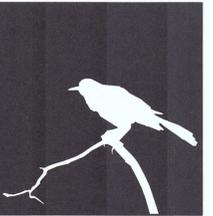


# PROPOSED MIXED USE DEVELOPMENT

## 4 COMMUNITY PLACE BLOCK 1501, LOT 4 BOROUGH OF MADISON MORRIS COUNTY, NEW JERSEY



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

**PROPOSED  
MIXED-USE DEVELOPMENT**  
 4 COMMUNITY PLACE  
 MADISON, NEW JERSEY

### VICINITY MAP



### PROJECT INFORMATION

**OWNER:**  
PARK VALLEY MADISON, LLC  
11 DUNDAR RD.  
SUITE 210  
SPRINGFIELD, NJ 07081

**CIVIL ENGINEER:**  
SUBURBAN CONSULTING ENGINEERS, INC.  
2490 HIGHWAY 34, BLDG A, SUITE 1R  
MALL, NJ 08736  
(732) 282-1776

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

### BUILDING DATA

APPROXIMATE AREAS

Unit	Type	Est. Area	Market	STORY		
				2	3	Total
1A	1 Bed	793	Market	1	0	1
1A.1	1 Bed	825	Market	0	1	1
1B	1 Bed	790	Market	1	1	2
2A	2 Bed	1,193	Market	1	0	1
2A.1	2 Bed	1,225	Market	0	1	1
2B	2 Bed	1,262	Market	1	1	2
2C	2 Bed	1,367	Market	1	1	2
2D	2 Bed	1,329	Market	1	0	1
2D.1	2 Bed	1,329	Market	0	1	1
2E	2 Bed	1,127	Market	1	0	1
2G	2 Bed	1,054	Afford.	0	1	1
2G.1	2 Bed	1,054	Market	1	0	1
C3A	3 Bed	1,127	Afford.	0	1	1
<b>TOTAL</b>				<b>8</b>	<b>8</b>	<b>16</b>

### DRAWING INDEX

#### ARCHITECTURAL

DRWG.	SHEET NAME	DATE
T-1	TITLE SHEET AND NOTES	8-18-20
A-1	FIRST FLOOR PLAN	8-18-20
A-2	SECOND FLOOR PLAN	8-18-20
A-3	THIRD FLOOR PLAN	8-18-20
A-4	ROOF PLAN	8-18-20
A-5	BUILDING ELEVATIONS	8-18-20
A-6	BUILDING ELEVATIONS	8-18-20

#### MARKET

1 BED	4
2 BED	10
3 BED	0
<b>TOTAL</b>	<b>14</b>

#### AFFORD.

1 BED	0
2 BED	1
3 BED	1
<b>TOTAL</b>	<b>2</b>

#### TOTAL

4
11
1
<b>16</b>

#### GROSS AREAS

	COV. PKNG.	COMMERCIAL	RESIDENTIAL	COMMON	TOTAL
BASEMENT	0	0	0	1,824	1,824 GSF
GROUND	8,052	883	0	1,214	10,209 GSF
SECOND	0	0	8,308	1,248	10,156 GSF
THIRD	0	0	8,315	1,242	10,211 GSF
<b>TOTAL</b>	<b>8,052</b>	<b>883</b>	<b>17,823</b>	<b>5,588</b>	<b>32,406 GSF</b>

### ARCHITECTURAL MATERIALS LEGEND

EARTH/COMPACTED FILL	POROUS FILL / GRAVEL	SAND
BRICK	CMU / CONC. BLOCK	PLYWOOD
WOOD BLOCKING	FINISH WOOD	GYPSUM BOARD
ROUGH / DIMENSIONAL LUMBER	POURED CONCRETE	GLASS
STEEL	RIGID INSULATION	BATT INSULATION

### PLAN SYMBOLS LEGEND

BEARING WALL	WALL TO BE DEMOLISHED (WHERE APPLIC.)	WALL
METAL JOIST / BEAM HANGER	FRAMING DESIGNATION	WALL NEW

### GRAPHIC SYMBOLS LEGEND

SECTION NUMBER	REVISION NO.
SHEET NUMBER	PARTITION TYPE
SECTION SYMBOL	WINDOW TYPE
ELEVATION NUMBER	DOOR TYPE / ROOF NUMBER
SHEET NUMBER	ELEV. 0'-0" DATUM ELEVATION
DETAIL NUMBER	NORTH ARROW (PLAN / ORIENT)
SHEET NUMBER	DIMENSION NOMENCLATURE
ELEVATION SYMBOL	EDGE/STANDARD
SECTION SYMBOL	CENTER
SHEET NUMBER	INTERIOR (FINISH)
NT. ELEV. SYMBOL	
HORIZONTAL RUN	
VERTICAL RISE	

### ABBREVIATIONS

AG	AVERAGE GRADE	HM	HOLLOW METAL
AF	ABOVE FINISHED FLOOR	LAV	LAVATORY
ALUM	ALUMINUM	INSUL	INSULATION
APVD	APPROVED	MEP	MECHANICAL, ELECTRICAL & PLUMBING
BO	BOTTOM OF	MFR	MANUFACTURER
CL	CLOSET	ML	MICROLAM BEAM (LVL)
CLG	Ceiling	MISC	MISCELLANEOUS
CONC	CONCRETE	MO	MASONRY OPENING
CO	CARBON MONOXIDE	MR	MOISTURE RESISTANT
COORD	COORDINATE	MTL	METAL
CONT	CONTINUOUS	N/A	NON-APPLICABLE
DET	DETAIL	NC	NOT IN CONTRACT
DN	DOWN	NOM	NOMINAL
DO	DOOR	OAE	OR APPROVED EQUAL
DWG(S)	DRAWING(S)	OC	ON CENTER
ELEC	ELECTRICAL	ORI	OWNER FURNISHED AND INSTALLED
EXIST	EXISTING	OPF	OWNER FURN., CONTRACTOR INSTALLED
FD	FLOOR DRAIN	OPP	OPPOSITE
FE	FIRE EXTINGUISHER	PLB	PARALLAM BEAM (PSL)
FF	FINISHED FLOOR	PT	PRESSURE TREATED
FIN	FINISHED	PTD	PAINTED
FL	FLOOR	RCP	REFLECTED CEILING PLAN
FO	FACE OF	REQD	REQUIRED
FR	FIRE RATED	STRUC	STRUCTURE/STRUCTURAL
FS	FIRE STOP	TO	TOP OF
GFI	GROUND FAULT INTERRUPTER	TYP	TYPICAL
GC	GENERAL CONTRACTOR	UND	UNLESS NOTED OTHERWISE
GWB	GYPSUM WALL BOARD	VIF	VERIFY IN FIELD
HC	HANDICAP	WC	WATER CLOSET
HDR	HEADER	WD	WOOD
HT	HEIGHT	WR	WATER RESISTANT

### GENERAL NOTES

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1	ISSUE FOR REVIEW	2-3-18
2	ISSUE FOR APPROVALS	5-11-20
3	ISSUE FOR APPROVALS	5-14-20
4	ISSUE FOR APPROVALS	8-18-20

*Avellino Martinez*  
AVELINO MARTINEZ, RA  
NJ AI-18292

TITLE SHEET

DRAWING NO.  
**T-1**  
PROJ. NO.: 19126