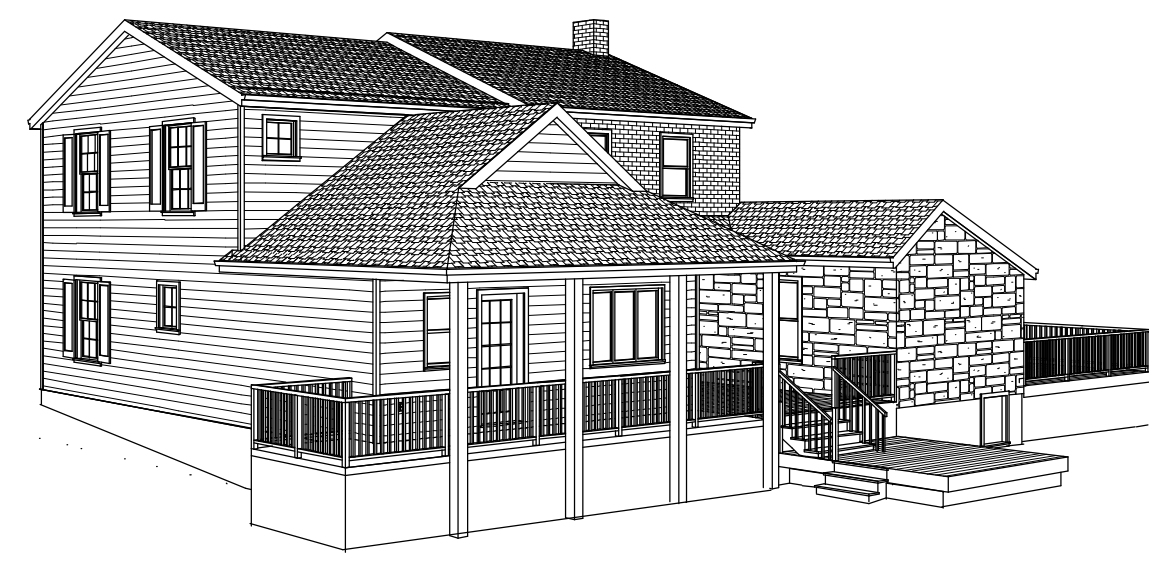
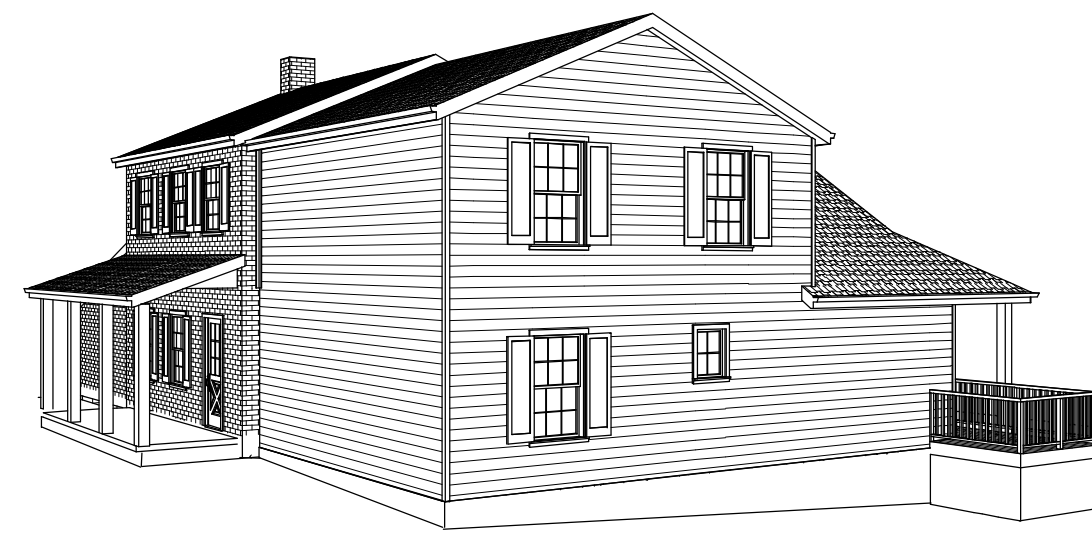




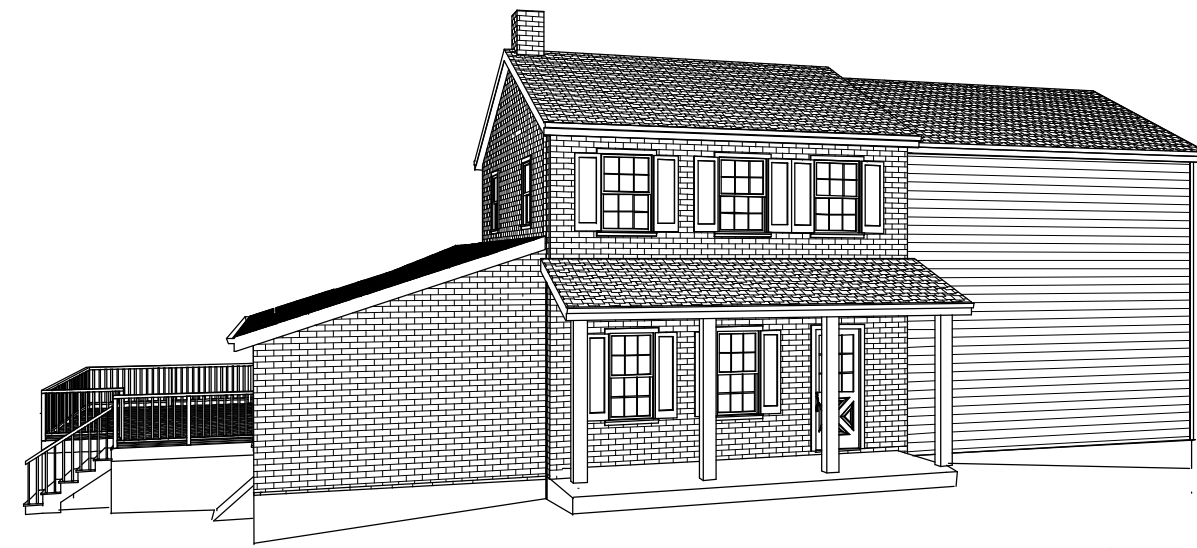
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



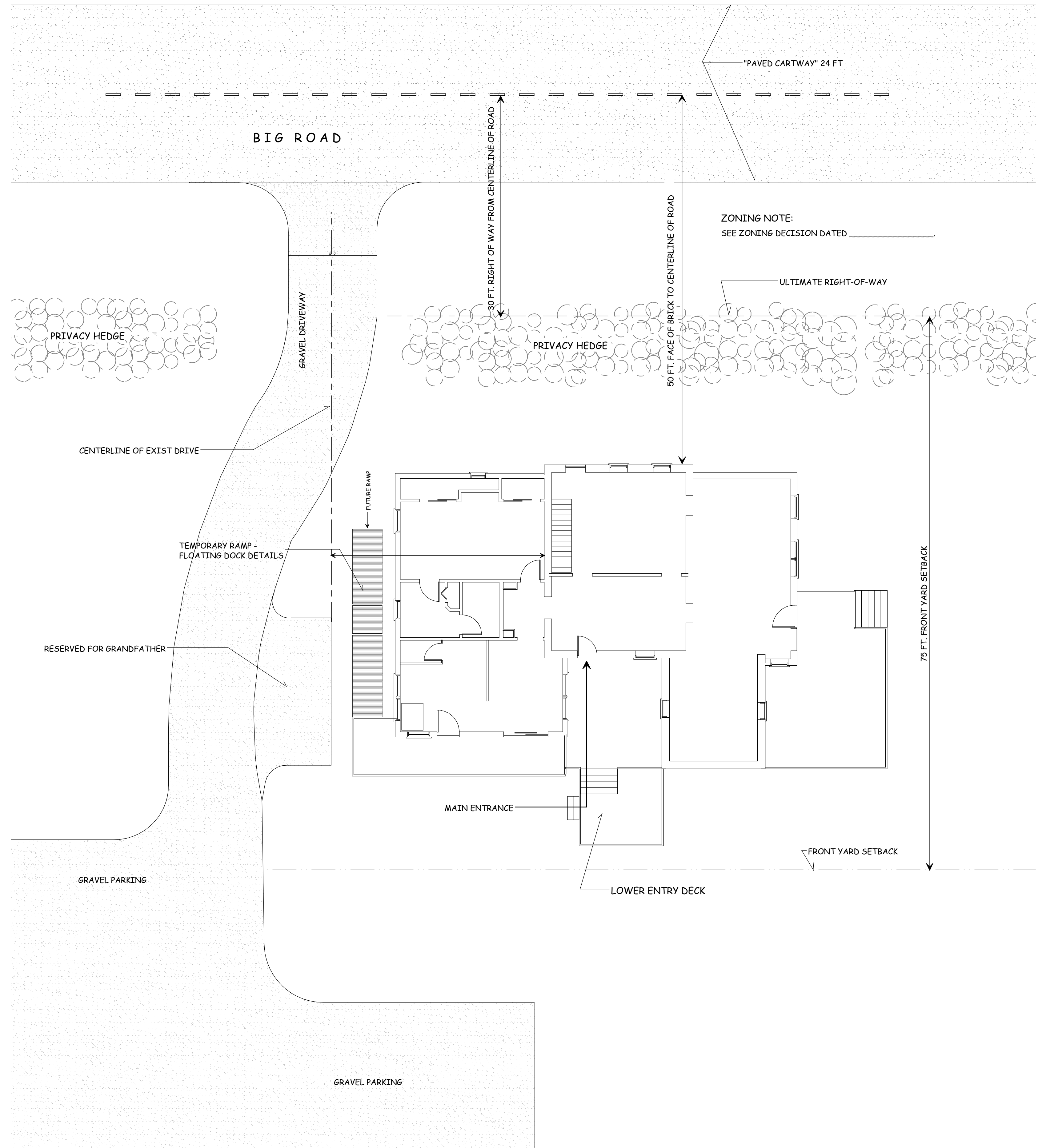
WEST ELEVATION



NORTH ELEVATION (RT. 73)



FRONT DOOR ELEVATION



1
1

S I T E P L A N

SCALE: 1/8" = 1'-0"

REV. #	REVISION DESCRIPTION	DATE
1	START UP	APRIL 24, 2019
2	PROGRESS	AUG 07, 2019
3	FOR PARTIAL PERMIT REVIEW	SEP 11, 2019
4	UPDATES	OCTOBER 2019
5	UPDATES	DEC. 06, 2019

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3 2 2 4 B i g R o a d
RESIDENTIAL ADDITION
UPPER FREDERICK TOWNSHIP, MONTGOMERY Co., PENNSYLVANIA

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1. INSURANCE: CONTRACTORS SHALL PROVIDE PROOF OF INSURANCE, INCLUDING COMMERCIAL GENERAL LIABILITY, WORKMEN'S COMPENSATION, AND AUTOMOBILE LIABILITY. MINIMUM LIMITS SHALL BE AS FOLLOWS:

CONTRACTOR INSURANCES		
COMMERICAL GENERAL LIABILITY		LIMITS
	EACH OCCURRENCE	\$ 1,000,000.00
	MED. EXP. (ANY ONE PERSON)	\$ 5,000.00
	GENERAL AGGREGATE	\$ 2,000,000.00
	PRODUCTS - COMP/OP AGG	\$ 1,000,000.00
AUTOMOBILE LIABILITY		
	COMBINED SINGLE LIMIT	\$ 1,000,000.00
UMBRELLA LIABILITY		
	EACH OCCURRENCE	\$ 3,000,000.00
	GENERAL AGGREGATE	\$ 3,000,000.00

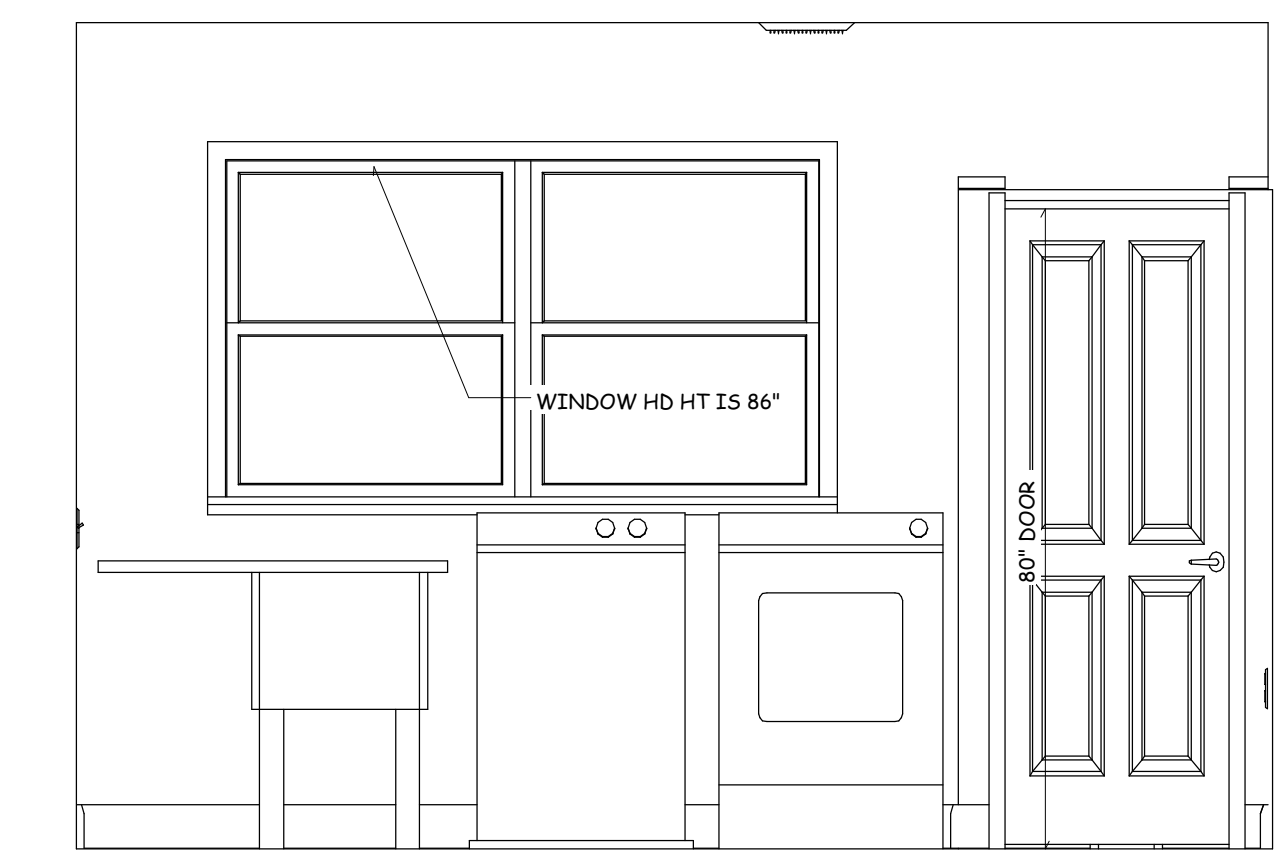
2. BEFORE DOING ANY WORK AT THE SITE, CERTIFICATES SHALL BE PROVIDED DIRECT FROM THE CONTRACTOR'S AGENT, VERIFYING THAT OWNER AND ARCHITECT ARE NAMED AS "ADDITIONAL NAMED INSURED" ON CONTRACTOR'S LIABILITY AND UMBRELLA POLICIES.
 3. OWNER AND ARCHITECT SHALL BE GIVEN 30 DAYS NOTICE BEFORE ANY POLICIES EXPIRE. CONTRACTORS SHALL MAINTAIN THIS REQUIREMENT FOR A MIN. OF 365 DAYS AFTER FINAL PAYMENT.

RESIDENTIAL CODES:

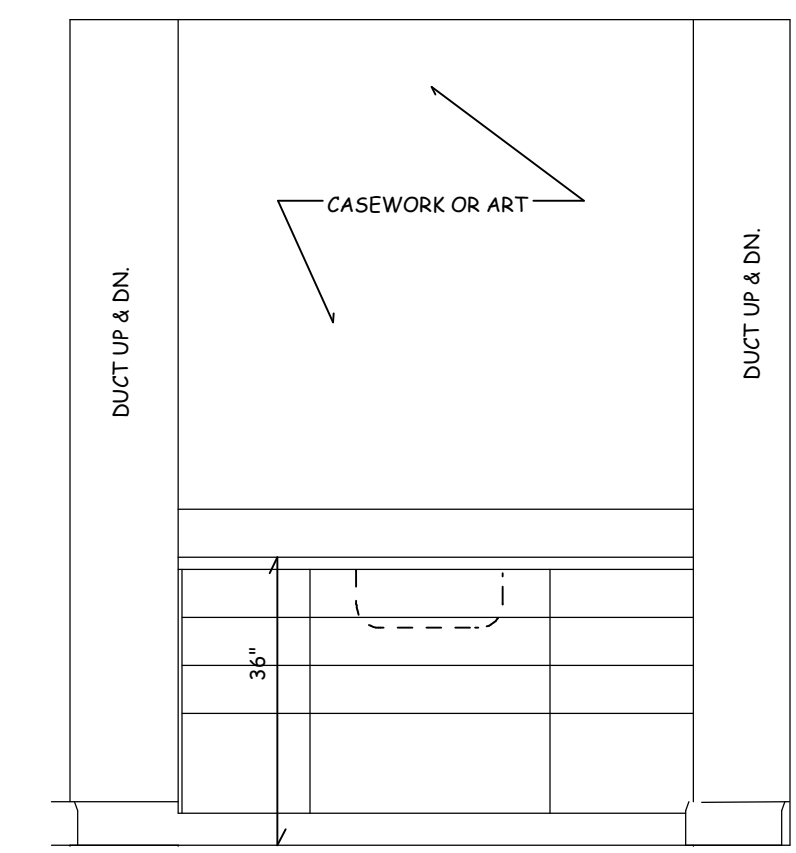
1. CODES: ALL WORK SHALL COMPLY WITH THE CONTROLLING REGULATORY CODES. THESE DOCUMENTS (DRAWINGS) SHALL INCLUDE BY REFERENCE ALL STATE, MUNICIPAL AND OTHER REGULATORY CODES.
2. GENERAL CONTRACTOR AND TRADE SUB-CONTRACTORS SHALL COMMUNICATE WITH THE MUNICIPALITY TO VERIFY TO THE CODES IN USE, AND REQUIRED TYPES AND FREQUENCY OF INSPECTIONS.
3. ALL CONTRACTORS AND TRADESMEN ARE EXPECTED TO BE CURRENT WITH THESE CODES AND HAVE COPIES ON SITE FOR REFERENCE AS REQUIRED. TO OBTAIN: INTERNATIONAL CODE COUNCIL PUBLICATIONS, 4051 WEST FLOSSMOOR ROAD, COUNTRY CLUB HILLS, IL 60478-5799, 888-422-7233.

FOR RESIDENTIAL WORK, THE CODES WHICH APPLY ARE:

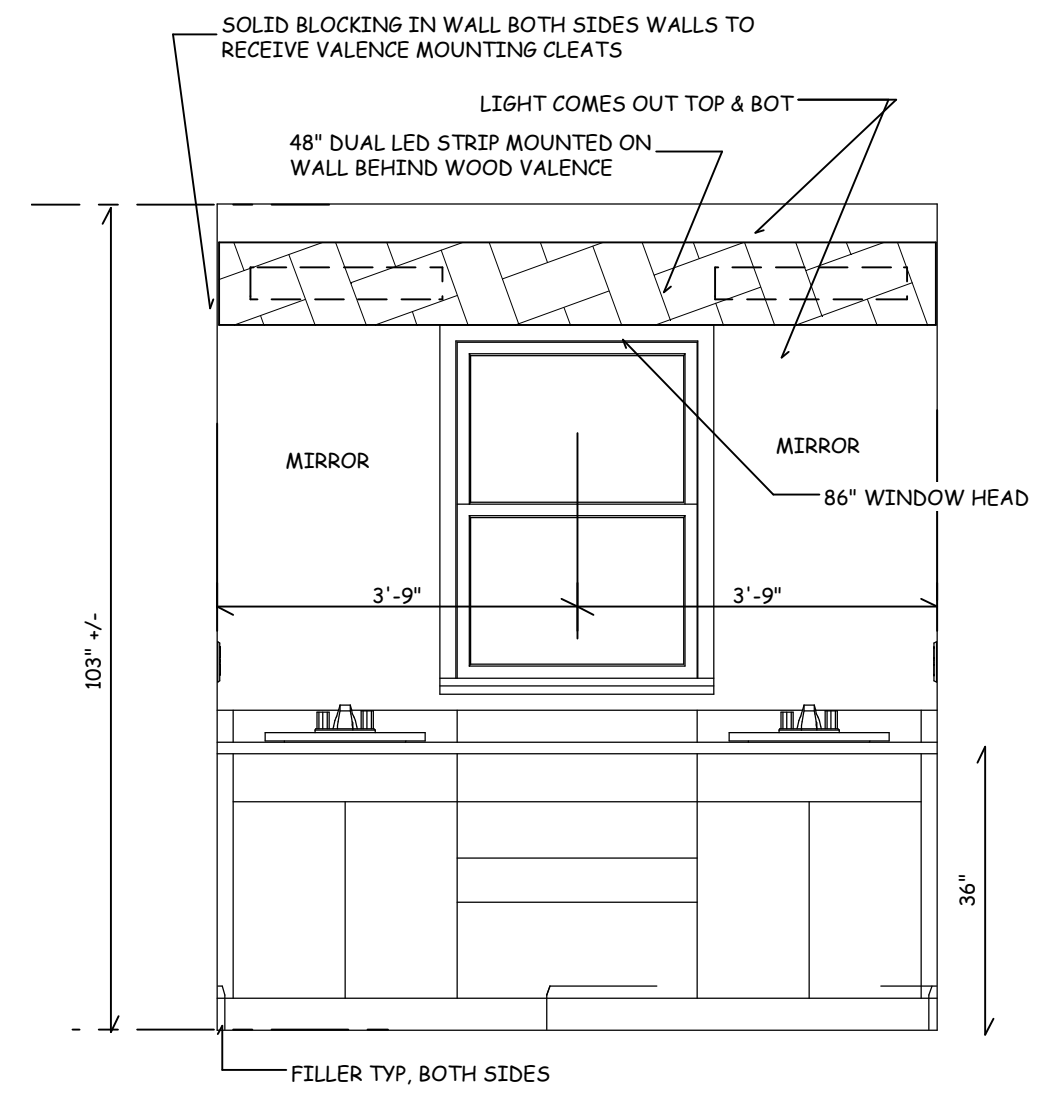
- INTERNATIONAL RESIDENTIAL CODE, 2015
- INTERNATIONAL RESIDENTIAL CODE, 2018 (CERTAIN PARTS, ESPECIALLY DECKS)
- INTERNATIONAL BUILDING CODE, 2015
- ICC ELECTRICAL CODE, 2006 (UTILIZES NATIONAL ELECTRIC CODE STANDARDS)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 (PLUS CERTAIN PARTS OF 2018)
- INTERNATIONAL FUEL GAS CODE, 2015
- INTERNATIONAL MECHANICAL CODE, 2015
- INTERNATIONAL PLUMBING CODE, 2015
- INTERNATIONAL FIRE CODE, 2015



LAUNDRY WALL



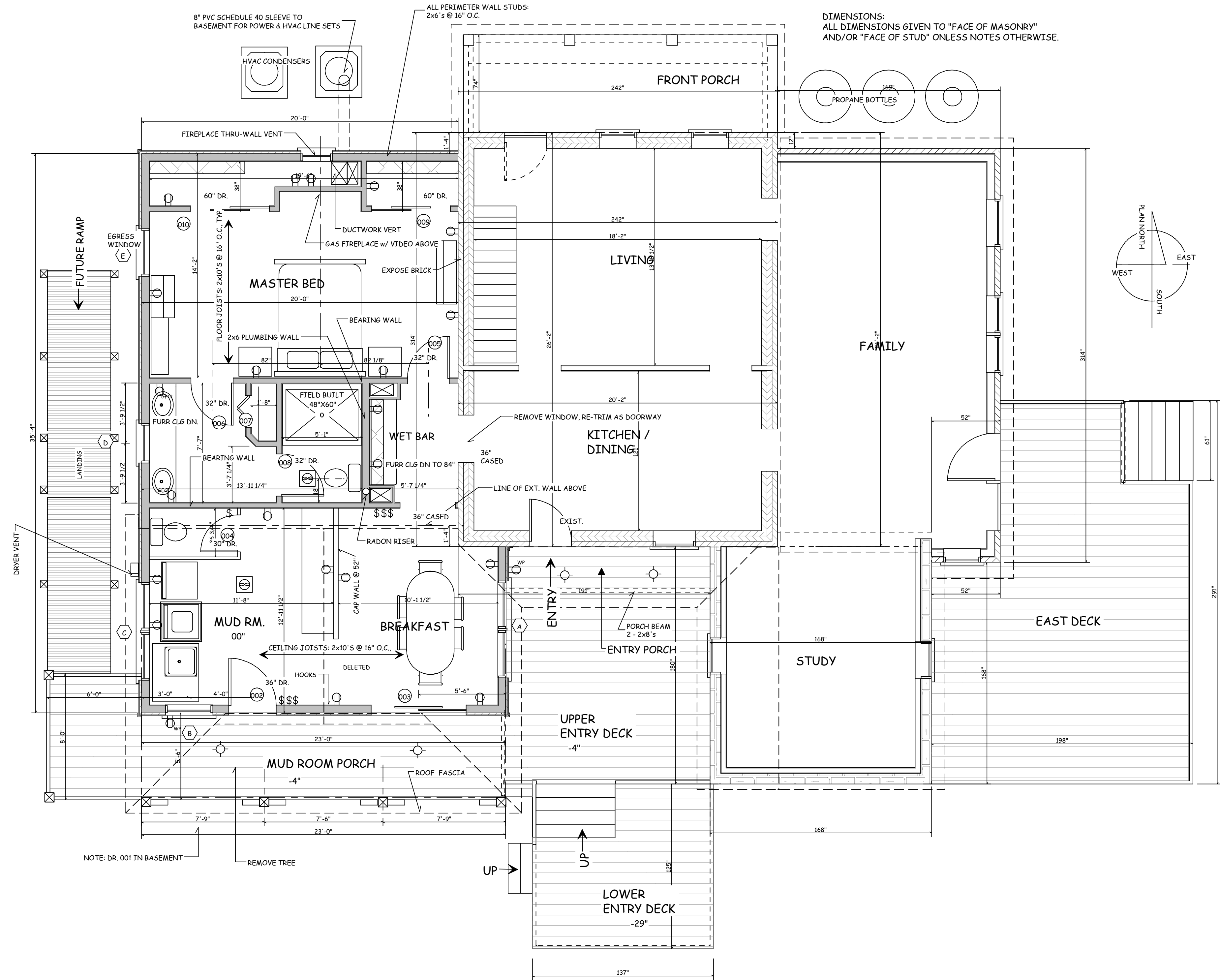
WET BAR



BATH LAV WALL

INTERIOR ELEVATIONS

1
2



FIRST FLOOR PLAN

1
2

SCALE 1/4" = 1'-0"

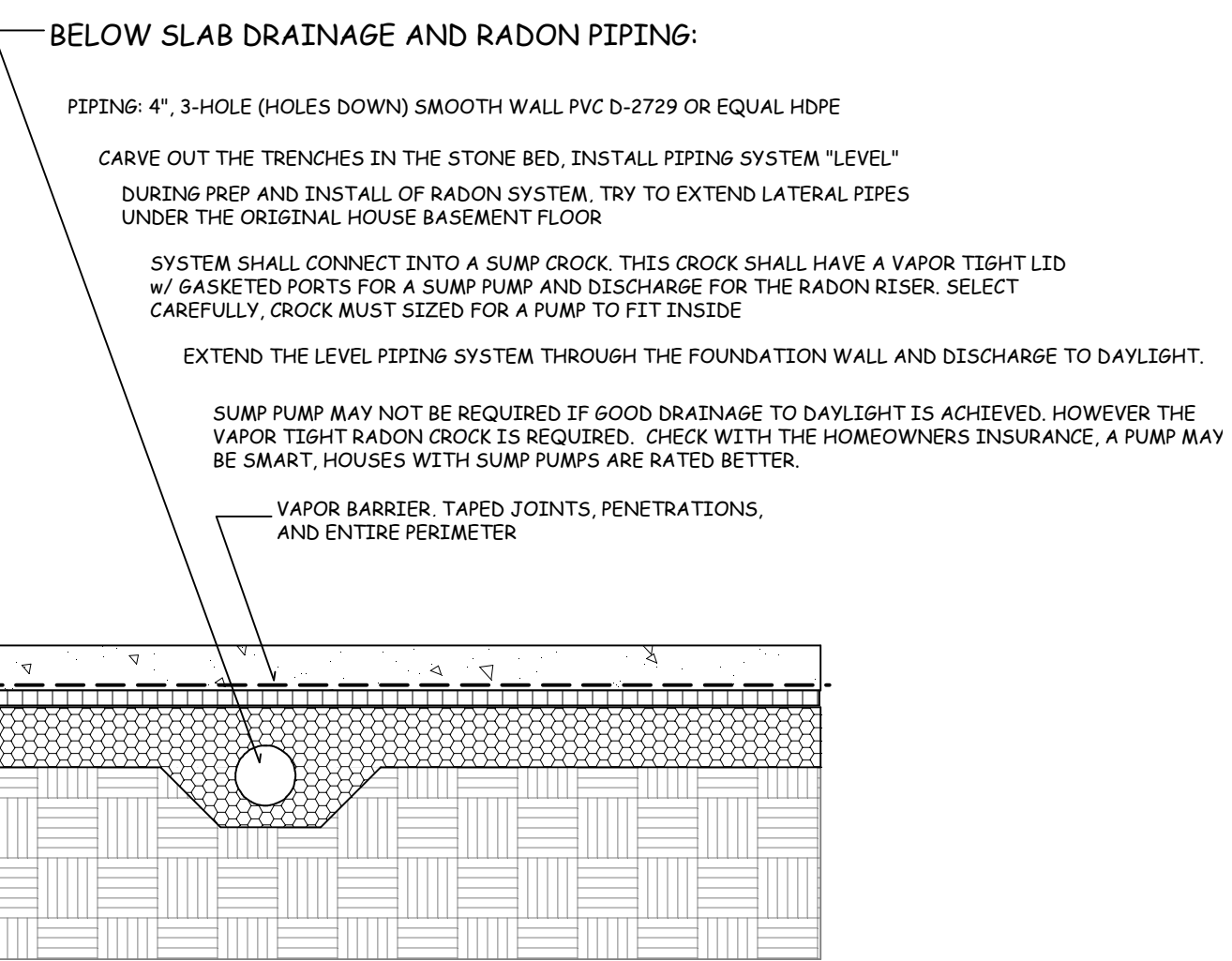
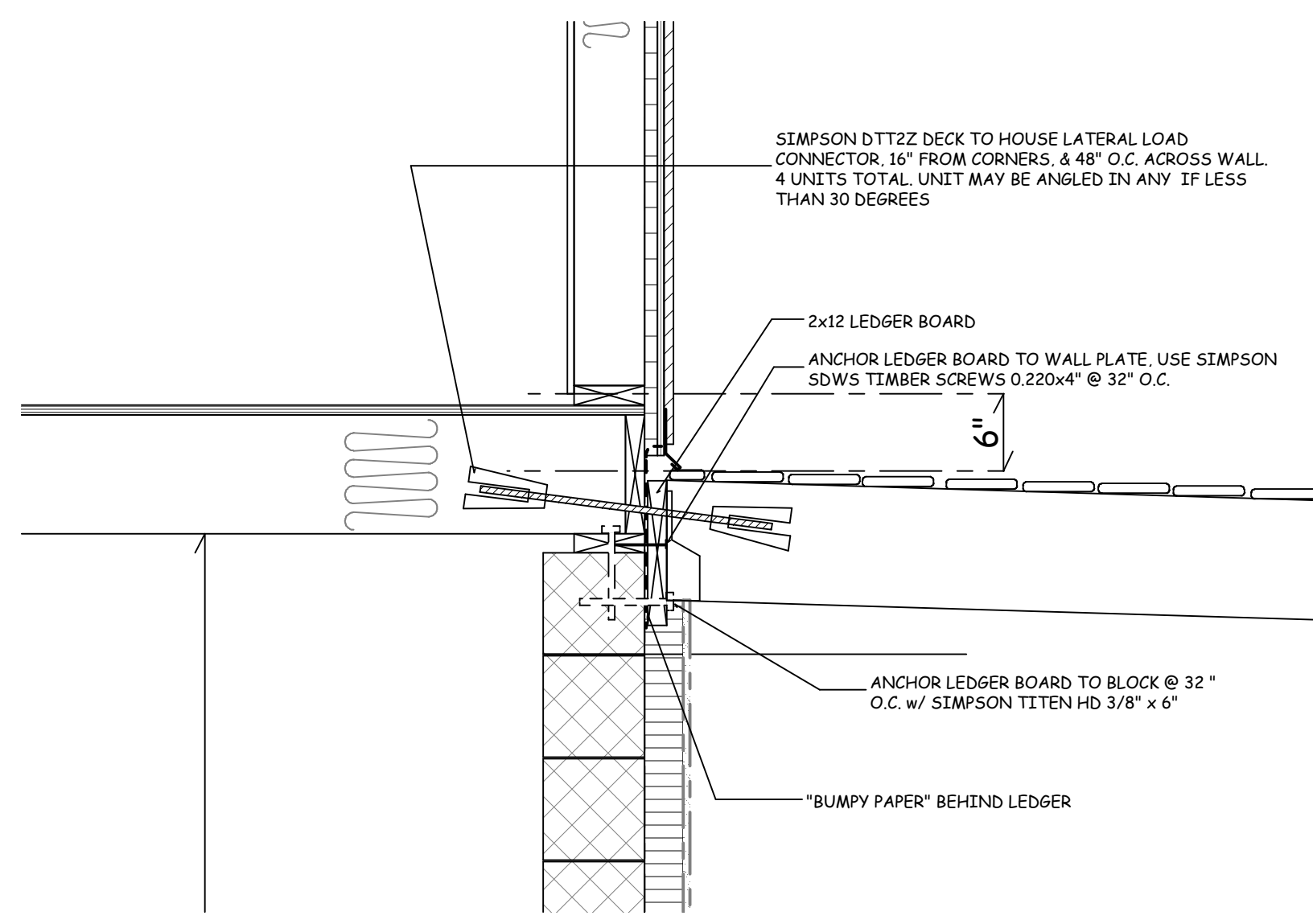
REV. #	REVISION DESCRIPTION	DATE
	START UP	APRIL 24, 2019
	PROGRESS	JULY 07, 2019
	FOR PARTIAL PERMIT REVIEW	AUG 07, 2019
	UPDATES	OCTOBER 2019
	UPDATES	DEC. 06, 2019

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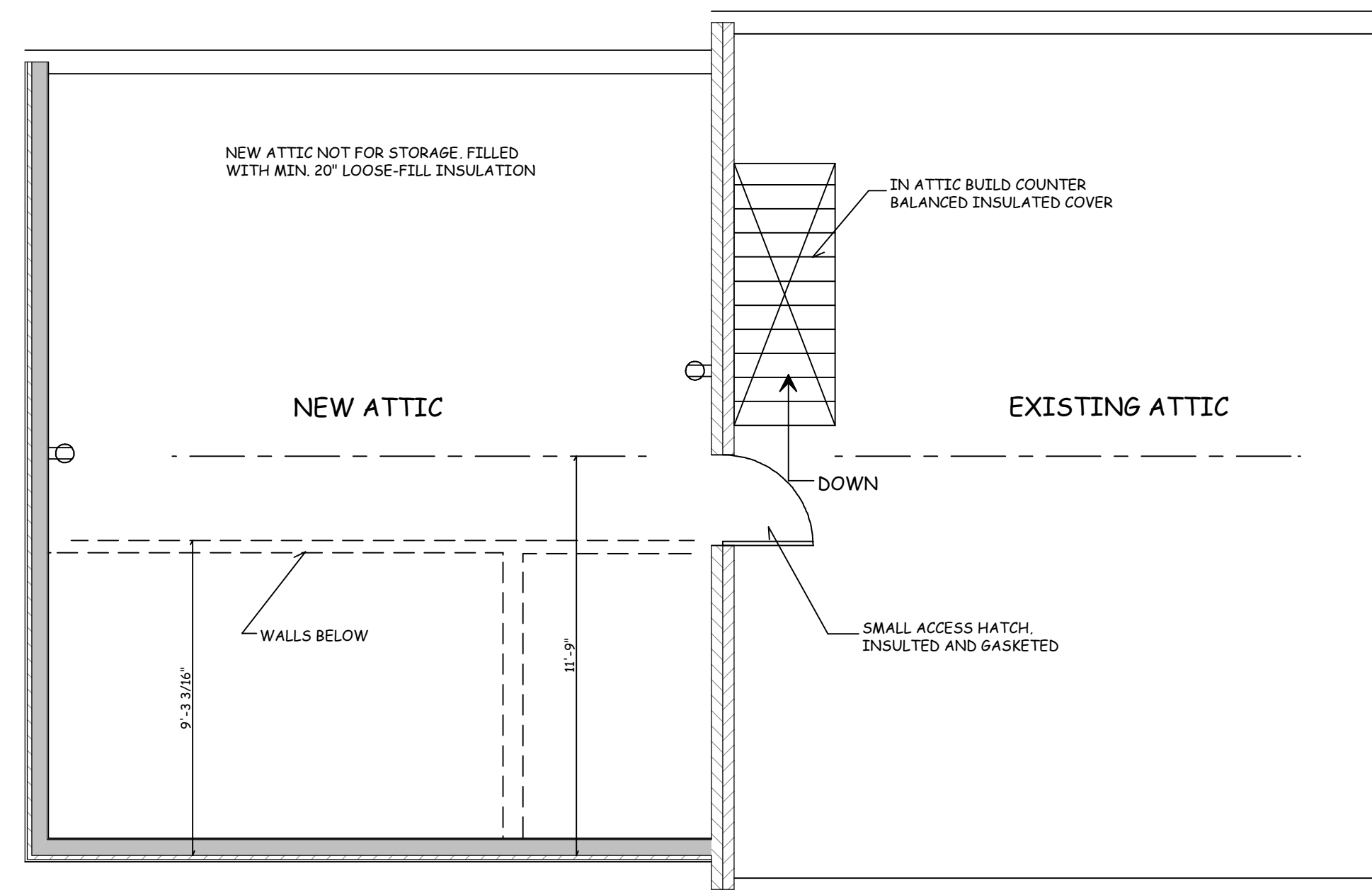
3224 Big Road
 RESIDENTIAL ADDITION
 UPPER FREDERICK TOWNSHIP, MONTGOMERY Co., PENNSYLVANIA

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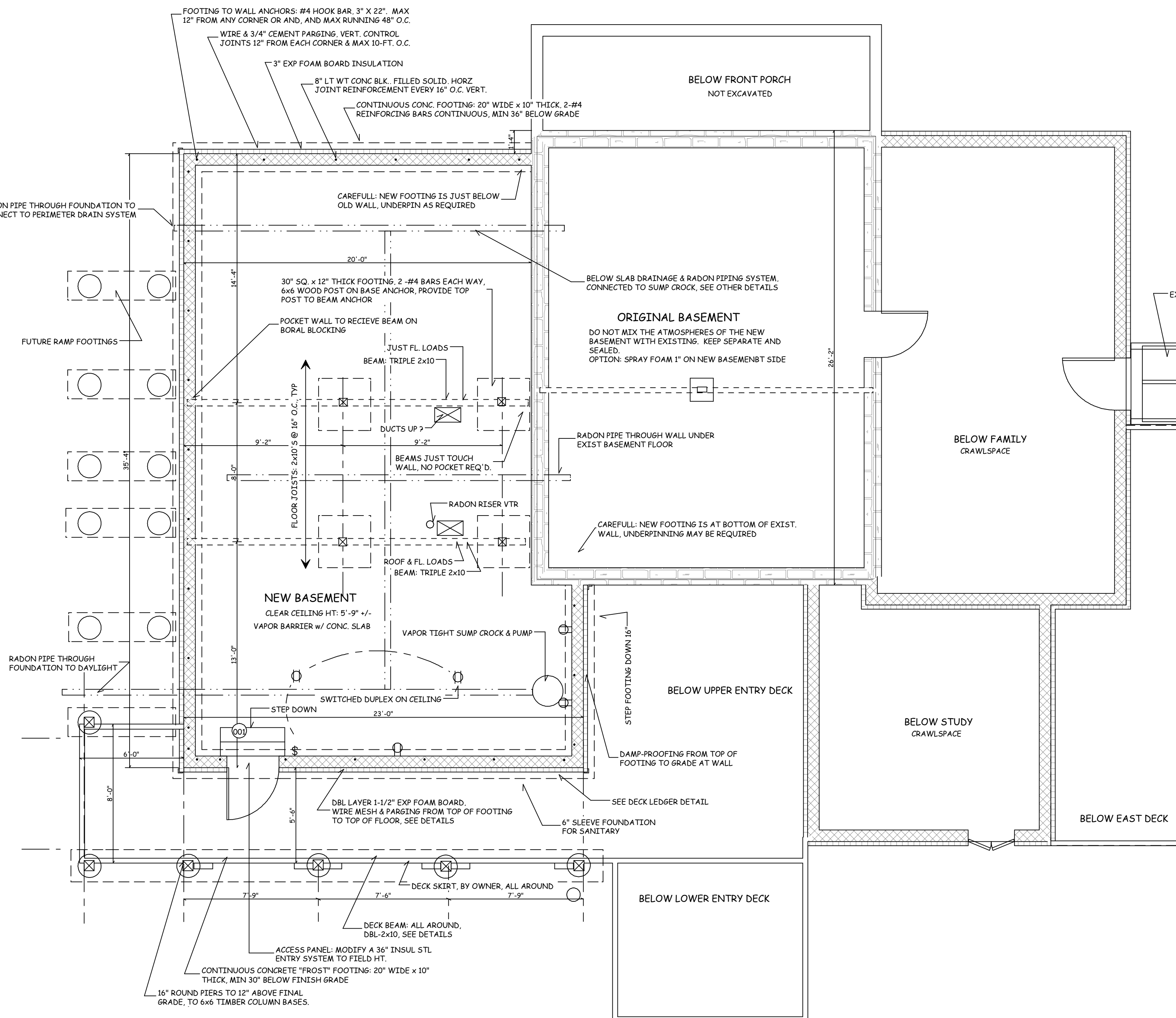


4
3
DETAIL: RADON PIPING
SCALE 1" = 1'-0"

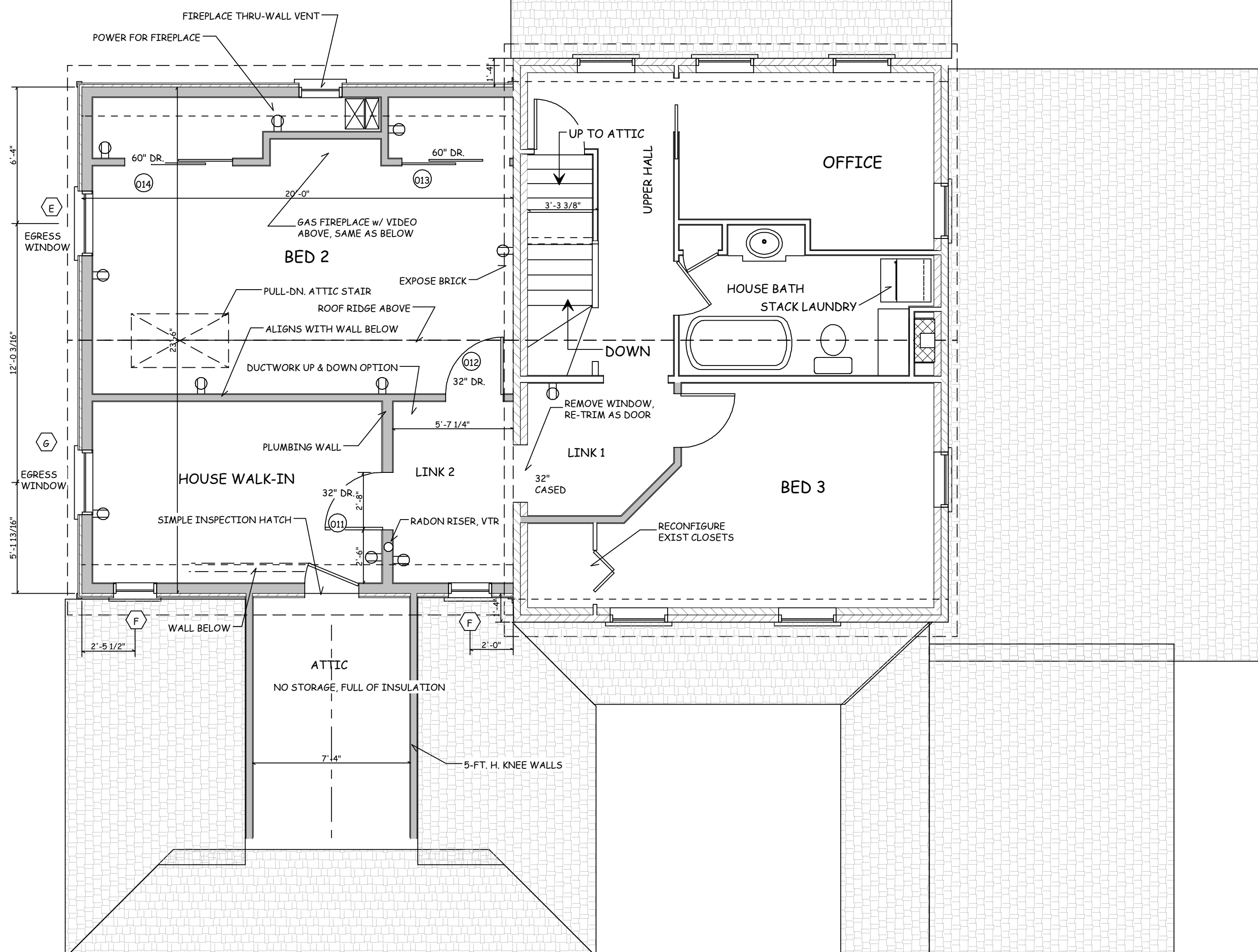
5
3
DETAIL: RADON PIPING
SCALE 1" = 1'-0"



3
3
ATTIC FLOOR PLAN
SCALE 1/4" = 1'-0"



2
3
BASEMENT & FOUNDATION PLAN
SCALE 1/4" = 1'-0"



1
3
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

REV. #	DATE	REVISION DESCRIPTION
1	APRIL 24, 2019	START UP
2	AUG 07, 2019	PROGRESS
3	SEP 10, 2019	FOR PARTIAL PERMIT REVIEW
4	OCTOBER 2019	UPDATES
5	DEC 06, 2019	UPDATES

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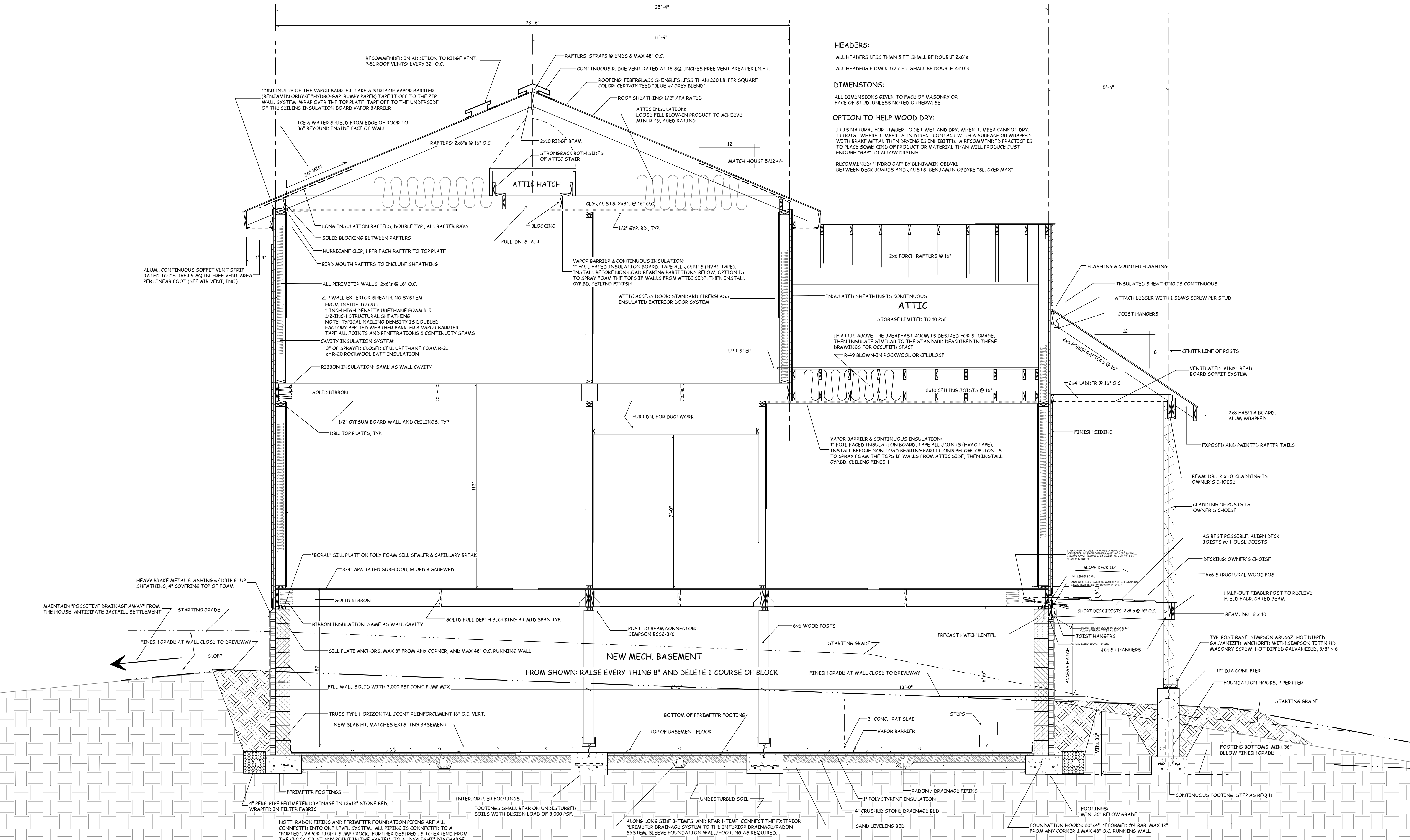
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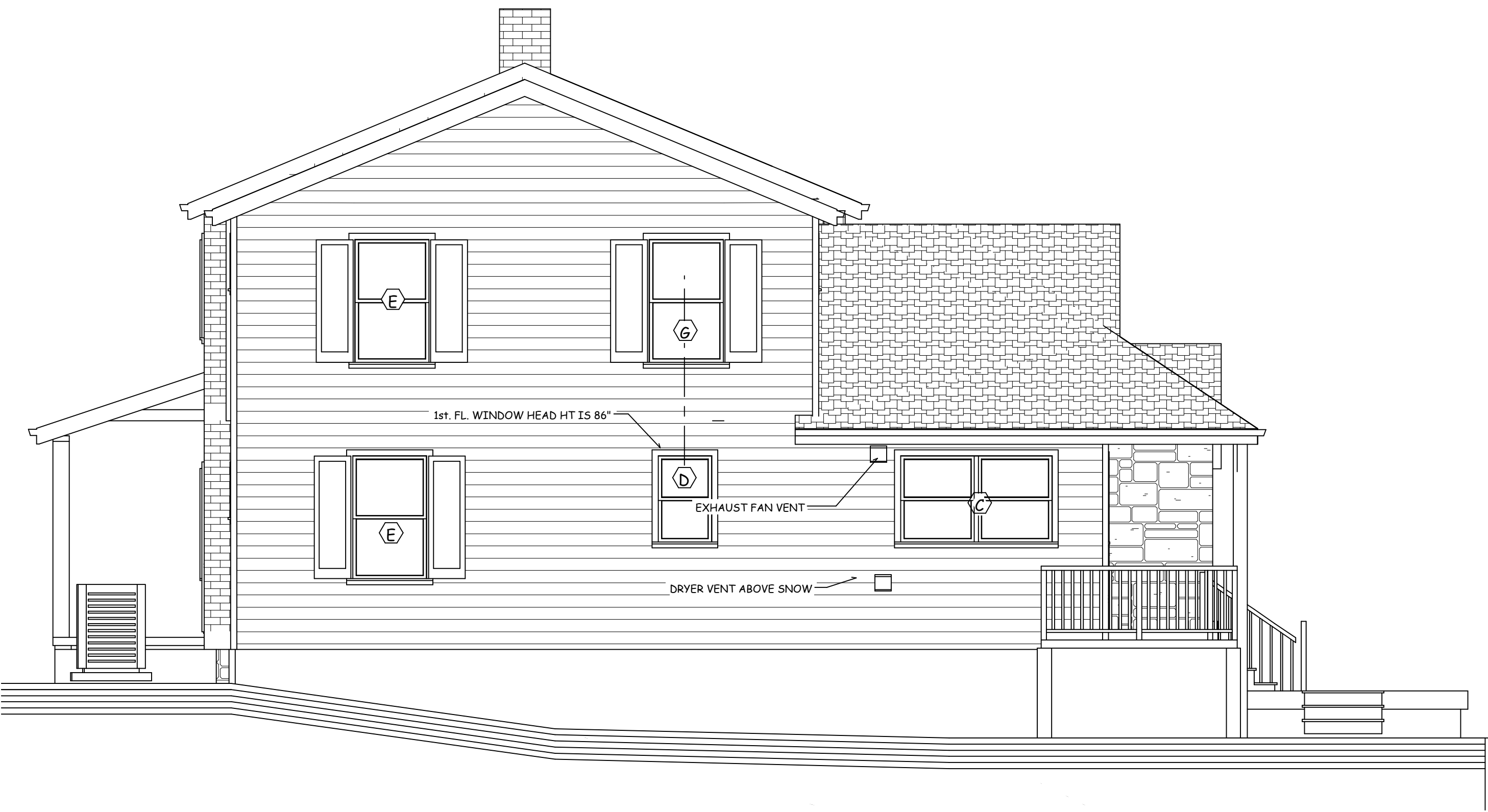
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WEST ELEVATION

4
5



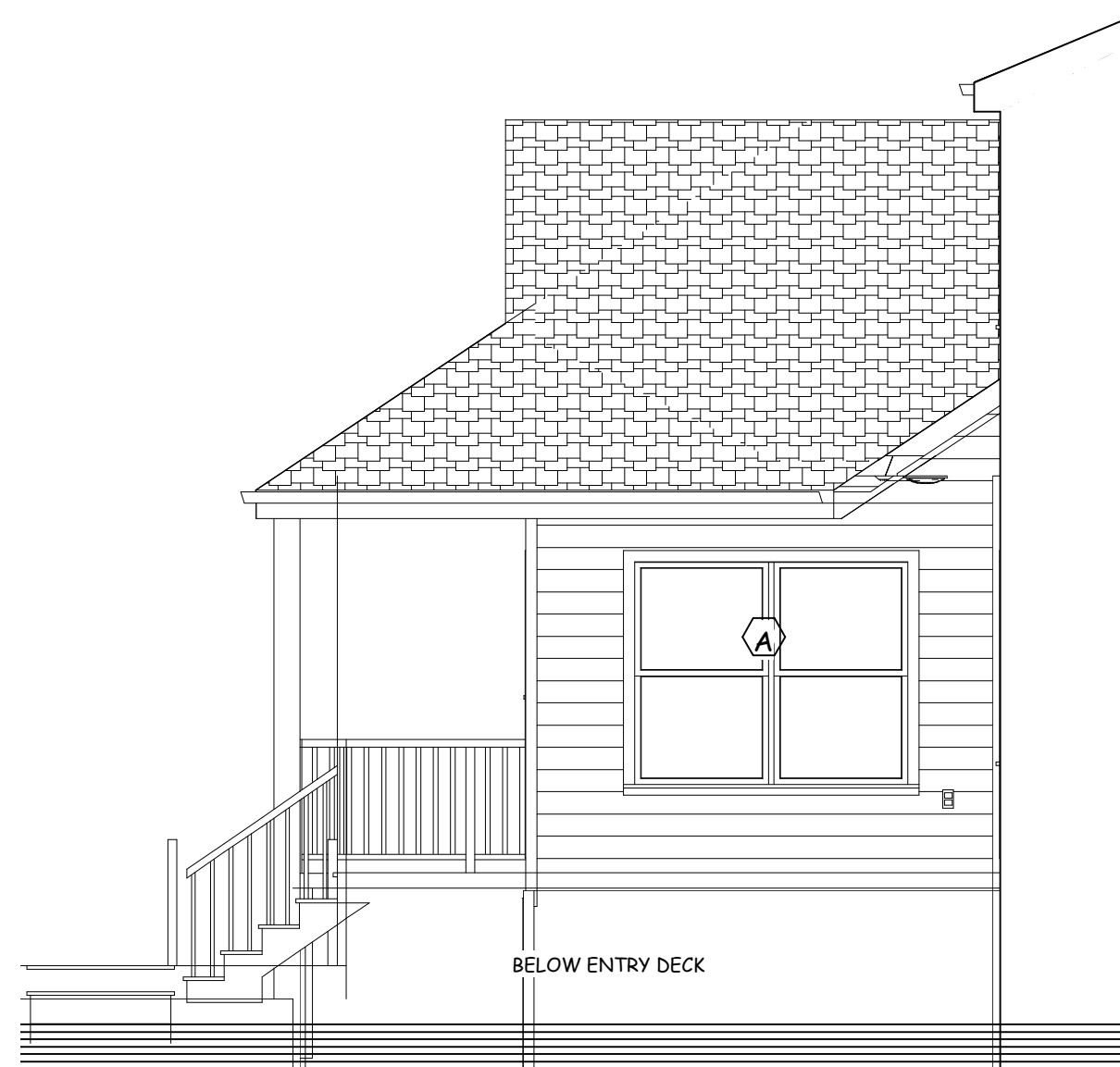
NORTH ELEVATION

2
5

SCALE 1/4" = 1'-0"

OPENING SCHEDULE						
MARK	LOCATION	TYPE	SIZE	MFG.	NUMBER	NOTES
001	BASEMENT	IN-SWING DOOR	FIELD FABRICATED			
002	MUD ROOM	IN-SWING DOOR	ROUGH WIDTH = 38 5/8" ROUGH HEIGHT = 82"	PELLA		TEMPERED GLASS
003	BREAKFAST	SLIDING PATIO DOOR	ROUGH WIDTH = 74 3/4" ROUGH HEIGHT = 82"	PELLA		TEMPERED GLASS
A	BREAKFAST	PAIR, DBL. HUNG	ROUGH WIDTH = 74 3/4" ROUGH HEIGHT = 59 3/4"	PELLA	PAIR, DBL. HUNG LIFESTYLE 37x59	
B	MUD ROOM	DBL. HUNG	ROUGH WIDTH = 37 3/4" ROUGH HEIGHT = 41 3/4"	PELLA	LIFESTYLE 37x41	TEMPERED GLASS
C	MUD ROOM	PAIR, DBL. HUNG	ROUGH WIDTH = 74 3/4" ROUGH HEIGHT = 41 3/4"	PELLA	PAIR, LIFESTYLE 37x41	
D	BATH	DBL. HUNG	ROUGH WIDTH = 29 3/4" ROUGH HEIGHT = 41 3/4"	PELLA	LIFESTYLE 29x41	TEMPERED GLASS
E	MASTER BED & BED 2	DBL. HUNG	ROUGH WIDTH = 37 3/4" ROUGH HEIGHT = 59 3/4"	PELLA	LIFESTYLE 37x59	EGRESS WINDOW ACOUSTIC GLASS
F	WALK-IN & LTRK 2	AWING	ROUGH WIDTH = 25 3/4" ROUGH HEIGHT = 25 3/4"	PELLA	LIFESTYLE 25x25	
G	WALK-IN	DBL. HUNG	ROUGH WIDTH = 37 3/4" ROUGH HEIGHT = 59 3/4"	PELLA	LIFESTYLE 37x59	EGRESS WINDOW

1. ALL WINDOWS SHOWN ARE PELLA "LIFESTYLE". IF DIFFERENT MFG IS SELECTED, VERIFY SIZING
2. FOR FINISHES, MATERIALS, AND FEATURES, SEE OWNER'S WINDOW CONTRACT
3. PROVIDE MFG. INSECT SCREENS, ALL UNITS
4. WINDOW HARDWARE FINISH _____
5. WINDOW EXTENSION JAMBS: CHECK WALL THICKNESSES, VERIFY WITH OWNER



EAST ELEVATION

3
5



SOUTH ELEVATION

1
5

SCALE 1/4" = 1'-0"

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