

**527 AVENUE A, BAYONNE, NJ 07002
LOT 20, BLOCK 192: R-M ZONE, FLOOD ZONE X**

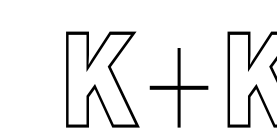
ZONING CRITERIA	REQUIRED/PERMITTED	EXISTING	PROPOSED	VARIANCE	REMARK
USE	VARIOUS	2 FAMILY DWELLING	LOW-RISE APARTMENT BUILDING (8-UNITS)	NO	COMPLIES
MAX HEIGHT	3.5 STORIES 40 FT TO ROOF	2.5 STORIES 38 FT	3 STORIES 38 FT	NO	COMPLIES
MIN LOT SIZE	1,000 SF PER UNIT	7,495 SF (3,748 SF/UNIT)	7,495 (1,499 SF PER UNIT)	NO	COMPLIES
MIN FRONT YARD	NO REQUIREMENT	13.3 FT	5 FT	NO	COMPLIES
MIN REAR YARD	20 FT	114.25 FT	56 FT	NO	COMPLIES
MIN SIDE YARD	3 FT ONE SIDE 6 FT COMBINED	13.1 FT	GROUND FL: 0 FT 1ST-2ND FL: 3.08 FT/3.08 FT COMB	YES YES	VARIANCE REQUIRED VARIANCE REQUIRED
MIN LOT WIDTH	75 FT	40 FT	NO CHANGE	YES	EXISTING NONCONFORMITY
MAX LOT COVERAGE	70% MAX = 5,247 SF	100% = 7,495 SF	89% = 5,209 SF	NO	COMPLIES
FLOOR AREA RATIO	1.5 = 11,243 SF	NA	1.65 = 12,422 SF	YES	VARIANCE REQUIRED
OPEN SPACE	200 SF PER 1BR UNIT + NA 200 SF PER 2BR UNIT + 750 SF 300 SF PER 3BR UNIT + 600	2,387 SF	REAR YARD = 2,224 SF ROOF DECK = 3,873 SF PATIO = 400 SF	NO	COMPLIES
MIN OFF-STREET PARKING	1 SPACE PER 1BR UNIT + NA 1.25 SPACE PER 2BR UNIT + 4 SPACES 1.5 SPACE PER 3BR UNIT + 3 SPACES	4+	7	NO	COMPLIES
EV PARKING	MAKE-READY: 15% = 2	NA	2	NO	COMPLIES
MAX CURB CUT WIDTH	10 FT	13 FT	14 FT	YES	WIDTH REQUIRED FOR 2-WAY TRAFFIC
MIN BICYCLE PARKING	NO REQUIREMENT	NA	5	NO	COMPLIES

PROJECT SCOPE:

CONSTRUCTION OF A 3-STORY MULTI-FAMILY DWELLING WITH 5 APARTMENTS, 7 PARKING SPACES, AND ROOFTOP OPEN SPACE AMENITIES.

REVISIONS:
NUMBER: DATE: COMMENT:

SEAL:



SIGNATURE: *Stephen M. Kawalek*
STEPHEN M. KAWALEK, RA, PP

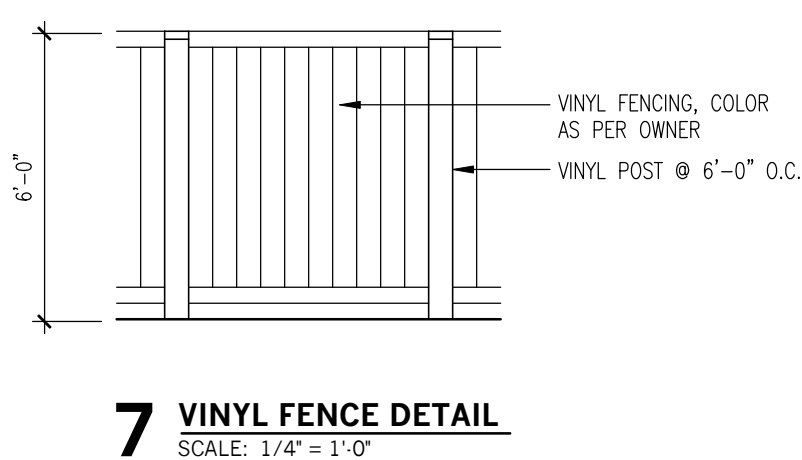
**PROJECT NAME:
NEW MULTIPLE DWELLING**

PROJECT ADDRESS:
527 AVENUE A
BAYONNE, NEW JERSEY 07002
BLOCK 192, LOT 20

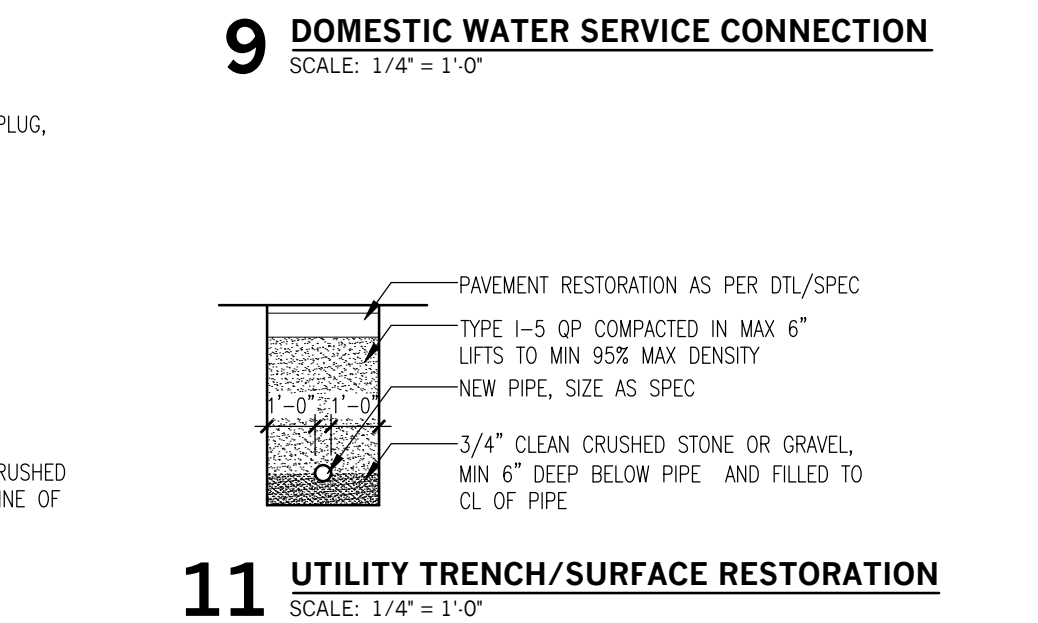
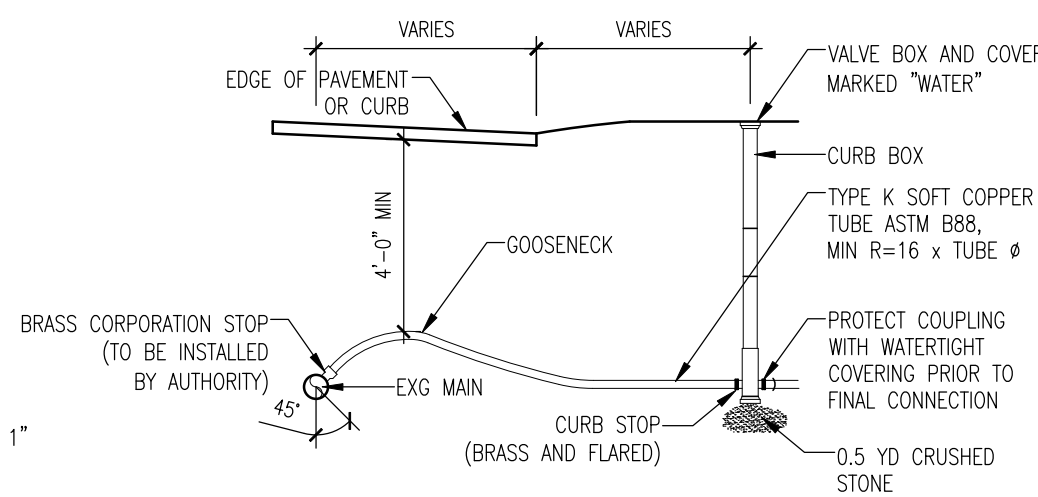
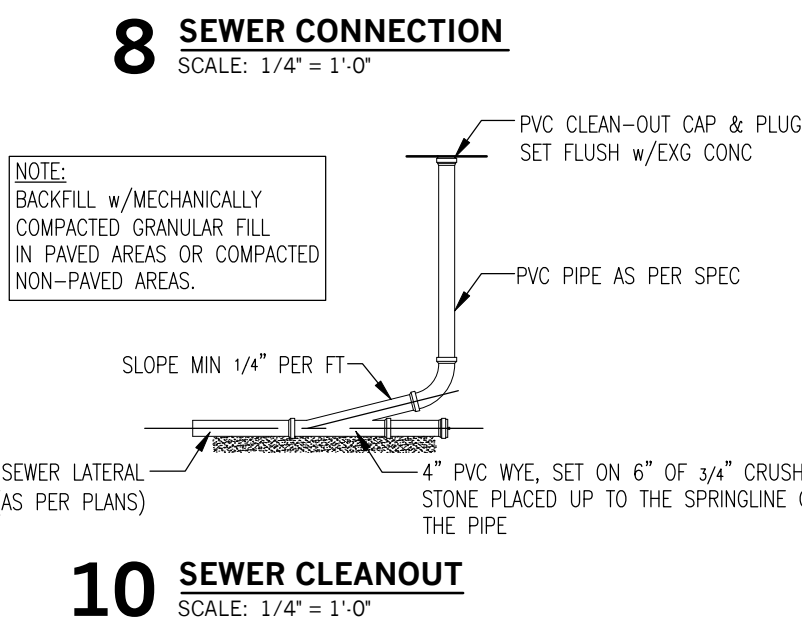
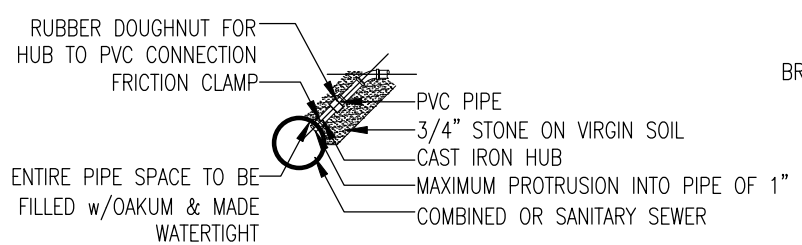
OWNER/APPLICANT:
AMY TAWADROS

**DRAWING TITLE:
MAPS, ZONING DATA,
AND SITE DETAILS**

PROJECT NUMBER: 2586
SCALE: AS NOTED
DRAWN BY: SMK
CHECKED BY: SMK
ISSUE: FOR APPROVAL
DATE: 17 APRIL 2026
SHEET NUMBER: **A.001**



NOTE:
HOLE FOR SERVICE SHALL BE NEATLY CUT OR CORE DRILLED AS ALLOWED BY INSPECTOR. THE SEWER MAIN SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENT OF THE MUA SHOULD THE CONTRACTOR DAMAGE THE SEWER MAIN DURING CONSTRUCTION OF THE LATERAL.



L1 WALL SCONCE

[MANUFAC] GARDCO LIGHTING [LUMCAT] 111-MT-42TRF [LUMINAIRE] CLEAR FLAT GLASS LENS [LAMP] 42W TRI-TUBE FLUOR RATED 3200 LUMENS LUMENS PER LAMP = 3200 LIGHT LOSS FACTOR = 0.75 OPTICAL HEIGHT = 15 FEET ARM LENGTH = 0.32 FEET TILT = 0 DEGREES FROM NADIR MAXIMUM ILLUMINANCE = 2.5 FOOTCANDLES

PLANT SCHEDULE

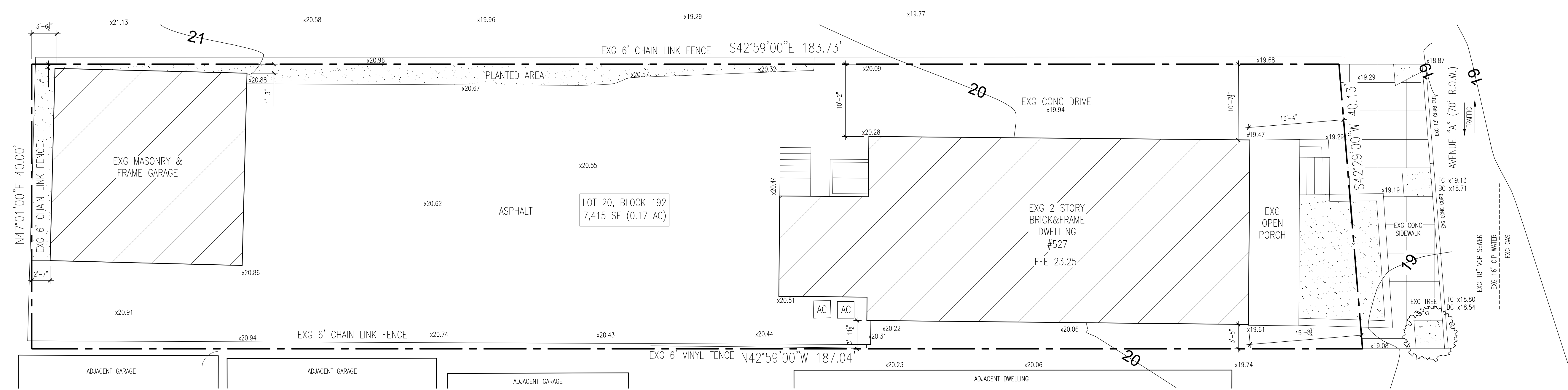
KEY	QTY	LATIN NAME	COMMON NAME	SIZE AT PLANTING
JC	2	JUNIPERUS CONFERTA	SHORE JUNIPER	6-12" 1 GAL
IC	3	ILEX CRENATA "STEEDS"	STEEDS HOLLY	36-48" 5 GAL
HP	2	PIERS JAPONICA "DOROTHY WYCOFF"	JAPANESE ANDROMEDA	24-36" 3 GAL
PJ	1	HYDRANGEA QUERCIFOLIA "PEWEE"	PEWEE OAKLEAF HYDRANGEA	24-36" 3 GAL

STEPHEN M. KAWALEK, RA, PP
NJ REG 21A1016837
NJ LIC 33L100595800
NY REG 031090-1
PA REG RA405310
FL LIC AR101846

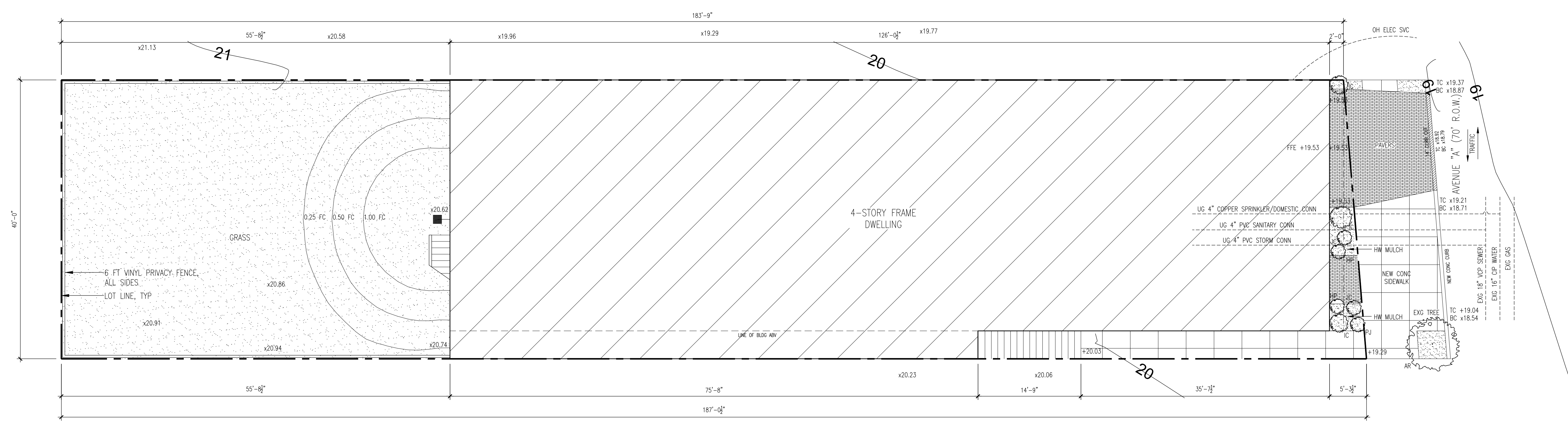
HAROLD J. KAWALEK, AIA
FOUNDER EMERITUS

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 NJ REG 21A1016837
 NJ LIC 33LIC00595800
 NY REG 031090-1
 PA REG RA405310
 FL LIC AR101846

HAROLD J. KAWALEK, AIA
 FOUNDER EMERITUS



1 EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'
 1/8" = 1'-0"



2 PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'
 1/8" = 1'-0"

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K+K

SIGNATURE: *Stephen M. Kawalek*
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PROJECT NAME:
NEW MULTIPLE DWELLING

PROJECT ADDRESS:
 527 AVENUE A
 BAYONNE, NEW JERSEY 07002
 BLOCK 192, LOT 20

OWNER/APPLICANT:
 AMY TAWADROS

DRAWING TITLE:
SITE PLANS

PROJECT NUMBER: 2586
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1 BASEMENT PLAN
 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'
 1/8" = 1'-0"

2 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'
 1/8" = 1'-0"

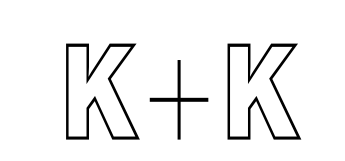
3 1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'
 1/8" = 1'-0"

4 2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'
 1/8" = 1'-0"

5 2ND FLOOR DIAGRAM
 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'
 1/8" = 1'-0"

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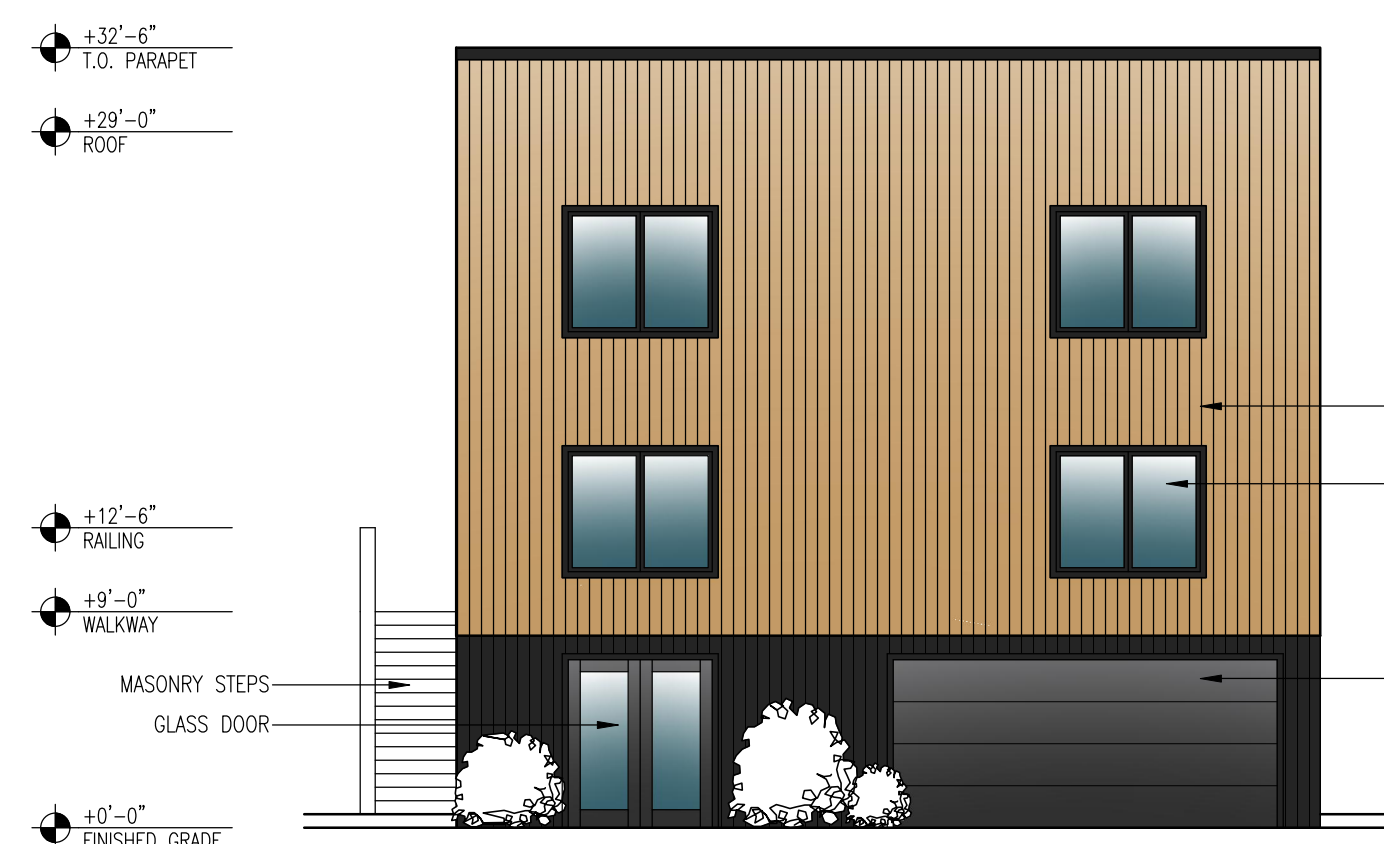
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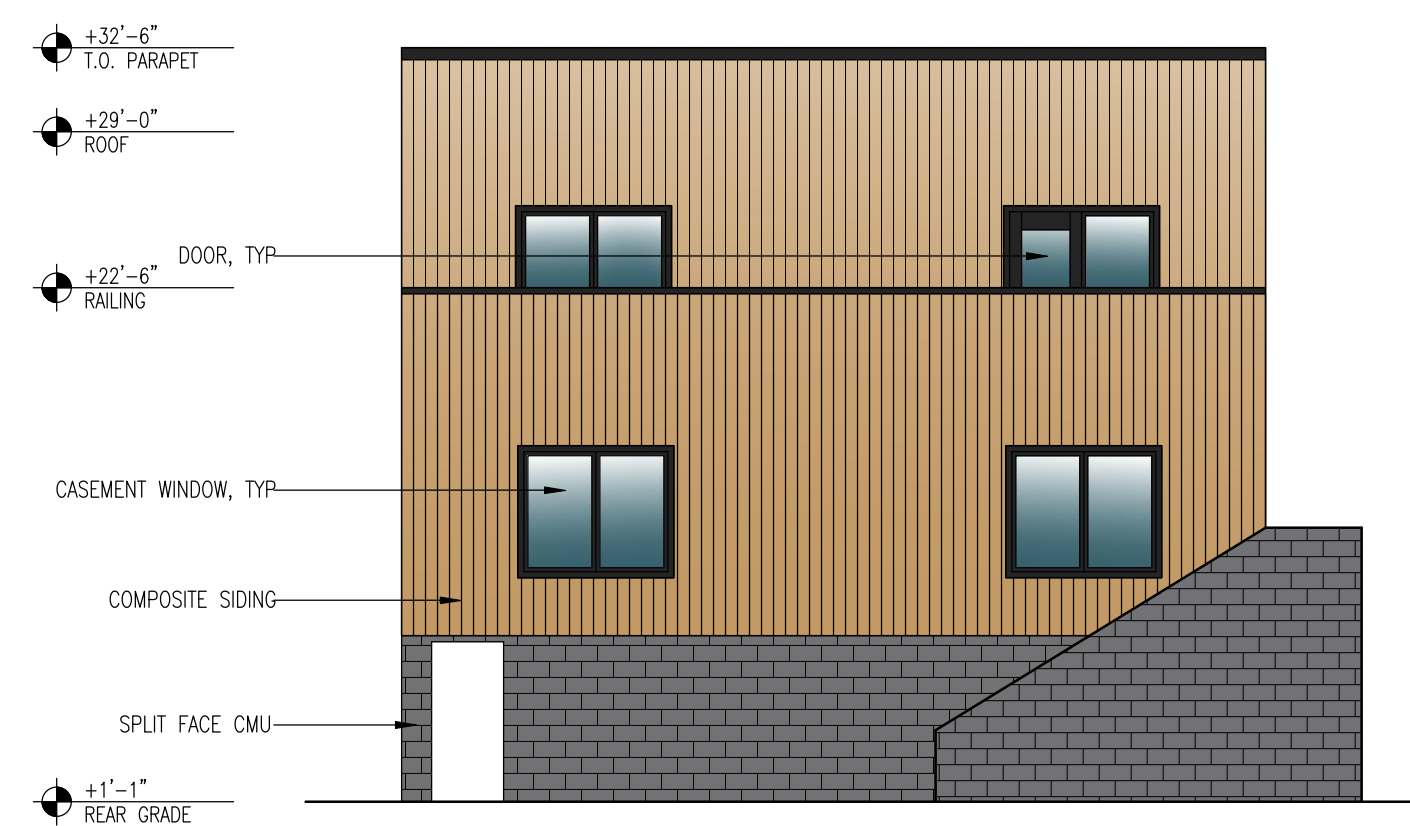
DRAWING TITLE:
FLOOR PLANS

PROJECT NUMBER: 2586
 SCALE: AS NOTED
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 CHECKED BY: SMK
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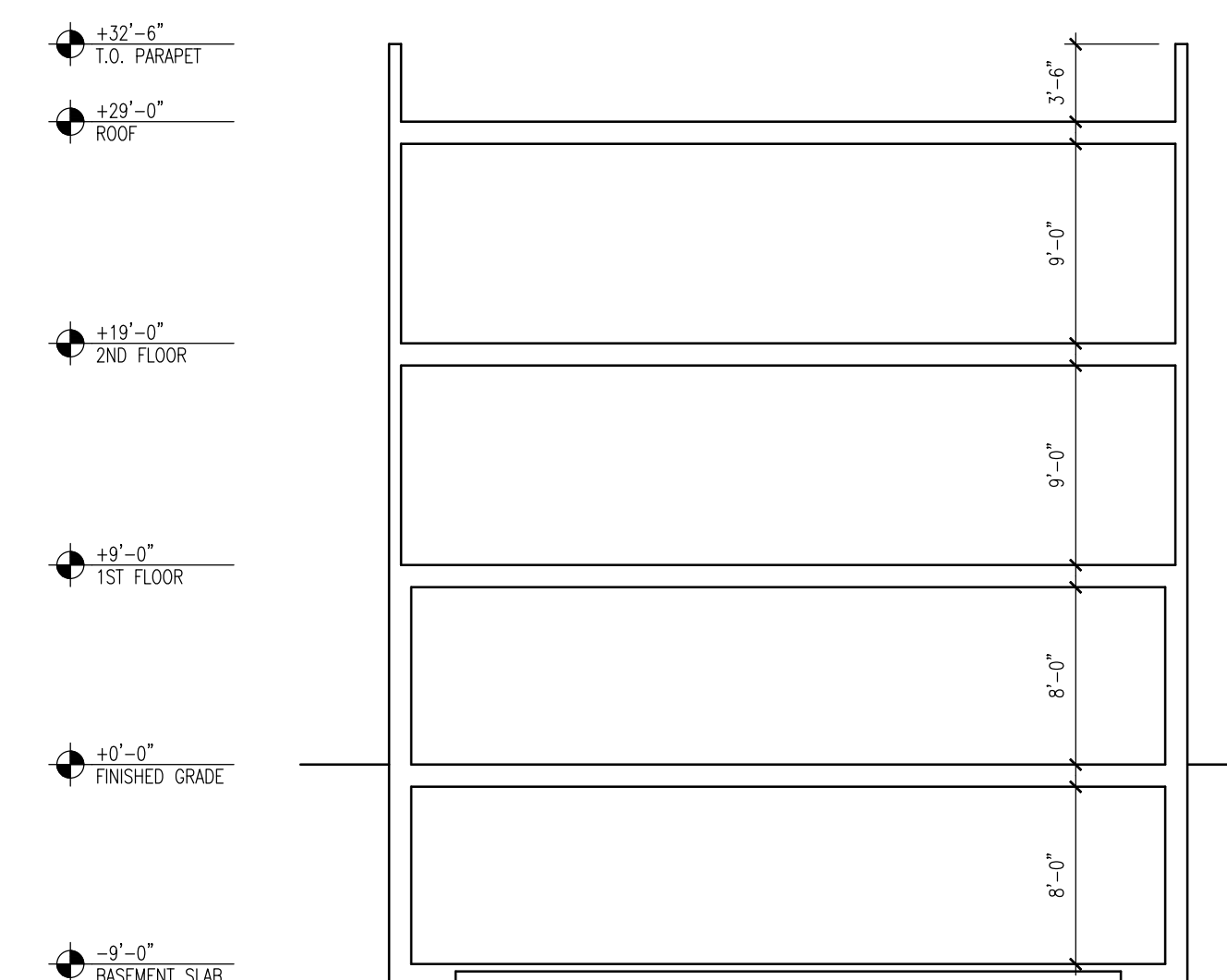
SHEET NUMBER: **A.100**



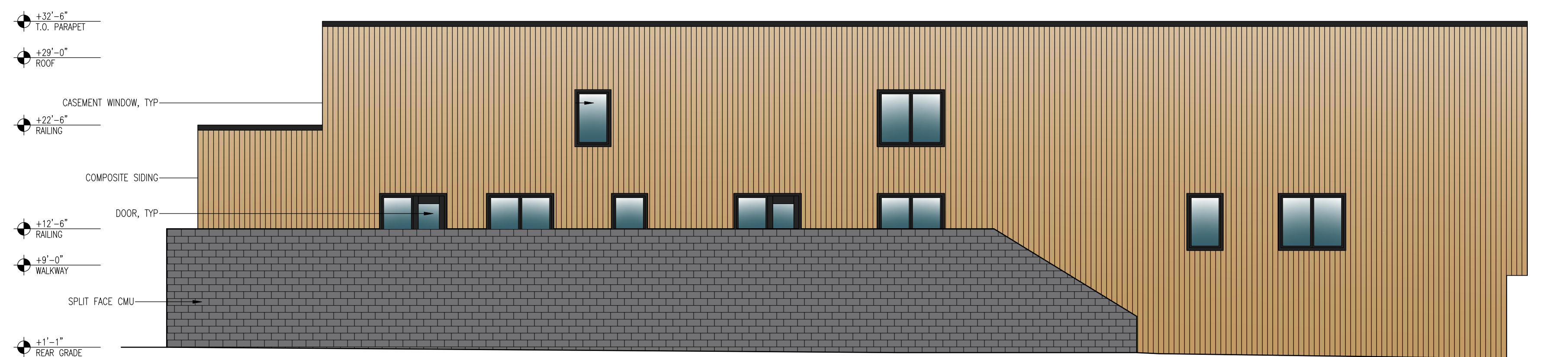
1 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



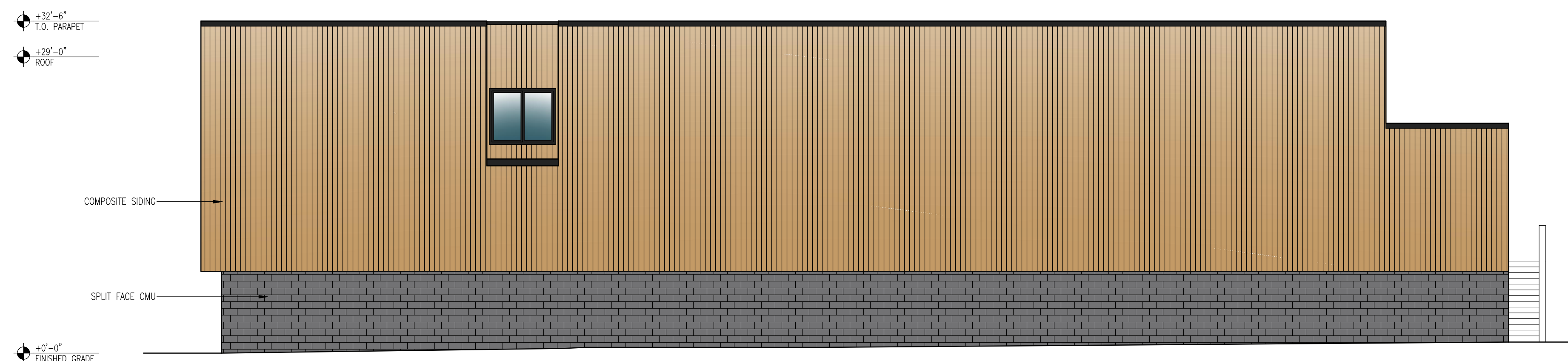
2 REAR ELEVATION
 SCALE: 1/8" = 1'-0"



3 BUILDING SECTION
 SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



6 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

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NEW MULTIPLE DWELLING

PROJECT ADDRESS:
 527 AVENUE A
 BAYONNE, NEW JERSEY 07002
 BLOCK 192, LOT 20

OWNER/APPLICANT:
 AMY TAWADROS

DRAWING TITLE:
BUILDING ELEVATIONS AND SECTION, BASEMENT PLAN

PROJECT NUMBER: 2586
 SCALE: AS NOTED
 DRAWN BY: SMK
 CHECKED BY: SMK
 ISSUE: FOR APPROVAL
 DATE: 17 APRIL 2026
 SHEET NUMBER: **A.300**