

81 STEPHENS STREET, TOWNSHIP OF BELLEVILLE, ESSEX COUNTY, NEW JERSEY
TAX LOT 2 BLOCK 9403



T-100	COVER SHEET
T-101	SITE VIEWS
A-100	BASEMENT FLOOR PLAN
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BASEMENT FLOOR:
30 P.S. + 2 ADA P.S.

GROUND FLOOR:
19 P.S. + 1 ADA P.S. (+ 2 TANDEM PARKING)

EV PARKING_ 8 P.S.

BICYCLE PARKING_ 32 B.S.

32 (1 BEDROOM)	= 80.0%
8 (2 BEDROOM)	= 20.0%

BASEMENT LEVEL FLOOR PLAN:	14,435 SQFT
GROUND LEVEL FLOOR PLAN:	13,057 SQFT
2ND LEVEL FLOOR PLAN:	12,480 SQFT
TERRACE AT 2ND FL:	239 SQFT
3RD LEVEL FLOOR PLAN:	12,310 SQFT
4TH LEVEL FLOOR PLAN:	12,310 SQFT
5TH LEVEL FLOOR PLAN:	7,236 SQFT
5TH LEVEL EXTERIOR ROOF DECK:	1,872 SQFT

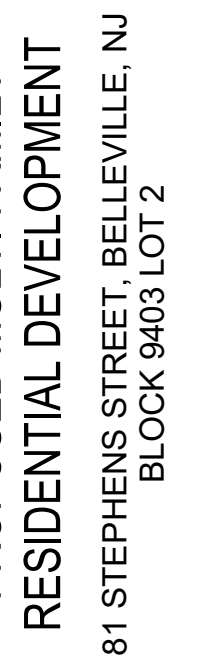
THIS PLAN HAS BEEN APPROVED ON _____
BY THE TOWNSHIP OF BELLEVILLE, NJ.

APPROVED BY:

BOARD CHAIRMAN DATE

BOARD SECRETARY _____ DATE _____

BOARD ENGINEER _____ DATE _____

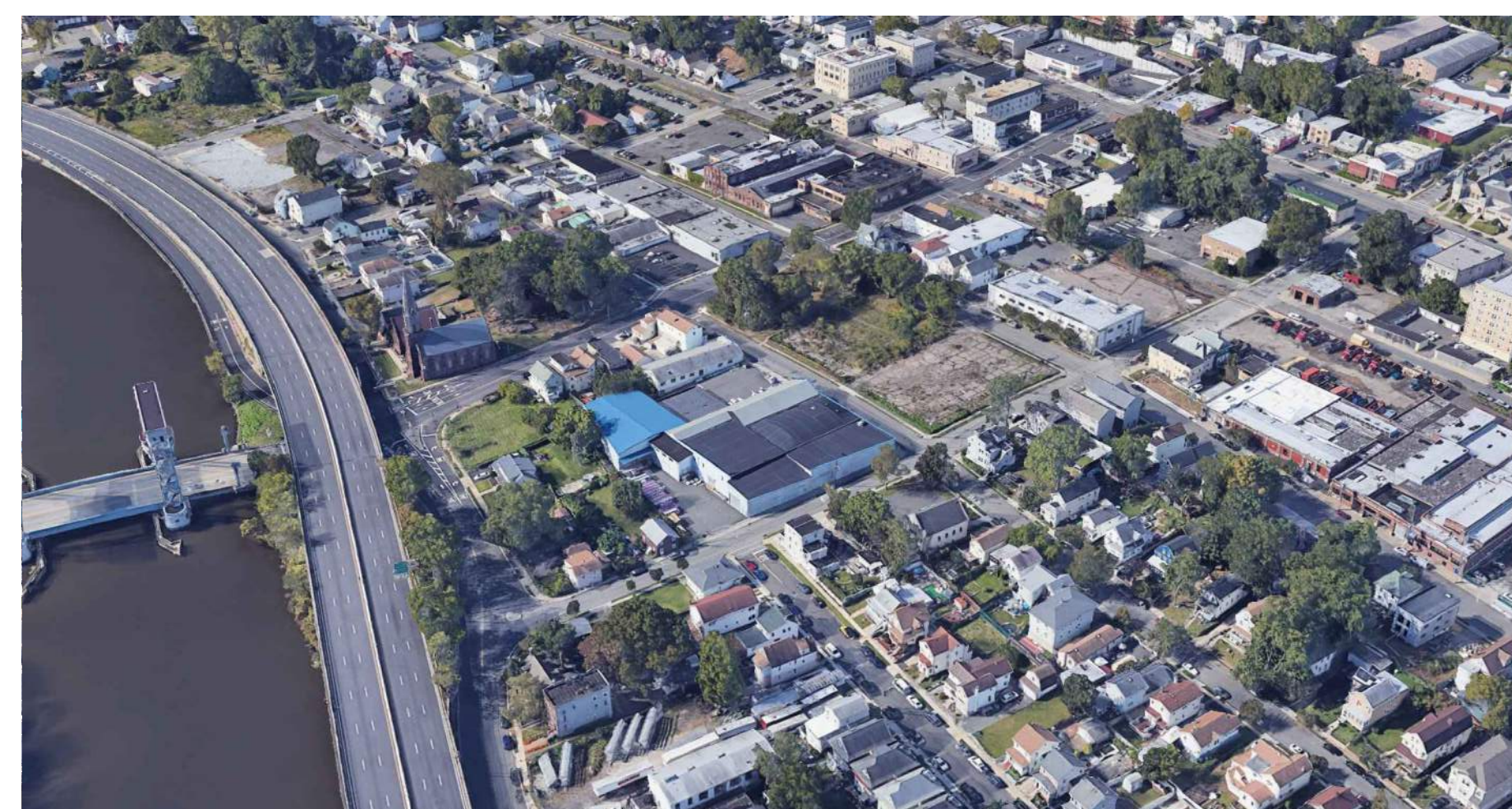
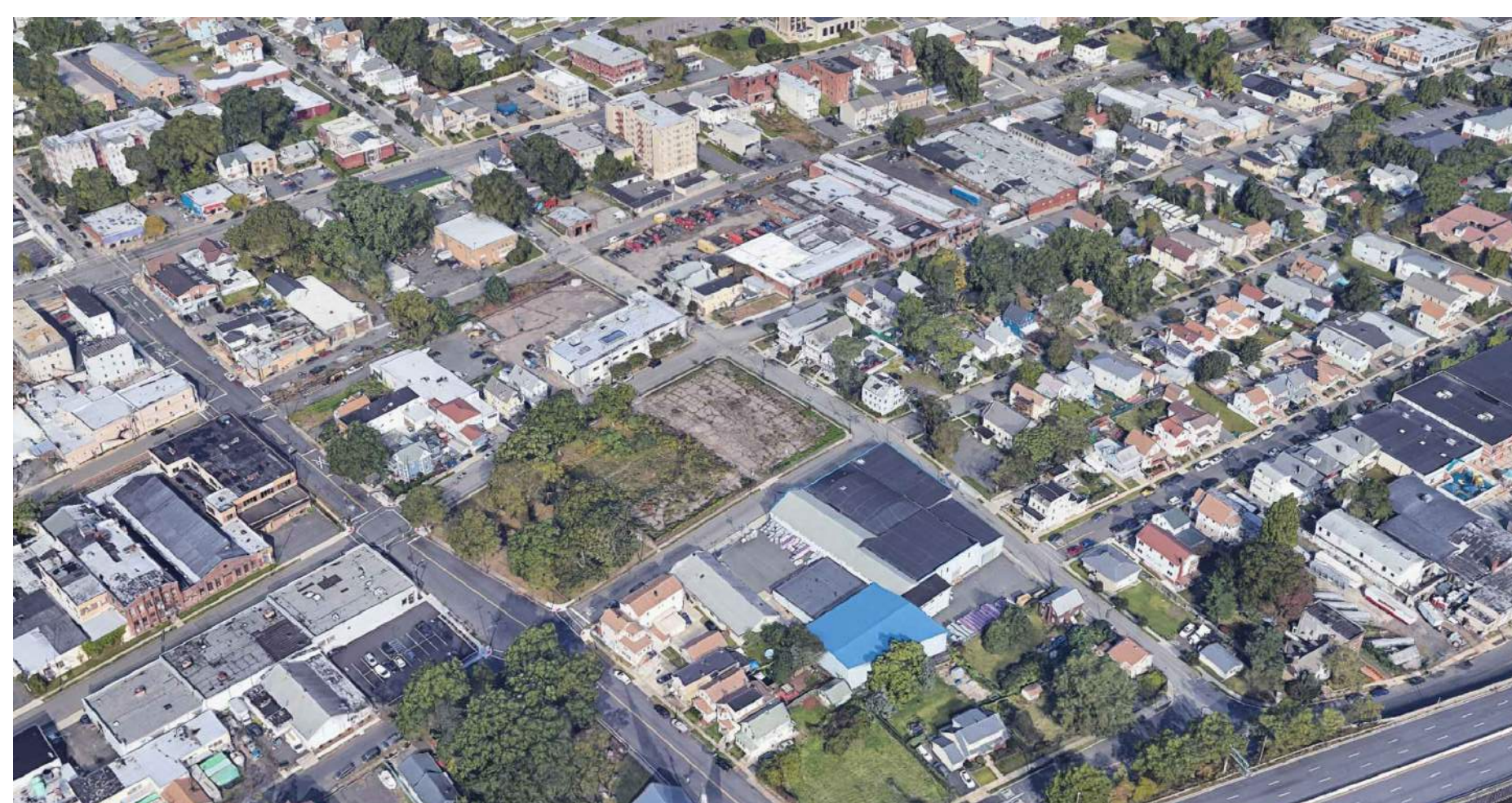
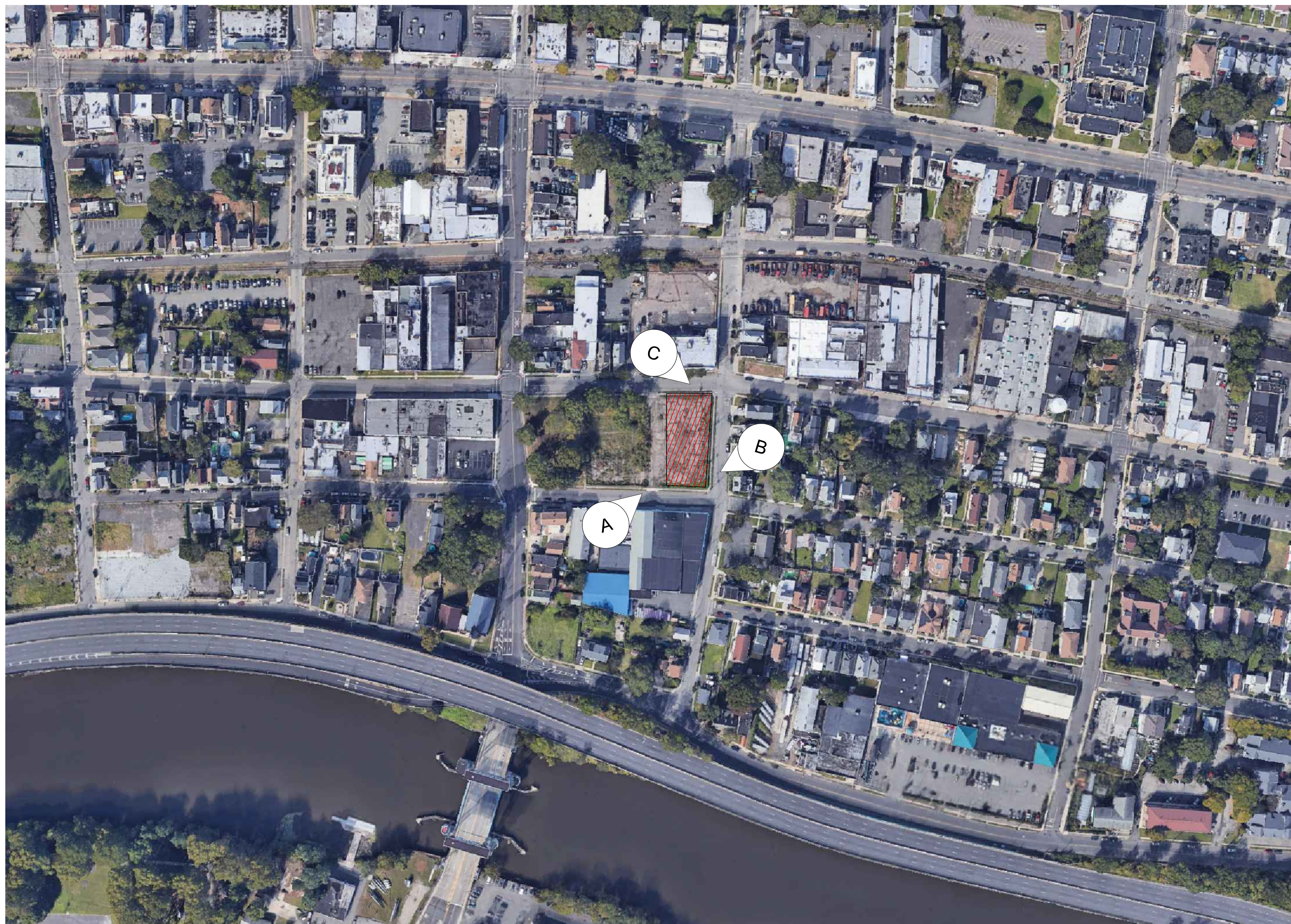
DRAWING TITLE:

OVER SHEET

WING #:

-100.

PROJECT: 24-048A	DATE: 03/25/25
DRAWN BY: [Signature]	SCALE:

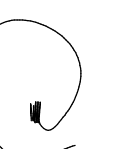


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REAL:



Christiano Pereira R.A.
UJ 21A102009200

PROJECT:

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
81 STEPHENS STREET, BELLEVILLE, NJ
BLOCK 9403 LOT 2

RESOLUTION COMPLIANCE

REVISIONS

[illegible]

DRAWING TITLE:

SITE VIEWS

WING #:

T-101

PROJECT: 24-048A	DATE: 03/25/25
DRAWN BY: Author	SCALE:

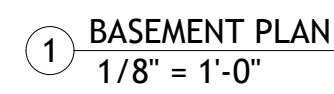


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RESIDENTIAL DEVELOPMENT
81 STEPHENS STREET, BELLEVILLE, NJ
BLOCK 9403 LOT 2

[illegible]

PROJECT: 24-048A	DATE: 03/28/25
DRAWN BY: J. Hor	SCALE: 1/8" = 1'-0"





RESIDENTIAL DEVELOPMENT
81 STEPHENS STREET, BELLEVILLE, NJ
BLOCK 9403 LOT 2

REVISIONS

DRAWING TITLE:

WING #: _____

PROJECT: 24-048A	DATE: 03/28/25
DRAWN BY: [Signature]	SCALE: 1/8" = 1'-0"





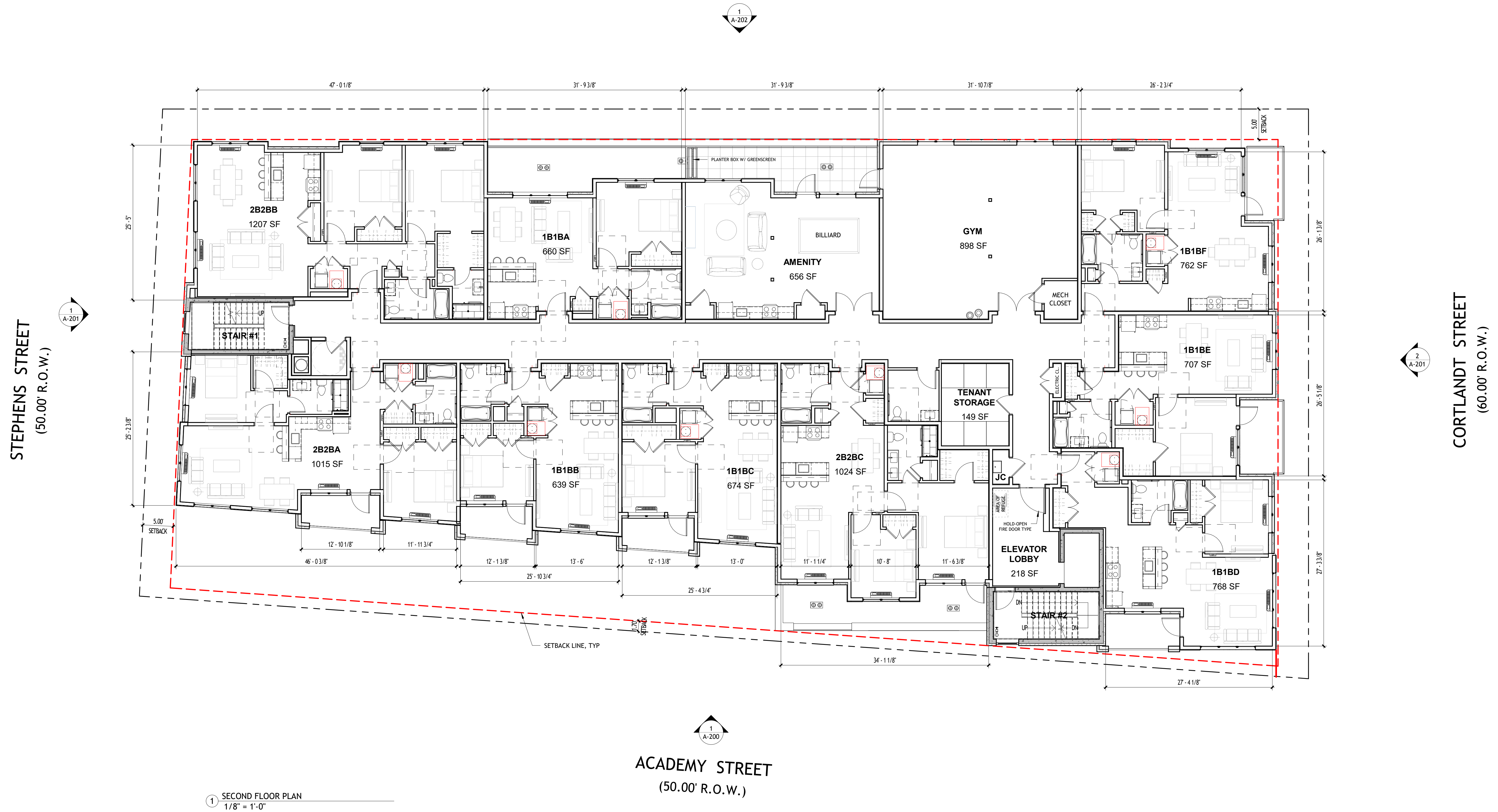
81 STEPHENS STREET, BELLEVILLE, NJ
BLOCK 9403 LOT 2

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2ND FLOOR PLAN

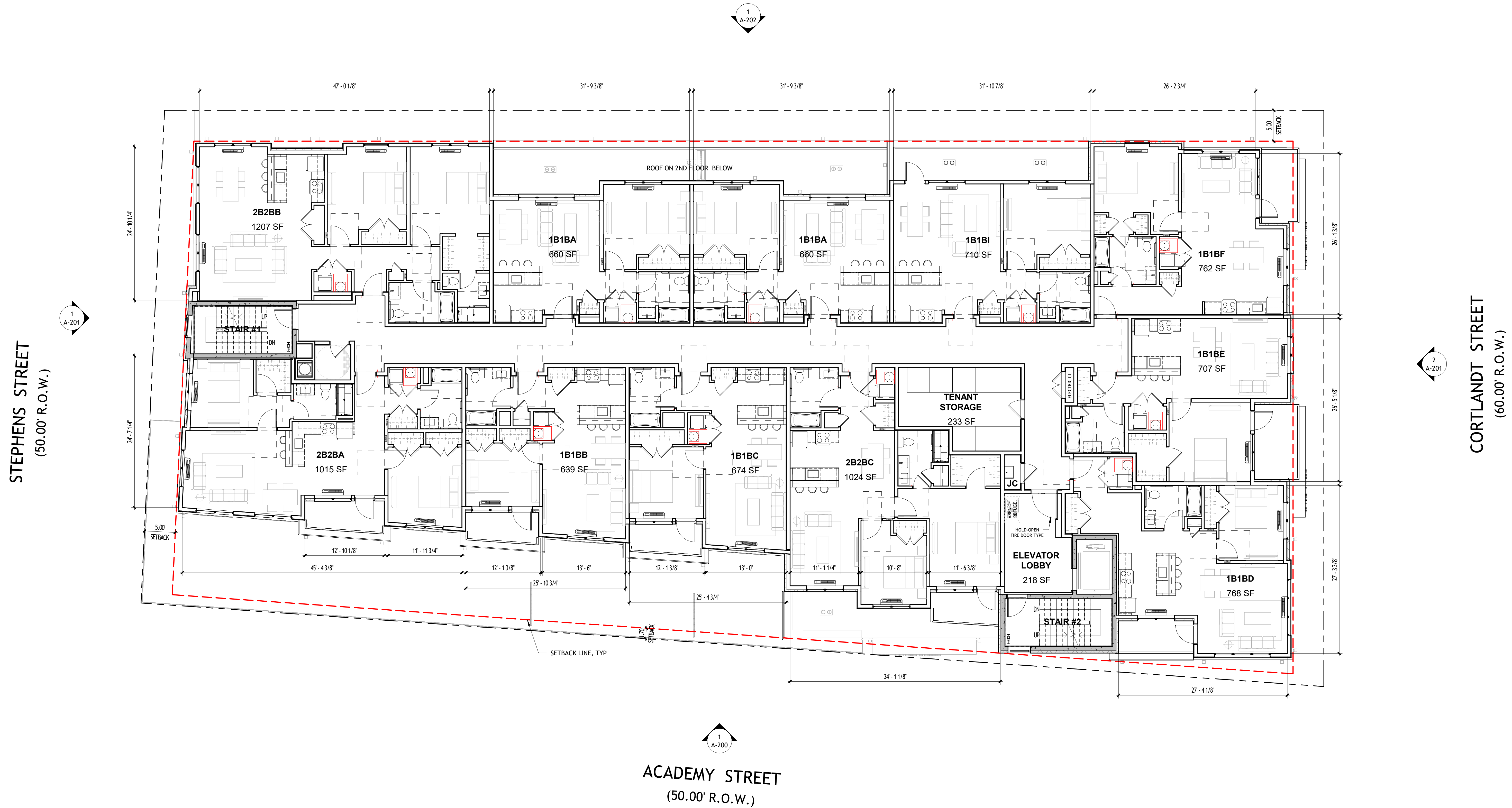
A-102

PROJECT: 24-048A	DATE: 03/28/25
DRAWN BY: J. Hor	SCALE: 1/8" = 1'-0"

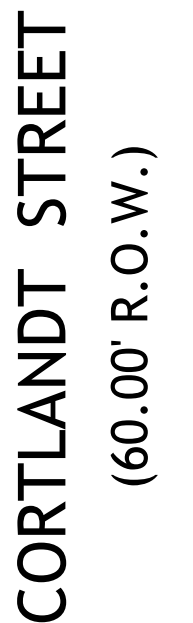


[illegible]

1997	1/3	1/3
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1 THIRD FLOOR PLAN
1/8" = 1'-0"



① FOURTH FLOOR PLAN
1/8" = 1'-0"



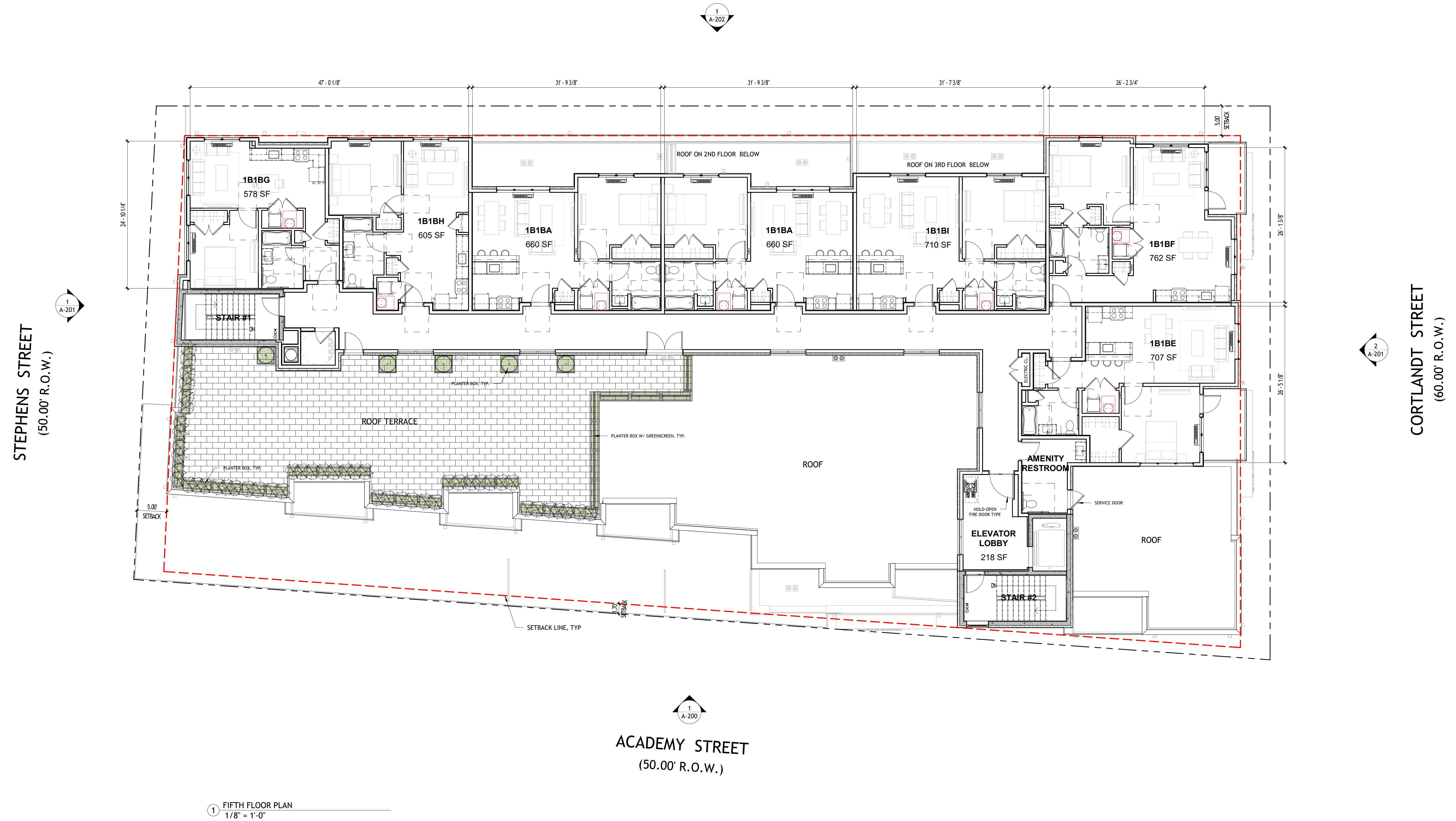
RESOLUTION COMPLIANCE

DRAWING TITLE:
TH FLOOR PLAN

WING #: _____

A-105

PROJECT: 24-048A	DATE: 03/28/25
DRAWN BY: [Signature] Thor	SCALE: 1/8" = 1'-0"





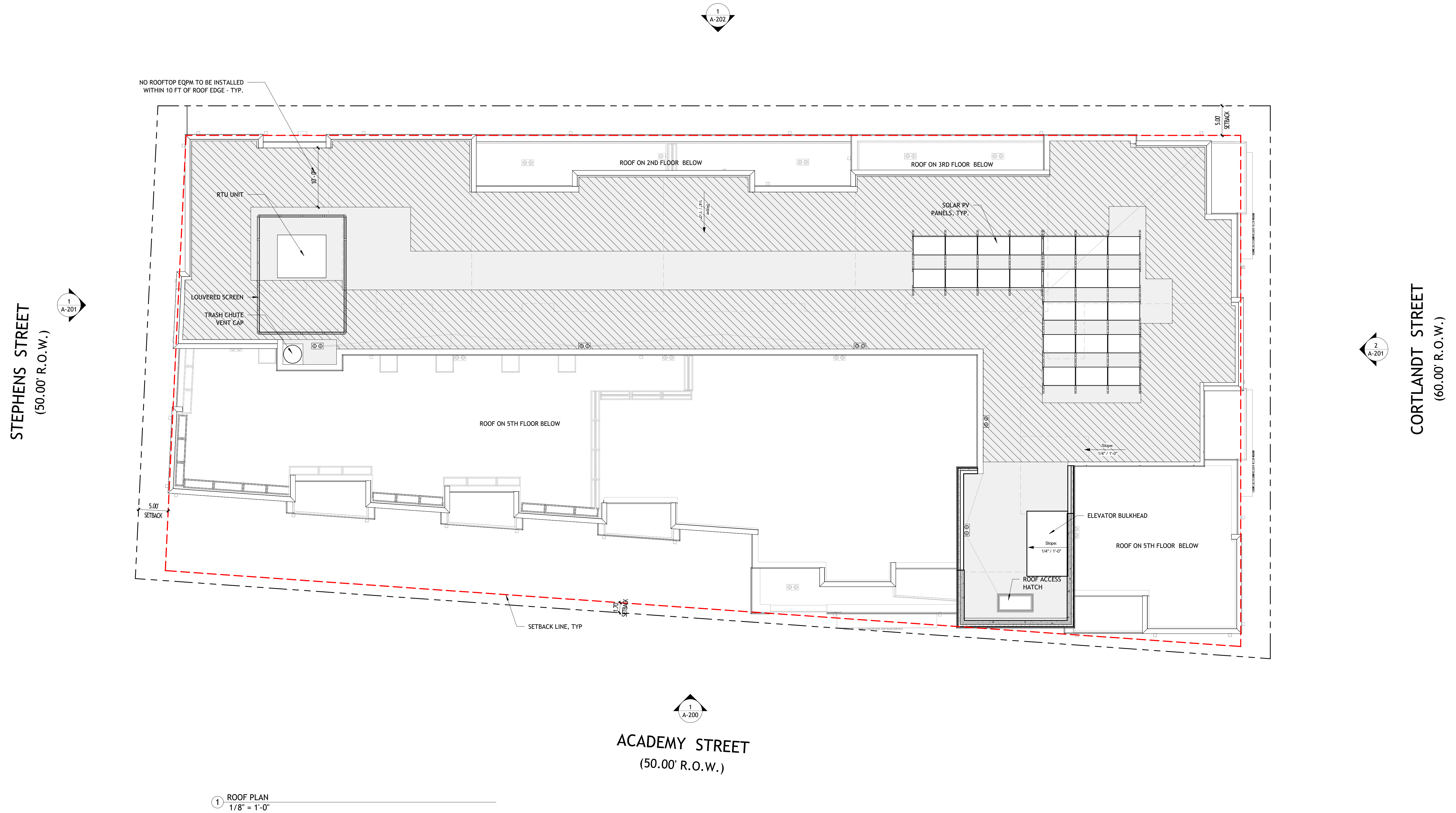
RESOLUTION COMPLIANCE

[illegible]

OOOF PLAN

A-106

PROJECT: 24-048A	DATE: 03/28/25
DRAWN BY: J. Hor	SCALE: 1/8" = 1'-0"





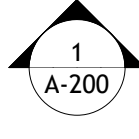
Christiano Pereira R.A.
U 21A102009200

PROPOSED PROJECT NAME:
RESIDENTIAL DEVELOPMENT
81 STEPHENS STREET, BELLEVILLE, NJ
BLOCK 9403 LOT 2

[illegible]

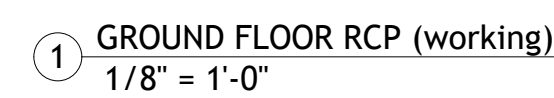
PROJECT: 24-048A	DATE: 03/28/25
DRAWN BY: [Signature]	SCALE: As indicated

2x4 ACT CEILING



① BASEMENT RCP (working)
1/8" = 1'-0"

Diagram showing the underside of a slab with a grid of 2x4 ACT ceiling tiles. The tiles are arranged in a 2x4 grid, with each tile labeled '2x4 ACT CEILING'.





PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
81 STEPHENS STREET, BELLEVILLE, NJ
BLOCK 9403 LOT 2

RESOLUTION COMPLIANCE

REVISIONS		
NO	DATE	DESCRIPTION

[illegible]

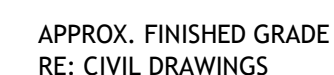
DRAWING TITLE:

ACADEMY STREET
ELEVATION

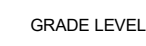
DRAWING #:

A-200

PROJECT No. 24-048A	DATE: 03/28/2
DRAWN BY: Author	SCALE: As indicat



① ACADEMY STREET ELEVATION
1/8" = 1'-0"



2 BALCONY RAILING DETAIL
1/2" = 1'-0"



③ TYPICAL STOOP SECTION DETAIL
1/2" = 1'-0"

Brick / Composite Stone	
Basic Wall: Concrete 8" ext. wall w/ Full Cast Stone (w/o Interior Finish)	483 SF
Basic Wall: Exterior - Wood 2x6 Partition (1-1hr) Full brick finish (Black)	1,426 SF
Basic Wall: Exterior - Wood 2x6 Partition (1-1hr) Full brick finish (Gray)	7,360 SF
Basic Wall: Exterior - Wood 2x6 Partition (1-1hr) Full Cast Stone	902 SF
Basic Wall: Generic - 8" Concrete Full Brick Veneer (Black)	2,859 SF
Basic Wall: Generic - 8" Concrete Full Brick Veneer (Gray)	2,137 SF
Basic Wall: Generic - 8" Concrete Full Brick Veneer (Gray)	1,547 SF
Basic Wall: Mtl. Stud 2x6 ext. wall w/ Full Brick	407 SF
Basic Wall: Mtl. Stud 2x6 ext. wall w/ Full Cast Stone	167 SF
	17,290 SF

Non Brick / Composite Stone	
Basic Wall: Exterior_2x6 Wood_Stucco finish	10,308 SF
Basic Wall: Generic - 8" Concrete_Metal Panel	95 SF
Basic Wall: Mtl. Stud 2x6 ext. wall w/ Metal Panel	45 SF
	10,447 SF
	27,737 SF

Overall Brick / Composite Stone Exterior Facade Material Area (17,021 SF) / Overall Exterior Facade Area (27,368 SF) = **62.24 %** > MIN. 60% REQUIRED

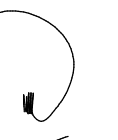
Overall Aluminum Metal Panel Exterior Facade Material Area (140 SF) / Overall Exterior Facade Area (27,368 SF) = 0.51 % < MAX. 20% REQUIRED

Overall Window Glazing Area Schedule			
Type	Size		Glazing Area
	Width	Height	
W3 _5'-11 3/4" W x 7'-11" H	3' - 8"	7 - 4"	186 SF
Single Hung Windows with Louvers	9' - 0"	7 - 6"	497 SF
Single Hung Windows with Louvers	6' - 0"	7 - 6"	2,393 SF
W3 _5'-11 3/4" W x 7'-11" H	3' - 8"	8' - 4"	27 SF
Fiberglass Single Hung Vent Window	3' - 0"	5' - 0"	134 SF
			3,237 SF

Overall Storefront Glazing Schedule		
Family and Type	Function	Area
Curtain Wall: Storefront	Exterior	919 SF 919 SF

Overall Exterior Facade Glazing Area (3,237 SF + 919 SF + 338 SF = 4,494 SF) / Overall Exterior Facade Area (27,368 SF) = **16.42 %** < MIN 40 % Glazing

Overall Door Glazing Area Schedule			
Type	Size		Glazing Area
	Width	Height	
BALCONY ENTRY TYPE "O" 36" x 96" 3' - 0"	7' - 10"	338 SF	



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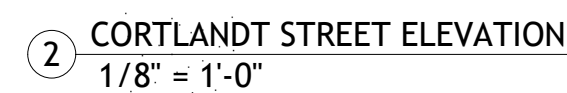
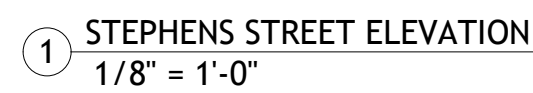
RESOLUTION COMPLIANCE

[illegible]

STEPHENS &
PORTLANDT
TREE
ELEVATIONS

A-201

PROJECT: 24-048A	DATE: 03/28/25
DRAWN BY: [Signature]	SCALE: 1/8" = 1'-0"





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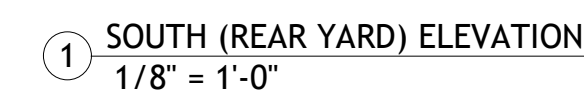
RESOLUTION COMPLIANCE

[illegible]

EAR VIEW ELEVATION

A-202

PROJECT: 24-048A	DATE: 03/28/25
DRAWN BY: J. Hor	SCALE: 1/8" = 1'-0"



1 SOUTH (REAR YARD) ELEVATION
1/8" = 1'-0"

NOTE: MAX. 4" PROJECTION IS PROPOSED

7'-0"

1'-4"

PARKING

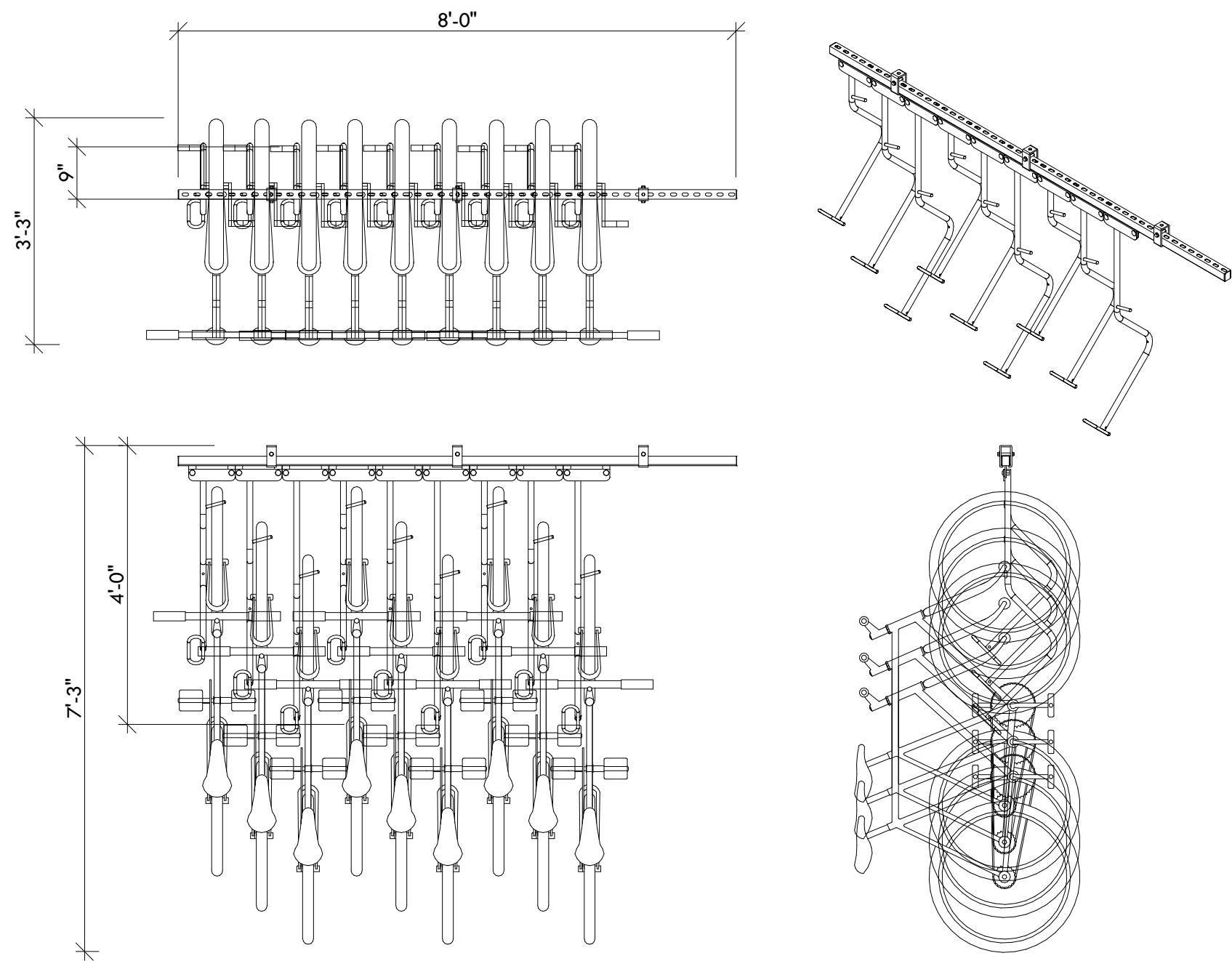
NOTE: MAX. 4" PROJECTION IS PROPOSED

10'-0"

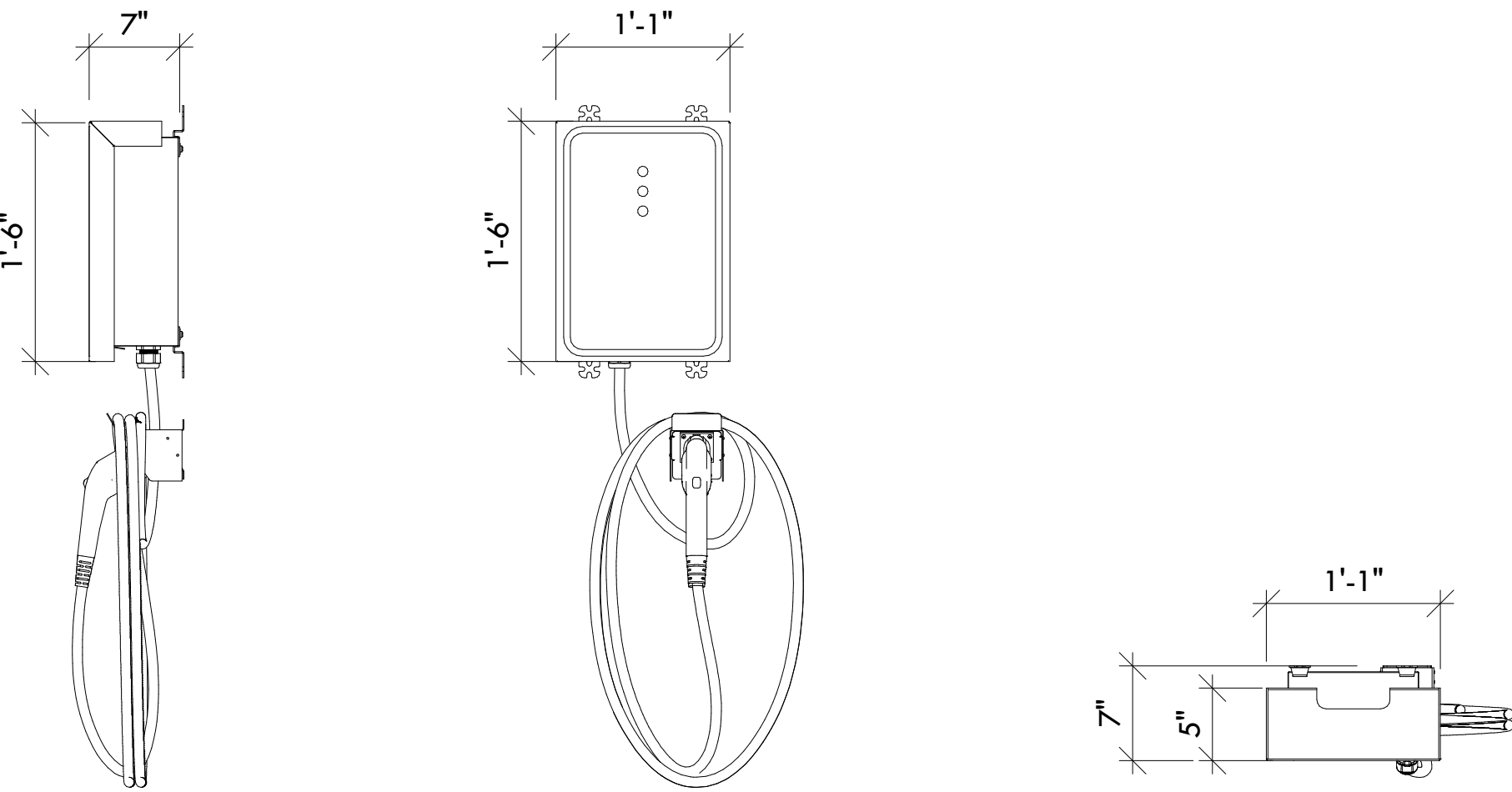
1'-4"

81 Stephens

A PARKING ENTRANCE
N.T.S.

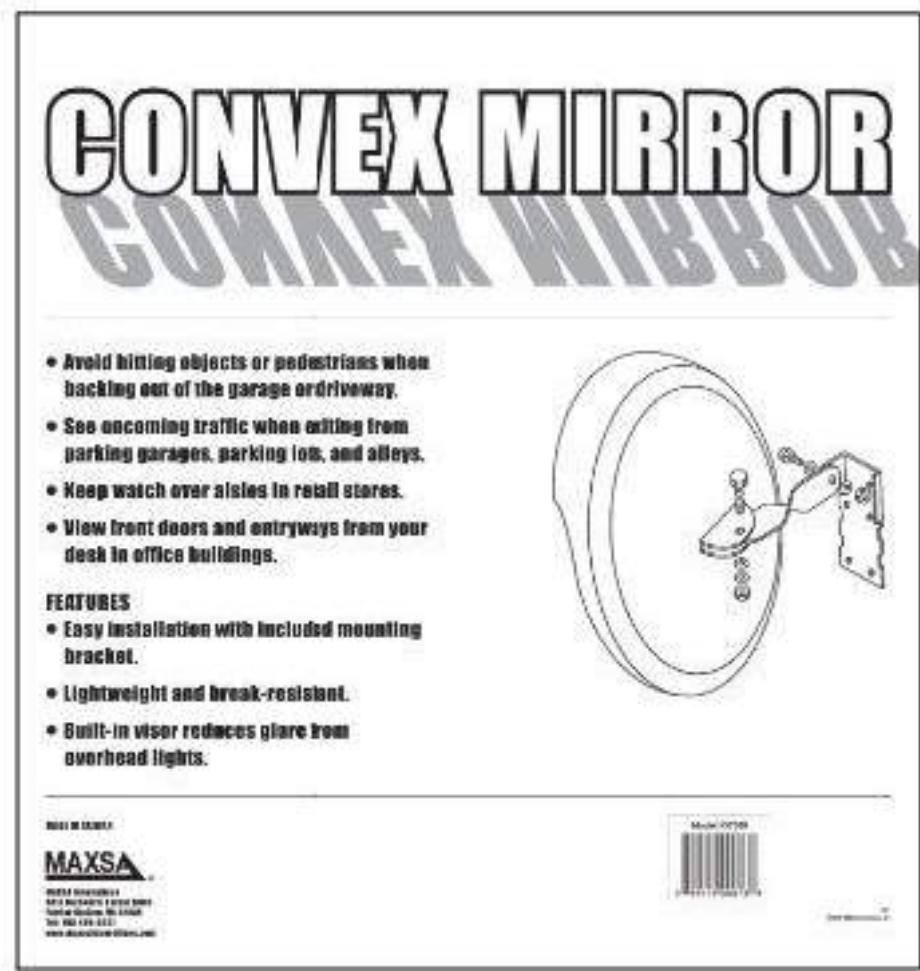


D BICYCLE STORAGE RACK
N.T.S.



E EV CHARGER DETAIL
N.T.S.

B BUILDING ADDRESS SIGNAGE
N.T.S.



F CONVEX MIRROR
N.T.S.



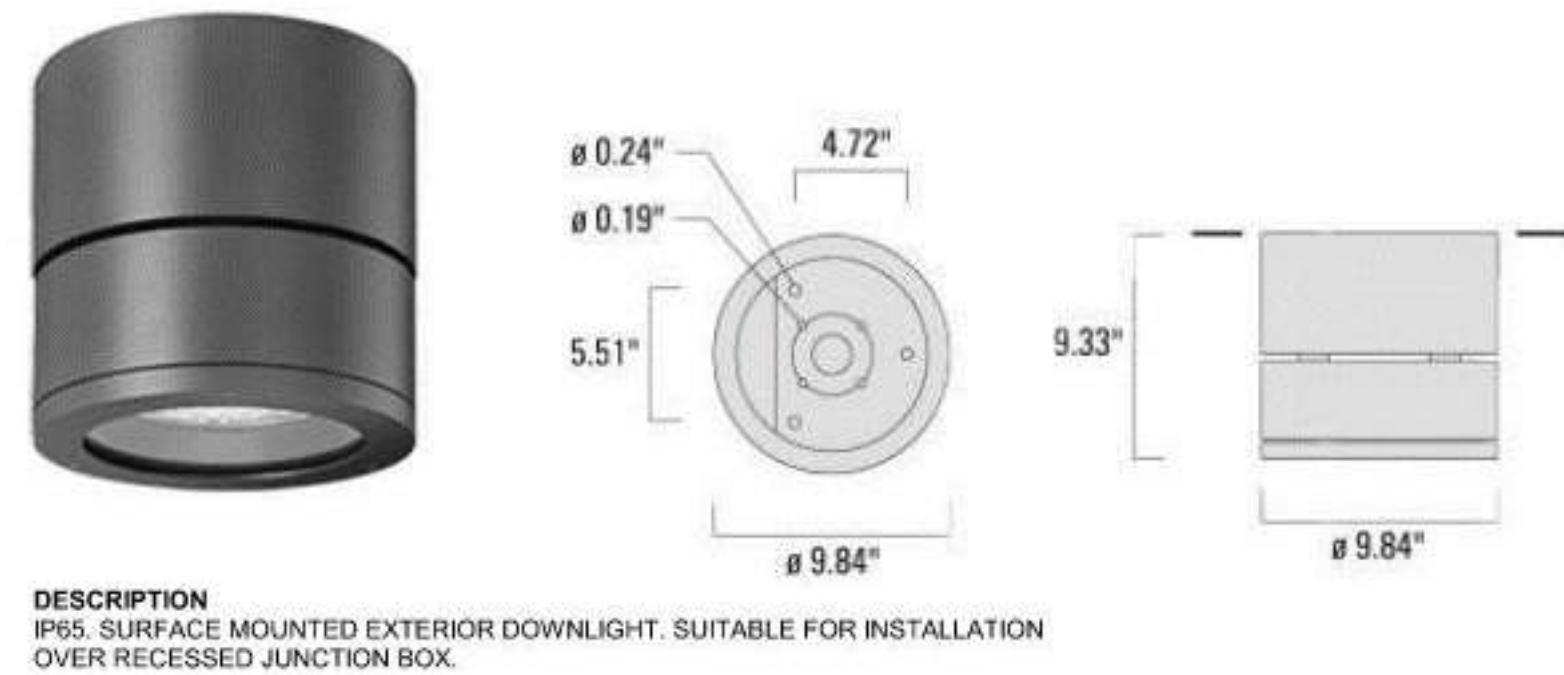
G PEDESTRIAN WARNING SIGNAGE
N.T.S.



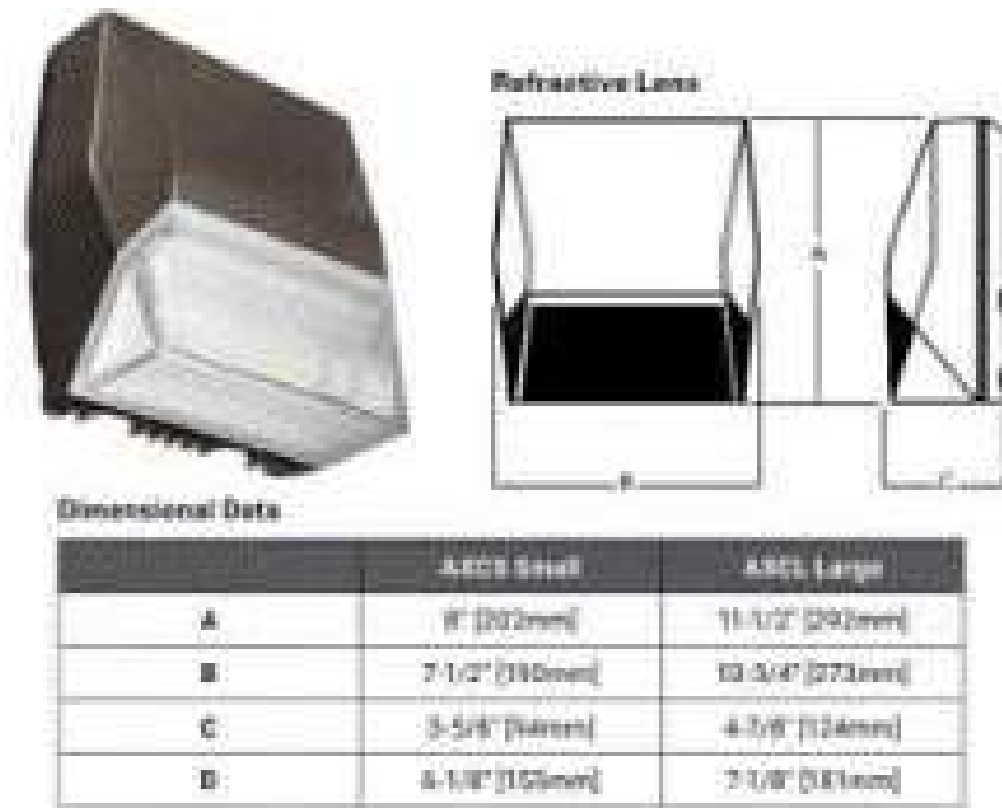
H CLEARANCE BAR
N.T.S.

SIGNAGE		# OF UNITS	UNIT SQFT	TOTAL SQFT
A	PARKING ENTRANCE	2	9.31	18.62
B	BUILDING ADDRESS	1	13.3	13.3
TOTAL SQFT				31.92

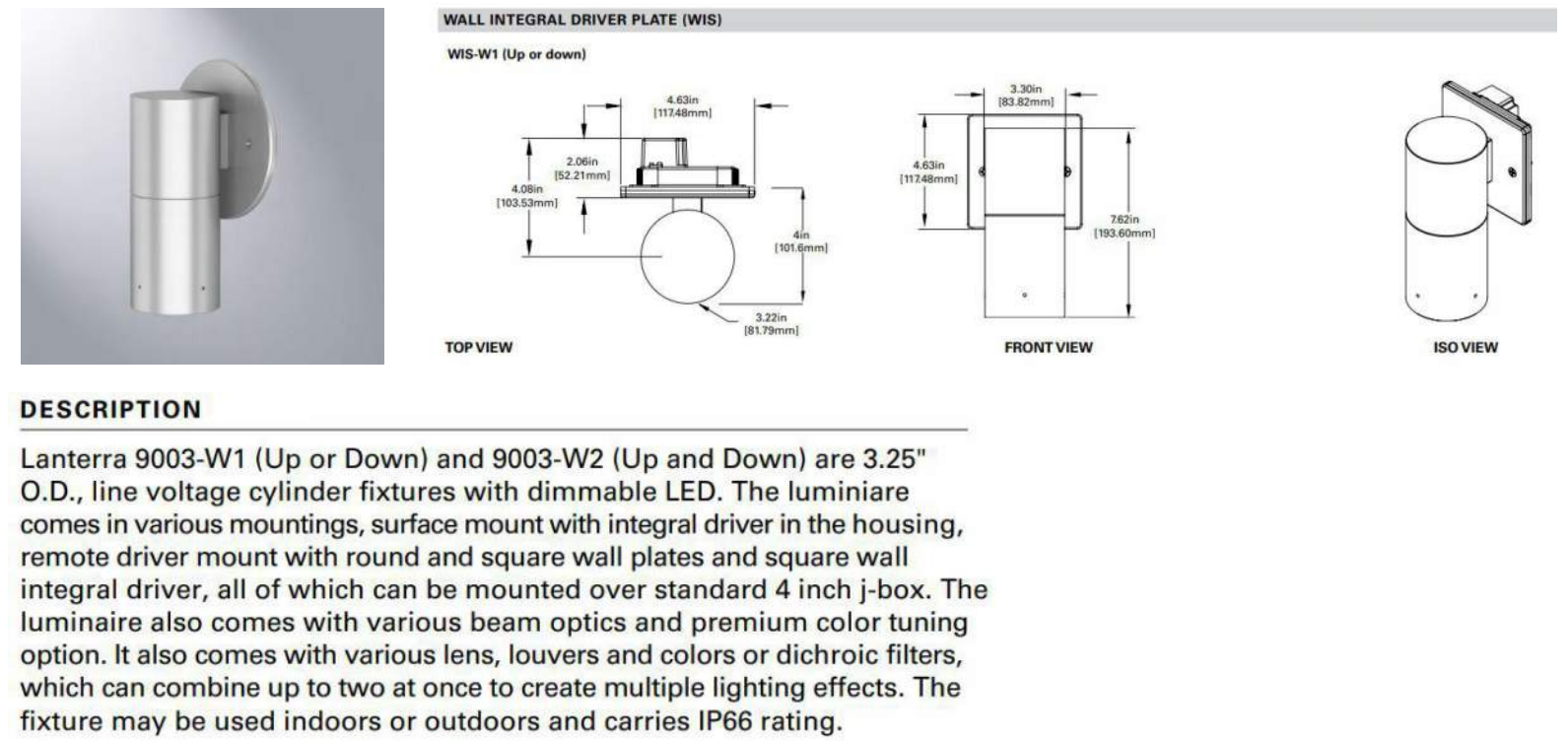
C SIGNAGE TABLE
N.T.S.



I CANOPY DOWNLIGHT (EX-A)
N.T.S.



J FLOOD LIGHTS (EX-C)
N.T.S.



NOTE: WALL SCONCE FIXTURES TO BE INSTALLED TO PROJECT LIGHT DOWNWARDS ONLY.

K EXTERIOR WALL SCONCE (EX-B)
N.T.S.