



CONSULTANT LOGO

REV. DATE DESCRIPTION

SHEET TITLE
ZONING
REQUIREMENTS
SUMMARY

DATE
50% CONSTRUCTION
DEVELOPMENT
03/19/2023

DRAWN
Author
CHECKED
Checker
APPROVED
Approver

PROJECT NO.
22-093

DRAWING NO.

A0.00

SQFT
INFORMATION

FACILITY SUMMARY:

FLOOR AREA BY FLOOR (GROSS SQ. FT):

01 - FIRST LEVEL	PROPOSED 35,053 SF
02 - SECOND LEVEL	+32,147 SF

TOTAL GROSS BLDG: BLDG HEIGHT:	67,200 SF 34'-9"
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COMMON FACILITIES:

COMMON FACILITIES:	18,576 SF
TOTAL GROSS BLDG:	/67,200 SF
(18,576 SF) / (67,200 SF)	27.6%

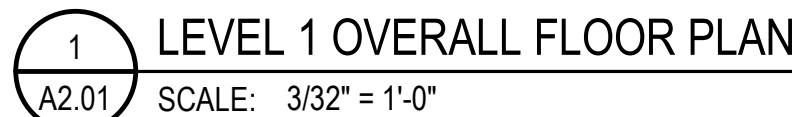
PUBLIC AREAS - 1ST LEVEL

ROOM NUMBER	ROOM NAME	GROSS AREA	DEDICATED TO COMMON FACILITIES PER 16-4.13d.2(f)
	STAIR 01	230 ft²	NO
	STAIR 02	223 ft²	NO
	STAIR 03	233 ft²	NO
	ELEV 01	72 ft²	NO
	ELEV 02	51 ft²	NO
	PORTE COCHERE	758 ft²	NO
C101	AL CORRIDOR	1,306 ft²	YES
C102	LAUND.	70 ft²	NO
C103	REHAB	354 ft²	YES
C104	FITNESS	355 ft²	YES
C105	MAIL	68 ft²	YES
C106	A.L. SALON	217 ft²	YES
C107	MEN'S R.R.	114 ft²	NO
C108	WOMEN'S R.R.	158 ft²	NO
C109	VESTIBULE	112 ft²	YES
C110	LOBBY/AL CAFE	845 ft²	YES
C111	DISCOVERY	225 ft²	YES
C112	A.L. DINING	1,206 ft²	YES
C113	PRIVATE DINING	167 ft²	YES
C114	MC SITTING	179 ft²	YES
C115	MC ACTIVITY	320 ft²	YES
C116	MC LIVING	485 ft²	YES
C117	RESTROOM	61 ft²	NO
C118	M.C. DINING	870 ft²	YES
C119	MC CORRIDOR	2,387 ft²	YES
C120	NAMASTE	160 ft²	YES
C121	LAUNDRY	60 ft²	NO
U101	MECH.	21 ft²	NO
U102	ELEC.	50 ft²	NO
U103	WELLNESS	140 ft²	YES
U104	RES. CARE	125 ft²	NO
U105	ADMIN.	148 ft²	NO
U106	MKT. OFFICE	86 ft²	NO
U107	MKT. OFFICE	86 ft²	NO
U108	E.D. OFFICE	131 ft²	NO
U109	BUSINESS OFFICE	119 ft²	NO
U110	STOR.	13 ft²	NO
U111	CORRIDOR	157 ft²	NO
U112	STAFF BREAK	231 ft²	NO
U113	STAFF RESTROOM	53 ft²	NO
U114	MAINTENANCE OFFICE	94 ft²	NO
U115	SOILED LAUNDRY	104 ft²	NO
U116	CLEAN LAUNDRY	128 ft²	NO
U117	KITCHEN	1,050 ft²	NO
U118	CORRIDOR	333 ft²	YES
U119	MDF	93 ft²	NO
U120	PLUMBING	196 ft²	NO
U121	RISER	49 ft²	NO
U122	JAN.	48 ft²	NO
U123	ELEC.	102 ft²	NO
U124	ELEC.	83 ft²	NO
U125	M.C. DIR. OFFICE	153 ft²	NO
U126	M.C. SALON	143 ft²	YES
U127	CHARTS	128 ft²	NO
U128	MECH.	13 ft²	NO
U129	ELEC.	78 ft²	NO
U130	RES. CARE	142 ft²	NO

PUBLIC AREAS - 2ND LEVEL

ROOM NUMBER	ROOM NAME	GROSS AREA	DEDICATED TO COMMON FACILITIES PER 16-4.13d.2(f)
C201	AL CORRIDOR	1,826 ft²	YES
C202	LAUND.	69 ft²	NO
C203	AL THEATER	594 ft²	YES
C204	AL LOUNGE	746 ft²	YES
C205	AL LIBRARY	697 ft²	YES
C206	RESTROOM	62 ft²	NO
C207	AL ART STUDIO / MULTI-PURPOSE	480 ft²	YES
C207A	STOR.	12 ft²	NO
C208	BRIDGES DINING	893 ft²	YES
C209	BRIDGES LOUNGE/ACTIVITIES	730 ft²	YES
C210	RESTROOM	61 ft²	NO
C211	BR CORRIDOR	2,189 ft²	YES
C212	LAUNDRY	78 ft²	NO
U201	MECH.	20 ft²	NO
U202	ELEC.	50 ft²	NO
U203	WELLNESS	177 ft²	YES
U204	RES. CARE	118 ft²	NO
U205	ENGAGEMENT DIR.	89 ft²	NO
U206	ENGAGEMENT COORD.	89 ft²	NO
U207	STOR.	33 ft²	NO
U208	STOR.	135 ft²	NO
U209	STOR.	35 ft²	NO
U210	ELEC.	65 ft²	NO
U211	MECH.	38 ft²	NO
U212	STOR.	79 ft²	NO

				FLOOR LEVEL						
UNIT TYPE	DESCRIPTION	UNIT NET SQFT	UNIT GROSS SQFT	1	2	TOTAL UNITS	BEDS	TOTAL BEDS	TOTAL NET SQFT	TOTAL GROSS SQFT
ASSISTED LIVING - UNIT COUNT										
AL S1	STUDIO/1 BATH	397 SQ. FT.	431 SQ. FT.	0	2	2	1 PER	2	794 SQ. FT.	862 SQ. FT.
AL S2	STUDIO/1 BATH	438 SQ. FT.	470 SQ. FT.	1	1	2	1 PER	2	876 SQ. FT.	940 SQ. FT.
AL A1	1 BED/1 BATH	466 SQ. FT.	497 SQ. FT.	2	3	5	1 PER	5	2,330 SQ. FT.	2,485 SQ. FT.
AL A3	1 BED/1 BATH	548 SQ. FT.	581 SQ. FT.	2	2	4	1 PER	4	2,192 SQ. FT.	2,324 SQ. FT.
AL A4	1 BED/1 BATH	618 SQ. FT.	663 SQ. FT.	3	3	6	1 PER	6	3,708 SQ. FT.	3,978 SQ. FT.
AL B1	2 BED/1 BATH	727 SQ. FT.	772 SQ. FT.	2	2	4	2 PER	8	2,908 SQ. FT.	3,088 SQ. FT.
AL B1A	2 BED/1 BATH	758 SQ. FT.	804 SQ. FT.	1	1	2	2 PER	4	1,516 SQ. FT.	1,608 SQ. FT.
AL B2	2 BED/1 BATH	713 SQ. FT.	757 SQ. FT.	0	2	2	2 PER	4	1,426 SQ. FT.	1,514 SQ. FT.
TOTALS				11 16		27	UNITS	35	15,750	16,799
								BEDS	NET SQFT	GROSS SQFT
BRIDGES - UNIT COUNT										
BR S1	STUDIO/1 BATH	329 SQ. FT.	356 SQ. FT.	0	1	1	1 PER	1	329 SQ. FT.	356 SQ. FT.
BR S1A	STUDIO/1 BATH	430 SQ. FT.	466 SQ. FT.	0	1	1	1 PER	1	430 SQ. FT.	466 SQ. FT.
BR S2	STUDIO/1 BATH	445 SQ. FT.	475 SQ. FT.	0	16	16	1 PER	16	7,120 SQ. FT.	7,680 SQ. FT.
BR S2A	STUDIO/1 BATH	429 SQ. FT.	461 SQ. FT.	0	1	1	1 PER	1	429 SQ. FT.	461 SQ. FT.
BR S2B	STUDIO/1 BATH	434 SQ. FT.	464 SQ. FT.	0	1	1	1 PER	1	434 SQ. FT.	464 SQ. FT.
BR A1	1 BED/1 BATH	502 SQ. FT.	435 SQ. FT.	0	3	3	1 PER	3	1,506 SQ. FT.	1,605 SQ. FT.
BR A2	1 BED/1 BATH	545 SQ. FT.	590 SQ. FT.	0	1	1	1 PER	1	545 SQ. FT.	590 SQ. FT.
TOTALS				0 24		24	UNITS	24	10,793	14,752
								BEDS	NET SQFT	GROSS SQFT
MEMORY CARE - UNIT COUNT										
MC S1	STUDIO/1 BATH	325 SQ. FT.	355 SQ. FT.	20	0	20	1 PER	20	4,780 SQ. FT.	7,100 SQ. FT.
MC S3	STUDIO/1 BATH	337 SQ. FT.	364 SQ. FT.	2	0	2	1 PER	2	482 SQ. FT.	728 SQ. FT.
MC S3A	STUDIO/1 BATH	402 SQ. FT.	443 SQ. FT.	3	0	3	1 PER	3	1,206 SQ. FT.	1,329 SQ. FT.
MC S4	STUDIO/1 BATH	395 SQ. FT.	423 SQ. FT.	1	0	1	1 PER	1	395 SQ. FT.	423 SQ. FT.
MC B1	2 BED/1 BATH	617 SQ. FT.	652 SQ. FT.	3	0	3	2 PER	6	1,851 SQ. FT.	1,956 SQ. FT.
TOTALS				29 0		29	UNITS	32	8,714	11,536
								BEDS	NET SQFT	GROSS SQFT
TOTALS IN PROJECT:						80		91	35,257	43,087
						TOTAL UNITS		TOTAL BEDS	UNIT NET SQFT	UNIT GROSS SQFT



- ## BUILDING PLANS LEGEND

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- The diagram illustrates various symbols and their meanings for fire extinguisher specifications:
- STUD WALL**: Represented by a rectangle with a horizontal line through the center.
 - CMU WALL**: Represented by a rectangle with a grid of small squares.
 - CONCRETE WALL**: Represented by a rectangle with a diagonal line from the top-left to the bottom-right.
 - UNIT NUMBER**: Represented by a rectangle with the text "XXXX".
 - UNIT TYPE**: Represented by a rectangle with the text "UNIT X".
 - SHEET LOCATION**: Represented by a rectangle with the text "A5.XX".
 - DETAIL NUMBER**: Represented by a circle with a horizontal line through the center.
 - SECTION CALLOUT**: Represented by a circle with a horizontal line through the center.
 - SHEET NUMBER**: Represented by a circle with a horizontal line through the center.
 - FLOOR DRAIN**: Represented by a circle with a horizontal line through the center.
 - WALL TAG - SEE A7.XX FOR DESCRIPTION**: Represented by a rectangle with the text "2D6".
 - SEMI RECESSED FIRE EXTINGUISHER CABINET PROVIDE 3A-40BC EXTINGUISHER. MOUNT SO TOP HANDLE OF EXTINGUISHER IS NO MORE THAN 48" A.F.F.**: Represented by a rectangle with the text "FEC".
 - SURFACE-MOUNTED FIRE EXTINGUISHER**: Represented by a circle with a horizontal line through the center.

BRAEMAR PARTNERS
PROPOSED ASSISTED LIVING & MEMORY CARE FACILITY

BLOCK 28003, LOT 211
EAST HARTWICK DRIVE & VILLAGE DRIVE
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY



CONSULTANT LOGO

REV	DATE	DESCRIPTION
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SHEET TITLE

OVERALL FLOOR PLAN
- LEVEL 1

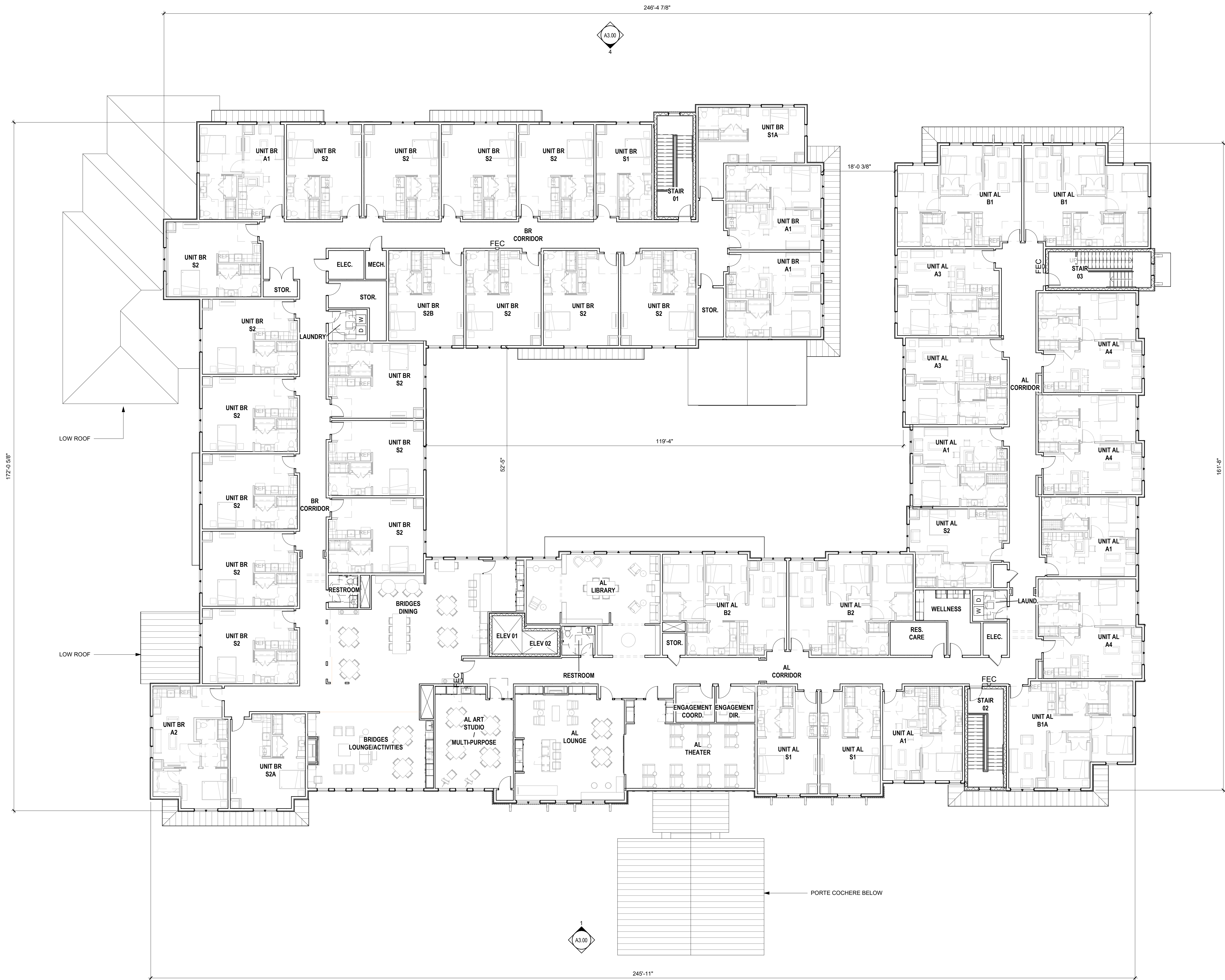
DATE	DESIGN DEVELOPMENT
	02/24/2022

DRAWN Author	CHECKED Checker	APPROVED Approver
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PROJECT NO.
22-093

DRAWING NO.

A2.01



- BUILDING PLAN NOTES:**
- ALL DWELLING UNIT DEMISING WALLS ARE DIMENSIONED TO THE CENTERLINE OF THE STUD. TYPICAL. ALL OTHER WALLS ARE DIMENSIONED TO FACE OF STUD, UNLESS NOTED OTHERWISE.
 - REFERENCE CIVIL PLANS FOR FINISH FLOOR ELEVATIONS.
 - SITE WALLS AND FALL PROTECTION RAILS ARE TO BE COORDINATED WITH THE CIVIL ENGINEER.
 - SEE A1.XX SERIES FOR EDGE OF SLAB PLANS AND LAYOUT.
 - SEE A6.XX SERIES FOR STAIR PLANS AND SECTIONS.
 - SEE A4.XX SERIES FOR TYPICAL INTERIOR WALL SECTIONS.
 - FURNITURE SHOWN ON PLANS IS FOR REFERENCE ONLY.
 - PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING WITH GRADE A MINIMUM OF 8" BELOW FINISH FLOOR SLAB ELEVATION.
 - SEE A5.XX SERIES FOR UNIT PLANS AND ENLARGED CORE PLANS AND ASSOCIATED WALL TAGS.
 - PROVIDE NON FREEZE HOSE BIBBS AT ALL SIDES OF BUILDINGS. SEE PLUMBING FOR LOCATIONS.
 - REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR DESIGN AND ACCESSIBLE PROVISIONS FOR ALL OUTDOOR SPACES, INCLUDING COURTYARDS.
 - ALL EXTERIOR WALLS TO BE TYPE '1C6', U.N.O.
 - GROSS BUILDING SQUARE FOOTAGE = 65,730 SF, TOTAL AREA DEVOTED TO COMMON FACILITIES, SERVICES, AND ACTIVITIES FOR RESIDENTS = 8,953SF. 8.953/65.730 = 13.6%, COMPLIES WITH (16-4.13.D.2(F)) WHICH REQUIRES A MINIMUM OF 10%.

BUILDING PLANS LEGEND

	STUD WALL
	CMU WALL
	CONCRETE WALL
	UNIT NUMBER
	UNIT TYPE
	SHEET LOCATION
	DETAIL NUMBER
	SECTION CALLOUT
	SHEET NUMBER
	FLOOR DRAIN
	WALL TAG - SEE A7.XX FOR DESCRIPTION
	SEMI RECESSED FIRE EXTINGUISHER CABINET - PROVIDE 3A-40BC EXTINGUISHER. MOUNT SO TOP HANDLE OF EXTINGUISHER IS NO MORE THAN 48" A.F.F.
	SURFACE-MOUNTED FIRE EXTINGUISHER

BRAEMAR PARTNERS

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BLOCK 2803, LOT 211
EAST HARTWICK DRIVE & VILLAGE DRIVE
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

studio
ARCHITECTS

STUDIO ARCHITECTS
899 HOWELL HILL ROAD, SUITE 4000
ATLANTA, GA 30318
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CONSULTANT LOGO

REV. DATE DESCRIPTION

SHEET TITLE
OVERALL FLOOR PLAN
-LEVEL 2

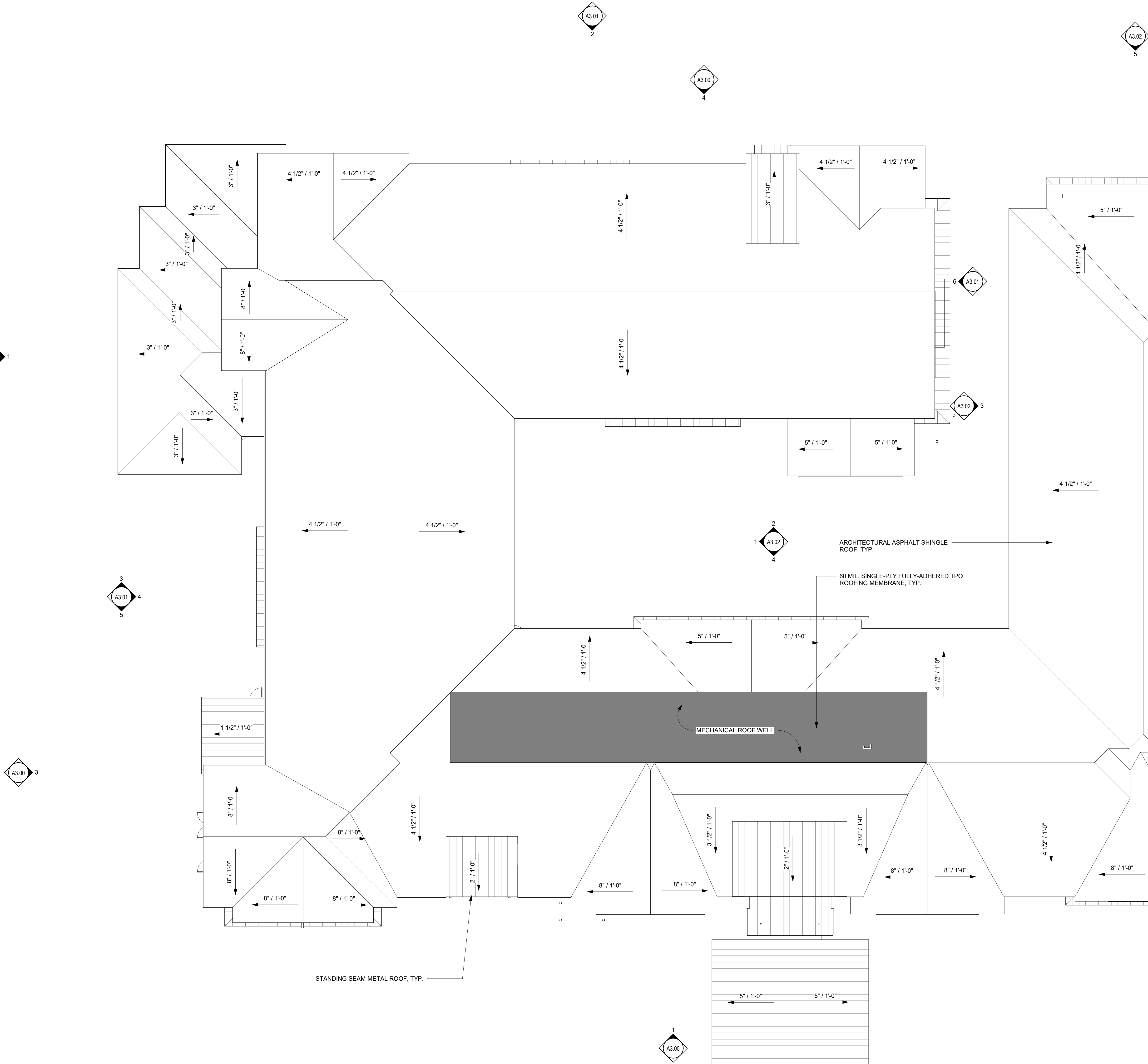
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GENERAL ROOF NOTES

1. ROOF SHINGLES TO BE TAMKO 30 YEAR ARCHITECTURAL SHINGLE RATED FOR A 200 MPH WIND ZONE.
2. GUTTERS TO BE STANDARD 5" OGEE SHAPE PREFINISHED
3. DOWNSPOUTS TO BE 3"x 4" RECTANGULAR PREFINISHED.
4. PROVIDE 15 # FELT UNDERLAY WITH OVERLAP PER MANUFACTURERS INSTRUCTIONS.
5. PROVIDE METAL DRIP EDGE AT ALL ROOF EDGES.
6. COORDINATE ROOF PENETRATIONS WITH PLUMBING AND MECHANICAL DRAWINGS.
7. PROVIDE CONTINUOUS RIDGE VENT AS SHOWN PROVIDING 12.5 SQ. IN. MINIMUM OF VENTILATION PER LINEAR FOOT. OWENS CORNING VENTURE OR EQUAL. RIDGE VENT CAN NOT PASS OVER ATTIC DRAFTSTOPPING. SEE PLANS FOR BREAKS.
8. PROVIDE VENTED 2" CONTINUOUS SOFFIT STRIP PROVIDING 9 SQ. IN. PER LINEAR FOOT.
9. PROVIDE OFF RIDGE VENTS, BY OWENS CORNING OR EQUAL PROVIDING 144 SQ. IN. OF VENTILATION AREA PER VENT, AT LOCATIONS SHOWN ON PLAN.
10. PROVIDE ICE AND WATER SHIELD AT ALL OVERHANGS, VALLEYS, RIDGES AND AT THE STARTER COURSE OF SHINGLES EXTEND 24" MIN. INSIDE THE EXTERIOR WALL LINE OF BUILDING. INSTALL PER MANUFACTURERS INSTRUCTION. SEE PLAN FOR LOCATION.
11. TYPICAL ROOF OVERHANG IS 2'-0" UNLESS NOTED OTHERWISE.
12. THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 WHERE A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
13. ALL OFF RIDGE VENTS ARE TO BE POSITIONED NO LOWER THAN 3'-0" ABOVE THE SOFFIT LOWER VENT.
14. ALL MECHANICAL UNITS ON FLAT ROOF ARE TO BE A MIN. 10'-0" FROM ANYALL PARAPET.
15. CHICKETS REQUIRED AT ALL MECHANICAL SHORT WALLS.

ATTIC DRAFTSTOPPING

- PER 2015 IBC, SECTION 718.4.2: DRAFT STOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE.
1. WHEN CORRIDOR WALLS PROVIDE A SLEEPING UNIT OR DWELLING UNIT SEPARATION, DRAFTSTOPPING SHALL ONLY BE REQUIRED ABOVE ONE OF THE CORRIDOR WALLS.
 2. DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.
 3. IN OCCUPANCIES IN GROUP R-2 THAT DO NOT EXCEED FOUR STORIES ABOVE GRADE PLANE, THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOPS INTO AREAS NOT EXCEEDING 3,000 SQUARE FEET (275 MO) OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.
 4. DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.2. PROVIDED THAT AUTOMATIC SPRINKLERS ARE INSTALLED IN THE COMBUSTIBLE CONCEALED SPACE WHERE DRAFTSTOPPING IS BEING OMITTED.

DRAINAGE CALCULATIONS

PER 2006 IPC, SECTION 1106.1 THE 100 YEAR, 1 HOUR RAINFALL AMOUNT IS 3.25"
PER TABLE 1106.2 - 3" x 4" CONDUCTOR @ 3.25" RAINFALL PROVIDES FOR 2,747 SQ. FT. OF PROJECTED ROOF AREA.
MAXIMUM PROJECTED ROOF AREA = 2,747 SQ. FT.

VENTILATION CALCULATION

PER IBC 1203.2, EXCEPTION: THE NET FREE-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

ZONING NOTE

PER 16-4.13F.1 - THE ROOF SHALL CONTAIN A MINIMUM PITCH OF 1 FOOT VERTICAL TO 8 FEET HORIZONTAL, WHICH EQUALS A MINIMUM SLOPE RATIO OF 0.125. THE LOWEST ROOF SLOPE SHOWN ON THIS PLAN IS 1.5"/12" WHICH EQUALS A RATIO OF 0.125.

PRELIMINARY
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BLOCK 2803, LOT 211
EASTHARTWICK DRIVE & VILLAGE DRIVE
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY



CONSULTANT LOGO

REV. DATE. DESCRIPTION

SHEET TITLE
OVERALL ROOF PLAN

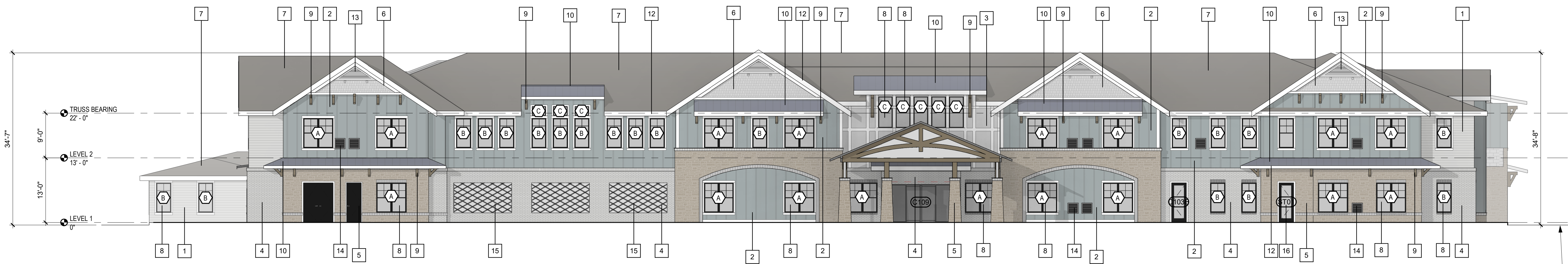
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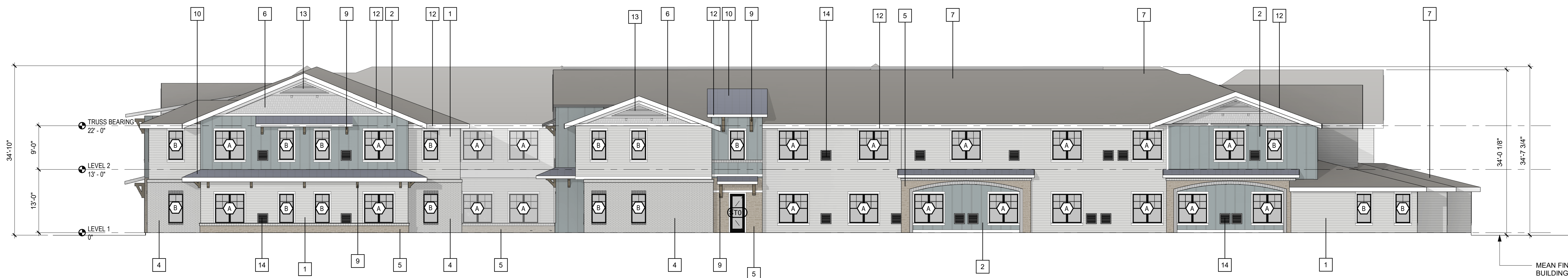
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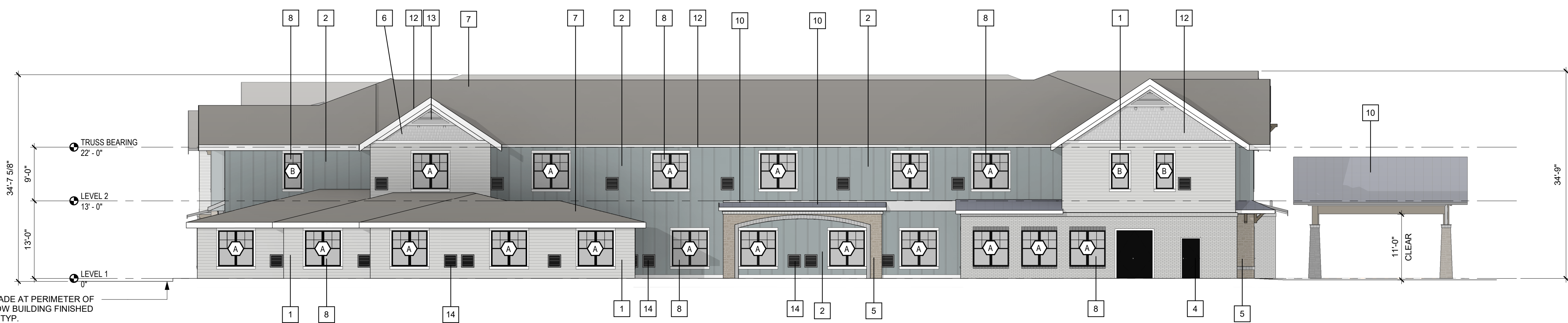
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SCALE: 3/32" = 1'-0"



2 EAST BUILDING ELEVATION
SCALE: 3/32" = 1'-0"

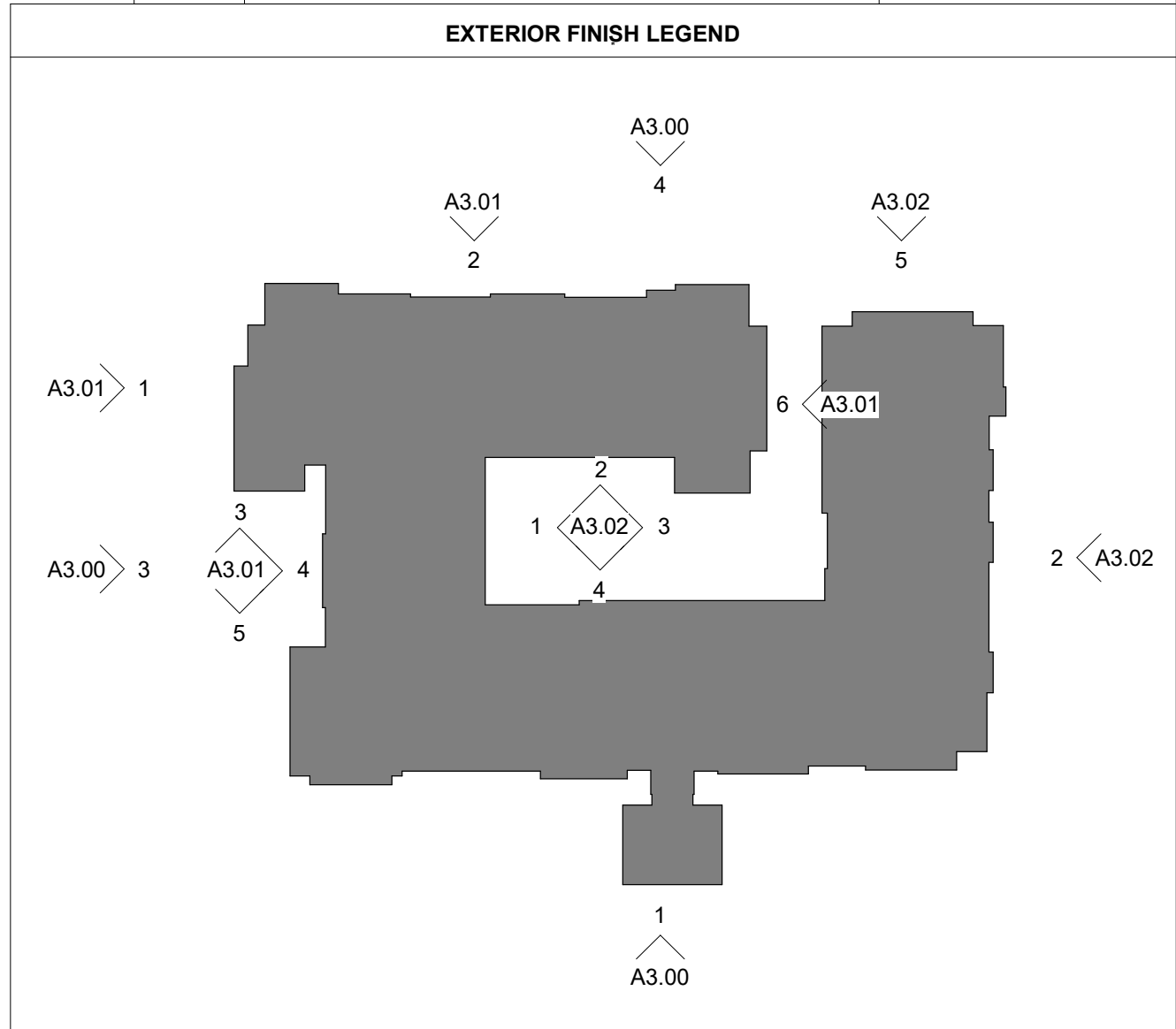


4 NORTH BUILDING ELEVATION
SCALE: 3/32" = 1'-0"



3 WEST BUILDING ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH LEGEND		
NUMBER	DESCRIPTION	COLOR
1	FIBER CEMENT LAP SIDING, 6" EXPOSURE, SMOOTH	JAMES HARDIE PRE-FINISHED: ARCTIC WHITE
2	FIBER CEMENT PANEL SIDING W/VERTICAL 1X3 BATTENS @ 16" O.C., SMOOTH	JAMES HARDIE PRE-FINISHED: LIGHT MIST
3	FIBER CEMENT PANEL SIDING W/VERTICAL 1X8 BATTENS @ SPACING AS SHOWN ON ELEVATIONS, SMOOTH	JAMES HARDIE PRE-FINISHED: ARCTIC WHITE
4	BRICK VENEER, MODULAR	PAINTED, SW 7005 PURE WHITE
5	ADHERED STONE VENEER	ELDORADO, YORK LIMESTONE
6	FIBER CEMENT SHINGLE SIDING, STRAIGHT EDGE	JAMES HARDIE PRE-FINISHED: LIGHT MIST
7	ARCHITECTURAL ASPHALT ROOFING SHINGLES	TIMBERLINE HD, WEATHERED WOOD
8	VINYL WINDOW, WITH GGG MULLIONS AS SHOWN, SEE WINDOW SCHEDULE	BLACK EXTERIOR, WHITE INTERIOR
9	COMPOSITE BRACKET	STAINED
10	STANDING SEAM METAL ROOF	ENGLERT, SLATE BLUE
11	ALUMINUM GUTTER AND DOWNSPOUT	PRE-FINISHED WHITE
12	FIBER CEMENT 1X12 FASCIA, SMOOTH	PAINTED, SW 7005 PURE WHITE
13	DECORATIVE LOUVER	SW 7005 PURE WHITE
14	MECHANICAL LOUVER	SW 7005 PURE WHITE
15	WOOD TRELLIS	CEDAR, STAINED
16	INSULATED METAL DOOR WITH SINGLE LITE TEMPERED GLAZING, SEE DOOR SCHEDULE	SW 7005 PURE WHITE
17	FIBER CEMENT PANEL SIDING W/VERTICAL 1X3 BATTENS @ SPACING AS SHOWN ON ELEVATIONS, SMOOTH	JAMES HARDIE PRE-FINISHED: LIGHT MIST



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