2323 East Boston Street

PHILADELPHIA, PA 19125

EXISTING TWO STORY MASONRY BUILDING WITH BASEMENT. REAR DEMOLITION TO BE REPLACED WITH FRAMED THREE STORY REAR ADDITION.

ARCHITECT

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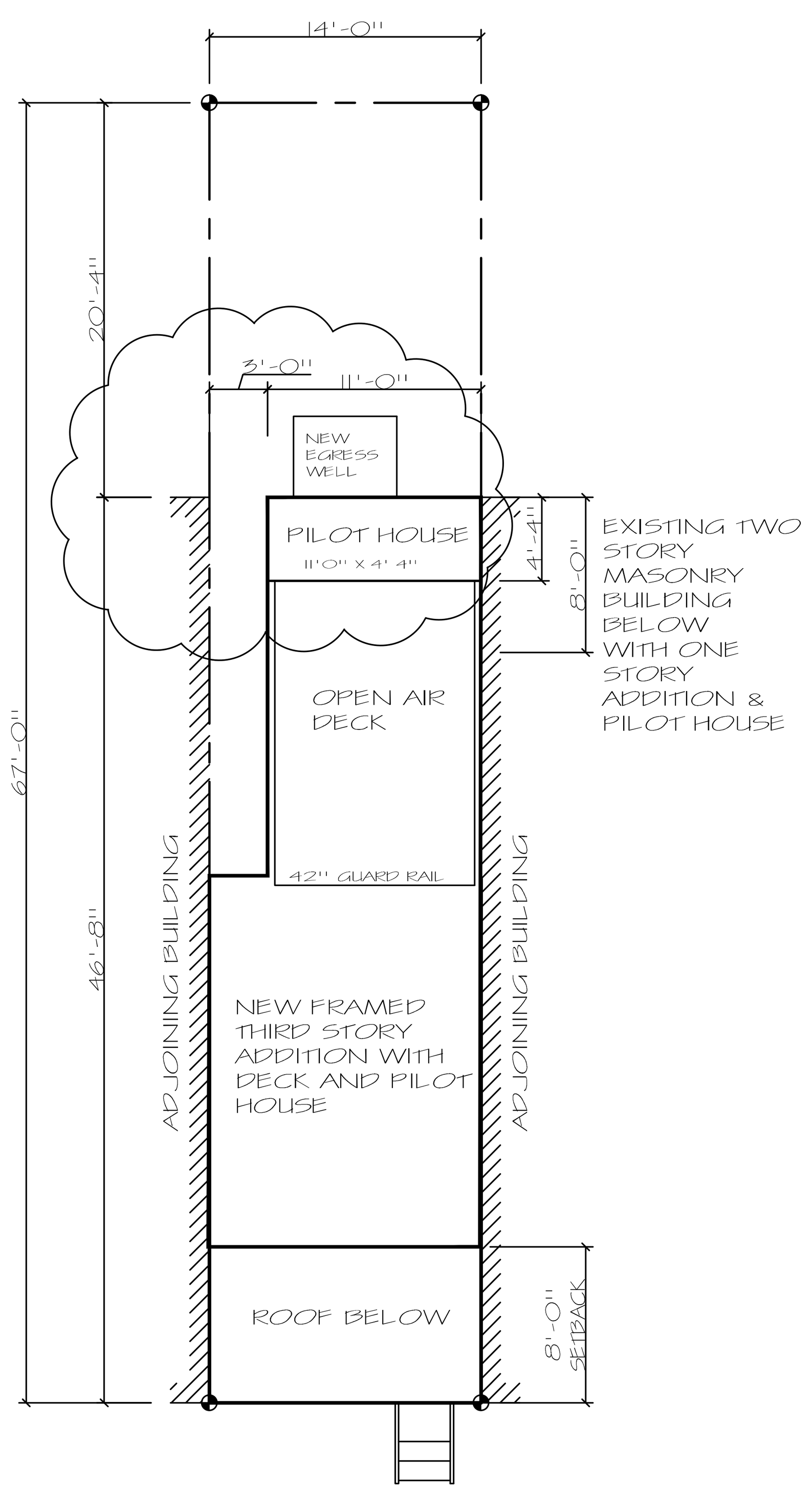
SHEET #	SHEET NAME	Sheet Issue Date	Revision Date
A00	COVER SHEET	06/03/16	
A01	SPECIFICATIONS	06/03/16	
A100	FLOOR PLANS	06/03/16	
A101	SECTIONS, FRAMING PLANS AND DETAILS	06/03/16	
A102	ELEVATIONS AND SCHEDULES	06/03/16	

ZONING CODE :
DISTRICT - RSA-5

	REQUIRED / ALLOWED	EXISTING	PROPOSED
LOT WIDTH	16'-0"	14'-0"	SAME
LOT AREA	1,440 SQ.FT.	938 SQ.FT.	SAME
OCCUPIED AREA	70% MAX .	595 SQ. FT. / 63%	SAME
OPEN AREA	30% MIN.	343 SQ.FT. / 37%	SAME
FRONT YARD	N/ A	N/ A	N/ A
SIDE YARD	N/ A	N/ A	N/ A
REAR YARD	9'-0" MIN.	20'-4"	SAME
REAR YARD AREA	144 SQ.FT. MIN.	285 SQ.FT.	SAME
BUILDING HEIGHT	38'-0" (MAX.)	25'-0"	38'-0"



2323 EAST BOSTON STREET
(10 20 10)

1 A00 SITE PLAN
SCALE: 1/ 8"=1'-0"

CODE ANALYSIS

BUILDING CODE:

INTERNATIONAL RESIDENTIAL CODE *(IRC) 2009*
INTERNATIONAL ENERGY CONSERVATION CODE *(IECC)*
INTERNATIONAL BUILDING CODE *(IBC) 2009*

USE GROUP: R-3

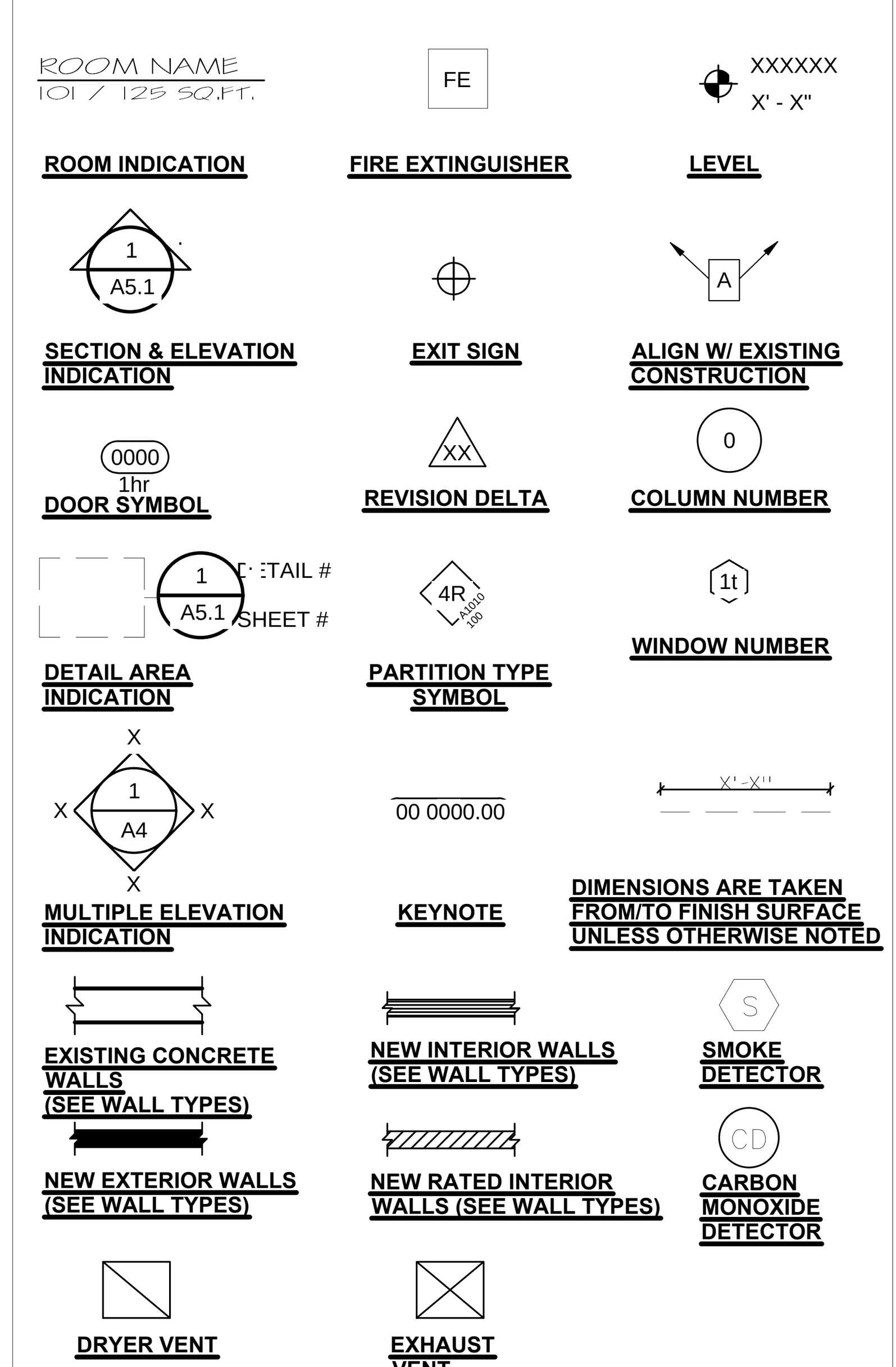
CONSTRUCTION TYPE: VB

FIRE SEPERATIONS: CEILING OF FIRST FLOOR UNIT SHALL BE 2 HOUR - DOUBLE GWB 5/8"

FIRE SUPPRESSION: EXISTING BUILDING - NO SPRINKLER NEEDED

SCOPE OF WORK:
- EXISTNG CONDITIONS OF SINGLE FAMILY DWELLING
- NO LIVING SPACES IN BASEMENT

SYMBOL LEGEND



ABBREVIATIONS

ABV	ABOVE
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
ADDL	ADDITIONAL
ADH	ADHESIVE
ADJ	ADJUST, ADJACENT
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR
APPLIC	APPLICABLE
BET	BETWEEN
BLDG	BUILDING
BLK	BLOCK
BM	BEAM
BRG	BEARING
BRK	BRICK
BSMT	BASEMENT
CAB	CABINET
CC	CENTER TO CENTER
CF	CEILING FAN
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CARBON MONOXIDE DETECTOR
COL	COLUMN
COMP	COMPOSITE
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET TILE
CT	CERAMIC TILE
CU	CONDENSER UNIT
DBL	DOUBLE
DET	DETAIL
DH	DOUBLE HUNG
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL
EW	EACH WAY
EXF	EXHAST FAN
EXG	EXISTING
EXP	EXPANSION
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATIONS
FG	FIBERGLASS ROOF DECK
FIN	FINISH
FR	FIRE RESISTANT
FRM	FRAME
FT	FOOT
FTG	FOOTING
GA	GAUGE
GALV	GALVINIZED IRON
GEN	GENERAL
GL	GLASS
GRT	GROUT
GWB	GYPSUM WALL BOARD
GYP	GYPSUM BOARD
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HEAT PUMP
HR	HOUR
HT	HEIGHT
IN	INCH
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JB	JUNCTION BOX
JT	JOINT
LAM	LAMINATE
LAV	LAVATORY
LT WT	LIGHT WEIGTH
MANUF	MANUFACTURER
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MET	METAL
MH	MANHOLE
MIN	MINIMUM
MTD	MOUNTED
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
OC	ON CENTER
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
P/T	PRESSURE TREATED
PC	PRECAST
PL	PLATE
PLAS	PLASTER
PLWD	PLYWOOD
PNT	PAINT
PNTD	PAINTED
PORC	PORCELAIN
PROP	PROPOSED
RAD	RADIUS
RAN	RANGE
RD	ROOF DRAIN
RE	REFRENCE
REC	RECESSED
REF	REFRIGIRATOR
REINF	REINFORCED
REQD	REQUIRED
RES	RESILIENT
RES	RESISTANT
REV	REVERSE
RM	ROOM
RO	ROUGH OPENING
SAN	SANITARY
SCHED	SCHEDULE
S-CONC	SEAL CONCRETE
SD	SMOKE DETECTOR
SEC	SECTION
SIM	SIMILAR
S	SINK
SPEC	SPECIFICATIONS
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STR	STAIR
STRCUT	STRUCTURE
SUSP	SUSPENDED
SV	SHEET VINYL
TBD	TO BE DETERMINED
TBS	TO BE SELECTED
TELE	TELEPHONE
TEMP	TEMPORARY
THRU	THROUGH
TOF	TOP OF FOOTING
TOP	TOP OF PARAPET
TYP	TYPICAL
UNFIN	UNFINISHED
UNO	UNLESS OTHERWISE NOTED
UR	URINAL
UTIL	UTILITY
V	VENT
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VF	VENTILATION FAN
VWB	VINYL WALL BASE
W	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WD	STACKED WASHER/DRYER
WH	WATER HEATER
WR	WATER RESISTANT

GENERAL CONDITIONS

General Conditions

1.Project Name: 2323 East Boston Street, Philadelphia, Pennsylvania 19125
2.Project Summary: New construction of a three story framed building. Two family dwelling.
3.Current Code: International Building Code 2009 or latest version
4.Allowances and Unit Prices (to be determined)
5.Contract Forms Owner Contractor Agreement: AIA A101-1987 or latest version
6.General Conditions: AIA A201-1987 or latest version
7.Project Meeting Pre-Construction Conference Attendance by Owner, Contractor Architect.
8.Progress Meetings: Every two weeks or as directed by owner attendance by Owner, Architect, and Contractor etc.
9.Project Submittals: Three copies of product data and warranties, two representative units of samples sent to architect for review and approval. G.C. allow 10 working days for architect to review and process each submittal.
10.Temporary Utility Service: Use of Owner's existing utility services.
11.Temporary Facilities: Provide temporary construction, support facilities, and security measures
12.All codes having jurisdiction shall be observed strictly in the conviction of the project, including all applicable city and state, zoning, building, electrical, fire mechanical and plumbing codes.
13.All contractor(s) performing work shall have applicable licenses.
14.Contactor shall follow all current OSHA safety regulations.
15.Details and sections on the drawings are shown at specific locations and are intended to show general requirements throughout. Details noted "typical" or "TYP" imply all conditions treated similarly. Modifications to be made by the contractor to accommodate minor variations.
16.All dimensions indicated on the drawings are from finished face unless otherwise noted.
17.Refer to Civil Drawings for all finished 1st floor elevations. Architectural finished 1st floor will be 0'-0".
18.All drawings shall be fully coordinated by the contractor to verify all dimensions locate depressed slabs, slopes, drain outlets recesses, reglets bolt settings, sleeves, etc. Do Not scale drawings.
19.The contractor shall be verify and protect all service and utility lines and existing site area from deterioration or damage.
20.The Architect/ Engineer shall not be responsible for the safety and construction, procedures, techniques, or the failure of the builder to carry out the work in accordance with the drawings, specifications, or required codes, including all OSHA regulations.
21.Contractor shall obtain all necessary building permits as well as all mechanical, electrical, and plumbing permits.
22.Contractor is to have applicable insurance as required by the building owner.
23.Contractor is responsible for notifying the building inspector a minimum of 24 hours prior to commencing with work. Contractor is responsible for contacting the building inspector for any/all required inspections for the duration of the project.
24.Contractor shall bring errors and omissions in the Contract Documents found in the field, which may occur, to the attention of the Architect and Owner in writing and written instructions shall be obtained before proceeding with the work. The contractor will be held responsible for the results of any errors or discrepancies in the Contract Documents that are the result of unforeseen field conditions of which the Contractor failed to notify the Architect before construction and/or fabrication of the work.
25.The contractor and Sub-contractor shall verify all dimensions and job conditions at the job site sufficiently in advance of work, to be performed to assure the orderly progress of the work and notify architect immediately regarding any discrepancies between field conditions and architectural documents.
26.Contractor is responsible for providing required site fencing around perimeter of job site as per OSHA guidelines.
27.Contractor is responsible to acquire any/all street and sidewalk closure permits as well as any required dumpster permits.
28.Contractor is responsible to provide portable job toilet and telephone on site for the duration of the project (as required by owner).
29.Contractors shall maintain the premises clean and free of trash, debris and shall protect all adjacent work from damage soiling paint overspray, etc. Contractor to provide daily clean-up to site dumpster. All fixtures equipment, glazing floors, etc. shall be left clean and ready for occupancy upon completion of the project.
30.Design documents signed and sealed by an engineer and shop drawings are required for mechanical, plumbing, electrical systems, fire alarm, and fire protection systems to be submitted by the contractor.
31.All manufacturer's printed warnings and/or directions for handling products must be strictly observed. Any items not compatible with substrate shall be isolated as per manufactures' recommendations
32.Contractor shall supply and install emergency lighting and exit signs as required by code and in all locations approved by the local fire marshal and or building code official and whether they are shown or not shown on the contract documents.
33.Contractor shall supply and install fire extinguishers and smoke detectors as required by code and in all locations approved by the local fire marshal and or building code official and whether they are shown or not shown on the contract documents.
34.All codes trades standards, and manufacturer's instructions referenced in the Contract Documents shall be the latest edition.
35.The Contractor shall make no structural changes without written approval of the Architect/ Engineer.
36.No Blasting shall be permitted without prior written approval.
37.Use properly designed shoring, bracing, underpinning, etc. as necessitated by conditions or as required. It is the Contractor's sole responsibility to determine erection procedure and sequence to ensure the safety of the building and its components parts during erection.
38.Brace all walls during construction to prevent damage from wind, water, earth, pressure and construction loads until all supporting elements are in place and are of sufficient strength.
39.No opening shall be placed in any structural member (other than as indicated on approved shop drawings) until the location has been approved by the Structural Engineer.
40.Provide sleeve layouts for all pipes and electrical penetrations through structural members (All trades are included). Layouts are to be submitted to the engineer for approval prior to construction.
41.Provide fire stopping at all penetrations though rated assemblies, Firestopping location are not located on the drawing. Each Prime contractor shall provide firestopping for their own work. Provide all Underwriters Laboratories UL tested assemblies
42.Support Air conditioning units compressors and other roof mounted or suspended equipment only on joists, trusses or beams designed for that purpose. If no support has been designed (or if a question arises) notify the Architect prior to the erection of the equipment and before the structural erection is complete.
43.Contractor shall provide for dewatering as required during excavation.
44.Should the contractor seek approval of a product other than shown with in the specifications the contractor shall furnish written evidence that the proposed product conforms in all respects to the specified product.
45.Each contractor shall fully review the complete set of contract documents as some work of each prime contractor may be shown throughout the documents
46.No products containing asbestos or other hazardous material shall be installed on this project or used during the construction of the project
47.The risk of loss of items saved on the site shall be each contractor responsibility. The contractor shall provide the appropriate insurance coverage to meet the above requirements.
48.Contractor shall provide access panel as required to service any all equipment as required by manufactures recommendations. Access panel in GWB shall be trimless (with concealed flanges to receive GWB) Each contractor will be responsible to provide this type of access panel.

PLATO STUDIO

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ARCHITECT SEAL MUST BE IN RED INK

OWNER

Know what's **below.** **Call** before you dig.

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR " APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO **CHECK (X)** ONE BOX ONLY
APPROVED AS IS
APPROVED AS NOTED

CLIENT SIGNATURE **DATE**

NAME (PLEASE PRINT)

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

2323 EAST BOSTON STREET
PHILADELPHIA, PA 19125

COVER SHEET

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A00

Scale As indicated

04/08/2016 09:00 PM

04/08/2016 09:00 PM

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GENERAL NOTES & SPECIFICATIONS

DIVISION 01: GENERAL DATA

1. DESIGNED ACCORDING TO IRC AND IBC 2009 EDITIONS.
   NOTE: SEE SITE PLAN FOR CODE REQUIREMENTS AND BUILDING DATA.
2. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APLICABLE STATE, CITY, AND COUNTY BUILDING, ZONING ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE CODES. CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.
3. DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" IMPLY ALL CONDITIONS TREATED SIMILARILY. MODIFICATIONS TO BE MADE BY CONTRACTOR TO ACCOMODATE MINOR VARIATIONS.
4. ALL DRAWINGS SHALL BE FULLY COORDINATED BY CONTRACTOR TO VERIFY ALL DIMEN-SIONS, LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, REINFORCING, BOLT SETTINGS, SLEEVES, ETC.
5. THE CONTRACTOR SHALL VERIFY AND PROTECT ALL SERVICE LINES AND EXISTING SITE AREA FROM DETERIORATION OR DAMAGE UNLESS OTHERWISE NOTED ON DRAWINGS.
6. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CON-STRUCTION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE REQUIRED CODES. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
7. CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN WRITING AND WRITTEN INSTUCT-IONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS IN THE CONTRACT DOCUMENTS, OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
8. THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND JOB COND-ITIONS AT THE JOB SITE SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED TO ASSURE THE ORDERLY PROGRESS OF THE WORK.
9. CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC., SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.
10. UNLESS AGREED BY ARCHITECT/ENGINEER, MECHANICAL, ELECTRICAL AND SPECIALIZED CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE WORK. IN AREAS WHERE THE DRAWINGS DO NOT ADDRESS METHODOLOGY, THE CONTRACTOR SHALL BE BOUND TO PERFORM IN STRICT COMPLIANCE WITH THE MANUFACTURE'S SPECIFICATIONS AND/OR RECOMMENDATIONS.
11. ALL MANUFACTURER'S PRINTED WARNINGS FOR HANDLING OF PRODUCTS MUST BE STRICTLY OBSERVED. THE WORDS "OR EQUAL" ARE TO BE ASSUMED WHENEVER A SPEC-IFIC MANUFACTURER IS NOTED.
12. UNLESS OTHERWISE NOTED, ALL CODES, TRADE STANDARDS, AND MANUFACTURER'S INSTRUCTIONS REFERENCED IN THE CONTRACT DOCUMENTS SHALL BE THE LATEST EDITION.
13. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES WITHOUT WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.
14. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING PERMITS.

DIVISION 02: SITEWORK

1. PERFORM ALL WORK IN THIS SECTION IN CONFORMANCE WITH THE FINAL SOILS COMPACTION, GEOLOGICAL REPORTS AND APPROVED SITE UPGRADING PLAN AS ACCEPTED BY OWNER AND BUILDING DEPARTMENT. IN THE ABSENCE OF THE NECESSARY SUBSURFACE SURVEY, THE CONTRACTOR SHALL HIRE A LICENSED SOILS ENGINEER TO INVESTIGATE THE SITE, AND SUBMIT A REPORT OF THIS WORK TO THE ARCHITECT. IF A DISCREPANCY FROM THE PRESUMED SOIL BEARING CAPACITY EXISTS, CONTRACTOR SHALL NOT PLACE FOUNDATIONS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT/ ENGINEER.
2. PRESUMPTIVE SOIL BEARING CAPACITY IS 3,000 PSF ON UNDISTURBED SOIL. ALL CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL. BOTTOM OF FOOTING SHALL BE MIN. 3'-0" BELOW FINISH GRADE.
3. ALL BACKFILL AT STRUCTURES, FOUNDATION, FOOTING AND PAVEMENTS SHALL BE CLEAR GRANULAR FILL. PLACE IN 8" LAYERS AND COMPACT TO 95% MAX. DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D-1557. BUILDING SITE SHALL BE KEPT DRY SO THAT EROSION WILL NOT OCCUR IN THE FOUNDATIONS. DO NOT BACKFILL UNTIL WALLS AND OR CONCRETE HAS SUFFICIENTLY CURED TO SUSTAIN DESIGN LOADS.
4. BACKFILL AT LAWNS AND UNPAVED AREAS SHALL BE FREE OF CLAY, ROCK OR GRAVEL LARGER THAN 2" IN ANY DIRECTION, DEBRIS, VEGETABLE MATTER, WASTE AND FROZEN MATERIALS. PLACE IN 12" LAYERS AND COPACT TO 90% MAX. DENSITY IN ACCORDANCE WITH ASTM D-1557.
5. WHERE CONCRETE TRENCH FOOTINGS ARE USED, EXCAVATION SHALL BE NEAT AND TRUE CONCRETE TO BE CAST IMMEDIATELY UPON FORMATION OF THE TRENCH.
6. ALL SLAB ON GRADE SHALL BEAR ON MECHANICALLY COMPACTED STONE CAPABLE OF SUPPORTING 1,000 P.S.F.
7. NO EXCAVATIONS SHALL BE MADE WHOSE DEPHTS BELOW THE FOOTING IS GREATER THAN 1/2 THE HORIZONTAL DISTANCE FROM THE NEAREST EDGE OF THAT FOOTING.

DIVISION 03: CONCRETE

1. ALL REINFORCED CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE CURRENT ACI-318 "BUILDING CODE REQUIREMENTS FOR REINFIRCED CONCRETE".
2. UNLESS OTHERWISE NOTED, CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
3. CONCRETE IN LOCATIONS SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION SHALL BE AIR ENTRAINED CONCRETE. TOTAL AIR CONTENT (% BY VOLUME OF CONCRETE) SHALL BE NOT LESS THAN 5% OR MORE THAN 7%.
4. REINFORCING STEEL SHALL CONFORM TO ASTM-A615 GRADE 60. WELDED WIRE FABRIC SHALL BE 6X6, #10/10 AND CONFORM WITH ASTM A-185.
5. AT SLAB-ON-GRADE CONCRETE CONSTRUCTION, THE W.W.F. REINFORCEMENT SHALL BE LOCATED MIDWAY IN THE SLAB THICKNESS.
6. PROVISIONS MUST BE TAKEN TO PROTECT ALL CONCRETE WORK FROM FROST DAMAGE WITH SPECIAL ATTENTION PAID TO FOOTINGS AND OTHER ON-GRADE CONSTRUCTION PRIOR TO BACKFILLING AND ENCLOSING THE BUILDING.
7. UNLESS NOTED OTHERWISE, ANCHOR BOLTS SHALL BE 1/2" DIA. MINIMUM AND 15" LONG FOR GROUTED MASONRY. PLACEMENT OF ANCHOR BOLTS SHALL BE 12" FROM PLATE ENDS, 6'-0" O.C. MAXIMUM INTERMEDIATE SPACING, MINIMUM 2 BOLTS PER BEARING PLATE SECTION. APPROVED STRAP ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLT METHOD.
8. PROVIDE 6 MIL POLYETHYLENE VAPOR BARRIER MEMBRANE COMPLYING WITH ASTM D 2103 WHERE INDICATED ON DRAWINGS.
9. ALL FORMWORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE'S "FORMWORK FOR CONCRETE", (SPECIAL PUBLICATION SP-4), AND THE ACI's "RECOMENDED PRACTICE FOR CONCRETE FORMWORK", (STANDARD 347). TEMPORARY SHORING OF FORMWORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. PROVIDE CONCRETE REINFORCING BARS AT FOOTING LOCATIONS WHERE SOIL IS ENGINEERED FILL OR AS INDICATED ON DRAWINGS. REINFORCEMENT SHALL BE (2) #4 BARS AT THE BOTTOM OF THE FOOTING WITH A MINIMUM OF 3 INCHES CONCRETE COVER, UNLESS NOTED OTHERWISE.

DIVISION 04: MASONRY

1. ALL MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH "SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD BEARING MASONRY", PUBLISHED BY THE NATIONAL MASONRY ASSOC.
2. ALL HOLLOW LOAD-BEARING MASONRY BLOCK SHALL CONFORM TO ASTM C90; ALL SOLID BLOCK SHALL CONFORM TO C145. MINIMUM NET COMPRESSIVE STRENGHT (f'm) SHALL BE 1,000 P.S.I.
3. PROVIDE REINFORCING OR "DUR-O-WALL" STANDARD GAUGE OR EQUAL IN ALL MASON-RY WALL AT 16" O.C. VERTICAL.
4. FILL C.M.U. CELLS SOLID WITH GROUT AT ALL AREAS TO RECIEVE EXPANSION ANCHORS, DIRECTLY BELOW BEARING WALLS, AT CHANGES IN WALL THICKNESS AT DOORS AND DOOR FRAMES AND AS INDICATED ON DRAWINGS.
5. MASONRY (BRICK,STONE...ETC.) VENEER WALL SHALL HAVE GALV. WALL TIES SECURED TO FRAM-ING. EACH TIE SHALL BE SPACED NOT MORE THAN 24" ON CENTER HORIZONTALLY AND SHALL NOT SUPPORT MORE THAN 3.25 SQUARE FEET OF WALL AREA. 1" AIR SPACE BUILDING WRAP (OR FELTS) AND FLASHING SHALL BE INSTALLED.
6. MORTAR AND GROUT SHALL MEET REQUIREMENTS OF ASTM C270 AND REQUIREMENTS SPECIFIED HEREIN. TYPE M MORTAR FOR ALL EXTERIOR WALLS BELOW GRADE. TYPE S MORTAR FOR ALL WALLS AND PARTITIONS ABOVE GRADE.
7. ALL MASONRY WALLS SHALL BE TEMPORARILY BRACED DURING CONSTRUCTION UNTIL MORTAR HAS ATTAINED ITS DESIGN STRENGHT AND FLOOR MEMBERS HAVE BEEN PLACED AND ANCHORED THERETO. WALLS AND PARTITIONS ABOVE GRADE.
8. FOR ALL MASONRY WALLS, PROVIDE LOOSE ANGLE LINTELS OR PRECAST LIGHTWEIGHT CONCRETE LINTELS OVER ALL OPENINGS. PROVIDE AN ANGLE OR PRECAST LINTEL FOR EACH 4" OF WALL THICKNESS ACCORDING TO THE FOLLOWING SCHEDULE:

BRICK VENEER LINTEL SCEDULE	
UP TO 4'-0"	3 1/2" x 3 1/2" x 5/16" or 4" x 8" P.C.L. w/ 1-#4 TOP & BOTTOM
UP TO 5'-0"	4" x 3 1/2" x 5/16" LLV or 4" x 8" P.C.L. w/ 1-#4 TOP & BOTTOM
UP TO 6'-0"	5" x 3 1/2" x 3/8" LLV or 8" x 8" P.C.L. w/ 1-#4 TOP & BOTTOM
SPANS OVER 6'-0" CONSULT ENGINEER	

9. PROVIDE MINIMUM OF 8" BEARING ON MASONRY OR BRICK AT EACH END OF LINTEL.

DIVISION 05: METALS

1. STEELWORK SHALL CONFORM TO THE CURRENT SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AS ADOPTED BY THE A.I.S.C. CONNECTIONS SHALL BE BOLTED OR WELDED. BOLTS SHALL CONFORM TO ASTM A-325 AND BE 1/2" DIAMETER UNLESS NOTED OTHERWISE ON DRAWINGS.
2. ALL STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH ASTM SPECIFICATIONS A-36. STEEL FOR PIPE COLUMNS SHALL BE OF EQUIVALENT CAPACITY AND WELDABILITY TO ASTM SPECIFICATION A-501.
3. ALL STEEL SHALL BE PAINTED WITH ONE SHOP COST OF RED OXIDE PAINT. PRIMER OR APPROVED EQUAL FIELD PAINTING SHALL BE AS DIRECTED BY THE ARCHITECT.

DIVISION 06: CARPENTRY

1. ALL WOODS AND WOOD CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES WITH MODIFICATIONS AS SPECIFIED HEREIN:
   1. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION: (STANDARDS MANUAL)
   2. NATIONAL FOREST PRODUCTS ASSOCIATION: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION
   3. SOUTHERN PINE INSPECTION BUREAU: STANDARD GRADING RULES FOR SOUTHERN PINE LUMBER.
   4. TRUSS PLATE INSTITUTE: DESIGN INSPECTIONS FOR LIGHT METAL PLATE CONNECT-ED WOOD TRUSSES (TPI-74).
   5. AMERICAN PLYWOOD ASSOCIATION: GUIDE TO PLYWOOD FOR FLOORS, PLYWOOD SHEATHINGS FOR WALLS AND ROOFS.
   6. AMERICAN WOOD-PRESERVERS ASSOCIATION STANDARDS.
2. ALL STRUCTURAL LUMBER SHALL BE HEM FIR #2 (MIN.) STRESS GRADE LUMBER UNLESS NOTED OTHERWISE.
   FB=1, 150 PSI; FV=75 PSI; E=1,400,000 PSI
3. THE DESIGN LOADS FOR WOOD FRAMING ARE AS FOLLOWS:

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS	
USE	LIVE LOAD
BALCONY	100 PSF
GARAGE (PASSANGER CAR ONLY)	50 PSF
ATTICS (LIMITED STORAGE)	20 PSF
ATTICS (NO STORAGE)	10 PSF
DWELLING UNIT	40 PSF
STAIRS	100 PSF

4. ALL GLUE LAMINATED BEAMS (ie PSL) SHALL MEET MINIMUM DESIGN LOADS:
   Fb = 2900 psi Fx = 290 psi E=2,000,000 psi
5. ALL STRUCTURAL LUMBER SHALL BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S "CONSTRUCTION MANUAL"

6a. DESIGN, FABRICATION AND INSTALLATION OF TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND SPECIFICATIONS:
   A. SUPPLEMENT TO ENGINEERING BULLETIN #SE-266; DATED 4/19/60 OF A.S. DIV. FHA 1/4/61.
   B. INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS REPORT #17414.5, 9/6/68.
   C. DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES T.O.I. 70.
   D. B.O.C.A. CODE -LATEST EDITION.

6b. ALL POINT LOADS, PARTIAL UNIFORM LOADS, OR COMBINATIONS THERETO SHALL BE DETERMINED BY THE TRUSS MANUFACTURER AND ACCOUNTED FOR IN THE DESIGN OF THE TRUSSES. THE TRUSS SYSTEM SHALL BE ENGINEERED TO ACCEPT ALL IMPOSED LOADS AS DICTATED ABOVE.

6c. ALL MEMBERS OF TRUSSES TO BE FABRICATED FROM STRESS GRADE LUMBER HAVING THE FOLLOWING PROPERTIES:
   Fb = 1,400 PSI Ft = 950 PSI FcII = 1,100 PSI FcI = 345 PSI

6d. THE TRUSS MANUFACTURER WILL PROVIDE CALCULATIONS INDICATING ADDITIONAL SNOW AND DEAD LOADS FOR ROOF LOCATIONS WITH GUSSETS, CRICKETS AND VALLEYS REQUIRING ADDITIONAL ROOF FRAMING FOR INTERSECTIONS OF HIGHER OR LOWER ROOFS IN ACCORDANCE WITH ANSI A58.1, 1982.

6e. SHOP DRAWINGS, SIGNED AND SEALED BY A PROFFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT, SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL AS STATED HEREIN PRIOR TO FABRICATION AND FOR DESIGN INTENT ONLY.

7. HANGERS, FRAMING ANCHORS AND FASTENERS: PROVIDE AND INSTALL STAMPED AND FABRICATED STEEL OF THE TYPE INDICATED AS REQ'D. NAILS TO BE THOSE FURNISHED BY MANUFACTURER FOR THIS SPECIFIC USE. NAILS SHALL BE FULLY DRIVEN IN ALL DRIVEN IN ALL HOLES IN THE ANCHOR. "TECO", "TRIMFAST", "SIMPSON" OR "ARTCOR", CONFORMING TO THE REQUIREMENTS INDICATED SHALL BE PROVIDED. ALL HANGERS AND ANCHORS SHALL BE GALVANIZED.
8. INSTALL PRESSURE TREATED LUMBER WHERE LUMBER IS WITHIN 8" OF GRADE, IN CONTACT WITH CONCRET OR EXPOSED TO WEATHER, ALL PERIMETER SILL PLATES AT FIRST FLOOR IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED AND SEALED WITH SILL SEALER.
9. ALL HEADRERS AT BEARING CONDITIONS SHALL BE OF SIZES SHOWN ON DRAWINGS.
10. ALL HEADERS AT NON-BEARING CONDITIONS SHALL BE AS FOLLOWS:

OPENING SIZE	HEADER
UP TO 4'-0"	2-2 x 6
4'-0" TO 6'-0"	2-2 x 8
6'-0" TO 9'-0"	2-2 x 10

11. DOUBLE FLOOR JOISTS UNDER ALL INTERIOR PARTITIONS RUNNING PARALLEL TO FRAMING.
12. ALL IJACKS OR POSTS ARE TO LINE UP WITH THOSE AT THE FLOOR BELOW EVEN WHEN POSTS ARE NOT REQUIRED BY FRAMING OF THE FLOOR; IN OTHER WORDS, ALL POSTS ABOVE ARE TO BE CONTINUOUS, OR INCREASED AS SHOWN, TO THE LOWEST LEVEL.
13. ROOF SHEATHING TO BE 1/2" CDX. PLYWOOD UNLESS NOTED OTHERWISE.
14. FLOOR SHEATHING TO BE 3/4" T&G INTERIOR/EXTERIOR GLUE PLYWOOOD. UNLESS OTHER-WISE NOTED.
15. WALL SHEATHING TO BE 1/2" CDX PLYWOOD OR 1/2" TYPE "X" GYP. SHEATHING, OR APPROVED EQUAL. REFER TO DRAWINGS FOR SPECIFIC LOCATIONS.
16. UNLESS OTHERWISE NOTED, WALL STUD FRAMING SHALL BE DOUBLE AT BEAM ENDS AND FRAMED OPENINGS, IF OPENING IS OVER 6'-0"- TRIPLE STUDS.
17. EXTERIOR HORIZ. SIDING TO BE PREMIUM POST FOR EXTRUDED VINYL, OR ALUMINUM AS INDICATED ON DRAWINGS. INSTALL AS PER MANUFACTURERS PRINTED INSTRUCTIONS.
18. EXTERIOR TRIM SHALL BE CERTAINTEED ACCESSORY LINE OR WOOD #2 OR BETER. WRAP WITH VINYL AS INDICATED ON DRAWINGS. SEE DRAWINGS FOR SIZE AND LOCATIONS.
19. WHERE DOUBLE OR MULTIPLE JOISTS ARE INDICATED ON THE DRAWINGS, THEY MUST BE MECHANICALLY FASTENED TO EACH OTHER IN SUCH A MANNER SO AS TO SHARE THE SUPERIMPOSED LOADS, INCLUDING LOADS FROM HEADER FRAMING INTO THE DOUBLE JOIST.
20. STUD BEARING WALLS SHALL BE HEM-FIR STRUCTURAL GRADE OR BETER 2x4's AT 16" O.C. UNLESS NOTED OTHERWISE, AND SHALL HAVE TWO (2) CONTINUOUS TOP PLATES WHICH ARE SPLICED AT STUD LOCATIONS ONLY AND SPLICES ARE STAGGERED BETWEEN PLATES.
21. MULTIPLE STUDS SHALL BE NAILED TO EACH OTHER WITH 10d NAILS AT 8" SPACING ENTIRE STUD.
22. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED 1/6 th THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3 rd OF THE SPAN. WHERE JOISTS ARE NOTCHED ON THE ENDS, THE NOTCH SHALL NOT EXCED 1/4 th THE JOIST DEPTH. CANTILEVERED PORTIONS LESS THAN 4" WIDE SHALL NOT BE NOTCHED UNLESS THE REDUCED SECTION PROPERTIES AND LUMBER DEFECTS ARE CONSIDERED IN THE DESIGN. WHEN IT IS NECESSARY TO PROVIDE A SPACE FOR PIPES, DUCTS OR VENTS, THE DOUBLE JOISTS REQUIRED TO SUPPORT BEARING PARTITIONS WHICH RUN PARALLEL TO THE FLOOR JOISTS SHALL BE SPACED APART TO ACCOMMODATE THE PIPES, DUCTS, VENTS AND BLOCK AT 4'-0" O.C.
23. HOLES BORED IN JOISTS SHALL NOT BE WITHIN 2" OF THE TOP AND BOTTOM OF JOISTS AND THEIR DIAMETER SHALL NOT EXCEED 1/3 rd THE DEPTH OF THE MEMBER.
24. FIRESTOPPING

   FIRESTOPPING SHALL COMPLY WITH BOCA 921.0 : FIRESTOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN THE TOP STORY AND THE ROOF SPACE. FIRESTOPPING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
   1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL;
   2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED SPACES SUCH AS OCCUR AT SOFFITS, DROPPED CEILINGS, COVE CEILINGS, ETC...;
   3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN;
   4. AT THE OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS.

   EXCEPT AS PROVIDED IN ITEM 4 ABOVE, FIRESTOPPING SHALL CONSIST OF 2" NOMINAL LUMBER, OR 2 THICKNESSES OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR 1 THICKNESS OF 23/32" PLYWOOD WITH JOINTS BACKED BY 23/32" PLYWOOD, OR ONE THICKNESS OF 3/4" TYPE 2-M PARTICLEBOARD, OR OTHER APPROVED MATERIALS. THE INTEGRITY OF ALL FIRESTOPS SHALL BE MAINTAINED.
25. PARALAM AS MANUFACTURED BY MACMILLAN BLOEDEL.
26. JOISTS HAVING A DEPTH TO THICKNESS RATIO EXCEEDING 6 TO 1 BASED ON NOMINAL DIMENSIONS SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL) OR BY 1x3 BRIDGING NAILED TO THE BOTTOM OF THE JOISTS AT INTERVALS NOT EXCEEDING 10 FEET.

DIVISION 07: THERMAL AND MOISTURE PROTECTION

1. THE FOLLLOWING SPECIFICATION SHALL GOVERN WITH MODIFICATIONS AS SPECIFIED HEREIN: AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS (ASHRAE) HANDBOOK OF FUNDAMENTALS
2. INSTALL FLASHING AND SHEET METAL IN COMPLIANCE WITH "ARCHITECTURAL SHEET METAL MANUAL" BY SMACNA.
3. ALUMINUM FLASHING SHALL CONFORM TO ASTM B 209, AND BE MIN. 0.016" THICK STANDARD BUILDING SHEET OF PLAIN FINISH.
4. GALVANIZED STEEL FLASHING SHALL CONFORM TO ASTM A326, 0.20% COPPER, 26 GAGE (0.0179"); ASTM A525, DESIGNATION C 90 HOT-DIP GALVANIZED, MILL PHOSPHATIZED.
5. BACKPAINT FLASHINGS WITH BITUMINOUS PAINT, WHERE EXPECTED TO BE IN CONTACT WITH CEMENTITIOUS MATERIALS OR DISSIMILAR METALS.
6. PROVIDE AND INSTALL FLASHING AT ALL ROOF TO WALL CONDITIONS; PROJECTIONS OF WOOD BEAMS THROUGH EXTERIOR WALLS, EXTERIOR OPENINGS, AND ELSEWHERE AS REQUIRED TO PROVIDE WATER TIGHT/WEATHERPROOF PERFORMANCE.
7. ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN NO. 28 GALVANIZED SHEET GAUGE CORROSION-RESISTANT METAL OR COPPER AND SHALL EXTEND AT LEAST 11" FROM THE CENTER LINE EACH WAY AND SHALL HAVE THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4".
8. ENCLOSED ATTIC SPACES AND ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPERATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN. THE NET FREE VENTILATING AREAS SHALL NOT BE LESS THEN 2/3 OF ONE PERCENT (1%) OF THE HORIZONTALLY PROJECTED ROOF AREA, OR 1/3 OF ONE PERCENT IF AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
9. PROVIDE AND INSTALL 3 1/2" THK. KRAFT FACED GLASS FIBER BATT INSULATION WITH AN INSULATION ONLY VALUE OF R-13 IN ALL EXT. STUD WALLS & GARAGE/LIVING SPACE WALLS UNLESS NOTED OTHERWISE.
10. PROVIDE AND INSTALL 9" THICK KRAFT FACED GLASS FIBER BATT INSULATION WITH AN INSULATION-ONLY VALUE OF R-30 IN ROOF OR CEILING UNLESS NOTED OTHERWISE.
11. PROVIDE AND INSTALL 1" THICK RIGID FOAM PLASTIC INSULATION BOARD WITH A MIN. INSULATION ONLY VALUE OF R-5 IN ACCORDANCE WITH MFR. INSTRUCTIONS WHERE SHOWN ON DRAWINGS.
12. PROVIDE AND INSTALL BATT INSULATION AT WINDOW SHIM SPACES.
13. FIT INSULATION TIGHT WITHIN SPACES AND TIGHT TO AND BEHIND MECHANICAL AND AND ELECTRICAL SERVICES WITHIN THE PLANE OF INSULATION. LEAVE NO GAPS OR VOIDS.
14. INSTALL TYPE 15 FELT (PER "UL" STANDARD SPEC 55A REV. OCT.1975) UNDER EXT. TRIM AND SIDING. APPLY SO AS TO FORM A WATERTIGHT MEMBRANE. OVER LAP EACH COURSE BELOW 2" MIN. AT HORIZONTAL JOINTS AND 6" VERTICAL JOINTS.
15. PROVIDE SEALANTS AND CHAULKING MEETING APPLICABLE SPECIFICATIONS WHERE SHOWN ON THE DRAWINGS AND ELSEWHERE AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST MOISTURE AND PASSAGE OF AIR.
16. PROVIDE AND INSTALL 3 1/2" THICK BATT INSULATION AT MECHANICAL CLOSET WALLS AND CEILINGS.
17. PROVIDE AND INSTALL A 6 MIL. POLYETHYLENE VAPOR BARRIER COMPLYING WITH ASTM D 2103 WHERE SHOWN ON DRAWINGS.
18. PROVIDE DAMPROOFING OR WATERPROFING TO ALL WALLS BELOW GRADE. COVERED SPECIFICATIONS APPROVED WITH SOILS ENGINEER. APPLICATION SHALL BE MANUFACTURER'S INSTRUCTIONS.
19. ROOFING SHALL BE 235# FIBERGLASS SHINGLES. SHINGLES SHALL BE FASTENED ACCORDING TO MANUFACTURER'S INSTRUCTIONS BUT NOT LESS THAT TWO (2) NAILS PER EACH SHINGLE. PROVIDE AND INSTALL ONE LAYER OF 15 lb. BUILDING FELT UNDER SHINGLES. COLOR & STYLE BY OWNER.
20. GUTTERS AND DOWNSPOUTS TO BE STYLE "K" (OGEE), 0.32 PREFINISHED ALUMINUM. PROVIDE SPLASH BLOCKS AT BOTTOM OF DOWNSPOUTS. RUNOFF SHALL BE DIRECTED AWAY FROM BUILDING AND NOT ACROSS WALKWAYS.

DIVISION 08: DOORS, WINDOWS AND GLAZING

1. REFERENCE STANDARDS FOR METAL DOORS AND WINDOWS SHALL BE AS FOLLOWS:
   A. UNDERWRITER'S LABORATORIES, INC.: BUILDING MATERIALS DIRECTORY
   B. NATIONAL PROTECTION ASSOC. PAMPHLET NO. STANDARD FOR FIRE DOORS AND WINDOWS
   C. NATIONAL WOOODWORK MANUFACTURER'S ASSOCIATION: I.S.,1078: WOOD FLUSH DOORS
   D. ASTM E283, ASTM E 331.
2. THE FOLLOWING AREAS, WHICH MAY BE SUBJECT TO HUMAN IMPACT, SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:
   A. GLAZING IN INGRESS AND MEANS OF EGRESS DOORS EXCEPT JALOUSIES.
   B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING (PATIO) DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
   C. GLAZING IN STORM DOORS.
   D. GLAZING IN ALL UNFRAMED SWINGING DOORS.
   E. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL EN-CLOSING THESE COMPATMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 mm) ABOVE THE STANDING SURFACE.
   F. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH (610 mm) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60 INCHES (1525 mm) ABOVE THE WALKING SURFACE.
   G. GLAZING IN AN INDIVIDUAL FIXEED OR OPERABLE PANEL, OTHER THAN IN THOSE LOCA-TIONS DESCRIBED IN PRECEDING ITEMS E. AND F., WHICH MEETS ALL OF THE FOLLOWING CONDITIONS:
      G.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
      G.2. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
      G.3. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR: AND
      G.4. ONE OR MORE WALKING SURFACE(S) WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF GLAZING.
   H. ALL GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
3. ALL DOORS AND WINDOWS OPENING TO THE EXTERIOR OR TO UNCONDITIONED AREAS SHALL BE FULLY WEATHER STRIPPED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION ALL MFR. WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE AIR INFILTRATION STANDARDS OF THE 1972 AMERICAN NATIONAL STANDARDS INSTITUTE ASTM E283-73 WITH A PRESSURE DIFFERENTIAL OF 1.57 POUNDS PER SQUARE FOOT AND SHALL BE CERTIFIED AND LABELED.
4. PROVIDE WEATHERPROOF THRESHOLD AT ALL EXTERIOR SWING DOORS.

DIVISION 09: FINISHES

1. PROVIDE AND INSTALL GYPSUM WALLBOARD IN ACCORDANCE WITH "AMERICAN STANDARD SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD" AS APPROVED BY THE AMERICAN STANDARDS ASSOCIATION, LATEST EDITION APPLICABLE PARTS THEREOF ARE HEREBY MADE A PART OF THIS SPECIFICATION, IN LOCAL CODES, OR BY THE MFR. OF THE GYPSUM WALLBOARD, WHOSE REQUIREMENTS SHALL APPLY.
2. APPLICATION OF PAINT OR OTHER COATING SHALL BE IN STRICT ACCORDANCE DIRECTIONS. READY-MIXED PAINT SHALL NOT BE THINNED, EXCEPT AS PERMITTED WITH MFR. IN THE APPLICATION INSTRUCTIONS.
3. ALL EXTERIOR AND INTERIOR SURFACES SHALL RECEIVE THE PAINTERS FINISH EXCEPT COLOR COORDINATED FACTORY FINISH SURFACES. TOP AND BOTTOM OF ALL DOORS TO BE SEALED AND PAINTED.
4. ALL SURFACES TO BE FINISHED SHALL BE CLEAN AND FREE OF FOREIGN MATERIALS (DIRT, GREASE, ETC..)
5. APPLICATION SHALL BE IN A WORKMANLIKE MANNER PROVIDING A SMOOTH SURFACE. APPLICATION RATE SHALL BE THAT RECOMMENDED BY THE MFR. APPLICATION MAY BE BY OR ROLLER OR BY SPRAY IF PAINT IS FORMULATED FOR SPRAY APPLICATION.
6. INTERIOR PAINT AND STAIN SHALL BE PROVIDED AS PER OWNER'S SCHEDULE AND SPECIFICATIONS.
7. PROVIDE AND INSTALL EXTERIOR AND INTERIOR SURFACE FINISH PER OWNERS SCHEDULE AND SPECS.
8. UNLESS NOTED OTHERWISE, PROVIDE AND INSTALL RESILIENT FLOORING AND WALL BASE PER OWNERS SCHEDULE AND SPECS. INSTALL IN ACCORDANCE WITH MFR. PRINTED INSTRUCTIONS.
9. PROVIDE CERAMIC TILE AND ACCESSORIES COMPLYING WITH TILE COUNCIL OF AMERICA SPECIFICATIONS 137.1 IN IN COLORS AND PATTERNS SELECTED BY THE OWNER FROM COLORS AND PATTERNS OF THE APPROVED MFGR.
10. INSTALL CERAMIC TILE IN COMPLIANCE WITH PERTINENT RECOMMENDATIONS CONTAINED IN THE TILE COUNCIL OF AMERICA "HANDBOOK FOR CERAMIC TILE INSTALLATION" AND MANUFACTURERS PRINTED INSTRUCTIONS.
11. SETTING MATERIAL MAY BE EITHER DRYSET MORTAR IN COMPLIANCE WITH ANSI A118.1 AND A118.2 OR ORGANTIC ORGANTIC ADHESIVE IN COMPLIANCE WITH ANSI A136.1, USING TYPE 1 WHERE EXPOSED TO PROLONGED WATER PRESENCE AND USING TYPE II AT ALL OTHER LOCATIONS.
12. PROVIDE AND INSTALL SW OR REGULAR GYPSUM WALLBOARD, TYPE VII GRADE W OR X AS REQ'D, CLASS 2, 1/2" THICK, AT ALL SHOWER/TUB ENCLOCURES AT WALLS.
13. PROVIDE AND INSTALL FIRE-RETARDANT GYPSUM WALLBOARD, TYPE "X", CLASS 1, 5/8" THICK, AT LOCATIONS INDICATED ON DETAILS AND DRAWINGS.
14. PROVIDE AND INSTALL SW OR REGULAR GYPSUM WALL BOARD, 1/2" THICK AT WALLS AND CEILINGS UNLESS OTHERWISE INDICATED ON DRAWINGS OR SPECIFIED. CONTRACTOR SHALL PROVIDE ALL TRIM ACCESSORIES, FINISH TAPING AND SPACKLING IN ACCORDANCE WITH AMERICAN STANDARD SPECIFICATIONS.
15. PROVIDE AND INSTALL 2-HOUR RATED FIRE WALLS AND SEPARATION WALLS AS INDICATED ON DRAWINGS. ALL MATERIALS, UNLESS OTHERWISE INDICATED, SHALL BE MANUFACTURED BY UNITED STATES GYPSUM COMPANY, AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ITS CURRENT PRINTED INSTRUCTIONS.

DIVISION 10: SPECIALTIES

1. PROVIDE AND INSTALL KITCHEN ACCESSORIES, BATH ACCESSORIES, FIREPLACES, HARDWARE AND MISC. ITEMS PER OWNER'S SCHEDULE AND SPECIFICATIONS. ALL ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE RESPECTIVE MANUFACTURE'S PUBLISHED INSTRUCTIONS AND APPROVED INSTALLATION DRAWINGS.
2. PROVIDE AND INSTALL FIREPLACES AND ACCESSORIES AS PER OWNER'S SCHEDULE AND SPECIFICATIONS. ALL ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH N.F.P.A. 211, U.L. AND OTHER MAUNF. INSTRUCTIONS.
3. PROVIDE AND INSTALL NON-COMBUSTIBLE HEARTH EXTENDING A MINIMUM OF 20" BEYOND THE FACE OF THE FIREPLACE OPENING AND A MINIMUM OF 12" ON EACH SIDE OF THE FIREPLACE OPENING.

DIVISION 15: MECHANICAL

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, VENTILATIONS, ROOF AND FLOOR DRAINS, HEATING AND AIR CONDITIONING. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDANANCES. SUBCONTRACTORS SHALL COORDINATE WORK WITH ALL OTHER TRADES. TERMINAL HOOKUP OF ALL FIXTURES AND TAP IN TO ALL UTILITIES AS REQUIRED. CONTRACTOR SHALL INSTALL AND CHECK ALL PRESSURE REDUCING VALVES, POP OFF VALVES AND OTHER SAFETY DEVICES PRIOR TO OPERATION OF SYSTEMS.
2. MECHANICAL DRAWINGS PREPARED BY OWNERS MECHANICAL ENGINEER:
   A. THE WORK SHALL BE INSTALLED AS INDICATED ON DRAWINGS; HOWEVER, CHANGES TO ACCOMODATE INSTAL-LATION OF THIS WORK WITH OTHER WORK OR IN ORDER TO MEET ARCHITECTURAL OR STRUCTURAL COND-ITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO OWNER.
   B. FOR PURPOSES OF CLARITY AND LEGIBILITY, THE DRAWINGS ARE ESSENTIALLLY DIAGRAMATIC TO THE EXTENT THAT OFFSETS, BENDS, SPECIAL FITTINGS AND EXACT LOCATIONS ARE NOT INDICATED. CONTRACTOR SHALL MAKE USE OF ALL DATA IN ALL OF THE CONTRACT DOCUMENTS AND SHALL VERIFY THIS INFORMATION AT THE SITE. SUBMIT COPY OF SHOP DRAWINGS TO ARCHITECT PRIOR TO CONSTRUCTION FOR REVIEW FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE WORK.
3. PLUMBING DRAWINGS PREPARED BY OWNERS PLUMBING ENGINEER:
   A. THE WORK SHALL BE INSTALLED AS INDICATED ON DRAWINGS; HOWEVER, CHANGES TO ACCOMODATE INSTAL-LATION OF THIS WORK WITH OTHER WORK OR IN ORDER TO MEET ARCHITECTURAL OR STRUCTURAL COND-ITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO OWNER.
   B. FOR PURPOSES OF CLARITY AND LEGIBILITY, THE DRAWINGS ARE ESSENTIALLLY DIAGRAMATIC TO THE EXTENT THAT OFFSETS, BENDS, SPECIAL FITTINGS AND EXACT LOCATIONS ARE NOT INDICATED. CONTRACTOR SHALL MAKE USE OF ALL DATA IN ALL OF THE CONTRACT DOCUMENTS AND SHALL VERIFY THIS INFORMATION AT THE SITE. SUBMIT COPY OF SHOP DRAWINGS TO ARCHITECT PRIOR TO CONSTRUCTION FOR REVIEW FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE WORK.
4. COMBUSTION HEATING EQUIPMENT: ALL GAS AND OIL FIRED COMFORT HEATING EQUIPMENT SHALL SHOW A MINIMUM COMBUSTION EFFICIENCY OF SEVENTY-FIVE PER CENT AT MAXIMUM RATED OUTPUT. COMBUSTION EFFICIENCY IS DEFINED AS 100 PER CENT MINUS STACK LOSSES IN PER CENT OF THE HEAT INPUT.
5. INSULATION: ALL DUCT SYSTEMS, OR PORTIONS THEREOF EXPOSED TO NONCONDITIONED SPACES SHALL BE INSULATED TO PROVIDE A THERMAL RESISTANCE, EXCLUDING FILM RESISTANCE.
6. TEMPERATURE: EACH HEATING, VENTILATING AND AIR CONDITIONING SYSTEM SHALL BE PROVIDED WITH AT LEAST ONE (1) THERMOSTAT FOR THE REGULATION OF TEMPERATURE. EACH THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM FIFTY-FIVE(55) DEGREES F TO SEVENTY-FIVE (75) DEGREES F, WHERE USED TO CONTROL HEATING ONLY AND FROM SEVENTY (70) DEGREES F TO EIGHTY-FIVE (85) DEGREES F, WHERE USED TO CONTROL COOLING ONLY. WHERE USED TO CONTROL BOTH HEATING AND COOLING IT SHALL BE CAPABLE OF BEING SET FROM (55) DEGREES F TO EIGHTY-FIVE (85) DEGREES F, AND SHALL BE CAPABLE OF OPERATING THE SYSTEM HEATING AND COOLING IN SEQUENCE. IT SHALL BE ADJUSTABLE TO PROVIDE A TEMPERATURE RANGE OF UP TO TEN (10) DEGREES F BETWEEN FULL HEATING AND FULL COOLING.
7. SET BACK AND SHUT-OFF: THE THERMOSTAT, OR AN ALTERNATE MEANS SUCH AS A SWITCH OR A CLOCK, SHALL PROVIDE A READILY ACCESSIBLE, MANUAL OR AUTOMATIC MEANS FOR REDUCING THE ENERGY REQUIRED FOR HEATING AND COOLING DURING PERIODS OF NON-USE OR REDUCED NEED.
8. PIPING INSULATION: PIPING INSULATION, EXCEPT WHEN NEEDED TO PREVENT CONDENSATION, IS NOT REQUIRED FOR PIPING INSTALLED IN RECIRCULATION SYSTEMS, UNLESS SUCH PIPING IS INSTALLED BETWEEN THE INSULATION AND SHEATHING IN EXT. WALLS.
9. AN INDEPENDENT AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND THE REGULATIONS AND THE STANDARDS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS AS RECOMMENDED BY THE INSURANCE CARRIER AND OTHER AGENCIES HAVING JURISDICTION.
10. SYSTEMS MUST BE APPROVED BY ALL THE AUTHORITIES HAVING JURISDICTION. CONTRACTOR MUST PROVIDE ENGINEER'S SIGNED AND SEALED PLANS FOR FILING WITH THE STATE OF PENNSYLVANIA.

DIVISION 16: ELECTRICAL

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL ALL REQUIRED ELECTRICAL WORK. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDANANCES. SUBCONTRACTORS SHALL COORDINATE WORK WITH ALL OTHER TRADES. TERMINAL HOOKUP OF ALL FIXTURES AND TAP IN TO ALL UTILITIES AS REQUIRED.
2. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND LISTED BY UNDERWRITER'S LABORATORIES, INC. AND BEAR THEIR LABEL.
3. ELECTRICAL SYSTEM LAYOUTS ARE GENERALLY DIAGRAMMATIC, LOCATION OF OUTLETS AND EQUIPMENT IS APPROX-MATE. EXACT ROUTING OF WIRING, LOCATIONS OF OUTLETS SHALL BE GOVERNED BY STRUCTURAL CONDITIONS AND OBSTRUCTIONS.
4. ANY WIRING LOCATED WITHIN PLANTING AREAS SHALL BE PLACED A MINIMUM OF 18" BELOW FINISHED GRADE.
5. THE SERVING UTILITY WILL PROVIDE AND INSTALL ALL PRIMARY AND SECONDARY SERVICE RACEWAYS AND CON-NDUCTORS, INCLUDING TRANSFORMER PADS AND CONNECTIONS TO THE LINE SIDE OF ALL BUILDING MAIN DIS-CONNECTS. RACEWAYS, SIZED AS DESIGNATED BY THE SERVICE UTILITY, SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR FROM EACH BUILDING MAIN DISCONNECT TO THE EXTERIOR BUILDING LINE FOR CONTINUATION BY THE SERVING UTILITY. CONTRACTOR TO PROVIDE PANEL DESIGN.
6. PROVIDE ONE ELECTRIC METER PER UNIT.
7. LIGHTING, RECEPTACLES, AND APPLIANCES SHALL BE ON SEPERATE CIRCUITS AS PER CODE REQ'D.
8. VERIFY AND LOCATE ALL RECEPTACLES PRIOR TO INSTALLATION OF DRYWALL.
9. INSTALL RECEPTACLES AT 12" TO CENTER LINE ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
10. PROVIDE LIGHT FIXTURES PER OWNERS SCHEDULE.
11. INSTALL LIGHT SWITCHES AT 3'-6" TO CENTER LINE A.F.F. UNLESS NOTED OTHERWISE.
12. ALL SWITCHED OUTLETS SHALL BE ONE-HALF HOT.
13. PROVIDE CFI OUTLETS WHERE SHOWN ON PLANS.
14. ALL EQUIPMENT INSTALLED OUTDOORS SHALL BE WEATHER PROOF.
15. INSTALL RECEPTACLES IN KITCHEN AND BATHS ABOVE WORK TOP UNLESS NOTED OTHERWISE.

PLATO STUDIO

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2323 EAST BOSTON STREET
PHILADELPHIA, PA 19125

SPECIFICATIONS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A01

Scale	As indicated

04/08/2016 09:00 PM

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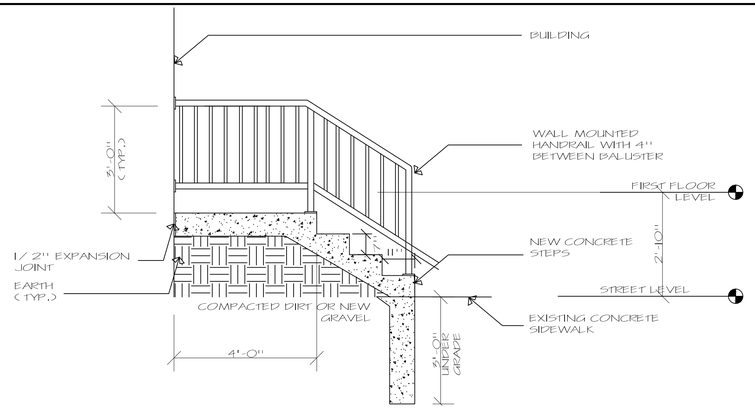
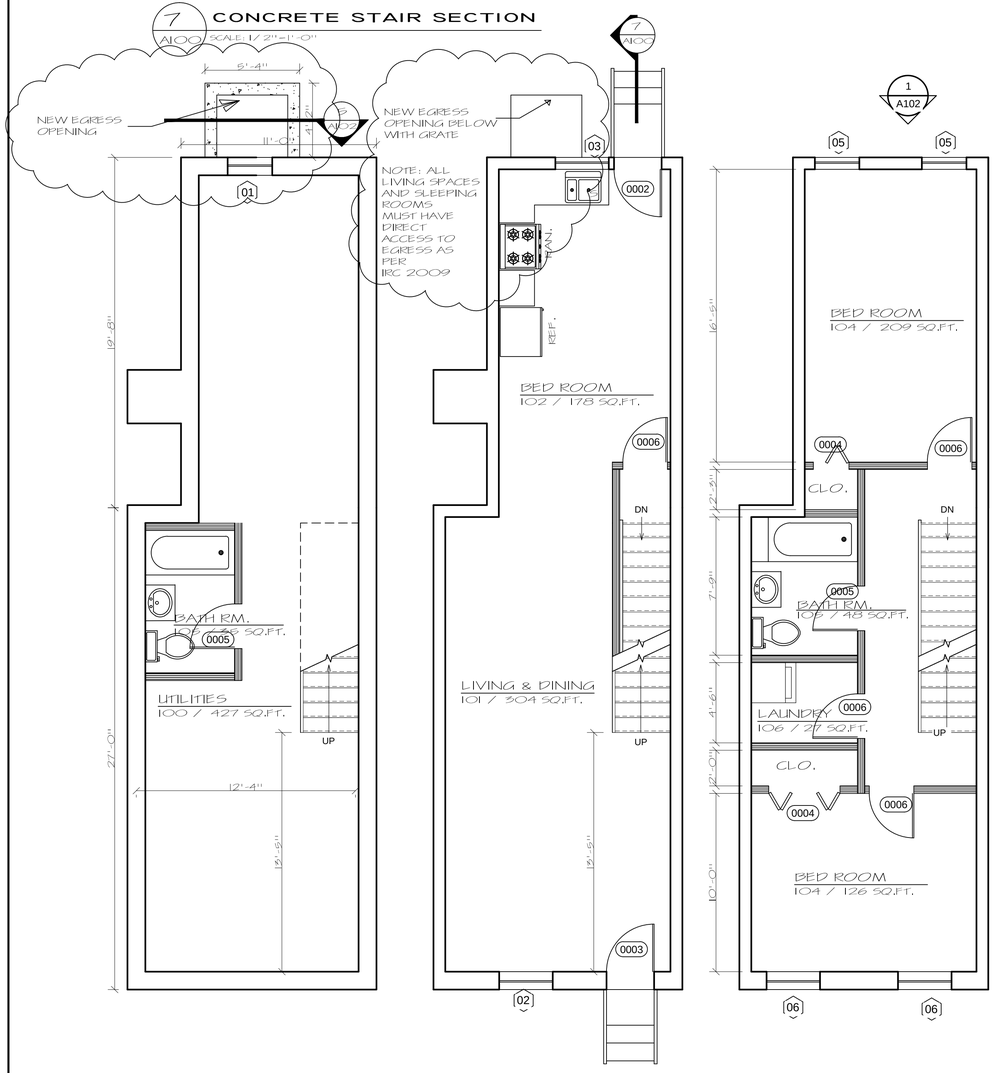
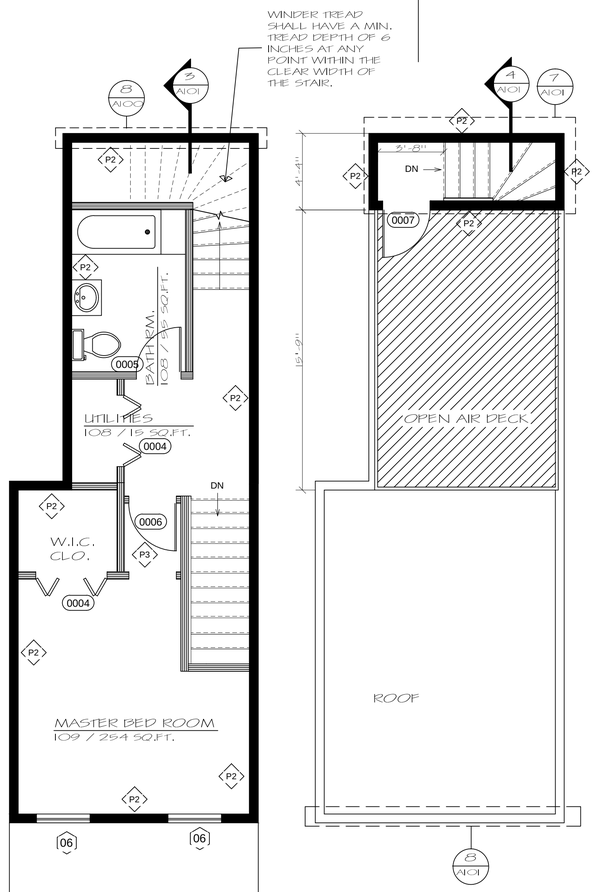
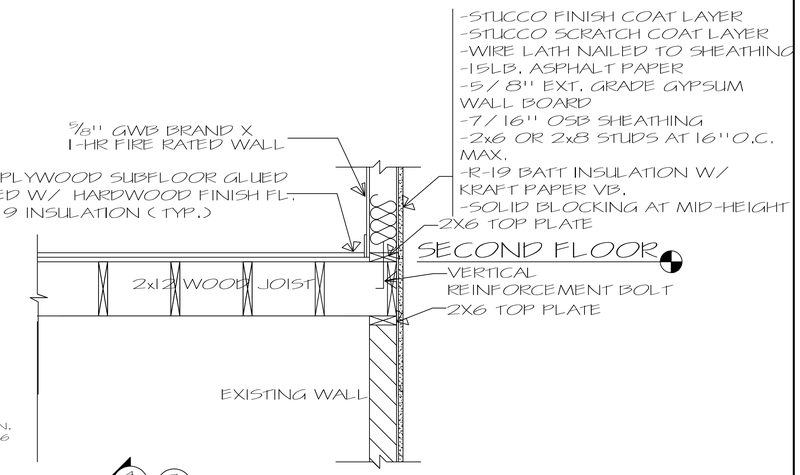


7 A100 CONCRETE STAIR SECTION

SCALE: 1/2"=1'-0"

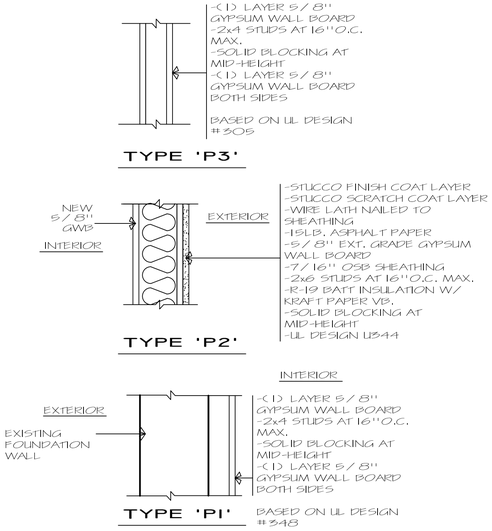






8 A100 ADDITION CONNECTION DETAIL

SCALE: N.T.S



1 A100 BASEMENT PLAN — SCALE: 1/4"=1'-0"

2 A100 FIRST FLOOR PLAN — SCALE: 1/4"=1'-0"

3 A100 SECOND FLOOR PLAN — SCALE: 1/4"=1'-0"

4 A100 THIRD FLOOR PLAN — SCALE: 1/4"=1'-0"

5 A100 ROOF PLAN — SCALE: 1/4"=1'-0"

6 A100 NEW PARTITION TYPES — SCALE: NONE

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PROPOSED FLOOR PLANS

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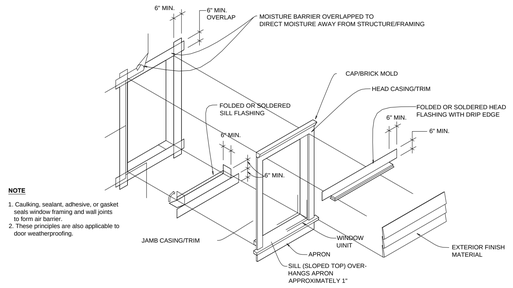
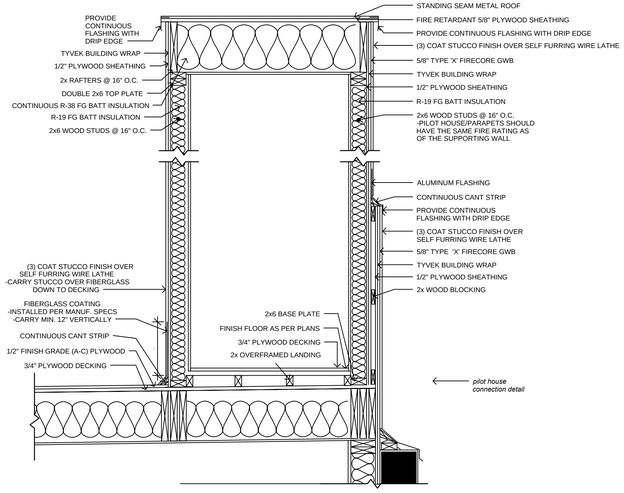


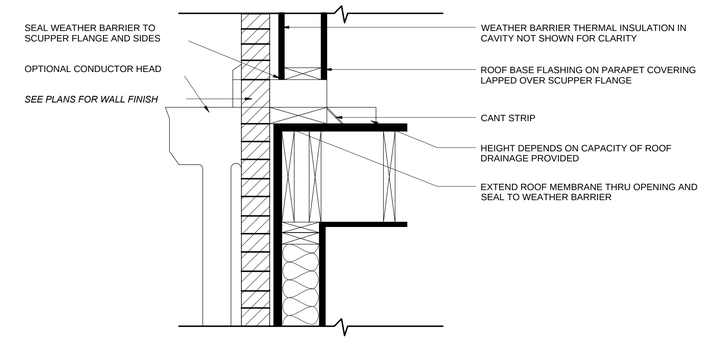
NOTE

1. Caulking, sealant, adhesive, or gasket seals window framing and wall joints to form air barrier.
2. These principles are also applicable to door weatherproofing.

6 A101 **WINDOW FLASHING DETAIL**
SCALE: 3/4"=1'-0"

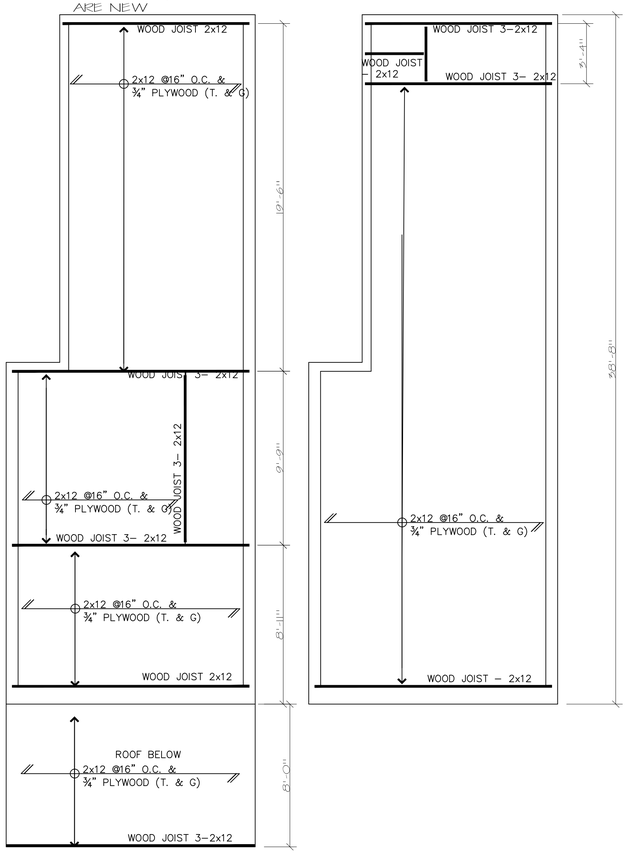


7 A101 **PILOT HOUSE DETAIL**
SCALE: 3/4"=1'-0"



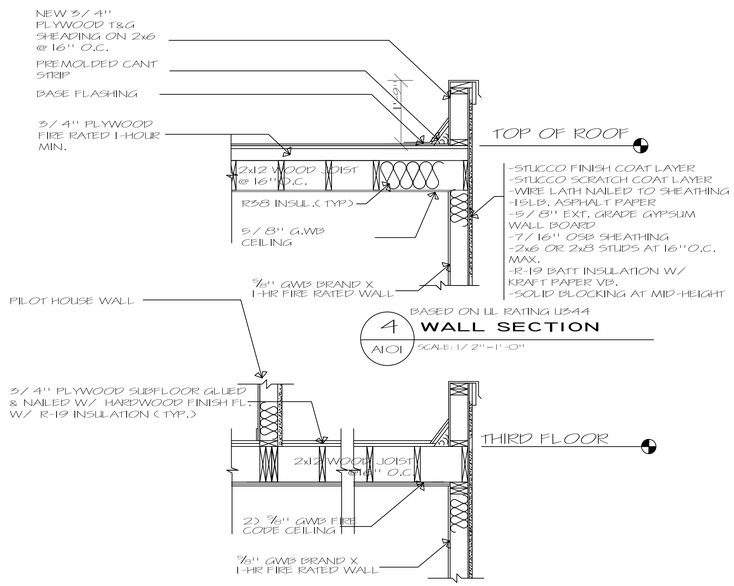
8 A101 **SCUPPER DETAIL**
SCALE: NONE

THIRD FLOOR IS AN ADDITION THEREFORE, ALL JOISTS ARE NEW



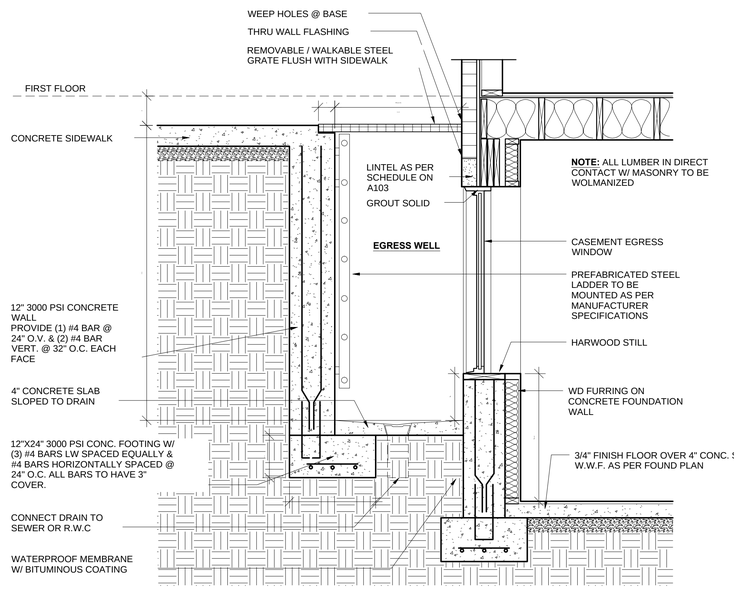
1 A101 **FRAMING THIRD FLOOR PLAN**
SCALE: 1/4"=1'-0"

2 A101 **FRAMING ROOF FLOOR PLAN**
SCALE: 1/4"=1'-0"



4 A101 **WALL SECTION**
SCALE: 1/2"=1'-0"

3 A101 **WALL SECTION**
BASED ON UL RATING U344
SCALE: 1/2"=1'-0"



5 A101 **EGRESS STAIR WELL**
SCALE: 1/2"=1'-0"

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FRAMING PLANS AND DETAILS

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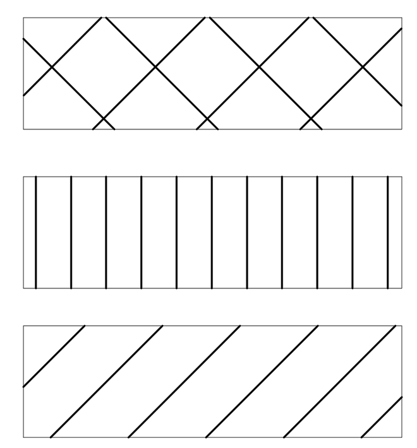
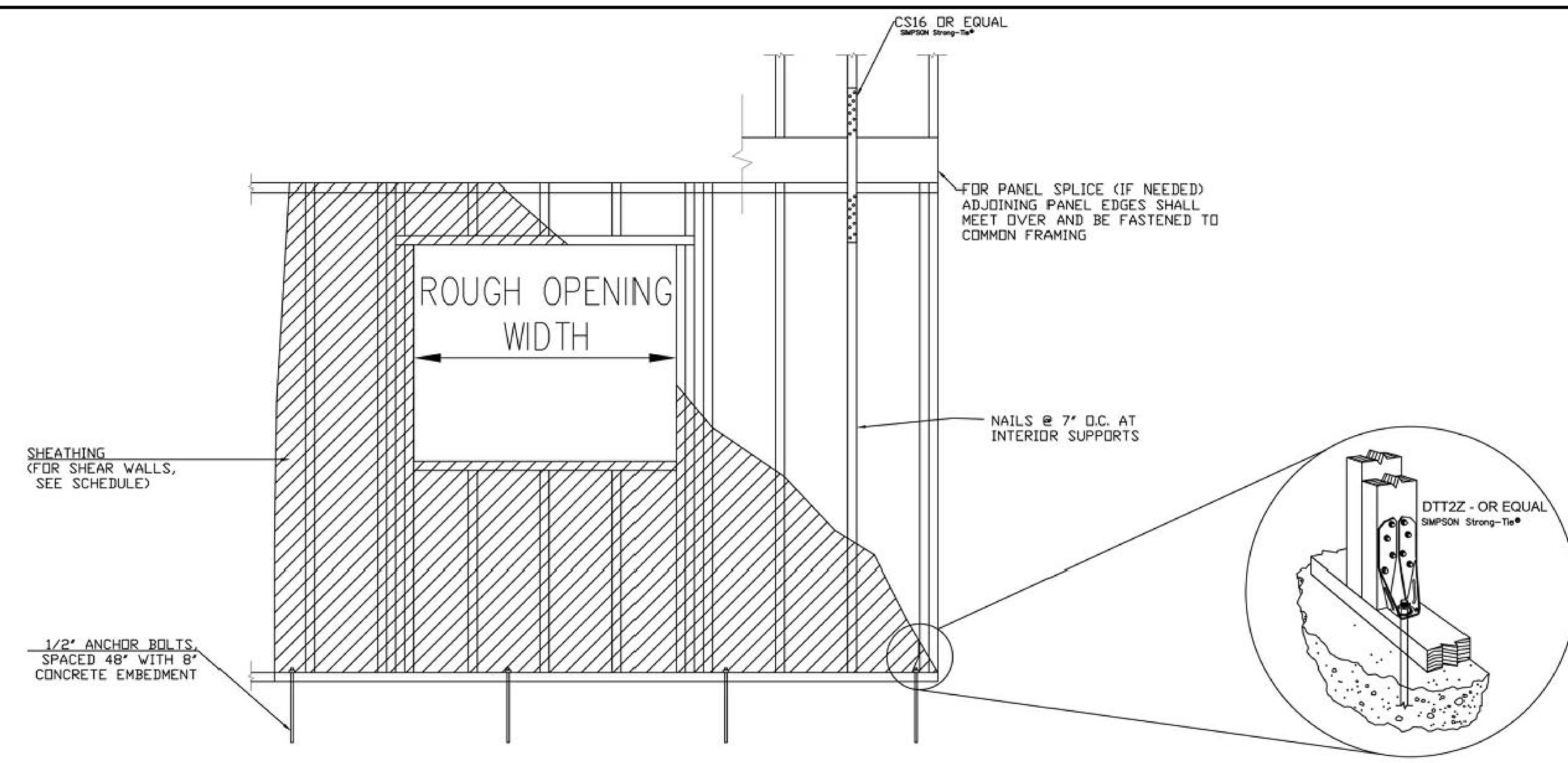
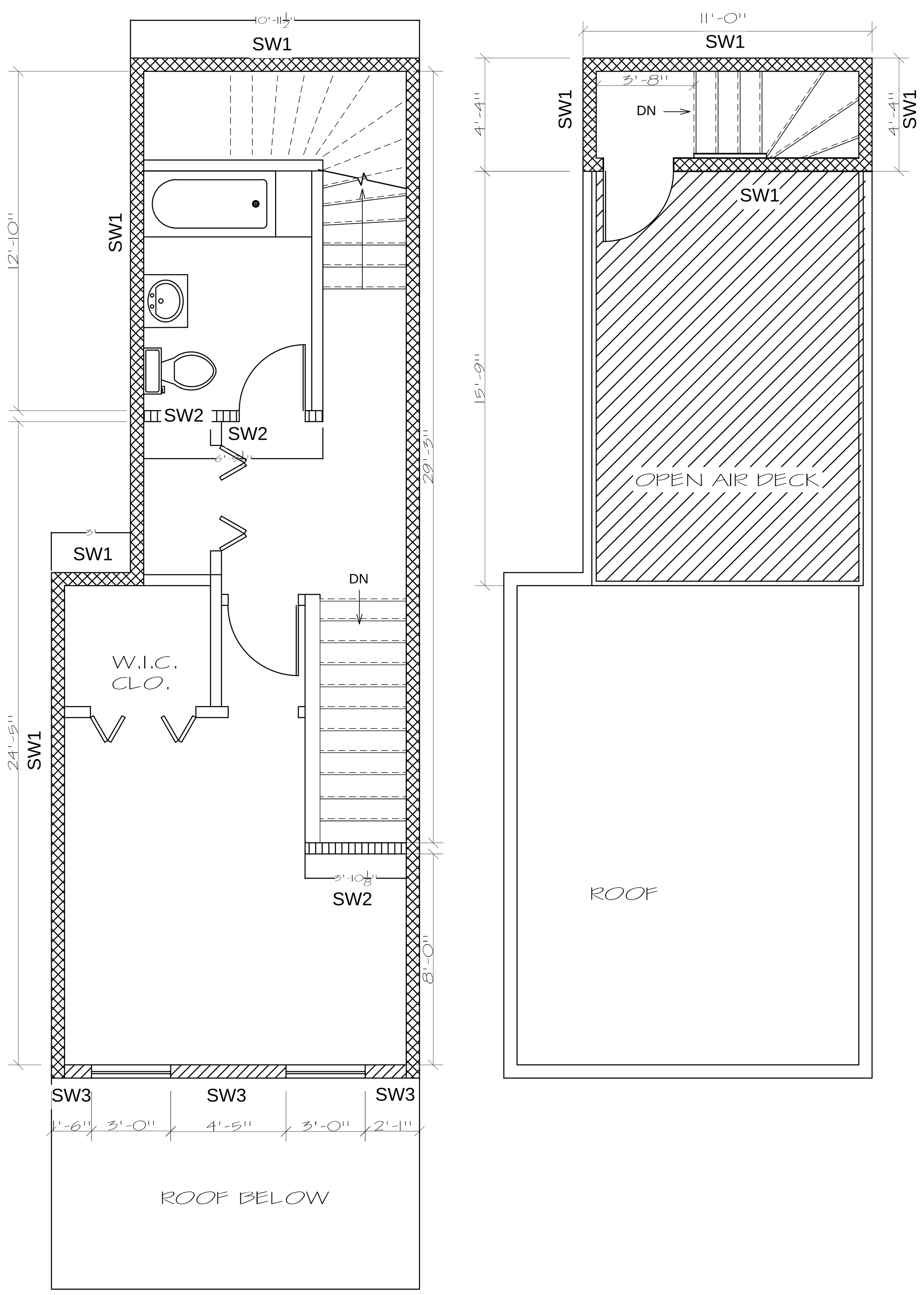


SHEAR WALL SCHEDULE				
MARK	SHEATHING MATERIAL	BLOCKED/UNBLOCKED	TIE DOWN ANCHORS	REMARKS
SW1	1/2" 3 Strand Plywood Sheathing	BLOCKED	SEE DETAILS	ONE SIDE
SW2	1/2" Gypsum Panels	BLOCKED	SEE DETAILS	BOTH SIDES
SW3	1/2" Three Strand Portal Framing	BLOCKED	SEE DETAILS	ONE SIDE



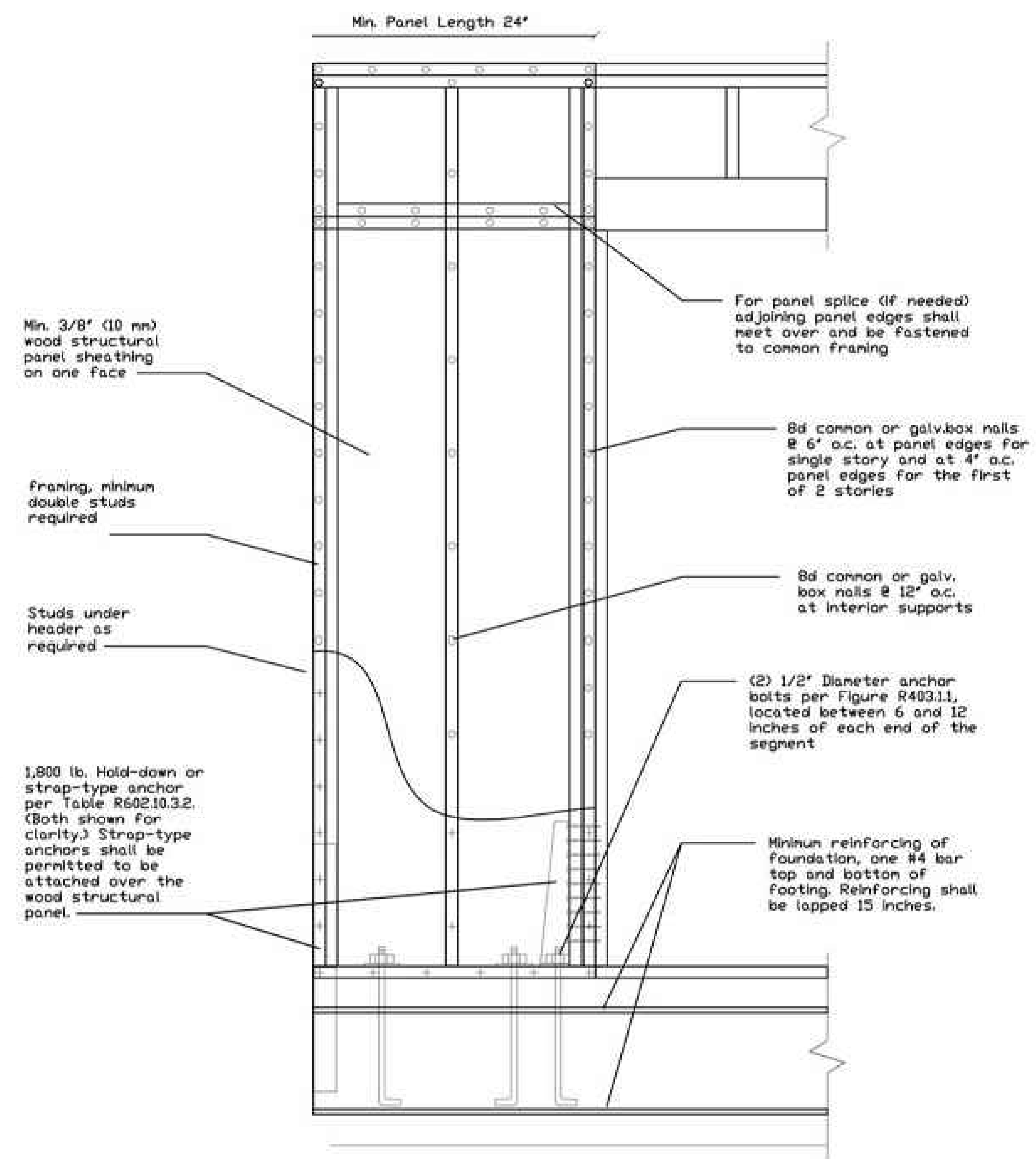
SHEAR WALL DETAIL – TYPICAL

SCALE: N.T.S.



4 THIRD FLOOR PLAN
A100 SCALE: 1/4"=1'-0"

5 ROOF PLAN
A100 SCALE: 1/4"=1'-0"



PORTAL FRAME

SCALE: N.T.S.

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LATERAL BRACING AND DETAILS

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WINDOW SCHEDULE

NO.	SIZE WIDTH X HEIGHT	TYPE	MANUFACTURER	MATERIAL	GLAZING	FRAME	NOTES
1	3'-0" x 1'-6"	AWNING	GERKIN OR EQUAL	WOOD	5/8" INSUL	NEW WOOD	SCREEN & LOCK
2	3'-0" x 5'-0"	DOUBLE HUNG	GERKIN OR EQUAL	WOOD	5/8" INSUL	NEW WOOD	SCREEN & LOCK
3	3'-0" x 3'-4"	DOUBLE HUNG	GERKIN OR EQUAL	WOOD	5/8" INSUL	NEW WOOD	SCREEN & LOCK
4	3'-0" x 5'-0"	DOUBLE HUNG	GERKIN OR EQUAL	VINYL	5/8" INSUL	NEW WOOD	EGRESS WINDOW
5	2'-6" x 4'-10"	DOUBLE HUNG	GERKIN OR EQUAL	VINYL	5/8" INSUL	NEW WOOD	SCREEN & LOCK
6	3'-0" x 4'-6"	DOUBLE HUNG	GERKIN OR EQUAL	VINYL	5/8" INSUL	NEW WOOD	SCREEN & LOCK
7							
8							

ROOM FINISH SCHEDULE

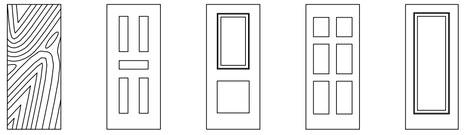
NO.	ROOM	CEILING				FLOOR						BASE				NORTH WALL				SOUTH WALL				EAST WALL				WEST WALL				REMARKS
		GWB PAINTED	EXPOSED JOIST			VINYL COMP. TILE	HARDWOOD	CERAMIC TILE	EXPOSED CONC.	CARPET		VINYL COVE	CERAMIC TILE	EXPOSED CMU		GWB PAINTED	EXPOSED CONC.			GWB PAINTED	EXPOSED CONC.			GWB PAINTED	EXPOSED CONC.			GWB PAINTED	EXPOSED CONC.			1) COLOR OF PAINT TO BE SELECTED BY OWNER 2) SEMI-GLOSS FINISH IN TOILET AREAS AND KITCHEN AREAS
100	DEN	◯								◯						◯				◯				◯				◯				
101	LIVING & DINING ROOM	◯										◯				◯				◯				◯				◯				
102	KITCHEN	◯				◯						◯				◯				◯				◯				◯				
103	CLOSET	◯										◯				◯				◯				◯				◯				
104	BEDROOM	◯										◯				◯				◯				◯				◯				
105	BATH ROOM	◯				◯										◯				◯				◯				◯				
106	LAUNDRY	◯				◯						◯				◯				◯				◯				◯				
107	BEDROOM	◯										◯				◯				◯				◯				◯				
108	UTILITIES	◯				◯						◯				◯				◯				◯				◯				
109	BEDROOM	◯										◯				◯				◯				◯				◯				
110	BATH ROOM	◯				◯						◯				◯				◯				◯				◯				
111	HALL	◯										◯				◯				◯				◯				◯				

DOOR SCHEDULE

NO.	DOOR SIZE W	H	T	DOOR TYPE	MAT	GLASS	FINISH	FRAME TYPE	MAT	HARDWARE SETS 1	2	3	4	5	6	7	8	9	REMARKS
0001	2'-8"	6'-8"	1-3/4"	B	SCWD		PAINT	N/A	WD		◯				◯				
0002	3'-0"	6'-8"	1-3/4"	C	SCWD	YES	PAINT	PHD	WD	◯				◯					EXTERIOR GRADE
0003	3'-0"	6'-8"	1-3/4"	D	SCWD		PAINT	PHD	WD	◯				◯					EXTERIOR GRADE/ VIEWER
0004	2) 2'-0"	6'-8"	1-3/4"	A	HCWD		PAINT	PHD	WD			◯							GWB JAMBS
0005	2'-6"	6'-8"	1-3/4"	B	SCWD		PAINT	PHD	WD		◯			◯					
0006	2'-8"	6'-8"	1-3/4"	B	HCWD		PAINT	PHD	WD		◯				◯				
0007	2'-8"	6'-8"	1-3/4"	E	HCWD		PAINT	PHD	WD		◯				◯				
0008																			

HARDWARE TYPE

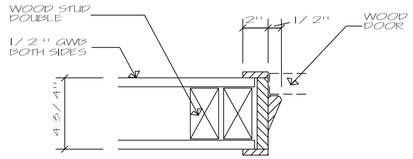
1) ENTRY
2) PRIVATE
3) CLOSET
4) BI-FOLD
5) HINGE 4"x4", 1-1/2" PAIR
6) HINGE 3-1/2"x 3-1/2", 1 PAIR



TYPE "A" FLUSH | TYPE "B" PANEL | TYPE "C" PANEL / GLASS | TYPE "D" PANEL | TYPE "E" GLASS

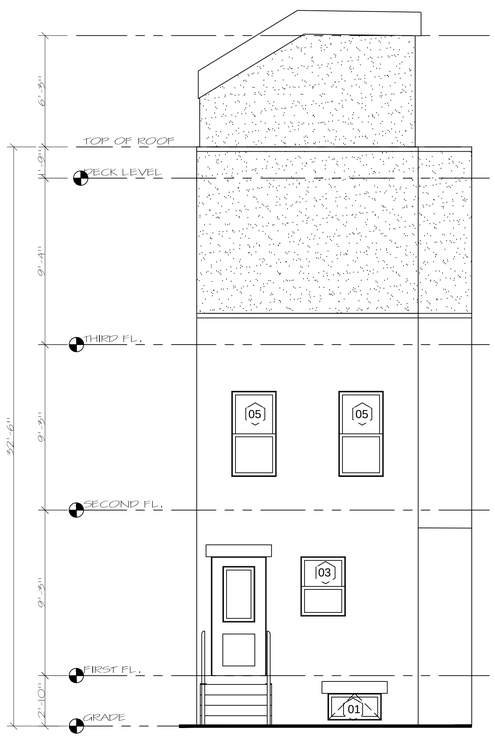
DOOR TYPES

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



INTERIOR PARTITION WOOD JAMB DETAIL

SCALE: NONE

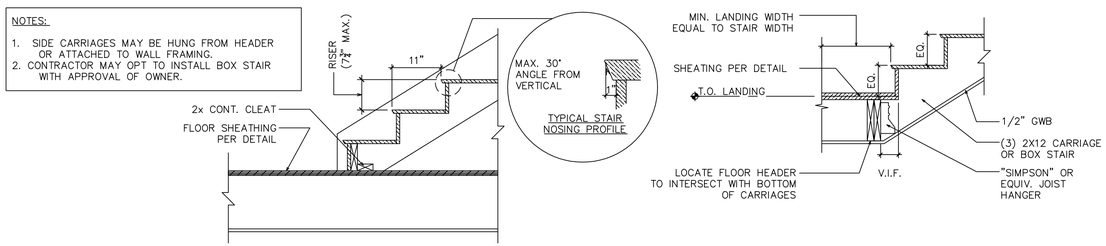


1 A102 REAR ELEVTION

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

NOTES:

1. SIDE CARRIAGES MAY BE HUNG FROM HEADER OR ATTACHED TO WALL FRAMING.
2. CONTRACTOR MAY OPT TO INSTALL BOX STAIR WITH APPROVAL OF OWNER.



2 A102 STAIRS DETAIL

SCALE: 3/4"=1'-0"

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ELEVATIONS AND SCHEDULES

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