

2797 EGYPT RD
EAGLEVILLE, PA 19403

INTERIOR ALTERATIONS 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

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OWNER

Hart Family Property LLC

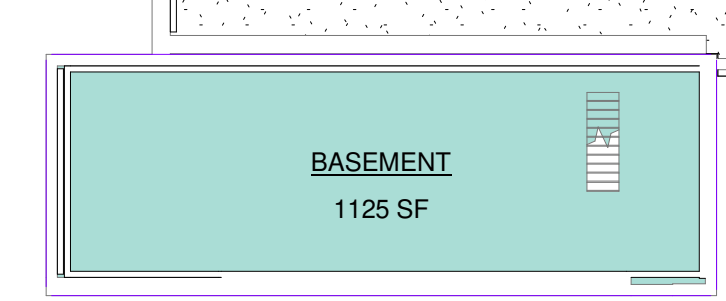
CONTRACTOR

Hart Property & Constuction LLC

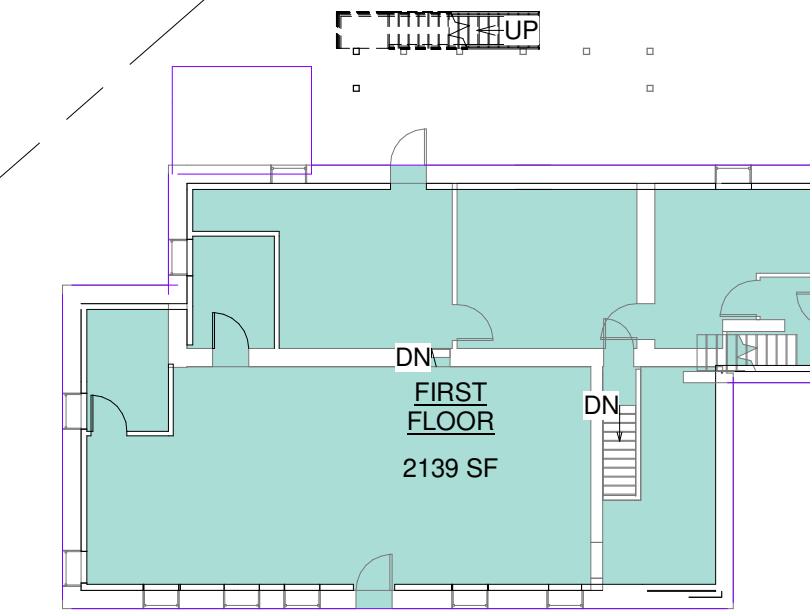
STRUCTURAL

CLANCY & ASSOC., INC
JIM CLANCY, PE, PLS, PP, CME
601 ASHBURY LANE
NATIONAL PARK, NJ 08063
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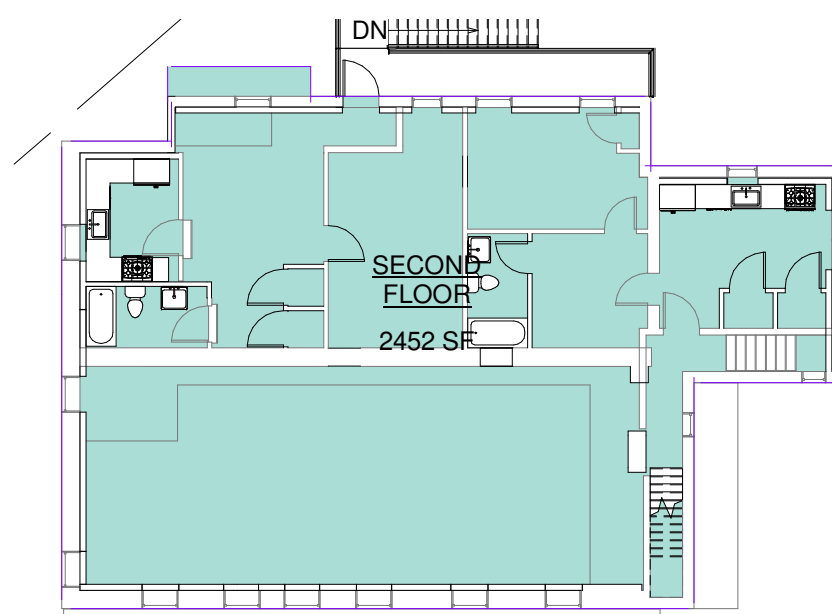
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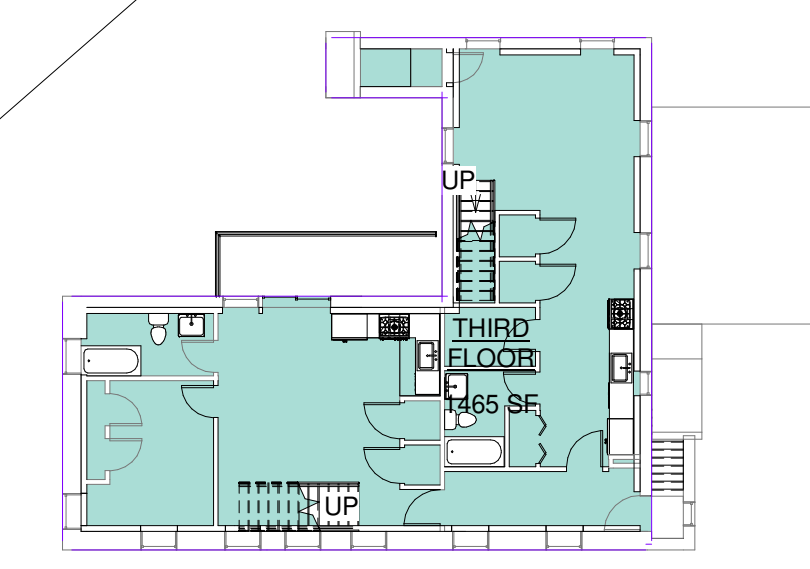
4 BASEMENT
SCALE: 1/16" = 1'-0"



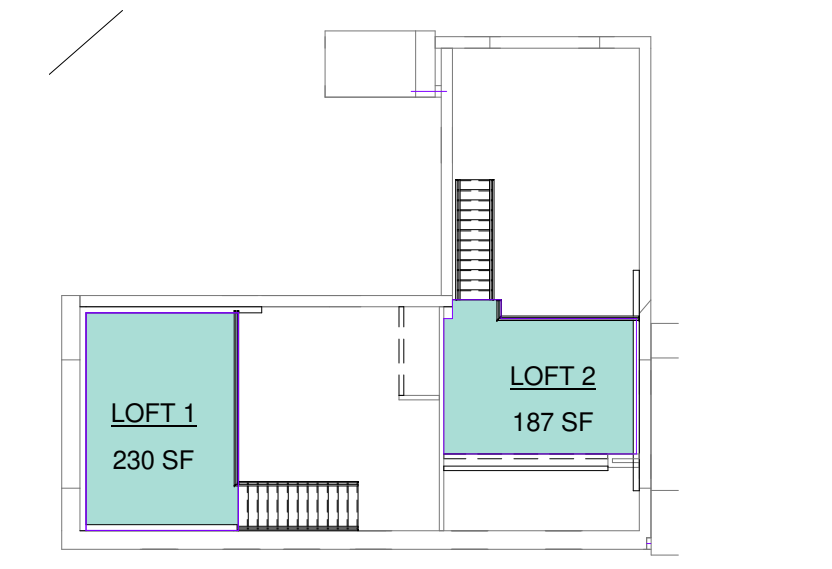
1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



2 SECOND FLOOR
SCALE: 1/16" = 1'-0"



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



5 LOFT
SCALE: 1/16" = 1'-0"

Main drawing table with columns: CODE ANALYSIS, ABBREVIATIONS, GENERAL CONDITIONS, SYMBOL LEGEND, and SITE SAFETY.

PLATO STUDIO logo
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Professional seal for Plato A. Marinakos, Jr., Registered Architect, No. 005037687.

ARCHITECT SEAL MUST BE IN RED INK
OWNER TBD

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

CLIENT IS REQUIRED TO CHECK ONE BOX
APPROVED AS IS / APPROVED AS NOTED ONLY

CLIENT SIGNATURE DATE

NAMING (PLEASE PRINT)
KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION

Table with columns: PROJECT NUMBER, DATE, DRAWN BY, CHECKED BY. Includes the text '2797 EGYPT RD'.

COVER SHEET

Table with columns: PROJECT NUMBER, DATE, DRAWN BY, CHECKED BY. Includes the text '2797 EGYPT RD' and sheet designation 'A00'.

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 psl 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 undisturbed 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 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 psl.
- 6. Backfill shall be brought up equally on each side of the wall.
- 7. The maximum 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 6'-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 horizontal 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 yard.
 - 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 reinforcement shall be welded. See drawings for details. W/WF 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 W/WF shall be ASTM A185. Lap all W/WF 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 finish unit of 25 and floor levellers; Commercial grade, insulating grade, 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 horizontal 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 call.
- 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 than 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 grade.
- 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 its effectiveness and scope of work. Where mortar joints are cracked, loose or crumbling, raze out joint 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 coat 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 guide 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 T1 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 AAWS 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.
- 15. 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/supplier.
- 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 Fry S0ksi and 16ga or heavier. Do not flame cut light gauge steel framing.
- 21. All welding of light gauge framing must use E80XX electrodes and be completed in accordance with AAW5 D1.3. Always use welds where shown on drawings.

Section 6 Wood And Plastics

- 1. All woods and wood construction shall comply with the specifications and codes with modifications as specified herein: Section 2308 of the 2009 IBC, American Institute of Timber Construction (Standard Manual), National Forest Products Association National Specifications for Wood Construction, South Pine Inspection Bureau Standard Grading Rules for Southern Pine Lumber, Truss Plate Institute Design Specifications for Light Plate Connected Wood Trusses (TP-14), and American Plywood Association Guide to Plywood Association Guide to Plywood for floor, plywood, sheathing for wall and roofs, American Wood Preservers Association Standards.
- 2. All Structural Lumber shall be Spruce Pine Fir #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".
- 4. Rough Carpentry: Framing with dimension lumber, sheathing, sub flooring, underlayment and air infiltration barrier.
- 5. Lumber Standards and Grade Stamps: PA 20 American Softwood Lumber Standard and inspection 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 indicated 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 and AWPA C9 for plywood; waterborne pressure treatment
- 8. All headers at bearing condition consult lintel schedule.
- 9. All headers at non-bearing conditions shall be as follows unless noted otherwise: opening up to 4'-0" header shall be 2x6, 4'-0"to 6'-0" opening 2x8, 6'-0" to 9'-0" opening header shall be 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 Underlayment Exterior, Construction Panel Underlayment for Resilient Flooring APA Stud-Floor, Exterior, Construction Panel Underlayment for Ceramic Tile: APA Stud-Floor, Exposure 1, Plywood Underlayment for Carpet: APA Underlayment Exposure 1.
- 12. Provide corner bracing at all corners consisting of a minimum 2x2x4 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 be 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: Tyvek Commercial Wrap under most approved finishes or Tyvek Stucco Wrap under stucco finish
- 15. Finish Carpentry: running trim and rails, species and grade; pine, smooth, finish paint, and fasteners countersunk and concealed.
- 16. Install exterior grade pressured treated deck w/ square ends steel galv. steel galv. screws.
- 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 #58E, dated 4/19/60 as A.S. DIV. FHA 14/64. B) International Conference of Building Officials report #17414.5, 9/6/68. C) Design specifications for light metal plate connected wood trusses T.O.I. 70. D) B.O.C.A. Code - latest edition.
- 18b. All joint loads, partial uniform loads, or combinations thereto shall be determined by the truss manufacturer and accounted for in the design of the trusses. The truss system shall be engineered to accept all imposed loads as dictated above.
- 18c. All members of trusses to be fabricated from stress grade lumber having the following properties:
 - Fb = 1,400 psi Fx = 950 psi Fci = 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 A50.1, 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.
- 20. 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; in other words, all posts above are to be continuous, or increased as shown, to the lowest level.
- 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 cantilevered ceiling 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 loads, including loads from header framing into the double joist.
- 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 at stud locations only and splices are staggered between plates.
- 27. Multiple studs shall be nailed to the other wall with 16d nails at a 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 accommodate the pipes, ducts, vents, and blocks at 4'-0" O.C.
- 29. Holes bored in joist 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.
- 30. Firestripping

- Firestripping shall comply with BOCA 921.0. Firestripping 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. Firestripping 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 intersections between concealed spaces such as soffits, drop ceilings, cove ceilings, etc.; 3) 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, firestripping shall consist of 2" nominal lumber, or 2 thicknesses of 1" nominal lumber broken lap joints, or 1 thickness of 1/4" 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 1x3 bridging nailed to the other wall with 16d nails at not exceeding 10 ft.
- 32. Microlam (LV) 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
- 34. Plywood sheathing shall APA Rated structural I panels, conform to the following:
 - 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, 49/24 INT-APA with exterior glue (CDX), Diaphragm nailing; 6d nails at 6" on center all edges, 12" on center elsewhere except for Braced Wall Panels. See drawings for panel locations and nailing schedule.
- 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 together with 16d nails at 6" on center.
- 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 Federal Specification TT-W-571.
- 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 placement and fastening at braced wall panel locations.
- 39. TJS must be installed in accordance with the T.J. Joist Specifier's Guide TJ-4000" latest edition. Guidelines for fastening, blocking, bracing, and holes must be closely followed.

Section 7 Thermal and Moisture Protection

- 1. The following specifications shall govern with modifications as specified: American Society of Heating, Refrigeration and Air Conditioning Engineering (ASHRAE) Handbook of Fundamentals.
- 2. Install flashing and sheet metal in compliance with "Architectural Sheet Metal Manual" by SMAACNA.
- 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-slope flashing 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 watertight weatherproof performance
- 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 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 insulation over unheated areas, blanket type, Acoustic insulation at interior partitions, sheet vapor retarders.
- 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-retarder membrane)R-30 minimum
- 11. Vapor Retarder (not integral 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 st 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
- 16. Sheet metal accessories: Product: Extruded aluminum: 6063-T52, baked enamel, 0.080 inches for primary leges of extrusion. Fabricated Units: Compliance with SMAACNA Architectural Sheet Metal Manual.:
- 17. Auxiliary Materials: Bituminous isolation coating, mastic and elastomeric sealants, reglets and metal accessories, gutter and conductor head guards, asphaltic roof 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 miteux resistant silicone sealant, ASTM C 920, for sanitary applications, interior use; Compression seals Type: Performed hollow neoprene gasket, ASTM D 2828, 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 entrance 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 ft/lb (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 caulking 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 dampproofing 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.
- 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 building and not across walkways.

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, bathrooms, 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) are of either vertical edge of tsh 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 square 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 surfaces) 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-preff 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. Blanking doors: Top-supported, horizontal-sliding, wood, Juaa 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, inset screen. 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 pulls: 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 on all exposure, 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 8" 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.
- 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 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, clear 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 2x2" 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 fat 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 MFRG.
- 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 organic 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

- 1. Not In Architectural Contract

Sections 15 and 16 Mechanical & Plumbing and Electrical

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

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 drawings, 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 (troff) 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 u.n.o.



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OWNER TBD

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CLIENT SIGNATURE DATE

NAME (PLEASE PRINT)

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DATE	DESCRIPTION

2797 EGYPT RD

SPECIFICATIONS

Project number	Project Number
Date	
Drawn by	Author
Checked by	Checker
A01	
Scale	12" = 1'-0"



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Record Issue	

2797 EGYPT RD

FLOOR PLANS

Project number _____ Project Number _____

Date _____ Author _____

Drawn by _____ Checker _____

Checked by _____

A100

Scale 1/4" = 1'-0"

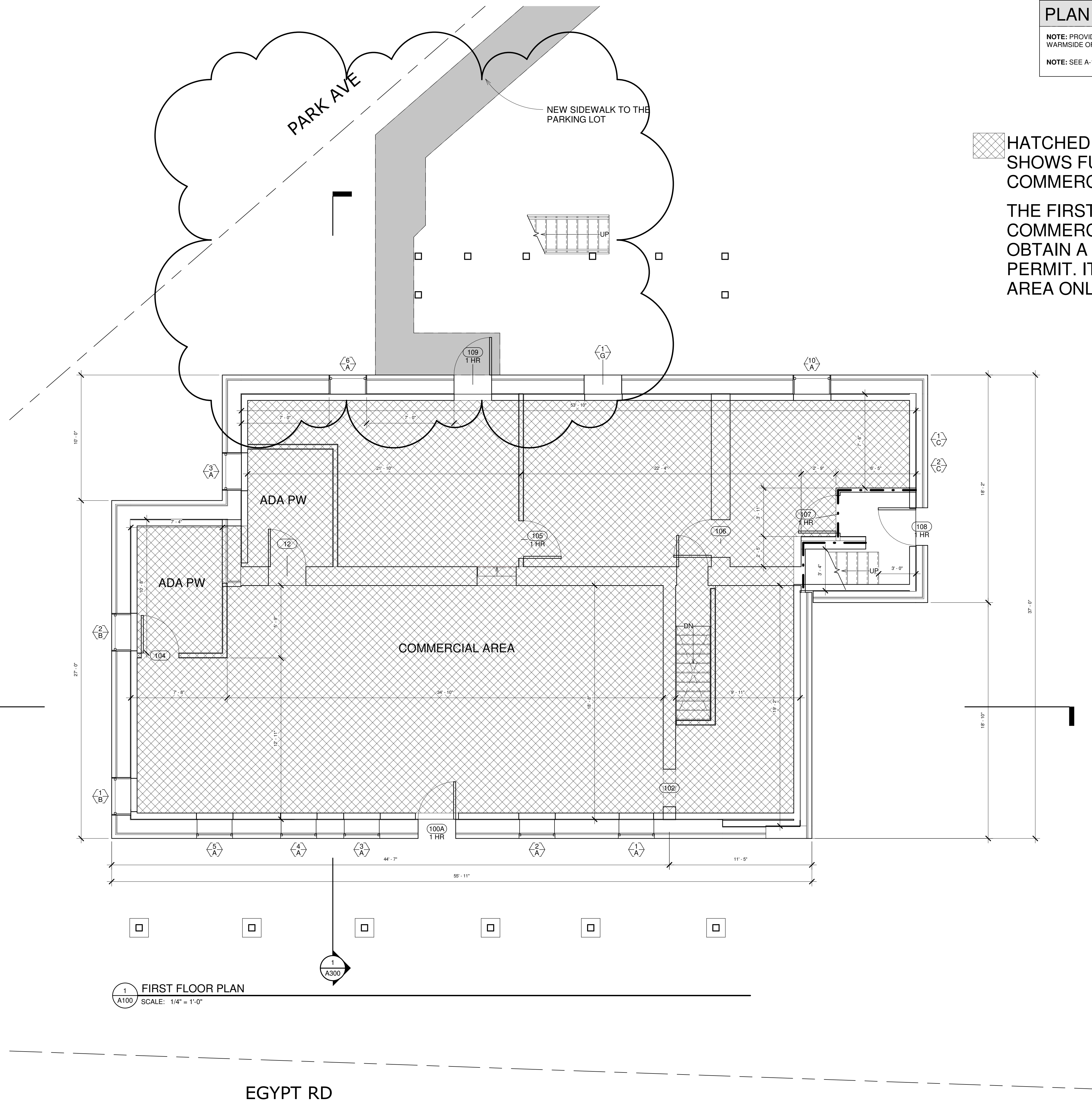
PLAN NOTES

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

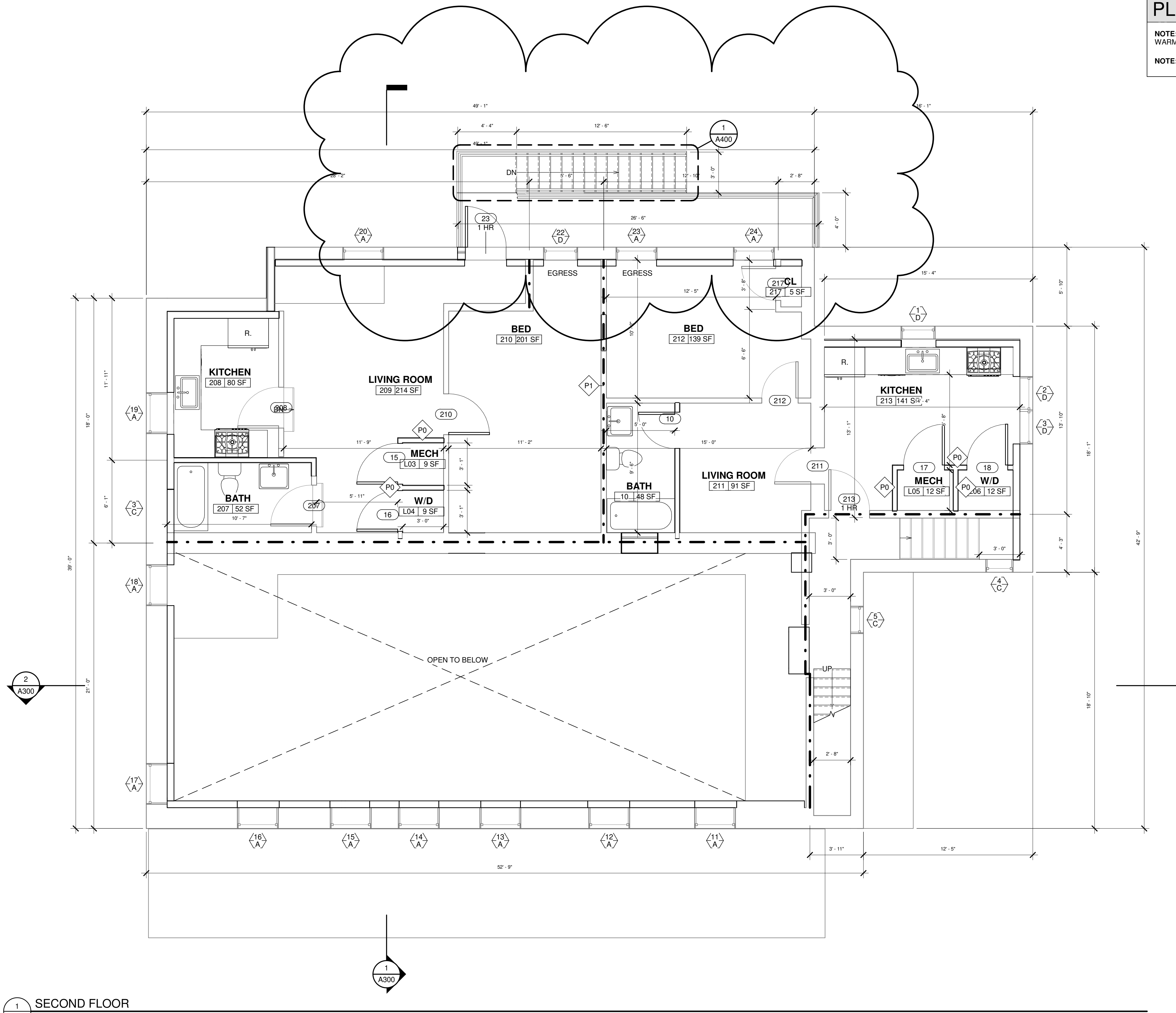
NOTE: SEE A-101 FOR WALL PARTITIONS TYPES

HATCHED ARE SHOWS FUTURE COMMERCIAL AREA

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



1 FIRST FLOOR PLAN
A100 SCALE: 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

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



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Record Issue	

2797 EGYPT RD

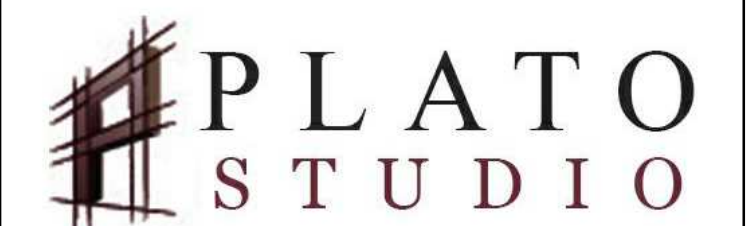
FLOOR PLANS

Project number	Project Number
Date	Author
Drawn by	Checker
Checked by	
A100.1	
Scale	1/4" = 1'-0"

PLAN NOTES

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

NOTE: SEE A-101 FOR WALL PARTITIONS TYPES



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Table with columns for Record Issue, Date, and Description.

2797 EGYPT RD

FLOOR PLANS

Project number Project Number

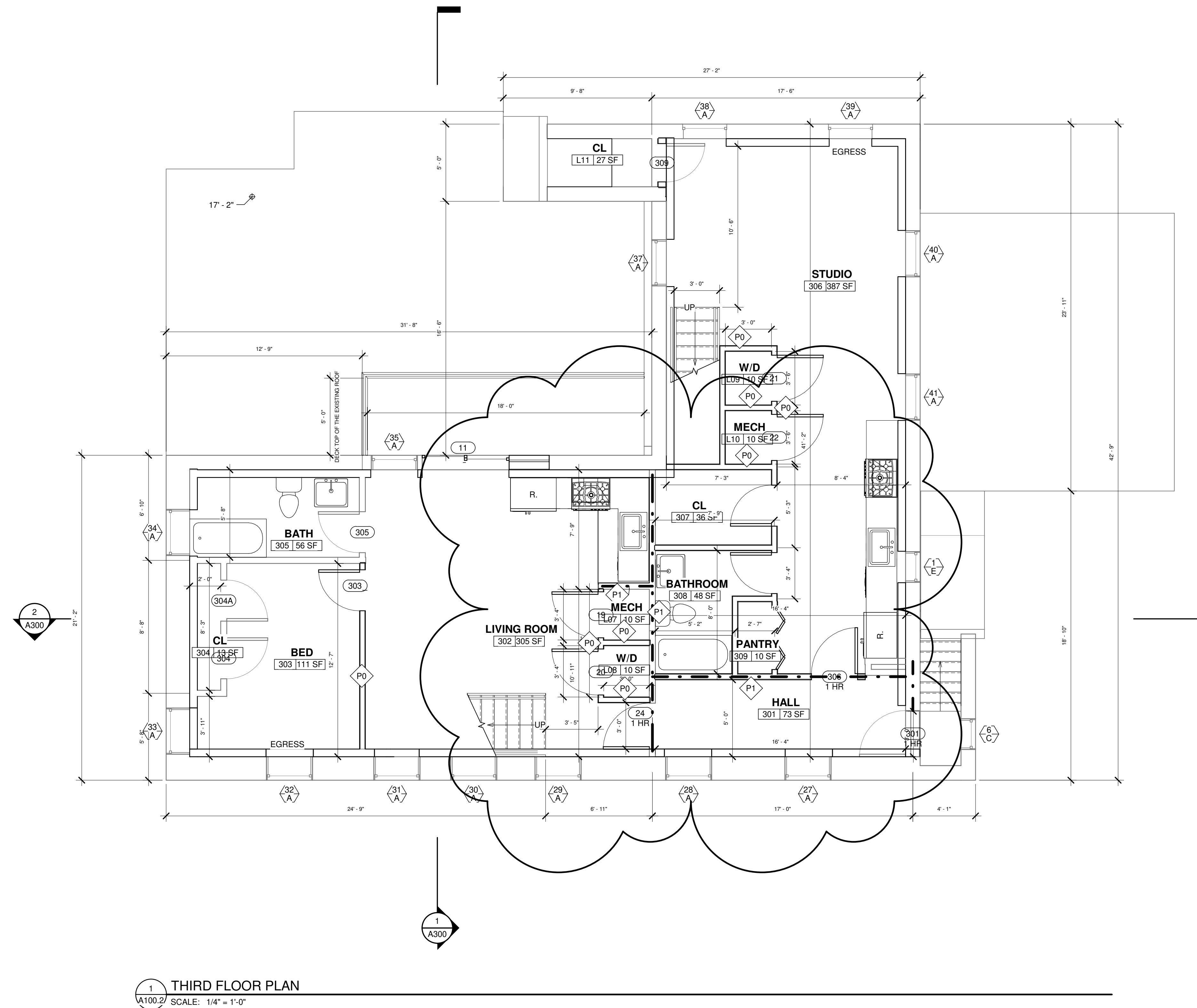
Date Author

Drawn by Checker

Checked by

A100.2

Scale 1/4" = 1'-0"



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



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FLOOR PLANS

Project number _____ Project Number _____

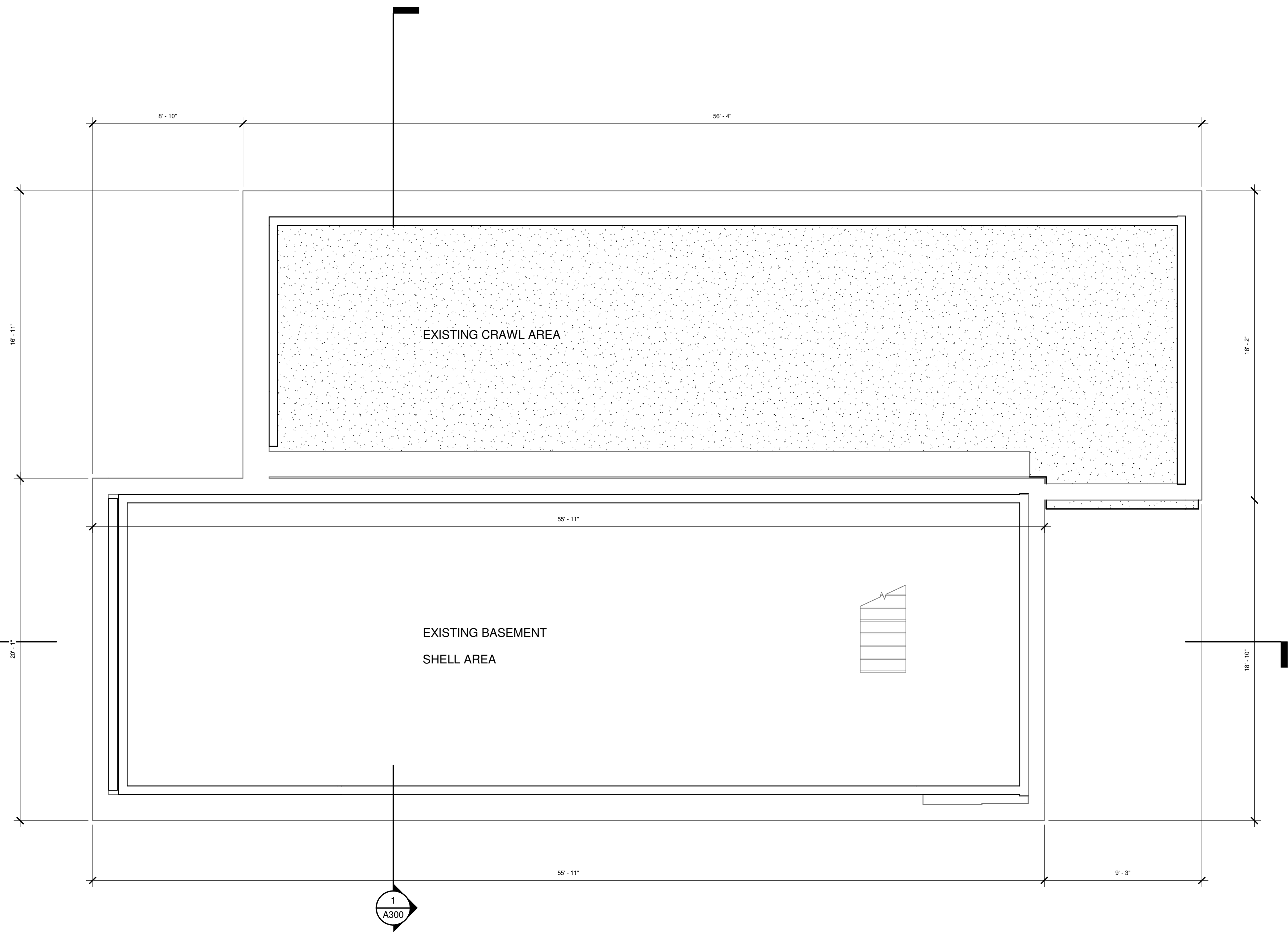
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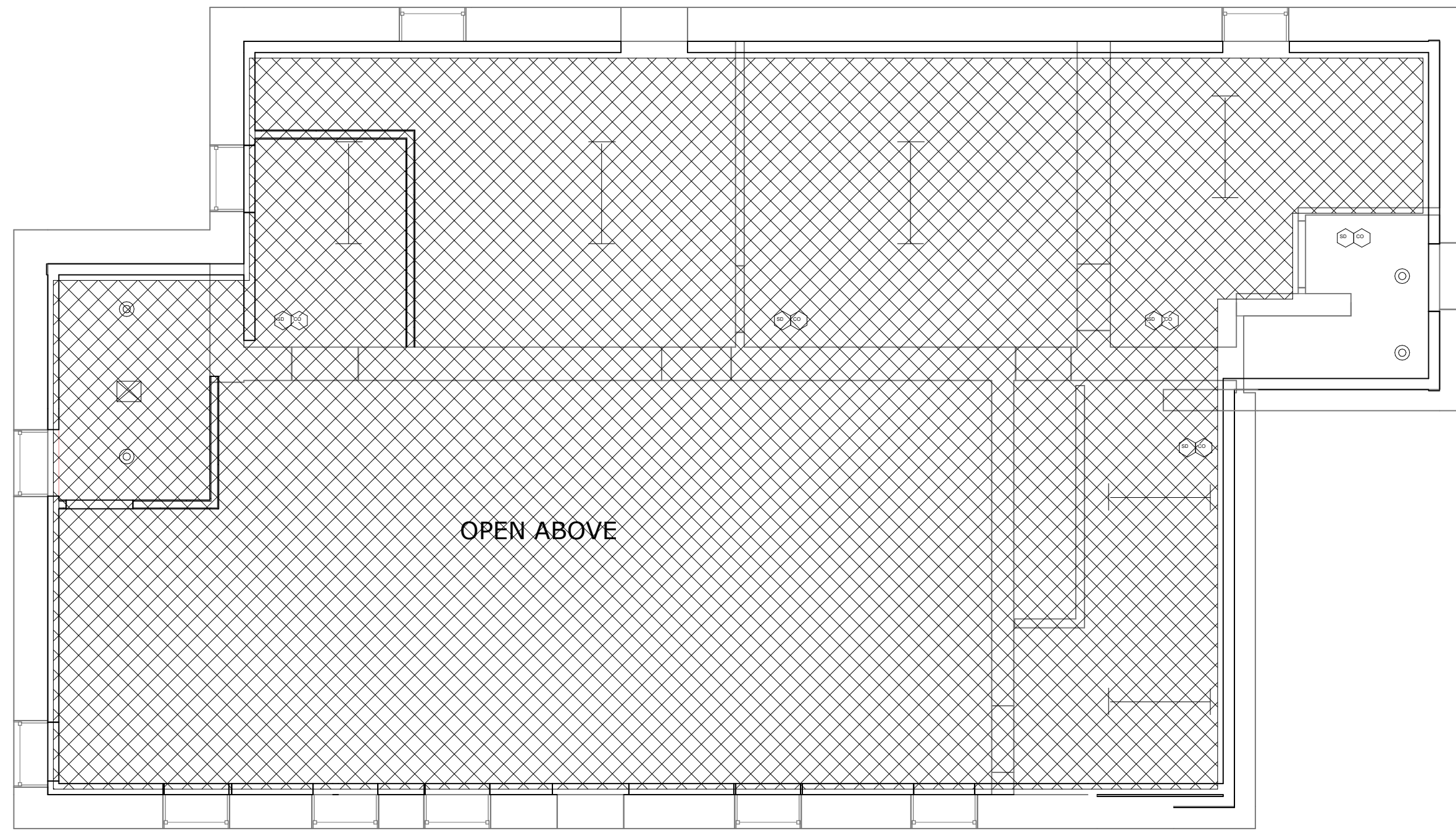
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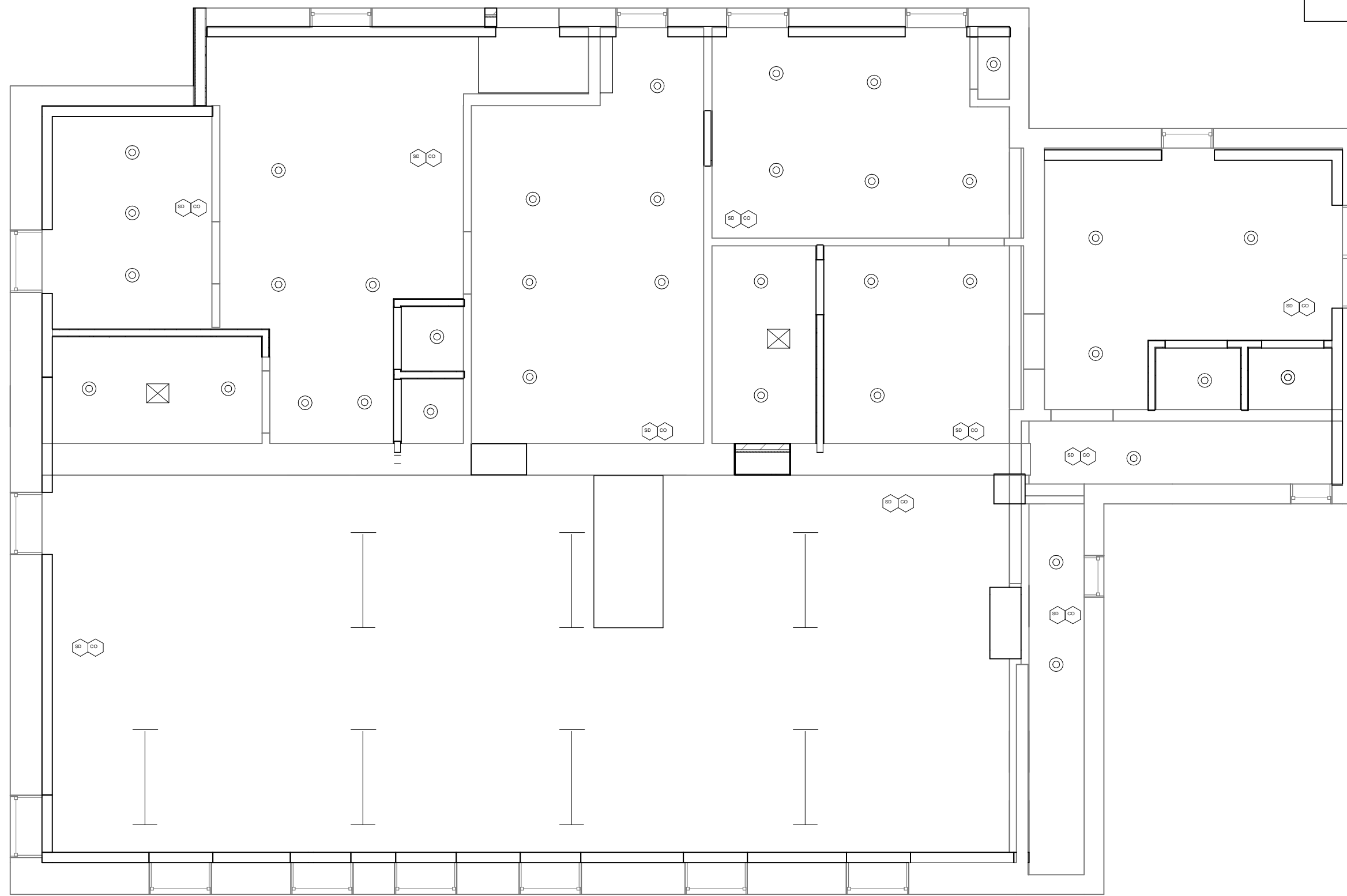
1 **BASEMENT**
A100.4 SCALE: $1/4" = 1'-0"$

▨ HATCHED ARE SHOWS
FUTURE COMMERCIAL AREA

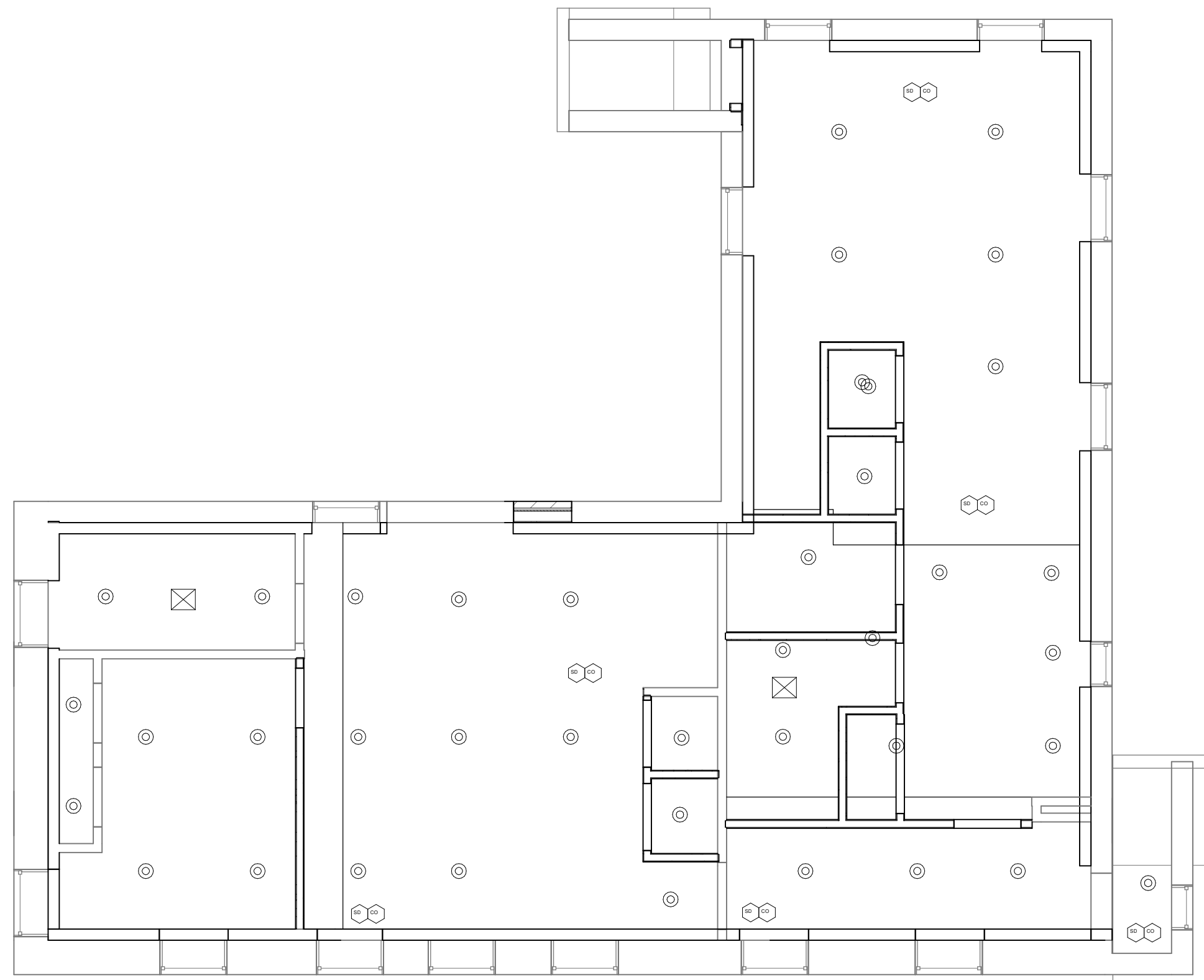
THE FIRST-FLOOR COMMERCIAL
AREA WILL OBTAIN A SEPARATE
PERMIT. IT IS THE SHELL AREA ONLY.



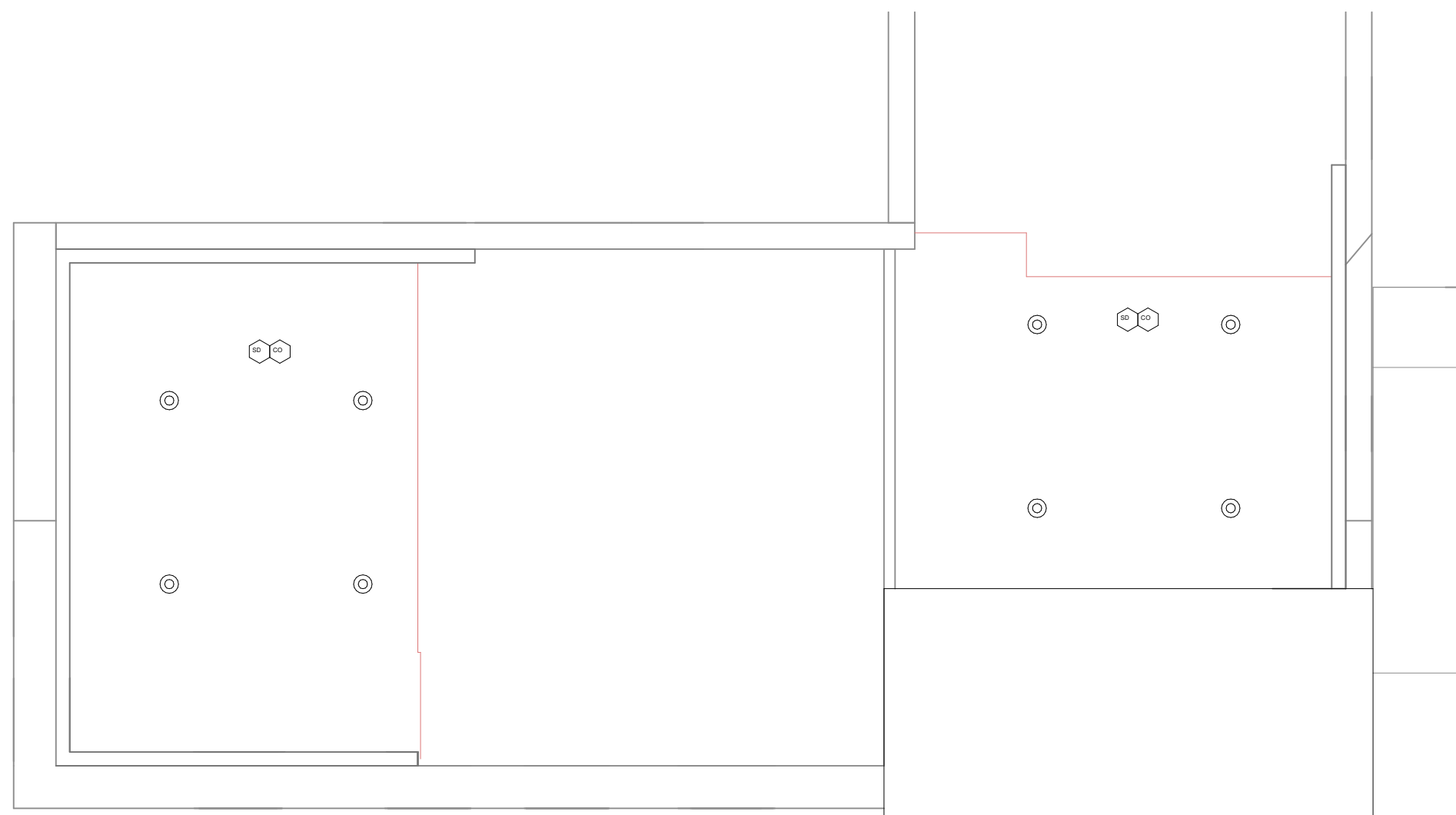
1 FIRST FLOOR REFLECTED CEILING PLAN
A102 SCALE: 3/16" = 1'-0"



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



3 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

CEILING SYMBOL LEGEND

- FLUORESCENT FIXTURE
- SURFACE MOUNT
- WALL SCONCE
- INCANDESCENT DOWN LIGHT FIXTURE 6" DIAMETER
- FLUORESCENT DOWN LIGHT FIXTURE 6" DIAMETER
- OPTIONAL CEILING FAN WITH LIGHT
- RECESSED FLUORESCENT WALL WASHER 6" DIAMETER
- CEILING MOUNTED LIGHT FIXTURE
- SMOKE and CARBON DIOXIDE DETECTOR
- EMERGENCY LIGHT
- EXIT SIGN
- FLUORESCENT LIGHT
- CEILING HEIGHT
- EXHAUST FAN
- FIRE EXTINGUISHER
- DRYER VENT

CEILING GENERAL NOTES

1. UNDERCABINET LIGHT ADD AS ALTERNATE - SEE KITCHEN ELEVATION
2. SEE ELECTRICAL PLANS FOR LOCATION OF EX, EM & REM LIGHTING FIXTURES
3. CEILING CONTRACTOR TO INSTALL CEILING IN ALL ROOMS AS SHOWN IN THE REFLECTED CEILING PLAN AND AS IDENTIFIED IN THE ROOM FINISH SCHEDULE. CEILING TO BE LAYED OUT IN COORDINATION WITH LIGHT FIXTURE LAYOUT SO NO TILE IS LESS THAN 6" SQUARE.
4. CEILING CONTRACTOR TO PATCH/ REPAIR OR MODIFY EXISTING CEILING AFTER INSTALLATION OF NEW YORK.
5. CEILING CONTRACTOR TO REMOVE AND REPLACE EXISTING CEILING (WITH NEW OR EXISTING TILES) AFTER MECHANICAL WORK HAS BEEN COMPLETED.
6. EXISTING CEILING TO BE REMOVED AND REPLACED WITH NEW CEILING TILES AS IDENTIFIED IN THE ROOM FINISH SCHEDULE.
7. SEE ELECTRICAL DRAWINGS FOR LIGHT FIXTURES, SUPPLY AIR REGISTERS, RETURN GRILLS AND SPRINKLER HEAD LAYOUT
8. SPRINKLER HEADS TO FOLLOW CEILING MOUNTING MATRIX UNLESS OTHERWISE REQUIRED TO PROVIDE MINIMUM COVERAGE BY CODE.
9. ALL BATHROOM, CORRIDOR & CLOSET CEILING HEIGHTS TO BE 8'-0" UNLESS OTHERWISE NOTED.
10. ALL OTHER SPACES & LIVING AREAS TO BE GWB TIGHT TO UNDERSIDE OF EXIST. STRUCTURE.



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NO.	REVISION	DATE

2797 EGYPT RD

**REFLECTED CEILING
PLANS**

Project number _____ Project Number _____

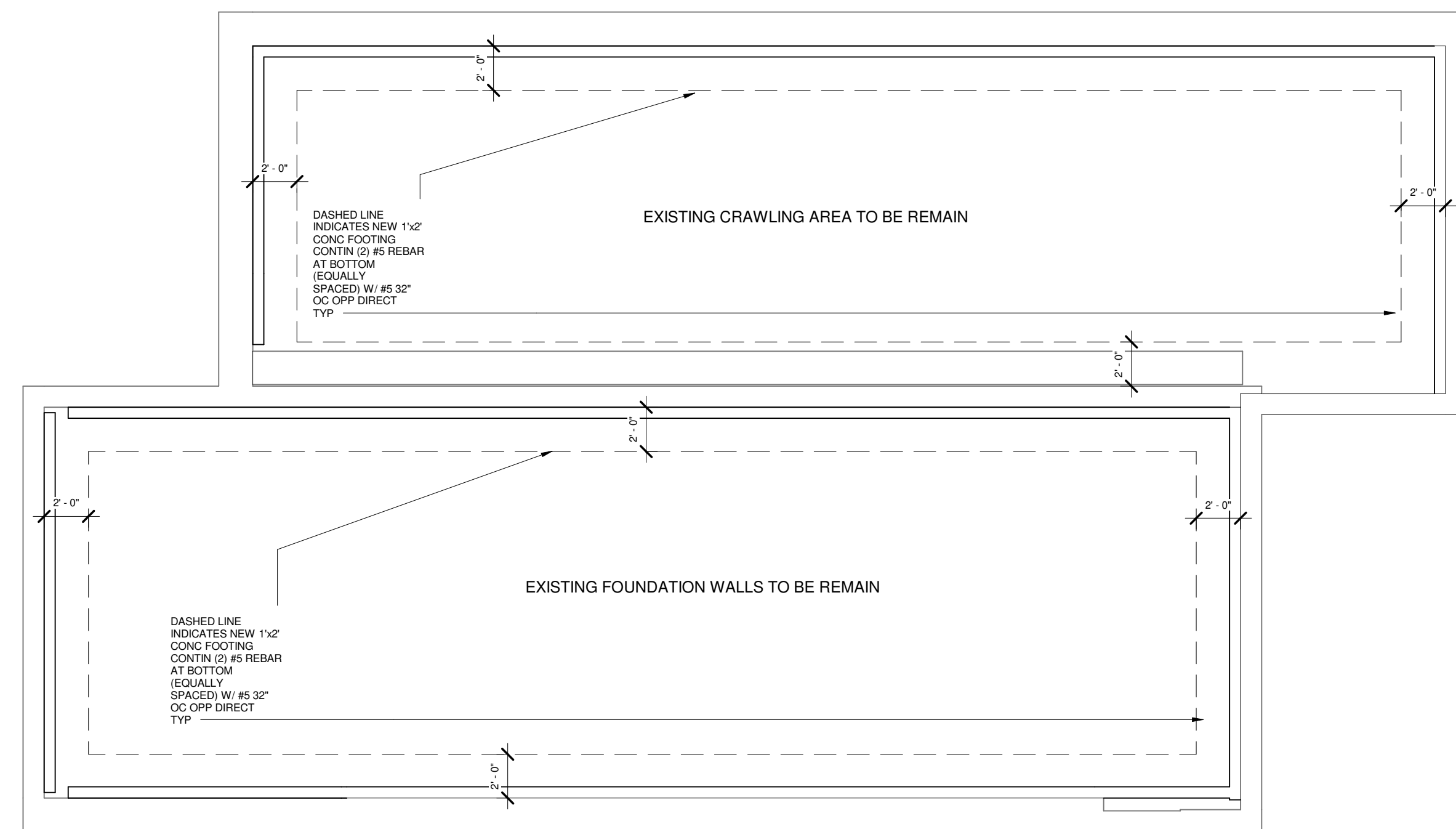
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Drawn by _____ Author _____

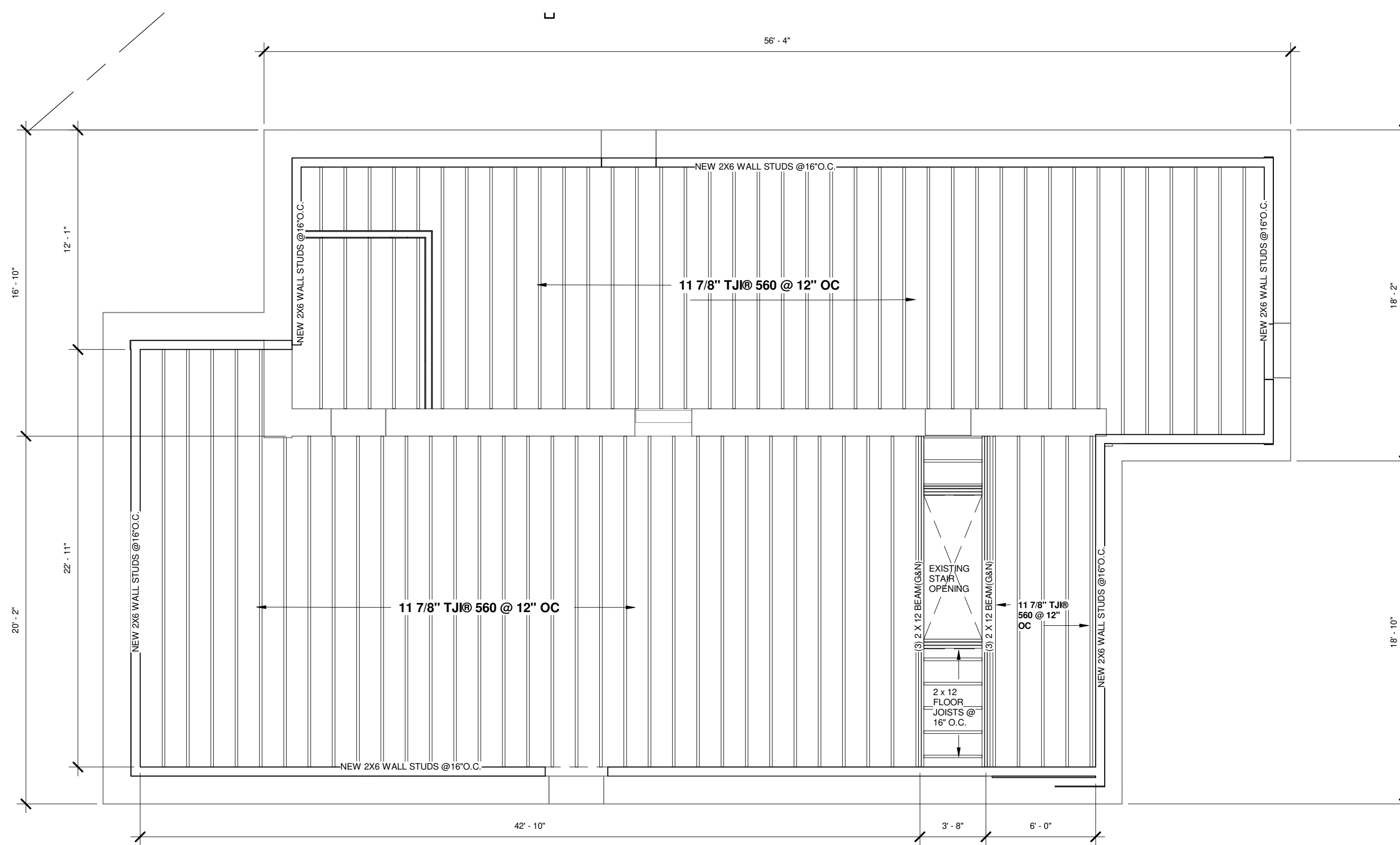
Checked by _____ Checker _____

A102

Scale _____ As indicated _____



1 FOUNDATION PLAN
A105 SCALE: 3/16" = 1'-0"



2 FIRST FLOOR PLAN
A105 SCALE: 3/16" = 1'-0"

FRAMING NOTES

- MAINTAIN 4" BRICK SEPERATION BETWEEN ALL JOIST POCKETS & ADJACENT PROPERTY
- 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 CORES & 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 BEARING WALLS @ ALL BEAM LOCATIONS ALL POSTS TO BE CONTINUOUS TO FOUNDATION; BLOCK FLOOR SYSTEM SOLID UNDER ALL POST LOCATIONS (TYP)
- PROVIDE FULL DEPTH JOIST HANGERS @ ALL JOIST TO BEAM CONNECTIONS; FASTEN PER MANUF SPECIFICATIONS
- PROVIDE FULL DEPTH HANGERS @ ALL BEAM TO BEAM CONNECTIONS; FASTEN PER MANUF SPECIFICATIONS
- PROVIDE DOUBLE TOP PLATES IN ALL BEARING WALLS
- BEAMS TO BE FLUSH WITH FLOOR JOISTS UNLESS OTHERWISE NOTED
- ALL LUMBER INDIRECT CONTACT WITH MASONRY TO BE WOLMANIZED; ALL EXTERIOR LUMBER TO BE WOLMANZIED (UNLESS OTHERWISE NOTED)
- ALL EXTERIOR FASTNERS TO BE GLAVANIZED
- ALL FLOOR DECKING TO BE 3/4" T&G PLYWOOD BOTH GLUED & SCREWED TO FLOOR JOISTS
- PROVIDE 4" MIN BEARING @ ALL JOISTS & BEAMS
- PROVIDE SOLID BRIDGING BETW JOISTS @ 7'-0" O.C.
- PROVIDE NEW (& VERIFY EXISTING) HEADERS AS SCHEDULED

LINTEL SCHEDULE

- 1) ALL STEEL LINTELS SHALL BE ASTM A-36
- 2) ALL LINTELS SHALL HAVE 6 INCH MINIMUM BEARING U.N.O.
- 3) CALL ENGINEER FOR OPENINGS OVER 8'-0"

STEEL LINTELS:
(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"
3'-0" TO 3'-11" OPENING	L4X3-1/2X5/16	6"
4'-0" TO 5'-11" OPENING	L5X3-1/2X5/16	6"
6'-0" TO 8'-0" OPENING	L6X3-1/2X5/16	PL 8"

PRE-CAST CONCRETE LINTEL SCHEDULE

(4", 8" AND 12" CMU WALLS)

WIDTH OF OPENING	REINFORCED CONCRETE FOR EACH 4" OF WALL THICKNESS
UP TO 6'-1" TO 8'-0" OPENING	#3 TOP AND #5 BOTTOM

- 1) NOMINAL SIZE 4"x8"
- 2) MINIMUM 3000 PSI CONCRETE
- 3) MINIMUM 6" BEARING EACH SIDE
- 4) GROUT 3 COURSES SOLID UNDER BEARING AREA
- PROVIDE MINIMUM 6" BEARING EACH

HEADERS FOR OPENINGS IN METAL STUD WALL

UP TO 4'-11"	(2) 6S 65W 16 I-SHAPED
5'-0" UP TO 8'-0"	(3) 6S I-SHAPED

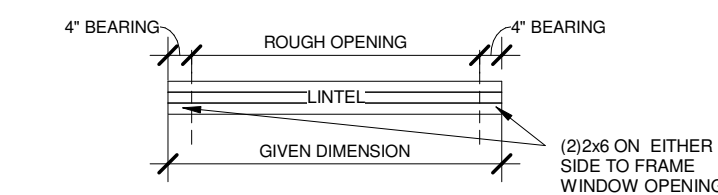
THE CONTRACTOR SHALL VERIFY ALL OPENINGS BELOW LINTLES INDICATED ARE ADEQUATE TO ACCEPT DOOR FRAMES, LOUVERS, ETC AS SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS. NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO LINTEL INSTALLATION

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

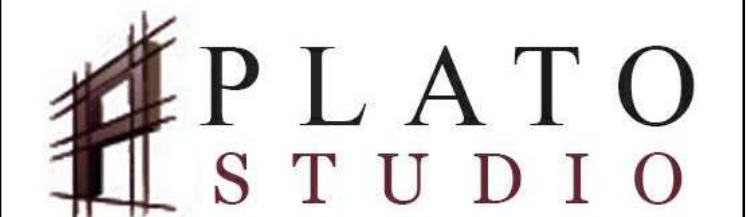
	2"x4"	2"x6"
3'-0" MAX SPAN	(2) 2"x8" PLY WD CORE	(3) 2"x8" PLY WD CORES
4'-0" MAX SPAN	(2) 2"x10" PLY WD CORE	(3) 2"x10" PLY WD CORES
6'-0" MAX SPAN	(2) 2"x12" PLY WD CORE	(3) 2"x12" PLY WD CORES

ALL WOOD HEADERS SHALL BE CONTINUOUS WITH NO SPLICING



THE CONTRACTOR SHALL VERIFY ALL OPENINGS BELOW LINTLES INDICATED ARE ADEQUATE TO ACCEPT DOOR FRAMES, LOUVERS, ETC AS SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS. NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO LINTEL INSTALLATION

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.



PLATO MARINAKOS, JR. ARCHITECT, LLC

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Philadelphia, PA 19106.
267-866-0930 OFFICE
267-866-0931 DIRECT
plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

OWNER

TBD



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

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

FRAMING PLANS

Project number Project Number

Date Author

Drawn by Checker

Checked by

A105

Scale As indicated



ARCHITECT SEAL MUST BE IN RED INK

OWNER

TBD



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) _____

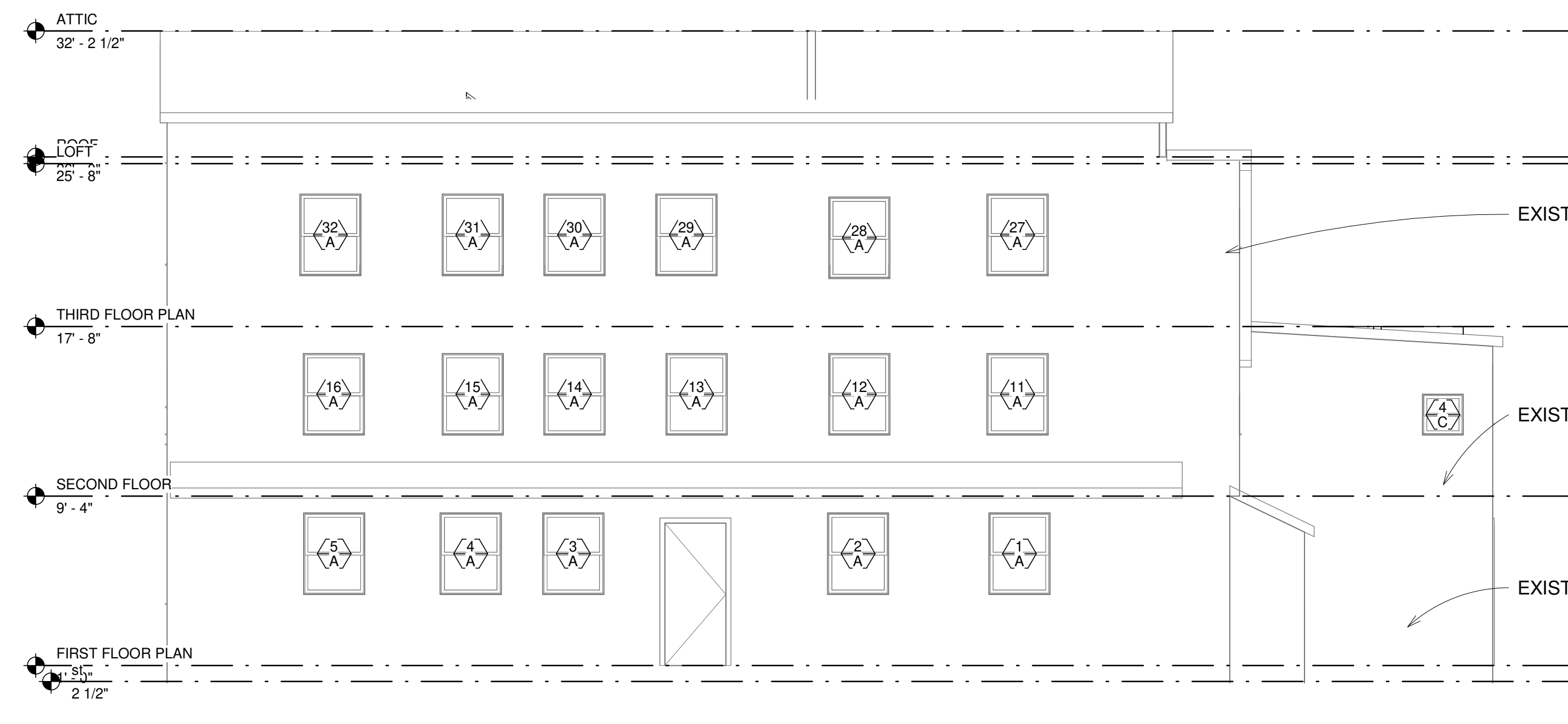
KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE
BUILDING, SIGNED AND DATED TO OUR OFFICE
LOCATION _____

ELEV. NOTES

NOTE: METHOD OF STUCCO ON THE EXTERIOR OF THE BUILDING IS EQUIVALENT TO AT LEAST TWO LAYERS OF GRADE "D" PAPER, USED FOR WATER RESISTANCE PURPOSES PER 2009 IBC 2510.6.

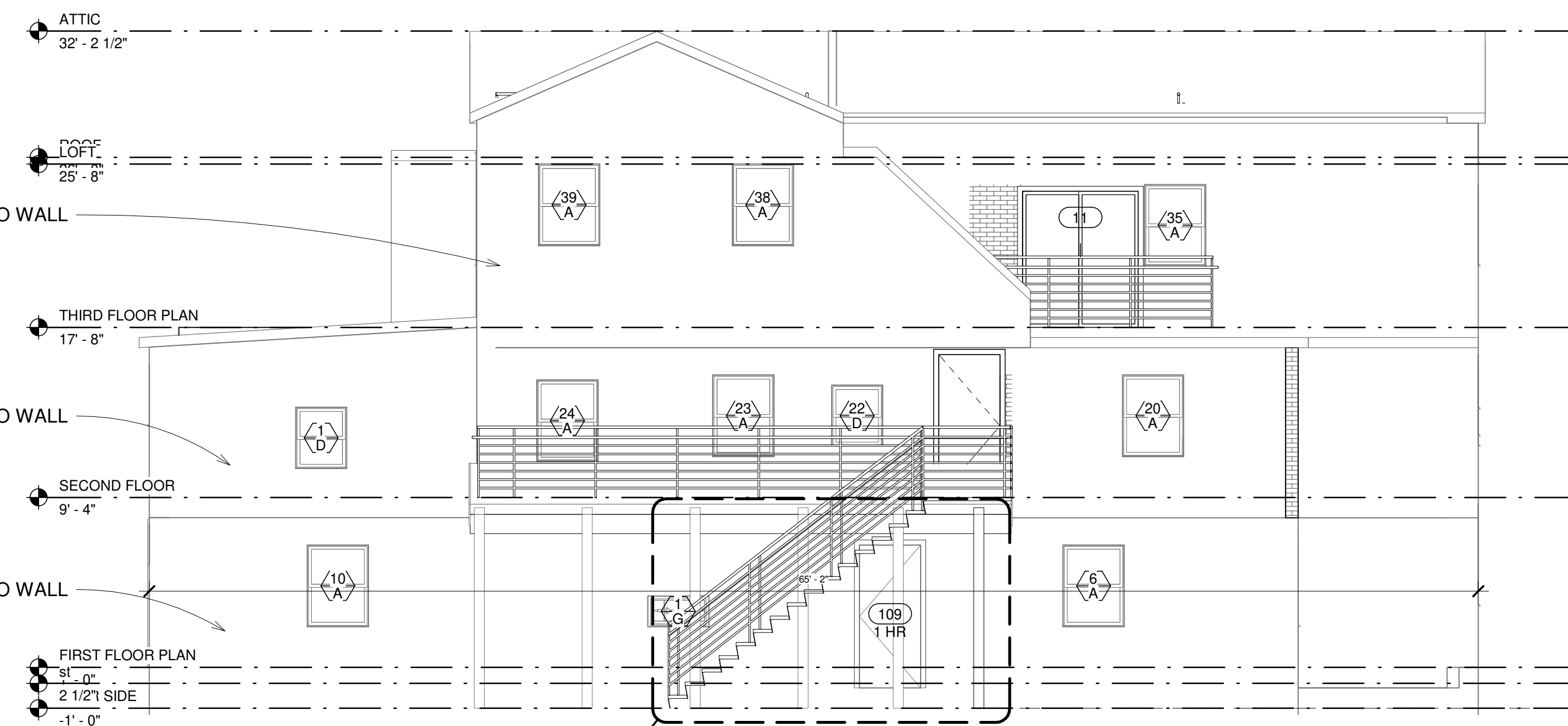
CONTRACTOR TO VERIFY FINAL WINDOW OPENINGS AND LOCATIONS

EXISTING WINDOW OPENINGS TO BE REMAIN AND ALL WINDOWS WILL BE REPLACED



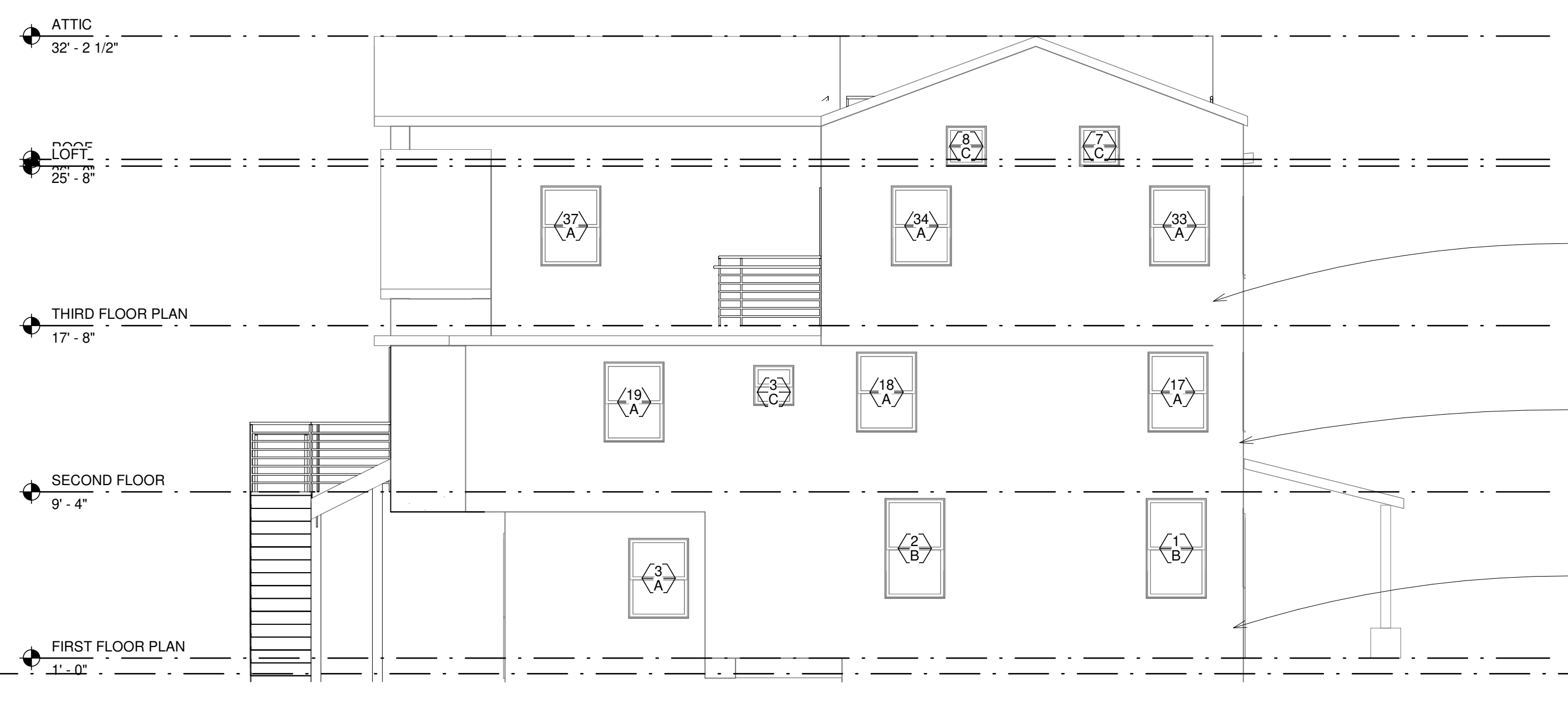
4 EGYPT RD ELEVATION

A200 SCALE: 3/16" = 1'-0"



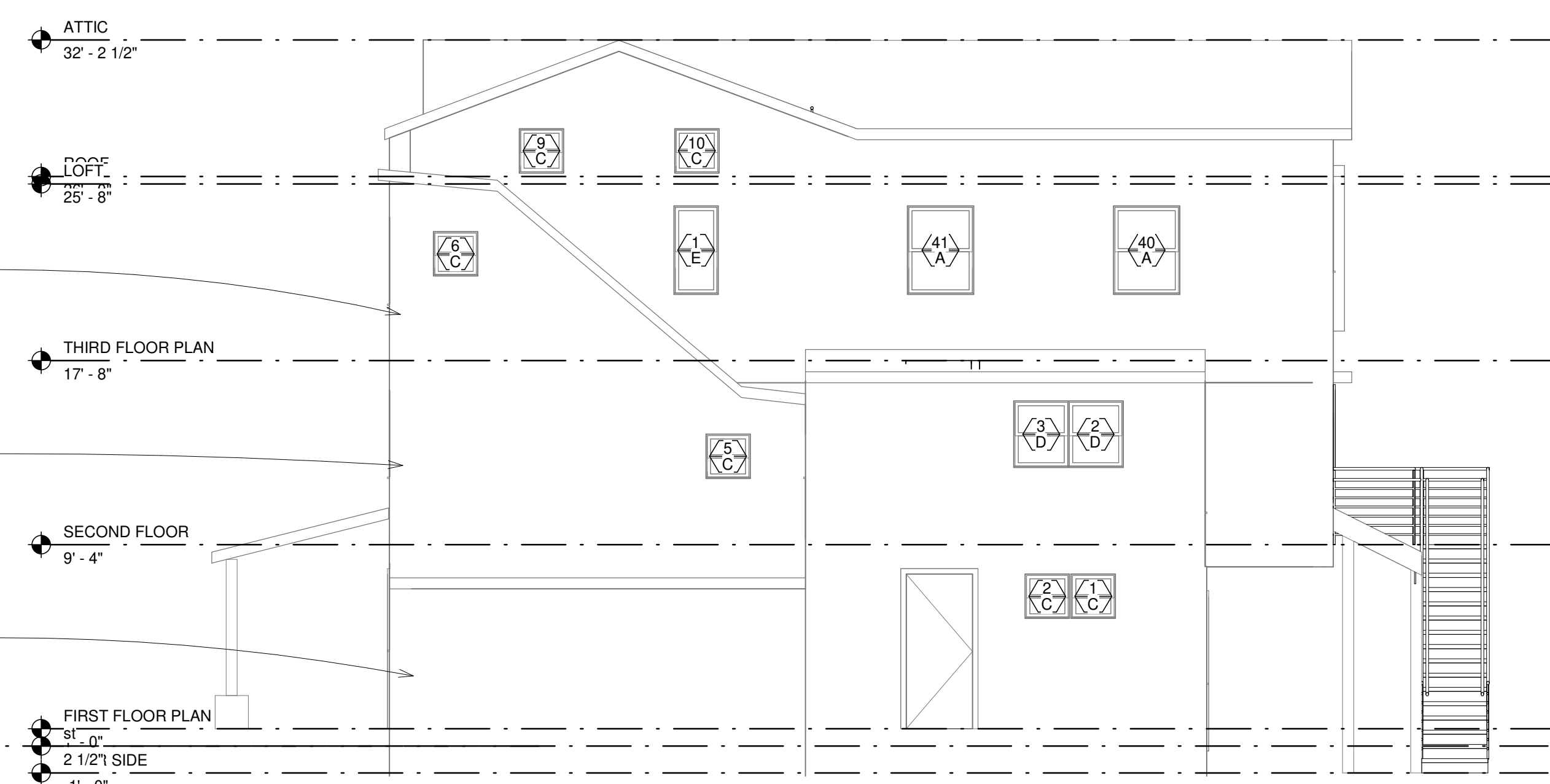
1 S PARK AVE ELEVATION

A200 SCALE: 3/16" = 1'-0"



2 WEST ELEVATION

A200 SCALE: 3/16" = 1'-0"



3 EAST ELEVATION

A200 SCALE: 3/16" = 1'-0"

2797 EGYPT RD

ELEVATIONS

Project number _____ Project Number _____

Date _____ Author _____

Drawn by _____ Checker _____

Checked by _____

A200

Scale _____ As indicated _____

