

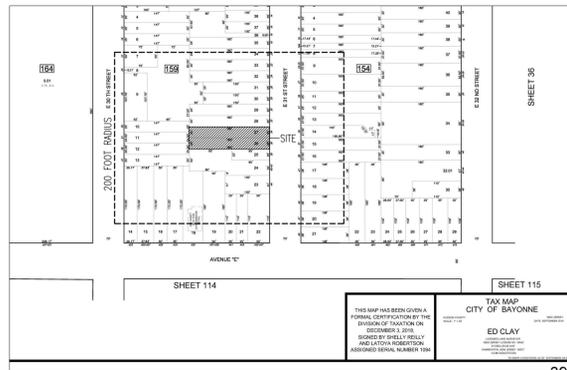
**STEPHEN M. KAWALEK, RA, PP**  
 NJ REG 21A016837  
 NJ LIC 331.00095800  
 NY REG 031090.1  
 PA REG RA405310  
 FL LIC AR101846

**HAROLD J. KAWALEK, AIA**  
 FOUNDER EMERITUS

CHAIRPERSON

BOARD SECRETARY

ENGINEER



**1 TAX MAP**  
 SCALE: 1" = 200'



**2 RENDERING**  
 SCALE: NTS



**3 RENDERING**  
 SCALE: NTS

34-36 EAST 31ST STREET, BAYONNE, NJ 07002  
 LOTS 26&27, BLOCK 159: R-2 ZONE, FLOOD ZONE X 1

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 36 FT TO MIDPOINT OF ROOF	2 STORIES 427 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 9.6 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	88% = 8,800 SF	70.3% = 6,223 SF	YES	DE MINIMS 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	#4	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 3½-STORY MULTI-FAMILY DWELLING WITH 8 APARTMENTS, 10 PARKING SPACES, AND ROOFTOP OPEN SPACE AMENITIES.

**REVISIONS:**

NUMBER: DATE: COMMENT:

1 1 OCTOBER 2025 ADD FLOOD ZONE

**SIGNAL:**

**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

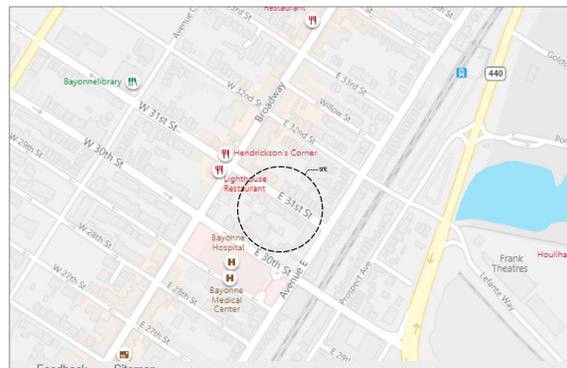
**DRAWN BY:** SMK

**CHECKED BY:** SMK

**ISSUE:** FOR APPROVAL

**DATE:** 28 MARCH 2025

**SHEET NUMBER:** **A.001**



**4 KEY MAP**  
 SCALE: 1" = 600'

**NEW MULTIPLE DWELLING**

FOR ADVENT 31, LLC

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

**DRAWING INDEX**

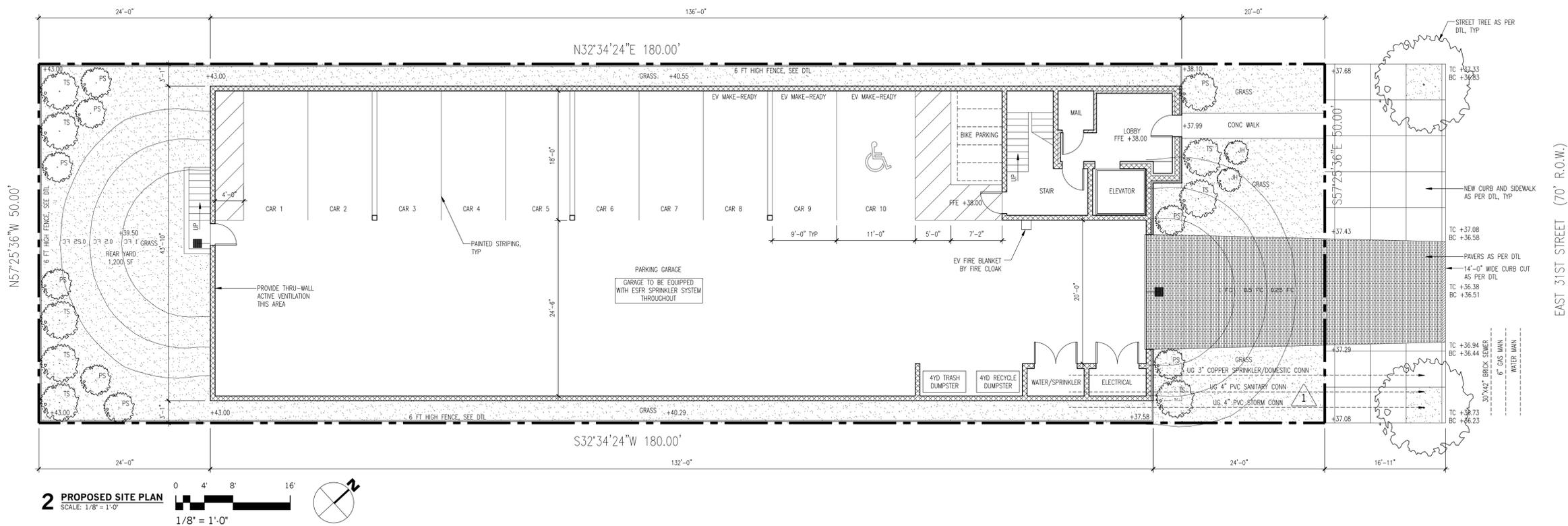
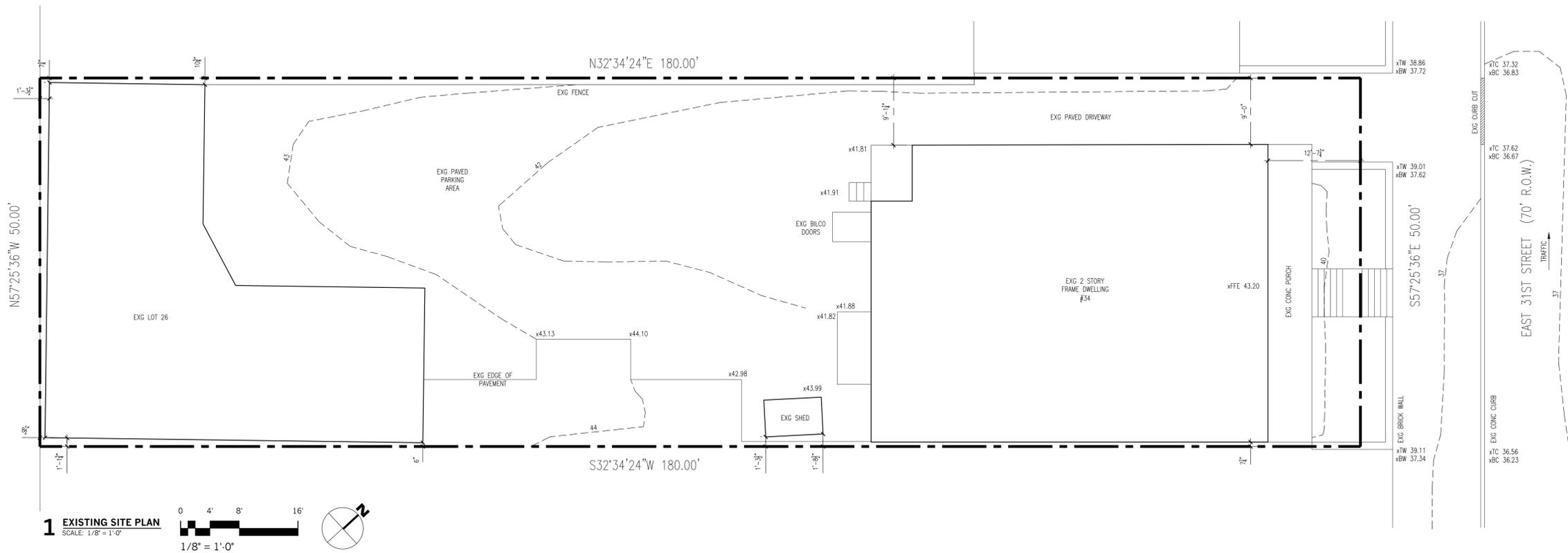
- A.001 COVER SHEET
- A.002 SITE PLANS
- A.003 BULK ANALYSIS
- A.004 SITE DETAILS
- A.100 FLOOR AND ROOF PLANS
- A.300 BUILDING ELEVATIONS AND SECTIONS

**SUBMITAL INDEX**

- 28 MAR 2025 DATE OF ORIGINAL SUBMITAL SET
- 1 OCT 2025 REVISED A.001, A.002

**STEPHEN M. KAWALEK, RA, PP**  
 NJ REG 21A1016837  
 NJ LIC 33LI00595800  
 NY REG 031090-1  
 PA REG RA405310  
 FL LIC AR101846

**HAROLD J. KAWALEK, AIA**  
 FOUNDER EMERITUS



REVISIONS:

NUMBER	DATE	COMMENT
1	1 OCTOBER 2025	ADD STORM SEWER

SEAL:



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**

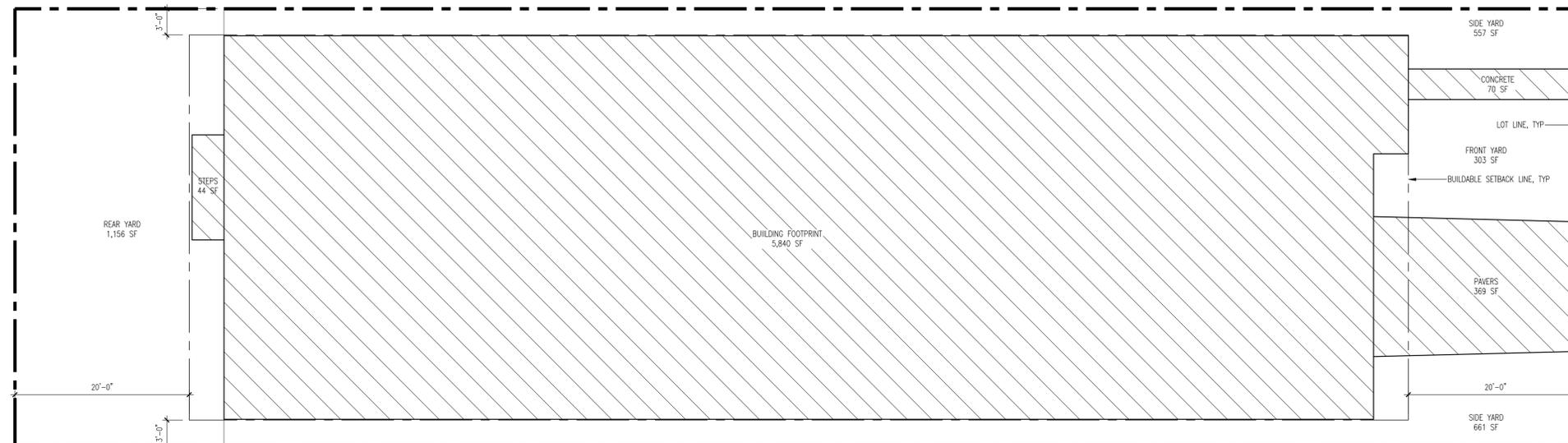
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 SCALE: AS NOTED  
 DRAWN BY: SMK  
 CHECKED BY: SMK  
 ISSUE: FOR APPROVAL  
 DATE: 28 MARCH 2025  
 SHEET NUMBER: **A.002**

**STEPHEN M. KAWALEK, RA, PP**  
 NJ REG 21A016837  
 NJ LIC 331.00095800  
 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	5,840 SF
IMPERVIOUS PAVING	459 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  
 NY LIC 331.00595800  
 PA REG RA405310  
 FL LIC AR101846

**HAROLD J. KAWALEK, AIA**  
 FOUNDER EMERITUS

**2951FKSP combination LED light horn**

**2951F Led Light:**  
 • indoor / outdoor use  
 • solid state power supply  
 • LED lamp  
 • available in five LED lamp colors  
 • UL listed LED light only

Height: 7"  
 Depth: 4 3/4"  
 Width: 5"

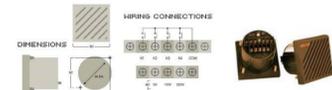


The MICROEXTRE family is a low profile, flashing, Led light. The light enclosure is permanently sealed for the ultimate in protection from moisture and vibration.

**KSP Electronic Horn:**

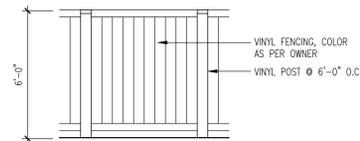
Description:  
 The KSP are low current, medium decibel, electronic horns for medium duty use.  
 Note: Adjustable dB level from the maximum 95 dB at 10 foot level.  
 Provides 4 different sounds in 1 unit. Choose from the "SP" or the "TP" sound group.  
 SP= pulsing sounds of Fast, Slow, High, Low  
 TP= pulsing sounds of Fast, Slow, High, Low  
 Low current consumption  
 Simple connection

The PVC weatherproof enclosure 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.



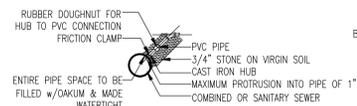
REV 2/2018

**4 S1 GARAGE DOOR SIGNAL DEVICE**  
 SCALE: NTS



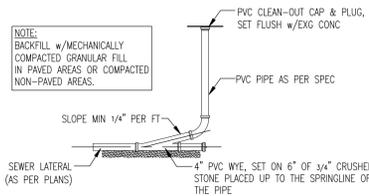
**1 VINYL FENCE DETAIL**  
 SCALE: 1/4" = 1'-0"

**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.

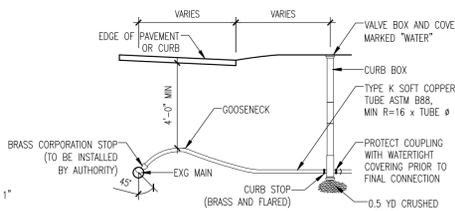


**2 SEWER CONNECTION**  
 SCALE: 1/4" = 1'-0"

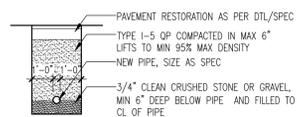
**NOTE:**  
 BACKFILL w/MECHANICALLY COMPACTED GRANULAR FILL IN PAVED AREAS OR COMPACTED NON-PAVED AREAS.



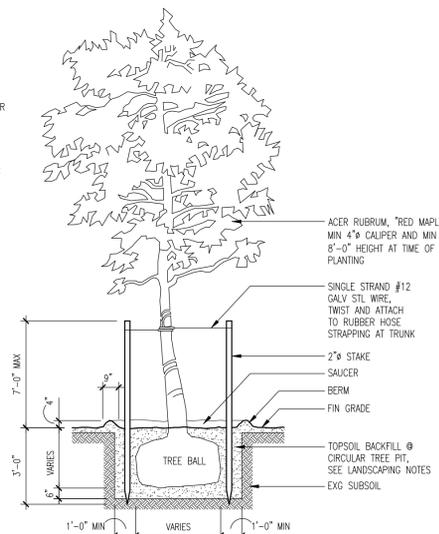
**5 SEWER CLEANOUT**  
 SCALE: 1/4" = 1'-0"



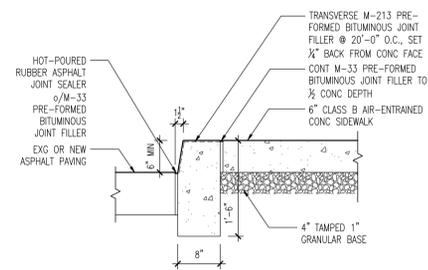
**3 DOMESTIC WATER SERVICE CONNECTION**  
 SCALE: 1/4" = 1'-0"



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



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



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

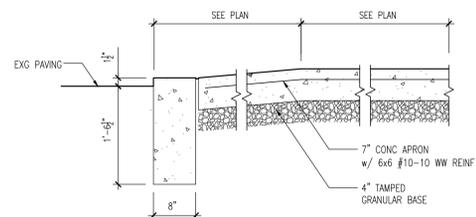
**L1 WALL SCONCE**

[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

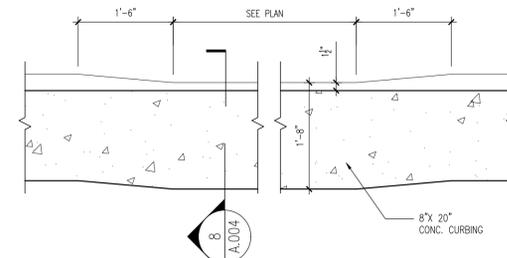


**PLANT SCHEDULE**

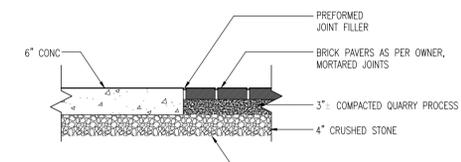
KEY	QTY	LATIN NAME	COMMON NAME	SIZE AT PLANTING
AR	2	ACER RUBRUM	RED MAPLE	4" CAL
JH	2	JUNIPERUS HORIZONTALIS	SARGENT JUNIPER	2 GAL "SARGENTII"
PS	9	PHLOX SUBULATA	MOSS PINK	2 GAL
TS	8	THUJA STANDISHII X PLICATA	THUJA GREEN GIANT	7-9'



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



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



**11 PAVEMENT DETAIL**  
 SCALE: 3/4" = 1'-0"

**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 DETAILS**

PROJECT NUMBER: 2499

SCALE: AS NOTED

DRAWN BY: SMK

CHECKED BY: SMK

ISSUE: FOR APPROVAL

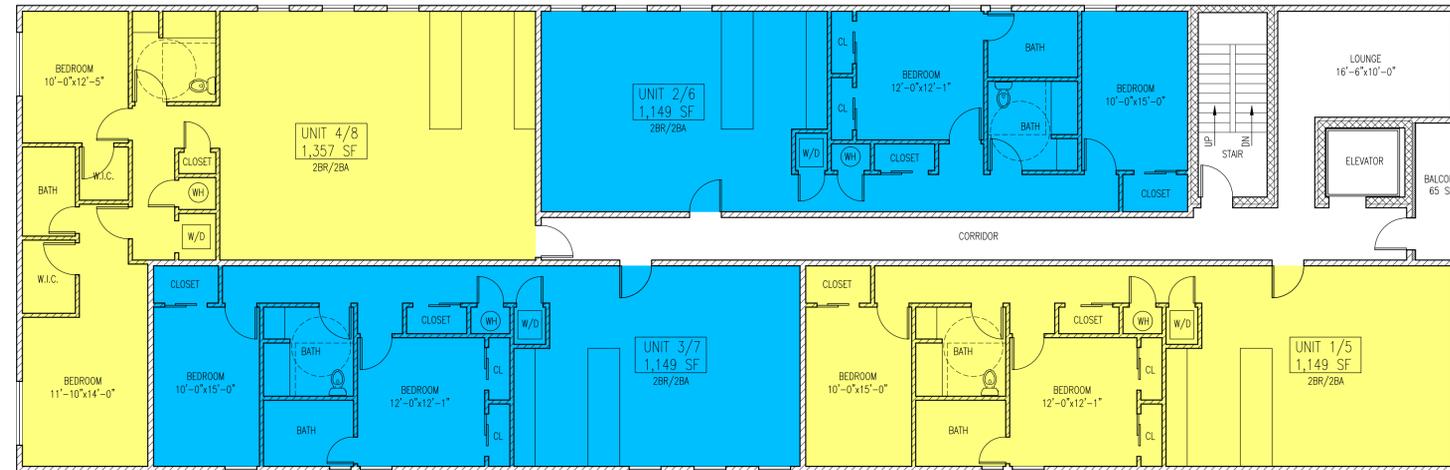
DATE: 28 MARCH 2025

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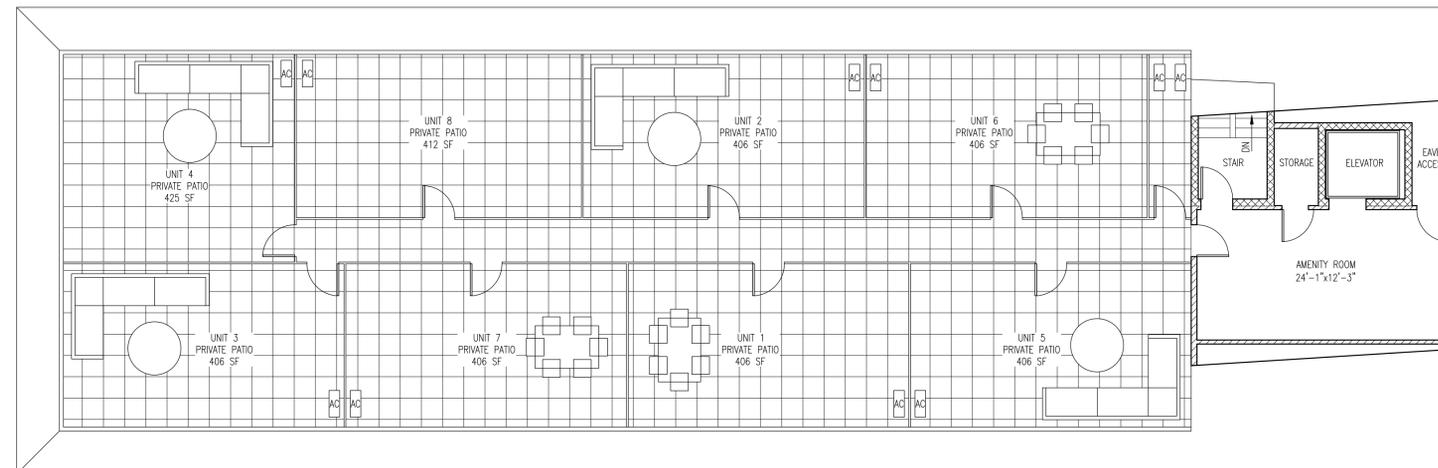
**A.004**

**STEPHEN M. KAWALEK, RA, PP**  
 NJ REG 21A1016837  
 NJ LIC 33LI00595800  
 NY REG 031090-1  
 PA REG RA405310  
 FL LIC AR101846

**HAROLD J. KAWALEK, AIA**  
 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:

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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

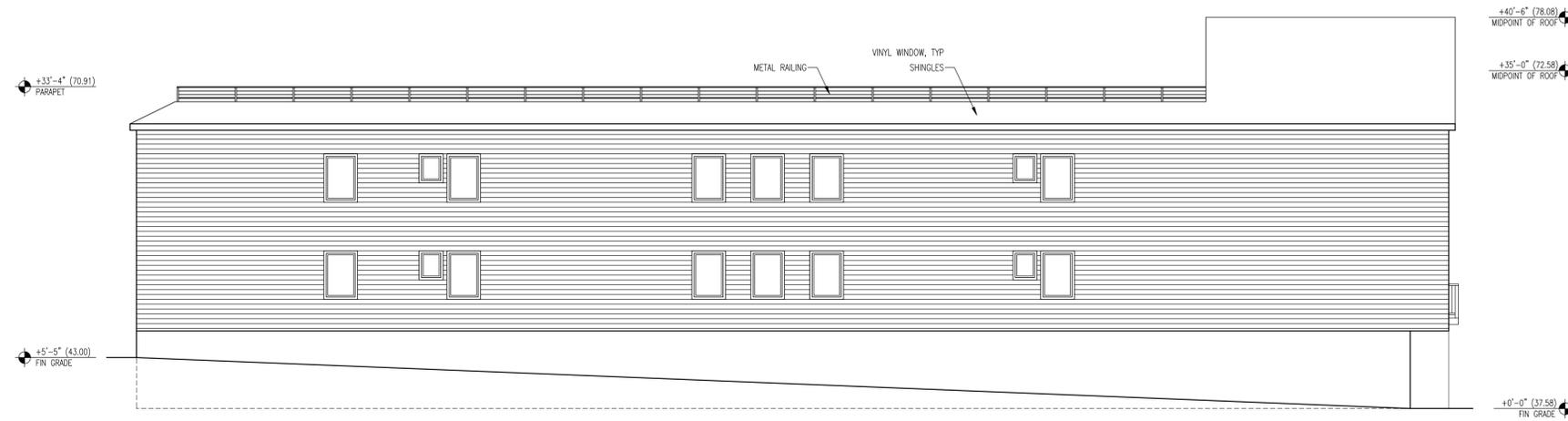
DRAWING TITLE:  
**FLOOR AND ROOF PLANS**

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

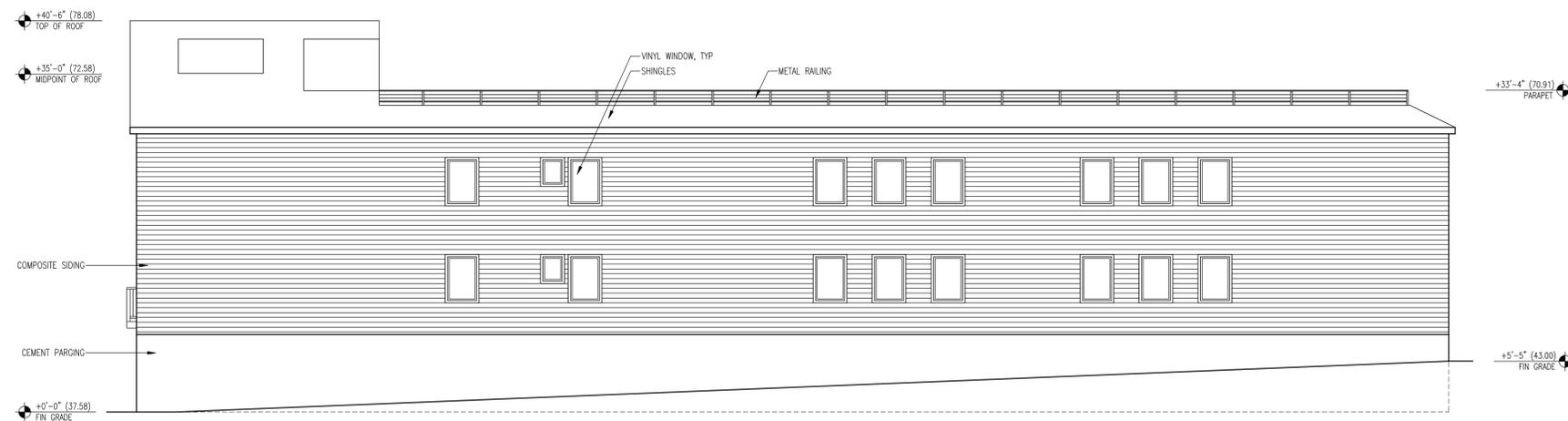
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**STEPHEN M. KAWALEK, RA, PP**  
 NJ REG 21A016837  
 NJ LIC 331.000995800  
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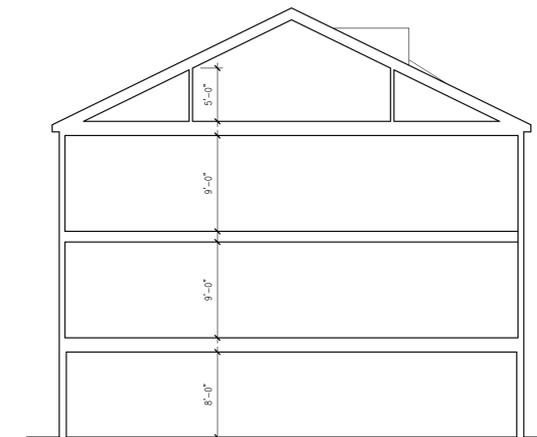
**HAROLD J. KAWALEK, AIA**  
 FOUNDER EMERITUS



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



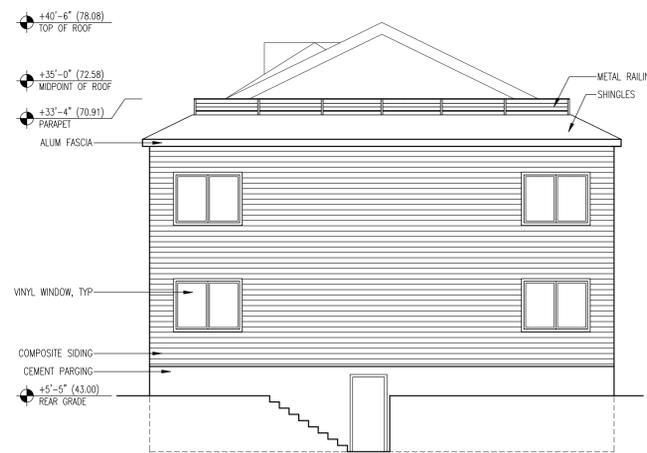
**2 SIDE ELEVATION**  
 SCALE: 1/8" = 1'-0"



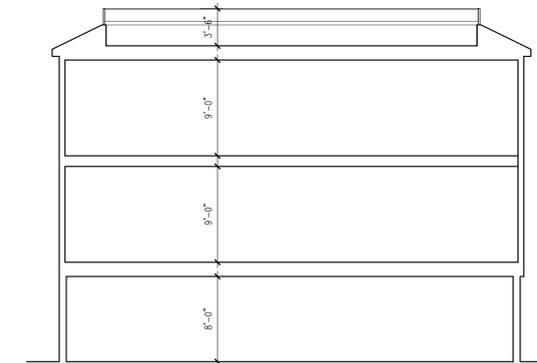
**3 BUILDING SECTION**  
 SCALE: 1/8" = 1'-0"



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



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



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

REVISIONS:

NUMBER	DATE	COMMENT

SEAL:

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**NEW MULTIPLE DWELLING**

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

OWNER/APPLICANT:  
 ADVENT 31 LLC

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**