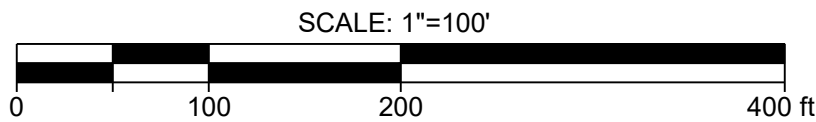


PRELIMINARY / FINAL SITE PLAN FOR
SOFIA BY GOMES

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 24GB043-85500
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 21A012187
LAND USE ATTORNEY: MARSHA MOORE, ESQ. POST POLAK, P.A. 425 SAGE 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	3/30/2026
2	C-002	KEY MAP AND NOTES	10/22/2025	3/30/2026
3	C-100	EXISTING CONDITIONS AND DEMOLITION PLAN	10/22/2025	3/30/2026
4	C-300	SITE LAYOUT PLAN	10/22/2025	3/30/2026
5	C-400	GRADING PLAN	10/22/2025	3/30/2026
6	C-500	UTILITY PLAN	10/22/2025	3/30/2026
7	C-600	LANDSCAPE PLAN	10/22/2025	3/30/2026
8	C-700	LIGHTING PLAN	10/22/2025	3/30/2026
9	C-800	SOIL EROSION & SEDIMENT CONTROL PLAN	10/22/2025	3/30/2026
10	C-850	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	10/22/2025	3/30/2026
11	C-900	CONSTRUCTION DETAILS	10/22/2025	3/30/2026
12	C-901	CONSTRUCTION DETAILS	10/22/2025	3/30/2026
13	C-902	CONSTRUCTION DETAILS	10/22/2025	3/30/2026
14	C-903	CONSTRUCTION DETAILS	10/22/2025	3/30/2026
15	SLP-1	STEEP SLOPE MAP	10/22/2025	3/30/2026
16	C-950	VEHICLE TURNING ANALYSIS	10/22/2025	3/30/2026

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: 24GB04385500

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	11-3-2025	INITIAL SUBMISSION TO TWP.	AF
2	01-29-2026	SUBMISSION TO TWP.	AF
3	3-31-2026	SUBMISSION TO TWP	AF

REVISION

NO.	DATE	DESCRIPTION	INT.
1	01-26-2026	PER TWP. REVIEW MEMOS	AF
2	3-30-2026	REV PER NEW BUILDING DESIGN	AF

PRINCIPALS

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

ARCHITECTS & ENGINEERS

BEATRIZ BARBERES, RA
JOSEPH D. BOYER, AIA
ANDRZEJ B. BRZDOWSKI, PE
SHAWNEN CROZOWSKI, PE
THOMAS DAFONCECA, PE
NORE E. DOR, PE
ANTHONY FACCHINO, PE, PLS, PP
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RENATA MALUCHOWSKI, E. REZKINE, AIA, LEED AP
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE
AHMED YOUSSEF, AIA

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

Project Number:
GOMESGR24-223 AS NOTED

Drawn By: AF
Approved By: AF

Drawing Name:

COVER SHEET

Drawing Number:

C-001

1 OF 16

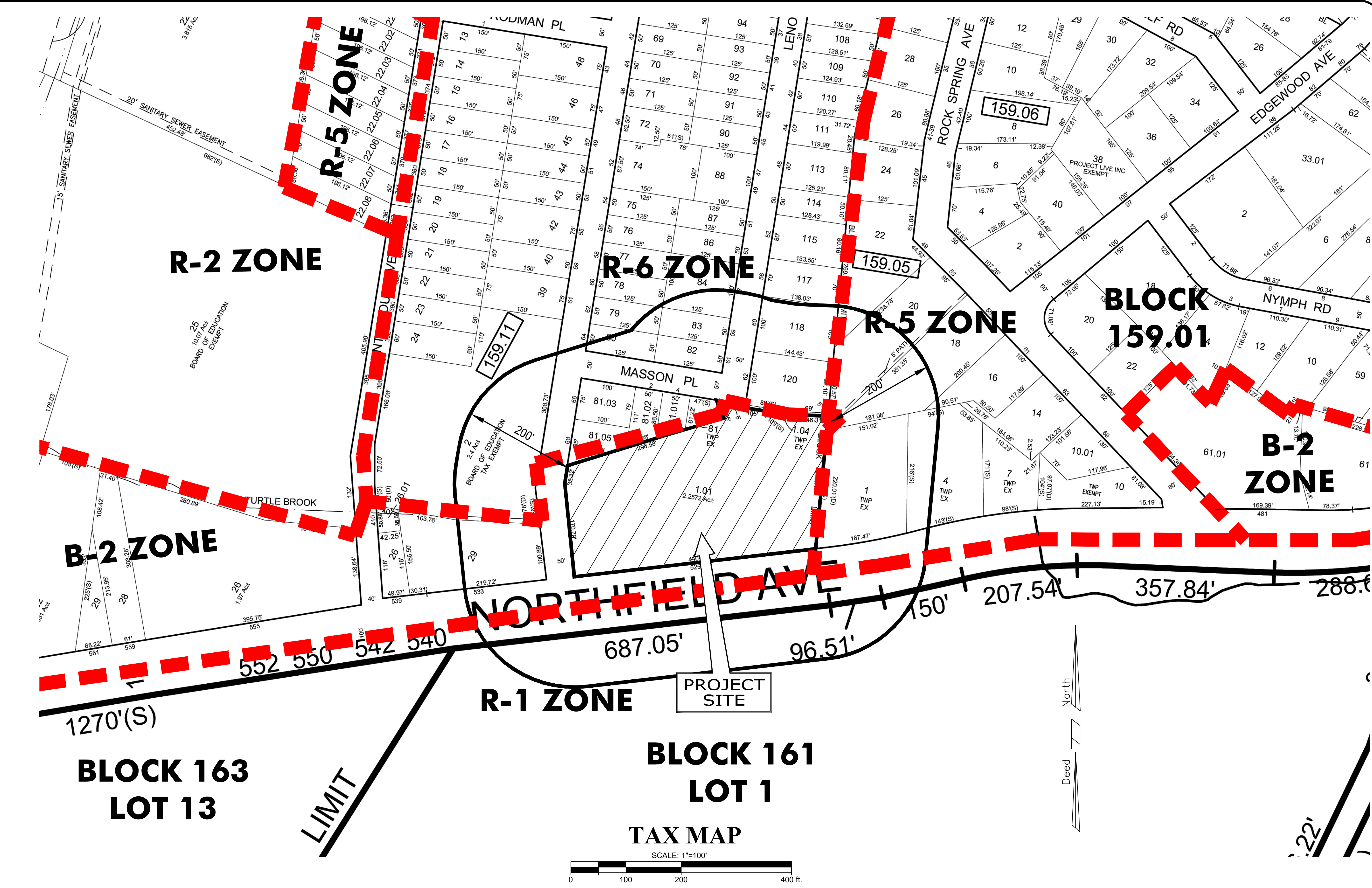
Initial Date: OCTOBER 22, 2025

ENGINEER OF RECORD

ANTHONY FACCHINO, PE, PLS
NJ LIC: 24GB04385500

S:\PROJECTS\GOMESGR24-223 - 525 NORTHFIELD AVE. WEST ORANGE, NJ\CAD SITE\24-223 C-002 NOTES.DWG
PLOTTED: 3/17/2024 8:00 AM
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. THESE PLANS DESCRIBE THE WORK APPROXIMATELY FOR YOUR PROJECT. THE GENERAL CONTRACTOR (GC) SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER'S.				
5. ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE G.C. SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS, TECHNIQUES, SEQUENCE OF CONSTRUCTION AND PROJECT SITE SAFETY. AS SUCH, THESE PLANS ARE NOT INTENDED TO REPRESENT SPECIFIC TECHNIQUES REQUIRED FOR SITE BARRIERS 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.				
6. THE G.C. SHALL ACCEPT THE SITE AS IS. THE G.C. SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH SHOWS OR REPRESENTS THE EXISTING CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO BIDDING. ORDERING MATERIALS AND COMMENCEMENT OF WORK. THE G.C. SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS THEY DEEM NECESSARY, PROVIDED 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.				
7. THE G.C. SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFI) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITE WORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE G.C. SHALL BE SOLELY RESPONSIBLE FOR THE SITE WORK ITEMS NOT CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.				
8. THE G.C. IS RESPONSIBLE TO CALL NEW JERSEY ONE CALL NOT LESS THAN 3 BUSINESS DAYS AND NOT MORE THAN 10 BUSINESS DAYS PRIOR TO THE BEGINNING OF ANY EXCAVATION OR DEMOLITION. NEW JERSEY ONE CALL INFORMATION: PHONE: 1-800-272-1000, WEB: WWW.NJ-1CALL.ORG.				
9. 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.				
10. THE G.C. SHALL NOTIFY THE DESIGN ENGINEER ONE WEEK PRIOR TO THE CONSTRUCTION OF ANY CURBING, SIDEWALKS, PAVEMENT GRADING, OR OTHER UTILITIES.				
11. THE G.C. MUST NOTIFY THE DESIGN ENGINEER IN WRITING OF ANY CONDITION OF CONFLICTS THAT WILL ALTER THE INTENT OF THE DESIGN HEREIN.				
12. THE G.C. IS REQUIRED TO REMOVE ALL UNSUITABLE MATERIALS FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.				
13. THE G.C. SHALL BE RESPONSIBLE TO BE IN ACCORDANCE WITH CURRENT ADA AND ANY BARRIER TREE REQUIREMENTS.				
14. 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.				
15. 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. THE UNDERGROUND AND CAPING OF EXISTING UTILITY LINES TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS TO EACH UTILITY ENTITY.				
6. ALL TRIPPING 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 CONSTRUCTION.				
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. POLYMERIZED 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, 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 EROSION CONTROL DEVICES REFER TO C-001.				
16. THE G.C. IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND IN A LAWFUL MANNER. THE G.C. IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.				
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 TESTS.				
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 (S) NOT FIELD OR CONFIRMED. 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 REPAIR AND RECONSTRUCT ANY EXISTING UTILITIES AND STRUCTURES THAT ARE DAMAGED OR DESTROYED DURING CONSTRUCTION. THE G.C. SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR SANITARY SEWER, ELECTRICAL, TELEPHONE AND GAS SERVICE. THE G.C. SHALL COORDINATE INSTALLATION OF UTILITIES IN A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS 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 TWENTY (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:				
FILL AREA				
SIDEWALKS				
PAVEMENTS AND ROADWAYS				
LANDSCAPE AREAS				
TRENCH BACKFILL				
SAME AS SURROUNDING AREA				
8. PROTECT SUBGRADE FROM EXCESSIVE WHEEL LOADING DURING CONSTRUCTION, INCLUDING TRUCKS AND DUMP TRUCKS.				
9. REMOVE AREAS OF FINISHED SURFACE FOUND TO HAVE INSUFFICIENT COMPACTION DENSITY TO MEET 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.				
10. 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.				
11. ALL CONCRETE, UNLESS OTHERWISE NOTED OR SPECIFIED BY REGULATORY AUTHORITIES, SHALL BE 4,000 PSI.				
12. 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.				
13. CATCH BASINS SHALL BE CLEANED OUT PERIODICALLY TO PREVENT THE BUILDUP OF SEDIMENT AND DEBRIS IN STRUCTURES.				
14. ROOF LEADER CLEANOUTS LOCATED IN GRASSES AREAS SHALL BE PLASTIC SCREW CAPS WHILE ROOF LEADER CLEANOUTS LOCATED WITHIN CONCRETE AREAS SHALL BE FLUSH BRASS CAPS.				
UTILITY NOTES:				
ROAD OPENING PERMITS REQUIRED WITHIN THE COUNTY R.O.W.				
TELEPHONE NOTES:				
ALL UNDERGROUND TELEPHONE RELATED INSTALLATIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE TELEPHONE COMPANY.				
2. TELEPHONE CONDUIT SHALL BE SCH. 40 PVC OR AS REQUIRED BY THE TELEPHONE COMPANY.				
3. MINIMUM TELEPHONE CONDUIT BURIAL DEPTH SHALL BE 18 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:				
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 710.34 CODES, OR THE LOCAL UTILITY COMPANY REQUIREMENTS, WHICHEVER IS DEFERRER.				
GAS NOTES:				
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:				
ALL SANITARY GRAVITY SEWER PIPE ON THE SITE SHALL BE 30" PVC UNLESS NOTED OTHERWISE.				
2. SEE DETAIL SHEET FOR PROPOSED BACKFILL FOR PIPE TRENCHING. BACKFILL SHALL BE PLACED IN 8-INCH LAYERS AND COMPACTED WITH A MINIMUM OF 4 COVERSAGES OF A W960 PLUS 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, BOLLERS 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.				



PROPOSED WATER DEMAND CALCULATIONS				
105 RESIDENTIAL UNITS (84(1BR)+ 16 (2BR) + 5 (3BR))				
1 BR = 120 GAL/DAY, 2 BR = 175 GAL/DAY, 3 BR = 270 GAL/DAY				
RESIDENTIAL DEMAND/DAY = 84 UNITS x 120 GAL/DAY + 16 UNITS x 175 GAL/DAY + 5 UNITS x 270 GAL/DAY = 14,230 GAL/DAY				
NON RESIDENTIAL-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 UNITS 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				

SIGNAGE
PROPOSED BUILDING MOUNTED SIGNS SHALL COMPLY
WITH ORDINANCE SECTION 25-15.3(c)

AVERAGE GRADE CALCULATION	
Elevations at building	
388.5	
388.0	
388.5	
388.0	
388.0	
391.0	
400.5	
401.0	
401.8	
398.0	
401.5	
403.0	
402.8	
401.9	
395.0	
385.0	
382.0	
382.0	
AVERAGE GRADE	383.54
BUILDING HEIGHT	
PROPOSED LOWEST FF TO ROOF SURFACE	48
PROPOSED FF	384.00
Average Grade	383.54
FF-Average	-9.54
Proposed Building Height	38.46

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))
				CONFORMS
Min Lot Area	sf/ac	10,000 / 0.1	110,205 / 2.4	No Change
Effective Lot Area (A)	sf/ac	Per 25-28.8d (see steep slope map)	84,123 / 1.93	No Change
Front Yard Setback	feet	30	0.4	2.6
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 (50.474±) (A)	90.67 (76.277±) (A)	83.77 (70.470 ±) (A)
Max Building Coverage	%	60 (66.123±) (A)	69.21 (76.277±) (A)	63.94 (70.470 ±) (A)
Max Building Height	feet/story	40 (33.649±) (A)	13.0 (10.942±) (A)	53.0 (44.541 ±) (A)
		40 (44.082±) (A)	9.92 (10.942±) (A)	40.41 (44.541 ±) (A)
		35 / 2.5	31 / 1.5	38.46 / 3
(A) USING EFFECTIVE LOT AREA				
Off-street Parking Spaces Required		68 (1BR) x 1.8 = 122 22 (2BR) x 2 = 44 5 (3BR) x 2.1 = 11 177 Retail: 1/200sf 1,200/200 = 6 spaces Total Required = 183 spaces - EV CREDIT 18 (10%) TOTAL REQUIRED 165	171 spaces	165 PROPOSED 147 (9 X 18 Standard) 2 (8 X 17 Compact) 16 (AUTOMATED STACKERS)
				CONFORMS
EV Spaces		27	N/A	27
Abbreviations				
ENC	Conforms			
V	Existing Non Conformance 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, WHERE A MINIMUM OF 25.5 FEET IS PROPOSED				

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.

GENERAL NOTES:

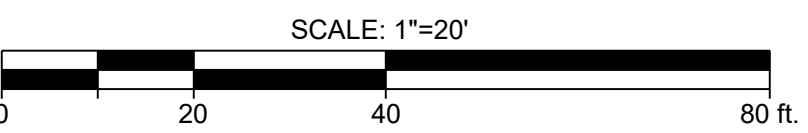
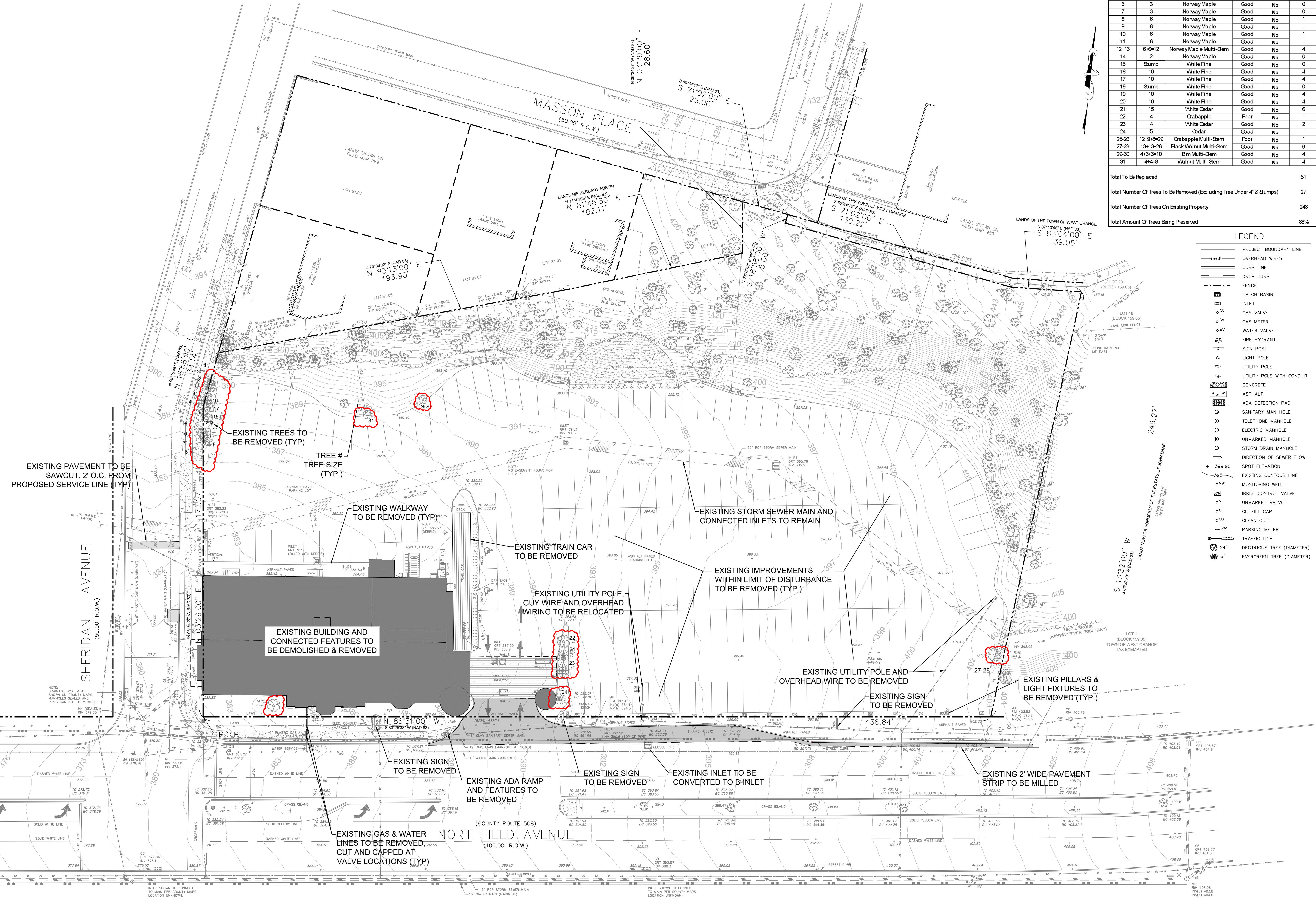
TREE REMOVAL SCHEDULE

Tree Number	Diameter	Species	Condition	Steep Slope	Tree Replace, Repl.
1	3	Norway Maple	Good	No	0
2	3	Norway Maple	Good	No	0
3	3	Norway Maple	Good	No	0
4	3	Norway Maple	Good	No	0
5	3	Norway Maple	Good	No	0
6	3	Norway Maple	Good	No	0
7	3	Norway Maple	Good	No	0
8	6	Norway Maple	Good	No	1
9	6	Norway Maple	Good	No	1
10	6	Norway Maple	Good	No	1
11	6	Norway Maple	Good	No	1
12+13	6+6-12	Norway Maple Multi-Stem	Good	No	4
14	2	Norway Maple	Good	No	0
15	Stump	White Pine	Good	No	0
16	10	White Pine	Good	No	4
17	10	White Pine	Good	No	4
18	Stump	White Pine	Good	No	0
19	10	White Pine	Good	No	4
20	10	White Pine	Good	No	4
21	15	White Cedar	Good	No	6
22	4	Crabapple	Floor	No	1
23	4	White Cedar	Floor	No	2
24	5	Cedar	Good	No	1
25-26	12+9+6-20	Crabapple Multi-Stem	Floor	No	1
27-28	13+13+26	Black Walnut Multi-Stem	Good	No	8
29-30	4+3+3=10	Bm Multi-Stem	Good	No	4
31	4+4=8	Walnut Multi-Stem	Good	No	4

Total To Be Replaced	51
Total Number Of Trees To Be Removed (Excluding Tree Under 4" & Stumps)	27
Total Number Of Trees On Existing Property	248
Total Amount Of Trees Being Preserved	88%

LEGEND

- PROJECT BOUNDARY LINE
- OVERHEAD WIRE
- 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)



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2	3-30-2026	REV PER NEW BUILDING DESIGN	AF

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RENATA MAJLUNDINO E REZENDIE, AIA, LEED AP
CHERYL SCHWEIGER, AIA
STEVEN J. VAZ, PE
AHMED YOUSSEF, AIA

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 Number: **GOMESGR24-223**
Drawn By: **AF**
Approved By: **AF**

**EXISTING CONDITIONS
AND DEMOLITION PLAN**

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

ENGINEER OF RECORD

Anthony Facchino
ANTHONY FACCHINO, PE, PLS
NJ Lic. 2400253500

SURVEY REFERENCE:

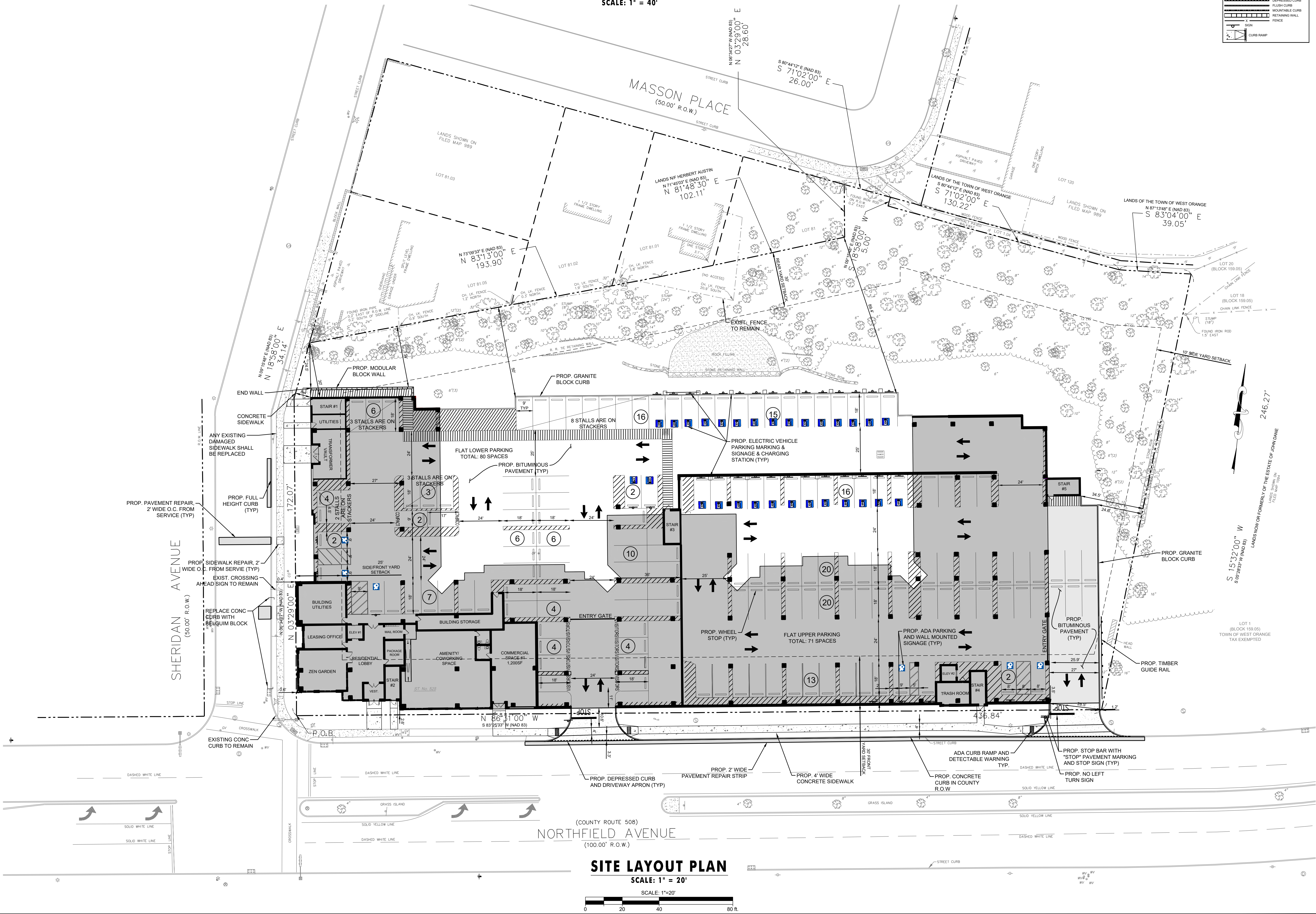
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SIGHT DISTANCE LAYOUT
SCALE: 1" = 40'

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

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



SITE LAYOUT PLAN
SCALE: 1" = 20'

SCALE: 1"=20'
0 20 40 80 ft.



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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:

SITE LAYOUT PLAN

Drawing Number:

C-300

4 OF 16

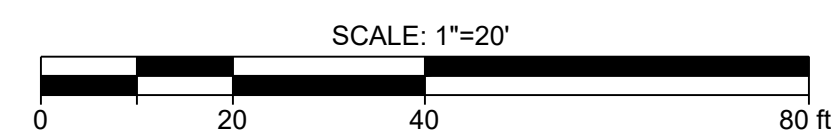
Initial Date: OCTOBER 22, 2025

ENGINEER OF RECORD

ANTHONY FACCHINO, PE, PLS
NJ Lic. 2408025900

S:\PROJECTS\GOMES\G24-223 - 525 NORTHFIELD AVE. WEST ORANGE, NJ\CAD SITE\24-223 C-300 SITE LAYOUT PLAN.DWG ANTHONY FACCHINO PLOTTED: 3/31/2025 8:02 AM

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.



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NJ State Board Of Engineers & Land Surveyors Authorization No. 24QA2805900

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2	3-30-2026	REV PER NEW BUILDING DESIGN	AF

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SHANAN CROWMAN, PE
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RENATA MALDONADO, PE
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE
AHMED YOUSSEF, AIA

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:	

GRADING PLAN

Drawing Number:

C-400

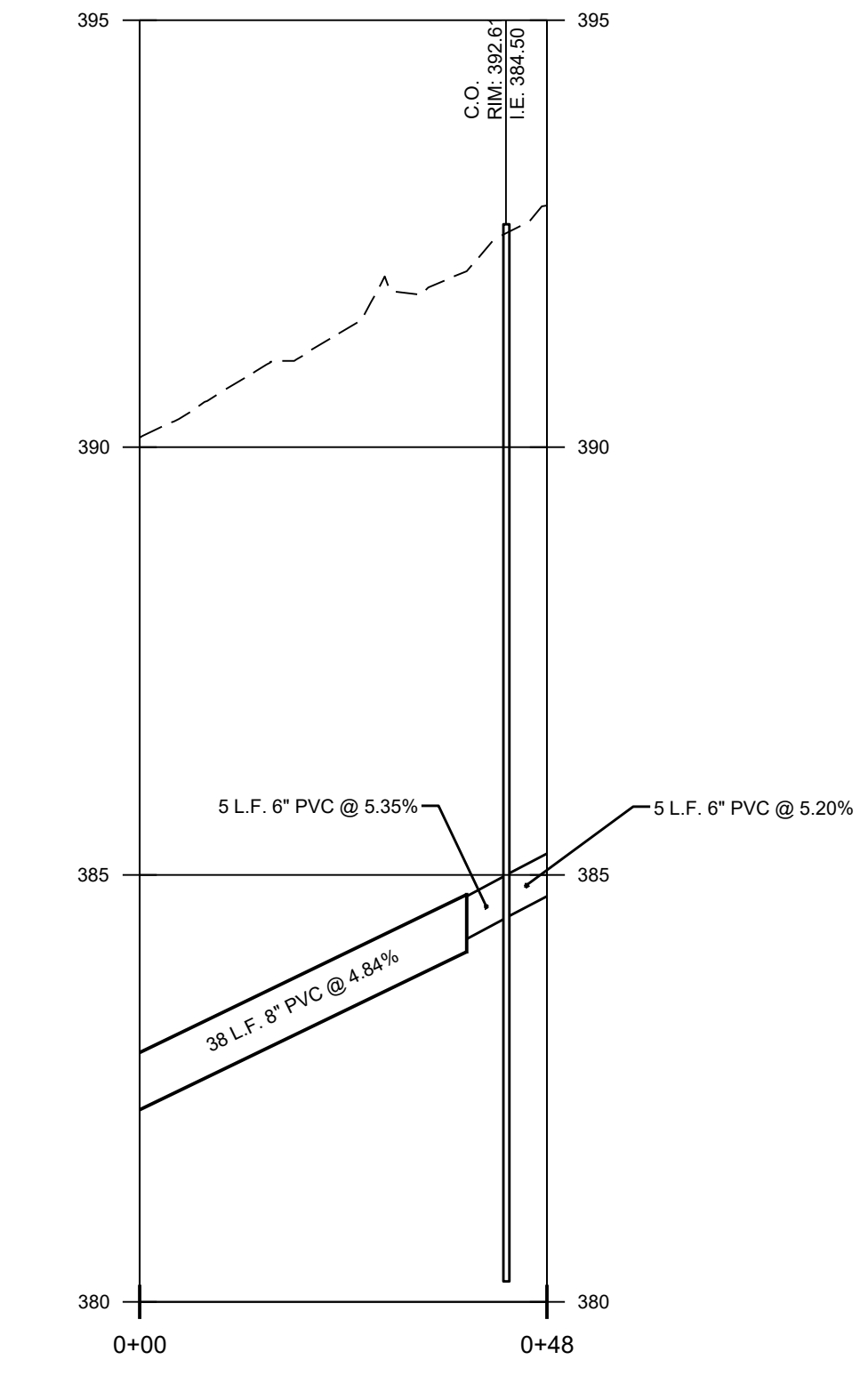
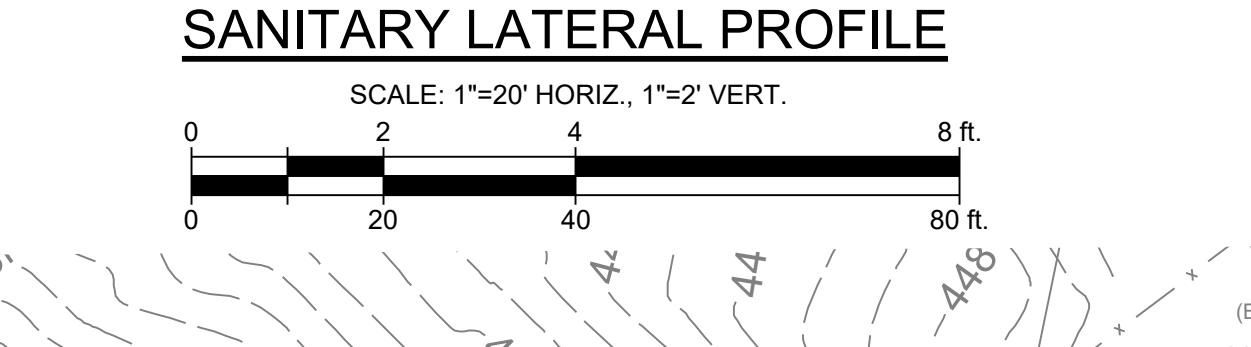
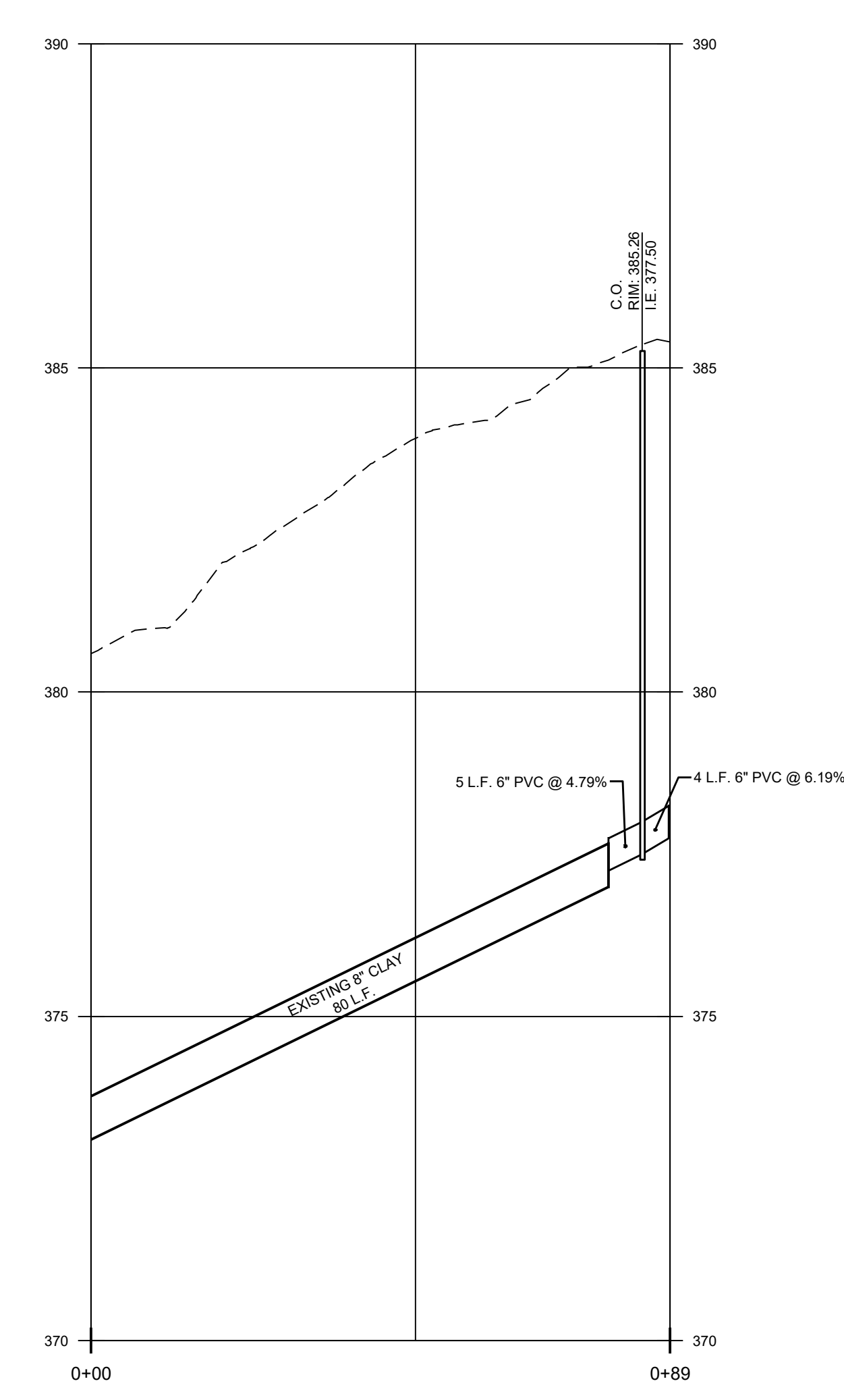
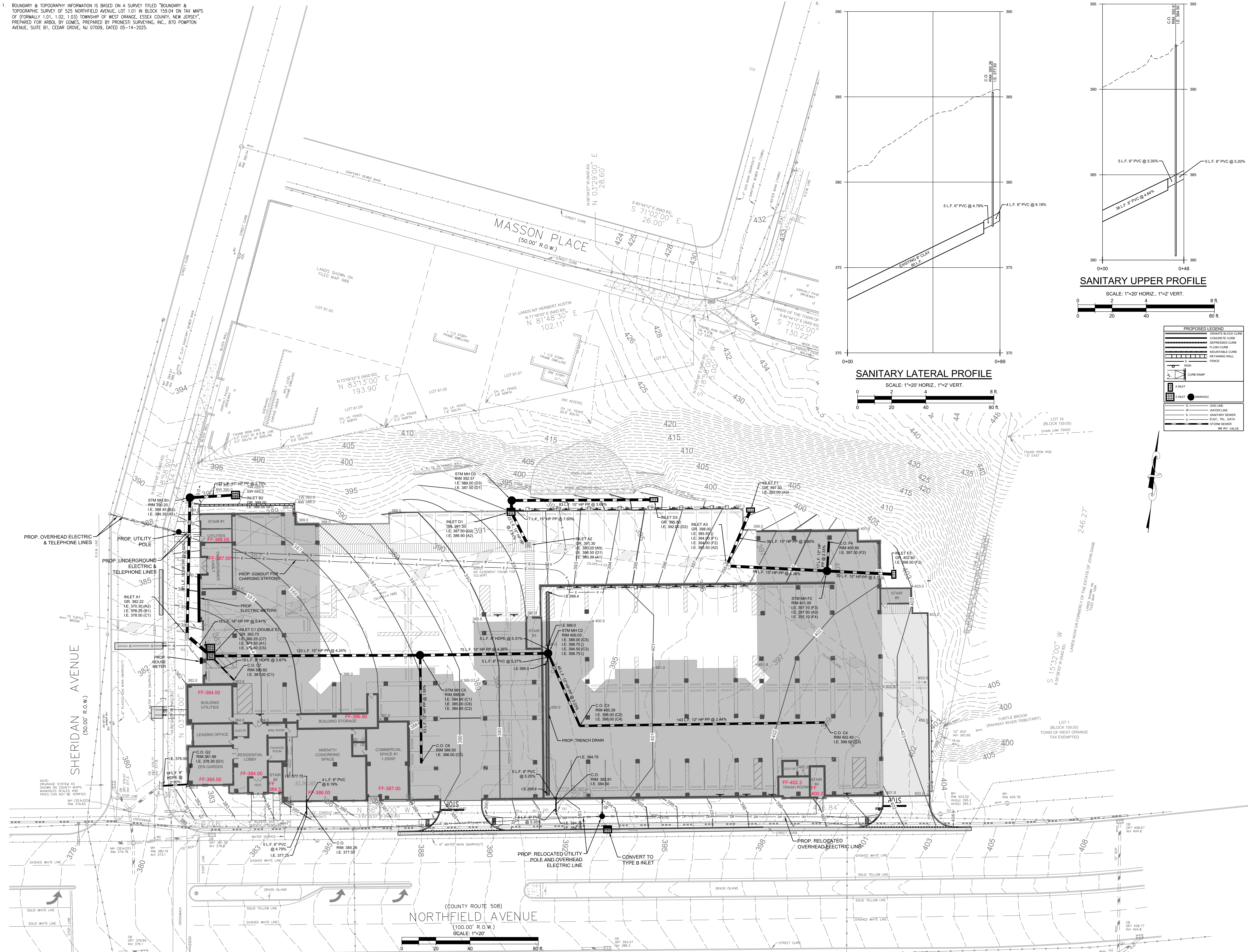
Initial Date: OCTOBER 22, 2025

ENGINEER OF RECORD

ANTHONY FACCHINO, PE, PLS
NEX 24080425850

SURVEY REFERENCE:

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PROPOSED LEGEND

	GRANITE BLOCK CURB
	CONCRETE CURB
	DEPRESSED CURB
	FLUSH CURB
	ADJUSTABLE CURB
	RETAINING WALL
	FENCE
	INLET
	MANHOLE
	GAS LINE
	WATER LINE
	SANITARY SEWER
	ELEC. TEL. DATA
	STORM SEWER
	RW VALVE



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SOFIA BY GOMES
 525 NORTHFIELD AVENUE
 WEST ORANGE, ESSEX COUNTY, NJ
 TAX MAP #94, BLOCK 159.04 LOT 1.01
 Scale:
GOMESGR24-223 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 FAGGIANO, PE, PLS
 REG. NO. 240A29533000

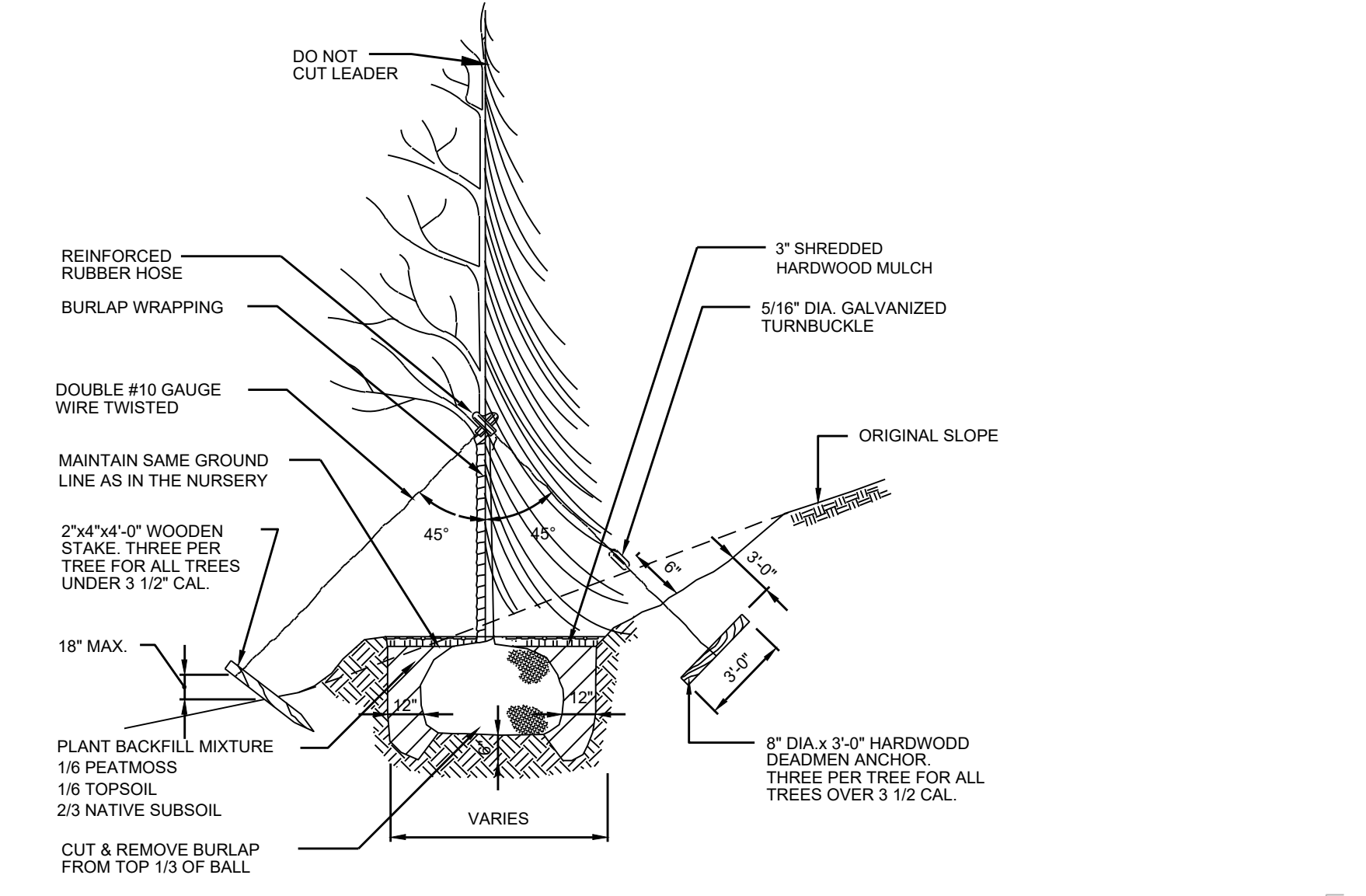
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SURVEY REFERENCE:

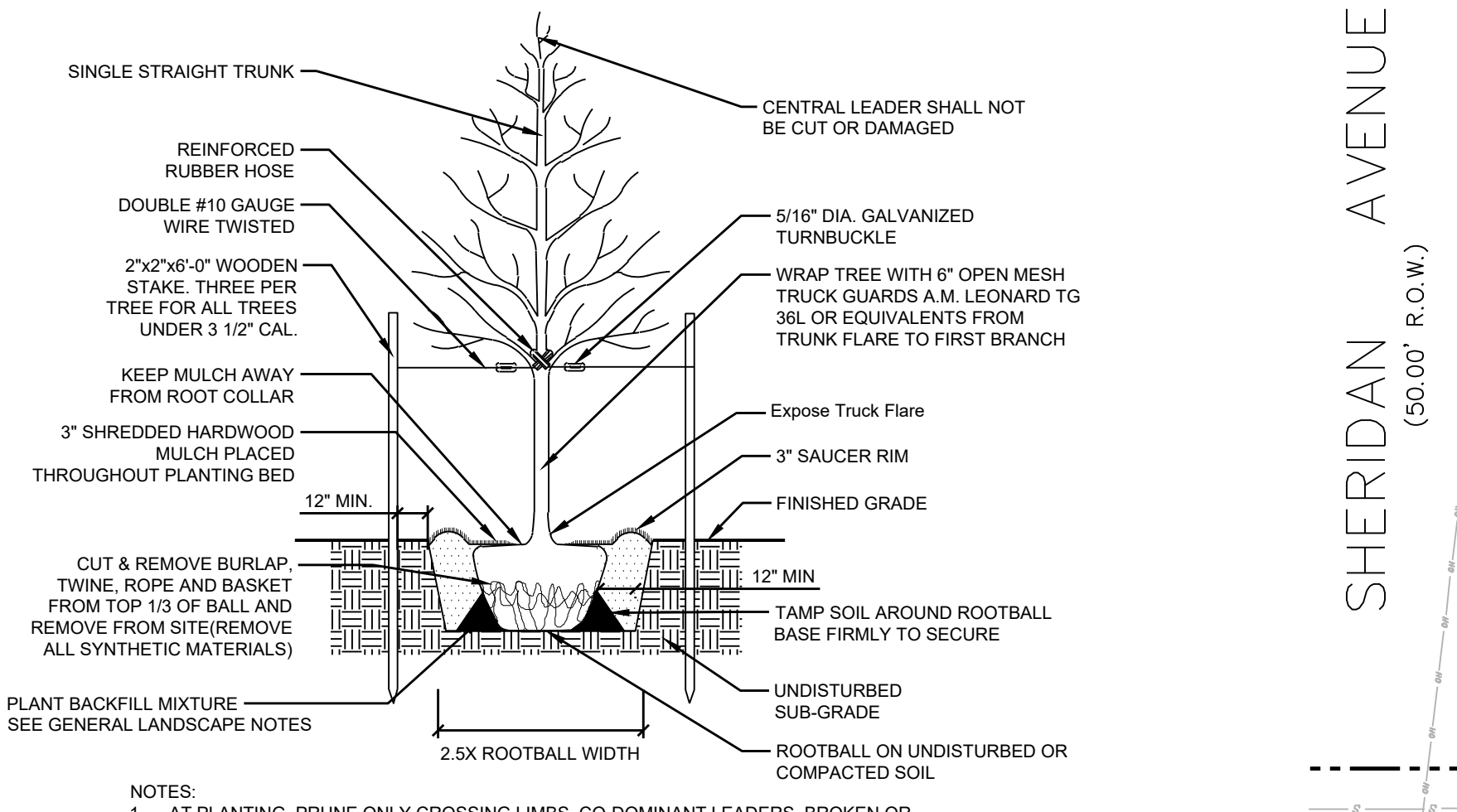
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LANDSCAPING NOTES:

- 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.
- ALL PLANTS SHALL BE DUG, PACKED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO ENSURE ADEQUATE PROTECTION FROM INJURY AND DESICCATION.
- 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.
- BACKFILL MATERIAL FOR PLANTING PITS SHALL BE COMPOSED OF 1 PART PEAT MOSS, 1 PART HUMUS 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.
- 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.
- 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.
- PLANT SHALL BE PUT IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE ENGINEER.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 TO RETAINS 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.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT DOCUMENTS. THE ENGINEER MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
- 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.
- 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.
- 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
- 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, VIGOROUS TREES AND SHRUBS OF THE SAME SPECIES, SIZE 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.
- LANDSCAPE AREAS SHALL BE PROVIDED WITH IRRIGATION SYSTEM. DESIGN SHALL BE PROVIDED BY IRRIGATION CONTRACTOR.

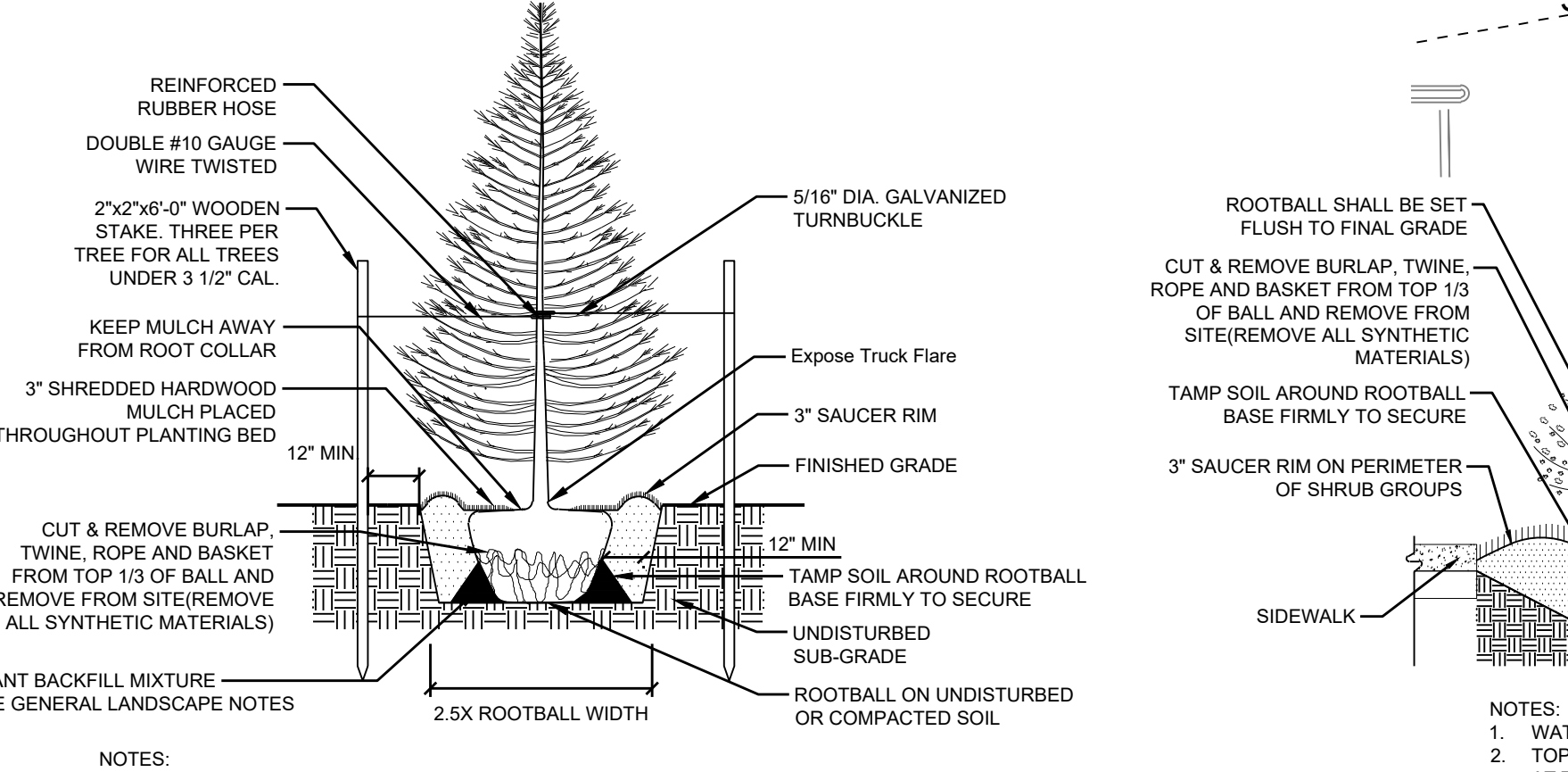


DECIDUOUS OR EVERGREEN TREE PLANTING AT SLOPE AREA



- NOTES:
- AT PLANTING, PRUNE ONLY CROSSING LIMBS, CO-DOMINANT LEADERS, BROKEN OR DEAD BRANCHES WHILE MAINTAINING NORMAL TREE SHAPE.
 - WATER THOROUGHLY TWICE WITHIN THE FIRST 48 HOURS.
 - TRUNK FLARE SHALL BE VISIBLE ABOVE GRADE AT TOP OF ROOT BALL. DO NOT COVER TOP OF ROOT BALL WITH SOIL.
 - REMOVE THE STAKES AND GUYS AFTER SECOND SEASON.
 - OPEN MESH TRUCK GUARDS MAY NOT BE NECESSARY IF DEER FENCE FULFILLS THAT REQUIREMENT.

DECIDUOUS TREE PLANTING



- NOTES:
- WATER THOROUGHLY TWICE WITHIN THE FIRST 48 HOURS.
 - TRUNK FLARE SHALL BE VISIBLE ABOVE GRADE AT TOP OF ROOTBALL. DO NOT COVER TOP OF ROOT BALL WITH SOIL.
 - REMOVE TREE STAKES AND GUYS AFTER SECOND SEASON.

EVERGREEN TREE PLANTING



SHRUB PLANTING



LAWN



PERENNIAL/GROUND COVER PLANTING



PERMANENT VEGETATIVE COVER



PROPOSED LEGEND



APPLICATION



SEED SELECTIONS



SEEDING RATE (POUNDS/ACRE)



LIMESTONE (tons/Acre)



FERTILIZER (lbs/Acre)



OPTIMUM SEEDING DATES



RESIDENTIAL/COMMERCIAL LOTS



TURF TYPE TALL FESCUE



REED CANARY GRASS



KENTUCKY BLUEGRASS



SEEDING RATE FOR WARM GRASS



SELECTION 6-7 SHALL BE ADJUSTED TO REFLECT THE AMOUNT OF PURE LINE REED (PLS)



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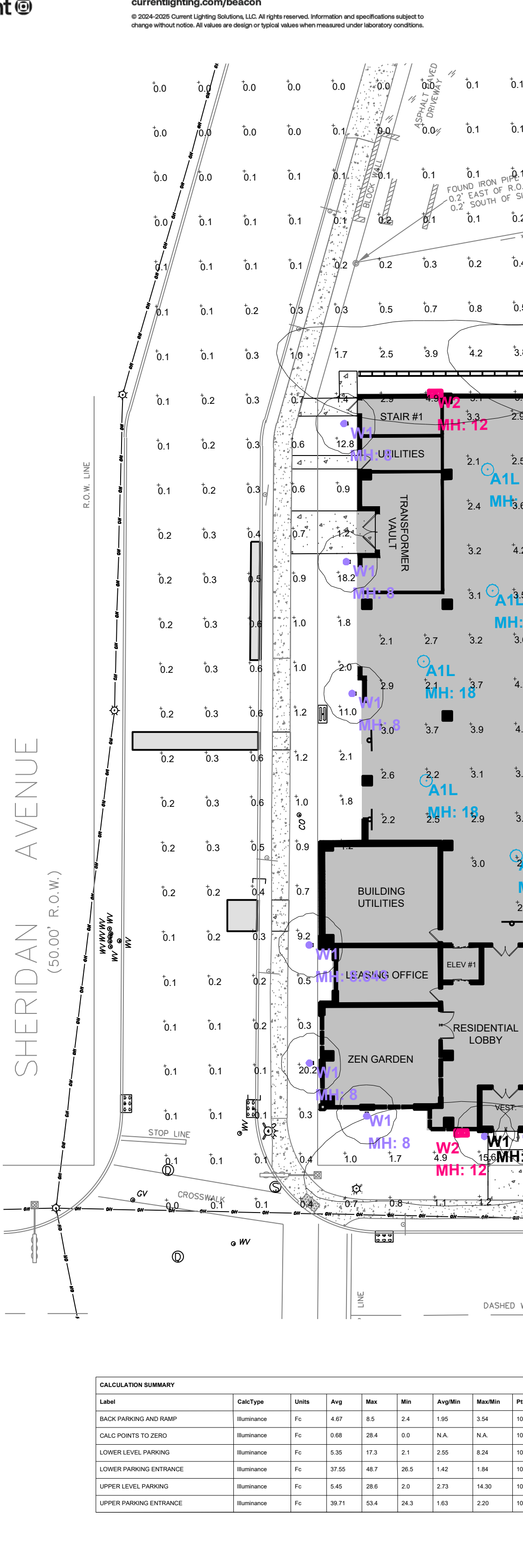
		320x195	350x210	380x225	400x240	430x255	450x270	480x285	500x300	530x315	560x330	590x345	620x360	650x375	680x390	710x405	740x420	770x435	800x450	830x465	860x480	890x495	920x510	950x525	980x540	1010x555	1040x570	1070x585	1100x600	1130x615	1160x630	1190x645	1220x660	1250x675	1280x690	1310x705	1340x720	1370x735	1400x750	1430x765	1460x780	1490x795	1520x810	1550x825	1580x840	1610x855	1640x870	1670x885	1700x900	1730x915	1760x930	1790x945	1820x960	1850x975	1880x990	1910x1005	1940x1020	1970x1035	2000x1050	2030x1065	2060x1080	2090x1095	2120x1110	2150x1125	2180x1140	2210x1155	2240x1170	2270x1185	2300x1200	2330x1215	2360x1230	2390x1245	2420x1260	2450x1275	2480x1290	2510x1305	2540x1320	2570x1335	2600x1350	2630x1365	2660x1380	2690x1395	2720x1410	2750x1425	2780x1440	2810x1455	2840x1470	2870x1485	2900x1500	2930x1515	2960x1530	2990x1545	3020x1560	3050x1575	3080x1590	3110x1605	3140x1620	3170x1635	3200x1650	3230x1665	3260x1680	3290x1695	3320x1710	3350x1725	3380x1740	3410x1755	3440x1770	3470x1785	3500x1800	3530x1815	3560x1830	3590x1845	3620x1860	3650x1875	3680x1890	3710x1905	3740x1920	3770x1935	3800x1950	3830x1965	3860x1980	3890x1995	3920x2010	3950x2025	3980x2040	4010x2055	4040x2070	4070x2085	4100x2100	4130x2115	4160x2130	4190x2145	4220x2160	4250x2175	4280x2190	4310x2205	4340x2220	4370x2235	4400x2250	4430x2265	4460x2280	4490x2295	4520x2310	4550x2325	4580x2340	4610x2355	4640x2370	4670x2385	4700x2400	4730x2415	4760x2430	4790x2445	4820x2460	4850x2475	4880x2490	4910x2505	4940x2520	4970x2535	5000x2550	5030x2565	5060x2580	5090x2595	5120x2610	5150x2625	5180x2640	5210x2655	5240x2670	5270x2685	5300x2700	5330x2715	5360x2730	5390x2745	5420x2760	5450x2775	5480x2790	5510x2805	5540x2820	5570x2835	5600x2850	5630x2865	5660x2880	5690x2895	5720x2910	5750x2925	5780x2940	5810x2955	5840x2970	5870x2985	5900x3000	5930x3015	5960x3030	5990x3045	6020x3060	6050x3075	6080x3090	6110x3105	6140x3120	6170x3135	6200x3150	6230x3165	6260x3180	6290x3195	6320x3210	6350x3225	6380x3240	6410x3255	6440x3270	6470x3285	6500x3300	6530x3315	6560x3330	6590x3345	6620x3360	6650x3375	6680x3390	6710x3405	6740x3420	6770x3435	6800x3450	6830x3465	6860x3480	6890x3495	6920x3510	6950x3525	6980x3540	7010x3555	7040x3570	7070x3585	7100x3600	7130x3615	7160x3630	7190x3645	7220x3660	7250x3675	7280x3690	7310x3705	7340x3720	7370x3735	7400x3750	7430x3765	7460x3780	7490x3795	7520x3810	7550x3825	7580x3840	7610x3855	7640x3870	7670x3885	7700x3900	7730x3915	7760x3930	7790x3945	7820x3960	7850x3975	7880x3990	7910x4005	7940x4020	7970x4035	8000x4050	8030x4065	8060x4080	8090x4095	8120x4110	8150x4125	8180x4140	8210x4155	8240x4170	8270x4185	8300x4200	8330x4215	8360x4230	8390x4245	8420x4260	8450x4275	8480x4290	8510x4305	8540x4320	8570x4335	8600x4350	8630x4365	8660x4380	8690x4395	8720x4410	8750x4425	8780x4440	8810x4455	8840x4470	8870x4485	8900x4500	8930x4515	8960x4530	8990x4545	9020x4560	9050x4575	9080x4590	9110x4605	9
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		DATE:	LOCATION:						
VIPER Wall VPW11-24W/VPW3 LED WALLPACK		TYPE:	PROJECT:						
ORDERING GUIDE		CATALOG #:							
EXAMPLE: VPW-24L-10-3K7-2-UNW-B									
CATALOG #									
Series	Color Pattern	Size	LEDs	Optical Power	Optical CR	Distribution	Voltage	Color	
VPW	view	view	view	view	view	view	view	view	
VPW	Basic	1	24-40	1000 Lumens	72W	2700K, 3000K, 3500K, 4000K, 4500K, 5000K, 5500K, 6000K	UNW	0-277V	BLK Black Matte Textured
			24-45	2000 Lumens	144W	2700K, 3000K, 3500K, 4000K, 4500K, 5000K, 5500K, 6000K	UNW	120V	BLK Black Matte Smooth
			24-60	3000 Lumens	216W	2700K, 3000K, 3500K, 4000K, 4500K, 5000K, 5500K, 6000K	UNW	120V	BLK Black Matte Smooth
		2	48-45	2000 Lumens	144W	2700K, 3000K, 3500K, 4000K, 4500K, 5000K, 5500K, 6000K	UNW	120V	DBL Double Matte Smooth
			48-60	3000 Lumens	216W	2700K, 3000K, 3500K, 4000K, 4500K, 5000K, 5500K, 6000K	UNW	120V	DBL Double Matte Smooth
			48-65	4000 Lumens	288W	2700K, 3000K, 3500K, 4000K, 4500K, 5000K, 5500K, 6000K	UNW	120V	DBL Double Matte Smooth
	Elite	1	48-45	2000 Lumens	144W	2700K, 3000K, 3500K, 4000K, 4500K, 5000K, 5500K, 6000K	UNW	120V	DBL Double Matte Textured
			48-60	3000 Lumens	216W	2700K, 3000K, 3500K, 4000K, 4500K, 5000K, 5500K, 6000K	UNW	120V	DBL Double Matte Textured
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			48-65	4000 Lumens	288W	2700K, 3000K, 3500K, 4000K, 4500K, 5000K, 5500K, 6000K	UNW	120V	DBL Double Matte Textured

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Current  **currentlighting.com/beamcan** Page 2 of 4
Rev: 12/14/20
REA_VP/PS/RS_R01

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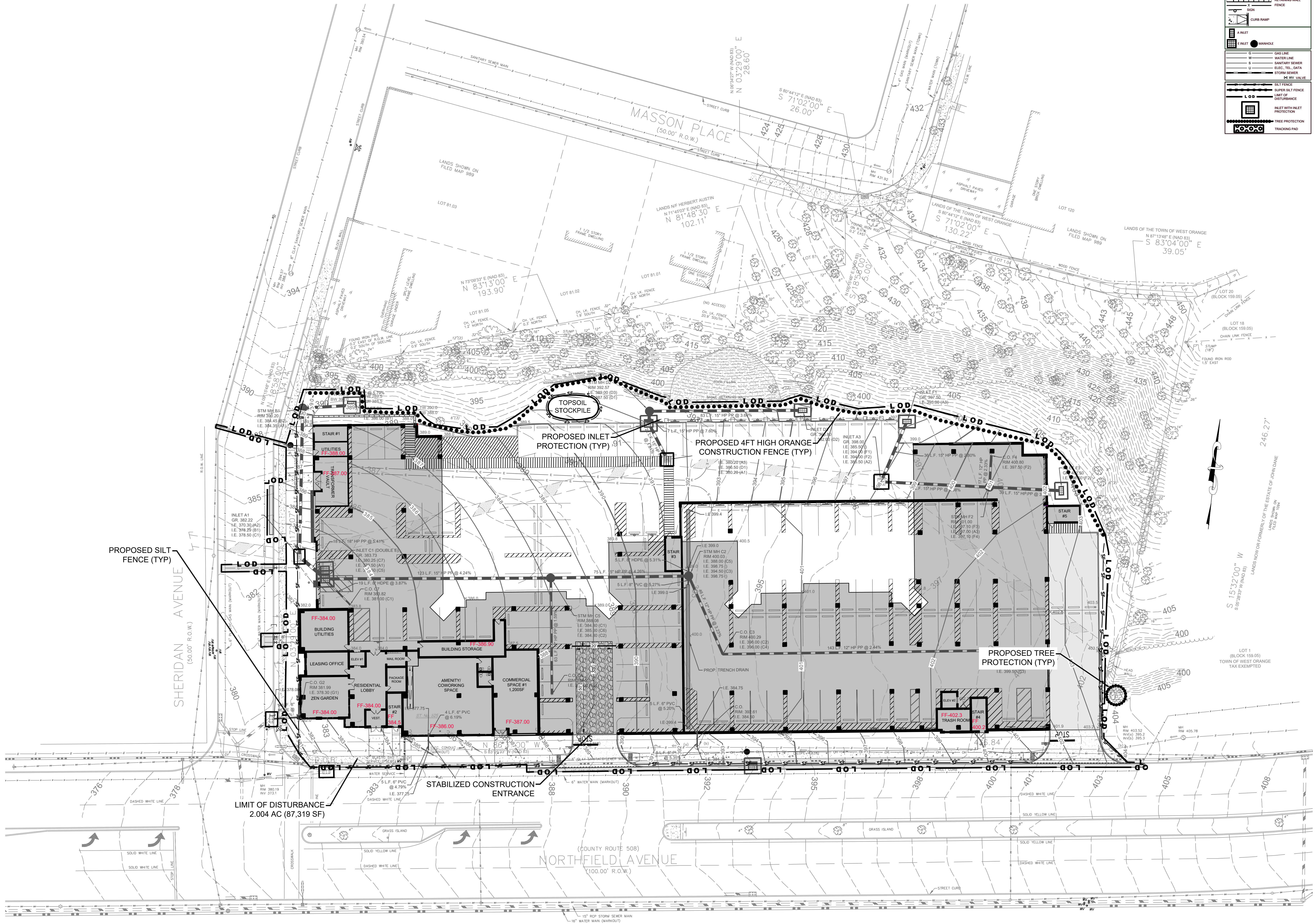


CALCULATION SUMMARY									
Line	CalcType	Units	Avg	Max	Min	AngMin	MaxMin	PfcBct	PfcBctL
BACK PARKING AND RAMP	Beamance	Ft	4.07	9.5	2.4	1.89	3.14	10	10
BACK PARKING TO ZERO	Beamance	Ft	0.68	28.4	0.0	N/A	N/A	10	10
LOWER LEVEL PARKING	Beamance	Ft	5.30	17.3	2.1	2.28	8.24	10	10
LOWER PARKING ENTRANCE	Beamance	Ft	22.68	48.7	28.6	1.42	1.84	10	10
UPPER LEVEL PARKING	Beamance	Ft	5.45	28.8	2.0	2.73	14.30	10	10
UPPER PARKING ENTRANCE	Beamance	Ft	29.71	63.4	24.3	1.43	2.20	10	10

[illegible][illegible]

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
	FLUSH CURB
	MOUNTABLE CURB
	RETAINING WALL
	FENCE
	SILT FENCE
	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. 21A000016100
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
3	3-31-2026	SUBMISSION TO TWP.	AF

REVISION

NO.	DATE	DESCRIPTION	INT.
1	01-26-2026	PER TWP. REVIEW MEMOS	AF
2	3-30-2026	REV PER NEW BUILDING DESIGN	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
ANDRZEJ B. BRZOZOWSKI, PE
SHAWNEN CROONINER, PE
THOMAS DAFONSECA, PE
ANDRE E. DOR, PE
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GERARD P. GESARIO, PE
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RENATA MAJLUNDOWA-EKZEMIE, AIA, LEED AP
CERVEL SCHWEIGER, AIA
STEVEN J. VAZ, PE
AHMED YOUSSEF, AIA

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:

SOIL EROSION &
SEDIMENT CONTROL
PLAN

Drawing Number:

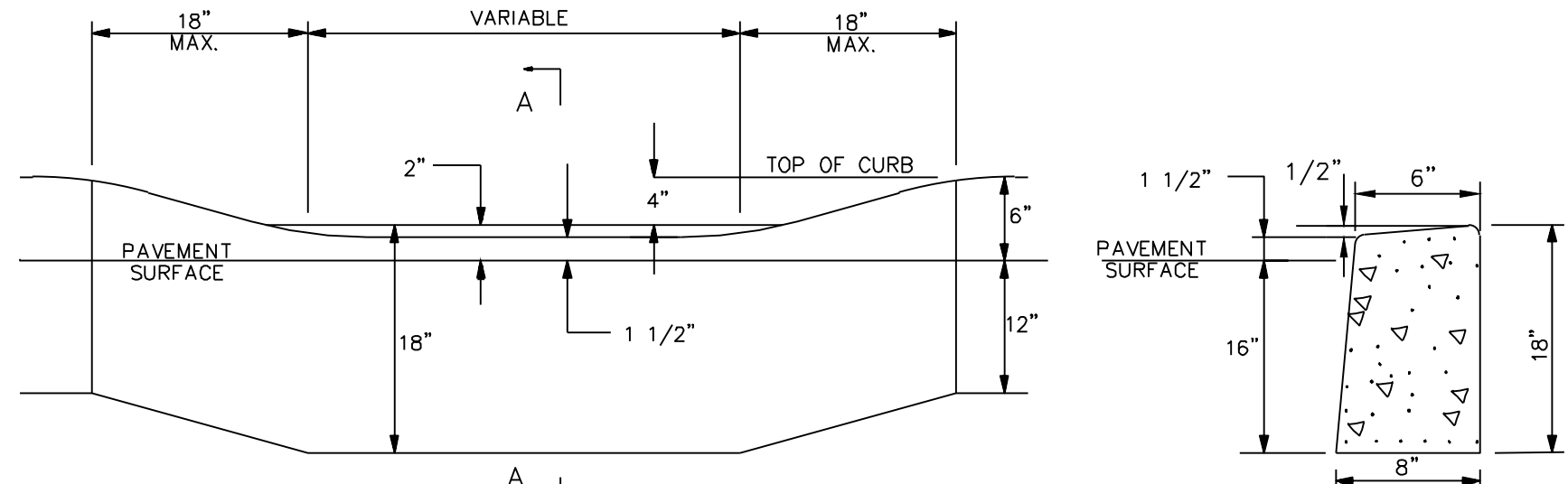
C-800
9 OF 16

Initial Date: OCTOBER 22, 2025

ENGINEER OF RECORD

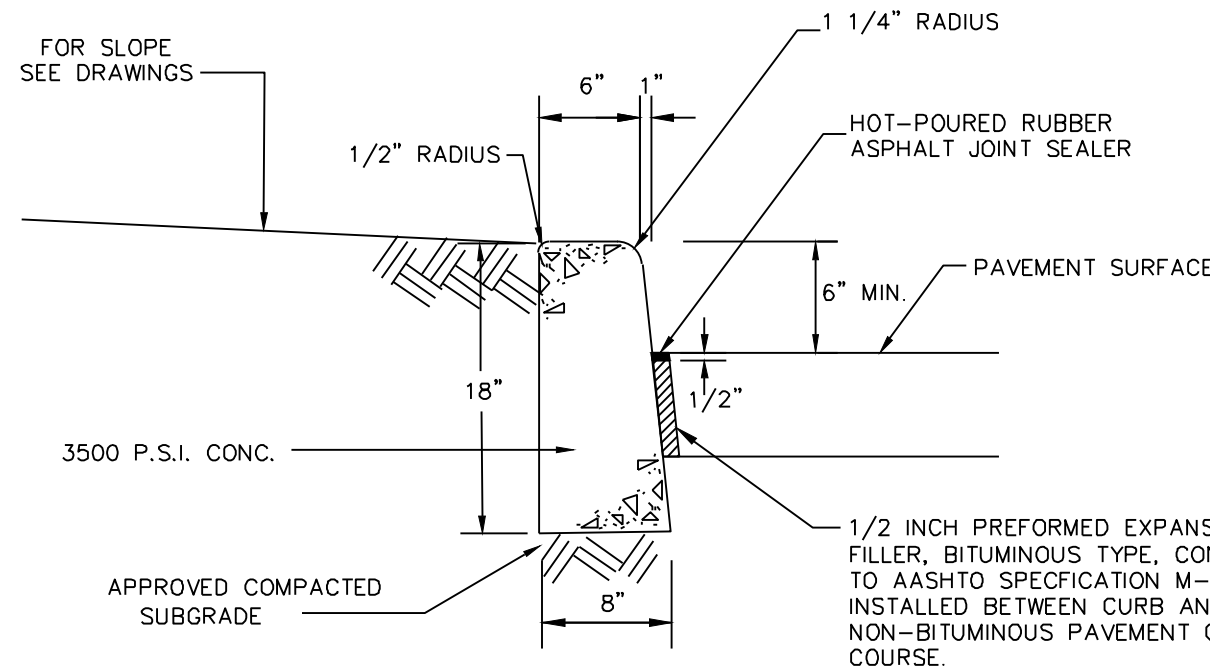
ANTHONY FACCHINO, PE, PLS
NJ Lic. 24B00025000

SCALE: 1"=20'
0 20 40 80 ft.



NOTES:

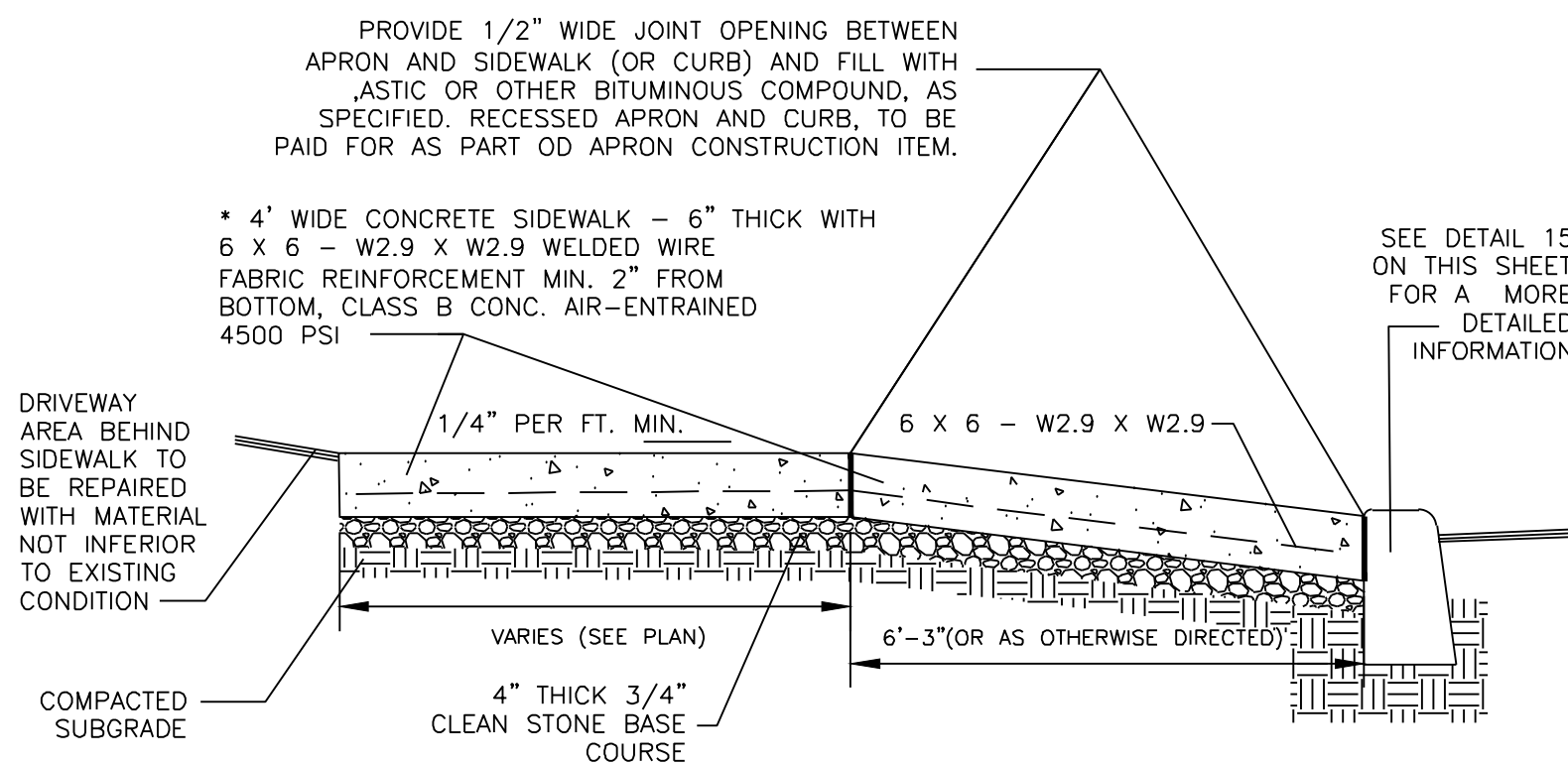
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4 INCH CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE GOVERNING AGENCY PRIOR TO POURING.
2. EXPANSION JOINTS SHALL BE PROVIDED AT EQUAL DISTANCES OF NOT MORE THAN 20 FT. AND AT 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 DEFORMED EXPANSION JOINT FILLER, BITUMINOUS TYPE, CONFORMING TO AASHTO SPECIFICATION M-33, TO BE INSTALLED BETWEEN CURB AND NON-BITUMINOUS PAVEMENT OR BASE COURSE.



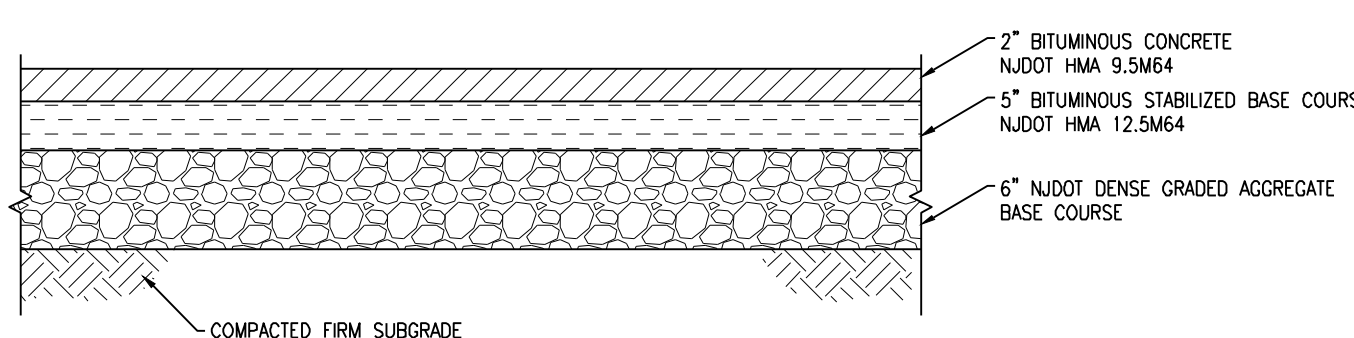
CONCRETE VERTICAL CURB PER ESSEX COUNTY
N.T.S.

- 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.

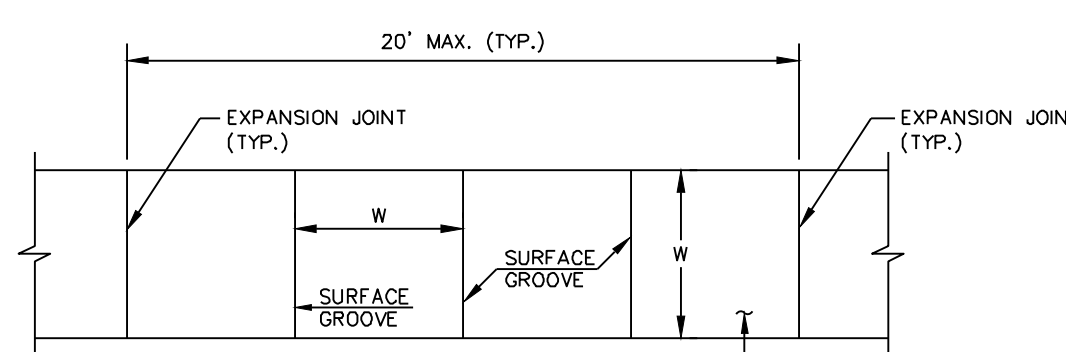
DEP. CONCRETE & VERTICAL CURB PER ESSEX COUNTY
NOT TO SCALE



ESSEX CTY. SIDEWALK/DRIVEWAY APRON
NOT TO SCALE



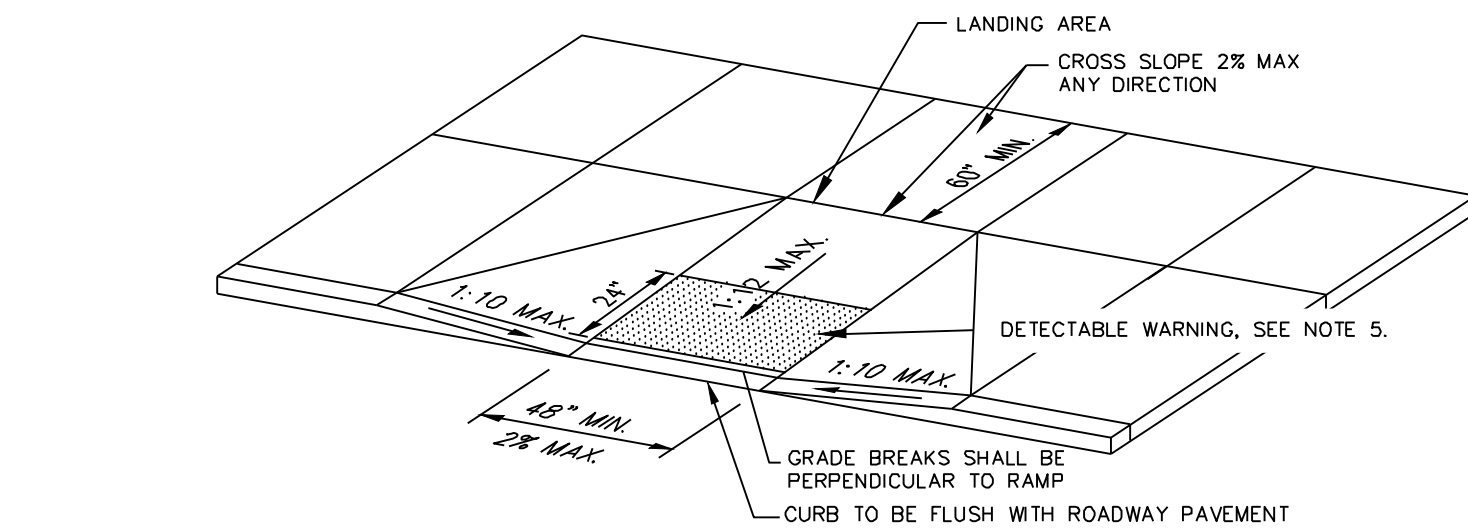
ASPHALT PAVEMENT SECTION (ON COUNTY ROAD)
N.T.S.



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.

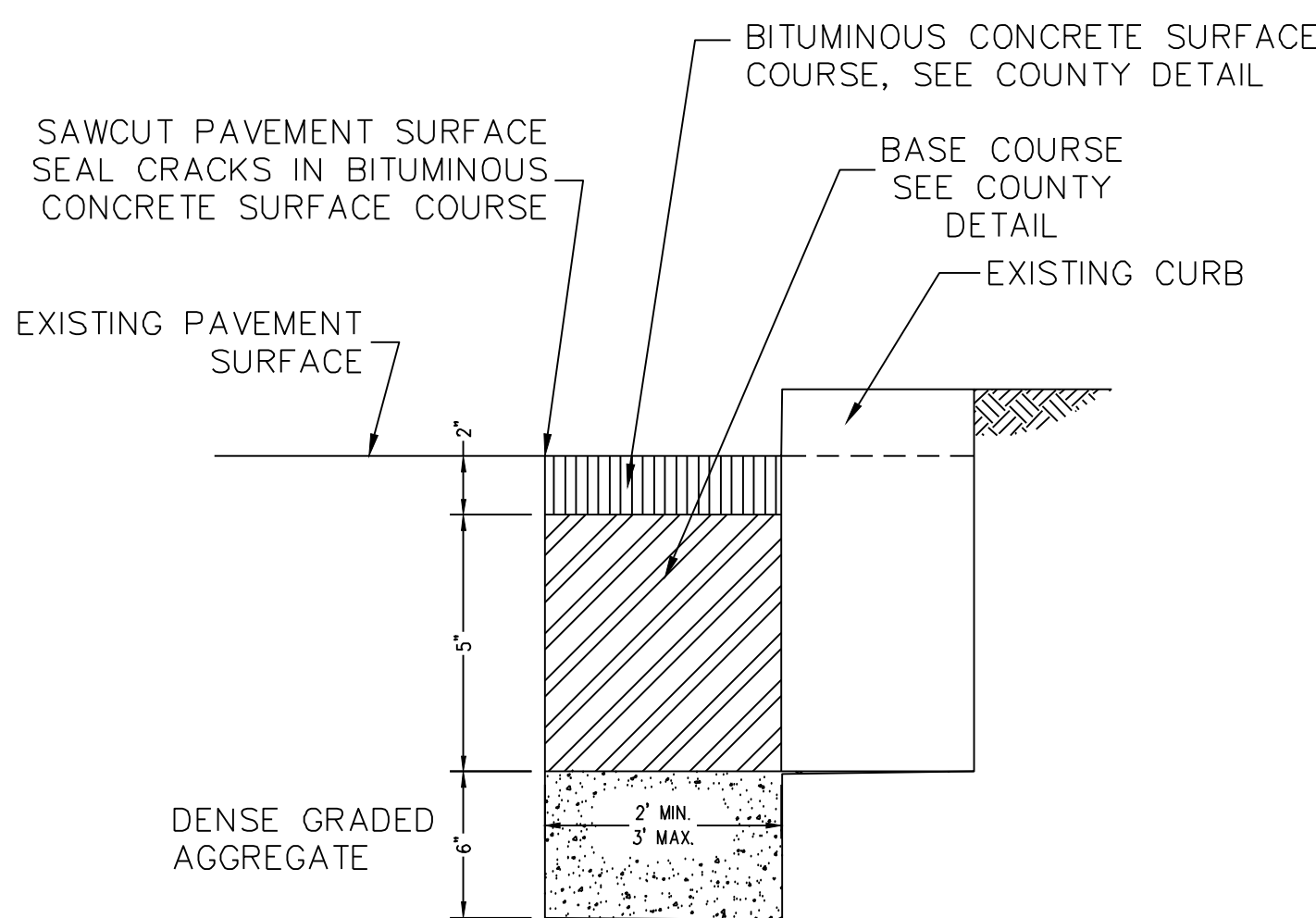
CONCRETE SIDEWALK
N.T.S.



CURB RAMP NOTES:

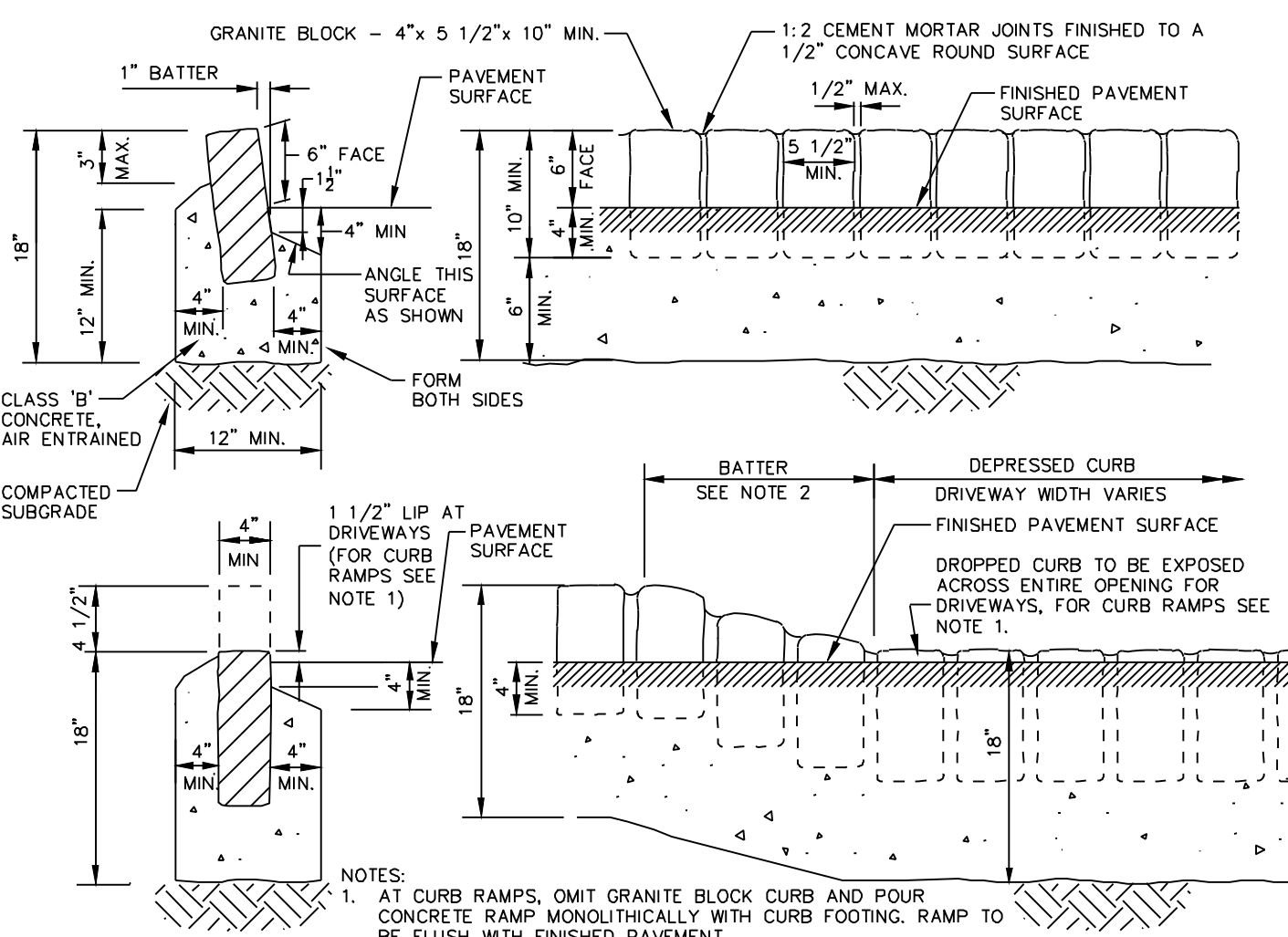
1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
2. CURB (DROPPED CURB) GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4' AT ALL CURB RAMP.
3. IF CURB IS GRANITE BLOCK, OMIT THE BLOCK WITHIN THE FLUSH AREA AND FORM WITH CONCRETE ONLY. RAMP 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

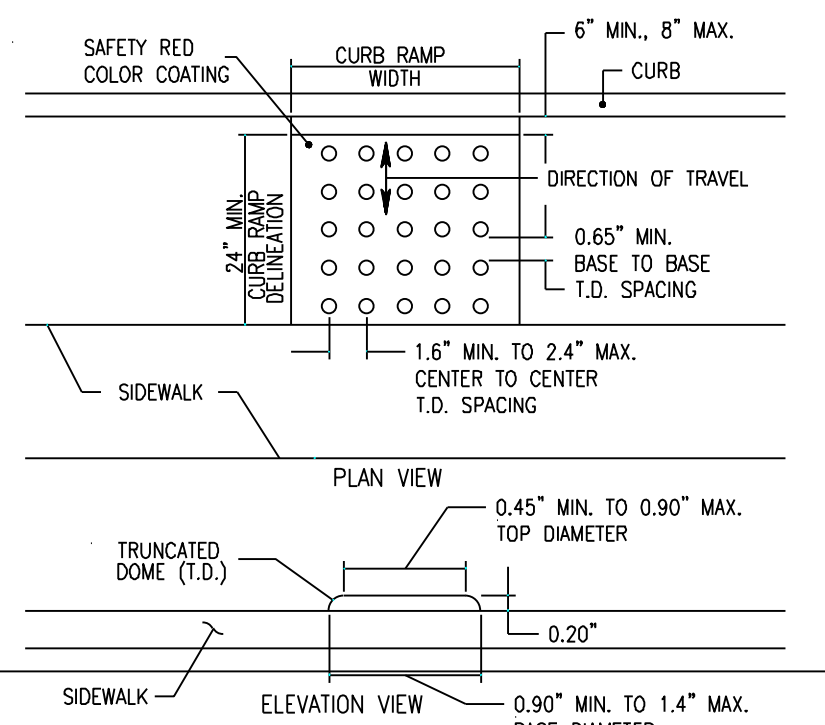
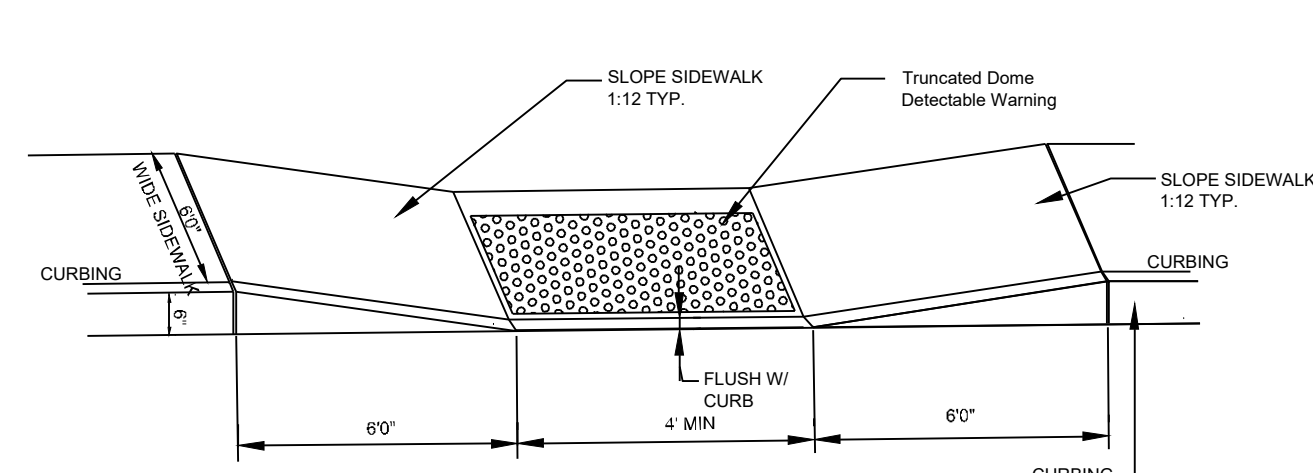


PAVEMENT STRIP TREATMENT
NOT TO SCALE

PAVEMENT STRIP TREATMENT
NOT TO SCALE



GRANITE BLOCK CURB DETAIL (ON SITE AND SHERIDAN)
N.T.S.

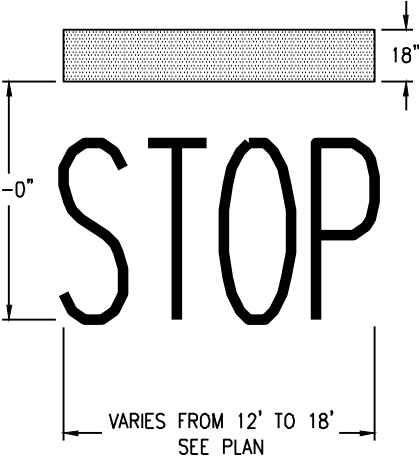


DETECTABLE WARNING SURFACE
N.T.S.

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.

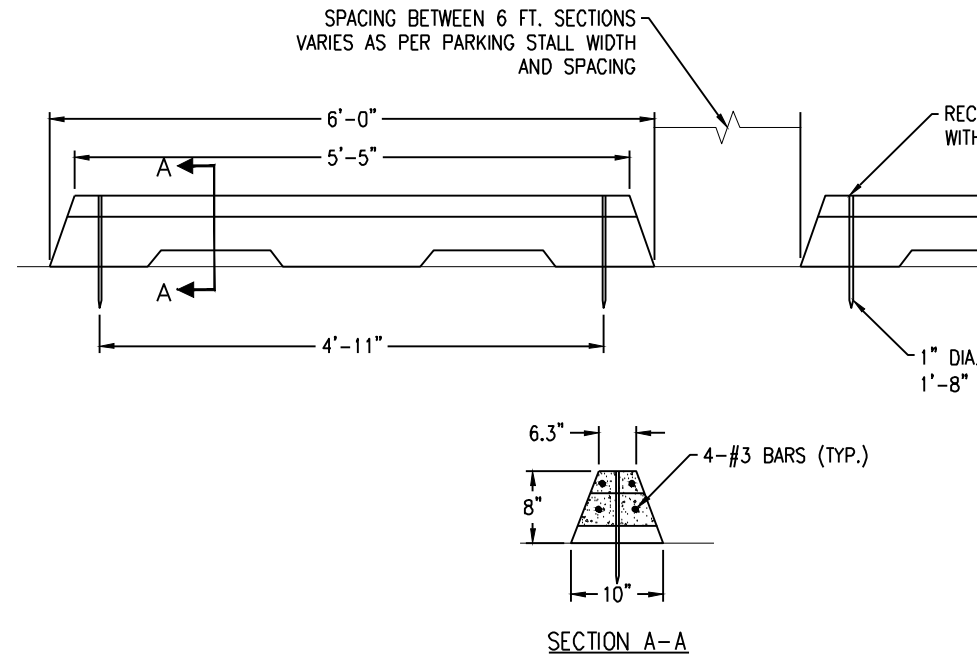
TRAFFIC FLOW ARROWS
N.T.S.



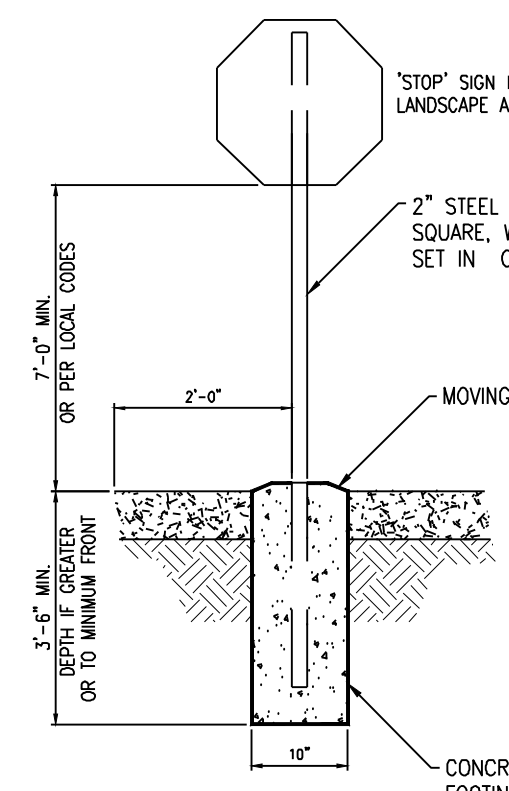
NOTES:

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 WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

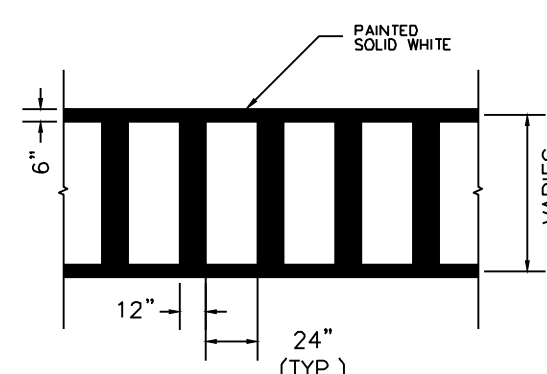
STOP BAR DETAIL
N.T.S.



PRECAST CONCRETE WHEEL STOP
N.T.S.



TRAFFIC SIGN MOUNTING
DETAIL
N.T.S.



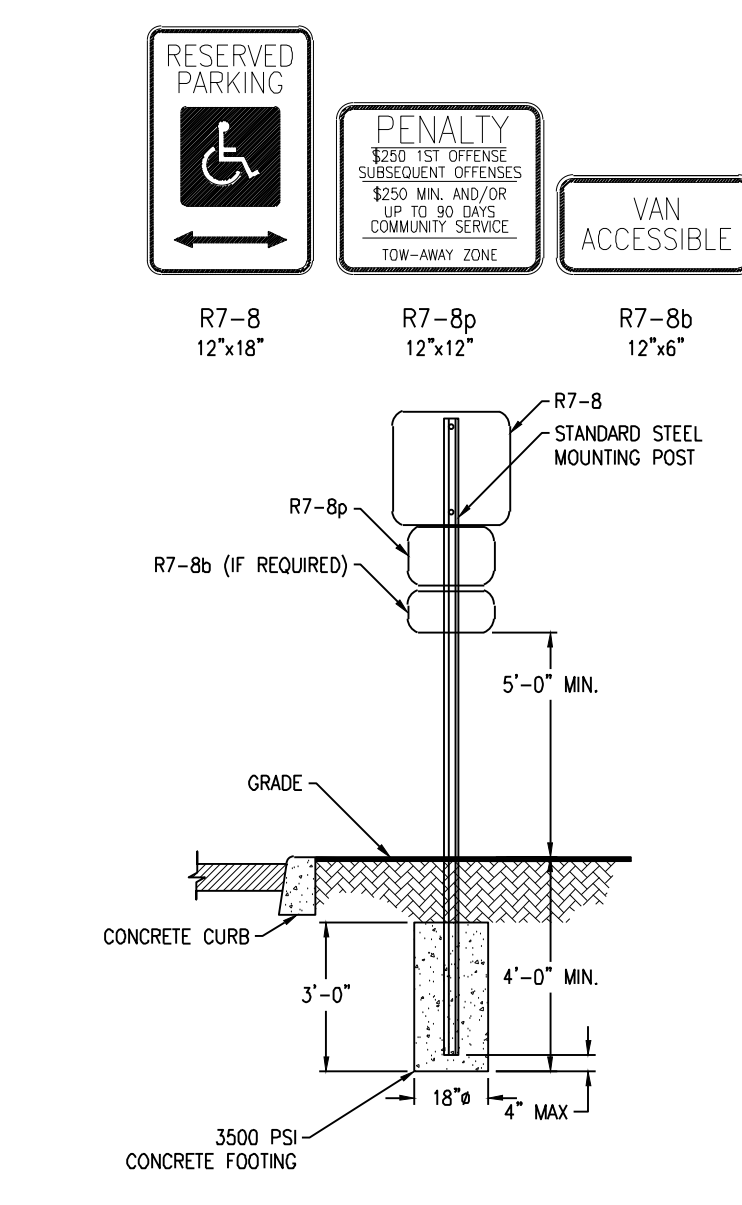
PEDESTRIAN CROSSWALK DETAIL
N.T.S.

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

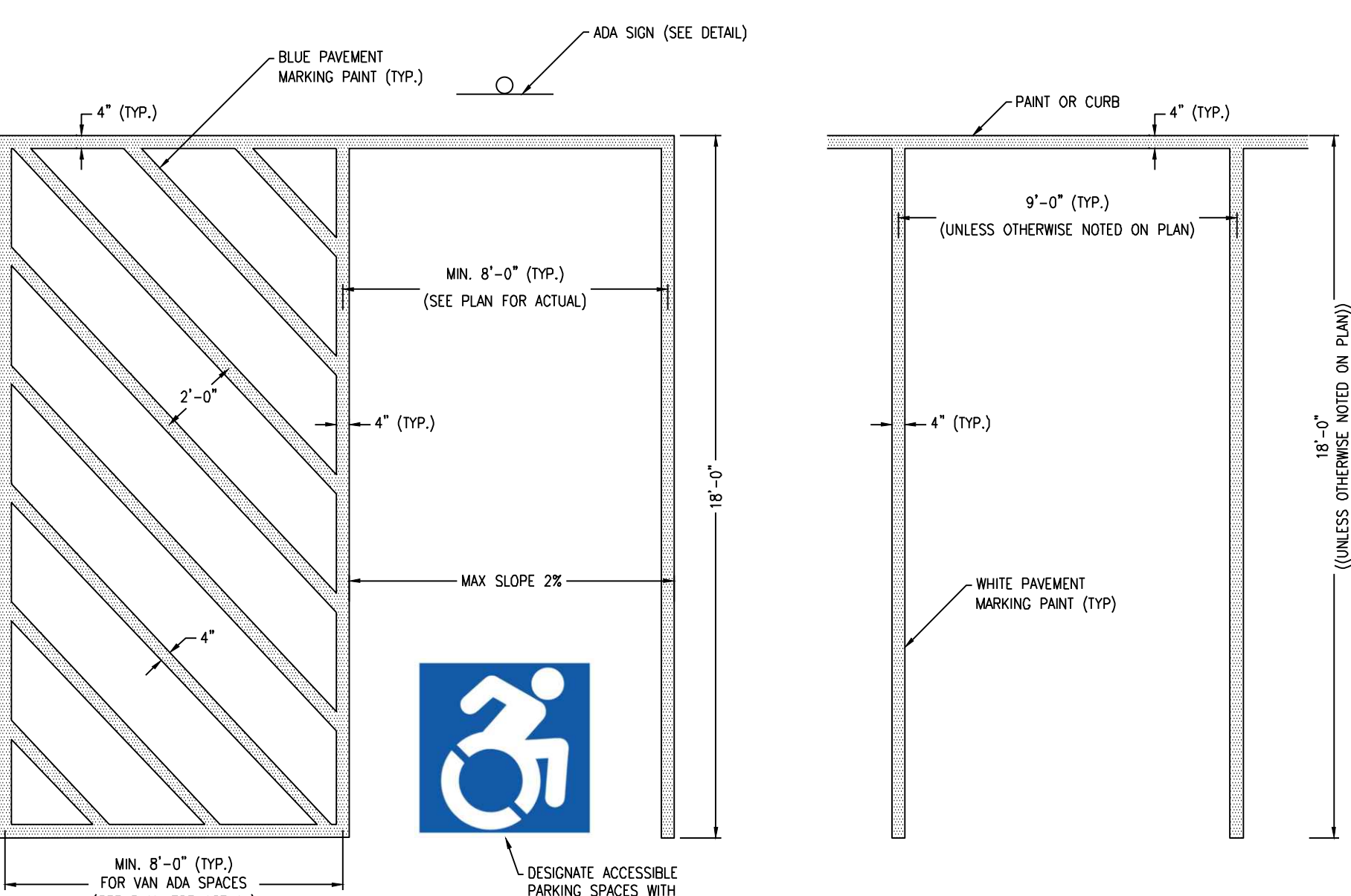
SIGN NOTES:

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.



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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. 24G028533000

ISSUE			
NO.	DATE	DESCRIPTION	INT.
1	11-3-2025	INITIAL SUBMISSION TO TWP.	AF
2	01-29-2026	SUBMISSION TO TWP.	AF
3	3-31-2026	SUBMISSION TO TWP.	AF

REVISION			
NO.	DATE	DESCRIPTION	INT.
1	01-26-2026	PER TWP. REVIEW MEMOS	AF
2	3-30-2026	REV PER NEW BUILDING DESIGN	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
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ANDRZE J. DOR, PE
ANTHONY FACCHINO, PE, PLS, PP
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RENATA PODKONCZNYCZ, AIA, LEED AP
CHERYL SCHWEIER, AIA
STEVEN J. VAZ, PE
AHMED YOUSSEF, AIA

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-900

11 OF 16

Initial Date: OCTOBER 22, 2025

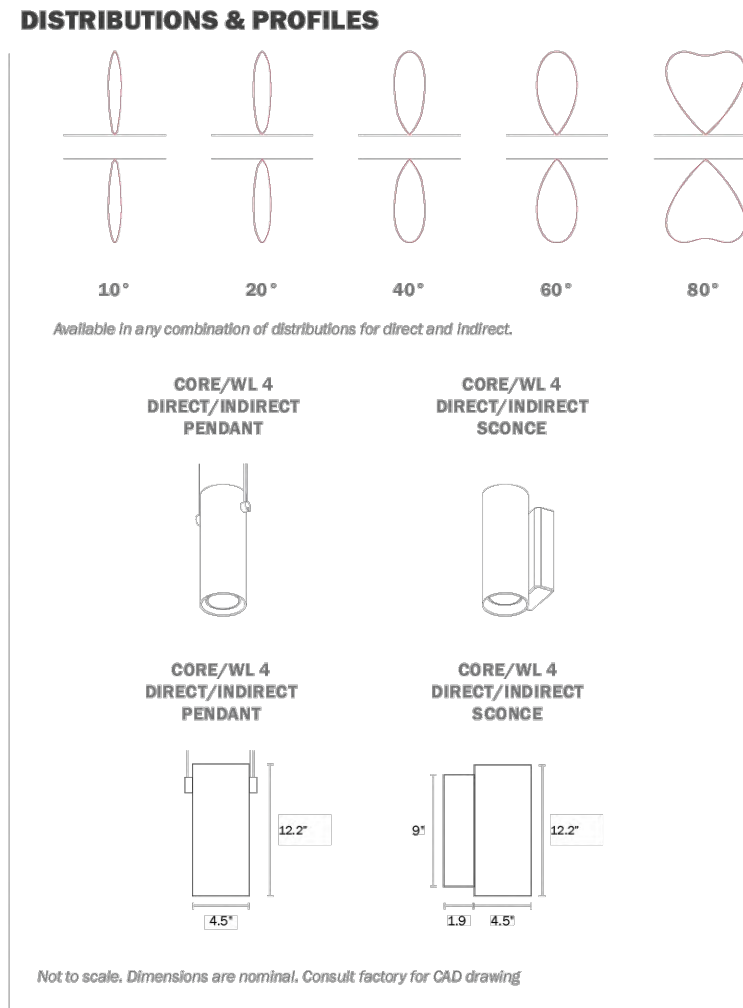
ENGINEER OF RECORD

ANTHONY FACCHINO, PE, PLS
NJ Lic. 24G028533000



SPECIFICATIONS

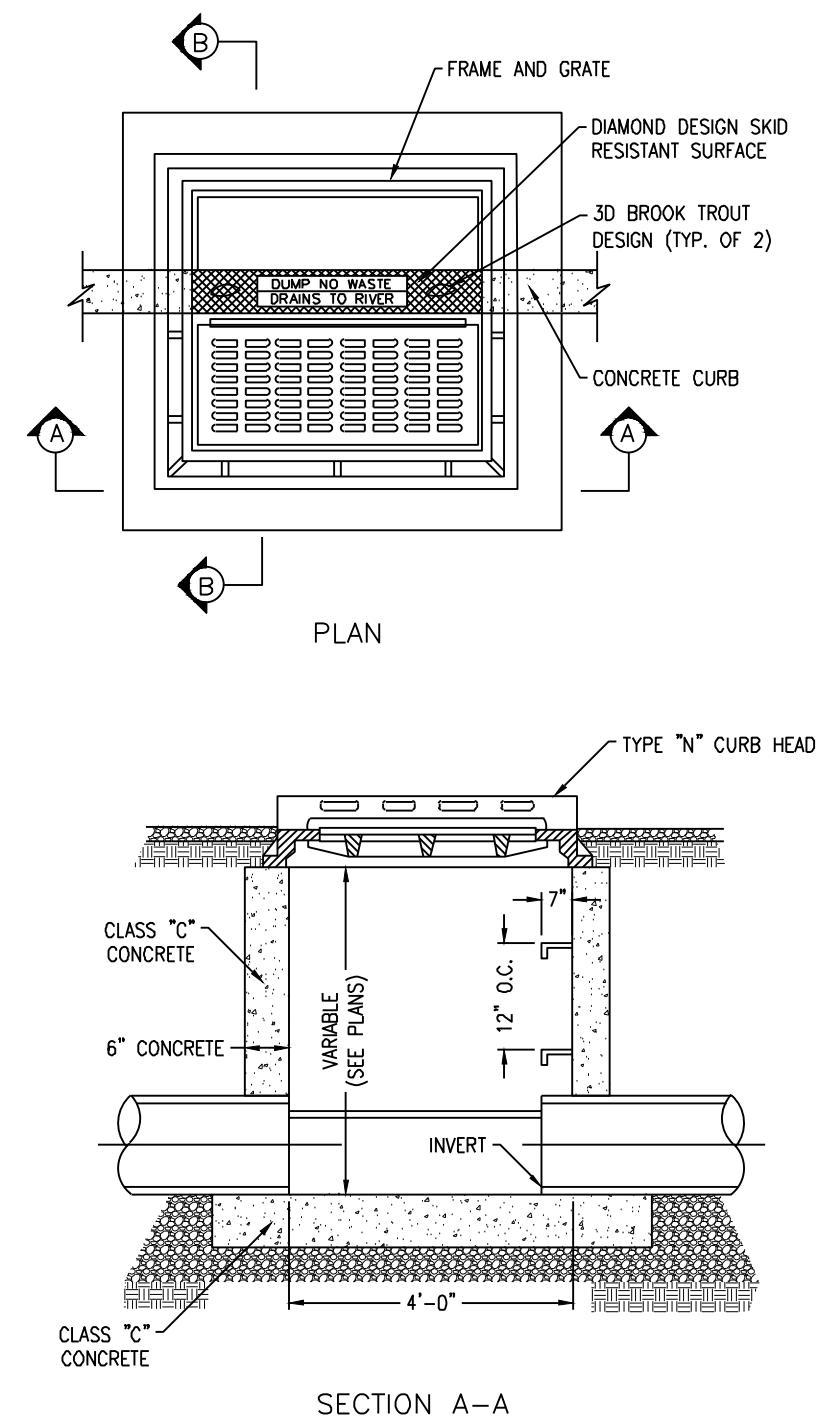
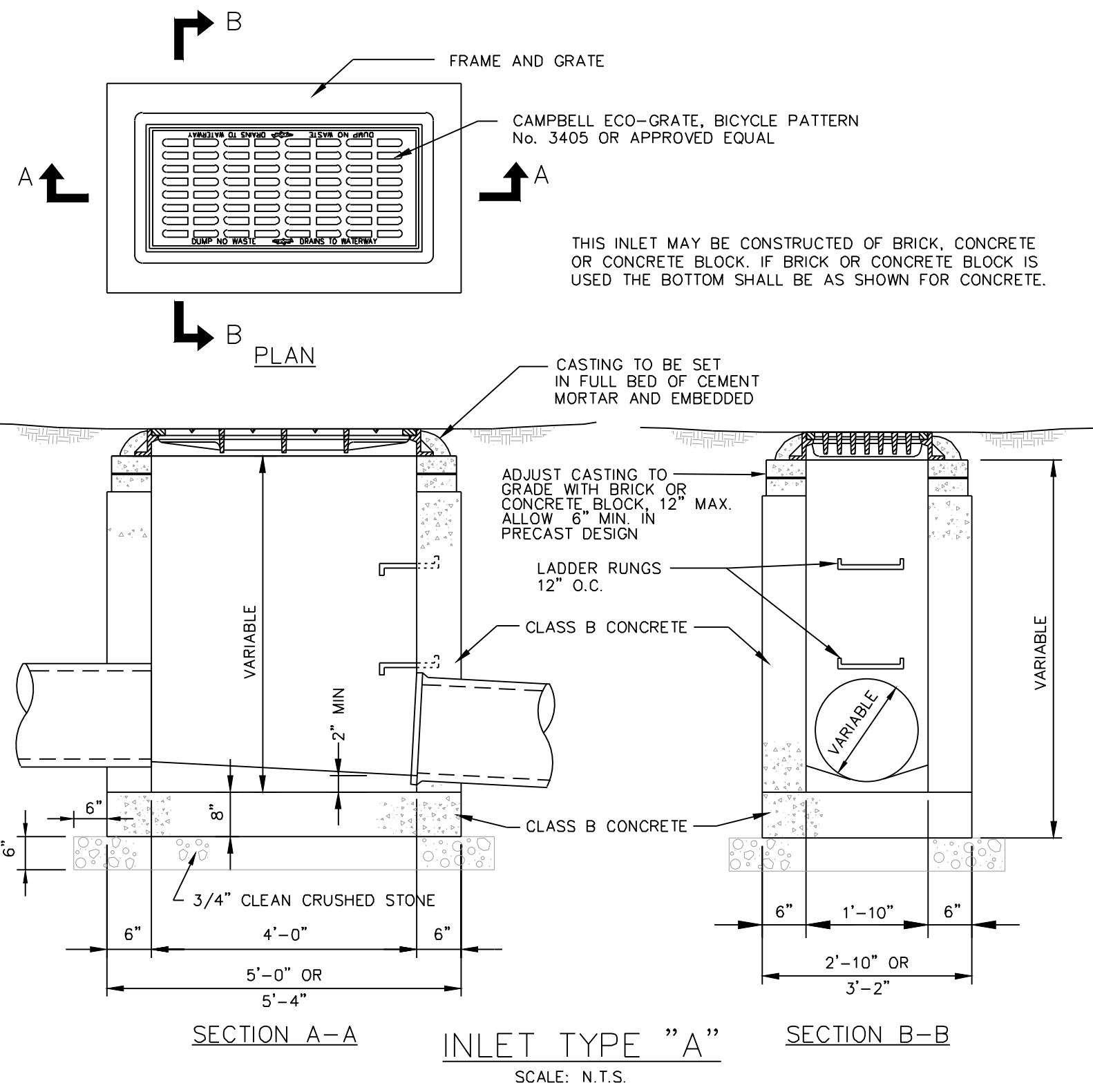
PROFILE	Round
SIZE	4.5" diameter
LED OUTPUT	700lm - 3,000lm
CCT/CRI	2700K/3000K/3500K/4000K + 83 CRI or 98 CRI
DIMMING/DRIVER	Internal, Canopy, and Remote Driven: 0-10V, Phase, DALI, DMX, eLED, Lutron®. Dimming to 0% for select models.
POWER	11.2W to 58.6W per fixture
INPUT	100VAC to 277VAC. Phase dimmable versions are 120VAC only.
OPTICS	10° - 80° distribution spun aluminum reflectors. Field replaceable without tools.
FINISHES	16 powder coat finishes. Custom finishes also available.
MATERIAL	Extruded aluminum with stainless steel hardware.
ENVIRONMENT	Wet location, IP66 rated LED module.



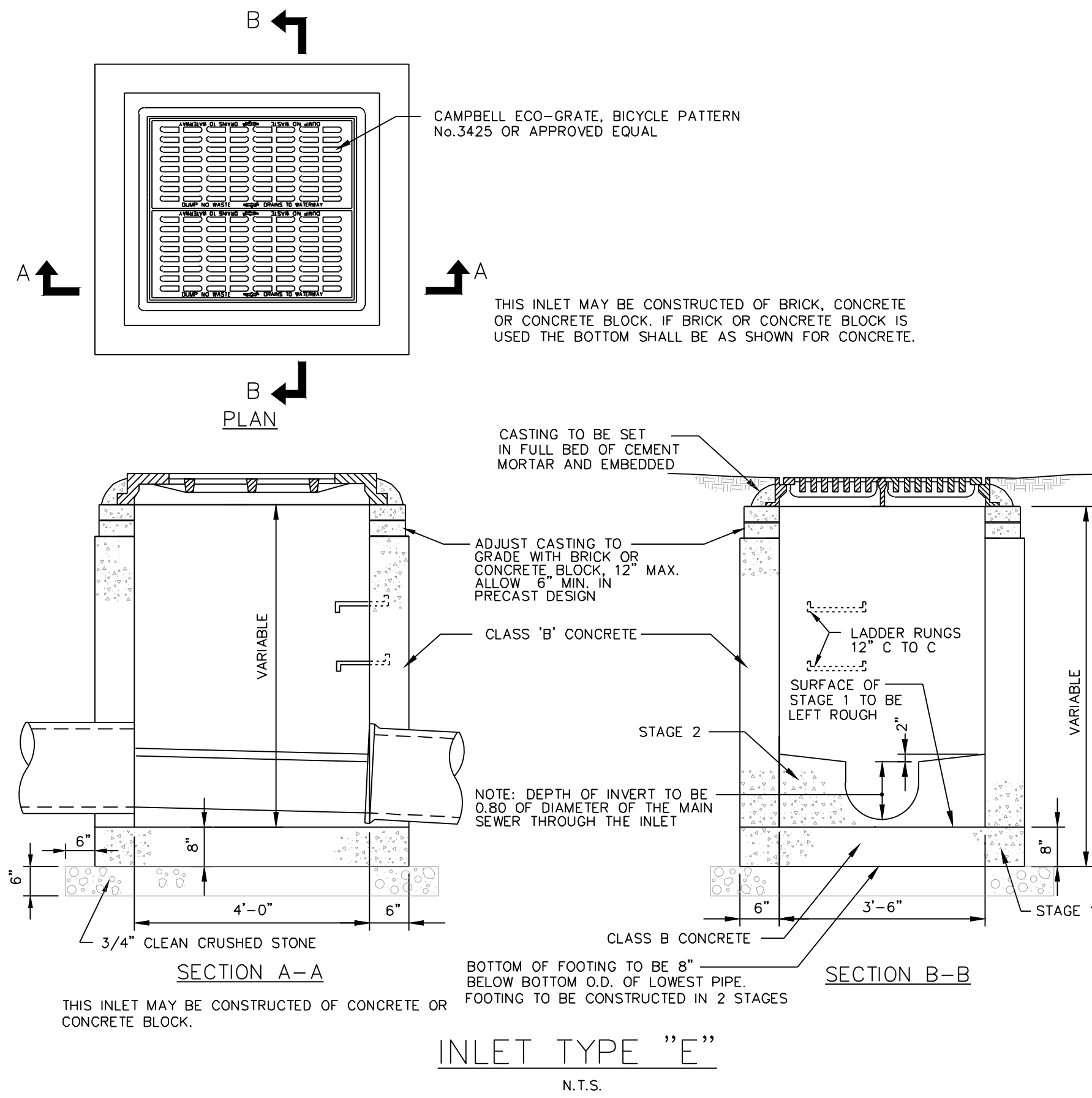
*Safety and Performance Information available on last page. Output and other specifications available on page 5.

EXAMPLE: CRT4/WL - 20982740HL - 20982740DP - RV10 - 2C - SW - EMB

1. MODEL (CHOOSE 1)	2. OUTPUT - DIRECT (CHOOSE 1)	3. CR - DIRECT (CHOOSE 1)	4. CR - INDIRECT (CHOOSE 1)
CR/WL - Pendant	01 700lm	01 01	01 01
CR/WL - Sconce	02 950lm	02 02	02 02
	03 1300lm	03 03	03 03
	04 2000lm	04 04	04 04
	05 3000lm	05 05	05 05
	06 4000lm	06 06	06 06
	07 5000lm	07 07	07 07
	08 6000lm	08 08	08 08
	09 7000lm	09 09	09 09
	10 8000lm	10 10	10 10
	11 9000lm	11 11	11 11
	12 10000lm	12 12	12 12
	13 11000lm	13 13	13 13
	14 12000lm	14 14	14 14
	15 13000lm	15 15	15 15
	16 14000lm	16 16	16 16
	17 15000lm	17 17	17 17
	18 16000lm	18 18	18 18
	19 17000lm	19 19	19 19
	20 18000lm	20 20	20 20
	21 19000lm	21 21	21 21
	22 20000lm	22 22	22 22
	23 21000lm	23 23	23 23
	24 22000lm	24 24	24 24
	25 23000lm	25 25	25 25
	26 24000lm	26 26	26 26
	27 25000lm	27 27	27 27
	28 26000lm	28 28	28 28
	29 27000lm	29 29	29 29
	30 28000lm	30 30	30 30
	31 29000lm	31 31	31 31
	32 30000lm	32 32	32 32
	33 31000lm	33 33	33 33
	34 32000lm	34 34	34 34
	35 33000lm	35 35	35 35
	36 34000lm	36 36	36 36
	37 35000lm	37 37	37 37
	38 36000lm	38 38	38 38
	39 37000lm	39 39	39 39
	40 38000lm	40 40	40 40
	41 39000lm	41 41	41 41
	42 40000lm	42 42	42 42
	43 41000lm	43 43	43 43
	44 42000lm	44 44	44 44
	45 43000lm	45 45	45 45
	46 44000lm	46 46	46 46
	47 45000lm	47 47	47 47
	48 46000lm	48 48	48 48
	49 47000lm	49 49	49 49
	50 48000lm	50 50	50 50
	51 49000lm	51 51	51 51
	52 50000lm	52 52	52 52
	53 51000lm	53 53	53 53
	54 52000lm	54 54	54 54
	55 53000lm	55 55	55 55
	56 54000lm	56 56	56 56
	57 55000lm	57 57	57 57
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	59 57000lm	59 59	59 59
	60 58000lm	60 60	60 60
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	62 60000lm	62 62	62 62
	63 61000lm	63 63	63 63
	64 62000lm	64 64	64 64
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	69 67000lm	69 69	69 69
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	72 70000lm	72 72	72 72
	73 71000lm	73 73	73 73
	74 72000lm	74 74	74 74
	75 73000lm	75 75	75 75
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	130 128000lm	130 130	130 130
	131 129000lm	131 131	131 131
	132 130000lm	132 132	132 132
	133 131000lm	133 133	133 133
	134 132000lm	134 134	134 134
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	152 150000lm	152 152	152 152
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	163 161000lm	163 163	163 163
	164 162000lm	164 164	164 164
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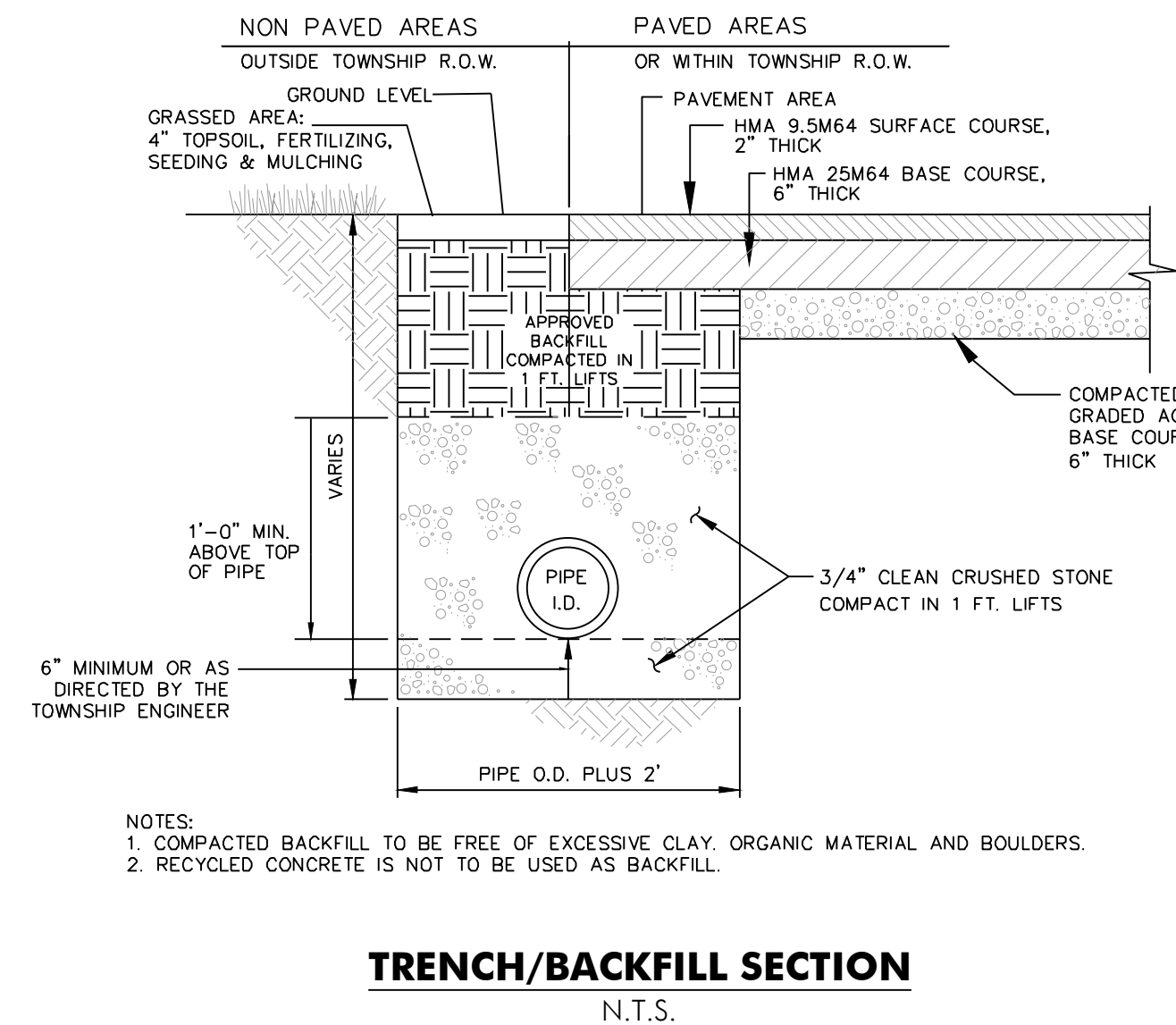
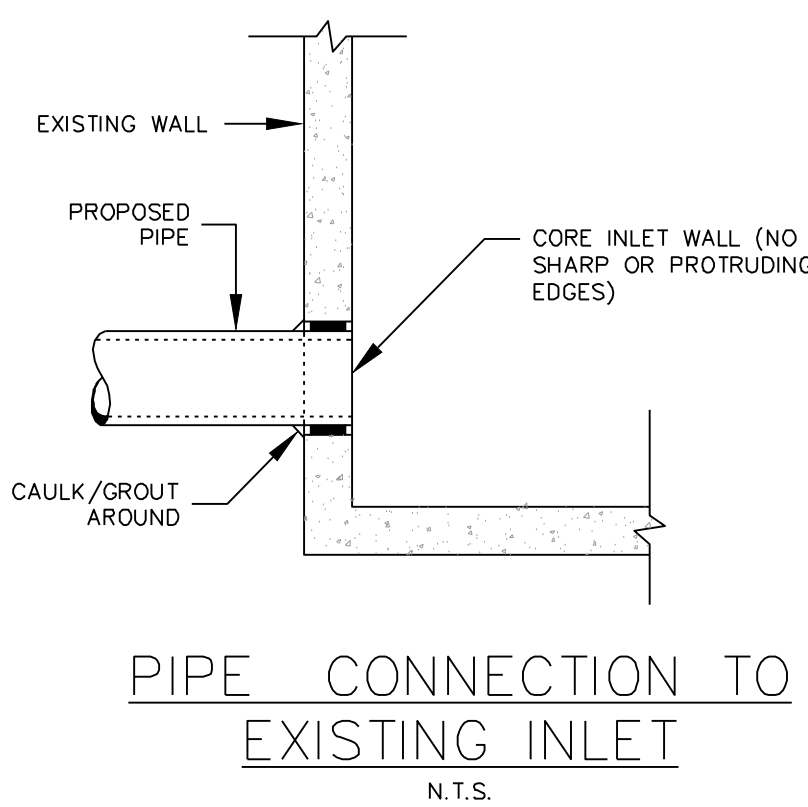
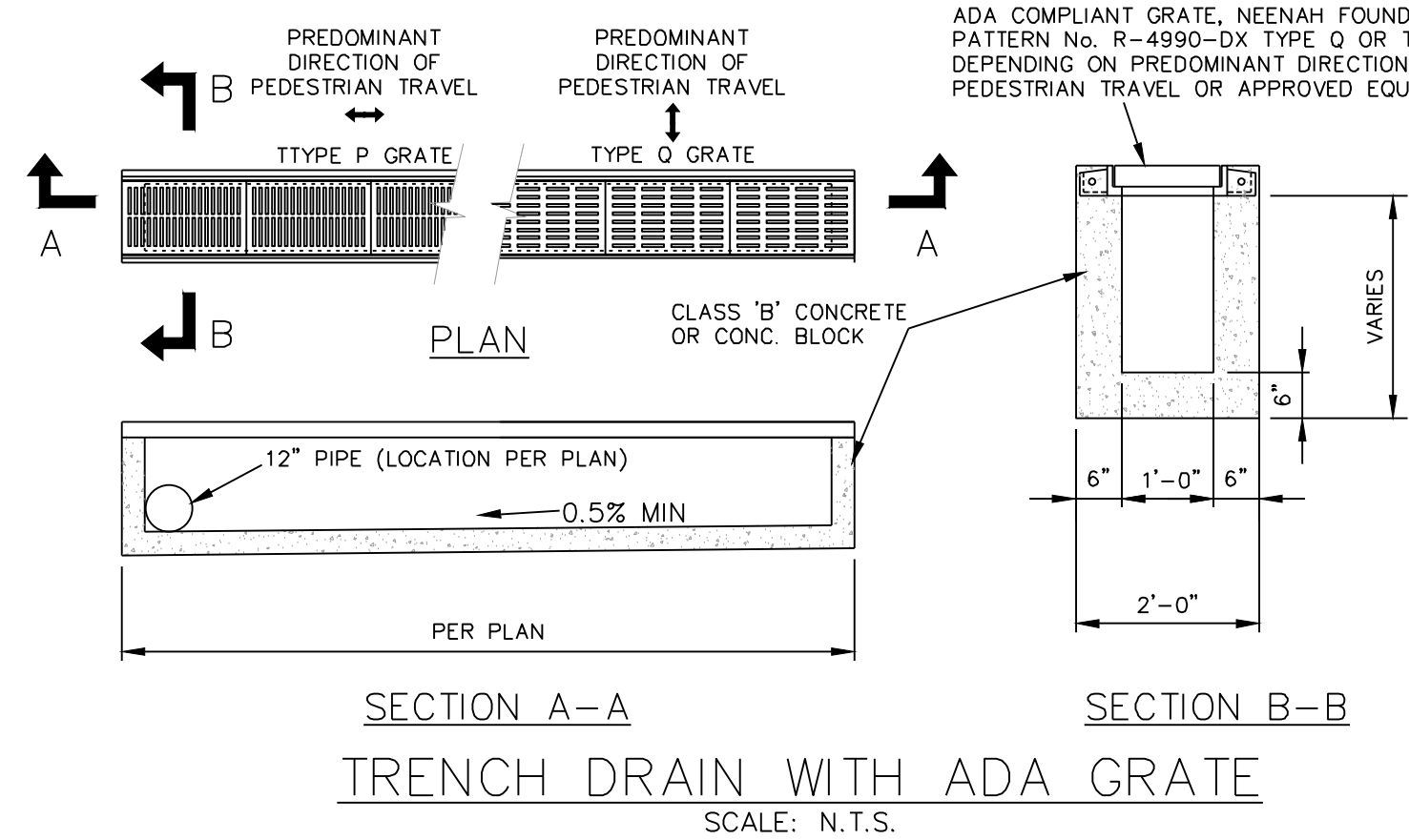
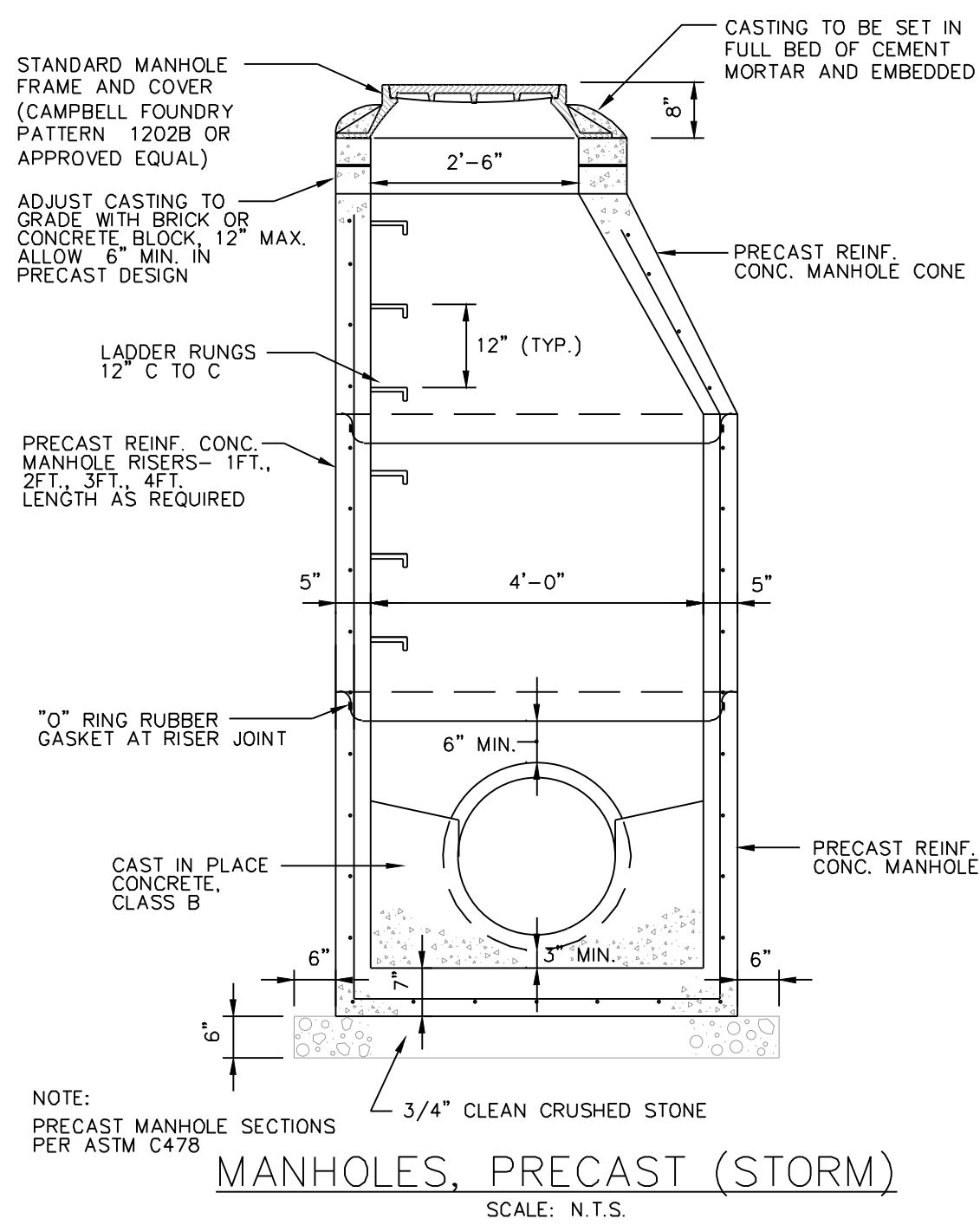
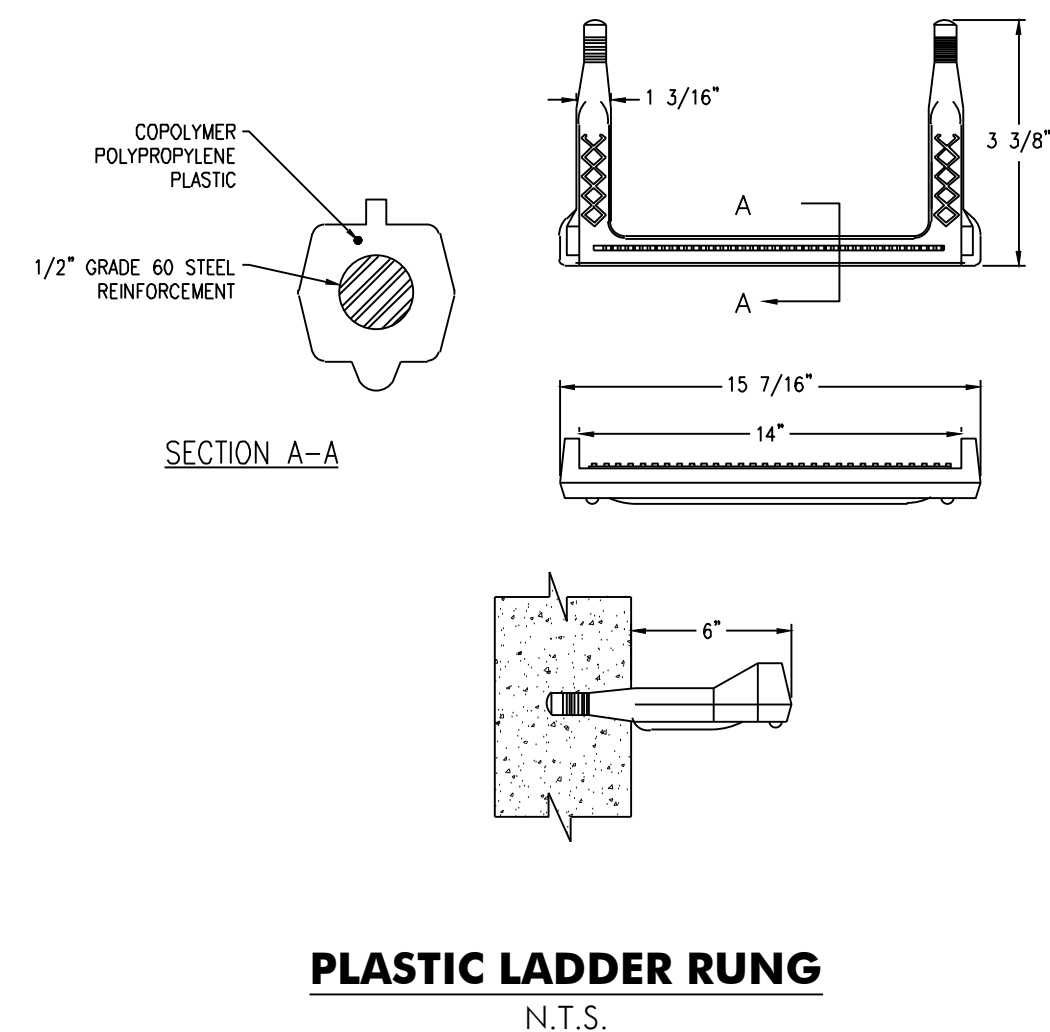


TYPE "B" INLET
N.T.S.



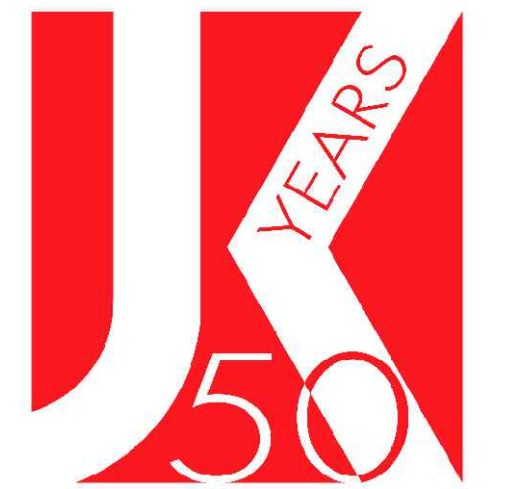
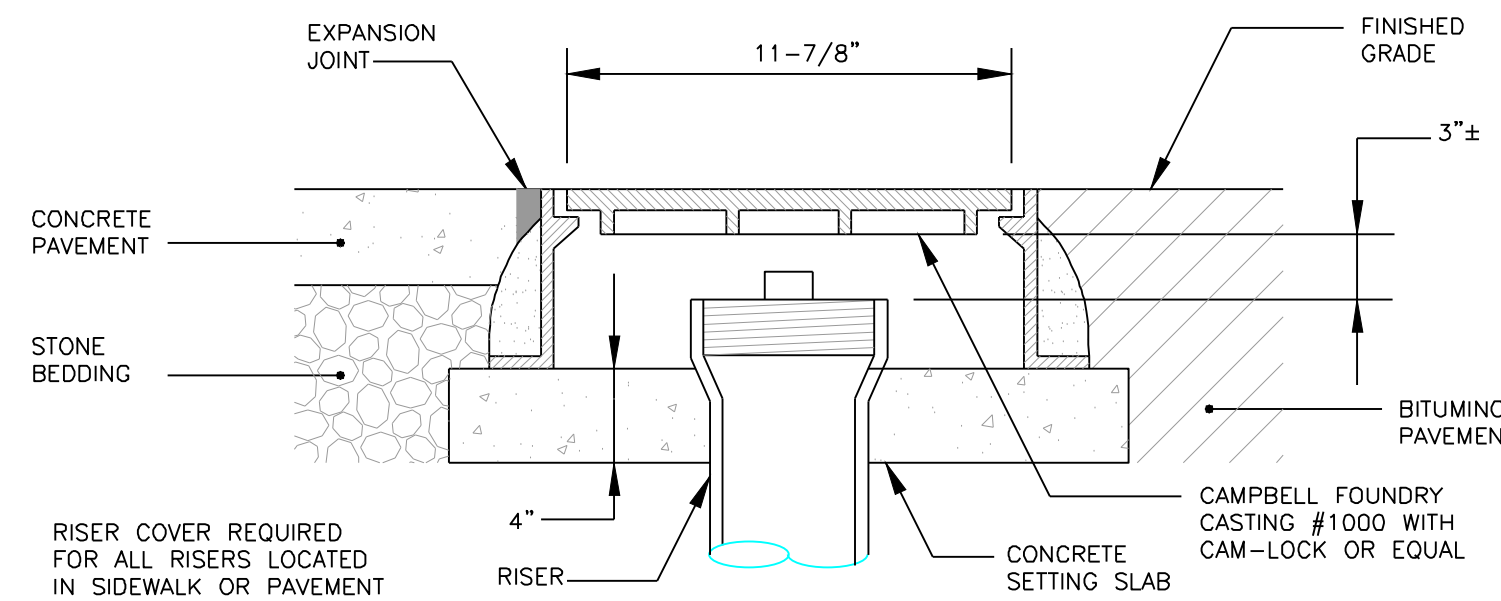
- CORRELLING OF INLET WALLS WILL BE PERMITTED AT THE RATE OF 1/2" PER 8" OF HEIGHT OF WALL; MAXIMUM CORREL 6" PER WALL.
- WHEN THE ITEM MANHOLES, INLETS AND CATCH BASINS, ADDITIONAL DEPTH, IS SCHEDULED IN THE PROPOSAL AND THE DEPTH OF A STRUCTURE EXCEEDS 10' AS MEASURED FROM TOP OF COVER OR GRATE TO 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 CUTTER 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 saw cut, and the backfill tamped and compacted, the permittee shall install no less than eight inches of bituminous stabilized base course (12M64 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 (12M64 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 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 striping, 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 soiled, 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
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Architecture
Engineering
Interior Design
Implementation Services

NY State Board Of Architects Authorization No. 21AC00016100
NJ State Board Of Engineers & Land Surveyors Authorization No. 24G0293000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	11-3-2025	INITIAL SUBMISSION TO TWP.	AF
2	01-29-2026	SUBMISSION TO TWP.	AF
3	3-31-2026	SUBMISSION TO TWP.	AF

REVISION

NO.	DATE	DESCRIPTION	INT.
1	01-26-2026	PER TWP. REVIEW MEMOS	AF
2	3-30-2026	REV PER NEW BUILDING DESIGN	AF

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARBERES, RA
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THOMAS DAFONECA, PE
ANDRZEJ DOR, PE
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JONATHAN KOTYDA, AIA
KAROLINA KOSZKOWNICZ, AIA
RENATA MAJLUNDOWSKA-EKZESKE, AIA, LEED AP
CHERYL SCHWEIER, AIA
STEVEN J. VAZ, PE
AHMED YOUSSEF, AIA

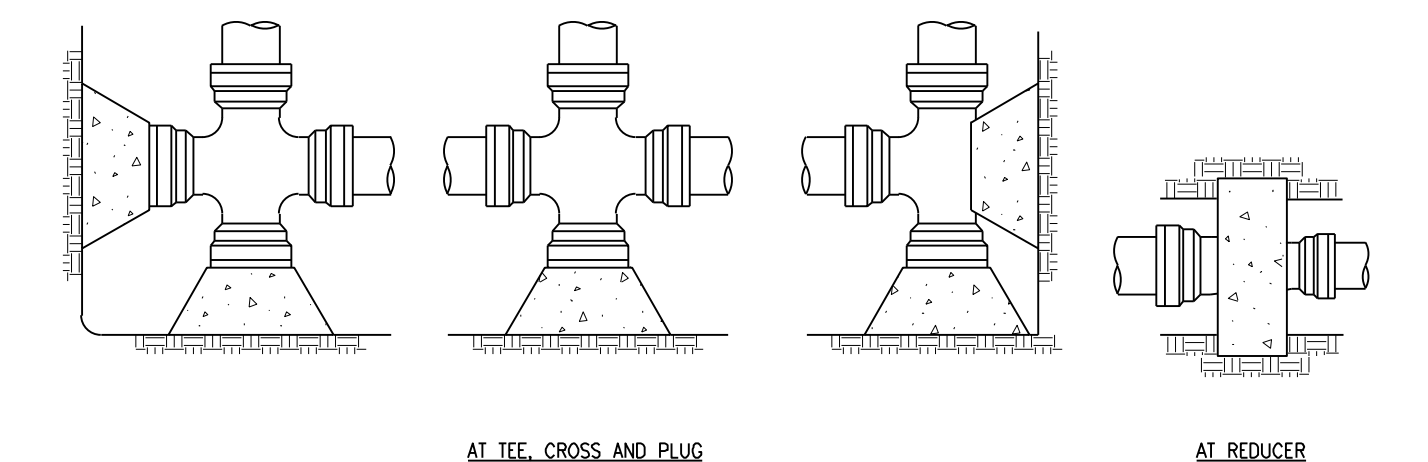
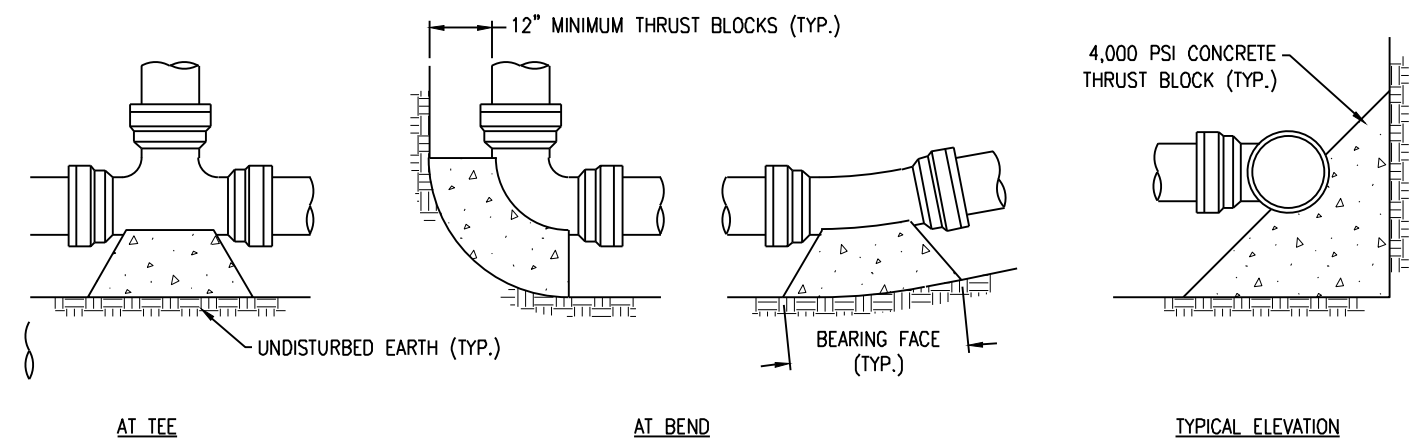
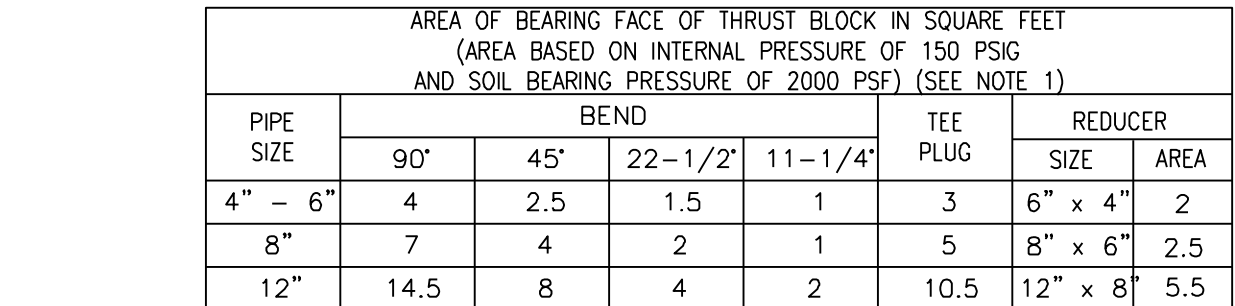
Project:
PRELIMINARY / FINAL SITE PLAN OF
SOFIA BY GOMES
525 NORTHFIELD AVENUE
WEST ORANGE, ESSEX COUNTY, NJ
TAX MAP #94, BLOCK 159.04 LOT 1.01
Project Number:
GOMESGR24-223 AS NOTED
Drawn By: **AF** Approved By: **AF**
Drawing Name:

CONSTRUCTION DETAILS

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

ENGINEER OF RECORD

Anthony Facchino
ANTHONY FACCHINO, PE, PLS
N.E.C. 24G0293000



1. SPECIAL DESIGN IS REQUIRED FOR FITTINGS ON DOMESTIC WATER MAIN PIPE LARGER THAN 12 INCHES.
2. THRUST BLOCK IS TO BE POURED AGAINST UNDISTURBED EARTH. WIDTH OF THRUST BLOCK SHOULD BE APPROXIMATELY TWICE HEIGHT.
3. THRUST BLOCK IS TO BE INSTALLED AT ELBOWS, PLUGS, TEES, AND TAPPING SLEEVE AND VALVE CONNECTIONS.
4. FACTORY CAST OFFSETS ARE TO BE TREATED AS (2) 45 DEGREE BENDS.
5. FOR REDUCERS, THRUST BLOCK IS TO BE KEVED INTO WALLS AND BOTTOM OF TRENCH.
6. MECHANICAL RESTRAINT IS REQUIRED IN ADDITION TO THRUST BLOCK.
7. WOOD BLOCKING IS NOT PERMITTED.

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RENATA MALDONADO E REZENDE, AIA, LEED AP
CHRISTY SCHWEIKER, AIA
STEVEN J. VAZ, PE
AHMED YOUSSEF, AIA

Project: PRELIMINARY / FINAL SITE PLAN OF SOFIA BY GOMES 525 NORTHFIELD AVENUE WEST ORANGE, ESSEX COUNTY, NJ TAX MAP #94, BLOCK 159.0 LOT 1.01	
Project Number: GOMESGR24-223	Scale: AS NOTED
Drawn By: AF	Approved By: AF
Drawing Name:	

CONSTRUCTION DETAILS

Drawing Number:

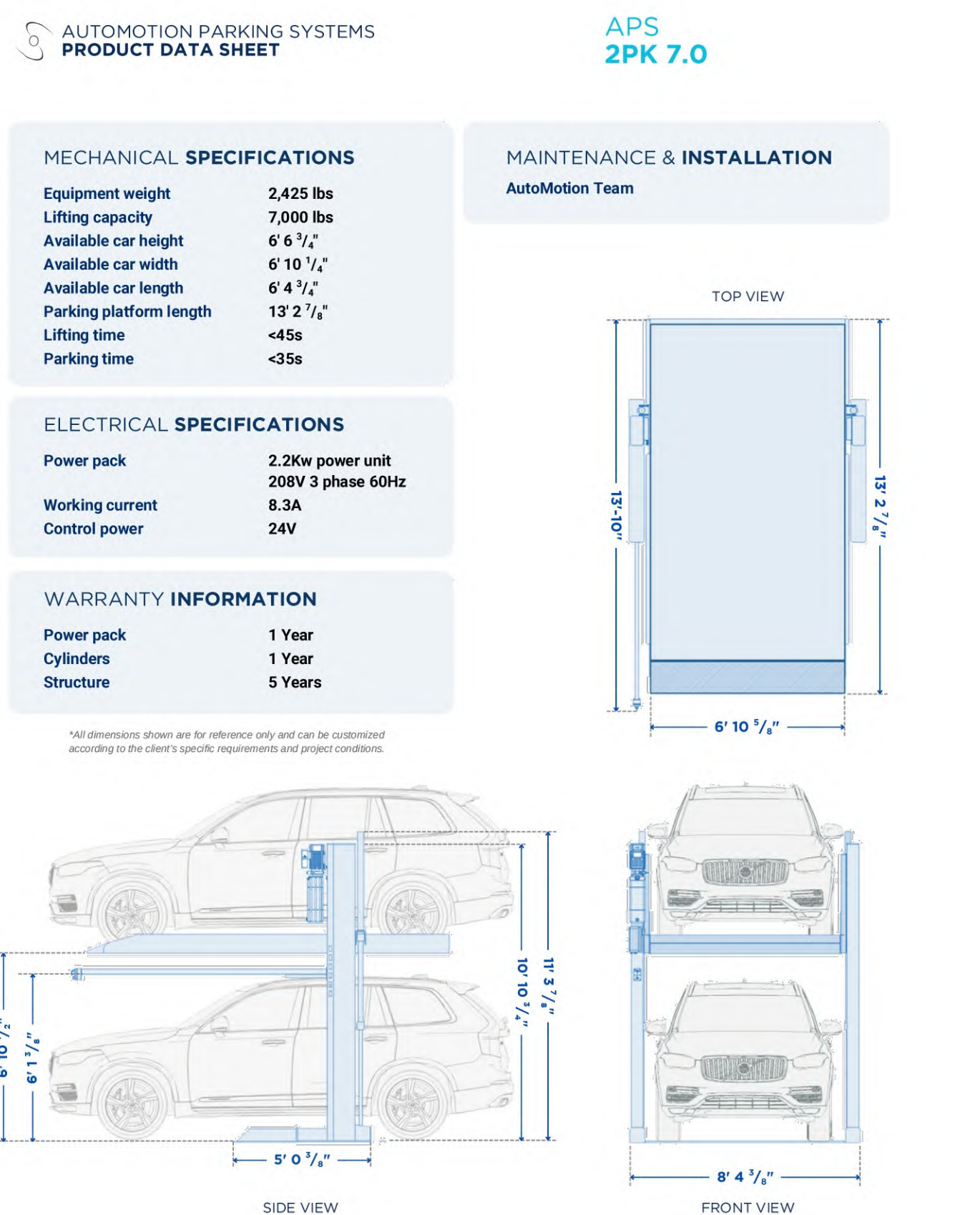
C-903

14 OF 16

Initial Date: OCTOBER 22, 2025

ENGINEER OF RECORD


ANTHONY FACCHINO, PE, PLS
NJ LIC 240804258500



+516-565-5600 | www.automotionparking.com | sales@automotionparking.com

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							
SLOPE LEGEND	SLOPE CATEGORIES	SLOPE AREA (SF)	SLOPE AREA (AC.)	ALLOWABLE DISTURBANCE PERCENTAGE	ALLOWABLE DISTURBANCE AREA (SF)	DISTURBANCE AREA (SF)	COMPLIANCE
	10-14.99%	3,113 SF	0.071 Ac.	60%	1,868 SF	0 SF	COMPLY
	15-19.99%	2,954 SF	0.068 Ac.	40%	1,182 SF	45 SF	COMPLY
	20-24.99%	2,069 SF	0.047 Ac.	20%	414 SF	0 SF	COMPLY
	> 25%	21,410 SF	0.492 Ac.	0%	0 SF	0 SF	COMPLY

EFFECTIVE LOT AREA					
SLOPE LEGEND	SLOPE CATEGORIES	SLOPE AREA	USABLE 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.



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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:
Drawn By: AF	Approved By: AF
Drawing Name:	

STEEP SLOPE MAP

Drawing Number:

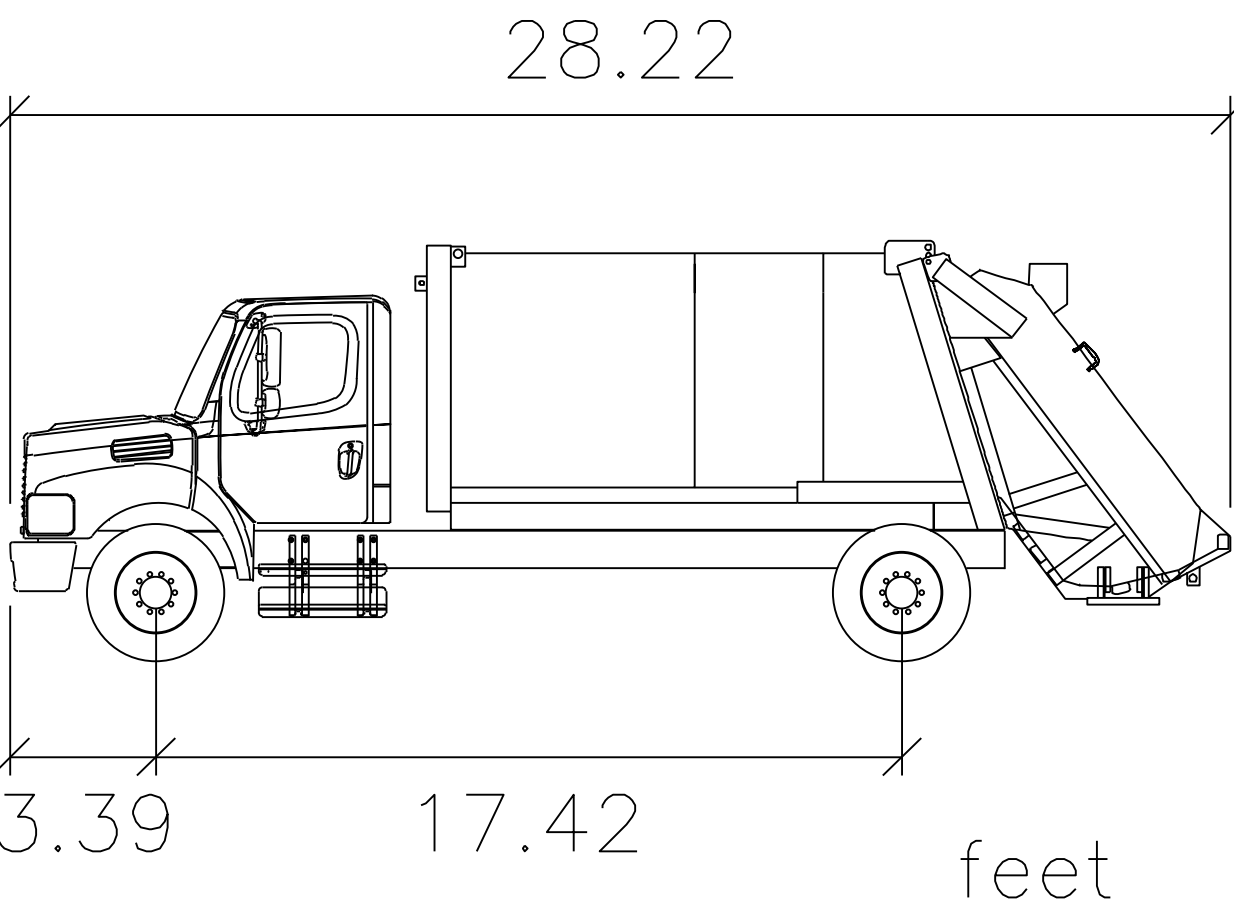
SLP-1

Initial Date: OCTOBER 22, 2025

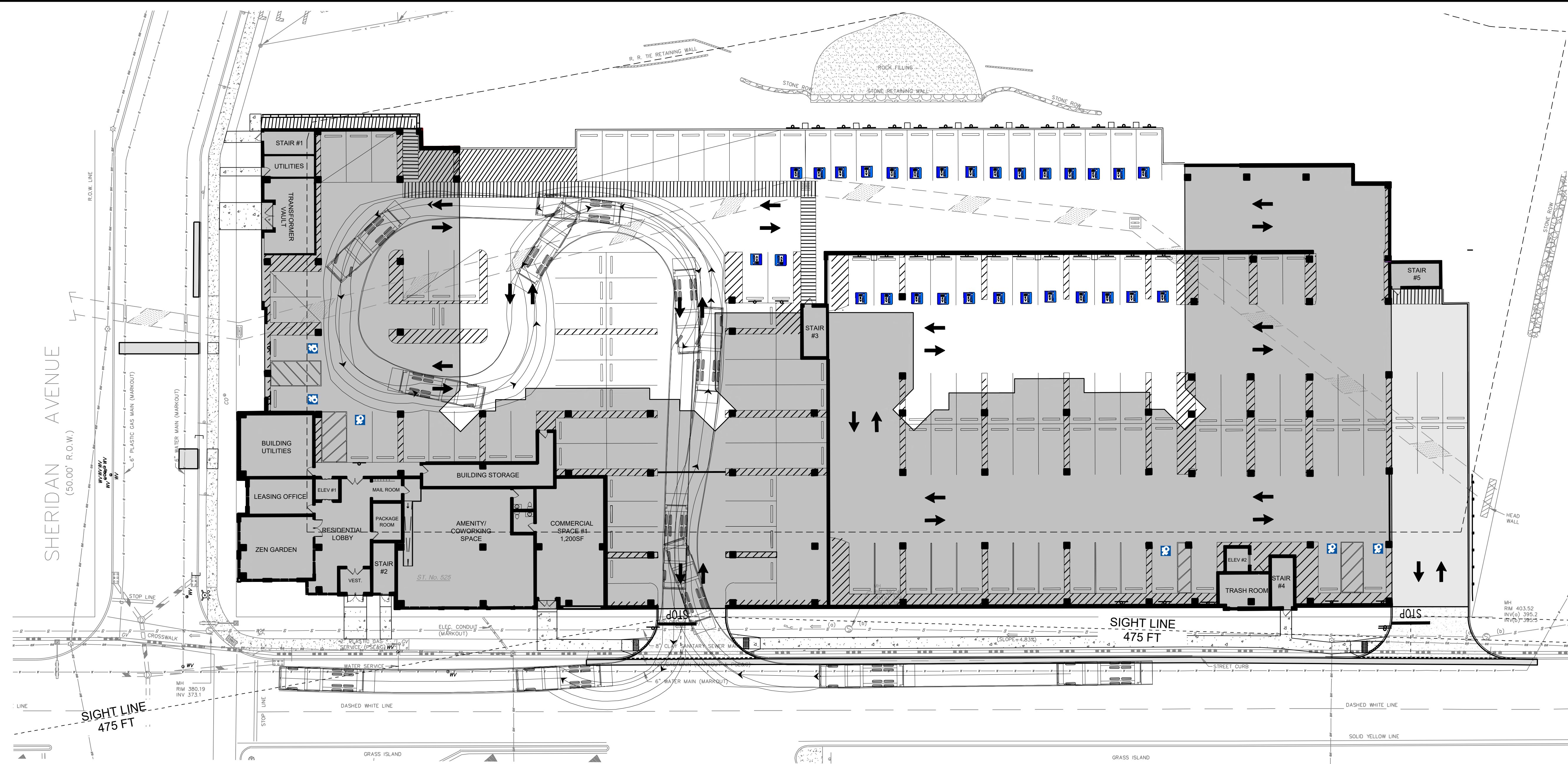
ENGINEER OF RECORD


ANTHONY FACCHINO, PE, PLS.

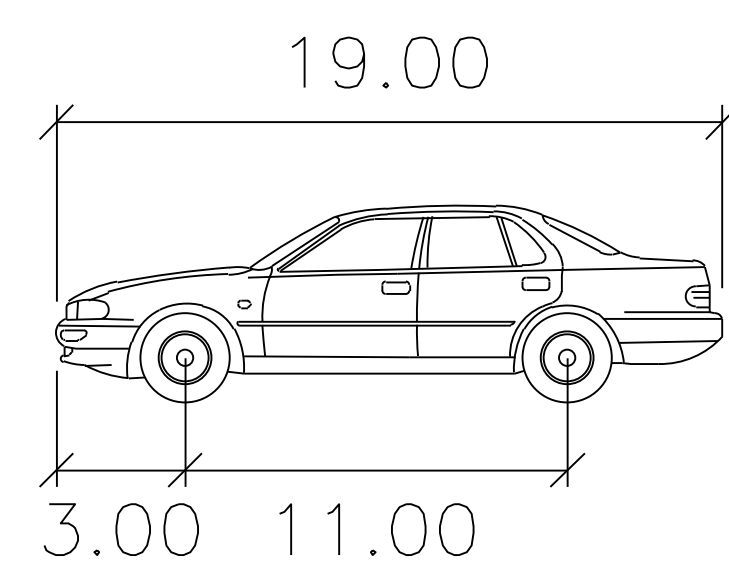
SURVEY REFERENCE:
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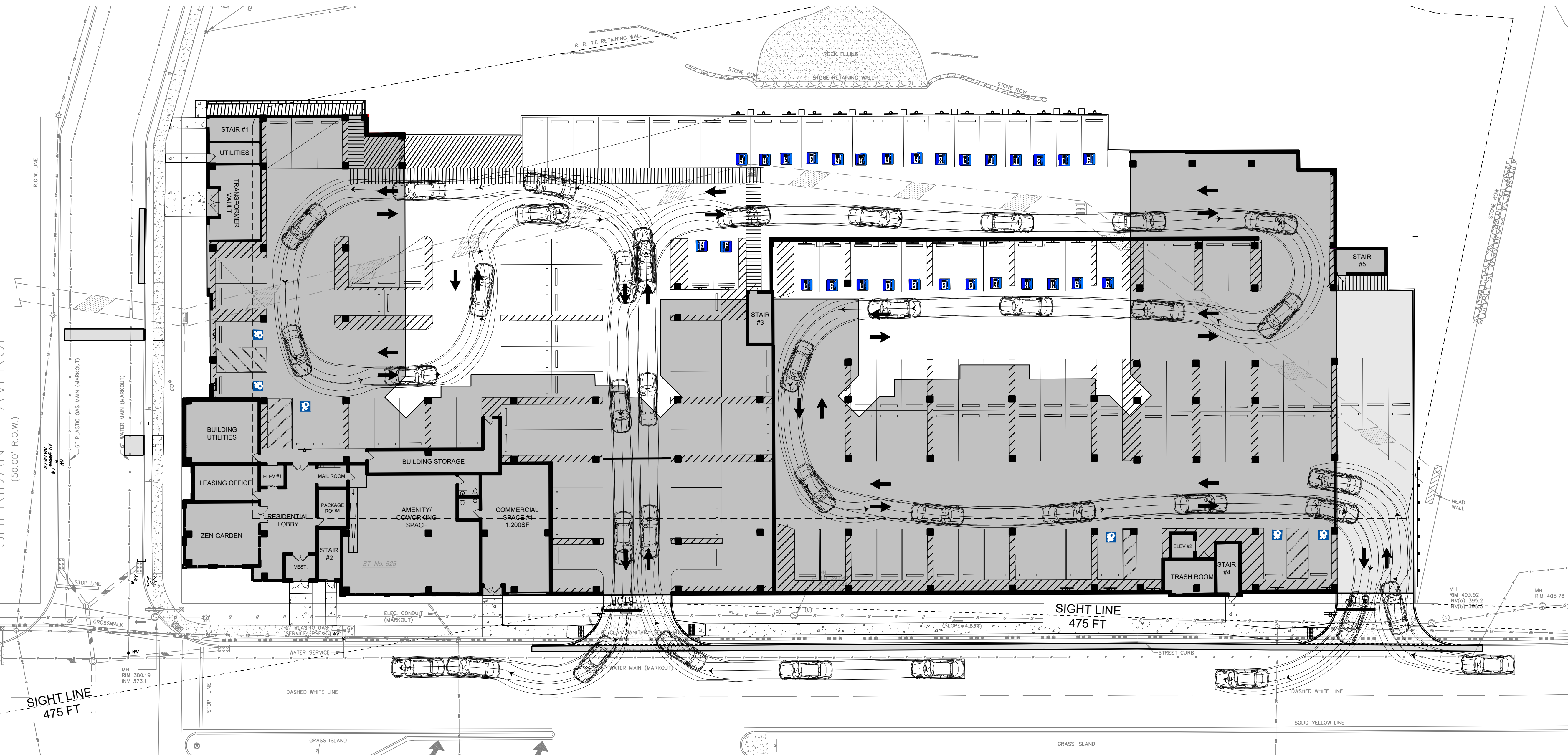
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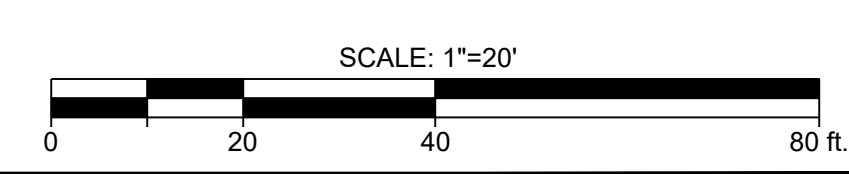
GARBAGE TRUCK



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



PASSENGER VEHICLE



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SOFIA BY GOMES
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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 FACCHINO, PE, PLS
NJ Lic: 24G0025900