



PARKING CALCULATIONS		
RESIDENTIAL		
1 SPACES PER STUDIO & 1 BR		
1.25 SPACES PER 2 BR		
TYPE	# OF UNITS	REQUIRED SPACES
ST	28	28
1 BR	30	30
1 BR+D	29	29
2 BR	18	22.5
	105	109.5

PARKING SPACES PROVIDED	
PROVIDED PARKING SPACES	2
ACCESSIBLE PARKING SPACE	107
STACKER PARKING SPACE	1
VAN ACCESSIBLE PARKING SPACE	110
* 2% OF THE 110 SPACES PROVIDED ARE REQUIRED TO BE HC. 2 HC SPACES AND 1 HC VAN PROVIDED.	

BIKE STORAGE CALCULATIONS	
RESIDENTIAL	
0.5 BIKE SPACES PER UNIT	
# OF UNITS	REQUIRED BIKE SPACES
105	52.5
BIKE STORAGE PROVIDED	
	TOTAL PROVIDED SPACES
	53

- TRASH & RECYCLING NOTES**
1. THE REDEVELOPER SHALL CONTRACT WITH A PRIVATE HAULER FOR WASTE DISPOSAL.
  2. TRASH AND RECYCLING ROOM HAS BEEN SIZED TO STORE TRASH AND RECYCLING GENERATED BY BUILDING OCCUPANTS. (8) 3 YARD CONTAINERS HAVE BEEN PROVIDED IN PLAN TO SHOW ADEQUATE STORAGE FOR TRASH AND RECYCLING.
  3. TRASH & RECYCLING CONTAINERS SHALL BE BROUGHT TO THE SIDEWALK BY BUILDING MAINTENANCE 30 MINUTES PRIOR TO PICKUP.
  4. PICKUP SHALL COMPLY WITH ALL RDP AND CITY ORDINANCES.

- EV CHARGING STATION NOTES**
1. 15% OF REQUIRED PARKING TO BE EV MAKE-READY
  2. 17 SPACES SHALL BE EV:
    - 1/3RD OR (6) SPACES SHALL BE READY FOR C.O.
    - 1/3RD OR (6) READY 3 YEARS AFTER C.O.
    - 1/3RD OR (5) READY 6 YEARS AFTER C.O.

- GENERAL NOTES**
1. ALL WORK DESCRIBED SHALL CONFORM TO AND BE CONSTRUCTED UNDER THE PROVISIONS OF THE IBC CODE, LATEST EDITION, AS WELL AS ALL REQUIREMENTS OF THE CITY OF BAYONNE, NJ.
  2. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR FULL COMPLIANCE WITH THE NATIONAL STANDARD PLUMBING CODE, THE NATIONAL ELECTRIC CODE, AND ALL AGENCIES WHICH HAVE JURISDICTION ON THE WORK, AS WELL AS ALL REQUIREMENTS OF THE CITY OF BAYONNE, NJ.
  3. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED TO BE REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF CONSTRUCTION.

- LEGEND**
- CORE AND VERTICAL CIRCULATION
  - CORR
  - LOBBY
  - MEP
  - PARKING
  - STORAGE

**MHS ARCHITECTURE**

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**PROJECT NAME:**  
**102.5-116 AVENUE E**

102.5-116 AVE E  
BAYONNE, NJ

**PREPARED FOR:**  
**102-116 AVE E BAYONNE LLC**  
148 E 5TH ST, BLDG 7A  
BAYONNE, NEW JERSEY 07002

**ISSUE**

#	DATE:	FOR:
	09/15/2025	PRELIMINARY & FINAL SITE PLAN
1	11/11/2025	PLAN REVIEW COMMENTS

**GROUND FLOOR PLAN**

PROJECT NUMBER: 2525  
SCALE: As indicated  
DRAWN BY: RM  
CHECKED BY: DS

**A01**

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**1 GROUND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"





UNIT COUNT - 2ND FLOOR	
TYPE	# OF UNITS
ST	3
1 BR	5
1 BR+D	4
2 BR	3
<b>TOTAL</b>	<b>15</b>

LEGEND	
[Light Yellow Box]	ST
[Yellow Box]	1 BR
[Light Orange Box]	1 BR+D
[Orange Box]	2 BR
[Light Blue Box]	AMENITY
[Grey Box]	CORE AND VERTICAL CIRCULATION
[Cross-hatched Box]	CORR
[Dark Grey Box]	MEP

**MHS**  
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**2ND FLOOR PLAN**

PROJECT NUMBER:	2525
SCALE:	1/8" = 1'-0"
DRAWN BY:	RM
CHECKED BY:	DS

**A02**

UNIT COUNT - 3RD - 7TH FLOOR	
TYPE	# OF UNITS
ST	25
1 BR	25
1 BR+D	25
2 BR	15
<b>TOTAL</b>	<b>90</b>

- LEGEND**
- ST
  - 1 BR
  - 1 BR+D
  - 2 BR
  - CORE AND VERTICAL CIRCULATION
  - COORR
  - MEP

**MHS ARCHITECTURE**

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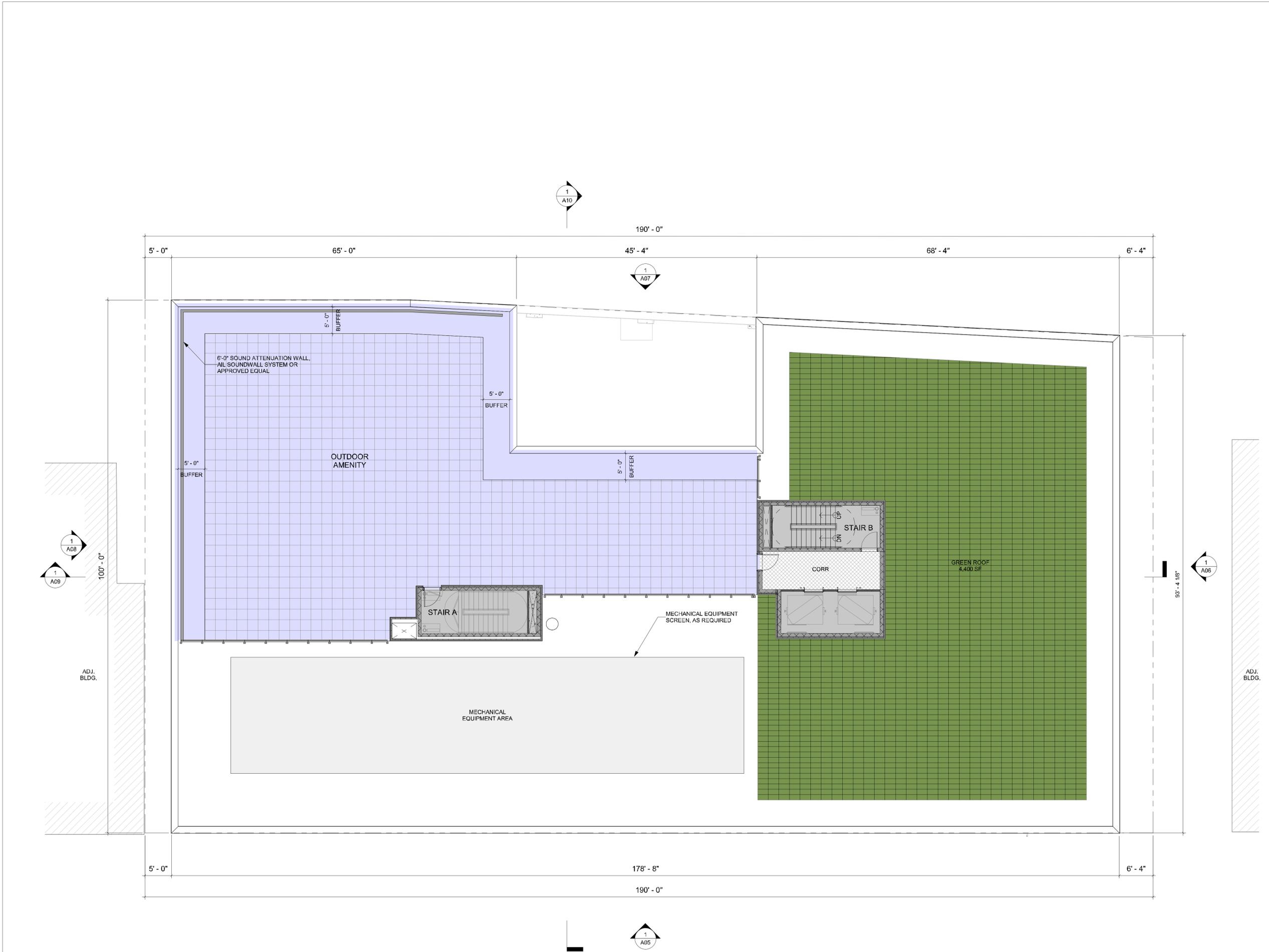
**3RD-7TH FLOOR PLAN**

PROJECT NUMBER:	2525
SCALE:	1/8" = 1'-0"
DRAWN BY:	RM
CHECKED BY:	DS

**A03**



**1 3RD-7TH FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



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

**ROOF NOTES**

- ALL ROOF LEADERS SHALL RUN INTERNALLY THROUGH THE BUILDING AND SHALL CONNECT TO THE EXISTING STORM WATER SYSTEM.
  - ALL MECHANICAL EQUIPMENT SERVING THE BUILDING SHALL BE PLACED ON THE ROOF OF THE BUILDING. NO MECHANICAL EQUIPMENT SHALL BE PLACED ON THE GROUND FLOOR OUTSIDE OF THE BUILDING ON ANY AREA THAT ABUTS A PUBLIC RIGHT-OF-WAY.
  - ALL MECHANICAL EQUIPMENT, GENERATORS, HVAC EQUIPMENT, AND SIMILAR EQUIPMENT SHALL BE ACOUSTICALLY BUFFERED SUCH THAT ANY NOISE GENERATED SHALL BE WITHIN THE APPLICABLE STANDARDS AS DEFINED BY THE STATE OF NEW JERSEY.
  - A MINIMUM OF 25% OF THE AGGREGATE OF ALL ROOFTOPS WITHIN THE RDP AREA SHALL BE DEVOTED TO GREEN ROOFS.
- TOTAL ROOF AREA: +/- 17,430 SF  
 REQUIRED GREEN ROOF: 4,358 SF  
 GREEN ROOF PROVIDED: 4,400 SF

**LEGEND**

- AMENITY
- CORE AND VERTICAL CIRCULATION
- CORR

**MHS ARCHITECTURE**

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**ROOF PLAN**

PROJECT NUMBER:	2525
SCALE:	As indicated
DRAWN BY:	RM
CHECKED BY:	DS

**A04**



EXTERIOR FINISH NOTES

1. COLORS INDICATED REPRESENT BASIS-OF-DESIGN. FINAL COLOR SELECTION AND MANUFACTURER MAY VARY. FINAL COLOR SELECTION SUBJECT TO REVIEW AND APPROVAL BY OWNER AND ARCHITECT.
2. ALL MANUFACTURERS AND COLORS TO BE "OR APPROVED EQUAL".

EXTERIOR FINISH LEGEND

	<b>BR-01</b>	<b>BRICK VENEER</b> BELDEN TRISTATE COLUMBARD
	<b>MP-01</b>	<b>METAL PANEL</b> VITRABOND PEWTER METALLIC
	<b>ST-01</b>	<b>STUCCO</b> TEXTURED FINISH COLOR TO MATCH BRICK
	<b>ST-02</b>	<b>STUCCO</b> SMOOTH FINISH COLOR TO MATCH METAL PANEL
	<b>CS-01</b>	<b>CAST STONE</b> AMERICAN ART STONE COLOR TO MATCH METAL PANEL
	<b>CB-01</b>	<b>CONCRETE BLOCK</b> WESTBROOCK GF-108
	<b>CB-02</b>	<b>CONCRETE BLOCK</b> WESTBROOCK GF-106

**MHS**  
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**SOUTH BUILDING ELEVATION**

PROJECT NUMBER:	2525
SCALE:	As indicated
DRAWN BY:	RM
CHECKED BY:	DS

**A06**



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





**EXTERIOR FINISH NOTES**

1. COLORS INDICATED REPRESENT BASIS-OF-DESIGN. FINAL COLOR SELECTION AND MANUFACTURER MAY VARY. FINAL COLOR SELECTION SUBJECT TO REVIEW AND APPROVAL BY OWNER AND ARCHITECT.
2. ALL MANUFACTURERS AND COLORS TO BE "OR APPROVED EQUAL".

**EXTERIOR FINISH LEGEND**

	<b>BR-01</b>	<b>BRICK VENEER</b> BELDEN TRISTATE COLUMBARD
	<b>MP-01</b>	<b>METAL PANEL</b> VITRABOND PEWTER METALLIC
	<b>ST-01</b>	<b>STUCCO</b> TEXTURED FINISH COLOR TO MATCH BRICK
	<b>ST-02</b>	<b>STUCCO</b> SMOOTH FINISH COLOR TO MATCH METAL PANEL
	<b>CS-01</b>	<b>CAST STONE</b> AMERICAN ART STONE COLOR TO MATCH METAL PANEL
	<b>CB-01</b>	<b>CONCRETE BLOCK</b> WESTBROOK GF-108
	<b>CB-02</b>	<b>CONCRETE BLOCK</b> WESTBROOK GF-106

**MHS ARCHITECTURE**

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**NORTH BUILDING ELEVATION**

PROJECT NUMBER:	2525
SCALE:	As indicated
DRAWN BY:	RM
CHECKED BY:	DS

**A08**





