

UPDATED:
1-5-24

UNIT MIX

UNIT TYPE	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL	
STUDIO	-	0	8	6	6	6	26	21%
1 BEDROOM	-	3	11	13	16	16	59	47%
2 BEDROOM	-	1	10	10	7	7	35	28%
3 BEDROOM	-	1	1	1	1	1	5	4%
UNIT COUNT PROGRAM TOTAL	-	5	30	30	30	30	125	100%

PROGRAM

BASEMENT:
RESIDENTIAL LOBBY, STORAGE, MECHANICAL SPACES,
PARKING

GROUND FLOOR:
RETAIL SPACES, RESIDENTIAL LOBBIES, MECHANICAL
SPACES, PARKING

SECOND FLOOR:
STORAGE, MECHANICAL SPACES, AMENITIES, PARKING,
RESIDENTIAL:
6,678 SF +5 UNITS

THIRD FLOOR:
30,256 SF RESIDENTIAL
+ 30 UNITS

FOURTH FLOOR:
30,256 SF RESIDENTIAL
+ 30 UNITS

FIFTH FLOOR:
29,348 SF RESIDENTIAL
+ 30 UNITS

SIXTH FLOOR:
29,108 SF RESIDENTIAL
+ 30 UNITS

= 125 UNITS TOTAL

PARKING SUMMARY:

BSMNT LEVEL: 54 SPACES

RAMP #1: 20 SPACES

MID-LEVEL #1: 13 SPACES

RAMP #2: 20 SPACES

GROUND LEVEL: 7 SPACES

RAMP #3: 20 SPACES

MID-LEVEL #2: 12 SPACES

RAMP #4: 20 SPACES

SECOND LEVEL: 22 SPACES

RAMP #6: 20 SPACES

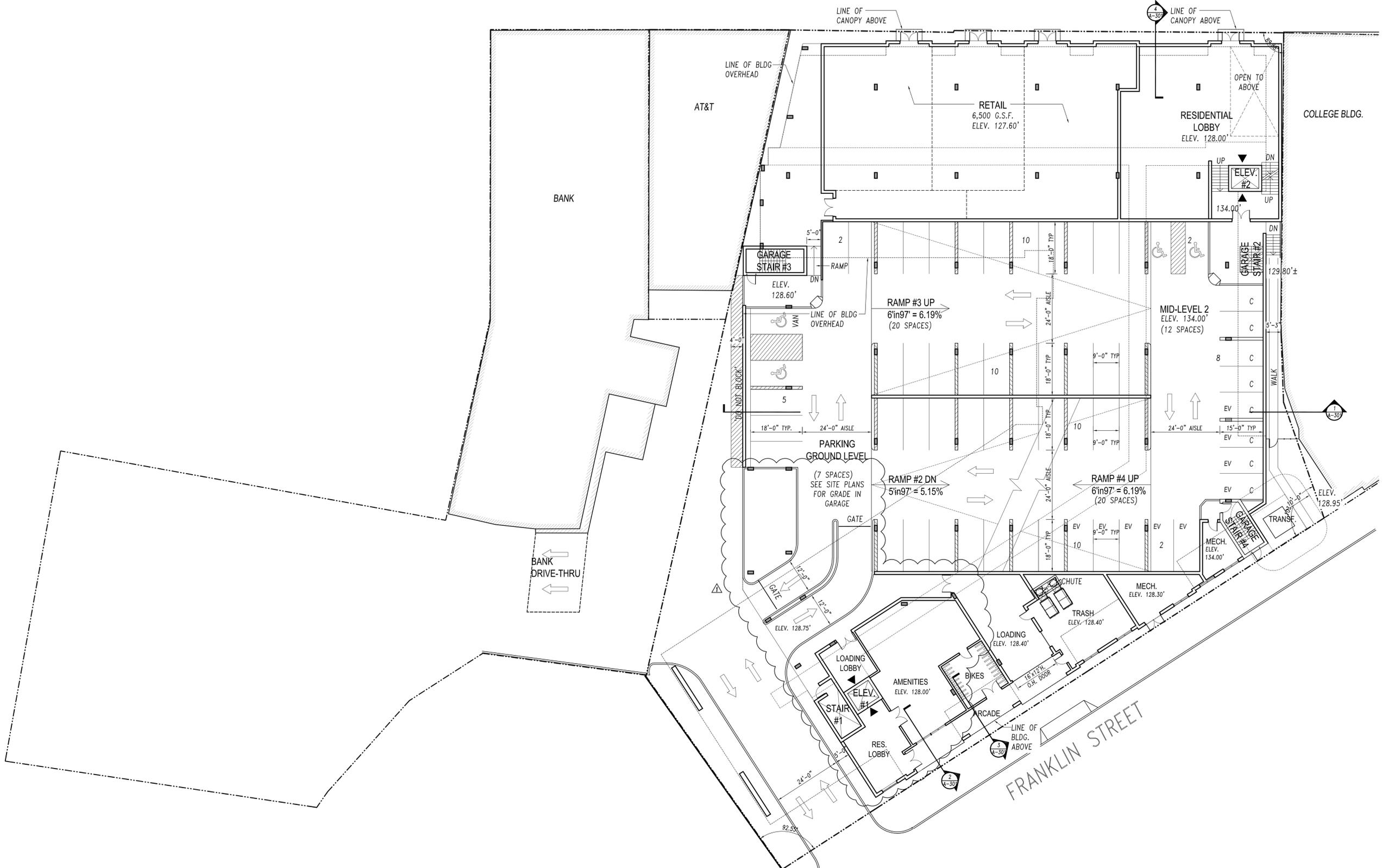
MID-LEVEL #3: 15 SPACES

TOTAL SPACES: 223 SPACES
(INCLUDING 29 EV SPACES)



1 BASEMENT PLAN
A-100 SCALE: 1/16"=1'-0"

BROAD STREET



1 GROUND FLOOR PLAN
 A-101 SCALE: 1/16"=1'-0"

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 ROBERT E. WALDRON, AIA N.J. 02840 N.Y. 14501
 KATHA A. MICHELS, AIA N.J. 07248 N.Y. 10776

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

DATE	SCALE	AS NOTED	DRAWN	CHECKED	AM
2-23-24	PLANNING BOARD SUBMISSION				
1	3-28-24	PLANNING BOARD COMMENTS			

REVISIONS

JOB NUMBER 22-001
 TITLE GROUND 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-101

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1 FOURTH FLOOR PLAN
A-104 SCALE: 1/16"=1'-0"

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BLOOMFIELD BROAD ASSOCIATES
 URBAN RENEWAL, LLC
 BLOOMFIELD, NEW JERSEY

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

JOB NUMBER: 22-001

TITLE: **FOURTH 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-104**

NO.	DATE	REVISIONS
1	2-23-24	PLANNING BOARD SUBMISSION
2	2-23-24	PLANNING BOARD COMMENTS

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

NAME	STATE	NO.
ARTURO J. MICHELS, AIA	N.J.	0210709
ROBERT E. WALDRON, AIA	N.J.	0210840
KERITH A. MICHELS, AIA	N.J.	02107248



1 FIFTH FLOOR PLAN
A-105 SCALE: 1/16"=1'-0"

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

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

JOB NUMBER: 22-001

NO.	DATE	REVISIONS
1	2-23-24	PLANNING BOARD SUBMISSION
2	2-23-24	PLANNING BOARD COMMENTS
3	3-28-24	PLANNING BOARD COMMENTS

TITLE: **FIFTH 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-105**



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

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

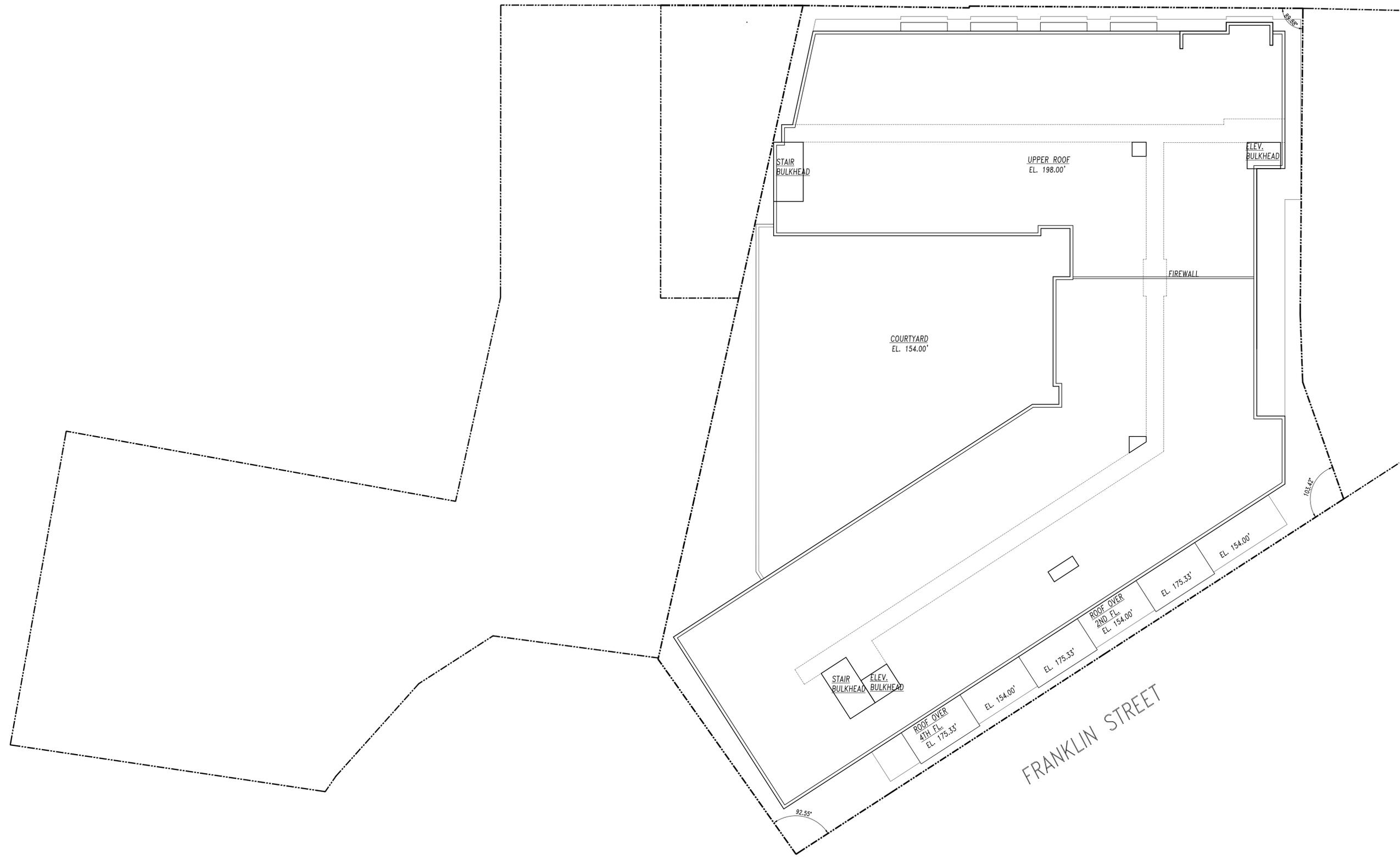
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11/17/23			cas, jf	AM

JOB NUMBER: 22-001

NO.	DATE	REVISIONS
1	2-23-24	PLANNING BOARD SUBMISSION
2	2-23-24	PLANNING BOARD COMMENTS
3	2-28-24	PLANNING BOARD COMMENTS

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



1 ROOF PLAN
A-107 SCALE: 1/16"=1'-0"

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KEITH A. MICHELS, AIA N.J. 07248 N.Y. 10776	
BLOOMFIELD BROAD ASSOCIATES URBAN RENEWAL, LLC BLOOMFIELD, NEW JERSEY	
OWNER: BLOOMFIELD BROAD ASSOCIATES URBAN RENEWAL, LLC BLOOMFIELD, NEW JERSEY	
2-23-24 PLANNING BOARD SUBMISSION 1 3-28-24 PLANNING BOARD COMMENTS	REVISIONS DATE SCALE AS NOTED DRAWN CHECKED 11/17/23 AM
JOB NUMBER 22-001	
TITLE ROOF 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-107	



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'-8"	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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ARTIST: J. MICHEL, AIA N.J. 07079 N.Y. 12637
ROBERT E. WALDRON, AIA N.J. 08040 N.Y. 14501
KEITH A. MICHEL, AIA N.J. 07248 N.Y. 10776

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

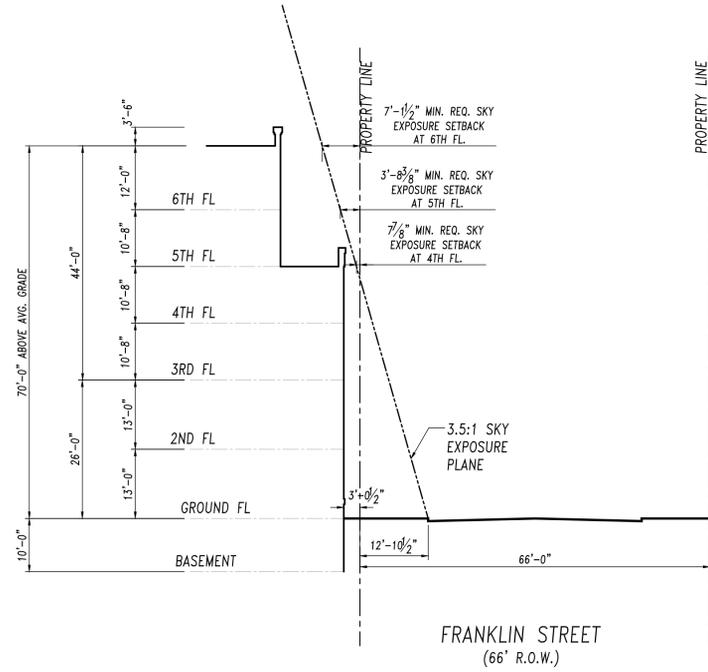
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11/17/23	AS NOTED		cas, jf		

JOB NUMBER: 22-001

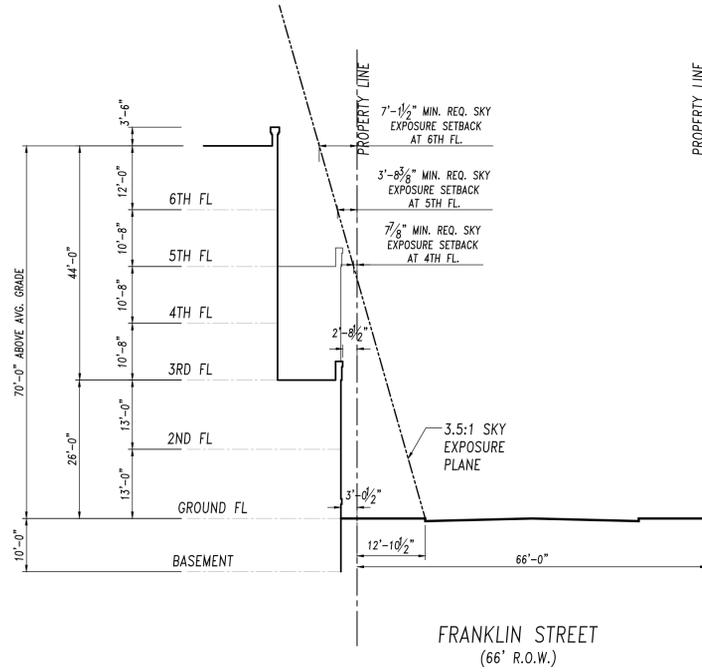
TITLE: BUILDING ELEVATIONS
PROPOSED MIXED-USE DEVELOPMENT
BLOCK 241: LOTS 5,6,21,23,37,39,41,42,44,45,46
11-13 BROAD ST., BLOOMFIELD, NEW JERSEY

DWG. NUMBER: A-201

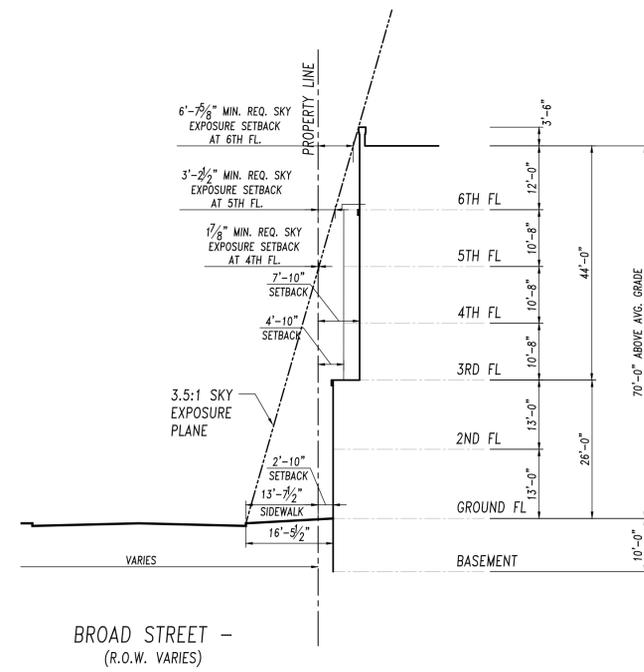
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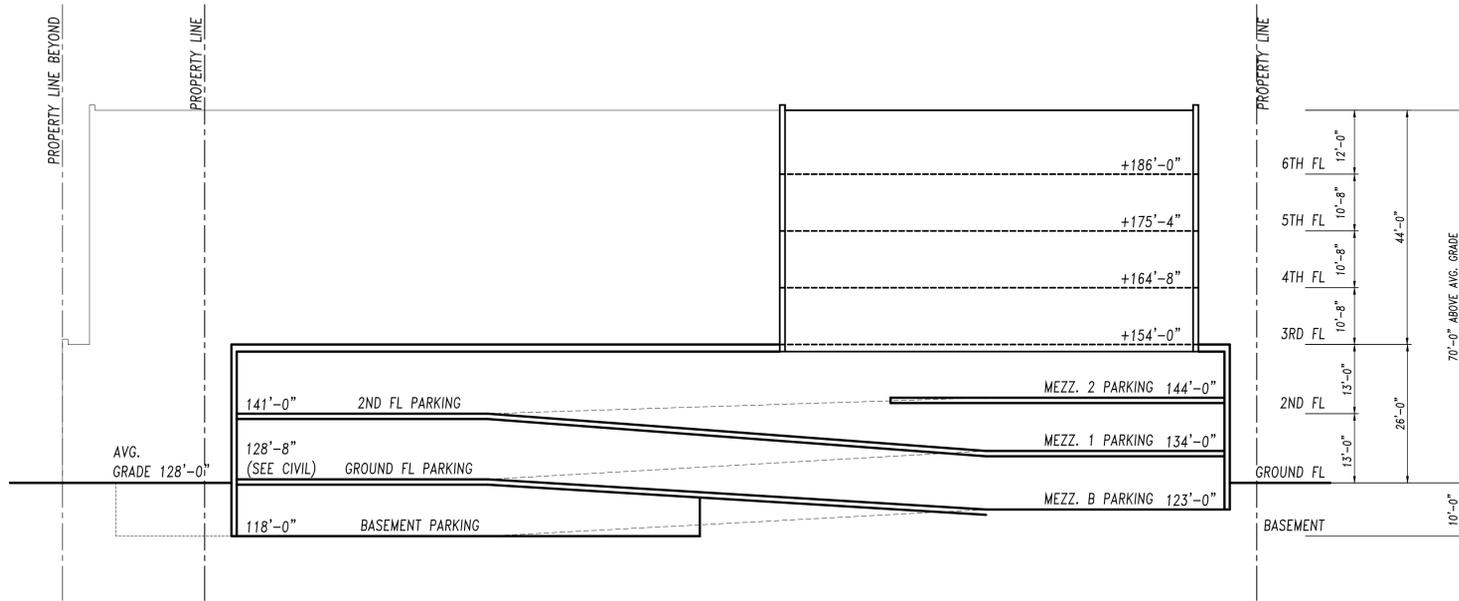
2
A-301 SKY EXPOSURE SECTION @ FRANKLIN ST.
SCALE: 1/16"=1'-0"



3
A-301 SKY EXPOSURE SECTION @ FRANKLIN ST.
SCALE: 1/16"=1'-0"



4
A-301 SKY EXPOSURE SECTION @ BROAD ST.
SCALE: 1/16"=1'-0"



1
A-301 BUILDING SECTION
SCALE: 1/16"=1'-0"

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

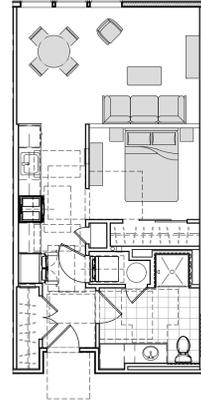
NO.	DATE	REVISIONS
1	2-23-24	PLANNING BOARD SUBMISSION
2	3-28-24	PLANNING BOARD COMMENTS

DATE: 11/13/23
SCALE: AS NOTED
DRAWN: cas, jf
CHECKED: AM

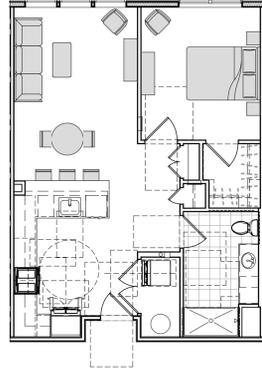
JOB NUMBER: 22-001

TITLE: BUILDING SECTION
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

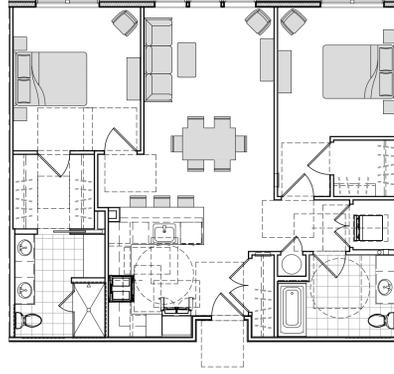
DWG. NUMBER: **A-301**



1
TYP. STUDIO
(620 S.F.)
A-600 SCALE: 1/8"=1'-0"



2
TYP. 1-BEDROOM
(757 S.F.)
A-600 SCALE: 1/8"=1'-0"



3
TYP. 2-BEDROOM
(1172 S.F.)
A-600 SCALE: 1/8"=1'-0"



4
TYP. 3-BEDROOM
(1142 S.F.)
A-600 SCALE: 1/8"=1'-0"

TITLE	TYPICAL UNITS		
DWG. NUMBER	A-600		
TITLE	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		
JOB NUMBER	22-001		
DATE	SCALE	AS NOTED	REVISIONS
11/13/23	AS NOTED	DRAWN	CHECKED
		cbs, jf	AM
2-23-24	PLANNING BOARD SUBMISSION		
1	3-28-24	PLANNING BOARD COMMENTS	
OWNER	BLOOMFIELD BROAD ASSOCIATES URBAN RENEWAL, LLC BLOOMFIELD, NEW JERSEY		
ARCHITECTS • PLANNERS	MICHELS & WALDRON ASSOCIATES, LLC ARCHITECTS • PLANNERS 840 WESTWOOD AVE. RIVER WALK BUILDING BLOOMFIELD, NJ 07003 P: 973.641.1100 F: 973.641.1101 E: MAIL: ARCHITECTS@MICHELSWALDRON.COM		