



Google Earth  
Image Landsat/Copernicus

A1	CONCEPTUAL BIRD'S EYE VIEW LOOKING NORTHWEST	
DATE: 7/14/23	DRAWN: TB	PRJ#: 21165



Google Earth  
Image Landsat / Copernicus

A2	CONCEPTUAL BIRD'S EYE VIEW LOOKING SW	
DATE: 7/14/23	DRAWN: TB	PRJ#: 21165

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A3	CONCEPTUAL VIEW FROM PRINCETON PIKE	
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A4	CONCEPTUAL VIEW OF PUBLIC PROMENADE	
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A5	CONCEPTUAL VIEW FROM EXECUTIVE PARK PLAZA ROAD	
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# PRINCETON MULTIFAMILY

Lawrence Township, New Jersey



A6	CONCEPTUAL MAIN ENTRY VIEW	
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REYNOLDS  
ASSET MANAGEMENT

# PRINCETON MULTIFAMILY

Lawrence Township, New Jersey



A7	CONCEPTUAL VIEW OF POOL COURTYARD	
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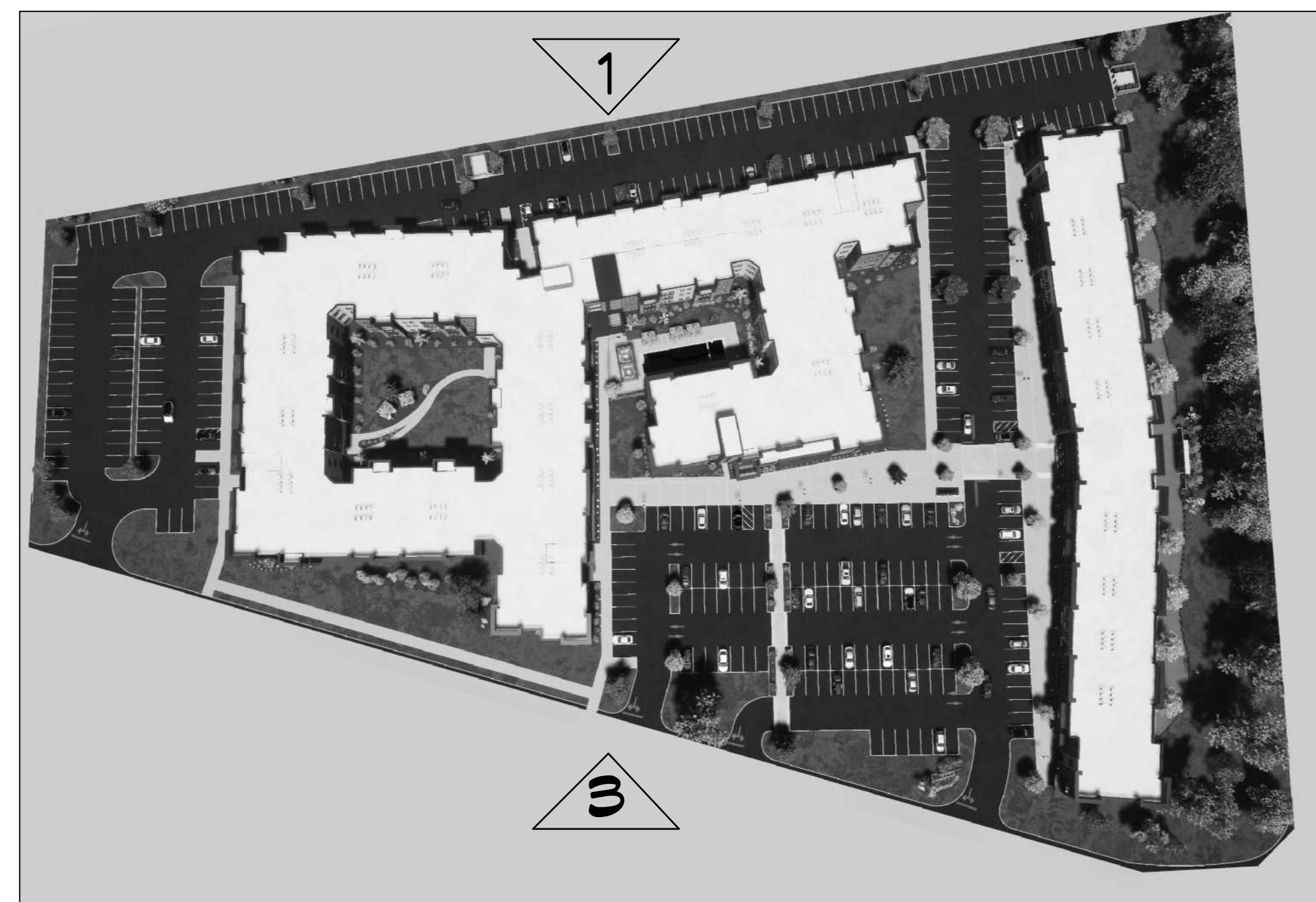

**REYNOLDS**  
 ASSET MANAGEMENT

# PRINCETON MULTIFAMILY

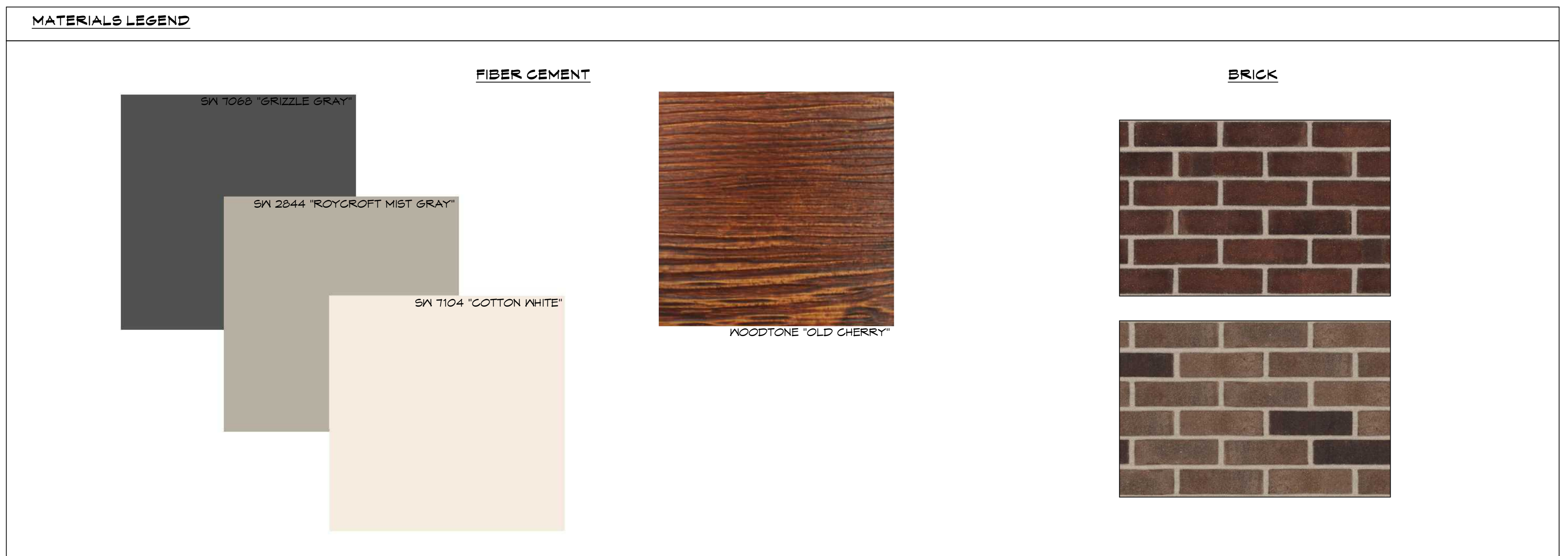
Lawrence Township, New Jersey



**1 CONCEPTUAL NORTH ELEVATION**  
SCALE: 1" = 1'-0"



**2 KEY PLAN**  
NOT TO SCALE



**3 CONCEPTUAL SOUTH ELEVATION (EXECUTIVE PARK PLACE ROAD)**  
SCALE: 1" = 1'-0"

A8	CONCEPTUAL BUILDING ELEVATIONS	
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**EXISTING CONDITIONS (AERIAL VIEW)**  
NOT TO SCALE



**PROPOSED CONDITIONS (AERIAL VIEW)**  
NOT TO SCALE

<b>PROJECT NAME:</b>	PRINCETON PARK REDEVELOPMENT BLOCK 3801, LOTS 2 & 3 TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY	<b>MidAtlantic Engineering Partners</b>
<b>PROPOSED USE:</b>	MIXED RESIDENTIAL & COMMERCIAL <b>ONE 3-STORY APARTMENT BUILDING &amp; ONE MIXED-USE BUILDING</b> 93 (ONE) BEDROOM UNITS 105 (TWO) BEDROOM UNITS 6 (THREE) BEDROOM UNITS <b>204 TOTAL UNITS</b>	

DISTRICT REGULATIONS	OFFICE (O) ZONING	EXISTING	PROPOSED
MIN. LOT SIZE	3 ACRES	8.57 ACRES 373,193 SQUARE FEET	NO CHANGE
MIN. LOT FRONTAGE	300 FEET	573 FEET	NO CHANGE
MIN. LOT WIDTH	200 FEET	585 ± FEET	NO CHANGE
MIN. LOT DEPTH	350 FEET	428 ± (LOT 2) 872 ± (TOTAL PROJECT SITE)	NO CHANGE
MIN. FRONT YARD	100 FEET	164.44 FEET	81 ± FEET (PRINCETON TURNPIKE) <sup>3</sup>
MIN. SIDE YARD	25 FEET	50 ± FEET	23 ± FEET (EXECUTIVE PARK PLAZA ROAD) <sup>3</sup>
MIN. REAR YARD	50 FEET	158 ± FEET (INTERNAL, LOT 19)	157 ± FEET (INTERNAL, LOT 19)
PARKING AREA OR INTERNAL DRIVEWAY OR STREET SETBACK FROM TRACT PERIMETER	35 FEET	< 35 FEET <sup>1</sup>	2.5 ± FEET (ADJACENT PROPERTY LINE) <sup>2</sup> 10 ± FEET (EXECUTIVE PARK PLAZA ROAD) <sup>2</sup>
MAX. FLOOR AREA RATIO (FAR)	0.20	0.34 ±	0.72 ± <sup>3</sup>
MAX. IMPERVIOUS COVERAGE	0.75	0.85 ± <sup>1</sup>	0.75 ± <sup>3</sup>
MAX. BLDG. HEIGHT	38 FEET OR 3 STORIES, WHICHEVER IS LESS	< 38 FEET OR 3 STORIES	50 FEET <sup>3</sup> (3 STORIES)

1. EXISTING NON-CONFORMANCE
2. PARKING SETBACK RELIEF REQUIRED
3. BULK RELIEF REQUIRED

**3-STORY RESIDENTIAL BUILDING DEVELOPMENT STATISTICS**

FLOOR	1BR-A	1BR-B	2BR-A	2BR-B	2BR-C	3BR-A	TOTAL UNITS	RESIDENTIAL NET RENTABLE AREA	CIRCULATION, MECH./ELEC. AREA	RESIDENTIAL GROSS FLOOR AREA	CLUBHOUSE / LOUNGE/ LEASING**	TOTAL AREA*
	825 SF	856 SF	998 SF	1,261 SF	1,206 SF	1,200 SF						
3RD	20	6	18	8	8	2	62	61,736 SF	13,000 SF	74,736 SF	0 SF	74,736 SF
2ND	19	6	17	8	6	2	58	57,501 SF	13,000 SF	70,501 SF	0 SF	70,501 SF
1ST	19	5	16	8	6	2	56	55,647 SF	13,500 SF	69,147 SF	6,709 SF	75,856 SF
<b>TOTALS</b>	<b>58 UNITS</b>	<b>17 UNITS</b>	<b>51 UNITS</b>	<b>24 UNITS</b>	<b>20 UNITS</b>	<b>6 UNITS</b>	<b>176 UNITS</b>	<b>174,884 SF</b>	<b>39,500 SF</b>	<b>214,384 SF</b>	<b>6,709 SF</b>	<b>221,093 SF</b>

**2-STORY MIXED-USE BUILDING DEVELOPMENT STATISTICS**

FLOOR	1BR-C	2BR-D	2BR-E	TOTAL UNITS	RESIDENTIAL NET RENTABLE AREA	CIRCULATION, MECH./ELEC. AREA	RESIDENTIAL GROSS FLOOR AREA	RETAIL	TOTAL AREA*
	810 SF	1,030 SF	1,150 SF						
2ND	17	6	3	26	23,400 SF	3,130 SF	26,530 SF	0 SF	26,530 SF
1ST	1	0	1	2	1,960 SF	2,700 SF	4,660 SF	17,000 SF	21,660 SF
<b>TOTALS</b>	<b>18 UNITS</b>	<b>6 UNITS</b>	<b>4 UNITS</b>	<b>28 UNITS</b>	<b>25,360 SF</b>	<b>5,830 SF</b>	<b>31,190 SF</b>	<b>17,000 SF</b>	<b>48,190 SF</b>

**PARKING SUMMARY**

REQUIRED:	PROPOSED:
<b>REQUIRED APARTMENT PARKING:</b>	<b>PROPOSED SURFACE PARKING:</b>
1BR UNIT X 1.8: 161.4 SPACES	STANDARD SPACES: 358 SPACES
2BR UNIT X 2.0: 210 SPACES	ACCESSIBLE SPACES: 12 SPACES
3BR UNIT X 2.1: 12.6 SPACES	TOTAL: 370 SPACES
SUBTOTAL: 390 SPACES	
<b>REQUIRED RETAIL PARKING:</b>	<b>PROPOSED PARKING RATIO:</b>
1 SPACE PER 1,000 SF (GF <sub>A</sub> )	1:81
RETAIL BLDG: (11,000 SF X 1 SPACE) 11 SPACES	
<b>TOTAL REQUIRED PARKING:</b>	
APARTMENT PARKING 390 SPACES	
RETAIL PARKING 11 SPACES	
SUBTOTAL: 401 SPACES	
10% MAX CREDIT FOR EV: -40 SPACES	
TOTAL: 361 SPACES	

<b>A9</b>	<b>EXISTING SITE/PROPOSED DEVELOPMENT INFORMATION</b>
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A10		CONCEPTUAL GROUND FLOOR/ SITE PLAN	
NORTH		SCALE: 1" = 50'	
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