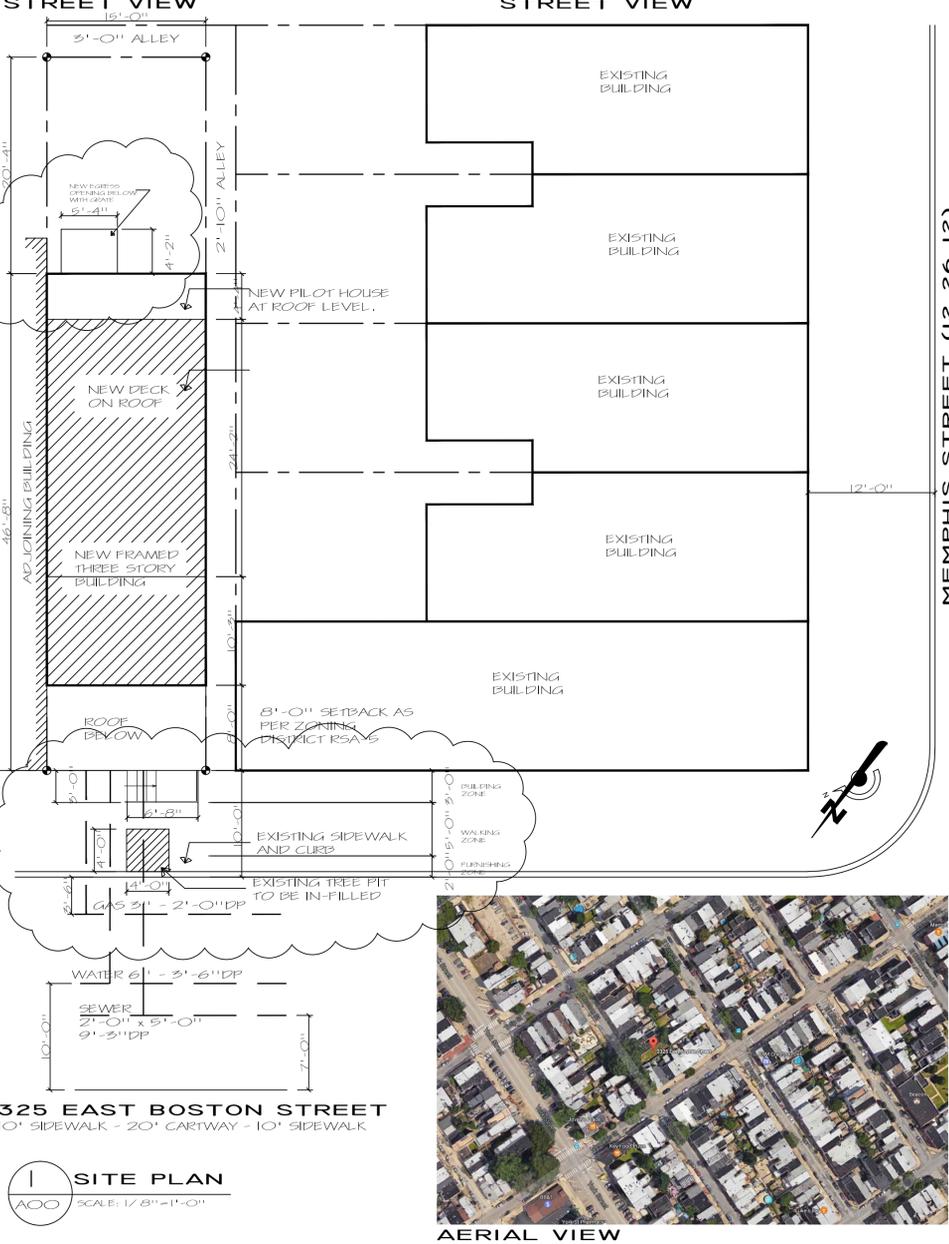


2325 East Boston Street

PHILADELPHIA, PA 19125

EXISTING LOT. NEW THREE STORY MASONRY BUILDING WITH BASEMENT AND PILOT HOUSE.



ARCHITECT

PLATO MARINAKOS, JR.

1628 JFK BLVD, SECOND FLOOR
PHILADELPHIA, PA 19103

TEL: (610)-207-7678
TEL: (267)-639-2932

ZONING CODE :
DISTRICT - RSA-5

	REQUIRED / ALLOWED	EXISTING	PROPOSED
LOT WIDTH	16'-0"	15'-0"	SAME
LOT AREA	1,440 SQ.FT.	1,008 SQ.FT.	SAME
OCCUPIED AREA	70% MAX.	0 SQ. FT. 0%	700 SQ. FT. 70%
OPEN AREA	30% MIN.	1,008 SQ.FT. 100%	300 SQ.FT. 30%
FRONT YARD	N/A	N/A	N/A
SIDE YARD	N/A	N/A	N/A
REAR YARD	9'-0" MIN.	N/A	20'-4"
REAR YARD AREA	144 SQ.FT. MIN.	N/A	300 SQ. FT.
BUILDING HEIGHT	38'-0" (MAX.)	0'-0"	38'-0"

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	WALL SECTIONS	06/03/16	
A102	FRAMING PLANS AND DETAILS	06/03/16	
A103	ELEVATIONS AND SCHEDULES	06/03/16	

CODE ANALYSIS

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

USE GROUP: RSA-5 (RESIDENTIAL)

CONSTRUCTION TYPE: V B

FIRE SUPPRESSION: BUILDING TO BE EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLERS NFPA-13R

SCOPE OF WORK:

- NEW CONSTRUCTION FRAMED HOUSE
- NEW PILOT HOUSE
- NEW ROOF DECK

ABBREVIATIONS

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

SYMBOL LEGEND

GENERAL CONDITIONS

General Conditions

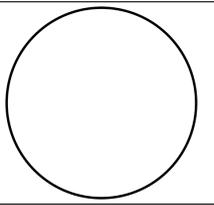
- Project Name: 2325 East Boston Street, Philadelphia, Pennsylvania 19125
- Project Summary: New construction of a framed building. Single family dwelling.
- Current Code: International Building Code 2009 or latest version
- Allowances and Unit Prices (to be determined)
- Contract Forms Owner Contractor Agreement: AIA A101-1987 or latest version
- General Conditions: AIA A201-1987 or latest version
- Project Meeting Pre-Construction Conference Attendance by Owner, Contractor Architect.
- Progress Meetings: Every two weeks or as directed by owner attendance by Owner, Architect, and Contractor etc.
- 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.
- Temporary Utility Service: Use of Owner's existing utility services.
- Temporary Facilities: Provide temporary construction, support facilities, and security measures
- 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.
- All contractor(s) performing work shall have applicable licenses.
- Contractor shall follow all current OSHA safety regulations.
- 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.
- All dimensions indicated on the drawings are from finished face unless otherwise noted.
- Refer to Civil Drawings for all finished 1st floor elevations. Architectural finished 1st floor will be 0'-0".
- All drawings shall be fully coordinated by the contractor to verify all dimensions locate depressed slabs, slopes, drain outlets recesses, registers bolt settings, sleeves, etc. Do Not scale drawings.
- The contractor shall verify and protect all service and utility lines and existing site area from deterioration or damage.
- 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.
- Contractor shall obtain all necessary building permits as well as all mechanical, electrical, and plumbing permits.
- Contractor is to have applicable insurance as required by the building owner.
- Contractor is responsible for notifying the building inspector a minimum of 24 hours prior to commencing work.
- Contractor is responsible for the building inspector for any/all required inspections for the duration of the project.
- 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.
- 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.
- Contractor is responsible for providing required site fencing around perimeter of job site as per OSHA guidelines.
- Contractor is responsible to acquire any/all street and sidewalk closure permits as well as any required dumpster permits.
- Contractor is responsible to provide portable job toilet and telephone on site for the duration of the project (as required by owner).
- 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.
- 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.
- 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 manufacturers' recommendations.
- 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.
- 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.
- All codes trades standards, and manufacturer's instructions referenced in the Contract Documents shall be the latest edition.
- The Contractor shall make no structural changes without written approval of the Architect/Engineer.
- No Blasting shall be permitted without prior written approval.
- 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.
- 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.
- 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.
- 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.
- Provide fire stopping at all penetrations through 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.
- 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.
- Contractor shall provide for dewatering as required during excavation.
- 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.
- Each contractor shall fully review the complete set of contract documents as some work of each prime contractor may be shown throughout the documents.
- No products containing asbestos or other hazardous material shall be installed on this project or used during the construction of the project.
- 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.
- Contractor shall provide access panel as required to service any all equipment as required by manufacturer 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
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plato@plato-studio.com



OWNER



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.

2325 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

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 APPLICABLE STATE, CITY, AND COUNTY BUILDING, ZONING ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE CODES.
3. DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT.
4. ALL DRAWINGS SHALL BE FULLY COORDINATED BY CONTRACTOR TO VERIFY ALL DIMENSIONS, LOCATE DERESSED 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 CONSTRUCTION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE REQUIRED CODES.
7. CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK.
8. THE CONTRACTOR AND SUBCONTRACTORS 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.
9. CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVSERSPRAY, ETC.
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.
11. ALL MANUFACTURER'S PRINTED WARNINGS FOR HANDLING OF PRODUCTS MUST BE STRICTLY OBSERVED.
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.
2. PRESUMPTIVE SOIL BEARING CAPACITY IS 3,000 PSF ON UNDISTURBED SOIL. ALL CONCRETE FOOTINGS SHALL BE CAST ON UNDISTURBED SOIL OR ENGINEERED FILL.
3. ALL BACKFILL AT STRUCTURES, FOUNDATION, FOOTING AND PAVEMENTS SHALL BE CLEAR GRANULAR FILL.
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.
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 DEPTHS 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 REINFORCED 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.
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 GROUDED MASONRY.
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 "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK", (STANDARD 347).
10. PROVIDE CONCRETE REINFORCING BARS AT FOOTING LOCATIONS WHERE SOIL IS ENGINEERED FILL OR AS INDICATED ON DRAWINGS.

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.
3. PROVIDE REINFORCING OR "DUR-O-WALL" STANDARD GAUGE OR EQUAL IN ALL MASONRY R.C.M.U. CELLS SOLD WITH GROUT AT ALL AREAS TO RECEIVE 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 FRAMING. 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.
6. MORTAR AND GROUT SHALL MEET REQUIREMENTS OF ASTM C270 AND REQUIREMENTS SPECIFIED HEREIN.
7. ALL MASONRY WALLS SHALL BE TEMPORARILY BRACED DURING CONSTRUCTION UNTIL MORTAR HAS ATTAINED ITS DESIGN STRENGTH AND FLOOR MEMBERS HAVE BEEN PLACED AND ANCHORED THERETO.
8. FOR ALL MASONRY WALLS, PROVIDE LOOSE ANGLE LINTELS OR PRECAST LIGHTWEIGHT CONCRETE LINTELS OVER ALL OPENINGS.

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

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.
2. ALL STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH ASTM SPECIFICATIONS A-36.
3. ALL STEEL SHALL BE PAINTED WITH ONE SHOP COST OF RED OXIDE PAINT.
2. ALL STRUCTURAL LUMBER SHALL BE IN ACCORDANCE WITH ASTM SPECIFICATIONS A-36.
3. THE DESIGN LOADS FOR WOOD FRAMING ARE AS FOLLOWS:

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 CONNECTED 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.
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:
5. ALL STRUCTURAL LUMBER SHALL BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S "CONSTRUCTION MANUAL"
6. DESIGN, FABRICATION AND INSTALLATION OF TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND SPECIFICATIONS:
6a. SUPPLEMENT TO ENGINEERING BULLETIN #5E-266; DATED 4/19/60 OF A.S. DIV. FHA 1/4/61.
6b. INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS REPORT #17414.5, 9/6/68.
6c. DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES T.O.I. 70.
6d. B.O.C.A. CODE -LATEST EDITION.
6e. 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.
6f. ALL MEMBERS OF TRUSSES TO BE FABRICATED FROM STRESS GRADE LUMBER HAVING THE FOLLOWING PROPERTIES:
6g. 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.
6h. SHOP DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL 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.
6i. HANGERS, FRAMING ANCHORS AND FASTENERS: PROVIDE AND INSTALL STAMPED AND FABRICATED STEEL OF THE TYPE INDICATED AS REQ'D.
6j. 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.
6k. ALL HEADERS AT BEARING CONDITIONS SHALL BE OF SIZES SHOWN ON DRAWINGS.
6l. 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 JACKS OR POSTS ARE TO LINE UP WITH THOSE AT THE FLOOR BELOW EVEN WHEN POSTS ARE NOT REQUIRED BY FRAMING OF THE FLOOR;
13. ROOF SHEATHING TO BE 1/2" CDX. PLYWOOD/UNLESS NOTED OTHERWISE.
14. FLOOR SHEATHING TO BE 3/4" T&G INTERIOR/EXTERIOR GLUE PLYWOOD.
15. WALL SHEATHING TO BE 1/2" CDX PLYWOOD OR 1/2" TYPE "X" GYP. SHEATHING, OR APPROVED EQUAL.
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.
18. EXTERIOR TRIM SHALL BE CERTAINEED ACCESSORY LINE OR WOOD #2 OR BETER.
19. WHERE DOORS 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 SPICED 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.
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.

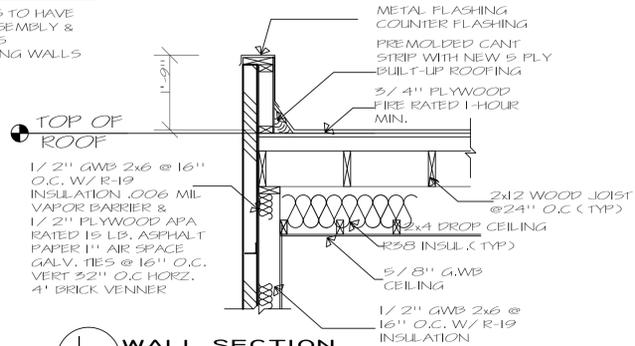
- 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL;
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED SPACES SUCH AS OCCUR AT SOFFITS, DROPPED CEILINGS, COVE CEILINGS, ETC...;
3. IN CONCEALED SPACES BETWEEN STAR STRINGERS AT THE TOP AND BOTTOM OF 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.
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

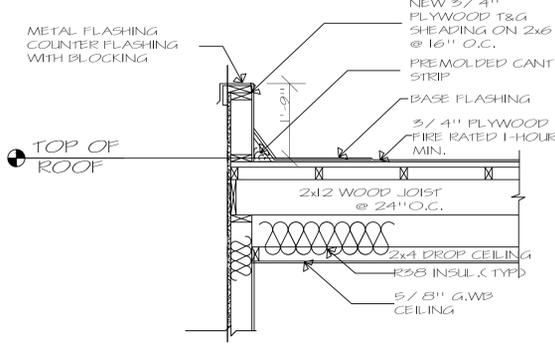
- 1. THE FOLLOWING SPECIFICATION SHALL GOVERN WITH MODIFICATIONS AS SPECIFIED HEREIN: AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS (ASHRAE) HANDBOOK OF FUNDAMENTALS
2. INSTALL FLASHING AND SHEET METAL IN COMPLIANCE WITH "ARCHITECTURAL SHEET METAL MANUAL" BY SMACNA.
3. ALUMINUM 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, 0.020" CORR, 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.
8. ENCLOSED ATTIC SPACES AND ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPERATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN.
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.
14. INSTALL TYPE 15 FELT (PER "UL" STANDARD SPEC 55A REV. OCT.1975) UNDER EXT. TRIM AND SIDING.
15. PROVIDE SEALANTS AND CHALKING 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" THK 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 WATERPROOFING TO ALL WALLS BELOW GRADE.
19. ROOFING SHALL BE 235# FIBERGLASS SHINGLES.
20. GUTTERS AND DOWNSPOUTS TO BE STYLE "K" (OCEE), 0.32 PREFINISHED ALUMINUM.
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179. 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.
180. PROVIDE AND INSTALL BATT INSULATION AT WINDOW SHIM SPACES.
181. FIT INSULATION TIGHT WITHIN SPACES AND TIGHT TO AND BEHIND MECHANICAL AND AND ELECTRICAL SERVICES WITHIN THE PLANE OF INSULATION.
182. INSTALL TYPE 15 FELT (PER "UL" STANDARD SPEC 55A REV. OCT.1975) UNDER EXT. TRIM AND SIDING.
183. PROVIDE SEALANTS AND CHALKING MEETING APPLICABLE SPECIFICATIONS WHERE SHOWN ON THE DRAWINGS AND ELSEWHERE AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST MOISTURE AND PASSAGE OF AIR.
184. PROVIDE AND INSTALL 3 1/2" THK BATT INSULATION AT MECHANICAL CLOSET WALLS AND CEILINGS.
185. PROVIDE AND INSTALL A 6 MIL. POLYETHYLENE VAPOR BARRIER COMPLYING WITH ASTM D 2103 WHERE SHOWN ON DRAWINGS.
186. PROVIDE DAMPROOFING OR WATERPROOFING TO ALL WALLS BELOW GRADE.
187. ROOFING SHALL BE 235# FIBERGLASS SHINGLES.
188. GUTTERS AND DOWNSPOUTS TO BE STYLE "K" (OCEE), 0.32 PREFINISHED ALUMINUM.
189. PROVIDE AND INSTALL 3 1/2" THK BATT INSULATION AT MECHANICAL CLOSET WALLS AND CEILINGS.
190. PROVIDE AND INSTALL A 6 MIL. POLYETHYLENE VAPOR BARRIER COMPLYING WITH ASTM D 2103 WHERE SHOWN ON DRAWINGS.
191. PROVIDE DAMPROOFING OR WATERPROOFING TO ALL WALLS BELOW GRADE.
192. 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.
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198. PROVIDE AND INSTALL 3 1/2" THK BATT INSULATION AT MECHANICAL CLOSET WALLS AND CEILINGS.
199. PROVIDE AND INSTALL A 6

NOTE:

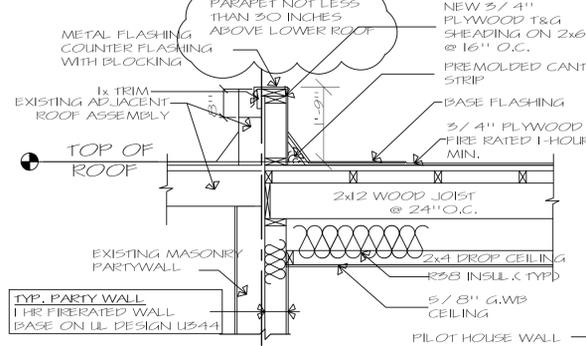
PARAPETS TO HAVE SAME ASSEMBLY & RATING AS SUPPORTING WALLS (1-HOUR)



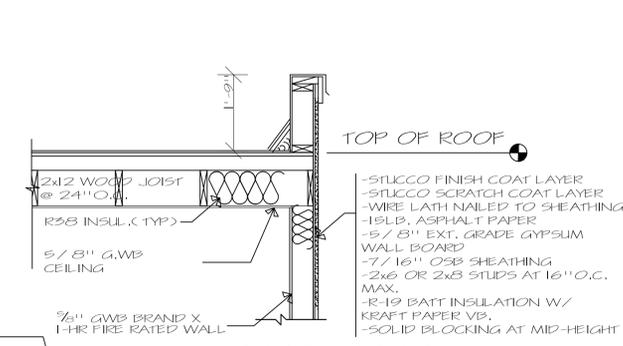
1 WALL SECTION
AIOI SCALE: 1/2"=1'-0"



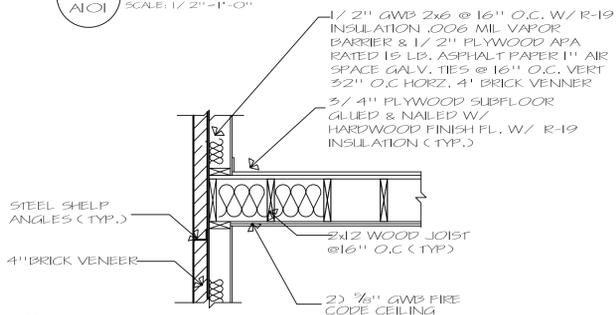
5 WALL SECTION
AIOI SCALE: 1/2"=1'-0"



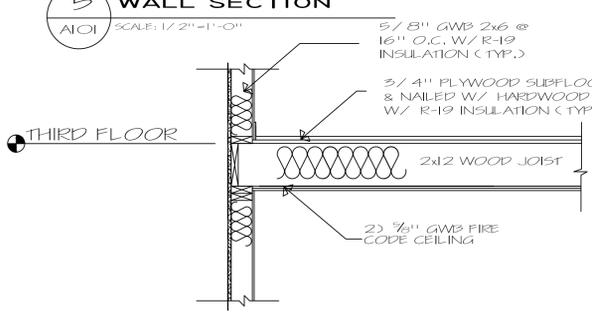
9 WALL SECTION
AIOI SCALE: 1/2"=1'-0"



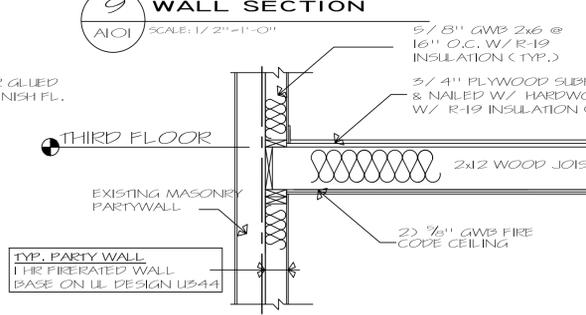
13 WALL SECTION
AIOI SCALE: 1/2"=1'-0"



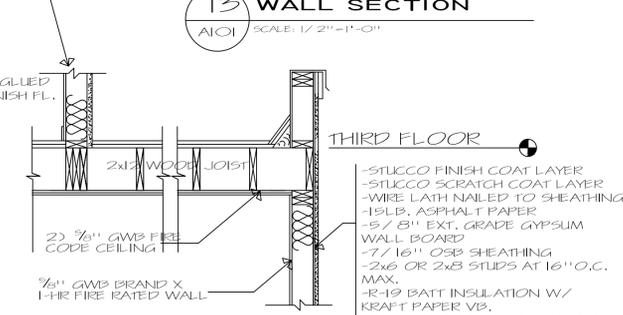
2 WALL SECTION
AIOI SCALE: 1/2"=1'-0"



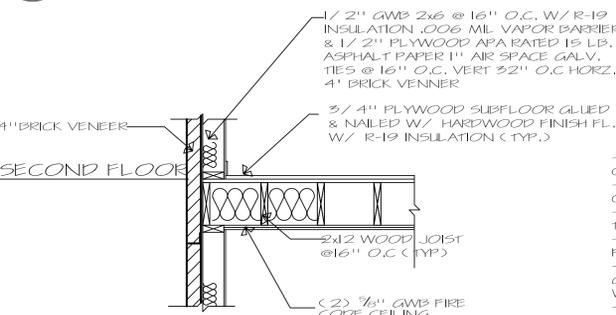
6 WALL SECTION
AIOI SCALE: 1/2"=1'-0"



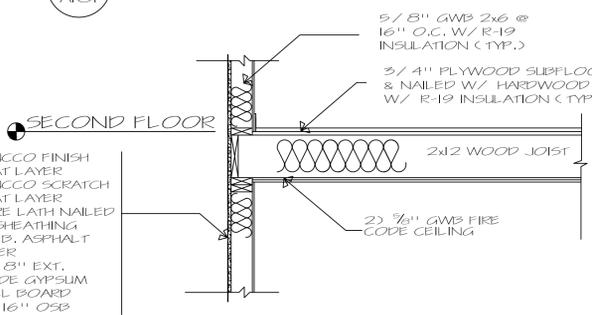
10 WALL SECTION
AIOI SCALE: 1/2"=1'-0"



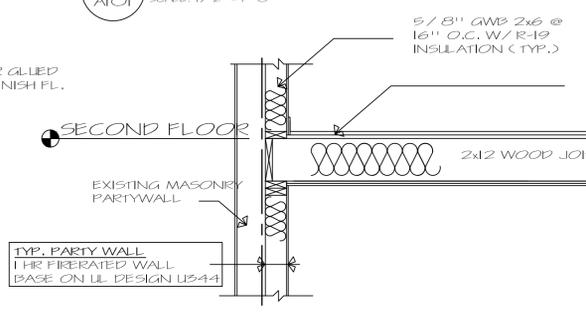
14 WALL SECTION
AIOI SCALE: 1/2"=1'-0"



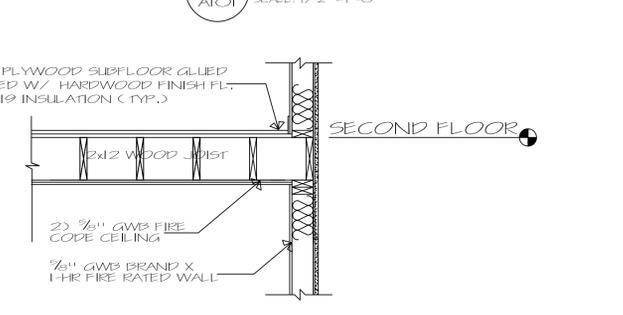
3 WALL SECTION
AIOI SCALE: 1/2"=1'-0"



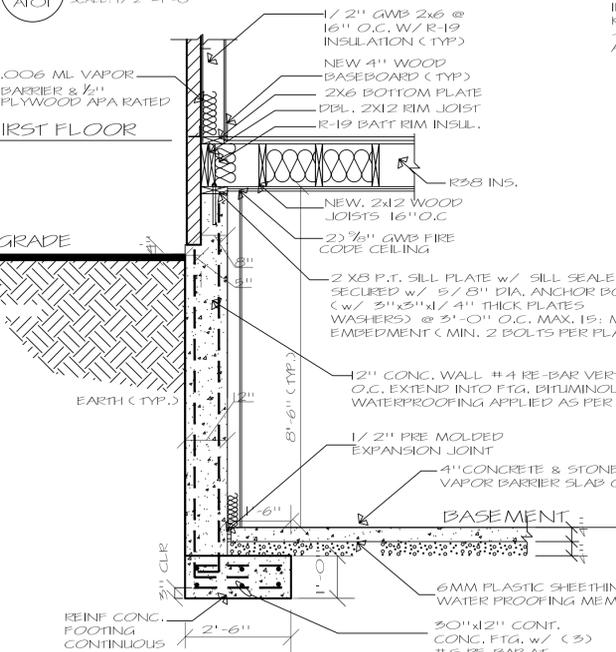
7 WALL SECTION
AIOI SCALE: 1/2"=1'-0"



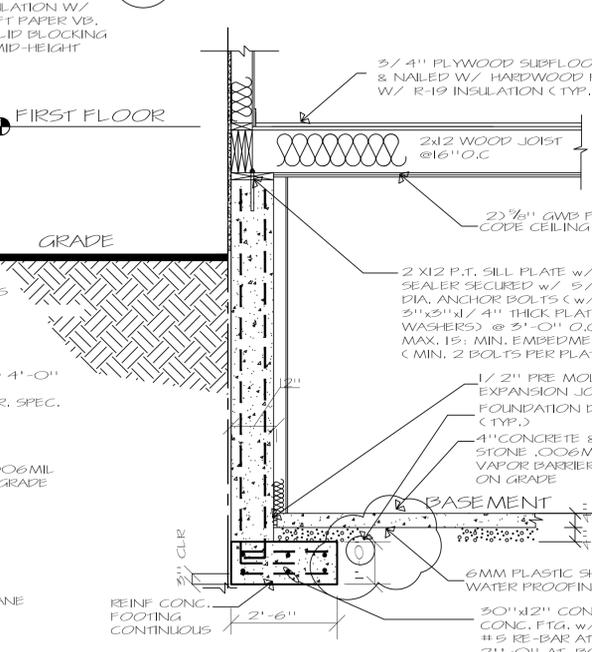
11 WALL SECTION
AIOI SCALE: 1/2"=1'-0"



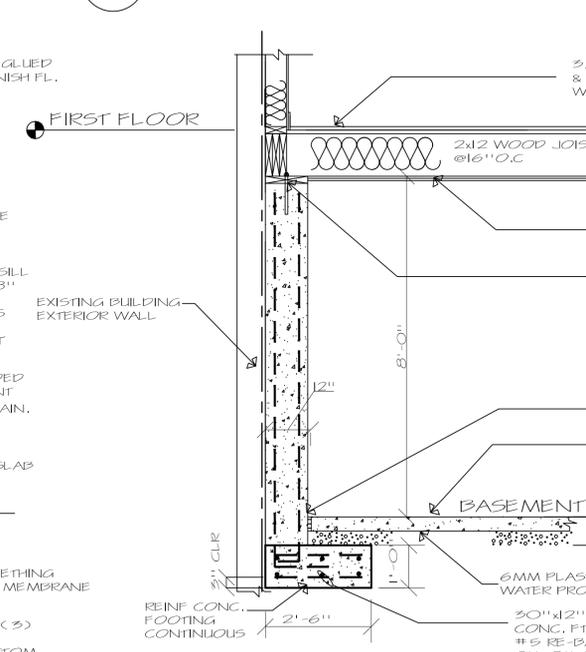
15 WALL SECTION
AIOI SCALE: 1/2"=1'-0"



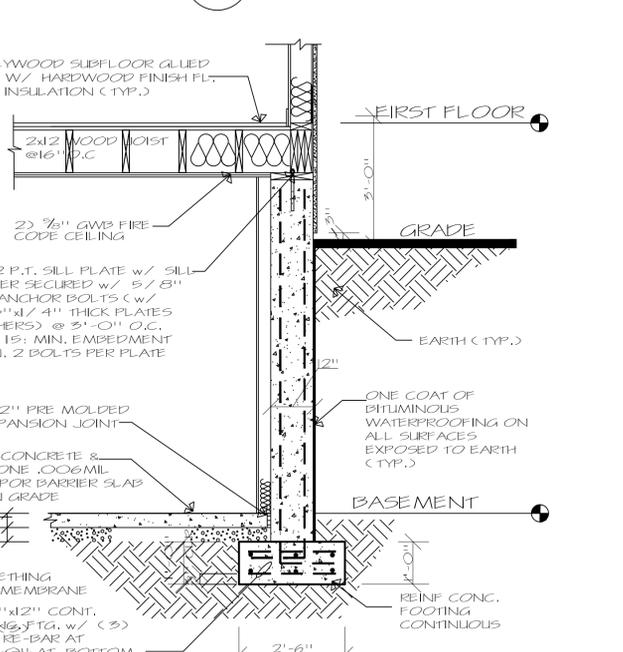
4 WALL SECTION @ FRONT WALL
AIOI SCALE: 1/2"=1'-0"



8 WALL SECTION @ SIDEWALL
AIOI SCALE: 1/2"=1'-0"



12 WALL SECTION @ PARTYWALL
AIOI SCALE: 1/2"=1'-0"



16 WALL SECTION @ REAR WALL
AIOI SCALE: 1/2"=1'-0"

PLATO STUDIO

PLATO MARINAKOS, JR. ARCHITECT, LLC

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610-207-7678 CELL
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CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT) _____

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2325 EAST BOSTON STREET
PHILADELPHIA, PA 19125

WALL SECTIONS

Project number _____ Project Number _____

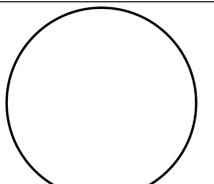
Date _____ Issue Date _____

Drawn by _____ Author _____

Checked by _____ Checker _____

A101

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PHILADELPHIA, PA 19125

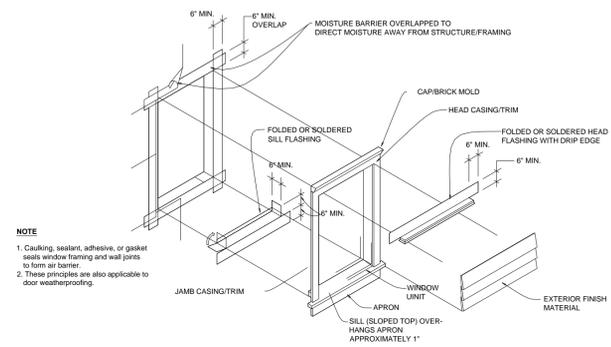
FRAMING PLANS AND DETAILS

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

A102

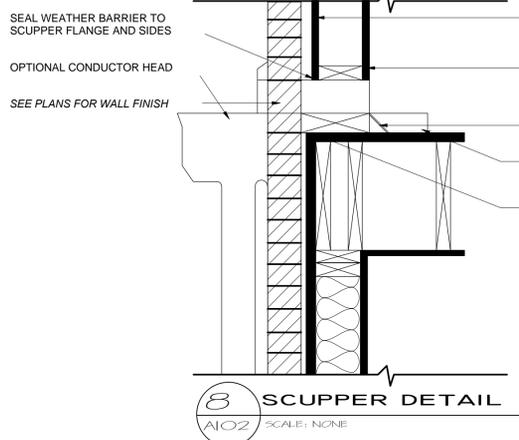
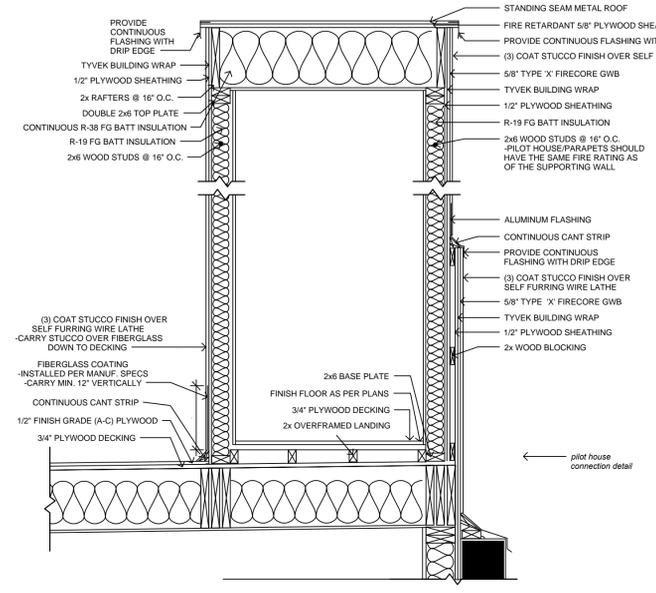
Scale As indicated

6 WINDOW FLASHING DETAIL
A102 SCALE: 3/4"=1'-0"

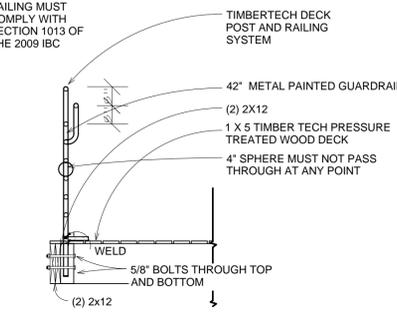


NOTE
1. Caulking, sealant, adhesive, or gasket seals window framing and wall joints to form air barrier.
2. These principles are also applicable to door weatherproofing.

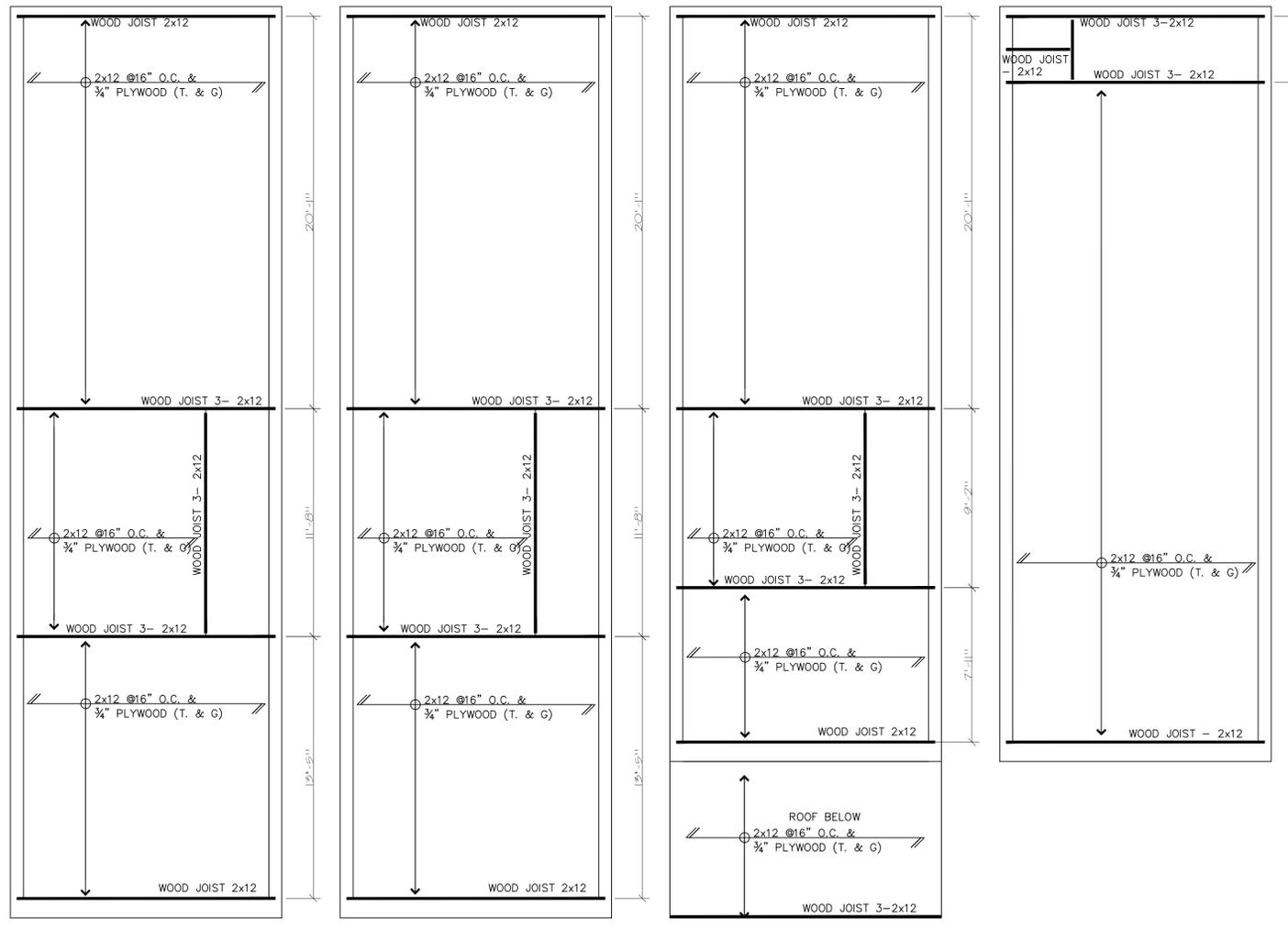
7 PILOT HOUSE DETAIL
A102 SCALE: 3/4"=1'-0"



8 SCUPPER DETAIL
A102 SCALE: NONE



9 GUARD RAIL DETAIL
A103 SCALE: 1/2"=1'-0"

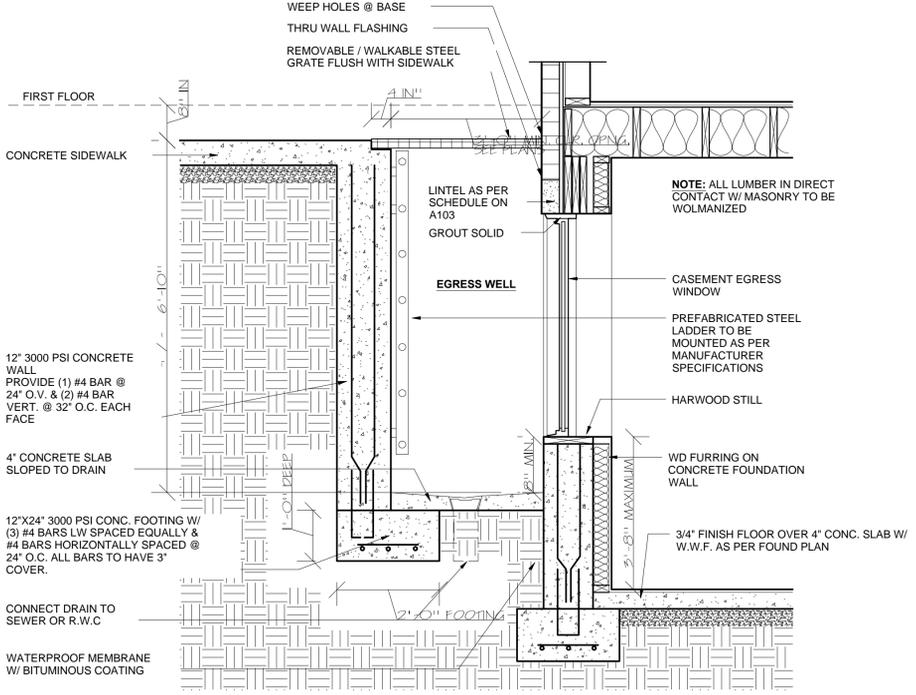


1 FRAMING FIRST FLOOR PLAN
A102 SCALE: 1/4"=1'-0"

2 FRAMING SECOND FLOOR PLAN
A102 SCALE: 1/4"=1'-0"

3 FRAMING THIRD FLOOR PLAN
A102 SCALE: 1/4"=1'-0"

4 FRAMING ROOF FLOOR PLAN
A102 SCALE: 1/4"=1'-0"



5 EGRESS STAIR WELL
A102 SCALE: 1/2"=1'-0"

