

CONVERSION OF EXISTING 1- FAMILY TO 2-FAMILY HOUSE

@33 E 2ND STREET, BAYONNE , NJ
BLOCK: 371 LOT: 2

GENERAL NOTES

ALL WORK SHALL BE DONE CONFORMING TO THE INTERNATIONAL BUILDING CODE (I.B.C. 2021) FOR NEW JERSEY AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

THESE DRAWINGS ARE THE LEGAL PROPERTY OF THE ARCHITECT, JORGE P FERNANDES. ANY UNAUTHORIZED REPLICATION OR RE-USE OF THESE DRAWINGS ARE PROHIBITED. DRAWINGS ARE NOT TO BE SCALED AND WRITTEN DIMENSIONS TAKE PRECEDENCE. IT IS THE CONTRACTORS RESPONSIBILITY TO FOLLOW THE REQUIREMENTS SET OUT IN THESE DRAWINGS AND TO AVOID DEVIATION. ALL PARTIES INVOLVED MUST CAREFULLY GO OVER ALL THE DRAWINGS FOR ANYTHING RELATED TO THEIR TRADE.

ALL WORK SHALL BE DONE CONFORMING WITH THESE DRAWINGS. THE FAILURE TO READ THESE DRAWINGS DOES NOT ALLOW PARTIES INVOLVED TO BE NEGLIGENT AND DEVIATE FROM THE REQUIREMENTS SET OUT BY THE DRAWINGS.

THE ARCHITECT IS THE SOLE INTERPRETER OF THESE DRAWINGS AND THE ONE WHO WILL ANSWER QUESTIONS RELATED TO THE DRAWINGS. WRITTEN APPROVAL FROM THE ARCHITECT IS NEEDED FOR ANY DEVIATIONS TO THE WORK IN THESE DRAWINGS.

THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING SITE, CONDITIONS, AND SCOPE OF THE WORK PRIOR TO STARTING ANY WORK. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS ON THE SITE. THE CONTRACTOR SHALL DOCUMENT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND ADDRESS ALL ISSUES AND QUESTIONS PRIOR TO STARTING ANY WORK. ANY CHANGES ARE TO BE REQUESTED IN WRITING AND ARE ONLY APPROVED IN WRITING BY THE ARCHITECT AND THE OWNER PRIOR TO ANY CHANGES BEING MADE.

THE CONTRACTOR SHALL PROVIDE CERTIFICATES OF INSURANCE TO THE ARCHITECT AND OWNER AS WELL AS OBTAIN ALL REQUIRED PERMITS AND APPROVALS NECESSARY PRIOR TO STARTING ANY WORK. ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE FILED WITH THE CITY AND INSTALLED BY THE APPROPRIATE LICENSED CONTRACTORS.

WHERE REQUIRED, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO STARTING ANY WORK ON SAID ITEMS.

SAFE WORKING CONDITIONS, CONSTRUCTION METHODS, SITE CONDITIONS, AND SAFETY REQUIREMENTS SET FORTH BY JURISDICTION AND OWNER ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IF CONFLICTS COME FORTH, STRICTER REQUIREMENTS TAKE PRECEDENCE. CARE AND SAFETY SHALL BE UTILIZED IN ORDER TO AVOID ENDANGERING PERSONS, STRUCTURES, SITE, ETC.

THE CONTRACTOR SHALL FOLLOW NECESSARY ARCHITECTURAL AND MECHANICAL REQUIREMENTS FOR ALL OPENINGS IN FLOORS, ROOF, WALLS, EVEN IF SHOWN OTHERWISE ON DRAWINGS.

THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT THAT MAY BE REQUIRED TO PERFORM THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM THEIR OPERATIONS TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL PROPRIETARY MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. WHERE TRADEMARK PRODUCTS ARE CALLED FOR, APPROVED EQUIVALENTS MAY BE SUBSTITUTED WITH WRITTEN PERMISSION OF THE ARCHITECT AND THE OWNER.

CONTRACTOR SHALL FOLLOW ACCEPTED TRADE PROCEDURES AND MANUFACTURER'S SPECIFICATIONS AND SHALL NOT SUBSTITUTE ANY STRUCTURAL GRADE MATERIALS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SHORING AND BRACING OF EXISTING STRUCTURE PRIOR TO STARTING ANY WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELOCATION AND TEMPORARY SUPPORT OF UTILITIES NEEDED DURING THE WORK.

WRITTEN APPROVAL FROM A LICENSED STRUCTURAL ENGINEER IS NEEDED PRIOR TO ANY STRUCTURAL ELEMENTS BEING CUT, DRILLED, OR REMOVED.

IN THE EVENT OF ASBESTOS CONTAINING MATERIALS, IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE SAFE REMOVAL OF THESE MATERIALS.

THE CONTRACTOR SHALL PROVIDE SAFE AND SANITARY CONDITIONS WHERE DEMOLITION AND CONSTRUCTION OCCUR. WORK SHALL BE EXECUTED IN A SAFE AND CONSCIOUS MANNER THAT SHALL MINIMIZE THE RISK OF SAFETY ISSUES, HAZARDS, ENDANGERMENT TO OTHERS, ETC.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE SITE CLEAN AND DEBRIS FREE. ANY DUST AND DEBRIS RESULTING FROM DEMOLITION OR ANY OF THE WORK PERFORMED SHALL BE MAINTAINED TO PREVENT THE SPREAD TO THE SURROUNDING AREA.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEANING, CUTTING, FILLING, PATCHING, ETC. NEEDED UPON THE COMPLETION OF THE WORK. ALL EXCESS DEBRIS, MATERIAL, ETC., TO BE DISPOSED OF IN A SAFE AND APPROVED METHOD AND THE SITE IS TO BE LEFT IN A CONDITION TO THE OWNER'S SATISFACTION.

CONTRACTOR SHALL SECURE EXISTING FENCING AND PROVIDE TEMPORARY CHAIN-LINK FENCING DURING CONSTRUCTION AS REQUIRED TO PREVENT UNAUTHORIZED ACCESS TO THE BUILDING WHERE WORK IS BEING PERFORMED AND IS TO COORDINATE THIS WITH THE OWNER.

THE ARCHITECT, JORGE P FERNANDES, HAS THE RIGHT TO REJECT ANY AND ALL PARTS OF THE WORK THAT DOES MEET INDUSTRY SET STANDARDS, THAT WAS INSTALLED POORLY, ANY DEVIATION FROM THE WORK, OR ANY UNAUTHORIZED WORK DONE. THIS SHALL BE REPLACED, REPAIRED, REMOVED, ETC., AT THE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR WORK AND THEIR SUBCONTRACTORS WORK AND THE EXECUTION OF THE WORK IN A SAFE MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARANTEEING ALL OF THEIR WORK AND THE WORK OF THEIR SUBCONTRACTORS FOR ONE AFTER PROJECT COMPLETION. WORK NEEDED DURING THIS TIME FRAME TO BE AT THE EXPENSE OF THE CONTRACTOR.

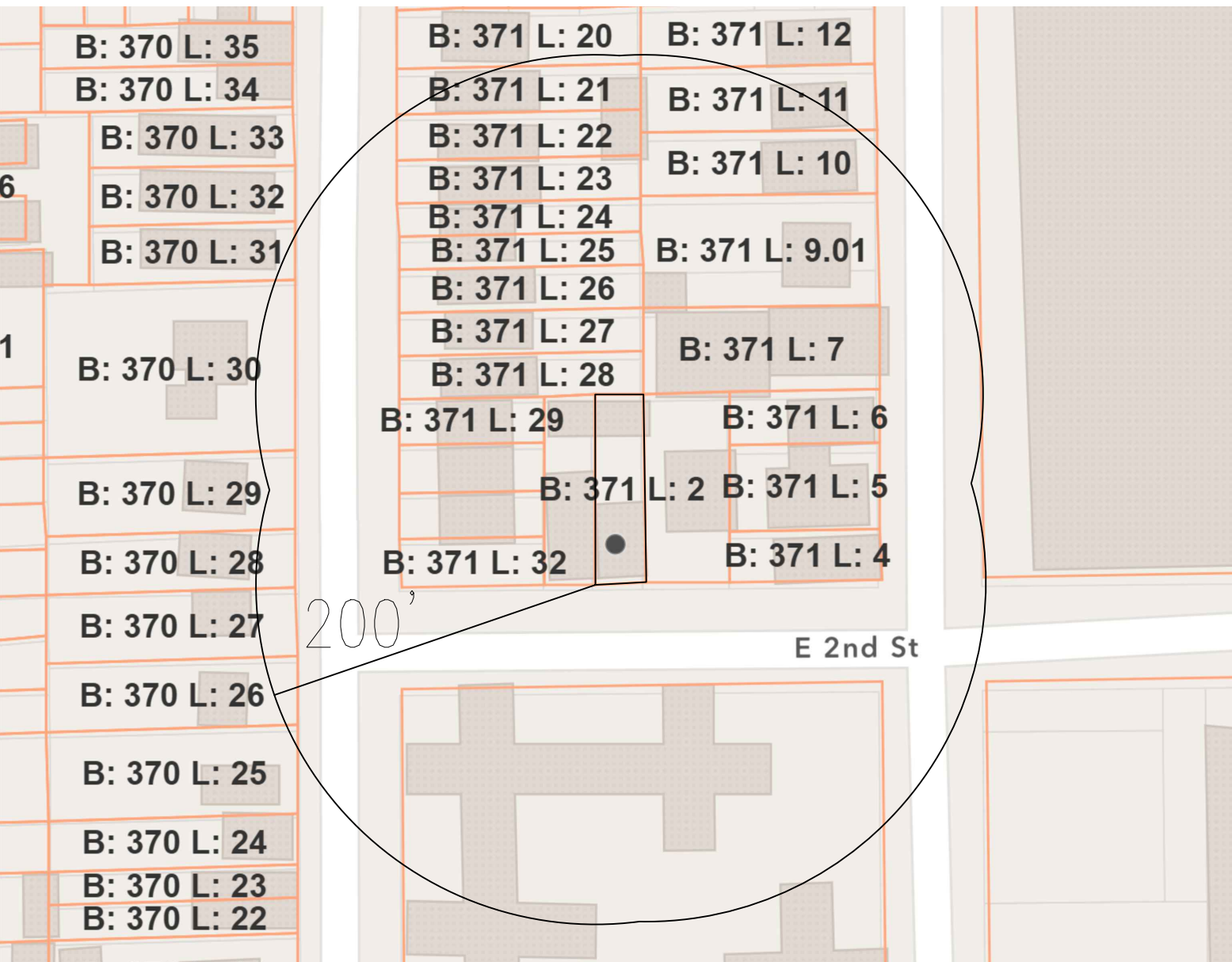
THE ARCHITECT, JORGE P FERNANDES AND HIS EMPLOYEES HOLD NO LIABILITY OR RESPONSIBILITY FOR AND CANNOT BE HELD ACCOUNTABLE, LIABLE, RESPONSIBLE, ETC. FOR ANY AND ALL CLAIMS, LOSSES, SUITS, AND ANY LEGAL ACTION RESULTING FROM WORK ON THIS PROJECT.

N.J.U.C.C REQUIREMENTS			
USE GROUP	R-5		
TYPE OF CONSTRUCTION	5-B		
HEIGHT OF STRUCTURE	EXISTING		
NUMBER OF STORIES	2		
EXISTING BASEMENT AREA	850 SQ. FT.		
EXISTING 1ST FLOOR AREA	850 SQ. FT.		
EXISTING TOTAL AREA	1,700 SQ. FT.		
PROPOSED BASEMENT AREA	850 SQ. FT.		
PROPOSED 1ST FLOOR AREA	1,199 SQ. FT.		
PROPOSED 2ND FLOOR AREA	1,213 SQ. FT.		
PROPOSED TOTAL AREA	3,262 SQ. FT.		

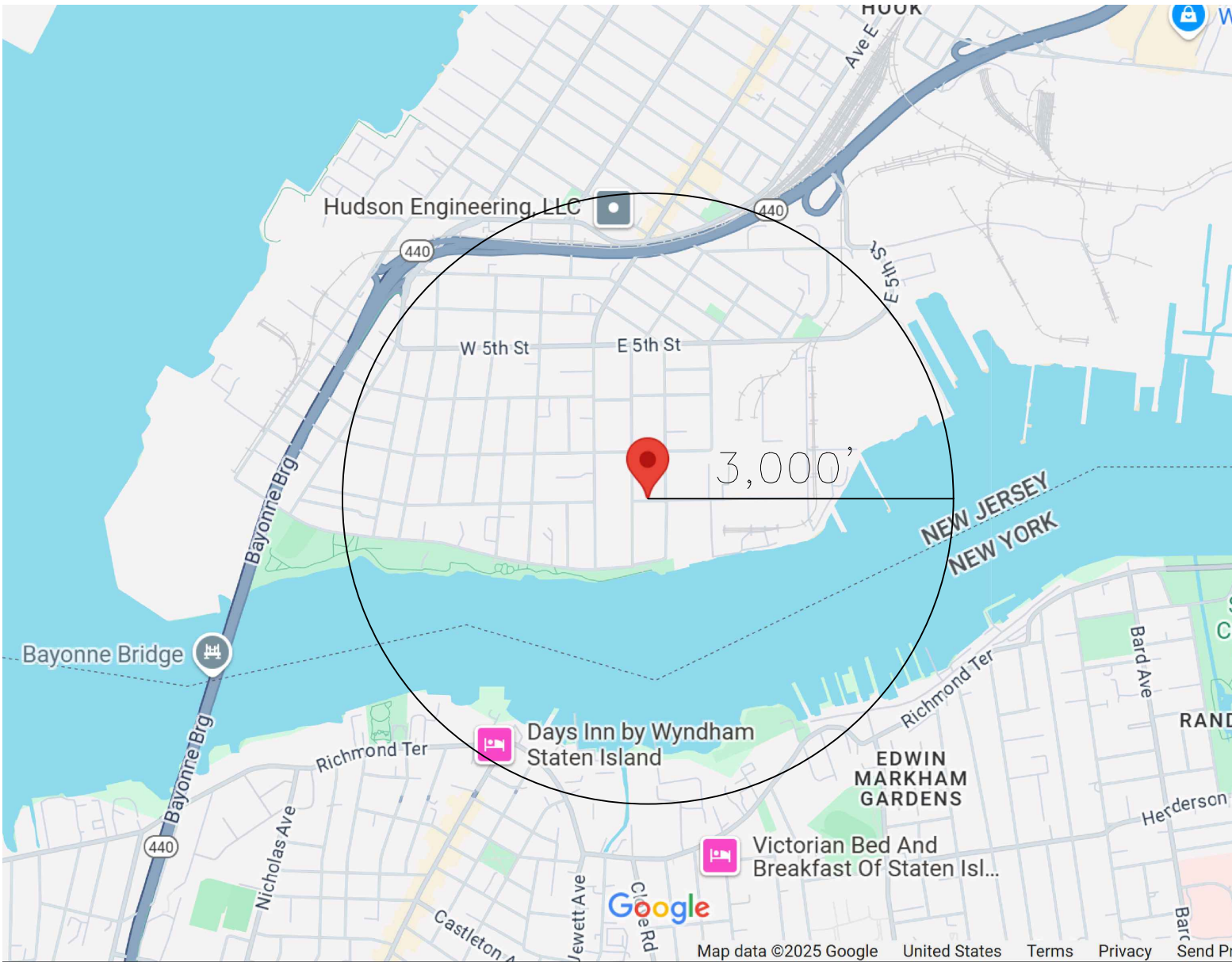
DESIGN LOADS	DEAD LOAD IBS/SQ.FT	LIVE LOAD IBS/SQ.FT	TOTAL
1ST FLOOR	15	40	55
2ND FLOOR	15	40	55
ROOF	15	30	45



SITE ELEVATION



TAX MAP



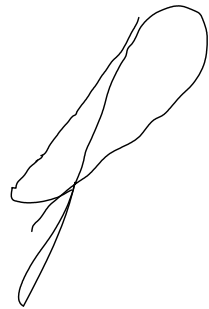
SITE LOCATION MAP

CREARC LLC
CREATIVE ARCHITECTURE

75 PARKHURST STREET
NEWARK NJ 07114

201-628-4695
CREARCLLC@GMAIL.COM

JORGE P FERNANDES
REGISTERED ARCHITECT



NJ LIC. 21A102068400

REVISIONS

CONVERSION OF EXIST. 1-FAMILY TO 2-FAMILY

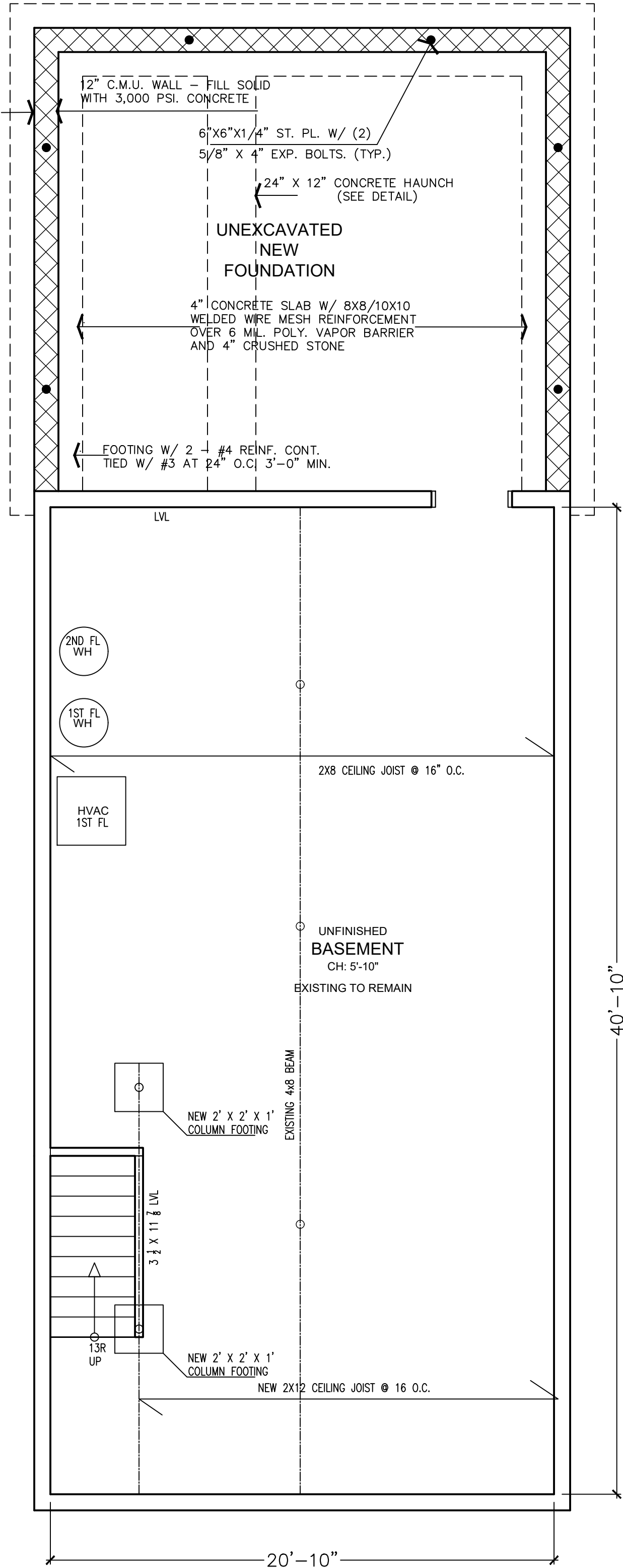
@ 33 E 2ND STREET, BAYONNE NJ
BLOCK: 371 LOT: 2

TITLE PAGE

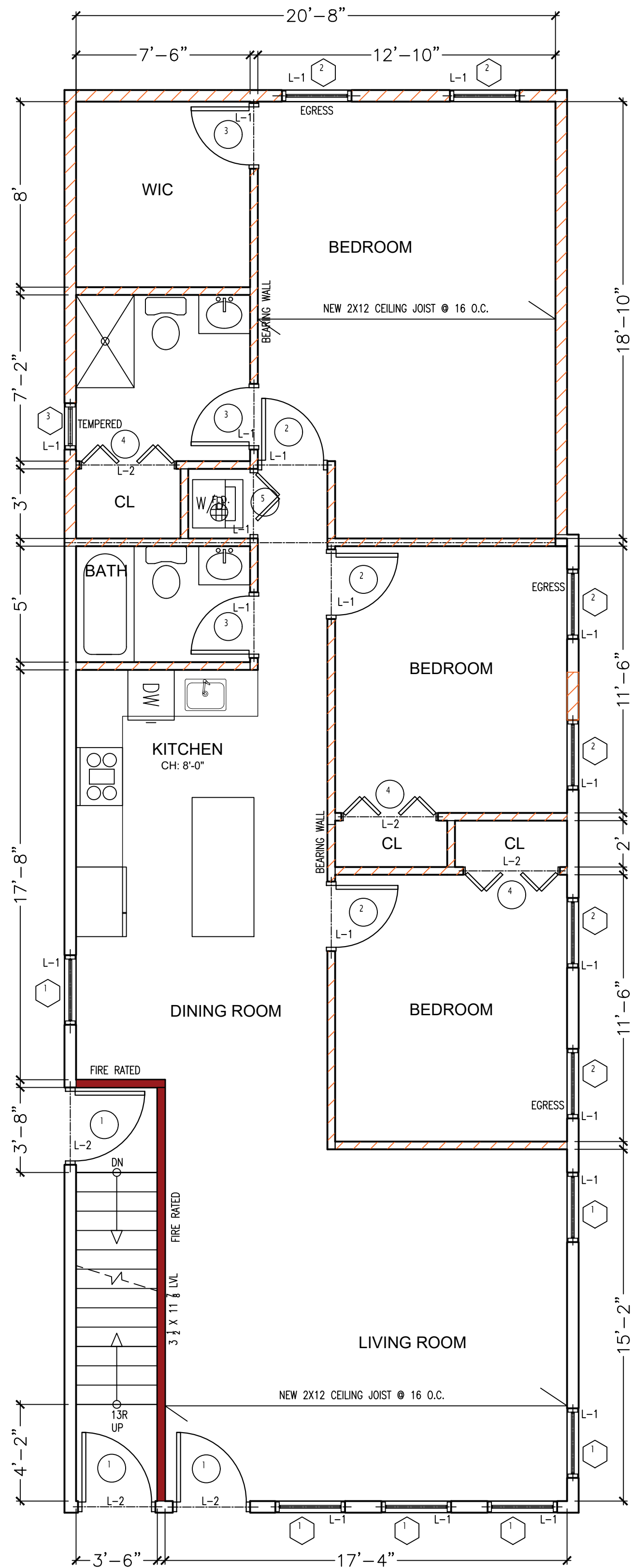
PROJECT NO: 2025-03-43

DATE: 06/15/25

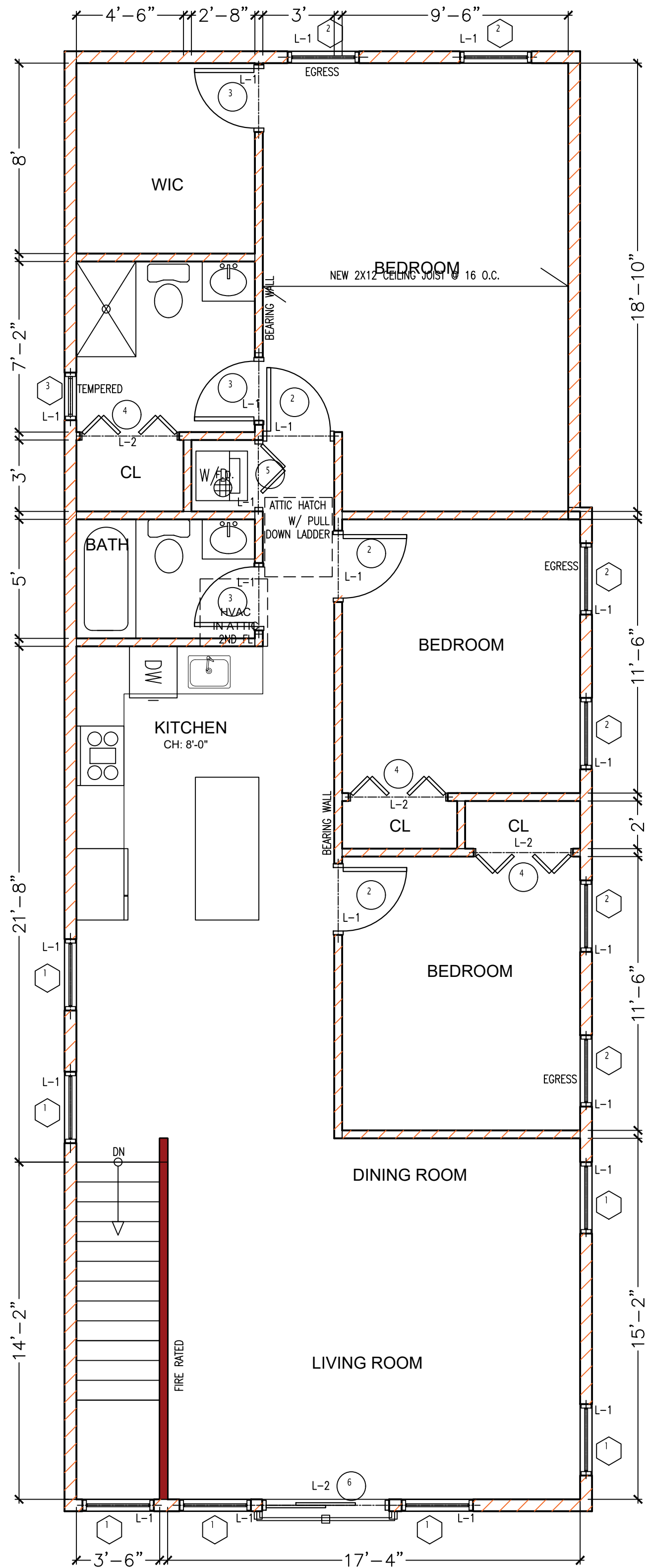
DRAFTSMAN: L.V.



BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

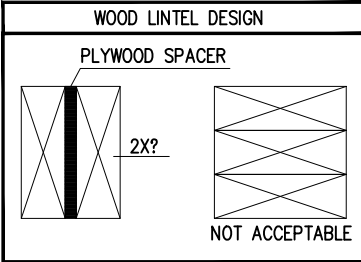


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

***NOTE**
PATCH TO MATCH ALL WALLS, FLOORS, & CEILINGS.
CEILINGS TO MAINTAIN A 1 HR FIRE SEPARATION BETWEEN APARTMENTS.

WALL LEGEND	
NEW WALL	
1 HR. FIREWALL	
WALL TO BE DEMOLISHED	
BEARING WALL (2) 2x4@16"O.C.	
*ALL BEARING WALLS SHALL BE 1HR.FIRE RATED	

HARDWARE SCHEDULE	
1	ENTRANCE LOCKSET
2	PRIVACY LOCKSET
3	PASSAGE LOCKSET
4	FLUSH PULLS
A	DEADBOLT W/HAUBURN @ INTERIOR
B	OVERHEAD CLOSER
C	PEEPHOLE
D	SELF CLOSING & CHAIN



LINTEL SCHEDULE		
SYMBOL	OPENING SIZE	LINTEL SPECIFICATIONS
L-1	FROM 0'-0" TO 3'-0"	USE (2) 2x4
L-2	FROM 3'-0" TO 6'-0"	USE (2) 2x8
L-3	FROM 6'-0" TO 9'-0"	USE (2) 2x12
L-4	FROM 6'-0" TO 9'-0"	USE 3 1/2" x 11 1/8" LVL
NOTE: FILL 2x2s W/ 3/4" PLYWOOD SPACER		

WINDOW SCHEDULE						
MARK	SIZE		TYPE	MATERIAL	NOTES	U-VALUE
	WIDTH	HEIGHT				
①	2'-8"	4'-0"	CASEMENT	WOOD VINYL	SILVER LINE OR EQUIVALENT	0.30
②	3'-0"	4'-0"	CASEMENT	WOOD VINYL	EGRESS WINDOW MIN. 5.7 CLEAR SOFT SILVER LINE OR EQUIVALENT	0.30
③	2'-0"	3'-0"	CASEMENT	WOOD VINYL	TEMPERED GLASS SILVER LINE OR EQUIVALENT	0.30

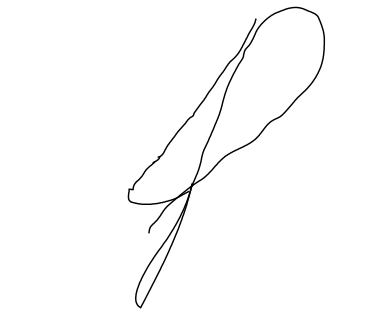
*THE DEVELOPER MAY OPT TO USE WHATEVER BRAND OF WINDOWS HE/SHE DESIRES AS LONG AS THEY ARE EQUIVALENT IN TYPE, SIZE, AND U-VALUE LISTED IN THESE DRAWINGS.
NOTE: WINDOW WITH SILLS LOWER THAN 24" TO HAVE ALL PREVENT DEVICES INSTALLED

DOOR AND FRAMING SCHEDULE									
MARK	TYPE	DOOR			FRAME		FIRE RATING LABEL	HARDWARE SET NO.	NOTES
		ROUGH OPENING SIZE	MATERIAL	GLAZING	MATERIAL	SADDLE			
①	RP/SC	3'-0" X 6'-8"	METAL		H.M.	ALUM	3/4 HR.	1,A,B,C	EXT. 6 PANELS WEATHER STRIPPED
②	RP/HC	2'-8" X 6'-8"	WOOD		WOOD			2	HINGED - SINGLE
③	RP/HC	2'-6" X 6'-8"	WOOD		WOOD	MARBLE		2	HINGED - SINGLE
④	RP/HC	4'-0" X 6'-8"	WOOD		WOOD			4	BI-FOLD - DOUBLE
⑤	LOUVER	2'-8" X 6'-8"	WOOD		WOOD		3/4 HR.	4	BI-FOLD - SINGLE
⑥	RP/HC	5'-0" X 6'-8"	WOOD	GLAZE	WOOD			3	SLIDING DOOR
E	EXISTING	DAMAGED DOORS TO BE REPLACED WITH EXISTING SIZE AND TYPE							

ADDITION	
ADDITION 1ST FLOOR AREA	389 SQ. FT.
ADDITION 2ND FLOOR AREA	1,213 SQ. FT.
ADDITION TOTAL AREA	1,602 SQ. FT.

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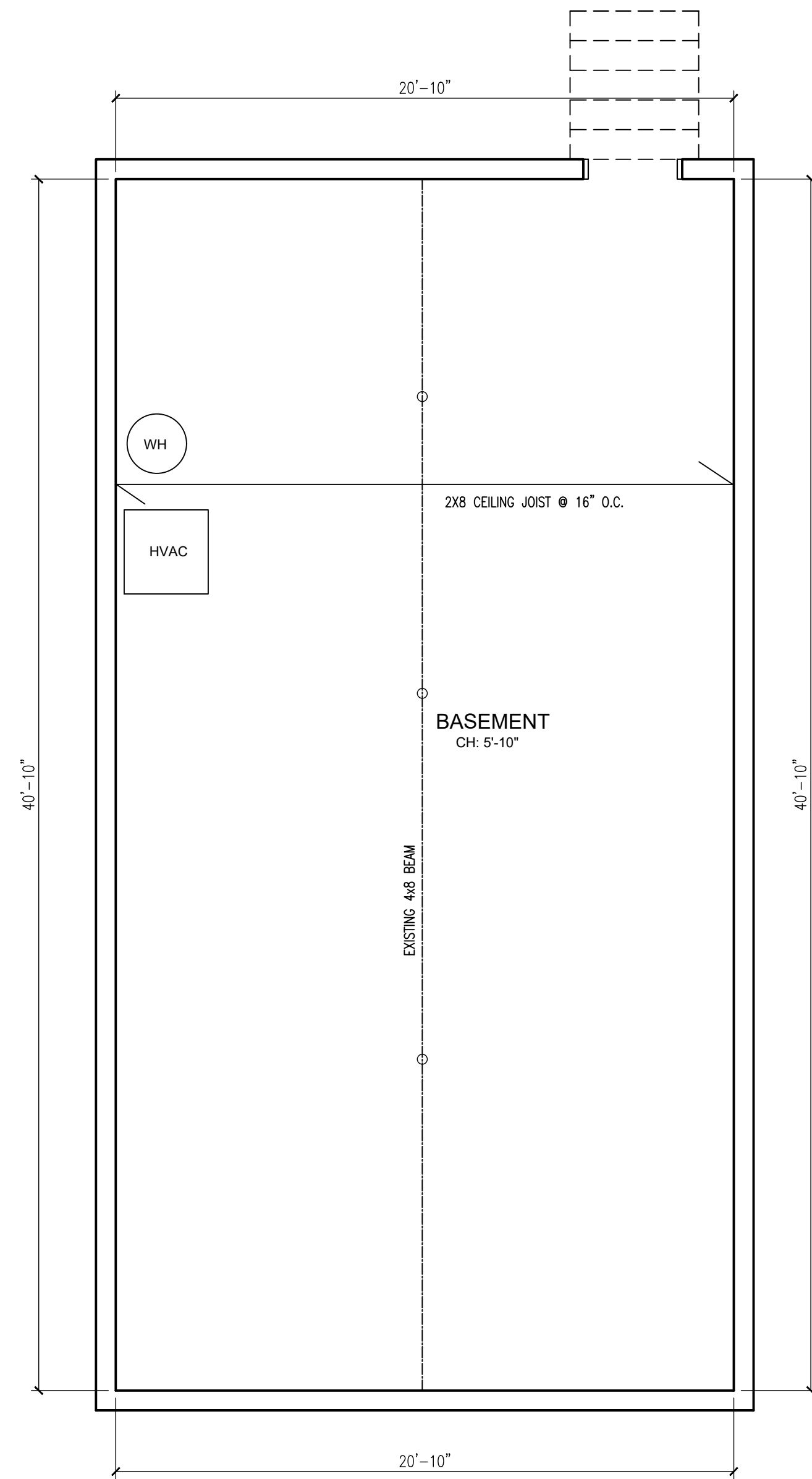
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BLOCK 371 LOT: 2

STRUCTURAL PLANS

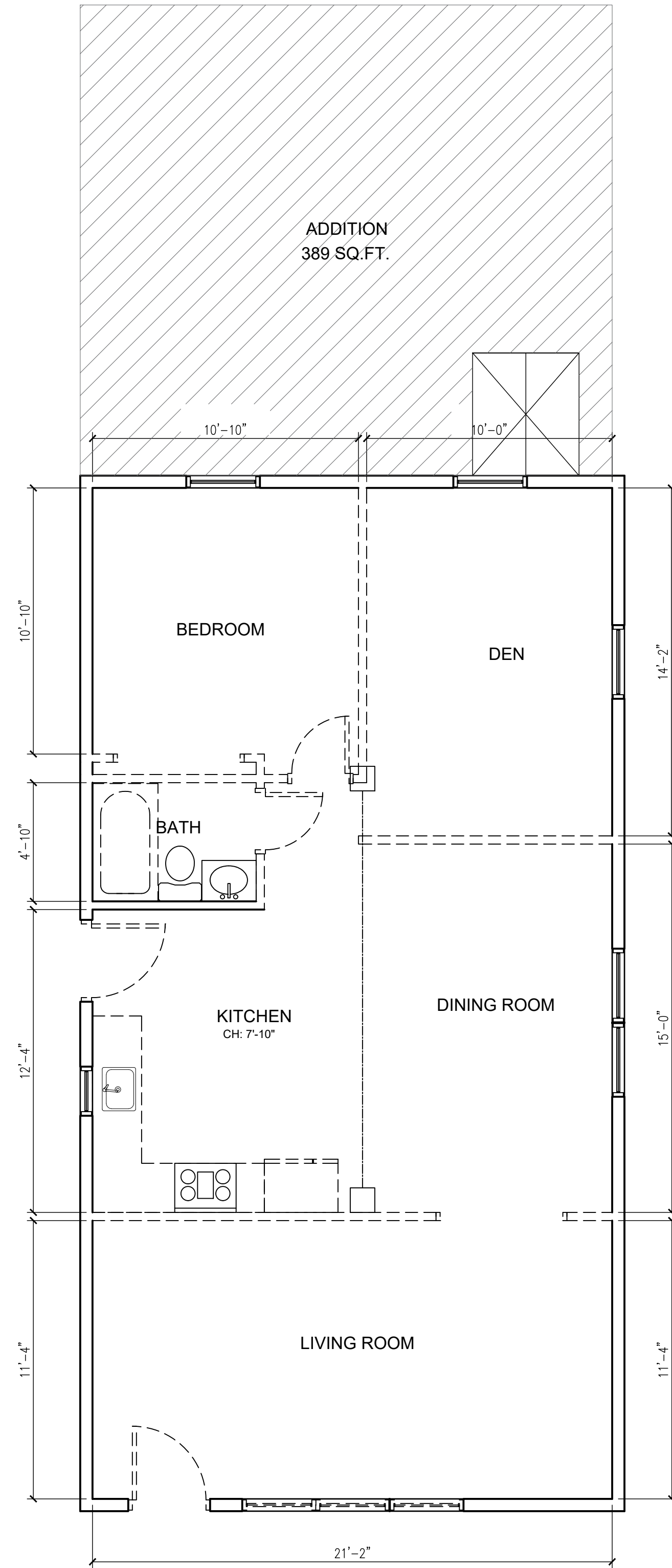
PROJECT NO: 2025-03-43

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DRAFTSMAN: L.V.



BASEMENT – DEMOLITION PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



FIRST FLOOR – DEMOLITION PLAN
SCALE: $\frac{1}{8}" = 1'-0"$

EXISTING	
EXISTING BASEMENT AREA	850 SQ. FT.
EXISTING 1ST FLOOR AREA	850 SQ. FT.
EXISTING TOTAL AREA	1,700 SQ. FT.

WALL LEGEND	
NEW WALL	
1 HR. FIREWALL	
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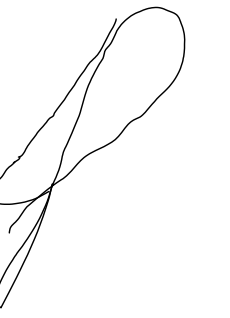
***DEMOLITION NOTE**
SHORE, BRACE, & UNDERPIN STRUCTURE BEFORE BEGINNING DEMOLITION.

*** REMOVE EXISTING WINDOW. PATCH W/ 2X4 STUD**

$\frac{5}{8}"$ TYPE X INSIDE, PLYWOOD 15# FELT & SIDING TO MATCH OUTSIDE

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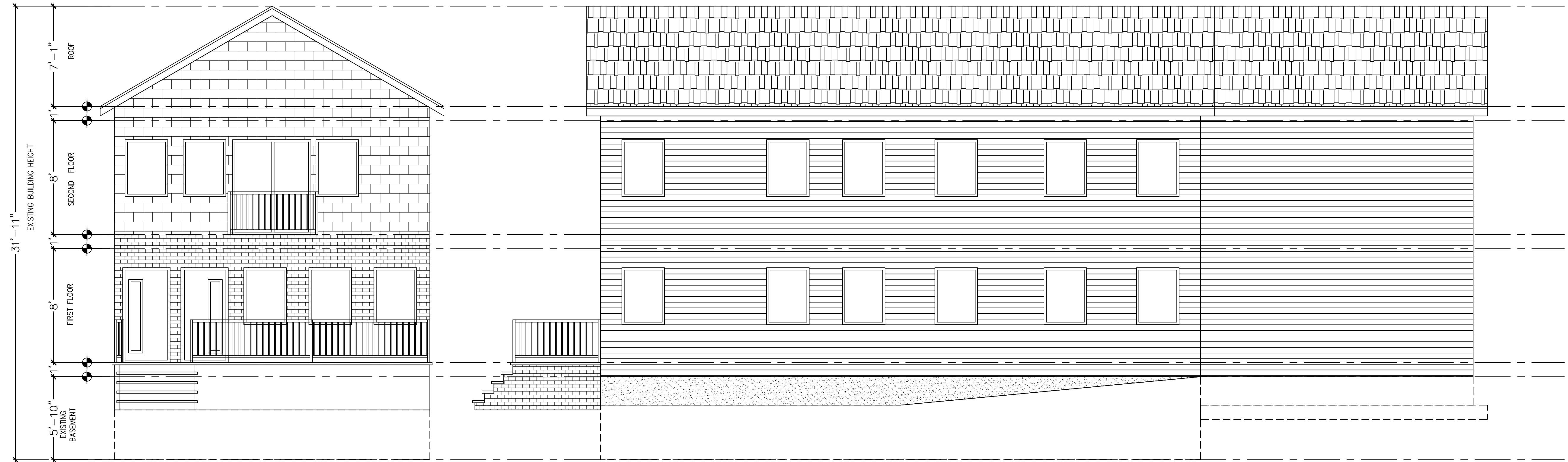
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DEMOLITION / PROPOSED PLANS

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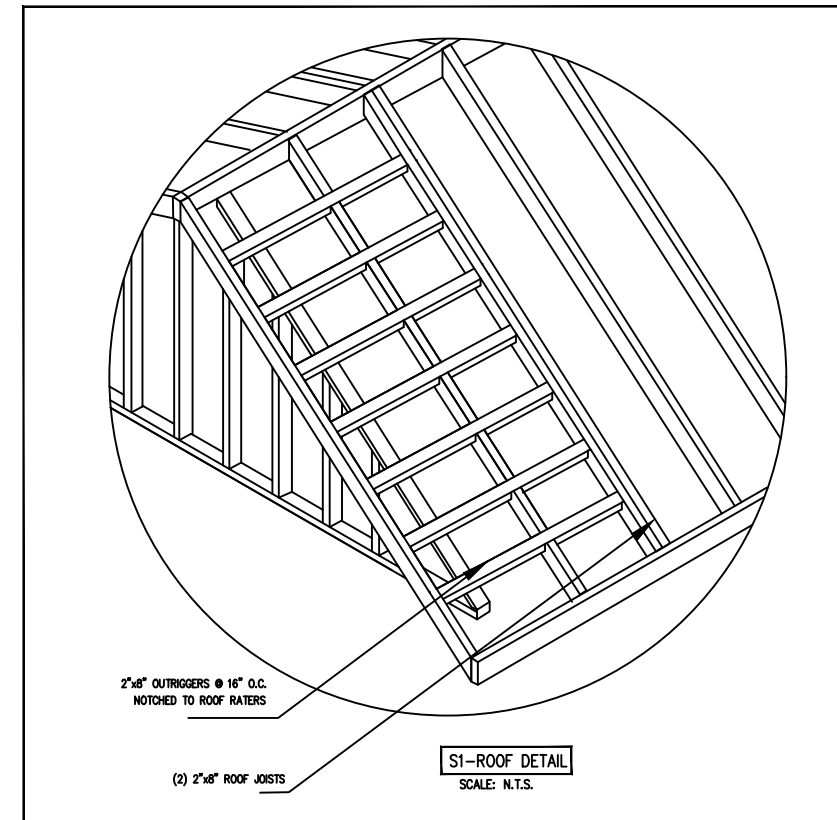
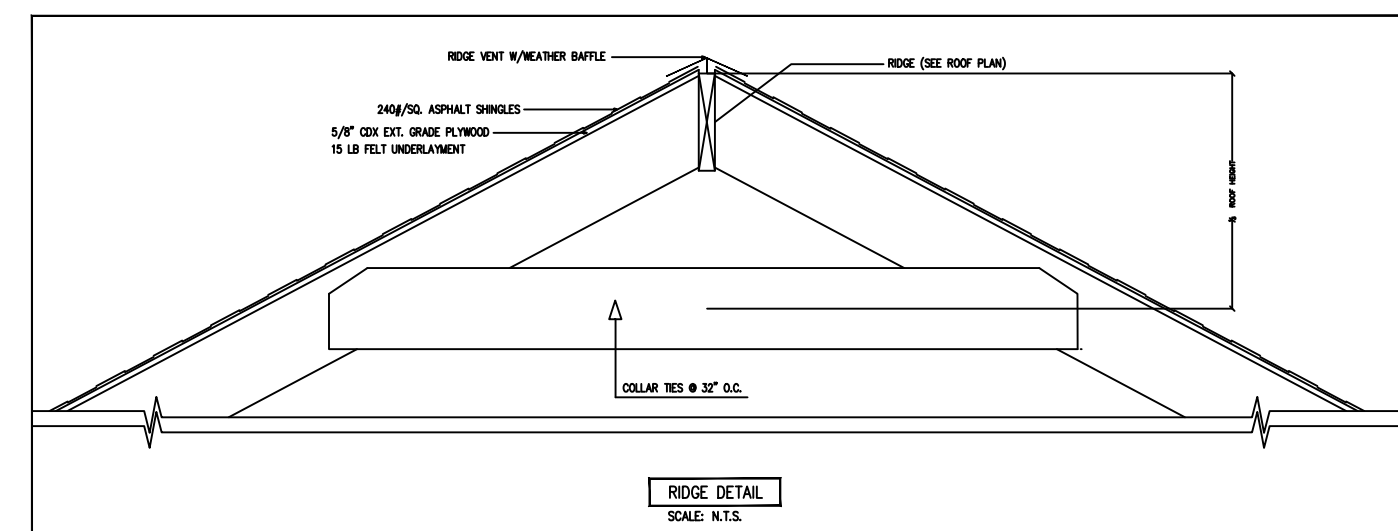
FRONT — ELEVATION
SCALE: $\frac{1}{4}'' = 1'-0''$

RIGHT SIDE — ELEVATION
SCALE: $\frac{1}{4}'' = 1'-0''$



REAR — ELEVATION
SCALE: $\frac{1}{4}'' = 1'-0''$

LEFT SIDE — ELEVATION
SCALE: $\frac{1}{4}'' = 1'-0''$



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ELEVATION PLANS

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