

525 NORTHFIELD AVENUE



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Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	10/20/2025	INITIAL SUBMISSION	MBJ

PRINCIPALS

MATTHEW E. JARMEL, AIA, LEED
MATTHEW E. JARMEL, P.E.

DAVID H. KIZEL, AIA, LEED

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Project

MIXED-USE DEVELOPMENT
525 NORTHFIELD AVENUE
WEST ORANGE, NEW JERSEY 07052

Project Number: GOMESGR24-233

Scale: AS NOTED

Drawn By: FAA

Approved By: MBI

Drawing Name:

COVER SHEET

Drawing Number:

SD-100

OF

Initial Date: Issue Date:

DESIGN PROFESSIONAL RECORD

M.E. Jarmel

MATTHEW E. JARMEL, AIA, LEED

REGISTERED ARCHITECT, NEW JERSEY

NO. 10101

DATE: 10/20/2025

FILE: 525 Northfield Avenue, West Orange, NJ.rvt

10/20/2025 12:42:30 PM

File Path: D:\525 Northfield Avenue, West Orange, NJ.rvt

**MIXED-USE DEVELOPMENT
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY 07052
BLOCK: 159.04 LOT: 1.01**



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EVAN H. KIZEL, AIA, LEED

REGISTERED ARCHITECT, NJ

ARCHITECTS & ENGINEERS

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525 NORTHFIELD AVENUE
WEST ORANGE, NEW JERSEY 07052

Project Number:

GOMESGR24-233

Scale: AS NOTED

Drawn By:

FAA

Approved By:

MBJ

Drawing Name:

GROUND FLOOR PLAN

Drawing Number:

SD-101

OF

Initial Date:

Issue Date:

DESIGN PROFESSIONAL RECORD

M.B.J.

MATTHEW B. JARMEL, AIA, LEED

REGISTERED ARCHITECT, NJ

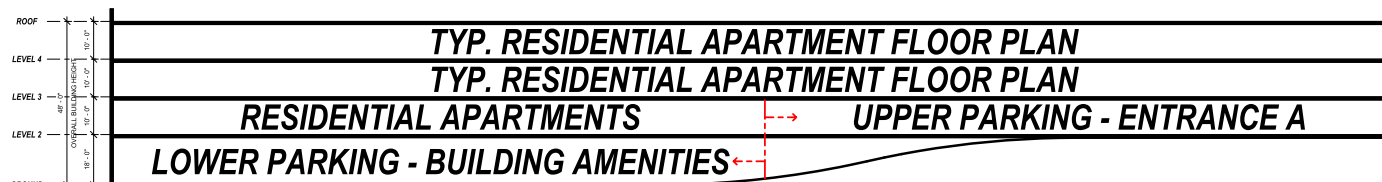
EVAN H. KIZEL, AIA, LEED

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ARCHITECTS & ENGINEERS

1 GROUND FLOOR AMENITIES & PARKING FLOOR PLAN

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



2 SECTION ALONG NORTHFIELD AVENUE

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

RESIDENTIAL PARKING DISTRIBUTION

REQUIRED	CALCULATION	TOTAL
ONE-BEDROOM: 1.8 PER UNIT	84 x 1.8	151
TWO-BEDROOM: 2.8 PER UNIT	16 x 2.8	32
THREE-BEDROOM: 3.1 PER UNIT	6 x 3.1	11
TOTAL REQUIRED	151 + 32 + 11	194
15% TOTAL EV PROVIDED	194 x .15	30
EV REDUCTION OF 15%	194 - 30	174

TOTAL PARKING COUNT / APARTMENT DISTRIBUTION CHART

	3 OVER 1	PARKING	STUDIO	1 BED (APARTMENT)	2 BED (APARTMENT)	1 BED (CONDOMINIUM)	2 BED (CONDOMINIUM)	3 BED (CONDOMINIUM)	TOTAL
LEVEL 4	-	1	36	1	-	4	-	2	44
LEVEL 3	-	1	33	1	2	4	-	2	43
LEVEL 2	-	-	9	2	2	4	-	1	18
UPPER (PARKING)	77	-	-	-	-	-	-	-	-
PARKING (RAMP)	16	-	-	-	-	-	-	-	-
PARKING (LOWER)	87	-	-	-	-	-	-	-	-
TOTAL	180	2	78	4	4	12	5	105	

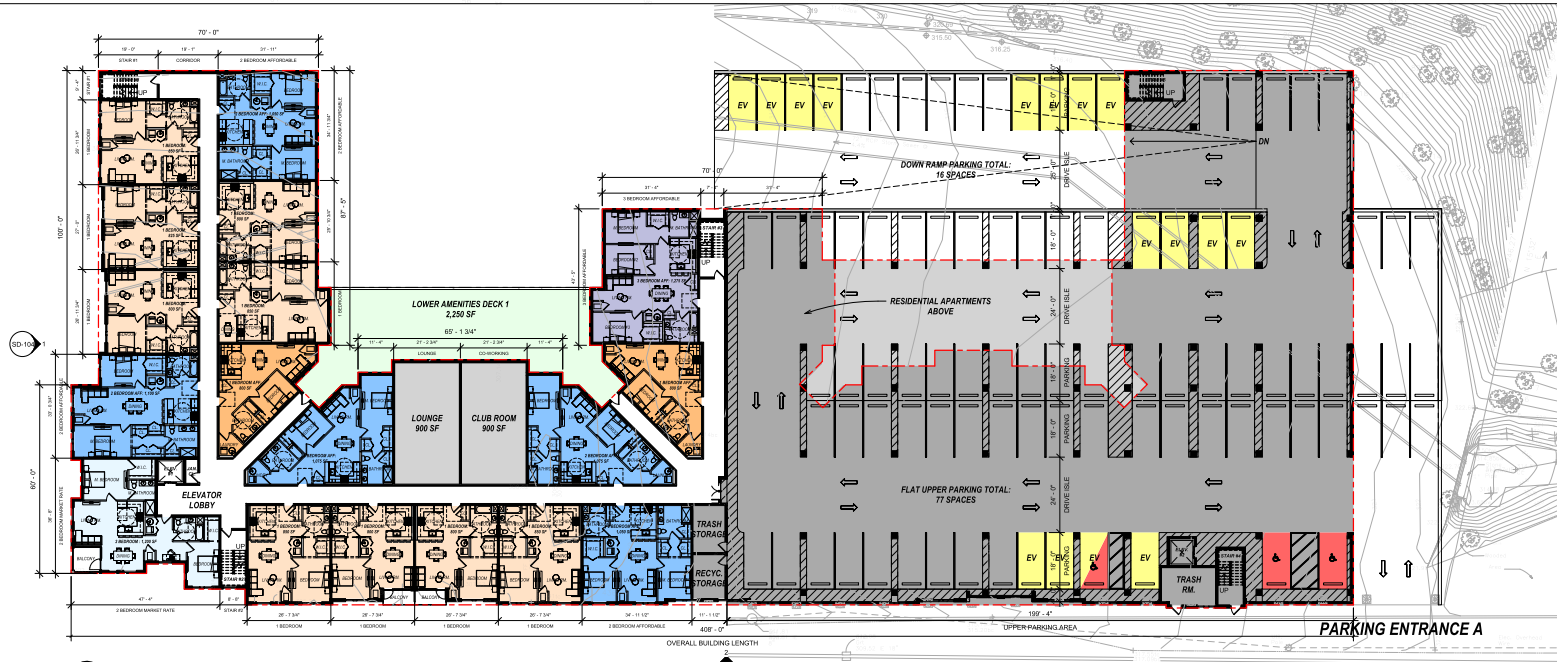


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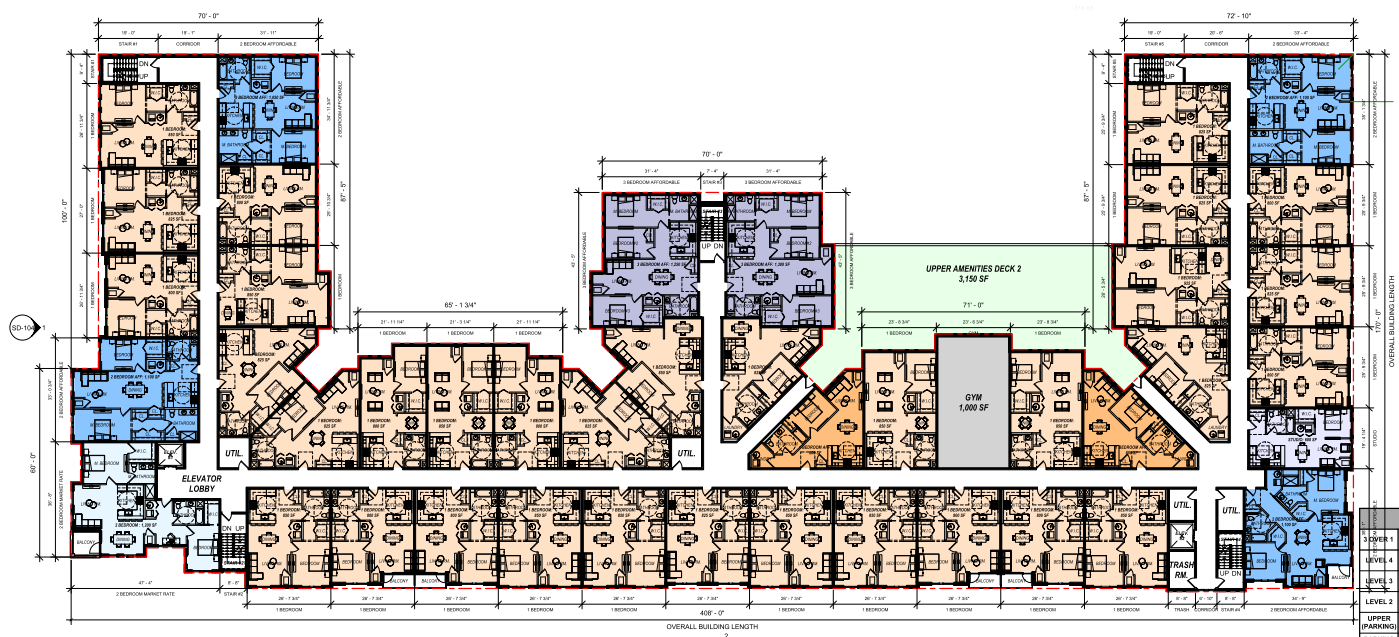
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1 2ND FLOOR RESIDENTIAL & PARKING FLOOR PLAN
SCALE: 1/16" = 1'-0"



2 3RD FLOOR RESIDENTIAL FLOOR PLAN
SCALE: 1/16" = 1'-0"

RESIDENTIAL PARKING DISTRIBUTION			
REQUIRED	CALCULATION	TOTAL	
ONE-BEDROOM: 1.8 PER UNIT	84 x 1.8	151	
TWO-BEDROOM: 2.8 PER UNIT	16 x 2.8	32	
THREE-BEDROOM: 2.1 PER UNIT	5 x 2.1	11	
TOTAL REQUIRED	151 + 32 + 11	194	
15% TOTAL EV PROVIDED	194 x .15	30	
EV REDUCTION OF 15%	194 - 30	174	

TOTAL PARKING COUNT / APARTMENT DISTRIBUTION CHART						
LEVEL	PARKING	STUDIO	1 BED (APARTMENT)	2 BED (APARTMENT)	3 BED (APARTMENT)	TOTAL
LEVEL 4	-	1	36	1	4	42
LEVEL 3	-	1	33	1	4	40
LEVEL 2	-	9	2	2	4	18
UPPER (PARKING)	77	-	-	-	-	77
PARKING (RAMP)	16	-	-	-	-	16
PARKING (DOWN)	87	-	-	-	-	87
TOTAL	180	2	78	4	12	276

PRINCIPALS
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ROBERT J. KIZEL, P.E., M.A.S.
ARCHITECTS & ENGINEERS

Project:
MIXED-USE DEVELOPMENT
525 NORTHFIELD AVENUE
WEST ORANGE, NEW JERSEY 07052

Project Number:
GOMESGR24-233
Scale:
AS NOTED

Drawn By:
FAA
Approved By:
MBJ

Drawing Name:
2ND & 3RD FLOOR RESIDENTIAL PLANS

Drawing Number:
SD-102

Initial Date:
Issue Date:

DESIGN PROFESSIONAL RECORD
MATTHEW E. JARMEL, P.E., M.A.S.
P.E. NO. 10107



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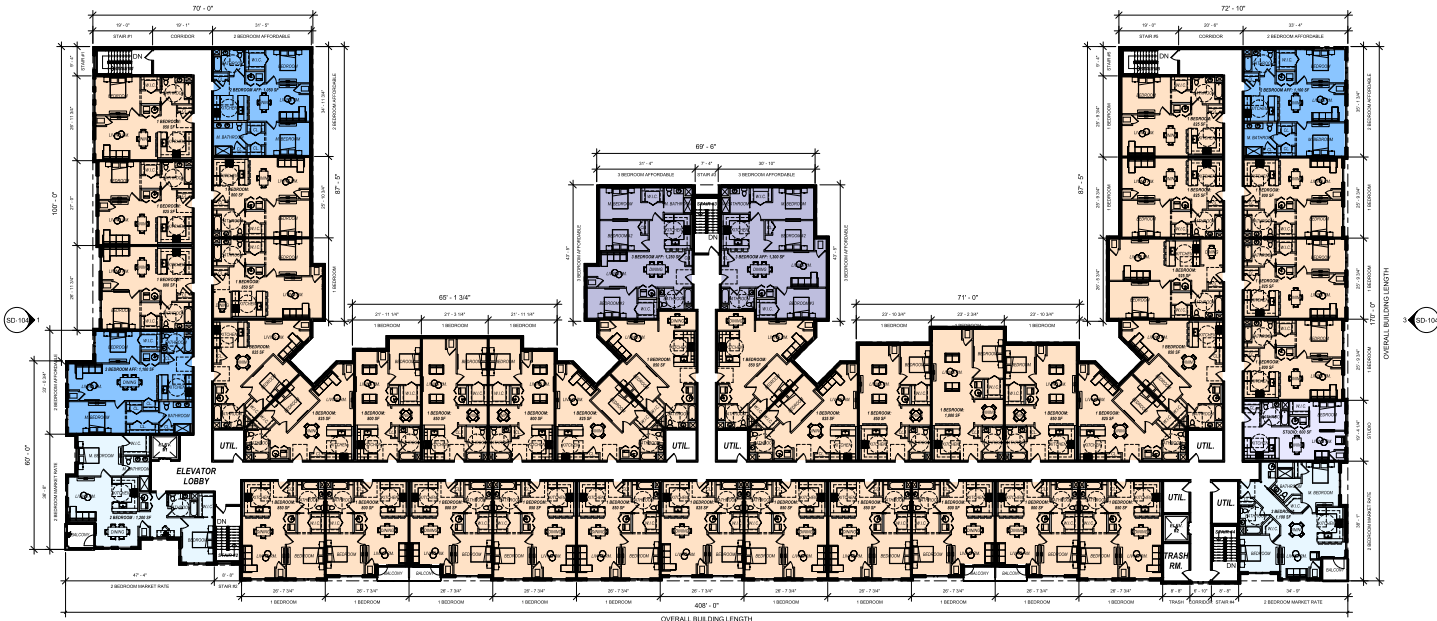
Project Number: GOMESGR24-233
Scale: AS NOTED
Drawn By: FAA
Approved By: MJB

Drawing Name:
4TH FLOOR RESIDENTIAL & ROOF PLAN

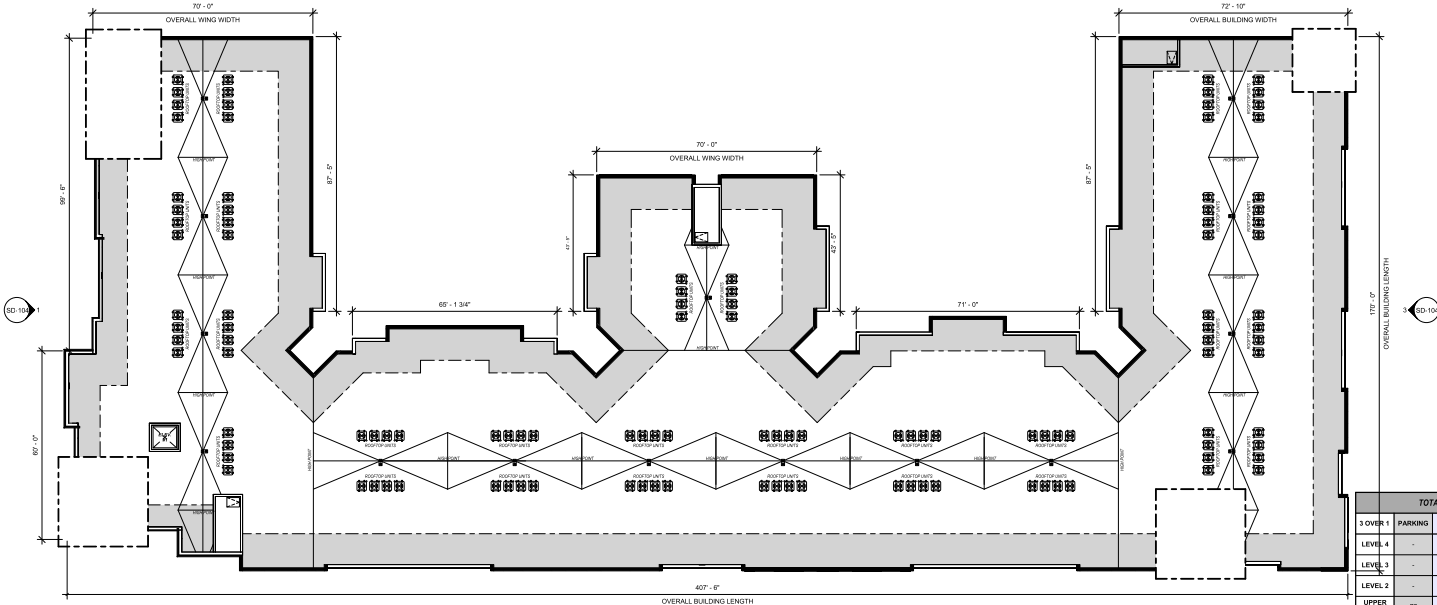
Drawing Number:
SD-103

Initial Date: Issue Date

DESIGN PROFESSIONAL RECORD
MATTHEW E. JARMEL, AIA, LEED
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DAVID H. KIZEL, AIA, LEED
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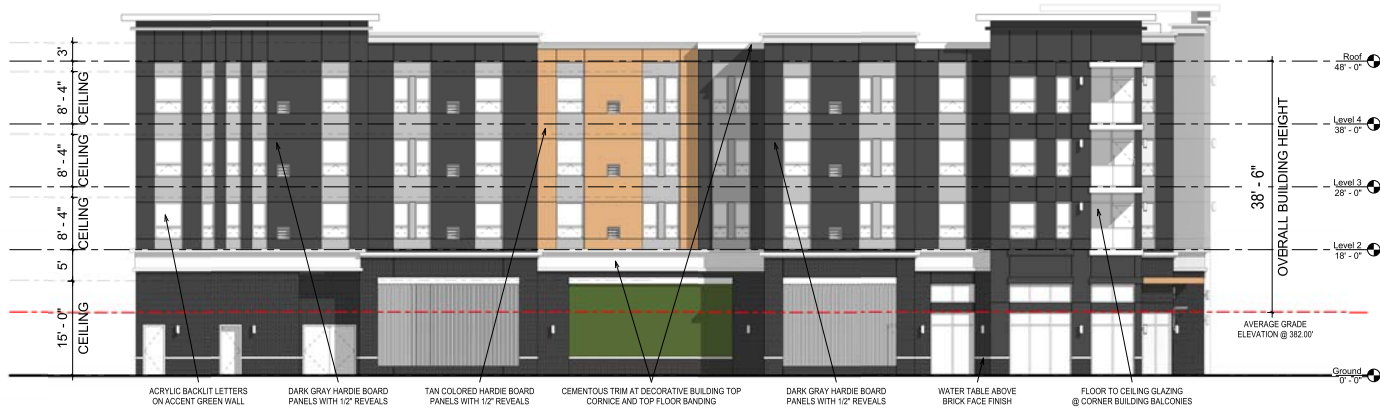


1 4TH FLOOR RESIDENTIAL PLAN
SCALE: 1/16" = 1'-0"



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

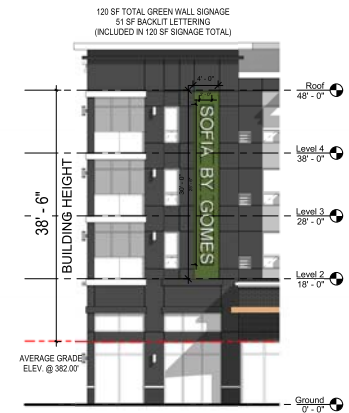
TOTAL PARKING COUNT / APARTMENT DISTRIBUTION CHART						
3 OVER 1	PARKING	STUDIO	1 BED (APARTMENT)	2 BED (APARTMENT)	1 BED (APARTMENT)	2 BED (APARTMENT)
LEVEL 4	-	1	36	1	-	4
LEVEL 3	-	1	33	1	2	4
LEVEL 2	-	-	9	2	2	4
UPPER (PARKING)	77	-	-	-	-	-
PARKING (RAMP)	16	-	-	-	-	-
PARKING (LOWER)	87	-	-	-	-	-
TOTAL	180	2	78	4	4	12



1 **BUILDING ELEVATION ALONG SHERIDAN AVENUE**
SCALE: 1/8" = 1'-0"



2 **BUILDING ELEVATION ALONG NORTHFIELD AVENUE**
SCALE: 1/8" = 1'-0"



4 **BUILDING SIGNAGE - 120 SF**
SCALE: 1/8" = 1'-0"



3 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



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Project Number: GOMESGR24-233

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Drawn By: FAA

Approved By: MB/JApprover

Drawing Name:

PROPOSED BUILDING ELEVATIONS

Drawing Number:

SD-104

Initial Date: Issue Date:

DESIGN PROFESSIONAL RECORD

M.E. Jarmel

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