

11/10/2025 10:20:29 AM



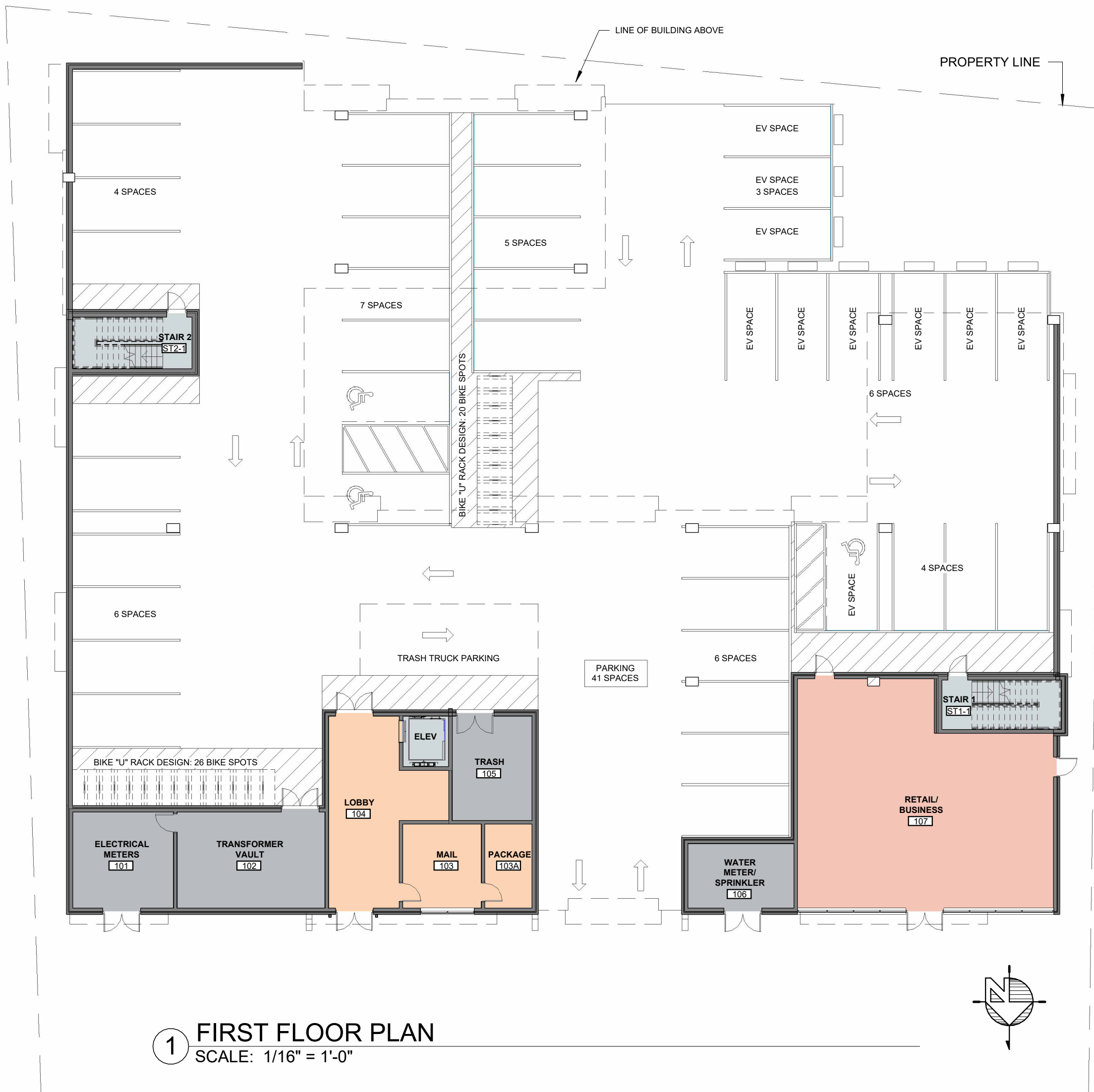
③ FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"



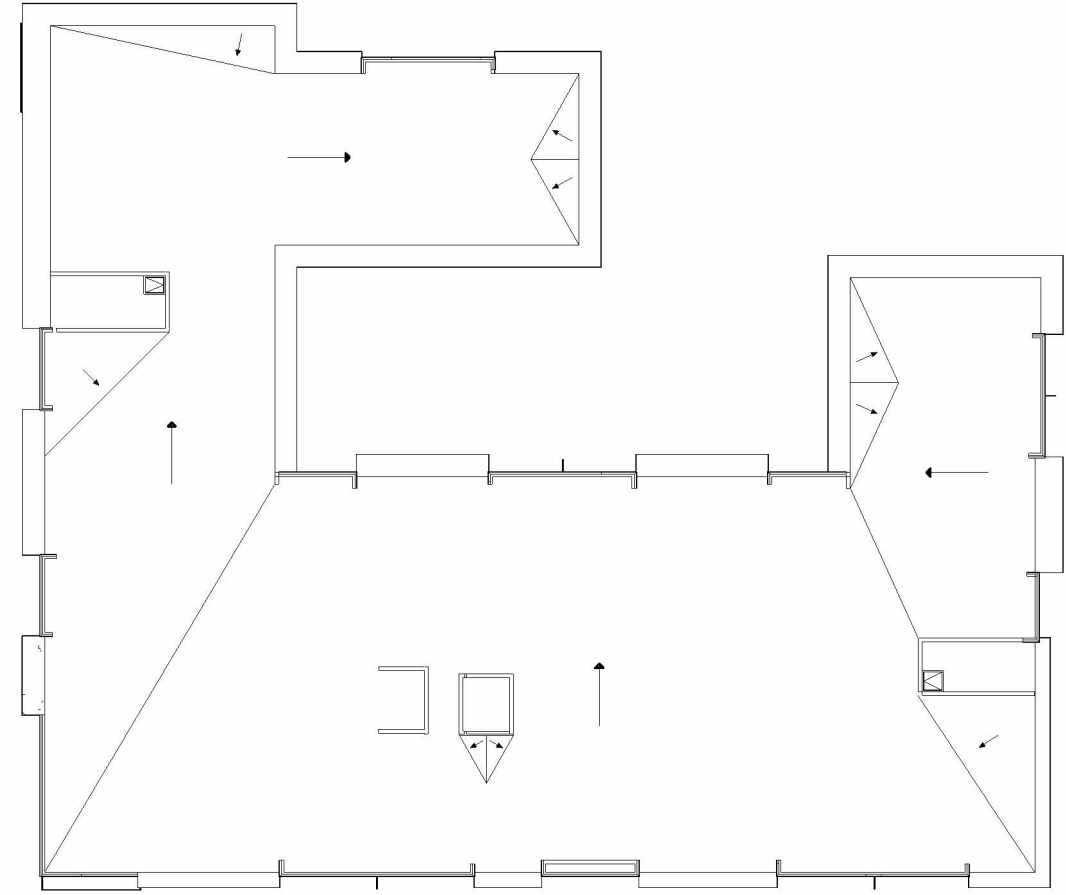
⑤ THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



② SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



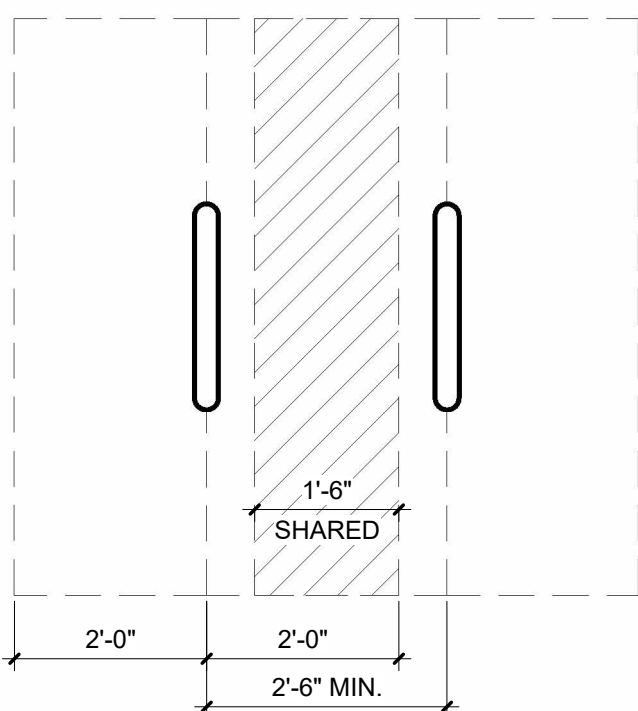
① FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



④ ROOF PLAN
SCALE: 1/32" = 1'-0"

APARTMENT MATRIX							
	3 BED AFFORDABLE	2 BED AFFORDABLE	1 BED AFFORDABLE	1 BED W/DEN	1 BED	STUDIO	AMENITY
FIRST	-	-	-	-	-	-	-
SECOND	1	2	1	5	4	1	15 GYM
THIRD	-	3	1	10	1	1	16 -
FOURTH	2	1	1	7	3	1	14 OFFICE
TOTAL	3	6	3	22	8	3	45 -

PARKING ANALYSIS			
DESCRIPTION	REQ.	PROP.	COMMENTS
RETAIL/COMMERCIAL			
MIN. 1/1000 GFA (1,095 SF)	1 SPACE	N/A	ON STREET
MAX. 3/1000 GFA (1,095 SF)	3 SPACES	N/A	ON STREET
RESIDENTIAL MIXED -USE			
1/ 1 BEDROOM AND STUDIO (33)	36 SPACES	40	NON-CONFORMING
1.5/ 2 BEDROOMS (6)	9 SPACES		NON-CONFORMING
2/ 3 BEDROOMS (3)	6 SPACES		NON-CONFORMING
EV CREDIT - 10% OF REQ. SPACES	5.1 SPACES	N/A	N/A
TOTAL	46 SPACES	40	NON-CONFORMING
ELECTRIC VEHICLE CHARGING STATION			
15% OR PROPOSED PARKING (54)	9 SPACES	10 SPACES	CONFORMING
BICYCLE SPACES			
RESIDENTIAL, 1 PER UNIT	45 SPACES	46 SPACES	CONFORMING
RETAIL, 20% OF VEHICLE PARKING	1 SPACES	46 SPACES	CONFORMING
LIVE-WORK, 1 PER UNIT	N/A	N/A	NOT APPLICABLE
TOTAL	46 SPACES	46 SPACES	CONFORMING



TYPICAL "U" RACK BIKE SPACE DESIGN



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NEW CONSTRUCTION

FOR

336 TALMAGE APARTMENTS

FOR

TALMAGE URBAN RENEWAL LLC.

PROJECT ADDRESS:

336 TALMAGE AVENUE
BOUND BROOK, NJ 08805

No. Date Issue or Revision

Drawing Title

FLOOR PLANS

Scale As indicated USA Project No. R2025.0045.00

Drawing Date 05.02.25

Drawn By MW

Checked By SD

Drawing No. A-1



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



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



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

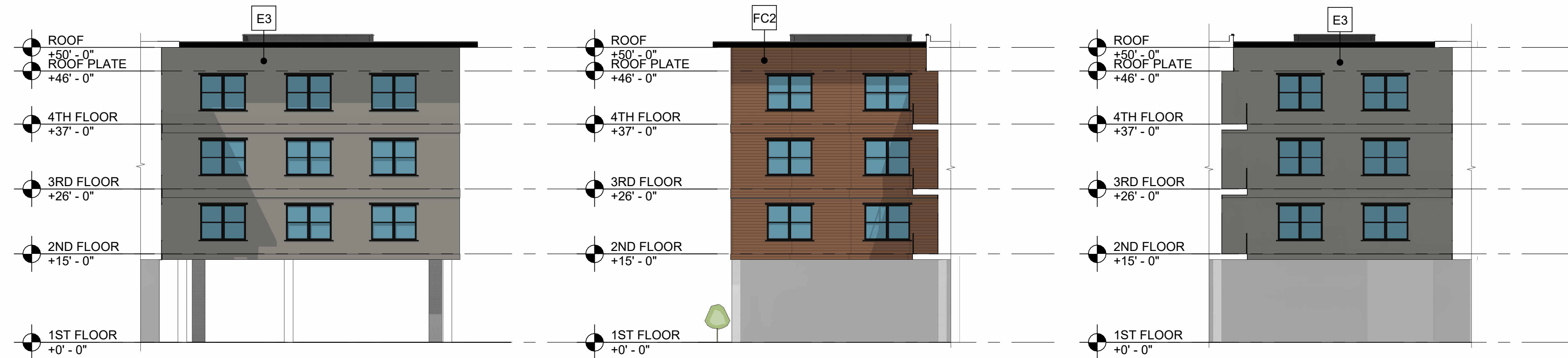


4 WEST ELEVATION
SCALE: 1/16" = 1'-0"



5 SOUTH COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND				
ITEM NO.	MATERIAL	BASIS OF DESIGN	STYLE	COLOR
BV	BRICK VENEER	BELDEN	BLACK DIAMOND VELOUR	BLACK
E1	EIFS TYPE 1	STO		16293
E2	EIFS TYPE 2	STO		16279
E3	EIFS TYPE 3	STO		16289
FC1	HIGH-DENSITY FIBER CEMENT RAINSCREEN	NICHIHA	VINTAGE WOOD	SPRUCE
FC2	HIGH-DENSITY FIBER CEMENT RAINSCREEN	NICHIHA	VINTAGE WOOD	REDWOOD



6 NORTH COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"

7 EAST COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"

8 WEST COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"



AERIAL VIEW



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ELEVATIONS

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Drawn By

MW

Drawing No.

A-2

Checked By

SD

