NEW CONSTRUCTION

MULTIFAMILY RESIDENTIAL

361-373 JOHN F. KENNEDY BLVD

BAYONNE, NJ 07002

BLOCK:262, LOT:7, 8 & 9

HUDSON COUNTY

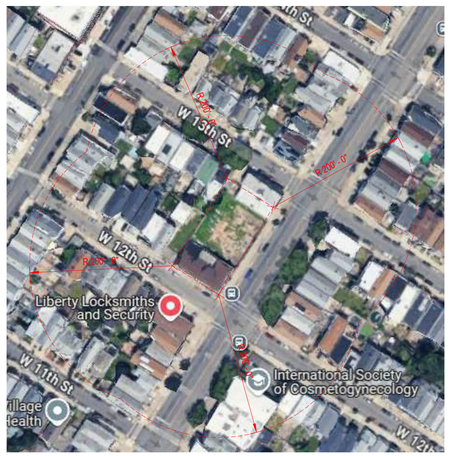


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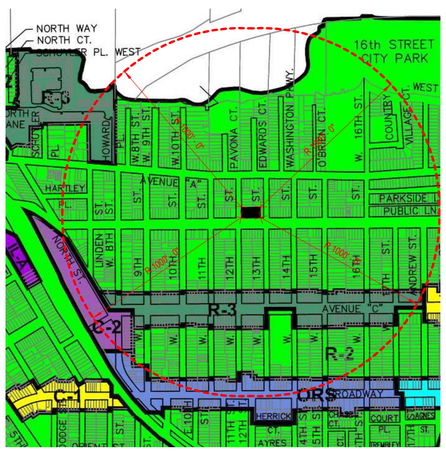
BUILDING AND SITE DATA	
ITEM	DATA
BLOCK NO.	262
LOT NO.	7; 8 & 9
ZONING	361-373 JFK BLVD. RDP
SITE AREA	16,187.20 (0.37 ACRE)
OCCUPANCY	R-2, M
USE GROUP	R-2, M, S-2
CONSTRUCTION TYPE	1ST TO 2ND FLOOR: IA; 3RD AND ABOVE: VA
BUILDING AREA	78,403 SF
PRIMARY STRUCTURAL FRAME FIRE RATING	3HR & 1HR
EXTERIOR BEARING WALL FIRE RATING	3HR & 1HR
INTERIOR BEARING WALL FIRE RATING	3HR & 1HR
NON-BEARING INTERIOR WALLS AND PARTITIONS FIRE RATING	0HR
FLOOR CONSTRUCTION FIRE RATING	2HR & 1HR
ROOF CONSTRUCTION FIRE RATING	1HR

CONSTRUCTION CODE COMPLIANCE:

1. 2021 INTERNATIONAL BUILDING CODE WITH TECHNICAL AMENDMENTS (N.J.A.C. 5:23-3.14)
2. 2021 NATIONAL STANDARD PLUMBING CODE WITH TECHNICAL AMENDMENTS (N.J.A.C. 5:23-3.15)
3. 2021 INTERNATIONAL MECHANICAL CODE WITH TECHNICAL AMENDMENTS (N.J.A.C. 5:23-3.20)
4. 2020 NATIONAL ELECTRIC CODE WITH TECHNICAL AMENDMENTS (N.J.A.C. 5:23-3.16)
5. N.J.A.C. 5:70 UNIFORM FIRE CODE
6. N.J.A.C. 5:23-7 BARRIER FREE SUBCODE AND ANSI A117.1-2017 WITH TECHNICAL AMENDMENTS
7. ASHRAE 90.1-2019 WITH TECHNICAL AMENDMENTS (N.J.A.C. 5:23-3.18)
8. 2021 INTERNATIONAL FUEL GAS CODE WITH TECHNICAL AMENDMENTS (N.J.A.C. 5:23-3.22)



1 LOCATION MAP
1" = 100'-0"



4 ZONING MAP
1" = 400'-0"

GROSS UNIT AREA SCHEDULE		
UNIT NO.	UNIT TYPE	AREA
SECOND FLOOR		
UNIT 201	TWO BEDROOM	1057 SF
UNIT 202	ONE BEDROOM	774 SF
UNIT 203	TWO BEDROOM	1104 SF
UNIT 204	TWO BEDROOM	983 SF
UNIT 205	TWO BEDROOM	1057 SF
UNIT 206	ONE BEDROOM	662 SF
UNIT 207	ONE BEDROOM	752 SF
UNIT 208	ONE BEDROOM	773 SF
UNIT 209	ONE BEDROOM	759 SF
UNIT 210	ONE BEDROOM	763 SF
UNIT 211	ONE BEDROOM	695 SF
UNIT 212	ONE BEDROOM	695 SF
12		10074 SF
THIRD FLOOR		
301	TWO BEDROOM	1057 SF
UNIT 302	ONE BEDROOM	774 SF
UNIT 303	TWO BEDROOM	1007 SF
UNIT 304	TWO BEDROOM	1079 SF
UNIT 305	TWO BEDROOM	1057 SF
UNIT 306	ONE BEDROOM	662 SF
UNIT 307	ONE BEDROOM	752 SF
UNIT 308	ONE BEDROOM	773 SF
UNIT 309	ONE BEDROOM	759 SF
UNIT 310	ONE BEDROOM	763 SF
UNIT 311	ONE BEDROOM	695 SF
UNIT 312	ONE BEDROOM	695 SF
UNIT 313	TWO BEDROOM	1032 SF
UNIT 314	STUDIO	552 SF
14		11659 SF
FOURTH FLOOR		
UNIT 401	TWO BEDROOM	1057 SF
UNIT 402	ONE BEDROOM	774 SF
UNIT 403	TWO BEDROOM	1007 SF
UNIT 404	TWO BEDROOM	1079 SF
UNIT 405	TWO BEDROOM	1057 SF
UNIT 406	ONE BEDROOM	662 SF
UNIT 407	ONE BEDROOM	752 SF
UNIT 408	ONE BEDROOM	773 SF
UNIT 409	ONE BEDROOM	759 SF
UNIT 410	ONE BEDROOM	763 SF
UNIT 411	ONE BEDROOM	695 SF
UNIT 412	ONE BEDROOM	695 SF
UNIT 413	TWO BEDROOM	1032 SF
UNIT 414	STUDIO	528 SF
14		11634 SF
FIFTH FLOOR		
UNIT 501	TWO BEDROOM	1019 SF
UNIT 502	ONE BEDROOM	664 SF
UNIT 503	ONE BEDROOM	686 SF
UNIT 504	TWO BEDROOM	1001 SF
UNIT 505	ONE BEDROOM	660 SF
UNIT 506	ONE BEDROOM	660 SF
UNIT 507	STUDIO	589 SF
UNIT 508	ONE BEDROOM	720 SF
UNIT 509	ONE BEDROOM	763 SF
UNIT 510	ONE BEDROOM	695 SF
UNIT 511	ONE BEDROOM	695 SF
UNIT 512	TWO BEDROOM	1032 SF
UNIT 513	ONE BEDROOM	769 SF
13		9953 SF
SIXTH FLOOR		
UNIT 601	TWO BEDROOM	1019 SF
UNIT 602	ONE BEDROOM	664 SF
UNIT 603	ONE BEDROOM	686 SF
UNIT 604	TWO BEDROOM	1001 SF
UNIT 605	ONE BEDROOM	660 SF
UNIT 606	ONE BEDROOM	660 SF
UNIT 607	STUDIO	589 SF
UNIT 608	ONE BEDROOM	720 SF
UNIT 609	ONE BEDROOM	763 SF
UNIT 610	ONE BEDROOM	695 SF
UNIT 611	ONE BEDROOM	695 SF
UNIT 612	TWO BEDROOM	1032 SF
UNIT 613	ONE BEDROOM	769 SF
13		9953 SF
Grand total: 66		53273 SF

ZONING TABULATION CHART (R-2 DETACHED/ATTACHED RESIDENTIAL DISTRICT)				
ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE
PERMITTED USES	GROUND FLOOR: ART GALLERY, ART/PERFORMANCE/INSTRUCTIONAL STUDIO, BAR, BREWERY, BREWPUB, CAFÉ, CIDERY, COMMERCIAL RECREATION (INDOOR), MEADERY, MULTIFAMILY DWELLINGS, PERSONAL SALES AND SERVICE ESTABLISHMENTS, RESTAURANTS, RETAIL SALES, RETAIL SERVICES, SHARED-WORK SPACE, SIDEWALK CAFÉ, TAVERN AND A COMBINATION OF ANY OF THE PRECEDING USES. ABOVE GROUND FLOOR: MULTIFAMILY RESIDENTIAL DWELLINGS.	DETACHED SINGLE-FAMILY DWELLINGS	GROUND FLOOR: RETAIL. ABOVE GROUND FLOOR: MULTIFAMILY RESIDENTIAL.	NO
FRONT YARD SETBACK	JOHN F. KENNEDY BOULEVARD SIDE: ALL FLOOR: 0'-0" TO 5'-0"; W. 12TH STREET SIDE: GROUND TO FOURTH FLOORS: 0'-0" TO 15'-0", ABOVE FOURTH FLOOR: 3'-0" TO 10'-0"	N/A	JOHN F. KENNEDY BOULEVARD SIDE: 0'-0" TO 1'-2". W. 12TH STREET SIDE: GROUND TO FOURTH FLOORS: 0'-0" TO 3'-3", ABOVE FOURTH FLOOR: 5'-0".	NO
SIDE YARD SETBACK	0'-0" IF GROUND FLOOR ADJACENT TO BLOCK 6, 10 OR 11 IS UTILIZED FOR INTERNAL PARKING, PROVIDED THE HEIGHT DOES NOT EXCEED 20'-0" ABOVE EXISTING GRADE. OTHERWISE, FROM JFK BLVD R.O.W. TO A DEPTH OF 70'-0": 0'-0". BEYOND DEPTH OF 70'-0" FROM JFK BLVD R.O.W: 10'-0". ABOVE FOURTH FLOOR: MIN. 15'-0" SETBACK FROM LOT 6 AND 11. MIN. 5'-0" SETBACK TO LOT 10.	N/A	3'-11" TO 4'-2". GROUND FLOOR UTILIZED FOR INTERNAL PARKING. HEIGHT DOES NOT EXCEED 20'-0" ABOVE EXISTING GRADE.	NO
REAR YARD SETBACK	3'-0" WHEN ADJACENT TO LOT 6. 10'-0" WHEN ADJACENT TO LOT 11.	N/A	SECOND TO FOURTH FLOOR: 0'-0" TO 22'-6". ABOVE FOURTH FLOOR: 15'-0" TO 22'-6".	NO
LOT FRONTAGE	JFK BLVD: MIN. 160'-0". W.12TH ST: MIN. 90'-0"	N/A	JFK BLVD: 171'-4". W.12TH ST: 92'-6".	NO
BUILDING HEIGHT	MAX. 75'-0" AND 6 STORIES.	N/A	1 72'-0" AND 6 STORIES.	NO
MIN. SETBACK OF OUTDOORS RECREATION	5'-0" FOR TERRACES ON FIRST TO FOURTH STORY.10'-0" FOR TERRACES ABOVE FIFTH STORY.	N/A	VARIES FROM 5'-0" TO 15'-0".	NO
LOT COVERAGE	THE PERCENTAGE OF LOT AREA COVERED BY A GREEN ROOF, DESIGNED IN ACCORDANCE WITH THE STANDARDS OF 6.9.G, MAY OFFSET BUIDLING COVERAGE AT A RATIO OF 1:1.	N/A	97% (15,729 SF)	NO
AUTOMOBILE PARKING SPACES	MIN. 1 SPACE PER STUDIO AND ONE-BEDROOM UNIT AND 1.25 SPACE PER TWO-BEDROOM UNIT. 1 SPACE PER EACH 1,000 SF OF NON-RESIDENTIAL USES FOR ESTABLISHMENTS. (71 SPACES)	N/A	71 SPACES	NO
RESIDENTIAL FLOOR AREAS AND RATIO OF DWELLINGS	STUDIO (MAX. 33%): 500 SF. ONE-BEDROOM (MAX. 80%): MIN. 650 SF. TWO-BEDROOM (MAX. 80%): MIN. 800 SF. NO THREE-BEDROOM UNITS ARE PERMITTED. MAX. 10% OF THE UNITS FOR EACH BEDROOM CATEGORY SHALL BE PERMITTED TO HAVE A FLOOR AREA LESS THAN 10% OF THE MINIMUMS INDICATED.	N/A	STUDIO (8.97%): FROM 528 SF TO 590 SF. ONE-BEDROOM (53.85%): 660 SF TO 774 SF. TWO-BEDROOMS (37.18%): 1,001 SF TO 1,225 SF.	NO
BIKE PARKING	MIN. 0.5 SPACE PER UNIT AND 1 SPACE FOR EVERY 500 SF OF NON-RESIDENTIAL ESTABLISHMENT (34 SPACES)	N/A	34 SPACES	NO
DENSITY	NO REQUIREMENT	N/A	66 UNITS	NO
FAR	NO REQUIREMENT	N/A	3.95 (EXCLUDE PARKING AND UTILITY)	NO

GROSS BUILDING AREA	
DEPARTMENT	AREA
CELLAR	
CIRCULATION	279 SF
SERVICE	422 SF
UTILITY	242 SF
	942 SF
FIRST FLOOR EL.100.5	
CIRCULATION	781 SF
PARKING	13207 SF
RETAIL	663 SF
SERVICE	400 SF
UTILITY	661 SF
	15711 SF
SECOND FLOOR	
AMENITY	1584 SF
CIRCULATION	1259 SF
RESIDENTIAL	10074 SF
SERVICE	57 SF
UTILITY	33 SF
	13008 SF
THIRD FLOOR	
CIRCULATION	1259 SF
RESIDENTIAL	11659 SF
SERVICE	57 SF
UTILITY	33 SF
	13008 SF
FOURTH FLOOR	
CIRCULATION	1283 SF
RESIDENTIAL	11634 SF
SERVICE	57 SF
UTILITY	33 SF
	13008 SF
FIFTH FLOOR	
CIRCULATION	1094 SF
RESIDENTIAL	9953 SF
SERVICE	57 SF
	11104 SF
SIXTH FLOOR	
CIRCULATION	1094 SF
RESIDENTIAL	9953 SF
SERVICE	57 SF
	11104 SF
ROOF DECK	
CIRCULATION	517 SF
	517 SF
	78403 SF

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PARKING SCHEDULE	
PARKING SPACE TYPE	PROPOSED
ADA PARKING: 8' x 18' (5' Aisle)	1
ADA PARKING: 8' x 18' (8' Aisle)	2
PARK LIFT 450 - 190: STANDARD	26 x 2
PARKLIFT 450 - 170: COMPACT	8 x 2
Total	71

PARKING CALCULATION:
STUDIO + ONE BEDROOM = 4 + 42 = 46 SPACES
TWO BEDROOM = 20 x 1.25 = 25 SPACES
TOTAL REQUIRED PARKING = 46 + 25 = 71 SPACES

BIKE PARKING CALCULATION:
0.5 SPACE PER UNIT (66) = 33 SPACES
1 SPACE PER 500 SF NON-RESIDENTIAL ESTABLISHMENT = 1 SPACE
TOTAL REQUIRED BIKE PARKING = 33+1 = 34 SPACES

UNIT MIX SCHEDULE		
UNIT TYPE	NO. IN BUILDING	MIN. AND MAX. AREA
STUDIO	4 (8.97%)	528 SF ... 589 SF
ONE BEDROOM	42 (53.85%)	660 SF ... 774 SF
TWO BEDROOM	20 (37.18%)	983 SF ... 1104 SF
66		

ZONING DISTRICTS WITHIN 1000'	
ZONE	TYPE
REDEVELOPMENT PLAN	361-373 JOHN F. KENNEDY BOULEVARD RDP
ZONING DISTRICT C-1	NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING DISTRICT C-2	COMMUNITY COMMERCIAL DISTRICT
ZONING DISTRICT IL-A	LIGHT INDUSTRIAL DISTRICT - A
ZONING DISTRICT R-2	DETACHED/ATTACHED RESIDENTIAL DISTRICT
ZONING DISTRICT R-3	MEDIUM DENSITY RESIDENTIAL DISTRICT

PLANNING BOARD ARCHITECTURAL SHEET LIST	
SHEET NUMBER	NAME
PB-000	TITLE SHEET
PB-010	CONTEXT PHOTOS
PB-030	SITE PLAN
PB-050	EXISTING PLANS
PB-080	BIKE AND TRASH REMOVAL
PB-100	CELLAR FLOOR PLAN
PB-101	FIRST FLOOR PLAN
PB-102	SECOND FLOOR PLAN
PB-103	THIRD & FOURTH FLOOR PLAN
PB-104	FIFTH FLOOR PLAN
PB-105	SIXTH FLOOR PLAN
PB-106	ROOF PLAN
PB-200	CONTEXT ELEVATIONS
PB-201	JOHN F. KENNEDY BLVD STREET ELEVATION
PB-202	WEST 12TH STREET ELEVATION
PB-203	REAR ELEVATION
PB-204	SIDE ELEVATION
PB-301	SECTION 01
PB-400	ENLARGED DETAILS
PB-900	AXON VIEW
PB-902	STREET VIEW

BAYONNE PLANNING BOARD

CHAIRMAN DATE

SECRETARY DATE

CITY ENGINEER DATE

PLANNING BOARD APPROVAL

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361-373 JOHN F. KENNEDY BLVD
BAYONNE, NJ 07002
BLOCK:262 LOT:7, 8 & 9

CLIENT:

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DEVELOPMENT APPLICATION:

PERMIT SUBMISSION:

PROGRESS: 13 OCTOBER 2026

REVISIONS

No.	DATE	DESCRIPTION
1	06/17/26	RESPOND TO PLANNER REVIEW COMMENTS

NOT FOR CONSTRUCTION

PROJECT NUMBER:

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DESIGNED BY: RG NR

CHECKED BY: NR RG

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AERIAL VIEW



VIEW FROM THE CORNER OF W 12TH STREET AND JFK BOULEVARD



VIEW FROM W 12TH STREET



VIEW FROM JOHN F. BOULEVARD

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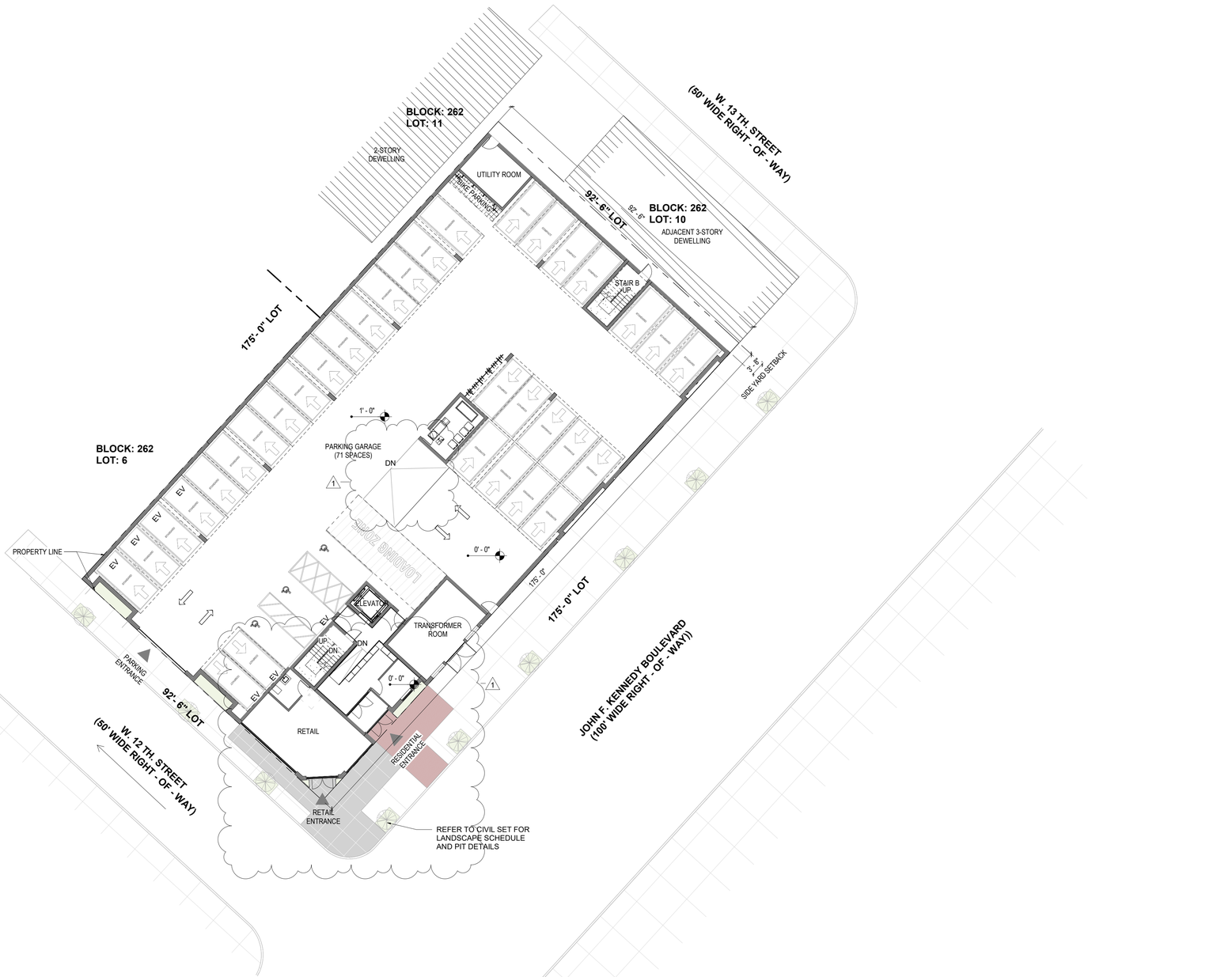
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1 SITE PLAN
1/16" = 1'-0"

0' 8' 16' 32'

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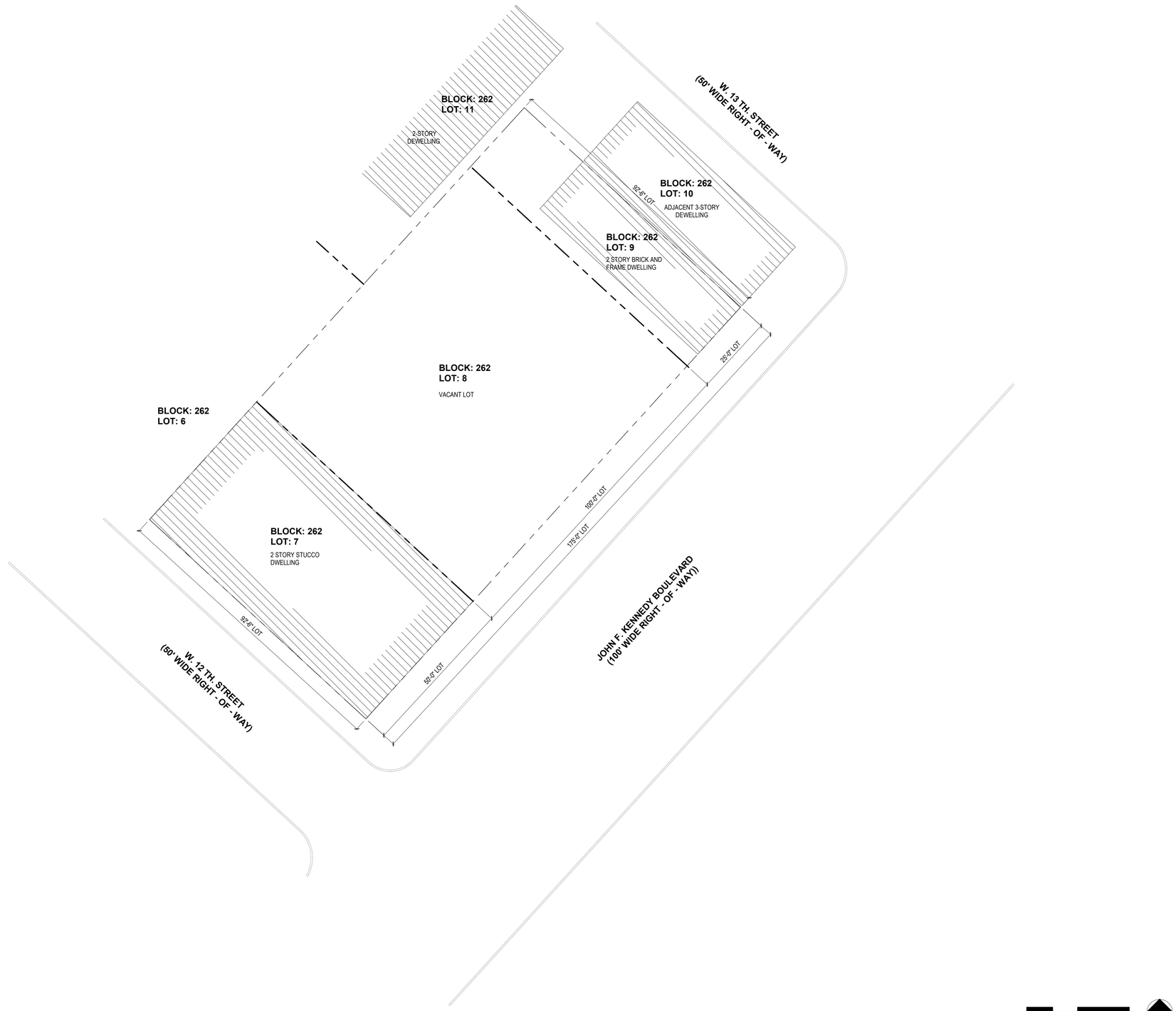
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1 EXISTING PLAN
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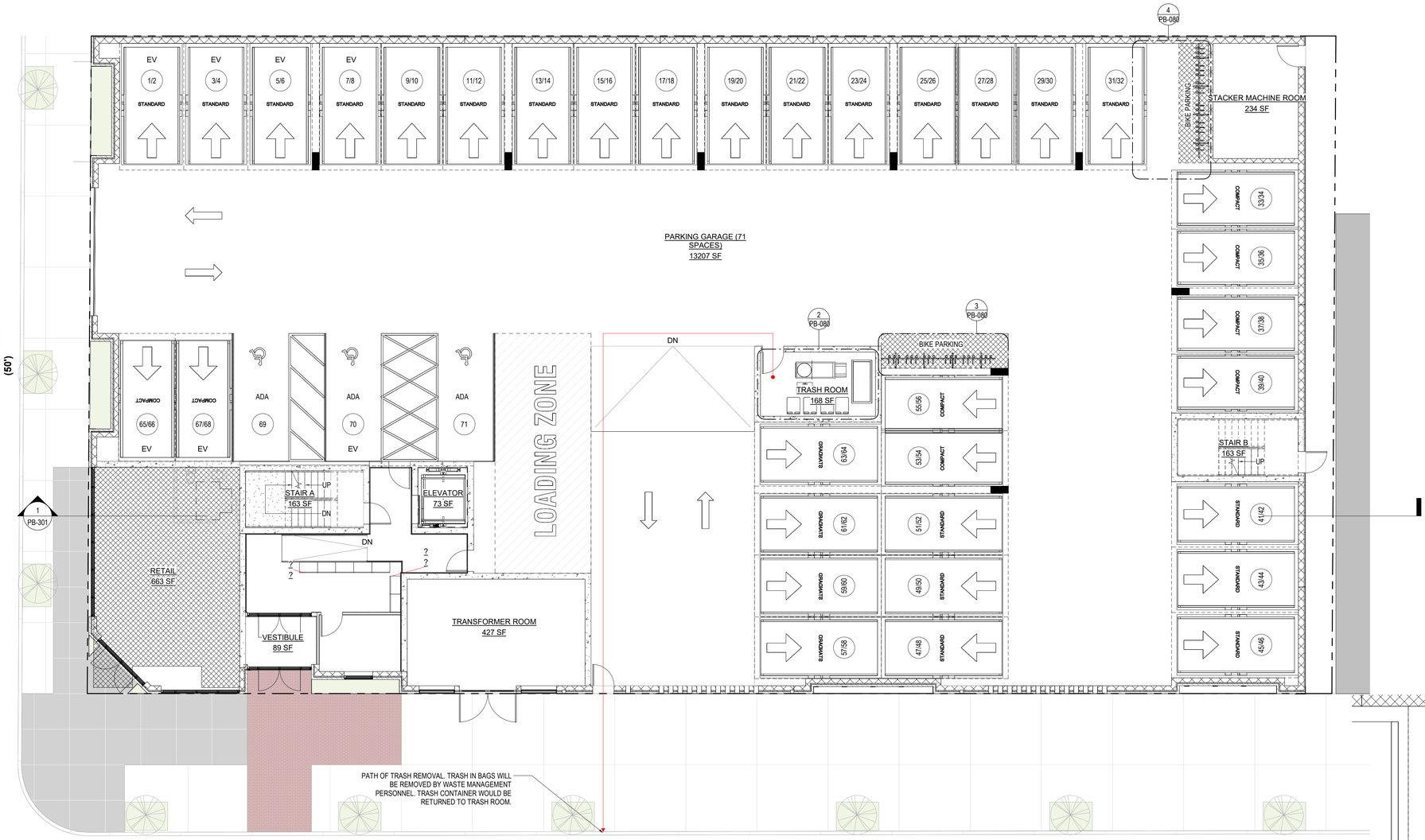
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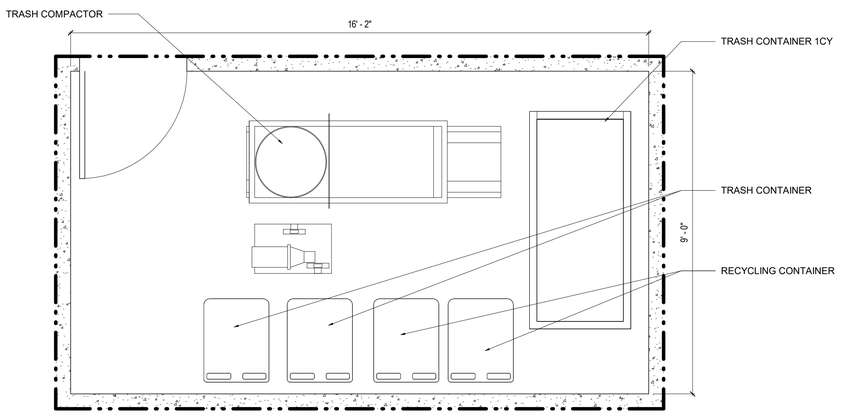
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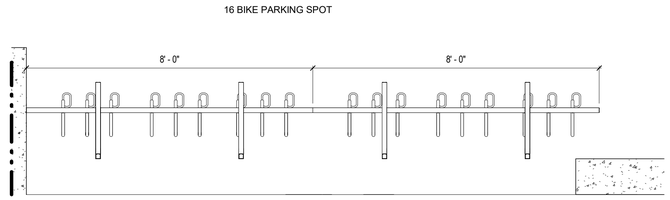
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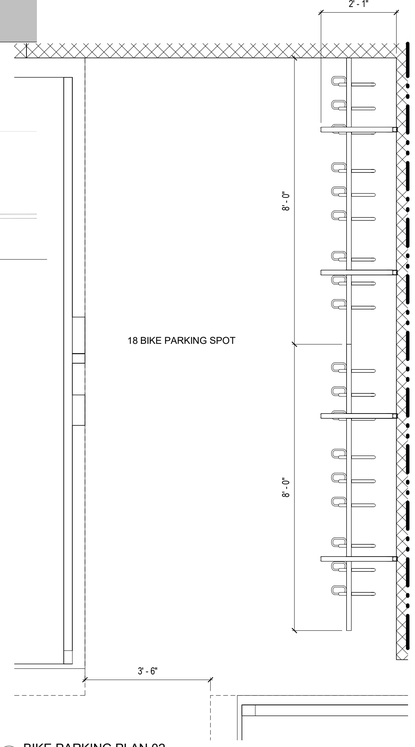
1 TRASH REMOVAL PLAN
1/8" = 1'-0"



2 TRASH REMOVAL PLAN - Callout 3
1/2" = 1'-0"



3 BIKE PARKING PLAN 01
1/2" = 1'-0"



4 BIKE PARKING PLAN 02
1/2" = 1'-0"

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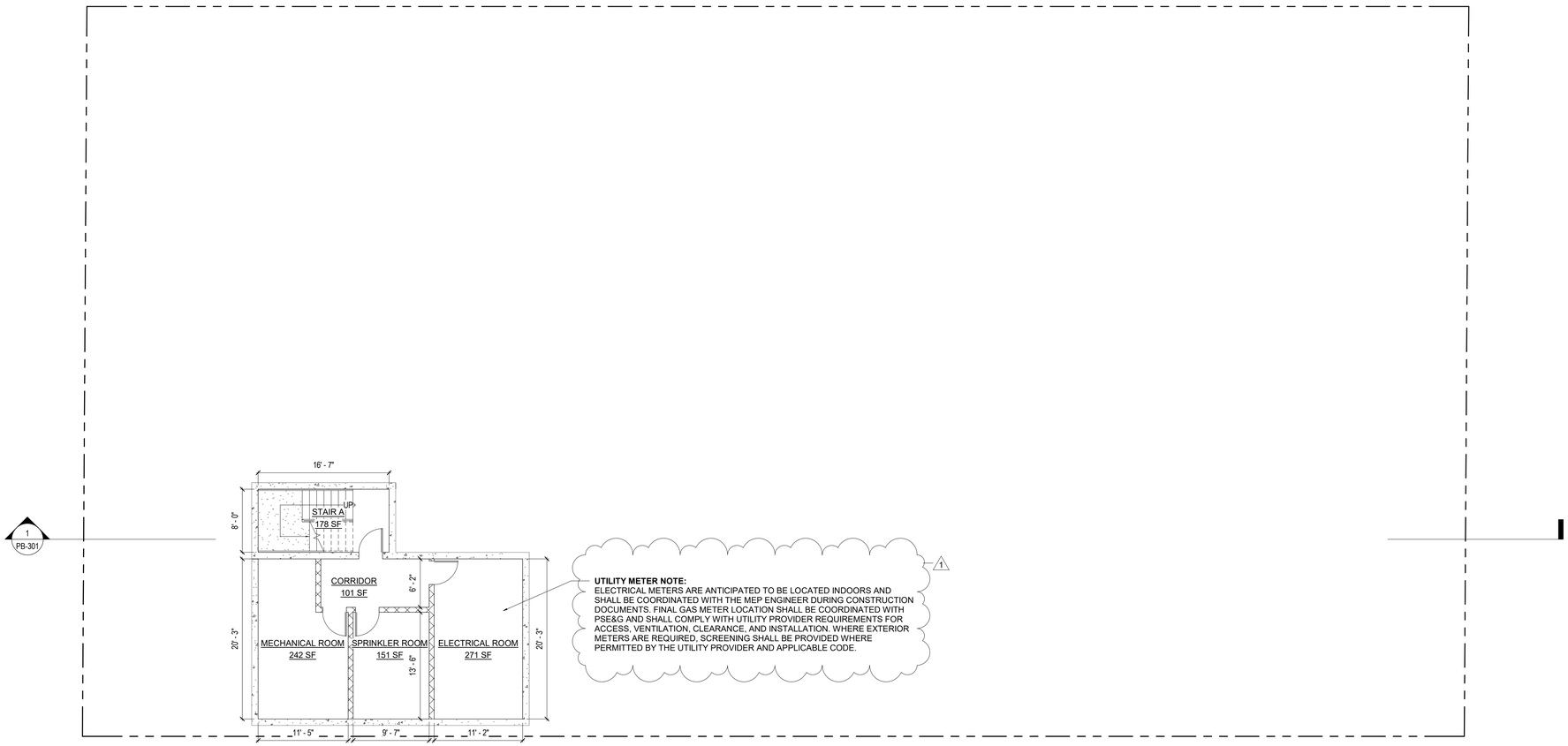
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BIKE AND TRASH REMOVAL

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1 CELLAR FLOOR PLAN
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PROJECT:

NEW CONSTRUCTION
MULTIFAMILY RESIDENTIAL
361-373 JOHN F. KENNEDY BLVD
BAYONNE, NJ 07002
BLOCK:262 LOT:7, 8 & 9

CLIENT:

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701 AVENUE E, #2
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e: MYKBUILDERSLLC@GMAIL.COM

CONSULTANTS:

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DEVELOPMENT APPLICATION:

PERMIT SUBMISSION:

PROGRESS: 13 OCTOBER 2026

REVISIONS

NO.	DATE	DESCRIPTION
1	06/17/26	RESPOND TO PLANNER REVIEW COMMENTS

NOT FOR CONSTRUCTION

PROJECT NUMBER:

DRAWN BY: Author

DESIGNED BY: RG NR

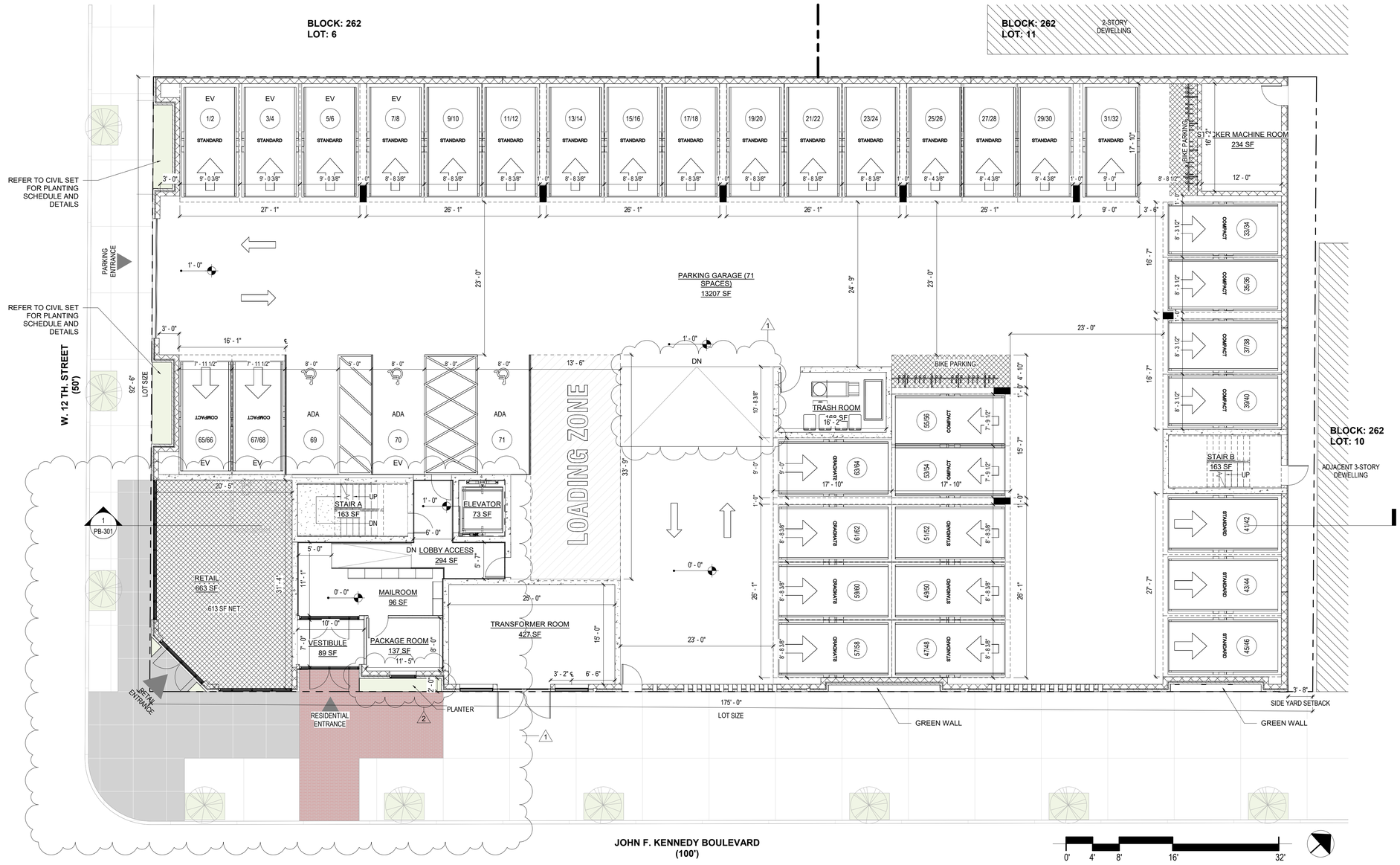
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SHEET TITLE: CELLAR FLOOR PLAN

SHEET NO.: PB-100.01

PAGE NO.:

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1 FIRST FLOOR PLAN
1/8" = 1'-0"

DESIGN:

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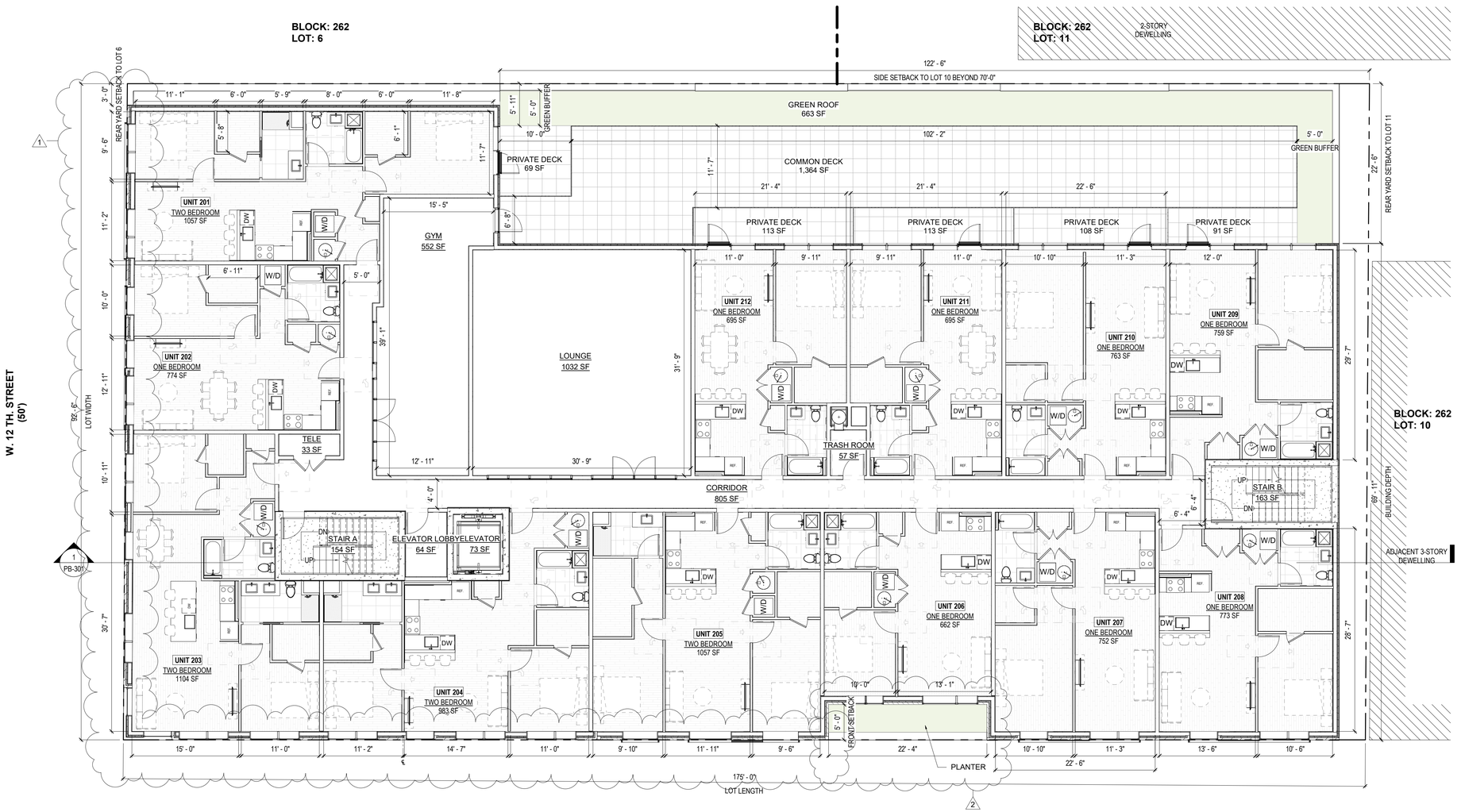
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SHEET TITLE: FIRST FLOOR PLAN

SHEET NO.: PB-101.02

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1 SECOND FLOOR PLAN
1/8" = 1'-0"

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SHEET TITLE: SECOND FLOOR PLAN

SHEET NO.:

PAGE NO.:

PB-102.02

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1 THIRD FLOOR PLAN
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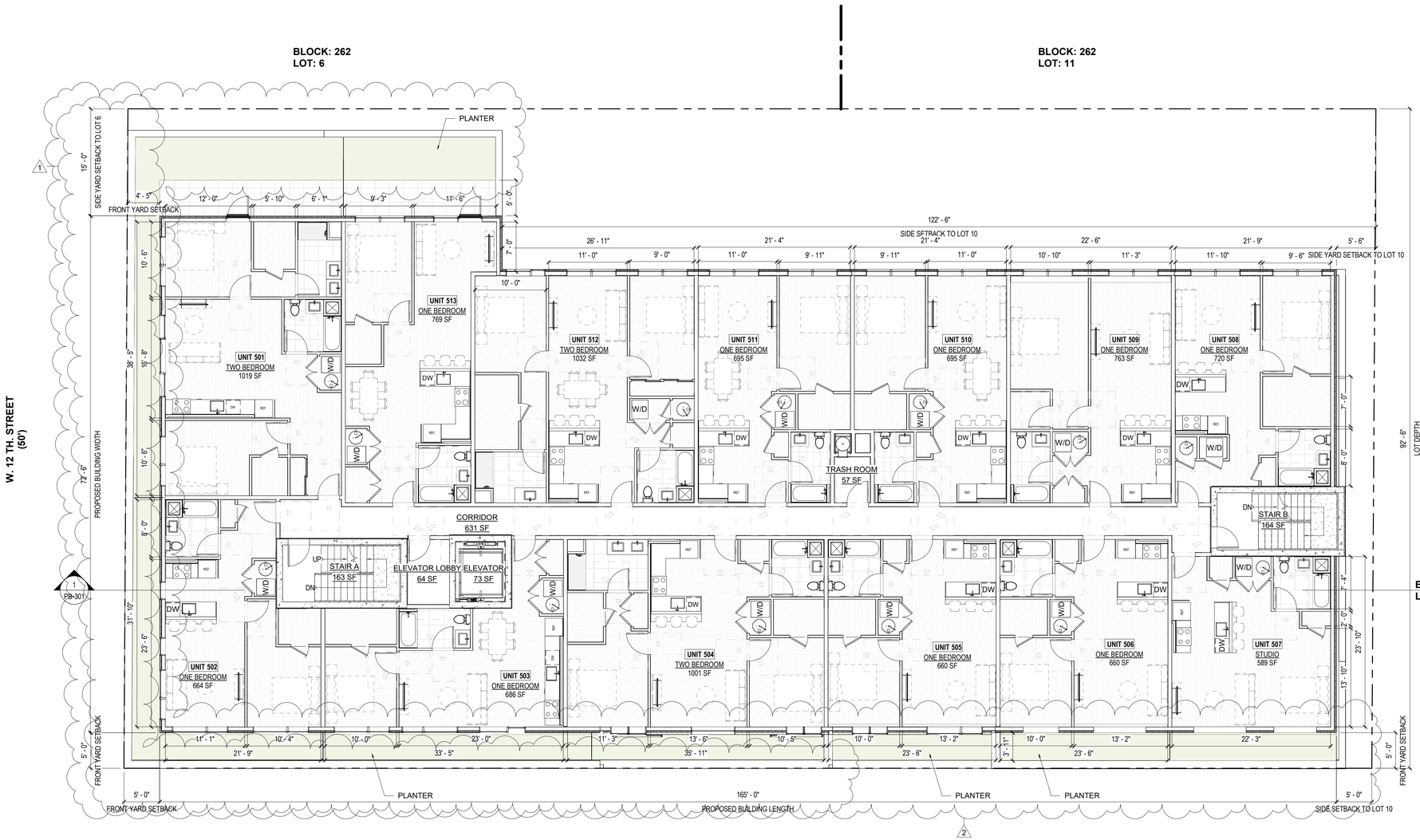
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SHEET TITLE:
THIRD & FOURTH FLOOR PLAN

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1 FIFTH FLOOR PLAN
1/8" = 1'-0"

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PROJECT:

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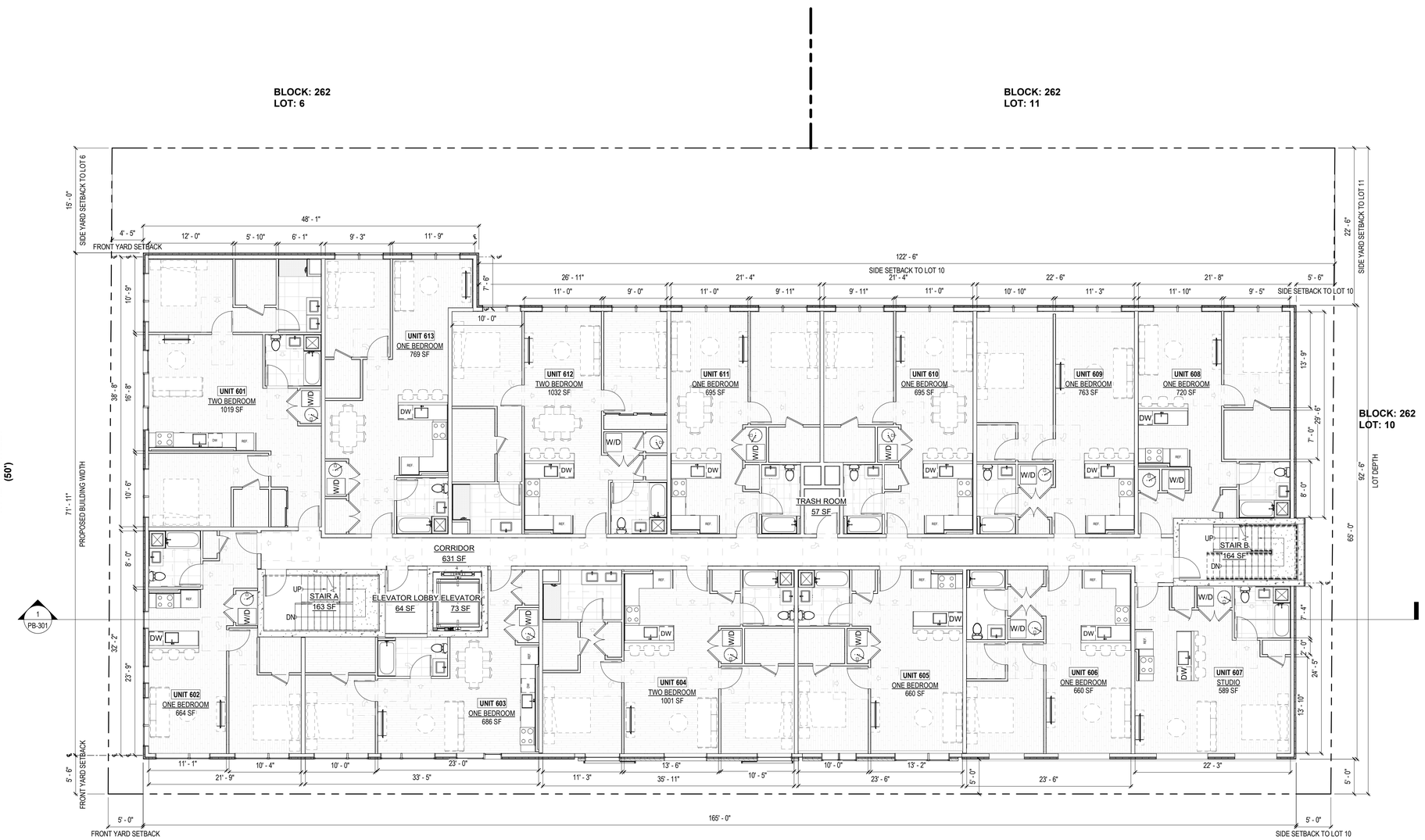
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1 SIXTH FLOOR PLAN
1/8" = 1'-0"

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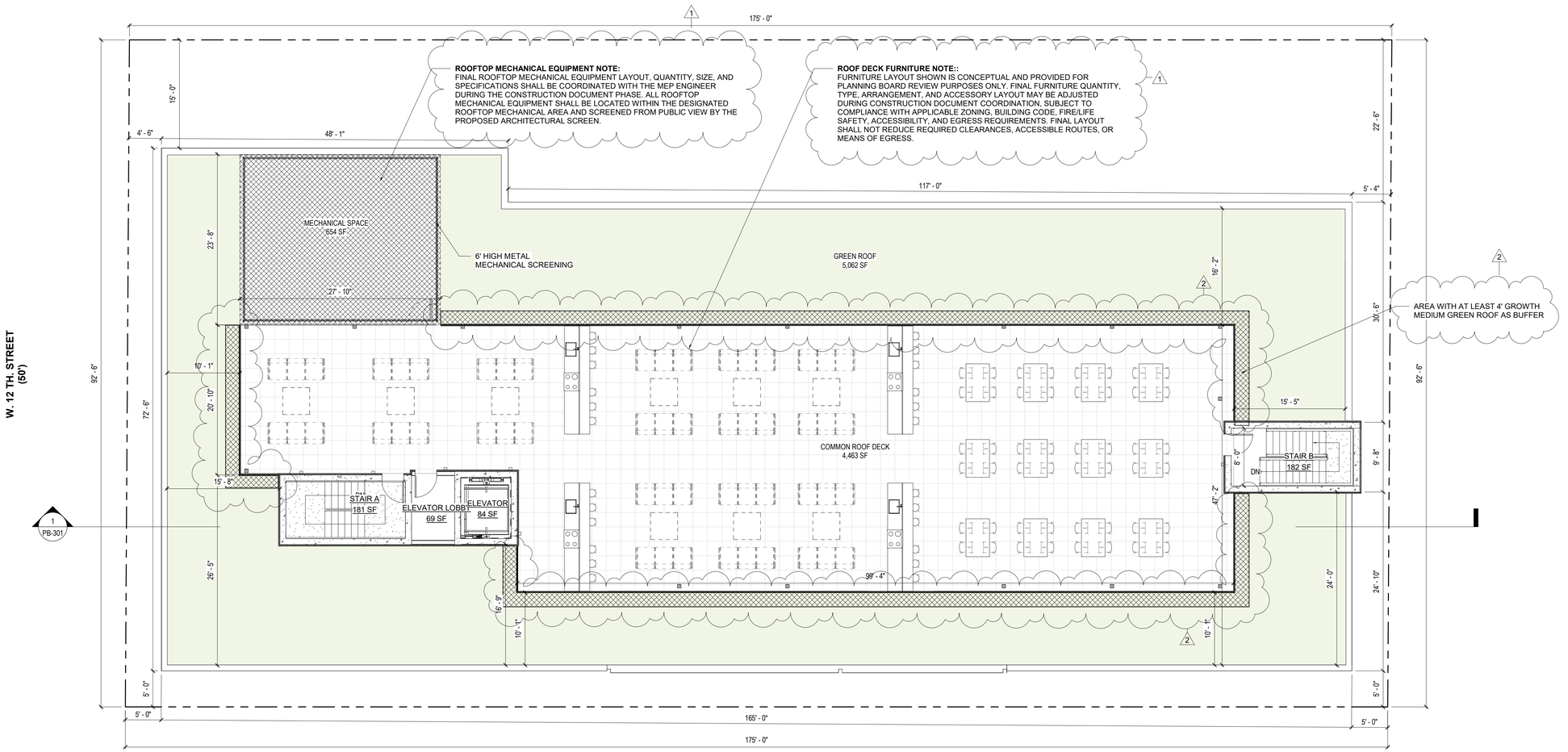
SHEET TITLE: SIXTH FLOOR PLAN

SHEET NO.:

PAGE NO.:

PB-105

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1 ROOF DECK
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PROJECT NUMBER:

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DESIGNED BY: RG NR

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SHEET TITLE: ROOF PLAN

SHEET NO.: PB-106.02

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PROJECT:

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DEVELOPMENT APPLICATION:

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PROGRESS: 13 OCTOBER 2026

REVISIONS

NO.	DATE	DESCRIPTION
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PROJECT NUMBER:

DRAWN BY: Author

DESIGNED BY: RG NR

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SHEET TITLE: CONTEXT ELEVATIONS

SHEET NO.:

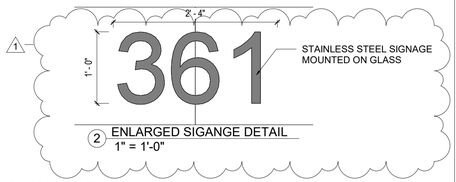
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PB-200.01

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1 JOHN F. KENNEDY BLVD STREET
1/8" = 1'-0"



2 ENLARGED SIGANGE DETAIL
1" = 1'-0"

MATERIAL LEGEND

HARDIE BOARD

MATERIAL SAMPLE	DESCRIPTION/ FINISH
OMIT	H.01 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: ARCTIC WHITE TEXTURE: SMOOTH
	H.02 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: GRAY SLATE TEXTURE: SMOOTH

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	H.03 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: COUNTRYLANE RED TEXTURE: SMOOTH

BRICK

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	B.01 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: MOHAWK

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	B.02 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: ASPEN WIRECUT
	B.03 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: FRENCH GRAY WIRECUT

METAL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	M.01 PRODUCT: METAL FRAME MANUFACTURER: ALUCOBOND COLOR: TRI CORN BLACK

STUCCO

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	ST.01 PRODUCT: STUCCO MANUFACTURER: STO COLOR: PEARL GREY FINISH: FINE

WINDOW

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: ALUMINUM CLAD WOOD CASEMENT/ PICTURE WINDOW MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK
	PRODUCT: ALUMINUM CLAD WOOD PATIO DOOR MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK

GLASS HANDRAIL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	COLOR: PAINTED TO MATCH WINDOW FRAME

GLASS CURTAIN WALL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: 1600 WALL SYSTEM MANUFACTURER: KAWNEER OR APPROVED EQ.

DESIGN:

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PROGRESS: 13 OCTOBER 2026

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No.	Date	Description
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PROJECT NUMBER:

DRAWN BY: Author

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SHEET TITLE: JOHN F. KENNEDY BLVD STREET ELEVATION

SHEET NO.: PB-201.01

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1 WEST 12TH STREET
1/8" = 1'-0"

MATERIAL LEGEND

HARDIE BOARD

MATERIAL SAMPLE	DESCRIPTION/ FINISH
OMIT	H.01 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: ARCTIC WHITE TEXTURE: SMOOTH
	H.02 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: GRAY SLATE TEXTURE: SMOOTH
	H.03 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: COUNTRYLANE RED TEXTURE: SMOOTH

BRICK

MATERIAL SAMPLE	DESCRIPTION/ FINISH
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METAL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	M.01 PRODUCT: METAL FRAME MANUFACTURER: ALUCOBOND COLOR: TRI CORN BLACK

STUCCO

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	ST.01 PRODUCT: STUCCO MANUFACTURER: STO COLOR: PEARL GREY FINISH: FINE

WINDOW

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: ALUMINUM CLAD WOOD CASEMENT/ PICTURE WINDOW MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK
	PRODUCT: ALUMINUM CLAD WOOD PATIO DOOR MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK

GLASS HANDRAIL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	COLOR: PAINTED TO MATCH WINDOW FRAME

GLASS CURTAIN WALL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: 1600 WALL SYSTEM MANUFACTURER: KAWNEER OR APPROVED EQ.

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SHEET TITLE:
WEST 12TH STREET ELEVATION

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PB-202.01

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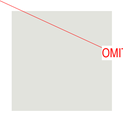
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2 REAR ELEVATION
1/8" = 1'-0"

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STUCCO

MATERIAL SAMPLE	DESCRIPTION/ FINISH
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	PRODUCT: ALUMINUM CLAD WOOD PATIO DOOR MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK

GLASS HANDRAIL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	COLOR: PAINTED TO MATCH WINDOW FRAME

GLASS CURTAIN WALL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: 1600 WALL SYSTEM MANUFACTURER: KAWNEER OR APPROVED EQ.

DESIGN:

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e nicole@groarc.com
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PROJECT:

NEW CONSTRUCTION
MULTIFAMILY RESIDENTIAL
361-373 JOHN F. KENNEDY BLVD
BAYONNE, NJ 07002
BLOCK:262 LOT:7, 8 & 9

CLIENT:

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CONSULTANTS:

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DEVELOPMENT APPLICATION:

PERMIT SUBMISSION:

PROGRESS: 13 OCTOBER 2026

REVISIONS

No.	DATE	DESCRIPTION
1	06/17/26	RESPOND TO PLANNER REVIEW COMMENTS

NOT FOR CONSTRUCTION

PROJECT NUMBER:

DRAWN BY: Author

DESIGNED BY: RG NR

CHECKED BY: NR RG

SHEET TITLE: REAR ELEVATION

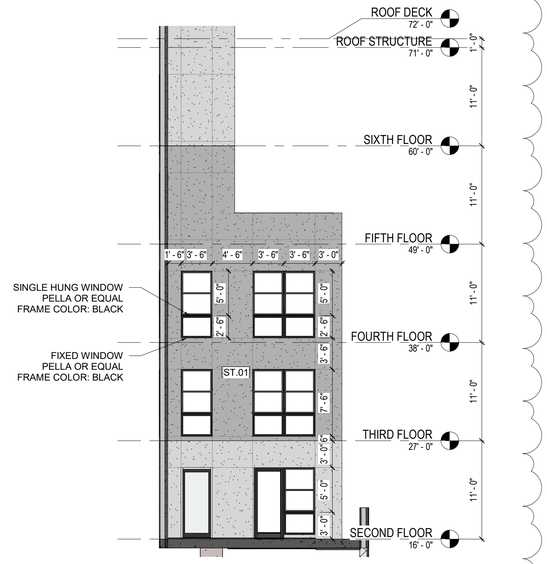
SHEET NO.: PB-203.01

PAGE NO.:

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



2 ENLARGED SIDE ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

HARDIE BOARD

MATERIAL SAMPLE	DESCRIPTION/ FINISH
OMIT	H.01 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: ARCTIC WHITE TEXTURE: SMOOTH
	H.02 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: GRAY SLATE TEXTURE: SMOOTH

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	H.03 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: COUNTRYLANE RED TEXTURE: SMOOTH

BRICK

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	B.01 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: MOHAWK

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	B.02 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: ASPEN WIRECUT
	B.03 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: FRENCH GRAY WIRECUT

METAL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	M.01 PRODUCT: METAL FRAME MANUFACTURER: ALUCOBOND COLOR: TRI CORN BLACK

STUCCO

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	ST.01 PRODUCT: STUCCO MANUFACTURER: STO COLOR: PEARL GREY FINISH: FINE

WINDOW

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: ALUMINUM CLAD WOOD CASEMENT/ PICTURE WINDOW MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK
	PRODUCT: ALUMINUM CLAD WOOD PATIO DOOR MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK

GLASS HANDRAIL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	COLOR: PAINTED TO MATCH WINDOW FRAME

GLASS CURTAIN WALL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: 1600 WALL SYSTEM MANUFACTURER: KAWNEER OR APPROVED EQ.

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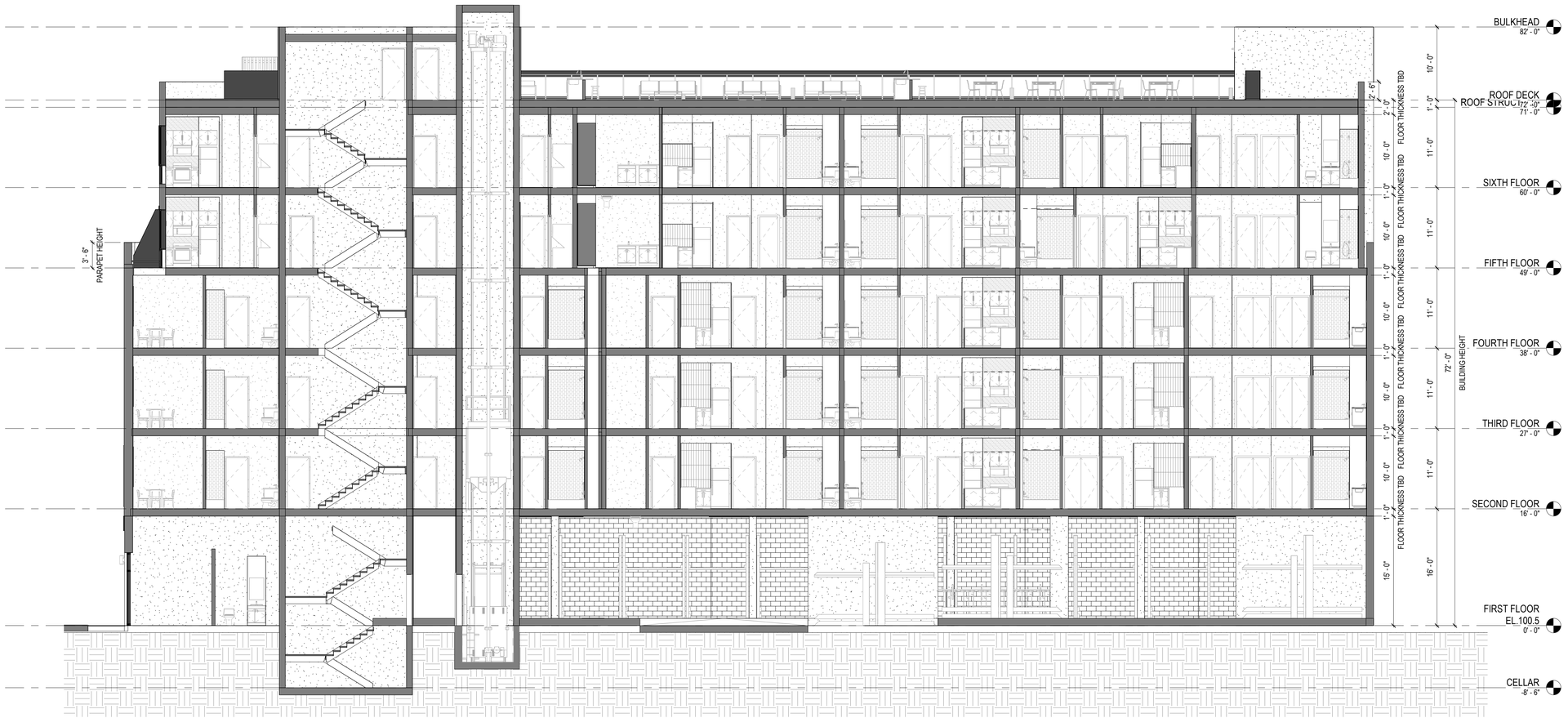
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SHEET TITLE: SIDE ELEVATION

SHEET NO.: PB-204.01

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1 BUILDING SECTION 01
1/8" = 1'-0"

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STATE OF NEW JERSEY · RICHARD JON GARBER · 21AI01735200 · REGISTERED ARCHITECT

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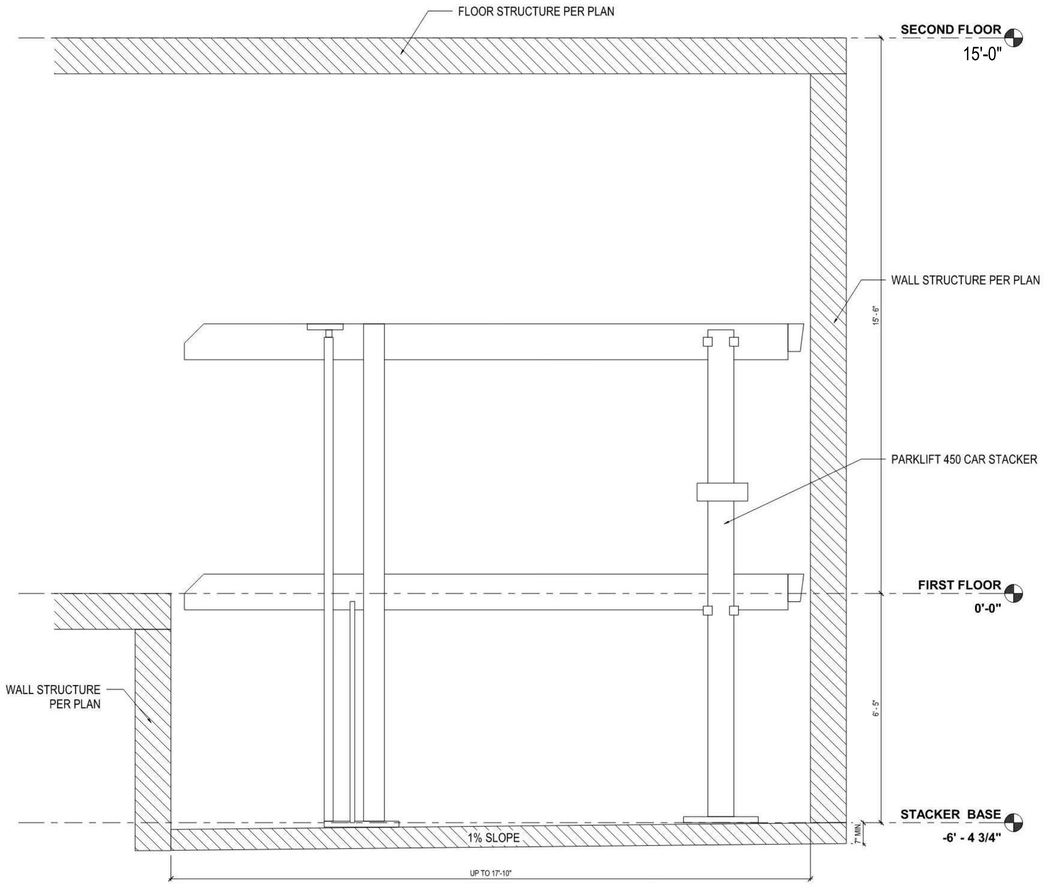
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SHEET TITLE: SECTION 01

SHEET NO.: PB-301

PAGE NO.:

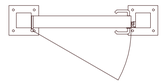
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1 TYPICAL STACKER DETAILS
1/2" = 1'-0"

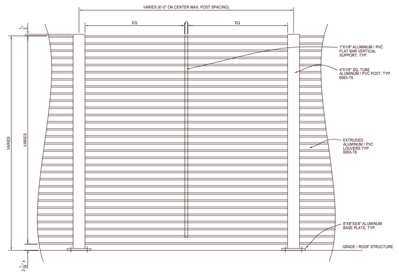


PLAN VIEW

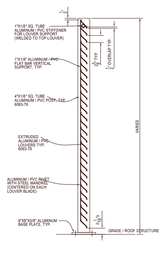


PLAN VIEW

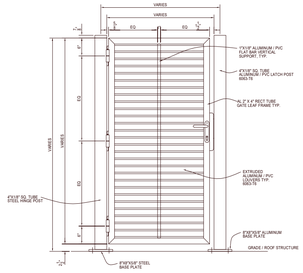
POST-SCREENING ESTIMATED SOUND LEVEL AT PROPERTY LINE: 46 DBA (BASED ON EQUIPMENT SPECS AND ACOUSTIC BARRIER PERFORMANCE)



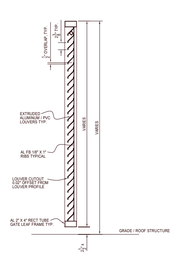
TYPICAL PANEL ELEVATION



TYPICAL PANEL SECTION



SINGLE SWING GATE ASSEMBLY



TYPICAL GATE SECTION

2 TYPICAL MECHANICAL SCREENING / UNIT SCREENING DETAILS
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SHEET TITLE: ENLARGED DETAILS

SHEET NO.:

PB-400

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SHEET TITLE: AXON VIEW

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SHEET TITLE: STREET VIEW

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SHEET NO.: PB-902.01

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