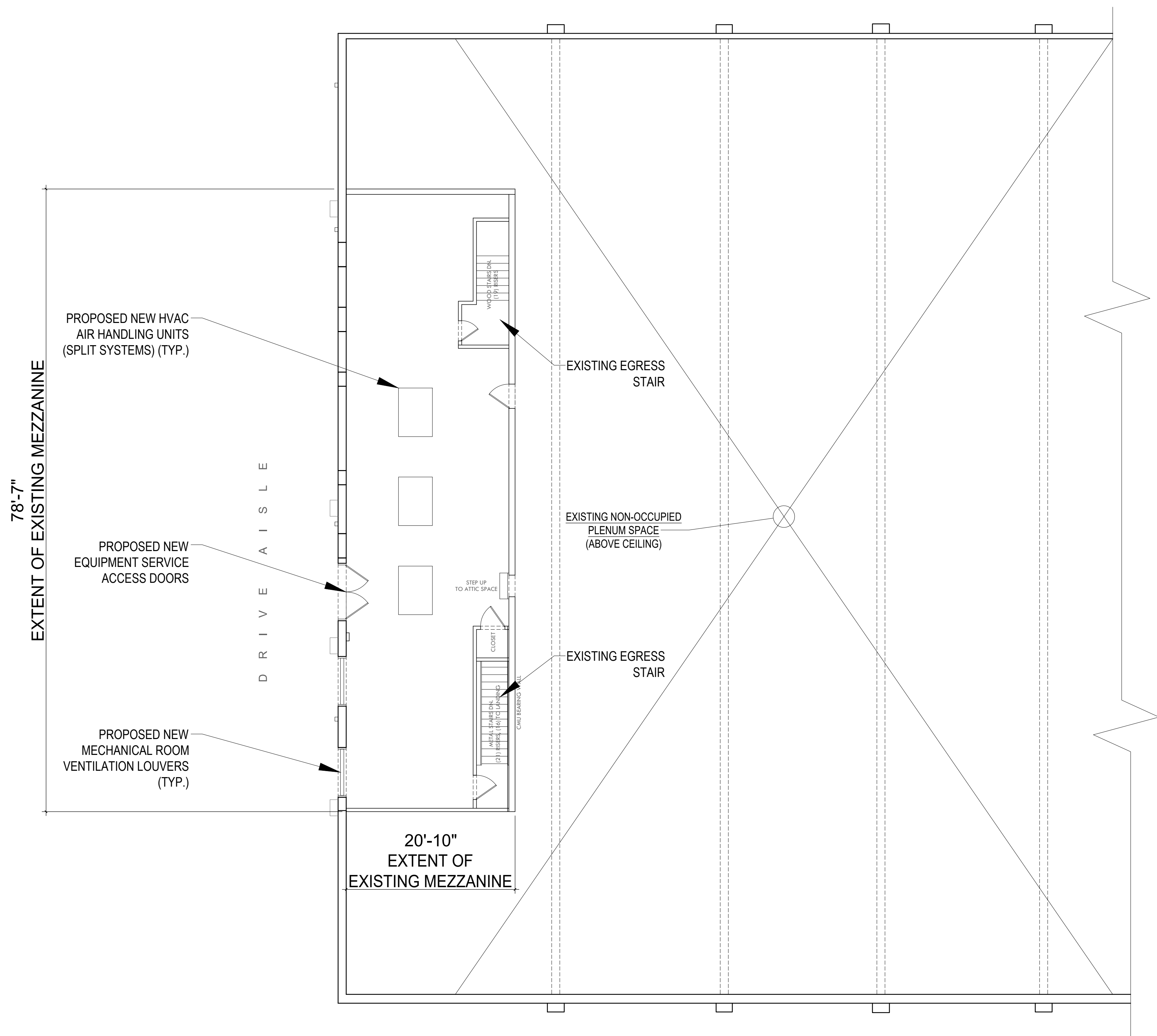
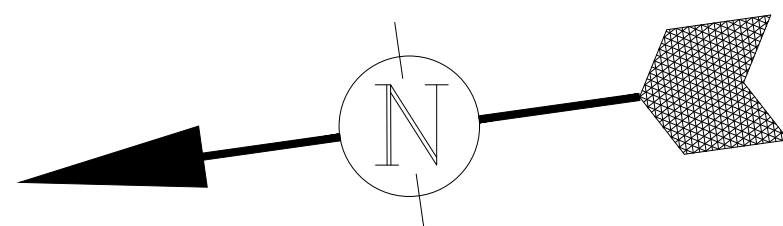


NOTE:
INTERIOR STORE LAYOUT INDICATED FOR
REFERENCE ONLY



IVE
ING



PROPOSED MEZZANINE PLAN

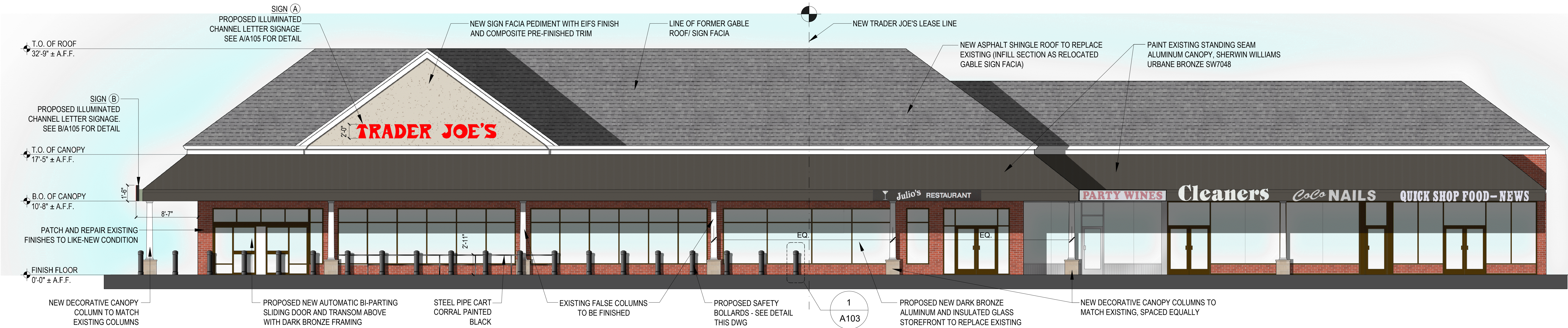
SCALE: 1/8" = 1'-0"

PROJECT NO. 10963
DATE: 12.12.25
DRAWN BY: FTA (N.Z.)
SCALE: AS NOTED

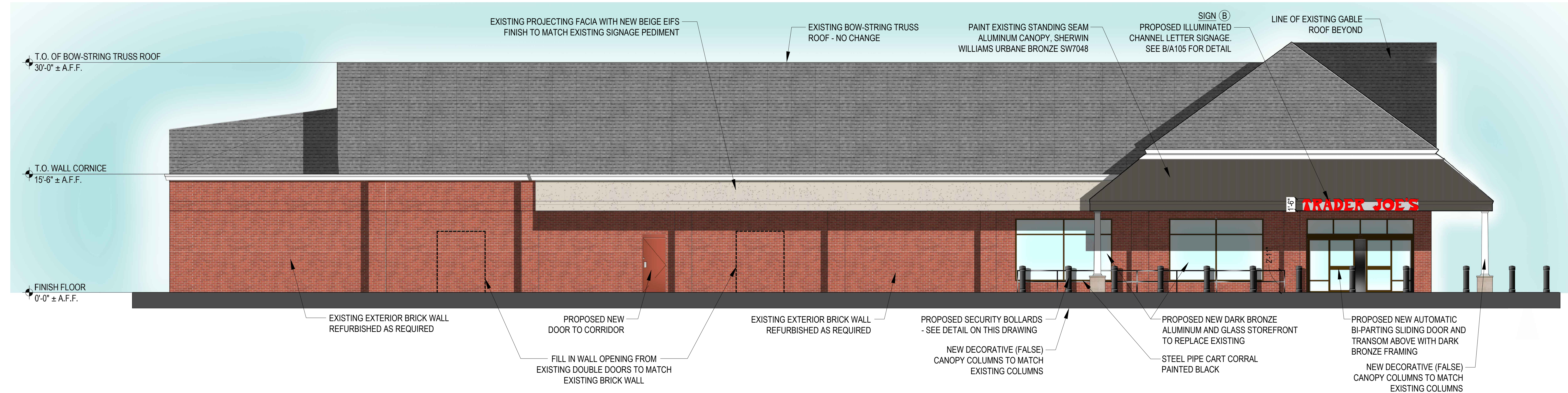
SHEET TITLE:
PROPOSED MEZZANINE PLAN

TRADER JOE'S
457 MT PLEASANT AVE.
WEST ORANGE, NJ

SHEET NO:
A-102.00

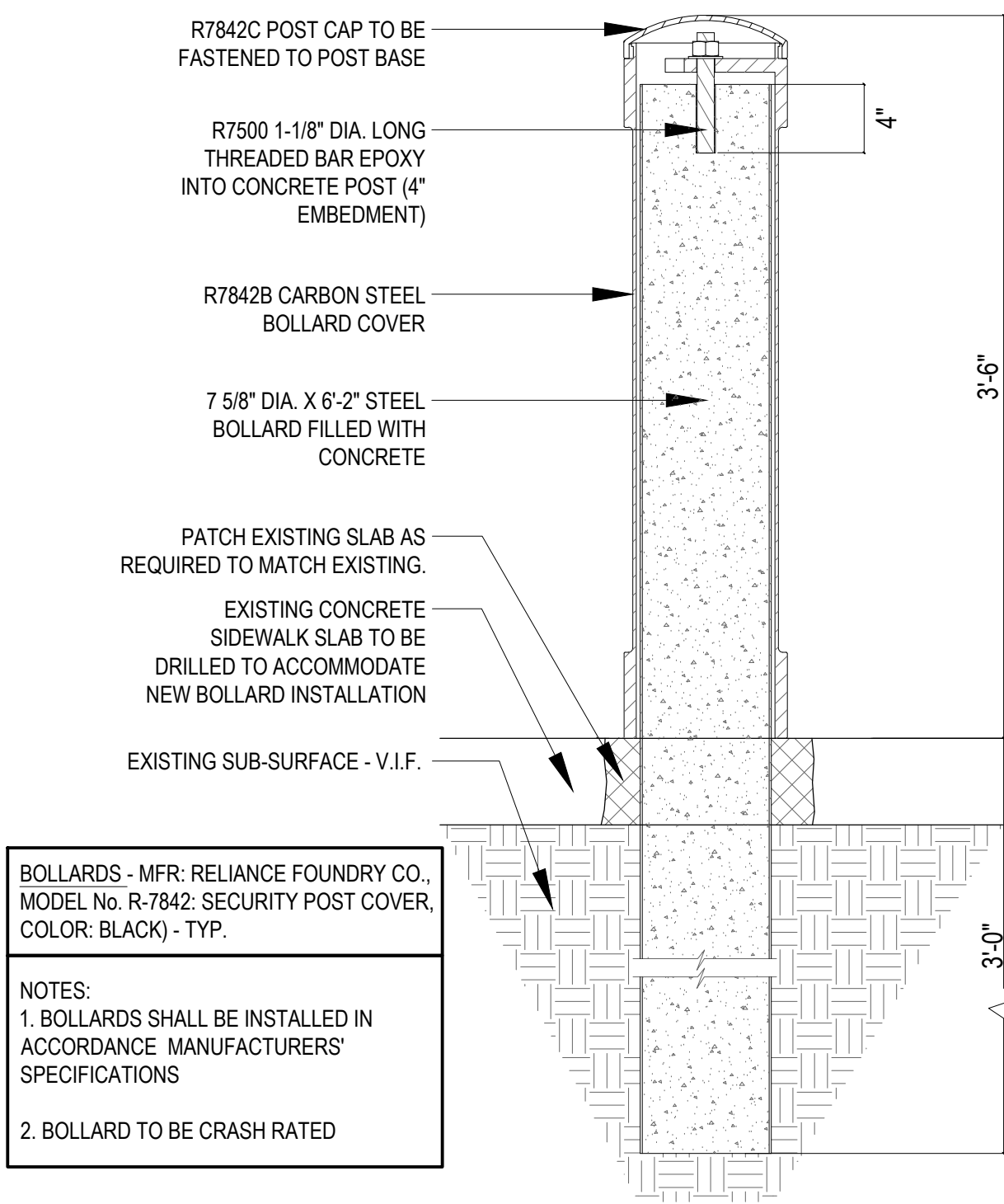


PROPOSED FRONT ELEVATION (SOUTH) A



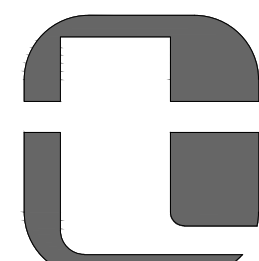
PROPOSED SIDE ELEVATION (WEST) B

NTS



BOLLARD DETAIL (FOR REFERENCE ONLY) 1

NTS



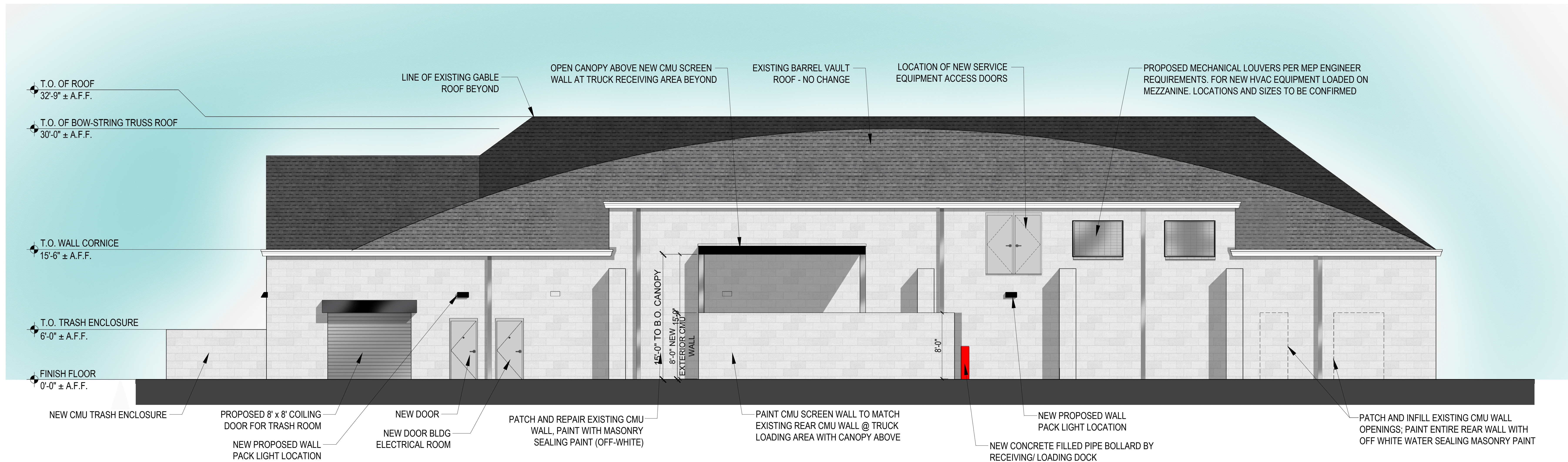
JEFFREY
TAYLOR
ARCHITECTS

572 NORTH BROADWAY
WHITE PLAINS, NEW YORK 10603

TEL 914 289 0011
FAX 914 289 0022



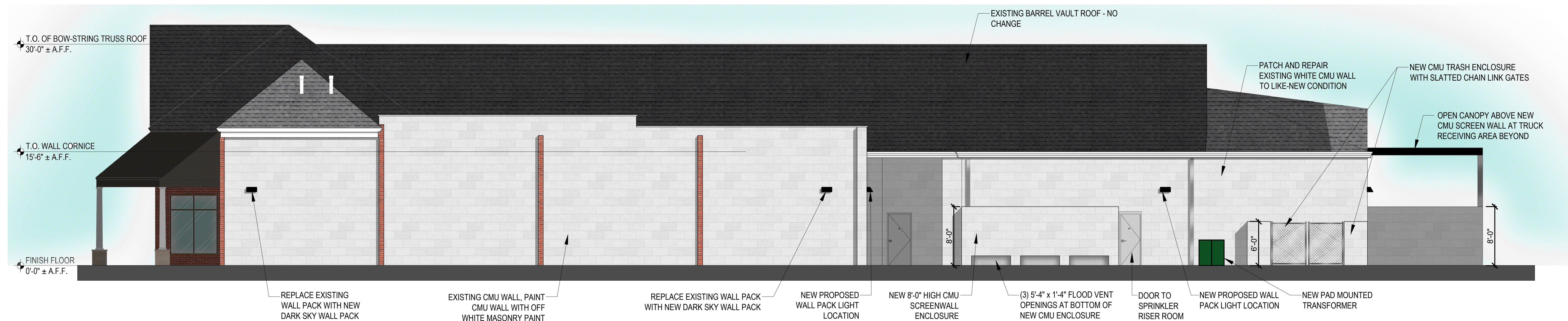
NJ LIC. NO. 21A101090900
EXP DATE: 07/31/2027



PROPOSED REAR ELEVATION (NORTH)

NTS

C



PROPOSED SIDE ELEVATION (EAST)

NTS

D

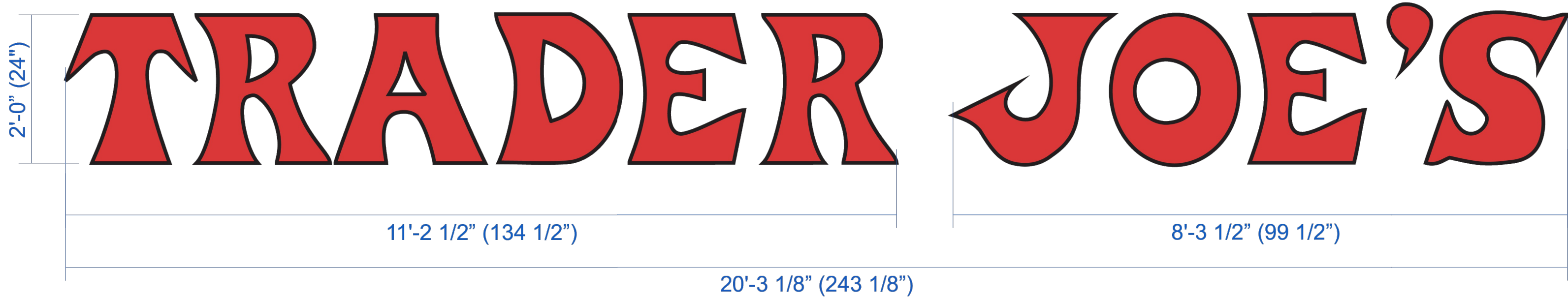
PROJECT NO. 10963
DATE: 12.12.25
DRAWN BY: FTA (N.Z.)
SCALE: AS NOTED

SHEET TITLE:
PROPOSED ELEVATIONS

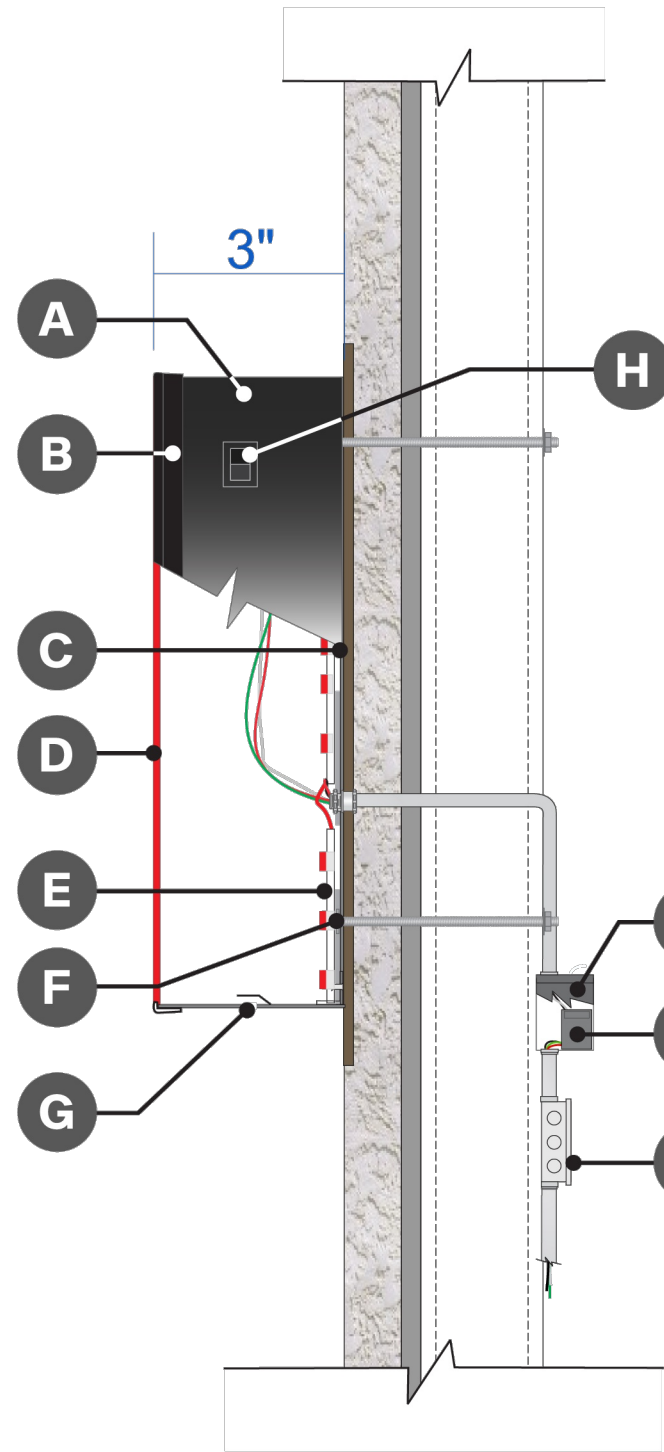
TRADER JOE'S
457 MT PLEASANT AVE.
WEST ORANGE, NJ

SHEET NO:
A-104.00

SIGN A | QTY :1 | SCALE: 3/4"=1'-0" | 40.52 SQ FT
24" ILLUMINATED CHANNEL LETTERS (LINEAR)



SECTION DETAIL
SCALE: NOT TO SCALE



SPECIFICATIONS

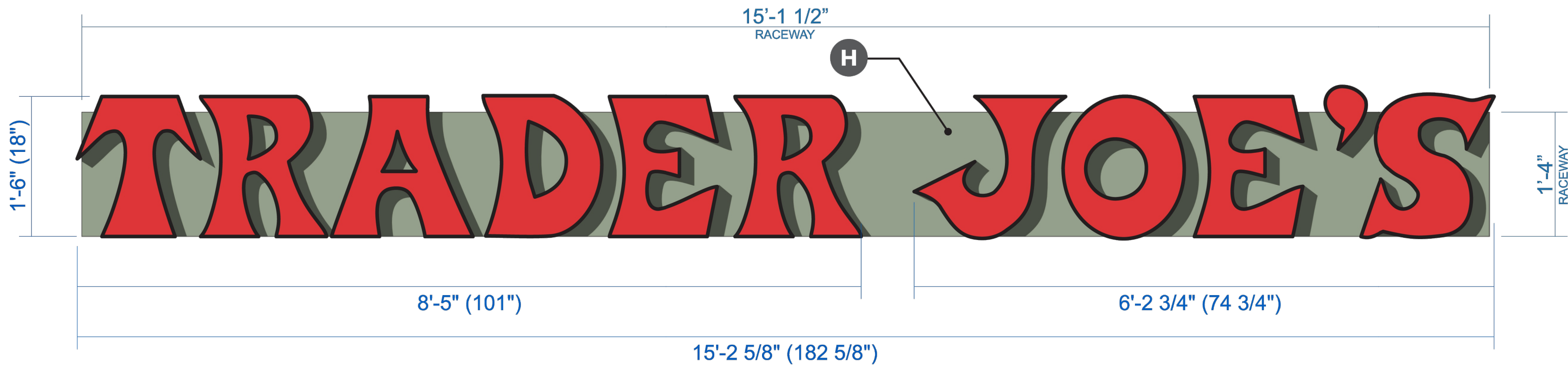
- | | |
|--|---|
| A .040" black pre-finished aluminum returns | F Non-corrosive 1/4"- 20 rev nuts for thru-bolts, with fender washers & nuts. (Mounting hardware may vary to suit wall conditions) |
| B 1" continuous black jewelite trim cap | G 1/4" diameter drain hole (min. 2 per letter) w/ light baffle |
| C .125" ACM backs with white interior | H Disconnect switch |
| D .177" #2793 red acrylic face | I Enclosure box |
| E Red LED lighting | J LED power supply |
| | K 120V Primary power junction box by others prior to installation |

TRADER JOE'S SIGNAGE WITHOUT RACEWAY

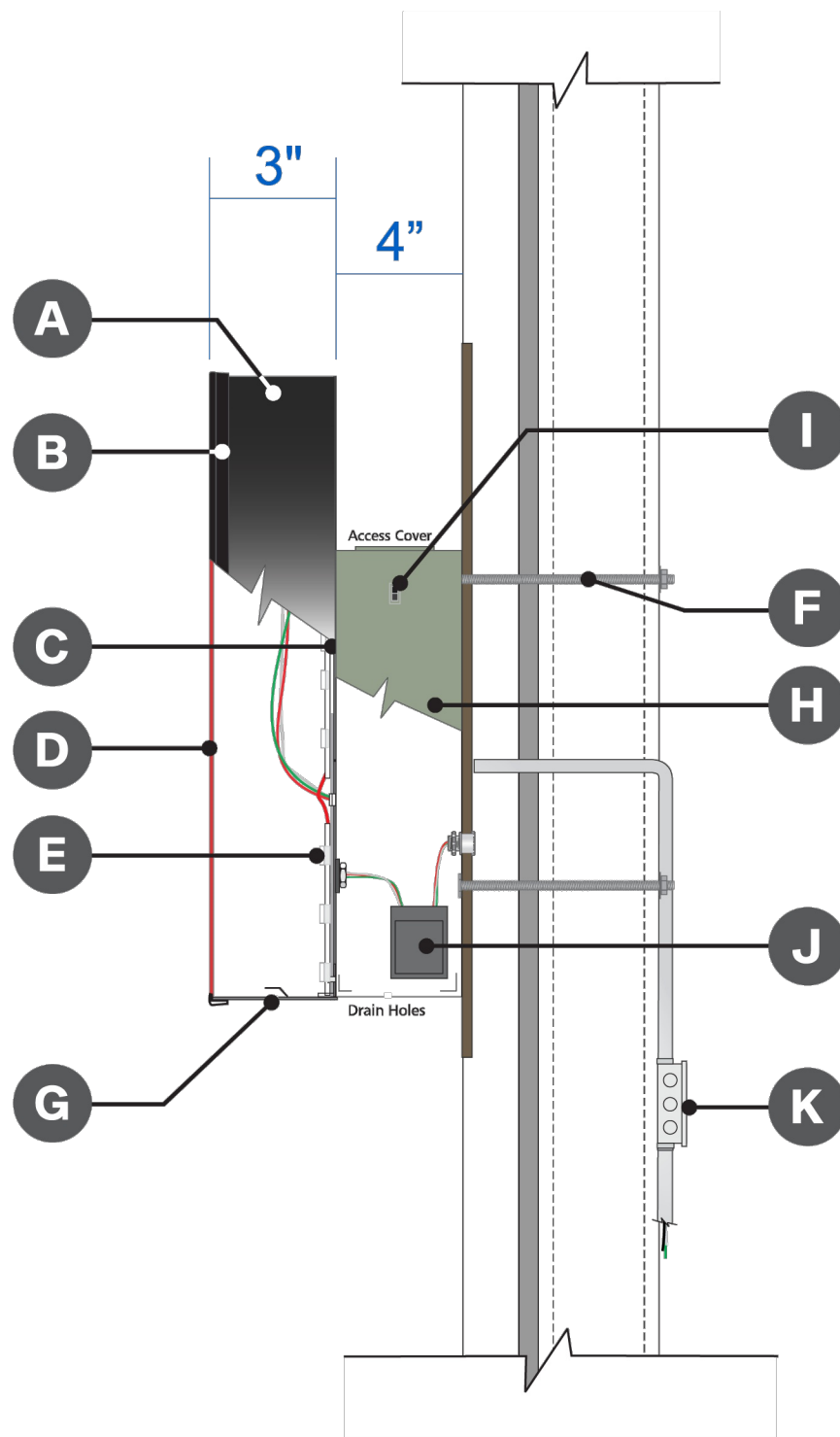
NTS

A

SIGN B | QTY :1 | SCALE: 3/4"=1'-0" | 22.82 SQ FT
18" ILLUMINATED CHANNEL LETTERS (LINEAR) ON RACEWAY



SECTION DETAIL
SCALE: NOT TO SCALE



SPECIFICATIONS

- | | |
|---|---|
| A .040" black pre-finished aluminum returns | G 1/4" diameter drain hole (min. 2 per letter) w/ light baffle |
| B 1" continuous black jewelite trim cap | H 16"H x 4"D fabricated alum. raceway w/ top access lid, raceway ptm Valspar 5006-4A Irish Paddock |
| C .125" ACM backs with white interior | I Disconnect switch/UL labels |
| D .177" #2793 red acrylic face | J LED power supply |
| E White LED lighting | K 120V Primary power junction box by others prior to installation |
| F Non-corrosive 1/4"- 20 rev nuts for thru-bolts, with fender washers & nuts. (Mounting hardware may vary to suit wall conditions) | |

TRADER JOE'S SIGNAGE WITH RACEWAY

NTS

B

EXTERIOR BUILDING SIGNS COMPLIANCE CHART

SIGN NUMBER	LOCATION	LETTER HEIGHT		SIGN AREA	
		ALLOWED	PROPOSED	ALLOWED	PROPOSED
A	MAIN BUILDING WALL SIGN	N/A	2'-0"	120 SQ. FT.	40.52 SQ. FT.
B	CANOPY SIGN	8"	1'-6"	N/A	22.82 SQ. FT.

NOTES:

- SIGN SHALL NOT EXCEED AN AREA EQUAL TO FIFTEEN PERCENT (15%) OF THE FRONT WALL AREA, INCLUDING WINDOW AND DOOR AREA ON WHICH, OR IN FRONT OF WHICH, THEY ARE DISPLAYED, OR ONE HUNDRED TWENTY (120) SQUARE FEET, WHICHEVER IS LESS. MAIN BUILDING SIGN -HEIGHT ABOVE GRADE: 949 sq. ft. X .15 = 142.35 THEREFORE 120 SQUARE FEET IS LESS
- NO PORTION OF AN AWNING OR CANOPY OR ITS SIGN MAY EXTEND BELOW SIX AND ONE HALF (6.5) FEET WHEN EXTENDED OR RETRACTED, AND MAY NOT EXTEND MORE THAN SIX (6) FEET FROM THE BUILDING LINE WHEN OPEN. AN AWNING OR CANOPY SIGN MAY NOT EXCEED EIGHT (8) INCHES IN HEIGHT, BUT MAY RUN THE ENTIRE LENGTH OF THE ALLOWABLE EDGE.

VARIANCE REQUESTED FOR THE FOLLOWING, IF REQUIRED:

- LETTER HEIGHT OF CANOPY SIGN.
- EXISTING CANOPY EXTENSION IS 8'-0" (8'-7" WITH SIGN).