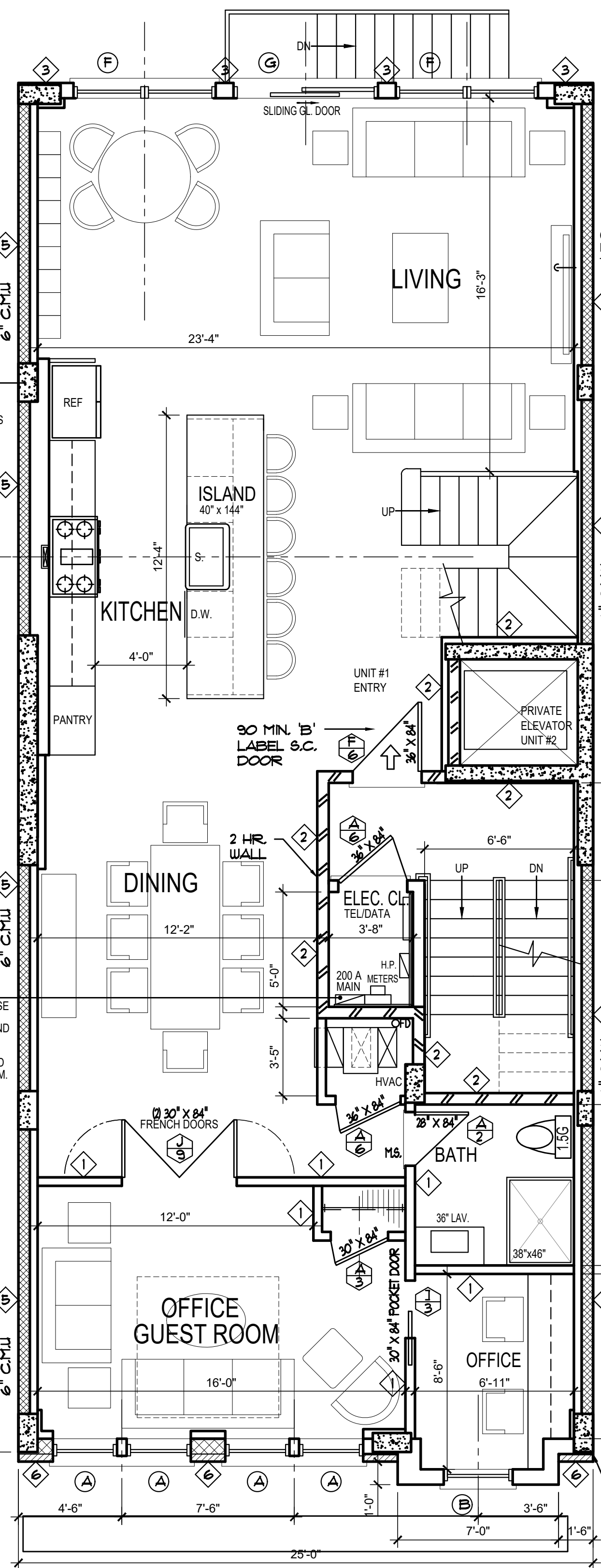


**GROUND FLOOR PLAN**

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

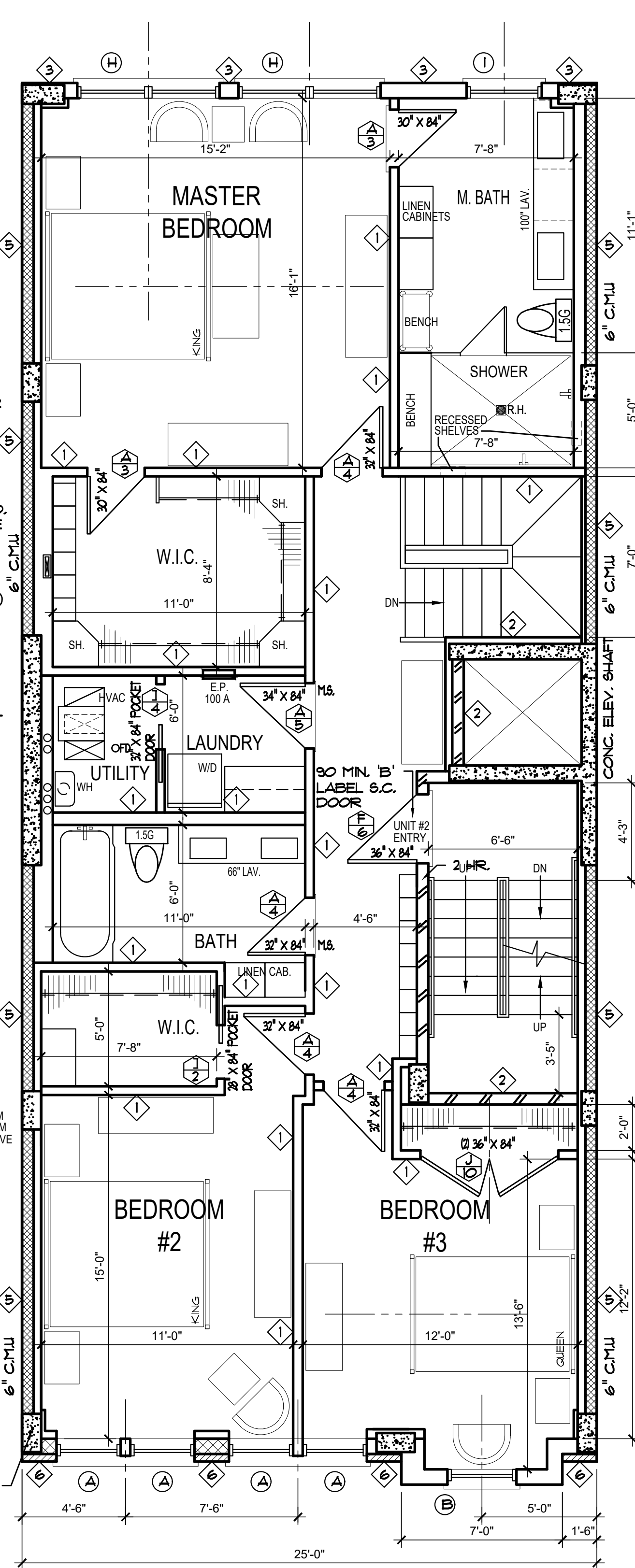
- SAFETY AND COMM. EQUIPMENT**  
 FIRE ALARM, ALARM SYSTEM AND COMMUNICATION EQUIPMENT SHALL BE LOCATED ABOVE THE D.F.E.
- BUILDING MATERIALS**  
 ALL BLDG. MATERIALS BELOW D.F.E. TO BE FIRE RESISTANT
- SOUND CONTROL**  
 ALL PARTITIONS BETWEEN APARTMENTS AND COMMON AREAS, STAIR, ELEVATOR, ETC. PROVIDE SOUND ATTENUATION BATTS AND 1/2" SOUND BOARD PRIOR TO GYP. BOARD INSTALLATION. NO ELECTRIC OR DATA DEVICES OF ADJAC. APARTMENTS IN SAME STUD BAY
- ELEVATOR NOTES**  
 ALL ELEVATOR EQUIPMENT T.B.L. ABOVE D.F.E. IN FOURTH FLOOR PANTRY / MUDROOM
- REFUSE NOTES**  
 REFUSE STORAGE SHALL BE PROVIDED WITHIN EACH UNIT IN KITCHEN AREA
- CITY OF HOBOKEN HAS REFUSE COLLECTION FIVE NIGHTS A WEEK. REGULAR GARBAGE COLLECTION ON SUNDAY, WEDNESDAY AND FRIDAY. COMINGLED RECYCLABLES COLLECTION ON MONDAY AND THURSDAY.**



**FIRST FLOOR PLAN**

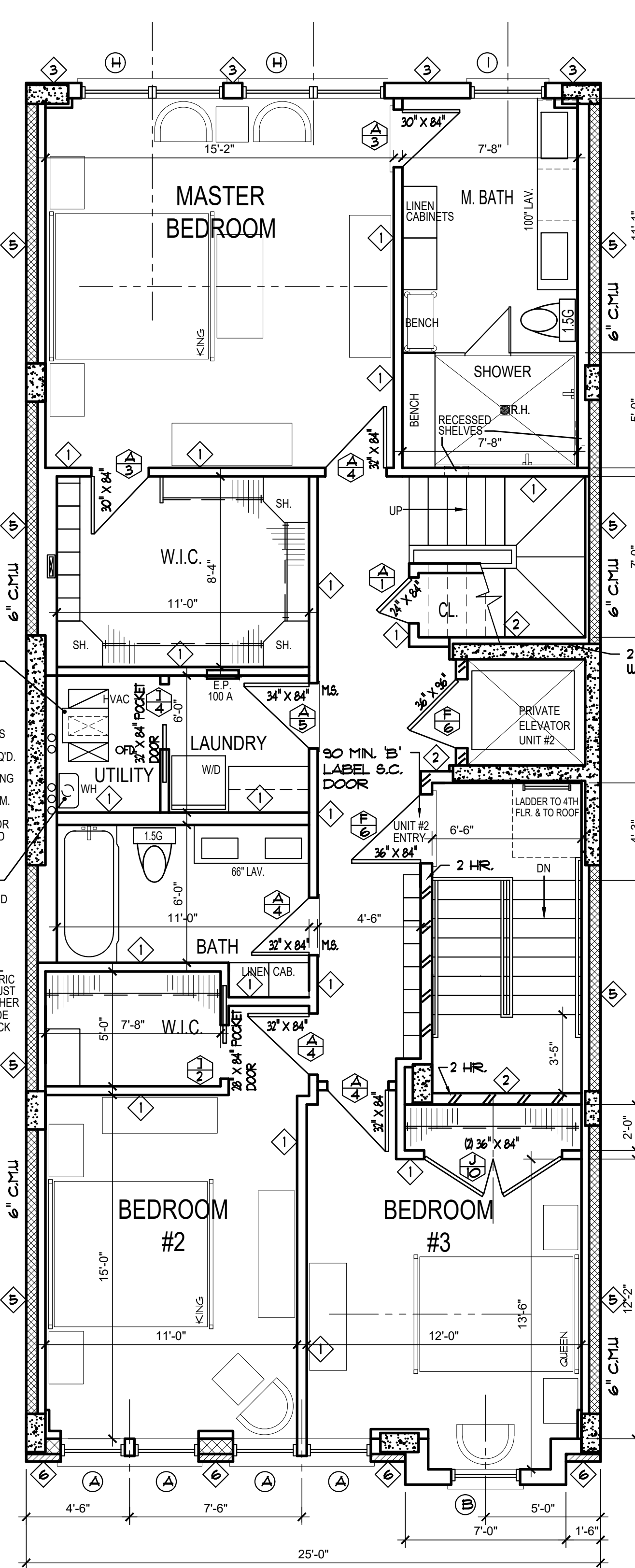
SCALE: 1/4" = 1'-0"

ARC-FAULT CIRCUIT- INTERRUPTER PROTECTION (AFCD) SHALL BE REQUIRED AS PER NEC 210.22. SEE ELECTRIC PANEL SCHEDULES ON DRAWING E-2



**SECOND FLOOR PLAN**

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



**THIRD FLOOR PLAN**

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

NO.	NUMBER	CLEAR OPENING WIDTH	CLEAR OPENING HEIGHT	STYLE	TYPE	NOTES
1	1	34"	80"	A	SLDNG	
2	2	28"	80"	B	SLDNG	LOUVERED
3	3	30"	80"	C	BFOLD	
4	4	32"	80"	D	BFOLD	LOUVERED
5	5	34"	80"	E	SLDNG	
6	6	36"	80"	F	SLDNG	90 MIN B LABEL W/SELF CLOSER
7	7	36"	84"	G	SLDNG	45 MIN C LABEL W/SELF CLOSER
8	8	24"	80"	H	SLDNG	
9	9	30"	80"	I	POCKET	
10	10	36"	80"	J	SLDNG	LOUVERED

- WINDOW / SKYLIGHT NOTES**
- ALL WINDOWS & DOORS ARE AS SELECTED BY OWNER. FINISH (COLOR) & HARDWARE AS SELECTED BY OWNER.
  - PROVIDE INSECT SCREENS.
  - ALL WINDOWS TO BE INSULATED GLASS.
  - PROVIDE GRILLES AS PER OWNER AND / OR AS PER ELEVATIONS.
- \* INDICATES WINDOW UNIT SHALL HAVE TINTED SAFETY GLASS PANES. SEE PLAN FOR INDICATED WINDOW UNITS
- HARDWARE NOTES**
- PROVIDE HARDWARE FOR ALL INTERIOR DOORS AS SELECTED BY OWNER.
- VERIFY WINDOWS & DOORS**
- CONTRACTOR/OWNER/VENDOR SHALL COORDINATE AND VERIFY WINDOW SCHEDULE W/ PLAN AND ELEVATION. UNIT & ROUGH OPENING WIDTH AND HEIGHT, WINDOW TYPE, MODEL #, ACCESSORIES, COLOR, ETC. PRIOR TO PLACING ORDER.
- EGRESS WINDOWS**
- ALL EGRESS WINDOW UNITS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 S.F. THE CLEAR OPENING SHALL BE A MIN. 24" WIDE & 20" HGT. THE MAX. SLL HGT. SHALL BE 44"

**FLOOR PLANS**

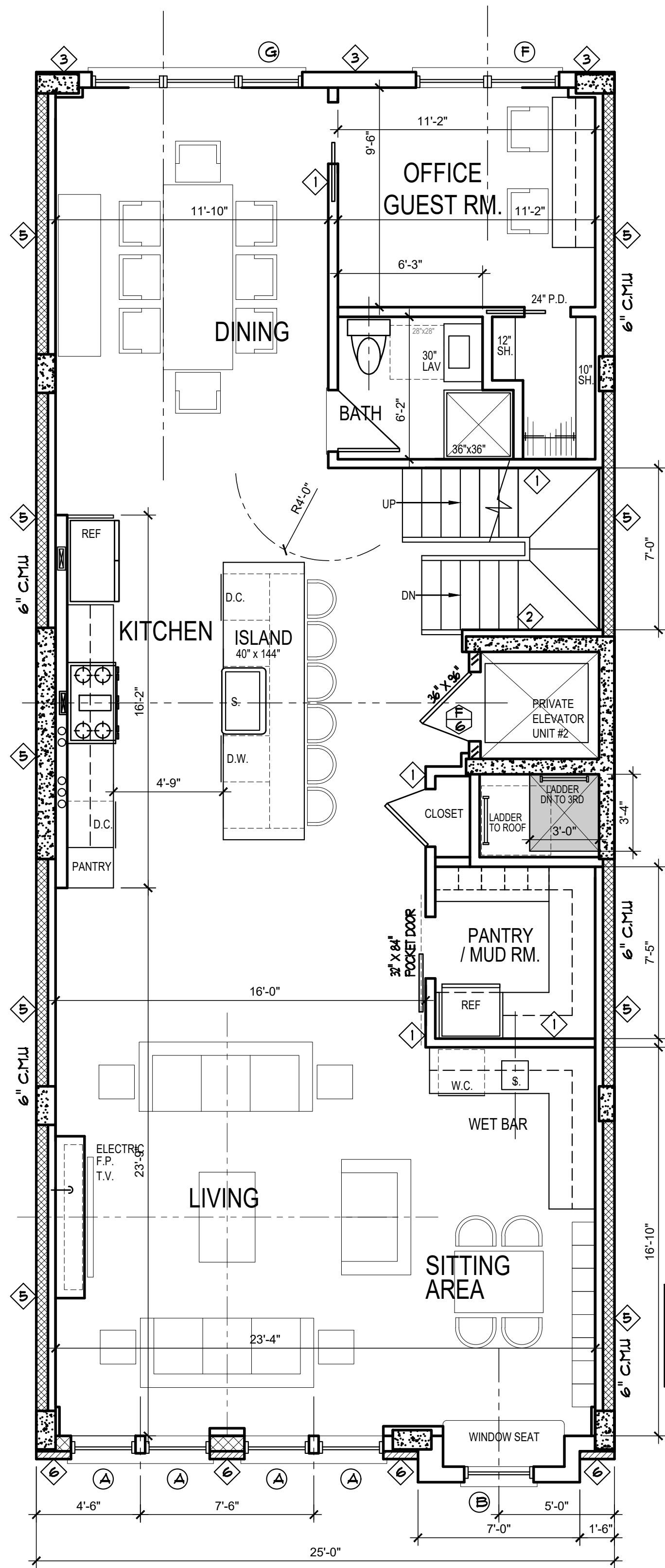
81 Madison Street  
 HOBOKEN, N. J.

**JAMES S. McNEIGHT**  
 ARCHITECT PLANNER PC  
 169 SCHUYLER AVENUE  
 KEARNY, NEW JERSEY 07032  
 (201) 246-7515 (FAX) 246-7513  
 N.J. LICENSE NO. 08626

PROJECT:  
 PROPOSED 5-STORY,  
 2-UNIT RESIDENTIAL  
 APARTMENT BUILDING

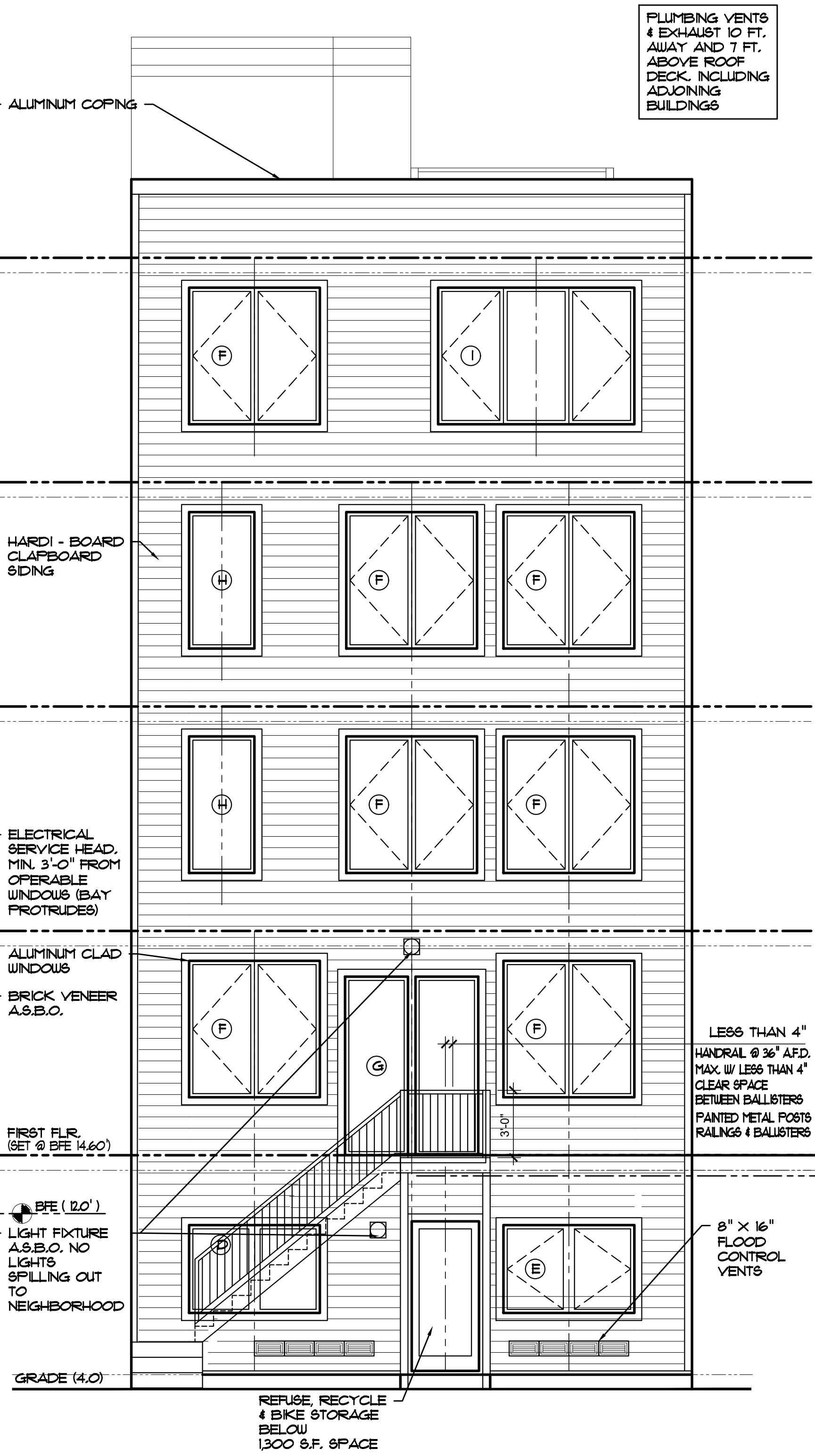
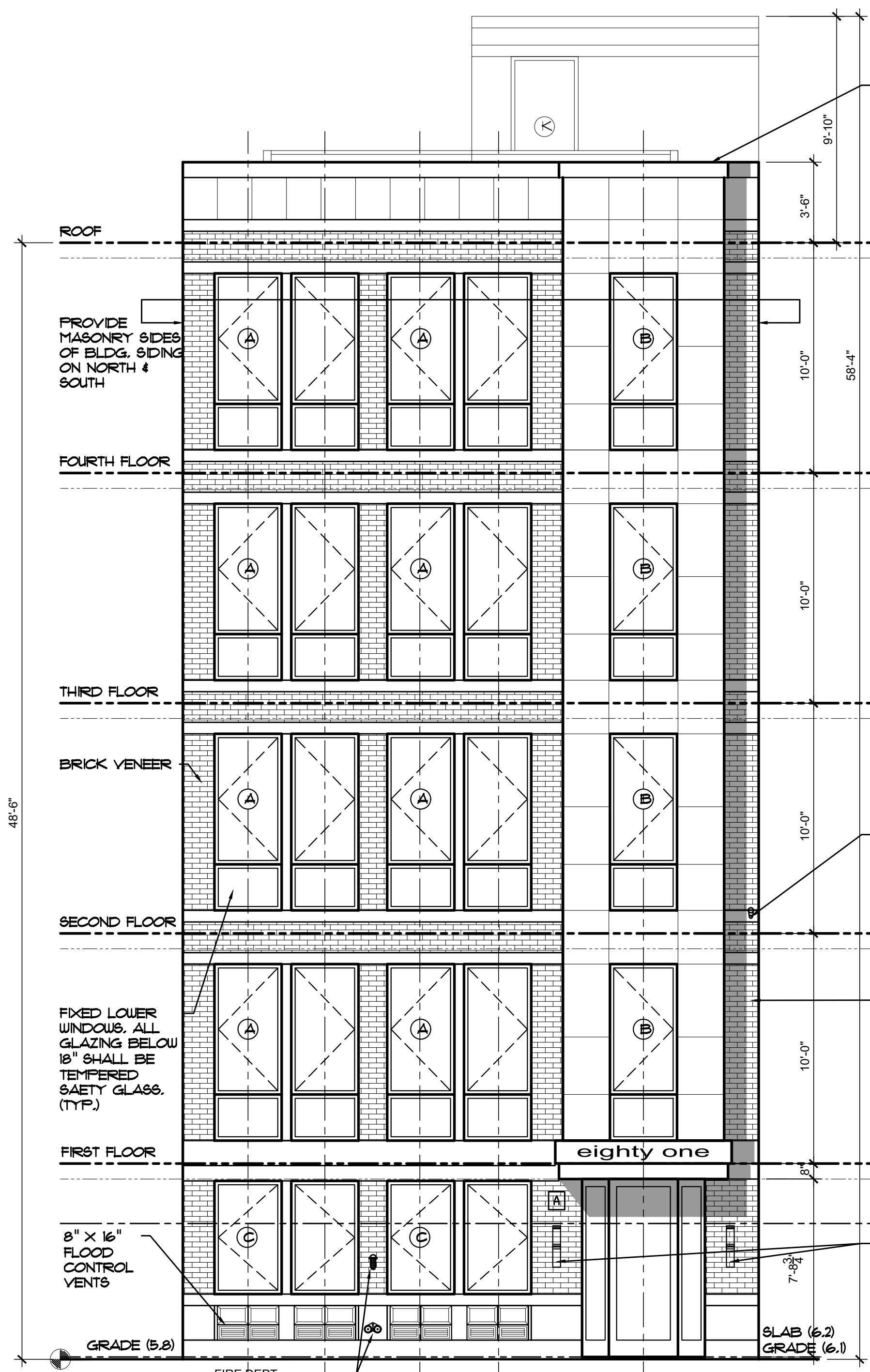
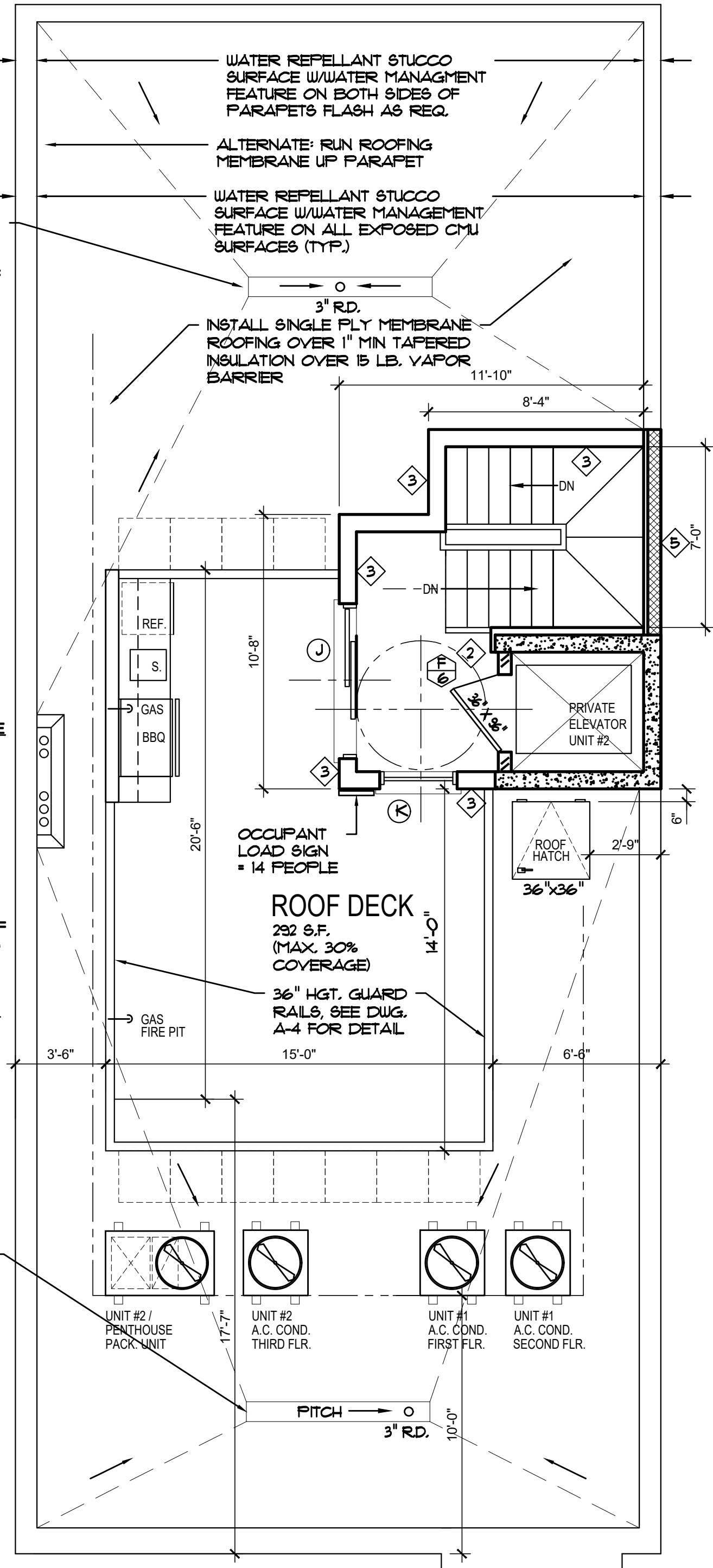
JOB NO. DATE: DRWN. BY:  
 5.31.23

sheet 2 of 10



**ROOF DRAIN**  
3" ROOF DRAIN WITH BIRD CAGE COVER AT ROOF DRAINS (TYP.)

**ROOF COVERAGE NOTES**  
30% MAX. ROOF COVERAGE  
ROOF S.F. = 1500 S.F.  
1500 X 0.30 = 450 S.F.  
PROPOSED ROOF COVERAGE = 449 S.F.  
ROOF DECK OCCUPANT LOAD  
AS PER I.B.C. 1004.1.1 (1 PER 20 S.F.)  
287 S.F. / 20 = 14  
MAX. DECK OCCUPANCY  
= 14 PEOPLE  
MAX. OCCUPANT LOAD SIGN  
ROOF DRAIN 3" ROOF DRAIN WITH BIRD CAGE COVER AT ROOF DRAINS (TYP.)  
ROOF DRAINS DISCONNECTED FROM WASTE LINE DIRECTED TO DETENTION



**FLOOR PLANS**

81 Madison Street  
HOBOKEN, N. J.

PROJECT: PROPOSED 5-STORY, 2-UNIT RESIDENTIAL APARTMENT BUILDING

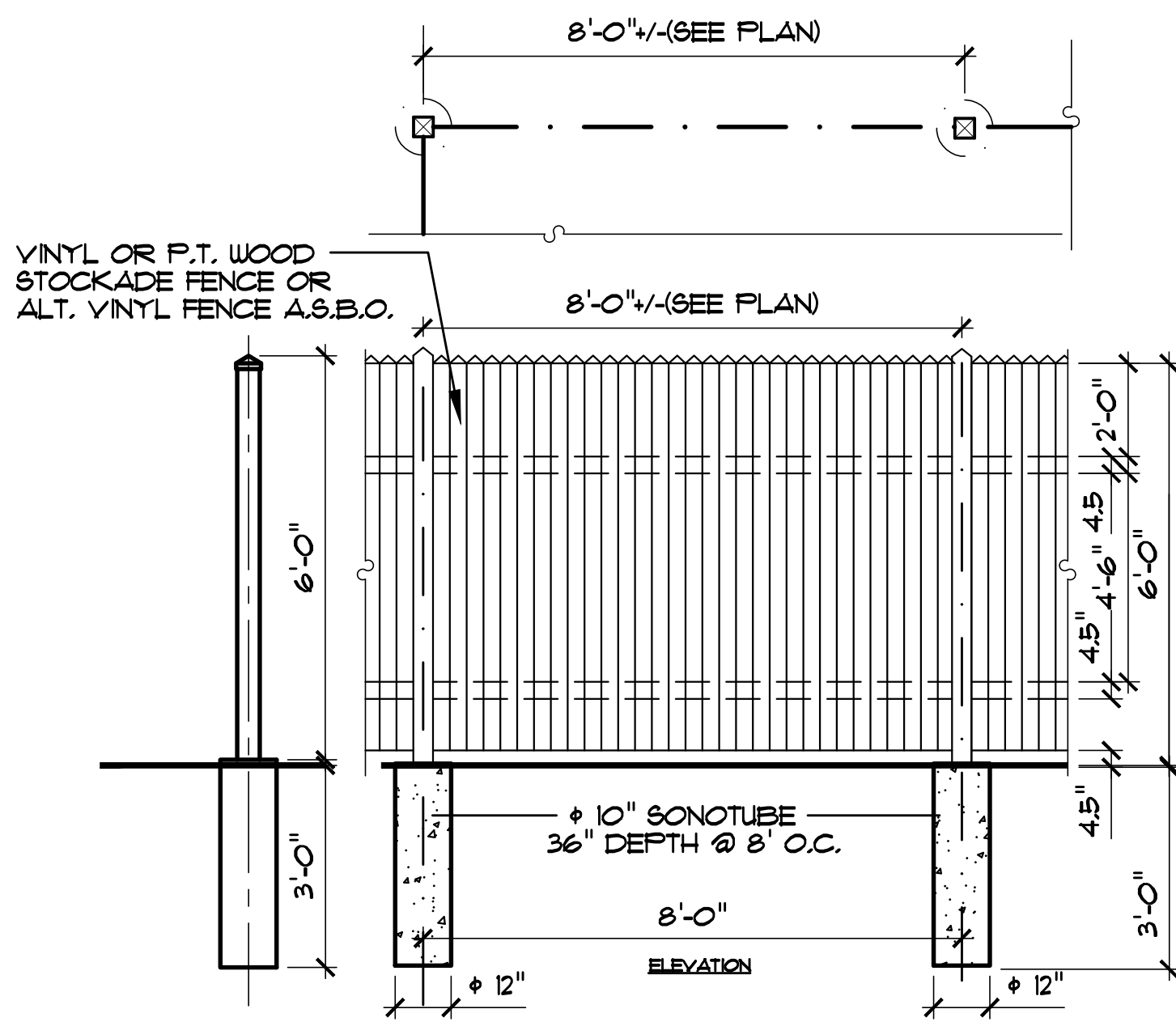
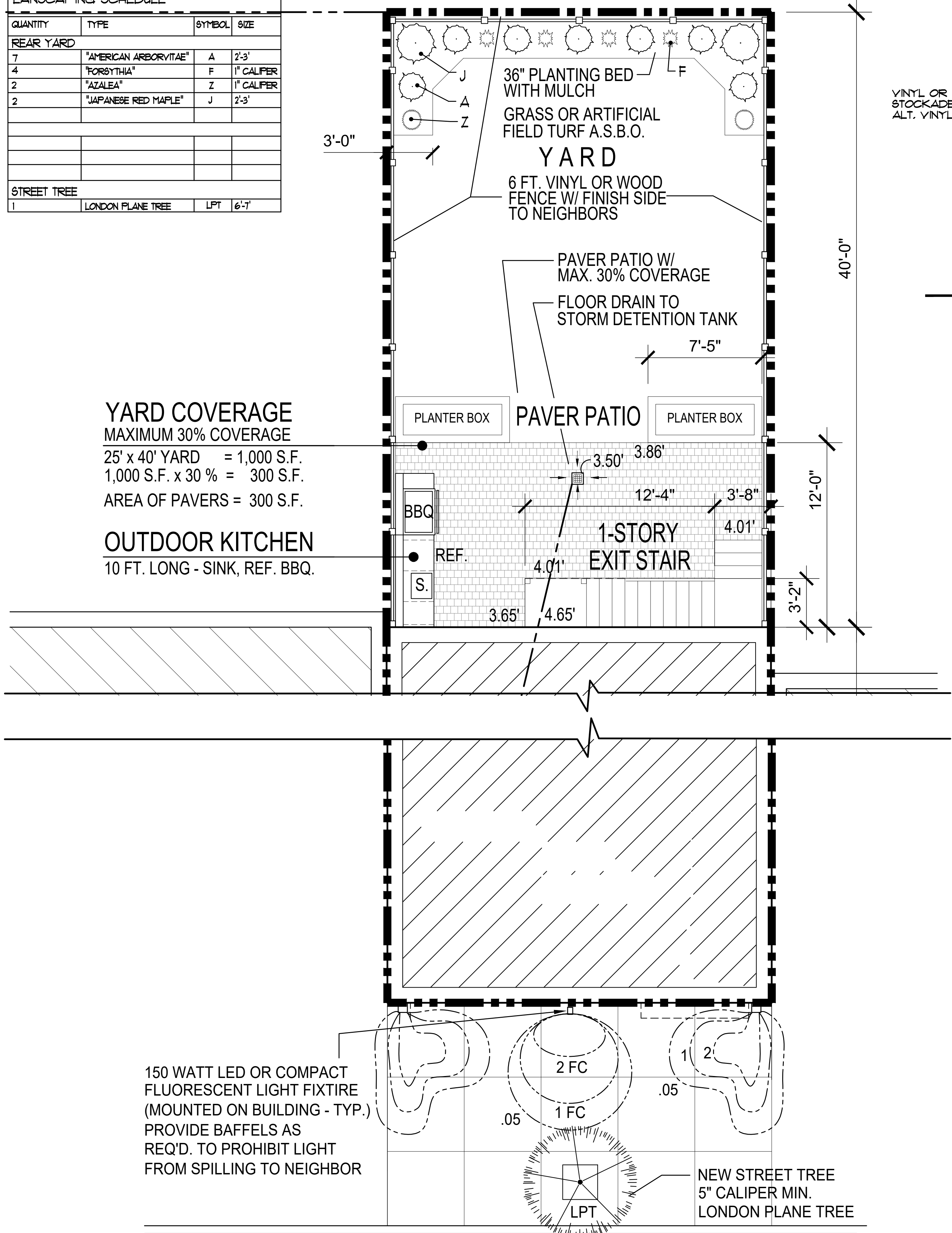
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REVISION

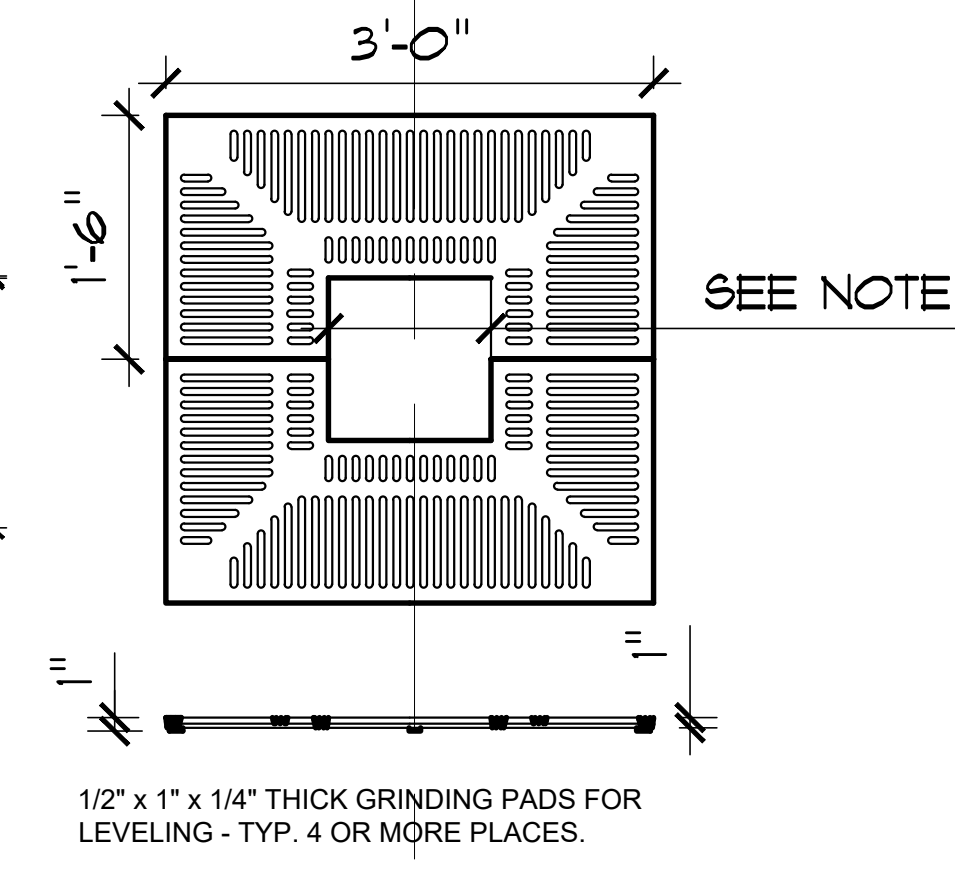
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DRWN. BY:

sheet 3 of 10

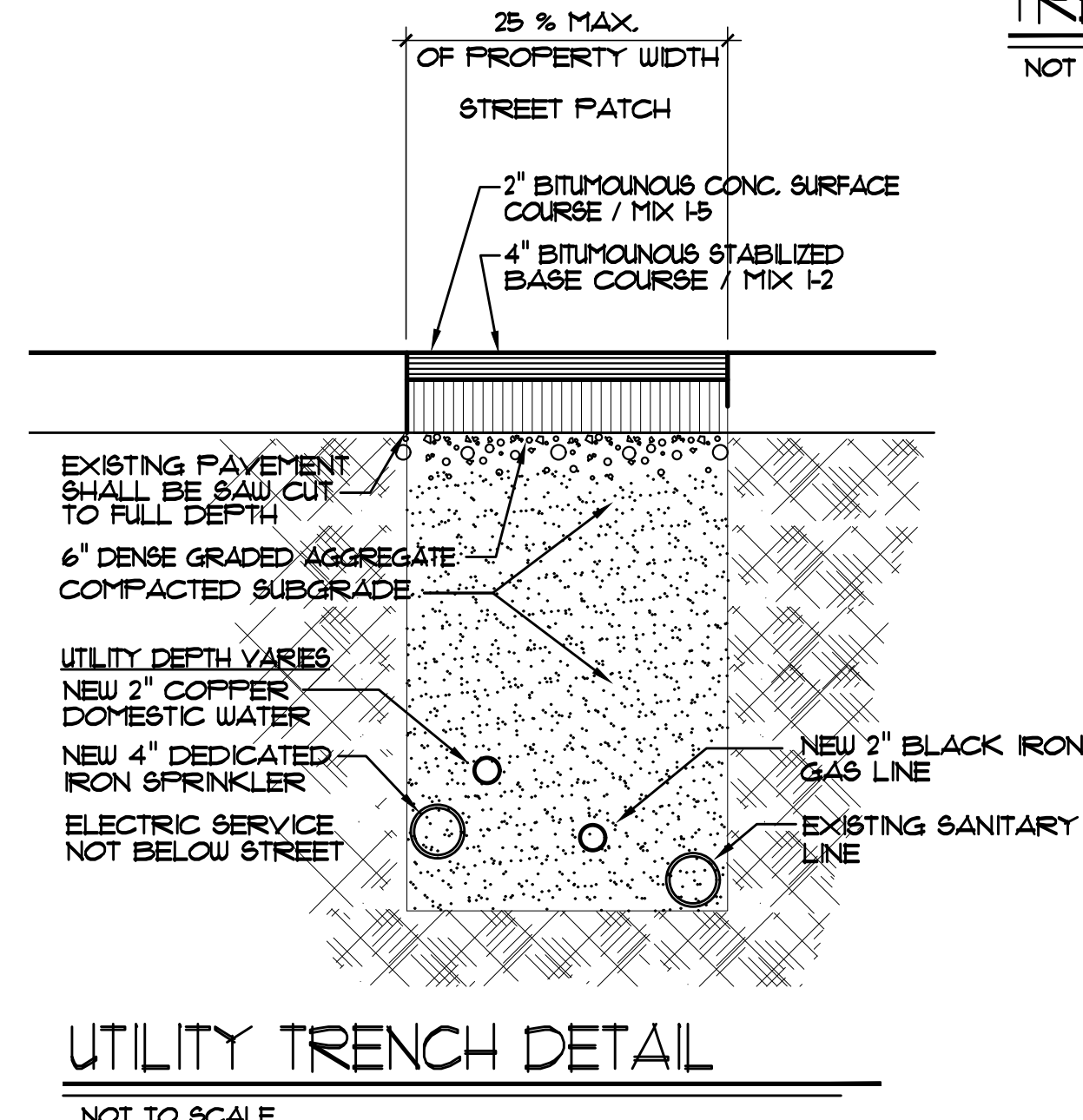
LANDSCAPING SCHEDULE			
QUANTITY	TYPE	SYMBOL	SIZE
<b>REAR YARD</b>			
7	"AMERICAN ARBORVITAE"	A	2'-3"
4	"FORSYTHIA"	F	1" CALIFER
2	"AZALEA"	Z	1" CALIFER
2	"JAPANESE RED MAPLE"	J	2'-3"
<b>STREET TREE</b>			
1	LONDON PLANE TREE	LPT	6'-1"



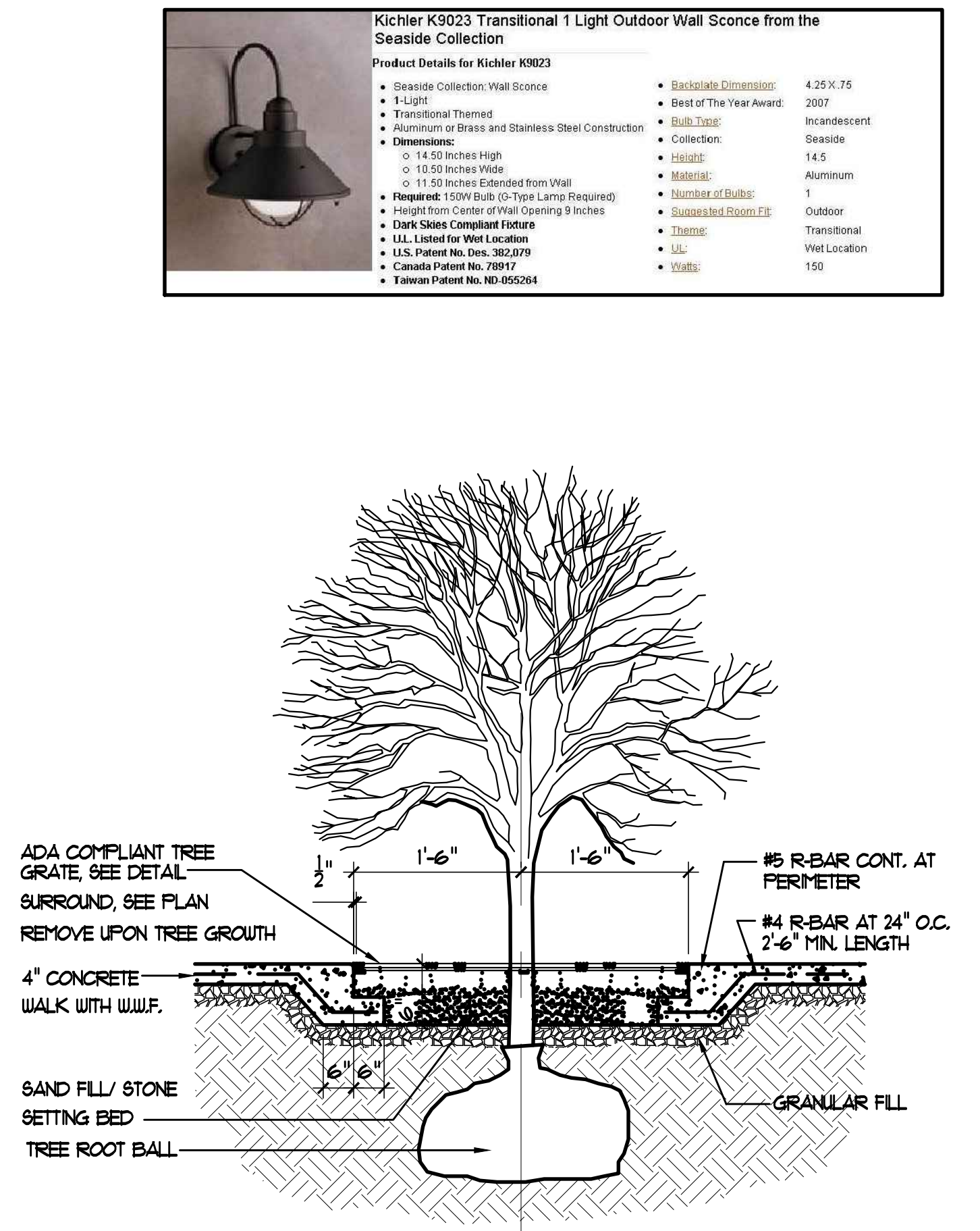
**FENCE DETAIL**  
NOT TO SCALE



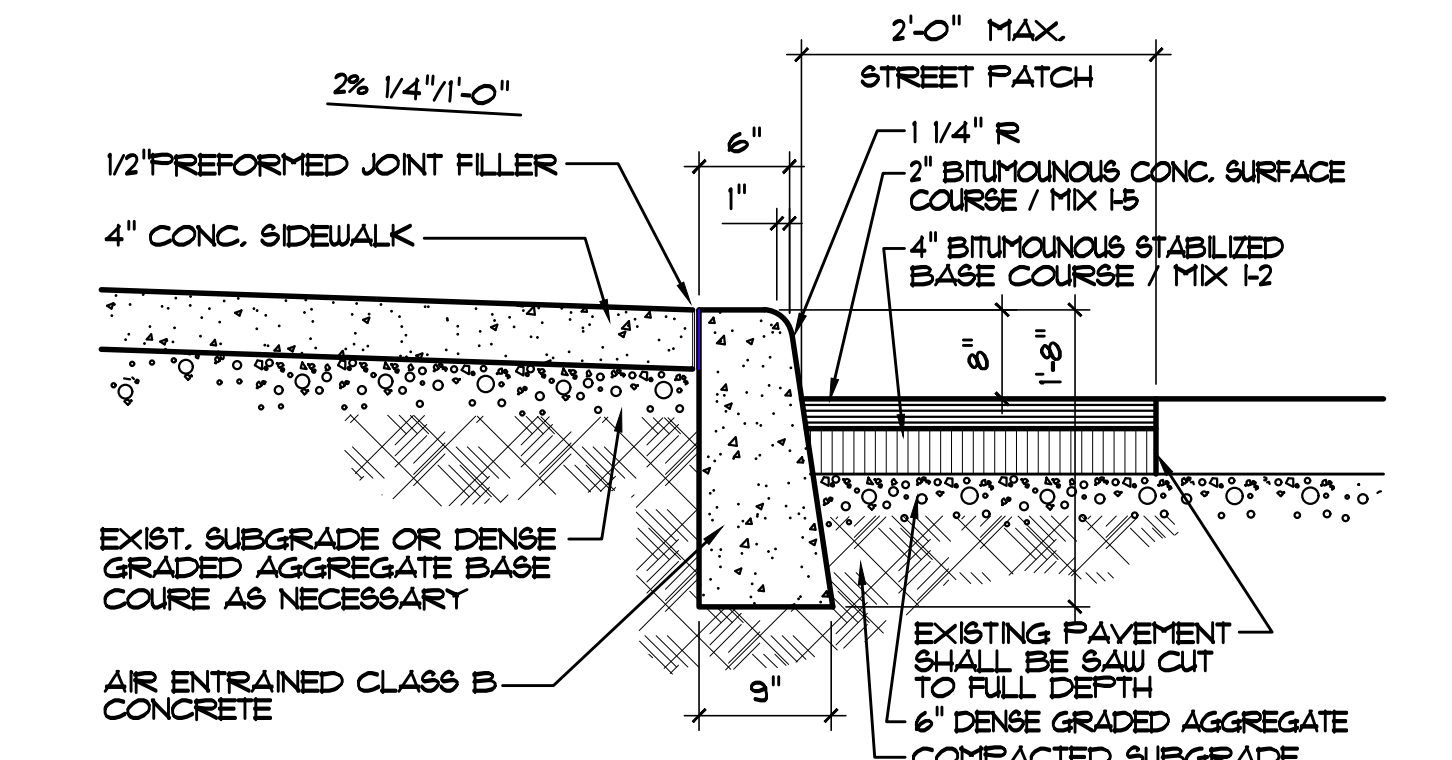
**TREE PLANTING DETAIL - PLAN**  
NOT TO SCALE



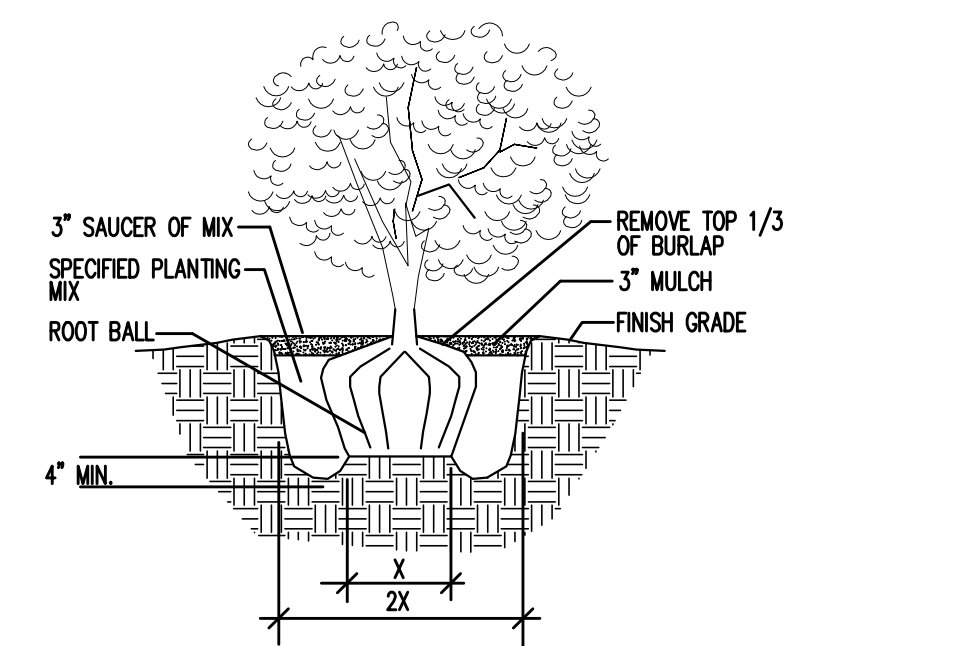
**UTILITY TRENCH DETAIL**  
NOT TO SCALE



**TREE PLANTING DETAIL**  
NOT TO SCALE



**SIDEWALK & CURB DETAIL**  
NOT TO SCALE



**SHRUB PLANTING DETAIL**  
NOT TO SCALE



**MADISON S T.**

**LANDSCAPING & LIGHTING PLAN**  
SCALE: 1/4" = 1'-0"

**LANDSCAPING & LIGHTING**

81 Madison Street  
HOBOKEN, N.J.

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JOB NO. DATE: 5.31.23  
DRWN. BY:

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