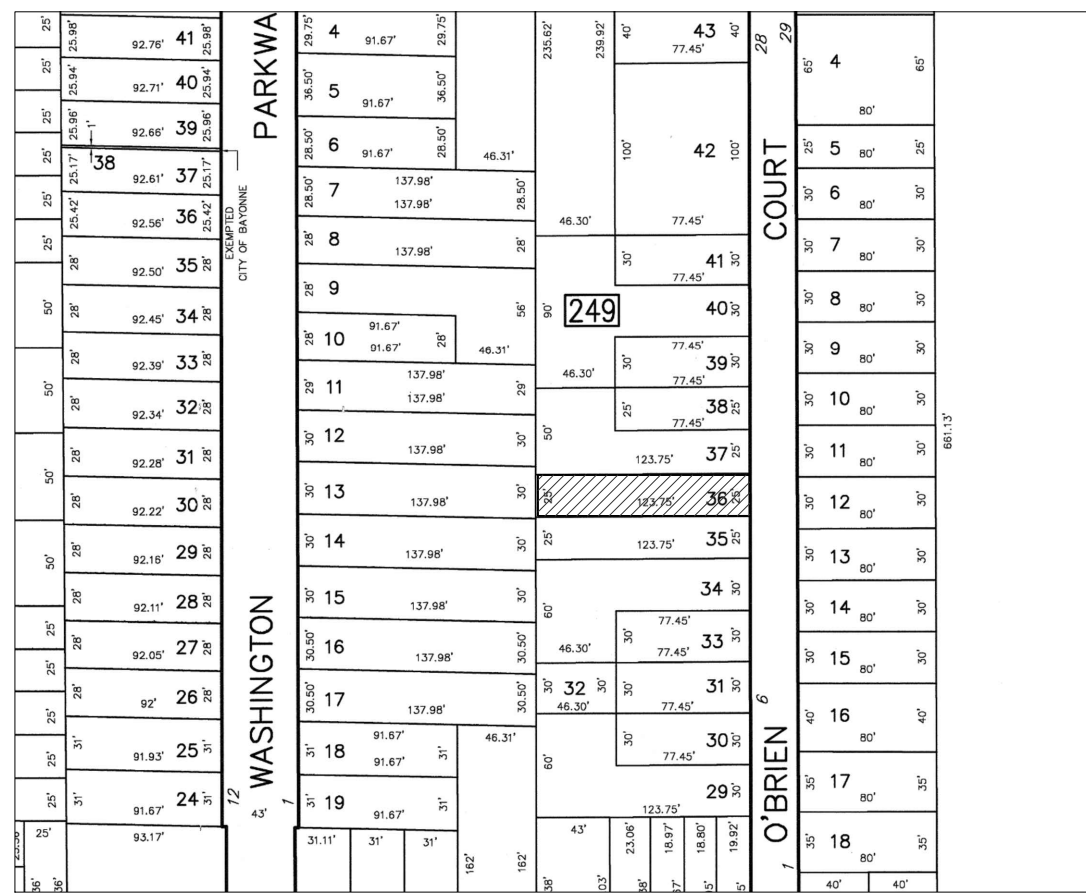


OCCUPANCY CHANGE

# 14 O'Brien Court BAYONNE, NJ 07002

BLOCK: 249 LOT: 36  
HUDSON COUNTY

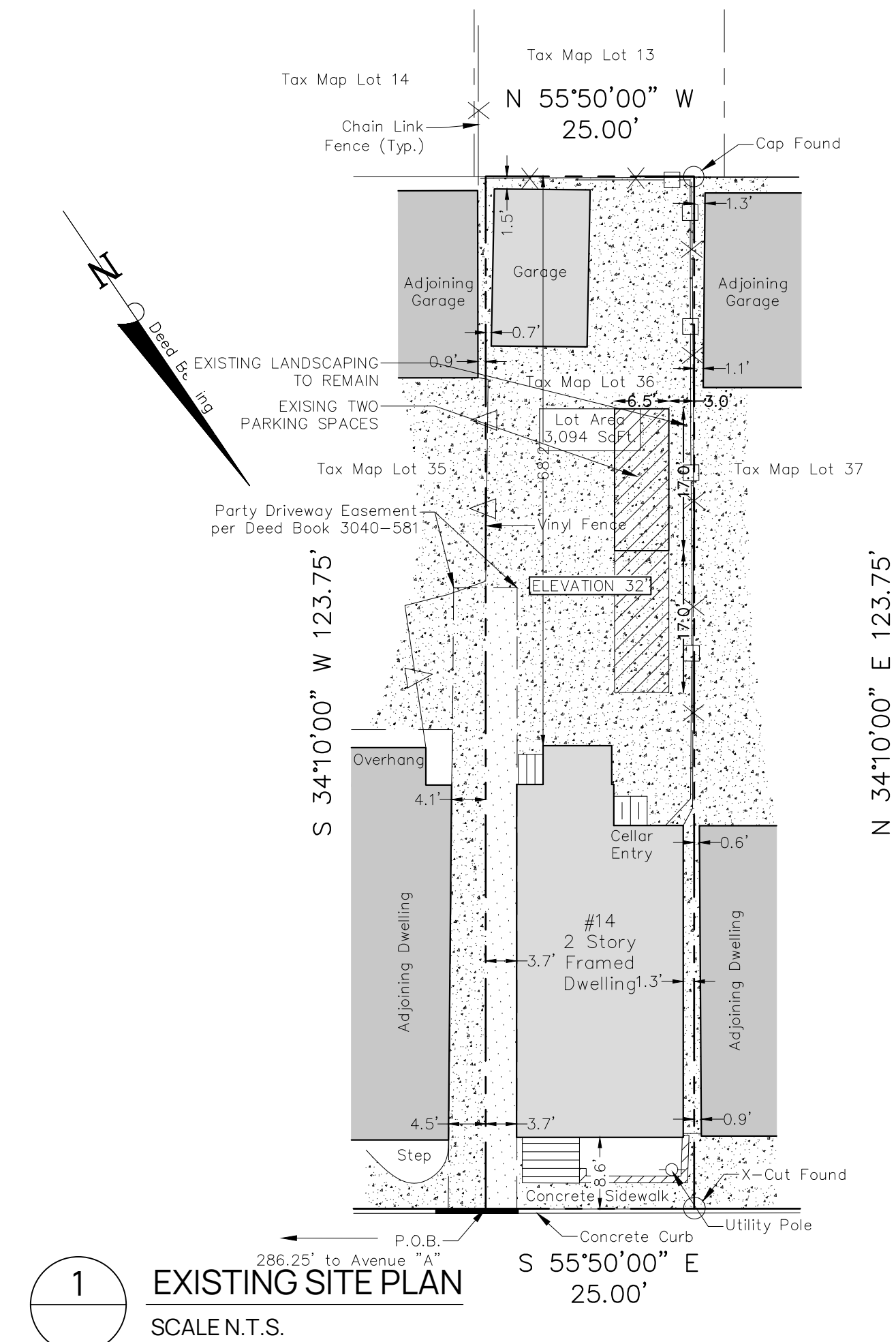
TAX MAP PAGE 61



APPLICABLE CODES

- INTERNATIONAL RESIDENTIAL CODE 2021, NJ AND TWO-FAMILY DWELLING SUBCODE (NJAC 5:23-3.21)
- NATIONAL STANDARD PLUMBING CODE 2021, NJ
- NATIONAL ELECTRICAL CODE NFPA 70 2020
- INTERNATIONAL MECHANICAL CODE 2021, NJ
- REHABILITATION SUBCODE NJAC 5:23-6

SURVEY BY SCHMIDT SURVEYING DATED 08/18/2025



BUILDING DATA

ITEM	DATA
BLOCK NO.	249
LOT NO.	36
OCCUPANCY	RESIDENTIAL
USE GROUP	R-5
CONSTRUCTION TYPE	V-B
Sheet No.	Sheet Name
A-001	COVER SHEET
A-101	FIRST & SECOND FLOOR FLOOR PLAN
A-301	PLUMBING RISER

35-17.6 Parking Space Requirements.

PER SCHEDULE B:  
RESIDENTIAL USE DOUBLE FAMILY (2) BEDROOMS = 1-1/4 PARKING SPACES PER DWELLING THUS 2-1/2 SPACES WILL BE REQUIRED. 3 CAR PARKING SPACES PROVIDED.

- FIRE RESISTANCE RATING:
- EXTERIOR WALLS - 0 HOUR
- INTERIOR WALLS = 0 HOUR
- ROOF ASSEMBLY - 0 HOUR
- FLOOR ASSEMBLY - 1 HOUR (BASEMENT TO FIRST FLOOR, FIRST FLOOR TO SECOND FLOOR)
- SEPARATION WALL - 1 HOUR (STAIR)
- NO EXTERIOR WORK IS PROPOSED UNDER THIS PERMIT APPLICATION

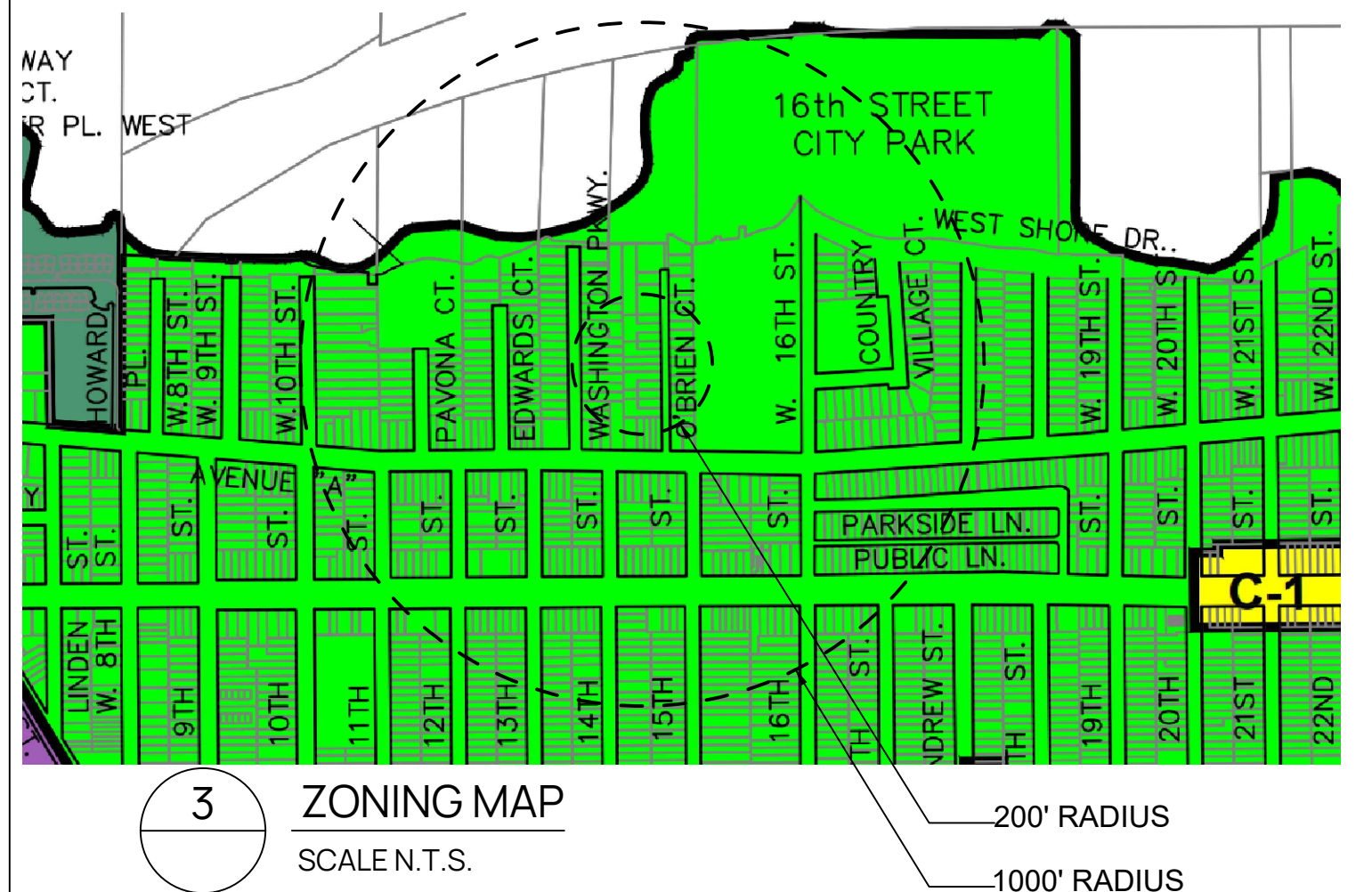
GENERAL NOTES

- EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECT.
- ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITIONS OF BUILDING CODES, STATE APPLICABLE. ANY NON-CONFORMING DOCUMENTS DISCOVERED BY CONTRACTOR OR HIS AGENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS AND INFORMATION REQUIRED FOR THE INTERIOR FINISHES OF THE PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER.
- ALL SITE WORK AND LANDSCAPING IS TO BE ESTABLISHED AND DESIGNED BY OTHERS THAN THE ARCHITECT. UNLESS SHOWN ON THESE DRAWINGS, ALL MECHANICAL WORK SUCH AS, BUT NOT LIMITED TO, ELECTRICAL, PLUMBING, HEATING, AIR CONDITIONING, VENTILATING, ETC. ARE TO BE ESTABLISHED AND DESIGNED BY OTHERS THAN THE ARCHITECT.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IN WRITING AND RESOLVED AND DOCUMENTED IN WRITING BEFORE CONTINUING WITH THE WORK IN QUESTION.
- SMOKE DETECTORS TO BE AC POWERED AND U. L. APPROVED W/BATTERY BACKUP.
- IN ABSENCE OF NAILING SCHEDULE, PREPARED BY ARCHITECT OR ENGINEERS, ACCEPTED BY BUILDING OFFICIAL, USE NAILING SCHEDULE IN THE CURRENT BUILDING CODES APPENDICES.
- REMOVE & DISPOSE OF GARBAGE FROM PREMISES AS OFTEN AS NECESSARY OR DIRECTED.
- ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNER.
- THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT AND ENGINEER.
- CABINET SUPPLIER TO FIELD MEASURE AREA OF WORK AFTER ROUGH FRAMING, TO ASSURE AN EXACT FIT. THE CABINETS SHALL MATCH PLANS AND ELEVATIONS (NOTIFY ARCHITECT OF ANY DISCREPANCIES)
- NO PVC PIPE SHALL BE EXPOSED OUTSIDE OF BUILDING
- THE ARCHITECT AND/OR ENGINEER ARE NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION.

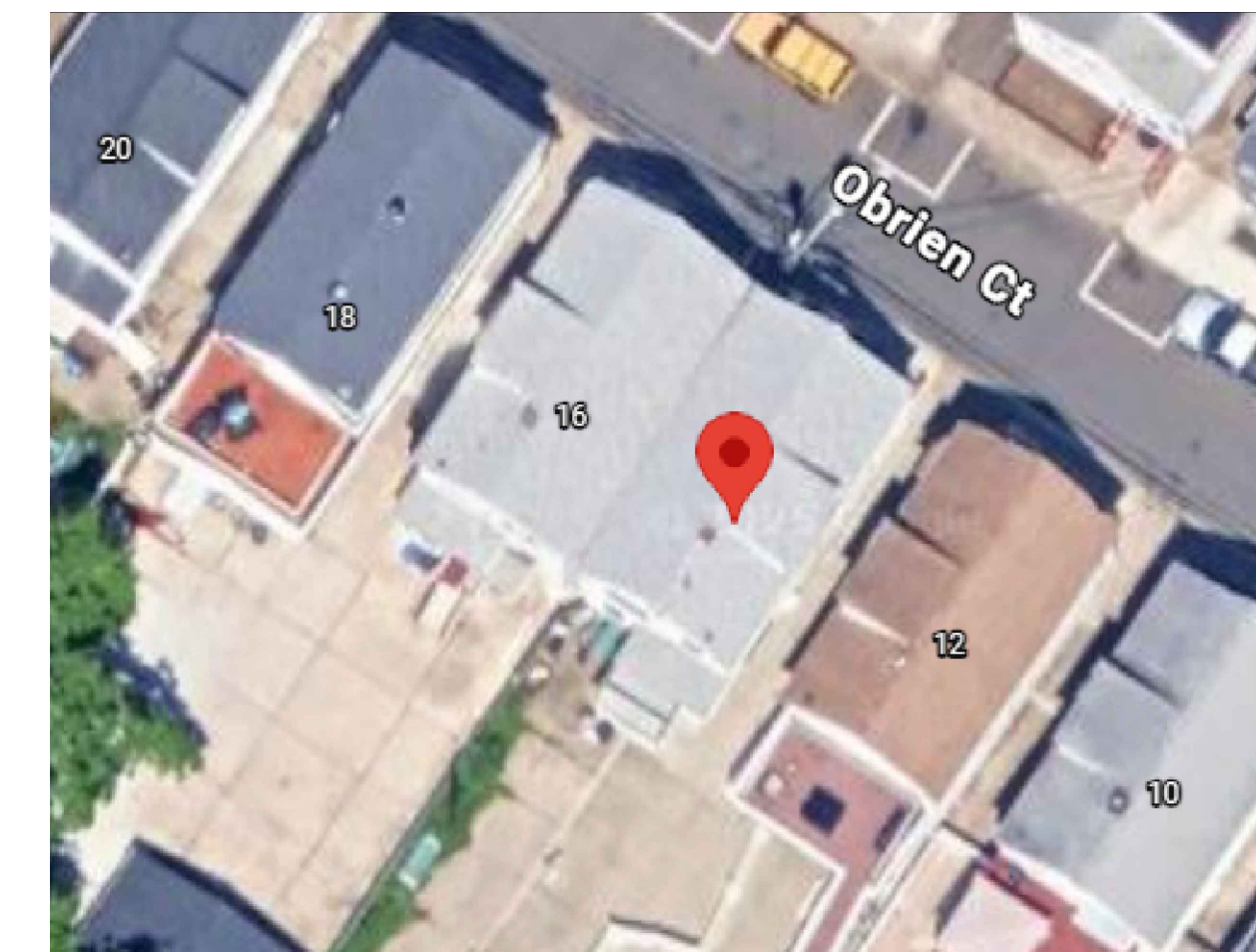
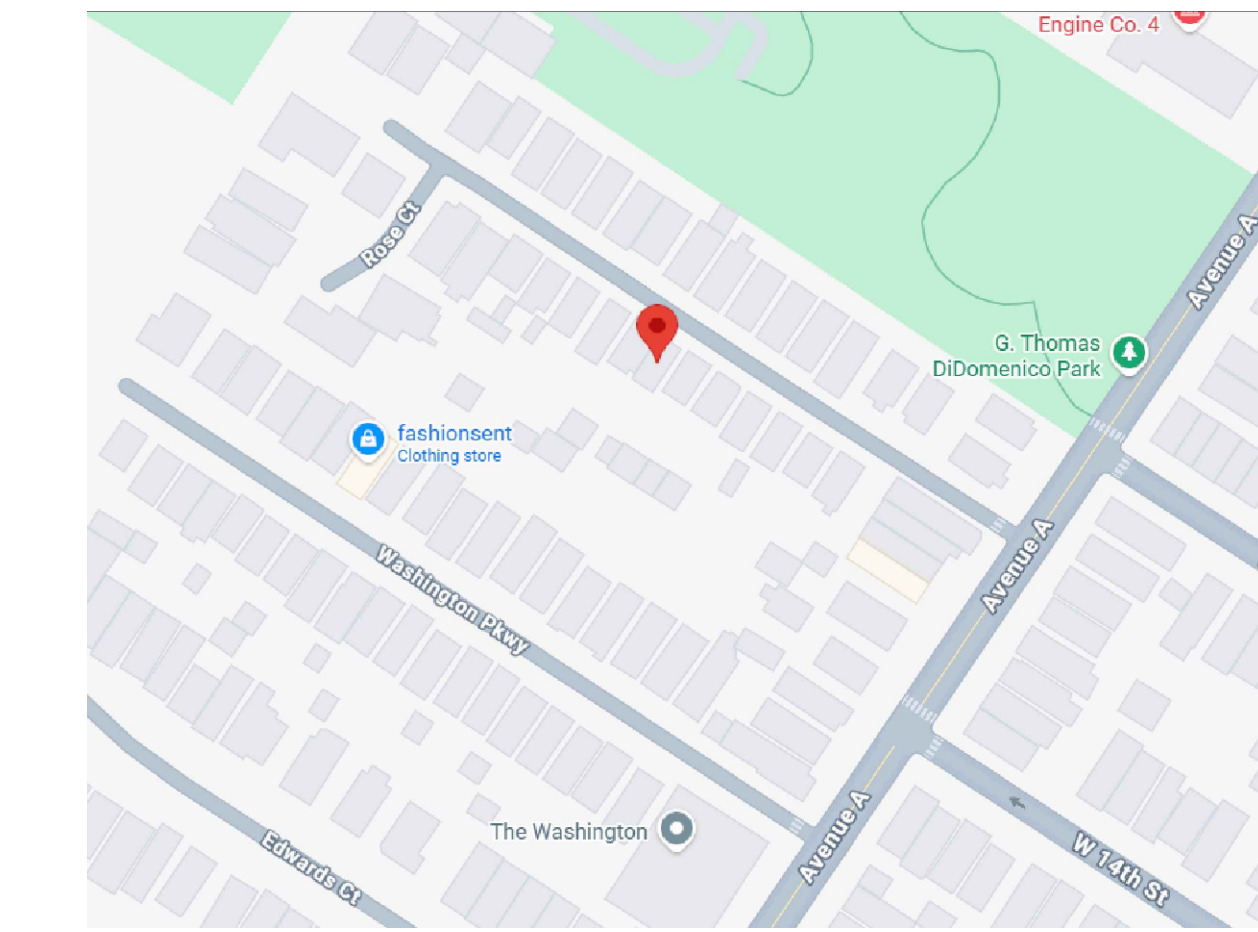
ZONING TABLE (R-2 Detached/Attached Residential District)

	REQUIREMENTS (2 FAMILY)	EXISTING	PROPOSED
LOT AREA	3,000 SF	3,094 SF	NO CHANGE
MAX LOT COVERAGE	70%	>70%	NO CHANGE
LOT SETBACKS			
MIN. FRONT YARD	20 FT	8.6 FT *	NO CHANGE
MIN. SIDE YARD	3 FT	3.7 FT & 1.3 FT*	NO CHANGE
MIN. REAR YARD	20 FT	68.2 FT	NO CHANGE
MAX BUILDING HEIGHT	35 FT	<35 FT	NO CHANGE
PARKING			
T-1/4 SPACE PER DWELLING	2-1/2 SPACES	3 SPACES	NO CHANGE

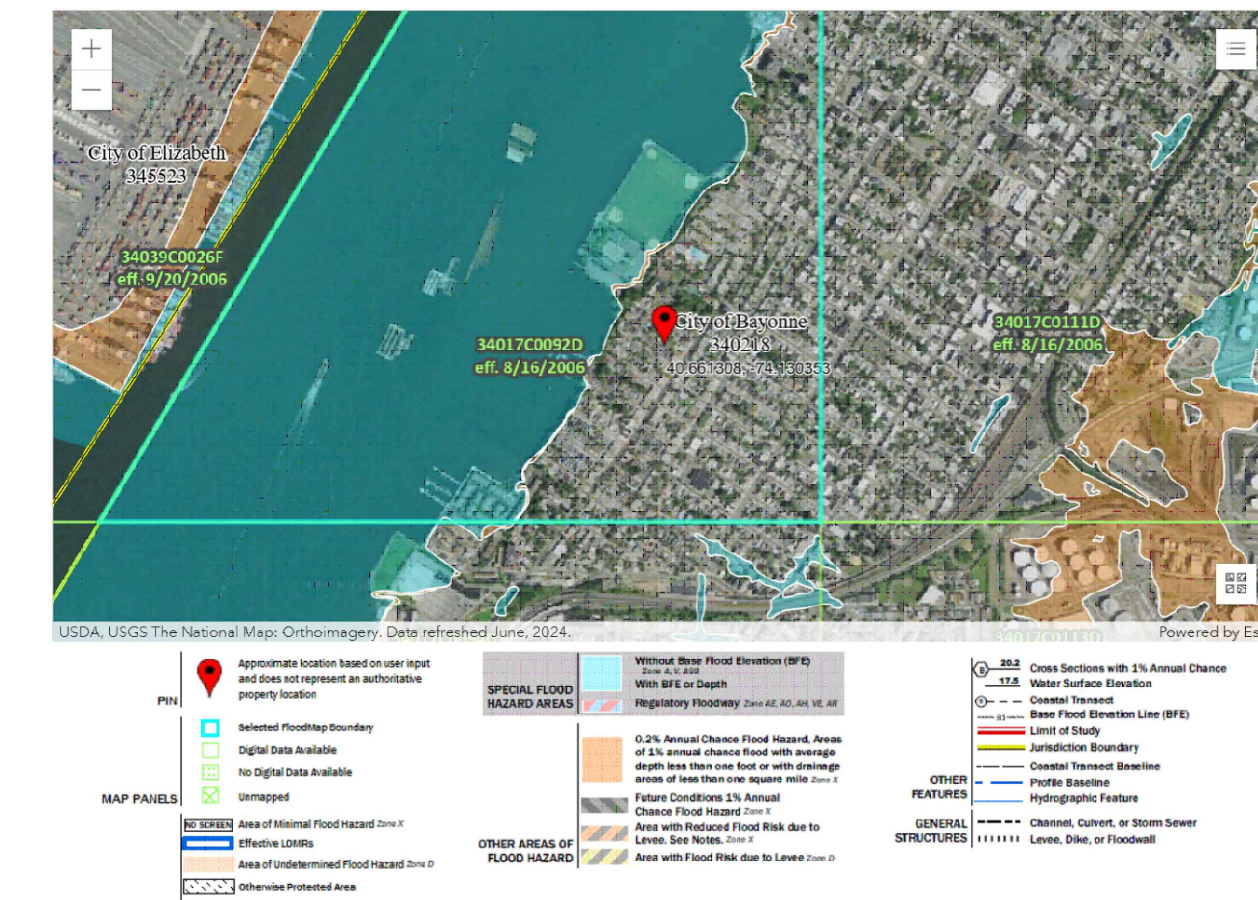
\* EXISTING NON-CONFORMING CONDITION  
EXISTING SINGLE FAMILY HOME CONVERSION TO 2-FAMILY HOME AS PERMITTED BY ZONE R-2 DETACHED RESIDENTIAL DISTRICT



SITE MAPS



FLOOD MAP: NOT IN FLOOD ZONE



**KARNAK**  
Architecture  
LLC  
9 Saunders Lane,  
Hackettstown, NJ 07840  
973.262.6377 Phone  
emad@optonline.net

PROJECT:  
2-Family Conversion  
14 O'Brien Court,  
Bayonne, Hudson  
County, NJ  
Block 249  
Lot 36

ISSUE HISTORY

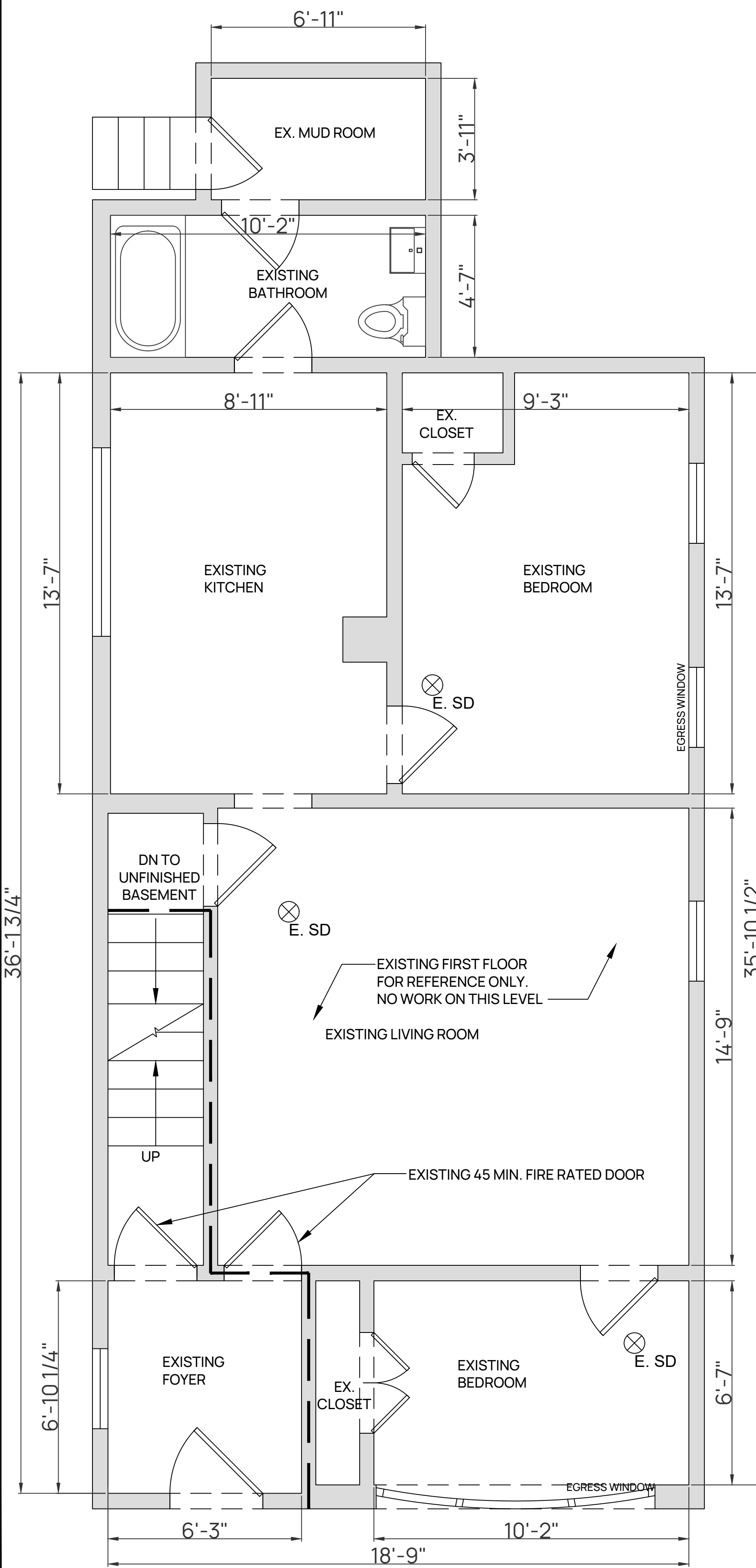
NO.	DATE	DESCRIPTION
01	12.08.2025	PERMIT

DRAWING TITLE:  
COVER SHEET  
SITE PLANS

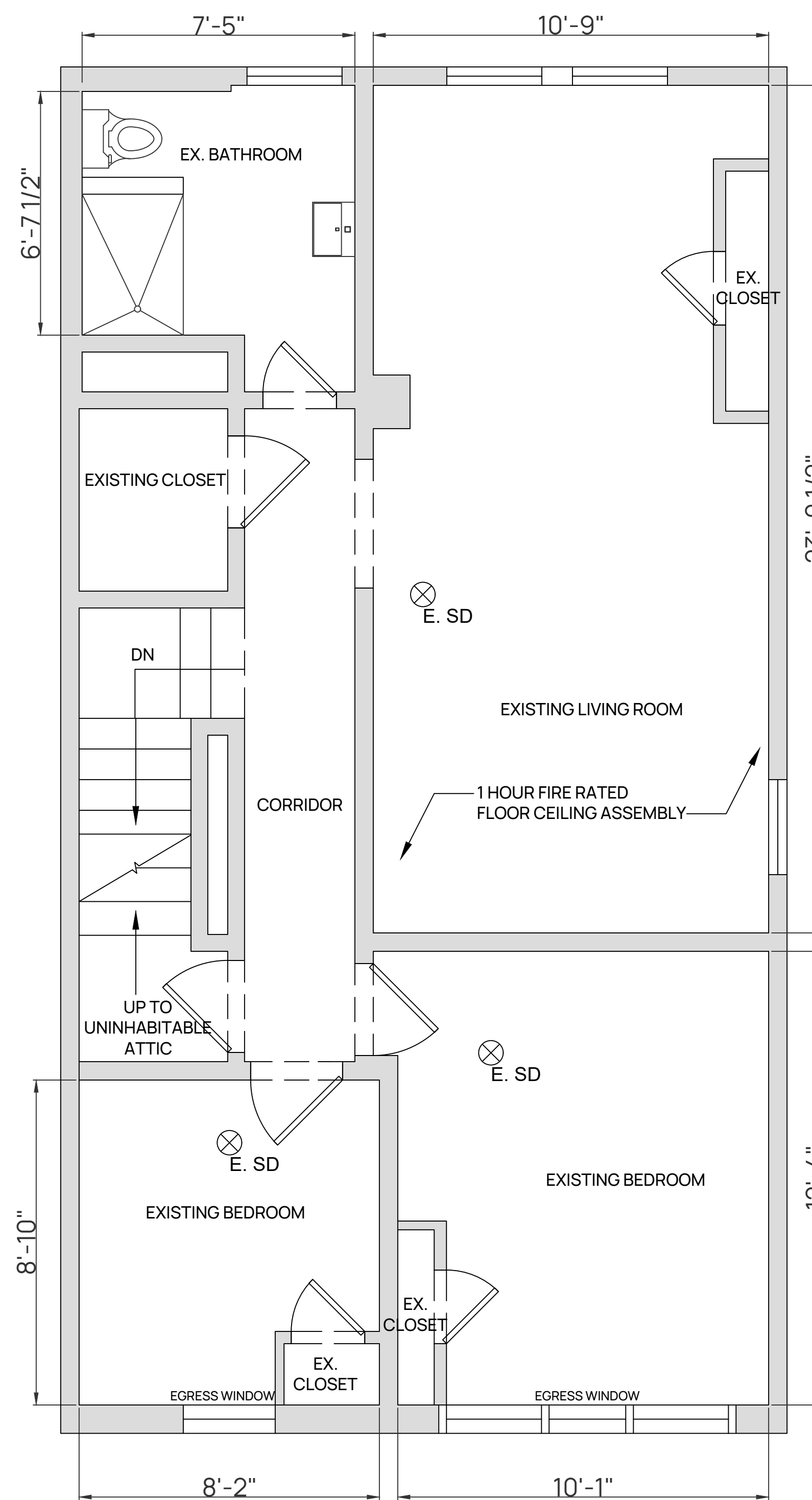
SHEET NUMBER:  
**A 000**

SCALE:

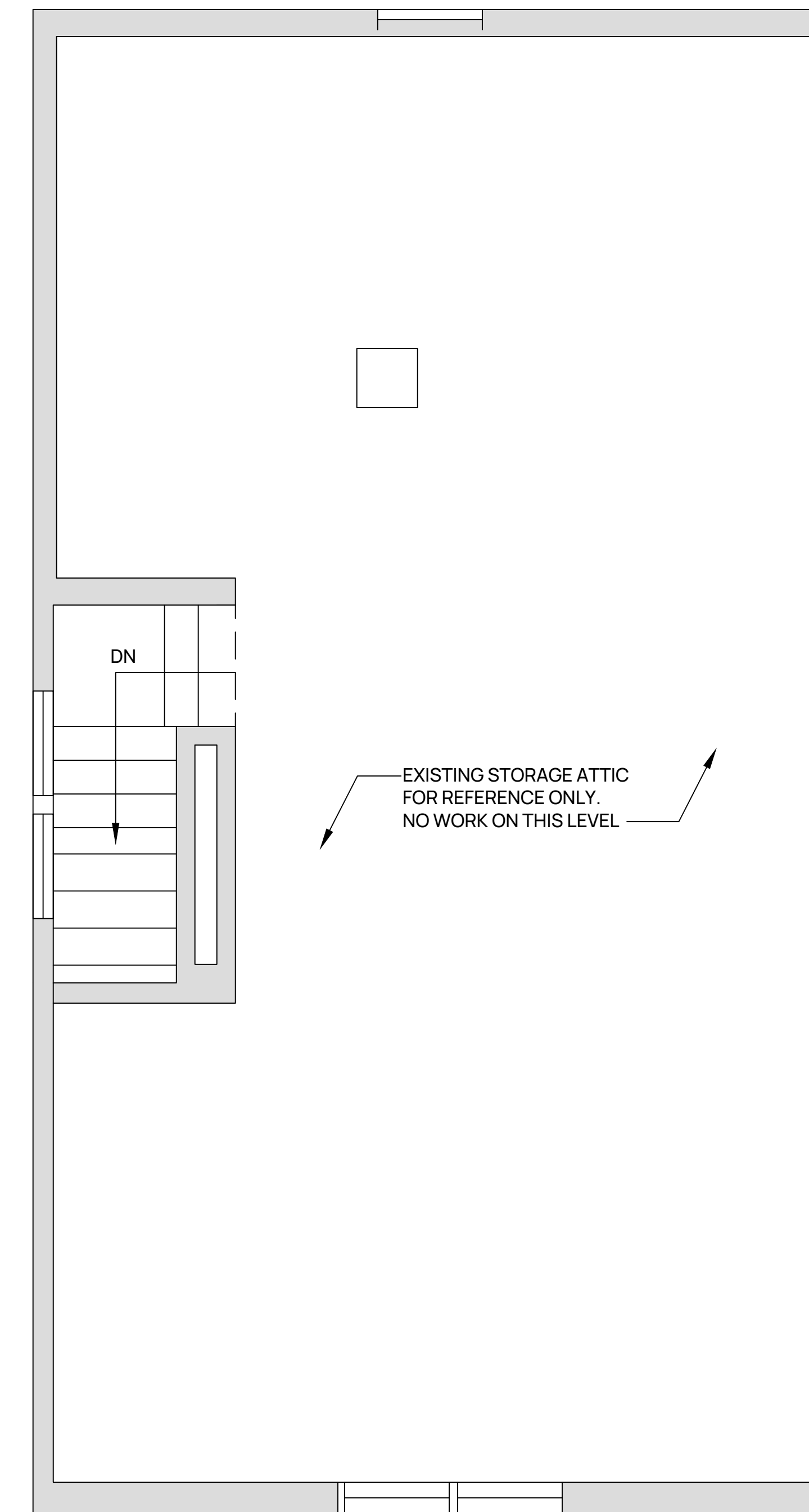
PROJECT ID:  
25.10.F



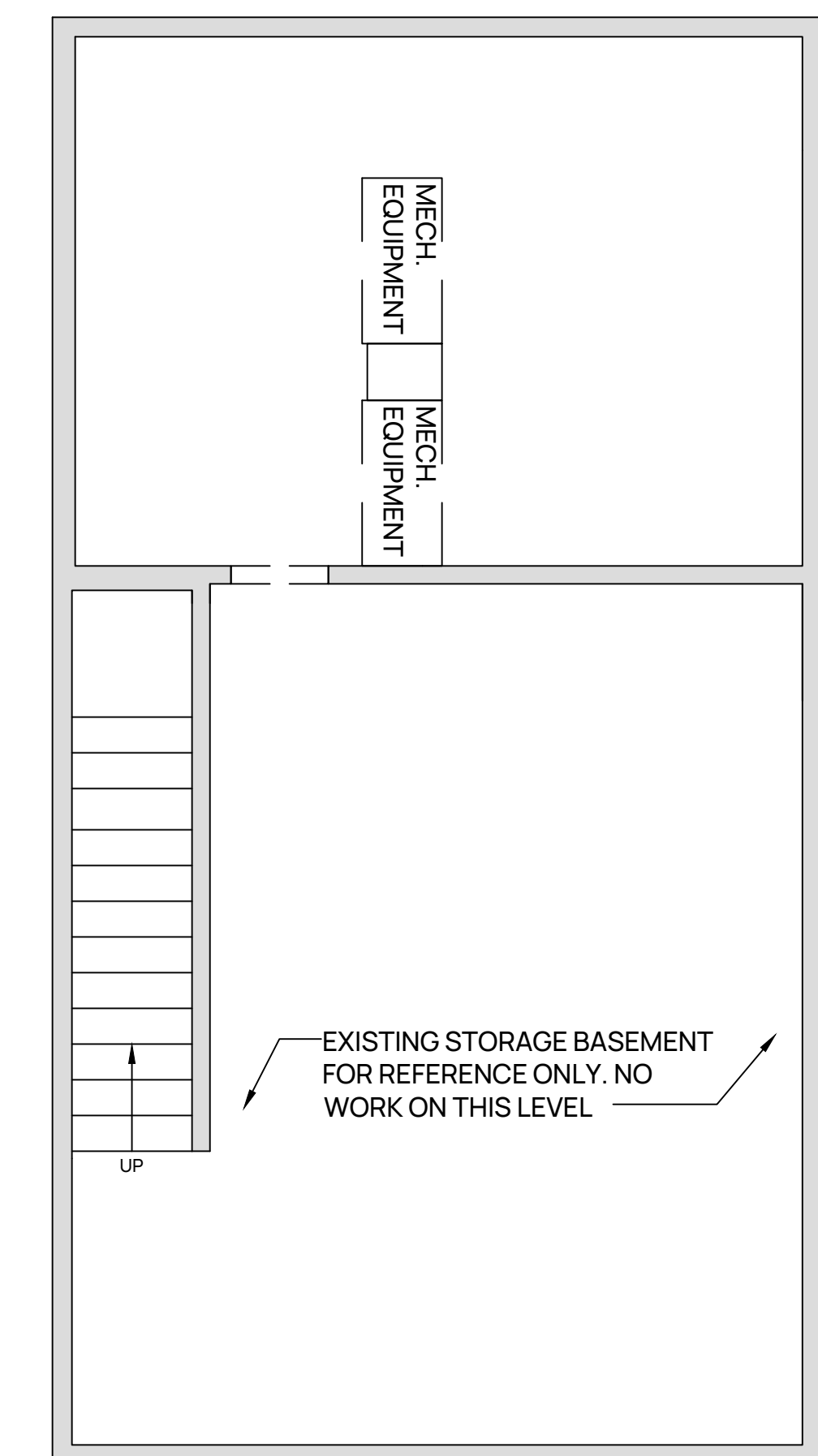
**1**  
 A-101  
**EXISTING FIRST FLOOR PLAN**  
 SCALE 3/8" = 1'-0"



**2**  
 A-101  
**EXISTING SECOND FLOOR PLAN**  
 SCALE 3/8" = 1'-0"



**3**  
 A-101  
**EXISTING ATTIC PLAN**  
 SCALE 3/8" = 1'-0"



**4**  
 A-101  
**EXISTING BASEMENT PLAN**  
 SCALE 1/4" = 1'-0"

**LEGEND:**

- EXISTING WALL TO REMAIN
- EXISTING FIRE RATED WALL TO REMAIN
- EX. SD EXISTING SMOKE/CARBON MONOXIDE DETECTOR

**ISSUE HISTORY**

01	12.08.2025	PERMIT
----	------------	--------

DRAWING TITLE:  
**EXISTING FIRST & SECOND FLOOR PLANS**

SHEET NUMBER:

**A 101**

SCALE: AS NOTED

PROJECT ID:

25.10.F



