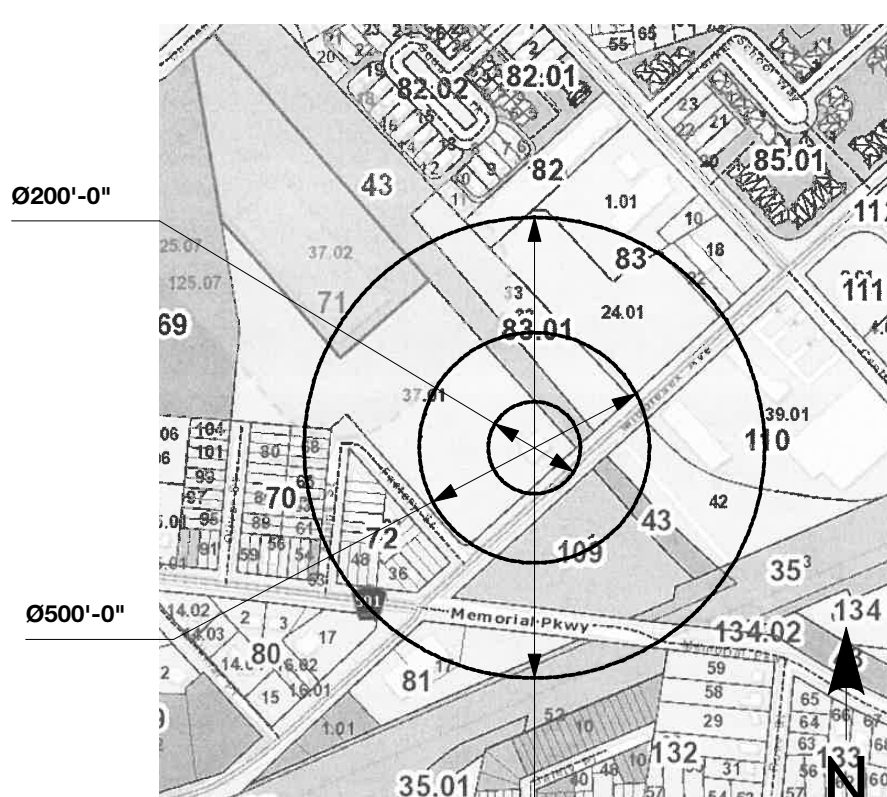


SITE PLAN FOR DASCO SOLUTIONS

PROPOSED
ADULT USE DISPENSARY

700 MIDDLESEX AVE
BLOCK 71 LOT 37.01 (PARCEL A)
BOROUGH OF METUCHEN
MIDDLESEX COUNTY • NJ • 08840

AMENDED OAKITE REDEVELOPMENT PLAN



KEY MAP
SCALE: 1" = 5,000'
SOURCE: TAX MAPS



TAX MAP
SOURCE: TAX MAPS

Highlighted Features

Block	Lot	Address	Owner Name	Owner Address	City/Town	Zip Code
71	37.01	700 MIDDLESEX AVE	METUCHEN LLC	400 DEL MAR AVE STE 200	METUCHEN, NJ	08840

Highlighted Features

Block	Lot	Address	Owner Name	Owner Address	City/Town	Zip Code
71	37.02	700 MIDDLESEX AVE	METUCHEN LLC	400 DEL MAR AVE STE 200	METUCHEN, NJ	08840

List of adjoining features that intersect 200 foot buffer from Subject Property

Block	Lot	Address	Owner Name	Owner Address	City/Town	Zip Code
69	1	475-229	MIDDLESEX COUNTY	ADMINISTRATIVE BLDG	NEW BRUNSWICK, NJ	08900

List of adjoining features that intersect 200 foot buffer from Subject Property

Block	Lot	Address	Owner Name	Owner Address	City/Town	Zip Code
37	31.1	1181.4	METUCHEN REALTY TRUST	800 SOUTHVIEW RD	METUCHEN, NJ	08840

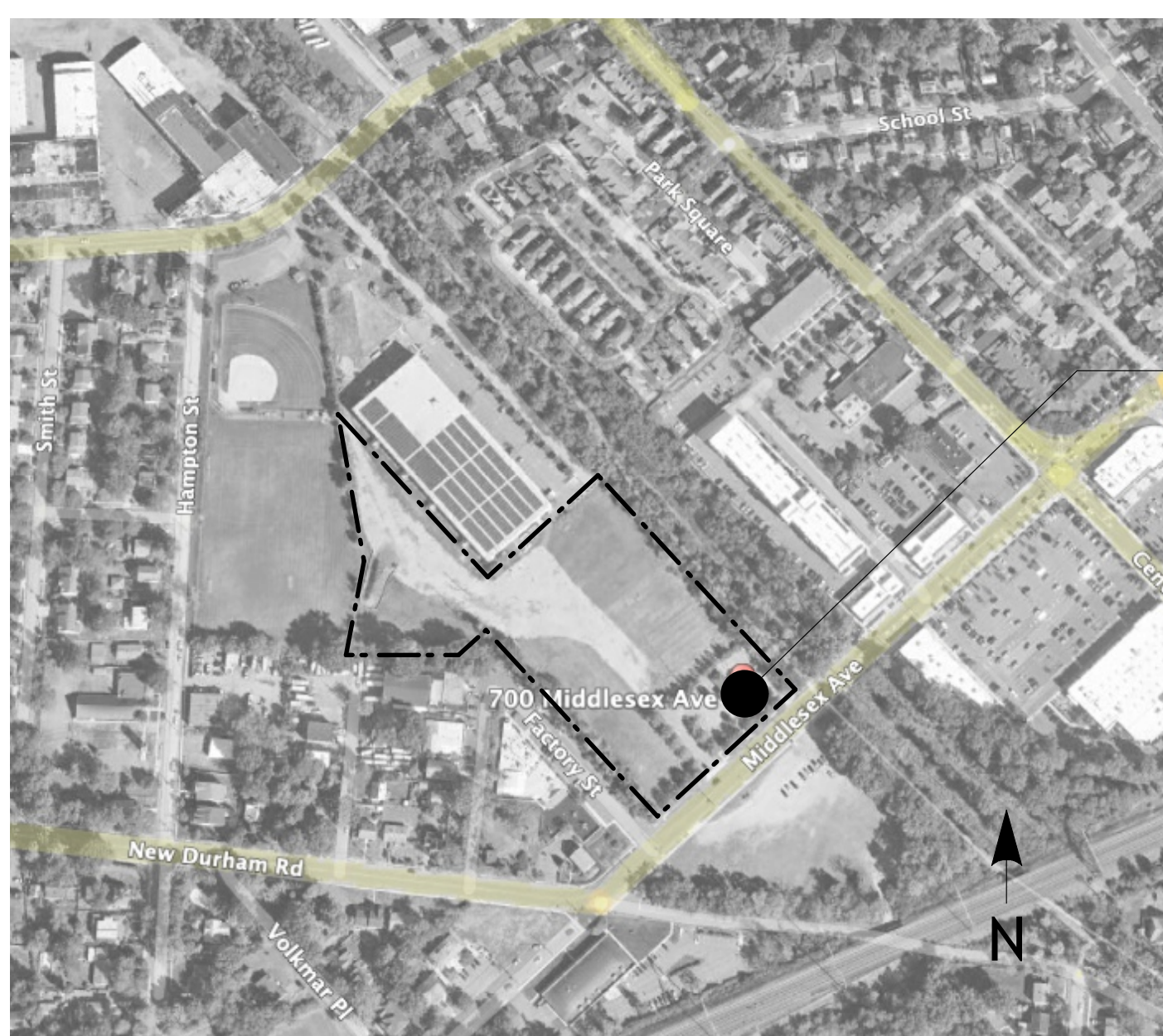
updated on 09/20/2023

Block	Lot	Address	Owner Name	Owner Address	City/Town	Zip Code
69	07	55	101677547	METUCHEN REALTY TRUST	800 SOUTHVIEW RD	METUCHEN, NJ

updated on 09/20/2023

Block	Lot	Address	Owner Name	Owner Address	City/Town	Zip Code
69	08	55	101677547	METUCHEN REALTY TRUST	800 SOUTHVIEW RD	METUCHEN, NJ

PROPERTY OWNERS LIST



VICINITY MAP

SOURCE: GOOGLE MAPS



REDEVELOPMENT PLAN MAP

SOURCE: GOOGLE MAPS

PROJECT TITLE:
**DASCO SOLUTIONS
ADAPTIVE RE-USE
700 MIDDLESEX AVENUE
METUCHEN, NJ 08840**

POLAR GREEN ARCHITECTURE & ENGINEERING LLP

320 7th STREET
JERSEY CITY, NEW JERSEY
07302

T (201)919.6364
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DATE:	REVISION:	ISSUE DESCRIPTION:
9/11/2023		ISSUED FOR ZBA REVIEW

PROJECT NOTES

- SUBJECT PROPERTY IS KNOWN AS BLOCK 71, LOT 37.01 AS INDICATED ON THE CURRENT TAX ASSESSMENT MAP OF THE BOROUGH OF METUCHEN.
- SUBJECT PROPERTY IS LOCATED IN THE AMENDED OAKITE REDEVELOPMENT PLAN REVISIONS
- OWNER/APPLICANT:
DASCO SOLUTIONS
323 NEW BRUNSWICK AVENUE,
EAST BRUNSWICK, NEW JERSEY 08816
EMAIL: DASCOSOLUTIONSLLC@GMAIL.COM
CONTACT: 973-508-8319
- AREA OF LOT 37.01, BLOCK 71 = 25,956 S.F.
- BULK ZONING REQUIREMENTS ARE SHOWN ON THE CHART ON SHEET A1.

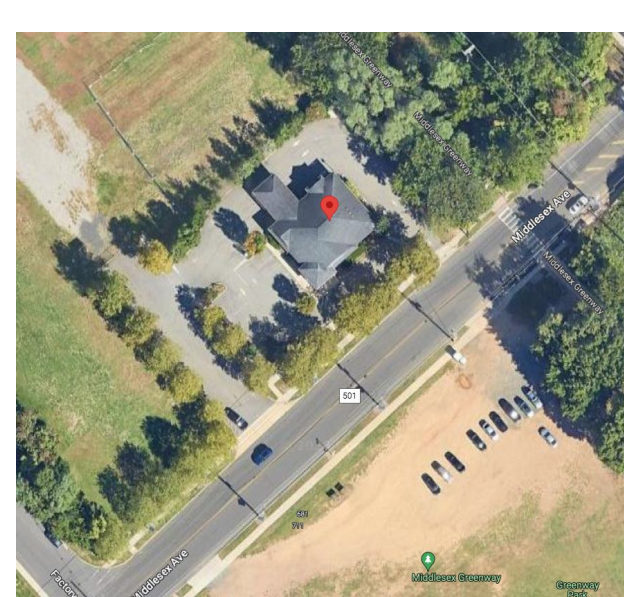
DRAWING INDEX

- | | |
|----|---|
| T1 | COVER SHEET - MAPS, PROPERTY OWNER LIST, DRAWING INDEX & SIGNATURES |
| A1 | PROPOSED/EXISTING SITE PLAN, LANDSCAPING & ZONING STUDY |
| A2 | PROPOSED TENANT FIT-OUT |
| A3 | PROPOSED ELEVATIONS FOR SIGNAGE |
| A4 | EXISTING & PROPOSED LIGHTING |
| A5 | EXISTING & PROPOSED LIGHTING |

STREET VIEW



AERIAL MAP



APPROVED SIGNATURES

APPROVED BY THE ZONING BOARD
OF THE BOROUGH OF EMERSON

DATE	_____
CHAIRMAN	_____
SECRETARY	_____
ENGINEER	_____

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DRAWING TITLE
TITLE SHEET, LOCATION MAPS, DRAWING INDEX, LISTS & PHOTOS

DATE:	REVISION:	ISSUE DESCRIPTION:
SEPT 11, 2023		

PROJECT NO: 20-23003

ISSUE: FS/UJ

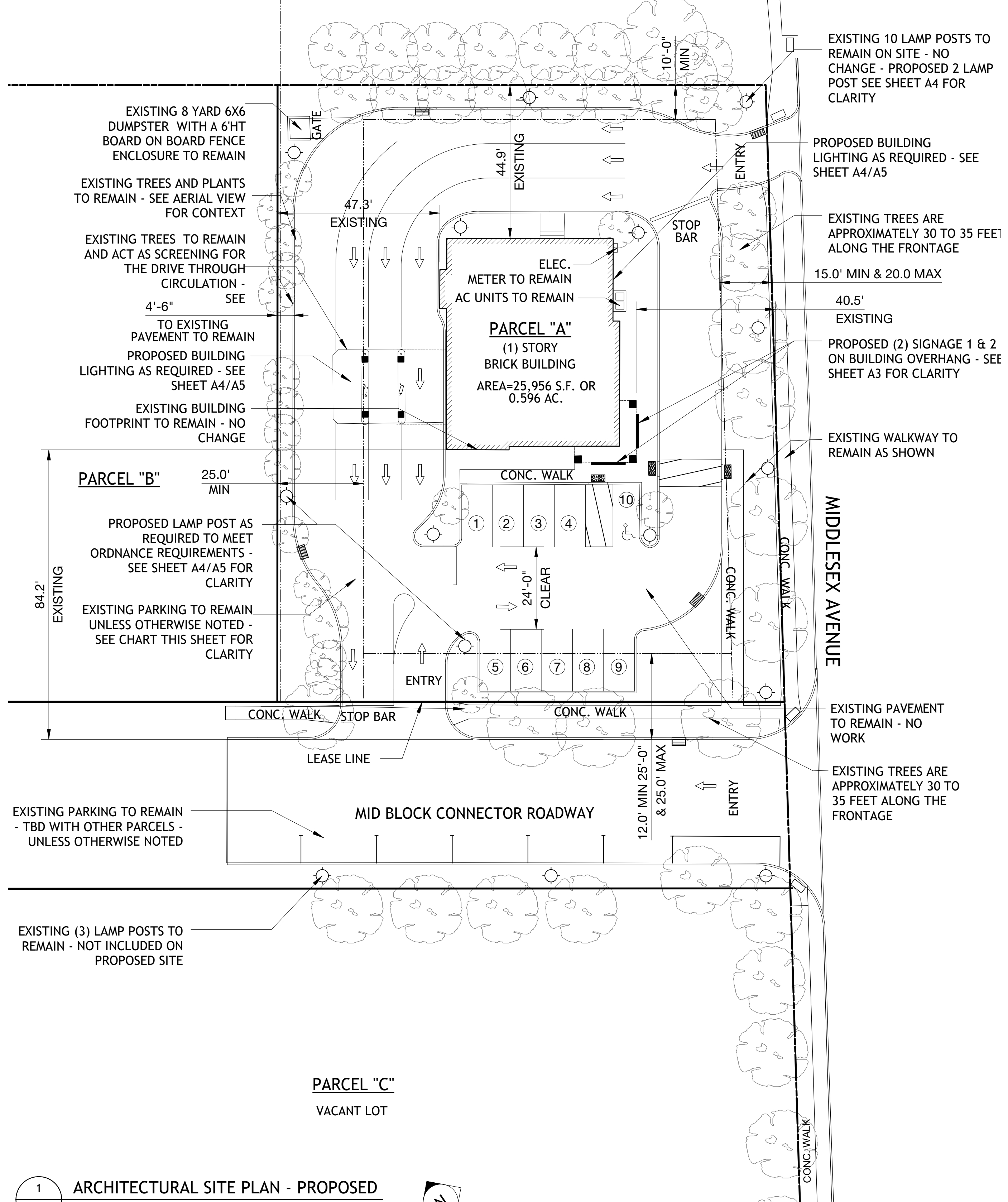
DRAWN / CHECKED BY: T1

SHEET NUMBER: T 1

SEAL & SIGNATURE: Joseph D. Javier, RA, NCARB NJ License No. 16479

SHEET 1 OF 6

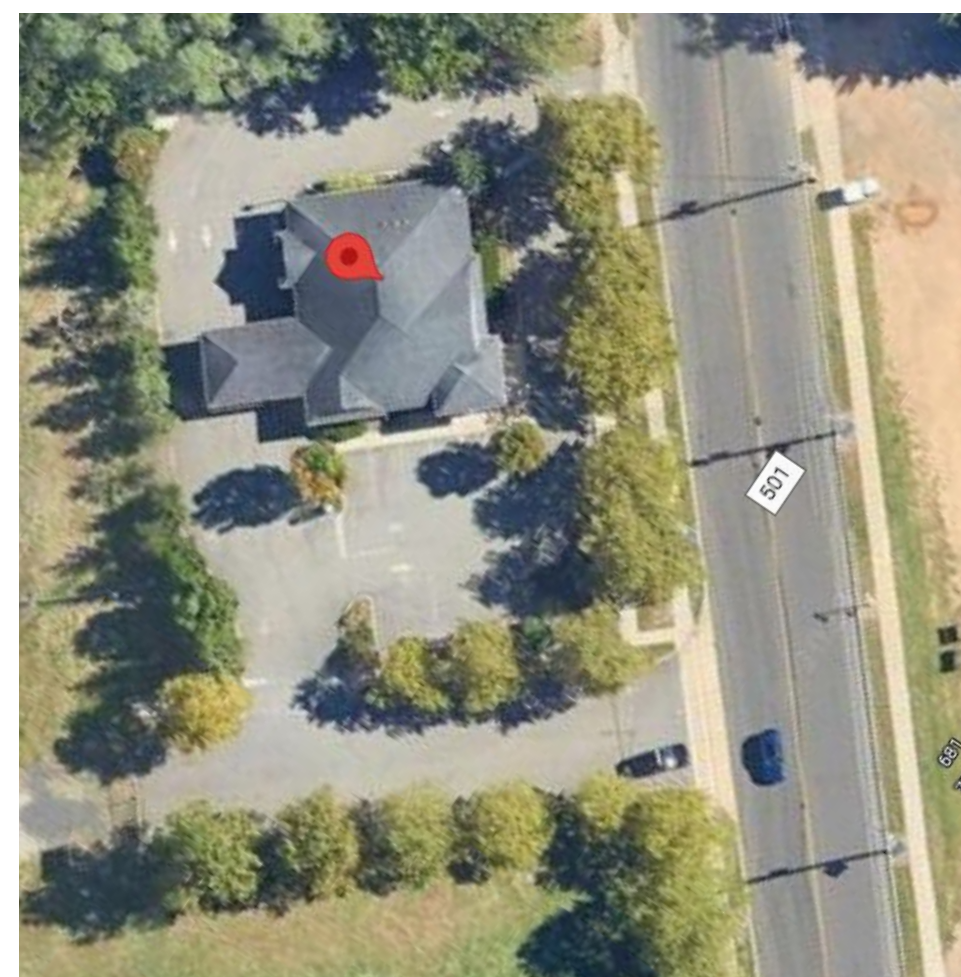
LEHIGH VALLEY RAILROAD CO.
(FUTURE MIDDLESEX GREENWAY EXTENSION)



1 ARCHITECTURAL SITE PLAN - PROPOSED
A1 Scale: 1" = 20 ft

SITE PLAN NOTES:

- ALL INFORMATION ON THIS PLAN TAKEN FROM A SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. 30 INDEPENDENCE BOULEVARD, SUITE 100, WARREN, NJ 07059 DATED JUNE 03-17-2023 TAX MAP BLOCK 71 LOT 37.01 PREPARED BY JAMES D. SENS NJ LAND SURVEYOR.
- ALL EXISTING GRADING, DRAINAGE AND VEGETATION TO REMAIN - SEE SURVEYOR OR EXISTING ENGINEERING DRAWINGS FOR REF.
- RECYCLING PLAN IS TO KEEP EXISTING LOCATION OF TRASH TO REMAIN
- FOR ALL UTILITIES AND PLANS SHOWING LOCATION OF SUCH - PLEASE REFER TO SITE PLAN AND SURVEYOR DOCUMENTS AS REQUIRED
- ALL SITE FEATURES ON THIS PLAN ARE EXISTING TO REMAIN UNLESS NOTED AS "PROPOSED," "NEW," "EXISTING" OR "REMOVAL"



2 BIRD EYE VIEW - LANDSCAPE (TREES)
A1 NTS

1. OWNER/APPLICANT:

DASCO SOLUTIONS
323 NEW BRUNSWICK AVENUE,
EAST BRUNSWICK, NEW JERSEY 08816
EMAIL: DASCOSOLUTIONSLLC@GMAIL.COM
CONTACT: 973-508-8319

2. ZONING DATA:

BLOCK 71, LOT 37.01
700 MIDDLESEX AVE.
BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY

ZONE: OAKITE REDEVELOPMENT PLAN
BANK - FORMER PERMITTED USE
CANNABIS DISPENSARY - PERMITTED USE

3. BULK REGULATIONS:

LOT 37.01 - BLOCK 71 - OAKITE REDEVELOPMENT AREA

REQUIREMENT	PERMITTED	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT AREA (SQ. FT.)	25,000	25,956	25,956	No
MINIMUM SETBACK - MIDDLESEX AVE (FT.)	15'	40.5'	40.5'	No
MAXIMUM SETBACK - MIDDLESEX AVE (FT.)	20'	40.5'	40.5'	No
MINIMUM SETBACK - MIDBLOCK (FT.)	12'	84.2'	84.2'	No
MAXIMUM SETBACK - MIDBLOCK (FT.)	25'	84.2'	84.2'	No
MINIMUM SETBACK - FROM PARCEL "B" (FT.)	25'	47.3'	47.3'	No
MINIMUM SETBACK - FROM GREENWAY (FT.)	10'	44.9'	44.9'	No
MINIMUM BUILDING HEIGHT (STY/FT.)	20'	24FT	24FT	No
MAXIMUM BUILDING HEIGHT (STY/FT.)	2 STORIES/35FT	1 STY/24FT	1 STY/24FT	No
MAXIMUM BUILDING COVERAGE (%)	50.0 %	11.7 %	11.7 %	No
MAXIMUM LOT COVERAGE (%)	90.0 %	88.0 %	88.0 %	No

BUILDING PRINCIPAL TABULATION (SQ. FT.)

AREA	EXISTING	CHANGE	PROPOSED	PROPOSED NOTES
BUILDING	3,037.0	0.0	-	
TOTAL COVERAGE	3,037.0	0.0	-	3,037/25,956 = 11.7%

TOTAL IMPERVIOUS COVERAGE TABULATION (SQ. FT.)

AREA	EXISTING	CHANGE	PROPOSED	PROPOSED NOTES
BUILDING COVERAGE	3,037.0	0.0	-	
ASPHALT DRIVE & WALKWAYS	19,807.0	0.0	-	
TOTAL	22,844.0	0.0	-	22,844/25,956 = 88.0%

4. PARKING REQUIREMENTS:

AMENDED OAKITE REDEVELOPMENT PLAN
5.6.2 PARKING & PARKING LOT STANDARDS :
PARKING STANDARDS SHALL APPLY TO PARCEL A:

- OTHER USES 1.00 SP / 500 SF OF GFA (GROSS FLOOR AREA)
- THE EXISTING OFF-STREET PARKING LOT MAY REMAIN IN BETWEEN THE BUILDING AND THE MID-BLOCK CONNECTOR ROADWAY. ANY NEW OFF-STREET PARKING LOTS SHALL NOT BE LOCATED BETWEEN A BUILDING AND MIDDLESEX AVENUE OR BETWEEN A BUILDING AND THE MID-BLOCK CONNECTOR ROADWAY.
- STANDARD PARKING SPACE SIZE = 9'X18' (EXISTING TO REMAIN)

THEREFORE:

3,037 SF/500 SF = 6.07 SPACES REQUIRED
= 10 SPACES PROVIDED (EXISTING TO REMAIN - ON SITE)

NOTE: 9 SPACES 9' X 18'
1 ADA PARKING

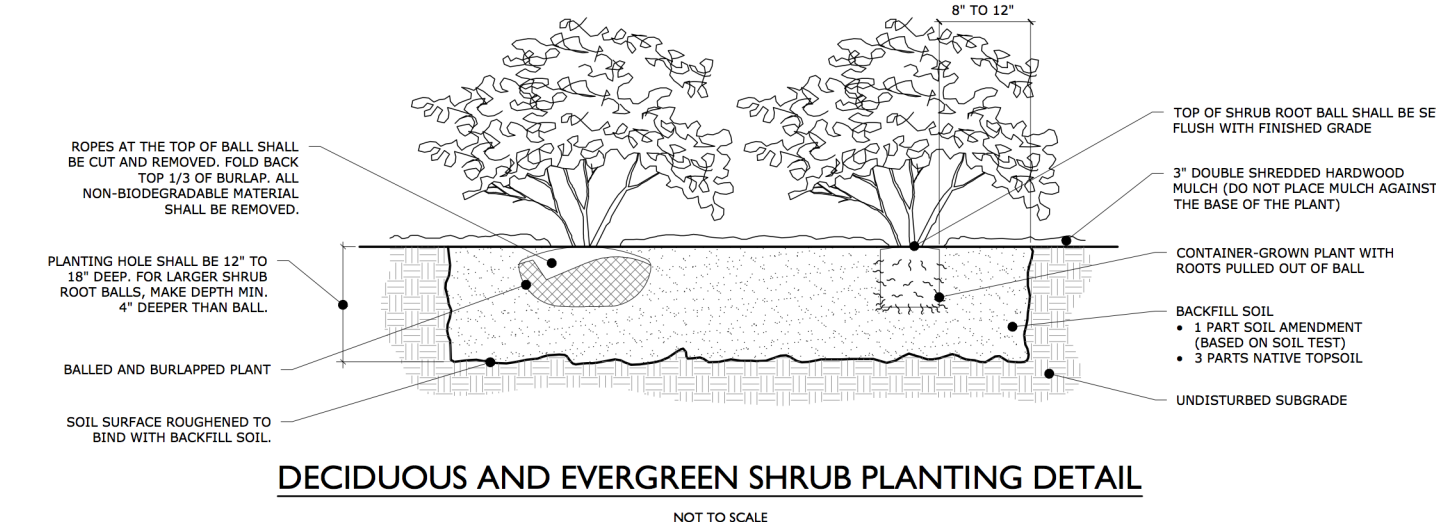


5 DRIVE THROUGH EXISTING LANDSCAPE - VIEW
A1 NTS

NOTE: SEE PHOTO ABOVE FOR EXISTING TREES & LANDSCAPING ACTING AS A BUFFER AND SCREENING BETWEEN PARCELS - WEST SIDE OF SITE

NOTES:

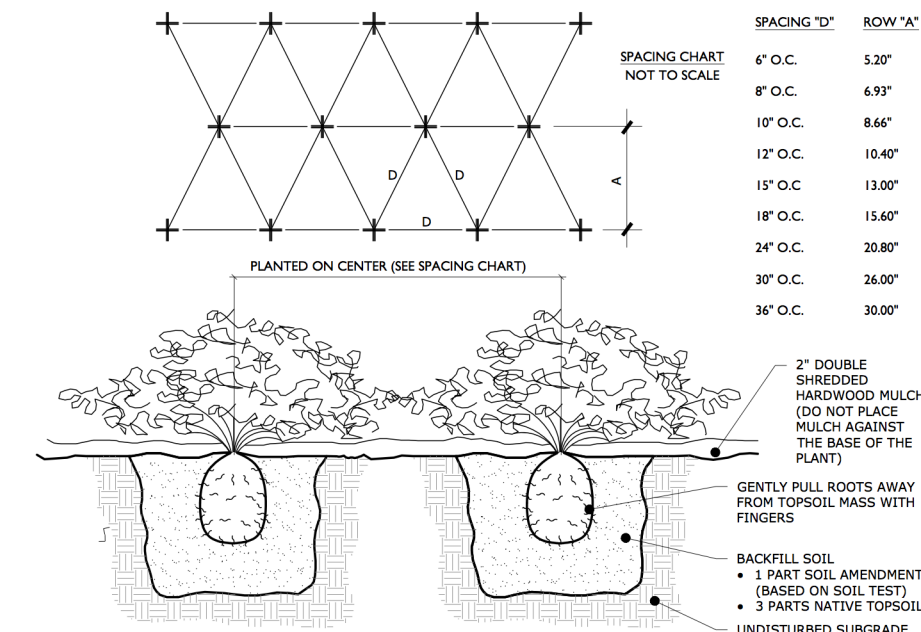
- FOR THE CONTAINER-GROWN SHRUBS USE FINGERS OR SHALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS EXCEEDING THE PERIMETER OF THE CONTAINER.
- THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER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



DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:

- 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.
- SOIL AMENDMENTS:
• PROOF HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR CYPRES.
• PROOF EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL.
- ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PER MANUFACTURER'S SPECIFICATIONS.



GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL
NOT TO SCALE

3 LANDSCAPE TREE PLANTING - IF REQUIRED.
A1 NTS

1. LANDSCAPING STANDARDS:

NOTE 1: NO PROPOSED TREES OF A MINIMUM SIZE OF THREE (3) INCHES IN CALIPER AT THIS TIME. HOWEVER, THEREFORE SEE DETAIL THIS SHEET IF REQUIRED. EXISTING SCREENING TO REMAIN.

NOTE 2: SHADE TREES ARE ALREADY EXISTING AND SHALL REMAIN ALONG THE PERIMETER OF PARKING AREAS AS SHOWN. NO PROPOSED TREES OF A MINIMUM SIZE OF TWO (2) INCHES IN CALIPER AT TIME. HOWEVER, THERE SEE DETAIL THIS SHEET IF REQUIRED.

NOTE 3: EXISTING REGULAR RHYTHM OF STREET FURNITURE, BENCHES, BICYCLE RACKS, PLANTERS AND/OR OTHER LANDSCAPE FEATURES ARE PROVIDED AND ARE EXISTING TO REMAIN ON MIDDLESEX AVE. EXISTING WALKWAYS TO REMAIN AS SHOWN ON SITE PLAN THIS SHEET.

NOTE 4: EXISTING DRIVE-THROUGH CIRCULATION AREA AND PARKING AREA ALONG MIDDLESEX AVENUE AND THE MID-BLOCK CONNECTOR ROADWAY SHALL TO REMAIN - SEE SITE PLAN.

NOTE 5: EXISTING LANDSCAPING AND TREES SHALL BE A GOOD A COMBINATION, IN ORDER TO SUITABLY SCREEN VIEWS OF THE DRIVE- THROUGH CIRCULATION AREA AND PARKING AREA.

LEGEND

[Symbol]	EXISTING BUILDING
[Symbol]	NEW CONSTRUCTION
[Symbol]	NEW WALKWAY/DRIVEWAY
[Symbol]	SET BACK LINE
[Symbol]	PROPERTY LINE
[Symbol]	EXISTING CONTOUR
[Symbol]	NEW CONTOUR
[Symbol]	SILT FENCE & LODD
[Symbol]	LIMIT OF DISTURBANCE (LOD)
[Symbol]	PROPOSED SPOT ELEV.
[Symbol]	EXISTING SPOT ELEV.

PROJECT TITLE:
DASCO SOLUTIONS
ADAPTIVE RE-USE
700 MIDDLESEX AVENUE
METUCHEN, NJ 08840

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DATE:	REVISION:	ISSUE DESCRIPTION:
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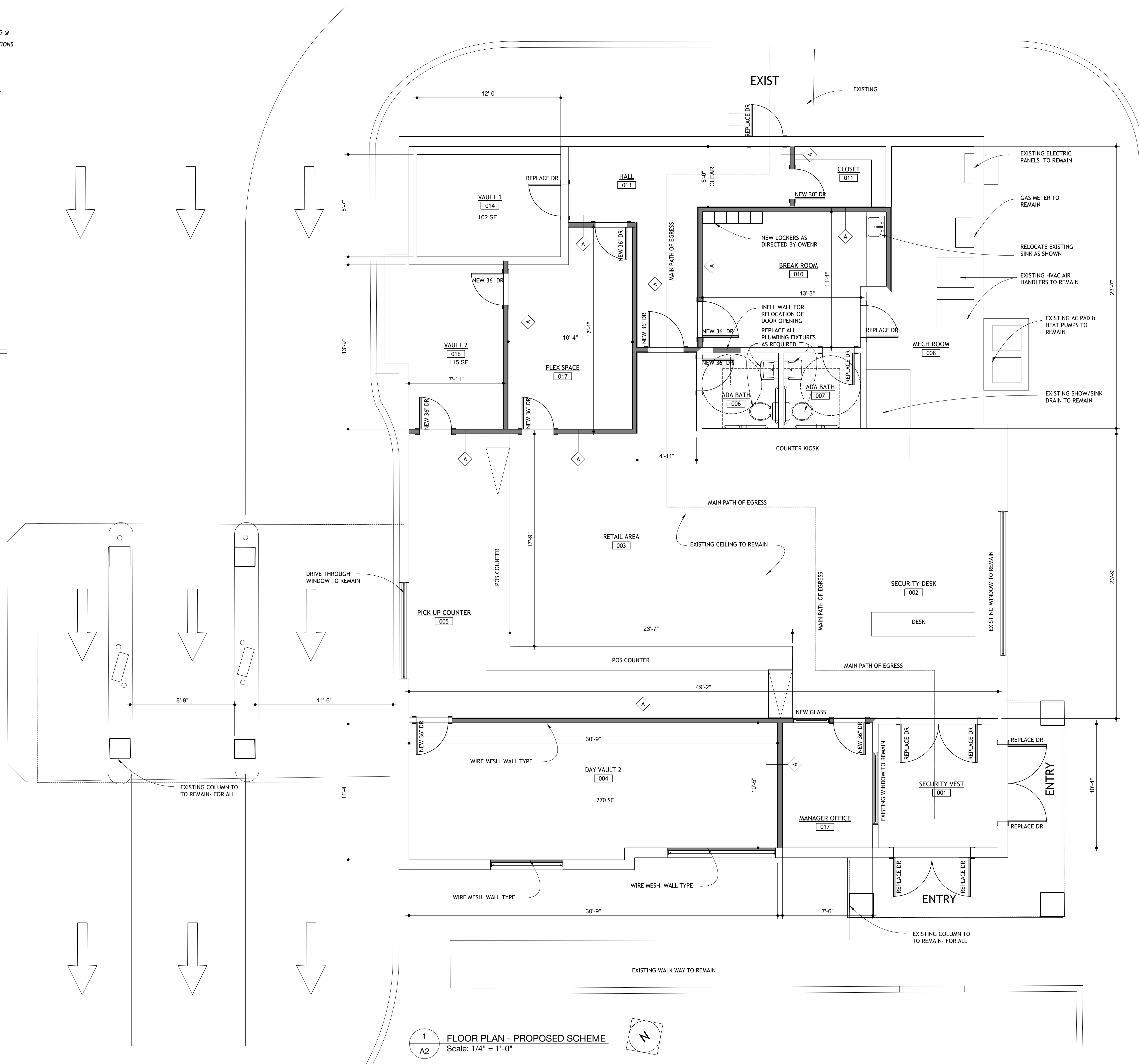
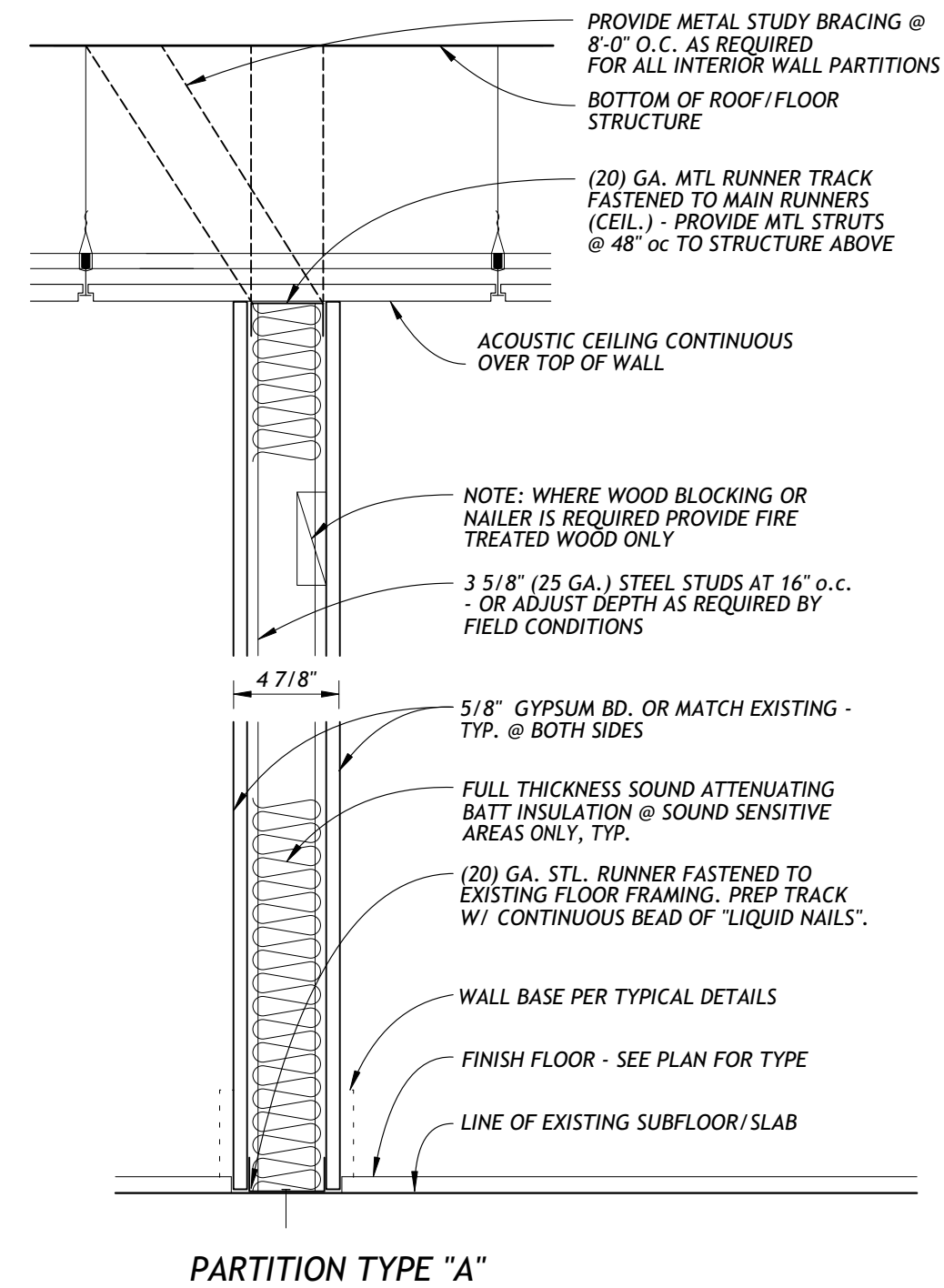
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DRAWING TITLE:
SITE PLAN, ZONING CHARTS, PARKING, & PLANTING

SEAL & SIGNATURE:	DATE: SEPT 11, 2023
	PROJECT NO.: 20-23003
	ISSUE: FS/JJ
	DRAWN / CHECKED BY: FS/JJ
	SHEET NUMBER: A1
	SHEET 2 OF 6

Joseph D. Javier, RA, NCARB
NJ License No. 16479



1 FLOOR PLAN - PROPOSED SCHEME
A2 Scale: 1/4" = 1'-0"

PLAN SYMBOL LEGEND

EXIST. TO REMAIN

NEW PARTITION

TO BE DEMOLISHED

DOOR LEAF TO BE REMOVED - JAMB TO REMAIN, U.O.N.

DOOR & JAMB TO BE DEMOLISHED

ELECTRICAL DEVICE TO BE DEMOLISHED

PROJECT TITLE

**DASCO SOLUTIONS
ADAPTIVE RE-USE
700 MIDDLESEX AVENUE
METUCHEN, NJ 08840**

**POLAR GREEN ARCHITECTURE &
ENGINEERING LLP**

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DRAWING TITLE

PROPOSED PLAN

SEAL & SIGNATURE:	DATE:
	SEPT 11, 2023

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20-23003

ISSUE:

DRAWN / CHECKED BY:
FS/JJ

SHEET NUMBER:
A 2

Joseph D. Javier, RA, NCARB
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SHEET 3 OF 6

SIGNAGE REQUIREMENTS - OAKITE REDEVELOPMENT AREA & SEC 110-184/186

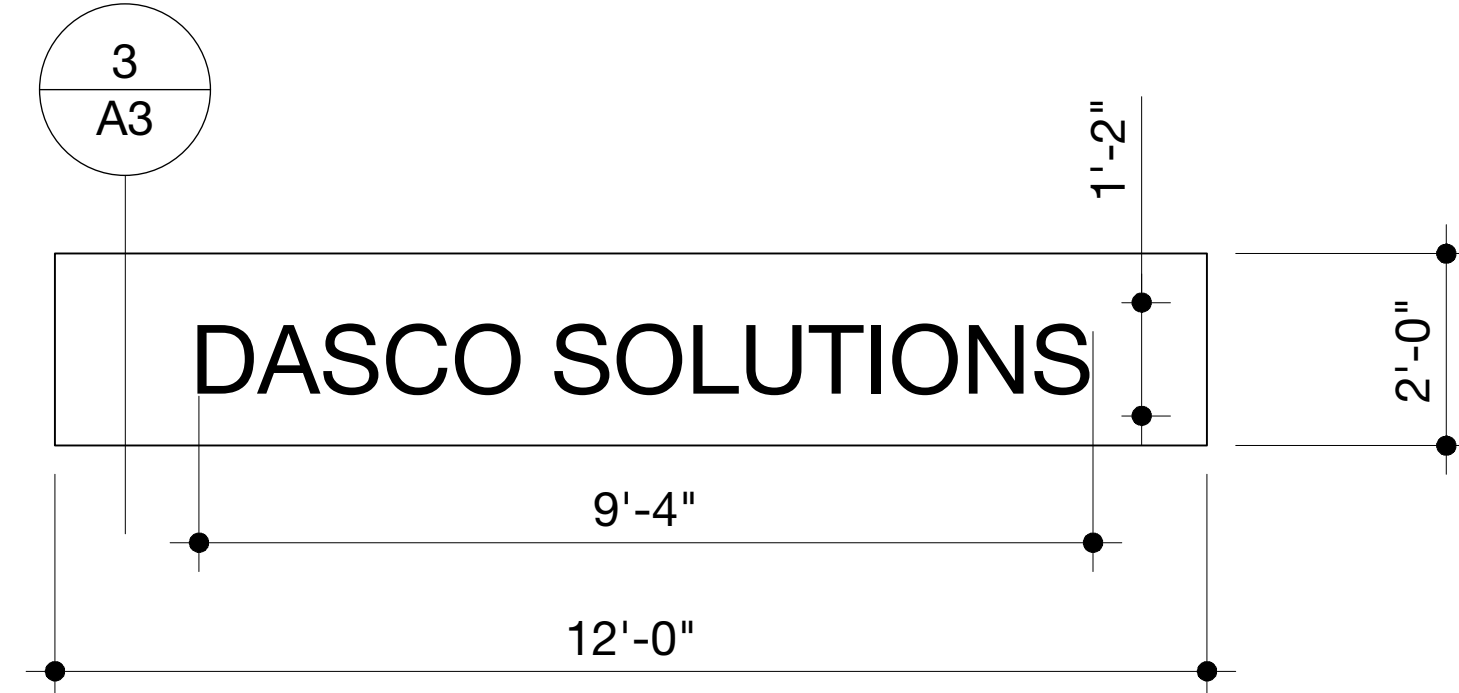
REQUIREMENT	PERMITTED	EXISTING	PROPOSED	VARIANCE	NOTES
MAXIMUM (2) WALL MOUNTED SIGNS	2	0	2	No	Note 1
MAXIMUM SIZE - NOT EXCEED 24 SQ/FT	24 SQ/5F	0	24 SQ/5F	No	
MAXIMUM HT. OF SIGN - NOT EXCEED 3FT	3 FT	0	2 FT	No	
MAXIMUM WIDTH OF SIGN - NOT EXCEED 12FT	12 FT	0	12 FT	No	
MAXIMUM HT. OF LETTERS - NOT EXCEED 2FT	2 FT	0	15 INCHES	No	
MAXIMUM SIGNS - CORNER LOT (2)	2	0	2	No	Note 2

NOTES
 Note 1 WALL MOUNTED SIGNS BOTH AT 24SQ/FT DUE TO CORNER LOT
 Note 2 SECTION: 110-185 GROUND-FLOOR BUSINESS USES LOCATED ON CORNER LOTS, THEREFORE HAVING A SECOND FACADE FRONTING ON A PUBLIC STREET, SHALL BE PERMITTED TO HAVE ONE ADDITIONAL WALL-MOUNTED SIGN ON THE FACADE OF THE BUILDING FACING THE SIDE STREET AND/OR ONE ADDITIONAL BLADE SIGN PROJECTING FROM THE FACADE OF THE BUILDING FACING THE SIDE STREET, PROVIDED THAT SUCH SIGN MEETS ALL OF THE STANDARDS OF THIS SECTION.
 Note 3 SIGN 1 LOCATED ON THE EAST ELEVATION - (MIDDLESEX AVE)
 SIGN 2 LOCATED ON THE SOUTH ELEVATION - (MID BLOCK CONNECTOR ROADWAY)

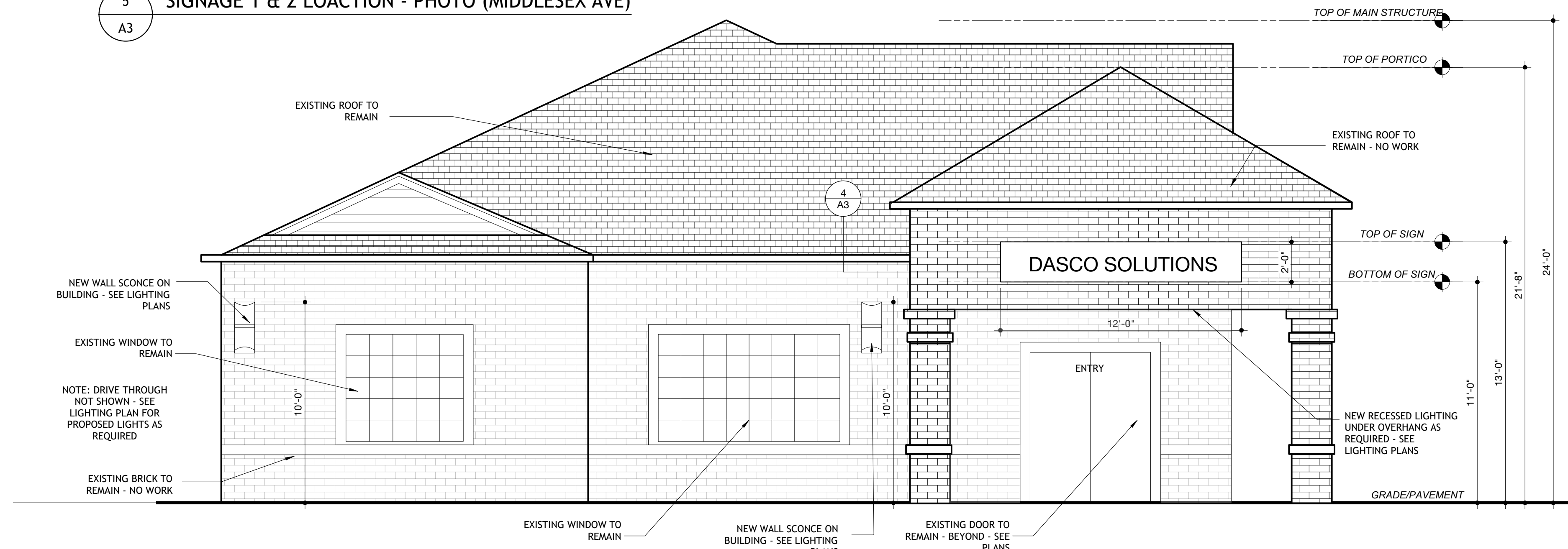


6 SIGNAGE 2 LOACTION - PHOTO (CONNECTOR ROAD)
A3

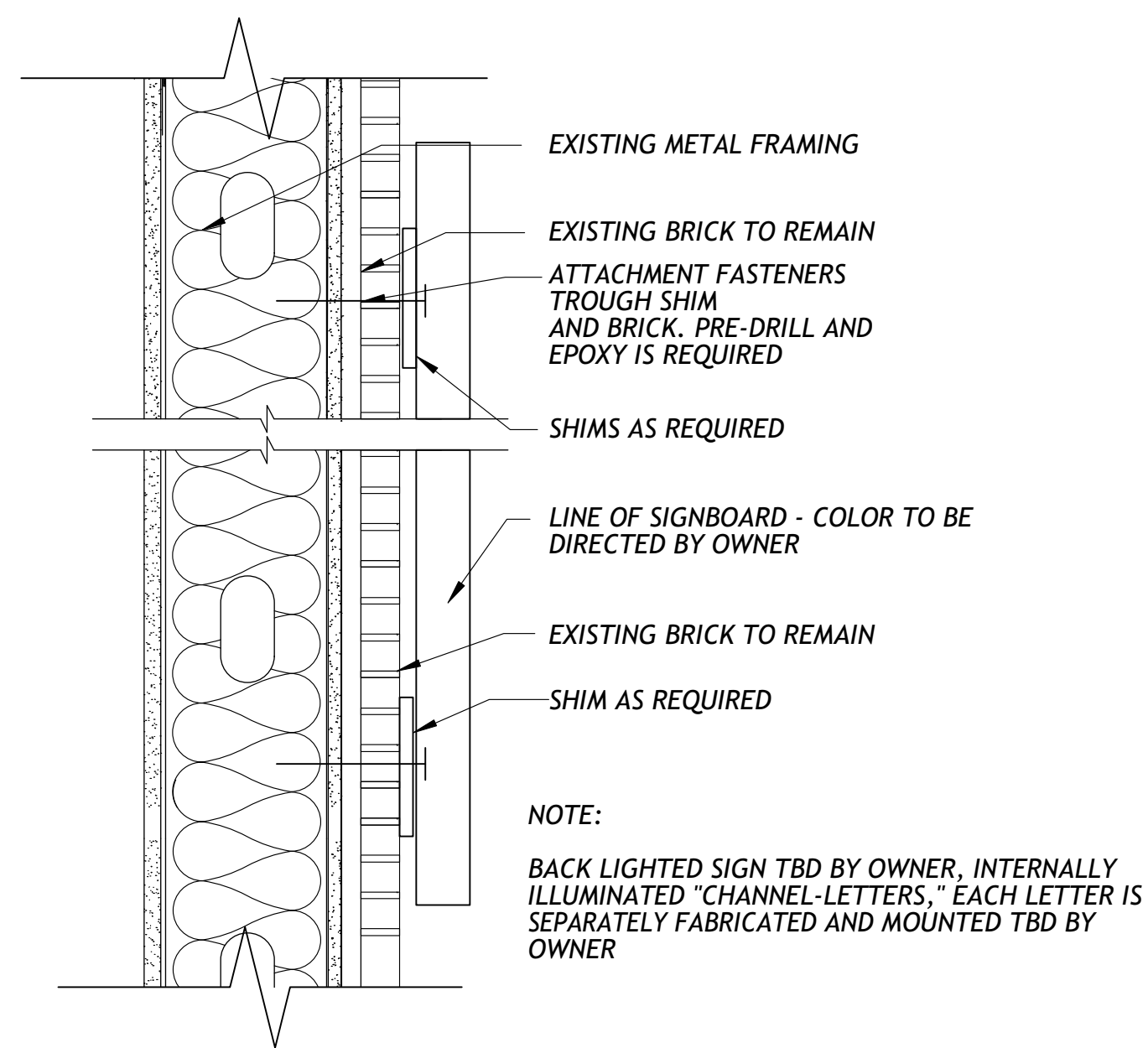
5 SIGNAGE 1 & 2 LOACTION - PHOTO (MIDDLESEX AVE)
A3



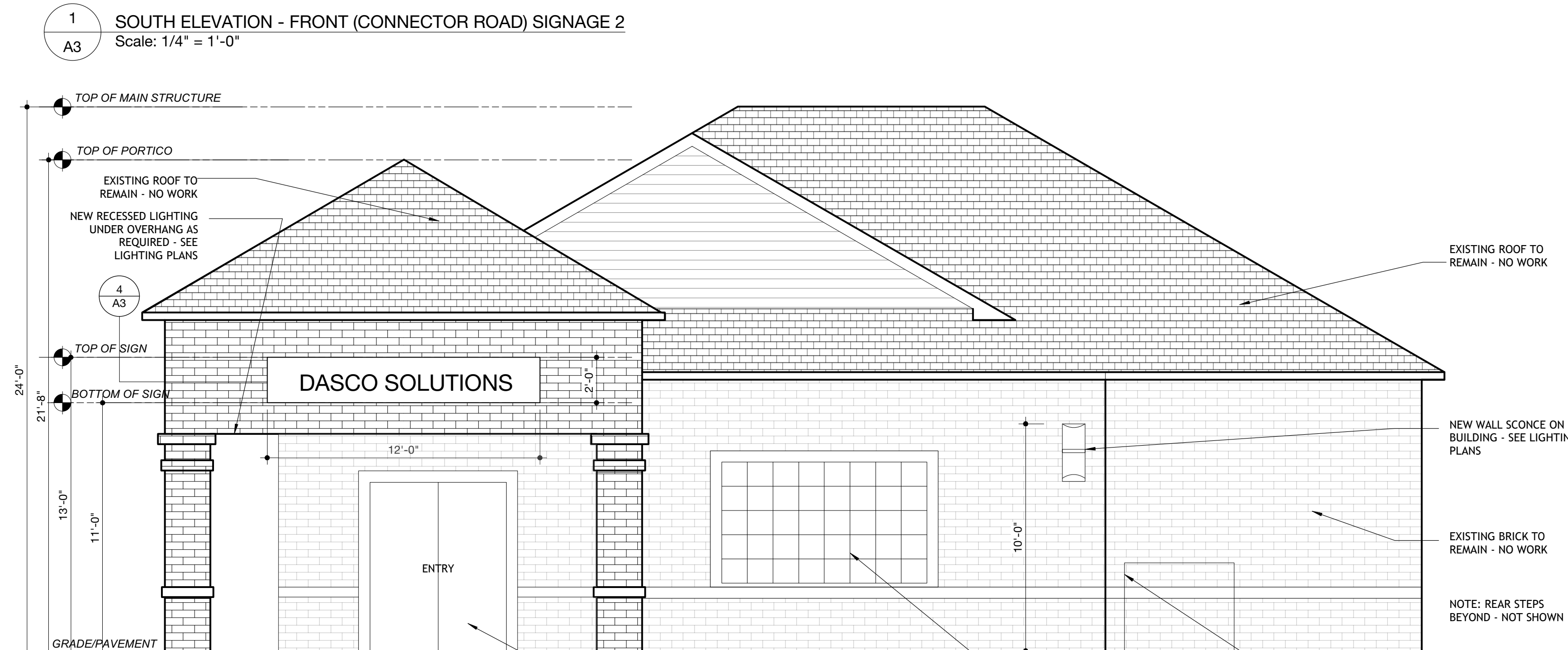
4 SIGNAGE 1 & 2 SIZE - DETAIL
A3 SCALE: 1/2" = 1'-0"



1 SOUTH ELEVATION - FRONT (CONNECTOR ROAD) SIGNAGE 2
A3 Scale: 1/4" = 1'-0"



3 WALL MOUNTED SIGNBOARD - DETAIL
A3 SCALE: 2" = 1'-0"



2 EAST ELEVATION - RIGHT SIDE (MIDDLESEX AVE) SIGNAGE 1
A3 Scale: 1/4" = 1'-0"

PROJECT TITLE:
**DASCO SOLUTIONS
 ADAPTIVE RE-USE
 700 MIDDLESEX AVENUE
 METUCHEN, NJ 08840**

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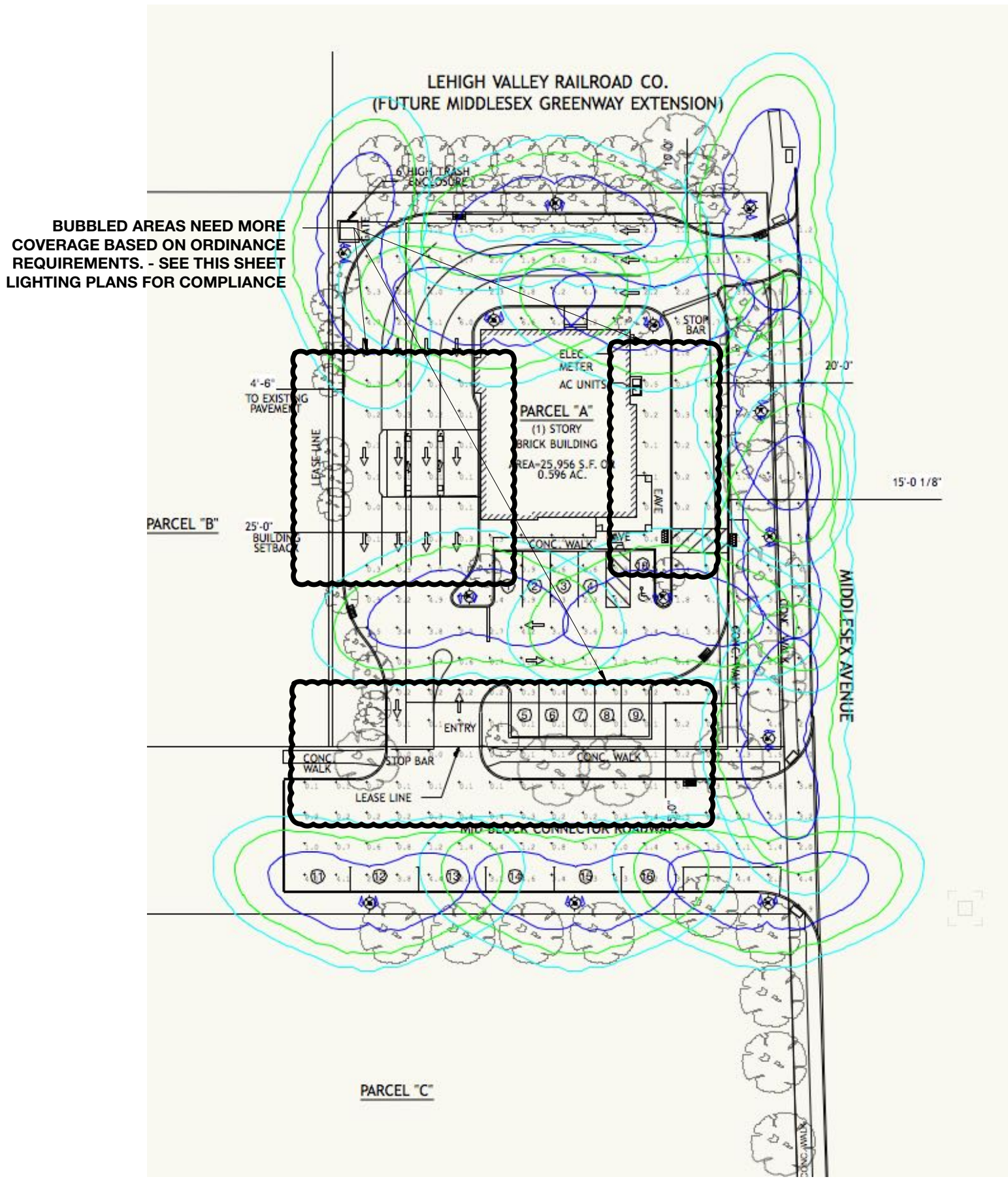
DATE	REVISION	REVISION DESCRIPTION
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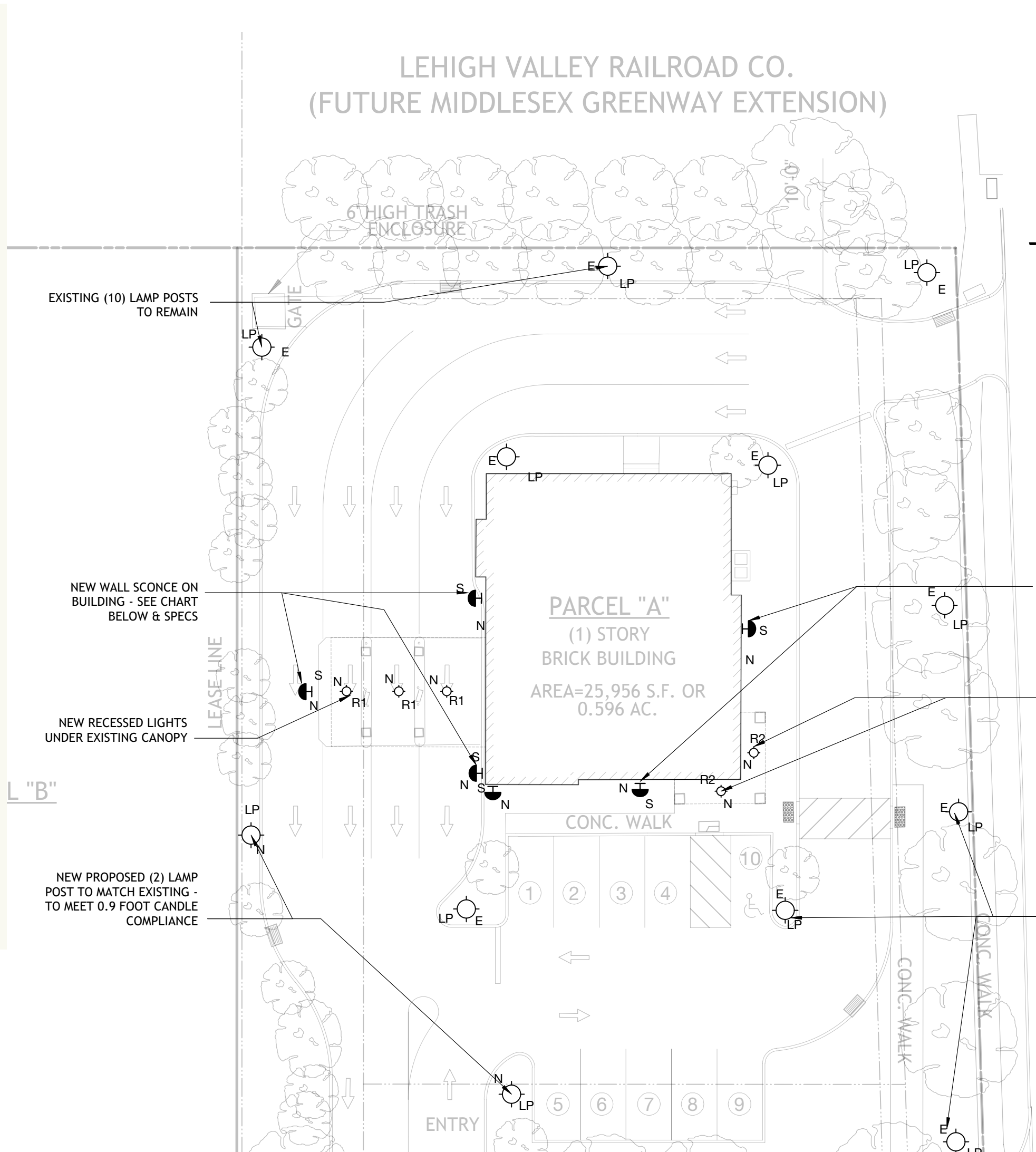
DRAWING TITLE:
**PROPOSED ELEVATIONS -
 SIGNAGE 1 & 2 WITH DETAILS**

DATE	SEPT 11, 2023
PROJECT NO.	20-23003
ISSUE	FS/UJ
DRAWN / CHECKED BY:	FS/UJ
SHEET NUMBER	A3
SHEET	4 OF 6

Joseph D. Javier, RA, NCARB
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3 EXISTING FOOT CANDLE LIGHTING PLAN
A4 NTS



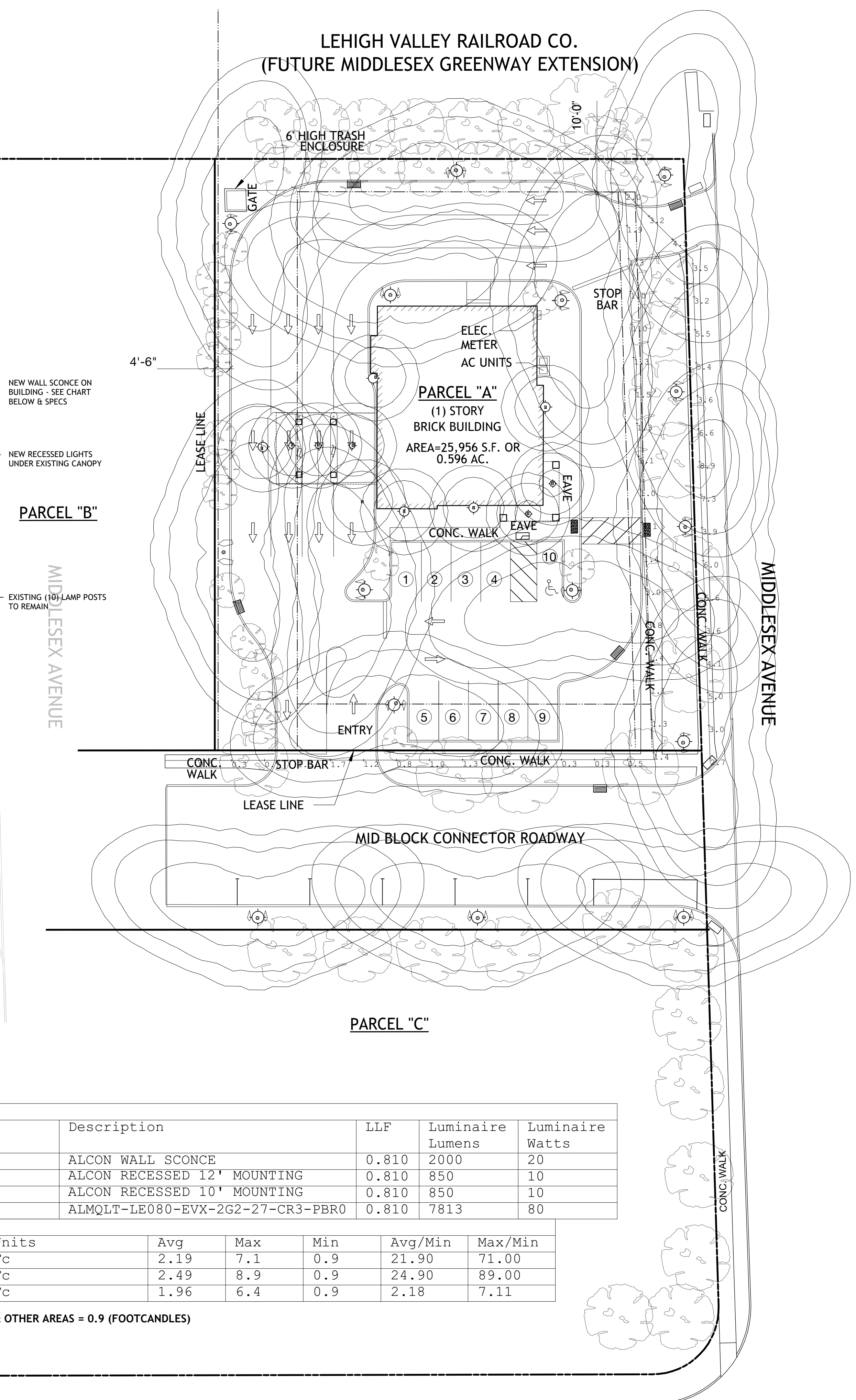
1 SITE LIGHTING - PROPOSED
A4 Scale: 1" = 20 ft

- ELECTRIC PLAN NOTES**
1. ALL FIXTURES AND OUTLETS ARE NEW UON.
 2. ALL EXTERIOR LIGHT FIXTURES AS FOLLOWS:
"E" = FOR EXISTING - REPLACE IF NEEDED TBD ON SITE INSPECTION
"N" = FOR NEW

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts
S	6	11218-DIR-L20-B60-UNI-27K	Single	ALCON WALL SCONCE	0.810	2000	20
R1	3	14144-DIR-WL-8L-27K	Single	ALCON RECESSED 12' MOUNTING	0.810	850	10
R2	2	14144-DIR-WL-8L-27K	Single	ALCON RECESSED 10' MOUNTING	0.810	850	10
LP	10E 2N	QLT-LE080-2G2-27-CR3-PBRO	Single	ALMQLT-LE080-EVX-2G2-27-CR3-PBRO	0.810	7813	80

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	illuminance	Fc	2.19	7.1	0.9	21.90	71.00
Concrete Walkways	illuminance	Fc	2.49	8.9	0.9	24.90	89.00
Concrete Walkways @ Building	illuminance	Fc	1.96	6.4	0.9	2.18	7.11

- NOTE 1 : USE CLASSIFICATION NONRESIDENTIAL USE (FOOTCANDLES) DRIVEWAYS, PARKING AREAS, WALKWAYS & OTHER AREAS = 0.9 (FOOTCANDLES)
- NOTE 2 : EXISTING 10 LAMP POSTS TO REMAIN
- NOTE 3 : PROPOSED 2 NEW LAMP POSTS TO BE INSTALLED - SEE SITE PLAN AND LIGHTING PLANS FOR CLARITY



2 PROPOSED FOOT CANDLE > 0.9 MIN
A4 Scale: 1" = 30 ft

PROJECT TITLE:
**DASCO SOLUTIONS
ADAPTIVE RE-USE
700 MIDDLESEX AVENUE
METUCHEN, NJ 08840**

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320 7th STREET
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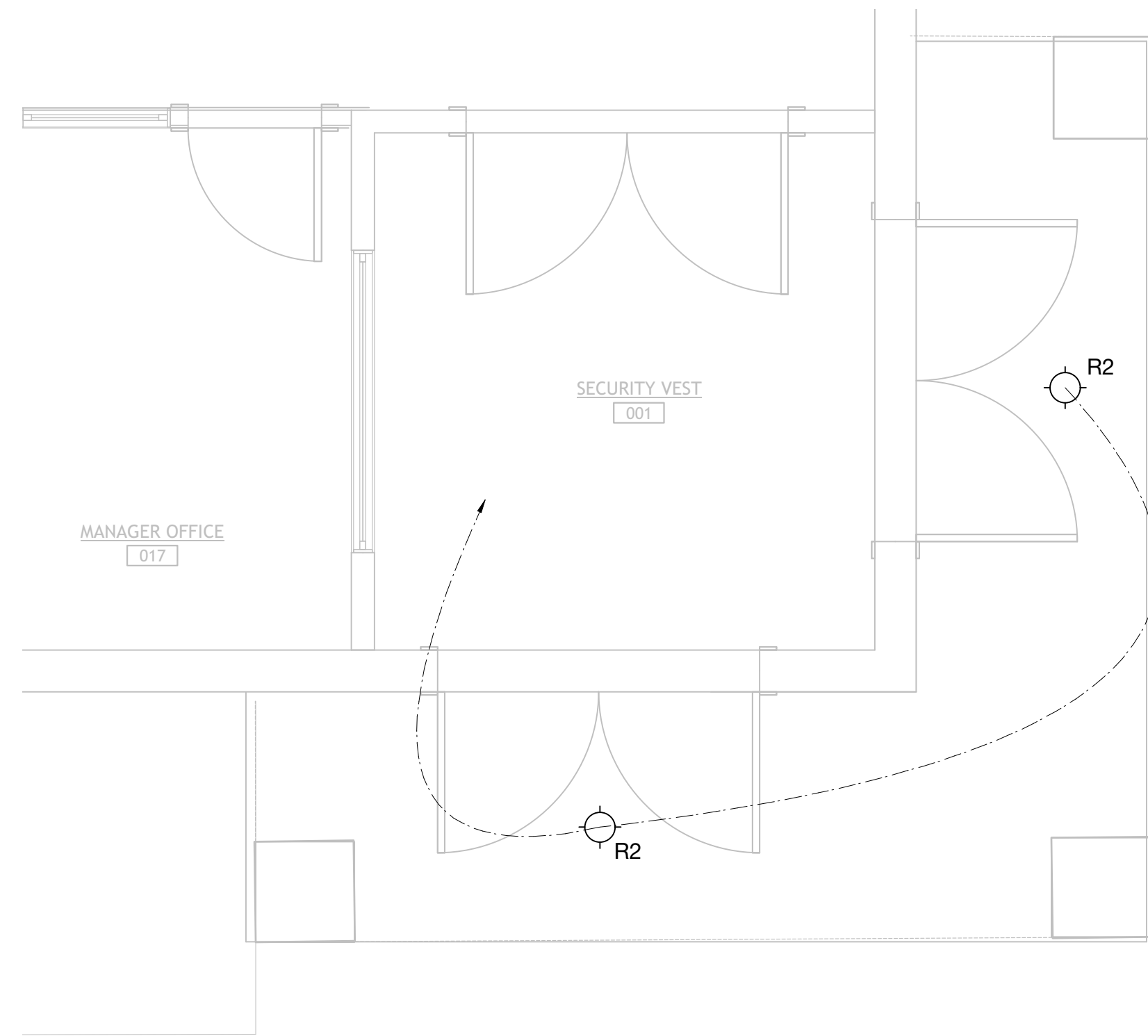
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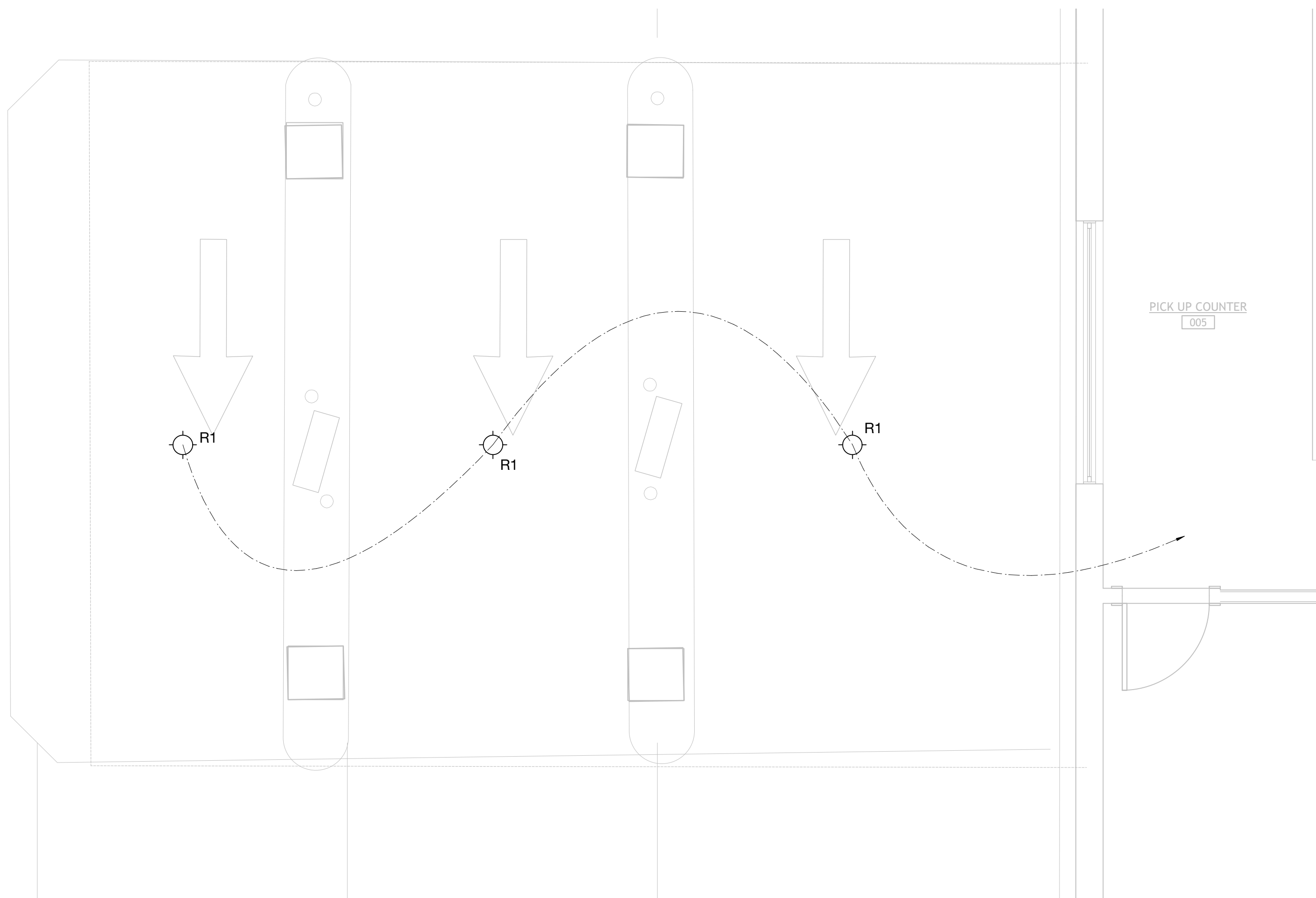
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DRAWING TITLE:
**EXISTING & PROPOSED
SITE LIGHTING**

DATE:	SEAL & SIGNATURE:
SEPT 11, 2023	
PROJECT NO: 20-23003	
ISSUE:	
DRAWN / CHECKED BY: FS/UJ	
SHEET NUMBER: A4	
SHEET 5 OF 6	



1 ENTRY PLAN - LIGHTING
Scale: 3/8" = 1'-0"



2 DRIVE THROUGH - LIGHTING
Scale: 3/8" = 1'-0"

GENERAL LIGHTING NOTES:

- STREET LIGHTING HAS BEEN PROVIDED ALONG THE FRONTAGE OF THE PROJECT AREA AND ALONG THE MID-BLOCK CONNECTOR ROADWAY WITHIN THE PROJECT AREA, WHETHER EXISTING OR PROPOSED, IN ACCORDANCE WITH §110-157 OF THE ORDINANCE. ALL PEDESTRIAN AREAS SHALL BE PROVIDED WITH PEDESTRIAN-SCALE LIGHT FIXTURES.
- LIGHTING HAS BEEN PROVIDED AS A COMBINATION OF GROUND RECESSED LIGHTING, BOLLARD LIGHTING, WALL-MOUNTED OR RECESSED LIGHTING. ALL FIXTURES SHALL BE APPROPRIATELY SHIELDED AND, WHERE ATTACHED TO A BUILDING, SUCH SHALL BE FOCUSED DOWNWARD. SOFT AMBIENT UP-LIGHTING SHALL BE PERMITTED.
- ALL FIXTURES ARE BE LED, NON-GLARE, FULL CUT-OFF AND SHALL NOT EXCEED A COLOR TEMPERATURE OF 3,300K.
- STREETLIGHTS, THE TYPE AND NUMBER OF PUBLIC STREETLIGHTS SHALL BE SUCH AS TO PROVIDE SAFE AND ADEQUATE LIGHTING ON STREETS AND SIDEWALKS IN THE PUBLIC RIGHT-OF-WAY, AS APPROVED BY THE BOROUGH ENGINEER. IN ADDITION, THE FOLLOWING STANDARDS SHALL APPLY:
 - (A) ALL STREETLIGHTS SHALL BE SERVICEABLE BY A UTILITY COMPANY; HOWEVER, WHEREVER ELECTRIC UTILITY INSTALLATIONS ARE REQUIRED TO BE UNDERGROUND OR EXISTING INSTALLATIONS IN THE SURROUNDING AREA ARE SO LOCATED, THE APPLICANT SHALL PROVIDE FOR UNDERGROUND SERVICE FOR STREETLIGHTING.
 - (B) FOR PARKING AREAS, LIGHTING SHALL BE PROVIDED BY STANDARDS WITH A MOUNTING HEIGHT NOT MORE THAN 20 FEET OR THE HEIGHT OF THE BUILDING, WHICHEVER IS LESS. UNLESS SUCH STANDARD IS LOCATED WITHIN 100 FEET OF A RESIDENTIAL DISTRICT OR USE, IN WHICH CASE THE MOUNTING HEIGHT SHALL NOT EXCEED 12 FEET. LIGHTING IN AND AROUND PARKING AREAS SHALL PROVIDE FOR NONGLARE LIGHTS FOCUSED DOWNWARD. MOUNTING HEIGHT SHALL BE MEASURED FROM THE GROUND LEVEL TO THE CENTER LINE OF THE LIGHT SOURCE FOR ALL CALCULATIONS OF SUCH PURSUANT TO THIS SUBSECTION.

"LP" - LAMP POST LIGHT

"S" - SCONCE BUILDING LIGHT

"R1 & R2" - RECESSED LIGHT

COLOR TEMPERATURE SPEC

PHOTOMETRICS

PHOTOMETRICS

PROJECT TITLE:

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DATE:	REVISION:	ISSUE DESCRIPTION:
9/11/2023		ISSUED FOR ZBA REVIEW

DATE:	REVISION:	REVISION DESCRIPTION:
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EXISTING & PROPOSED
SITE LIGHTING

SEAL & SIGNATURE:	DATE:	SEPT 11, 2023
	PROJECT NO.:	20-23003
	ISSUE:	
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	SHEET 6 OF 6	

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