

PROJECT
**SPECULATIVE
WAREHOUSE**
for
DM Investments
of North
Brunswick, LLC
1260 Stelton Rd
Piscataway, NJ 08854

REV	DATE	DESCRIPTION

175 10th Street
Belford, NJ 07718
732.908.7232
Pratt-DS.com

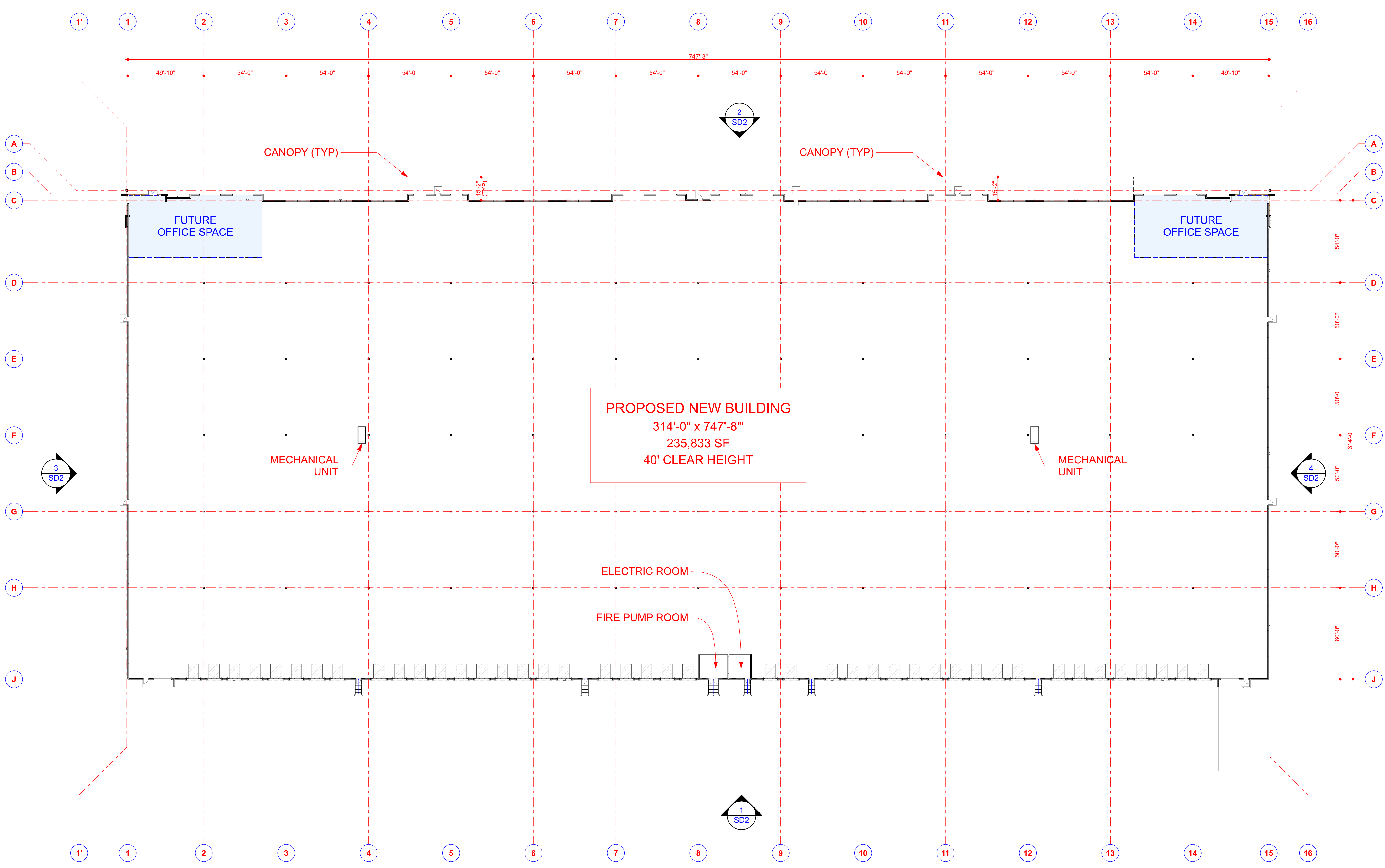
BRENDAN LEADBEATER, AIA
NJ: 21A102162200

ISSUED: 3/24/22
JOB NO: 21513

GROUND FLOOR PLAN

SD1

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1 Ground Floor
SCALE: 1" = 30'

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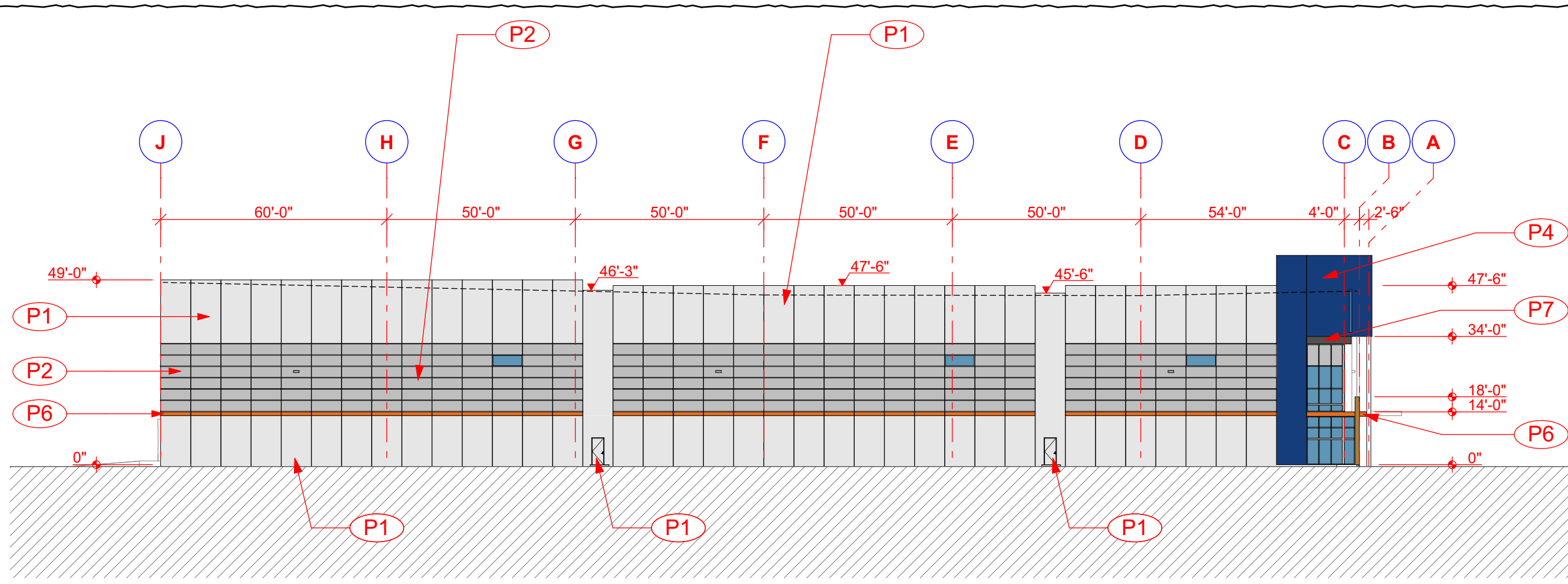
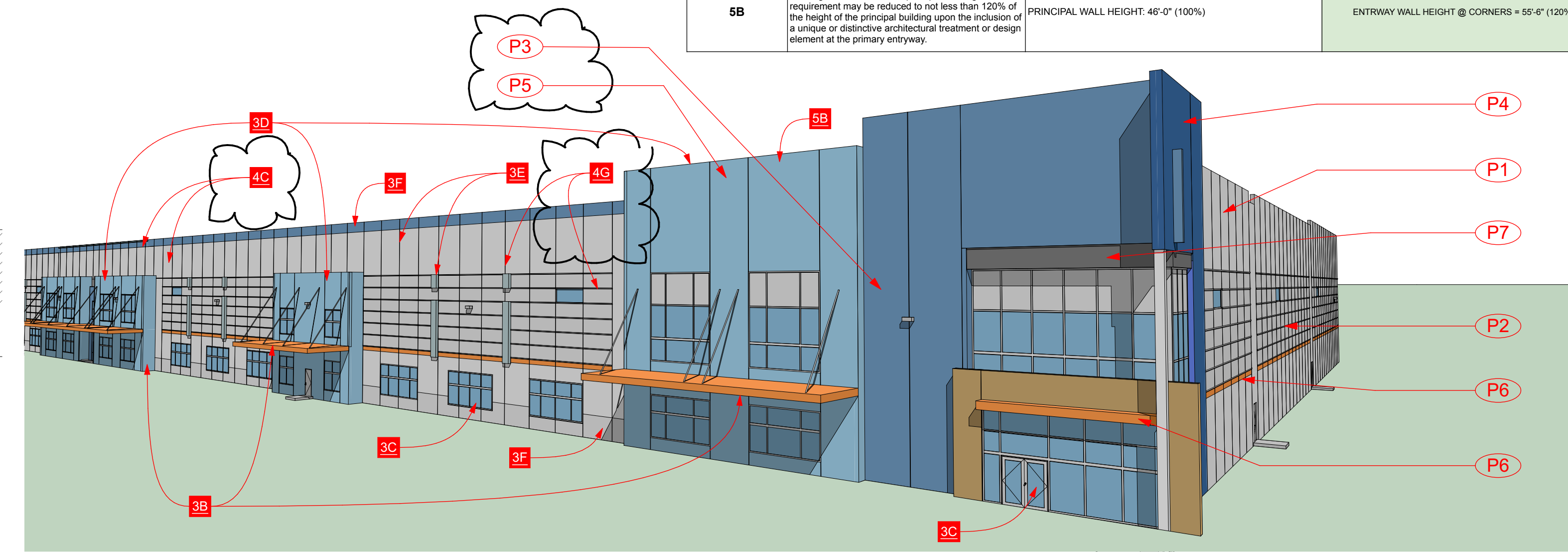
SD2

§ 205-68.5. Development and design standards

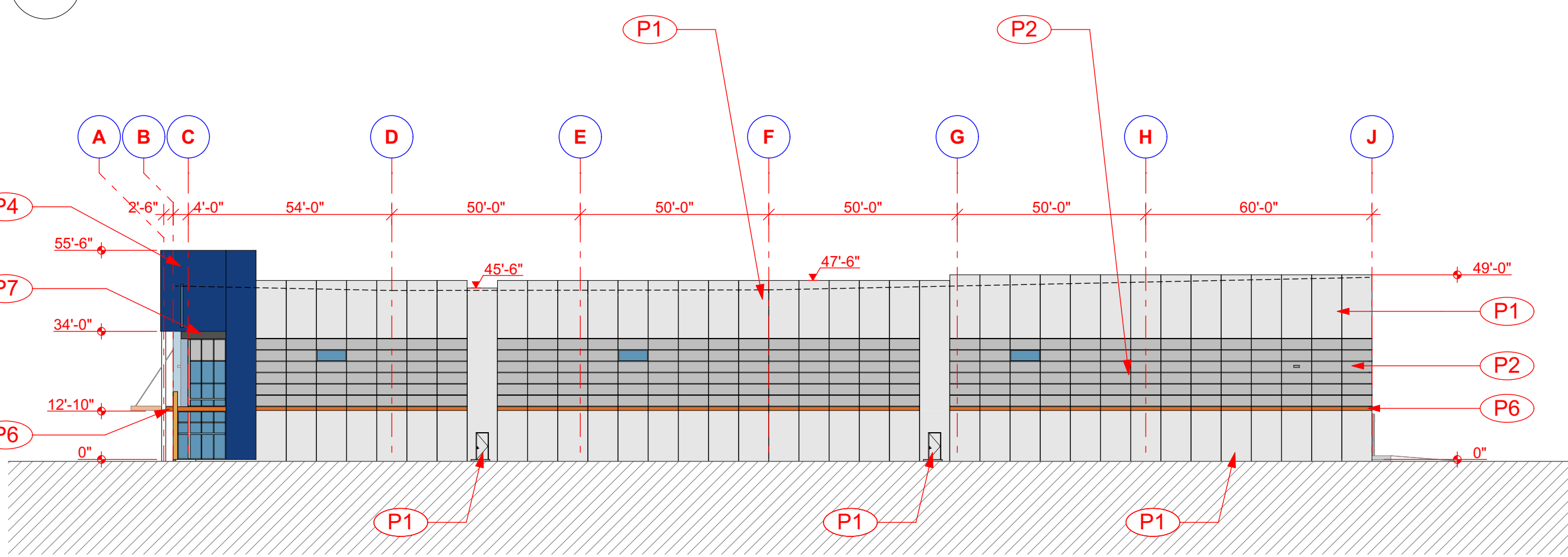
3. Facades and exterior walls.		DIMENSION REQUIREMENTS	DIMENSION PROVIDED
3B	Ground-floor facades greater than 100 feet in length, measured horizontally that face a public street and are within 200 feet of said street, as well as ground-floor facades that face an off-street parking area with 200 or more parking spaces, shall incorporate wall panel projections, arcades or recesses having a depth of at least 2% of the length of the facade and extending at least 25% of the length of the facade in aggregate. No uninterrupted length of any facade addressed by this section shall exceed 100 horizontal feet.	WEST FACADE: (755'-8")/(1,200) = 15'-2" DEPTH WEST FACADE: (755'-8")/(1,200) = 151'-2" LINEAR FEET	WEST FACADE = 15'-2" DEPTH WEST FACADE = 287'-2" LINEAR FEET
3C	shall provide display windows, windows, or transparent, translucent or opaque glass treatments along no less than 40% of their horizontal length. Required display windows, windows, or transparent, translucent or opaque glass treatments shall occupy no less than 40% of the area between grade level and 10 feet above grade level, inclusive of any glass entry doors.	WEST FACADE: (755'-8")/(1,400) = 302'-2" LINEAR FEET WEST FACADE: (755'-8")/(1,400) = 3,022'-2" SQ. FT.	WEST FACADE = 374'-6" LINEAR FEET WEST FACADE = 3,022'-0" SQ. FT.
3D	shall provide arcades, articulated entry areas, awnings or other such features along no less than 50% of their horizontal length.	WEST FACADE: (755'-8")/(50) = 378'-0" LINEAR FEET	WEST FACADE = 378'-8" LINEAR FEET
3E	Building facades must include a repeating pattern that shall include the following elements: color change; material change; material module change; and expression of architectural or structural bays through a change in plane no less than 12 inches in width, such as an offset, reveal or projecting rib. All elements shall repeat at intervals of no more than 50 feet horizontally along the length of the building.	ACCENTS TO BE NO LESS THAN 12" IN WIDTH @ INTERVALS OF NO MORE THAN 50' HORIZONTALLY	PROJECTING METAL ACCENTS ARE 2'-0" IN WIDTH, PROJECT 8" @ INTERVALS OF NO MORE THAN 50' HORIZONTALLY
3F	Each building shall be required to display an articulated base and cornice. The base and cornice line shall each equal at least 5% of facade height, and in no instance shall the base be less than four feet high and the cornice be less than two feet high. The base and cornice may be interrupted for required windows and doors as necessary.	ARTICULATED BASE: 5% OF FACADE HEIGHT, 4'-0" MIN. ARTICULATED CORNICE: 5% OF FACADE HEIGHT, 2'-0" MIN.	ARTICULATED BASE = 4'-0" ARTICULATED CORNICE = 2'-6"
3G	Permitted facade wall signs shall consist of individual raised letters and logo forms that project no less than six inches and no more than 42 inches from the facade wall surface.		
4C	Predominant exterior building materials shall be quality materials, including, but not limited to, brick, sandstone, native stone veneer, cultured stone and stone veneer.		PREDOMINANT EXTERIOR BUILDING MATERIALS ARE QUALITY CONCRETE PANELS
4G	Exterior building materials shall not include smooth-faced concrete block, unarticulated smooth-faced concrete or nonarchitectural steel panels not treated with an approved building material.		EXTERIOR BUILDING MATERIALS ARE ARTICULATED WITH VERTICAL AND HORIZONTAL GROOVES/REVEALS
5. Entryways		DIMENSION REQUIREMENTS	DIMENSION PROVIDED
5B	The primary entryway shall be not less than 133% of the height of the wall of the principal building. This requirement may be reduced to not less than 120% of the height of the principal building upon the inclusion of a unique or distinctive architectural treatment or design element at the primary entryway.	PRINCIPAL WALL HEIGHT: 46'-0" (100%)	ENTRYWAY WALL HEIGHT @ CORNERS = 55'-6" (120%)

EXTERIOR PAINT COLOR LEGEND			
SYMBOL	ITEM	COLOR	CODE
P1	PAINTED CONCRETE WALL PANEL - LIGHT GRAY	NEBULOUS WHITE	SW 7063
P2	PAINTED CONCRETE WALL PANEL - DARK GRAY	UNUSUAL GRAY	SW 7059
P3	PAINTED CONCRETE WALL PANEL - MEDIUM BLUE	LEISURE BLUE	SW 6515
P4	PAINTED CONCRETE WALL PANEL - DARK BLUE	BLUEBLOOD	SW 6966
P5	PAINTED CONCRETE WALL PANEL - LIGHT BLUE	RESPITE	SW 6514
P6	PAINTED CONCRETE WALL PANEL - ORANGE	TANGO	SW 6649
P7	PAINTED CONCRETE WALL PANEL - GRAPHITE	PEPPERCORN	SW 7674
P8	METAL WALL PANEL - GRAY/GREEN	COASTAL PLAIN	SW 6192

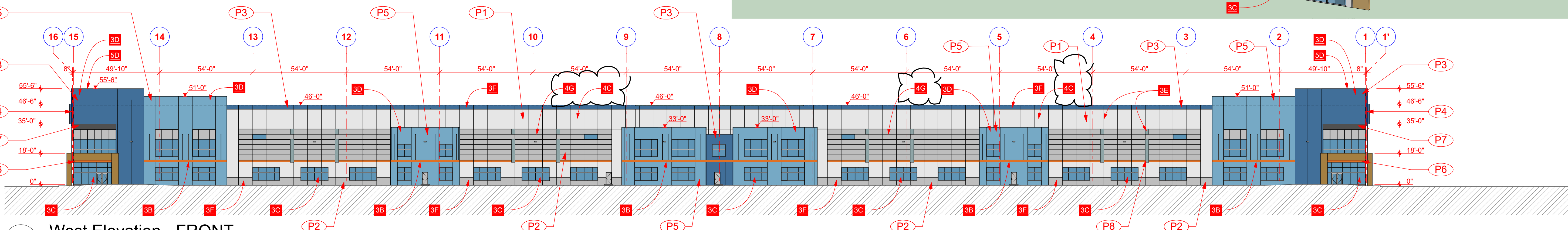
BUILDING ELEMENTS		COLOR
METAL CANOPIES		TANGO SW 6649
HOLLOW METAL DOORS AND FRAMES		COLOR TO MATCH ASSOCIATED WALL
EXT. METAL RAILINGS, STAIRS & LANDINGS		GALVANIZED - NO PAINT
BOLLARDS		SAFETY YELLOW



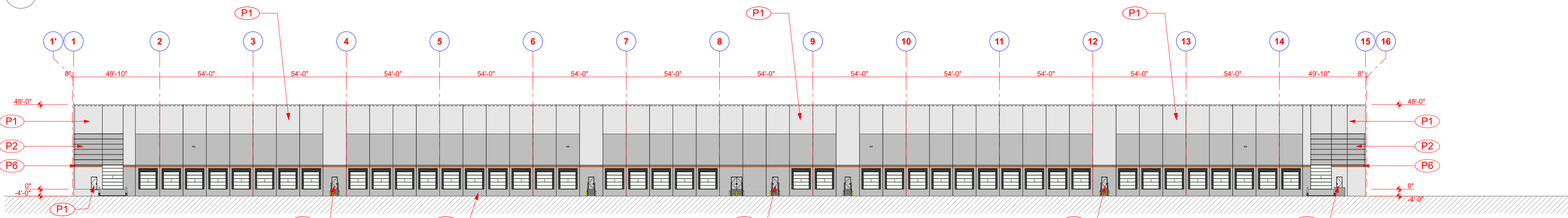
4 North Elevation - LEFT
SCALE: 1" = 30'



3 South Elevation - RIGHT
SCALE: 1" = 30'



2 West Elevation - FRONT
SCALE: 1" = 30'



1 East Elevation - REAR
SCALE: 1" = 30'

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ELEVATIONS