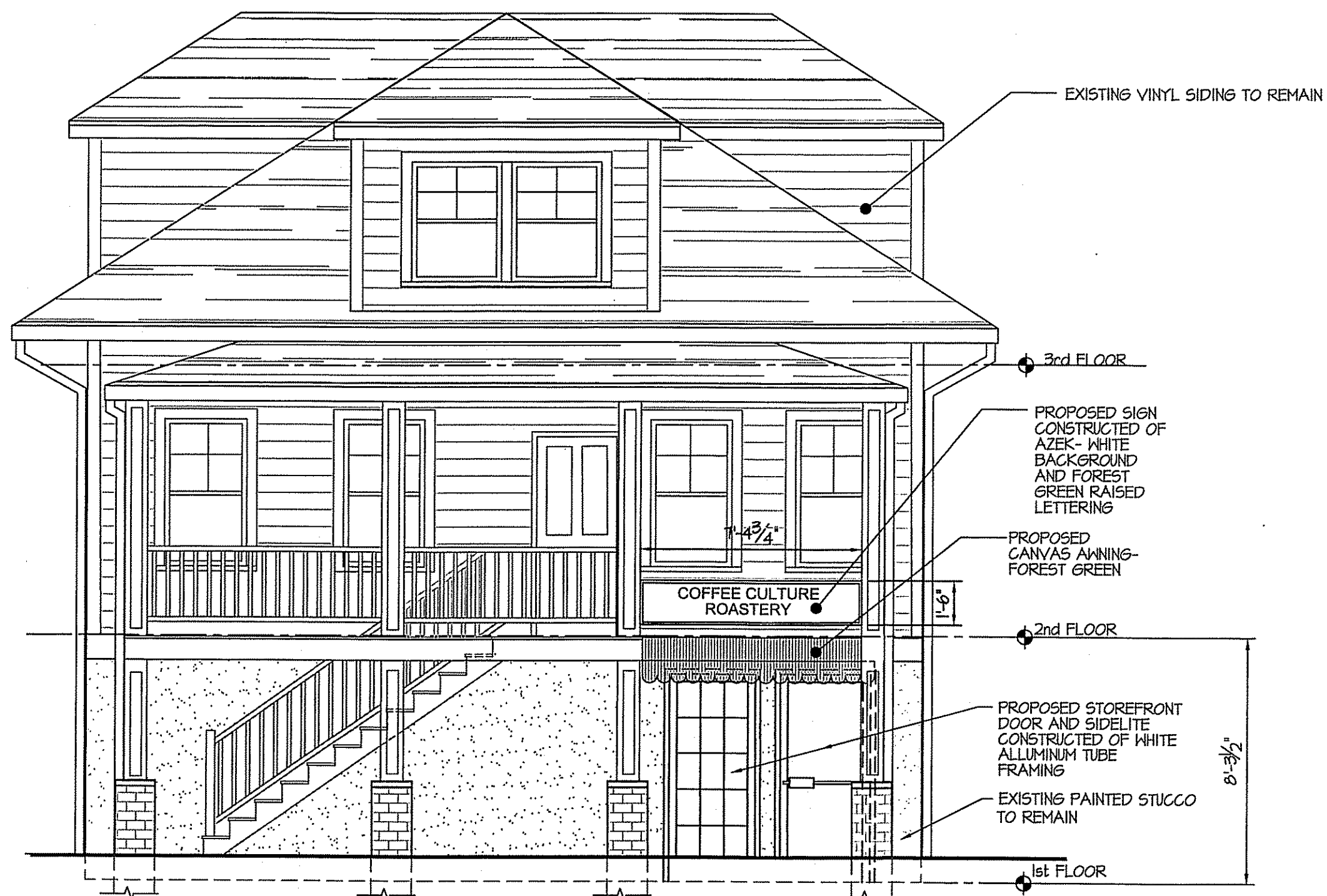




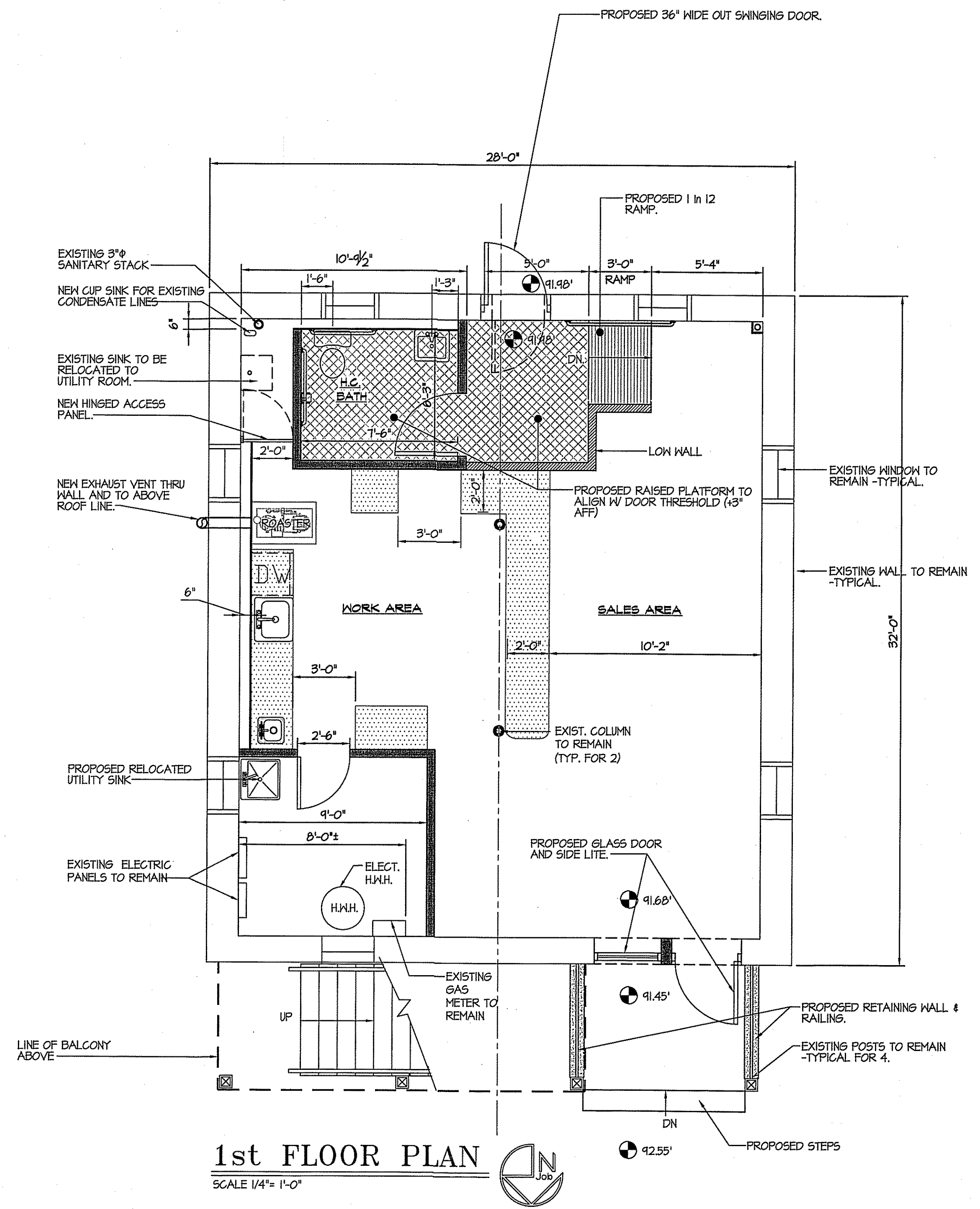
NORTH ELEVATION - EXISTING

SCALE 1/4" = 1'-0"



NORTH ELEVATION - PROPOSED

SCALE 1/4" = 1'-0"



1st FLOOR PLAN

SCALE 1/4" = 1'-0"

| | | | | | | | | |
|---|--------------------------|-------------------------|---|-----------|-------------------------|--------|------|----------|
| USE PLAN | | | | | | | | |
| <ul style="list-style-type: none"> • 1st FLOOR PROPOSED RETAIL COFFEE STORE. • 2nd & 3rd FLOOR EXISTING 2 BEDROOM APARTMENT. | | | | | | | | |
| SIGNAGE INFORMATION | | | | | | | | |
| <ul style="list-style-type: none"> • 1st FLOOR FACADE AREA EQUALS 232 SQUARE FT. • ALLOWABLE SIGNAGE AREA= 10% OR 23.2 SQUARE FT. • PROVIDED= 11.1 SQUARE FT. • PROPOSED SIGN CONSTRUCTED OF WOOD & AZEK- WHITE BACKGROUND WITH 6" HIGH RAISED FOREST GREEN LETTERS. • SIGN TO BE SET BETWEEN (2) EXISTING COLUMNS WITH EACH SIDE OF SIGN CONNECTED TO A COLUMN. | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">▲</td> <td style="text-align: center;">4-28-2020</td> <td style="text-align: center;">REVISED FOR PB SUBMITAL</td> </tr> <tr> <td style="text-align: center;">Number</td> <td style="text-align: center;">Date</td> <td style="text-align: center;">Revision</td> </tr> </table> | | | ▲ | 4-28-2020 | REVISED FOR PB SUBMITAL | Number | Date | Revision |
| ▲ | 4-28-2020 | REVISED FOR PB SUBMITAL | | | | | | |
| Number | Date | Revision | | | | | | |
| <p>PRELIMINARY FLOOR PLAN AND ELEVATIONS</p> <p>PROPOSED ALTERATIONS FOR:</p> <p style="font-size: 1.2em;">COFFEE CULTURE ROASTERY</p> <p>462 SPRINGFIELD AVE. BERKELEY HEIGHTS, NJ</p> | | | | | | | | |
| <p>JAMES WEILL & ASSOCIATES architects planners</p> <p style="text-align: right;"><i>James Weill</i> AI-07457</p> <p style="font-size: 0.8em;">387 Millburn Avenue Millburn, NJ, 07041 973-467-4075</p> | | | | | | | | |
| Job No. P19047 | Scale AS NOTED | Dwg No. 1 | | | | | | |
| Date 2-21-2020 | Drawn By HRS | of 1 | | | | | | |