

525 NORTHFIELD AVENUE



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



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
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Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	10/20/25	INITIAL SUBMISSION	MBJ
2	01/29/26	SUBMISSION TO TWP	MBJ

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA
RICHARD J. KIZEL, AIA, PE
IRVIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
ARMEN B. BOGHOSIAN, PE
JEREMY D. BOYER, AIA
ANGKOLU B. WROZDOWSKI, PE
SHANON CROWNOVER, PE
GERARD D. GESSARD, PE
JENNIFER KOTRBA, AIA
KAROLINA PODKOWICZ, AIA
CHERYL SCHWEDER, AIA
STEVEN J. VAZ, PE

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:

COVER SHEET

Drawing Number:

SD-100

OF

Initial Date: Issue Date

DESIGN PROFESSIONAL OF RECORD

MATTHEW B. JARMEL, AIA, MBA
NJ LIC A10-12787



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MBJ

Drawing Name:
GROUND FLOOR PLAN

Drawing Number:
SD-101

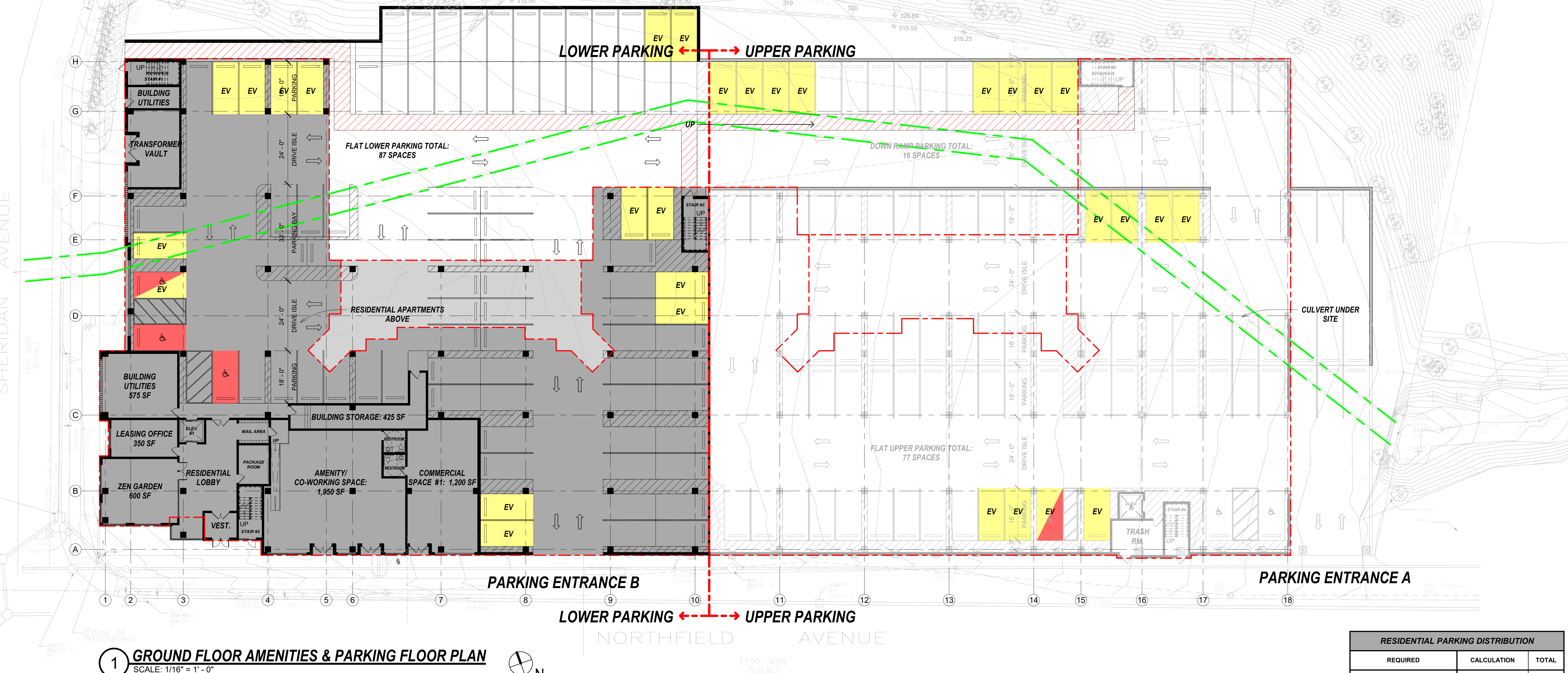
Initial Date: Issue Date

DESIGN PROFESSIONAL OF RECORD

MATTHEW B. JARMEL, AIA, MBA
NJ LIC A10-12787

1 GROUND FLOOR AMENITIES & PARKING FLOOR PLAN

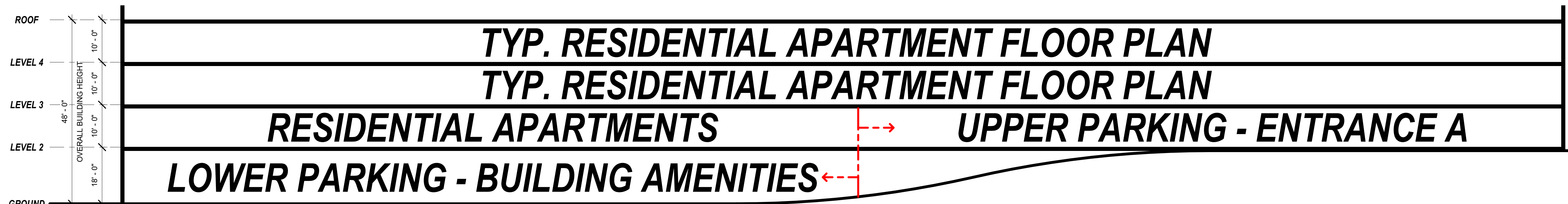
SCALE: 1/16" = 1' - 0"



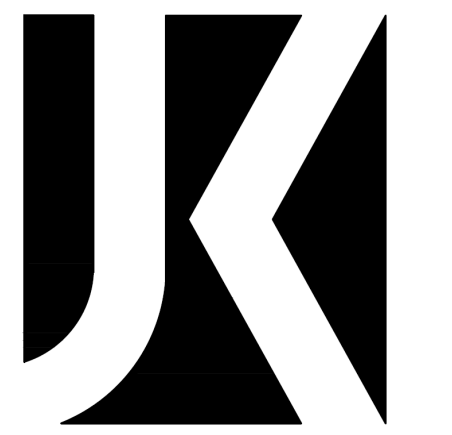
RESIDENTIAL PARKING DISTRIBUTION		
REQUIRED	CALCULATION	TOTAL
ONE-BEDROOM: 1.8 PER UNIT	84 x 1.8	151
TWO-BEDROOM: 2.0 PER UNIT	16 x 2	32
THREE-BEDROOM: 2.1 PER UNIT	5 x 2.1	11
TOTAL REQUIRED	151 + 32 + 11	194
15% TOTAL EV PROVIDED	194 x .15	30
EV REDUCTION OF 10%	194 - 20	174

2 SECTION ALONG NORTHFIELD AVENUE

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



TOTAL PARKING COUNT / APARTMENT DISTRIBUTION CHART							
3 OVER 1	PARKING	STUDIO	1 BED (MARKET)	2 BED (MARKET)	1 BED (AFFORDABLE)	2 BED (AFFORDABLE)	3 BED (AFFORDABLE)
LEVEL 4	-	1	36	1	-	4	2
LEVEL 3	-	1	33	1	2	4	2
LEVEL 2	-	-	9	2	2	4	1
UPPER (PARKING)	77	-	-	-	-	-	-
PARKING (RAMP)	16	-	-	-	-	-	-
PARKING (LOWER)	87	-	-	-	-	-	-
TOTAL	180	2	78	4	4	12	5



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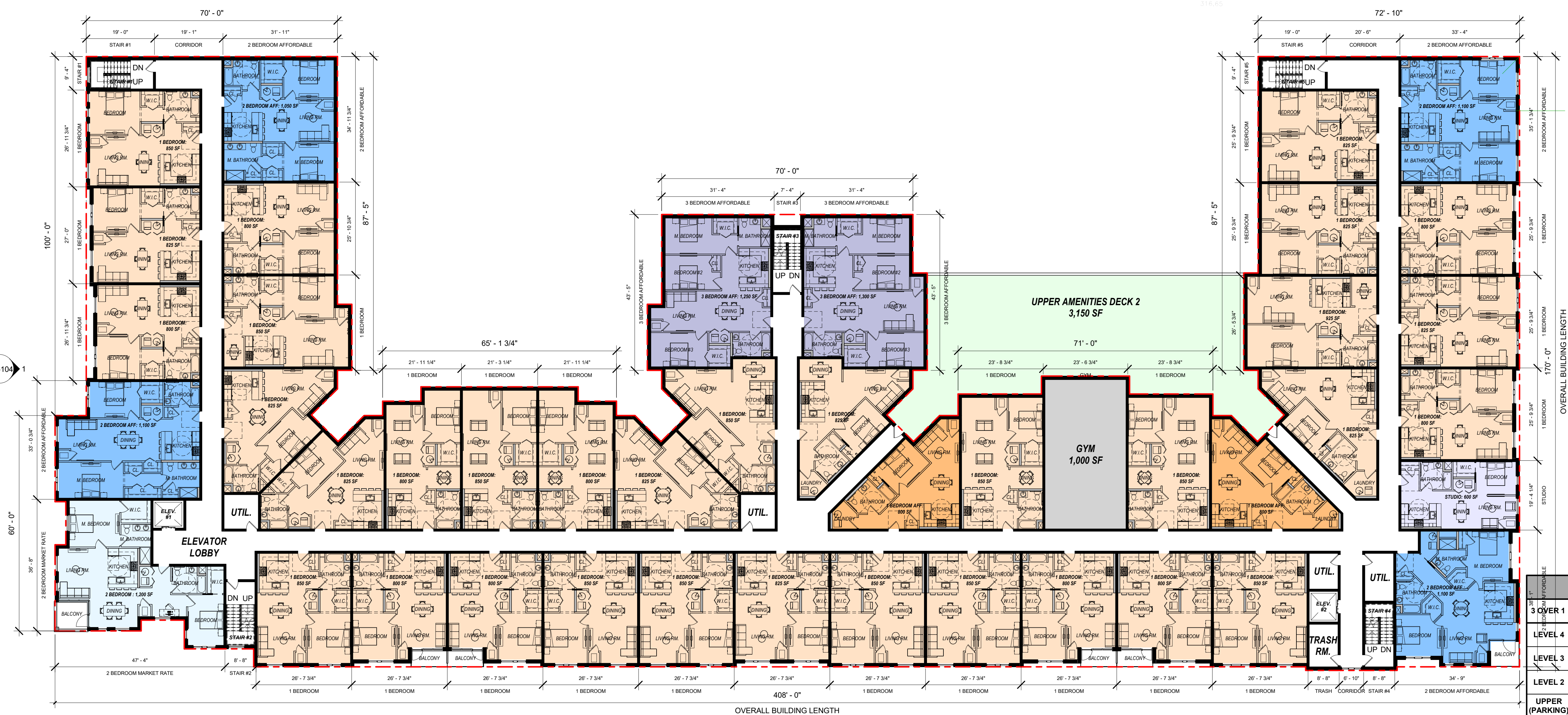
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1 2ND FLOOR RESIDENTIAL & PARKING FLOOR PLAN
SCALE: 1/16" = 1' - 0"



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: 2.0 PER UNIT	16 x 2	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 10%	194 - 20	174

TOTAL PARKING COUNT / APARTMENT DISTRIBUTION CHART							
	PARKING	STUDIO	1 BED (MARKET)	2 BED (MARKET)	1 BED (AFFORDABLE)	2 BED (AFFORDABLE)	3 BED (AFFORDABLE)
LEVEL 4	-	1	36	1	-	4	2
LEVEL 3	-	1	33	1	2	4	2
LEVEL 2	-	-	9	2	2	4	1
UPPER PARKING (RAMP)	77	-	-	-	-	-	-
PARKING (LOWER)	16	-	-	-	-	-	-
TOTAL	180	2	78	4	4	12	5

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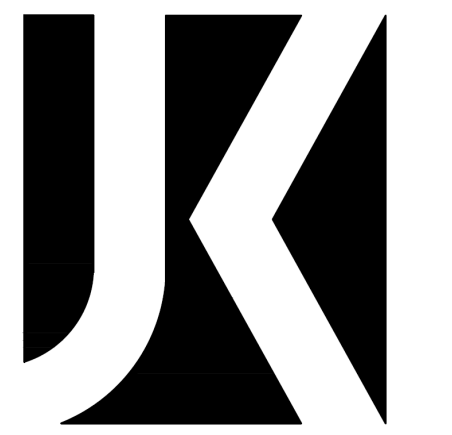
Project Number: GOMESGR24-233
Drawn By: FAA
Scale: AS NOTED
Approved By: MBJ

Drawing Name: 2ND & 3RD FLOOR RESIDENTIAL PLANS

Drawing Number: SD-102
OF
Initial Date: Issue Date

DESIGN PROFESSIONAL OF RECORD

MATTHEW B. JARMEL, AIA, MBA
NJ LIC A10-12787



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Scale:
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Drawn By:
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Approved By:
MBJ

Drawing Name:
4TH FLOOR RESIDENTIAL & ROOF PLAN

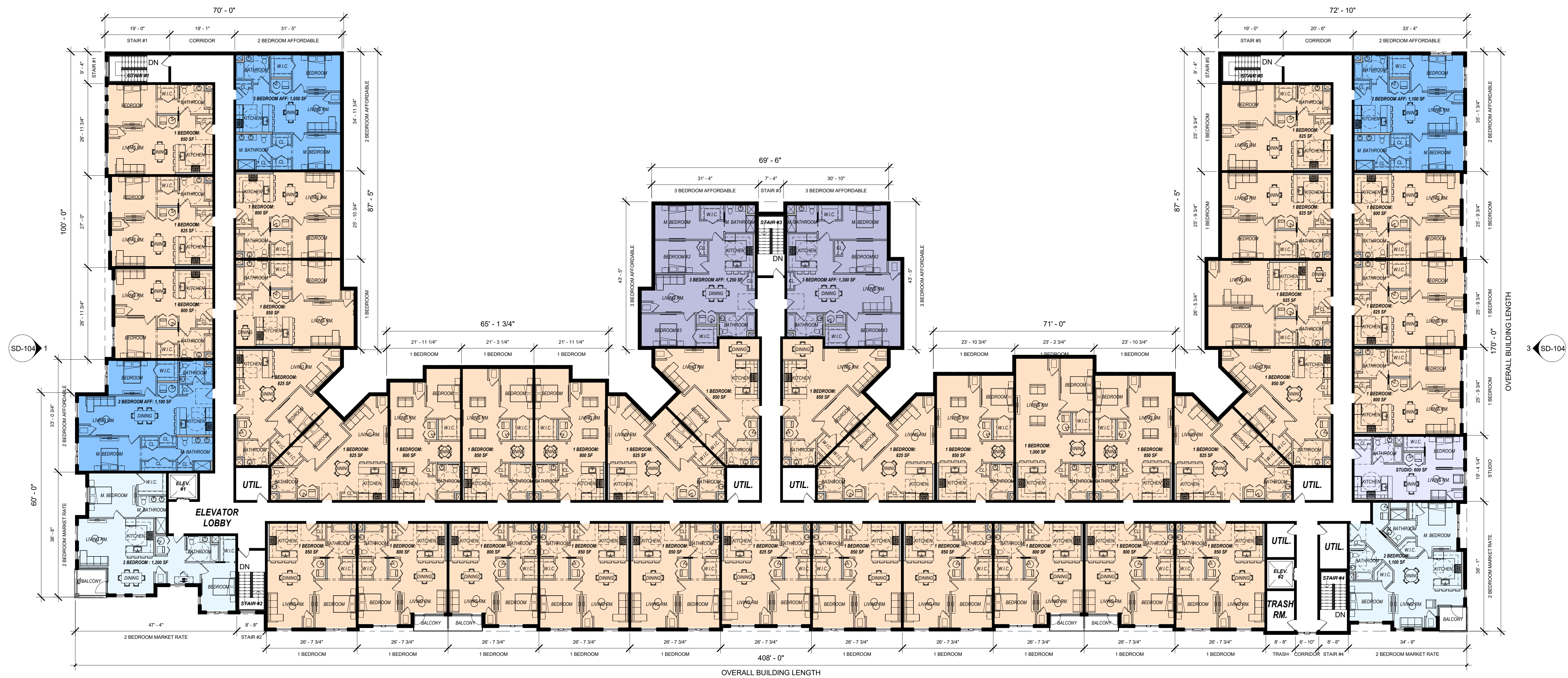
Drawing Number:
SD-103

OF

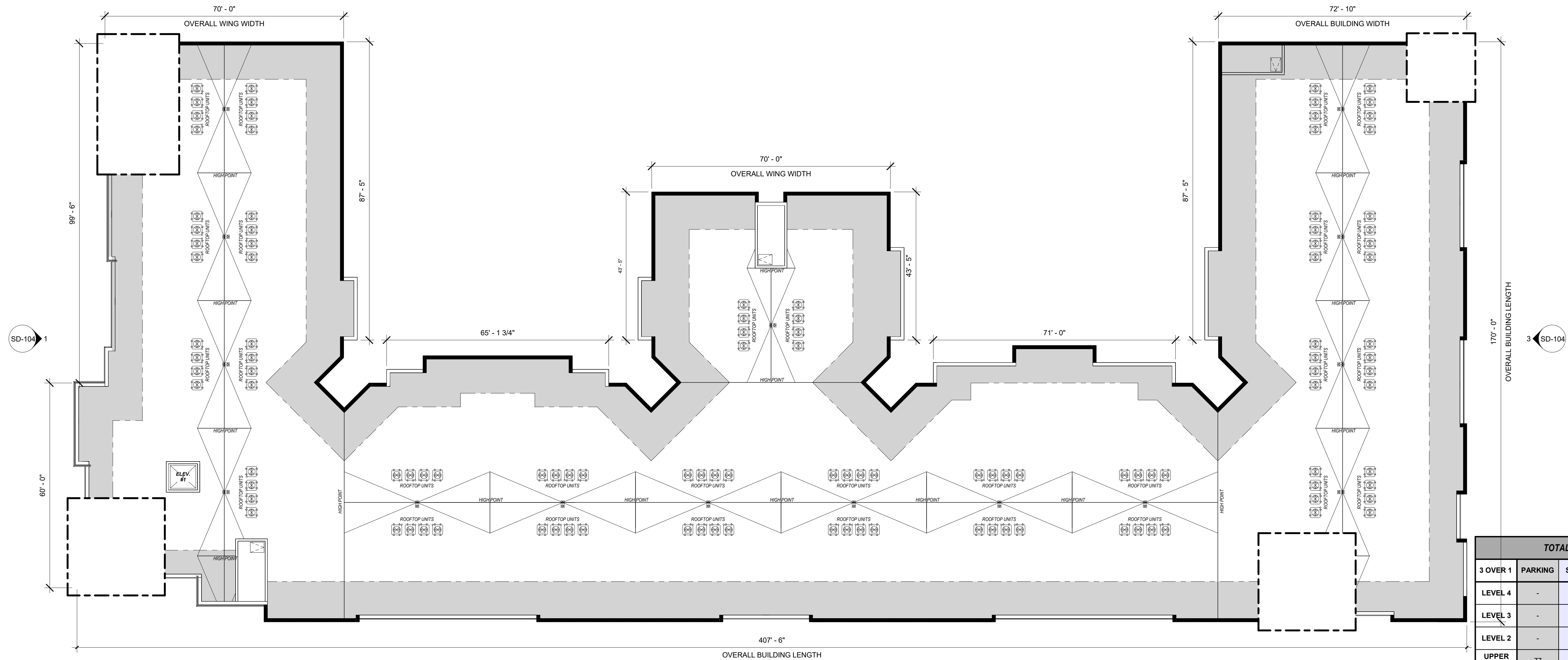
Initial Date: Issue Date

DESIGN PROFESSIONAL OF RECORD

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NJ LIC A10-12787



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 (MARKET)	2 BED (MARKET)	1 BED (AFFORDABLE)	2 BED (AFFORDABLE)	3 BED (AFFORDABLE)
LEVEL 4	-	1	36	1	-	4	2
LEVEL 3	-	1	33	1	2	4	2
LEVEL 2	-	-	9	2	2	4	1
UPPER (PARKING)	77	-	-	-	-	-	-
PARKING (RAMP)	16	-	-	-	-	-	-
PARKING (LOWER)	87	-	-	-	-	-	-
TOTAL	180	2	78	4	4	12	5



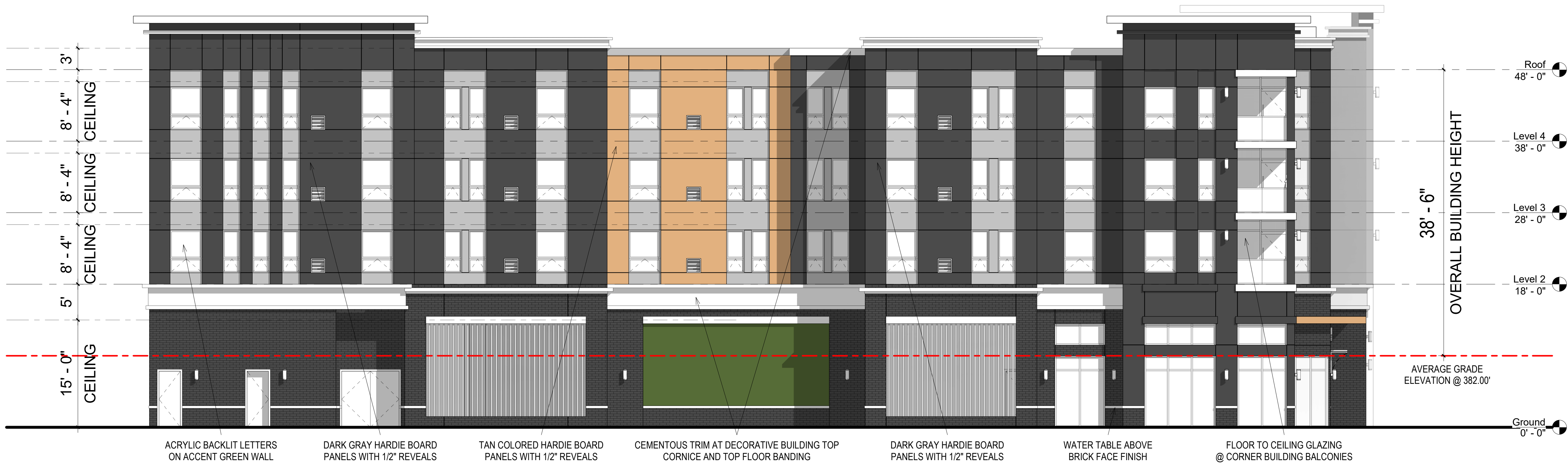
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1 BUILDING ELEVATION ALONG SHERIDAN AVENUE
SCALE: 1/8" = 1' - 0"



2 BUILDING ELEVATION ALONG NORTHFIELD AVENUE
SCALE: 1/16" = 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:

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Scale:

AS NOTED

Drawn By:

FAA

Approved By:

MBJApprover

Drawing Name:

PROPOSED BUILDING
ELEVATIONS

Drawing Number:

SD-104

OF

Initial Date: Issue Date

DESIGN PROFESSIONAL OF RECORD

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