

TWO FAMILY HOUSE WITH GARAGE

CODE AUTHORITIES

ALL WORK TO CONFORM TO THE FOLLOWING REQUIREMENTS:

1. BUILDING CODE: 2015 INTERNETIONAL RESIDENTIAL CODE
2. MECHANICAL CODE: 2015 INTERNETIONAL MECHANICAL CODE
3. ELECTRICAL CODE: 2012 NFPA NEC.
4. 2015 INTERNETIONAL ENERGY CONSERVATION CODE
5. PLUMBING CODE: 2015 INTERNETIONAL PLUMBING CODE

PROJECT INFORMATION

PROJECT DESCRIPTION: 2 STORY TOWN HOUSE
PROJECT ADDRESS: CANAL PARK DR
 SALISBURY, MD 21804
ZONING:
CONSTRUCTION TYPE: V-B
LOT SIZE:



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GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2015 IRC, 2012 IECC AND ALL LOCAL CODES AND ORDINANCES, AND ALL OTHER LOCAL STATE RULES AND REGULATIONS, AS WELL AS ALL CITY, COUNTY AND FEDERAL RULES, REGULATIONS, ORDINANCES, SAFETY LAWS AND SANITARY ORDINANCES. IF THE DRAWINGS AND/OR THE SPECIFICATIONS ARE AT VARIANCE THEREWITH, THE CONTRACTOR SHALL SO NOTIFY THE ARCHITECT IMMEDIATELY
2. SLOPE GRADE AWAY FROM STRUCTURE A MIN. OF 5% FOR 5 FEET.
3. ROOF AND DECK DOWNSPOUTS, FOUNDATION PERIMETER DRAIN LINE, DRIVEWAY AND PATIOS SHALL BE CONNECTED TO A SUBTERRANEAN SYSTEM WHERE REQUIRED BY CURRENT STORM DRAINAGE ORDINANCE.
4. PRIOR TO INSPECTION OF ROOF FRAMING, ENGINEERED CALCULATIONS FOR THE MANUFACTURED ROOF TRUSSES, AS PER PLAN, WILL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL.
5. THE GENERAL NOTES ARE COMPLEMENTARY TO THE GENERAL CONDITIONS AND SPECIFICATIONS. SHOULD CONFLICTS OCCUR, THEY SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.
6. SHOULD CONFLICTS OCCUR BETWEEN THE DRAWINGS AND SPECIFICATIONS, DRAWINGS SHALL GOVERN IN MATTERS OF DIMENSION OR QUANTITY; SPECIFICATIONS SHALL GOVERN IN MATTERS OF MATERIALS, INSTALLATION OR FINISHES.
7. DURING CONSTRUCTION, REPORT ALL DISCREPANCIES AND/OR CONFLICTS IN THE DRAWINGS TO THE ARCHITECT IMMEDIATELY.
8. VERTICAL AND HORIZONTAL FIRE BLOCKING SHALL CONFORM TO VRC R608.2.
9. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND LABOR REQUIRED TO COMPLETE THE WORK. EXCLUSION OF AN ITEM OR ITEMS DOES NOT IMPLY OMISSION. THE CONTRACTOR'S RESPONSIBILITY IS TO NOTIFY THE ARCHITECT & OWNER OF THESE OMISSIONS PRIOR TO THE SUBMISSION OF BIDS. THE CONTRACTOR SHALL COMPLY WITH THE SPIRIT AND INTENT OF THESE DOCUMENTS AND SHALL COMPLETE THE WORK SATISFACTORILY AND IN A MANNER ACCEPTABLE TO THE OWNER. THESE DOCUMENTS ILLUSTRATE THE MINIMUM STANDARDS OF CONSTRUCTION AND THE CONTRACTOR SHALL MEET OR EXCEED NORMAL CONSTRUCTION TECHNIQUES AND STANDARDS FOR A BUILDING OF THIS TYPE.
10. NEITHER THE ARCHITECT, THE ENGINEER, OR THE OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF THE CONTRACTOR; SAFETY PRECAUTIONS AND PROGRAMS OF CONTRACTOR; THE ACTS OR OMISSIONS OF THE CONTRACTOR; OR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR SPECIFICATIONS.
11. VERIFY DIMENSIONS, GRADES, ELEVATIONS AND CRITICAL LOCATIONS, SUCH AS STRUCTURAL SUPPORTS, BEFORE COMMENCING WORK AFFECTED BY THEM. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT.
12. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE DRAWINGS, SPECIFICATIONS AND EXISTING SITE CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO CONSTRUCTION.

13. A LICENSED LAND SURVEYOR OR CIVIL ENGINEER SHALL ESTABLISH BUILDING CORNERS, STRUCTURAL COLUMNS, POSTS, GRADES AND OTHER IMPROVEMENTS IN THE FIELD.
14. MANUFACTURED MATERIALS, EQUIPMENT, ETC., SHALL BE INSTALLED PER MANUFACTURES RECOMMENDATIONS, INSTRUCTIONS AND APPLICABLE ICBO REPORTS UNLESS OTHERWISE NOTED OR INSTRUCTED.
15. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST PRACTICES OF THE VARIOUS TRADES INVOLVED. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE IN PROPER ALIGNMENT.
16. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF THE DRAWINGS AND SPECIFICATIONS TO ALL TRADES UNDER HIS JURISDICTION.
18. SUBSTITUTIONS, REVISIONS OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE ARCHITECT.
19. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE AS A CONSEQUENCE OF THE ARCHITECTS FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITH IN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT DOCUMENTS. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
20. IN THE EVENT CERTAIN FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE NOTES OR SPECIFICATIONS, THEN THE CONSTRUCTION SHALL BE SIMILAR AND OF THE SAME CHARACTER AS SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.
21. THE CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS APPROVED BY THE BUILDING OFFICIAL. THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL NOT BE CHANGED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
22. THE CONTRACTOR SHALL NOTIFY THE OWNER UPON COMPLETION OF THE WORK. AT THAT TIME THE OWNER SHALL COMPLETE A "PUNCH LIST" OF CORRECTIONS. THE OWNERS FINAL ACCEPTANCE WILL BE CAUSE FOR FINAL PAYMENT UNDER TERMS OF THE OWNER/CONTRACTOR AGREEMENT.
23. THE PROJECT SHALL BE LEFT COMPLETELY CLEAN AND CLEAR TO THE SATISFACTION OF THE OWNER.
24. ALL WORK AND MATERIAL SHALL BE NEW AND UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE AUTHORIZED BY THE ARCHITECT. VICINITY MAP
25. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FINAL CITY APPROVALS AND A CERTIFICATE OF OCCUPANCY.

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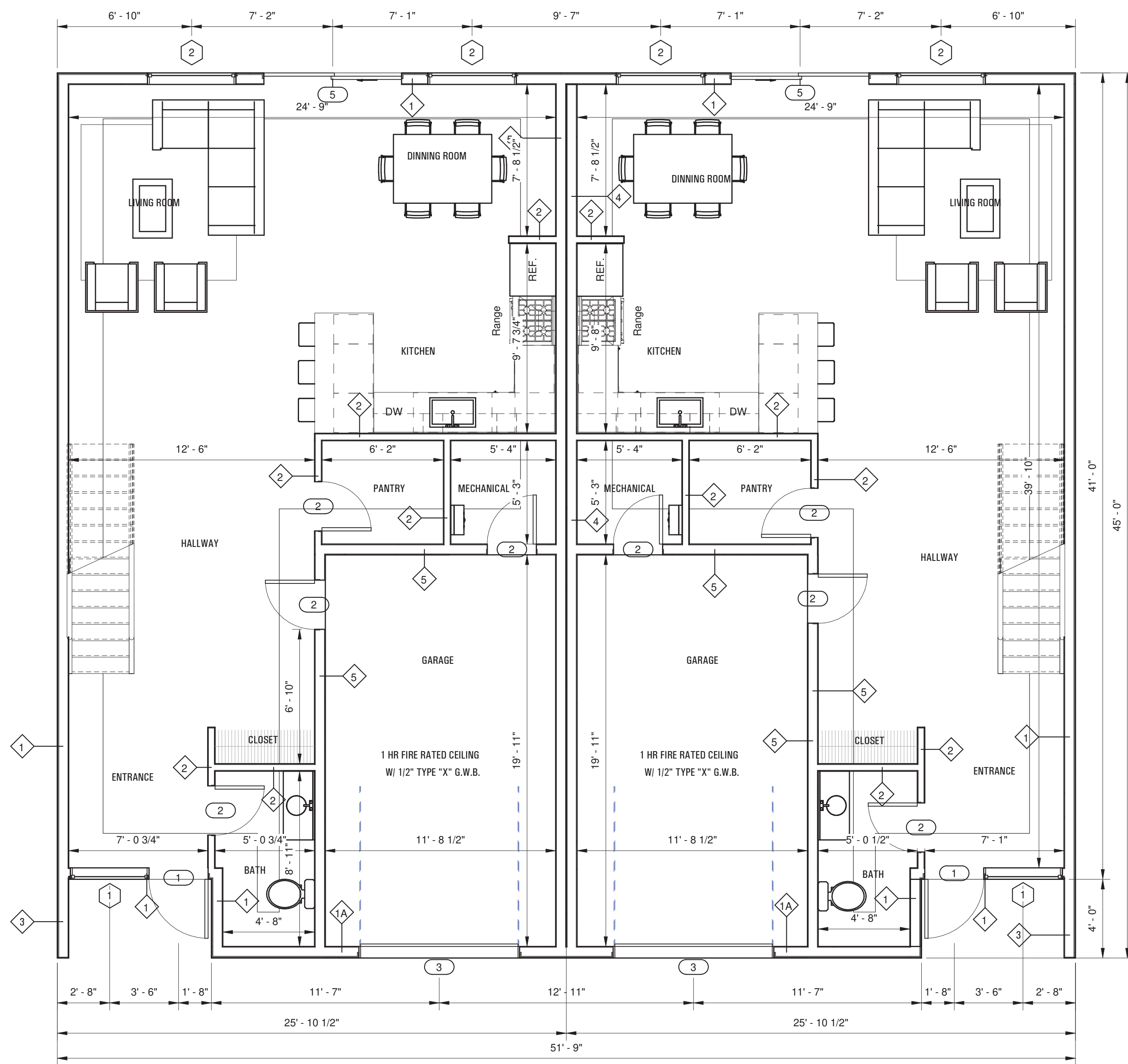
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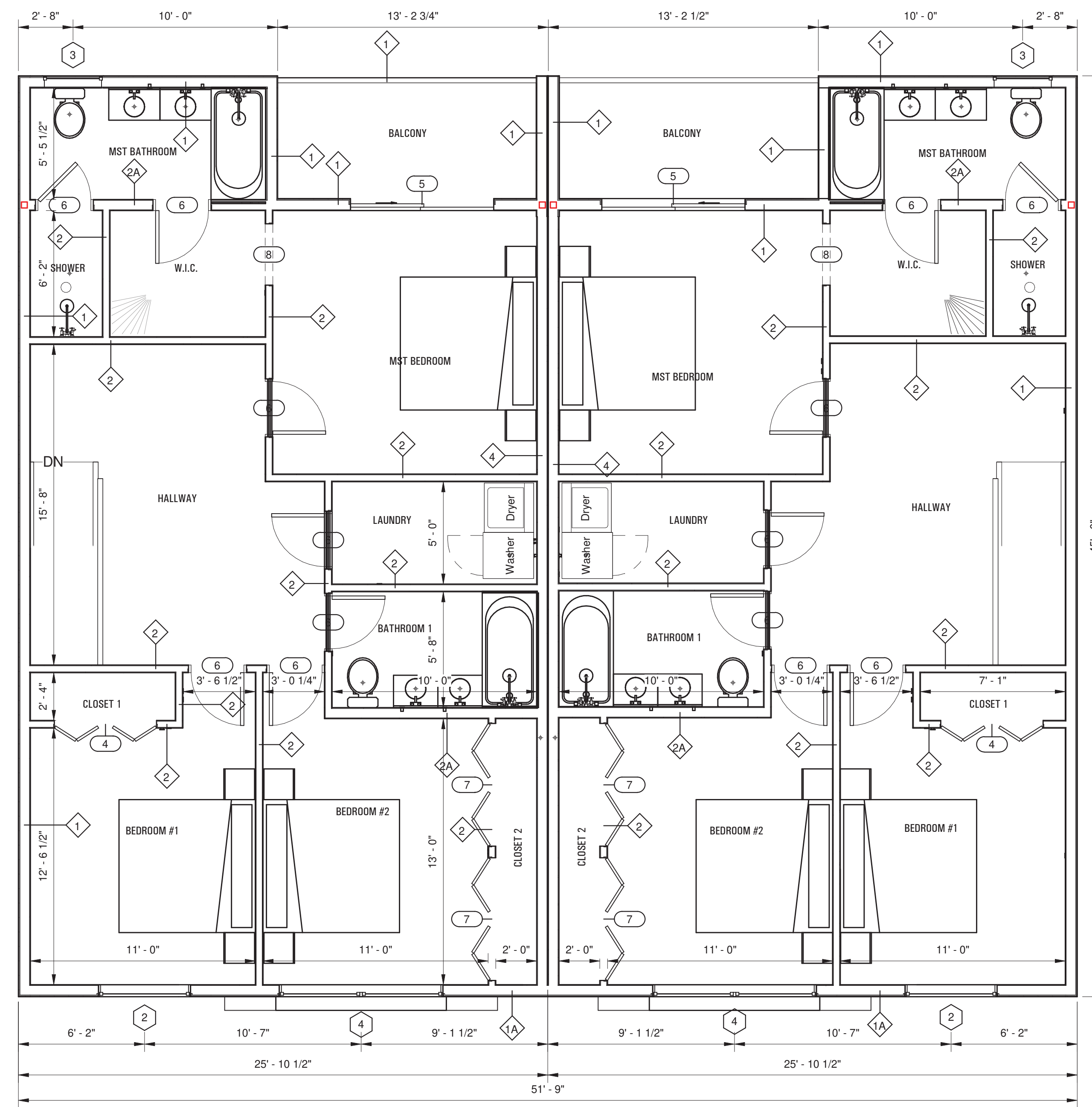
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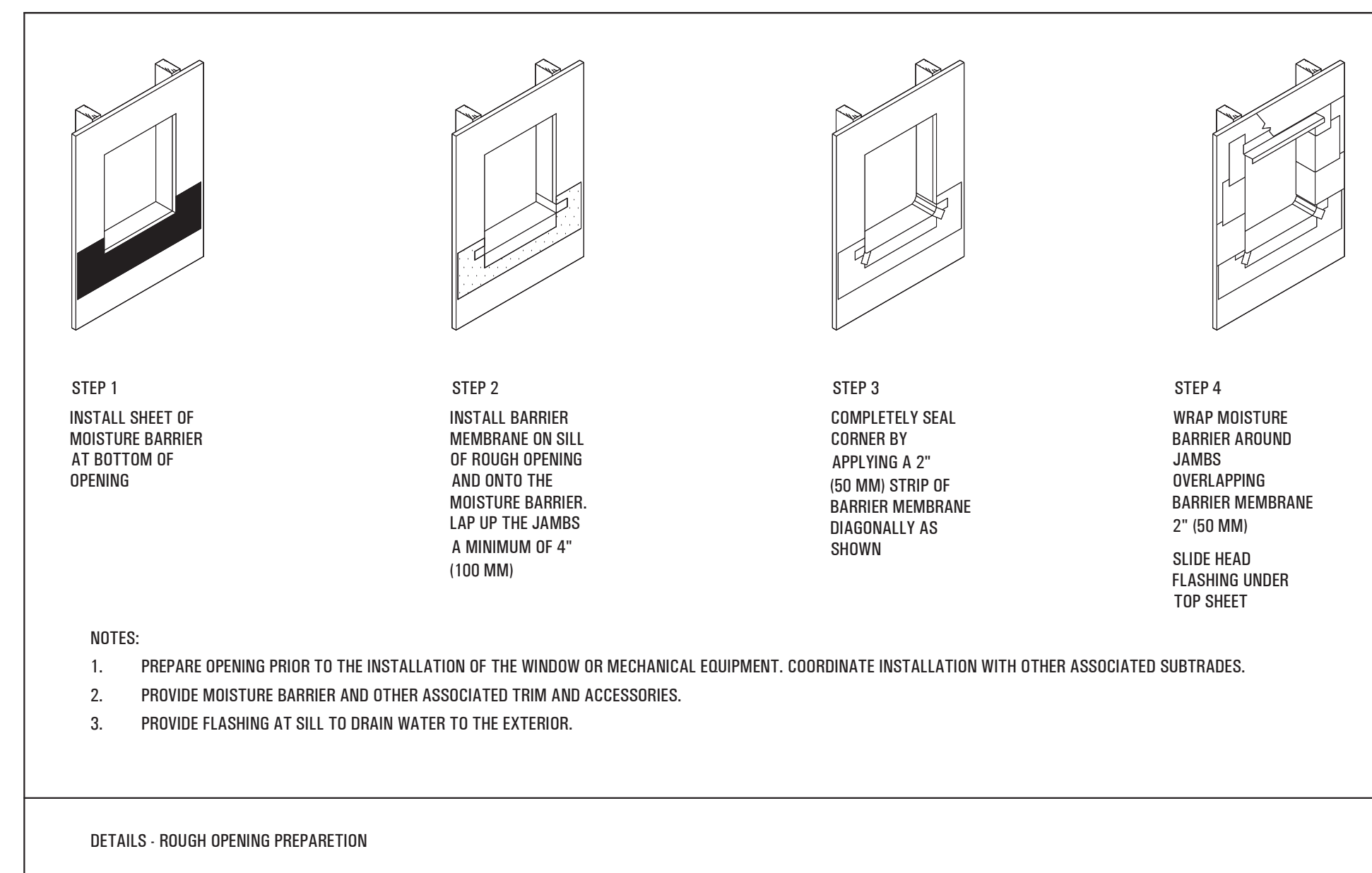


1ST FLOOR PLAN
1/4" = 1'-0"



2ND FLOOR PLAN
1/4" = 1'-0"

ROOM SCHEDULE		
Number	Name	Area
22	W.I.C.	Not Placed
Not Placed		0 SF
1	ENTRANCE	50 SF
2	DINNING ROOM	94 SF
3	LIVING ROOM	153 SF
4	KITCHEN	122 SF
5	HALLWAY	256 SF
7	BATH	44 SF
8	GARAGE	233 SF
9	PANTRY	32 SF
10	MECHANICAL	28 SF
1ST FLOOR		1013 SF
11	HALLWAY	206 SF
12	MST BEDROOM	166 SF
13	W.I.C.	47 SF
14	MST BATHROOM	63 SF
15	SHOWER	22 SF
16	LAUNDRY	50 SF
17	BATHROOM 1	56 SF
18	BEDROOM #2	150 SF
19	CLOSET 2	26 SF
20	BEDROOM #1	148 SF
21	CLOSET 1	17 SF
2ND FLOOR		949 SF
Grand total		1962 SF

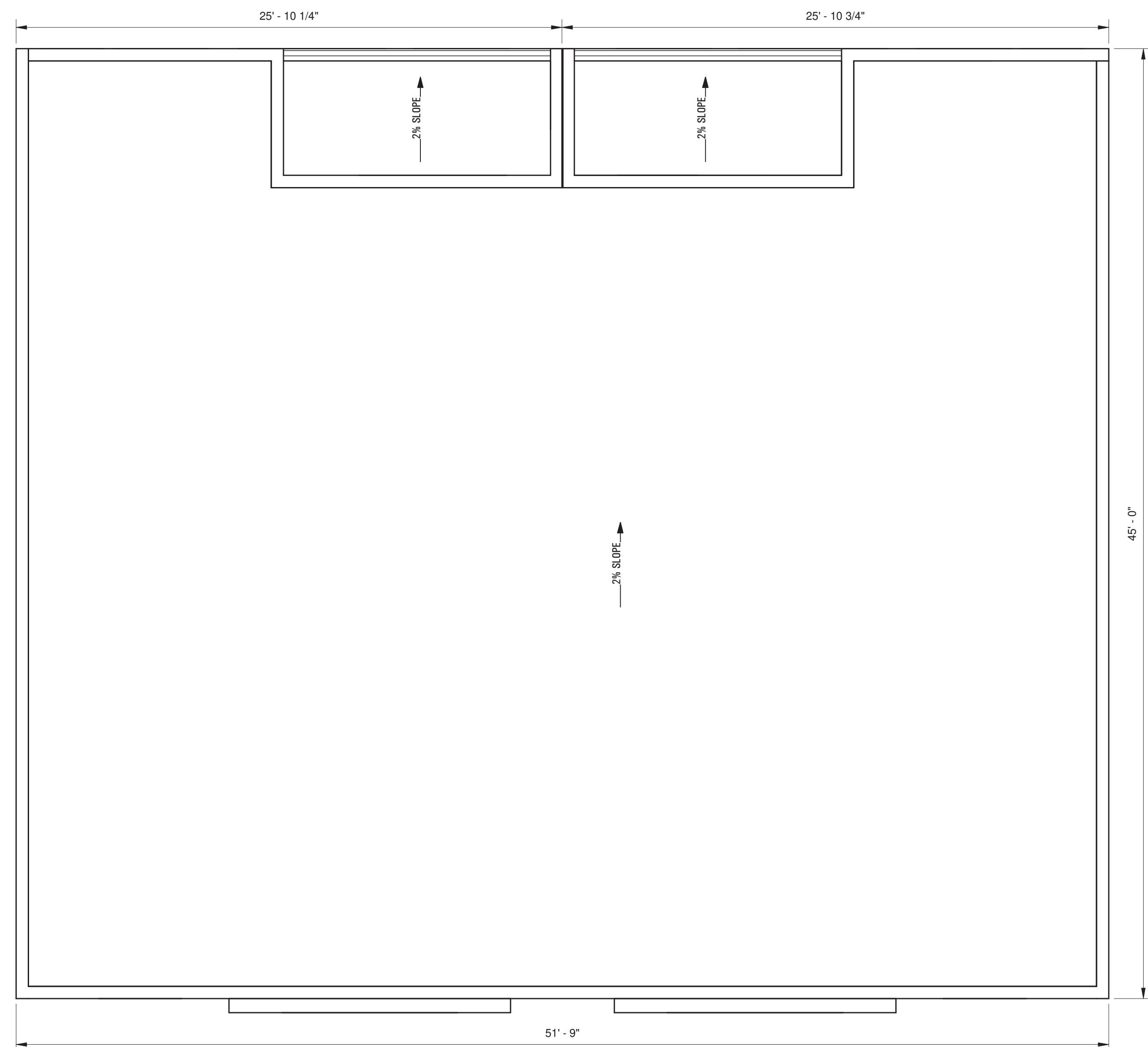


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1ST & 2ND FLOOR PLANS

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

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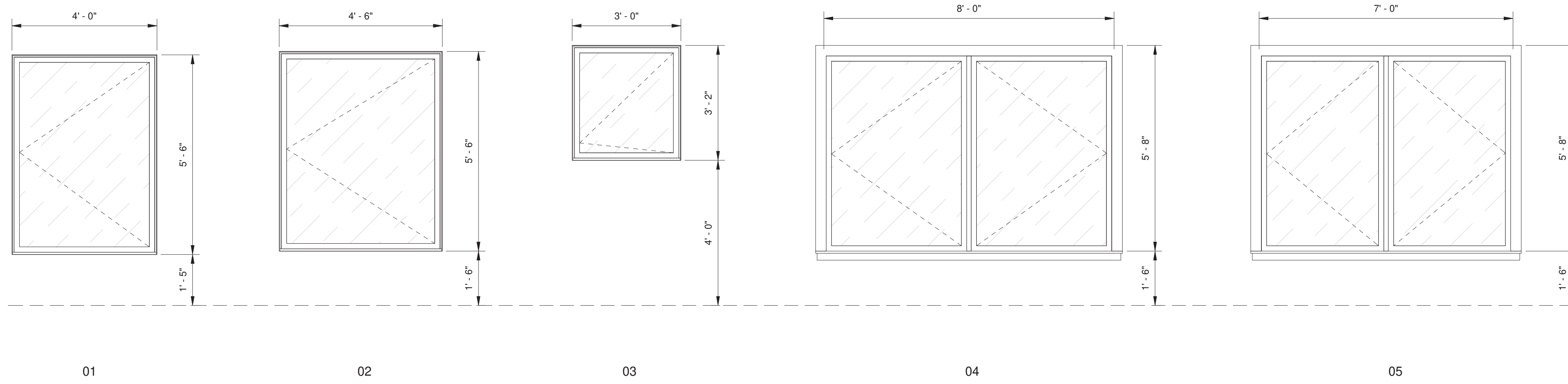
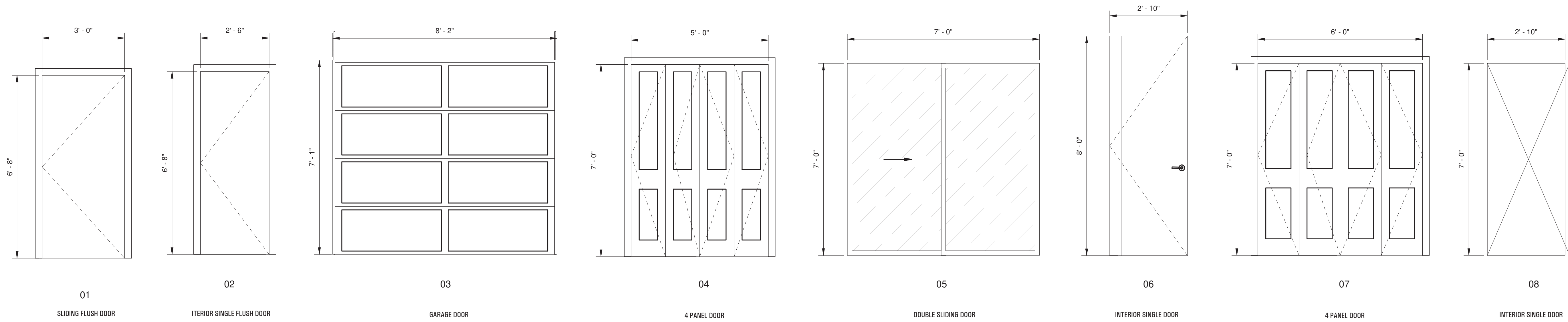
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ROOF PLAN

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A002

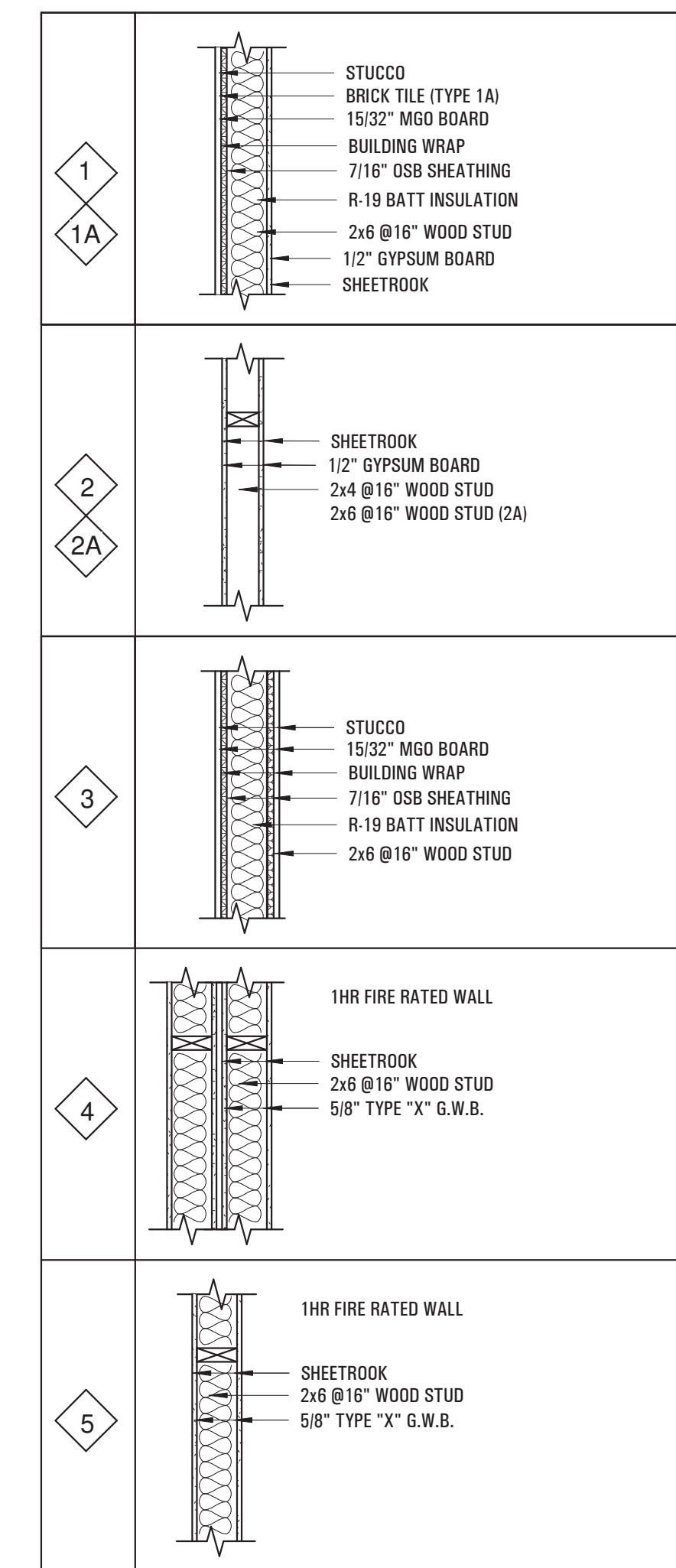


WINDOW SCHEDULE									
MARK	MATERIAL	TYPE	HEIGHT	WIDTH	AREA	U VALUE	SHGC	COUNT	REMARKS
1	WOOD	CASEMENT	5' - 6"	4' - 0"	22 SF	0.3	0.3	2	NEW
2	WOOD	CASEMENT	5' - 6"	4' - 6"	25 SF	0.3	0.3	6	NEW
3	WOOD	CASEMENT	3' - 2"	3' - 0"	10 SF	0.3	0.3	2	NEW
4	WOOD	CASEMENT	5' - 6"	8' - 0"	44 SF	0.3	0.3	2	NEW

DOOR SCHEDULE											
MARK	MATERIAL	TYPE	WIDTH	HEIGHT	THICKNESS	AREA	U-VALUE	SHGC	COUNT	HARDWARE	REMARKS
1	ALUMINIUM	SINGLE DOOR	3' - 0"	6' - 8"	0' - 2"	20 SF	0.3	0.3	2	LOCKED	NEW
2	WOOD	SINGLE DOOR	2' - 6"	6' - 8"	0' - 2"	17 SF			8		NEW
3	ALUMINIUM	GARAGE DOOR	8' - 0"	7' - 0"	0' - 1 1/2"	56 SF			2	LOCKED	
4	WOOD	4 PANEL DOOR	5' - 0"	7' - 0"	0' - 1 1/2"	35 SF			2		NEW
5	ALUMINIUM, GLASS	DOUBLE SLIDING DOOR	7' - 0"	7' - 0"	0' - 2"	49 SF			4	LOCKED	
6	WOOD	SINGLE DOOR	2' - 10"	8' - 0"	0' - 2"	23 SF			14	LOCKED	NEW
7	WOOD	4 PANEL DOOR	6' - 0"	7' - 0"	0' - 1 1/2"	42 SF			4		NEW
8	WOOD	DOOR OPENING	3' - 0"	7' - 0"	0' - 2"	21 SF			2		

- NOTES:
- WINDOW U-VALUES SHALL CONFORM TO LOCAL ENERGY CONSERVATION CODE. LISTED U-VALUES SUPPLIED BY WINDOW MANUFACTURER.
 - WINDOW SHGC VALUES SHALL CONFORM TO LOCAL ENERGY CONSERVATION CODE. LISTED SHGC VALUES SUPPLIED BY WINDOW MANUFACTURER.
 - ALL WINDOWS SHALL BE LOW-E4 (HARD COAT) COATED, ARGON FILLED
 - PER 402.4.4, FENESTRATION THAT IS NOT SITE BUILT SHALL BE LISTED AND LABELED AS MEETING AAMA
 - PER 402.4.2 & 402.4.2.1, BUILDING ENVELOPE TIGHTNESS SHALL BE VERIFIED BY A BLOWER DOOR TEST
 - PER 303.2 & 402.2.8, SLAB EDGE INSULATION SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS
 - PER 303.2, ALL WALL INSULATION SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS

WALL TYPES



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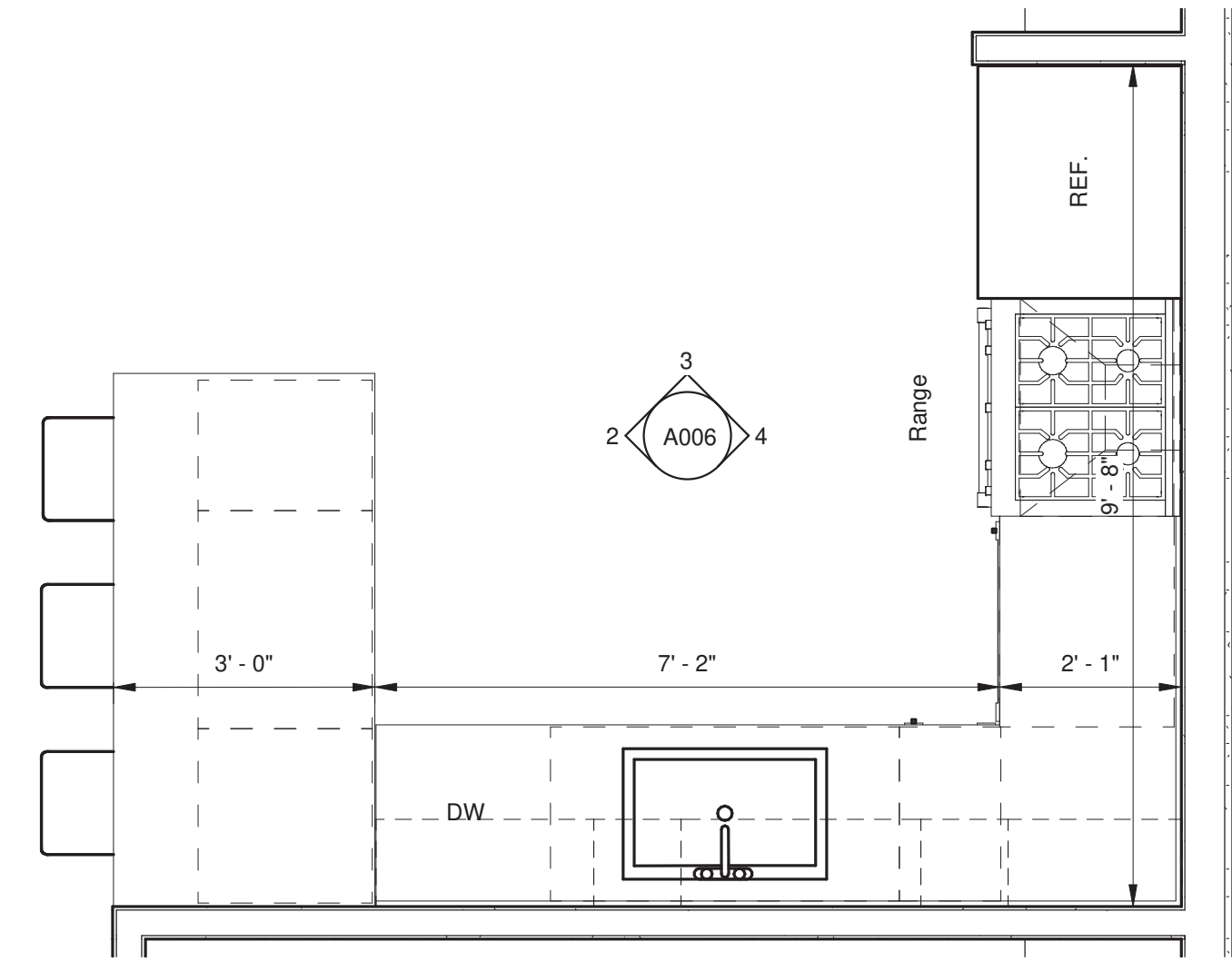
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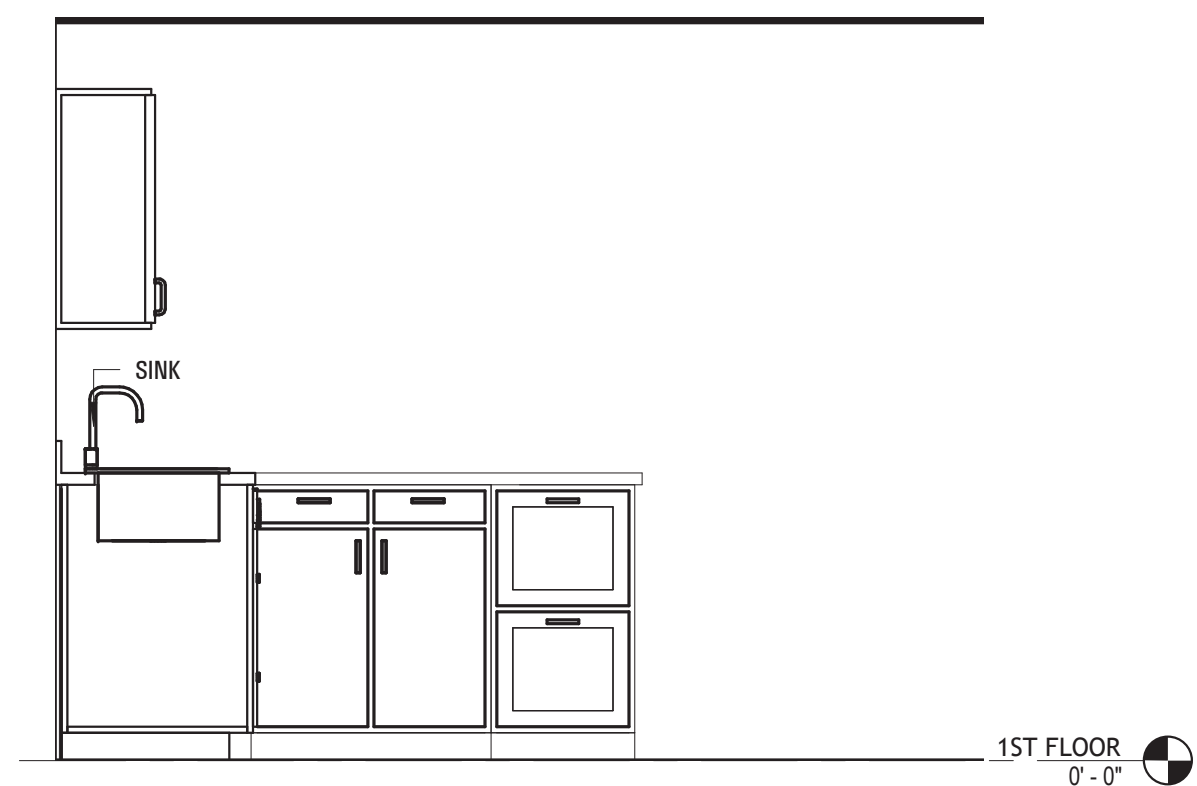
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SCHEDULES

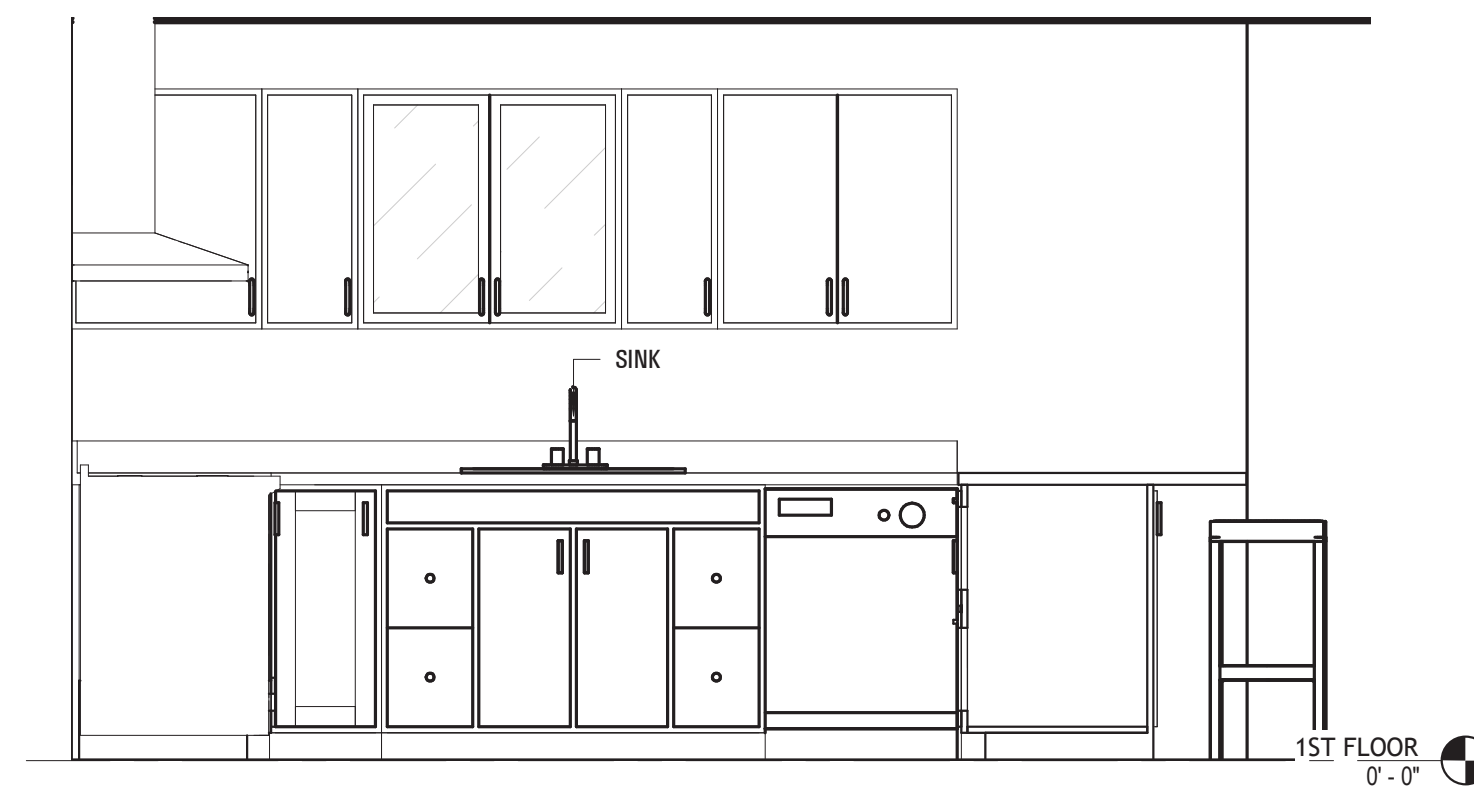
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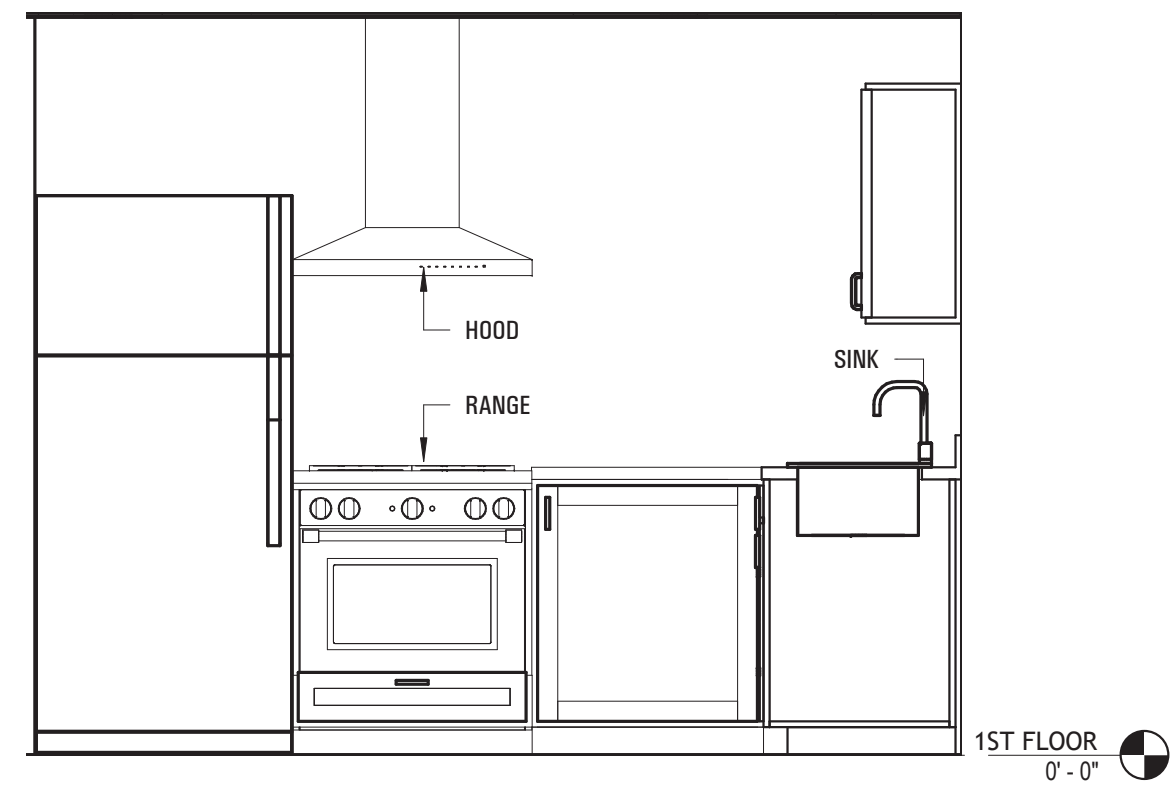
KITCHEN PLAN
1/2" = 1'-0"



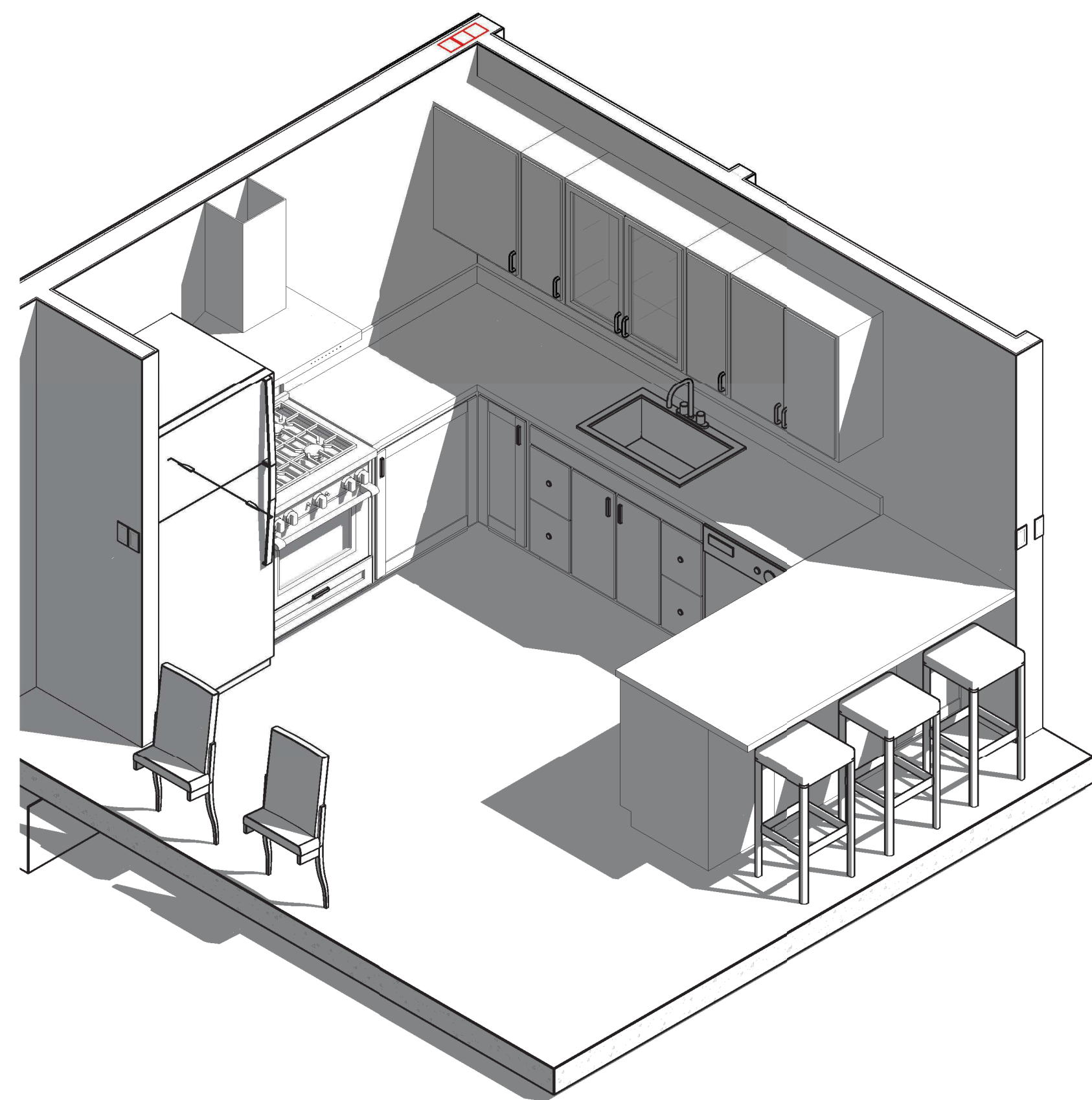
KITCHEN ELEVATION 1
1/2" = 1'-0"



KITCHEN ELEVATION 2
1/2" = 1'-0"



KITCHEN ELEVATION 3
1/2" = 1'-0"

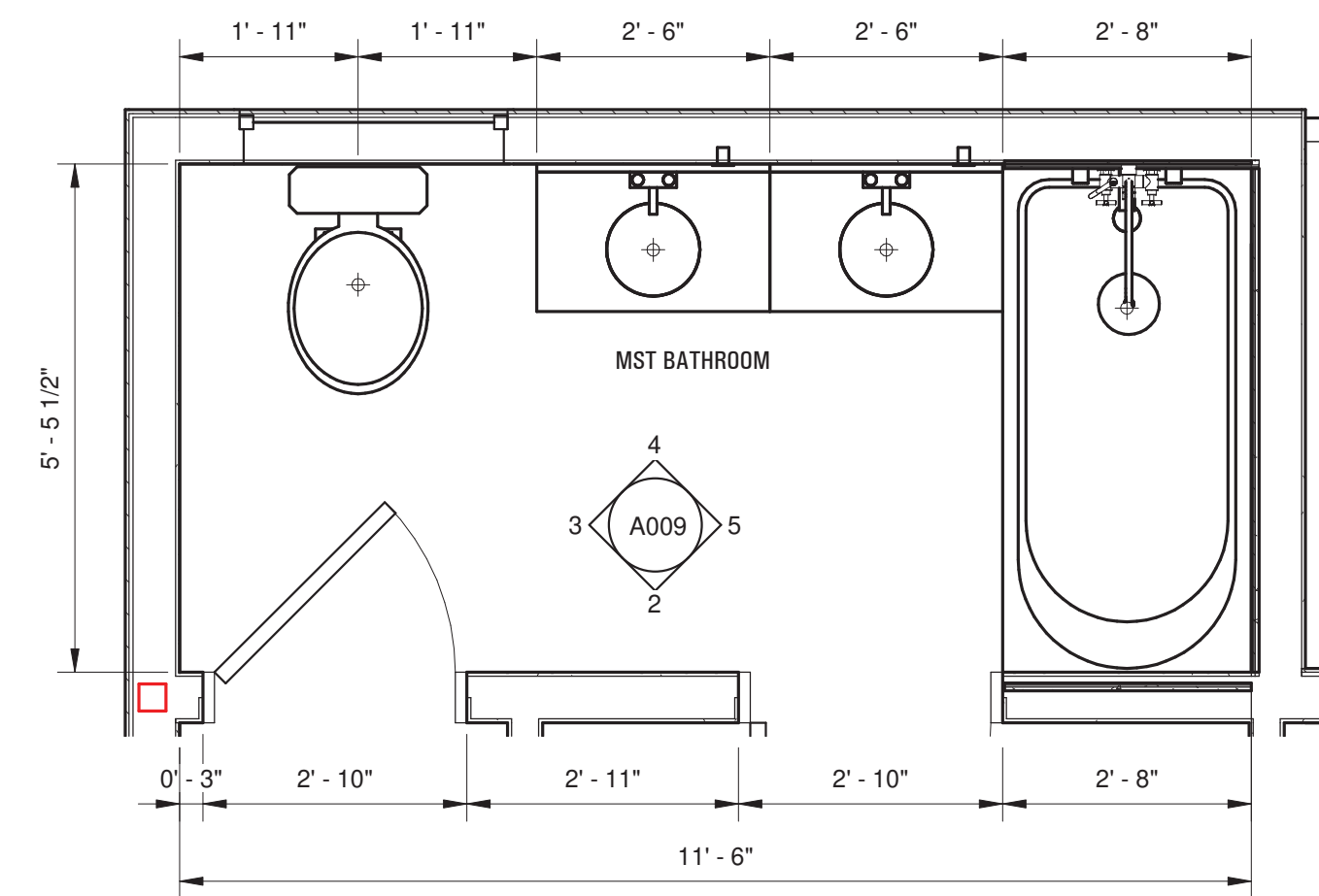


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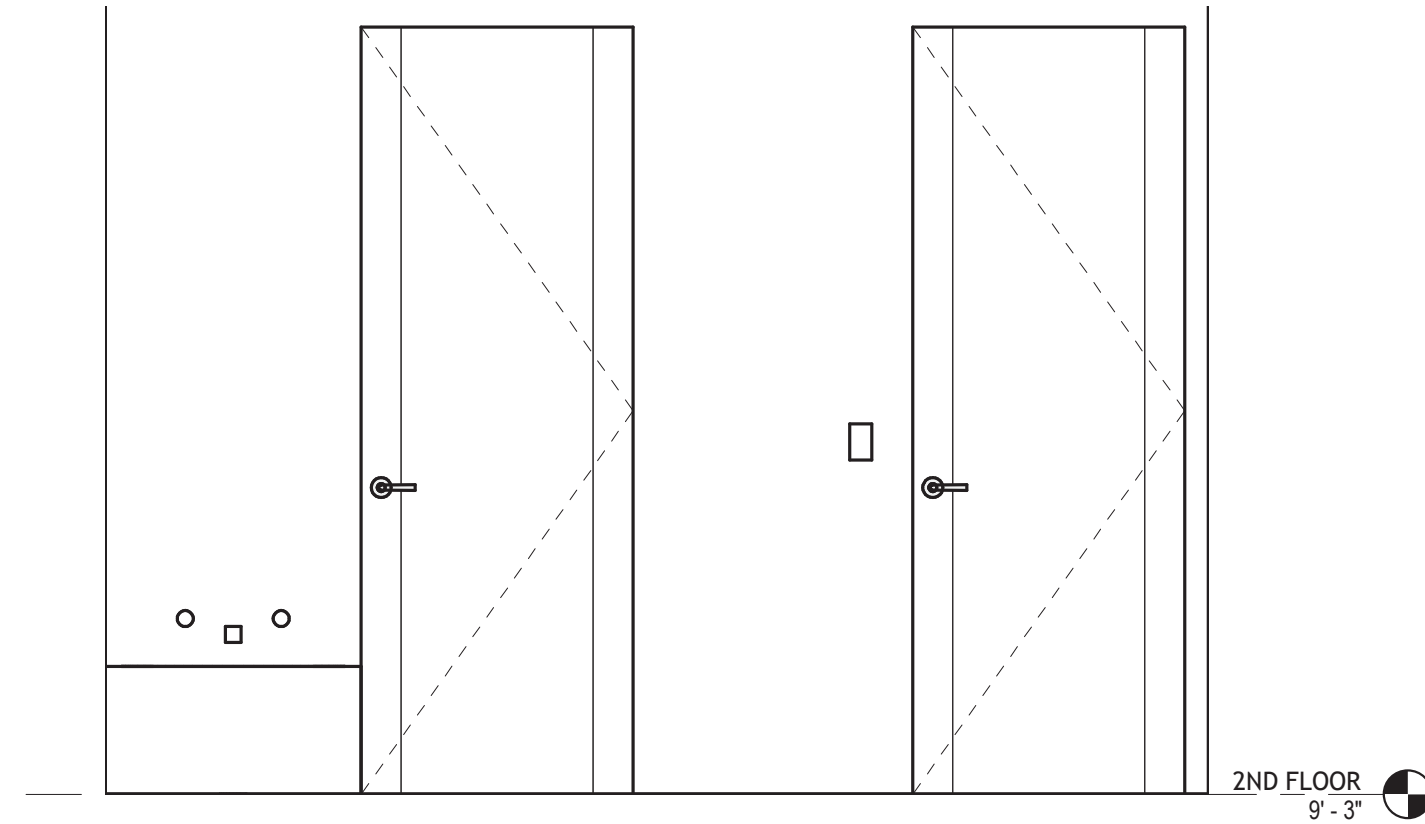
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KITCHEN PLAN,
ELEVATIONS

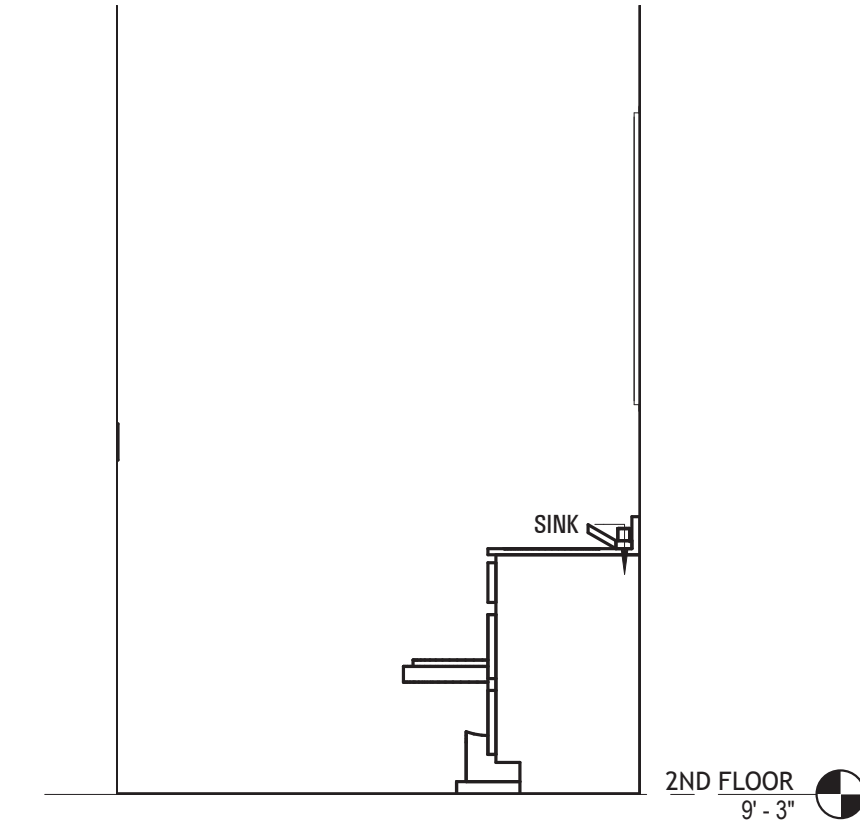
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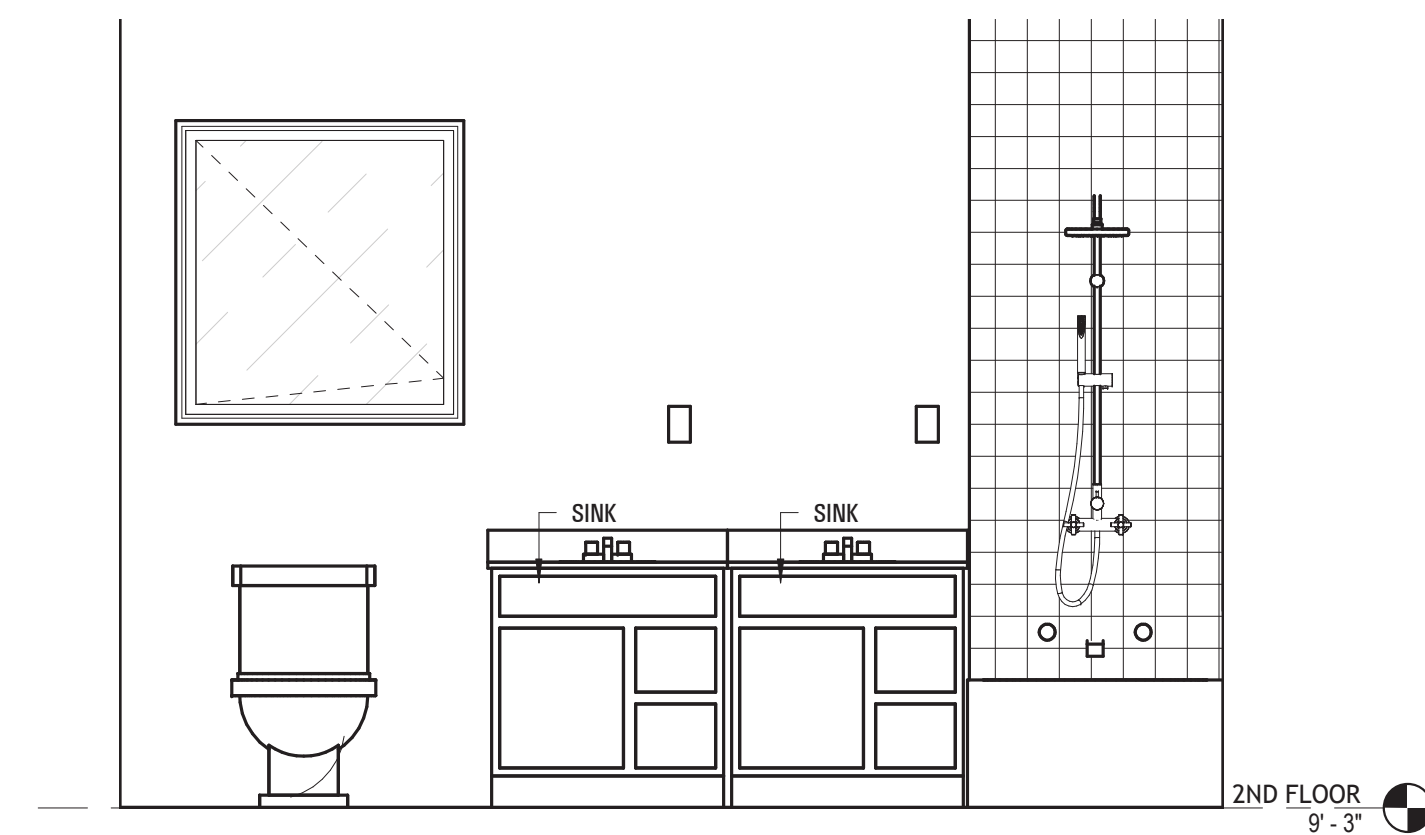
MST BATHROOM PLAN
1/2" = 1'-0"



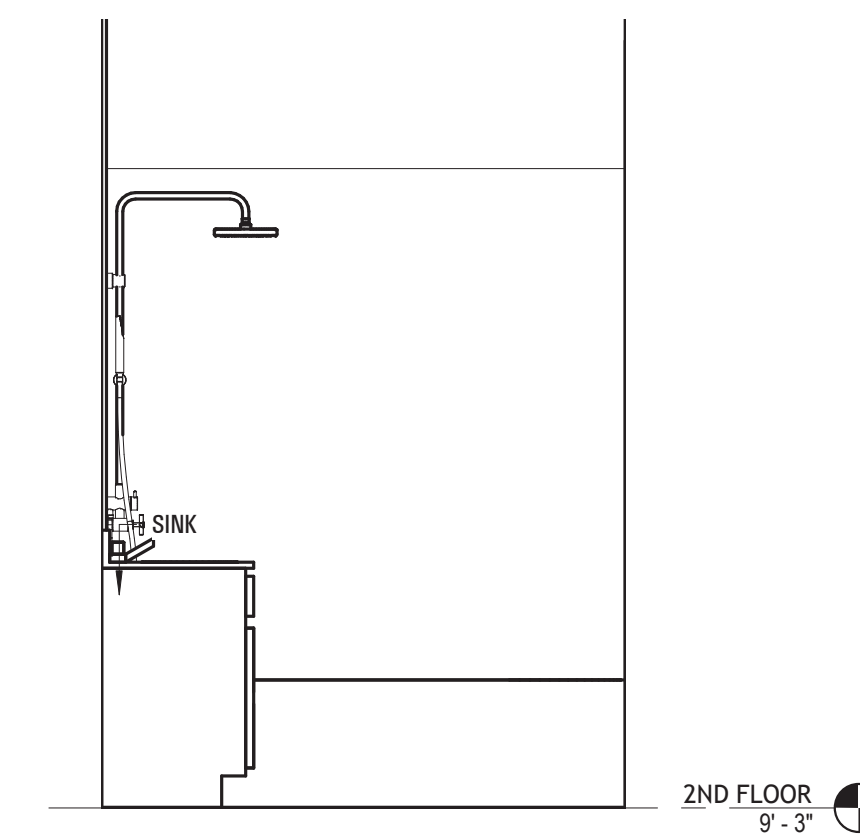
MST BATHROOM ELEVATION 2
1/2" = 1'-0"



MST BATHROOM ELEVATION 3
1/2" = 1'-0"



MST BATHROOM ELEVATION 4
1/2" = 1'-0"



MST BATHROOM ELEVATION 5
1/2" = 1'-0"

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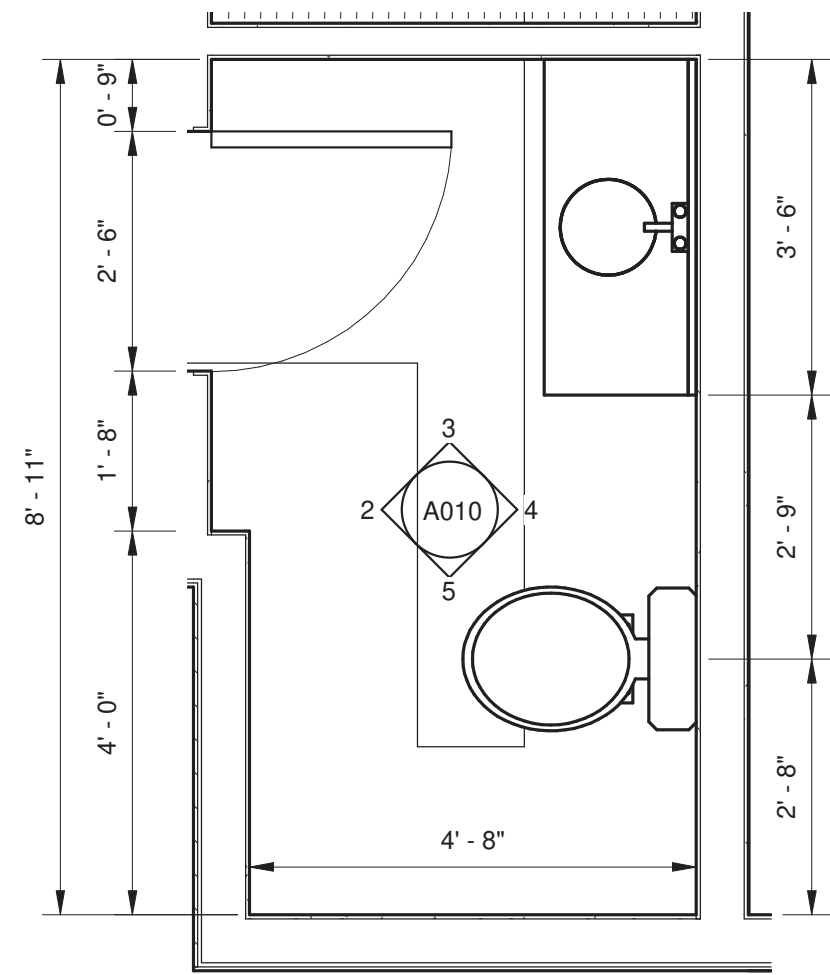
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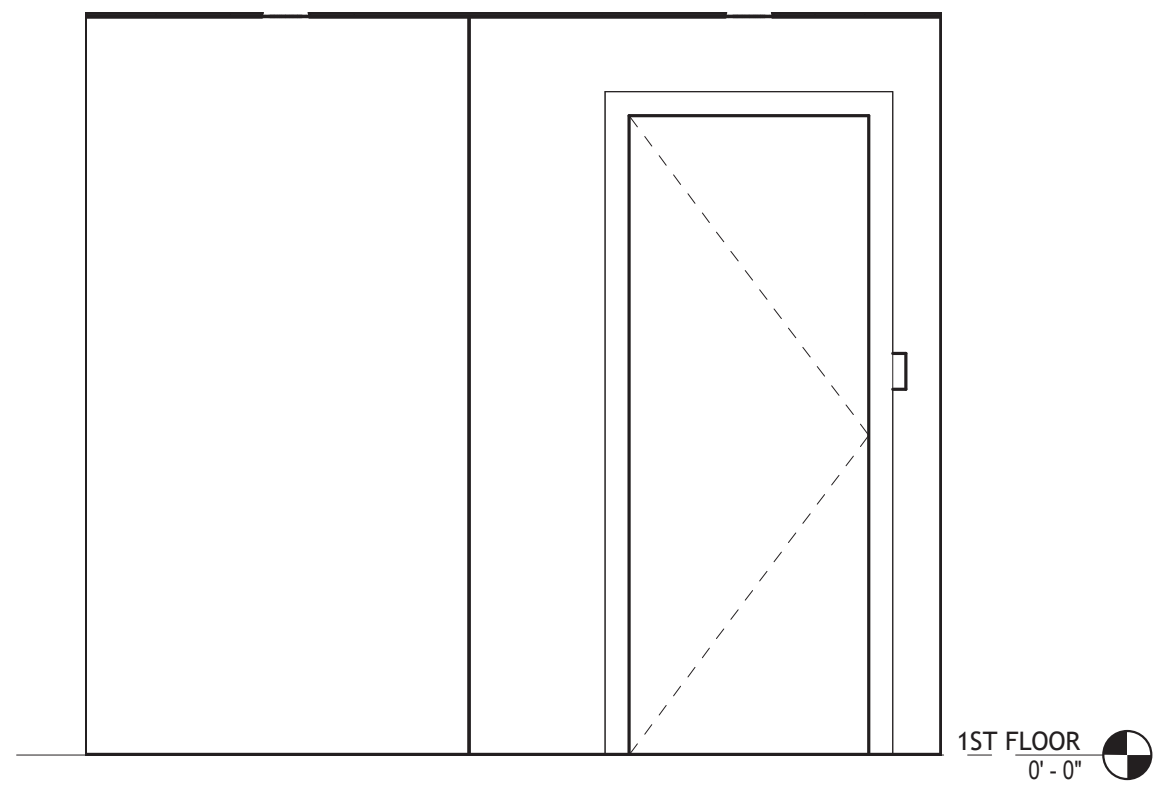
MASTER BATHROOM
PLAN, ELEVATIONS

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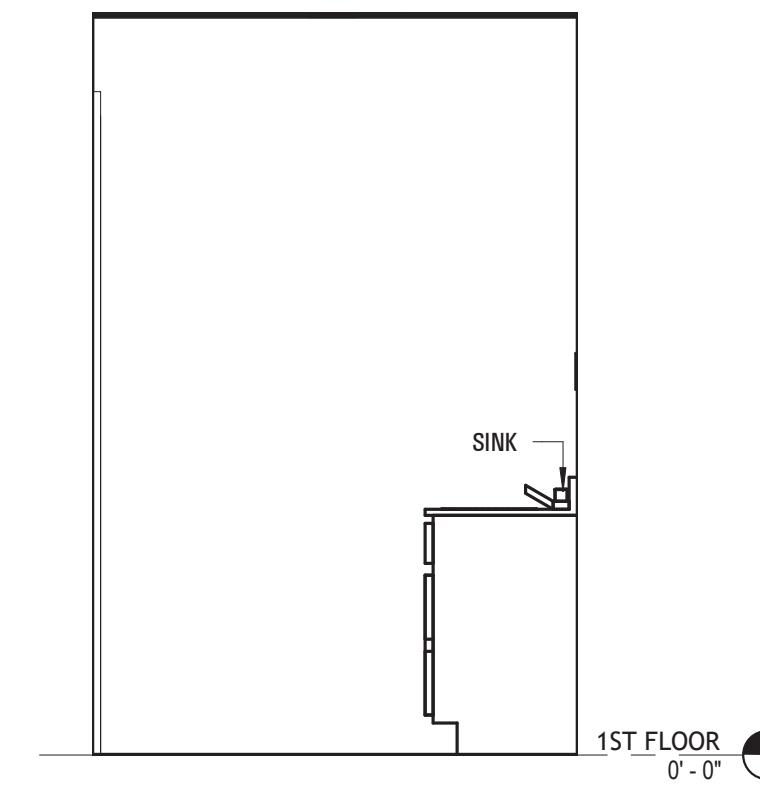
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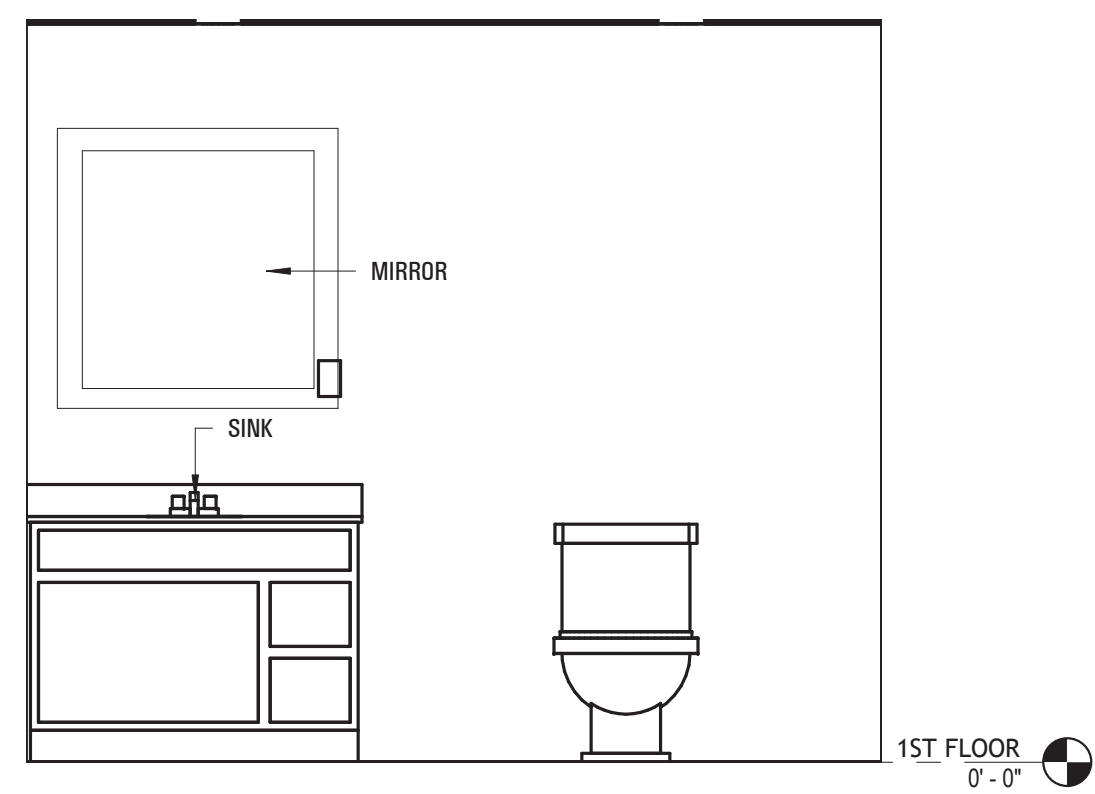
BATH 1ST FLOOR PLAN
1/2" = 1'-0"



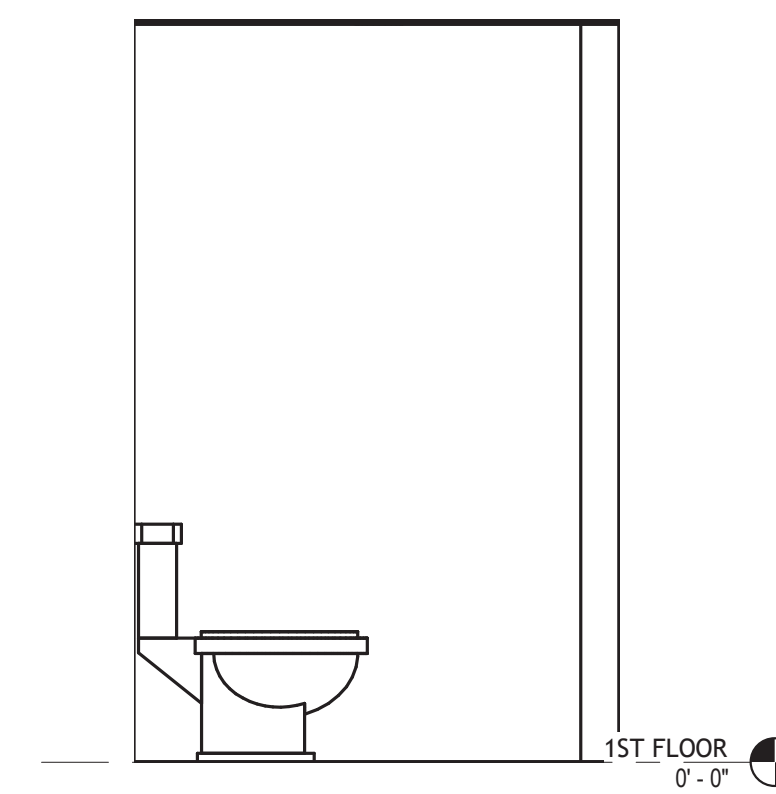
BATH 1ST FLOOR ELAVATION 2
1/2" = 1'-0"



BATH 1ST FLOOR ELAVATION 3
1/2" = 1'-0"



BATH 1ST FLOOR ELAVATION 4
1/2" = 1'-0"



BATH 1ST FLOOR ELAVATION 5
1/2" = 1'-0"

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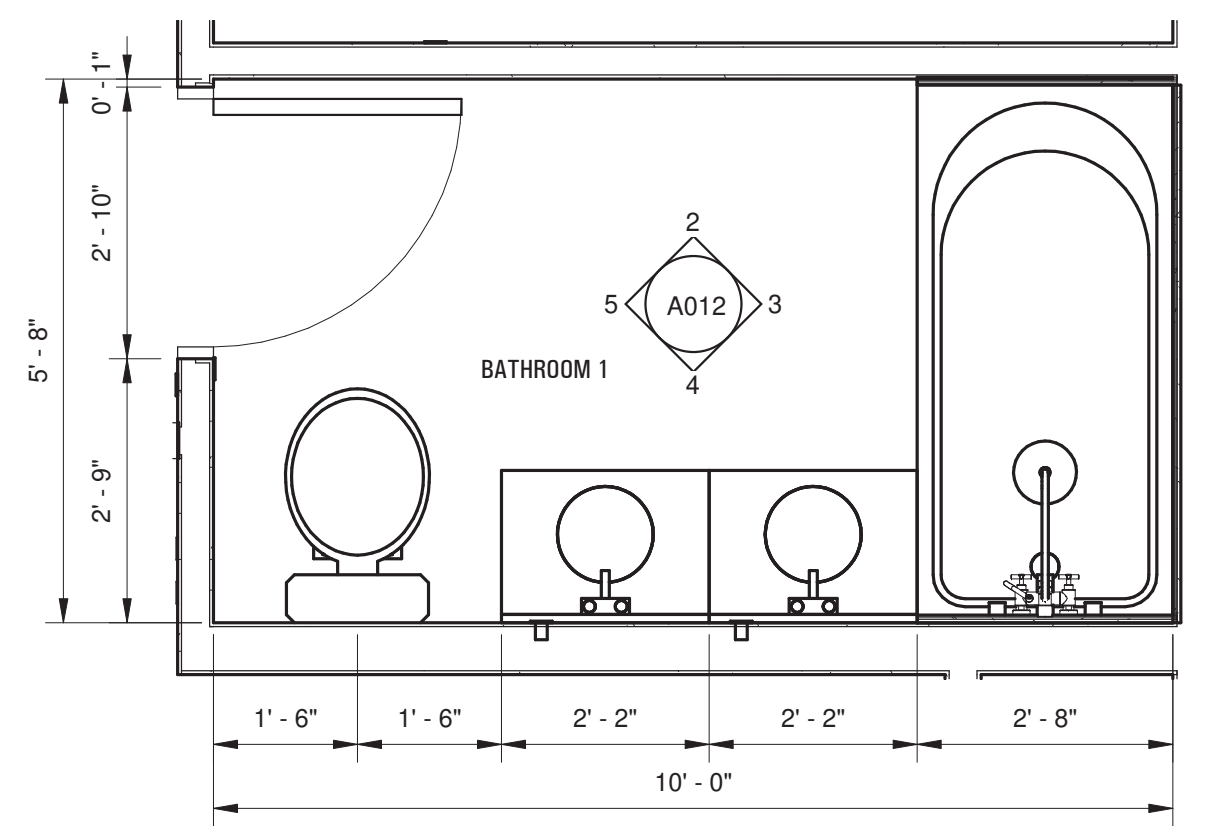
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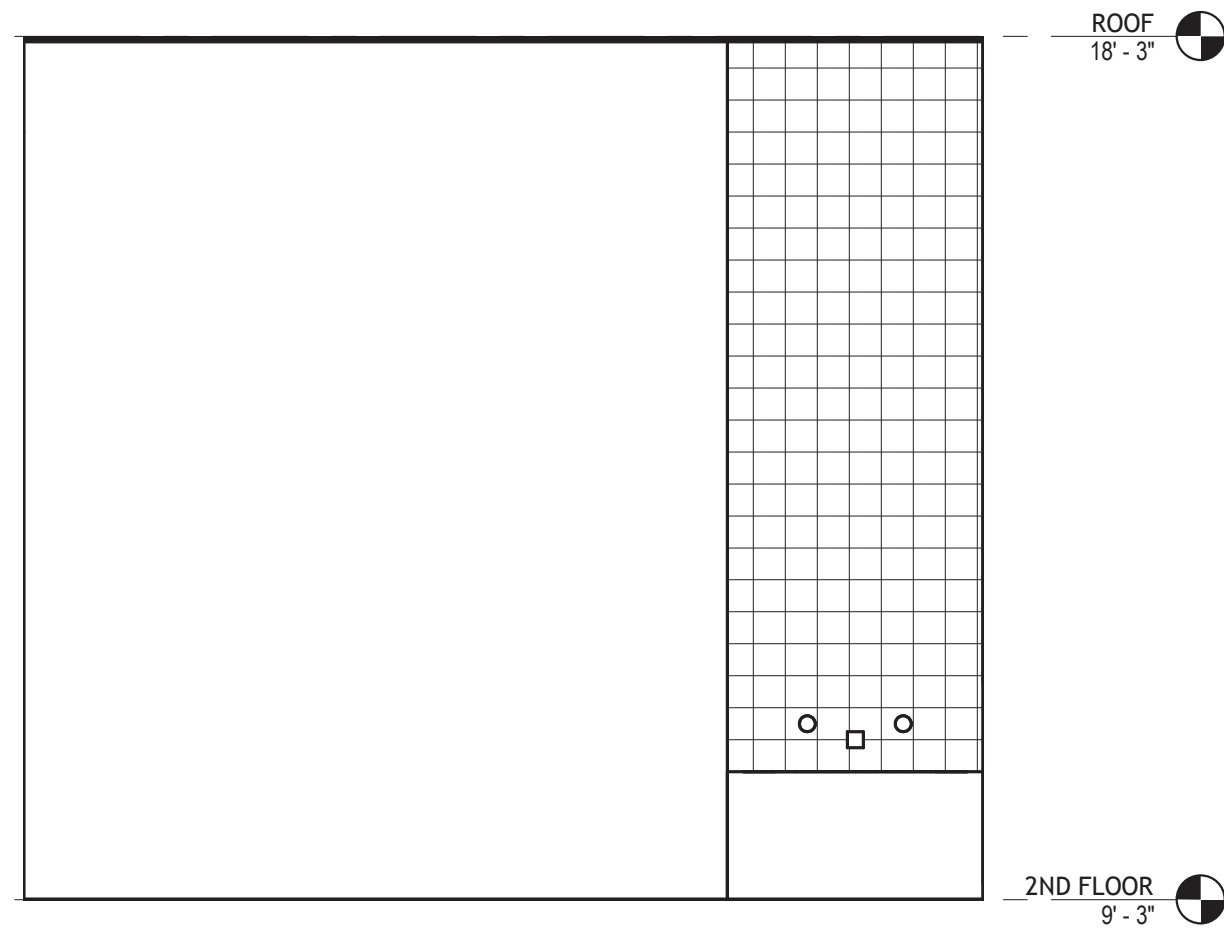
**BATH 1ST FLOOR PLAN,
ELEVATIONS**

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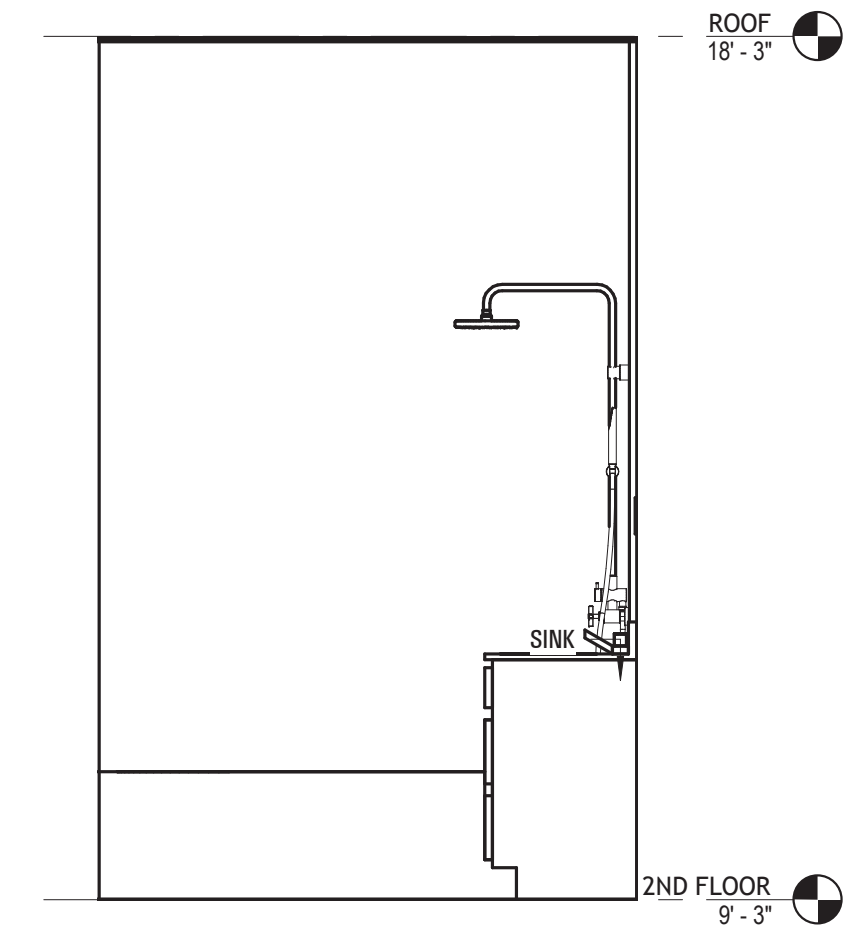
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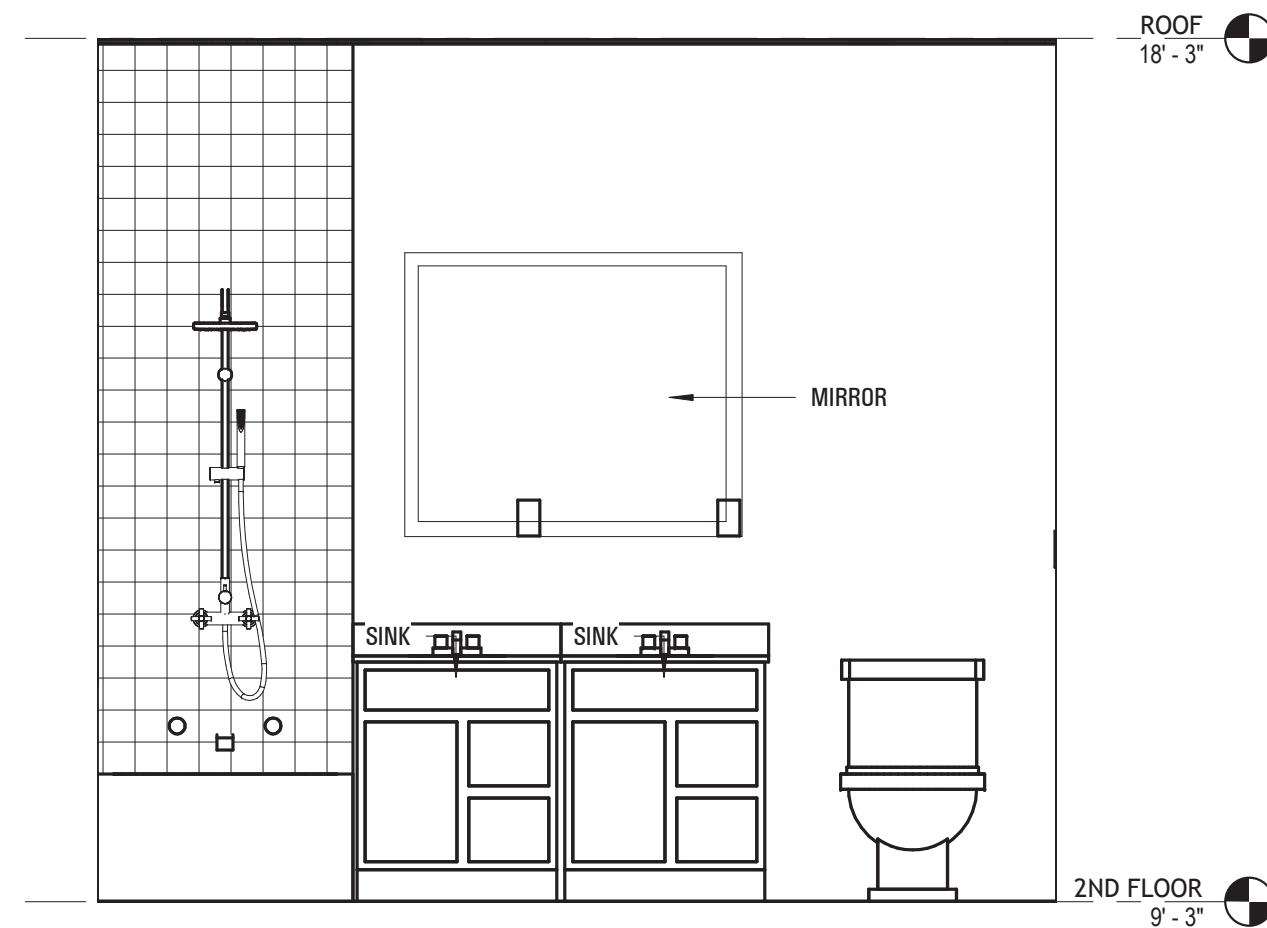
BATHROOM 2ND FLOOR PLAN
 1/2" = 1'-0"



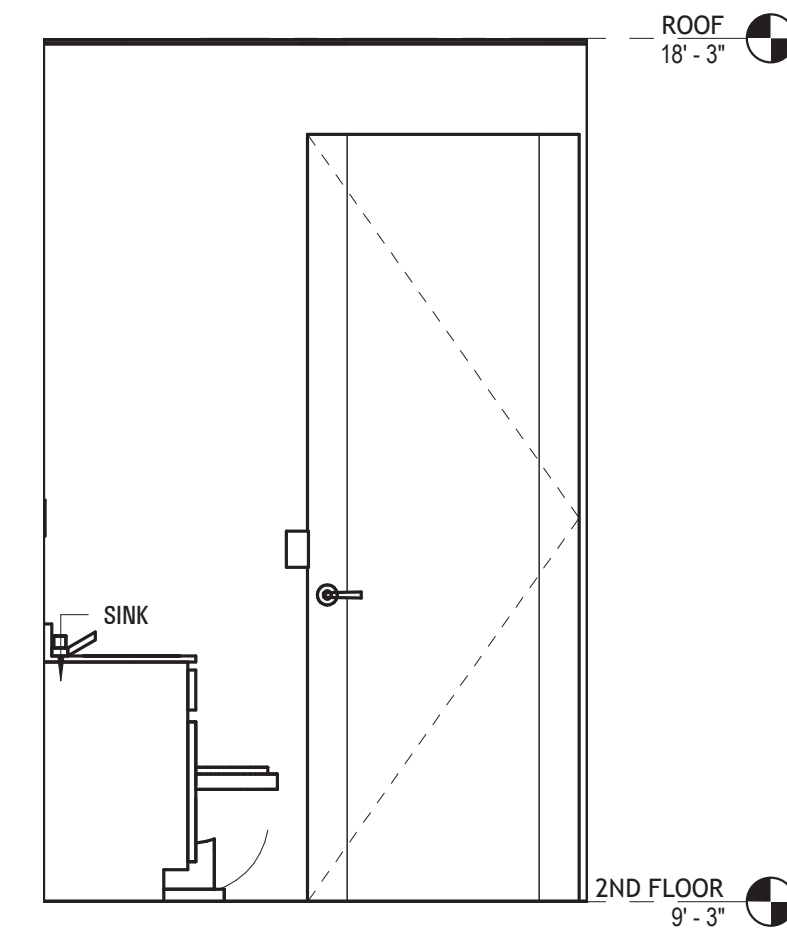
BATHROOM 2ND FLOOR ELEVATION 2
 1/2" = 1'-0"



BATHROOM 2ND FLOOR ELEVATION 3
 1/2" = 1'-0"



BATHROOM 2ND FLOOR ELEVATION 4
 1/2" = 1'-0"



BATHROOM 2ND FLOOR ELEVATION 5
 1/2" = 1'-0"

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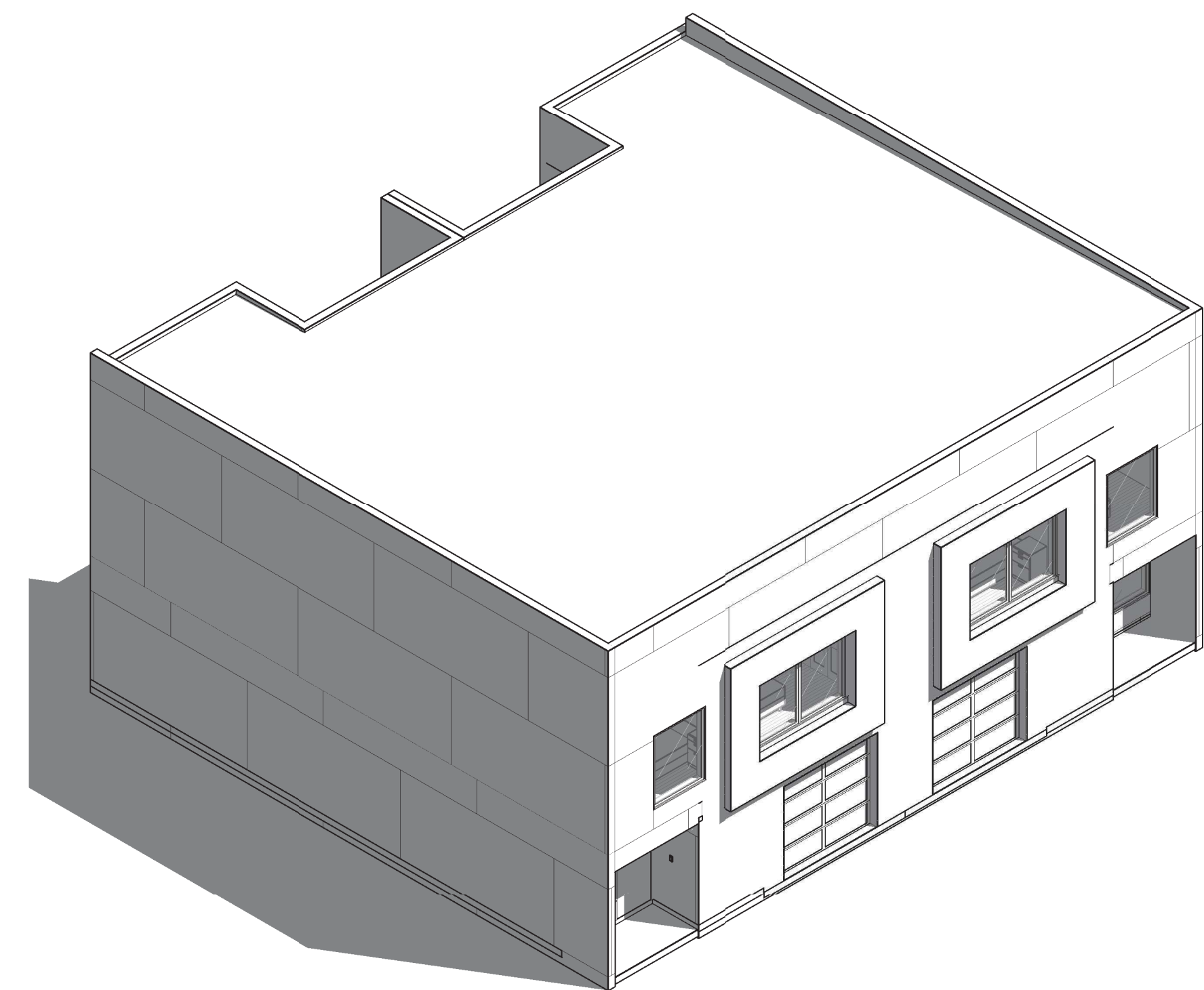
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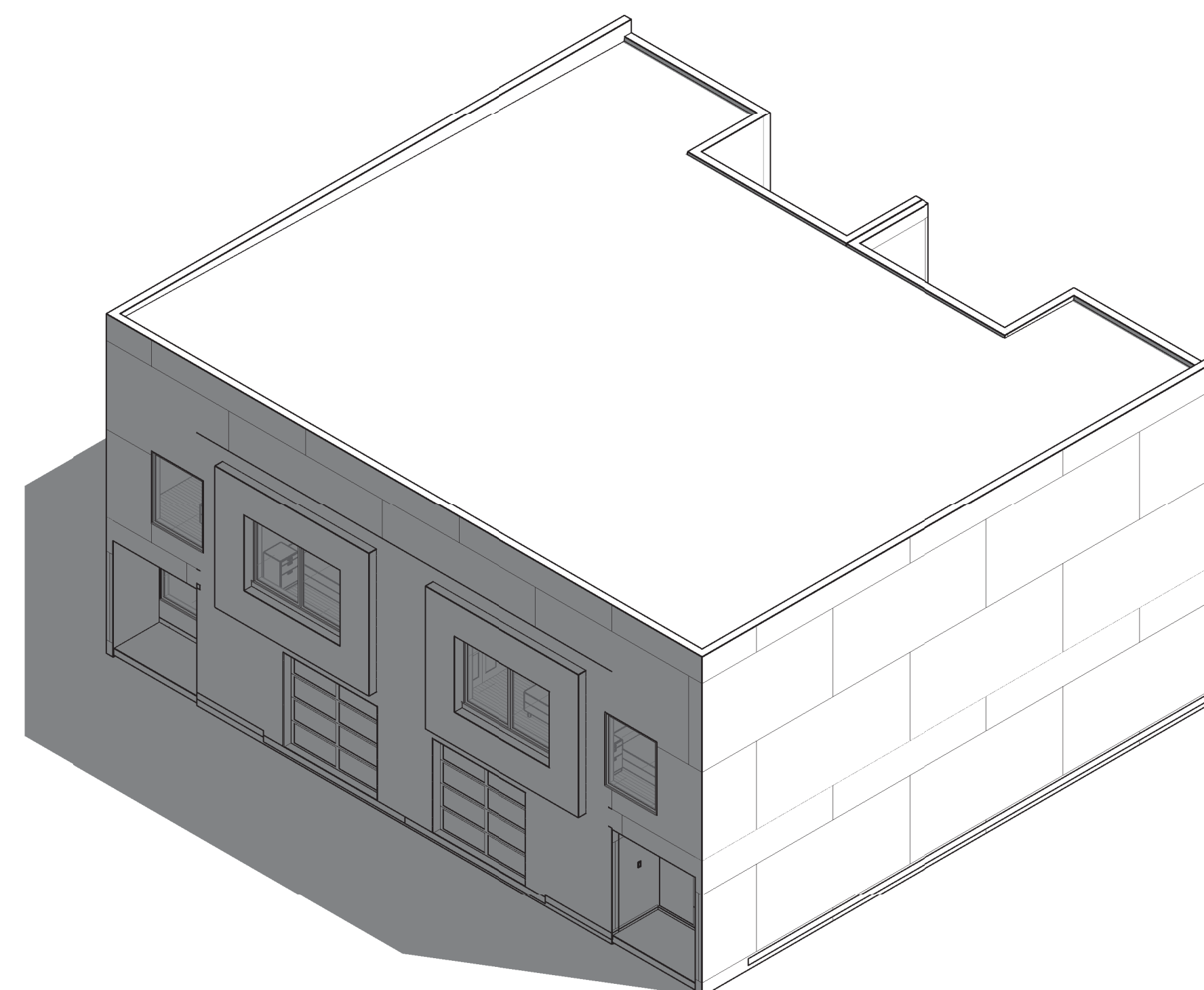
BATHROOM 2ND FLOOR PLAN, ELEVATIONS

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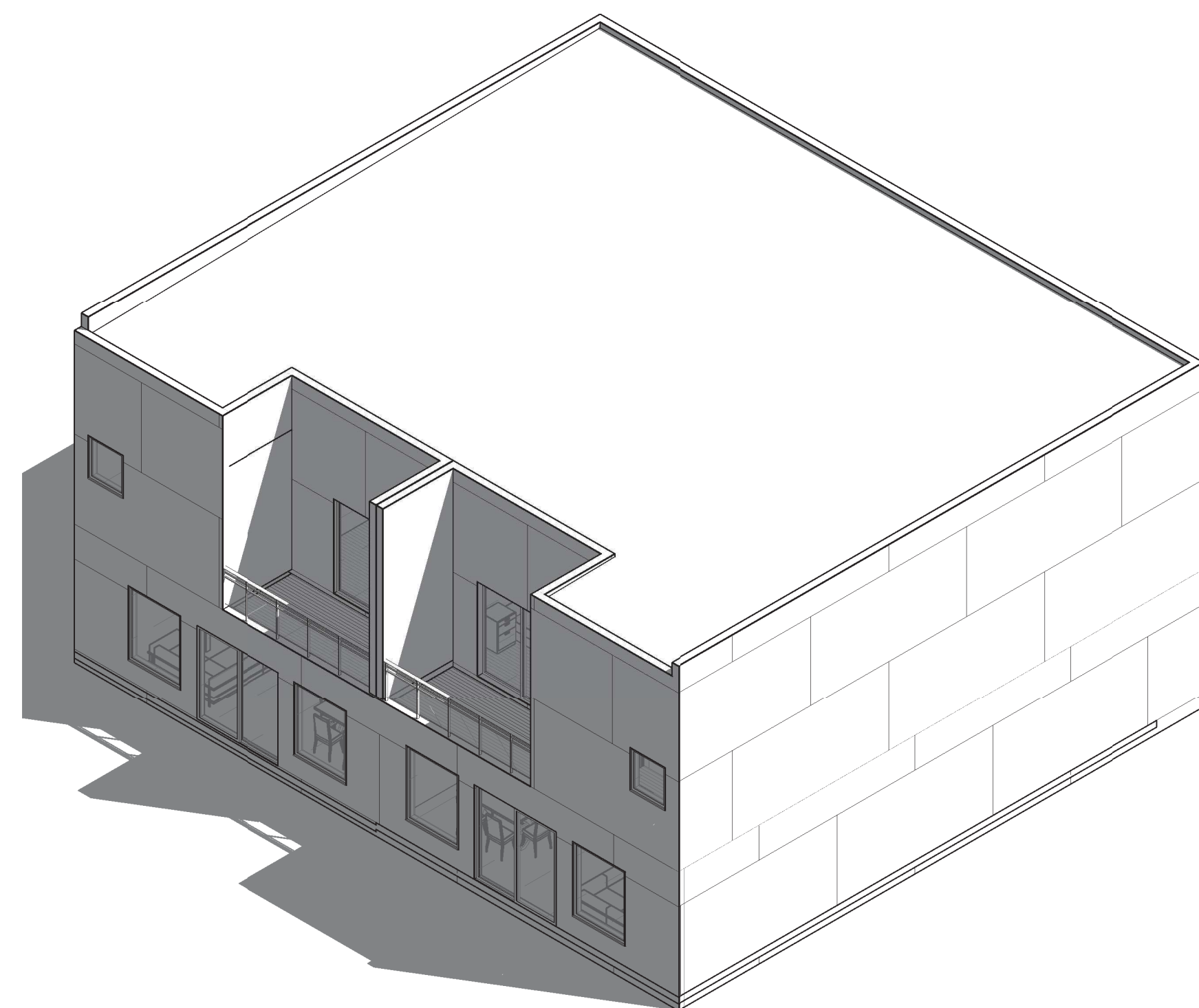
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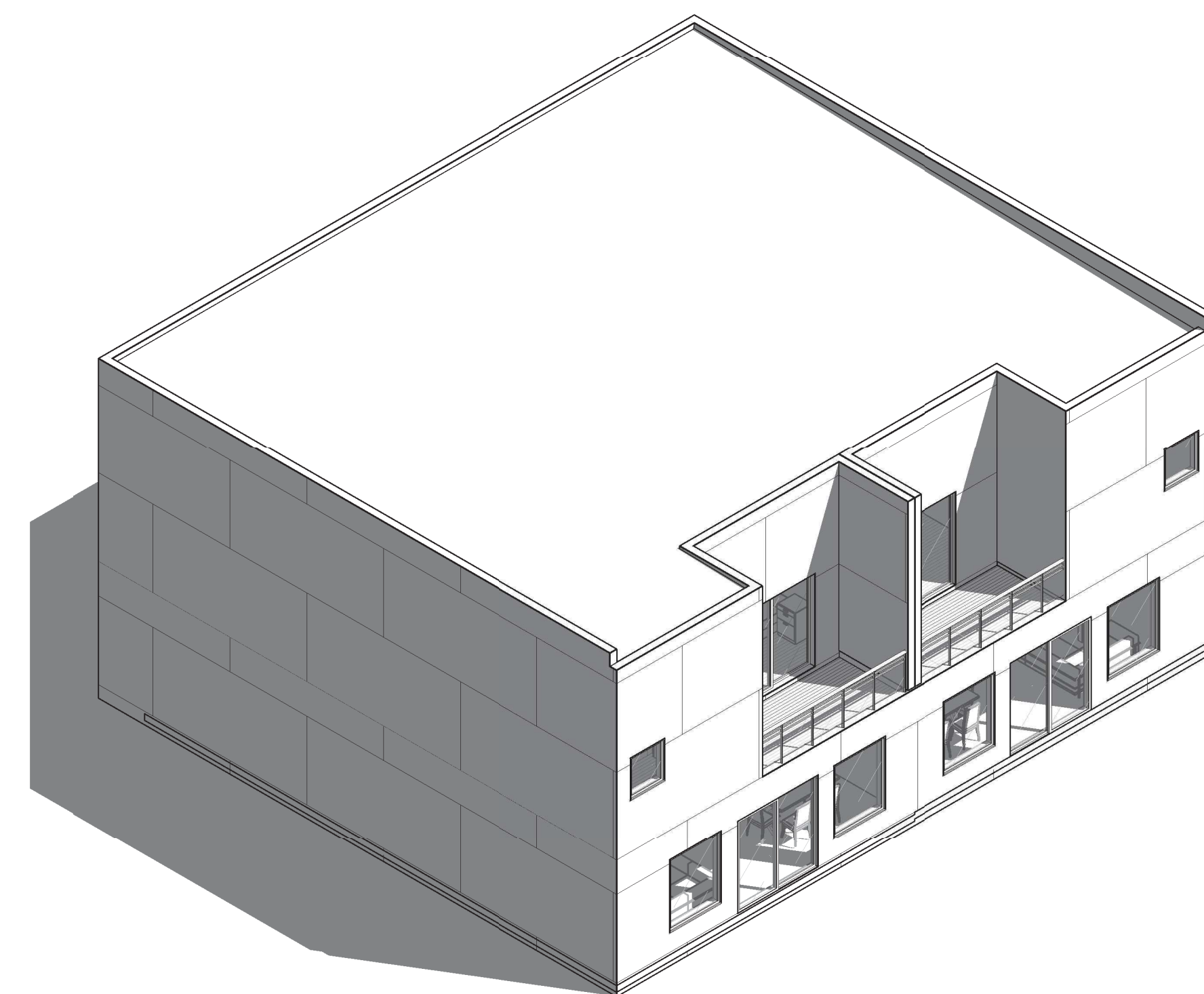
ISOMETRIC VIEW 1



ISOMETRIC VIEW 2



ISOMETRIC VIEW 3



ISOMETRIC VIEW 4

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ISOMETRIC VIEWS

DRAWING SHEET NO:

A013