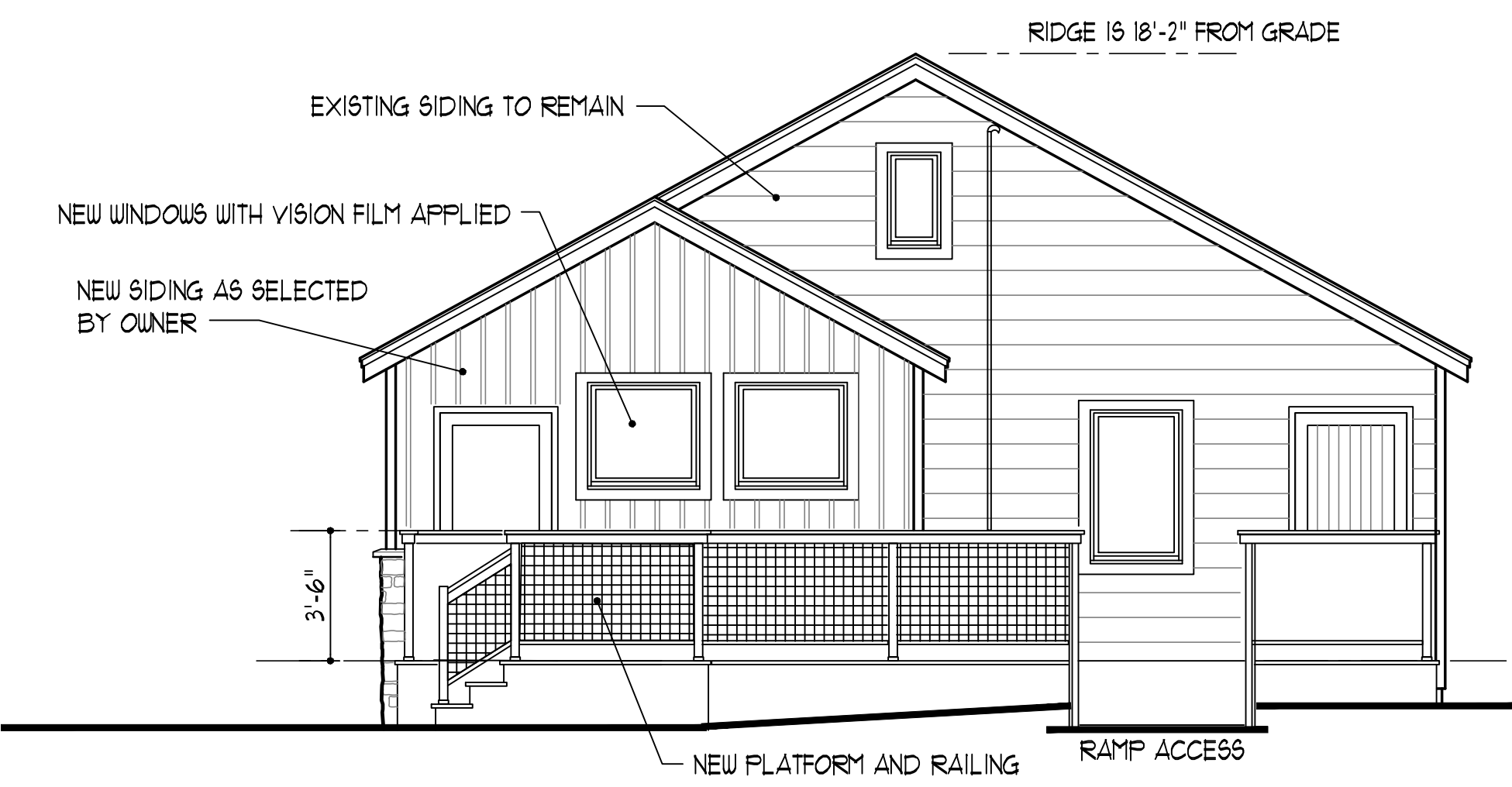
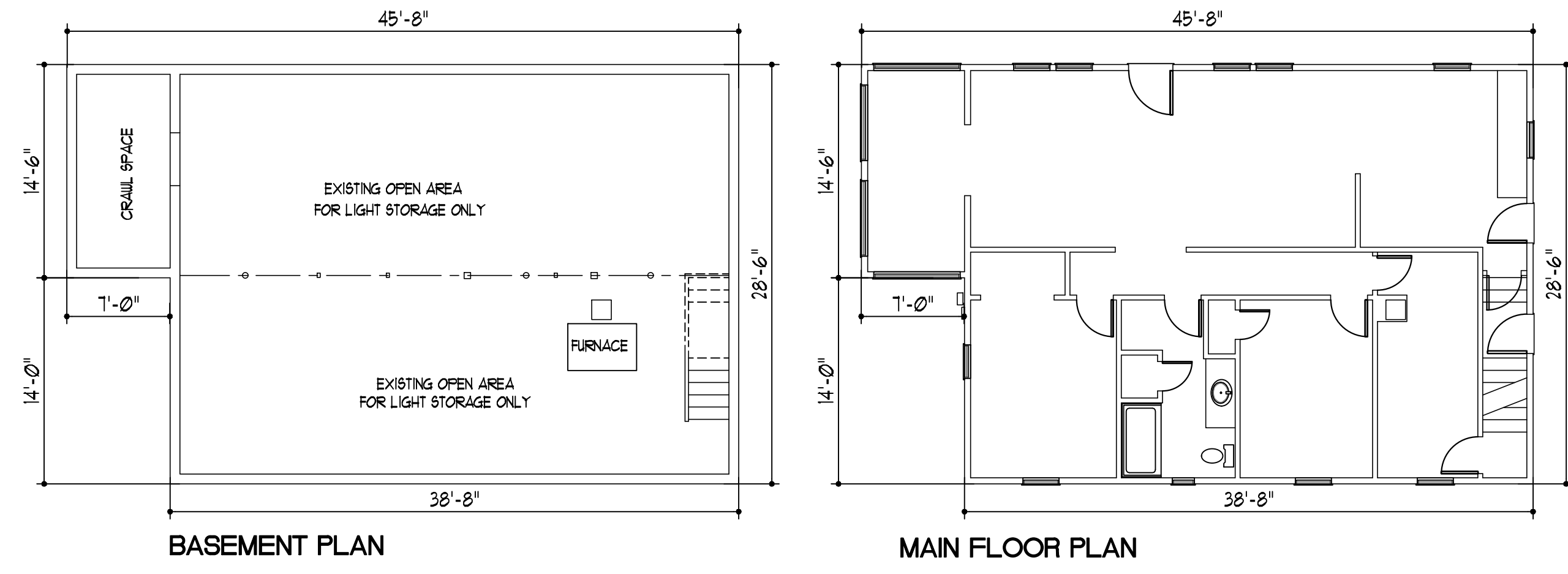


3 STREET ELEVATION
SCALE: 1/4" = 1'-0"



4 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

FOOTPRINT AREA = 1204 S.F.
no increase in footprint
ADDED RAMP / STAIRS = 372 S.F.
NO CHANGE IN HEIGHT.
EXISTING BASEMENT to be used for storage
EXISTING ATTIC SPACE to be used for mech equipment

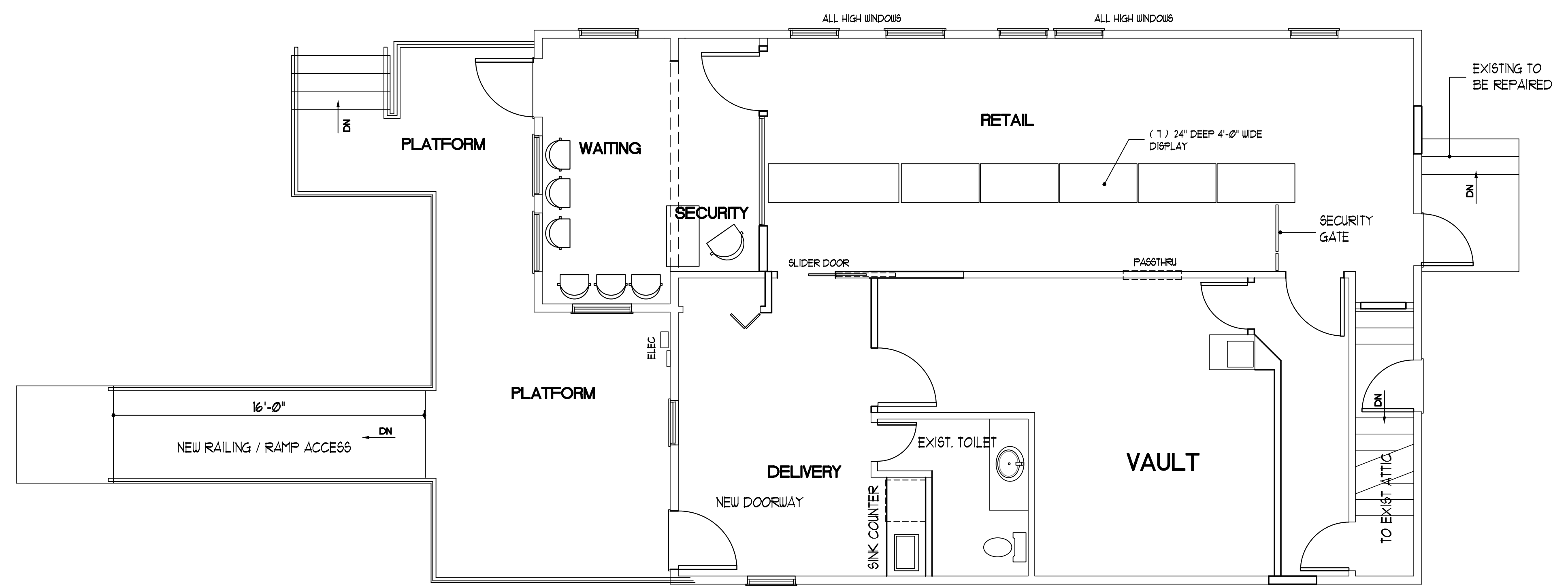
INTENDED USE OF THIS STRUCTURE IS FOR "RETAIL" USE ONLY. THIS IS NOT CONSIDERED AN "F" USE GROUP SINCE THERE IS NO ASSEMBLING, DISASSEMBLING, FABRICATING, FINISHING, MANUFACTURING PACKING, REPAIR OR PROCESSING OPERATIONS.

ANY STORAGE AREAS IN THIS FACILITY WILL BE USED FOR MATERIALS THAT ARE LISTED IN IBC 311 UNDER AN "S-1" GROUP, FOR CARDBOARD BOXES.

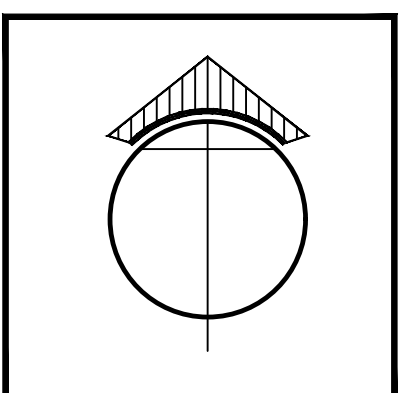
IBC SECTION 903 SUPPRESSION IN BOTH THE "M" AND "S-1" USE GROUP LIST REQUIREMENTS FOR FIRE AREAS THAT EXCEED 12,000 SF, AND MORE THEN 3 STORIES - THIS DOES NOT PERTAIN TO THIS STRUCTURE.

UNDER IBC TABLE 508.4, THERE IS NO SEPARATION REQUIREMENT BETWEEN AN "M" USE GROUP AND A "S-1" USE GROUP.

NO SUPPRESSION IS REQUIRED FOR THIS FACILITY.



2 PROPOSED PLAN
SCALE: 1/4" = 1'-0"



08-24-23
SUBMITTED FOR
BOARD REVIEW

11-7-23
REVISED
SUBMITTED FOR
BOARD REVIEW

DATE 08-23-23	SCALE NOTED
CADD No. master	BY reob

MUNSEE THREE SISTERS FARM

CBD RETAIL
667 ROUTE 206
ANDOVER, NJ
ZONING SUBMISSION

PROJECT No.
2023-72

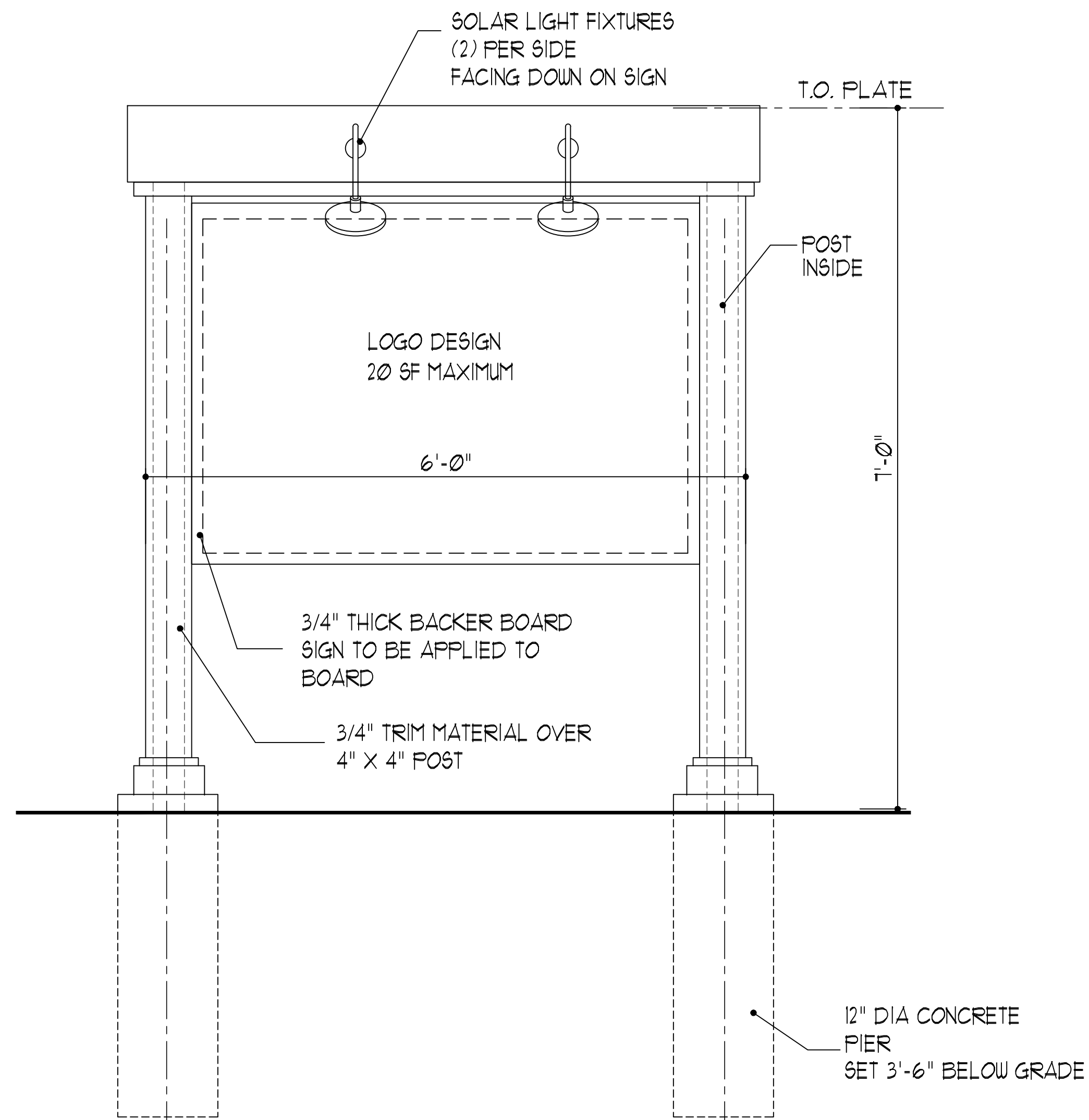
SHEET No.
A-1

O'BRIEN ARCHITECTS INC.
ARCHITECTURE plus
101 ROUTE 94 BLAIRSTOWN, NEW JERSEY 07825
TELE (908) 962-5900
REOBRA.COM

BLOCK 134 LOT 26

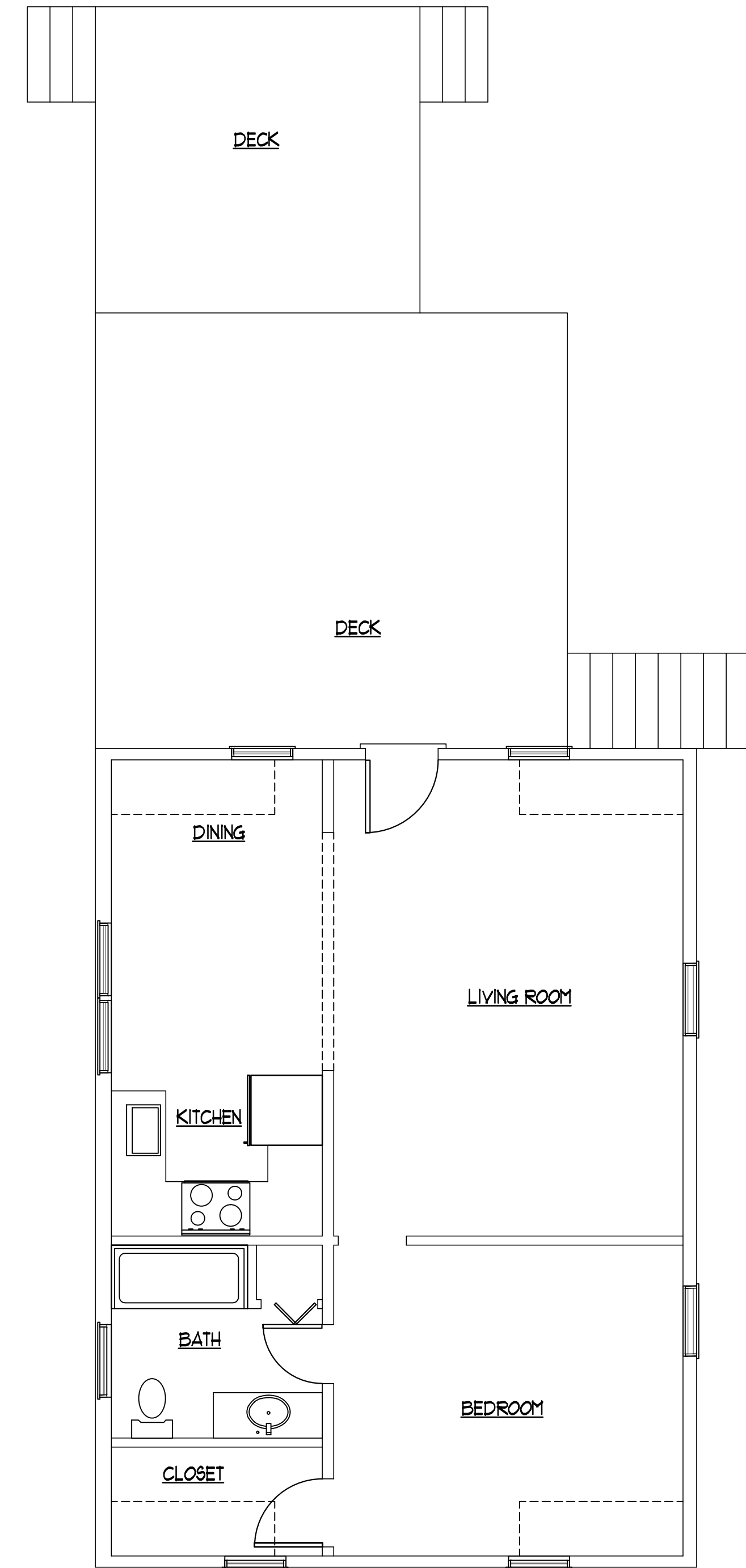
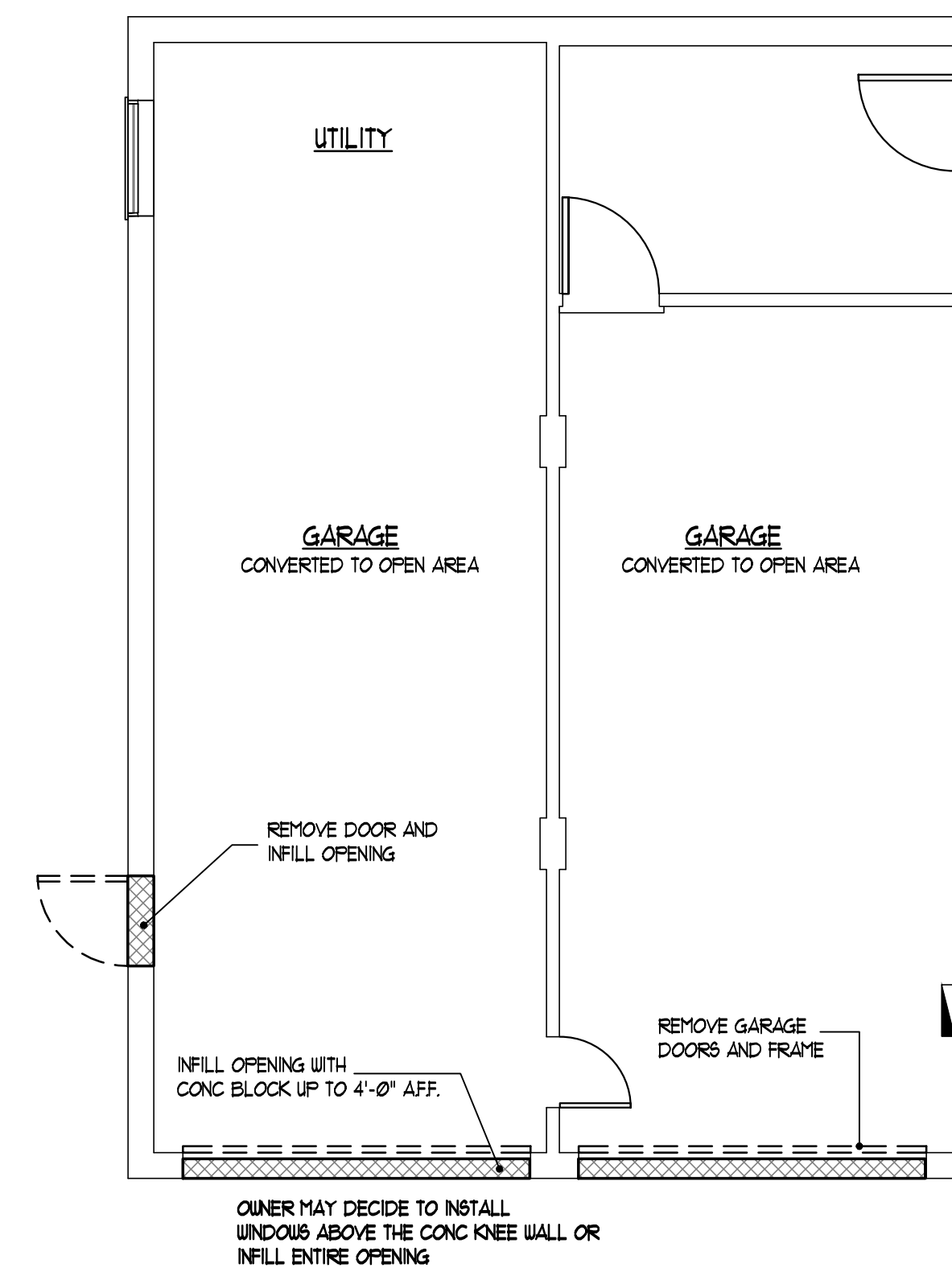
PA - RA 403708

RAYMOND E. O'BRIEN R.A.
N.J. AI 12606

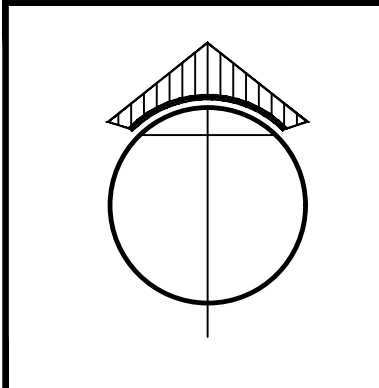


2 PYLON SIGN
SCALE: 1" = 1'-0"

FOOTPRINT AREA = 664 S.F.
no increase in footprint
LIVING AREA = 664 S.F.
DECK AREA = 410 S.F.
NO CHANGE IN HEIGHT.
CONVERTED GARAGE to be used for storage



1 EXIST'G APARTMENT BLDG
SCALE: 1/4" = 1'-0"



08-24-23
SUBMITTED FOR
BOARD REVIEW
11-7-23
REVISED
SUBMITTED FOR
BOARD REVIEW

DATE 08-23-23	SCALE NOTED
CADD No. master	BY reob

MUNSEE THREE SISTERS FARM

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ANDOVER, NJ
ZONING SUBMISSION

PROJECT No.
2023-72

SHEET No.
A-2

BLOCK 134 LOT 26

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