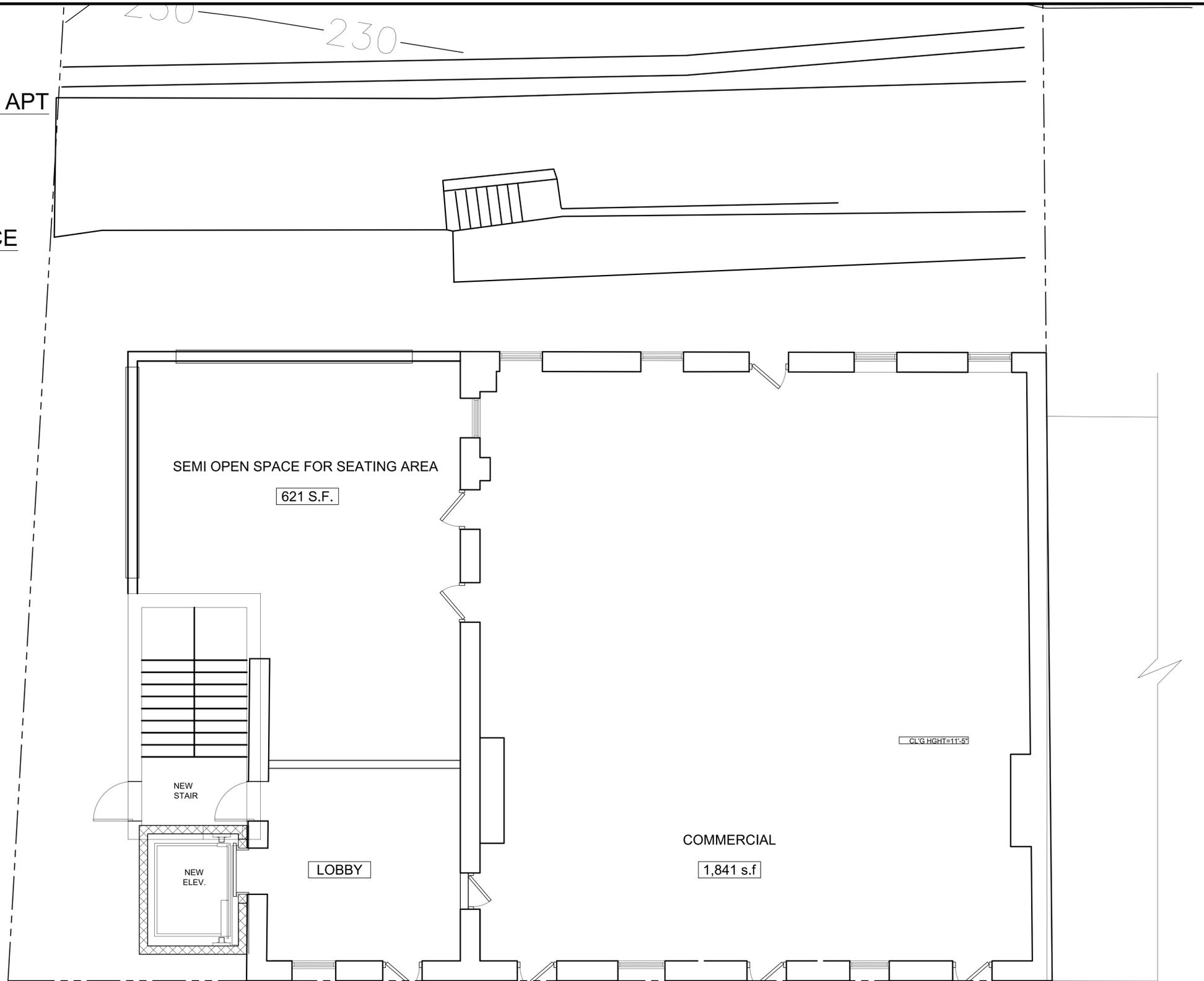


OPTION A | TOTAL 8 APT  
 2 TWO BED  
 3 ONE BED + DEN  
 1 ONE BED  
 2 STUDIO  
 COMMERCIAL SPACE  
 +/- 2,462 S.F



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

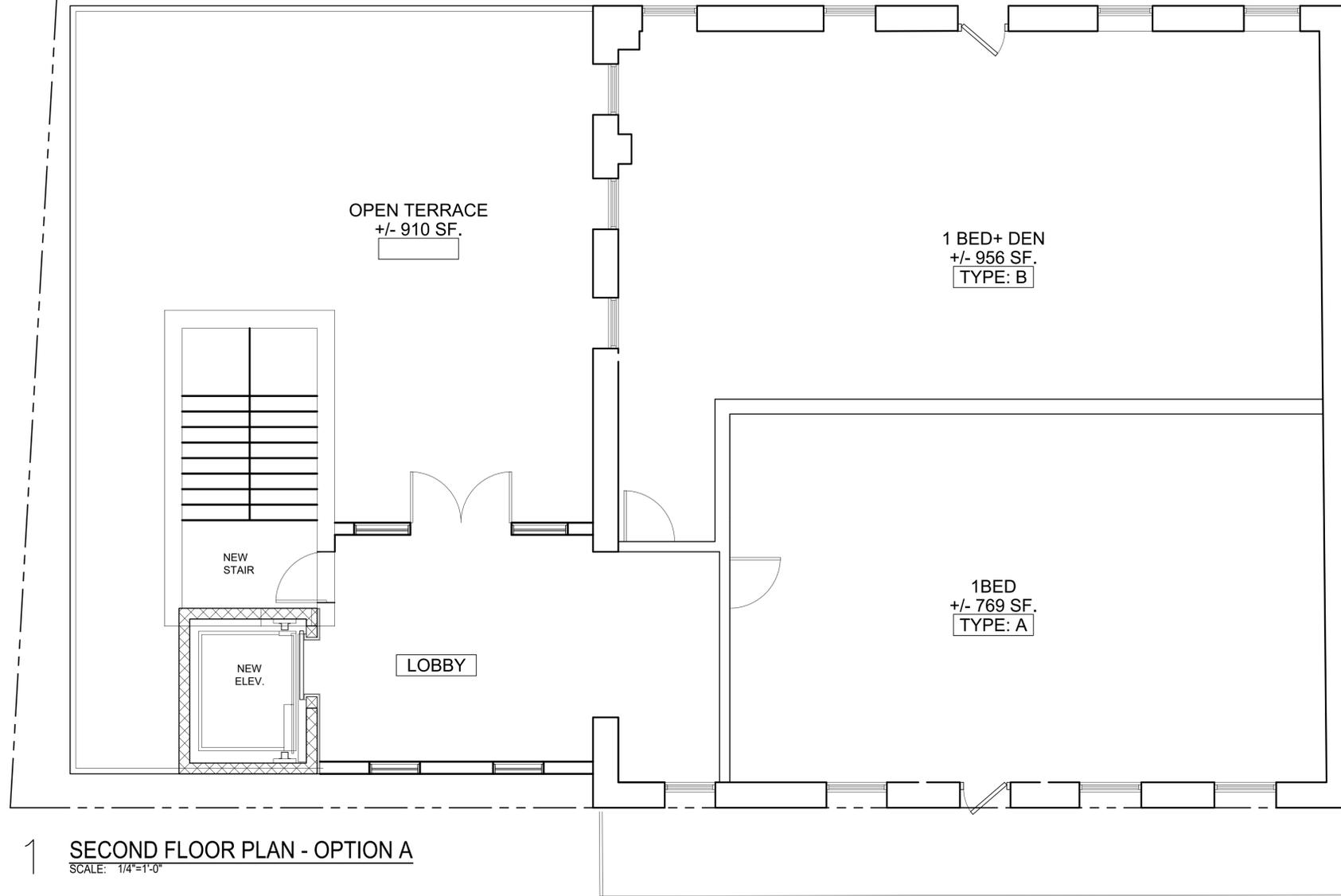
© 2017 James R. Guerra, P.A. This drawing and the architectural work depicted therein are the sole property of James R. Guerra, P.A. No portion of this drawing may be copied without the express written consent of James R. Guerra, P.A.

**JAMES R. GUERRA, P.A.**  
 Architects Planners  
 55 Jefferson Avenue  
 Elizabeth, N.J. 07201  
 (908) 355-2555

JAMES R. GUERRA A.I.A.  
 N.J. LIC. NO. AI 06059  
 FRANK J. LAWRENCE R.A.  
 N.J. LIC. NO. AI 06176

FLOOR PLANS  
 MIXED-USE MULTIFAMILY  
 FOR: UNION SQUARE HOTEL, LLC  
 AT: 17-19 UNION SQUARE  
 PHILLIPSBURG, NEW JERSEY

DATE:	REVISIONS	INT.
06-16-2022		
DRAWN BY: PK		
CHECKED BY: IM		PM: IM
SHEET NO: <b>A-100</b>		
DRAWING 1 OF		
JOB NO: 17001A		



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

**TOTAL 2 APT @ SECOND FLOOR**  
 1 ONE BED + DEN  
 1 ONE BED  
 OPEN TERRACE

© 2017 James R. Guerra, P.A. This drawing and the architectural work depicted therein are the sole property of James R. Guerra, P.A. No portion of this drawing may be copied without the express written consent of James R. Guerra, P.A.

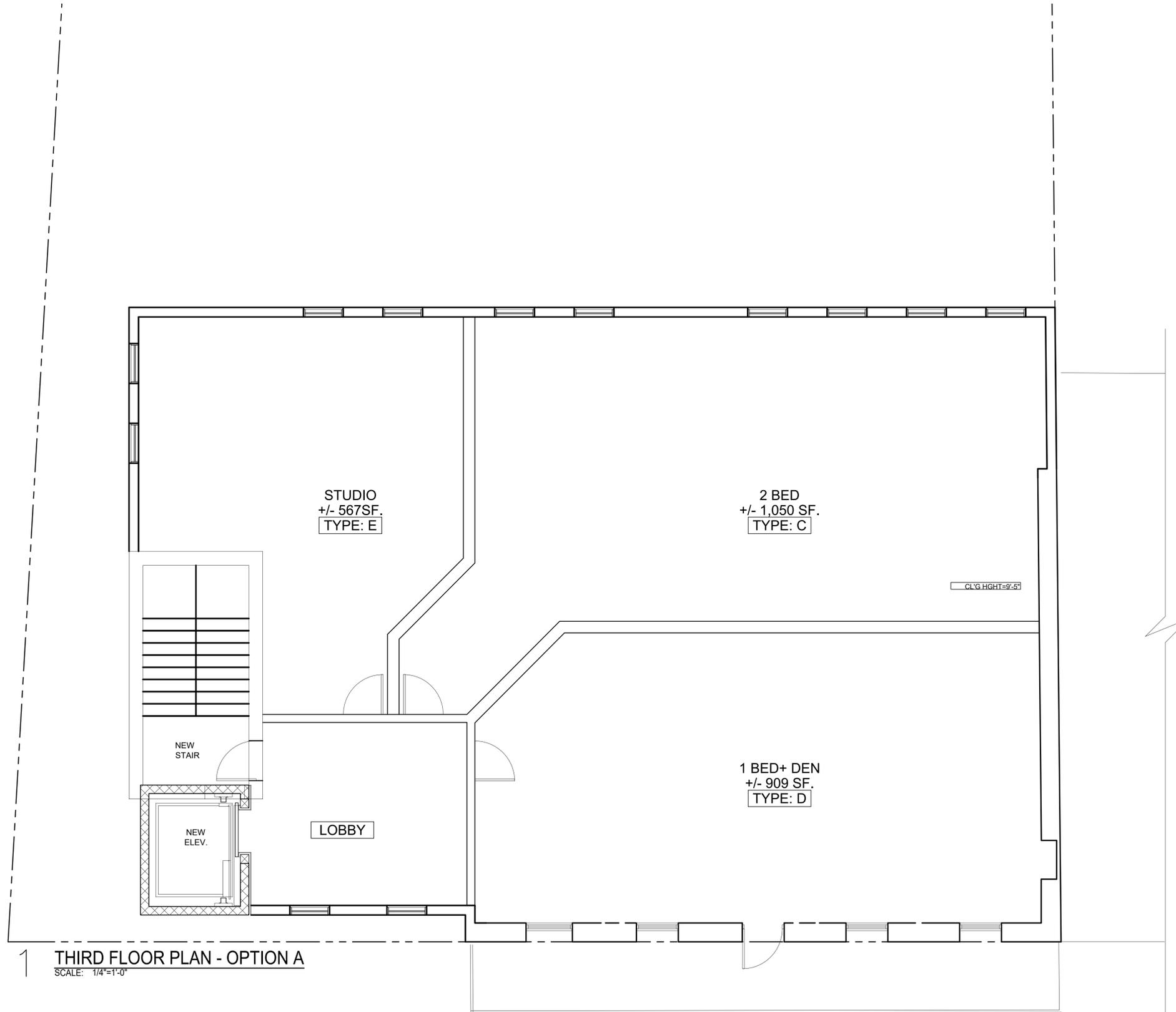
FLOOR PLANS

MIXED-USE MULTIFAMILY  
 FOR: UNION SQUARE HOTEL, LLC  
 AT: 17-19 UNION SQUARE  
 PHILLIPSBURG, NEW JERSEY

DATE:	REVISIONS	INT.
06-16-2022		
DRAWN BY: PK		
CHECKED BY: IM	PM: IM	
SHEET NO: <b>A-101</b>		
DRAWING 1 OF		
JOB NO: 17001A		

**JAMES R. GUERRA, P.A.**  
 Architects, Planners  
 55 Jefferson Avenue  
 Elizabeth, N.J. 07201  
 (908) 355-2555

JAMES R. GUERRA A.I.A.  
 N.J. LIC. NO. AI 06059  
 FRANK J. LAWRENCE R.A.  
 N.J. LIC. NO. AI 06176



1 **THIRD FLOOR PLAN - OPTION A**  
SCALE: 1/4"=1'-0"

- TOTAL 3 APT @ THIRD FLOOR**
- 1 ONE BED + DEN
  - 1 TWO BED
  - 1 STUDIO

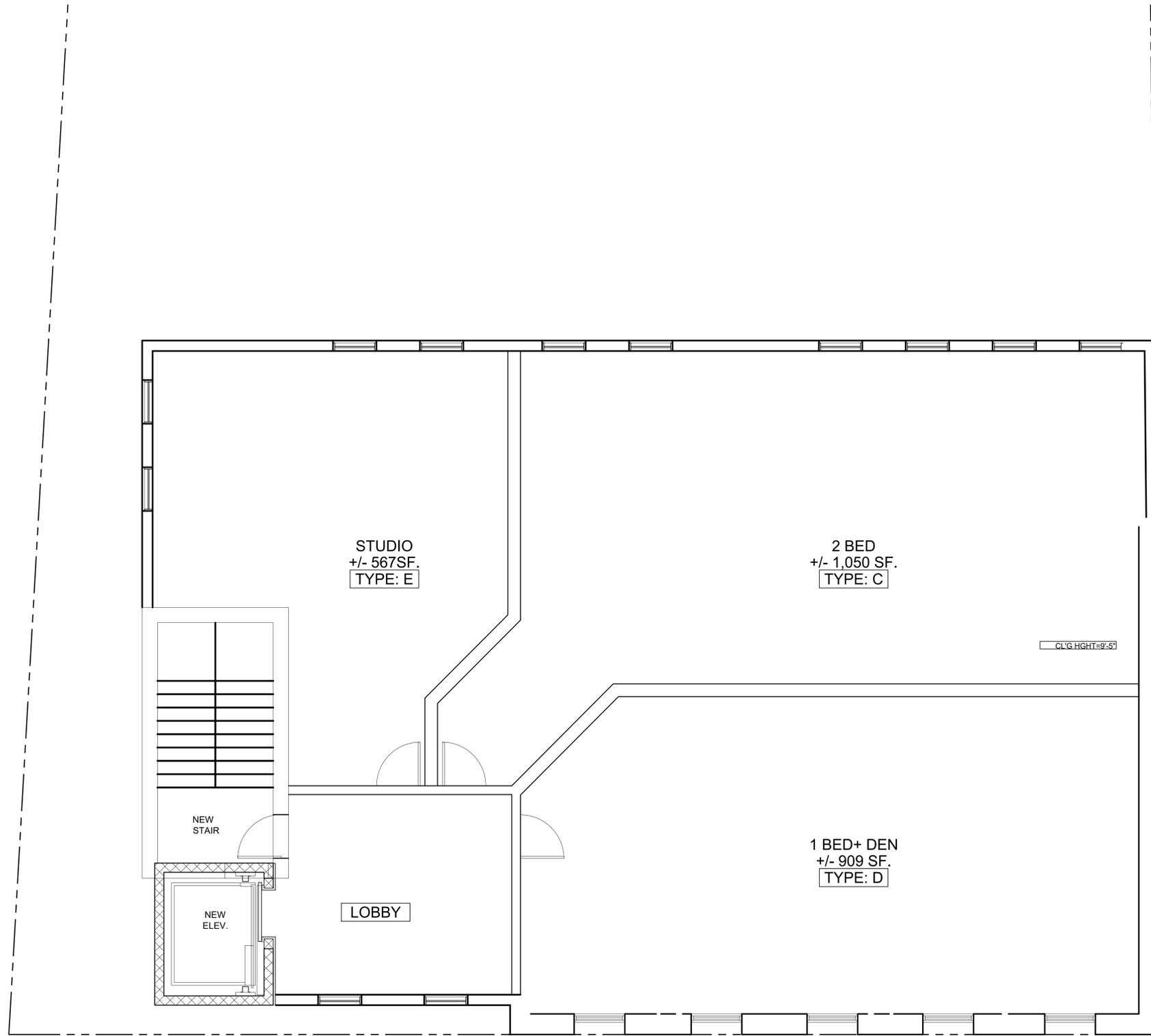
© 2017 James R. Guerra, P.A. This drawing and the architectural work depicted herein are the sole property of James R. Guerra, P.A. No portion of this drawing may be copied without the express written consent of James R. Guerra, P.A.

**JAMES R. GUERRA, P.A.**  
Architects Planners  
55 Jefferson Avenue  
Elizabeth, N.J. 07201  
(908) 355-2555

JAMES R. GUERRA A.I.A.  
N.J. LIC. NO. A1 06059  
FRANK J. LAWRENCE R.A.  
N.J. LIC. NO. A1 06176

FLOOR PLANS  
MIXED-USE MULTIFAMILY  
FOR: UNION SQUARE HOTEL, LLC  
AT: 17-19 UNION SQUARE  
PHILLIPSBURG, NEW JERSEY

DATE	REVISIONS	INT.
DATE: 06-16-2022		
DRAWN BY: PK		
CHECKED BY: IM		PM: IM
SHEET NO: <b>A-102</b>		
DRAWING 1 OF		
JOB NO: 17001A		



4TH FLC

1 FOURTH FLOOR PLAN - OPTION A  
SCALE: 1/4"=1'-0"

**TOTAL 3 APT @ FOURTH FLOOR**

- 1 ONE BED + DEN
- 1 TWO BED
- 1 STUDIO

© 2017 James R. Guerra, P.A. This drawing and the architectural work depicted herein are the sole property of James R. Guerra, P.A. No portion of this drawing may be copied without the express written consent of James R. Guerra, P.A.

FLOOR PLANS

MIXED-USE MULTIFAMILY  
FOR: UNION SQUARE HOTEL, LLC  
AT: 17-19 UNION SQUARE  
PHILLIPSBURG, NEW JERSEY

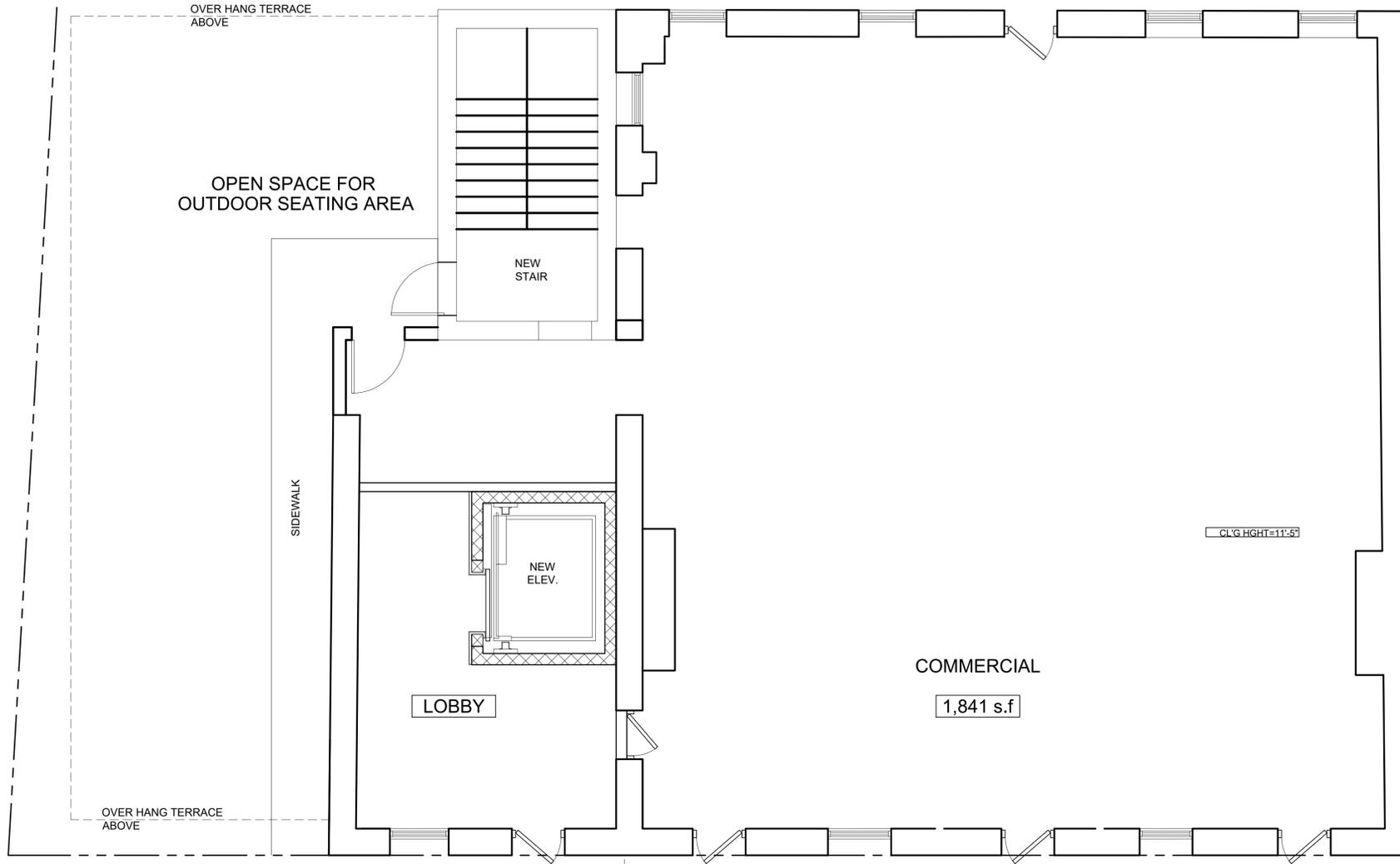
DATE	REVISIONS	INT.
DATE: 06-16-2022		
DRAWN BY: PK		
CHECKED BY: IM	PM: IM	
SHEET NO: <b>A-103</b>		
DRAWING 1	OF	
JOB NO: 17001A		

**JAMES R. GUERRA, P.A.**

Architects Planners  
55 Jefferson Avenue  
Elizabeth, N.J. 07201  
(908) 355-2555

JAMES R. GUERRA A.I.A.  
N.J. LIC. NO. A1 06059  
FRANK J. LAWRENCE R.A.  
N.J. LIC. NO. A1 06176

OPTION B | TOTAL 6 APT  
 3 TWO BED  
 3 ONE BED + DEN  
 COMMERCIAL SPACE  
 +/- 9,164 S.F



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

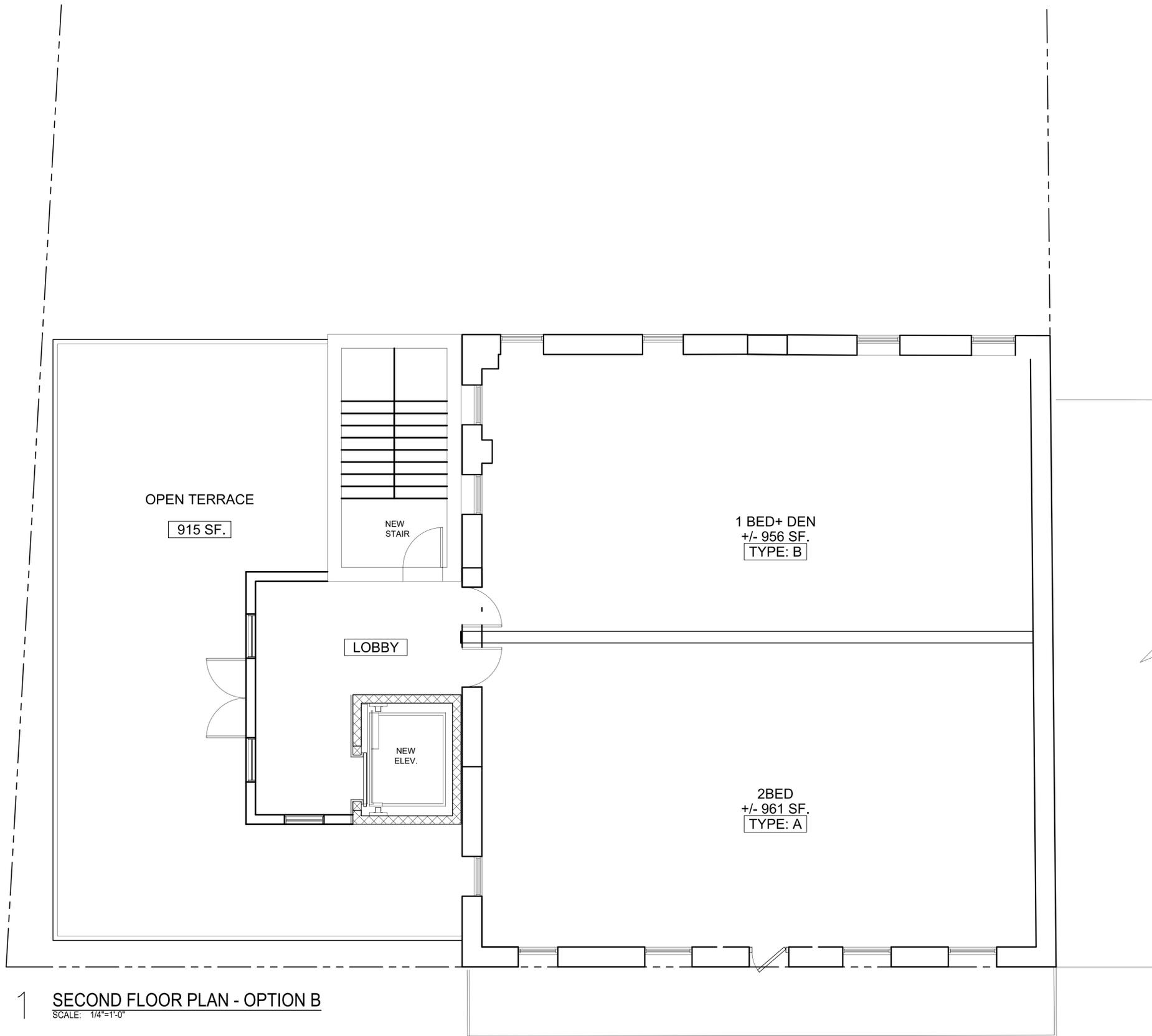
**JAMES R. GUERRA, P.A.**  
 Architects Planners  
 55 Jefferson Avenue  
 Elizabeth, N.J. 07201  
 (908) 355-2555

JAMES R. GUERRA A.I.A.  
 N.J. LIC. NO. AI 06059  
 FRANK J. LAWRENCE R.A.  
 N.J. LIC. NO. AI 06176

FLOOR PLANS  
 MIXED-USE MULTIFAMILY  
 FOR: UNION SQUARE HOTEL, LLC  
 AT: 17-19 UNION SQUARE  
 PHILLIPSBURG, NEW JERSEY

DATE:	REVISIONS	INT.
DATE: 06-16-2022		
DRAWN BY: PK		
CHECKED BY: IM		PM: IM
SHEET NO:	A-100	
DRAWING 1	OF	
JOB NO: 17001A		

© 2017 James R. Guerra, P.A. This drawing and the architectural work depicted therein are the sole property of James R. Guerra, P.A. No portion of this drawing may be copied without the express written consent of James R. Guerra, P.A.



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

**TOTAL 2 APT @ SECOND FLOOR**  
 1 ONE BED + DEN  
 1 TWO BED  
 OPEN TERRACE

© 2017 James R. Guerra, P.A. This drawing and the architectural work depicted therein are the sole property of James R. Guerra, P.A. No portion of this drawing may be copied without the express written consent of James R. Guerra, P.A.

FLOOR PLANS

MIXED-USE MULTIFAMILY  
 FOR: UNION SQUARE HOTEL, LLC  
 AT: 17-19 UNION SQUARE  
 PHILLIPSBURG, NEW JERSEY

DATE:	REVISIONS	INT.
06-16-2022		

DATE: 06-16-2022

DRAWN BY: PK

CHECKED BY: IM PM: IM

SHEET NO:

**A-101**

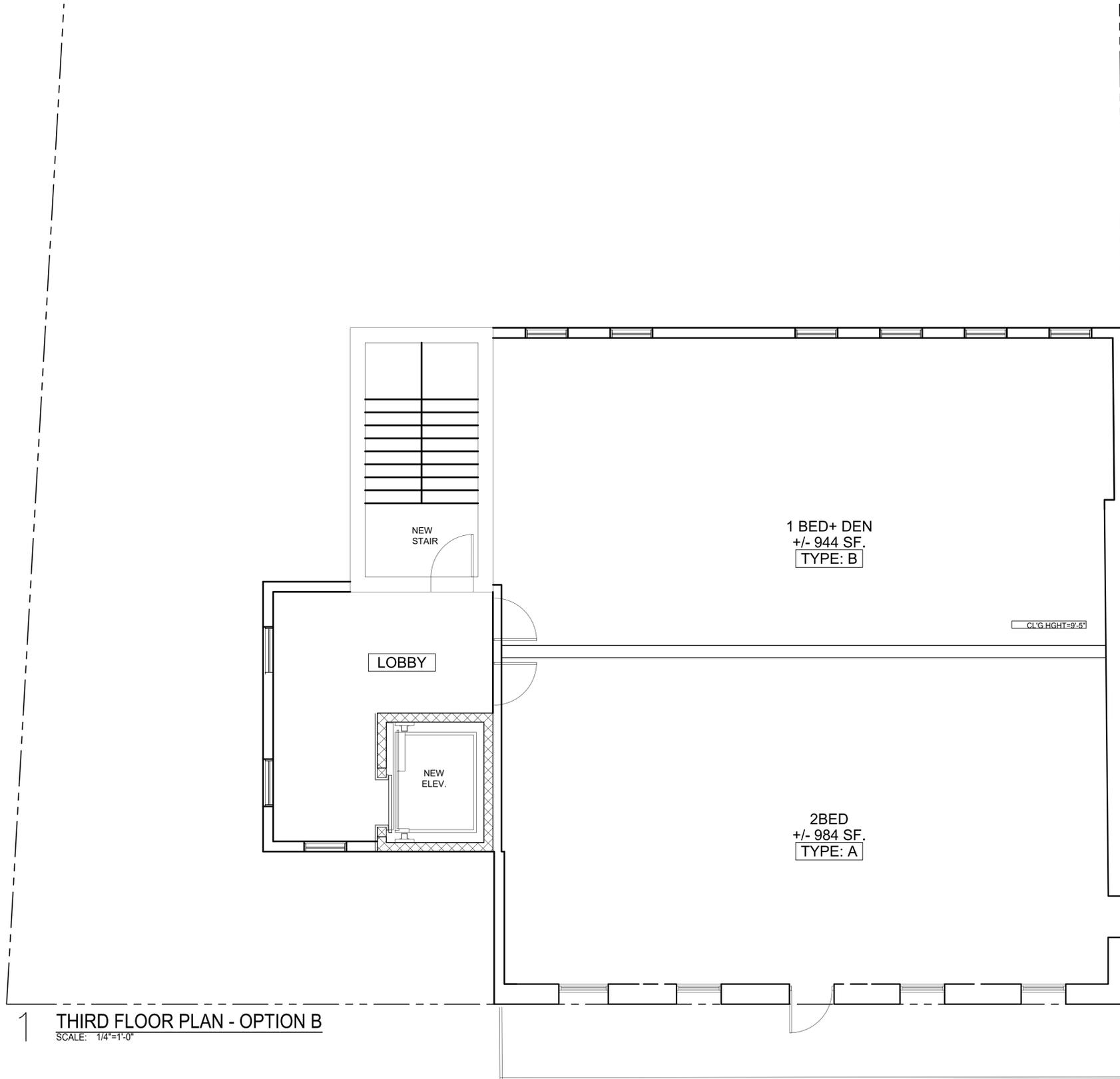
DRAWING 1 OF

JOB NO: 17001A

**JAMES R. GUERRA, P.A.**

JAMES R. GUERRA A.I.A.  
 N.J. LIC. NO. AI 06059  
 FRANK J. LAWRENCE R.A.  
 N.J. LIC. NO. AI 06176

Architects: Planners  
 55 Jefferson Avenue  
 Elizabeth, N.J. 07201  
 (908) 355-2555



1 THIRD FLOOR PLAN - OPTION B  
SCALE: 1/4"=1'-0"

**TOTAL 2 APT @ THIRD FLOOR**  
 1 ONE BED + DEN  
 1 TWO BED

© 2017 James R. Guerra, P.A. This drawing and the architectural work depicted herein are the sole property of James R. Guerra, P.A. No portion of this drawing may be copied without the express written consent of James R. Guerra, P.A.

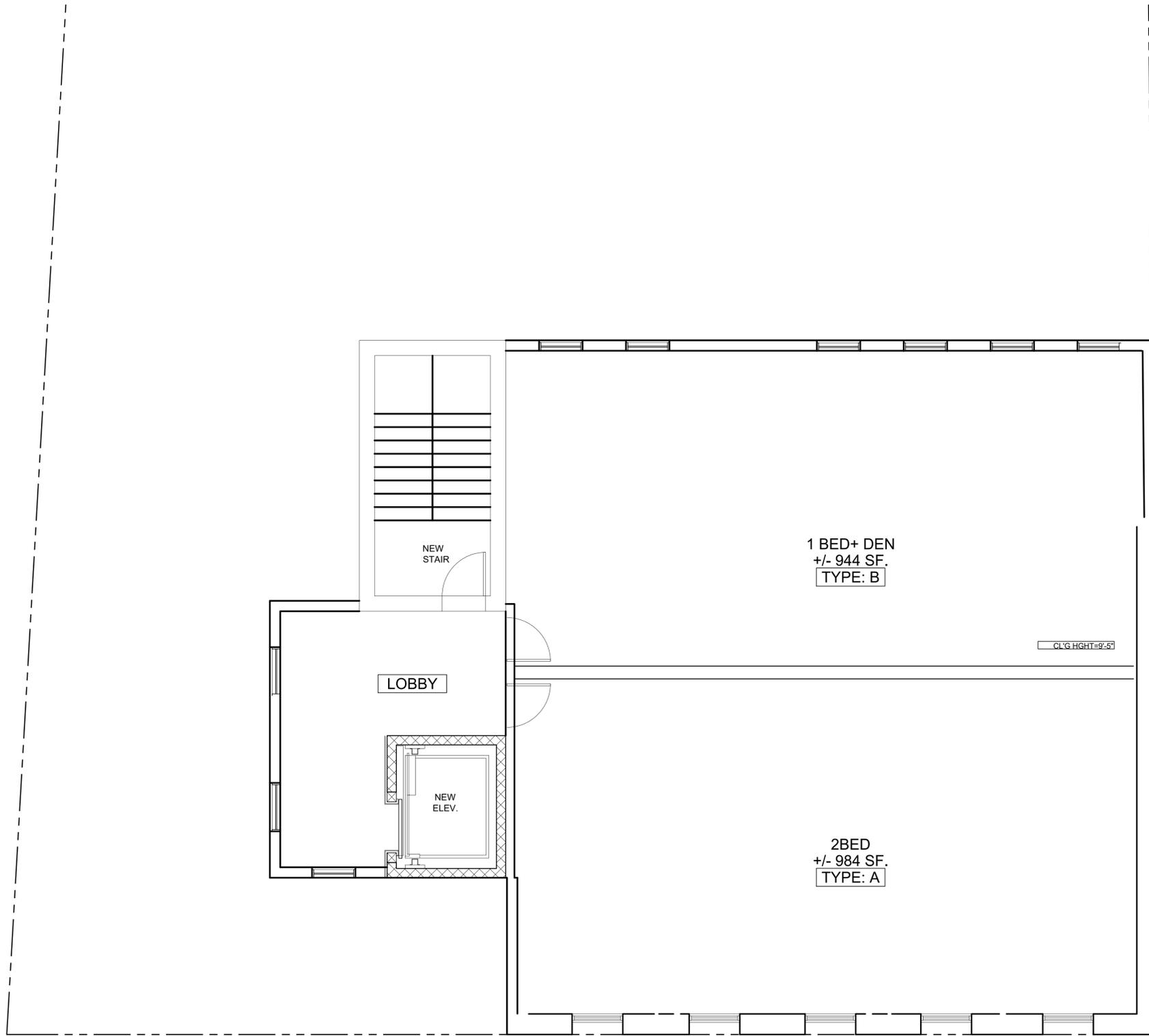
FLOOR PLANS

MIXED-USE MULTIFAMILY  
 FOR: UNION SQUARE HOTEL, LLC  
 AT: 17-19 UNION SQUARE  
 PHILLIPSBURG, NEW JERSEY

DATE:	REVISIONS	INT.
DATE: 06-16-2022		
DRAWN BY: PK		
CHECKED BY: IM	PM: IM	
SHEET NO:	A-102	
DRAWING 1	OF	
JOB NO: 17001A		

**JAMES R. GUERRA, P.A.**  
 Architects Planners  
 55 Jefferson Avenue  
 Elizabeth, N.J. 07201  
 (908) 355-2555

JAMES R. GUERRA A.I.A.  
 N.J. LIC. NO. A1 06059  
 FRANK J. LAWRENCE R.A.  
 N.J. LIC. NO. A1 06176



1 **FOURTH FLOOR PLAN - OPTION B**  
SCALE: 1/4"=1'-0"

**TOTAL 2 APT @ FOURTH FLOOR**  
**1 ONE BED + DEN**  
**1 TWO BED**

**4TH FLC**

© 2017 James R. Guerra, P.A. This drawing and the architectural work depicted herein are the sole property of James R. Guerra, P.A. No portion of this drawing may be copied without the express written consent of James R. Guerra, P.A.

FLOOR PLANS

MIXED-USE MULTIFAMILY  
 FOR: UNION SQUARE HOTEL, LLC  
 AT: 17-19 UNION SQUARE  
 PHILLIPSBURG, NEW JERSEY

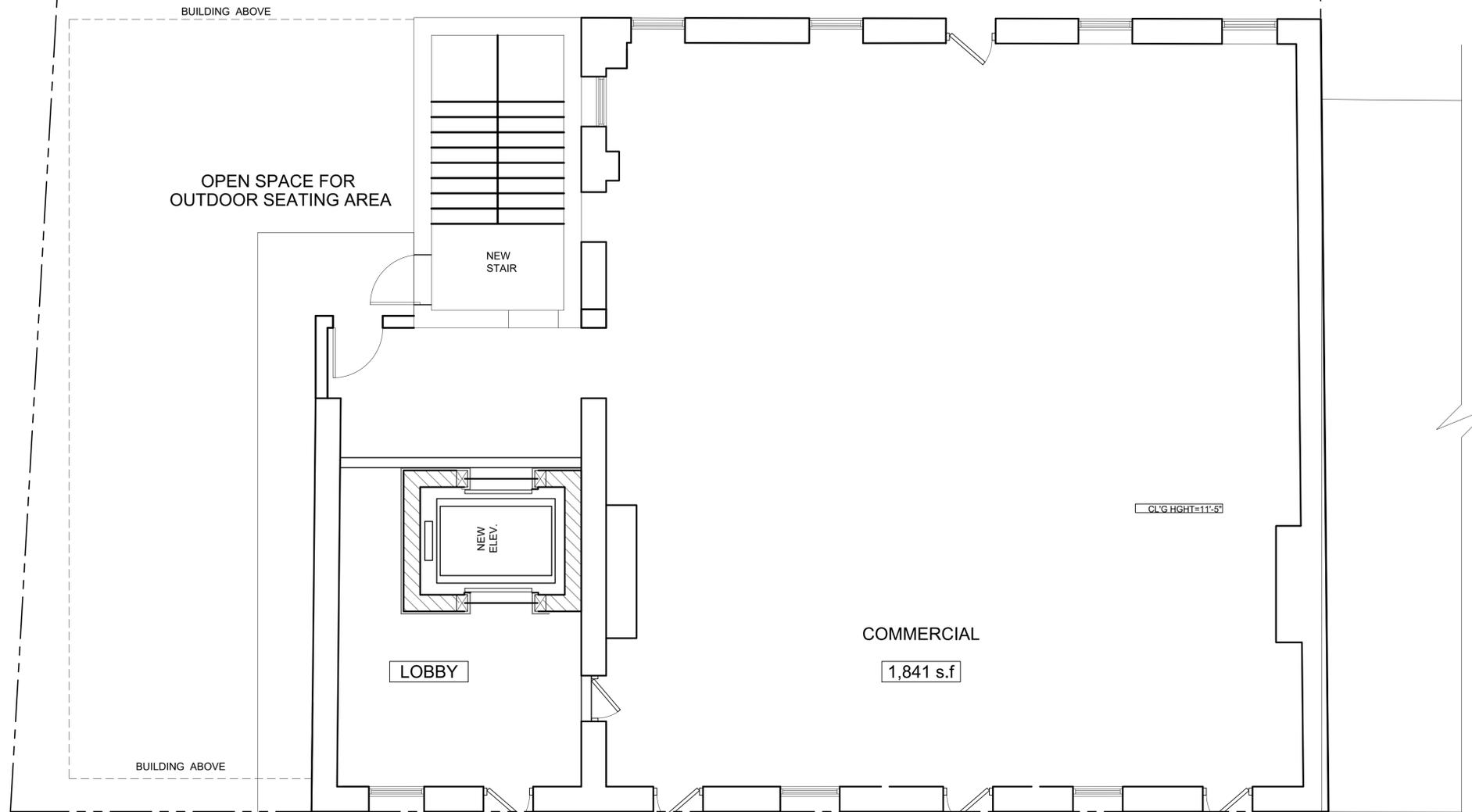
DATE	REVISIONS	INT.
DATE: 06-16-2022		
DRAWN BY: PK		
CHECKED BY: IM		PM: IM
SHEET NO:		
<b>A-103</b>		
DRAWING 1		OF
JOB NO: 17001A		

**JAMES R. GUERRA, P.A.**

Architects Planners  
 55 Jefferson Avenue  
 Elizabeth, N.J. 07201  
 (908) 355-2555

JAMES R. GUERRA A.I.A.  
 N.J. LIC. NO. A1 06059  
 FRANK J. LAWRENCE R.A.  
 N.J. LIC. NO. A1 06176

OPTION C | TOTAL 12 APT  
 3 TWO BED  
 3 ONE BED + DEN  
 6 STUDIO  
 COMMERCIAL SPACE  
 +/- 9,164 S.F



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

© 2017 James R. Guerra, P.A. This drawing and the architectural work depicted therein are the sole property of James R. Guerra, P.A. No portion of this drawing may be copied without the express written consent of James R. Guerra, P.A.

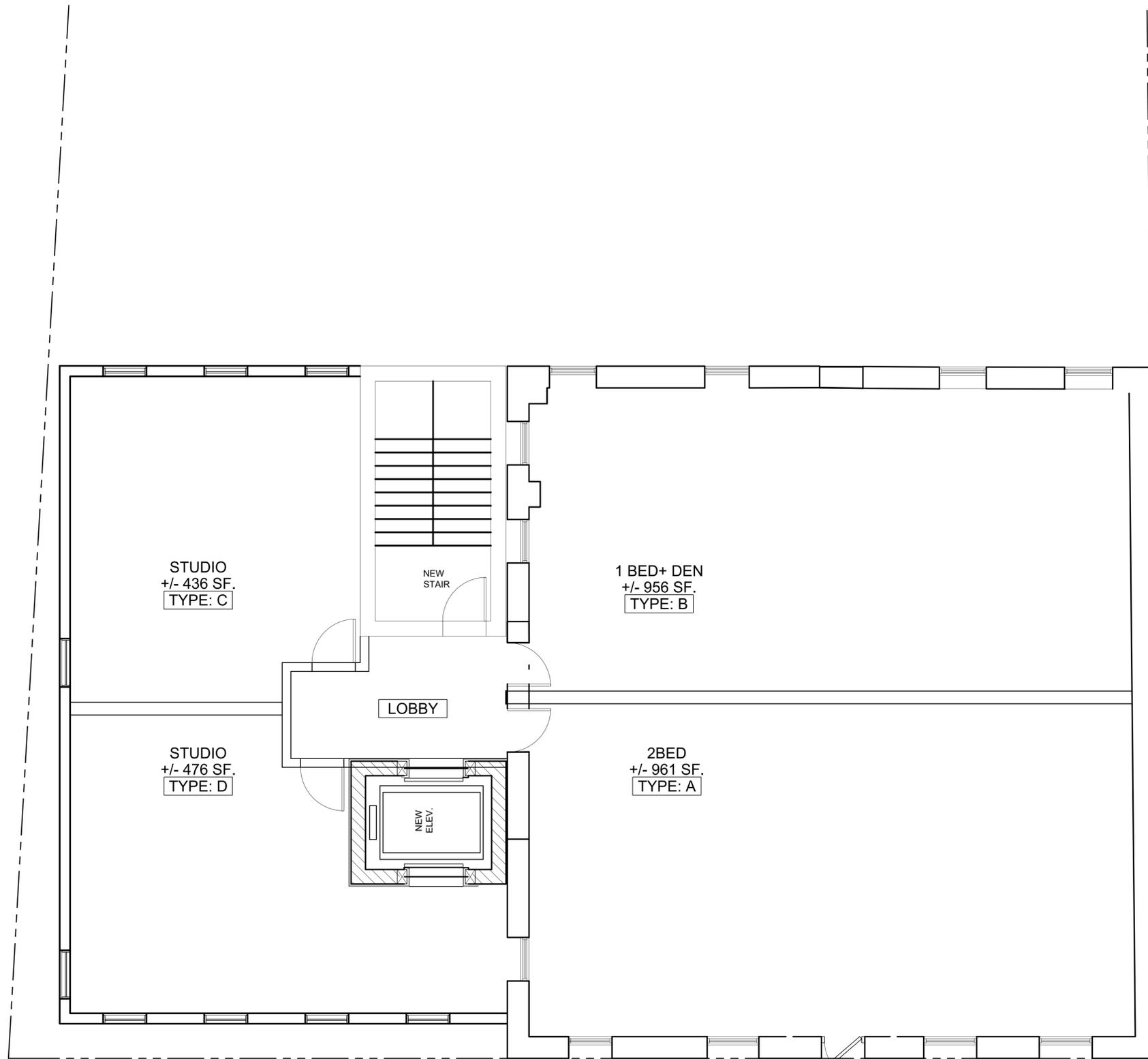
**JAMES R. GUERRA, P.A.**  
 Architects Planners  
 55 Jefferson Avenue  
 Elizabeth, N.J. 07201  
 (908) 355-2555

JAMES R. GUERRA A.I.A.  
 N.J. LIC. NO. AI 06059  
 FRANK J. LAWRENCE R.A.  
 N.J. LIC. NO. AI 06176

FLOOR PLANS

MIXED-USE MULTIFAMILY  
 FOR: UNION SQUARE HOTEL, LLC  
 AT: 17-19 UNION SQUARE  
 PHILLIPSBURG, NEW JERSEY

DATE:	REVISIONS	INT.
DATE: 06-16-2022		
DRAWN BY: PK		
CHECKED BY: IM	PM: IM	
SHEET NO: <b>A-100</b>		
DRAWING 1 OF		
JOB NO: 17001A		



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

**TOTAL 2 APT @ SECOND FLOOR**  
 1 ONE BED + DEN  
 1 TWO BED  
 2 STUDIO

© 2017 James R. Guerra, P.A. This drawing and the architectural work depicted therein are the sole property of James R. Guerra, P.A. No portion of this drawing may be copied without the express written consent of James R. Guerra, P.A.

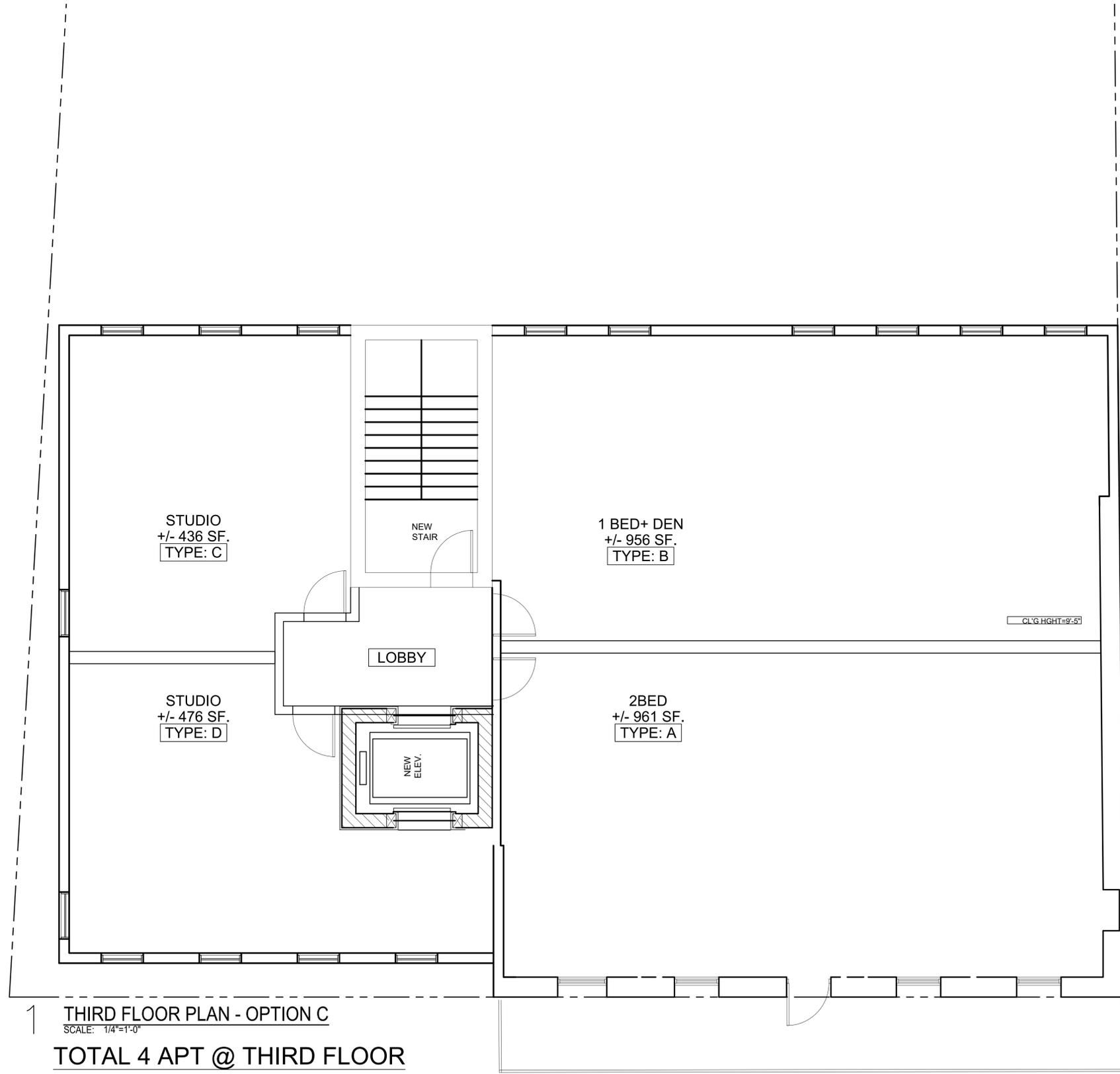
FLOOR PLANS

MIXED-USE MULTIFAMILY  
 FOR: UNION SQUARE HOTEL, LLC  
 AT: 17-19 UNION SQUARE  
 PHILLIPSBURG, NEW JERSEY

DATE:	REVISIONS	INT.
DATE: 06-16-2022		
DRAWN BY: PK		
CHECKED BY: IM		PM: IM
SHEET NO:	A-101	
DRAWING 1	OF	
JOB NO: 17001A		

**JAMES R. GUERRA, P.A.**  
 Architects: Planners  
 55 Jefferson Avenue  
 Elizabeth, N.J. 07201  
 (908) 355-2555

JAMES R. GUERRA A.I.A.  
 N.J. LIC. NO. AI 06059  
 FRANK J. LAWRENCE R.A.  
 N.J. LIC. NO. AI 06176



1 **THIRD FLOOR PLAN - OPTION C**  
 SCALE: 1/4"=1'-0"  
**TOTAL 4 APT @ THIRD FLOOR**  
 1 ONE BED + DEN  
 1 TWO BED  
 2 STUDIO

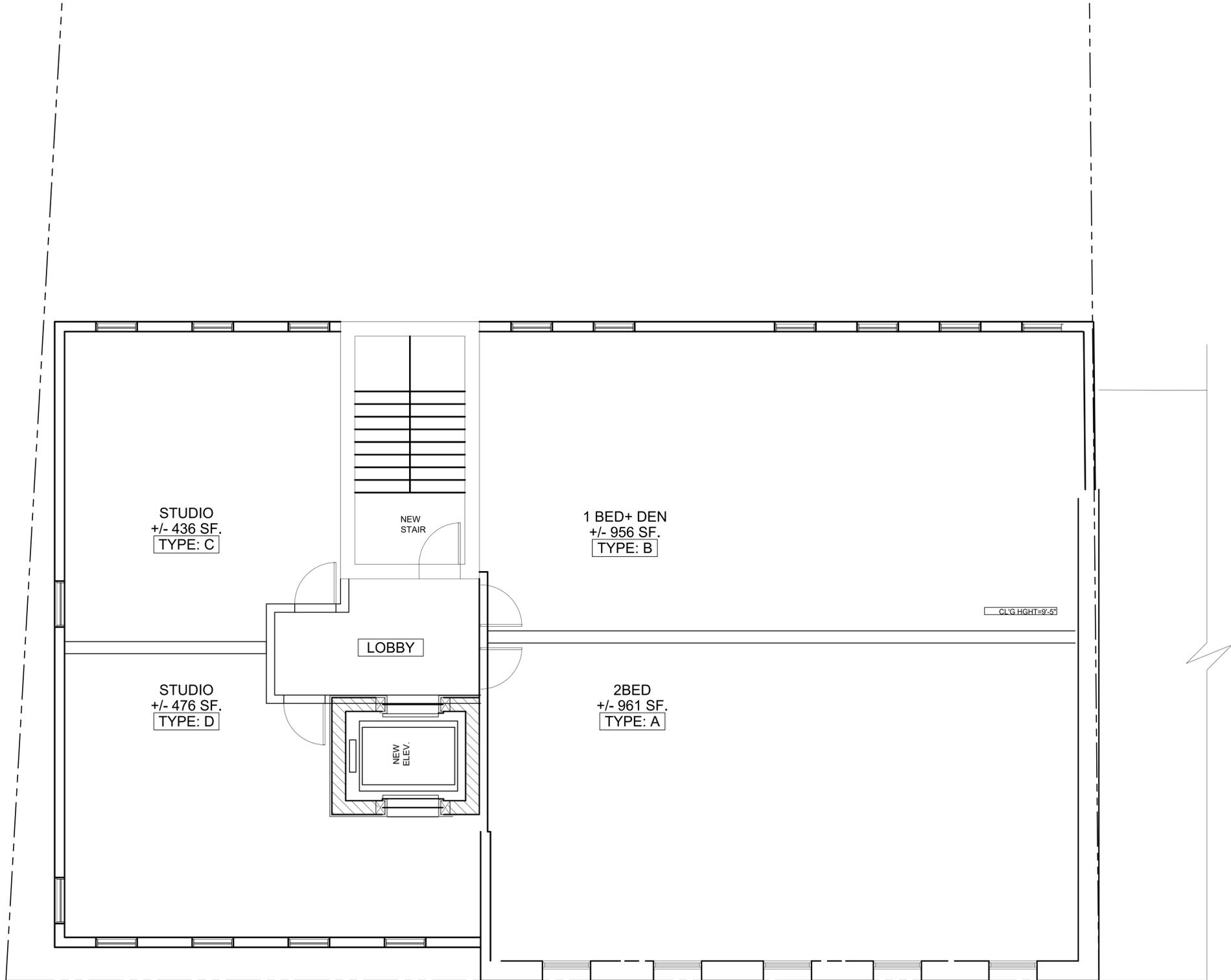
© 2017 James R. Guerra, P.A. This drawing and the architectural work depicted herein are the sole property of James R. Guerra, P.A. No portion of this drawing may be copied without the express written consent of James R. Guerra, P.A.

**JAMES R. GUERRA, P.A.**  
 Architects Planners  
 55 Jefferson Avenue  
 Elizabeth, N.J. 07201  
 (908) 355-2555

JAMES R. GUERRA A.I.A.  
 N.J. LIC. NO. A1 06059  
 FRANK J. LAWRENCE R.A.  
 N.J. LIC. NO. A1 06176

FLOOR PLANS  
 MIXED-USE MULTIFAMILY  
 FOR: UNION SQUARE HOTEL, LLC  
 AT: 17-19 UNION SQUARE  
 PHILLIPSBURG, NEW JERSEY

DATE	REVISIONS	INT.
DATE: 06-16-2022		
DRAWN BY: PK		
CHECKED BY: IM		PM: IM
SHEET NO:		
<b>A-102</b>		
DRAWING 1 OF		
JOB NO: 17001A		



1 FOURTH FLOOR PLAN - OPTION C  
SCALE: 1/4"=1'-0"

**TOTAL 4 APT @ FOURTH FLOOR**  
 1 ONE BED + DEN  
 1 TWO BED  
 2 STUDIO

© 2017 James R. Guerra, P.A. This drawing and the architectural work depicted herein are the sole property of James R. Guerra, P.A. No portion of this drawing may be copied without the express written consent of James R. Guerra, P.A.

**JAMES R. GUERRA, P.A.**  
 Architects Planners  
 55 Jefferson Avenue  
 Elizabeth, N.J. 07201  
 (908) 355-2555

JAMES R. GUERRA A.I.A.  
 N.J. LIC. NO. A1 06059  
 FRANK J. LAWRENCE R.A.  
 N.J. LIC. NO. A1 06176

FLOOR PLANS  
 MIXED-USE MULTIFAMILY  
 FOR: UNION SQUARE HOTEL, LLC  
 AT: 17-19 UNION SQUARE  
 PHILLIPSBURG, NEW JERSEY

DATE	REVISIONS	INT.
DATE: 06-16-2022		
DRAWN BY: PK		
CHECKED BY: IM		PM: IM
SHEET NO:		
<b>A-103</b>		
DRAWING 1 OF		
JOB NO: 17001A		