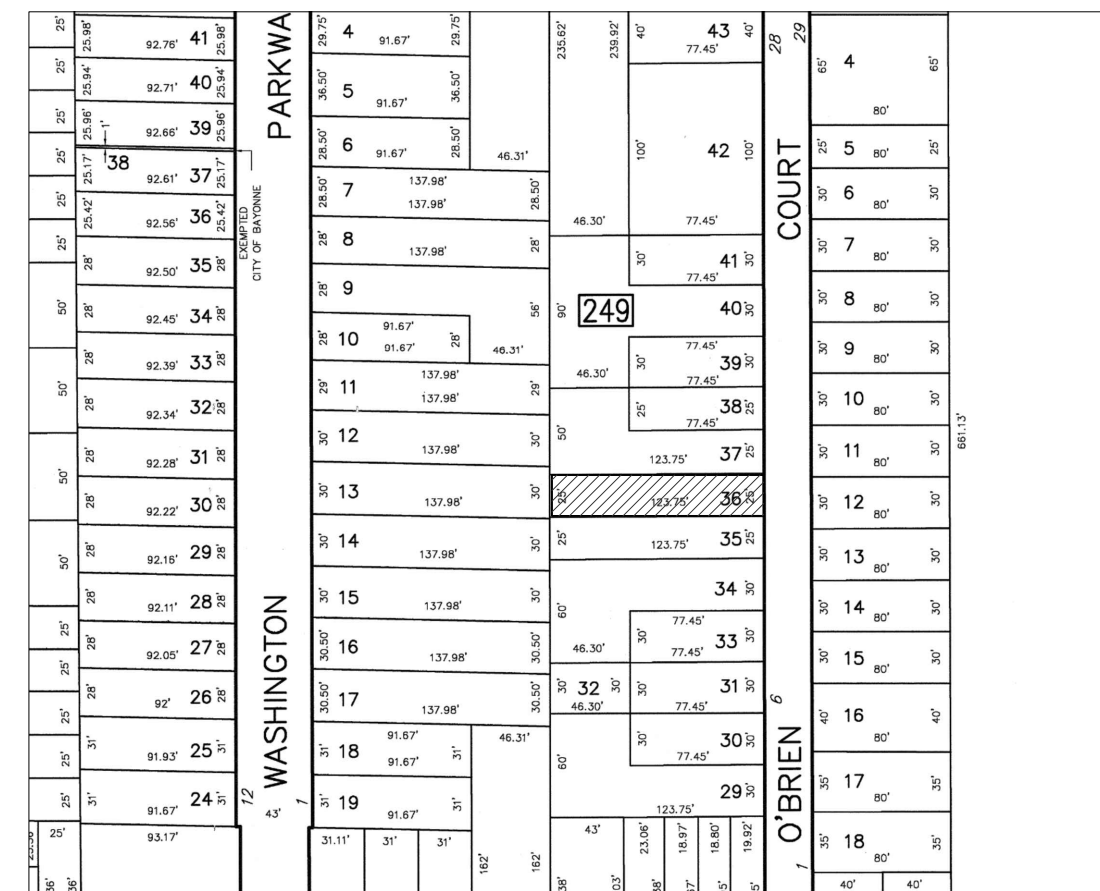


OCCUPANCY CHANGE

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

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.

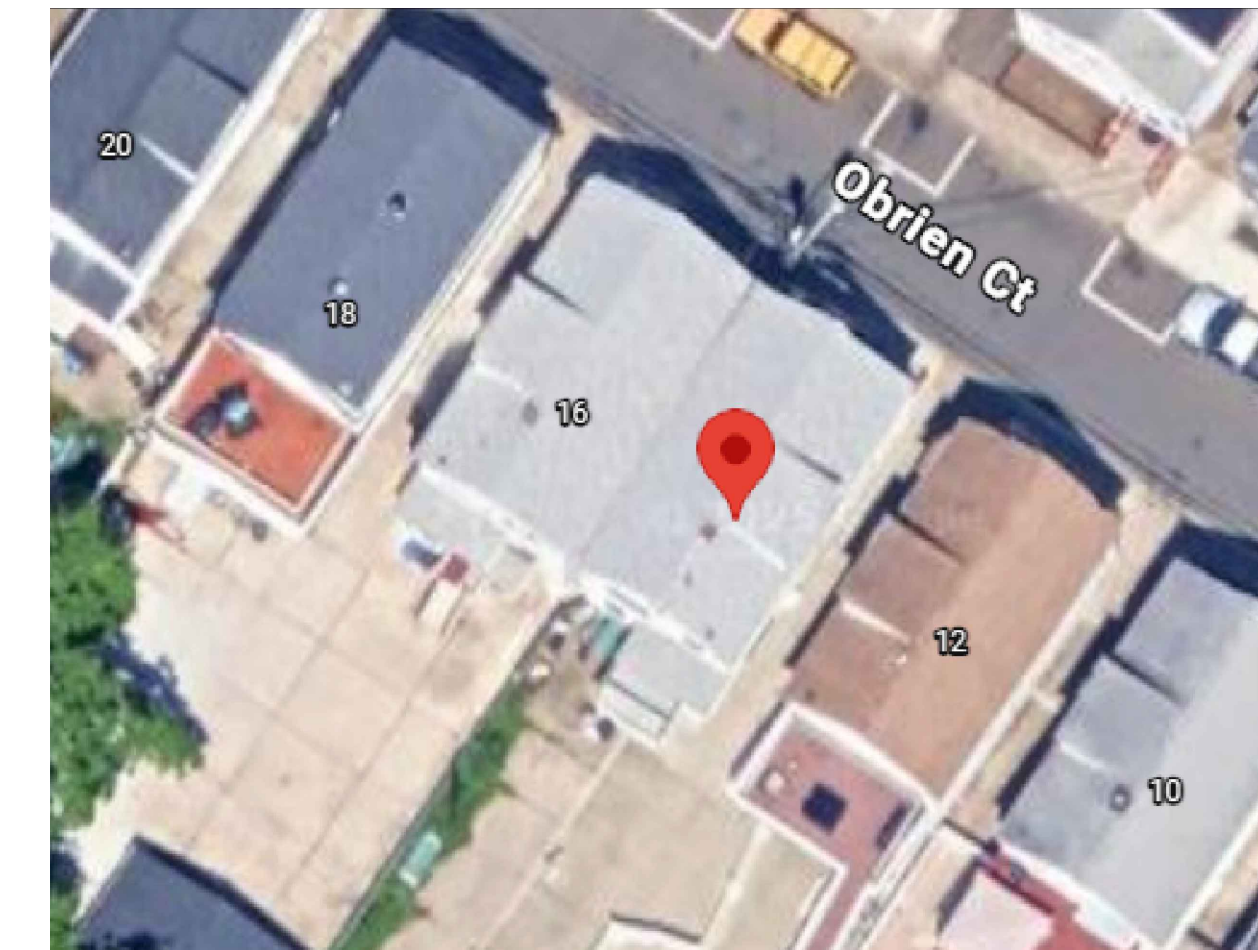
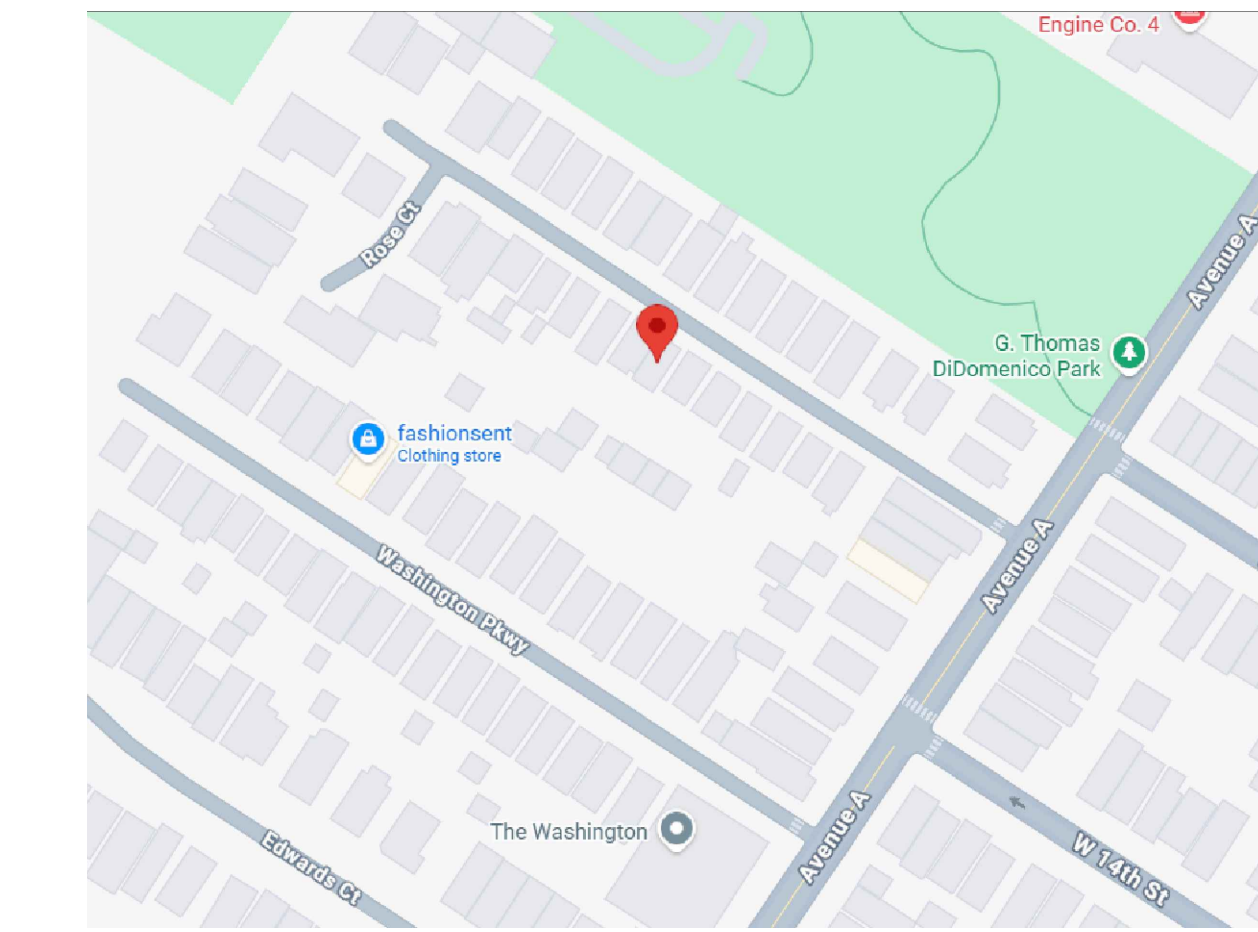
- FIRE RESISTANCE RATING:
- EXTERIOR WALLS - 0 HOUR
 - INTERIOR WALLS = 0 HOUR
 - ROOF ASSEMBLY - 0 HOUR
 - FLOOR ASSEMBLY - 1 HOUR (BASEMENT TO FIRST FLOOR, FIRST FLOOR TO SECOND FLOOR)
 - SEPARATION WALL - 1 HOUR (STAIR)

NO EXTERIOR WORK IS PROPOSED UNDER THIS PERMIT APPLICATION

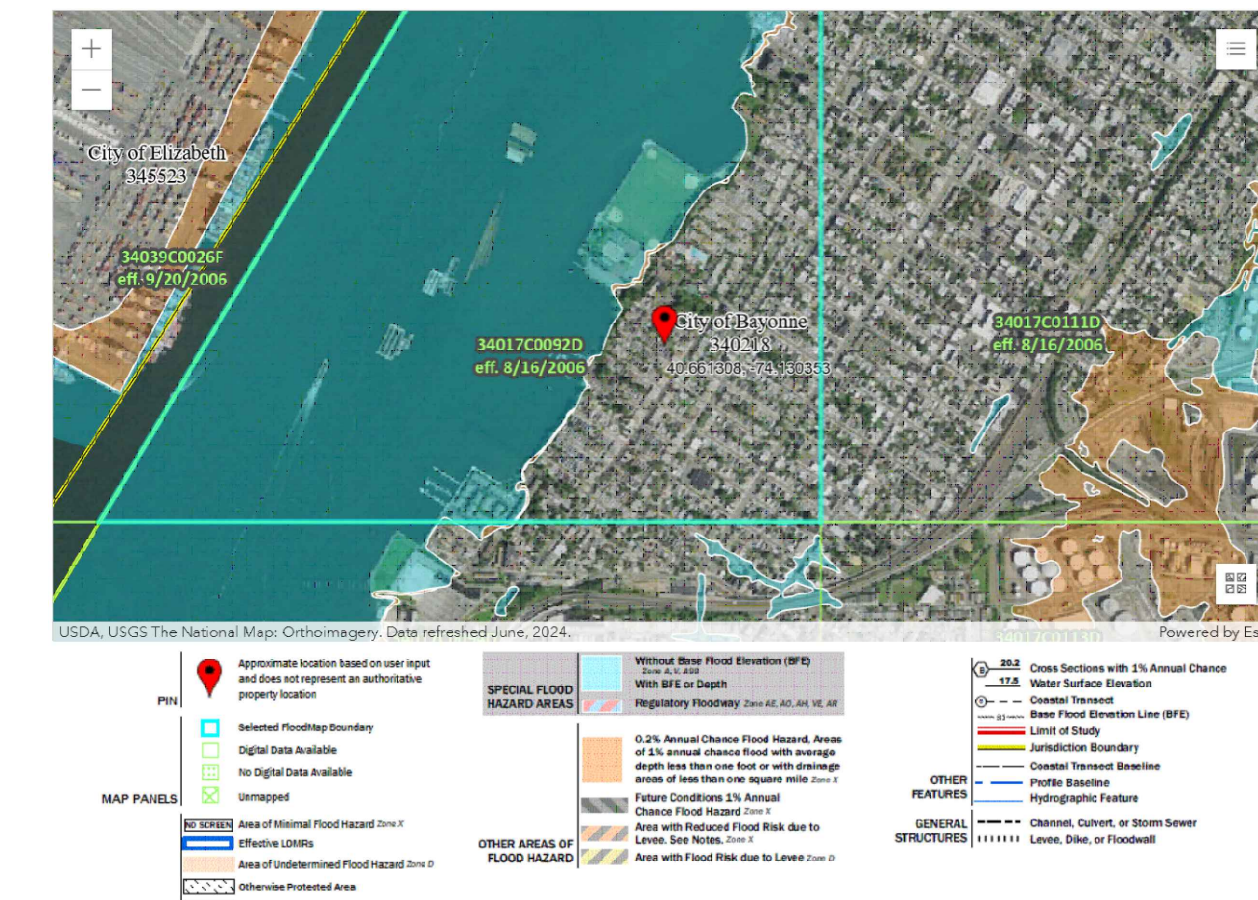
GENERAL NOTES

- 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.

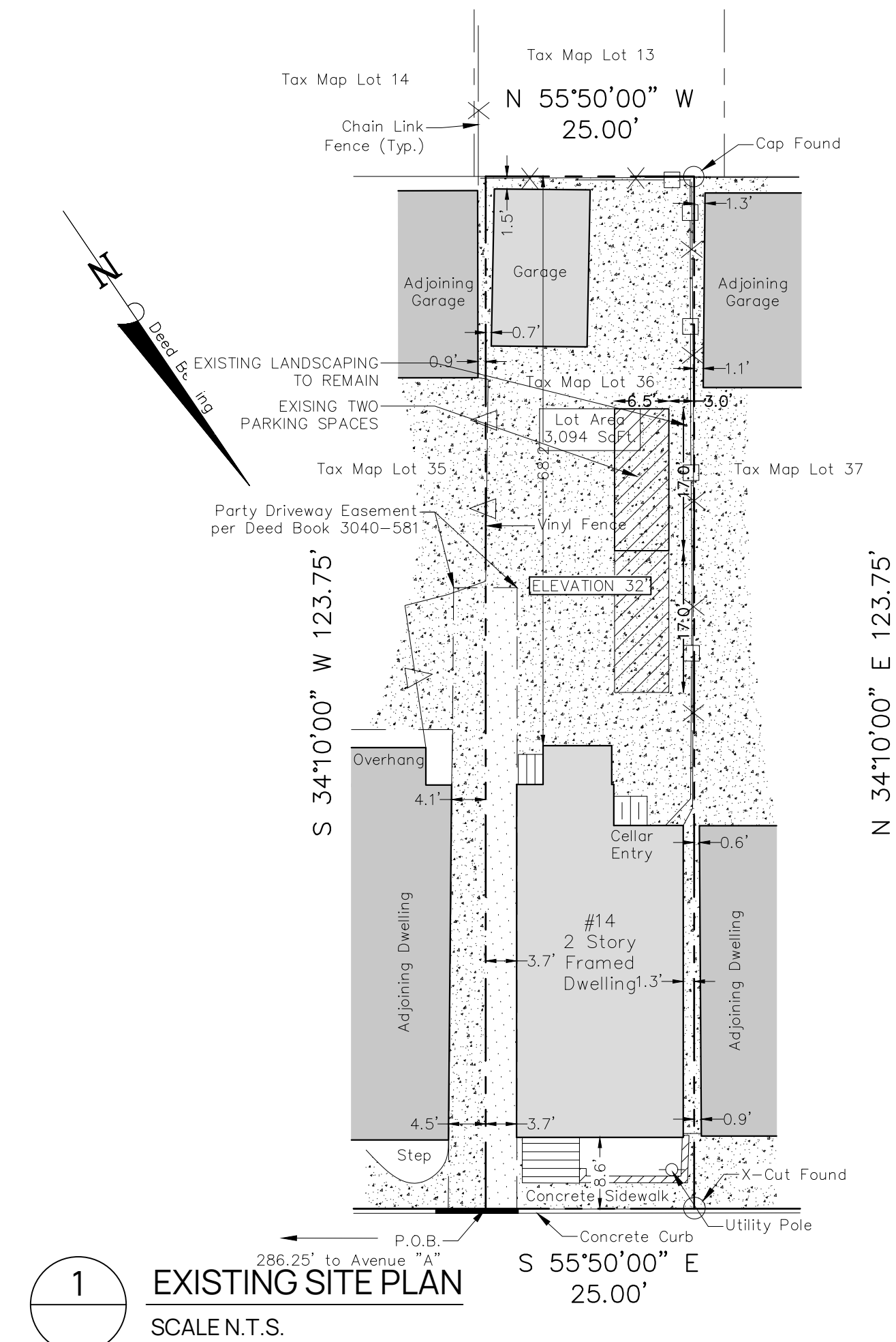
SITE MAPS



FLOOD MAP: NOT IN FLOOD ZONE



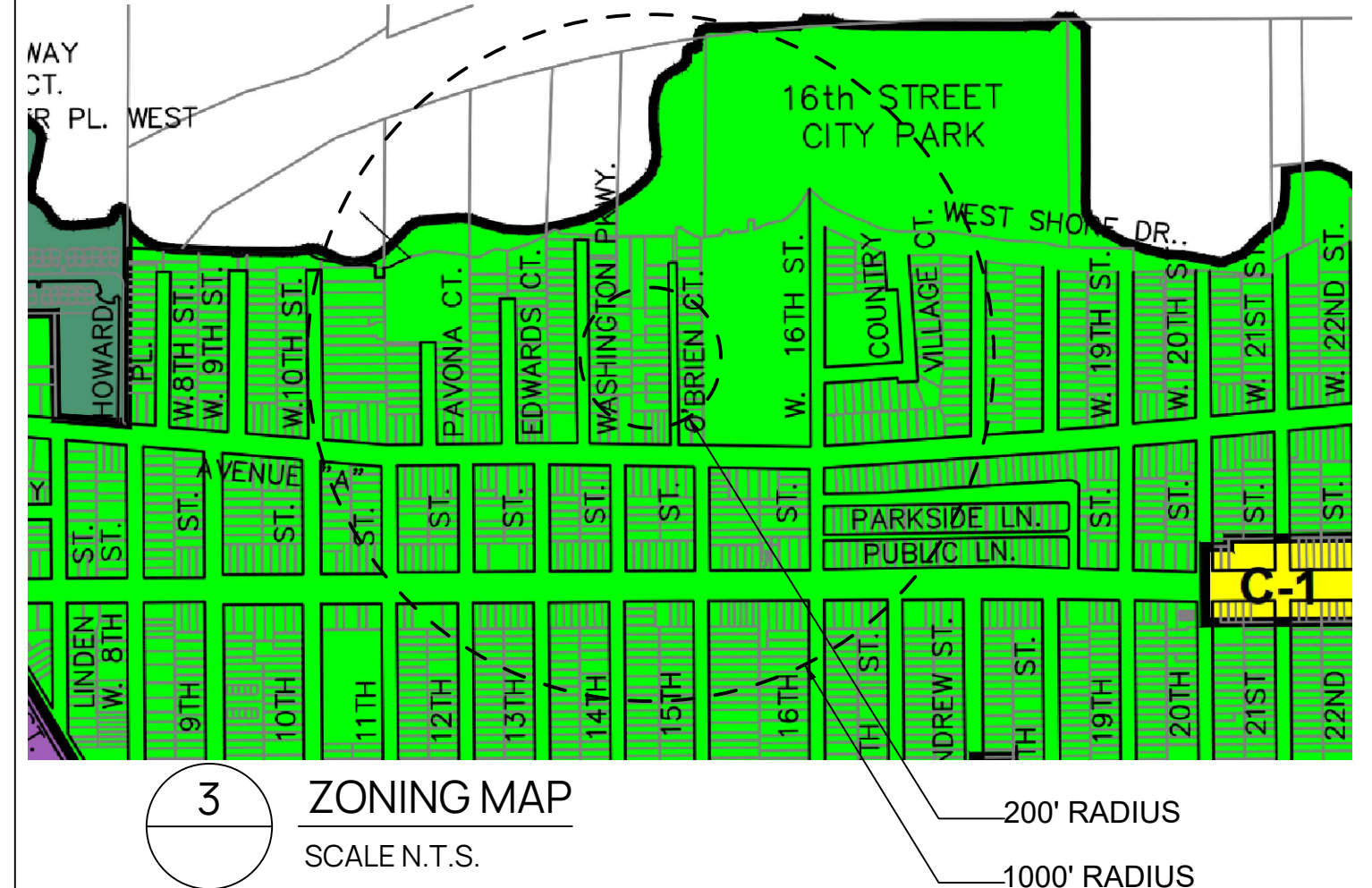
SURVEY BY SCHMIDT SURVEYING DATED 08/18/2025



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%	82.71%	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			
1-1/4 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



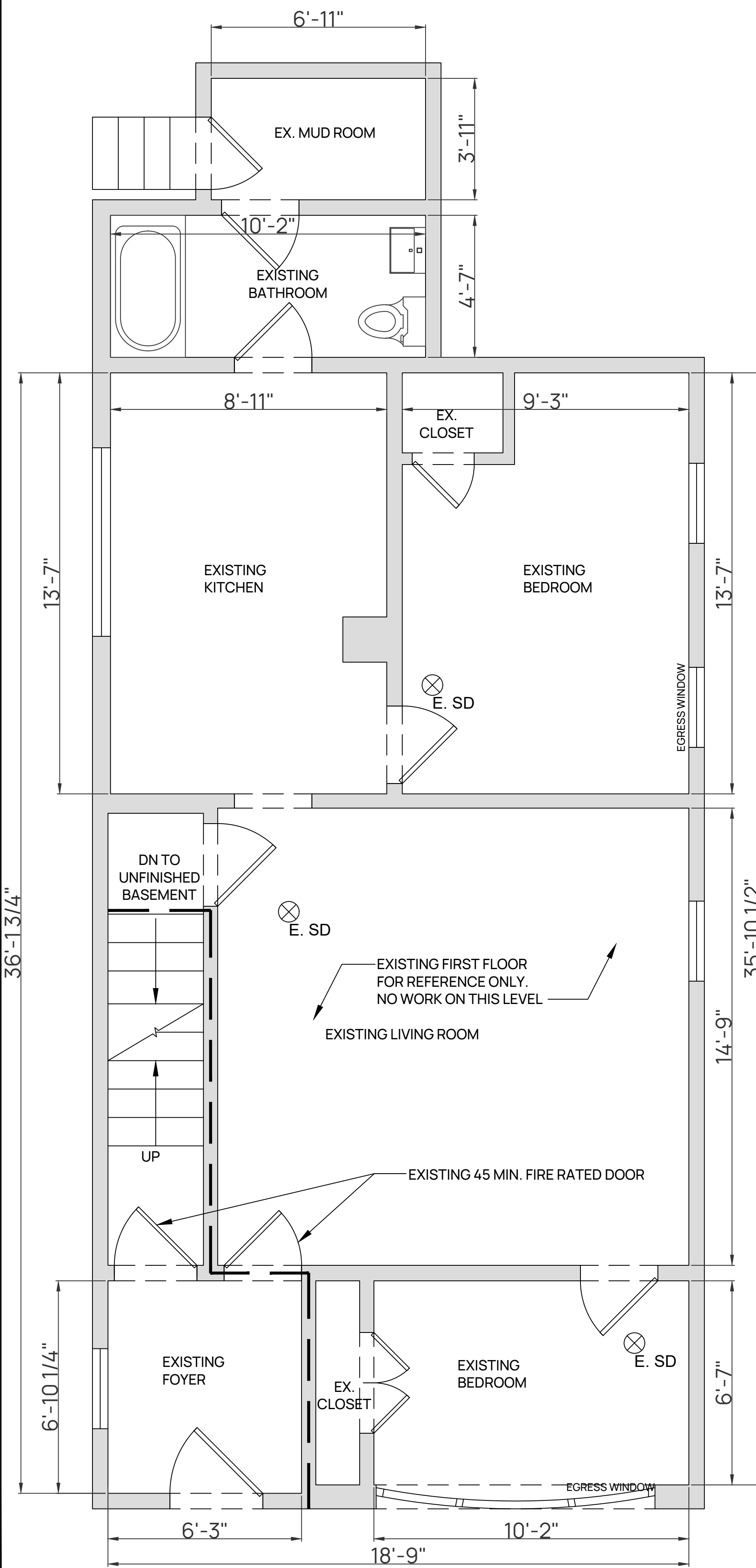
KARNAK
Architecture
LLC
9 Saunders Lane,
Hackettstown, NJ 07840
973.262.6377 Phone
emad@optonline.net

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

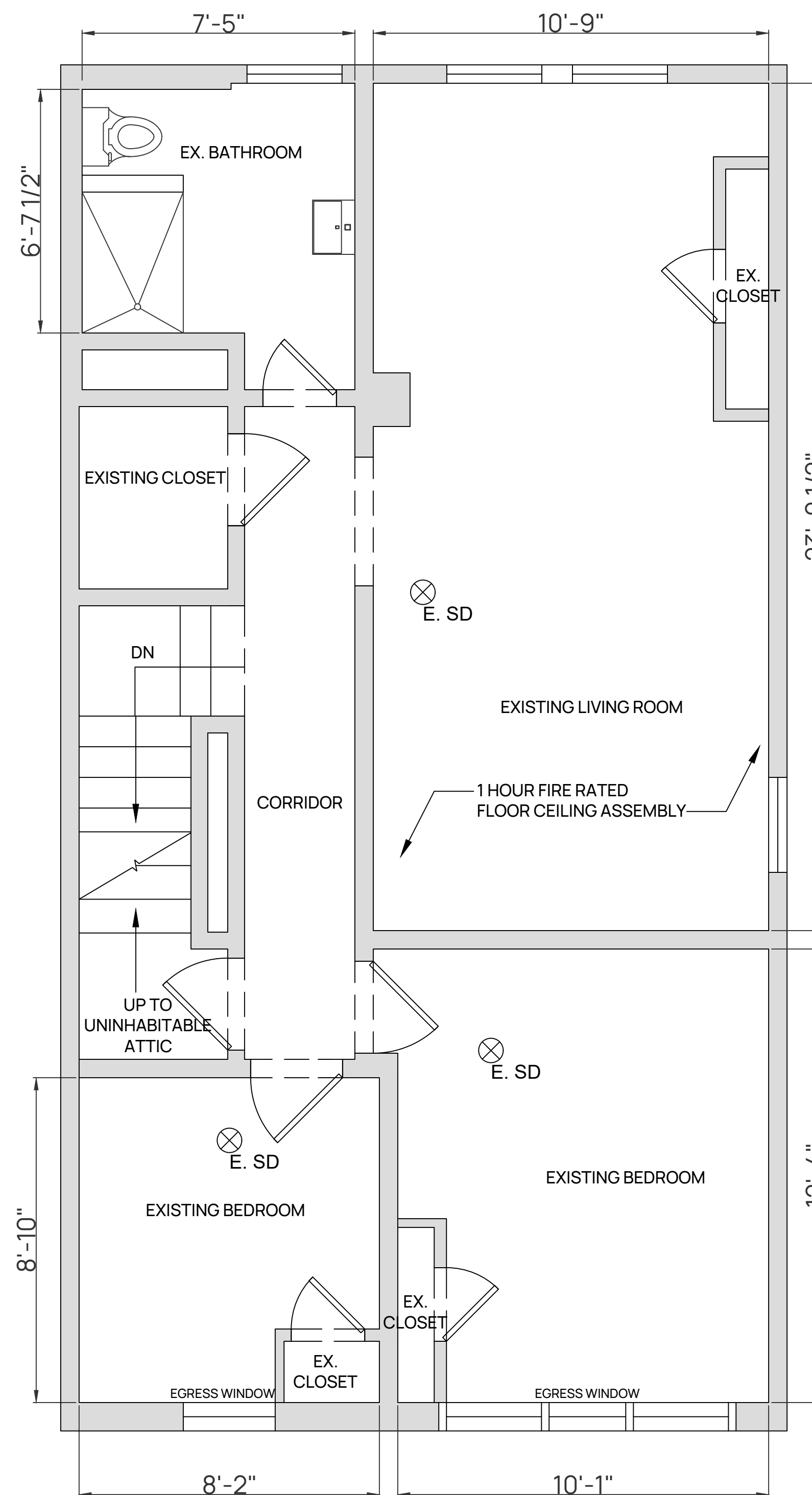
ISSUE HISTORY		
01	12.08.2025	PERMIT
01	03.23.2026	ISSUED FOR REVIEW

DRAWING TITLE:
COVER SHEET
SITE PLANS
SHEET NUMBER:
A 000
SCALE:

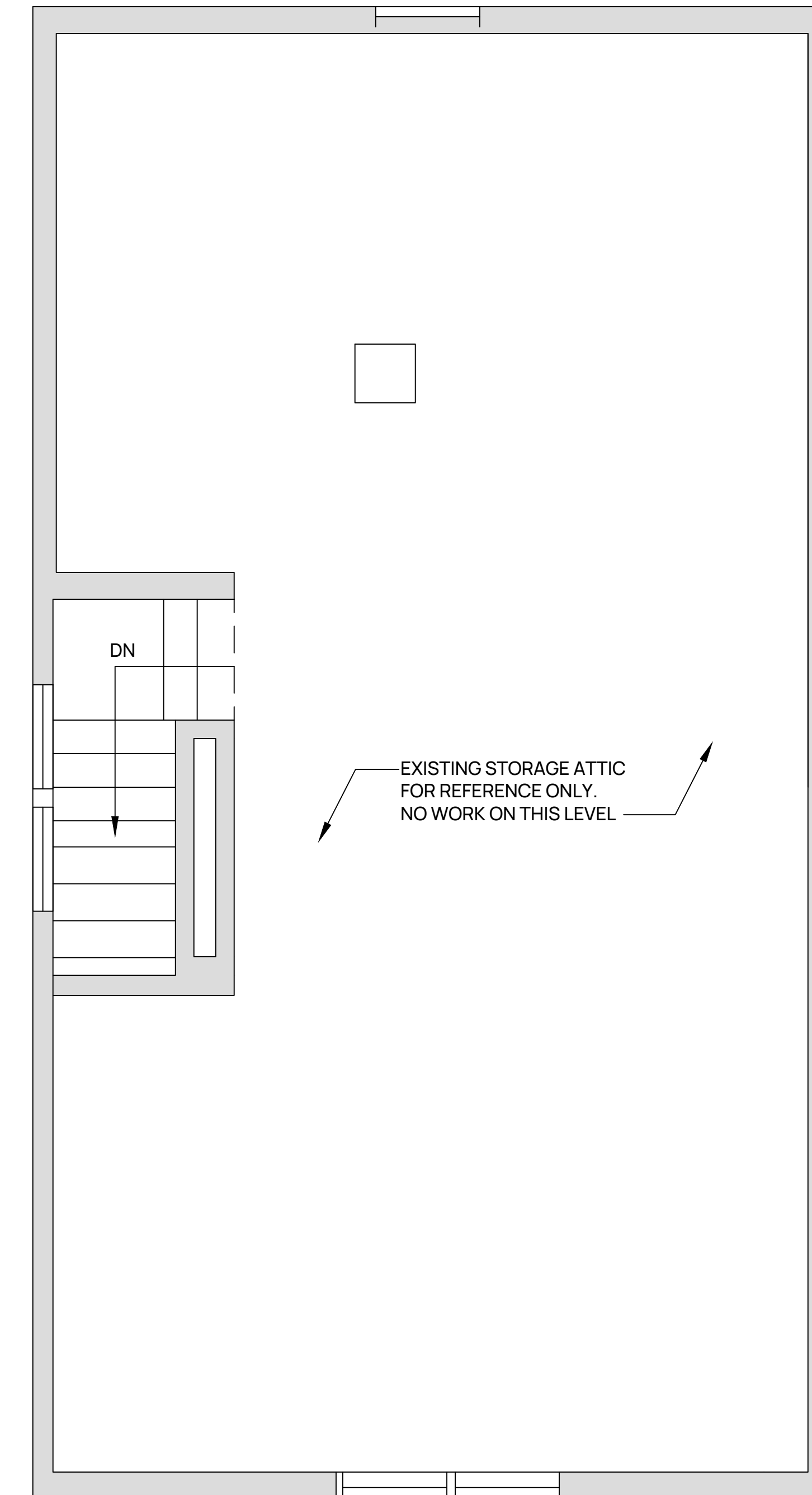
PROJECT ID:
25.10.F



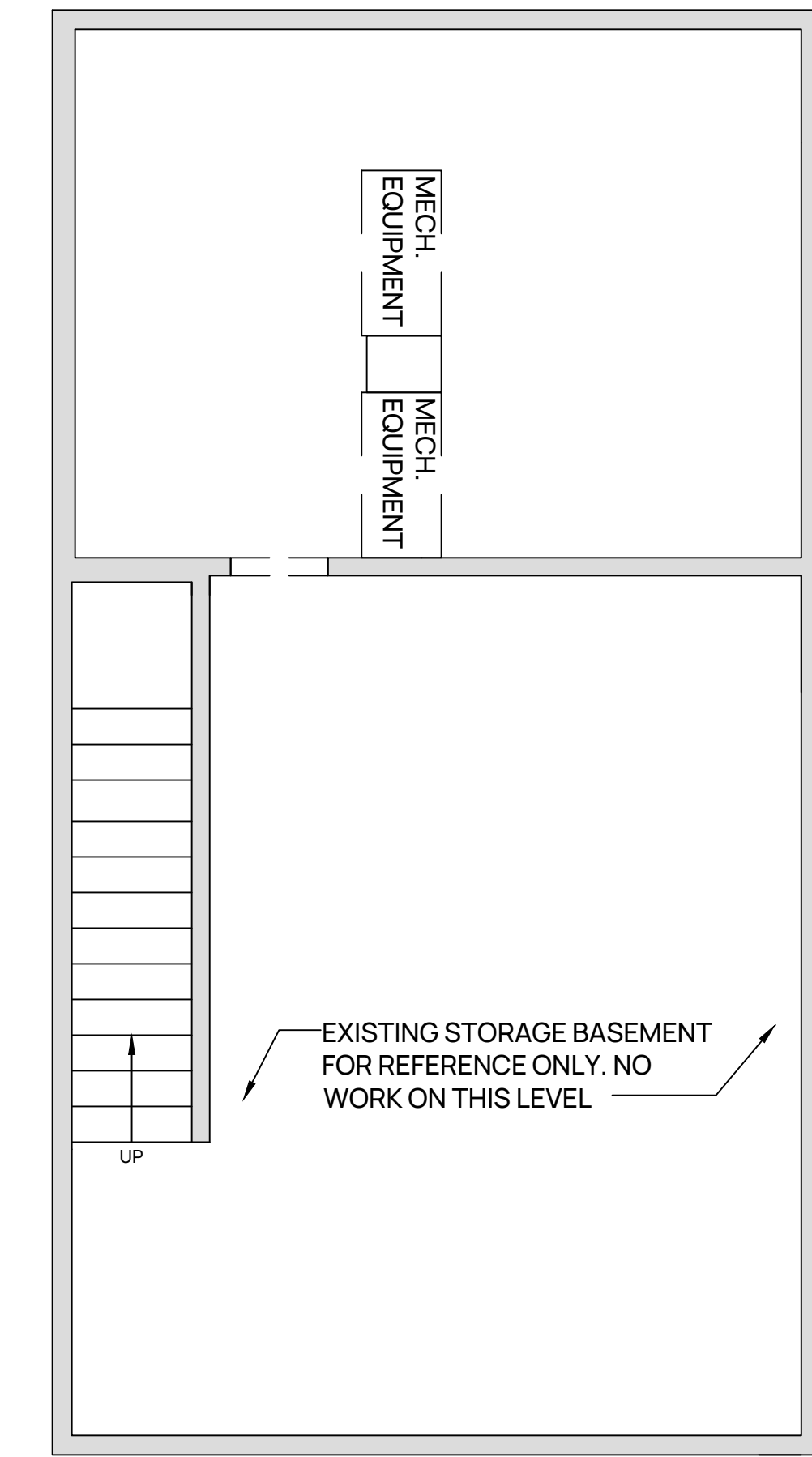
1 EXISTING FIRST FLOOR PLAN
A-101 SCALE 3/8" = 1'-0"



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



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



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

- LEGEND:
- EXISTING WALL TO REMAIN
 - EXISTING FIRE RATED WALL TO REMAIN
 - EXISTING SMOKE/CARBON MONOXIDE DETECTOR

ISSUE HISTORY		
01	12.08.2025	PERMIT
01	03.23.2026	ISSUED FOR REVIEW

DRAWING TITLE:
EXISTING FIRST & SECOND FLOOR PLANS

SHEET NUMBER:
A 101
SCALE: AS NOTED

ISSUE HISTORY		
01	12.08.2025	PERMIT
01	03.23.2026	ISSUED FOR REVIEW

DRAWING TITLE:
PROPOSED FIRST & SECOND FLOOR PLANS

SHEET NUMBER:
A 102
SCALE: AS NOTED

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5120	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND
WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS, GLASS FIBER INSULATION			
One layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 8" o.c. at ends and 12" o.c. at intermediate furring channels. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 64" long with screws 8" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 6d coated nails, 1 7/8" long, 0.095" shank, 1/4" heads, two per joint. Wood joists supporting 5/8" interior plywood with exterior glue subfloor and 3/8" particle board, 1.5 pcf, 3 1/2" glass fiber insulation batts, 0.7 pcf, friction fit in joint cavities supported alternately every 12" by wire rods and resilient furring channels.			
Sound tested with carpet and pad and with insulation stapled to joists.			
Approx. Ceiling Weight:	2 pcf		
Fire Test:	FM FC-181, 8-31-72		
Sound Test:	G&H OC-3MT, 10-13-71		
IC & Test:	F13 G & P1		
	G&H OC-3MT, 10-13-71		

INTERIOR WALL (1 HOUR) UL U305

SYSTEM THICKNESS: 4.75 IN.
STC: 34

ASSEMBLY REQUIREMENTS:

GYPSUM PANELS: ONE LAYER 5/8" [15.8 MM] GYPSUM PANEL (UL TYPE SCX)
WOOD STUD: 2X4 WOOD STUD, SPACED AT 16" [406 MM] O.C.
INSULATION: 3 1/2" [89 MM] FIBERGLASS INSULATION
GYPSUM PANELS: ONE LAYER 5/8" [15.8 MM] GYPSUM PANEL (UL TYPE SCX)

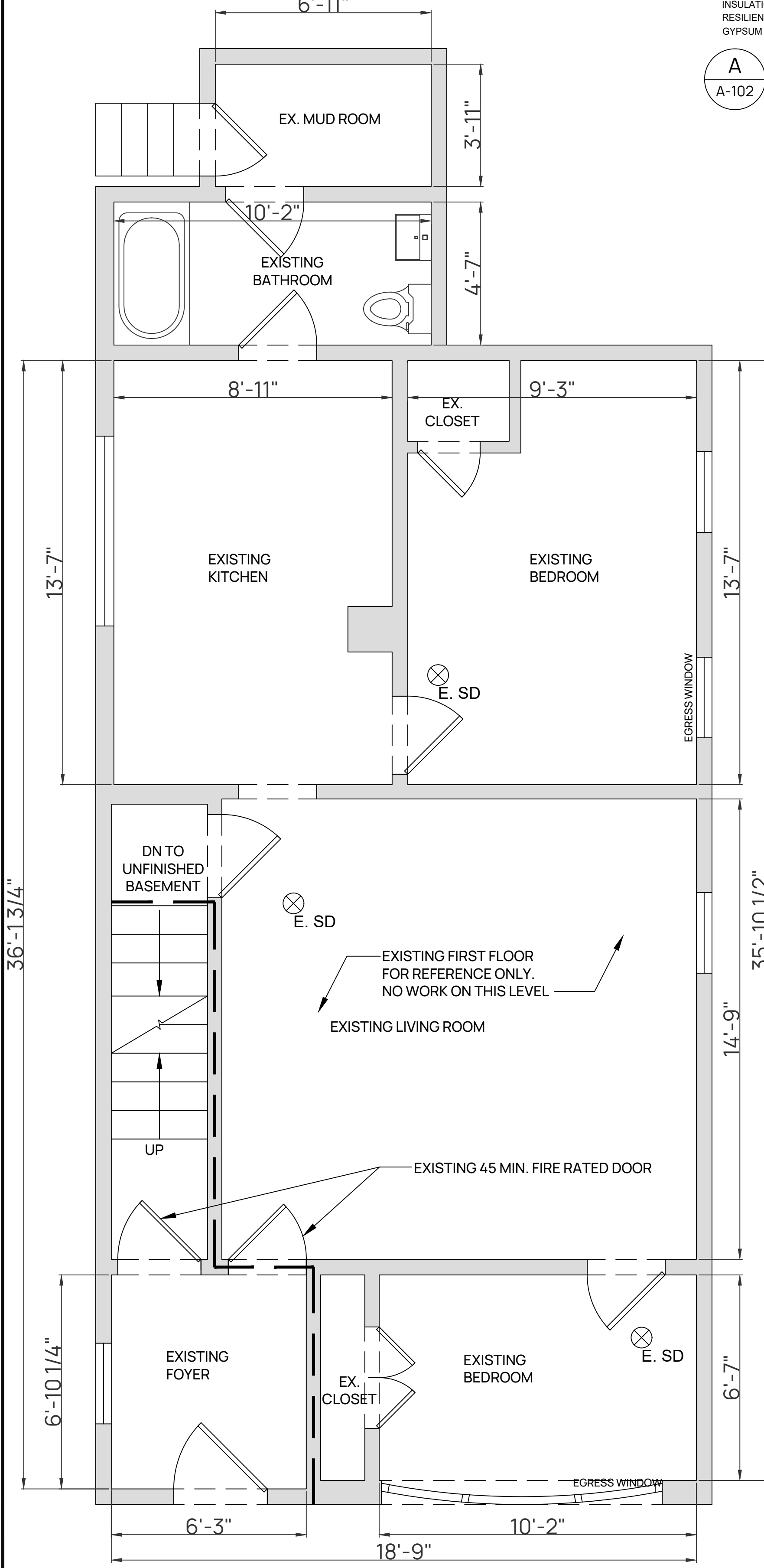
OPTION 1

SYSTEM THICKNESS: 12 IN.
STC: 53 (SOUND TEST: 100528151CRT-002C)

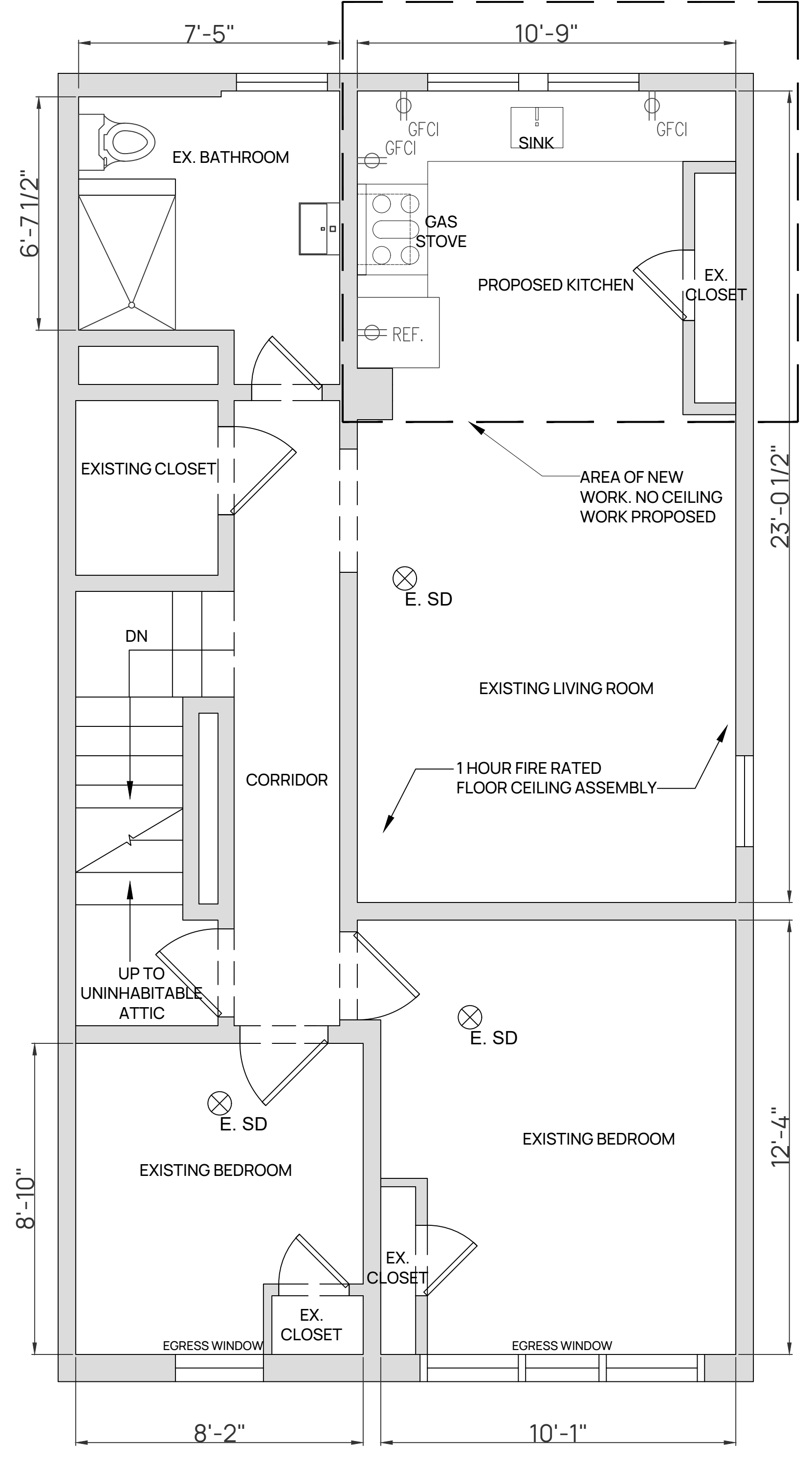
ASSEMBLY REQUIREMENTS:

SUBFLOOR TOPPING MIXTURE: ONE LAYER 3/4" [19 MM] USG LEVELROCK® BRAND 2500 SERIES
FLOOR UNDERLAYSMENTS SUBFLOOR: 3/4" [19 MM] WOOD DECKING - TONGUE AND GROOVE - ORIENTED STRAND BOARD
STRUCTURE: 2X10 [38 X 235 MM] WOOD JOIST, SPACED AT 16" [406 MM] O.C.
INSULATION: 3 1/2" [89 MM] KNAUF ECOBATT® INSULATION, SUPPORTED BY RESILIENT CHANNEL
RESILIENT CHANNEL: 1/2" RESILIENT CHANNEL, 25 GA. (0.018"), SPACED 16" [406 MM] O.C. MAX.
GYPSUM PANELS: ONE LAYER 5/8" [15.8 MM] GYPSUM PANEL (UL TYPE C) OR (UL TYPE ULIX™) WHEN APPLICABLE PER UL

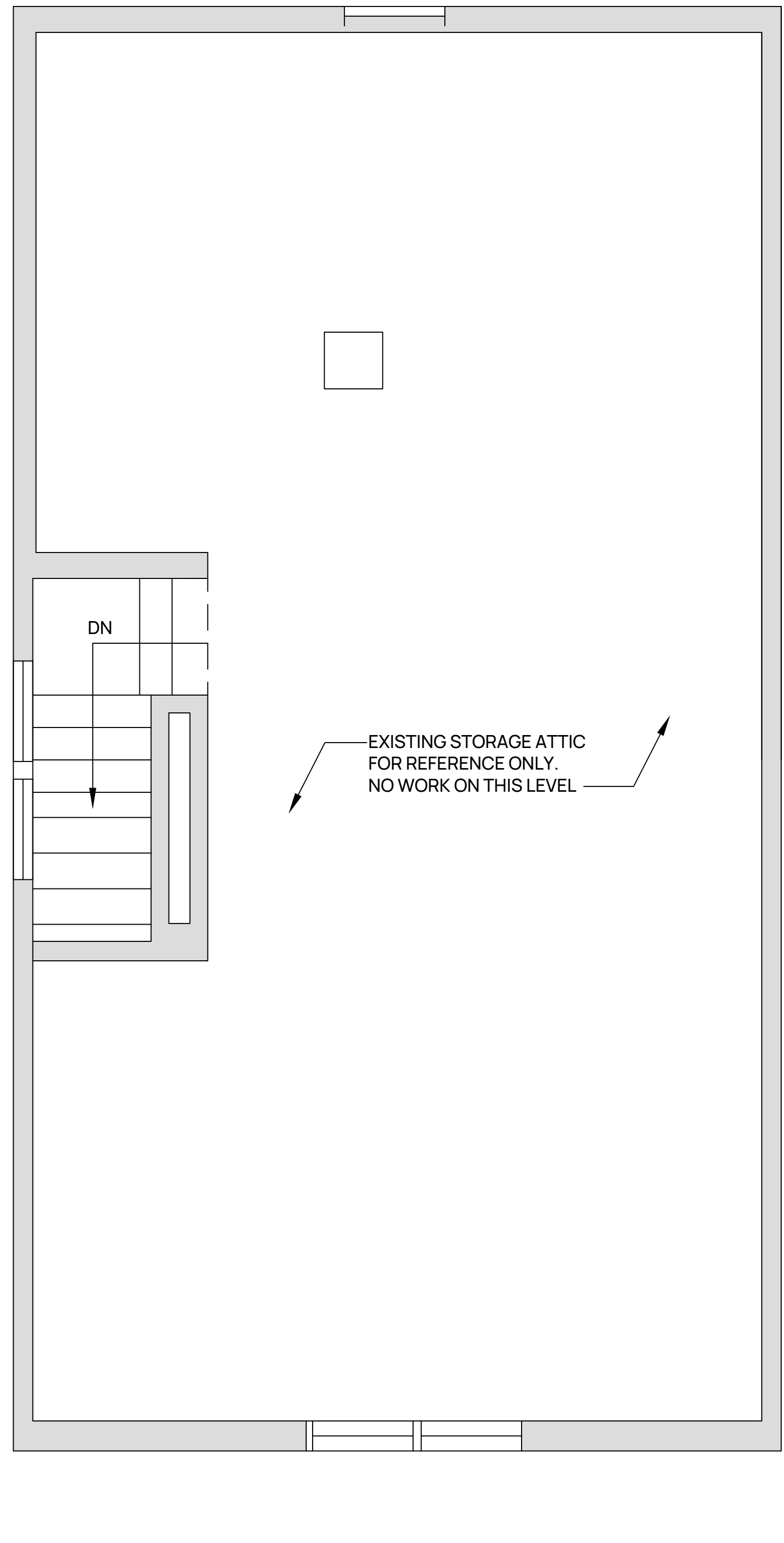
A FLOOR/CEILING FIRE RATED WALL (1 HOUR) UL L502
SCALE 3/8" = 1'-0"



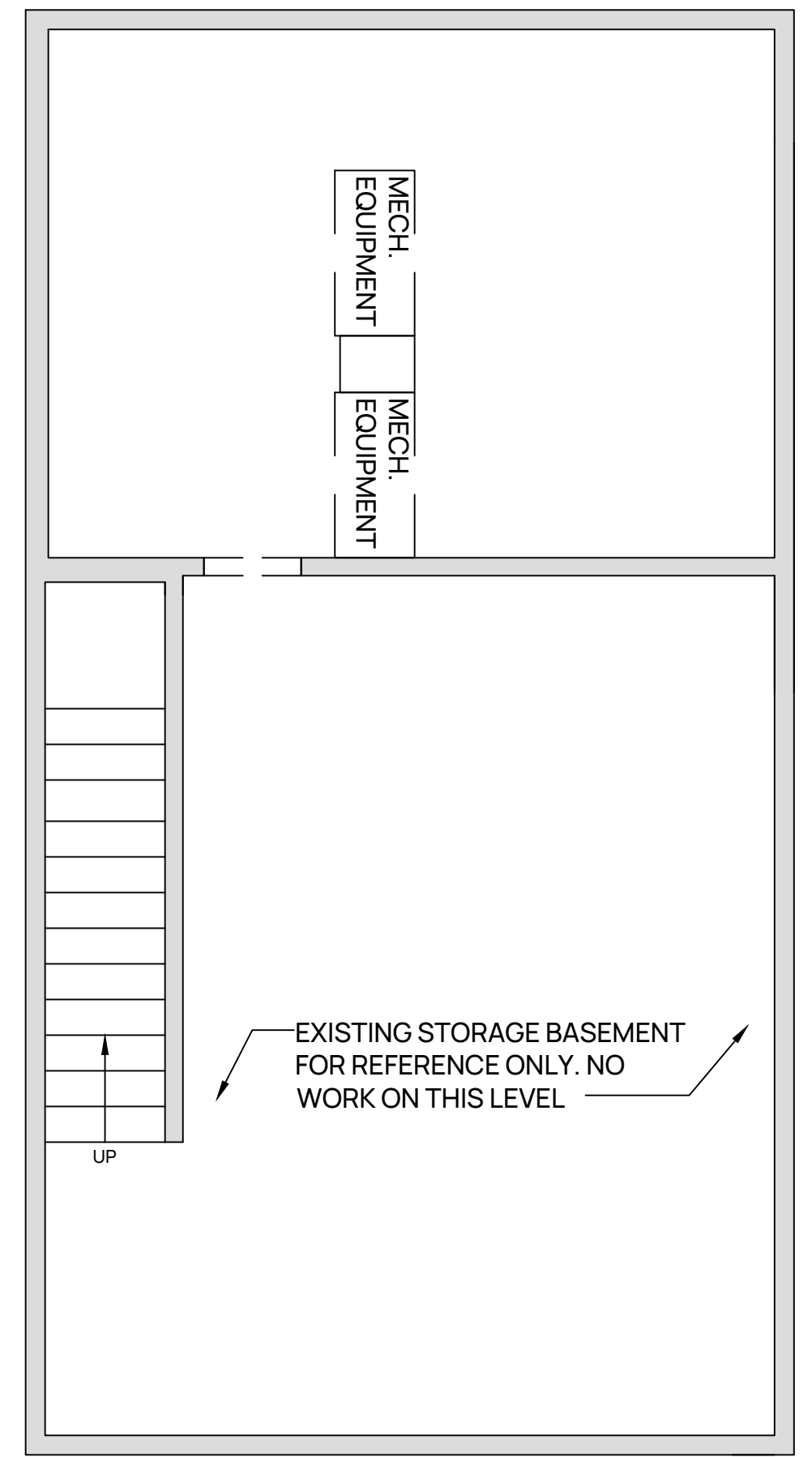
1 PROPOSED FIRST FLOOR PLAN
A-102 SCALE 3/8" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
A-102 SCALE 3/8" = 1'-0"



3 PROPOSED ATTIC PLAN
A-102 SCALE 3/8" = 1'-0"



4 PROPOSED BASEMENT PLAN
A-102 SCALE 1/4" = 1'-0"

LEGEND:

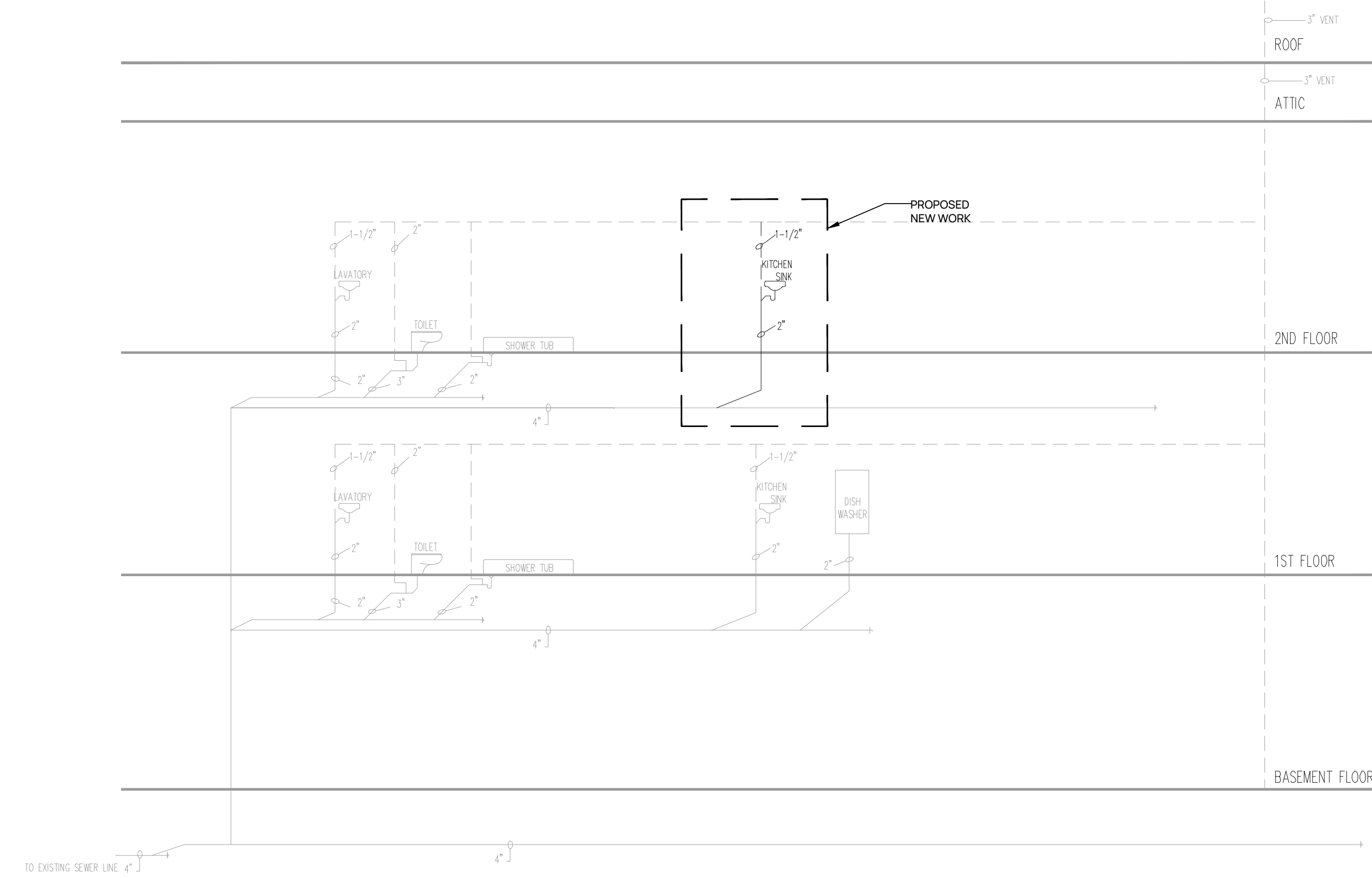
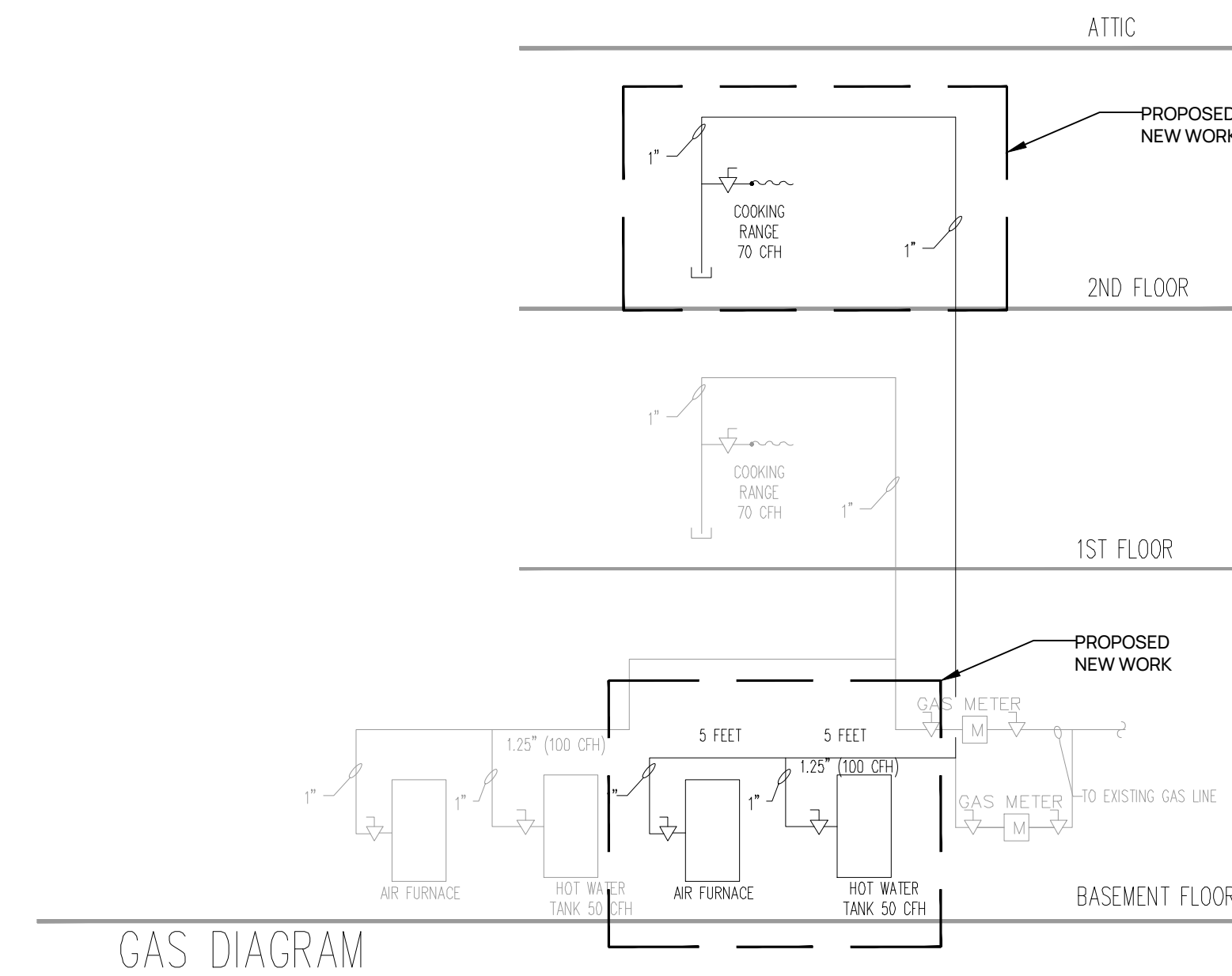
- EXISTING WALL TO REMAIN
- EXISTING FIRE RATED WALL TO REMAIN
- EXISTING SMOKE/CARBON MONOXIDE DETECTOR

GAS PIPING NOTES:

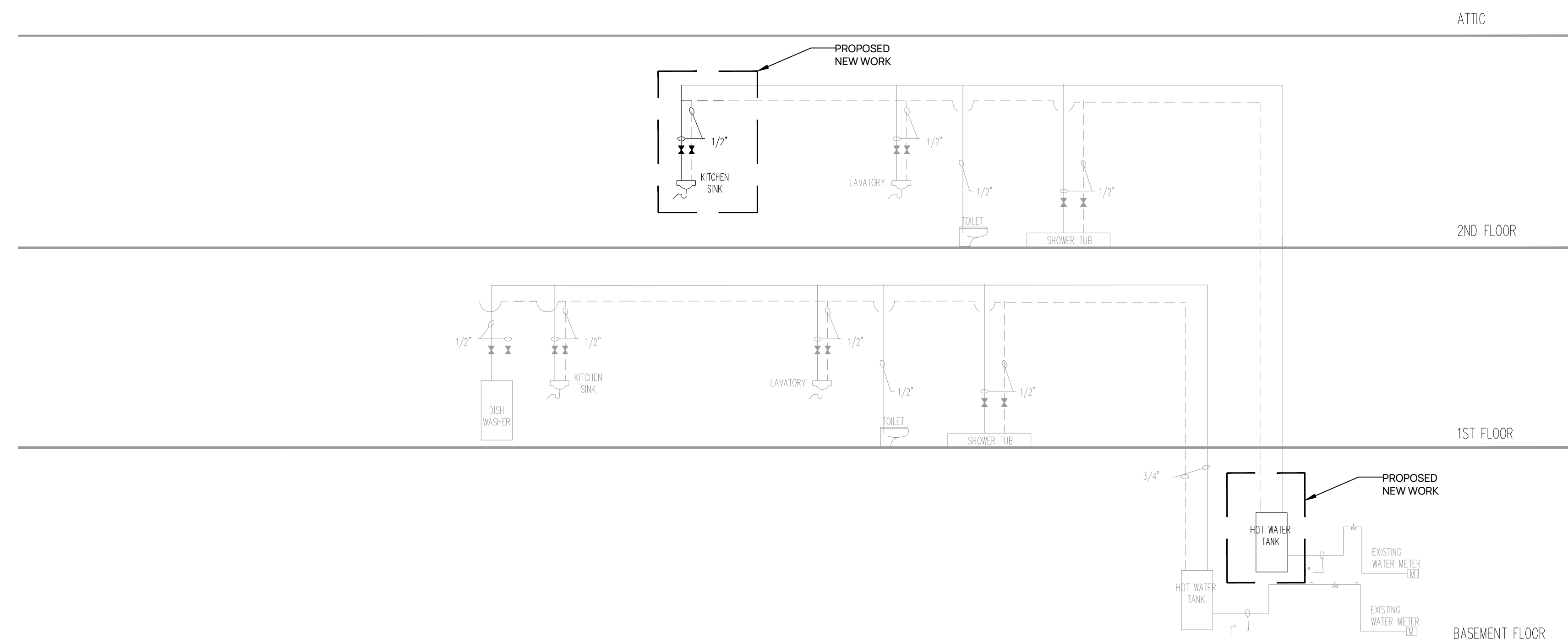
CONTRACTOR SHALL PERFORM ALL REQUIRED LEAKAGE TESTS AFTER PIPING INSTALLATION.

ALL GAS PIPING SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL FUEL GAS CODE.

GAS PIPE SIZING BASED ON TABLE 402.4(2) OF IFGC
 INLET PRESSURE LESS THAN 2 PSI, 0.5 IN. W.C. PRESSURE DROP



SANITARY RISER DIAGRAM



HOT AND COLD WATER DIAGRAM

PLUMBING NOTES:

- DO NOT SCALE FROM THESE DRAWINGS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL STANDARD PLUMBING CODE.
- OBTAIN AND PAY FOR ALL PERMITS, CERTIFICATES, AS REQUIRED.
- VERIFY FIELD CONDITIONS AND LOCAL CODES BEFORE SUBMITTING BID.
- DELIVER CERTIFICATE OF FINAL INSPECTION TO OWNER BEFORE APPLYING FOR FINAL PAYMENT.
- PITCH HORIZONTAL SANITARY AND WASTE DRAINAGE PIPING 3" DIAMETER AND LESS 1/4" PER FOOT MINIMUM, OVER 3" DIAMETER PITCH 1/8" PER FOOT MINIMUM.
- SPACING BETWEEN CLEAN OUTS SHALL NOT EXCEED 50'-0".
- SOIL AND WASTE PIPING SHALL BE SCHEDULE 40 DWV PVC.
- VENT PIPING SHALL BE 40 PVC.
- NEW FIXTURES TO BE RECONNECTED TO EXISTING COLD WATER, HOT WATER SANITARY AND VENT LINES FROM WHICH EXISTING FIXTURES WERE REMOVED, IF REQUIRED.
- WATER PIPING SHALL BE PEX TYPE.
- H.W. AND C.W. PIPING SHALL BE INSULATED WITH 1/2" ARMALEX WHETHER EXPOSED OR CONCEALED.
- DO NOT MAKE ANY CHANGES OR SUBSTITUTIONS WITHOUT SPECIFIC WRITTEN APPROVAL FROM THE ARCHITECT OR ENGINEER.
- GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM DATE OFFICAL ACCEPTANCE.

ISSUE HISTORY		
01	12.08.2025	PERMIT
01	03.23.2026	ISSUED FOR REVIEW

DRAWING TITLE:
PLUMBING RISER

SHEET NUMBER:
A 301

SCALE: **AS NOTED**