

URBY JOURNAL SQUARE

JERSEY CITY, NEW JERSEY

LANDSCAPE ARCHITECTURE PLANS



OWNER / DEVELOPER

575 PAVONIA LLC
50 WASHINGTON STREET
HOBOKEN, NJ 07030
PHONE (201) 963-5200

LANDSCAPE ARCHITECT

MELILLO + BAUER ASSOCIATES
LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIELLE, NEW JERSEY 08730
(732) 528-0664

DESIGN ARCHITECT

CONCRETE
OUDEZIJDS ACHTERBURGWAL 78A
1012 DR AMSTERDAM
+31(0)20 5200 200

ARCHITECT

HLW
122 MAIN STREET
MADISON, NJ 07940
(973) 210-4020

CIVIL ENGINEER

INSITE
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719
(732) 531-7100

STRUCTURAL ENGINEER

DeSIMONE CONSULTING ENGINEERS PLLC
140 BROADWAY, 25TH FLOOR
NEW YORK, NJ 10005
(212) 532-2211

MEP

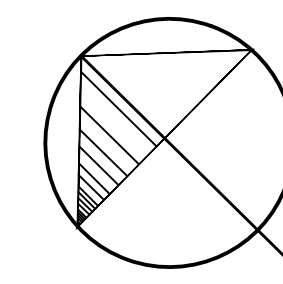
BARONE ENGINEERING ASSOCIATES LLC
100 OAK RIDGE ROAD
OAK RIDGE, NJ 07438
(973) 492-1220

PLANNING BOARD SUBMISSION 08/14/2020

Urby Journal Square (Project #19-154)			
DRAWING LIST		DATE	STATUS
	Cover Sheet	08/14/2020	Planning Board Submission - Resolution Compliance
L-1	Streetscape Materials Plan	08/14/2020	Planning Board Submission - Resolution Compliance
L-2	Streetscape Lighting Plan	08/14/2020	Planning Board Submission - Resolution Compliance
L-2A	Streetscape Lighting Point by Point Plan	08/14/2020	Planning Board Submission - Resolution Compliance
L-3	Streetscape Planting Plan	08/14/2020	Planning Board Submission - Resolution Compliance
L-4	Amenity Pool Deck - 25th Floor: Landscape Plans	08/14/2020	Planning Board Submission - Resolution Compliance
L-5	Site Details - Streetscape	08/14/2020	Planning Board Submission - Resolution Compliance
L-6	Site Details - Streetscape	08/14/2020	Planning Board Submission - Resolution Compliance
L-7	Site Details - Streetscape	08/14/2020	Planning Board Submission - Resolution Compliance
L-8	Planting and Irrigation Details and Notes	08/14/2020	Planning Board Submission - Resolution Compliance

GENERAL NOTES:

1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
2. ALL GRADING SHALL BE VERIFIED IN THE FIELD BEFORE CONSTRUCTION AND SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER.
3. ALL PAVING SURFACES SHALL BE FLUSH AND MEET SMOOTHLY AND EVENLY. NO WALKS SHALL EXCEED 5% OR A 2% CROSS-PITCH. ALL WALKS TO BE LAID OUT IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
4. ALL SITE DETAILS SHALL BE REVIEWED AND SUPPLEMENTED BY A PROFESSIONAL LICENSED STRUCTURAL ENGINEER WHO SHALL SPECIFY ALL STRUCTURAL DATA, FOOTINGS, REINFORCEMENT, HARDWARE, ETC. REQUIRED FOR STRUCTURAL INTEGRITY, SAFETY AND COMPLIANCE WITH LOCAL CODES AND CONDITIONS PRIOR TO CONSTRUCTION.
5. ALL ARCHITECTURAL INFORMATION WAS PROVIDED BY: HLW ARCHITECTS
6. ALL ENGINEERING INFORMATION WAS PROVIDED BY: INSITE ENGINEERING
7. ALL PLANTED AREAS SHALL BE IRRIGATED WITH DRIP IRRIGATION. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS.
8. ALL PLANT MATERIAL/LANDSCAPE MATERIALS SUBSTITUTIONS SHALL BE APPROVED BY THE L.A./OWNERS REPRESENTATIVES.



URBY

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532 SUMMIT AVE &
571-573-575-577
PAVONIA AVE
JERSEY CITY, NJ

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50 WASHINGTON STREET
HOBOKEN, NJ 07030

ARCHITECT:
hlw
122 MAIN STREET, MADISON, NJ 07940

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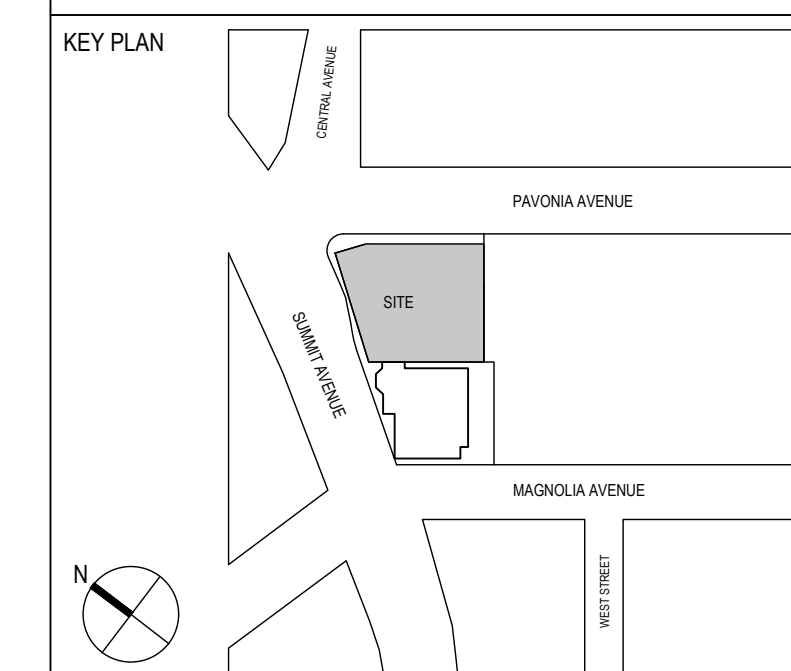
CIVIL ENGINEER:
INSITE ENGINEERING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

STRUCTURAL ENGINEER:
DESIMONE CONSULTING ENGINEERS
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER:
BARONE ENGINEERING ASSOCIATES LLC
100 OAK RIDGE ROAD
OAK RIDGE, NJ 07438

LANDSCAPE ARCHITECT:
MELILLO + BAUER ASSOCIATES INC
200 UNION AVENUE
BRIELLE, NJ 08730

LIGHTING DESIGNER:
MAP DESIGN STUDIO
50 BAYARD ST
SUITE 8A
NEW YORK, NY 10013



SIGNATURE

NOT FOR CONSTRUCTION

1 08/14/2020 PLANNING BOARD SUBMISSION

NO. DATE ISSUE OR REVISION

DRAWING TITLE:

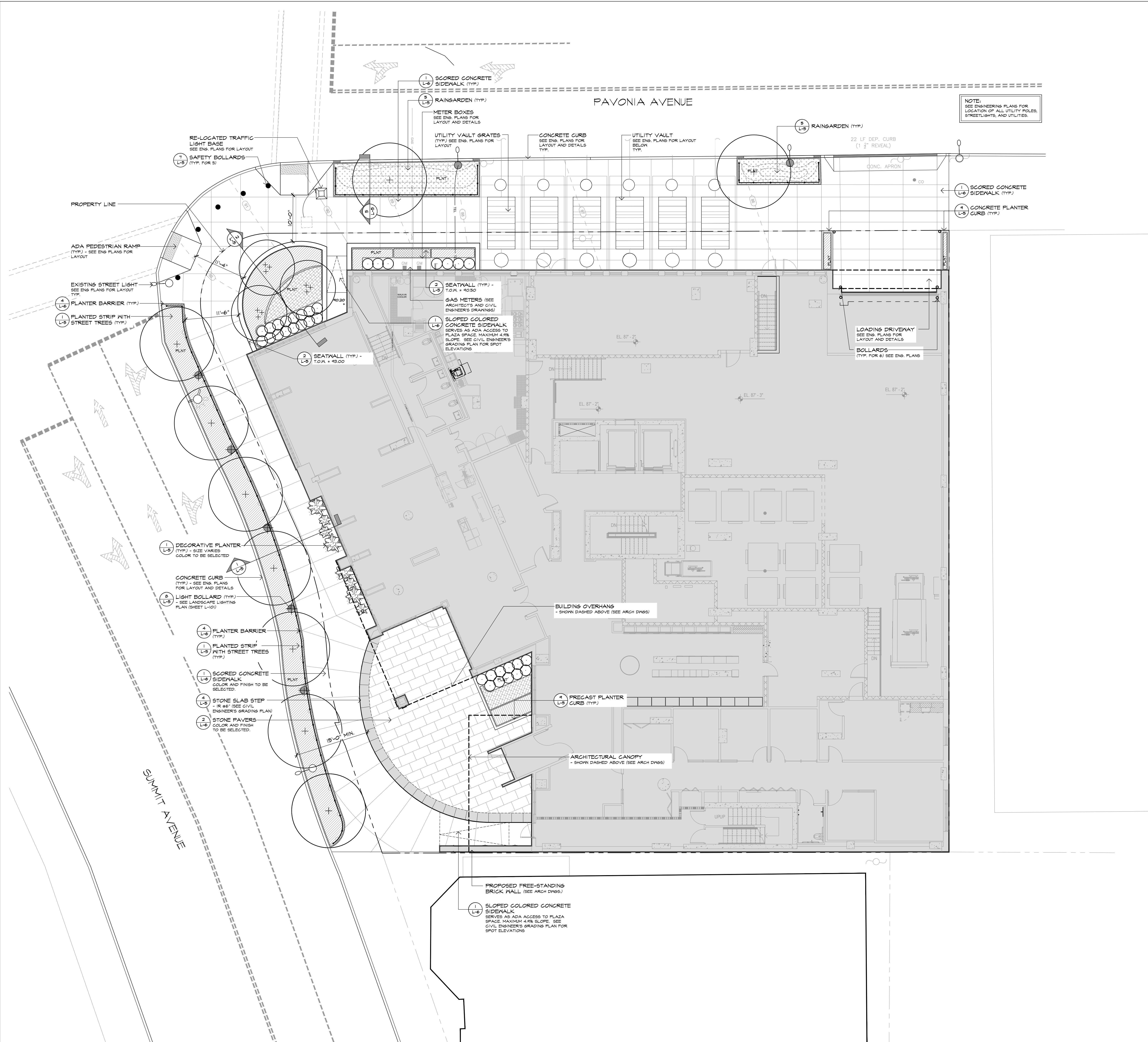
STREETSCAPE
LANDSCAPE
MATERIALS PLAN

SCALE: 1/8" = 1'-0" DATE: 08/14/2020

QC BY: MBA QA BY: MBA PROJECT NO. 19-154

DRAWING NO.

L-1



CLIENT:
575 PAVONIA LLC
50 WASHINGTON STREET
HOBOKEN, NJ 07030

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hlw
122 MAIN STREET, MADISON, NJ 07940

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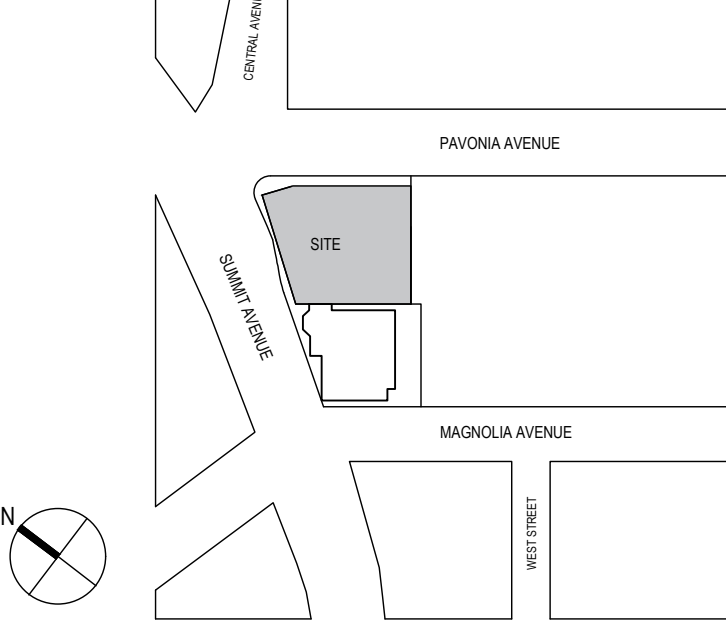
STRUCTURAL ENGINEER:
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50 BAYARD ST
SUITE 8A
NEW YORK, NY 10013

KEY PLAN



SIGNATURE

THOMAS B. BAUER

Thomas B. Bauer
NJ LICENSED
LANDSCAPE ARCHITECT
NO. AS000019

NOT FOR CONSTRUCTION

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NO. DATE ISSUE OR REVISION

DRAWING TITLE:

STREETSCAPE
LANDSCAPE
LIGHTING PLAN

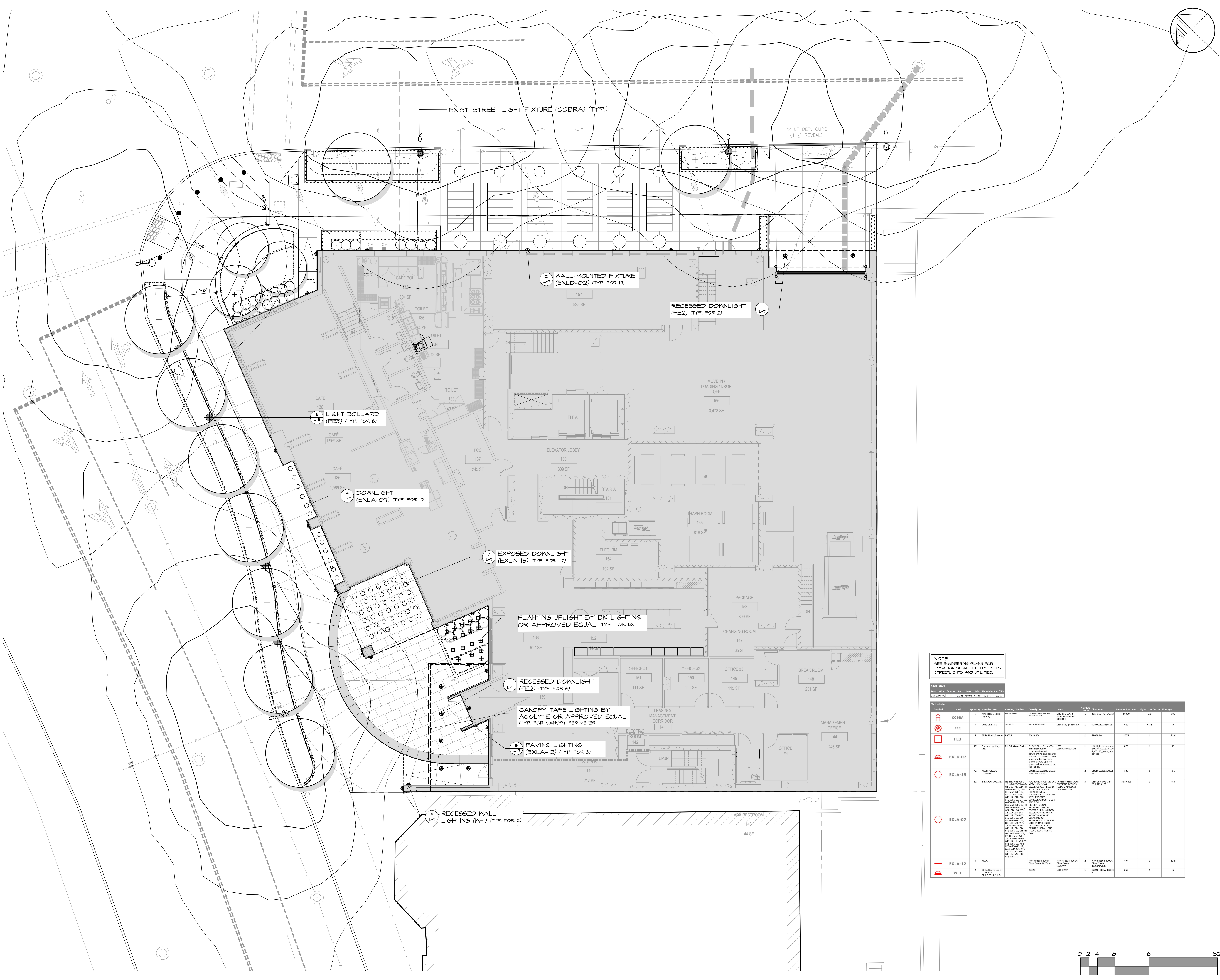
SCALE: 1/8" = 1'-0"

DATE: 08/14/2020

QC BY: MBA QA BY: MBA PROJECT NO. 19-154

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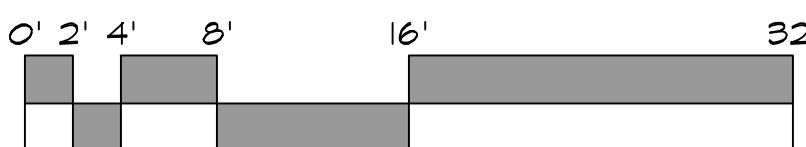
L-2

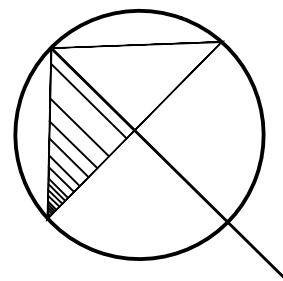


NOTE:
SEE ENGINEERING PLANS FOR
LOCATION OF ALL UTILITY POLES,
STREETLIGHTS, AND UTILITIES.

Statistics
Schedule Symbol Qty Max Min Max/Min Avg Min
Qty (Sum) Qty (Sum) Qty (Sum) Qty (Sum) Qty (Sum) Qty (Sum)

Schedule	Label	Quantity	Manufacturer	Model Number	Description	Notes	Height	Spacing	Control	Power	Light	Color	Notes
COBRA	1	1	COBRA	COBRA	STREET LIGHT	22 LF DEP. CURB (1 3/4" REVEAL)	1	1	1	1	1	1	1
FE2	2	2	FE2	FE2	WALL-MOUNTED FIXTURE	WALL-MOUNTED FIXTURE	1	1	1	1	1	1	1
FE3	3	3	FE3	FE3	BOLLARD	BOLLARD	1	1	1	1	1	1	1
EXLD-02	4	4	EXLD-02	EXLD-02	DOWNLIGHT	DOWNLIGHT	1	1	1	1	1	1	1
EXLA-15	5	5	EXLA-15	EXLA-15	EXPOSED DOWNLIGHT	EXPOSED DOWNLIGHT	1	1	1	1	1	1	1
EXLA-07	6	6	EXLA-07	EXLA-07	DOWNLIGHT	DOWNLIGHT	1	1	1	1	1	1	1
EXLA-12	7	7	EXLA-12	EXLA-12	PAVING LIGHTING	PAVING LIGHTING	1	1	1	1	1	1	1
W-1	8	8	W-1	W-1	RECESSED WALL LIGHTING	RECESSED WALL LIGHTING	1	1	1	1	1	1	1





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hlw
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WALL, NJ 07719

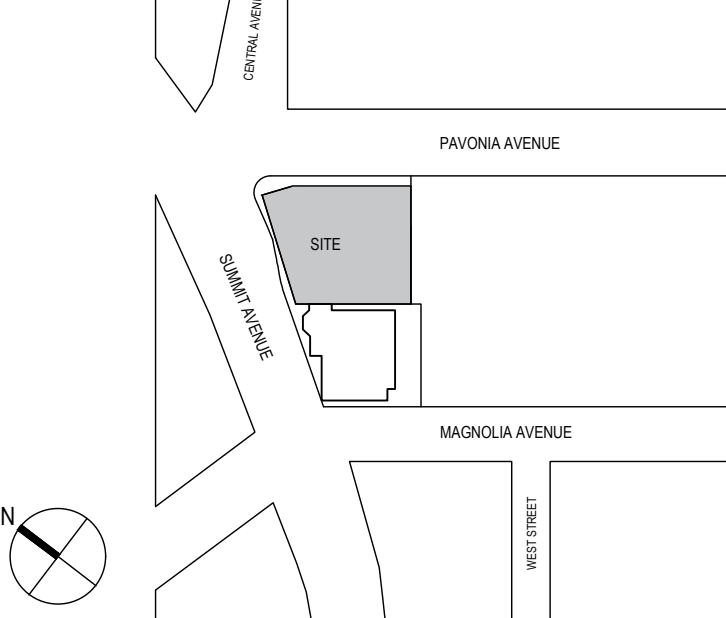
STRUCTURAL ENGINEER:
DESMONE CONSULTING ENGINEERS
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER:
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OAK RIDGE, NJ 07438

LANDSCAPE ARCHITECT:
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LIGHTING DESIGNER:
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KEY PLAN

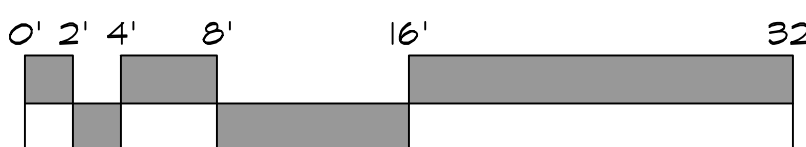


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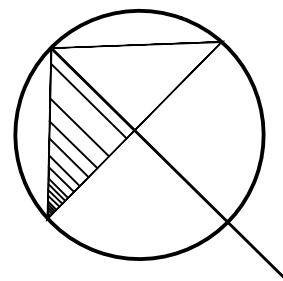
NOT FOR CONSTRUCTION

NOTE:
SEE ENGINEERING PLANS FOR
LOCATION OF ALL UTILITY POLES,
STREETLIGHTS, AND UTILITIES.

Schedule									
Item	Label	Quantity	Manufacturer	Model Number	Description	Notes	Material	Quantity	Notes
1	COBRA	1	Street Light	COBRA	Street Light	110V, 100W, 10' H	110V, 100W, 10' H	1	110V, 100W, 10' H
2	FE2	1	Street Light	FE2	Street Light	110V, 100W, 10' H	110V, 100W, 10' H	1	110V, 100W, 10' H
3	FE3	1	Street Light	FE3	Street Light	110V, 100W, 10' H	110V, 100W, 10' H	1	110V, 100W, 10' H
4	EXLD-02	1	Street Light	EXLD-02	Street Light	110V, 100W, 10' H	110V, 100W, 10' H	1	110V, 100W, 10' H
5	EXLA-15	1	Street Light	EXLA-15	Street Light	110V, 100W, 10' H	110V, 100W, 10' H	1	110V, 100W, 10' H
6	EXLA-07	1	Street Light	EXLA-07	Street Light	110V, 100W, 10' H	110V, 100W, 10' H	1	110V, 100W, 10' H
7	EXLA-12	1	Street Light	EXLA-12	Street Light	110V, 100W, 10' H	110V, 100W, 10' H	1	110V, 100W, 10' H
8	W-1	1	Street Light	W-1	Street Light	110V, 100W, 10' H	110V, 100W, 10' H	1	110V, 100W, 10' H



L-2A



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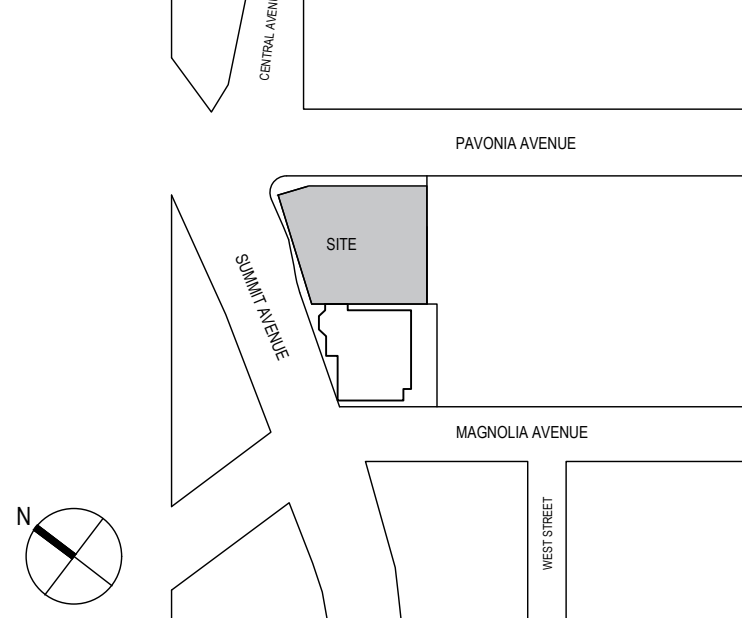
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BRIELLE, NJ 08730

LIGHTING DESIGNER:
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KEY PLAN



SIGNATURE

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1 08/14/2020 PLANNING BOARD SUBMISSION

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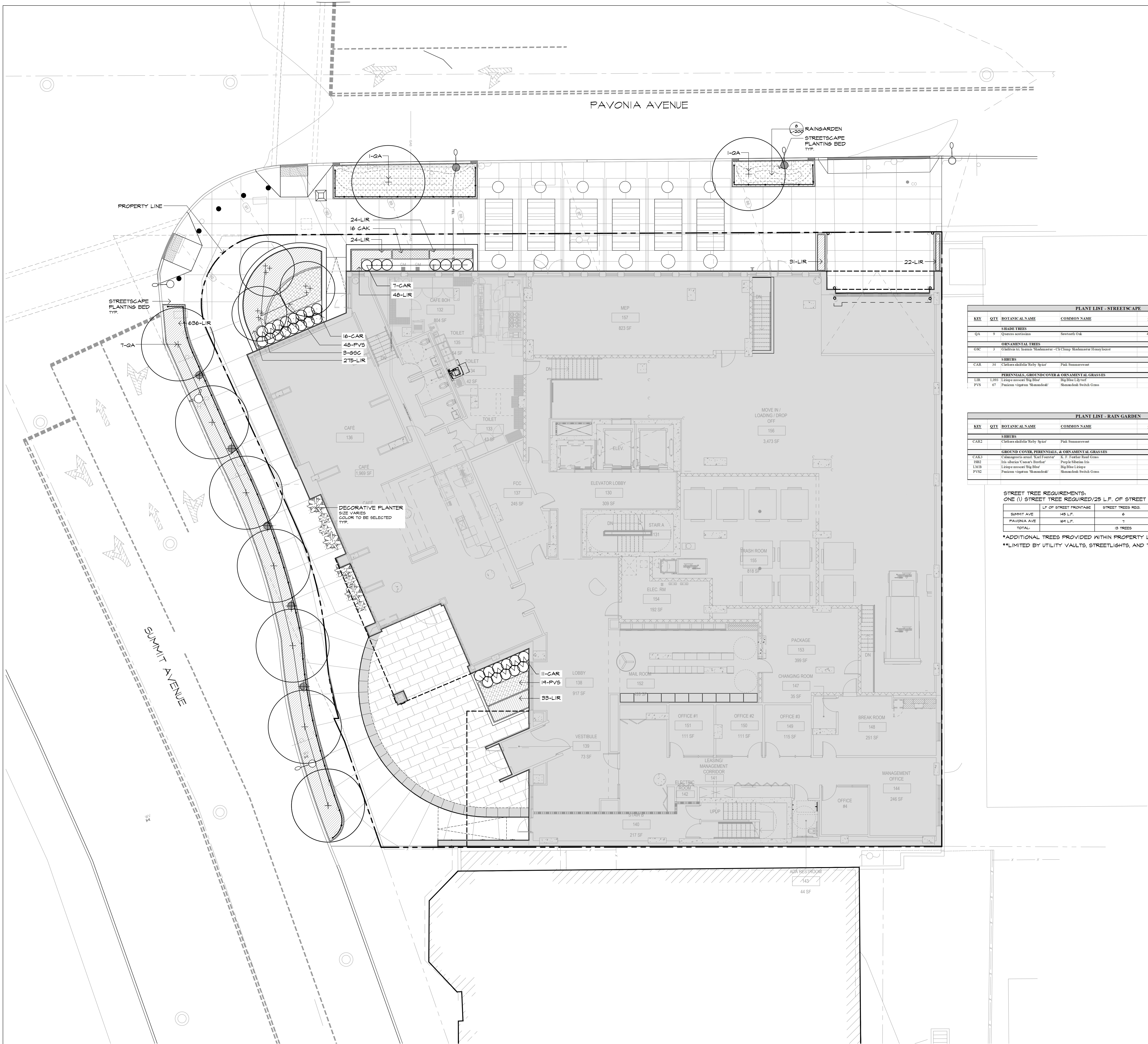
STREETSCAPE
LANDSCAPE
PLANTING PLAN

SCALE: 1/8" = 1'-0" DATE: 08/14/2020

QC BY: MBA QA BY: MBA PROJECT NO. 19-154

DRAWING NO.

L-3



PLANT LIST - STREETSCAPE							
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL.	HT.	SPRD.	ROOT COMMENTS
SHADE TREES							
QA	9	Quercus bicolor	Sessal Oak	6'-8.5'			BAB Full Specimens, limited to 7'
ORNAAMENTAL TREES							
GRS	3	Gleditsia triacanthos 'Shademaster'	Cl Clump Shademaster Honeylocust		10'-12'		BAB Heavy, multi-trunked specimen. Subject to availability
SHRUBS							
CAR	34	Cladonia abietalis 'Stacy Spire'	Pink Summerweet		10'-12'		#3 Can Full Plants, F.O.C.
PERENNIALS, GROUND COVER & ORNAAMENTAL GRASSES							
LIR	1,093	Liriodendron tulipifera 'Big Blue'	Big Blue Liriodendron				2 Gal Full Plants, 12" O.C.
PVS	67	Panicum virgatum 'Shamrock'	Shamrock Switch Grass				2 Gal Full Plants, 24" O.C.

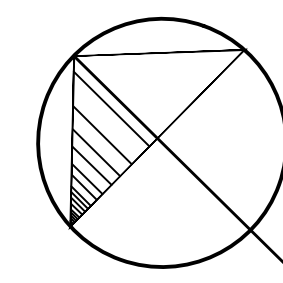
PLANT LIST - RAIN GARDEN							
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL.	HT.	SPRD.	ROOT COMMENTS
SHRUBS							
CAR3	3	Cladonia abietalis 'Stacy Spire'	Pink Summerweet		10'-12'		#3 Can Full Plants, F.O.C.
GROUND COVER, PERENNIALS, & ORNAAMENTAL GRASSES							
CAR3	3	Cladonia abietalis 'Stacy Spire'	Pink Summerweet		10'-12'		3 Gal Full Plants, F.O.C.
LSR2	2	Liriodendron tulipifera 'Big Blue'	Big Blue Liriodendron				2 Gal Full Plants, 12" O.C.
LIR3	1	Liriodendron tulipifera 'Big Blue'	Big Blue Liriodendron				1 Gal Full Plants, 12" O.C.
PVS2	2	Panicum virgatum 'Shamrock'	Shamrock Switch Grass				2 Gal Full Plants, 24" O.C.

STREET TREE REQUIREMENTS:
ONE (1) STREET TREE REQUIRED/25 L.F. OF STREET FRONTAGE

	L.F. OF STREET FRONTAGE	STREET TREES REQ.	STREET TREES PROVIDED
SUMMIT AVE	145 L.F.	6	1
PAVONIA AVE	164 L.F.	1	2*
TOTAL		7 TREES	3 TREES**

*ADDITIONAL TREES PROVIDED WITHIN PROPERTY LIMITS (STREET LEVEL): 3

**LIMITED BY UTILITY VAULTS, STREETLIGHTS, AND TRAFFIC LIGHTS



URBY

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ARCHITECT:

hlw

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DESIGN ARCHITECT:

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100 OAK RIDGE ROAD
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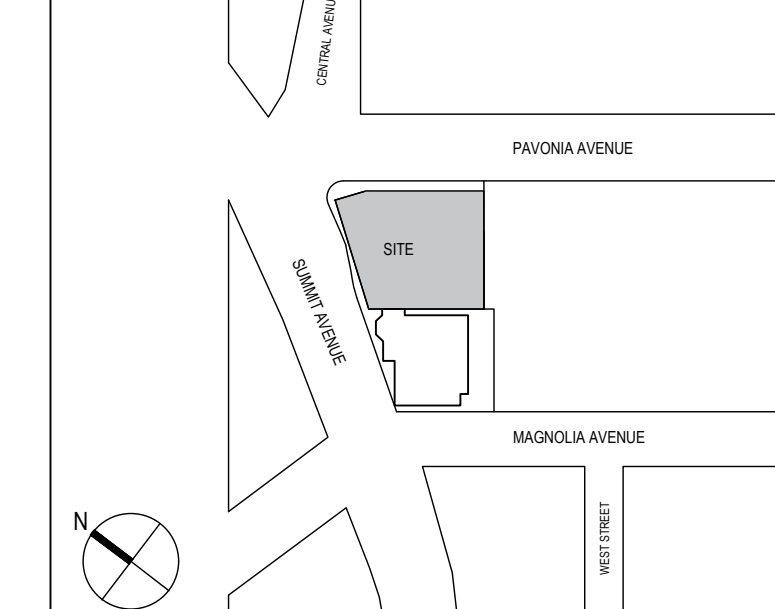
LANDSCAPE ARCHITECT:

MELILLO + BAUER ASSOCIATES INC
200 UNION AVENUE
BRIELLE, NJ 08730

LIGHTING DESIGNER:

MAP DESIGN STUDIO
50 BAYARD ST
SUITE 8A
NEW YORK, NY 10013

KEY PLAN



SIGNATURE

THOMAS B. BAUER

Thomas B. Bauer

NJ LICENSED
LANDSCAPE ARCHITECT
NO. AS000019

NOT FOR CONSTRUCTION

1 08/14/2020 PLANNING BOARD SUBMISSION

NO. DATE ISSUE OR REVISION

DRAWING TITLE:

ROOF DECK
25th FLOOR
LANDSCAPE PLANS

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

DATE: 08/14/2020

QC BY:

MBA

QA BY:

MBA

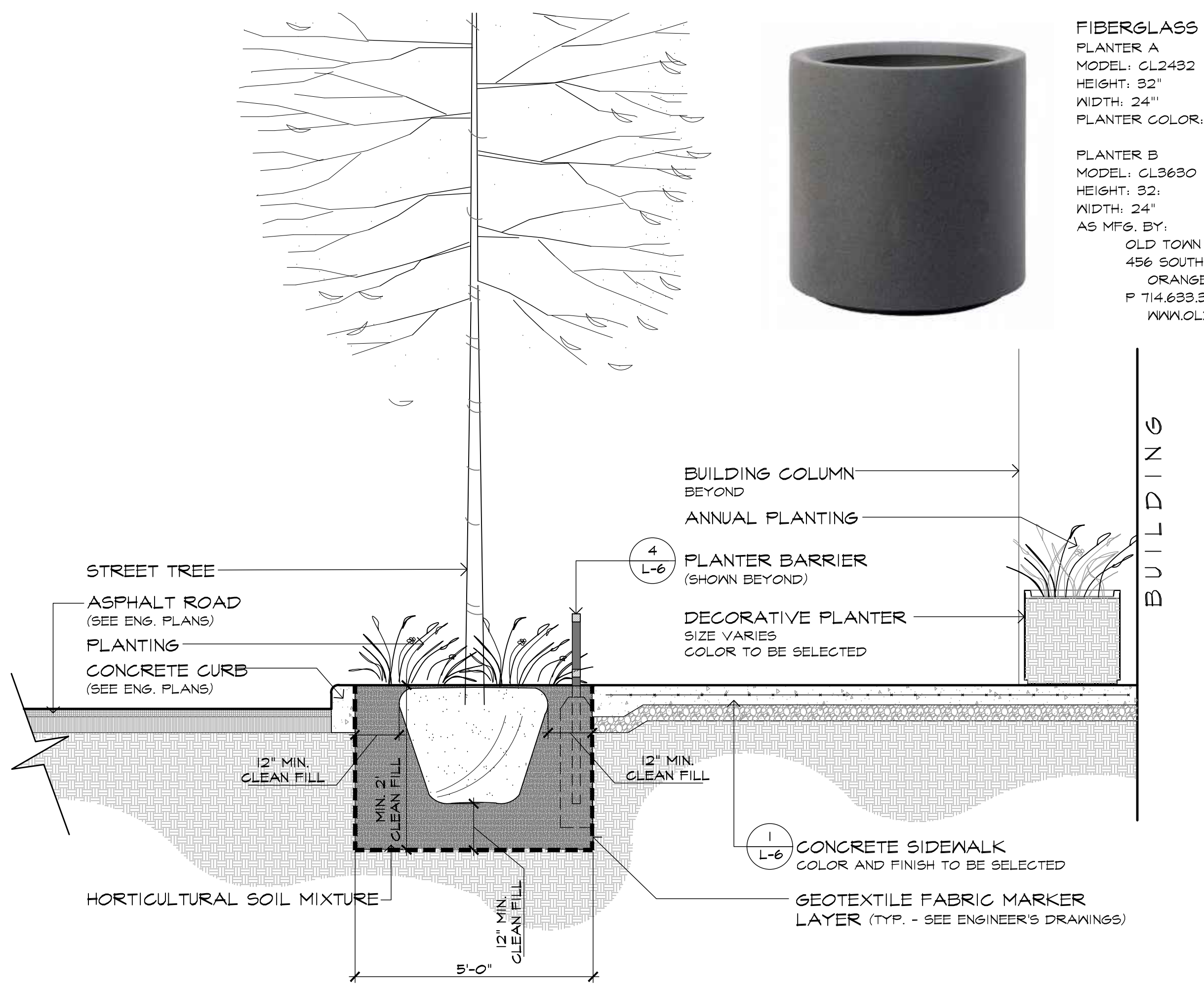
PROJECT NO.

19-154

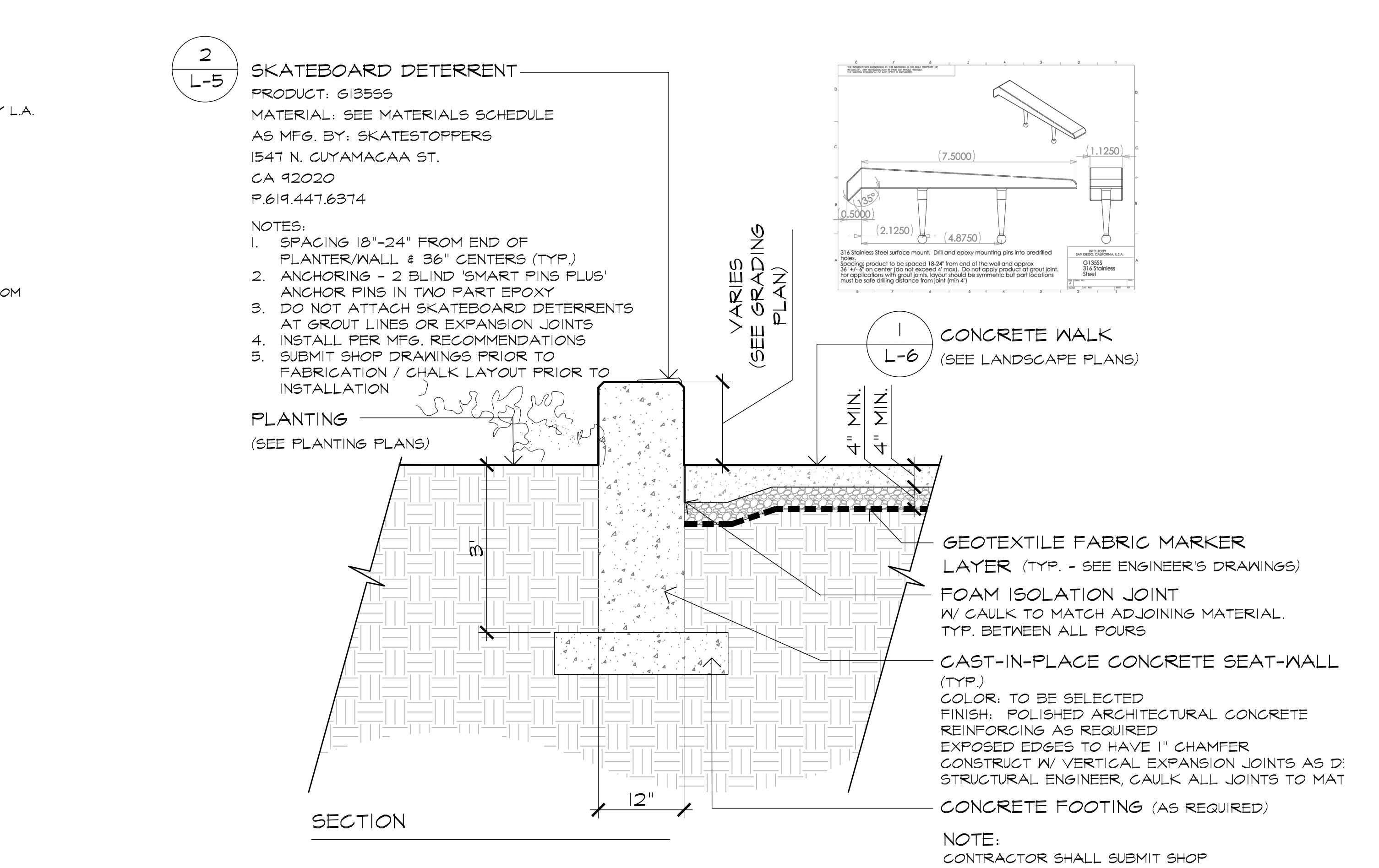
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L-4

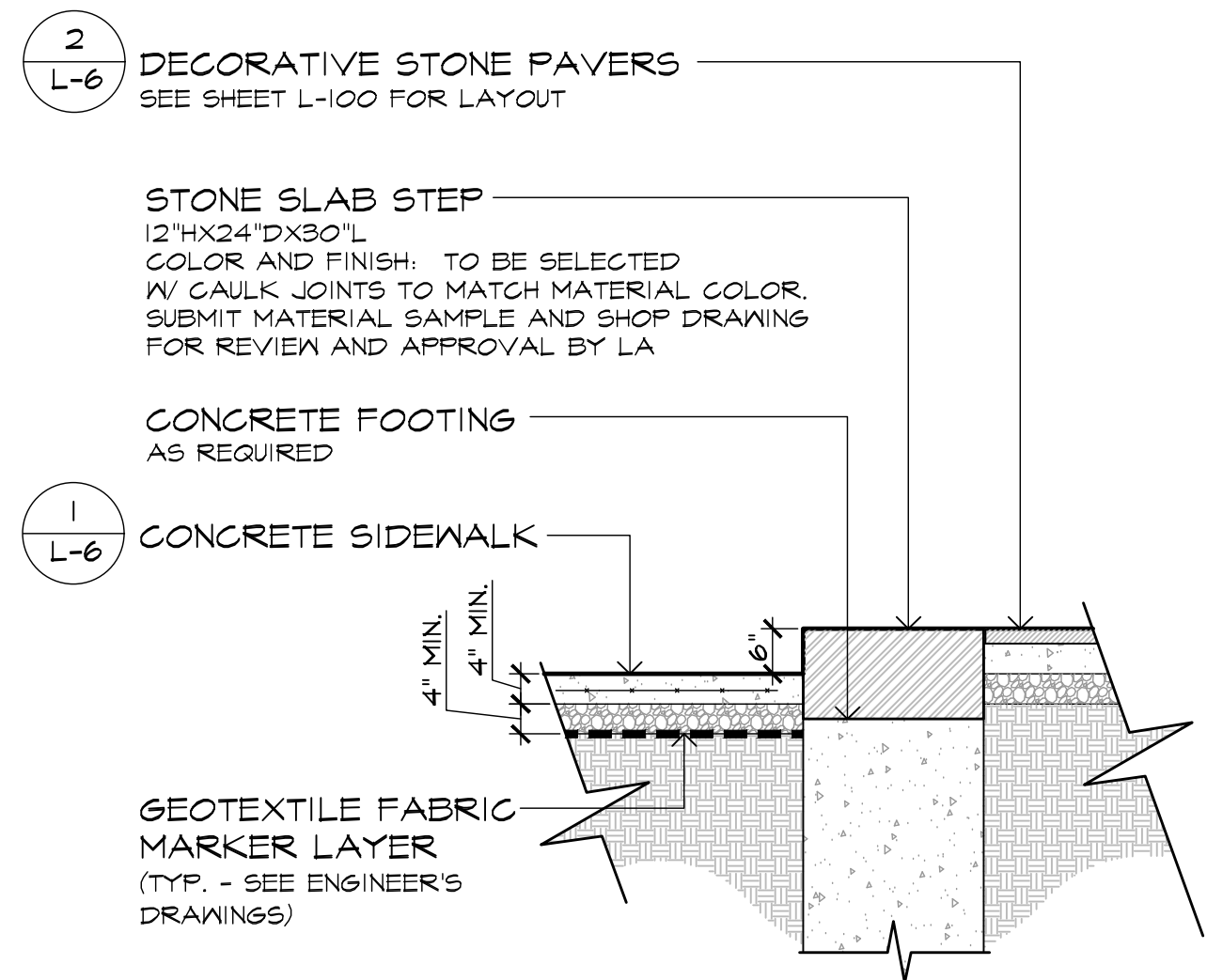




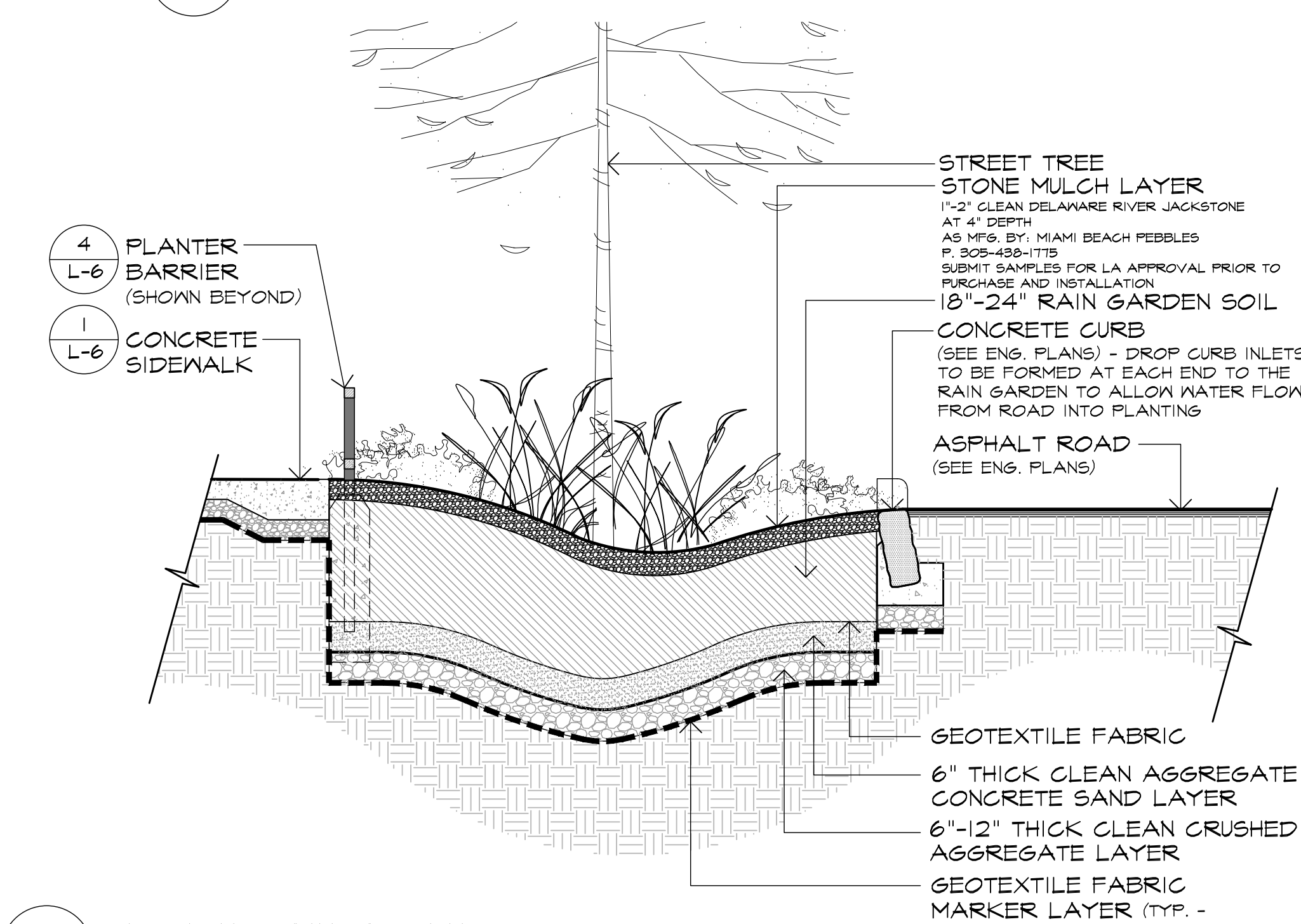
1 SECTION: STREETSCAPE PLANTING AND SIDEWALK
SCALE: 1/2"=1'-0"



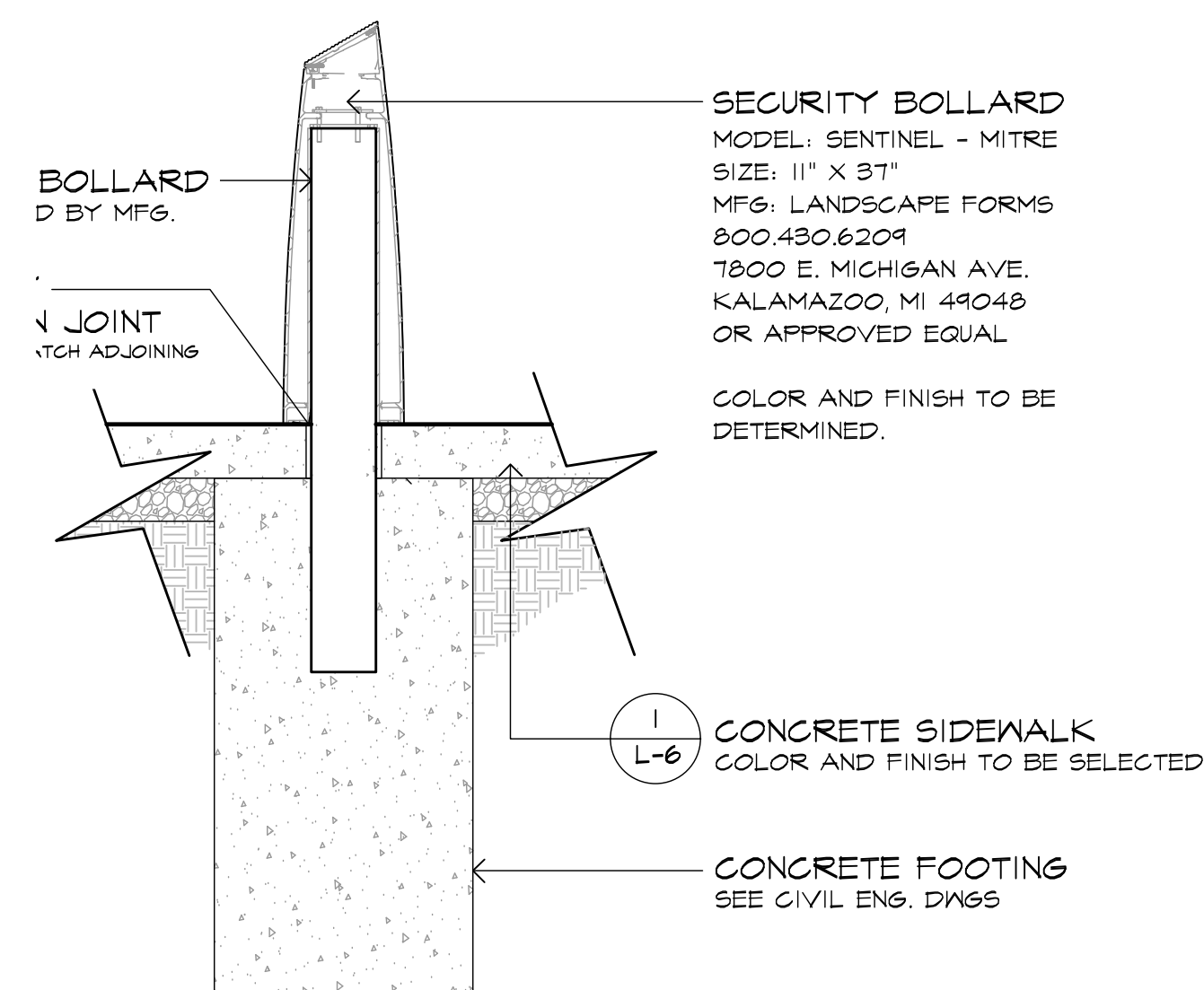
2 DETAIL: CONCRETE SEAT-WALL W/ SKATEBOARD DETERRENT
SCALE: 1/2"=1'-0"



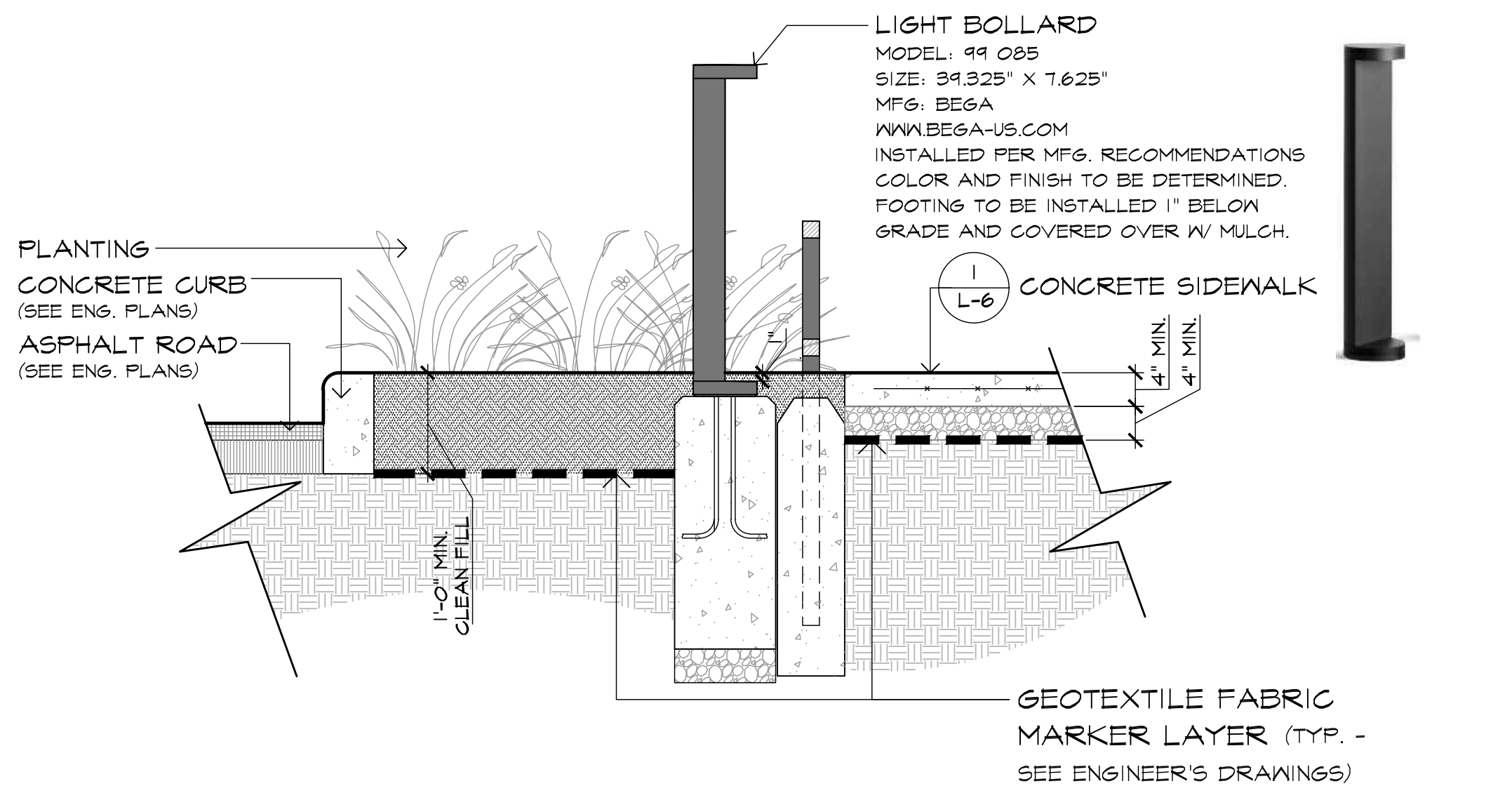
4 SECTION: STONE PAVING AND STEP AT ENTRY PLAZA AND CAFE
SCALE: 1/2"=1'-0"



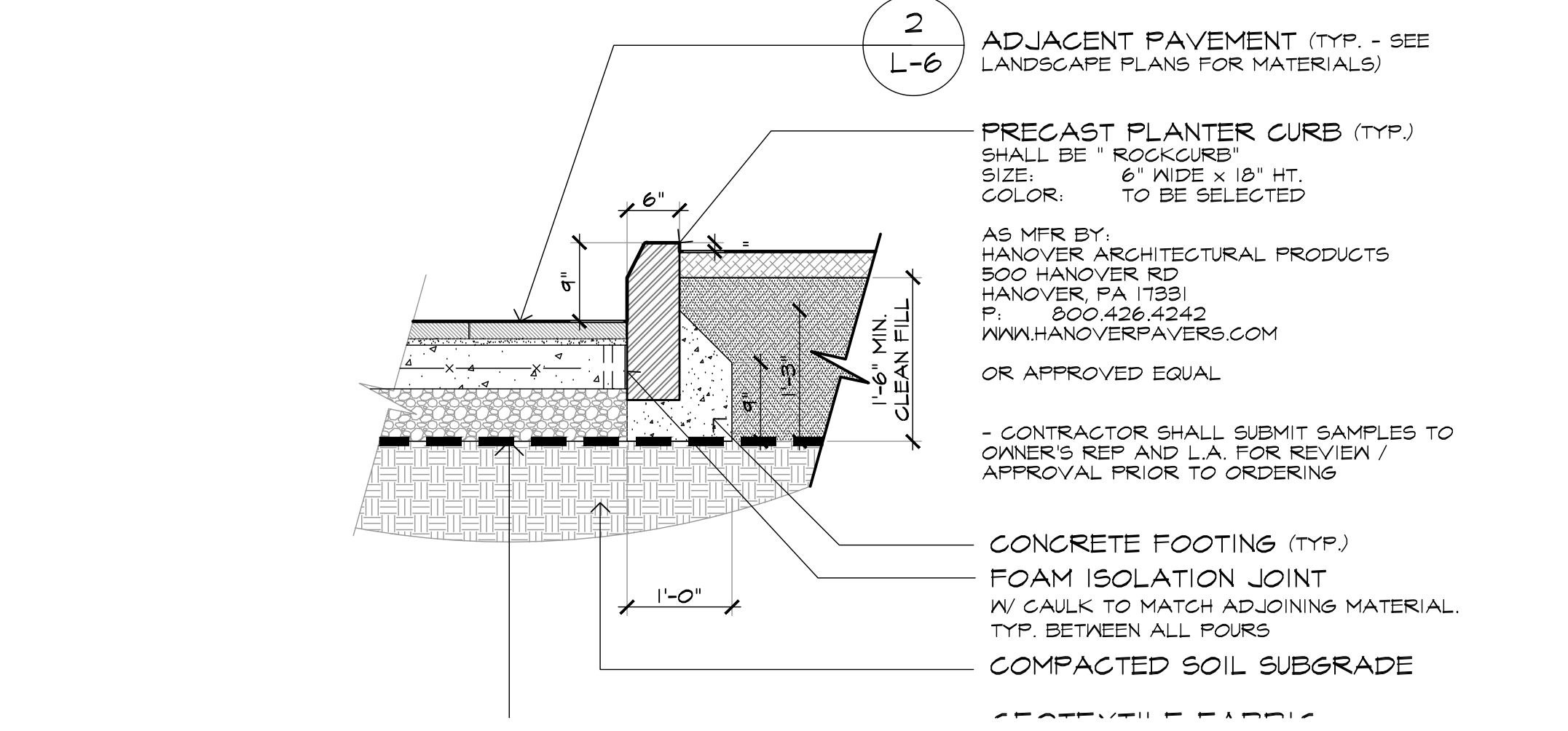
5 SECTION: RAINGARDEN
SCALE: 1/2"=1'-0"



7 DETAIL: SAFETY BOLLARD
SCALE: 3/4"=1'-0"



8 DETAIL: LIGHT BOLLARD
SCALE: 3/4"=1'-0"



9 SECTION: TYPICAL PRECAST PLANTER CURB
SCALE: 3/4"=1'-0"

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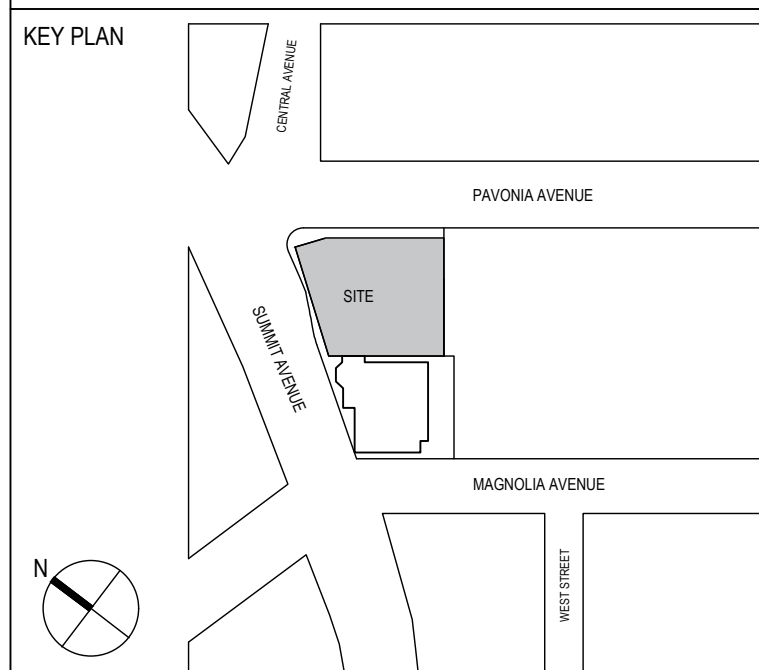
CIVIL ENGINEER:
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DRAWING TITLE:
STREETSCAPE
SITE DETAIL

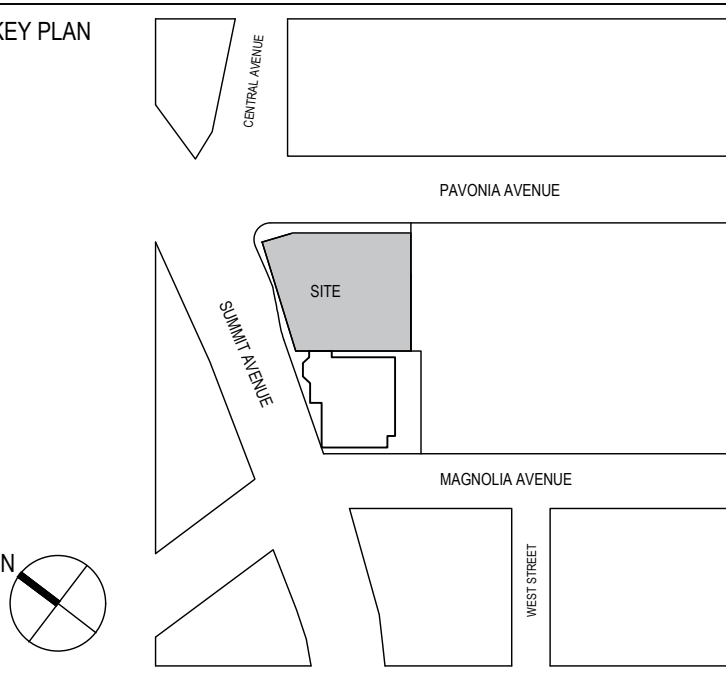
SCALE: AS NOTED DATE: 08/14/2020

QC BY: QA BY: PROJECT NO.

MBA MBA 19-154

DRAWING NO.

L-5



SIGNATURE

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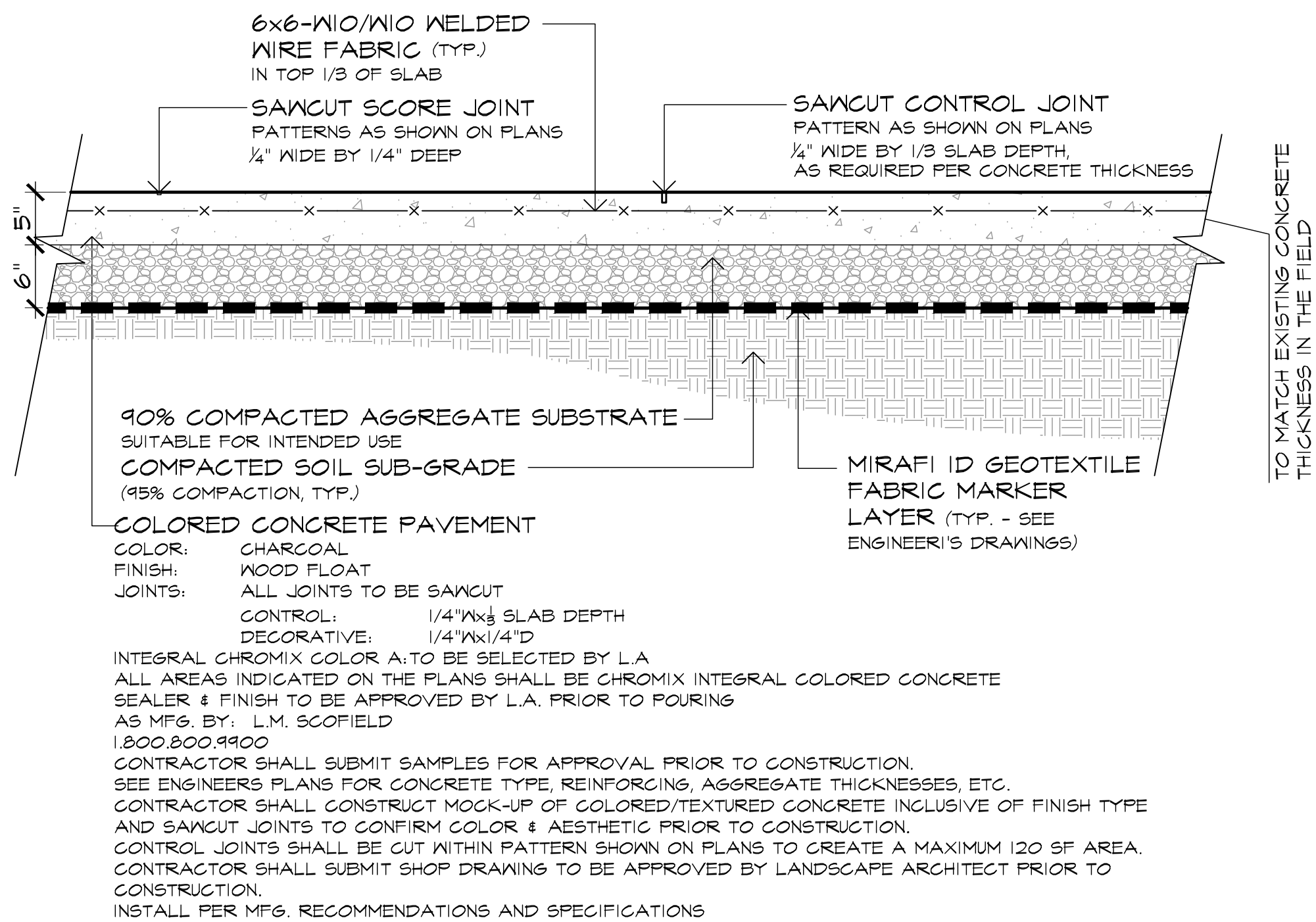
NO. DATE ISSUE OR REVISION

DRAWING TITLE:
**STREETSCAPE
SITE DETAIL**

SCALE: AS NOTED DATE: 08/14/2020

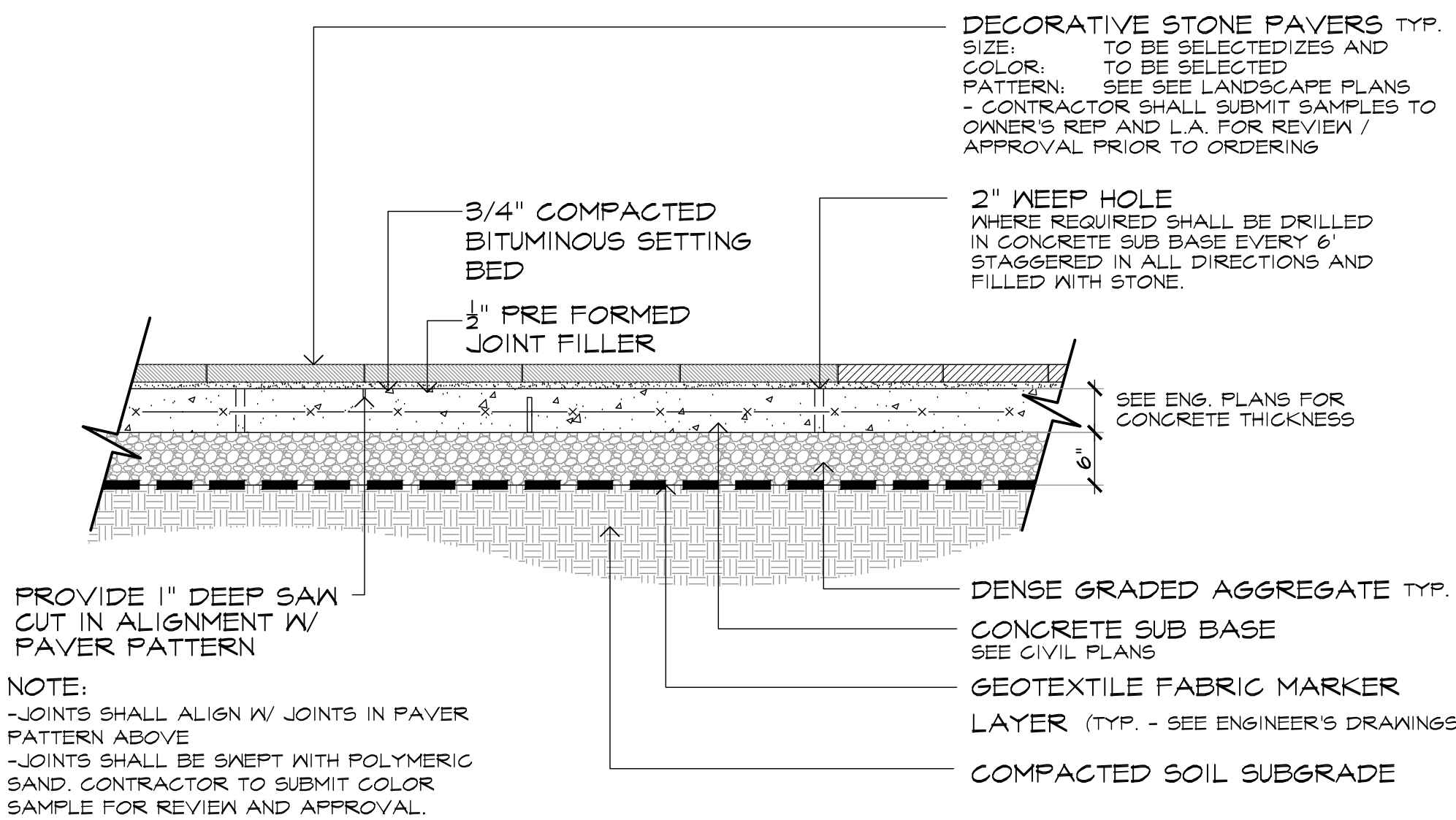
QC BY: MBA QA BY: MBA PROJECT NO. 19-154

DRAWING NO.



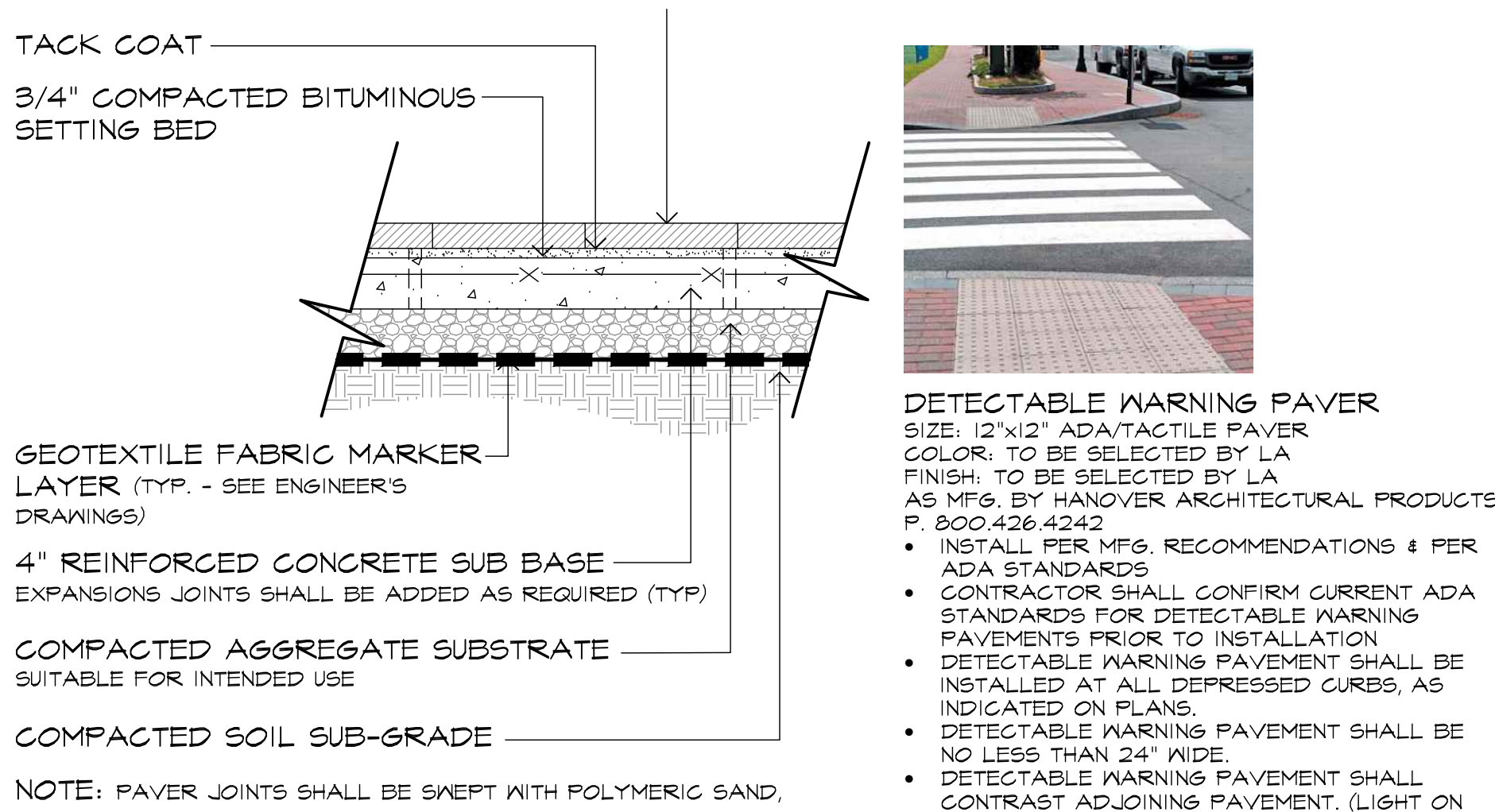
1 SECTION: COLORED CONCRETE PAVEMENT

SCALE: 1\"/>



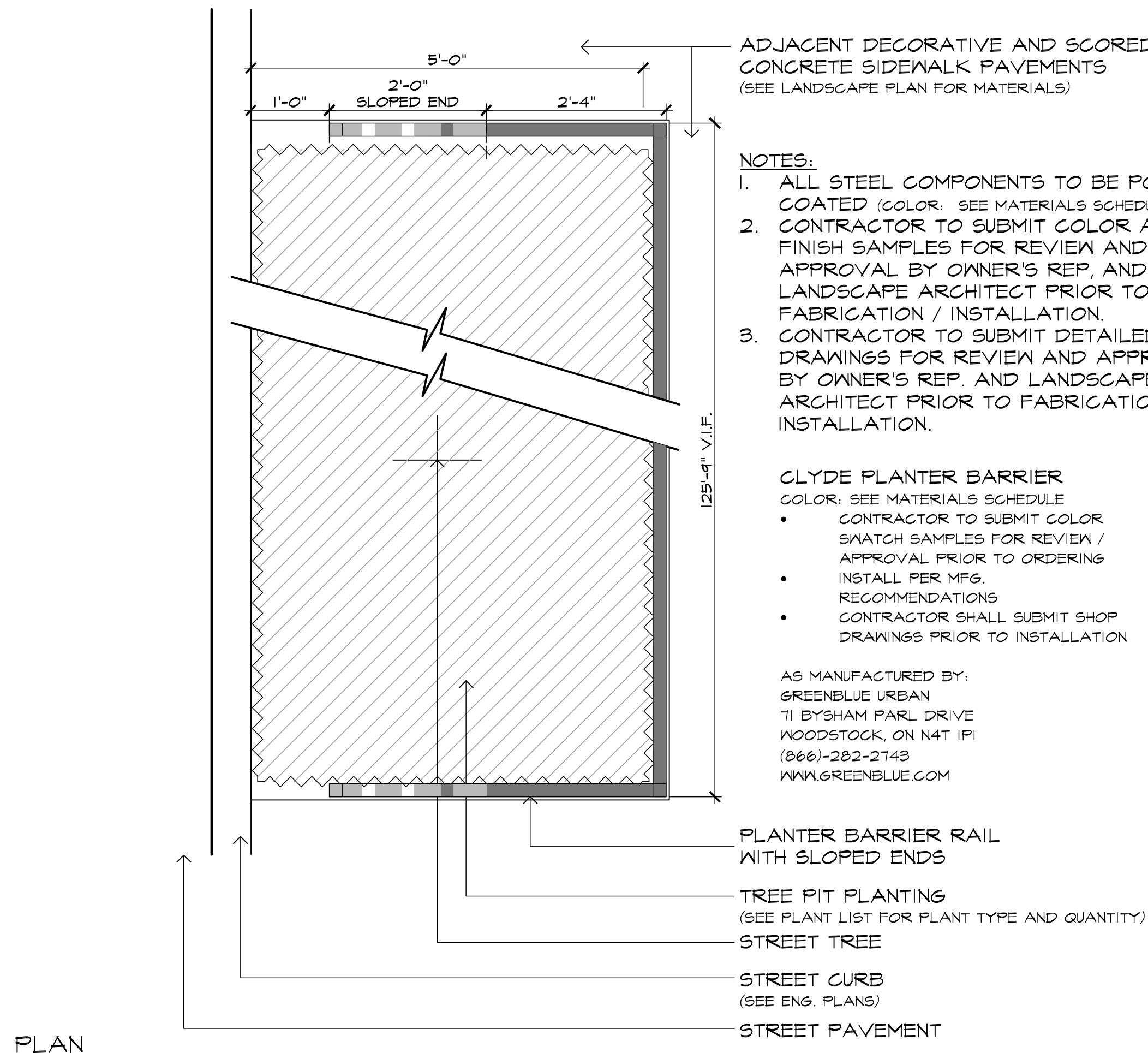
2 SECTION: TYPICAL PRECAST DECORATIVE PAVER TREATMENT

SCALE: 3/4\"/>

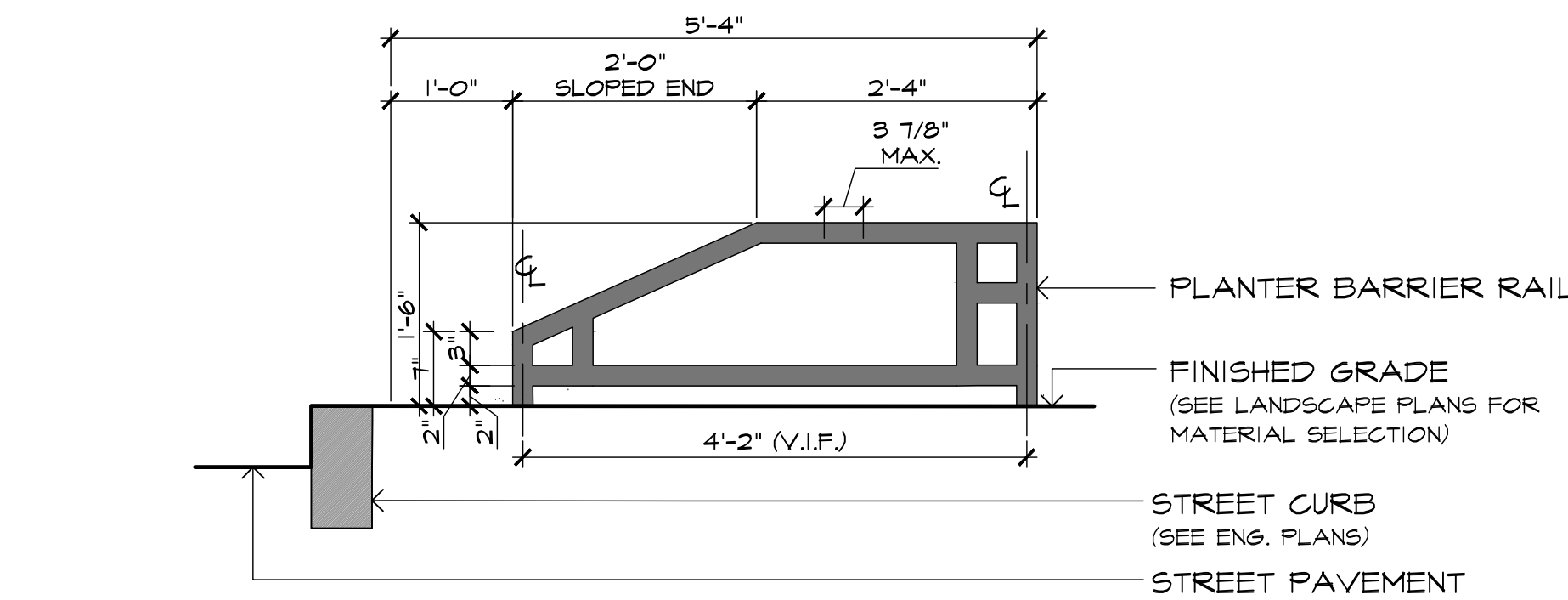


3 SECTION: DETECTABLE WARNING PAVER

SCALE: 1\"/>

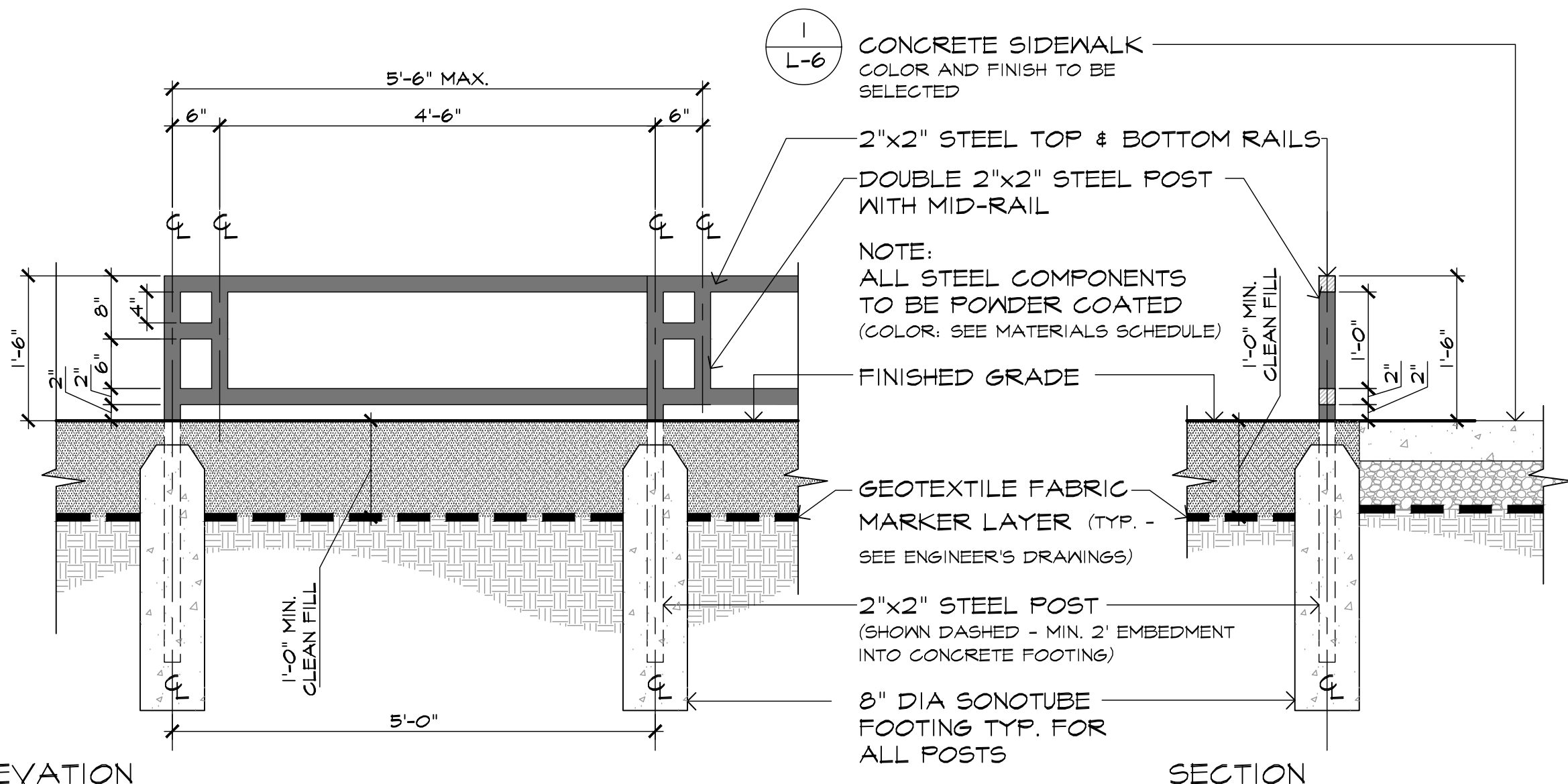


PLAN



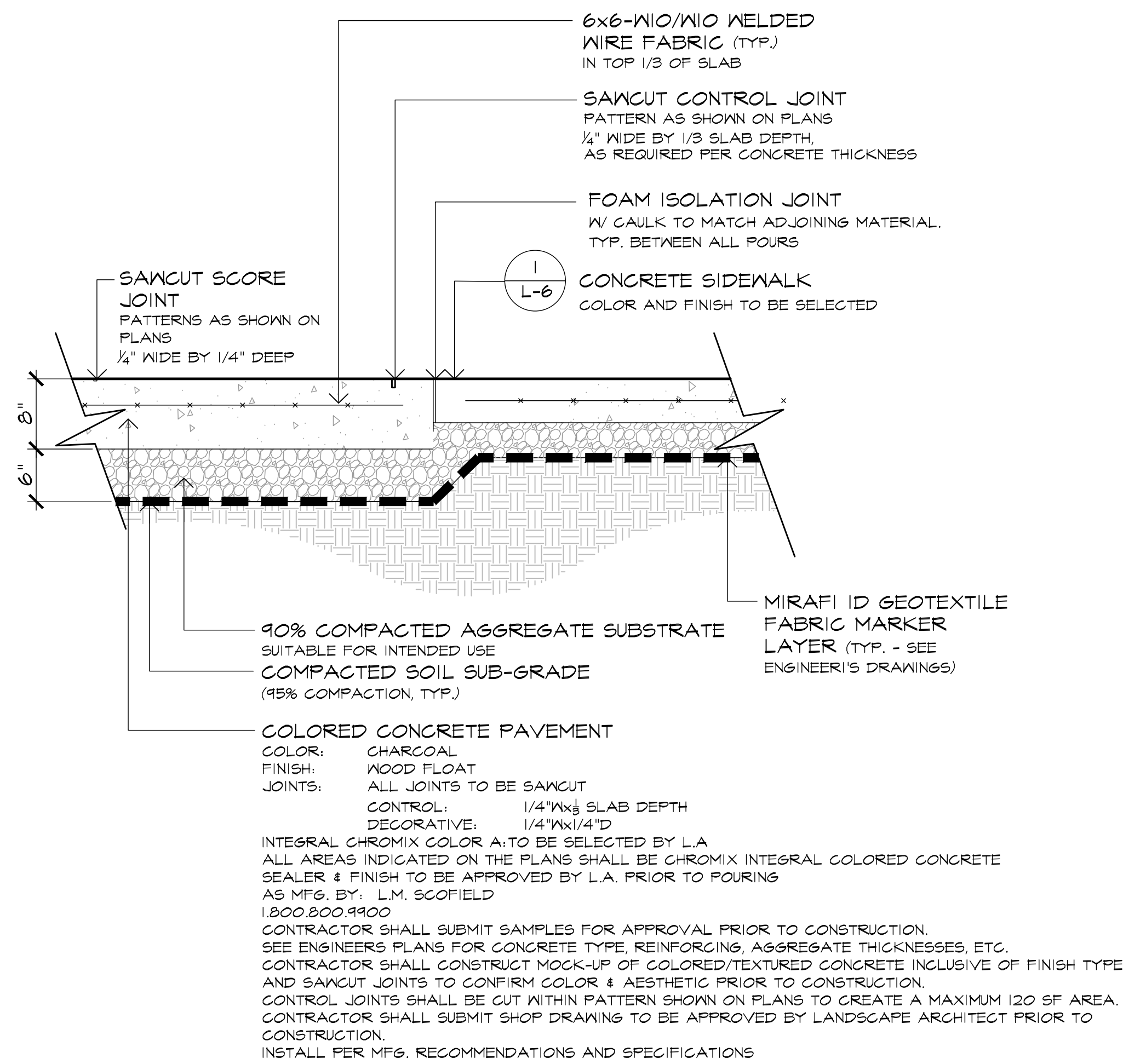
ELEVATION: PLANTER BARRIER SLOPED END SECTION

- NOTES:
1. ALL STEEL COMPONENTS TO BE POWDER COATED (COLOR: SEE MATERIALS SCHEDULE)
 2. CONTRACTOR TO SUBMIT COLOR AND FINISH SAMPLES FOR REVIEW AND APPROVAL BY OWNER'S REP. AND LANDSCAPE ARCHITECT PRIOR TO FABRICATION / INSTALLATION.
 3. CONTRACTOR TO SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY OWNER'S REP. AND LANDSCAPE ARCHITECT PRIOR TO FABRICATION / INSTALLATION.



ELEVATION

SECTION



3 SECTION: VEHICULAR CONCRETE SIDEWALK

SCALE: 1\"/>

3

L-6

4

L-6

4 DETAIL: PLANTED TREE PIT WITH TREE PIT BARRIER

SCALE: 3/4\"/>

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532 SUMMIT AVE &
571-573-575-577
PAVONIA AVE ,
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 MAP DESIGN STUDIO
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 SUITE 8A
 NEW YORK, NY 10013

PRYOR AVENUE

OAK AVENUE

SITE

MAGNOLIA AVENUE

N

NOT FOR CONSTRUCTION

NO.	DATE	ISSUE OR REVISION
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SCALE:	DATE:
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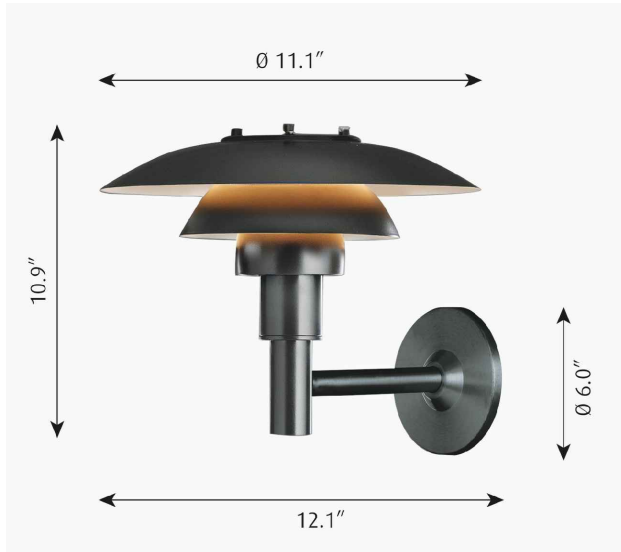
QC BY:	QA BY:	PROJECT NO.
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DRAWING NO.

L-7



INSTALL PER MFG. RECOMMENDATIONS



INSTALL PER MFG. RECOMMENDATIONS



INSTALL PER MFG. RECOMMENDATIONS

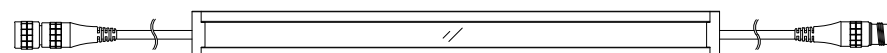
N.T.S

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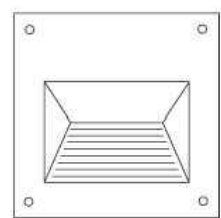
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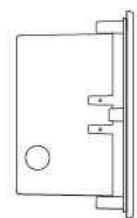
INSTALL PER MFG. RECOMMENDATIONS



INSTALL PER MFG. RECOMMENDATIONS



A



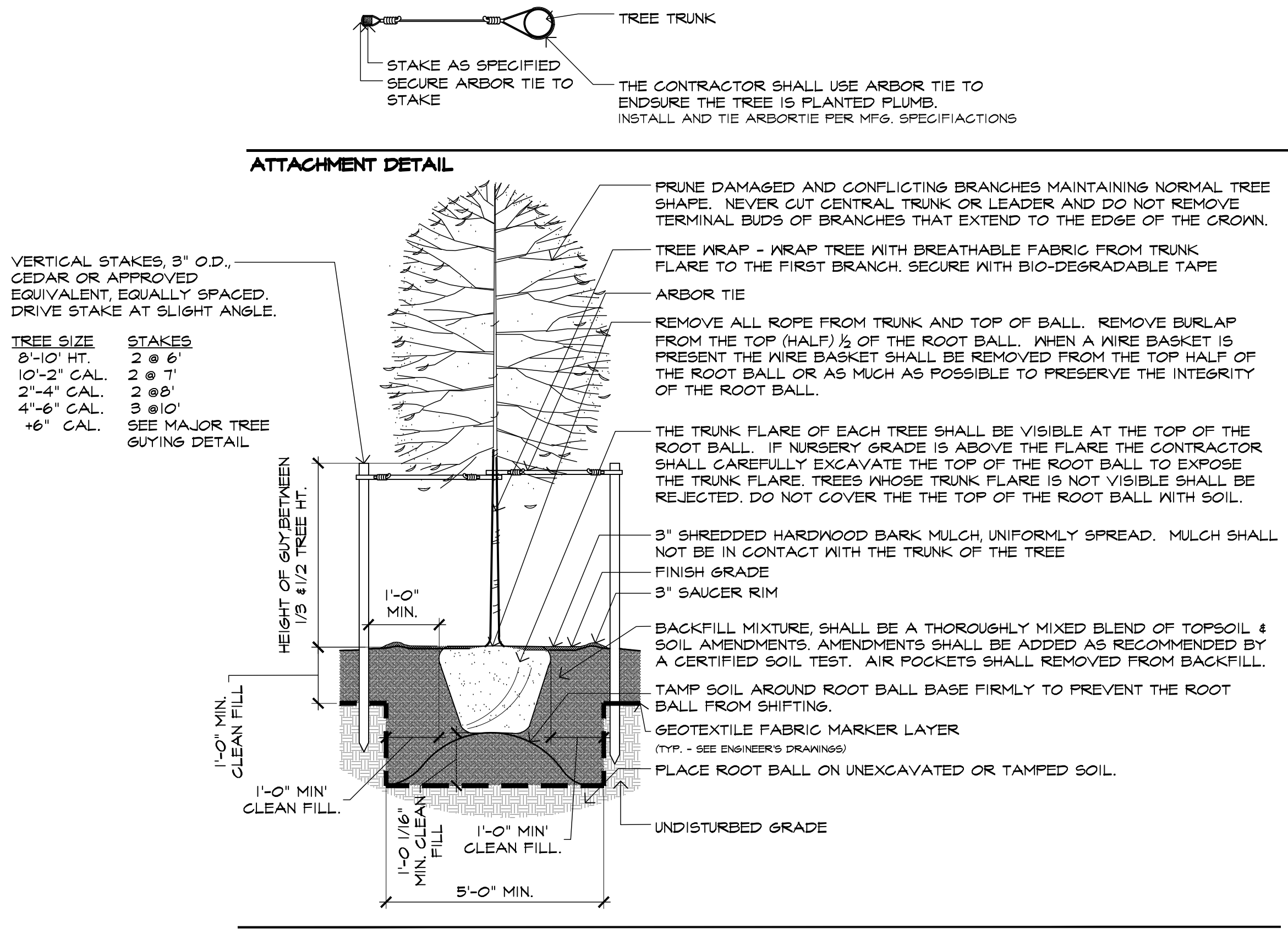
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INSTALL PER MFG. RECOMMENDATIONS

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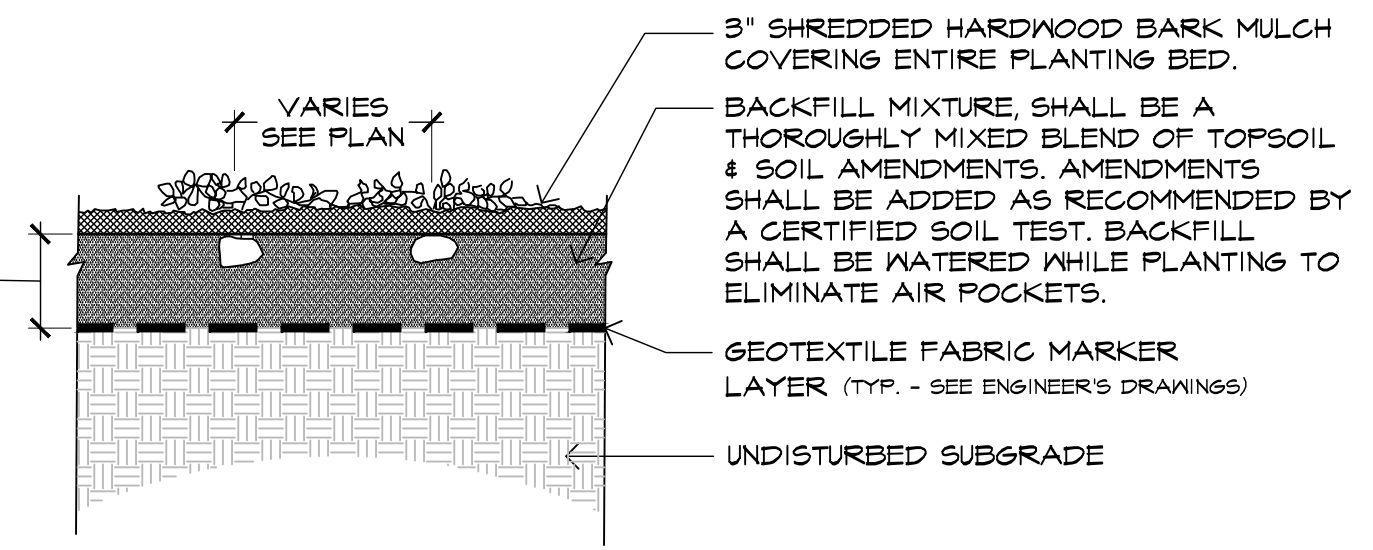
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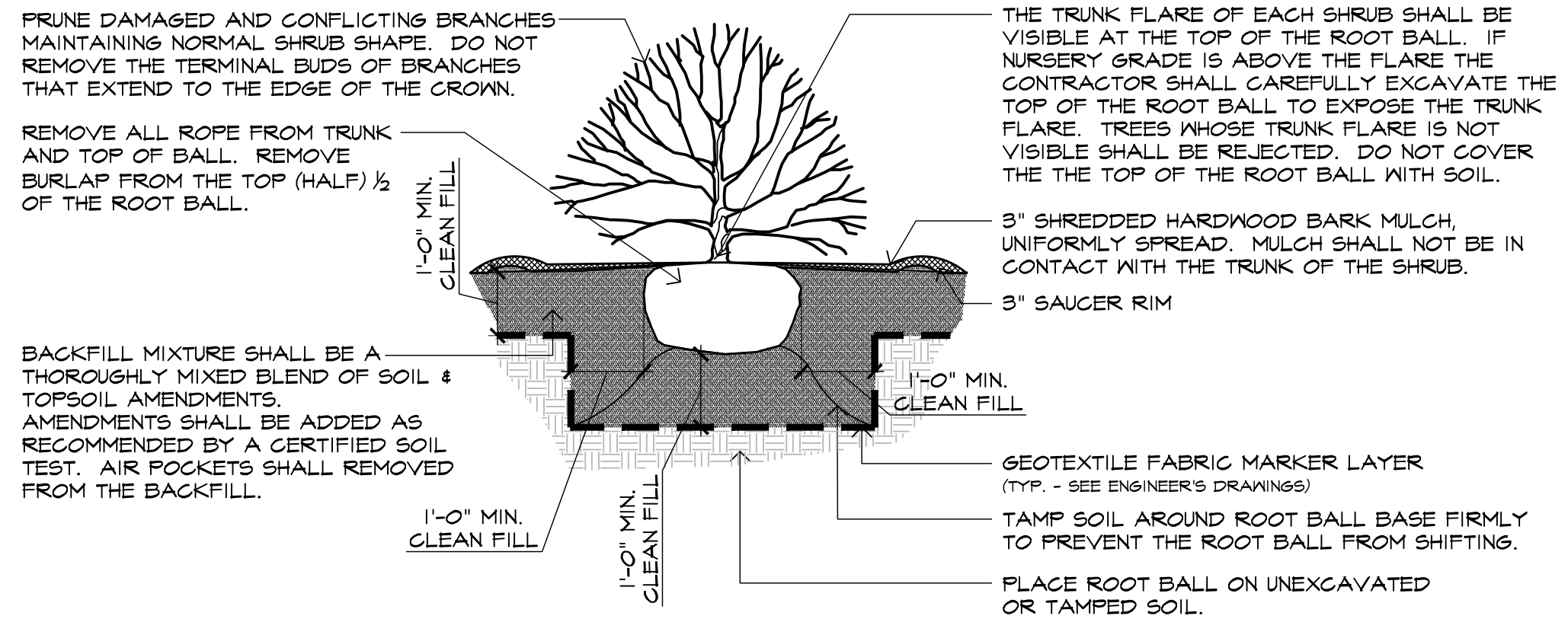


NOTES:
CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.
CONTRACTOR SHALL REMOVE STAKING, GUYING AND WRAP AT END OF GUARANTEE PERIOD. ALL PLANTINGS MUST BE GUARANTEED FOR ONE FULL GROWING SEASON FROM THE TIME OF FINAL ACCEPTANCE BY THE OWNER OR GOVERNING AUTHORITY.
ON ALL FALL PLANTINGS THE CONTRACTOR SHALL WRAP THE TREES SPECIFIED BY THE LANDSCAPE ARCHITECT (ACER spp.) FROM THE TRUNK FLARE TO THE FIRST BRANCH. TREE WRAP SHALL BE REMOVED BY APRIL 1. TREE WRAP SHALL BE BREATHABLE AND AS APPROVED BY THE LANDSCAPE ARCHITECT.
TREE WRAP SHALL BE INSTALLED AT THE TIME OF PLANTING AND BE REMOVED AS DIRECTED BY THE LANDSCAPE ARCHITECT.
TREE WRAP SHALL BE REMOVED NO LATER THAN 12 MONTHS AFTER PLANTING.
TREES WHOSE NORTH ORIENTATION IS NOT CHANGED FROM THE NURSERY DO NOT NEED TO BE WRAPPED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
GUYS ON MULTI-STEM TREES TO BE MADE ON HEAVIEST BRANCHES OF PLANT.

SECTION: TREE PLANTING
SCALE: N.T.S.



SECTION: GROUNDCOVER PLANTING
SCALE: N.T.S.



SECTION: SHRUB PLANTING
SCALE: N.T.S.

PLANT NOTES:

- THE CONTRACTOR SHALL FURNISH QUANTITIES NECESSARY TO COMPLETE THE PLANTING AS SHOWN ON THE PLANTING PLANS.
 - ALL PLANTS SHALL EQUAL OR EXCEED MEASUREMENTS SPECIFIED IN THE PLANT LIST WHICH ARE THE MINIMUM ACCEPTABLE.
 - PLANTS SHALL BE MEASURED BEFORE PRUNING. NECESSARY PRUNING SHALL BE PERFORMED AFTER THE PLANT IS UNTIED AND PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY MAJOR PRUNING REQUIREMENTS DUE TO DAMAGE. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT NEEDS SIGNIFICANT PRUNING DUE TO DAMAGE FROM SHIPMENT OR HANDLING.
 - WHEN FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, STOCK SHALL BE SELECTED FOR UNIFORM HEIGHT AND SPREAD AND LABELED BY NUMBER TO ASSURE SYMMETRY IN PLANTING.
- WHEN ALL PLANT MATERIAL HAS BEEN SELECTED AND PRE-TAGGED BY THE LANDSCAPE CONTRACTOR, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN ORDER TO SCHEDULE HIS NURSERY INSPECTION WITH A MINIMUM OF 3 DAYS ADVANCE NOTICE.
 - THE CONTRACTOR SHALL ACCOMPANY THE LANDSCAPE ARCHITECT ON ALL INSPECTIONS.
 - THE CONTRACTOR SHALL HAVE SUFFICIENT ALTERNATE CHOICES TO PREVENT LOSS OF TIME IN THE EVENT THAT SOME TREES FAIL TO MEET THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - ALL TREES MUST BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT BEFORE PLANTING BEGINS.
- LOCATIONS OF PLANT MATERIAL SHOWN ON PLANS ARE APPROXIMATE. FINAL LOCATIONS WILL VARY FROM PLAN AND SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
 - CONTRACTOR SHALL PROVIDE PRE-MARKED, COLOR-CODED FLAGS FOR ALL SHADE TREES, EVERGREEN TREES, AND FLOWERING TREES.
 - LANDSCAPE ARCHITECT SHALL PLACE THE COLOR-CODED FLAGS TO INDICATE PLANT LOCATIONS.
 - CONTRACTOR SHALL PLACE TREES ABOVE GROUND IN ACCORDANCE WITH THE FLAGGED LOCATION. THE LANDSCAPE ARCHITECT MAY REQUEST THE CONTRACTOR TO MOVE, TURN OR RELOCATE THE PLANT MATERIAL AT THIS TIME. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PRE-DIG TREE PITS PRIOR TO PLANTING.
 - UPON FINAL APPROVAL BY THE LANDSCAPE ARCHITECT OF TREE PLACEMENT, CONTRACTOR SHALL PAINT A CIRCLE AROUND THE BALL OF THE TREE, MOVE TREE AND EXCAVATE TREE PIT. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS, BE FREE FROM DEFECTS AND INJURIES AND COMPLY WITH ANY SPECIAL INSTRUCTIONS NOTED WITHIN THE PLANT LIST.
- PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT PLANT STOCK WHICH HAS NOT BEEN PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY.
- QUALITY, BRANCHING AND SIZE OF PLANTS, INCLUDING ROOT SIZE SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-2004 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION).
- B&B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3-4 INCHES WITH SHREDDED HARDWOOD BARK MULCH. MULCH SHOULD NOT COME INTO CONTACT WITH THE ROOT COLLAR OF TREES OR SHRUBS. MULCH SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. THE TOP OF THE ROOT BALL FOR ALL B&B PLANTS SHALL BE EXCAVATED TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE AT THE TOP OF THE BALL AND PLANTED LEVEL OR 1" ABOVE FINISHED GRADE. ALL BEDLINES SHALL BE CUT FOUR INCHES DEEP INTO A 1" SHAPED GROOVE TO PROVIDE A WELL DEFINED EDGE. THE LAYOUT OF ALL BEDLINES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT ON-SITE PRIOR TO CUTTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY MARK OUTS AND COMPLIANCE WITH ALL FEDERAL, STATE OR LOCAL CODES, LAWS, ORDERS OR REGULATIONS GOVERNING UPON THIS WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TREE GUYS, STAKES, SUPPORTS AND MULCH RINGS OR BEDS DURING THE CONSTRUCTION AND MAINTENANCE PERIOD.
- THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PROPOSED PLANT MATERIAL.
- TREES SHALL BE PRUNED OF ANY BRANCHES THAT INTERFERE WITH PEDESTRIANS, VEHICLES, OR SIGNS.
- SHADE TREES MUST BE SINGLE TRUNK. TREE FORM SPECIMENS. ALL PARKING LOT AND STREET TREES SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET.
- ANY DISCREPANCY BETWEEN THE PLANS AND FIELD CONDITIONS SHALL BE RESOLVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- ALL PLANTED AREAS & LAWN AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THROUGH THE USE OF SURFACE OR DRIP-IRRIGATION TO PROVIDE ADEQUATE WATER TO PROMOTE HEALTHY PLANT MATERIAL AND SOUND HORTICULTURAL PRACTICE. IRRIGATION CONTRACTOR SHALL SUBMIT PROPOSED IRRIGATION PLANS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTABLE LOCAL PRACTICE. TREES AND SHRUBS SHOULD BE INSTALLED DURING THE FOLLOWING FALL AND SPRING SEASONS, WITH THE EXCEPTION OF TREES WHICH EXPERIENCE A FALL DIGGING HAZARD WHICH SHOULD ONLY BE PLANTED IN THE SPRING.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF 1 YEAR FROM THE TIME OF LANDSCAPE APPROVAL BY LANDSCAPE ARCHITECT AND/OR REVIEWING AUTHORITY.
- ALL SUBSTITUTIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PLANTING.

FALL AUG. 15-DEC. 15 EVERGREEN TREES
SPRING OCT. 15-DEC. 15 DECIDUOUS TREES
MAR. 1-MAY 15 ALL PLANTS

FALL DIGGING HAZARD
BETULA VARIETIES
CARRPINUS VARIETIES
CELTIS VARIETIES
CERCIDIPHYLLUM VARIETIES
GRATAEUS VARIETIES
FAGUS VARIETIES
HALESIA VARIETIES
ILEX OPACA VARIETIES
ALL TREEFORM EVERGREEN ILEX VARIETIES
LIQUIDAMBAR VARIETIES

LIRODENDRON TULIPIFERA
MALUS-IN LEAF
NYSSA SYLVATICA
OSTRYA VARIETIES
PRUNUS-ALL STONE FRUITS
PYRUS VARIETIES
QUERCUS-ALL OAKS EXCEPT Q.
PALUSTRIS
SALIX-KEEPERS VARIETIES
TILLA TOMENTOSA VARIETIES
ZELKOVA VARIETIES



SMART CONTROLLER



SOIL MOISTURE SENSOR

LEED IRRIGATION REQUIREMENTS

PIPING
POLYETHYLENE IRRIGATION PIPE AND FITTINGS

AUTOMATIC CONTROLLER
CONTROLLER SHALL BE MANUFACTURED BY BASELINE INC. OR APPROVED EQUAL AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS. FINAL MODEL TO BE SELECTED AS PER PROJECT DEMANDS AND SHOP DRAWINGS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR INSTALLATION.
BASESTATION IRRIGATION CONTROLLERS ARE ADVANCED SMART CONTROLLERS. THE COMPREHENSIVE FEATURES OF THE BASESTATION INCLUDE PATENTED TWO-WIRE TECHNOLOGY, CONVENTIONAL WIRE AND RETROFIT SOLUTIONS, ADVANCED FLOW MANAGEMENT OPTIONS, AND FLEXIBLE CENTRAL CONTROL COMMUNICATION OPTIONS. THE BASESTATION CAN INCORPORATE UP TO 25 OF BASELINE'S SOIL MOISTURE SENSORS FOR SMART, ET-BASED IRRIGATION MANAGEMENT THAT CAN REDUCE WATER USE BY UP TO 62 PERCENT OR MORE.

SOIL MOISTURE & RAIN SENSORS
SENSORS SHALL BE MANUFACTURED BY BASELINE OR APPROVED EQUAL. ACTUAL MODEL SHALL BE SELECTED BY DESIGN/BUILD CONTRACTOR.

IN-LINE DRIP TUBING AND EQUIPMENT
IN-LINE DRIP TUBING TO BE MANUFACTURED BY NETAFIM IRRIGATION. STAINLESS STEEL CLAMPS SHALL BE USED TO SECURE IN-LINE DRIP TUBING TO INSERT BARBED FITTINGS. FILTERS SHALL CONSIST OF A TWO PIECE THREADED HOUSING WITH O-RING SEAL. FILTERS & SCREENS SHALL BE SIZED APPROPRIATELY. PRESSURE REGULATORS SHALL BE INCORPORATED TO ASSURE CORRECT INCOMING PRESSURE INTO DRIP TUBING AS RECOMMENDED BY MFG.

IRRIGATION NOTES:

- ALL PLANTED AREAS AND LAWN SHALL BE IRRIGATED. INTENSIVE EXTENSIVE PLANTING SHALL BE ZONED SEPARATELY FOR THE PURPOSES OF IRRIGATION. CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS PROVIDING IRRIGATION LAYOUT, DETAILS, ETC. PRIOR TO CONSTRUCTION.
- 10TH FLOOR LANDSCAPE DECK SHALL UTILIZE DRIP IRRIGATION SYSTEM. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLING. SPACING AND DEPTH PLACEMENT AS RECOMMENDED BY MFG.
- IRRIGATION CONTROL CLOSETS SHALL BE LOCATED AS NOTED ON MEP PLANS.
 - PLANTER WALLS SHALL BE SLEEVED TO MINIMIZE PENETRATIONS TO THE SLAB FOR IRRIGATION LINES.
- IRRIGATION LINES SHALL BE RUN WITHIN PLANTING AREAS OR UNDER PEDESTAL PAVERS FOR ROOFTOP APPLICATIONS.
- EXTENSIVE IRRIGATION SHALL BE PER EXTENSIVE GREEN ROOF MFG. RECOMMENDATIONS.
- IRRIGATION REQUIREMENTS - MEP PLANS SHALL INCLUDE A 1 INCH IRRIGATION EXCLUSION WATER METER AND A 1 INCH REDUCED-PRESSURE BACK-FLOW PREVENTION DEVICE WITH A 1 INCH ISOLATION SHUT-OFF IMMEDIATELY DOWNSTREAM OF THE BACKFLOW PREVENTER AND A 1 INCH DRAIN IN THE PIPE TO REMOVE WATER IN THE LINE.
- THE IRRIGATION SYSTEM WILL REQUIRE 55 PSI DYNAMIC PRESSURE AT A MAXIMUM FLOW RATE OF 20-GPM AT THE IRRIGATION CONTRACTOR'S POINT OF CONNECTION OUTSIDE OF THE BUILDING AT THE STREETScape, THE 10TH FLOOR LANDSCAPE DECK AND THE ROOFTOP.
- THE POINT OF CONNECTION SHALL BE A COPPER PIPE STUBBED OUT OF T. BUILDING INTO THE PLANTING MEDIA, WITH MALE PIPE THREADS. THIS ALLOWS THE IRRIGATION CONTRACTOR TO THREAD A GATE VALVE TO THE COPPER PIPE OUTSIDE OF THE BUILDING. A WINTERIZATION POINT SHALL BE INSTALLED BY THE IRRIGATION CONTRACTOR IMMEDIATELY DOWNSTREAM OF THE COPPER STUB. SEE PLANS FOR STUB OUT LOCATIONS.
- A DEDICATED 20 AMP, 120-VOLT CIRCUIT WILL BE REQUIRED TO OPERATE THE IRRIGATION CONTROLLER. THE IRRIGATION CONTROLLER WILL NEED TO BE MOUNTED WITHIN A MECHANICAL ROOM, APPROXIMATELY 18 INCH X 18 INCH SQUARE WALL SPACE IS REQUIRED AND NEEDS TO BE PROPERLY GROUNDED. A 1/2 INCH ELECTRICAL CONDUIT TO BE USED FOR THE 24-VOLT IRRIGATION CONTROL WIRES WILL BE NEEDED TO BE ROUTED FROM THE IRRIGATION CONTROLLER AND STUBBED OUT AT THE BUILDING TO THE LOCATION OF THE WATER SUPPLY STUB OUT AT THE STREETScape, THE 10 FLOOR LANDSCAPE DECKS AND THE ROOFTOP.

IRRIGATION CONTROLLER AND COMPONENTS
SCALE: NOT TO SCALE

URBY

JOURNAL SQUARE URBY

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PAVONIA AVE,
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575 PAVONIA LLC
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ARCHITECT:

hlw

122 MAIN STREET, MADISON, NJ 07940

DESIGN ARCHITECT:

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1012 DR AMSTERDAM

CIVIL ENGINEER:

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WALL, NJ 07719

STRUCTURAL ENGINEER:

DESMONE CONSULTING ENGINEERS
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER:

BARONE ENGINEERING ASSOCIATES LLC
100 OAK RIDGE ROAD
OAK RIDGE, NJ 07438

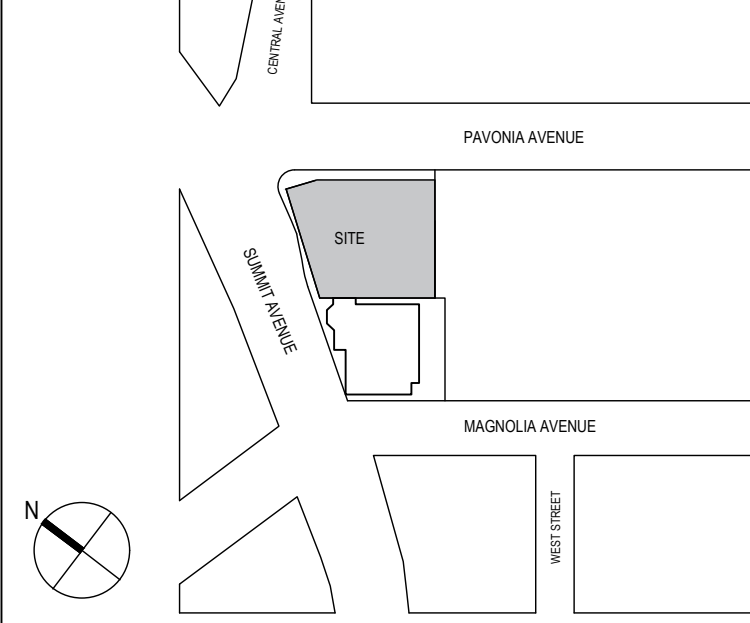
LANDSCAPE ARCHITECT:

MELILLO + BAUER ASSOCIATES INC
200 UNION AVENUE
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LIGHTING DESIGNER:

MAP DESIGN STUDIO
50 BAYARD ST
SUITE 8A
NEW YORK, NY 10013

KEY PLAN



SIGNATURE

NOT FOR CONSTRUCTION

1 08/14/2020 PLANNING BOARD SUBMISSION

NO. DATE ISSUE OR REVISION

DRAWING TITLE:

PLANTING &
IRRIGATION DETAILS
AND NOTES

SCALE:

AS NOTED

DATE:

08/14/2020

QC BY:

MBA

QA BY:

MBA

PROJECT NO.

19-154

DRAWING NO.

L-8