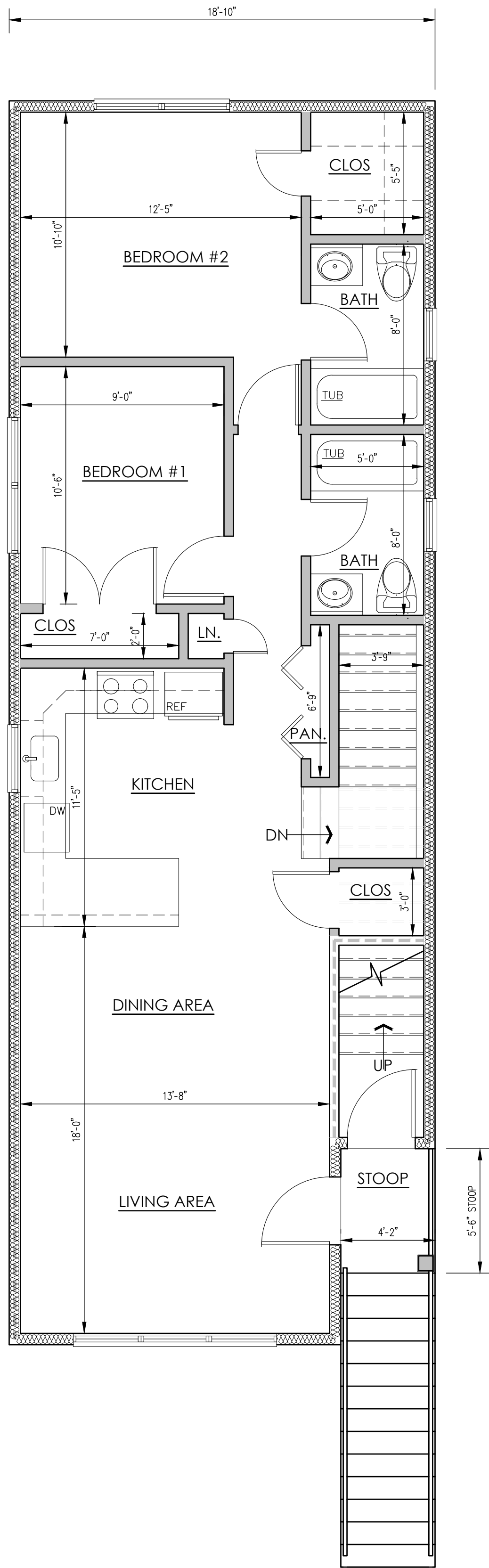
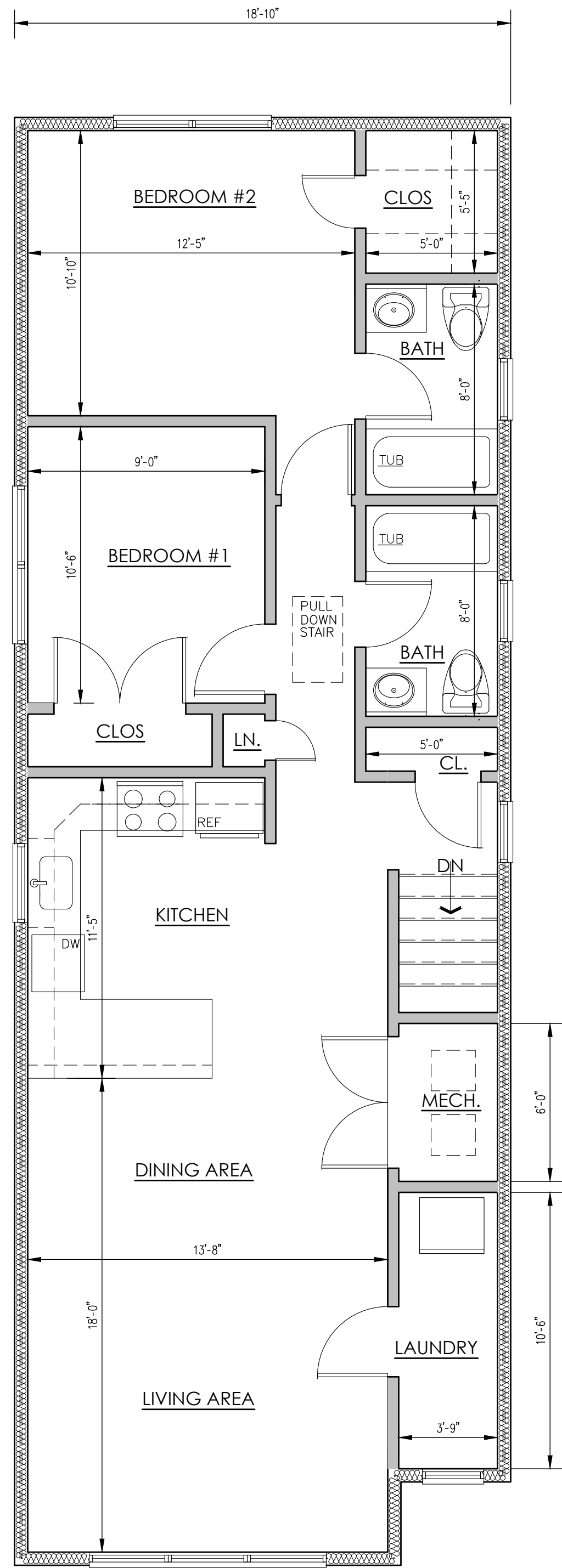


**BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



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



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

WALL LEGEND	
	NEW FOUNDATION WALL OVER NEW CONT. CONCRETE FOOTING (CMU BLOCK) SEE WALL SECTION
	EXTERIOR WALL (TYPE-1) 5/8" TYPE-X FIRERATED GYPS. BOARD ON 2"x4"x16"o.c. WOOD STUD AND 5/8" EXTERIOR SHEATHING w/TYPE-X FIRE RATING
	NEW INTERIOR WALL (TYPE-1) 1/2" GYP. BOARD BOTH SIDES ON 2x4" WOOD STUD @ 16"o.c.
	FIRE RATED INTERIOR WALL 1-HOUR FIRE RATED (SEE DETAIL-1)

**GENERAL NOTES**

- ALL CONSTRUCTION TO CONFORM WITH THE LATEST "I.R.C. 2018" N.J. BUILDING CODE REQUIREMENTS AND LOCAL MUNICIPAL AUTHORITY, NEW JERSEY UNIFORM FIRE CODE AND NEW JERSEY UNIFORM CONSTRUCTION CODES.
- THE CONTRACTOR SHALL OBSERVE ALL LAWS AND ORDINANCES GOVERNING THE WORK OF HIS CONTRACT AND SHALL OBTAIN AND PAY FOR ANY ADDITIONAL PERMITS, INSPECTIONS OR FEES REQUIRED FOR THE WORK OF HIS TRADE OR TRADES.
- CONTRACTOR TO TAKE OUT AND MAINTAIN FOR LIFE OF THE CONTRACT PUBLIC LIABILITY/PROPERTY DAMAGE INSURANCE TO PROTECT HIMSELF AND SUB-CONTRACTORS FROM CLAIMS WHICH MAY ARISE FROM OPERATIONS UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL PLAN, PAY FOR, AND OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING WORK.
- NO WORK SHALL BE COMMENCED UNDER THIS CONTRACT UNTIL THE CONTRACTOR HAS OBTAINED ALL INSURANCE REQUIRED BY LAW AND THIS SPECIFICATION, AND SUCH INSURANCE HAS BEEN PROVIDED TO THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FIRE, STORM AND VANDALISM INSURANCE ON THE ENTIRE STRUCTURE ON WHICH THE WORK OF THE CONTRACTOR IS BEING PERFORMED, AND UPON ALL INSTALLED MATERIALS AND EQUIPMENT.
- DO NOT SCALE ANY DRAWINGS, ALL WRITTEN DIMENSIONS SHALL GOVERN.
- CONTRACTOR SHALL INVESTIGATE SITE AND VERIFY ALL DIMENSIONS. ENGINEER'S SITE PLAN MUST BE OBTAINED TO VERIFY SITE SURVEY INFORMATION AND VERIFY ALL MISC. ITEMS INCLUDING SEPTIC SYSTEM LOCATION. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK.
- OWNER AND CONTRACTORS SHALL HOLD THE ARCHITECT HARMLESS FROM ANY DISPUTES AND DAMAGES ARISING FROM NONCOMPLIANCE TO THESE CONSTRUCTION DRAWINGS, & NOT SPECIFIED CODE REQUIREMENTS, INCLUDING ANY PAYMENTS AND LEGAL FEES.
- NO BASIC CHANGES MAY BE MADE WITHOUT EXPRESSED CONSENT OF THE OWNER AND ARCHITECT'S WRITTEN AUTHORIZATION.
- EXTENT OF THE CONTRACTOR'S WORK SHALL BE AS DIRECTED BY THE OWNER WRITTEN AUTHORIZATION MUST BE OBTAINED BEFORE THE EXECUTION OF ANY WORK IN EXCESS OF THE ORIGINAL CONTRACT.
- SUBSTITUTIONS WILL BE ALLOWED WHEN THE SPECIFIED ITEMS CANNOT BE OBTAINED WITHIN THE CONTRACT TIMEFRAME AS PER APPROVAL. SAMPLES ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVALS.
- ARCHITECT DESERVES THE RIGHT TO REJECT ANY/ALL WORK NOT PERFORMED IN A NON-WORKMAN-LIKE MANNER.
- ARCHITECT MUST BE NOTIFIED IN WRITING OF ANY CHANGES PRIOR TO EXECUTION OF ANY WORK.
- CONTRACTOR IS TO REMOVE ALL DEBRIS FROM THE SITE ON A DAILY BASIS.
- ON COMPLETION OF WORK, CONTRACTOR IS TO PROVIDE A BROOM-CLEAN SPACE.
- UNLESS R.A.PUZIO ARCHITECT INC. IS HIRED FOR FULL SERVICES, WHICH INCLUDE OVERSEEING CONSTRUCTION AND APPROVING PAYMENT REQUESTS FROM CONTRACTORS, THIS LIMITS THE ARCHITECT'S LIABILITY TO THE TOTAL ARCHITECTURAL FEE ONLY.

**CONSTRUCTION CODE INFORMATION**

2018 INTERNATIONAL RESIDENTIAL CODE, NJ EDITION  
2018 INTERNATIONAL MECHANICAL CODE  
2018 INTERNATIONAL ENERGY CONSERVATION CODE  
2017 NATIONAL ELECTRICAL CODE (NFPA 70)  
2018 NATIONAL STANDARD PLUMBING CODE  
2018 INTERNATIONAL FUEL GAS CODE  
N.J.A.C. 5:23-6 REHABILITATION SUBCODE  
NJUCC. SUBCHAPTER 6

**CODE INFORMATION**

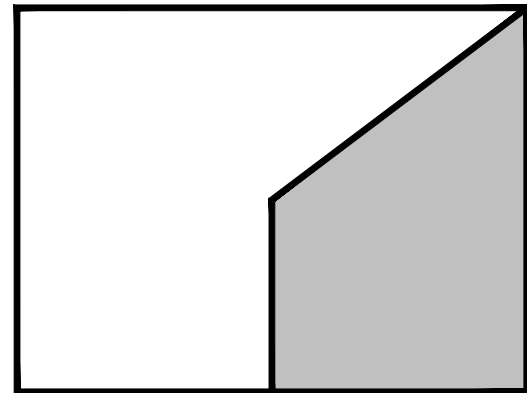
USE GROUP: R-5  
TWO FAMILY (3 STORY)  
CONSTRUCTION TYPE: 5A (PROTECTED)  
HEIGHT OF STRUCTURE: 34'-8" APPROX (GRADE TO RIDGE)

**DWELLING AREA CALCULATION:**

TOTAL BASEMENT FLOOR AREA: 696 SQ. FT  
TOTAL 1ST FLOOR AREA: 1,000 SQ. FT  
TOTAL 2ND FLOOR AREA: 958 SQ. FT  
TOTAL BUILDING FLOOR AREA: 2,654 SQ. FT  
GARAGE ..... 292 SQ. FT  
STOOP/STAIR ..... 23 SQ. FT  
TOTAL BUILDING VOLUME (CUBIC AREA) : ± 29,100 CU. FT

**DWELLING DESCRIPTION**

**TWO FAMILY DWELLING**  
**UNIT ONE**  
BASEMENT AND 1ST FLOOR = 3 BEDROOMS  
**UNIT TWO**  
2ND FLOOR = 2 BEDROOMS  
**PARKING**  
3 CAR ONSITE (1 GARAGE + 2 DRIVEWAY)



**PUZIO  
ARCHITECTS**

R. A. PUZIO ARCHITECT INC.  
785 TOTOWA ROAD, TOTOWA, NJ 07512  
TEL. 973.904.0094 FAX: 973.904.0095  
WWW.PUZIOARCHITECTS.COM

NEW TWO FAMILY DWELLING  
FOR  
**SELGROVE GROUP, LLC**  
AT

517 BERGEN STREET  
HARRISON, NJ  
LOT 28 BLOCK 155

Robert Adam Puzio, AIA  
Licence No.

NJ ..... AI 15225

**DESIGN PLAN**

Drawing Title

Rev:

REVISION ENGINEER REVIEW  
4-1-22

Project No. Drawn by: RAP

**20-090**

Project Date.

**11.4.21**

Drawing No.

OF 2 SHEETS

**A-2**