



FRONT ELEVATION
1/4" 1'-0"

BUILDING HEIGHT 17'-6"

FIRST FLOOR T.O.P. 9'-1" A.F.F.
WINDOW HEAD 94" A.F.F.

FIRST FLOOR ELEV. 0'-0"

GARAGE FLOOR ELEV. -22"



REAR ELEVATION
1/4" 1'-0"

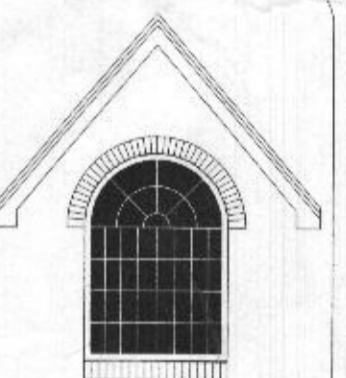
PROPOSED HOUSE PLANS

SHADID RESIDENCE

16467 Frederick Road, Woodbine, MD 21797

EXTERIOR ELEVATIONS

LAYOUT FILE: Shadid-b
PLOT DATE: Thursday, July 7, 2022



LANCASTER
CRAFTSMEN
BUILDERS
We perceive building as an art.

3120 OLD NATIONAL PIKE
MIDDLETOWN, MD 21769
(301)371-9101

Approved By:
Mark Lancaster
MHBR #58

Drawn By:
MCM
12/03/2021

- REV: 1/4/2022
- REV: 1/13/2022
- REV: 1/27/2022
- REV: 2/15/2022
- REV: 2/21/2022
- REV: 3/17/2022
- REV: 3/23/2022

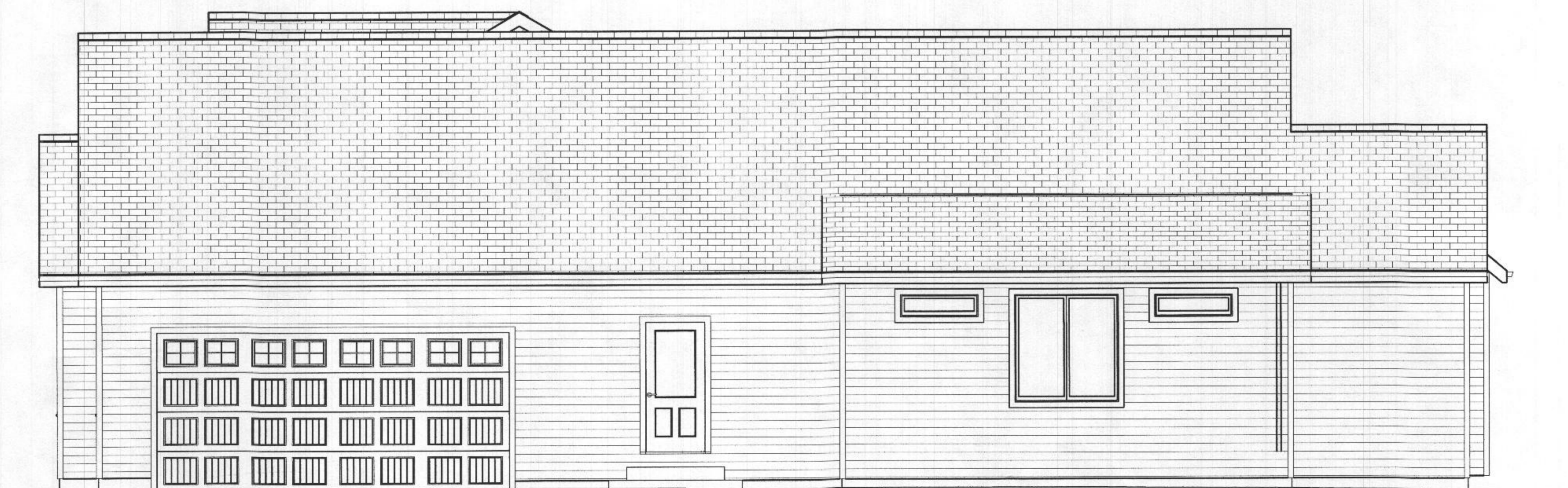
SHEET#

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OF 5



LEFT SIDE ELEVATION
1/4" 1'-0"



RIGHT SIDE SIDE ELEVATION
1/4" 1'-0"

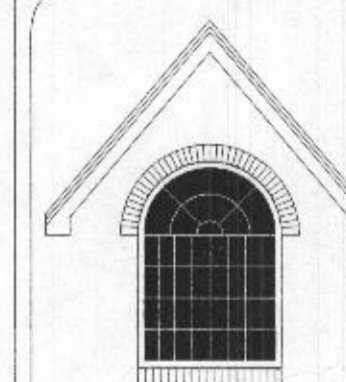
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16467 Frederick Road, Woodbine, MD 21797

EXTERIOR ELEVATIONS

LAYOUT FILE: Shadid.dwg
PLOT DATE: Thursday, July 7, 2022



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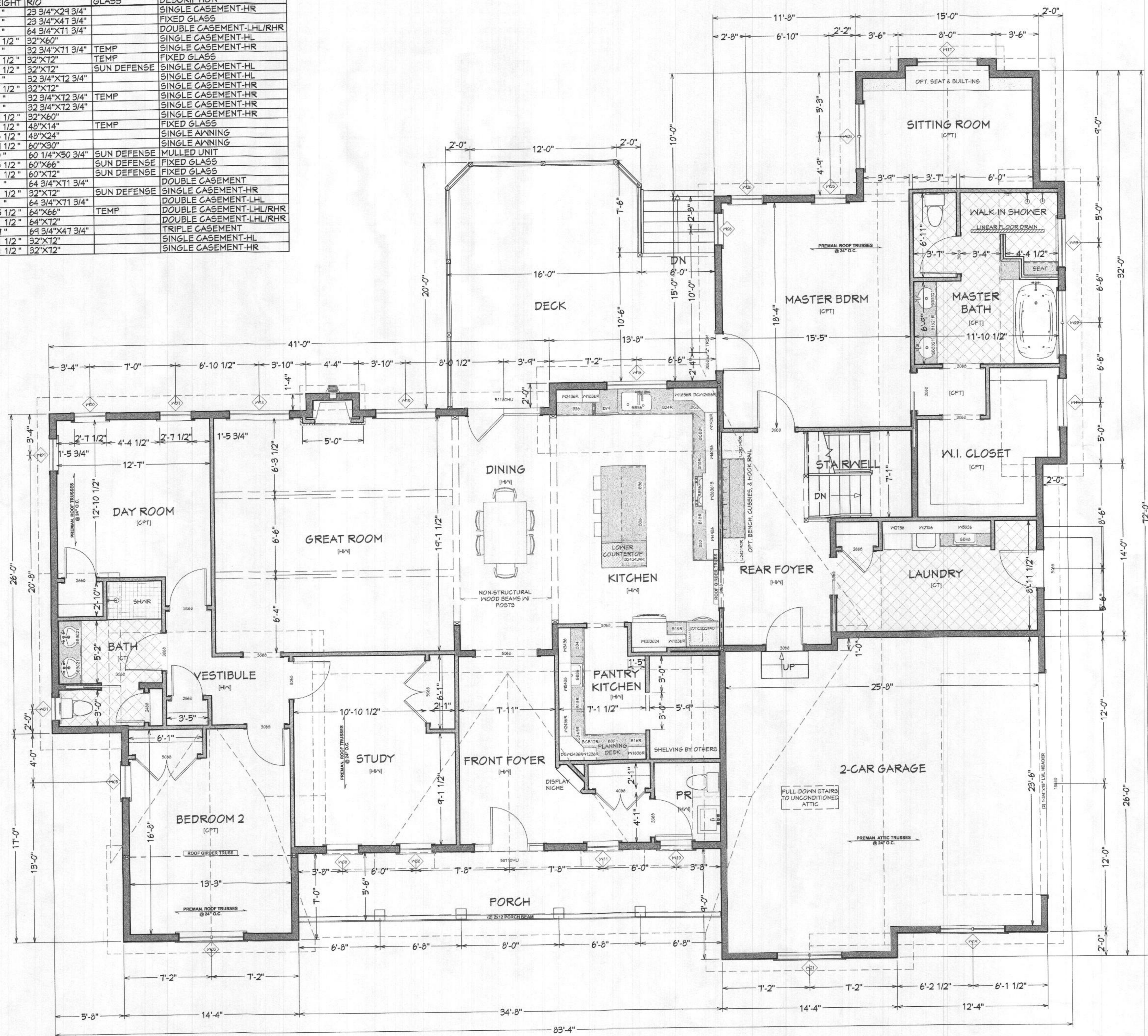
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- REV: 3/17/2022
- REV: 3/23/2022

SHEET#

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WINDOW SCHEDULE								
NUMBER	QTY	FLOOR	LOCATION	WIDTH	HEIGHT	R/O	GLASS	DESCRIPTION
W01	1	1	BATH	23"	29"	23 3/4" X 29 3/4"		SINGLE CASEMENT-HR
W02	1	2	ATTIC GABLE	23"	47"	23 3/4" X 47 3/4"		FIXED GLASS
W03	1	1	BEDROOM 2	64"	71"	64 3/4" X 71 3/4"		DOUBLE CASEMENT-LHL/RHR
W04	1	0	GUEST ROOM	31 1/2"	59 1/2"	32" X 60"		SINGLE CASEMENT-HL
W05	1	1	BEDROOM 2	32"	71"	32 3/4" X 71 3/4"	TEMP	SINGLE CASEMENT-HR
W06	1	1	MASTER BEDROOM	31 1/2"	71 1/2"	32" X 72"	TEMP	FIXED GLASS
W07	1	1	DAY ROOM	31 1/2"	71 1/2"	32" X 72"	SUN DEFENSE	SINGLE CASEMENT-HL
W08	1	1	STUDY	32"	72"	32 3/4" X 72 3/4"		SINGLE CASEMENT-HL
W09	1	1	DAY ROOM	31 1/2"	71 1/2"	32" X 72"		SINGLE CASEMENT-HR
W10	1	1	FR	32"	72"	32 3/4" X 72 3/4"	TEMP	SINGLE CASEMENT-HR
W11	1	1	FOYER	32"	72"	32 3/4" X 72 3/4"		SINGLE CASEMENT-HR
W12	2	0	GUEST ROOM	31 1/2"	59 1/2"	32" X 60"		FIXED GLASS
W13	2	1	MASTER BATH/W.I.C.	47 1/2"	13 1/2"	48" X 14"	TEMP	FIXED GLASS
W14	2	0	EXERCISE ROOM	47 1/2"	23 1/2"	48" X 24"		SINGLE ANNING
W15	1	0	REC ROOM	59 1/2"	24 1/2"	60" X 30"		SINGLE ANNING
W16	1	1	KITCHEN	59 1/2"	50"	60 1/4" X 50 3/4"	SUN DEFENSE	MULLED UNIT
W17	1	1	SITTING ROOM	59 1/2"	65 1/2"	60" X 66"	SUN DEFENSE	FIXED GLASS
W18	2	1	GREAT ROOM	59 1/2"	71 1/2"	60" X 72"	SUN DEFENSE	FIXED GLASS
W19	1	1	GARAGE	64"	71"	64 3/4" X 71 3/4"		DOUBLE CASEMENT
W20	1	1	DAY ROOM	31 1/2"	71 1/2"	32" X 72"	SUN DEFENSE	SINGLE CASEMENT-HR
W21	1	1	GARAGE	64"	71"	64 3/4" X 71 3/4"	TEMP	DOUBLE CASEMENT-LHL/RHR
W22	1	1	MASTER BATH	63 1/2"	65 1/2"	64" X 66"		DOUBLE CASEMENT-LHL/RHR
W23	1	1	SITTING ROOM	63 1/2"	71 1/2"	64" X 72"		DOUBLE CASEMENT-LHL/RHR
W24	1	2	MAIN GABLE	69"	47"	69 3/4" X 47 3/4"		TRIPLE CASEMENT
W25	1	1	MASTER BEDROOM	31 1/2"	71 1/2"	32" X 72"		SINGLE CASEMENT-HL
W26	1	1	MASTER BEDROOM	31 1/2"	71 1/2"	32" X 72"		SINGLE CASEMENT-HR



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

PROPOSED HOUSE PLANS
SHADID RESIDENCE
16467 Frederick Road, Woodbine, MD 21797

FLOOR PLAN
LANSUT FILE: Shadid's
PLOT DATE: Thursday, July 7, 2022



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Mark Lancaster
MHR #58
Drawn By:
MCM
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GENERAL NOTES AND SPECIFICATIONS

BUILDING CODES:

1. ALL CONSTRUCTION SHALL CONFORM WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE. (IRC-2018)
2. ALL CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE LOCAL CODES.

DESIGN LOADS:

1. THE DESIGN DEAD LOADING FOR ALL FRAMING IS BASED ON THE CONSTRUCTION MATERIALS SHOWN ON THE DRAWINGS AND INDICATED IN THE SPECIFICATIONS.

2. THE MINIMUM DESIGN UNIFORMLY DISTRIBUTED LIVE LOADING FOR ALL NEW FRAMING SHALL BE AS FOLLOWS:

FLOOR LIVE LOAD (U.N.O.)	40 PSF
SLEEPING ROOMS	30 PSF
GARAGE FLOOR	50 PSF/2000# POINT
ROOF LIVE LOAD	REDUCED GROUND SNOW LOAD
ATTIC AND TRUSS BOTTOM CHORD	20 PSF

3. ROOF SNOW LOAD DESIGN CRITERIA:

GROUND SNOW LOAD	40 PSF
FLAT ROOF SNOW LOAD	21 PSF
EXPOSURE FACTOR	1
IMPORTANCE FACTOR	1

4. WIND LOAD DESIGN CRITERIA:

BASIC WIND SPEED	90 MPH
WIND EXPOSURE	B
IMPORTANCE FACTOR	1

5. EARTHQUAKE LOAD DESIGN CRITERIA:

SEISMIC DESIGN CATEGORY	B
SPECTRAL RESPONSE COEF.	0.199
SITE CLASS	D

6. THE STABILITY OF THE STRUCTURE IS DEPENDANT UPON THE DIAPHRAM ACTION OF THE FLOORS AND ROOF. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR THE METHOD OF CONSTRUCTION AND SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN THE STABILITY OF THE STRUCTURE AND TO SUPPORT CONSTRUCTION LOADS DURING CONSTRUCTION PHASE, INCLUDING BUT NOT LIMITED TO SOILS ON WALLS FROM BACK-FILLING PRIOR TO PLACING SLABS ON GRADE. DESIGN OF ALL BRACING IS THE CONTRACTORS RESPONSIBILITY.

FOUNDATIONS/FOOTINGS:

1. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 36" BELOW FINISHED GRADE FOR FROST PROTECTION.
2. ALL FOOTINGS SHALL BE DESIGNED FOR AN ASSUMED NET ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL FOUNDATION AND SOIL CONDITIONS WHICH DIFFER FROM THOSE ANTICIPATED OR INDICATED DURING THE CONSTRUCTION PHASE.

SLABS ON GRADE:

1. ALL SLABS ON GRADE SHALL CONSIST OF A 4 INCH (4") THICK CONCRETE SLAB REINFORCED WITH ONE LAYER OF 6" x 6" W-1.4xW1.4 WELDED WIRE FABRIC AND PLACED OVER A 6 MIL POLYETHYLENE VAPOR RETARDER AND 6 INCHES (6") OF COMPACTED GRANULAR BASE. ALL EDGES OF VAPOR RETARDER SHALL BE LAPPED 6 INCHES AND TAPED. MAXIMUM AGGREGATE FILL SIZE OF GRANULAR BASE SHALL BE 1 1/2".
2. FILL UNDER SLABS IS LIMITED TO 8" COMPACTED SOIL OR 24" GRADED GRAVEL. SLABS ON GREATER FILL SHALL BE ENGINEERED SUPPORT SLABS (A.K.A. GRADE BEAMS).
3. PLACE CONCRETE PER ACI 302 GUIDELINES FOR PREPARING SUBGRADE, PLACING AND FINISHING CONCRETE SLABS.

CAST IN PLACE CONCRETE:

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301) AND TO THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318)
2. IN ADDITION TO THE ABOVE, ALL CONCRETE WORK SHALL CONFORM AS FOLLOWS:
 - A. RECOMMEND PRACTICE FOR HOT WEATHER CONCRETING (ACI 305)
 - B. RECOMMEND PRACTICE FOR COLD WEATHER CONCRETING (ACI 306)
 - C. RECOMMEND PRACTICE FOR CONCRETE FORMING (ACI 347)
3. ALL CONCRETE UNLESS NOTED OTHERWISE (U.N.O.) SHALL BE STONE AGGREGATE CONCRETE HAVING A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE AN AIR ENTRAINMENT OF NOT LESS THAN 5% OR MORE THAN 7%. NO ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL BE PERMITTED. MAXIMUM AGGREGATE SIZE SHALL BE 1-INCH (1") MAXIMUM SLUMP SHALL BE 4-INCH (4"). ALL CONCRETE EXCEPT FOOTINGS SHALL CONTAIN A WATER REDUCING ADMIXTURE. PORTLAND CEMENT SHALL CONFORM TO ASTM C150 AND NORMAL WEIGHT AGGREGATES SHALL CONFORM TO ASTM C33.
4. ALL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615 GRADE 60. ALL WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO ASTM A185. LAP ALL REINFORCING BARS A MINIMUM OF 48xBAR DIA. (EX. -LAP 1/2" BAR 24").

STRUCTURAL STEEL:

1. ALL STEEL CONSTRUCTION SHALL CONFORM TO THE NINTH EDITION OF THE AISC 'SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS' AND THE AISC 'CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.'
2. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 GRADE 50 OR ASTM A36 OPTIONAL.
3. ALL MISCELLANEOUS STEEL (ANGLES, PLATES, ETC.) SHALL CONFORM TO ASTM A36 HAVING A MINIMUM YIELD STRENGTH OF $f_y=36,000$ PSI.
4. ALL STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A501 HAVING A MINIMUM YIELD STRENGTH OF $f_y=36,000$ PSI OR TO ASTM A53, TYPE E OR S GRADE.
5. ALL STRUCTURAL STEEL TUBES SHALL CONFORM TO ASTM A500 GRADE B, HAVING A MINIMUM YIELD STRENGTH OF $f_y=35,000$ PSI.
6. ALL CONNECTIONS U.N.O. SHALL BE DOUBLE ANGLE OR SINGLE PLATE SHEER CONNECTIONS DESIGNED AND DETAILED IN ACCORDANCE WITH THE AISC.
7. ANY STRUCTURAL STEEL SPLICE OR CUT OPENINGS IN STEEL MEMBERS NOT SHOWN ON DRAWINGS MUST BE APPROVED AND DOCUMENTED BY THE STRUCTURAL ENGINEER.

WOOD FRAMING:

1. ALL WOOD FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE 'NATIONAL DESIGN SPECIFICATION' PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
2. ALL NEW LUMBER SHALL BE SPRUCE-PINE-FIR NO.2 OR BETTER.
3. NAILING OF ALL WOOD FRAMING SHALL MEET THE MINIMUM RECOMMENDED REQUIREMENTS PROVIDED IN THE FASTENER SCHEDULE OF THE IRC-2018 CODE.
4. PROVIDE DOUBLE JOISTS OR HEADERS ALONG EACH SIDE OF FLOOR OR ROOF OPENINGS, UNDER THE CENTERLINE OF PARTITION WALLS PARALLEL TO JOIST SPANS, AND ABOVE ALL WALL OPENINGS UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL CUT OR NOTCH THE WOOD FRAMING ONLY AS REQUIRED AND IN ACCORDANCE WITH THE IRC-2018 CODE, THE NATIONAL DESIGN SPEC. FOR WOOD FRAMING, OR AS SHOWN IN DETAILED DRAWINGS.
6. PROVIDE DOUBLE OR TRIPLE STUDS AT ALL CORNERS, SIDES OF OPENINGS, AND BENEATH ALL WOOD BEAMS AND LINTELS U.N.O.
7. WOOD TRUSSES SHALL BE ENGINEERED FOR DESIGN, FABRICATE, AND ERECTION IN ACCORDANCE WITH THE 'TRUSS PLATE INSTITUTES' DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES' FOR THE DESIGN LOADS INDICATED ON THE CONTRACT DOCUMENTS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS FOR ALL WOOD TRUSSES INCLUDING MEMBER LAYOUT, WOOD SPECIES, GRADE, SIZES, BEARING CONNECTIONS, CAPACITY OF CONNECTORS, AND SIZE/LOCATION OF ALL BRIDGING. ALL ENGINEERED FRAMING DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MARYLAND.

WINDOWS AND DOORS:

1. ALL WINDOW NUMBERS NOTED ON DRAWINGS INDICATE MODEL NUMBERS FOR PELLA WINDOW UNITS U.N.O.
 2. WINDOWS IN DOORS, SIDE LIGHTS, AND WINDOWS WITHIN 24" OF DOORS SHALL BE PROVIDED WITH SAFETY GLASS TO COMPLY WITH SECTION 308 OF IRC-2018.
 3. PROVIDE TEMPERED/SAFETY GLASS AT TUBS AND SHOWER ENCLOSURES TO COMPLY WITH SECTION 308 OF IRC-2018.
 4. INSTALL WINDOWS AND DOORS PER THE FLANGED WINDOW INSTALLATION PACKET FROM GREENBUILDINGADVISOR.COM (6-00141 THRU 6-00154)
- INSULATION AND MOISTURE PROTECTION:
1. PROVIDE 30 LB. BUILDING FELT OR PAPER AT BRICK VENEER WITH FLASHING AT OPENINGS TO PREVENT MOISTURE PENETRATION BEHIND THE VENEER.
 2. PROVIDE MIN. 1-LAYER OF 15LB. ROOFING FELT AT THE ROOF TO PROVIDE A WATER-RESISTANT BASE FOR FIBERGLASS COMPOSITION ROOF SHINGLES.
 3. PROVIDE MIN. INSULATION AS FOLLOWS:

ROOF/ATTIC:	R-38 FIBERGLASS BATT OR BLOWN.
EXTERIOR WALLS (2x4):	R-13 KRAFT-FACED FIBERGLASS BATTS
EXTERIOR WALLS (2x6):	R-19 KRAFT-FACED FIBERGLASS BATTS
BASEMENT WALLS EXT:	R-13 FOIL-FACED FIBERGLASS BATTS.
 4. THE CONTRACTOR SHALL PROVIDE NON-CORROSIVE FLASHING ABOVE ALL WINDOW AND DOOR OPENINGS TO PREVENT MOISTURE PENETRATION. SIMILAR FLASHING TO BE PROVIDED AT ROOF VALLEYS AND ROOF OPENINGS, WOOD OR METAL COPINGS AND SILLS.
 5. PROVIDE PERFORATED SOFFITS AT THE ROOF EAVES AND AT CONTINUOUS RIDGE VENTS AT THE ROOF TO PROVIDE REQUIRED ATTIC VENTILATION.

STAIRS, HANDRAILS, AND GUARDS:

1. STAIRS SHALL COMPLY WITH THE SECTION 311.7 OF THE IRC-2018. MINIMUM CLEAR WIDTH SHALL BE 36 INCHES AND 31-1/2 INCHES AT OR BELOW THE HANDRAIL WITH A HANDRAIL MOUNTED ON ONE SIDE OF THE STAIRS. 27 INCHES IN WIDTH WHERE RAILINGS ARE MOUNTED ON BOTH SIDES OF THE STAIR.
2. STAIR RISER HEIGHTS SHALL BE A MAXIMUM 7-3/4 INCHES HIGH AND MINIMUM TREAD DEPTH SHALL BE 10 INCHES U.N.O. IN APPROVED DRAWINGS.
3. PROVIDED A MINIMUM 6'-8" HEADROOM ABOVE THE STAIR AT ALL LOCATIONS.
4. PROVIDE A HANDRAIL ON ONE SIDE OF EACH STAIRWAY. HANDRAILS SHALL BE A MIN. OF 34 INCHES AND A MAX. OF 38 INCHES ABOVE NOSING OF TREADS.
5. PORCHES, BALCONIES, OR FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE A GUARDS NO LESS THAN 36 INCHES IN HEIGHT.

FIRE PROTECTION:

1. SMOKE DETECTORS SHALL COMPLY WITH SECTION 314 OF IRC-2018. SMOKE DETECTORS SHALL BE PROVIDED IN EACH SLEEPING ROOM AND OUTSIDE EACH SLEEPING AREA IN THE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE HOUSE INCLUDING THE BASEMENT.
2. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY SOURCE OF POWER FROM THE HOUSE WIRING. WHEN SUCH POWER IS INTERRUPTED, THE SMOKE DETECTORS SHALL RECEIVE POWER FROM A BATTERY-BACKUP SOURCE.

MECHANICAL, ELECTRICAL, AND PLUMBING:

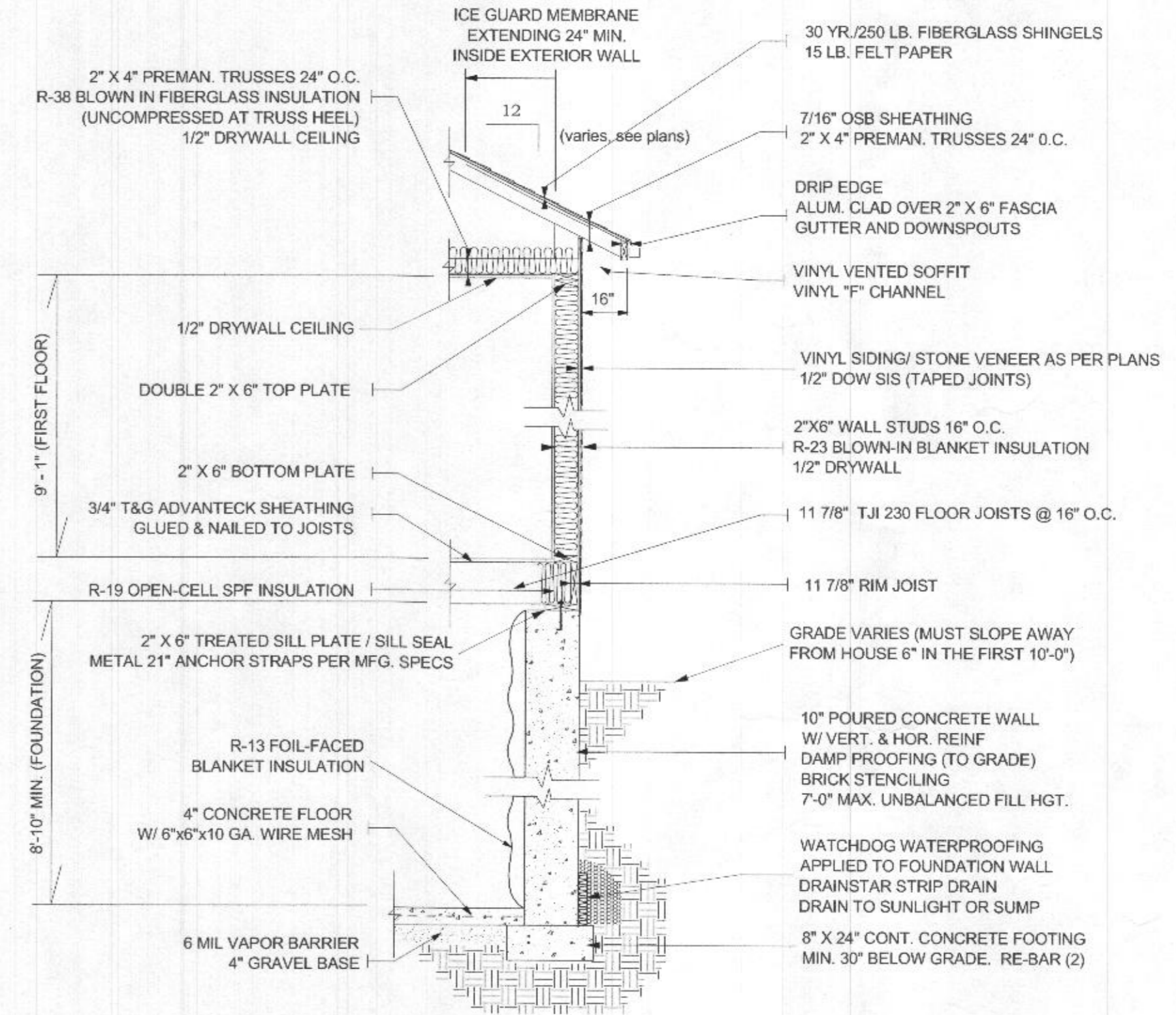
- A. H.V.A.C. DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED MECHANICAL CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES.
- B. ELECTRICAL DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED ELECTRICAL CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES.
- C. PLUMBING DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED PLUMBING CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES.

PROJECT SPECIFIC GENERAL NOTES:

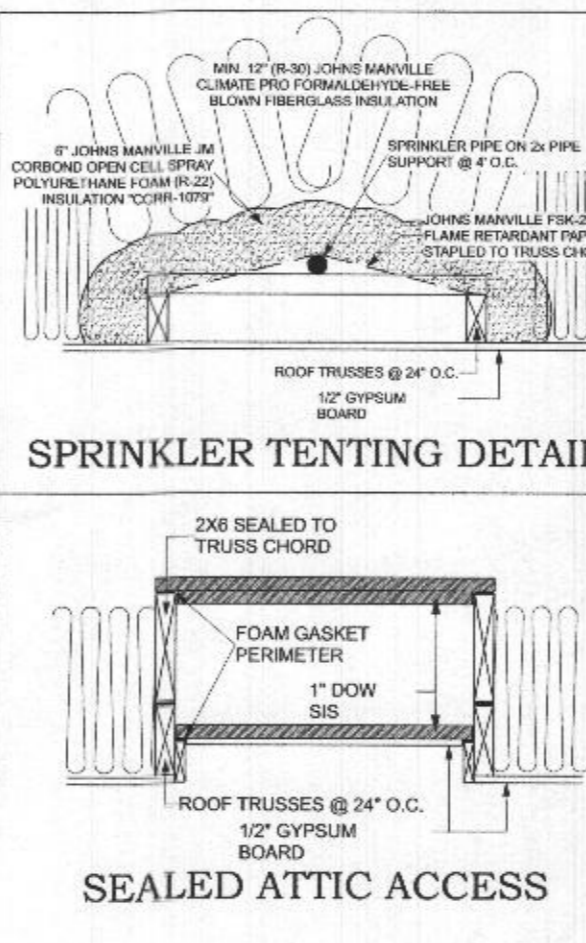
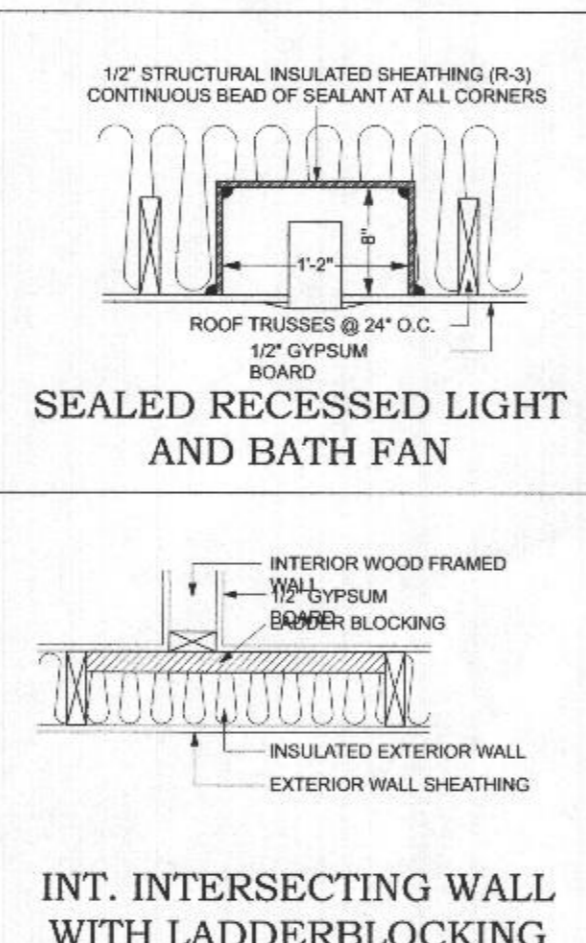
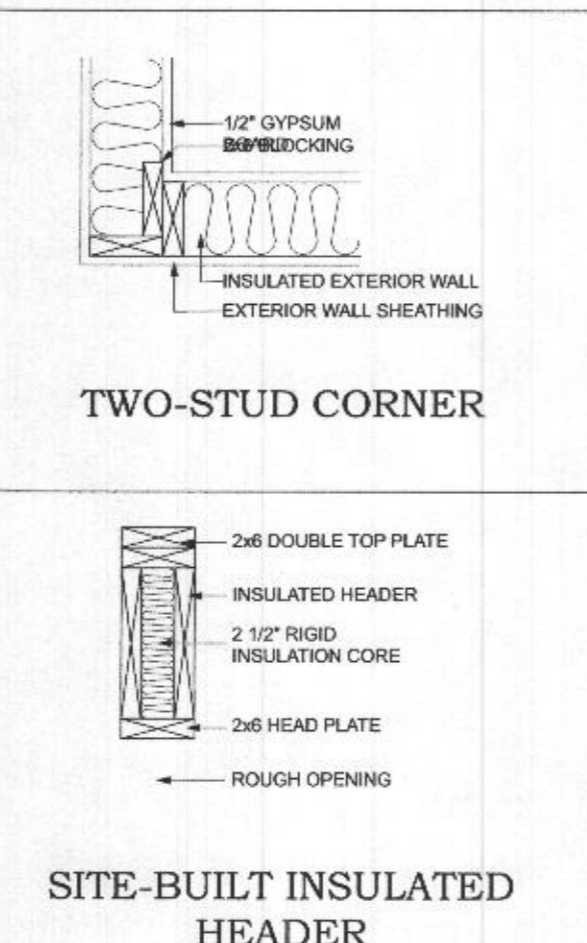
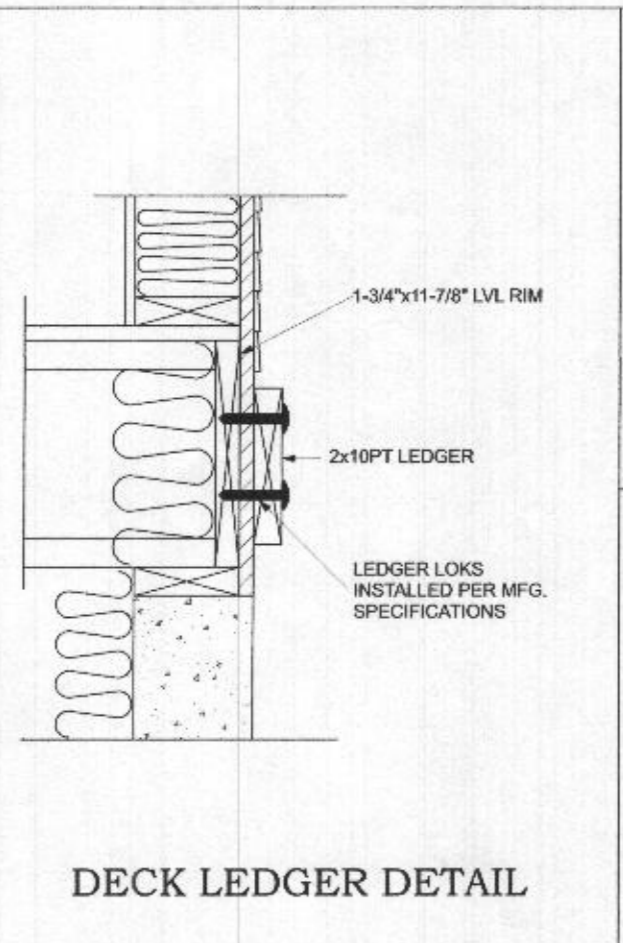
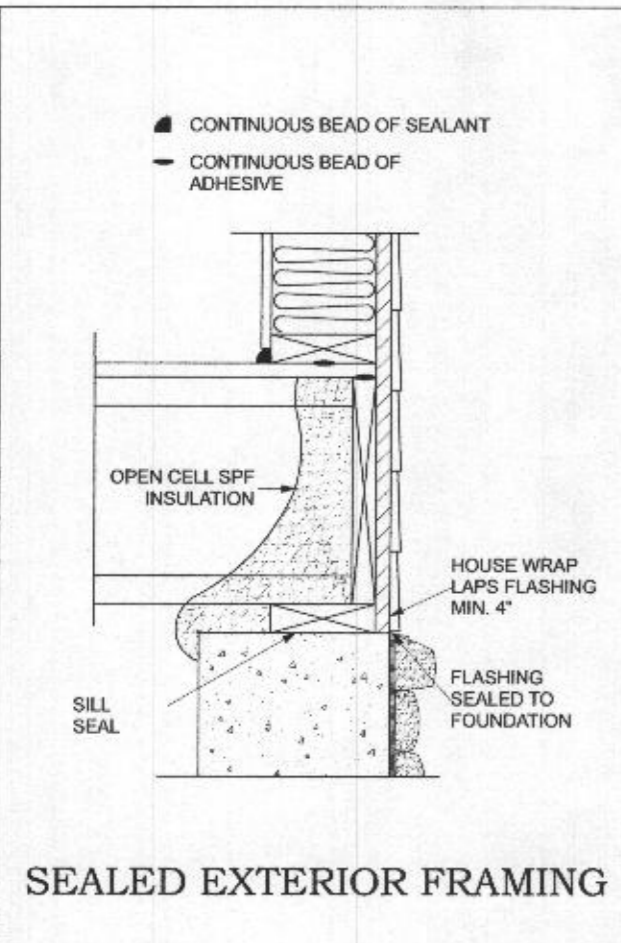
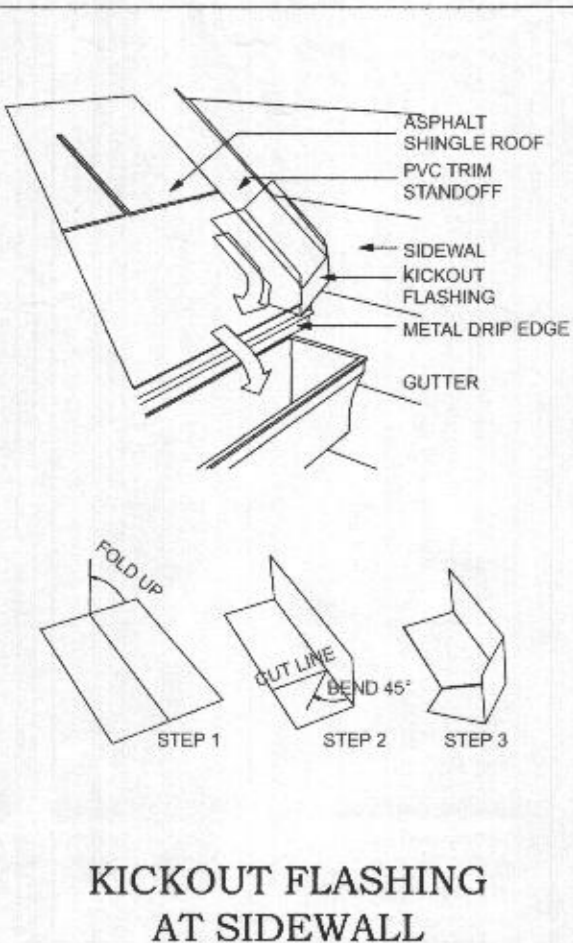
1. WALL DIMENSIONS ARE FROM OUTSIDE FACE OF SHEATHING AS FOLLOWS:

INTERIOR PARTITIONS:	2x4 WOOD STUDS NOMINAL @16" O.C.
LOAD BEARING INTERIOR:	2x4 WOOD STUDS NOMINAL @ 16" O.C.
EXTERIOR WALLS:	2x6 WOOD STUDS NOMINAL @ 16" O.C.

2. ALL STRUCTURAL WOOD FRAMING LUMBER TO BE SPF #2 GRADE OR BETTER U.N.O.
3. CONTRACTORS ARE RESPONSIBLE TO THOROUGHLY REVIEW ALL CONSTRUCTION DRAWINGS PRIOR TO START OF CONSTRUCTION PHASE AND TO REPORT ANY INCONSISTENCIES OR ERRORS TO THE DESIGNER FOR CLARIFICATION OR CORRECTION. IF THE CONTRACTOR MODIFIES OR DEVIATES FROM THESE PLANS FOR ANY REASON WITHOUT NOTIFYING LANCASTER CRAFTSMEN BUILDERS AND/OR THE RESPONSIBLE ENGINEERING SUB-CONTRACTED BY LANCASTER CRAFTSMEN BUILDERS THE PLAN CODE COMPLIANCE BECOMES THE CONTRACTOR RESPONSIBILITY.
4. SIZING AND SPACING OF ALL PRE-ENGINEERED WOOD FRAMING PRODUCTS TO INCLUDE BUT NOT LIMITED TO: MICRO-GLULAMS, PARALAMS, FLOOR AND ROOF TRUSS SYSTEMS, ARE TO BE ENGINEERED AND VERIFIED BY THE STRUCTURAL ENGINEER.
5. FLOOR FRAMING TO BE ACCOMPLISHED WITH PRE-ENGINEERED WOOD I-JOISTS. THE JOIST MANUFACTURER TO DESIGN JOIST LAYOUT AND PROVIDE ENGINEERED LAYOUT DRAWINGS. FLOOR SYSTEMS TO BE DESIGNED WITH 1/480 LIVE LOAD DEFLECTION MIN. (L/600 IN AREAS TO BE FINISHED WITH TILE)
6. ROOF FRAMING TO BE ACCOMPLISHED WITH PRE-ENGINEERED WOOD TRUSSES THE TRUSS MANUFACTURER TO DESIGN TRUSS LAYOUT AND PROVIDE ENGINEERED LAYOUT DRAWINGS.
7. THE STAIR MANUFACTURER SHALL VERIFY EXISTING FIELD CONDITIONS AND FINAL MEASUREMENTS PRIOR TO FABRICATION AND INSTALLATION OF STAIR SETS, AND TO BE BUILT IN COMPLIANCE WITH ALL APPLICABLE CODES.



A TYPICAL WALL DETAIL
SCALE: NTS



SEE FLANGED WINDOW INSTALLATION PACKET FROM GREENBUILDINGADVISOR.COM (6-00141 THRU 6-00154) FOR SEALED WINDOW/DOOR DETAIL

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SHADID RESIDENCE
 16467 Frederick Road, Woodbine, MD 21797

NOTES & DETAIL
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 PLOT DATE: Thursday, July 7, 2022

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 We perceive building as an art.
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