

RETAIL

RETAIL 1: 1,607 sq ft
 RETAIL 2: 612 sq ft

TOTAL: 2,219 sq ft

RESIDENTIAL UNITS: 6

1 BEDROOM UNIT: 3
 2 BEDROOM UNIT: 2
 3 BEDROOM UNIT: 1 (COAH UNIT)

TOTAL: 6

INDOOR BICYCLE PARKING: 6

APPURTENANCES:

Roof Area: 2,249 SF
 Appurtenances: 466 SF
 Percentage: 20.7%

NO.	DATE	DESCRIPTION
4	01.04.2023	REVISED PER PLANNING BOARD COMMENTS
3	01.24.2022	REVISED PER COMPLETENESS COMMENTS
2	11.09.2021	HPC REVIEW
1	08.18.2021	PLANNING BOARD REVIEW

REVISION/DATE OF ISSUE

ARCHITECT

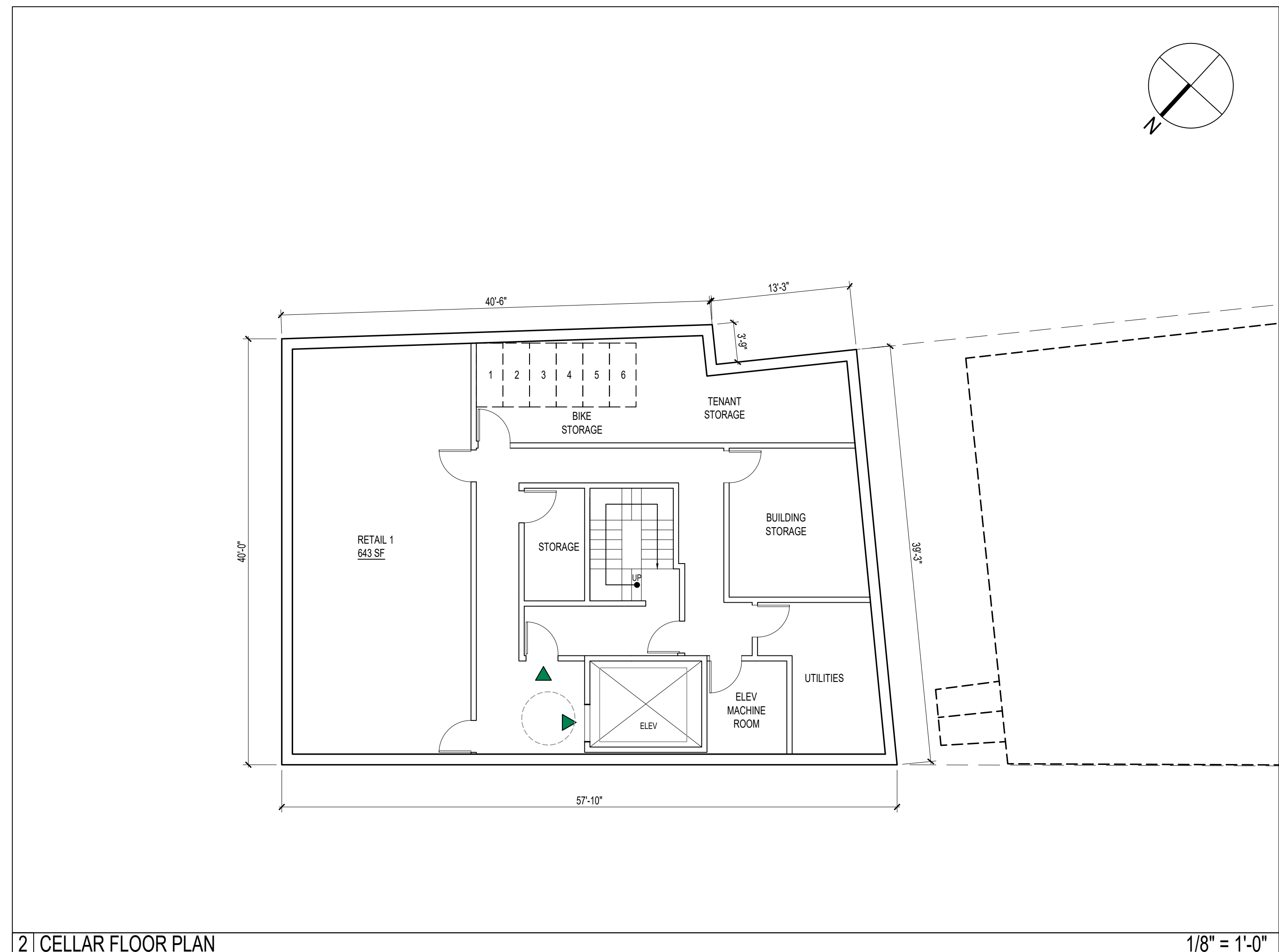
GW
 Gertler & Wente ARCHITECTS LLP

145 West 30th Street
 New York, NY 10001
 T 212.273.9888
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 W gwarch.com

1 GROUND FLOOR PLAN

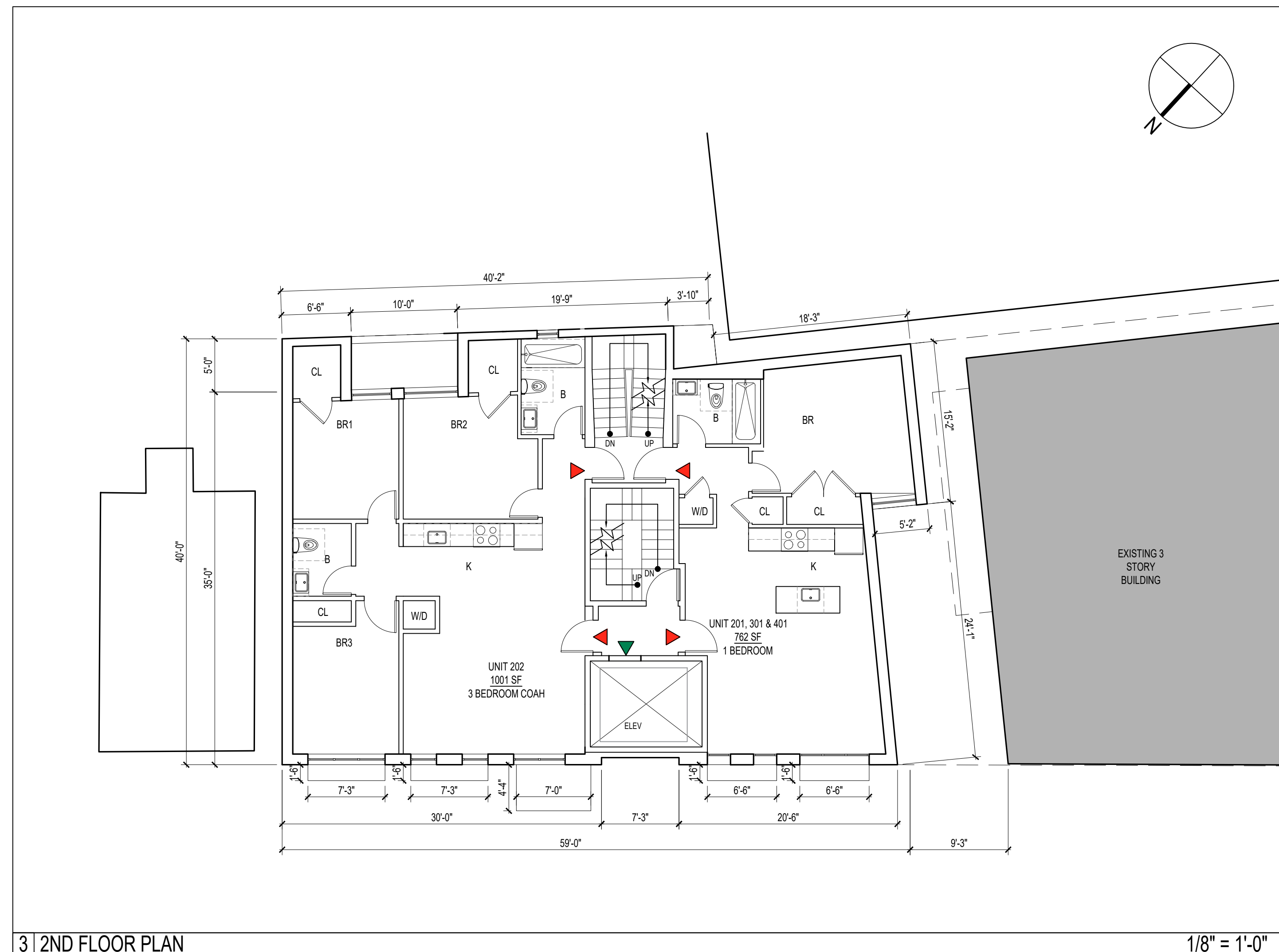
1/8" = 1'-0"

BUILDING TOTALS



2 CELLAR FLOOR PLAN

1/8" = 1'-0"



3 2ND FLOOR PLAN

1/8" = 1'-0"

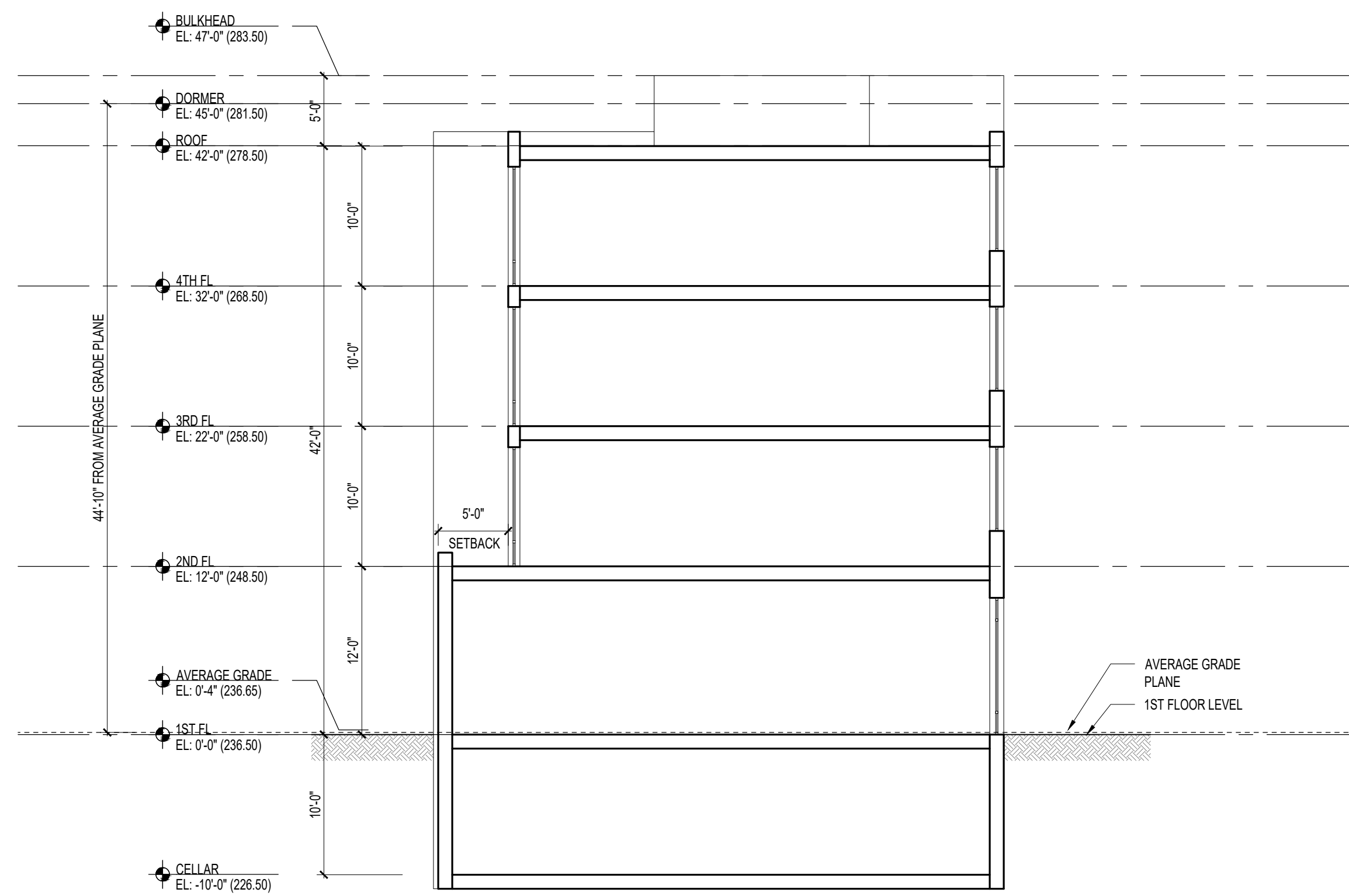
CONSULTANTS
 CIVIL ENGINEER:
CASEY & KELLER, INC.
 258 Main St, Millburn, NJ 07041
 T. 973-378-3280
 F. 973-378-7993

PROJECT
3 CENTRAL AVE
 3 CENTRAL AVENUE
 MADISON, NEW JERSEY 07940

DRAWING
FLOOR PLANS I

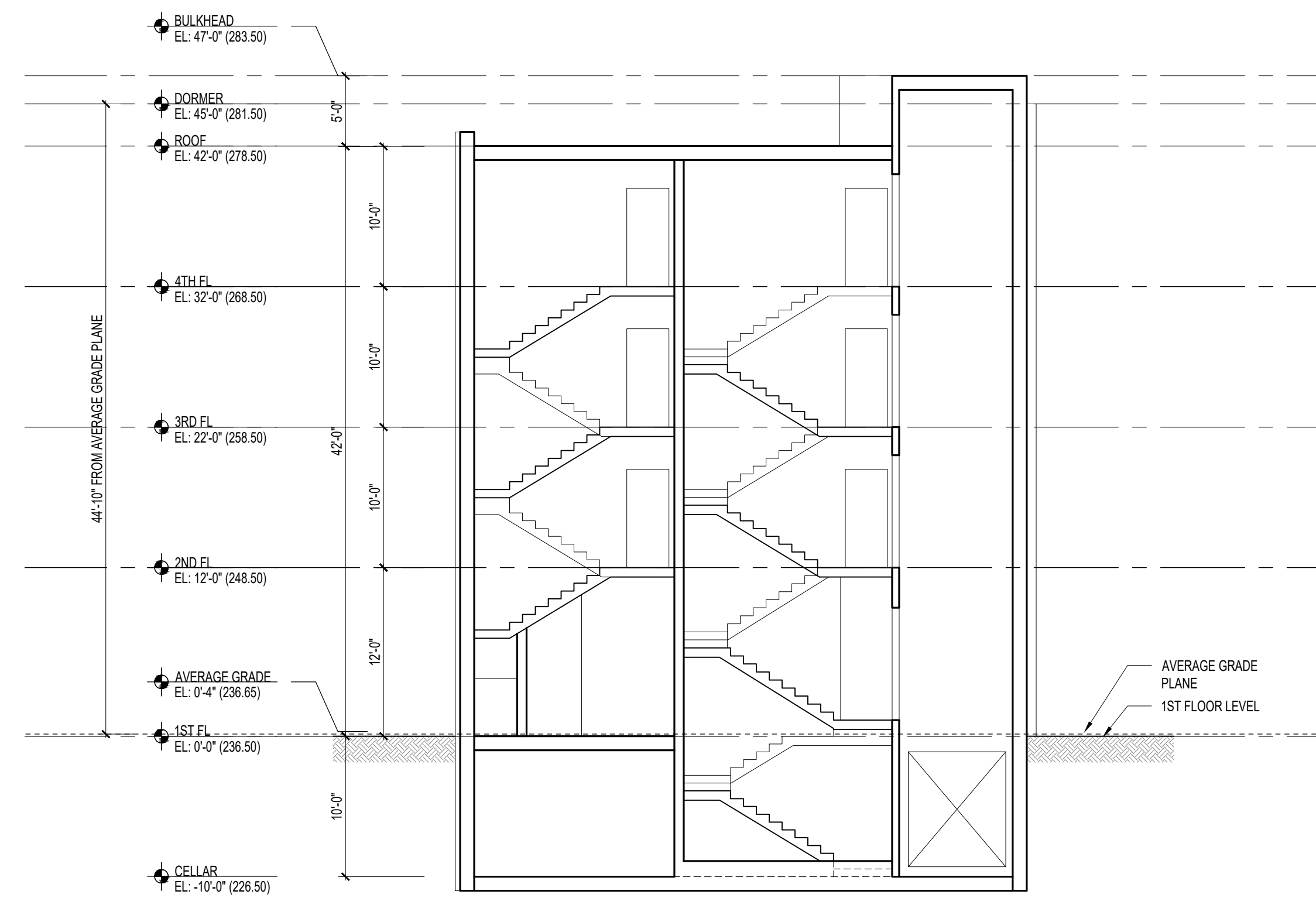
SEAL & SIGNATURE	PLLOT DATE 01/04/2023
	JOB NUMBER 20037
	DRAWING NUMBER A-100.00
DRAWN BY LZ	SHEET NUMBER 2 OF 5

DOB Number



1 SECTION 1

1/8" = 1'-0"



2 SECTION 2

1/8" = 1'-0"



3 ELEVATION & SIGNAGE SCHEDULE

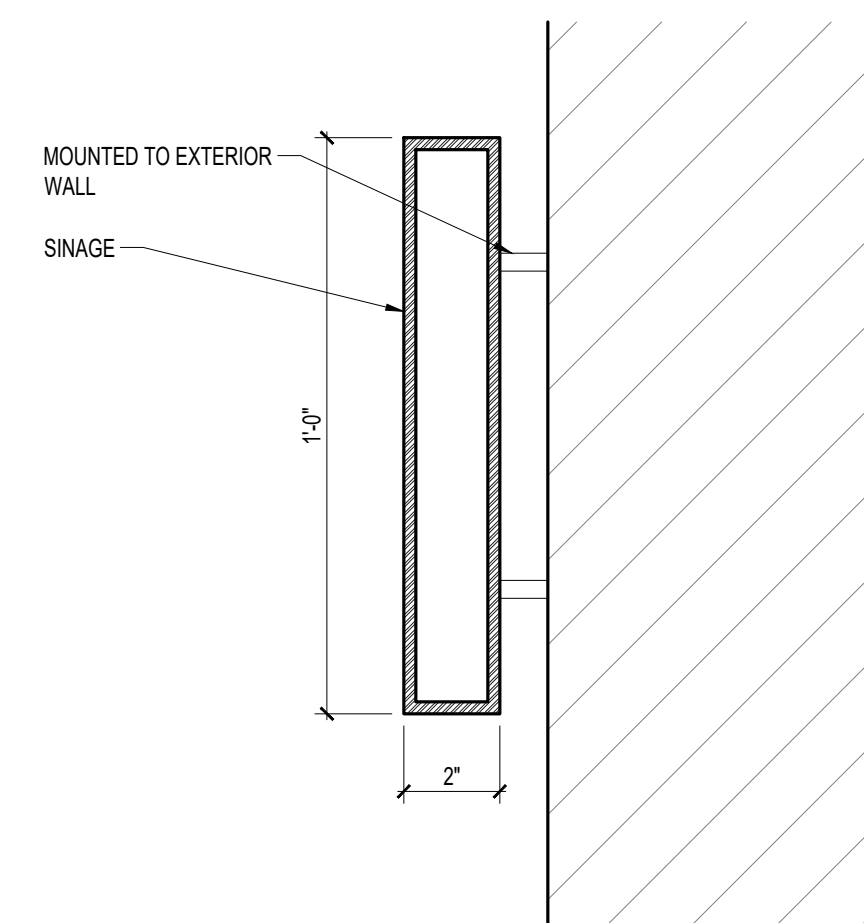
1/8" = 1'-0"

SIGNAGE SCHEDULE

TAG	ITEM	LOCATION	SIZE	TOTAL
S-1.1	RETAIL 1, SIGNAGE 1	WEST ELEV	16" X 6'-11"	9.22 SF
S-1.2	RETAIL 1, SIGNAGE 2	WEST ELEV	16" X 6'-11"	9.22 SF
S-2.1	RETAIL 2, SIGNAGE 1	WEST ELEV	16" X 6'-2"	8.20 SF
S-2.2	RETAIL 2, SIGNAGE 2	WEST ELEV	16" X 6'-2"	8.20 SF
S-3	RESIDENTIAL SIGNAGE	WEST ELEV	12" X 25" X 1.5	3.12 SF
TOTAL NEW SIGNAGE SIZE				38.00 SF
EXISTING (66 Main St) WINDOW INSERT SIGNAGE SIZE				APPROX. 90.00 SF
EXISTING (66 Main St) OTHER SIGNAGE SIZE				APPROX. 136.00 SF
TOTAL EXISTING (66 Main St) SIGNAGE SIZE				APPROX. 226.00 SF
TOTAL SIGNAGE SIZE				264.00 SF
MAXIMUM SIZE BY CODE				50.00 SF

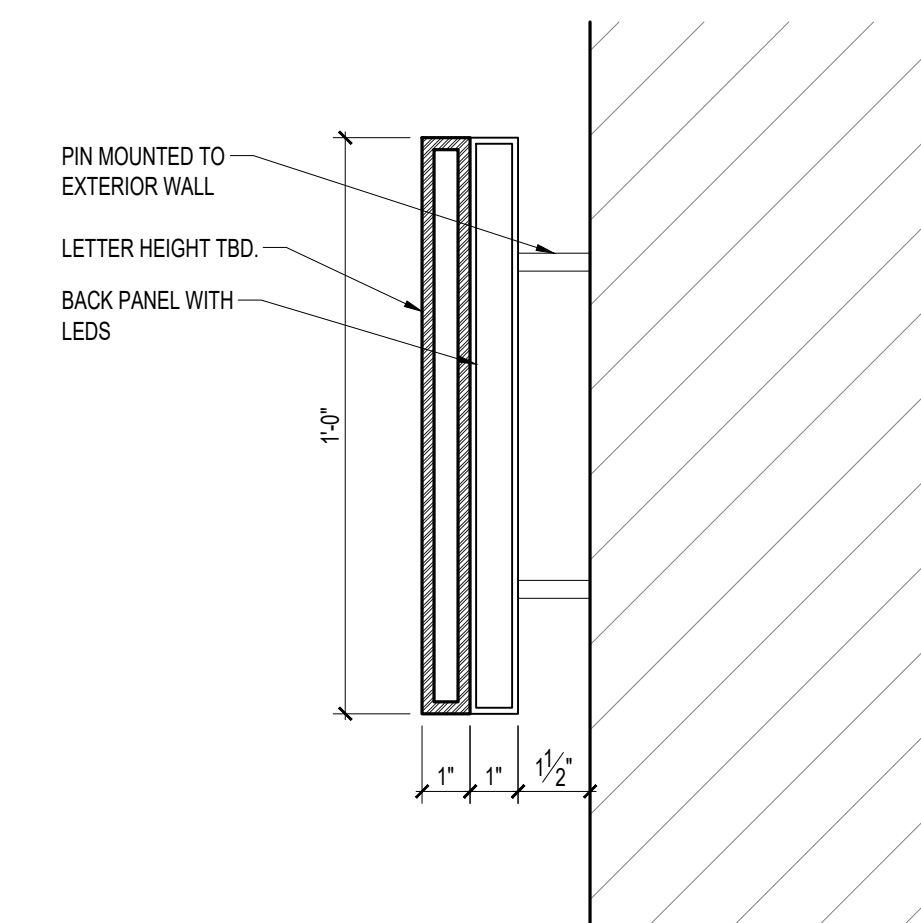
4 SIGNAGE DETAIL - RETAIL

3" = 1'-0"



5 SIGNAGE DETAIL - RESIDENTIAL

3" = 1'-0"



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SECTIONS & SIGNAGE

DATE	01/04/2023
JOB NUMBER	20037
DRAWING NUMBER	A-201.00
DRAWN BY	LZ
SHEET NUMBER	5 OF 5

DOB Number