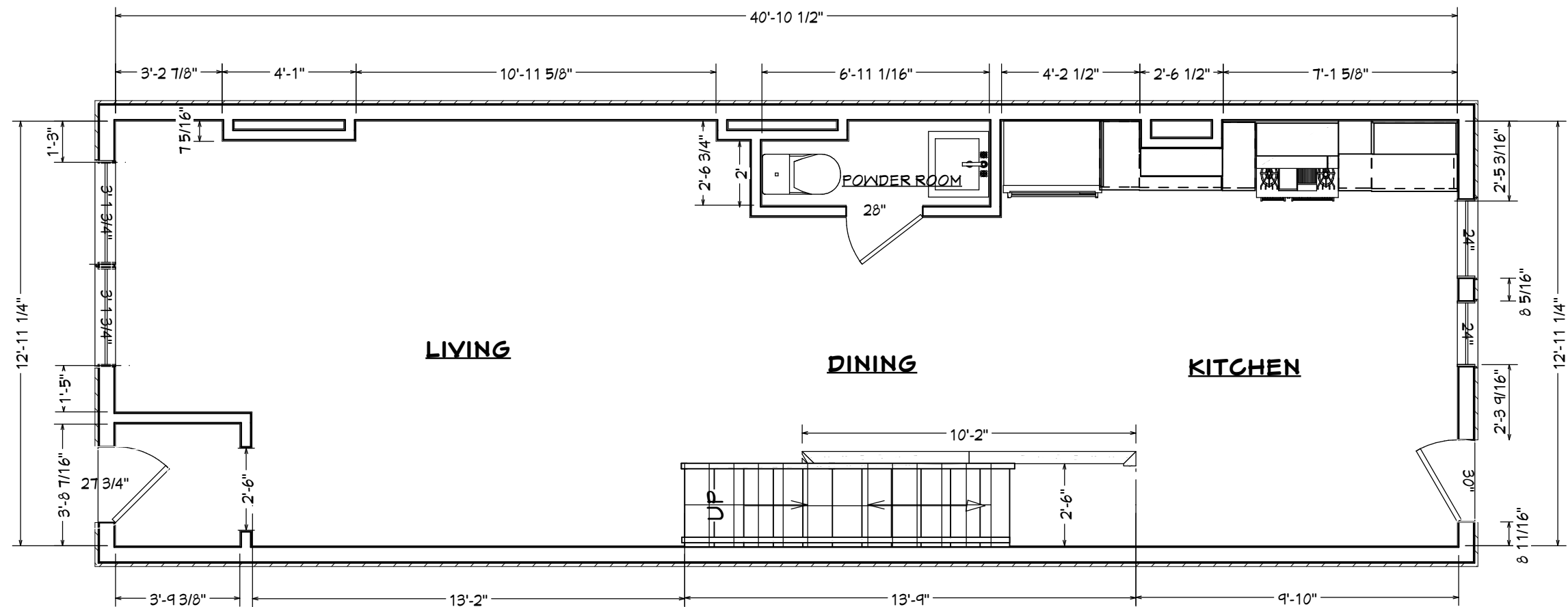




1217 N Montford Ave, MD 21213

First Floor Plan

- General Notes:**
1. Read drawings in conjunction with all Architectural and other consultant's drawings and specifications and with such other written instructions as may be issued during the course of the contract. Refer all discrepancies to the owner for the decision before proceeding with the work.
 2. BUILDER IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK BEFORE CONSTRUCTION AND FABRICATION IS COMMENCED. DO NOT SCALE THE DRAWINGS UNLESS NOTED OTHERWISE.
 3. IF THE PROJECT IS A RENOVATION - BUILDER IS RESPONSIBLE TO NOTIFY DESIGN/STRUCTURAL ENGINEER OF ALL DIFFERENCES TO DRAWINGS SUCH AS EXISTING ROOF CLADDING, WALL CLADDING, WALL FRAMING & LOCATION, WINDOW SIZE & LOCATION ETC.
 4. THESE PLANS ARE NOT ISSUED AS A CONSTRUCTION SET UNLESS STAMPED BY STRUCTURAL ENGINEER AND A BUILDING PERMIT IS ISSUED BY BUILDING CERTIFIER.
 5. During construction maintain the structure in a stable conditions and ensure no part is overstressed under construction activities. Keep the site in a clean and tidy condition throughout construction and at completion of work remove all litter and debris to the satisfaction of the owner.
 6. Comply with the relevant current IBC codes including all amendments, and the local Statutory Authorities' regulations, except where varied by the Contract Documents.
 7. All workmanship to be in accordance with any relevant Anne Arundel Co. Standards prepared by the appropriate authorities.
 8. Where DTC standards are shown, these refer to 'Deemed To Comply' standards
 9. Seek approval for all substitutions from the owner. Take any variations up with the owner before the work commences.
 10. All dimensions are in feet/inch unless stated otherwise. All levels are expressed in feet/inches
 11. Existing services are plotted from the best information available. No responsibility is taken for the accuracy and completeness of the information shown. Establish, on site, the exact position of all underground services indicated on the Drawings(s) in the areas of the proposed works, and advise the owner in the event of any discrepancies which affect the proposed works.



2 FIRST FLOOR PLAN
A - 2 SCALE: 1/4"= 1-0'

 New Framing
 Exist. Framing

SHEET TITLE:
1217 N Montford Ave,
MD 21213

PROJECT DESCRIPTION:
First Floor Plan

DRAWINGS PROVIDED BY:
 HOME COUTURE
DESIGNS LLC
Homes that belong on the runway

DATE:
03/23//25

SCALE:
1/4"= 1'0'
SHEET:
A - 2