

1.001:18 @BCEB N. P. @P05016K @S001UP @B01000B @U00800A @B1A @A-106-10-16



1 SIXTH FLOOR PLAN
A-106 SCALE: 1/16"=1'-0"

MICHEL & WALDRON ASSOCIATES, LLC
ARCHITECTS • PLANNERS
645 WESTWOOD AVE. RIVER WALK SUITE 200
E-MAIL: ARCHITECTS@MICHELWALDRON.COM

OWNER: BLOOMFIELD BROAD ASSOCIATES
URBAN RENEWAL, LLC
BLOOMFIELD, NEW JERSEY

TITLE: SIXTH FLOOR PLAN
PROPOSED MIXED-USE DEVELOPMENT
BLOCK 241: LOTS 5,6,21,23,37,39,41,42,44,45,46
11-13 BROAD ST., BLOOMFIELD, NEW JERSEY

DWG. NUMBER: A-106

DATE	SCALE	AS NOTED	DRAWN	CHECKED
11/17/23			cas, jf	AM

REVISIONS

NO.	DATE	DESCRIPTION
1	2-23-24	PLANNING BOARD SUBMISSION

ARTURIO J. MICHELS, MA. N.J. 08209 N.Y. 12677
ROBERT E. WALDRON, MA. N.J. 08940 N.Y. 14551
JERILIA MICHELS, MA. N.J. 07248 N.Y. 10776



BROAD ST VIEW

1 BROAD ST. ELEVATION
A201 SCALE: 1/16"=1'-0"

SIGNAGE SCHEDULE	SIZE (HxW)	AREA	HT. TO GRADE (BOT. OF SIGN)
A BLDG. SIGN: Primary Residential Sign @ Broad-Canopy 10% of ground floor area/ Max 48 sf., Illuminated	2'-6" x 7'-6"	19.2 sf.	11'-4"
B RETAIL SIGN: Canopy 10% of ground floor area of use/ Max 48 sf., Illuminated	1'-6" x 12'-0"	18 sf.	11'-4"
C RETAIL SIGN: Canopy 10% of ground floor area of use/ Max 48 sf., Illuminated	1'-6" x 12'-0"	18 sf.	11'-4"
D RETAIL SIGN: Canopy 10% of ground floor area of use/ Max 48 sf., Illuminated	1'-6" x 12'-0"	18 sf.	11'-4"
E BLDG. SIGN: Secondary Residential Sign Franklin- Canopy 10% of ground floor area/ Max 48 sf., Illuminated	10' x 6'-0"	5 sf.	10'-6"
F LOGO SIGN: Side of Bldg. @ Franklin Illuminated	5'-6" diam	23.75 sf.	11'-4"
G BLADE SIGN: Broad Illuminated	15'-0" x 2'-0"	30 sf.	40'-0"
H BUILDING SIGN: Side of Bldg @ Franklin Illuminated	2'-10" x 15'-9"	44.63 sf.	67'-0"
J DIRECTIONAL SIGNAGE Address: Franklin Drive Entry Illuminated (Quantity 2)	1'-0" x 11'-0"	11 sf.	8'-0"
K DIRECTIONAL SIGNAGE Tenant: Franklin Drive Entry Illuminated (Quantity 2)	1'-9" x 11'-0"	19.25 sf.	5'-0"

MATERIAL LEGEND
A1 PRECAST CONCRETE
A2 EIFS (PRECAST TEXTURE)
B1 BRICK VENEER (COLOR 'A')
B2 EIFS (BRICK TEXTURE- COLOR 'A')
C EIFS (BRICK TEXTURE- COLOR 'B')
D VINYL SIDING
F EIFS (SCORED AS PANEL PATTERN)



FRANKLIN ST VIEW

2 FRANKLIN ST. ELEVATION
A201 SCALE: 1/16"=1'-0"

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KEITH A. MICHELS, AIA N.J. 07248 N.Y. 10776

OWNER: BLOOMFIELD BROAD ASSOCIATES
URBAN RENAISSANCE, LLC
BLOOMFIELD, NEW JERSEY

PLANNING BOARD SUBMISSION
2-23-24

DATE	SCALE	AS NOTED	DRAWN	CHECKED	AM
11/17/23	AS NOTED		cas, jf		

JOB NUMBER: 22-001

TITLE: BUILDING ELEVATIONS
PROPOSED MIXED-USE DEVELOPMENT
BLOCK 241: LOTS 5,6,21,23,37,39,41,42,44,45,46
11-13 BROAD ST., BLOOMFIELD, NEW JERSEY

DWG. NUMBER: A-201

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