## D.R. HORTON - MID-ATLANTIC #DT-16 SANDRA - VICTORIA GARDENS "RIGHT HAND"

#### GENERAL REQUIREMENTS

BUILDER, CONTRACTOR, SUB-CONTRACTOR RESPONSIBILITIES

THE TERM WORK AS USED IN CONSTRUCTION DOCUMENTS SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE ARCHITECT IN THE FORM OF DRAWINGS, SPECIFICATIONS, WRITTEN AND OTHER INSTRUCTIONS ISSUED BY THE ARCHITECT.

- CONTRACTOR/BUILDER UNDERSTANDS THAT DRAWINGS GRAPHICALLY DEPICT DESIGN INTENT OF THE PROJECT. LOCATIONS AND DIMENSIONS SHOWN ON DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR/BUILDER UNDERSTANDS THAT DRAWINGS SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF WORK AND ARE NOT INTENDED TO BE SCALED FOR MEASUREMENTS OR SERVE AS SHOP DRAWINGS.
- 2. CONTRACTOR/BUILDER SHALL PROPERLY FABRICATE, TRANSPORT, INSTALL, ERECT, CONSTRUCT AND TEST, FURNISH AND SUPPLY ALL MATERIALS, LABOR, EQUIPMENT, APPARATUS, APPURTENANCES, AND ALL OTHER ITEMS AND EXPENSES NECESSARY TO PROPERLY COMPLETE THE WORK IN PLACE AND READY FOR OPERATION OR USE AS INTENDED FOR BY THE ARCHITECT
- 3. CONTRACTOR/BUILDER SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES, SHALL ENSURE COMPLIANCE WITH SAME AND SHALL BE RESPONSIBLE FOR AND BE REQUIRED TO DISCOVER, THROUGH EXERCISING CARE, SKILL AND DILIGENCE IN REVIEWING THE CONSTRUCTION DRAWINGS, ANY OMISSIONS, AND DISCREPANCIES AND SHALL BRING SAME ATTENTION TO THE ARCHITECT PRIOR TO CONSTRUCTION.
- 4. BY EXECUTING THE CONTRACT, THE CONTRACTOR/BUILDER WARRANTS THAT HE HAS CLOSELY INSPECTED THE SITE AND ITS ENVIRONS, AND HAS DETERMINED TO HIS SATISFACTION THE PHYSICAL CONDITION OF SUCH, FAMILIARIZED HIMSELF WITH LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONSTRUCTION DRAWINGS, AND KNOWS OF NO OTHER INFORMATION REQUIRED TO COMPLETE THE WORK AS INTENDED BY THE ARCHITECT, AND AS PER LOCAL JURISDICTION REQUIREMENTS.
- 5. IF ANY ITEM OR MATERIAL IS NOT SHOWN OR OMITTED ON THE DRAWINGS, BUT OTHERWISE REASONABLY INFERABLE THEREFROM, THE CONTRACTOR SHALL INFORM THE ARCHITECT, AND BE REQUIRED TO FURNISH AND INSTALL SUCH ITEM OR MATERIAL WHICH CONFORMS TO THE TYPE AND QUALITY OF SIMILAR ITEMS OTHERWISE ESTABLISHED IN THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS.
- 6. WHERE A TYPICAL DETAIL IS SHOWN OR INDICATED ON THE DRAWINGS THAT CONDITION SHALL BE REPRESENTATIVE OF AND SHALL CONSTITUTE THE STANDARD FOR WORKMANSHIP, MATERIALS, AND PERFORMANCE FOR CONDITIONS AND MATERIALS AND WORKMANSHIP THROUGHOUT THE CORRESPONDING AND SIMILAR CONDITIONS THROUGHOUT THE WORK.
- 7. THE CONTRACTOR/BUILDER ARE RESPONSIBLE FOR THOROUGHLY EXAMINING ALL DRAWINGS, SPECIFICATIONS AND APPLICABLE CODES, AS WELL AS MAKING ACTUAL MEASUREMENTS AND COORDINATING THE WORK FOR EACH SECTION, AS WELL AS CHECKING CROSS REFERENCES OF WORK, AND ANY WORK EXCLUDED FROM ANY SECTION.
- 8. BY MAKING SUBSTITUTION OF PRODUCTS OR PROCEDURES IN THE WORK THE CONTRACTIOR/BUILDER REPRESENTS THAT HE HAS PERSONALLY INVESTIGATED THE PROPOSED SUBSTITUTE AND DETERMINED THAT IT IS EQUAL OR SUPERIOR IN ALL ASPECTS TO THAT SPECIFIED; REPRESENTS THAT WILL PROVIDE EQUAL OR BETTER WARRANTY FOR THE SUBSTITUTION; REPRESENTS THAT HE WILL COORDINATE THE INSTALLATION OF THE APPROVED SUBSTITUTE, MAKING ALL CHANGES AS MAY BE REQUIRED.
- 9. WHERE REFERENCE IS MADE IN THESE DOCUMENTS TO CONTRACTOR/BUILDER, IT SHALL REFER TO BUILDER, GENERAL CONTRACTOR, AND ALL SUB-CONTRACTORS AND THEIR EMPLOYEES.
- 10. NOTHING HEREUNDER SHALL CREATE ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ARCHITECT AND ANY SUBCONTRACTOR.
- II. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY. COMPLIANCE WITH ALL SAFETY REQUIREMENTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR/BUILDER SHALL SUPERVISE AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SAFETY PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.

### DESIGN TEAM

ARCHITECTS:

CIVIL ENGINEER:

MADE ARCHITECTURE

STRUCTURAL ENGINEER:

AVBEL ENGINEERING, LLC.

PROFESSIONAL DESIGN SERVICES, LLC.

## INDEX OF DRAWINGS

SPECIFICATIONS SP.2 SPECIFICATIONS FRONT ELEVATIONS A.I.I-A.I.3 A.2.2, A.2.4 SIDE & REAR ELEVATIONS A4.I-A.5.2 FLOOR PLANS

#### REVISION: DATE:

#### 09/21/21 INITIAL RELEASE

#### FIRE RESISTANCE RATING REQUIREMENTS: (PER TABLE 601 IBC NJ 2018) BUILDING ELEMENTS REQ'D PROVIDED PRIMARY STRUCTURAL I HOUR I HOUR FRAME BEARING WALLS EXTERIOR I HOUR INTERIOR I HOUR I HOUR NON BEARING WALLS EXTERIOR SEE TABLE 602 INTERIOR 0 0 FLOOR CONSTRUCTION I HOUR I HOUR ROOF CONSTRUCTION I HOUR I HOUR

	FIRE RESISTANCE RATING REQUIREME	NTS: (PER TABLE 302.I(I) IRC NJ 2	018)
EXTERIOR WALL ELEMENTS		MIN. FIRE RESISTANCE RATING	MIN. FIRE SEPARATION DISTANCE
MALLS	FIRE RESISTANCE RATED	I HOUR - TESTED IN ACCORDANCE WITH ASTM EII9 OR UL 263 FOR EXPOSURE FROM BOTH SIDES	< 5 FEET
	NON FIRE-RESISTANCE RATED	O HOUR	> 5 FEET
PROJECTIONS	NOT ALLOWED	N/A	<2 FEET
	FIRE-RESISTANCE RATED	I HOUR ON THE UNDERSIDE	> 2 FEET TO < 5 FEET
	NOT FIRE-RESISTNCE RATED	O HOURS	> 5 FEET
OPENINGS IN WALLS	NOT ALLOWED	N/A	< 3 FEET -
	%25 MAXIMUM OF WALL AREA	O HOURS	3 FEET
	UNLIMITED	O HOURS	5 FEET
PENETRATIONS	ALL	COMPLY WITH SECTION R302.4	< 3 FEET
		NOT REQUIRED	3 FEET

#### AREA CALCULATIONS

BASE HOUSE	AREA	VOLUME	
FIRST FLOOR	1138 SQ. FT.	10,349 CF	
SECOND FLOOR	1272 SQ. FT.	10,295 CF	
TOTAL	2410 SQ. FT.	20,644 CF	
OPTIONS  ELEVATIONS "E7", "F7", "L7", "M7"	+60 SQ. FT.	+485 CF	
UNCONDITIONED SPACE UNFINISHED BASEMENT	1148 SQ. FT.	8945 CF	

#### BUILDING CODE COMPLIANCE

400 SQ. FT.

41 SQ. FT.

9464 CF

PLAN REVIEW SHALL BE IN ACCORDANCE WITH THE NEW JERSEY UNIFORM CONSTRUCTION CODE INCLUDING ALL AMENDMENTS AND THE INTERNATIONAL RESIDENTIAL CODE, NJ 2018 EDITION.

BUILDING INTERNATIONAL RESIDENTIAL CODE NJ EDITION 2018 (IRC W/ N.J.A.C. 5:23-3.21)

PLUMBING NATIONAL STANDARD PLUMBING CODE 2018

(W/ N.J.A.C. 5:23-3.15)

ENERGY CODE INTERNATIONAL ENERGY CONSERVATION CODE 2018

(N.J.AC. 5:23-3.18)

NATIONAL ELECTRICAL CODE (NFPA 70) 2017 ELECTRICAL CODE (W/ N.J.A.C. 5:23-3.16)

N.J.U.C.C. REQUIREMENTS:

GARAGE

ATTIC

FRONT PORCH

I. USE GROUP R5 (IRC)

2. SPRINKLERS PROVIDED: NO 3. CONSTRUCTION TYPE

5A (IRC SECTION R300)

4. BUILDING HEIGHT: 3 STORIES / 45 FT ALLOWED : 3 STORIES / 43 FT PROVIDED:

5. AREA CALCULATIONS: SEE AREA CALCULATIONS ABOVE

6. DWELLING-GARAGE SEPARATION: PER TABLE R302.6

• FROM HABITABLE ROOMS ABOVE GARAGE I HOUR FIRE RESISTANCE RATING

STRUCTURE SUPPORTING FLOOR/ CLG ASSEMBLY

I HOUR FIRE RESISTANCE RATING

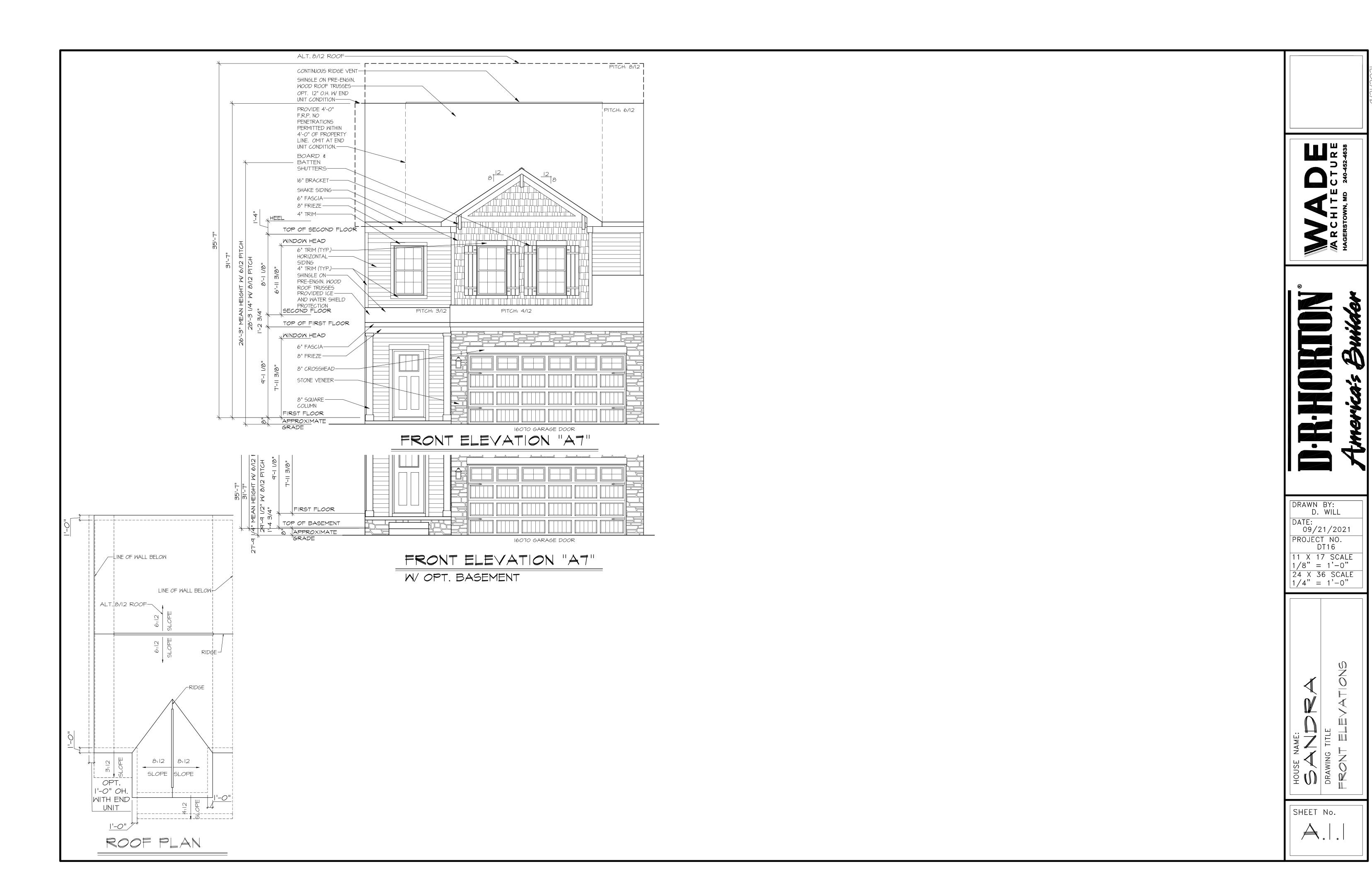
 USED FOR SEPARATION REQUIRED FROM RESIDENCE I HOUR FIRE RESISTANCE RATING

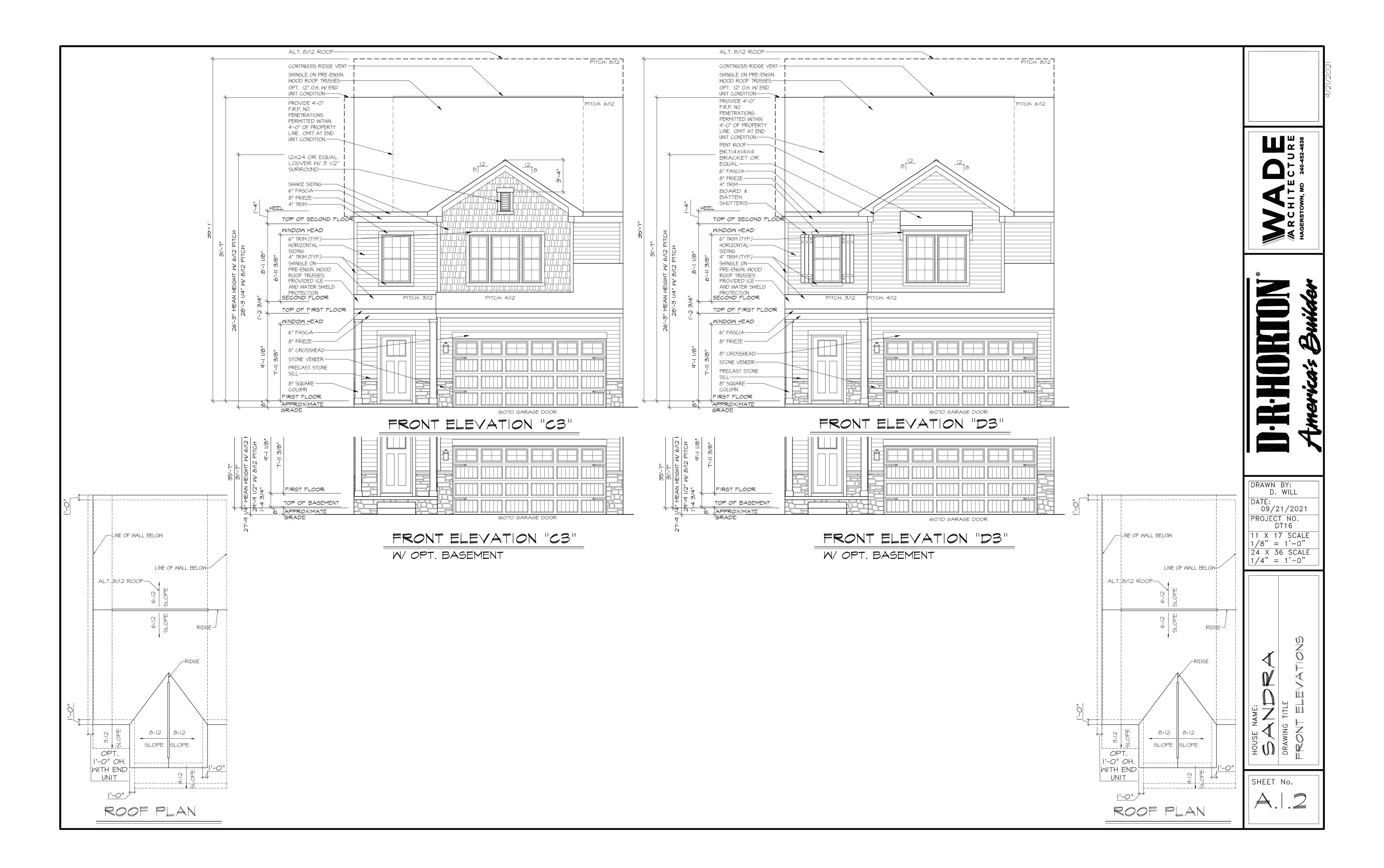
7. PARTY WALL PER R302.2: 2 HOUR FIRE RESISTANCE FROM BOTH SIDES

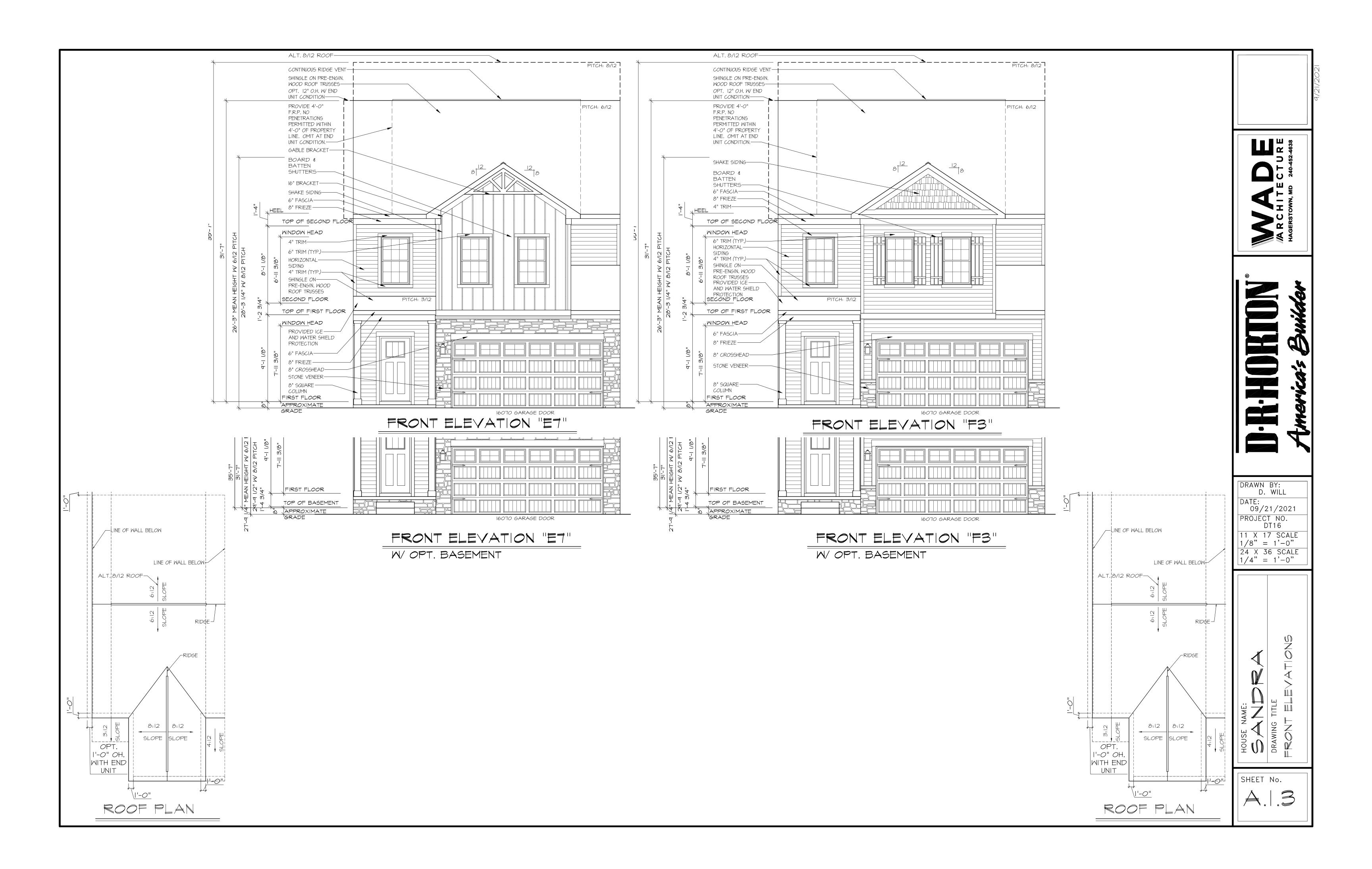
	FIRE RESISTANCE RATING REQUIREMEN	NTS: (PER TABLE 302.I(I) IRC NJ 20	018)
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	%25 MAXIMUM OF WALL AREA	O HOURS	3 FEET
	UNLIMITED	O HOURS	5 FEET
PENETRATIONS	ALL	COMPLY WITH SECTION R302.4	< 3 FEET
		NOT REQUIRED	3 FEET

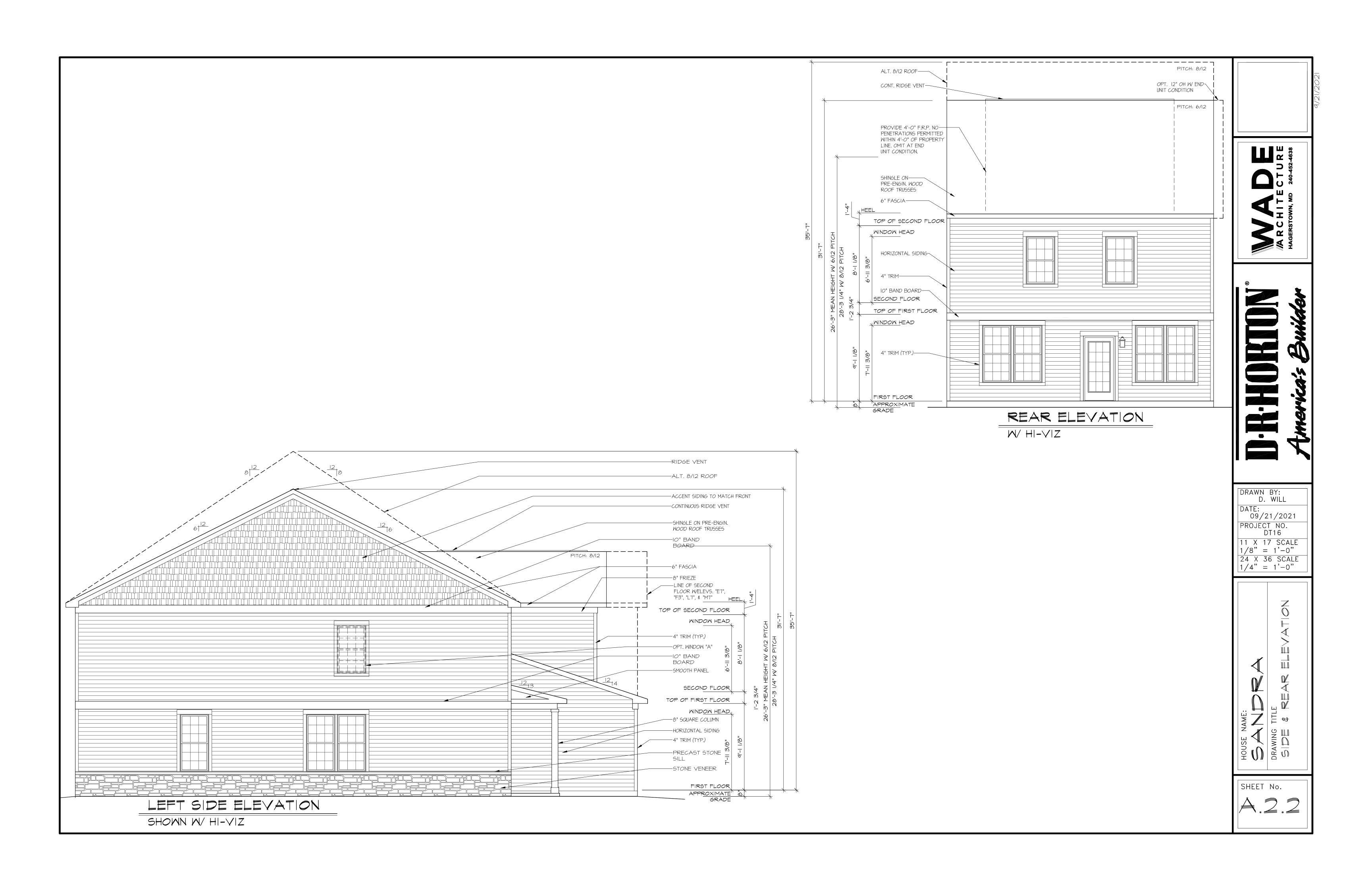
DRAWN BY: D. WILL 09/21/2021 PROJECT NO. DT16 11 X 17 SCALE 1/8" = 1'-0"24 X 36 SCALE 1/4" = 1'-0"

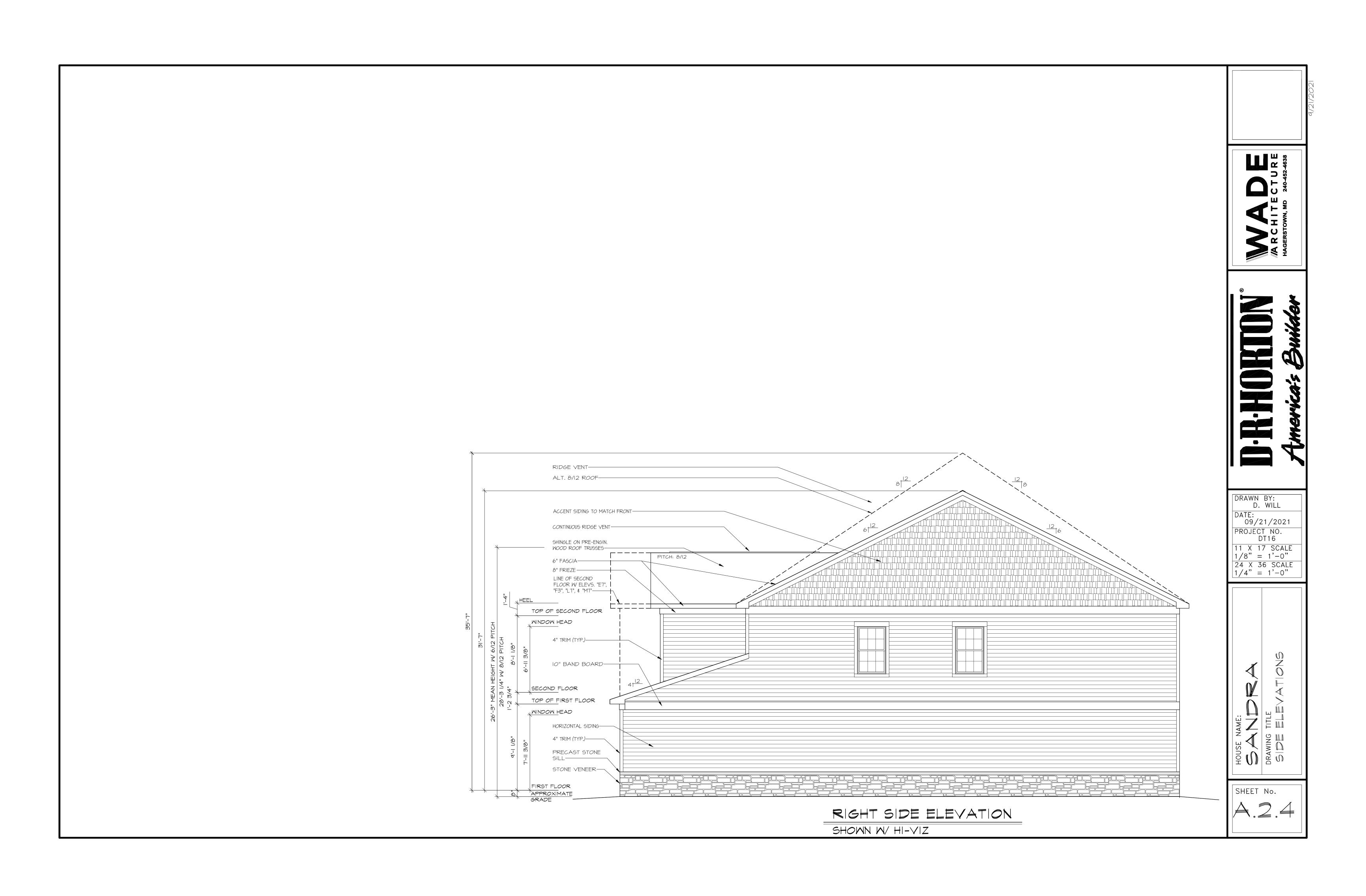
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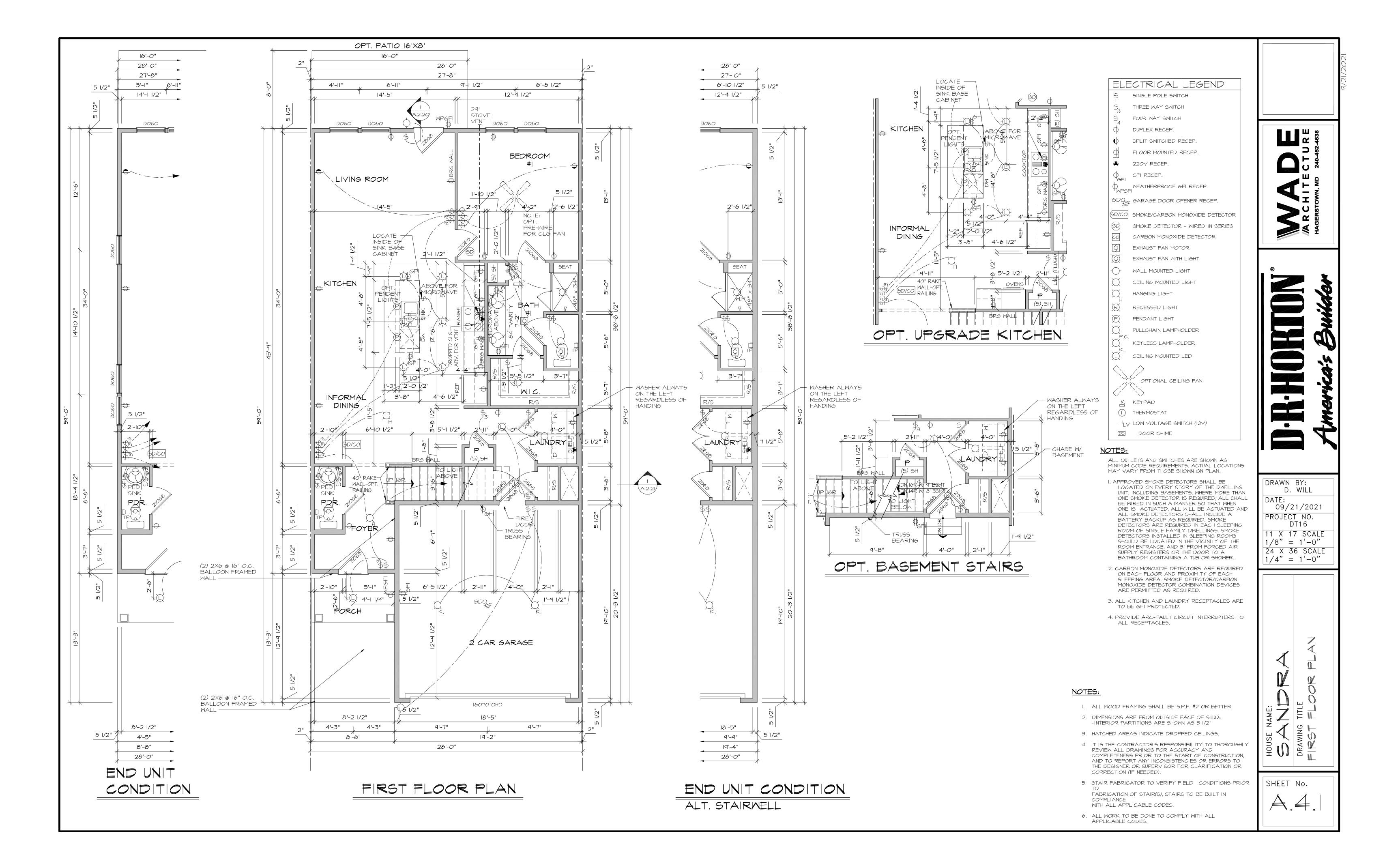


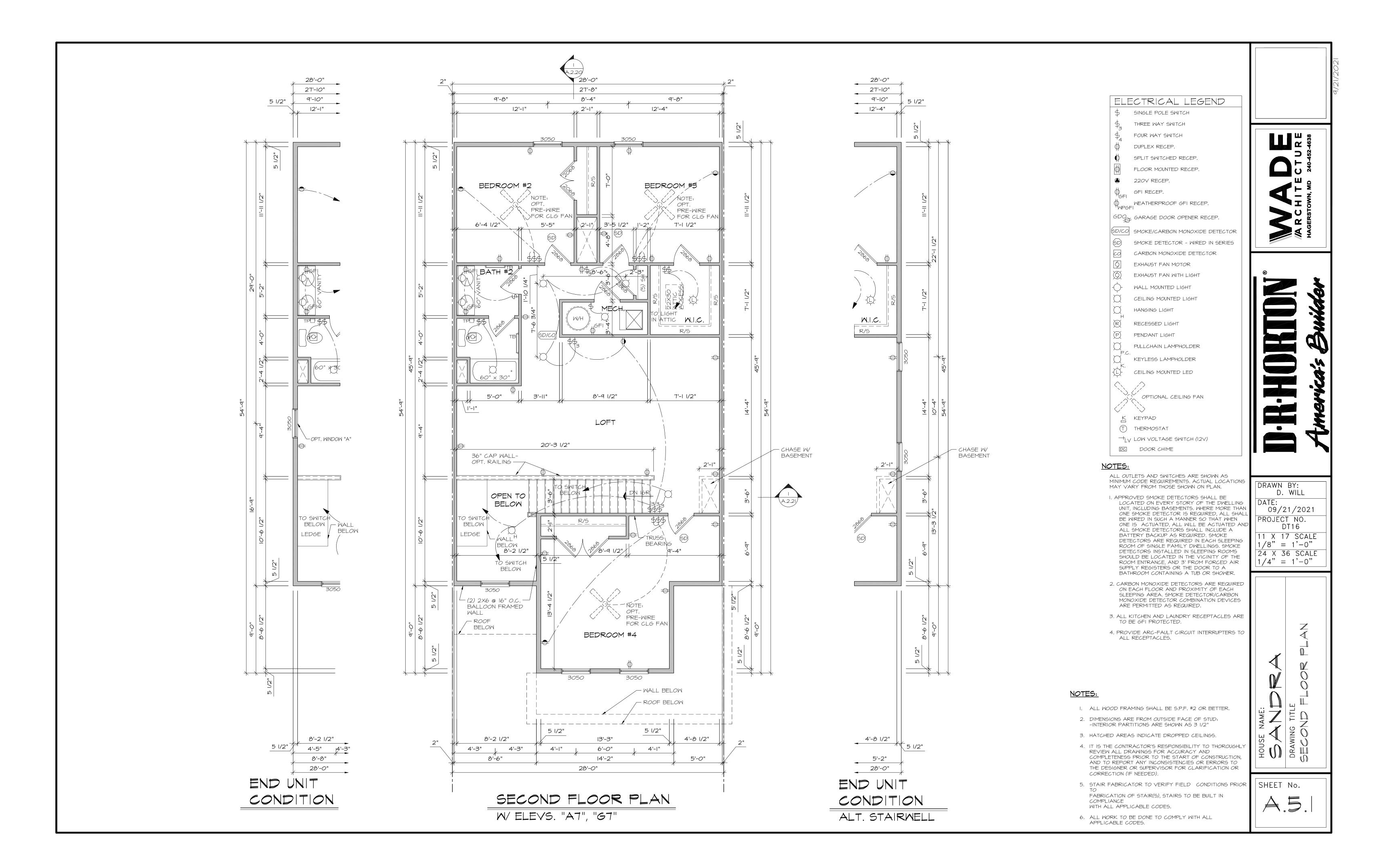


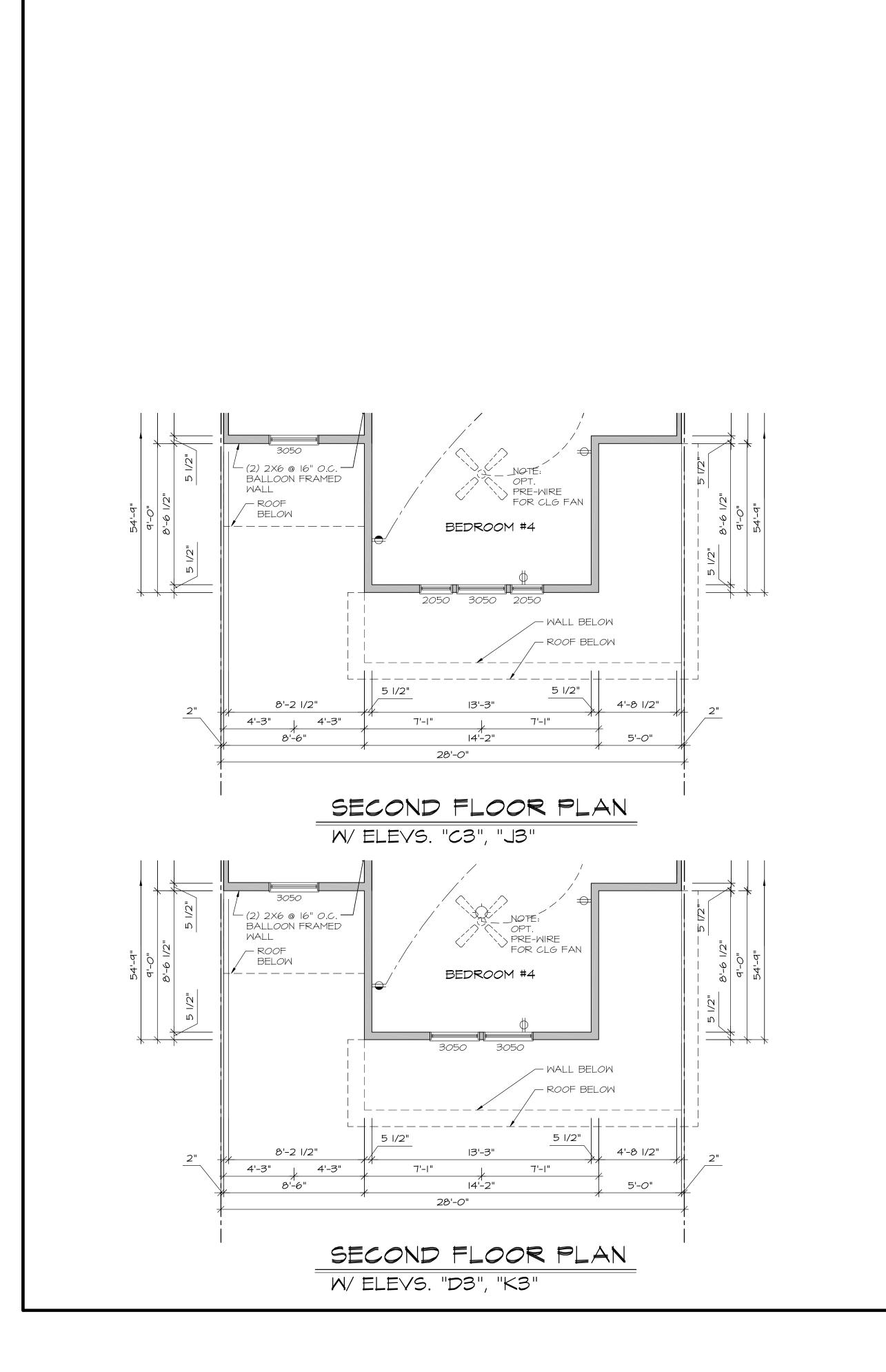


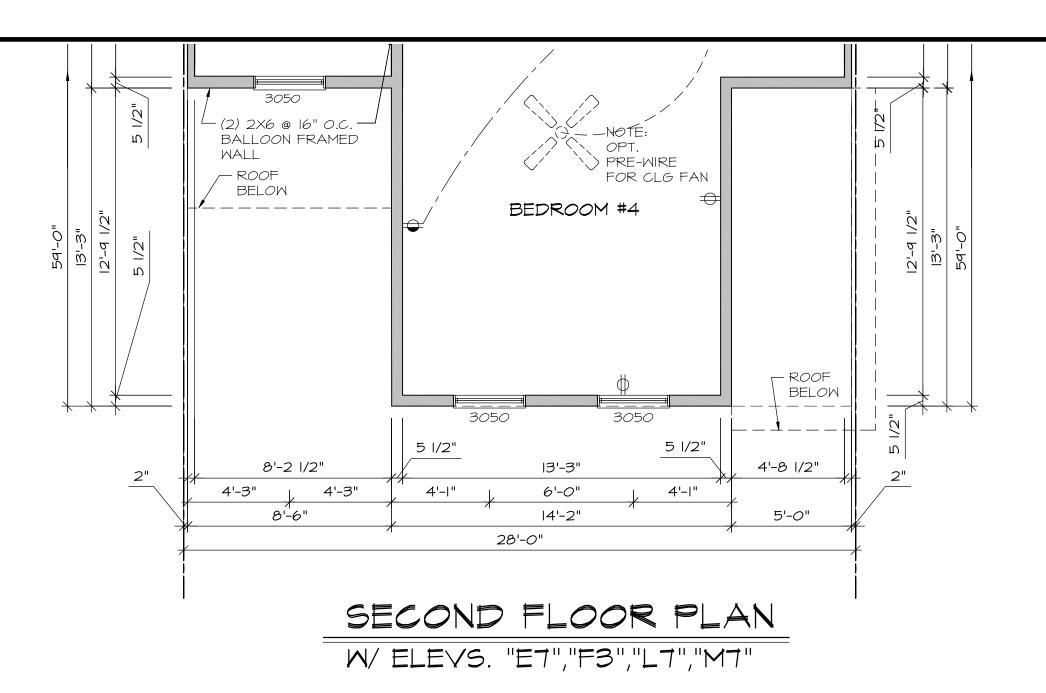


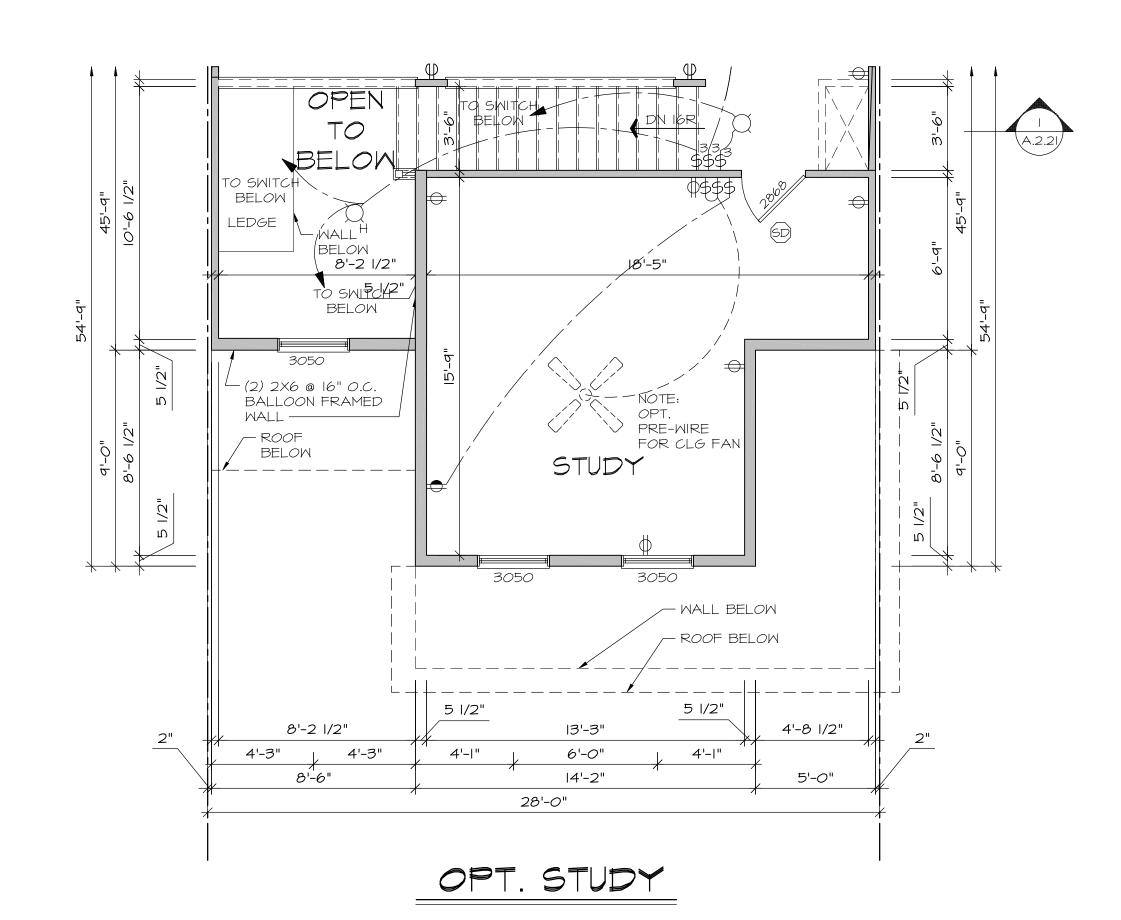












#### ELECTRICAL LEGEND

- SINGLE POLE SWITCH
- \$\_ THREE WAY SWITCH
- FOUR WAY SWITCH
- DUPLEX RECEP.
- SPLIT SWITCHED RECEP.

  FLOOR MOUNTED RECEP.
- **M**
- 220V RECEP.
- GFI RECEP.
- WPGFI WEATHERPROOF GFI RECEP.

  GDG GARAGE DOOR OPENER RECEP.
- SD/CO SMOKE/CARBON MONOXIDE DETECTOR
- (SD) SMOKE DETECTOR WIRED IN SERIES
- CO CARBON MONOXIDE DETECTOR

  EXHAUST FAN MOTOR
- EXHAUST FAN WITH LIGHT
- CEILING MOUNTED LIGHT
- HANGING LIGHT
- H (R) RECESSED LIGHT
- (P) PENDANT LIGHT
- PULLCHAIN LAMPHOLDER
- P.C. KEYLESS LAMPHOLDER
- CEILING MOUNTED LED
- OPTIONAL CEILING FAN
- KEYPAD

DOOR CHIME

#### NOTES

- ALL OUTLETS AND SWITCHES ARE SHOWN AS MINIMUM CODE REQUIREMENTS. ACTUAL LOCATIONS MAY VARY FROM THOSE SHOWN ON PLAN.
- I. APPROVED SMOKE DETECTORS SHALL BE
  LOCATED ON EVERY STORY OF THE DWELLING
  UNIT, INCLUDING BASEMENTS. WHERE MORE THAT
  ONE SMOKE DETECTOR IS REQUIRED, ALL SHAL
  BE WIRED IN SUCH A MANNER SO THAT WHEN
  ONE IS ACTUATED, ALL WILL BE ACTUATED AN
  ALL SMOKE DETECTORS SHALL INCLUDE A
  BATTERY BACKUP AS REQUIRED. SMOKE
  DETECTORS ARE REQUIRED IN EACH SLEEPING
  ROOM OF SINGLE FAMILY DWELLINGS. SMOKE
  DETECTORS INSTALLED IN SLEEPING ROOMS
  SHOULD BE LOCATED IN THE VICINITY OF THE
  ROOM ENTRANCE, AND 3' FROM FORCED AIR
  SUPPLY REGISTERS OR THE DOOR TO A
  BATHROOM CONTAINING A TUB OR SHOWER.
- 2. CARBON MONOXIDE DETECTORS ARE REQUIRED ON EACH FLOOR AND PROXIMITY OF EACH SLEEPING AREA. SMOKE DETECTOR/CARBON MONOXIDE DETECTOR COMBINATION DEVICES ARE PERMITTED AS REQUIRED.
- 3. ALL KITCHEN AND LAUNDRY RECEPTACLES ARE TO BE GFI PROTECTED.
- 4. PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS TO ALL RECEPTACLES.

#### NOTES:

- I. ALL WOOD FRAMING SHALL BE S.P.F. #2 OR BETTER.
- 2. DIMENSIONS ARE FROM OUTSIDE FACE OF STUD: -INTERIOR PARTITIONS ARE SHOWN AS 3 1/2"
- 3. HATCHED AREAS INDICATE DROPPED CEILINGS.
- 4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY REVIEW ALL DRAWINGS FOR ACCURACY AND COMPLETENESS PRIOR TO THE START OF CONSTRUCTION, AND TO REPORT ANY INCONSISTENCIES OR ERRORS TO THE DESIGNER OR SUPERVISOR FOR CLARIFICATION OR CORRECTION (IF NEEDED).
- 5. STAIR FABRICATOR TO VERIFY FIELD CONDITIONS PRIOR TO FABRICATION OF STAIR(S), STAIRS TO BE BUILT IN COMPLIANCE WITH ALL APPLICABLE CODES.
- ALL WORK TO BE DONE TO COMPLY WITH ALL APPLICABLE CODES.

# TURE E

MARCHITECTU

HAGERSTOWN, MD 240-452

# J.H.HORMON Aminis Builde

E NAME:

NG TITLE

OND FLOOR PLAN

SHEET No.

A.5.2