

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

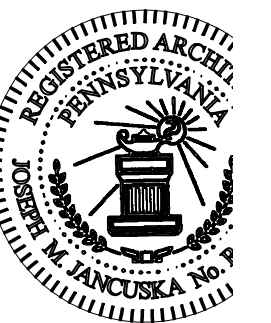
Date July, 2020

Scale AS NOTED

Plot

Drawn CS

Approved JJ

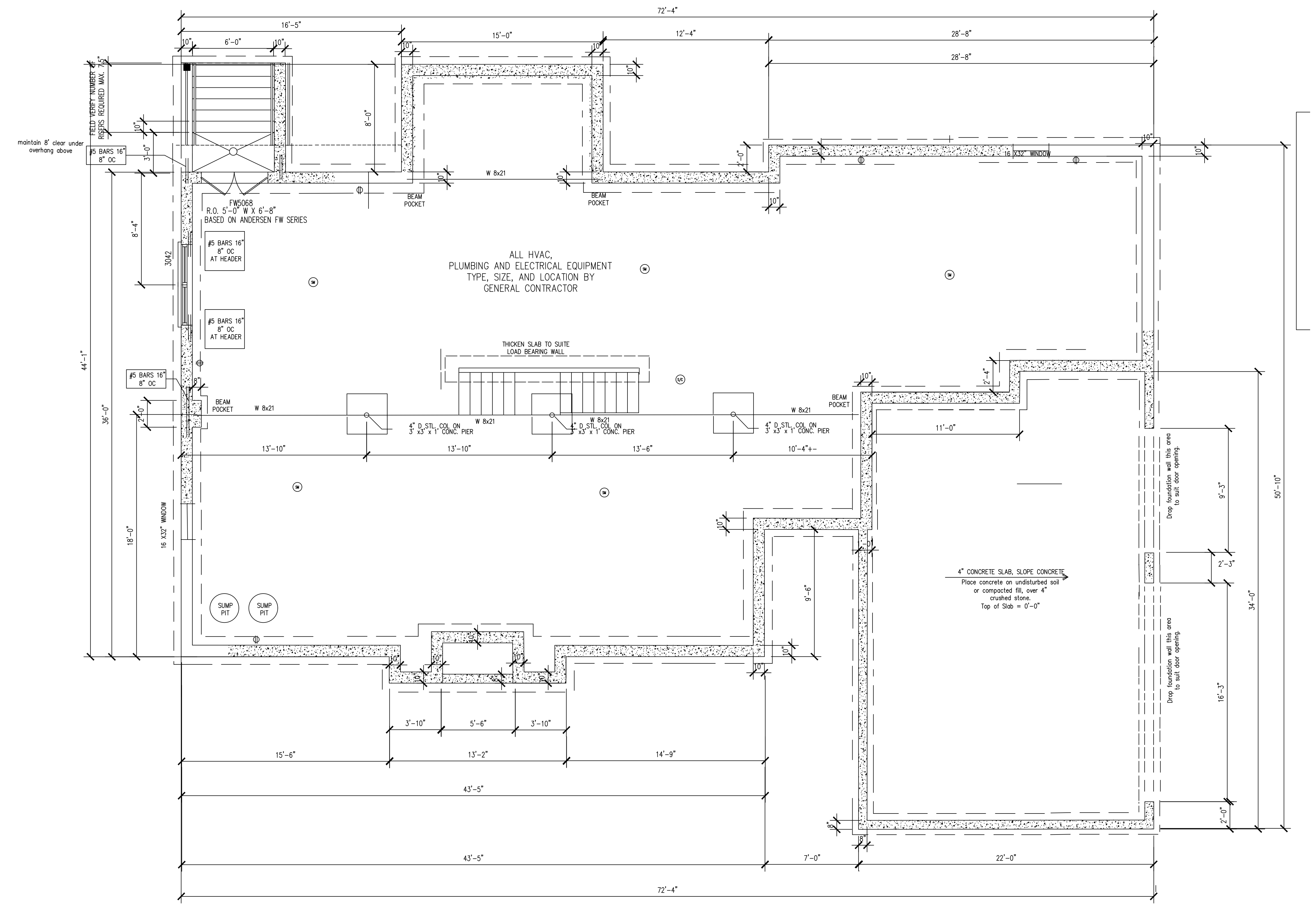


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CS

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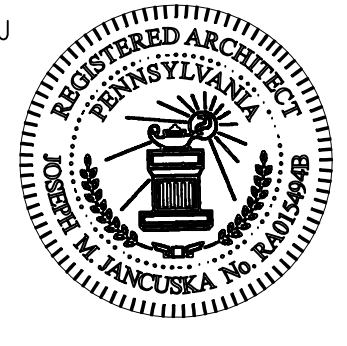


FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

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FOUNDATION
PLAN

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



Project #

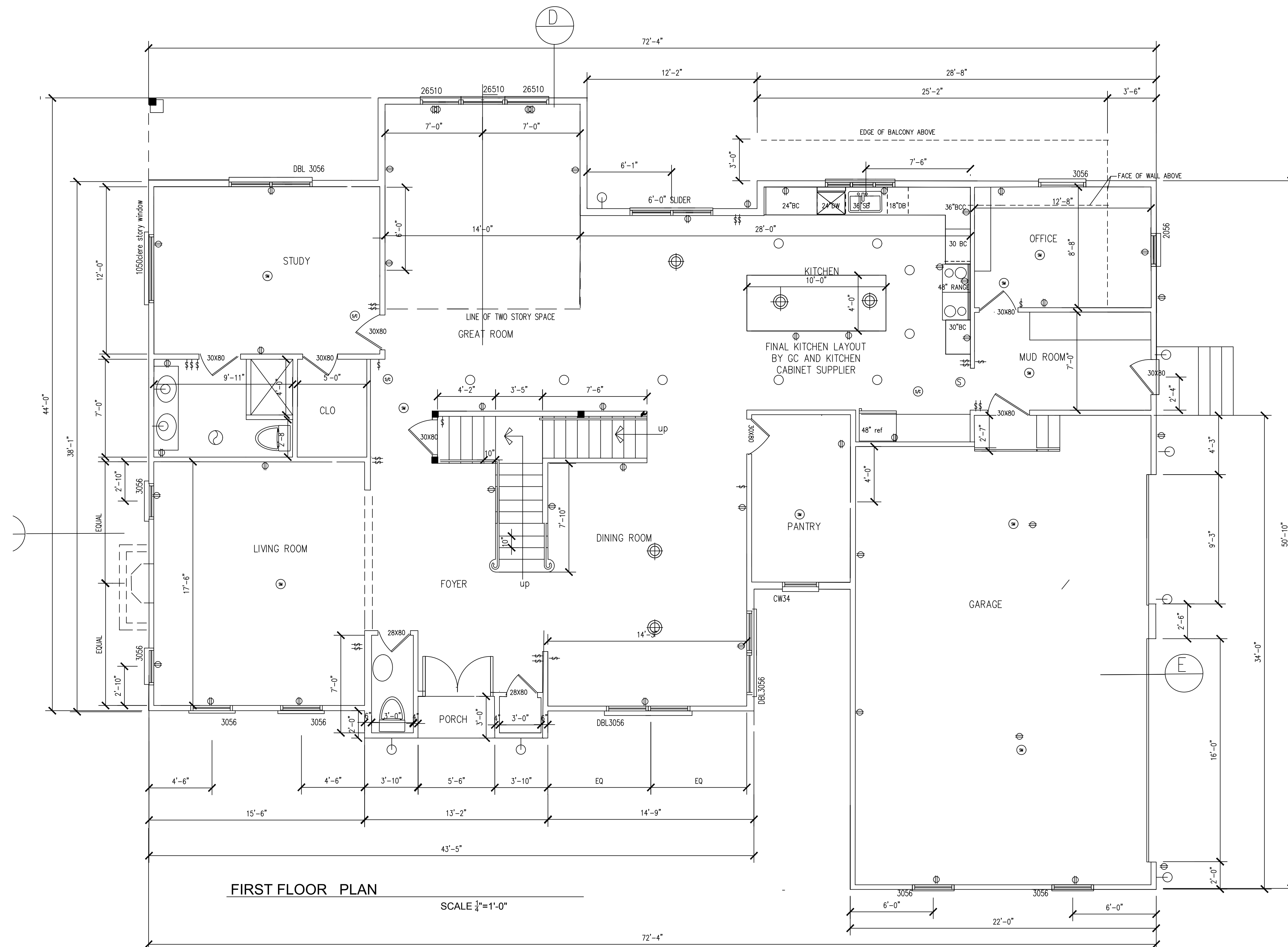
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NEW SINGLE
FAMILY
RESIDENCE

TENNIS AVE
DEVELOPMENT

J20
A R C H I T E C T S
1374 N. AVENUE M, SUITE 202, PHOENIX, AZ 85016
360.475.7665



FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

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FIRST FLOOR
PLAN

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



Project #

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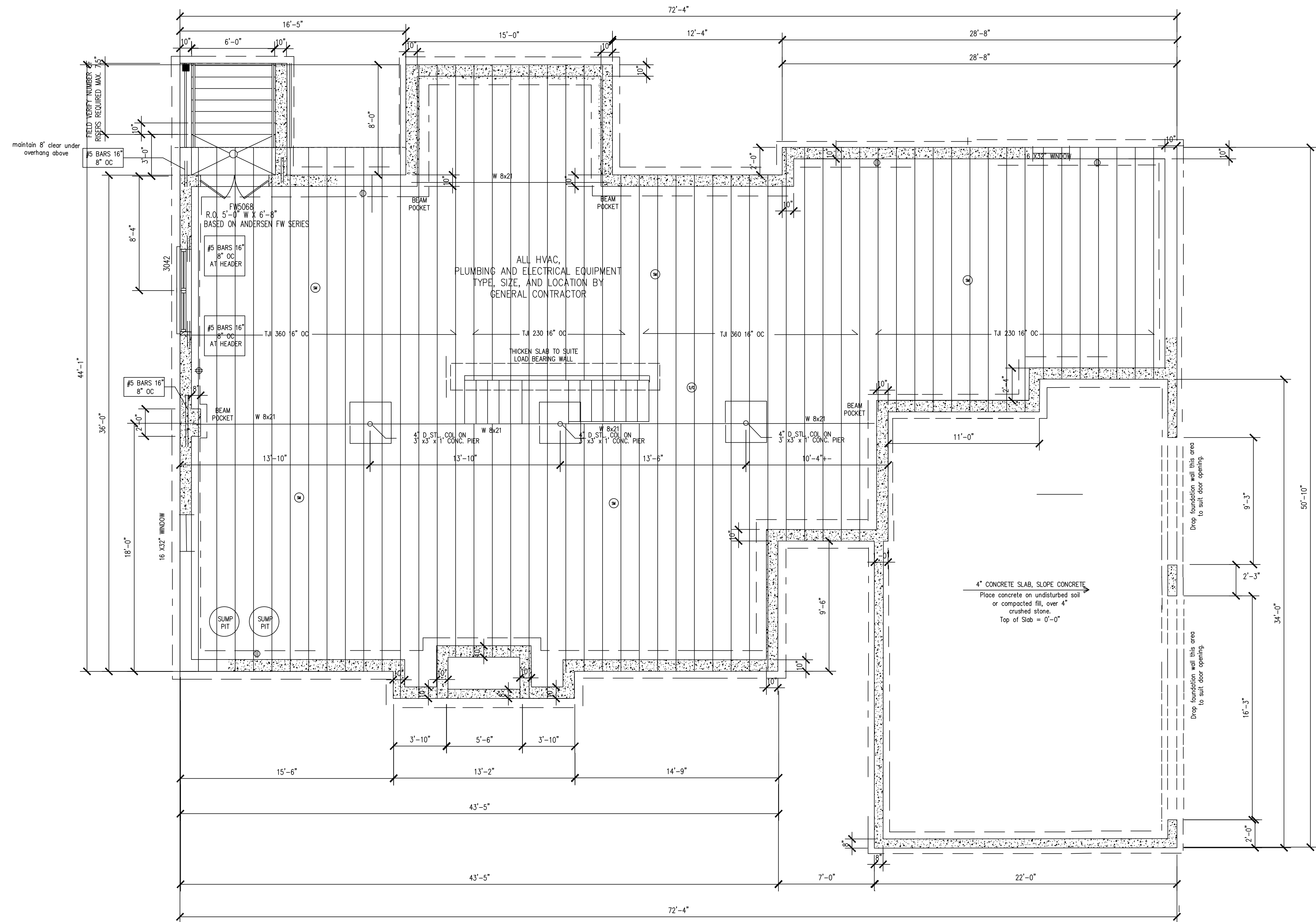
1ST FLOOR FRAMING
PLAN

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



Project #

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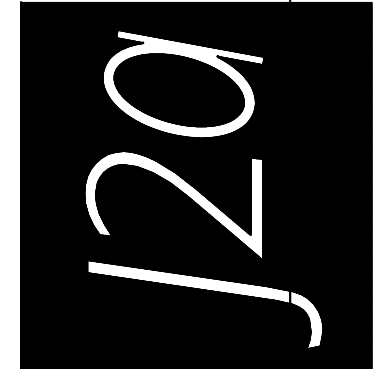
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NEW SINGLE
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DEVELOPMENT

J20 ARCHITECTS
13 FARM AVE, WILMINGTON, DE, 19810
302.475.0686 302.373.6345

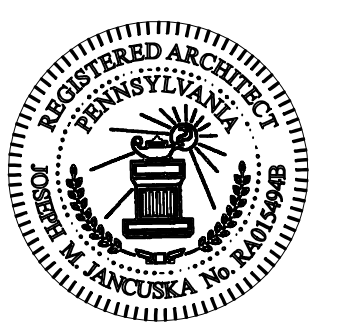


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ELEVATIONS
LOT #2

REVISIONS TO PLANS 5.21.21
REV 12.30.20
REV 4.17.23
REV 12.5.23

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