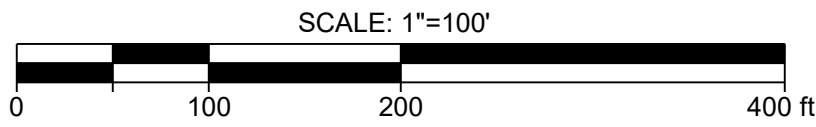


PRELIMINARY / FINAL SITE PLAN FOR
SOFIA BY GOMES

525 NORTHFIELD AVENUE
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY
TAX MAP SHEET # 94, BLOCK 159.04, LOT 1.01



LOCATION MAP



PROJECT CONTACTS

APPLICANT: 525 Northfield Ave., LLC 91 KOSSUTH STREET NEWARK, NJ 07102	ENGINEER: ANTHONY FACCHINO, PE JARMEL KIZEL ARCHITECTS AND ENGINEERS, INC. 42 OKNER PARKWAY LIVINGSTON, NJ 07039 NJ LIC 24GB04358500
OWNER: By Gomes Northfield, LLC 91 KOSSUTH STREET NEWARK, NJ 07102	ARCHITECT: MATTHEW B. JARMEL, AIA JARMEL KIZEL ARCHITECTS AND ENGINEERS, INC. 42 OKNER PARKWAY LIVINGSTON, NJ 07039 NJ LIC 21A012787
LAND USE ATTORNEY: MARSHA MOORE, ESQ. POST POLAK, P.A. 425 EAGLE ROCK AVE, SUITE 200 ROSELAND, NJ 07068	SURVEYOR: MICHAEL PRONESTI, PLS PROBEST SURVEYING, INC. 870 POMPTON AVE, SUITE B1 CEDAR GROVE, NJ 07009 NJ LIC 37605

DRAWING INDEX

SHEET NO.	DRAWING NO.	DRAWING NAME	DATE	LAST REV. DATE
1	C-001	COVER SHEET	10/22/2025	1/26/2026
2	C-002	KEY MAP AND NOTES	10/22/2025	1/26/2026
3	C-100	EXISTING CONDITIONS AND DEMOLITION PLAN	10/22/2025	1/26/2026
4	C-300	SITE LAYOUT PLAN	10/22/2025	1/26/2026
5	C-400	GRADING PLAN	10/22/2025	1/26/2026
6	C-500	UTILITY PLAN	10/22/2025	1/26/2026
7	C-600	LANDSCAPE PLAN	10/22/2025	1/26/2026
8	C-700	LIGHTING PLAN	10/22/2025	1/26/2026
9	C-800	SOIL EROSION & SEDIMENT CONTROL PLAN	10/22/2025	1/26/2026
10	C-850	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	10/22/2025	1/26/2026
11	C-900	CONSTRUCTION DETAILS	10/22/2025	1/26/2026
12	C-901	CONSTRUCTION DETAILS	10/22/2025	1/26/2026
13	C-902	CONSTRUCTION DETAILS	10/22/2025	1/26/2026
14	C-903	CONSTRUCTION DETAILS	10/22/2025	1/26/2026
15	SLP-1	STEEP SLOPE MAP	10/22/2025	1/26/2026
16	C-950	VEHICLE TURNING ANALYSIS	10/22/2025	1/26/2026

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)

LAND USE APPROVALS REQUIRED:

- TOWNSHIP STORMWATER PERMIT APPLICATION
- TOWNSHIP'S FLOODPLAIN ADMINISTRATOR APPROVAL TO BE OBTAINED PRIOR TO CONSTRUCTION.
- ESSEX COUNTY
- H.E.P. COUNTY SCD
- NJDEP TREATMENT WORKS (TWA)
- NJDEP WATER EXTENSION PERMIT



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: 24GB04358500

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	11-3-2025	INITIAL SUBMISSION TO TWP.	AF
2	01-29-2026	SUBMISSION TO TWP.	AF

REVISION

NO.	DATE	DESCRIPTION	INT.
1	01-26-2026	PER TWP. REVIEW MEMOS	AF

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARBERES, RA
JEREMY D. BOYER, AIA
ANDRZEJ B. BRODZOWSKI, PE
RICHARD CHEN, PE
SHANNON CROWNDER, PE
THOMAS DAFONSECA, PE
ANDRE E. DILL, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARDO F. GERMAR, PE
JONATHAN KUYBELA, AIA
KAROLINA PODKONOWNICZ, AIA
RENATA MALDONADO 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 Scale:
AS NOTED

Drawn By:
AF Approved By:
AF

Drawing Name:

COVER SHEET

Drawing Number:

C-001

1 OF 16

Initial Date: OCTOBER 22, 2025

ENGINEER OF RECORD

ANTHONY FACCHINO, PE, PLS
NJ LIC: 24GB04358500

S:\PROJECTS\GOMESGR24-223 - 525 NORTHFIELD AVE. WEST ORANGE, NJ\CD SITE\24-223 C-002 NOTES.DWG PLOTTED: 2/5/2026 12:31 PM ANTHONY FACCHINO

SURVEY REFERENCE:

1. BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY & TOPOGRAPHY SURVEY, 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, DATED 05-14-2025.

GENERAL NOTES:

1. REFLECT TO ARCHITECTURAL DRAWINGS FOR EXACT DOOR LOCATIONS.

2. ALL CONSTRUCTION IS TO BE PERFORMED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE, AND FEDERAL CODES.

3. 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).

4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, UTILITY AND GAS SERVICE. THE G.C. SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHOD, 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.

5. THE G.C. SHALL ACCEPT THE SITE AS IS. THE G.C. SHALL ASSURE 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 SHOWS THE EXISTING CONDITIONS. THE G.C. SHALL MAKE A THOROUGH INSPECTION OF THE SITE IN ORDER TO CORRELATE THE INFORMATION WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO BEGINNING, ORDERING MATERIALS, AND COMMENCEMENT OF WORK. THE G.C. SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS THEY DEEM NECESSARY, PROVIDED THAT THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS 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 OWNERS ENGINEER.

6. 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. THIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE G.C. SHALL BE SOLELY RESPONSIBLE FOR THE WORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DIRECTED ON THE PLANS.

7. THE G.C. IS RESPONSIBLE TO CONSTRUCT 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.

8. 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.

9. EXCAVATION ENGINEER MUST BE NOTIFIED ONE WEEK PRIOR TO THE CONSTRUCTION OF ANY CURBING, SIDEWALKS, PAVEMENT GRADING, OR OTHER UTILITIES.

10. THE G.C. MUST NOTIFY THE DESIGN ENGINEER IN WRITING OF ANY CONDITION OF CONFLICTS THAT WILL ALTER THE INTENT OF THE DESIGN HEREIN.

11. THE G.C. IS REQUIRED TO REMOVE ALL UNSUITABLE MATERIALS FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.

12. ALL PROPOSED IMPROVEMENTS TO BE IN ACCORDANCE WITH CURRENT ADA AND ANY BARRIER FREE REQUIREMENTS.

13. 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.

14. 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:

1. SOIL EROSION AND SEDIMENT CONTROL MEASURES AS APPROPRIATE TO BE INSTALLED BEFORE BEGINNING DEMOLITION WORK.

2. ALL WORK WITHIN THE STATE RIGHT-OF-WAY TO MEET THE STANDARDS OF NJDOT.

3. CONTRACTOR TO OBTAIN APPROPRIATE STATE PERMITS BEFORE BEGINNING WORK IN STATE RIGHT-OF-WAY.

4. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, THEY SHALL BE REMOVED AS PER LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS.

5. UNDERGROUND AND CAPING OF EXISTING UTILITY LINES TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF EACH UTILITY ENTITY.

6. ALL TRUCKING AND TRAFFIC SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).

DEMOLITION NOTES:

1. 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.

2. IT IS THE G.C.'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES AS REQUIRED PRIOR TO DEMOLITION.

3. 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.

4. THE G.C. SHALL BE RESPONSIBLE FOR NECESSARY DISCONNECTS OF THE EXISTING UTILITY AND RECONNECTION SHALL BE INCLUDED.

5. THE G.C. IS DESIGNATED TO HAVE REMOVAL AND DISPOSAL OF THE MATERIALS IS HER RESPONSIBILITY.

6. THE G.C. SHALL KEEP THE PROJECT SITE FREE OF DEBRIS AND MAKE FINAL CLEAN UP TO THE SATISFACTION OF THE OWNER.

7. 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.

8. THE G.C. SHALL IMPLEMENT ALL NECESSARY MEASURES TO PROTECT ADJACENT AND ON-SITE PROPERTY, STRUCTURES AND UTILITIES THAT ARE TO REMAIN IN PLACE WHILE PERFORMING THE SPECIFIED WORK.

9. 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.

10. 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.

11. THE G.C. SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL DEVICES REQUIRED BY THE MUNICIPALITY AND LOCAL AGENCIES.

12. PULVERIZED CONCRETE OR MASONRY SHALL NOT BE USED AS BACKFILL MATERIAL.

13. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, THEY SHALL BE NOTIFIED IN WRITING IMMEDIATELY.

14. THE G.C. SHALL BE RESPONSIBLE EACH DAY TO INSPECT AND REMOVE ALL DIRT, GRAVEL, AND COARSE MATERIAL DUMPED, SPILLED, ETC FROM THE CONSTRUCTION SITE ONTO OTHER SITES, ROW, PUBLIC OR PRIVATE STREET.

15. THE G.C. SHALL REMOVE THE AIRBORNE DUST DURING THE DEMOLITION AND MAINTAIN DUST CONTROL DEVICES REFER TO C-000.

16. THE G.C. IS RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS FROM THE SITE AND DISPOSING IN A LEGAL 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.

17. SHOULD REMOVAL AND/OR CONSTRUCTION DAMAGE EXISTING 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.

18. THE G.C. MAY LIMIT SHUT-OUT AND PAVEMENT REPAIRS 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.

19. THE G.C. SHALL REPLACE ALL CURBING ALONG THE SITE FRONTAGE THAT THEY DAMAGE (AS DIRECTED BY THE TOWNSHIP OR COUNTY, AS APPLICABLE).

20. 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.

21. THE G.C. IS RESPONSIBLE FOR ALL UTILITY TIE-INS.

GRADING AND DRAINAGE PLAN NOTES:

1. 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 FIELD OR COMPLETE. THE G.C. SHALL 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.

2. THE G.C. SHALL REFER TO ARCHITECTURAL AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, UTILITY AND GAS SERVICE. THE G.C. SHALL COORDINATE INSTALLATION OF UTILITIES IN A 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.

3. 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.

4. 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 SUBGRADE WHEN MIXED WITH SUITABLE MATERIAL AS PERMITTED BY THE OWNER'S GEOTECHNICAL ENGINEER.

5. 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.

6. 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.

7. 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:

8. FILL AREA

9. SIDEWALKS 90%

10. PAVEMENTS AND ROADWAYS 90%

11. LANDSCAPE AREAS 80%

12. TRENCH BACKFILL SAME AS SURROUNDING AREA

13. PROTECT SUBGRADE FROM EXCESSIVE WHEEL LOADING DURING CONSTRUCTION, INCLUDING TRUCKS AND DUMP TRUCKS.

14. REMOVE AREAS OF FINISHED SURFACE FOUND TO HAVE INSUFFICIENT COMPACTION DENSITY TO MEET THE NECESSARY AND REPAIR 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.

15. GRADE ALL AREAS WHERE FINISH GRADE ELEVATIONS OR CONTOURS ARE INDICATED ON DRAWINGS, OTHER THAN PAVED AREAS AND BUILDINGS, INCLUDING EXCAVATED AREAS, FILLER 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 1/4" 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.

16. ALL CONCRETE, UNLESS OTHERWISE NOTED OR SPECIFIED BY REGULATORY AUTHORITIES, SHALL BE 4,000 PSI.

17. 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.

18. CATCH BASINS SHALL BE CLEANED OUT PERIODICALLY TO PREVENT THE BUILDUP OF SEDIMENT AND DEBRIS IN STRUCTURES.

19. ROOF LEADER CLEANOUTS LOCATED IN GRASSY AREAS SHALL BE PLASTIC SCREW CAPS WHILE ROOF LEADER CLEANOUTS LOCATED WITHIN CONCRETE AREAS SHALL BE FLUSH BRASS CAPS.

UTILITY NOTES:

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

TELEPHONE NOTES:

1. ALL UNDERGROUND TELEPHONE RELATED INSTALLATIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE TELEPHONE COMPANY.

2. TELEPHONE CONDUIT SHALL BE SCH. 40 PVC OR AS REQUIRED BY THE TELEPHONE COMPANY.

3. MINIMUM TELEPHONE CONDUIT BURIAL DEPTH SHALL BE 6 INCHES, OR GREATER IF REQUIRED BY THE TELEPHONE COMPANY.

4. BUILDING CONTRACTOR SHALL ROUTE TELEPHONE SERVICE INSIDE OF THE BUILDING TO ONE COMMON POINT FOR CONNECTION TO THE SITE TELEPHONE CONDUIT AS SHOWN ON THE PLANS.

ELECTRICAL SERVICE NOTES:

1. ALL UNDERGROUND ELECTRICAL SERVICE RELATED INSTALLATIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE ELECTRIC COMPANY.

2. ELECTRICAL CONDUIT SHALL BE SCH. 40 PVC OR AS REQUIRED BY THE ELECTRIC COMPANY.

3. MINIMUM ELECTRICAL CONDUIT BURIAL DEPTH SHALL BE 24 INCHES IN MAIN TO TOP OF CONDUIT OR AS REQUIRED BY NEC 300.4, NEC 710.36 CODES, OR THE LOCAL UTILITY COMPANY REQUIREMENTS, WHICHEVER IS DEFEER.

GAS NOTES:

1. ALL UNDERGROUND GAS RELATED INSTALLATIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE GAS COMPANY.

2. GAS PIPING (SIZE AND MATERIAL) SHALL BE AS REQUIRED BY THE GAS COMPANY.

3. MINIMUM GAS PIPING BURIAL DEPTH SHALL BE 30 INCHES OR AS REQUIRED BY THE GAS COMPANY.

SANITARY SEWER NOTES:

1. ALL SANITARY GRAVITY SEWER PIPE ON THE SITE SHALL BE 36" SDR 35 UNLESS NOTED OTHERWISE.

2. SEE DETAIL SHEET FOR PROPOSED REQUIREMENTS: APPROVED BACKFILL FOR PIPE TRENCHING SHALL BE PLACED IN 8-INCH LAYERS AND COMPACTED WITH A MINIMUM OF 4 COVERSAGES OF A 1/8" PLUS ON 30 OR EQUIVALENT. IN ADDITION, THE BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 90% 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, BOLLODERS OR OTHER UNSUITABLE MATERIALS.

3. AT THE POINT WHERE THE PROPOSED SEWER CONSTRUCTION MEETS A LIVE OR EXISTING SEWER, THE NEW SEWER SHALL BE SECURELY PLUGGED UNTIL THE ENTIRE NEW SEWER CONSTRUCTION IS COMPLETED AND READY FOR FINAL INSPECTION.

4. THE CONTRACTOR SHALL APPROPRIATELY NOTIFY THE ENGINEER, GOVERNMENTAL AGENCIES AND ALL OTHER APPROPRIATE AGENCIES WHEN WORK IS TO COMMENCE.

5. ALL AREAS DISTURBED BY CONSTRUCTION WILL BE RESTORED TO ORIGINAL CONDITION UPON COMPLETION OF WORK.

6. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR CONSTRUCTION.

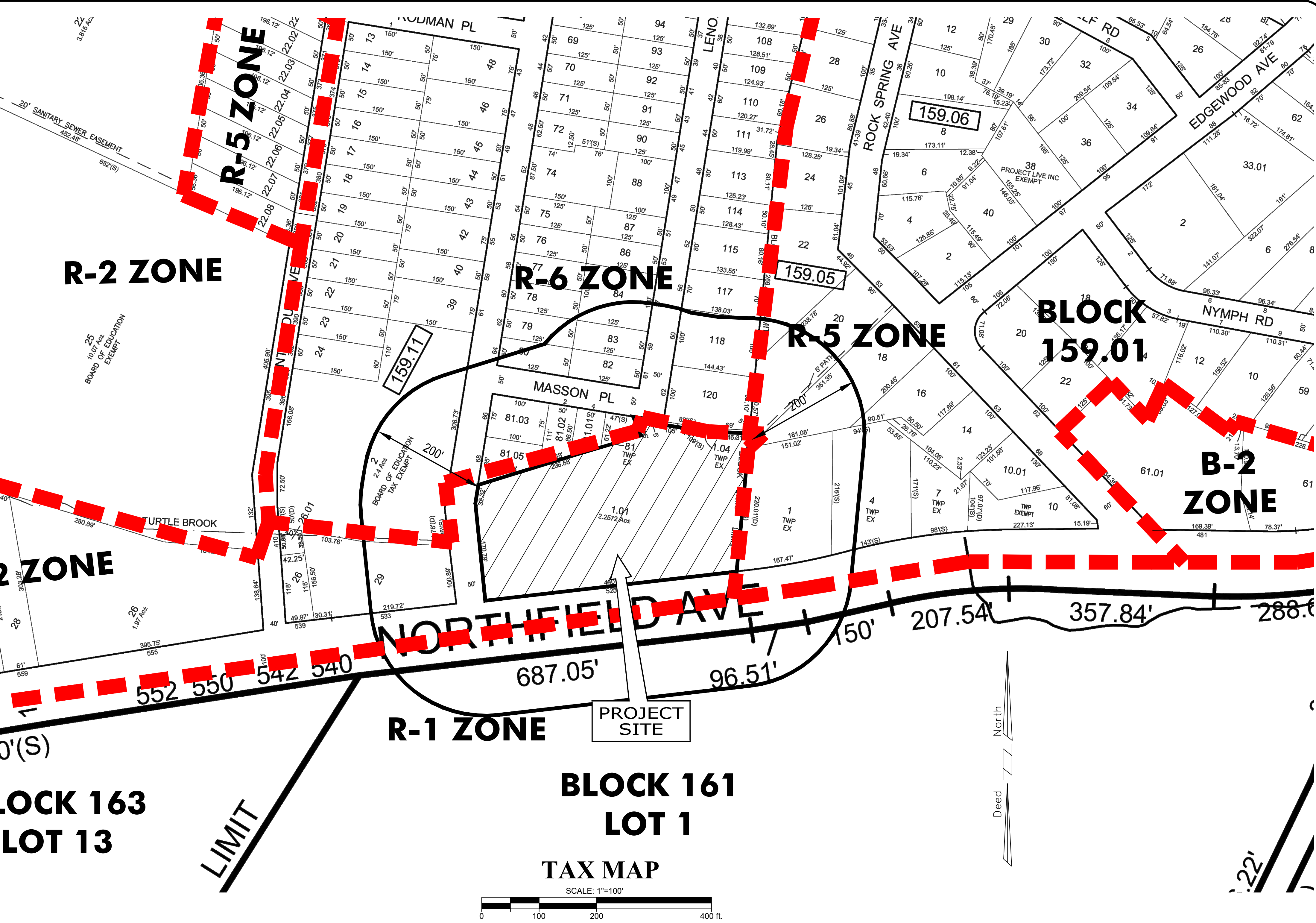
7. THE LEAKAGE TEST FOR THE SEWER SHALL BE CONDUCTED IN ACCORDANCE WITH LOCAL SEWER SPECIFICATIONS.

8. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR CONSTRUCTION AND SUPPLY EQUIPMENT FOR ALL TESTS ON SANITARY SEWER LINES.

9. 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.

200 FOOT PROPERTY OWNERS LIST:

Block	Lot	Property Location	Property Class	Owner	City, State	Zip Code
159.03	78	60 SHERIDAN AVENUE	2	TOTAL, STEPHEN & WESLEY SALAZAR	WEST ORANGE, NJ	07052
159.03	79	62 SHERIDAN AVENUE	2	CLINTON, DOUGLAS & CLOUTIER	WEST ORANGE, NJ	07052
159.03	80	64 SHERIDAN AVENUE	2	GAJOK, RICHARD	WEST ORANGE, NJ	07052
159.03	82	61 LENOX TERRACE	2	FLUVIO, DOMENICA & SUSAN	WEST ORANGE, NJ	07052
159.03	83	59 LENOX TERRACE	2	ROBERTS, JOHN A & ARTHUR J.	WEST ORANGE, NJ	07052
159.03	84	57 LENOX TERRACE	2	JISHAH, MARC-ANDRE & CAROLINE	WEST ORANGE, NJ	07052
159.04	1.01	525 NORTHFIELD AVENUE	4A	BY GOMES NORTHFIELD, LLC	WEST ORANGE, NJ	07052
159.04	1.04	MASSON PLACE	15C	91 KOSLUTH ST	WEST ORANGE, NJ	07105
159.04	81	SHERIDAN & MASSON PLACE	15C	TOWNSHIP OF WEST ORANGE	WEST ORANGE, NJ	07052
159.04	81.01	4 MASSON PLACE	2	BOSCO, PAUL A. & CHRISTINE M.	WEST ORANGE, NJ	07052
159.04	81.02	2 MASSON PLACE	2	GOODE, WANDA	WEST ORANGE, NJ	07052
159.04	81.03	66 SHERIDAN AVENUE	2	GBBS, PERRY & CAMILLE	WEST ORANGE, NJ	07052
159.04	81.05	68 SHERIDAN AVENUE	2	MENSAH, RICHARD & AYANNA	WEST ORANGE, NJ	07052



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 UNIT x 270 GAL/DAY = 14,230 GAL/DAY

NON RESIDENTIAL-1,200SF X 0.125GAL/SF = 150GPD

TOTAL WATER DEMAND/DAY = 14,230 GAL/DAY + 150 GAL/DAY = 14,380 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 UNIT x 300 GAL/DAY = 17,700 GAL/DAY

NON RESIDENTIAL-1,200SF X 0.1 GAL/SF = 120GPD

TOTAL SEWER DEMAND/DAY = 17,700 GAL/DAY + 120 GAL/DAY + 17,820 GAL/DAY

ELECTRIC & GAS

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, 16th
Newark, NJ 07102

WATER

New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

CABLE TV

Comcast Cablevision
800 Railway Avenue
Union, NJ 07083

TELEPHONE

Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

CERTIFIED

OCT 30 2025

TOWNSHIP OF WEST ORANGE

TAX ASSESSOR

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/ac	10,000 / 0.1	110,205 / 2.4	No Change
Effective Lot Area	sf/ac	Per 25-28.8d (see steep slope map)	84,123 / 1.93	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)	90.67 (76,277sf)	86.79 (73,012sf)
Max Building Coverage	%	40 (44,082sf)	13.01 (10,942sf)	62.93 (52,940sf)
Max Building Height	feet/story	35 / 2.5	31 / 1.5	38.27 / 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: 1/250sf 1,200/250 = 5 spaces Total Required = 199 spaces	171 spaces	180 spaces +EV CREDIT 20 (1.0%) 200 PROPOSED
Abbreviations		C Conforms E Existing Non Conformance V Variance Required		

ADDITIONAL VARIANCES AND WAIVERS

6. EXISTING NON CONFORMITY REQUIRED FROM SEC: 25-11.3 50' RESIDENTIAL BUFFER REQUIRED, WHERE A MIN OF 13.6' IS EXISTING, NO CHANGE
7. VARIANCE REQUIRED FROM SEC: 25-28.8 LIMITATIONS ON DEVELOPMENT IN STEEP SLOPE AREAS, WHERE LIMITS ARE BEING EXCEEDED (SEE STEEP SLOPE MAP)
8. VARIANCE REQUIRED FROM SEC: 28-4B(4) NO TREE REMOVAL ON STEEP SLOPES, WHERE 22 TREES OVER 4" ARE BEING REMOVED ON STEEP SLOPE AREA
9. VARIANCE FROM SEC: 25-12.11 - ENTRANCE AND/OR EXIT IS LOCATED WITHIN APPROXIMATELY 13.6 FEET OF A RESIDENTIAL NEIGHBORHOOD, WHERE 50 FEET IS REQUIRED.
10. WAIVER FROM SECTION 25-51.7.1.10 FOR ENVIRONMENTAL IMPACT STUDY
11. WAIVER FROM SECTION 25-29.10C2 FOR ENVIRONMENTAL ANALYSIS



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. 240429533000

ISSUE			
NO.	DATE	DESCRIPTION	INT.
1	11-3-2025	INITIAL SUBMISSION TO TWP.	AF
2	01-29-2026	SUBMISSION TO TWP.	AF

REVISION			
NO.	DATE	DESCRIPTION	INT.
1	01-26-2026	PER TWP. REVIEW MEMOS	AF

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARBERES, RA
JEREMY D. BOYER, AIA
ANDRZEJ B. BROZOWSKI, PE
SHANNON CROWNDER, PE
THOMAS DAFINOSKA, PE
ANDRE E. DRI, PE
ANTHONY FACCHINO, PE, PLL, PP
GERARDO F. GEMAR, PE
JONATHAN KUYBELA, AIA
KAROLINA PODKONOWNICZ, AIA
RENATA MALDONADO 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 AS NOTED
Drawn By: **AF** Approved By: **AF**
Drawing Name:

KEY MAP AND NOTES

Drawing Number:
C-002
2 OF 16
Initial Date: OCTOBER 22, 2025

ENGINEER OF RECORD

ANTHONY FACCHINO, PE, PLS
NJ Lic. 2400259200

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., 870 POMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009, DATED 05-14-2025.
2. Locations and types of utilities shown hereon 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 800-272-1000.
3. 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.
4. Total lot area = 110,205 sq. ft. or 2,530 acres.
5. This survey is subject to the facts and findings of a complete title search.
6. This survey is not valid unless signed and sealed by the licensed surveyor.
7. Per the National Flood Insurance Program Map No. 3401C 0094 F with an 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.
8. Per a letter dated 2-21-2025, from the State of New Jersey, a Flood Hazard Area Permit is not required for this site.

LEGEND

- PROJECT BOUNDARY LINE
- OVERHEAD WIRES
- CURB LINE
- DROP CURB
- 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
- SPOT ELEVATION
- EXISTING CONTOUR LINE
- MONITORING WELL
- IRRIG. CONTROL VALVE
- UNMARKED VALVE
- OIL FILL CAP
- CLEAN OUT
- PARKING METER
- TRAFFIC LIGHT
- DECIDUOUS TREE (DIAMETER)
- EVERGREEN TREE (DIAMETER)

GENERAL NOTES

1. Locations and types of utilities shown hereon 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 800-272-1000.
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. 3401C 0094 F with an 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.

TREE REMOVAL SCHEDULE

Tree Number	Diameter	Species	Condition	Sleep Slope	Tree Rep. Req.
1-2	9.5-7.5-17.0	Norway Maple	Good	Yes	6
3	12	Black Locust	Good	Yes	4
4-5	5-4-9	Norway Maple	Good	Yes	4
6	4	Norway Maple	Good	Yes	4
7	3	Norway Maple	Good	No	0
8	3	Norway Maple	Good	No	0
9	3	Norway Maple	Good	No	0
10	3	Norway Maple	Good	No	0
11	3	Norway Maple	Good	No	0
12	3	Norway Maple	Good	No	0
13	3	Norway Maple	Good	No	0
14	6	Norway Maple	Good	Yes	1
15	6	Norway Maple	Good	Yes	1
16	6	Norway Maple	Good	Yes	1
17	6	Norway Maple	Good	Yes	1
18-19	6-6-12	Norway Maple	Good	No	4
20	2	Norway Maple	Good	No	0
21	Stump	White Pine	Good	No	0
22	10	White Pine	Good	No	4
23	10	White Pine	Good	No	4
24	Stump	White Pine	Good	No	0
25	10	White Pine	Good	No	4
26	10	White Pine	Good	No	4
27-29	5-4-7-16	Elm	Good	No	6
30-32	4-3-3-10	Elm	Good	No	4
33	5	Norway Maple	Good	Yes	1
34	6	Norway Maple	Good	Yes	1
35	12	Norway Maple	Good	Yes	4
36	6	Norway Maple	Good	Yes	1
37	8	Norway Maple	Good	Yes	4
38	12	Black Locust	Good	Yes	4
39	8	Norway Maple	Good	Yes	4
40	3-5	Black Locust	Good	Yes	0
41	17	Black Locust	Good	Yes	6
42	6	Norway Maple	Good	Yes	1
43	6	Black Locust	Good	Yes	1
44	3	Norway Maple	Good	Yes	0
45-46	4-4-8	Norway Maple	Good	Yes	4
47	15	White Cedar	Good	No	6
48	4	Crabapple	Poor	No	1
49	4	White Cedar	Good	No	2
50	5	Cedar	Good	No	1
51-52	12-9-8-29	Crabapple	Poor	No	1
53-54	13-13-26	Black Walnut	Good	Yes	8
55	4-4-8	Walnut	Good	No	4

Total To Be Replaced 106
Total Number of Trees To Be Removed (Excluding Tree Under 4" & Stumps) 43
Total Number of Trees On Existing Property 248
Total Amount of Trees Being Preserved 82%



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. 24G02603000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	11-3-2025	INITIAL SUBMISSION TO TWP.	AF
2	01-29-2026	SUBMISSION TO TWP.	AF

REVISION

NO.	DATE	DESCRIPTION	INT.
1	01-26-2026	PER TWP. REVIEW MEMOS	AF

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARREIRA, RA
JEREMY D. ROYER, AIA
ANDRZEJ B. BROZOWSKI, PE
BLUEN CHEN, PE
SHANNON CROWDER, PE
THOMAS D'AMOREA, PE
ANDRE E. DIBI, PE
ANTHONY FACCINO, PE, PLS, PP
GERARDO F. GEMARDO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKONCZNY, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL 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'

Drawn By: AF
Approved By: AF
Drawing Name:

EXISTING CONDITIONS
AND DEMOLITION PLAN

Drawing Number:
C-100
3 OF 16
Initial Date: OCTOBER 22, 2025

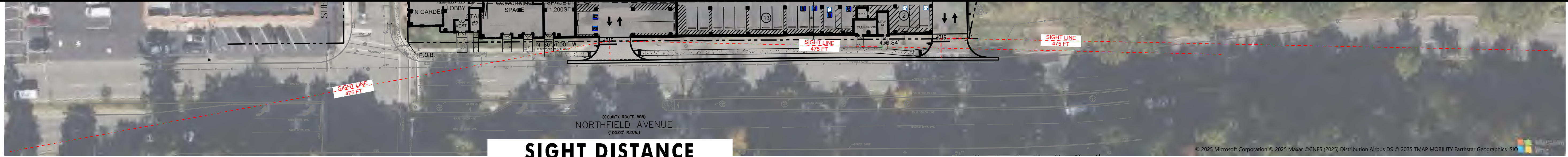
ENGINEER OF RECORD

ANTHONY FACCINO, PE, PLS
NJ Lic. 24B0025900

S:\PROJECTS\GOMES\G2-223 - 525 NORTHFIELD AVE. WEST ORANGE NJ\CO SITE\G2-223 C-100 EXISTING CONDITIONS.DWG ANTHONY FACCINO PLOTTED: 2/5/2026 12:31 PM

SURVEY REFERENCE:

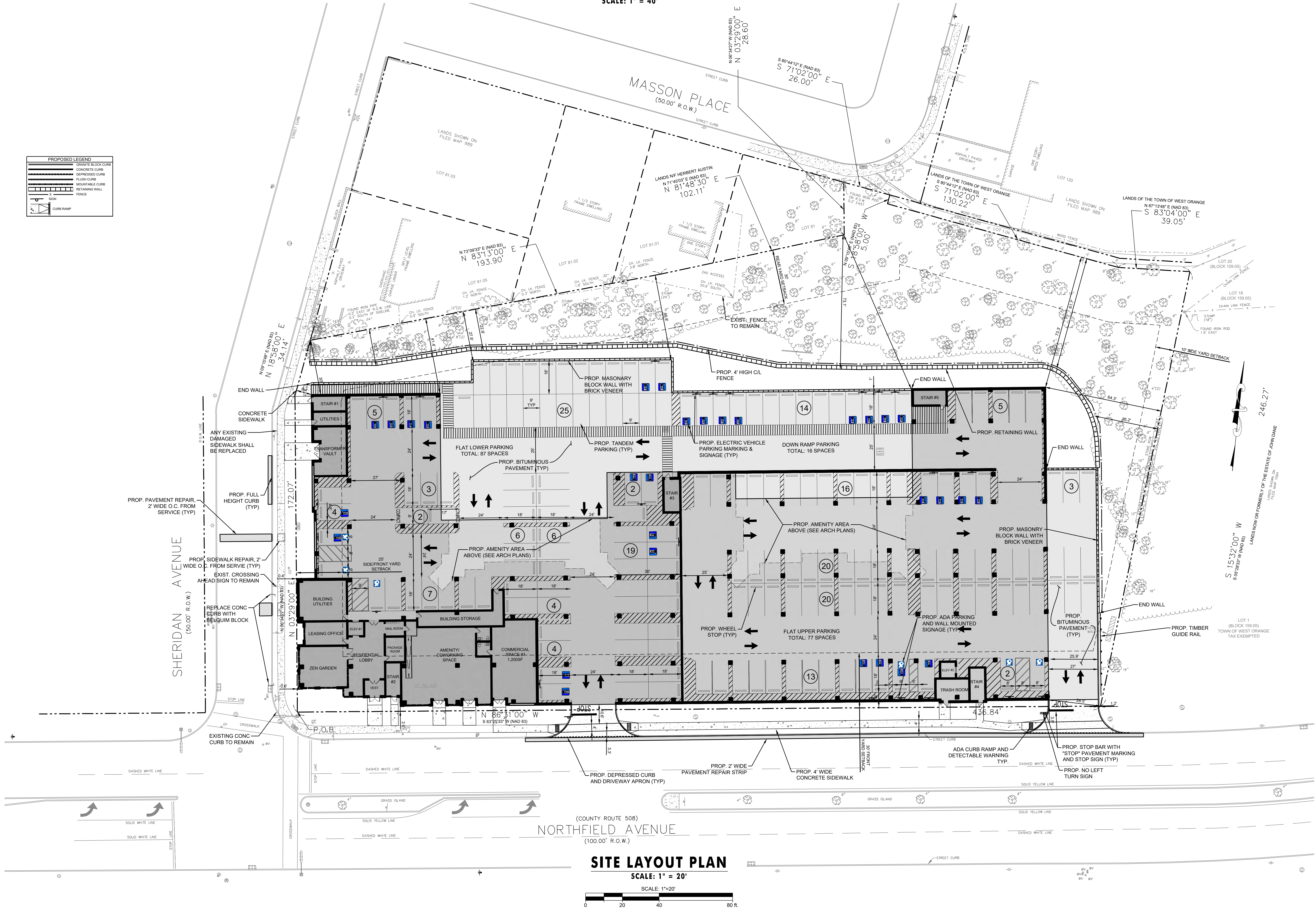
1. BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF 525 NORTHFIELD AVENUE, LOT 1.01 IN BLOCK 159.04 ON TAX MAPS OF (FORMALLY, 1.01, 1.02, 1.03) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY", PREPARED FOR ARBOL BY GOMES, PREPARED BY PRONESTI SURVEYING, INC., 870 POMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009, DATED 05-14-2025.



SIGHT DISTANCE LAYOUT
SCALE: 1" = 40'

SCALE: 1"=40'
0 40 80 160 ft.

PROPOSED LEGEND	
	GRANITE BLOCK CURB
	CONCRETE CURB
	DEPRESSED CURB
	FLUSH CURB
	MOUNTABLE CURB
	RETAINING WALL
	SIGN
	CURB RAMP



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. 24G02503000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	11-3-2025	INITIAL SUBMISSION TO TWP.	AF
2	01-29-2026	SUBMISSION TO TWP.	AF

REVISION

NO.	DATE	DESCRIPTION	INT.
1	01-26-2026	PER TWP. REVIEW MEMOS	AF

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARRETERO, RA
JEREMY D. ROYER, AIA
ANDREI B. BROZOVSKI, PE
BLUEN CHEN, PE
SHANNON CROWDHOVER, PE
THOMAS DAFINOSKA, PE
ANDRE E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARDO F. GEMELLI, PE
JONATHAN KUYBIDA, 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:
GOMESGR24-223 AS NOTED
Drawn By: AF Approved By: AF
Drawing Name:

SITE LAYOUT PLAN

Drawing Number:
C-300
4 OF 16

Initial Date: OCTOBER 22, 2025

ENGINEER OF RECORD

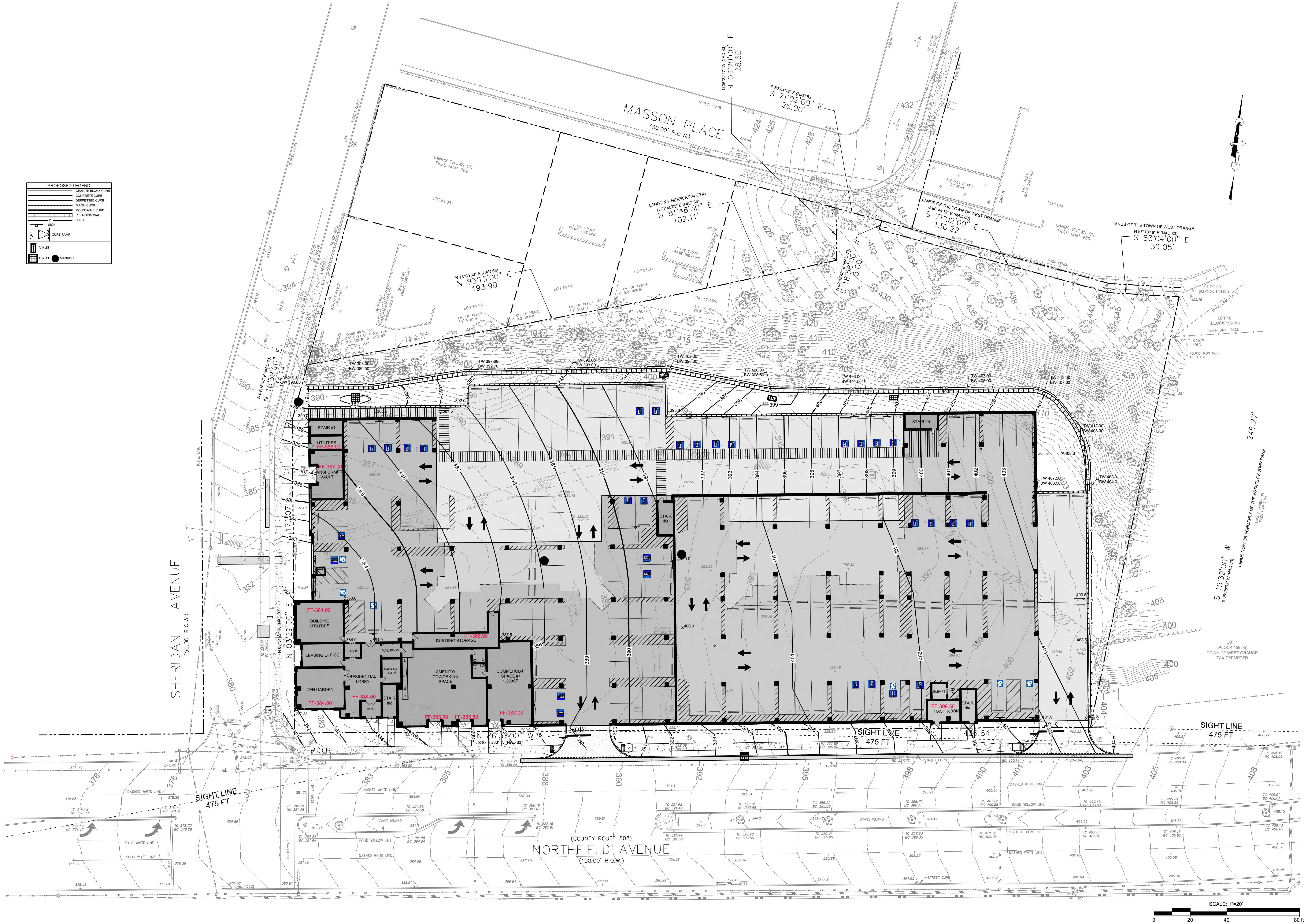
Anthony Facchino
ANTHONY FACCHINO, PE, PLS
NJ Lic. 24A00025000

S:\PROJECTS\GOMESGR24-223 - 525 NORTHFIELD AVE. WEST ORANGE NJ\CAD SITE\24-223 C-300 SITE LAYOUT PLAN.DWG ANTHONY FACCHINO PLOTTED: 2/5/2026 12:31 PM

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., 870 POMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009, DATED 05-14-2025.

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



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.
1	11-3-2025	INITIAL SUBMISSION TO TWP.	AF
2	01-29-2026	SUBMISSION TO TWP.	AF

REVISION

NO.	DATE	DESCRIPTION	INT.
1	01-26-2026	PER TWP. REVIEW MEMOS	AF

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARREIRA, RA
JEREMY D. ROYER, AIA
ANDRZEJ B. BRZDOWSKI, PE
RICHARD CHEN, PE
SHANNON CROZONCHER, PE
THOMAS DAFINOSKA, PE
ANDRÉ E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARDO F. GEMARDO, PE
JONATHAN KUYEDA, AIA
KAROLINA PODKONCZAK, AIA
RENATA MALDONADO 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'

Drawn By: AF Approved By: AF
Drawing Name:

GRADING PLAN

Drawing Number:

C-400

5 OF 16

Initial Date: OCTOBER 22, 2025

ENGINEER OF RECORD

Anthony Facchino
ANTHONY FACCHINO, PE, PLS
NJ Lic. 2400025900

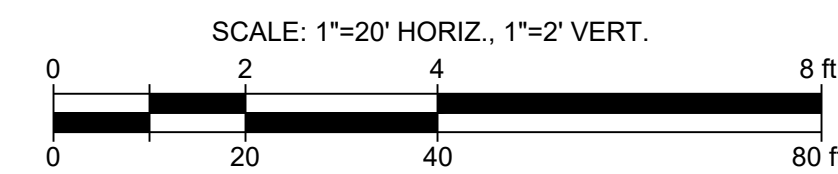
SURVEY REFERENCE:

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., 870 POMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009, DATED 05-14-2025.

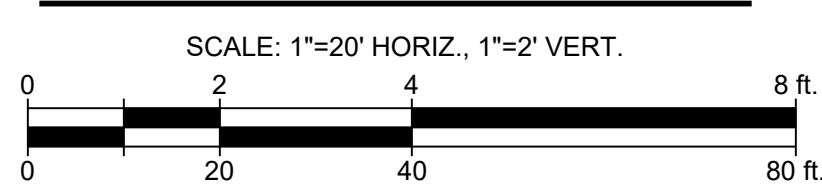
PROPOSED LEGEND	
	GRANITE & BLOCK CURB
	CONCRETE CURB
	DEPRESSED CURB
	FLUSH CURB
	MOUNTABLE CURB
	RETAINING WALL
	FENCE
	SIGN
	CURB RAMP
	INLET
	MANHOLE
	GAS LINE
	WATER LINE
	SANITARY SEWER
	ELEC. TEL. DATA
	STORM SEWER
	60 W.P. VALVE



SANITARY LATERAL PROFILE



SANITARY UPPER PROFILE



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: 24G025033000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	11-3-2025	INITIAL SUBMISSION TO TWP.	AF
2	01-29-2026	SUBMISSION TO TWP.	AF

REVISION

NO.	DATE	DESCRIPTION	INT.
1	01-26-2026	PER TWP. REVIEW MEMOS	AF

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA
RICHARD A. KIZEL, AIA, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARRERAS, RA
JEREMY D. ROYER, AIA
ANDRZEJ B. BRODZOWSKI, PE
BLUEN CHEN, PE
SHANNON CROWNDER, PE
THOMAS DAFINOSCA, PE
ANDRE E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARDO F. GERARDO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKONOWNICZ, AIA
RENATA MALDONADO REZENDE, AIA, LEED AP
CHERYL SCHNEIDER, AIA
STEVEN J. VAZ, PE

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

Project Number:
GOMESGR24-223
Scale:
AS SHOWN
Drawn By:
AF
Approved By:
AF

Drawing Name:

UTILITY PLAN

Drawing Number:

C-500
6 OF 16

Initial Date: OCTOBER 22, 2025

ENGINEER OF RECORD

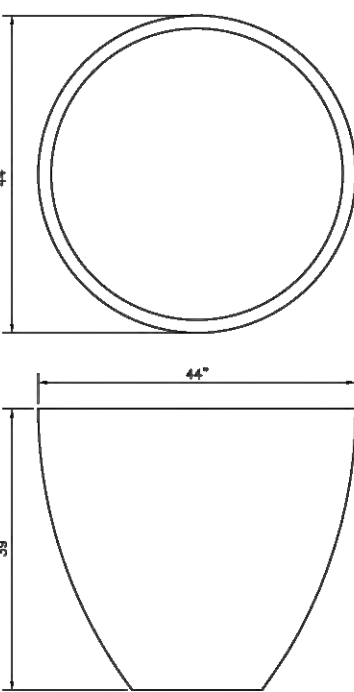
Anthony Facchino
ANTHONY FACCHINO, PE, PLS
NJ Lic. 24B0025500

SURVEY REFERENCE:

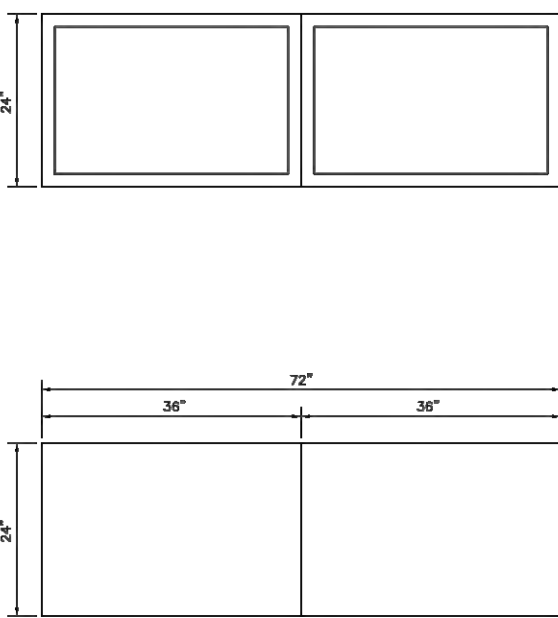
1. BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY & TOPOGRAPHY" DATED 05-25-2014, BY 525 NORTHFIELD AVENUE, LOT 1.01 IN BLOCK 159.04 ON TAX MAPS OF (FORMALLY 1.01, 1.02, 1.03) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY, PREPARED FOR ARBOL BY GOMES, PREPARED BY PROKSTI SURVEYING, INC., 870 POMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009, DATED 05-14-2025.

LANDSCAPING NOTES:

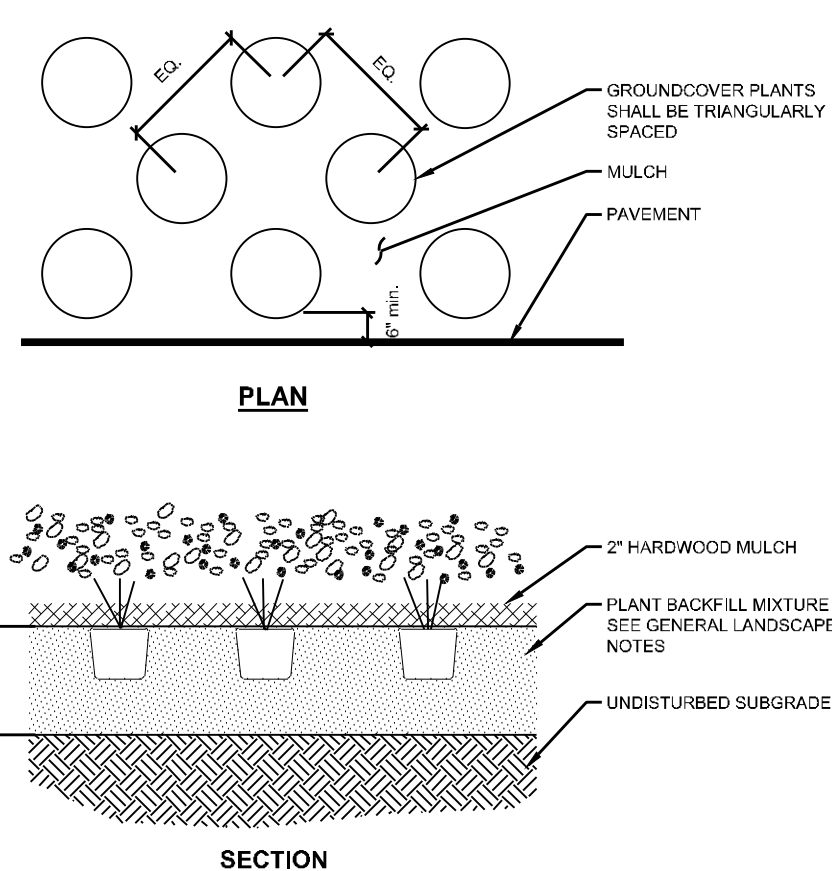
1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THE GIVEN IN "STANDARDIZED PLANT NAMES" 2012 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT NAMES NOT INCLUDED HEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
2. ALL PLANTS SHALL BE DUG, 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 AND 1 PART TOPSOIL FROM THE SITE OR 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 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 NURSERYMEN. 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 GENERAL CONTRACTOR (G.C.) 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 G.C. 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 G.C. IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
12. THE G.C. SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE G.C. SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE ENGINEER AND OWNER, TOGETHER WITH A PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
13. THE TOWNSHIP FORESTER MAY REVIEW PLANT MATERIALS AT THE SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE AND QUALITY. THE TOWNSHIP FORESTER SHALL RETAIN 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 G.C. 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 G.C. AT NO EXPENSE TO THE OWNER.
16. THE G.C. 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 PRACTICES. 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:
 - 17.1. FALL: AUGUST 15 - DECEMBER 15 - EVERGREEN TREES
 - 17.2. OCTOBER 15 - DECEMBER 15 - DECIDUOUS TREES
 - 17.3. SPRING: MARCH 1 - MAY 15 - ALL PLANTS
18. MAINTENANCE REQUIRED. ALL LANDSCAPING AS SHOWN ON APPROVED PLANS SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH HEALTHY PLANTS OF COMPARABLE SIZE, TYPE AND QUALITY AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON. SATISFACTORY ASSURANCE OF SUCH MAINTENANCE SHALL BE A CONDITION OF DEVELOPMENT APPROVAL AND OF CONTINUED CONFORMITY WITH THIS CODE.
19. LANDSCAPE AREAS SHALL BE PROVIDED WITH IRRIGATION SYSTEM. DESIGN SHALL BE PROVIDED BY IRRIGATION CONTRACTOR.



WANNSEE ROUND POT



BRISBANE RECTANGULAR POT

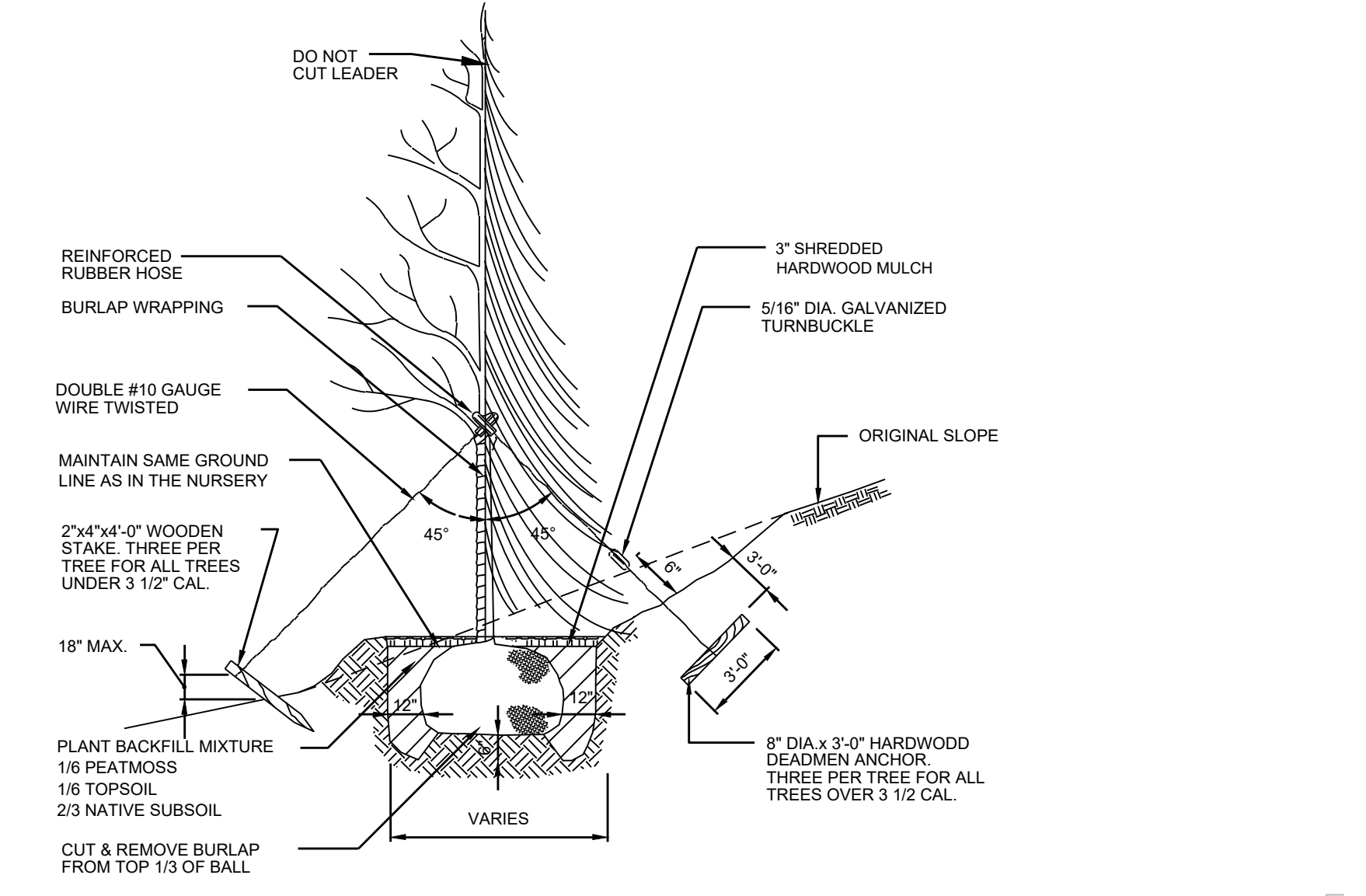


PERENNIAL/GROUNDCOVER PLANTING

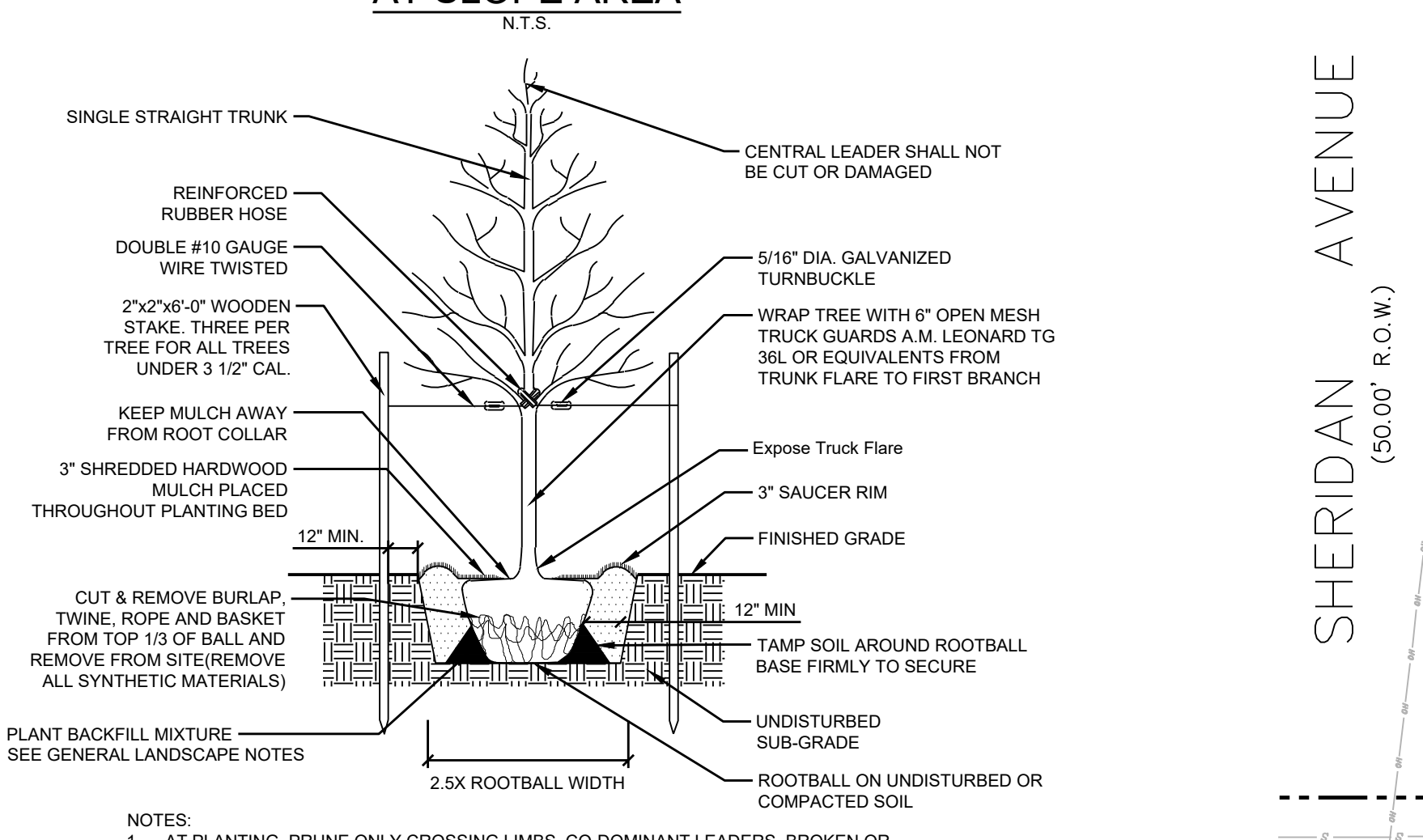
PERMANENT VEGETATIVE COVER					
APPLICATION	SEED SELECTIONS	SEEDING RATE (POUNDS/ACRE)	LIMESTONE (tons/Acre)	FERTILIZER (lbs/Acre)	OPTIMUM SEEDING DATES
RESIDENTIAL/COMMERCIAL LOTS	TURF TYPE TALL FESCUE	150	2	50 10-20-10	3/1-4/30 & 8/15-11/15
DRAINAGE DITCHES	REED CANARY GRASS	25	2	50 10-20-10	3/1-4/30 & 8/15-11/15
SWALES AND DETENTION BASINS	KENTUCKY BLUEGRASS	60	2	50 10-20-10	3/1-4/30 & 8/15-11/15

1. SEEDING RATE FOR WARM GRASS. SELECTION 6-7 SHALL BE ADJUSTED TO REFLECT THE AMOUNT OF PURE LINE REED (PLS) AS RETURNED BY A LABORATORY FOR ANALYSIS. SELECTION 6-7 SHALL BE ADJUSTED TO REFLECT THE AMOUNT OF PURE LINE REED (PLS) AS RETURNED BY A LABORATORY FOR ANALYSIS.
2. MAY BE PLANTED THROUGHOUT SUMMER, IF SOIL MOISTURE IS ADEQUATE OR SEEDED AREA CAN BE IRRIGATED.
3. TWICE THE DEPTH FOR SANDY SOILS.

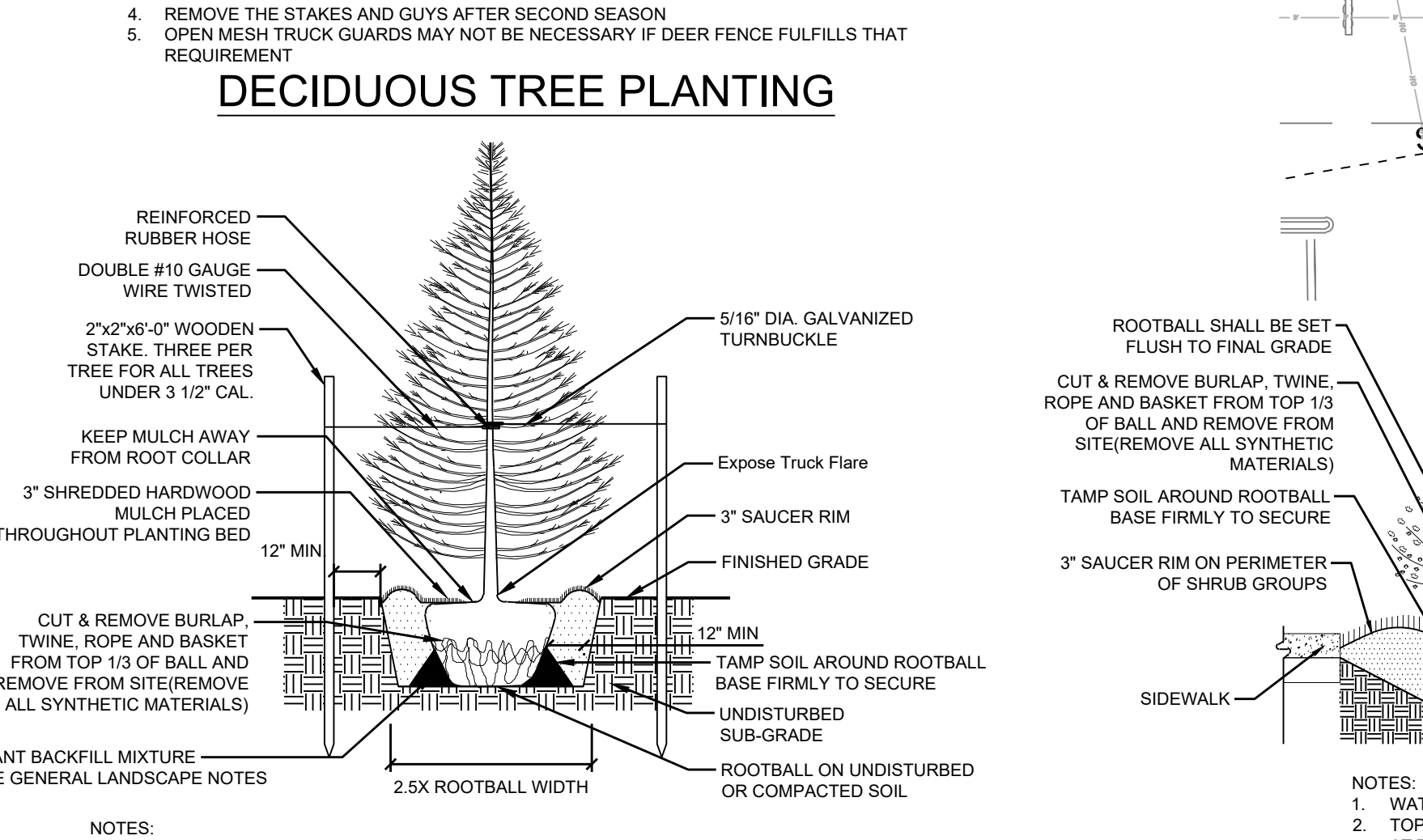
PROPOSED LEGEND	
	GRANITE BLOCK CURB
	CONCRETE CURB
	SHADED CURB
	FLUSH CURB
	MOUNTABLE CURB
	RETAINING WALL
	FENCE
	CURB RAMP
	A INLET
	E INLET
	GAS LINE
	SANITARY SEWER
	STORM SEWER
	60 W.V. VALVE



DECIDUOUS OR EVERGREEN TREE PLANTING AT SLOPE AREA



DECIDUOUS TREE PLANTING



EVERGREEN TREE PLANTING

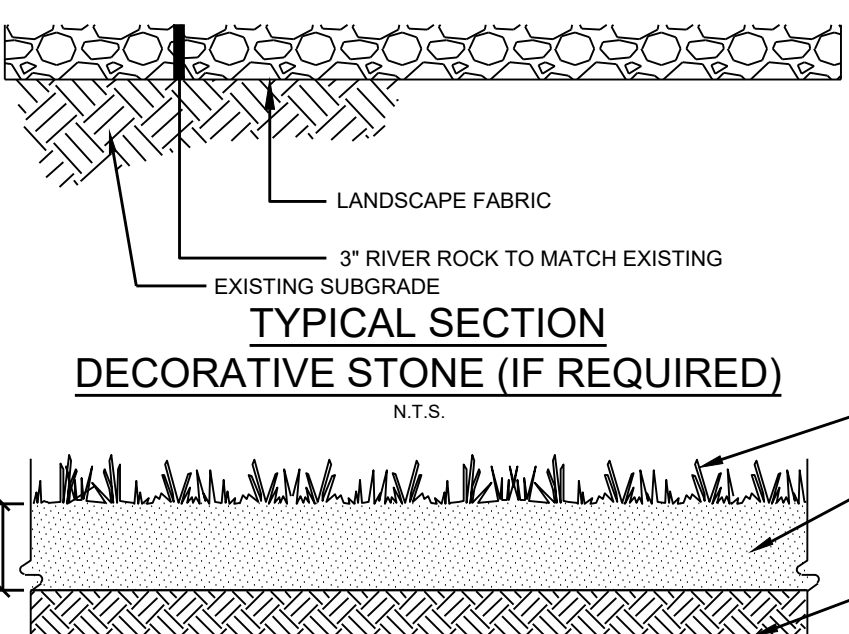
SHERIDAN AVENUE
(30.00' R.O.W.)

SIGHT LINE
475 FT

SPACING VARIES (SEE PLANS)

NOTES:
1. WATER THOROUGHLY TWICE WITHIN THE FIRST 48 HOURS.
2. TRUNK FLARE SHALL BE VISIBLE ABOVE GRADE AT TOP OF ROOTBALL. DO NOT COVER TOP OF ROOT BALL WITH SOIL.
3. IF SHRUB IS IN LEAF APPLY WILT-PROOF, OR EQUAL AS PER MANUFACTURERS RECOMMENDATION.

SHRUB PLANTING



TYPICAL SECTION DECORATIVE STONE (IF REQUIRED)

SCALE: 1"=20'

PLANT LIST					
Trees=94					
Key	Quan	Botanical Name	Common Name	Size	Root
JVE	50	Juniperus virginiana emerald sentinel	Red Cedar Juniper	8-10'	B&B
Ac	14	Amelanchier canadensis	Shadblow Serviceberry	2.5-3" Cal.	B&B
Cs	14	Cercis canadensis	Eastern Redbud	2.5-3" Cal.	B&B
Io	4	Ilex opaca	American Holly	8-10'	B&B
Tc	6	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	2.5-3" Cal.	B&B
Cs	6	Cornus caroliniana	American hornbeam	2.5-3" Cal.	B&B

Shrubs=187					
Key	Quan	Botanical Name	Common Name	Size	Root
BD	17	Buxus 'Dee Runk'	Dee Runk Boxwood	24-30"	B&B
JS	57	Juniperus chinensis 'Sargentii'	Sargent Juniper	18-24"	#3
RK	67	Rosa 'Pink Knockout'	Pink Knockout Rose	18-24"	#3
W	27	Wisteria floribunda	Wisteria	18-24"	#3
Cs	9	Cornus sericea	Red Twig Dogwood	18-24"	#3
Io	10	Ilex glabra	Holly	18-24"	#3

REPLACEMENT TREES REQUIRED PER TOWNSHIP CODE
REPLACEMENT TREES PROVIDED PER APPROVAL WITH TOWN FORESTER
TREES SHALL BE PAID TO THE REPLACEMENT TREE FUND IN LIEU OF PLANTING IN ACCORDANCE WITH TOWNSHIP CODE 28-8(C)

Landscape Notes:

1. Mulch All Tree Pits, Plant Beds, And Groundcover Areas With A 3" Depth Of Shredded Hardwood Mulch.
2. Planting Locations Shall Be Adjusted In The Field As Required To Avoid Conflicts With As-Built (Or Existing) Utilities And Existing Vegetation. Subject To Approval Of Township Forester.
3. Shrubs, Perennials & Ornamental Grass Plantings Are Generic. Suggested Varieties, Size, And Spacing Are Shown In The Plant List.
4. All Plantings To Be Guaranteed For Two Years.
5. Sight Triangles Are Shown On The Plan. All Landscaping Within The Sight Triangles Shall Be Maintained Either Lower Than 30" Or Limited To Above 7'.



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. 240A29533000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	11-3-2025	INITIAL SUBMISSION TO TWP.	AF
2	01-29-2026	SUBMISSION TO TWP.	AF

REVISION

NO.	DATE	DESCRIPTION	INT.
1	01-26-2026	PER TWP. REVIEW MEMOS	AF

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARBERIS, RA
JEREMY D. BOYER, AIA
ANDRZEJ B. BRODOWSKI, PE
RICHARD CHEN, PE
SHANNON CROWDHOVER, PE
THOMAS DAFINOSKA, PE
ANDRZEJ E. DUBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARDO F. GEMARDO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKONCZAK, AIA
RENATA MALDONADO 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:

LANDSCAPE PLAN

Drawing Number:

C-600

7 OF 16

Initial Date: OCTOBER 22, 2025

ENGINEER OF RECORD

Anthony Facchino
ANTHONY FACCHINO, PE, PLS
NJ Lic. 2400025000



J&K

50 YEARS

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. 21AC000116-000
 NJ State Board Of Engineers & Land Surveyors Authorization No. 24C028033000

ISSUE			
NO.	DATE	DESCRIPTION	INT.
1	11-3-2023	INITIAL SUBMISSION TO TWP.	AF
2	01-29-2026	SUBMISSION TO TWP.	AF

RAISED CONCRETE FOOTING

N.T.S.

NOTE: FOR NIGHT-TIME, DIM THE ENTRY LIGHTS APPROX 90% TO MATCH FC LEVEL OF GARAGE

DASHED WHITE LINE

GROUP
O
U 07004
SIGNER: MATTHEW STERNER
807-8482
RNER@GIVGRP.COM

REFERENCE:

ADARY & TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF 525 NORTHFIELD AVENUE, LOT 1.01 IN BLOCK 159.04 ON TAX MAP OF (FORMALLY 1.01, 1.02, 1.03) TOWNSHIP OF WEST GARDEN, ESSEX COUNTY, NEW JERSEY", PREPARED FOR ARBOL BY GOMES, PREPARED BY PRONESTI SURVEYING, INC., 870 NORTH AVENUE, SUITE B1, CEDAR GROVE, NJ 07009, DATED 05-14-2025.

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., 870 POMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009, DATED 05-14-2025.

PROPOSED LEGEND	
	GRANITE BLOCK CURB
	CONCRETE CURB
	DEPRESSED CURB
	FLUSH CURB
	MOUNTABLE CURB
	RETAINING WALL
	CURB RAMP
	INLET
	MANHOLE
	GAS LINE
	WATER LINE
	SANITARY SEWER
	ELECT. TEL. DATA
	STORM SEWER
	18\"/>
	SUPER SILT FENCE
	LIMIT OF DISTURBANCE
	INLET WITH INLET PROTECTION
	TREE PROTECTION
	TRACKING PAD



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: 24G029533000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	11-3-2025	INITIAL SUBMISSION TO TWP.	AF
2	01-29-2026	SUBMISSION TO TWP.	AF

REVISION

NO.	DATE	DESCRIPTION	INT.
1	01-26-2026	PER TWP. REVIEW MEMOS	AF

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARREIRA, RA
JEREMY D. ROYER, AIA
ANDRZEJ B. BROZOWSKI, PE
RUDOLPH CHEN, PE
SHANNON CROWDHOVER, PE
THOMAS DAFINOSKA, PE
ANDRE E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARDO F. GEMARDO, PE
JONATHAN KUYVEDA, AIA
KAROLINA PODKONOWNICKA, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL 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

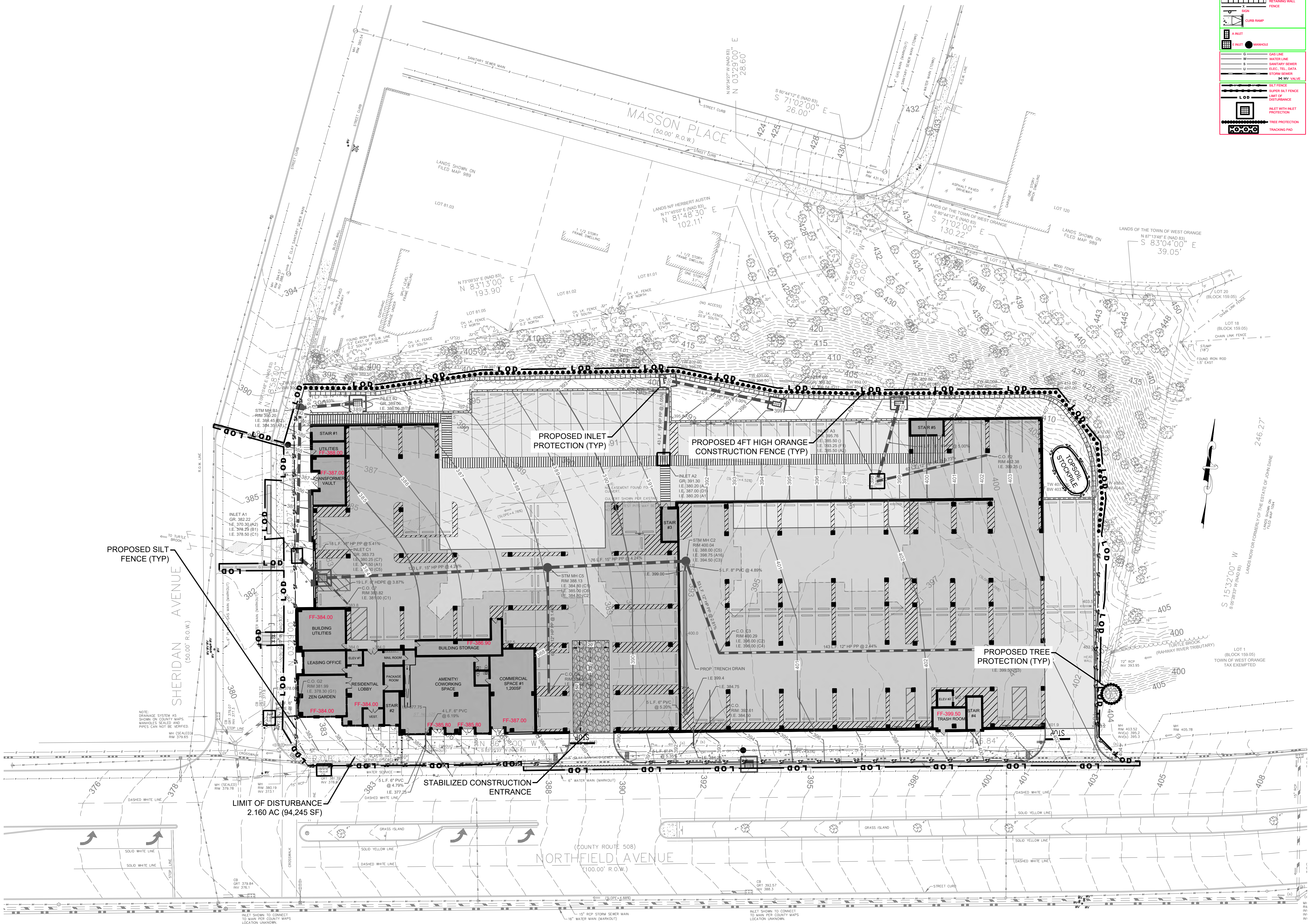
Scale: 1" = 20'
Drawing Name:
SOIL EROSION & SEDIMENT CONTROL PLAN

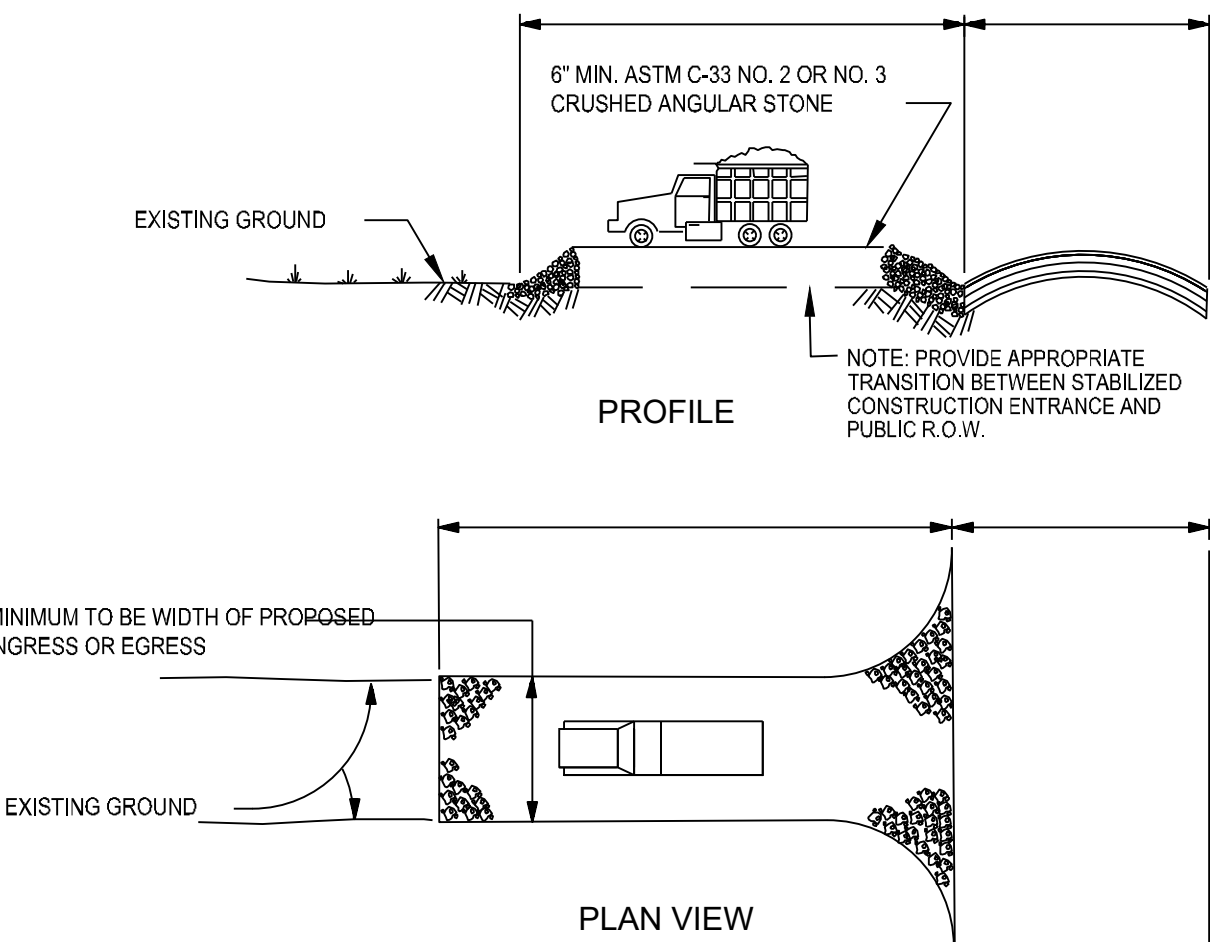
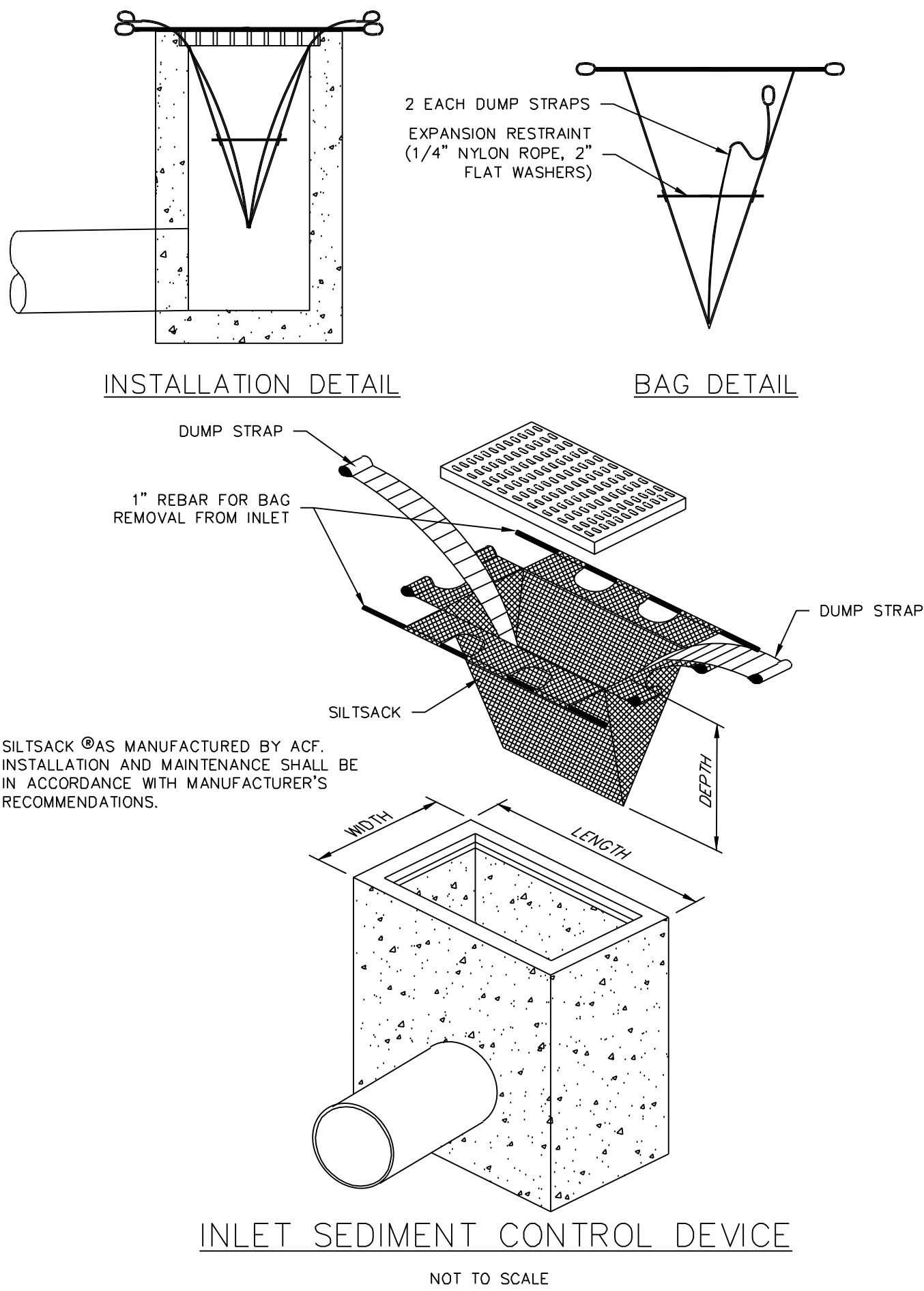
Drawing Number:
C-800
9 OF 16

Initial Date: OCTOBER 22, 2025

ENGINEER OF RECORD

Anthony Facchino
ANTHONY FACCHINO, PE, PLS
NJ Lic. 24B00000000





PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COURSE GRAINED SOILS	FINE GRAINED SOILS

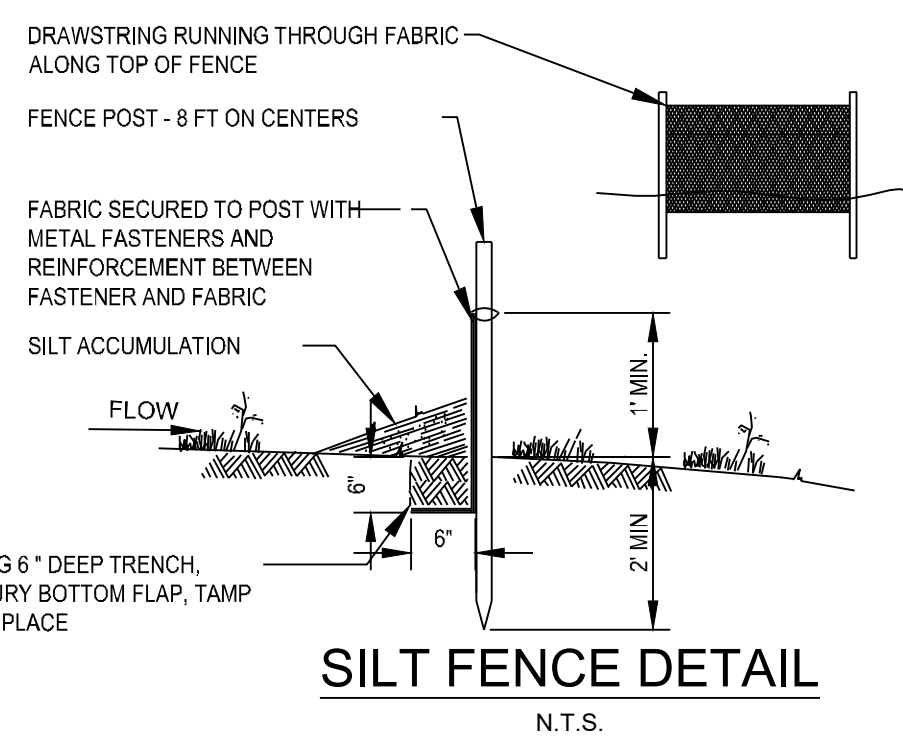
SEE "STANDARDS FOR S.E. AND S.C. IN N.J." SECTION #29 DATED JANUARY 2014 (AS AMENDED) FOR DETAILED REQUIREMENTS

STABILIZED CONSTRUCTION ACCESS DETAIL

N.T.S.

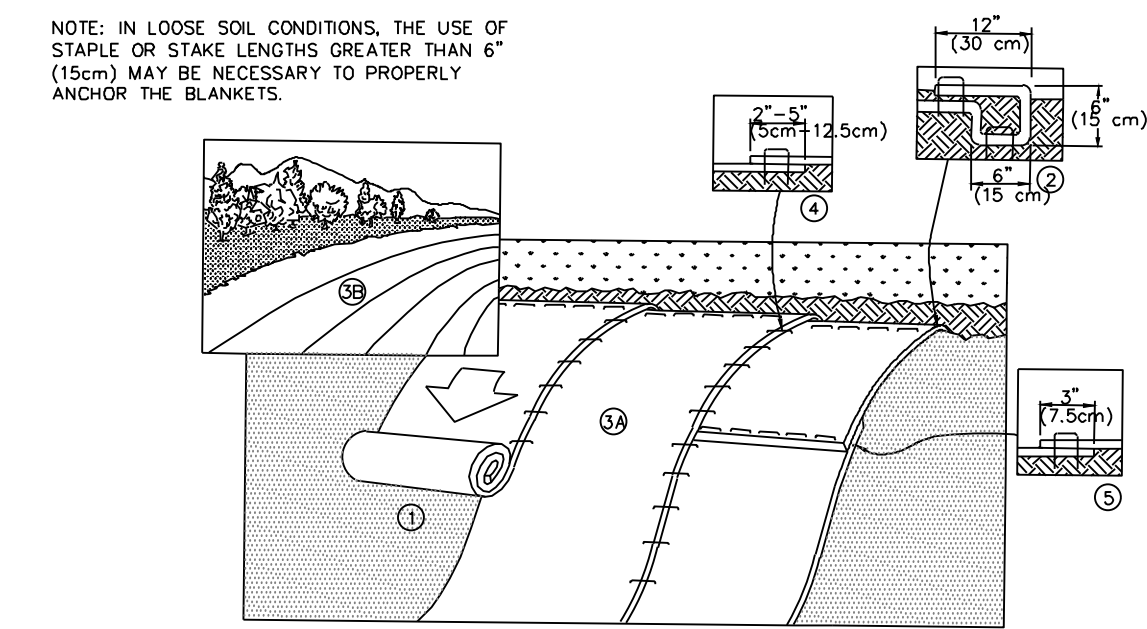
MAINTENANCE

1. SILT FENCE SHALL BE INSPECTED AFTER EVERY RAIN EVENT. ANY DAMAGE MUST BE REPAIRED IMMEDIATELY.
2. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UPSTREAM SIDE OF THE SILT FENCE WHEN IT ACCUMULATES TO THE EXTENT THAT VISIBLE BULGES DEVELOP OR IT REACHES HALFWAY UP THE FENCE.
3. SILT FENCE SHALL ONLY BE REMOVED AFTER VEGETATIVE GROWTH OR OTHER STABILIZATION MEASURES HAVE BEEN ACHIEVED.



REQUIREMENTS FOR SILT FENCE:

1. FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2 INCHES.
2. A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED. FASTENED TO THE FENCE POSTS TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEO-TEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
3. A GEO-TEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GRONMETS, WASHERS, ETC.) PLACED BETWEEN THE FASTENER AND THE GEO-TEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.



FOR SLOPE INSTALLATION

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6\"/>

EROSION CONTROL BLANKET DETAIL

DUST CONTROL NOTES

1. THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS, AND INSTALL ALL MEASURES NECESSARY TO REASONABLY CONTROL SOIL EROSION AND TO PREVENT SEDIMENT FROM WASHING DOWNSTREAM OR FROM BEING BLOWN ABOUT THE SITE AND INTO ADJACENT NEIGHBORHOODS.
2. THE CONTRACTOR IS TO FOLLOW THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN INCLUDING THE GENERALIZED SEQUENCE OF CONSTRUCTION.
3. DUST CONTROL METHODS, EQUIPMENT, PRODUCTS, SEQUENCE OF OPERATIONS, AND MAINTENANCE IS TO FOLLOW THE REQUIREMENTS OF THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, LATEST REVISION. THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST (PAGE NUMBERS REFER TO THE NJ STANDARDS):
 - MULCHES - SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY (PG. 5-1).
 - VEGETATIVE COVER - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER (PG.

- 7-1), PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (PG. 4-1), AND PERMANENT STABILIZATION WITH SOD (PG. 6-1).
- TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT. SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET. BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OF FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND PLANTS. STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

WATER		TYPE OF	
APPLICATION MATERIAL	DILUTION	NOZZLE	RATE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON MFR. INSTRUCTIONS		APPLY ACCORDING TO	
MAY ALSO BE USED AS AN			
SEDIMENT BASINS TO			
FLOCCULATE AND POLYACRYLAMIDE (PAM) - DRY SPRAY COLLOIDS.		PRECIPITATE SUSPENDED	
SEE SEDIMENT BASIN			
STANDARD (PG.26-1)			
ACIDUATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

4. IF SOIL, DUST, OR MUD SHOULD GET TRACKED ONTO AREA ROADWAYS, THE CONTRACTOR IS TO USE POWER BROOMS, SWEEPERS, OR OTHER SUITABLE MEANS TO PROMPTLY REMOVE SUCH MATERIALS.

5. THE CONTRACTOR IS TO MAINTAIN THE SOIL EROSION, SEDIMENT CONTROL AND DUST CONTROL FEATURES UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED, APPROVED, AND ACCEPTED BY THE OWNER.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. 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 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.
2. All soil to be exposed or stockpiled for a period of greater than 14 days, and not under active construction, will be temporarily seeded and fully mulched or otherwise protected with vegetative cover. This temporary cover shall be maintained until such time whereby permanent stabilization is established.
3. Seeding Dates: The following seeding dates are recommended to best establish permanent vegetative cover within most locations in the HEPSCD: Spring - 3/15-5/15 and Fall - 8/15 - 10/1
4. Sediment fences are to be properly trenched and maintained until permanent vegetative cover is established.
5. 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 completed. Storm drainage outlet points shall be protected as required before they become functional.
6. Mulch materials shall be no inverted 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 blanket, or rolling it down. Other suitable materials may be used if approved by the Soil Conservation District.
7. All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately.
8. The Hudson-Essex-Passaic Soil Conservation District will be notified in writing at least 48 hours prior to any soil disturbing activities. Fax - (862) 333-4507 OR email - INFORMATION@HEPSCD.ORG
9. The applicant must obtain a District issued Report of Compliance prior to applying for the Certificate of Occupancy or Temporary Certificate of Occupancy from the respective municipality. NJ-DOH or any other controlling agency. Contact the District at 862-333-4506 to request a Final Inspection, giving advanced notice upon completion of the stabilization measures. A performance deposit may be posted with the District when winter weather or snow cover prohibits the proper application of seed, mulch, fertilizer or hydro-seed.
10. 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, pump pits, portable sedimentation tanks and/or all control bags.
11. 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 inches, tinned in place, is required, as per the Standards for Topsoil and Land Grading, last revised December 2017.
12. All plan revisions must be submitted to the District for proper review and approval.
13. A crushed stone wheel clearing track/pad is to be installed at all site exits using 2 1/4\"/>

SOIL COMPACTION EXEMPTION NOTE

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED"

SEQUENCE OF CONSTRUCTION

1. Install Sediment Control Fence, Vehicle Tracking Pad and Tree Protection 2 Days
2. Clear Site - Demolition 1 Week
3. Rough Grade Property 2 Weeks
4. Install Storm, Sanitary, and Utilities 6 Weeks
5. Construct Retaining Walls 3 Weeks
6. Construct Building 24 Months
7. Finalize Grading of Property & Install Temporary Stabilization 1 Week
8. Construct Walks & Curbing 3 Weeks
9. Install Landscaping 3 Days
10. Clean Site and Debris 1 Week
11. Remove Vehicle Tracking Pad & Pave Driveway 2 Weeks
12. Install Permanent Stabilization 1 Week
13. Remove Sediment Control Fence 1 Day

TEMPORARY VEGETATIVE STABILIZATION: GRASSES.

SEED SELECTIONS	SEEDING RATE (1)		OPTIMUM SEEDING DATE (2)		OPTIMUM SEEDING DEPTH (3)
	(pounds)	(pounds/1000 Sq. Ft.)	ZONE 5A, 5B, 5C	ZONE 6A, 6B, 6C	(inches)
COOL SEASON GRASSES					
PERENNIAL RYEGRASS	100	1.0	3/15-5/15 8/15-10/15	3/15-5/15 8/15-10/15	0.5
SPRING OATS	80	2.0	3/15-5/15 8/15-10/15	3/15-5/15 8/15-10/15	1.0
WINTER BARLEY	96	2.2	8/15-9/15 8/15-10/15	8/15-10/15 8/15-10/15	1.0
WINTER CEREAL RYE	112	2.8	8/15-11/15 8/15-11/15	8/15-11/15 8/15-11/15	1.0
WARM SEASON GRASSES					
POUR WHEAT	90	0.5	6/15-8/15	5/15-8/15	1.0
MILLET (GERMAN OR HUNGARIAN)	30	0.7	6/15-8/15	5/15-8/15	1.0

PERMANENT VEGETATIVE COVER

APPLICATION	SEED SELECTIONS	SEEDING RATE (pounds/acre)	LIMESTONE (tons/acre)	FERTILIZER (lbs/acre)	OPTIMUM SEEDING DATES
RESIDENTIAL/COMMERCIAL LOTS	TURF TYPE TALL FESCUE	100	2	50 10-20-10	3/1-4/30 & 8/15-11/15
DRAINAGE DITCHES	REED CANARY GRASS	25	2	50 10-20-10	3/1-4/30 & 8/15-11/15
SWALES AND DETENTION BASINS	KENTUCKY BLUEGRASS	60	2	50 10-20-10	3/1-4/30 & 8/15-11/15

1. SEEDING RATE FOR WARM GRASS SELECTION 1 SHALL BE ADJUSTED TO REFLECT THE AMOUNT OF PURE LINE SEED (PLS) AS DETERMINED BY A GERMINATION TEST RESULT. NO ADJUSTMENT IS REQUIRED FOR COOL SEASON GRASSES.
2. MAY BE PLANTED THROUGHOUT YEAR IN SOIL MOISTURE IS ADEQUATE OR SEEDING AREA CAN BE IRRIGATED.
3. TWICE THE DEPTH FOR SANDY SOILS.

PERMANENT VEGETATIVE COVER

APPLICATION	SEED SELECTIONS	SEEDING RATE (POUNDS/ACRE)	LIMESTONE (tons/acre)	FERTILIZER (lbs/acre)	OPTIMUM SEEDING DATES
RESIDENTIAL/COMMERCIAL LOTS	TURF TYPE TALL FESCUE	100	2	50 10-20-10	3/1-4/30 & 8/15-11/15
DRAINAGE DITCHES	REED CANARY GRASS	25	2	50 10-20-10	3/1-4/30 & 8/15-11/15
SWALES AND DETENTION BASINS	KENTUCKY BLUEGRASS	60	2	50 10-20-10	3/1-4/30 & 8/15-11/15

1. SEEDING RATE FOR WARM GRASS SELECTION 1 SHALL BE ADJUSTED TO REFLECT THE AMOUNT OF PURE LINE SEED (PLS) AS DETERMINED BY A GERMINATION TEST RESULT. NO ADJUSTMENT IS REQUIRED FOR COOL SEASON GRASSES.
2. MAY BE PLANTED THROUGHOUT YEAR IF SOIL MOISTURE IS ADEQUATE OR SEEDING AREA CAN BE IRRIGATED.
3. TWICE THE DEPTH FOR SANDY SOILS.



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. 24G02503000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	11-3-2025	INITIAL SUBMISSION TO TWP.	AF
2	01-29-2026	SUBMISSION TO TWP.	AF

REVISION

NO.	DATE	DESCRIPTION	INT.
1	01-26-2026	PER TWP. REVIEW MEMOS	AF

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA

RICHARD A. JARMEL, PE

IRVING H. KIZEL, AIA, PP

ARCHITECTS & ENGINEERS

BEATRIZ BARRERAS, RA

JEREMY D. ROYER, AIA

ANDREW B. BROZDOWSKI, PE

BLUEN CHEN, PE

SHANNON CROWNDER, PE

THOMAS D'AMONICO, PE

ANDRE E. DILL, PE

ANTHONY FACCHINO, PE, PLS, PP

GERARD F. GEMELLI, PE

JONATHAN KUYBELA, AIA

KAROLINA PODKONCZAK, AIA

RENATA MALDONADO E REZENDE, AIA, LEED AP

CHEVY SCHWENK, 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:
GOMESGR24-223 AS NOTED

Drawn By: **AF**

Approved By: **AF**

Drawing Name:

**SOIL EROSION &
SEDIMENT CONTROL
NOTES & DETAILS**

Drawing Number:

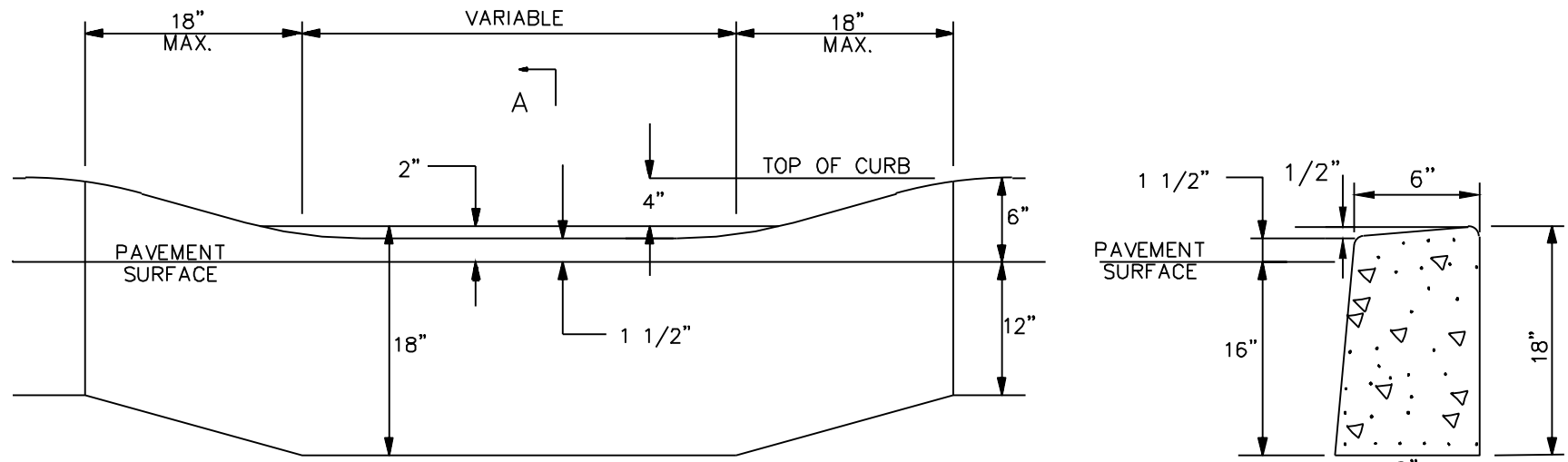
C-850

10 OF 16

Initial Date: OCTOBER 22, 2025

ENGINEER OF RECORD

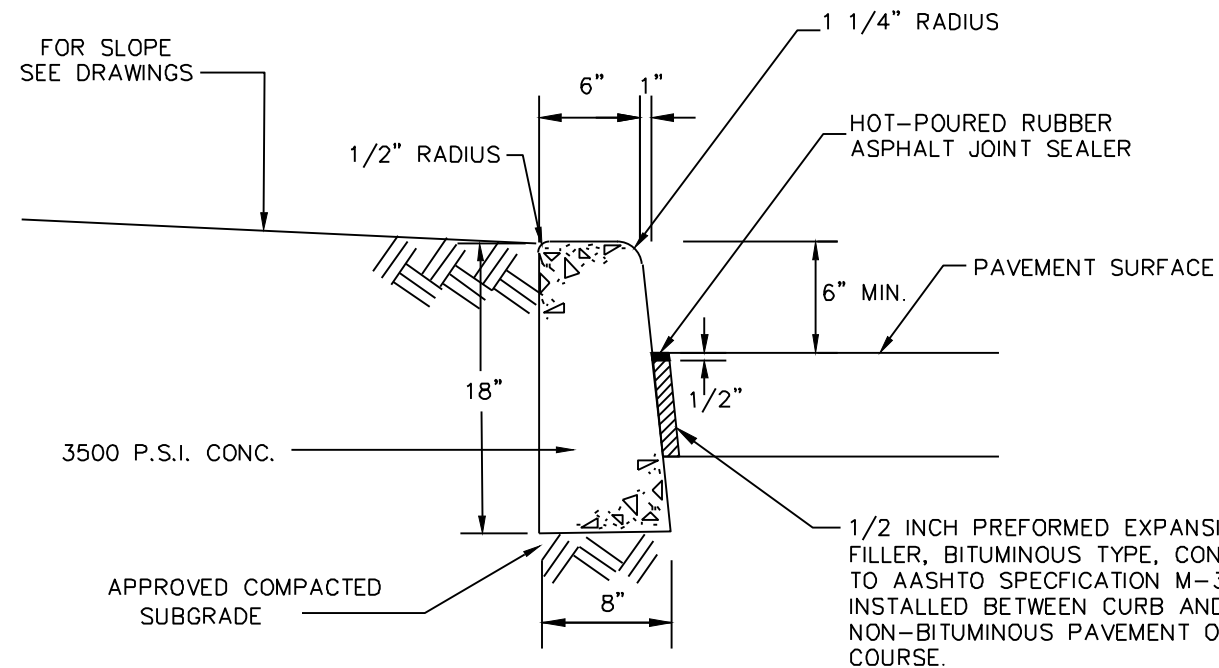
Anthony Facchino
ANTHONY FACCHINO, PE, PLS
NJ Lic. 24G02503000



DEPRESSED CONCRETE CURB DETAIL
N.T.S.

NOTES:

1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4 INCH CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE GOVERNING AGENCY PRIOR TO POURING.
2. EXPANSION JOINTS SHALL BE PROVIDED AT EQUAL DISTANCES OF NOT MORE THAN 20 FT. AND AT ALL STORM SEWER INLETS. JOINTS SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER, 1/2 INCH THICK, CONFORMING TO NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. THE JOINT SHALL BE RECESSED 1/4 INCH FROM THE TOP AND FRONT OF THE CONCRETE CURB.
3. TRANSVERSE JOINTS 1/2 INCH WIDE SHALL BE INSTALLED IN THE CURB 20 FT-0 INCH APART AND SHALL BE FILLED WITH PRE FORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED 1/4 INCH FROM THE FRONT FACE AND TOP OF THE CURB.
4. SCORED JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
5. WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2 INCH.
6. ONE-HALF INCH PREFORMED EXPANSION JOINT FILLER, BITUMINOUS TYPE, CONFORMING TO AASHTO SPECIFICATION M-33, TO BE INSTALLED BETWEEN CURB AND NON-BITUMINOUS PAVEMENT OR BASE COURSE.

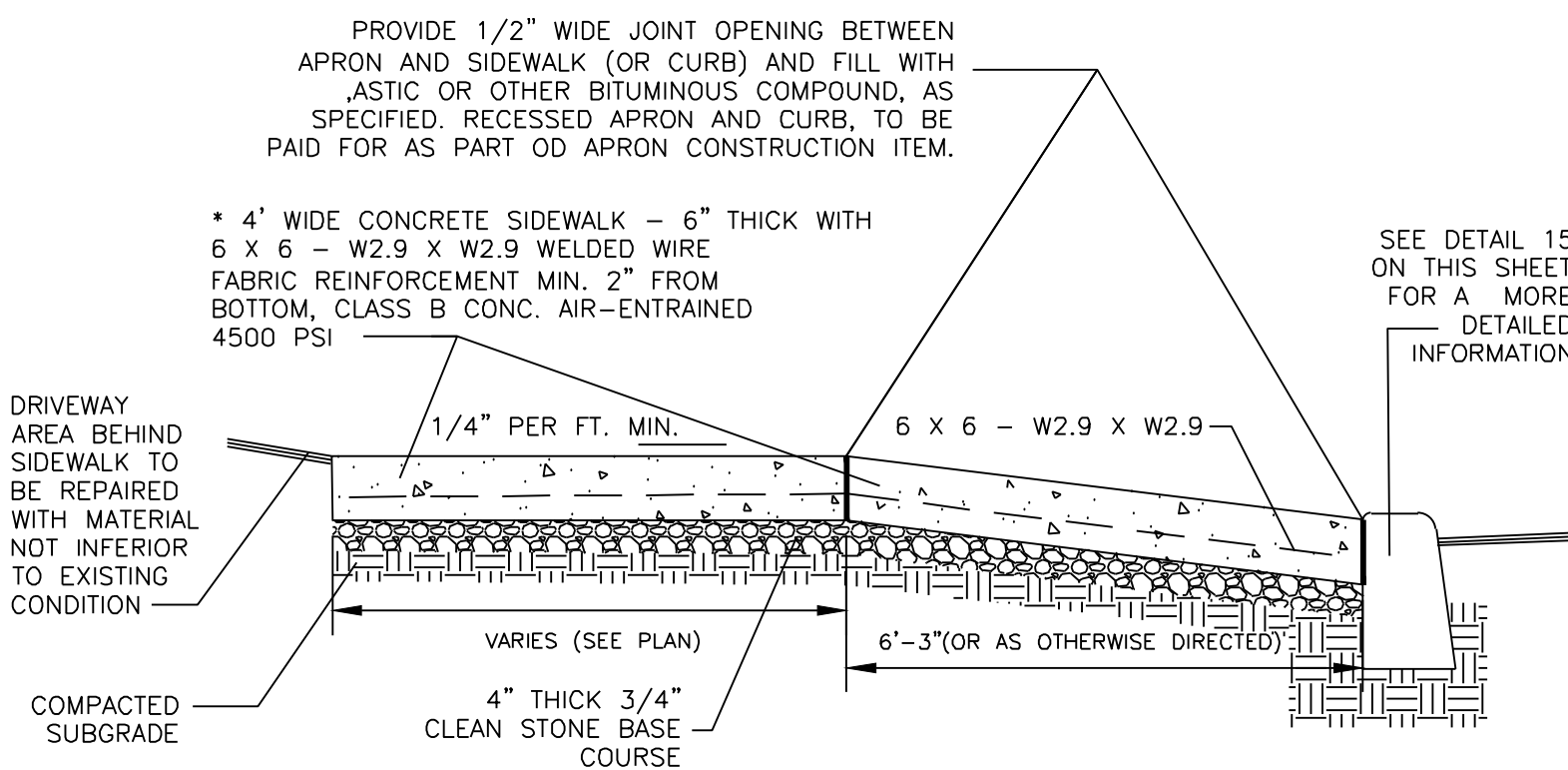


CONCRETE VERTICAL CURB PER ESSEX COUNTY
N.T.S.

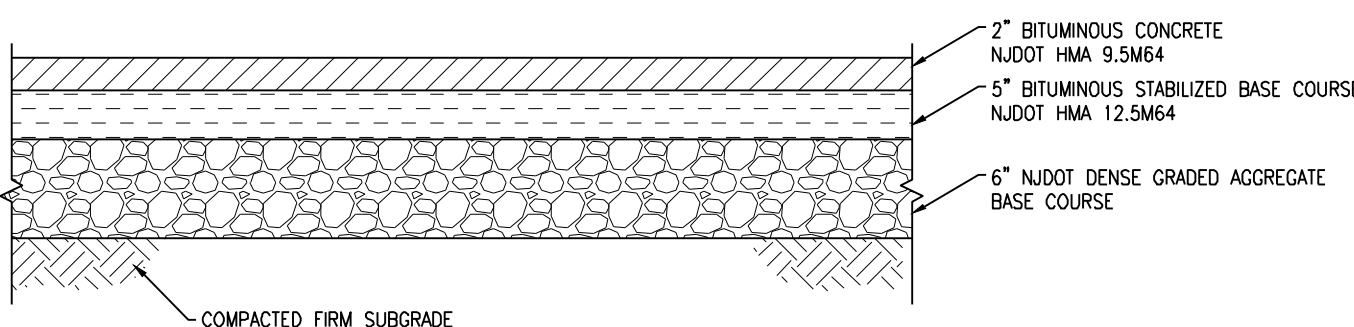
NOTES:

1. CONCRETE TO BE NUDOT CLASS "B" (AIR ENTRAINED).
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.
3. SCORED JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.

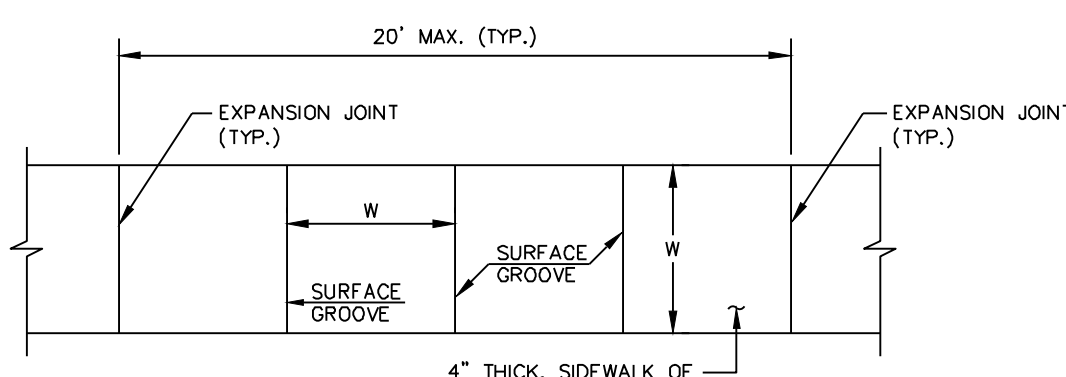
DEP. CONCRETE & VERTICAL CURB PER ESSEX COUNTY
NOT TO SCALE



ESSEX CTY. SIDEWALK/DRIVEWAY APRON
NOT TO SCALE



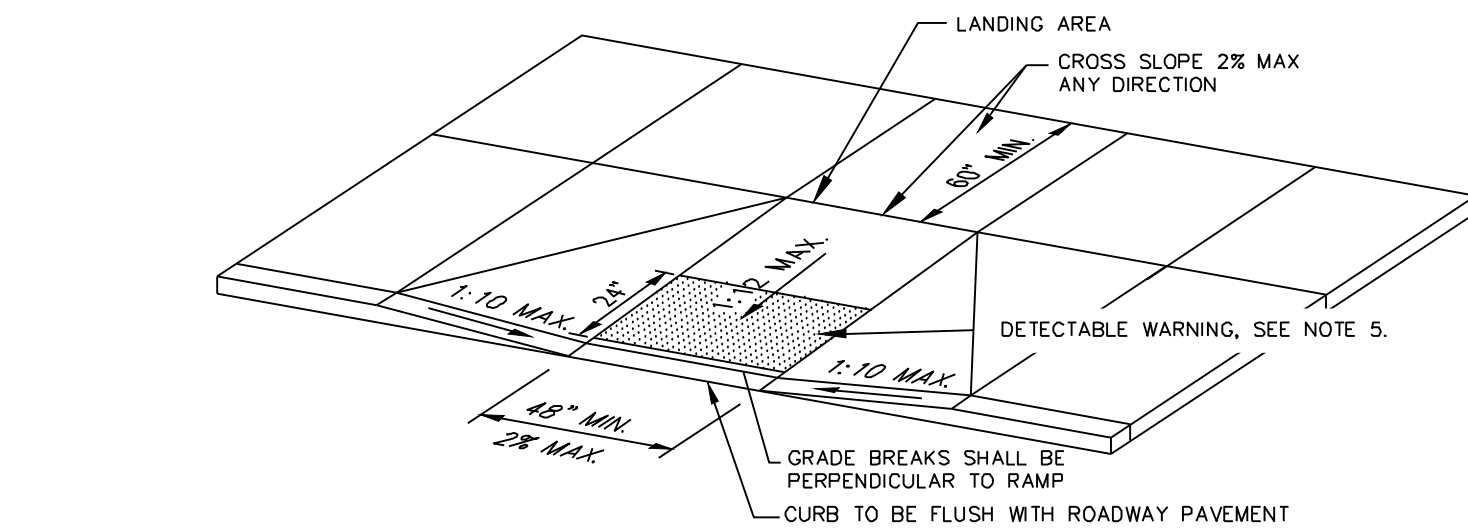
ASPHALT PAVEMENT SECTION (ON COUNTY ROAD)
N.T.S.



NOTES:

1. 4" CLEAN STONE SUBBASE SHALL BE COMPACTED TO A FIRM AND EVEN SURFACE TO THE SATISFACTION OF THE ENGINEER.
2. ALL CONCRETE SHALL BE AIR-ENTRAINED AND CONTAIN AN AIR CONTENT OF 6% ±1.5%.
3. CONCRETE SHALL BE STRUCK OFF WITH A TRANSVERSE TEMPLATE AND FINISHED WITH FLOATS AND STRAIGHTENEDS UNTIL A SMOOTH SURFACE HAS BEEN OBTAINED.
4. THE SURFACE SHALL BE FINISHED WITH A WOODEN FLOAT AND BRUSHED PERPENDICULAR TO PATH WITH A WET, SOFT-HAIRED BRUSH.
5. ALL EDGES SHALL BE FINISHED AND ROUNDED WITH AN EDGING TOOL HAVING A RADIUS OF 1/4 INCH.
6. PREFORMED EXPANSION JOINT FILLER, 1/4" INCH THICK, SHALL BE FORMED AROUND ALL APPURTENANCES, SUCH AS MANHOLES AND UTILITY POLES, EXTENDING INTO OR THROUGH THE CONCRETE.
7. THE SURFACE OF THE CONCRETE SHALL BE SO FINISHED AS TO DRAIN COMPLETELY AT ALL TIMES.

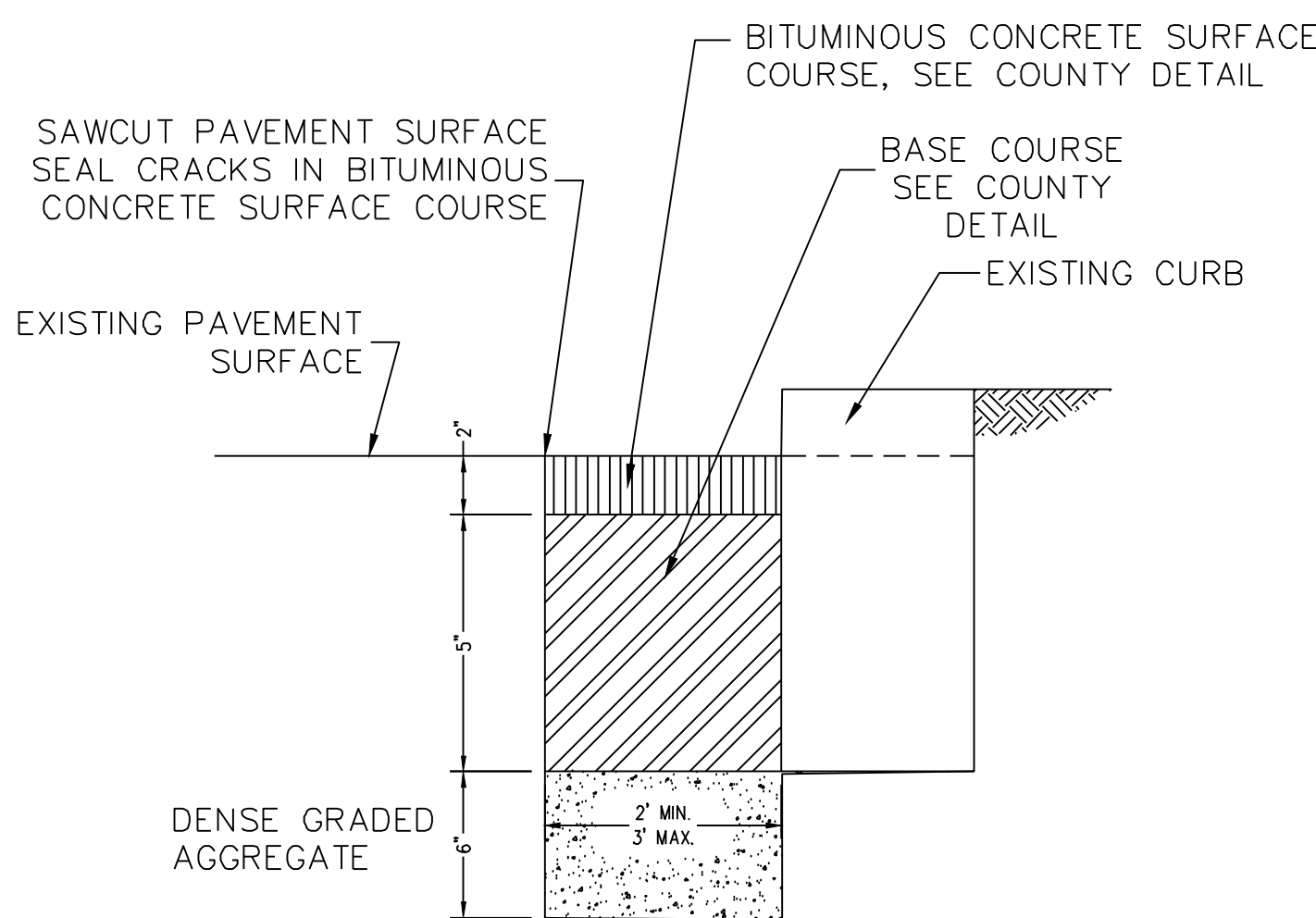
CONCRETE SIDEWALK
N.T.S.



CURB RAMP NOTES:

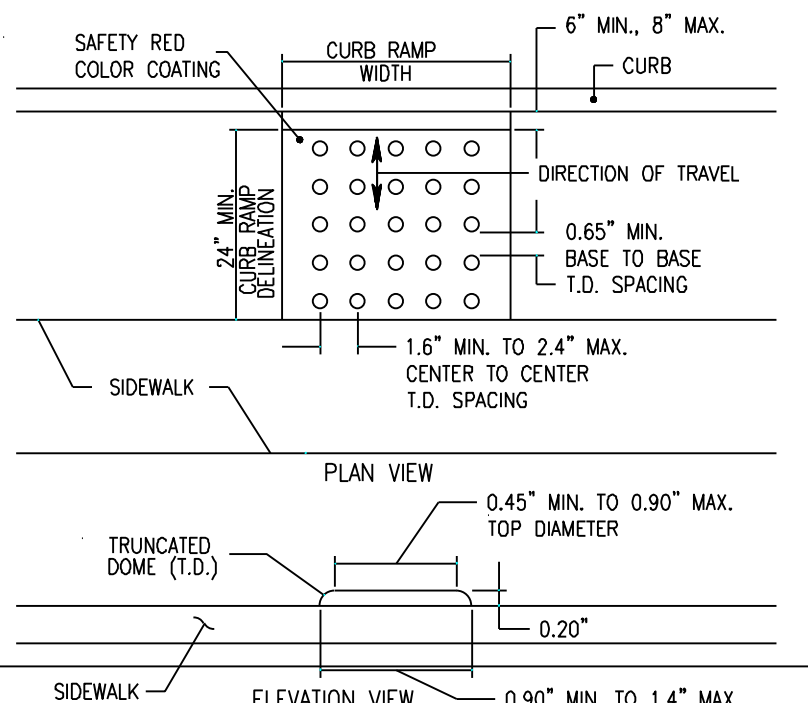
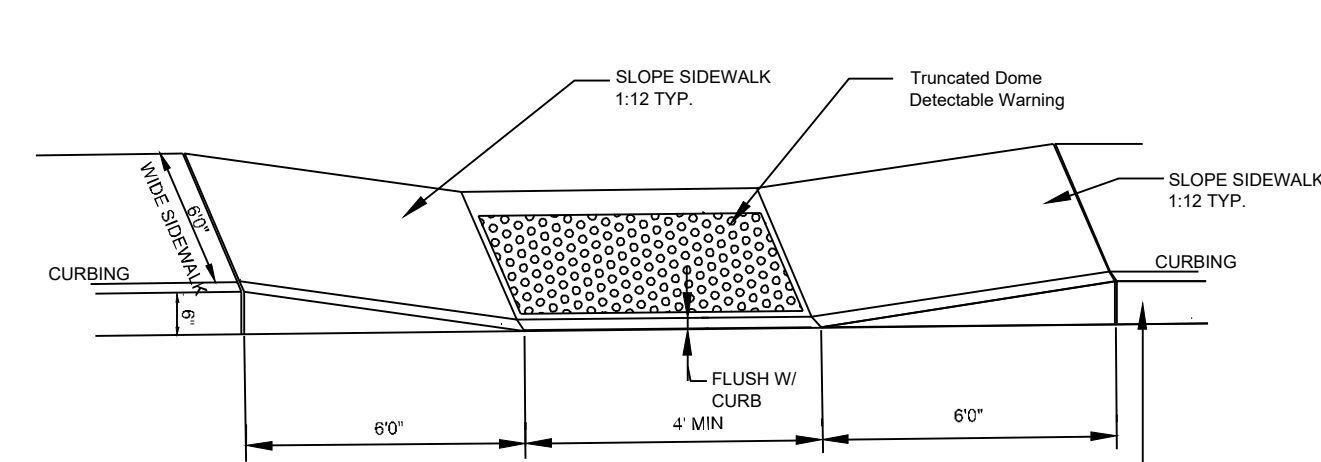
1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
2. CURB (DROPPED CURB) GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4' AT ALL CURB RAMP.
3. IF CURB IS GRANITE BLOCK, OMIT THE BLOCK WITHIN THE FLUSH AREA AND FORM WITH CONCRETE ONLY. RAMP MAY BE POURED MONOLITHICALLY WITH THE CURB.
4. RAMP LENGTH IS AS REQUIRED TO NOT EXCEED MAX SLOPE AND SHALL BE VERIFIED IN FIELD. IF THESE PLANS DO NOT INCLUDE SPOT ELEVATIONS AT TOPS AND BOTTOMS OF RAMP, THEN THEY ARE PERMIT LEVEL OR PRELIMINARY PLANS AND HAVE NOT BEEN RELEASED FOR CONSTRUCTION. THE RAMP DRAWN IN PLAN VIEW ON PERMIT LEVEL OR PRELIMINARY PLANS MAY BE SCHEMATIC TO INDICATE TYPE OF RAMP AND MAY NOT INDICATE ACTUAL LENGTH.
5. FOR RAMP IN THE PUBLIC ROW OR WHERE INDICATED ON THE PLAN, SHADED AREA SHALL HAVE DETECTABLE WARNING THE FULL WIDTH OF THE RAMP AND FULL WIDTH OF FLUSH CURB. DETECTABLE WARNING SHALL BE 24" MIN IN DIRECTION OF TRAVEL. ALL DETECTABLE WARNING SURFACES SHALL BE EMBEDDED IN THE CONCRETE AND PLACED WITHIN 2" OF THE BACK OF CURB.

HANDICAP CURB RAMP DETAILS
NOT TO SCALE



NOTE:
USE THIS DETAIL FOR INSTALLING NEW
CONCRETE VERTICAL CURB

PAVEMENT STRIP TREATMENT
NOT TO SCALE

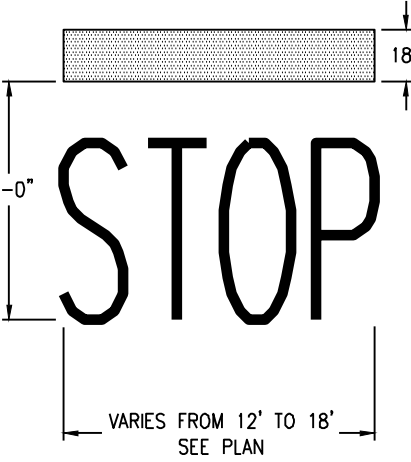


DETECTABLE WARNING SURFACE
N.T.S.

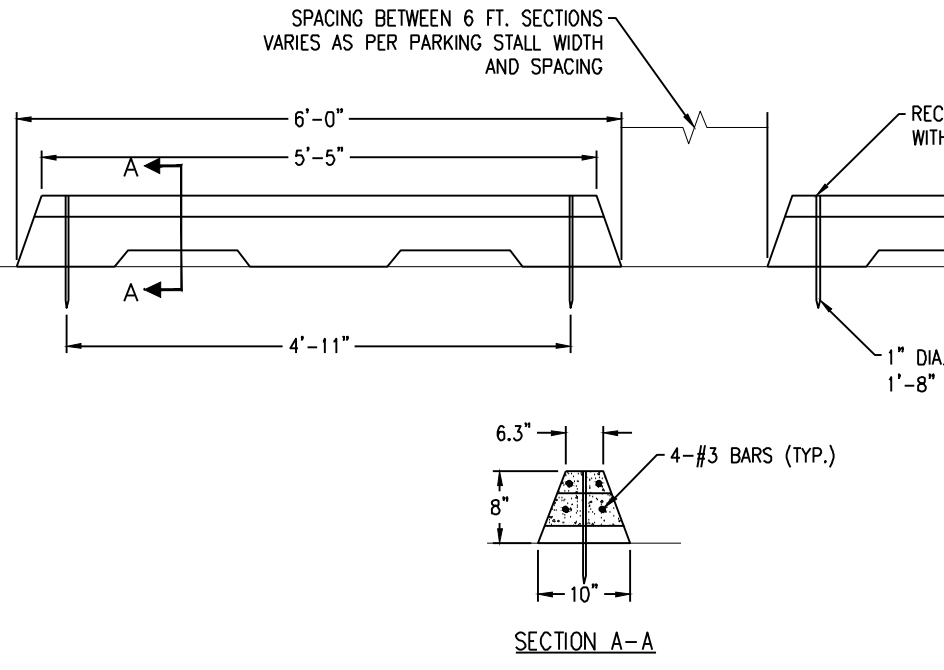
NOTES:

1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE TRAFFIC FLOW ARROWS SHALL BE PAINTED REFLECTIVE YELLOW.

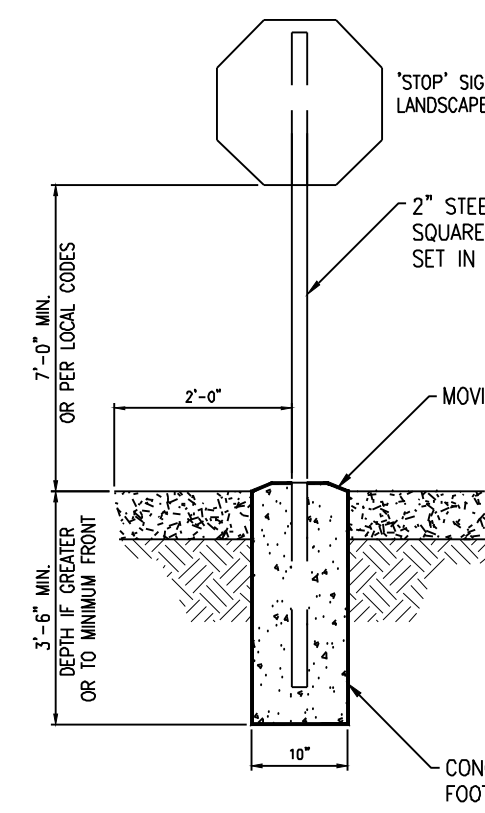
TRAFFIC FLOW ARROWS
N.T.S.



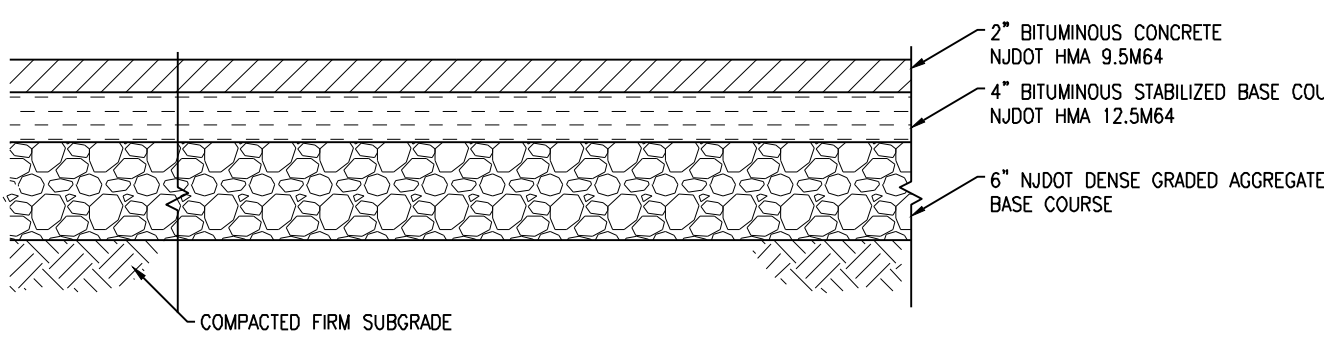
STOP BAR DETAIL
N.T.S.



PRECAST CONCRETE WHEEL STOP
N.T.S.



TRAFFIC SIGN MOUNTING
DETAIL
N.T.S.



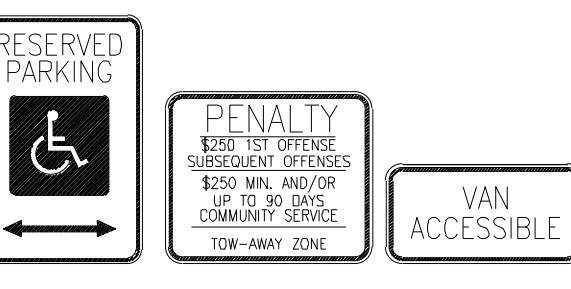
PEDESTRIAN CROSSWALK DETAIL
N.T.S.

SIGN LEGEND AND DETAILS			
QJAN.	USDOT FHA DESIGNATION	SIGN DETAIL	
2	R1-1		
1	R3-2		

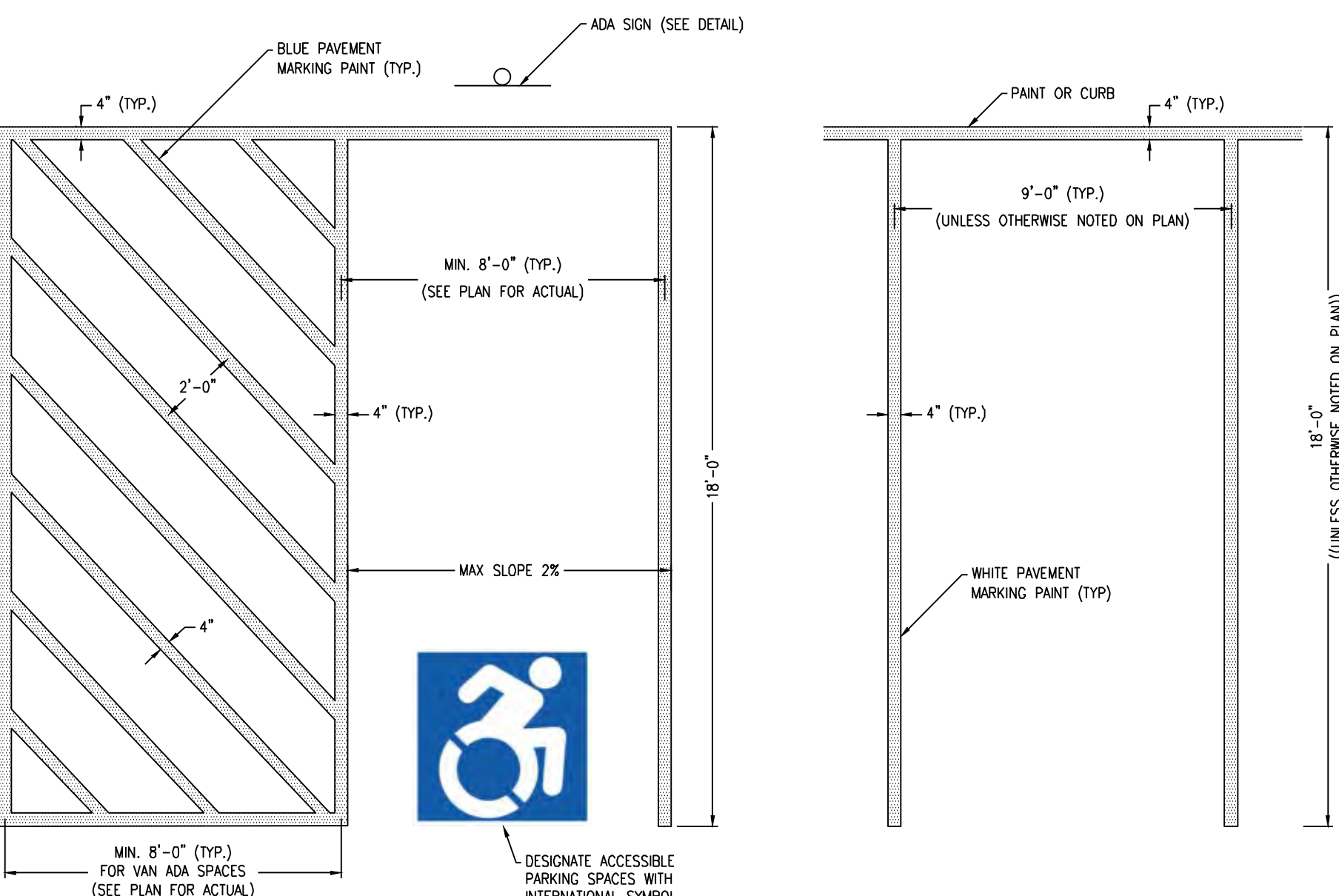
SIGN NOTES:

1. ALL SIGNS SHALL CONFORM TO THE MANUAL ON TRAFFIC CONTROL DEVICES.
2. SIGNS, SIGN POSTS AND THEIR FOUNDATIONS AND SIGN MOUNTING SHALL BE SO CONSTRUCTED AS TO HOLD SIGNS IN A PROPER AND PERMANENT POSITION, TO RESIST SWAYING IN THE WIND OR DISPLACEMENT BY VANDALISM.
3. REFER TO MOUNTING DETAILS FOR HEIGHTS. ALL SIGNS SHALL BE MEASURED FROM PAVEMENT OR GROUND TO BOTTOM OF SIGN.

ASPHALT PAVEMENT SECTION (ON-SITE)
N.T.S.



SIGN MOUNTING DETAIL
N.T.S.



ADA PARKING SPACE STRIPING
N.T.S.

STANDARD PARKING SPACE STRIPING
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. 24G025033000

ISSUE			
NO.	DATE	DESCRIPTION	INT.
1	11-3-2025	INITIAL SUBMISSION TO TWP.	AF
2	01-29-2026	SUBMISSION TO TWP.	AF

REVISION			
NO.	DATE	DESCRIPTION	INT.
1	01-26-2026	PER TWP. REVIEW MEMOS	AF

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
BLUEN CHEN, PE
SHANNON CROWDHOVER, PE
THOMAS DAFINOSKA, PE
ANDRÉ E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARDO F. GERMANO, PE
JONATHAN KURYBA, AIA
KAROLINA PODKONOWNICZ, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL SCHWENGER, 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:
GOMESGR24-223 AS NOTED
Drawn By: AF Approved By: AF
Drawing Name:

CONSTRUCTION DETAILS

Drawing Number:

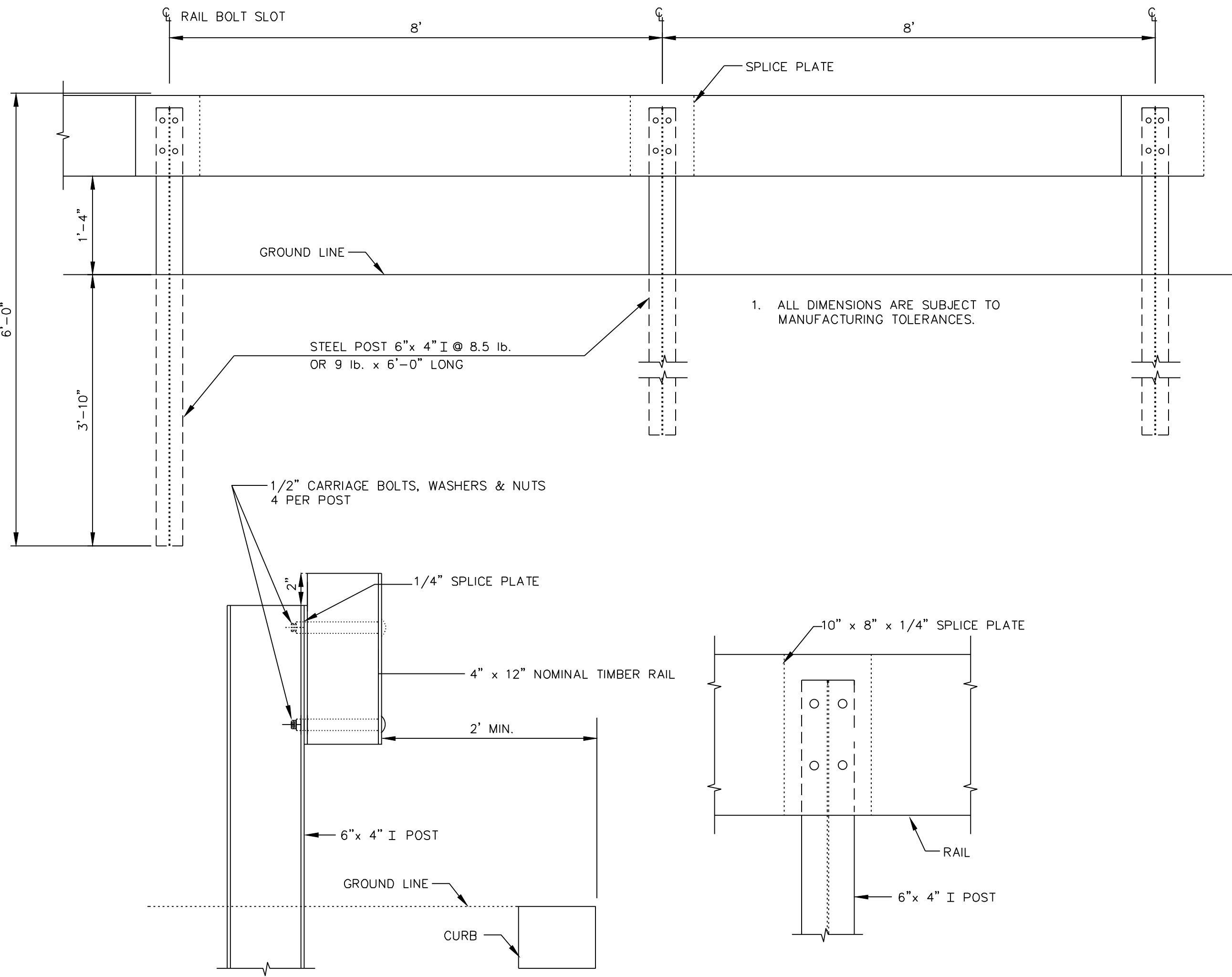
C-900

11 OF 16

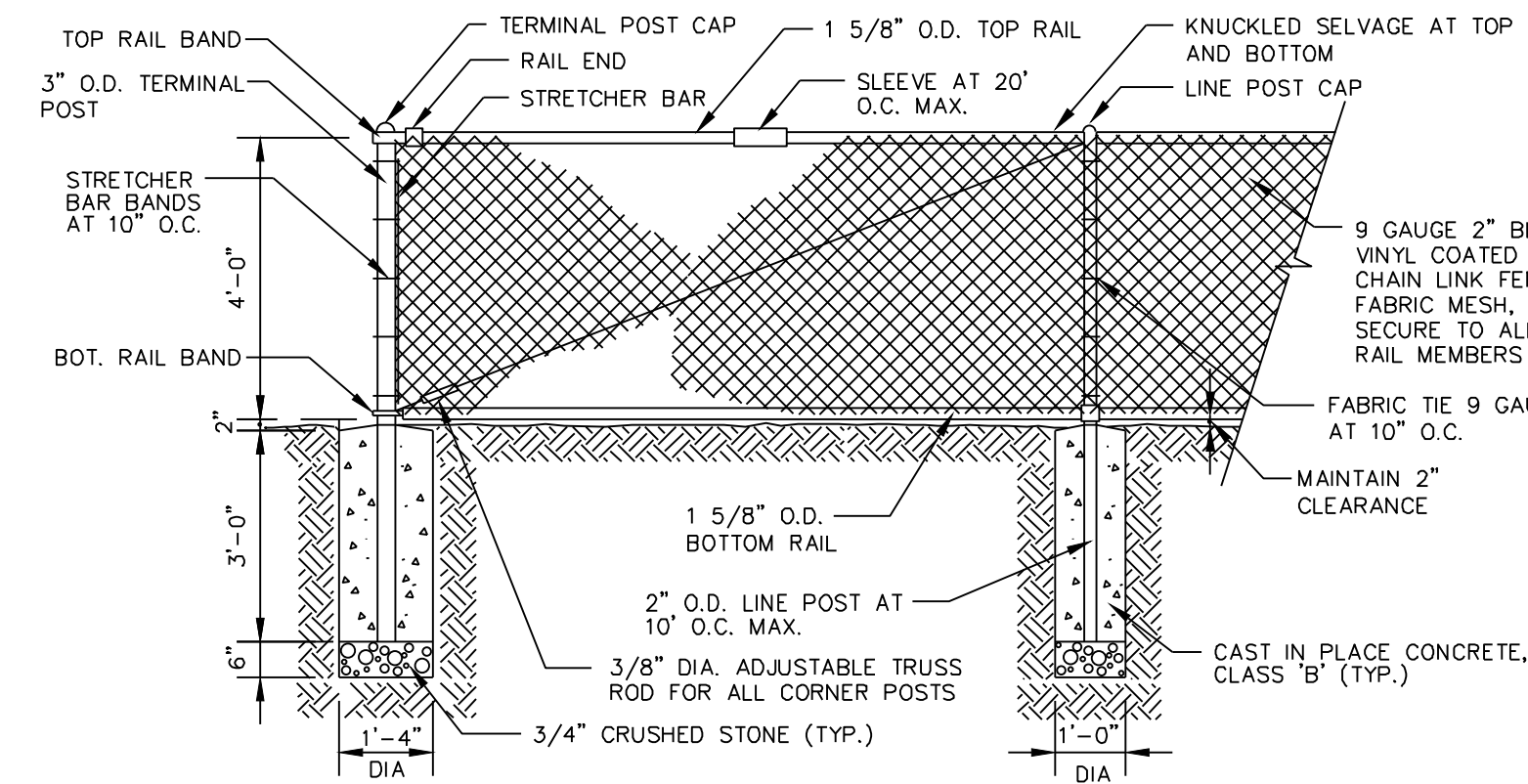
Initial Date: OCTOBER 22, 2025

ENGINEER OF RECORD

ANTHONY FACCHINO, PE, PLS
N.J. Lic. 24G025033000



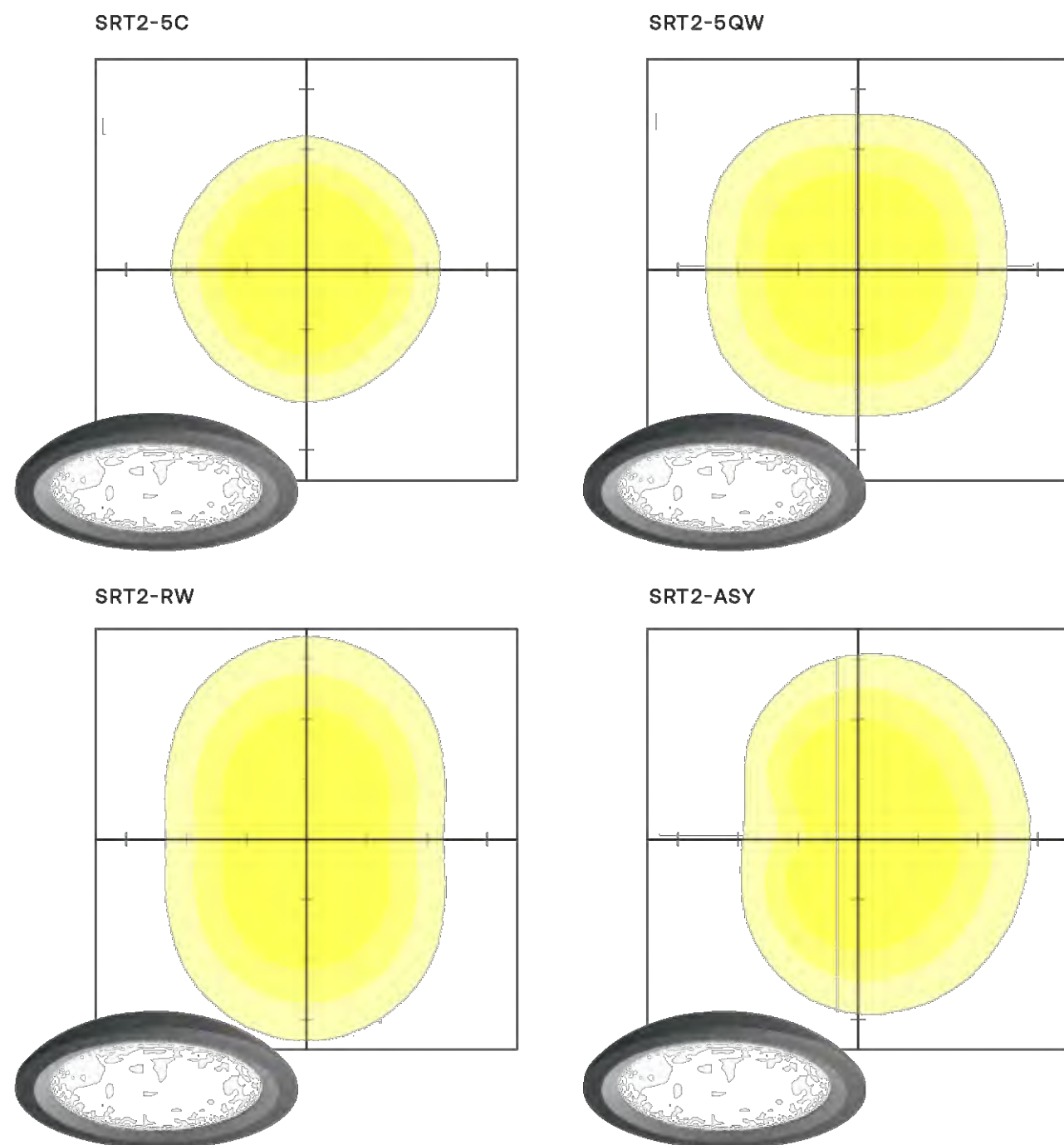
TIMBER BEAM GUIDE RAIL
N.T.S.



CHAIN LINK FENCE-BLACK VINYL COATED
SCALE: NTS

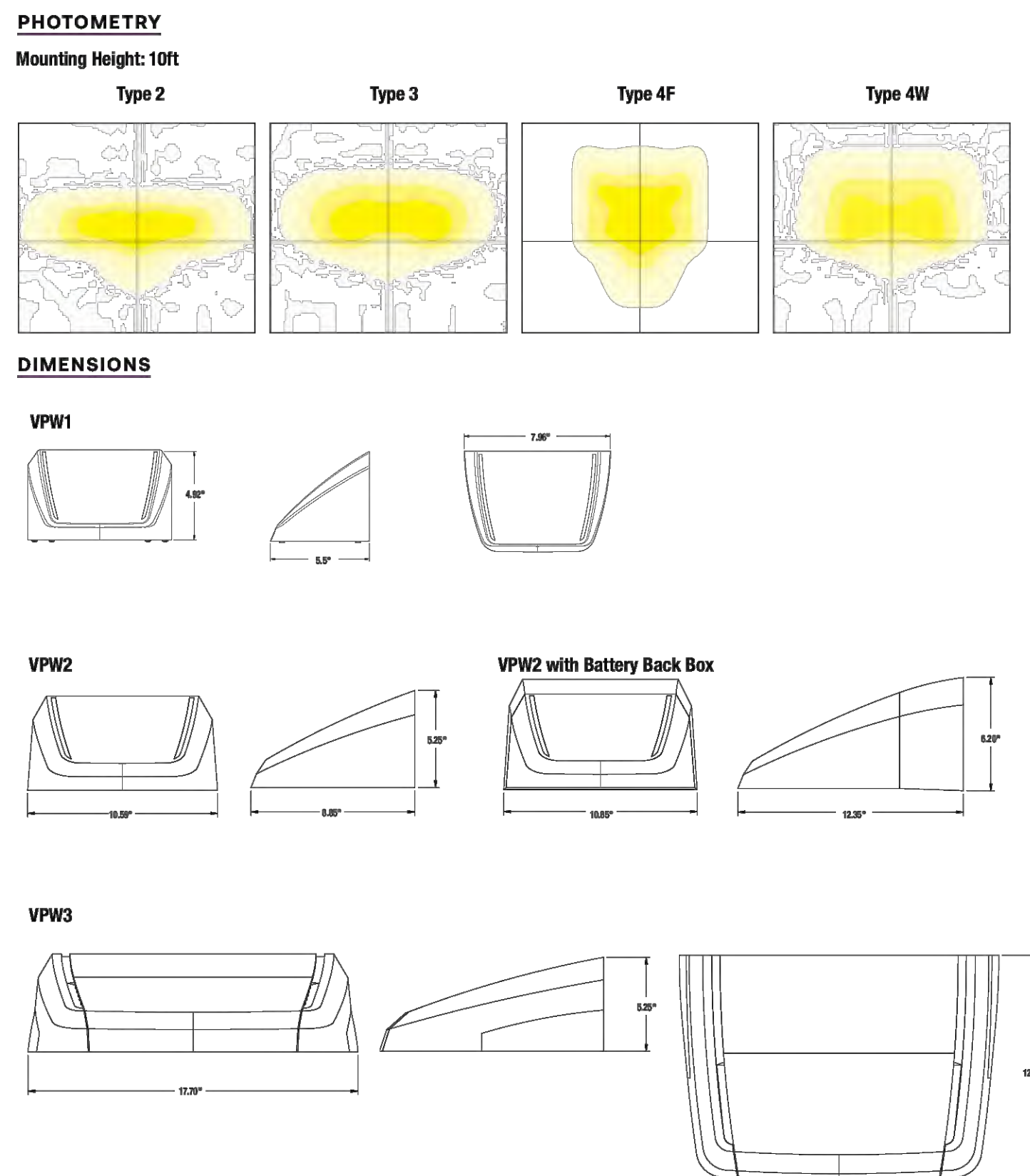
BEACON
SRT2 EDGE-LIT
CEILING/SURFACE/GARAGE/WALL/CANOPY
PHOTOMETRY

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____



BEACON
VIPER Wall
VPW1/VPW2/VPW3 LED WALLPACK
PHOTOMETRY

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____



CT4000 Level 2 Commercial Charging Station

Specifications and Ordering Information

Ordering Information

Specify model number followed by the applicable code(s).
The order code sequence is: **Model-Options. Software, Services**
and **Misc** are ordered as separate line items.

Hardware

Description	Order Code
Model	1830 mm (6 ft) Single Port Bollard Mount 1830 mm (6 ft) Dual Port Bollard Mount 1830 mm (6 ft) Single Port Wall Mount 1830 mm (6 ft) Dual Port Wall Mount 2440 mm (8 ft) Dual Port Bollard Mount 2440 mm (8 ft) Dual Port Wall Mount
Included	Integral Modern - North America -GW1
Misc.	Power Management Kit Bollard Concrete Mounting Kit
	CT4001-GW1 CT4002-GW1 CT4003-GW1 CT4003-GW1 CT4025-GW1 CT4025-GW1
	CT4000-PMGMT CT4001-CCM

Note: All CT4000 stations include Integral Modern -GW1.

Software & Services

Description	Order Code
ChargePoint Commercial Service Plan	CPCLD-COMMERCIAL-n
ChargePoint Enterprise Plan	CPCLD-ENTERPRISE-n
ChargePoint Assure	CT4000-ASSURE-n
Station Activation and Configuration	CPUSUPPORT-ACTIVE
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID

Note: All CT4000 stations require a network service plan per port.
*Substitute n for desired years (1, 2, 3, 4, or 5 years).

Order Code Examples

If ordering this:	the order code is:
1830 mm (6 ft) Dual Port Bollard Networked Station with Concrete Mounting Kit	CT4002-GW1 CT4001-CCM
ChargePoint Commercial Service Plan, 3 Year Subscription	CPCLD-COMMERCIAL-3
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID
3 Years of Assure Coverage	CT4000-ASSURE-3
1830 mm (6 ft) Single Port Wall Mount Networked Station	CT4003-GW1
ChargePoint Commercial Service Plan, 5 Year Subscription	CPCLD-COMMERCIAL-5
5 Years of Assure Coverage	CT4000-ASSURE-5
Station Activation and Configuration	CPUSUPPORT-ACTIVE



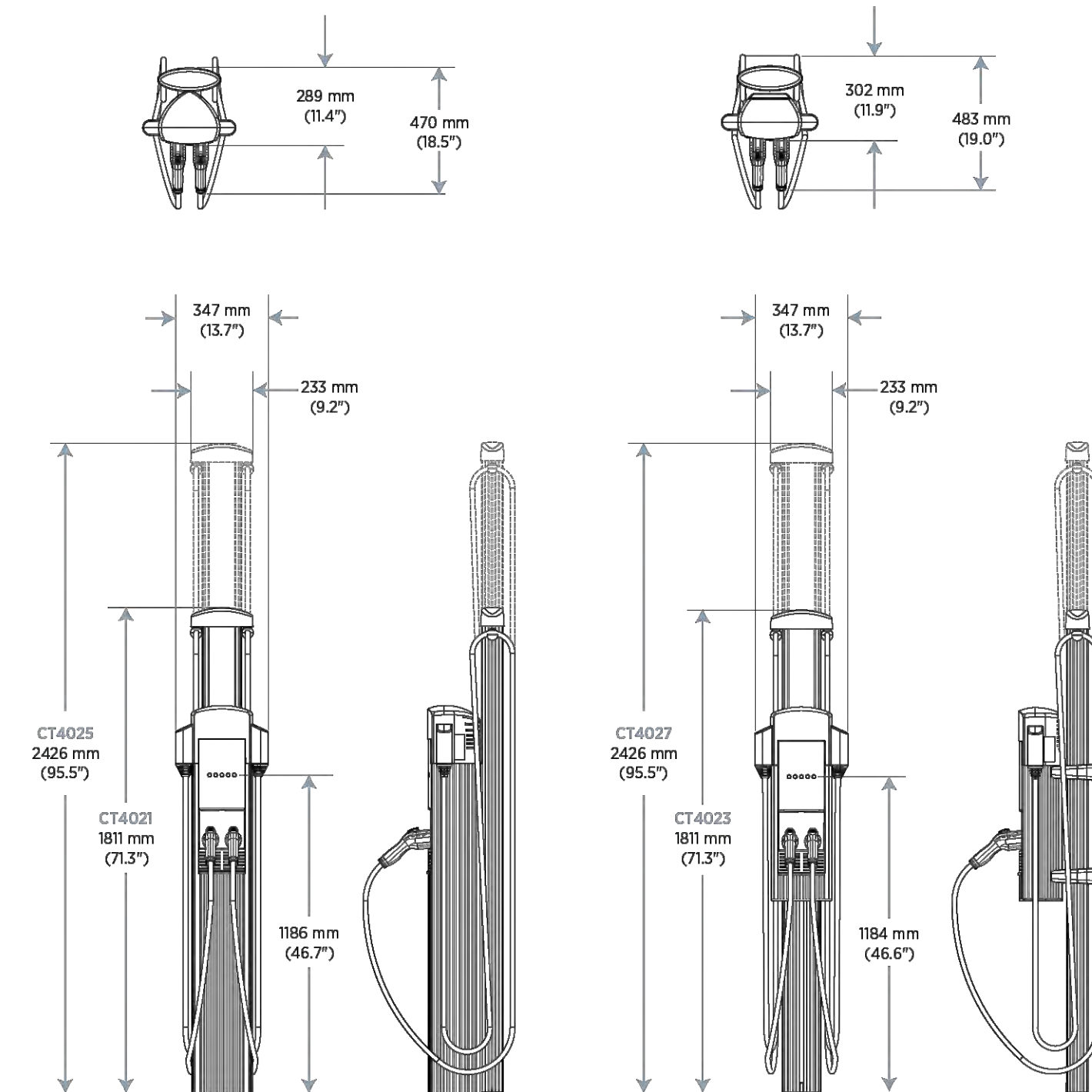
CT4001
The First ENERGY STAR®
Certified EV Charger

ELECTRIC VEHICLE CHARGING STATION
NOT TO SCALE

ChargePoint CT4000 Family

CT4001 1830 mm (6')
CT4002 2440 mm (8')
Bollard

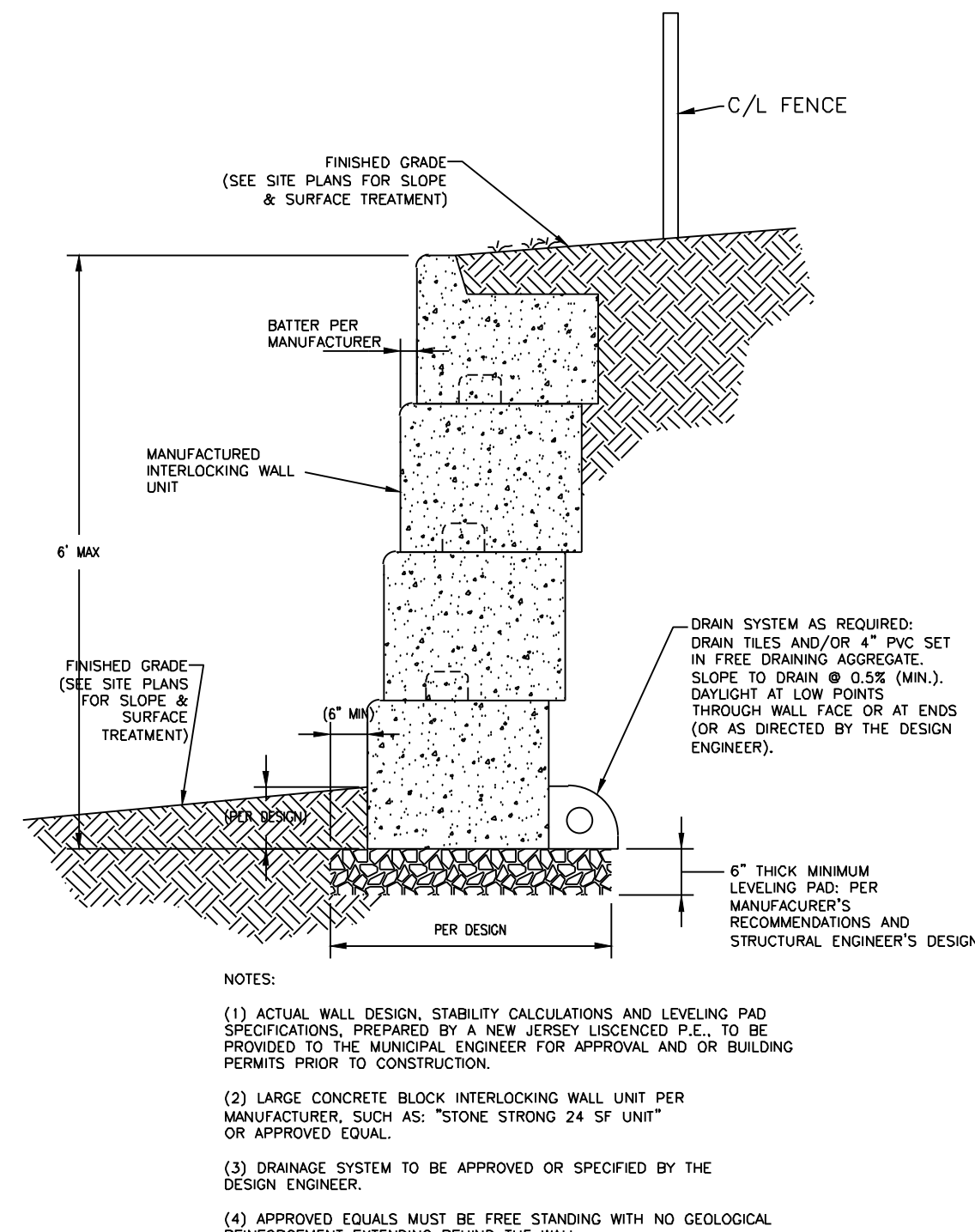
CT4003 1830 mm (6')
CT4004 2440 mm (8')
Wall Mount



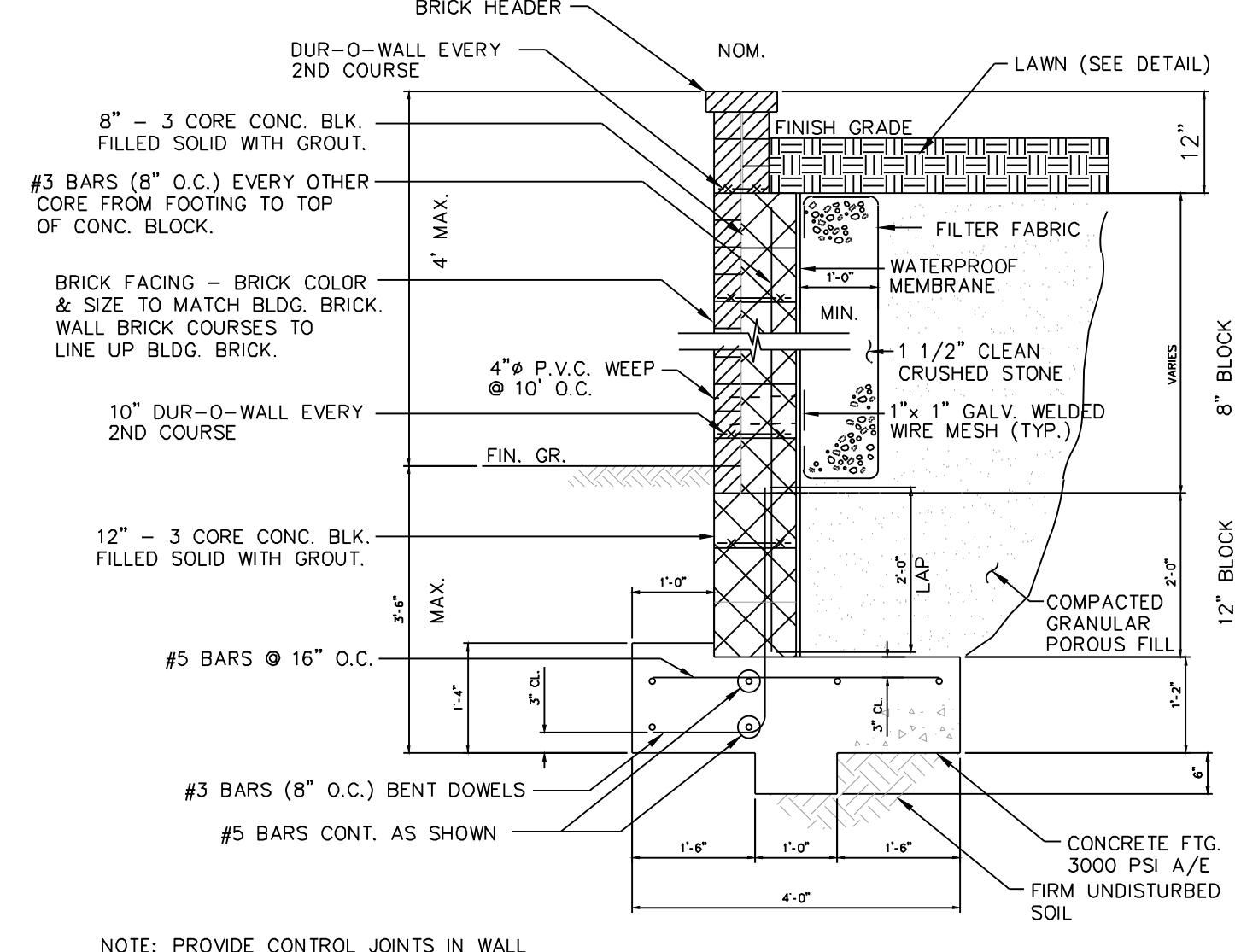
2 chargepoint.com



'ELECTRIC VEHICLE
CHARGING STATION' SIGN
N.T.S.



LARGE CONCRETE BLOCK GRAVITY RETAINING WALL
N.T.S.



BLOCK RETAINING WALL



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. 24G02503000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	11-3-2025	INITIAL SUBMISSION TO TWP.	AF
2	01-29-2026	SUBMISSION TO TWP.	AF

REVISION

NO.	DATE	DESCRIPTION	INT.
1	01-26-2026	PER TWP. REVIEW MEMOS	AF

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARRERAS, RA
JEREMY D. BOYER, AIA
ANDRZEJ B. BRODZOWSKI, PE
BLUEN CHEN, PE
SHANNON CROWTHER, PE
THOMAS DAFINOSKA, PE
ANDRE E. DEBI, PE
ANTHONY FAGGIANO, PE, PLS, PP
GERARDO F. GEMARDO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKONCZNY, AIA
RENATA MALDONADO 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:
GOMESGR24-223 AS NOTED
Drawn By: **AF** Approved By: **AF**
Drawing Name:

CONSTRUCTION DETAILS

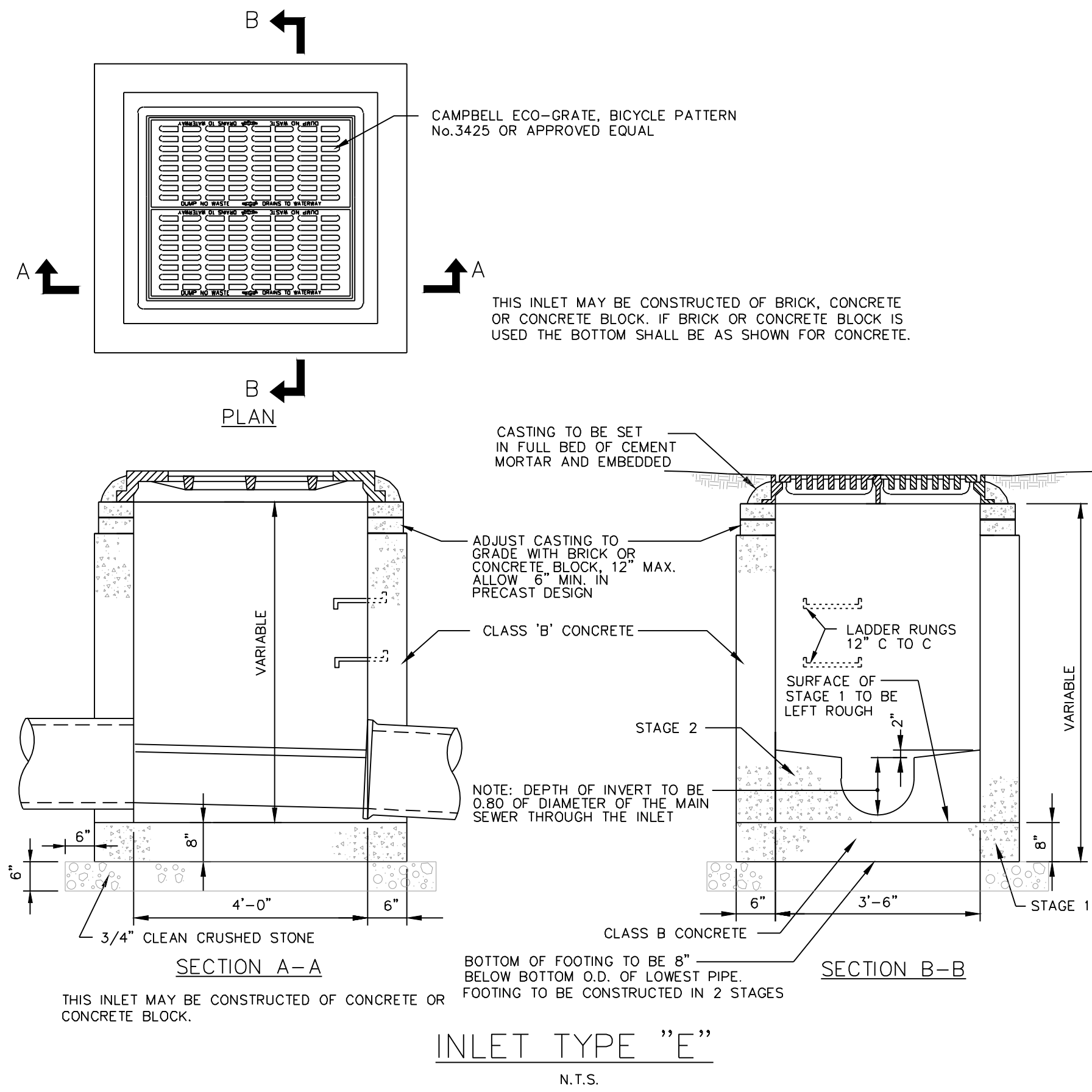
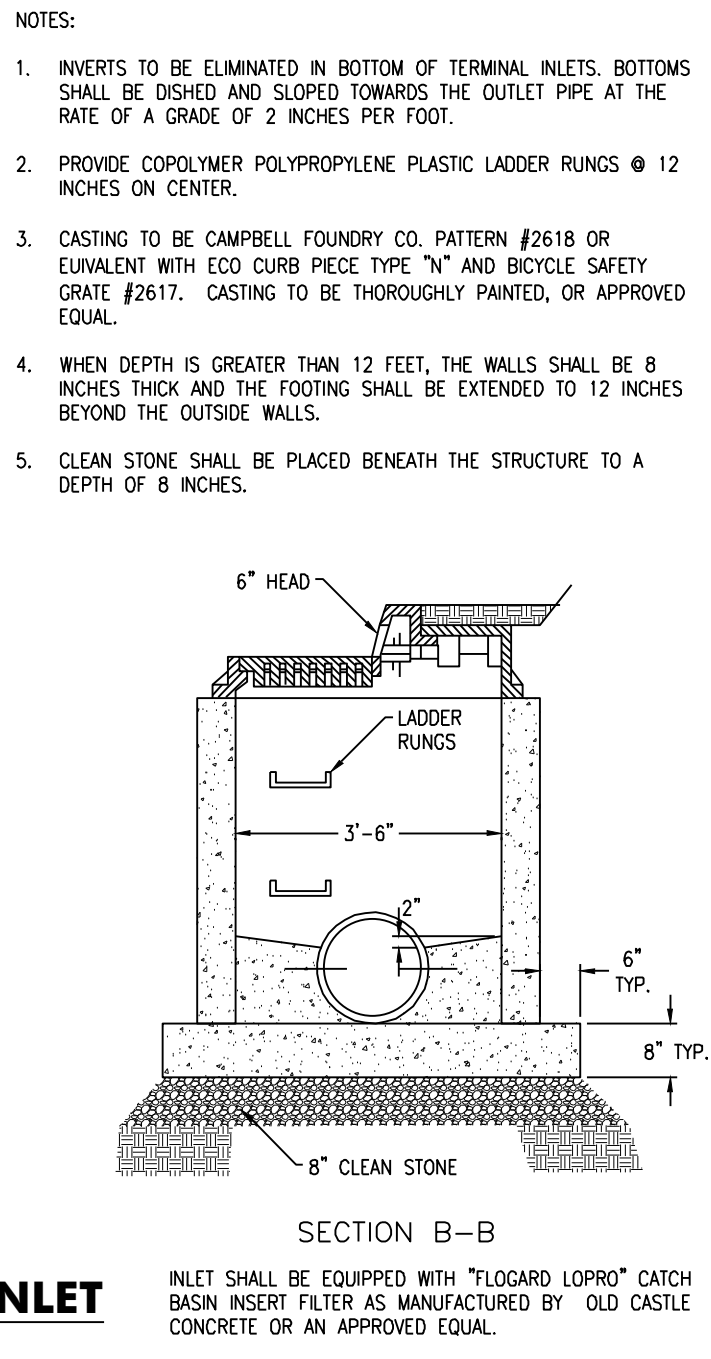
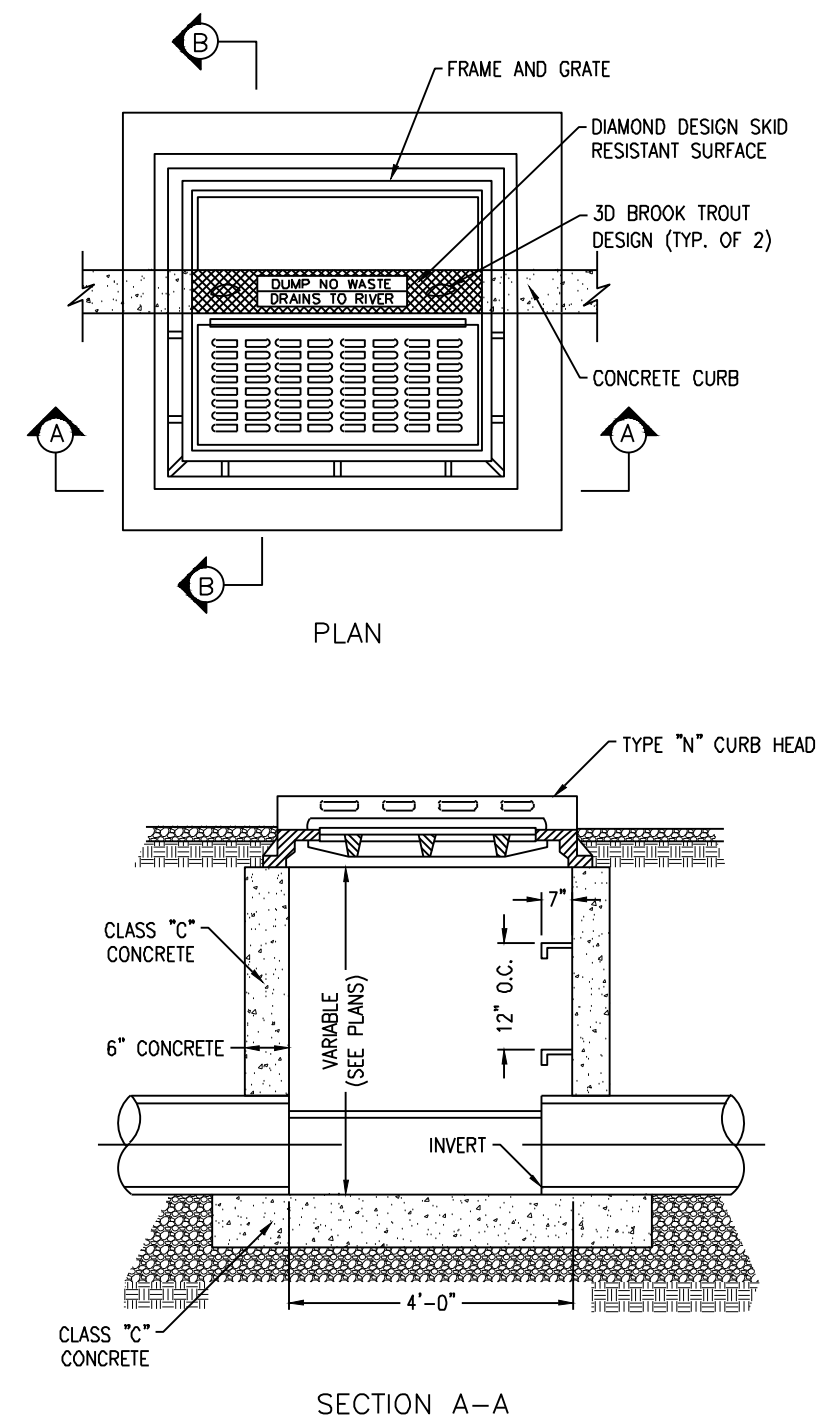
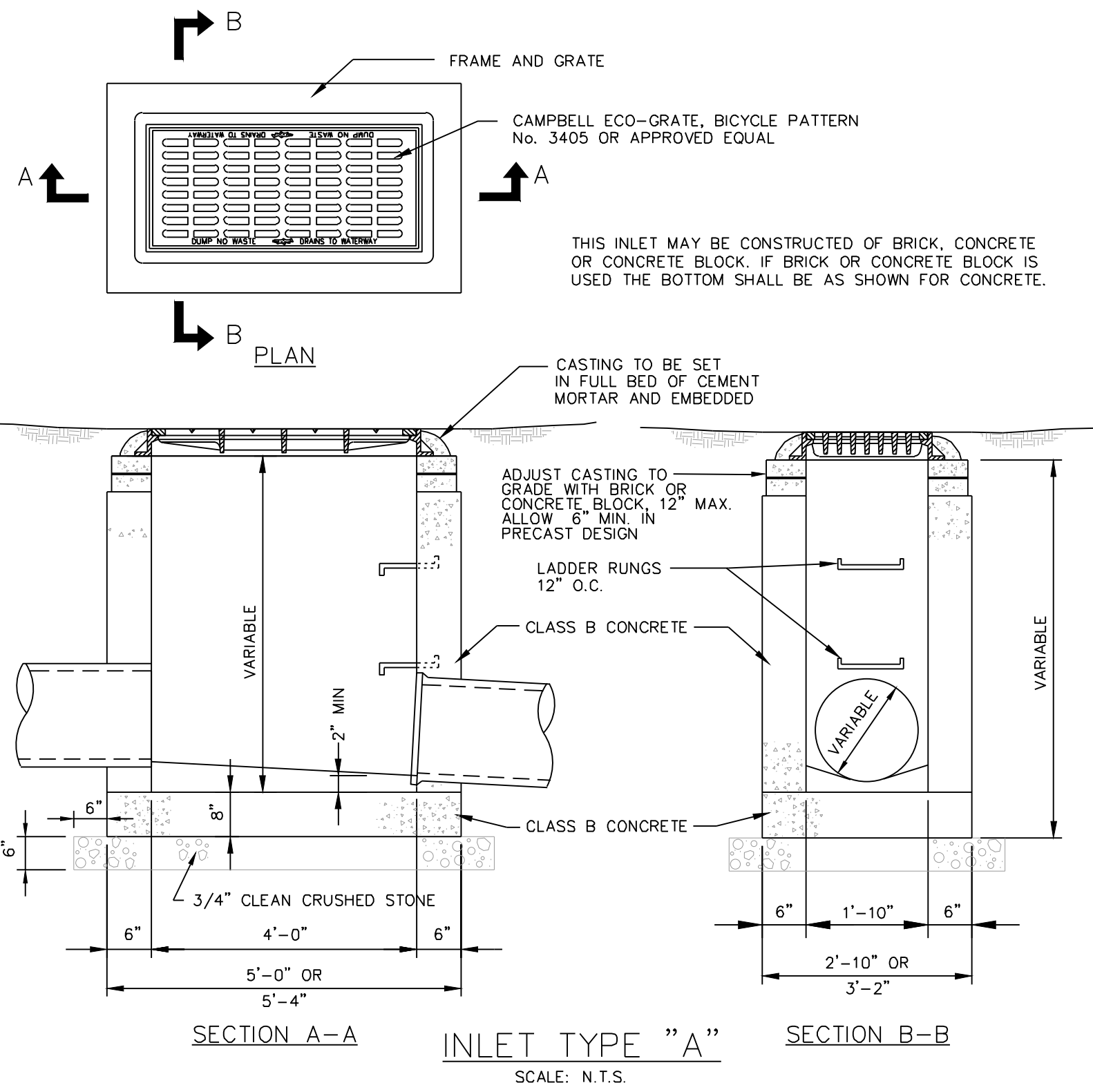
Drawing Number:

C-901
12 OF 16

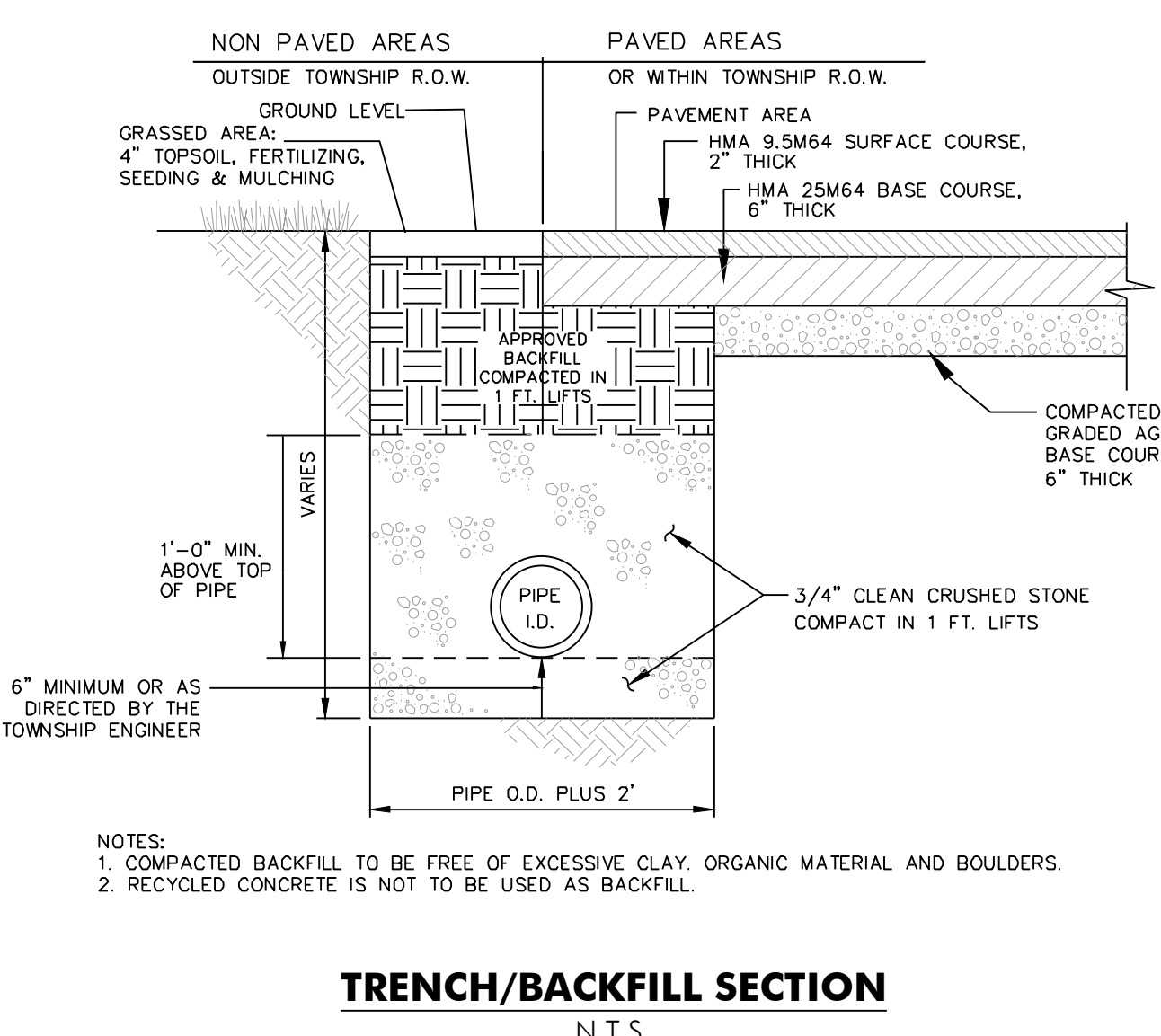
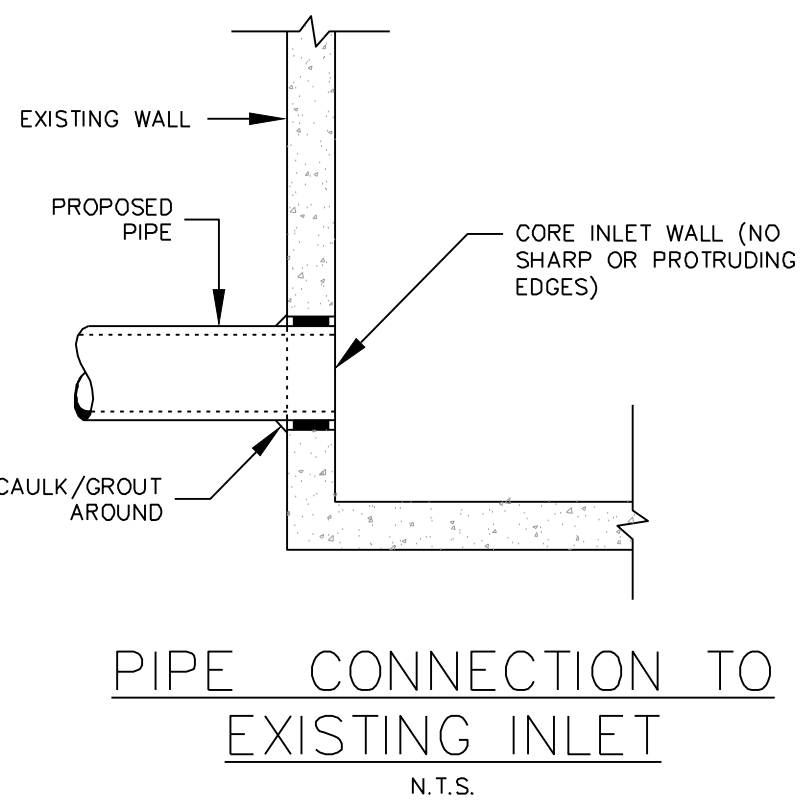
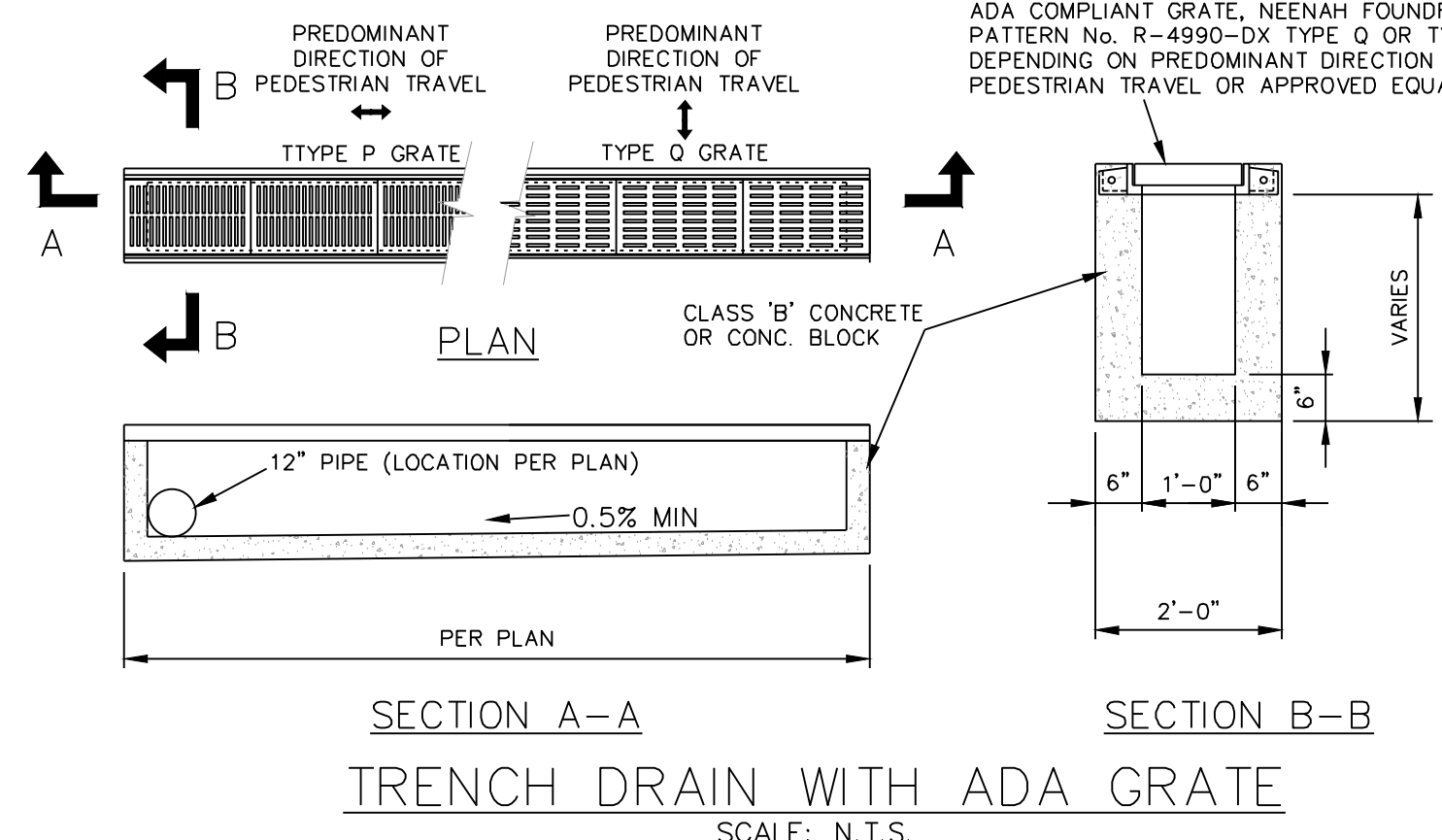
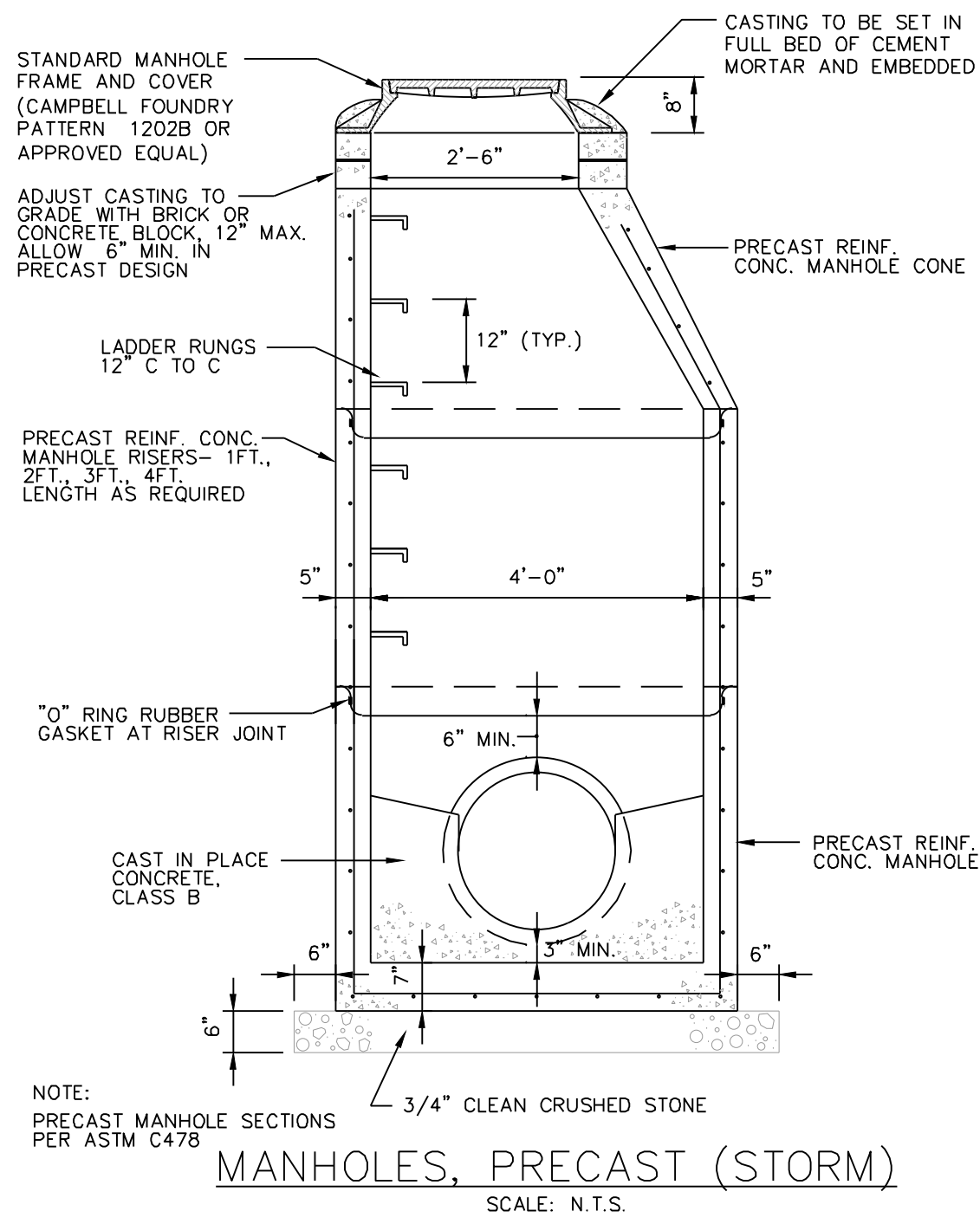
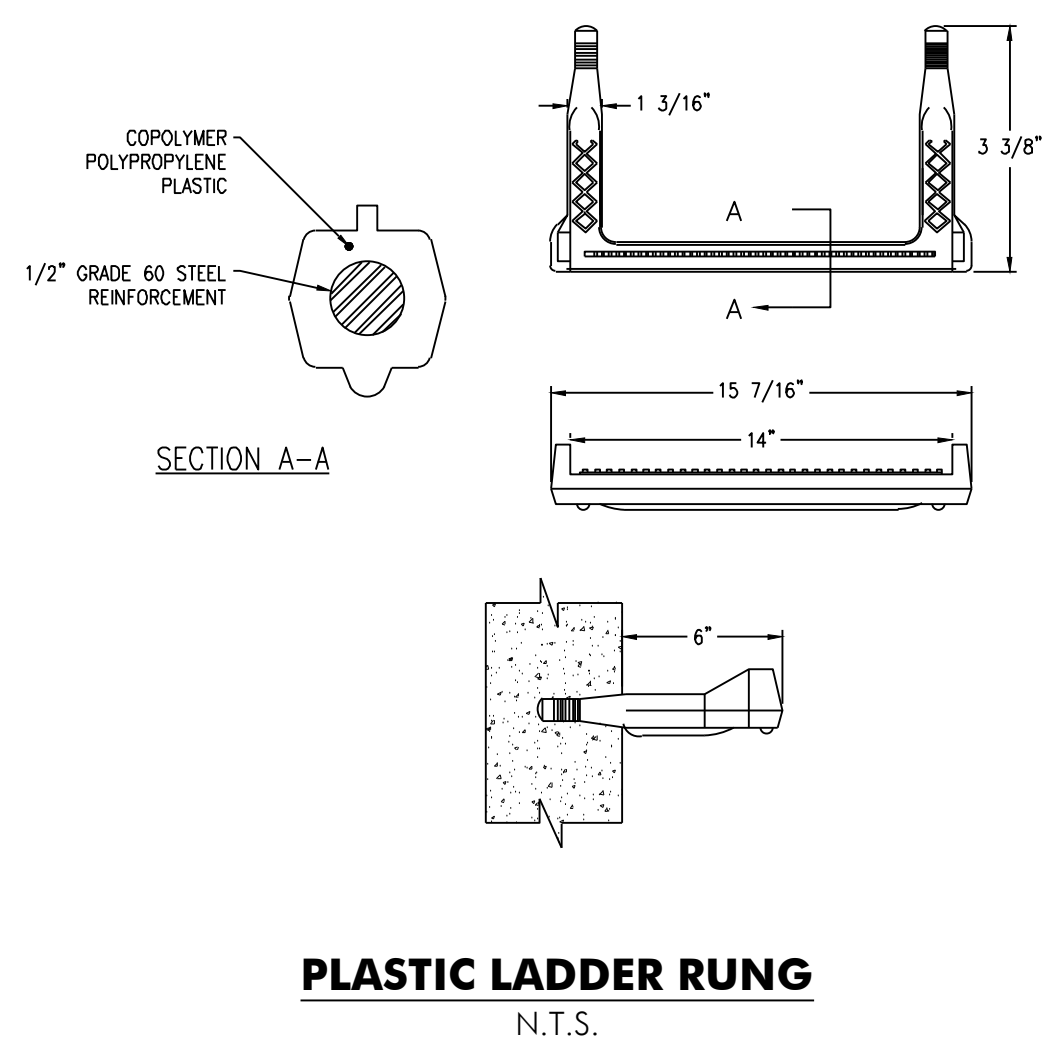
Initial Date: OCTOBER 22, 2025

ENGINEER OF RECORD

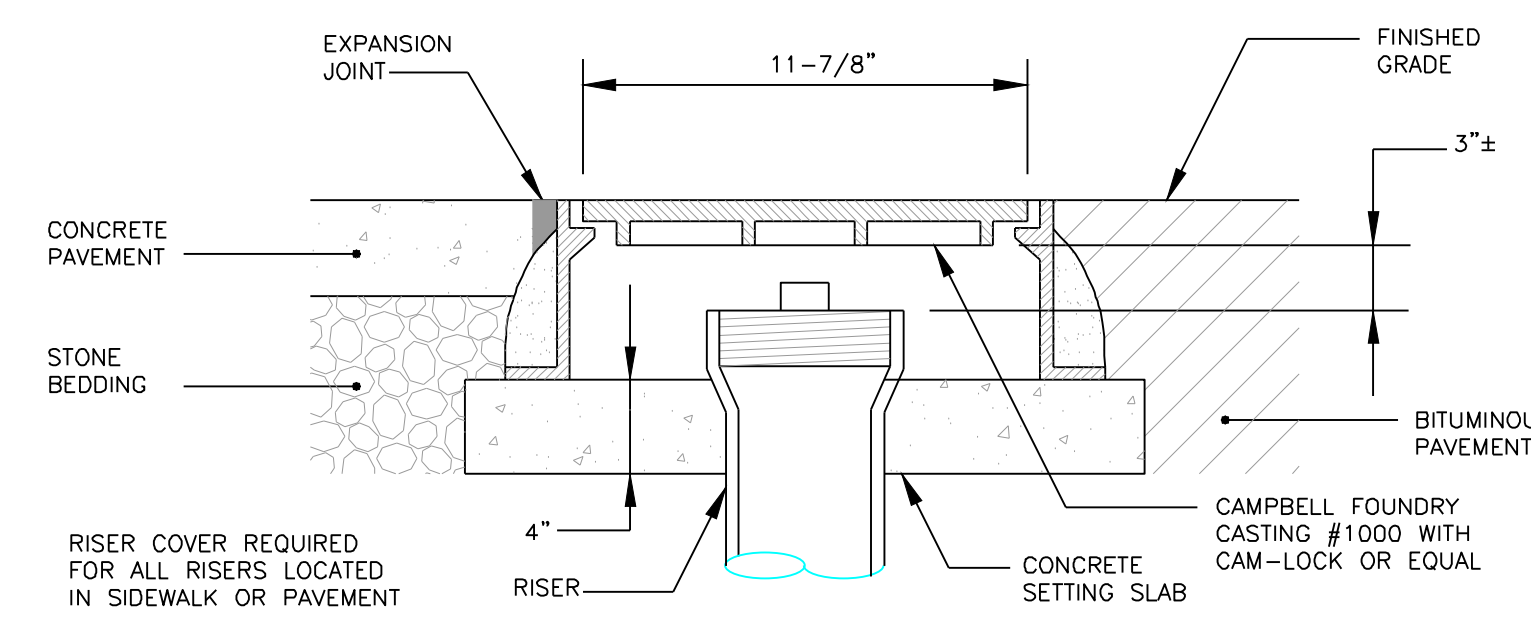
Anthony Faggiano
ANTHONY FAGGIANO, PE, PLS
NJ Lic. 2408025500



- CORRELLING OF INLET WALLS WILL BE PERMITTED AT THE RATE OF 1/2" PER 8" OF HEIGHT OF WALL; MAXIMUM CORREL 6" PER WALL.
 - WHEN THE ITEM MANHOLES, INLETS AND CATCH BASINS, ADDITIONAL DEPTH, IS SCHEDULED IN THE PROPOSAL AND THE DEPTH OF A STRUCTURE EXCEEDS 10' AS MEASURED FROM TOP OF COVER OR GRATE TO INVERT OF DRAINAGE STRUCTURE, THE WALLS OF THE STRUCTURE BELOW A DEPTH OF 8' SHALL BE 12" THICK, AND THE OVERALL HORIZONTAL DIMENSIONS OF FOUNDATIONS SHALL BE INCREASED 12", AND EXCEPT IN ROCK THE DEPTH INCREASED TO 12".
 - EXCEPT FOR CATCH BASINS AND TYPE A INLETS, FOOTINGS AND INVERTS SHALL BE CONSTRUCTED IN TWO STAGES, AND THE BOTTOM OF THE FOOTINGS SHALL BE 8" BELOW THE OUTER WALL OF THE LOWEST PIPE IN INLETS AND 10" IN MANHOLES.
 - LADDER RUNGS OF PRECAST INLETS SHALL BE SPACED A MAXIMUM OF 18".
 - INLET FOUNDATIONS WHICH ARE PRECAST SHALL BE PLACED ON A 6" THICK BED OF COMPACTED COARSE AGGREGATE SIZE NO. 57. THE COARSE AGGREGATE SHALL EXTEND 6" BEYOND THE HORIZONTAL LIMITS OF THE INLET FOUNDATION.
 - CASTINGS FOR PRECAST INLETS AND MANHOLES SHALL BE ADJUSTED TO GRADE WITH COURSES OF BRICK, AS REQUIRED, 12" MAXIMUM. 6" MIN. SHALL BE ALLOWED FOR IN PRECAST DESIGN.
 - WHEN THE DEPTH OF A PRECAST INLET EXCEEDS 10' AS MEASURED FROM TOP OF GRATE TO INVERT, THE FOUNDATION SHALL BE INCREASED TO 12" WHEN ROCK IS ENCOUNTERED THE DEPTH OF THE FOUNDATION SHALL NOT BE INCREASED.
 - MINIMUM WALL REINFORCEMENT FOR PRECAST INLETS TYPE A, B, C, E, D-1 AND B MODIFIED.
- | DEPTH BELOW TOP OF GRATE | HORIZONTAL REINFORCEMENT | VERTICAL REINFORCEMENT | WALL THICKNESS |
|--------------------------|--------------------------|------------------------|----------------|
| 0' TO 10'-0" | #4 @ 10" C.C. | #4 @ 18" C.C. | 6" |
| 10'-1" TO 15'-0" | #4 @ 8" C.C. | #4 @ 18" C.C. | 6" |
| 15'-1" TO 20'-0" | #4 @ 6" C.C. | #4 @ 18" C.C. | 6" |
- REINFORCING SHOWN FOR PRECAST INLETS IS THE MINIMUM REQUIRED. ADDITIONAL REINFORCING FOR HANDLING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE ITEM OF RESET HEADS SHALL INCLUDE RAISING OR LOWERING THE HEAD CASTINGS OF INLETS AND CATCH BASINS, OR THE RAISING OF MANHOLE HEAD CASTINGS. FOR A MAXIMUM OF 12". ALL OTHER CHANGES IN POSITION OF HEAD CASTING SHALL BE CONSIDERED AS RECONSTRUCTED MANHOLES OR RECONSTRUCTED INLETS OR CATCH BASINS.
 - WHEN CURB PIECE HEIGHT SPECIFIED IS GREATER THAN CURB FACE HEIGHT, DEPRESS THE OUTER OF GRATE SO THAT THE TOP OF CURB PIECE IS AT THE SAME ELEVATION AS THE TOP OF CURB.



- TOWNSHIP NOTE PER MUNICIPAL CODE 20-1.5G**
- The permittee shall assume all responsibility and hold the Township harmless for any property damage or bodily injury which may occur as a result of the work performed from the time the work commences until the permanent restoration has been completed to the Engineer's satisfaction. The permittee shall immediately backfill the opening with an approved material in layers not exceeding one foot in thickness. This fill shall be brought to an elevation of eight inches below pavement surface. Compaction shall be obtained by use of plate tampers, small drum vibrators, or "jumping jack" hydraulic rammers. Hand compaction shall not be permitted except in the immediate area of the underground facility where hand compaction is permissible using as many strokes as necessary to obtain maximum density.
 - Once the excavation work area has been properly set out, and the backfill tamped and compacted, the permittee shall install no less than eight inches of bituminous stabilized base course (15M64 or 25M64 as designated by the Municipal Engineer) to the trench surface in two lifts compacting after each application. The roadway restoration for the roadway opening shall be full curb to curb roadway restoration. The permittee shall be required to excavate to the curb and evenly install eight inches of bituminous stabilized base course (15M64 or 25M64) spaced in two lifts to the entire area.
 - The partially restored pavement shall be allowed to settle for no less than 90 and no more than 180 days. If, at any time during the settlement period, the trench becomes unacceptable as determined by the Township Engineer or his representative, the permittee shall be notified of the condition requiring repair, and such repair shall be performed within 24 hours of such notification. If the repair is not made in the time specified, the Township may make the repair, and any costs thereof will be charged against the permittee's cash repair deposit and/or maintenance bond. At the end of the time of settlement required by the Township Engineer, an inspection will be made by the Engineer or his representative.
 - After the Township Engineer's inspection, the permittee shall be required to mill the excavation work area surface to a width equal to the width of the roadway with one foot wider on each side of the initial repair and install no less than two inches of bituminous concrete surface course (9.5M64 or 12.5M64 as designated by the Municipal Engineer). The permittee shall also be required to provide a lock coat on all existing bituminous and concrete surfaces and a hot poured, rubber asphalt joint sealer (per Section 914 of NDOT Standard Specifications for Roads and Bridges).
 - Unless authorized by the Township Engineer, any excavation less than 10 square yards shall require milling and restoration of the excavation work area extending a minimum of one foot beyond the edge of excavation to the nearest curb. Any excavation equal to or greater than 10 square yards shall require milling and restoration of the excavation work area extending from full curb to curb roadway restoration and extending a minimum of one foot beyond the outer edge of the excavation. If the excavation work area is within 100 feet or less of previous excavations occurring within one year of the subject excavation (by the same permittee along either side of the road), the permittee shall be required to mill and restore the roadway between the outermost excavations with full curb to curb roadway restoration.
 - The permittee shall be required to replace any facilities, including, but not limited to, curb, pavement, sidewalk, ice strips, etc., that are affected by the excavation and restoration work, at the permittee's expense. Such work shall be performed according to the Township's standards.
 - Non-paved areas. All grass or gravelled area or sidewalk areas disturbed within the Township right-of-way(s) shall be reconstructed, top dressed, seeded, and mulched within 14 days of completion of excavation. All concrete areas will be thoroughly compacted before restoration. These limits may be waived by the Engineer only when abnormal temperatures or inclement weather necessitates the same.
 - All work, including grassy areas, shall be guaranteed for a period of 60 months.



Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.

42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-4669
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. 240429533000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	11-3-2025	INITIAL SUBMISSION TO TWP.	AF
2	01-29-2026	SUBMISSION TO TWP.	AF

REVISION

NO.	DATE	DESCRIPTION	INT.
1	01-26-2026	PER TWP. REVIEW MEMOS	AF

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARREIRAS, RA
JEREMY D. BOYER, AIA
ANDREW B. BRODOZOWSKI, PE
RICHARD CHEN, PE
SHANNON CROWNOVER, PE
THOMAS DAFINOSKA, PE
ANDRE E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARDO F. GEMARDO, PE
JONATHAN KUYBIDA, 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
Project Number:
GOMESGR24-223 AS NOTED
Drawn By: **AF** Approved By: **AF**
Drawing Name:

CONSTRUCTION DETAILS

Drawing Number:
C-902
13 OF 16
Initial Date: OCTOBER 22, 2025

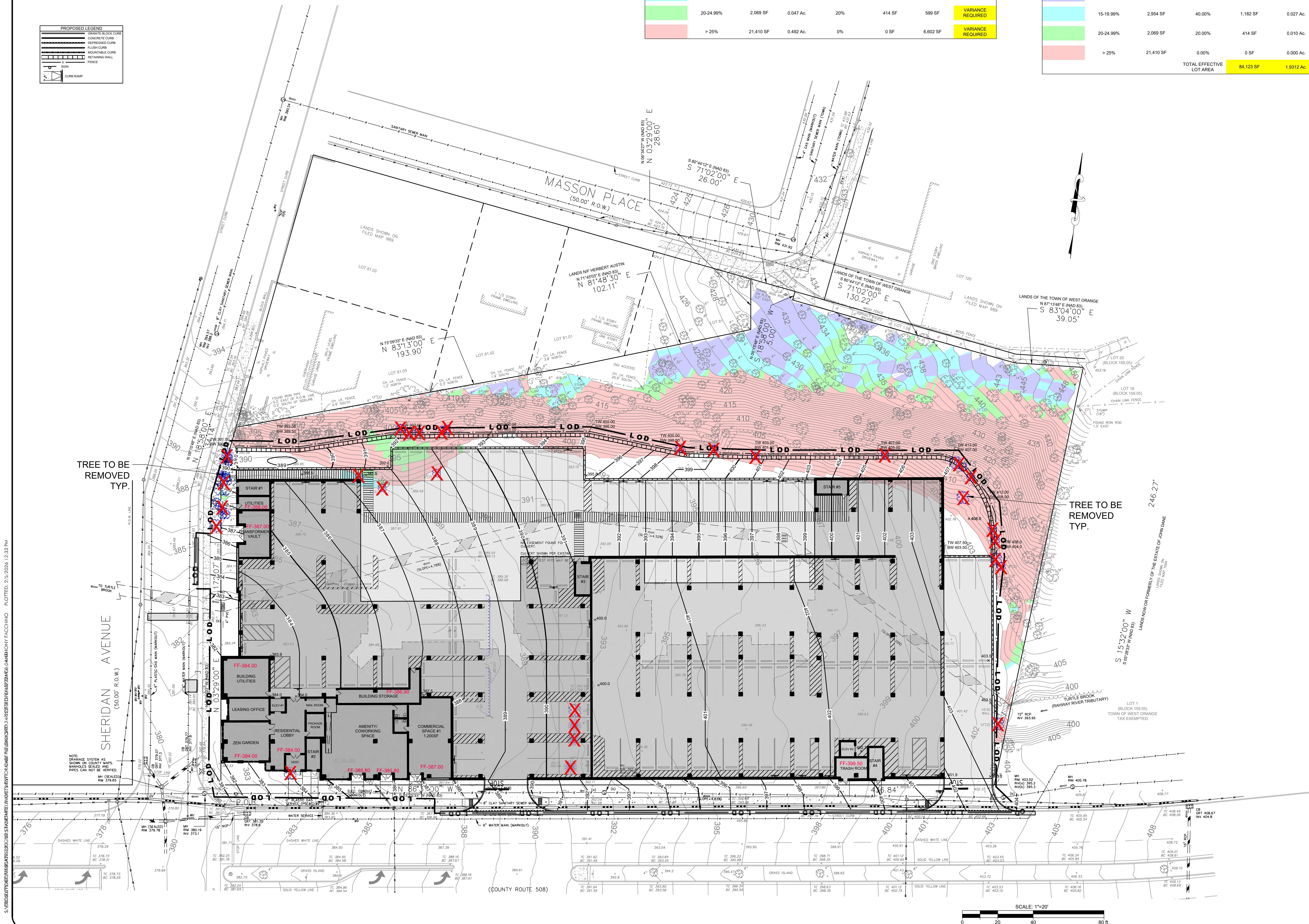
ENGINEER OF RECORD

ANTHONY FACCHINO, PE, PLS
N.J.C. 240429533000

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, DATED 05-14-2025.

SLOPE DISTURBANCE CHART							
<u>SLOPE LEGEND</u>	<u>SLOPE CATEGORIES</u>	<u>SLOPE AREA (SF)</u>	<u>SLOPE AREA (AC.)</u>	<u>ALLOWABLE DISTURBANCE PERCENTAGE</u>	<u>ALLOWABLE DISTURBANCE AREA (SF)</u>	<u>DISTURBANCE AREA (SF)</u>	<u>COMPLIANCE</u>
	10-14.99%	3,113 SF	0.071 Ac.	60%	1,868 SF	257 SF	COMPLY
	15-19.99%	2,954 SF	0.068 Ac.	40%	1,182 SF	323 SF	COMPLY
	20-24.99%	2,069 SF	0.047 Ac.	20%	414 SF	599 SF	VARIANCE REQUIRED
	> 25%	21,410 SF	0.492 Ac.	0%	0 SF	6,602 SF	VARIANCE REQUIRED

EFFECTIVE LOT AREA					
SLOPE LEGEND	SLOPE CATEGORIES	SLOPE AREA	USEABLE LOT AREA	TOTAL	
	0-10%	80,659 SF	100.00%	80,659 SF	1.852 Ac.
	10-14.99%	3,113 SF	60.00%	1,868 SF	0.043 Ac.
	15-19.99%	2,954 SF	40.00%	1,182 SF	0.027 Ac.
	20-24.99%	2,069 SF	20.00%	414 SF	0.010 Ac.
	> 25%	21,410 SF	0.00%	0 SF	0.000 Ac.
TOTAL EFFECTIVE LOT AREA				84,123 SF	1.9312 Ac.



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. 24GA28059

ISSUE			
NO.	DATE	DESCRIPTION	INT.
1	11-3-2025	INITIAL SUBMISSION TO TWP.	AF
2	01-29-2026	SUBMISSION TO TWP.	AF

REVISION			
NO.	DATE	DESCRIPTION	INT.
1	01-26-2026	PER TWP. REVIEW MEMOS	AF

PRINCIPAL S

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARRERAS, RA
JEREMY D. BOYER, AIA
ANDRZEJ J. BRZODZOWSKI, PE
RUSUN CHEN, PE
SHAWN CROWNOUGH, PE
THOMAS DAFONSECA, PE
ANDRÉ E. DIER, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARD P. GERSHBERG, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKONCOWICZ, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL BOWEN, 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 1.0

Project Number:	Scale:
-----------------	--------

GOMESGR24-223	
Drawn By: AF	Approved By: AF
Drawing Name:	

STEEP SLOPE MAP

Drawing Number:

SLP-1

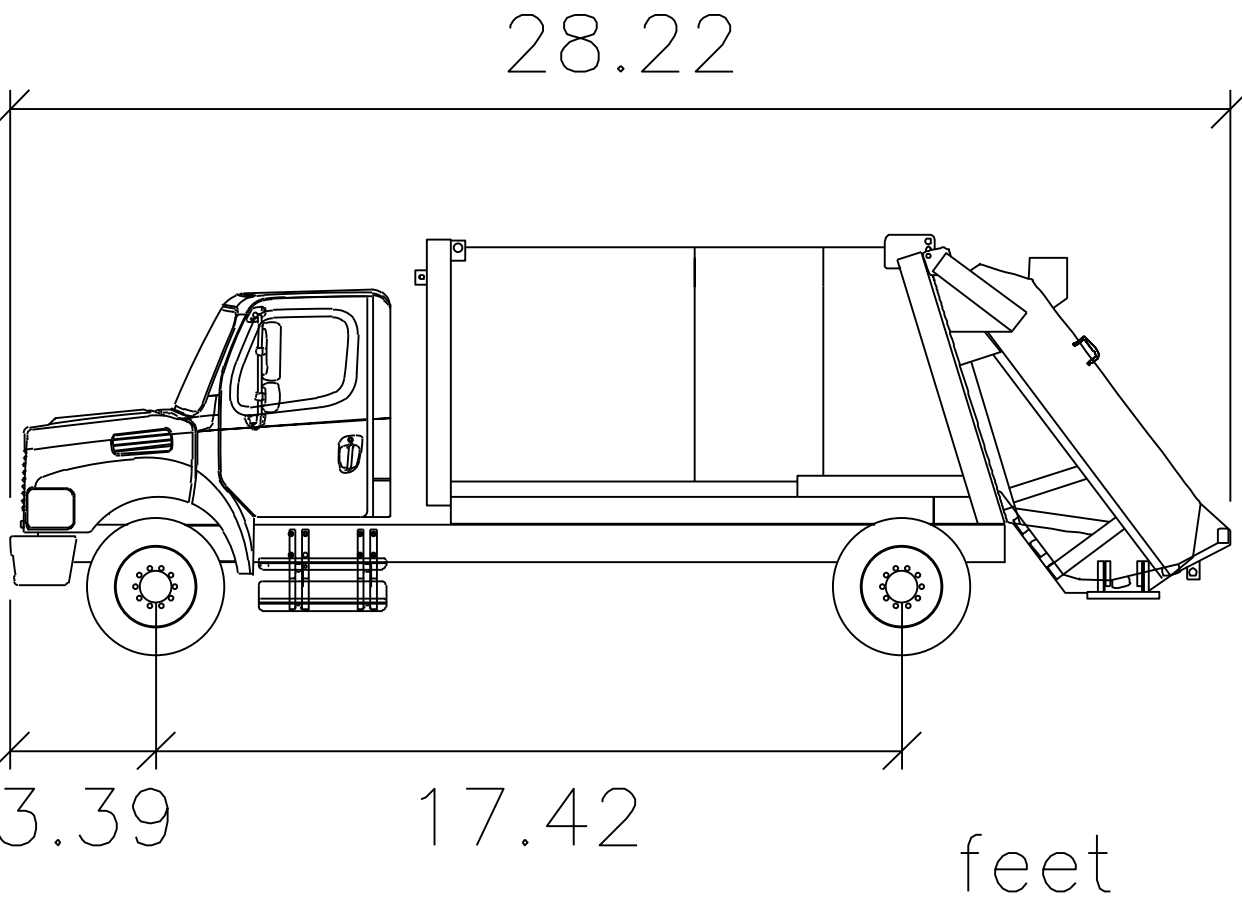
15 OF 16

Initial Date: OCTOBER 22, 2025

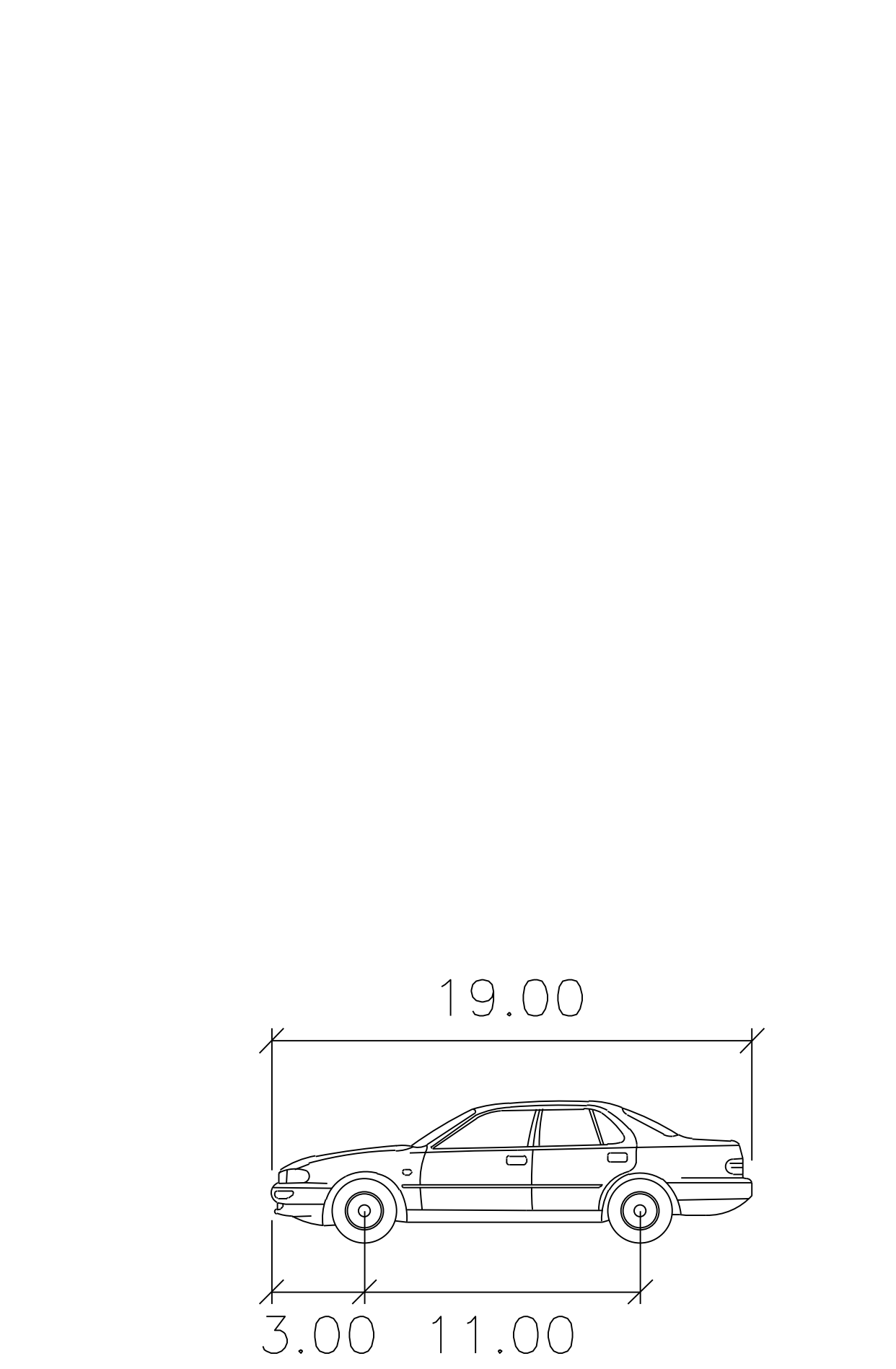
ENGINEER OF RECORD

ANTHONY FACCHINO, PE, PLS

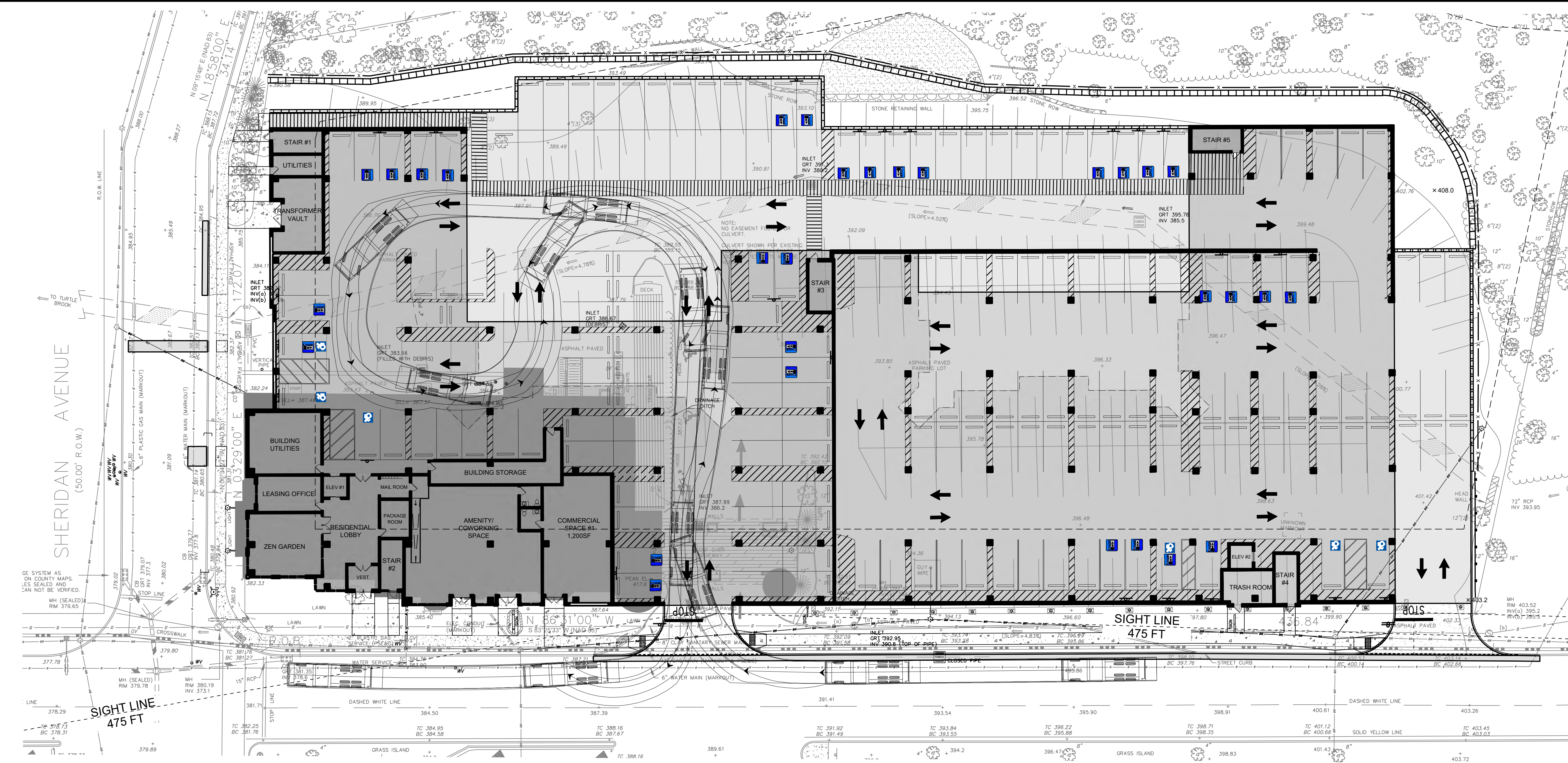
SURVEY REFERENCE:
1. BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF 525 NORTHFIELD AVENUE, LOT 1.01 IN BLOCK 159.04 ON TAX MAPS OF (FORMALLY 1.01, 1.02, 1.03) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY", PREPARED FOR ARBOL BY GOMES, PREPARED BY PRONESTI SURVEYING, INC., 870 POMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009, DATED 05-14-2025.



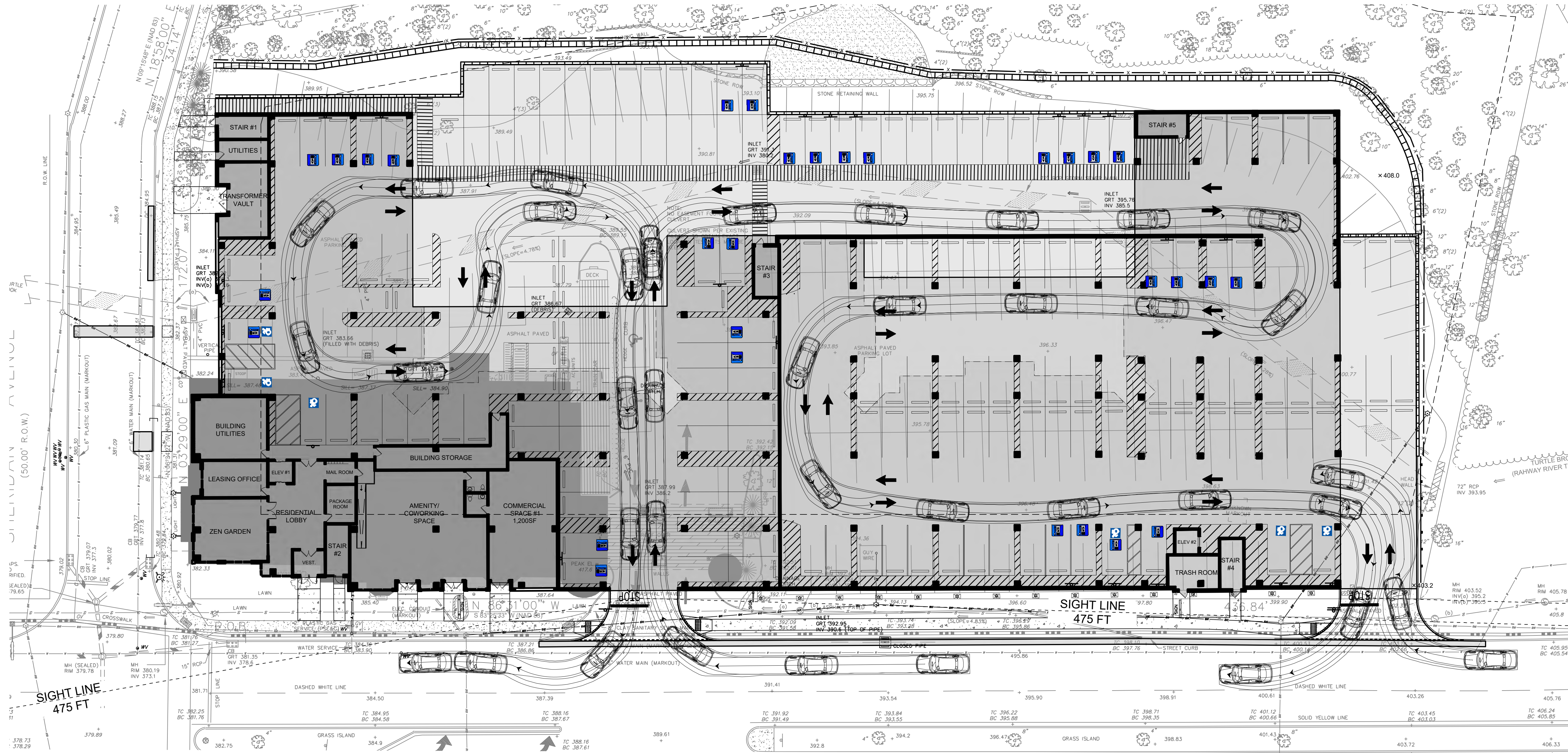
Width : 8.00
Track : 8.04
Lock to Lock Time : 6.0
Steering Angle : 48.0



Width : 7.00
Track : 6.00
Lock to Lock Time : 6.0
Steering Angle : 31.6



GARBAGE TRUCK



PASSENGER VEHICLE



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.
1	11-3-2025	INITIAL SUBMISSION TO TWP.	AF
2	01-29-2026	SUBMISSION TO TWP.	AF

REVISION

NO.	DATE	DESCRIPTION	INT.
1	01-26-2026	PER TWP. REVIEW MEMOS	AF

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARRERAS, RA
JEREMY D. BOYER, AIA
ANDRZEJ B. BRODZOWSKI, PE
BLUEN CHEN, PE
SHANNON CROWDHOVER, PE
THOMAS DAFINOSKA, PE
ANDRÉ E. DUBI, PE
ANTHONY FAGCHINO, PE, PLS, PP
GERARDO F. GERARDO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKONCZNY, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL 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:
VEHICLE TURNING
ANALYSIS

Drawing Number:
C-950

16 OF 16

Initial Date: OCTOBER 22, 2025

ENGINEER OF RECORD

ANTHONY FAGCHINO, PE, PLS
NJ Lic. 240A02533000