NEW CONSTRUCTION
937 BROADWAY
BAYONNE, NEW JERSEY

Block: 85, Lot: 23
HUDSON COUNTY



EXISTING SITE



THIS RENDERING IS FOR ILLUSTRATION PURPOSES ONLY AND IS NOT THE FINAL DESIGN.

BUILDING DESCRIPTION

THE PROJECT IS LOCATED WITHIN UBD ZONE.

RESIDENTIAL BUILDING WITH 6 FLOORS CORNERNED BETWEEN BROADWAY AND W 45TH ST, 51 UNITS.

FIRST FLOOR WITH TYPICAL ENTRY FACILITIES AND RETAIL SPACE.

TYPICAL RESIDENTIAL FLOORS.

ROOF WITH AMENITIES, ROOF DECK AND LANDSCAPE.

BUILDING AND SITE DATA

ITEM	DATA
BLOCK NO.	85
LOT NO.	23
ZONING DISTRICT	UBD
OCCUPANCY	R, S, M
USE GROUP	R-2, S-2, M
CONSTRUCTION TYPE	I-A, V-A
SITE AREA	11,250 SF
BUILDING HEIGHT	69' 0"
NUMBER OF STORIES	6
AREA OF LARGEST FLOOR	11,100 SF
BUILDING FOOTPRINT	10,805 SF
TOTAL LAND AREA DISTURBED	11,250 SF
BUILDING AREA	64,524 SF
VOLUME	742,390 CF
FLOOD HAZARD ZONE	X
BASE FLOOD ELEVATION	N/A
RESIDENTIAL GSF	31,808 SF
RETAIL GSF	1,761 SF
DWELLING UNITS	51
PARKING SPACES	52
PRIMARY STRUCTURAL FRAME FIRE RATING	TYPE I-A: 3, TYPE V-A: 1
EXTERIOR BEARING WALL FIRE RATING	TYPE I-A: 3, TYPE V-A: 1
INTERIOR BEARING WALL FIRE RATING	TYPE I-A: 3, TYPE V-A: 1
NON-BEARING INTERIOR WALLS AND PARTITIONS FIRE RATING	TYPE I-A: 0, TYPE V-A: 0
FLOOR CONSTRUCTION FIRE RATING	TYPE I-A: 2, TYPE V-A: 1
ROOF CONSTRUCTION FIRE RATING	TYPE I-A: 1.5, TYPE V-A: 1

SHEET LIST

SHEET #	DESCRIPTION
A0.00	COVER SHEET
A0.01	ZONING SUMMARY
A0.02	SITE PHOTOS
A0.03	EXISTING AND DEMO SITE PLAN
A0.04	ARCHITECTURAL SITE PLAN
A2.01	CELLAR FLOOR PLAN
A2.02	FIRST FLOOR PLAN
A2.03	SECOND FLOOR PLAN
A2.04	TYPICAL FLOOR PLAN
A2.08	ROOF PLAN
A2.09	BULKHEAD PLAN
A3.01	BUILDING SECTIONS
A3.02	BUILDING SECTIONS
A3.03	BUILDING SECTIONS
A3.20	BUILDING ELEVATIONS
A3.21	BUILDING ELEVATIONS
A3.22	BUILDING ELEVATIONS
A3.40	ENLARGED BUILDING ELEVATIONS
A6.01	UNIT PLANS
A6.02	UNIT PLANS
A6.03	UNIT PLANS

ZONING TABULATION CHART (NEIGHBORHOOD COMMERCIAL DISTRICT)

ITEM	PERMITTED	PROPOSED	VARIANCE
PRINCIPAL USE	MULTIFAMILY RESIDENTIAL DWELLINGS AND RETAIL AND/OR COMMERCIAL USE	MULTIFAMILY RESIDENTIAL DWELLINGS AND RETAIL AND/OR COMMERCIAL USE	NO
MIN. LOT AREA	11,250 S.F.	11,250 S.F.	NO
MINIMUM LOT FRONTAGE	WEST 45TH STREET: 135', BROADWAY: 75'	WEST 45TH STREET: 137'-6", BROADWAY: 100'	NO
MAXIMUM IMPERVIOUS COVERAGE	100% PROVIDED THAT 15% OF THE ROOF IS DEED RESTRICTED GREEN ROOF THAT TIES INTO THE STORM WATER SYSTEM	100% ROOF AND 20% OF THE ROOF IS GREEN ROOF	NO
MAXIMUM BUILDING HEIGHT	9 STORIES / 115 FEET	6 STORIES / 69 FEET	NO
MINIMUM BUILDING SETBACK	WEST 45TH STREET: 0' (PROVIDED 12 FEET SIDEWALK) , BROADWAY: 0' (PROVIDED 10 FEET SIDEWALK)	WEST 45TH STREET: 0' (PROVIDED 12 FEET SIDEWALK) , BROADWAY: 0' (PROVIDED 10 FEET SIDEWALK)	NO
MINIMUM BUILDING SETBACK	BLOCK 85 LOT 24: 0 FEET, BLOCK 85 LOT 22: 0 FEET, BLOCK 85 LOTS 16 AND 17: 0 FEET ON THE FIRST FLOOR AND 25 FEET SETBACK ABOVE FIRST FLOOR/PARKING	BLOCK 85 LOT 24: 0 FEET, BLOCK 85 LOT 22: 0 FEET, BLOCK 85 LOTS 16 AND 17: 0 FEET ON THE FIRST FLOOR AND 25 FEET SETBACK ABOVE FIRST FLOOR/PARKING	NO
MAXIMUM RESIDENTIAL UNIT COUNT	65 DWELLING UNITS	51 DWELLING UNITS	NO
AUTOMOBILE PARKING SPACES	1 SPACE PER DWELLING UNIT	51 SPACES	NO
BICYCLE PARKING SPACES	0.5 SPACE PER DWELLING UNIT	26 SPACES	NO

APPROVED BY PLANNING BOARD - CITY OF BAYONNE

BOARD SECRETARY: DATE:

BOARD CHAIRMAN: DATE:

CITY ENGINEER: DATE:

EMARA GHOBRIAL ARCHITECTS
1050 WALL ST. WEST,
SUITE 645, PO BOX 293
LYNDHURST, NJ 07071
PHONE (201) 342-3086
WWW.EG-ARCHITECTS.COM

ARCHITECT:

PROJECT:
937 BROADWAY
BAYONNE
HUDSON COUNTY, NEW JERSEY
Block: 85 Lot: 23

OWNER:
DANIEL FRANCESS
GOLDEN APPLE CAPITAL,
93 CENTRAL AVENUE, STE A
JERSEY CITY, NJ, 07306

CONSULTANTS:
CIVIL
DAETEL ENGINEERING
115 ROUTE 46, STE D29
MOUNTAIN LAKES, NJ 07046
201-602-7690

ARCHITECT'S SEAL:
STATE OF NEW JERSEY
AHMED EMARA
21AI02061100
REGISTERED ARCHITECT

PROGRESS DATE: 05/12/2026

AE, EG
PRINCIPAL IN CHARGE

MT
PROJECT TEAM

AE, EG
CHECKED BY

SHEET DESCRIPTION
COVER SHEET

ISSUED FOR:

No.	Date	Description
1	04/22/2026	TRC MEETING

A0.00
SHEET NUMBER

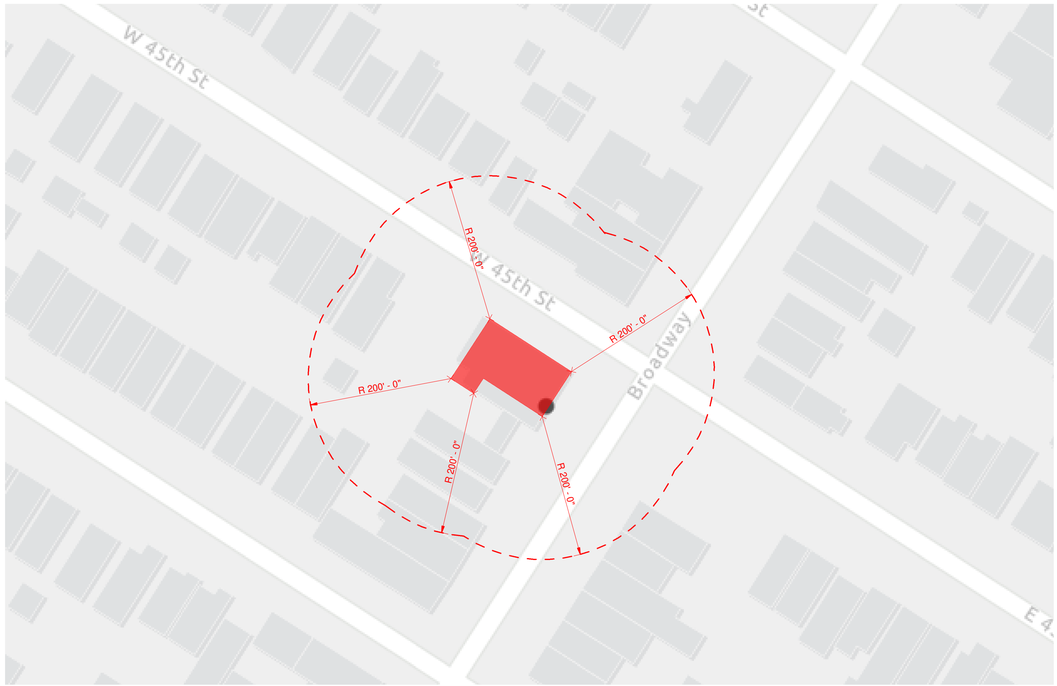
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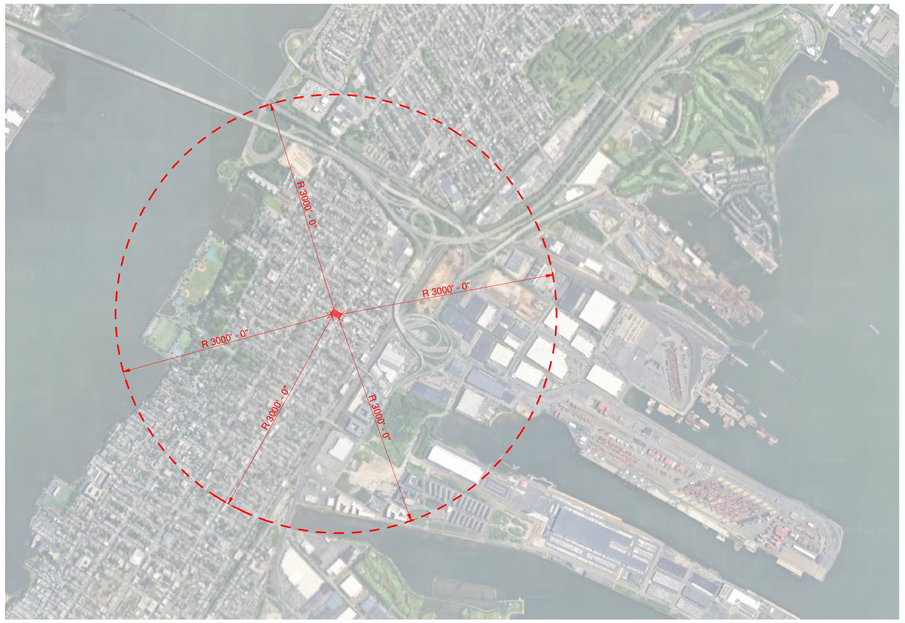
LOCATION MAP 200'

SCALE: 1" = 100'-0"



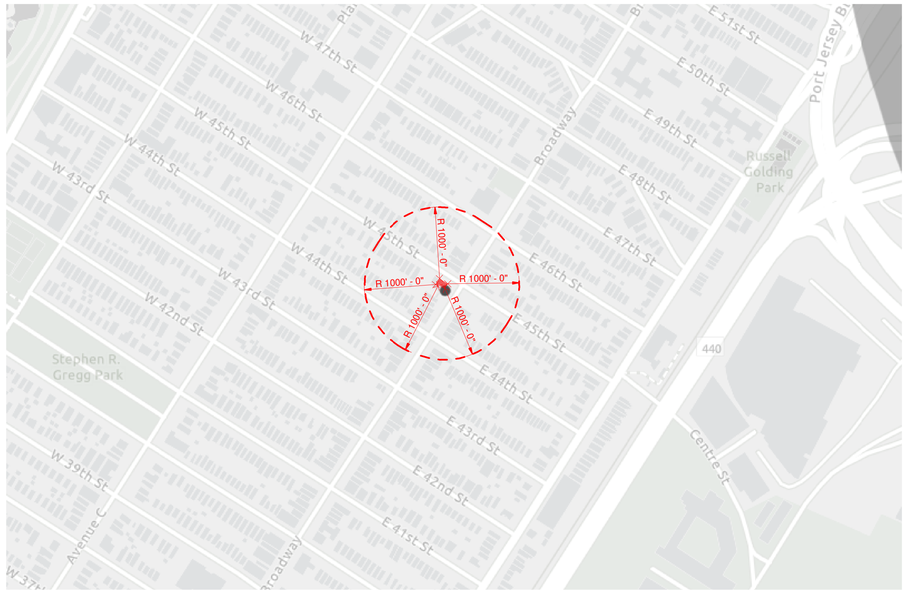
ZONING MAP 200'

SCALE: 1" = 100'-0"



LOCATION MAP 3000'

SCALE: 1 : 12000



ZONING MAP 1000'

SCALE: 1 : 12000

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PROGRESS DATE: 05/12/2026

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MT
PROJECT TEAM

AE, EG
CHECKED BY

SHEET DESCRIPTION
ZONING SUMMARY

ISSUED FOR:

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1	04/22/2026	TRC MEETING

A0.01

SHEET NUMBER

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EXISTING SITE PHOTOS

SCALE: NTS

EMARA GHOBRIAL
ARCHITECTS

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PROGRESS DATE: 05/12/2026

AE, EG
PRINCIPAL IN CHARGE

MT
PROJECT TEAM

AE, EG
CHECKED BY

SHEET DESCRIPTION
SITE PHOTOS

ISSUED FOR:

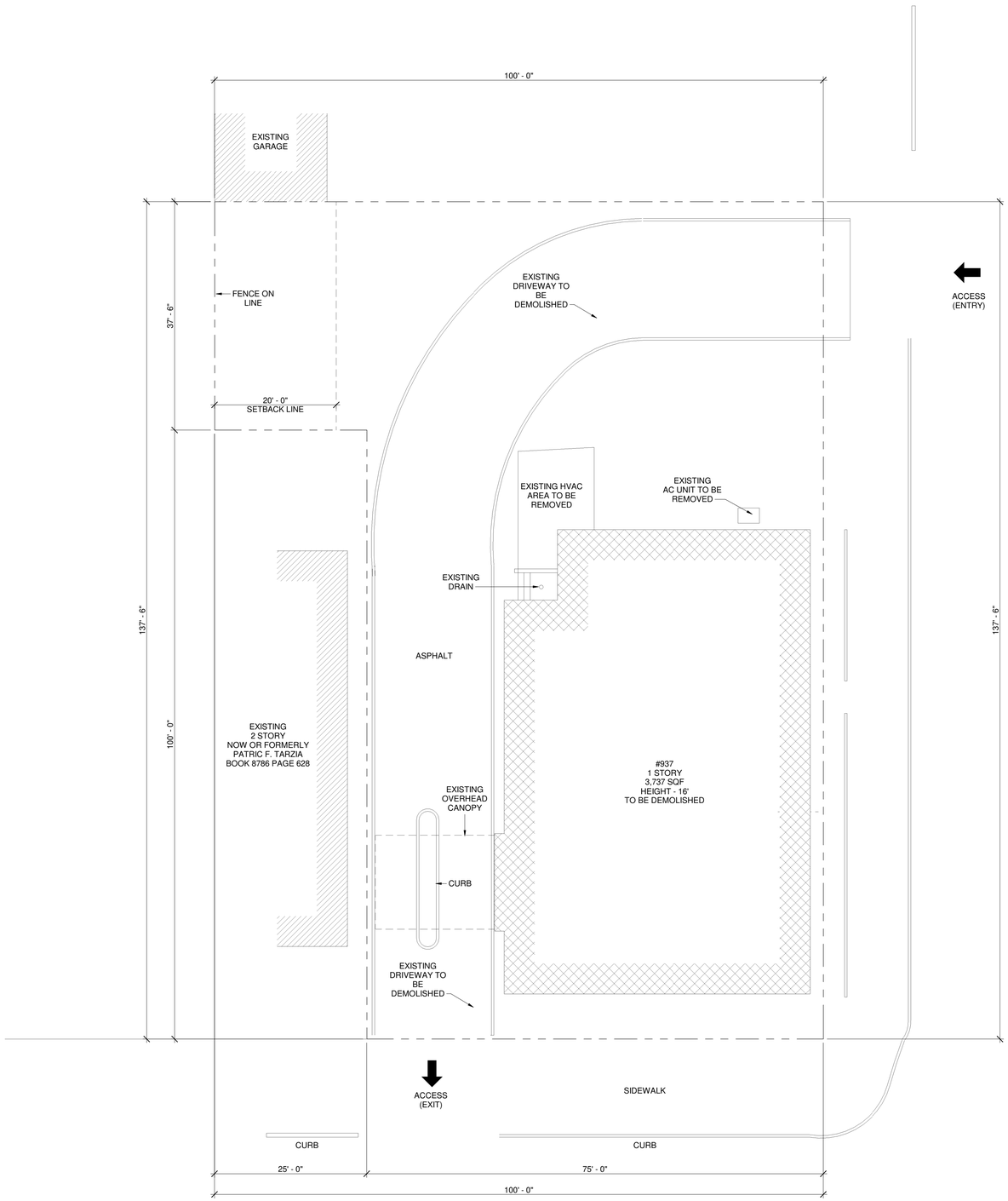
No.	Date	Description
1	04/22/2026	TRC MEETING

A0.02

SHEET NUMBER

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1 DEMOLITION SITE PLAN
SCALE: 1" = 10'-0"

DEMOLITION NOTES:

1. DEMOLITION AND REMOVAL WORK SHALL BE AS SHOWN ON THE DRAWINGS AS REQUIRED TO MAKE WAY FOR NEW CONSTRUCTION. ALL SUCH WORK REQUIRED IN CONNECTION WITH THIS PROJECT SHALL BE DONE WITH DUE CARE, INCLUDING PROVIDING TEMPORARY SUPPORTS WHERE REQUIRED AT EXISTING LOAD-BEARING LINES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE WHICH MAY BE CAUSED TO ANY PART OF THE EXISTING STRUCTURE OR EXISTING AREAS SHOWN AS "TO REMAIN". DAMAGES SHALL BE PATCHED TO THE ORIGINAL CONDITION, FIRE RATING, FINISH, AND COLOR UNLESS OTHERWISE APPROVED BY ARCHITECT.
3. DRAWINGS SHOW ONLY GENERAL SCOPE OF REMOVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVALS, DEMOLITION, EXISTING SERVICE DISCONNECTIONS AND RELATED ITEMS NOT SHOWN BUT REQUIRED TO COMPLETE THE CONTRACT WORK AS SHOWN ON DRAWINGS.
4. CONTRACTOR SHALL REMOVE ALL MECHANICAL AND PLUMBING EQUIPMENT, INCLUDING AND NOT LIMITED TO, ALL DUCTS, VENTS, PIPING, FIXTURES AND METERS. GAS AND WATER SERVICE SHALL BE CAPPED AT THE EXISTING P.O.E. AND COORDINATED WITH ALL ENTITIES HAVING JURISDICTION.
5. CONTRACTOR SHALL REMOVE ALL ELECTRICAL EQUIPMENT, WIRING, FIXTURES AND METERS. ELECTRICAL SERVICE SHUT-OFF SHALL BE COORDINATED WITH ENTITIES HAVING JURISDICTION.
6. PROOF OF ASBESTOS AND HAZARDOUS MATERIAL TESTING/ABATEMENT PRIOR TO COMMENCEMENT OF DEMOLITION.
7. SOUND AND DUST MITIGATION MEASURES IMPLEMENTED PER NJDEP AND IBC REQUIREMENTS.

NOTE:

FOR ILLUSTRATIVE PURPOSES ONLY. PLEASE REFER TO ENGINEERING DRAWINGS FOR DEMOLITION NOTES AND SPECIFICS.

FINAL LOCATION OF EVSE SPACES SHALL BE SUBJECT TO THE APPROVAL OF THE FIRE DEPARTMENT.

SITE PLAN FOR BASIC INFORMATION ONLY REFER TO CIVIL AND LANDSCAPE DRAWINGS PREPARED BY DAETEL ENGINEERING FOR COMPLETE SITE INFORMATION AND IMPROVEMENTS.

REFER TO SITE SURVEY PREPARED BY PRONESTI SURVEYING

ALL AREAS NOTED ON SITE PLAN ARE NET AREAS

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ARCHITECT'S SEAL:

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PROGRESS DATE: 05/12/2026

AE, EG
PRINCIPAL IN CHARGE

MT
PROJECT TEAM

AE, EG
CHECKED BY

SHEET DESCRIPTION
EXISTING AND DEMO SITE PLAN

ISSUED FOR:

No.	Date	Description
1	04/22/2026	TRC MEETING

A0.03

SHEET NUMBER

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BROADWAY STREET

WEST 45TH STREET

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

APPLICABLE CODES

INTERNATIONAL BUILDING CODE 2021 NEW JERSEY EDITION (NJAC 5:23-3.14)
2021 (NATIONAL STANDARD/INTERNATIONAL) PLUMBING CODE (NJAC 5:23-3.15)
2020 NATIONAL ELECTRIC CODE (NFPA 70) (NJAC 5:23-3.16)
ASHRAE 90.1-2019 (NJAC 5:23-3.18)
2021 INTERNATIONAL MECHANICAL CODE (IMC) (NJAC 5:23-3.20)
2021 INTERNATIONAL FUEL GAS CODE (IFGC) (NJAC 5:23-3.22)
ICC/ANSI A117.1-2017
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
FAIR HOUSING ACT DESIGN MANUAL, APRIL 1998
2015 INTERNATIONAL FIRE CODE (IFC)

RESIDENTIAL FLOOR AREA:
MEASURED TO EXTERIOR FACE OF EXTERIOR STUD WALLS, CORRIDOR FACE OF CORRIDOR WALLS, AND CENTERLINE OF UNIT DEMISING WALLS; INCLUDES MECH. CLOSETS

COMMON FLOOR AREA:
INCLUDES CORRIDORS, STAIRS, ELEVATORS, LOBBIES, AND MECH./UTILITY ROOMS

BUILDING EFFICIENCY:
RATIO OF RENTABLE SQUARE FOOTAGE BASED ON GROSS BUILDING SQUARE FOOTAGE

RENTABLE: RESIDENTIAL, AMENITY, RETAIL
NOT RENTABLE: COMMON

AREA_RENTABLE	BUILDING EFFICIENCY	
	FLOOR AREA	EFFICIENCY
NON-RENTABLE	12,892 SF	20%
RENTABLE	51,580 SF	80%

UNIT MATRIX BY LEVEL

UNIT TYPE	UNIT USE	AREA	NUMBER OF UNITS
SECOND FLOOR			
B-01	TWO BEDROOM	957 SF	1
S-01	STUDIO	475 SF	2
A-01	ONE BEDROOM	680 SF	2
A-02	ONE BEDROOM	749 SF	1
A-03	ONE BEDROOM + DEN	821 SF	1
			7
THIRD FLOOR			
S-01	STUDIO	475 SF	2
S-02	STUDIO	478 SF	2
S-03	STUDIO	590 SF	1
A-01	ONE BEDROOM	680 SF	2
A-02	ONE BEDROOM	757 SF	1
A-04	ONE BEDROOM	651 SF	1
A-06	ONE BEDROOM	684 SF	1
A-05	ONE BEDROOM + DEN	802 SF	1
			11
FOURTH FLOOR			
S-01	STUDIO	492 SF	2
S-02	STUDIO	478 SF	2
S-03	STUDIO	590 SF	1
A-01	ONE BEDROOM	680 SF	2
A-02	ONE BEDROOM	757 SF	1
A-04	ONE BEDROOM	651 SF	1
A-06	ONE BEDROOM	684 SF	1
A-05	ONE BEDROOM + DEN	802 SF	1
			11
FIFTH FLOOR			
S-01	STUDIO	492 SF	2
S-02	STUDIO	478 SF	2
S-03	STUDIO	590 SF	1
A-01	ONE BEDROOM	680 SF	2
A-02	ONE BEDROOM	757 SF	1
A-04	ONE BEDROOM	651 SF	1
A-06	ONE BEDROOM	684 SF	1
A-05	ONE BEDROOM + DEN	802 SF	1
			11
SIXTH FLOOR			
S-01	STUDIO	492 SF	2
S-02	STUDIO	478 SF	2
S-03	STUDIO	590 SF	1
A-01	ONE BEDROOM	680 SF	2
A-02	ONE BEDROOM	757 SF	1
A-04	ONE BEDROOM	651 SF	1
A-06	ONE BEDROOM	684 SF	1
A-05	ONE BEDROOM + DEN	802 SF	1
			11
TOTAL NUMBER OF UNITS			51

UNIT MATRIX DETAILED

UNIT TYPE	AREA	NO OF BEDROOMS	NO OF DENS	NUMBER OF UNITS
SECOND FLOOR				
B-01	957 SF	2	0	1
S-01	475 SF	2	0	2
A-01	680 SF	2	0	2
A-02	749 SF	1	0	1
A-03	821 SF	1	1	1
SECOND FLOOR: 7		8	1	7
THIRD FLOOR				
S-01	475 SF	2	0	2
S-02	478 SF	2	0	2
S-03	590 SF	1	0	1
A-01	680 SF	2	0	2
A-02	757 SF	1	0	1
A-04	651 SF	1	0	1
A-06	684 SF	1	0	1
A-05	802 SF	1	1	1
THIRD FLOOR: 11		11	1	11
FOURTH FLOOR				
S-01	492 SF	2	0	2
S-02	478 SF	2	0	2
S-03	590 SF	1	0	1
A-01	680 SF	2	0	2
A-02	757 SF	1	0	1
A-04	651 SF	1	0	1

UNIT MATRIX DETAILED

UNIT TYPE	AREA	NO OF BEDROOMS	NO OF DENS	NUMBER OF UNITS
A-06	684 SF	1	0	1
A-05	802 SF	1	1	1
FOURTH FLOOR: 11		11	1	11
FIFTH FLOOR				
S-01	492 SF	2	0	2
S-02	478 SF	2	0	2
S-03	590 SF	1	0	1
A-01	680 SF	2	0	2
A-02	757 SF	1	0	1
A-04	651 SF	1	0	1
A-06	684 SF	1	0	1
A-05	802 SF	1	1	1
FIFTH FLOOR: 11		11	1	11
SIXTH FLOOR				
S-01	492 SF	2	0	2
S-02	478 SF	2	0	2
S-03	590 SF	1	0	1
A-01	680 SF	2	0	2
A-02	757 SF	1	0	1
A-04	651 SF	1	0	1
A-06	684 SF	1	0	1
A-05	802 SF	1	1	1
SIXTH FLOOR: 11		11	1	11
GRAND TOTAL		52	5	51

GROSS BUILDING SQUARE FOOTAGE PERCENTAGES

TYPE	FLOOR AREA	PERCENTAGE
AMENITY	353 SF	1%
CIRCULATION	6,141 SF	10%
COMMERCIAL	1,729 SF	3%
COMMON	3,243 SF	5%
LOBBY	471 SF	1%
PARKING	18,304 SF	28%
RESIDENTIAL	31,808 SF	49%
UTILITY	2,423 SF	4%
GRAND TOTAL	64,471 SF	

GROSS BUILDING SQUARE FOOTAGE

LEVEL	AREA
CELLAR	11,100 SF
FIRST FLOOR	10,753 SF
SECOND FLOOR	10,144 SF
THIRD FLOOR	7,988 SF
FOURTH FLOOR	7,988 SF
FIFTH FLOOR	7,988 SF
SIXTH FLOOR	7,988 SF
ROOF	521 SF
GRAND TOTAL	64,471 SF

UNIT USE	NUMBER OF UNITS	NUMBER OF BEDROOMS
TWO BEDROOM	1	2
STUDIO	22	22
ONE BEDROOM	23	23
ONE BEDROOM + DEN	5	5
TOTAL	51	52

DWELLING UNIT TYPE MIX	UNIT MATRIX		
DWELLING UNIT	UNIT TYPE	AREA	NUMBER OF UNITS
TWO BEDROOM			
TWO BEDROOM	B-01	957 SF	1
			1
STUDIO			
STUDIO	S-01	492 SF	10
STUDIO	S-02	478 SF	8
STUDIO	S-03	590 SF	4
			22
ONE BEDROOM			
ONE BEDROOM	A-01	680 SF	10
ONE BEDROOM	A-02	757 SF	5
ONE BEDROOM	A-04	651 SF	4
ONE BEDROOM	A-06	684 SF	4
			23
ONE BEDROOM + DEN			
ONE BEDROOM + DEN	A-03	821 SF	1
ONE BEDROOM + DEN	A-05	802 SF	4
			5
TOTAL NUMBER OF UNITS			51

UNIT USE	UNIT MIX AVERAGE AREA	NUMBER OF UNITS	PERCENTAGE
TWO BEDROOM	957 SF	1	2%
STUDIO	497 SF	22	43%
ONE BEDROOM	691 SF	23	45%
ONE BEDROOM + DEN	806 SF	5	10%
TOTAL NUMBER OF UNITS		51	

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201-602-7690

ARCHITECT'S SEAL:

STATE OF NEW JERSEY
AHMED EMARA
21AI02061100
REGISTERED ARCHITECT

PROGRESS DATE: 05/12/2026

AE, EG
PRINCIPAL IN CHARGE
MT
PROJECT TEAM
AE, EG
CHECKED BY

SHEET DESCRIPTION
ARCHITECTURAL SITE PLAN

ISSUED FOR:

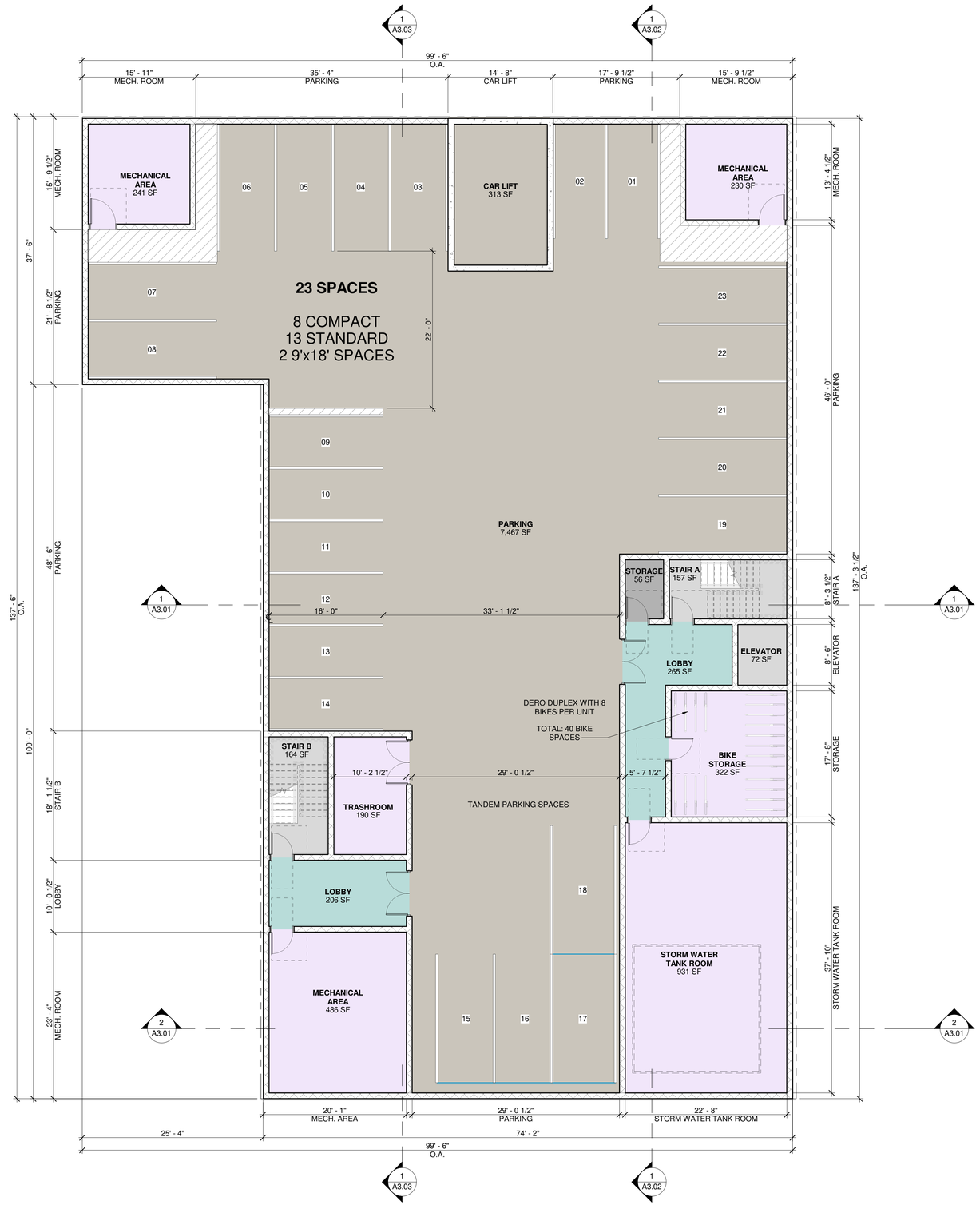
No.	Date	Description
1	04/22/2026	TRC MEETING

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SHEET NUMBER

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DWELLING UNITS

- CIRCULATION
- COMMON
- LOBBY
- PARKING
- UTILITY

1 CELLAR FLOOR GROSS BUILDING
SCALE: 1/8" = 1'-0"

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ARCHITECT'S SEAL:
STATE OF NEW JERSEY · AHMED EMARA · 21AI02061100 · REGISTERED ARCHITECT

PROGRESS DATE: 05/12/2026

AE, EG
PRINCIPAL IN CHARGE
MT
PROJECT TEAM
AE, EG
CHECKED BY
SHEET DESCRIPTION
CELLAR FLOOR PLAN

ISSUED FOR:

No.	Date	Description
1	04/22/2026	TRC MEETING

A2.01

SHEET NUMBER

DOB APPROVAL STAMP:

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DWELLING UNITS

- CIRCULATION
- COMMERCIAL
- COMMON
- LOBBY
- PARKING
- UTILITY

1 FIRST FLOOR GROSS BUILDING
SCALE: 1/8" = 1'-0"

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115 ROUTE 46, STE D29
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201-602-7690

ARCHITECT'S SEAL:
STATE OF NEW JERSEY · AHMED BAKRA · 21AI02061100 · REGISTERED ARCHITECT

PROGRESS DATE: 05/12/2026

AE, EG
PRINCIPAL IN CHARGE

MT
PROJECT TEAM

AE, EG
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SHEET DESCRIPTION
FIRST FLOOR PLAN

ISSUED FOR:

No.	Date	Description
1	04/22/2026	TRC MEETING

A2.02
SHEET NUMBER

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DWELLING UNITS

- AMENITY
- CIRCULATION
- LOBBY
- PARKING
- ONE BEDROOM + DEN
- STUDIO
- ONE BEDROOM
- TWO BEDROOM
- UTILITY

1 SECOND FLOOR GROSS BUILDING

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

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SUITE 645, PO BOX 293
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PHONE (201) 342-3086
WWW.EG-ARCHITECTS.COM

ARCHITECT:

PROJECT:

937 BROADWAY
BAYONNE
HUDSON COUNTY, NEW JERSEY
Block: 85 Lot: 23

OWNER:

DANIEL FRANCESS
GOLDEN APPLE CAPITAL,
93 CENTRAL AVENUE, STE A
JERSEY CITY, NJ, 07306

CONSULTANTS:

CIVIL
DAETEL ENGINEERING
115 ROUTE 46, STE D29
MOUNTAIN LAKES, NJ 07046
201-602-7690

ARCHITECT'S SEAL:

STATE OF NEW JERSEY · AHMED BAJJA · 21AA02061100 · REGISTERED ARCHITECT

PROGRESS DATE: 05/12/2026

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PROJECT TEAM

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SHEET DESCRIPTION
SECOND FLOOR PLAN

ISSUED FOR:

No.	Date	Description
1	04/22/2026	TRC MEETING

A2.03

SHEET NUMBER

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DWELLING UNITS

- CIRCULATION
- LOBBY
- ONE BEDROOM + DEN
- STUDIO
- ONE BEDROOM
- UTILITY

1 THIRD - SIXTH FLOORS_GROSS BUILDING

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

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PHONE (201) 342-3086
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ARCHITECT:

PROJECT:

937 BROADWAY
BAYONNE
HUDSON COUNTY, NEW JERSEY
Block: 85 Lot: 23

OWNER:

DANIEL FRANCESS
GOLDEN APPLE CAPITAL,
93 CENTRAL AVENUE, STE A
JERSEY CITY, NJ, 07306

CONSULTANTS:

CIVIL
DAETEL ENGINEERING
115 ROUTE 46, STE D29
MOUNTAIN LAKES, NJ 07046
201-602-7690

ARCHITECT'S SEAL:

STATE OF NEW JERSEY · AHMED EMARA · 21AI02061100 · REGISTERED ARCHITECT

PROGRESS DATE: 05/12/2026

AE, EG
PRINCIPAL IN CHARGE

MT
PROJECT TEAM

AE, EG
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SHEET DESCRIPTION
TYPICAL FLOOR PLAN

ISSUED FOR:

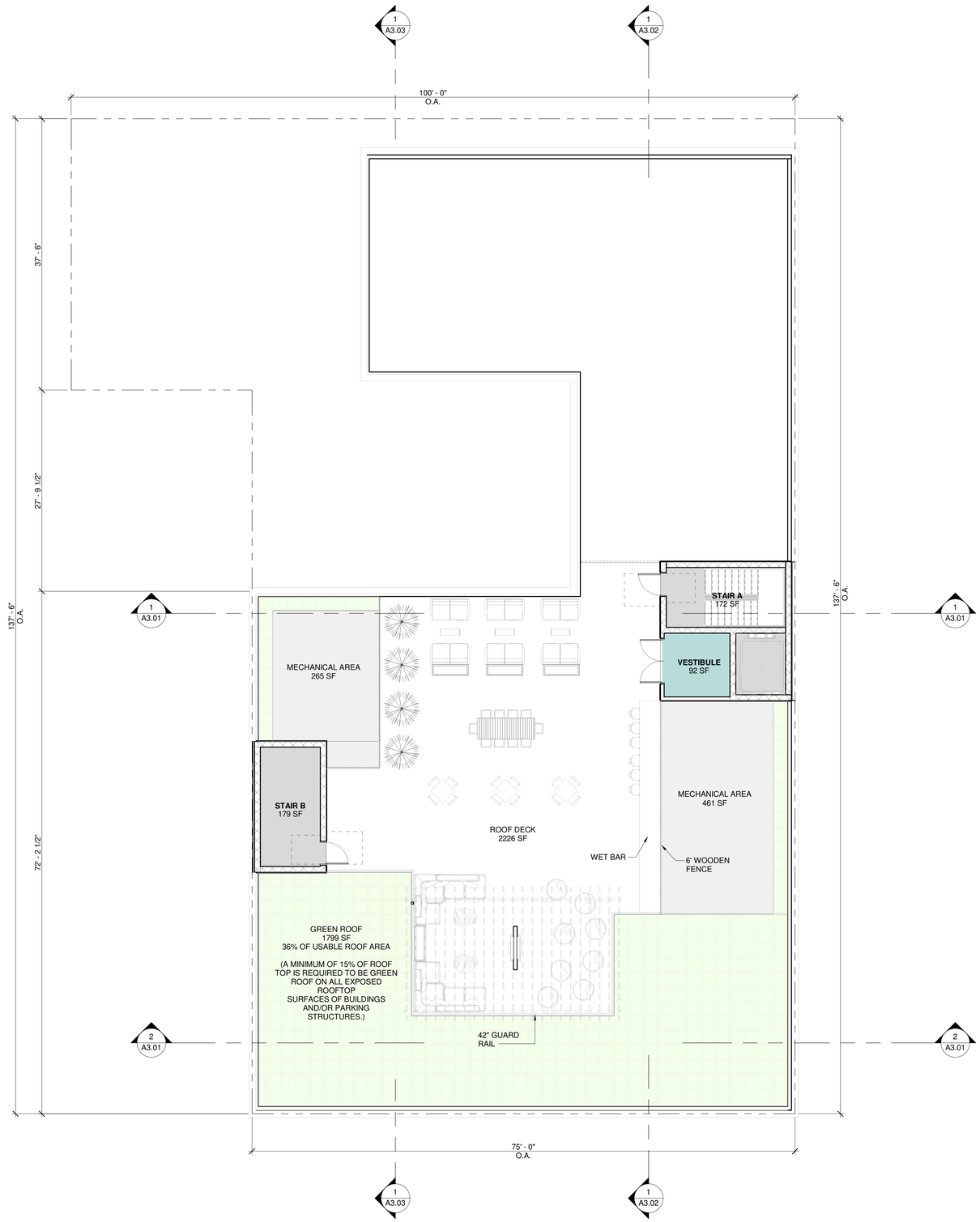
No.	Date	Description
1	04/22/2026	TRC MEETING

A2.04

SHEET NUMBER

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

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ARCHITECT:

PROJECT:
937 BROADWAY
BAYONNE
HUDSON COUNTY, NEW JERSEY
Block: 85 Lot: 23

OWNER:
DANIEL FRANCESS
GOLDEN APPLE CAPITAL,
93 CENTRAL AVENUE, STE A
JERSEY CITY, NJ, 07306

CONSULTANTS:
CIVIL
DAETEL ENGINEERING
115 ROUTE 46, STE D29
MOUNTAIN LAKES, NJ 07046
201-602-7690

ARCHITECT'S SEAL:
STATE OF NEW JERSEY
AHMED EMARA #21AI02061100
REGISTERED ARCHITECT

PROGRESS DATE: 05/12/2026

AE, EG
PRINCIPAL IN CHARGE
MT
PROJECT TEAM
AE, EG
CHECKED BY

SHEET DESCRIPTION
ROOF PLAN

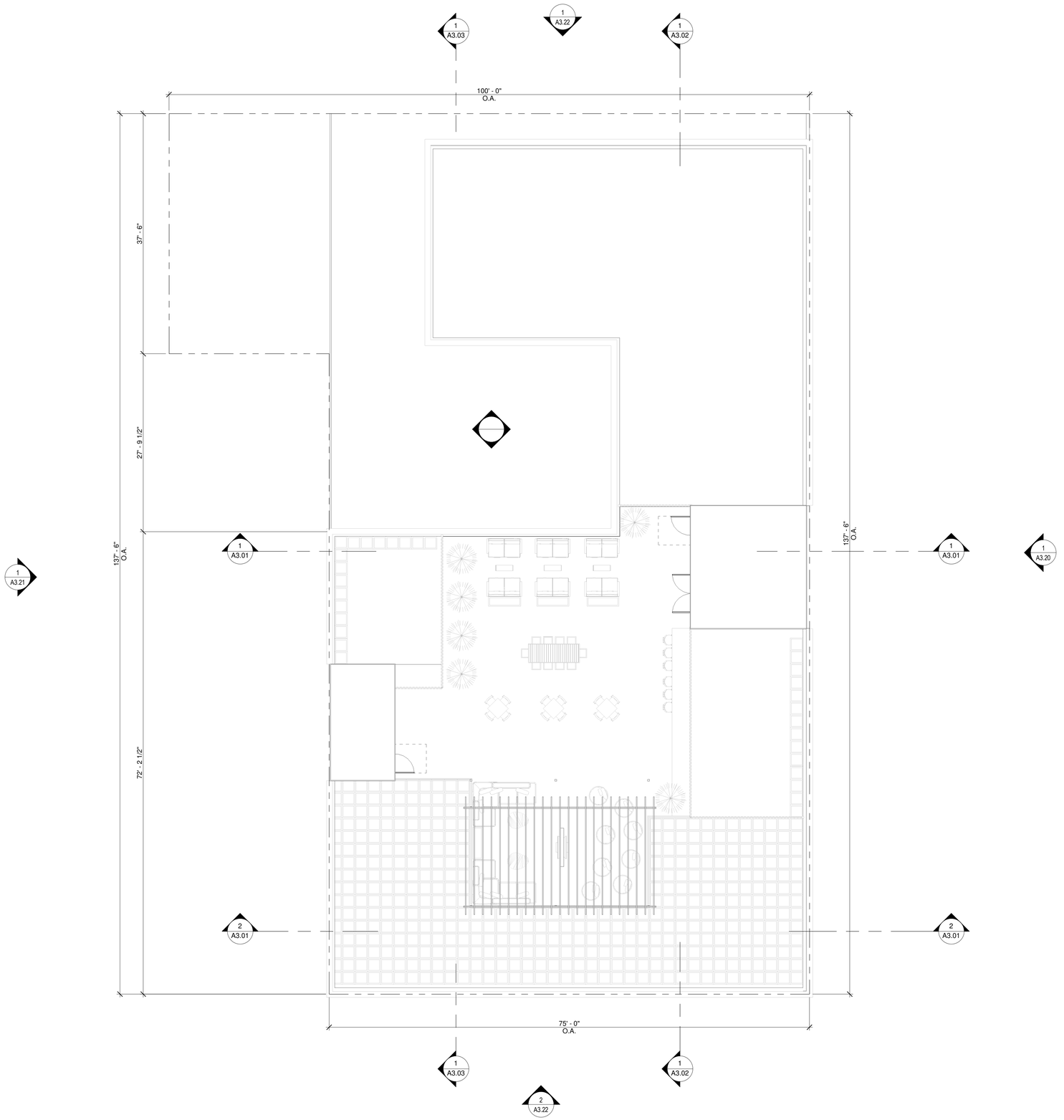
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No.	Date	Description
1	04/22/2026	TRC MEETING

A2.08
SHEET NUMBER

DOB APPROVAL STAMP:

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1 BULKHEAD
SCALE: 1/8" = 1'-0"

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LYNDHURST, NJ 07071
PHONE (201) 342-3086
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ARCHITECT:

PROJECT:

937 BROADWAY
BAYONNE
HUDSON COUNTY, NEW JERSEY
Block: 85 Lot: 23

OWNER:

DANIEL FRANCESS
GOLDEN APPLE CAPITAL,
93 CENTRAL AVENUE, STE A
JERSEY CITY, NJ, 07306

CONSULTANTS:

CIVIL
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115 ROUTE 46, STE D29
MOUNTAIN LAKES, NJ 07046
201-602-7690

ARCHITECT'S SEAL:

STATE OF NEW JERSEY
AHMED EMARA
21AI02061100
REGISTERED ARCHITECT

PROGRESS DATE: 05/12/2026

AE, EG
PRINCIPAL IN CHARGE

MT
PROJECT TEAM

AE, EG
CHECKED BY

SHEET DESCRIPTION
BULKHEAD PLAN

ISSUED FOR:

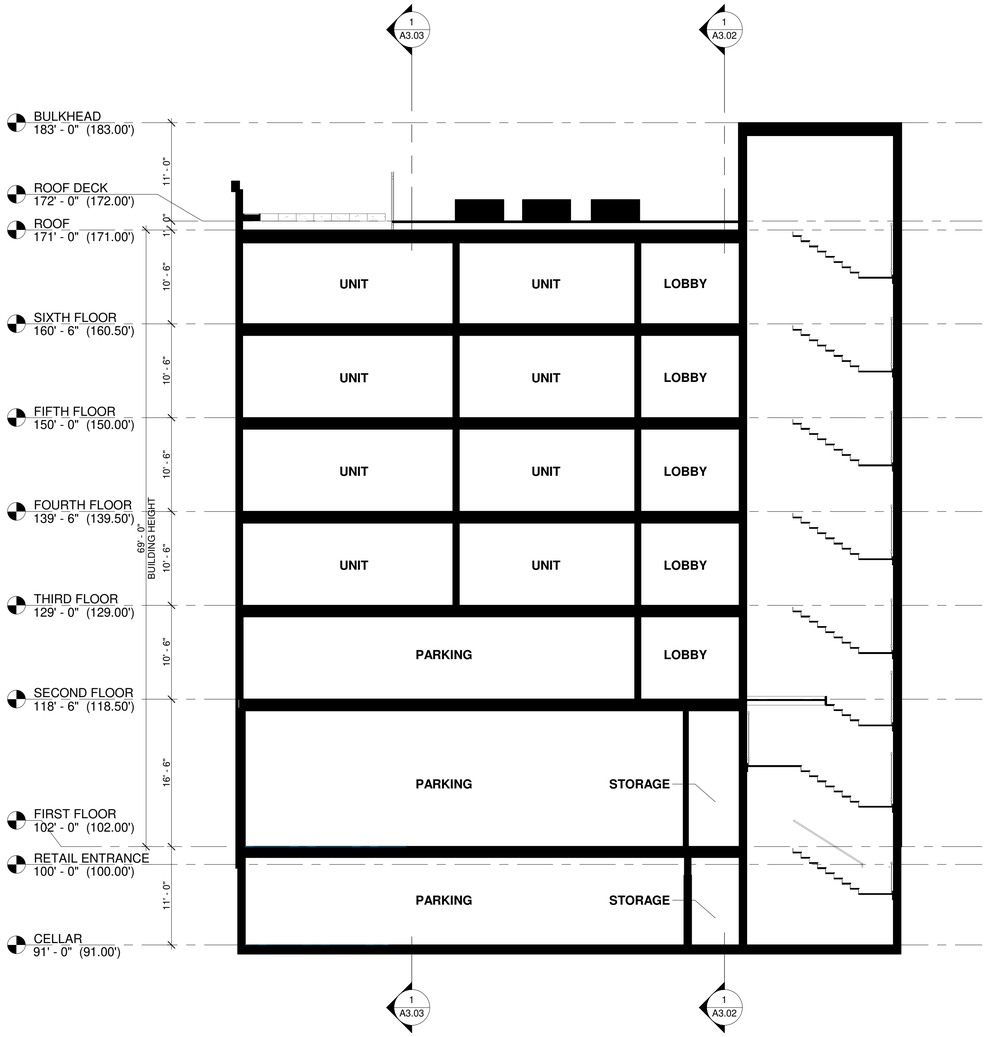
No.	Date	Description
1	04/22/2026	TRC MEETING

A2.09

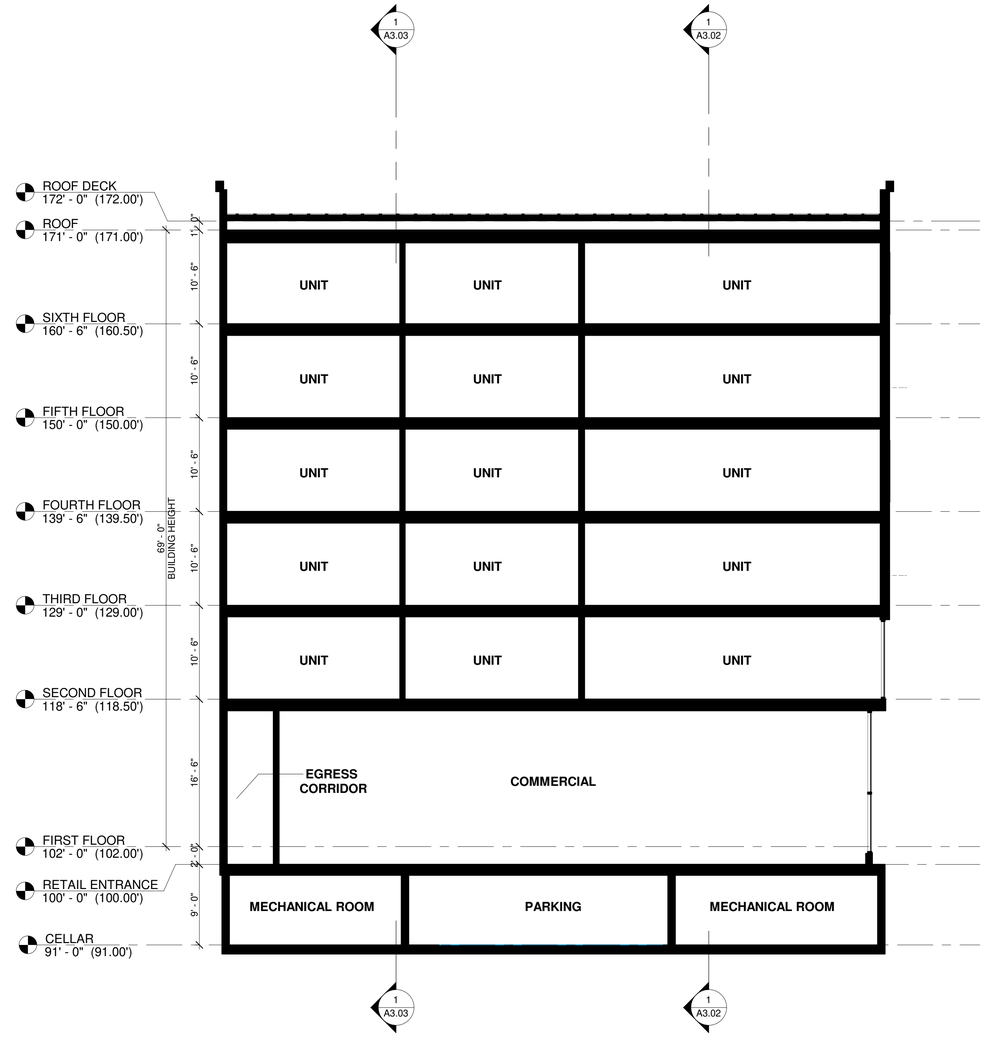
SHEET NUMBER

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



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

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ARCHITECT:

PROJECT:
937 BROADWAY
BAYONNE
HUDSON COUNTY, NEW JERSEY
Block: 85 Lot: 23

OWNER:
DANIEL FRANCESS
GOLDEN APPLE CAPITAL,
93 CENTRAL AVENUE, STE A
JERSEY CITY, NJ, 07306

CONSULTANTS:
CIVIL
DAETEL ENGINEERING
115 ROUTE 46, STE D29
MOUNTAIN LAKES, NJ 07046
201-602-7690

ARCHITECT'S SEAL:
STATE OF NEW JERSEY
AHMED EMARA
21AI02061100
REGISTERED ARCHITECT

PROGRESS DATE: 05/12/2026

AE, EG
PRINCIPAL IN CHARGE
MT
PROJECT TEAM
AE, EG
CHECKED BY
SHEET DESCRIPTION
BUILDING SECTIONS

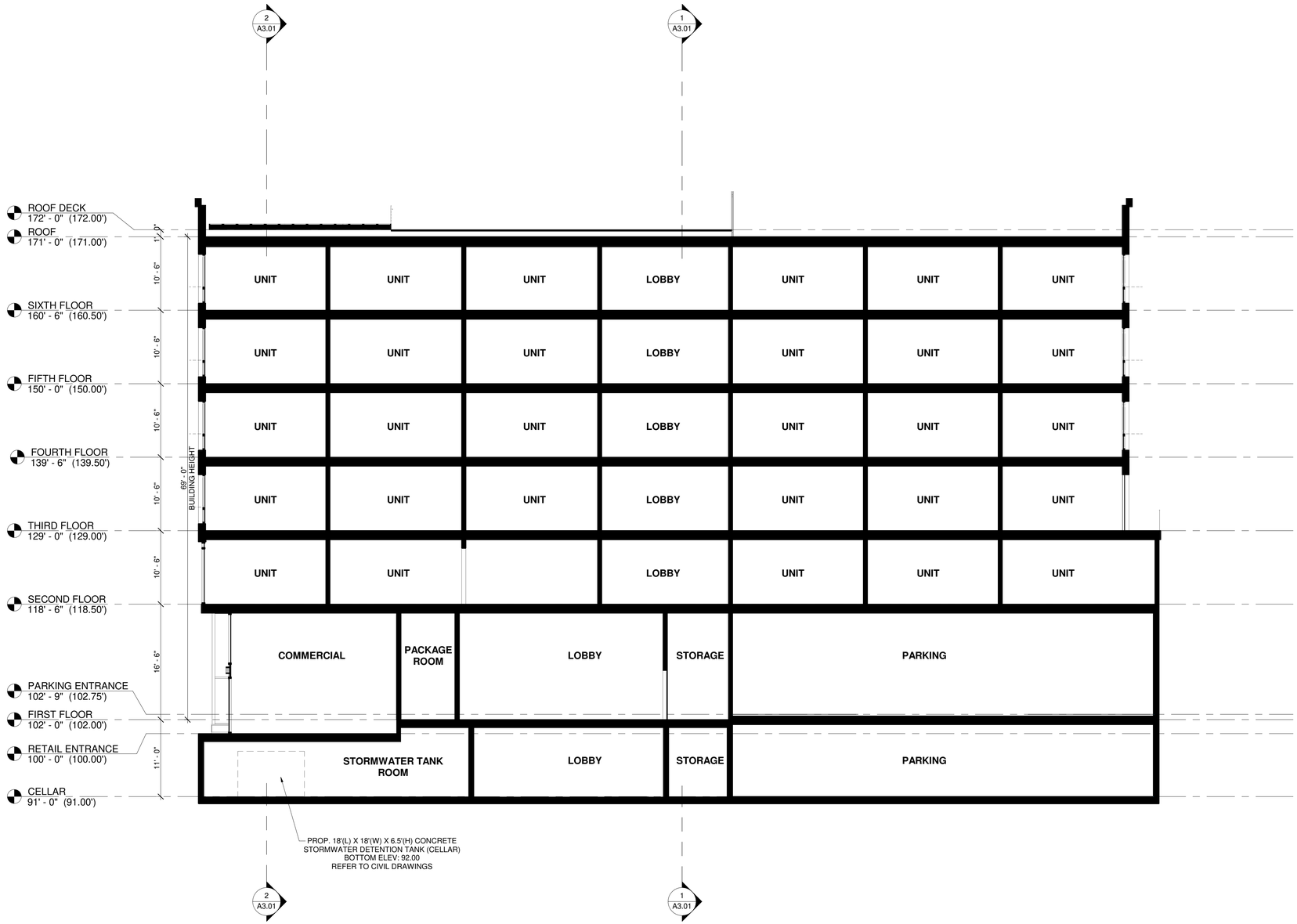
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No.	Date	Description
1	04/22/2026	TRC MEETING

A3.01
SHEET NUMBER

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1 SECTION 2
SCALE: 1/8" = 1'-0"

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ARCHITECT:

PROJECT:

937 BROADWAY
BAYONNE
HUDSON COUNTY, NEW JERSEY
Block: 85 Lot: 23

OWNER:

DANIEL FRANCESS
GOLDEN APPLE CAPITAL,
93 CENTRAL AVENUE, STE A
JERSEY CITY, NJ, 07306

CONSULTANTS:

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DAETEL ENGINEERING
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MOUNTAIN LAKES, NJ 07046
201-602-7690

ARCHITECT'S SEAL:

STATE OF NEW JERSEY
AHMED BAKRY
21AA02061100
REGISTERED ARCHITECT

PROGRESS DATE: 05/12/2026

AE, EG
PRINCIPAL IN CHARGE

MT
PROJECT TEAM

AE, EG
CHECKED BY

SHEET DESCRIPTION
BUILDING SECTIONS

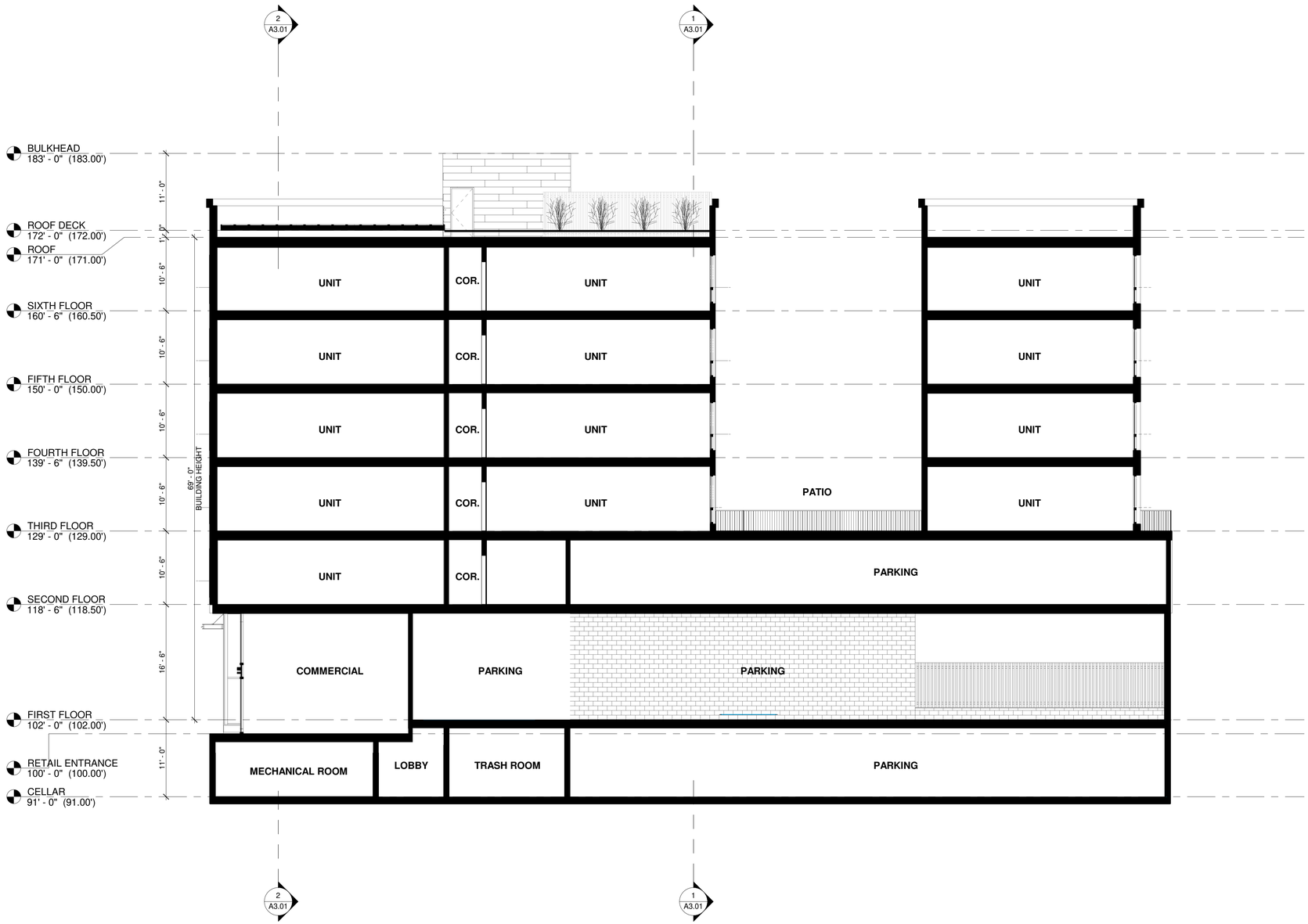
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No.	Date	Description
1	04/22/2026	TRC MEETING

A3.02
SHEET NUMBER

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

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ARCHITECT:

PROJECT:
937 BROADWAY
BAYONNE
HUDSON COUNTY, NEW JERSEY
Block: 85 Lot: 23

OWNER:
DANIEL FRANCESS
GOLDEN APPLE CAPITAL,
93 CENTRAL AVENUE, STE A
JERSEY CITY, NJ, 07306

CONSULTANTS:
CIVIL
DAETEL ENGINEERING
115 ROUTE 46, STE D29
MOUNTAIN LAKES, NJ 07046
201-602-7690

ARCHITECT'S SEAL:
STATE OF NEW JERSEY
AHMED EMARA
21AI02061100
REGISTERED ARCHITECT

PROGRESS DATE: 05/12/2026

AE, EG
PRINCIPAL IN CHARGE
MT
PROJECT TEAM
AE, EG
CHECKED BY
SHEET DESCRIPTION
BUILDING SECTIONS

ISSUED FOR:

No.	Date	Description
1	04/22/2026	TRC MEETING

A3.03
SHEET NUMBER

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

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

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PHONE (201) 342-3086
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ARCHITECT:

PROJECT:
937 BROADWAY
BAYONNE
HUDSON COUNTY, NEW JERSEY
Block: 85 Lot: 23

OWNER:
DANIEL FRANCESS
GOLDEN APPLE CAPITAL,
93 CENTRAL AVENUE, STE A
JERSEY CITY, NJ, 07306

CONSULTANTS:
CIVIL
DAETEL ENGINEERING
115 ROUTE 46, STE D29
MOUNTAIN LAKES, NJ 07046
201-602-7690

ARCHITECT'S SEAL:
STATE OF NEW JERSEY
AHMED EMARA
21AI02061100
REGISTERED ARCHITECT

PROGRESS DATE: 05/12/2026

AE, EG
PRINCIPAL IN CHARGE
MT
PROJECT TEAM
AE, EG
CHECKED BY
SHEET DESCRIPTION
BUILDING ELEVATIONS

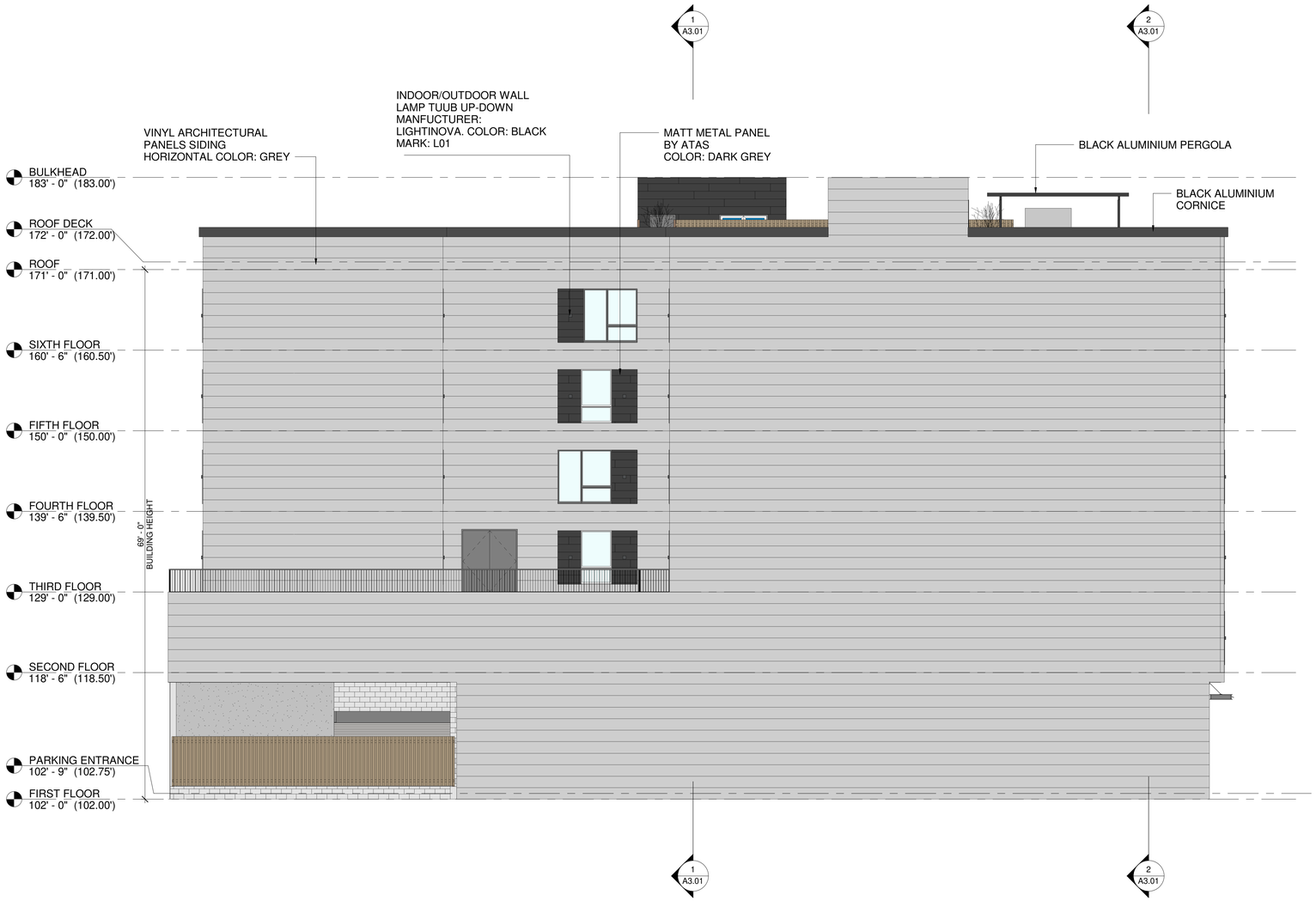
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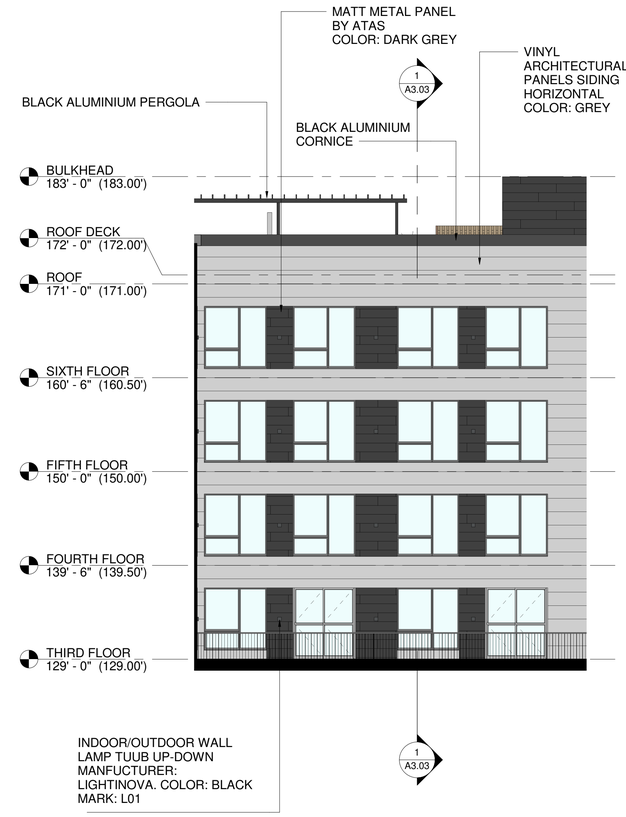
No.	Date	Description
1	04/22/2026	TRC MEETING

A3.20
SHEET NUMBER

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

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

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SUITE 645, PO BOX 293
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PHONE (201) 342-3086
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ARCHITECT:

PROJECT:
937 BROADWAY
BAYONNE
HUDSON COUNTY, NEW JERSEY
Block: 85 Lot: 23

OWNER:
DANIEL FRANCESS
GOLDEN APPLE CAPITAL,
93 CENTRAL AVENUE, STE A
JERSEY CITY, NJ, 07306

CONSULTANTS:
CIVIL
DAETEL ENGINEERING
115 ROUTE 46, STE D29
MOUNTAIN LAKES, NJ 07046
201-602-7690

ARCHITECT'S SEAL:
STATE OF NEW JERSEY
AHMED BAKRA
21AA020161100
REGISTERED ARCHITECT

PROGRESS DATE: 05/12/2026

AE, EG
PRINCIPAL IN CHARGE
MT
PROJECT TEAM
AE, EG
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SHEET DESCRIPTION
BUILDING ELEVATIONS

ISSUED FOR:

No.	Date	Description
1	04/22/2026	TRC MEETING

A3.21
SHEET NUMBER

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



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

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SUITE 645, PO BOX 293
LYNDHURST, NJ 07071
PHONE (201) 342-3086
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ARCHITECT:

PROJECT:
937 BROADWAY
BAYONNE
HUDSON COUNTY, NEW JERSEY
Block: 85 Lot: 23

OWNER:
DANIEL FRANCESS
GOLDEN APPLE CAPITAL,
93 CENTRAL AVENUE, STE A
JERSEY CITY, NJ, 07306

CONSULTANTS:
CIVIL
DAETEL ENGINEERING
115 ROUTE 46, STE D29
MOUNTAIN LAKES, NJ 07046
201-602-7690

ARCHITECT'S SEAL:
STATE OF NEW JERSEY
AHMED EMARA
21AI02061100
REGISTERED ARCHITECT

PROGRESS DATE: 05/12/2026

AE, EG
PRINCIPAL IN CHARGE
MT
PROJECT TEAM
AE, EG
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SHEET DESCRIPTION
BUILDING ELEVATIONS

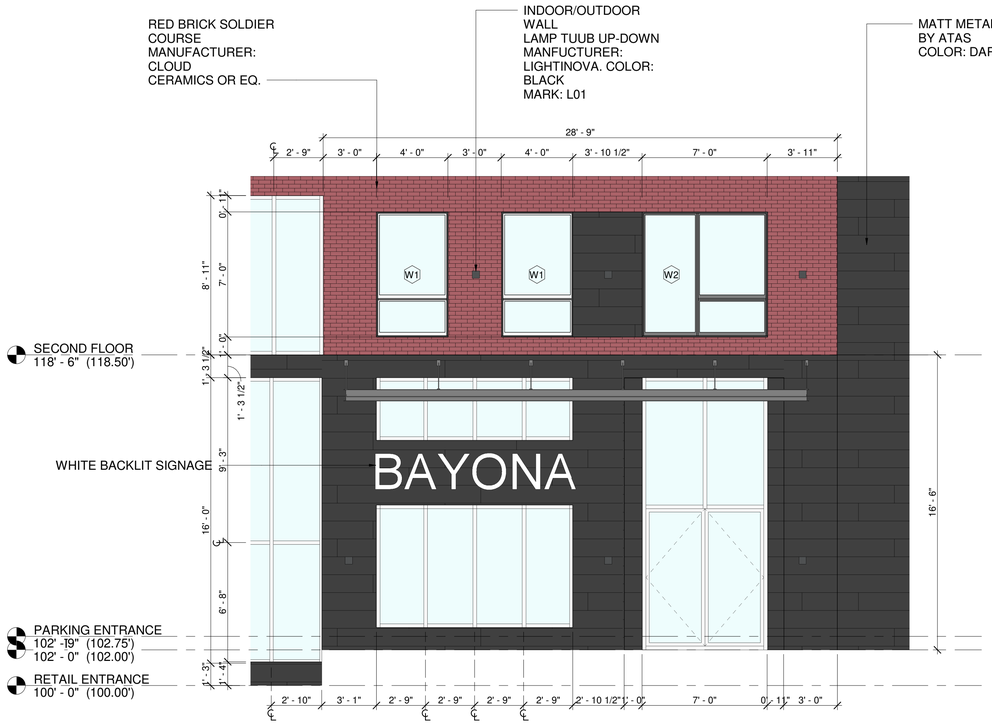
ISSUED FOR:

No.	Date	Description
1	04/22/2026	TRC MEETING

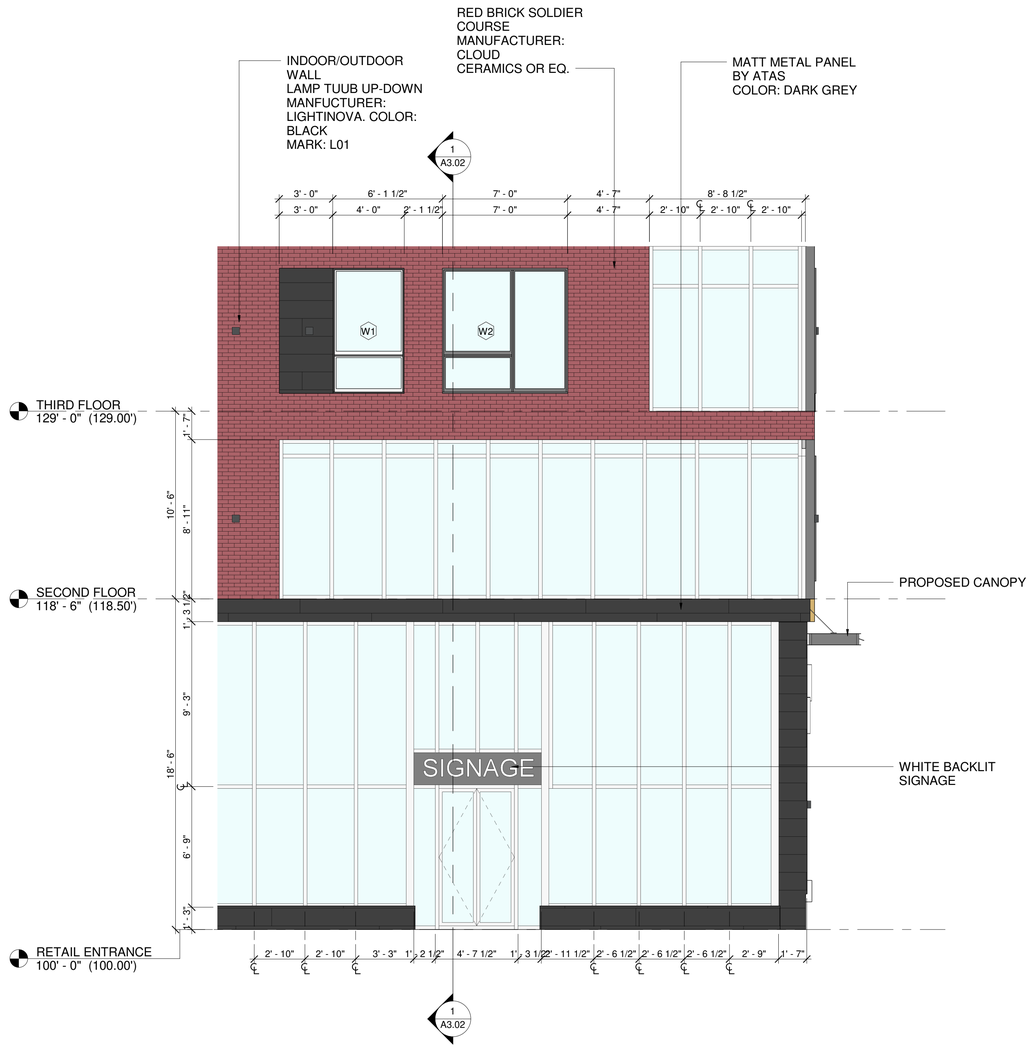
A3.22
SHEET NUMBER

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1 EAST ELEVATION - ENLARGED
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION - ENLARGED
SCALE: 1/4" = 1'-0"

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SUITE 645, PO BOX 293
LYNDHURST, NJ 07071
PHONE (201) 342-3086
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ARCHITECT:

PROJECT:
937 BROADWAY
BAYONNE
HUDSON COUNTY, NEW JERSEY
Block: 85 Lot: 23

OWNER:
DANIEL FRANCESS
GOLDEN APPLE CAPITAL,
93 CENTRAL AVENUE, STE A
JERSEY CITY, NJ, 07306

CONSULTANTS:
CIVIL
DAETEL ENGINEERING
115 ROUTE 46, STE D29
MOUNTAIN LAKES, NJ 07046
201-602-7690

ARCHITECT'S SEAL:
STATE OF NEW JERSEY
AHMED EMARA
21AA02061100
REGISTERED ARCHITECT

PROGRESS DATE: 05/12/2026

AE, EG
PRINCIPAL IN CHARGE
MT
PROJECT TEAM
AE, EG
CHECKED BY

SHEET DESCRIPTION
ENLARGED BUILDING ELEVATIONS

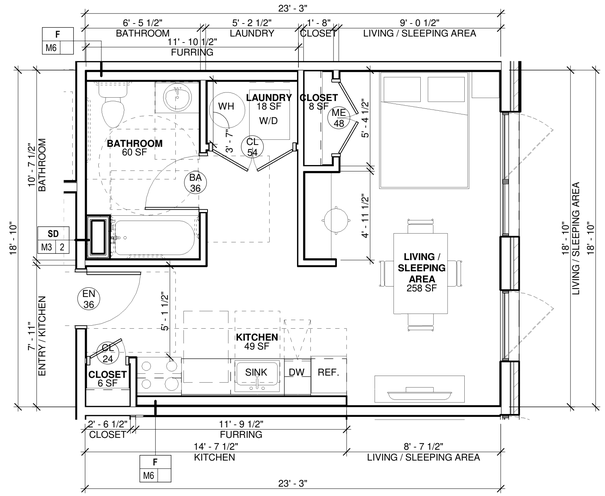
ISSUED FOR:

No.	Date	Description
1	04/22/2026	TRC MEETING

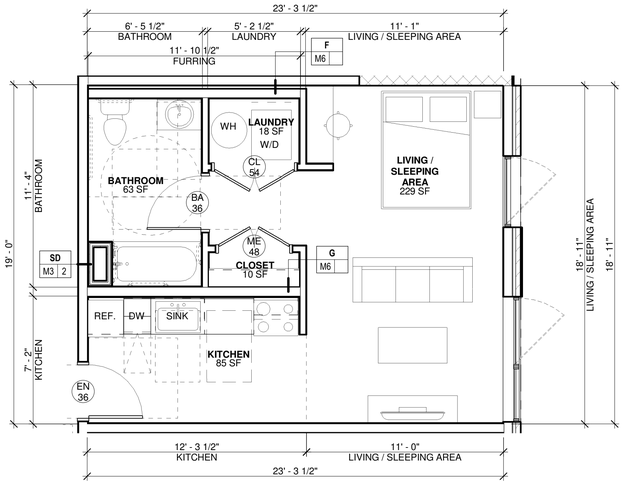
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SHEET NUMBER

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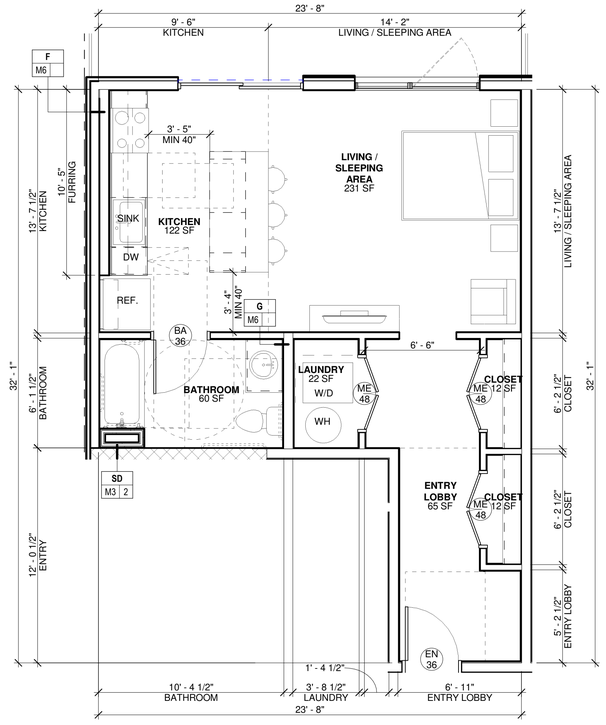
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1 S-01
SCALE: 1/4" = 1'-0"



2 S-02
SCALE: 1/4" = 1'-0"



3 S-03
SCALE: 1/4" = 1'-0"

EMARA GHOBRIAL
ARCHITECTS
1050 WALL ST. WEST,
SUITE 645, PO BOX 293
LYNDHURST, NJ 07071
PHONE (201) 342-3086
WWW.EG-ARCHITECTS.COM

ARCHITECT:

PROJECT:

937 BROADWAY
BAYONNE
HUDSON COUNTY, NEW JERSEY
Block: 85 Lot: 23

OWNER:

DANIEL FRANCESS
GOLDEN APPLE CAPITAL,
93 CENTRAL AVENUE, STE A
JERSEY CITY, NJ, 07306

CONSULTANTS:

CIVIL
DAETEL ENGINEERING
115 ROUTE 46, STE D29
MOUNTAIN LAKES, NJ 07046
201-602-7690

ARCHITECT'S SEAL:

STATE OF NEW JERSEY
AHMED BAKRA
21AI02061100
REGISTERED ARCHITECT

PROGRESS DATE: 05/12/2026

AE, EG
PRINCIPAL IN CHARGE

MT
PROJECT TEAM

AE, EG
CHECKED BY

SHEET DESCRIPTION
UNIT PLANS

ISSUED FOR:

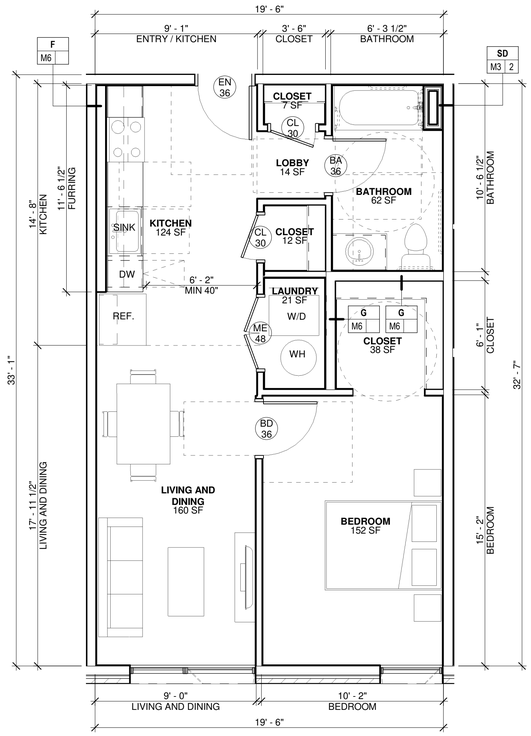
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1	04/22/2026	TRC MEETING

A6.01

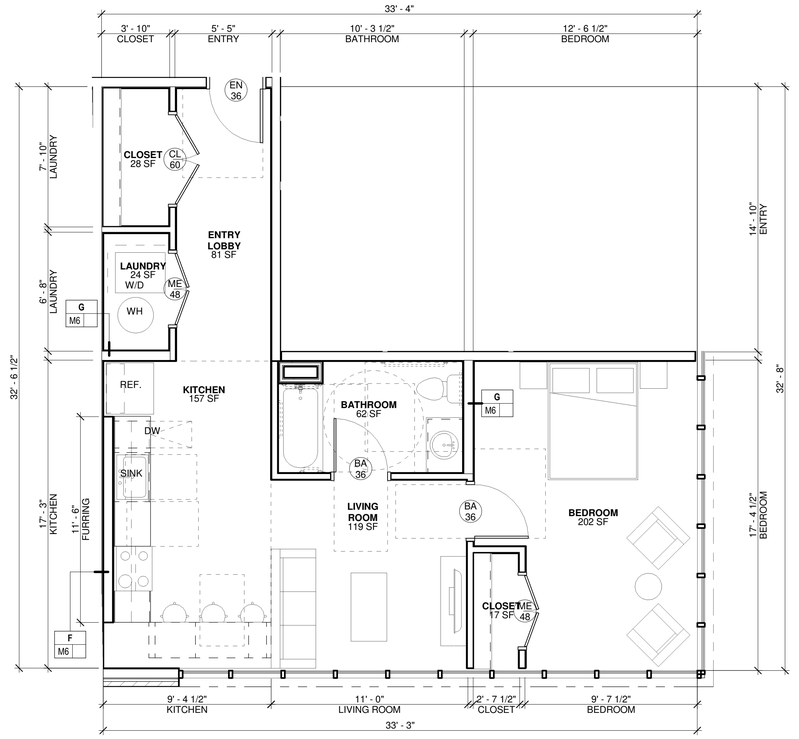
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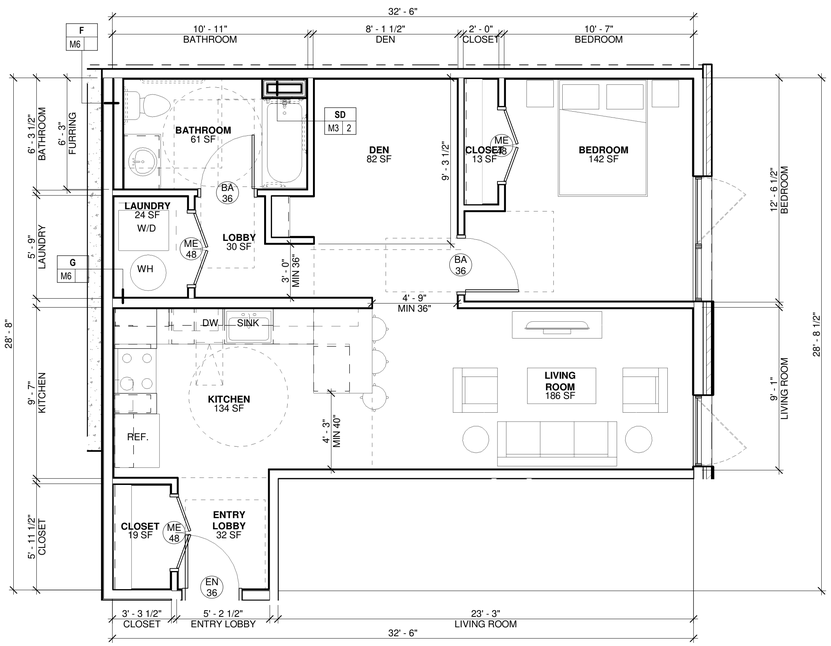
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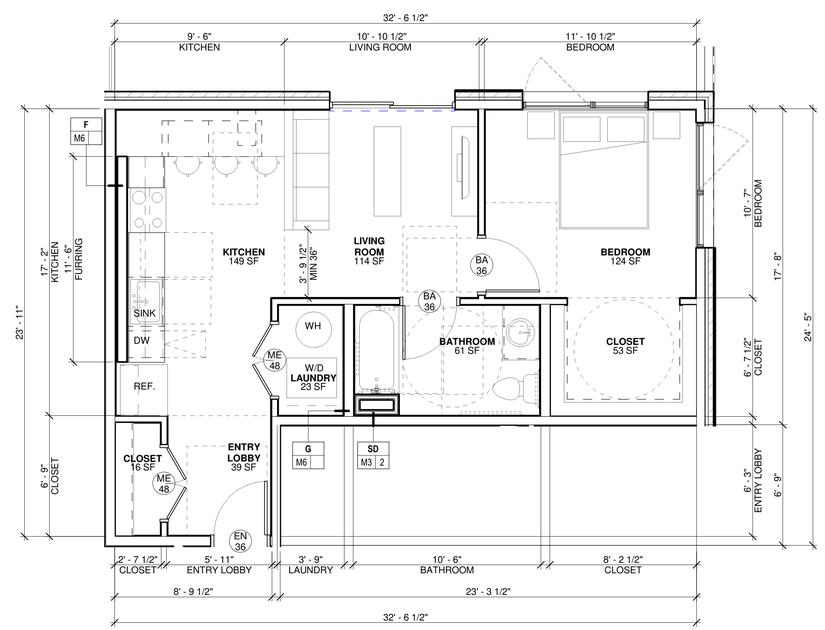
1 A-01
SCALE: 1/4" = 1'-0"



2 A-02
SCALE: 1/4" = 1'-0"



3 A-03
SCALE: 1/4" = 1'-0"



4 A-04
SCALE: 1/4" = 1'-0"

EMARA GHOBRIAL ARCHITECTS
1050 WALL ST. WEST,
SUITE 645, PO BOX 293
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ARCHITECT:

PROJECT:
937 BROADWAY
BAYONNE
HUDSON COUNTY, NEW JERSEY
Block: 85 Lot: 23

OWNER:
DANIEL FRANCESS
GOLDEN APPLE CAPITAL,
93 CENTRAL AVENUE, STE A
JERSEY CITY, NJ, 07306

CONSULTANTS:
CIVIL
DAETEL ENGINEERING
115 ROUTE 46, STE D29
MOUNTAIN LAKES, NJ 07046
201-602-7690

ARCHITECT'S SEAL:
STATE OF NEW JERSEY
AHMED EMARA, AIA
21AA02061100
REGISTERED ARCHITECT

PROGRESS DATE: 05/12/2026

AE, EG
PRINCIPAL IN CHARGE
MT
PROJECT TEAM
AE, EG
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SHEET DESCRIPTION:
UNIT PLANS

ISSUED FOR:

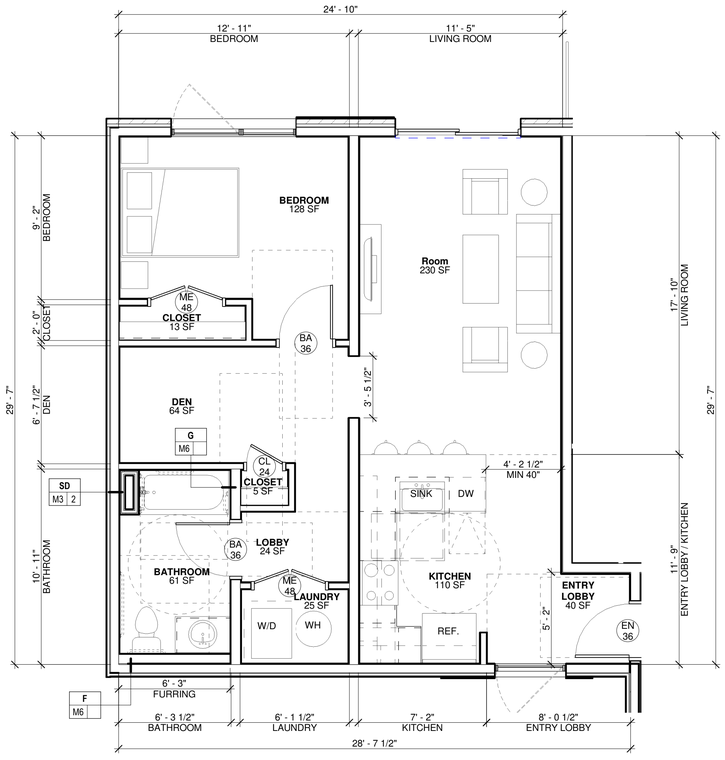
No.	Date	Description
1	04/22/2026	TRC MEETING

A6.02

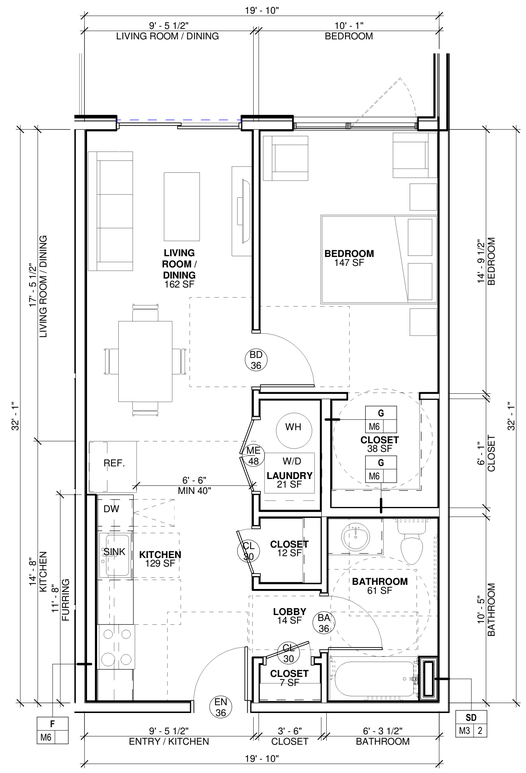
SHEET NUMBER

DOB APPROVAL STAMP:

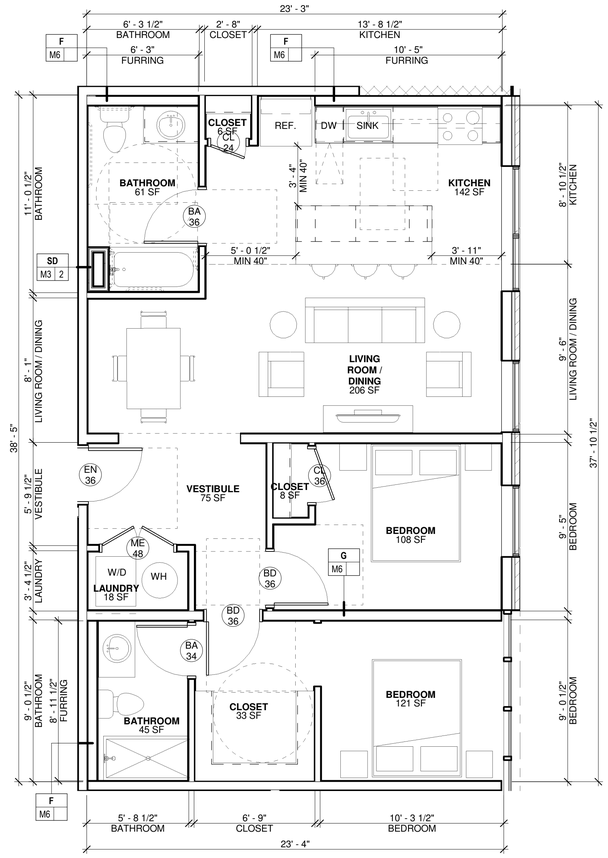
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1 A-05
SCALE: 1/4" = 1'-0"



2 A-06
SCALE: 1/4" = 1'-0"



3 B-01
SCALE: 1/4" = 1'-0"

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PROJECT:

937 BROADWAY
BAYONNE
HUDSON COUNTY, NEW JERSEY
Block: 85 Lot: 23

OWNER:

DANIEL FRANCESS
GOLDEN APPLE CAPITAL,
93 CENTRAL AVENUE, STE A
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CONSULTANTS:

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ARCHITECT'S SEAL:

STATE OF NEW JERSEY
AHMED EMARA
21AI02061100
REGISTERED ARCHITECT

PROGRESS DATE: 05/12/2026

AE, EG
PRINCIPAL IN CHARGE

MT
PROJECT TEAM

AE, EG
CHECKED BY

SHEET DESCRIPTION
UNIT PLANS

ISSUED FOR:

No.	Date	Description
1	04/22/2026	TRC MEETING

A6.03

SHEET NUMBER

DOB APPROVAL STAMP:

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