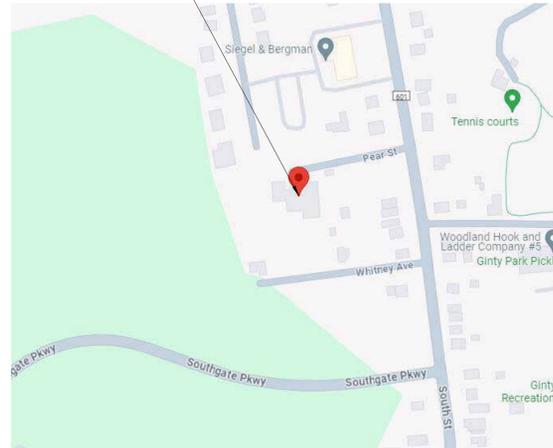


**MICHAEL BRUIN**

**SOUTH STREET GARDENS**

**383 SOUTH ST. MORRISTOWN, NJ, 07960, USA**

**LOCATION**



**BUILDING CODES**

ALL WORK SHALL CONFORM TO THE UNIFORM CONSTRUCTION CODE, ALL APPLICABLE BUILDING CODES, LOCAL CODES AND REGULATIONS INCLUDING BUT NOT LIMITED TO:

- UNIFORM CONSTRUCTION CODE STATE OF NEW JERSEY
- INTERNATIONAL BUILDING CODE 2021
- INTERNATIONAL RESIDENTIAL CODE 2021 (nj edition)
- NATIONAL ELECTRIC CODE 2020
- INTERNATIONAL MECHANICAL CODE 2021
- INTERNATIONAL FUEL GAS CODE 2021
- INTERNATIONAL ENERGY CONSERVATION CODE 2021
- NATIONAL STANDARD PLUMBING CODE 2021
- INTERNATIONAL FIRE PROTECTION CODE 2021
- UCC SUBCHAPTER 10. RADON HAZARD SUBCODE

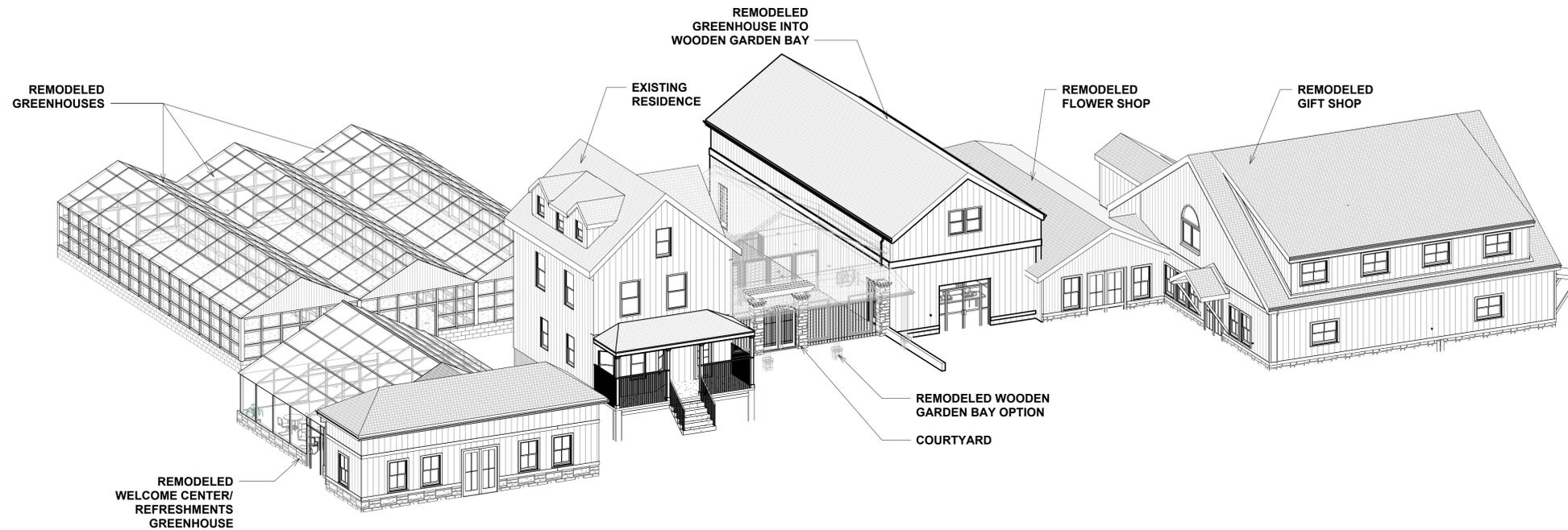
[<https://www.nj.gov/dca/divisions/codes/codreg/>]

[[https://www.state.nj.us/dca/divisions/codes/codreg/pdf\\_regs/njac\\_5\\_23\\_10.pdf](https://www.state.nj.us/dca/divisions/codes/codreg/pdf_regs/njac_5_23_10.pdf)]

SPACE	OFFICES	WAREHOUSE	PLACE OF ASSEMBLY	RETAIL	RESIDENCE	TOTAL AREA (SF)
REMODELED GIFT SHOP	300	123	2,173	2,408	-	5,004
REMODELED FLOWER SHOP	-	489	-	747	-	1,236
REMODELED GREENHOUSE INTO WOODEN GARDEN BAY	-	593	-	1,033	-	1,626
EXISTING RESIDENCE	-	-	-	-	1,962	1,962
REMODELED WELCOME CENTER/REFRESHMENTS	-	14	-	1,808	-	1,822
REMODELED WOODEN GARDEN BAY OPTION	-	822	-	2,270	-	3,092
REMODELED GREENHOUSES	-	3,712	-	-	-	3,712
<b>TOTAL SF</b>	<b>300</b>	<b>5,753</b>	<b>2,173</b>	<b>8,266</b>	<b>1,962</b>	<b>18,454</b>

**SHEET LIST**

SHEET NUMBER	SHEET NAME
A-1.0	COVER PAGE
A-2.0	COURTYARD, WOODEN GARDEN BAY, FLOWER SHOP & GIFT SHOP FLOOR PLANS
A-2.1	ASSEMBLY AREA FLOOR PLAN
A-2.2	RESIDENCE & WELCOME CENTER/REFRESHMENTS GREENHOUSE FLOOR PLANS
A-2.3	RESIDENCE UPPER FLOOR PLANS
A-3.0	ELEVATIONS - NORTH & SOUTH
A-3.1	ELEVATIONS - EAST & WEST



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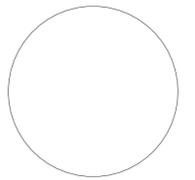
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**ISSUANCE SCHEDULE**

DATE	DESCRIPTION
05/28/2025	ZONING BOARD SET

**SOUTH STREET GARDENS**

**383 SOUTH ST. MORRISTOWN,  
NJ, 07960, USA**

**COVER PAGE**

**A-1.0**

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REMODELED GREENHOUSES

EXISTING RESIDENCE

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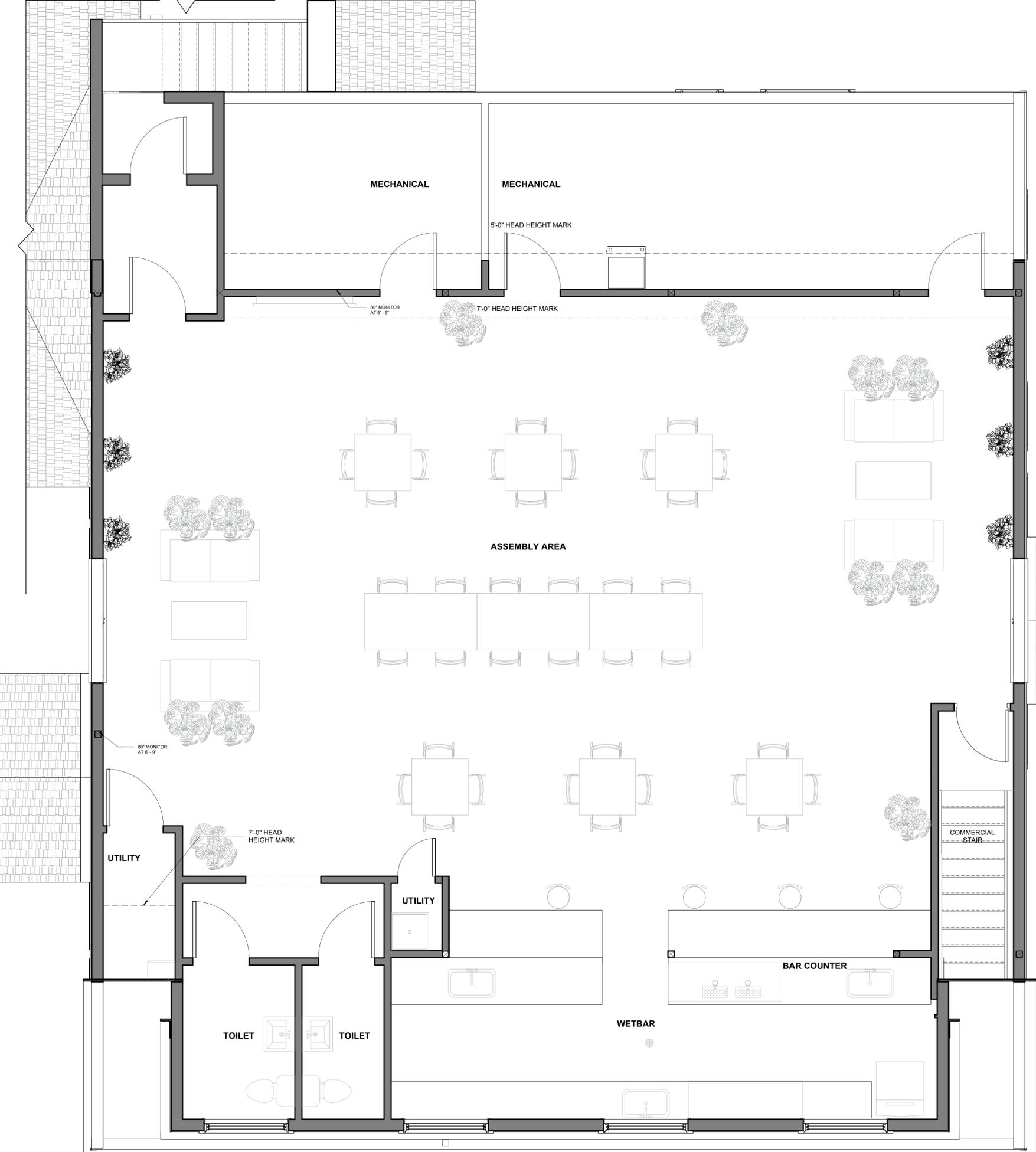
ISSUANCE SCHEDULE

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**SOUTH STREET GARDENS**  
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 NJ, 07960, USA  
 COURTYARD, WOODEN  
 GARDEN BAY, FLOWER  
 SHOP & GIFT SHOP  
 FLOOR PLANS

1 COURTYARD, WOODEN GARDEN BAY, FLOWER SHOP & GIFT SHOP FLOOR PLANS  
 3/16" = 1'-0"

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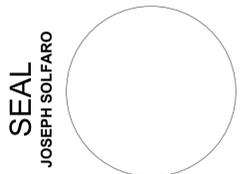


**1 ASSEMBLY AREA**  
3/8" = 1'-0"



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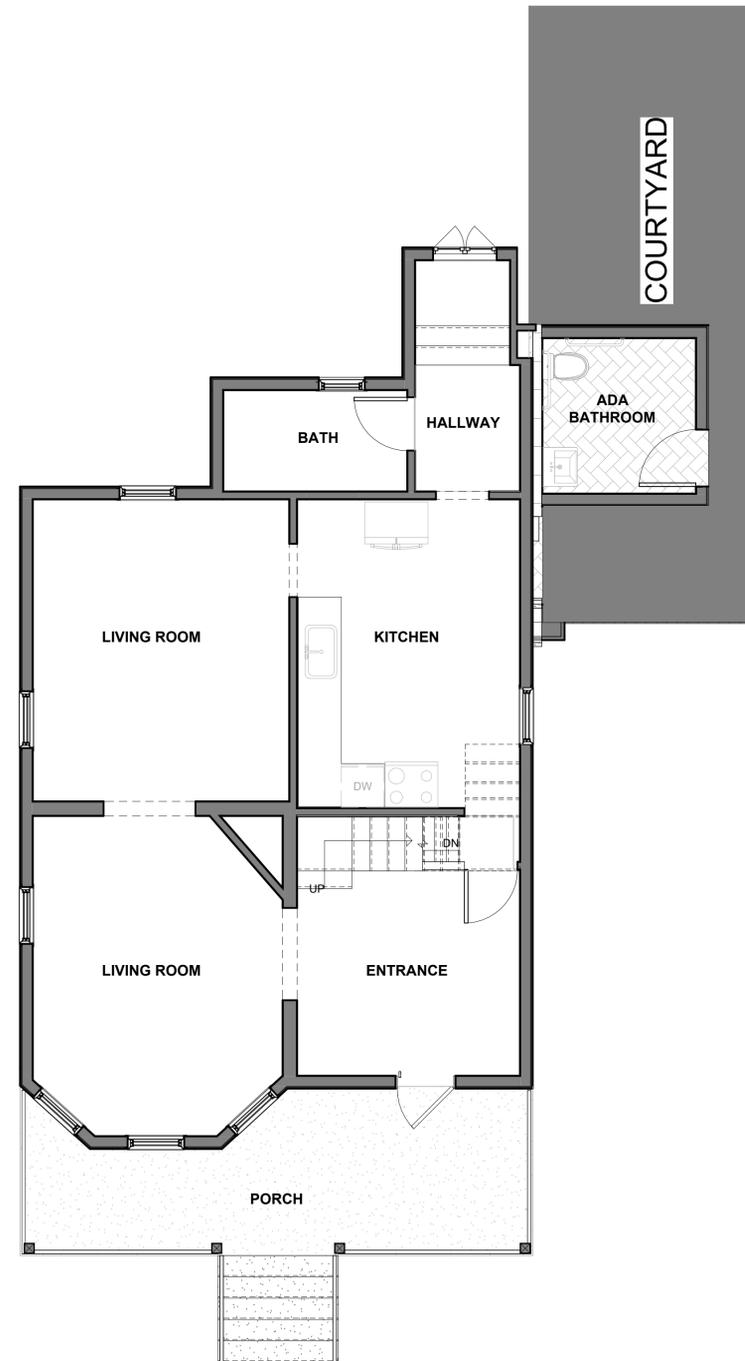
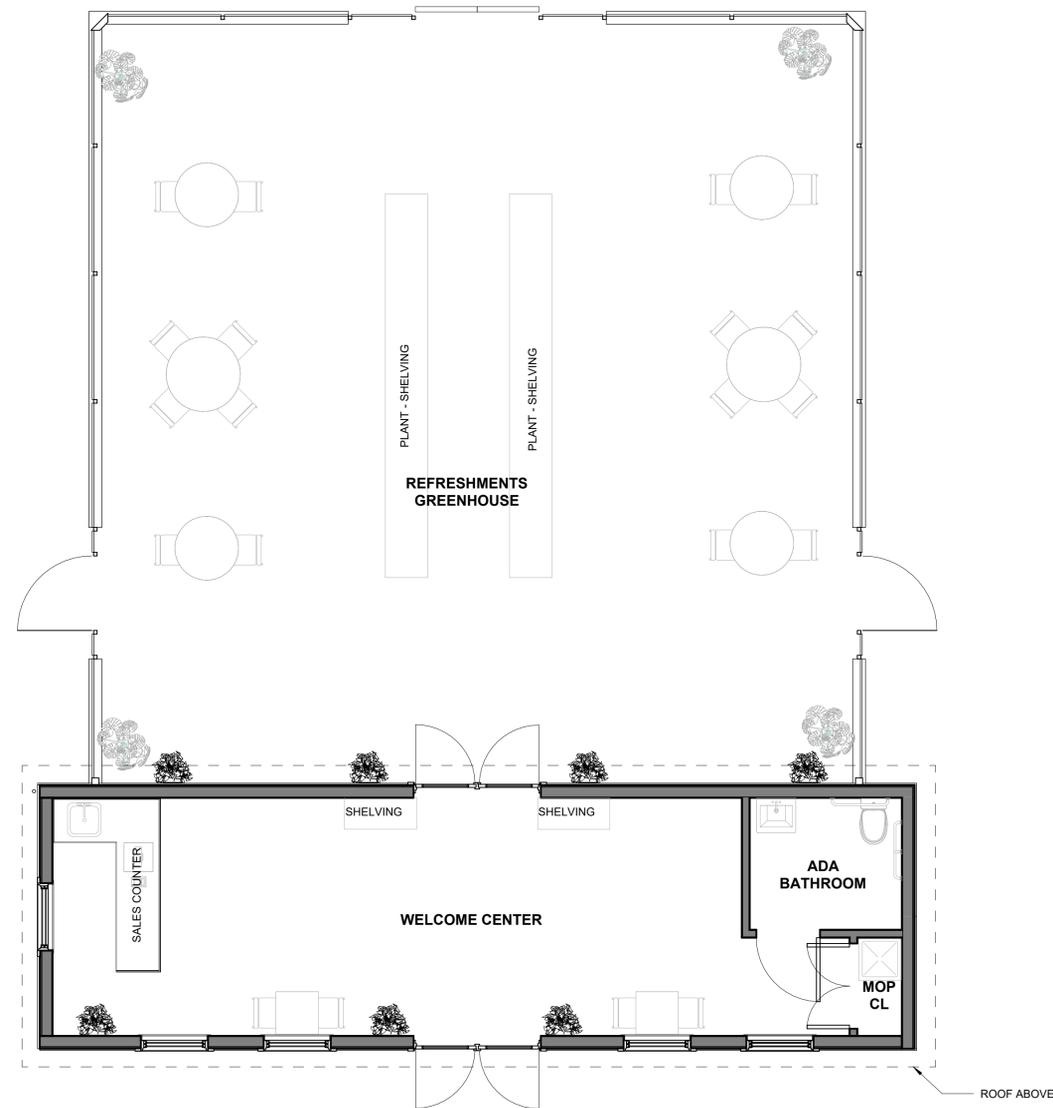
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**ASSEMBLY AREA FLOOR PLAN**

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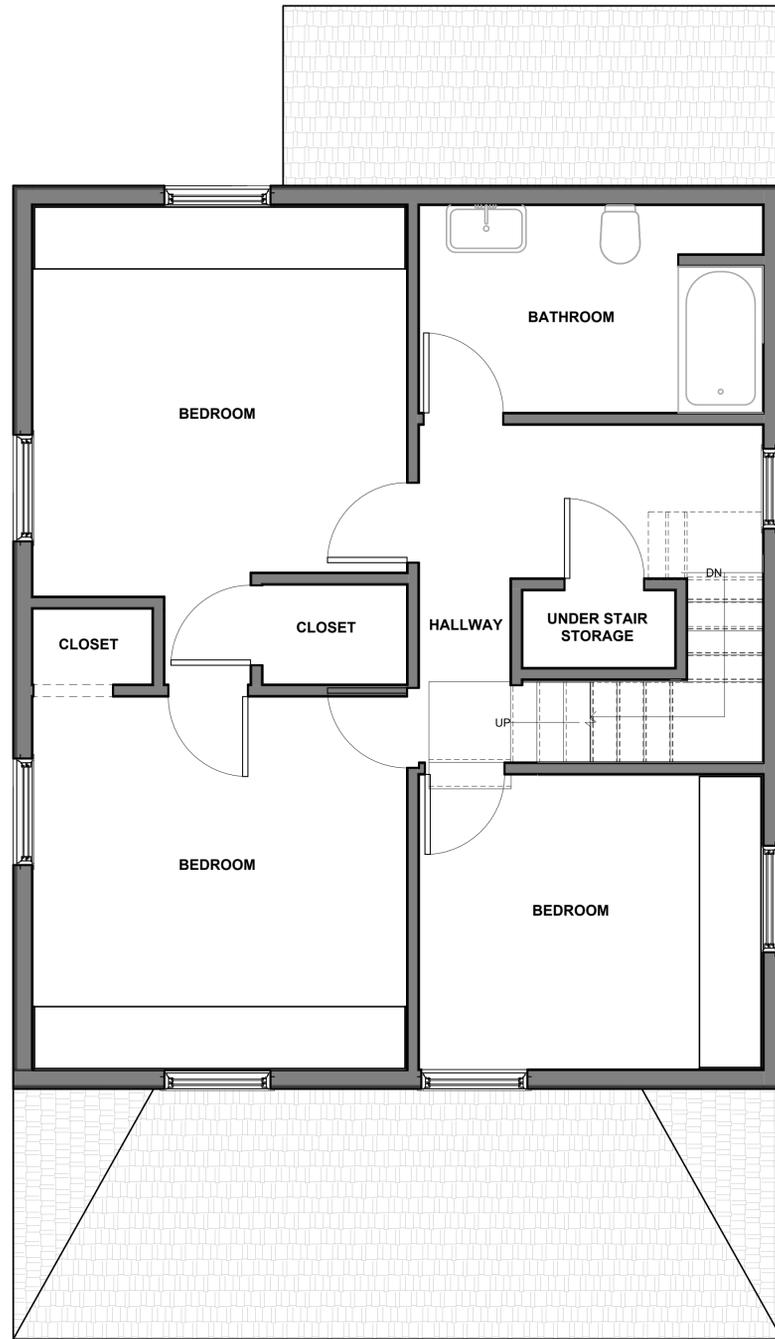
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## SOUTH STREET GARDENS

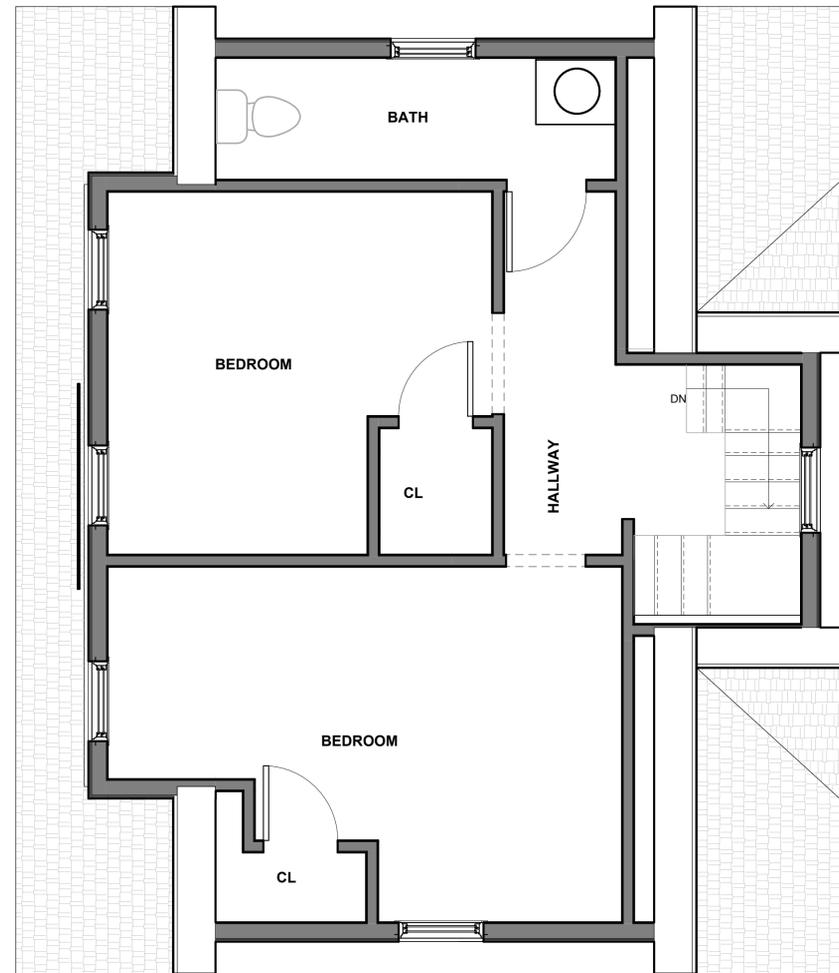
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## RESIDENCE & WELCOME CENTER/REFRESHMENTS GREENHOUSE FLOOR PLANS

1 RESIDENCE FIRST FLOOR & WELCOME CENTER/REFRESHMENTS GREENHOUSE FLOOR PLANS  
 1/4" = 1'-0"



**1** RESIDENCE SECOND FLOOR PLAN  
3/8" = 1'-0"



**2** RESIDENCE ATTIC FLOOR PLAN  
3/8" = 1'-0"

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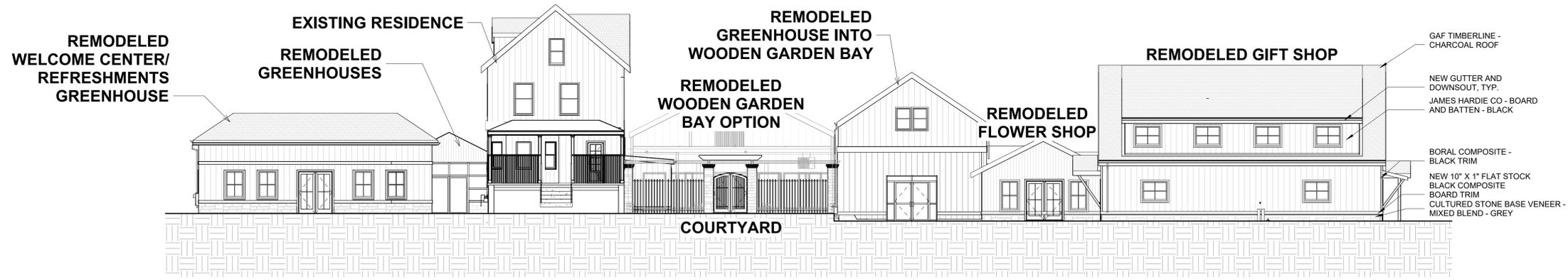
**ISSUANCE SCHEDULE**

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05/28/2025	ZONING BOARD SET

**SOUTH STREET GARDENS**

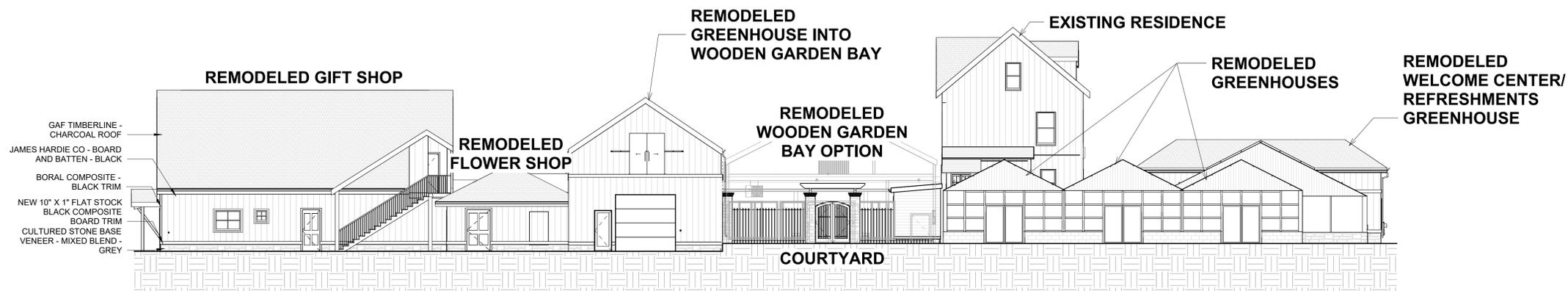
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**RESIDENCE UPPER  
FLOOR PLANS**



ALL MATERIALS ARE TYPICAL ACROSS ALL PHASES OF CONSTRUCTION

**1 ELEVATION - FRONT/NORTH**  
3/32" = 1'-0"



ALL MATERIALS ARE TYPICAL ACROSS ALL PHASES OF CONSTRUCTION

**2 ELEVATION - REAR/SOUTH**  
3/32" = 1'-0"

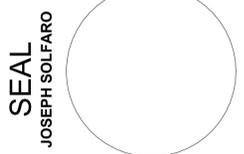
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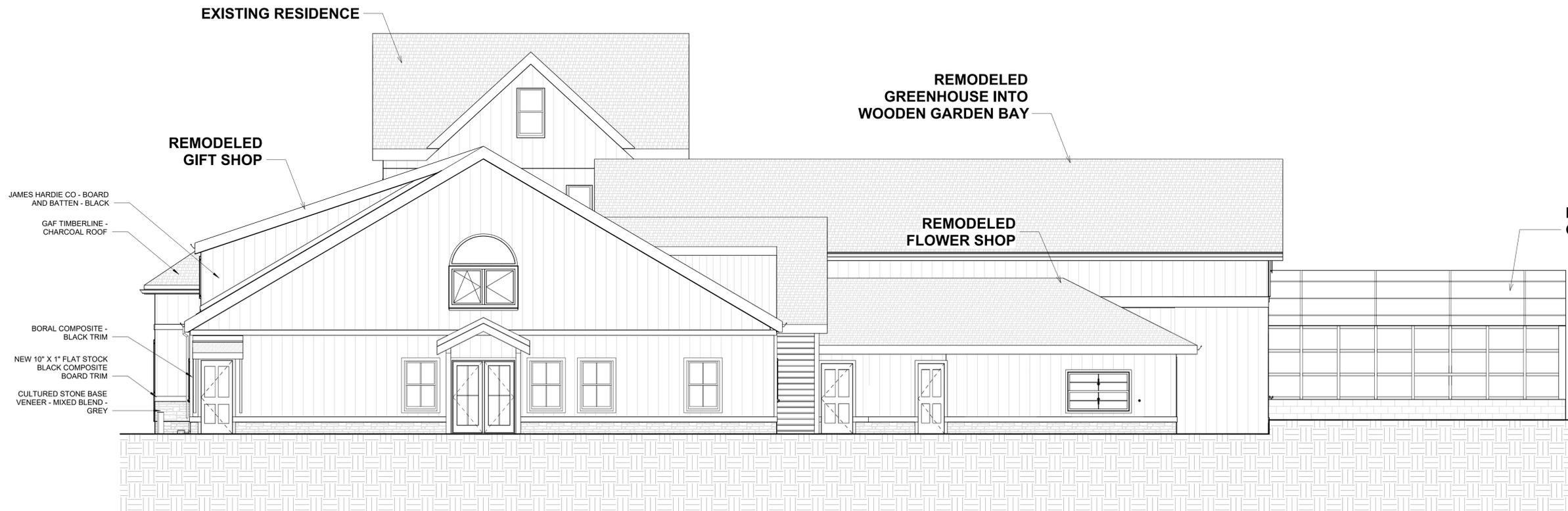
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**ELEVATIONS - NORTH &  
SOUTH**

**A-3.0**

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ALL MATERIALS ARE TYPICAL ACROSS ALL PHASES OF CONSTRUCTION

**1** ELEVATION - SIDE/WEST  
3/16" = 1'-0"



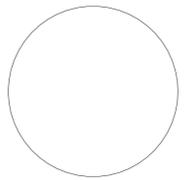
ALL MATERIALS ARE TYPICAL ACROSS ALL PHASES OF CONSTRUCTION

**2** ELEVATION - SIDE/EAST  
3/16" = 1'-0"

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**SOUTH STREET GARDENS**  
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ELEVATIONS - EAST &  
WEST

A-3.1

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