

PROJECT CONSULTANTS

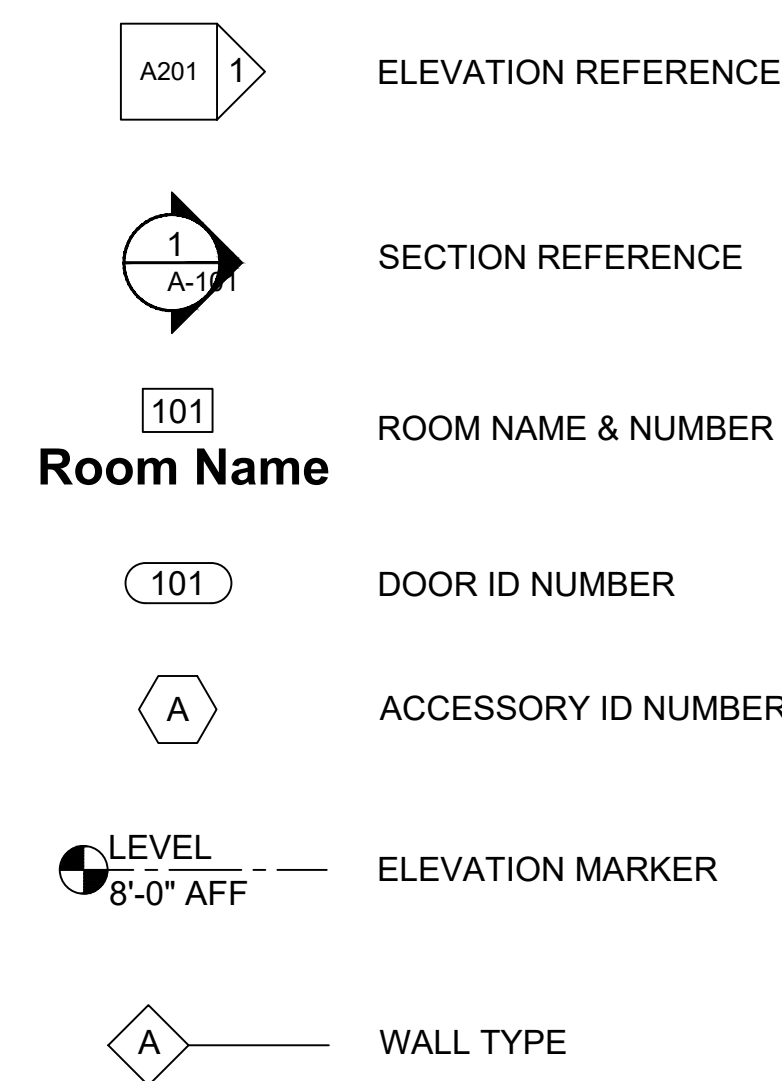
Owner	Architect	MEP ENGINEER	Civil	Structural ENGINEER
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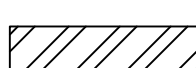
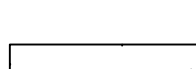
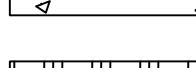
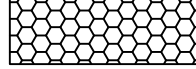
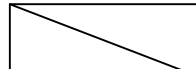
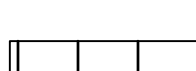
GENERAL PROJECT NOTES

1. This Construction Document set is not to be scaled for any reason. The General Contractor (G.C.) is responsible for verifying all dimensions prior to construction. If any discrepancies are present, the G.C. shall request immediate clarification from the Architect.
2. All mechanical, electrical, plumbing, civil, and structural items shown on architectural drawing for reference only. Refer to mechanical, electrical, plumbing, civil and structural drawings for more information.
3. The G.C. is responsible for providing the appropriate levels of blocking for all ceiling and wall mounted accessories. The amount of blocking should be sufficient to support its associated accessory and provide for any additional requirements in the accessory manufacturer's installation requirements.
4. The G.C. is responsible for requesting additional information and/or clarification for any questions that may arise before, during, or after construction.
5. The G.C. is responsible for ensuring that all work is in full compliance with all applicable building codes outlined in the Construction Documents.
6. The G.C. is responsible for procurement of all inspections and approvals as necessary during construction as not to delay the project's construction schedule.
7. The G.C. is responsible for ensuring that all subcontractors are provided with the most recent release of the Construction Documents.
8. The G.C. is responsible for alerting the Architect of any discrepancies between the architectural, mechanical, electrical, plumbing, structural and civil drawings.

SYMBOLS



MATERIALS LEGEND

	MASONRY BRICK
	CONCRETE MASONRY UNIT
	STEEL CROSS-SECTION
	CONCRETE
	EARTH
	COMPACTED GRAVEL
	SPRAY FOAM INSULATION
	BLOCKING
	STRUCTURAL LUMBER
	RIGID INSULATION
	BATT INSULATION

ABBREVIATIONS

ABV	ANCHOR BOLT ABOVE	FOM	FACE OF MASONRY FIRE PROTECTION	SF	SQUARE FOOT
ADU	AIR CONDITIONING UNIT	FRMG	FRAMING	SHHG	SHEATHING
ADDL	ADDITIONAL	FRP	FIBERGLASS	SHT	SHEET
ADJ	ADJACENT		REINFORCED PLASTIC	SI	SQUARE INCH
AHU	AIR HANDLING UNIT	FT	FOOT, FEET	SIM	SIMILAR
ALT	ALTERNATE	FTG	FOOTING	SLOPE	SLOPE
AL	ALUMINUM	FUT	FUTURE	SM	SMALL
ANC	ANCHOR			SPEC	SPECIFICATIONS
APA	AMERICAN PLYWOOD	GA	GAUGE	SQ	SQUARE
ASSOC	ASSOCIATION	GALV	GALVANIZED	SS	STAINLESS STEEL
APPROX	APPROXIMATE(LY)	GEN	GENERAL	ST	STREET
ARCH	ARCHITECTURAL	GL	GLASS, GLAZING	STD	STANDARD
ATC	ACOUSTICAL TILE	GRD	GRADE	STL	STEEL
CEILING		GWB	GYPSUM WALL BOARD	STOR	STORAGE
AUTO	AUTOMATIC			STRUCT	STRUCTURAL
AVG	AVERAGE	HD	HEAD	SUSPENDED	SUSPENDED
&	AND	HEX	HEXAGONAL	SW	SWITCH
	AT	HM	HOLLOW METAL	SYM	SYMMETRICAL
		HOUR		SYS	SYSTEM
BAL	BALANCE	HT	HEIGHT		
BLDG	BUILDING	HVAC	HEATING/VENTILATING/	TEL	TELEPHONE
BM	BEAM		AIR CONDITIONING	TEMP	TEMPERATURE
BOD	BOTTOM OF DECK	HW	HOT WATER	T&G	TONGUE AND GROOVE
BOS	BOTTOM OF STEEL	H2O	WATER	THK	THICK
BOT	BOTTOM OF			TO	TOP OF
BTU	BRITISH THERMAL UNIT	IN	INCH	TOC	TOP OF CONCRETE
	BOTH WAYS	INFO	INFORMATION	TOT	TOP OF FOOTING
CAB	CABINET	INS	INSULATION	TOM	TOP OF MASONRY
CAT	CATEGORY	INT	INTERIOR	TOW	TOP OF WALL
CATV	CABLE TELEVISION	JST	JOIST	TOS	TOP OF STEEL
CCTV	CLOSED CIRCUIT TELEVISION	JO	JOINT	TRD	TREATED
				TV	TELEVISION
CFM	CUBIC FEET PER MINUTE	LAV	LAVATORY	UH	UNIT HEATER
CI	CONTINUOUS	LB(S)	POUND(S)	UN	UNDERWRITERS LABEL
CIR	CIRCUIT	INSULATION	LOAD	UNO	UNLESS OTHERWISE NOTED
CIR	CIRCLE	LF	LINEAL FOOT		
CJ	CONTROL JOINT	LG	LARGE		
CLR	CLEAR, CLEARANCE	LIVE	LIVE LOAD	VB	VAPOR BARRIER
CLG	CEILING	LOC	LOCATION	VCT	VINYL COMPOSITION
CMU	CONCRETE MASONRY	LTG	LIGHTING	TILE	TILE
UNIT		LVL	LAMINATED VENEER	VERT	VERTICAL
COL	COLUMN	LUMBER		VIF	VERIFY IN FIELD
CONC	CONCRETE			VOL	VOLUME
CONT	CONTINUED, CONTINUOUS	MATL	MATERIAL		
CPT	CARPET	MAX	MECHANICAL	W	WIDE, WIDTH
CT	CERAMIC TILE	MECH	MEDIUM	W	WITH
CTR	CENTER	MED	MEDIUM	WR	WITH RESPECT TO
CU FT	CUBIC FEET	MEZZ	MEZZANINE	WC	WATER CLOSET
CU IN	CUBIC INCHES	MIN	MINIMUM, MINUTE	WO	WOOD
CU YD	CUBIC YARD	MISC	MISCELLANEOUS	WF	WIDE FLANGE
		MTD	MOUNTED	WM	WATER METER
				WP	WEATHERPROOF
DBL	DOUBLE	N	NORTH	WRB	WEATHER RESIST
DEG	DEGREE	NA	NOT APPLICABLE	WB	WEATHER BARRIER
DEMO	DEMOLISH	NUM	NUMBER	WT	WEIGHT
DEPT	DEPARTMENT	NTS	NOT TO SCALE	WTRPRF	WATERPROOF
DIA	DIAMETER			WTF	WELDED WIRE FABR
DIAG	DIAGONAL	OPNG	OPENING		
DN	DOWN	OPP	OPPOSITE	YD(S)	YARD(S)
DR	DOOR	OH	OVERHEAD		
DW	DISHWASHER				
DWC	DRINKING WATER	%	PERCENT		
	COOLER	/	PER		
DWG	DRAWING	PERP	PERPENDICULAR		
DWH	DOMESTIC WATER	PLAM	PLASTIC LAMINATE		
	HEATER	PLMB	PLUMBING		
EA	EACH	PLYWD	PLYWOOD		
EJ	EXPANSION JOINT	PNL	PANEL		
EL	ELEVATION	POB	POINT OF BEGINNING		
ELEC	ELECTRIC	PAIR	PAIR		
ELEV	ELEVATOR	PREFAB	PREFABRICATED		
ENG	ENGINEER	PRESS	PRESSURE		
ENTR	ENTRANCE	PROJ	PROJECT		
EPS	EXTRUDED	PROP	PROPERTY		
	POLYSTYRENE	PSF	POUNDS / SQUARE FOOT		
EQ	EQUAL, EQUALLY	PSI	POUNDS / SQUARE INCH		
EQUIP	EQUIPMENT	PVB	POLYVINYL BUTYL		
EST	ESTIMATE	PVC	POLYVINYL CHLORIDE		
EX	EXISTING	QTY	QUANTITY		
EXT	EXTERIOR				
EWH	EACH WAY	R	RADIUS		
	ELECTRIC WATER HEATER	RCP	REFLECTED CEILING		
		PLAN			
F	FAHRENHEIT	REC	RECEPTACLE		
FCU	FAN COIL UNIT	REF	REFERENCE		
FD	FOUNDATION	REQ	REQUIRED		
FE	FIRE EXTINGUISHER	REV	REVERSE, REVISION		
FF	FINISH FLOOR	RM	ROOM		
FG	FINISH GRADE	RO	ROUGH OPENING		
FIN	FINISH	RX	REMOVE EXISTING		
FL	FLOOR				
FLEX	FLEXIBLE	SECT	SECTION		
FLUOR	FLUORESCENT	SEP	SEPARATE		

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- V-100 EXISTING CONDITIONS AND DEMO PLAN
- C-101 OVERALL SITE PLAN
- C-200 EROSION AND SEDIMENT CONTROL COVERSHEET
- C-201 EROSION AND SEDIMENT CONTROL PLAN
- C-205 EROSION AND SEDIMENT CONTROL DETAILS
- C-301.01-.02 SITE GRADING PLAN
- C-305 SITE DETAILS
- C-401 STORMWATER AND STORM DRAIN PLAN
- C-403 STORMWATER AND STORM DRAIN PROFILES
- C-405.01-.02 STORMWATER AND STORM DRAIN DETAILS
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 - A-102.1 SECOND FLOOR FRAMING COORDINATION PLAN
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- A-202 NORTH & WEST ELEVATIONS
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S-102 SECOND FLOOR & LOW ROOF FRAMING PLAN
S-103 ROOF FRAMING PLAN

S-201	TYPICAL SECTIONS & DETAILS
S-201	TYPICAL SECTIONS & DETAILS

MECHANICAL

- | | |
|-------|--------------------------------|
| M-100 | KEY SHEET & MECHANICAL LAYOUTS |
| M-101 | FIRST FLOOR MECHANICAL LAYOUT |
| M-102 | SECOND FLOOR MECHANICAL LAYOUT |
| M-200 | MECHANICAL SCHEDULES |
| M-300 | MECHANICAL DETAILS & SECTIONS |

PLUMBING

- | | |
|-------|-----------------------------|
| P-100 | KEY SHEET & DOMESTIC LAYOUT |
| P-200 | SANITARY LAYOUT |
| P-300 | DOMESTIC ISOMETRIC VIEW |
| P-301 | SANITARY ISOMETRIC VIEW |
| P-400 | PLUMBING DETAILS |
| P-500 | PLUMBING SCHEDULES |

ELECTRICAL

- | | |
|-------|---|
| E-100 | KEY SHEET & FIRST & SECOND FLOOR ELECTRICAL |
| E-200 | FIRST & SECOND FLOOR LIGHTING |
| E-300 | ELECTRICAL DETAILS & SCHEDULES |
| E-400 | SINGLE LINE DIAGRAM |

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A 6254 GSF, 2 STORY, WOOD FRAMED, MULTI-FAMILY RESIDENCE (R2) THAT CONSISTS OF 7 RENTAL APARTMENT UNITS. THE SCOPE OF WORK INCLUDES CONCRETE, WOOD FRAMING, SIDING, INSULATION, ROOFING, WINDOWS AND DOORS, ARCHITECTURAL FINISHES, FIRE SUPPRESSION, PLUMBING, HVAC , ELECTRICAL , EXCAVATION, AND SITE WORK

CODE

IBC 2021

NFPA 1, 2018

NFPA 101, 2018

IECC 2021 WITH COMAR MODIFICATIONS & ADDITIONAL ENERGY EFFICIENCY PACKAGE OPTIONS. R2 IS LESS THAN 3 STORIES THEREFORE FOLLOWS RESIDENTIAL REQUIREMENTS

COVER SHEET

CAROL HOUSE APARTMENTS
FELLO COMMUNITIES

1005 MARKET ST.
DENTON,MD 21629

fello.

RAUCH

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office: 106 N. Harrison St - Easton, MD 21601
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RELEASES

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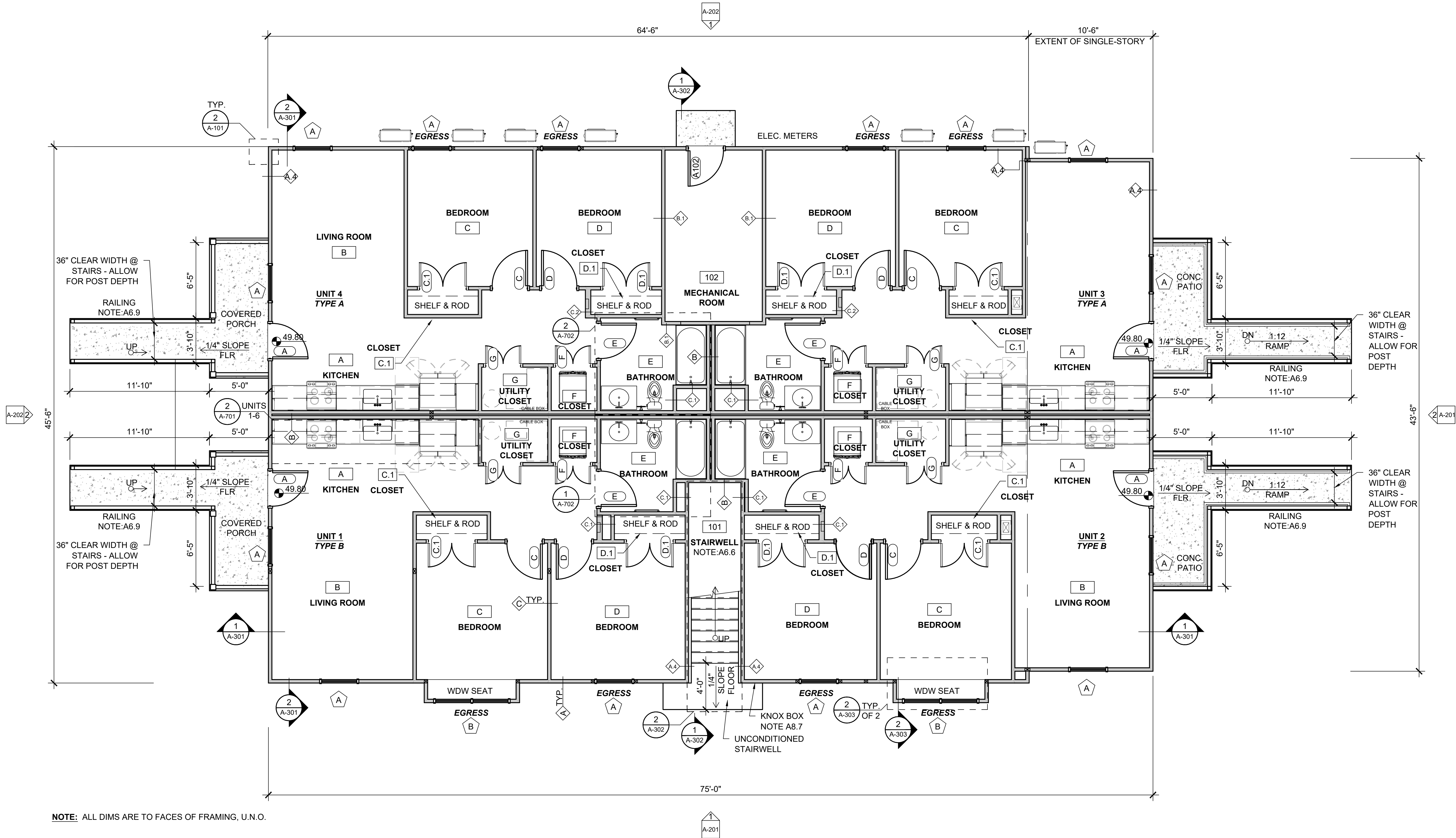
PROJECT MGR: VR

SHEET NO.:

A-001

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NOTE: ALL DIMS ARE TO FACES OF FRAMING, U.N.O.

1 FIRST FLOOR PLAN

1/4"=1'-0"

FIRST FLOOR PLAN
CAROL HOUSE APARTMENTS
FELLO COMMUNITIES

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RELEASES

DESCRIPTION
SITE DEVELOPMENT SUBMISSION

DATE
9-10-26

REV #

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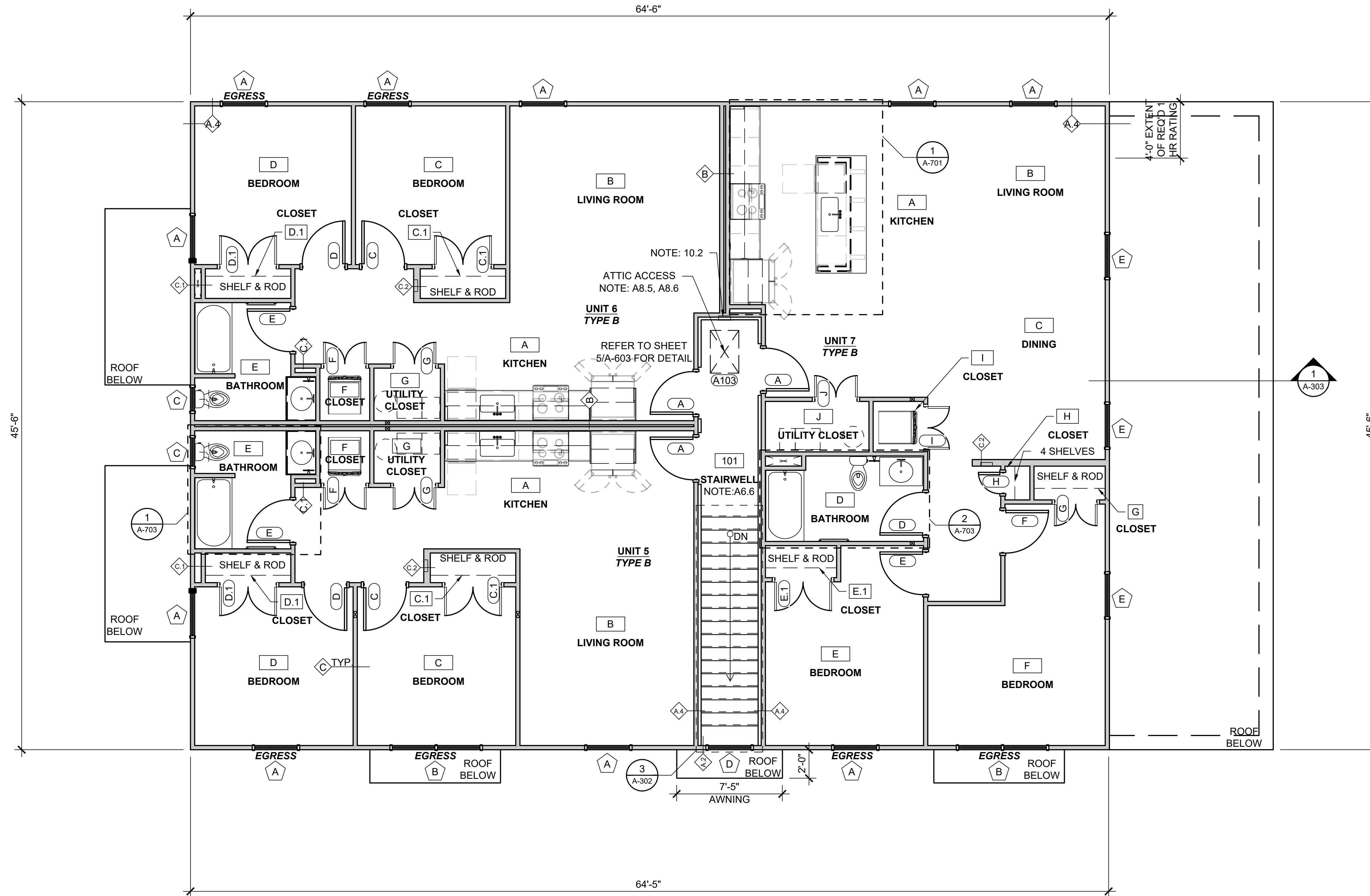
PROJECT MGR: VR

PROJECT #: 260130

SHEET NO.:

A-101

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SECOND FLOOR PLAN

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PROJECT MGR: VR

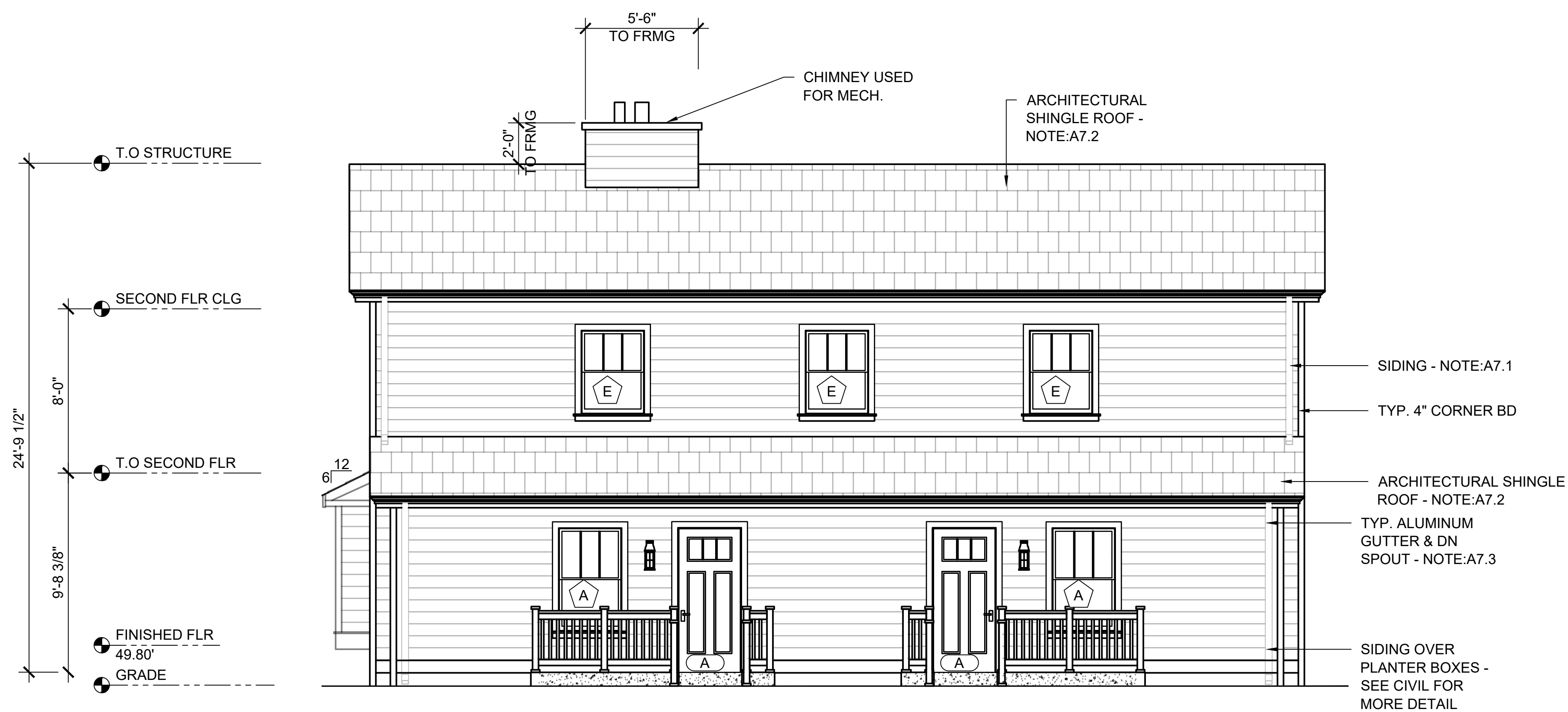
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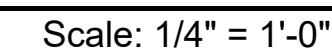
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Scale: 1/4" = 1'-0"

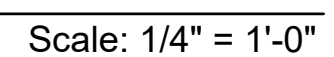


Scale: 1/4" = 1'-0"

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2 PROPOSED WEST ELEVATION



NORTH & WEST EXTERIOR ELEVATIONS - ALT.

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PROJECT MGR: VR

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