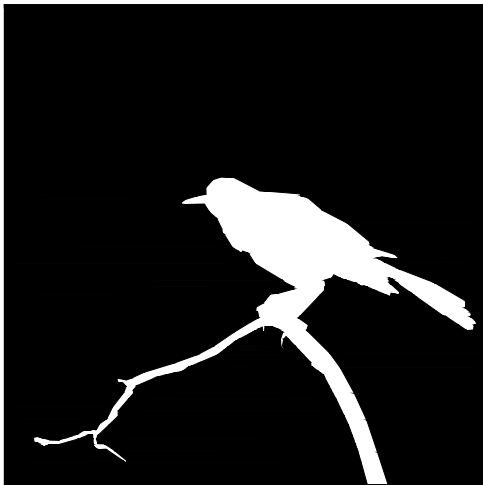


PROPOSED MULTIFAMILY DEVELOPMENT 201 WALNUT AVENUE

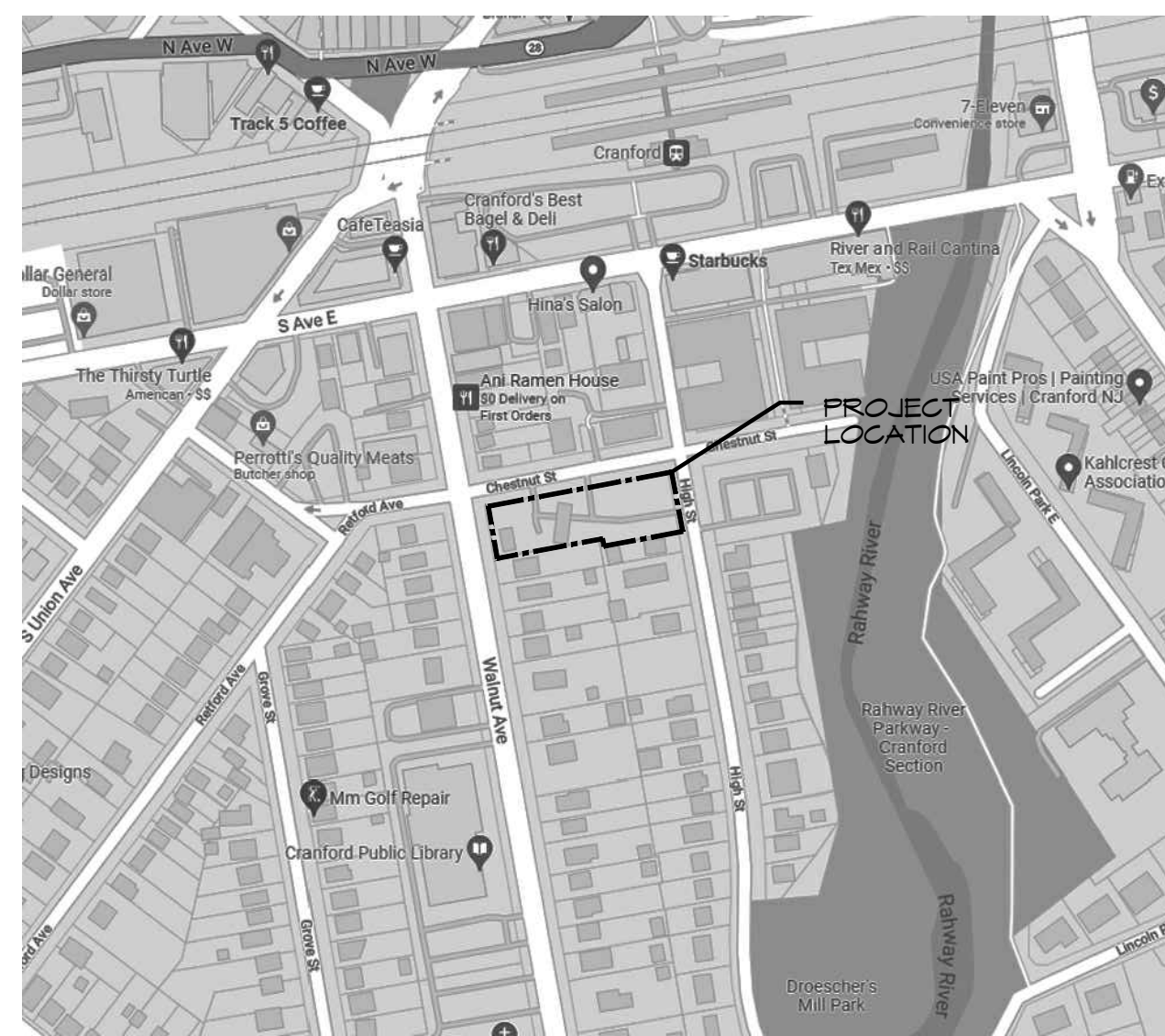
BLOCK 484, LOT 19.01
TOWNSHIP OF CRANFORD
UNION COUNTY, NEW JERSEY
ISSUE FOR PLANNING BOARD



BLACKBIRD GROUP ARCHITECTS LLC
TEL. 973.954.4650
PO BOX 5943
NEWARK, NEW JERSEY 07105
CERT. OF AUTHORIZATION 21AC00099200

**PROPOSED
MULTIFAMILY DEVELOPMENT**
 201 WALNUT AVENUE
 CRANFORD, NEW JERSEY

VICINITY MAP DIAGRAMMATIC FOR LOCATION REFERENCE ONLY (SEE CIVIL DRAWINGS)



PROJECT INFORMATION

OWNER & CO-APPLICANT:
201 WALNUT AVE LLC
C/O BRANDON K. BOFFARD, ESQ.
55 BLEEKER STREET
MILLEBURN, NEW JERSEY 07041

CO-APPLICANT:
IRON ORE PROPERTIES, LLC
55 BLEEKER STREET
MILLEBURN, NEW JERSEY 07041

LOCATION:
BLOCK 484, LOT 19.01
201 WALNUT AVENUE
CRANFORD, NEW JERSEY

CIVIL ENGINEER:
FRENCH & PARRELO ASSOCIATES
1800 ROUTE 34, SUITE 101
WALL, NEW JERSEY 07719

ARCHITECT:
BLACKBIRD GROUP ARCHITECTS
PO BOX 5943
NEWARK, NJ 07105
(973) 954-4650

DRAWING INDEX

DRWG.	SHEET NAME	DATE
T-1	TITLE SHEET	11-14-2022
A-1	FIRST & SECOND FLOOR PLAN	11-14-2022
A-2	THIRD FLOOR & ROOF PLAN	11-14-2022
A-3	EXTERIOR ELEVATIONS	11-14-2022
A-4	EXTERIOR ELEVATIONS	11-14-2022

BUILDING AREA MATRIX

	COV. GARAGE	RESIDENTIAL	COMMON/UTIL.	TOTAL
GROUND FLOOR	14,128 SQ.FT.	8,132 SQ.FT.	3,283 SQ.FT.	26,143 SQ.FT.
FIRST FLOOR	0	23,343 SQ.FT.	2,663 SQ.FT.	26,006 SQ.FT.
SECOND FLOOR	0	20,554 SQ.FT.	4,184 SQ.FT.	24,738 SQ.FT.
TOTAL	14,128 SQ.FT.	52,055 SQ.FT.	10,130 SQ.FT.	16,911 SQ.FT.

BUILDING MATRIX

APPROXIMATE GROSS AREAS SHOWN, SUBJECT TO FINAL PROJECT DEVELOPMENT

Unit	Type	Est. Area	Market	STORY			Total	% Total
				1	2	3		
1A	1 Bed	933	Market	0	0	1	1	2.56%
1A.1	1 Bed	906	Market	0	0	1	1	2.56%
B	1 Bed	1,035	Market	0	1	0	1	2.56%
D	1 Bed	879	Market	0	0	1	1	2.6%
E	1 Bed	885	Market	0	0	1	1	2.6%
F	1 Bed	908	Market	0	0	1	1	2.6%
F.1	1 Bed	987	Market	0	0	1	1	2.6%
2A	2 Bed	1,557	Market	5	0	0	5	12.8%
2B	2 Bed	1,213	Market	0	3	3	6	15.4%
2C	2 Bed	1,454	Market	0	2	2	4	10.3%
2D	2 Bed	1,608	Market	1	0	0	1	2.6%
2E	2 Bed	1,663	Market	2	0	0	2	5.1%
2G	2 Bed	1,497	Market	0	1	1	2	5.1%
2H	2 Bed	1,880	Market	0	1	1	2	5.1%
2J	2 Bed	1,397	Market	0	1	0	1	2.6%
2K	2 Bed	1,433	Market	0	1	1	2	5.1%
2L	2 Bed	1,316	Market	0	0	2	2	5.1%
C1	1 Bed	824	COAH	0	1	0	1	2.6%
C2	2 Bed	1,126	Ind. Liv. Unit	0	1	1	2	5.1%
C3	3 Bed	1,137	COAH	1	0	0	1	2.6%
C4	4 Bed	1,890	Group Home	1	0	0	1	2.6%
TOTAL				10	12	17	39	100.0%

MARKET	Units	Credits
1 BED	7	
2 BED	27	
3 BED	0	
4 BED	0	
TOTAL	34	

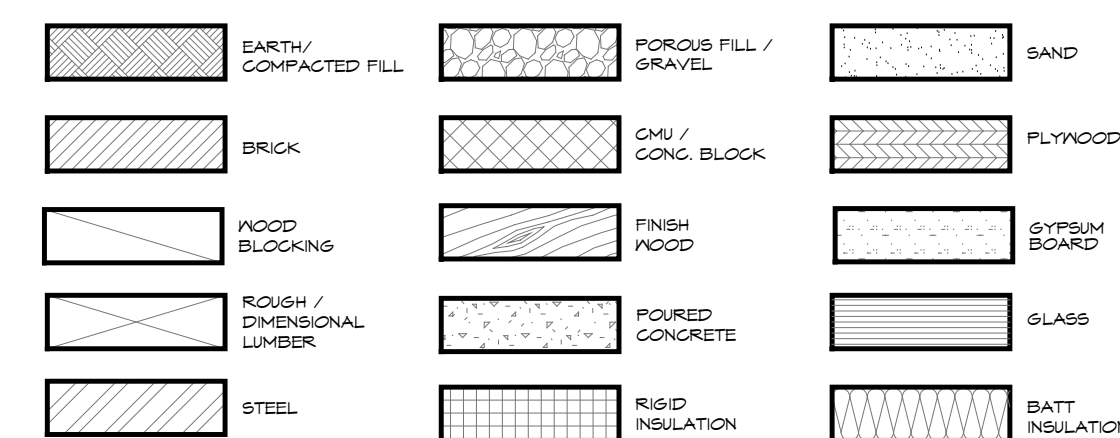
Affordable Housing	Units	Credits
1 Bedroom Family Affordable	1	1
3 Bedroom Family Affordable	1	1
4 Bedroom Group Home	1	4
2 Bedroom Independent Living Unit	2	4
TOTAL	5	10*

TRANSPARENCY	GROUND	UPPER
	3,814	7,041
	1055	1775
	27.7%	25.2%

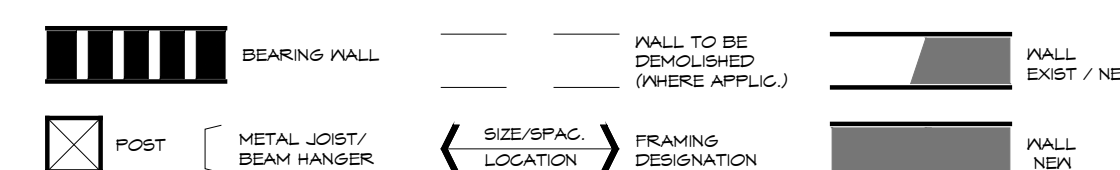
*The project requires a 20% set aside equal to 8 of the total dwelling units. The Redeveloper is providing an excess of 2 family affordable units, which shall be a credit towards the affordable housing requirement of the South Avenue Phase of the Project.

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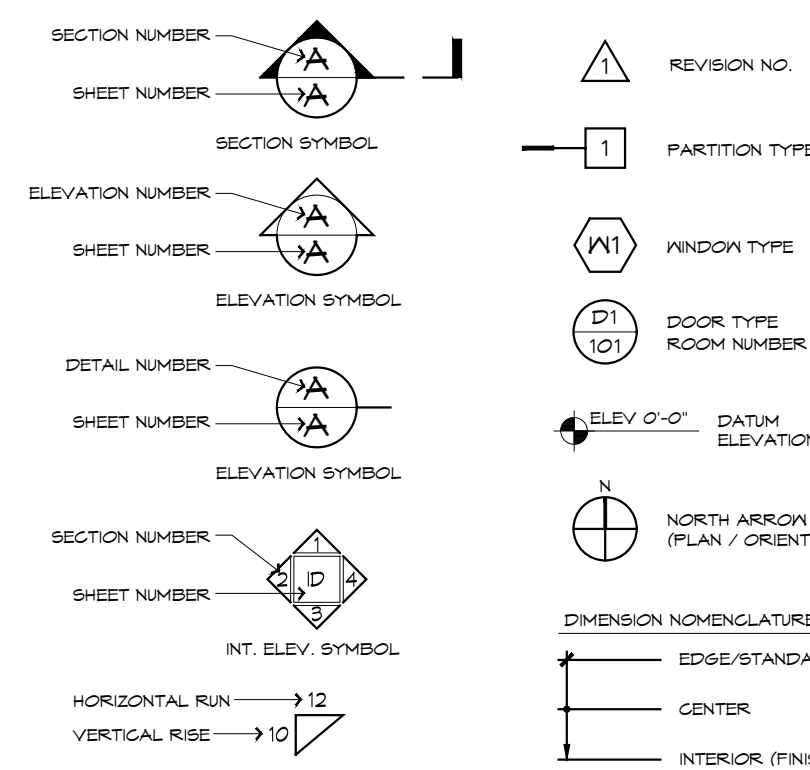
ARCHITECTURAL MATERIALS LEGEND



PLAN SYMBOLS LEGEND



GRAPHIC SYMBOLS LEGEND



ABBREVIATIONS

ADJ	ADJACENT	HM	HOLLOW METAL
AFF	ABOVE FINISHED FLOOR	LAV	LAVATORY
ALUM	ALUMINUM	INSUL	INSULATION
APVD	APPROVED	MEP	MECHANICAL, ELECTRICAL & PLUMBING
BO	BOTTOM OF	MFR	MANUFACTURER
CL	CLOSET	ML	MIGRULAM BEAM (LVL)
CLG	CEILING	MISC	MISCELLANEOUS
CONC	CONCRETE	MO	MASONRY OPENING
COORD	COORDINATE	MR	MOISTURE RESISTANT
CONT	CONTINUOUS	MTL	METAL
DET	DETAIL	N/A	NON-APPLICABLE
DN	DOWN	NG	NOT IN CONTRACT
DO	REPEAT STRUCT. DRAWING(S)	NOM	NOMINAL
ELEC	ELECTRICAL	OAE	OR APPROVED EQUAL
EXIST	EXISTING	OC	ON CENTER
FD	FLOOR DRAIN	OFI	OWNER FURNISHED AND INSTALLED
FE	FIRE EXTINGUISHER	OPF	OWNER FURN. CONTRACTOR INSTALLED
FF	FINISHED FLOOR	OPP	OPPOSITE
FN	FINISHED	PLB	PARALLAM BEAM (PSL)
FL	FLOOR	PT	PRESSURE TREATED
FO	FACE OF	PTD	PAINTED
FR	FIRE RATED	RGF	REFLECTED CEILING PLAN
FS	FIRE STOP	REQD	REQUIRED
GFI	GROUND FAULT INTERRUPTER	RS	ROOF STRUCTURE/STRUCTURAL
GC	GENERAL CONTRACTOR	TOP OF	TOP OF
GWB	GYP-SUM WALL BOARD	TRF	TYPICAL
HC	HANDICAP	UNO	UNLESS NOTED OTHERWISE
HDR	HEADER	VIF	VERIFY IN FIELD
HT	HEIGHT	WC	WATER CLOSET
		WD	WOOD
		WR	WATER RESISTANT

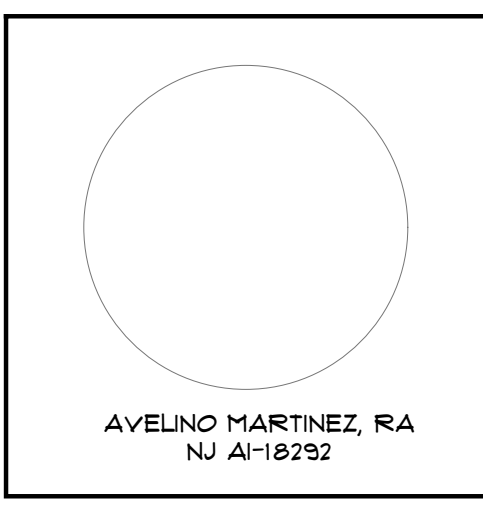
GENERAL NOTES

COPYRIGHT OF THESE DRAWINGS REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED OR REPRODUCED IN ANY FORM OR IN ANY MANNER WITHOUT EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT. IF REUSED WITHOUT PERMISSION, THE ARCHITECT SHALL BE INDEMNIFIED AND HELD HARMLESS FROM ALL LIABILITY, LEGAL EXPOSURE, CLAIMS, DAMAGES, LOSSES AND EXPENSES THE OWNER AND CONTRACTOR SHALL INDEMNIFY AND HOLD THE ARCHITECT AND ITS CONSULTANTS HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR. ALL WORK AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE RESPECTIVE CODES AND STANDARDS APPLICABLE TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO THE PERTINENT VERSIONS OF LOCAL, STATE AND FEDERAL CODES. DO NOT SCALE DRAWINGS. ALL DIMENSIONS NOTED SHALL GOVERN AND REPRESENT THE GENERAL ARRANGEMENT OF THE WORK. THE CONTRACTOR SHALL CONFIRM DIMENSION AND FIELD CONDITIONS PRIOR TO EXECUTION OF ANY WORK. WHERE ANY DISCREPANCY IS FOUND TO EXIST WITH OR BETWEEN DRAWINGS AND/OR DOCUMENTS, THEY SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. WHERE THE CONTRACTOR MUST MAKE MODIFICATIONS TO MAKE PARTS ALIGN IN ACCORDANCE WITH DESIGN INTENT, SUCH MODIFICATION SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

INFORMATION CONTAINED ON THESE DRAWINGS IS INTENDED FOR PURPOSES OF ILLUSTRATING DESIGN INTENT AND ZONING / LAND USE CHARACTERISTICS. FINAL DETAILING, INTERIOR LAYOUTS, AND SPECIFIC CONDITIONS ARE SUBJECT TO FURTHER PROJECT DEVELOPMENT.

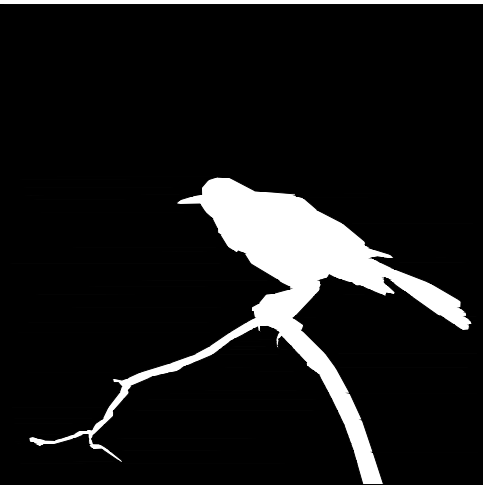
PRELIMINARY BUILDING CODE DATA

- USE GROUP: _____ R-2 (RESIDENTIAL APARTMENTS) S-2 (PRIVATE GARAGE)
- CONSTRUCTION TYPE: _____ PODIUM CONSTRUCTION (NIBC 510) TYPE V (ABOVE) TYPE (BELOW)
- HANDICAP ACCESSIBILITY: _____ NJ BARRIER FREE SUBCODE/FHA
- FIRE PROTECTION SYSTEM: _____ NFPA 13/13R

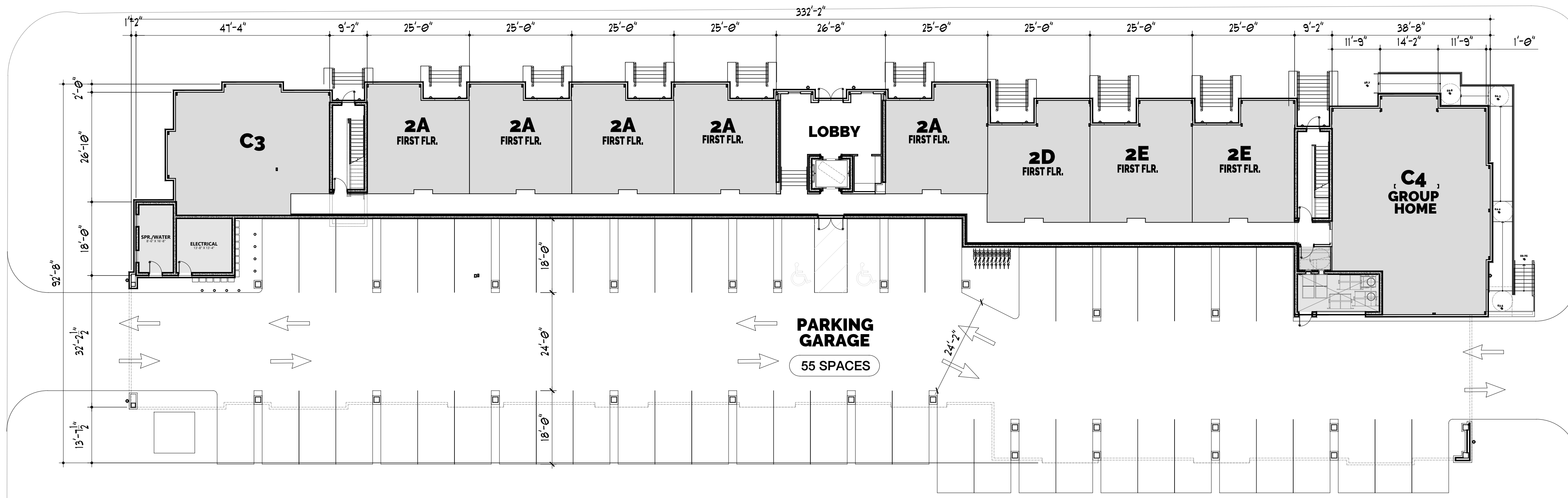


TITLE SHEET

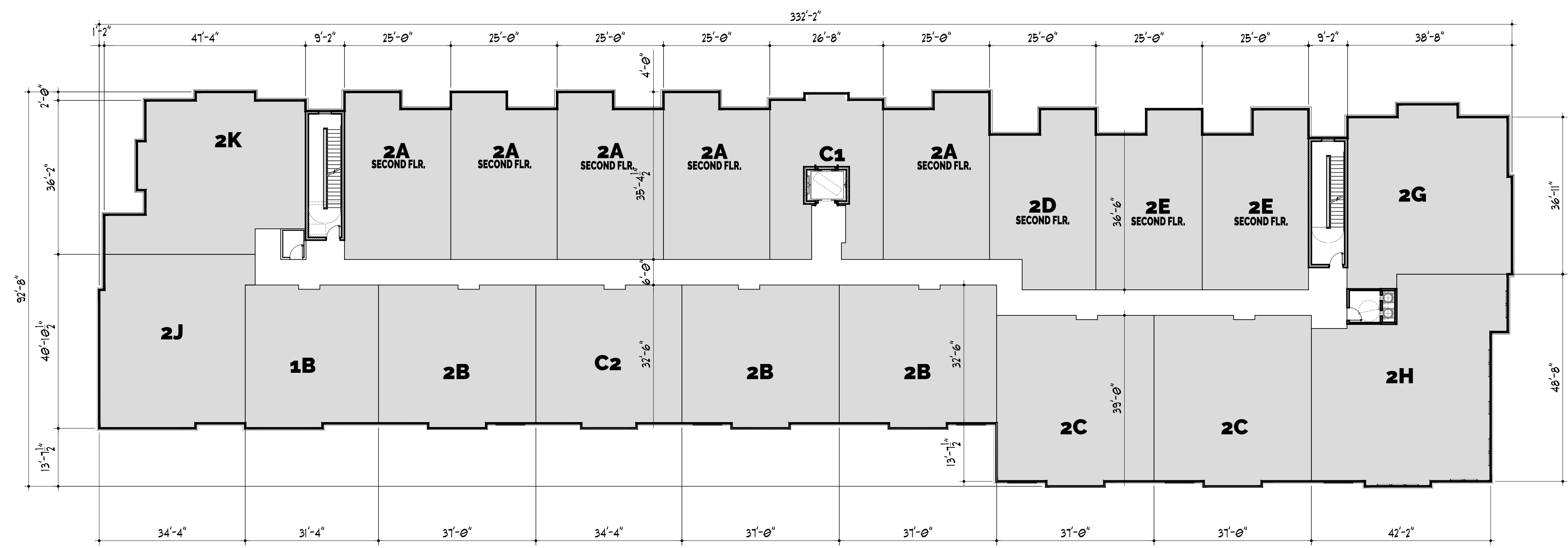
DRAWING NO.
T-1
PROJ. NO.: 18123



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A FIRST FLOOR PLAN
 A-1 SCALE: 1/16"=1'-0"



B SECOND FLOOR PLAN
 A-1 SCALE: 1/16"=1'-0"

LIGHTING NOTES:

ALL BUILDING LIGHTING SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS:

1. USE LED LIGHTING IN ALL INDOOR SPACES, INCLUDING DWELLING UNITS AND PARKING FACILITIES, AND FOR EXTERNAL LIGHTS.
2. USE OCCUPANCY SENSORS IN COMMON AREAS
3. USE OCCUPANCY SENSORS IN STAIRWELLS, HALLWAYS, BUT ENSURE SAFE LIGHTING LEVELS
4. DESIGN EXTERIOR LIGHTING TO REDUCE LIGHT POLLUTION FOR THE AREAS SURROUNDING THE SITE.

**PROPOSED
 MULTIFAMILY DEVELOPMENT**
 201 WALNUT AVENUE
 CRANFORD, NEW JERSEY

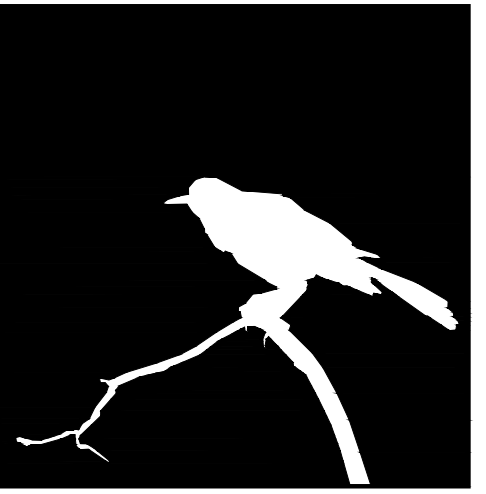
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**FIRST & SECOND
 FLOOR PLAN**

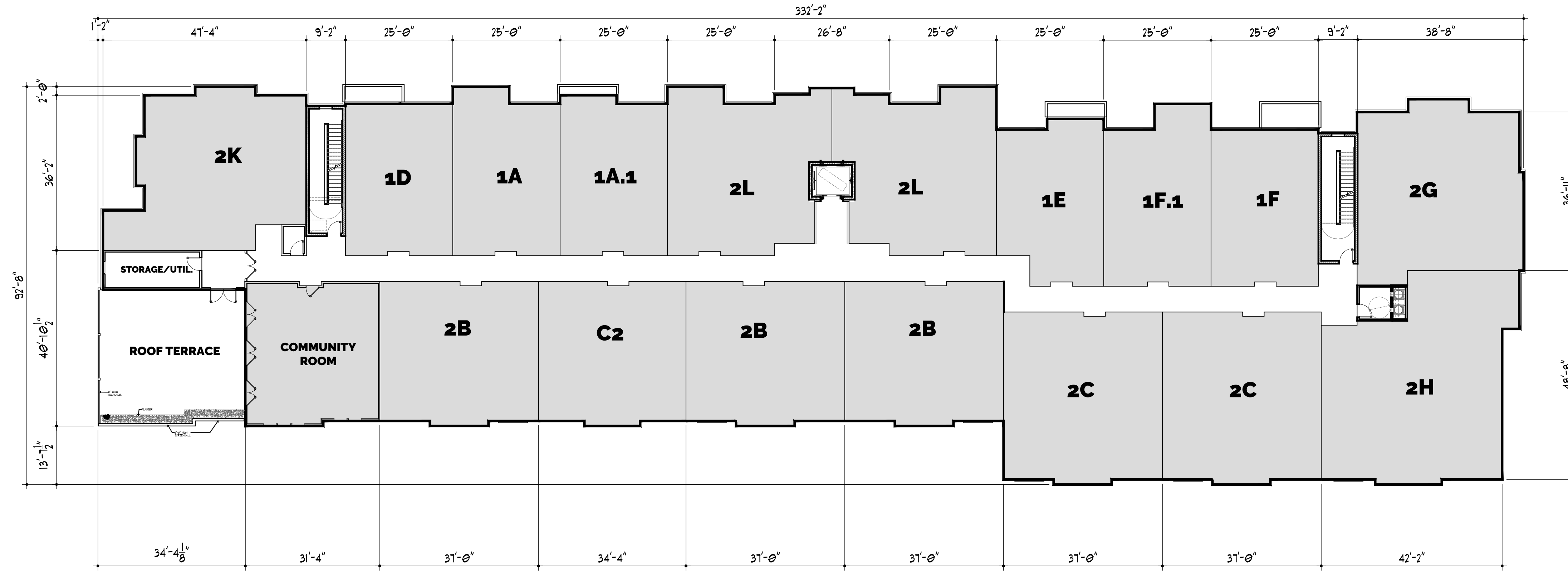
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A-1

PROJ. NO.: 18123

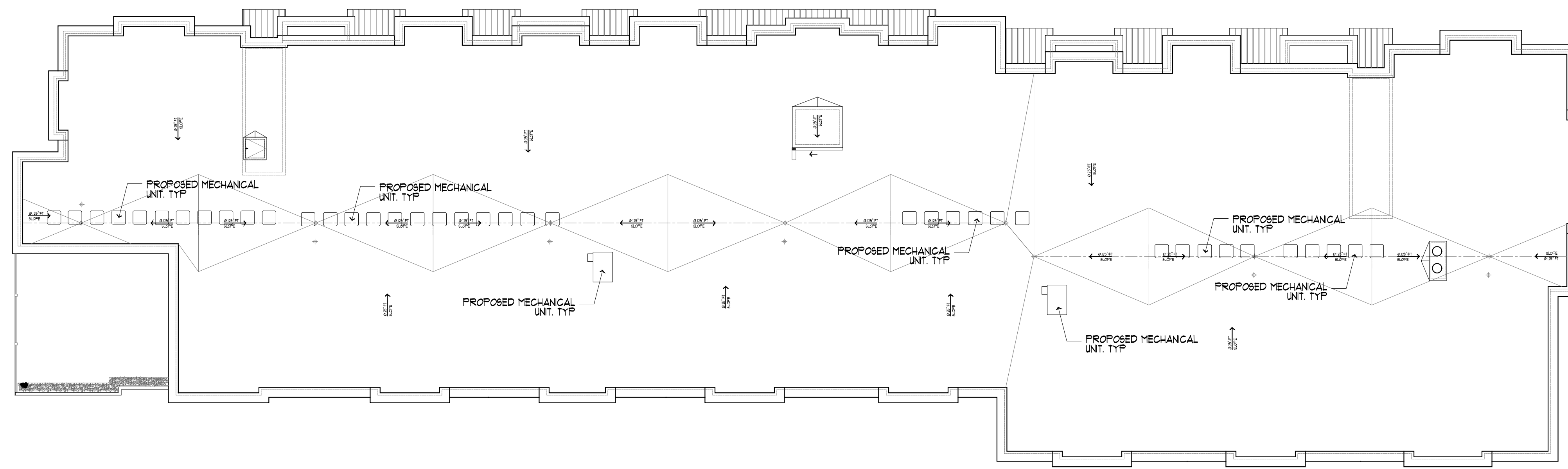


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**PROPOSED
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 201 WALNUT AVENUE
 CRANFORD, NEW JERSEY



C THIRD FLOOR PLAN
A-2 SCALE: 1/16"=1'-0"



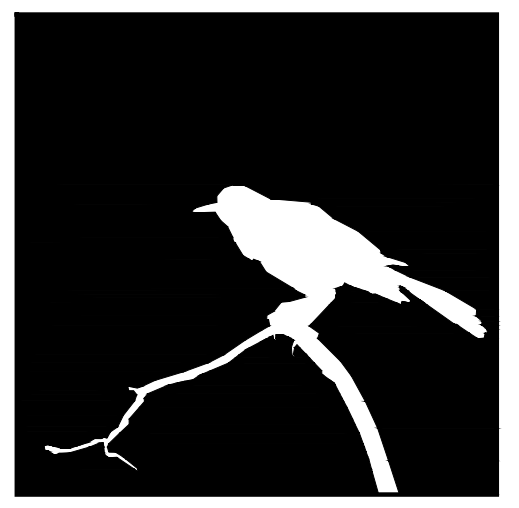
D ROOF PLAN
A-2 SCALE: 1/16"=1'-0"

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THIRD FLOOR &
 ROOF PLAN

DRAWING NO.
A-2
 PROJ. NO.: 18123



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EXTERIOR FINISH LEGEND

- ① BRICK (2 COLORS)
- ② ENTRY DOOR WITH SIDELIGHTS
- ③ PANELS AND TRIM FIBER CEMENT OR ACM
- ④ TRIM FASCIA BOARD, FREEZE BOARD, CORNER TRIM, TRIM BOARD, (FIBER CEMENT OR ACM)
- ⑤ FIBER CEMENT BOARD SIDING (BY JAMES HARDIE OR EQUAL)
- ⑥ PRECAST STONE TRIM BAND / WATER TABLE
- ⑦ PRECAST STONE
- ⑧ DOUBLE HUNG WINDOWS
- ⑨ PRECAST STONE WINDOW HEAD AND SILL
- ⑩ WINDOW HEAD, SILL, AND SURROUND (PVC OR F.C. TRIM)
- ⑪ SLIDING GLASS DOOR
- ⑫ INSULATING METAL FLUSH DOOR
- ⑬ ALUMINUM STOREFRONT WITH CLEAR INSULATING GLASS
- ⑭ PREFINISHED STANDING SEAM METAL ROOF
- ⑮ PREFABRICATED DECORATIVE BRACKETS
- ⑯ PREFINISHED METAL RAILING SYSTEM
- ⑰ PREFINISHED METAL COPING
- ⑱ WALL MOUNTED LIGHT FIXTURE
- ⑲ BLUE STONE TREADS AND LANDING
- ⑳ STUCCO FINISH
- ㉑ SCREENMESH WITH 1X4 WOOD PLANKS. FINISH AS SELECTED BY OWNER
- ㉒ PRE-FABRICATED, PRE-FINISHED METAL JUJETTE BALCONY RAILS

DECORATIVE LIGHT FIXTURE SCHEDULE

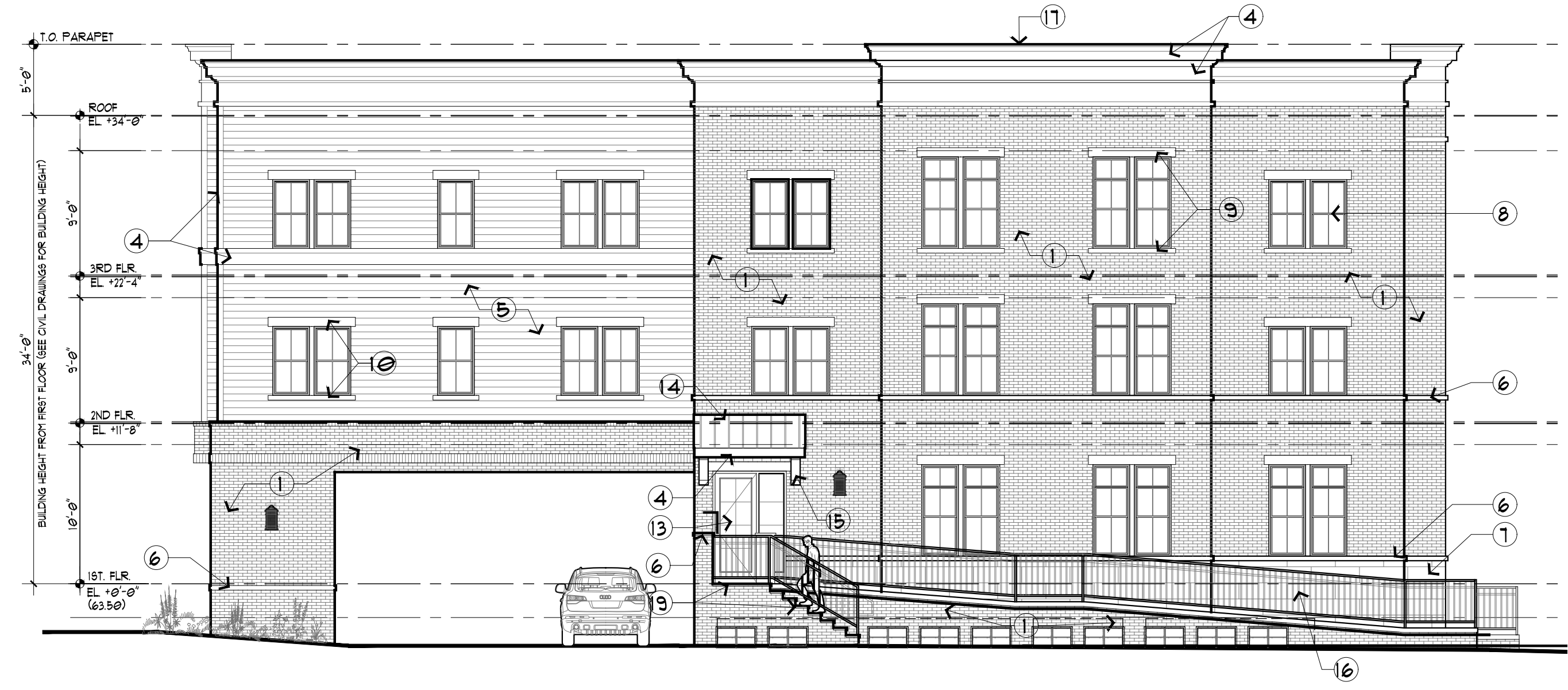
- TYPE 1: GENERATION LIGHTING MODEL OL2101BB: MEDIUM LANTERN
- TYPE 2: GENERATION LIGHTING MODEL OL2101BB: LARGE LANTERN
- (SEE LIGHTING PLAN FOR ADDITIONAL INFORMATION)



A FRONT ELEVATION
A-3 SCALE: 1/16"=1'-0"



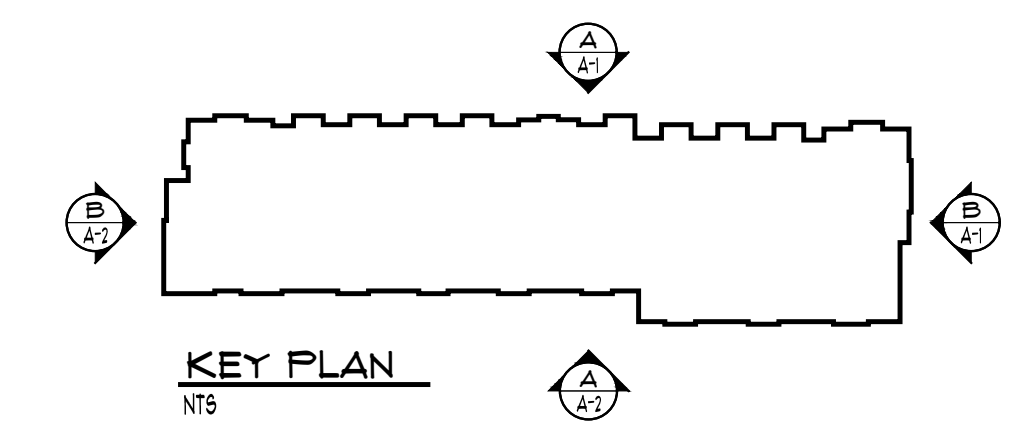
A.1 FRONT ELEVATION
A-3 SCALE: 1/8"=1'-0"



B LEFT SIDE ELEVATION
A-3 SCALE: 1/8"=1'-0"



A.2 FRONT ELEVATION
A-3 SCALE: 1/8"=1'-0"



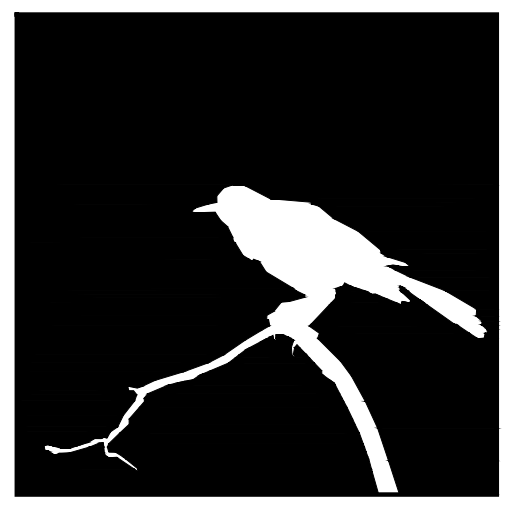
PROPOSED
MULTIFAMILY DEVELOPMENT
 201 WALNUT AVENUE
 CRANFORD, NEW JERSEY

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EXTERIOR ELEVATIONS

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EXTERIOR FINISH LEGEND

- | | |
|--|---|
| ① BRICK (2 COLORS) | ⑪ SLIDING GLASS DOOR |
| ② ENTRY DOOR WITH SIDELIGHTS | ⑫ INSULATING METAL FLUSH DOOR |
| ③ PANELS AND TRIM FIBER CEMENT OR ACM | ⑬ ALUMINUM STOREFRONT WITH CLEAR INSULATING GLASS |
| ④ TRIM FASCIA BOARD, FRIEZE BOARD, CORNER TRIM, TRIM BOARD (FIBER CEMENT OR ACM) | ⑭ PREFINISHED STANDING SEAM METAL ROOF |
| ⑤ FIBER CEMENT BOARD SIDING (BY JAMES HARDIE OR EQUAL) | ⑮ PREFABRICATED DECORATIVE BRACKETS |
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| ⑩ WINDOW HEAD, SILL, AND SURROUND (PVC OR F.C. TRIM) | ⑳ STUCCO FINISH |
| | ㉑ SCREEN WALL WITH 1X6 WOOD PLANKS. FINISH AS SELECTED BY OWNER |
| | ㉒ PREFABRICATED PREFINISHED METAL JULETTE BALCONY RAILS |

DECORATIVE LIGHT FIXTURE SCHEDULE

- TYPE 1: GENERATION LIGHTING MODEL OL2201BB: MEDIUM LANTERN
 TYPE 2: GENERATION LIGHTING MODEL OL201BB: LARGE LANTERN
 (SEE LIGHTING PLAN FOR ADDITIONAL INFORMATION)



A REAR ELEVATION
A-4 SCALE: 1/16"=1'-0"



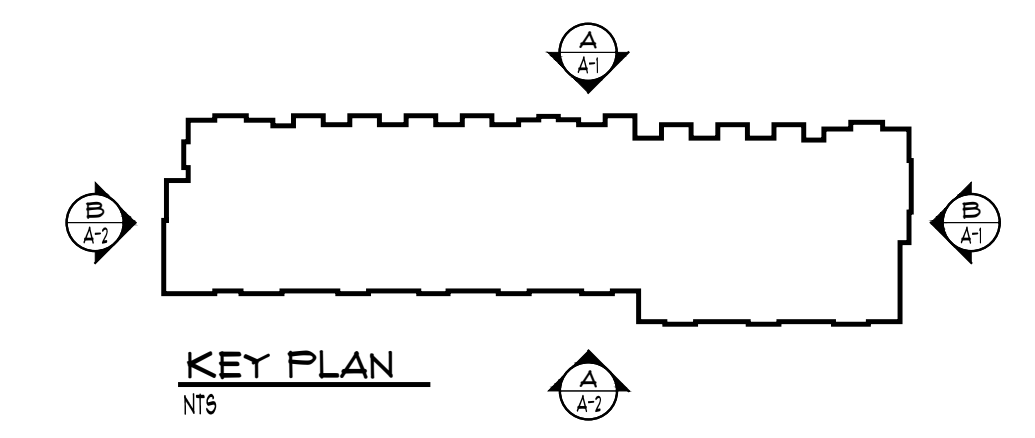
A.1 REAR ELEVATION
A-4 SCALE: 1/16"=1'-0"



B RIGHT SIDE ELEVATION
A-4 SCALE: 1/16"=1'-0"



A.2 REAR ELEVATION
A-4 SCALE: 1/16"=1'-0"



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EXTERIOR ELEVATIONS

DRAWING NO.
A-4
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