

REDEVELOPMENT PLAN IN DOVER, NJ

63-105 BASSETT HIGHWAY, TOWNSHIP OF DOVER, MORRIS COUNTY, NEW JERSEY.



ARCHITECTURAL DRAWING LIST

T-100	COVER SHEET
T-101	RENDERING EXHIBITS
A-100	PHASING SITE PLAN
A-101	PHASE 1 - BASEMENT FLOOR PLAN
A-101.1	PHASE 1 - GROUND FLOOR PLAN
A-101.2	PHASE 1 - 2ND FLOOR PLAN
A-101.3	PHASE 1 - 3RD FLOOR PLAN
A-101.4	PHASE 1 - 4TH THRU 6TH FLOOR PLAN
A-102	PHASE 2 - GROUND FLOOR PLAN
A-102.1	PHASE 2 - 2ND FLOOR PLAN
A-102.2	PHASE 2 - 3RD FLOOR PLAN
A-102.3	PHASE 2 - 4TH THRU 6TH FLOOR PLAN
A-103	PHASE 3 - GROUND FLOOR PLAN
A-103.1	PHASE 3 - 2ND FLOOR PLAN
A-103.2	PHASE 3 - 3RD FLOOR PLAN
A-103.3	PHASE 3 - 4TH THRU 6TH FLOOR PLAN
A-104	ROOF PLAN
A-105	TYPICAL UNIT TYPES
A-106	SCHEMATIC SECTION
A-200	ARCHITECTURAL ELEVATIONS
A-201	ARCHITECTURAL ELEVATIONS
A-202	ARCHITECTURAL ELEVATIONS
A-300	STANDARD DETAILS
A-310	STANDARD DETAILS

REVISIONS:	
No.	DATE DESCRIPTION
1	03/06/2025 RESUBMISSION SET

SCOPE OF WORK

PROPOSED REDEVELOPMENT PLAN FOR 63-105 BASSETT HIGHWAY. PROPOSED SUBDIVISION CONSISTING IN SIX STORY.

PHASE 1
PROPOSED MIXED USED BUILDING.
- 3 LEVELS OF PARKING INCLUDING BASEMENT LEVEL
- 4 LEVELS OF APARTMENT UNITS AT UPPER FLOORS.
-GROUND LEVEL (RETAIL SPACE, LOBBY & AMENITIES)
-2ND LEVEL (AMENITIES)
- 3RD LEVEL (COURT YARD & RESIDENTIAL UNITS)
- 4TH TO 6TH LEVELS (RESIDENTIAL UNITS)

PHASE 2
PROPOSED MULTIFAMILY RESIDENTIAL BUILDING.
- 2 LEVELS OF PARKING
- 4 LEVELS OF APARTMENT UNITS AT UPPER FLOORS.
-GROUND LEVEL (LOBBY & AMENITIES)
-2ND LEVEL (AMENITIES)
- 3RD LEVEL (COURT YARD & RESIDENTIAL UNITS)
- 4TH TO 6TH LEVELS (RESIDENTIAL UNITS)

PHASE 3
PROPOSED MIX USE BUILDING.
- 2 LEVELS OF PARKING
- 4 LEVELS OF APARTMENT UNITS AT UPPER FLOORS.
-1ST LEVEL (LIVE WORK, COMMERCIAL / RETAIL SPACE & LOBBY)
-2ND LEVEL (LIVE WORK, COMMERCIAL / RETAIL SPACE & LOBBY)
-3RD LEVEL (COURT YARD & RESIDENTIAL UNITS)
- 4TH TO 6TH LEVEL (RESIDENTIAL UNITS)

PHASE 4
PROPOSED PUBLIC PARK MIN. 7,000 SF, ALL STREET AND STREETScape IMPROVEMENTS.

PHASE 5
PROPOSED IMPROVEMENTS WITHIN THE 25FT ROCKAWAY BUFFER AREA .

PROPOSED
MULTI RESIDENTIAL BUILDING
FOR MERIDIA
63-105 BASSETT HIGHWAY
DOVER, NJ STRAFFORD COUNTY
6 # 1201 #

PROJECT:

Capodagli
Property Company
"Building on belonging since 1970"

APPLICANT / OWNER PROFESSIONALS

ARCHITECT
CPA ARCHITECTURE
6401 PARK AVENUE,
SUITE 201
WEST NEW YORK, NJ 07093

CHRISTIANO PEREIRA, R.A.
NJ 21A102003200

CIVIL ENGINEER
STONEFIELD ENGINEERING
& DESIGN
92 PARK AVENUE,
RUTHERFORD, NJ 07070

JONATHAN R. ISTRANYI, PE
PHONE # 201.340.4468
JISTRANYI@STONEFIELDENG.COM

APPLICANT/OWNER
MERIDIA DOVER 63, URBAN
RENEWAL, LLC
201 S WOOD AVENUE
LINDEN, NJ 07036

ATTORNEY
ALISON C. INGENITO
CAPODAGLI PROPERTY
COMPANY
LINDEN, NEW JERSEY 07036
ALISON@CAPODAGLI.COM

	4 RESIDENTIAL LEVELS							
	PHASE 1		PHASE 2		PHASE 3		TOTAL	
	%	Units	%	Units	%	Units	%	Units
Live/Work	0%		0%		5%	12	1.9%	12
Flats	6%	16	19%	28	10%	24	10.6%	68
One Bedroom	67%	172	44%	64	60%	144	59.4%	380
Two Bedroom	25%	64	36%	52	25%	60	27.5%	176
Three Bedroom	2%	4	0%	-	0%	-	0.6%	4
Total		256	100%	144	100%	240		640

	PARKING					
	PHASE 1		PHASE 2		PHASE 3	TOTAL
	Units		Units		Units	Units
On Grade	19		10		45	74
Structured - 2nd	191		99		135	425
Structured - Ground	168		93		125	386
Structured - B1	180		-		-	180
Total	558		202		305	1,065
	PHASE 1		PHASE 2		PHASE 3	TOTAL
On Grade	-		-		-	-
Structured - 2nd	17		5		19	41
Structured - Ground	9		10		19	38
Structured - B1	17		-		-	17
Total	43		15		38	96

1

THIS PLAN HAS BEEN APPROVED ON _____
BY TOWN OF DOVER
APPROVED BY:

Board Chairman _____ Date _____

Board Secretary _____ Date _____

Board Engineer _____ Date _____

DRAWING TITLE:
-COVER SHEET

PROJECT No. 24-034A DATE: 12/05/2025
DRAWN BY: RV/ER SCALE: AS SHOWN

T-100

REVISIONS:	DATE:	DESCRIPTION:
No. 1	03/09/2026	RESUBMISSION SET

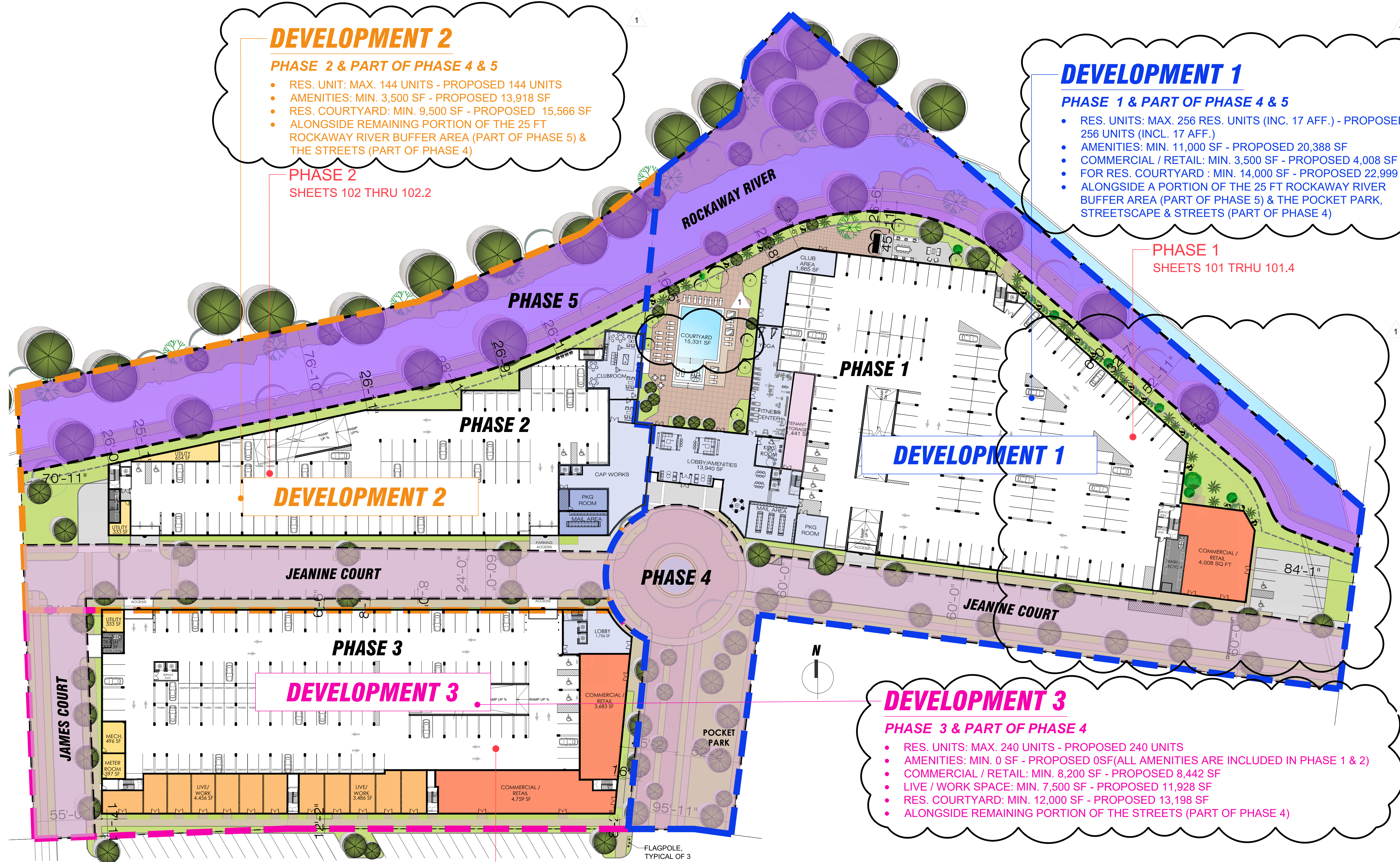
PROPOSED
MULTI RESIDENTIAL BUILDING

FOR: MERIDIA
63-102 BASSETT HIGHWAY
DOVER, NJ STRAFFORD COUNTY
6# 1201 #

Capodagli
Property Company
"Building on technology since 1970"

DRAWING TITLE:
-PHASING SITE PLAN

PROJECT No. 24-034A	DATE: 12/05/2025
DRAWN BY: IV/ER	SCALE: AS SHOWN



DEVELOPMENT 2
PHASE 2 & PART OF PHASE 4 & 5

- RES. UNIT: MAX. 144 UNITS - PROPOSED 144 UNITS
- AMENITIES: MIN. 3,500 SF - PROPOSED 13,918 SF
- RES. COURTYARD: MIN. 9,500 SF - PROPOSED 15,566 SF
- ALONGSIDE REMAINING PORTION OF THE 25 FT ROCKAWAY RIVER BUFFER AREA (PART OF PHASE 5) & THE STREETS (PART OF PHASE 4)

PHASE 2
SHEETS 102 THRU 102.2

DEVELOPMENT 1
PHASE 1 & PART OF PHASE 4 & 5

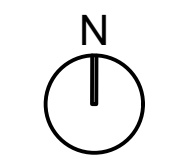
- RES. UNITS: MAX. 256 RES. UNITS (INC. 17 AFF.) - PROPOSED 256 UNITS (INCL. 17 AFF.)
- AMENITIES: MIN. 11,000 SF - PROPOSED 20,388 SF
- COMMERCIAL / RETAIL: MIN. 3,500 SF - PROPOSED 4,008 SF
- FOR RES. COURTYARD : MIN. 14,000 SF - PROPOSED 22,999 SF
- ALONGSIDE A PORTION OF THE 25 FT ROCKAWAY RIVER BUFFER AREA (PART OF PHASE 5) & THE POCKET PARK, STREETScape & STREETS (PART OF PHASE 4)

PHASE 1
SHEETS 101 TRHU 101.4

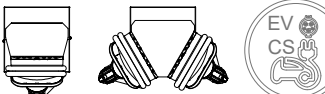
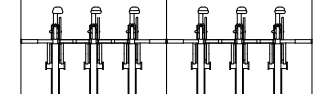
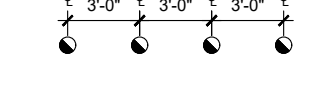
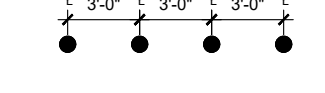
DEVELOPMENT 3
PHASE 3 & PART OF PHASE 4

- RES. UNITS: MAX. 240 UNITS - PROPOSED 240 UNITS
- AMENITIES: MIN. 0 SF - PROPOSED 0SF (ALL AMENITIES ARE INCLUDED IN PHASE 1 & 2)
- COMMERCIAL / RETAIL: MIN. 8,200 SF - PROPOSED 8,442 SF
- LIVE / WORK SPACE: MIN. 7,500 SF - PROPOSED 11,928 SF
- RES. COURTYARD: MIN. 12,000 SF - PROPOSED 13,198 SF
- ALONGSIDE REMAINING PORTION OF THE STREETS (PART OF PHASE 4)

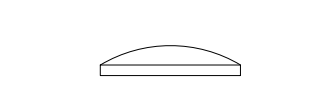



PHASE 3
SHEETS 103 THRU 103.2



- FLATS
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- LIVE/WORK
- COMMERCIAL/RETAIL
- TENNANT STORAGE
- LOBBY / AMENITIES
- MECH.

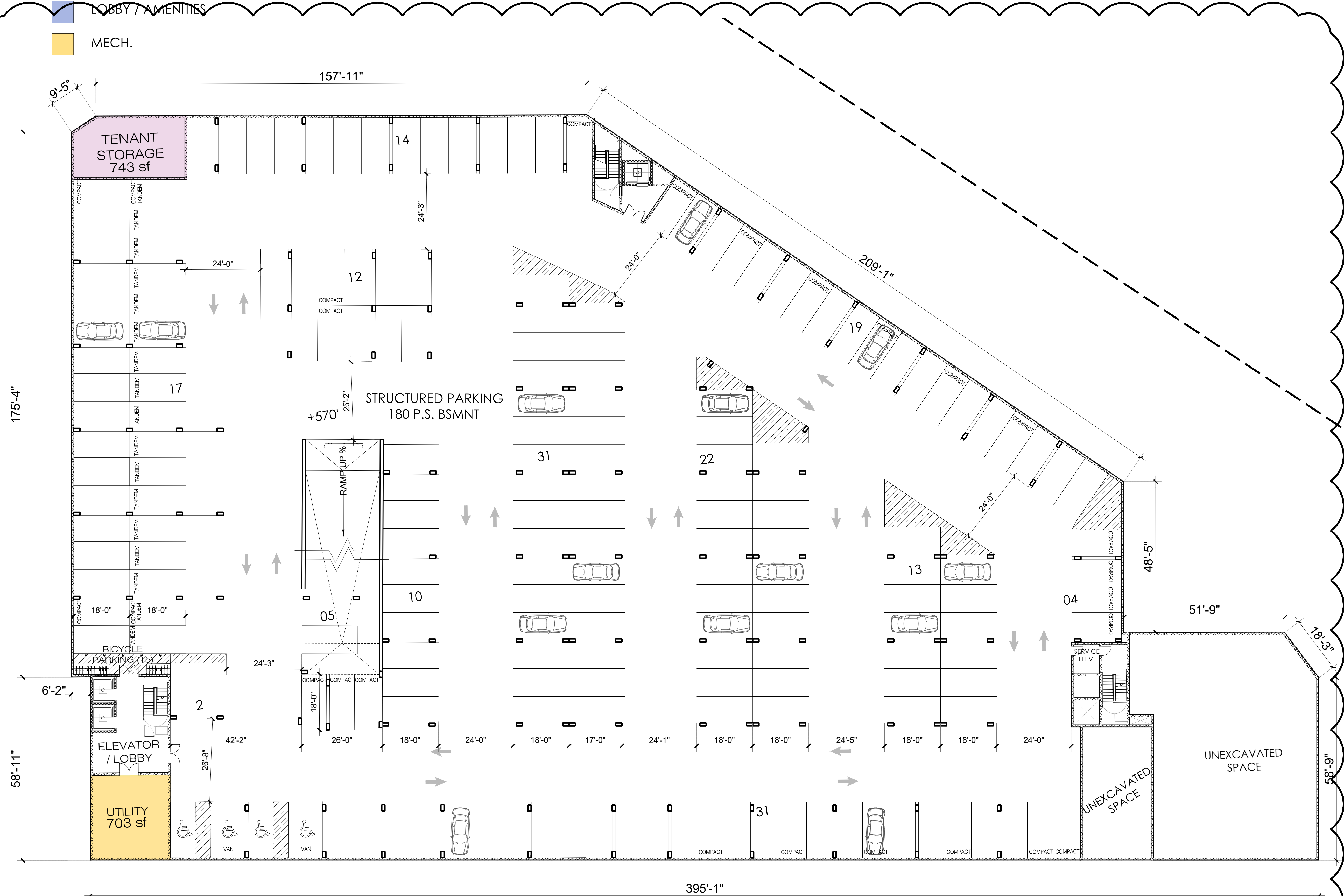
LEGEND	
	EV DETAIL PEDESTAL MOUNT
	BICYCLE STORAGE RACK DETAIL
	TRAFFIC BOLLARDS DETAIL
	TRAFFIC BOLLARDS DETAIL

REFER TO A-300's FOR SPECIFICATIONS

LEGEND	
	CONVEX MIRROR DETAIL
	CAUTION PEDESTRIAN CROSSING SIGN DETAIL
	NO TURN CAUTION SIGN DETAIL
	CLEARANCE BAR DETAIL

REFER TO A-300's FOR SPECIFICATIONS

NOTE:
PROPOSED LOCATION OF EV CHARGING STATIONS MUST BE COORDINATED AND FINALIZED W/ CIVIL DRAWINGS AS WELL AS LOCAL FIRE DEPARTMENT



1 PHASE 1 - BASEMENT LEVEL
SCALE 1/16" = 1'-0"

CPA ARCHITECTURE
6401 PARK AVENUE, Suite 201
West New York, New Jersey, 07093
Tel: 201 868 0701
Fax: 201 868 0708
www.cpaarchitecture.com

GN
Christiano Pereira P.A.
10000
CT 06854-51
VA 22091-0880
NY 10001-0880
NJ 07091-0880
FL 33107-0880

REV.	DATE	DESCRIPTION
1	03/09/2026	RESUBMISSION SET

PROPOSED RESIDENTIAL BUILDING
MULTI RESIDENTIAL BUILDING
FOR: MERIDIA
63-102 BASSETT HIGHWAY
DOVER, NJ STRAFFORD COUNTY
6 # 1201 #

Capodagli Property Company
"Building on technology since 1970"

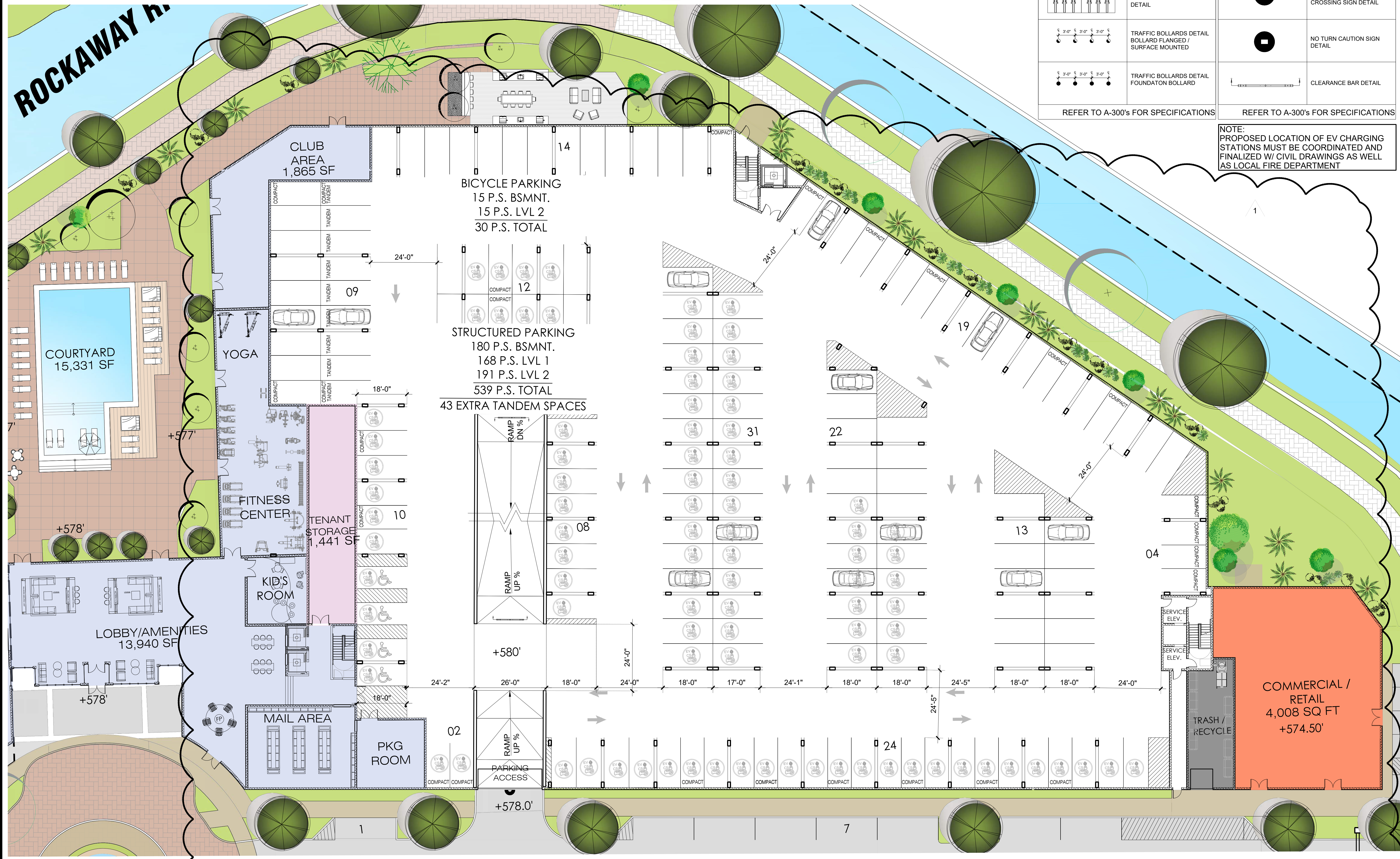
DRAWING TITLE:
-FLOOR PLANS

PROJECT No. 24-034A	DATE: 12/05/2025
DRAWN BY: IV ER	SCALE: AS SHOWN

- FLATS
- 2 BEDROOM
- LIVE/WORK
- TENNANT STORAGE
- 1 BEDROOM
- 3 BEDROOM
- COMMERCIAL/RETAIL
- LOBBY / AMENITIES
- MECH.

LEGEND	LEGEND
EV DETAIL PEDESTAL MOUNT	CONVEX MIRROR DETAIL
BICYCLE STORAGE RACK DETAIL	CAUTION PEDESTRIAN CROSSING SIGN DETAIL
TRAFFIC BOLLARDS DETAIL BOLLARD FLANGED / SURFACE MOUNTED	NO TURN CAUTION SIGN DETAIL
TRAFFIC BOLLARDS DETAIL FOUNDATION BOLLARD	CLEARANCE BAR DETAIL
REFER TO A-300's FOR SPECIFICATIONS	REFER TO A-300's FOR SPECIFICATIONS

NOTE: PROPOSED LOCATION OF EV CHARGING STATIONS MUST BE COORDINATED AND FINALIZED W/ CIVIL DRAWINGS AS WELL AS LOCAL FIRE DEPARTMENT



2 PHASE 1 - GROUND LEVEL
SCALE 1/16"=1'-0"



CPA
ARCHITECTURE

6401 PARK AVENUE
Suite 201
West New York,
New Jersey, 07093
Tel: 201 868 0701
Fax: 201 868 0708
www.cpaarchitecture.com

REVISONS:	DATE	DESCRIPTION
1	03/09/2026	RESUBMISSION SET

PROPOSED
MULTI RESIDENTIAL BUILDING
FOR: MERIDIA
63-105 BASSETT HIGHWAY
DOVER, NJ STRAFFORD COUNTY
6 # 1201 #

Capodagli

Property Company
"Building on technology since 1970"

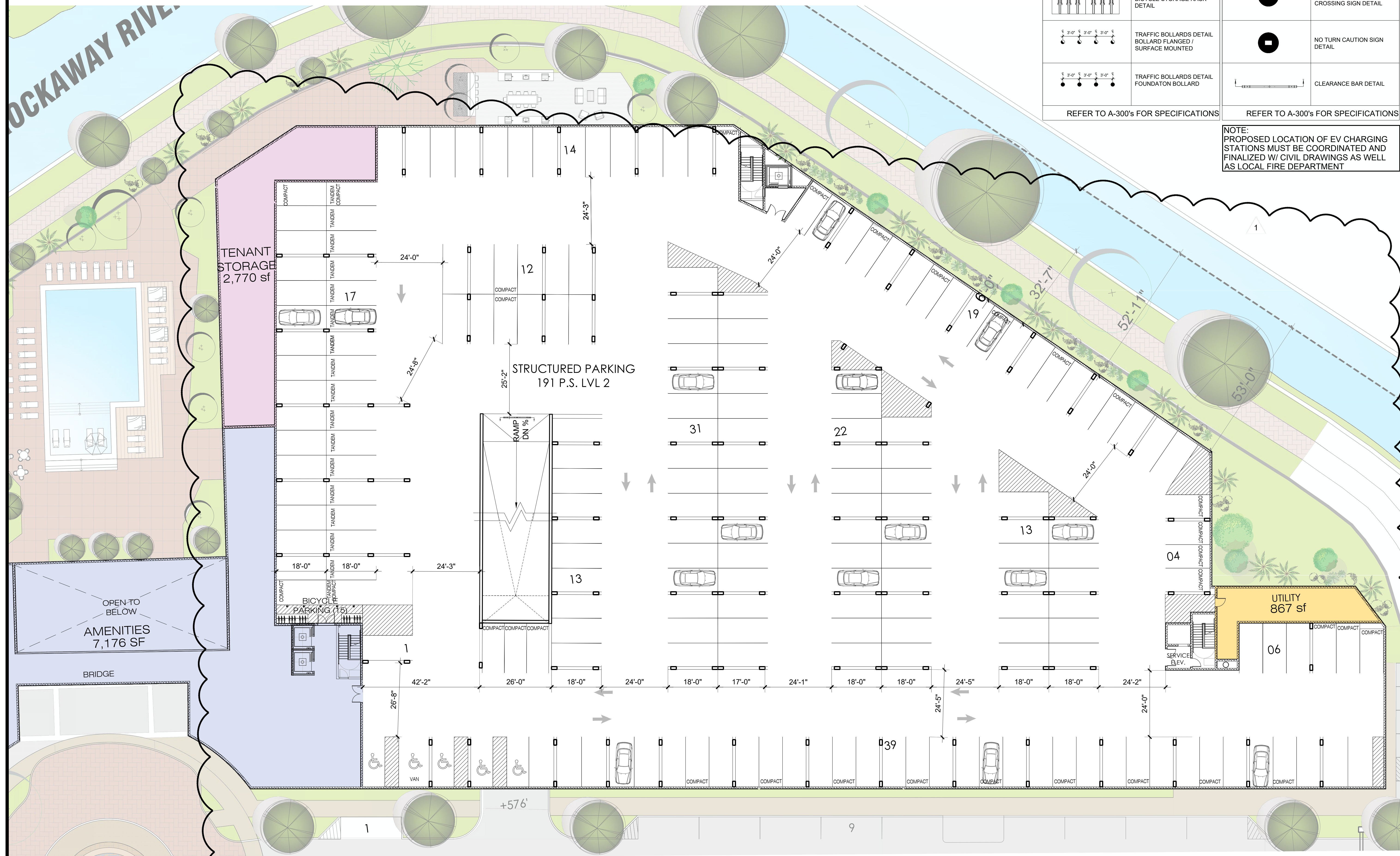
PROJECT No.	DATE
24-034A	12/05/2025
DRAWN BY:	SCALE:
IV/ER	AS SHOWN

A-101.1

- FLATS
- 2 BEDROOM
- LIVE/WORK
- TENNANT STORAGE
- 1 BEDROOM
- 3 BEDROOM
- COMMERCIAL/RETAIL
- LOBBY / AMENITIES
- MECH.

LEGEND	LEGEND
EV DETAIL PEDESTAL MOUNT	CONVEX MIRROR DETAIL
BICYCLE STORAGE RACK DETAIL	CAUTION PEDESTRIAN CROSSING SIGN DETAIL
TRAFFIC BOLLARDS DETAIL BOLLARD FLANGED / SURFACE MOUNTED	NO TURN CAUTION SIGN DETAIL
TRAFFIC BOLLARDS DETAIL FOUNDATION BOLLARD	CLEARANCE BAR DETAIL
REFER TO A-300's FOR SPECIFICATIONS	REFER TO A-300's FOR SPECIFICATIONS

NOTE:
PROPOSED LOCATION OF EV CHARGING STATIONS MUST BE COORDINATED AND FINALIZED W/ CIVIL DRAWINGS AS WELL AS LOCAL FIRE DEPARTMENT



3 PHASE 1 - SECOND LEVEL
SCALE 1/16"=1'-0"



CPA
ARCHITECTURE

6401 PARK AVENUE
Suite 201
West New York,
New Jersey, 07093
Tel: 201 868 0701
Fax: 201 868 0708
www.cpaarchitecture.com

REV. NO.	DATE	DESCRIPTION
1	03/09/2026	REUBMISSION SET

PROPOSED RESIDENTIAL BUILDING
MULTI RESIDENTIAL BUILDING
FOR: MERIDIA
63-105 BASSETT HIGHWAY
DOVER, NJ STRAFFORD COUNTY
6 ft. 1201 #

Capodagli
Property Company
Building on technology since 1970

DRAWING TITLE:
-FLOOR PLANS

PROJECT No. 24-034A	DATE 12/05/2025
DRAWN BY: IVY ER	SCALE: AS SHOWN

A-101.2

ROCKAWAY RIVER

- FLATS
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

CPA
ARCHITECTURE

6401 PARK AVENUE
Suite 201
West New York, NJ 07093
Tel: 201 868 0701
Fax: 201 868 0708
www.cpaarchitecture.com

GN

Christiano Pereira P.A.
10000
VA 22008
CT 06103
NY 10005
FL 33102

REVISIONS:	DATE	DESCRIPTION
1	03/06/2026	RESUBMISSION SET

PROPOSED
MULTI RESIDENTIAL BUILDING

FOR: MERIDIA
63-105 BASSETT HIGHWAY
DOVER, NJ STRAFFORD COUNTY
6 # 1201 #

Capodagli
Property Company
"Building on technology since 1970"

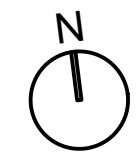
DRAWING TITLE:
-FLOOR PLANS

PROJECT No: 24-034A	DATE: 12/05/2025
DRAWN BY: IV/ER	SCALE: AS SHOWN

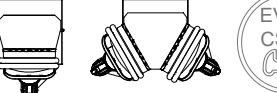
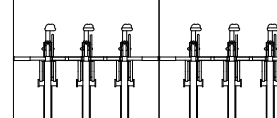
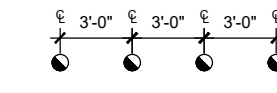
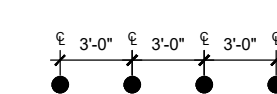
A-101.4

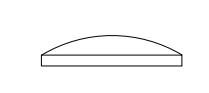

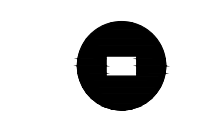



4 PHASE 1 - TYPICAL FLOOR PLAN 4TH - 6TH LEVEL
SCALE 1/16"=1'-0"



- FLATS
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- LIVE/WORK
- COMMERCIAL/RETAIL
- TENNANT STORAGE
- LOBBY / AMENITIES

LEGEND	
	EV DETAIL PEDESTAL MOUNT
	BICYCLE STORAGE RACK DETAIL
	TRAFFIC BOLLARDS DETAIL BOLLARD FLANGED / SURFACE MOUNTED
	TRAFFIC BOLLARDS DETAIL FOUNDATION BOLLARD
REFER TO A-300's FOR SPECIFICATIONS	

LEGEND	
	CONVEX MIRROR DETAIL
	CAUTION PEDESTRIAN CROSSING SIGN DETAIL
	NO TURN CAUTION SIGN DETAIL
	CLEARANCE BAR DETAIL
REFER TO A-300's FOR SPECIFICATIONS	

NOTE:
PROPOSED LOCATION OF EV CHARGING STATIONS MUST BE COORDINATED AND FINALIZED W/ CIVIL DRAWINGS AS WELL AS LOCAL FIRE DEPARTMENT

CPA
ARCHITECTURE

6401 PARK AVENUE
Suite 201
West New York,
New Jersey, 07093
Tel: 201 868 0701
Fax: 201 868 0708
www.cpaarchitecture.com

REV. NO.	DATE	DESCRIPTION
1	03/06/2026	RESUBMISSION SET

**PROPOSED
MULTI RESIDENTIAL BUILDING**

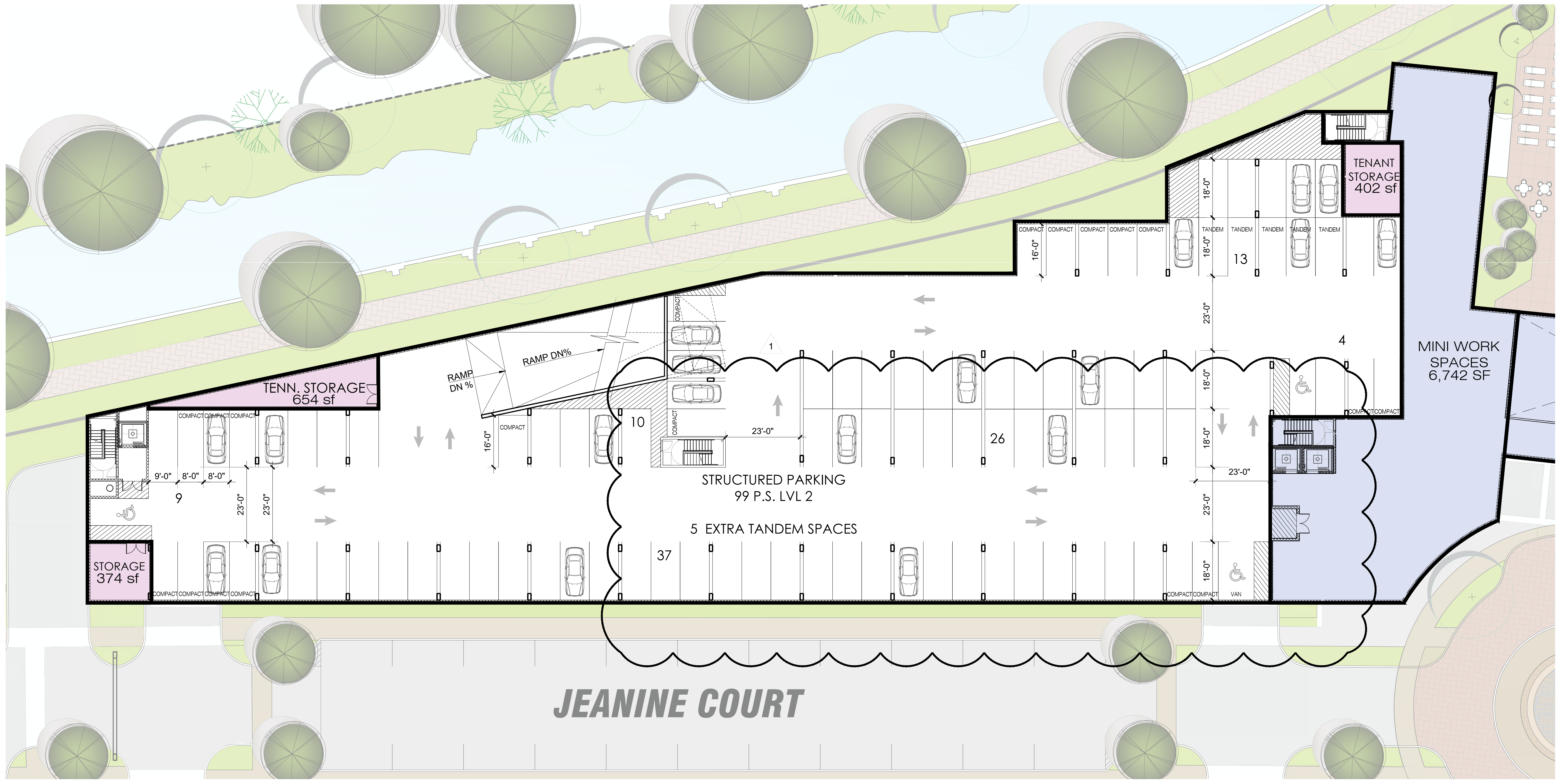
FOR: MERIDIA
63-105 BASSETT HIGHWAY
DOVER, NJ STRAFFORD COUNTY
6 # 1201 #

Capodagli
Property Company
"Building on technology since 1970"

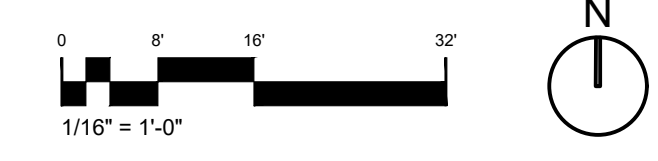
DRAWING TITLE:
-FLOOR PLANS

PROJECT No: 24-034A	DATE: 12/05/2025
DRAWN BY: IV/ER	SCALE: AS SHOWN

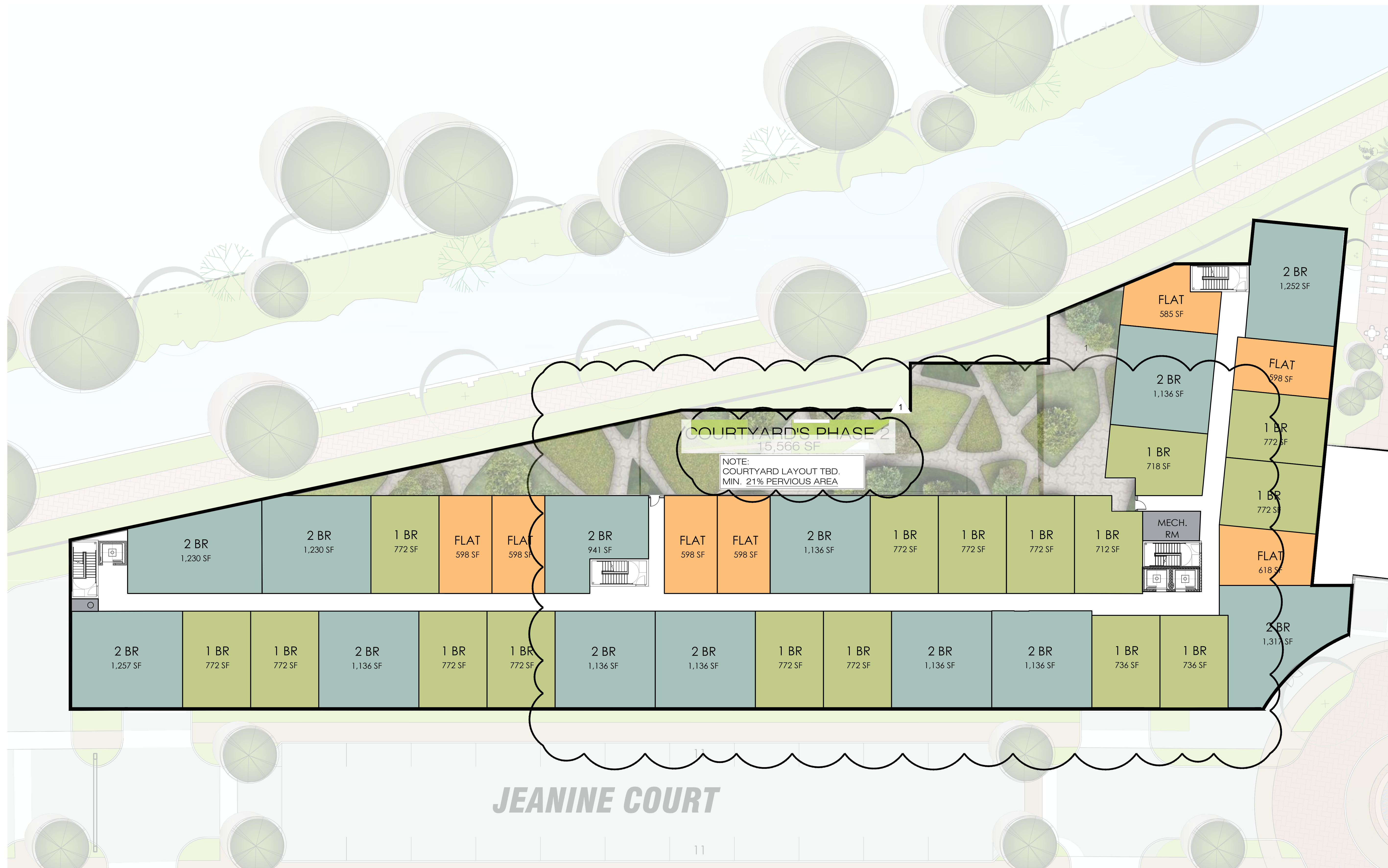
A-102.1



7 PHASE 2 - SECOND LEVEL
SCALE 1/16"=1'-0"



- FLATS
- 1 BEDROOM
- 2 BEDROOM

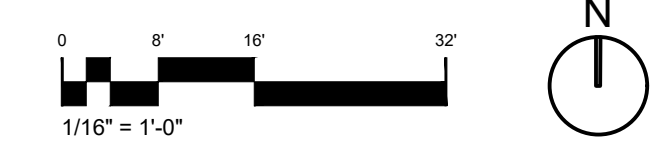


COURTYARD'S PHASE 2
15,566 SF

NOTE:
COURTYARD LAYOUT TBD.
MIN. 21% PERVIOUS AREA

JEANINE COURT

8 PHASE 2 - THIRD LEVEL FLOOR PLAN
SCALE 1/16"=1'-0"



CPA ARCHITECTURE
6401 PARK AVENUE, Suite 201
West New York, New Jersey, 07093
Tel: 201 868 0701
Fax: 201 868 0708
www.cpaarchitecture.com

REVISONS:	DATE	DESCRIPTION
	1	03/09/2026 RESUBMISSION SET

PROPOSED RESIDENTIAL BUILDING
MULTI RESIDENTIAL BUILDING
FOR: MERIDIA
63-105 BASSETT HIGHWAY
DOVER, NJ STRAFFORD COUNTY
6 # 1201 #

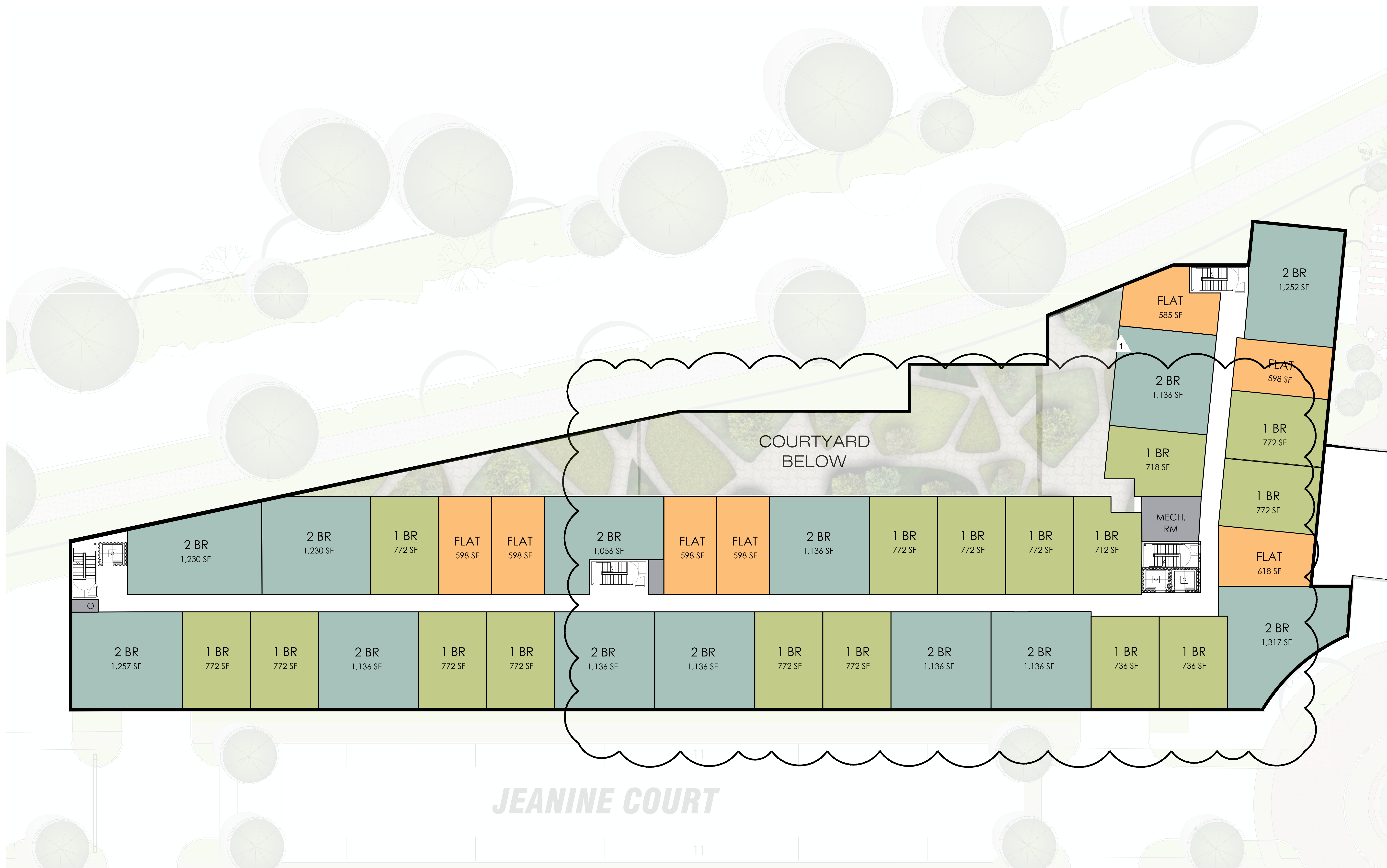
Capodagli Property Company
"Building on technology since 1970"

DRAWING TITLE:
-FLOOR PLANS

PROJECT No: 24-034A	DATE: 12/05/2025
DRAWN BY: IV/ER	SCALE: AS SHOWN

A-102.2

- FLATS
- 1 BEDROOM
- 2 BEDROOM



CPA
ARCHITECTURE

6401 PARK AVENUE
Suite 201
West New York,
New Jersey, 07093
Tel: 201 868 0701
Fax: 201 868 0708
www.cpaarchitecture.com

REV. NO.	DATE	DESCRIPTION
1	03/09/2026	RESUBMISSION SET

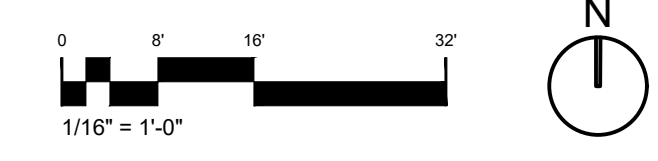
**PROPOSED
MULTI RESIDENTIAL BUILDING**

FOR: MERIDIA
63-105 BASSETT HIGHWAY
DOVER, NJ STRAFFORD COUNTY
6 # 1201 #

Capodagli
Property Company
"Building on technology since 1970"

DRAWING TITLE:
-FLOOR PLANS

9 PHASE 2 - TYPICAL 4TH - 6TH LEVEL FLOOR PLAN
SCALE 1/16"=1'-0"



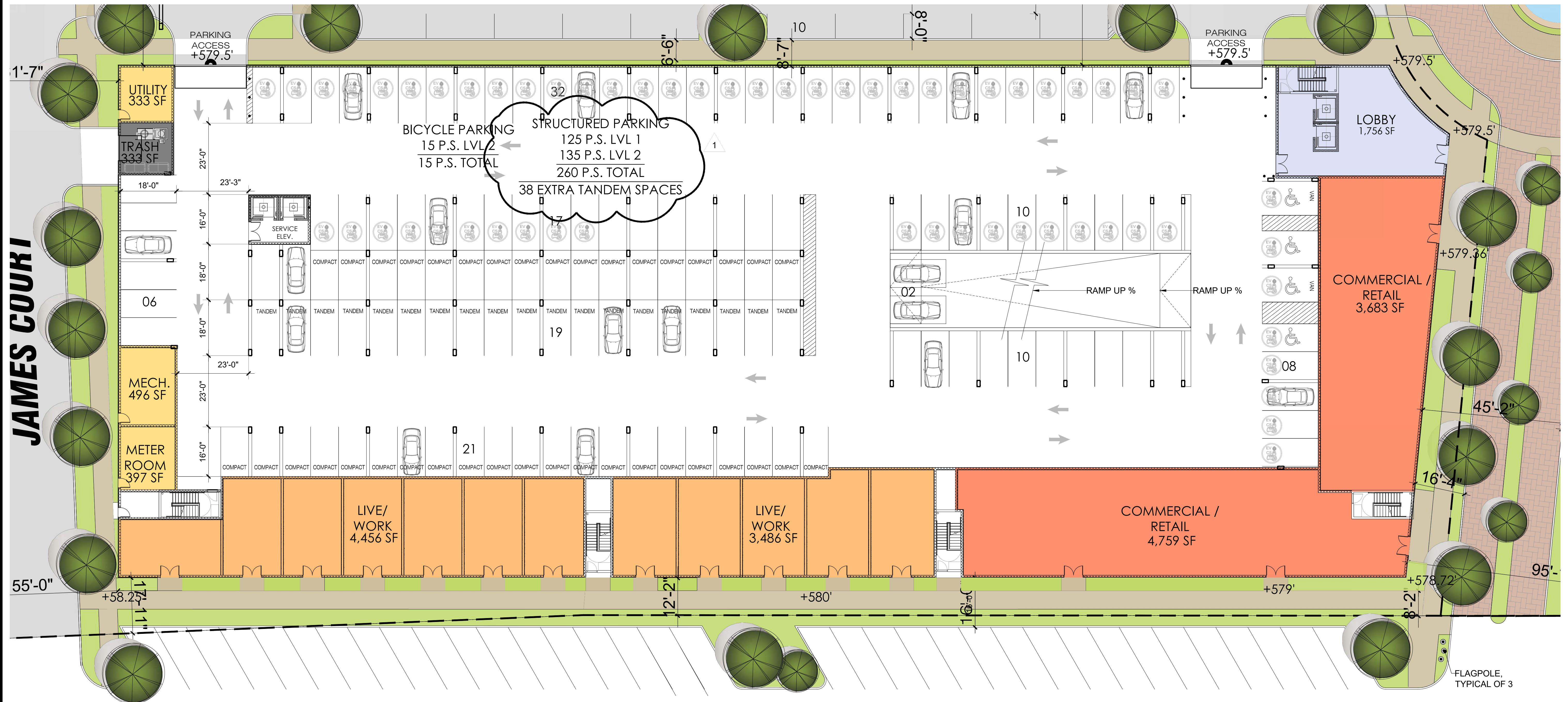
PROJECT No. 24-034A	DATE: 12/05/2025
DRAWN BY: IV/ER	SCALE: AS SHOWN

A-102.3

- FLATS
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- LIVE/WORK
- COMMERCIAL/RETAIL
- TENNANT STORAGE
- LOBBY / AMENITIES
- MECH.

LEGEND	LEGEND
EV DETAIL PEDESTAL MOUNT DETAIL	CONVEX MIRROR DETAIL
BICYCLE STORAGE RACK DETAIL	CAUTION PEDESTRIAN CROSSING SIGN DETAIL
TRAFFIC BOLLARDS DETAIL BOLLARD FLANGED / SURFACE MOUNTED	NO TURN CAUTION SIGN DETAIL
TRAFFIC BOLLARDS DETAIL FOUNDATION BOLLARD	CLEARANCE BAR DETAIL
REFER TO A-300's FOR SPECIFICATIONS	REFER TO A-300's FOR SPECIFICATIONS

NOTE:
PROPOSED LOCATION OF EV CHARGING STATIONS MUST BE COORDINATED AND FINALIZED W/ CIVIL DRAWINGS AS WELL AS LOCAL FIRE DEPARTMENT



JAMES COURI

BASSETT HIGHWAY

10 PHASE 3 - GROUND LEVEL
SCALE 1/16" = 1'-0"



CPA
ARCHITECTURE

6401 PARK AVENUE
Suite 201
West New York,
New Jersey, 07093
Tel: 201 868 0701
Fax: 201 868 0708
www.cpaarchitecture.com

G

Christiano Pereira P.A.
2000
27 PARK DRIVE
NEW YORK, NY 10004-5111
PH: 212 693 8888

REVISIONS:	DATE	DESCRIPTION
No. 1	03/06/2026	RESUBMISSION SET

PROPOSED
MULTI RESIDENTIAL BUILDING

FOR: MERIDIA
63-102 BASSETT HIGHWAY
DOVER, NJ STRAFFORD COUNTY
6 # 1201 #

Capodagli

Property Company
"Building on technology since 1970"

PROJECT: -FLOOR PLANS

PROJECT No. 24-034A
DATE: 12/05/2025
DRAWN BY: IV/ER
SCALE: AS SHOWN

A-103

- FLATS
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- LIVE/WORK
- COMMERCIAL/RETAIL
- TENNANT STORAGE
- LOBBY / AMENITIES
- MECH.

LEGEND	LEGEND
EV DETAIL PEDESTAL MOUNT	CONVEX MIRROR DETAIL
BICYCLE STORAGE RACK DETAIL	CAUTION PEDESTRIAN CROSSING SIGN DETAIL
TRAFFIC BOLLARDS DETAIL BOLLARD FLANGED / SURFACE MOUNTED	NO TURN CAUTION SIGN DETAIL
TRAFFIC BOLLARDS DETAIL FOUNDATION BOLLARD	CLEARANCE BAR DETAIL
REFER TO A-300's FOR SPECIFICATIONS	REFER TO A-300's FOR SPECIFICATIONS

NOTE:
PROPOSED LOCATION OF EV CHARGING STATIONS MUST BE COORDINATED AND FINALIZED W/ CIVIL DRAWINGS AS WELL AS LOCAL FIRE DEPARTMENT

CPA

ARCHITECTURE

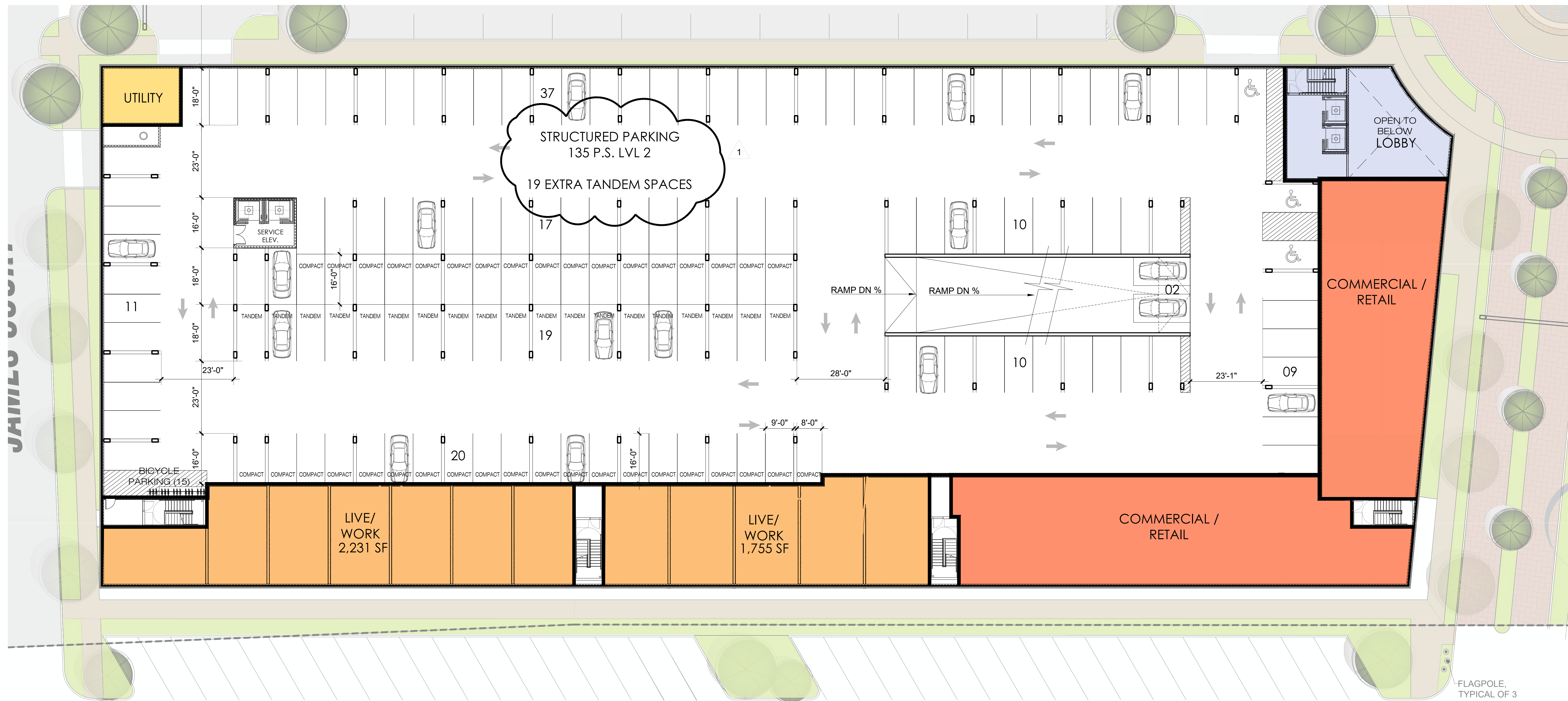
6401 PARK AVENUE
Suite 201
West New York,
New Jersey, 07093
Tel: 201 868 0701
Fax: 201 868 0708
www.cpaarchitecture.com

REVISIO	DATE	DESCRIPTION
1	03/06/2026	RESUBMISSION SET

PROPOSED
MULTI RESIDENTIAL BUILDING

FOR: MERIDIA
63-105 BASSETT HIGHWAY
DOVER, NJ STRAFFORD COUNTY
6# 1201 #

"Building on technology since 1970"



35 PARKING SPACES

BASSETT HIGHWAY

11

PHASE 3 - SECOND LEVEL
SCALE 1/16" = 1'-0"

1/16" = 1'-0"

N

DRAWING TITLE:
-FLOOR PLANS

PROJECT No. 24-034A	DATE 12/05/2025
DRAWN BY: IV/ER	SCALE: AS SHOWN

A-103.1

- FLATS
- 1 BEDROOM
- 2 BEDROOM

CPA
ARCHITECTURE

6401 PARK AVENUE
Suite 201
West New York,
New Jersey, 07093
Tel: 201 868 0701
Fax: 201 868 0708
www.cpaarchitecture.com

REV. NO.	DATE	DESCRIPTION
1	03/06/2026	RESUBMISSION SET

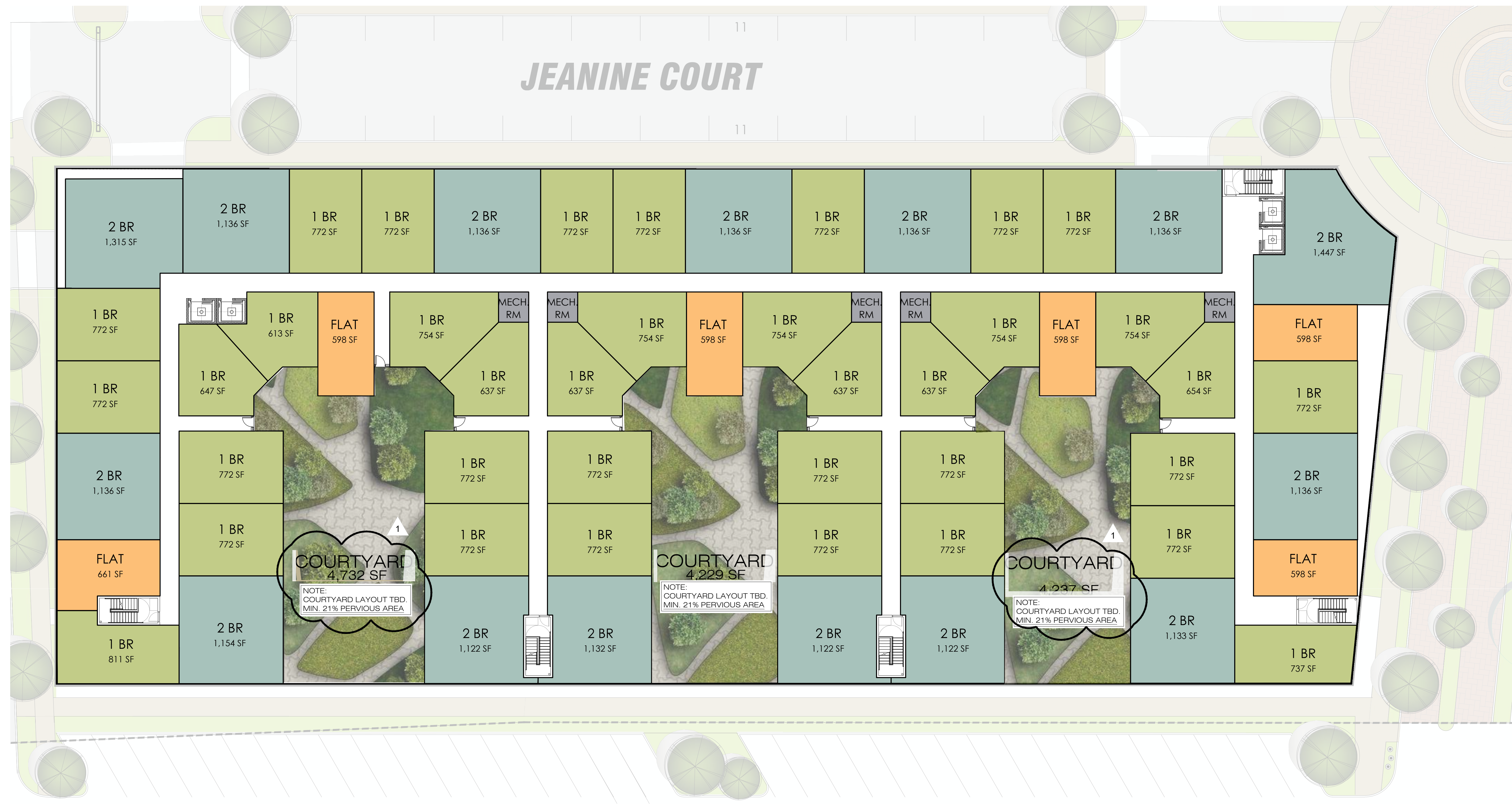
PROPOSED
MULTI RESIDENTIAL BUILDING
FOR MERIDIA
63-105 BASSETT HIGHWAY
DOVER, NJ STRAFFORD COUNTY
6 # 1201 #

Capodagli
Property Company
"Building on technology since 1970"

DRAWING TITLE:
-FLOOR PLANS

PROJECT No. 24-034A	DATE: 12/05/2025
DRAWN BY: IV/ER	SCALE: AS SHOWN

A-103.2

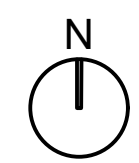
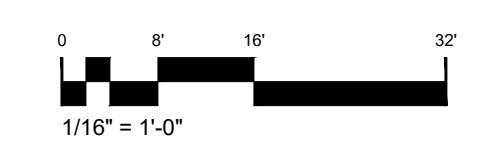


JEANINE COURT

35 PARKING SPACES

BASSETT HIGHWAY

12 PHASE 3 - THIRD LEVEL FLOOR PLAN
SCALE 1/16"=1'-0"



- FLATS
- 1 BEDROOM
- 2 BEDROOM



6401 PARK AVENUE
Suite 201
West New York,
New Jersey, 07093
Tel: 201 868 0701
Fax: 201 868 0708
www.cpaarchitecture.com

Christiano Pereira P.A.
Professional Engineer
No. 36020
CT 00845-01
PA 00000000
NJ 00000000

REVISIONS:	DATE	DESCRIPTION
No. 1	03/06/2026	RESUBMISSION SET

PROPOSED
MULTI RESIDENTIAL BUILDING
FOR MERIDIA
63-105 BASSETT HIGHWAY
DOVER, NJ STRAFFORD COUNTY
6# 1201 #

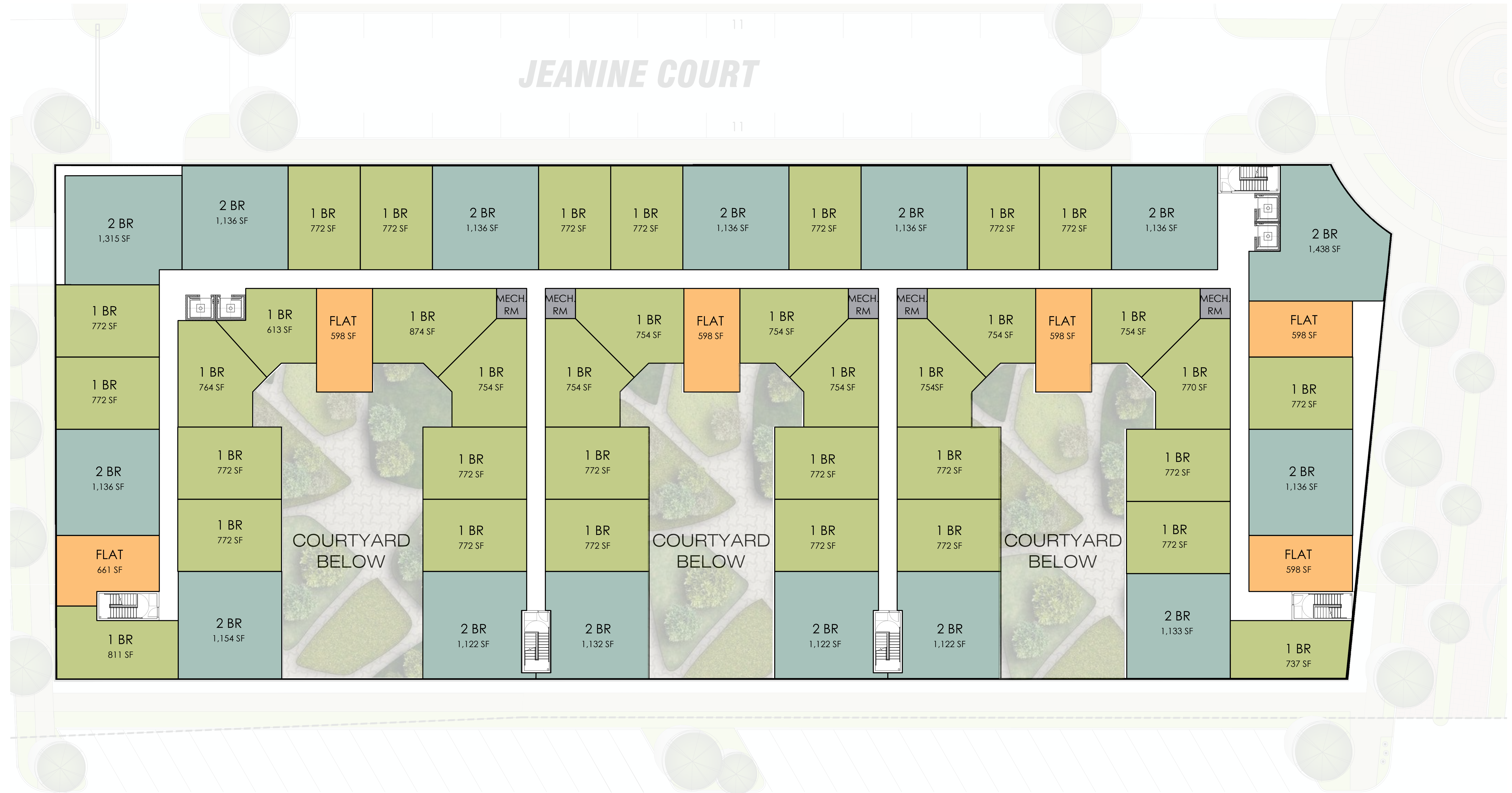


PROJECT:

DRAWING TITLE:
-FLOOR PLANS

PROJECT No. 24-034A	DATE 12/05/2025
DRAWN BY: IV/ER	SCALE: AS SHOWN

A-103.3

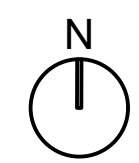
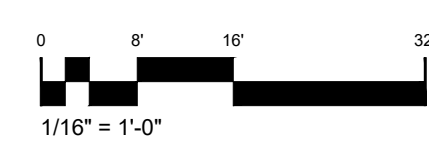


JEANINE COURT

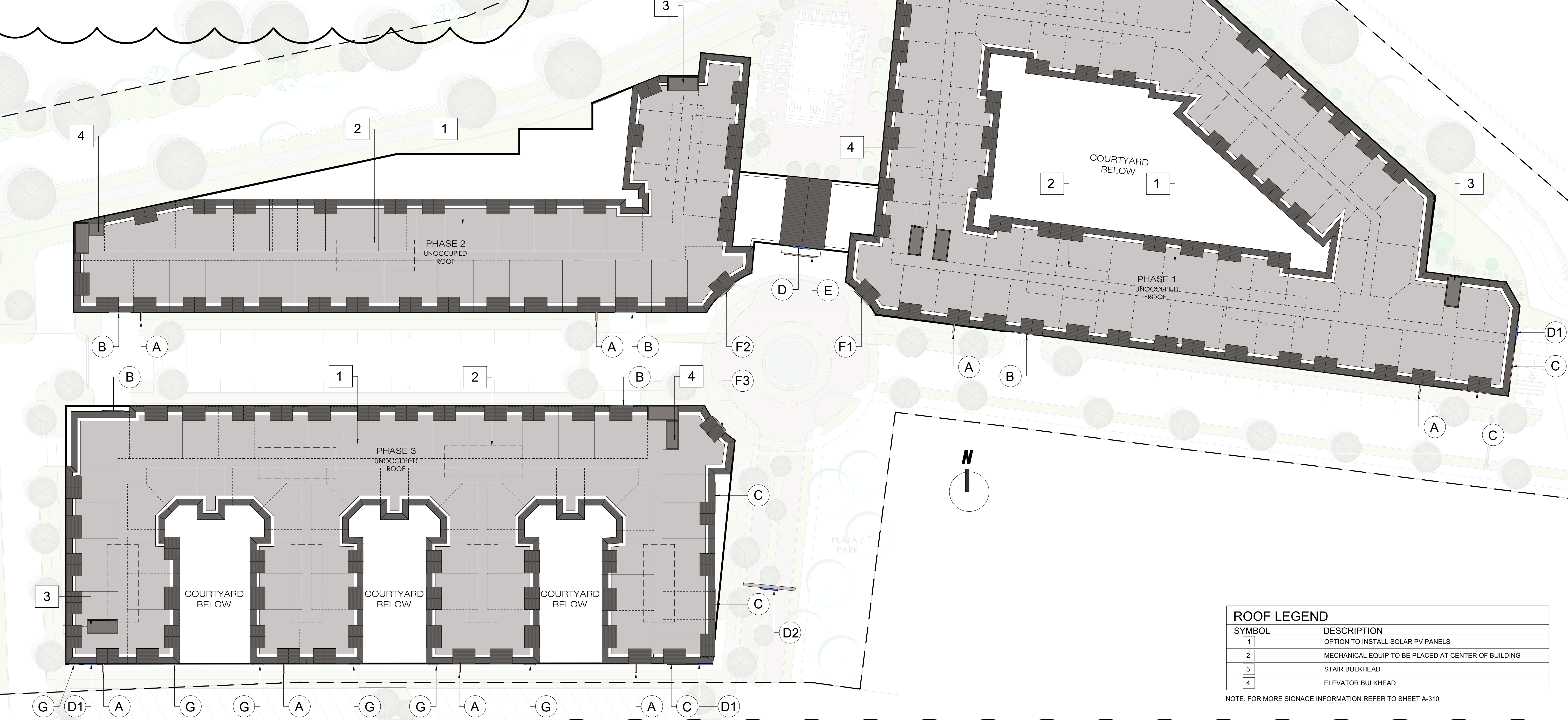
35 PARKING SPACES

BASSETT HIGHWAY

12 PHASE 3 - TYPICAL 4TH - 6TH LEVEL FLOOR PLAN
SCALE 1/16" = 1'-0"



SIGNAGE REQUIREMENT PHASE 2						
SIGNAGE	SIZE	LETTER SIZE HEIGHT	#UNITS	UNIT SQ. FT.	TOTAL SQ. FT.	
A	BLADE SIGN	6'X4.42'	MAX. 24"	2	26.5	53.00
B	PARKING SIGN	1'-0" X 6'-3"	MAX. 6.5"	2	6.5	13.00
C	RETAIL/RESTAURANT SIGN	20'X4.92'	MAX. 42"	-	98.4	-
D	"M" LOGO SIGN	11'X8.42'	MAX. 101"	1	92.62	92.62
D1	"M" LOGO SIGN	8.42'X6'	MAX. 72"	-	50.52	-
D2	"M" LOGO SIGN AT ENTRY GATE	6'-2"X3'-6"	MAX. 42"	-	21.5	-
E	CANOPY SIGN TYPE 1 (BLDG. ADDRESS)	21.25'X3.25'	MAX. 10"	-	69.06	-
F1	CANOPY SIGN TYPE 2 (BLDG. ADDRESS)	21.25'X3.25'	MAX. 39"	-	69.06	-
F2	CANOPY SIGN TYPE 3 (BLDG. ADDRESS)	21.25'X3.25'	MAX. 39"	1	69.06	69.06
F3	CANOPY SIGN TYPE 4 (BLDG. ADDRESS)	21.25'X3.25'	MAX. 39"	-	69.06	-
G	LIVE/WORK SIGN	20" Ø	-	1.22	-	-
TOTAL SQ. FT.				-	1.22	227.68



ROOF LEGEND	
SYMBOL	DESCRIPTION
1	OPTION TO INSTALL SOLAR PV PANELS
2	MECHANICAL EQUIP TO BE PLACED AT CENTER OF BUILDING
3	STAIR BULKHEAD
4	ELEVATOR BULKHEAD

NOTE: FOR MORE SIGNAGE INFORMATION REFER TO SHEET A-310

SIGNAGE REQUIREMENT PHASE 3						
SIGNAGE	SIZE	LETTER SIZE HEIGHT	#UNITS	UNIT SQ. FT.	TOTAL SQ. FT.	
A	BLADE SIGN	6'X4.42'	MAX. 24"	4	26.5	106.00
B	PARKING SIGN	1'-0" X 6'-3"	MAX. 6.5"	2	6.5	13.00
C	RETAIL/RESTAURANT SIGN	20'X4.92'	MAX. 42"	3	98.4	295.20
D	"M" LOGO SIGN	11'X8.42'	MAX. 101"	-	92.62	-
D1	"M" LOGO SIGN	8.42'X6'	MAX. 72"	2	50.52	101.04
D2	"M" LOGO SIGN AT ENTRY GATE	6'-2"X3'-6"	MAX. 42"	1	21.5	21.5
E	CANOPY SIGN TYPE 1 (BLDG. ADDRESS)	21.25'X3.25'	MAX. 10"	-	69.06	-
F1	CANOPY SIGN TYPE 2 (BLDG. ADDRESS)	21.25'X3.25'	MAX. 39"	-	69.06	-
F2	CANOPY SIGN TYPE 3 (BLDG. ADDRESS)	21.25'X3.25'	MAX. 39"	-	69.06	-
F3	CANOPY SIGN TYPE 4 (BLDG. ADDRESS)	21.25'X3.25'	MAX. 39"	1	69.06	69.06
G	LIVE/WORK SIGN	20" Ø	-	6	1.22	7.32
TOTAL SQ. FT.				-	1.22	613.12

SIGNAGE REQUIREMENT PHASE 1						
SIGNAGE	SIZE	LETTER SIZE HEIGHT	#UNITS	UNIT SQ. FT.	TOTAL SQ. FT.	
A	BLADE SIGN	6'X4.42'	MAX. 24"	2	26.5	53.00
B	PARKING SIGN	1'-0" X 6'-3"	MAX. 6.5"	1	6.5	6.50
C	RETAIL/RESTAURANT SIGN	20'X4.92'	MAX. 42"	2	98.4	196.80
D	"M" LOGO SIGN	11'X8.42'	MAX. 101"	-	92.62	-
D1	"M" LOGO SIGN	8.42'X6'	MAX. 72"	2	50.52	101.04
D2	"M" LOGO SIGN AT ENTRY GATE	6'-2"X3'-6"	MAX. 42"	-	21.5	-
E	CANOPY SIGN TYPE 1 (BLDG. ADDRESS)	21.25'X3.25'	MAX. 10"	1	69.06	69.06
F1	CANOPY SIGN TYPE 2 (BLDG. ADDRESS)	21.25'X3.25'	MAX. 39"	1	69.06	69.06
F2	CANOPY SIGN TYPE 3 (BLDG. ADDRESS)	21.25'X3.25'	MAX. 39"	-	69.06	-
F3	CANOPY SIGN TYPE 4 (BLDG. ADDRESS)	21.25'X3.25'	MAX. 39"	-	69.06	-
G	LIVE/WORK SIGN	20" Ø	-	1.22	-	-
TOTAL SQ. FT.				-	1.22	495.46

1 ROOF PLAN
Scale 1/32"=1'-0"

35 PARKING SPACES
BASSETT HIGHWAY

CPA ARCHITECTURE
6401 PARK AVENUE, Suite 201
West New York, NJ 07093
Tel: 201 868 0701
Fax: 201 868 0708
www.cpaarchitecture.com

Christiano Pereira P.A.
63-105 BASSETT HIGHWAY
DOVER, NJ STRAFFORD COUNTY
6# 1201 #

REV. NO.	DATE	DESCRIPTION
1	03/09/2026	RESUBMISSION SET

PROPOSED MULTI RESIDENTIAL BUILDING
FOR: MERIDIA
63-105 BASSETT HIGHWAY
DOVER, NJ STRAFFORD COUNTY
6# 1201 #

Capodagli Property Company
"Building on technology since 1970"

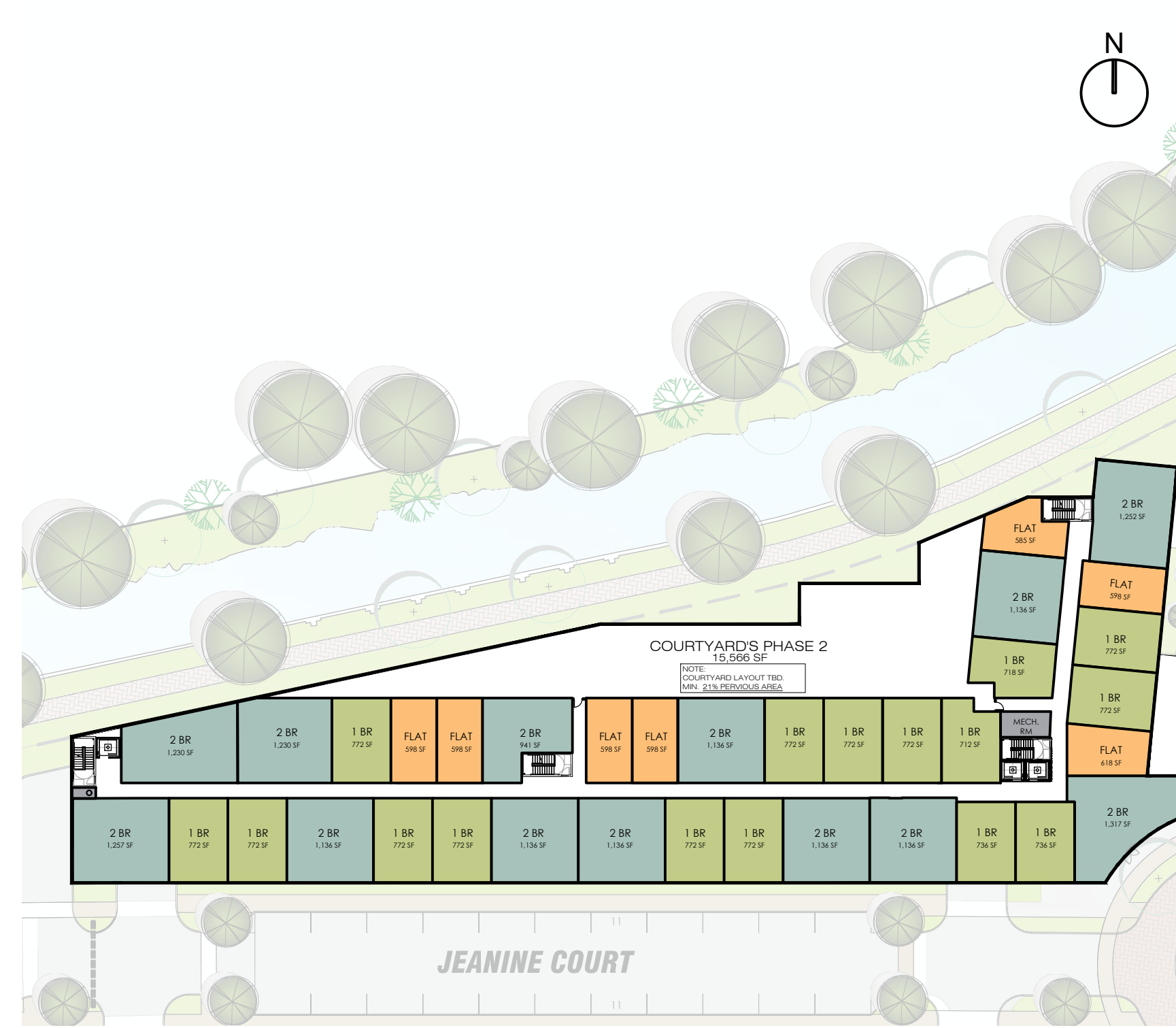
PROJECT: **ROOF PLAN**

PROJECT No. 24-034A	DATE: 12/05/2025
DRAWN BY: IV/ER	SCALE: AS SHOWN

A-104



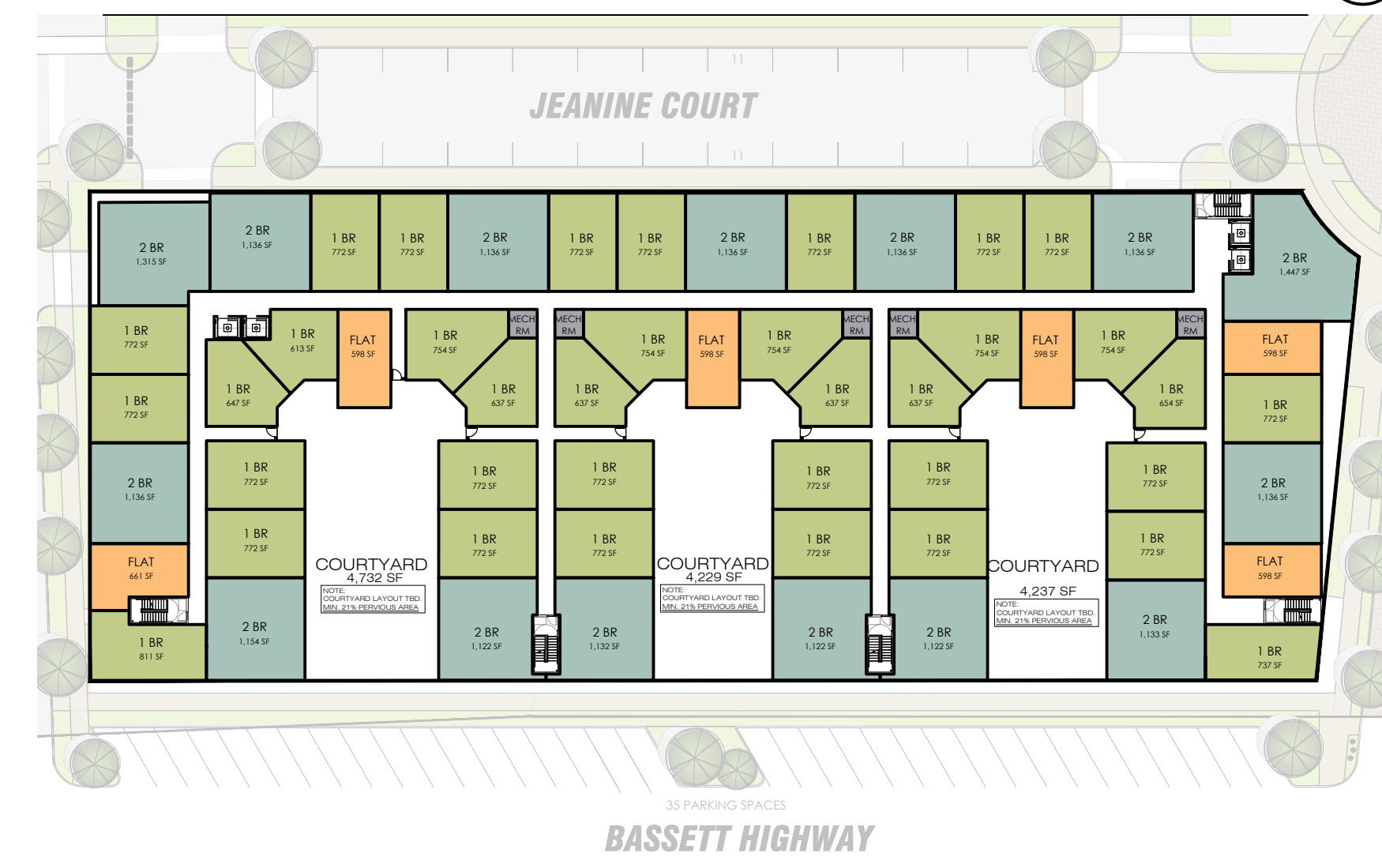
A PHASE 1 - TYPICAL UNIT ON PLAN KEY
SCALE N.T.S.



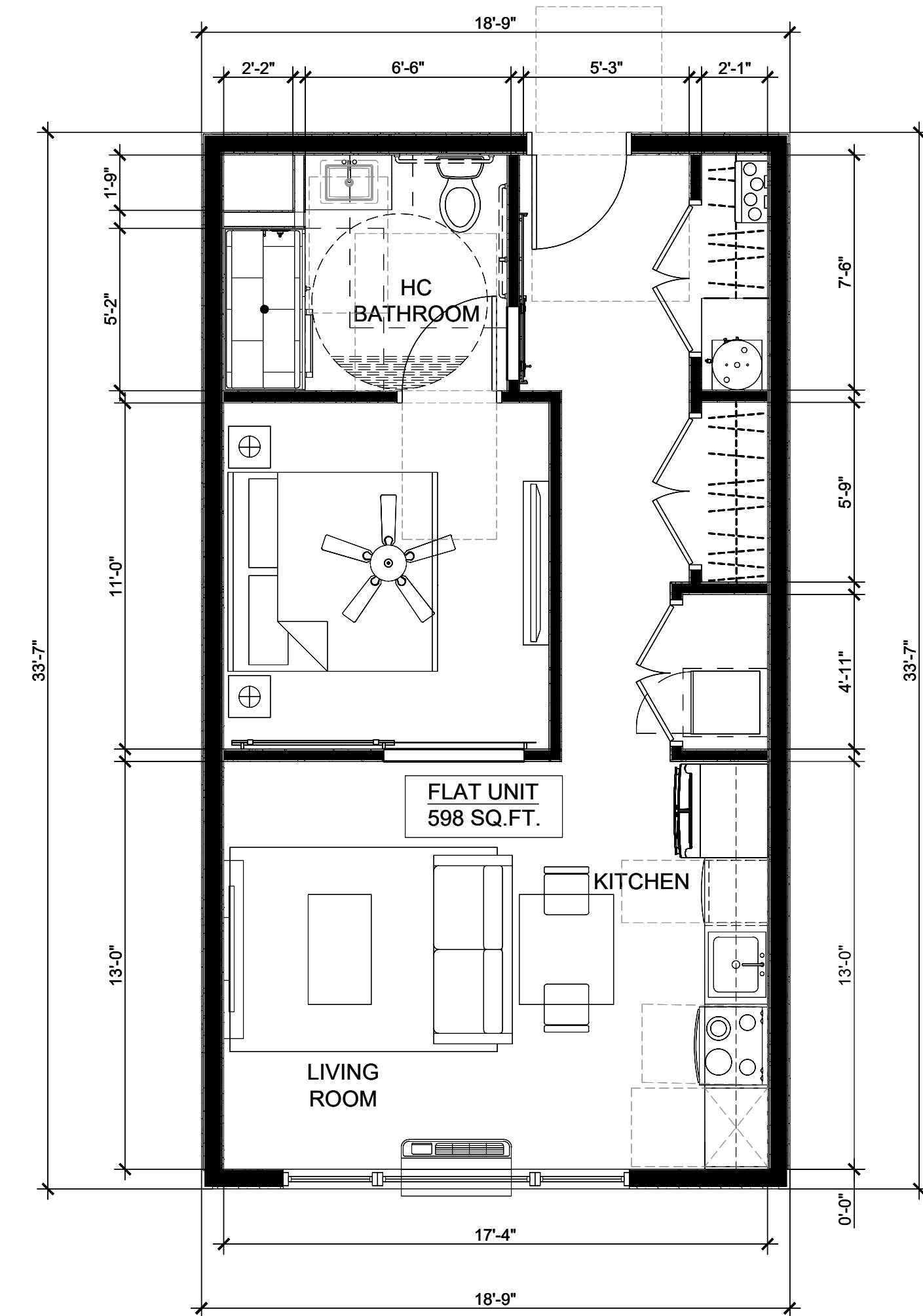
B PHASE 2 - TYPICAL UNIT ON PLAN KEY
SCALE N.T.S.

PROPOSED MINIMUM SQUARE FOOTAGE PER UNIT TYPE:

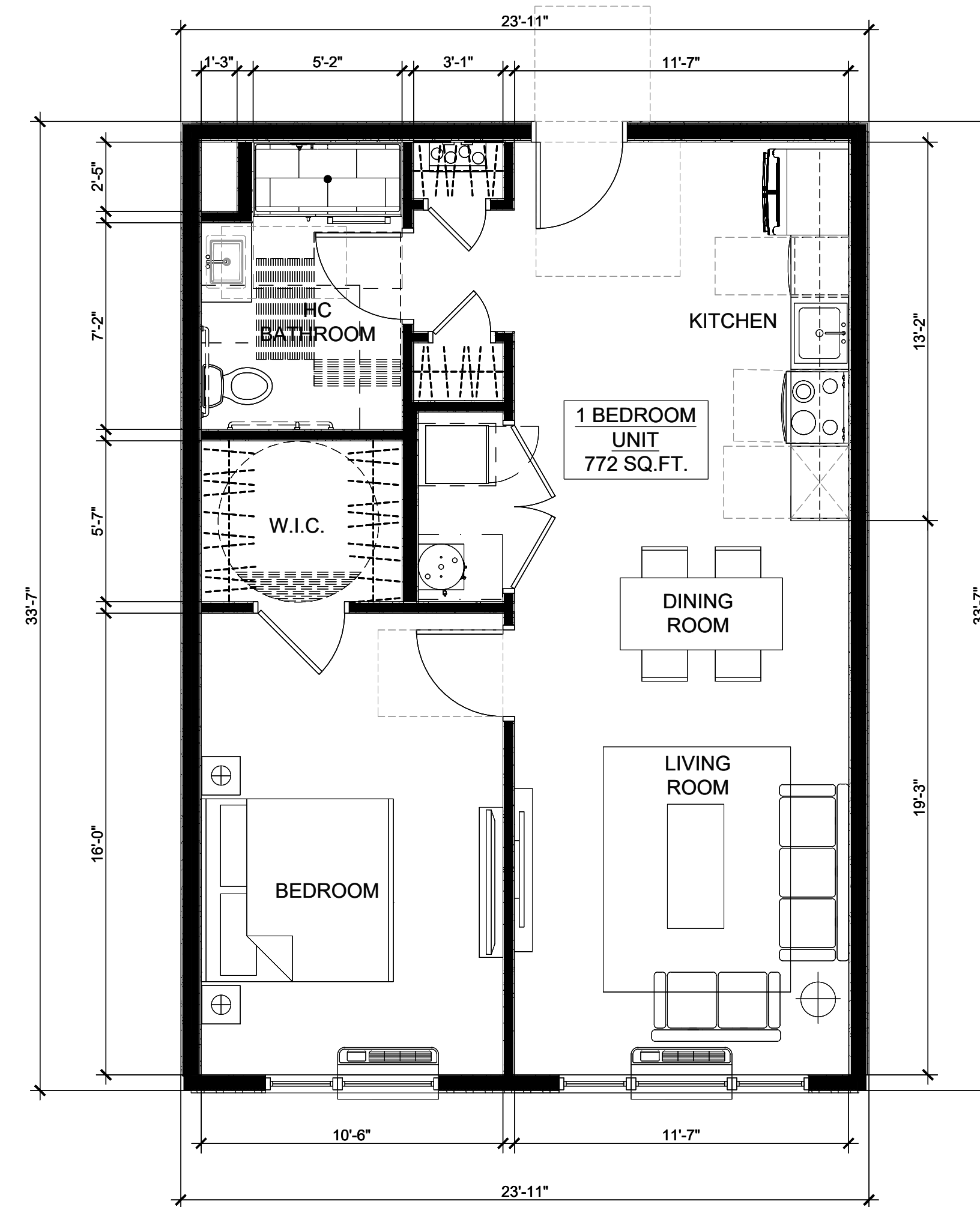
FLATS -	589 SQ. FT.
1 BEDROOM -	772 SQ. FT.
2 BEDROOM -	938 SQ. FT.



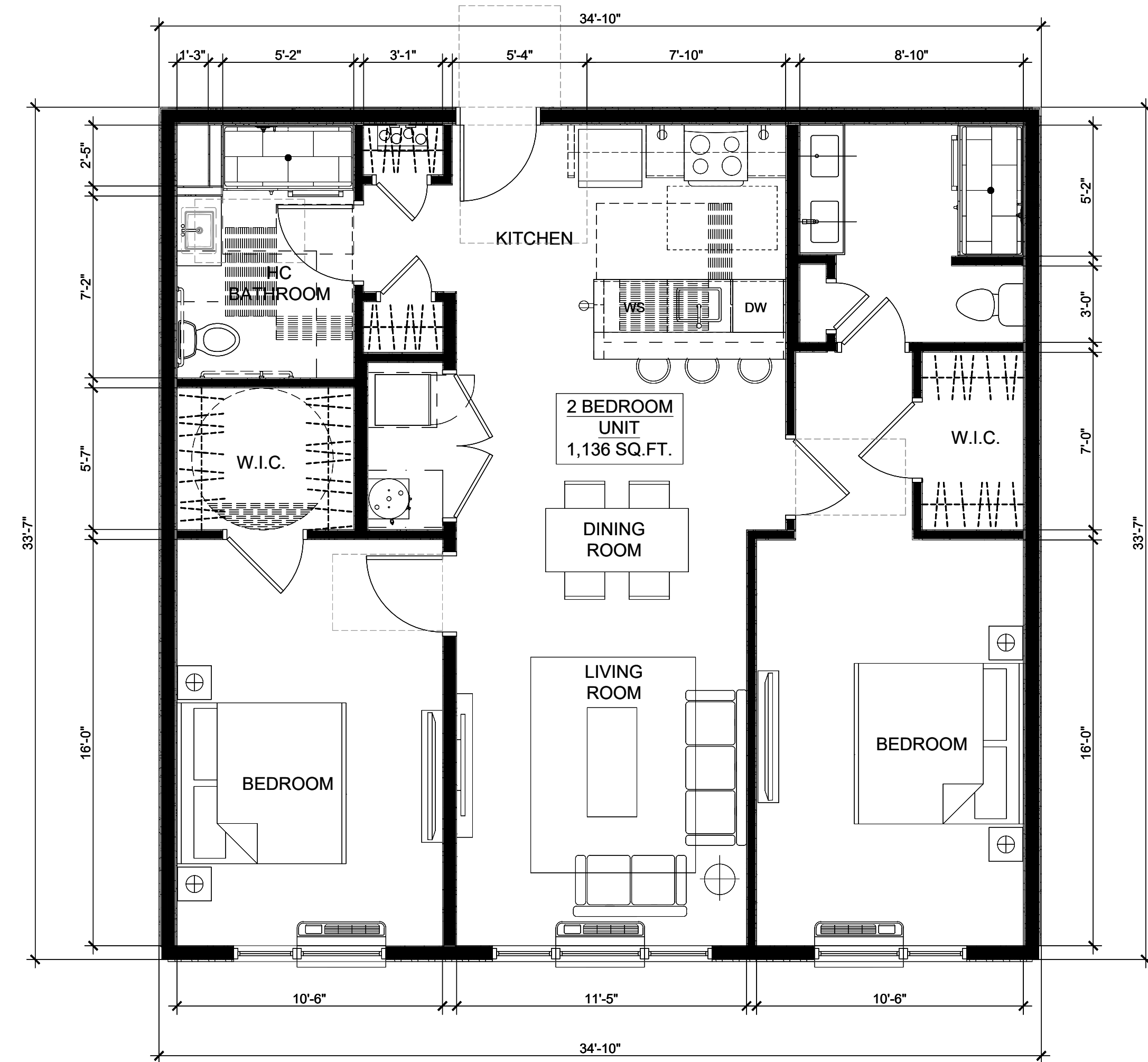
C PHASE 3 - TYPICAL UNIT ON PLAN KEY
SCALE N.T.S.



1 TYPICAL FLAT UNIT
Scale 1/4"=1'-0"



2 TYPICAL 1 BEDROOM UNIT
Scale 1/4"=1'-0"



3 TYPICAL 2 BEDROOM UNIT
Scale 1/4"=1'-0"

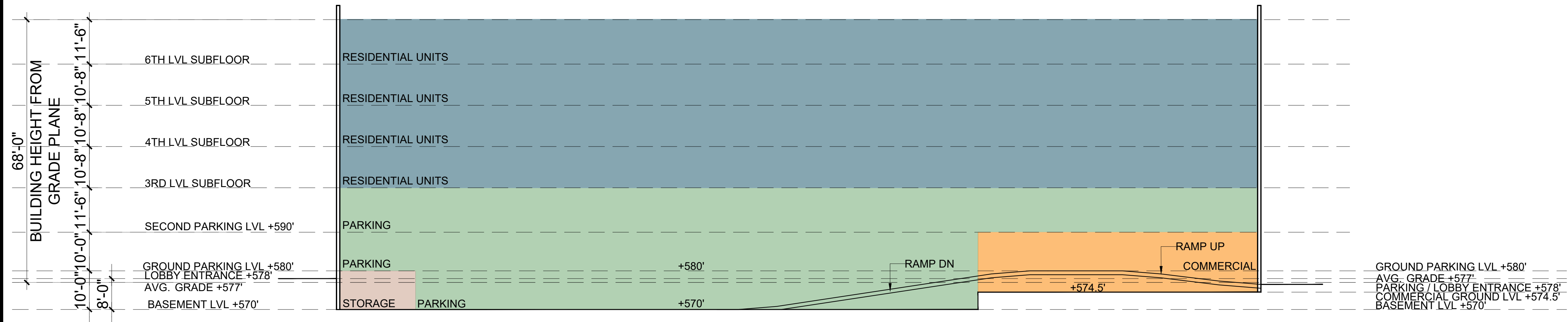
REVISIONS:

No.	DATE	DESCRIPTION
1	03/06/2026	RESUBMISSION SET

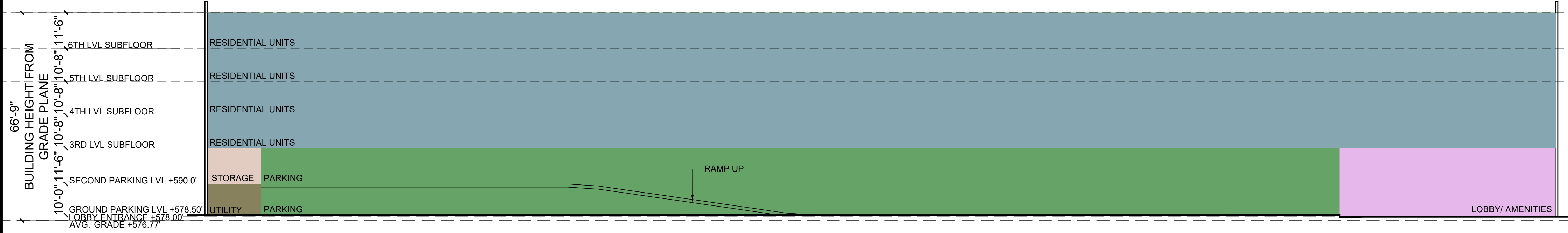
PROPOSED
MULTI RESIDENTIAL BUILDING
FOR MERIDIA
63-105 BASSETT HIGHWAY
DOVER, NJ STRAFFORD COUNTY
6# 1201 #

DRAWING TITLE:
-TYPICAL UNIT TYPES

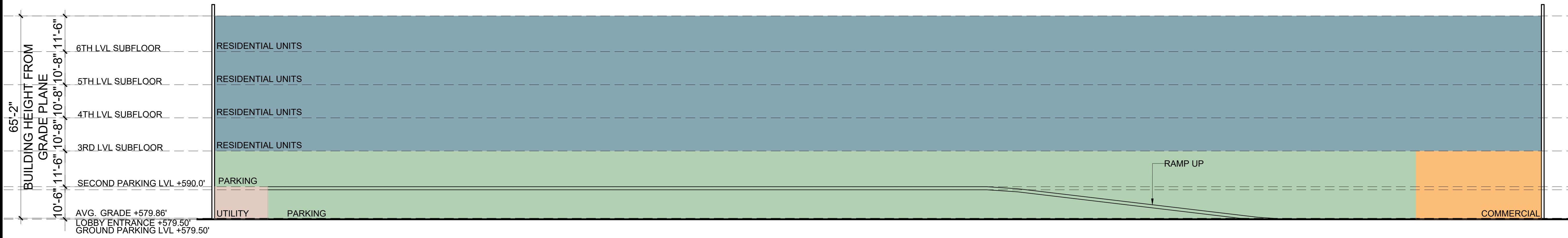
PROJECT No. 24-034A
DATE: 12/05/2025
DRAWN BY: RV/ER
SCALE: AS SHOWN



1 SCHEMATIC SECTION - PHASE 1
Scale 1/16"=1'-0"



2 SCHEMATIC SECTION - PHASE 2
Scale 1/16"=1'-0"



3 SCHEMATIC SECTION - PHASE 3
Scale 1/16"=1'-0"

CPA
ARCHITECTURE

6401 PARK AVENUE
Suite 201
West New York,
New Jersey, 07093
Tel: 201 868 0701
Fax: 201 868 0708
www.cpaarchitecture.com

G

Christiano Pereira P.A.
Professional Engineer
No. 35064-010
Ex. 000000000
01/01/2000
01/01/2025
01/01/2025

REVISIONS:	DATE	DESCRIPTION
No. 1	03/06/2026	RESUBMISSION SET

PROPOSED
MULTI RESIDENTIAL BUILDING
FOR: MERIDIA
63-102 BASSETT HIGHWAY
DOVER, NJ STRAFFORD COUNTY
6 # 1201 #

Capodagli
Property Company
"Building on technology since 1970"

DRAWING TITLE:
SCHEMATIC SECTIONS

PROJECT No. 24-034A	DATE: 12/05/2025
DRAWN BY: IV/ER	SCALE: AS SHOWN

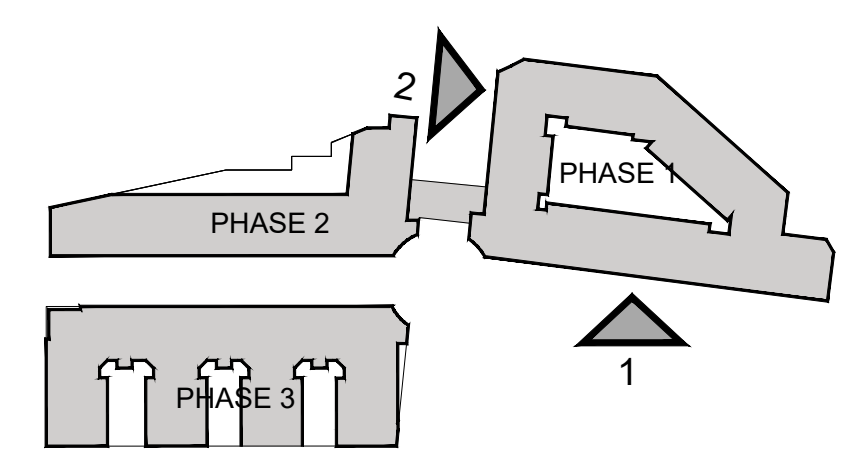
REVISIONS:	DATE	DESCRIPTION
No. 1	03/09/2026	RESUBMISSION SET



1 PHASE 1: SOUTH ELEVATION
Scale: 1/16"=1'-0"



2 PHASE 1: WEST ELEVATION
Scale: 1/16"=1'-0"



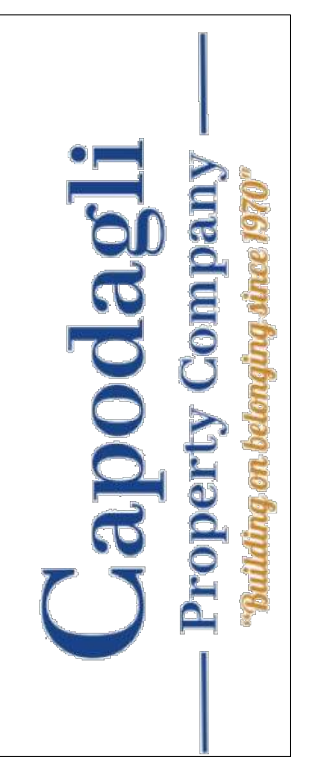
KEY MAP
Scale: N.T.S.

MATERIALS LEGEND	
SYMBOL	DESCRIPTION
1	THIN CAST STONE VENEER
2	FIBER CEMENT PANELS
3	METAL CLADDING COLOR #1
4	THIN CAST STONE BAND
5	BRICK VENEER
6	CELLULAR PVC OR EQUAL - TRIM & MOLDING
7	ALUMINUM FASCIA
8	FAUX SLATE SHINGLE OR SIMILAR
9	METAL RAILING
10	SINGLE HUNG WINDOWS
11	WINDOW PVC TRIM
12	GARAGE DOORS
13	ALUMINUM STOREFRONT + DOOR SYSTEM

SIGNAGE LEGEND	
SYMBOL	DESCRIPTION
(A)	TYPICAL BLADE SIGN
(B)	PARKING SIGN
(C)	RETAIL/RESTAURANT SIGN
(D)	'M' LOGO SIGN
(D1)	'M' LOGO SIGN
(E)	CANOPY SIGN
(F1)	ADDRESS SIGN
(F2)	ADDRESS SIGN
(F3)	ADDRESS SIGN
(G)	LIVE/WORK SIGN

NOTE: FOR MORE SIGNAGE INFORMATION REFER TO SHEET A-310

PROPOSED
MULTI RESIDENTIAL BUILDING
FOR: MERIDIA
63-105 BASSETT HIGHWAY
DOVER, NJ STRAFFORD COUNTY
6 # 1201 #



DRAWING TITLE:
-ARCHITECTURAL
ELEVATIONS

PROJECT No. 24-034A	DATE: 12/05/2025
DRAWN BY: IV/ER	SCALE: AS SHOWN

REVISIONS:	DATE	DESCRIPTION
1	03/09/2026	RESUBMISSION SET



1 PHASE 2: SOUTH ELEVATION
Scale: 1/16"=1'-0"



2 PHASE 2: EAST ELEVATION
Scale: 1/16"=1'-0"

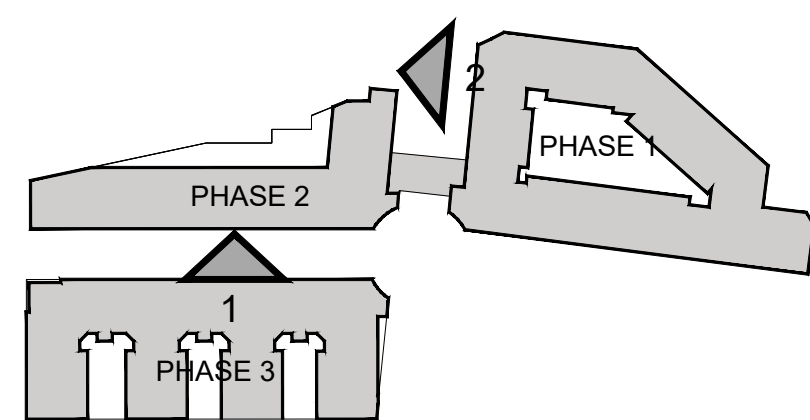
MATERIALS LEGEND

SYMBOL	DESCRIPTION
1	THIN CAST STONE VENEER
2	FIBER CEMENT PANELS
3	METAL CLADDING COLOR #1
4	THIN CAST STONE BAND
5	BRICK VENEER
6	CELLULAR PVC OR EQUAL - TRIM & MOLDING
7	ALUMINUM FASCIA
8	FAUX SLATE SHINGLE OR SIMILAR
9	METAL RAILING
10	SINGLE HUNG WINDOWS
11	WINDOW PVC TRIM
12	GARAGE DOORS
13	ALUMINUM STOREFRONT + DOOR SYSTEM

SIGNAGE LEGEND

SYMBOL	DESCRIPTION
(A)	TYPICAL BLADE SIGN
(B)	PARKING SIGN
(C)	RETAIL/RESTAURANT SIGN
(D)	'M' LOGO SIGN
(D1)	'M' LOGO SIGN
(E)	CANOPY SIGN
(F1)	ADDRESS SIGN
(F2)	ADDRESS SIGN
(F3)	ADDRESS SIGN
(G)	LIVE/WORK SIGN

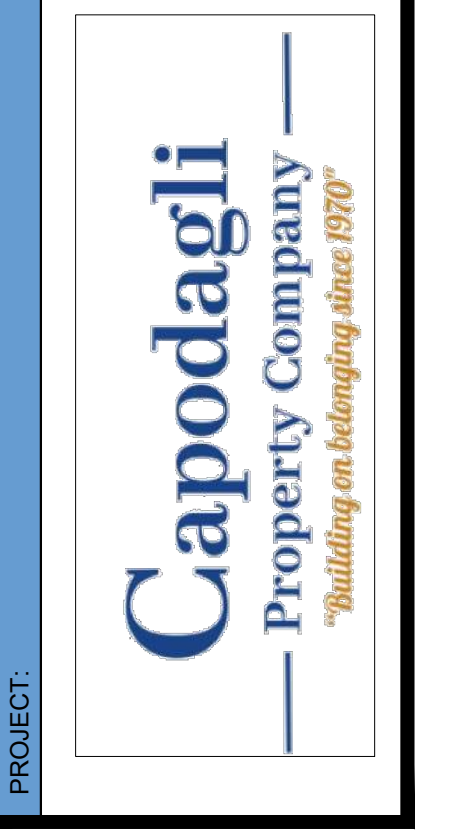
NOTE: FOR MORE SIGNAGE INFORMATION REFER TO SHEET A-310



KEY MAP
Scale: N.T.S.

REVISIONS:	DATE	DESCRIPTION
No. 1	03/09/2026	RESUBMISSION SET

PROPOSED
MULTI RESIDENTIAL BUILDING
FOR: MERIDIA
63-102 BASSETT HIGHWAY
DOVER, NJ STRAFFORD COUNTY
6 # 1201 #



DRAWING TITLE:
-ARCHITECTURAL
ELEVATIONS

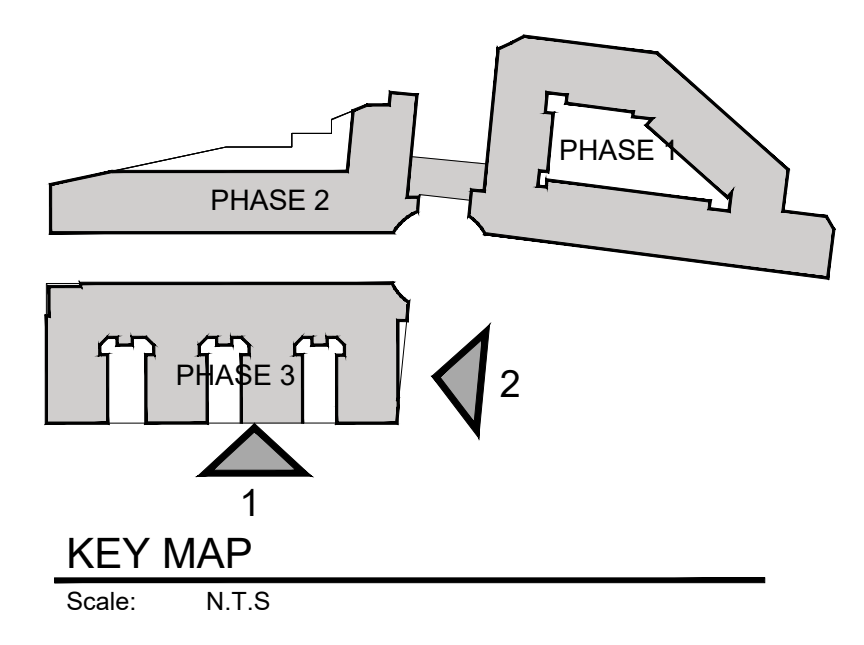
PROJECT No.	DATE
24-034A	12/05/2025
DRAWN BY:	SCALE:
IV/ER	AS SHOWN



1 PHASE 3: SOUTH ELEVATION
Scale: 1/16"=1'-0"



2 PHASE 3: EAST ELEVATION
Scale: 1/16"=1'-0"



MATERIALS LEGEND

SYMBOL	DESCRIPTION
1	THIN CAST STONE VENEER
2	FIBER CEMENT PANELS
3	METAL CLADDING COLOR #1
4	THIN CAST STONE BAND
5	BRICK VENEER
6	CELLULAR PVC OR EQUAL - TRIM & MOLDING
7	ALUMINUM FASCIA
8	FAUX SLATE SHINGLE OR SIMILAR
9	METAL RAILING
10	SINGLE HUNG WINDOWS
11	WINDOW PVC TRIM
12	GARAGE DOORS
13	ALUMINUM STOREFRONT + DOOR SYSTEM

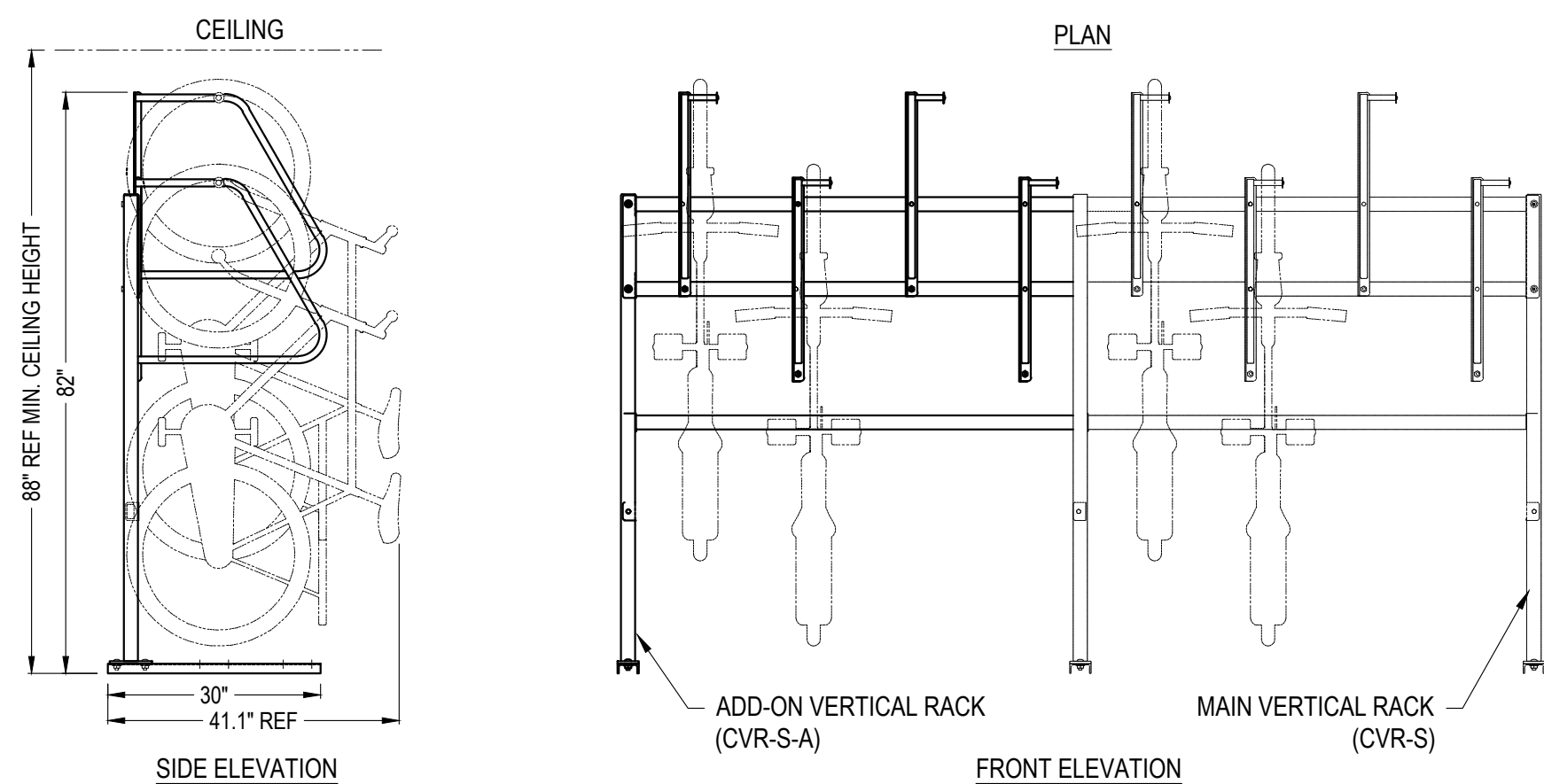
SIGNAGE LEGEND

SYMBOL	DESCRIPTION
(A)	TYPICAL BLADE SIGN
(B)	PARKING SIGN
(C)	RETAIL/RESTAURANT SIGN
(D)	'M' LOGO SIGN
(D1)	'M' LOGO SIGN
(E)	CANOPY SIGN
(F1)	ADDRESS SIGN
(F2)	ADDRESS SIGN
(F3)	ADDRESS SIGN
(G)	LIVE/WORK SIGN

NOTE: FOR MORE SIGNAGE INFORMATION REFER TO SHEET A-310

SELECT DESIRED FINISH:

- HOT DIP GALVANIZED COATING
- POLYESTER POWDER COAT



ChargePoint® CPF25 Level 2 Charging Stations

Specifications and Ordering Information

Ordering Information

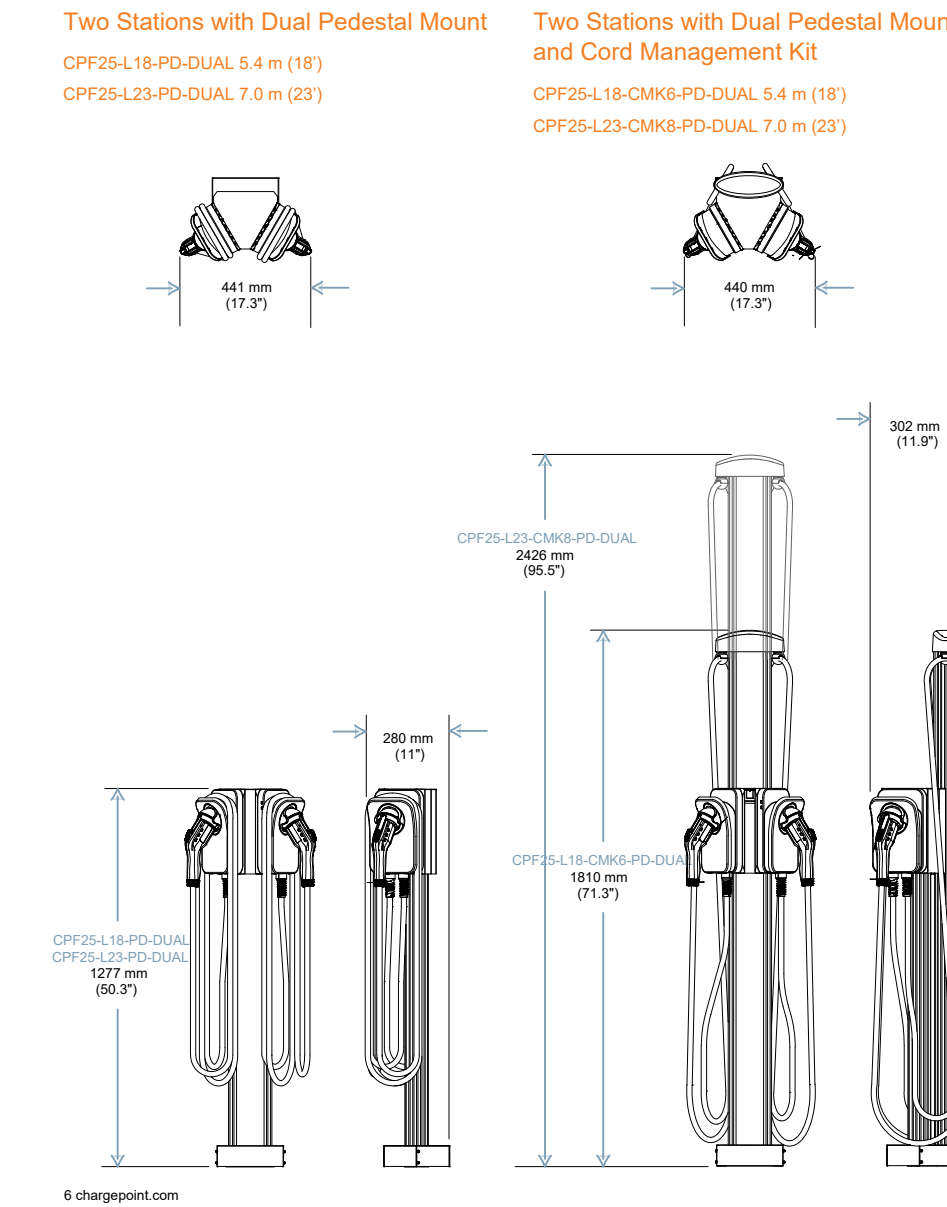
Specify by order code(s).

Model	Configuration	Order Code
Single Wall Mount, 5.4 m (18') Cord	CPF25-L18	CPF25-L18
Single Pedestal Mount, 5.4 m (18') Cord	CPF25-L18-PD	CPF25-L18-PD
Two Stations with Dual Pedestal Mount, 5.4 m (18') Cord	CPF25-L18-PD-Dual	CPF25-L18-PD-Dual
Single Wall Mount, 5.4 m (18') Cord and Cord Management Kit	CPF25-L18-CMK8	CPF25-L18-CMK8
Single Pedestal Mount, 5.4 m (18') Cord and Cord Management Kit	CPF25-L18-CMK8-PD	CPF25-L18-CMK8-PD
Two Stations with Dual Pedestal Mount, 5.4 m (18') Cord and Cord Management Kit	CPF25-L18-CMK8-PD-Dual	CPF25-L18-CMK8-PD-Dual
Single Wall Mount, 7.0 m (23') Cord	CPF25-L23	CPF25-L23
Single Pedestal Mount, 7.0 m (23') Cord	CPF25-L23-PD	CPF25-L23-PD
Two Stations with Dual Pedestal Mount, 7.0 m (23') Cord	CPF25-L23-PD-Dual	CPF25-L23-PD-Dual
Single Wall Mount, 7.0 m (23') Cord and Cord Management Kit	CPF25-L23-CMK8	CPF25-L23-CMK8
Single Pedestal Mount, 7.0 m (23') Cord and Cord Management Kit	CPF25-L23-CMK8-PD	CPF25-L23-CMK8-PD
Two Stations with Dual Pedestal Mount, 7.0 m (23') Cord and Cord Management Kit	CPF25-L23-CMK8-PD-Dual	CPF25-L23-CMK8-PD-Dual
5.4 m (18') S2 A Charging Cord	CPF25CORD-L18-F	CPF25CORD-L18-F
7.0 m (23') S2 A Charging Cord	CPF25CORD-L23-F	CPF25CORD-L23-F



ChargePoint CPF25 Two Stations with Dual Pedestal Mount and Cord Management Kit

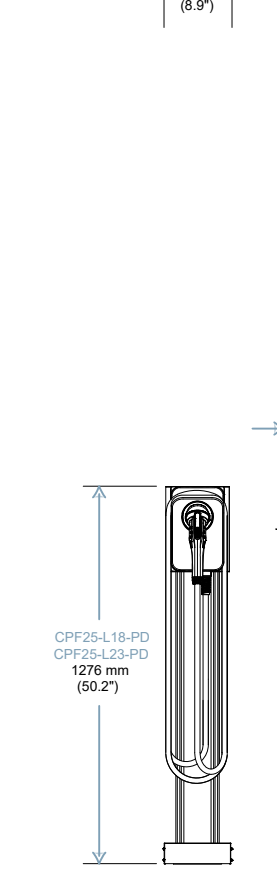
ChargePoint CPF25 Family



NOTE: PROPOSED LOCATION OF EV CHARGING STATIONS MUST BE COORDINATED AND FINALIZED W/ CIVIL DRAWINGS AS WELL AS LOCAL FIRE DEPARTMENT

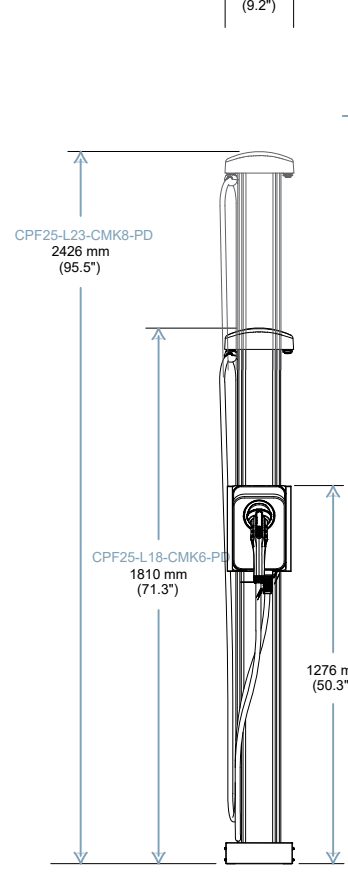
Single Pedestal Mount

CPF25-L18-PD 5.4 m (18')
CPF25-L23-PD 7.0 m (23')



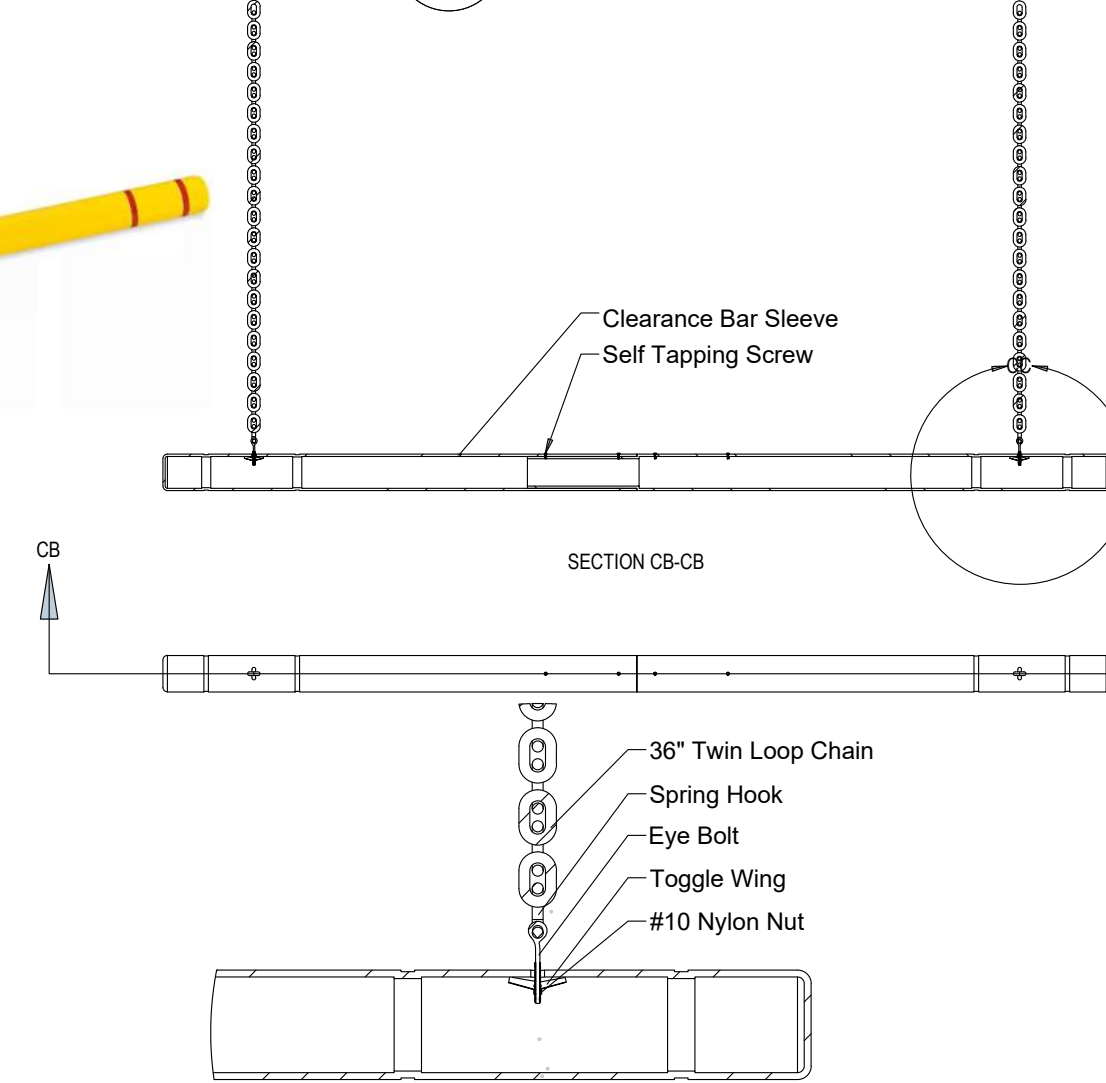
Single Pedestal Mount with Cord Management Kit

CPF25-L18-CMK8-PD 5.4 m (18')
CPF25-L23-CMK8-PD 7.0 m (23')



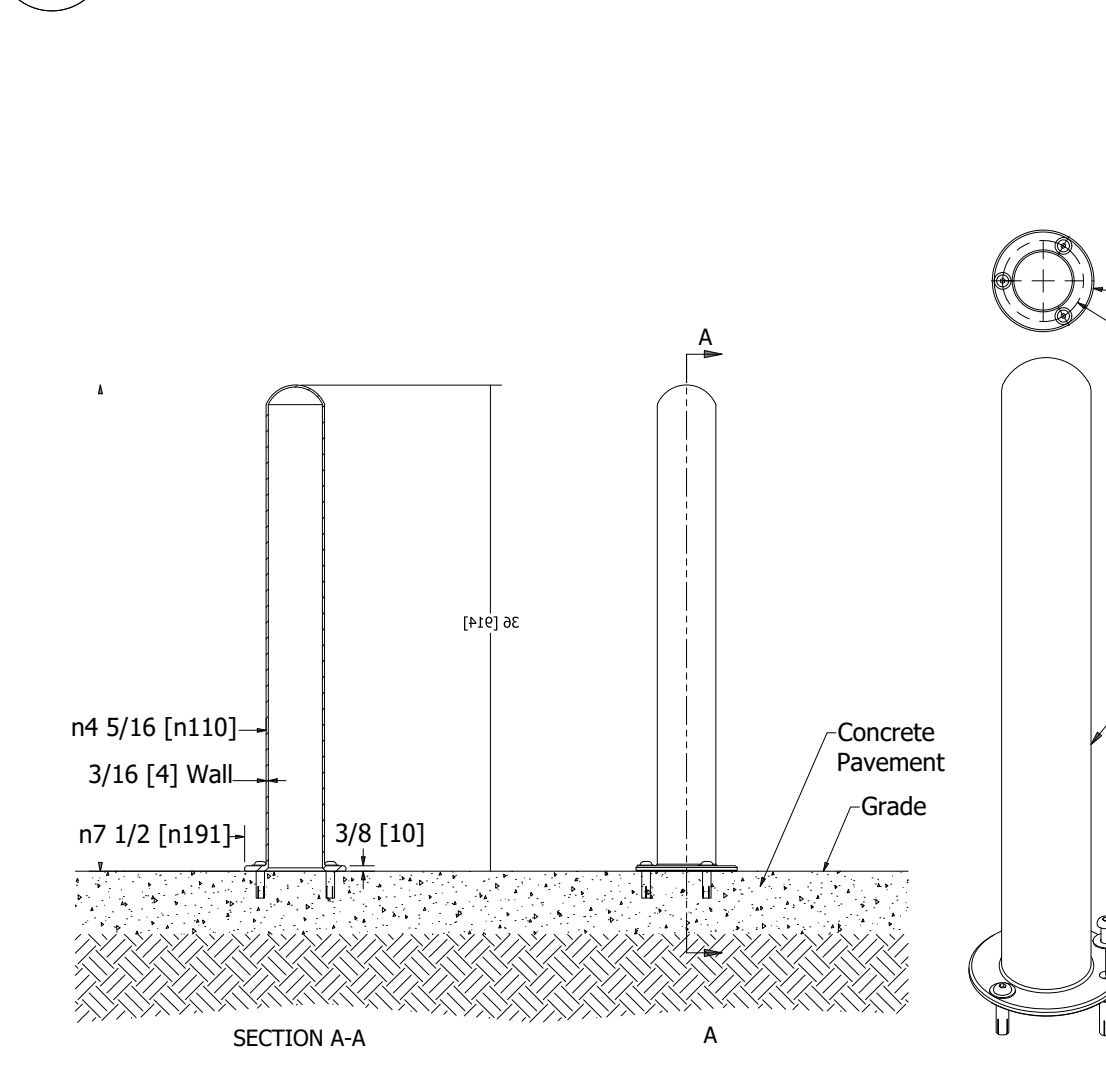
EV DUAL PEDESTAL MOUNT DETAIL

Scale: N.T.S.



EV DUAL PEDESTAL MOUNT DETAIL

Scale: N.T.S.



125 Class Incandescent Beacons

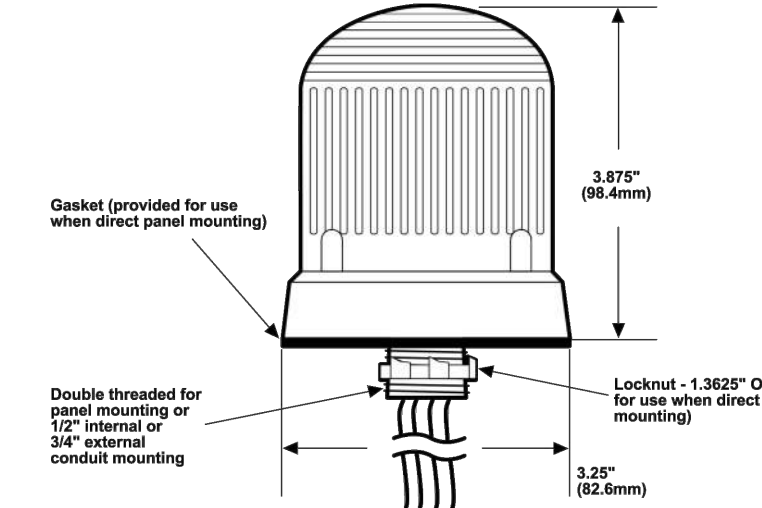
for NEMA 4X Applications

The Edwards 125 Class Incandescent beacons are UL and cUL listed signaling devices, available in two versions, Flashing and Steady-On. Both versions feature a corrosion resistant Type 4X enclosure and can be panel or conduit mounted. The lens is made of shatter resistant polycarbonate. Both the Flashing and Steady-On beacons are available with either a black or gray base, and amber, blue, clear, green or red lens.

- Available in 24V DC or 120V AC
- PLC Compatible
- Available with gray or black base
- Commercial Drawings
- Available in Flashing or Steady-On versions
- Available with amber, blue, clear, green or red lens
- -31°F to 150°F (-35°C to 66°C) operating temperature
- Protective wire guard available, Cat. No. 125GRD

125 Class Incandescent Features

- Available in 24V DC or 120V AC
- PLC Compatible
- Available with gray or black base
- Commercial Drawings
- Available in Flashing or Steady-On versions
- Available with amber, blue, clear, green or red lens
- -31°F to 150°F (-35°C to 66°C) operating temperature
- Protective wire guard available, Cat. No. 125GRD



Agency Approvals



Data Sheet ES001-0110 Issue 1
Not to be used for installation purposes.
Page 1 of 2

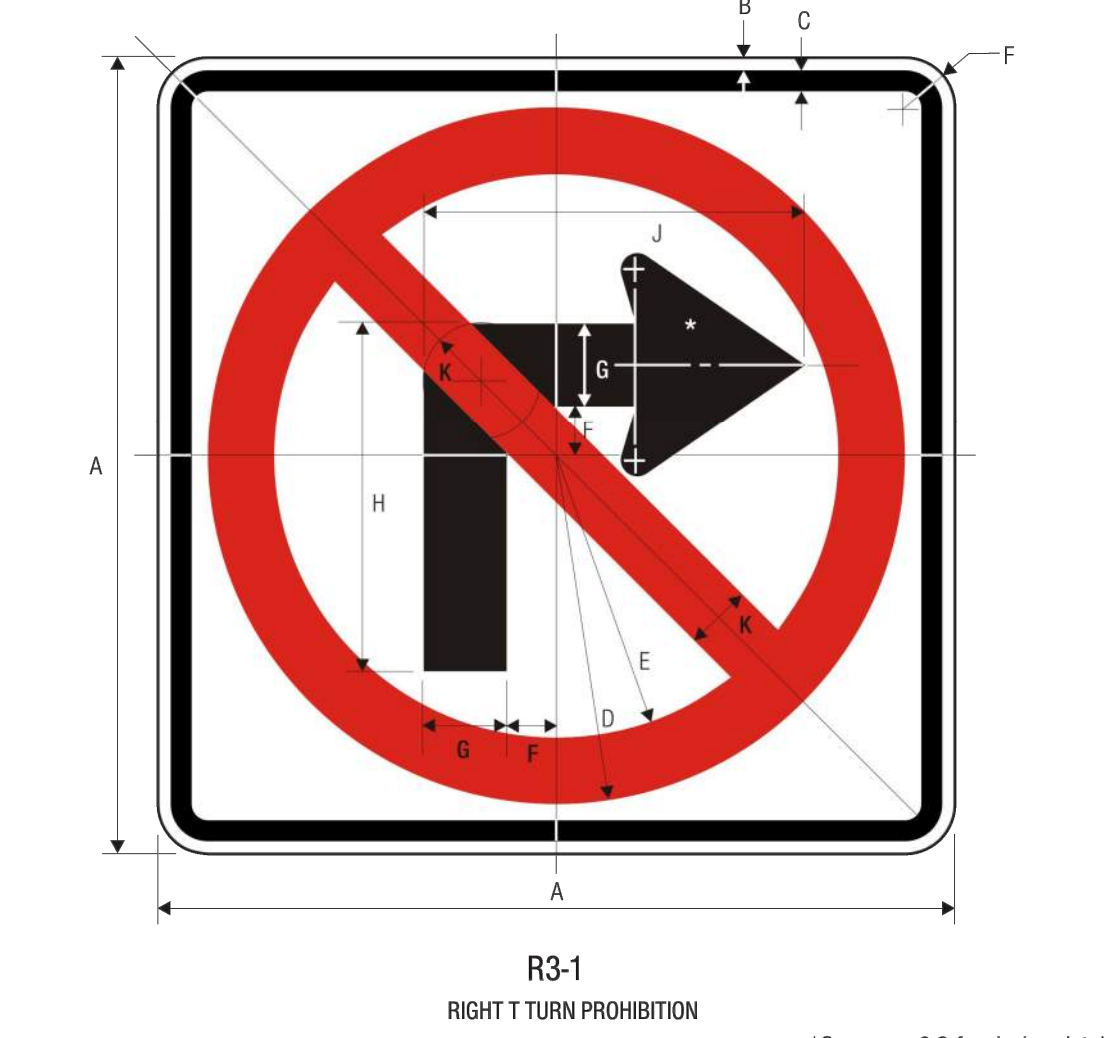
A	B	C	D	E	F	G	H	J	K
24	.375	.625	10.5	8.5	1.5	2.5	10.5	11.5	2
30	.5	.75	13.125	10.625	1.875	3.125	13.125	14.5	2.5
36	.625	.875	15.75	12.75	2.25	3.75	15.75	17.25	3
48	.75	1.25	21	17	3	5	21	23	4

COLORS: CIRCLE & DIAGONAL — RED (RETROREFLECTIVE)
SYMBOL & BORDER — BLACK
BACKGROUND — WHITE (RETROREFLECTIVE)

1-21

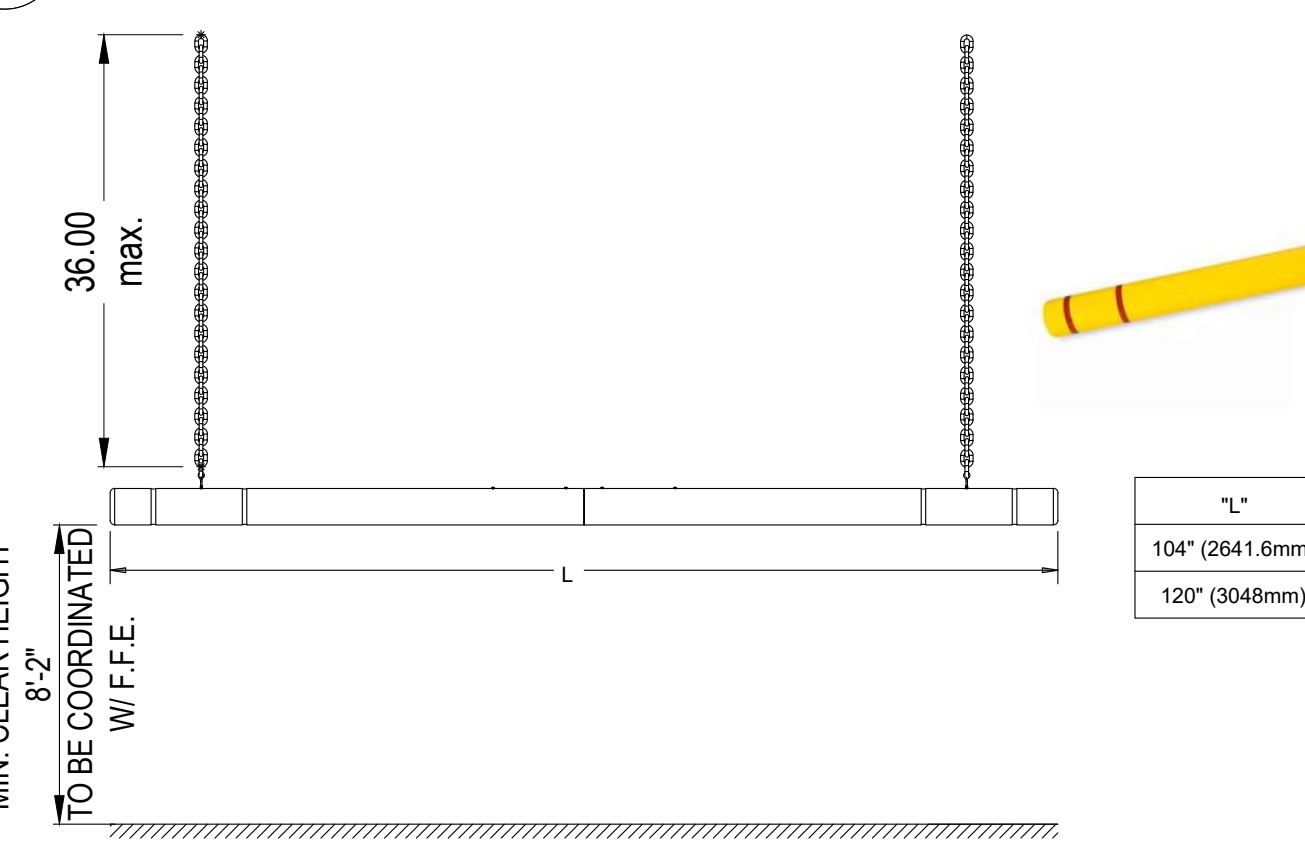
NO TURN CAUTION SIGN DETAIL

Scale: N.T.S.



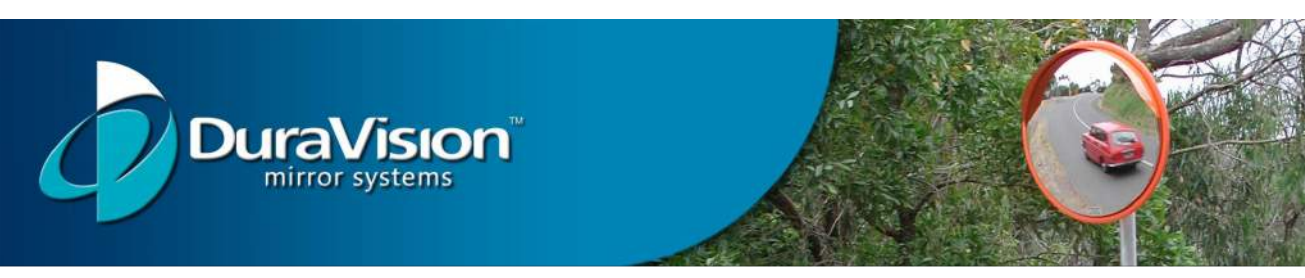
BICYCLE STORAGE RACK DETAIL

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



CLEARANCE BAR DETAIL

Scale: N.T.S.



DuraVision™ Convex Mirror Product Sheet:

DeLuxe Stainless Steel

The unbreakable DeLuxe stainless steel convex mirror is tough and durable and can withstand extreme weather conditions. The shallower curve of the mirror face means you can observe high speed traffic much more safely without risk of damage from projectile objects such as rocks or vandalism. The DeLuxe model can be strategically positioned anywhere a driver's field of vision is obstructed, such as blind corners, a concealed entry or exit and hard to see intersections. The galvanized steel clamp bracket is designed for pole mounting. A wall mounting adaptor is also available to fix the mirror to a flat surface.

Features

- 18 gauge 304 grade stainless steel mirror face
- Large radius of curvature for minimum distance distortion
- Vinyl celuka back
- Orange powder coated steel hood
- Orange vinyl extrusion
- Outdoor strength pole mounting bracket to fit 3" dia. pole
- Wall mounting adaptor available for clamp style bracket

Suitable Uses

- Road and Traffic Safety
- Extreme Weather Conditions
- Coastal Environments
- Driveways and Parking Lots
- Vandal Prone Areas
- Security Checkpoints and Boarder Control

Specifications

Model	Size	View to 140'	View to 200'	View to 250'	3" Pole or "Wall	9.34" Clamp Bracket
6609C	24"	Up to 140'	Iron S/Steel	3" Pole or "Wall	9.34" Clamp Bracket	
6609C	30"	Up to 200'	Iron S/Steel	3" Pole or "Wall	9.34" Clamp Bracket	
6644C	48"	Up to 250'	Iron S/Steel	3" Pole or "Wall	9.34" Clamp Bracket	

*Wall Can be Wall mounted using Wall Mounting Adaptor (not included). Optional Extra.

Positioning

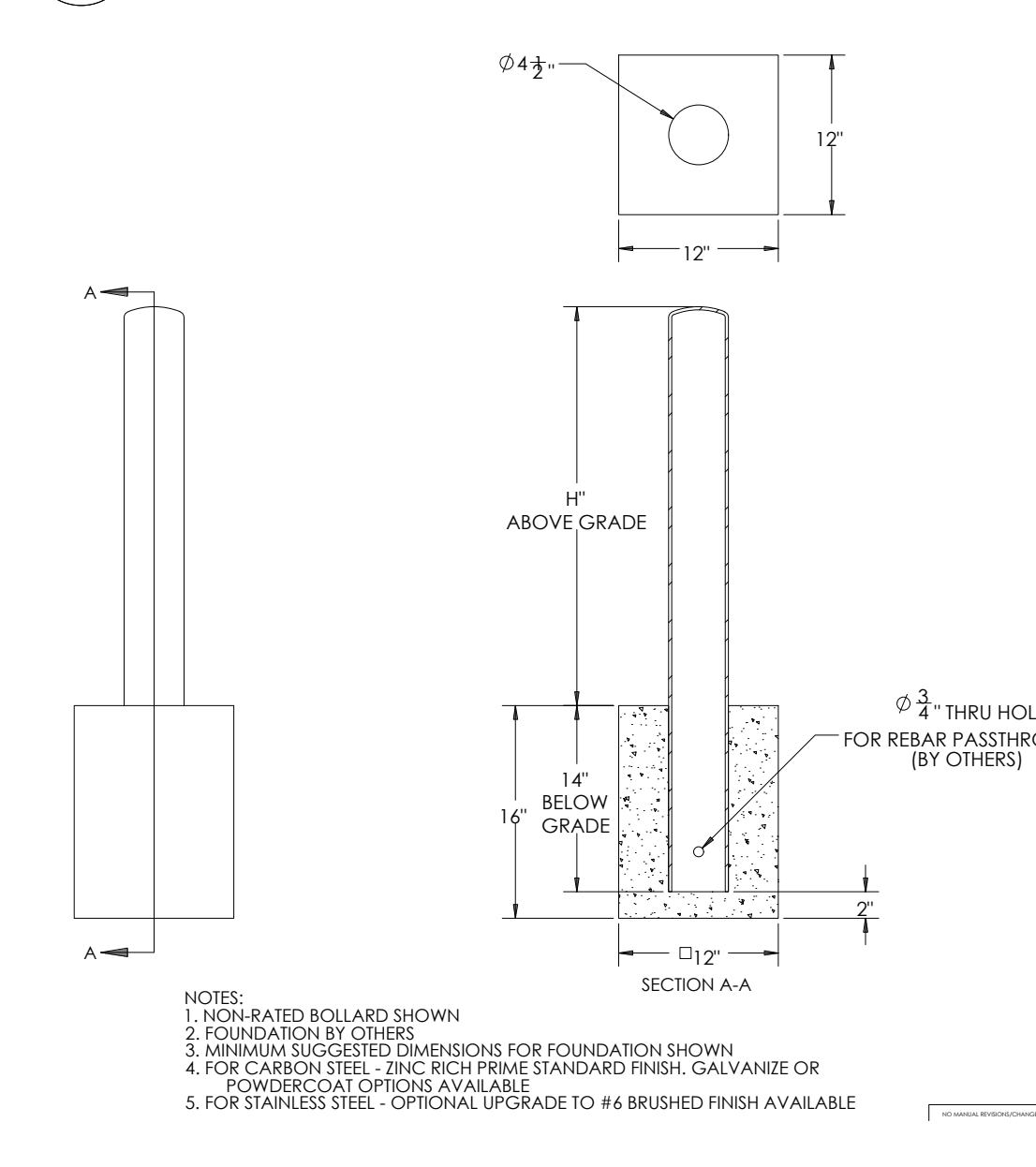
Find out more about the great range of DuraVision Mirror Systems at our website... www.duravision.net

CONVEX MIRROR DETAIL

Scale: N.T.S.

BOLLARD FLANGED/SURFACE MOUNT

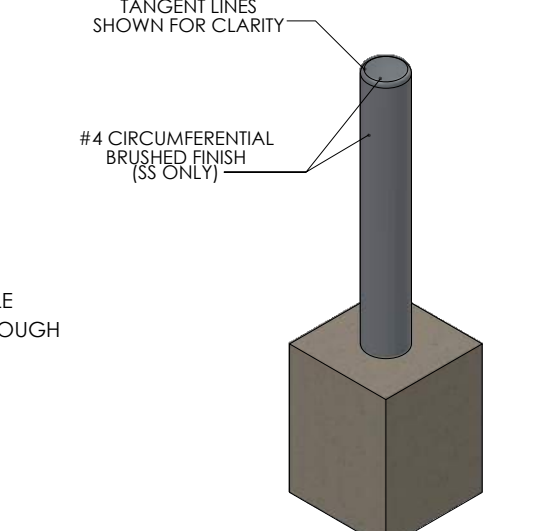
Scale: N.T.S.



4" DOME TOP FOUNDATION BOLLARD

Scale: N.T.S.

SELECTION	PART NUMBER	ABOVE GRADE HEIGHT (IN)	MATERIAL	WEIGHT
	FB400430-F	30"	40LBS	
	FB400436-F	36"	47LBS	
	FB400439-F	39.5"	50LBS	
	FB400440-F	42"	52LBS	
	FB400430-F	30"	41LBS	
	FB400436-F	36"	47LBS	
	FB400439-F	39.5"	50LBS	
	FB400440-F	42"	52LBS	
	FB400430-F	30"	40LBS	
	FB400436-F	36"	45LBS	
	FB400439-F	39.5"	48LBS	
	FB400442-F	42"	51LBS	



NO.	DATE	DESCRIPTION
1	03/06/2026	RESUBMISSION SET

NOTE: APPROVE OR EQUAL.

CPA ARCHITECTURE

6401 PARK AVENUE
Suite 201
West New York,
New Jersey, 07093
Tel: 201 868 0701
Fax: 201 868 0708
www.cpaarchitecture.com

Christiano Pereira P.A.

3000
CT AVE 101 0985
NY 10304-51
Tel: 212 924 9441
Fax: 212 924 9442

PROPOSED MULTI RESIDENTIAL BUILDING

FOR: MERIDIA
63-105 BASSETT HIGHWAY
DOVER, NJ STRAFFORD COUNTY
6# 1201 #

Capodagli Property Company

"Building on technology since 1970"

STANDARD DETAILS

PROJECT No. 24-036A
DATE: 12/05/2025
DRAWN BY: IV ER
SCALE: AS SHOWN

A-300

REVISIONS:	DATE	DESCRIPTION
No. 1	03/09/2026	RESUBMISSION SET

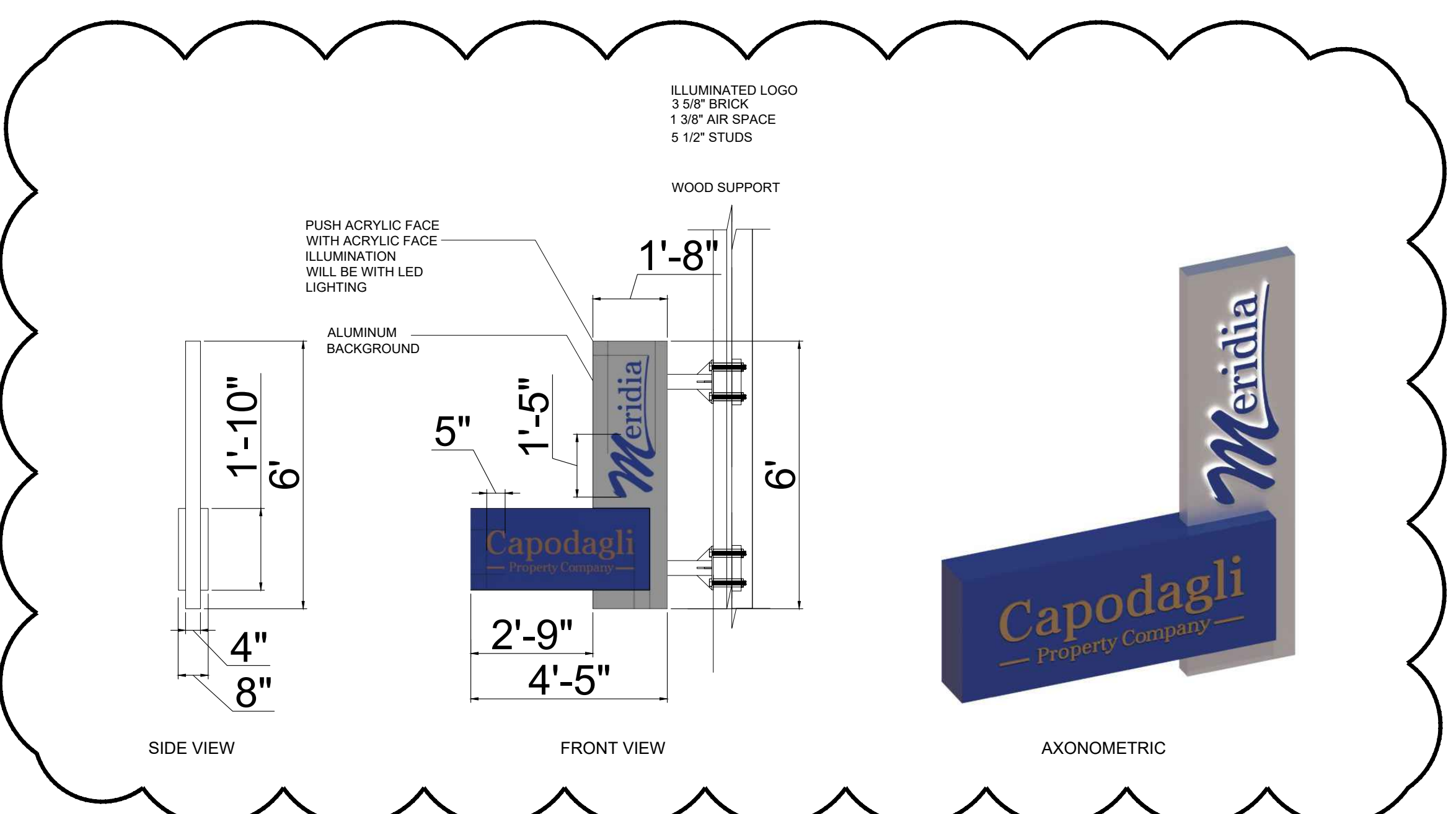
PROPOSED
MULTI RESIDENTIAL BUILDING
FOR: MERIDIA
63-102 BASSETT HIGHWAY
DOVER, NJ STRAFFORD COUNTY
6 # 1201 #

Capodagli
Property Company
"Building on technology since 1970"

DRAWING TITLE:
-STANDARD DETAILS

PROJECT No. 24-034A
DATE 12/05/2025
DRAWN BY: IVER
SCALE: AS SHOWN

A-310



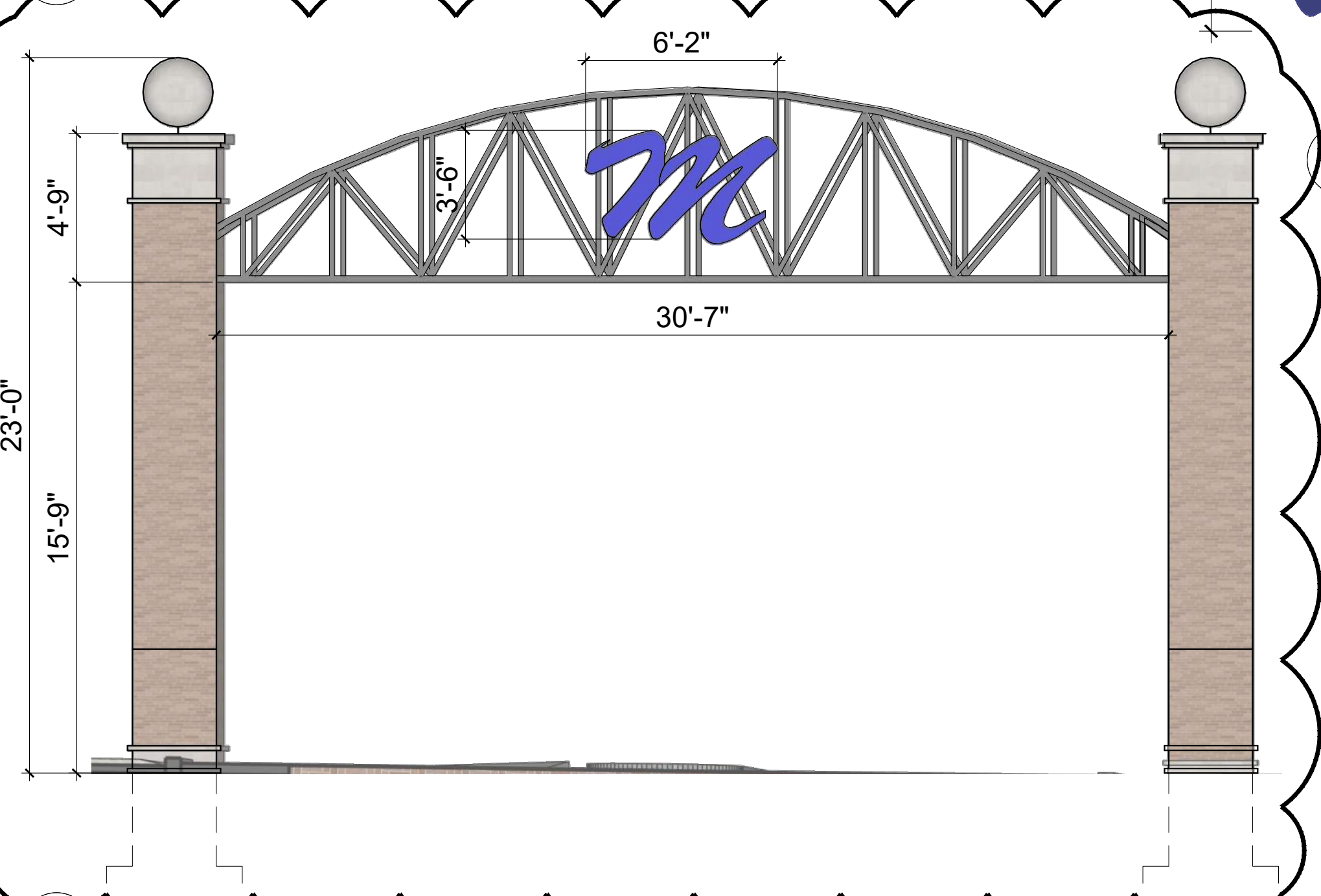
A TYPICAL BLADE SIGN DETAIL (6'x4.42'= 26.5 S.F.)
Scale: N.T.S.



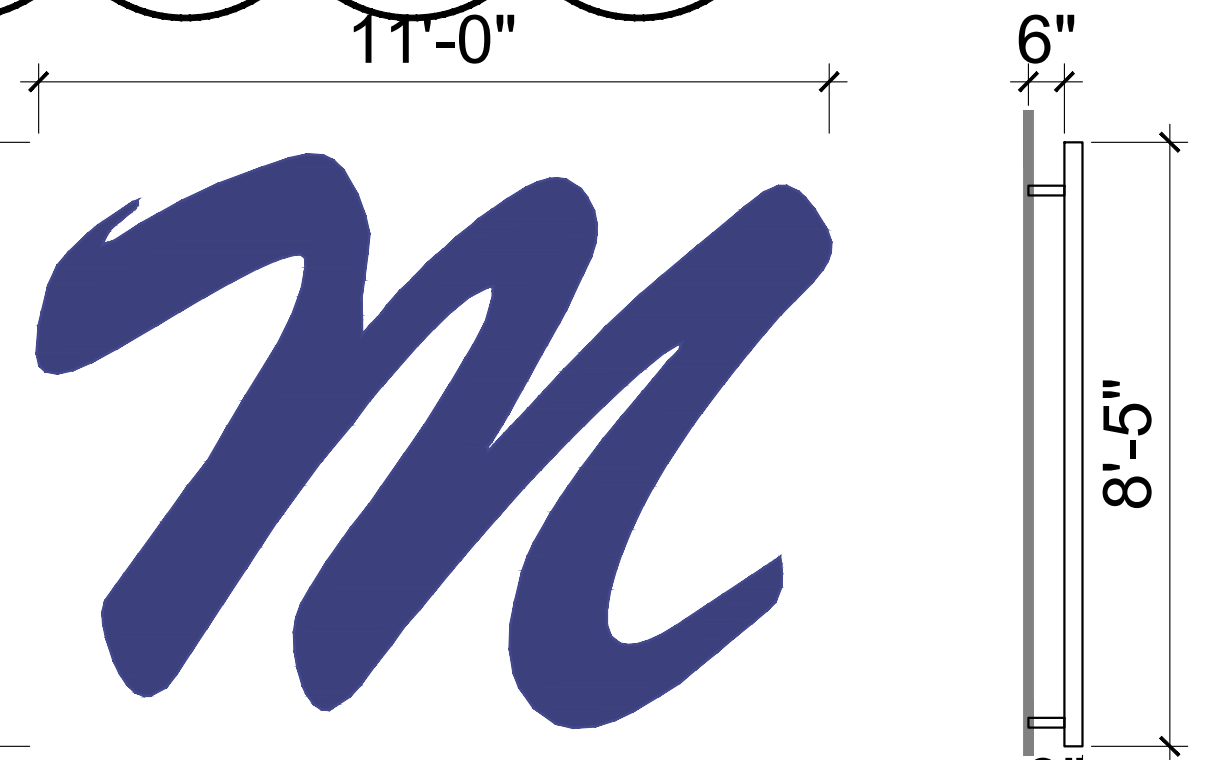
B PARKING SIGN (1'-01/2" X 6'-3" = 6.5 SQFT)
Scale 1/2"=1'-0"



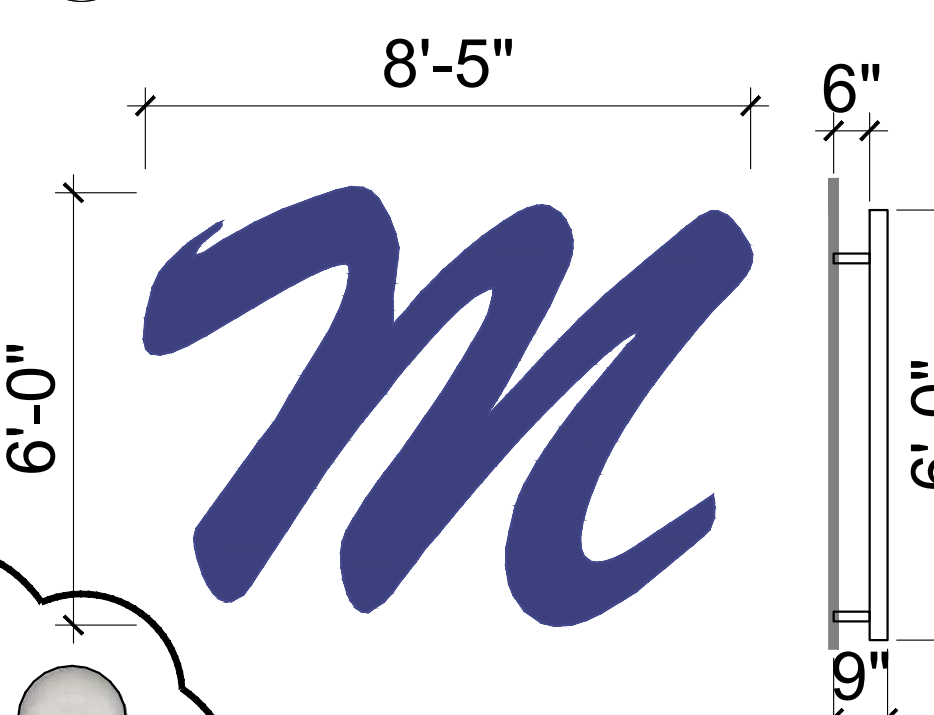
C TYPICAL RETAIL/RESTAURANT SIGN DETAIL (20'x4.92'= 98.4 S.F.)
Scale: N.T.S.



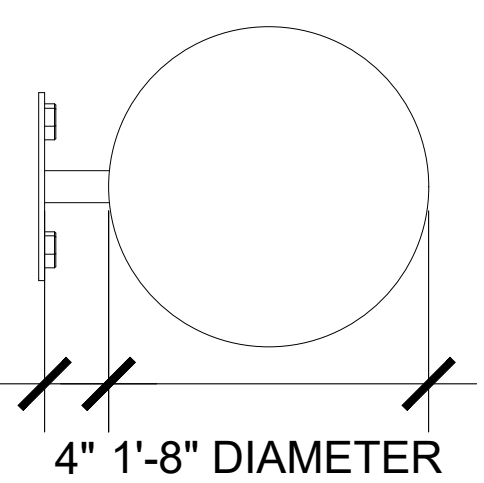
D2 TYPICAL "M" LOGO SIGN DETAIL (6'-2"x3'-6"= 21.5 S.F.)
Scale: N.T.S.



D 11'x8.42'= 92.62 S.F.
TYPICAL "M" LOGO SIGN DETAIL
Scale: N.T.S.



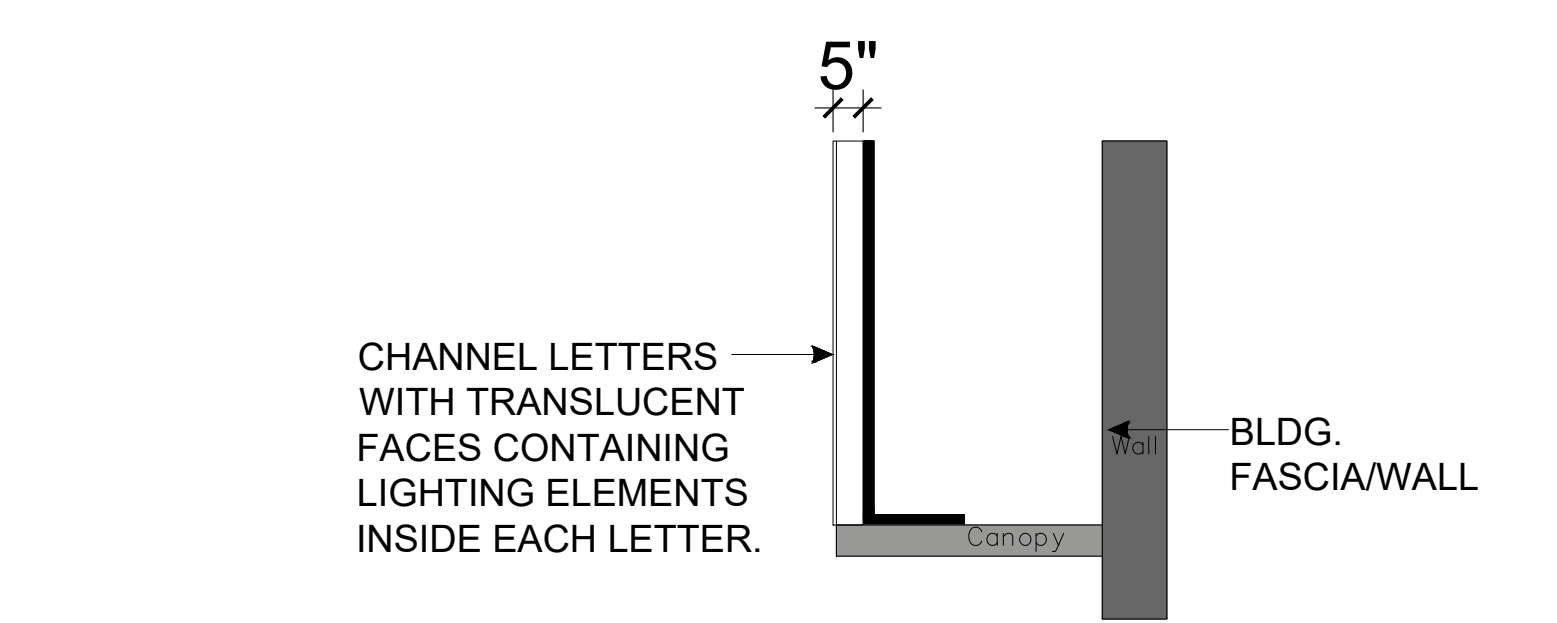
D1 8.42'x6'= 50.52 S.F.
TYPICAL "M" LOGO SIGN DETAIL
Scale: N.T.S.



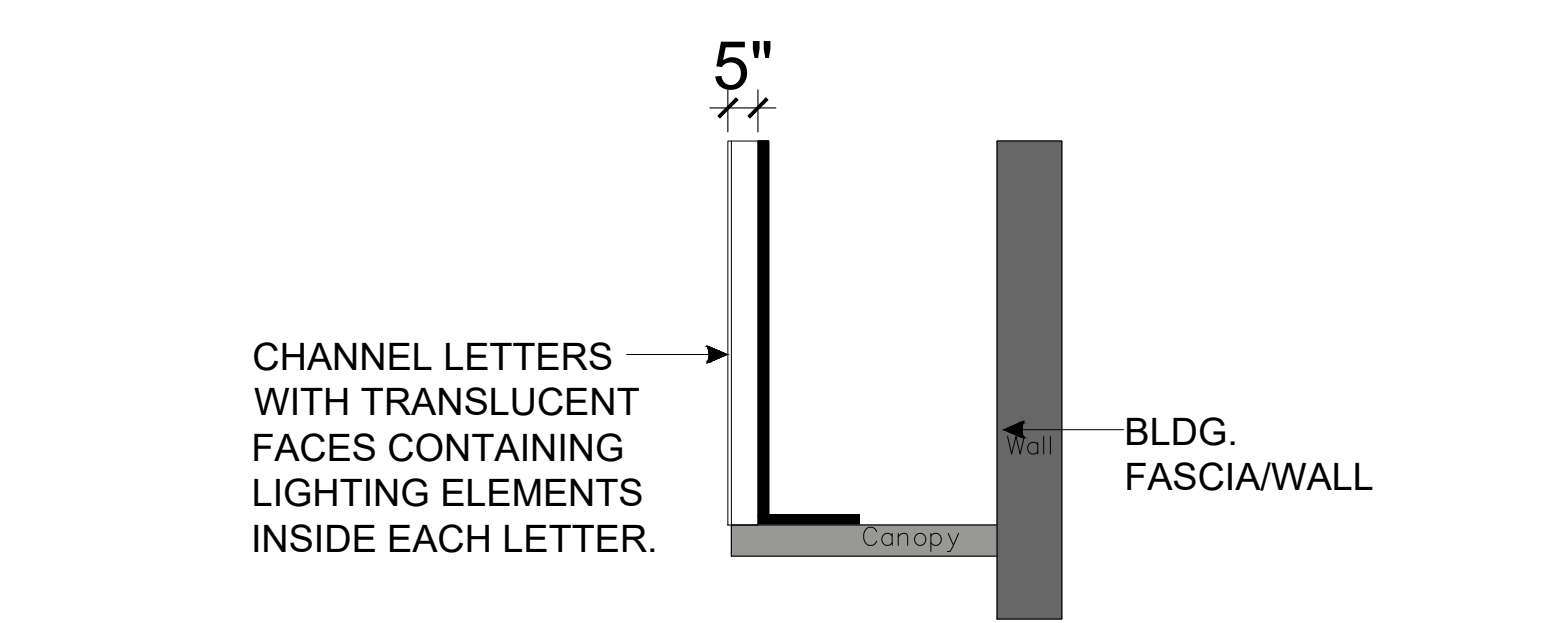
G RADIUS 7.5" = 1.22 SQFT
LIVE/WORK SIGNAGE DETAIL
Scale: N.T.S.

21'-3" 21'-3"

3'-3" CAPODAGLI PROPERTY COMPANY 3 Jeanine Court



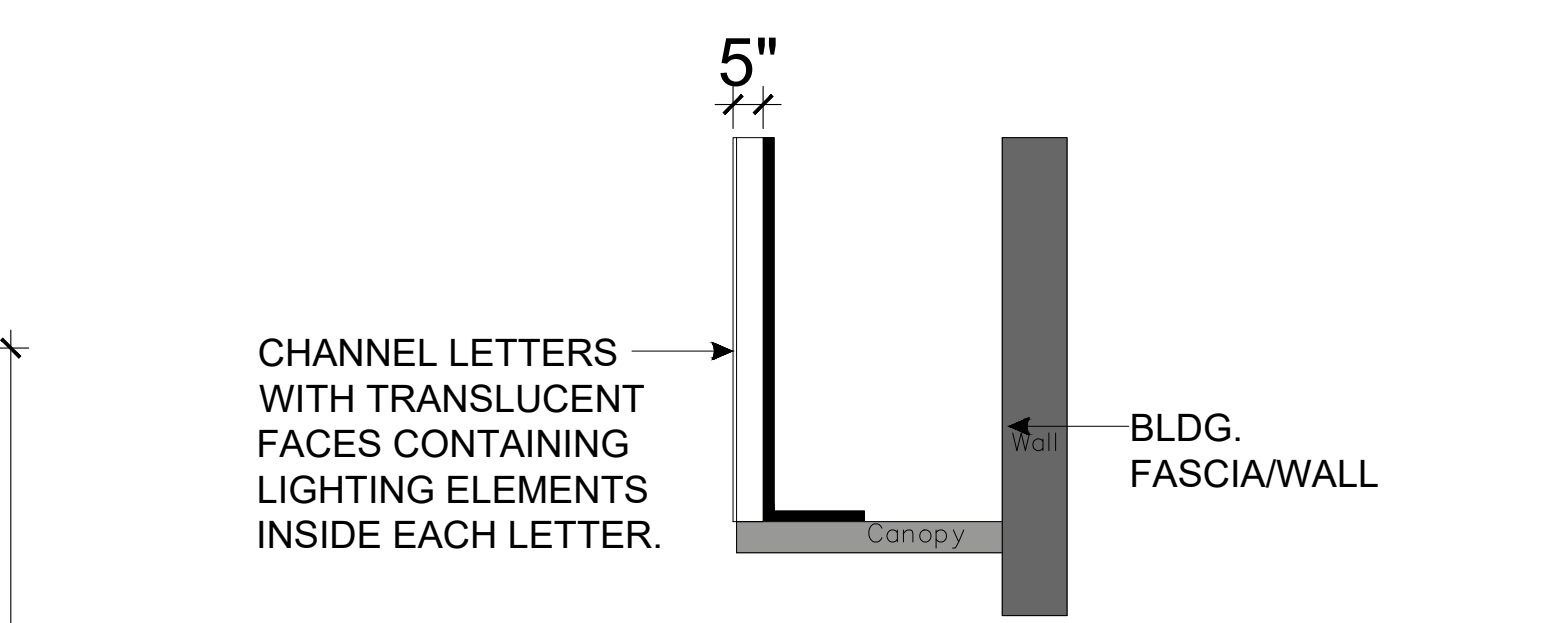
E (LETTER- 21.25'x3.25'= 69.06 S.F.)
CANOPY SIGNAGE DETAIL (BLDG. ADDRESS)
Scale: N.T.S.



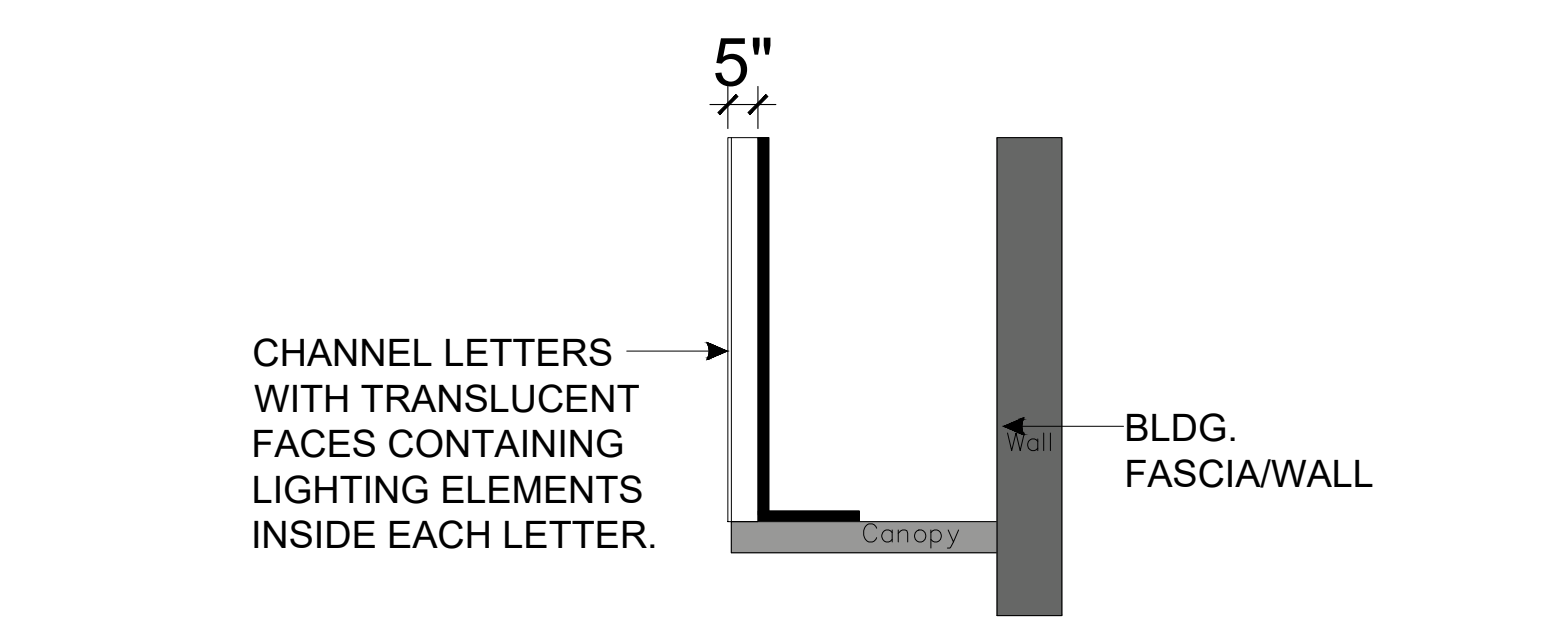
F1 (LETTER- 21.25'x3.25'= 69.06 S.F.)
CANOPY SIGNAGE DETAIL (BLDG. ADDRESS)
Scale: N.T.S.

21'-3" 21'-3"

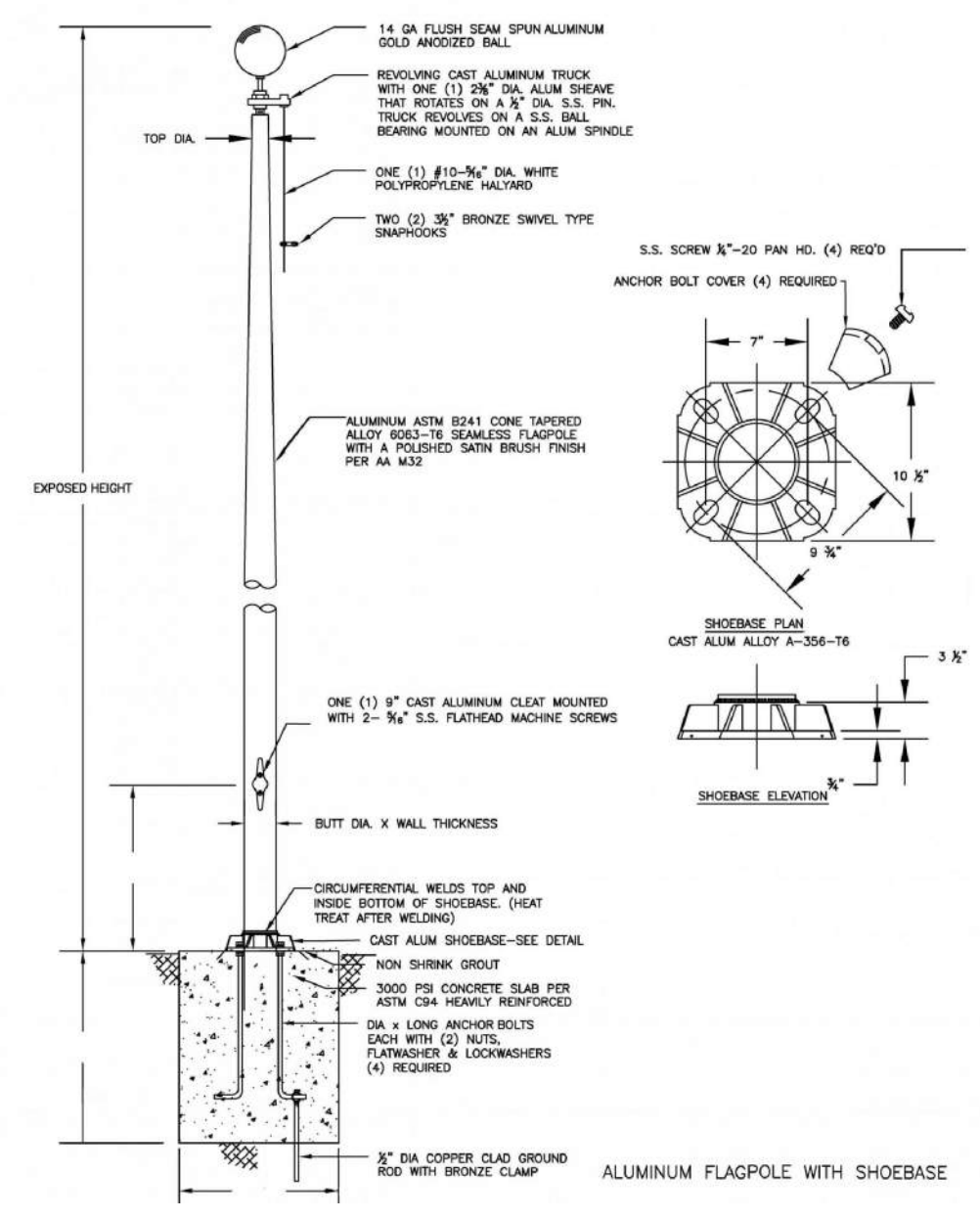
3'-3" 1 Jeanine Court 2 Jeanine Court



F2 (LETTER- 21.25'x3.25'= 69.06 S.F.)
CANOPY SIGNAGE DETAIL (BLDG. ADDRESS)
Scale: N.T.S.



F3 (LETTER- 21.25'x3.25'= 69.06 S.F.)
CANOPY SIGNAGE DETAIL (BLDG. ADDRESS)
Scale: N.T.S.



H FLAGPOLE DETAIL
Scale: N.T.S.

NOTE:
APPROVE OR EQUAL.