

## LICENSE AGREEMENT

**Licensee's Name:** Union County Educational Services Commission  
**State of Organization:** New Jersey  
**Licensee's Address:** 45 Cardinal Drive, Westfield, NJ 07090

**Contact Person Name:** Michael Kowalski  
**Contact Person Phone #:** 908.233.9317

**Facility ("Facility"):** 609 North Avenue W., Westfield, NJ 07090

**Date(s)/Times(s) of use ("Term"):** the Effective Date –which is the later to occur of (a) delivery of vacant possession of the Facility with the Improvements (as hereinafter defined) substantially completed, and (b) November 1, 2021, through June 30, 2022; 7 days/week, 6:00 am – 9:00 pm

**Expected attendance:** up to \_\_\_\_\_ per day

**Area(s) of Facility that Licensee may use ("Licensed Areas"):** The second floor of the Facility as shown on Exhibit A attached hereto and made a part hereof, except as otherwise stated herein

**Description of event to be held ("Event"):** Educational Services

**Deposit amount & due date:** Zero Dollars (\$0), except as otherwise stated herein

**Fee:** One Dollar (\$1) + all costs of Utilities, Improvements, Real Estate Taxes and Additional Services (as such terms are defined below) ("Fees")

**Fee due date:** All Fees are due in accordance with Section 3 below.

This License Agreement ("Agreement") is between HBS Leasehold LLC, having an address at 225 Liberty Street, New York, NY 10281 ("Licensor"), and the licensee listed above ("Licensee") entered into on the date last executed below. In consideration of charitable purposes and other good and valuable consideration, Licensor and Licensee agree as follows:

- 1. Grant of License.** Subject to the terms and conditions of this Agreement, Licensor grants Licensee a limited license to enter the Facility and access the Licensed Areas during the Term for the purpose of holding the Event. The Term may not be extended without the Licensor's prior written approval in its sole discretion.
- 2. Duties of the Licensor and Licensee.** The Licensor shall permit Licensee access to the Licensed Area between the hours of 6:00 am and 9:00 pm, seven (7) days a week, unless additional hours are agreed upon by the parties. Licensee shall be the sole party responsible for the coordination and preparation of traffic management, site security, provision of equipment, maintenance and repair of restrooms, signage, and securing elevators and escalators. Licensee shall be fully in control and responsible for the duty of care owed to any employees, volunteers, agents and invitees who access and/or use the Licensed Area for the Event.
- 3. Fees.** One Dollar (\$1.00). Licensee agrees to reimburse Licensor and to issue payments to Licensor within thirty (30) days of receipt of invoices from Licensor detailing the following expenses: (a) Licensor's actual cost to provide HVAC, electric, water and internet services ("Utilities") for the Premises, (b) Licensor's actual cost to provide garbage pick-up and snow and ice removal for the Premises ("Additional Services"), (c) Licensee's pro rata share of real estate taxes ("Real Estate Taxes") due and payable during the Term, (d) the cost of non-structural temporary partitions and placement of freestanding desks, chairs and furniture consistent with the floorplan attached as Exhibit A hereto ("Improvements") and the cost of removal of said Improvements, and (e) and any other actual costs incurred by Licensor related to Licensee's use of the Licensed Areas. Licensee's obligation to pay the fees hereunder shall survive the expiration or earlier termination of this Agreement.
- 4. Non-Refundable Deposit.** None.
- 5. Licenses & Permits.** Licensee shall secure in advance, prior to commencement of the Term, all licenses, permits and approvals required under applicable laws, ordinances, regulations and orders in connection with its use of the Facility for the Event, including, without limitation, any permits required by the fire department, police department or the State/Federal governments as well any and all zoning approvals.
- 6. Indemnification & Release of Liability.** Licensee hereby agrees to indemnify, defend, save and hold harmless the Licensor, and its successors and assigns, and each of their respective partners, agents, officers, directors, employees and representatives (collectively,

"Indemnitees") from and against any and all claims, suits, losses, injuries, damages, liabilities and expenses, including, without limitation, reasonable attorneys' fees and expenses ("Claims or Costs"), occasioned in connection with, arising or alleged to arise from, wholly or in part, (i) the exercise by Licensee of the privileges herein granted; (ii) the acts or omissions, or violation of any applicable law, rule, regulation or order, of or by Licensee or any of its licensees, agents, owners, officer, directors, members, managers, representatives, contractors, employees, servants, volunteers, guests, invitees, or participants; or (iii) any death or injury sustained by any person within the Licensed Area or damage or destruction to property of any person admitted to the Facility by Licensee during the Term or any other time while the Facility (or any part thereof) is used by or are under the control of Licensee. The Licensor makes no warranty or representation to Licensee of any kind (express or implied) regarding the suitability of or compliance with applicable laws by the Facility for any aspect of Licensee's intended use. Licensee further agrees that, except for the Improvements, the Facility is being provided "AS IS", "WHERE IS" and "WITH ANY AND ALL FAULTS" and without warranty, express or implied, as to the merchantability or fitness for the use thereof for any particular purpose. Licensee and all those claiming by, through or under Licensee agree that all of its property or property of others in or on the Facility shall be used and/or stored in the Facility at the sole risk of Licensee, and Licensee hereby waives and releases the Licensor and its Indemnitees from any and all Claims or Costs related thereto to the fullest extent permitted by law. Licensee and all those claiming by, through or under Licensee hereby release Licensor to the fullest extent permitted by law, from any and all claims relating to use or occupancy of the Licensed Areas, including loss of life, personal or bodily injury, arising, directly or indirectly, out of or from or on account of their respective occupancy and use or resulting from any present condition or state of repair thereof. The provisions of this Section 6 shall survive any expiration or termination of this Agreement. As a condition of such indemnification, Licensor agrees to provide written notice to Licensee of any suits, claims or potential claims within ten (10) days of its own notice of such suits, claims or potential claims. The foregoing indemnification is not to be deemed as a waiver of any immunity that may exist in any action against Union County, New Jersey or its officers, agents, volunteers and employees.

## 7. Insurance.

a. Licensor acknowledges that Licensee is self-insured and will maintain a combination of commercial and self-insurance with appropriate reasonable reserves or funds, as the case may be, to cover claims, losses and damages that might arise or be incurred during its occupancy of the Licensed Property which otherwise may be covered by Business Personal Property Insurance covering all risk (special form) causes of loss, Commercial General Liability insurance (written on an occurrence basis) which, unless approved by Licensor in writing, in no event shall be for coverage less than Fifty Million Dollars (\$50,000,000) per occurrence/general aggregate, which limits may be achieved with a combination of primary and umbrella/excess liability policies. Licensee shall also maintain during the Term at least Twenty-Five Million Dollars (\$25,000,000) in liability insurance covering sexual abuse and molestation claims. Licensor acknowledges that Licensee is also self-insured for its obligations to its employees under the New Jersey Workers' Compensation Act. Licensee shall cause such insurance to be endorsed with an endorsement that the insurance issued to Licensee shall be primary to and not contributory with any insurance coverage or self-insured program of the Licensor, and that such insurance shall be excess to any insurance issued to Licensee. Insurance effected or procured by Licensee hereunder will not reduce or limit Licensee's contractual obligation to indemnify and defend the Indemnitees hereunder. Furthermore, Licensee and the Indemnitees shall be named insureds on any and all insurance provided for the Event by any additional local, state, or federal government in the Licensed Area.

b. Licensee shall cause each policy carried by Licensee insuring the Licensee's improvements and personal property situated at the Licensed Area and the Licensed Area against loss, damage or destruction by fire or other casualty, as well as all liability associated with the Licensed Area, to be written in a manner so as to provide that the insurance company waives all rights of recovery by way of subrogation against Licensor in connection with any loss or damage covered by any such policy. This waiver of subrogation shall extend to the agents and employees of each party. By this Section, Licensor and Licensee intend that the risk of loss described above shall be borne by responsible insurance carriers to the extent above provided, and Licensor and Licensee hereby agree that, notwithstanding anything contained herein to the contrary, Licensee's insurance shall act as primary coverage for any loss, damage or injury that occurs within the Licensed Area.

c. Licensee shall also maintain, at its own cost and expense, Workers' Compensation and Employer's Liability insurance in respect of all employees, and any borrowed, leased or other person to whom such compensation may be payable by Licensee. Such insurance shall be written in a manner to provide that Licensee's insurance company waives all rights of recovery by way of subrogation against Licensor and its Indemnitees in connection with any loss covered by any such policy.

d. Licensee shall also maintain, at its own cost and expense, automobile liability insurance covering hired, owned and non-owned vehicles with coverage of at least One Million Dollars (\$1,000,000) per occurrence, combined single limit for bodily injury and property damage. Such automobile liability insurance shall be scheduled to Licensee's Umbrella/Excess insurance program, affording

a limit of no less than Fifty Million Dollars (\$50,000,000).

e. Licensee shall cause all liability insurance that it carries for the Licensed Area to be endorsed with an endorsement designating Licensors and its Indemnitees as additional insureds.

f. Licensee shall provide to the Licensors evidence of the insurance required within five (5) days after the date of execution hereof. The policies shall also provide, and the certificate shall so note, that the coverages may not be canceled or that a major change in coverage may not be implemented without at least thirty (30) days' prior written notice given to the Licensors. All insurance policies shall be issued by insurance companies rated by the state where the Licensors are located or as otherwise agreed by the parties. All such policies shall be in such form and contain such provisions as are generally considered standard for the type of insurance involved.

g. The Licensors shall also have the right to prohibit the Licensee, its employees and affiliates, from entering the Facility until such certificates or other evidence that insurance has been obtained in complete compliance with this Agreement is received by the Licensors. Licensee's failure to maintain the insurance required herein may, at the sole discretion of Licensors, result in termination of this Agreement. IN THE EVENT OF SUCH TERMINATION BY THE LICENSORS, THERE SHALL BE NO FURTHER LIABILITY OF ANY KIND OR NATURE WHATSOEVER BY THE LICENSORS TO LICENSEE, AND THE LICENSORS SHALL RETAIN THE RIGHT TO PROCEED WITH A LEGAL ACTION AGAINST LICENSEE TO RECOVER ANY AND ALL DIRECT DAMAGES SUSTAINED BY THE LICENSORS BY REASON OF LICENSEE'S RESPECTIVE DEFAULT HEREUNDER.

8. Termination. If either party fails to comply with any of the terms and conditions of this Agreement and such failure is not remedied within 10 days of its receipt of written notice regarding such failure, the other party may terminate this Agreement by written notice, without prejudice to any other legal rights or remedies such other party may have; provided, however, that neither party shall be liable to the other for special, punitive or consequential damages hereunder. Licensee shall have fifteen (15) days from receipt of notice of termination by Licensors to vacate the area. Licensee may, at any time and without cause, terminate this agreement with thirty (30) days' prior written notice.

9. Compliance with Laws and Facility Rules. Licensee shall comply with, and shall cause all of its employees, contractors, participants and invitees to comply with, all laws, regulations, and ordinances applicable to it in connection with its performance under this Agreement as well as all rules and regulations regarding the Event and the use of the Licensed Area and the Facility ("Compliance Obligations").

10. Hazardous Material. Licensee represents and warrants that it shall not introduce any hazardous wastes, substances or materials (collectively, "Hazardous Materials") into the Licensed Area or Facility in violation of any federal, state or local environmental legal requirements (collectively, "Environmental Laws"). In the event any Hazardous Materials are introduced to the Licensed Area or the Facility by Licensee or its respective contractors, agents, or invitees, in violation of Environmental Laws, that party, as applicable, shall, at its sole cost and expense, promptly remove the same in a manner provided for by all applicable law and repair any damage to the Licensed Area and/or the Facility created thereby and restore the Licensed Area to the same condition that existed prior to the discovery of the Hazardous Materials, provided such Hazardous Materials was not caused by or permitted by anyone claiming by, through or under Licensors. The provisions of this Section 10 shall survive any expiration or termination of this Agreement.

#### 11. Use of the Facility.

a. Licensee shall use the Licensed Area in a safe and prudent manner. Licensee shall not (and shall ensure that its employees, agents, invitees and subcontractors do not) alter, improve, mar, deface or injure any part of the Facility, and, following notice to Licensors, shall perform all non-structural maintenance and repair to the Facility during the Term. No structural alterations to the Premises may be made by Licensee. Upon expiration of the Term, Licensee shall deliver the Licensed Area in as good condition and repair and in the condition received at the beginning of the Term, normal wear and tear excepted. Licensee must fully comply with the fire code of the jurisdiction where the Facility is located and all rules and standards of the local fire department, which may require securing a license or permit to conduct certain activities contemplated under this Agreement. Use of combustible material is forbidden except as permitted in connection with the generators. Licensee shall not (and shall ensure that its employees, agents and contractors do not) cover or conceal in any manner whatsoever from public view or access any fire-fighting equipment in the Licensed Area or the Facility, such as fire extinguishers.

b. The use of the Licensed Area shall be coordinated with a designated representative of the Licensors, who shall have the right to be present at and monitor Licensee's activities. Licensee shall follow any and all reasonable instructions of the Licensors' representative.

c. Licensee warrants that it will provide security measures and/or security guards to prevent any unauthorized access to (1) the portions of the Facility outside of the Licensed Area, (2) the elevators and escalators within the Licensed Area, and (3) any interior entrance to the attached shopping center.

d. Licensee shall place signage throughout the Licensed Area identifying Licensee and its partners as the operators of the Event.

e. Licensee shall be permitted the non-exclusive right in common with others to use those common areas of the Facility necessary for access to and from the Licensed Area, and shall be permitted the non-exclusive use of the parking areas surrounding the Facility for parking in connection with the Event, subject to applicable law.

12. Confidentiality. Neither party shall disclose the terms and conditions of this agreement, except to their respective employees and agents with a need to know or to the extent required by law, and provided further, that Licensor may disclose the existence of this agreement following the Effective Date.

13. Force Majeure. Should the Facility or any material part thereof be destroyed or damaged by fire or by any other cause, or if any Event of Force Majeure shall render the fulfillment of this Agreement by the Licensor impracticable, this Agreement shall terminate and the Licensor shall not be liable or responsible to Licensee for any damage or loss caused thereby. Should Licensee be unable to take possession of the Licensed Area or present the Event due to an Event of Force Majeure, neither Licensor nor Licensee shall have any liability under the Agreement. "Event of Force Majeure" means any occurrence or condition beyond the reasonable control of the party asserting it that prevents such party from performing its obligations under this Agreement and may include, without limitation, fire, earthquake, flood, act of God, strike, lockout or other labor dispute, riot or pandemic; provided, however, that under no circumstances shall the monetary inability of a party to perform be considered an Event of Force Majeure.

14. Notices. All legal notices shall be in writing and shall be deemed delivered upon delivery by any nationally recognized overnight carrier to the parties' respective address set forth above. All other notices may be sent via email to the following email addresses: (1) [mindy.novack@hbc.com](mailto:mindy.novack@hbc.com), (2) [kathryn.swimm@hbc.com](mailto:kathryn.swimm@hbc.com), (3) [greg.rodgers@hbc.com](mailto:greg.rodgers@hbc.com), and (4) [mkowalski@ucesc.org](mailto:mkowalski@ucesc.org).

15. Governing Law and Licensor. This Agreement shall be construed, governed, and enforced in accordance with the laws of the State of New Jersey. Any suit, action, or other legal proceeding arising out of or related to this Agreement must be brought in a state or federal court located in the State of New Jersey.

16. Miscellaneous. This Agreement constitutes the entire agreement and understanding of the parties with respect to its subject matter, and supersedes any and all prior agreements, understanding or communications between the parties whether written or oral. This Agreement may not be amended except by a writing signed by both parties. No waiver shall be effective unless it is in writing and is signed by the party to be charged. The parties warrant that each party is authorized to enter into the Agreement and to perform all of the obligations hereunder. No delay or failure to exercise any right or remedy accruing to any party shall impair any such right or remedy, nor shall it be construed as a waiver of any future right or remedy. This Agreement shall be binding upon and inure to the benefit of all successors and permitted assigns. Licensee shall not sublicense, assign or transfer this Agreement in whole or in part without the prior written consent of the Licensor. If any provision of this Agreement is declared invalid or unenforceable by a court of competent jurisdiction, such provision shall be severed from the remainder of this Agreement, which shall remain in full force and effect. This Agreement may be executed in any number of counterparts (including by .pdf), each of which will be deemed an original, but all of which taken together shall constitute one single agreement.

**LICENSOR:**  
**HBS Leasehold LLC**

By: \_\_\_\_\_  
Name: Ian Putnam  
Title: Vice President  
Date:

**LICENSEE:**  
**UNION COUNTY EDUCATIONAL SERVICES COMMISSION**

By: \_\_\_\_\_  
Michael J. Kowalski, Acting Superintendent  
Date:







A wooden desk with drawers on both sides.debarbieri  
ARCHITECTS

**HBC**  
HENDERSON'S BAY COMPANY

NEW YORK, NY | 19201

[illegible]

HAS - LMA  
LEVEL 2  
FURNITURE PLAN

0001

MEET:



debarbieri  
ARCHITECTS

97 CHESTNUT STREET  
RUTHERFORD, NJ 07070

TEL: 201.939.5469 FAX: 201.939.5466  
EMAIL: DESIGN@DEBARBIERARCHITECTS.COM  
WWW.DEBARBIERARCHITECTS.COM

## CONSULTANTS



**225** LIBERTY STREET  
NEW YORK, NY | 10281

[illegible]

PROJECT

PROPOSED HSA - LMA  
RELOCATION CONCEPT - LEVEL 2

609 N. Ave W  
WESTFIELD, NJ 07090

HAS - LMA  
LEVEL 2  
REMOVAL FLOOR PLAN

DATE ISSUED: 10-28-2

PROJECT NO: 21-132

DRAWING BY: A A I

CHKD BY:                  A A

DWG NO:

A002

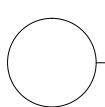
SEAL &amp; SIGNATURE

FILE NO.

SHEET:

3 OF 6



debarbieri  
ARCHITECTS

**225** LIBERTY STREET  
NEW YORK, NY 10038

[illegible]

## SHEET





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The diagrams illustrate the installation of a new fire sprinkler head above a modular moveable wall panel. Each diagram shows a side elevation with dimensions and labels for existing and new components.

- Diagram 1 (Left):** Shows a new fire sprinkler head installed above a modular moveable wall panel. The panel is 80" H. The new fire sprinkler head is 3'-2" clear to the ceiling (CLG). The existing fire sprinkler head is 4'-8" clear to the CLG. The panel is 80" H. The new fire sprinkler head is 3'-2" clear to the CLG. The existing fire sprinkler head is 4'-8" clear to the CLG.
- Diagram 2 (Middle):** Shows a new fire sprinkler head installed above a modular moveable wall panel. The panel is 80" H. The new fire sprinkler head is 3'-4" clear to the ceiling (CLG). The existing fire sprinkler head is 4'-8" clear to the CLG. The panel is 80" H. The new fire sprinkler head is 3'-4" clear to the CLG. The existing fire sprinkler head is 4'-8" clear to the CLG.
- Diagram 3 (Right):** Shows a new fire sprinkler head installed above a modular moveable wall panel. The panel is 80" H. The new fire sprinkler head is 6'-1" clear to the ceiling (CLG). The existing fire sprinkler head is 12'-9" clear to the CLG. The panel is 80" H. The new fire sprinkler head is 6'-1" clear to the CLG. The existing fire sprinkler head is 12'-9" clear to the CLG.

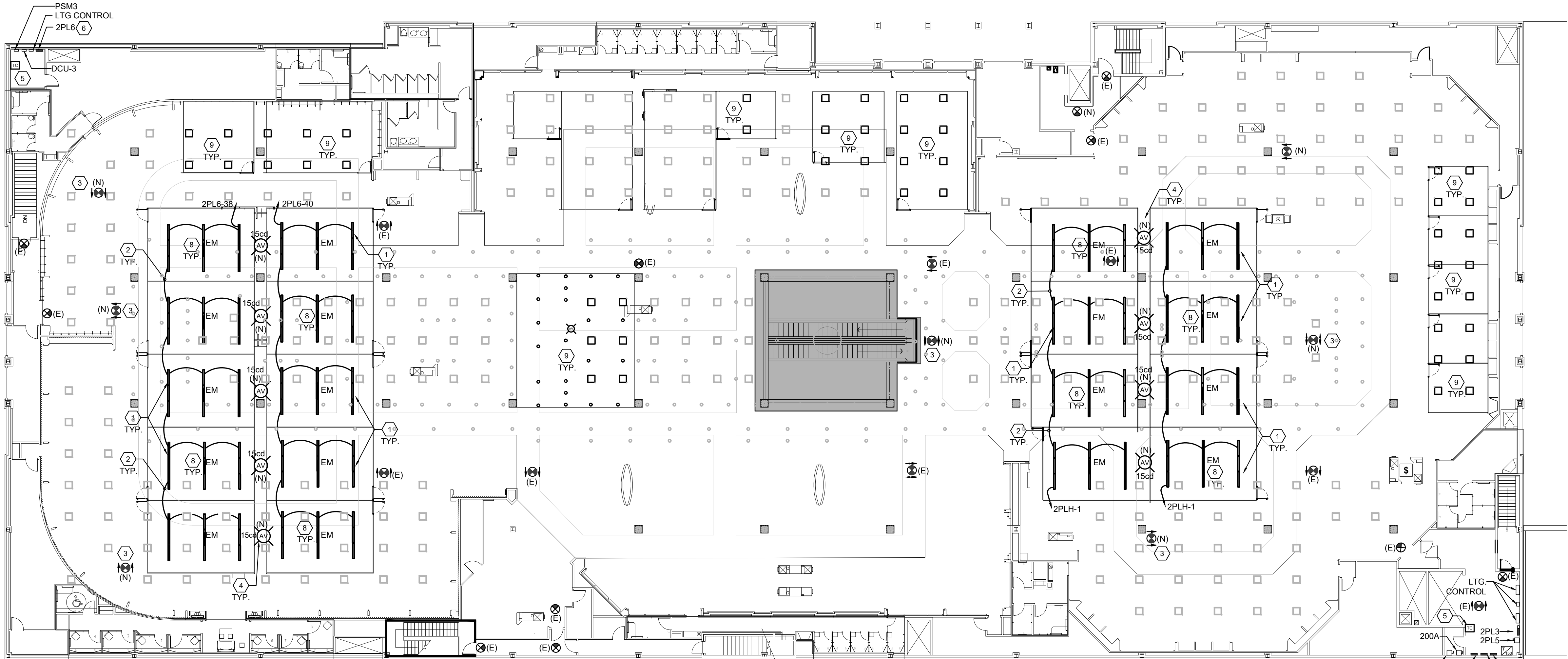
- INDICATES EXISTING RECESSED CAN LIGHTS TO REMAIN
- INDICATES EXISTING RECESSED 2x2 FLUORESCENT LIGHTS TO REMAIN
- L-I INDICATES NEW SUSPENDED LIGHT FIXTURES OVER TEMPORARY CLASSROOMS- BOTTOM OF FIXTURES AT 8'-0" A.F.F.
- INDICATES EXISTING SPRINKLER HEAD TO REMAIN. ALL NEW SPRINKLER WORK REQUIRED SHALL BE PERFORMED BY LICENSED SPRINKLER CONTRACTOR SUBMITTED UNDER SEPARATE APPLICATION
- ⊗ INDICATES EXISTING AND/OR NEW 'EXIT' SIGNS. REFER TO SHEET A102 'EGRESS PLAN' FOR ADDITIONAL NOTES



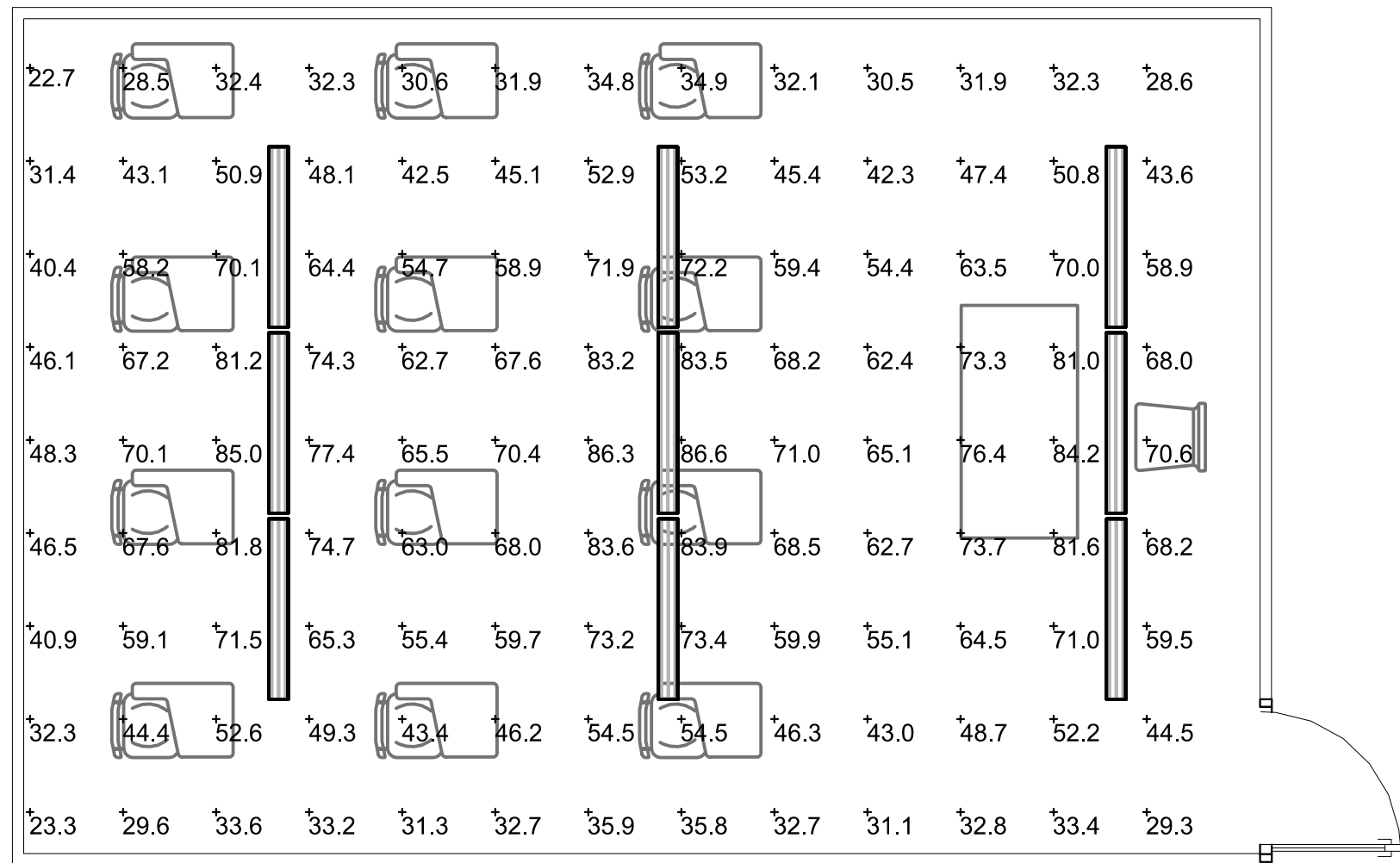




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1 SECOND FLOOR TEMP. CLASSROOM LIGHTING PLAN  
SCALE: 1/16" = 1'-0"



2 TYPICAL CLASSROOM FOOT CANDLE READING PART PLAN  
SCALE: NTS

FOOT CANDLE CALCULATION SUMMARY						
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN
TYP CLASSROOM WORKPLANE	ILLUMINANCE	FC	53.69	86.6	22.7	2.37
						3.81



DIGITAL NAVIGATION  
Ordering Tree • Light Patterns • Sensor Switch JET • Photometrics • Performance Data

#### FEATURES & SPECIFICATIONS

**INTENDED USE** — The BLWP4-30L-ADP-MVOLT-GZ10 is a high-efficiency LED luminaire designed for use in classrooms, offices, and other commercial spaces. It features a sleek, modern design with a wide beam angle and is available in multiple mounting options. The luminaire is designed to provide uniform, high-quality illumination while minimizing energy consumption and heat output. It is suitable for use in environments where a clean, professional appearance is desired.

**CONSTRUCTION** — BLWP luminaire components are die-formed for dimensional consistency. For 2" and 4" product, hinged door frame allows easy access to electrical components and mounting locations without having to remove additional parts. For 8" product, suspension aircraft cables allow easy access to electrical components and mounting locations without having to remove additional parts. Available in three point finishes: white (pre-paint), painted after fabrication white, and natural aluminum. Diffusers are extruded from impact modified acrylic for increased durability. Optional polycarbonate lens available for additional impact resistance, as well as Tamper Proof screens.

**OPTICS** — Volumetric illumination is achieved by creating an optimal mix of light to walls, partitions and vertical and horizontal work surfaces — rendering the interior space, objects and occupants in a more balanced, complimentary luminous environment. High performance extruded acrylic diffusers conceal LEDs and efficiently deliver light in a volumetric distribution. Five diffuser choices available — curved and square designs with ribbed, a smooth frosted finish, and a smooth polycarbonate finish.

**ELECTRICAL** — Long life LEDs, coupled with high-efficiency drivers, provide superior quantity and quality illumination for extended service life. 80% LED lumen maintenance at 40,000 hours (L80/L90,000). Replaces 2 lamp fluorescent.

Configurable BLWP. Available in High Efficiency (HE) versions for applications where a lower wattage (over the standard product) is required. The High Efficiency version delivers >150 LPW and can be specified via the Lumens Package Designations in the Ordering Information on page 2.

800LED driver options deliver choice of dimming range, and choices for control, while assuring flicker-free, low-current inrush, 80% efficiency and low EMI.

Optional integrated night controls make each luminaire addressable — allowing to digitally communicate with other night enabled controls such as dimmers, switches, occupancy sensors and photocells. Connection to night is simple. It can be accomplished with integrated night ABB wireless or through standard Cat-5 cabling. Night light offers unique play-and-play convenience as detectors and luminaires automatically discover each other and self-commission, while night ABB is commissioned easily through an intuitive mobile app.

**CONROLS** — Integrated sensor (individual controls): Sensor switch HSD01000 (Passive Infrared PIR) or HSD01000 (PIR) Microphonic Dual Tech P07 and HSD01000 (HSD01000) Integrated occupancy sensor/automatic dimming photocell allows the luminaire to power off when the space is unoccupied or enough ambient light is entering the space.

**Integrated Sensor (Light ABB Wireless Platform)** This sensor is light ABB enabled, meaning it has the ability to communicate over an ABB wireless network. When wired, using CAT-5 cabling, with other night-enabled sensors, power packs, or HSD01000, an ABB control zone is created. Once linked to an EdgePro, directly or via a Bridge, the zone becomes capable of remote status monitoring and control via SensorView software. See page 5 for more details on the Integrated Smart Sensor.

**Integrated Smart Sensor (Light ABB Wireless Platform)** The E57 sensor is light ABB enabled, meaning it has the ability to communicate over the wireless night control platform. It is available with an automatic dimming and occupancy sensor, or with a photocell and occupancy sensor. It pairs to other luminaires and wall switches through our mobile app, CLARITY PRO, which allows for simple sensor adjustment. See page 5 for more details on the Integrated Smart Sensor.

**Integrated Wireless Sensor (single zone control):** Sensor switch HSD01000 or HSD01000 (PIR) Microphonic Dual Tech P07 and HSD01000 (HSD01000) Integrated occupancy sensor/automatic dimming photocell allows the luminaire to power off when the space is unoccupied or enough ambient light is entering the space. See page 5 for more details on the integrated wireless sensor.

**INSTALLATION** — Intended for surface or suspended mounting. For new mounting and quick mounting to junction boxes use accessories section. Suitable for damp location.

**LISTINGS** — CSA Certified to meet U.S. and Canadian standards.

Designlights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QLP](http://www.designlights.org/QLP) to confirm which versions are qualified.

**BUY AMERICA** — Product with the BAA option is assembled in the USA and meets the Buy American! government procurement requirements under FDS, DFARS and DOT. Please refer to [www.aculitybrands.com/buy-america](http://www.aculitybrands.com/buy-america) for additional information.

**WARRANTY** — 5-year limited warranty. Complete warranty terms located at: [www.aculitybrands.com/warranty](http://www.aculitybrands.com/warranty)

**Note:** Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Catalog Number	BLWP4-30L-ADP-MVOLT-GZ10
Notes	TEMP CLASSROOM
Type	A



Specifications	
2" Dimensions	
Length:	24 (60.96)
Width:	5.50 (13.97)
Depth:	3.50 (8.89)
4" Dimensions	
Length:	48 (121.92)
Width:	5.50 (13.97)
Depth:	3.50 (8.89)
8" Dimensions	
Length:	96 (243.84)
Width:	5.50 (13.97)
Depth:	3.50 (8.89)

All dimensions are inches (centimeters) unless otherwise specified.

#### Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for night+ or control networks marked by a shaded background\*

- This luminaire is part of an A+ Certified solution for night control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background\*

To learn more about A+, visit [www.aculitybrands.com/plus](http://www.aculitybrands.com/plus).

\*See ordering tree for details

COMMERCIAL INDOR

BLWP  
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## FIRE ALARM NOTES

- FIRE ALARM PLANS DEPICT THE GENERAL LAYOUT AND INTENT OF THE FIRE ALARM SYSTEM. THE CONTRACTOR MUST DETERMINE THE ACTUAL QUANTITY AND FINAL LOCATION OF DEVICES REQUIRED BY CODE BASED UPON ACTUAL FIELD/CONSTRUCTED CONDITIONS.
- COORDINATE ALL FIRE ALARM REQUIREMENTS AND WORK, INCLUDING DEVICE MOUNTING HEIGHT, WITH AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.
- THE FIRE ALARM CONTRACTOR SHALL RELOCATE ANY EXISTING INITIATING AND NOTIFICATION DEVICES AND PROVIDE ADDITIONAL QUANTITIES OF NEW DEVICES AS REQUIRED FOR A FULLY OPERATIONAL FIRE ALARM SYSTEM COMPLIANT WITH ALL APPLICABLE CODES AND REFERENCES.
- THE CONTRACTOR SHALL CONNECT RELOCATED AND NEW DEVICES TO THE EXISTING FIRE ALARM CONTROL PANEL AND PROVIDE ALL REQUIRED RE-PROGRAMMING OF THE EXISTING FIRE ALARM SYSTEM TO ACCOMMODATE NEW DEVICES AND THEIR RESPECTIVE ADDRESSABLE IDENTIFIERS. FIELD VERIFY EXACT LOCATION OF EXISTING CONTROL PANEL.
- THE CONTRACTOR SHALL PROVIDE ALL REQUIRED BOOSTER POWER SUPPLIES, CONTROL PANEL EXPANSION MODULES, AND ALL OTHER HARDWARE AND DEVICES AS REQUIRED FOR A FULLY OPERATIONAL SYSTEM.
- THE EXISTING FIRE ALARM SYSTEM IS A FULLY ADDRESSABLE VOICE COMMUNICATION SYSTEM. INITIATING DEVICES ARE INTERLOCKED WITH THE FIRE ALARM CONTROL PANEL. ENSURE THAT ALL NEW DEVICES ARE COMPATIBLE WITH THE EXISTING FIRE ALARM SYSTEM AND WILL OPERATE ACCORDING TO THE EXISTING SYSTEM SEQUENCE OF OPERATIONS.
- ALL DEVICE WIRING SHALL BE IN STRICT COMPLIANCE TO THE MANUFACTURER'S REQUIREMENTS. ALL DEVICE WIRING SHALL BE POWER LIMITED AND SHALL BE INSTALLED IN EMT CONDUIT 1/2" MINIMUM.
- MODIFICATIONS TO THE EXISTING FIRE ALARM SYSTEM SHALL BE MADE WHILE THE SYSTEM IS STILL OPERATIONAL. IF A SYSTEM SHUTDOWN IS REQUIRED, THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WITH THE BUILDING MANAGEMENT AND PROVIDE ALL REQUIRED FIRE WATCH EQUIPMENT AND PERSONNEL IN ACCORDANCE WITH THE LOCAL AUTHORITY HAVING JURISDICTION.
- ALL MATERIALS AND EQUIPMENT REMOVED FROM THE BUILDING INCLUDING, BUT NOT LIMITED TO, UNUSED DEVICES, WIRING, CONDUIT, ACCESSORIES, ETC, SHALL BE DISPOSED OF BY THE CONTRACTOR, PRIOR TO DISPOSAL, DETERMINE IF BUILDING OWNER WOULD LIKE ANY OF THE EXISTING EQUIPMENT OR DEVICES FOR THEIR ATTIC STOCK.
- REFER TO THE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR A DESCRIPTION OF ALTERNATE BIDS THAT MAY AFFECT THE ELECTRICAL SCOPE OF WORK.
- ALL EQUIPMENT, PIPING, WIRING, ETC. UTILIZED IN CEILING RETURN PLENUMS SHALL BE NON-COMBUSTIBLE, HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 50, AND BE LISTED AND LABELED AS PLENUM RATED WHERE APPLICABLE.
- CONTRACTOR SHALL PROVIDE NEW FIRE ALARM DEVICE WHICH MATCHES EXISTING MANUFACTURER. CONNECT ALL NEW DEVICES TO EXISTING FIRE ALARM SYSTEM. FIELD VERIFY SYSTEM MANUFACTURER AND ALL LOCATIONS OF EXISTING FIRE ALARM CONTROL PANEL. ALL NEW DEVICES SHALL BE COMPATIBLE WITH THE EXISTING SYSTEM. PROVIDE ALL REQUIRED PROGRAMMING, EXPANSION MODULES, POWER SUPPLIES, ETC. TO ACCOMMODATE THE NEW DEVICES. CONTRACTOR SHALL UPSIZE PANEL IF REQUIRED.

## LIGHTING NOTES

- COORDINATE THE ACTUAL LOCATION OF ALL LIGHTING FIXTURES WITH THE ARCHITECT'S REFLECTED CEILING PLAN AND ALL ARCHITECTURAL, MECHANICAL, AND STRUCTURAL ELEMENTS INCLUDING, BUT NOT LIMITED TO, DUCTWORK, PIPING, EQUIPMENT, BEAMS, JOISTS, ETC.
- PROVIDE ALL LIGHTING FIXTURES, BALLASTS, MOUNTING HARDWARE AND ACCESSORIES, CONDUIT, CONDUCTORS, CONTRACTORS, SWITCHES, OCCUPANCY SENSORS, ETC. REQUIRED FOR A COMPLETE INSTALLATION WHETHER INDICATED ON THE DRAWINGS OR NOT.
- ILLUMINATION LEVELS SHALL BE IN ACCORDANCE WITH THE ILLUMINATION ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) AND ALL APPLICABLE CODES.
- EXIT SIGNS AND LIGHTING WITH EMERGENCY BATTERY PACKS SHALL BE CONNECTED TO THE LOCAL LIGHTING CIRCUIT AHEAD OF ANY SWITCHING.

## KEY NOTES (1,2,3)

- LITHONIA LOW PROFILE WRAPAROUND SUSPENDED LED FIXTURE (TYPICAL) BLWP4-30L-ADP-MVOLT-GZ10
- 2#12x1#12G-3/4" C EXTEND AND CONNECT TO NEW FIXTURE
- NEW EXIT LIGHT TO MATCH BUILDING STANDARD EXISTING EXIT LIGHTS.
- NEW CEILING MOUNTED FIRE ALARM AUDIO VISUAL DEVICE SHALL MATCH BUILDING STANDARD. ALL NEW DEVICES SHALL BE COMPATIBLE WITH THE BUILDINGS EXISTING FIRE ALARM SYSTEM.
- CONTRACTOR SHALL PROVIDE NEW TIME CLOCK FOR CONTROL OF THE NEW FIXTURES INSTALLED
- CONTRACTOR SHALL UTILIZE (3) SPARE BRANCH CIRCUIT BREAKERS IN PANEL 2PL6 FOR NEW TEMPORARY CLASSROOM LIGHTING.
- CONTRACTOR SHALL SUPPLY AND INSTALL (1) 1P-20A CB IN PANEL 2LH2 FOR NEW TEMPORARY CLASSROOM LIGHTING.
- CONTRACTOR SHALL SUPPLY NEW FIXTURE WITH AN EMERGENCY TYPE BALLAST CAPABLE OF 90 MINUTES OF ILLUMINATION DURING EMERGENCY OPERATION.
- OFFICES AND AREAS TO UTILIZE THE EXISTING LIGHTING FIXTURES UNLESS OTHERWISE NOTED.



Environmental • Geotechnical • Civil  
Structural • Mechanical • Electrical

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CERTIFICATE OF AUTHORIZATION  
No. 246A28008600

#### SEAL:

IF THIS DRAWING DOES NOT CONTAIN THE RAISED SEAL OF THE PROFESSIONAL ENGINEER, IT IS NOT A VALID DOCUMENT AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN.

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NEW JERSEY PROFESSIONAL ENGINEER  
LIC. NO. 246C04929100

PROJECT No. 21-10-21T

SEAL & SIGNATURE

FILE NO.

SHEET

RESERVED FOR DCA STAMP

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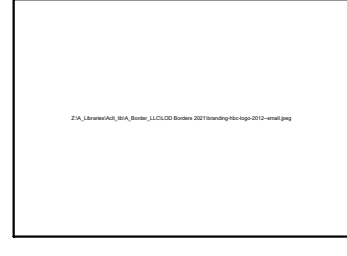
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REVISIONS

DATE

DESCRIPTION

PROJECT

PROPOSED HSA - LMA  
RELOCATION CONCEPT - LEVEL 2

609 N. AVE W  
WESTFIELD, NJ 07090

ELECTRICAL 2ND FLOOR  
TEMPORARY  
CLASSROOM LIGHTING  
PLAN

DATE ISSUED: 10-28-21

PROJECT NO: 21-132

DRAWING BY:

CHECK BY:

DWG NO: E1.0

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