



Jarmel Kizel

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Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	04/15/26	EXHIBIT	MBJ

PRINCIPALS

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JEREMY KOTHEIM, AIA
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CHERYL SCHWENKER, 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:

GROUND FLOOR PLAN

Drawing Number:

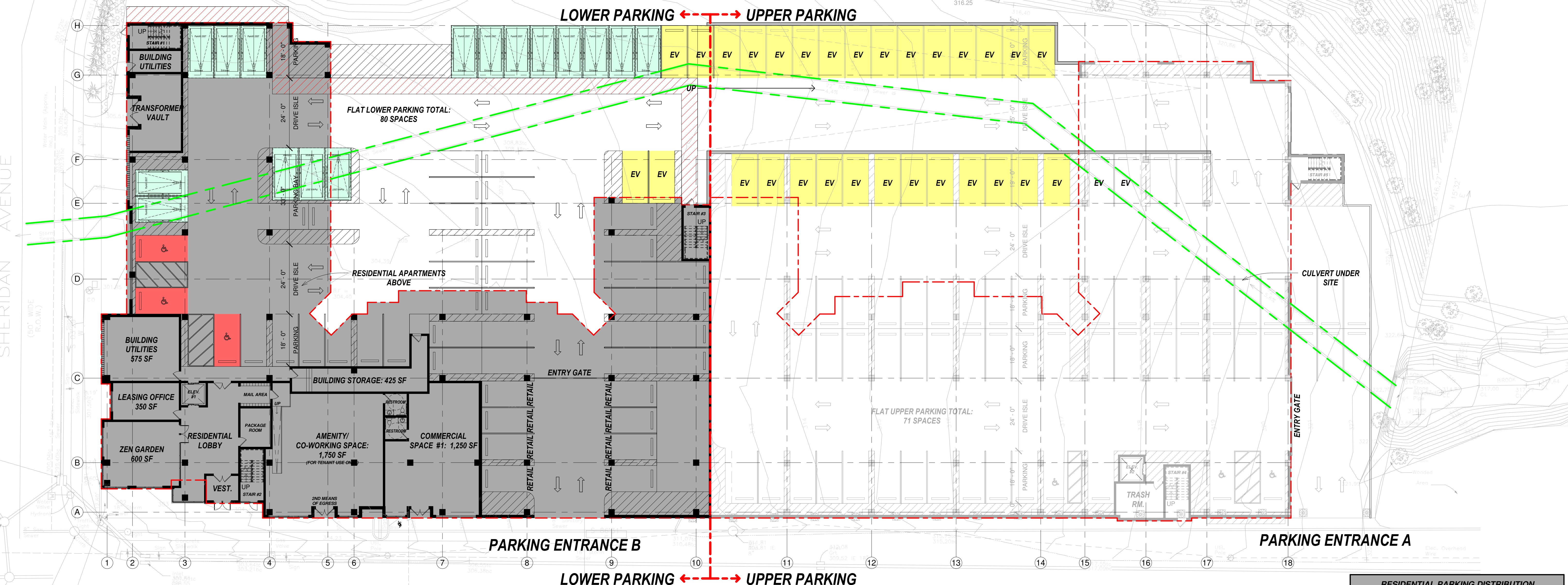
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(SD-101)
Initial Date: Issue Date

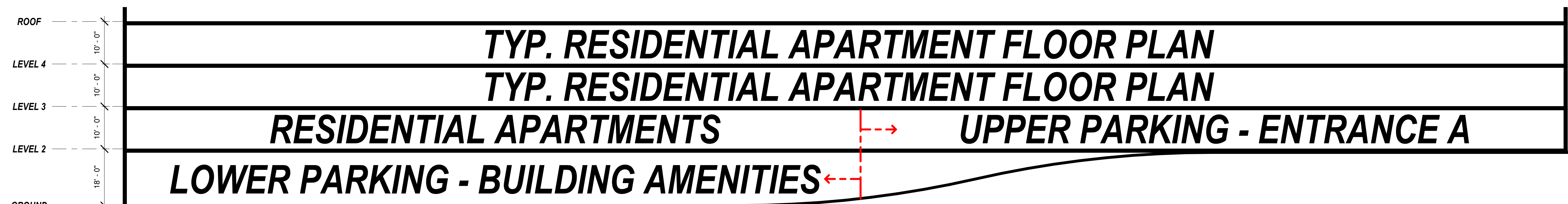
DESIGN PROFESSIONAL OF RECORD

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

1 GROUND FLOOR AMENITIES & PARKING FLOOR PLAN
SCALE: 1/16" = 1' - 0"



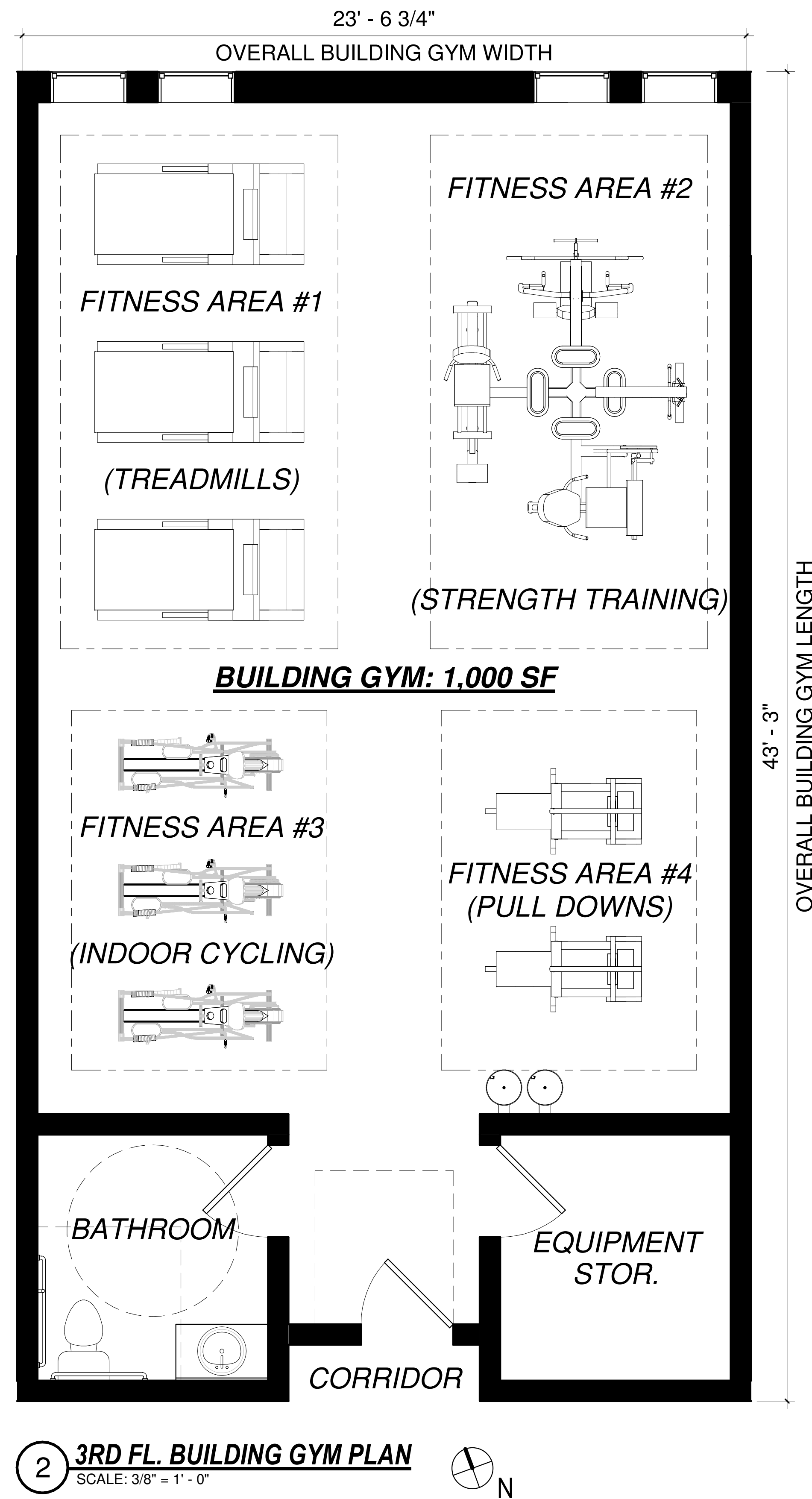
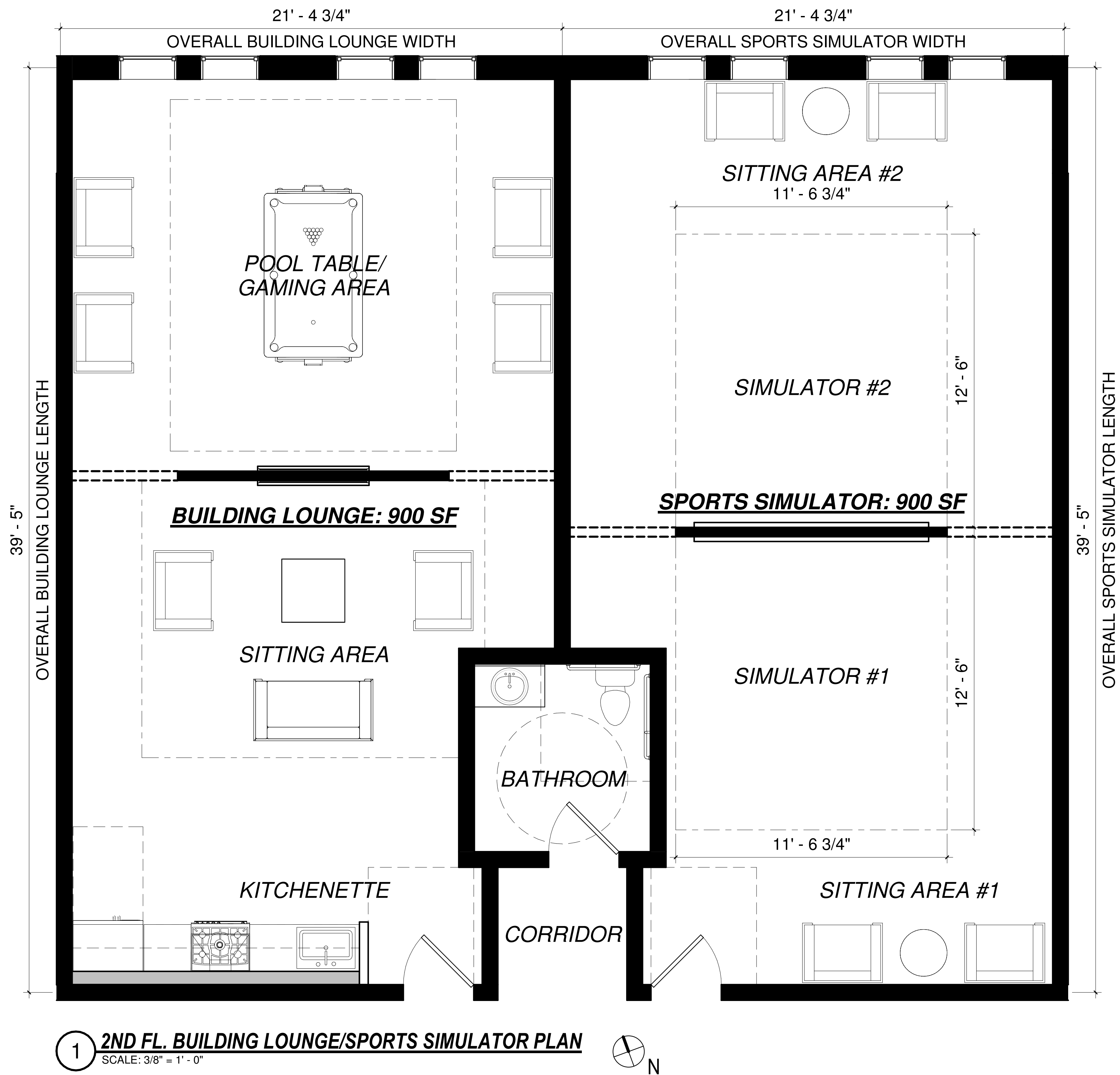
RESIDENTIAL PARKING DISTRIBUTION			
REQUIRED	CALCULATION	TOTAL	
ONE-BEDROOM: 1.8 PER UNIT	68 x 1.8	122	
TWO-BEDROOM: 2.0 PER UNIT	22 x 2	44	
THREE-BEDROOM: 2.1 PER UNIT	5 x 2.1	11	
TOTAL RESIDENTIAL REQ.	122 + 44 + 11	177	
TOTAL COMMERCIAL REQ.	1 PER 200 SF	6	
TOTAL PARKING REQ.	177 + 6	183	
15% TOTAL EV PROVIDED	183 x .15	27	
EV REDUCTION OF 10%	183 - 18	165	



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)	71	-	-	-	-	-	-	-
PARKING (RAMP)	14	-	-	-	-	-	-	-
PARKING (LOWER)	80	-	-	-	-	-	-	-
TOTAL	165	-	-	65	11	3	11	5

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Drawing Name:

BUILDING AMENITIES EXHIBIT

Drawing Number:

EX-101

OF

Initial Date:

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DESIGN PROFESSIONAL OF RECORD

MATTHEW B. JARMEL, AIA, MBA
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ULTRA-REALISTIC

Vistafolia is the gold-standard in artificial green wall panel system. Each panel is packed with varied lush foliage for a stunning, natural look. Worried about patterning? Don't be! Our 3-panel system ensures that everything blends seamlessly.

DURABLE + LONG-LASTING

Our Vistafolia panels are designed to withstand even the harshest environments. With industry-leading UV, fire, and freeze-thaw certifications, you'd be hard pressed to find green wall panels as tough as ours.

FULLY CUSTOMIZABLE

The sky is the limit with Vistafolia! Easily trim the panels to fit custom dimensions, personalize the foliage mix by choosing from our range of color and texture boxes, or add custom signage to really make it yours.

EASY TO INSTALL

The Vistafolia Fixing System was specially created to guarantee a quick and painless installation process. It also allows you to remove and remount panels with ease — making our green wall products as practical as they are beautiful.

DISCOVER THE VISTAFOLIA® ARTIFICIAL GREEN WALL PANEL SYSTEM

Whether you're looking for a low-maintenance feature wall for your backyard or are working on a large-scale commercial project, Vistafolia® artificial green wall panels are the best product for the job.

Vistafolia® creates the most realistic artificial green wall and greenery panels on the market. The panels are packed with lush, varied foliage that creates a biophilic, natural look. Thanks to our unique 3-panel system, you can expect beautiful seamless coverage with no join lines or repeated patterns. Get the vibrant vertical garden you want — no water required.

Our Mission

Vertically Green's mission is to bring the highest quality green wall solutions to the United States, proudly representing Vistafolia's innovative product line. As one of the leading green wall suppliers in the country, we're backed by Green Roof Solutions, the first US distributor of Vistafolia. With Vertically Green, we're expanding our reach to meet the growing demand for premium green wall systems nationwide.

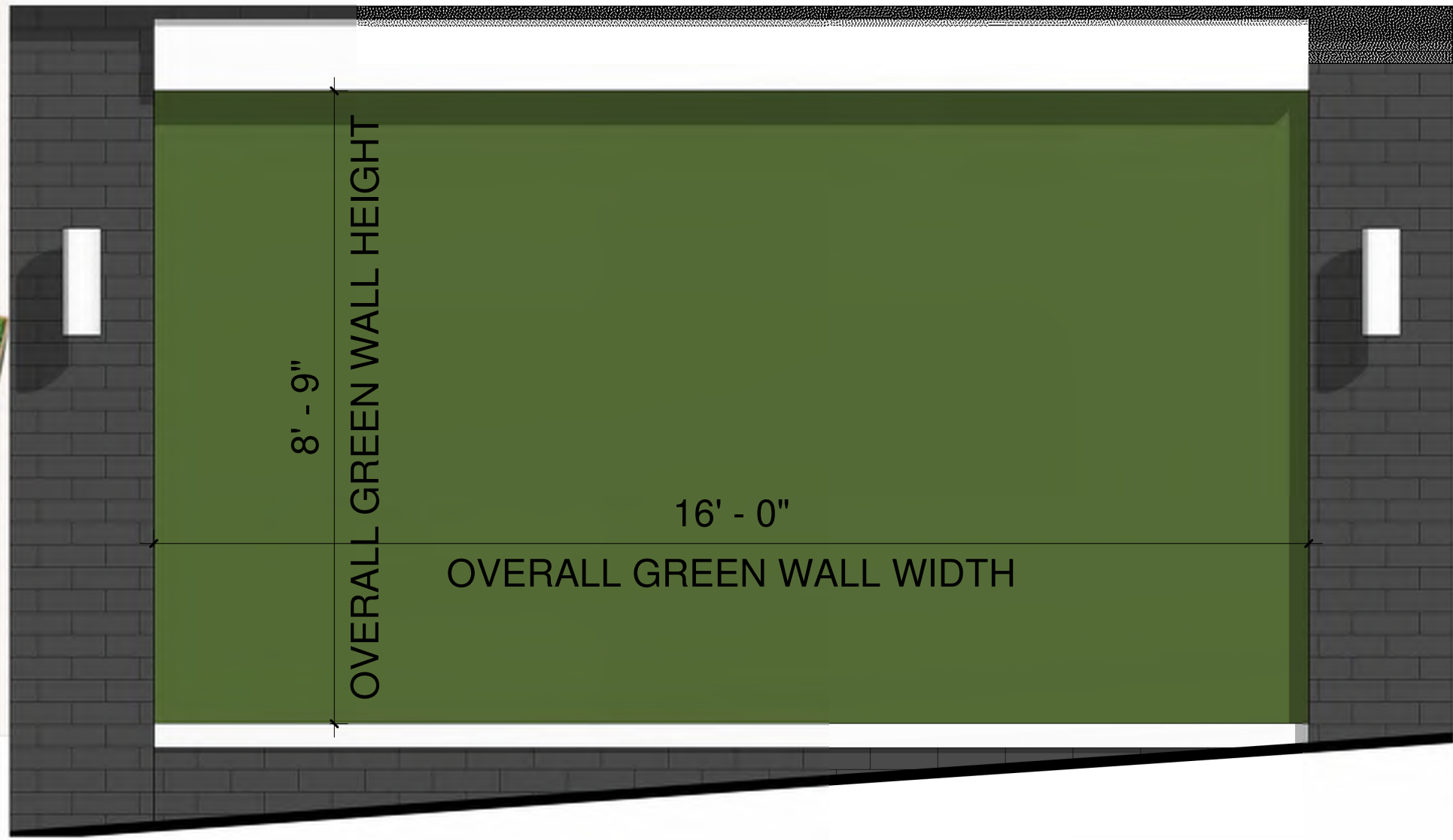
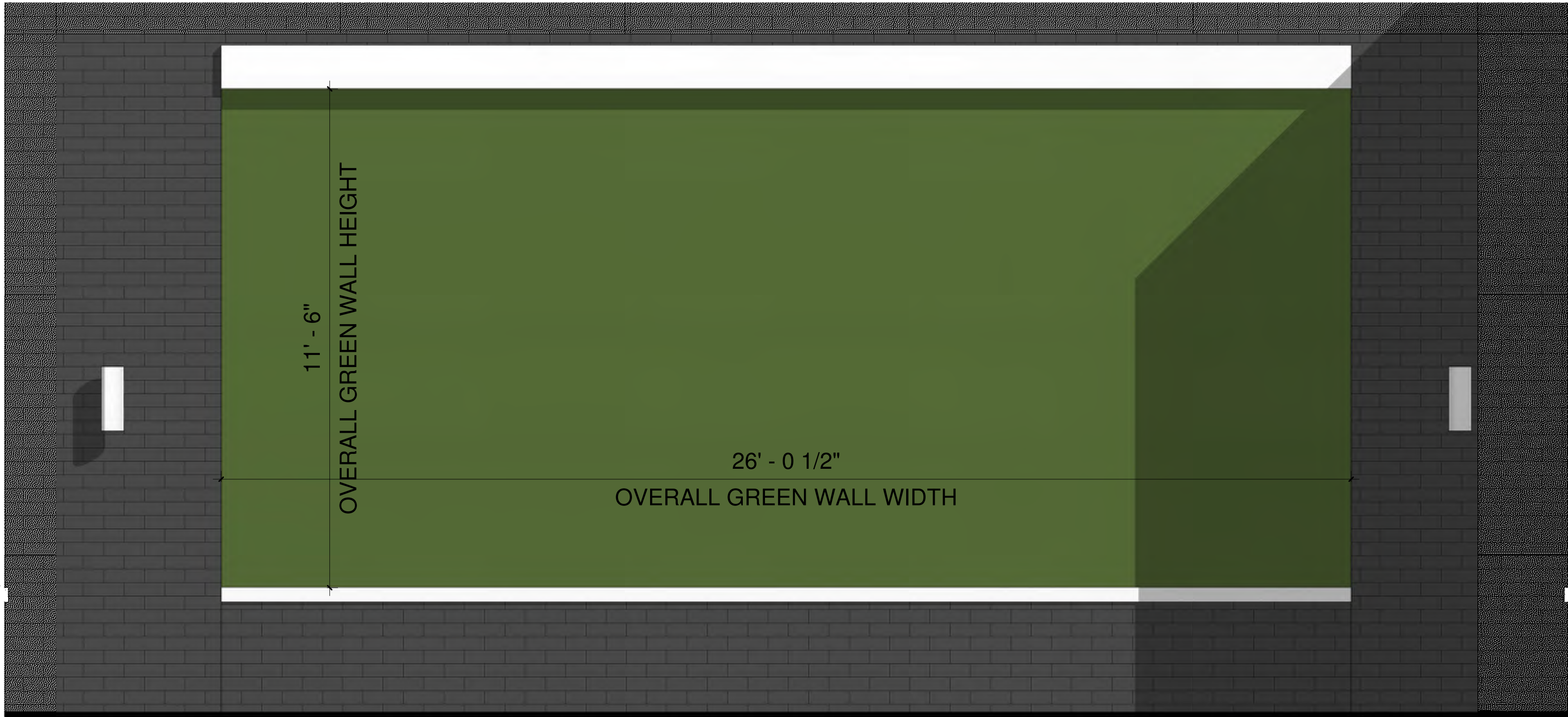
Our Vision

Our founder set out five years ago to find the most realistic and versatile vertical green wall system for spaces where living walls aren't practical. That search led us to Vistafolia —whose lifelike green wall panels have helped us turn that original vision into a thriving reality. Today, we're proud to supply premium solutions trusted by architects and designers nationwide. Let our experience help bring your next green wall project to life.



1 GREEN WALL ALONG SHERIDAN AVENUE

SCALE: 1/2" = 1' - 0"



2 GREEN WALL ALONG NORTHFIELD AVENUE

SCALE: 1/2" = 1' - 0"



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GREEN WALL- VISTAFOLIA

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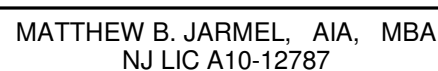
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SHERIDAN AVENUE RENDERED PERSPECTIVE #1



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Drawing Name:

SHERIDAN AVENUE RENDERED
PERSPECTIVE #1

Drawing Number:

EX-104

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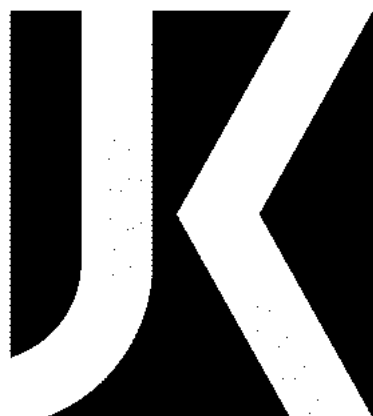
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NORTHFIELD AVENUE RENDERED PERSPECTIVE #2



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NORTHFIELD AVENUE RENDERED
PERSPECTIVE #2

Drawing Number:

EX-105

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TOP OF NORTHFIELD RENDERED PERSPECTIVE #3



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Drawing Name:

TOP OF NORTHFIELD RENDERED
PERSPECTIVE #3

Drawing Number:

EX-106

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