

Hamilton-Hardenberg Mixed-Use Redevelopment

SUMMARY OF PROVISIONS

RESIDENTIAL AREA = 362,491 GSF +/-
TOTAL UNITS = 335 UNITS @1,082 GSF/DU +/-

TOTAL PARKING SPACES = 335 SPACES +/-
BICYCLE PARKING PROVIDED (REQUIRED = 13 ELECTRICALS AND 61 STANDARD BICYCLE SPACES)

RETAIL = 8,088 GSF +/-

UNIT MIX					
UNIT TYPE		TOTAL			AVG NSF
S1	STUDIO	20	32	11.9%	562
S2	STUDIO	12			
A1	JR. 1BR, 1BA	66	66	24.6%	680
A2	1BR, 1BA	14	73	27.2%	736
A2m1	1BR, 1BA	59			
C1	2BR, 2BA	14	72	26.9%	1,148
C1m1	2BR, 2BA	16			
C2	2BR, 2BA	42			
D1	2BR,2 BA+DEN	13	25	9.3%	1,272
D2	2BR,2 BA+DEN	12			
M.R. MIX TOTAL =		268	268	100.0%	
S1-AHU (S1)	STUDIO	7	13	19.4%	642
A2m1-AHU (A2m1)	1BR, 1BA	6			
C1m1-AHU (C1m1)	2BR, 2BA	26	40	59.7%	1,136
C2-AHU (C2)	2BR, 2BA	14			
E1-AHU	3BR, 2BA	12	14	20.9%	1,200
E2-AHU (D2)	3BR, 2BA	2			
A.H.U. MIX TOTAL =		67	67	100.0%	
TOTAL UNITS		335	335	100.0%	901
NET AREA		301,687			
LOBBY, LEASING, AMENITIES		9,132			
CIRCULATION		53,187			
GROSS AREA (EXCLUDES GARAGE)		364,006			





SUMMARY OF PROVISIONS

RESIDENTIAL AREA = 364,006 GSF +/-
TOTAL UNITS = 335 UNITS @1,082 GSF/DU +/-

TOTAL PARKING SPACES = 335 SPACES +/-
BICYCLE PARKING PROVIDED (REQUIRED = 13 ELECTRICALS AND 61 STANDARD BICYCLE SPACES)

RETAIL = 8,088 GSF +/-

*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.
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ILLUSTRATIVE SITE PLAN

CONCEPTUAL PLAN

152 HAMILTON STREET

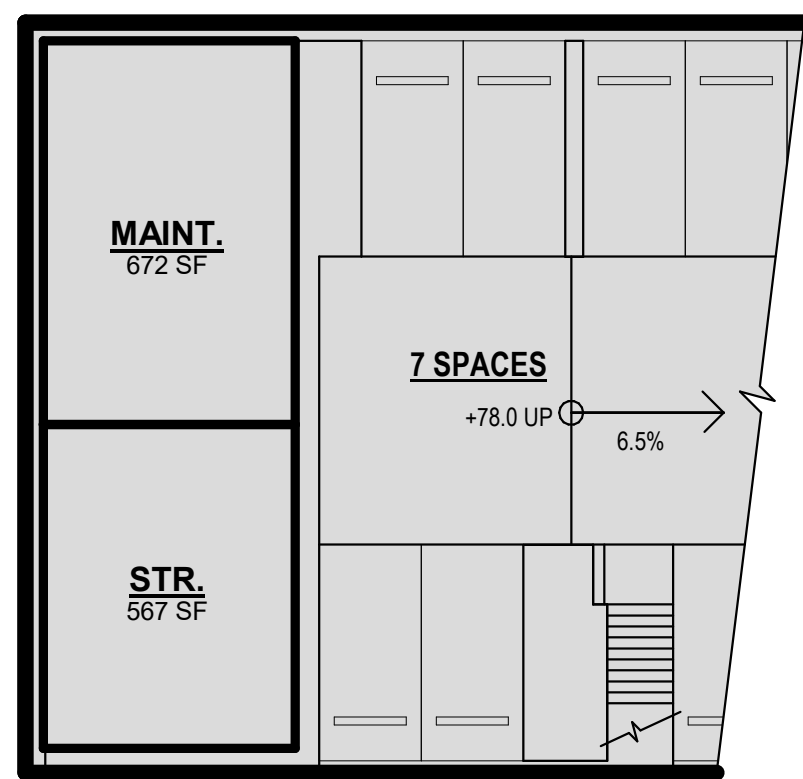
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MSB Easton Hamilton

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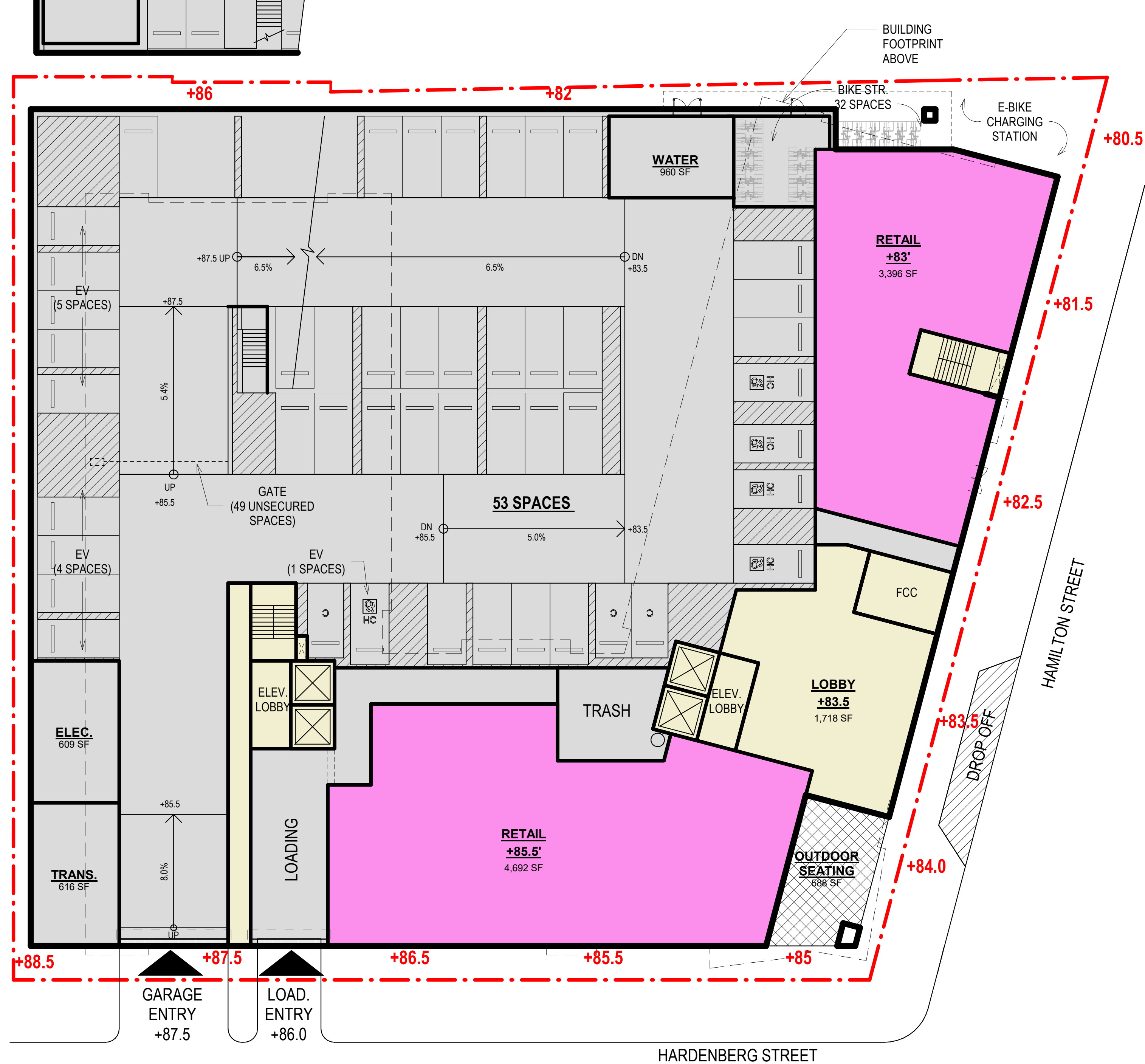
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SCALE: 1" = 30'-0" (@ 22"X34")

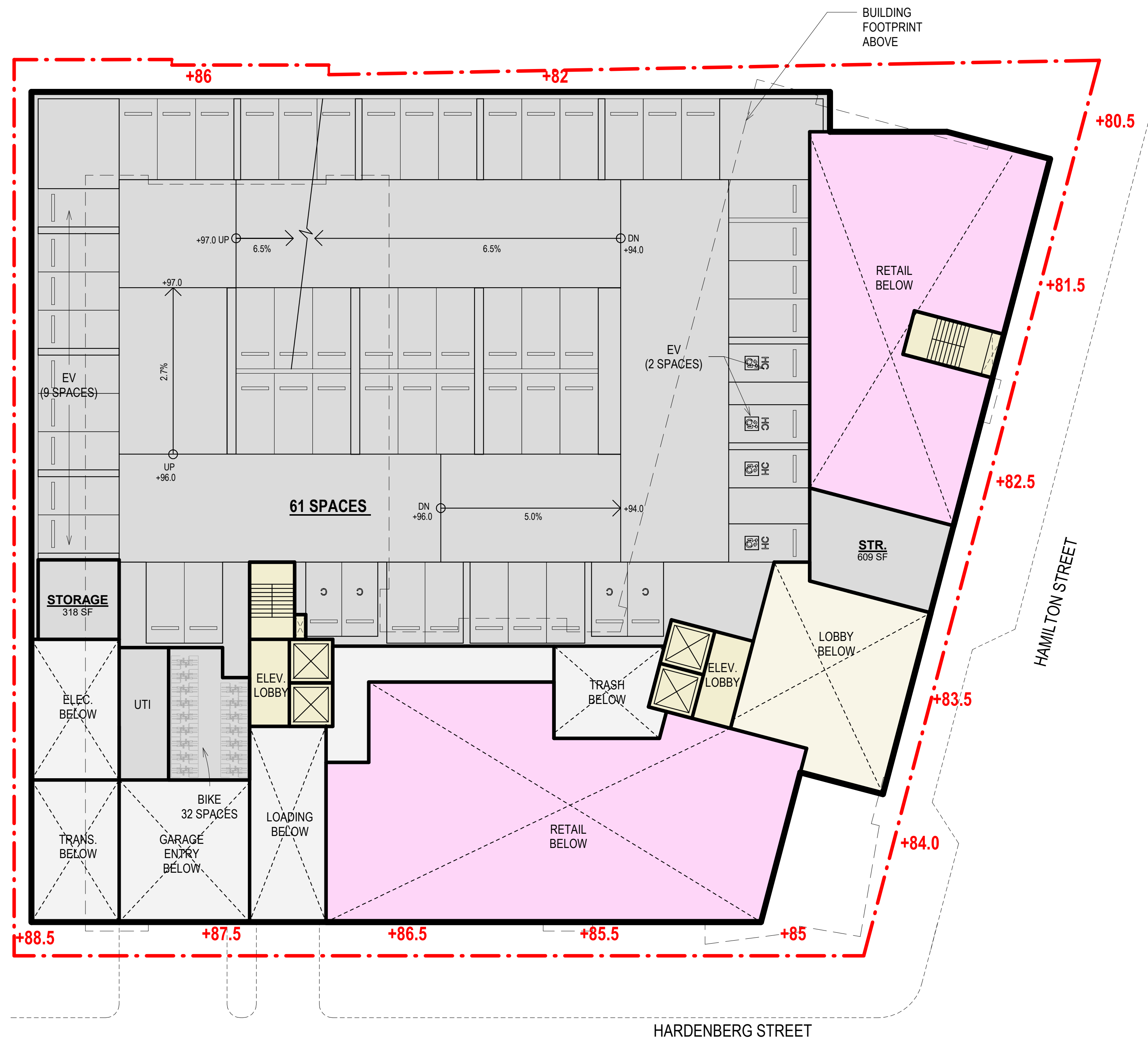
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B1 FLOOR PLAN
GARAGE 3,000 GSF



G1 FLOOR PLAN
RESIDENTIAL = 3,331 GSF
GARAGE = 25,465 GSF
RETAIL = 8,088 GSF



G2 FLOOR PLAN
RESIDENTIAL = 1,110 GSF
GARAGE = 22,316 GSF

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FLOOR PLANS

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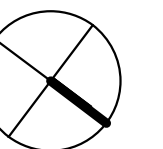
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SCALE: 1/16" = 1'-0" (@ 22"X34")

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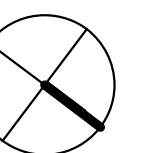
G3 FLOOR PLAN

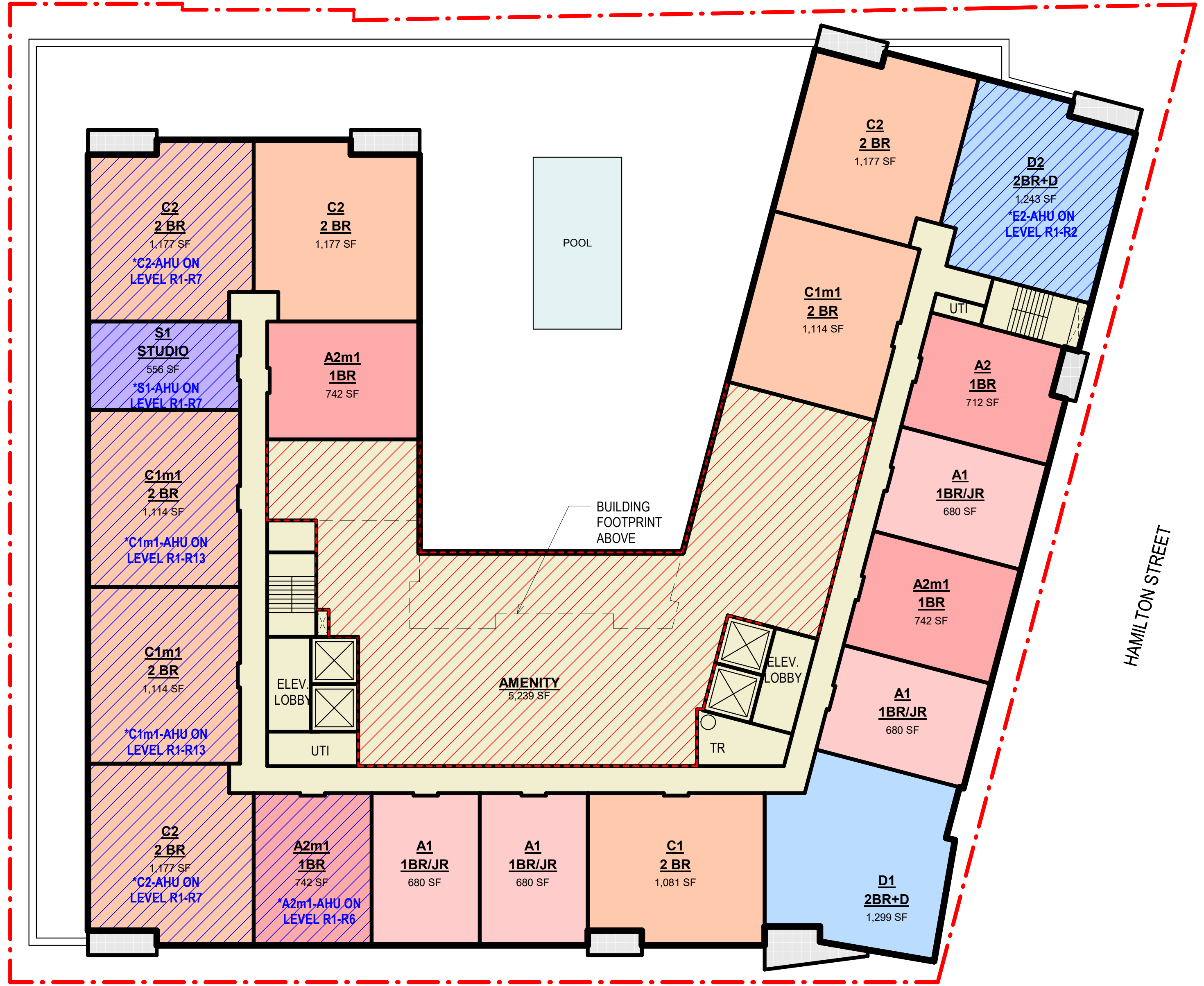
RESIDENTIAL = 1,110 GSF
GARAGE = 36,544 GSF



G4 FLOOR PLAN

RESIDENTIAL = 1,110 GSF
GARAGE = 36,544 GSF

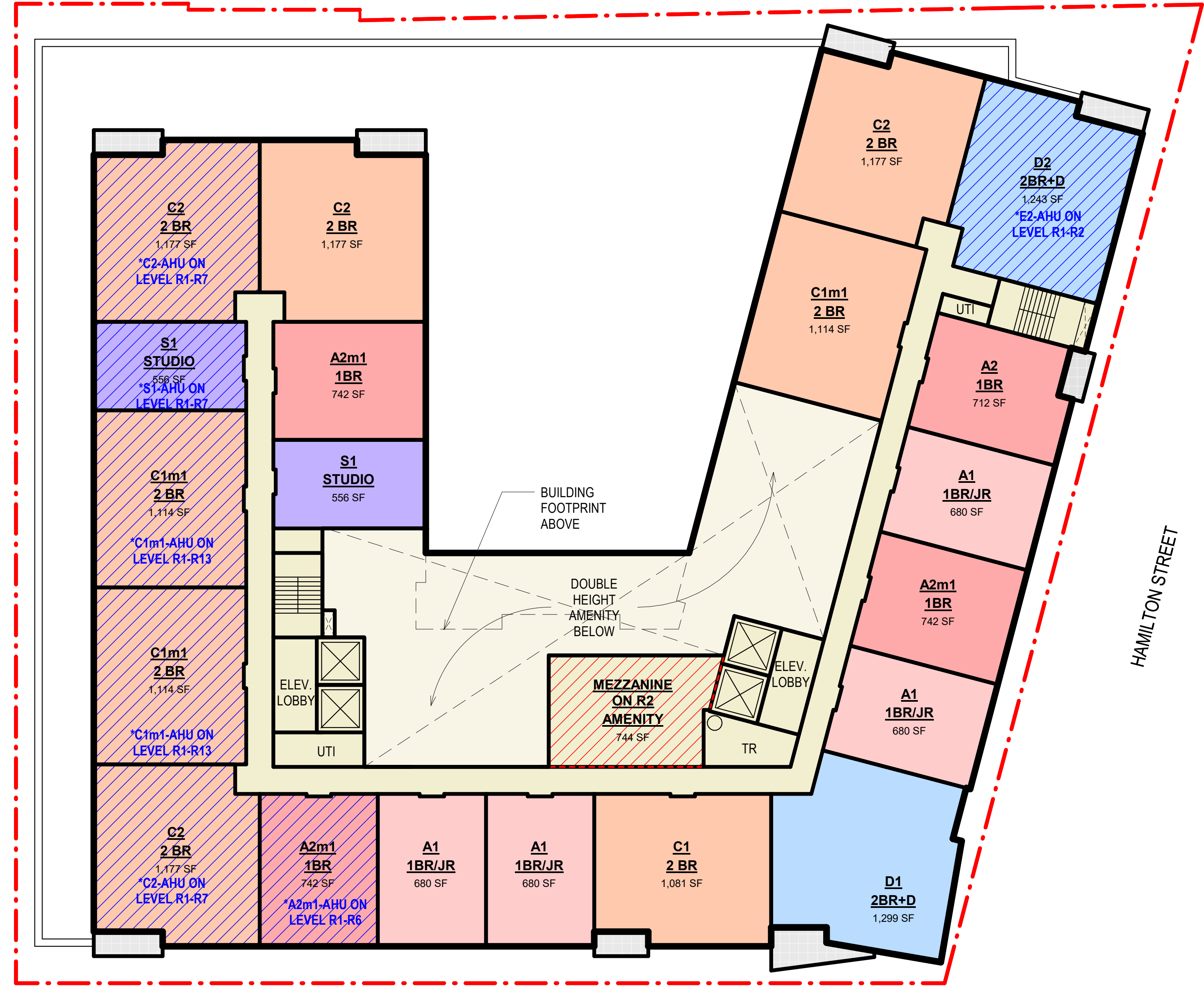




HARDENBERG STREET

R1 / AMENITY FLOOR PLAN
RESIDENTIAL = 26,598 GSF

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HARDENBERG STREET

R2 FLOOR PLAN
RESIDENTIAL = 22,632 GSF



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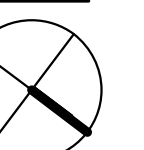
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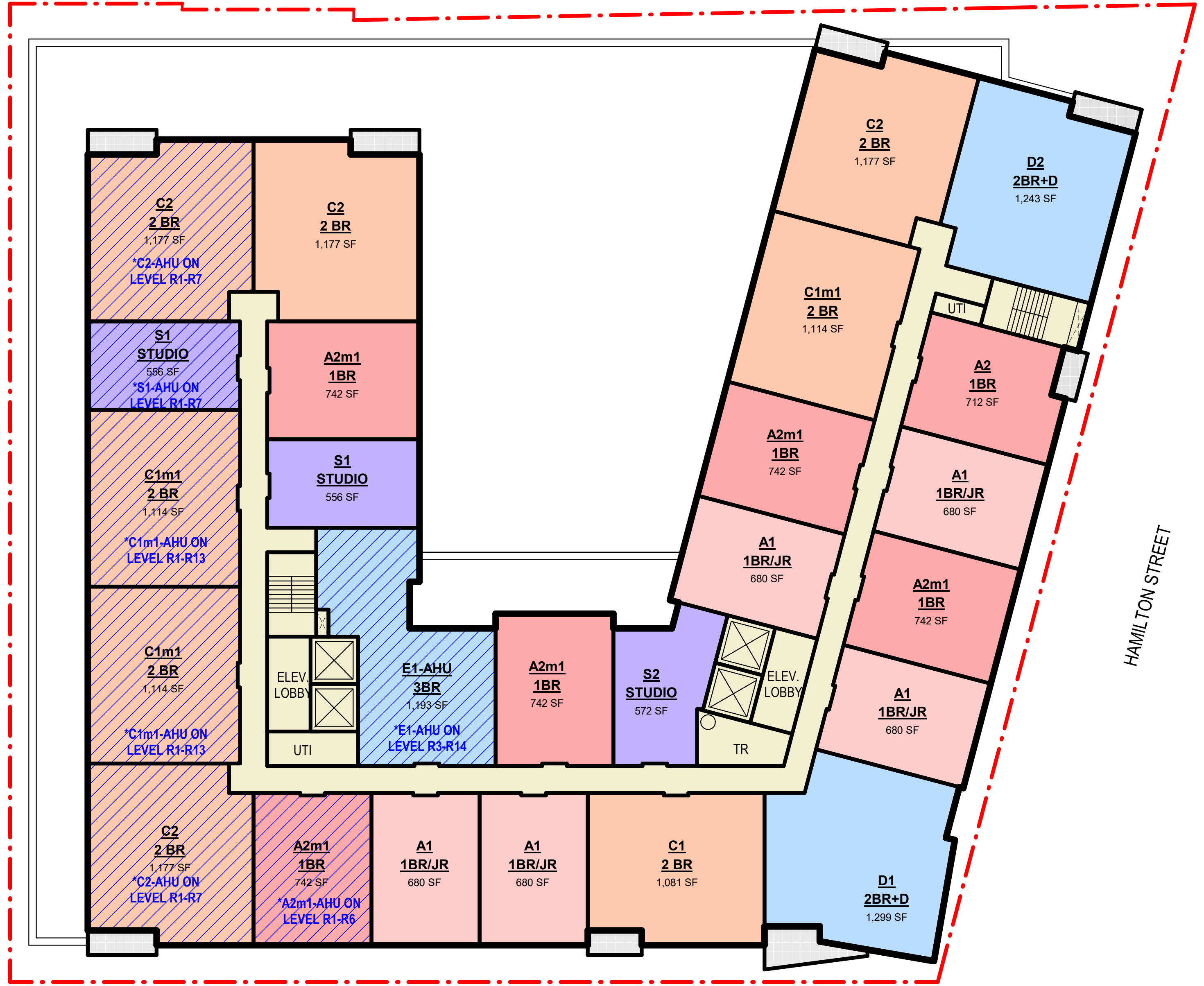
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HARDENBERG STREET

TYPICAL (R3 - R13) FLOOR PLAN

RESIDENTIAL = 25,841 GSF



HARDENBERG STREET

R14/ ROOF TERRACE

RESIDENTIAL = 23,864 GSF

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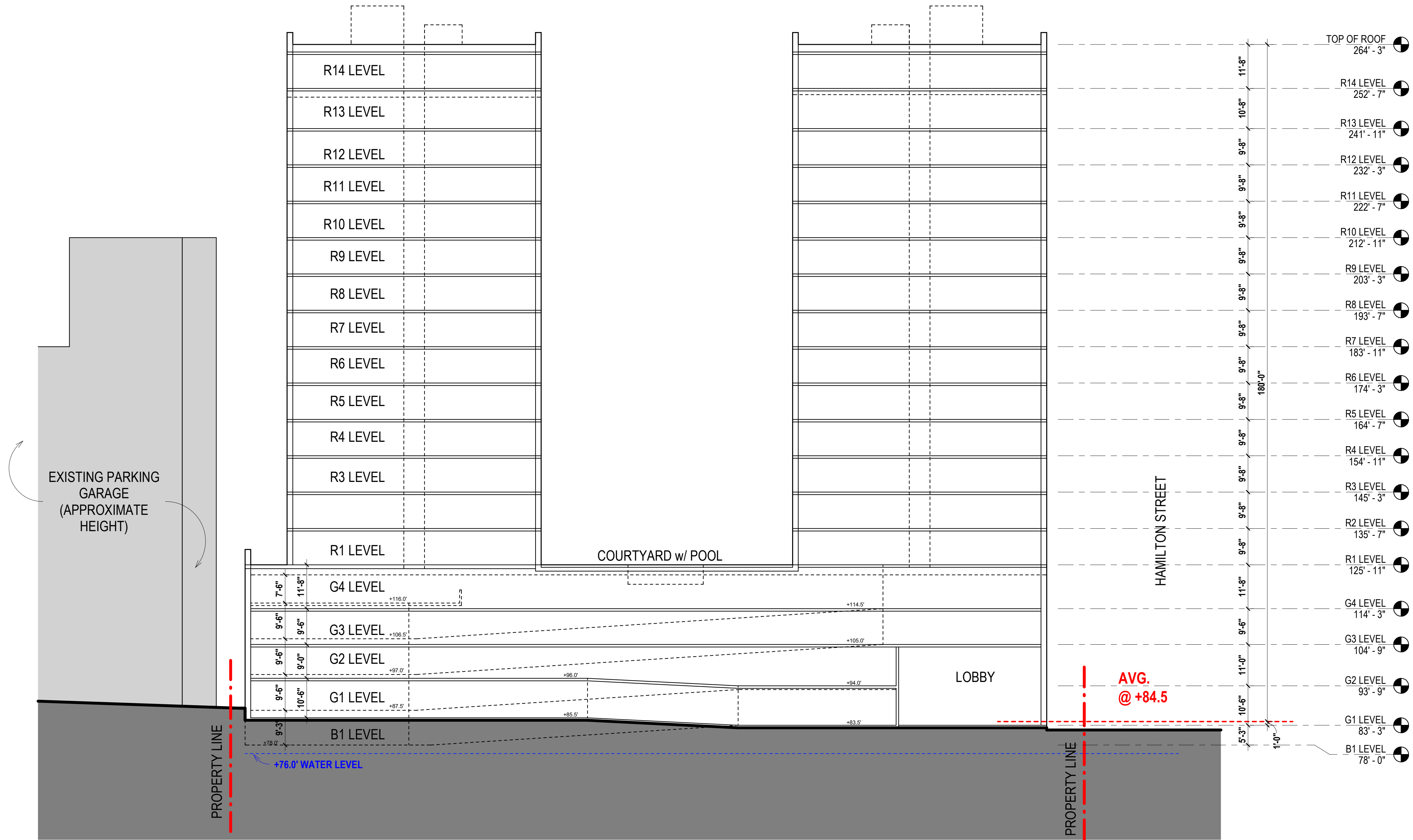
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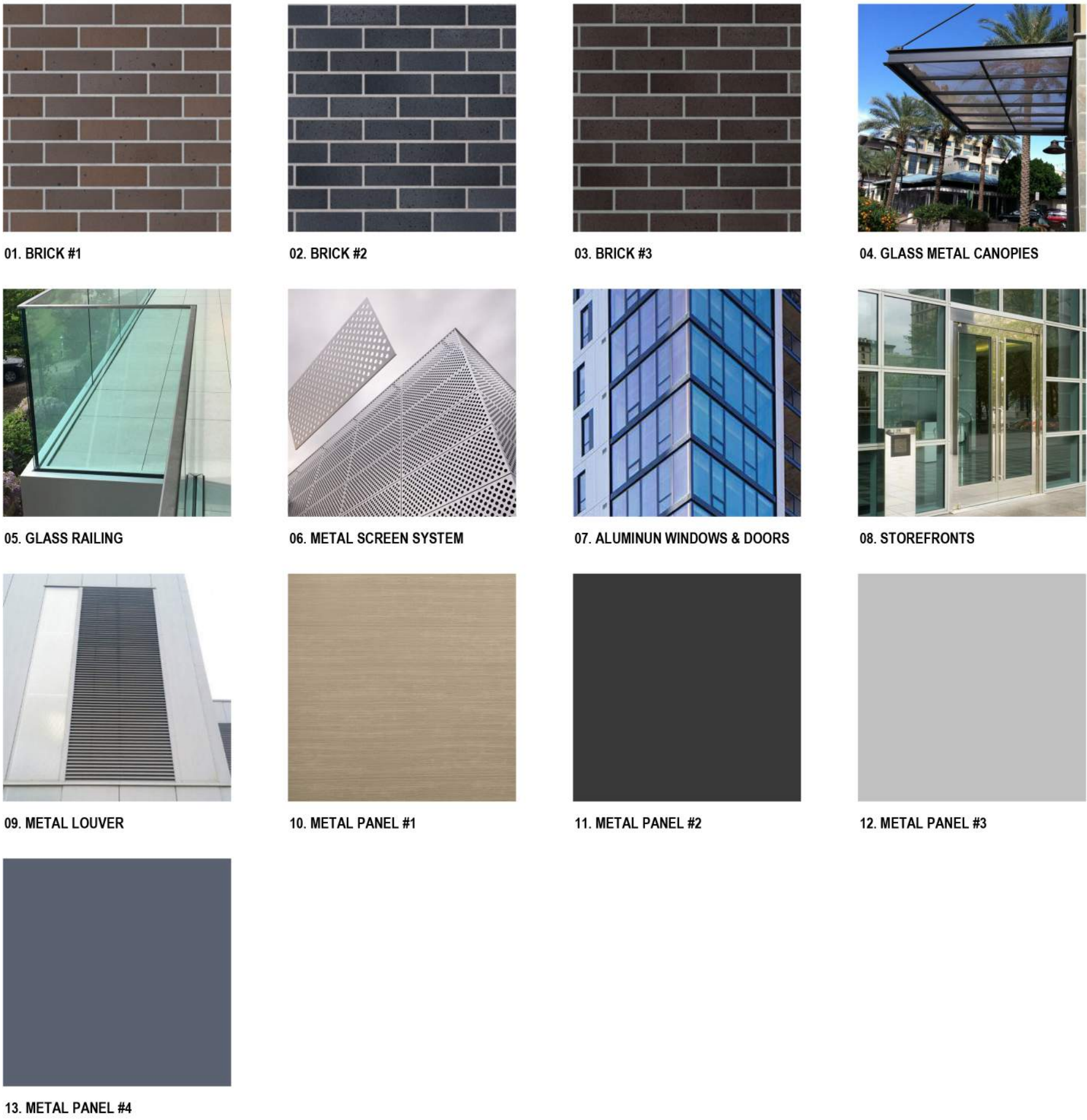


1. STREET ELEVATION - HAMILTON STREET

BUILDING ELEVATION

CONCEPTUAL PLAN

MATERIAL LEGEND



*NOTE: ELEVATIONS AND MATERIALS SHOWN FOR ARCHITECTURAL CHARACTER AND MAY VARY AS PROJECT DEVELOPS. LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR LANDSCAPE INFORMATION AND SPECIFICS REFER TO LANDSCAPE ARCHITECTURE PLANS.



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152 HAMILTON STREET

New Brunswick, NJ

MSB Easton Hamilton

KEY PLAN

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A.07

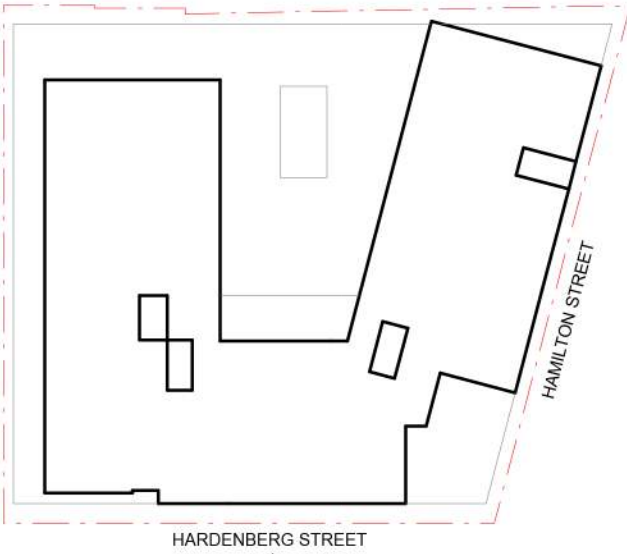
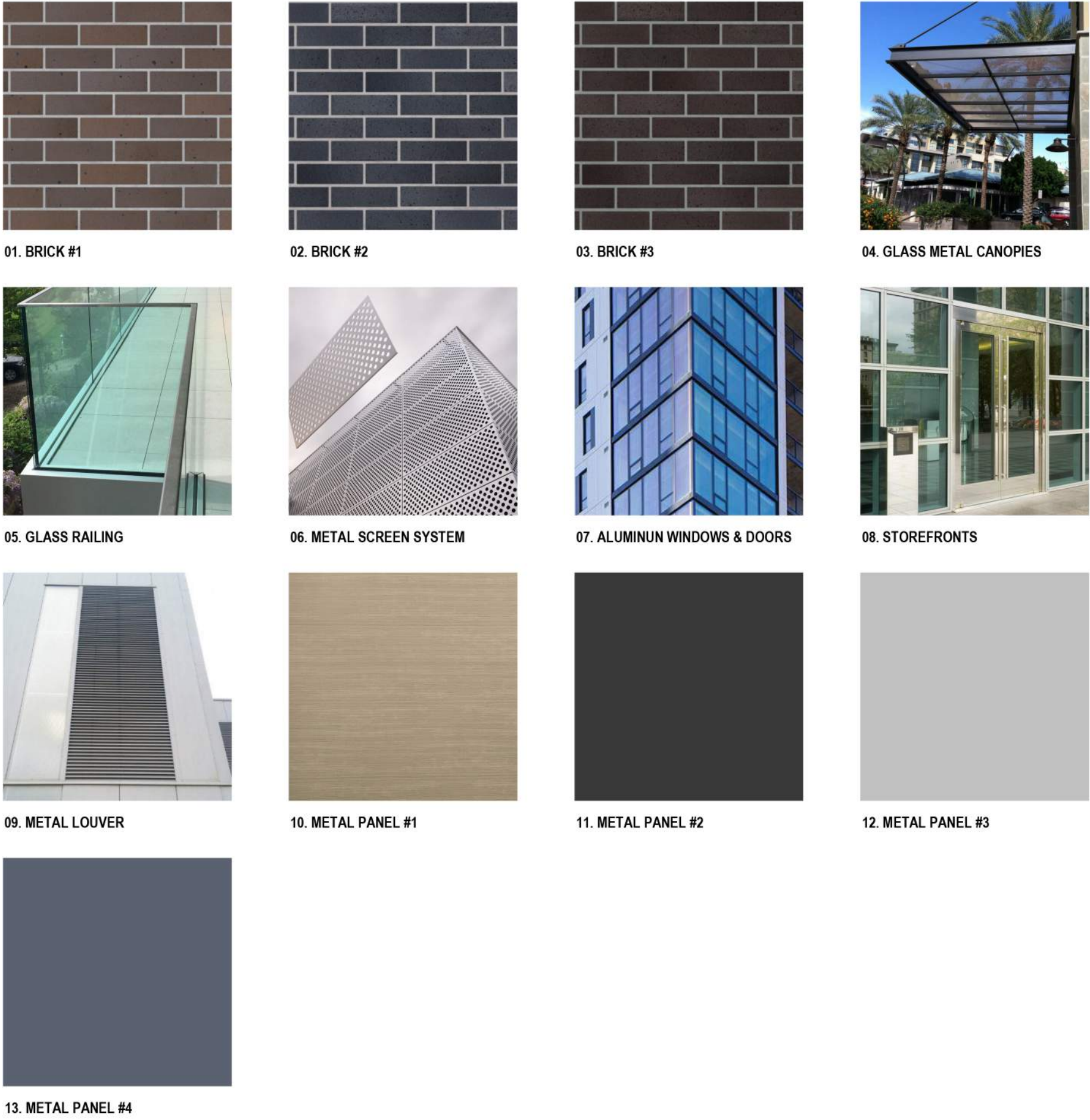
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SCALE: 1/16" = 1'-0" (@ 22"X34")



2. STREET ELEVATION - HARDENBERG STREET

MATERIAL LEGEND



2
KEY PLAN

152 HAMILTON STREET

New Brunswick, NJ
MSB Easton Hamilton

09/11/2025
MSB.001A.00D

A.08

0 4 8 16 32
SCALE: 1/16" = 1'-0" (@ 22"X34")

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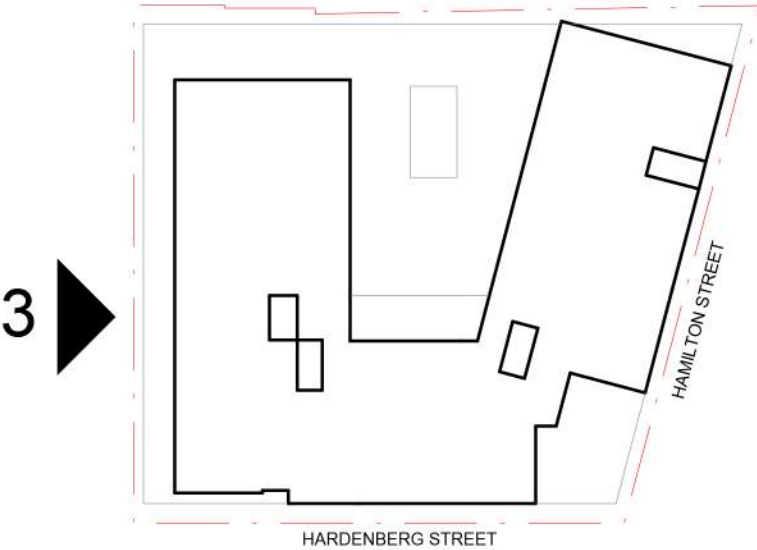
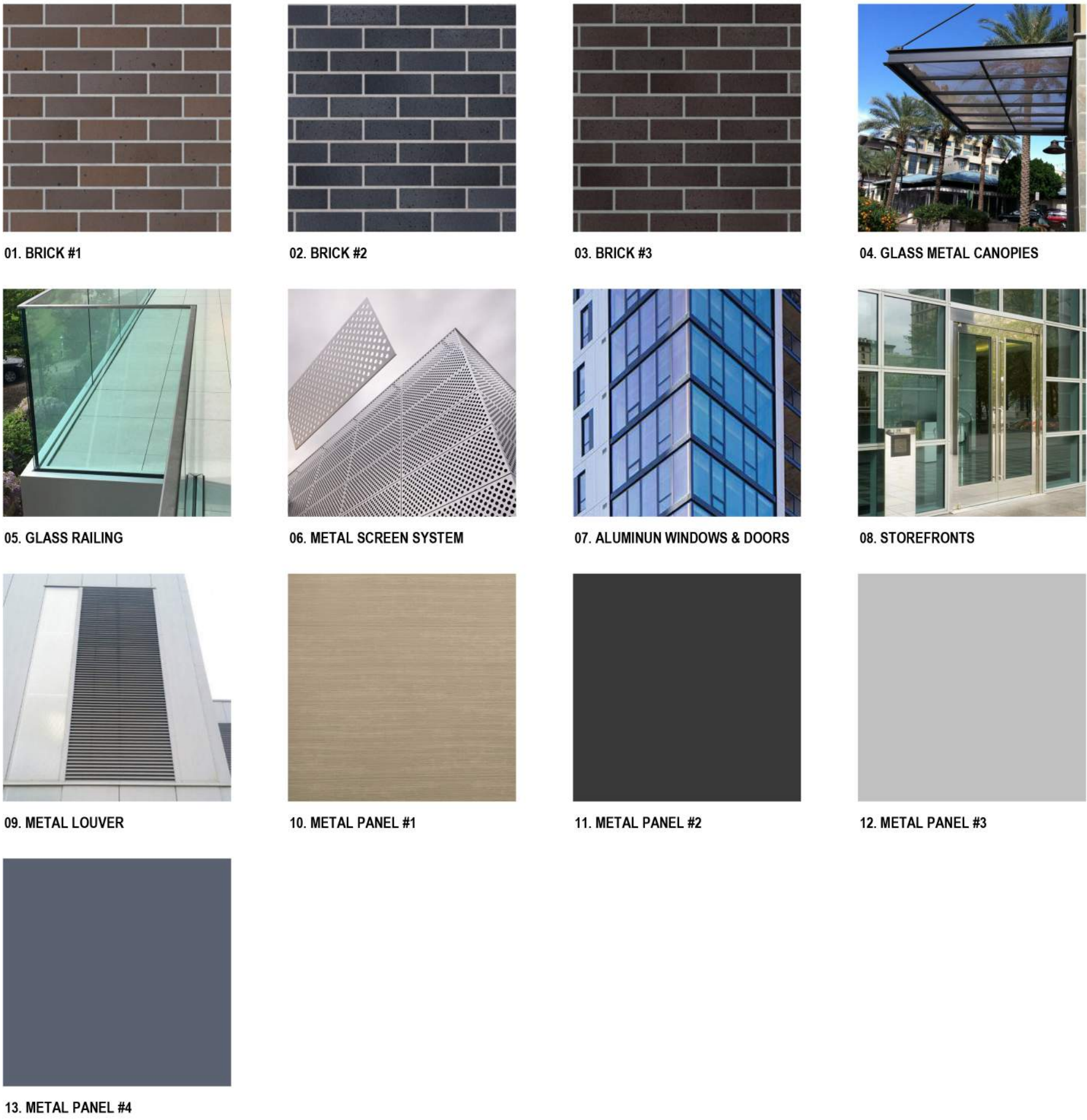
BUILDING ELEVATION

CONCEPTUAL PLAN

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MATERIAL LEGEND



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3. STREET ELEVATION
BUILDING ELEVATION
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152 HAMILTON STREET

New Brunswick, NJ
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KEY PLAN
09/11/2025
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A.09

0 4 8 16 32
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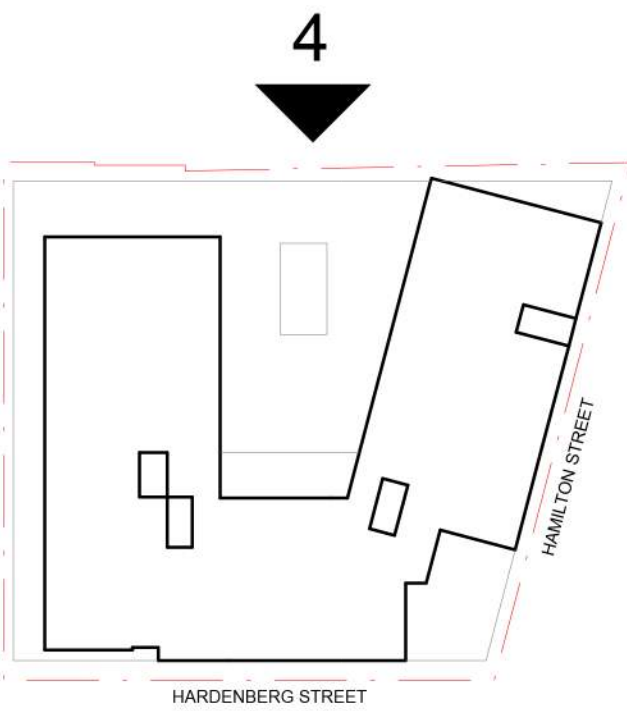
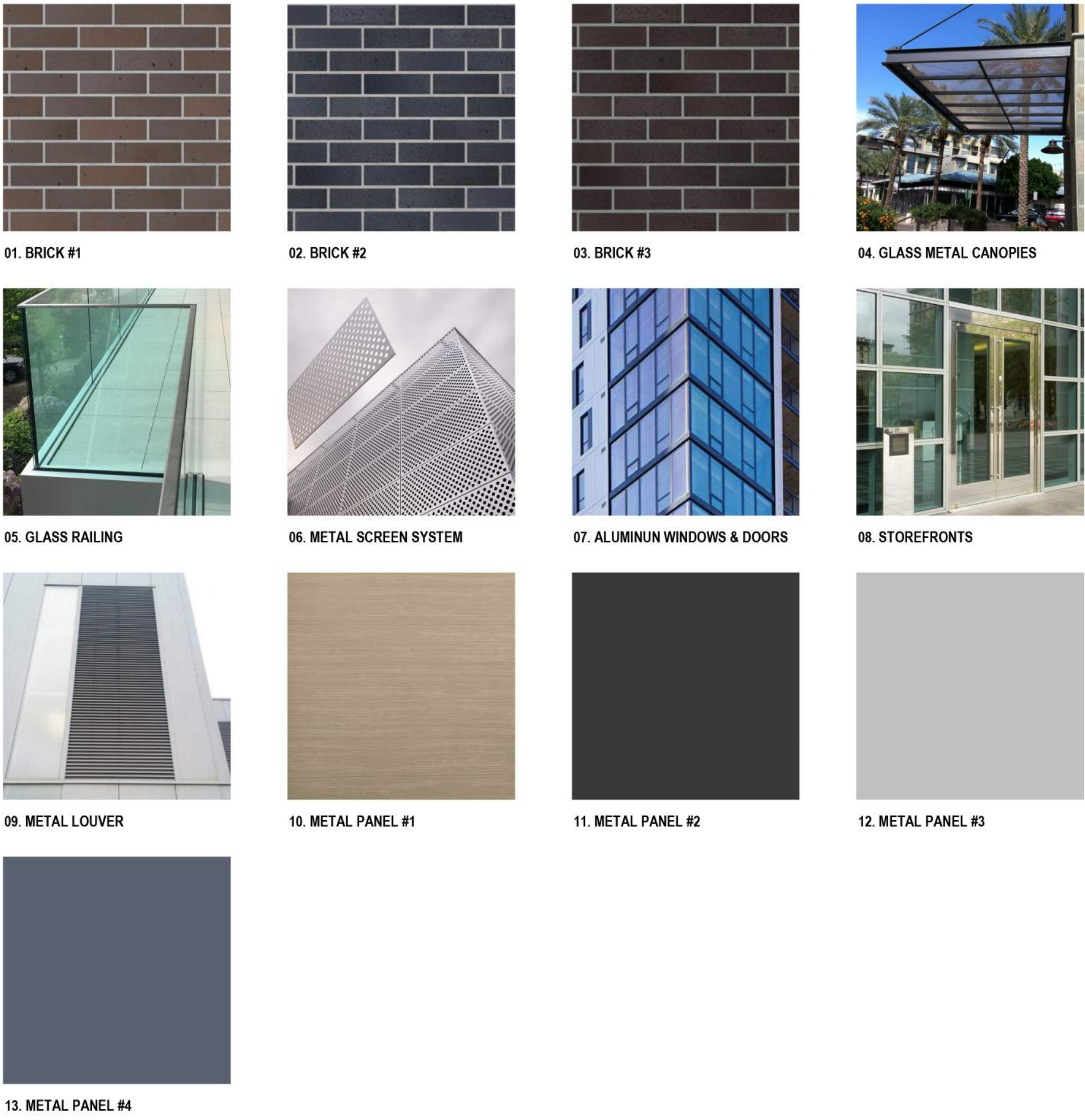


4. STREET ELEVATION

BUILDING ELEVATION

CONCEPTUAL PLAN

MATERIAL LEGEND



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152 HAMILTON STREET

New Brunswick, NJ
MSB Easton Hamilton

KEY PLAN

09/11/2025
MSB.001A.00D

A.10

0 4 8 16 32
SCALE: 1/16" = 1'-0" (@ 22"X34")



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PERSPECTIVE VIEW

CONCEPTUAL PLAN

152 HAMILTON STREET

New Brunswick, NJ
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A.11

0 1 2 4 8
SCALE: 3/8" = 1'-0" (@ 22"X34")

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PERSPECTIVE VIEW

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152 HAMILTON STREET

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SCALE: 3/8" = 1'-0" (@ 22"X34")

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