# **2797 EGYPT RD** EAGLEVILLE, PA 19403

INTERIOR ALTERATONS TO BASEMENT, FIRST, SECOND AND THIRD FLOOR TO AN EXISTING THREE STORY MIXED USE BUILDING. (FIRST FLOOR COMMERCIAL AREA ONLY SHELL AREA, A SEPARATE APPLICATION WILL OBTAIN FOR THIS.)

ARCHITECT

 PLATO MARINAKOS, JR.

 107 S 2ND STREET, FOURTH FLOOR

 PHILADELPHIA, PA 19106

 TEL:
 (267)-866-0930

 TEL:
 (267)-866-0931

### **OWNER**

Hart Family Property LLC

### CONTRACTOR

Hart Property & Constuction LLC

### STRUCTURAL

CLANCY & ASSOC., INC JIM CLANCY, PE, PLS, PP, CME 601 ASHBURY LANE NATIONAL PARK, NJ 08063 TEL: (856)-853-7306

SHEET #	SHEET NAME	Sheet Issue Date	Revision Date	<u>A4</u> <u>MULTIFXE</u>		DIMENSIONS ARE TAKE FROM/TO FINISH SURF.
					<u>KEYNOTE</u>	UNLESS OTHERWISE
A00	COVER SHEET					NOTED
A01	SPECIFICATIONS					
A100	FLOOR PLANS			SITE SAFETY		
A100.1	FLOOR PLANS			ONEGALETT		
A100.2	FLOOR PLANS			It is the responsibility of the g	eneral contractor and/or	the contractor listed as the
A100.3	FLOOR PLANS			licensed entity on the building	g permit per the municipa	ality to ensure all site safety
A100.4	FLOOR PLANS			requirements are in place and	d followed, prior to, durin	g, and after the
A101	WALL & PARTITION TYPES			commencement of the consti received a building contificate	ruction process until they	are 100% complete and hav
A102	REFLECTED CEILING PLANS			responsible for any unsafe or	onditions caused by or re	lated to their sub contractors
A103	ROOF PLAN			work. Plato Marinakos, Archi	tect LLC. and their profes	ssional consultants (associat
A104	EXISTING CONDITIONS / DEMO PLANS			with these documents) are no	ot responsible for means	and methods of construction
A105	FRAMING PLANS			and/or site safety; including,	but not limited to, osha c	onstruction safety
A105.1	FRAMING PLANS			requirements, standard cons	truction, job site safety, jo	bb site safety training of
A200	ELEVATIONS			required safety elements. It is	s the sole responsibility of	f the licensed contractor to
A300	SECTIONS			ensure that all site safety me	asures are in accordance	e with the governing
A400	SCHEDULES & DIAGRAMS& DETAILS			authorities. Please refer to O	SHA website (www.osha	.gov) for additional training
Z100	ZONING			and information requirements	s for site safety complian	ce.



A00 / SCALE: 1/16" = 1'-0"

CODE ANALYSIS







3 THIRD FLOOR PLAN A00 SCALE: 1/16" = 1'-0"



# ABBREVIATIONS

BUILDING CODE: INTERNATIONAL EXISTING INTERNATIONAL ENERGY PENNSYLVANIA FIRE COD UNIFORM CONSTRUCTION	G BUILDING CODE CONSERVATION CO E <i>2015</i> I CODE <i>2015</i>	(IEBC) 2015 DDE (IECC)	ABV ACOUS ACT ADDI
USE GROUP:	RESIDENTIAL R2 SEPERATE PERMI WILL OBTAIN)	/(COMMERCIAL A2 T APPLICATION	ADH ADJ AFF AFG AGG
<b>CONSTRUCTION TYPE:</b>	IIIB		ALT ALUM ANCH
FIRE SUPPRESSION:	BUILDING TO BE WITH AUTOMATIC <i>NFPA-13</i> FOR CO NFPA-13R FOR RE	EQUIPPED C SPRINKLERS MMERCIAL AND SIDENTIAL	APPLIC BET BLDG BLK BM
SCOPE OF WORK:	INTERIOR ALTERA FIRST, SECOND A EXISTING THREE MIXED USE DWEL	ATONS TO BASEMENT, ND THIRD FLOOR TO AN STORY MULTI-FAMILY LING	BRG BRK BSMT CAB CC
			CF CJ CL
SYMBOL LE	EGEND		CLG CLR CMU
<b>ROOM NAME</b> 101 150 SF	FE	$\bigoplus_{\mathbf{X}' - \mathbf{X}''}^{\mathbf{XXXXXX}}$	CO COL COMP CONC CONT
ROOM INDICATION	FIRE EXTINGUISHEI	<u>R LEVEL</u>	CPT CT
1 A5.1 SECTION & ELEVATION INDICATION	+ <u>EXIT SIGN</u>	ALIGN W/ EXISTING CONSTRUCTION	DBL DET DIA DIM DN DR DS DS DTL
0000) 1hr DOOR SYMBOL	<u>XX</u> <u>REVISION DELTA</u>	COLUMN NUMBER	EA
1 E'ETAIL #	4R or F		EL ELEC ELEV EQ EW
DETAIL AREA INDICATION	PARTITION TYPE SYMBOL	MINDOW NOMBER	EXF EXG EXP
	(00 0000.00)	X'-X"	EXP JT EXT FD FDN FG FIN
<u>MULTIFXE</u> ELEVATION INDICATION	<u>KEYNOTE</u>	FROM/TO FINISH SURFACE UNLESS OTHERWISE NOTED	FR FRM FT FTG
SITE SAFETY			GA GALV
It is the responsibility of the gene licensed entity on the building pe requirements are in place and fol commencement of the constructi	ral contractor and/or t rmit per the municipal lowed, prior to, during on process until they	he contractor listed as the ity to ensure all site safety , and after the are 100% complete and have	GEN GL GRT GWB GYP
responsible for any unsafe condit work. Plato Marinakos, Architect with these documents) are not re and/or site safety; including, but r requirements, standard construct workers, safe work site organizat	sceupancy by governi tions caused by or rela LLC. and their profess sponsible for means a not limited to, osha co tion, job site safety, jo ion, safety direction a	ated to their sub contractors' sional consultants (associated and methods of construction, nstruction safety b site safety training of nd/or safety engineering of	HDWD HM HORIZ HP HR HT

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ABOVE FINISH FLOOR			5.Contra
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			9.Project
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INTERIOR	WR	WATER RESISTANT	recomm

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.

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As indicated

#### Section 2 Site Work and Foundations

1.Perform all site work in this section in conformance with the Final Soils Compaction, Geological Reports, and Approved site plan 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 to adequately verify that the soil is capable of safely bearing 2000 psf and report back to the architect. If a discrepancy from the presumed soil bearing capacity exists, Contractor shall not place foundations, piers, etc. without written instructions from the Designer. 2. Presumptive Soil Bearing capacity 3000 psi virgin soil. No excavation shall be made whose depth below the footing is greater than two times the horizontal distance from the nearest edge of that footing. All concrete footings shall bear on undistrubed soil or engineered fill. Bottom of footing shall be minimum of 3'-0" below finish grade or top of slab elevation, whichever is lower.

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. Backfill shall not be placed against any below grade walls until floor framing and decking or sheathing is in place. 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 compact to 90% max. density in accordance with ASTM D-1557. 5.All slabs on grade shall bear mechanically compacted crushed stone capable of supporting 2,000 psf. 6.Backfill shall be brought up equally on each side of the wall.

7. The maxim depth of unbalanced fill against the foundations walls shall be computed as follows: depth is measured from the finished grade at the exterior side of the building down to the top of the basement floor or the top of inside ground level. The maximum depth of unbalanced fill is as follows: 8" wide concrete wall 7'-0"/ 10" wide concrete wall 8'-0" depth/ 12" wide concrete wall 9'-0" depth.

8.Do not backfill walls until floor has been applied to the structure. 9. Where concrete trench footings are used, excavation shall be neat and true concrete to be cast immediately upon formation of the trench. 10.No excavations shall be made whose depths below the footing is greater than 1/2 the horiztonal distance form the nearest edge of that footing.

11. The General Contractor must take measures to control soil erosion. 12. Walls retaining earth (including basement walls) shall not be backfilled for a minimum of 14 days after concrete is poured. 13. Loading dock, basement walls, and other exposed concrete walls shall have control joints a maximum of 20ft on center unless noted otherwise on the drawings. Masonry or concrete walls with integral piers or pilasters shall have a formed control joint on one side of each pier on the exposed

face of the wall. All control joints shall be filled with SikaFlex 15LM sealant. 14.See Civil Engineer's Drawings for further specifications.

#### Section 3 Concrete

1.All reinforced concrete shall be furnished and installed in accordance with the current ACI Building Code ACI-318 "Building Codes requirements for Reinforced Concrete" and ACI Code 301.347.

2.All concrete shall be ready mix and have the following characteristics:

A. 4000 psi minimum compressive strength at 28 days. B. Minimum of 560 pounds cement per cubic vard.

C. Maximum water to cement ratio of 0.45.

D. 6% entrained air.

E. Slump at point of placement to be 3 inch minimum and 5 inch maximum. Contact engineer if pumpable mixes will be used. F. Do not add any water at site.

3. Concrete driveways, curb, walk patios, porches, carport slabs, and other flat work exposed to the weather, and garage floor slabs shall be air entrained and have a minimum 28 day compressive strength of 3,500 p.s.i. All remaining concrete shall have a minimum 28 day compressive strength of 3,000 p.s.i.

4. Reinforcing steel shall conform to ASTM-A615. Grade 60. Welded wire fabric shall be 6x6, 10/10 and conform with ASTM A-185. Clearance of main reinforcing from adjacent surfaces unless shown otherwise: Uniform surface in contact with ground or exposed to weather is 3", Bottom surfaces of slabs on grade is 3", Formed surfaces in contact with ground or exposed to weather is #7 bars or smaller is 1.5" and bar #7 and larger is 2", Exterior wall surfaces is 2", In all cases not less than the diameter of the bars.

5.On grade concrete slab the WWF reinforcement shall be located midway in the slab thickness. Lap splices 12". On grade slabs shall also be protected with vapor barrier lapped 12" minimum at all seams. 6.All WWF shall be ASTM A185. Lap all WWF a minimum of 6 inches.

7.All concrete shall be air-entrained. Exterior concrete shall have 5% air entrainment.

8. Provide concrete reinforcing bars at footing locations. Minimum of 3" concrete coverage, unless noted otherwise.

9. Concrete slab on grade shall be finished to tolerance for floor flatness of 25 and floor levelness of 20 unless otherwise noted on the architectural drawings. Control joints shall be spaced at 15 ft maximum each direction unless noted otherwise on drawings. Provide 1/2 inch thick expansion joint (Deck-O-Foam closed cell polyethylene or equal) wherever slab meets walls or other structures. All joints (top 1 inch) should be filled with Sikaflex 15LM. See drawings for more information

10.Provide keys in concrete walls, piers, grade beams, and footings at intersections unless noted otherwise on drawings. Provide corner bars (minimum 48d long each way) to match horiztonal reinforcement at wall corners and T intersections. 11.Concrete shall cure for at least 10 days before beginning steel erection. Concrete slabs and decks are not designed for storage of materials or

heavy equipment. Contact engineer before placing any construction loads on slabs or decks. 8. The top of all footing shall be roughened prior to pouring the wall. 9. 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. 10. Anchor straps shall be galvanized metal straps approved for direct substitution of anchor bolts. Straps shall not be more than 12" inches from

plate and 4'-0" O.C. (maximum) intermediate spacing, minimum 2 straps per bearing plate section. 11. 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%.

12.Unless noted otherwise, anchor bolts shall be 5/8" diameter minimum and 15" long for grouted masonry. Placement of anchor bolts shall be 12" from plate ends, 3'-0" O.C. maximum intermediate spacing, minimum 2 bolts per bearing plate section. Approved strap anchors may be substituted for anchor bolt method.

13. Provide 6 mil polyethylene vapor barrier membrane complying with ASTM D-2103 where indicated on drawings. 14. 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). Temporary shoring of formwork is the sole responsibility of the contractor. Section 4 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 Association.

2.All hollow load bearing block shall conform to ASTM C-90 Type I moisture controlled. All solid block to conform to ASTM C-145. Minimum net compressive strength (f'm) shall be 2,000 p.s.i. All CMU shall be laid in a full bed of mortar with solid bearing caps. Unit face size (nominally) 7 5/8" X 15 5/8". Provide opening in all CMU work as indicated on Drawings. Use full size CMU whenever possible. Cut only with motor driven saws for clean edges. All joints to be struck flush. For starter courses on concrete footings provide full spread out mortar bed including area under cells. 3. Fill CMU cells with solid concrete or grout at all units to receive expansion anchors or located directly below bearing walls, rears, doors, and door frames minimum of (3) courses or to concrete footing. Any masonry foundation walls to be filled solid with grout.

4. Mortar and grout shall meet requirements of ASTM C-270 and requirements specified herein. Type M mortar shall be used for exterior walls below grade. Type S mortar shall be used for walls and partitions above grade.

5. Grout shall be a high slump mix in accordance with ASTM specification C-476, having a minimum compressive strength of 3,000 psi. 6. Provide a lintel over every opening greater that 16" Lintels shall be reinforced CMU bond beam with minimum 8" bearing on each end or, upon consultation with Architect.

7.Do not wet CMU before laying.

8.Cut new opening in existing masonry where indicated on Drawings. Opening shall be made without the use of power driven tools. "Tooth-out" existing masonry with hand tools only. Patch all masonry damaged by this work. Repairs to existing masonry work shall match adjacent materials and workmanship. 9. Provide hot-dipped galvanized truss type horizontal joint reinforcement (min. 9 gauge) at 16" o.c. vertically in all masonry walls below finished

10.Existing masonry walls located inside of the new enclosure are to be cleaned and restored before construction work begins. Prior to full scale cleaning of the wall, test a small, inconspicuous section of masonry to determine the effectiveness and scope of work. Where mortar joints are cracked, loose or crumbling, rout out joints, clean, and re-point with mortar to match existing. Follow with lower pressure power washer filled with water. Allow surface to dry and dust with straw brush to remove loose aggregate. Final surface is to be as stable and free from loose grit as possible without changing the nominal dimension or stability of masonry.

11.Masonry (brick, stone, etc.) veneer wall shall have galvanized wall ties secured to framing. Each tie shall be spaced not more than 24" on center horizontally, 16" vertically, 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.

#### Section 5 Metals

1. Steelwork shall conform to the current specifications for the design, fabrication and erection of structural steel for buildings as adopted by the AISC. Connections shall be bolted or welded. Bolts shall conform to ASTM-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 thoroughly cleaned in accordance with SSPC-SP6 (shop blasted) and have a shop coat of rust inhibitive paint. Field painting to be per architectural specifications. 4.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.

5.Delete paint on steel which is to receive sprayed on fire proofing or be encased in concrete.

6.Base plate leveling grout to be 9000 psi minimum non-shrink.

7. Anchor bolts shall be ASTM F1554. See plans for sizes.

8. Orient all mill camber up during fabrication and erection. 9.All steel shall be fabricated and erected in accordance with the latest AISC specifications.

10.Bolted connection details shown on drawings are for information purposes only. Fabricator is to design connections to the following parameters and submit shop drawings for approval by the engineer prior to beginning fabrication: A.Loads shown on drawings are un-factored. All connections should be designed with a minimum capacity exceeding two times the load noted. All connections without loads noted shall be designed as full depth double angle with bolts spaced at 3 inch centers.

B.Bolts to be minimum 3/4 inch unless noted otherwise on drawings. Use ASTM A325N for shear connections and ASTM A490-SC for brace connections. C. Minimum 3/8 inch thick plates and angles unless noted otherwise on drawings.

11.Beams with T/t greater than 36 shall have 3/8 inch thick full height plate stiffeners installed on both sides of web directly over/under bearing points such as columns and bearing plates. T is the value found in AISC (13th Edition) Table 1-1, and t is the web thickness. 12. All shop and field welding to be in accordance with latest edition of AWS D1.1 Welding rods to be E70XX for steel connections, E80XX for brace

connections, and E60XX for steel to metal stud connections. 13.Sheet Metal Fabrications closures and trim, filler panels, Products: Aluminum sheet: ASTM B 209, alloy 5005 H15., Fasteners, Anchors, and Inserts: No corrosive, Gaskets: Flexible cellular neoprene, ASTM D1056, Bituminous Paint: Asphalt mastic, SSPC-Paint12. Finish Aluminum: Color Green to

match existing color 14. Steel fabricator is solely responsible for coordinating with general contractor for the purpose of surveying and verifying as built conditions including but not limited to location, elevation, and dimensions of features prior to fabrication.

Submit all steel shop drawings for approval prior to fabrication.

16.All lintels and shelf plates to be hot dipped galvanized. Any points of welding shall be touched up with a zinc rich paint. 17. Manufacturer of cold formed metal framing must submit literature indicating the metal framing strength and stiffness including capacity of members,

framing details, connections, bracing, and bridging to conform to load criteria.

18.Cold formed metal headers indicated on drawings are to be provided by manufacturer/suppplier

19.All structural metal studs shall be hot dipped galvanized (G60) in accordance with ASTM A924. Cold formed framing shall be designed,

manufactured, and installed in accordance with the latest edition of AISI specifications and shall comply with ASTM A653 & C955.

20.All studs, joists, and accessories shall be Fy 50ksi and 16ga or heavier. Do not flame cut light gauge steel framing. 21.All welding of light gauge framing must use E60XX electrodes and be completed in accordance with AAWS D1.3. Always use welds where shown on

#### Section 6 Wood And Plastics

Standards

4. Rough Carpentry: Framing with dimension lumber, sheathing, sub flooring, underlayment and air infiltration barrier. and AWPA C9 for plywood; waterborne pressure treatment 8.All headers at bearing condition consult lintel schedule. opening header shall be 2 2x10.

10. Roof Sheathing APA approved 3/4" exterior grade plywood with metal clips at side pan between trusses or wood rafters whenever spacing is greater than 16"OC unless noted otherwise 11. Floor Sheathing to be 3/4" T&G interior/exterior glue GIS plywood unless noted otherwise, Construction Panel Underlayment for Resilient Flooring: APA

16.Install exterior grade pressured treated deck w/ square ends steel glav. steel galv. screws. for light metal plate connected wood trusses T.O.I. 70. D)B.O.C.A. Code - latest edition.

truss system shall be engineered to accept all imposed loads as dictated above. 18c.All members of trusses to be fabricated from stress grade lumber having the following properties: Fb = 1,400 psi Ft = 950 psi Fcll = 1,100 psi Fcl = 345 psi 18d. 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, 182. 18e. 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. 19. Double floor joists under all interior partitions running parallel to framing.

continuous, or increased as shown, to the lowest level. loads, including loads from header framing into the double joist at stud locations only and splices are staggered between plates.

ducts, vents, and block at 4'-0" O.C. 30.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 the floor level; 2)At all interconnections between concealed spaces such as occur at soffits, dropped ceilings, cove ceilings, etc.; 3) At the openings around vents, pipes, ducts, chimneys, and fireplaces at ceiling and floor level, with noncombustible materials.

34.Plywood sheathing shall APA Rated structural I panels, conform to the following:

Wall Panels. See drawings for panel locations and nailing schedule. together with 16d nails at 6" on center Federal Specification TT-W-571

placement and fastening at braced wall panel locations. closely followed.

Section 7 Thermal and Moisture Protection

Handbook of Fundamentals. 2.Install flashing and sheet metal in compliance with "Architectural Sheet Metal Manual" by SMACNA. watertight weatherproof performance

insulation over unheated areas, blanket type, Acoustic insulation at interior partitions, sheet vapor retards. 9.Extruded polystyrene, rigid, ASTM C578, integral vapor retarder as required for application. R-15 minimum 10.Blanket/Batt Insulation: Glass fiber or mineral slag fiber, ASTM C 665, Type III (foil-scrim-kraft vapor-retrader membrane) R-30 minimum 11.Vapor Retarder(not intergral with Insulation) Type: Reinforced 2ply polyethylene,6 to 8 mils. 12.Accessories: Adhesive and mechanical anchors. Protection board, crack sealers and tapes. 13.Stucco finish 3 layers of stucco over approved substrate with glav. Metal lath 14.Roof Fully adhered EPDM 60 mil membrane 2 inch board insulation on stl deck typ 15. Flashing and Sheet Metal: Metal counter flashing and base flashing, Exterior wall flashing, built-in metal valleys, gutters and scuppers, guttered and downspouts, exposed metal trim and fascia units

SMACNA Architectural Sheet Metal Manual.; cement.

18. Joint Sealers: joints sealers at interior and exterior vertical and horizontal joints; Products, Silicone Sealants, Type and Application: One part nonacid-curing silicone sealant, ASTM C920, for vertical and horizontal joints, modulus as required for application, exterior and interior use, one part mildew resistant silicone sealant, ASTM C 920, for sanitary applications, interior use; Compression seals Type: Performed hollow neoprene gasket, ASTM D 2628, for wide joints in vertical surfaces. 19. Enclosed attic spaces and roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrace of rain. The net free ventilating area shall not be less than 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. 20. Provide and install 3 1/2" thick kraft faced glass fiber batt insulation with an insulation-only value of R-13 in all exterior stud walls and garage/living space walls unless noted otherwise.

21. 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. 22. Provide and install 1" thick rigid foam plastic insulation board with a minimum insulation-only value of R-5 in accordance with manufacturer instructions where shown on drawings.

23. Provide and install batt insulation at window shim places. 24. Fit insulation tight within spaces and tight to and behind mechanical and electrical services within the plane of insulation. Leave no gaps or voids. 25.Install type 15 felt (per "UL" standard spec 55A Rev. October 1975) under exterior trim and siding. Apply so as to form a watertight membrane. Overlap each course below 2" minimum at horizontal joints and 6" vertical joints. 26. 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. 27. Provide and install 3 1/2" thick batt insulation at mechanical closet walls and ceilings. 28. Provide and install a 6 mil. polyethylene vapor barrier complying with ASTM D 2103 where shown on drawings. 29. Provide damproofing or waterproofing to all walls below grade. Covered specifications approved with soils engineer. Application shall be manufacturer's instructions. 30. Roofing shall be 235# fiberglass shingles. Shingles shall be fastened according to manufacturer's instructions but not less than two (2) nails per each shingle. Provide and install one layer of 15 lb. building felt under shingles. Color and style by owner.

building and not across walkways.

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drawings.

2.All Structural Lumber shall be Spruce Pine Fur #2(minimum) stress grade lumber noted otherwise (MIN STRESS (E)= 1.8 X 10 6 PSI

3.All structural lumber shall be stamped in accordance with the American Institute of Construction's "Construction Manual".

5.Lumber Standards and Grade Stamps: PA 20 American Softwood Lumber Standard and inspection agency grade stamps.

6.Hangers, framing anchors and fasteners provide and install stamped and fabricated steel of type indicated (as required). Nail to be those furnished per manufacturer for this specific use. Nails to be those furnished by manufacturer for this specific use. Nails shall be fully driven in all holes in the anchor. 'Teco" etc. conforming to requirements indicated shall be provided. All hangers and anchor shall be galvanized.

7.Install pressure treated lumber where lumber is exposed on the exterior, within 8" of grade, or in contact with concrete. Preservative Treatment AWPA C2 for lumber

9.All headers at non-bearing conditions shall be as follows unless noted otherwise: opening up to 4'-0" header shall be 2 2x6, 4'-0"to6'-0"opening 2 2x8, 6'-0" to 9'-0"

Underlayment Exterior, Construction Panel Underlayment for Resilient Flooring APA Sturd-I-Floor, Exterior, Construction Panel Underlayment for Ceramic Tile: APA Sturd-I-Floor, Exposure 1, Plywood Underlayment for Carpet: APA Underlayment Exposure 1.

12. Provide corner bracing at all corners consisting of a minimum 2 2x4 corner studs with 21/32" plywood panels (4'-0"x8'-0") with the longer dimension horizontal for the entire height of the wall. All exterior walls are to be braced with 21/32" plywood panels applied as noted above every twenty-five (25) lineal feet (maximum). 13. Maintain a minimum of 8 inch clearance from all wood framing members to exposed earth. All wood framing members including wood sheathing which rest on exterior foundation walls and are less than 8 inches from exposed earth shall be approved natural durable or pressure-treated wood.

14.Air Infiltration Barrier: Tyvex Commercial Wrap under most approved finishes or Tyvex Stucco Wrap under stucco finish

15. Finish Carpentry: running trim and rails, species and grade: pine, smooth, finish paint, and fasteners countersunk and concealed.

17.All glue laminated beams (i.e. PSL) shall meet minimum design loads: Fb = 2800 psi Fx = 290 psi E = 2,000,000 psi

18a. 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 as A.S. DIV. FHA 1/4/64. B)International Conference of Building Officials report #17414.5, 9/6/68. C)Design specifications

18b.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

20.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

21. Wall sheathing to be 1/2" CDX plywood or 1/2" type "x" gypsum sheathing, or approved equal. Refer to drawings for specific locations.

22. Unless otherwise noted, wall stud framing shall be double at beam ends and framed openings, if opening is over 6'-0" - triple studs. 23. Exterior horizontal siding to be premium post for extruded vinyl, or aluminum as indicated on drawings. Install as per manufacturer's printed instructions.

24. Exterior trim shall be certainteed accessory line or wood #2 or better. Wrap with vinyl as indicated on drawings. See drawings for size and locations. 25. 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

26.Stud bearing walls shall be hem-fir structural grade or better 2x4s at 16" O.C. unless noted otherwise, and shall have two (2) continuous top plates which are spliced

27. Multiple studs shall be nailed to each other with 10d nails at 8" spacing entire stud. 28.Notches in the top or bottom of joists shall not exceed 1/6th the depth of the member and shall not be located in the middle 1/3rd of the span. Where joists are notched on the ends, the notch shall not exceed 1/4th the joist depth. Cantilevered portions less than 4" wide shall not be notched unless the reduced section properties and lumber ducts or vents, the double joists required to support bearing partitions which run parallel to the floor joists shall be spaced apart to accomodate the pipes,

29. Holes bored in joists shall not be within 2" of the top and bottom of joists and their diameter shall not exceed 1/3rd of the depth of the member.

Except as provided in item 4 above, firestopping shall consist of 2" nominal lumber, or 2 thicknesses of 1" nomimal lumber broken lap joints, or 1 thickness of 3/4" type 2-M particleboard, or other approved materials. The integrity of all firestops shall be maintained. 31. 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 ft. 32.Microlam (LVL) engineered beams and headers shall have the following minimum design properties: Fb = 2600 psi Fv = 285 psi E = 1,900,000 psi 33. Timberstrand (LSL) engineered ledgers, rim boards, joists, etc. shall have the following design properties: Fb = 2325 psi Fv = 310 psi E = 1,550,000 psi

A.Roof deck sheathing: 3/4" thick, Exterior Grade - APA Rated. Diaphragm nailing; 8d nails at 6" on center all edges, 10" on center elsewhere. B. Sub-floor: 3/4" thick T&G, 48/24 INT-APA with exterior glue (CDX). Diaphragm nailing; 6d nails at 6" on center all edges, 12" on center elsewhere except for Braced

35. All beam support posts in walls and jamb supports for headers shown at levels above first floor shall also be constructed in walls below to provide continuous support for concentrated loads to foundation level (typical unless noted otherwise on framing plans). Built up wood posts and girders shall be glued and fastened

36. Exterior and load bearing stud walls shall be constructed with horizontal blocking (same size as stud) at maximum vertical spacing of 5'-0" on center. 37. Lumber for exterior construction in direct contact with concrete foundation walls (sill plates, blocking, etc.) shall be pressure treated in accordance with the AWPA or

38.All walls running parallel to joists shall have a supplemental joist installed under or immediately adjacent (within 1 inch of wall edge) to the wall. See drawings for joist 39.TJIs must be installed in accordance with the "TJI Joist Specifier's Guide TJ-4000" latest edition. Guidelines for fastening, blocking, bracing, and holes must be

1. The following specifications shall govern with modifications as specified: American Society of Heating, Refrigeration and Air Conditioning Engineering (ASHRAE)

3. Aluminum flashing shall conform to ASTM B-209, and the minimum 0.016" thick standard building sheet of plain finish.

4.Galvanized steel flashing shall conform to ASTM A-526,0.20 percent copper 26 gauge(0.0179 ASTM A575 designated G 90 hot-dip galvanized phosphalized. 5. Back paint, flashing with bituminous paint where expected to be in contact with cementitious materials or dissimilar metal.

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

7. Roof valley flashing shall be provided of not less than no.26 galvanized sheet gauge corrosion-resistant metal or copper and shall extend at least 11" from the center line each way shall have the flow line formed as part of the flashing. A section of flashing shall have an end of not less than 4". 8.Building Insulation: Thermal insulation at masonry walls board type, thermal insulation at underside of roofs, over heated spaces and over soffits, blanket type, thermal

16.Sheet metal accessories. Product: Extruded aluminum: 6063-T52, baked enamel, 0.080 inches for primary leges of extrusion.; Fabricated Units: Compliance with

17.Auxiliary Materials: Bituminous isolation coating, mastic and elastomeric sealants, reglets and metal accessories, gutter and conductor head guards, asphaltic roof

31. 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

#### Section 8 Doors and Windows

1.Reference Standards for metal doors, wood doors, and windows shall be as follows: Underwriter's Laboratories Inc. Building Material Directory, National Fire Protection Association Pamphlet No. 80 Standard for Fire Doors and Windows, National Wood work Manufacturer's Wood Flush Door, Air Leakage 9 (ASTM E283) Water resistance (ASTM E 331)

2.Glazing in locations which may be subject to human impact such as glazing in ingress and means of egress doors except jalousies; glazing in fixed and sliding panels of sliding (patio) door assemblies and panels in swinging doors; glazing in storm doors; glazing in all unframed swinging doors; glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers; glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches (1525 mm) above the standing surface; 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 teh door in a closed position and where the bottom exposed edge is less than 60 inches (1525 mm) above the walking surface; glazing in an individual fixed or operable panel, other than in those locations described in preceding items E. and F., which meets all of the following conditions: G1. exposed area of an individual pane greater than 9 squaure feet, G2. exposed bottom edge less than 18 inches above the floor, G3. exposed top edge greater than 36 inches above the floor, and G4. one or more walking surface(s) within 36 inches horizontally of the plane of glazing; all glazing in railings regardless of area or height above a walking surface (included are structural baluster panels and nonstructural in-fill panels) shall meet the requirements set forth in the BOCA Code and the Safety Standard for Architectural Glazing Materials (16 CFR 12011). All glazed panels located within 12' of a door which may be mistaken for openings for human passage, unless such panels are provided with a horizontal member 1" minimum in width located between 24" and 36" above the walking shall be tempered glass.

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 manufactured 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 157 pounds per square foot and shall be certified and labeled. 4. Provide threshold at all exterior doors.

5. Provide doors window and glazing sizes as indicated on the drawings.

6. Window sizes comply with information and notes as indicated on the plans. 7.All interior swing doors shall be Grade: Economy, Construction: Standard 1 3/8" thick solid core, flat panel, Finish: Opaque finish on hardboard; Fitting and Finish: Factory-prefit and pre-machine doors, Opaque factory finish, AWI finish System No. 9 (catalyzed lacquer) 8.Exterior Doors: Economy grade 1 3/8inch thick painted steel.

9.Rail solid wood louvered doors, size as indicated on drawings. 10.Bifolding doors: Top-supported, horizontal-sliding, wood, luau finish opaque finish. 11. Windows: Individual units set in wall construction, Commercial grade, Insulating glass, clear glass, thermal break, vinyl extrusions, Finish: Alum Green Color. Provide operating hardware, insect screening. Kawneer or owner approved equal 12.Door Hardware: for swing, bifold, sliding, and bifold doors, comply with ANSI A156 series standards; Quality Level: Residential type, Locksets and latch sets cylinder type, Lock cylinders: interchangeable type, Keying: master key one for each unit, Hinges and butts: Full-mortise type with nonremovable pins at exterior doors, Closers: Door control, and exit device: Low frequency, Pivots: offset or center hung, Hardware finish stain stainless steel finish on all exposed surfaces.; Auxiliary Materials: Door trim Kick plates edge trim mail drops, wall and floor stops, interior sliding door and bifold hardware, sound stripping, weatherstripping and thresholds. Manufacturer's Schalage or Owner approved equal.

Section 9 Finishes

1. Provide and install gypsum wallboard (GWB in accordance with the "American Standard Specifications for the Application and Finishing of Gypsum Wallboard, "as approved by the American Standards Associate, latest edition, Comply with recommendations of GWB Manufacturer. Install 5/8" GWB glued and nailed 7" o.c. for walls and 6" o.c. for ceilings. Where a fire rating is required use 5/8" Type X GWB. Tape and Spackle 3 coats, sand smooth, with metal corner beads, typical. Provide plastic casing beads at butt joints with other material 2.Application of paint or other coating shall be in strict accordance with Manufacturer's directions. Ready mixed paint shall not be thinned, except as permitted in the application instructions.

sealed and painted.

4.All surfaces to be finished shall be clean and free of foreign materials (dirt, grease, asphalt, rust, etc.) upon finishing. 5.Application shall be conducted in a workmanlike manner resulting in a smooth, clean surface. Application rate shall be as recommended by the Manufacturer. Application may be by brush, roller, or spray is paint is specially formulated for spray applications. 6.Exterior paint: Contractor to submit 2'x2' color samples to Owner. Consult with Owner for typical exterior finish color and Manufacturers. All interior and exterior wood trim to be back primed prior to installation. Apply on coat exterior primer, two finish coats. MAB bone white flat for walls and MAB low luster bone white for the trim.

7.VCT underlayment flash patch as required Contractor to insure level, smooth, and clean surface. 8. Interior paint and stain shall be provided as per owner's schedule and specifications. 9. Provide and install exterior and interior surface finish per owner's schedule and specifications. 10.Unless noted otherwise, provide and install resilient flooring and wall base per owner's schedule and specifications. Install in accordance with manufacturer's printed instructions.

11. Provide ceramic tile and accessories complying with Tile Council of America specifications 137.1 in colors and patterns selected by the owner from colors and patterns of the approved MFGR.

12.Install ceramic tile in compliance with pertinent recommendations contained in the Tile Council of America "Handbook for Ceramic Tile Installation" and manufacturer's printed instructions.

13.Setting material may be either dryset mortar in compliance with ANSI A118.1 and A118.2 or 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. 14. Provide and install SW or regular gypsum wallboard, type VII grade W or X as required, class 2, 1/2" thick, at all shower/tub enclosures at walls. 15. Provide and install fire-retardant gypsum wallboard, type "X", class 1, 5/8" thick, at locations indicated on details and drawings. 16. 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 the American Standard Specifications. 17. 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.

Section 10 Specialties 1. Toilet Room Accessories Owner approved

Section 11 thru 14 Equipment, Furnishing, Special Construction, Conveying Systems Not In Architectural Contract

Sections 15 and 16 Mechanical & Plumbing and Electrical

Sections 22, 23, 26 Plumbing, HVAC, and Electrical :

1. Licensed and insured hvac contractor to provide design build proposal for new gas fired split system. Contractor to submit design and specifications to both owner and architect for review and approvals. Contractor to coordinate with architect required chases for new and relocated system(s) prior to framing phase(s). Contractor responsible for all required permits.

2. Licensed and insured plumbing contractor to provide design build proposal. Contractor shall be responsible for all new plumbing indicated in renovations. and shall provide required demolition and coordination of existing systems. Contractor to provide riser diagram indicating type and size of copper. Contractor to be responsible for installation of owners finish (wet) fixtures. Contractor shall inform both owner and architect of any parts/equipment required for installations of any unit. Contractor responsible for all required permits.

3. Licensed and insured electrical contractor to provide design build proposal. Contractor to be responsible for providing service during and post demolition. Contractor to provide design and specifications of all materials/devices/fixtures and components with proposal. Contractor to be responsible for recessed (can) lighting including finish trim kits. Verify with owner color and style of finish kit. Contractor to provide circuit design to architect. Contractor responsible for all required permits.

4. Electrical contractor to verify that the existing service can support new design loads as designed, provide new 200 amp service in new construction

3.All exterior and interior surfaces shall receive the painter's finish except color coordinated factory finish surfaces. Top and bottom of all doors are to be

Not In Architectural Contract Owner will have sub-contractor provide design documents and specifications.



Scale

12" = 1'-0"



### PLAN NOTES

**NOTE:** PROVIDE R-20 BATTE INSULATION TYP WITH VAPOR BARRIER ON WARMSIDE OF WALL BEHIND THE DRYWALL AT ALL EXTERIOR WALL TYP NOTE: SEE A-101 FOR WALL PARTITIONS TYPES

#### HATCHED ARE SHOWS FUTURE COMMERCIAL AREA

THE FIRST-FLOOR COMMERCIAL AREA WILL **OBTAIN A SEPARATE** PERMIT. IT IS THE SHELL AREA ONLY.

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Scale

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1/4" = 1'-0"



# PLAN NOTES

**NOTE:** PROVIDE R-20 BATTE INSULATION TYP WITH VAPOR BARRIER ON WARMSIDE OF WALL BEHIND THE DRYWALL AT ALL EXTERIOR WALL TYP **NOTE:** SEE A-101 FOR WALL PARTITIONS TYPES

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	Project number Project Number Date
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Scale

1/4" = 1'-0"





2 A300

### PLAN NOTES

**NOTE:** PROVIDE R-20 BATTE INSULATION TYP WITH VAPOR BARRIER ON WARMSIDE OF WALL BEHIND THE DRYWALL AT ALL EXTERIOR WALL TYP

NOTE: SEE A-101 FOR WALL PARTITIONS TYPES



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2 A300

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# PLAN NOTES

**NOTE:** PROVIDE R-20 BATTE INSULATION TYP WITH VAPOR BARRIER ON WARMSIDE OF WALL BEHIND THE DRYWALL AT ALL EXTERIOR WALL TYP NOTE: SEE A-101 FOR WALL PARTITIONS TYPES

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1/4" = 1'-0"

Scale



A100.4/ SCALE: 1/4" = 1'-0"









∖ UL 305 - 1 HR INTERIOR PARTITION A101 N.T.S.





FINISHED FLOOR

3/4" FIRE RETARDANT PLYWOOD SHEATHING WOOD JOISTS, FIRESTOPPED SEE FRAMING PLAN FOR DETAILS 1X3 CROSS BRIDGING OPTIONAL SOUND BATTS

> FURRING CHANNEL INSTALLED PERP. TO JOISTS

(2) 5/8" FIRECODE X GYP PANEL FINISH CEILING, SEE RCP FOR DETAILS



2 HR CEILING DETAIL

SCALE: 1" = 1'-0"

	GA FRE #	STC - 35			
305	WP 3605	Sound Test #	NGC-2403		
5/8" (15 Board a 16" o.c. 7" o.c. a gypsum sides.	.9 mm) Fire-Shield Gypsu pplied horizontally or ve with 6d coated nails, 1-7 it edges. Joints of square board may be left expos	im Board or 5/8" rtically to each s 7/8" long, 0.0915 e edge, bevel ed sed. Joints stagg	XP Fire-Shield Gypsum ide of 2x4 wood studs " shank, 1/4" heads, ge or predecorated ered 16" on opposite		

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#### HATCHED ARE SHOWS <sup>C</sup> FUTURE COMMERCIAL AREA

#### THE FIRST-FLOOR COMMERCIAL AREA WILL OBTAIN A SEPARATE PERMIT. IT IS THE SHELL AREA ONLY.



### f FIRST FLOOR REFLECTED CEILING PLAN

A102 SCALE: 3/16" = 1'-0"



#### THIRD FLOOR REFLECTED CEILING PLAN A102 SCALE: 3/16" = 1'-0"









4 LOFT A102 SCALE: 3/16" = 1'-0"

### CEILING NOTES

**NOTE:** ALL ALARMS THROUGHOUT THE BUILDING ARE INTERCONNECTED IN A MANNER THAT SETTING OFF ONE ALARM WOULD SET ALL OTHER ALARMS IN THE UNIT

NOTE: EVERY BATHROOM AND TOILET ROOM THAT DOES NOT HAVE A WINDOW SHALL BE EQUIPPED WITH A MECHANICAL EXHAUST VENTILATION SYSTEM Per THE PHILADELPHIA PROPERTY MAINTENANCE CODE PM-403.2 NOTE: FIRE PROTECTION IS PROVIDED THROUGH OUT AND UNDER STAIR WAYS PER 2009 IBC 1009.6.3

CEILIN	G SYMBOL LEGEND
	FLUORESCENT FIXTURE
	SURFACE MOUNT
W	WALL SCONCE
$\bigotimes$	INCANDESCENT DOWN LIGHT FIXTURE 6" DIAMETER
F	FLUORESCENT DOWN LIGHT FIXTURE 6" DIAMETER
CF	OPTIONAL CEILING FAN WITH LIGHT
$(F)\!\!\rightarrow$	RECESSED FLUORESCENT WALL WASHER 6" DIAMETER
$\bigcirc$	CEILING MOUNTED LIGHT FIXTURE
SDCO	SMOKE and CARBON DIOXIDE DETECTOR
EMER.	EMERGENCY LIGHT
8	EXIT SIGN
	FLUORESCENT LIGHT
⊕ ×'-×"	CEILING HEIGHT
	EXHAUST FAN
(FE)	FIRE EXTINGUISHER
	DRYER VENT
CEILIN	G GENERAL NOTES
SEE ELECTRICAL F LIGHTING FIXTURE N THE ROOM FINI COORDINATION W LESS THAN 6" SQL CEILING CONTRAC CEILING CONTRAC CEILING AFTER INS CEILING AFTER INS CEILING CONTRAC CEILING CONTRAC	PLANS FOR LOCATION OF EX, EM & REM S CTOR TO INSTALL CEILING IN ALL ROOMS AS FFLECTED CEILING PLAN AND AS IDENTIFIED SH SCHEDULE. CEILING TO BE LAYED OUT IN 11TH LIGHT FIXTURE LAYOUT SO NO TILE IS JARE. CTOR TO PATCH/ REPAIR OR MODIFY EXISTING STALLATION OF NEW YORK. CTOR TO REMOVE AND REPLACE EXISTING STALLATION OF NEW YORK. CTOR TO REMOVE AND REPLACE EXISTING W OR EXISTING TILES) AFTER MECHANICAL COMPLETED. TO BE REMOVED AND REPLACED WITH NEW DENTIFIED IN THE ROOM FINISH SCHEDULE. CRAWINGS FOR LIGHT FIXTURES, SUPPLY AIR RN GRILLS AND SPRINKLER HEAD LAYOUT S TO FOLLOW CEILING MOUNTING MATRIX ISE REQUIRED TO PROVIDE MINIMUM COVERAGE ORRIDOR & CLOSET CEILING HEIGHTS TO BE 8'-0' SE NOTED. CES & LIVING AREAS TO BE GWB TIGHT TO EXIST. STRUCTURE.





<ul> <li>For the store of the turbine basined in the indication. Show and the turbine basined in the indication. Show and the turbine basined in the indication.</li> <li>Site of the turbine unit, through shingles and sheathing boards using the tempkate (located on the cartor). Mark on the indication in the indication.</li> </ul>
<ul> <li>Level</li> <li>Schever Schever or Jig Saw and/or Pandisaw</li> <li>Extension Cord</li> <li>Work Gloves</li> <li>Schwarizer Roofing Nails</li> <li>Calking Bun</li> <li>Claw Hammer</li> <li>Sinjs (for cutting shingles)</li> <li>Calking Gun</li> <li>Claw Hammer</li> <li>Sinjs (for cutting shingles)</li> <li>Schwarizer Work Gloves</li> <li>Schwarizer Broofing Nails</li> <li>Calter</li> <li>Carton</li> <li>Carton<!--</td--></li></ul>
CAUTION This wind furthine ventiliator is a precision balanced unit. Be careful when hand ling installation to avoid damaging or mission by the total and bearing assembly. This turbine is for ventiliation purposes only. NEVER install on a chimney or any other hot stack or vent such as a driat inducer. The heat will quickly damage the turbine. For maximum efficiency of operation, locate the turbine behind any obstructions. Measure and Cut Choose location on the roof, approximately 16° from the ridge line and centered between two rafters. Cut a 12° or 14° diameter hole, depending on the size of the turbine turbine turbine shing and sheathing boards using the template (located on the carton). Mark on the roof 5.12° up from the top and 5.12° in the left and root.
5 1/2*       Measure and Cut Choose location on the roof, approximately 16* from the ridge line and centered between two rafters. Cut a 12*or 14* diameter hole, depending on the size of the turbine unit, through shingles and sheathing boards using the template (located on the carton). Mark on the root 5 1/2* up from the top and 5 1/2* to the left and right
of the 12° or 14° cut-out. Figure 1
Prepare Hole Starting with shingle course closest to the horizontal center of the 12° or 14° cut-out, carefully roll up all shingles in the area between your marks, working upward. Remove all shingle nails within this area. Figure 2
Figure 2 • Figura 2 Adjust This adjustment must be made BEFORE anchoring base flashing to the root. Loosen clamp screw. Place base unit flat on the root and turn the upper adjustable stack section to a vertical position (See Inset). Depending on the roof pitch, the vertical seam may or may not align toward the bottom of the root. In many cases it does not. Tighten clamp screws to fasten in position. Figure 3
Figure 3 + Figure 3  See reverse for additional steps
Figure 6 + Figura 6

Secure Base... Secure the base to the roof using roofing nails (long enough to penetrate through the roof sheathing) approximately 1° from the exterior edge at all eight corners and at the center of all sides (See Figure 5A). For Miami Dade and Texas Department of Insurance required installations, nail approximately 1° from the exterior edge at the all eight corners and the center of all sides. Also, nail 1° from the stack at every 45 degrees (See Figure 5B). The bottom half of the flashing will be installed on top of the shingles. Exposed nail heads must be sealed with roofing cement or silicone. (Apply roofing cement to underside of the shingles overlapping the flashing and press down firmly onto the flashing. Seal inside of the stack between the roof and flashing.)

Attach Turbine Head... Set the turbine unit firmly on the crimped base collar. Attach with three (3) sheet metal screws (included) through holes in the turbine base ring. Apply clear silicone or roofing cement between the turbine unit and stack and all around sheet metal screw heads. Figure 6

Important: Apply clear silicone caulk or roofing cement to exposed flashing edges and to the junction of the stack and flashing, the bead joining the upper and lower stack sections, the vertical seam in the upper and lower stack sections and all exposed nail heads." Figure 6

"Clear silicone caulk is recommended for visible applications to maintain appearance.

A ROOF TURBINE DETAIL A103 N.T.S.





5 OVERFLOW SCUPPER AT WALL

A103 SCALE: 1/4" = 1'-0"

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Date

Scale



SHEET METAL FLASHING AND TRIM Lead Pipe Boot COMMON WORK RESULTS FOR PLUMBING Vent Through Roof BUILT UP BITUMINOUS ROOFING Cont. Cant Strip - BUILT UP BITUMINOUS ROOFING Multi-Ply Roof Over Overlay Bd. - BOARD INSULATION Rigid Bd. Insulation ROUGH CARPENTRY Roof Sheathing ROUGH CARPENTRY Wd. Rafter

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LAYER IED ROOF DN BOARD	107 S 2nd Street, 2nd Floor, Philadelphia, PA 19106. 267-866-0930 OFFICE 267-866-0931 DIRECT plato@plato-studio.com
	PERISTERED AN PERISTERED AN PERIST
	ARCHITECT SEAL MUST BE IN RED INK
*	TBD
	Rnow what's below. 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
RMAL DT SHOWN FOR	
N PARAPET	CLIENT SIGNATURE DATE
	NAME (PLEASE PRINT) KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE
PACITY OF ROOF	BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.
E THRU	
EATHER	
	2797 EGYPT RD

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PLATO

Τ U D I O

ROOF PLAN

**Project Number** Project number Drawn by Author Checker Checked by A103

As indicated







	DEMOL	ITION	GENER	AL NO	OTES	
1. DEMOLITIC THE INFORMA ONLY TO THO EXISTING ITEM INDICATED ON BASE, WALLS, PLUMBING FIX WORK.	ON IS INTENDI TION PROVID SE ITEMS SPE MS OF CONST DEMOLITION , CEILINGS, DO (TURES AND S	ED TO PREF ED IN NO W ECIFICALLY RUCTION AI I PLAN, INCL DORS, DOOI SYSTEM, AS	PARE THE BUII AY INTENDS T IDENTIFIED. T ND EQUIPMEN LUDING, BUT N R FRAMES, CA REQUIRED TO	LDING TO O MEAN HE CON IT WITHIN NOT LIMIT SEWOR O ALLOW	D RECEIVE THAT DEM TRACTOR S N THE PRO IED TO FLO K, ELECTR I FOR THE	THE NEW W IOLITION IS I SHALL REMO JECT AREA, JOR MATER ICAL, MECH EXECUTION
2. THE CONT ENTIRETY INC PROJECTIONS MATCH ADJAC	TRACTOR SHA LUDING ALL A S, BOLTS, NAIL CENT SURFAC	LL REMOVE SSOCIATEL S, ETC. FRO ES OR PRO	e all items to piping, wiri om existing s vide new sc	) be den NG, han Surfaci Hedule	MOLISHED IGERS, SUF ES, AND PA D FINISHES	IN THEIR PPORTS, ATCH ALL HC
3. THE CONT ALL STRUCTU WORK. NO FL REGISTERED REVIEWED BY	RACTOR SHA RAL INTERFE OOR OR STRI STRUCTURAL THE ARCHITI	LL BRING T RENCE THA JCTURAL M ENGINEER ECT.	O THE ARCHIT T WOULD AFF IEMBERS SHA . ALL PROPOS	ECT'S A ECTED 1 LL BE CU SED SLEI	TTENTION THE EXECU JT WITHOU EVE / CORI	FOR DECISI ITION OF TH T PERMISSI NG SHALL B
4. THE CONT DOWN TO THE CONTRACTOF PREPARATION SHALL BE AS	RACTOR SHA CONCRETE SHALL OBSE TREATMEN FOLLOWS:	LL REMOVE SLAB, AND I RVE MANUI T OF EXIST	e all existing Leave floor Facturer's f Ing floor fii	G FLOOR SMOOTI REQUIRE NISHES V	FINISHES H FOR NEV MENTS FO WITHIN ARE	AND ADHES / FINISH. TH R SUB-FLOO EAS OF DEM
A. CARPI REMAININ	ET: REMOVE E G GLUE RESI	NTIRELY, IN DUE AND PA	NCLUDING PAI	dding. F Ssary f	REMOVE FOR NEW	
B. VINYL	REMOVE EN S. REMOVE G	TIRELY AFT	ER MATERIAL	HAS BEI . PATCH	EN TESTED I AS	FOR
NECESSA C. CERAI A LATEX L SURFACTO	RY TO PROVIE MIC TILE: REN LEVELING CON RECEIVE NE	De Level Si 10ve Entir 10pound To 10pound To 10pound To	URFACE. RELY. PATCH / O PRODUCE A S.	AND REP SMOOTH	AIR FLOOF I, LEVEL	RS WITH
5. THE CONT VINYL WALL C FINISHES, UNI NEW FINISHES	FRACTOR SHA OVERING, WA LESS NOTED ( S.	ILL REMOVE ILL BASE ET OTHERWISE	E EXISTING FIN IC. AT ALL EXI E, AND LEAVE	IISHES, I STING W WALL SU	NCLUDING ALLS TO R IRFACE SM	CERAMIC T ECEIVE NEV IOOTH TO F
6. THE CONT	RACTOR SHA	ILL REMOVE	E ALL EXISTING BING AND ELE	G CEILING	GS TO ALLO _ WORK.	ow for Pr
7. THE CONT	RACTOR SHA	LL REMOVE LINGS.	E ALL EXISTING		GS TO ALLO	OW FOR PR
8. ALL PIPINO REMOVED AN	G WHICH BEC	OMES EXPO TO BE CON	OSED DURING ICEALED BEHI	THE ALT ND FINIS	ERATION V	VORK SHAL ACES.
9. EXISTING WORK. SHUT ASSOCIATION	BUILDING PLL DOWN(S) SHA	IMBING SEF LL BE COOI	RVICES TO BE	SHUTDC TH THE C	WN PRIOR WNER ANI	TO DEMOL CONDOM
10. COORDINA EXISTING FUR	ATE WITH OW	NER REGAF LAUNDRY A	RDING THE RE PPLIANCES.	MOVAL A	AND/OR ST	ORAGE OF
11. THE CON OF DEMOLITI TEMPORARY PASSAGE FR HAVING JURI	TRACTOR SH ON / CONSTR PARTITIONS, OM THE BUILI SDICTION.	ALL MAINTA UCTION. TH AND COVEI DING TO TH	NIN ALL MEANS IE CONTRACTO RED WALKS TO E PUBLIC WAN	of Egf or Shal Maint, And As	RESS FOR <sup>-</sup> L PROVIDE AIN EGRES REQUIRE	The Durat Fire Rate S and Saf D by Autho
12. THE CON THE SPACES DEMOLITION	TRACTOR SH BELOW OR A / CONSTRUC	ALL PROVID BOVE THE / FION.	DE TEMPORAR AREA OF	Y PROTE	ECTION WH	IILE WORKI
13. THE ARC FOR THE PROCED CONTRA CODES L	HITECT AND C SAFETY AND URES, TECHN CTOR TO CAR OCAL STATE (	DR ENGINEE CONSTRUC IQUES, OR RY OUT THI DR OSHA RI	ER SHALL NOT CTION AND OR THE FAILURE E WORK SAFE EGULATIONS	BE REPS DEMOLI OF THE LY WITH	SONSIBLE TION THE REQU	IIRED
	D	FMOLI		GEN		
			<u> </u>		_	
	===				==	==
REMOVE ENTIRET FRAMES		ALL CONSTR DR TO STRU	RUCTION, SHO		H DASHED DING DOOF	LINES, IN IT IS, DOOR
NEW	ISE, ASSUCIA			., ⊑TC. Pł		

SE, ASSOCIA	TED ELEC.	/ MECH.	WORK,	ETC.	PR
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		— — (			

REMOVE EXISTING CASEWORK, COUNTERS, SHELVING, EQUIPMENT AND SUPPORTS, SHOWN WITH DASHED LINES.



REMOVE EXISTING PLUMBING FIXTURES, SHOWN WITH DASHED LINES. EXISTING PIPING SHALL BE CAPPED AS INDICATED ON THE PLUMBING DRAWINGS. ANY FLOOR PENETRATIONS DUE TO THE REMOVAL OF PIPING ARE TO BE FILLED AS NOTED IN THE CUTTING AND PATCHING GENERAL NOTES.

#### CONTRACTOR NOTES

1. THE CONTRACTOR SHALL PERFORM A SITE VISIT. IN DOING SO THE CONTRACTOR HAS AGREED THAT THEY HAVE INVESTIGATED THE EXISTING CONDITIONS TO BE RENOVATED AND COMPARE THEM TO THE WORK TO BE PERFORMED ACCORDING TO THE PROPOSED WORK.

2. INFORMATION CONTAINED ON THESE DRAWINGS WITH REGARD TO EXISTING CONDITIONS OF CONSTRUCTION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR IN EXECUTING THE NEW WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATION OF SUCH EXISTING CONDITIONS. THIS INTERPRETATION HAS BEEN TAKEN FROM DRAWINGS SUPPLIED BY OWNER AND HAS BEEN FURTHER SUPPLEMENTED WITH FIELD-MEASUREMENTS AND OBSERVATIONS. THE INFORMATION CONTAINED IN THESE DRAWINGS, WITH REGARD TO THE EXISTING CONDITIONS OF CONSTRUCTION IN NO WAY RELEASES TH CONTRACTOR FROM THE RESPONSIBILITY FOR VERIFYING COMPLETELY ALL FIELD CONDITIONS RELATING TO THE EXECUTION OF THE WORK, AS DESCRIBED IN THESE DOCUMENTS.

3. NO GUARANTEE IS MADE AS TO THE GENERAL CONDITIONS OF THE EXISTING BUILDING. THE CONTRACTOR SHALL FIELD VERIFY AND DOCUMENT ALL EXISTING DIMENSIONS, ELEVATIONS, BENCHMARKS, MATERIALS, UTILITIES AND CONSTRUCTION TYPE THAT MAY AFFECT OR BE AFFECTED BY NEW WORK, AND SHALL COORDINATE SUCH FIELD VERIFICATION WITH THE CONTRACT DOCUMENTS AND THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES AND/OR CONFLICTS INVOLVING EXISTING CONDITIONS AND BRING THEM TO THE ARCHITECT'S ATTENTION IMMEDIATELY.

4. THE CONTRACTOR SHALL FIELD-VERIFY THE EXISTING CONDITIONS AS THEY RELATED TO SPECIFIC PORTIONS OF THE WORK. VERIFICATION SHALL BE UNDERTAKEN IN ADVANCE TO ALLOW FOR THE TIMELY IDENTIFICATION OF EXISTING CONDITIONS THAT MAY AFFECT THE SCHEDULED INSTALLATION OF NEW WORK AS DESIGNED AND DETAILED, AND TO AVOID UNDUE AND UNREASONABLE DELAYS TO THE PROJECT SHOULD SUCH CONDITIONS BE DISCOVERED. TIMELY IDENTIFICATION OF SUCH CONDITIONS SHALL PROVIDE FOR A MINIMUM PERIOD OF TEN (10) WORKING DAYS DURING WHICH TIME THE ARCHITECT WILL EVALUATE THE CONDITIONS AND MAKE RECOMMENDATIONS FOR ACCOMMODATING NEW WORK.

5. THE CONTRACTOR SHALL FIELD-VERIFY THE LOCATION AND EXTENT OF THE LIFE SAFETY SYSTEM (INCLUDING BUT NOT LIMITED TO SPRINKLER SYSTEMS, SMOKE DETECTION SYSTEMS, EMERGENCY LIGHTING SYSTEMS) AS THEY MAY BE AFFECTED BY THE NEW WORK. THE CONTRACTOR IS RESPONSIBLE FOR ACCOMMODATING THESE SYSTEMS WHEN AFFECTED BY NEW WORK SO THAT ALL APPLICABLE CODES REQUIREMENTS ARE SATISFIED.

6. THE AREAS ADJACENT TO THE PROJECT ARE CURRENTLY OCCUPIED. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY CONSTRUCTION ACTIVITIES WHICH MAY IMPEDE THEM, INCLUDING ANY ACTIVITY WHICH CREATES EXCESSIVE NOISE, AND NOTIFY ANY OCCUPANTS OF THE BUILDING OF ANY CONSTRUCTION ACTIVITIES WHICH MAY AFFECT THEM.

7. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO AREAS ADJACENT TO NEW CONSTRUCTION OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED AND SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES.

8. THE CONTRACTOR SHALL IDENTIFY POINTS OF ACCESS TO THE BUILDING AND VERIFY MINIMUM CLEARANCES AVAILABLE FOR USE IN TRANSPORTING NECESSARY CONSTRUCTION MACHINERY, EQUIPMENT, MATERIALS, AND COMPONENTS INTO THE BUILDING. USE OF SUCH POINTS OF ACCESS SHALL BE APPROVED BY THE OWNER.

9. THE CONTRACTOR SHALL IDENTIFY EXISTING COMPONENTS AND ASSEMBLIES WITHIN THE BUILDING THAT ARE CONSTRUCTED AS FIRE-RATED ASSEMBLIES; SHALL NOTE ANY DISCREPANCIES AND/OR CONFLICTS INVOLVING EXISTING CONDITIONS AND BRING THEM TO THE ARCHITECT'S ATTENTION IMMEDIATELY.

10. THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.

11. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPER INTERFACE BETWEEN EXISTING AND NEW WORK.

12. THE CONTRACTOR/ OWNER IS RESPONSIBLE FOR ENGINEERING SURVEY FOR EXISTING CONDITIONS AND FOR SEQUENCE OF DEMOLITION ALL SITE SAFETY AND SITE SAFETY PLAN

#### CUTTING AND PATCHING GENERAL NOTES

1. WHERE EXISTING CONSTRUCTION TO REMAIN IS DAMAGE BY THE REMOVAL OF EXISTING CONSTRUCTION OR ANY OTHER WORK PREFORMED UNDER THIS CONTRACT. THE CONTRACTOR SHALL PATCH, REPAIRED AND ALIGN ALL EXISTING CONSTRUCTION SO AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR AND PREPARE EXISTING SURFACE TO RECEIVE NEW SCHEDULED FINISHES.

2. WHERE EXISTING EXTERIOR WALL OR INTERIOR PARTITIONS ARE DAMAGED IN AREAS OF SELECTIVE DEMOLITION BY THE REMOVAL OF EXISTING CONSTRUCTION OR ANY OTHER DEMOLITION ACTION, THE CONTRACTOR SHALL REPAIR EXISTING WALL SURFACES TO MATCH EXISTING OR PRODUCE A SMOOTH SURFACE TO RECEIVE NEW FINISHES.

3. WHERE LEVEL CHANGES, HOLES, DEPRESSIONS, OR FORMED TRENCHES ARE UNCOVERED IN EXISTING CONCRETE SLAB BY THE REMOVAL OF EXISTING WALLS / EXISTING FLOORING OR ANY OTHER DEMOLITION ACTION, THE CONTRACTOR SHALL PATCH AND REPAIR EXISTING CONCRETE SURFACES WITH A LATEX OR GYPCRETE LEVELING COMPOUND UNLESS SPECIFIED OTHERWISE TO PRODUCE A SMOOTH LEVEL SURFACE TO RECEIVE NEW FINISHES.

4. WHERE PIPES, CONDUITS, DUCTWORK, ETC. ARE TO BE REMOVED FROM EXISTING WALL / PARTITION TO REMAIN, THE CONTRACTOR SHALL INFILL THE OPENING / PENETRATION WITH MATERIALS THAT MATCH THE EXISTING CONSTRUCTION, OR AN UL-APPROVED MATERIAL TO MAINTAIN THE EXISTING FIRE RATED ASSEMBLY.

5. WHERE WALL AREAS THAT ARE LEFT EXPOSED AS A RESULT OF AN ADDJUSTMENT IN FINISH CEILING HEIGHT. THE CONTRACTOR SHALL REPAIR EXISTING WALL SURFACES TO MATCH EXISTING OR PRODUCE A SMOOTH SURFACE TO RECEIVE NEW FINISHES.

6. WHERE PIPES, CONDUITS, DUCTWORK, ETC. ARE TO BE REMOVED FROM ANY FLOOR OR ROOF ASSEMBLY TO REMAIN, THE CONTRACTOR SHALL INFILL THE OPENING WITH MATERIALS TO MAINTAIN DESIGNATED FIRE OR SMOKE RATING.



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FRAMING NOTES	
MAINTAIN 4" BRICK SEPERATION BETWEEN ALL JOIST POCKETS & ADJACENT PROPERTY	PLAIO STUDIO
VERIFY MASONRY CONDITION @ ALL EXISTING JOIST POCKETS VERIFY 4" MIN STABLE BEARING MASONRY BELOW ALL JOISTS & BEAMS ALL BUILT-UP BEAMS TO HAVE 1/2" PLYWOOD COBES & TO BE	
CONNECTED W/1/2" DIA. THROUGH BOLTS @32" O.C. STAGGERED @ 1 1/2" ABOVE AND BELOW THE N. A. PROVIDE (3) 2x6 POSTS WITHIN 2X6 BEABING WALLS @ ALL BEAM	MARINAKOS, JR.
LOCATIONS ALL POSTS TO BE CONTINUES TO FOUNDATION; BLOCK FLOOR SYSTEM SOLID UNDER ALL POST LOCATIONS (TYP)	ARCHITECT, LLC
PROVIDE FULL DEPTH JOIST HANGERS @ ALL JOIST TO BEAM CONNECTIONS: FASTEN PER MANUF SPECIFICATIONS PROVIDE FULL DEPTH HANGERS @ ALL BEAM TO BEAM CONNECTIONS:	www.plato-studio.com
PROVIDE DOUBLE TOP PLATES IN ALL BEARING WALLS	2nd Floor, Philadelphia, PA 19106.
ALL LUMBER INDIRECT CONTACT WITH MASONRY TO BE WOLMANIZED; ALL EXTERIOR LUMBER TO BE WOLMANZIED (UNLESS OTHERWISE NOTED)	267-866-0930 OFFICE 267-866-0931 DIRECT plato@plato-studio.com
ALL EXTERIOR FASTNERS TO BE GLAVANIZED ALL FLOOR DECKING TO BE 3/4" T&G PLYWOOD BOTH GLUED &	I I I I I I I I I I I I I I I I I I I
SCREWED TO FLOOR JOISTS PROVIDE 4" MIN BEARING @ALL JOISTS & BEAMS	NON REGISTERED OF
PROVIDE SOLID BRIDGING BETW JOISTS @7'-0" O.C. PROVIDE NEW ( & VERIFY EXISTING) HEADERS AS SCHEDULED	ALJAMES PARANCY
LINTEL SCHEDULE	ENGINEEL T
1) ALL STEEL LINTELS SHALL BE ASTM A-36	ARCHITECT SEAL MUST BE IN RED INK
2) ALL LINTELS SHALL HAVE 6 INCH MINIMUM BEARING U.N.O. 3) CALL ENGINEER FOR OPENINGS OVER 8'-0" STEEL LINTELS:	OWNER
(4", 8" AND 12" NON-BEARING WALLS) BRICK VENEER WIDTH OF OPENING STEEL UP TO 2'-11" OPENING L3-1/2X3-1/2X5/16 6"	IBD
3'-0" TO 3'-11" OPENINGL4X3-1/2X5/166"4'-0" TO 5'-11" OPENINGL5X3-1/2X5/166"6'-0" TO 8'-0" OPENINGL6X3-1/2X5/16PL 8"	
PRE-CAST CONCRETE LINTEL SCHEDULE (4",8" AND 12" CMU WALLS	Stynua ONE CALL STOR
WIDTH OF OPENING REINFORCED CONCRETE FOR EACH 4" OF WALL THICKNESS	Know what's below.
UP TO 6'-1" TO 8'-0" OPENING #3 TOP AND #5 BOTTOM 1) NOMINAL SIZE 4"X8" 2) MINIMUM 2000 PSI CONCRETE	ISSUED BY:
<ul> <li>3) MINIMUM 6" BEARING EACH SIDE</li> <li>4) GROUT 3 COURSES SOLID UNDER BEARING AREA</li> <li>PROVIDE MINIMUM 6" BEARING EACH</li> </ul>	PLATO A. MARINAKOS JR ARCHITECT, LLC FOR " APPROVAL" BY OUR CLIENT AND CUSTOMER
HEADERS FOR OPENINGS IN METAL STUD WALL	CLIENT IS REQUIRED TO     APPROVED AS IS       CHECK (X)     ONE BOX       ONLY     APPROVED AS NOTED
5-0" UP TO 8'-0" (3) 6S I-SHAPED	CLIENT SIGNATURE     DATE
THE CONTRACTOR SHALL VERIFY ALL OPENINGS BELOW LINTLES INDICATED ARE ADEQUATE TO ACCEPT DOOR	NAME (PLEASE PRINT)
AND MECHANICAL DRAWINGS. NOTIFY THE ARCHITECTORAL STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO LINTEL INSTALLATION	KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.
NO OPENING SHALL BE PLACED ABOVE ANY LINTEL WITHIN A HEIGHT LESS THAN OR EQUAL TO THE WIDTH OF THE CLEAR OPENING BELOW THE LINTEL, UNLESS SPECIFICALLY SHOWN OR APPROVED BT THE STRUCTURAL ENGINEER.	
WOOD HEADERS/ FRAMED WALLS 2"X4" 2"X6"	
3'-0" MAX SPAN (2) 2"X8" PLY WD CORE (3) 2"X8" PLY WD CORES	
4'-0" MAX SPAN (2) 2"X10" PLY WD CORE (3) 2"X10" PLY WD CORES	
ALL WOOD HEADERS SHALL BE CONTINUOUS WITH NO SPLICING	
4" BEARING ROUGH OPENING	
GIVEN DIMENSION (2)2x6 ON EITHER SIDE TO FRAME WINDOW OPENING	
THE CONTRACTOR SHALL VERIFY ALL OPENINGS BELOW LINTLES INDICATED ARE ADEQUATE TO ACCEPT DOOR FRAMES, LOUVERS, ETC AS SHOWN ON THE ARCHITECTURAL	2797 EGYPT RD
STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO	
NO OPENING SHALL BE PLACED ABOVE ANY LINTEL WITHIN A HEIGHT LESS THAN OR EQUAL TO THE WIDTH OF THE CLEAR OPENING BELOW THE LINTEL, UNLESS SPECIFICALLY	FRAMING PLANS
SHOWN OR APPROVED BT THE STRUCTURAL ENGINEER.	Project number Project Number
	Date Drawn by Author Checked by
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As indicated

Scale

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![](_page_13_Figure_2.jpeg)

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![](_page_14_Figure_1.jpeg)

#### SHINGLE REPLACEMENT ON EXISTING ROOF SYSTEM

SHINGLE REPLACEMENT ON EXISTING ROOF SYSTEM

PLATO PLATO MARINAKOS, JR. ARCHITECT, LLC
www.plato-studio.com 107 S 2nd Street, 2nd Floor, Philadelphia, PA 19106. 267-866-0930 OFFICE 267-866-0931 DIRECT plato@plato-studio.com
ARCHITECT SEAL MUST BE IN RED INK OWNER
Know what's below. Call before you dig.
ISSUED BY:         PLATO A. MARINAKOS JR ARCHITECT, LLC         FOR "APPROVAL" BY OUR CLIENT AND CUSTOMI         CLIENT IS REQUIRED TO         APPROVED AS IS         CHECK (X)         ONE BOX         ONLY         CLIENT SIGNATURE         DATE         NAME (PLEASE PRINT)         KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE
BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.
2797 EGYPT RD
SECTIONS
Project number Project Numb Date Drawn by
Checked by Check

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Scale

1/4" = 1'-0"

3	A	4' - 0"	3' - 0"	2' - 0"	6' - 0"	New window existing opening
2	С	2' - 0"	2' - 0"	5' - 0"	7' - 0"	New window existing opening
17	A	4' - 0"	3' - 0"	3' - 0"	7' - 0"	New window existing opening
18	А	4' - 0"	3' - 0"	3' - 0"	7' - 0"	New window existing opening
16	А	4' - 0"	3' - 0"	3' - 0"	7' - 0"	New window existing opening
14	A	4' - 0"	3' - 0"	3' - 0"	7' - 0"	New window existing opening
13	А	4' - 0"	3' - 0"	3' - 0"	7' - 0"	New window existing opening
15	A	4' - 0"	3' - 0"	3' - 0"	7' - 0"	New window existing opening
12	A	4' - 0"	3' - 0"	3' - 0"	7' - 0"	New window existing opening
11	A	4' - 0"	3' - 0"	3' - 0"	7' - 0"	New window existing opening
3	С	2' - 0"	2' - 0"	4' - 4"	6' - 4"	New window existing opening
19	A	4' - 0"	3' - 0"	2' - 6"	6' - 6"	New window existing opening
32	A	4' - 0"	3' - 0"	2' - 6"	6' - 6"	New window existing opening
30	A	4' - 0"	3' - 0"	2' - 6"	6' - 6"	New window existing opening
29	A	4' - 0"	3' - 0"	2' - 6"	6' - 6"	New window existing opening
28	A	4' - 0"	3' - 0"	2' - 4"	6' - 4"	New window existing opening
27	А	4' - 0"	3' - 0"	2' - 6"	6' - 6"	New window existing opening
35	А	4' - 0"	3' - 0"	3' - 0"	7' - 0"	New window existing opening
36	А	4' - 0"	3' - 0"	3' - 0"	7' - 0"	New window existing opening
34	А	4' - 0"	3' - 0"	3' - 0"	7' - 0"	New window existing opening
33	А	4' - 0"	3' - 0"	3' - 0"	7' - 0"	New window existing opening
37	A	4' - 0"	3' - 0"	3' - 0"	7' - 0"	New window existing opening
40	А	4' - 0"	3' - 0"	3' - 0"	7' - 0"	New window existing opening
41	А	4' - 0"	3' - 0"	3' - 0"	7' - 0"	New window existing opening
1	E	4' - 0"	2' - 0"	3' - 0"	7' - 0"	New window existing opening
2	D	3' - 0"	2' - 6"	3' - 6"	6' - 6"	New window existing opening
3	D	3' - 0"	2' - 6"	3' - 6"	6' - 6"	New window existing opening
4	С	2' - 0"	2' - 0"	3' - 0"	5' - 0"	New window existing opening
5	С	2' - 0"	2' - 0"	3' - 0"	5' - 0"	New window existing opening
6	С	2' - 0"	2' - 0"	3' - 10"	5' - 10"	New window existing opening
1	С	2' - 0"	2' - 0"	5' - 0"	7' - 0"	New window existing opening
8	С	2' - 0"	2' - 0"	8' - 0"	10' - 0"	New window existing opening
7	С	2' - 0"	2' - 0"	8' - 0"	10' - 0"	New window existing opening
9	С	2' - 0"	2' - 0"	8' - 6"	10' - 6"	New window existing opening
10	С	2' - 0"	2' - 0"	8' - 6"	10' - 6"	New window existing opening
38	А	4' - 0"	3' - 0"	4' - 0"	8' - 0"	New window existing opening
39	А	4' - 0"	3' - 0"	4' - 0"	8' - 0"	New window existing opening
24	А	4' - 0"	3' - 0"	1' - 9"	5' - 9"	New window existing opening
23	А	4' - 0"	3' - 0"	2' - 0"	6' - 0"	New window existing opening
21	А	4' - 0"	3' - 0"	2' - 0"	6' - 0"	New window existing opening
6	А	4' - 0"	3' - 0"	2' - 0"	6' - 0"	New window existing opening
10	А	4' - 0"	3' - 0"	2' - 0"	6' - 0"	New window existing opening
1	D	3' - 0"	2' - 6"	1' - 5"	4' - 5"	New window existing opening
22	D	3' - 0"	2' - 6"	2' - 6"	5' - 6"	New window existing opening
25	A	4' - 0"	3' - 0"	3' - 0"	7' - 0"	New window existing opening
26	A	4' - 0"	3' - 0"	3' - 0"	7' - 0"	New window existing opening
20	A	4' - 0"	3' - 0"	2' - 0"	6' - 0"	New window existing opening
31	A	4' - 0"	3' - 0"	2' - 6"	6' - 6"	New window existing opening
1	G	1' - 6"	3' - 0"	4' - 0"	5' - 6"	New window existing

WINDOW SCHEDULE

TYPE | HEIGHT | WIDTH | HGT.

3' - 0"

3' - 0"

3' - 0"

3' - 0"

3' - 0"

3' - 0"

3' - 0"

' - 0"

4' - 0"

4' - 0"

4' - 0"

4' - 0"

5' - 0"

5' - 0"

NUMBE

R

UNIT DIMENSIONS

3' - 6"

3' - 6"

3' - 6"

3' - 6"

3' - 6"

3' - 0"

3' - 0"

SILL

HEAD

HGT.

7' - 6"

7' - 6"

7' - 6"

7' - 6"

7' - 6"

8' - 0"

8' - 0"

Comments

New window existing

opening

opening

opening

opening

opening

opening

opening

opening

	OCCUPANO	CY LOAD SCH	EDULE	
Number	Name	Area	Load Factor	Occupant Load
SECOND E	I OOB			
10	BATH	48 SF		
207	BATH	52 SF		
208	KITCHEN	80 SF		
209	LIVING ROOM	214 SF		
210	BED	201 SF		
211	LIVING ROOM	91 SF		
212	BED	139 SF		
213	KITCHEN	141 SF		
217	CL	5 SF		
L03	MECH	9 SF		
L04	W/D	9 SF		
L05	MECH	12 SF		
L06	W/D	12 SF		
THIRD FLC	OR PLAN			
301	HALL	87 SF		
302	LIVING ROOM	305 SF		
303	BED	111 SF		
304	CL	13 SF		
305	BATH	56 SF		
306	STUDIO	387 SF		
307	CL	25 SF		
308	BATHROOM	50 SF		
309	PANTRY	5 SF		
L07	MECH	10 SF		
L08	W/D	10 SF		
L09	W/D	10 SF		
L10	MECH	10 SF		
L11	CL	27 SF		
LOFT	1	1	1	
L01	LOFT1	223 SF		
L02	LOFT2	186 SF		

![](_page_15_Figure_2.jpeg)

![](_page_15_Figure_3.jpeg)

![](_page_15_Figure_4.jpeg)

ANNOTATION LEGEND

PUBL	_IC	ACC	ESS	S
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![](_page_15_Figure_9.jpeg)

![](_page_15_Picture_11.jpeg)

![](_page_15_Figure_12.jpeg)

![](_page_15_Figure_13.jpeg)

![](_page_15_Figure_14.jpeg)

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	NAME (PLEASE PRINT)					
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