

964 Lot 2 TENNIS AVE HORSHAM, PA

NEW SINGLE
FAMILY
RESIDENCE

TENNIS AVE
DEVELOPMENT

CODE REVIEW

APPLICABLE CODES

2015 ICC BUILDING CODE (INTERNATIONAL CODE COUNCIL)

2015 ICC RESIDENTIAL CODE

2015 ICC ENERGY CONSERVATION CODE

PROJECT SCOPE

4 SINGLE FAMILY RESIDENCES

USE GROUP: R

SINGLE FAMILY RESIDENCES

TYPE OF CONSTRUCTION

5B

NUMBER OF EXITS REQUIRED

1 NUMBER PROVIDED 2

EGRESS WINDOW REQUIRED AND PROVIDED AT ALL SLEEPING AREAS

FLOOR LIVE LOADS: BASEMENT 60 PSI
1ST FLOOR 40 PSI
2ND FLOOR 30 PSI

ENERGY

CEILING R-FACTOR 48

EXT. WALL R-FACTOR 19

GENERAL NOTES:

1. ALL WORK TO BE IN COMPLIANCE OF ALL GOVERNING CODES.
2. ALL WORK TO BE PERFORMED BY LICENCED CONTRACTORS
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS TO COMPLETE THE SCOPE OF THE PROJECT. ALL AGENCY FEES TO BE PAID BY THE CONTRACTOR.
4. CONTRACTOR TO HAVE ALL APLLICABLE INSURANCE AS REQUIRED BY THE OWNER AND MUNICAPLITY
5. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND OBTAINING ALL REQUIRED .
CONTRACTOR TO NOTIFY OWNER OF ANY VIOLATIONS OR RELATED ISSUES IN REGARDS TO OBTAINING INSPECTION APPROVALS
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING CERTIFICATE OF OCCUPANCY
7. DO NOT SCALE THE DRAWINGS
8. CONTRACTOR TO REPORT TO THE OWNER ANY DISCREPANCIES OR UNFORSEEN CONDITIONS WITH THE DOCUMENTS AND OR THE STRUCTURE. ANY CHANGE IN PROJECT COST MUST BE PRESENTED TO THE OWNER IN THE FORM OF A CHANGE ORDER REQUEST PRIOR TO THE START OF SUCH ITEMS APPROVAL IN WRITTING FROM THE OWNER IS REQUIRED.
9. CONTRACTOR TO SUPPLY TEMPORARY TOILETS ON THE SITE
10. CONTRACTOR TO SUPPLY ALL TEMP. POWER FOR THE DURATION OF THE PROJECT.
11. THESE DOCUMENTS ARE ISSUED FOR PERMITTING AND IDENTIFYING PROJECT SCOPE. MEANS AND METHODS OF CONSTRUCTION IS THE TOTAL RESPOSNIBILTY OF THE CONTRACTOR
12. CONTRACTOR TO MAINTAIN THE STRUCTURAL INTEGRETU OF THE BUILDING AT ALL TIMES.
13. CONTRACTOR TO VERIFY ALL ITEMS AND CONDITIONS PRIOR TO THE START OF WORK.
14. SITE IS TO BE FREE OF DEBRIS AT ALL TIMES
15. CONTRACTOR IS FULLY RESPONSIBLE FOR NOTIFYING NEIGBORING PROPERTY OF ALL CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES.
16. WORKING HOURS ARE 8 AM-5PM
17. CONTRACTOR IS TO MAINTAIN THE BUILDING AT ALL TIMES BUILDING IS TO BE WEATHER TIGHT AND SECURED.
18. ALL WORK TO BE PERFORMED IN A SAFE ENVIRONMENT. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL THAT ENTERED THE BUILDING DURING THE CONSTRUCTION PERIOD

J20

The contractor is responsible for confirming and correlating all quantities and dimensions contractor shall upon discovery, immediately notify Architect of any discrepancies. The contractor is responsible for selecting fabrication processes and techniques of construction, coordinating his work with that of all other trades, and performing his work in a satisfactory and workmanlike manner, contract and subs shall be aware of all on-site conditions prior to submittal of bids.

REVISIONS TO PLANS 5.21.2

Date July, 2020

Scale AS NOTED

Plot

Drawn CS

Approved JJ



Project #

Sheet

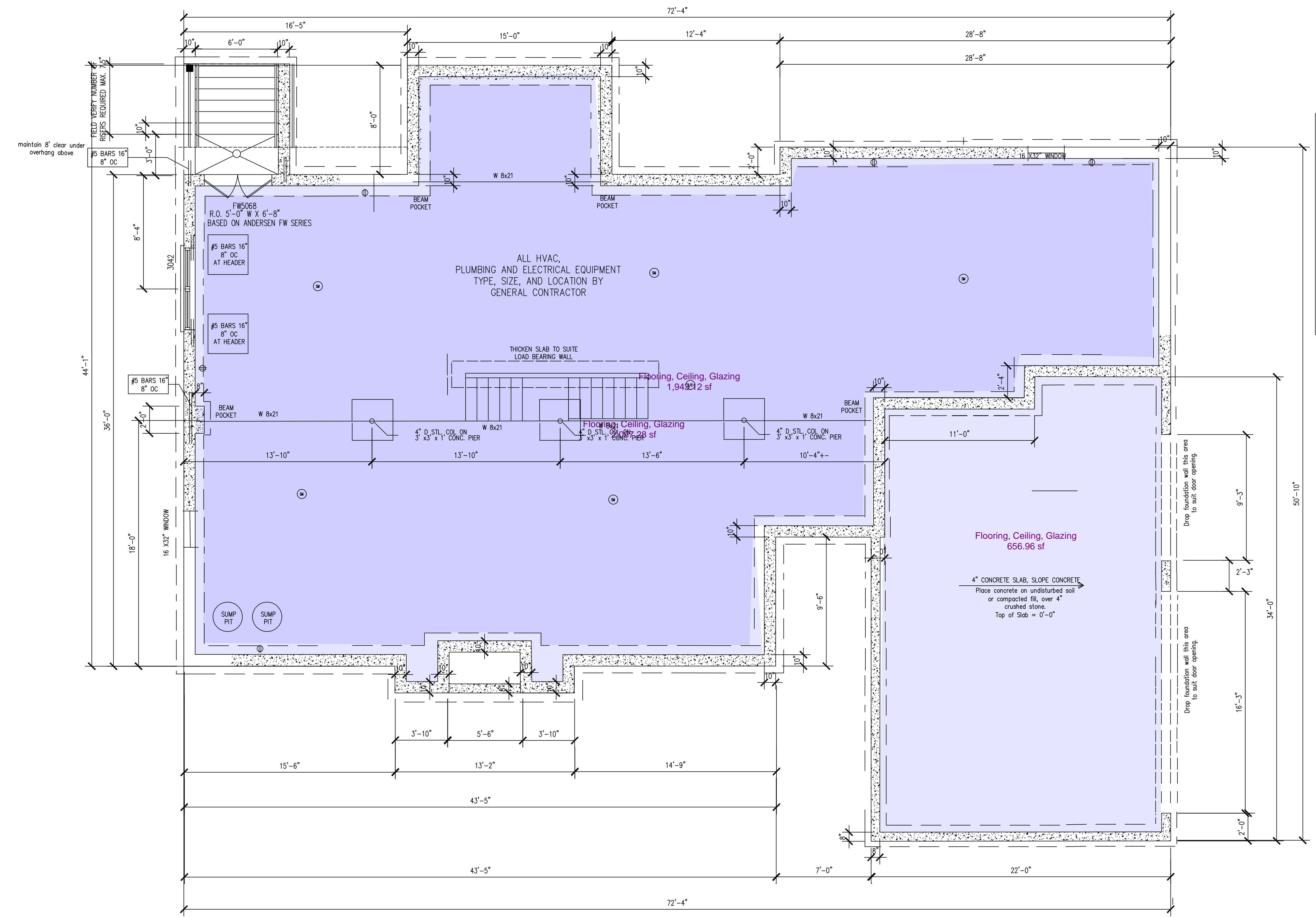
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NEW SINGLE
FAMILY
RESIDENCE

TENNIS AVE
DEVELOPMENT

J2a
A R C H I T E C T S
13748 TENNIS AVE, SUITE 100, WILMINGTON, DE 19804
302.475.1668



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

The contractor is responsible for confirming and correlating all quantities and dimensions. The contractor shall upon discovery, immediately notify Architect of any discrepancies. The contractor is responsible for selecting fabrication processes and techniques of construction, coordinating his work with that of all other trades, and performing his work in a safe, satisfactory and workmanlike manner. Contractor and subs shall be aware of all on-site conditions prior to submittal of bids.

FOUNDATION
PLAN

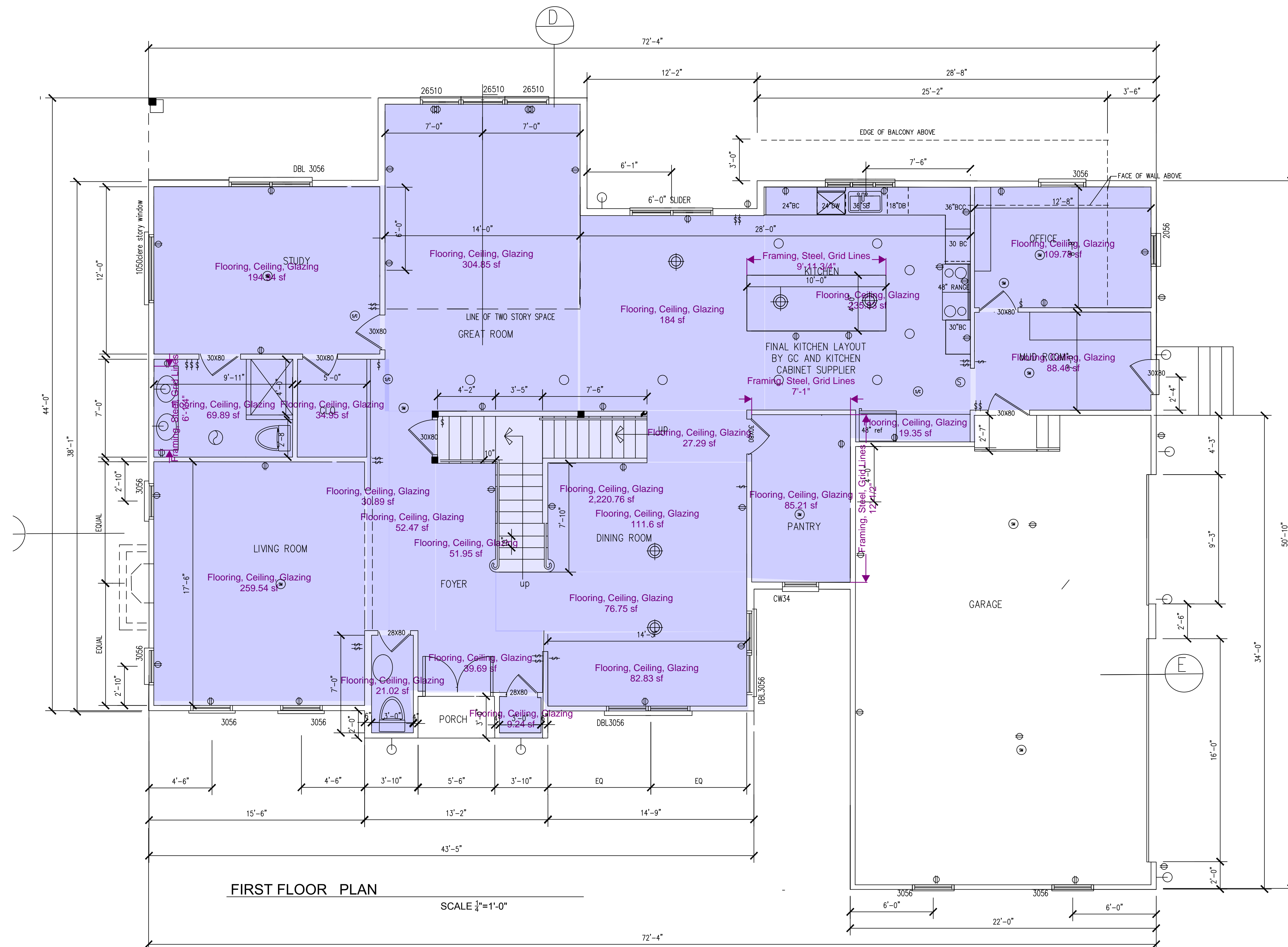
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FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

J20
 ARCHITECTS
 13748 TENNIS AVE, SUITE 100, BOSTON, MA 02146
 TEL: 617.552.4455 FAX: 617.552.4456

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FIRST FLOOR
PLAN

Date July, 2023
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Plot
Drawn CS
Approved JJ



Project #

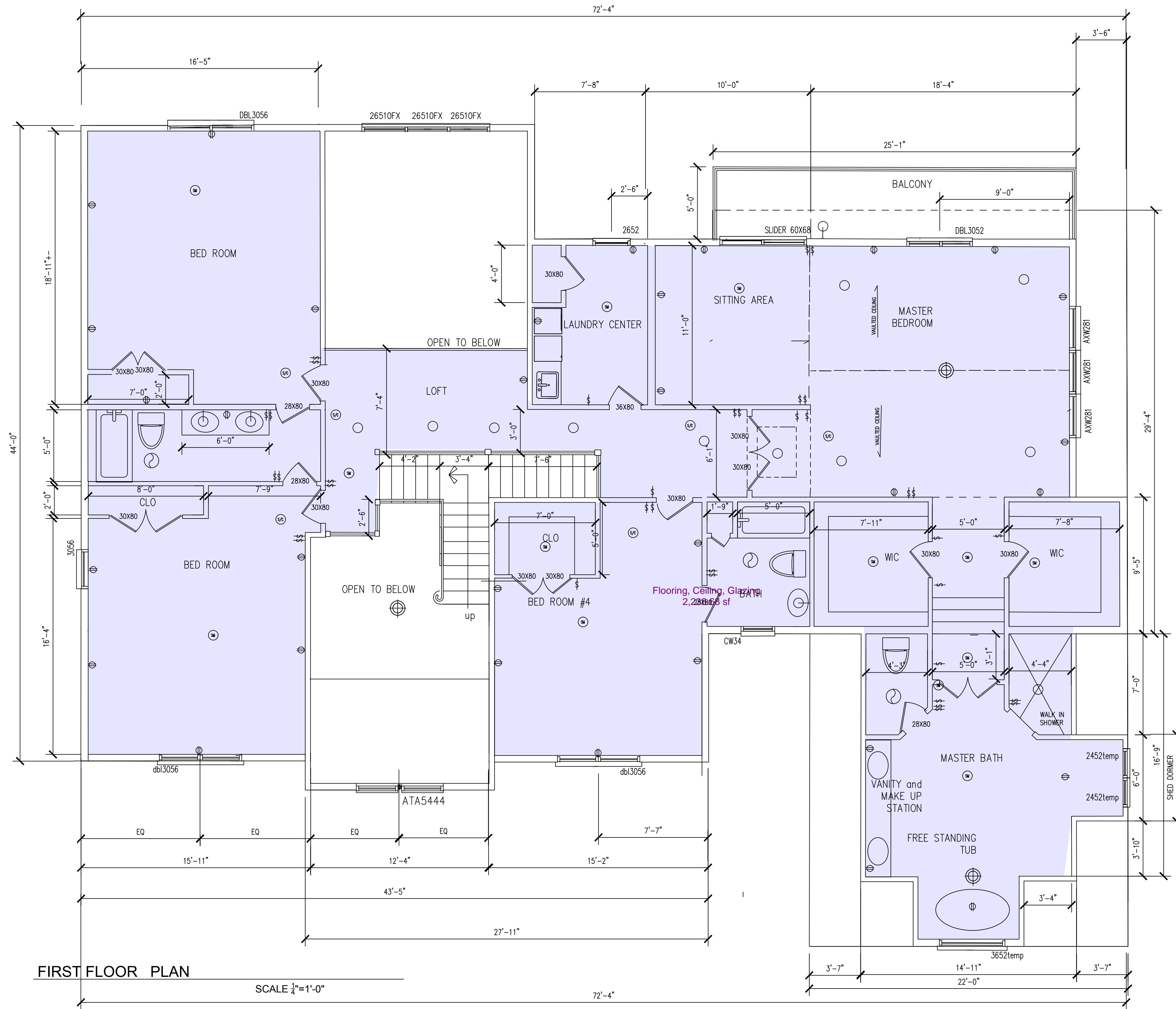
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NEW SINGLE
FAMILY
RESIDENCE

TENNIS AVE
DEVELOPMENT

J20
A R C H I T E C T S
1374 N. AVENUE MILWAUKEE, WI 53233
312.463.4555



FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

SECOND FLOOR
PLAN

Date July, 2023
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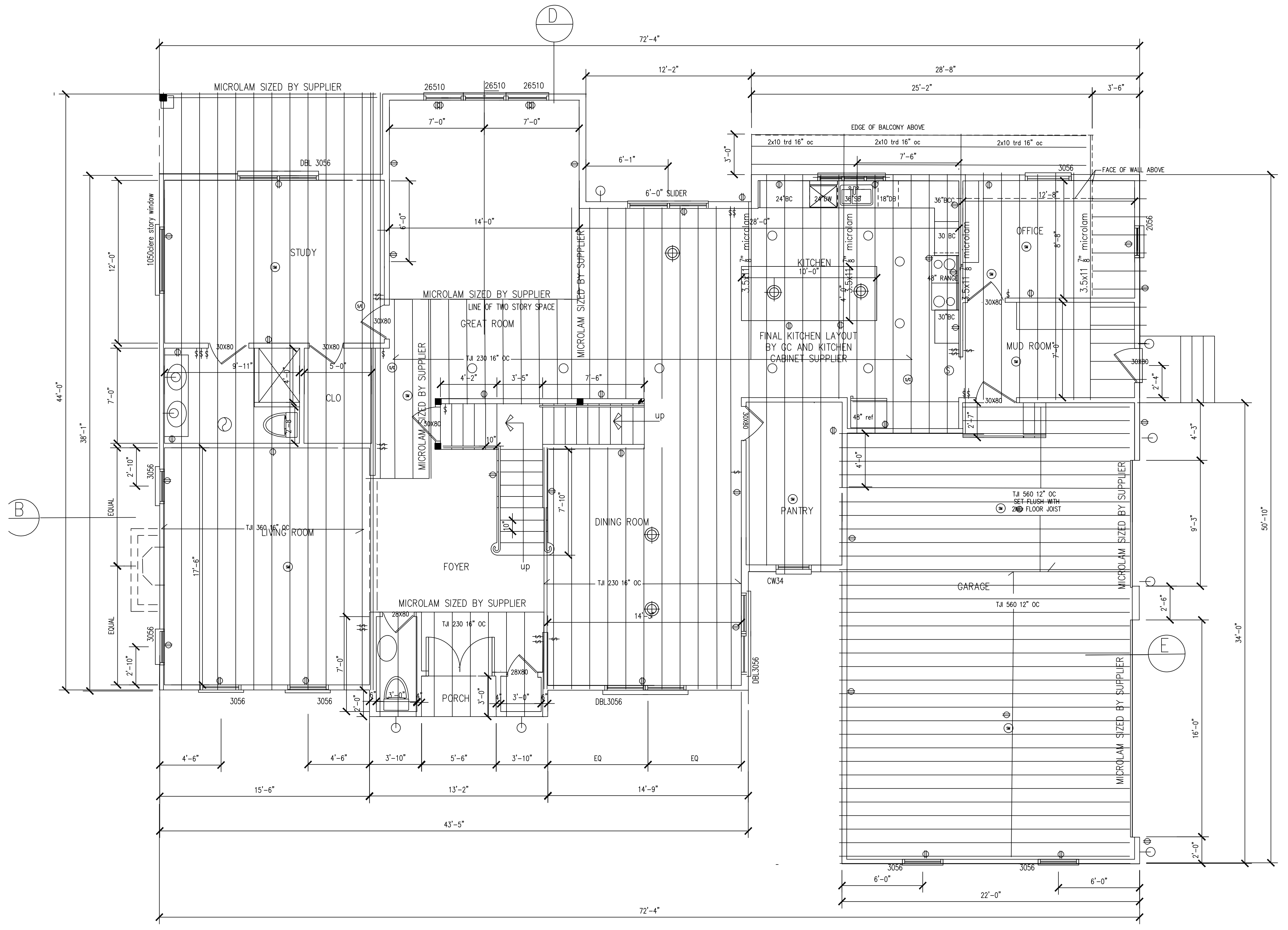
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2ND FLOOR FRAMING
PLAN

Date July, 2023
Scale AS NOTED
Plot
Drawn CS
Approved JJ

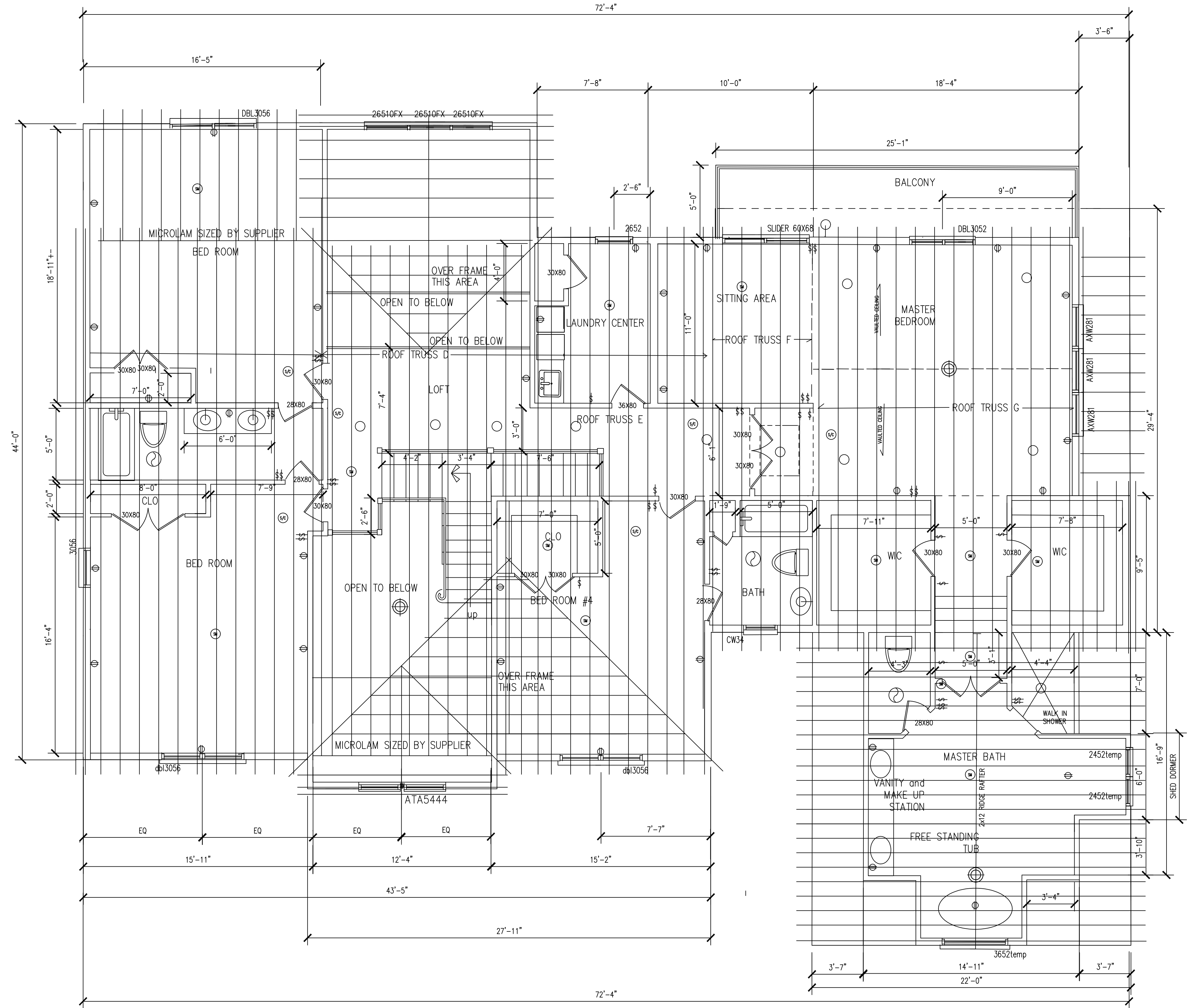


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2ND FL FRAMING PLANS
Scale 1/4" = 1'-0"

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ROOF FRAMING PLAN

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ROOF FRAMING PLANS
Scale 1/4" = 1'-0"

Date July, 2023
Scale AS NOTED
Plot
Drawn CS
Approved JJ



Project #

NEW SINGLE
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TENNIS AVE
DEVELOPMENT

ARCHITECTS
13 FARM AVE, WILMINGTON, DE, 19810
302.475.0686 302.373.6345



The contractor is responsible for confirming and correlating all quantities and dimensions, contractor shall upon discovery, immediately notify Architect of any discrepancies. The contractor is responsible for selecting labor, construction processes and techniques of construction, coordinating his work with that of all other trades, and performing his work in a safe, satisfactory and workmanlike manner. Contractor and subs shall be aware of all on-site conditions prior to submittal of bids.

ELEVATIONS
LOT #2

REVISIONS TO PLANS 5.21.21
REV 12.30.20
REV 4.17.23
REV 12.5.23

Date July, 2020
Scale AS NOTED
Plot
Drawn CS
Approved JJ



Project #

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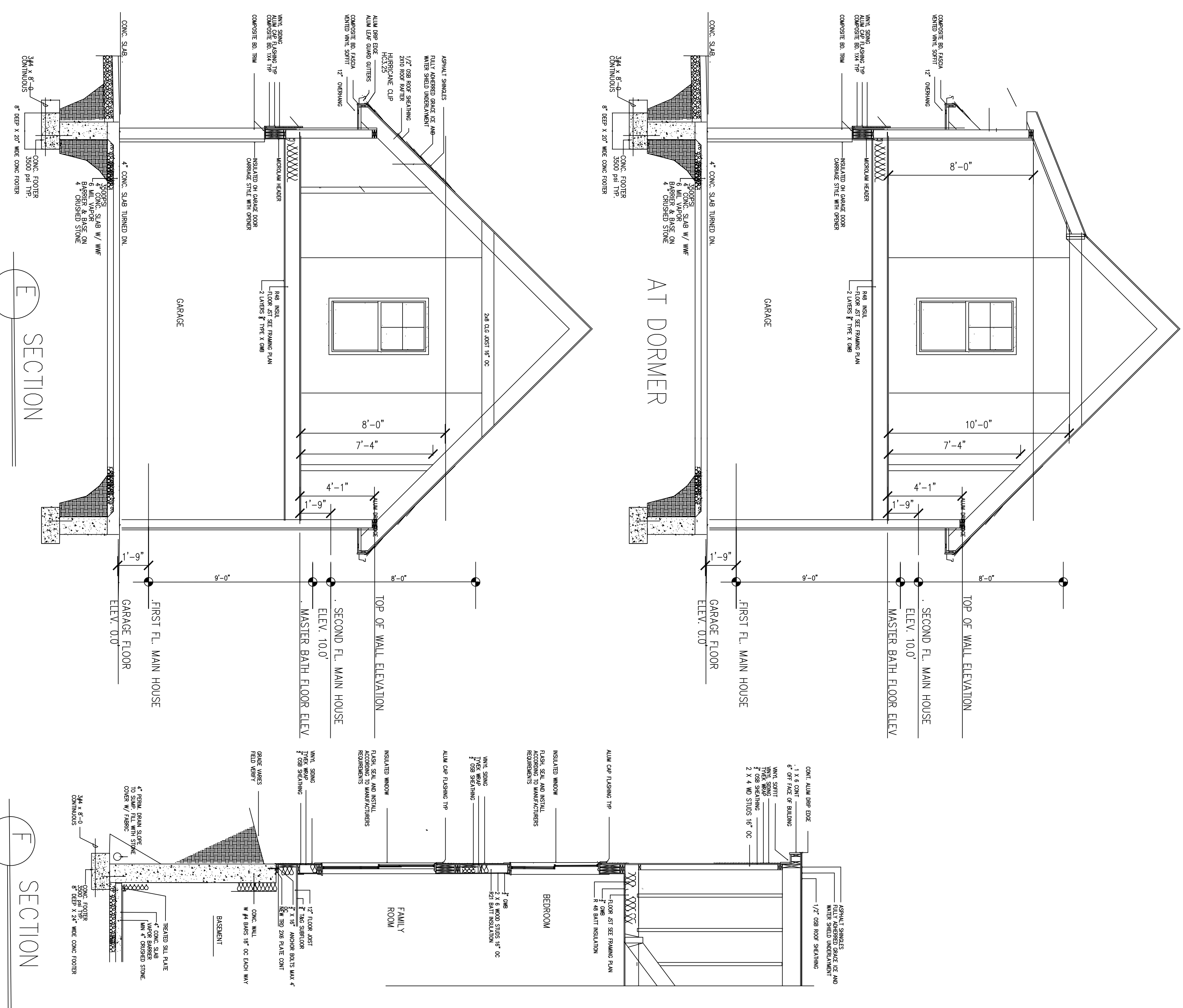
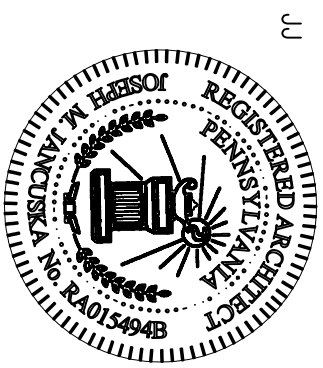
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The contractor is responsible for confirming construction details upon discovery. Immediately notify Architect of any discrepancies. The contractor shall be responsible for all construction processes and techniques of construction, including but not limited to, safety, other trades, and performing this work in a safe, satisfactory, and workmanlike manner. Conditions prior to submission of bids.

SECTIONS

REVISED: 20 PLANS 5.21.21

Date July, 2020
Scale AS NOTED
Drawn CS
Approved JJ



CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COST INCREASES DUE TO UNFORESEEN CONDITIONS OR CHANGES IN THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COST INCREASES DUE TO UNFORESEEN CONDITIONS OR CHANGES IN THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES.

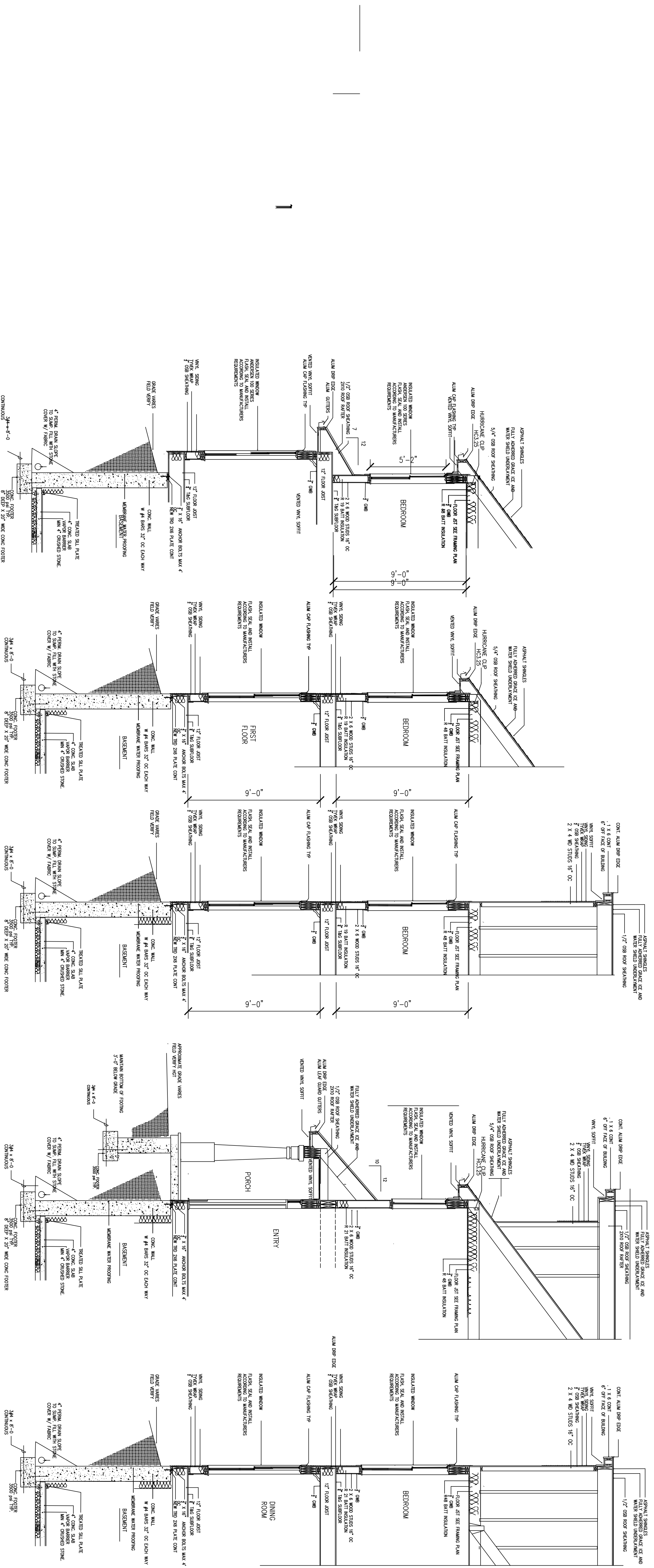
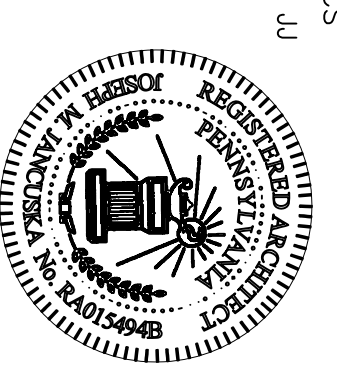
NEW SINGLE
FAMILY
RESIDENCE
TENNIS AVE
DEVELOPMENT
LOT B

The contractor is responsible for confirming that all work is done in accordance with the applicable building codes and regulations. The contractor shall be responsible for obtaining all necessary permits and for ensuring that all work is done in accordance with the applicable building codes and regulations. The contractor shall be responsible for ensuring that all work is done in accordance with the applicable building codes and regulations. The contractor shall be responsible for ensuring that all work is done in accordance with the applicable building codes and regulations.

SECTIONS

REVISED TO PLANS 5.21.21
- REV 12.20.20

Date July, 2020
Scale AS NOTED
Drawn AS
Approved JJ



CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS AND INSURE THE PROJECT IS THE CONTRACTOR'S RESPONSIBILITY. THE ARCHITECT'S RESPONSIBILITY IS TO DESIGN THE PROJECT AND TO PROVIDE THE CONTRACTOR WITH THE NECESSARY INFORMATION TO OBTAIN PERMITS AND INSURE THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURING THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR OBTAINING PERMITS OR INSURING THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND INSURING THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR OBTAINING PERMITS OR INSURING THE PROJECT.