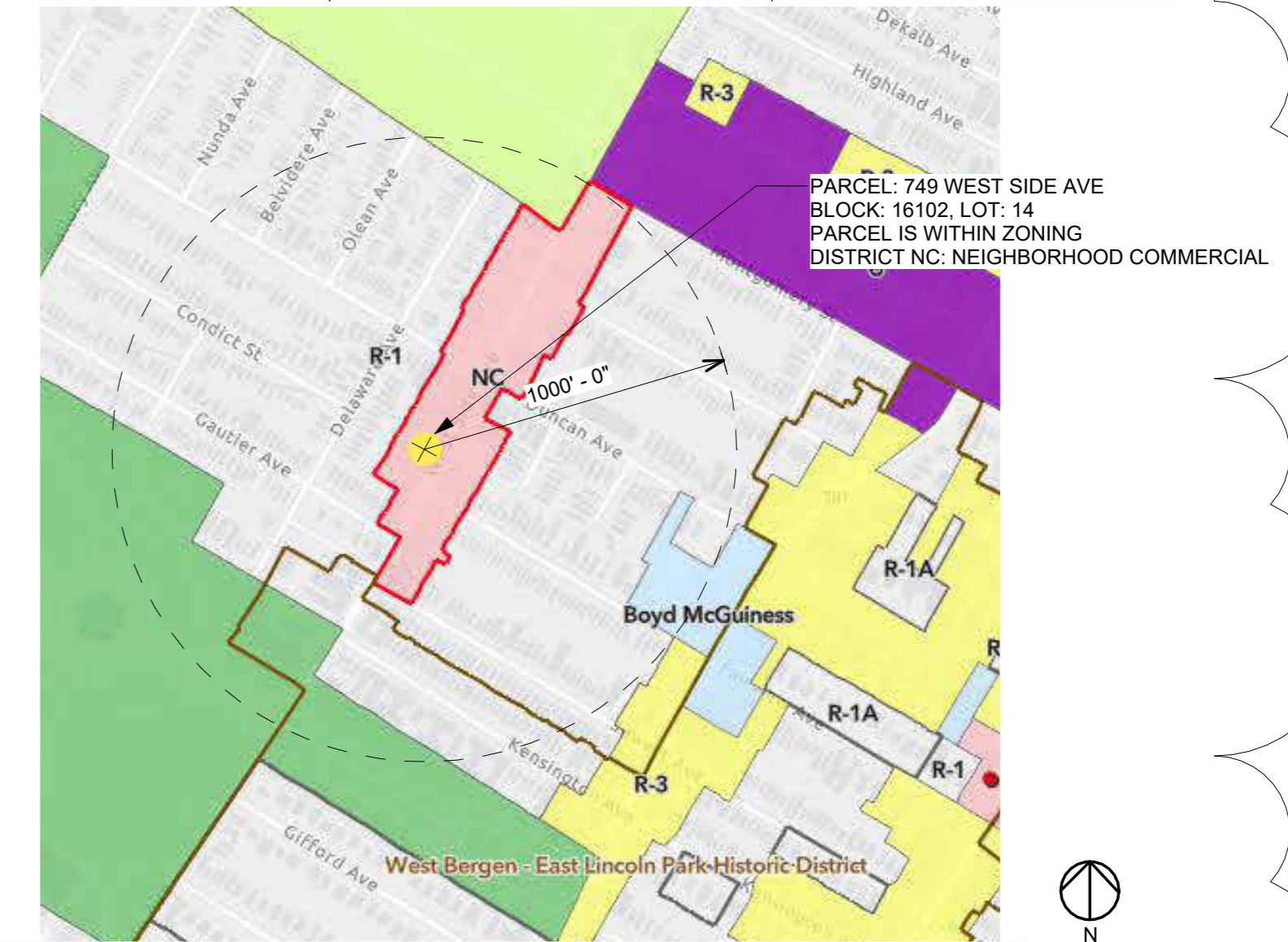


TENANT FIT OUT

749 WEST SIDE AVE JERSEY CITY, NJ 07306

ZONING ANALYSIS		BLOCK: 16102	LOT: 14	
NC ZONING REQUIREMENTS	REQUIRED	PROPOSED	COMPLIES	
MINIMUM LOT DIMENSIONS	AREA (SQFT)	2,500	4,522	YES/NO CHANGE
	WIDTH (FT)	25	34	YES/NO CHANGE
	DEPTH (FT)	100	133	YES/NO CHANGE
MINIMUM YARD SETBACKS	FRONT (FT)	0	0	YES/NO CHANGE
	REAR (FT)	30	48	YES
	SIDE (FT)	0	0	YES/NO CHANGE
MAXIMUM HEIGHT	55 FT, 5 STORIES	41 FT, 4 STORIES	YES/NO CHANGE	
MINIMUM CEILING HEIGHT	GROUND FLOOR	11 FT	NO CHANGE	YES/NO CHANGE
	UPPER FLOORS	9 FT	NO CHANGE	YES/NO CHANGE
PARKING REQUIRED (SPACES)	0	0	YES/NO CHANGE	
MAXIMUM BUILDING COVERAGE	N/A	42%	YES/NO CHANGE	
MAXIMUM IMPERVIOUS COVERAGE	N/A	42%	YES/NO CHANGE	
GROSS FLOOR AREA - COMMERCIAL (SF)	1,902	NO CHANGE	YES/NO CHANGE	
GROSS FLOOR AREA - RESIDENTIAL (SF)	5,748	NO CHANGE	YES/NO CHANGE	
GROSS FLOOR AREA - TOTAL (SF)	7,650	NO CHANGE	YES/NO CHANGE	
SIGNAGE (GROUND FLOOR)	20 SF OR 5% OF 1ST FL GSF, WHICHEVER IS SMALLER	18.75 SF	YES	

SHEET LIST			
PAGE #			PLANNING BOARD SET
1	T-100.00	COVER PAGE- BUILDING, CODE & ZONING INFO	*
2	A-101.00	PROPOSED PLAN & ELEVATION	*
3	A-102.00	PROPOSED LIGHTING PLAN & FIXTURE SCHEDULE	*



1 ZONING MAP
1"=500'

SCOPE OF WORK

DOCUMENTS FOR PLANNING BOARD APPROVAL OF A MICRO BUSINESS LICENSE TO PERMIT TENANT FIT OUT OF AN EXISTING COMMERCIAL SPACE INTO A CANNABIS RETAIL STORE

CODE INFORMATION

ALL MATERIALS AND CONSTRUCTION TECHNIQUES SHALL BE IN ACCORDANCE WITH THE FOLLOWING APPLICABLE CODES:

2018 INTERNATIONAL BUILDING CODE, NJ EDITION
2018 NATIONAL STANDARD PLUMBING CODE, NJ EDITION
2017 NATIONAL ELECTRICAL CODE (NFPA 70)
ASHRAE 90.1-2016 ENERGY SUBCODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
NJCC REHABILITATION SUBCODE, SUBCHAPTER 6
ANSI A117.1-2009 BARRIER FREE SUBCODE

BUILDING DATA

CONSTRUCTION TYPE: IIIIB
USE GROUP: M
NUMBER OF STORIES: 4
EXISTING/PROPOSED TENANT UNIT AREA: 1,540 SF
BUILDING IS NON-SPRINKLERED
PERMITTED MAXIMUM TRAVEL DISTANCE: 200 FT (NON-SPRINKLERED); COMPLIES

OCCUPANCY CALCULATIONS

-OCCUPANT LOAD: TOTAL AREA = 1,540 sf
TABLE 1004.5: 60 SF GROSS PER OCCUPANT FOR MERCANTILE (300 AT STORAGE):
150SF/300 = 1 OCCUPANT AT STORAGE AREA
1390SF/60SF = 23 OCCUPANTS AT REST OF TENANT AREA
TOTAL = 24 OCCUPANTS

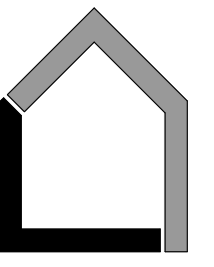
-AS PER (TABLE 1006.3.2) MIN. 2 EXITS ARE REQUIRED:
EXITS PROVIDED = 3

-AS PER TABLE 1017.2, MAX OF 200' EXIT ACCESS TRAVEL DISTANCE
PATH A TRAVEL DISTANCE = 29' - 9"
PATH B TRAVEL DISTANCE = 64' - 10"
PATH C TRAVEL DISTANCE = 36' - 0"



3 EXISTING FACADE IMAGE
NTS

Lawrence
Architecture
LLC



100 Walnut Ave, Suite 210
Clark, NJ 07066
(646) 737-4769
david@lawrencearchitects.com

CONSULTANTS:

MEP ENGINEER
RUPAL SINGH, P.E.

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TENANT FIT OUT
749 WEST SIDE AVE
JERSEY CITY, NJ 07306
BLOCK: 16102; LOT: 14

OWNER:

WHITE LOTUS DISPENSARY, LLC
201-565-2415
LOTUSDISP@GMAIL.COM

SUBMISSIONS:

PLANNING REVIEW 01/02/2022

REVISIONS:

PLANNING COMMENTS 04/20/2023

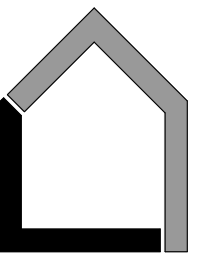


ARCHITECT LICENSE NUMBER:
DAVID M. LAWRENCE NY 043270
DAVID M. LAWRENCE NJ 21A02186600

COVER PAGE-
BUILDING, CODE &
ZONING INFO

SHEET NUMBER

T-100.00



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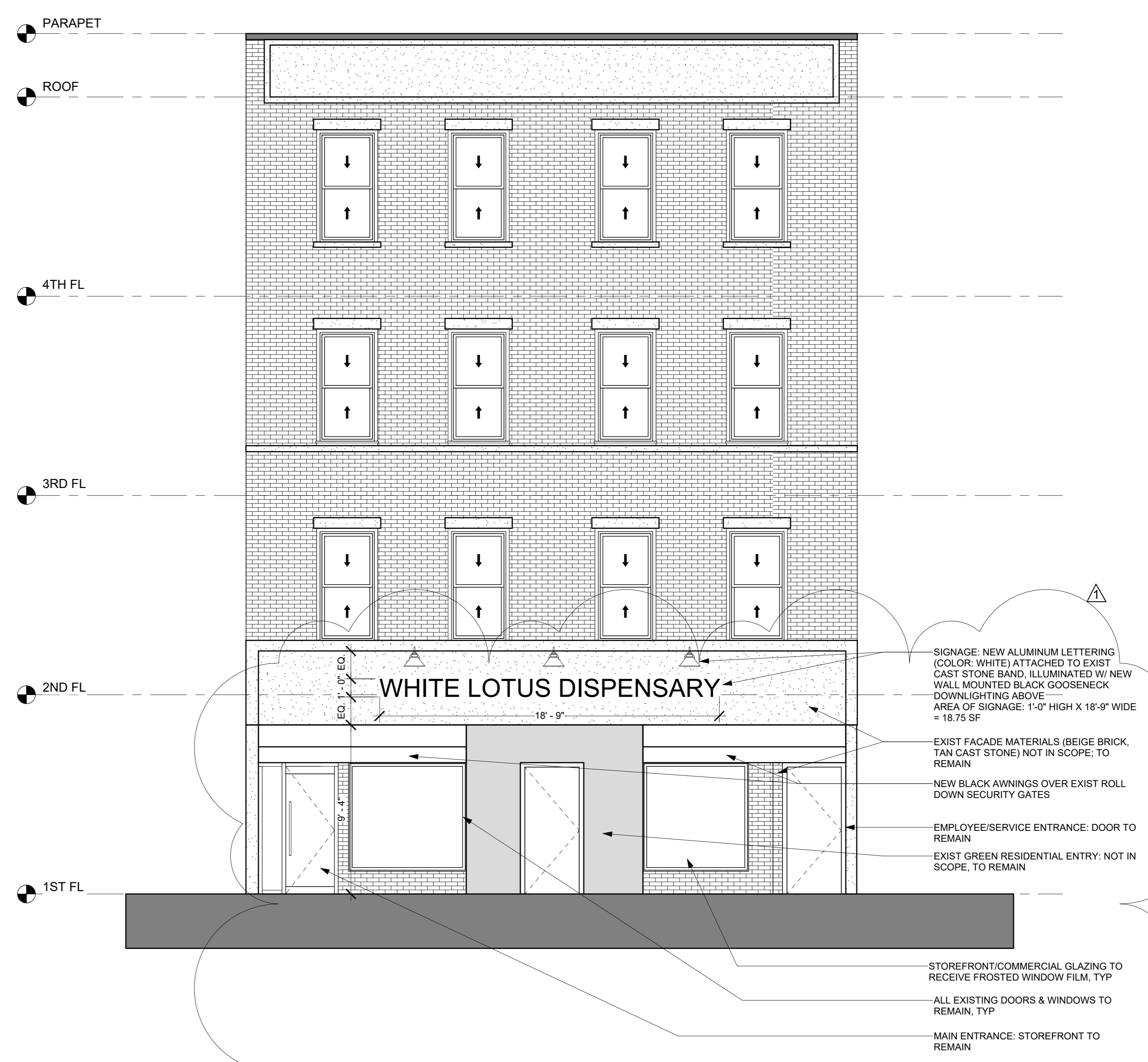
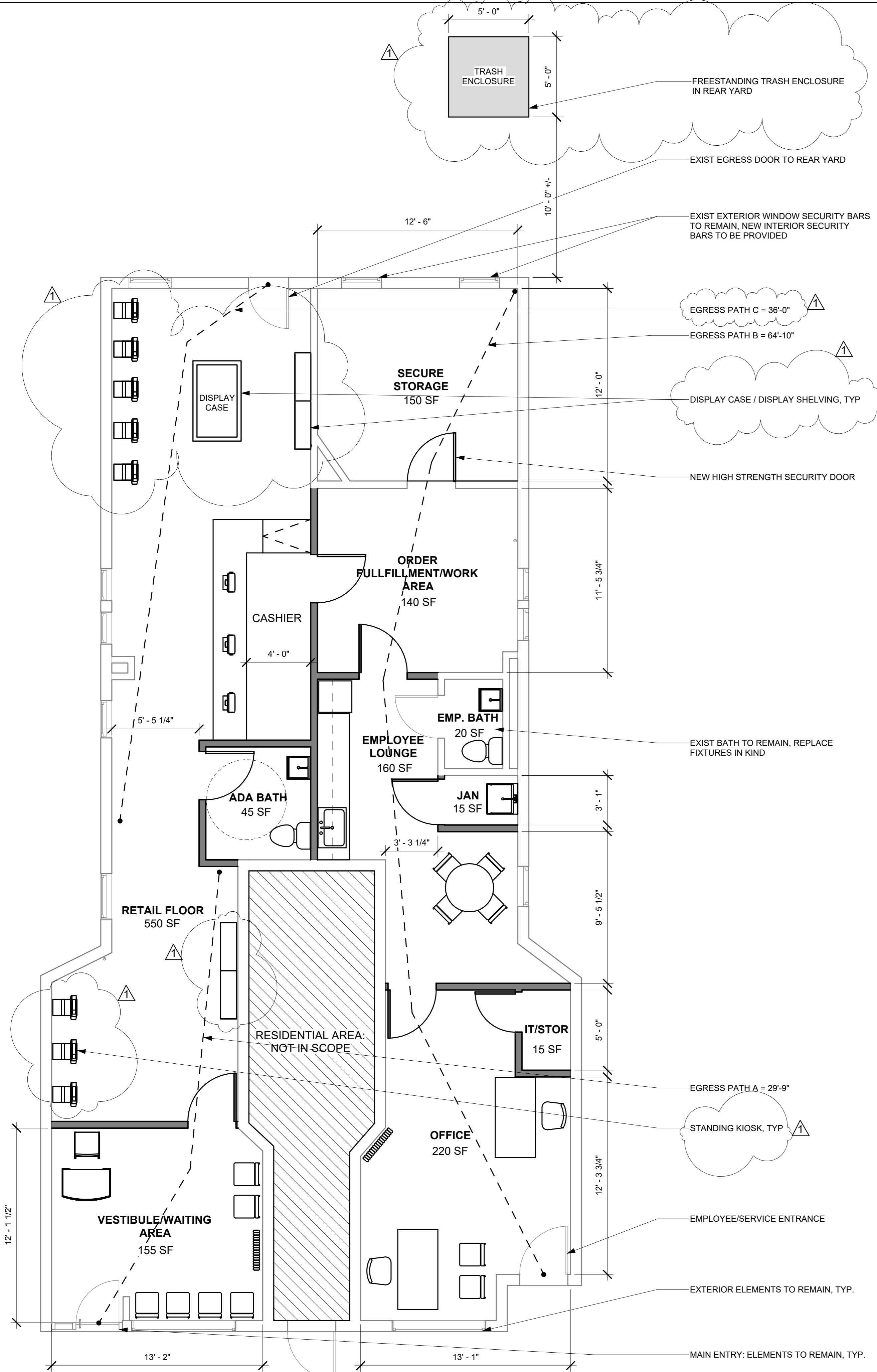


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PROPOSED PLAN &
ELEVATION

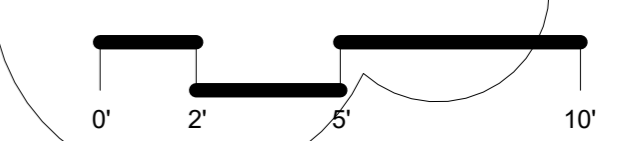
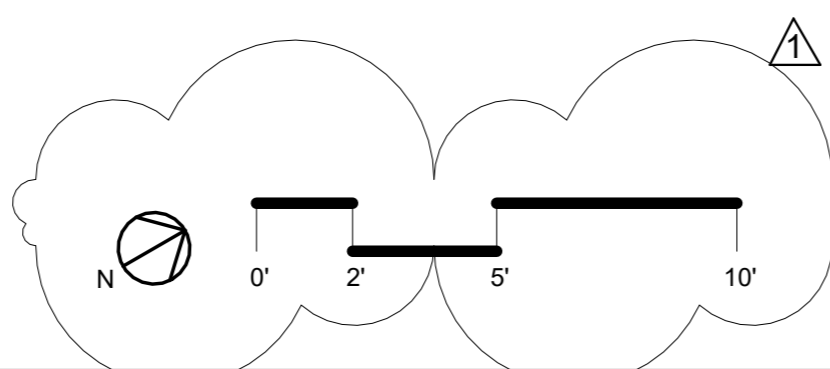
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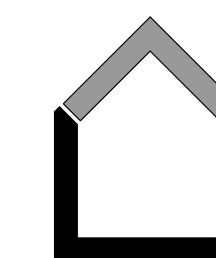
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1 FIRST FLOOR - PROPOSED PLAN
1/4" = 1'-0"

2 FACADE ELEVATION
1/4" = 1'-0"





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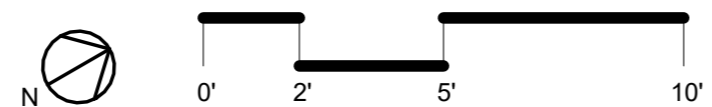
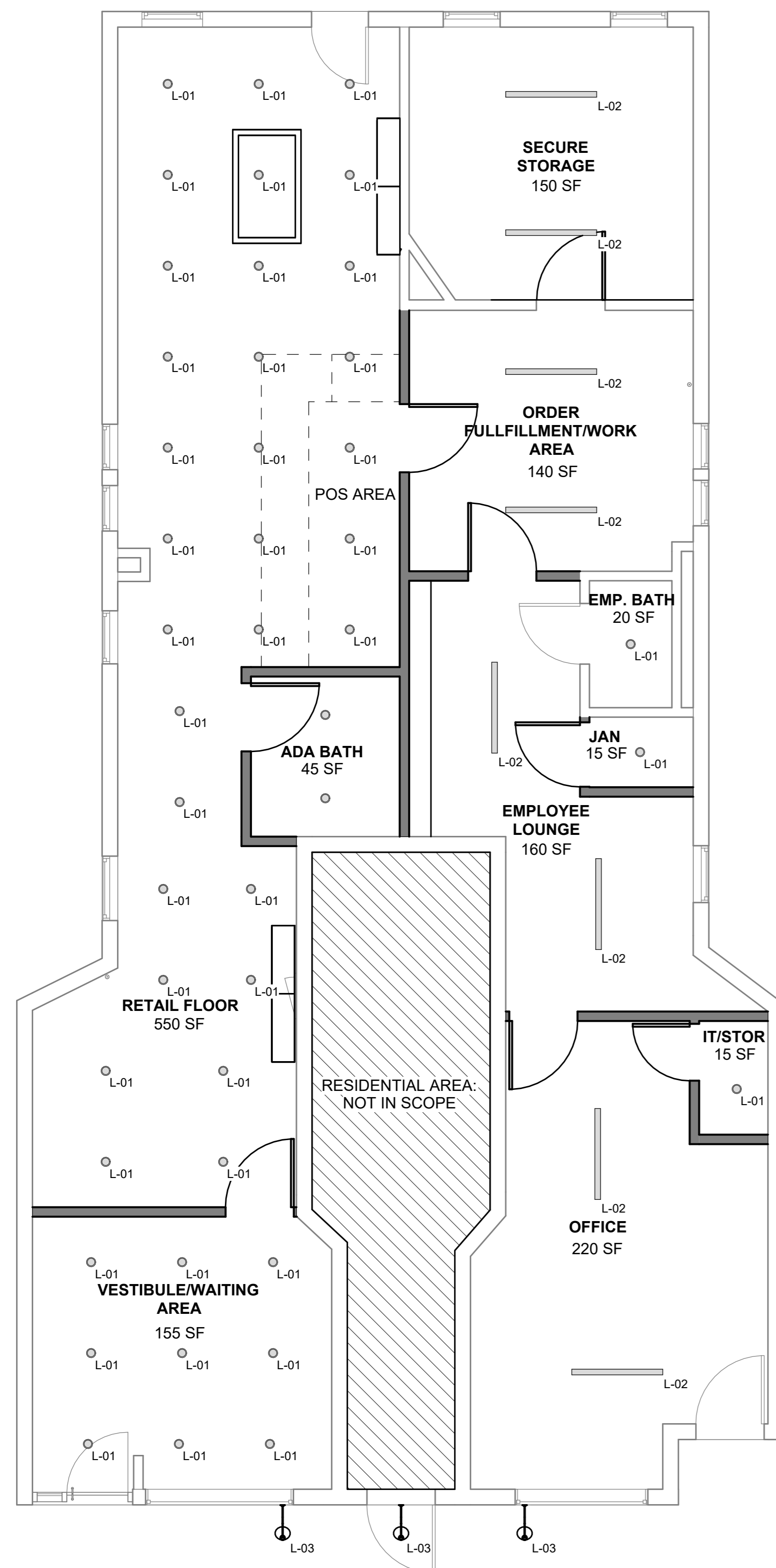
ARCHITECT LICENSE NUMBER: 043270
DAVID M. LAWRENCE NY 21A02186600
DAVID M. LAWRENCE NJ

PROPOSED LIGHTING
PLAN & FIXTURE
SCHEDULE

SHEET NUMBER

A-102.00

LIGHT FIXTURE SCHEDULE							
FIXTURE	TYPE	MAKE	MODEL	SIZE	WATTS	# OF FIXTURES	TOTAL WATTS
L-01	RECESSED DOWNLIGHT - LED	WAC LIGHTING	R4FRDT-927-WT	4"	13	45	585
L-02	LINEAR FLUSH MOUNT - LED	LITHONIA LIGHTING	CSS-L48-4000LM-MVOLT-4000K-80CRI	48"	35.3	8	282.4
L-03	SIGNAGE DOWNLIGHT - LED	RAB LIGHTING	GN1LED-26-N-R-AD-11-B	11"	26	3	78
						GRAND TOTAL WATTS	945.4



1 FIRST FLOOR - PROPOSED LIGHTING PLAN
1/4" = 1'-0"