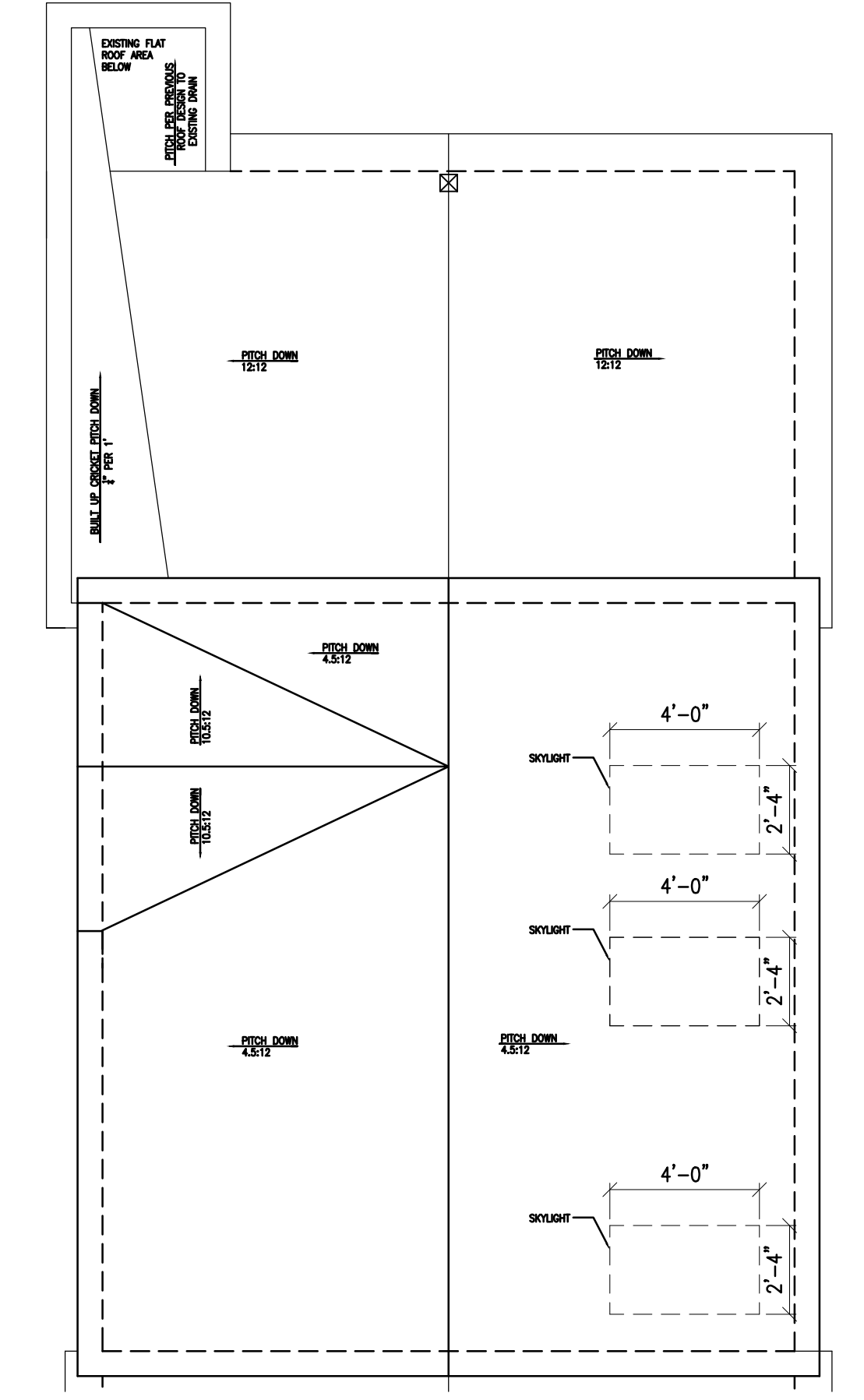


T. NEW A.I.A.
 NJ-RA: 21A102078600

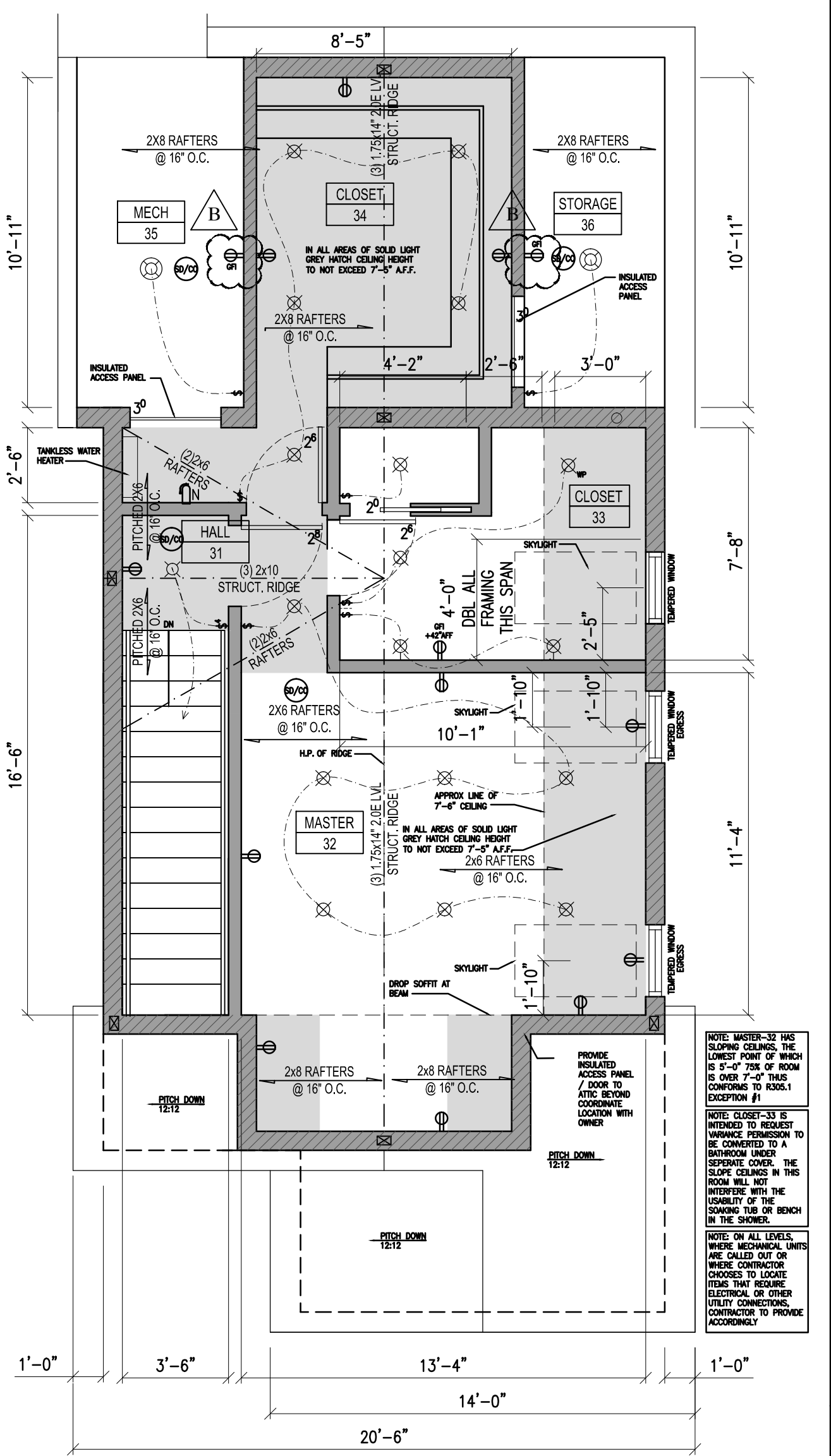
2 FAMILY TO 1 FAMILY CONVERSION
259 GREEN STREET
 259 GREEN STREET
 LYNDHURTS NJ
 BLOCK: 81 LOT: 2.01

B	TYPE 5A CONSTRUCTION AND ELECTRICAL COMMENTS	2024/02/02
A	HEIGHT VERIFICATION CHANGES AND ROOF PITCH MODIFICATIONS	2024/01/02
		DATE

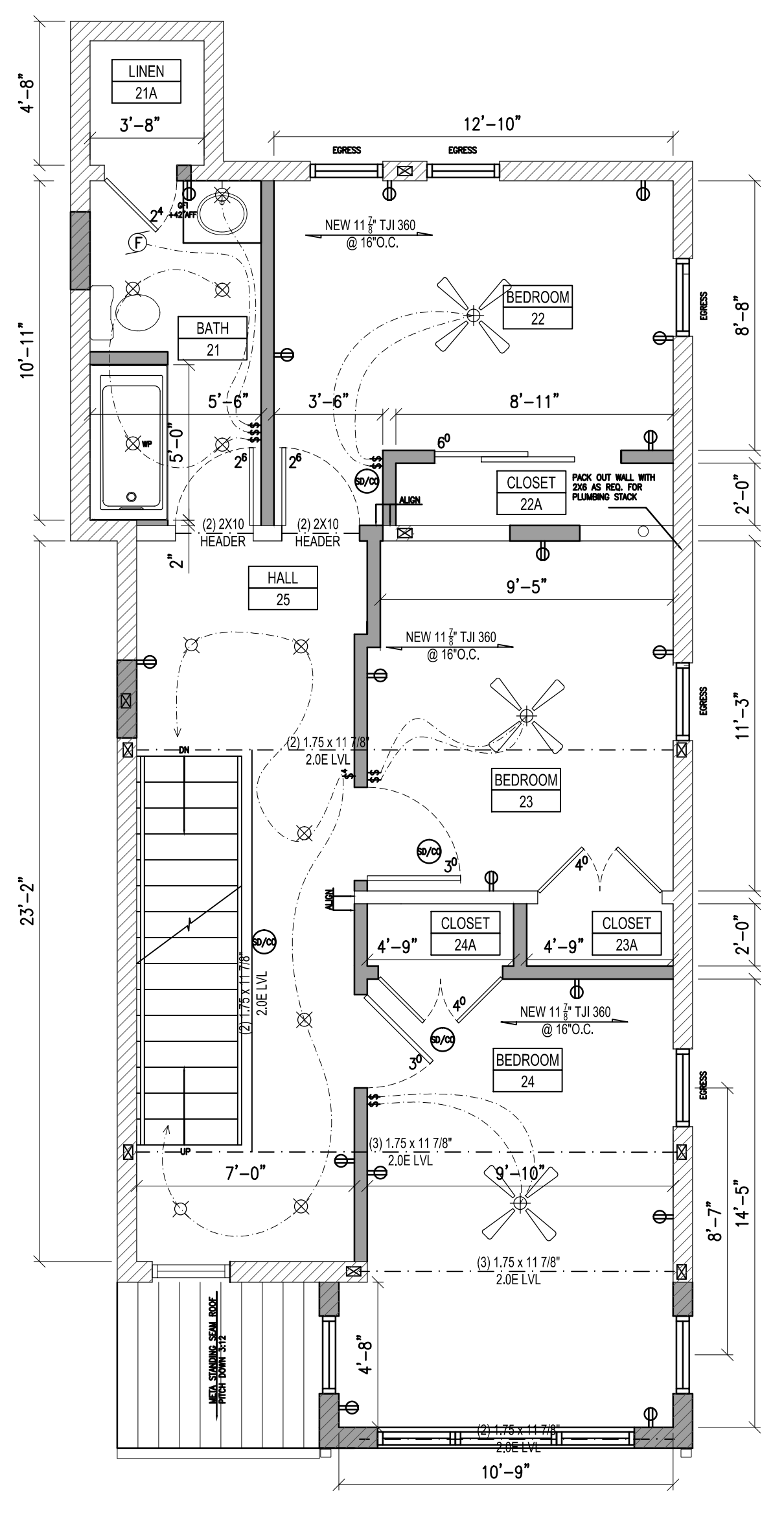
CONSTRUCTION PLAN	
AS NOTED	A-2
SCALE	
TN DRAWN	
TN CHECKED	
113.1	2023/12/20
PROJECT NO.	DATE



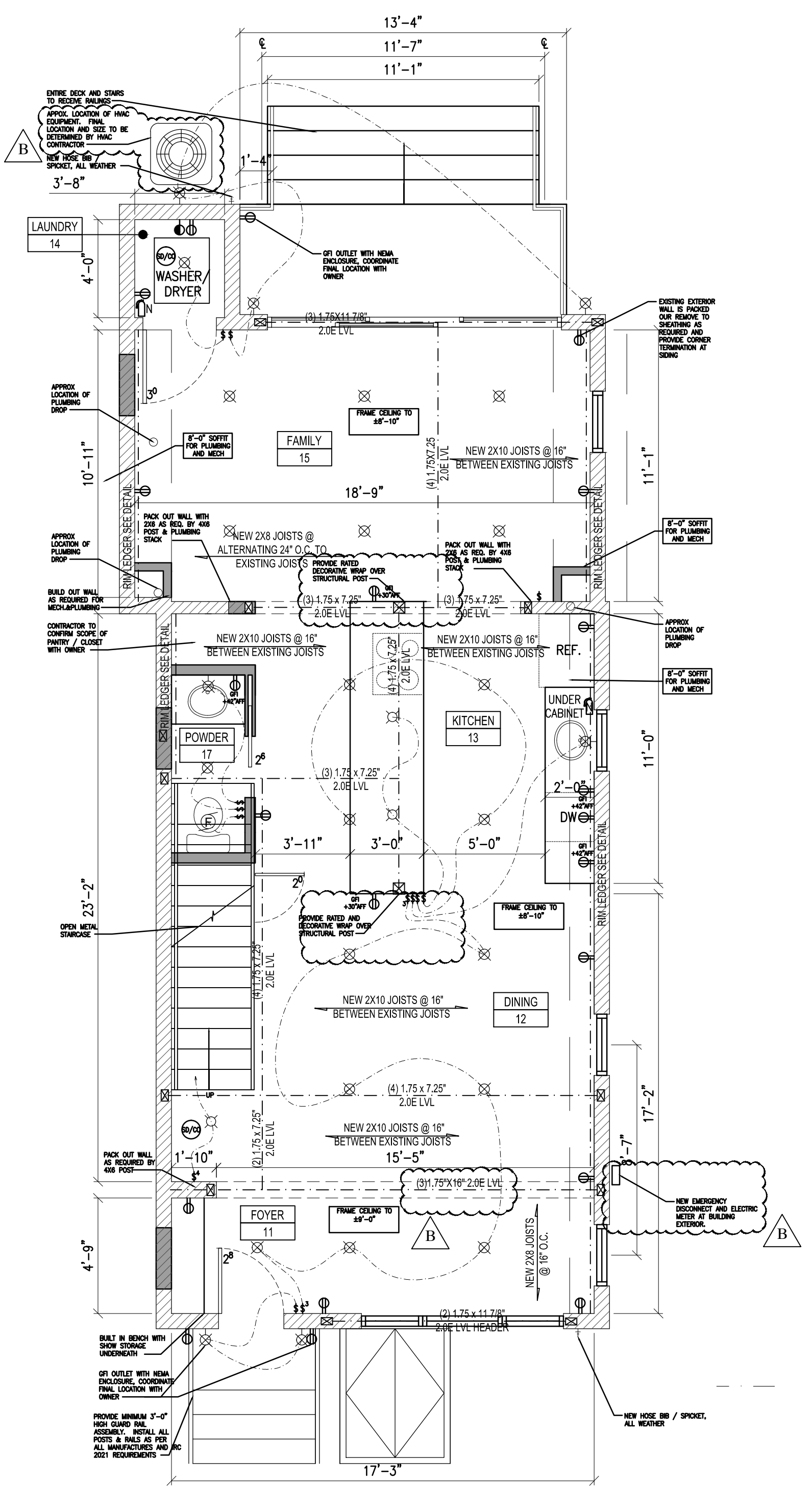
5 PARTIAL ROOF PLAN
 1/4" = 1'-0"



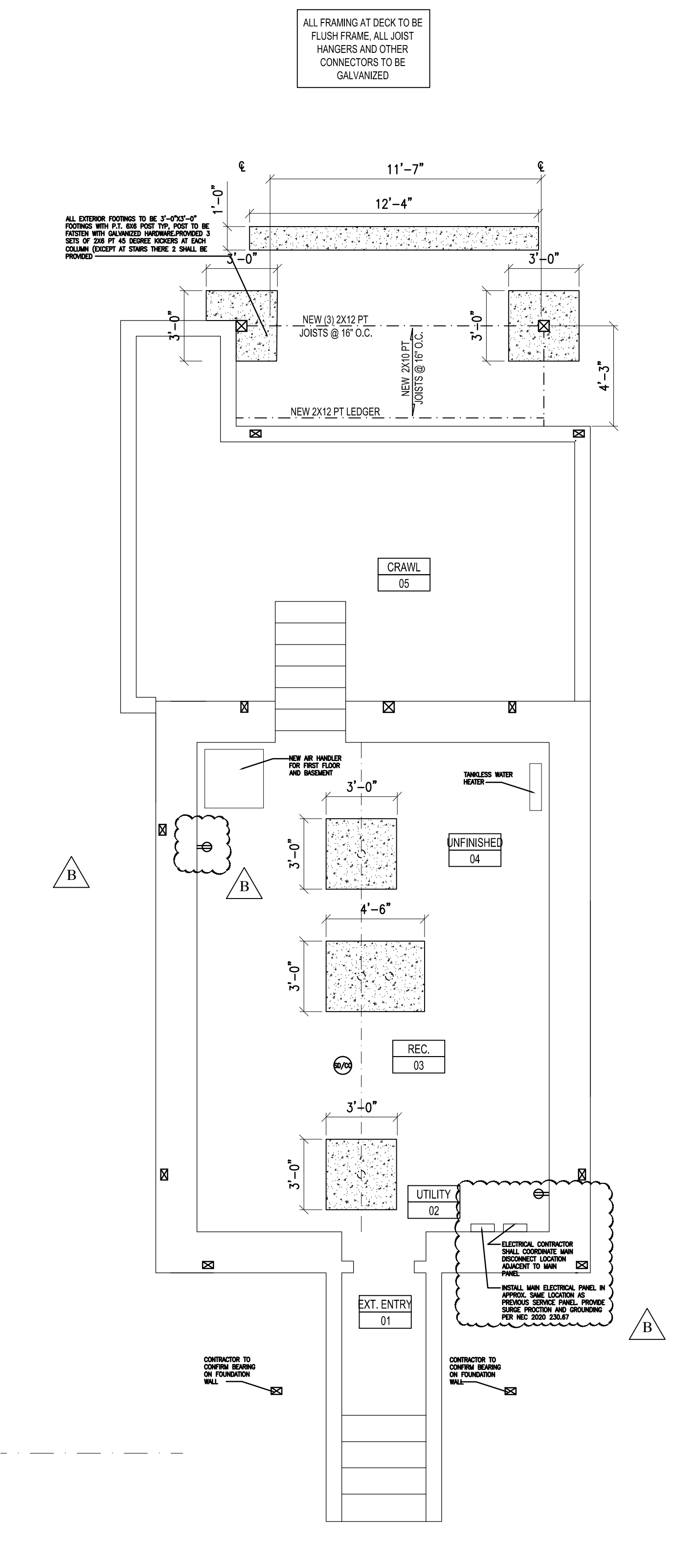
4 HALF STORY/ATTIC CONSTRUCTION PLAN
 1/4" = 1'-0"
 215.8 SF ABOVE 7'-6" CEILING
 PERMISSIBLE BY ZONING SINCE LESS THAN 1/3 THE AREA OF THE FLOOR BELOW
 243.2 SF ABOVE 7'-0" CEILING
 PERMISSIBLE BY IRC SINCE LESS THAN 1/3 THE AREA OF THE FLOOR BELOW



3 SECOND FLOOR CONSTRUCTION PLAN
 1/4" = 1'-0"
 771 SF THIS LEVEL



2 FIRST FLOOR CONSTRUCTION PLAN
 1/4" = 1'-0"
 806 SF BUILDING
 324 DECK & STAIR (NOT INCLUDED IN BUILDING COVERAGE WITHIN 350 SF ALLOWANCE)



1 BASEMENT / FOUNDATION PLAN
 1/4" = 1'-0"

LEDGEN

	INDICATES EXISTING PARTITIONS TO REMAIN		EXHAUST FAN TO BE DUSTED TO EXTERIOR		LIGHT FIXTURE, FINAL SELECTION BY OWNER. ALL SHOWN ON WALL TO BE SCOOPE TYPE ALL SHOWN ON BUILDING EXTERIOR TO BE RATED AS SUCH; SEE SCHEDULE.
	INDICATES NEW STUD PARTITIONS - ALL INTERIOR PARTITIONS TO BE 2X4 FRAMED U.O.N.		HEAT DETECTOR		LIGHT FIXTURE, FINAL SELECTION BY OWNER. ALL FIXTURES INDICATED AS "WP" TO BE WATER PROOFED
	INDICATES WALL THAT NEED TO BE 1 HOUR RATED PER TABLE 601 - 2021 NJ IBC		INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTORS W/ BATTERY BACK-UP		DECORATIVE LIGHT FIXTURE, FINAL SELECTION BY OWNER.
	WOOD POST 4X6 U.O.N.		SWITCH		FIRE EXTINGUISHER: (N) FOR NEW.
	WOOD POST 6X6 U.O.N.		DUPLEX RECEPTACLE		

GENERAL PLAN NOTES

- THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT WITH ANY DISCREPANCIES PRIOR TO THE START OF ANY WORK.
- CONTRACTOR TO VERIFY ALL STAIR OPENINGS FOR RISE & RUN W/ STAIR CONTRACTOR PRIOR TO FINAL FRAMING FOR LANDINGS & OPENINGS.
- CONTRACTOR TO PROVIDE LOCK SET AND DEAD BOLT AT ALL ENTRY DOORS. VERIFY WITH OWNER FINAL SELECTION OF DOOR HANDLE - LEVER TYPE OR KNOB & FINISH.
- CONTRACTOR TO PROVIDE LOCK SET AT ALL BEDROOM AND TOILET DOORS. VERIFY WITH OWNER FINAL SELECTION OF DOOR HANDLE - LEVER TYPE OR KNOB & FINISH.
- PROVIDE CLOSET SHELVING & ROD PACKAGE AS REQUIRED THROUGHOUT, FINAL SELECTION BY OWNER.
- ELECTRICAL CONTRACTOR TO PROVIDE NEW CABLE & PHONE LINES, OUTLETS, AND LIGHT FIXTURES AS REQUIRED. COORDINATE LOCATIONS & SELECTIONS W/ OWNER.
- CONTRACTOR TO PROVIDE DIGITAL ELECTRONIC PROGRAMMABLE THERMOSTAT LOCATIONS TO SUIT LAYOUT.
- DOUBLE UP ALL FRAMING AROUND STAIR AND SKYLIGHT OPENINGS.
- ALL BEARING WALLS AND FLOORS TO RECEIVE 1HR RATING PER TABLE 601 IN 2021 NJ IBC.

© COPYRIGHT 2023 ECLIPSE GROUP, LLC.
 G:\NY Drive\113_259 Green Ave. Lyndhurst NJ\4100_Con Docs & Sheets\2024-02-02_CDS-REV 4.dwg
 DRAWINGS WHICH ARE NOT PLOTTED AT THE SPECIFIED SHEET SIZE ARE MADE TO SCALE.