PRELIMINARY / FINAL SITE PLAN FOR
MIXED-USE DEVELOPMENT
420 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3



LOCATION MAP
SCALE: 1"=60'

0 60 120 240 ft.

PROJECT CONTACTS

APPLICANT:
GOMES CONSULTING LLC
91 KOSSUTH STREET
NEWARK, NJ 07105

OWNER:
V & J REALTY ASSOCIATES LLC
420 BLOOMFIELD AVENUE
VERONA, NJ 07044

LAND USE ATTORNEY:
MARSHA MOORE, ESQ
POST POLAK, P.A.
425 EAGLE ROCK AVE, SUITE 200
ROSELAND, NJ 07068

ENGINEER:
ANTHONY FACCHINO, PE
JARMEL KIZEL ARCHITECTS AND ENGINEERS, INC.
42 OKNER PARKWAY
LIVINGSTON, NJ 07039
NJ LIC 24GB04258500

ARCHITECT:
MATTHEW B. JARMEL, AIA
JARMEL KIZEL ARCHITECTS AND ENGINEERS, INC.
42 OKNER PARKWAY
LIVINGSTON, NJ 07039
NJ LIC 21AI012787

SURVEYOR:
MICHAEL PRONESTI, PLS
PRONESTI 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	5/22/2026	11/19/2026
2	C-002	KEYMAP	5/22/2026	11/19/2026
3	C-100	EXISTING CONDITIONS PLAN	5/22/2026	11/19/2026
4	C-200	DEMOLITION PLAN	5/22/2026	11/19/2026
5	C-300	SITE LAYOUT PLAN LOWER LEVEL	5/22/2026	11/19/2026
6	C-301	SITE LAYOUT PLAN UPPER LEVEL	5/22/2026	11/19/2026
7	C-400	GRADING AND UTILITY PLAN LOWER LEVEL	5/22/2026	11/19/2026
8	C-401	GRADING AND UTILITY PLAN UPPER LEVEL	5/22/2026	11/19/2026
9	C-600	LANDSCAPE PLAN	5/22/2026	11/19/2026
10	C-700	LIGHTING PLAN LOWER LEVEL	5/22/2026	11/19/2026
11	C-701	LIGHTING PLAN UPPER LEVEL	5/22/2026	11/19/2026
12	C-800	SOIL EROSION & SEDIMENT CONTROL PLAN	5/22/2026	11/19/2026
13	C-850	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	5/22/2026	11/19/2026
14	C-900	CONSTRUCTION DETAILS	5/22/2026	11/19/2026
15	C-901	CONSTRUCTION DETAILS	5/22/2026	11/19/2026
16	C-902	CONSTRUCTTION DETAILS	5/22/2026	11/19/2026
17	C-903	CONSTRUCTION DETAILS	5/22/2026	11/19/2026
18	C-950	VEHICLE TURNING ANALYSIS LOWER LEVEL	5/22/2026	11/19/2026
19	C-951	VEHICLE TURNING ANALYSIS UPPER LEVEL	5/22/2026	11/19/2026
20	C-1000	SOIL MOVEMENT PLAN	11/19/2026	

PRELIMINARY / FINAL SITE PLAN FOR:
"MIXED-USE DEVELOPMENT"

BLOCK 701, LOT 3

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:

1. ESSEX COUNTY PLANNING BOARD
2. HUSDON ESSEX PASSIC COUNTY SCD

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 Engineers & Land Surveyors Authorization No. 24GA28053000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	5-22-26	TWP SUBMISSION	JV
2	9/2/26	PER COMPLETENESS MEETING	AF
3	11/19/26	PER REVIEW LETTER 11/2/26	JV

REVISION

NO.	DATE	DESCRIPTION	INT.
1	9/2/26	PER COMPLETENESS MEETING	AF
2	11/19/26	PER BOSWELL LETTER 11/2/26	JV

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

ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
ARMEN B. BOHOSSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
RUIQIN CHEN, PE
SHANNON CROWNOVER, PE
THOMAS DAFONSECA, PE
ANDRE E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKANOWICZ, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

Project:
MIXED-USE DEVELOPMENT
420 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3

Project Number:	Scale:
GOMES-S-24-199	AS NOTED
Drawn By:	Approved By:
JV	AF

Drawing Name:
COVER SHEET

Drawing Number:
C-001
1 OF 20

Initial Date: MAY 22, 2026

ENGINEER OF RECORD
ANTHONY FACCHINO, PE, PLS
NJ LIC 24GB04258500

S:\PROJECTS\GOMES-S-24-199 420 BLOOMFIELD AVE, VERONA, NJ\CAD\PLAN SET\24-199 C-001 COVER SHEET.DWG ANTHONY FACCHINO PLOTTED: 11/19/2026 1:39 PM

GENERAL NOTES:

1. REFER 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 AVENDMENTS).
4. THESE PLANS DEPICT THE SITE WORK IMPROVEMENTS FOR THIS PROJECT. THE GENERAL CONTRACTOR (G.C.) SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN 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 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 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 WAS OBTAINED DURING INVESTIGATIONS. THE G.C. SHALL MAKE A THOROUGH INSPECTION OF THE SITE IN ORDER TO REVEAL 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 THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE G.C. 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 OWNER'S 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. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE G.C. SHALL BE SOLELY RESPONSIBLE FOR SITE WORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
7. THE G.C. IS RESPONSIBLE TO CONTACT 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. THE MUNICIPAL 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 IMPROVISMENTS TO BE IN ACCORDANCE WITH CURRENT ADA AND NY BARRIER FREE CODE REQUIREMENTS.
13. THE G.C. IS SUBJECT TO ALL APPLICABLE RULES, REGULATIONS, ORDINANCES AND STATUTES OF THE TOWNSHIP OF VERONA, ESSEX 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).
15. ALL HVAC UNITS SHALL BE SCREENS FROM PUBLIC VIEW

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 MAKE REMOVALS AND DISPOSAL OF THE MATERIALS IS THEIR 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 INTACT 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 THE OWNER/ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY.
14. THE G.C. SHALL BE RESPONSIBLE EACH DAY TO INSPECT AND REMOVE ALL DIRT, GRAVEL AND LOOSE MATERIAL DUMPED, SPILLED, ETC FROM THE CONSTRUCTION SITE ONTO OTHER SITES, ROW, PUBLIC OR PRIVATE STREET.
15. THE G.C. SHALL REDUCE THE AIRBORNE DUST DURING THE DEMOLITION AND MAINTAIN EROSION CONTROL, DEVICES REFER TO C-800.
16. THE G.C. IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISCARDING THE DEBRIS IN A LAWFUL MANNER. THE G.G. 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 RELOCATION ACTIVITIES DAMAGE FENCING, 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 SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQURED 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 TEST PITS.

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 TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE G.C. MUST 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 RELOCATING ANY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. THE G.C. SHALL REFER TO ARCHITECTURAL & MEP PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. THE G.C. SHALL COORDINATE INSTALLATION OF UTILITIES IN 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 SURGED 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:

FILL AREA	STANDARD PROCTOR DRY DENSITY
SIDEWALKS	95%
PAVEMENTS AND ROADWAYS	95%
LANDSCAPE AREAS	90%
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 SUBGRADE FOUND TO HAVE INSUFFICIENT COMPACTION DENSITY TO DEPTH NECESSARY AND REPLACE 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, FILLED 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 0.10 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 GRASSED 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:

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 18 INCHES, OR GREATER IF REQUIRED BY THE TELEPHONE COMPANY
4. BUILDING CONTRACTOR SHALL ROUTE TELEPHONE SERVICE INSIDE OF THE BUILDING TO ONE COMMON 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 24 INCHES MINIMUM TO TOP OF CONDUIT OR AS REQUIRED BY NEC 300-5, NEC 710-36 CODES, OR THE LOCAL UTILITY COMPANY REQUIREMENTS, WHICHEVER IS DEEPER.

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:

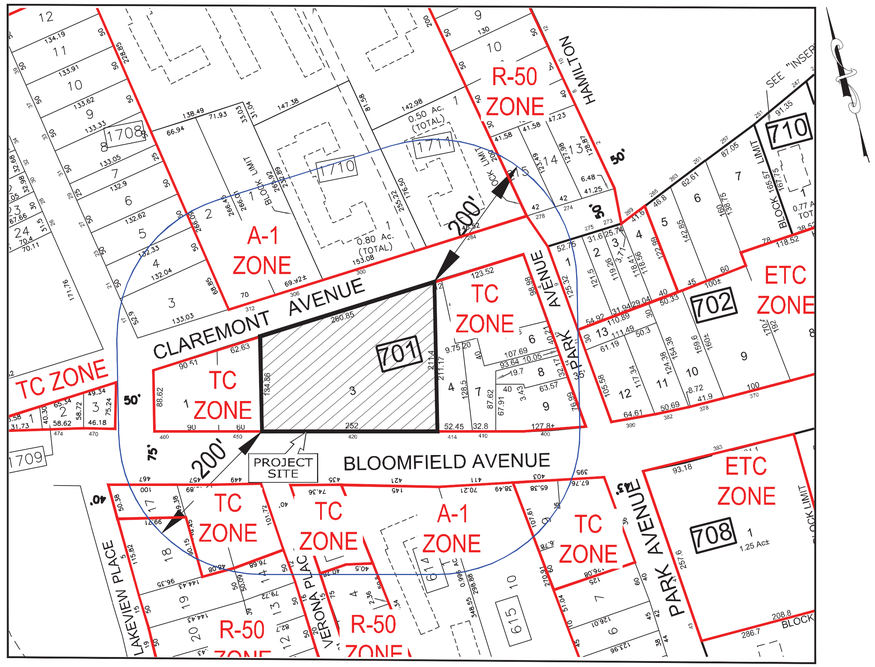
1. ALL SANITARY GRAVITY SEWER PIPE ON THE SITE SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE.
2. SEE DETAIL SHEET FOR BEDDING REQUIREMENTS. APPROVED BACKFILL FOR PIPE TRENCHES SHALL BE PLACED IN 8-INCH LAYERS AND COMPACTED WITH A MINIMUM OF 4 COVERAGES OF A VIBRO PLUS CM 20 OR EQUIVALENT. IN ADDITION, THE BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% 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, BUILDERS 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.

SPECIAL NOTES:

1. SOIL EROSION AND SEDIMENT CONTROL MEASURES AS APPROPRIATE TO BE INSTALLED BEFORE BEGINNING DEMOLITION WORK.
2. ALL WORK WITH IN THE STATE RIGHT-OF-WAY TO MEET THE STANDARDS OF NJDOT CONTRACTOR TO OBTAIN APPROPRIATE STATE PERMITS BEFORE BEGINNING WORK IN STATE RIGHT-OF-WAY.
3. IF ANY UNDERGROUND STORAGE TANKS ARE ENCOUNTERED DURING DEVOLITION, THEY SHELL BE REMOVED AS PER LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS.
4. TERMINATION AND CAPPING OF EXISTING UTILITY LINES TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF EACH UTILITY ENTITY.
5. ALL STRIPING AND TRAFFIC SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
6. ALL FIRE ZONE AND NO PARKING ZONE IS SUBJECT TO THE APPROVAL OF THE TOWNSHIP'S FIRE PREVENTION BUREAU.
7. ALL PROPOSED PAVEMENT MARKING LETTERS, NUMERALS, SYMBOLS AND ARROWS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL PAVEMENT MARKINGS SHALL BE NOTED AS THERMOPLASTIC.
8. THE APPLICANT SHALL BE AVARE OF THEIR RESPONSIBILITY TO REPAIR ANY DAMAGE TO IMPROVEMENTS WITHIN THE BLOOMFIELD AVENUE AND PARK AVENUE RIGHT-OF-WAYS INCLUDING, BUT NOT LIMITED TO, ANY SIDEWALK, CURB, AND ASPHALT, CAUSED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE IMPROVEMENTS ON THE SUBJECT LOT
9. THE FINAL GRADING OF THE LOT MUST ENSURE ADDITIONAL SURFACE RUNOFF DOES NOT ADVERSELY IMPACT ANY ADJOINING PROPERTIES. ANY REQUIRED MODIFICATIONS SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY, IN COORDINATION WITH THEIR ENGINEER.
10. ALL ADA PARKING SPACES, ACCESSIBLE PATHS AND PEDESTRIAN FACILITIES CONSTRUCTED ON SITE AND WITHIN PUBLIC RIGHTS-OF-WAYS MUST BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL ADA STANDARDS. COMPLIANT DESIGN AND CONSTRUCTION CERTIFICATIONS FOR ADA FACILITIES MUST BE SUBMITTED TO THE MUNICIPAL ENGINEER
11. THE TOWNSHIP RESERVES THE RIGHT TO REQUIRE MODIFICATION AND CHANGES IN THE PROPOSED LIGHTING FOR A SIX (6) MONTH ASSESSMENT PERIOD AFTER CONSTRUCTION OF THE PROJECT IS COMPLETED AND A CERTIFICATE OF OCCUPANCY IS ISSUED SO THAT THE TOWNSHIP OFFICIALS HAVE THE OPPORTUNITY TO DETERMINE, WHAT, IF ANY, CHANGES ARE NECESSARY TO LIGHTING IMPROVEMENTS.
12. THE APPLICANT SHALL PROVIDE THE ESTIMATE OVERALL EXCAVATION AND FILL QUANTITIES IN CUBIC YARDS FOR THIS DEVELOPMENT. ANY EXCESS EXCAVATED SOIL SHALL BE TRUCKED OFFSITE. ANY FILL TO BE IMPORTED TO THE SITE SHALL BE CERTIFIED AS IN ACCORDANCE WITH NJDEP STANDARDS . ADDITIONAL THE APPLICANT IS REQUIRED TO PROVIDE INVOICES TO THE SOURCE OF ANY FILL TO BE BROUGHT TO THE SITE.
13. THE TOWNSHIP OF VERONA HAS A SOIL REMOVAL ORDINANCE (SECTION 440) AND ANY SOIL TO BE MOVED IS SUBJECT TO REVIEW AND APPROVAL BY TOWNSHIP COUNCIL.
14. THE TOWNSHIP OF VERONA HAS A SOIL REMOVAL ORDINANCE (SECTION 440) AND ANY SOIL TO BE MOVED IS SUBJECT TO REVIEW AND APPROVAL BY TOWNSHIP COUNCIL.
15. THE PROPOSED SITE DISTURBANCE IS NOTED TO BE 45,620 SF (1.05 ACRES) AS INDICATED ON SHEET C-008,THE APPLICATION WILL REQUIRE SOIL EROSION SEDIMENT CONTROL PLAN CERTIFICATION FROM THE HUDSON ESSEX-PASSAIC SOIL CONSERVATION DISTRICT
16. ANY DAMAGE TO THE TOWNSHIP ROADWAY,CURB OR STORM DRAINAGE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO SATISFACTORILY ADDRESS AS PER THE TOWNSHIP ENGINEER. THE CONTRACTOR MUST MAINTAIN SOIL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION

IF APPLICABLE

17. THE OWNER/APPLICANT MUST SUBMIT AN AS-BUILT SURVEY, POST CONSTRUCTION, MAPPING ALL THE IMPROVEMENTS, INCLUDING THE STORM WATER SYSTEM. THIS SURVEY MUST INCLUDE ALL EXISTING AND FINISHED GRADES.
18. SUMP PUMP, ROOF LEADERS AND STORM WATER PIPE DRAIN DISCHARGE SHALL PREFERABLY BE DIRECTED ONTO AN ABSORBENT SURFACE AS GRASS, MULCH, ROCK OR SOIL SO THE DISCHARGE WILL BE DISSIPATED AND NOT IMMEDIATELY DRAIN TO THE TOWNSHIP RIGHT-OF-WAY OR ADJACENT PROPERTIES. THE DISCHARGE LOCATION SHALL BE AS APPROVED BY THE ENGINEER OR PUBLIC WORKS MANAGER OR HIS/HER DESIGNEE. IN THE EVENT IT IS NOT FEASIBLE TO DIRECT DISCHARGE ON TO AN ABSORBENT SURFACE, THE DISCHARGE MAY BE DIRECTED TO A STORM SEWER, SWALE, DITCH , DETENTION BASIN, DRAINAGE BASIN OR OTHER DRAINAGE FACILITY OR LOCATION AS APPROVED BY THE ENGINEER, PUBLIC WORKS MANAGER OR HIS/HER DESIGNEE. IF A CONNECTION TO THE STORM SEWER IS APPROVED, A PERMIT WILL BE REQUIRED FROM THE ENGINEER, PUBLIC WORKS MANAGER PRIOR TO INSTALLATION. THE CONNECTION MUST ALSO BE INSPECTED BY THE ENGINEER OR PUBLIC WORKS MANAGER.
19. THE DISCHARGE LOCATION SHALL NOT CREATE A PUBLIC NUISANCE. THIS INCLUDES ANY CONDITION OR ACT WHICH IS OR MAY BECOME INJURIOUS OR HAZARDOUS TO THE PUBLIC.
20. THE DISCHARGE SHALL NOT CREATE A BUILD-UP OF ICING, STANDING WATER OR ALGAE GROWTH ON THE STREET, SIDEWALK OR PUBLIC RIGHT-OF-WAY.
21. THE DISCHARGE SHALL NOT BE DIRECTED TOWARDS AN ADJACENT PROPERTY IN SUCH A MANNER AS TO CAUSE DAMAGE TO THE ADJACENT PROPERTY OR CREATE A NUISANCE.
22. NO PERSON SHALL CONNECT, OR CAUSE OR PERMIT TO BE CONNECTED, ANY SUMP PUMP, PIPE DRAIN, FLOOR DRAIN, SURFACE DRAIN, SUBSOIL DRAIN OR LEADER PIPE WITH THE HOUSE SANITARY SEWER, OR TO USE THE SANITARY SEWER CONNECTION OR ANY PIPE OR DRAIN CONNECTED THEREWITH FOR THE PURPOSE OF RECEIVING AND DISCHARGING DRAINAGE OF ANY KIND OTHER THAN FROM PLUMBING FIXTURES.
23. SUMP PUMP AND PIPE DRAIN DISCHARGES MAY NOT BE DIRECTED INTO A TOWNSHIP STREET OR RIGHT-OF-WAY UNLESS PERMISSION IS GRANTED BY THE ENGINEER, PUBLIC WORKS MANAGER OR HIS/HER DESIGNEE.
24. ROOFS AND OUTDOOR AREAS SHALL BE SLOPED TO DIRECT WATER AWAY FROM BUILDINGS. ROOF DRAINS SHALL BE CONNECTED TO AN APPROVED STORM WATER DRAINAGE SYSTEM WHERE AND WHEN POSSIBLE. IF A SUBTERRANEAN LEADER SYSTEM IS TO BE UTILIZED, THE SYSTEM MUST BE APPROVED BY THE TOWNSHIP ENGINEER.
25. WATER RUNOFF WHICH HISTORICALLY FLOWED FROM ONE PROPERTY TO ANOTHER PRIOR TO AN UPHILL HOME OR DEVELOPED AREA BEING BUILT MAY CONTINUE TO FLOW IN THE SAME DIRECTION AFTER THE HOME IS BUILT OR AREA DEVELOPED ONLY IF:
    THERE IS NO DIVERSION OR CHANNELING WHICH RESULTS IN THE WATER FLOW BEING CONCENTRATED IN ONE AREA, AND;
    THERE IS NO SUBSTANTIAL CONSTRUCTION ON THE UPHILL LOT RESULTING IN INCREASED RATES OF SURFACE RUN-OFF.
    B) IF A DETRIMENTAL CHANGE IN THE NATURAL PATTERN OF DRAINAGE ON AN UPHILL LOT HAS OCCURRED, THE UPHILL PROPERTY OWNER IS RESPONSIBLE FOR INTERCEPTION AND PIPING OR DIRECTING SURFACE WATER TO A NATURAL DRAINAGE AREA OR A STORM WATER DRAINAGE SYSTEM.
    C) THE DOWNHILL PROPERTY OWNER IS RESPONSIBLE FOR PROVIDING PROPER DRAINAGE FOR WATER FLOW THAT OCCURS IN ACCORDANCE WITH NATURAL DRAINAGE PATTERNS, WHICH EXISTED PRIOR TO CONSTRUCTION.
    D) DUE TO THE INHERENT DIFFICULTY IN ACCURATELY PREDICTING POST-CONSTRUCTION WATER FLOW FROM A PROPERTY, CHANGES IN WATER FLOW MAY NOT BE DISCOVERED UNTIL WELL AFTER THE CONSTRUCTION IS COMPLETED. IN SUCH CASES, IF IT IS DETERMINED THE LOT IS GENERATING AN ADDITIONAL FLOW OR INTENSITY OF STORMWATER ACROSS AN ADJACENT PROPERTY, IN EXCESS OF WHAT EXISTED PRIOR TO CONSTRUCTION, THE APPLICANT, AT THE APPLICANT'S EXPENSE, WILL BE RESPONSIBLE FOR ALL MEASURES NECESSARY TO ABATE THE EXCESS FLOW OF STORMWATER.



TAX MAP

SCALE: 1"=100'

0 100 200 400 ft.

200' OWNERS LIST

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

VERONA COMMUNITY CENTER
880 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING
600 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044
(973) 239-3220
www.VERONA-NJ.COM

DEPARTMENT OF PUBLIC WORKS
142 CHERRY STREET
VERONA, NEW JERSEY 07044

200' List of Utilities for Notification

1. Verizon Operational Headquarters
   One Verizon Way, Basking Ridge, New Jersey 07920
2. Comcast Corporate Headquarters
   1800 Bishops Gate Blvd, Mt Laurel Township, NJ 08054
3. PSE&G Corporate Headquarters
   80 Park Plaza, Newark, NJ 07102
4. Township of Verona Water & Sewer Utility
   10 Commerce Court, Verona, NJ 07044
5. Township of Verona Office of the Municipal Clerk
   600 Bloomfield Avenue, Verona, NJ 07044
6. Essex County Planning Board
   David Antonio, P.P., AICP Planner
   900 Bloomfield Avenue, Verona, NJ 07044

FIRE DEPARTMENT:
880 BLOOMFIELD AVENUE, VERONA, NJ. 07044
CHIEF OF FIRE: 973-857-1078

POLICE DEPARTMENT:
600 Bloomfield Avenue, Verona, NJ 07044
CHIEF OF POLICE: (973) 857-4818

HEALTH DEPARTMENT:
600 Bloomfield Ave.Verona, NJ 07044
PHONE: 973-239-3220

SHADE TREE COMMISSION:
600 BLOOMFIELD AVE, VERONA NJ 07044
PHONE: 973-857-4804

Buffer Report

created on 5/4/2026

TOWNSHIP OF VERONA
Office of the Assessor
880 Bloomfield Avenue
Verona New Jersey 07044
Telephone: (973) 857-4837

Highlighted feature(s)

Parcel Limits (1)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip
Verona Township	708	5		420 BLOOMFIELD AVENUE	V & J REALTY ASSOCIATES LLC	420 BLOOMFIELD AVENUE	VERONA, NJ	07044

List of adjoining feature(s) that intersect 200 foot buffer from Parcel Limits.

Parcel Limits (70)

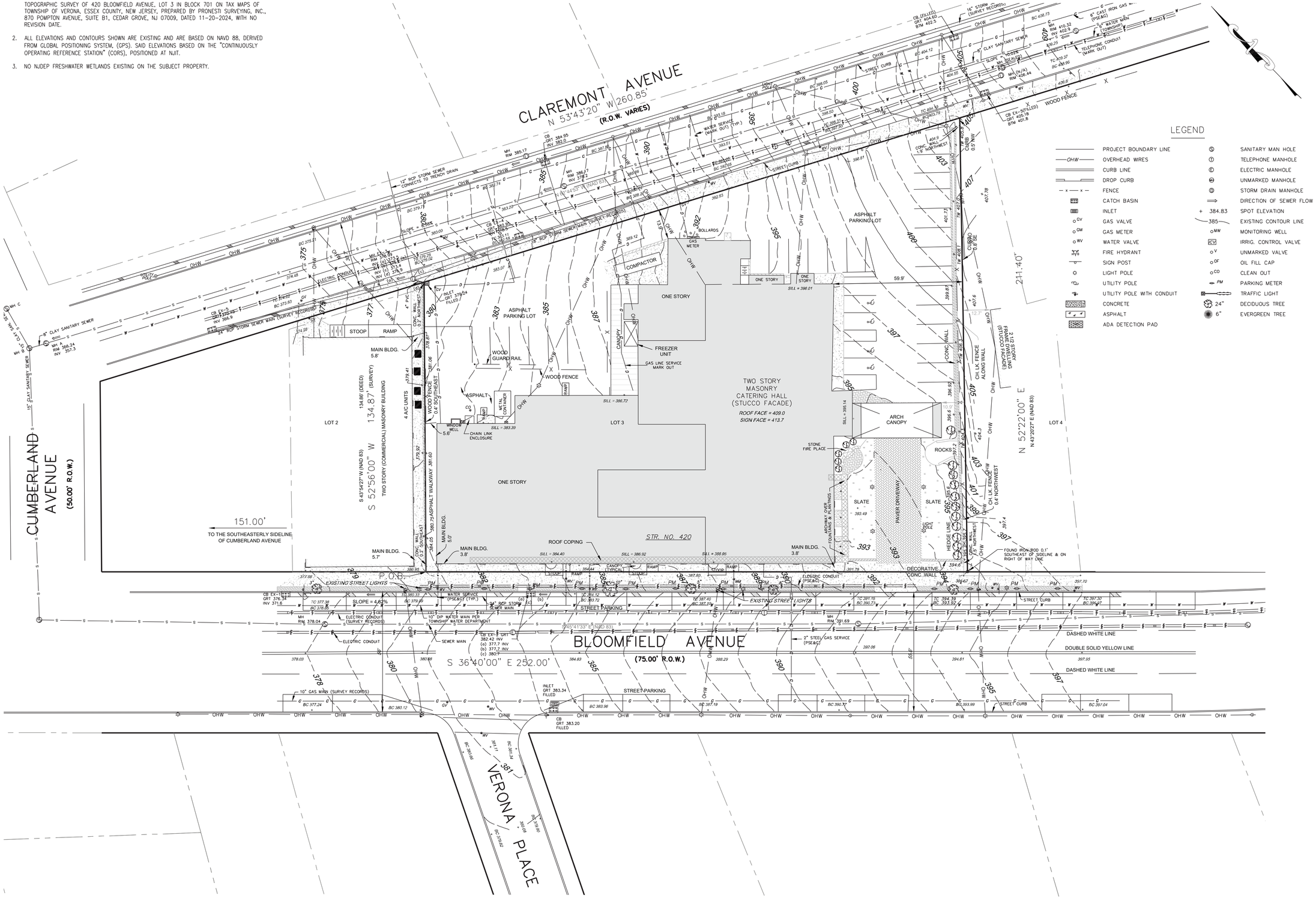
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip
Verona Township	612	14		12 VERONA PLACE	TRACY, MAUREEN	12 VERONA PLACE	VERONA, NJ	07044
Verona Township	612	15		449 BLOOMFIELD AVENUE	VERONA PLACE URBAN RENEWAL LLC	70 BLOOMFIELD AVE #200	PINE BROOK NJ	07058
Verona Township	612	16		447 BLOOMFIELD AVENUE	PARISCAPE REALTY, LLC	487 BLOOMFIELD AVENUE	VERONA, NEW JERSEY	07044

SURVEY REFERENCE:

1. BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF 420 BLOOMFIELD AVENUE, LOT 3 IN BLOCK 701 ON TAX MAPS OF TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY, PREPARED BY PRONESTI SURVEYING, INC., 870 POMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009, DATED 11-20-2024, WITH NO REVISION DATE.

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. NO NJDEP FRESHWATER WETLANDS EXISTING ON THE SUBJECT PROPERTY.



EXISTING CONDITIONS PLAN

SCALE: 1" = 20'

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

S:\PROJECTS\GOMES-S-24-199 420 BLOOMFIELD AVE, VERONA, NJ\CAD\PLAN SET\24-199 C-100 EXISTING CONDITIONS.DWG ANTHONY FACCHINO PLOTTED: 11/19/2026 1:39 PM

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 Engineers & Land Surveyors Authorization No. 24GA28053000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	5-22-26	TWP SUBMISSION	JV
2	9/2/26	PER COMPLETENESS MEETING	AF
3	11/19/26	PER REVIEW LETTER 11/2/26	JV

REVISION

NO.	DATE	DESCRIPTION	INT.
1	9/2/26	PER COMPLETENESS MEETING	AF
2	11/19/26	PER BOSWELL LETTER 11/2/26	JV

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

ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
ARMEN B. BOHOSSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
RUIQIN CHEN, PE
SHANNON CROWNOVER, PE
THOMAS DAFONSECA, PE
ANDRE E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKANOWICZ, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

Project:
MIXED-USE DEVELOPMENT
420 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3

Project Number:	Scale:
GOMES-S-24-199	1" = 20'
Drawn By:	Approved By:
JV	AF

Drawing Name:
EXISTING CONDITIONS PLAN

Drawing Number:
C-100
3 OF 20

Initial Date: MAY 22, 2026

ENGINEER OF RECORD

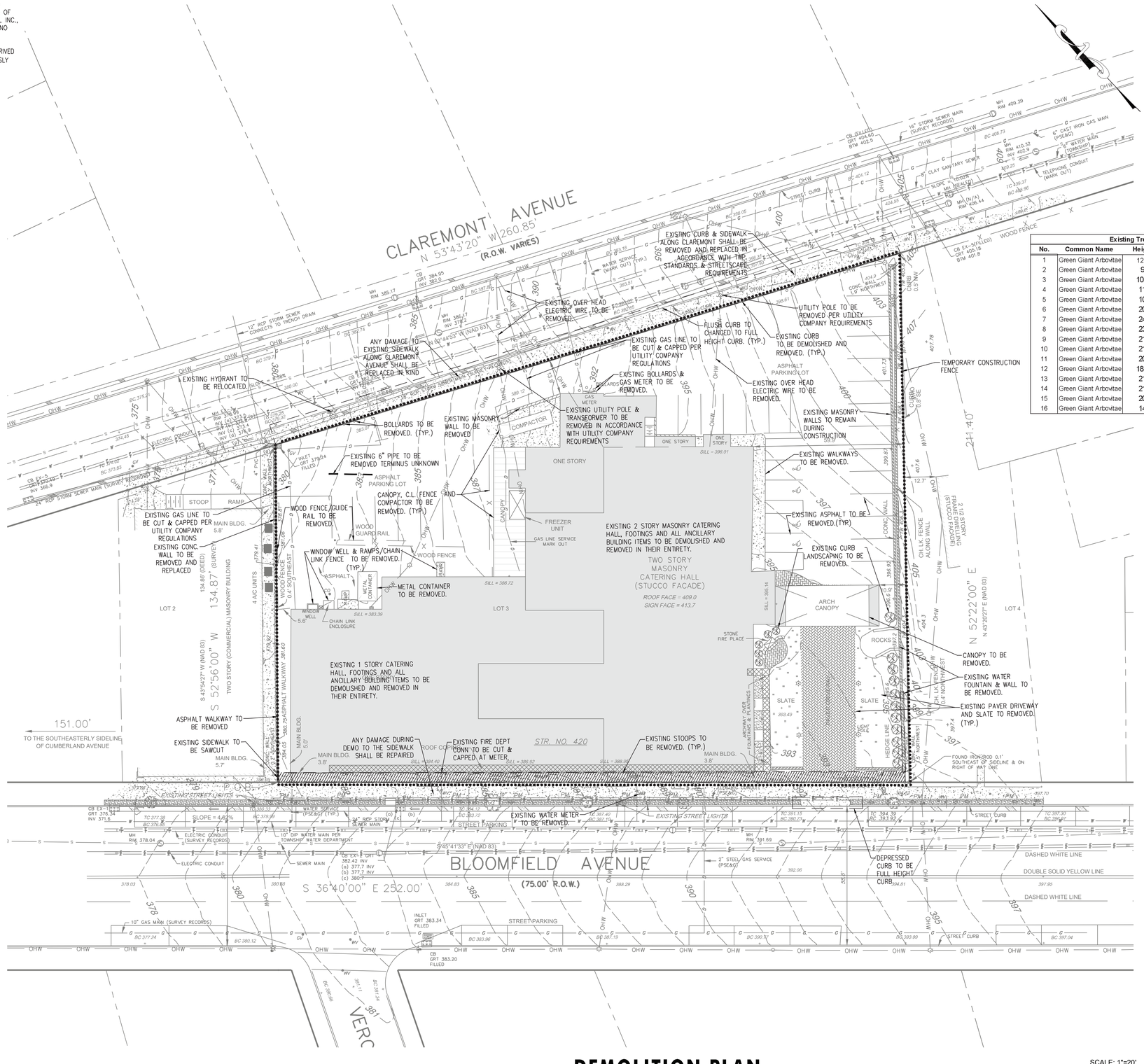
ANTHONY FACCHINO, PE, PLS
NJ LIC 24GB04258500

SURVEY REFERENCE:

1. BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF 420 BLOOMFIELD AVENUE, LOT 3 IN BLOCK 701 ON TAX MAPS OF TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY, PREPARED BY PRONESTI SURVEYING, INC., 870 POMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009, DATED 11-20-2024, WITH NO REVISION DATE.

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. NO NJDEP FRESHWATER WETLANDS EXISTING ON THE SUBJECT PROPERTY.



DEMOLITION PLAN

SCALE: 1" = 20'

SCALE: 1"=20'

0 20 40 80 ft.

Existing Tree Inventory

No.	Common Name	Height	Status	Replacement #
1	Green Giant Arbovitae	12.5	REMOVED	1
2	Green Giant Arbovitae	9'	REMOVED	1
3	Green Giant Arbovitae	10.5	REMOVED	1
4	Green Giant Arbovitae	11'	REMOVED	1
5	Green Giant Arbovitae	10'	REMOVED	1
6	Green Giant Arbovitae	20'	REMOVED	1
7	Green Giant Arbovitae	24'	REMOVED	1
8	Green Giant Arbovitae	23'	REMOVED	1
9	Green Giant Arbovitae	21'	REMOVED	1
10	Green Giant Arbovitae	21'	REMOVED	1
11	Green Giant Arbovitae	20'	REMOVED	1
12	Green Giant Arbovitae	18.5	REMOVED	1
13	Green Giant Arbovitae	21'	REMOVED	1
14	Green Giant Arbovitae	21'	REMOVED	1
15	Green Giant Arbovitae	20'	REMOVED	1
16	Green Giant Arbovitae	14'	REMOVED	1

Total Trees Removed	16
Total Trees to be Replaced	16
Total Trees Proposed	**21**

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 Engineers & Land Surveyors Authorization No. 24GA28053000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	5-22-26	TWP SUBMISSION	JV
2	9/2/26	PER COMPLETENESS MEETING	AF
3	11/19/26	PER REVIEW LETTER 11/2/26	JV

REVISION

NO.	DATE	DESCRIPTION	INT.
1	9/2/26	PER COMPLETENESS MEETING	AF
2	11/19/26	PER BOSWELL LETTER 11/2/26	JV

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
ARMEN B. BOHOSSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
RUIQIN CHEN, PE
SHANNON CROWNOVER, PE
THOMAS DAFONSECA, PE
ANDRE E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKANOWICZ, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

Project:
MIXED-USE DEVELOPMENT
420 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3

Project Number:	Scale:
GOMES-S-24-199	1" = 20'
Drawn By:	Approved By:
JV	AF

Drawing Name:
DEMOLITION PLAN

Drawing Number:
C-200
4 OF 20

Initial Date: MAY 22, 2026

ENGINEER OF RECORD
ANTHONY FACCHINO, PE, PLS
NJ LIC 24GB04258500

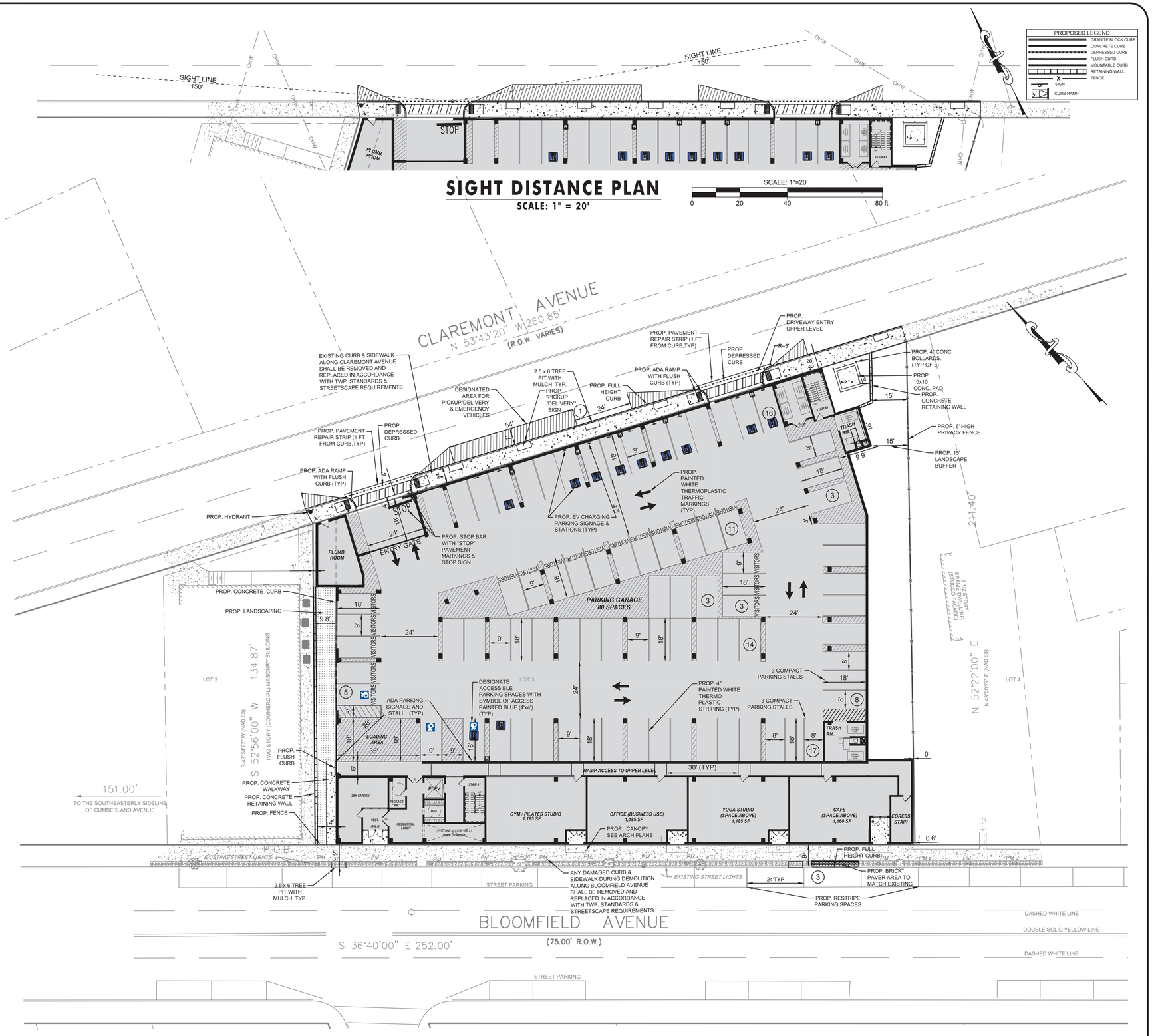
S:\PROJECTS\GOMES-S-24-199 420 BLOOMFIELD AVE VERONA, NJ\CAD\PLAN SET\24-199 C-200 DEMOLITION PLAN.DWG ANTHONY FACCHINO PLOTTED: 11/19/2026 1:39 PM

SURVEY REFERENCE:

1. BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF 420 BLOOMFIELD AVENUE, LOT 3 IN BLOCK 701 ON TAX MAPS OF TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY, PREPARED BY PRONESTI SURVEYING, INC., 870 POMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009, DATED 11-20-2024, WITH NO REVISION DATE.

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. NO NJDEP FRESHWATER WETLANDS EXISTING ON THE SUBJECT PROPERTY.



SITE LAYOUT PLAN LOWER LEVEL

SCALE: 1" = 20'

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

S:\PROJECTS\GOMES-S-24-199 420 BLOOMFIELD AVE, VERONA, NJ\CAD\PLAN SET\24-199 C-300 SITE LAYOUT PLAN.DWG ANTHONY FACCHINO PLOTTED: 11/19/2026 3:00 PM

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 Engineers & Land Surveyors Authorization No. 24GA28053000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	5-22-26	TWP SUBMISSION	JV
2	9/2/26	PER COMPLETENESS MEETING	AF
3	11/19/26	PER REVIEW LETTER 11/2/26	JV

REVISION

NO.	DATE	DESCRIPTION	INT.
1	9/2/26	PER COMPLETENESS MEETING	AF
2	11/19/26	PER BOSWELL LETTER 11/2/26	JV

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

ARCHITECTS & ENGINEERS
BEATRIZ BARREIRES, RA
ARMEN B. BOHOSSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
RUIQIN CHEN, PE
SHANNON CROWNOVER, PE
THOMAS DAFONSECA, PE
ANDRE E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKANOWICZ, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

Project:
MIXED-USE DEVELOPMENT
420 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3

Project Number:	Scale:
GOMES-S-24-199	1" = 20'
Drawn By:	Approved By:
JV	AF

Drawing Name:
SITE LAYOUT PLAN
LOWER LEVEL

Drawing Number:
C-300
5 OF 20

Initial Date: MAY 22, 2026

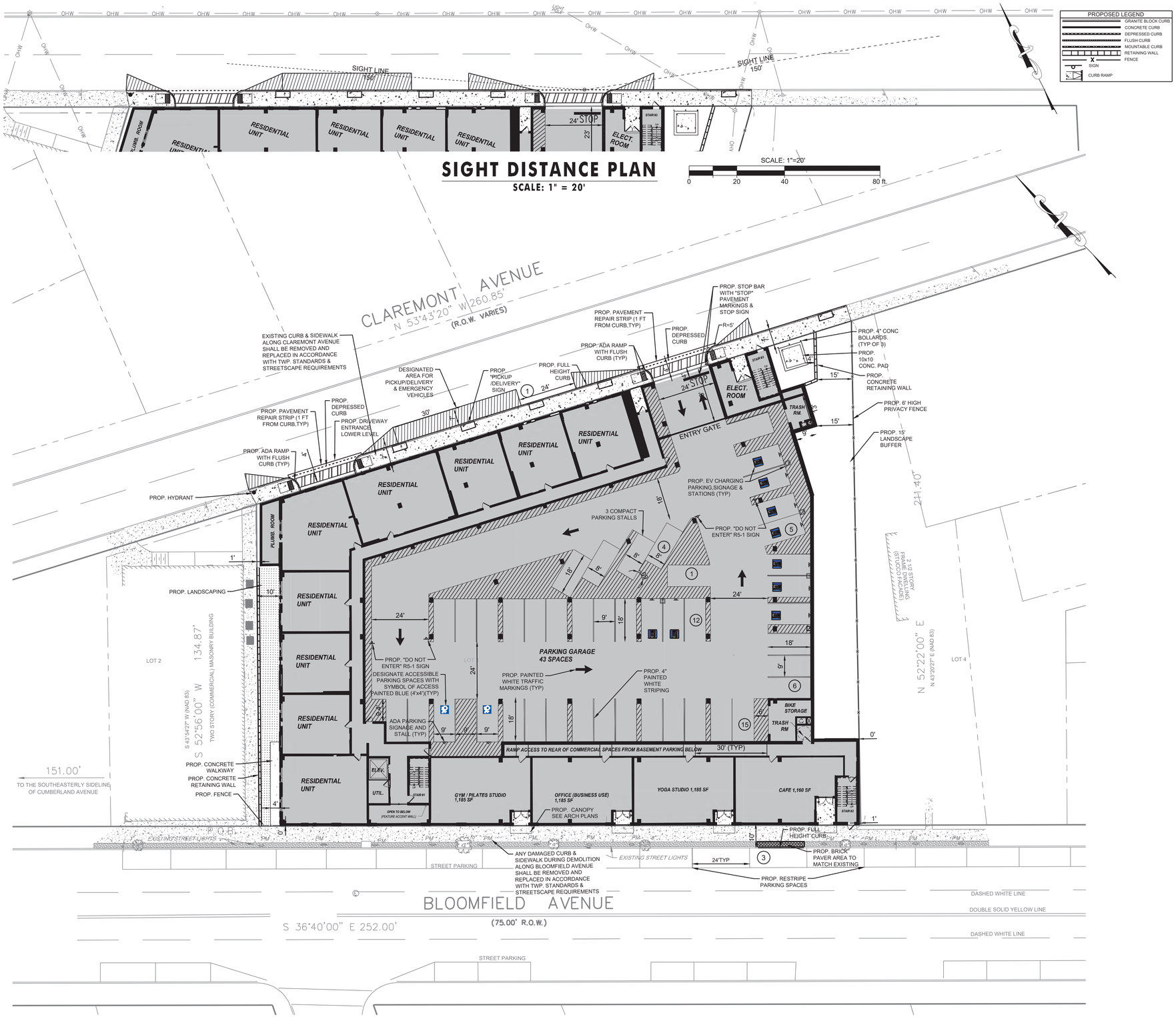
ENGINEER OF RECORD
ANTHONY FACCHINO, PE, PLS
NJ LIC 24GB04258500

SURVEY REFERENCE:

1. BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF 420 BLOOMFIELD AVENUE, LOT 3 IN BLOCK 701 ON TAX MAPS OF TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY, PREPARED BY PRONESTI SURVEYING, INC., 870 POMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009, DATED 11-20-2024, WITH NO REVISION DATE.

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. NO NJDEP FRESHWATER WETLANDS EXISTING ON THE SUBJECT PROPERTY.



SIGHT DISTANCE PLAN
SCALE: 1" = 20'

SITE LAYOUT PLAN UPPER LEVEL
SCALE: 1" = 20'

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

S:\PROJECTS\GOMES S 24 - 199 420 BLOOMFIELD AVE VERONA, NJ\CAD\PLAN\SET\24 199 C-301 SITE LAYOUT PLAN UPPER.DWG ANTHONY FACCHINO PLOTTED: 11/19/2026 1:39 PM

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 Engineers & Land Surveyors Authorization No. 24GA28053000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	5-22-26	TWP SUBMISSION	JV
2	9/2/26	PER COMPLETENESS MEETING	AF
3	11/19/26	PER REVIEW LETTER 11/2/26	JV

REVISION

NO.	DATE	DESCRIPTION	INT.
1	9/2/26	PER COMPLETENESS MEETING	AF
2	11/19/26	PER BOSWELL LETTER 11/2/26	JV

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

ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
ARMEN B. BOHOSSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
RUIQIN CHEN, PE
SHANNON CROWNOVER, PE
THOMAS DAFONSECA, PE, PP
ANDRE E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKANOWICZ, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

Project:
MIXED-USE DEVELOPMENT
420 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3

Project Number:	Scale:
GOMES-S-24-199	1" = 20'
Drawn By:	Approved By:
JV	AF

Drawing Name:
SITE LAYOUT PLAN
UPPER LEVEL

Drawing Number:
C-301
6 OF 20

Initial Date: MAY 22, 2026

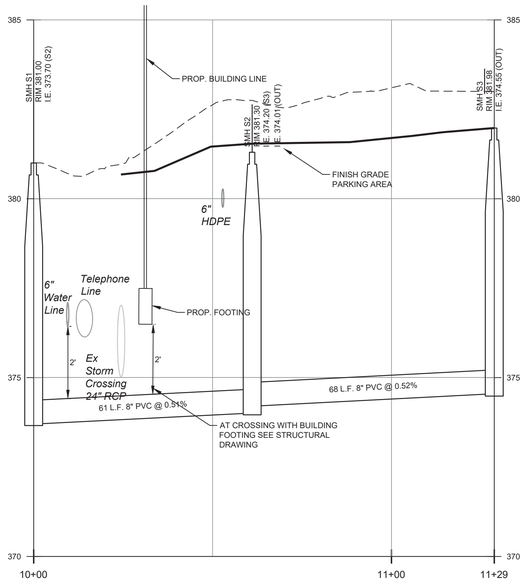
ENGINEER OF RECORD
ANTHONY FACCHINO, PE, PLS
NJ LIC 24GB04258500

SURVEY REFERENCE:

1. BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF 420 BLOOMFIELD AVENUE, LOT 3 IN BLOCK 701 ON TAX MAPS OF TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY, PREPARED BY PRONESTI SURVEYING, INC., 870 POMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009, DATED 11-20-2024, WITH NO REVISION DATE.

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. NO NJDEP FRESHWATER WETLANDS EXISTING ON THE SUBJECT PROPERTY.

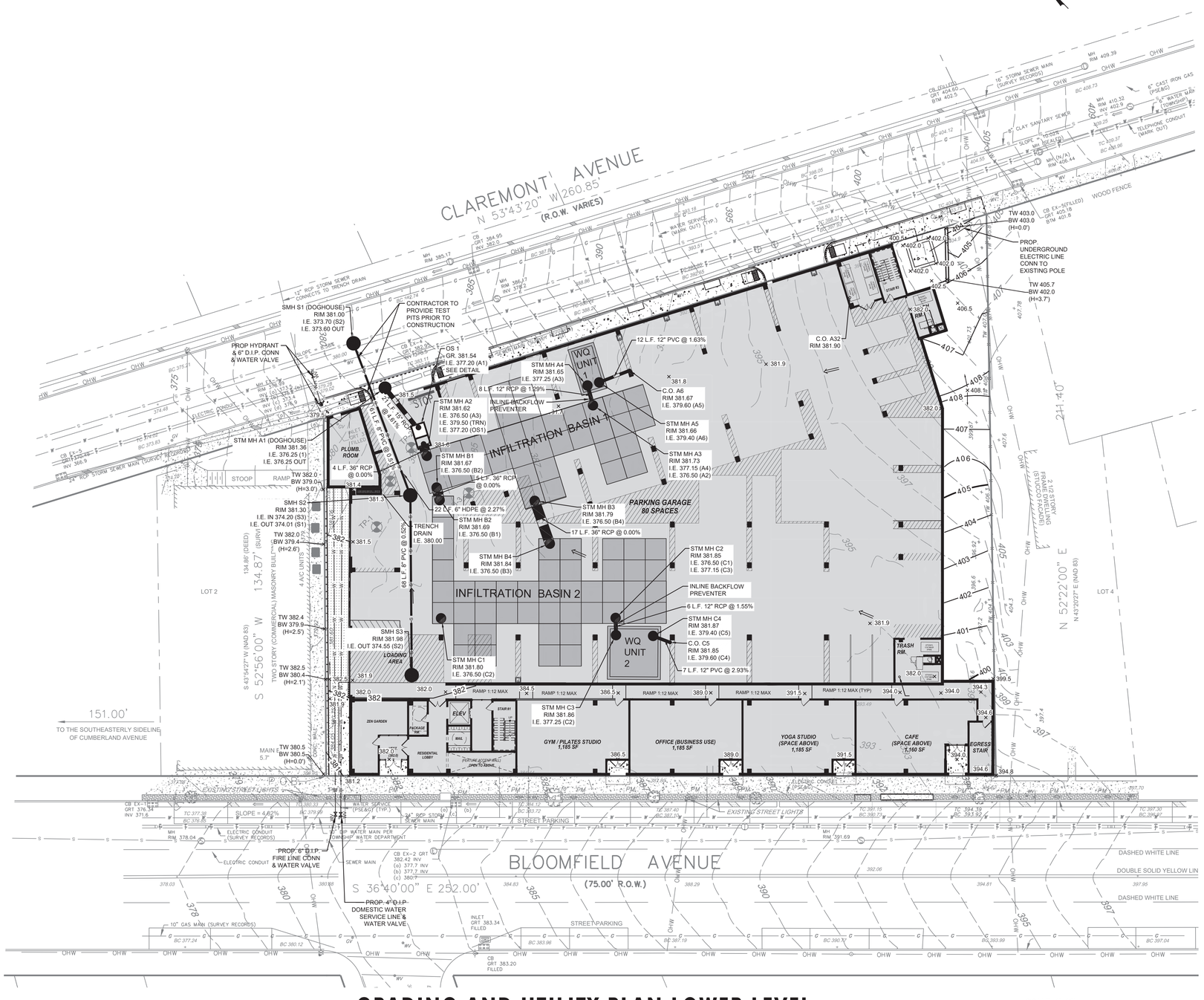


SANITARY PROFILE

SCALE: 1"=20' HORIZ., 1"=2' VERT.

0 2 4 8 ft.

0 20 40 80 ft.

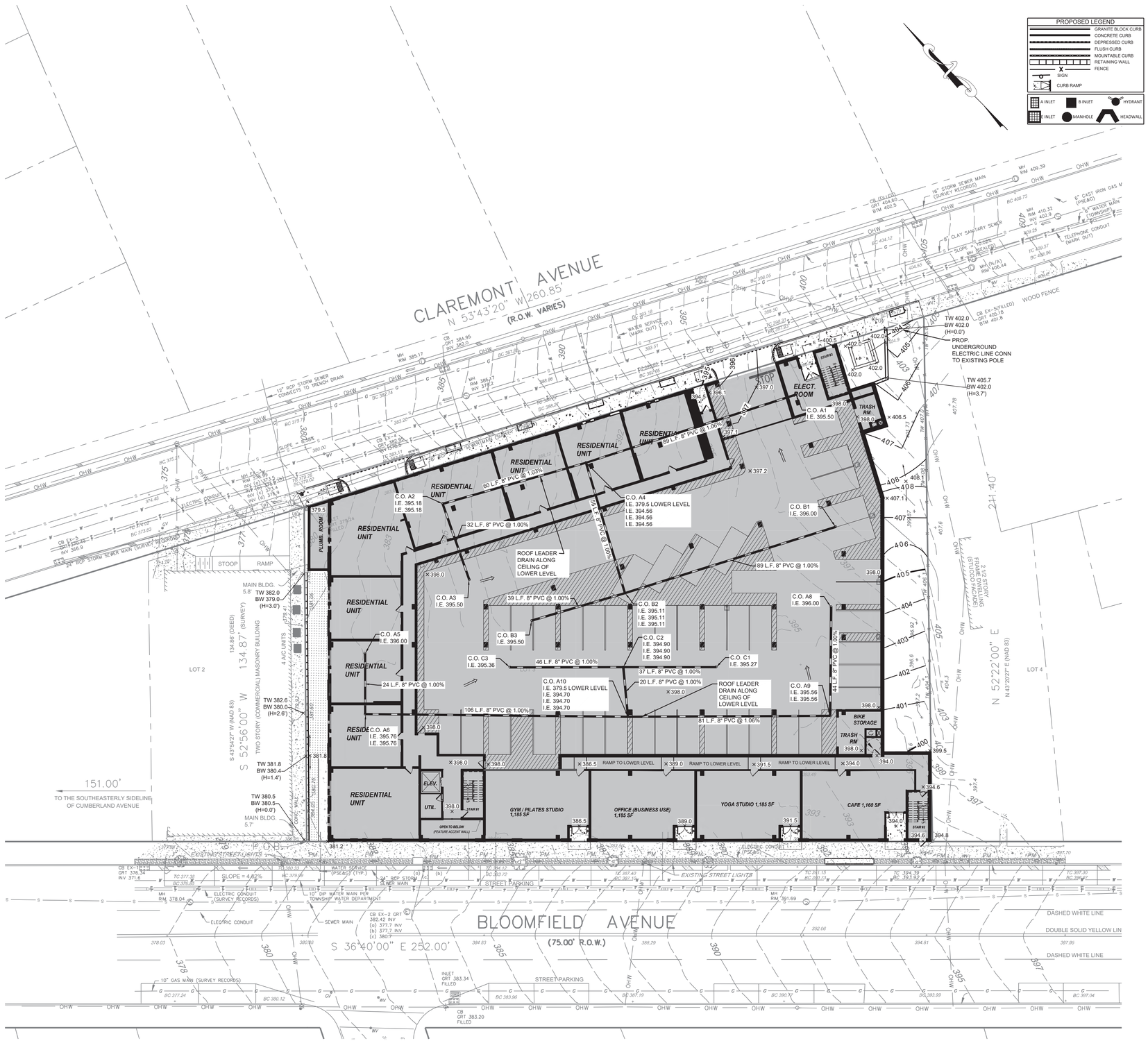

CLAREMONT AVENUE
N 53°43'20" W 260.85'
(R.O.W. VARIES)
SMH S1 (DOGHOUSE)
RIM 381.00
I.E. 373.70 (S2)
I.E. 373.60 OUT
CONTRACTOR TO PROVIDE TEST PITS PRIOR TO CONSTRUCTION
PROP HYDRANT & 6" D.I.P. CONN & WATER VALVE
OS 1
GR. 381.54
I.E. 377.20 (A1)
SEE DETAIL
STM MH A4
RIM 381.65
I.E. 377.25 (A3)
12 L.F. 12" PVC @ 1.63%
8 L.F. 12" RCP @ 1.29%
INLINE BACKFLOW PREVENTER
C.O. A6
RIM 381.67
I.E. 379.60 (A5)
STM MH A5
RIM 381.66
I.E. 379.40 (A6)
STM MH A3
RIM 381.73
I.E. 377.15 (A4)
I.E. 376.50 (A2)
C.O. A32
RIM 381.90
WQ UNIT 1
INFILTRATION BASIN 1
STM MH A2
RIM 381.62
I.E. 376.50 (A3)
I.E. 379.50 (TRN)
I.E. 377.20 (OS1)
STM MH A1 (DOGHOUSE)
RIM 381.36
I.E. 376.25 (1)
I.E. 376.25 OUT
4 L.F. 36" RCP @ 0.00%
PLUMB. ROOM
STOOP
RAMP
TW 382.0 -
BW 379.0
(H=3.0')
SMH S2
RIM 381.30
I.E. IN 374.20 (S3)
I.E. OUT 374.01 (S1)
TW 382.0
BW 379.4
(H=2.6')
TRENCH DRAIN
I.E. 380.00
68 L.F. 8" PVC @ 0.52%
STM MH B1
RIM 381.67
I.E. 376.50 (B1)
22 L.F. 6" HDPE @ 2.27%
STM MH B2
RIM 381.69
I.E. 376.50 (B2)
4 L.F. 36" RCP @ 0.00%
STM MH B3
RIM 381.79
I.E. 376.50 (B4)
17 L.F. 36" RCP @ 0.00%
PARKING GARAGE
80 SPACES
STM MH B4
RIM 381.84
I.E. 376.50 (B3)
STM MH C2
RIM 381.85
I.E. 376.50 (C1)
I.E. 377.15 (C3)
INFILTRATION BASIN 2
INLINE BACKFLOW PREVENTER
6 L.F. 12" RCP @ 1.55%
STM MH C4
RIM 381.87
I.E. 379.40 (C5)
C.O. C5
RIM 381.85
I.E. 379.60 (C4)
7 L.F. 12" PVC @ 2.93%
WQ UNIT 2
SMH S3
RIM 381.98
I.E. OUT 374.55 (S2)
LOADING AREA
STM MH C1
RIM 381.80
I.E. 376.50 (C2)
TW 382.5
BW 380.4
(H=2.1')
TW 382.4
BW 379.9
(H=2.5')
TWO STORY (COMMERCIAL) MASONRY BUILT ****
134.87' (SURV)
134.98' (DEED)
S 52°56'00" W
S 43°54'27" W (NAD 83)
LOT 2
LOT 4
4 A/C UNITS
151.00'
TO THE SOUTHEASTERLY SIDELINE OF CUMBERLAND AVENUE
MAIN E
5.7'
TW 380.5
BW 380.5
(H=0.0')
ZEN GARDEN
PACKAGE TBE
RESIDENTIAL LOBBY
ELEV
STAIR BY
RAMP 1:12 MAX
GYM / PILATES STUDIO
1,185 SF
OFFICE (BUSINESS USE)
1,185 SF
YOGA STUDIO
(SPACE ABOVE)
1,185 SF
CAFE
(SPACE ABOVE)
1,160 SF
EGRESS STAIR
TRASH RM.
TW 403.0
BW 403.0
(H=0.0')
PROP. UNDERGROUND ELECTRIC LINE CONN TO EXISTING POLE
TW 405.7
BW 402.0
(H=3.7')
WOOD FENCE
2 1/2 STORY FRAME DWELLING (STUCCO FACADE)
N 52°22'00" E
N 43°20'27" E (NAD 83)
CLAY SANITARY SEWER
TELEPHONE CONDUIT (MARK OUT)
6" CAST IRON GAS (PGE&C)
8" WATER MAIN (UNKNOWN)
CB EX-5(FILLED)
GRT 405.18
BTM 401.8
MH
RIM 409.39
MH
RIM 410.32
INV 402.9
MH (N/A)
RIM 406.44
16" STORM SEWER MAIN (SURVEY RECORDS)
12" RCP STORM SEWER CONNECTS TO TRENCH DRAIN
CB GR 384.95
INV 382.0
MH
RIM 385.17
MH
RIM 396.17
INV 379.2
CB EX-4
GRT 382.95
INV 379.95
MH EX-3
RIM 379.72
INV (E) 375.28
INV (W) 375.28
MH EX-2
RIM 379.69
INV (E) 375.9
INV (W) 375.9
CB EX-1
GRT 382.42
INV 377.7
24" RCP STORM SEWER MAIN (SURVEY RECORDS)
ELECTRIC CONDUIT
CB EX-6
GRT 382.42 INV
(a) 377.7 INV
(b) 377.7 INV
(c) 380.7
WATER SERVICE (PSE&G) (TYP.)
BLOOMFIELD AVENUE
(75.00' R.O.W.)
S 36°40'00" E 252.00'
EXISTING STREET LIGHTS
STREET PARKING
SLOPE = 4.62%
34" RCP STORM SEWER MAIN
12" D.I.P. WATER MAIN PER OWNER/ WATER DEPARTMENT
SEWER MAIN
CB EX-2 GRT
382.42 INV
(a) 377.7 INV
(b) 377.7 INV
(c) 380.7
PROP. 6" D.I.P. FIRE LINE CONN & WATER VALVE
PROP. 4" D.I.P. DOMESTIC WATER SERVICE LINE & WATER VALVE
10" GAS MAIN (SURVEY RECORDS)
INLET GRT 383.34 FILLED
CB GRT 383.20 FILLED
MH RIM 378.04
MH RIM 391.69
DASHED WHITE LINE
DOUBLE SOLID YELLOW LIN
DASHED WHITE LINE
OHW
OHW
OHW

SURVEY REFERENCE:

1. BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF 420 BLOOMFIELD AVENUE, LOT 3 IN BLOCK 701 ON TAX MAPS OF TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY, PREPARED BY PRONESTI SURVEYING, INC., 870 POMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009, DATED 11-20-2024, WITH NO REVISION DATE.

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. NO NJDEP FRESHWATER WETLANDS EXISTING ON THE SUBJECT PROPERTY.



GRADING AND UTILITY PLAN UPPER LEVEL

SCALE: 1" = 20'

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

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 Engineers & Land Surveyors Authorization No. 24GA28053000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	5-22-26	TWP SUBMISSION	JV
2	9/2/26	PER COMPLETENESS MEETING	AF
3	11/19/26	PER REVIEW LETTER 11/2/26	JV

REVISION

NO.	DATE	DESCRIPTION	INT.
1	9/2/26	PER COMPLETENESS MEETING	AF
2	11/19/26	PER BOSWELL LETTER 11/2/26	JV

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
DRAMEN B. BOHOSSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
RUIQIN CHEN, PE
SHANNON CROWNOVER, PE
THOMAS DAFONSECA, PE
ANDRE E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKANOWICZ, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

Project:
MIXED-USE DEVELOPMENT
420 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3

Project Number:	Scale:
GOMES-S-24-199	1" = 20'
Drawn By:	Approved By:
JV	AF

Drawing Name:
GRADING AND UTILITY PLAN UPPER LEVEL

Drawing Number:
C-401
8 OF 20

Initial Date: MAY 22, 2026

ENGINEER OF RECORD
ANTHONY FACCHINO, PE, PLS
NJ LIC 24GB04258500

S:\PROJECTS\GOMES-S-24-199 420 BLOOMFIELD AVE, VERONA, NJ\CAD\PLAN SET\24 199 C-401 GRADING.DWG ANTHONY FACCHINO PLOTTED: 11/19/2026 1:40 PM

SURVEY REFERENCE:

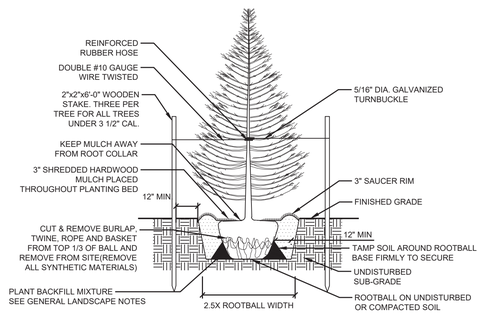
1. BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF 420 BLOOMFIELD AVENUE, LOT 3 IN BLOCK 701 ON TAX MAPS OF TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY, PREPARED BY PRONESTI SURVEYING, INC., 870 POMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009, DATED 11-20-2024, WITH NO REVISION DATE.

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. NO NJDEP FRESHWATER WETLANDS EXISTING ON THE SUBJECT PROPERTY.

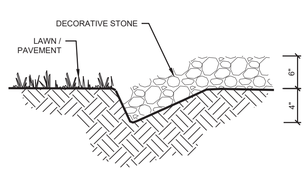
LANDSCAPING NOTES:

1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES," 2012 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES 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, 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.
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 ENGINEER MAY REVIEW PLANT MATERIALS AT THE SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE AND QUALITY. THE ENGINEER RETAINS THE RIGHT TO FURTHER 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 PRACTICE. 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 NEW 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.
20. ANY SUBSTITUTIONS SHALL BE IN ACCORDANCE WITH THE TOWNSHIP OF VERONA RECOMMENDED PLANT SELECTION LIST.

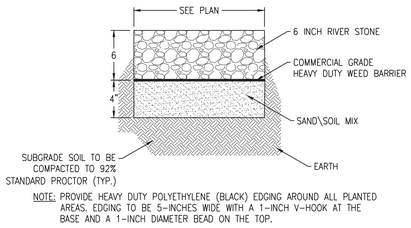


NOTES:
1. WATER THOROUGHLY TWICE WITHIN THE FIRST 48 HOURS.
2. TOP OF ROOTBALL SHALL BE SET FLUSH TO GRADE. TRUNK FLARE SHALL BE VISIBLE AT TOP OF ROOTBALL. DO NOT COVER TOP OF ROOT BALL WITH SOIL.

EVERGREEN TREE PLANTING
N.T.S.

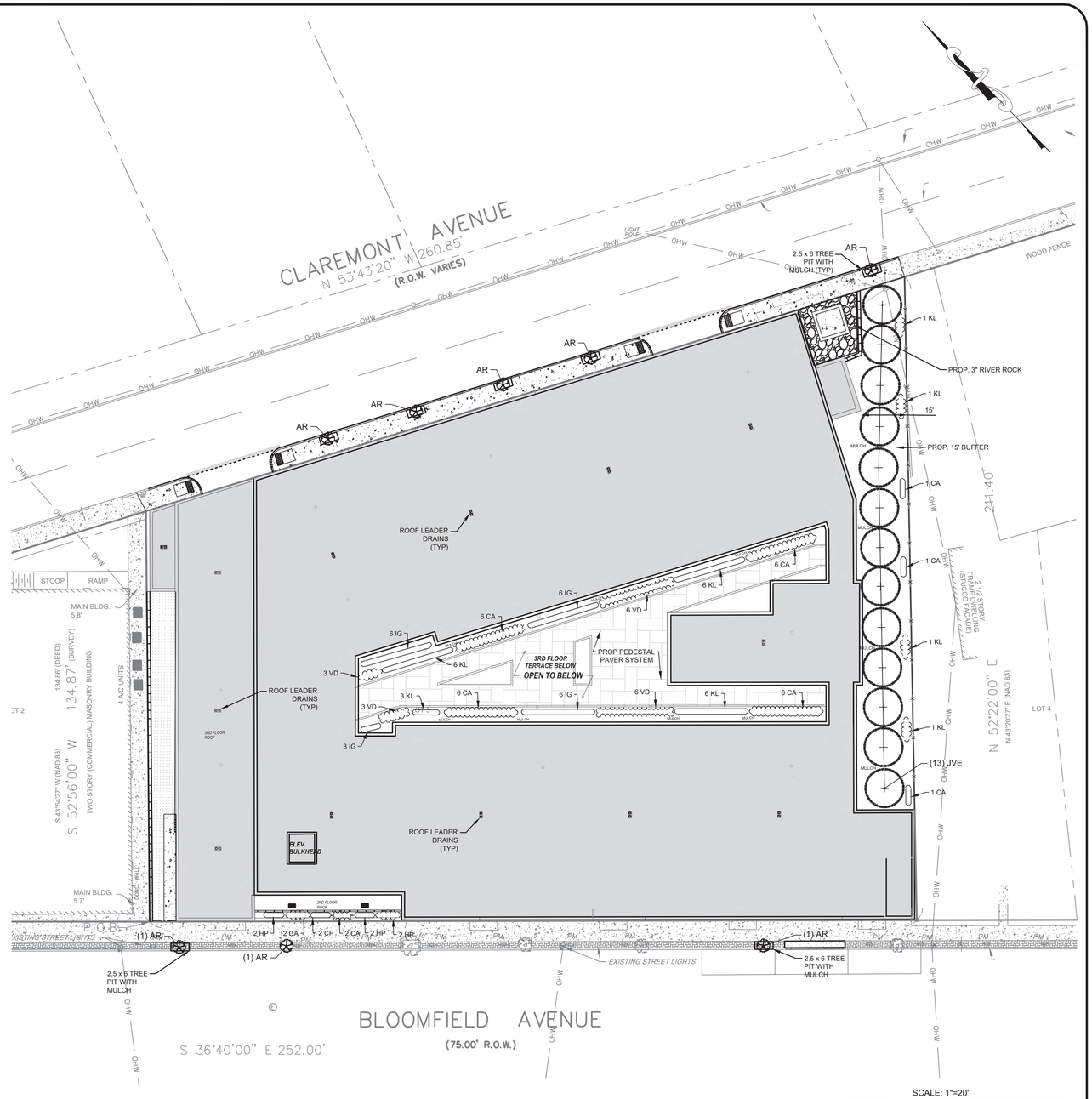


BEDLINE
N.T.S.



NOTE: PROVIDE HEAVY DUTY POLYETHYLENE (BLACK) EDGING AROUND ALL PLANTED AREAS. EDGING TO BE 5-INCHES WIDE WITH A 1-INCH V-HOOK AT THE BASE AND A 1-INCH DIAMETER BEAD ON THE TOP.

DECORATIVE STONE DETAIL
N.T.S.



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

NOTE:
1. ANY SUBSTITUTION SHALL BE IN ACCORDANCE WITH VERONA'S RECOMMENDED TREE PLANT & SHRUB LIST

PLANTING SCHEDULE

SYM	NUMBER	BOTANICAL NAME	COMMON NAME	SIZE TYPE	ROOT
JVE	13	JUNIPERUS VIRGINIANA EMERALD SENTINAL	RED CEDAR JUNIPER	8-10'	B&B
AR	8	ACER RUBRUM	OCTOBER GLORY RED MAPLE	2.5"-3"	B&B

SHRUBS

SYM	NUMBER	BOTANICAL NAME	COMMON NAME	SIZE TYPE	ROOT
CA	31	CEANOTHUS AMERICANUS	NEW JERSEY TEA	3-4 FT	#3
KL	25	KALMIA LATIFOLIA	MOUNT LAUREL	5-15 FT	#3
VD	18	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	5-10FT	#3
IG	21	ILEX GLABRA	INKBERRY	6-8 FT	#3
HP	4	HYPERICUM PROLIFICUM	SHRUBBY ST. JOHN WORT	1-5 FT	#3
CP	4	COMPTONIA PEREGRINA	SWEET FERN	2-4 FT	#3

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 Engineers & Land Surveyors Authorization No. 24GA28053000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	5-22-26	TWP SUBMISSION	JV
2	9/2/26	PER COMPLETENESS MEETING	AF
3	11/19/26	PER REVIEW LETTER 11/2/26	JV

REVISION

NO.	DATE	DESCRIPTION	INT.
1	9/2/26	PER COMPLETENESS MEETING	AF
2	11/19/26	PER BOSWELL LETTER 11/2/26	JV

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

ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
ARMEN B. BOHOSSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
RUIQIN CHEN, PE
SHANNON CROWNOVER, PE
THOMAS DAFONSECA, PE
ANDRE E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKANOWICZ, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

Project:
MIXED-USE DEVELOPMENT
420 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3

Project Number:	Scale:
GOMES-S-24-199	1" = 20'
Drawn By:	Approved By:
JV	AF

Drawing Name:
LANDSCAPE PLAN

Drawing Number:
C-600
9 OF 20

Initial Date: MAY 22, 2026

ENGINEER OF RECORD
ANTHONY F. FACCHINO, PE, PLS
NJ LIC 24GB04258500

S:\PROJECTS\GOMES-S-24-199 420 BLOOMFIELD AVE, VERONA, NJ\CAD\PLAN SET\24-199 C-600 LANDSCAPE PLAN.DWG PLOTTED: 11/19/2026 1:40 PM ANTHONY FACCHINO

S:\PROJECTS\GOMES-S-24-199 420 BLOOMFIELD AVE, VERONA,, NJ\CAD\PLAN SET\24-199 C-700 LIGHTING PLAN LOWER LEVEL.DWG ANTHONY FACCHINO PLOTTED: 11/19/2026 1:40 PM

BEACON
design · performance · technology

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

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

ORDERING GUIDE

Example: SRT2-25-3K7-5QW-UNV-BLT-WG

CATALOG # _____

Series	Engine	CCT	Distribution	Voltage	Color/Finish	Options
SRT2 Edge-Lit Parking Garage Size 2	**25** 25W Nominal 3800 lm **45** 45W Nominal 5500 lm **60** 60W Nominal 7000 lm **80** 80W Nominal 9200 lm **90** 90W Nominal 11000 lm **105** 105W Nominal 13000 lm **130** 130W Nominal 15250 lm	**3K7** 3000K, 70 CRI **3K8** 3000K, 80 CRI **35K8** 3500K, 80 CRI **4K7** 4000K, 70 CRI **4K8** 4000K, 80 CRI **5K7** 5000K, 70 CRI	**5QW** Type Square Wide [4] **5RW** Type 5 Rect. Wide [4] **5C** Type 5 Concentrated **5W** Type 5 Wide [4] **ASY** Asymmetric (Type 4) [4]	**UNV** 120V-277V **120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V	**BLT** Black Matte Textured **BLS** Black Gloss Smooth **DBT** Dark Bronze Matte Textured **DBS** Dark Bronze Gloss Smooth **GTT** Graphite Matte Textured **LGS** Light Grey Gloss Smooth **PSS** Platinum Silver Smooth **WHT** White Matte Textured **WHS** White Gloss Smooth **VGT** Verde Green Textured **Color Option** **CC** Custom Color	**WG** Wire Guard **UD** Uplight Module **F** Single Fuse (120, 277, 347V) [7] **F** Double Fuse (208, 240, 480V) [7] **E** EM Battery Pack (0°C) [2,8,9] **EH** EM Battery w/Heater (-20°C) [2,8,12] **DTS** Dimming Transfer Switch [1,2] **LD3** 36" Lead Length **LD6** 72" Lead Length **LD9** 108" Lead Length **SP20K** 20kA Surge Protection with End of Life Indicator **LMB** Less Mounting Bracket **SP** 10kA Surge Protector **CD** Continuous Dimming **CNPY** Indoor Canopy Mount [9]

Control Options

NX Networked – Wireless [5]
- **NXW** NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor
- **NXWS12F** NX Networked Wireless Enabled Integral NXSMPS-OMNI PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming

LightGRID+ – Wireless
- **WIR** LightGRID+ In-Fixture Module
- **WIRSC8F** LightGRID+ with remote control programmable line voltage sensor (8-12' recommended MH) [6]
- **WIRSC40F** LightGRID+ with remote control programmable line voltage sensor (12-20' recommended MH) [6]

Sensor Controls [5]
- **BTSO12F** Bluetooth Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
- **BTS14F** Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
- **BTS40F** Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens

Accessories (Order Separately) [10]
- **ACC-O-SRT2-MISC-WG** Wire Guard for SRT2 version
- **ACC-O-SRT2-MTG-MB** Mounting bracket for pre-installation
- **ACC-O-SRT2-BS-XXX** Bird deterrent shroud for SRT2 version
- **ACC-O-SRT2-MTG-TM-XXX** Trunnion/Yoke accessory for SRT2 version
- **ACC-O-SRT2-MTG-WM-XXX** Wall Mount
- **CLED5JK** Whiteway stem and junction box
- **ACC-O-SRT2-MTG-TMJBS-XXX** Trunnion/Yoke accessory for SRT2 with a Bird Shield

Notes:
1. For applications that must comply with UL924. Can not be combined with E or EH options
2. Available for 120 to 277 volts only, not 347 or 480
3. 90W, 105W, and 130W configurations only
4. 25W, 45W, 60W, and 80W configurations only.
5. Available for 60W and higher
6. E and EH 25W and 45W only
7. Not available for UNV, must select Voltage
8. Available in 120V or 277V only
9. Not available for 480V
10. "XXX" should be replaced with fixture color, for example WM-DBT, Wall Mount Dark Bronze Textured
11. Only rated for Indoor use.
12. Available in 25W and 45W only

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design · performance · technology

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

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

FEATURES

- Edge-lit optical assembly delivers exceptional uniformity over the entire lens with indirect illumination that reduces glare and improves visual comfort
- Low profile housing intended for 8' - 20' mounting heights for surface, trunnion/yoke or pendant, wall or canopy mounting
- Applications include parking garage, walkway or building canopies, corridors, tunnels, large stairwells and other interior applications
- Multiple optical distributions are available making the Beacon Edge-Lit luminaire both versatile and functional
- CSA Listed for wet locations, IP65



IP65

CONTROL TECHNOLOGY

NX COMMAND NX WIRED NX WIRELESS LIGHTGRID

SPECIFICATIONS

HOUSING
- Die-cast aluminum housing ensures long electrical component life and luminaire performance
- Corrosion resistant powder coat finish both protects and provides architectural appearance
- One piece molded silicone gasket ensures weather proof seal
- Housing is designed with integral LED heat sink utilized for thermal transfer
- Torx head screws standard for tamper resistant housing

OPTICS
- Edge-lit acrylic light guide provides blended non-pixelated light for unprecedented visual comfort
- Choice of multiple light outputs with lumen range of 4,000–16,000
- Five distribution types: Type V Square, Type V Rectangular, Type V Concentrated, Type V Wide or Asymmetric (Type 3/4)
- Wide variety of CCT's and CRI's offered: 3000K (70CRI), 3000K (80CRI), 3500K (80CRI), 4000K (70CRI), 4000K (80CRI) or 5000K (70 CRI) CCT

ELECTRICAL
- 120V–277V 50/60Hz with 347V and 480V available
- 0-10V dimming drivers are RoHS compliant and IP66
- Surge protection – Standard 6kA with optional 10kA or 20kA with end of life indicator

INSTALLATION
- Standard quick mount plate over standard 4" square junction box or octagonal box and allows for simplified fixture installation.
- Standard luminaire accepts a rigid or free-swinging 3/4" NPT stem for pendant mount via wet location j-box (by others)
- Optional bird deterrent shroud available for field installation
- Optional trunnion/yoke mount available for field installation

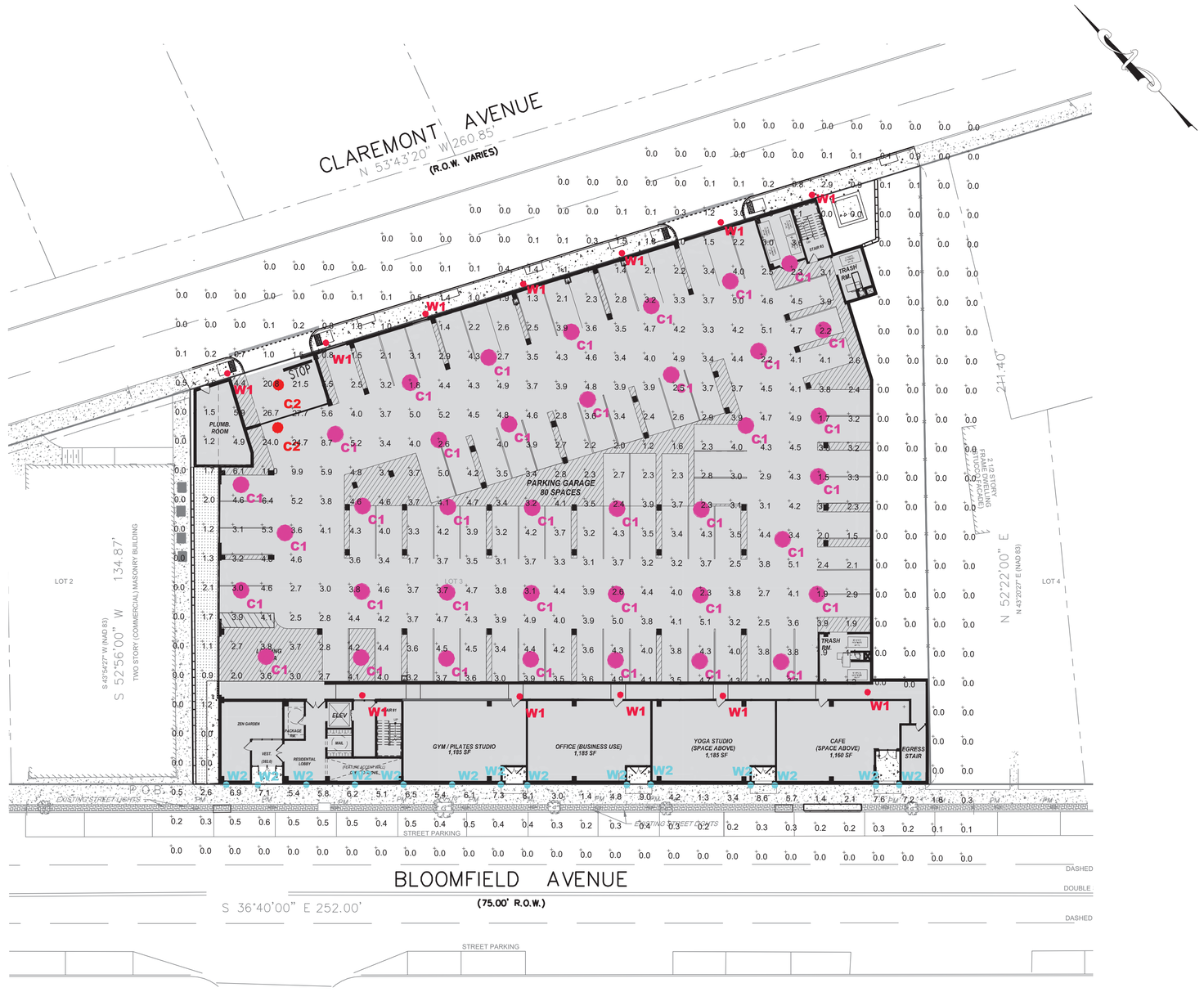
OPTIONS/CONTROLS
- Standalone occupancy sensor available for on/off or dimming operation
- NX Lighting Controls available with in fixture Zigbee wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor
- Integral battery backup option available with and without heater. Rated for 0°C (without heater) and -30°C (with heater) and produces 13 Watts of power
- Emergency lighting relay available for generator or central inverter supplied lighting
- Vandal resistant wire guard available as an option for factory installation or as an accessory for field installation
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application

	Weight
SRT2	15 lbs / 6.8 kg

CERTIFICATIONS
- Listed to UL1598 for use in wet location, listed for -40°C to 40°C applications
- Meets IDA recommendations using 3000K and warmer configurations at 0 degrees tilt
- IP65
- Emergency battery backup options are California Energy Commission (CEC) Title 20 Compliant
- Battery options E and EH are rated to 40C up to 45W

WARRANTY
- 5 year warranty

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.



LIGHTING PLAN LOWER LEVEL
SCALE: 1" = 20'

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

DIVERSIFIED GRP LUMINAIRE SCHEDULE

Qty	Type	Arrangement	Symbol	Manufacturer	Light Fixture Spec	CCT	Lum. Lumens	LLF	Lum. Watts	Arr. Watts	Mounting AFG (FT)
38	C1	Single	⊙	BEACON	SRT2-25-3K7-5QW-VOLTS-FINISH-NXWS12F-MS8	3000K	3433	0.900	27.8	27.8	9
2	C2	Single	⊙	BEACON	SRT2-105-3K7-5C-VOLTS-FINISH-NXWS12F-MS8	3000K	12854	0.900	105.5	105.5	9
12	W1	Single	⊙	BETA-CALCO	FLDW-DR06-DT1-DN01-CR80-CTA30-BAT2-LMA0100-V1-DA01-FINISH-FINISH		2189	0.450	11	11	8
14	W2	Single	⊙	BETA-CALCO	FLDW-DR06-DT2-DN01-CR80-CTA30-BAT2-BB15-LMA0100-LMB0100-V1-DA01-FINISH-FINISH		2189	0.450	22	22	8

DIVERSIFIED GRP CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GARAGE LOWER ENTRANCE	Illuminance	Fc	20.79	27.7	9.9	2.10	2.80
PARKING GARAGE	Illuminance	Fc	3.55	8.7	1.2	2.96	7.25

DIVERSIFIED GROUP
55 LANE ROAD
FAIRFIELD, NJ 07004
LIGHTING DESIGNER: MATTHEW STERNER
PHONE: (908) 907-8462
EMAIL: MSTERNER@DIVGRP.COM

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 Engineers & Land Surveyors Authorization No. 24GA28053000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	5-22-26	TWP SUBMISSION	JV
2	9/2/26	PER COMPLETENESS MEETING	AF
3	11/19/26	PER REVIEW LETTER 11/2/26	JV

REVISION

NO.	DATE	DESCRIPTION	INT.
1	9/2/26	PER COMPLETENESS MEETING	AF
2	11/19/26	PER BOSWELL LETTER 11/2/26	JV

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

ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
ARMEN B. BOHOSSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
RUIQIN CHEN, PE
SHANNON CROWNOVER, PE
THOMAS DAFONSECA, PE
ANDRE E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKANOWICZ, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL SCHWEIKER, AIA,
STEVEN J. VAZ, PE

Project:
MIXED-USE DEVELOPMENT
420 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3

Project Number:	Scale:
GOMES-S-24-199	1" = 20'
Drawn By:	**Approved By:**
JV	AF

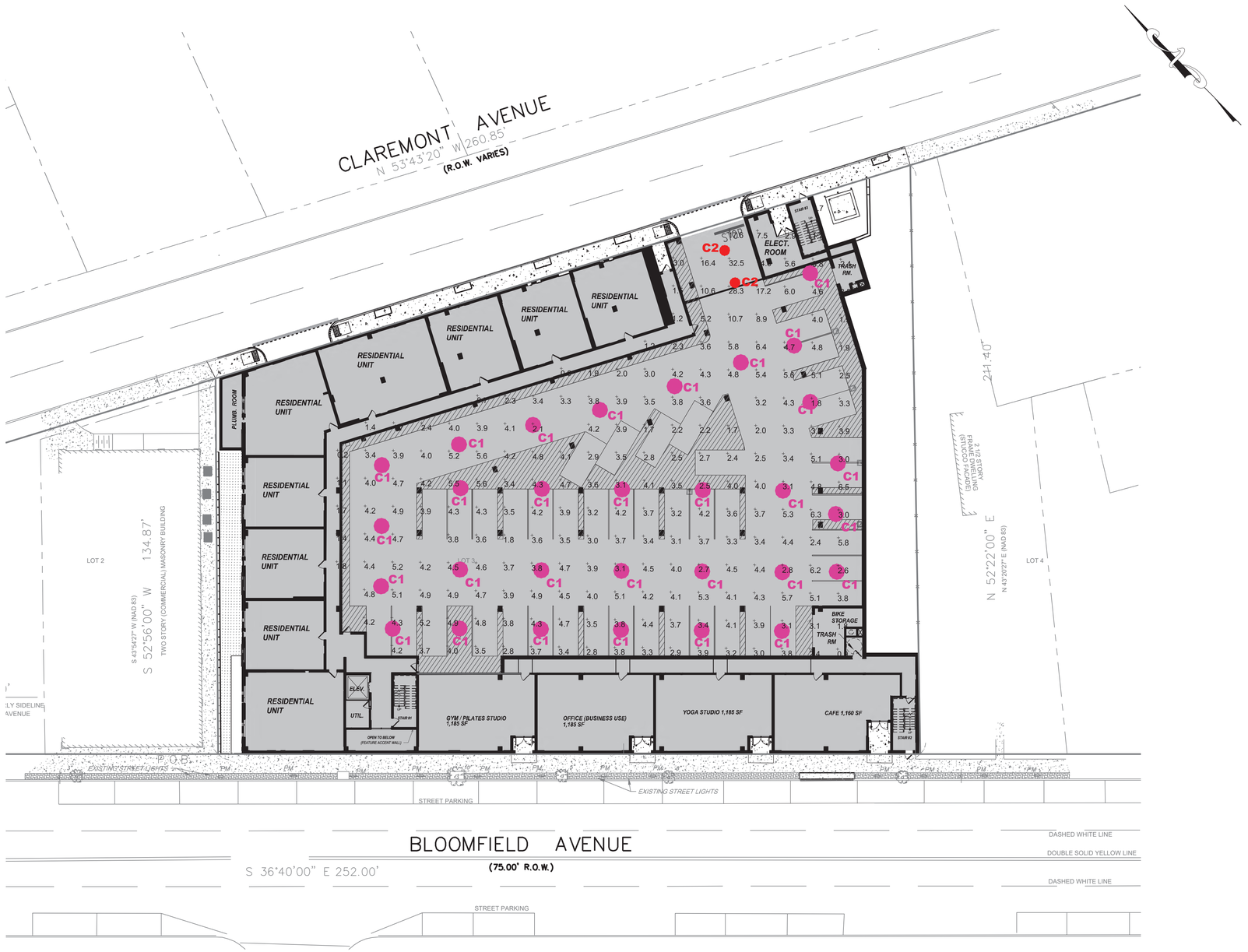
Drawing Name:
LIGHTING PLAN
LOWER LEVEL

Drawing Number:
C-700
10 OF 20

Initial Date: MAY 22, 2026

ENGINEER OF RECORD

ANTHONY FACCHINO, PE, PLS
NJ LIC 24GB04258300



LIGHTING PLAN UPPER LEVEL

SCALE: 1" = 20'

SCALE: 1"=20'

0 20 40 80 ft.

DIVERSIFIED GRP LUMINAIRE SCHEDULE										
Qty	**Type**	**Arrangement**	**Symbol**	**Manufacturer**	**Light Fixture Spec**	**CCT**	**Lum. Lumens**	**LLF**	**Lum. Watts**	**Arr. Watts**	**Mounting AFG (FT)**
30	C1	Single	⊙	BEACON	SRT2-25-3K7-5QW-VOLTS-FINISH-NXWS12F-MS8	3000K	3433	0.900	27.8	27.8	9
2	C2	Single	⊙	BEACON	SRT2-105-3K7-5C-VOLTS-FINISH-NXWS12F-MS8	3000K	12854	0.900	105.5	105.5	9

DIVERSIFIED GRP CALCULATION SUMMARY							
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
GARAGE UPPER ENTRANCE	Illuminance	Fc	17.42	32.5	8.9	1.96	3.65
UPPER PARKING GARAGE	Illuminance	Fc	3.91	6.5	1.7	2.30	3.82

DIVERSIFIED GROUP
55 LANE ROAD
FAIRFIELD, NJ 07004
LIGHTING DESIGNER: MATTHEW STERNER
PHONE: (908) 907-8462
EMAIL: MSTERNER@DIVGRP.COM

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 Engineers & Land Surveyors Authorization No. 24GA28053000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	5-22-26	TWP SUBMISSION	JV
2	9/2/26	PER COMPLETENESS MEETING	AF
3	11/19/26	PER REVIEW LETTER 11/2/26	JV

REVISION

NO.	DATE	DESCRIPTION	INT.
1	9/2/26	PER COMPLETENESS MEETING	AF
2	11/19/26	PER BOSWELL LETTER 11/2/26	JV

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
ARMEN B. BOHOSSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
RUIQIN CHEN, PE
SHANNON CROWNOVER, PE
THOMAS DAFONSECA, PE
ANDRE E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKANOWICZ, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

Project:
MIXED-USE DEVELOPMENT
420 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3

Project Number:	Scale:
GOMES-S-24-199	1" = 20'
Drawn By:	Approved By:
JV	AF

Drawing Name:
LIGHTING PLAN
UPPER LEVEL

Drawing Number:
C-701
11 OF 20

Initial Date: MAY 22, 2026

ENGINEER OF RECORD
ANTHONY FACCHINO, PE, PLS
NJ LIC 24GB04258500

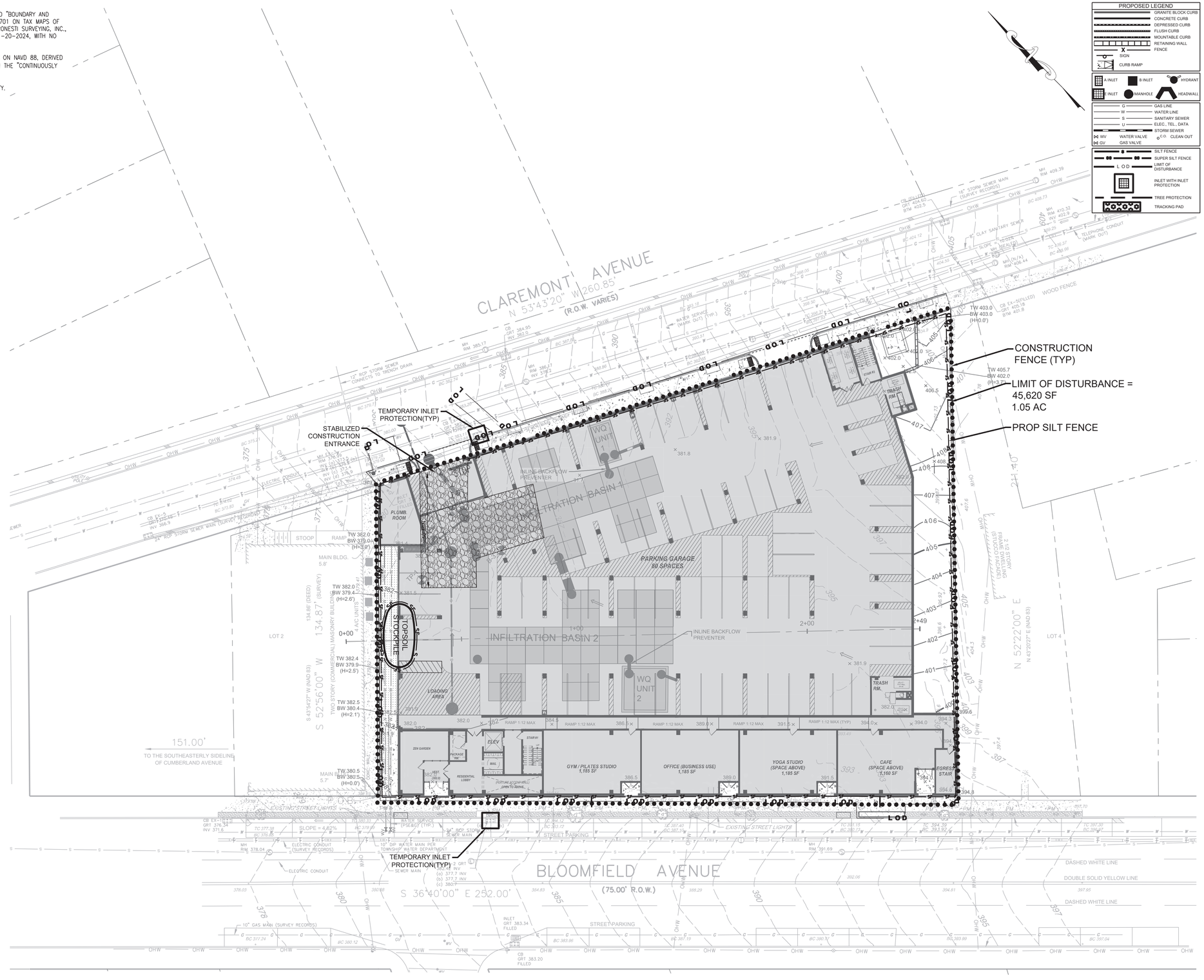
S:\PROJECTS\GOMES S-24-199 420 BLOOMFIELD AVE VERONA, NJ\CAD\PLAN SET\24-199 C-700 LIGHTING PLAN UPPER LEVEL.DWG ANTHONY FACCHINO PLOTTED: 11/19/2026 1:40 PM

SURVEY REFERENCE:

1. BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF 420 BLOOMFIELD AVENUE, LOT 3 IN BLOCK 701 ON TAX MAPS OF TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY, PREPARED BY PRONESTI SURVEYING, INC., 870 POMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009, DATED 11-20-2024, WITH NO REVISION DATE.

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. NO NJDEP FRESHWATER WETLANDS EXISTING ON THE SUBJECT PROPERTY.



SOIL EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

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 Engineers & Land Surveyors Authorization No. 24GA28053000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	5-22-26	TWP SUBMISSION	JV
2	9/2/26	PER COMPLETENESS MEETING	AF
3	11/19/26	PER REVIEW LETTER 11/2/26	JV

REVISION

NO.	DATE	DESCRIPTION	INT.
1	9/2/26	PER COMPLETENESS MEETING	AF
2	11/19/26	PER BOSWELL LETTER 11/2/26	JV

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
ARMEN B. BOHOSSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
RUIQIN CHEN, PE
SHANNON CROWNOVER, PE
THOMAS DAFONSECA, PE
ANDRE E. DIBI, PE
ANTHONY F.ACCHINO, PE, PLS, PP
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKANOWICZ, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

Project:
MIXED-USE DEVELOPMENT
420 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3

Project Number:	Scale:
GOMES-S-24-199	1" = 20'
Drawn By:	Approved By:
JV	AF

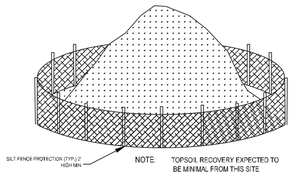
Drawing Name:
SOIL EROSION & SEDIMENT CONTROL PLAN

Drawing Number:
C-800
12 OF 20

Initial Date: MAY 22, 2026

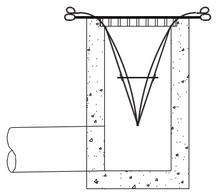
ENGINEER OF RECORD
ANTHONY F.ACCHINO, PE, PLS
NJ LIC 24GB04258500

S:\PROJECTS\GOMES-S-24-199 420 BLOOMFIELD AVE, VERONA, NJ\CAD\PLAN SET\24-199 C-800 SESC PLAN.DWG ANTHONY FACCHINO PLOTTED: 11/19/2026 1:40 PM

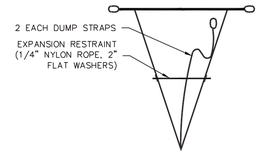


TOPSOIL STOCKPILE DETAIL

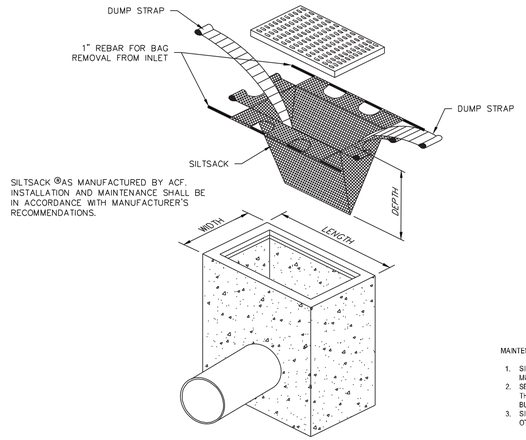
NOT TO SCALE



INSTALLATION DETAIL

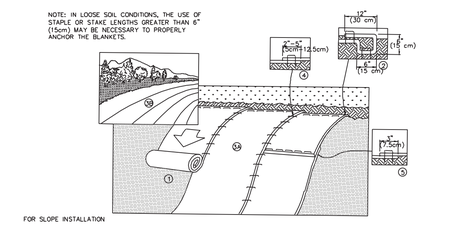


BAG DETAIL



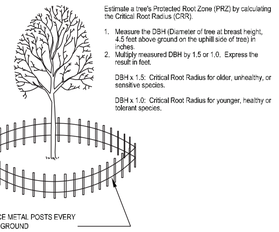
INLET SEDIMENT CONTROL DEVICE

NOT TO SCALE



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" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF THE BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH THE APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON TEH PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

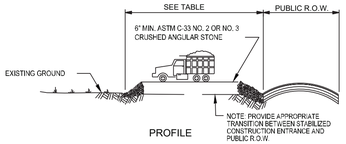
EROSION CONTROL BLANKET DETAIL



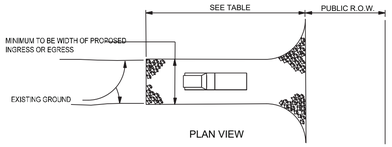
TREE PROTECTION DETAIL

TREE PROTECTION NOTES:

1. SNOW FENCING SHOULD BE INSTALLED AT DRIP LINE OF TREE BRANCHES.
2. NO BOARDS ARE TO BE NAILED TO TREES.
3. FEEDER ROOTS SHOULD NOT BE CUT INSIDE THE TREE BRANCHES DRIP LINE.
4. TREE LIMB REMOVAL, WHERE NECESSARY, WILL BE DONE TO TRUNK OR MAIN BRANCH.
5. ALL TREES INSIDE THE LIMIT OF DISTURBANCE TO BE PRESERVED MUST BE PROTECTED WITH ORANGE TREE PROTECTION FENCE.
6. PROTECT TREE DRIPLINE ROOT AREA. ANY CHANGE MUST BE FORWARDED (PRIOR TO WORK BEING COMPLETED) TO THE TOWNSHIP FORESTER FOR APPROVAL.



PROFILE



PLAN VIEW

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COURSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT.	100 FT.
2 TO 5%	100 FT.	200 FT.
> 5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE	

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

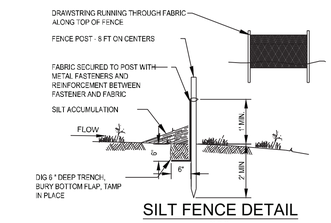
N.T.S.

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 IN THE FENCE OR REACHES HALFWAY UP THE FENCE.
3. SILT FENCE SHALL ONLY BE REMOVED AFTER VEGETATIVE GROWTH OR OTHER STABILIZATION MEASURES HAVE BEEN ACHIEVED.

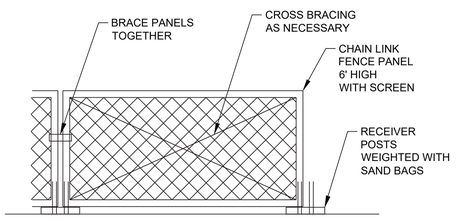
REQUIREMENTS FOR SILT FENCE:

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, GROMMETS, 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.



SILT FENCE DETAIL

N.T.S.



CONSTRUCTION FENCE DETAIL

N.T.S.

STANDARD FOR DUST CONTROL (Per Standards... Dust Control 16-1, May 2012)

DEFINITION- The control of dust on construction sites and roads.

PURPOSE- To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage and health hazards, and improve traffic safety.

CONDITION WHERE PRACTICE APPLIES- This practice is applicable to areas subject to dust blowing and movement where on- and off-site damage is likely without treatment. Consult with local municipal ordinances on any restrictions.

WATER QUALITY ENHANCEMENT- Sediments deposited as "dust" are often fine colloidal material which is extremely difficult to remove from water once it becomes suspended. Use of this standard will help to control the generation of dust from construction sites and subsequent blowing and deposition into local surface water resources.

PLANNING CRITERIA- The following methods should be considered for controlling dust:

Mulches- See Standards for Stabilization with mulches Only (p. 5-1)

Vegetative Cover- See Standards for Temporary Vegetative Cover (p. 7-1), Permanent Vegetative Cover for Soil Stabilization (p. 4-1) and Permanent Stabilization with Sod (p. 6-1)

Spray-on Adhesives- On mineral soils (not effective on muck soils). Keep traffic off these areas.

Table 16-1: Dust Control Materials:

	Water Dilution	Type of Nozzle	Gal./Acre
Anionic asphalt emulsion	7:1	Coarse Spray	1,200
Latex Emulsion	12.5:1	Fine Spray	235
Resin in Water	4:1	Fine Spray	300
Polyacrylamide (PAM) - spray on	Apply according to manufacturer's instructions. May also be used as an additive to sediment basins to flocculate and precipitate suspended colloids. See Sediment Basin standard (pg 26-1).		
Polyacrylamide (PAM) - dry spray			
Acidulated Soy Bean Soap Stick	None	Coarse Spray	1,200

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.

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 hay mulched or otherwise provided with vegetative cover. This temporary cover shall be maintained until such time whereby permanent restabilization is established.
3. Seeding Dates: The following seeding dates are recommended to best establish permanent vegetative cover within most locations in the HEPSCD: Spring - 3/1-5/15 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 established. Storm drainage outlet points shall be protected as required before they become functional.
6. Mulch materials shall be un-rotted 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 binders, or netting tie 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 - DCA or any other controlling agency. Contact the District at 862-333-4505 to request a Final Inspection, giving advanced notice upon completion of the restabilization 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, sump pits, portable sedimentation tanks and/or silt 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, firmed in place, is required, as per the Standards for Topsoiling 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 cleaning tracking-pad is to be installed at all site exits using 2 ½-1"crushed angular stone (ASTM 2 or 3) to a minimum length of 50 feet and minimum depth of 6". All driveways must be provided with crushed stone until paving is complete.
14. Steep slopes incurring disturbance may require additional stabilization measures. These "special" measures shall be designed by the applicant's engineer and be approved by the Soil Conservation District.
15. The Hudson-Essex-Passaic Soil Conservation District shall be notified, in writing, for the sale of any portion of the project or for the sale of individual lots. New owners information shall be provided. Additional measures deemed necessary by District officials shall be implemented as conditions warrant.
16. Project site is located in the Metropolitan Planning Area (PA-1) District and has been previously developed therefore, is exempt from soil restoration under exemption #6 on page 19-2 of the New Jersey Standards for Soil Erosion Sediment Control.

SEQUENCE OF CONSTRUCTION

1.	Install Sediment Control Fence, Vehicle Tracking Pad and Tree Protection	2 Days
2.	Rough Grade Property	2 Weeks
3.	Install Storm Sewer, Water Collection & Sewer	3 Weeks
4.	Construct Building	18 Months
5.	Finalize Grading of Property & Install Temporary Stabilization	1 Week
6.	Construct Walks & Drive Curbing	3 Weeks
7.	Remove Vehicle Tracking Pad & Pave Driveway	2 Weeks
8.	Install Permanent Stabilization	1 Week
9.	Remove Sediment Control Fence	1 Day

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"

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 Engineers & Land Surveyors Authorization No. 24GA28053000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	5-22-26	TWP SUBMISSION	JV
2	9/2/26	PER COMPLETENESS MEETING	AF
3	11/19/26	PER REVIEW LETTER 11/2/26	JV

REVISION

NO.	DATE	DESCRIPTION	INT.
1	9/2/26	PER COMPLETENESS MEETING	AF
2	11/19/26	PER BOSWELL LETTER 11/2/26	JV

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
ARMEN B. BOHOSSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
RUIQIN CHEN, PE
SHANNON CROWNOVER, PE
THOMAS DAFONSECA, PE
ANDRE E. DIB, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKANOWICZ, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

Project:
MIXED-USE DEVELOPMENT
420 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3

Project Number:	Scale:
GOMES-S-24-199	AS NOTED
Drawn By:	Approved By:
JV	AF

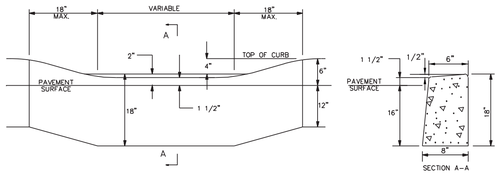
Drawing Name:
SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

Drawing Number:
C-850
13 OF 20

Initial Date: MAY 22, 2026

ENGINEER OF RECORD
ANTHONY FACCHINO, PE, PLS
NJ LIC 24GB04258500

S:\PROJECTS\GOMES S-24-199 420 BLOOMFIELD AVE VERONA, NJ\CAD\PLAN SET\24-199 C-850 SESC DETAILS AND NOTES.DWG ANTHONY FACCHINO PLOTTED: 11/19/2026 1:40 PM

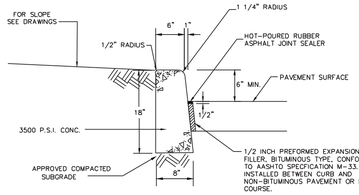


DEPRESSED CONCRETE CURB DETAIL

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

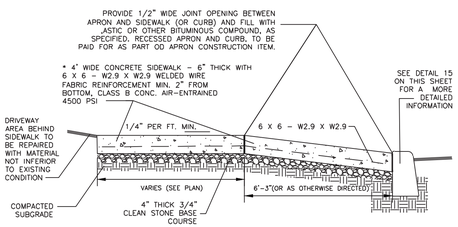
N.T.S.

NOTES:

1. CONCRETE TO BE NJDOT 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.

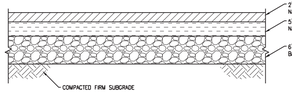
DEP. CONCRETE & VERTICAL CURB PER ESSEX COUNTY

NOT TO SCALE



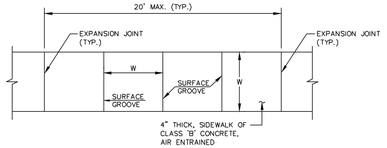
ESSEX CTY. SIDEWALK/DRIVEWAY APRON

NOT TO SCALE



ASPHALT PAVEMENT SECTION (ON COUNTY ROAD)

N.T.S.



JOINT PLACEMENT DETAIL

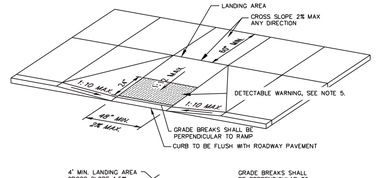
N.T.S.

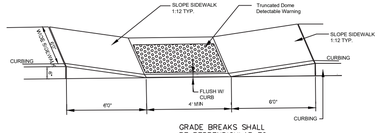
NOTES:

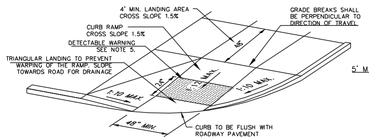
1. 4" CLEAN STONE SUBBASE SHALL BE COMPACTED TO A FIRM AND EVEN SURFACE TO THE SATISFACTION OF THE ENGINEER.
2. ALL CONCRETE SHALL BE AIR-ENTRAINED AND CONTAIN AN AIR CONTENT OF 6% ±1.5%
3. CONCRETE SHALL BE STRUCK OFF WITH A TRANSVERSE TEMPLATE AND FINISHED WITH FLOATS AND STRAIGHTEDGES UNTIL A SMOOTH 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.

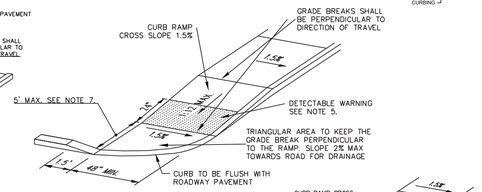
CONCRETE SIDEWALK

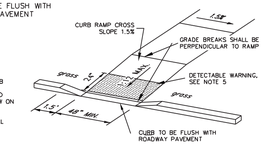
N.T.S.









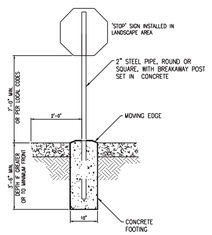


CURB RAMP NOTES:

1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
2. CURB (DROPPED CURB) CUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4" AT ALL CURB RAMPS.
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 RAMPS, THEN THEY ARE PERMIT LEVEL OR PRELIMINARY PLANS AND HAVE NOT BEEN RELEASED FOR CONSTRUCTION. THE RAMPS 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 RAMPS 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 WARNINGS 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.

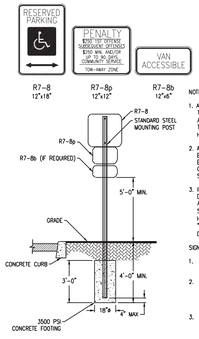
HANDICAD CURB RAMP DETAILS

NOT TO SCALE



TRAFFIC SIGN MOUNTING DETAIL

N.T.S.



NOTES:

1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
2. ALL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING, WHICH SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A 123.
3. INSTALLATION, DIMENSIONS, COLOR, AND DETAILS OF VARIOUS SIZED SIGNS, SHIELDS, AND ACCESSORY PANELS TO FOLLOW STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGNS PUBLICATION" AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".

SIGN FACE:

1. LETTERS, SYMBOLS AND BORDERS SHALL BE REFLECTORIZED.
2. ALL LETTERING SHALL BE UPPER CASE. LETTERS OF THE TYPE APPROVED BY THE JOINT COMMITTEE ON UNIFORM TRAFFIC CONTROL DEVICES.
3. ALL LETTERS SHALL BE SERIES "C", ALPHABET IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

SIGN MOUNTING DETAIL

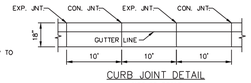
N.T.S.

FULL DEPTH DEPRESSED CURB AT DRIVEWAYS

NOT TO SCALE

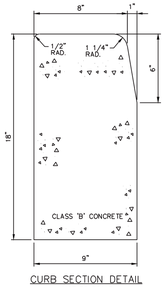
SECTION A-A

NOTE
AT CURB RAMPS, POUR CONCRETE RAMP MONOLITHICALLY WITH CURB FOOTING. RAMP TO BE FLUSH WITH FINISHED PAVEMENT.



CURB JOINT DETAIL

NOT TO SCALE

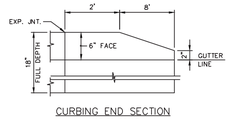


CURB SECTION DETAIL

NOT TO SCALE

NOTES:

1. EXPANSION JOINTS SHALL BE FILLED WITH PREFORMED, BITUMINOUS IMPREGNATED FIBER JOINT FILLER; RECESSED 1/4" FROM FACE AND TOP OF CURB.
2. EXPANSION JOINTS SHALL BE INSTALLED BETWEEN CURB AND INLET HEADS.
3. EXPANSION JOINTS SHALL ALTERNATE WITH CONSTRUCTION JOINTS EVERY 10' (SEE DETAIL ABOVE)
4. ALL JOINTS SHALL EXTEND FULL 18" DEPTH OF CURB.
5. EXPANSION JOINTS THROUGH AND ADJACENT TO THE CURB SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CURB.

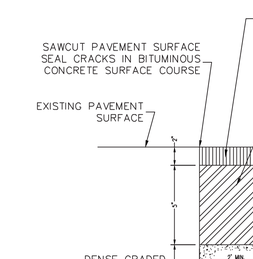


CURBING END SECTION

NOT TO SCALE

9"X 18" CONCRETE VERTICAL

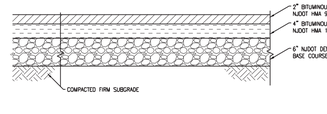
N.T.S.



NOTE:
USE THIS DETAIL FOR INSTALLING NEW CONCRETE VERTICAL CURB

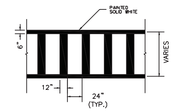
PAVEMENT STRIP TREATMENT

NOT TO SCALE



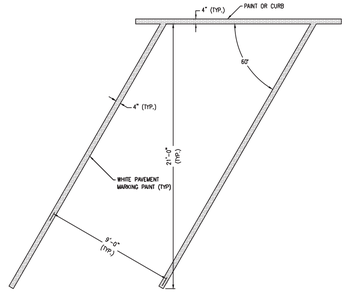
ASPHALT PAVEMENT SECTION (ON-SITE)

N.T.S.



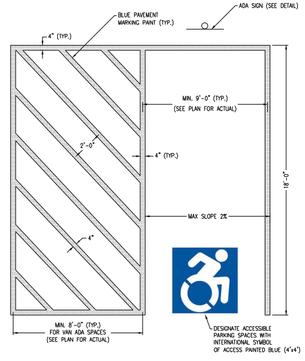
PEDESTRIAN CROSSWALK DETAIL

N.T.S.



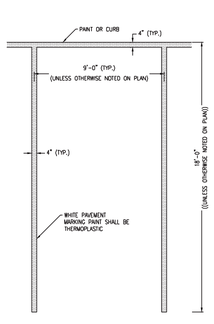
60° ANGLED PARKING SPACE STRIPING

N.T.S.



ADA PARKING SPACE STRIPING

N.T.S.



STANDARD PARKING SPACE STRIPING

N.T.S.



R6-1
(L or R)
36"x 12"



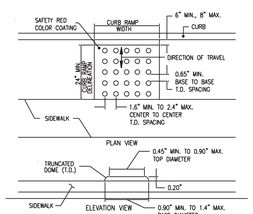
R5-1
30"x 30"

TRAFFIC FLOW ARROWS

N.T.S.

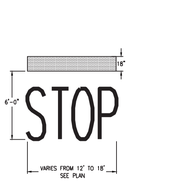
NOTES:

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 TRAFFIC FLOW ARROWS SHALL BE PAINTED REFLECTIVE YELLOW.



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 WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

STOP BAR DETAIL

N.T.S.

SIGN LEGEND AND DETAILS

	QUAN.	USDOT FHA DESIGNATION	SIGN DETAIL
	2	R1-1	48" 48" stop

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.

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 Engineers & Land Surveyors Authorization No. 24GA28053000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	5-22-26	TWP SUBMISSION	JV
2	9/2/26	PER COMPLETENESS MEETING	AF
3	11/19/26	PER REVIEW LETTER 11/2/26	JV

REVISION

NO.	DATE	DESCRIPTION	INT.
1	9/2/26	PER COMPLETENESS MEETING	AF
2	11/19/26	PER BOSWELL LETTER 11/2/26	JV

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
ARMEN B. BOHOSSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
RUIQIN CHEN, PE
SHANNON CROWNOVER, PE
THOMAS DAFONSECA, PE
ANDRE E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKANOWICZ, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

Project:
MIXED-USE DEVELOPMENT
420 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3

Project Number:	Scale:
GOMES-S-24-199	AS NOTED
Drawn By:	Approved By:
JV	AF

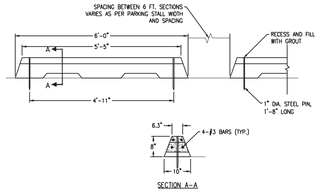
Drawing Name:
CONSTRUCTION DETAILS

Drawing Number:
C-900
14 OF 20

Initial Date: MAY 22, 2026

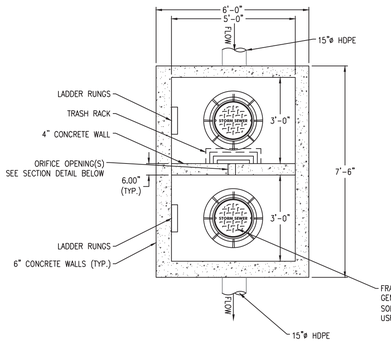
ENGINEER OF RECORD
ANTHONY FACCHINO, PE, PLS
NJ LIC 24GB04258500

S:\PROJECTS\GOMES S-24-199 420 BLOOMFIELD AVE VERONA, NJ\CAD\PLAN SET\24-199 C-900 DETAILS.DWG ANTHONY FACCHINO PLOTTED: 11/19/2026 1:40 PM

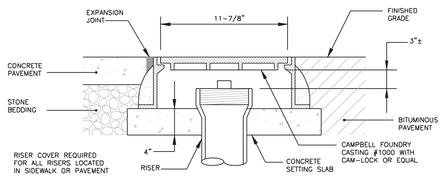


PRECAST CONCRETE WHEEL STOP (IF REQUIRED)

N.T.S.

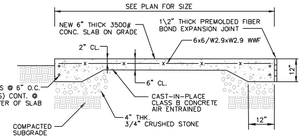


PLAN VIEW



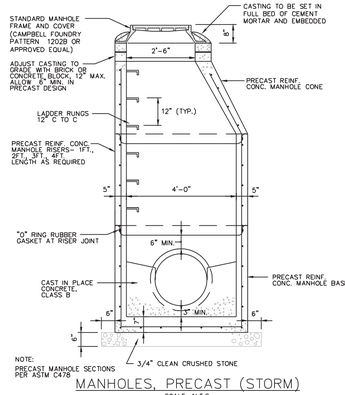
CLEANOUT RISER COVER DETAIL (IF REQUIRED)

NOT TO SCALE



TRANSFORMER CONCRETE PAD DETAIL

SCALE: NTS



MANHOLES, PRECAST (STORM)

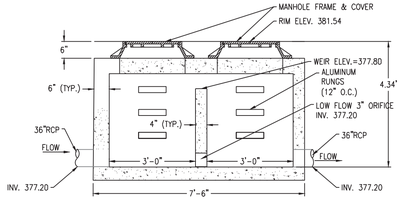
SCALE: N.T.S.

1. CORBELLING OF INLET WALLS WILL BE PERMITTED AT THE RATE OF 1/2" PER 8" OF HEIGHT OF WALL; MAXIMUM CORBEL 6" PER WALL.
2. 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".
3. 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.
4. LADDER RUNGS OF PRECAST INLETS SHALL BE SPACED A MAXIMUM OF 18".
5. 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.
6. 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.
7. 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.
8. 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 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.

9. 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.
10. WHEN CURB PIECE HEIGHT SPECIFIED IS GREATER THAN CURB FACE HEIGHT, DEPRESS THE GUTTER OF GRATE SO THAT THE TOP OF CURB PIECE IS AT THE SAME ELEVATION AS THE TOP OF CURB.



ELEVATION VIEW

NOTES:

1. OUTLET CONTROL STRUCTURE SHALL BE MADE OF CONCRETE BLOCK WITH MORTAR PARGING, OR REINFORCED PRECAST CONCRETE. CONTRACTOR SHALL PROVIDE SUBMITTAL OF SAME PRIOR TO CONSTRUCTION.

BELOW GRADE OUTLET CONTROL STRUCTURE

N.T.S.



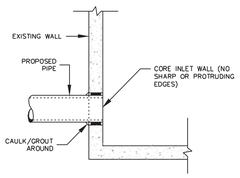
'ELECTRIC VEHICLE CHARGING STATION' SIGN

N.T.S.



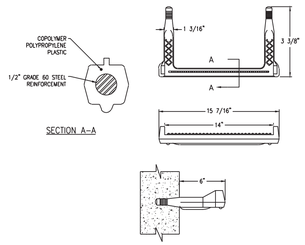
'ADA ELECTRIC VEHICLE CHARGING STATION' SIGN

N.T.S.



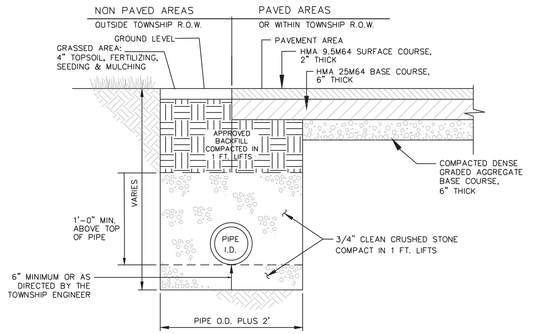
PIPE CONNECTION TO EXISTING INLET

N.T.S.



PLASTIC LADDER RUNG

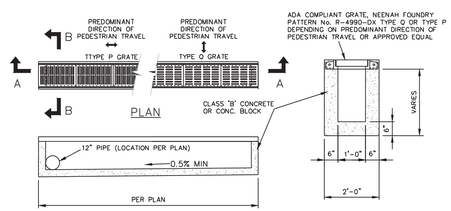
N.T.S.



NOTES:
1. COMPACTED BACKFILL TO BE FREE OF EXCESSIVE CLAY, ORGANIC MATERIAL AND BOULDERS.
2. RECYCLED CONCRETE IS NOT TO BE USED AS BACKFILL.

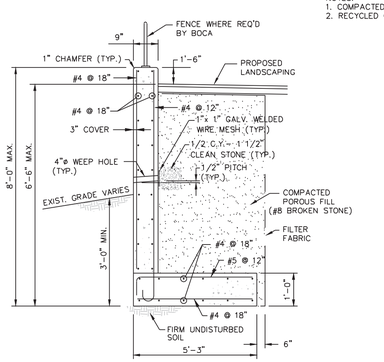
TRENCH/BACKFILL SECTION

N.T.S.



TRENCH DRAIN WITH ADA GRATE

SCALE: N.T.S.



TYPICAL SECTION
3.0' RETAINING WALL

N.T.S.

-chargepoint+

ChargePoint CT4000 Family

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	CT4011-GW1 CT4021-GW1
	1830 mm (6 ft) Single Port Wall Mount 1830 mm (6 ft) Dual Port Wall Mount	CT4013-GW1 CT4023-GW1
	2440 mm (8 ft) Dual Port Bollard Mount 2440 mm (8 ft) Dual Port Wall Mount	CT4025-GW1 CT4027-GW1
Included	Integral Modem - North America	-GW1
Misc	Power Management Kit Bollard Concrete Mounting Kit	CT4000-PMGMT CT4001-CCM

Note: All CT4000 stations include Intergral Modem -GW1.

Software & Services

Description	Order Code
ChargePoint Commercial Service Plan	CPCLD-COMMERCIAL-n*
ChargePoint Enterprise Plan	CPCLD-ENTERPRISE-n*
ChargePoint Assure	CT4000-ASSUREn*
Station Activation and Configuration	CPSUPPORT-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

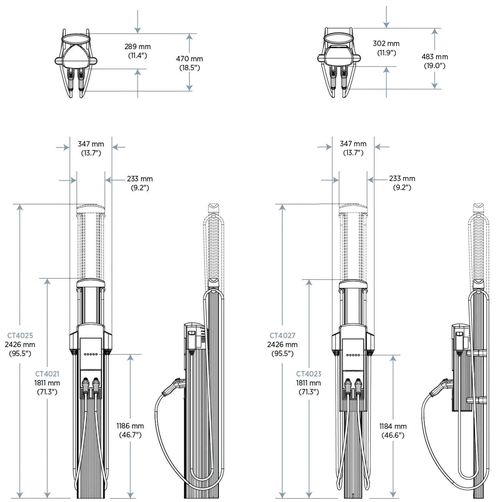
If ordering this	the order code is
1830 mm (6 ft) Dual Port Bollard Networked Station with Concrete Mounting Kit	CT4021-GW1 CT4001-CCM
ChargePoint Commercial Service Plan, 5 Year Subscription	CPCLD-COMMERCIAL-5
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID
3 Years of Assure Coverage	CT4000-ASSURE5
1830 mm (6 ft) Single Port Wall Mount Networked Station	CT4013-GW1
ChargePoint Commercial Service Plan, 5 Year Subscription	CPCLD-COMMERCIAL-5
5 Years of Assure Coverage	CT4000-ASSURE5
Station Activation and Configuration	CPSUPPORT-ACTIVE



CT4021

The First **ENERGY STAR®** Certified EV Charger

CT4021 1830 mm (6')
CT4025 2440 mm (8')
Bollard



CT4023 1830 mm (6')
CT4027 2440 mm (8')
Wall Mount

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 Engineers & Land Surveyors Authorization No. 24GA28053000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	5-22-26	TWP SUBMISSION	JV
2	9/2/26	PER COMPLETENESS MEETING	AF
3	11/19/26	PER REVIEW LETTER 11/2/26	JV

REVISION

NO.	DATE	DESCRIPTION	INT.
1	9/2/26	PER COMPLETENESS MEETING	AF
2	11/19/26	PER BOSWELL LETTER 11/2/26	JV

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
ARMEN B. BOHOSSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
RUIQIN CHEN, PE
SHANNON CROWNOVER, PE
THOMAS DAFONSECA, PE
ANDRE E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKANOWICZ, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

Project:
MIXED-USE DEVELOPMENT
420 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3

Project Number:	Scale:
GOMES-S-24-199	AS NOTED
Drawn By:	Approved By:
JV	AF

Drawing Name:
CONSTRUCTION DETAILS

Drawing Number:
C-901
15 OF 20

Initial Date: MAY 22, 2026

ENGINEER OF RECORD
ANTHONY FACCHINO, PE, PLS
NJ LIC 24GB04258900

S:\PROJECTS\GOMES-S-24-199 420 BLOOMFIELD AVE, VERONA, NJ\CAD\PLAN SET\24-199 C-900 DETAILS.DWG ANTHONY FACCHINO PLOTTED: 11/19/2026 1:40 PM

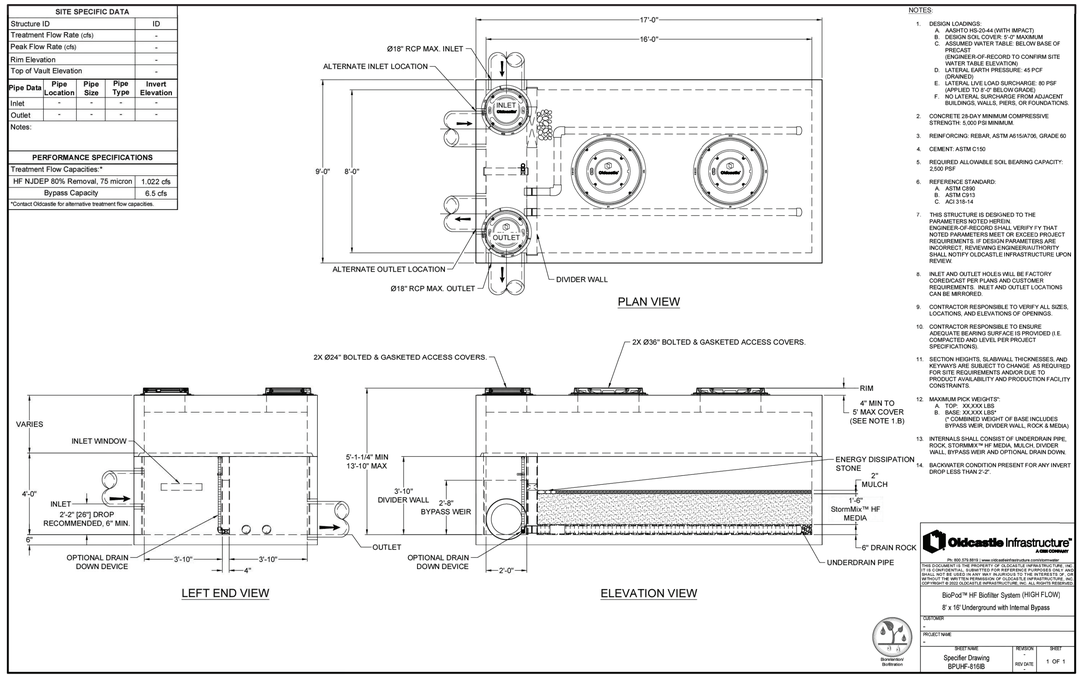
SITE SPECIFIC DATA	
Structure ID	ID
Treatment Flow Rate (cfs)	-
Peak Flow Rate (cfs)	-
Rim Elevation	-
Top of Vault Elevation	-

Pipe Data	Pipe Location	Pipe Size	Pipe Type	Invert Elevation
Inlet	-	-	-	-
Outlet	-	-	-	-

Notes:

PERFORMANCE SPECIFICATIONS	
Treatment Flow Capacities:*	
HF NJDEP 80% Removal, 75 micron	1.022 cfs
Bypass Capacity	6.5 cfs

*Contact Oldcastle for alternative treatment flow capacities.



NOTES:

1. DESIGN LOADINGS:
   A. AASHTO HS-20-44 (WITH IMPACT)
   B. DESIGN SOIL COVER: 5'-0" MAXIMUM
   C. ASSUMED WATER TABLE: BELOW BASE OF PRECAST (ENGINEER-OF-RECORD TO CONFIRM SITE WATER TABLE ELEVATION)
   D. LATERAL EARTH PRESSURE: 45 PCF (DRAINED)
   E. LATERAL LIVE LOAD SURCHARGE: 80 PSF (APPLIED TO 5'-0" BELOW GRADE)
   F. NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, PIERS, OR FOUNDATIONS.
2. CONCRETE 28-DAY MINIMUM COMPRESSIVE STRENGTH: 5,000 PSI MINIMUM.
3. REINFORCING: REBAR, ASTM A615/A706, GRADE 60
4. CEMENT: ASTM C150
5. REQUIRED ALLOWABLE SOIL BEARING CAPACITY: 2,500 PSF
6. REFERENCE STANDARD:
   A. ASTM C890
   B. ASTM C913
   C. ACI 318-14
7. THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. ENGINEER-OF-RECORD SHALL VERIFY FY THAT NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW.
8. INLET AND OUTLET HOLES WILL BE FACTORY CORED/CAST PER PLANS AND CUSTOMER REQUIREMENTS. INLET AND OUTLET LOCATIONS CAN BE MIRRORED.
9. CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
10. CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
11. SECTION HEIGHTS, SLABWALL THICKNESSES, AND KEYWAYS ARE SUBJECT TO CHANGE AS REQUIRED FOR SITE REQUIREMENTS AND/OR DUE TO PRODUCT AVAILABILITY AND PRODUCTION FACILITY CONSTRAINTS.
12. MAXIMUM PICK WEIGHTS*:
    A. TOP: XX,XXX LBS
    B. BASE: XX,XXX LBS*
    (* COMBINED WEIGHT OF BASE INCLUDES BYPASS WEIR, DIVIDER WALL, ROCK & MEDIA)
13. INTERNALS SHALL CONSIST OF UNDERDRAIN PIPE, ROCK, STORMMIX™ HF MEDIA, MULCH, DIVIDER WALL, BYPASS WEIR AND OPTIONAL DRAIN DOWN.
14. BACKWATER CONDITION PRESENT FOR ANY INVERT DROP LESS THAN 2'-0".

Oldcastle Infrastructure
A CRH COMPANY

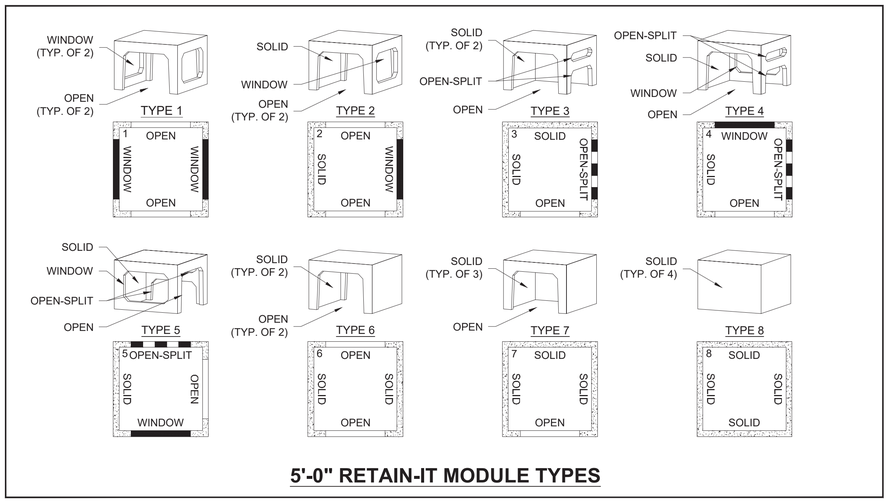
THIS DOCUMENT AND THE INFORMATION CONTAINED IT IS CONFIDENTIAL, SUBMITTED FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED IN ANY WAY INJURIOUS TO THE INTERESTS OF, OR IN COMPETITION WITH OLDCASTLE INFRASTRUCTURE, INC. COPYRIGHT © 2022 OLDCASTLE INFRASTRUCTURE, INC. ALL RIGHTS RESERVED.

BioPod™ HF Biofilter System (HIGH FLOW)

8' x 16' Underground with Internal Bypass

CUSTOMER: -	
PROJECT NAME: -	
SHEET NAME: Specifier Drawing BPUHF-816B	REVISION: - REV DATE: -
SHEET: 1 OF 1	

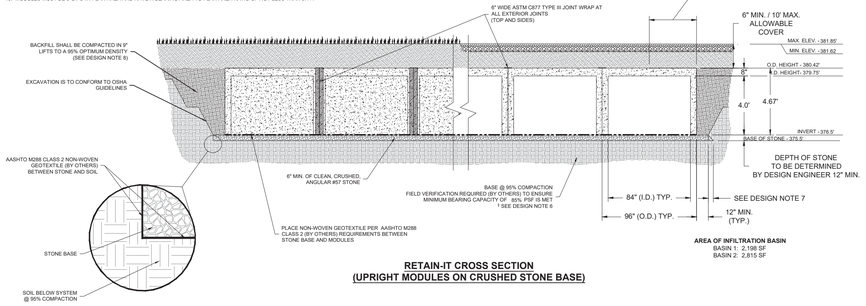
Buy America Build



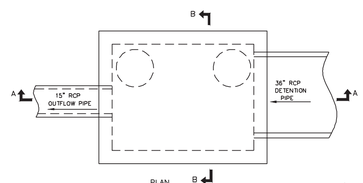
5'-0" RETAIN-IT MODULE TYPES

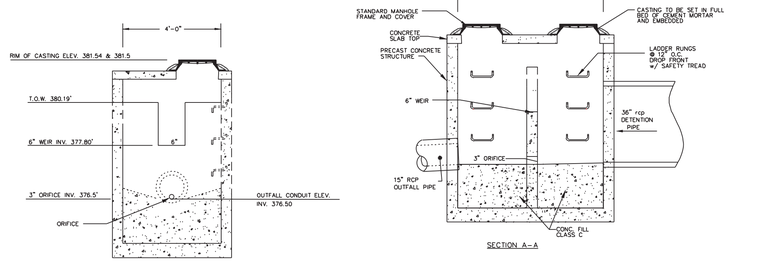
DESIGN NOTES:

1. CONCRETE - 5,000 PSI, 28 DAYS
2. REINFORCING STEEL CONFORMS TO LATEST ASTM A615
3. H-20 DESIGN LOADING PER AASHTO HS-20-44
4. EACH MODULE SHALL BE EQUIPPED WITH FOUR LIFTING POINTS FOR USE WITH A 4-HOOK WIRE ROPE OR CHAIN.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SYSTEM TO MEET PROJECT SPECIFICATIONS ON WATERTIGHTNESS. RETAIN-IT MANUFACTURE AND SUPPLIER WILL NOT ACCEPT RESPONSIBILITY NOR PROVIDE A GUARANTEE IN REGARD TO WATERTIGHTNESS REQUIREMENTS.
6. 1' MINIMUM SUBSOIL BEARING CAPACITY IS BASED ON MAXIMUM GRADE OVER SYSTEM AND DEPTH OF BASE STONE INCREASING BASE STONE WILL REDUCE BEARING PRESSURE AT BOTTOM OF STONE LAYER. CONTACT RETAIN-IT FOR PROJECT SPECIFIC BEARING PRESSURES.
7. STONE BASE SHALL BE SUPPORTED BY A VERTICAL EXCAVATION 12" FROM MODULES EDGE OR STONE BASE SHALL BE SLOPED DOWNWARD AT A 45 DEGREE ANGLE STARTING 12" FROM MODULES.
8. BACKFILL MATERIAL SHALL CONSIST OF SELECT NATIVE, CLEAN OR STRUCTURAL FILL MATERIAL FREE OF ROCKS LARGER THAN 3". SHARP OBJECTS, DELETERIOUS MATERIALS, TRASH, DEBRIS OR ORGANICS.
9. INDIVIDUAL STORMWATER MODULES SHALL BE STAND ALONE AND ABLE TO BE INSTALLED WITHOUT SUPPORT OF ADJACENT MODULES OR TEMPORARY SUPPORT DURING INSTALLATION.
10. MODULES MUST BE 8' BY 8' IN PLAN AREA AND HAVE A BEARING AREA TO PLAN AREA RATIO OF NOT LESS THAN 0.141



RETAIN-IT CROSS SECTION
(UPRIGHT MODULES ON CRUSHED STONE BASE)





OUTLET STRUCTURE DETAIL
N.T.S

Red Valve

CUT SHEET RV09.01-4
July 2024

CIL - Tideflex® Series 37G In-Line Check Valve



- Fits inside pipe I.D.
- Fastened with internal expansion clamp
- Custom-built to customer specifications
- Features all-elastomer, virtually maintenance-free design
- Closes on entrapped solids

The Tideflex® Series 37G In-Line Check Valve was developed specifically for installations where clearance below the invert of a pipe is insufficient to clear the flange of the standard Series 37. The 37G effectively has a zero face-to-face dimension since it can be completely slipped into an existing pipe. Piping modifications are not required to provide space for the valve.

The Series 37G design uses the slip-on principle in reverse. A special clamp that expands outward is provided to secure the valve to the inside of a pipe, enabling the valve to be installed easily on the outlet pipe from a manhole, such as in a CSO system. The pressure drop (head loss) of the Series 37G is higher than the Series TF-1, TF-2, 35, 35-1, 39 and 39F because the 37G has a reduced discharge cross-sectional area. The 37G's bill is shaped like a wedge to allow it to be installed inside of a pipe. The pressure drop (head loss) is increased because the 37G creates greater flow restriction than the Series TF-1, TF-2, 35, 35-1, 39 and 39F.

Red Valve recommends pinning the Series 37G to the pipe. Each clamp has four pre-drilled holes to allow installation of anchors/bolts. Contact Red Valve for additional information.

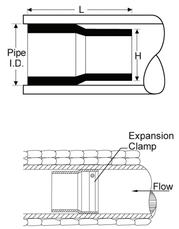
Materials of Construction

- **Elastomers:** Natural Rubber (NR), Ethylene Propylene Diene Terpolymer (EPDM)*, Acrylonitrile-Butadiene (NBR), Fluoroelastomer (FKM), Chloroprene (CR), Chlorosulfonated Polyethylene (CSM), Chloro-Isobutylene-Isoprene (CIIR), NSF/ANSI/CAN 61 and NSF/ANSI/CAN 372 certified EPDM
- **Expansion Clamps:** 316 Stainless Steel

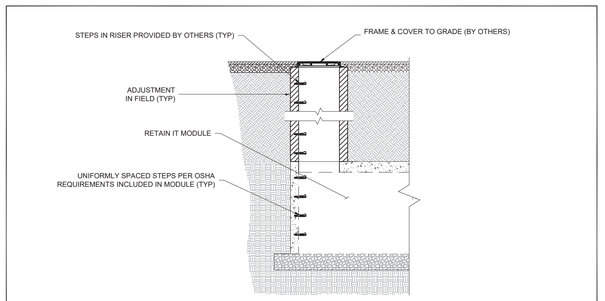
Series 37G

NOMINAL SIZE* Pipe I.D.	DIMENSIONS in/mm MAXIMUM LENGTH L	BILL HEIGHT H	MAX. BACKPRESSURE psi/kPa**
2" 50mm	5.00 127	1.88 48	150 1035
3" 80mm	5.50 140	2.88 73	100 690
4" 100mm	7.00 178	3.88 99	75 520
6" 150mm	11.00 279	5.88 149	75 520
8" 200mm	12.50 318	7.88 200	60 410
10" 250mm	15.50 394	9.88 251	45 305
12" 300mm	18.50 470	11.88 302	35 240
14" 350mm	22.00 559	13.75 349	25 170
16" 400mm	23.00 584	15.75 400	20 140
18" 450mm	24.00 610	17.75 451	15 100
20" 500mm	32.00 813	19.75 502	10 70
24" 600mm	37.00 940	23.75 603	10 70
30" 750mm	41.00 1041	29.75 756	8 55
36" 900mm	47.00 1194	35.75 908	8 55
42" 1050mm	49.00 1245	41.50 1054	5 30
48" 1200mm	52.00 1321	47.50 1207	5 30
54" 1350mm	57.00 1448	53.50 1359	5 30
60" 1500mm	64.00 1626	59.50 1511	5 30
72" 1800mm	73.00 1854	71.50 1816	5 30

Contact Red Valve to verify overall dimensions.
* Other sizes available; consult factory. Valves are also made for non-standard pipe I.D.s.
** For higher backpressure, see Saddle Support Cut Sheet RV09.01-13.



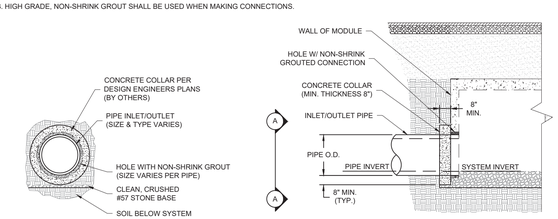
© 2024 Red Valve Company



ACCESS RISER AND STEPS DETAIL

DESIGN NOTES:

1. BACKFILL MATERIAL SHALL CONSIST OF SELECT NATIVE, CLEAN OR STRUCTURAL FILL MATERIAL FREE OF ROCKS LARGER THAN 3", SHARP OBJECTS, DELETERIOUS MATERIALS, TRASH, DEBRIS OR ORGANICS.
2. ALL WORK SHALL ADHERE TO THE LATEST APPLICABLE ASTM/ACI SPECIFICATIONS.
3. HIGH GRADE, NON-SHRINK GROUT SHALL BE USED WHEN MAKING CONNECTIONS.



VIEW 'A - A'

PROFILE VIEW

PIPE COLLAR DETAIL

(INSTALLATION GUIDELINES FOR USE WITH MATCHING PIPE & RETAIN-IT SYSTEM INVERTS)

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 Engineers & Land Surveyors Authorization No. 24GA28053000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	5-22-26	TWP SUBMISSION	JV
2	9/2/26	PER COMPLETENESS MEETING	AF
3	11/19/26	PER REVIEW LETTER 11/2/26	JV

REVISION

NO.	DATE	DESCRIPTION	INT.
1	9/2/26	PER COMPLETENESS MEETING	AF
2	11/19/26	PER BOSWELL LETTER 11/2/26	JV

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
ARMEN B. BOHOSSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
RUIXIN CHEN, PE
SHANNON CROWNOVER, PE
THOMAS DAFONSECA, PE
ANDRE E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKANOWICZ, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

Project:
MIXED-USE DEVELOPMENT
420 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3

Project Number: GOMES-S-24-199	Scale: AS NOTED
Drawn By: JV	Approved By: AF

Drawing Name:
CONSTRUCTION DETAILS

Drawing Number:
C-902
16 OF 20

Initial Date: MAY 22, 2026

ENGINEER OF RECORD
ANTHONY FACCHINO, PE, PLS
NJ LIC 24GB04258500

S:\PROJECTS\GOMES-S-24-199 420 BLOOMFIELD AVE, VERONA, NJ\CAD\PLAN SET\24-199 C-900 DETAILS.DWG ANTHONY FACCHINO PLOTTED: 11/19/2026 1:40 PM

6" TYPE IV BEAM

LUMENS	WATTS	LPW
2000	19	105
2500	27	95
3000	34	90

13. FIXTURE FINISH

FA01 White – Textured
FA02 Black Metallic – Textured
FA20 Silver Metallic – Textured
FA27 Wood grain – Light Cherry [1]
FA28 Wood grain – Dark Walnut [1]
FA30 Wood grain – White Oak [1]
FA46 Charcoal Metallic – Textured
FA47 Bronze Metallic – Textured

[1] Longer than normal lead times may apply, consult factory.

14. BEZEL FINISH

FB01 White – Textured
FB02 Black Metallic – Textured
FB20 Silver Metallic – Textured
FB46 Charcoal Metallic – Textured
FB47 Bronze Metallic – Textured

Shatterproof lens available, consult factory.

7 PERFORMANCE DATA

4" 15° BEAM, TYPE V – COB

LUMENS	WATTS	LPW
2000	15	140
2500	19	135
3000	24	128
3500	29	123

4" 30° BEAM, TYPE V – COB

LUMENS	WATTS	LPW
2000	15	140
2500	19	134
3000	24	127
3500	29	122

4" 70° BEAM, TYPE V – COB

LUMENS	WATTS	LPW
2000	15	137
2500	19	131
3000	24	125
3500	29	119

6" 15° BEAM, TYPE V – COB

LUMENS	WATTS	LPW
2000	20	119
2500	23	117
3000	27	116
3500	31	114
4000	34	112

3. DIRECTION

DT1 Direct (10° housing) [1] [2]
DT2 Direct/Indirect (12"/14" housing) [3]

[1] Wall mount "direct only" can be installed pointing up or down. [2] Direct will have a 10" tall housing.
[3] Direct/Indirect 4" diameter will have a 12" tall housing & 6" diameter will have a 14" tall housing.

4. LIGHT SOURCE

DN01 LEDs / Multi-Array Optics [1]
DN02 COB / Reflector

[*] All data based on max output and nominal values.
[1] Available for 6" diameter only.

5. CRI

CR00 Not required (For Amber Light)
CR80 CRI 80+

6. CCT

CTA27 2700K
CTA30 3000K
CTA35 3500K
CTA40 4000K
CTA62 Amber (Turtle Friendly) [1]

[1] Available for 6" diameter with LEDs / Multi-Array Optics and 50° direct distribution.

7. DISTRIBUTION DIRECT

BAT2 Type II [1]
BAT3 Type III [1]
BAT4 Type IV [1]
BA03 3° [1]
BA15 15° [1] [*]
BA30 30° [1] [*]
BA50 50° [1] [*]
BA70 70° [1] [*]

[1] Available for 6" Direct (2000, 2500 and 3000 lumens), with LEDs / Multi-Array Optics distribution, not recommended for Indirect use.
[2] Available for 6" with LEDs / Multi-Array Optics distribution and Wall mount. There may be a +/- 250K variance in color temperature. The head is not adjustable. [3] Available for 6" with LEDs / Multi-Array Optics distribution. [4] Available for 6" with COB / Reflector.
[5] Available for 4" with COB / Reflector.

FLUID™

FLUID™
FULL SPECIFICATION SHEET



FIXTURE TYPE | FIXTURE CODE | QUANTITIES

1 DESCRIPTION

Distinguished by its wall-mount design, **FLUID** adds sophistication to the cylinder-style design. Its signature tapered form merges effortlessly with the architecture, providing a natural extension to the wall while ensuring precise illumination. Featuring a tiltable gimbal with +/- 30° pivot and 10° incremental locks on the 6" version, allowing for precise angling, **FLUID** incorporates ten advanced optics utilizing three LED technologies – Multi-lens Array, Chip on Board (COB), and Area Optics – to tackle diverse lighting challenges. Committed to ecological responsibility, **FLUID** is Dark Sky Friendly when the direct light option is paired with a CCT of 3000K. This ensures minimal light spill and skyglow, safeguarding the nocturnal habitat and contributing to a greener planet.

2 OPTICS & FEATURES



3 APPROVALS

6" 30° BEAM, TYPE V – COB

LUMENS	WATTS	LPW
2000	20	118
2500	23	116
3000	27	115
3500	31	113
4000	34	111

6" 50° BEAM, TYPE V – COB

LUMENS	WATTS	LPW
2000	20	124
2500	23	122
3000	27	121
3500	31	119
4000	34	117

6" 15° BEAM, TYPE V – LED

LUMENS	WATTS	LPW
2000	16	123
2500	22	120
3000	25	116
3500	32	115
4000	37	110

6" 30° BEAM, TYPE V – LED

LUMENS	WATTS	LPW
2000	16	125
2500	22	122
3000	25	118
3500	32	115
4000	37	112

6" 50° BEAM, TYPE V – LED

LUMENS	WATTS	LPW
2000	16	119
2500	22	116
3000	25	112
3500	32	109
4000	37	106

6" 70° BEAM, TYPE V – LED

LUMENS	LUMENS	LPW
2000	16	119
2500	22	117
3000	25	113
3500	32	109
4000	37	107

6" TYPE II BEAM

LUMENS	WATTS	LPW
2000	19	112
2500	27	103
3000	34	97

6" TYPE III BEAM

LUMENS	WATTS	LPW
2000	19	109
2500	27	100
3000	34	94

8. DISTRIBUTION INDIRECT

BB00 Not required
BB03 3° [1]
BB15 15° [2] [*]
BB30 30° [2] [*]
BB50 50° [2] [*]
BB70 70° [2] [*]

[1] Available for 6" with LEDs, Indirect, and Wall version only. There may be a +/- 250K variance in color temperature. The head is not adjustable. [2] Available for 6" with LEDs / Multi-Array Optics distribution. [3] Available for 6" with COB / Reflector.
[4] Available for 4" with COB / Reflector.

9. LUMENS DIRECT

LMA0005 59 lms [1]
LMA0040 400 lms [2]
LMA0200 2000 lms
LMA0250 2500 lms
LMA0300 3000 lms
LMA0350 3500 lms [3]
LMA0400 4000 lms [4]

[1] Available for 6" diameter with 3° Direct distribution only. [2] Available for 6" diameter and Amber (Turtle Friendly) light only.
[3] Available for 4" and 6" diameters with Direct only. [4] Available for 6" diameter and Direct only.

10. LUMENS INDIRECT

LMB0000 Not required
LMB0005 59 lms [1]
LMB0200 2000 lms
LMB0250 2500 lms
LMB0300 3000 lms

[1] Available for 3" Indirect distribution.

11. VOLTAGE

V1 120/277V
V2 240V [1]

[1] Not available in North America.

12. DIMMING

DA01 0-10V Dimming 1.0%
DA11 0-10V Dimming 1.0% - Arctic driver [2] [3]
DA12 0-10V Dimming 1.0% - Desert driver [2] [3]
DA21 DALI Dimming 1.0% [3]

[1] Capable of operating at -30°C (-22°F) to ambient temperature. [2] Capable of operating at +50°C (+122°F) ambient temperature.
[3] Consult factory.

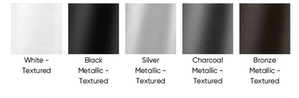
5 DESIGN OPTIONS

FIXTURE FINISH



[1] Longer than normal lead times may apply, consult factory.

BEZEL FINISH



Shatterproof lens available, consult factory.

6 HOW TO ORDER

1. LUMINAIRE

FLDW Wall

Mounts to 2"x4" swtich box (supplied by others).

2. DIAMETER

DR04 4" [1]
DR06 6"

[1] Fluid 4" will be available in January 2026. [2] Tiltable head available on 6" diameter only.

SEE LIGHTING SCHEDULE ON SHEETS

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 Engineers & Land Surveyors Authorization No. 24GA28053000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	5-22-26	TWP SUBMISSION	JV
2	9/2/26	PER COMPLETENESS MEETING	AF
3	11/19/26	PER REVIEW LETTER 11/2/26	JV

REVISION

NO.	DATE	DESCRIPTION	INT.
1	9/2/26	PER COMPLETENESS MEETING	AF
2	11/19/26	PER BOSWELL LETTER 11/2/26	JV

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
ARMEN B. BOHOSSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
RUIQIN CHEN, PE
SHANNON CROWNOVER, PE
THOMAS DAFONSECA, PE
ANDRE E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKANOWICZ, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

Project:
MIXED-USE DEVELOPMENT
420 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3

Project Number:	Scale:
GOMES-S-24-199	AS NOTED
Drawn By: JV	Approved By: AF

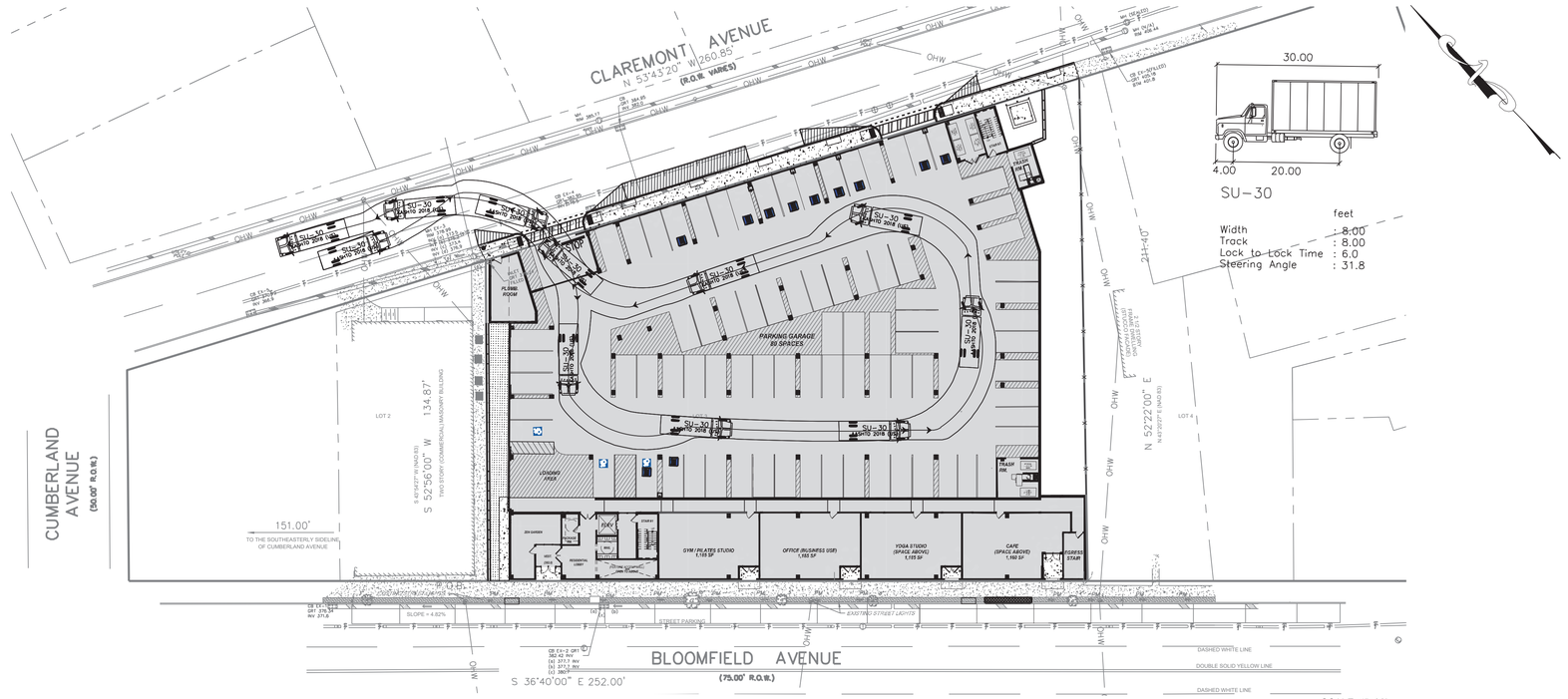
Drawing Name:
CONSTRUCTION DETAILS

Drawing Number:
C-903
17 OF 20

Initial Date: MAY 22, 2026

ENGINEER OF RECORD
ANTHONY FACCHINO, PE, PLS
NJ LIC 24GB04258500

S:\PROJECTS\GOMES.S-24-199 420 BLOOMFIELD AVE. VERONA, NJ\CAD\PLAN SET\24-199 C-900 DETAILS.DWG ANTHONY FACCHINO PLOTTED: 11/19/2026 1:40 PM

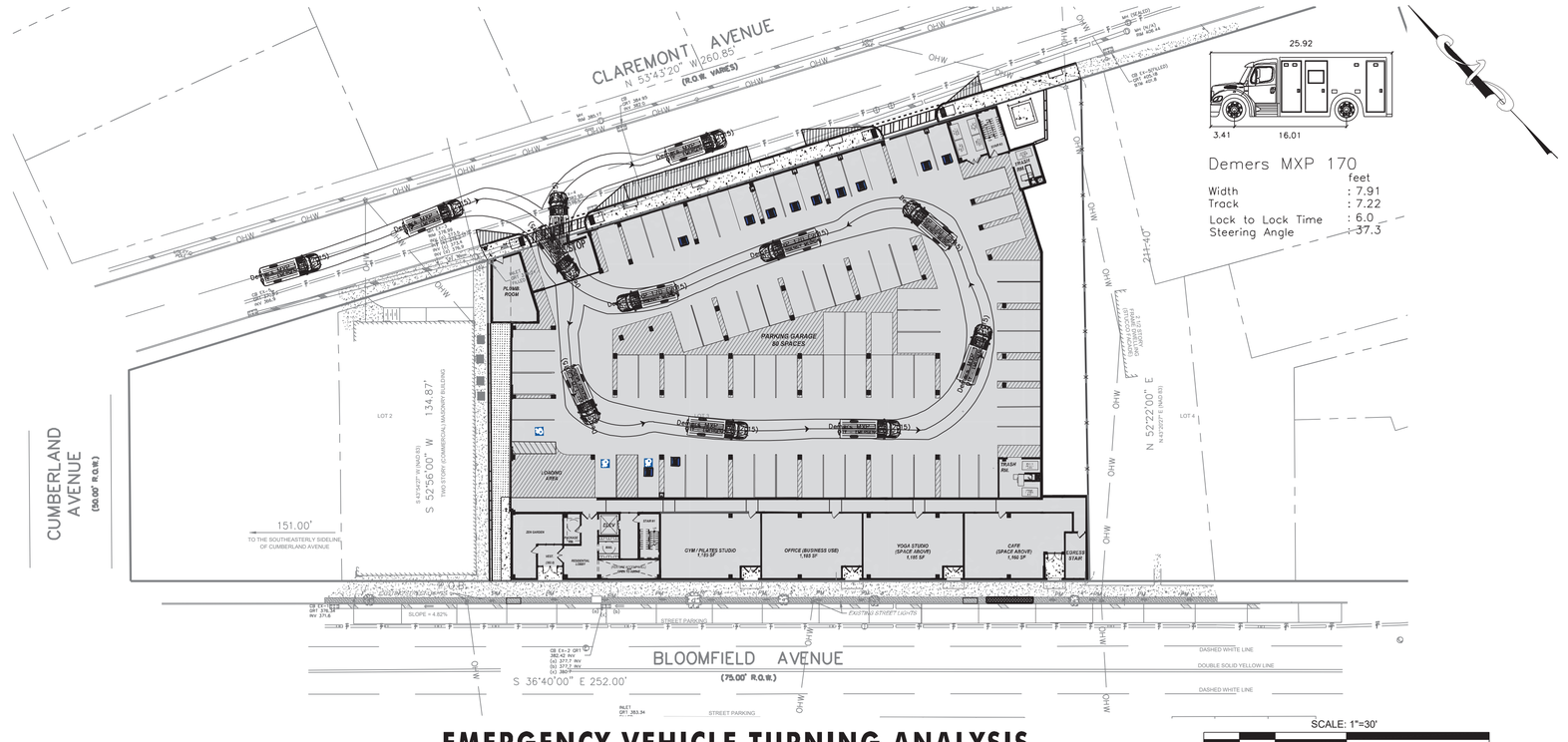


SCALE: 1"=30'

0 30 60 120 ft.

DELIVERY TRUCK TURNING ANALYSIS

SCALE: 1" = 30'



SCALE: 1"=30'

0 30 60 120 ft.

EMERGENCY VEHICLE TURNING ANALYSIS

SCALE: 1" = 30'

S:\PROJECTS\GOMES.S-24-199 420 BLOOMFIELD AVE. VERONA, NJ\CAD\PLAN SET\24-199 C-950 VEHICLE.DWG ANTHONY FACCHINO PLOTTED: 11/19/2026 1:40 PM

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 Engineers & Land Surveyors Authorization No. 24GA28053000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	5-22-26	TWP SUBMISSION	JV
2	9/2/26	PER COMPLETENESS MEETING	AF
3	11/19/26	PER REVIEW LETTER 11/2/26	JV

REVISION

NO.	DATE	DESCRIPTION	INT.
1	9/2/26	PER COMPLETENESS MEETING	AF
2	11/19/26	PER BOSWELL LETTER 11/2/26	JV

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
ARMEN B. BOHOSSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
RUIQIN CHEN, PE
SHANNON CROWNOVER, PE
THOMAS DAFONSECA, PE
ANDRE E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKANOWICZ, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

Project:
MIXED-USE DEVELOPMENT
420 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3

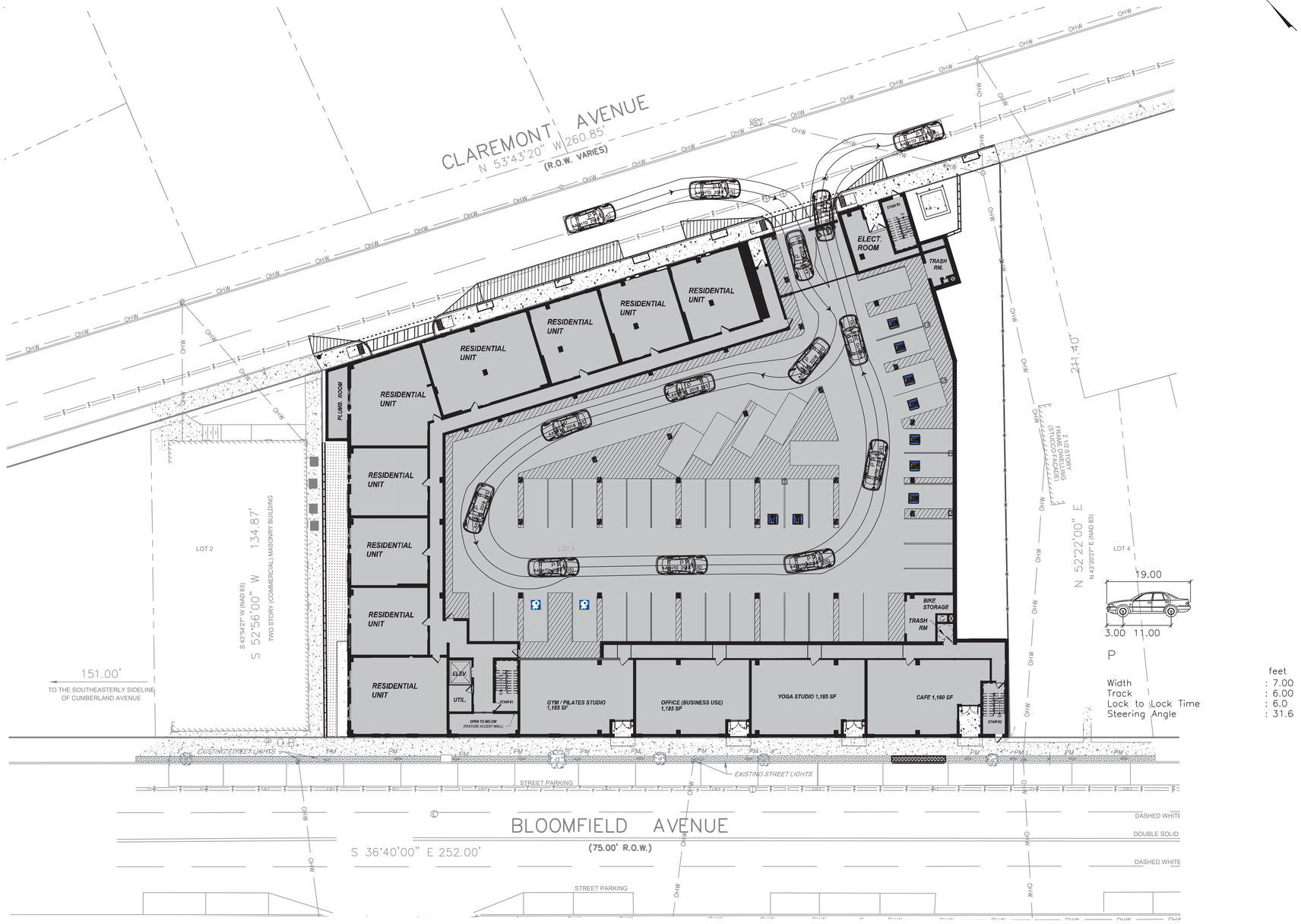
Project Number:	Scale:
GOMES-S-24-199	1" = 30'
Drawn By:	Approved By:
JV	AF

Drawing Name:
VEHICLE TURNING ANALYSIS LOWER LEVEL

Drawing Number:
C-950
18 OF 20

Initial Date: MAY 22, 2026

ENGINEER OF RECORD
ANTHONY FACCHINO, PE, PLS
NJ LIC 24GB04258500



VEHICLE TURNING ANALYSIS UPPER LEVEL

SCALE: 1" = 20'

SCALE: 1"=20'

0 20 40 80 ft.

S:\PROJECTS\GOMES-S-24-199 420 BLOOMFIELD AVE VERONA, NJ\CAD\PLAN SET\24-199 C-951 VEHICLE.DWG ANTHONY FACCHINO PLOTTED: 11/19/2026 1:41 PM

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 Engineers & Land Surveyors Authorization No. 24GA28053000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	5-22-26	TWP SUBMISSION	JV
2	9/2/26	PER COMPLETENESS MEETING	AF
3	11/19/26	PER REVIEW LETTER 11/2/26	JV

REVISION

NO.	DATE	DESCRIPTION	INT.
1	9/2/26	PER COMPLETENESS MEETING	AF
2	11/19/26	PER BOSWELL LETTER 11/2/26	JV

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
ARMEN B. BOHOSSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
RUIQIN CHEN, PE
SHANNON CROWNOVER, PE
THOMAS DAFONSECA, PE
ANDRE E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKANOWICZ, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

Project:
MIXED-USE DEVELOPMENT
420 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3

Project Number:	Scale:
GOMES-S-24-199	1" = 20'
Drawn By:	Approved By:
JV	AF

Drawing Name:
VEHICLE TURNING ANALYSIS UPPER LEVEL

Drawing Number:
C-951
19 OF 20

Initial Date: MAY 22, 2026

ENGINEER OF RECORD

ANTHONY FACCHINO, PE, PLS
NJ LIC 24GB04258500

SURVEY REFERENCE:

1. BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF 420 BLOOMFIELD AVENUE, LOT 3 IN BLOCK 701 ON TAX MAPS OF TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY, PREPARED BY PRONESTI SURVEYING, INC., 870 POMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009, DATED 11-20-2024, WITH NO REVISION DATE.

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. NO NJDEP FRESHWATER WETLANDS EXISTING ON THE SUBJECT PROPERTY.

Index	Cut	Fill	Net	Cut Factor	Fill Factor	Cut (adjusted)	Fill (adjusted)	Net (adjusted)
1	9,306	713 Cu. Yd.	8,592 Cu. Yd. <Cut>	1.2	0.9	9,306 Cu. Yd.	713 Cu. Yd.	8,592 Cu. Yd. <Cut>
Pavement	715 Cu. Yd.			1.2	0.9	858 Cu. Yd.		858 Cu. Yd.
Footings	91 Cu. Yd.			1.2	0.9	109 Cu. Yd.		109 Cu. Yd.
Infiltration Basin	913 Cu. Yd.			1.2	0.9	1,095 Cu. Yd.		1,095 Cu. Yd.
							Total	10,654 Cu. Yd.

Cut and Fill Legend				
Number	Minimum Elevation	Maximum Elevation	Area (SF)	Color
1	-20	-15	3,447	
2	-15	-10	10,015	
3	-10	-5	7,600	
4	-5	0	13,362	
5	0	5	6,900	
6	5	10	1,737	



SOIL MOVEMENT PLAN

SCALE: 1" = 20'

SCALE: 1"=20'

0 20 40 80 ft.

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 Engineers & Land Surveyors Authorization No. 24GA28053000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	11/19/26	PER REVIEW LETTER 11/2/26	JV

REVISION

NO.	DATE	DESCRIPTION	INT.

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

ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
ARMEN B. BOHOSSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
RUIQIN CHEN, PE
SHANNON CROWNOVER, PE
THOMAS DAFONSECA, PE
ANDRE E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKANOWICZ, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

Project:
MIXED-USE DEVELOPMENT
420 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3

Project Number:	Scale:
GOMES-S-24-199	1" = 20'
Drawn By:	Approved By:
JV	AF

Drawing Name:
SOIL MOVEMENT PLAN

Drawing Number:
C-1000
20 OF 20

Initial Date: November 18, 2026

ENGINEER OF RECORD
ANTHONY FACCHINO, PE, PLS
NJ LIC 24GB04258500

XREFS: 24-199 JK&E T Block\Soil Movement.dwg
24-199 Phase 1 lower.dwg
JK&E Licensed Professionals.dwg
JK&E Licensed Professionals-sm.dwg

S:\PROJECTS\GOMES S 24-199 420 BLOOMFIELD AVE, VERONA, NJ\CAD\DESIGN\24-199 - CUT AND FILL VOLUMES.DWG ANTHONY FACCHINO PLOTTED: 11/19/2026 1:41 PM