

525 NORTHFIELD AVENUE



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



Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.

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

Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	10/20/25	INITIAL SUBMISSION	MBJ
2	01/29/26	SUBMISSION TO TWP.	MBJ
3	03/30/26	NEW BLDG. DESIGN	MBJ

PRINCIPALS

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

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JEREMY D. BOYER, AIA
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SHANON CROWNOVER, PE
GERARD K. GEMAR, PE
JEREMY KOTLIK, AIA
KAROLINA PODKONOWICZ, AIA
CHEPPE SCHWEDER, AIA
STEVEN J. VAZ, PE

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

Project Number:
GOMESGR24-233

Scale:
AS NOTED

Drawn By:
FAA

Approved By:
MBJ

Drawing Name:
COVER SHEET

Drawing Number:
SD-100

Initial Date: Issue Date

DESIGN PROFESSIONAL OF RECORD

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



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Drawing Name:

GROUND FLOOR PLAN

Drawing Number:

SD-101

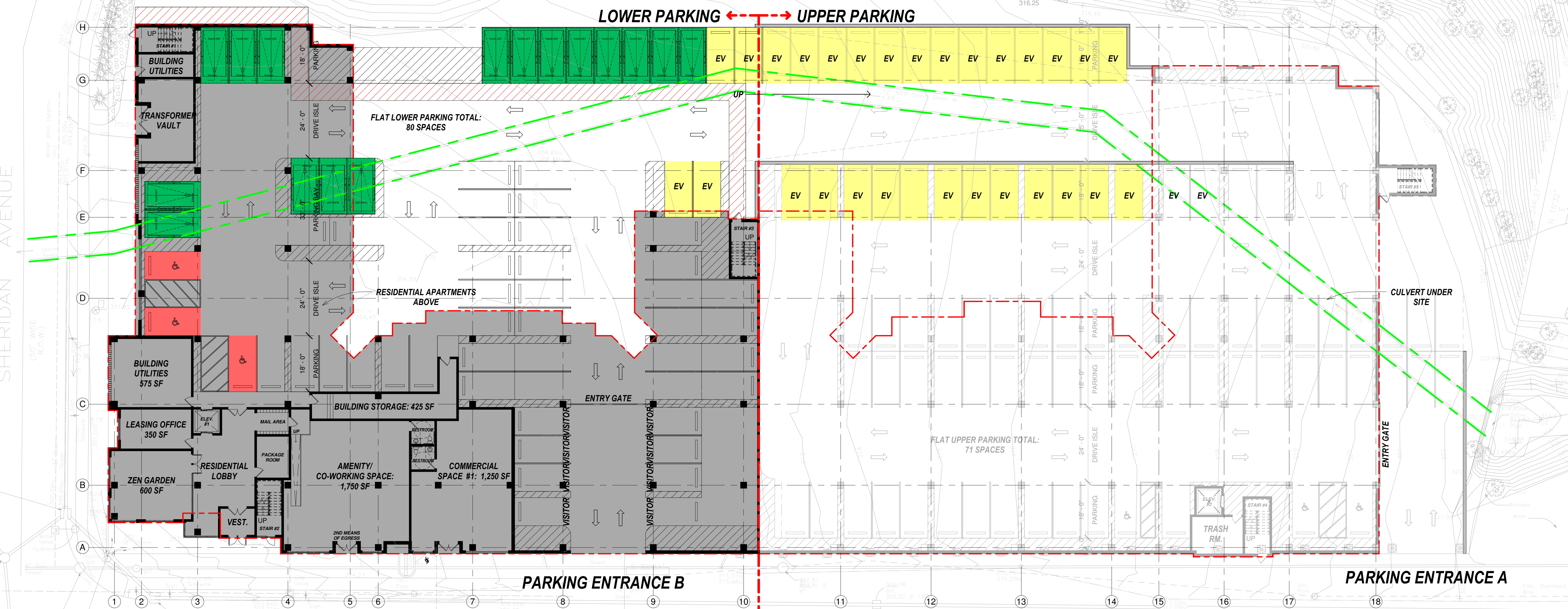
Initial Date: Issue Date

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

1 GROUND FLOOR AMENITIES & PARKING FLOOR PLAN

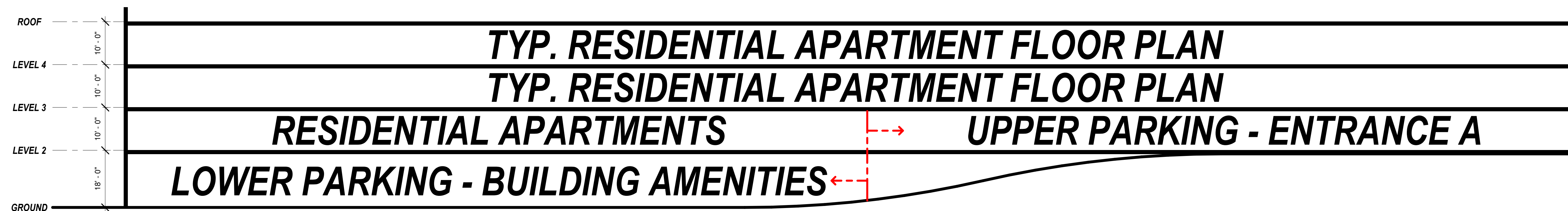
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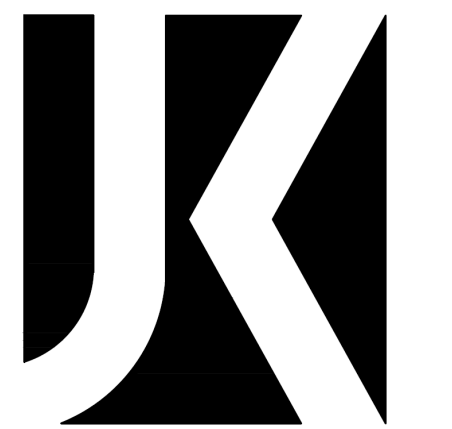
RESIDENTIAL PARKING DISTRIBUTION		
REQUIRED	CALCULATION	TOTAL
ONE-BEDROOM: 1.8 PER UNIT	68 x 1.8	122
TWO-BEDROOM: 2.0 PER UNIT	22 x 2	44
THREE-BEDROOM: 2.1 PER UNIT	5 x 2.1	11
TOTAL REQUIRED	122 + 44 + 11	177
15% TOTAL EV PROVIDED	177 x .15	27
EV REDUCTION OF 10%	177 - 17	160

2 SECTION ALONG NORTHFIELD AVENUE

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



TOTAL PARKING COUNT / APARTMENT DISTRIBUTION CHART							
3 OVER 1	PARKING	STUDIO	1 BED (MARKET)	2 BED (MARKET)	1 BED (AFFORDABLE)	2 BED (AFFORDABLE)	3 BED (AFFORDABLE)
LEVEL 4	-	-	31	4	-	3	2
LEVEL 3	-	-	27	4	3	3	2
LEVEL 2	-	-	7	3	-	5	1
UPPER (PARKING)	77	-	-	-	-	-	-
PARKING (RAMP)	16	-	-	-	-	-	-
PARKING (LOWER)	87	-	-	-	-	-	-
TOTAL	180	-	65	11	3	11	5



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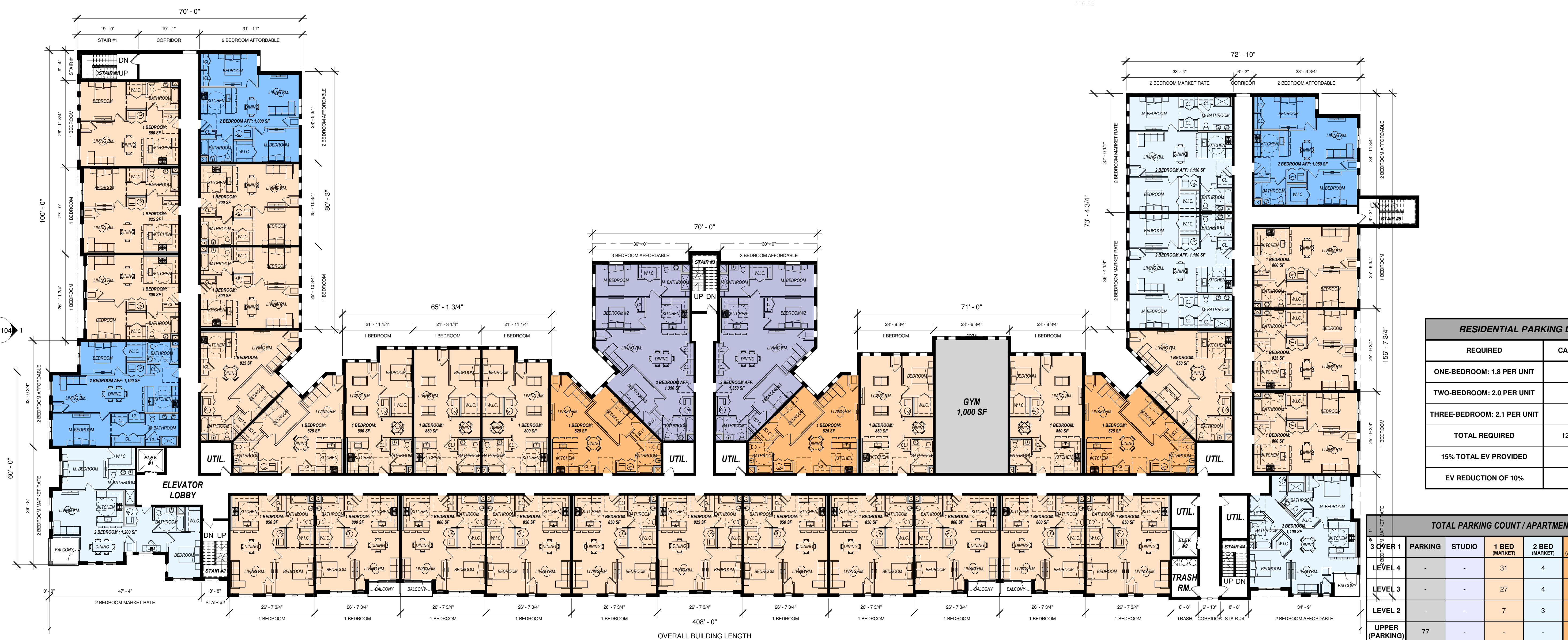
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1 2ND FLOOR RESIDENTIAL & PARKING FLOOR PLAN
SCALE: 1/16" = 1' - 0"



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

RESIDENTIAL PARKING DISTRIBUTION		
REQUIRED	CALCULATION	TOTAL
ONE-BEDROOM: 1.8 PER UNIT	68 x 1.8	122
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TOTAL REQUIRED	122 + 44 + 11	177
15% TOTAL EV PROVIDED	177 x .15	27
EV REDUCTION OF 10%	177 - 17	160

TOTAL PARKING COUNT / APARTMENT DISTRIBUTION CHART							
	PARKING	STUDIO	1 BED (MARKET)	2 BED (MARKET)	1 BED (AFFORDABLE)	2 BED (AFFORDABLE)	3 BED (AFFORDABLE)
LEVEL 4	-	-	31	4	-	3	2
LEVEL 3	-	-	27	4	3	-	2
LEVEL 2	-	-	7	3	-	5	1
UPPER PARKING (RAMP)	77	-	-	-	-	-	-
PARKING (LOWER)	16	-	-	-	-	-	-
TOTAL	180	-	65	11	3	11	5

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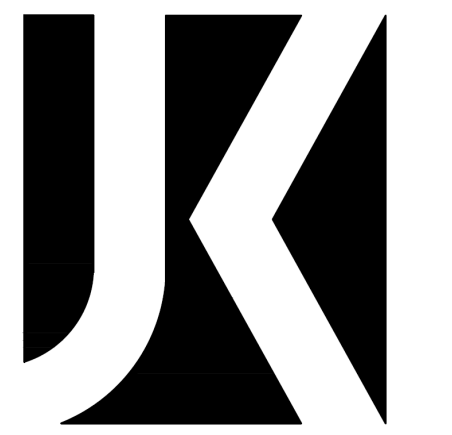
Scale:
AS NOTED
Approved By:
MBJ

2ND & 3RD FLOOR RESIDENTIAL PLANS

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

DESIGN PROFESSIONAL OF RECORD

MATTHEW B. JARMEL, AIA, MBA
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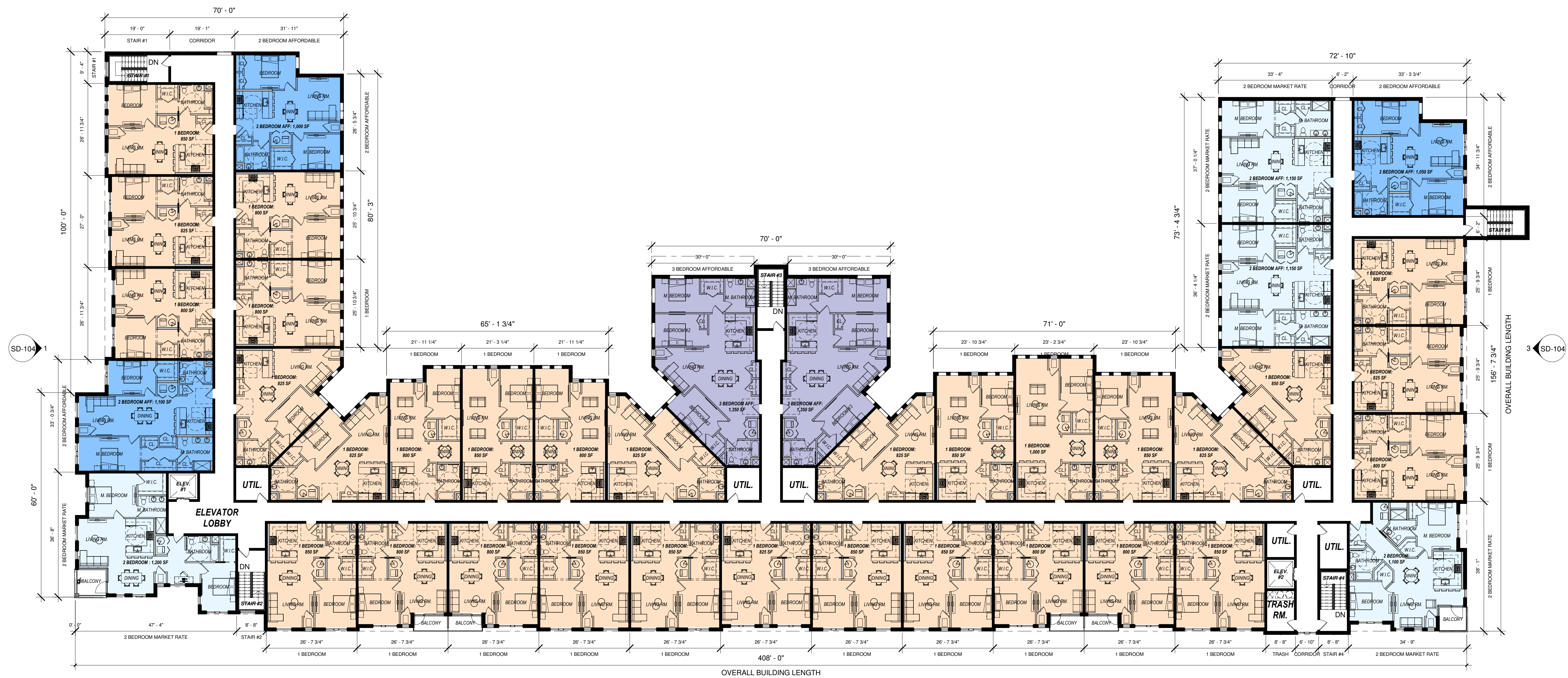
Drawing Name:
4TH FLOOR RESIDENTIAL & ROOF PLAN

Drawing Number:
SD-103

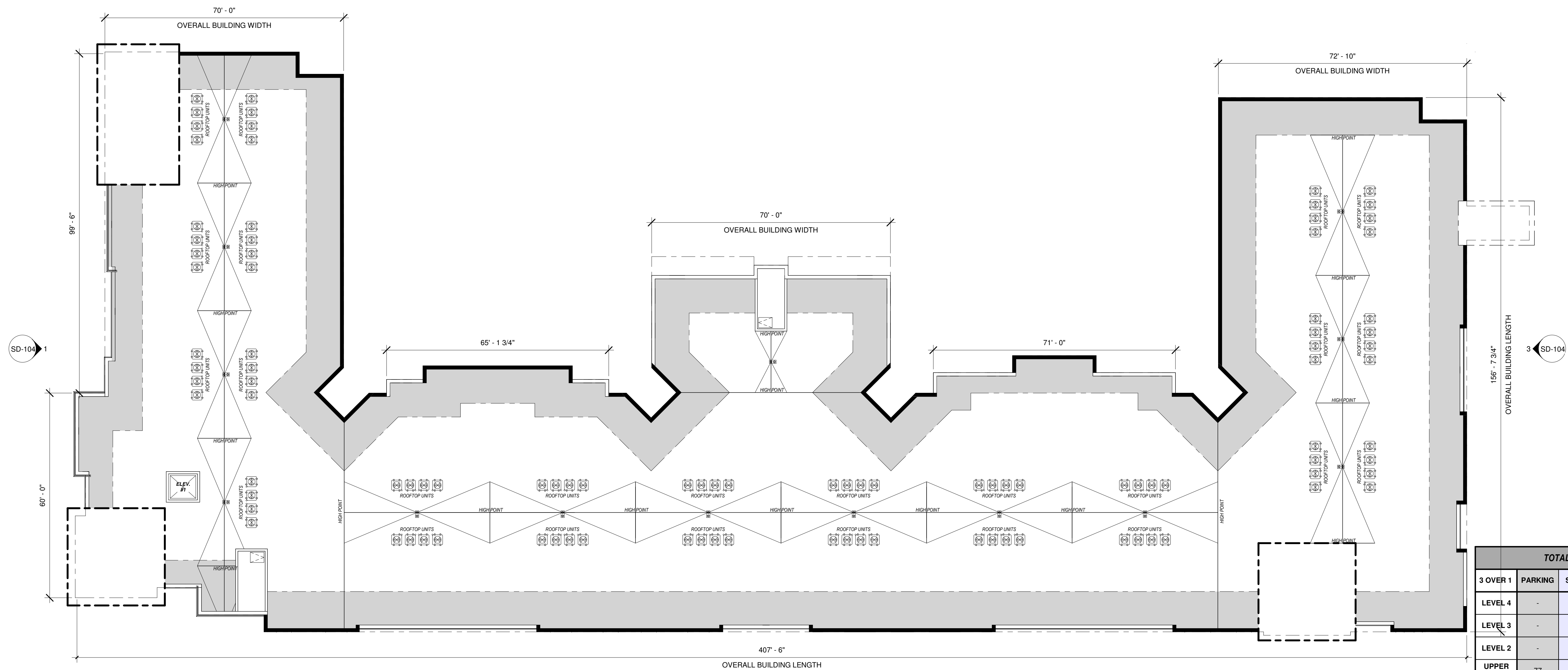
Initial Date:
Issue Date

DESIGN PROFESSIONAL OF RECORD

MATTHEW B. JARMEL, AIA, MBA
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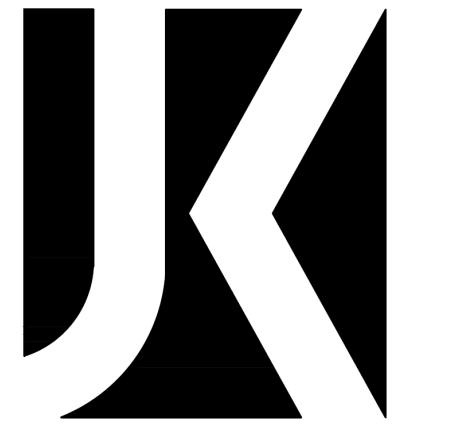
1 4TH FLOOR RESIDENTIAL PLAN
SCALE: 1/16" = 1' - 0"



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



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LEVEL 4	-	-	31	4	-	3	2
LEVEL 3	-	-	27	4	3	3	2
LEVEL 2	-	-	7	3	-	5	1
UPPER (PARKING)	77	-	-	-	-	-	-
PARKING (RAMP)	16	-	-	-	-	-	-
PARKING (LOWER)	87	-	-	-	-	-	-
TOTAL	180	-	65	11	3	11	5



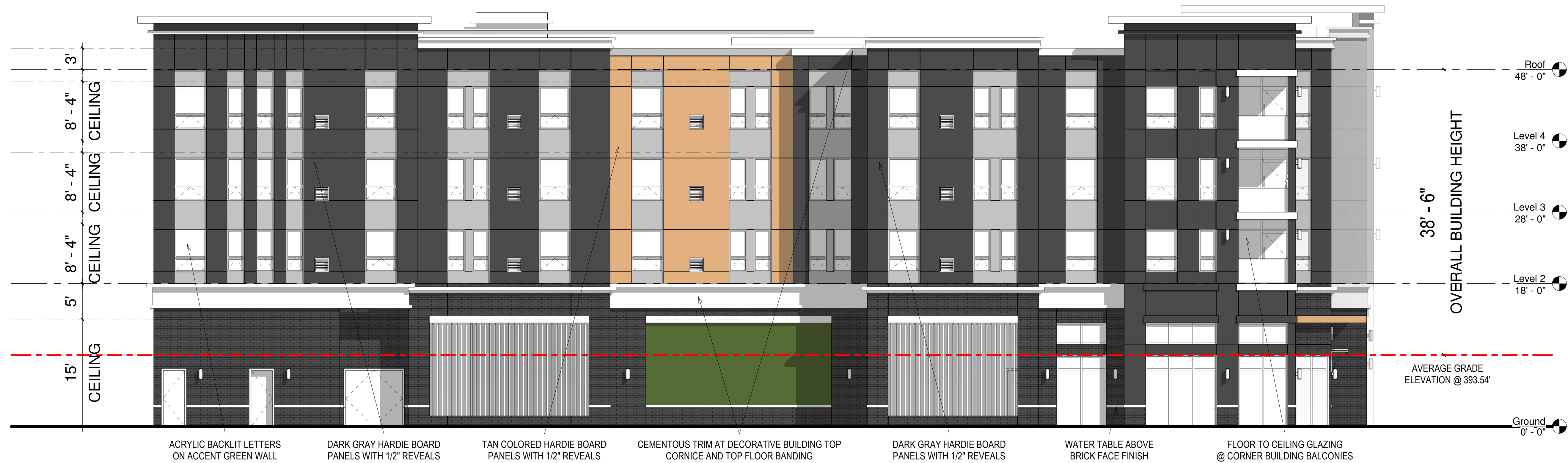
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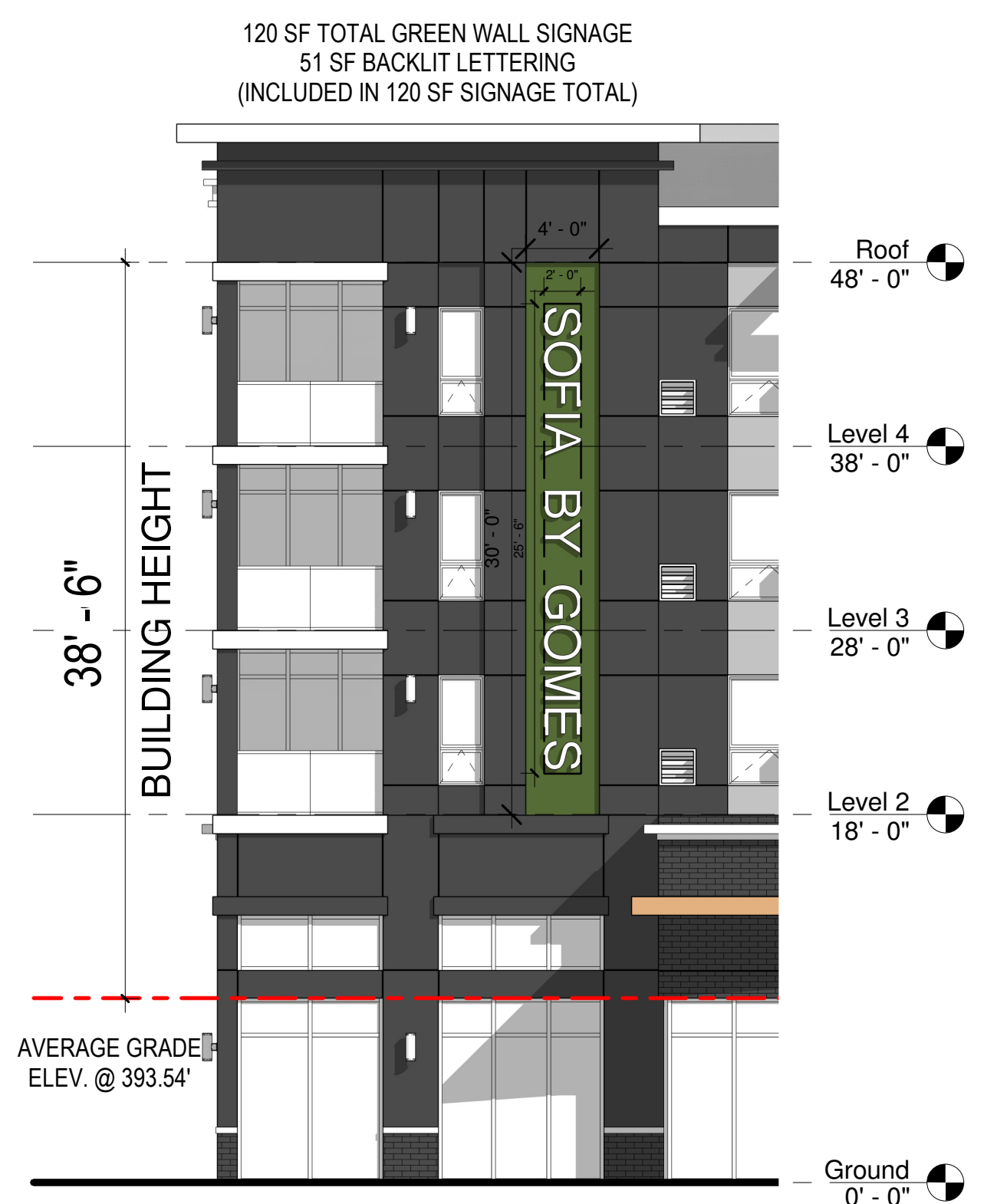
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1 BUILDING ELEVATION ALONG SHERIDAN AVENUE
SCALE: 1/8" = 1' - 0"



2 BUILDING ELEVATION ALONG NORTHFIELD AVENUE
SCALE: 1/16" = 1' - 0"



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



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

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Scale:

AS NOTED

Drawn By:

FAA

Approved By:

MBJApprover

Drawing Name:

PROPOSED BUILDING
ELEVATIONS

Drawing Number:

SD-104
OF

Initial Date: Issue Date

DESIGN PROFESSIONAL OF RECORD

3/31/2026 11:44:35 AM
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