

# BYRAM TOWNSHIP MUNICIPAL COMPLEX



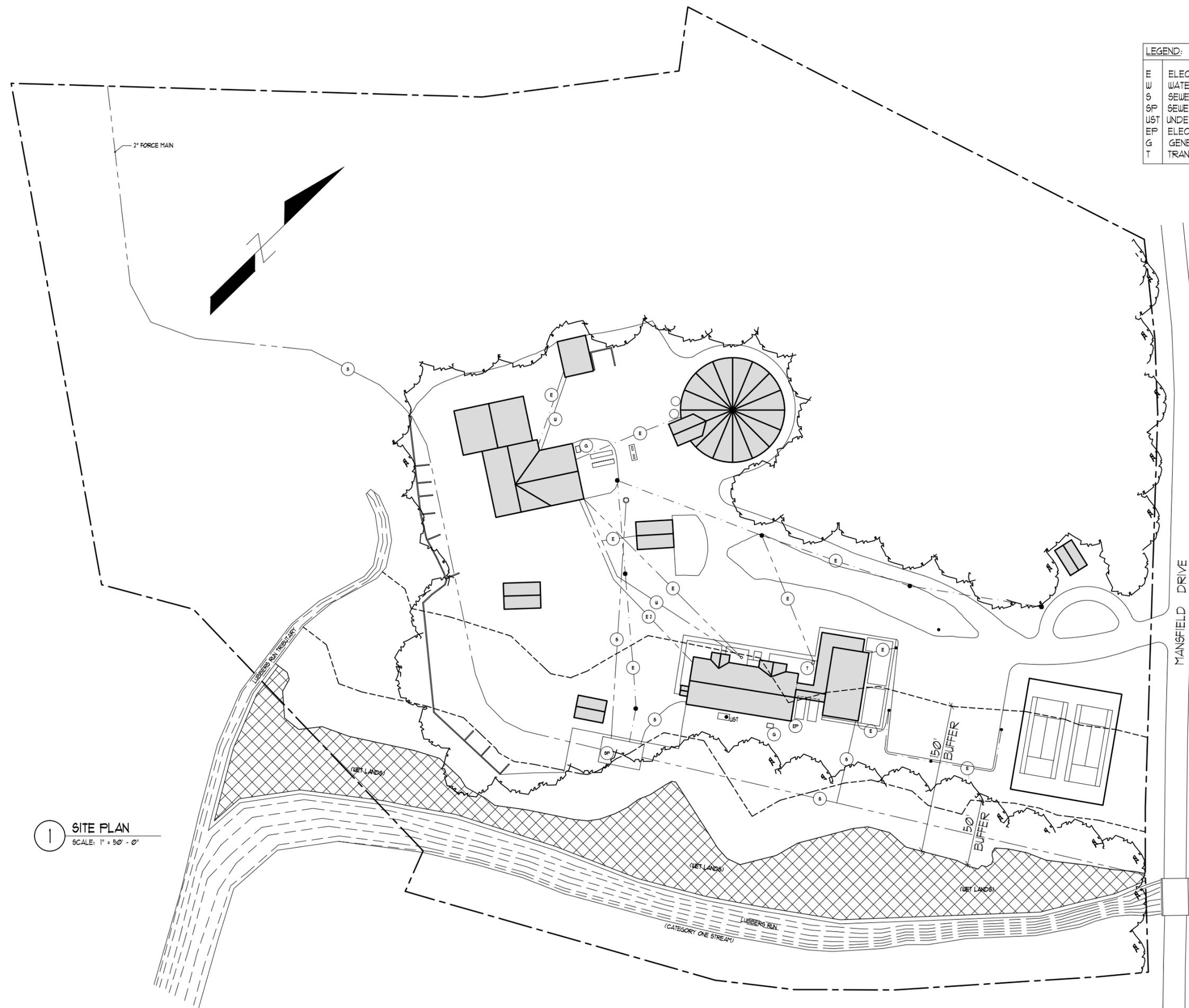
MASTER PLAN OPTIONS :: 3-8-16



signature:  
 ■ Thomas J. Kosten, A.I.A. A111394  
 □ Michael R. Bieri, A.I.A. A101507700

key plan:

LEGEND:	
E	ELECTRIC
W	WATER
S	SEWER
SP	SEWER PUMP
UST	UNDERGROUND STORAGE TANK
EP	ELECTRIC PANEL
G	GENERATOR
T	TRANSFORMER



1 SITE PLAN  
 SCALE: 1" = 50' - 0"

MUNICIPAL BUILDING  
 ASSESSMENT  
 AT  
 BYRAM TOWNSHIP  
 MUNICIPAL  
 BUILDING  
 10 MANSFIELD DRIVE  
 BYRAM TOWNSHIP, NJ 07874

drawing title:

### SITE PLAN

rev.	date	description

NA drawn	TJK check	AS NOTED scale
8-25-15 issue date	1519 project no.	

drawing number:

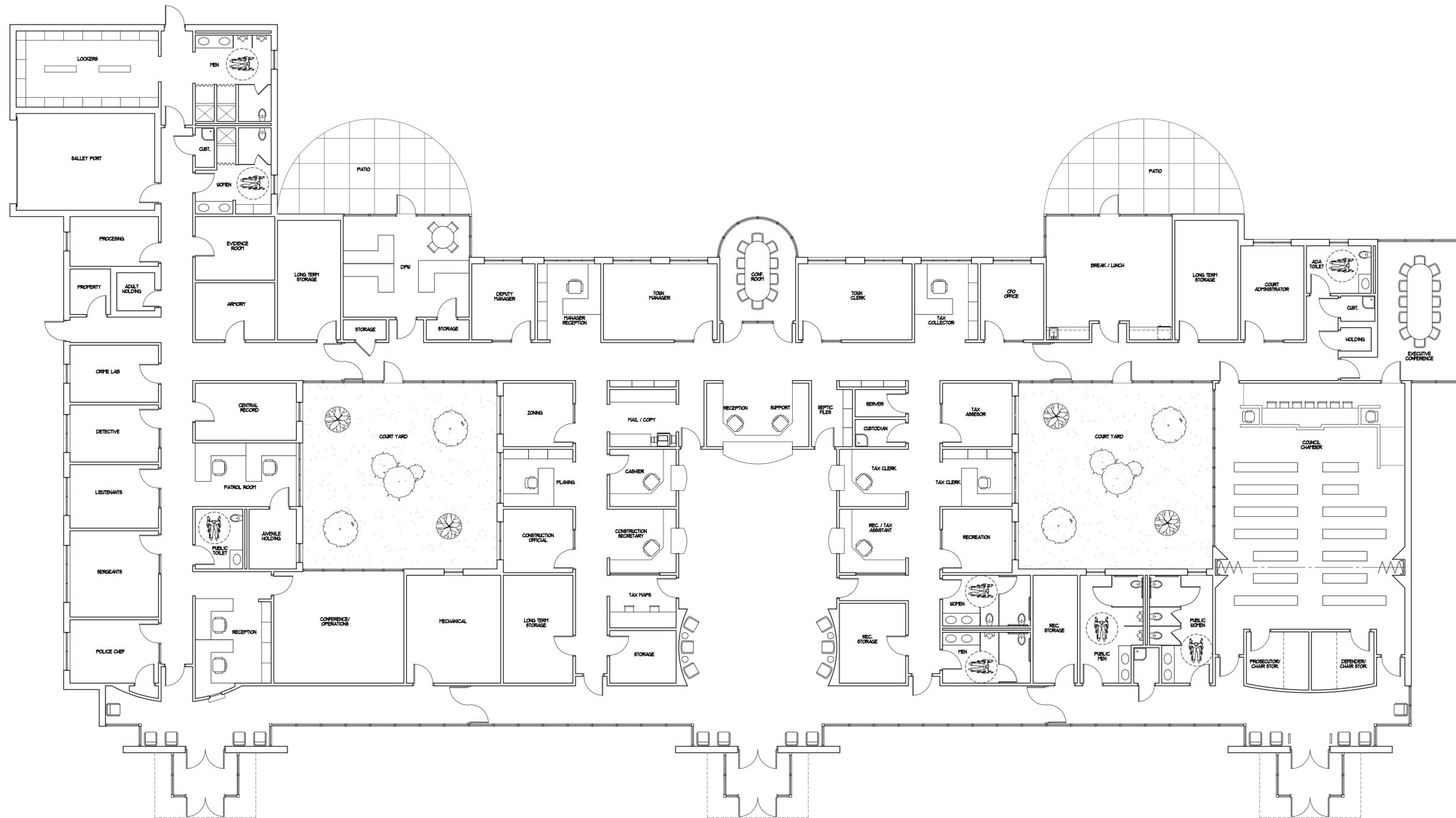
# SP-1

signature:

■ Thomas J. Kosten, A.I.A. All 1394

□ Michael R. Bieri, A.I.A. A101507700

key plan:



1 PROPOSED FLOOR PLAN  
SCALE: 1/8" = 1'-0"

MUNICIPAL BUILDING  
ASSESSMENT  
AT

BYRAM TOWNSHIP  
MUNICIPAL  
BUILDING  
10 MANSFIELD DRIVE  
BYRAM TOWNSHIP, NJ 07874

drawing title:

PROPOSED  
FLOOR PLAN

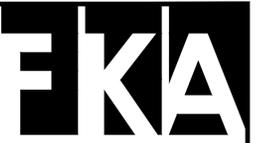
rev.	date	description

NM drawn	TJK check	AS NOTED scale
3-11-16 issue date	1519 project no.	

drawing number:

# A-100





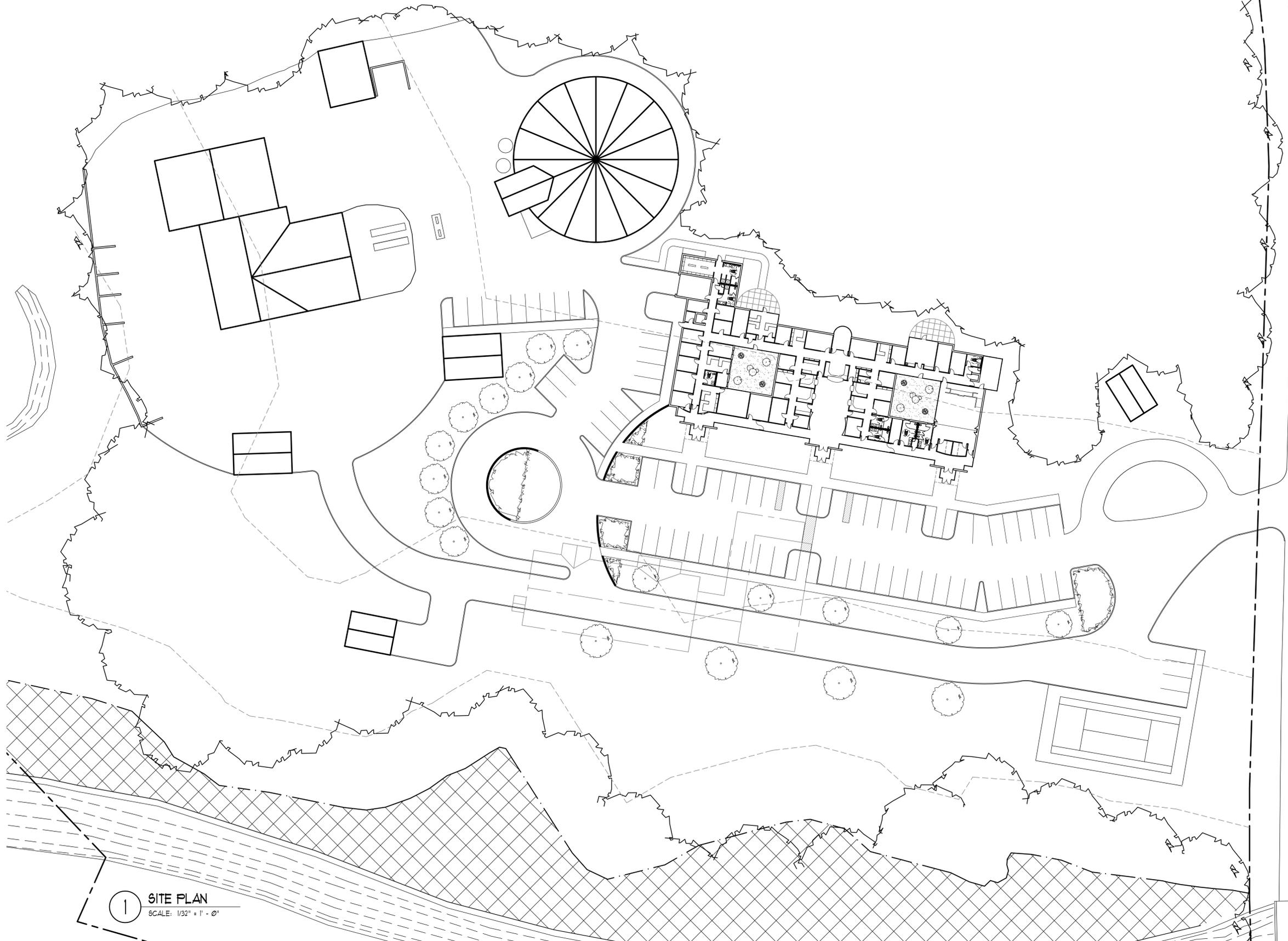
# ARCHITECTS

A PROFESSIONAL ASSOCIATION  
Architecture • Interior Design  
Planning • Project Management

306 Ramapo Valley Road  
Oakland, New Jersey 07436  
201.644.0505 Fax: 201.644.0501  
www.fkarch.com

signature:  
■ Thomas J. Kosten, A.I.A. AI11394  
□ Michael R. Bieri, A.I.A. AI01507700

key plan:



1 SITE PLAN  
SCALE: 1/32" = 1' - 0"

MUNICIPAL BUILDING  
ASSESSMENT  
AT  
BYRAM TOWNSHIP  
MUNICIPAL  
BUILDING  
10 MANSFIELD DRIVE  
BYRAM TOWNSHIP, NJ 07874

drawing title:

## OPTION #15 SITE PLAN

rev.	date	description

NM drawn	TJK check	AS NOTED scale
3-11-16 issue date	1519 project no.	

drawing number:

# SP-15



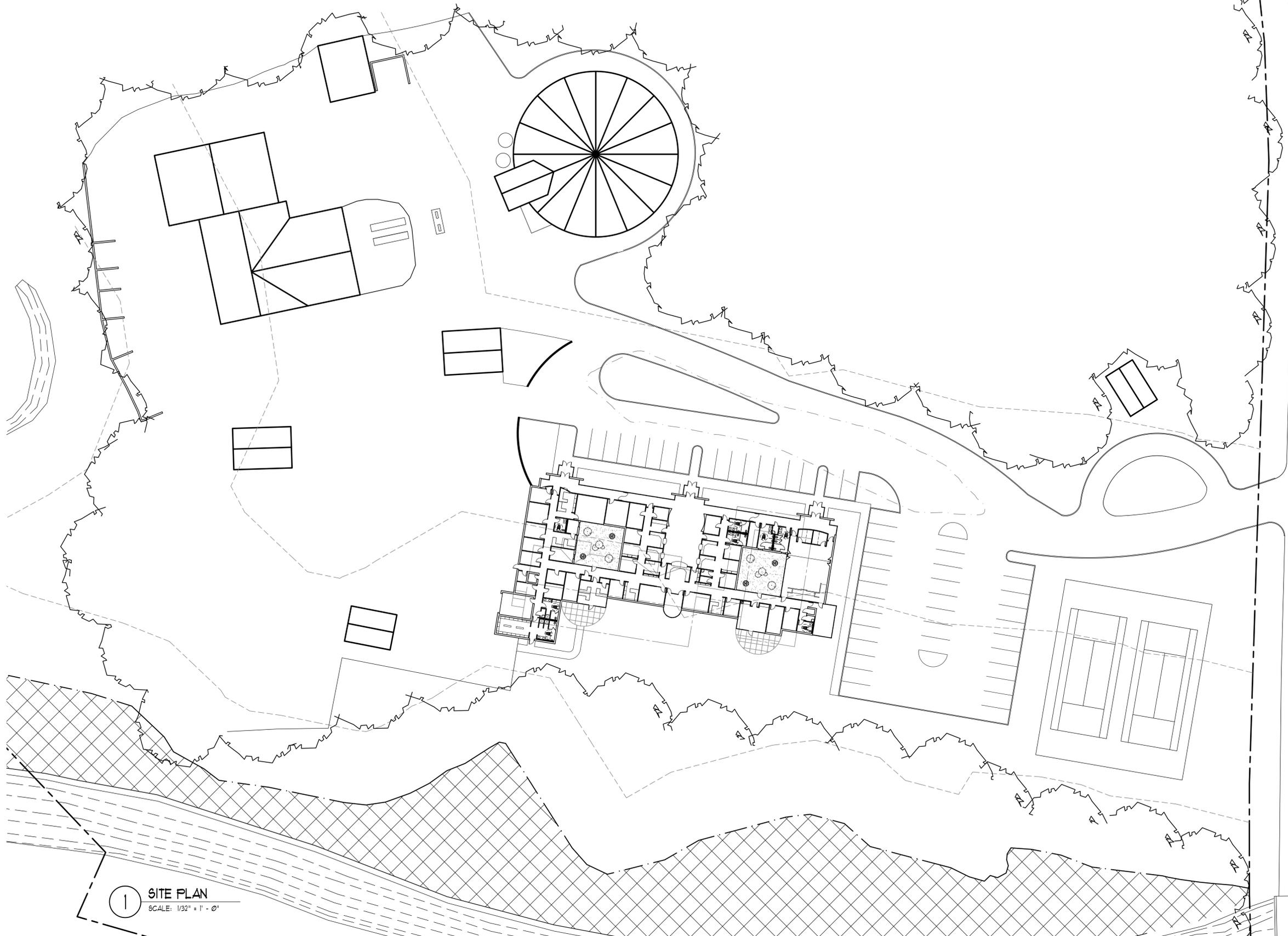
# EKA ARCHITECTS

A PROFESSIONAL ASSOCIATION  
Architecture • Interior Design  
Planning • Project Management

306 Ramapo Valley Road  
Oakland, New Jersey 07436  
201.644.0505 Fax: 201.644.0501  
www.fkarch.com

signature:  
■ Thomas J. Kosten, A.I.A. A11394  
□ Michael R. Bieri, A.I.A. A101507700

key plan:



1 SITE PLAN  
SCALE: 1/32" = 1' - 0"

MUNICIPAL BUILDING  
ASSESSMENT  
AT  
BYRAM TOWNSHIP  
MUNICIPAL  
BUILDING  
10 MANSFIELD DRIVE  
BYRAM TOWNSHIP, NJ 07874

drawing title:

## OPTION #2 SITE PLAN

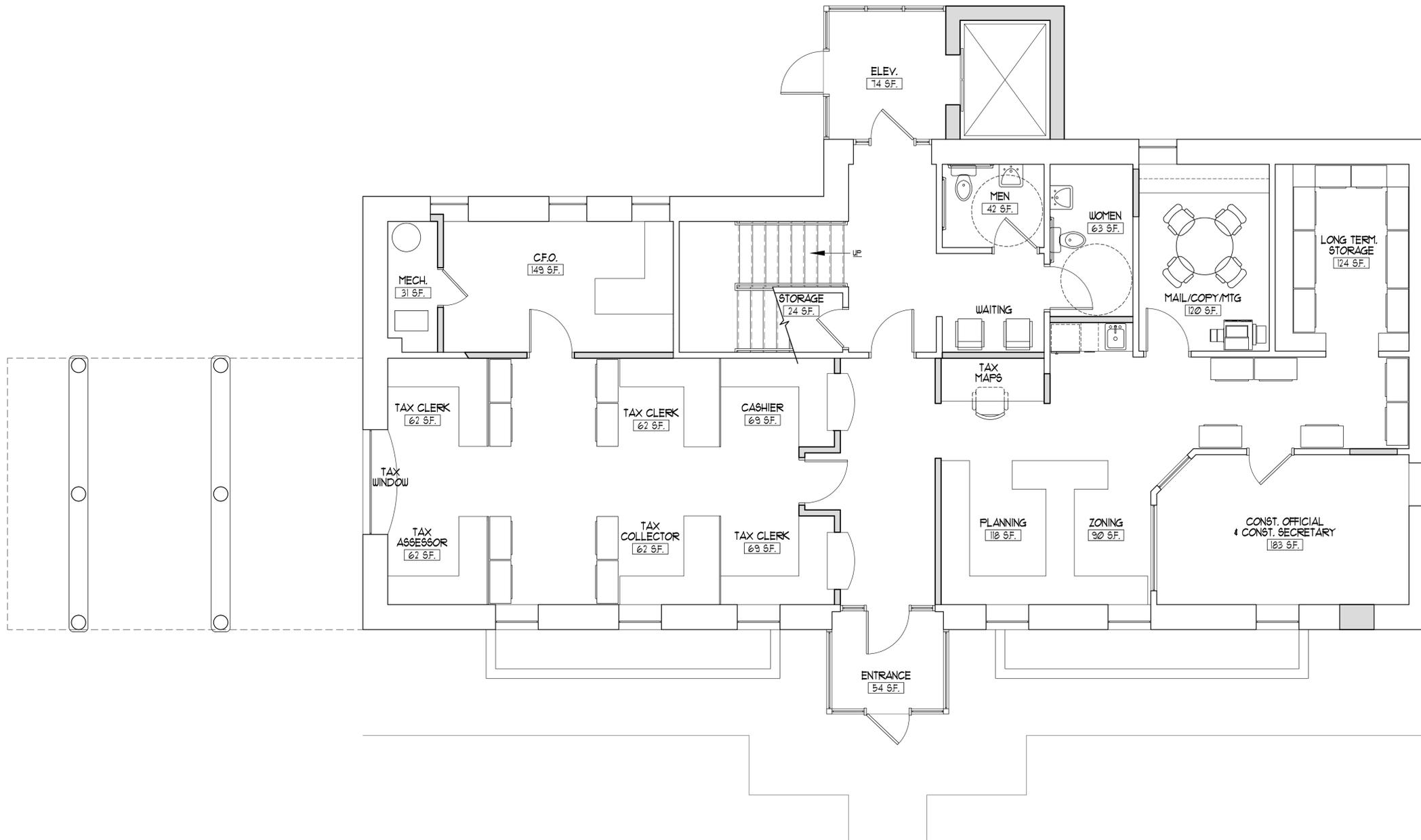
rev.	date	description

NM drawn	TJK check	AS NOTED scale
3-11-16 issue date	1519 project no.	
drawing number:		

# SP-2

signature:  
 Thomas J. Kosten, A.I.A. All 1394  
 Michael R. Bieri, A.I.A. A101507700

key plan:



client/project:

# LAKELAND STATE BANK

80 US-206  
 STANHOPE NJ, 07874

drawing title:

## PROPOSED FIRST FLOOR PLAN

rev.	date	description

NM drawn	TJK check	AS NOTED scale

issue date: 1519 project no. drawing number:

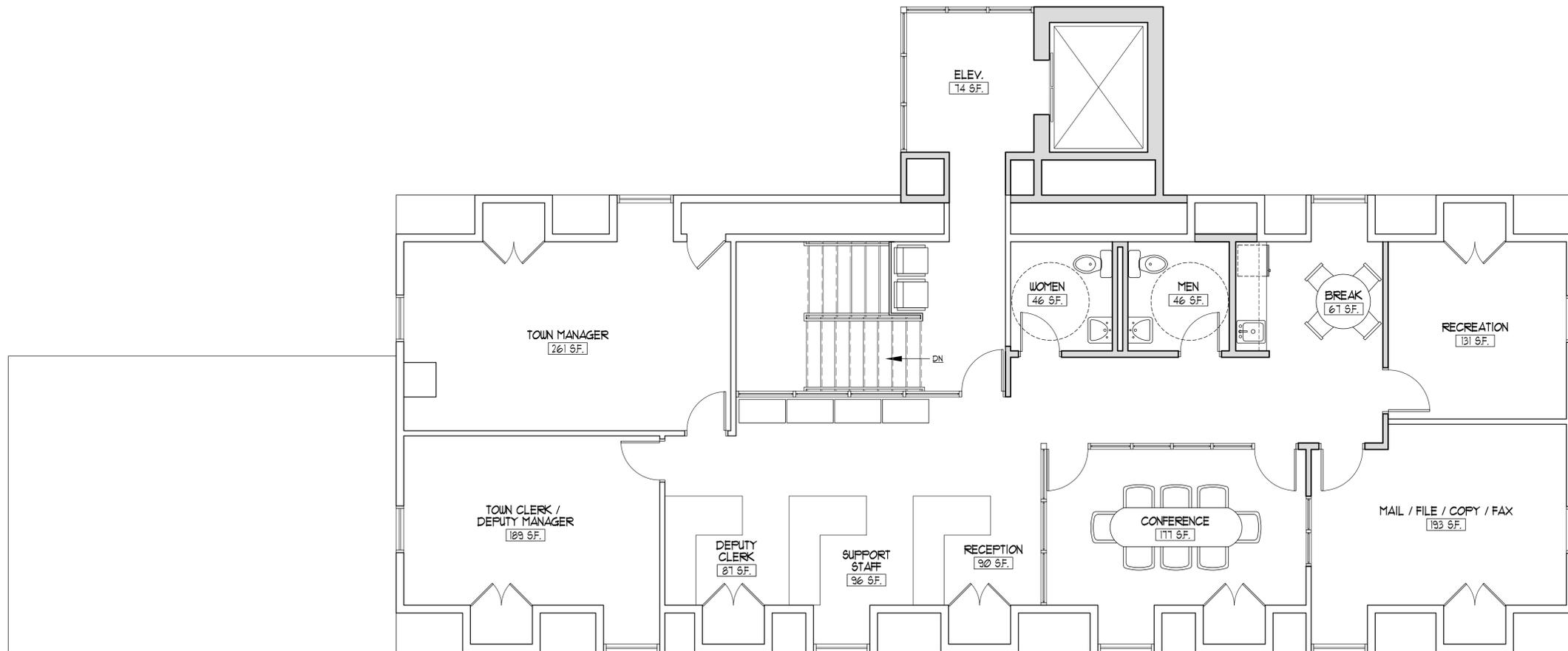
1 PROPOSED FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

# A-101

signature:  
 Thomas J. Kosten, A.I.A. AI11394  
 Michael R. Bieri, A.I.A. AI01507700

key plan:

client/project:



1 PROPOSED SECOND FLOOR PLAN  
 SCALE: 1/4"=1'-0"

LAKELAND STATE BANK

80 US-206  
 STANHOPE NJ, 07874

drawing title:

PROPOSED  
 SECOND FLOOR PLAN

rev.	date	description

NM drawn	TJK check	AS NOTED scale

issue date: 1519 project no. drawing number:

# A-102



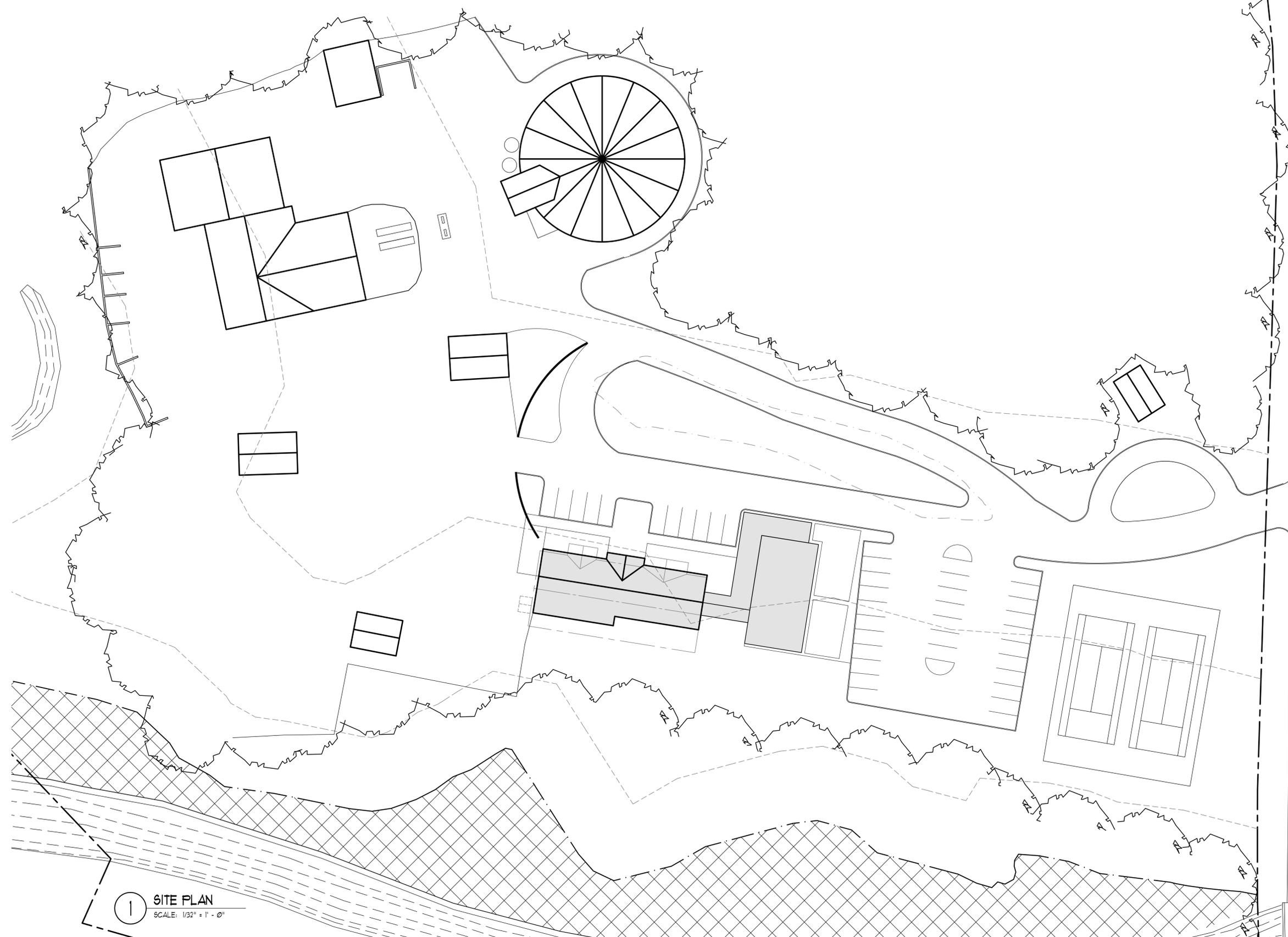
# ARCHITECTS

A PROFESSIONAL ASSOCIATION  
Architecture • Interior Design  
Planning • Project Management

306 Ramapo Valley Road  
Oakland, New Jersey 07436  
201.644.0505 Fax: 201.644.0501  
www.fkarch.com

signature:  
■ Thomas J. Kosten, A.I.A. AJ11394  
□ Michael R. Bieri, A.I.A. AJ01507700

key plan:



1 SITE PLAN  
SCALE: 1/32" = 1' - 0"

MUNICIPAL BUILDING  
ASSESSMENT  
AT  
BYRAM TOWNSHIP  
MUNICIPAL  
BUILDING  
10 MANSFIELD DRIVE  
BYRAM TOWNSHIP, NJ 07874

drawing title:

## OPTION #3 SITE PLAN

rev.	date	description

NM drawn	TJK check	AS NOTED scale
3-11-16 issue date	1519 project no.	
drawing number:		

# SP-3