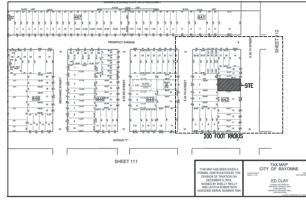




1 KEY MAP
DATE: 05/27/2024



2 TAX MAP
DATE: 05/27/2024



3 DESIGN PRECEDENT: EXISTING BUILDING
DATE: 05/27/24



5 DESIGN PRECEDENT: 37-39 AVENUE C
DATE: 05/27/24

80-84 EAST 25TH STREET, BAYONNE, NJ 07002
LOT 15, BLOCK 282- R-2 ZONE/80-84 EAST 25TH STREET REDEVELOPMENT PLAN

ZONING CRITERIA: R-2	REQUIRED/PERMITTED	EXISTING	PROPOSED	VARIANCE	REMARKS
USE	MULTI-FAMILY RESIDENTIAL NEW UNITS	CONDOMINIUM	MULTI-FAMILY DWELLING	NO	CONFORMANCE
MAX HEIGHT	40 FT MAX HEIGHT	STREET ELEVATION	STREET ELEVATION	NO	COMPLIANCE
MAX LOT SIZE	4,790 SQ FT MINIMUM	4,790 SQ FT	4,790 SQ FT	NO	COMPLIANCE
MAX FRONT YARD	10 FT	10 FT	10 FT	NO	COMPLIANCE
MIN REAR YARD	10 FT	10 FT	10 FT	NO	COMPLIANCE
MIN SIDE YARD	5 FT	5 FT	5 FT	NO	COMPLIANCE
MIN LOT WIDTH	30 FT	30 FT	30 FT	NO	COMPLIANCE
MAX LOT COVERAGE	60% MAX COVERAGE	60% MAX COVERAGE	60% MAX COVERAGE	NO	COMPLIANCE
MAX LOT COVERAGE	60% MAX COVERAGE	60% MAX COVERAGE	60% MAX COVERAGE	NO	COMPLIANCE
MAX OVERHANG UNITS	MAX 50% OVERHANG	MAX 50% OVERHANG	MAX 50% OVERHANG	NO	COMPLIANCE
MIN BALCONY	MIN 60% BALCONY	MIN 60% BALCONY	MIN 60% BALCONY	NO	COMPLIANCE
MIN STAIRWAY	MIN 60% STAIRWAY	MIN 60% STAIRWAY	MIN 60% STAIRWAY	NO	COMPLIANCE
MIN ELEVATION	MIN 6 FT MIN ELEVATION	MIN 6 FT MIN ELEVATION	MIN 6 FT MIN ELEVATION	NO	COMPLIANCE
MIN CEILING HEIGHT	MIN 8 FT MIN CEILING HEIGHT	MIN 8 FT MIN CEILING HEIGHT	MIN 8 FT MIN CEILING HEIGHT	NO	COMPLIANCE
MIN BALCONY	MIN 60% BALCONY	MIN 60% BALCONY	MIN 60% BALCONY	NO	COMPLIANCE
MIN BALCONY	MIN 60% BALCONY	MIN 60% BALCONY	MIN 60% BALCONY	NO	COMPLIANCE

NEW MULTIPLE DWELLING

FOR 40 COTTAGE STREET LLC
SUBJECT PROPERTY:
80-84 E. 25TH STREET, BAYONNE, NJ 07002
BLOCK 442, LOT 14

DRAWING INDEX

- ARCH COVER SHEET
- ARCH SITE PLAN AND DETAILS
- ARCH FLOOR PLAN
- ARCH BRACING DETAILS

SUBMITTAL INDEX

31 JULY 2024 DATE OF ORIGINAL SUBMITTAL SET



4 COLOR RENDERING
DATE: 05/27/24

KAWALEK + KAWALEK

STEPHEN M. KAWALEK, RA, PP
HAROLD J. KAWALEK, AIA

CHAIRPERSON
BOARD SECRETARY
ENGINEER

REVISIONS:	NUMBER	DATE	COMMENT

SEAL

K+K

DATE

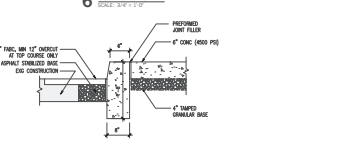
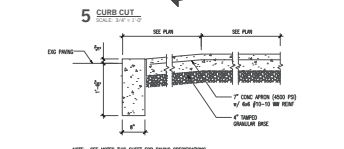
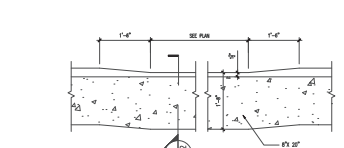
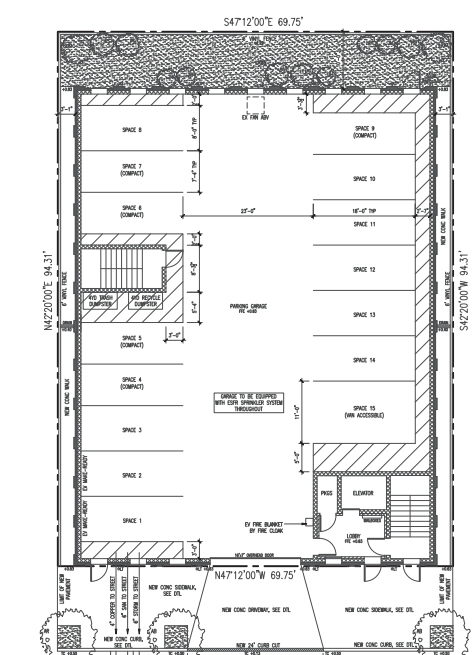
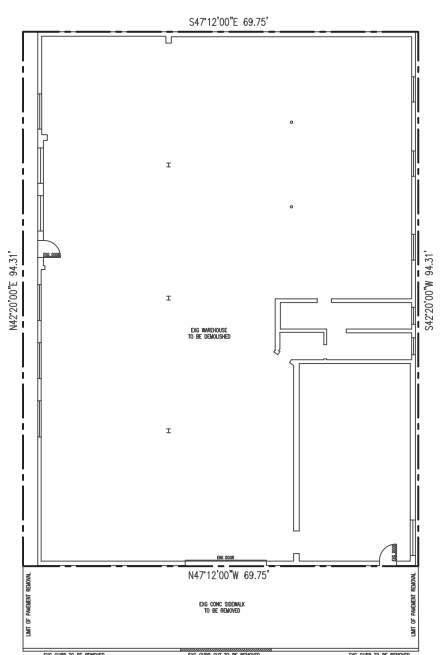
NEW MULTIPLE DWELLING

PROJECT ADDRESS:
80-84 EAST 25TH STREET
BAYONNE, NEW JERSEY 07002
BLOCK 442, LOT 14

OWNER:
40 COTTAGE STREET, LLC

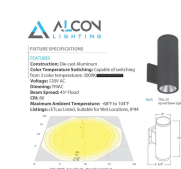
COVER SHEET

PROJECT NUMBER:	2024
SCALE:	AS SHOWN
DRAWN BY:	SMW
CHECKED BY:	SMW
DATE:	05/27/2024
DATE:	1 OCTOBER 2024
SHEET NUMBER:	A.001



PLANT SCHEDULE

BY	SYMBOL NAME	COMMON NAME	SIZE AT PLANTING
AR	2	ARCTIC BURNING BUSH	THREE W/IDE 1 1/2" CAL.
AR	1	ARCTIC BURNING BUSH	ONE W/IDE 1 1/2" CAL.
AR	5	ARCTIC BURNING BUSH	THREE W/IDE 1 1/2" CAL.
PS	5	PALE GREEN SPIDER LILY	THREE W/IDE 1 1/2" CAL.
TS	2	TALL SPIDER LILY	THREE W/IDE 1 1/2" CAL.



KAWALEK + KAWALEK
 P.E. & L.P. ARCHITECTS, INC. 1000 WEST 10TH STREET, SUITE 200, NEW JERSEY 07102
 P.E. & L.P. ARCHITECTS, INC. 1000 WEST 10TH STREET, SUITE 200, NEW JERSEY 07102
 CERTIFICATE 21A00007600

STEPHEN M. KAWALEK, RA, PP
 NJ LIC. 281000000000
 NY LIC. 0300000000
 PA LIC. 0000000000
 FL LIC. 4810000000

HAROLD J. KAWALEK, AIA
 NJ LIC. 281000000000

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE:

K+K

SIGNATURE: *[Signature]*

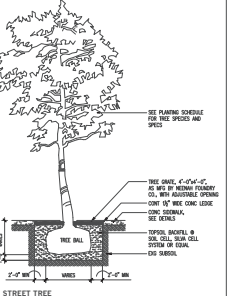
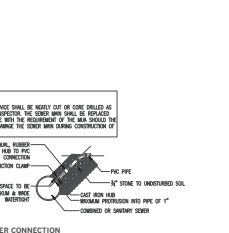
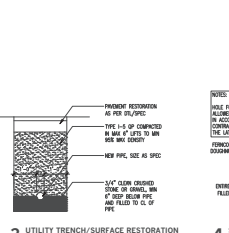
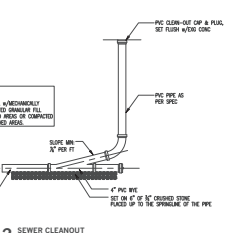
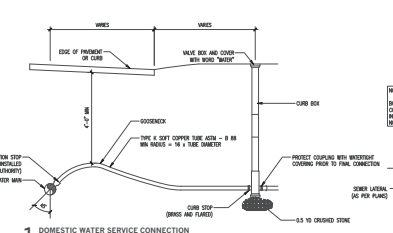
PROJECT NAME:
NEW MULTIPLE DWELLING

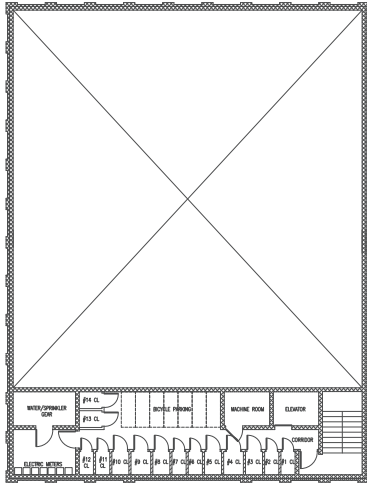
PROJECT ADDRESS:
 80-84 EAST 25TH STREET
 BAYONNE, NEW JERSEY 07002
 BLOCK 442, LOT 14

OWNER:
 80 COTTAGE STREET, LLC

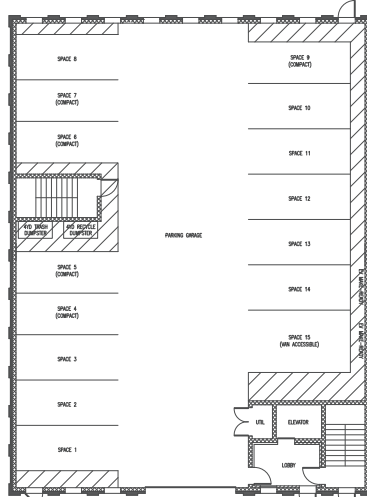
DRAWING TITLE:
SITE PLANS AND DETAILS

PROJECT NUMBER: 2024
 SCALE: AS NOTED
 DRAWN BY: SMM
 CHECKED BY: SMM
 TITLE: FOR REVIEW
 DATE: 1 OCTOBER 2024
 SHEET NUMBER: **A.002**

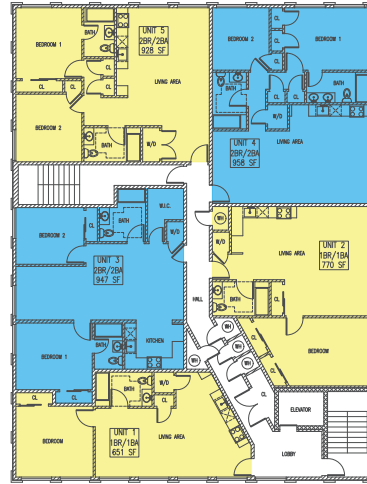




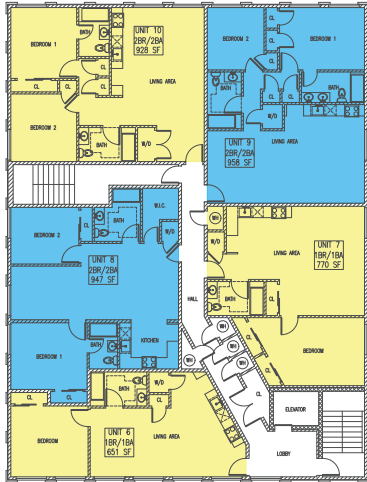
1 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



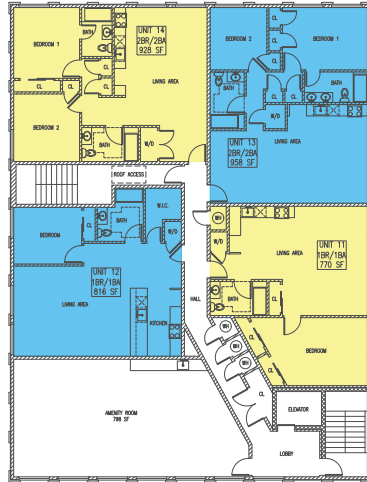
2 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



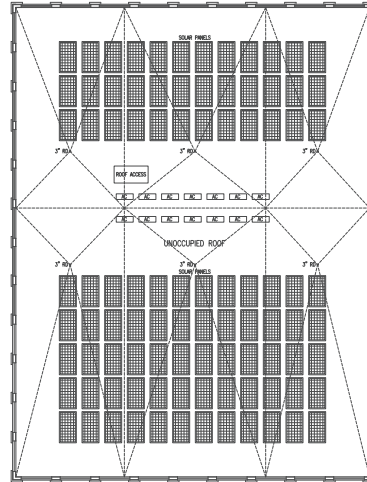
3 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



5 4TH FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

KAWALEK + KAWALEK
 775 E. 12TH AVENUE, SUITE 200, NEW JERSEY 07102
 P: 908.487.0800 F: 908.488.9878 WWW.KAWALEK.COM
 CERTIFICATE 21A000076100

STEPHEN M. KAWALEK, RA, PP
 NJ LIC. 28L00000000
 NY REG. 03100013
 PA REG. 00400010
 FL LIC. A0102846
HAROLD J. KAWALEK, AIA
 LICENSE 134867600

REVISIONS:
 NUMBER DATE COMMENT

SCALE:



SIGNATURE: *[Signature]*

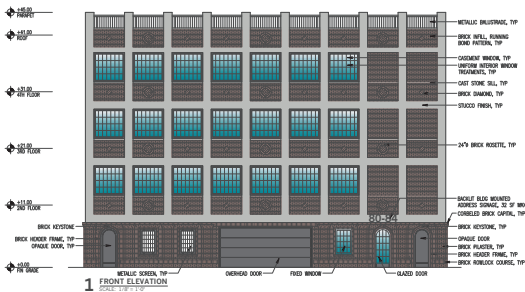
PROJECT NAME:
NEW MULTIPLE DWELLING

PROJECT ADDRESS:
 60 EAST 25TH STREET
 BARCLAY, NEW JERSEY 07002
 BLOCK 462, LOT 14

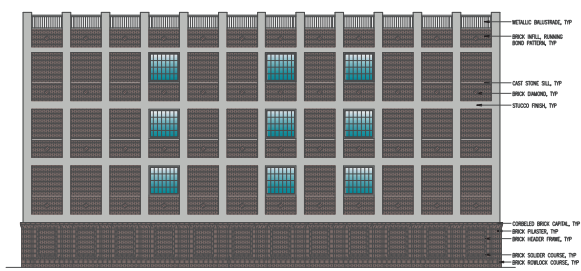
OWNER:
 40 COTTAGE STREET, LLC

DRAWING TITLE:
FLOOR PLANS

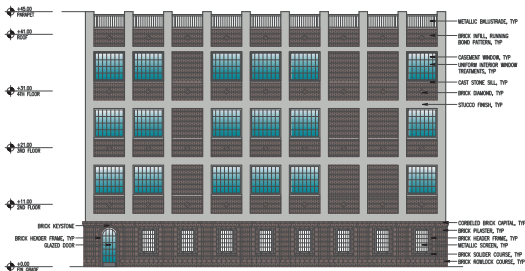
PROJECT NUMBER: 20130
 SCALE: AS NOTED
 DRAWN BY: SMM
 CHECKED BY: SMM
 TITLE: FDR REVIEW
 DATE: 1 OCTOBER 2014
 SHEET NUMBER: **A.100**



1 FRONT ELEVATION



2 NORTH SIDE ELEVATION



3 REAR ELEVATION



4 SOUTH SIDE ELEVATION

REVISIONS:

SEAL:



SIGNATURE: *[Signature]*

PROJECT NAME:
NEW MULTIPLE DWELLING

PROJECT ADDRESS:
 80-84 EAST 25TH STREET
 BAYONNE, NEW JERSEY 07002
 BLOCK 442, LOT 14

OWNER:
 40 COTTAGE STREET, LLC

DRAWING TITLE:
BUILDING ELEVATIONS

PROJECT NUMBER: 2452
 SCALE: AS NOTED
 DRAWN BY: SWS
 CHECKED BY: SWS
 ISSUE: FOR REVIEW
 DATE: 1 OCTOBER 2024
 SHEET NUMBER: **A.300**