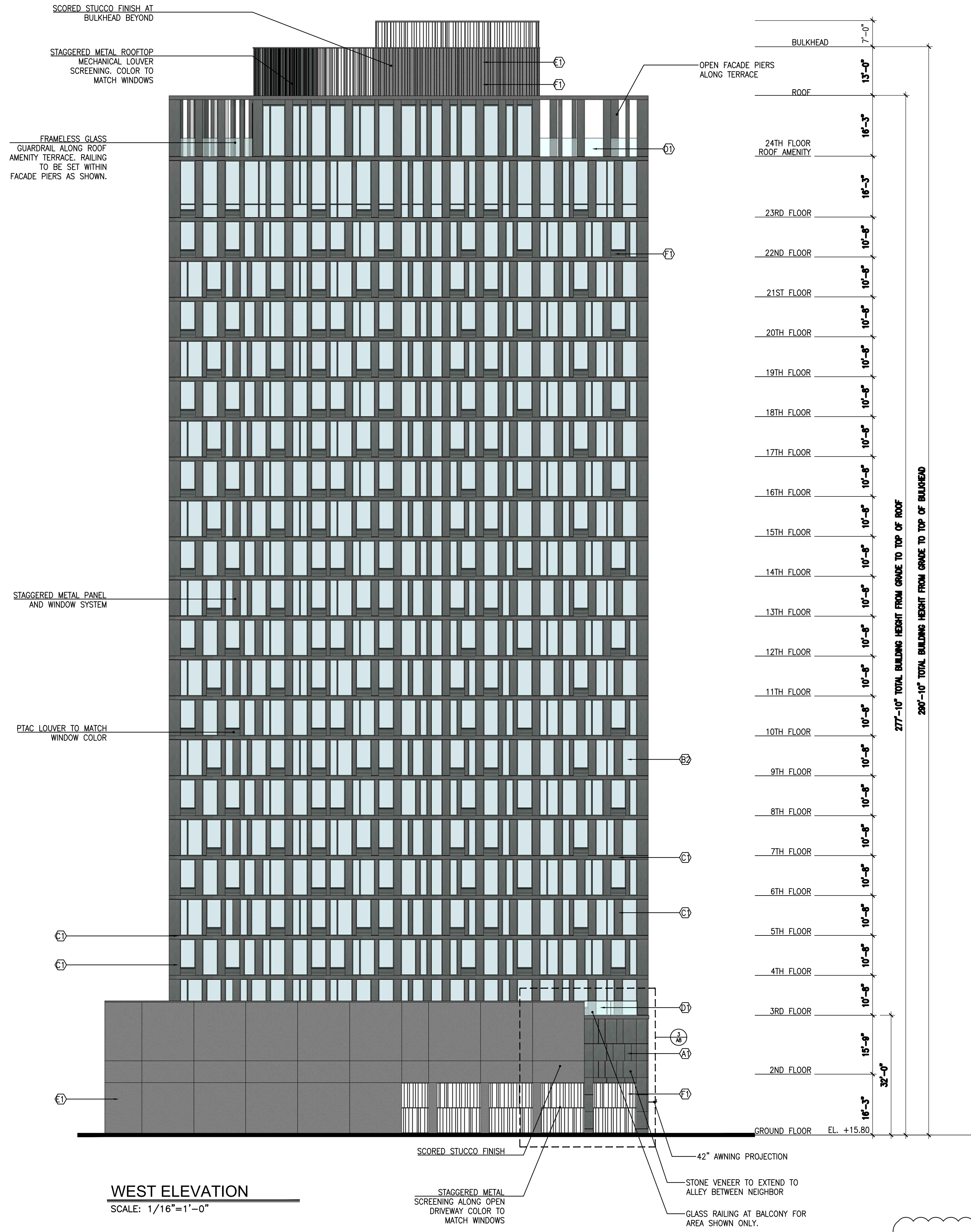
STATE OF NEW JERSEY
DEAN MARCHETTO
REGISTERED ARCHITECT
07945

Prepared For:
FD Johnston Ave LLC
1 Evertrust Plaza,
Suite 202
Jersey City, NJ 07302

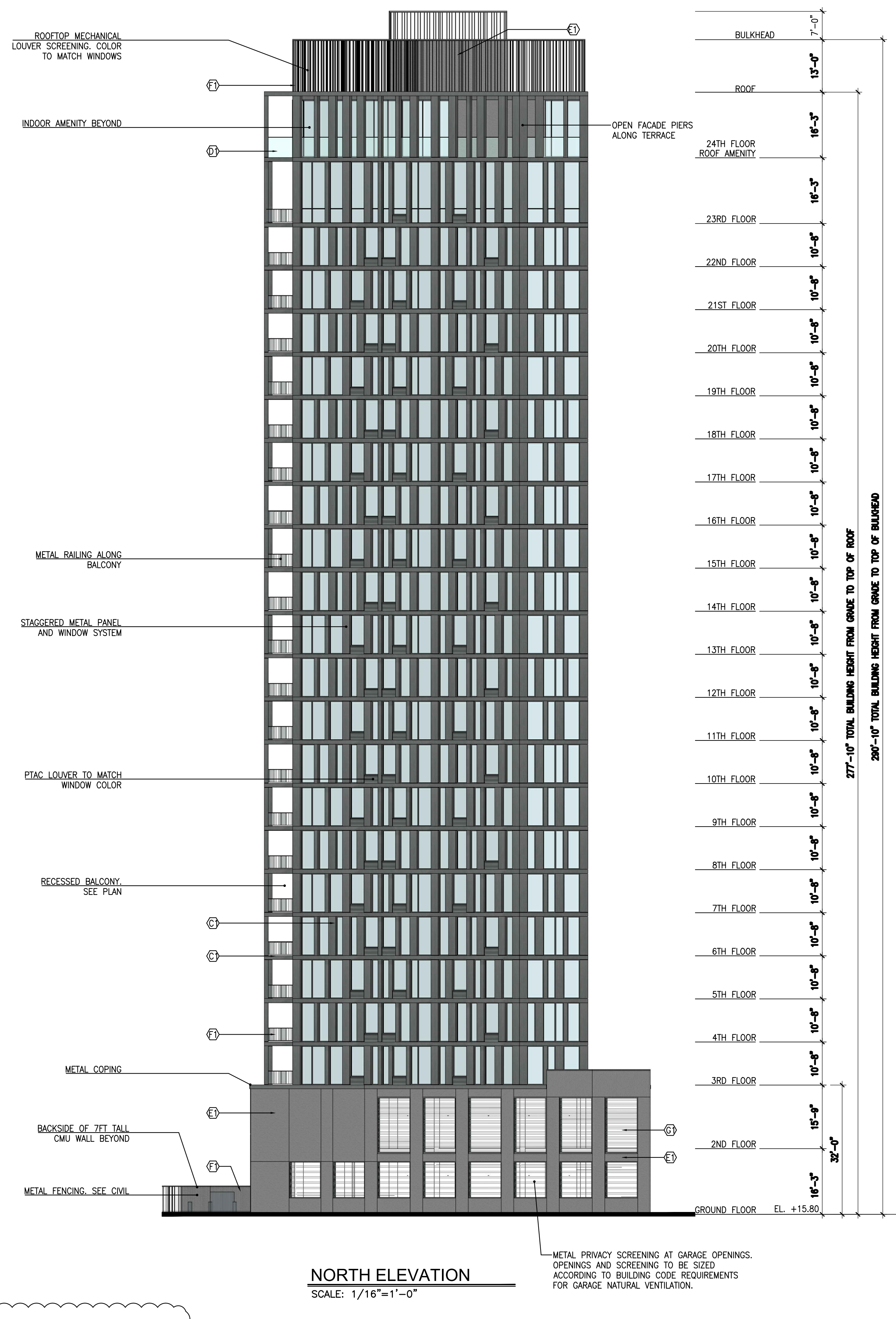
Project Name:
262 Johnston
262 Johnston Street
Jersey City, NJ 07304
Block 15801, Lots 49 & 50

Issue : 2	For :
Date : 08/06/20	PRELIMINARY & FINAL SITE PLAN
10/27/20	PRELIMINARY & FINAL SITE PLAN - REV1
01/07/21	PRELIMINARY & FINAL SITE PLAN - REV2

A6



WEST ELEVATION
SCALE: 1/16"=1'-0"



NORTH ELEVATION
SCALE: 1/16"=1'-0"

ALL GLAZING TO BE TWO PANEL IGU. EACH PANEL TO BE CLEAR WITH BLACK SPACER, BY AAG ARCHITECTURAL GLASS OR EQUAL.

MATERIAL PALLET

- STONE_COLOR (A1) STONE VENEER
- WINDOW_COLOR (B1) TYPE 1 - STOREFRONT
- WINDOW_COLOR (B2) TYPE 2 - PUNCHED WINDOW
- METAL_PANEL (C1) TYPE 1 - ACM OR EQUAL
- CEMENT_PANEL (C2) TYPE 1 - LARGE FORMAT FACE FASTENED
- HANDRAIL (D1) GLASS HANDRAIL
- STUCCO (E1) COLOR MATCH STONE A1
- SCREEN/FENCE/F1 SHOP PAINTED METAL RAILING/LOUVER
- GARAGE_SCREEN (G1) WIRE MESH SCREEN

NOTES:

1. COLORS INDICATED REPRESENT BASIS-OF-DESIGN. FINAL COLOR SELECTION AND MANUFACTURER MAY VARY. FINAL COLOR SELECTION SUBJECT TO REVIEW AND APPROVAL BY OWNER AND ARCHITECT.
2. DECORATIVE LIGHT FIXTURE WILL BE SHIELDED AS NEEDED TO LIMIT SPREAD TO NEIGHBORS PROPERTY.

Marchetto Higgins Stieve
Architecture Planning Urban Design

Dean Marchetto F.A.I.A., P.P. N.J. 07945
Michael Higgins N.J. 21A0138830 A.I.A., LEED
Bruce A Stieve N.J. 21A0137710 A.I.A., CNU

1225 Willow Avenue
Hoboken, NJ 07030
201-795-1505 P
201-795-0171 F
MHSArchitects.com

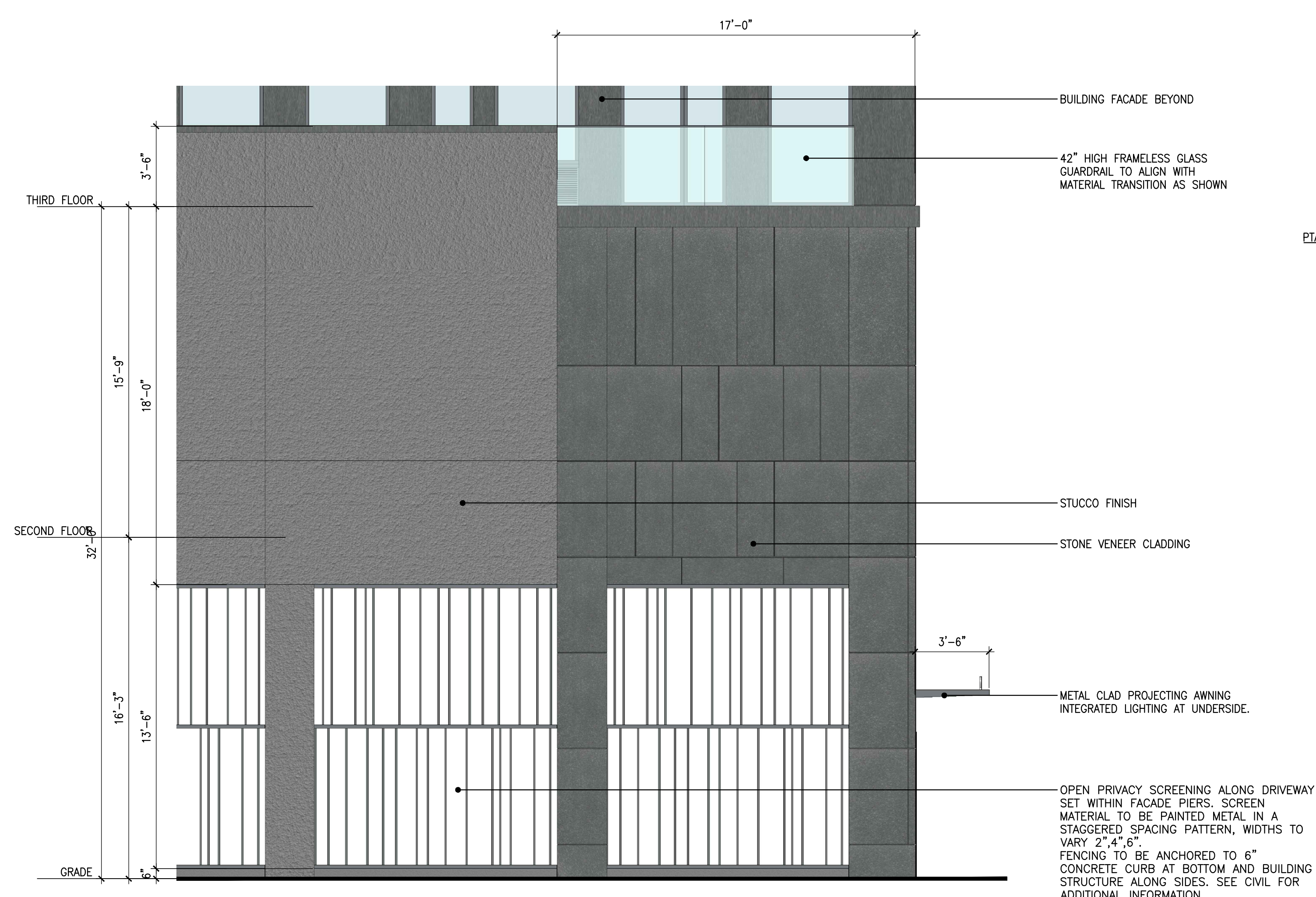
STATE OF NEW JERSEY
DEAN MARCHETTO
07945
REGISTERED ARCHITECT

Prepared For:
FD Johnston Ave LLC
1 Evertrust Plaza,
Suite 202
Jersey City, NJ 07302

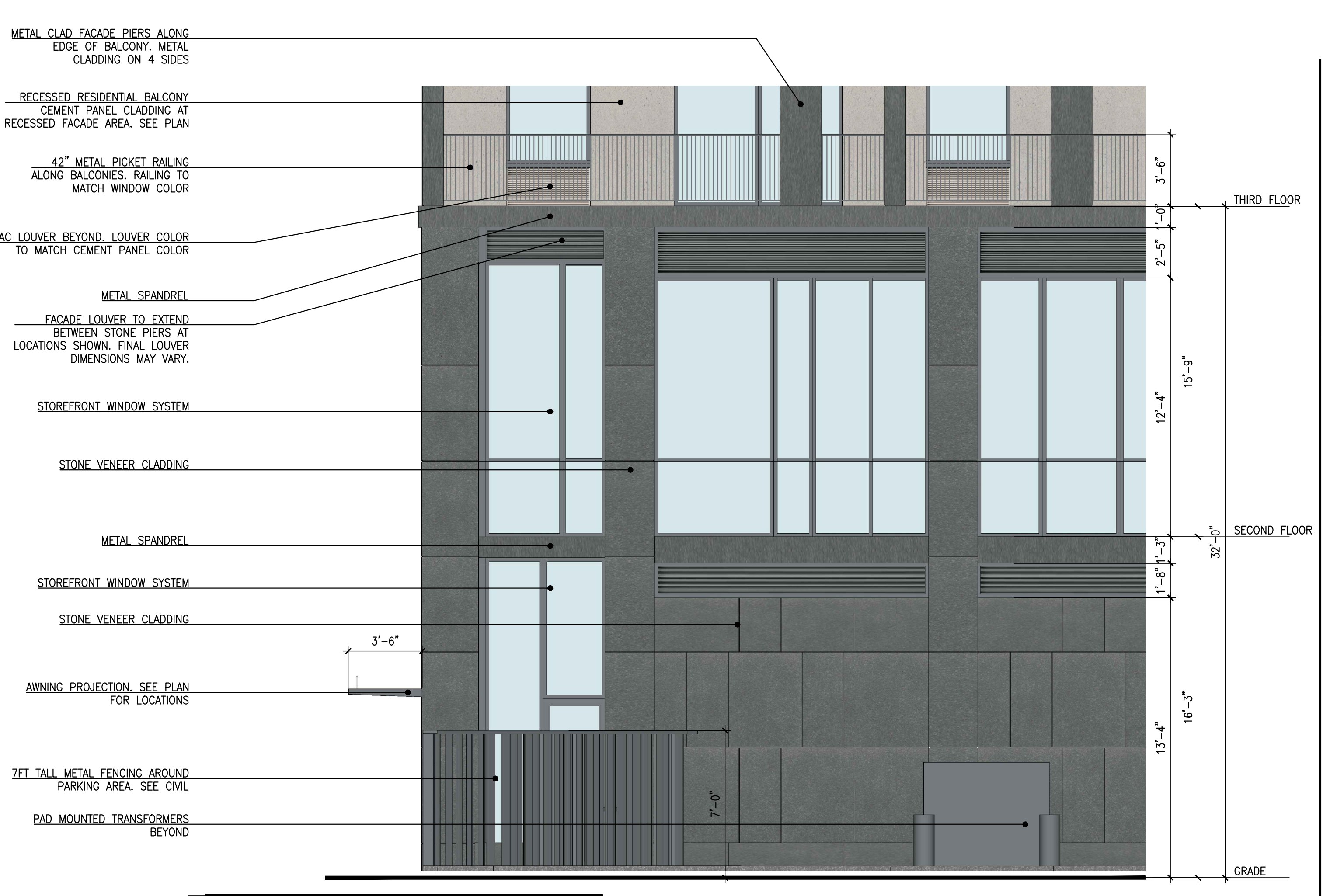
Project Name:
262 Johnston
262 Johnston Street
Jersey City, NJ 07304
Block 15801, Lots 49 & 50

Job Number : 1817
Scale : AS NOTED
Drawn By : JR

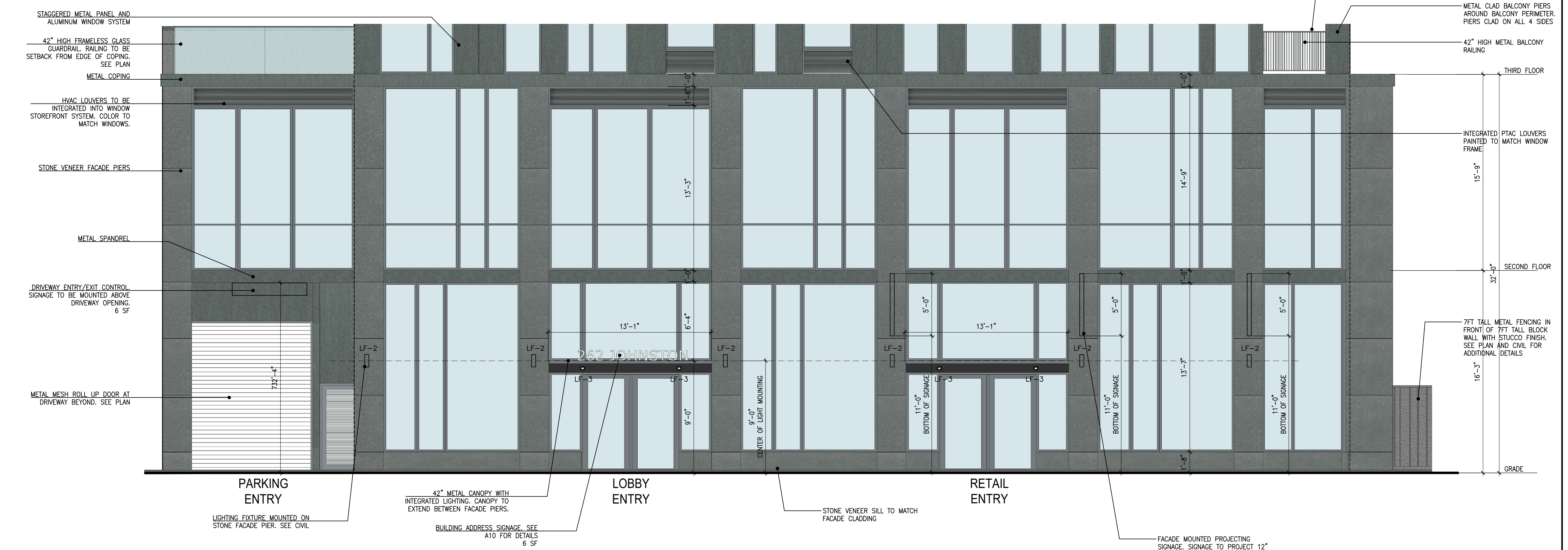
Issue : 2	For :
Date : 08/06/20	PRELIMINARY & FINAL SITE PLAN
10/27/20	PRELIMINARY & FINAL SITE PLAN - REV1
01/07/21	PRELIMINARY & FINAL SITE PLAN - REV2



3 ENLARGED ELEVATION - PARTIAL WEST FACADE
SCALE: 1/4"=1'-0"



2 ENLARGED ELEVATION - PARTIAL EAST FACADE
SCALE: 1/4"=1'-0"



1 ENLARGED ELEVATION - SOUTH FACADE
SCALE: 1/4"=1'-0"

Marchetto Higgins Stieve
Architecture Planning Urban Design

Dean Marchetto F.A.I.A., P.P. N.J. 07945
Michael Higgins N.J. 21A0138830 A.I.A., LEED
Bruce A Stieve N.J. 21A0137710 A.I.A., CNU

1225 Willow Avenue
Hoboken, NJ 07030
201-795-1505 P
201-795-0171 F
MHSArchitects.com

STATE OF NEW JERSEY
DEAN MARCHETTO
07945
REGISTERED ARCHITECT

Prepared For:
FD Johnston Ave LLC
1 Evertrust Plaza,
Suite 202
Jersey City, NJ 07302

Project Name:
262 Johnston
262 Johnston Street
Jersey City, NJ 07304
Block 15801, Lots 49 & 50

Job Number : 1817
Scale : AS NOTED
Drawn By : JR

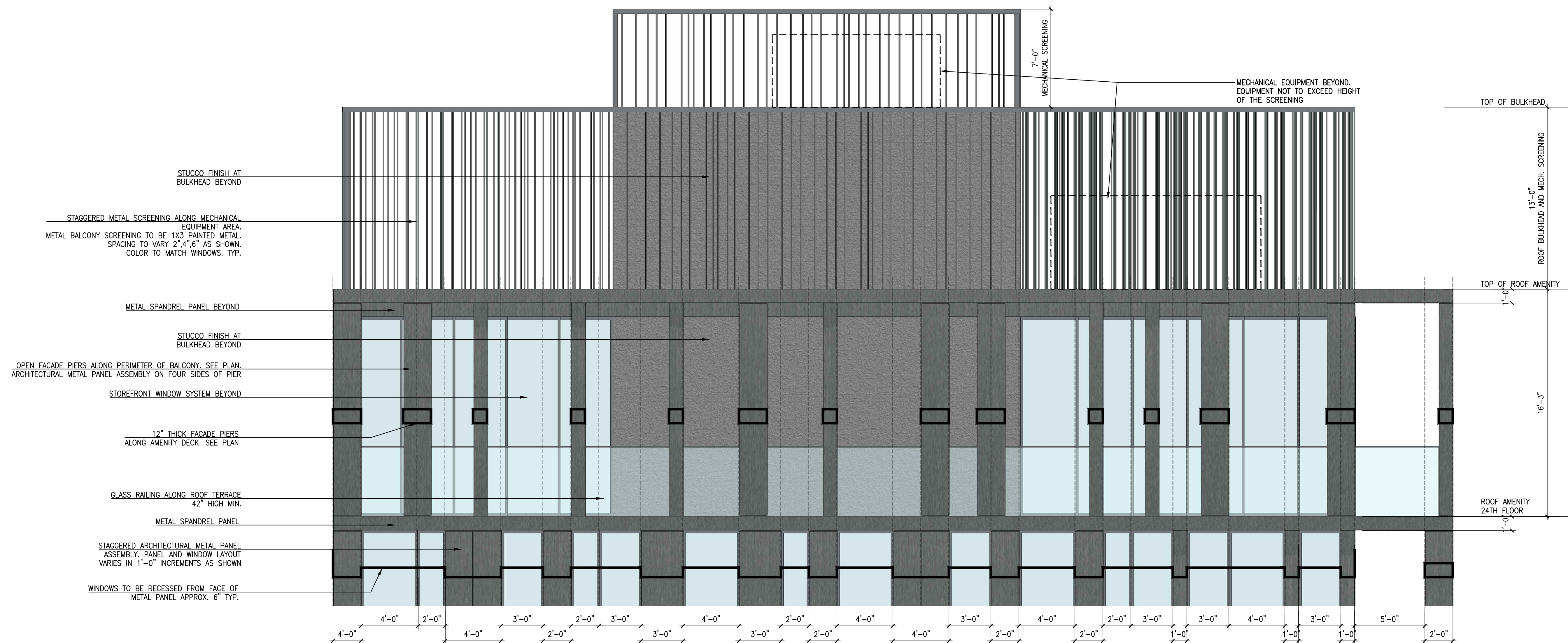
Issue : 2	
Date : 08/06/20	For : PRELIMINARY & FINAL SITE PLAN
10/27/20	PRELIMINARY & FINAL SITE PLAN - REV1
01/07/21	PRELIMINARY & FINAL SITE PLAN - REV2

ENTRANCE AND SIGNAGE DETAILS

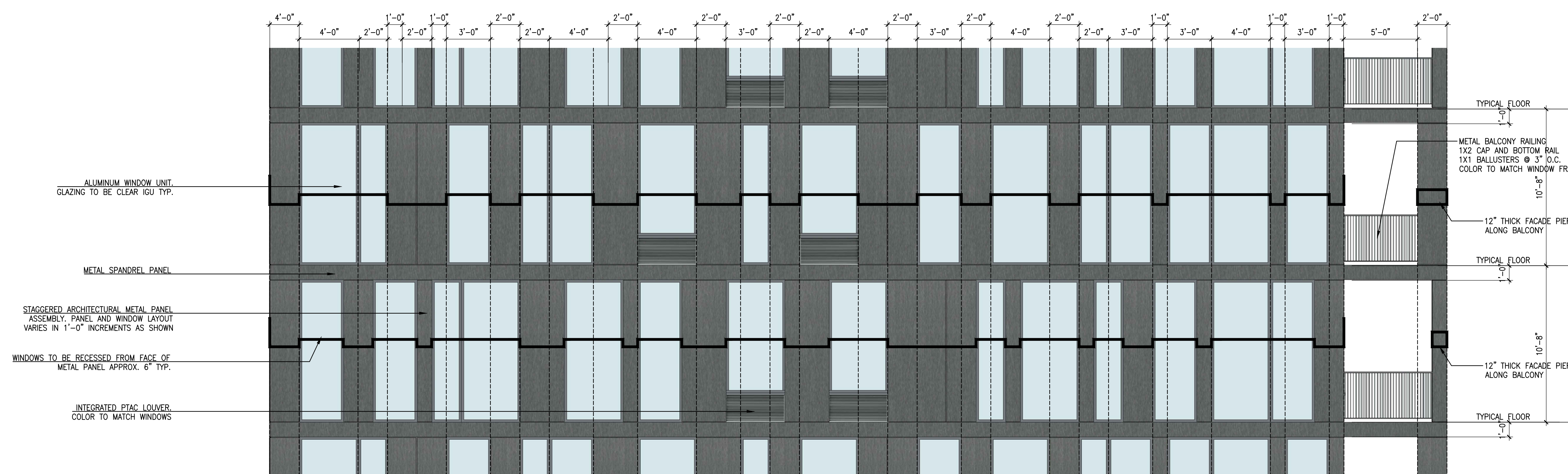
A8

Copyright © 2020 Marchetto, Higgins, Stieve Architects P.C.

ALL GLAZING TO BE TWO PANEL IGU. EACH PANEL TO BE CLEAR WITH BLACK SPACER, BY AAG ARCHITECTURAL GLASS OR EQUAL.



2 ENLARGED ROOF ELEVATION - SOUTH
SCALE: 1/4"=1'-0"



1 ENLARGED ELEVATION - TYPICAL RESIDENTIAL FLOOR
SCALE: 1/4"=1'-0"

ALL GLAZING TO BE TWO PANEL IGU. EACH PANEL TO BE CLEAR WITH BLACK SPACER. BY AAG ARCHITECTURAL GLASS OR EQUAL.

Marchetto Higgins Stieve
Architecture Planning Urban Design

Dean Marchetto FAIA, PP
NI 07945

Michael Higgins
NJ21A013830 AIA, LEED

Bruce A Stieve
NJ21A0137710 AIA, CNU

1225 Willow Avenue
Hoboken, NJ 07030

201-795-1505 P
201-795-0171 F

MHSArchitects.com

STATE OF NEW JERSEY
DEAN MARCHETTO
07945
REGISTERED ARCHITECT

Prepared For:
FD Johnston Ave LLC
1 Evertrust Plaza,
Suite 202
Jersey City, NJ 07302

Project Name:
262 Johnston
262 Johnston Street
Jersey City, NJ 07304
Block 15801, Lots 49 & 50

Job Number : 1817
Scale : AS NOTED
Drawn By : JR

Issue : 2	For :
Date : 08/06/20	PRELIMINARY & FINAL SITE PLAN
10/27/20	PRELIMINARY & FINAL SITE PLAN - REV1
01/07/21	PRELIMINARY & FINAL SITE PLAN - REV2

ENLARGED FACADE DETAILS

A9

Copyright © 2020 Marchetto, Higgins, Stieve Architects P.C.

LIGHT FIXTURE SCHEDULE

LF-1 RECESSED IN-GROUND UP LIGHT



COLOR: BLACK

3" INGROUND 12V
5031



PRODUCT DESCRIPTION

Landscape Wall Wash luminaire

FEATURES

- Adjustable and adjustable beam angle
- Integral dimmer
- IP67 rated, protected from temporary immersion under water
- Drive over up to 4500lbs
- Solid diecast brass or corrosion resistant aluminum
- Available concrete pour kit
- 8' lead wire and direct burial gel filled wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed
- Not suitable to use with external dimmers

ORDERING NUMBER

Color Temp	Finish
27 2700K	BR Bronze on Aluminum
30 3000K	BR Bronze on Brass

LF-2 LF-2 = UP/DOWN WALL SCNCE



COLOR: BLACK

Tube LED Wall Sconce

By WAC Lighting

Product Options

Finish: Black, Bronze, Brushed Aluminum, Graphite, White

Details

- Cylindrical aluminum shade
- Etched bottom glass diffuser
- Rectangular wall plate
- Rated Lifespan: 25,000 hours
- Dimmable with standard electronic low-voltage dimmer (not included)
- Energy Efficient
- Material: Aluminum
- Shade Material: Aluminum
- Dark Sky compliant
- ETL Listed
- Warranty: 5 year
- Made in China

Dimensions

Fixture: Width 4.5", Height 6.5", Depth 6"

Lighting

- 30 Watt (1750 Lumens) 120 Volt/277 Volt Integrated LED, CRI: 90 Color Temp: 3000K Lifespan: 70000 hours

LF-3 RECESSED EXT. DOWN LIGHT



COLOR: BLACK
MFR: BEGA

Downlight

Stainless steel

Narrow beam		LED	EXPRESS	B	A	B	C
SS 801	4.2W	✓	327 mm	27°	2%	2%	18
SS 802	8.7W	✓	327 mm	19°	4%	2%	18
SS 803	12.7W	✓	198 mm	17°	4%	3%	18
SS 807	18.0W	✓	1422 mm	19°	7%	3%	18
SS 809	35.7W	✓	950 mm	14°	9%	4%	18

Wide beam		LED	B	A	B	C	
SS 802	4.2W	✓	290 mm	81°	2%	18	
SS 804	8.7W	✓	950 mm	81°	4%	2%	18
SS 806	12.7W	✓	1215 mm	90°	4%	3%	18
SS 808	18.0W	✓	1422 mm	88°	7%	3%	18
SS 809	35.7W	✓	3775 mm	88°	9%	4%	18

LF-4 ROUND COLUMN LED BOLLARD



COLOR: BLACK
MFR: SONNEMAN LIGHTING

Round Column Outdoor LED Bollard

By SONNEMAN Lighting

Product Options

Finish: Textured Bronze, Textured Gray

Size: 16-inch, 22-inch, 28-inch

Details

- DUVV power supply required (sold separately)
- 5W DUVV Motor (UL1812) (UL1812) (UL1812)
- Suitable for wet locations
- Designed for Street Illumination in 2008
- Shroud Material: UV-Stabilized Polycarbonate
- ETL Listed
- Warranty: Limited 1 Year
- Made in China

Dimensions

- 16-inch Option Base: Diameter 6"
- 16-inch Option Pole: Height 10", Diameter 3", Weight 66.5lb
- 22-inch Option Base: Diameter 7"
- 22-inch Option Pole: Height 17", Diameter 3", Weight 85.5lb
- 28-inch Option Base: Diameter 8"
- 28-inch Option Pole: Height 27", Diameter 3", Weight 116.5lb
- 28-inch Option Pole: Height 30", Diameter 3", Weight 116.5lb
- 28-inch Option Pole: Height 33", Diameter 3", Weight 116.5lb

Lighting

- One 25 Watt (435 Lumens) 12 Volt GU5.3 Base LED (Lamp) (Not included)

Additional Details

Product URL: <https://www.sonneman.com/round-column-outdoor-led-bollard-by-sonneman-lighting>

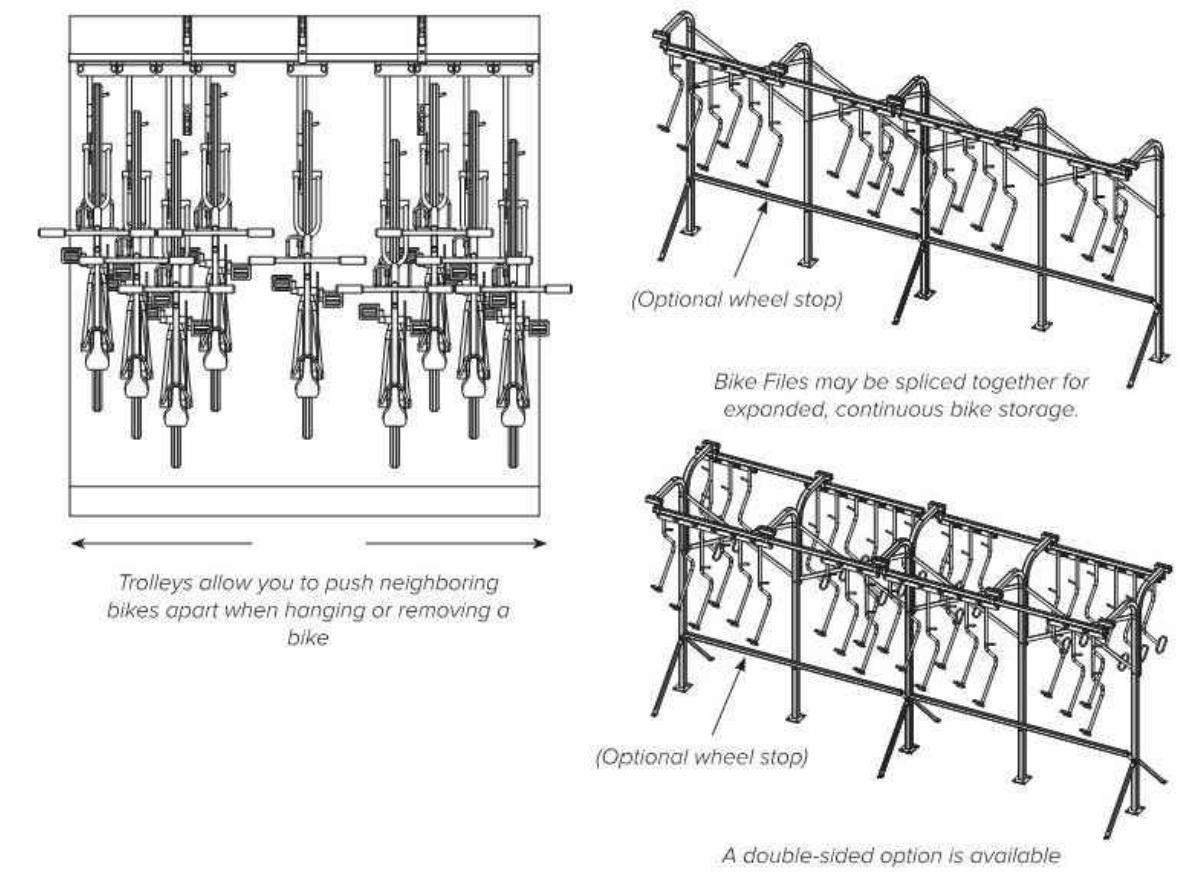
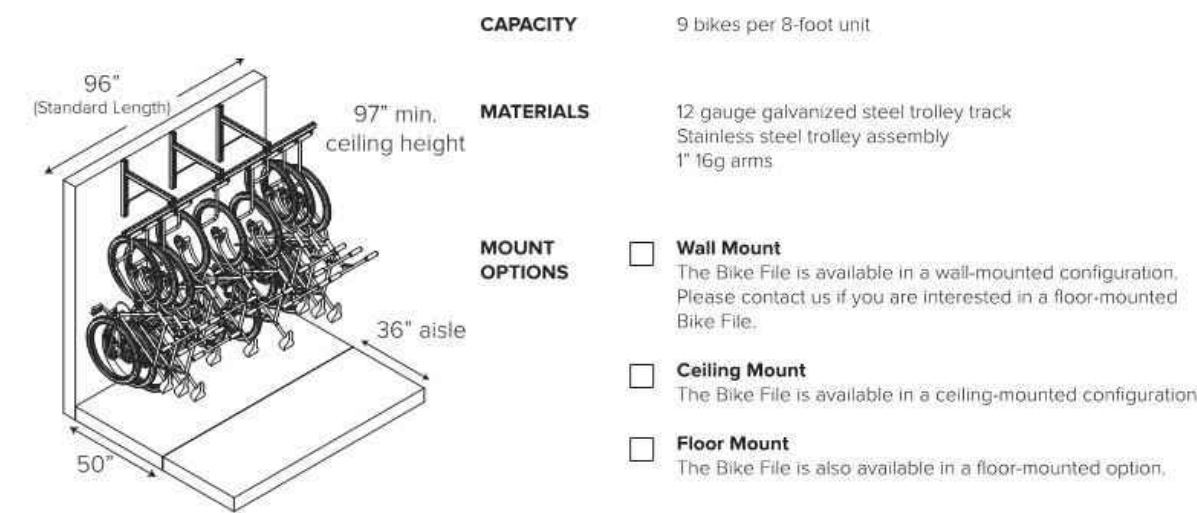
Rating: UL ETL Listed

Product ID: SNMP02240

ACCESSORY SCHEDULE

FX-1 BIKE RACK

BIKE FILE
Submittal Sheet

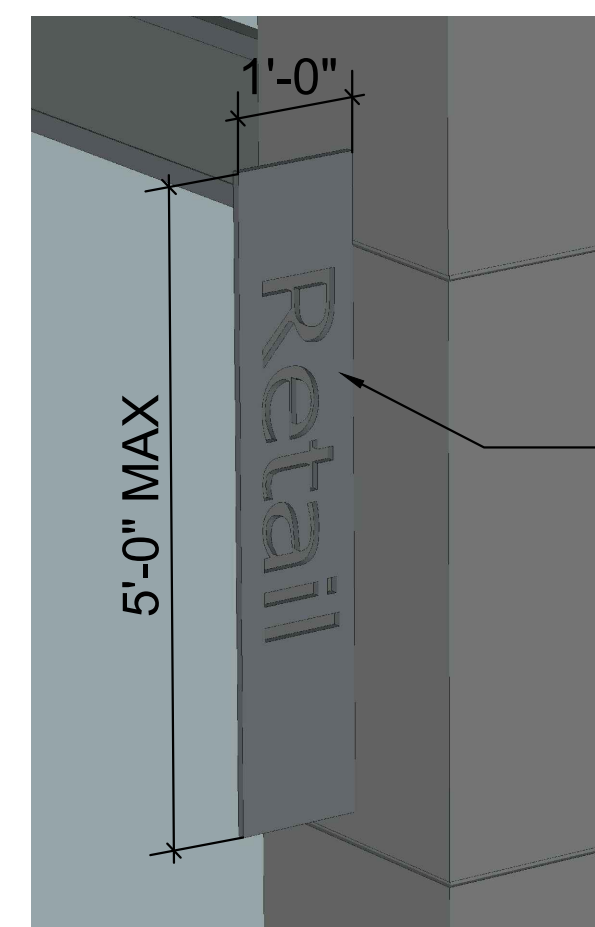


DERO PLAYSCAPE COMPANY www.dero.com | 1-888-337-6729

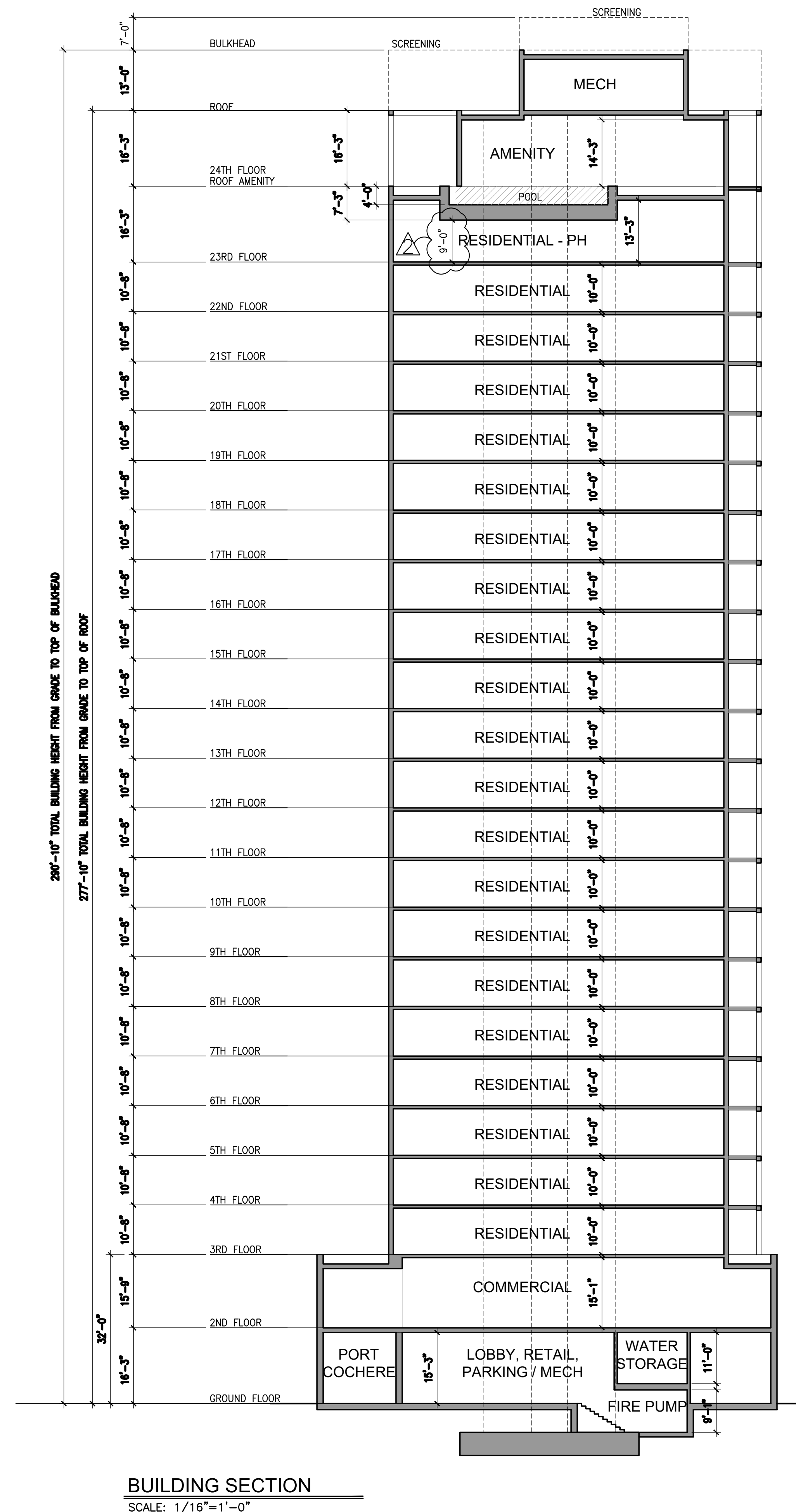
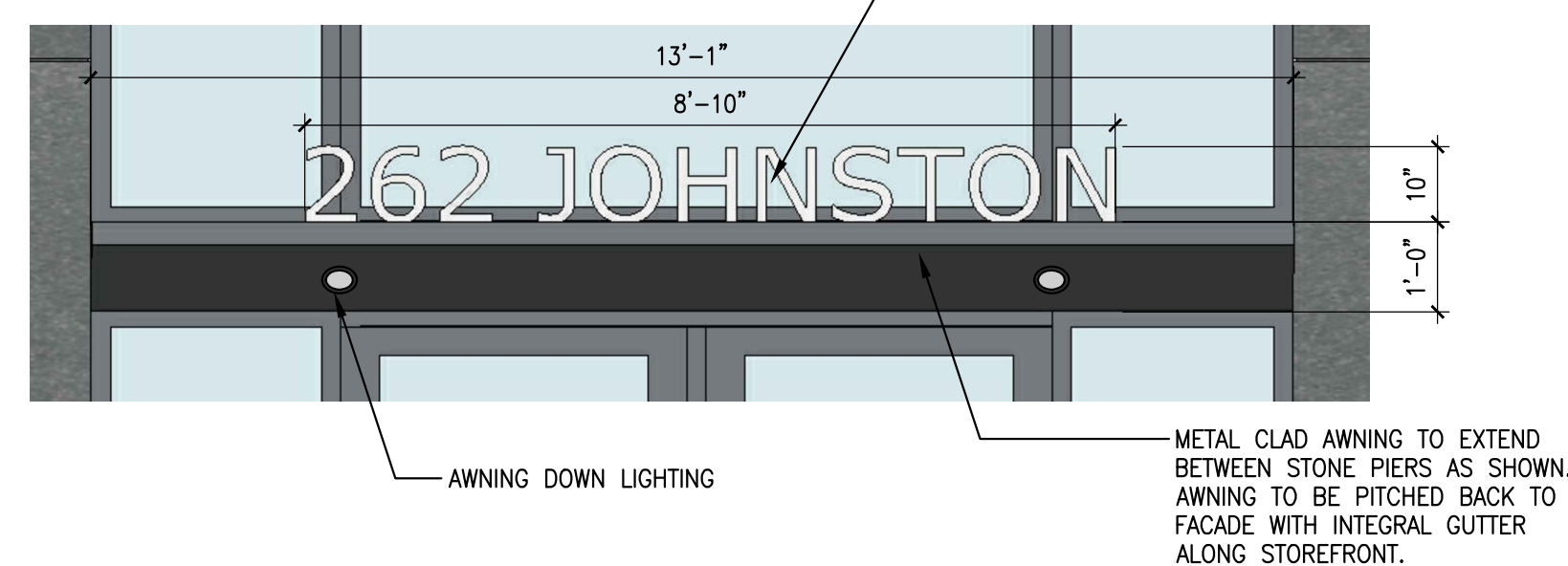
© 2015 Dero

85 BIKE SPACES PROPOSED
85 BIKE SPACES REQUIRED

RETAIL SIGNAGE



RESIDENTIAL ENTRY SIGNAGE



Marchetto Higgins Stieve
Architecture Planning Urban Design

Dean Marchetto FAIA, PP
Michael Higgins AIA, LEED
Bruce A Stieve AIA, CNU

1225 Willow Avenue
Hoboken, NJ 07030

201-795-1505 P
201-795-0171 F

MHSArchitects.com

STATE OF NEW JERSEY
DEAN MARCHETTO
REGISTERED ARCHITECT
07945

Prepared For:
FD Johnston Ave LLC
1 Evertrust Plaza,
Suite 202
Jersey City, NJ 07302

Project Name:
262 Johnston
262 Johnston Street
Jersey City, NJ 07304
Block 15801, Lots 49 & 50

Job Number : 1817
Scale : AS NOTED
Drawn By : JR

Issue	Date	For
Issue 2	08/06/20	PRELIMINARY & FINAL SITE PLAN
	10/27/20	PRELIMINARY & FINAL SITE PLAN - REV1
	01/07/21	PRELIMINARY & FINAL SITE PLAN - REV2

BUILDING SECTION

A10

Copyright © 2020 Marchetto, Higgins, Stieve Architects P.C.



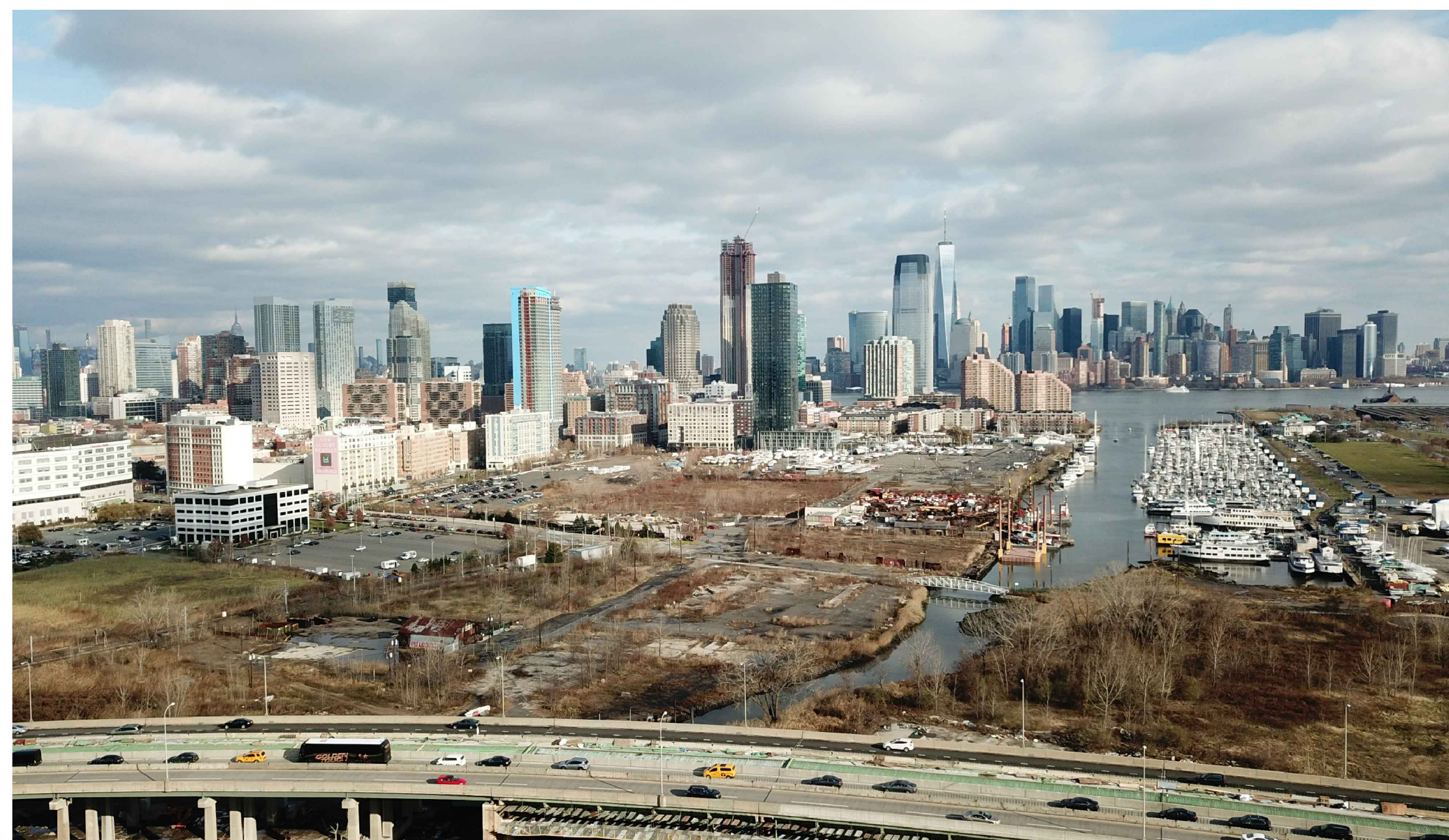
4 SITE PHOTO NORTH WEST CORNER
SCALE: N.T.S.



3 SITE PHOTO SOUTH (JOHNSTON AVE)
SCALE: N.T.S.

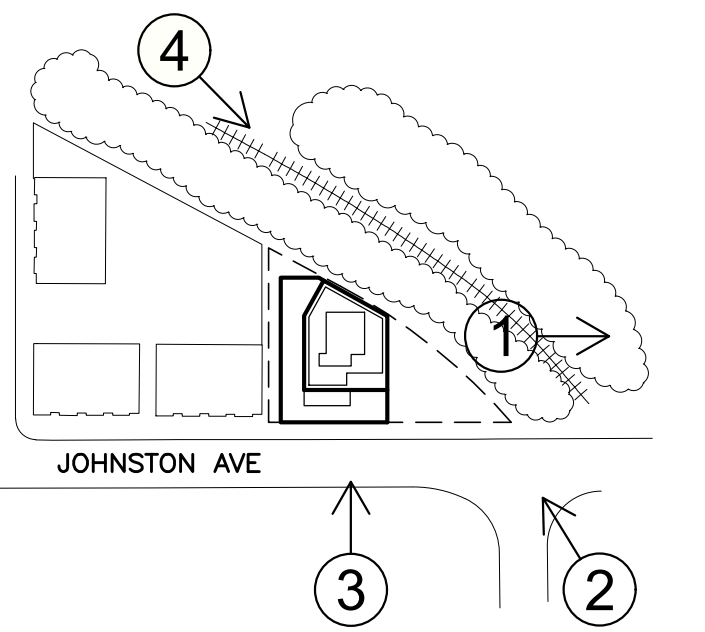


2 SITE PHOTO SOUTH EAST CORNER
SCALE: N.T.S.



1 SITE PHOTO FROM NORTH EAST CORNER LOOKING EAST
SCALE: N.T.S.

CAMERA LOCATION KEY



**Marchetto
Higgins
Stieve**

Architecture
Planning
Urban Design

Dean Marchetto FAIA, PP
NJ 07945
Michael Higgins AIA, LEED
NJ21A0138830
Bruce A Stieve AIA, CNU
NJ21A0137710

1225 Willow Avenue
Hoboken, NJ 07030

201-795-1505 P
201-795-0171 F

MHSArchitects.com



Prepared For:
FD Johnston Ave LLC
1 Evertrust Plaza,
Suite 202
Jersey City, NJ 07302

Project Name:
262 Johnston
262 Johnston Street
Jersey City, NJ 07304
Block 15801, Lots 49 & 50

Job Number : 1817
Scale : AS NOTED
Drawn By : JR

Issue : 2	
Date : 08/06/20	For : PRELIMINARY & FINAL SITE PLAN
10/27/20	PRELIMINARY & FINAL SITE PLAN - REV1
01/07/21	PRELIMINARY & FINAL SITE PLAN - REV2

**SITE CONTEXT
PHOTOS**

A11