

VILLAS AT NORMA PARK

Studio Raiffe

RAIF DESIGN - R. REALTY ONE - RAIF PROPERTIES

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VILLAS AT NORMA PARK A TWELVE FAMILY TOWNHOUSE COMMUNITY

64 NORMA AVENUE
FRANKLIN TWP. NJ
B:234 L:3-7

Field Notes:

No.	Description	Date

Adam Raiffe, NJ - RA License Number: 21A102071200
Adam Raiffe, FL - RA License Number: AR98677
RAIF Design, Certificate of Authorization: 21AC00109600

Seal & Signature:

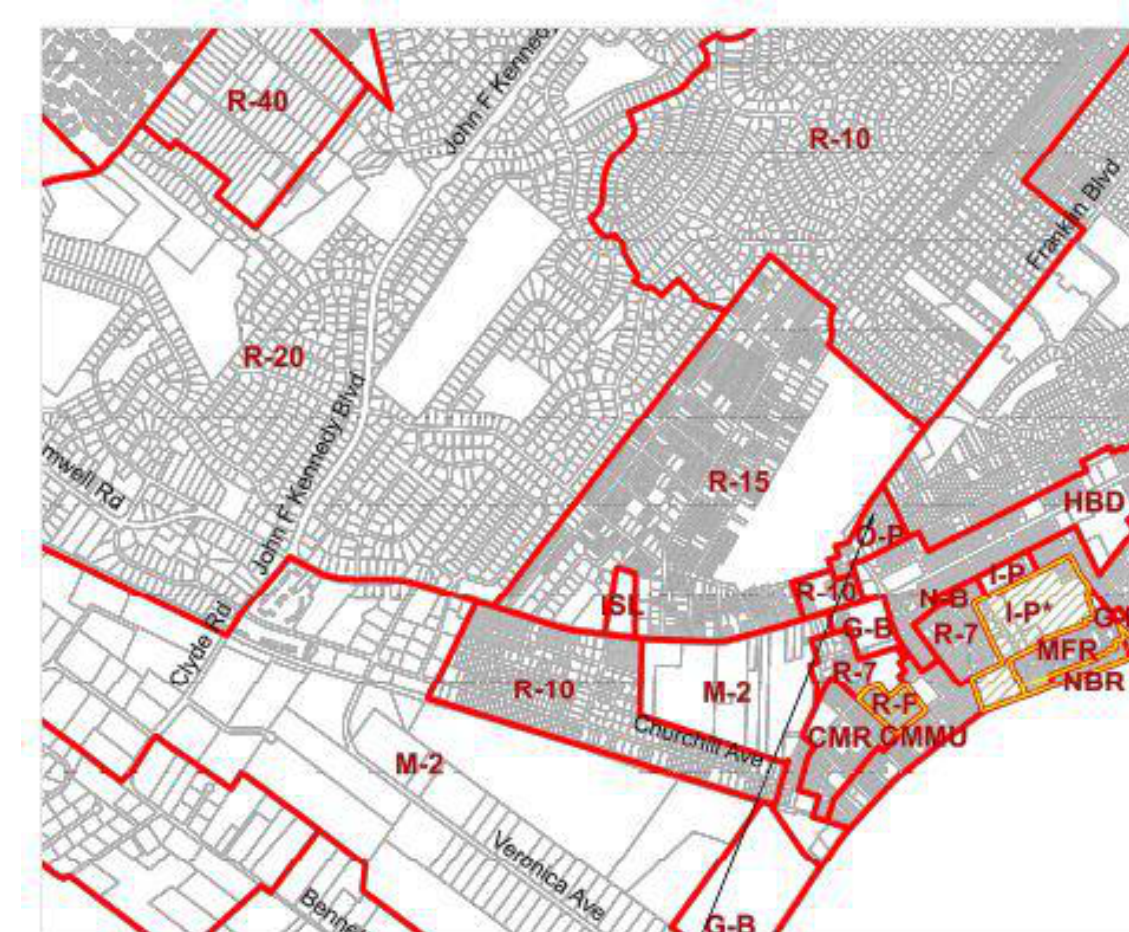
BALCKSTONE 360
VILLAS AT NORMA PARK

COVER

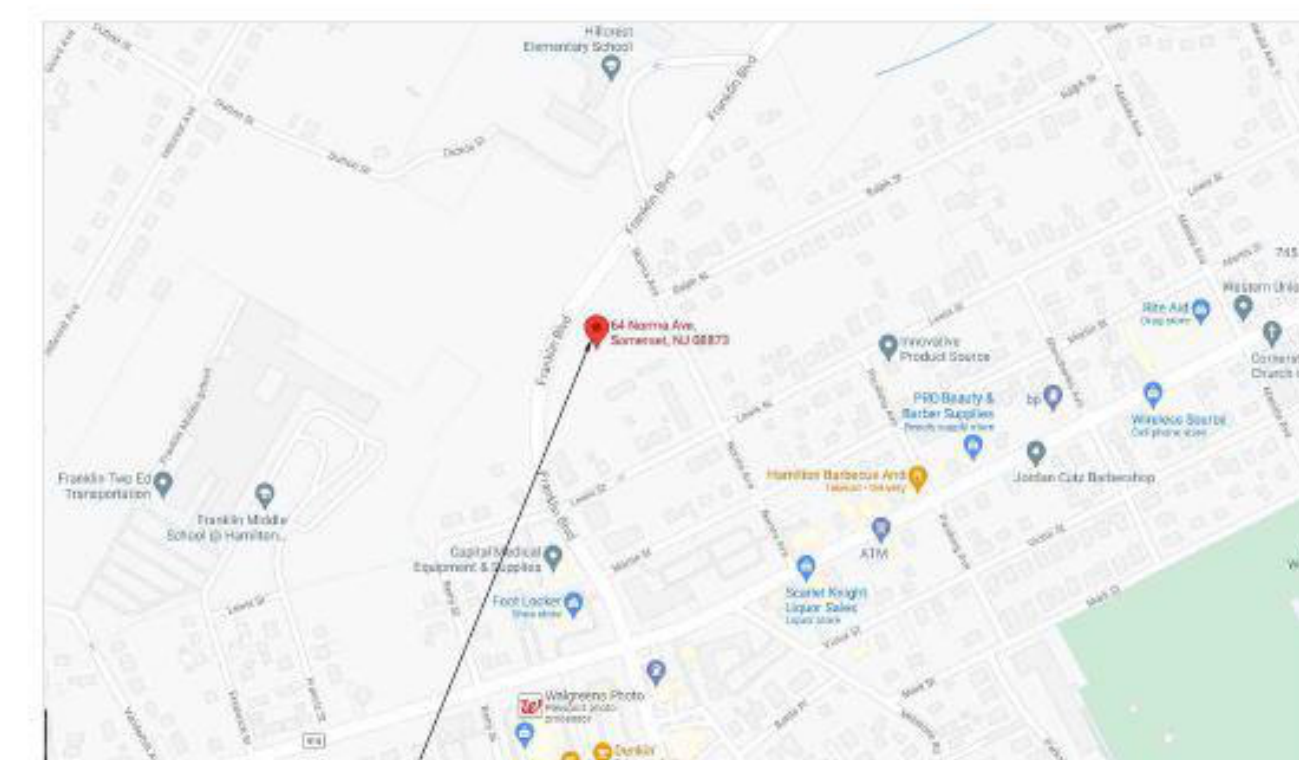
Project Number: B360 - 001
Date: August 30, 2021
Composition by: Designer
Master Architect Certification: Checker

A 001

Scale



ZONING MAP



KEY PLAN

ZONING TABLE

REGULATION	Ordinance Section	REQUIRED	EXISTING	PROPOSED/CONSOLIDATED LOT	DEVIATION
USE:	GP-SP				D
LOT:					
Area - Corner (Min)		12,000 SF	73,875.0 SF	73,875.0 SF	C
Width (Min)			369.31 FT	NC	C
Depth (Min)			250.00 FT	NC	C
FRONTAGE (Corner Lot)		115 FT	250.00 FT	NC	C
YARD:					
Front (Min)		20.0 FT	26.0 FT	26.0 FT	C
One Side		5.0 FT	6.50 FT	6.50 FT	C
Total of 2 Sides		20.0 FT	23.10 FT	23.10 FT	C
Rear (Min)		20.0 FT	NA	NA	C
BUILDING:					
Height - Stories (Max)		2.5 Stories	2	2	C
Building HT (FT)		35			C
FAR		0.25	0.37	0.37	D
COVERAGE:					
Lot Coverage (Building Coverage)		20.0%	18.7%	18.7%	C
Impervious Area			34,000 SF		C
Max Impervious Coverage		45%	45.9%	45.9%	C
Building Area			13,842 SF		C
Building Coverage			18.7%		C
Parking Space Size		9FT x 18FT			
Drive Aisle		34'			

NOTE:
NR = NOT REGULATED
D = Deviation
C = Complex
NCH = No Change

SHEET LIST

Sheet No	Title
A 001	COVER
A 101	SITE PLAN
A 701	SITE VISUALIZATION
A A/B1.1	PLANS
A C1.1	PLANS
A A/B2.1	ELEVATIONS
A A/B1.2	PLANS
A A/B2.2	ELEVATIONS
A C1.2	PLANS
A C2.1	ELEVATIONS
A C2.2	ELEVATIONS
A D/E1.1	PLANS
A D/E1.2	PLANS
A D/E2.1	ELEVATIONS
A D/E2.2	ELEVATIONS
A F1.1	PLANS
A F1.3	PLANS
A F2.1	ELEVATIONS
A F2.2	ELEVATIONS
A F1.0	PLANS

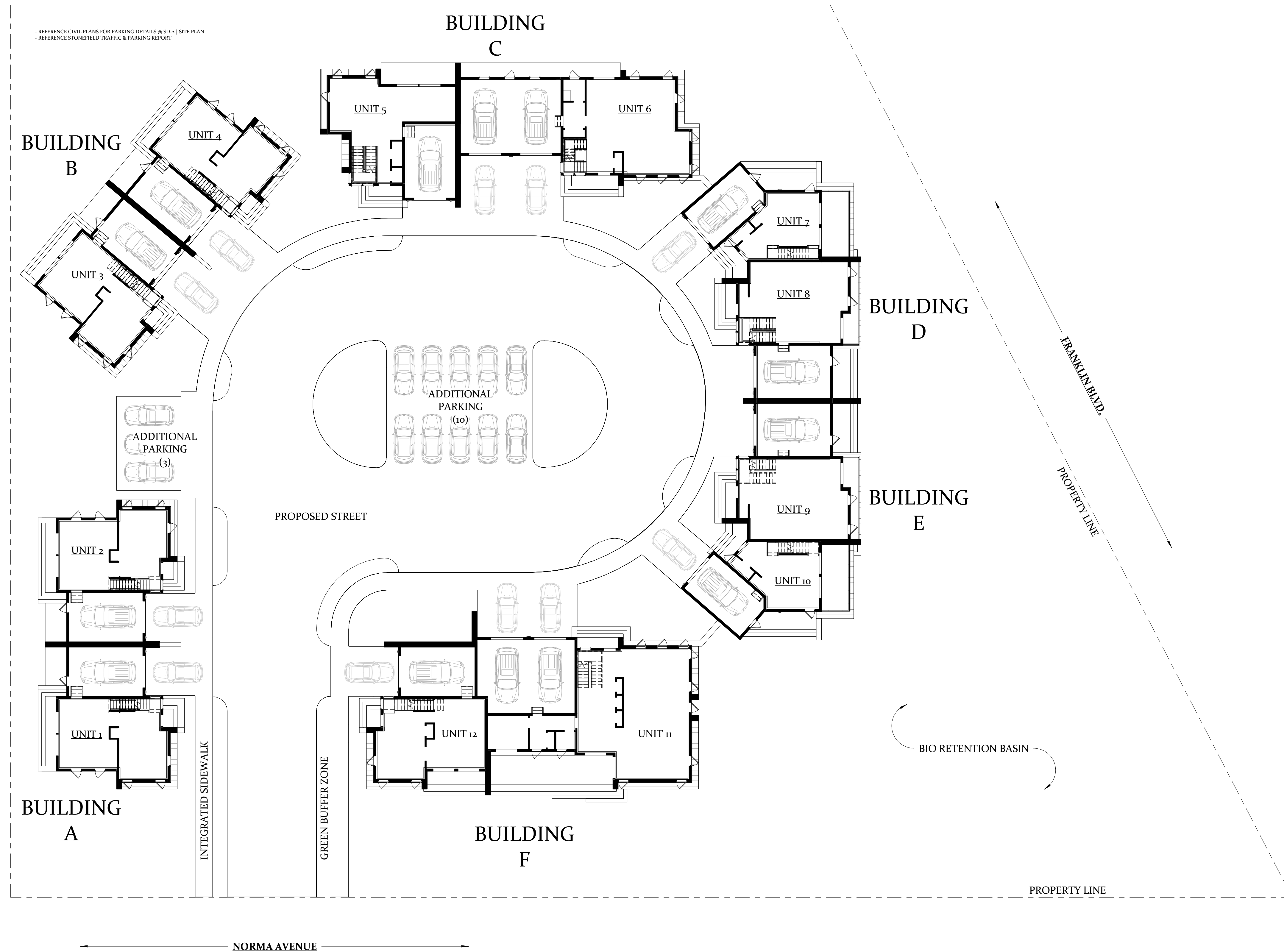


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FRANKLIN TWP. NJ
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BALCKSTONE 360
VILLAS AT NORMA PARK

SITE PLAN

Project Number: B360 - 001

Date: August 30, 2021

Composition by: AJR

Master Architect Certification: RAIFFE

A 101

Scale: 1/16" = 1'-0"

1 Site
1/16" = 1'-0"



9/16/2021 2:26:53 PM

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BALCKSTONE 360
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SITE VISUALIZATION

Project Number:	B360 - 001
Date:	August 30, 2021
Composition by:	AJR
Master Architect Certification:	RAIFFE

A 701

Scale



BUILDINGS A & B
UNITS 1-4

VILLAS AT NORMA PARK

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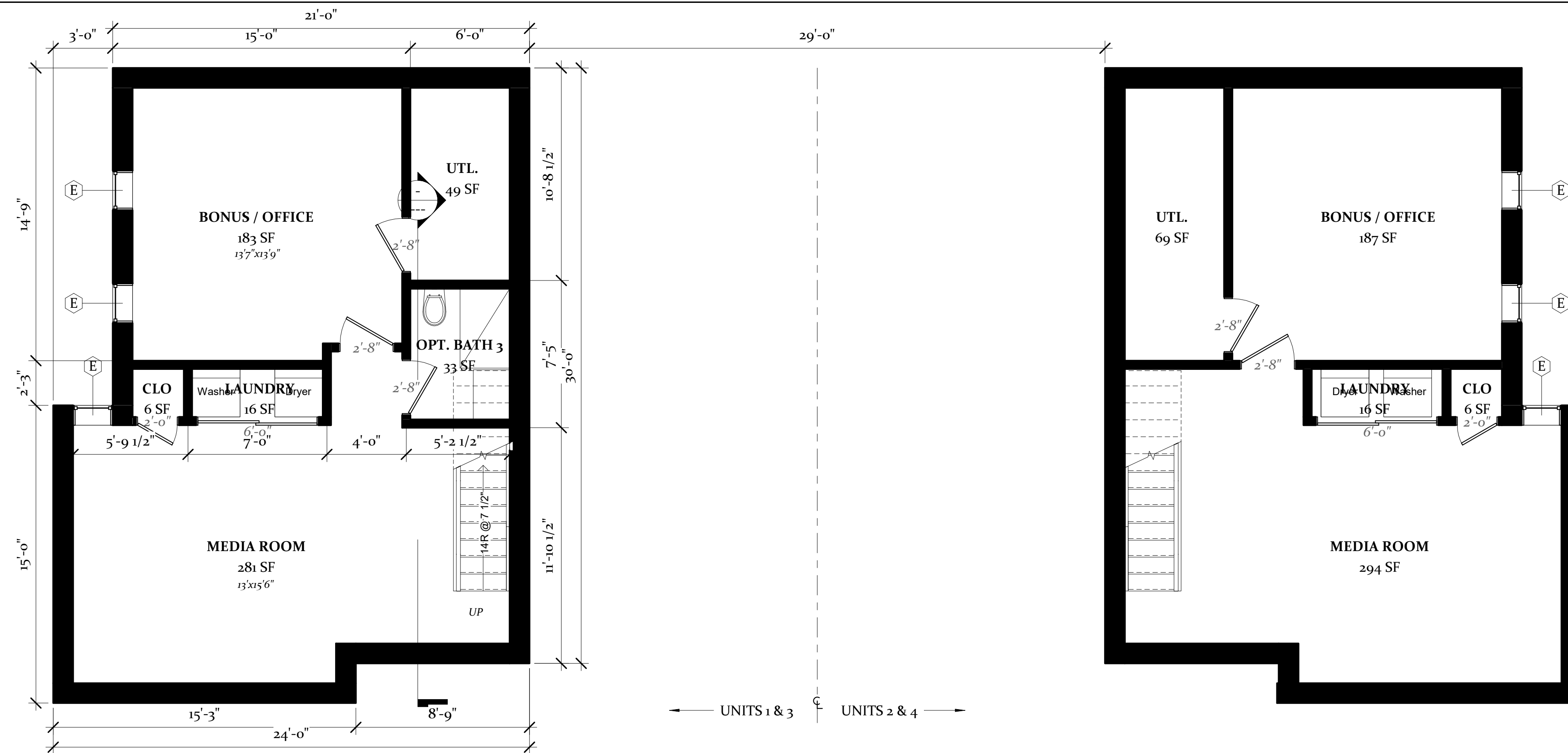
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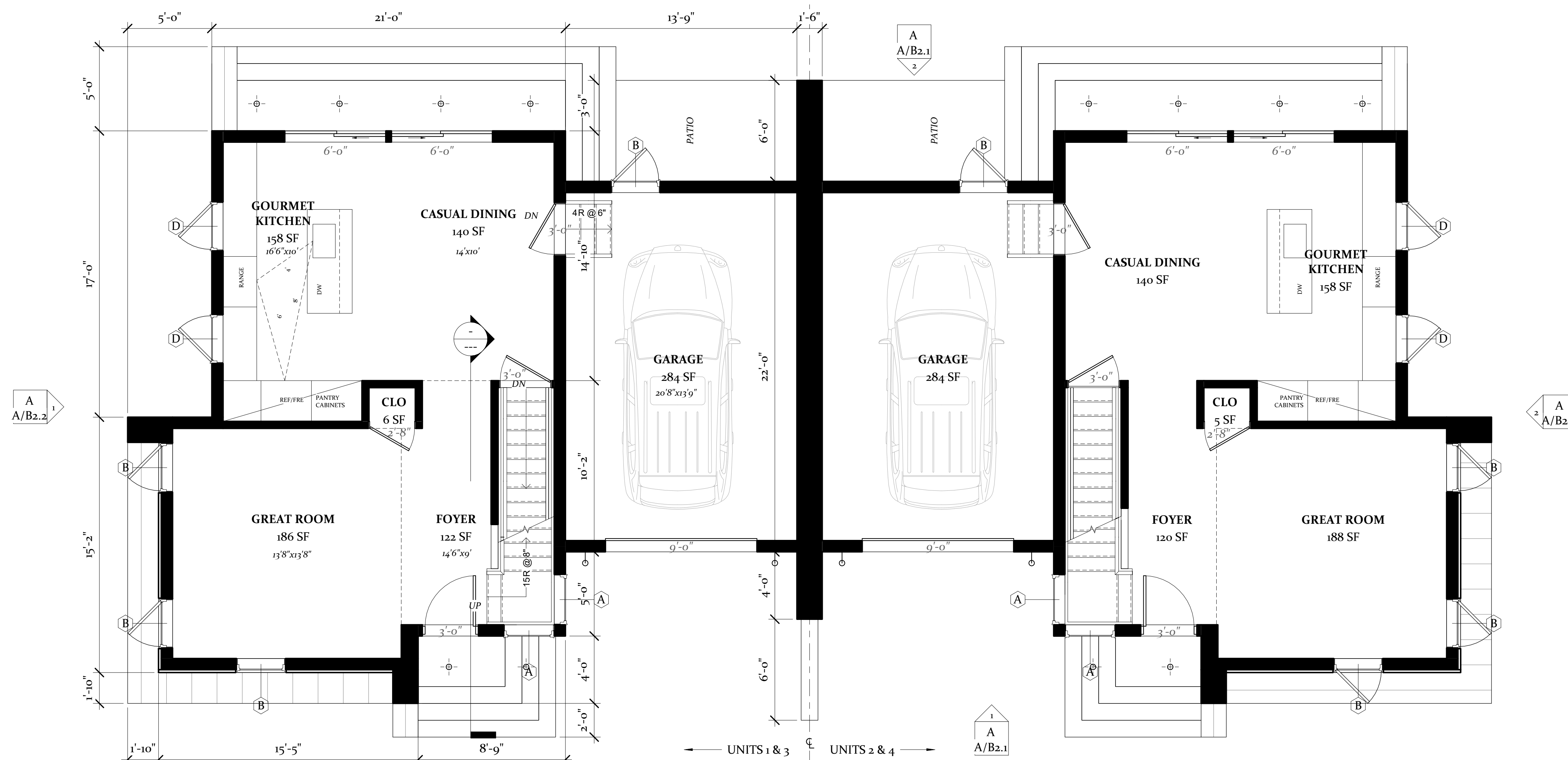
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STRUCTURAL ENGINEER



1 Basement - Units 1-4
1/4" = 1'-0"



2 First Floor - Units 1-4
1/4" = 1'-0"

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VILLAS AT NORMA PARK

PLANS

Project Number:	B360 - 001
Date:	August 30, 2021
Composition by:	AJR
Master Architect Certification:	RAIFFE

A A/B1.1

Scale 1/4" = 1'-0"



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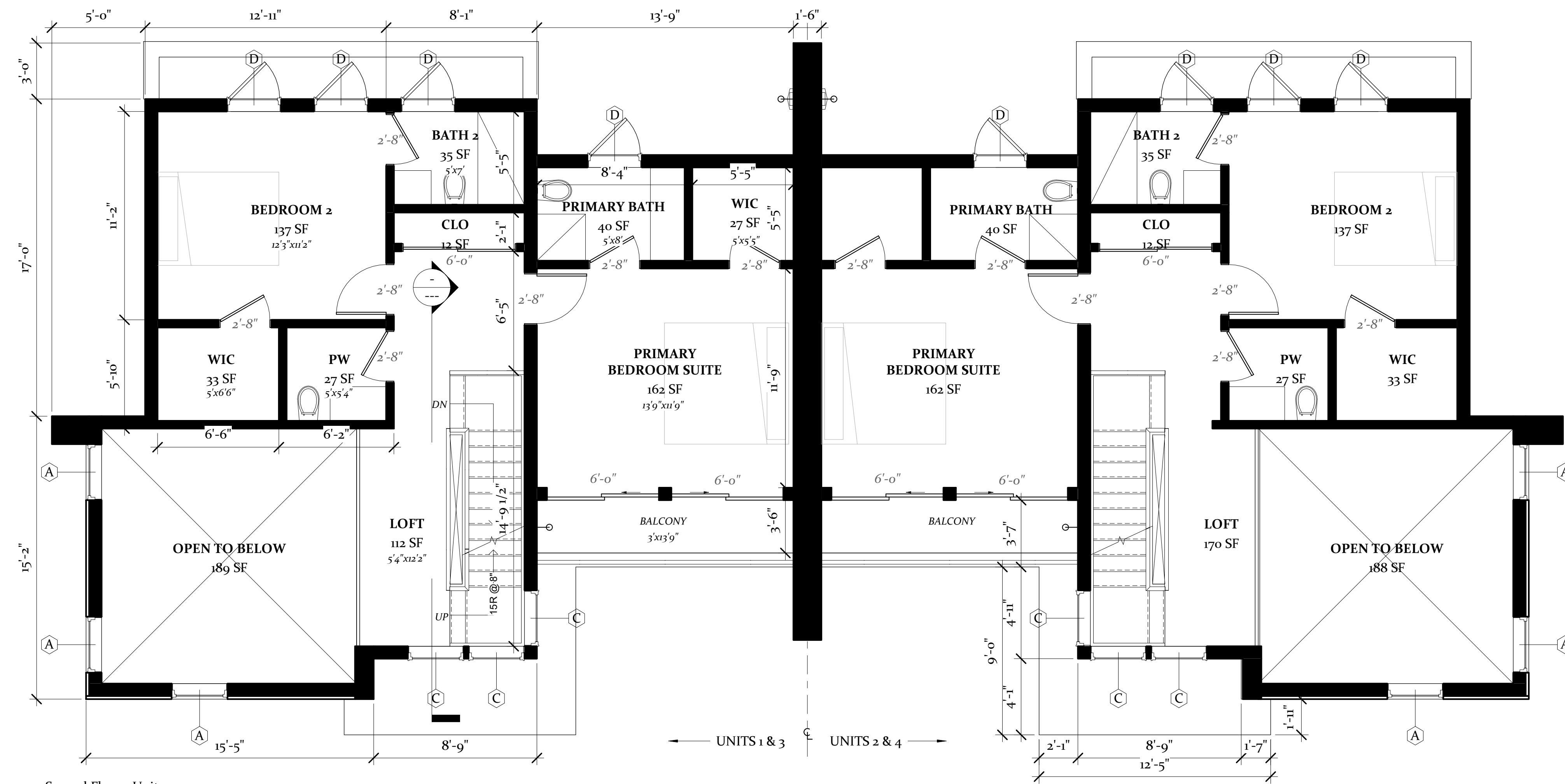
BUILDINGS A & B
UNITS 1-4

VILLAS AT NORMA PARK

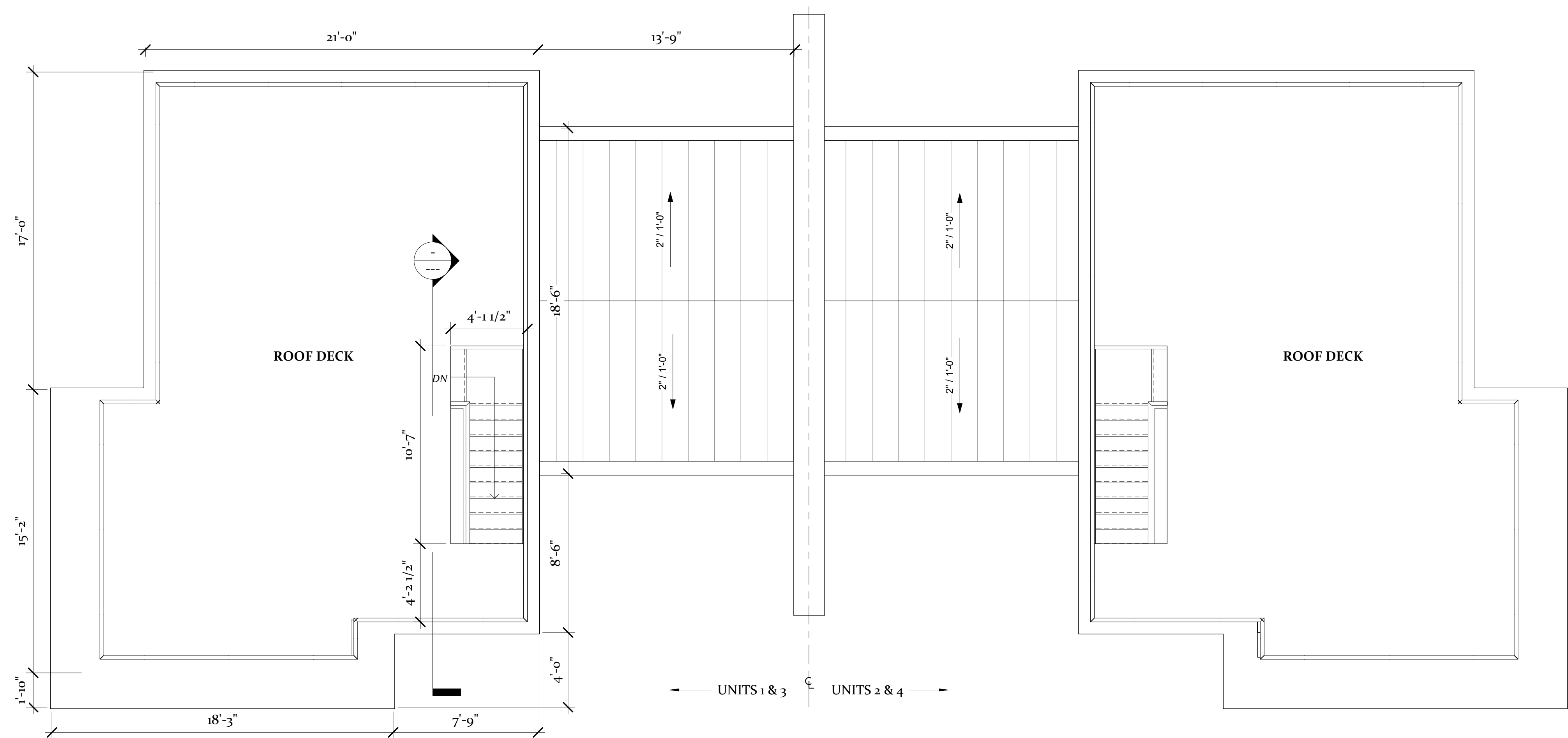
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1/4" = 1'-0"



2 Roof Level - Units 1-4
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A A/B1.2

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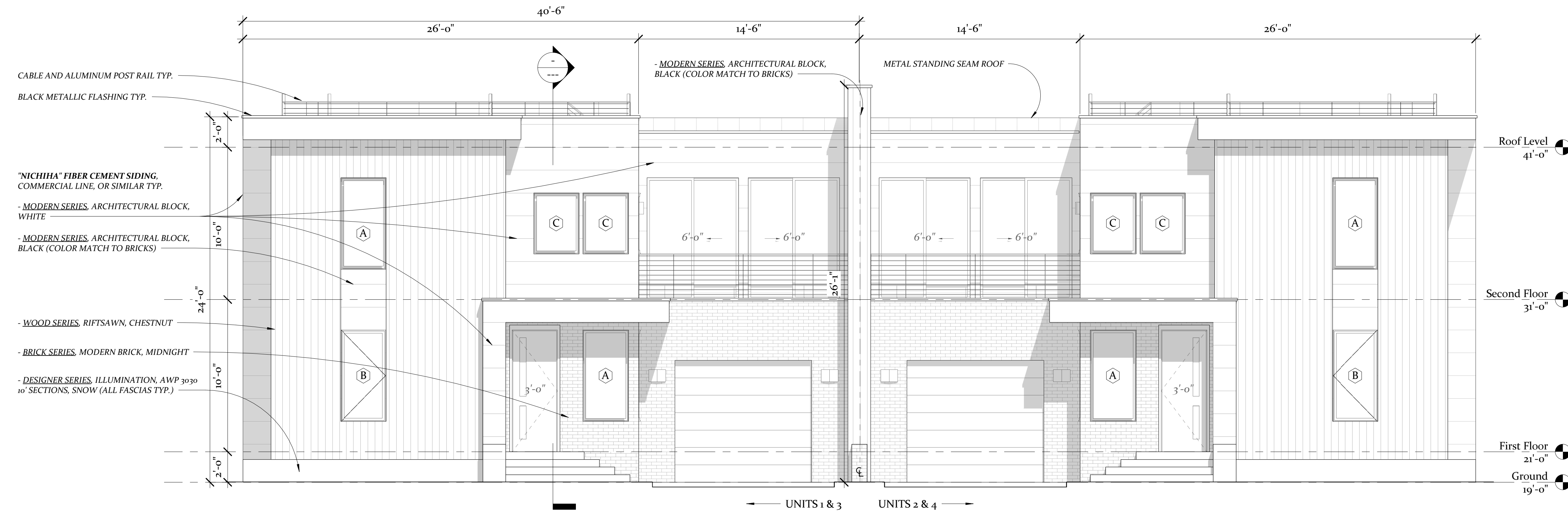
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BUILDINGS A & B
UNITS 1-4

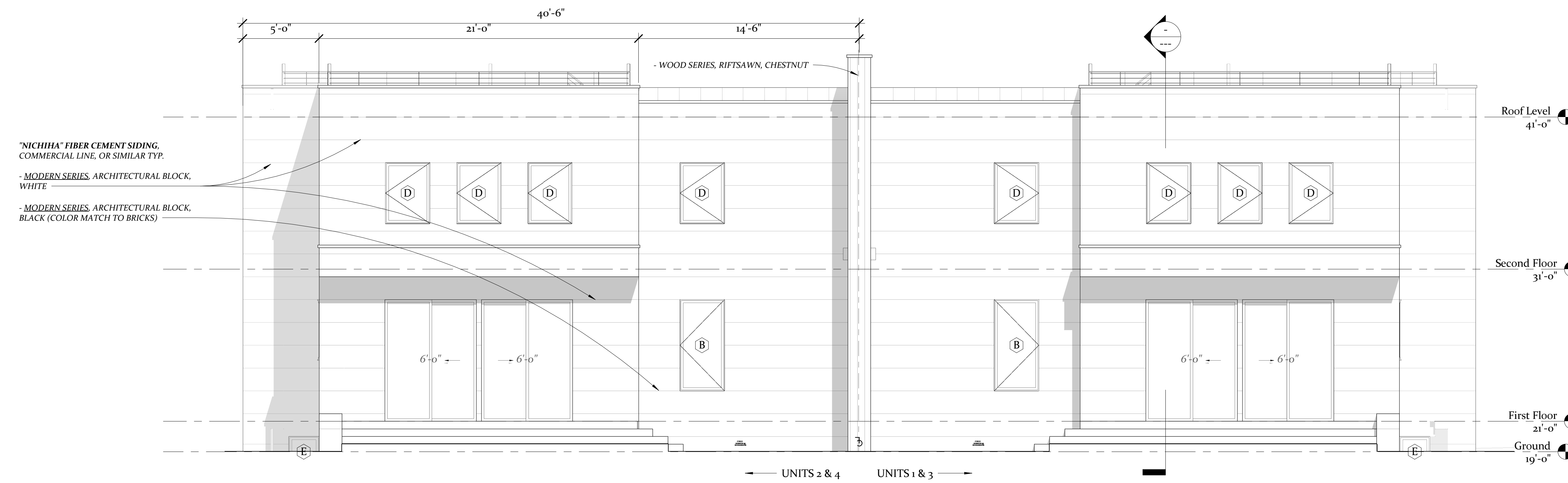
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1 Front Elevation - Units 1-4
1/4" = 1'-0"



2 Rear Elevation - Units 1-4
1/4" = 1'-0"

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VILLAS AT NORMA PARK

ELEVATIONS

Project Number: B360 - 001
Date: August 30, 2021
Composition by: AJR
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A A/B2.1

Scale: 1/4" = 1'-0"



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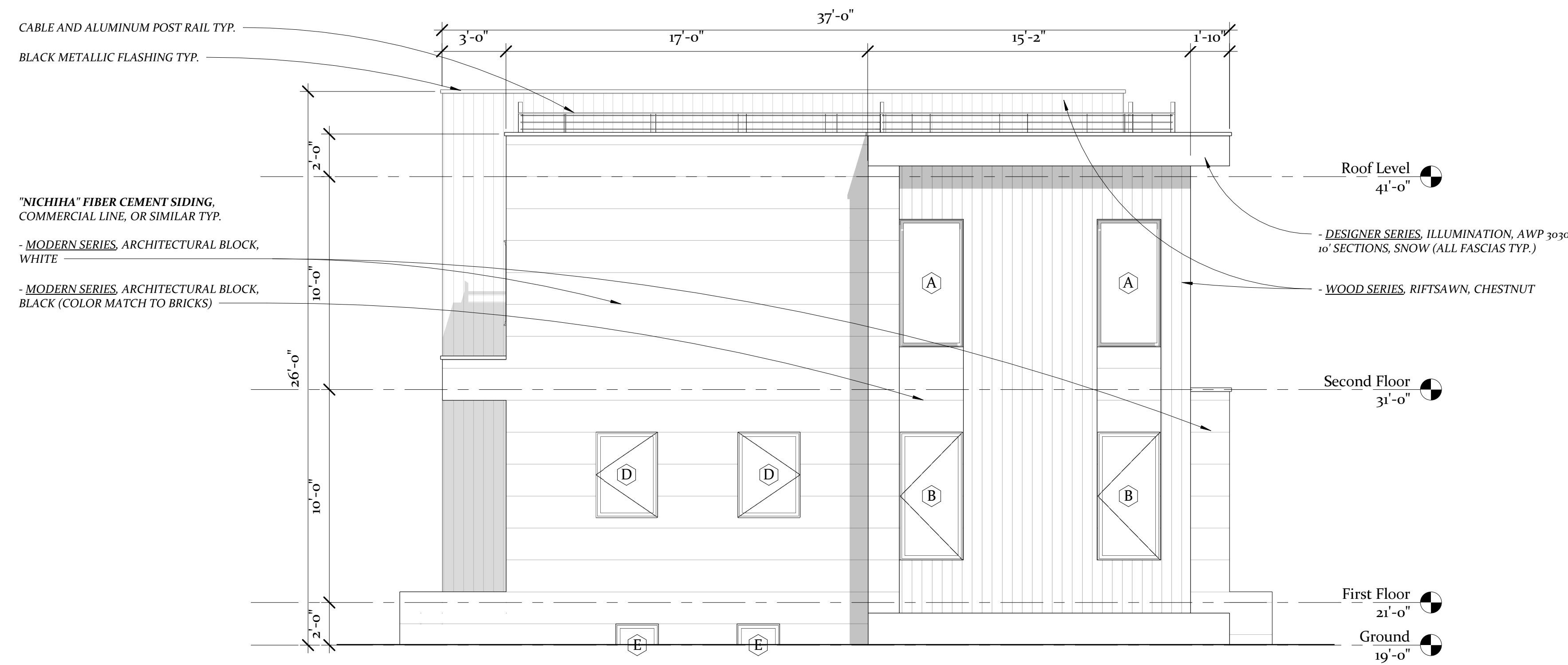
BUILDINGS A & B
UNITS 1-4

VILLAS AT NORMA PARK

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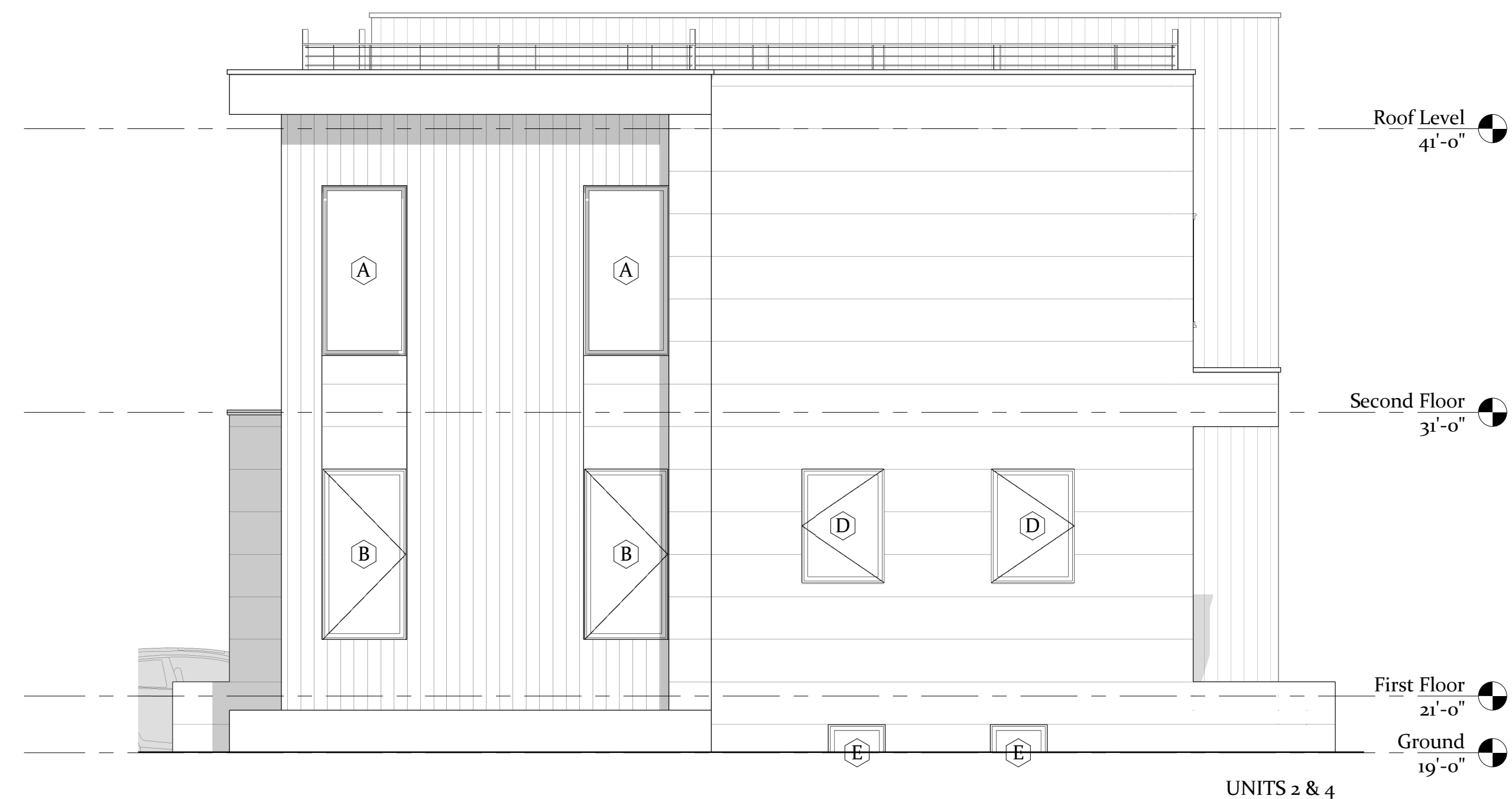
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① Left Side Elevation - Units 1-4
1/4" = 1'-0"

UNITS 1 & 3



② Right Side Elevation - Units 1-4
1/4" = 1'-0"

UNITS 2 & 4

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STRUCTURAL ENGINEER

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BALCKSTONE 360
VILLAS AT NORMA PARK

ELEVATIONS

Project Number: B360 - 001
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Master Architect Certification: RAIFFE

A A/B2.2

Scale: 1/4" = 1'-0"



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BUILDING C
UNITS 5-6

VILLAS AT NORMA PARK

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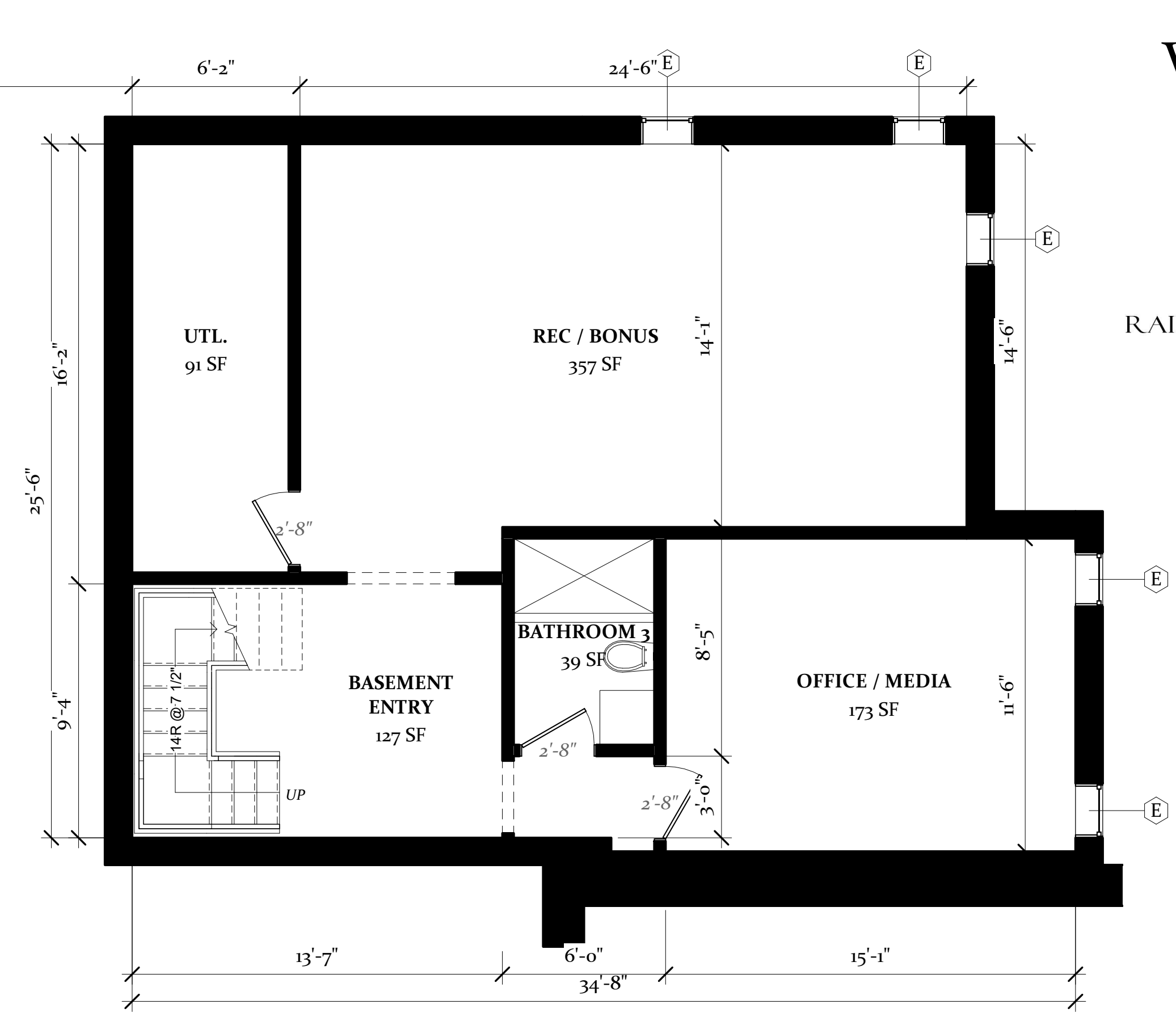
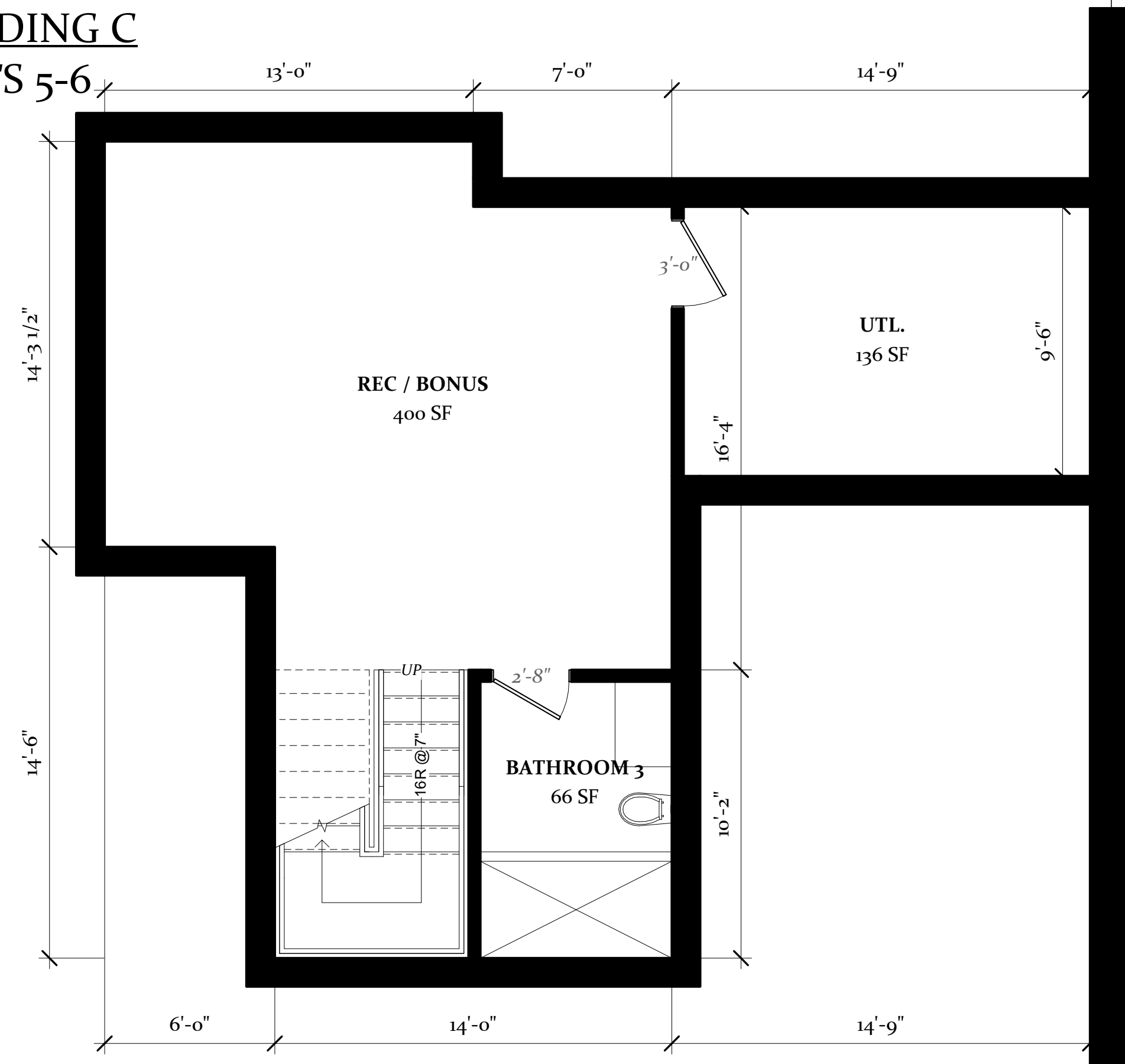
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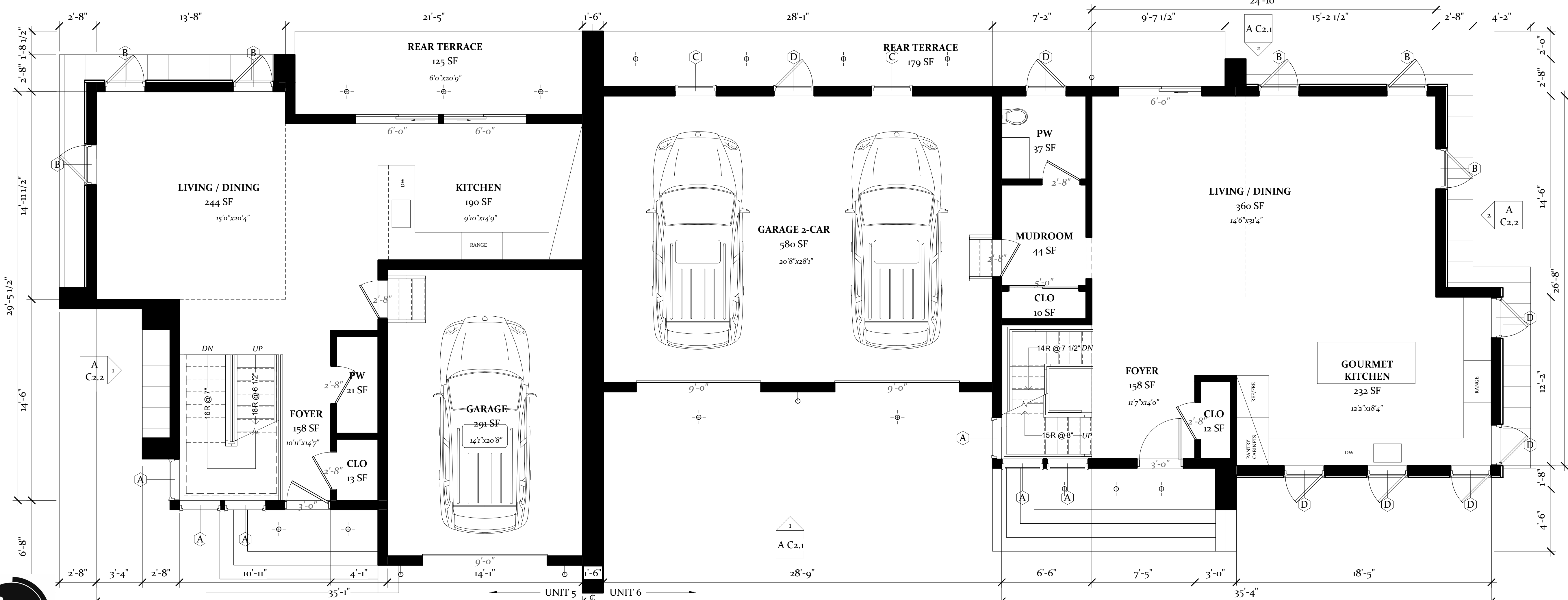
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STRUCTURAL ENGINEER



2 Basement - Units 5 & 6
1/4" = 1'-0"



1 First Floor - Units 5 & 6
1/4" = 1'-0"

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BALCKSTONE 360
VILLAS AT NORMA PARK

PLANS

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Master Architect Certification:	RAIFFE

A C1.1

Scale 1/4" = 1'-0"



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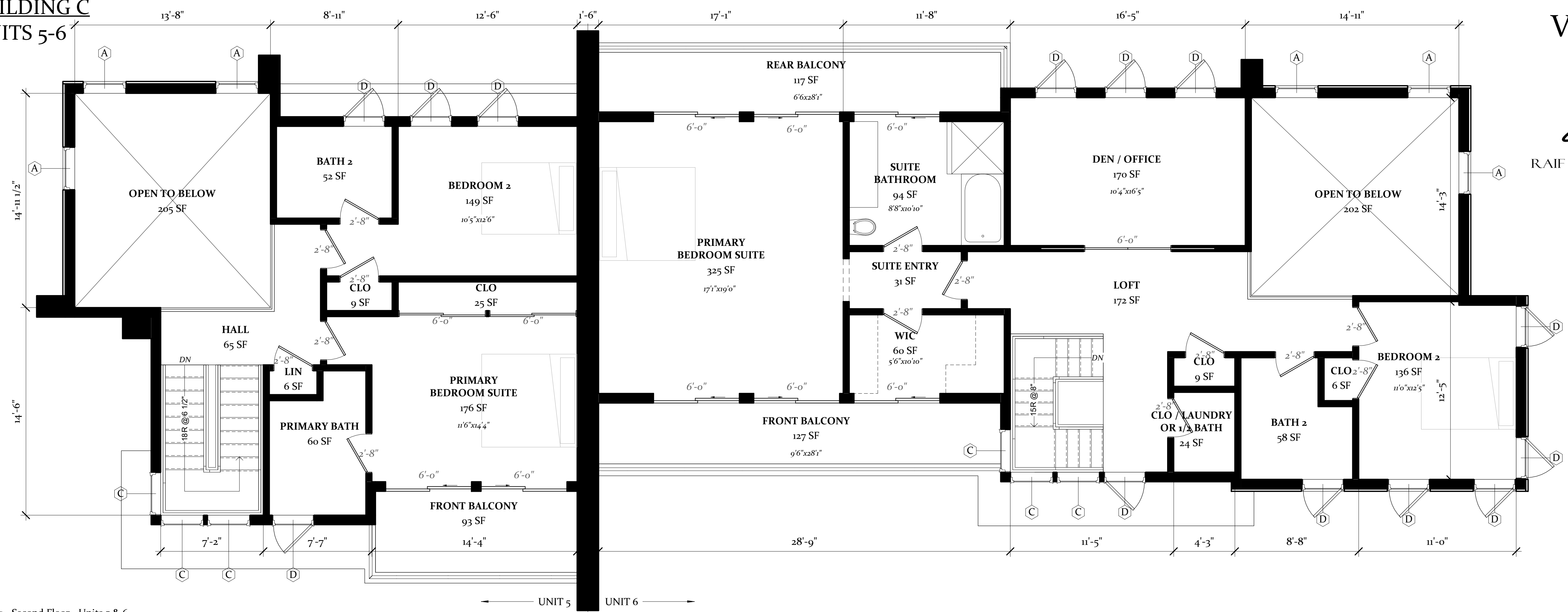
BUILDING C
UNITS 5-6

VILLAS AT NORMA PARK

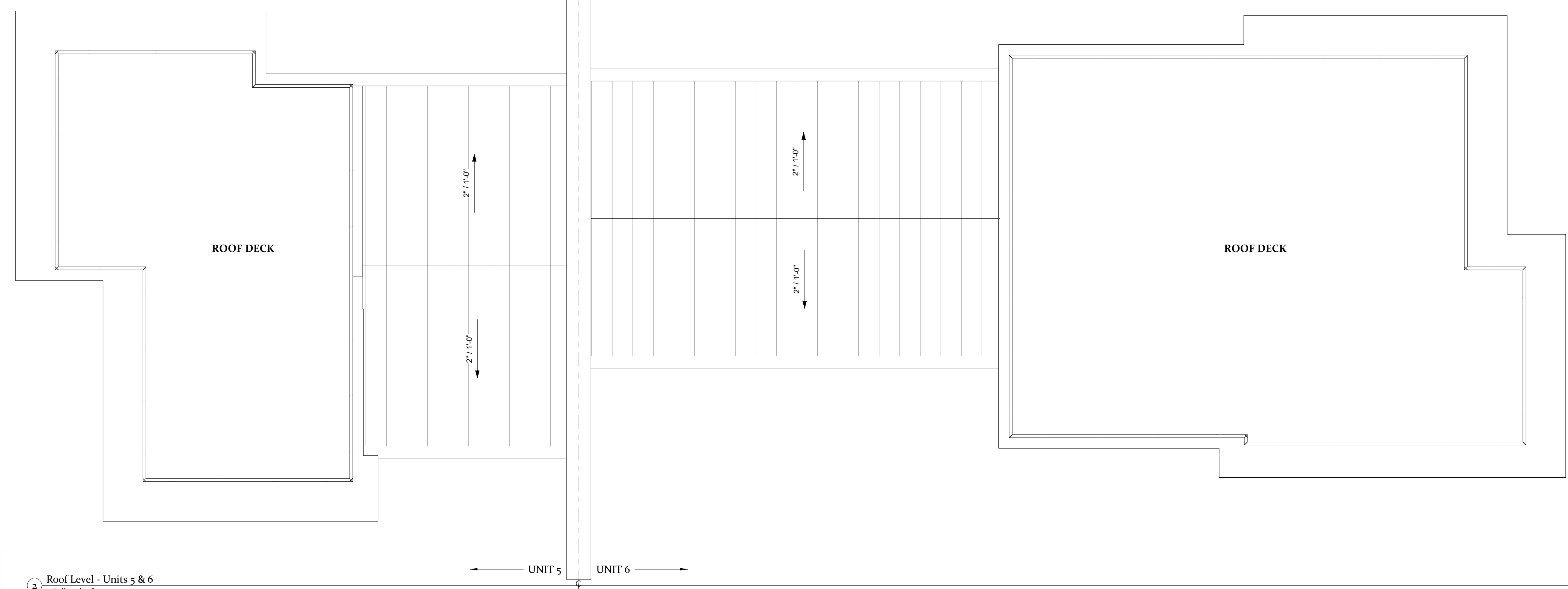
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1 Second Floor - Units 5 & 6
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2 Roof Level - Units 5 & 6
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A C1.2

Scale 1/4" = 1'-0"



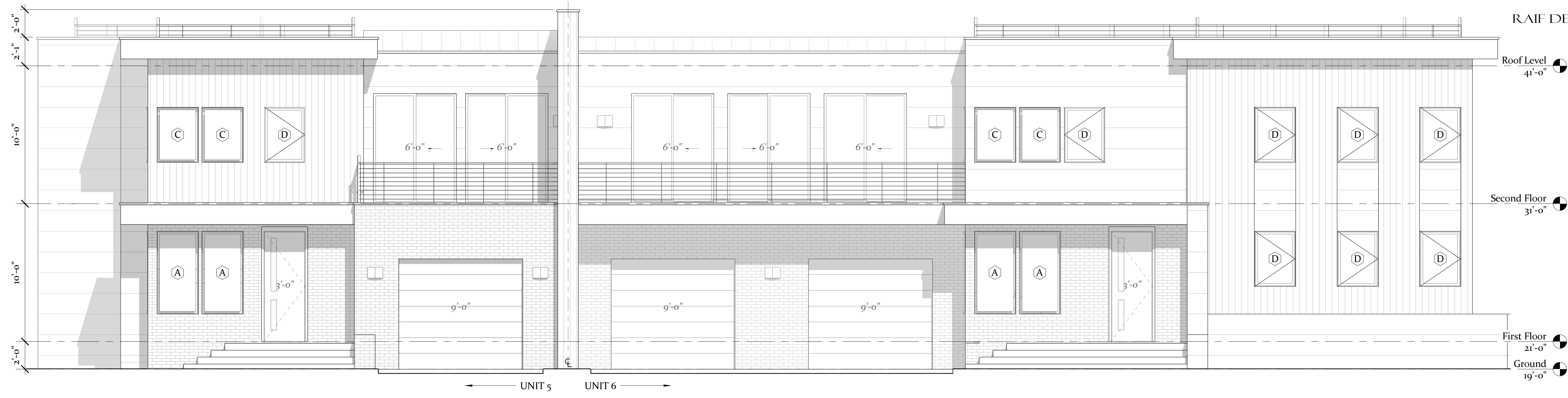
BUILDING C
UNITS 5-6

VILLAS AT NORMA PARK

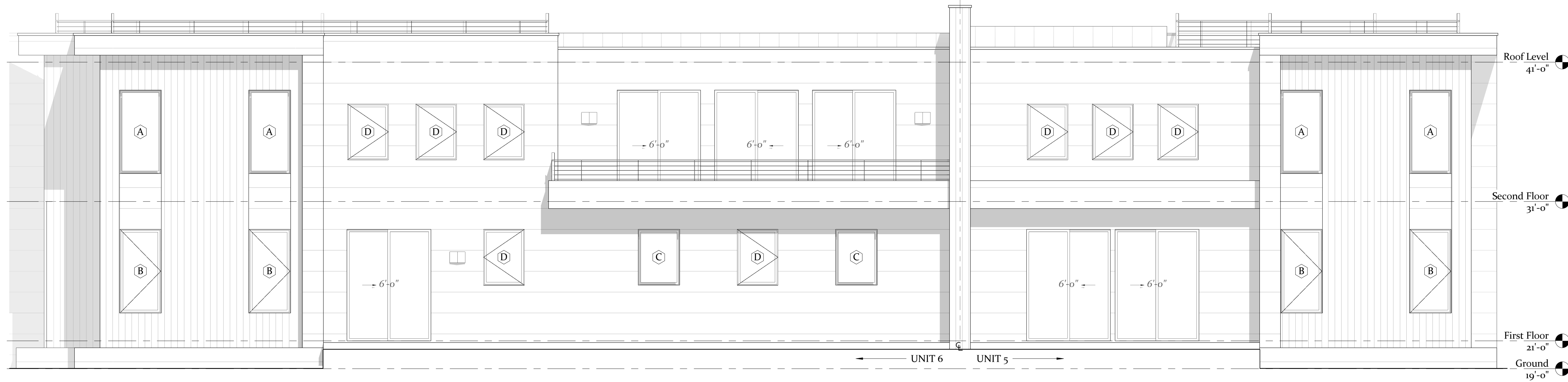
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1 Front Elevation - Units 5-6
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2 Rear Elevation - Units 5-6
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STRUCTURAL ENGINEER

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RAIF Design, Certificate of Authorization: 21AC00109600

Seal & Signature:

BLACKSTONE 360
VILLAS AT NORMA PARK

ELEVATIONS

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Composition by:	AJR
Master Architect Certification:	RAIFFE

A C2.1

Scale 1/4" = 1'-0"

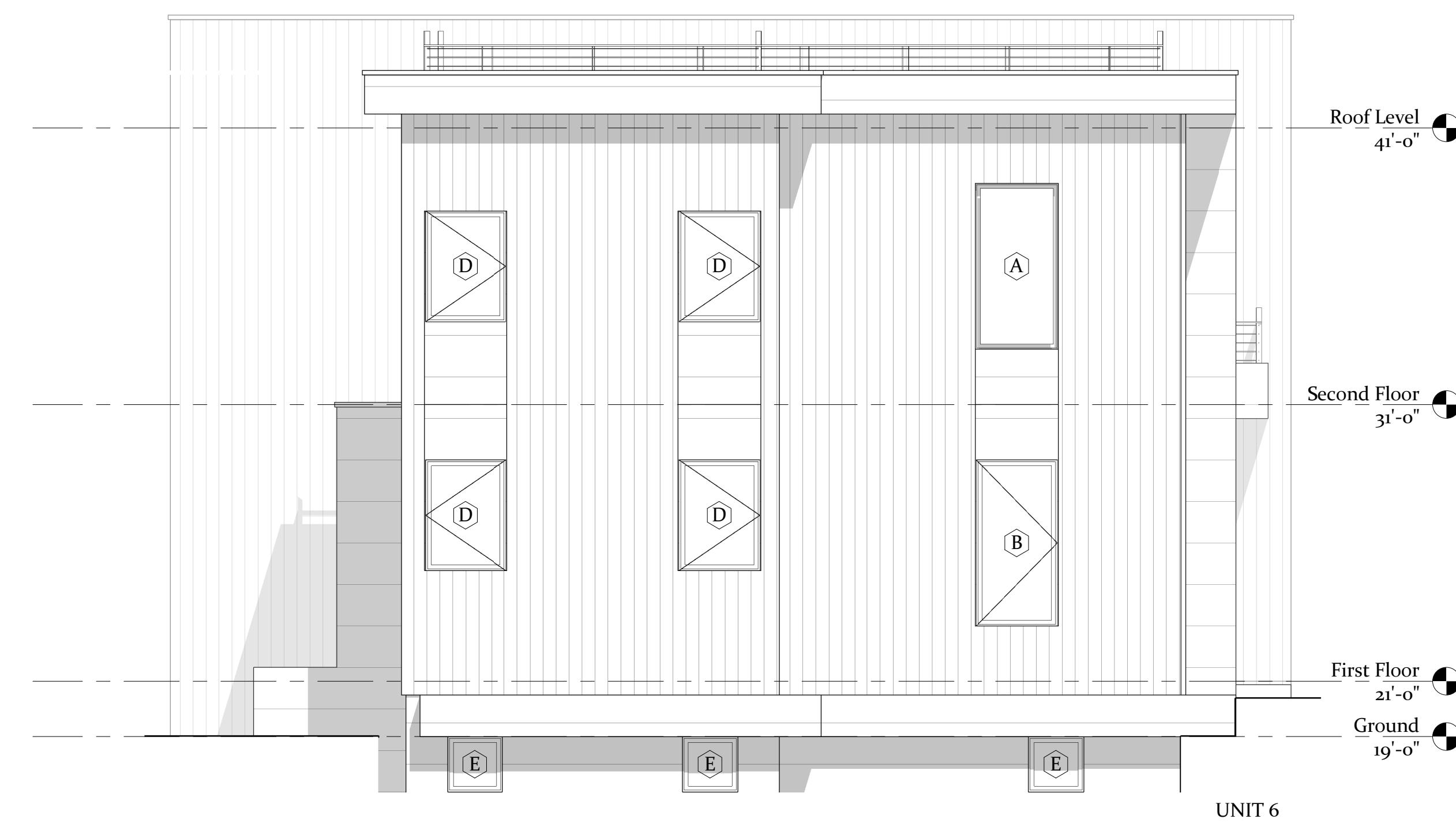


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BALCKSTONE 360
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ELEVATIONS

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Master Architect Certification: RAIFFE

A C 2.2

Scale: 1/4" = 1'-0"



BUILDINGS D & E
UNITS 7-10

VILLAS AT NORMA PARK

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BALCKSTONE 360
 VILLAS AT NORMA PARK

PLANS

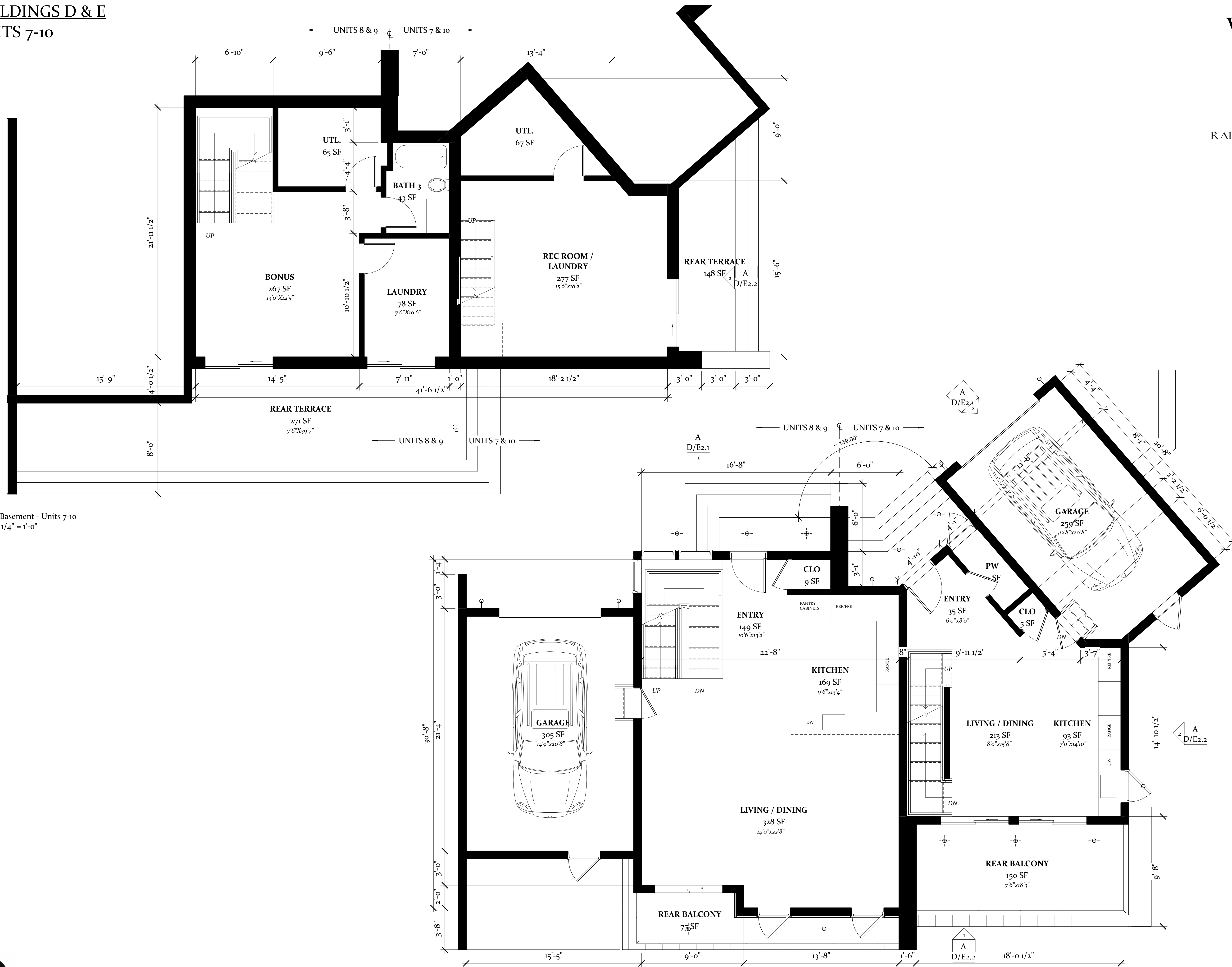
Project Number:	B360 - 001
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Master Architect Certification:	RAIFFE

A D/E1.1

Scale 1/4" = 1'-0"

1 Basement - Units 7-10
 1/4" = 1'-0"

2 First Floor - Units 7-10
 1/4" = 1'-0"



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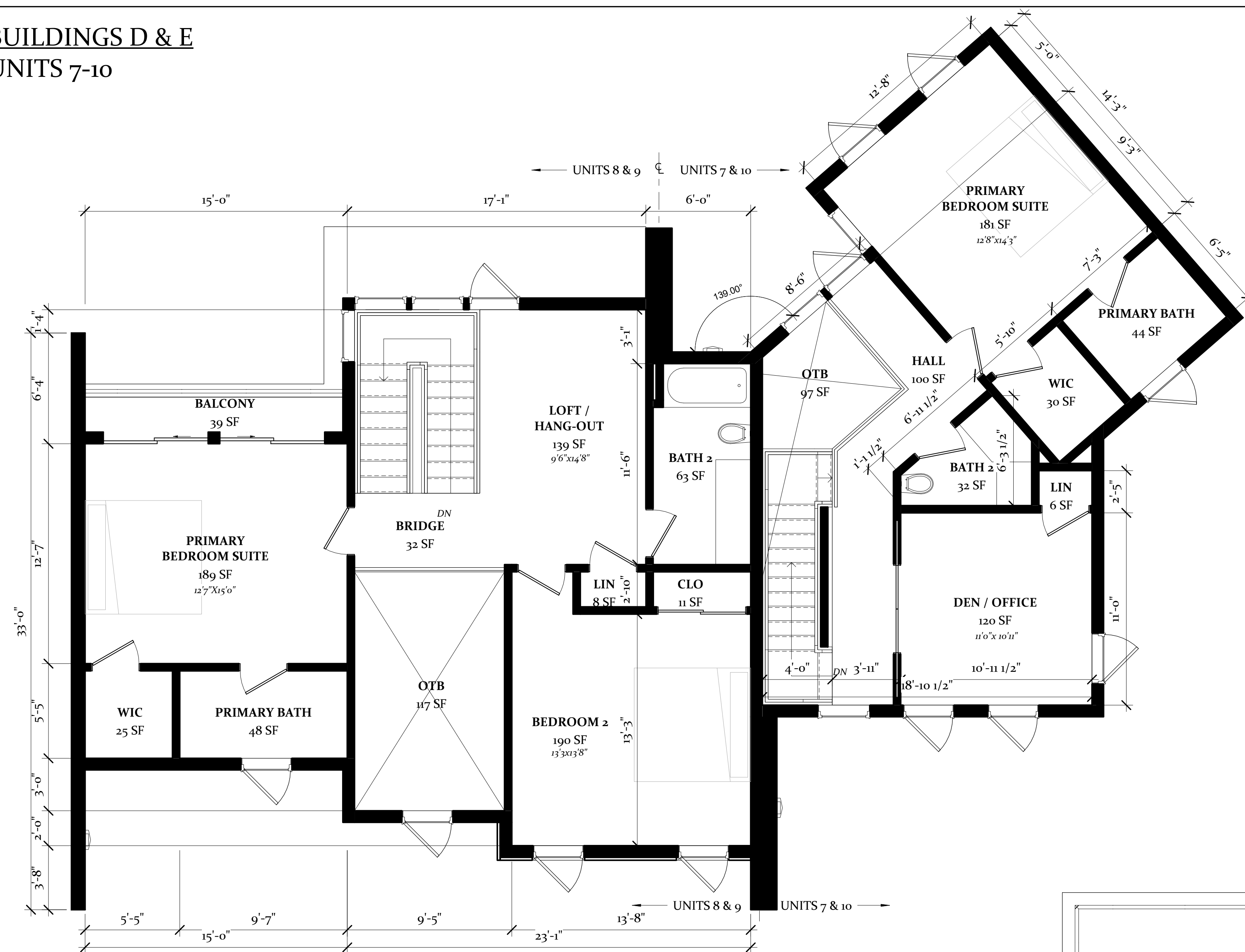
BUILDINGS D & E
UNITS 7-10

VILLAS AT NORMA PARK

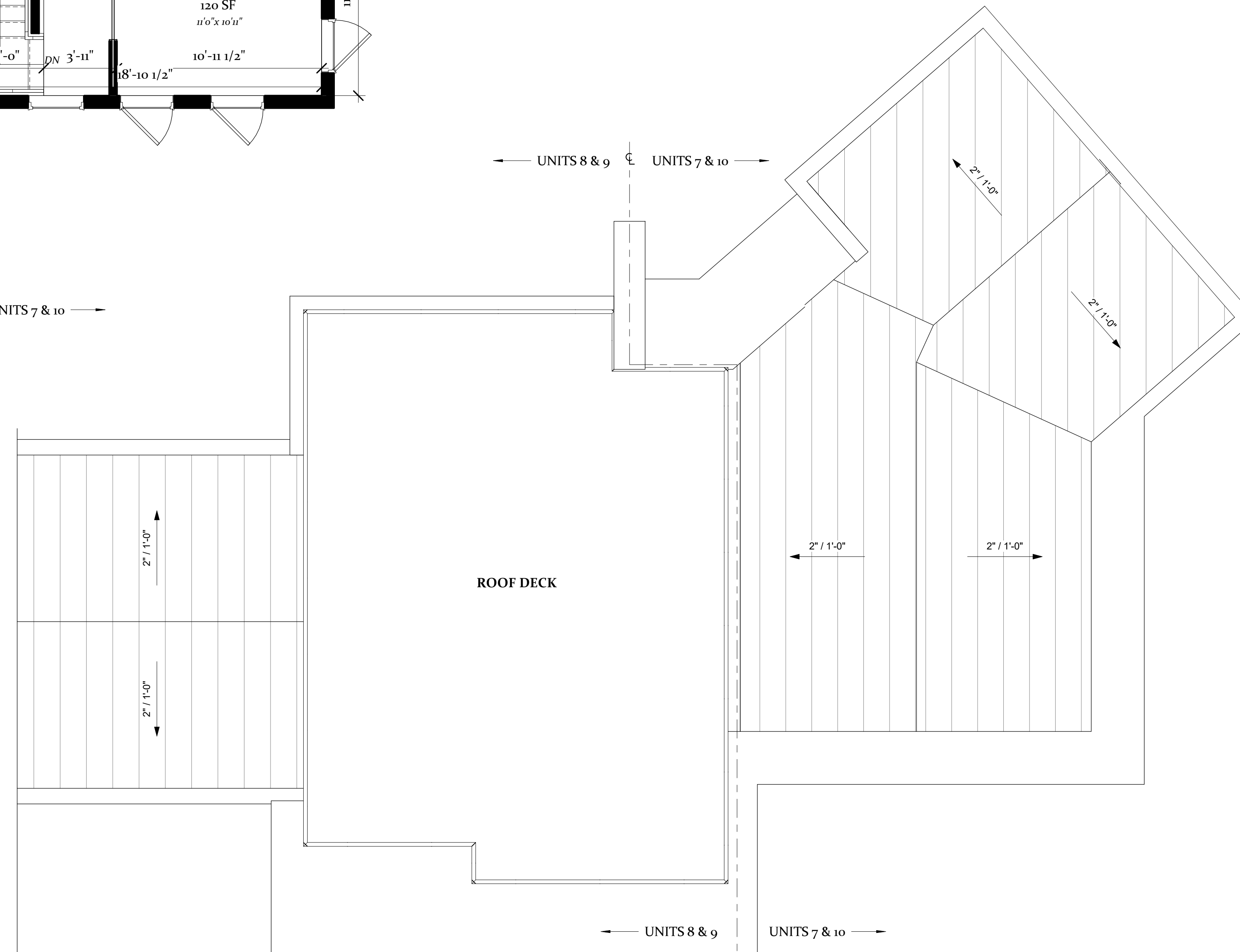
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2 Roof Level - Units 7-10
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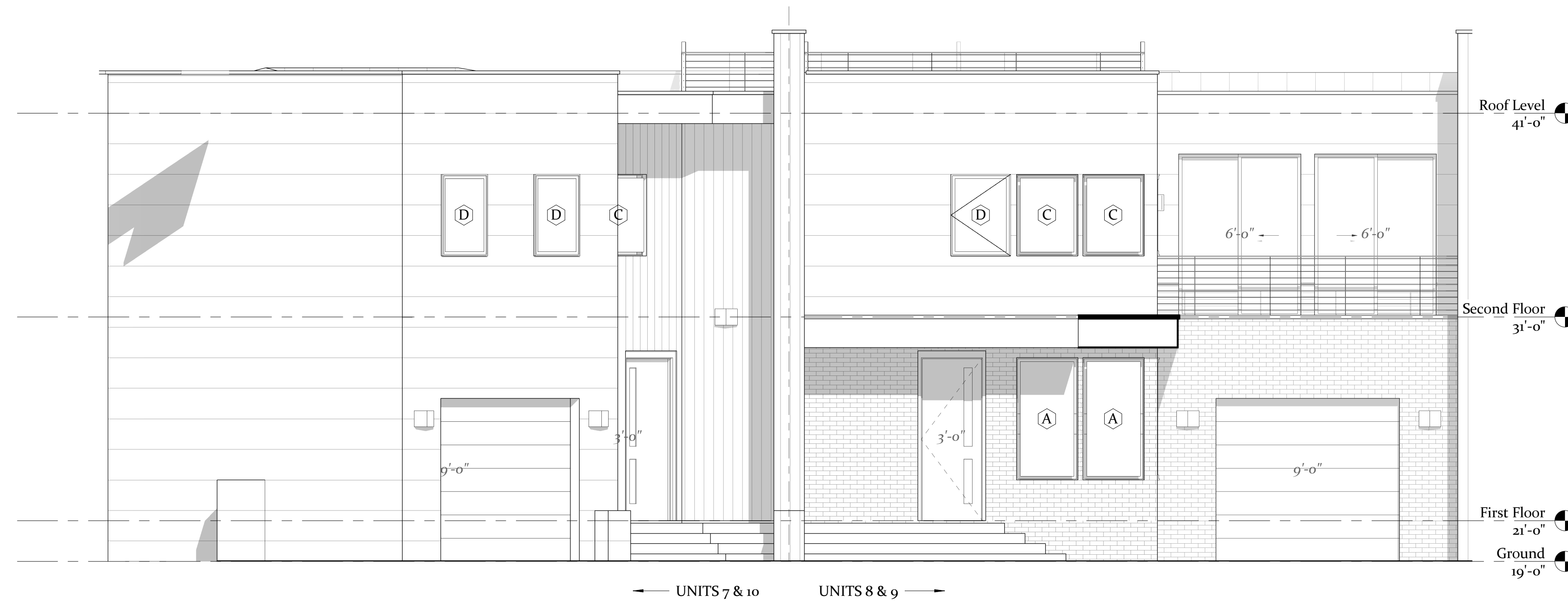
BUILDINGS D & E
UNITS 7-10

VILLAS AT NORMA PARK

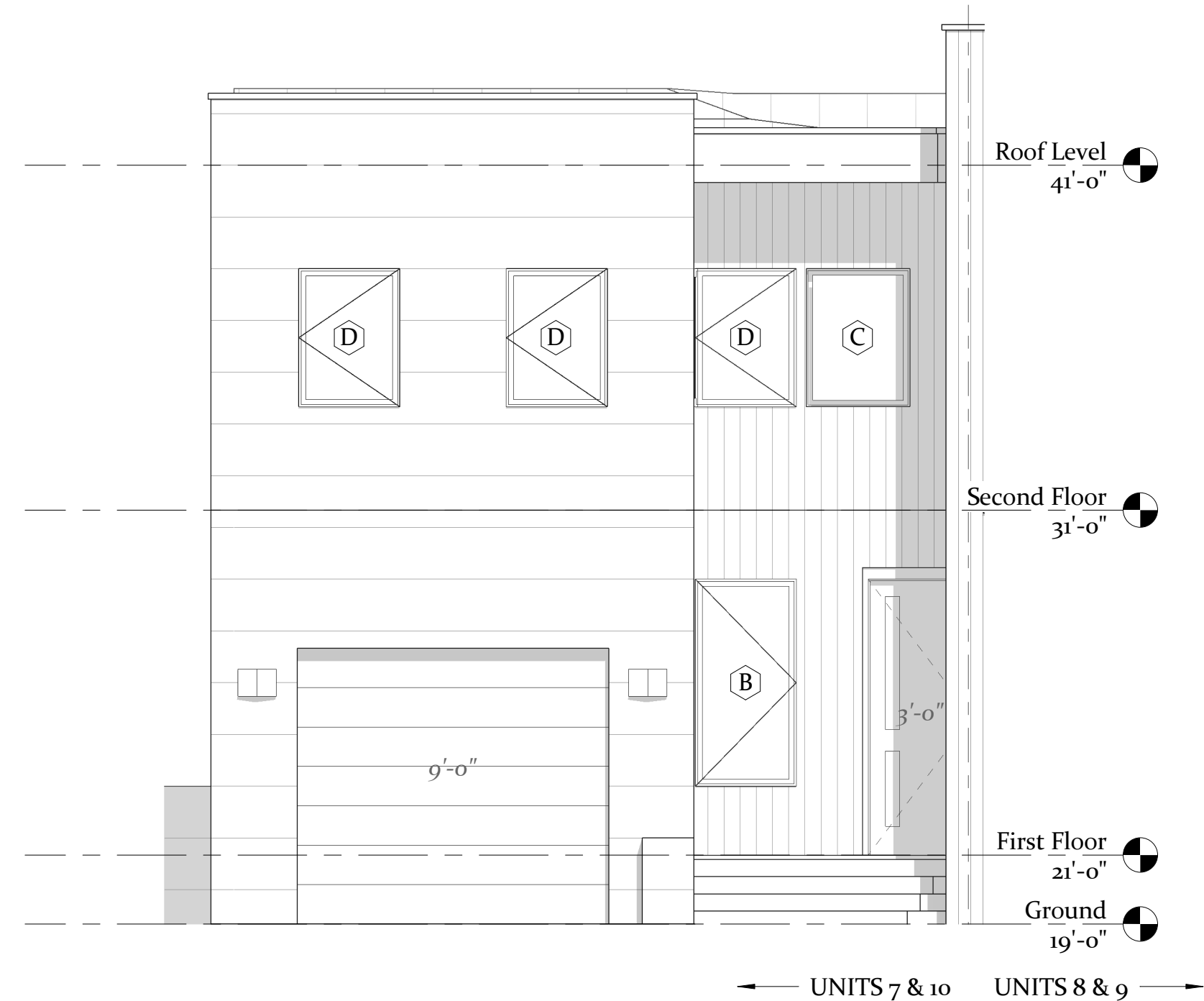
Studio Raiffe

RAIF DESIGN - R. REALTY ONE - RAIF PROPERTIES

www.StudioRaiffe.com



① Front Elevation - Units 7-10
 1/4" = 1'-0"



② Front Elevation - Units 7 & 10
 1/4" = 1'-0"

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 908.227.4908
 Adamraiffe@gmail.com

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CIVIL ENGINEER
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 973.673.2520
 Rick@fhlehr.com

STRUCTURAL ENGINEER

64 NORMA AVENUE
FRANKLIN TWP. NJ
B:234 L:3-7

Field Notes:

No.	Description	Date

Adam Raiffe, NJ - RA License Number: 21A02071200
 Adam Raiffe, FL - RA License Number: AR98677
 RAIF Design, Certificate of Authorization: 21AC00109600

Seal & Signature:

BALCKSTONE 360
 VILLAS AT NORMA PARK

ELEVATIONS

Project Number: B360 - 001
 Date: August 30, 2021
 Composition by: AJR
 Master Architect Certification: RAIFFE

A D/E2.1

Scale: 1/4" = 1'-0"



9/16/2021 12:22:25 PM

BUILDINGS D & E
UNITS 7-10

VILLAS AT NORMA PARK

Studio Raiffe

RAIF DESIGN - R. REALTY ONE - RAIF PROPERTIES

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UNITS 7 & 10

② Side Elevation - Units 7 & 10
 1/4" = 1'-0"



UNITS 8 & 9 UNITS 7 & 10

① Rear Elevation - Units 7-10
 1/4" = 1'-0"

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 VILLAS AT NORMA PARK

ELEVATIONS

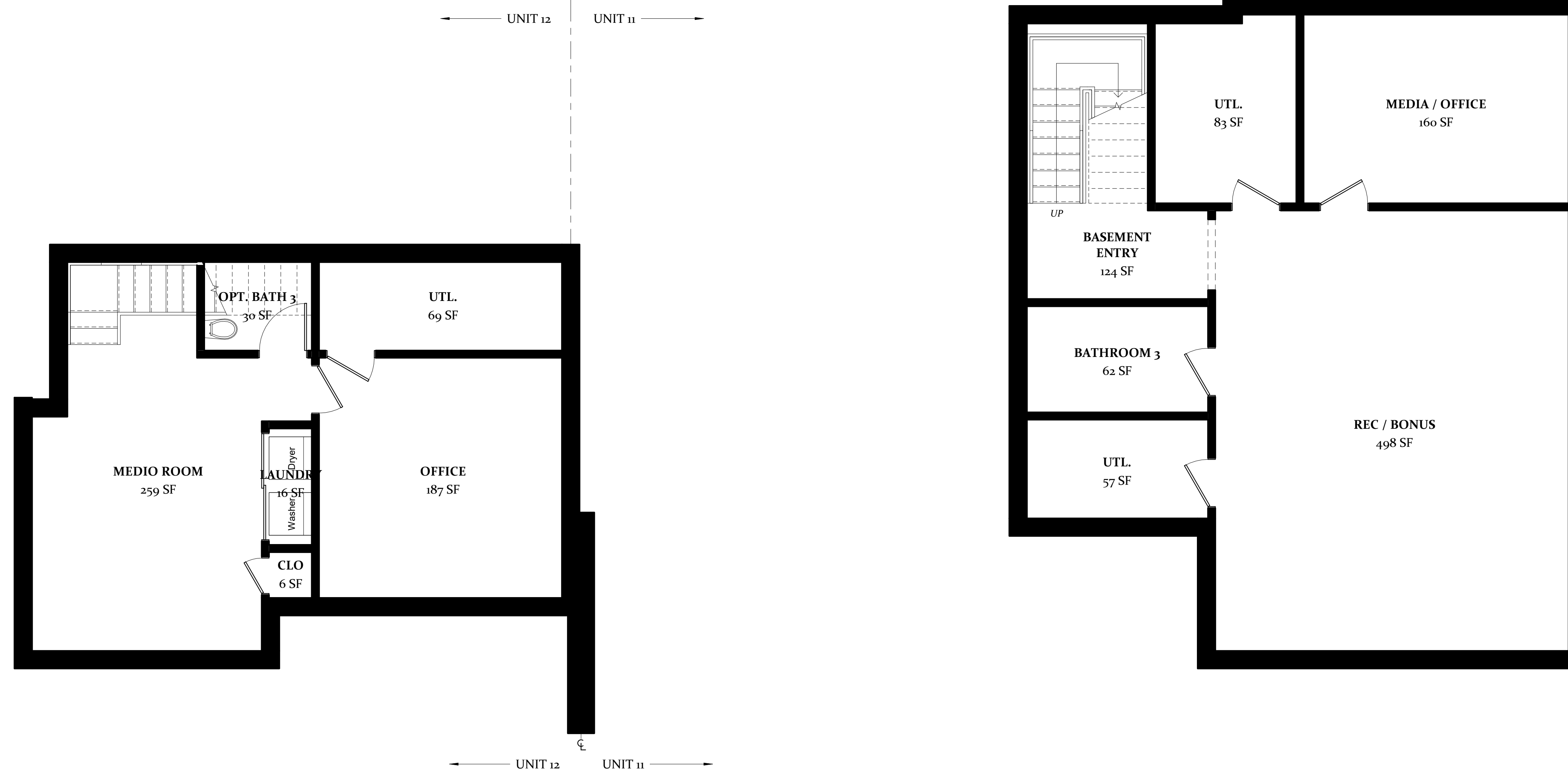
Project Number: B360 - 001
 Date: August 30, 2021
 Composition by: AJR
 Master Architect Certification: RAIFFE

A D/E2.2

Scale: 1/4" = 1'-0"



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1 Basement - Units 11-12
1/4" = 1'-0"

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Seal & Signature:

BALCKSTONE 360
VILLAS AT NORMA PARK

PLANS

Project Number:	B360 - 001
Date:	August 30, 2021
Composition by:	AJR
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A F1.0

Scale 1/4" = 1'-0"



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STRUCTURAL ENGINEER

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Field Notes:

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Seal & Signature:

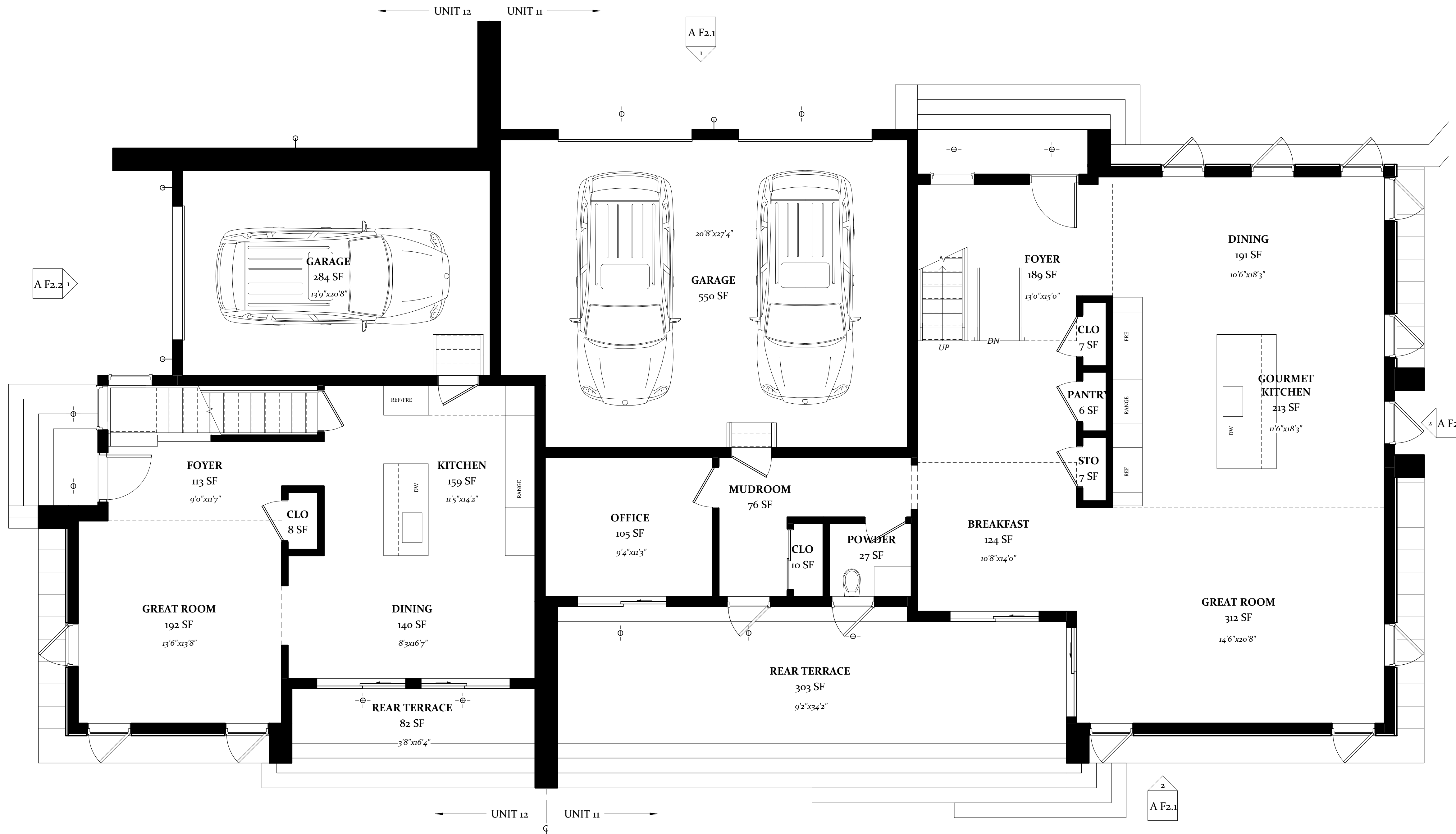
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VILLAS AT NORMA PARK

PLANS

Project Number:	B360 - 001
Date:	August 30, 2021
Composition by:	AJR
Master Architect Certification:	RAIFFE

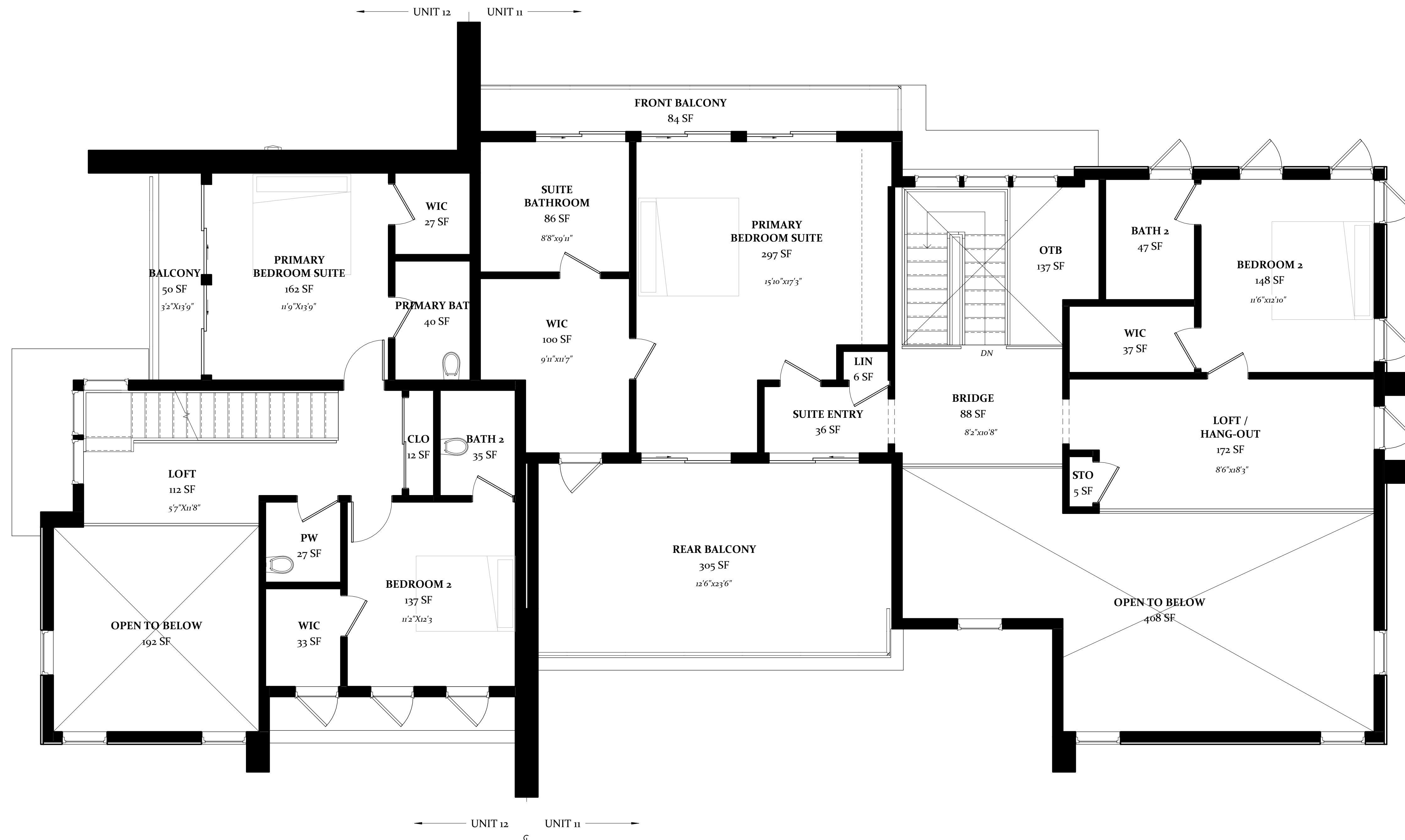
A F1.1

Scale 1/4" = 1'-0"



1 First Floor - Units 11-12
1/4" = 1'-0"





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Seal & Signature:

BALCKSTONE 360
VILLAS AT NORMA PARK

PLANS

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Master Architect Certification:	RAIFFE

A F1.3

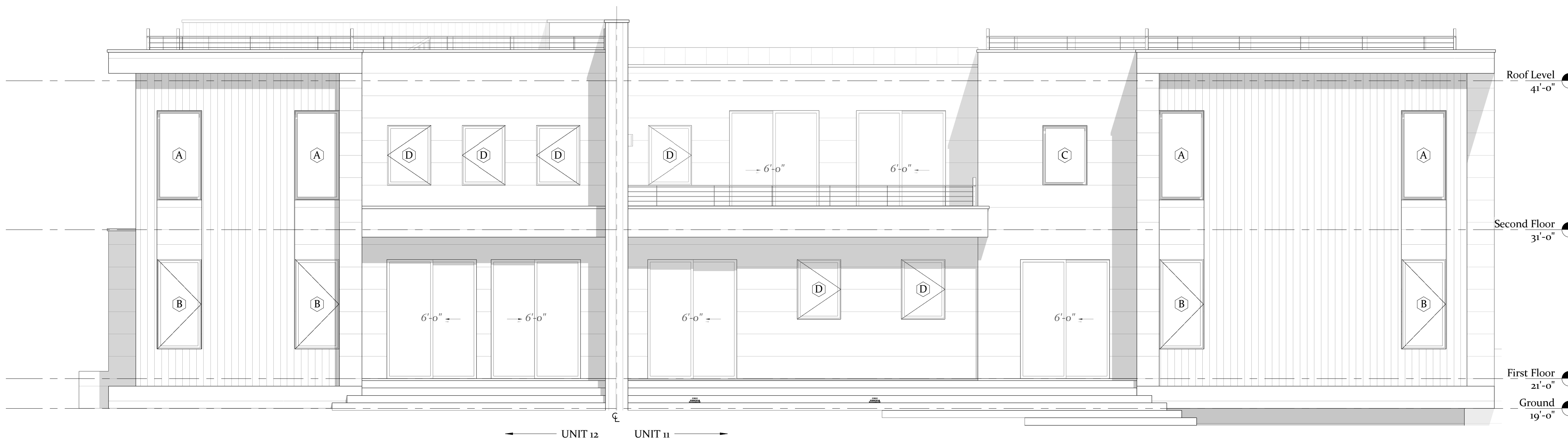
Scale 1/4" = 1'-0"

① Second Floor - Units 11-12
1/4" = 1'-0"





1 Front Elevation - Units 11-12
1/4" = 1'-0"



2 Rear Elevation - Units 11-12
1/4" = 1'-0"

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BALCKSTONE 360
VILLAS AT NORMA PARK

ELEVATIONS

Project Number: B360 - 001
Date: August 30, 2021
Composition by: AJR
Master Architect Certification: RAIFFE

A F2.1

Scale: 1/4" = 1'-0"



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② Left Side Elevation - Units 11-12
1/4" = 1'-0"



① Right Side Elevation - Units 11-12
1/4" = 1'-0"

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BALCKSTONE 360
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ELEVATIONS

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Master Architect Certification: RAIFFE

A F2.2

Scale: 1/4" = 1'-0"

