

July 26, 2021

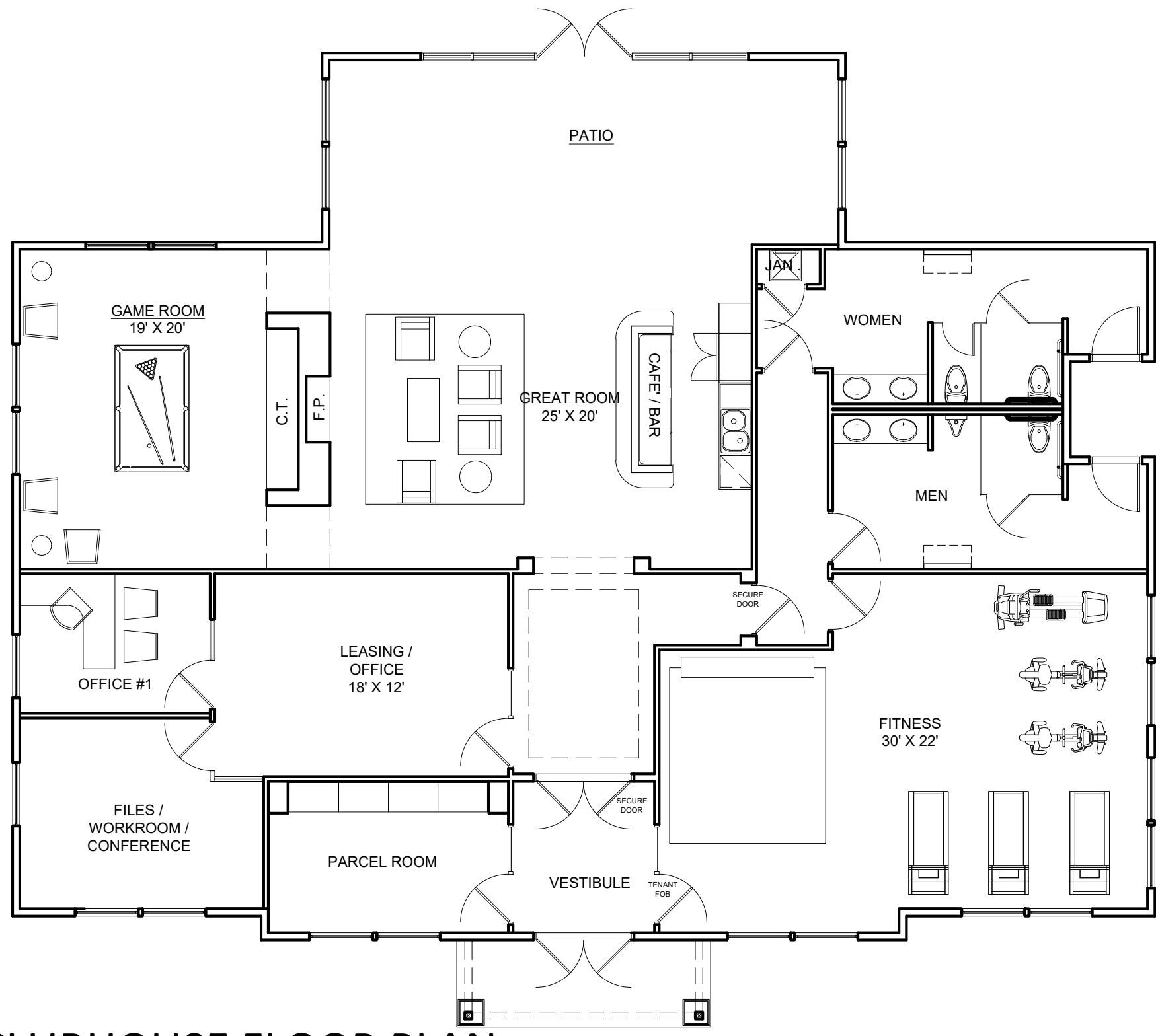
UNIT	DESCRIPTION	STANDARD UNIT	COAH UNIT	G.S.F.	N.S.F.	BUILDING 24(A) - FIRST FLOOR	BUILDING 24(A) - SECOND FLOOR	BUILDING 24(A) - THIRD FLOOR	3 BLDG ON SITE (#1, #3, #5)	BUILDING 24(B) - FIRST FLOOR	BUILDING 24(B) - SECOND FLOOR	BUILDING 24(B) - THIRD FLOOR	1 BLDG ON SITE (#2)	BUILDING 24(C) - FIRST FLOOR	BUILDING 24(C) - SECOND FLOOR	BUILDING 24(C) - THIRD FLOOR	1 BLDG ON SITE (#4)				
1S-A	1 BEDROOM / 1 BATH	X		720	647			2	6			2	2			2	2	10	65	60.75%	107
1S-B	1 BEDROOM / 1 BATH	X		792	698	2			6	1			1	2			2	9			
1S-C	1 BEDROOM / 1 BATH	X		669	602	4			12	2			2	4			4	18			
1S-D	1 BEDROOM / 1 BATH	X		720	647	2	2		12		2		2		2		2	16			
1D-A	1 BEDROOM / 1 BATH / DEN		X	885	804		2	2	12									12			
2S-A	2 BEDROOM / 2 BATH	X		1,107	1,031		4	4	24	2	4	4	10		4	4	8	42	42	39.25%	
1C-A	1 BEDROOM / 1 BATH / COAH		X	550	481					1			1	1			1	2	4	18.18%	22
1C-B	1 BEDROOM / 1 BATH / COAH		X	714	639						1	1	2				2				
2C-A	2 BEDROOM / 1 BATH / COAH		X	720	647	2			6	2			2	2			2	10			
2C-B	2 BEDROOM / 1 BATH / COAH		X	807	729										1		1	1			
2C-C	2 BEDROOM / 1 BATH / COAH		X	885	804											2	2	2			
3C-A	3 BEDROOM / 1 BATH / COAH		X	890	812					1			1	1			1	2	5	22.73%	
3C-B	3 BEDROOM / 1 BATH / COAH		X	1,069	983						1	1	2					2			
3C-C	3 BEDROOM / 1 BATH / COAH		X	962	880										1		1	1			
				TOTAL PER FLOOR		10	8	8		9	8	8		10	8	8					129
				TOTAL PER BUILDING					26				25				26				
				TOTAL PER SITE					78				25				26	129			

ADA ADAPTABLE UNIT - ALL GROUND FLOOR UNITS

G.S.F. GROSS SQUARE FEET THE TOTAL FLOOR AREA DESIGNED FOR TENANT OCCUPANCY AND EXCLUSIVE USE. THE AREA OF TENANT OCCUPANCY IS MEASURED FROM THE CENTERLINES OF JOINT PARTITIONS TO THE OUTSIDE OF THE TENANT WALLS. ALL TENANT AREAS, INCLUDING AREAS USED FOR STORAGE, SHALL BE INCLUDED IN CALCULATION GROSS LEASABLE AREA. (IBC 2018 - NEW JERSEY EDITION)

N.S.F. NET SQUARE FEET THE TOTAL FLOOR AREA MEASURED FROM THE INSIDE FACE OF ALL SURROUNDING TENANT WALLS NOT INCLUSIVE OF EXTERIOR MECHANICAL CLOSETS OR DECKS /BALCONIES.

CLUBHOUSE FLOOR PLAN



seal/signature:

project information:
Project No.: 1144-03
Date: 12-15-2021
Drawn By: AT

submittal information:
No. Date:
No. Date:
No. Date:
No. Date:
No. Date:
No. Date:

sheet name:

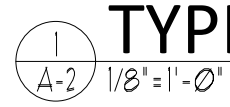
UNIT MATRIX,
CLUBHOUSE
FLOOR PLAN AND
TYPICAL BUILDING
ELEVATION

sheet number:

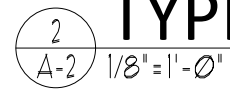
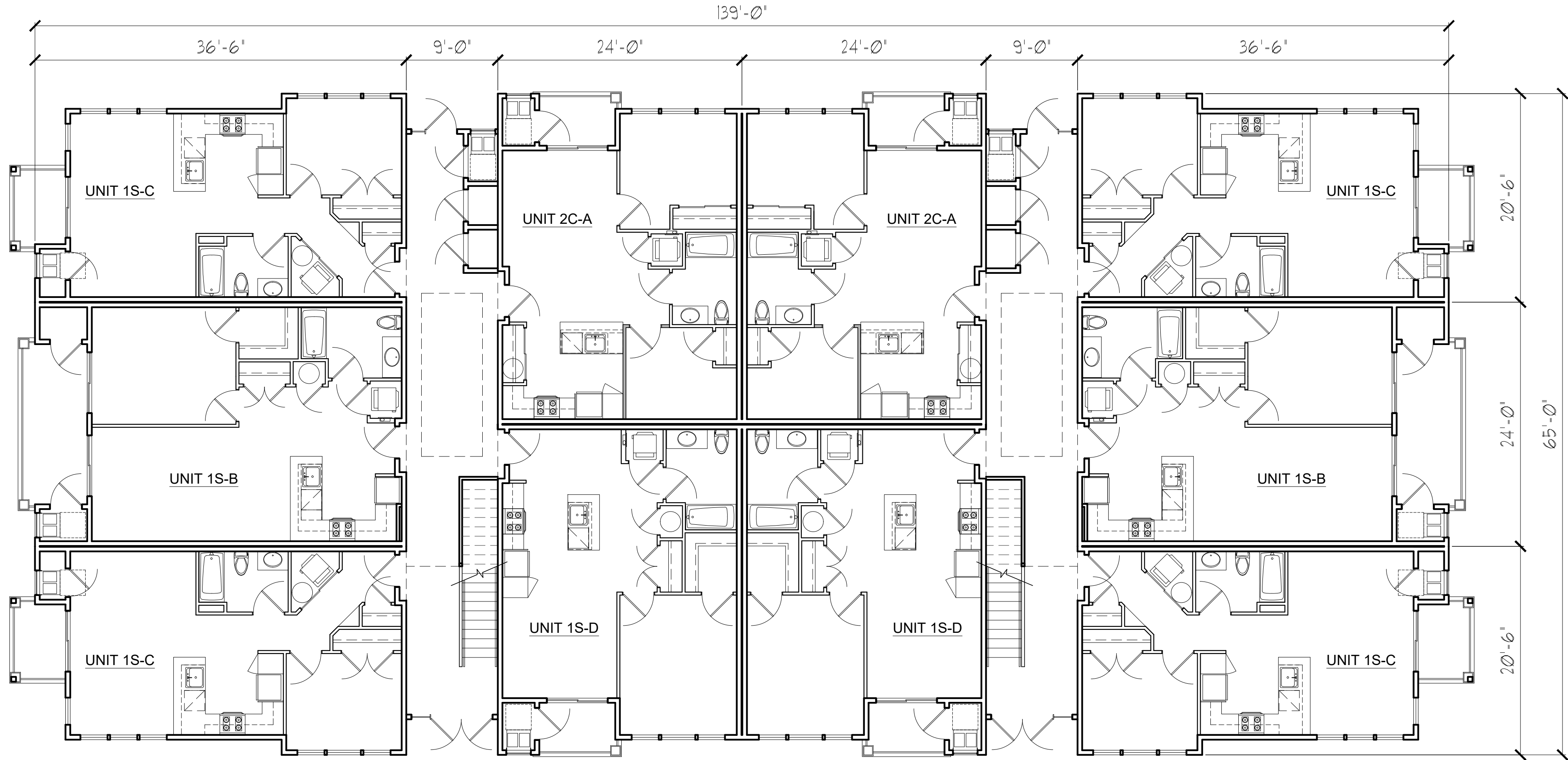
A-1

TYPICAL BUILDING ELEVATION

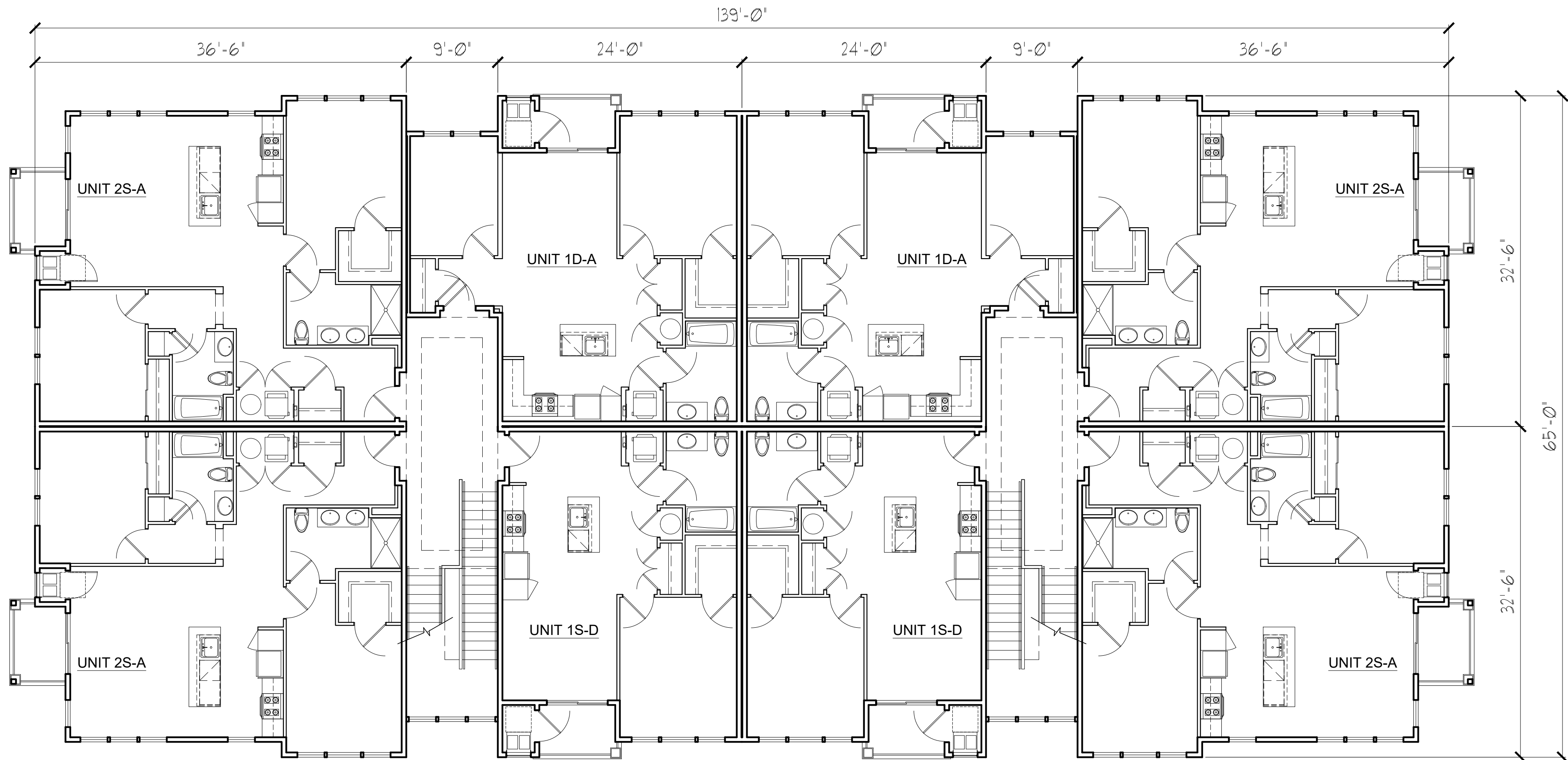




TYPICAL BUILDING - FIRST FLOOR PLAN



TYPICAL BUILDING - SECOND FLOOR PLAN



ZONING SUBMISSION
PRELIMINARY DESIGN
2021-12-15
NOT FOR CONSTRUCTION

NEW CONSTRUCTION FOR:
LOT 39 IN BLOCK 107
**SPRUCE STREET
APARTMENTS**
MERCER COUNTY
LAWRENCE TOWNSHIP, NEW JERSEY

seal/signature:

project information:	
Project No.:	1144-03
Date:	12-15-2021
Drawn By:	AT

submittal information:	
No.	Date:
No.	Date:
No.	Date:
No.	Date:
No.	Date:

sheet name:

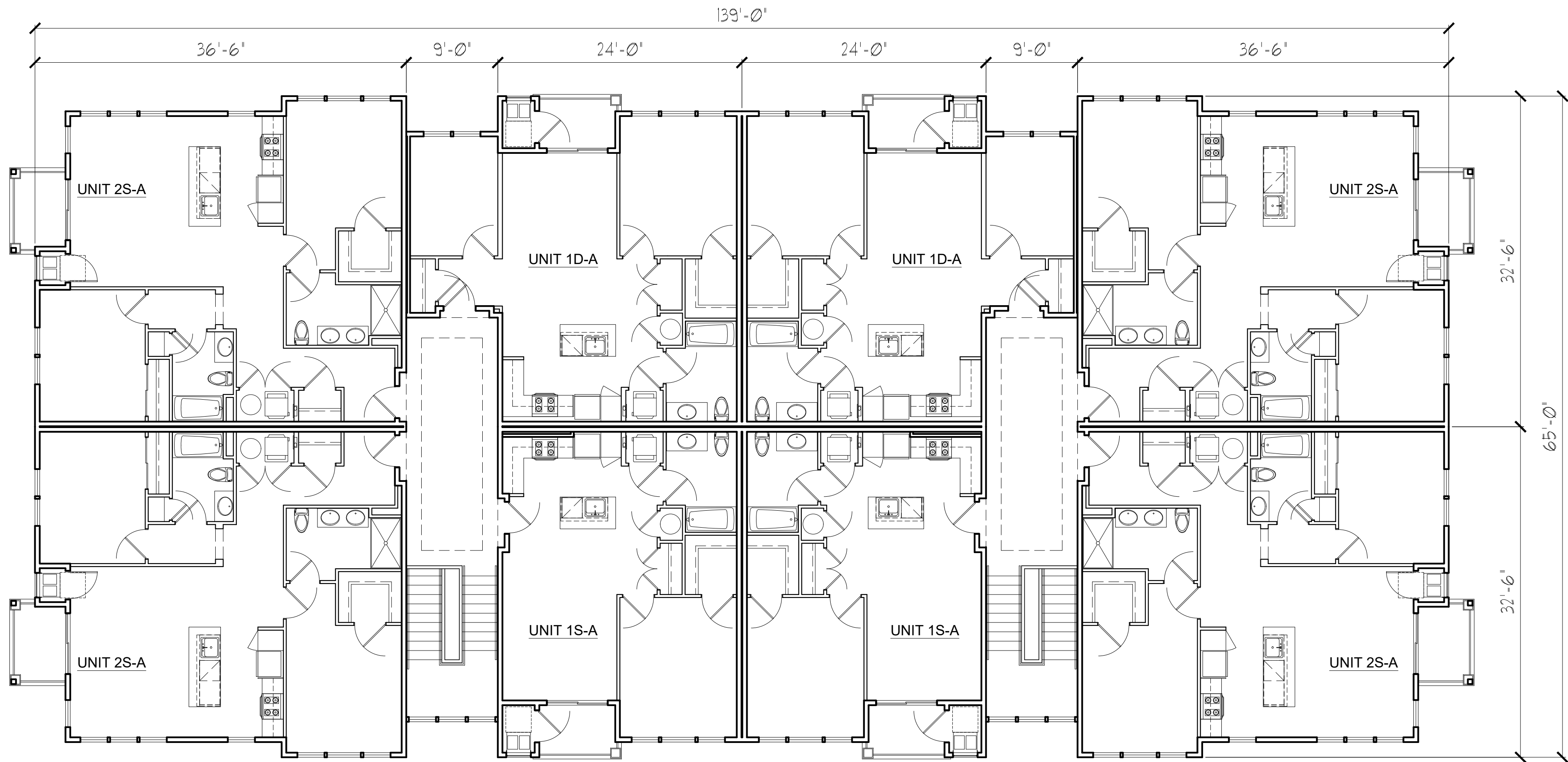
TYPICAL FIRST AND
SECOND FLOOR
PLANS

sheet number:

A-2

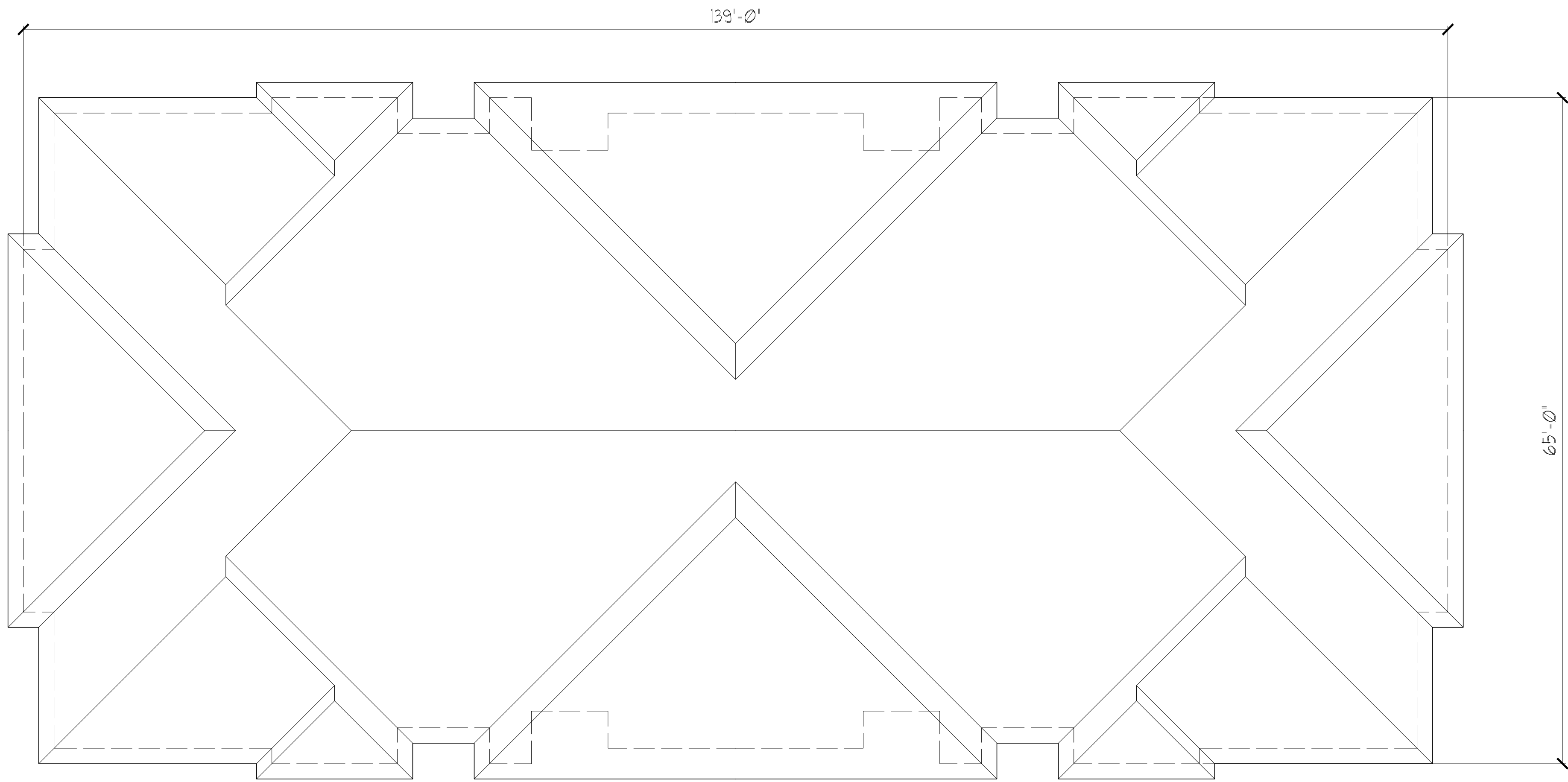
1
A-3 / 1/8" = 1'-0"

TYPICAL BUILDING - THIRD FLOOR PLAN



2
A-3 / 1/8" = 1'-0"

TYPICAL BUILDING - ROOF PLAN



ZONING SUBMISSION
PRELIMINARY DESIGN
2021-12-15
NOT FOR CONSTRUCTION