

CANNABIS CULTIVATION AND MANUFACTURING FACILITY BUILDING RENOVATION

76 ASHLAND AVENUE
WEST ORANGE, NJ 07052



BERSA
ARCHITECTS

P.O. BOX #51 NUTLEY, NJ 07110
PH: 973-901-6976
WWW.BERSAARCHITECTS.COM

COPYRIGHT 2023

CONSULTANTS

GENERAL CONDITIONS

FIELD CONDITIONS:

CONTRACTOR SHALL VERIFY ALL CONDITIONS, AS WELL AS ALL DIMENSIONS AND CONDITIONS INDICATED ON THE DRAWINGS, PRIOR TO ACTUAL CONSTRUCTION. ANY VARIATION FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF OWNER PRIOR TO COMMENCING WORK.

COORDINATION OF WORK:

THE CHARACTER AND SCOPE OF WORK ARE ILLUSTRATED BY THE WORKING DRAWINGS. CONTRACTOR SHALL CAREFULLY EXAMINE ALL THE DRAWINGS AND SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF HIS WORK AND PROPER CONSIDERATION FOR THE WORK OF OTHERS AND EXISTING BUILDING CONSTRUCTION. DO NOT PLACE DUCTS, PIPING, CONDUIT, OR ANY OBSTRUCTION SO AS TO IMPAIR REQUIRED CEILING HEIGHT AND CLEARANCE FOR THE PROTECTION OF EXISTING ADJACENT SPACES AND BUILDING FACILITIES.

BUILDING CODES AND REGULATIONS:

ALL WORK SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS.

QUALITY STANDARDS:

ALL SUCH WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER AND SHALL BE IN GOOD AND USABLE CONDITION AT THE DATE OF COMPLETION THEREOF. CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED TO BE FREE FROM ANY AND ALL DEFECTS IN WORKMANSHIP AND MATERIALS FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE HAS BEEN CONFIRMED IN WRITING BY THE OWNER REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR WITHOUT ANY ADDITIONAL CHARGE FOR ANY AND ALL WORK DONE OR FURNISHED WHICH SHALL BECOME DEFECTIVE WITHIN THIS ONE (1) YEAR PERIOD. THE CORRECTION OF SUCH WORK SHALL INCLUDE, WITHOUT ADDITIONAL CHARGE, ALL EXPENSES AND DAMAGES IN CONNECTION WITH SUCH REMOVAL, REPLACEMENT, OR REPAIR OF ANY PART OF THE WORK WHICH MAY BE DAMAGED OR DISTURBED THEREBY.

ALL WARRANTIES OR GUARANTEES AS TO MATERIALS OR WORKMANSHIP ON OR WITH RESPECT TO THE WORK SHALL BE SO WRITTEN THAT SUCH GUARANTEE OR WARRANTIES SHALL INSURE TO THE BENEFIT OF THE OWNER.

RUBBER WHEEL CARTS:

CONTRACTOR CARTS, EQUIPMENT BOXES, ETC. MUST BE EQUIPPED WITH RUBBER WHEELS.

RUBBISH REMOVAL:

CONTRACTOR SHALL KEEP PREMISES CLEAN EACH DAY AFTER WORK. ALL GARBAGE CREATED BY THE CONSTRUCTION SHALL BE RECYCLED AND TAKEN TO THE RESPECTIVE FACILITIES FOR RECYCLING. IF NOT POSSIBLE GC IS STILL RESPONSIBLE TO DISPOSE PROPERLY ALL DEBRIS AND GARBAGE FROM SITE.

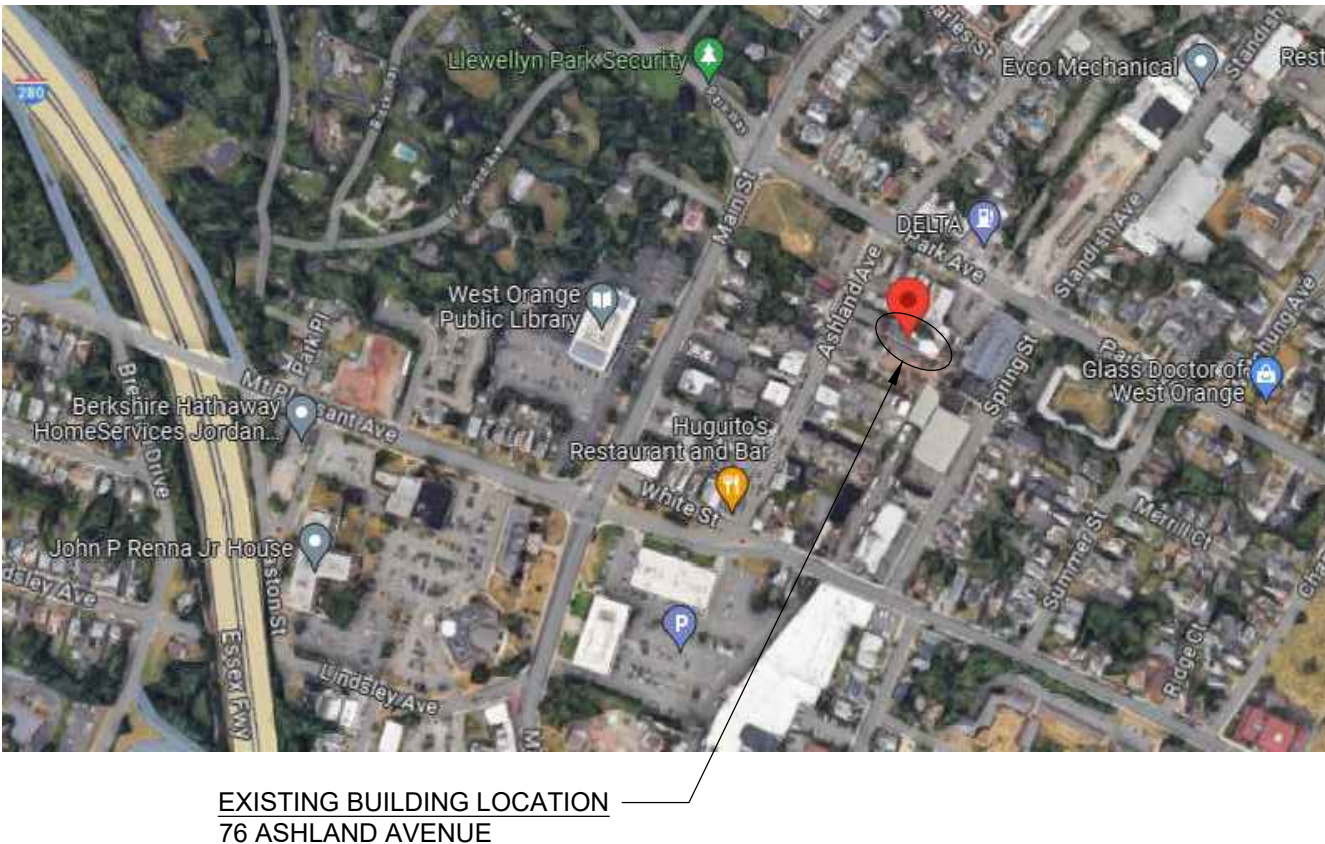
SUPPLEMENTARY CONDITIONS:

DURING THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL BY MEANS OF BARRIERS, GUARDS, FIRE WATCHES, TARPULINS AND/OR ANY OTHER PROTECTIVE DEVICES PROTECT THE PUBLIC, AND ANY OTHER PERSON OR ITEM OF MATERIAL VALUE WHICH MAY BE SUBJECT TO DANGER OR DAMAGE IN ANY WAY AS RESULT OF THIS RENOVATION.

ABBREVIATIONS

ABV.	ABOVE	LAM.	LAMINATE
A.F.F.	ABOVE FINISHED FLOOR	LAV.	LAVATORY
A.C.T.	ACOUSTICAL TILE	MACH.	MACHINE
A/C	AIR CONDITIONING	MFG.R.	MANUFACTURER
ALT.	ALTERNATE	M.O.	MASONRY OPENING
ALUM.	ALUMINUM	MAX.	MAXIMUM
A.B.	ANCHOR BOLT	MECH.	MECHANICAL
ARCH.	ARCHITECT	MEP	ELECTRICAL/PLUMBING
@	AT	MTL.	METAL
BD.	BOARD	MIN.	MINIMUM
BLDG.	BUILDING	MIR.	MIRROR
B.O.	BOTTOM OF	MCD.	MODIFIED
CLG.	CEILING	NOM.	NOMINAL
CEM.	CEMENT	N.I.C.	NOT IN CONTRACT
CL	CENTER LINE	N.T.S.	NOT TO SCALE
CT	CERAMIC TILE	NO.	NUMBER
C.M.U.	CONCRETE MASONRY UNIT	O.C.	ON CENTER
C.O.	CLEAN OUT	O.H.	OVERHEAD
COL.	COLUMN	OCC.	OCCUPANT
CONC.	CONCRETE	PART.	PARTITION
CONT.	CONTINUOUS	PL	PLASTIC LAMINATE
C.J.	CONTROL JOINT	PLYWD.	PLYWOOD
DEPT.	DEPARTMENT	P.C.	PRECAST
DIM.	DIMENSION	PRESS.	PRESSURE
DBL.	DOUBLE	R.W.L.	RAIN WATER LEADER
DN.	DOWN	REC.	RECEPTACLE
DNW.	DRAWING	REIN.F.	REINFORCEMENT
D.F.	DRINKING FOUNTAIN	REQ.	REQUIRED
EA.	EACH	R.D.	ROOF DRAIN
ELEC.	ELECTRIC	RM.	ROOM
EQ.	EQUAL	R.O.	ROUGH OPENING
EQUIP.	EQUIPMENT	SECT.	SECTION
E.F.	EXHAUST FAN	SIM.	SIMILAR
EXIST.	EXISTING	SPEC.	SPECIFICATION
E.I.F.S.	EXTERIOR INS. FINISHING SYS.	SPEC'D.	SPECIFIED
FIXT.	FIXTURE	SS	STAINLESS STEEL
FL.	FLOOR	STD.	STANDARD
FD.	FLOOR DRAIN	STL.	STEEL
FOOTG.	FOOTING	STRUCT.	STRUCTURAL
FDN.	FOUNDATION	TEMP.	TEMPERATURE
GALV.	GALVANIZED	TEMP'D.	TEMPERED
GA.	GAUGE	T.O.	TOP OF
G.C.	GENERAL CONTRACTOR	T.O.M.	TOP OF MASONRY
GL.	GLASS	T.O.S.	TOP OF STEEL
G.W.B.	GYPSPUM WALLBOARD	TYP.	TYPICAL
H.R.	HANDRAIL	VERT.	VERTICAL
H.M.	HOLLOW METAL	VEST.	VESTIBULE
H.W.	HOT WATER	V.C.T.	VINYL COMPOSITION TILE
HORIZ.	HORIZONTAL	W.C.	WATER CLOSET
HR.	HOUR	W.W.F.	WELDED WIRE FABRIC
INDIV.	INDIVIDUAL	WG.	WIRE GLASS
INSUL./INS.	INSULATION	W/	WITH
JT.	JOINT	WD.	WOOD
JST.	JOIST		

LOCATION MAP



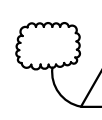
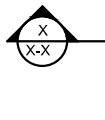
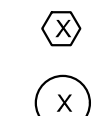
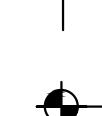
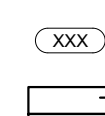
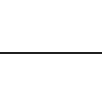
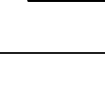
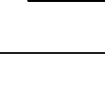
PROJECT DIRECTORY

OWNER	BUILDING DEPARTMENT
ASHLAND PROPERTIES LLC	TOWNSHIP OF WEST ORANGE 66 MAIN STREET - ROOM 217 WEST ORANGE, NJ 07052
CONTACT: ROLANDO CRIBEIRO PHONE: 201-442-9200 PHONE: ROLLYCPBUILDING@GMAIL.COM	CONTACT: TOM TRACEY CONSTRUCTION OFFICIAL PHONE: 973-325-4112
ARCHITECT	CIVIL ENGINEER
BERSA ARCHITECTS P.O. BOX 51 - NUTLEY NJ 07110	GOLDEN & MORAN ENGINEERING 6 CAREY AVENUE BUTLER, NJ 07405
CONTACT: MARIA E. SARRIDO POSITION: PROJECT MANAGER PHONE: 973-901-6976 EMAIL: MARIAELENASARRIDO@BERSAARCHITECTS.COM	CONTACT: JOSEPH R. GOLDEN, PE, PP PHONE: 973-714-2191 EMAIL: GOLDENPE@GMAIL.COM

GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING JOB CONDITIONS, DIMENSIONS, AND QUANTITY OF WORK. ANY DISCREPANCIES BETWEEN "TRUE" EXISTING CONDITIONS AND REPRESENTATIONS THEREOF IN THE CONTRACT DOCUMENTS AND DRAWINGS ARE TO BE BROUGHT TO THE OWNER'S ATTENTION PRIOR TO THE COMMENCEMENT OF WORK. THE COMMENCEMENT OF WORK ON ANY ROOM SURFACE OR DETAILS MEANS ACCEPTANCE OF THE SAME BY THE CONTRACTOR AS ACCEPTABLE FOR NEW WORK AND CONSISTENT WITH CONTRACT DOCUMENTS.
- PROVIDE ALL MATERIALS AS NEW UNLESS NOTED AS "EXISTING" TO REMAIN. ALL ITEMS SCHEDULED TO BE REUSED OR RELOCATED SHALL BE CAREFULLY REMOVED, STORED AND REINSTALLED AS PER THE CONTRACT DOCUMENTS.
- EXAMINE ALL EXISTING SURFACES AND EXISTING MATERIALS TO REMAIN INCLUDING BUT NOT NECESSARILY LIMITED TO, MASONRY WALLS, CONCRETE FLOORS AND CEILINGS. NOTIFY THE OWNER OF ANY DEFECTS WHICH ARE CONSIDERED DETRIMENTAL OR UNACCEPTABLE TO THE PROPER INSTALLATION OF NEW WORK. COMMENCEMENT OF WORK WILL BE CONSIDERED ACCEPTANCE OF EXISTING CONDITIONS, ITEMS AND SURFACES BY THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ACCURATE QUANTITIES OF ALL ITEMS TO BE REPLACED.
- ALL ELECTRICAL OUTLETS, PLUMBING FIXTURES, PLUMBING, REGISTERS AND GRILLES SHOWN ON THE DRAWINGS ARE INDICATED TO ESTABLISH THE GENERAL LOCATION FOR SUCH COMPONENTS. EACH CONTRACTOR SHALL REFER TO THE DRAWINGS FOR THE EXACT LAYOUT OF EACH RESPECTIVE ITEM.

SYMBOLS

 REVISION	 BUILDING/WALL SECTION
 WINDOW TYPE	 DRAWING NUMBER DETAIL REFERENCE DRAWING NUMBER
 COLUMN REF. GRID	 ROOM NAME ROOM NUMBER
 LEVEL LINE	 DOOR NUMBER
	 CEILING TYPE CEILING HEIGHT

PROJECT CODE ANALYSIS

APPLICABLE CODES:

ALL WORK SHALL BE DESIGNED AND COMPLETED IN ACCORDANCE WITH THE FOLLOWING CODES:

BUILDING: NEW JERSEY UNIFORM CONSTRUCTION CODE
2021 INTERNATIONAL BUILDING CODE N.J. EDITION (N.J.A.C. 5:23-3.14)

ACCESSIBILITY: BARRIER FREE SUBCODE (CHAPTER 11 OF IBC 2018 & N.J.A.C. 5:23-7) ICC/ANSI A117.1 - 2017

ENERGY: ASHRAE 90.1-2019 ENERGY SUBCODE (N.J.A.C. 5:23-3.18)

MECHANICAL: 2021 INTERNATIONAL MECHANICAL CODE (IMC) (N.J.A.C. 5:23-3.20)

ELECTRICAL: 2020 NATIONAL ELECTRIC CODE NFPA 70 (N.J.A 5:23-3.16)

PLUMBING: 2021 NATIONAL STANDARD PLUMBING CODE N.J. ED. (N.J.A.C. 5:23-3.15)

OTHER: REHABILITATION SUBCODE - NUJCC SUBCH. 6 (N.J.A.C. 5:23-6)

- SUMMARY OF WORK:**
- RENOVATION OF EXISTING 3-STORY COMMERCIAL BUILDING.
 - EXISTING SHELL BUILDING TO REMAIN WITH STRUCTURAL UPGRADES FOR STABILITY. FIT OUT TO INCLUDE: DEMOLITION OF EXISTING INTERIOR WALLS, DOORS, FINISHES, FIXTURES, WINDOWS (AS SPECIFIED), ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE ALARM SYSTEM. NEW EXTERIOR ADDITION TO BE LOCATED UNDER EXISTING CANOPY. NEW EXTERIOR DOOR OPENINGS, NEW EXTERIOR WALL INFILLS, INTERIOR PARTITIONS, DOORS, FINISHES, FIXTURES, ELECTRICAL, MECHANICAL, PLUMBING, SPRINKLER SYSTEM, AND FIRE ALARM SYSTEM TO BE INSTALLED. EXISTING ELECTRICAL INCOMING SERVICE TO REMAIN AND BE REUSED, EXISTING DOMESTIC WATER SERVICE TO BE REPLACED, NEW SPRINKLER WATER SERVICE, EXISTING GAS METER TO BE RELOCATED AND REPLACED.
 - SEE DRAWINGS FOR FULL SCOPE OF WORK FOR ENTIRE PROJECT. THIS SUMMARY DOES NOT CHANGE OR SUPERCEDE WHAT IS SHOWN IN THE DRAWINGS.

BUILDING DATA :

A. LOT/BLOCK:	LOT 22.01- BLOCK 62
B. ZONING DISTRICT:	I - INDUSTRIAL ZONE
C. OCCUPANCY:	F-1 MODERATE-HAZARD FACTORY INDUSTRIAL
D. USE GROUP:	CANNABIS CULTIVATION AND MANUFACTURING FACILITY
E. CONSTRUCTION TYPE:	TYPE 3B (IBC TABLE 601 AND SECTION 602)
F. SPRINKLERED:	YES
G. GROSS FLOOR AREA:	
FIRST FLOOR:	6,103 SQ. FT.
SECOND FLOOR:	7,281 SQ. FT.
THIRD FLOOR:	5,810 SQ. FT.
TOTAL SQUARE FOOTAGE (GROSS):	19,194 SQ. FT.

FIRE RESISTANCE RATING OF BUILDING ELEMENTS (IBC TABLE 601):

A. STRUCTURAL FRAME.....	0 HR
B. EXTERIOR BEARING WALLS AND PARTITIONS.....	2 HR
C. INTERIOR BEARING WALLS AND PARTITIONS.....	0 HR
D. EXTERIOR NON-BEARING WALLS AND PARTITIONS....	2 HR/PER IBC TABLE 705.5)
E. INTERIOR NON-BEARING WALLS AND PARTITIONS.....	0 HR
F. FLOOR CONSTRUCTION.....	0 HR
G. ROOF CONSTRUCTION.....	0 HR

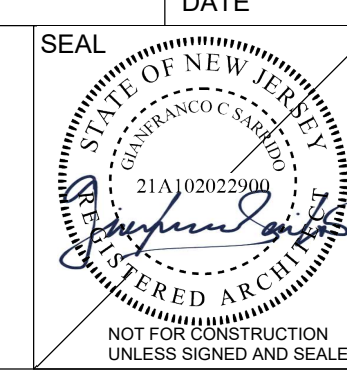
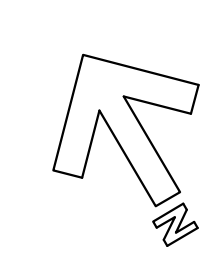
OCCUPANT LOAD :

THIS CANNABIS CULTIVATION AND MANUFACTURING FACILITY WILL HAVE NO MORE THAN TEN (10) EMPLOYEES.

DRAWING LIST

DWG #	DRAWING TITLE	ISSUE	REV-1	REV-2
CS-1.0	COVER SHEET, GENERAL NOTES		11/21/2025	
1 OF 2	MINOR SITE PLAN, LANDSCAPE AND LIGHTING		11/21/2025	
2 OF 2	LIGHTING PLAN			
A-1.0	PROPOSED PLAN: FIRST FLOOR		11/21/2025	
A-1.1	PROPOSED PLAN: SECOND FLOOR			
A-1.2	PROPOSED PLAN: THIRD FLOOR		11/21/2025	
A-2.0	PROPOSED EXTERIOR ELEVATIONS		11/21/2025	
A-2.0	PROPOSED EXTERIOR ELEVATIONS		11/21/2025	
A-3.0	PROPOSED 3D RENDERINGS		11/21/2025	
A-3.1	PROPOSED 3D RENDERINGS		11/21/2025	

1	ENGINEER AND PLANNER COMMENTS	11/21/2025
REV#	DISTRIBUTION	DATE



PROJECT LOCATION:

**CANNABIS CULTIVATION
BUILDING RENOVATION**

**76 Ashland Avenue
West Orange, NJ**

SHEET TITLE:

**COVER SHEET,
GENERAL NOTES**

PROJECT NO. 17-2023

SCALE: AS NOTED

DATE: 06/30/23

DRAWN BY: MS

REVIEWED BY: GS

SHEET NO.

CS-1.0



P.O. BOX #51 NUTLEY, NJ 07110
PH: 973-901-6976
WWW.BERSAARCHITECTS.COM

CONSULTANTS



	CANOPY AREA
	POST-HARVEST AREA
	MANUFACTURING AREA
	SUPPORT/ADMINISTRATIVE AREA
	CIRCULATION AREA

CANNABIS CULTIVATION
BUILDING RENOVATION
76 Ashland Avenue
West Orange, NJ

PROPOSED
FIXTURE PLAN:
FIRST FLOOR

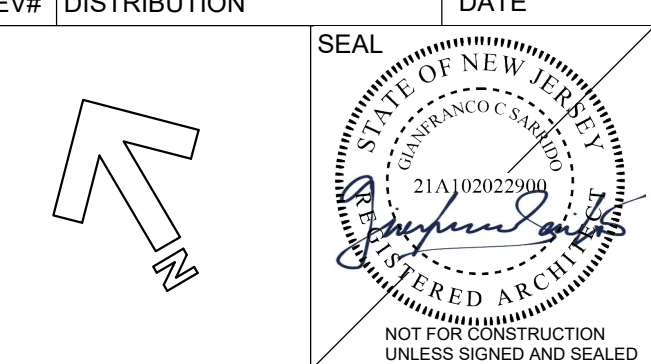
SHEET NO.

A-1.0



P.O. BOX #51 NUTLEY, NJ 07110
PH: 973-901-6976
WWW.BERSAARCHITECTS.COM

CONSULTANTS



CANNABIS CULTIVATION
BUILDING RENOVATION
76 Ashland Avenue
West Orange, NJ

PROPOSED
FIXTURE PLAN:
SECOND FLOOR

SHEET NO.

A-1.1

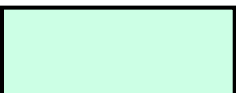
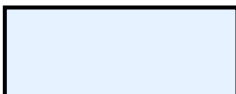
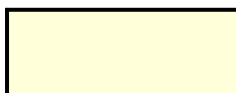
	CANOPY AREA
	POST-HARVEST AREA
	MANUFACTURING AREA
	SUPPORT/ADMINISTRATIVE AREA
	CIRCULATION AREA

SECOND FLOOR TOTAL GROSS AREA: 7,081 SQ FT

— PROPOSED FENCE TO
CONCEAL HVAC UNITS

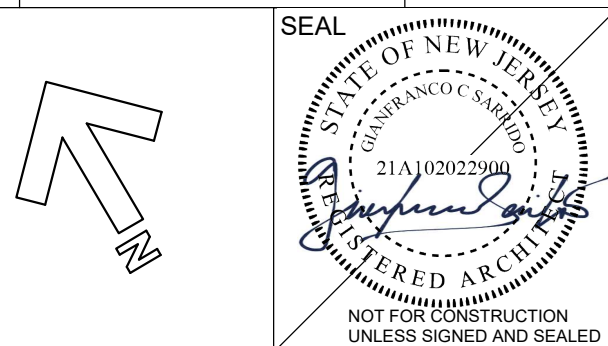
— HVAC UNIT ON CANOPY. EXACT NUMBER AND LOCATIONS TO BE DETERMINED BY MEP ENGINEER, TYPICAL.



LEGEND	
	CANOPY AREA
	POST-HARVEST AREA
	MANUFACTURING AREA
	SUPPORT/ADMINISTRATIVE AREA
	CIRCULATION AREA

THIRD FLOOR TOTAL GROSS AREA: 5,616 SQ FT

1	ENGINEER AND PLANNER COMMENTS	11/21/2025
	PLANNING BD. SUBMITTAL	04/30/2025
REV#	DISTRIBUTION	DATE



PROJECT LOCATION:
CANNABIS CULTIVATION
BUILDING RENOVATION
76 Ashland Avenue
West Orange, NJ

SHEET TITLE:
PROPOSED
FIXTURE PLAN:
THIRD FLOOR

PROJECT NO.	17-2023
SCALE:	AS NOTED
DATE:	06/30/23
DRAWN BY:	MS
REVIEWED BY:	GS

SHEET NO.

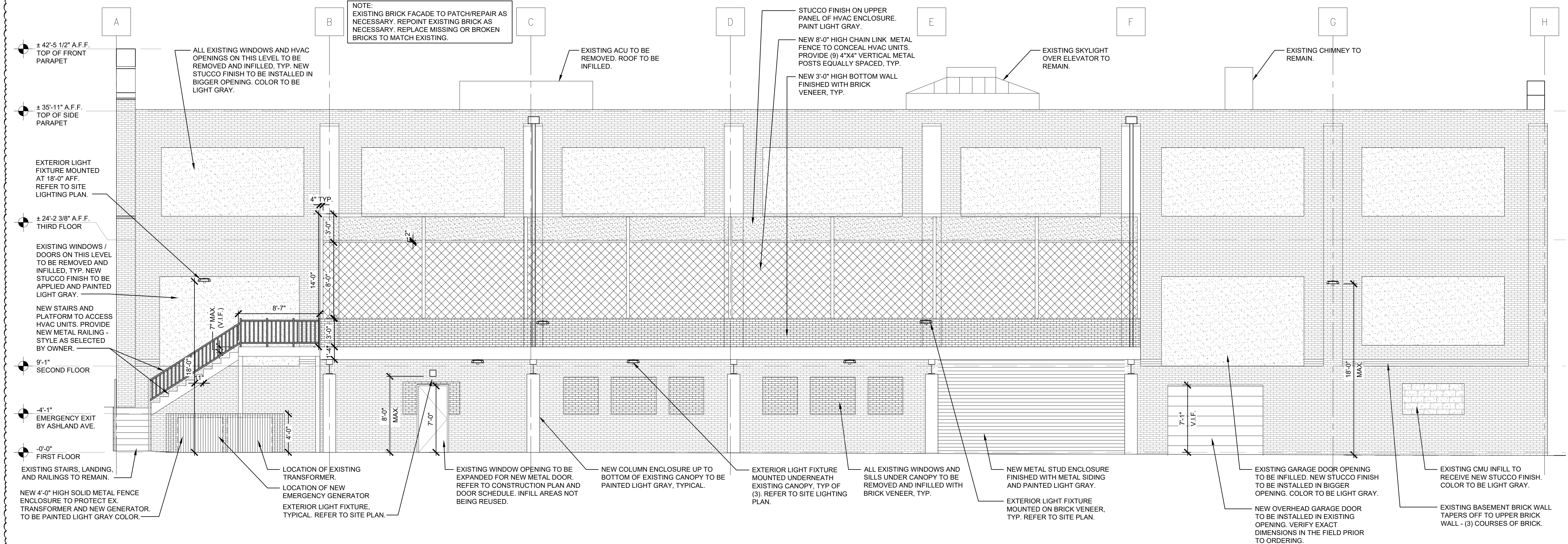
A-1.2



BERSA
ARCHITECTS

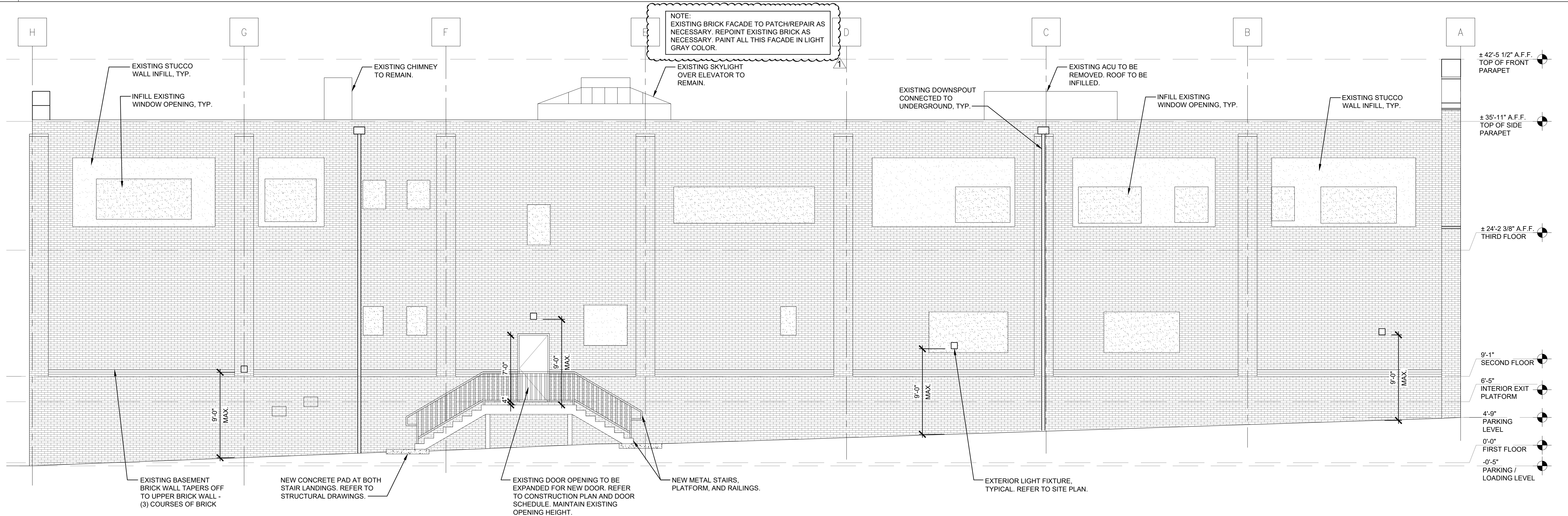
P.O. BOX #51 NUTLEY, NJ 07110
PH: 973-901-6976
WWW.BERSAARCHITECTS.COM

COPYRIGHT 2023
CONSULTANTS



1 PROPOSED EXTERIOR ELEVATION

3/16" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION

3/16" = 1'-0"

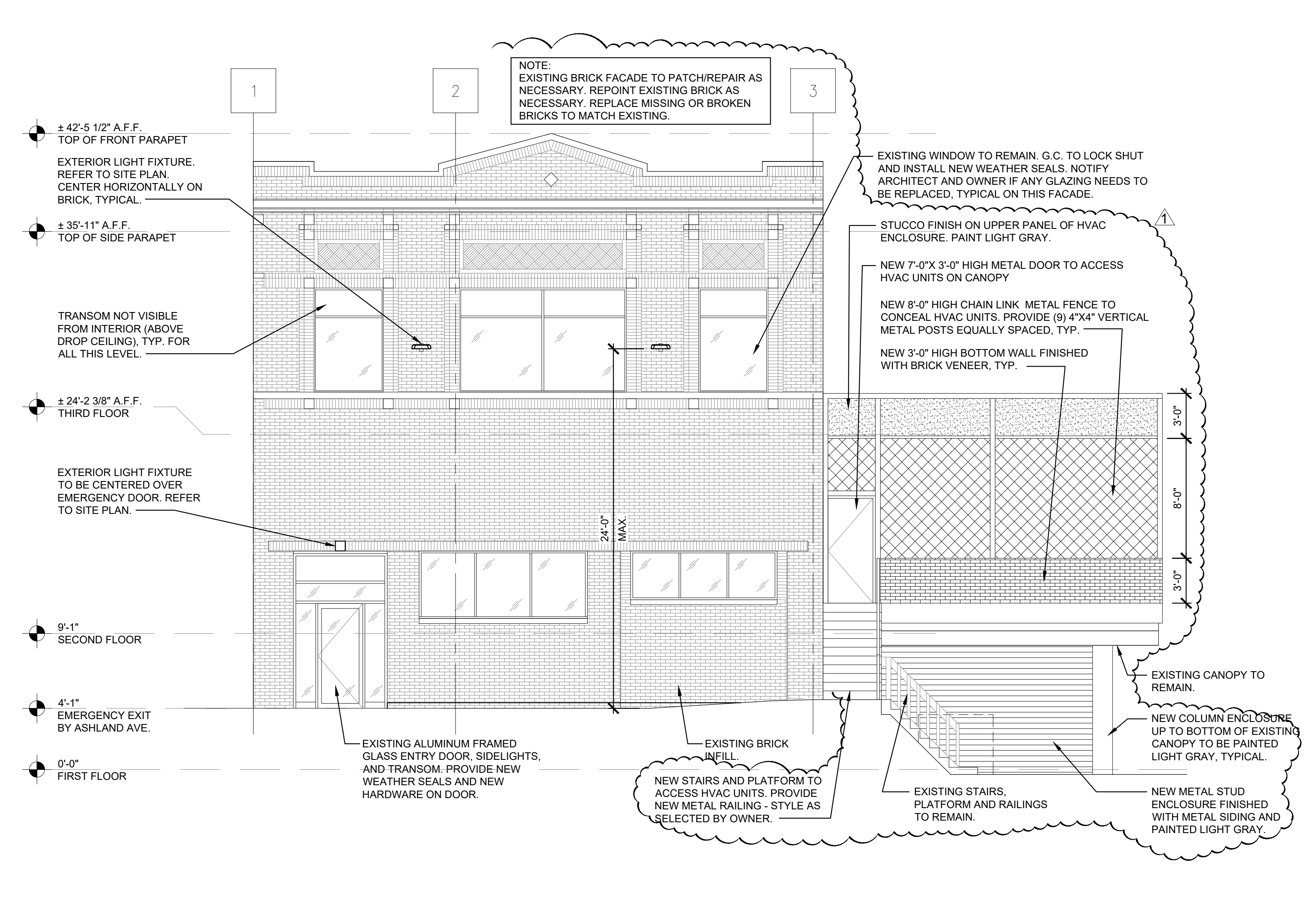
1	ENGINEER AND PLANNER COMMENTS	11/21/2025
	PLANNING BD. SUBMITTAL	04/30/2025
REV#	DISTRIBUTION	DATE
SEAL STATE OF NEW JERSEY JAMES H. HANCOCK, Esq. 21A102022004 REGISTERED ARCHITECT NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED		

PROJECT LOCATION:
**CANNABIS CULTIVATION
BUILDING RENOVATION**
76 Ashland Avenue
West Orange, NJ

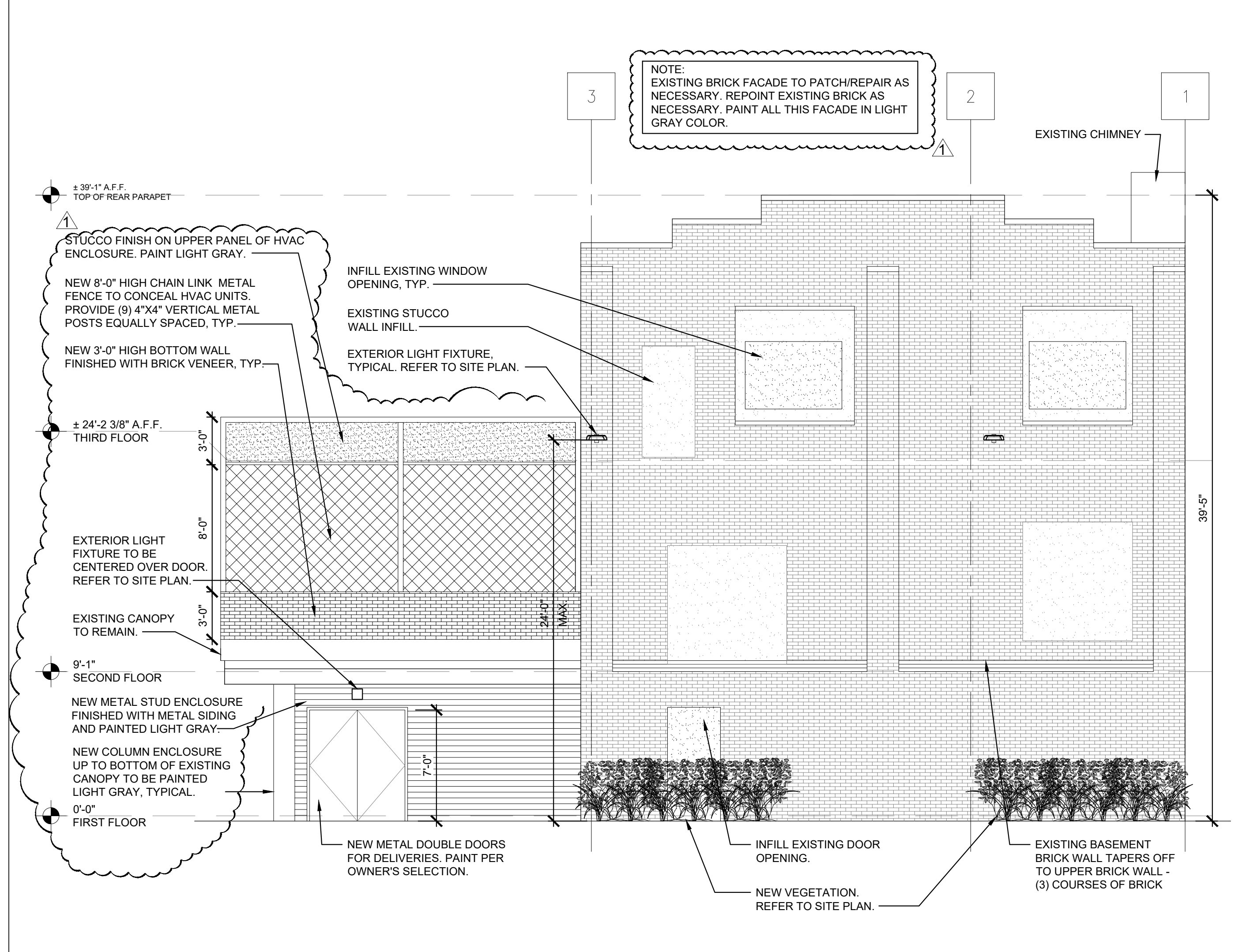
SHEET TITLE:
**PROPOSED
EXTERIOR ELEVATIONS**

PROJECT NO.	17-2023
SCALE:	AS NOTED
DATE:	06/30/23
DRAWN BY:	MS
REVIEWED BY:	GS
SHEET NO.	

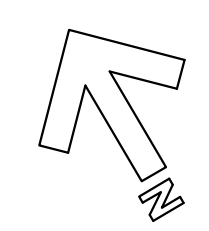
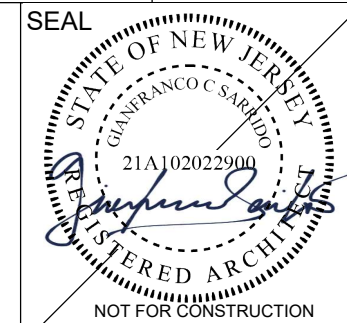
A-2.0



1 PROPOSED EXTERIOR ELEVATION
3/16" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION
3/16" = 1'-0"

1	ENGINEER AND PLANNER COMMENTS	11/21/2025
	PLANNING BD. SUBMITTAL	04/30/2025
REV#	DISTRIBUTION	DATE
		

PROJECT LOCATION:
**CANNABIS CULTIVATION
BUILDING RENOVATION
76 Ashland Avenue
West Orange, NJ**

SHEET TITLE:
**PROPOSED
EXTERIOR ELEVATIONS**

PROJECT NO.	17-2023
SCALE:	AS NOTED
DATE:	06/30/23
DRAWN BY:	MS
REVIEWED BY:	GS
SHEET NO.	



1 3D RENDERING - PROPOSED MAIN ENTRY GATE TO CANNABIS CULTIVATION BUILDING FROM PARK AVENUE
3/16" = 1'-0"



2 3D RENDERING - PROPOSED EMERGENCY VEHICLES ENTRY GATE FROM ASHLAND AVENUE
3/16" = 1'-0"



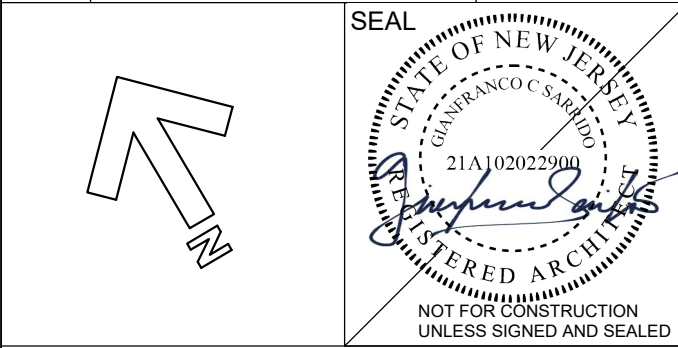
ARCHITECTS

P.O. BOX #51 NUTLEY, NJ 07110
PH: 973-901-6976
WWW.BERSAARCHITECTS.COM

COPYRIGHT 2023

CONSULTANTS

1	ENGINEER AND PLANNER COMMENTS	11/21/2025
	PLANNING BD. SUBMITTAL	04/30/2025
REV#	DISTRIBUTION	DATE



PROJECT LOCATION:
CANNABIS CULTIVATION
BUILDING RENOVATION
76 Ashland Avenue
West Orange, NJ

SHEET TITLE:

PROPOSED
3D RENDERINGS

PROJECT NO.	17-2023
SCALE:	AS NOTED
DATE:	06/30/23
DRAWN BY:	MS
REVIEWED BY:	GS
SHEET NO.	

A-3.0



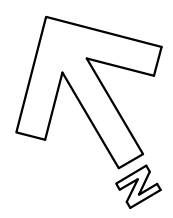
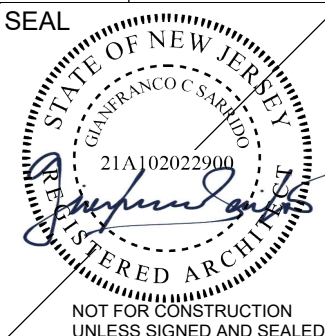
1 3D RENDERING - SIDE VIEWS OF CANNABIS CULTIVATION BUILDING
3/16" = 1'-0"



2 3D RENDERING - VIEW OF CANNABIS CULTIVATION BUILDING FROM ASHLAND AVENUE - EMERGENCY EXIT ONLY
3/16" = 1'-0"

COPYRIGHT 2023

CONSULTANTS

1	ENGINEER AND PLANNER COMMENTS	11/21/2025
	PLANNING BD. SUBMITTAL	04/30/2025
REV#	DISTRIBUTION	DATE
		

PROJECT LOCATION:
**CANNABIS CULTIVATION
BUILDING RENOVATION**
76 Ashland Avenue
West Orange, NJ

SHEET TITLE:
**PROPOSED
3D RENDERINGS**

PROJECT NO.	17-2023
SCALE:	AS NOTED
DATE:	06/30/23
DRAWN BY:	MS
REVIEWED BY:	GS

SHEET NO.