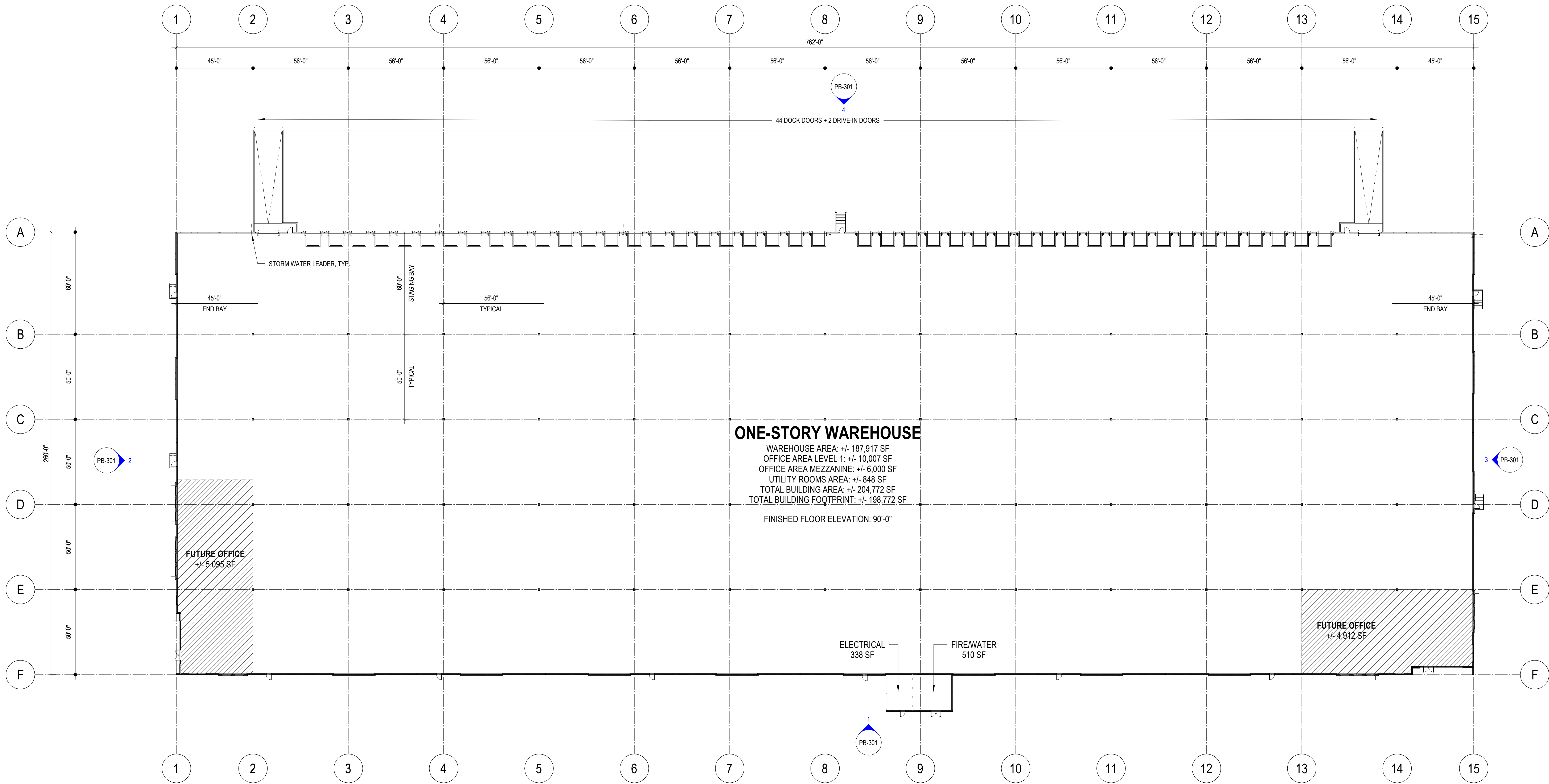


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ONE-STORY WAREHOUSE

WAREHOUSE AREA: +/- 187,917 SF
 OFFICE AREA LEVEL 1: +/- 10,007 SF
 OFFICE AREA MEZZANINE: +/- 6,000 SF
 UTILITY ROOMS AREA: +/- 848 SF
 TOTAL BUILDING AREA: +/- 204,772 SF
 TOTAL BUILDING FOOTPRINT: +/- 198,772 SF
 FINISHED FLOOR ELEVATION: 90'-0"

FUTURE OFFICE
+/- 5,095 SF

FUTURE OFFICE
+/- 4,912 SF

ELECTRICAL
338 SF

FIRE/WATER
510 SF

17 School House Rd

Block No. 517.05, Lot No. 35.11

Township of Franklin

Owner/Applicant: BSREP III 17 School House Road LLC
250 Vesey Street, 15th Floor
New York, NY 10281

No.	Date	Description

KSS ARCHITECTS
 337 Witherspoon Street
 Princeton, NJ 08542
 t: 609.921.1131

www.kssarchitects.com

LANGAN ENGINEERING
 300 Kimball Drive
 Parsippany, NJ 07054
 t: 973.560.4900

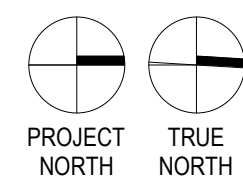
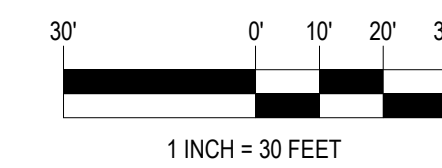


PLANNING BOARD

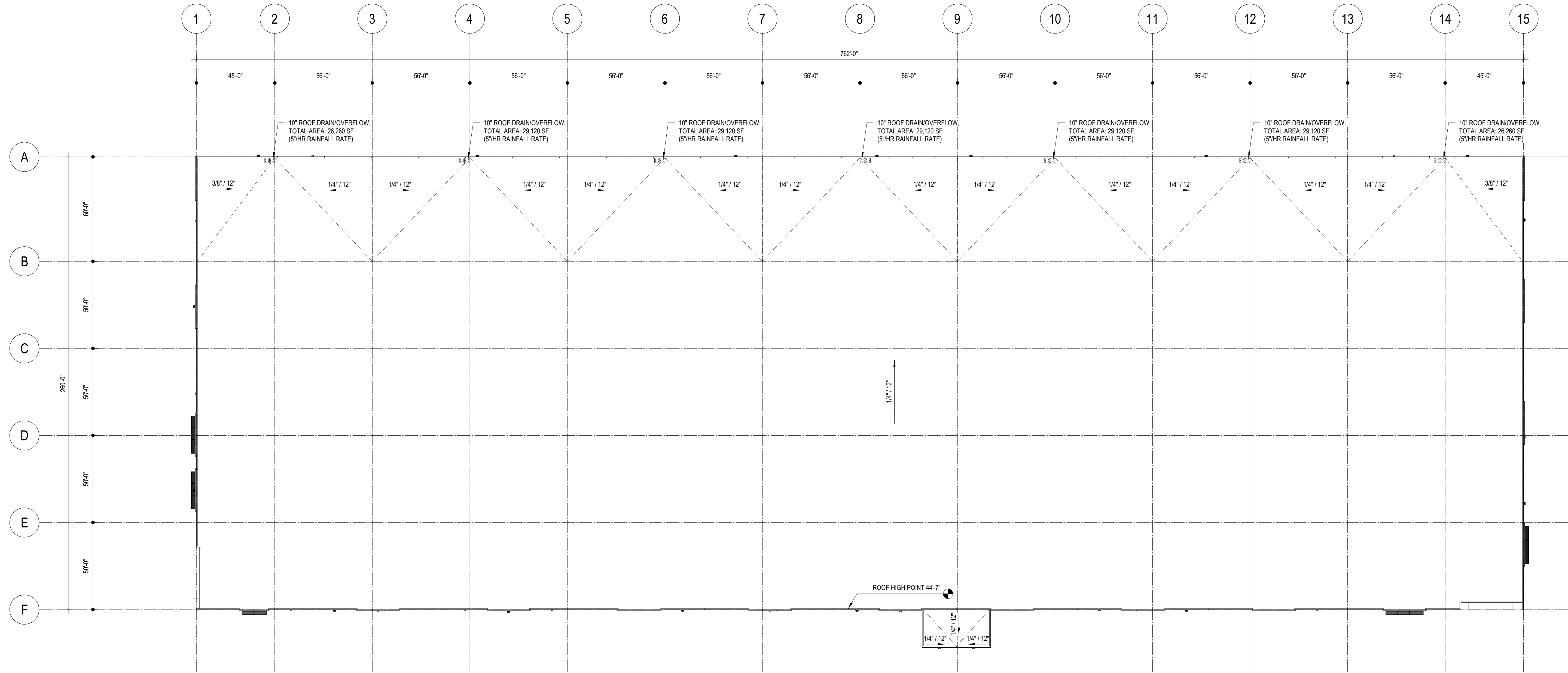
Project No.: 2020-22866
 Issued: December 18, 2020
OVERALL FLOOR PLAN

PB-101

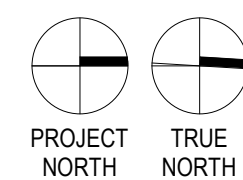
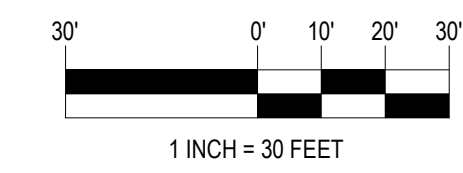
1 OVERALL FLOOR PLAN
 PB-101 1" = 30'-0"



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3 ROOF PLAN
PB-102 1" = 30'-0"



Signature

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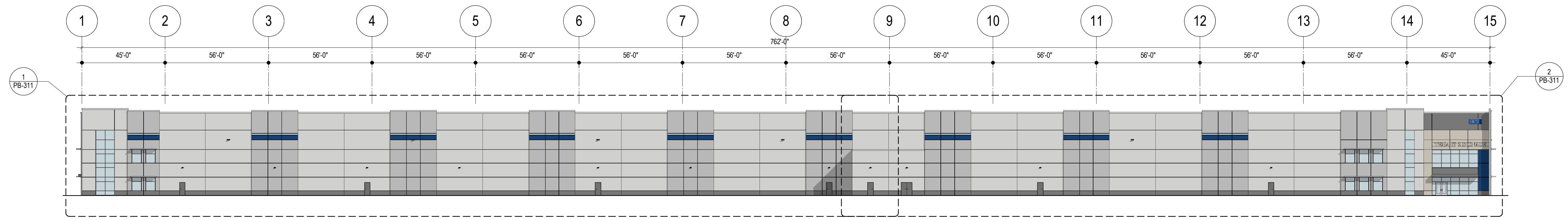
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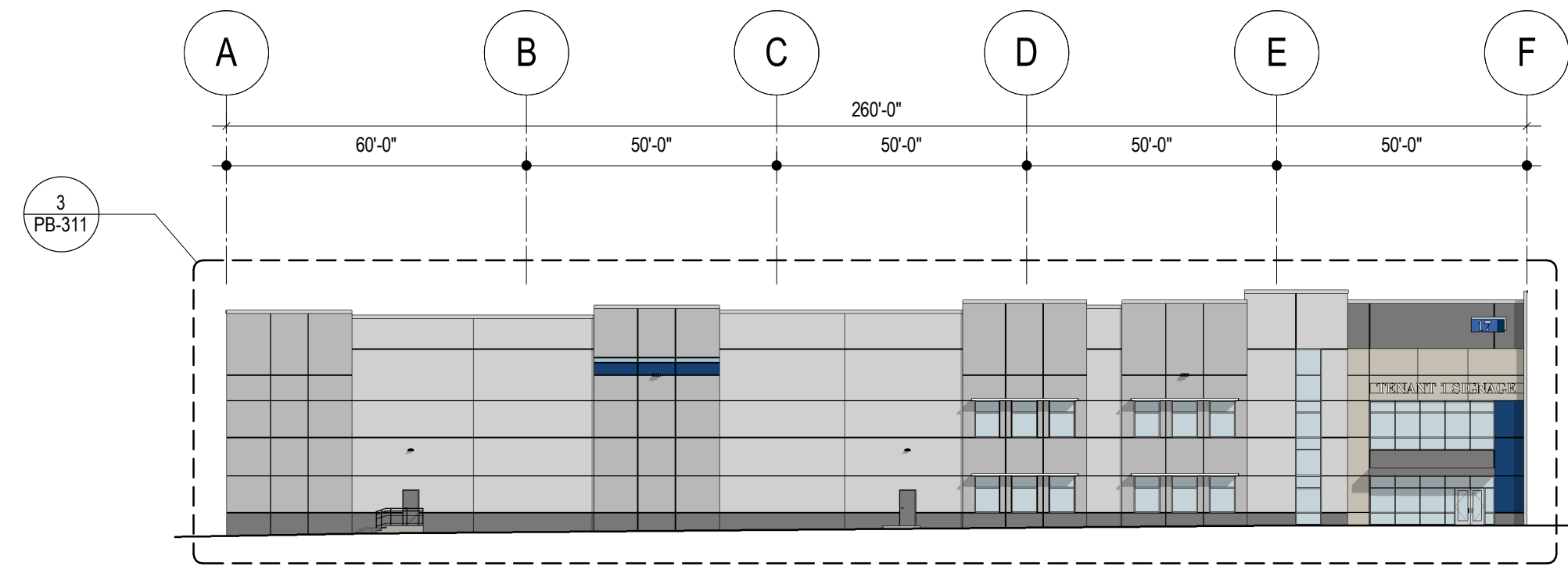
PLANNING BOARD
Project No.: 2020-22866
Issued: December 18, 2020
ROOF PLAN

PB-102

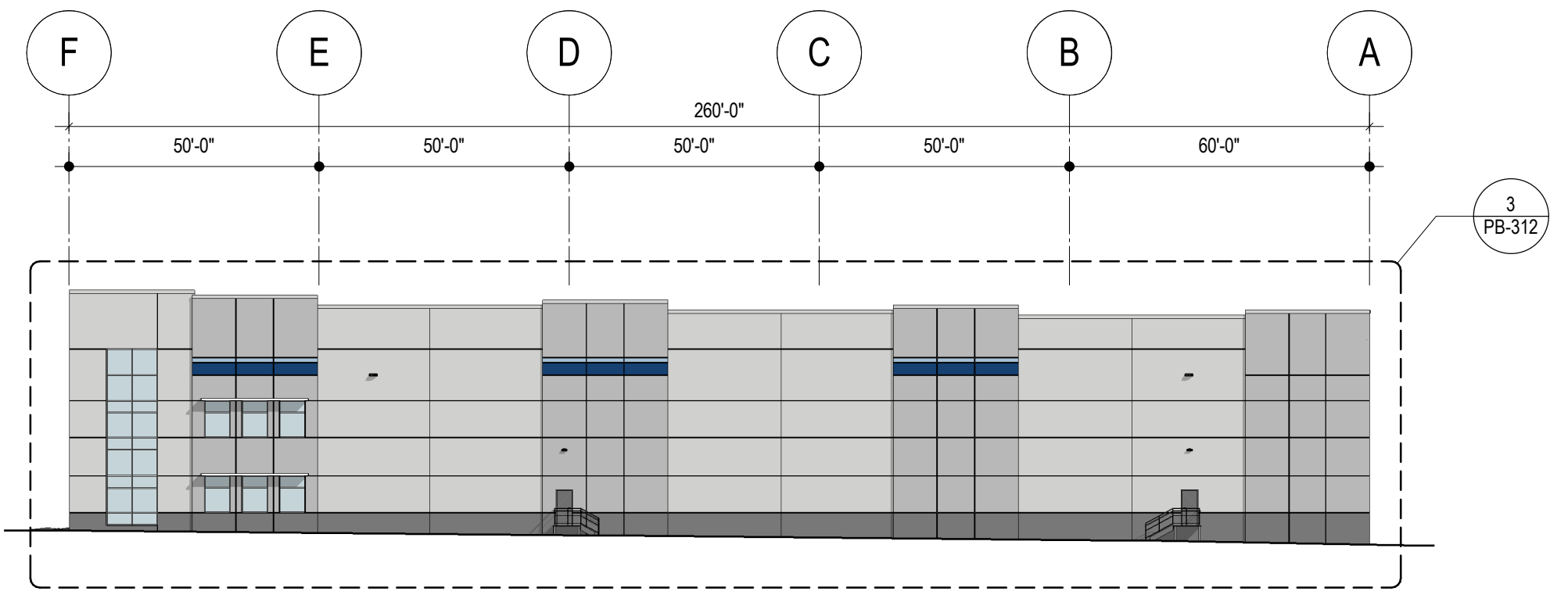
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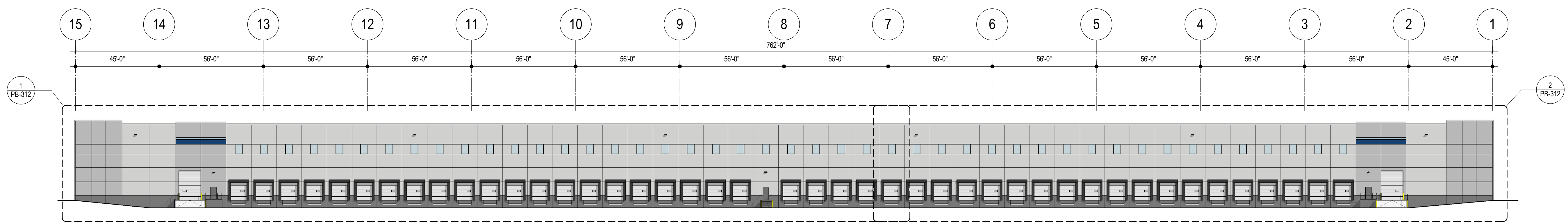
1 EAST ELEVATION
PB-301
1" = 30'-0"



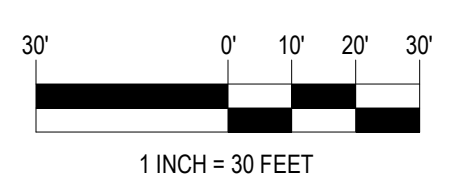
2 SOUTH ELEVATION
PB-301
1" = 30'-0"



3 NORTH ELEVATION
PB-301
1" = 30'-0"



4 WEST ELEVATION
PB-301
1" = 30'-0"



Signature

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Project No.: 2020-22866
Issued: December 18, 2020
OVERALL EXTERIOR
ELEVATIONS

PB-301

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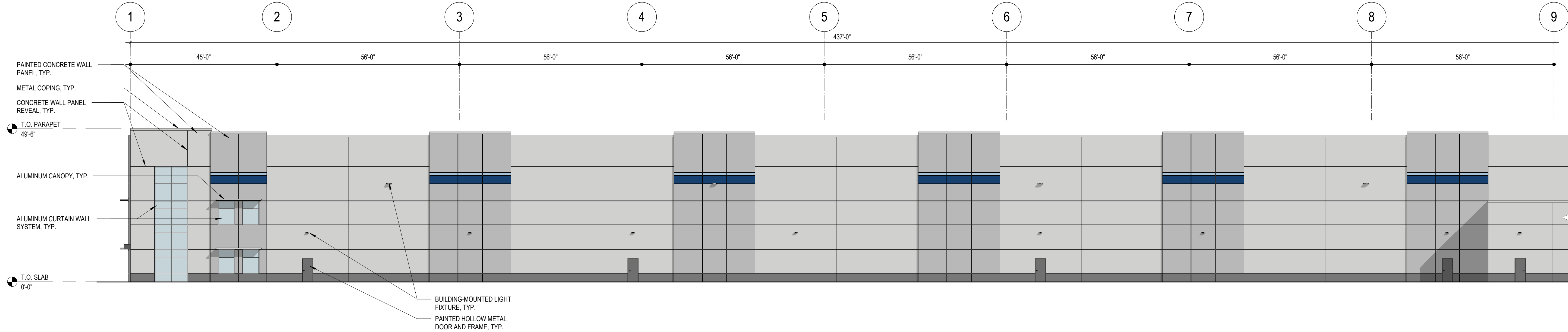
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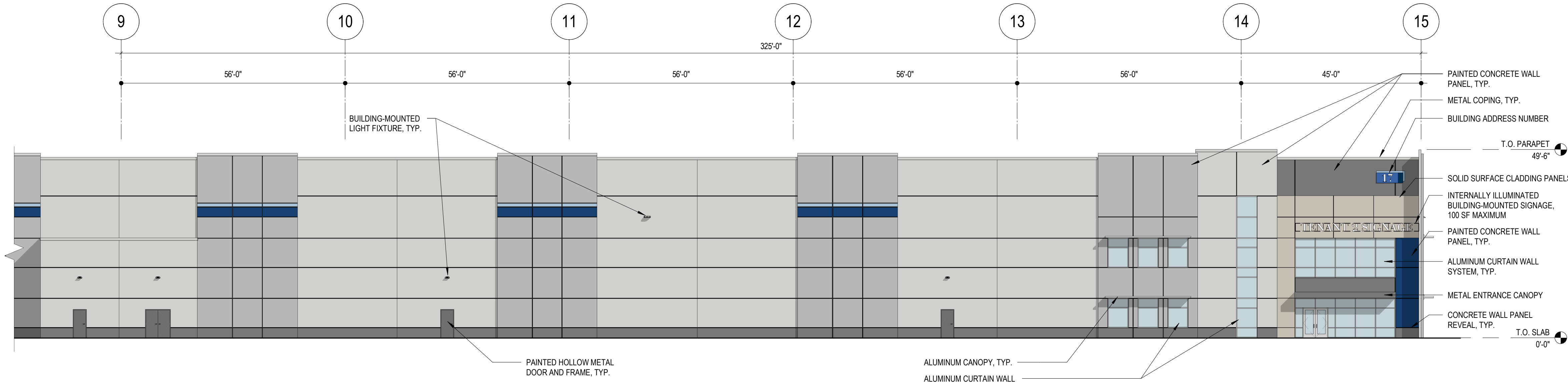
17 School House Rd

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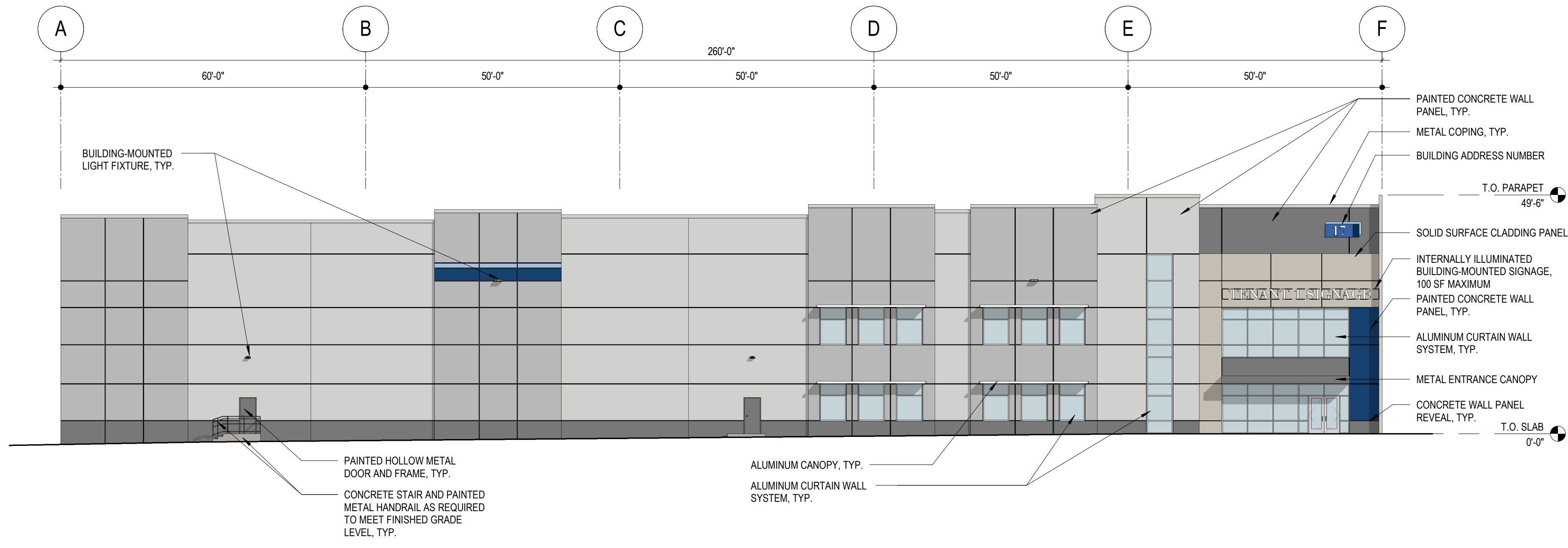


1 EAST ELEVATION - SOUTH
PB-311 1/16" = 1'-0"

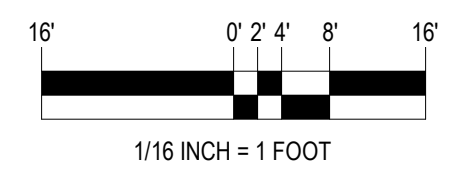


2 EAST ELEVATION - NORTH
PB-311 1/16" = 1'-0"

WALL SIGN REQUIREMENTS		
REGULATIONS	REQUIRED	PROPOSED
MAX. SIGN AREA	5% OF THE FIRST FLOOR BUILDING AREA, 100 SF MAXIMUM	100 SF MAXIMUM
MAX. NUMBER OF SIGNS	1 PER TENANT	2 SIGNS
MAX. VERTICAL DIMENSION	1 TENANT: 4 FEET MULTIPLE TENANTS: 2 FEET	2 FEET
ILLUMINATION	ILLUMINATION DEVICES SHALL BE SO PLACED AND SO SHIELDED AS TO PREVENT THE RAYS OF ILLUMINATION THEREOF FROM BEING CAST INTO NEIGHBORHOOD DWELLINGS AND APPROACHING VEHICLES	COMPLIES
LOCATION	NO SIGN SHALL BE LOCATED ON A BUILDING ABOVE THE ROOF OR PROJECTING FROM THE WALL OR PLACED ABOVE THE EAVES OF A BUILDING OR STRUCTURE OR ON A FLAT ROOF, OR EXTENDING FROM THE WALL FACE, UNLESS PROVIDED FOR IN THESE REGULATIONS.	COMPLIES



3 SOUTH ELEVATION
PB-311 1/16" = 1'-0"



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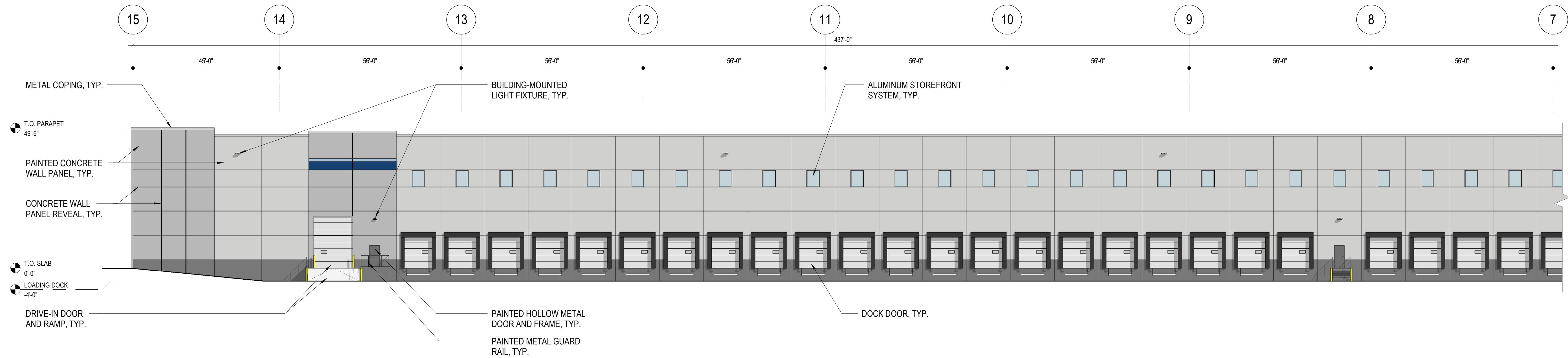
KSS

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Project No.: 2020-22866
Issued: December 18, 2020
ENLARGED EXTERIOR ELEVATIONS

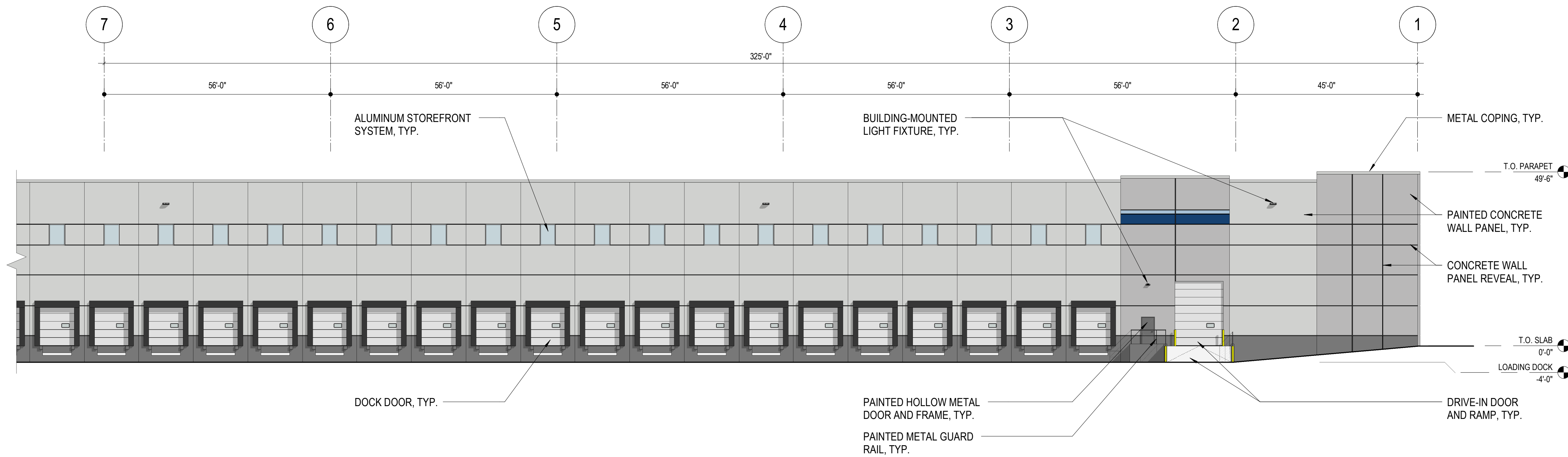
PB-311

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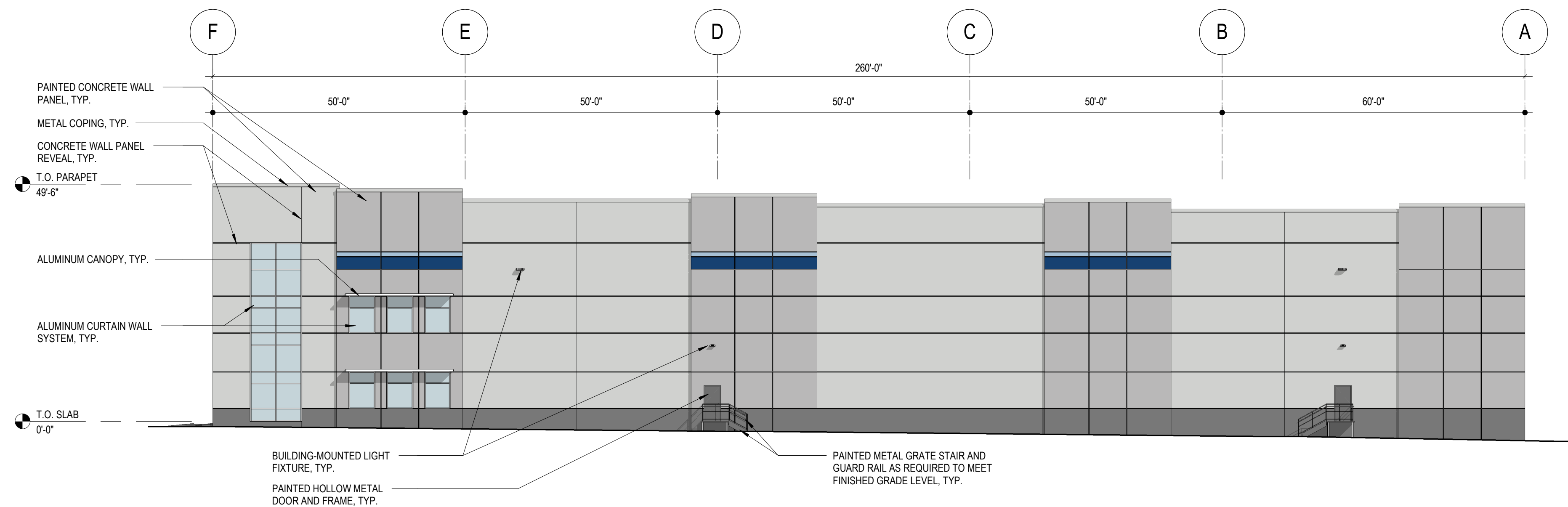
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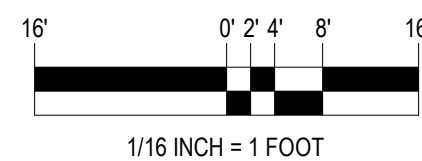
1 WEST ELEVATION - NORTH
PB-312 1/16" = 1'-0"



2 WEST ELEVATION - SOUTH
PB-312 1/16" = 1'-0"



3 NORTH ELEVATION
PB-312 1/16" = 1'-0"



Signature

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ENLARGED EXTERIOR ELEVATIONS

PB-312

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