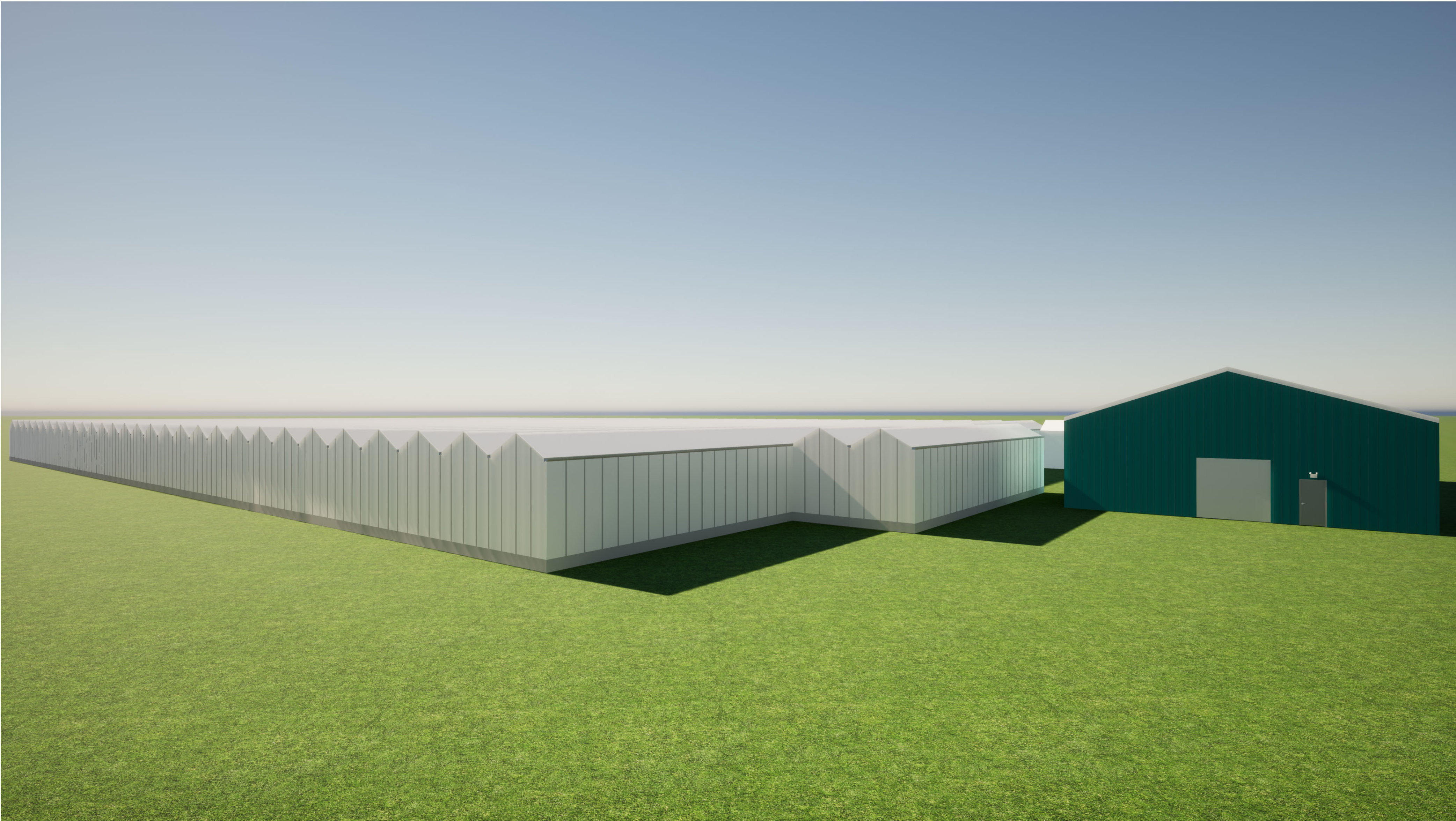


# GROW FACILITY LAFAYETTE TOWNSHIP

-SPEARMINT CAPITAL, LLC-  
152 HAMPTON HOUSE ROAD  
LAFAYETTE TOWNSHIP

UNINCORPORATED NEWTON, NEW JERSEY 07860



## SPECIAL INSPECTIONS & TESTS

THE OWNER SHALL HAVE THE FOLLOWING SPECIAL INSPECTIONS PERFORMED BY A ILLINOIS CERTIFIED TESTING LABORATORY.

### SOILS:

-VERIFY MATERIALS BELOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.

### CONCRETE:

-REINFORCING STEEL PLACEMENT (PERIODIC)  
-CONCRETE SLUMP AND CYLINDER TESTING  
-PLACING

### STRUCTURAL STEEL:

-FABRICATED LOAD BEARING MEMBERS AND ASSEMBLIES.  
-STEEL ELEMENTS INCLUDING FABRICATED ITEMS (BOLTS, WELDINGS, ETC.)

## LOCATION MAP



## GENERAL NOTES

- ALL CONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND INCLUDE ALL WORK REQUIRED TO COMPLETE THEIR SCOPE OF WORK READY FOR OCCUPANCY. NO CHANGE ORDERS SHALL BE ACCEPTED FOR FAILURE TO VISIT THE SITE PRIOR TO SUBMITTING YOUR BID.
- PLANS ARE DIAGRAMMATIC; ALL CONTRACTORS MUST INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT TO COMPLETE THEIR SCOPE OF WORK. NO CHANGE ORDERS SHALL BE ACCEPTED FOR FAILURE TO INCLUDE ALL REQUIRED LABOR, MATERIALS AND EQUIPMENT TO COMPLETE YOUR SCOPE OF WORK AS SHOWN ON THE PLANS.
- ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES MUST BE MET BY ALL CONTRACTORS WHETHER SPECIFIED AND DETAILED IN THE DRAWINGS OR NOT.
- ALL CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES PRIOR TO START OF WORK.
- ALL CONTRACTORS MUST COORDINATE THEIR WORK WITH OTHER TRADES. CONTRACTORS MUST NOT CAUSE UNNECESSARY WORK FOR OTHER TRADES DUE TO LACK OF COORDINATION.
- ALL WORK TO CONFORM WITH MANUFACTURERS INSTALLATION REQUIREMENTS. ALL CONTRACTORS MUST PROVIDE MANUFACTURES WRITTEN INSTALLATION INSTRUCTIONS FOR ALL MATERIALS AND EQUIPMENT SUPPLIED.
- ALL CONTRACTORS SHALL PROVIDE A LETTER OF WORK GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION IS VERIFIED IN WRITING BY THE OWNER.
- ALL CONTRACTORS SHALL SUBMIT ALL WARRANTIES, GUARANTEES, OPERATION MANUALS, AND CARE AND MAINTENANCE MANUALS TO OWNER PRIOR TO RECEIVING FINAL PAYMENT.
- ALL CONTRACTORS SHALL SUPPLY SHOP DRAWINGS, AS-BUILT DRAWINGS, ENGINEERING DRAWINGS, PERMITS AND INSPECTION CERTIFICATES PRIOR TO FINAL PAYMENT.
- ALL SHOP DRAWINGS SHALL BE SUPPLIED FOR REVIEW PRIOR TO FABRICATION.
- ALL CONTRACTORS ARE RESPONSIBLE FOR DAILY REMOVAL OF CONSTRUCTION DEBRIS TO AN ONSITE DUMPSTER. ALL TRADES SHALL LEAVE THEIR WORK FOR THE DAY COMPLETELY FINISHED AND THE PREMISES BROOM CLEAN.
- ALL CONTRACTORS SHALL COMPLY WITH OSHA STANDARDS.

## CONSTRUCTION & CODE DATA

BUILDING: • 2018 INTERNATIONAL BUILDING CODE, NJ ADDITION-TBC

MECHANICAL: • 2018 INTERNATIONAL MECHANICAL CODE-TBC

PLUMBING: • 2018 INTERNATIONAL PLUMBING CODE-TBC

FIRE PROTECTION: • 2018 INTERNATIONAL FIRE CODE-TBC

ENERGY: • 2018 INTERNATIONAL ENERGY CONSERVATION CODE-TBC

ELECTRICAL: • 2017 NATIONAL ELECTRICAL CODE (NFPA 70)-TBC

OTHER: • 20XX INTERNATIONAL FUEL AND GAS CODE -TBC  
• 20XX INTERNATIONAL EXISTING BUILDING CODE -TBC

BUILDING USE GROUP: CFD  
S-1

CONSTRUCTION TYPE: II-B

FIRE SPRINKLER: YES. SYSTEM DESIGN MODIFICATIONS & PERMIT DRAWINGS BY SPRINKLER CONTRACTOR.

AREA OF BUILDING: EXISTING GREENHOUSE: 67,000 S.F.  
EXISTING HEADHOUSE: 5,750 S.F.

OCCUPANT LOAD: TBC

### FOUNDATION DESIGN CRITERIA:

REFERENCE THE SOILS REPORT FOUNDATION RECOMENDATIONS PERFORMED BY XXXX ON XX.XX.2019

## COMPLIANCE STATEMENT

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH ENVIRONMENTAL BARRIERS ACT (410 ILCS 25) AND THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADMIN. CODE 400), EFFECTIVE OCTOBER 23, 2018.

SIGNED: \_\_\_\_\_

NEW JERSEY REGISTRATION No.: \_\_\_\_\_

DATE: \_\_\_\_\_  
NEW JERSEY PROFESSIONAL DESIGN FIRM REGISTRATION NO. 184-002823

## DRAWING INDEX

SHEET NO.	SHEET NAME	2022.01.05 ISSUED FOR CLIENT REVIEW
T1.1	TITLE SHEET	•
C1.0	ARCHITECTURAL SITE PLAN	•
A2.2	EXISTING HEAD HOUSE - FLOOR PLAN	•
A2.3	EXISTING GREENHOUSE - FLOOR PLAN	•
A3.2	EXISTING HEAD HOUSE - REFLECTED CEILING PLAN	•

• SHEET IS IN ISSUED SET - NEW OR REVISED  
o SHEET IS IN ISSUED SET - NO CHANGES  
<no entry> SHEET IS NOT IN ISSUED SET

GROW FACILITY - LAFAYETTE  
TOWNSHIP

-SPEARMINT CAPITAL, LLC-  
152 HAMPTON HOUSE ROAD  
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2022.12.20 ISSUED FOR CLIENT REVIEW  
2022.12.21 ISSUED FOR CLIENT REVIEW  
2022.12.23 ISSUED FOR CLIENT REVIEW  
2022.12.29 ISSUED FOR CLIENT REVIEW  
2023.01.03 ISSUED FOR CLIENT REVIEW  
2023.01.05 ISSUED FOR CLIENT REVIEW

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DDCA  
architects

Direct Design Ltd.  
Carroll Associates



PROJECT NO. 122170  
PROJECT MGR. MEM  
TITLE SHEET

T1.1



ZONING COMPLIANCE INFORMATION					
COMPLIANCE ITEM:	REQUIRED:	PROVIDED:			
A.) MINIMUM LOT SIZE:	15 ACRES	22.68 ACRES	K.) ODOR:	ALL CANNABIS GROWING, PRODUCTION, AND MANUFACTURING OPERATIONS SHALL UTILIZE AVAILABLE TECH. TO RE-CIRCULATE AIR, SO THAT ODORS ARE NOT EMITTED OUTSIDE OF ANY STRUCTURES.	WILL UTILIZE REDUNDANT ACTIVE CARBON FILTRATION LOCATED THROUGHOUT THE FACILITY, NEGATIVE AIR PRESSURE IN HARVEST, DRYING AND STORAGE ROOMS, ODOR IONIZATION TECHNOLOGY AND EMPLOYEE STANDARD OPERATING PROCEDURES TO MITIGATE ODOR
B.) ACCESS AND SETBACK:	400 FEET FROM ROAD	ALL GROWING, PRODUCTION, &MANUFACTURING STRUCTURES SETBACK +400' FROM ROAD	L.) LOCATION:	ALL CANNABIS GROWING OR MANUFACTURING BUILDINGS SHALL BE LOCATED AT LEAST 400' FROM NEAREST DWELLING UNIT LOCATED ON A NEIGHBORING LOT AND A MINIMUM OF 1000' FROM A SCHOOL BUILDING.	LOCATION IS IN COMPLIANCE
C.) VISIBILITY:	NO STRUCTURE SHALL BE VISIBLE FROM ANY STATE OR COUNTY ROAD	EXISTING STRUCTURES IN COMPLIANCE	M.) GENERATOR:	GENERATOR: ALL CANNABIS GROWING, PRODUCTION, AND MANUFACTURING OPERATIONS SHALL HAVE A BACKUP GENERATOR, WHICH SHALL MAINTAIN ALL ELECTRONIC SECURITY SYSTEMS IN THE EVENT OF A POWER FAILURE.	A CUMMINS RS30 QUIET CONNECT(TM) SERIES 30KW STANDBY POWER GENERATOR (120/280V 3-PHASE) TO BACKUP SECURITY, VIDEO, AND COLD STORAGE WILL BE INSTALLED
D.) LANDSCAPE BUFFER:	100' IN WIDTH SHALL BE ESTABLISHED AND MAINTAINED, ADJACENT TO ANY COUNTY OR STATE ROAD.	EXISTING LANDSCAPE BUFFERS IN COMPLIANCE	N.) SIGNS:	CANNABIS GROWING, PRODUCTION, AND MANUFACTURING OPERATIONS SHALL ONLY BE PERMITTED TO HAVE ONE SIGN, DISPLAYING THE SITE ADDRESS ONLY, IN COMPLIANCE WITH THE REQUIREMENTS FOR THE R-5.0 ZONE.	THERE WILL BE NO SIGNAGE ADVERTISING, ONLY THE STREET NUMBER
E.) FENCING:	ALL STRUCTURES UTILIZED FOR ANY GROWING, PRODUCTION, OR MANUF. SHALL BE ENCLOSED BY A FENCE AT LEAST 7'-0" HIGH.	SEE PLAN FOR PROPOSED SECURITY FENCING, WILL COMPLY	O.) LIGHTING:	NO LIGHT GENERATED BY ANY CANNABIS GROWING, PRODUCTION, OR MANUFACTURING STRUCTURES SHALL RESULT IN MEASURABLE LIGHT CHANGES AT THE NEAREST PROP. BOUNDARY TO EACH STRUCTURE. INTERIOR LIGHT SHADES MAY BE REQUIRED BY THE BOARD ON GREENHOUSE STRUCTURES TO MANAGE POTENTIAL LIGHTING IMPACTS. LIGHTING SHALL BE SUBJECT TO A BOARD ENGINEER NIGHT LIGHTING TEST.	WILL COMPLY
F.) SECURITY:	24-HOUR HUMAN SECURITY THERE SHALL BE NO DIRECT SALES TO THE PUBLIC FROM THE PROPERTY. THERE SHALL BE CONTROLLED ACCESS TO THE SITE, WITH ON-SITE VIDEO MONITORING.	SEE PLAN FOR PROPOSED SECURITY ACCESS ENTRIES, AND CAMERA LOCATIONS, WILL COMPLY			
G.) MAXIMUM # OF BUILDINGS:	10	EXISTING BUILDING TOTAL COMPLES			
H.) MAXIMUM BUILDING HEIGHT:	35'-0"	EXISTING BUILDINGS COMPLY			
J.) NOISE:	ALL CANNABIS GROWING, PRODUCTION, AND MANUFACTURING OPERATIONS SHALL OPERATE IN COMPLIANCE WITH STATE AND LOCAL NOISE LAWS AND REGULATIONS	WILL COMPLY			
I.) COMPLIANCE:	ALL GROWING, PRODUCTION, AND MANUFACTURING SHALL BE IN COMPLIANCE WITH ALL APPLICABLE NEW JERSEY STATE REQUIREMENTS, LICENSES AND PERMITS	WILL COMPLY			

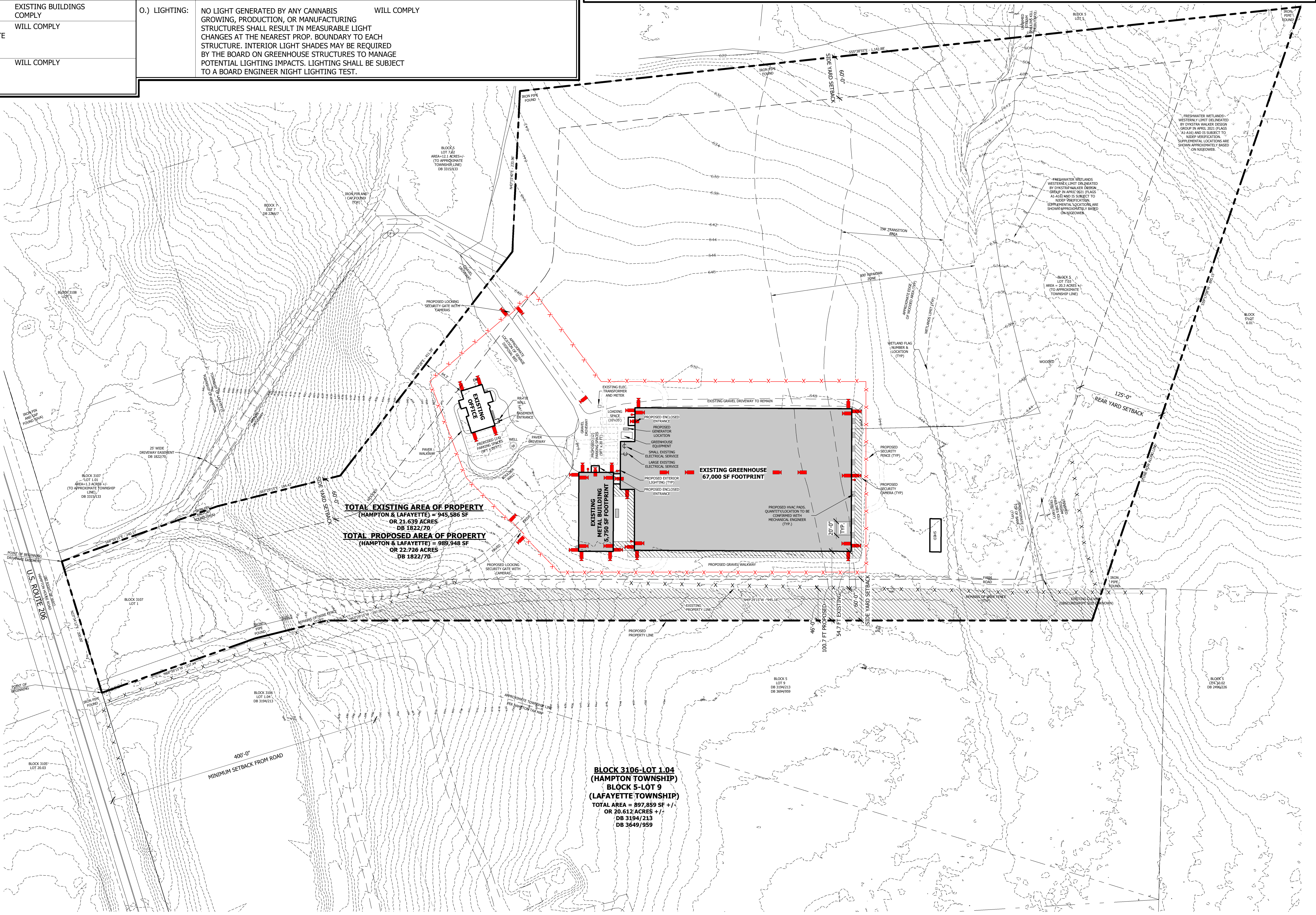
TOWNSHIP OF LAFAYETTE ZONING REQUIREMENTS			
R-5.0 (RESIDENTIAL) ZONE DISTRICT			
ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	6.0 ACRES (1)	21.639 ACRES (945,586 SF)	22.726 ACRES (989,948 SF)
MINIMUM LOT WIDTH	250 FT	200.3 FT (2)	200.3 FT (1)
MINIMUM FRONTAGE	300 FT	200 FT (2)	200 FT (2)
MINIMUM DEPTH	300 FT	>300 FT	>300 FT
MINIMUM FRONT YARD SETBACK	75 FT	624.9 FT	624.9 FT
MINIMUM REAR YARD SETBACK	125 FT	370.3 FT	364.8 FT
MINIMUM SIDE YARD SETBACK	60 FT	54.5 FT	100.5 FT
ACCESSORY BUILDING REQUIREMENTS:			
MINIMUM REAR YARD SETBACK	30 FT	241.5 FT	241.5 FT
MINIMUM SIDE YARD SETBACK	15 FT	53.7 FT	100.7 FT
MINIMUM DISTANCE BETWEEN BUILDINGS	10 FT	114.6 FT	10 FT
MAX LOT COVERAGE	10%	10.9%(103,179 SF) (2)(3)(4)	11.1%(110,705 SF) (2)(3)
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	<35 FT

EXISTING CONDITIONS:

DWELLING	2,334 SF
METAL BUILDING	5,775 SF
GREENHOUSE	67,028 SF
SHED	783 SF
GREENHOUSE EQUIPMENT	151 SF
DRIVEWAYS & GRAVEL	25,661 SF
WALKS & STEPS	1,244 SF
BASEMENT ACCESS	39 SF
WALLS	164 SF
TOTAL	103,179 SF

PROPOSED CONDITIONS:

OFFICE	2,334 SF
METAL BUILDING	5,885 SF
GREENHOUSE	67,145 SF
SHED	783 SF
GREENHOUSE EQUIPMENT	151 SF
DRIVEWAYS & GRAVEL	25,661 SF
WALKS & STEPS	1,244 SF
BASEMENT ACCESS	39 SF
WALLS	164 SF
GRAVEL WALKWAY	6,943 SF
GENERATOR/HVAC PADS	356 SF
TOTAL	110,705 SF



1 ARCHITECTURAL SITE PLAN  
1" = 60'-0"

GROW FACILITY - LAFAYETTE  
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LAFAYETTE, NEW JERSEY 07860  
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PROJECT NO. 122170

PROJECT MGR. MEM

ARCHITECTURAL SITE PLAN

C1.0

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Prairie Grove, Illinois 60012

<b>PROJECT NO.</b>	12217
<b>PROJECT MGR.</b>	MEH
EXISTING HEAD HOUSE - FLOOR PLAN	

