

§ 200-29. General circulation; parking and loading area design standards.

REQUIRED AISLE WIDTH

M. Automobile parking design principles. [Amended 12-22-1980 by Ord. No. 80-41]

- (1) Access. The width of all aisles providing direct access to individual parking stalls shall be in accordance with the requirements set forth below. The minimum width of access aisles shall conform with the following requirements:

Parking Angle (degrees)	Aisle Width One-Way Traffic (feet)	Aisle Width Two-Way Traffic (feet)
0 (parallel)	12	24
30	12	24
45	14	24
60	18	24
90 (perpendicular)	24	24

REQUIRED PARKING SPACE SIZE

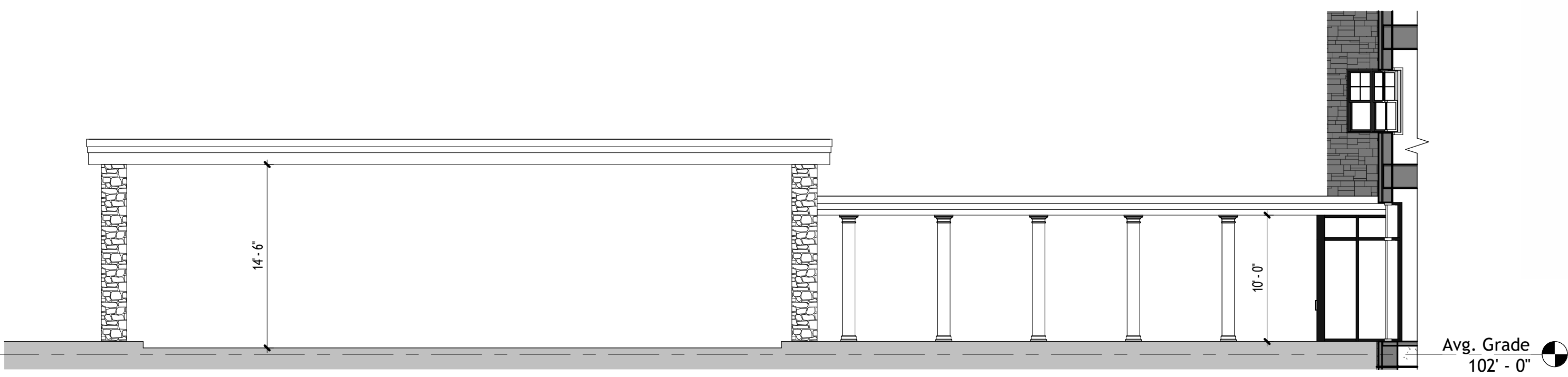
(6) Size of parking spaces. Parking space sizes shall be measured as follows, exclusive of interior driveway or maneuvering areas: [Amended 7-25-1983 by Ord. No. 83-18]

- (a) Standard spaces: nine feet in width by 18 feet in length.
- (b) Compact car spaces: eight feet in width by 14 feet in length.
- (c) Parking spaces for people with disabilities shall be in accordance with the New Jersey Uniform Construction Code (N.J.A.C. 5:23-7) or the Americans with Disabilities Act, as applicable. [Amended 2-16-1993 by Ord. No. 93-01; 3-5-2007 by Ord. No. 2007-02]

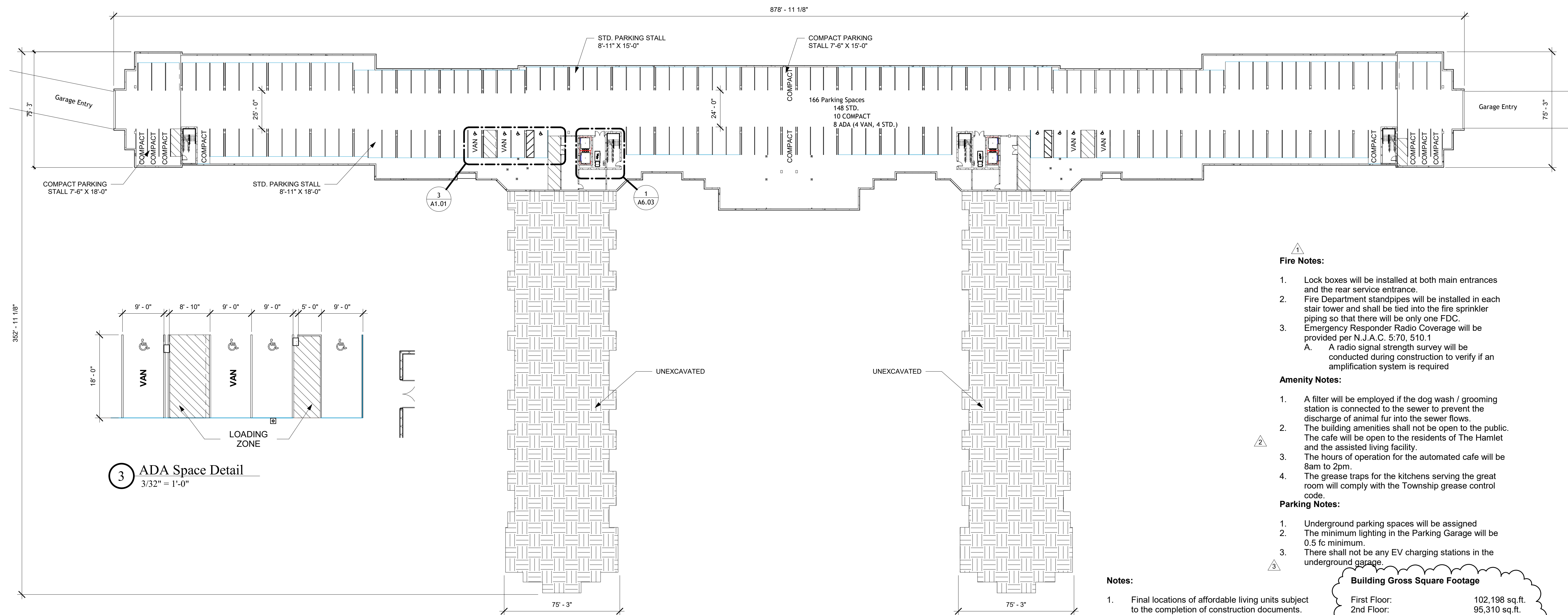
(d) Spaces within a parking garage or structure;

- [1] Standard spaces: 8 1/2 feet in width by 15 feet in length.
- [2] Compact spaces: 7 1/2 feet in width by 15 feet in length.
- [3] Aisle widths: Requirements of Subsection M(6)(d)[1] above may be reduced by two feet for aisles serving standard spaces or combination standard/compact bay arrangements. Aisles exclusively serving compact bays may be 20 feet in width.

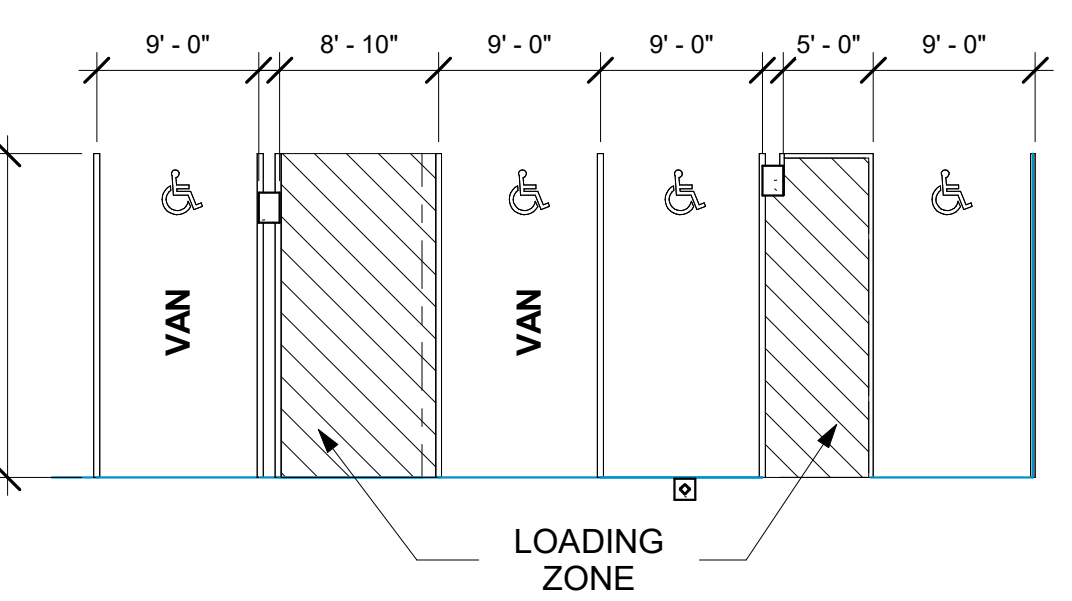
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NJ License No. 07824



**2** Porte Cochere  
1/8" = 1'-0"



**3** ADA Space Detail  
3/32" = 1'-0"



**1** Lower Level Garage  
1/32" = 1'-0"

Fire Notes:

- Lock boxes will be installed at both main entrances and the rear service entrance.
- Fire Department standpipes will be installed in each stair tower and shall be tied into the fire sprinkler piping so that there will be only one FDC.
- Emergency Responder Radio Coverage will be provided per N.J.A.C. 5:70, 510.1
  - A. A radio signal strength survey will be conducted during construction to verify if an amplification system is required

Amenity Notes:

- A filter will be employed if the dog wash / grooming station is connected to the sewer to prevent the discharge of animal fur into the sewer flows.
- The building amenities shall not be open to the public. The cafe will be open to the residents of The Hamlet and the assisted living facility.
- The hours of operation for the automated cafe will be 8am to 2pm.
- The grease traps for the kitchens serving the great room will comply with the Township grease control code.

Parking Notes:

- Underground parking spaces will be assigned
- The minimum lighting in the Parking Garage will be 0.5 fc minimum.
- There shall not be any EV charging stations in the underground garage.

Notes:

- Final locations of affordable living units subject to the completion of construction documents.
- Reconfiguration of Ground Floor common areas subject to completion of construction documents.
- Building related signage to be approved by the Township Landscape Architect prior to the Certificate of Occupancy.

**Building Gross Square Footage**

First Floor:	102,198 sq.ft.
2nd Floor:	95,310 sq.ft.
3rd Floor:	95,310 sq.ft.
<b>Total:</b>	<b>292,818 sq.ft.</b>

**Under Building Parking**

66,609 sq.ft.

Project Name: **Bear Creek Independent Living**  
 Old Trenton Road & Village Road East  
 Twp. of West Windsor  
 Mercer County, New Jersey

Architect: Steven S. Cohen Architect P.C.  
 63 Moran Avenue  
 Princeton, New Jersey 08542  
 609.924.6560  
 609.924.5459 fax

Structural Engineer: \_\_\_\_\_

Mechanical / Electrical / Plumbing Engineer: \_\_\_\_\_

Site / Civil / Landscape Architect: \_\_\_\_\_

Revisions

1	3-26-25	Revision 1
2	5-19-25	Revision 2
3	5-22-25	Revision 3
4	3-18-26	Revision 4

SHEET TITLE: **Parking Level**

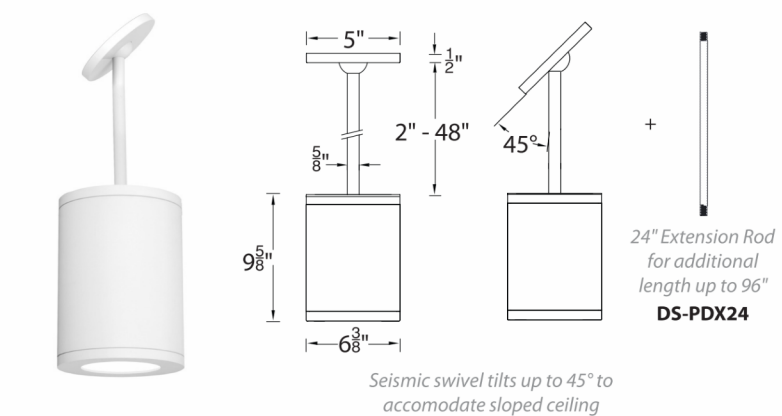
DATE: 2/6/25  
 ISSUED FOR: Revised  
 PROJECT NUMBER: 25547

**A1.01**

3/18/2026 9:17:53 AM

**TUBE ARCHITECTURAL DS-PD06**  
LED Pendant Mounts

**WAC LIGHTING**



Fixture Type:

Catalog Number:

Project:

Location:

**PRODUCT DESCRIPTION**

The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

**FEATURES**

- High performance exterior rated LED pendant
- Includes 45° swivel canopy and 2 field cuttable 24" rods
- Solid aluminum construction
- 5 year warranty

**SPECIFICATIONS**

**Input:** Universal voltage 120V - 277VAC, 50/60Hz  
**Dimming:** Electronic low voltage (ELV): 100% - 5%  
 0-10V: 100% - 1%  
**Light Source:** High output 3 Step Mac Adam Ellipse COB  
 Rated life of 60,000 hours at L70  
**Finish:** Electrostatically powder coated, white, black, bronze and graphite  
**Standards:** IP65 rated, ETL & cETL wet location listed, Energy Star 2.2 rated Title 24 JAB-2016 Compliant  
**Operating Temp:** -13°F to 122°F (-25°C to 50°C)

**ORDERING NUMBER**

Diameter	Watt	Beam Angle	Color Temp	Reference Output <sup>1</sup> Lumen	Efficiency (lm/w)	Light Distribution	Finish	
DS-PD06	6" 35W	Spot 16°	927	2700K	90	2820	18842	BK Black WT White BZ Bronze GH Graphite
			27	2700K	85	3385	22608	
			930	3000K	90	2922	19543	
			30	3000K	85	3535	23632	
	6" 22W	Narrow 28°	927	2700K	90	2800	7992	BK Black WT White BZ Bronze GH Graphite
			27	2700K	85	3360	9589	
			930	3000K	90	2900	8290	
			30	3000K	85	3510	10024	
	6" 22W	Flood 38°	927	2700K	90	2825	5451	BK Black WT White BZ Bronze GH Graphite
			27	2700K	85	3390	6540	
			930	3000K	90	2930	5654	
			30	3000K	85	3545	6836	

**DS-PD06** - Reference output shows 35W output. Multiply by 0.7 to determine output for 22W combinations.

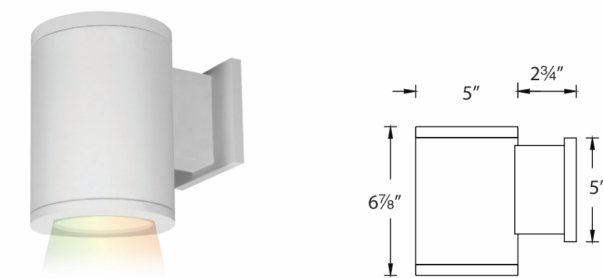
Example: DS-PD06-5930-WT

wacighting.com Phone: (800) 526-2588  
 Headquarters/Eastern Distribution Center: 44 Harbor Park Drive, Port Washington, NY 11050  
 Central Distribution Center: 1600 Distribution Ct, Lithia Springs, GA 30122  
 Western Distribution Center: 1750 Archibald Avenue, Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. SEPT 2019

**TUBE ARCHITECTURAL DS-WS05**  
LED Wall Mounts

**WAC LIGHTING**  
Responsible Lighting®



Fixture Type:

Catalog Number:

Project:

Location:

**PRODUCT DESCRIPTION**

The latest LED, Bluetooth, and DMX technology for precise color selection in an appealing cylindrical profile. Perfect for accent and wall wash lighting. Available in various light distribution and beam angle options.

**FEATURES**

- Full color gamut control through gradients of saturated colors from 1-100%
- Tunable White (CCT) Range: 1650-8000K
- Bluetooth control via Illuminight™ iOS App
- High performance LED wall mounted light
- Solid die cast aluminum construction
- 5 year warranty

**SPECIFICATIONS**

**Input:** Universal voltage 120V - 277V, 50/60Hz  
**Controls:** DMX12-A with advanced commissioning via Bluetooth. Bluetooth v4.0 - Configured with Illuminight™ iOS App for localized (within 150ft line of sight) groups of 8 luminaires or less. (DMX12-A hardware recommended for high wireless signal interference environments).  
**Dimming:** 100% in CCT & Color via DMX or Bluetooth control  
**Light Source:** High output 2 Step Mac Adam Ellipse LEDs, 90+ CR  
 Rated life of 50,000 hours at L70  
**Finish:** Electrostatically powder coated white, black, bronze and graphite  
**Standards:** IP65 rated, ETL & cETL wet location listed  
**Operating Temperature:** -40°F to 104°F (-40°C to 40°C)

Diameter	Power	Beam	Delivered Lumens @ 3000K	CBCP @ 3000K	Light Direction	Color Temp	Finish	
Single DS-WS05	5" 31W	S 15°	745	6196	Straight up or down	CC Color Changing	BK Black WT White BZ Bronze GH Graphite	
			N 25°	645				1951
			F 33°	620				1386
			F 33°	840				-

**DS-WS05** - CC -

Example: DS-WS05-FA-CC-GH

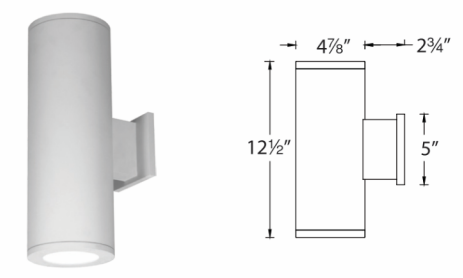
wacighting.com Phone: (800) 526-2588  
 Headquarters/Eastern Distribution Center: 44 Harbor Park Drive, Port Washington, NY 11050  
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**TUBE ARCHITECTURAL DS-WE05**  
LED Wall Mounts

**WAC LIGHTING**



Fixture Type:

Catalog Number:

Project:

Location:

**PRODUCT DESCRIPTION**

The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

**FEATURES**

- Single light extended body high performance exterior rated LED wall mount
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5 year warranty

**SPECIFICATIONS**

**Input:** Universal voltage 120V - 277VAC, 50/60Hz  
**Dimming:** Electronic low voltage (ELV): 100% - 5%  
 0-10V: 100% - 1%  
**Light Source:** High output 3 Step Mac Adam Ellipse COB  
 Rated life of 60,000 hours at L70  
**Finish:** Electrostatically powder coated, white, black, bronze and graphite  
 IP65 rated, ETL & cETL wet location listed, Energy Star 2.2 rated Title 24 JAB-2016 Compliant  
**Operating Temp:** -13°F to 122°F (-25°C to 50°C)

**ORDERING NUMBER**

Diameter	Watt	Beam Angle	Color Temp	Reference Output <sup>1</sup> Lumen	Efficiency (lm/w)	Light Distribution	Finish	
DS-WE05	5" 25W	S Straight up or down 16°	927S	2700K	90	1825	10050	BK Black WT White BZ Bronze GH Graphite
			27S	2700K	85	2190	12057	
			930S	3000K	90	1895	10427	
			30S	3000K	85	2300	12644	
	5" 17W	N Straight up or down 25°	927N	2700K	90	1810	5280	BK Black WT White BZ Bronze GH Graphite
			27N	2700K	85	2120	6338	
			930N	3000K	90	1880	5478	
			30N	3000K	85	2275	6643	
	5" 25W	F Straight up or down 33°	927F	2700K	90	1900	4515	BK Black WT White BZ Bronze GH Graphite
			27F	2700K	85	2280	5417	
			930F	3000K	90	1970	4685	
			30F	3000K	85	2390	5681	
5" 17W	F Always from the wall N/A	927A	2700K	90	2000	80	BK Black WT White BZ Bronze GH Graphite	
		27A	2700K	85	2400	96		
		930A	3000K	90	2075	83		
		30A	3000K	85	2520	101		
5" 17W	F Towards the wall N/A	927B	2700K	90	2000	80	BK Black WT White BZ Bronze GH Graphite	
		27B	2700K	85	2400	96		
		930B	3000K	90	2075	83		
		30B	3000K	85	2520	101		

**DS-WE05** - Reference output shows 25W output. Multiply by 0.7 to determine output for 17W combinations.

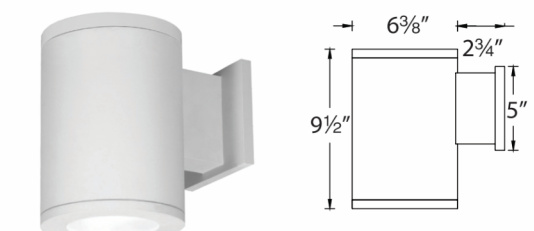
Example: DS-WE05-F930A-WT

wacighting.com Phone: (800) 526-2588  
 Headquarters/Eastern Distribution Center: 44 Harbor Park Drive, Port Washington, NY 11050  
 Central Distribution Center: 1600 Distribution Ct, Lithia Springs, GA 30122  
 Western Distribution Center: 1750 Archibald Avenue, Ontario, CA 91760

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**TUBE ARCHITECTURAL DS-WS06**  
LED Wall Mounts

**WAC LIGHTING**



Fixture Type:

Catalog Number:

Project:

Location:

**PRODUCT DESCRIPTION**

The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

**FEATURES**

- High performance exterior rated LED wall mount light
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5 year warranty

**SPECIFICATIONS**

**Input:** Universal voltage 120V - 277VAC, 50/60Hz  
**Dimming:** Electronic low voltage (ELV): 100% - 5%  
 0-10V: 100% - 1%  
**Light Source:** High output 3 Step Mac Adam Ellipse COB  
 Rated life of 60,000 hours at L70  
**Finish:** Electrostatically powder coated, white, black, bronze and graphite  
 IP65 rated, ETL & cETL wet location listed, Energy Star 2.2 rated Title 24 JAB-2016 Compliant  
**Operating Temp:** -13°F to 122°F (-25°C to 50°C)

**ORDERING NUMBER**

Diameter	Watt	Beam Angle	Color Temp	Reference Output <sup>1</sup> Lumen	Efficiency (lm/w)	Light Distribution	Finish	
DS-WS06	6" 35W	S Straight up or down 16°	927S	2700K	90	2820	18842	BK Black WT White BZ Bronze GH Graphite
			27S	2700K	85	3385	22608	
			930S	3000K	90	2925	19543	
			30S	3000K	85	3535	23632	
	6" 22W	N Straight up or down 28°	927N	2700K	90	2800	7992	BK Black WT White BZ Bronze GH Graphite
			27N	2700K	85	3360	9589	
			930N	3000K	90	2900	8290	
			30N	3000K	85	3510	10024	
	6" 22W	F Straight up or down 38°	927F	2700K	90	2825	5451	BK Black WT White BZ Bronze GH Graphite
			27F	2700K	85	3390	6540	
			930F	3000K	90	2930	5654	
			30F	3000K	85	3545	6836	
6" 22W	F Always from the wall N/A	927A	2700K	90	2860	82	BK Black WT White BZ Bronze GH Graphite	
		27A	2700K	85	3435	98		
		930A	3000K	90	2970	85		
		30A	3000K	85	3590	103		
6" 22W	F Towards the wall N/A	927B	2700K	90	2860	82	BK Black WT White BZ Bronze GH Graphite	
		27B	2700K	85	3435	98		
		930B	3000K	90	2970	85		
		30B	3000K	85	3590	103		

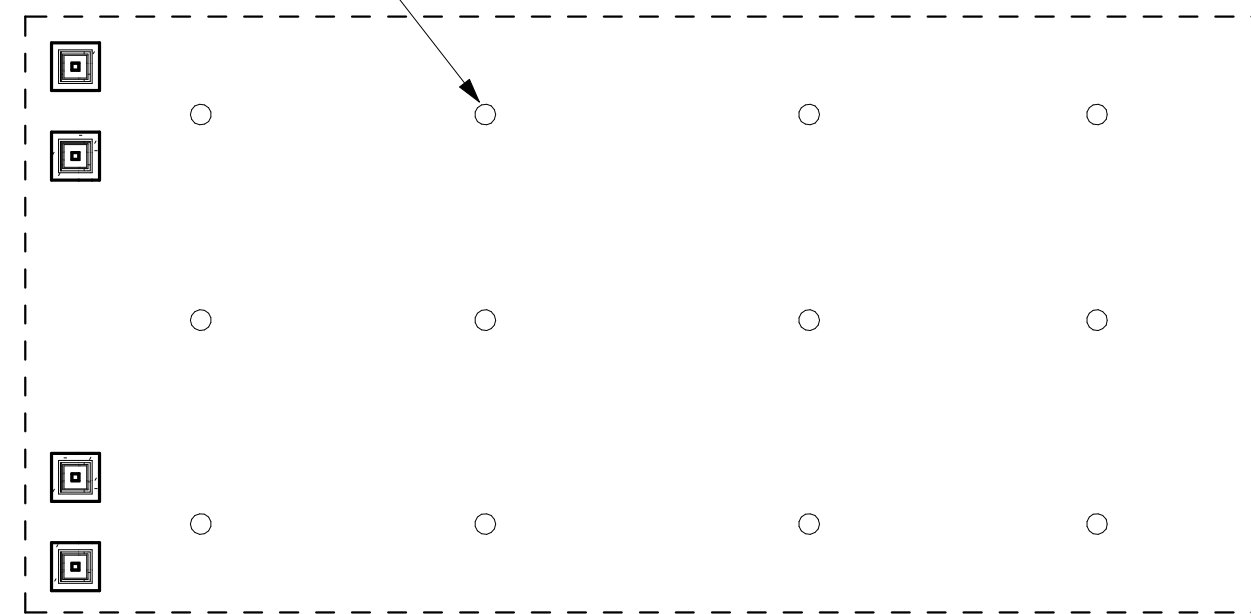
**DS-WS06** - Reference output shows 35W output. Multiply by 0.7 to determine output for 22W combinations.

Example: DS-WS06-F930A-WT

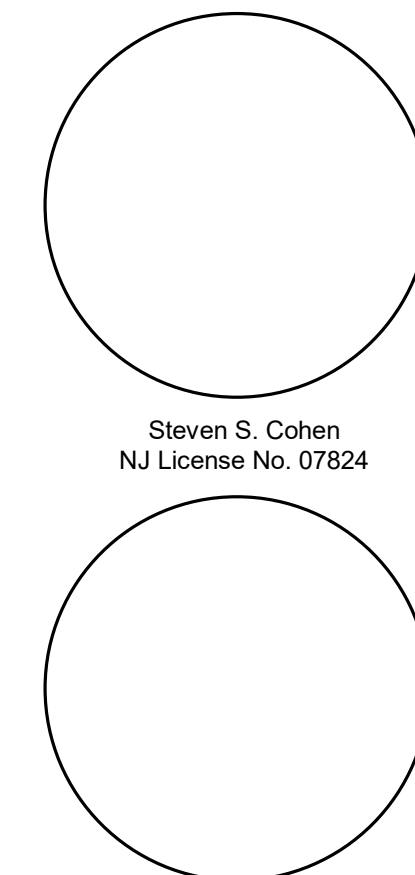
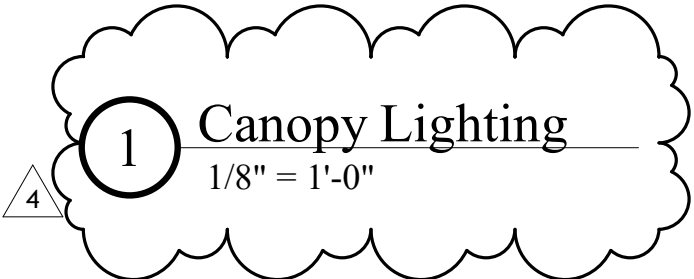
wacighting.com Phone: (800) 526-2588  
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 Western Distribution Center: 1750 Archibald Avenue, Ontario, CA 91760

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(12) DS-PD06 DOWNLIGHTS OR EQUAL IN BLACK FINISH



(10) DS-WE05 TUBE LIGHTS OR EQUAL MOUNTED 6'-8" AFF IN BLACK FINISH



Owner/Sponsor/Developer:  
Axria

**Bear Creek Independent Living**  
 Old Trenton Road & Village Road  
 East Twp. of West Windsor  
 Mercer County, New Jersey

Project Name:

Architect:  
Steven S. Cohen Architect P.C.  
63 Moran Avenue  
Princeton, New Jersey 08542  
609.924.6560  
609.924.5459 fax

Structural Engineer:

Mechanical / Electrical / Plumbing Engineer:

Site / Civil / Landscape Architect:

Revisions	Revision
4	3-18-26
	Revision 4

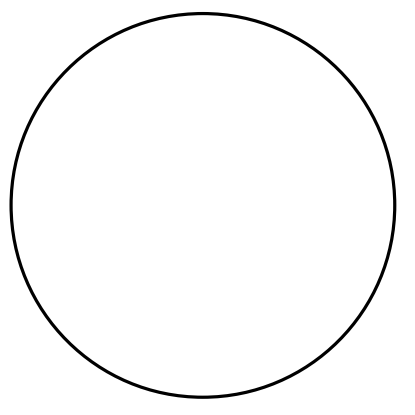
SHEET TITLE  
Canopy Lighting

DATE:  
2/6/25

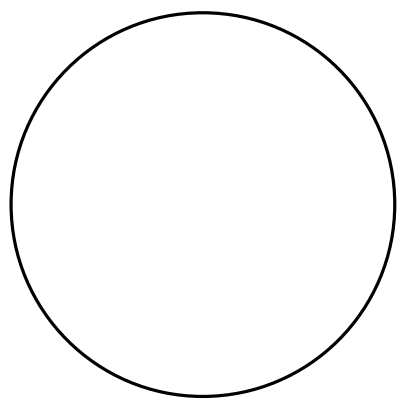
ISSUED FOR:  
Revised  
Preliminary  
PROJECT NUMBER:  
25547

**A1.01.1**

3/18/2026 8:11:41 AM



Steven S. Cohen  
NJ License No. 07824



Owner/Sponsor/Developer:  
Axria

# Bear Creek Independent Living

Old Trenton Road & Village Road  
East  
Twp. of West Windsor  
Mercer County, New Jersey

Project Name:

Architect:  
Steven S. Cohen Architect P.C.  
63 Moran Avenue  
Princeton, New Jersey 08542  
609.924.6560  
609.924.5459 fax

Structural Engineer:

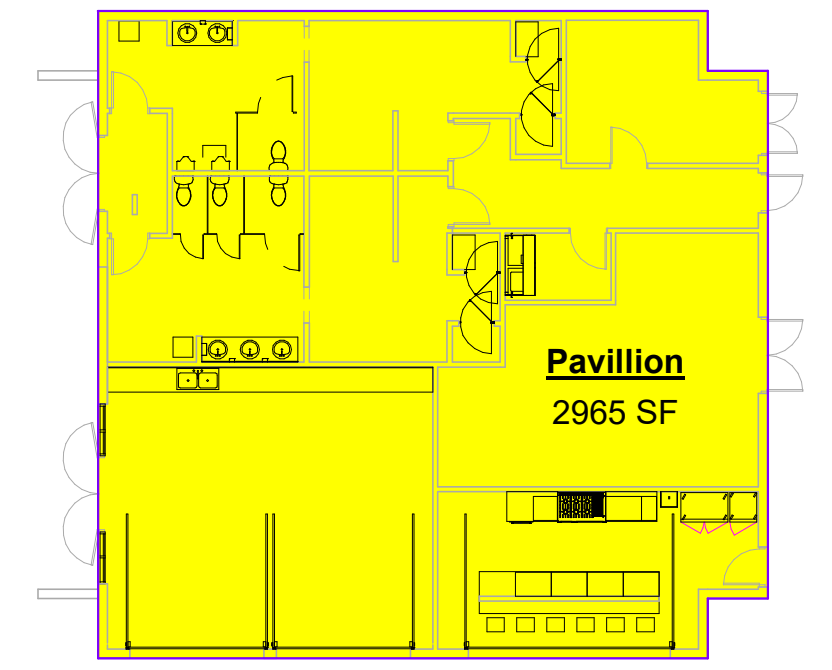
Mechanical / Electrical / Plumbing Engineer:

Site / Civil / Landscape Architect:

Revisions	Revision
4	3-18-26
	Revision 4

4  
SHEET TITLE  
Common Areas

DATE:  
2/6/25  
ISSUED FOR:  
Revised  
PROJECT NUMBER:  
25547  
**A1.01.2**



Pavillion

2 Pavillion  
1/16" = 1'-0"



- Activities
- Fitness
- Games
- Main Hall
- Media
- Offices
- Office

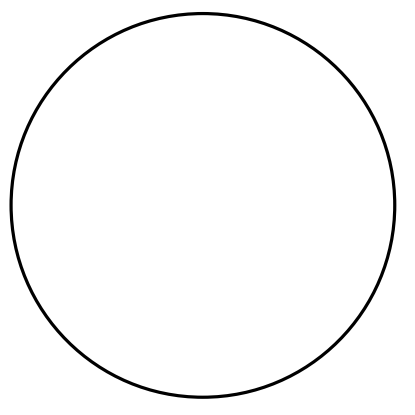
**REQUIRED COMMON AREA:**  
220 APARTMENTS X 6 SQ.FT. / APT. = 1,320 SQ.FT. REQ'D.  
18,980 SQ.FT. PROVIDED

### Common Areas

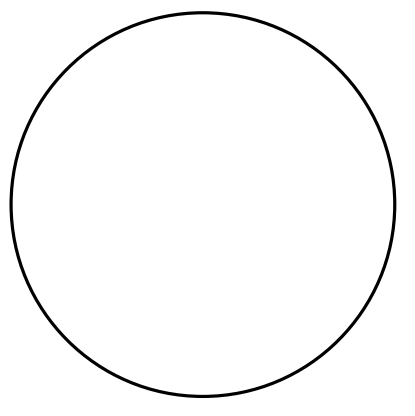
Name	Area
Activities	1,819 SF
Activities	1,574 SF
Fitness	1,574 SF
Games	1,531 SF
Main Hall	4,399 SF
Media	1,079 SF
Office	276 SF
Office	671 SF
Offices	1,546 SF
Offices	1,546 SF
Pavillion	2,965 SF
	18,980 SF

1 1st Floor Common Area  
1/16" = 1'-0"

4/18/2026 8:11:42 AM



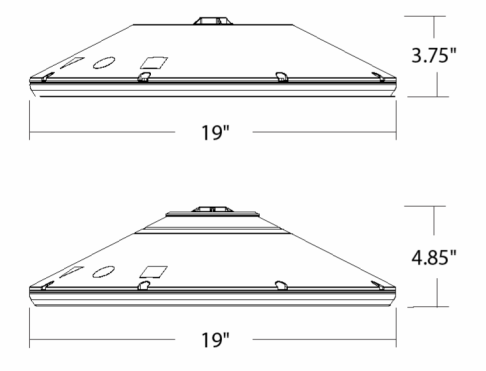
Steven S. Cohen  
NJ License No. 07824



### VCPG LED Parking Garage



**Specifications**  
Diameter: 19"  
Height: 3.75"  
Weight (max. with no options): 18 lbs



Crating  
Notes  
Type

**Introduction**  
The all new VCPG LED (Visually Comfortable Parking Garage) luminaire is designed to bring glare control, optical performance and energy savings into one package. The recessed lens design of VCPG LED minimizes high angle glare, while its precision molded acrylic lens eliminates LED pixilation and delivers the required minimums, verticals and uniformity. The dedicated up-light module option reduces the contrast between the luminaire and the ceiling creating a more visually comfortable environment.  
The VCPG LED delivers up to 87% in energy savings when replacing 175W metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the VCPG LED luminaire provides significant maintenance savings over traditional luminaires.

Capable options indicated by this icon background.

#### Ordering Information

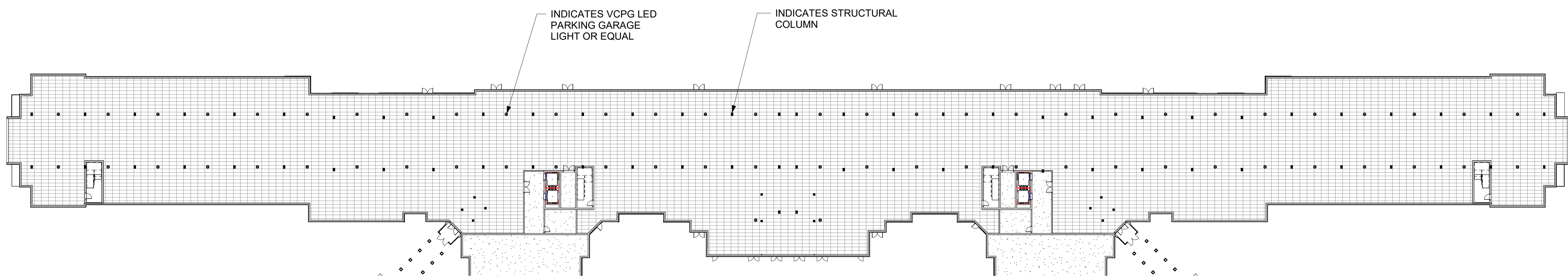
EXAMPLE: VCPG LED V4 P4 40K 70CRI T5M MVOLT SRM DNAXD

Series	LED Light Options	Package	Color Temperature	Color Rendering Index	Distribution	Voltage	Mounting
VCPG LED	V4 4 Light Engines	P1	30K 3000K	70CRI	T5M Type V, medium	MVOLT 120	Shipped included PM Pendant mount standard (24-inch length supply leads)
		P2	35K 3500K	80CRI	TSR Type V, rectangular	347 208	
	V8 8 Light Engines	P3	40K 4000K		T5W Type V, wide	480 240	SRM Surface mount (24-inch length supply leads) ARM Arm mount (use RSJWVA accessory to mount to a wall)
		P4	50K 5000K		TSE Type V entry	277	
		P5			LANE Drive Lane	347	Shipped separately TK "kickturn" mount
		P6 P7 (with V8 only)				480	

Options	Finish mount	Packaging
<b>Shipped installed</b> UPL1 Up-Light: 500 lumens <sup>1</sup> UPL2 Up-Light: 700 lumens <sup>1</sup> E7WC Emergency battery backup, AC Activate, Certified in CA Title 20 MAEDES (7W, 20°C, max) <sup>1A</sup> E7WVW Emergency battery backup, AC Activate, Certified in CA Title 20 MAEDES (10W, 0°C, max) <sup>1A</sup> E7WCW Emergency battery backup, AC Activate, Certified in CA Title 20 MAEDES (10W, 0°C, max) <sup>1A</sup> HA High ambient (50%, only P1-P4) SF Single face (120V, 277V, 347V) DF Double face (208V, 240V, 480V) SD100V 100V Sump Pack LDS36 36in (9ft) lead length LDS72 72in (6ft) lead length LDS108 108in (9ft) lead length DMG External 0-10V leads (no controls) <sup>2</sup> TP Tamper proof screws CC Coastal Construction	<b>Standalone Sensors/Controls<sup>1</sup></b> PIR Motion/lambert sensor for 8-15' mounting heights PIRH Motion/lambert sensor for 15-30' mounting heights PIRHCW Motion/lambert sensor for 8-15' mounting heights, pre-programmed to 3k and 35% light output PIRHCCW Motion/lambert sensor for 15-30' mounting heights, pre-programmed to 3k and 35% light output <b>Networked Sensors/Controls<sup>1</sup></b> NLTAR2 PIR nL2KIT All Wireless enabled motion/lambert sensor for 8-15' mounting heights (provides NPS signal) NLTAR2 PIRH nL2KIT All Wireless enabled motion/lambert sensor for 15-30' mounting heights (provides NPS signal) NLTAREM2 PIR nL2KIT All Wireless enabled, LE324 Listed motion/lambert sensor for 8-15' mounting heights NLTAREM2 PIRH nL2KIT All Wireless enabled, LE324 Listed motion/lambert sensor for 15-30' mounting heights	<b>DNAXD</b> White <b>DNAXD</b> Natural aluminum <b>DBBD</b> Dark bronze <b>DBLD</b> Black <b>DBAK</b> Job-Pack/Units ships as job pack of 10pc per balance in unit <b>II</b> Unit-packs only

LITHONIA LIGHTING  
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com  
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VCPG LED  
Rev. 12/11/24



1 Parking Level  
1/32" = 1'-0"

#### PARKING NOTES:

- PARKING LIGHTING WILL BE DESIGNED TO MEET THE FOLLOWING LIGHTING LEVELS:  
A. TOTAL AVERAGE ILLUMINATION OF 0.5 FC THROUGHOUT ENTIRE PARKING AREA  
B. 3 FC MINIMUM AT DRIVEWAY INTERSECTIONS  
A MINIMUM HEIGHT CLEARANCE OF 8'-2" FROM THE MAIN ENTRY TO THE HANDICAP SPACES

**Bear Creek Independent Living**  
Old Trenton Road & Village Road  
East  
Twp. of West Windsor  
Mercer County, New Jersey

Project Name:

Architect:  
Steven S. Cohen Architect P.C.  
63 Moran Avenue  
Princeton, New Jersey 08542  
609.924.6560  
609.924.5459 fax

Structural Engineer:

Mechanical / Electrical / Plumbing Engineer:

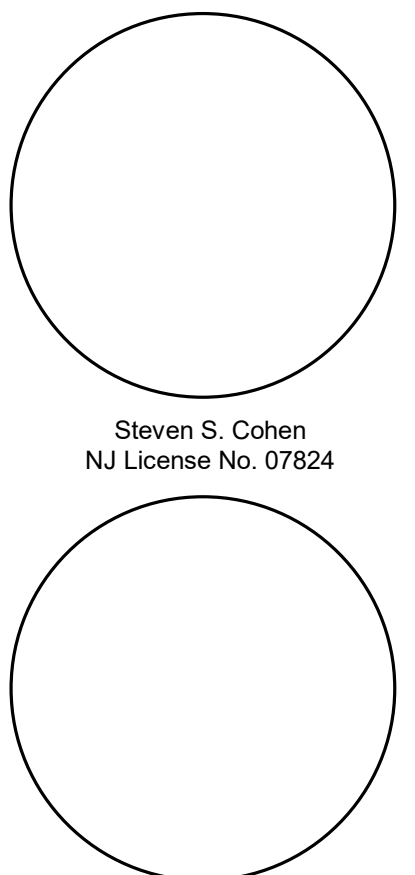
Site / Civil / Landscape Architect:

Revisions	Revision 4
4	3-18-26

DATE: 2/6/25  
ISSUED FOR: Revised  
PROJECT NUMBER: 25547

**A1.01.3**

3/18/2026 8:11:44 AM



Steven S. Cohen  
NJ License No. 07824

Owner/Sponsor/Developer:

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Site / Civil / Landscape Architect:

Revisions	Revision 4
4	3-18-26

SHEET TITLE  
1st Floor

DATE:

2/6/25

ISSUED FOR:

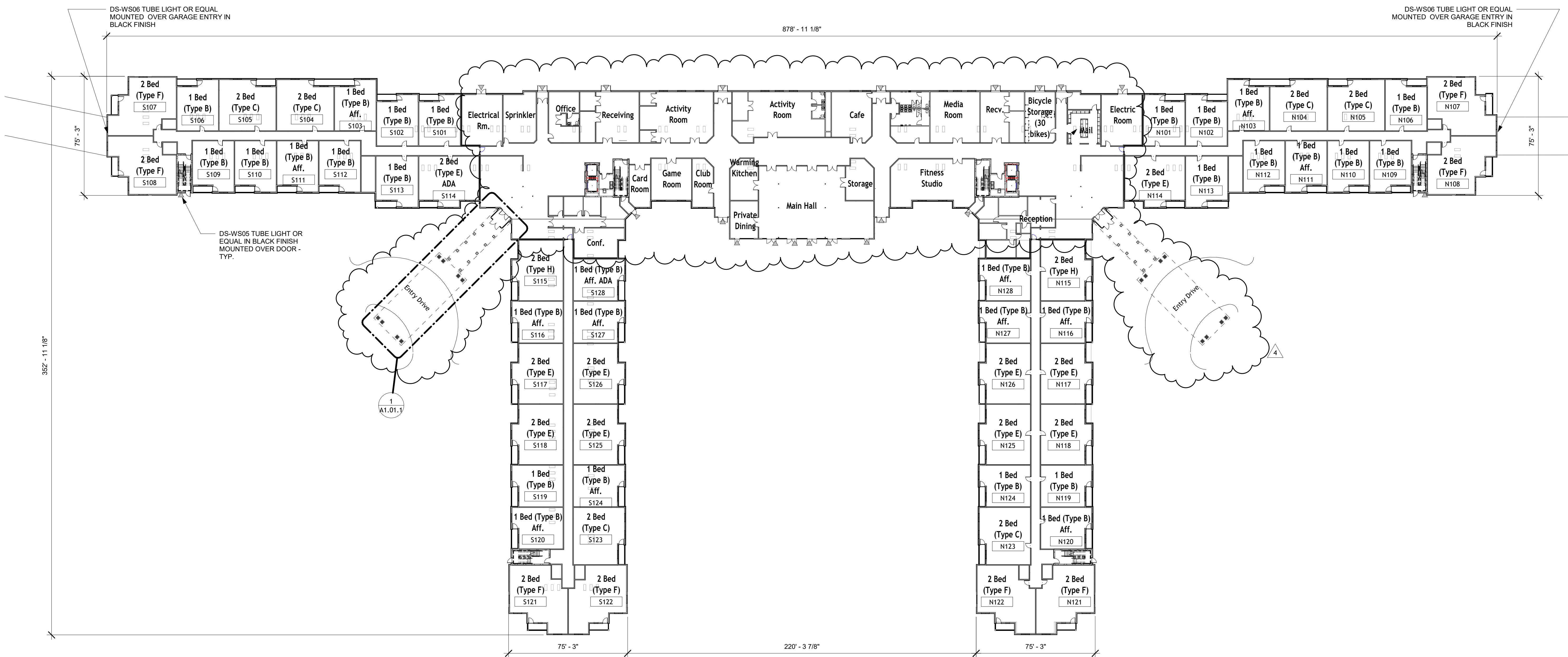
Revised

Preliminary

25547

**A1.02**

3/18/2026 8:11:49 AM



1 1st Floor (Elev. 103.00')  
1/32" = 1'-0"

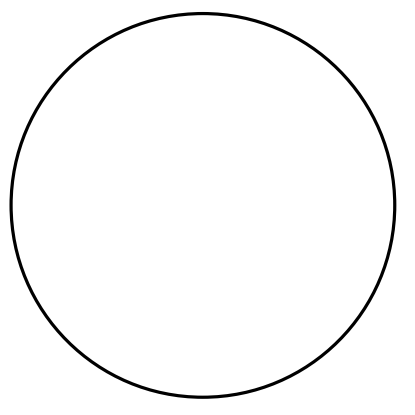
BICYCLE STORAGE	
(8)	OUTDOOR SPACES
(30)	INDOOR SPACES
(38)	TOTAL SPACES

ADA Units	
Number	Name
N226	1 Bed (Type C) ADA
N335	2 Bed (Type D) ADA
S114	2 Bed (Type E) ADA
S128	1 Bed (Type B) Aff. ADA
S316	1 Bed (Type A) ADA
5	

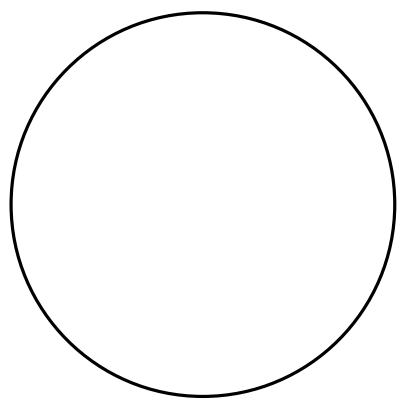
2 Bedroom Units	
Count	Name
16	2 Bed (Type C)
7	2 Bed (Type D)
1	2 Bed (Type D) ADA
33	2 Bed (Type E)
1	2 Bed (Type E) ADA
24	2 Bed (Type F)
4	2 Bed (Type G)
2	2 Bed (Type H)
88	

1 Bedroom Units	
Count	Name
7	1 Bed (Type A)
1	1 Bed (Type A) ADA
59	1 Bed (Type B)
50	1 Bed (Type B) Aff.
1	1 Bed (Type B) Aff. ADA
4	1 Bed (Type B.1)
4	1 Bed (Type B.2)
4	1 Bed (Type B.3)
1	1 Bed (Type C)
1	1 Bed (Type C) ADA
132	

Unit Types	
Count	Comments
79	1 Bed / 1 Bath
51	1 Bed / 1 Bath Aff.
2	1 Bed / 1.5 Bath
56	2 Bed / 2 Bath
24	2 Bed / 2 Bath / Corner
8	2 Bed / 2 Bath / Inside End
220	



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NJ License No. 07824



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Site / Civil / Landscape Architect:

Revisions

SHEET TITLE  
2nd & 3rd Floor Residential Plan

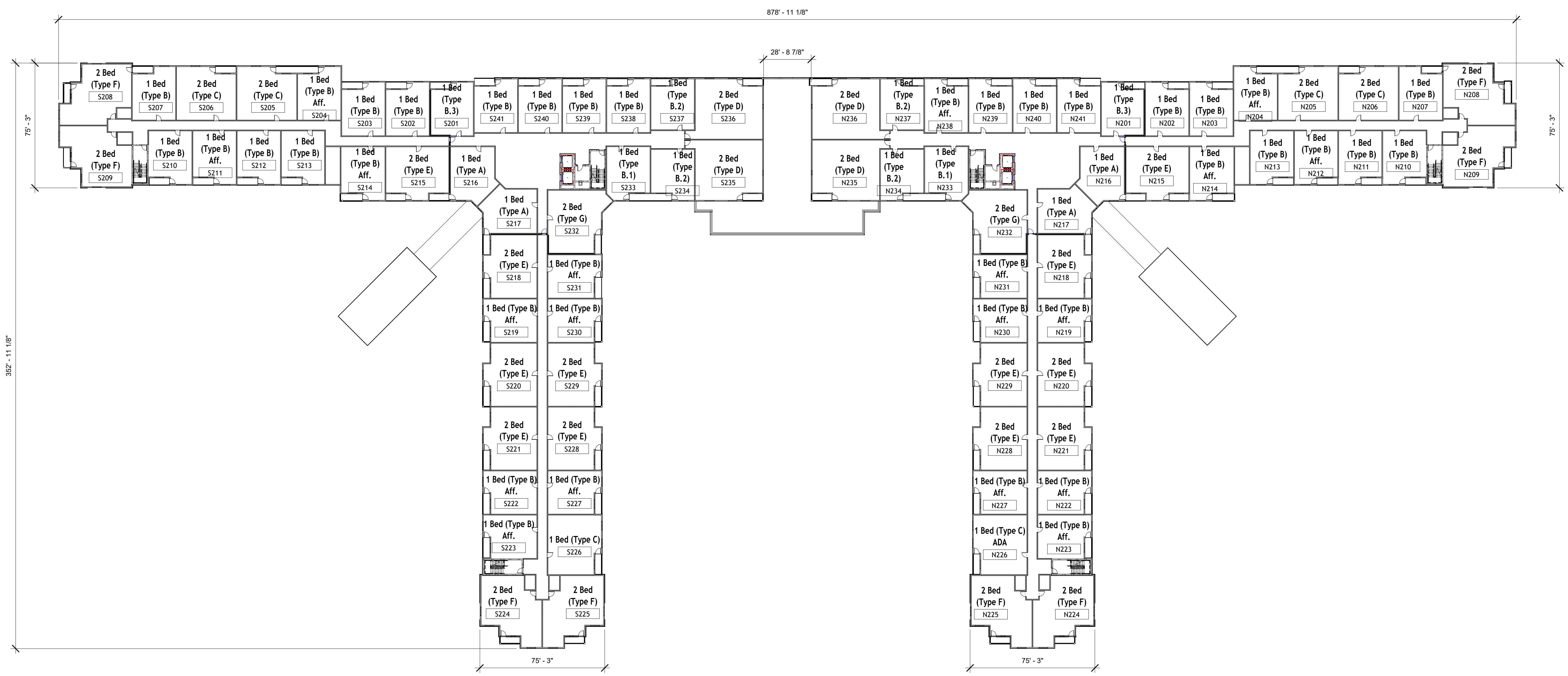
DATE:  
2/6/25

ISSUED FOR:  
Revised  
Preliminary

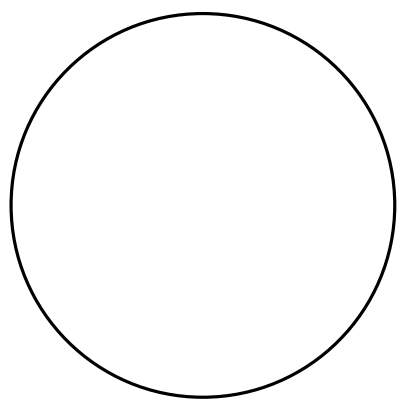
PROJECT NUMBER:  
25547

# A1.03

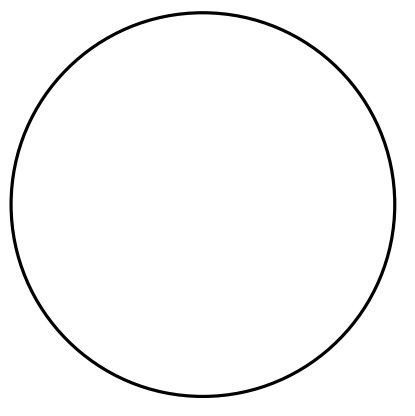
3/18/2026 8:11:51 AM



1 2nd & 3rd Residential Plan  
1/32" = 1'-0"



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Owner/Sponsor/Developer:  
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Revisions	Revision 2
2	5-19-25

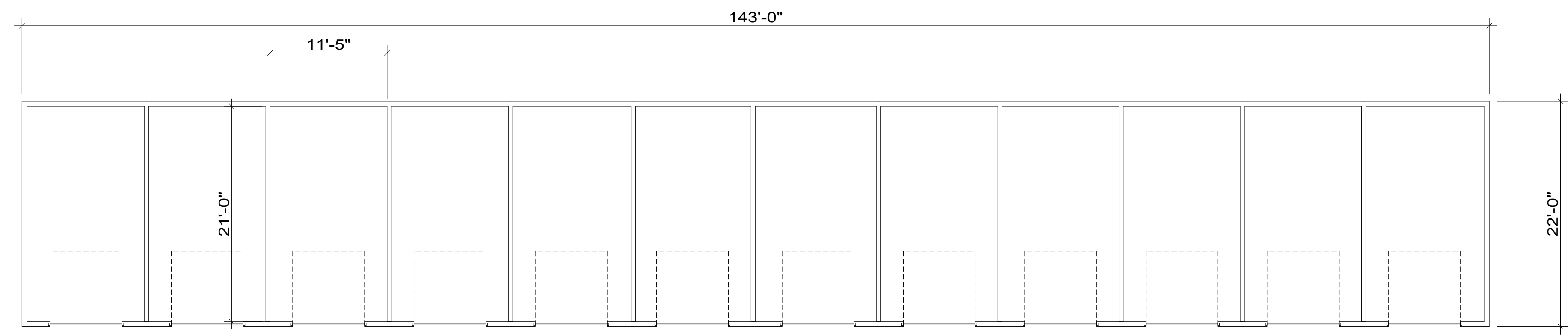
SHEET TITLE  
Parking Lot Garages

DATE:  
2/6/25

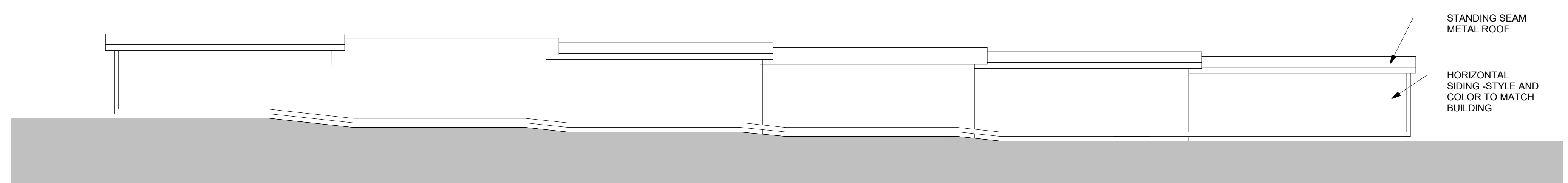
ISSUED FOR:  
Revised  
Preliminary  
PROJECT NUMBER:  
25547

# A1.04

3/18/2026 8:11:51 AM



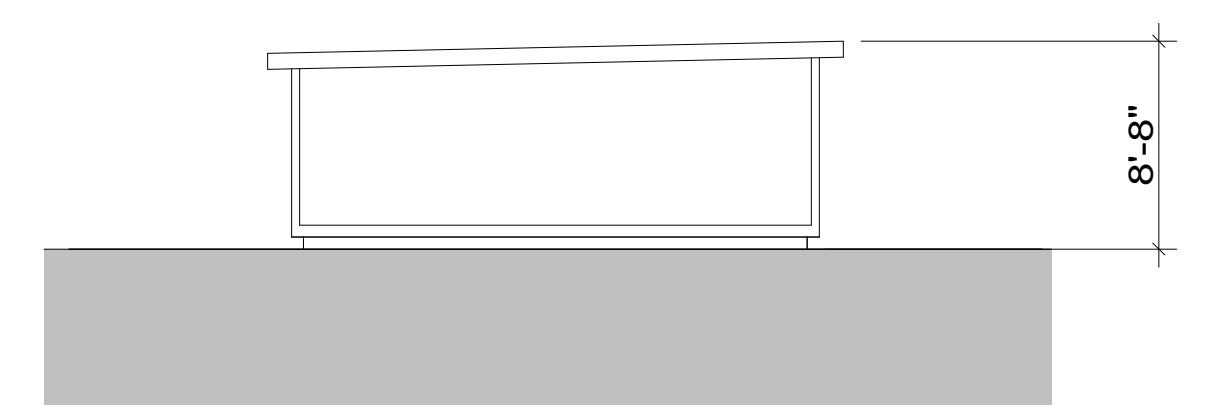
PLAN



REAR ELEVATION



FRONT ELEVATION

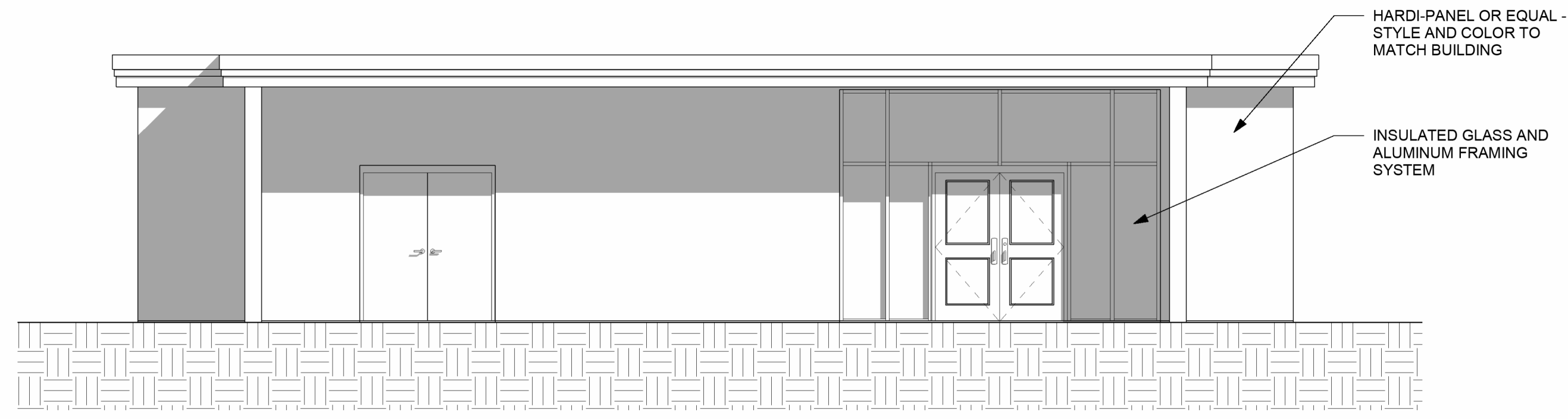


SIDE ELEVATION

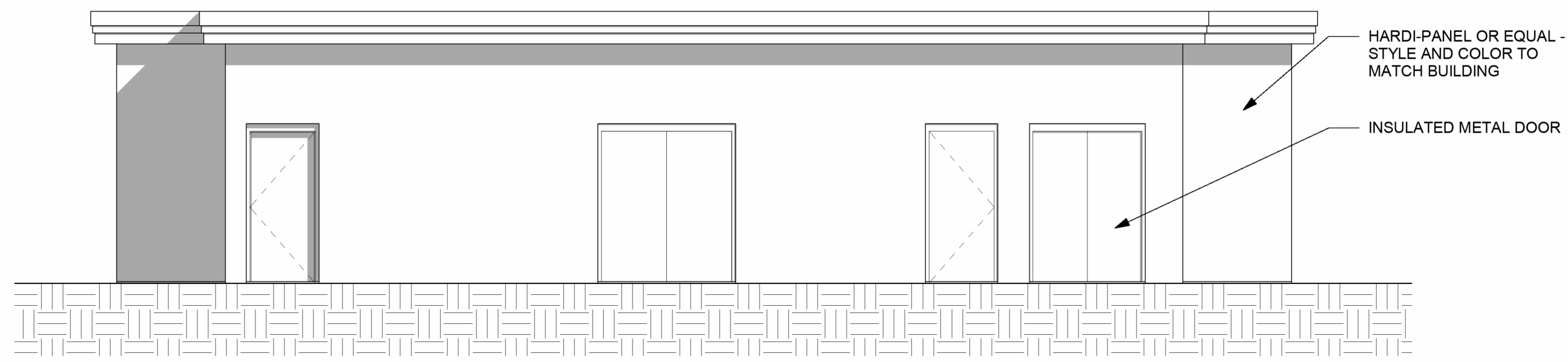
**Garage Notes:**

- The tandem spaces at each garage may only be used by the renter of the garage and his or her guests.

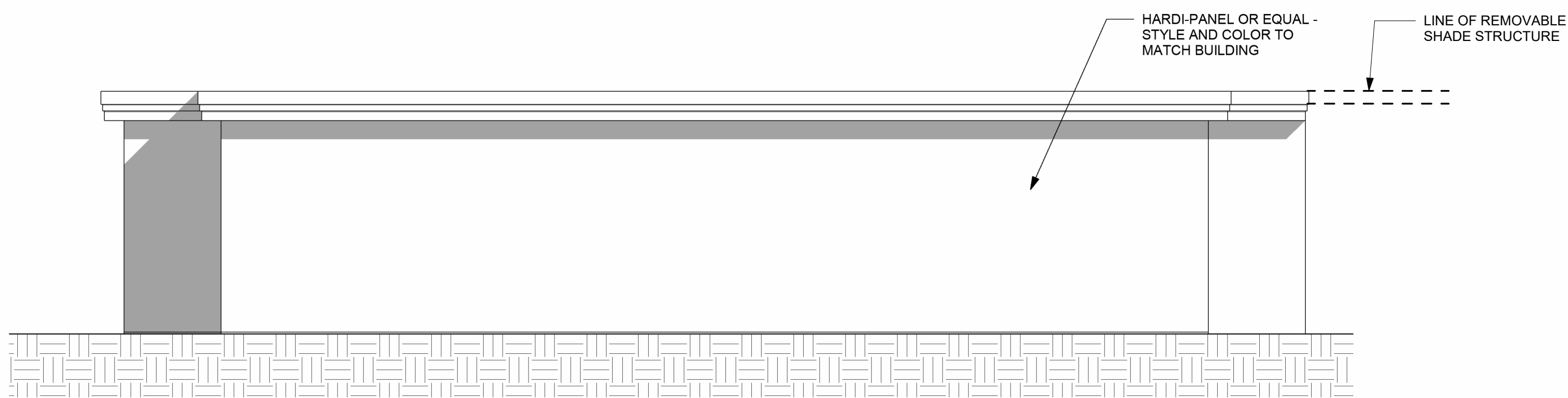
1 Parking Lot Garages  
1/8" = 1'-0"



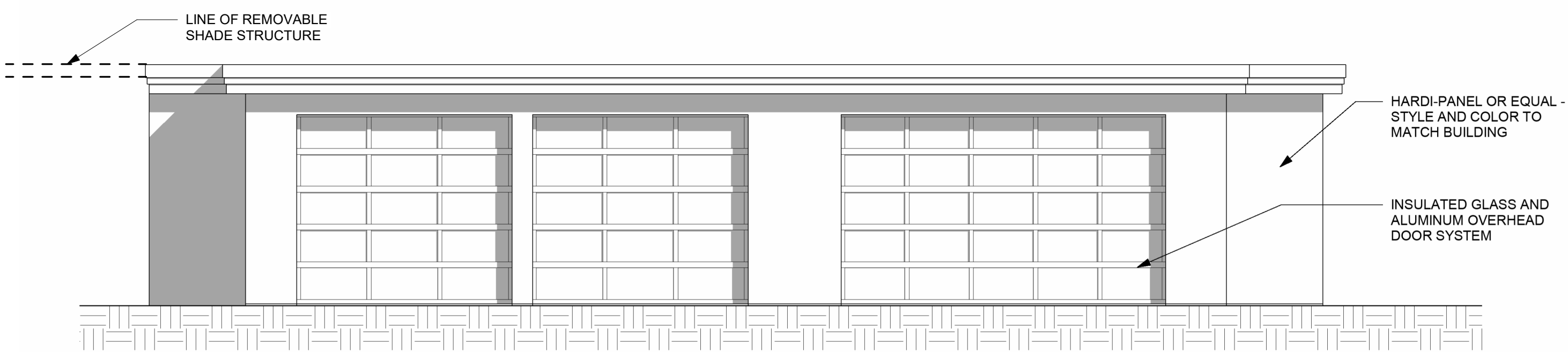
5 Left Elevation  
3/16" = 1'-0"



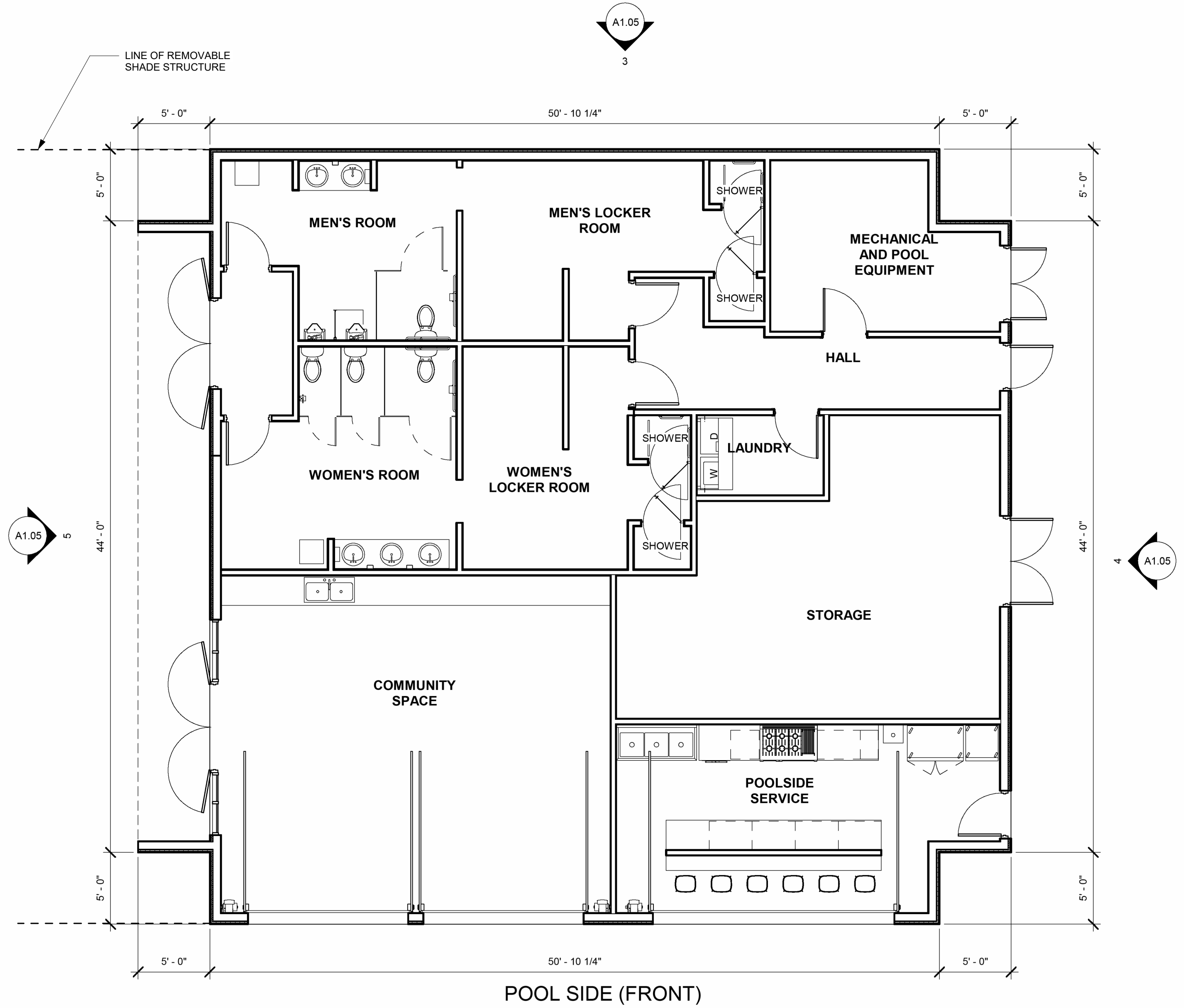
4 Right Elevation  
3/16" = 1'-0"



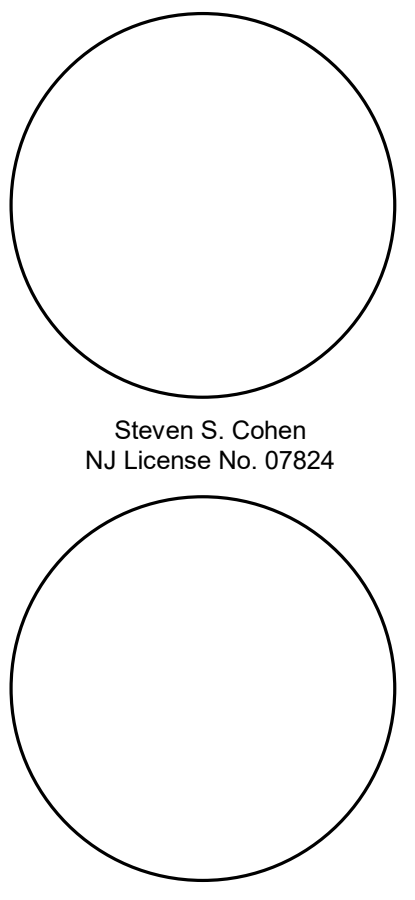
3 Rear Elevation  
3/16" = 1'-0"



2 Pool Side Elevation  
3/16" = 1'-0"



1 Pavillion Plan  
3/16" = 1'-0" PAVILION AREA: 2,965 S.F.



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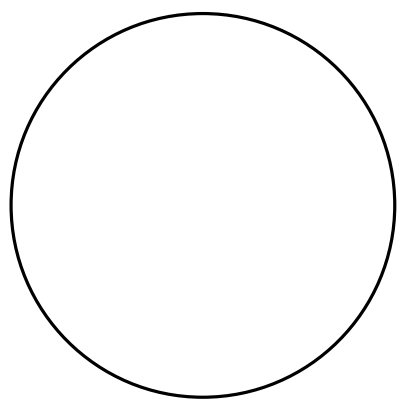
Revisions  
4 | 3-18-26 | Revision 4

SHEET TITLE  
Pavillion

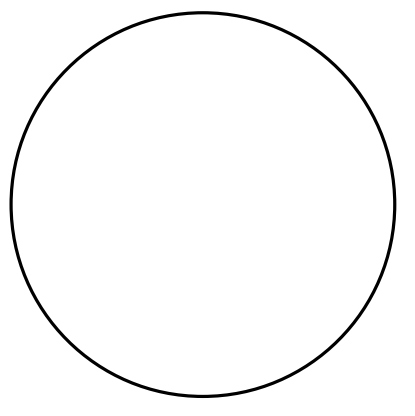
DATE:  
2/6/25  
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Preliminary  
PROJECT NUMBER:  
25547

3/18/2026 10:57:27 AM

A1.05



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Axria

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Site / Civil / Landscape Architect:

Revisions	Revision 1
1	3-26-25

SHEET TITLE  
ROOF PLAN

DATE:

2/6/25

ISSUED FOR:

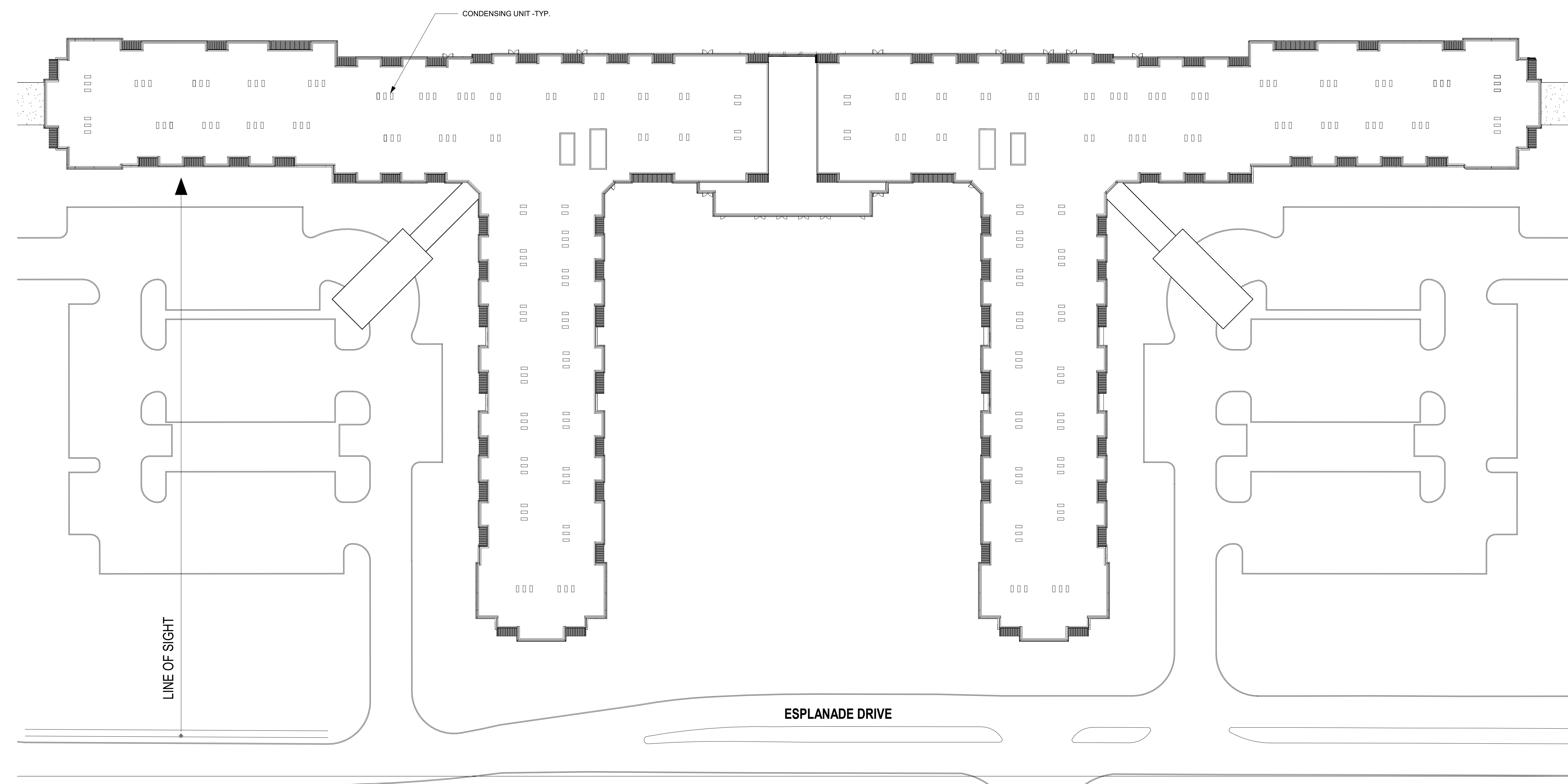
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Preliminary

PROJECT NUMBER:  
25547

# A1.06

3/18/2026 8:59:37 AM



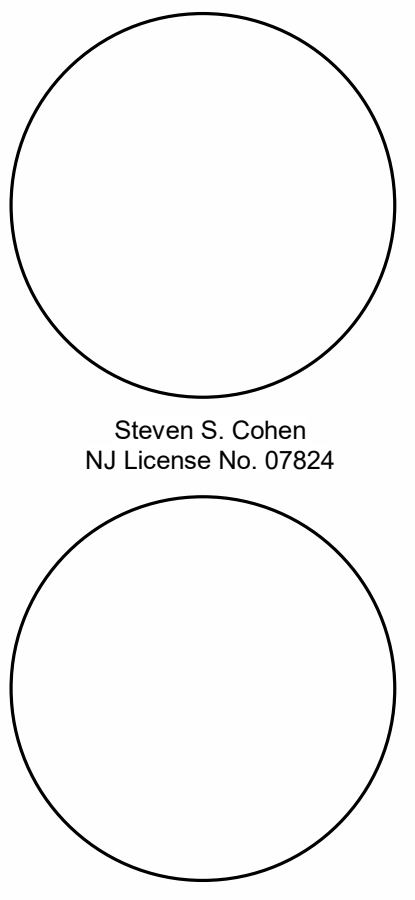
1 ROOF PLAN  
1/32" = 1'-0"



2 Line of Sight  
1/32" = 1'-0"

**Note:**  
The screening of rooftop units shall match the building color if the rooftop units can be seen from any portion of the site.





Steven S. Cohen  
NJ License No. 07824



5 Main Entry  
3/32" = 1'-0"



4 Right Elev. - Overall  
1" = 30'-0"



3 Left Elev. - Overall  
1" = 30'-0"



2 Rear Elevation - Overall  
1" = 30'-0"



1 Front Elevation - Overall  
1" = 30'-0"

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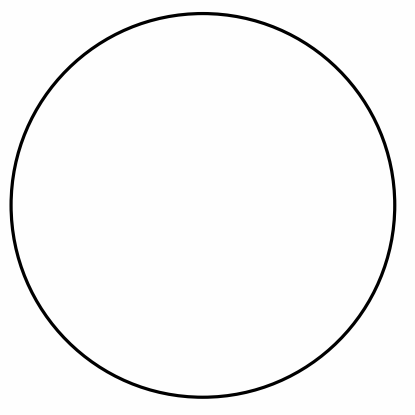
Revisions	Revision 4
4	3-18-26

SHEET TITLE  
Overall Elevations

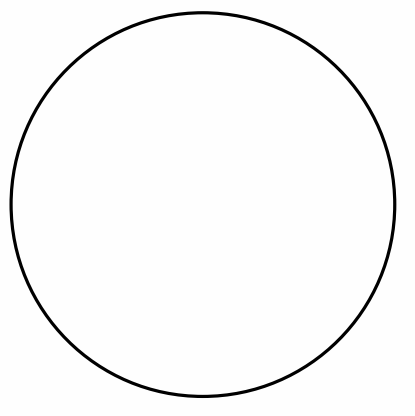
DATE: 2/6/25  
ISSUED FOR: Revised  
PROJECT NUMBER: 25547

# A2.01

3/18/2026 8:12:47 AM



Steven S. Cohen  
NJ License No. 07824



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Axria

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Site / Civil / Landscape Architect:

Revisions	Revision 4
4	3-18-26

SHEET TITLE  
Elevations

DATE:  
2/6/25  
ISSUED FOR:  
Revised  
PRELIMINARY  
PROJECT NUMBER:  
25547

# A2.02

3/18/2026 8:13:03 AM



3 Left Wing - Rear Elev. Part B  
3/32" = 1'-0"



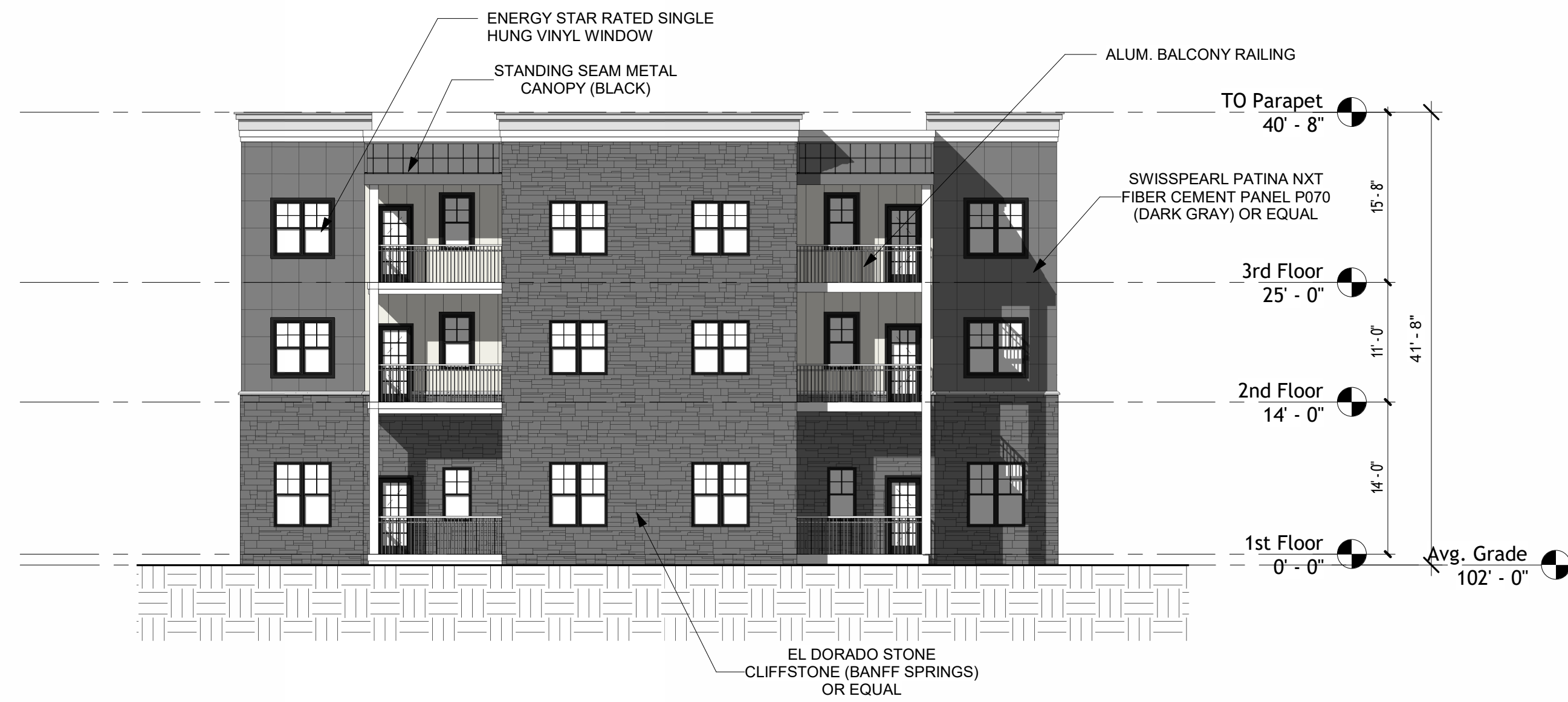
2 Left Wing - Rear Elev. Part A  
3/32" = 1'-0"



1 Left Wing - Front Elev.  
3/32" = 1'-0"

DATE:  
2/6/25  
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PRELIMINARY  
PROJECT NUMBER:  
25547

# A2.02



4 Left Wing - Unit End Elev.  
3/32" = 1'-0"



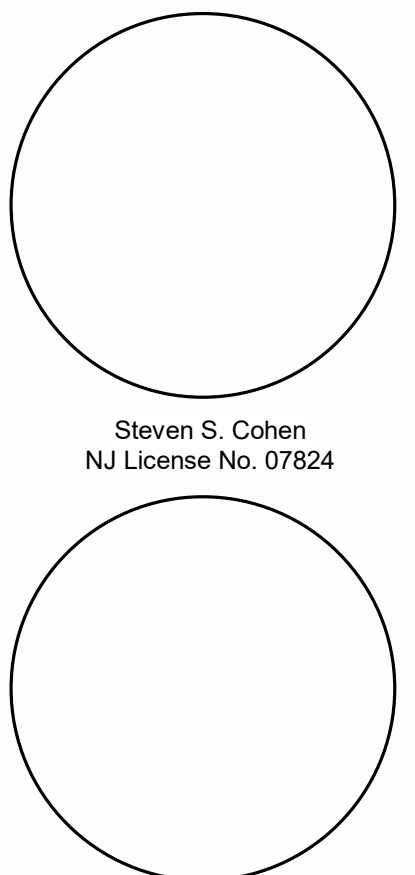
3 Left Wing - End Wall Garage Entry  
3/32" = 1'-0"



2 Left Wing - Main Entry Side  
3/32" = 1'-0"



1 Left Wing - Courtyard Side  
3/32" = 1'-0"



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Revisions	Revision 4
4	3-18-26

SHEET TITLE  
Elevations

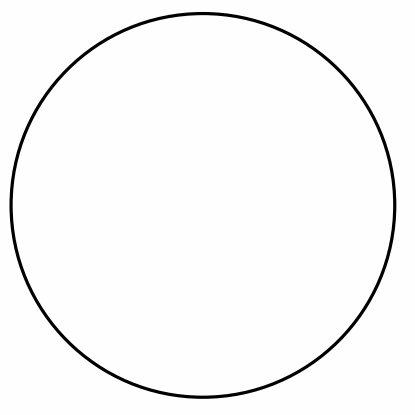
DATE:  
2/6/25

ISSUED FOR:  
Revised

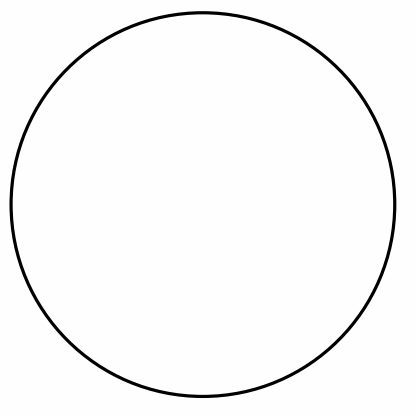
PROJECT NUMBER:  
25547

**A2.03**

3/18/2026 9:05:00 AM



Steven S. Cohen  
NJ License No. 07824



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Axria

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Revisions	Revision 4
4	3-18-26

SHEET TITLE  
Elevations

DATE:

2/6/25

ISSUED FOR:

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Preliminary

25547

# A2.04

3/18/2026 8:13:30 AM



2 Common Area - Rear Elev.  
3/32" = 1'-0"



1 Courtyard - Front Elevation  
3/32" = 1'-0"

DATE: 2/6/25  
ISSUED FOR: Revised  
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25547

# A2.04