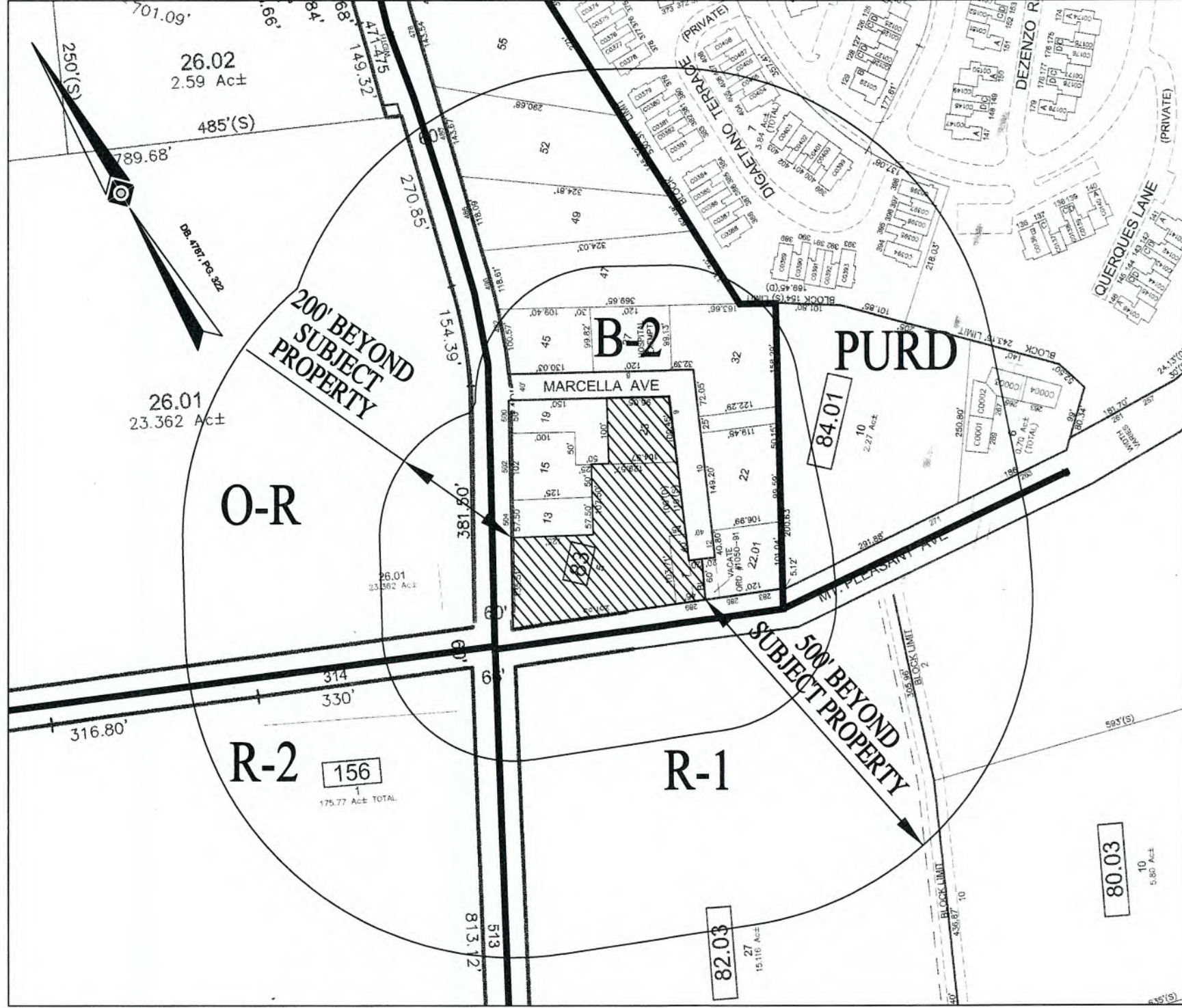


AMENDED PRELIMINARY / FINAL SITE PLAN
(LOTS BEING CONSOLIDATED UNDER ORIGINAL APPROVAL)
GODDARD SCHOOL ANNEX

289 MOUNT PLEASANT AVENUE, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY
BLOCK 83, LOTS 1 & 5.01
TAX MAP SHEET 34



AERIAL MAP
SCALE : 1"=200'



ZONE & TAX MAP
SCALE : 1"=200'

TERMS AND CONDITIONS OF APPROVAL

- The Applicant shall comply with all applicable Township, County, State, and Federal laws, ordinances, regulations, and directives, including without limitation, obtaining all applicable local, state, and federal approvals, or permits. If another governmental entity or agency grants a waiver or a variance affecting the plans and/or exhibits submitted by the Applicant, this approval or the conditions attached to it, then the Applicant shall re-apply to this Board respecting the same and this Board shall have the right to view that issue as it relates to this approval and these conditions and modify and amend same, if appropriate.
- In the event that any other required regulatory approval conflicts with the terms and conditions hereof, or materially alters the same, or the terms and conditions hereof are materially altered by any change in applicable law or regulation other than those municipal regulations for which change is prohibited by the Municipal Land Use Law (MLUL), or in the event Applicant or its successor or assigns construct or attempt to construct any improvement in conflict or in violation of the terms of this approval, the Board hereby reserves the right to withdraw, amend or supplant the instant approval.
- All construction, use and development of the property shall be in conformance with the plans approved herein, all representations of the Applicant and its witnesses during the public hearing, all exhibits introduced by the Applicant, and all terms and conditions of this resolution.
- The Applicant shall pay all outstanding application fees and technical review fees, as well as any inspection fees that may be required hereunder. The Applicant shall pay any additional fees or escrow deposits which may be due and owing within thirty (30) days of notification or this approval shall be deemed withdrawn.
- All notes included in plans, including notes required by this Resolution, shall be deemed conditions of approval having the same force and effect as conditions expressly set forth in this Resolution.
- Applicant agrees to abide by all of the suggestions and directives set forth in the Hess report dated October 30, 2023.
- Applicant will correct the site plan to show that there are 70 required parking spaces on site.
- Applicant shall install and maintain in perpetuity, native plantings with the approval or the Township Forester.
- An additional "Watch for Pedestrian" sign (as shown on C300) before the crosswalk on the north side will be added.
- Signs (other than those directional signs required in the parking lot or for traffic control as mentioned herein) will be mounted on the building and will comply with the Township Ordinance.
- The trash enclosure will be re-located to the southwest corner.
- The new additions will have white roofs and if it is determined that a new roof should be installed on the building, then Applicant shall install a white roof.
- Applicant must submit proof of approval of the facility from the Division of Children and Family Services to the Zoning Official. (This is not a condition precedent to the signing of plans, associated construction or a Certificate of Occupancy.)
- The Applicant shall list all conditions of approval onto a final site plan submission prior to the submission of the building permit.

REGULATORY APPROVALS REQUIRED:

- WEST ORANGE PLANNING BOARD
- ESSEX COUNTY PLANNING BOARD

PARKING REQUIREMENTS:

(per code section t 25-12.2)		
Child Care Facility	27	space per employee
	15,091	space per 350 square feet
		SUBTOTAL
		70.1
		TOTAL REQUIRED:
		71
		TOTAL PROVIDED:
		45 (V)

ADA Parking Spaces Required = 2, of which, 1 is required to be ADA Van accessible
Per N.J.A.C. 5:23-7.10(c):

ADA Parking Spaces Provided = 2, of which, 2 are ADA Van accessible

ZONING SCHEDULE						
ZONE B-2 GENERAL BUSINESS ZONE						
Bulk Regulation	units	Requirement	Existing Block 83 Lot 5.01	Existing Block 83 Lot 1	Proposed Consolidated Lots	Code Section
Principal Permitted Uses		See Note "B"	Day Care	C	Radio Tower	ENC
Max. Building Height	story	2.5	1	C	2	C
Max. Building Height	feet	35	16	C	26.3	C
Min. Lot Width	feet	-	95.25	C	25	C
Front Yard Setback	feet	30	145.3	C	12.5	ENC
Min Side Yard Setback	feet	10	10.9	C	23.9	C
Min "Side Front" Yard Setback	feet	25	10.0	ENC	3.0	ENC
Min Rear Yard Setback	feet	30	56.9	C	31.2	C
Max. Building Coverage	%	40	16.2	C	34.1	C
Max. Lot Coverage	%	60	66.7	ENC	63.7	C
Lot Area	acre	0.23	1.25	C	0.09	ENC
Building Footprint	sf	10,000	54,492	C	3,852	C
Building Footprint	sf		8,800		1,315	
Building Footprint	sf				10,897	
Abbreviations						
C		Conforms				
ENC		Existing Non Conformance				
V		Variance Required				
Notes:						
A.		Code based on Township of West Orange, Ordinance Chapter 25 "Land Use Regulations"				
B.		Notes:				
1		Retail sales, personal services, studio office or office building, business of vocational school, restaurant, bar, massage , bodywork or somatic therapy establishment. Accessory Use: required accessory parking signs and vending machines.				
2		Building height is based on average existing grade. Average existing grade is 636.40 for Lot 1 building. Actual building height is 34.5' from FFE 635.50. Ordinance height is equal to 34.5' - (.636.4-635.5) = 33.6'				

COVERAGE CALCULATIONS					
ITEM	units	Block 83 Lot 5.01 Existing Conditions	Block 83 Lot 5.01 Proposed Conditions	Block 83 Lot 1 Existing Conditions	Block 83 Lot 1 Proposed Conditions
LOT AREA	sf	54,492.00	54,492.00	3,851.92	3,851.92
BUILDING (sf)	sf	8,800.00	9,046.89	1,315.00	1,850.00
IMPERVIOUS (sf)	sf	27,546.16	27,977.75	1,139.63	211.67
BLDG COVERAGE (%)	%	16.15	16.60	34.14	48.03
LOT COVERAGE (%)	%	66.70	67.95	63.72	53.52

OWNERS WITHIN 200'

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	82.03	27		510-520 PROSPECT AVE.	BREA WO EMERITUS,LLC%SECOVA 3349	PO BOX 2447	SPOKANE, WA	99210
West Orange Township	83	1		289 MT. PLEASANT AVENUE	FAMILY STATIONS INC. C/O ZIEMANN,M.	289 MT.PLEASANT AVE.	WEST ORANGE,NJ.	07052
West Orange Township	83	5.01		303 MT. PLEASANT AVENUE	GBSJ PROPERTIES, LLC.	3 BUCKINGHAM ROAD	LINCOLN PARK, NJ	07035
West Orange Township	83	13		504 PROSPECT AVENUE	ALBUQUERQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	83	15		502 PROSPECT AVENUE	ALBUQUERQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	83	19		500 PROSPECT AVENUE	500 PROSPECT AVENUE, LLC.	22 WITTE PLACE	WEST ORANGE, NJ	07052
West Orange Township	84.01	10		271 MT. PLEASANT AVENUE	MCI TELE CORP/VERIZON PROP TAX DPT	PO BOX 2749	ADDISON, TX	75001
West Orange Township	84.01	22		10 MARCELLA AVENUE	MCI TELE CORP/VERIZON PROP TAX DPT	PO BOX 2749	ADDISON, TX	75001
West Orange Township	84.01	22.01		12 MARCELLA AVENUE	ATC WATERTOWN LLC,	10 PRESIDENTIAL WAY	WOBURN, MA	01801
West Orange Township	84.01	32		MARCELLA AVENUE	NJ AMERICAN WATER SHARED SERVICES	GEN TAX - PO BOX 5627	CHERRY HILL, NJ	08034
West Orange Township	84.01	37		8 MARCELLA AVENUE	MAIN STREET COUNSELING SERVICE	8 MARCELLA AVENUE	WEST ORANGE, NJ.	07052
West Orange Township	84.01	45		492 PROSPECT AVENUE	SONRIA REALTY LLC,	675 MORRIS AVENUE #201	SPRINGFIELD, NJ	07081
Township	84.01	46		AVENUE	DUFF&PHELPS	10000000000	TEXAS	75001
West Orange Township	105	7		454 PROSPCT AVE	VILLAS AT EAGLE RIDGE	454 PROSPECT AVE	WEST ORANGE, NJ	07052
West Orange Township	155	26.01		325 MT. PLEASANT AVENUE	P.S. ELECTRIC & GAS CO.24A TAX DEP	150 CIRCLE AVENUE	CLIFTON, NJ	07011
West Orange Township	156	1		PROSPECT & MT PLEASANT	ESSEX COUNTY COUNTRY CLUB	350 MT. PLEASANT AVENUE	WEST ORANGE, NJ.	07052

PROJECT CONTACTS

APPLICANT: LITTLE IVY LEAGUES GODDARD SCHOOL 3 BUCKINGHAM ROAD LINCOLN PARK, NJ 07035	ENGINEER: GERARD P. GESARIO, PE JARMEL KIZEL ARCHITECTS AND ENGINEERS, INC. 42 OKNER PARKWAY LIVINGSTON, NJ 07039
OWNER: GBSJ PROPERTIES, LLC STEPHEN HARRISON SR MBR 3 BUCKINGHAM ROAD LINCOLN PARK, NJ 07035	ARCHITECT: MATTHEW B. JARMEL, AIA JARMEL KIZEL ARCHITECTS AND ENGINEERS, INC. 42 OKNER PARKWAY LIVINGSTON, NJ 07039
LAND USE ATTORNEY: WALTER HANLEY LAW OFFICE OF WALTER E. HANLEY, LLC 1700 ROUTE 23 NORTH SUITE 210 WAYNE, NJ 07470	

AMENDED PRELIMINARY/FINAL SITE PLAN OF:
"GODDARD SCHOOL ANNEX"

BLOCK 83, LOTS 1 & 5.01

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

(MUNICIPAL ENGINEER)

(DATE)

APPROVED BY THE PLANNING BOARD

(CHAIRMAN)

(DATE)

(SECRETARY)

(DATE)

DRAWING INDEX

SHEET NO.	DRAWING NO.	DRAWING NAME	DATE	LAST REV. DATE
1	C-001	COVER SHEET	04-01-24	06-26-2024
2	C-100	EXISTING CONDITIONS PLAN	04-01-24	
3	C-200	DEMOLITION PLAN	04-01-24	
4	C-300	SITE LAYOUT & UTILITY PLAN	04-01-24	06-26-2024
5	C-400	GRADING AND DRAINAGE	04-01-24	
6	C-600	LANDSCAPE PLAN	04-01-24	
7	C-650	LIGHTING PLAN	04-01-24	
8	C-800	SOIL EROSION AND SEDIMENT CONTROL PLAN	04-01-24	
9	C-900	CONSTRUCTION DETAILS	04-01-24	
10	C-901	CONSTRUCTION DETAILS	04-01-24	



Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069

www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

NJ State Board Of Architects Authorization No. 21A20016100
NJ State Board Of Engineers & Land Surveyors Authorization No. 24A249030000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	04-01-2024	INITIAL SUBMISSION	CRO
2	06-26-2024	FOR 07/11/2024 PB MEETING	GPG

REVISION

NO.	DATE	DESCRIPTION	INT.
1	06-26-2024	FOR 07/11/2024 PB MEETING	GPG

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA

RICHARD A. JARMEL, PE

IRWIN H. KIZEL, AIA, PP

ARCHITECTS & ENGINEERS

BEATRIZ BARRERES, RA

ARMEN B. BOGHOSIAN, PE

JEREMY D. BOYER, AIA

ANDRZEJ B. BRZDOWSKI, PE

SHANNON CROWNOVER, PE

ANDRE E. DILL, PE

GERARD P. GESARIO, PE

JONATHAN KUYBIDA, AIA

BRENDAN LEONARDI, AIA

JYH-MIN LIAN, PE

KAROLINA PODKONOWICZ, AIA

CHERYL SCHWENKER, AIA

JOHN V. STRANDBERG, AIA

STEVEN J. VAZ, PE

Project:
GODDARD SCHOOL ANNEX

289 MOUNT PLEASANT AVENUE
WEST ORANGE, NEW JERSEY
BLOCK 83, LOTS 1 & 5.01

Project Number:
GSLNJ23-119

Scale:
AS NOTED

Drawn By:
C.R.O.

Approved By:
G.P.G.

Drawing Name:

COVER SHEET

Drawing Number:

C-001

1 OF 10

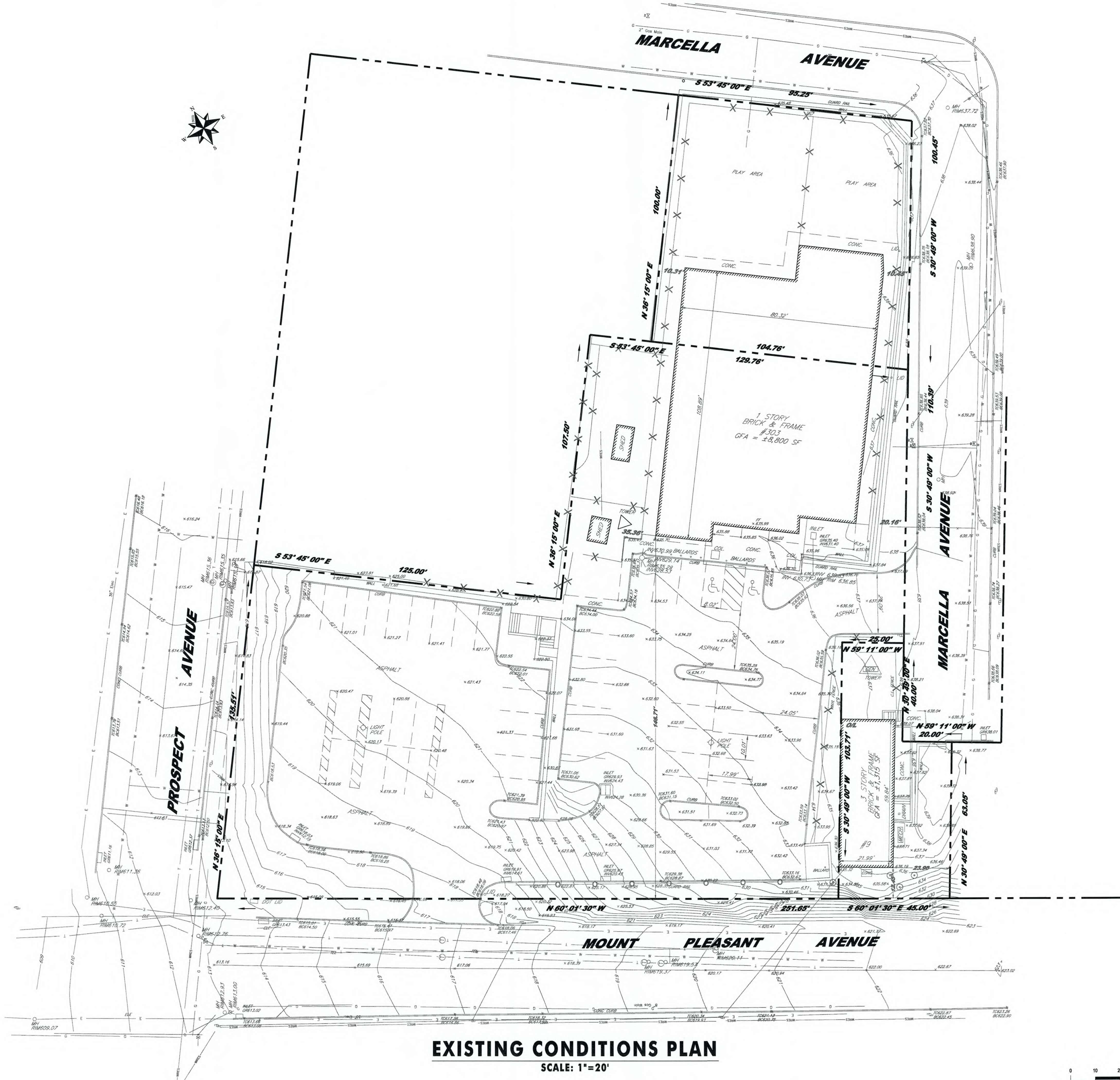
Initial Date: APRIL 01, 2024

ENGINEER OF RECORD

GERARD P. GESARIO, PE
NJ LIC 24A060829000

SURVEY REFERENCE:

- BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "SURVEY OF PROPERTY SITUATED AT #303 MT PLEASANT AVENUE/9 MARCELLA AVENUE IN THE TOWN OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY BEING KNOWN AS LOTS 1 & 5.01 IN BLOCK 83 ON THE TAX MAP IN THE TOWN OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY", BY P² LAND SURVEYING INC., P.O. BOX 3760, WAYNE, NJ, DATED JULY 29, 2023.
- UTILITY INFORMATION ALONG MT PLEASANT AVENUE AND PROSPECT AVENUE IS BASED ON A SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, 303 MOUNT PLEASANT AVENUE & 9 MARCELLA AVENUE, TAX LOTS 5 & 23, BLOCK 83, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" BY GC STEWART & ASSOCIATES INC. CHARLES P. STEWART, PLS. DATED 01/11/2017.



EXISTING CONDITIONS PLAN

SCALE: 1"=20'



Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.

42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069

www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

NJ State Board of Architects Authorization No. 214C00016100
NJ State Board of Engineers & Land Surveyors Authorization No. 246A08053000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	04-01-2024	INITIAL SUBMISSION	CRO
2	06-26-2024	FOR 07/11/2024 PB MEETING	GPG

REVISION

NO.	DATE	DESCRIPTION	INT.
-----	------	-------------	------

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS

BEATRIZ BARRERES, RA
ARMEN B. BOGHOSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZODOWSKI, PE
SHANNON CROWNOVER, PE
ANDRE E. DIBI, PE
GERARDO P. GESARIO, PE
JONATHAN KUYKIDA, AIA
BRENDAN LEADBEATER, AIA
JYHMIN LIAN, PE
KAROLINA PODKANOWICZ, AIA
CHERYL SCHWEIKER, AIA
JOHN W. STRANDBERG, AIA
STEVEN J. VAZ, PE

Project:
GODDARD SCHOOL ANNEX

289 MOUNT PLEASANT AVENUE
WEST ORANGE, NEW JERSEY
BLOCK 83, LOTS 1 & 5.01

Project Number: GSLNJ23-119	Scale: 1" = 20'
Drawn By: C.R.O.	Approved By: G.P.G.

Drawing Name:

**EXISTING CONDITIONS
PLAN**

Drawing Number:

C-100

2 OF 10

Initial Date: APRIL 01, 2024

ENGINEER OF RECORD

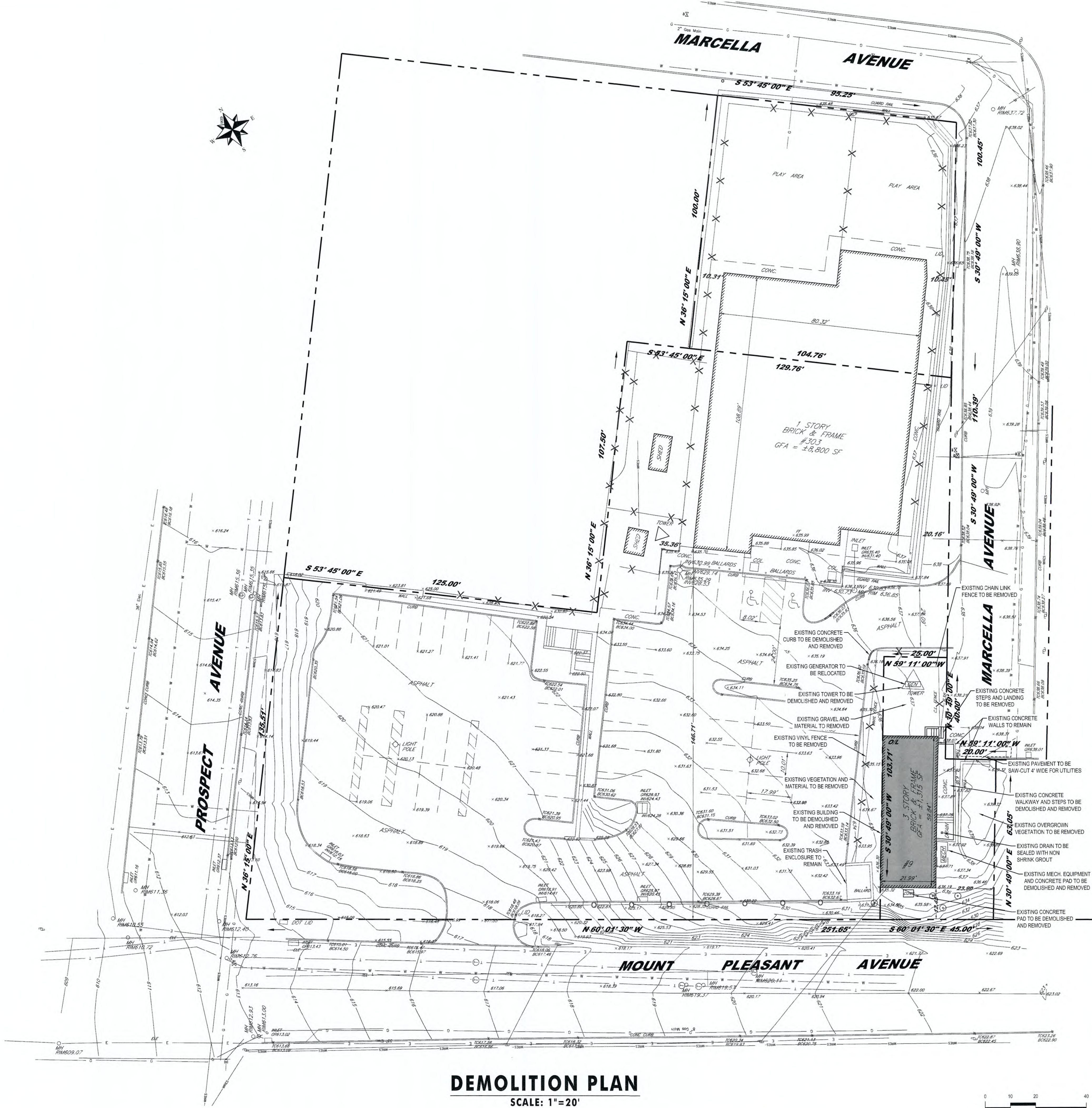
GERARD P. GESARIO, PE
NJ Lic. 24608082500

SURVEY REFERENCE:

- BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "SURVEY OF PROPERTY SITUATED AT #303 MT PLEASANT AVENUE/9 MARCELLA AVENUE IN THE TOWN OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY BEING KNOWN AS LOTS 1 & 5.01 IN BLOCK 83 ON THE TAX MAP IN THE TOWN OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY", BY P² LAND SURVEYING INC., P.O. BOX 3760, WAYNE, NJ, DATED JULY 29, 2023.
- UTILITY INFORMATION ALONG MT PLEASANT AVENUE AND PROSPECT AVENUE IS BASED ON A SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, 303 MOUNT PLEASANT AVENUE & 9 MARCELLA AVENUE, TAX LOTS 5 & 23, BLOCK 83, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" BY GC STEWART & ASSOCIATES INC. CHARLES P. STEWART, PLS. DATED 01/11/2017.

DEMOLITION NOTES:

- THE GENERAL CONTRACTOR (G.C.) SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS AND SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY QUESTIONS IN REGARD TO THE DRAWINGS.
- IT IS THE G.C.'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES AS REQUIRED PRIOR TO DEMOLITION.
- THE G.C. IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL AND DISPOSING IN A LEGAL MANNER IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL CONCRETE PADS, ASPHALT PARKING, CURBS, ETC, SUCH THAT ALL THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED.
- THE G.C. SHALL BE RESPONSIBLE FOR NECESSARY DISCONNECTS OF THE EXISTING UTILITY AND RECONNECTION SHALL BE INCLUDED.
- THE G.C. IS DESIGNATED TO MAKE REMOVALS AND DISPOSAL OF THE MATERIALS IS THEIR RESPONSIBILITY.
- THE G.C. SHALL KEEP THE PROJECT SITE FREE OF DEBRIS AND MAKE FINAL CLEAN UP TO THE SATISFACTION OF THE OWNER.
- THE G.C. SHALL CARRY OUT THE WORK OF THIS CONTRACT PLACING THE SAFETY AND PROTECTION OF THE SURROUNDING COMMUNITY AND PROPERTY AT THE HIGHEST PRIORITY.
- THE G.C. SHALL IMPLEMENT ALL NECESSARY MEASURES TO PROTECT ADJACENT AND ON-SITE PROPERTY, STRUCTURES AND UTILITIES THAT ARE TO REMAIN INTACT WHILE PERFORMING THE SPECIFIED WORK.
- THE G.C. SHALL ENSURE FREE AND SAFE PASSAGE OF PERSONS AROUND THE AREA OF THE DEMOLITION AS DIRECTED BY THE OWNER AND THE MUNICIPAL OFFICIALS. THE OWNER'S REPRESENTATIVE IS NOT RESPONSIBLE FOR PROJECT SITE SAFETY.
- ALL SIDEWALK, CURBS, DRIVEWAYS, PIPES, STRUCTURES TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE G.C.. ANY DAMAGE DURING CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED OR REPLACED BY THE G.C. AT THEIR EXPENSE.
- THE G.C. SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL DEVICES REQUIRED BY THE MUNICIPALITY AND LOCAL AGENCIES.
- PULVERIZED CONCRETE OR MASONRY SHALL NOT BE USED AS BACKFILL MATERIAL.
- IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED THE OWNER/ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY.
- THE G.C. SHALL BE RESPONSIBLE EACH DAY TO INSPECT AND REMOVE ALL DIRT, GRAVEL AND LOOSE MATERIAL DUMPED, SPILLED, ETC FROM THE CONSTRUCTION SITE ONTO OTHER SITES, ROW, PUBLIC OR PRIVATE STREET.
- THE G.C. SHALL REDUCE THE AIRBORNE DUST DURING THE DEMOLITION AND MAINTAIN EROSION CONTROL DEVICES REFER TO C-800.
- THE G.C. IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE G.G. IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, CURBING, PAVEMENT, LIGHTING AND/OR STORM INLETS STRUCTURES, THEN THE G.C. SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL CONSTRUCTION MATERIALS SHALL BE NEW.
- THE G.C. MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, CURBING, ETC., THE G.C. SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- THE G.C. SHALL REPLACE ALL CURBING ALONG THE SITE FRONTAGE THAT THEY DAMAGE (AS DIRECTED BY THE TOWNSHIP OR COUNTY, AS APPLICABLE).
- DEMOLITION PLAN IS PROVIDED FOR GENERAL REFERENCE AND MAY NOT IDENTIFY ALL ITEMS TO BE DEMOLISHED. THE CONTRACTOR SHALL DEMOLISH AND REMOVE ALL ITEMS AS NECESSARY TO CONSTRUCT THE PROJECT.
- THE G.C. IS RESPONSIBLE FOR ALL UTILITY TEST PITS.



Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.

42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069

www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

NJ State Board Of Architects Authorization No. 21AC00010100
NJ State Board Of Engineers & Land Surveyors Authorization No. 24C028055000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	04-01-2024	INITIAL SUBMISSION	CRO
2	06-26-2024	FOR 07/11/2024 PB MEETING	GPG

REVISION

NO.	DATE	DESCRIPTION	INT.
-----	------	-------------	------

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP

ARCHITECTS & ENGINEERS

BEATRIZ BARRERES, RA
ARMEN B. BOHOSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZDOWSKI, PE
SHANNON CROWNOVER, PE
ANDRE E. DIBI, PE
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
BRENDAN LEADBEATER, AIA
RYAN LIAW, PE
KAROLINA PODKONOWICZ, AIA
CHERYL SCHWEIKER, AIA
JOHN W. STRANDBERG, AIA
STEVEN J. VAZ, PE

Project:
GODDARD SCHOOL ANNEX

289 MOUNT PLEASANT AVENUE
WEST ORANGE, NEW JERSEY
BLOCK 83, LOTS 1 & 5.01

Project Number:

GSLNJ23-119

Drawn By:

C.R.O.

Drawing Name:

DEMOLITION
PLAN

Drawing Number:

C-200
3 OF 10

Initial Date: APRIL 01, 2024

ENGINEER OF RECORD

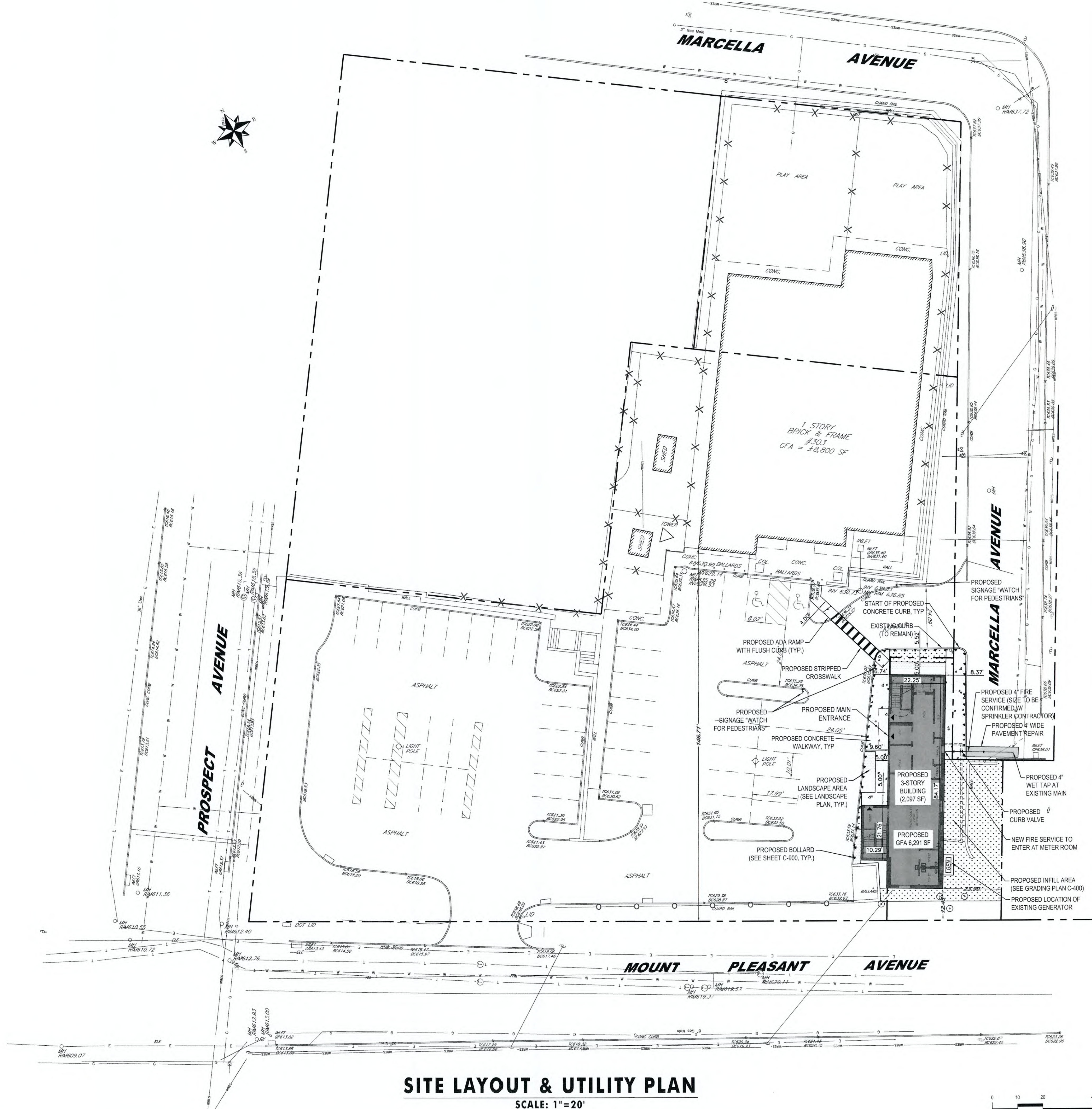
GERARD P. GESARIO, PE
NJ LIC 24C028055000

SURVEY REFERENCE:

- BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "SURVEY OF PROPERTY SITUATED AT #303 MT PLEASANT AVENUE/9 MARCELLA AVENUE IN THE TOWN OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY BEING KNOWN AS LOTS 1 & 5.01 IN BLOCK 83 ON THE TAX MAP IN THE TOWN OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY", BY P² LAND SURVEYING INC., P.O. BOX 3760, WAYNE, NJ, DATED JULY 29, 2023.
- UTILITY INFORMATION ALONG MT PLEASANT AVENUE AND PROSPECT AVENUE IS BASED ON A SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, 303 MOUNT PLEASANT AVENUE & 9 MARCELLA AVENUE, TAX LOTS 5 & 23, BLOCK 83, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" BY GC STEWART & ASSOCIATES INC. CHARLES P. STEWART, PLS. DATED 01/11/2017.

GENERAL NOTES:

- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT DOOR LOCATIONS.
- ALL CONSTRUCTION IS TO BE PERFORMED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE, AND FEDERAL CODES.
- CONSTRUCTION MATERIALS AND METHODS NOT OTHERWISE SPECIFIED OR SHOWN HEREIN SHALL CONFORM TO NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION AND AMENDMENTS).
- THESE PLANS DEPICT THE SITE WORK IMPROVEMENTS FOR THIS PROJECT. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS, TECHNIQUES, SEQUENCE OF CONSTRUCTION AND JOB SITE SAFETY. AS SUCH, THESE PLANS ARE NOT INTENDED TO REPRESENT SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH INSPECTION OF THE SITE IN ORDER TO REVEAL EXISTING CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO BIDDING, ORDERING MATERIALS, AND COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITE WORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE WORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE TO CONTACT NEW JERSEY ONE CALL NOT LESS THAN 3 BUSINESS DAYS AND NOT MORE THAN 10 BUSINESS DAYS PRIOR TO THE BEGINNING OF ANY EXCAVATION OR DEMOLITION. NEW JERSEY ONE CALL INFORMATION - PHONE: 1-800-272-1000, WEB: WWW.NJ1-CALL.ORG
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND JOB SITE SAFETY.
- THE MUNICIPAL ENGINEER MUST BE NOTIFIED ONE WEEK PRIOR TO THE CONSTRUCTION OF ANY CURBING, SIDEWALKS, PAVEMENT GRADING, OR OTHER UTILITIES.
- THE CONTRACTOR MUST NOTIFY THE DESIGN ENGINEER OF ANY CONDITION OF CONFLICTS THAT WILL ALTER THE INTENT OF THE DESIGN HEREIN.
- CONTRACTOR IS REQUIRED TO REMOVE ALL UNSUITABLE MATERIALS FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
- ALL PROPOSED IMPROVEMENTS TO BE IN ACCORDANCE WITH CURRENT ADA AND NJ BARRIER FREE CODE REQUIREMENTS.
- SUBJECT TO ALL APPLICABLE RULES, REGULATIONS, ORDINANCES AND STATUTES OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY AND STATE OF NEW JERSEY AND ANY OTHER JURISDICTION.
- NO DEED RESTRICTIONS OR COVENANTS EXIST ON SITE NOR ARE ANY PROPOSED.
- ALL DETERIORATED COUNTY ROW CURBING FRONTING THE PROPERTY SHALL BE REPLACED AS DETERMINED BY THE COUNTY'S ROADWAY INSPECTOR.
- AT THIS TIME, OTHER THAN THE INSTALLATION OF A NEW 4-INCH FIRE SERVICE LINE, EXISTING UTILITY SERVICES ARE PROPOSED TO BE REUSED.
- ALL NEW LAWN AREAS SHALL BE SOD.
- ALL NEW LAWN AND PLANTED AREAS SHALL BE IRRIGATED WITH AUTOMATIC SPRINKLER SYSTEM.
- EXISTING SANITARY LATERAL WILL REMAIN AND BE RE-USED. THE EXISTING FOUNDATION AND BASEMENT SLAB WILL REMAIN AND NEW INTERIOR PLUMBING WILL CONNECT TO THE EXISTING SEWER LATERAL WITHIN THE BUILDING LIMITS.



Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.

42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069

www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

NJ State Board Of Architects Authorization No. 21AAC00016100
NJ State Board Of Engineers & Land Surveyors Authorization No. 24GAS00503000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	04-01-2024	INITIAL SUBMISSION	CRO
2	06-26-2024	FOR 07/11/2024 PB MEETING	GPG

REVISION

NO.	DATE	DESCRIPTION	INT.
1	06-26-2024	ADD GENERAL NOTE 19	GPG

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE

IRWIN H. KIZEL, AIA, PP

ARCHITECTS & ENGINEERS

BEATRIZ BARRERES, RA

ANDREW B. BOHOSZANSKI, PE

JEREMY D. BOYER, AIA

ANDREW J. BRZDOWSKI, PE

SHANNON CROWINER, PE

ANDRE E. DIBI, PE

GERARD P. GESARIO, PE

JONATHAN KUBICKA, AIA

BRENDAN LEADBEATER, AIA

JYHANN LAW, PE

KAROLINA PODKONCZAK, AIA

CHERYL SCHWEIKER, AIA

JOHN W. STRANDBERG, AIA

STEVEN J. VAZ, PE

Project:
GODDARD SCHOOL ANNEX

289 MOUNT PLEASANT AVENUE
WEST ORANGE, NEW JERSEY
BLOCK 83, LOTS 1 & 5.01

Project Number: GSLNJ23-119	Scale: 1" = 20'
Drawn By: C.R.O.	Approved By: G.P.G.

Drawing Name:

**SITE LAYOUT &
UTILITY PLAN**

Drawing Number:

C-300

4 OF 10

Initial Date: APRIL 01, 2024

ENGINEER OF RECORD

GERARD P. GESARIO, PE

NJ LIC. 24080025500

SURVEY REFERENCE:

- BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "SURVEY OF PROPERTY SITUATED AT #303 MT PLEASANT AVENUE/9 MARCELLA AVENUE IN THE TOWN OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY BEING KNOWN AS LOTS 1 & 5.01 IN BLOCK 83 ON THE TAX MAP IN THE TOWN OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY", BY P² LAND SURVEYING INC., P.O. BOX 3760, WAYNE, NJ, DATED JULY 29, 2023.
- UTILITY INFORMATION ALONG MT PLEASANT AVENUE AND PROSPECT AVENUE IS BASED ON A SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, 303 MOUNT PLEASANT AVENUE & 9 MARCELLA AVENUE, TAX LOTS 5 & 23, BLOCK 83, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" BY GC STEWART & ASSOCIATES INC. CHARLES P. STEWART, PLS. DATED 01/11/2017.

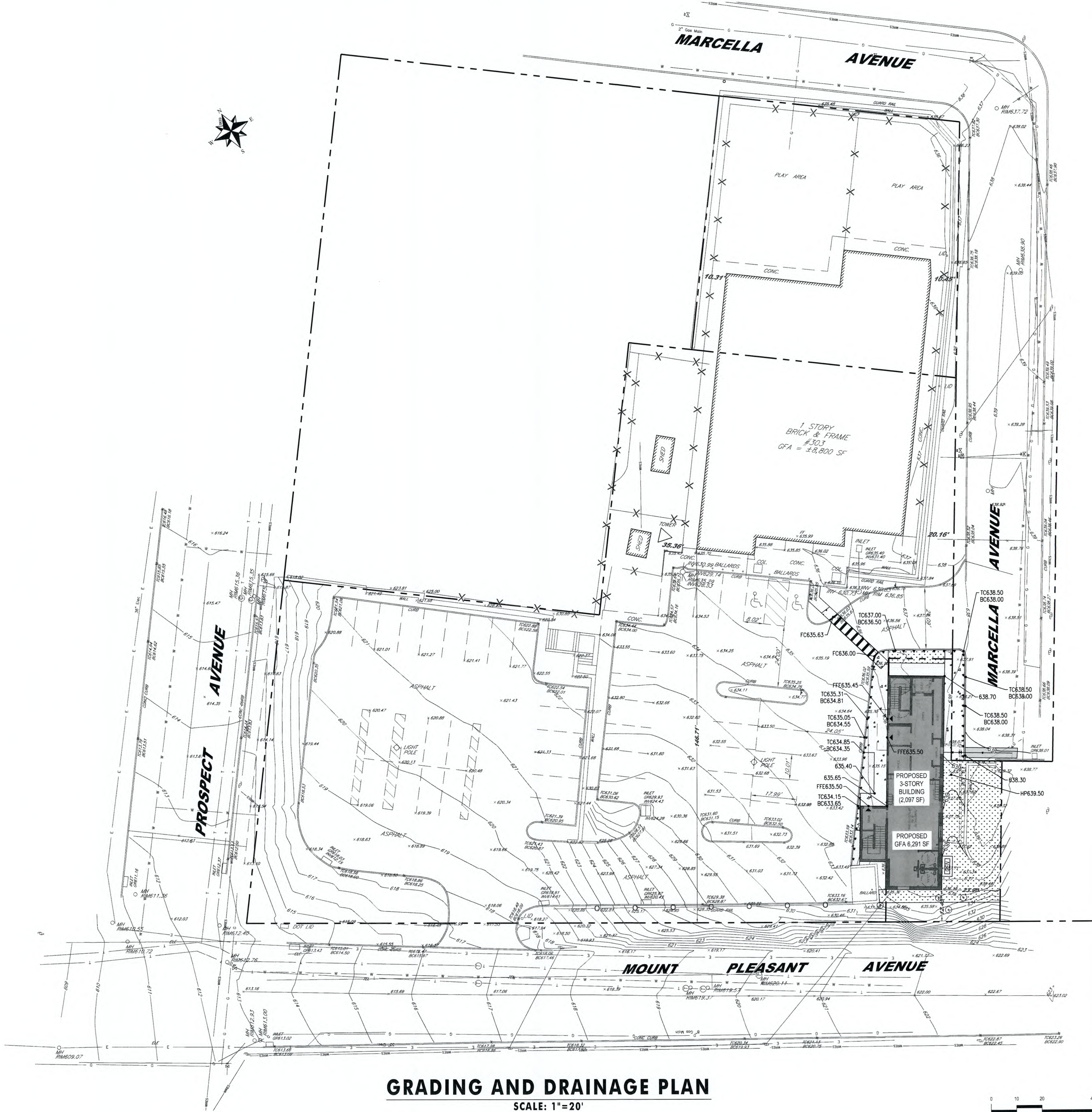
GRADING AND DRAINAGE PLAN NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE MEASUREMENTS SHOULD BE TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE UTILITY COMPANIES AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
- EXCAVATED MATERIAL CONTAINING ROCK OR STONE GREATER THAN SIX (6) INCHES IN LARGEST DIMENSION IS UNACCEPTABLE AS FILL TO WITHIN THE PROPOSED BUILDING AND PAVING AREA.
- ROCK OR STONE LESS THAN SIX (6) INCHES IN LARGEST DIMENSION IS ACCEPTABLE AS FILL TO WITHIN TWENTY-FOUR (24) INCHES OF SURFACE OF PROPOSED SURGED WHEN MIXED WITH SUITABLE MATERIAL AS PERMITTED BY THE OWNER'S GEOTECHNICAL ENGINEER.
- ROCK OR STONE LESS THAN TWO (2) INCHES IN LARGEST DIMENSION AND MIXED WITH SUITABLE MATERIAL IS ACCEPTABLE AS FILL WITHIN THE UPPER TWENTY-FOUR (24) INCH OF PROPOSED SUBGRADE AS PERMITTED BY THE OWNER'S GEOTECHNICAL ENGINEER.
- ALL SITEWORK AND EARTHWORK OPERATIONS CONDUCTED ON THE SITE TO BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY THE OWNER'S GEOTECHNICAL ENGINEER.
- COMPACTION CRITERIA FOR FILL PLACED IN THE FOLLOWING AREAS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM PERCENTAGE OF MAXIMUM MODIFIED PROCTOR DRY DENSITY AS DETERMINED BY ASTM D-1557 USED ON REPRESENTATIVE SOIL SAMPLES, UNLESS MORE STRINGENT CRITERIA GIVEN ELSEWHERE:

FILL AREA	STANDARD PROCTOR DRY DENSITY
SIDEWALKS	95%
PAVEMENTS AND ROADWAYS	95%
LANDSCAPE AREAS	93%
TRENCH BACKFILL	SAME AS SURROUNDING AREA
- PROTECT SUBGRADE FROM EXCESSIVE WHEEL LOADING DURING CONSTRUCTION, INCLUDING TRUCKS AND DUMP TRUCKS.
- REMOVE AREAS OF FINISHED SUBGRADE FOUND TO HAVE INSUFFICIENT COMPACTION DENSITY TO DEPTH NECESSARY AND REPLACE IN A MANNER THAT WILL COMPLY WITH COMPACTION REQUIREMENTS BY USE OF MATERIAL EQUAL TO OR BETTER THAN BEST SUBGRADE MATERIAL ON SITE. SURFACE OF SUBGRADE AFTER COMPACTION SHALL BE HARD, UNIFORM, SMOOTH, STABLE, AND TRUE TO GRADE AND CROSS-SECTION.
- GRADE ALL AREAS WHERE FINISH GRADE ELEVATIONS OR CONTOURS ARE INDICATED ON DRAWINGS, OTHER THAN PAVED AREAS AND BUILDINGS, INCLUDING EXCAVATED AREAS, FILLED AND TRANSITION AREAS, AND LANDSCAPED AREAS. GRADED AREAS SHALL BE UNIFORM AND SMOOTH, FREE FROM ROCK, DEBRIS, OR IRREGULAR SURFACE CHANGES. FINISHED SUBGRADE SURFACE SHALL NOT BE MORE THAN 0.10 FEET ABOVE OR BELOW ESTABLISHED FINISHED SUBGRADE ELEVATION, AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. FINISH DITCHES SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER THAT WILL MINIMIZE EROSION POTENTIAL.
- ALL CONCRETE, UNLESS OTHERWISE NOTED OR SPECIFIED BY REGULATORY AUTHORITIES, SHALL BE 4000PSI.
- REPRESENTATIVES OF THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT THE DRAINAGE FACILITIES LOCATED ON THE PROPOSED LOTS FROM TIME TO TIME AS DEEMED NECESSARY.
- CATCH BASINS SHALL BE CLEANED OUT PERIODICALLY TO PREVENT THE BUILDUP OF SEDIMENT AND DEBRIS IN STRUCTURES.
- ROOF LEADER CLEANOUTS LOCATED IN GRASSED AREAS SHALL BE PLASTIC SCREW CAPS WHILE ROOF LEADER CLEANOUTS LOCATED WITHIN CONCRETE AREAS SHALL BE FLUSH BRASS CAPS.

STORM SYSTEM MAINTENANCE:

- MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES ON SITE IS AN OBLIGATION THAT RUNS WITH THE OWNERSHIP OF THE LAND.
- STORM INLETS SHALL BE INSPECTED TWICE PER YEAR. ACCUMULATED SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM EACH SYSTEM COMPONENT BEFORE IT THREATENS THE OPERATION OR CARRYING CAPACITY OF THE FACILITIES. DISPOSAL OF SEDIMENT MUST COMPLY WITH ALL LOCAL, COUNTY, STATE, AND FEDERAL REGULATIONS. ONLY SUITABLE DISPOSAL SITES SHOULD BE UTILIZED.
- INSPECTIONS TO ASCERTAIN THE OPERATIONAL CONDITION, STRUCTURAL INTEGRITY, AND SAFETY OF STRUCTURES SHALL BE PERFORMED AT LEAST ONCE PER YEAR AND CORRECTIVE MAINTENANCE SHALL BE DONE AS NECESSARY.
- CORRECTIVE MAINTENANCE SHALL INCLUDE REMOVAL OF SEDIMENT AND DEBRIS, STRUCTURAL REPAIRS, DEWATERING, EXTERMINATION OF MOSQUITOES, SNOW AND ICE REMOVAL.



GRADING AND DRAINAGE PLAN

SCALE: 1"=20'



Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.

42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069

www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

NJ State Board of Architecture Authorization No. 21A020016100
NJ State Board of Engineers & Land Surveyors Authorization No. 24C020030000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	04-01-2024	INITIAL SUBMISSION	CRO
2	06-26-2024	FOR 07/11/2024 PB MEETING	GPG

REVISION

NO.	DATE	DESCRIPTION	INT.
-----	------	-------------	------

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA

RICHARD A. JARMEL, PE

IRVIN H. KIZEL, AIA, PP

ARCHITECTS & ENGINEERS

BEATRIZ BARRERES, RA

ARMEN B. BICHOSSEAN, PE

JEREMY D. BOYER, AIA

ANDRZEJ S. BRZODZOWSKI, PE

SHANNON CROWTHER, PE

ANDRE E. DIBI, PE

GERARD P. GESARIO, PE

JONATHAN KUPFER, AIA

BRENDAN LEADREATER, AIA

JYH-MIN LIAN, PE

KAROLINA PODKONCZAKOWICZ, AIA

CHERYL SCHWEIKER, AIA

JOHN W. STRANDBERG, AIA

STEVEN J. VAZ, PE

Project:

GODDARD SCHOOL ANNEX

289 MOUNT PLEASANT AVENUE
WEST ORANGE, NEW JERSEY
BLOCK 83, LOTS 1 & 5.01

Project Number:

GSLNJ23-119

Scale:

1" = 20'

Drawn By:

C.R.O.

Approved By:

G.P.G.

Drawing Name:

GRADING AND DRAINAGE
PLAN

Drawing Number:

C-400

5 OF 10

Initial Date: APRIL 01, 2024

ENGINEER OF RECORD

Gerard P. Gesario

GERARD P. GESARIO, PE

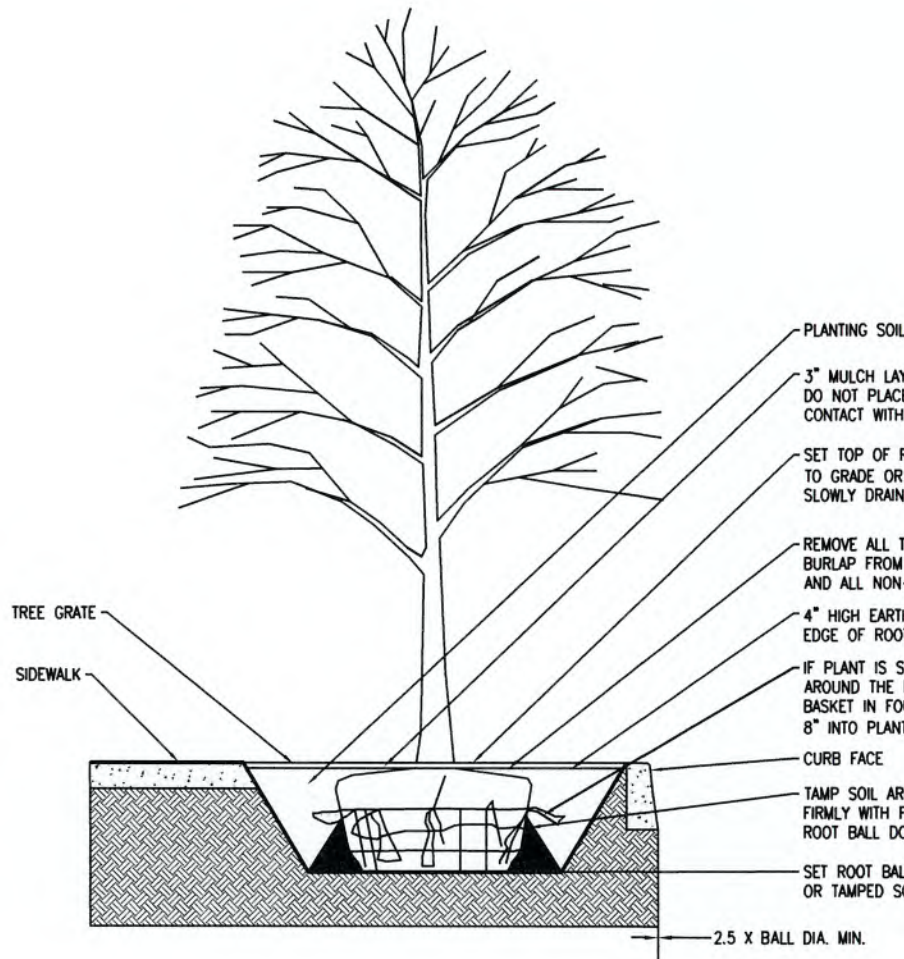
NJ LIC 24C020030000

SURVEY REFERENCE:

1. BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "SURVEY OF PROPERTY SITUATED AT #303 MT PLEASANT AVENUE/9 MARCELLA AVENUE IN THE TOWN OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY BEING KNOWN AS LOTS 1 & 5.01 IN BLOCK 83 ON THE TAX MAP IN THE TOWN OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY", BY P² LAND SURVEYING INC., P.O. BOX 3760, WAYNE, NJ, DATED JULY 29, 2023.
2. UTILITY INFORMATION ALONG MT PLEASANT AVENUE AND PROSPECT AVENUE IS BASED ON A SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, 303 MOUNT PLEASANT AVENUE & 9 MARCELLA AVENUE, TAX LOTS 5 & 23, BLOCK 83, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" BY GC STEWART & ASSOCIATES INC. CHARLES P. STEWART, PLS. DATED 01/11/2017.

LANDSCAPING NOTES:

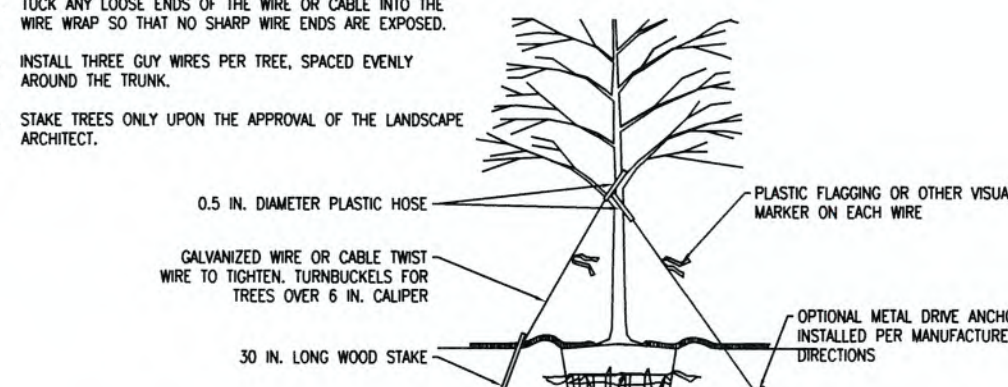
1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES," 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED HEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
2. ALL PLANTS SHALL BE DUG, PACKED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO ENSURE ADEQUATE PROTECTION FROM INJURY AND DESICCATION.
3. ALL PLANTS SHALL BE PRUNED TO ENSURE VIGOR PRIOR TO OR UPON INSTALLATION, WHILE RETAINING THE NATURAL HABIT OF THE PLANTS. THE CENTRAL LEADER SHALL NOT BE CUT. DAMAGED, BROKEN OR CONFLICTING BRANCHES SHALL BE PRUNED CLEANLY FLUSH WITH THE TRUNK OR BRANCH.
4. BACKFILL MATERIAL FOR PLANTING PITS SHALL BE COMPOSED OF 1 PART PEAT MOSS, 1 PART HUMUS AND 1 PART TOPSOIL FROM THE SITE. SELECT TOPSOIL. TOPSOIL SHALL BE FREE OF ACIDIC MARL, STICKS, LARGE STONES, DEBRIS OR OTHER OBJECTIONABLE MATERIAL.
5. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF QUANTITIES, SIZES AND OTHER REQUIREMENTS IS SHOWN ON THE SCHEDULE OF PLANT MATERIAL. IN THE EVENT THAT DISCREPANCIES OCCUR BETWEEN THE QUANTITIES OF PLANTS INDICATED IN THE LIST AND THOSE ON THE PLAN, THE PLANT QUANTITIES ON THE PLAN SHALL GOVERN.
6. AFTER COMPLETION OF A PROJECT, ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN A SUBDIVISION OR LAND DEVELOPMENT, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED WITH A NATURAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.
7. NO PLANT SHALL BE PUT IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE ENGINEER.
8. STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK," PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS AND FREE FROM DISEASES AND INSECT INFESTATION.
9. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE DIGGING.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
11. SHADE AND EVERGREEN PLANTS SHALL BE FIELD ADJUSTED TO BE PLANTED AT LEAST 2 (TWO) FEET FROM ANY CURBING, PAVING OR SIDEWALK. WHENEVER POSSIBLE, THIS DIMENSION SHALL BE ADJUSTED TO 4 (FOUR) FEET. THE ENGINEER AND/OR OWNER SHALL ASSIST THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
12. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE ENGINEER AND OWNER, TOGETHER WITH A PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
13. THE ENGINEER MAY REVIEW PLANT MATERIALS AT THE SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE AND QUALITY. THE ENGINEER RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING THE PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM THE PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
14. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT DOCUMENTS. THE ENGINEER MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
15. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF TWO YEARS FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
16. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
17. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTABLE LOCAL PRACTICE. TREES AND SHRUBS SHOULD BE INSTALLED DURING THE FOLLOWING FALL AND SPRING SEASONS WITH THE EXCEPTION OF TREES WHICH EXPERIENCE A FALL PLANTING HAZARD AND SHOULD ONLY BE PLANTED IN THE SPRING:
- FALL: AUGUST 15 - DECEMBER 15 - EVERGREEN TREES
OCTOBER 15 - DECEMBER 15 - DECIDUOUS TREES
SPRING: MARCH 1 - MAY 15 - ALL PLANTS
18. ALL NEW LAWN AREA TO BE SOD.
19. ALL NEW LAWN AREA AND PLANTED AREAS TO BE IRRIGATED WITH AUTOMATIC SPRINKLER SYSTEM.
20. ALL DEAD AND DYING PLANT MATERIAL INSTALLED AT THE GODDARD SCHOOL SHOULD BE REPLACED DURING LANDSCAPE INSTALLATION FOR THE PROPOSED ANNEX.



DECIDUOUS TREE PLANTING
N.T.S.

NOTES:

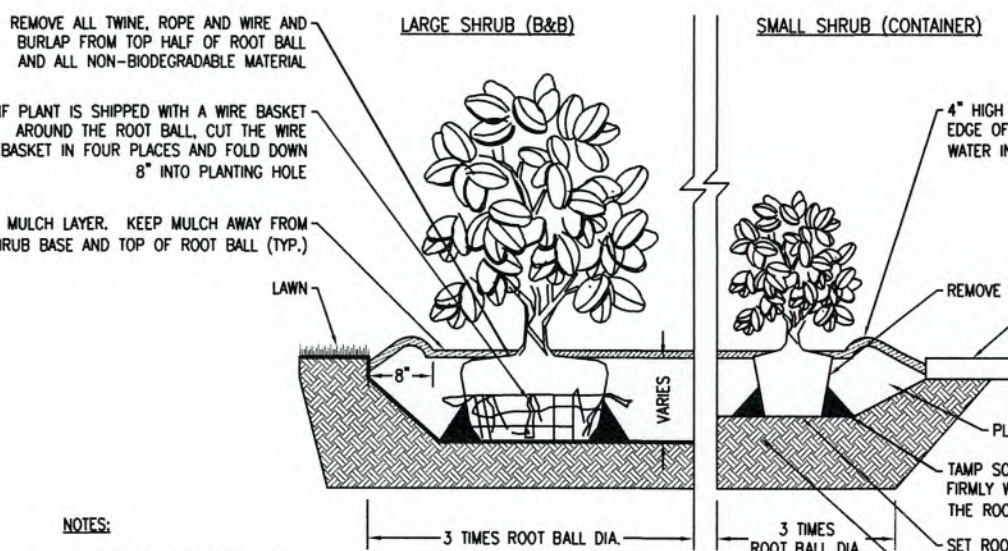
1. WIRE OR CABLE SIZE SHALL BE AS FOLLOWS:
TREES UP TO 2.5 IN. CALIPER - 14 GAUGE
TREES 2.5 IN. TO 3 IN. CALIPER - 12 GAUGE
2. TIGHTEN WIRE OR CABLE ENOUGH TO KEEP TREE FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1.5 IN. OF GROWTH AND BURY ALL BRANCHES FROM THE WIRE.
3. TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.
4. INSTALL THREE GUY WIRES PER TREE, SPACED EVENLY AROUND THE TRUNK.
5. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.



GENERAL NOTES:

- ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL.
- ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 0.5 IN.
- REMOVE ALL STAKES AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF.
- THE FOLLOWING REASONS WHY TREES DO NOT REMAIN STRAIGHT:
- TREES WITH POOR-QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.
 - TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS. REJECT RATHER THAN STAKE.
 - PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE.
 - ROOT BALLS PLACED ON SOFT SOIL. TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.
 - ROOT BALLS WITH VERY SHADY SOIL OR VERY WET CLAY SOIL. STAKING ADVISABLE.
 - TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. STAKING ADVISABLE.

TREE STAKING DETAIL - TREES 3 INCH CALIPER OR LARGER
N.T.S.



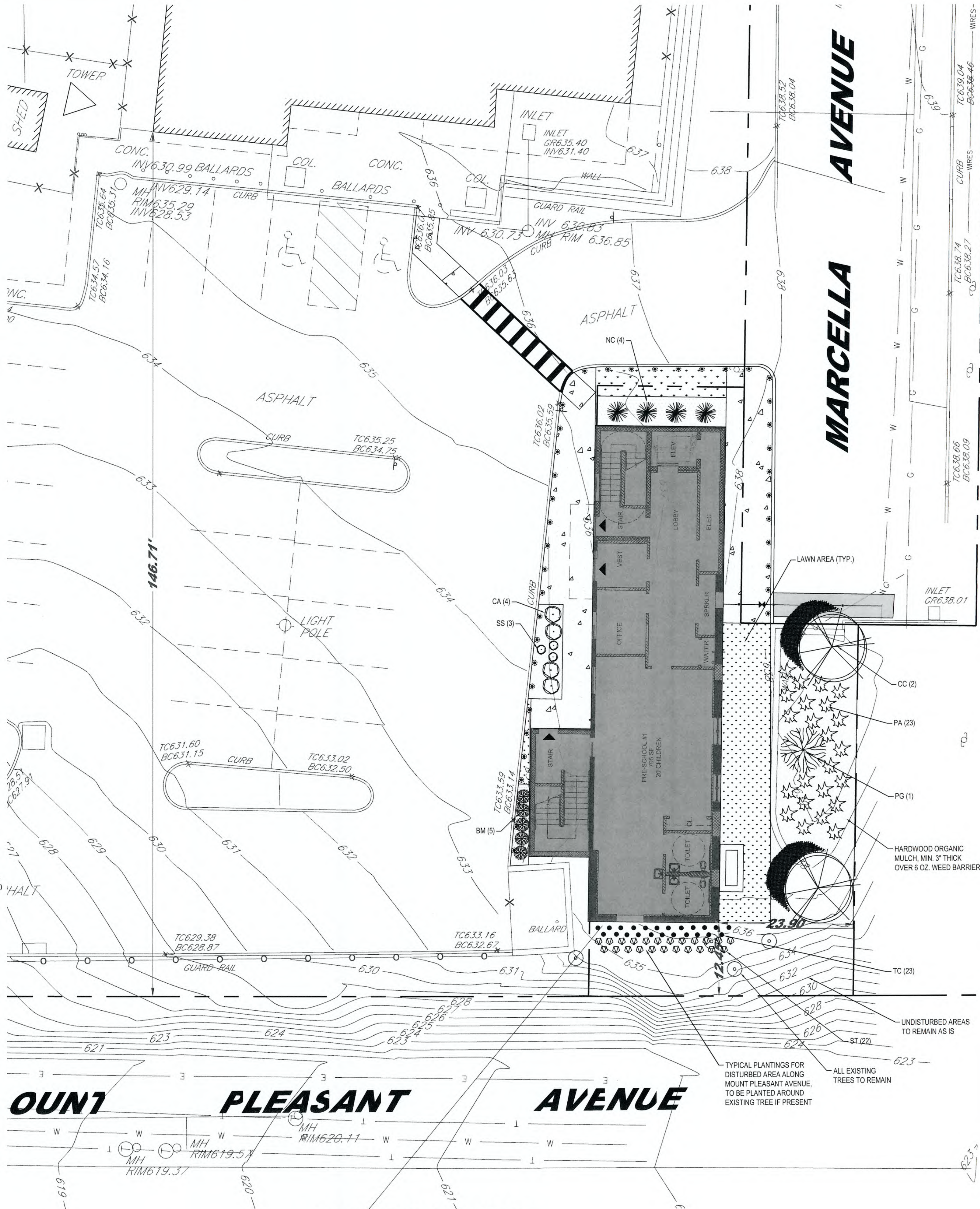
NOTES:

- ALL SHRUBS TO BE SET PLUMB.
- REFER TO LANDSCAPE PLAN FOR SPACING OF INDIVIDUAL PLANTS.
- REMOVE ALL WIRE, PLASTIC TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.

SHRUB PLANTING
N.T.S.

PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE (AT PLANTING)	SIZE (MATURE)	SPACE
DECIDUOUS TREE(S)						
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	2.0" CAL.	20'-30'	6' O/C
DECIDUOUS SHRUB(S)						
CA	4	CEANOTHUS AMERICANUS	NEW JERSEY TEA	18"-24"	3'-4'	4' O/C
EVERGREEN SHRUB(S)						
BM	5	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	30"-36"	30"-36"	4' O/C
PA	51	POLYSTICHUM ACROSTICHODES	CHRISTMAS FERN	8"-10"	12"-24"	3' O/C
EVERGREEN TREE(S)						
PG	1	PICEA PUNGENS GLAUCA	BABY BLUE SPRUCE	7'-8'	15'-20'	AS SHOWN
NC	4	ILEX 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	7'-8'	15'-30'	5' O/C
PERENNIAL(S)						
SS	3	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	12"-15"	2'-3'	3' O/C
GROUND COVER						
TC	23	TIARELLA CORDIFOLIA	HEARTLEAF FOAMFLOWER	-	1'-3"	2' O/C
ST	22	SEDUM TERNATUM	WILD STONECROP	-	6"-12"	2' O/C

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.



LANDSCAPE PLAN
SCALE: 1"=10'



Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069

www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

NJ State Board Of Architects Authorization No. 21AC00016100
NJ State Board Of Engineers & Land Surveyors Authorization No. 24GAC0033000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	04-01-2024	INITIAL SUBMISSION	CRO
2	06-26-2024	FOR 07/11/2024 PB MEETING	GPG

REVISION

NO.	DATE	DESCRIPTION	INT.
-----	------	-------------	------

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP

ARCHITECTS & ENGINEERS

BEATRIZ BARRERES, RA
ARTEM B. BOCHOSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOSOWSKI, PE
SHANNON CROWINCHER, PE
ANDRE E. DIBI, PE
GERARD P. GESARIO, PE
JONATHAN KLUFIEDA, AIA
BRENDAN LEADBEATER, AIA
JYHAM LAWI, PE
KAROLINA PODKAMOWICZ, AIA
CHERYL SCHWEIKER, AIA
JOHN W. STRANDBERG, AIA
STEVEN J. VAZ, PE

Project:

GODDARD SCHOOL ANNEX

289 MOUNT PLEASANT AVENUE
WEST ORANGE, NEW JERSEY
BLOCK 83, LOTS 1 & 5.01

Project Number:

GSLNJ23-119

Drawn By:

C.R.O.

Drawing Name:

LANDSCAPE
PLAN

Drawing Number:

C-600

6 OF 10

Initial Date: APRIL 01, 2024

ENGINEER OF RECORD

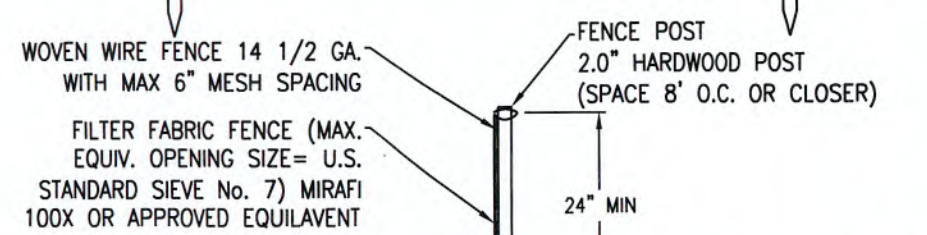
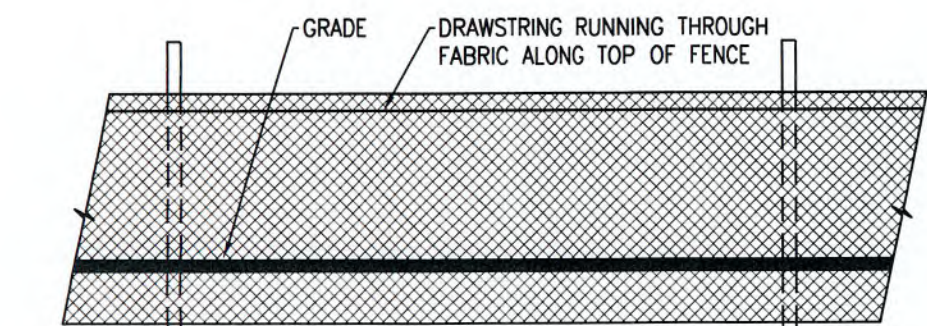
Gerard P. Gesario
GERARD P. GESARIO, PE
NJ LIC 246038820000

SURVEY REFERENCE:

- BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "SURVEY OF PROPERTY SITUATED AT #303 MT PLEASANT AVENUE/9 MARCELLA AVENUE IN THE TOWN OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY BEING KNOWN AS LOTS 1 & 5.01 IN BLOCK 83 ON THE TAX MAP IN THE TOWN OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY", BY P² LAND SURVEYING INC., P.O. BOX 3760, WAYNE, NJ, DATED JULY 29, 2023.
- UTILITY INFORMATION ALONG MT PLEASANT AVENUE AND PROSPECT AVENUE IS BASED ON A SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, 303 MOUNT PLEASANT AVENUE & 9 MARCELLA AVENUE, TAX LOTS 5 & 23, BLOCK 83, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" BY GC STEWART & ASSOCIATES INC. CHARLES P. STEWART, PLS. DATED 01/11/2017.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" 7TH EDITION LAST REVISED JULY 2017, EFFECTIVE DECEMBER 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, MAY BE REQUIRED TO BE TEMPORARILY MULCHED, AND SEEDED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER AS PER APPENDIX A3. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
- SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPCSD: SPRING - 3/1-5/15 AND FALL - 8/15 - 10/1.
- SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
- ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
- MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING THE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
- ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
- ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SODDING OR PLANTING. A DEPTH OF 5.0 INCHES, FIRMED IN PLACE, IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, EFFECTIVE DECEMBER 2017.



METHOD OF INSTALLATION:

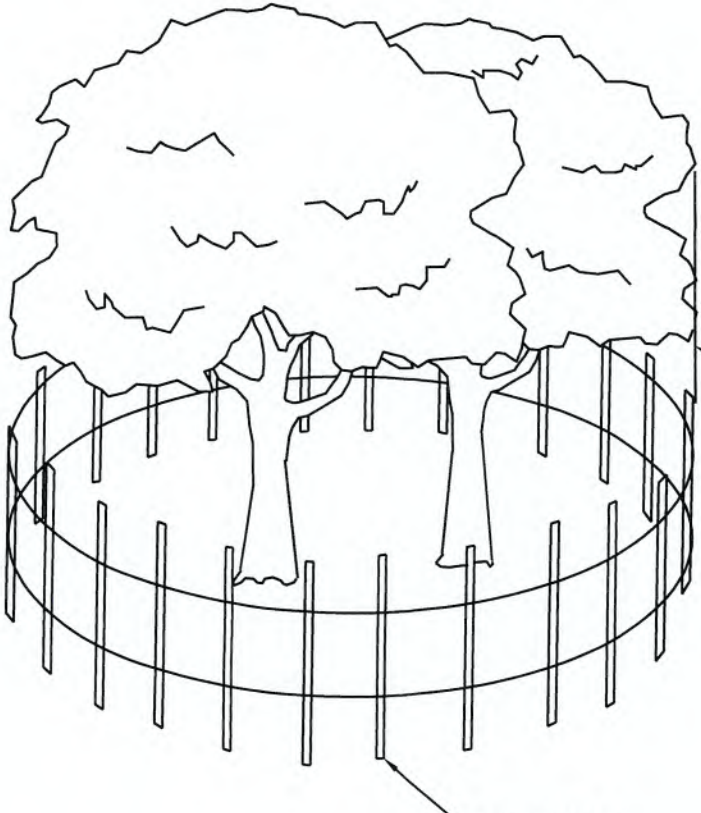
- EXCAVATE AND SECURE BOTTOM 24" OF SILT FENCE BELOW GRADE AS SHOWN. FOR PAVEMENT LAYERS ONLY, LAY BOTTOM 6" OF FABRIC ON GROUND AND BACKFILL OVER FABRIC.
- EXCEPT FOR THE END POST, DRIVE ALL POSTS INTO THE GROUND AT BACK SIDE OF TRENCH SPACED A MAXIMUM OF 8 FEET O.C.
- ATTACH FILTER FABRIC TO POST AND STRETCH BETWEEN POSTS.
- WHERE ENDS OF FABRIC COME TOGETHER, THEY WILL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.

48" SILT FENCE DETAIL

N.T.S.

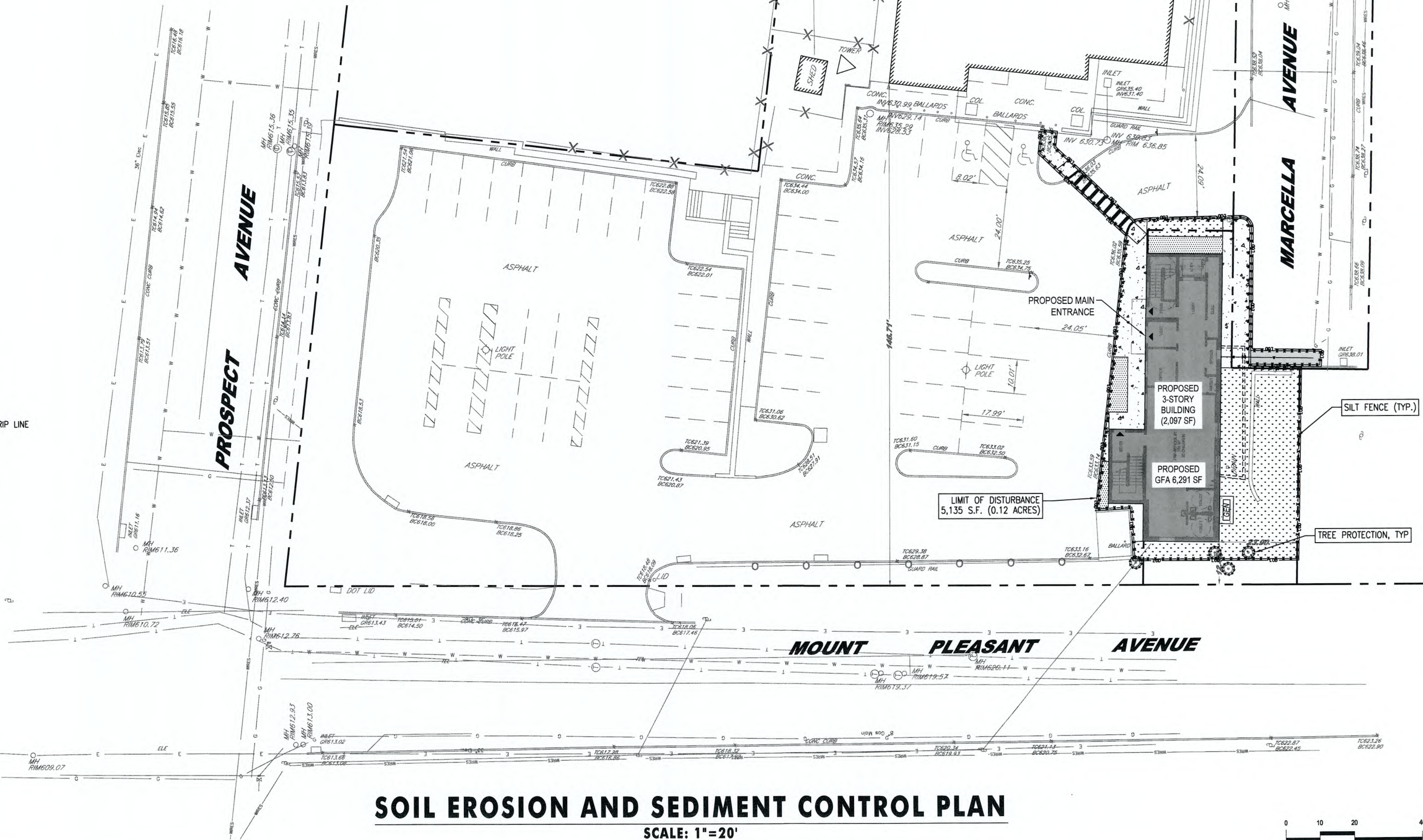
MAINTENANCE:

- THE FENCE INSTALLATION SHOULD BE INSPECTED WEEKLY & AFTER EVERY PRECIPITATION EVENT. ANY NECESSARY REPAIRS WILL BE MADE IMMEDIATELY.
- ACCUMULATED SEDIMENTS WILL BE REMOVED AS REQUIRED TO KEEP THE FENCE FUNCTIONAL. IN ALL CASES, REMOVE DEPOSITS WHERE ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE.
- ALL UNDERCUTTING OR EROSION OF THE TOE ANCHOR WILL BE REPAIRED IMMEDIATELY WITH ROCK.
- ADHERE TO ANY MANUFACTURER'S RECOMMENDATIONS FOR REPLACING FILTER FABRIC FENCE DUE TO WEATHERING.



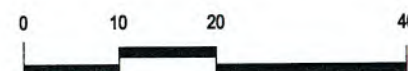
TREE PROTECTION DETAIL

N.T.S.



SOIL EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=20'



Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.

42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069

www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

NJ State Board Of Architects Authorization No. 371AC00016100
NJ State Board Of Engineers & Land Surveyors Authorization No. 246A26053000

ISSUE

NO	DATE	DESCRIPTION	INT.
1	04-01-2024	INITIAL SUBMISSION	CRO
2	06-26-2024	FOR 07/11/2024 PB MEETING	GPG

REVISION

NO	DATE	DESCRIPTION	INT.
----	------	-------------	------

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE

ARCHITECTS & ENGINEERS

BEATRIZ BARRERAS, RA
ARMEN B. BOHOSSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZDOWSKI, PE
SHANNON CROWNOVER, PE
ANDRE E. DIBI, PE
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
BRENDAN LEADREATER, AIA
JYAM MIN LIAW, PE
KAROLINA PODKANOWICZ, AIA
CHERYL SCHWEIKER, AIA
JOHN W. STRANDBERG, AIA
STEVEN J. VAZ, PE

Project:
GODDARD SCHOOL ANNEX

289 MOUNT PLEASANT AVENUE
WEST ORANGE, NEW JERSEY
BLOCK 83, LOTS 1 & 5.01

Project Number:
GSLNJ23-119

Scale:
1" = 20'

Drawn By:
C.R.O.

Approved By:
G.P.G.

Drawing Name:

**SOIL EROSION
AND
SEDIMENT CONTROL
PLAN**

Drawing Number:

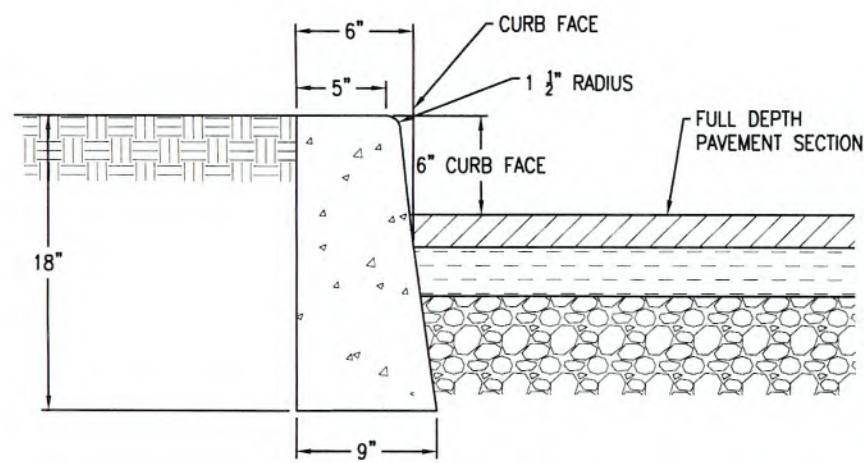
C-800

8 OF 10

Initial Date: APRIL 01, 2024

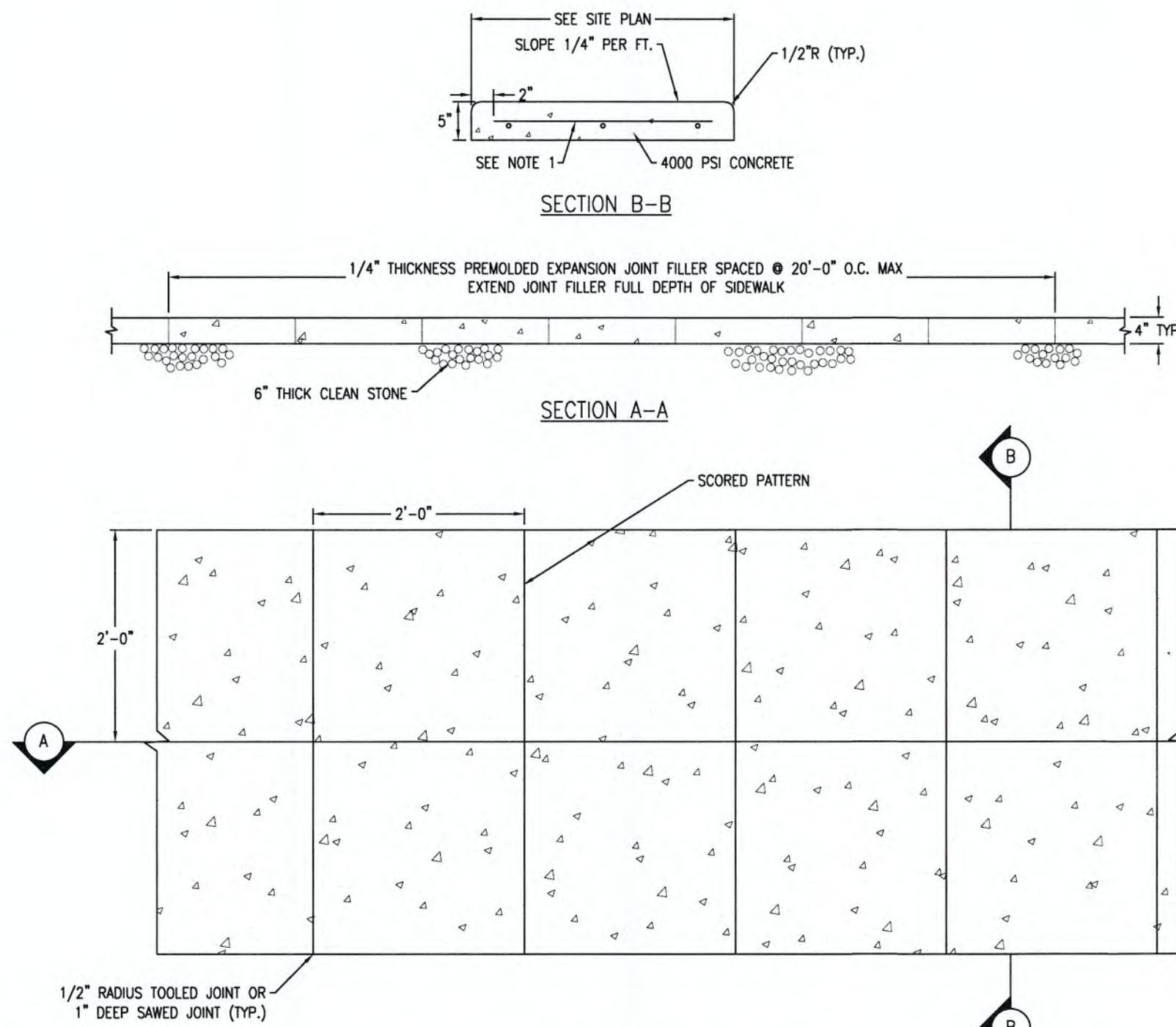
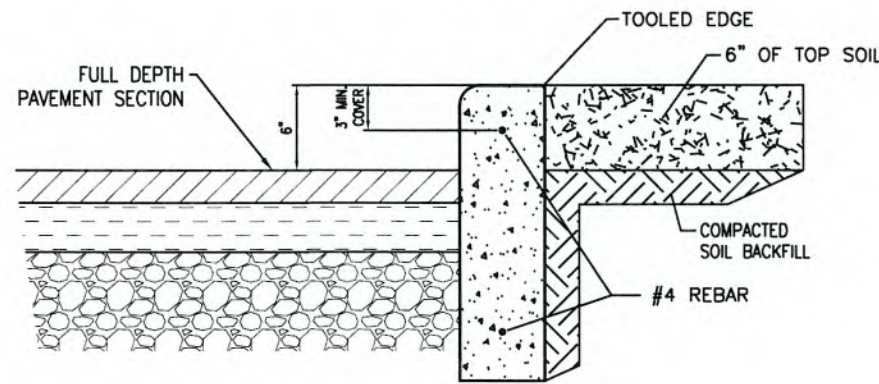
ENGINEER OF RECORD

GERARD P. GESARIO, PE
NJ LIC 246E080825500

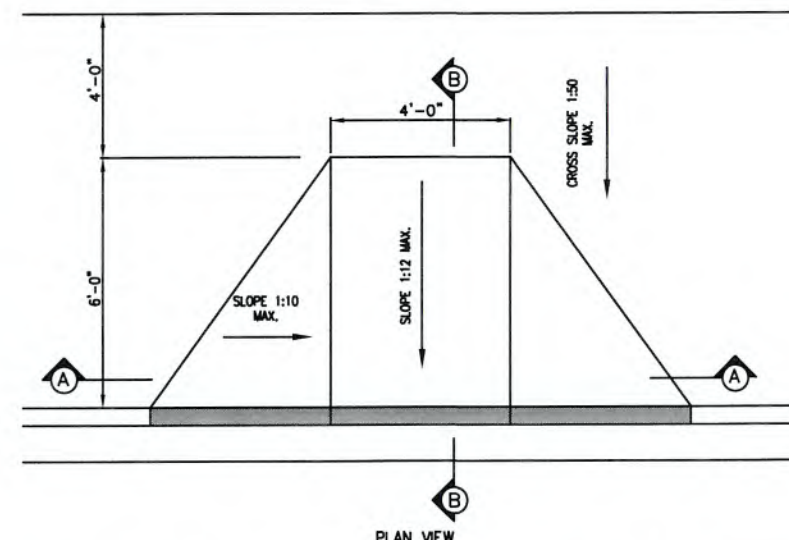
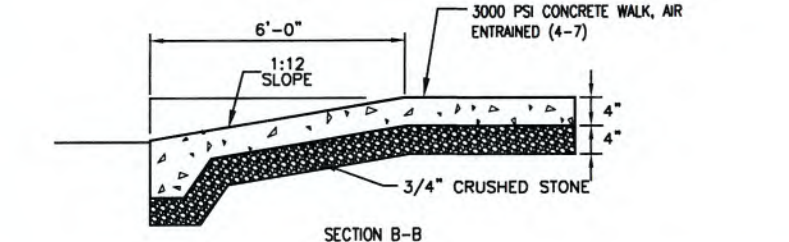


- NOTES:
1. CONCRETE TO TEST 4,000 PSI MINIMUM ON 28 DAY DAY TEST, AIR ENTRAINMENT 4% TO 7%, SLUMP TO BE 3" MAX.
 2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-FT APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS JOINT FILLER.
 3. EXPOSED CONCRETE SURFACE IS TO BE RUBBED TO PROVIDE SMOOTH FINISHED SURFACE.

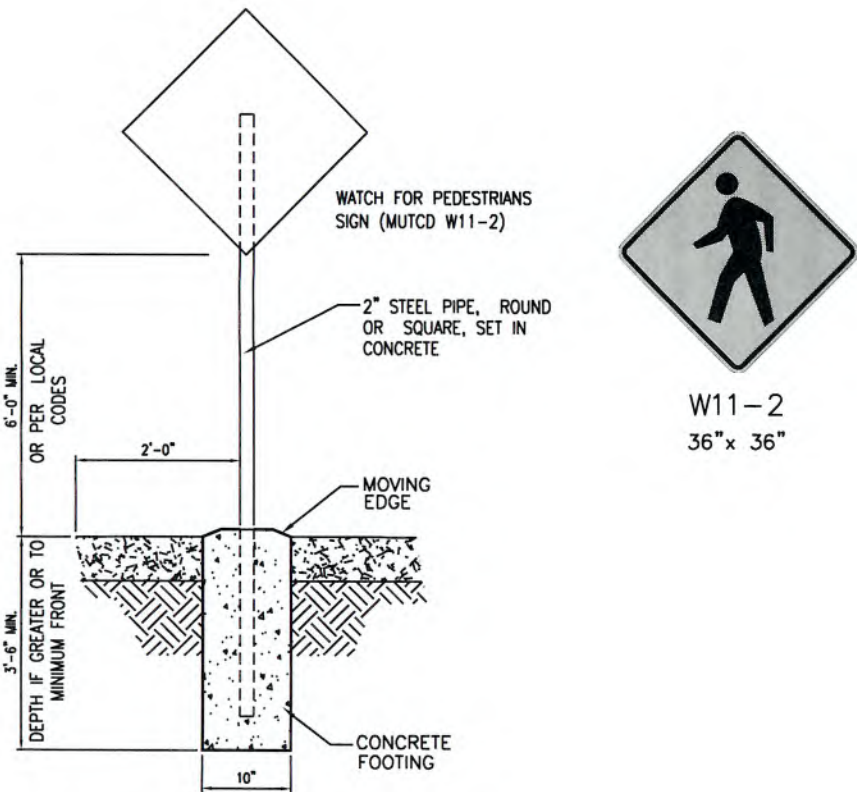
6" CONCRETE CURB
N.T.S.



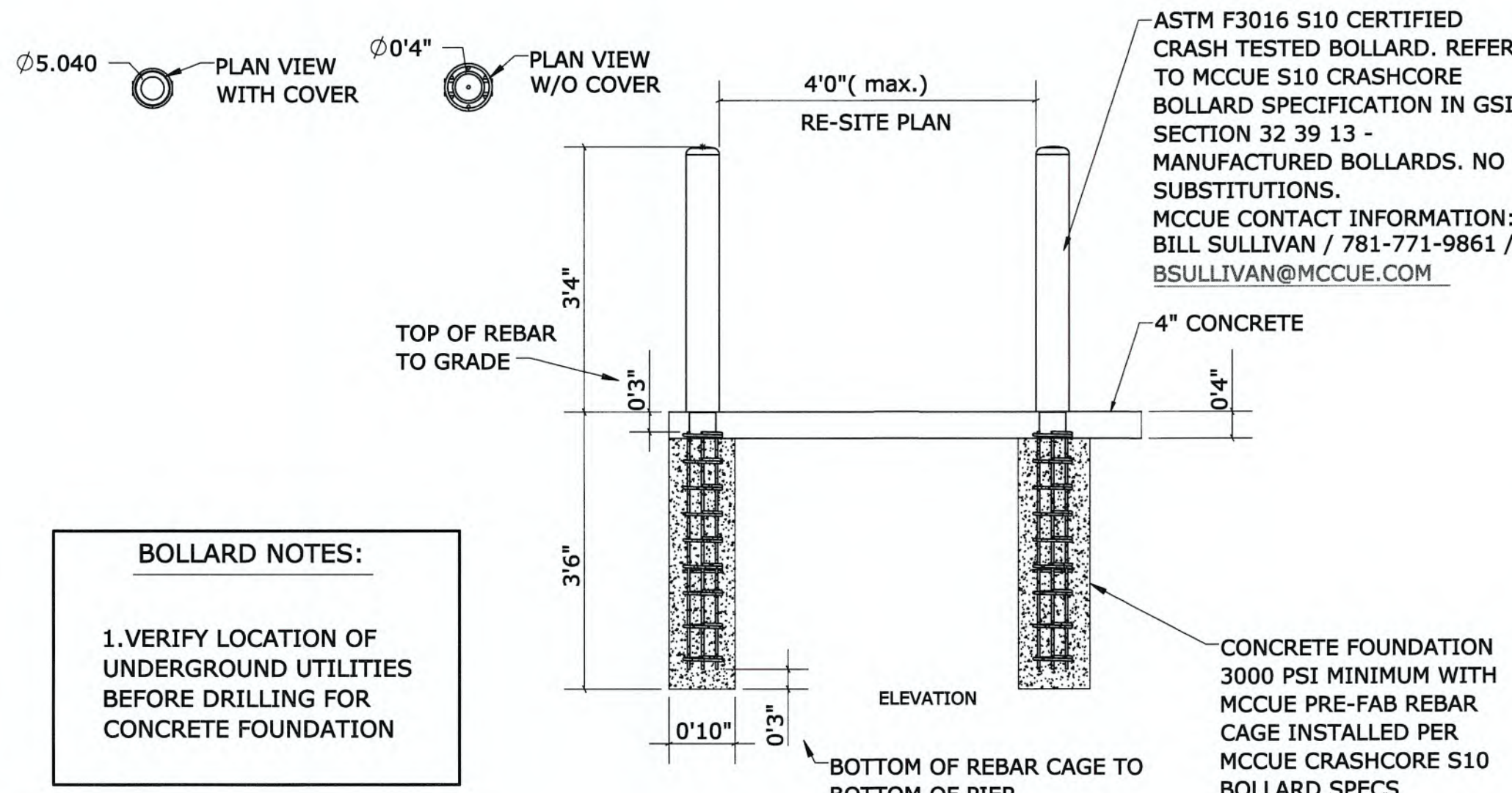
CONCRETE SIDEWALK
N.T.S.



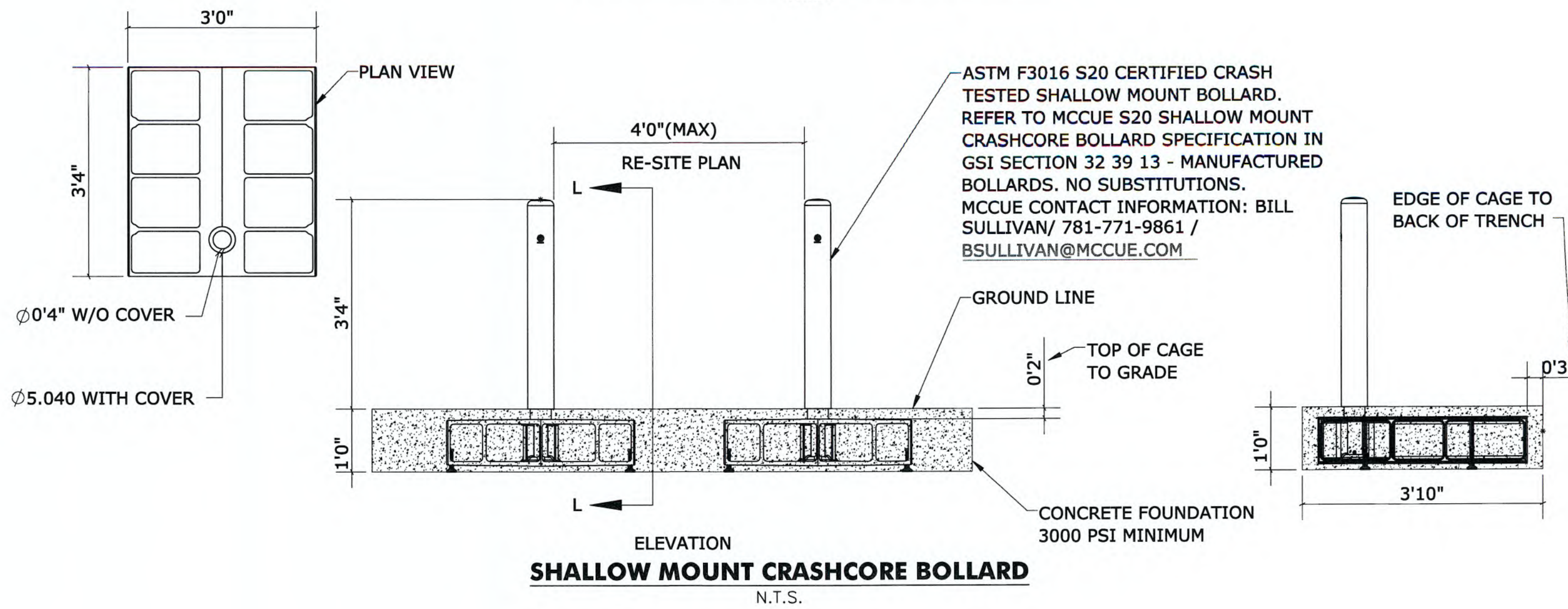
HANDICAP CURB AT SIDEWALK
N.T.S.



TRAFFIC SIGN MOUNTING DETAIL
N.T.S.



CRASHCORE DEEP MOUNTED BOLLARD
N.T.S.



SHALLOW MOUNT CRASHCORE BOLLARD
N.T.S.



Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.

42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069

www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

NJ State Board Of Architects Authorization No. 21AC00016100
NJ State Board Of Engineers & Land Surveyors Authorization No. 24G483033000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	04-01-2024	INITIAL SUBMISSION	CRO
2	06-26-2024	FOR 07/11/2024 PB MEETING	GPG

REVISION

NO.	DATE	DESCRIPTION	INT.
-----	------	-------------	------

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA

RICHARD A. JARMEL, PE

IRWIN H. KIZEL, AIA, PP

ARCHITECTS & ENGINEERS

BEATRIZ BARRERES, RA

ARMEN B. BOHOSSEAN, PE

JEREMY D. BOYER, AIA

ANDRZEJ B. BRZOGOWSKI, PE

SHANNON CROWNOVER, PE

ANDRE E. DUBI, PE

GERARD P. GESARIO, PE

JONATHAN KUTYDA, AIA

BRENDAN LAUREATEL, AIA

JYH-MIN LIANG, PE

KAROLINA PODKONOWICZ, AIA

CHERYL SCHNEIDER, AIA

JOHN W. STRANDBERG, AIA

STEVEN J. VAZ, PE

Project:
GODDARD SCHOOL ANNEX

289 MOUNT PLEASANT AVENUE
WEST ORANGE, NEW JERSEY
BLOCK 83, LOTS 1 & 5.01

Project Number:
GSLNJ23-119

Scale:
AS NOTED

Drawn By:
C.R.O.

Approved By:
G.P.G.

Drawing Name:
CONSTRUCTION
DETAILS

Drawing Number:
C-900

9 OF 10

Initial Date: APRIL 01, 2024

ENGINEER OF RECORD

GERARD P. GESARIO, PE
NJ LIC 24G63925500

