

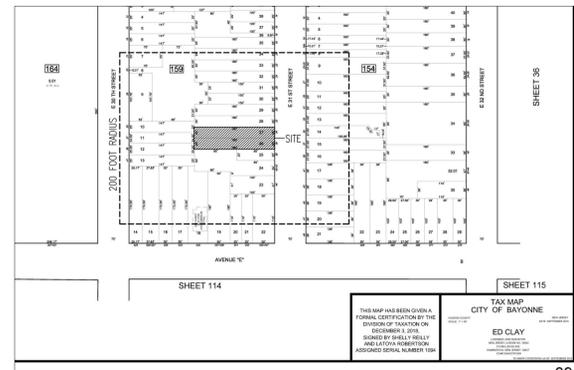
STEPHEN M. KAWALEK, RA, PP
 NJ REG 21A1016837
 NJ LIC 33L100595800
 NY REG 031090-1
 PA REG RA405310
 FL LIC AR101846

HAROLD J. KAWALEK, AIA
 FOUNDER EMERITUS

CHAIRPERSON

BOARD SECRETARY

ENGINEER



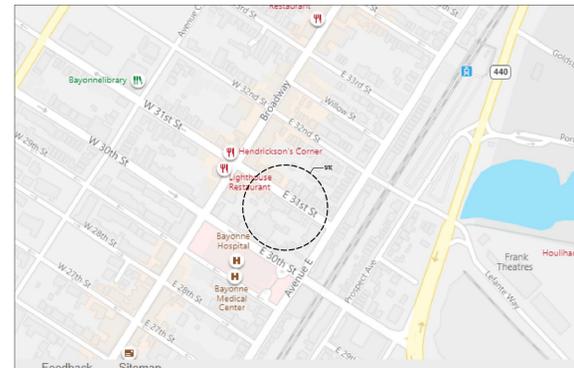
1 TAX MAP
 SCALE: 1" = 200'



2 RENDERING
 SCALE: NTS



3 RENDERING
 SCALE: NTS



4 KEY MAP
 SCALE: 1" = 600'

34-36 EAST 31ST STREET, BAYONNE, NJ 07002
 LOTS 26&27, BLOCK 159: R-2 ZONE

ZONING CRITERIA	REQUIRED/PERMITTED	EXISTING	PROPOSED	VARIANCE	REMARK
USE	1 AND 2 FAMILY RESIDENTIAL	4 FAMILY RESIDENTIAL	8-UNIT DWELLING	YES	D(1) USE VARIANCE
MAX HEIGHT	2.5 STORIES 35 FT TO MIDPOINT OF ROOF	2 STORIES 27 FT	3.5 STORIES 35 FT TO MIDPOINT OF ROOF	YES NO	D(6) HEIGHT VARIANCE COMPLIES
MIN LOT SIZE	3,000 SF	9,000 SF	NO CHANGE	NO	COMPLIES
MIN FRONT YARD	20 FT	12.6 FT	20 FT	NO	COMPLIES
MIN REAR YARD	20 FT	0.6 FT	24 FT	NO	COMPLIES
MIN SIDE YARD	3 FT ONE SIDE 6 FT COMBINED	0.6 FT 6.16 FT COMBINED	3.08 FT 6.16 FT COMBINED	NO	COMPLIES
MIN LOT WIDTH	30 FT	50 FT	NO CHANGE	NO	COMPLIES
MAX LOT COVERAGE	70% MAX = 6,300 SF	96% = 8,800 SF	70.3% = 6,323 SF	YES	DE MINIMIS NET REDUCTION
OPEN SPACE	250 SF PER 2BR UNIT = 2,000 SF	NONE	4,800 SF	NO	COMPLIES
MIN OFF-STREET PARKING	1.25 SPACE PER 2BR UNIT = 10 SPACES	44	10	NO	COMPLIES
EV PARKING	MAKE-READY: 15% = 2	NONE	2	NO	COMPLIES
MAX CURB CUT WIDTH	10 FT	+10 FT	14 FT	YES	WIDTH REQUIRED FOR 2-WAY TRAFFIC
MIN BICYCLE PARKING	NO REQUIREMENT	NONE	5	NO	COMPLIES

PROJECT SCOPE:

CONSTRUCTION OF A 3 1/2-STORY MULTI-FAMILY DWELLING WITH 8 APARTMENTS, 10 PARKING SPACES, AND ROOFTOP OPEN SPACE AMENITIES.

REVISIONS:
 NUMBER: DATE: COMMENT:

SEAL:

K+K

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

PROJECT NAME:
NEW MULTIPLE DWELLING

PROJECT ADDRESS:
 34-36 EAST 31ST STREET
 BAYONNE, NEW JERSEY 07002

OWNER/APPLICANT:
 ADVENT 31 LLC

DRAWING TITLE:
COVER SHEET

PROJECT NUMBER: 2499

SCALE: AS NOTED

DRAWN BY: SMK

CHECKED BY: SMK

ISSUE: FOR APPROVAL

DATE: 28 MARCH 2025

SHEET NUMBER: **A.001**

NEW MULTIPLE DWELLING
 FOR ADVENT 31, LLC

SUBJECT PROPERTY:
 34-36 EAST 31ST STREET, BAYONNE, NJ 07002
 BLOCK 159, LOTS 26&27

DRAWING INDEX

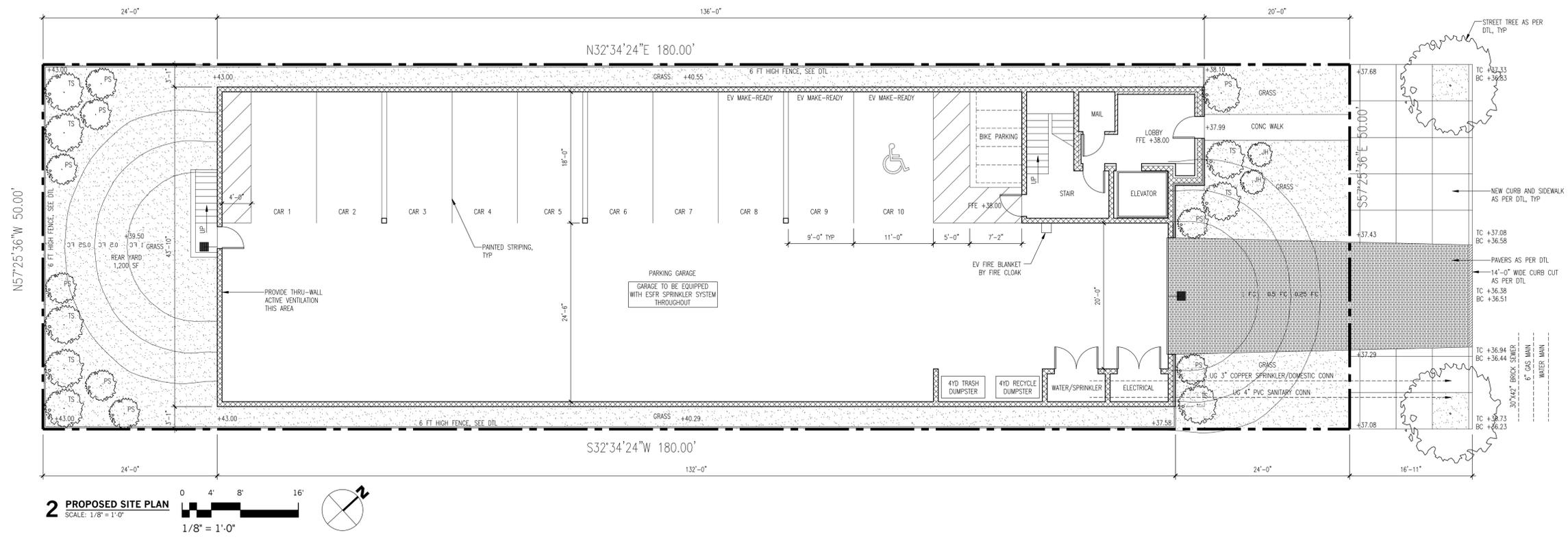
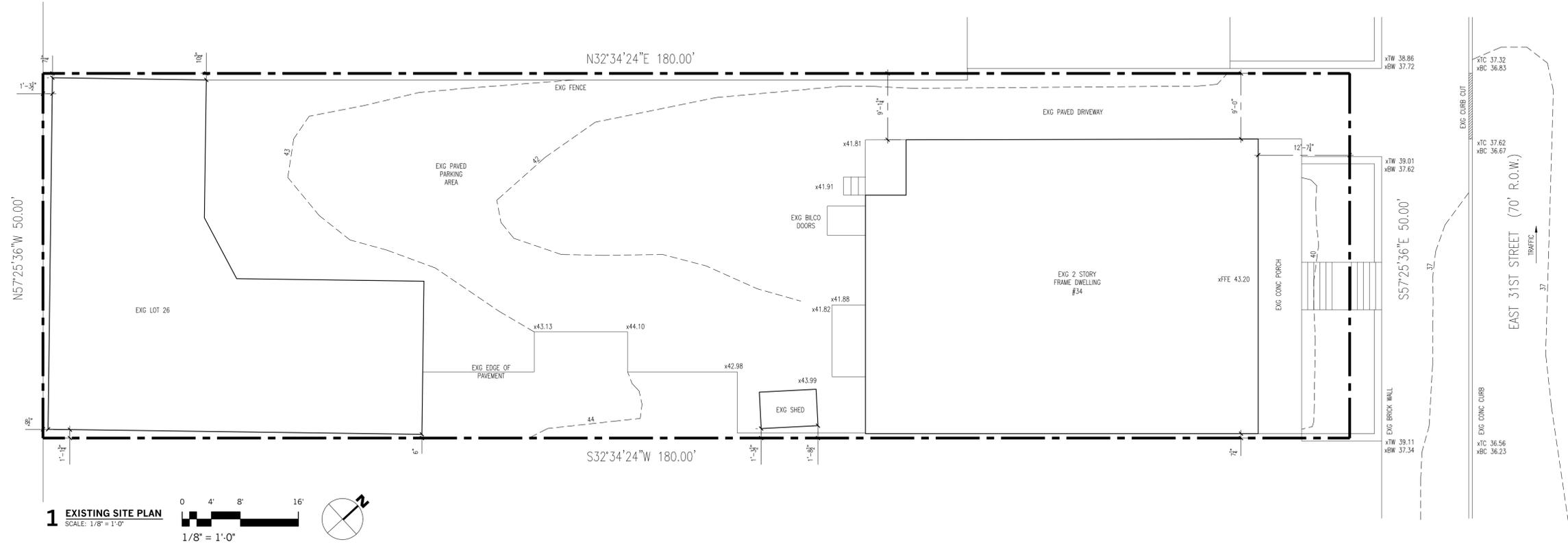
- A.001 COVER SHEET
- A.002 SITE PLANS
- A.003 BULK ANALYSIS
- A.004 SITE DETAILS
- A.100 FLOOR AND ROOF PLANS
- A.300 BUILDING ELEVATIONS AND SECTIONS

SUBMITTAL INDEX

28 MAR 2025 DATE OF ORIGINAL SUBMITTAL SET

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



REVISIONS:

NUMBER	DATE	COMMENT

SEAL:

K+K

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

PROJECT NAME:
NEW MULTIPLE DWELLING

PROJECT ADDRESS:
 34-36 EAST 31ST STREET
 BAYONNE, NEW JERSEY 07002

OWNER/APPLICANT:
 ADVENT 31 LLC

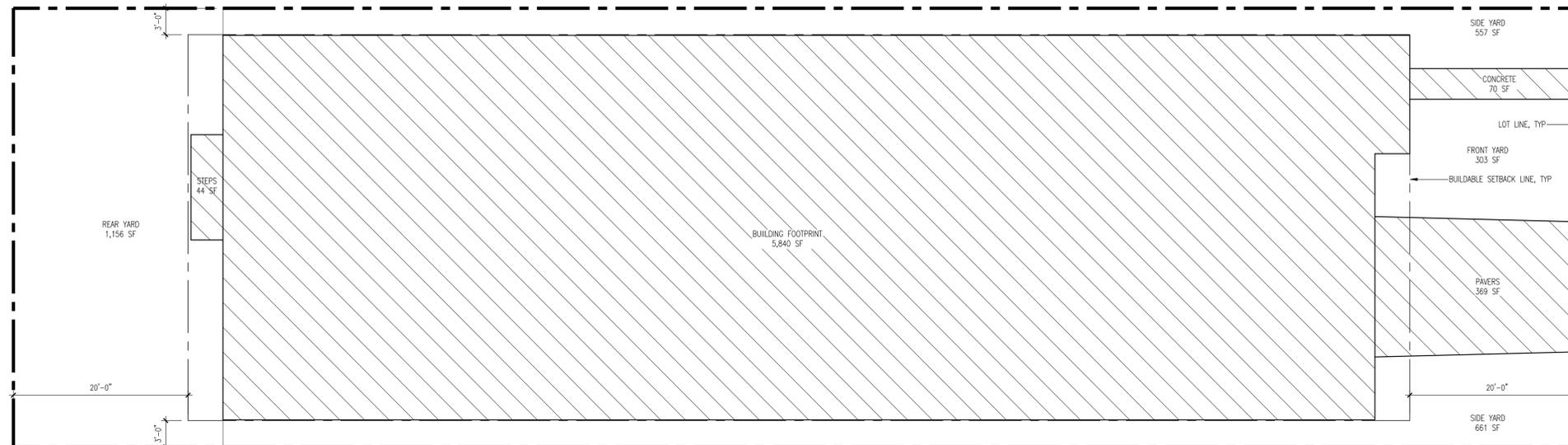
DRAWING TITLE:
SITE PLANS

PROJECT NUMBER: 2499
 SCALE: AS NOTED
 DRAWN BY: SMK
 CHECKED BY: SMK
 ISSUE: FOR APPROVAL
 DATE: 28 MARCH 2025
 SHEET NUMBER: **A.002**

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



1 CONTEXTUAL HEIGHT DIAGRAM
 SCALE: 1/8" = 1'-0"



2 LOT COVERAGE/BULK DIAGRAM
 SCALE: 1/8" = 1'-0"



LOT COVERAGE CALCULATION

SITE ELEMENT	AREA
STRUCTURES	5,884 SF
IMPERVIOUS PAVING	439 SF
TOTAL IMPERVIOUS	6,323 SF (70.3%)
SITE ELEMENT	AREA
REAR YARD	1,156 SF
SIDE AND FRONT YARDS	1,521 SF
TOTAL IMPERVIOUS	2,677 SF (29.7%)

REVISIONS:
 NUMBER: DATE: COMMENT:

SEAL:

K+K

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

PROJECT NAME:
NEW MULTIPLE DWELLING

PROJECT ADDRESS:
 34-36 EAST 31ST STREET
 BAYONNE, NEW JERSEY 07002

OWNER/APPLICANT:
 ADVENT 31 LLC

DRAWING TITLE:
BULK ANALYSIS

PROJECT NUMBER: 2499
 SCALE: AS NOTED
 DRAWN BY: SMK
 CHECKED BY: SMK
 ISSUE: FOR APPROVAL
 DATE: 28 MARCH 2025

SHEET NUMBER: **A.003**

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

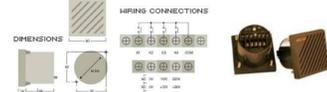
HAROLD J. KAWALEK, AIA
 FOUNDER EMERITUS

295LFKSP combination LED light horn

295LF Led Light:
 • Indoor / Outdoor use
 • solid state power supply
 • LED lamp
 • available in five LED lamp colors
 • UL listed (LED light only)
 The MICROLEDT® family is a low profile, flashing, Led light. The light enclosure is permanently sealed for the ultimate in protection from moisture and vibration.

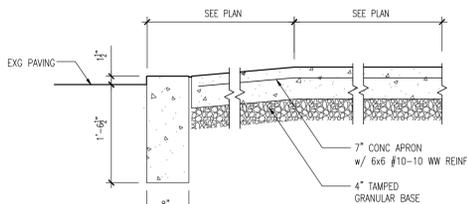
KSP Electronic Horn:
 Description:
 The KSP are low current, medium decibel, electronic horns for medium duty use.
 Has Adjustable dB level from the maximum 95 dB at 10 feet level.
 Provides 4 different sounds in 1 unit. Chosen from the "SIP" or the "TIP" sound group.
 SIP= ambulance siren, police siren, telephone ring, and melody.
 TIP= parking sounds of Fall, Slow, High, Low.
 Low current consumption
 Single connection

The PVC weatherproof enclosures used in the above assembly, suitable for indoor or outdoor use, is durable and corrosion resistant. Mount on flat surface, or drill holes for other mounting options. Volume is adjustable from the 95 dB at 10 feet maximum rated output.

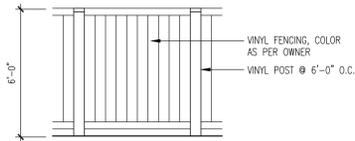


Rev 12/2018

4 S1 GARAGE DOOR SIGNAL DEVICE
 SCALE: NTS

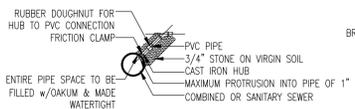


8 CURB SECTION
 SCALE: 3/4" = 1'-0"



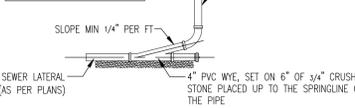
1 VINYL FENCE DETAIL
 SCALE: 1/4" = 1'-0"

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.

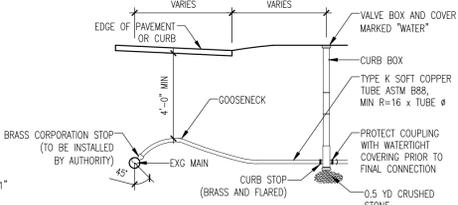


2 SEWER CONNECTION
 SCALE: 1/4" = 1'-0"

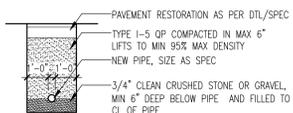
NOTE:
 BACKFILL w/MECHANICALLY COMPACTED GRANULAR FILL IN PAVED AREAS OR COMPACTED NON-PAVED AREAS.



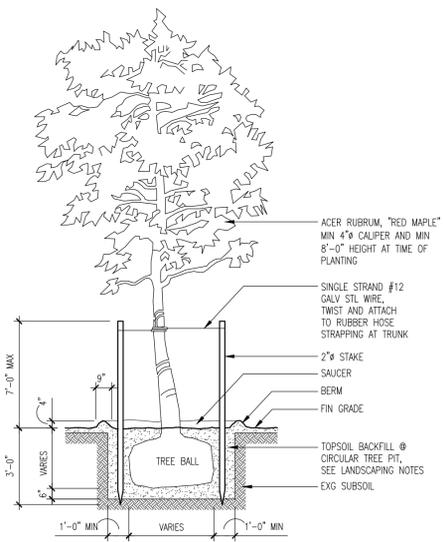
5 SEWER CLEANOUT
 SCALE: 1/4" = 1'-0"



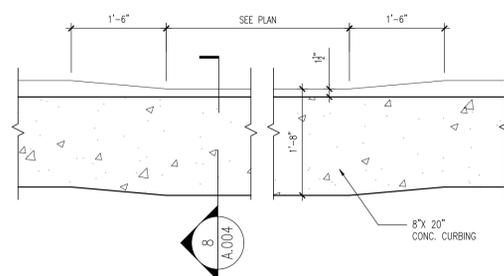
3 DOMESTIC WATER SERVICE CONNECTION
 SCALE: 1/4" = 1'-0"



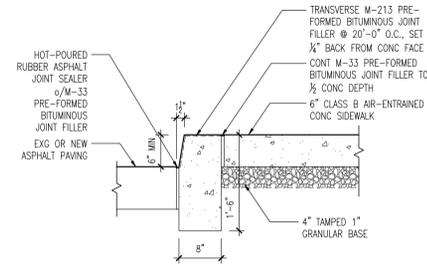
6 UTILITY TRENCH/SURFACE RESTORATION
 SCALE: 1/4" = 1'-0"



7 TREE STAKING DETAIL
 SCALE: 1/4" = 1'-0"



9 CURB CUT
 SCALE: 3/4" = 1'-0"



10 SIDEWALK/CURB DETAIL
 SCALE: 3/4" = 1'-0"

L1 WALL SCONCE

[MANUFAC] GARCOO 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
AR	2	ACER RUBRUM	RED MAPLE	4" CAL
JH	2	JUNIPERUS HORIZONTALIS "SARGENTII"	SARGENT JUNIPER	2 GAL
PS	9	PHLOX SUBULATA	MOSS PINK	2 GAL
TS	8	THUJA STANDISHII X PULICATA	THUJA GREEN GIANT	7-9'

REVISIONS:
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SEAL:

K+K

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 34-36 EAST 31ST STREET
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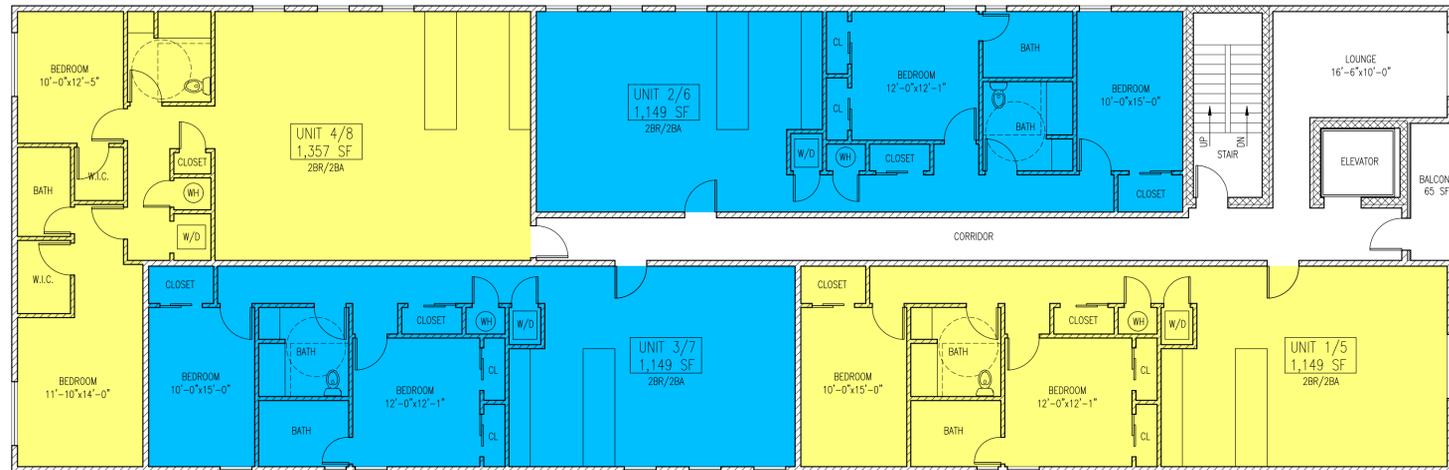
OWNER/APPLICANT:
 ADVENT 31 LLC

DRAWING TITLE:
SITE DETAILS

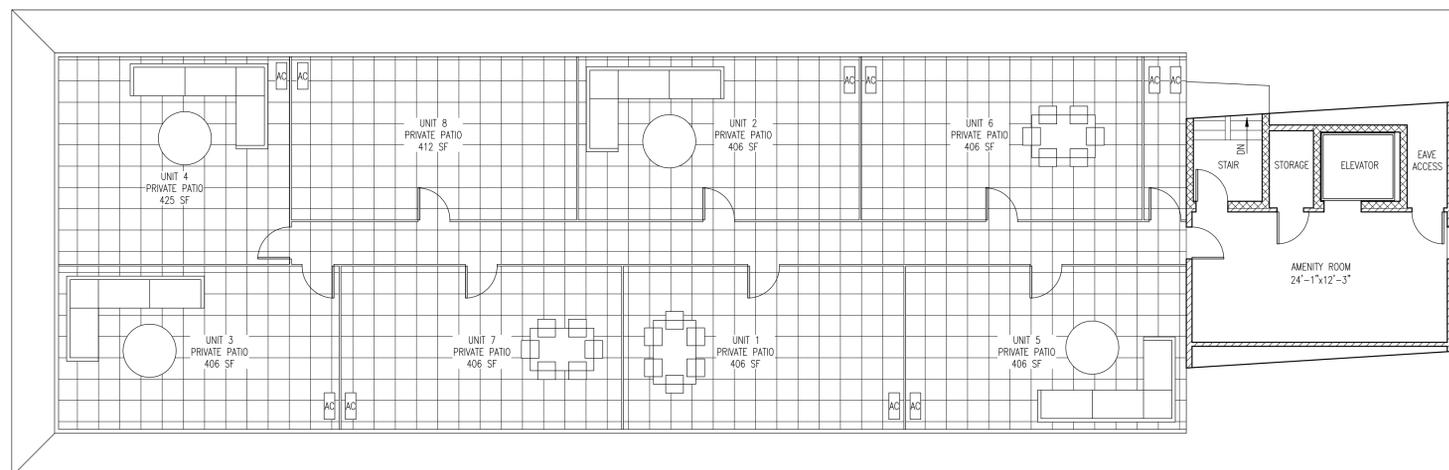
PROJECT NUMBER: 2499
SCALE: AS NOTED
DRAWN BY: SMK
CHECKED BY: SMK
ISSUE: FOR APPROVAL
DATE: 28 MARCH 2025
SHEET NUMBER: A.004

STEPHEN M. KAWALEK, RA, PP
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 FOUNDER EMERITUS



1 2ND AND 3RD FLOOR PLAN
 SCALE: 1/8" = 1'-0"



2 ROOF DECK PLAN
 SCALE: 1/8" = 1'-0"



3 ROOF DECK PLAN
 SCALE: 1/8" = 1'-0"

REVISIONS:

NUMBER	DATE	COMMENT

SEAL:

K+K

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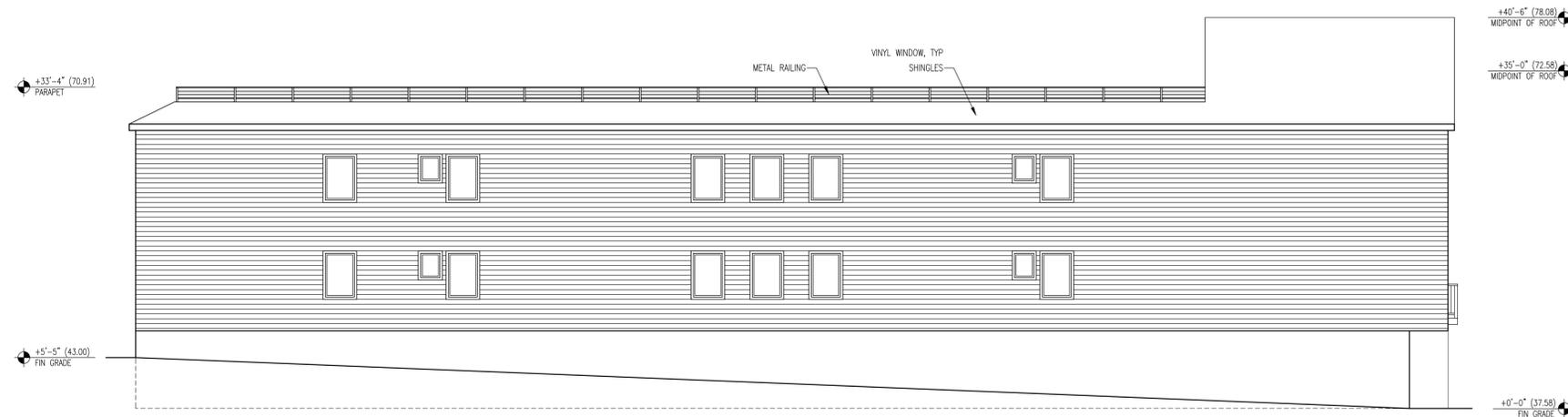
DRAWING TITLE:
FLOOR AND ROOF PLANS

PROJECT NUMBER: 2499
 SCALE: AS NOTED
 DRAWN BY: SMK
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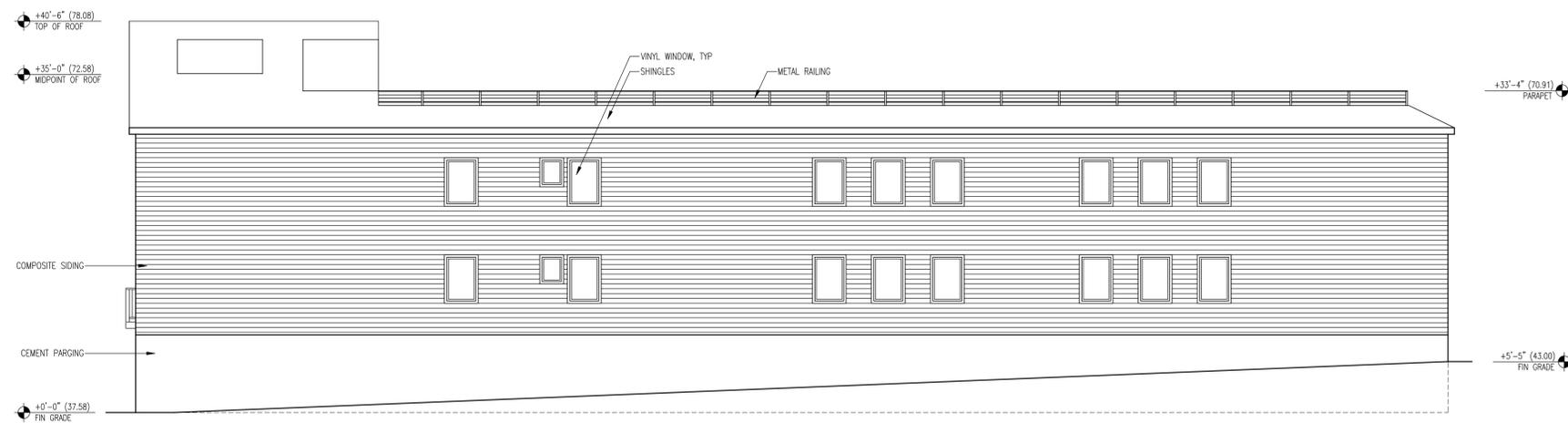
SHEET NUMBER: **A.100**

STEPHEN M. KAWALEK, RA, PP
 NJ REG 21A1016837
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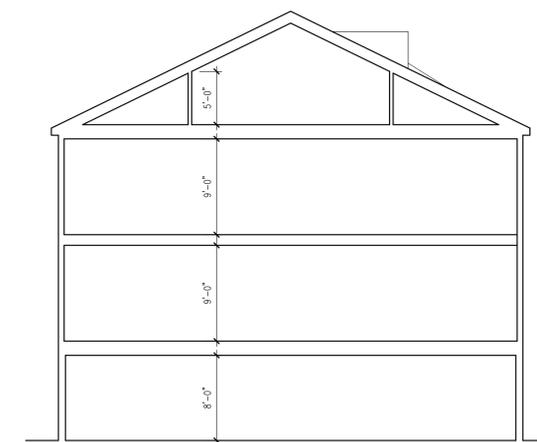
HAROLD J. KAWALEK, AIA
 FOUNDER EMERITUS



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



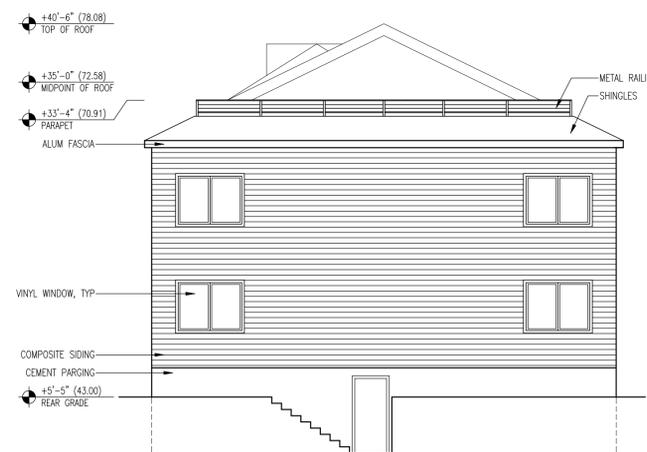
2 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



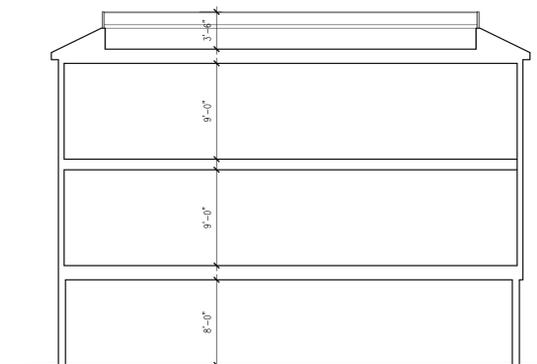
3 BUILDING SECTION
 SCALE: 1/8" = 1'-0"



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



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



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

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DRAWING TITLE:
BUILDING ELEVATIONS AND SECTIONS

PROJECT NUMBER: 2499
 SCALE: AS NOTED
 DRAWN BY: SMK
 CHECKED BY: SMK
 ISSUE: FOR APPROVAL
 DATE: 28 MARCH 2025

SHEET NUMBER: **A.300**