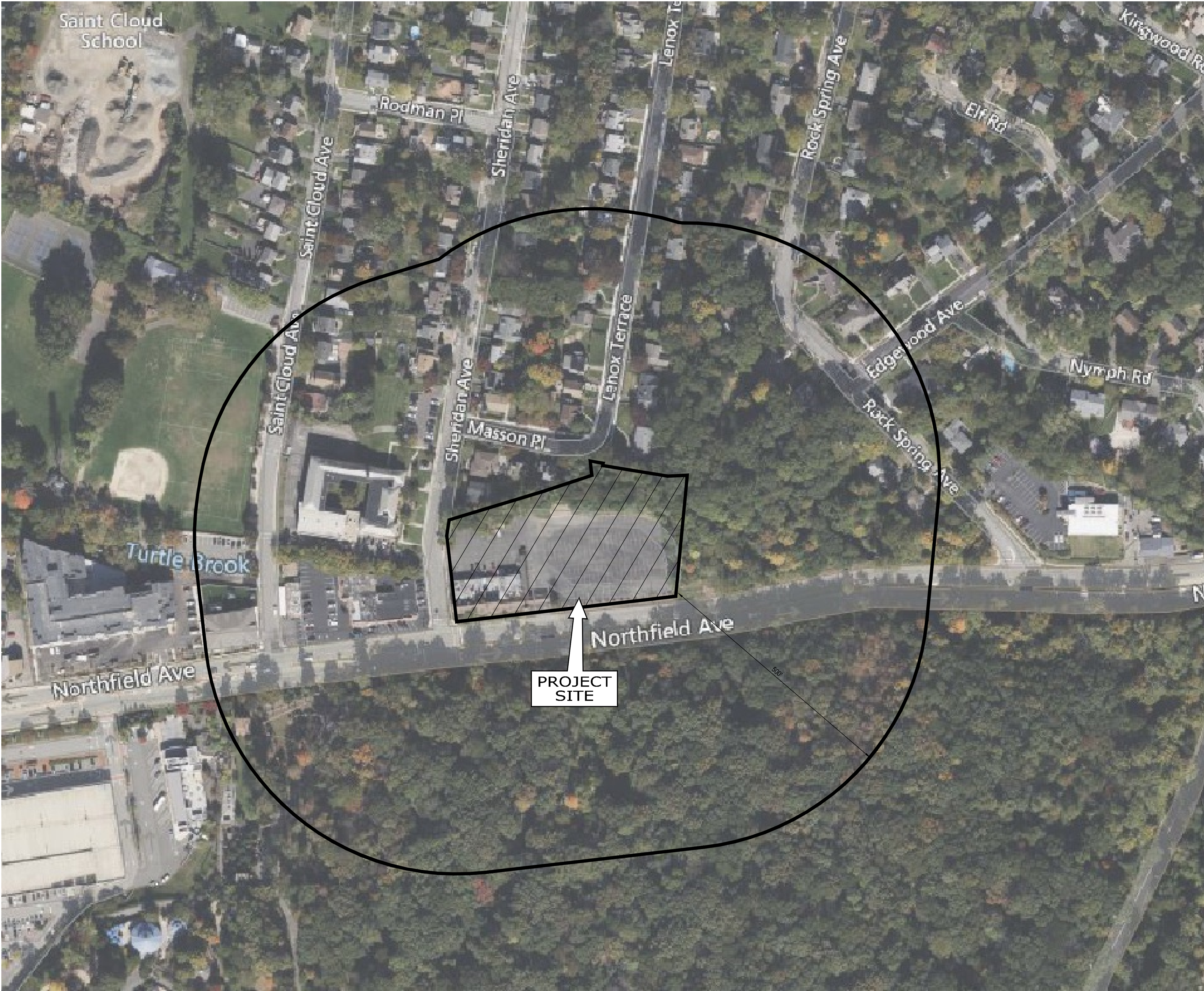
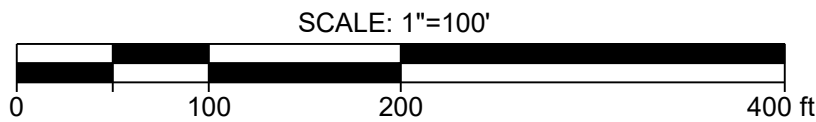


PRELIMINARY / FINAL SITE PLAN FOR
SOFIA BY GOMES
525 NORTHFIELD AVENUE
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY
BLOCK 159.04, LOT 1.01



LOCATION MAP



PROJECT CONTACTS

APPLICANT: SOFIA BY GOMES LLC 91 KOSSUTH STREET NEWARK, NJ 07105	ENGINEER: ANTHONY FACCHINO, PE JARMEL KIZEL ARCHITECTS AND ENGINEERS, INC. 42 OKNER PARKWAY LIVINGSTON, NJ 07039
OWNER: SOFIA BY GOMES LLC 91 KOSSUTH STREET NEWARK, NJ 07105	ARCHITECT: MATTHEW B. JARMEL, AIA JARMEL KIZEL ARCHITECTS AND ENGINEERS, INC. 42 OKNER PARKWAY LIVINGSTON, NJ 07039
LAND USE ATTORNEY: MARSHA MOORE, ESQ POST POLAK 425 SAGE ROCK AVE, SUITE 200 ROSELAND, NJ 07068	SURVEYOR: MICHAEL PRONESTI, PLS PRONESTI SURVEYING, INC. 870 POMPTON AVE, SUITE B1 CEDAR GROVE, NJ 07009

DRAWING INDEX

SHEET NO.	DRAWING NO.	DRAWING NAME	DATE	LAST REV. DATE
1	C-001	COVER SHEET		
2	C-002	KEY MAP AND NOTES		
3	C-100	EXISTING CONDITIONS AND DEMOLITION PLAN		
4	C-300	SITE LAYOUT PLAN		
5	C-400	GRADING PLAN		
6	C-500	UTILITY PLAN		
7	C-600	LANDSCAPE PLAN		
8	C-700	LIGHTING PLAN		
9	C-800	SOIL EROSION & SEDIMENT CONTROL PLAN		
10	C-850	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS		
11	C-900	CONSTRUCTION DETAILS		
12	C-901	CONSTRUCTION DETAILS		
13	C-902	CONSTRUCTION DETAILS		
14	C-903	CONSTRUCTION DETAILS		
15	SLP-1	STEEP SLOPE MAP		

APPROVALS

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)



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: 21A00016100
NJ State Board Of Engineers & Land Surveyors Authorization No: 24G02803000

ISSUE

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

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
JEREMY D. BOYER, AIA
ANDRZEJ B. BRODZOWSKI, PE
RUDOLPH CHEN, PE
SHANNON CROWDHOVER, PE
THOMAS DAFONSECA, PE
ANDRE E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARDO F. GERARDO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKONOWNICZ, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHRISTY SCHWENKE, AIA
STEVEN J. VAZ, PE

Project:
**PRELIMINARY / FINAL SITE PLAN OF
SOFIA BY GOMES**
525 NORTHFIELD AVENUE
WEST ORANGE, ESSEX COUNTY, NJ
TAX MAP #94, BLOCK 159.04 LOT 1.01

Project Number:
GOMESGR24-223 AS NOTED

Drawn By: **AF** Approved By: **AF**

Drawing Name:

COVER SHEET

Drawing Number:

C-001
1 OF 15

Initial Date: OCTOBER 22, 2025

ENGINEER OF RECORD

ANTHONY FACCHINO, PE, PLS
NJ LIC: 24G02803000

SURVEY REFERENCE:

- BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF 525 NORTHFIELD AVENUE, LOT 1.01 IN BLOCK 159.04 ON TAX MAPS OF (FORMALLY 1.01, 1.02, 1.03) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY", PREPARED FOR AND BY JARMEL KIZEL, PREPARED BY PRONESTI SURVEYING, INC., 870 TOWNSHIP AVENUE, SUITE B1, CEDAR GROVE, NJ 07009.

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 MOST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION AND AMENDMENTS).
- THESE PLANS DEPICT THE SITE WORK IMPROVEMENTS FOR THIS PROJECT. THE GENERAL CONTRACTOR (G.C.) SHALL FURNISH, INSTALL, TEST AND COMPLEATE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE G.C. SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS, TECHNIQUES, SEQUENCE OF CONSTRUCTION AND PROJECT SITE SAFETY. AS SUCH, THESE PLANS ARE NOT INTENDED TO REPRESENT SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE G.C. 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 G.C. SHALL ACCEPT THE SITE AS IS. THE G.C. 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 G.C. SHALL MAKE A THOROUGH INSPECTION OF THE SITE IN ORDER TO DETERMINE 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 G.C. SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS THEY DEEM NECESSARY PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE G.C. 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 G.C. SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFI) 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 G.C. SHALL BE SOLELY RESPONSIBLE FOR SITE WORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- THE G.C. 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.NJ-1CALL.ORG.
- THE G.C. SHALL SUPERVISE AND DIRECT THE WORK USING THE G.C.'S BEST SKILL AND ATTENTION. THE G.C. 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 G.C. MUST NOTIFY THE DESIGN ENGINEER IN WRITING OF ANY CONDITION OF CONFLICTS THAT WILL ALTER THE INTENT OF THE DESIGN HEREIN.
- THE G.C. 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 NY BARRIER FREE CODE REQUIREMENTS.
- THE G.C. IS SUBJECT TO ALL APPLICABLE RULES, REGULATIONS, ORDINANCES AND STATUTES OF THE TOWNSHIP OF HANOVER, MORRIS COUNTY AND STATE OF NEW JERSEY AND ANY OTHER JURISDICTION.
- THE G.C. SHALL REPLACE ALL CURBING ALONG THE SITE FRONTAGE THAT THEY DAMAGE (AS DIRECTED BY THE TOWNSHIP OR COUNTY, AS APPLICABLE).

SPECIAL NOTES:

- SOIL EROSION AND SEDIMENT CONTROL MEASURES AS APPROPRIATE TO BE INSTALLED BEFORE BEGINNING DEMOLITION WORK.
- ALL WORK WITHIN THE STATE RIGHT-OF-WAY TO MEET THE STANDARDS OF NJDOT.
- CONTRACTOR TO OBTAIN APPROPRIATE STATE PERMITS BEFORE BEGINNING WORK IN STATE RIGHT-OF-WAY.
- IF ANY UNDERGROUND STORAGE TANKS ARE ENCOUNTERED DURING DEMOLITION, THEY SHALL BE REMOVED AS PER LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS.
- TERMINATION AND CANCELLATION OF EXISTING UTILITY LINES TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF EACH UTILITY ENTITY.
- ALL STRIPING AND TRAFFIC SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).

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 SURVIVAL CURBS, CURBS 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 TO PROTECT 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 REMOVE THE REMAINS OF THE DEMOLITION AND MAINTAIN EROSION CONTROL DEVICES REFER TO C-80.
- THE G.C. IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE G.C. 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 THE NECESSARY REPAIRS 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 REPAIR 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 COMPLY WITH THE PROJECT.
- THE G.C. IS RESPONSIBLE FOR ALL UTILITY TEST PITS.

GRADING AND DRAINAGE PLAN NOTES:

- THE GENERAL CONTRACTOR (G.C.) IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON SURVEY AND WHERE POSSIBLE MEASUREMENTS SHOULD BE TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE G.C. 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 G.C. TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE G.C. SHALL REFER TO ARCHITECTURAL & MEP PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER, ELECTRICAL, AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. THE G.C. 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 SURFAGE WHEN MIXED WITH SUITABLE MATERIAL AS PERMITTED BY THE OWNER'S GEOTECHNICAL ENGINEER.
- ROCK OR STONE LESS THAN TWENTY-FOUR (24) INCHES IN LARGEST DIMENSION IS ACCEPTABLE AS FILL WITHIN THE UPPER TWENTY-FOUR (24) INCHES 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 AND DATED.
- 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: SAME AS SURROUNDING AREA
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 HAND, 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 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 FLOODING AND IN A MANNER THAT WILL MINIMIZE EROSION POTENTIAL.
- ALL CONCRETE, UNLESS OTHERWISE NOTED OR SPECIFIED BY REGULATORY AUTHORITIES, SHALL BE 4,000 PSI.
- REPRESENTATIVES OF THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT THE DRAINAGE FACILITIES LOCATED ON THE PROPOSED LOT FROM TIME TO TIME AS DEEMED SCHEDULED.
- CATCH BASINS SHALL BE CLEANED OUT PERIODICALLY TO PREVENT THE BUILDUP OF SEDIMENT AND DEBRIS IN STRUCTURES.
- ROOF LEAKS CLEANOUTS LOCATED IN GRASSED AREAS SHALL BE PLASTIC SCREW CAPS WHILE ROOF LEAKS CLEANOUTS LOCATED WITHIN CONCRETE AREAS SHALL BE FLUSH GRASS CAPS.

UTILITY NOTES:

- ROAD OPENING PERMITS REQUIRED WITHIN THE COUNTY R.O.W.

TELEPHONE NOTES:

- ALL UNDERGROUND TELEPHONE RELATED INSTALLATIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE TELEPHONE COMPANY.
- TELEPHONE CONDUIT SHALL BE SIX (6) INCHES OR AS REQUIRED BY THE TELEPHONE COMPANY.
- MINIMUM TELEPHONE CONDUIT BURIAL DEPTH SHALL BE 18 INCHES, OR GREATER IF REQUIRED BY THE TELEPHONE COMPANY.
- BUILDING CONTRACTOR SHALL NOTIFY TELEPHONE SERVICE INSIDE OF THE BUILDING TO ONE COMMON FOR CONNECTION TO THE SITE TELEPHONE CONDUIT AS SHOWN ON THE PLANS.

ELECTRICAL SERVICE NOTES:

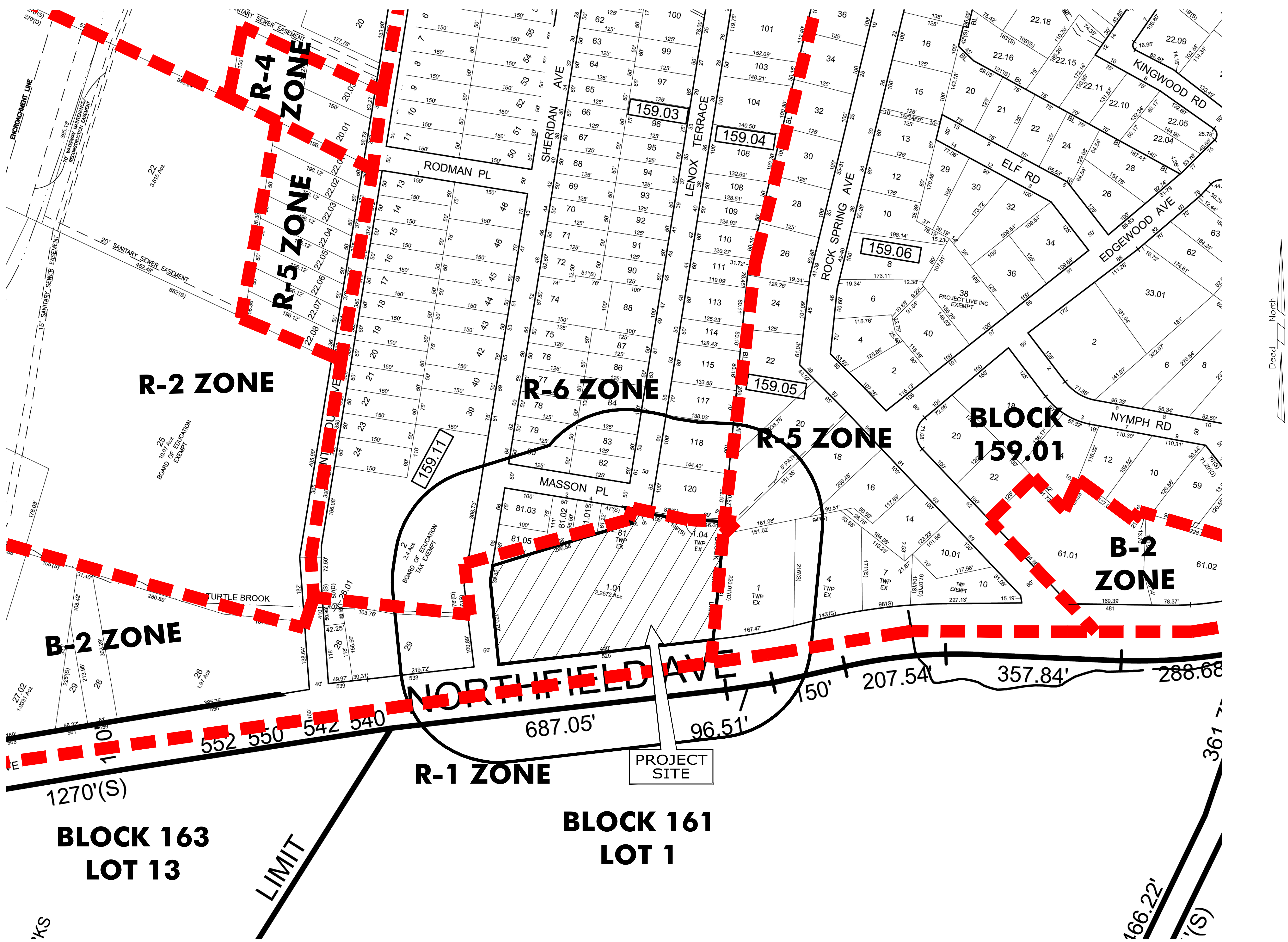
- ALL UNDERGROUND ELECTRICAL SERVICE RELATED INSTALLATIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE ELECTRIC COMPANY.
- ELECTRICAL CONDUIT SHALL BE SIX (6) INCHES OR AS REQUIRED BY THE ELECTRIC COMPANY.
- MINIMUM ELECTRICAL CONDUIT BURIAL DEPTH SHALL BE 24 INCHES MINIMUM TO TOP OF CONDUIT OR AS REQUIRED BY NEC 300-5, NEC 710-36 CODES, OR THE LOCAL UTILITY COMPANY REQUIREMENTS, WHICHEVER IS DEEPER.

GAS NOTES:

- ALL UNDERGROUND GAS RELATED INSTALLATIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE GAS COMPANY.
- GAS PIPING (SIZE AND MATERIAL) SHALL BE AS REQUIRED BY THE GAS COMPANY.
- MINIMUM GAS PIPING BURIAL DEPTH SHALL BE 30 INCHES OR AS REQUIRED BY THE GAS COMPANY.

SANITARY SEWER NOTES:

- ALL SANITARY (GRAVITY) SEWER PIPE ON THE SITE SHALL BE SD-35 PVC UNLESS NOTED OTHERWISE.
- SEE DETAIL SHEET FOR BEDDING REQUIREMENTS. APPROVED BACKFILL FOR PIPE TRENCHES SHALL BE PLACED IN 8-INCH LAYERS AND COMPACTED WITH A MINIMUM OF 4 COVERAGES OF A MINIMUM 1/4 INCH ON TOP OF THE BACKFILL. IN ADDITION, THE BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY. CARE SHOULD BE TAKEN TO FILL ALL VOIDS AROUND THE PIPE. BACKFILL SHALL CONSIST OF GRANULAR SOIL FREE FROM LUMPS, LARGE STONES, BouldERS OR OTHER UNSUITABLE MATERIALS.
- AT THE POINT WHERE THE PROPOSED SEWER CONSTRUCTION MEETS AN EXISTING SEWER, THE NEW SEWER SHALL BE SECURELY PLUGGED UNTIL THE ENTIRE NEW SEWER CONSTRUCTION IS COMPLETED AND READY FOR FINAL INSPECTION.
- THE CONTRACTOR SHALL APPROPRIATELY NOTIFY THE ENGINEER, GOVERNMENTAL AGENCIES AND ALL OTHER APPROPRIATE AGENCIES WHEN WORK IS TO COMMENCE.
- ALL AREAS DISTURBED BY CONSTRUCTION WILL BE RESTORED TO ORIGINAL CONDITION UPON COMPLETION OF WORK.
- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR CONSTRUCTION.
- THE LEAKAGE TEST FOR THE SEWER SHALL BE CONDUCTED IN ACCORDANCE WITH LOCAL SEWER SPECIFICATIONS.
- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR CONSTRUCTION AND SUPPLY EQUIPMENT FOR ALL TESTS ON SANITARY SEWER LINES.
- BUILDING CONTRACTOR SHALL INSTALL ALL BUILDING REQUIRED SANITARY LINES BENEATH THE BUILDING AND BENEATH THE ADJACENT CONCRETE PAD AREAS INCLUDING THE ROUTING OF BUILDING SANITARY SEWER PIPING TO ONE COMMON POINT FOR THE CONNECTION TO THE SITE SANITARY SEWER SYSTEM.



PROPOSED WATER DEMAND CALCULATIONS

105 RESIDENTIAL UNITS (84(1BR)+ 16 (2BR) + 5 (3BR))

1 BR = 120 GAL/DAY, 2 BR = 175 GAL/DAY, 3 BR = 270 GAL/DAY

RESIDENTIAL DEMAND/DAY = 84 UNITS x 120 GAL/DAY + 16 UNITS x 175 GAL/DAY + 5 UNITS x 270 GAL/DAY = 14,230 GAL/DAY

NON RESIDENTIAL-3,500SF X 0.125GAL/SF = 438GPD

TOTAL WATER DEMAND/DAY = 14,230 GAL/DAY + 438 GAL/DAY = 14,668 GAL/DAY

PROPOSED SANITARY SEWER DEMAND CALCULATIONS

105 RESIDENTIAL UNITS (84(1BR)+ 16 (2BR) + 5 (3BR))

1 BR = 150 GAL/DAY, 2 BR = 225 GAL/DAY, 3 BR = 300 GAL/DAY

RESIDENTIAL DEMAND/DAY = 84 UNITS x 150 GAL/DAY + 16 UNITS x 225 GAL/DAY + 5 UNITS x 300 GAL/DAY = 17,700 GAL/DAY

NON RESIDENTIAL-3,500SF X 0.1 GAL/SF = 350GPD

TOTAL SEWER DEMAND/DAY = 17,700 GAL/DAY + 350 GAL/DAY = 18,050 GAL/DAY

ZONING SCHEDULE ZONE B-2				
Bulk Regulation	units	Requirement	Existing Lot	Proposed
Principal Permitted Uses		Business, Retail Use, Conditional Uses (25-24.2)	Restaurant	Mixed Use Development (25-24.2(m))
Min Lot Area	sf	10,000	110,205	No Change
Front Yard Setback	feet	30	0.4	2.4
Min Side Front Yard Corner	feet	25	-3.3	0.4
Min Side Yard Setback	feet	10	237 +/-	28.5
Min Rear Yard Setback	feet	30	110.54	30
Max Lot Coverage	%	60 (66,123sf)	68.34 (75,315sf)	67.5 (74,365 sf)
Max Building Coverage	%	40 (44,082sf)	9.93 (10,942sf)	48.0 (52,940 sf)
Max Building Height	feet/story	35 / 2.5	31 / 1.5	38.5 / 3
Off-street Parking Spaces Required		84 (1BR) x 1.8 = 151 16 (2BR) x 2 = 32 5 (3BR) x 2.1 = 11 194 Retail: 1/200sf 1,200/200 = 6 spaces Total Required = 200 spaces	171 spaces	178 spaces + EV CREDIT 20 (10%) 198 PROPOSED

Abbreviations

C Confirms
ENC Existing Non Conformance
V Variance Required

ADDITIONAL VARIANCES

- EXISTING NON CONFORMITY REQUIRED FROM SEC: 25-11.3 50' RESIDENTIAL BUFFER REQUIRED, WHERE A MIN OF 13.6' IS EXISTING
- VARIANCE REQUIRED FROM SEC: 25-28.8 LIMITATIONS ON DEVELOPMENT IN STEEP SLOPE AREAS, WHERE LIMITS ARE BEING EXCEEDED (SEE STEEP SLOPE MAP)
- VARIANCE REQUIRED FROM SEC: 28-4b(4) NO TREE REMOVAL ON STEEP SLOPES, WHERE TREES ARE BEING REMOVED



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. 240A29533000

ISSUE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF 525 NORTFIELD AVE, LOT 1.01 IN BLOCK 159.04 ON TAX MAPS OF (FORMALLY 1.01, 1.02, 1.03) TOWNSHIP OF WEST RANGE, ESSEX COUNTY, NEW JERSEY", PREPARED FOR ARBOL BY GOMES, PREPARED BY PRONESTI SURVEYING, INC., 870 POMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009.

1. Locations and types of utilities shown herein are derived from field location and available utility maps. Prior to any excavation contact the Township of West Orange Engineer's office, sewer and water departments, the local carriers of telephone and cable, and Public Service Electric & Gas Co. For location, depth and mark-out of utilities you must call 800-772-1000.
2. All elevations and contours shown are existing and are based on NAVD 88, derived from Global Positioning System, (GPS). Said elevations based on the "Continuously Operating Reference Station" (CORS), positioned at NJIT.
3. Total lot area = 110,205 sq. ft. or 2.530 acres.
4. This survey is subject to the facts and findings of a complete title search.
5. This survey is not valid unless signed and sealed by the licensed surveyor.
6. Per the National Flood Insurance Program Map No. 14013C 0004-F, this area is shown in effective date of June 4, 2007 the property shown here on partially falls in Zone AE and Zone X; the property partially falls in a Special Flood Hazard Area. For design purposes reference Preliminary Maps on the FEMA website.
7. Per a letter dated 2-21-2025, from the State of New Jersey, a Flood Hazard Area Permit is not required for this site.

	PROJECT BOUNDARY LINE
—OHW—	OVERHEAD WIRES
=====	CURB LINE
=====	DROP CURB
- x - x -	FENCE
	CATCH BASIN
	INLET
	GAS VALVE
	GAS METER
	WATER VALVE
	FIRE HYDRANT
	SIGN POST
	LIGHT POLE
	UTILITY POLE
	UTILITY POLE WITH CONDUIT
	CONCRETE
	ASPHALT
	ADA DETECTION PAD
	SANITARY MAN HOLE
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	UNMARKED MANHOLE
	STORM DRAIN MANHOLE
	DIRECTION OF SEWER FLOW
+ 399.90	SPOT ELEVATION
—395—	EXISTING CONTOUR LINE
	MONITORING WELL
	IRRIG. CONTROL VALVE
	UNMARKED VALVE
	OIL FILL CAP
	CLEAN OUT
	PARKING METER
	TRAFFIC LIGHT
24"	DECIDUOUS TREE (DIAMETER)
24"	EVERGREEN TREE (DIAMETER)



	Size (dbh) INCH	Type	Condition	To Be Removed	Tree Replace. Reqt.
1	8	Deciduous	TBD	X	2
2	8	Deciduous	TBD	X	2
3	12	Deciduous	TBD	X	2
4	8	Deciduous	TBD	X	2
5	6	Deciduous	TBD	X	1
6	6	Deciduous	TBD	X	1
7	10	Evergreen	TBD	X	2
8	10	Evergreen	TBD	X	2
9	10	Evergreen	TBD	X	2
10	10	Deciduous	TBD	X	2
11	10	Deciduous	TBD	X	2
12	10	Deciduous	TBD	X	2
13	6	Deciduous	TBD	X	1
14	6	Deciduous	TBD	X	1
15	6	Deciduous	TBD	X	1
16	6	Deciduous	TBD	X	1
17	6	Deciduous	TBD	X	1
18	6	Deciduous	TBD	X	1
19	6	Deciduous	TBD	X	1
20	6	Deciduous	TBD	X	1
21	6	Deciduous	TBD	X	1
22	6	Deciduous	TBD	X	1
23	4	Deciduous	TBD	X	1
24	6	Deciduous	TBD	X	1
25	6	Deciduous	TBD	X	1
26	4	Deciduous	TBD	X	1
27	6	Deciduous	TBD	X	1
28	6	Deciduous	TBD	X	1
29	6	Deciduous	TBD	X	1
30	4	Deciduous	TBD	X	1
31	4	Deciduous	TBD	X	1
32	4	Deciduous	TBD	X	1
33	6	Deciduous	TBD	X	1
34	6	Deciduous	TBD	X	1
35	8	Deciduous	TBD	X	2
36	6	Deciduous	TBD	X	1
37	8	Deciduous	TBD	X	2
38	10	Deciduous	TBD	X	2
39	8	Deciduous	TBD	X	2
40	6	Deciduous	TBD	X	1
41	12	Deciduous	TBD	X	2
42	6	Deciduous	TBD	X	1
43	6	Deciduous	TBD	X	1
44	4	Deciduous	TBD	X	1
45	4	Deciduous	TBD	X	1
46	4	Deciduous	TBD	X	1
47	12	Evergreen	TBD	X	2
48	12	Deciduous	TBD	X	2
49	6	Evergreen	TBD	X	1
50	6	Evergreen	TBD	X	1
51	14	Deciduous	TBD	X	3
52	14	Deciduous	TBD	X	3
53	12	Deciduous	TBD	X	2
54	12	Deciduous	TBD	X	2
Total					77

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

[illegible]

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

[illegible]

MATTHEW D. JARMIEL, AIA, MBA
 RICHARD A. JARMEL, PE
 IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
 BEATRIZ BARRERES, RA
 JEREMY D. BOYER, AIA
 ANDRZEJ B. BRZOSOWSKI, PE
 RUJUN CHEN, PE
 SHANNON CROWNOVER, PE
 THOMAS D'AFONSECA, PE
 ANDRÉ E. DIEB, PE
 ANTHONY FACCHINO, PE, PLS., PP
 GERARD P. GESARIO, PE
 JONATHAN KUYBIDA, AIA
 KAROLINA PODKANYNKA, AIA
 RENATA MALDONADO E. REZENDE, AIA, LEED AP
 CHERYL SCHWEIKER, PE
 STEVEN J. VAZ, PE

Project:
PRELIMINARY / FINAL SITE PLAN OF
SOFIA BY GOMES
525 NORTHFIELD AVENUE
WEST ORANGE, ESSEX COUNTY, NJ
TAX MAP #94, BLOCK 159.04 LOT 1.01

Project Number: GOMESGR24-223	Scale: 1" = 20'
Drawn By:	Approved By: AF

Drawing Number:

C-100

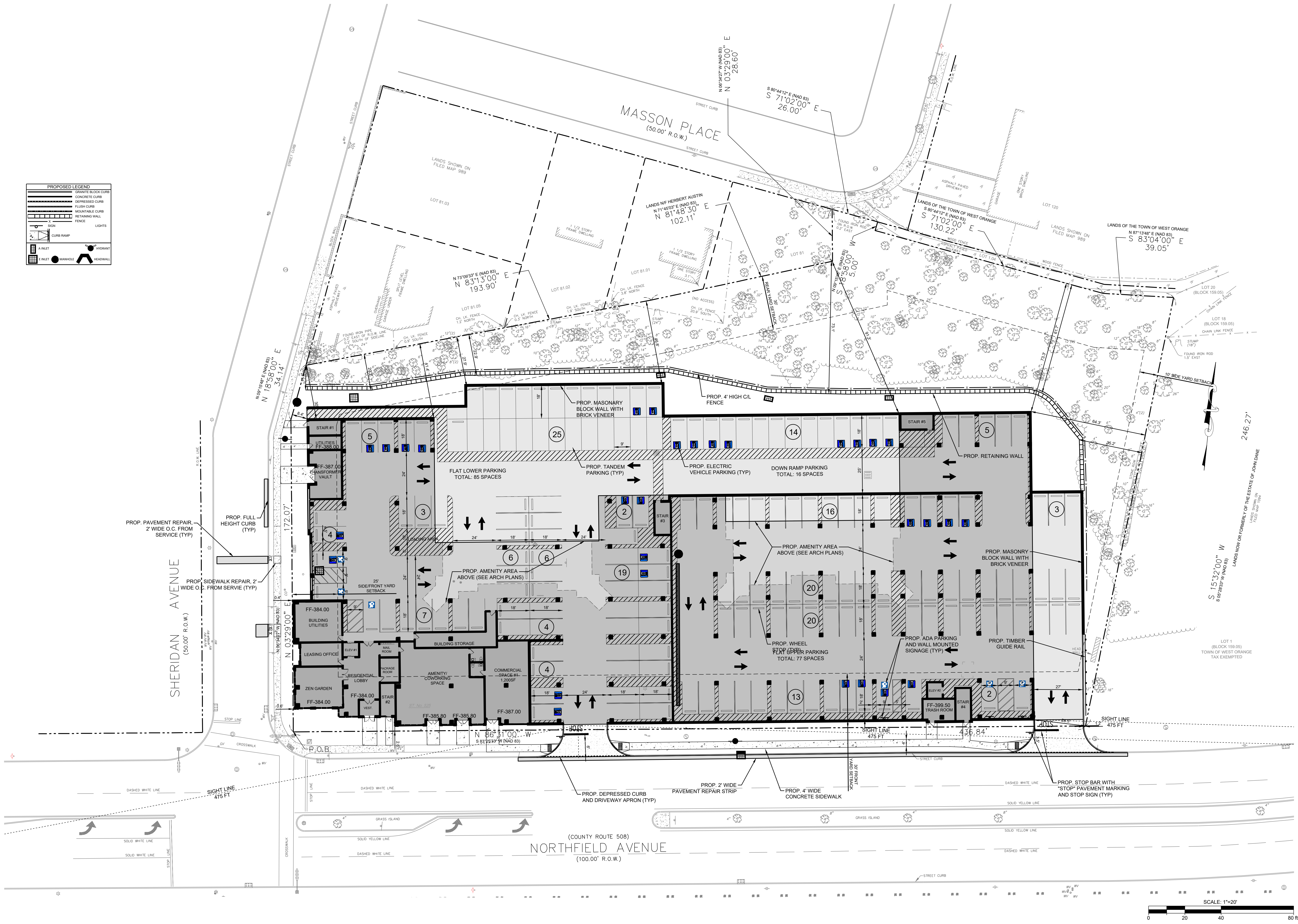
Initial Date: OCTOBER 22, 2025

ANTHONY FACCHINO, PE, PLS
NJ LIC 240804258500

SURVEY REFERENCE:

1. BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF 525 NORTHFIELD AVENUE, LOT 1.01 IN BLOCK 159.04 ON TAX MAPS OF (FORMALLY) 1.01, 1.02, 1.03 TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY", PREPARED FOR ARBOL BY GOMES, PREPARED BY PRONESTI SURVEYING, INC., 370 FOMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009.

PROPOSED LEGEND	
	GRANITE BLOCK CURB
	CONCRETE CURB
	DEPRESSED CURB
	FLUSH CURB
	MOUNTABLE CURB
	RETAINING WALL
	FENCE
	SIGN
	CURB RAMP
	INLET
	MANHOLE
	HYDRANT



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: 21A00016100
NJ State Board Of Engineers & Land Surveyors Authorization No: 240A29533000

ISSUE

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

REVISION

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

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARREIRAS, RA
JEREMY D. BOYER, AIA
ANDRZEJ B. BROZOWSKI, PE
RICHARD CHEN, PE
SHANNON CROWDER, PE
THOMAS DAFINOSKA, PE
ANDRZEJ E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARDO F. GEMAR, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKONCZNY, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHRISTY SCHNEIDER, AIA
STEVEN J. VAZ, PE

Project:
PRELIMINARY / FINAL SITE PLAN OF
SOFIA BY GOMES
525 NORTHFIELD AVENUE
WEST ORANGE, ESSEX COUNTY, NJ
TAX MAP #94, BLOCK 159.04 LOT 1.01
Project Number:
GOMESGR24-223
Scale:
1" = 20'
Drawn By:
AF
Approved By:
AF
Drawing Name:

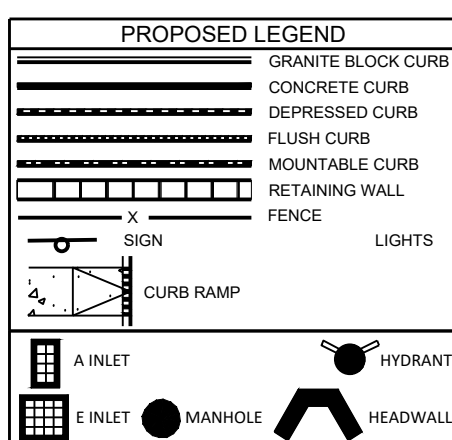
SITE LAYOUT PLAN

Drawing Number:
C-300
4 OF 15
Initial Date: OCTOBER 22, 2025

ENGINEER OF RECORD

ANTHONY FACCHINO, PE, PLS
NJ Lic. 240B023500

1. BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF 525 NORTHFIELD AVENUE, LOT 1.01 IN BLOCK 159.04 ON TAX MAPS OF (FORMALLY 1.01, 1.02, 1.03) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY", PREPARED FOR ARBOL BY GOMES, PREPARED BY PRONESTI SURVEYING, INC., 870 POMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009.



www.jarmelkizel.com

NJ State Board Of Architects Authorization No. 21AC00016100
State Board Of Engineers & Land Surveyors Authorization No. 24QA28053000

REVISION			
NO.	DATE	DESCRIPTION	INT.

MATTHEW B. JARMEL, AIA, MBA

RICHARD A. JARMEL, PE

IRWIN H. KIZEL, AIA, PP

ARCHITECTS & ENGINEERS

BEATRIZ BARRERES, RA

JEREMY D. BOYER, AIA

ANDRZEJ B. BRZOSZOWSKI, PE

RUSLAN CHEN, PE

SHANNON CROWNOVER, PE

THOMAS DAFONSECA, PE

ANDRÉ E. DEBI, PE

ANTHONY FACCHINO, PE, PLS., PP

GERARD P. GESARIO, PE

JONATHAN KUYBIDA, AIA

KAROLINA POKONAKOWICZ, AIA

RENATA MALDONADO & RENZDE, AIA, LEED AP

CHERYL SCHWEIKER, AIA

STEVEN J. VAZ, PE

GRADING PLAN

GRADING PLAN

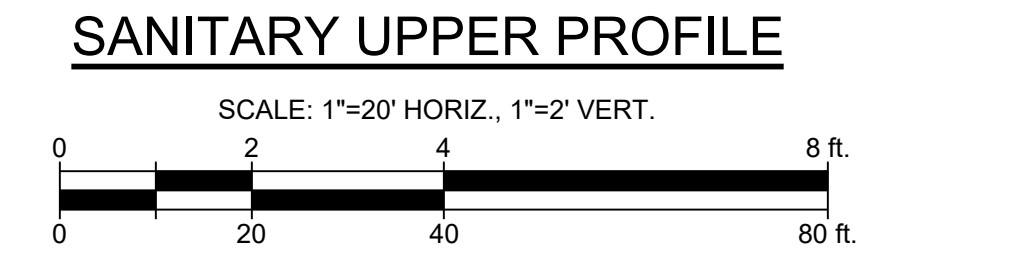
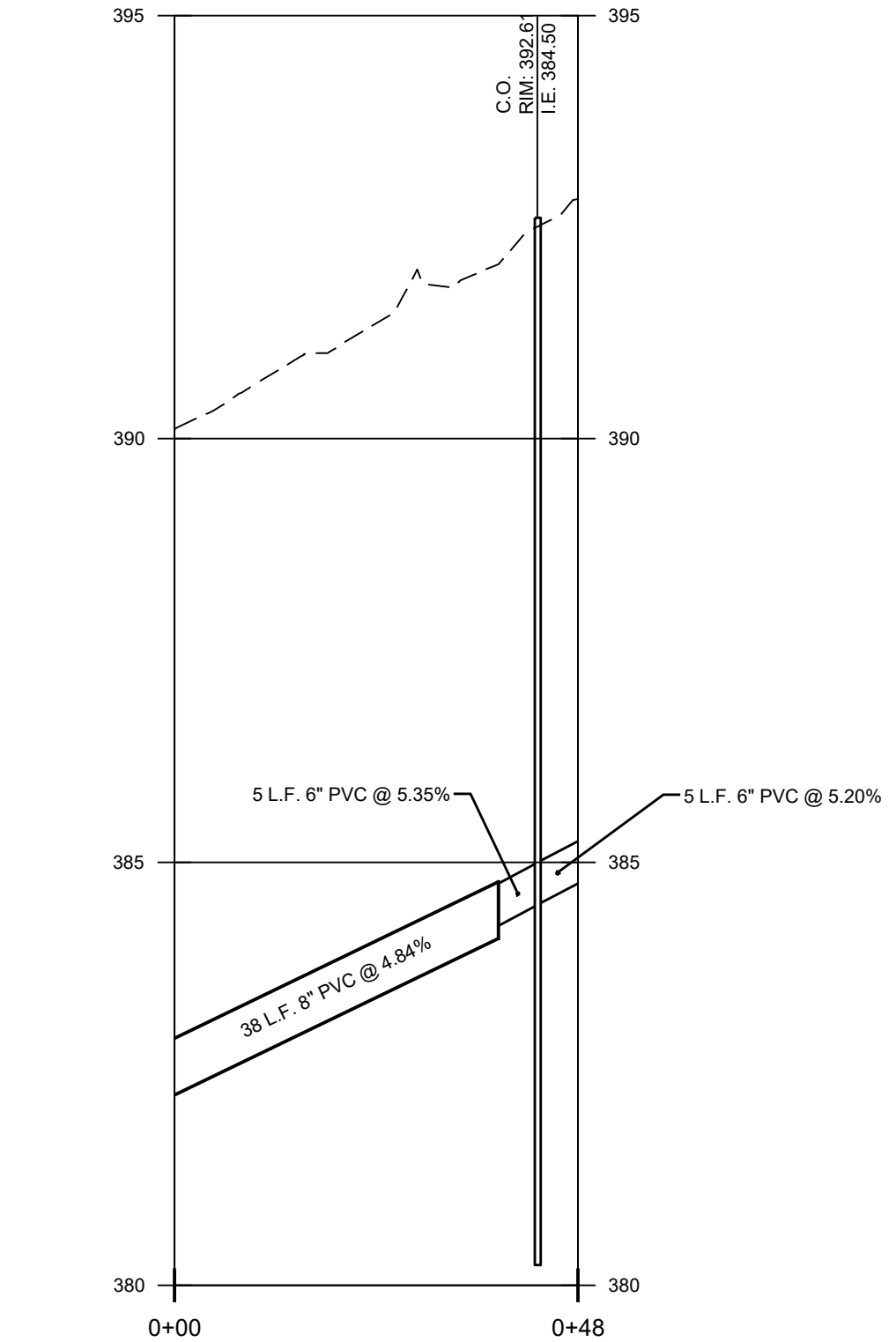
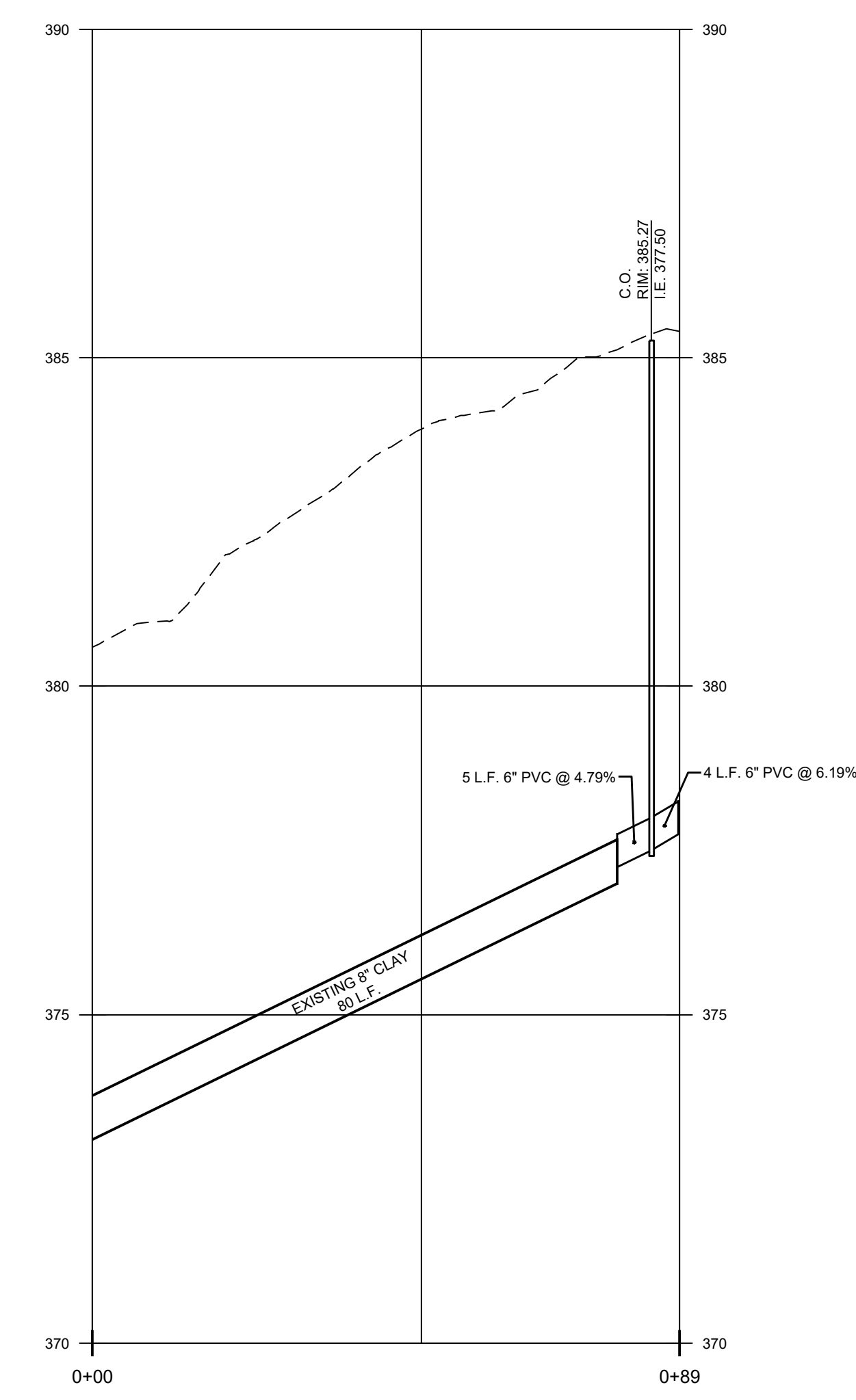
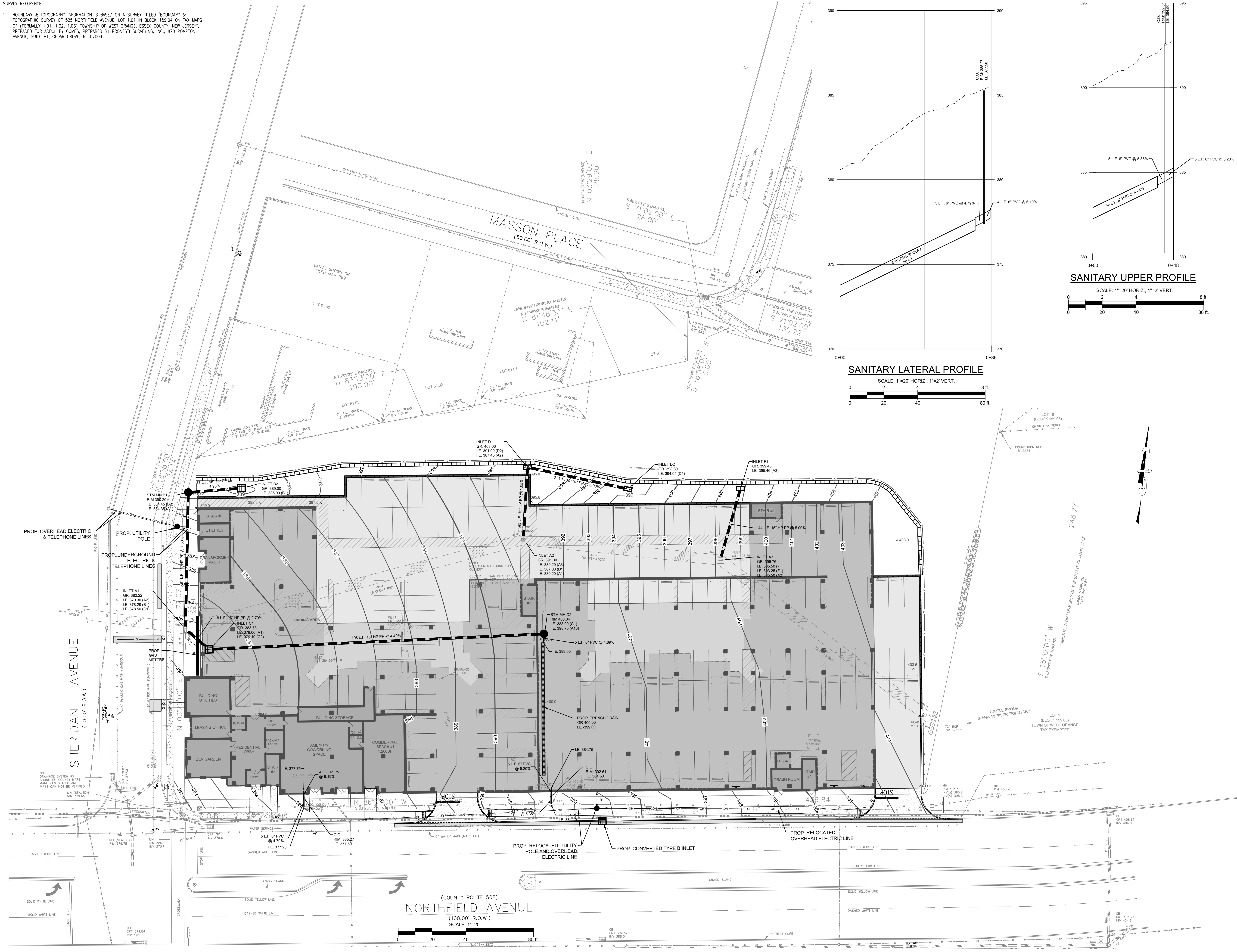
C-400

ENGINEER OF RECORD

ANTHONY FACCHINO, PE, PLS
NJ LIC 240804258500

SURVEY REFERENCE:

1. BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF 525 NORTHFIELD AVENUE, LOT 1.01 IN BLOCK 159.04 ON TAX MAPS OF (FORMALLY) 1.01, 1.02, 1.03 TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY", PREPARED FOR ARBOL BY GOMES, PREPARED BY PRONESTI SURVEYING, INC., 570 POMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009.



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: 21A000016100
NJ State Board Of Engineers & Land Surveyors Authorization No: 240A29533000

ISSUE

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

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
JEREMY D. ROYER, AIA
ANDRZEJ B. BRODOWSKI, PE
BLUEN CHEN, PE
SHANNON CROWDHOVER, PE
THOMAS DAFINOSKA, PE
ANDRÉ E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARDO F. GEMARDO, PE
JONATHAN KUYVEDA, AIA
KAROLINA PODKONOWNICZ, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHRISTY SCHNEIDER, AIA
STEVEN J. VAZ, PE

Project:
**PRELIMINARY / FINAL SITE PLAN OF
SOFIA BY GOMES**
525 NORTHFIELD AVENUE
WEST ORANGE, ESSEX COUNTY, NJ
TAX MAP #94, BLOCK 159.04 LOT 1.01
Scale: 1" = 20'
Project Number:
GOMESGR24-223
Drawn By: **AF**
Approved By: **AF**
Drawing Name:

UTILITY PLAN

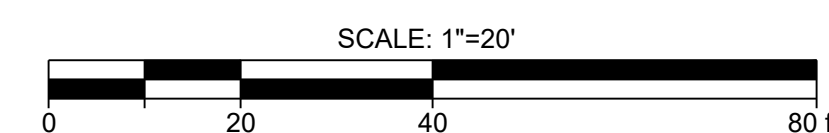
Drawing Number:
C-500
6 OF 15
Initial Date: OCTOBER 22, 2025

ENGINEER OF RECORD

ANTHONY FACCHINO, PE, PLS
NJ Lic. 240B023500

REVISION		
DATE	DESCRIPTION	INT.
PRINCIPALS MATTHEW B. JARMEL, AIA, MBA RICHARD A. JARMEL, PE IRWIN H. KIZEL, AIA, PP ARCHITECTS & ENGINEERS BEATRIZ BARRELES, RA JOSEPH D. BOYER, AIA ANDRZEJ B. BRODZOWSKI, PE RUOHN CHEN, PE SHANNON CROWMOWER, PE THOMAS D'AMASCIO, PE ANDRÉ E. DUBI, PE ANTHONY FACCHINO, PE, PLS, PP GERARDO F. GERMARCO, PE JONATHAN KUYEDA, AIA KAROLINA PODKONCZNY, AIA RENATA MALDONADO E RIZENZIO, AIA, LEED AP CHRISPY SCHWENKE, AIA STEVEN J. VAZ, PE		
Subject: PRELIMINARY / FINAL SITE PLAN OF SOFIA BY GOMES 525 NORTHFIELD AVENUE WEST ORANGE, ESSEX COUNTY, NJ AX MAP #94, BLOCK 159.04 LOT 1.01 Project Number: _____ Scale: _____ Drawing Number: _____		
Drawing Name: _____		
LIGHTING PLAN		
Drawing Number: C-700 of 05		
Initial Date: OCTOBER 22, 2025		
ENGINEER OF RECORD		
_____ ANTHONY FACCHINO, PE, PLS		

1. BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF 525 NORTHFIELD AVENUE, LOT 1.01 IN BLOCK 159.04 ON TAX MAPS OF (FORMALLY 1.01, 1.02, 1.03) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY", PREPARED FOR ARBOL BY GOMES, PREPARED BY PRONESTI SURVEYING, INC., 870 POMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009.



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. 24QA28059000

[illegible]

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZDOWSKI, PE
RUSUN CHEN
SHANNON CROWNOVER, PE
THOMAS DAFONSECA, PE
ANDRÉ E. DI BI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, PE
KAROLINA POKONAKOWICZ, AIA
REYNALDA MALDONADO E REZENDÉ, AIA, LEED AP
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

Project:
PRELIMINARY / FINAL SITE PLAN OF
SOFIA BY GOMES
525 NORTHFIELD AVENUE
WEST ORANGE, ESSEX COUNTY, NJ
TAX MAP #94, BLOCK 159.04 LOT 1.01

Project Number: GOMESGR24-223	Scale: 1" = 20'
Drawn By: AF	Approved By: AF

Drawing Name:

**SOIL EROSION &
SEDIMENT CONTROL
PLAN**

Drawing Number:

C-800

Initial Date: OCTOBER 22, 2025

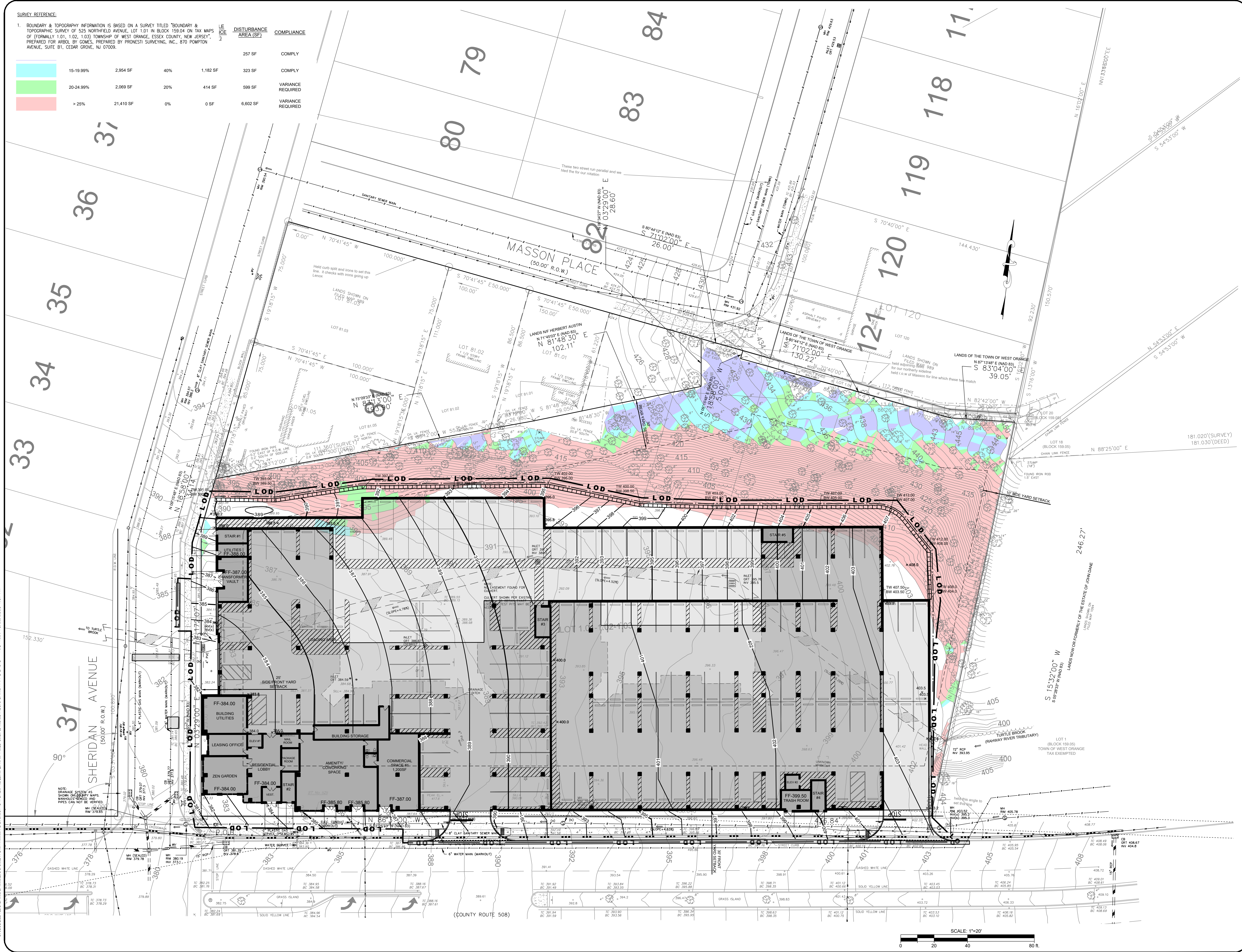
ENGINEER OF RECORD

ANTHONY FACCHINO, PE, PLS
NJC 240804258500



1. BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF 525 NORTHFIELD AVENUE, LOT 1.01 IN BLOCK 159.04 ON TAX MAPS OF (FORMALLY 1.01, 1.02, 1.03) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY", PREPARED FOR ARBOL BY GOMES, PREPARED BY PRONESTI SURVEYING, INC., 870 POMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009.

15-19.99%	2,954 SF	40%	1,182 SF	323 SF	COMPLY
20-24.99%	2,069 SF	20%	414 SF	599 SF	VARIANCE REQUIRED
> 25%	21,410 SF	0%	0 SF	6,602 SF	VARIANCE REQUIRED



www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

State Board Of Architects Authorization No. 21AC00016100
Board Of Engineers & Land Surveyors Authorization No. 24GA28053000

ISSUE		
DATE	DESCRIPTION	INT.

REVISION		
DATE	DESCRIPTION	INT.

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

ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
RUIQIN CHEN, PE
SHAWN CROWDER, PE
THOMAS DAFONSECA, PE
ANDRÉ E. DEBI, PE
ANTHONY FACCINO, PE, PLS., PP
GERARD P. GESARIO, PE
JONATHAN KUKUYIDA, AIA
KAROLINA POPIENIOWA, AIA
REYNATA MALCOLM E. REYNOLDS, AIA, LEED AP
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

ELIMINARY / FINAL SITE PLAN OF
SOFIA BY GOMES
 525 NORTHFIELD AVENUE
 ST ORANGE, ESSEX COUNTY, NJ
 MAP #94, BLOCK 159.04 LOT 1.01

Sheet Number: MESGR24-223	Scale:
By: AF	Approved By: AF
Drawing Name:	

STEEP SLOPE MAP

ing Number:

SLP-1

15 OF 15

al Date: OCTOBER 22, 2025

ENGINEER OF RECORD

ANTHONY FACCHINO, PE, PLS
NJ LIC 24GB04258500