708 Emily Street,
Philadelphia, PA, USA

SYMBOLS LEGEND

# / S# DRAWING / SCALE	DRAWING TITLE
#	WINDOW TAG
# / S#	SECTION TAG
# / S#	ELEVATION TAG
1 100	DOOR TAG
#	KEYED NOTE
S	SMOKE DETECTOR
CMD	CARBON MONOXIDE
#	PARTITION TYPE
DATUM HEIGHT	ELEVATION TAG
#	REVISION TAG
# / S# ENLARGED AREA	ENLARGED DETAIL TAG
	RATED PARTITION
	EXISTING PARTITION
	NON RATED PARTITION
	PARTIAL HEIGHT NON RATED PARTITION
BWP	BRACED WALL PANEL -SEE STRUCTURAL

ABBREVIATIONS

ALUM	ALUMINUM	MAT	MATERIAL
ACOUS	ACOUSTICAL	MAX	MAXIMUM
AFF	ABOVE FINISH FLOOR	MECH	MECHANICAL
ALT	ALTERNATE	MIN	MINIMUM
APPLIC	APPLICABLE	MO	MASONRY OPENING
ACT	ACOUSTICAL CEILING TILE	MTL	METAL
		MTD	MOUNTED
BETW	BETWEEN		
BL	BORROWED LIGHT	NA	NOT APPICABLE
BLK	BLOCK	NIC	NOT INCLUDED (NOT IN
BRG	BEARING	CONTRACT)	
BLKG	BLOCKING		
BLDG	BUILDING	OC	ON CENTER
		OH	OPPOSITE HAND
CB	CARPET BASE	OPP	OPPOSITE
CC	CENTER TO CENTER	OPNG	OPENING
CG	CORNER GUARD	OA DUCT	OUTSIDE AIR DUCT
CJ	CONTROL JOINT		
CL	CENTER LINE	PC	PRECAST
CLG	CEILING	PL	PROPERTY LINE
CLR	CLEAR	PLAM	PLASTIC LAMINATE
CMU	CONCRETE MASONRY UNIT	PNT	PAINT
CMD	CARBON MONOXIDE DETECTOR	PNTD	PAINTED
COL	COLUMN	PROP	PROPOSED
COMP	COMPOSITE	P/T	PRESSURE-TREATED
CONC	CONCRETE	(WOLMANIZED)	
CONT	CONTINUOUS		
CPT	CARPET TILE	RD	ROOF DRAIN
CT	CERAMIC TILE	RTN	RETURN
CU	CONDENSER UNIT	REINF	REINFORCED
		RM	ROOM
DIA	DIAMETER	REF	REFRIGERATOR
DTL	DETAIL	REV	REVERSE
DIM	DIMENSION	RES	RESILIENT
DN	DOWN	RO	ROUGH OPENING
DR	DOOR		
DS	DOWNSPOUT	SAB	SOUND ATTENUATION BATT
DW	DISHWASHER	SAN	SANITARY
		SB	SQUASH BLOCK
EA	EACH	SC	SOLID CORE
EC	EJECTOR CROCK	SCHED	SCHEDULE
EF	EACH FACE	S-CONC	SEAL CONCRETE
ELEC	ELECTRICAL	SD	SMOKE DETECTOR
ELEV	ELEVATOR	SIM	SIMILAR
EQ	EQUAL	SPEC	SPECIFICATION
EXF	EXHAUST FAN	SS	SANITARY SEWER
EXG	EXISTING	STOR	STORAGE
EXP JT	EXPANSION JOINT	STL	STEEL
EXT	EXTERIOR	STR COV	STAIR COVERING
		STRUCT	STRUCTURAL
FD	FLOOR DRAIN	STD	STANDARD
FE	FIRE EXTINGUISHER		
FEC	FE IN CABINET	TBD	TO BE DETERMINED
FF	FINISH FLOOR	TDS	TO BE SELECTED
FG	FIBERGLASS	TOM	TO OF MASONRY
FIN	FINISH	TOP	TO OF PARAPET
FLSH'G	FLASHING	TYP	TYPICAL
FR	FIRE RESISTIVE	TELE	TELEPHONE
F SLAB	FINISH SLAB	TEMP	TEMPORARY
FT	FOOT		
FND	FOUNDATION	UL	UNDERWRITER'S LAB
		U/S	UNDERSIDE
GA	GUAGE	UNFIN	UNFINISHED
GALV	GALVANIZED	UNO	UNLESS OTHERWISE NOTED
GL	GLASS	UTIL	UTILITY
GWB	GYPSUM WALL BOARD		
GYP BD	GYPSUM BOARD	V	VENT
		VCT	VINYL COMPOSITE TILE
HORIZ	HORIZONTAL	VERT	VERTICAL
HM	HOLLOW METAL	VF	VENTILATION FAN
HP	HEAT PUMP	VWB	VINYL WALL BASE
HR	HOUR		
		W/	WITH
INSUL	INSULATION	W/O	WITHOUT
INT	INTERIOR	WH	WATER HEATER
		W/C	WALK IN CLOSET
JB	JOIST BEARING	WR	WATER RESISTIVE
		WD	WOOD
LAV	LAVATORY	W/D	STACKED WASHER/DRYER
LW	LENGTHWAYS		
MANUF	MANUFACTURER		

OWNER	STRUCTURAL	GEOTECHNICAL

DRAWING INDEX

SHEET	DESCRIPTION	DATE
CS	COVER SHEET	
A0.00	GENERAL NOTES AND SPECIFICATIONS	
A0.01	CODE SUMMARY AND LIFE SAFETY PLANS	
A0.02	VERTICAL ASSEMBLIES	
A0.03	VERTICAL ASSEMBLIES	
A0.04	HORIZONTAL ASSEMBLIES	
A0.05	DOOR AND WINDOW SCHEDULES	
A1.00	BUILDING PLANS	
A1.01	BUILDING PLANS	
A1.02	BUILDING PLANS	
A2.00	ELEVATIONS	
A3.00	BUILDING SECTIONS	
A4.00	WALL SECTIONS	
A5.00	DOOR OPENING DETAILS	
A5.01	WINDOW OPENING DETAILS	
A5.02	WALL DETAILS	
A5.03	WALL DETAILS	
A5.04	WALL DETAILS	
A5.05	WALL DETAILS	
S1.00	FOUNDATION PLAN AND DETAILS	
S1.01	FOUNDATION WALL SECTIONS	
S1.02	FRAMING PLANS	
S1.03	FRAMING PLANS	
S2.00	LATERAL BRACE DESIGN PLANS	
S2.01	STRUCTURAL BRACING DETAILS	

SITE SAFETY

It is the responsibility of the General Contractor and/ or the contractor listed as the licensed entity on the building permit per the municipality to ensure all **SITE SAFETY** and **FIRE WATCH** Requirements are in place and followed, prior to, during and after the commencement of the construction process until they are 100% complete and have received a building Certificate of Occupancy by governing agencies. They are also responsible for any unsafe conditions caused by or related to their sub contractors work. Harman Deutsch Ohler Architecture and their Professional consultants (associated with these documents) are **NOT** responsible for Means and Methods of Construction, and/or Site Safety; including but not limited to OSHA Construction Safety Requirements, Standard Construction Job Site Safety, Job Site safety training of workers, Safe Work Site Organization, Safety direction and or safety engineering of required safety elements. It is the Sole responsibility of the Licensed Contractor to ensure that all Site Safety measures are in accordance with the governing authorities. Please refer to OSHA Web Site {WWW.OSHA.GOV} for additional training and information requirements for Site Safety Compliance.

FIRE WATCH

FIRE WATCH

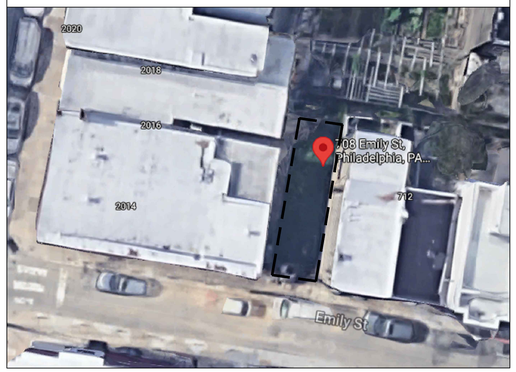
A FIRE WATCH is required when:

- A buildings fire alarm, sprinkler, or suppression system is impaired, including planned activities as required by Code Bulletin F-1601
- When hot work activity occurs in the building
- Combustible new construction exceeds 40' in height or an aggregate area greater than 50,000 s.f.
- Other hazardous activity

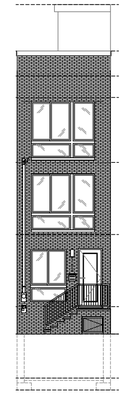
A FIRE WATCH shall be maintained:

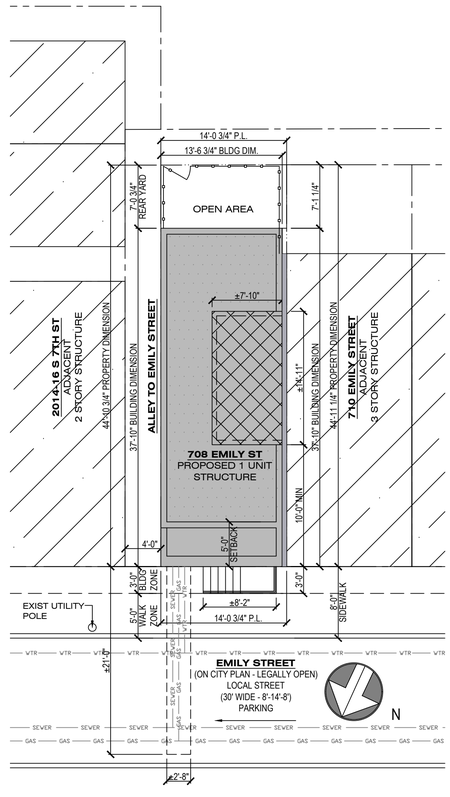
- During an emergency or planned impairment of any fire protection system.
- During and 30 minutes after any hot work activity
- During non-work hours from the time combustible construction reaches 40' in height, and/or greater than 50,000 s.f., until the fire alarm or suppression system has been certified.

AERIAL MAP



RENDERING/ ELEVATION





1 / CS SITE PLAN
1/8"=1'-0"

PROJECT ADDRESS:

708 Emily Street, Philadelphia, PA, USA

SEAL:

CONSULTANTS:

#	DATE	ISSUE / REVISION
1	06.17.21	BLDG SUBMISSION

DRAWINGS PREPARED BY:

V.H

DRAWINGS CHECKED BY:

V.H.

DRAWING TITLE:

COVER SHEET

DRAWING NUMBER:

CS

GENERAL NOTES AND SPECIFICATIONS

DIVISION 01: GENERAL REQUIREMENTS:

1.1. ALL WORK TO BE IN COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, & LOCAL BUILDING AND ZONING CODES. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND CODE REQUIREMENTS BEFORE STARTING WORK.

1.2. ALL TRADE STANDARDS AND MANUFACTURER'S INSTRUCTIONS REFERENCED IN THE CONSTRUCTION DOCUMENTS SHALL BE THE LATEST EDITION.

1.3. ALL FIRE RATED ASSEMBLIES INDICATED IN THE CONSTRUCTION DOCUMENTS SHALL REFERENCE THE LATEST EDITION OF UNDERWRITERS LABORATORIES (UL), NATIONAL GYPSUM ASSOCIATION AND ICC-ES EVALUATION REPORTS.

1.4. ALL CONTRACTOR(S) PERFORMING WORK SHALL HAVE APPLICABLE LICENSES AND INSURANCE AS REQUIRED BY THE PROJECT OWNER AND LOCAL JURISDICTION

1.5. CONTRACTOR(S) IS RESPONSIBLE FOR OBTAINING BUILDING PERMITS UNLESS NOTED OTHERWISE (UNLESS OTHERWISE NOTED) IN CONTRACT DOCUMENTS.

1.6. CONTRACTOR(S) IS RESPONSIBLE FOR OBTAINING MECHANICAL, ELECTRICAL, PLUMBING & SPRINKLER PERMITS UNLESS OTHERWISE NOTED

1.7. THE SCOPE OF WORK PERFORMED BY HARMAN DEUTSCH IS LIMITED TO WHAT IS PRESENTED IN THESE CONTRACT DOCUMENTS. ANY MECHANICAL, ELECTRICAL, PLUMBING, FIRE SAFETY SYSTEMS OR OTHER ENGINEERING SYSTEMS IS DESIGNED BY OTHERS AND COORDINATED BY OTHERS IN THE ARCHITECTURAL DOCUMENTS.

1.8. CONTRACTOR(S) IS RESPONSIBLE FOR NOTIFYING THE BUILDING INSPECTOR A MINIMUM OF 24 HOURS PRIOR TO COMMENCING WORK. CONTRACTOR(S) IS RESPONSIBLE FOR CONTACTING THE BUILDING INSPECTOR FOR ANY / ALL REQUIRED INSPECTIONS FOR THE DURATION OF THE PROJECT.

1.9. CONTRACTOR IS RESPONSIBLE FOR ENGAGING QUALIFIED INSPECTORS TO PERFORM CODE REQUIRED SPECIAL INSPECTIONS. WHERE APPLICABLE, REPORTS MUST BE ISSUED TO AUTHORITY HAVING JURISDICTION. NOTIFY ARCHITECT IN WRITING OF ANY FAILED INSPECTIONS OR DISCREPANCIES FROM CONTRACT DOCUMENTS.

1.10. SUBMITTALS ARE REQUIRED FOR STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER SPECIALIZED CONSTRUCTION. SUBMITTALS SHALL BE REVIEWED BY ARCHITECT FOR CONFORMANCE OF DESIGN. WHERE DRAWINGS DO NOT INDICATE APPROACH, CONTRACTORS SHALL COMPLY WITH PUBLISHED TRADE STANDARD PROTOCOL.

1.11. CONTRACTOR IS TO VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING WORK, HE SHALL NOTIFY ARCHITECT IMMEDIATELY REGARDING ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND ARCHITECTURAL DOCUMENTS.

1.12. CONTRACTOR IS TO VERIFY AND COORDINATE ALL DIMENSIONS ON PLANS, COORDINATE UTILITY LOCATIONS, STACKS, CONDUIT, AND OTHER BUILDING SYSTEMS. HE SHALL COORDINATE ELEVATION OF GRADE WITH FOUNDATION AND /OR SLAB ELEVATION.

1.13. CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS, OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION.

1.14. CONTRACTORS SHALL NOT SCALE DRAWINGS.

1.15. CONTRACTORS SHALL KEEP THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVER-SPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

1.16. CONTRACTOR(S) IS RESPONSIBLE FOR PROVIDING REQUIRED SITE FENCING AND PEDESTRIAN PROTECTION AROUND PERIMETER OF JOB SITE AND ROOF AS PER OSHA AND MUNICIPALITY REQUIREMENTS AND GUIDELINES.

1.17. CONTRACTOR(S) IS RESPONSIBLE TO ACQUIRE ANY / ALL STREET & SIDEWALK CLOSURE PERMITS AS WELL AS ANY REQUIRED DUMPSTER PERMITS.

1.18. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, EQUIPMENT AND SERVICES (BOTH TEMPORARY AND PERMANENT) REQUIRED TO COMPLETE WORK. UNLESS OTHERWISE INDICATED IN CONTRACT DOCUMENTS. JOBSITE TOILET AND TELEPHONE TO BE PROVIDED, AS REQUIRED BY OWNER.

1.19. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SUPERVISION OF ALL SUB-CONTRACTORS WORK AND PROVIDING SHAFTS, CHASES, RECESSES AND OTHER MEANS OF ACCESS FOR TRADE WORK. SUB CONTRACTOR TO FIX, PATCH ANY WORK CUT OR DAMAGED DURING INSTALLATION THAT RESULTS IN AN UNSATISFACTORY CONSTRUCTION CONDITION AND IS NON CONFORMING WITH CONSTRUCTION DOCUMENTS.

1.20. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR(S) MEANS AND METHODS OF CONSTRUCTION.

1.21 IT IS THE GENERAL CONTRACTORS (OWNERS/ DEVELOPERS) RESPONSIBILITY TO GAIN ACCESS TO ADJACENT (OR SURROUNDING PROPERTIES) AS MIGHT BE REQUIRED TO PERFORM WORK, AS PROPOSED IN THE DOCUMENTS.

1.22. ALL OPERATION AND MAINTENANCE DATA SHALL BE PROVIDED TO OWNER UPON PROJECT COMPLETION

1.23. G.C. TO PROPOSE ANY SUBSTITUTIONS OF PRODUCT OR MATERIAL SPECIFIED ON THE DOCUMENTS FOR ARCHITECTURAL REVIEW AND APPROVAL PRIOR TO THEIR PURCHASE.

DIVISION 02: EXISTING CONDITIONS:

2.1. REFER TO ENGINEERING DOCUMENTS FOR COMPLETE STRUCTURAL DEMOLITION. HARMAN DEUTSCH DOES NOT PROVIDE DEMOLITION SPECIFICATIONS.

2.2. REFER TO CONSTRUCTION DOCUMENTS FOR EXISTING NON- BEARING PARTITIONS TO BE DEMOLISHED. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER IMMEDIATELY IF PARTITION INDICATED TO BE DEMOLISHED APPEARS TO BE LOAD BEARING.

2.3. WHEN REMOVAL AND REPLACEMENT OF STRUCTURAL MEMBERS ARE SHOWN ON STRUCTURAL PLANS, THE CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY SHORING AND SAFETY FOR THE DURATION OF THE STRUCTURAL WORK.

2.4. THE G.C. SHALL SHORE EARTH AND SURROUNDING SIDEWALK AS NECESSARY TO PERFORM EXCAVATION THE G.C. SHALL PROVIDE ENGINEERED SHORING DRAWINGS WHEN APPLICABLE BY CODE, PER OSHA REQUIREMENTS AND PER LOCAL AUTHORITY HAVING JURISDICTION. LAYOUT & DESIGN BY OTHERS.

2.5. THE G.C. SHALL SHORE STRUCTURAL ELEMENTS DURING DEMOLITION AS REQUIRED.

DIVISION 03: CONCRETE:

3.1. SEE STRUCTURAL SPECIFICATIONS FOR CAST IN PLACE STRUCTURAL CONCRETE.

3.2. ARCHITECTURAL CONCRETE SHALL BE OF ADEQUATE STRENGTH AND DURABILITY FOR CONDITION. IT SHALL ALSO SHALL BE SECURELY MOUNTED. FINISH SHALL BE FREE OF BLEMISHES, AIR POCKETS AND COMPLY WITH ASTM MASONRY STANDARDS.

3.3. 3,500 PSI CONCRETE SHALL BE USED FOR FOUNDATION WALLS AND INTERIOR SLABS, UNLESS OTHERWISE NOTED ON STRUCTURAL DRAWINGS.

3.4. ALL HORIZONTAL CONCRETE EXPOSED TO THE WEATHER SHALL BE 4,000 PSI. THIS SHALL INCLUDE, BUT NOT LIMITED TO, STAIRS, RAMPS, CONCRETE DRIVEWAYS, PATIOS, SLABS, ETC. STEEL TROWELING AIR ENTRAINED CONCRETE IS NOT RECOMMENDED REFER TO STANDARD ACI 318 FOR MORE INFORMATION.

3.5 G.C. IS RESPONSIBLE TO VERIFY ALL CONCRETE STRENGTHS ARE IN COMPLIANCE WITH CURRENT ACI MINIMUM STANDARDS. G.C. SHALL REVIEW MIX DESIGNS PRIOR TO CONCRETE PLACEMENT TO ENSURE COMPLIANCE WITH ACI STANDARD AND WITH STRUCTURAL DRAWINGS.

3.6 PROVIDE MIN. 6 6-W1.4xW1.4 WELDED WIRE REINFORCEMENT IN ALL CONCRETE STRUCTURAL SLAB. WELDED WIRE REINFORCEMENT TO CONFORM TO ASTM-A370, ASTM-A641/A641M, ASTM-E83

3.7 10 MIL VAPOR BARRIER SHALL BE PLACED DIRECTLY UNDER CONCRETE SLABS ON GRADE. VAPOR BARRIER SHALL BE SEALED TIGHTLY AROUND ANY PENETRATIONS. STEGO INDUSTRIES 10 MIL OR EQUAL

3.8 GYPSUM CEMENT UNDERLAYMENT WHERE INDICATED IN DOCUMENTS SHALL BE LEVEL . TRANSITIONS BETWEEN POURS AND AT DOORWAYS SHALL BE LEVEL. COORDINATE FINISHED FLOOR HEIGHTS WITH STAIRS AND SILLS. USE IN CONJUNCTION WITH SOUND MAT MANUFACTURER MAXXON GYPCRETE, MAXXON ACOUSTI-MAT II HP OR EQUAL.

DIVISION 04: MASONRY:

4.1. CONCRETE MASONRY UNITS (CMU) SIZES AND SHAPES SHALL BE PROVIDED AS INDICATED ON ARCHITECTURAL AND STRUCTURAL DRAWINGS. QUALITY OF CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM FOR CONCRETE MASONRY UNITS STANDARDS. INSTALL BOND BEAMS AS REQUIRED ON STRUCTURAL DRAWINGS.

4.2. PROVIDE HORIZONTAL AND VERTICAL REINFORCING AS INDICATED ON STRUCTURAL DRAWINGS. HORIZONTAL REINFORCING SHALL BE HOT DIPPED GALVANIZED TRUSS TYPE INSTALLED 8" OC BELOW GRADE AND ABOVE ROOF AT PARAPETS, 16" OC ABOVE GRADE AND BELOW ROOF.

4.3. INSTALLATION OF CONCRETE MASONRY UNITS (CMU) IN COLD WEATHER SHALL BE IN ACCORDANCE WITH THE NATIONAL CONCRETE MASONRY ASSOCIATION BULLETIN ON COLD WEATHER CONCRETE MASONRY CONSTRUCTION.

4.4. PROVIDE TYPE S MORTAR FOR ALL EXTERIOR WALLS, TYPE N FOR INTERIOR WALLS. GROUT CONCRETE MASONRY UNITS (CMU) SOLID WHEN BELOW GRADE. WHERE STRUCTURAL ATTACHMENT TO CONCRETE MASONRY UNITS (CMU) IS REQUIRED, INSTALL MESH IN JOINTS BELOW AND FILL UNITS SOLID. SEE STRUCTURAL DRAWINGS.

4.5. EXPANSION JOINTS IN CONCRETE MASONRY UNITS (CMU) WALLS SHALL BE SPECIFIED IN ARCHITECTURAL DRAWINGS.

4.6. BRICK VENEER AS SHOWN ON DRAWINGS OR SPECIFIED SHALL BE MODULAR CORED BRICK. TEXTURE, COLOR, AND SERIES SELECTED BY OWNER /ARCHITECT. DELIVERY, STORAGE AND HANDLING PER MANUFACTURER'S INSTRUCTIONS. FACE BRICK SHALL COMPLY WITH ASTM C652.

4.7 MORTAR MATERIALS: PORTLAND CEMENT COMPLYING WITH ASTM C150 TYPE I OR II, EXCEPT TYPE III MAY BE USED FOR COLD-WEATHER CONSTRUCTION. HYDRATED LIME COMPLYING WITH ASTM C207, TYPE S. MASONRY CEMENT SHALL COMPLY WITH ASTM C91. MORTAR CEMENT SHALL COMPLY WITH ASTM C1329. MORTAR PIGMENTS SHALL COMPLY WITH ASTM C979. AGGREGATE FOR MORTAR SHALL COMPLY WITH ASTM C494 / C494M TYPE C AND RECOMMENDED BY MANUFACTURER FOR USE IN MASONRY MORTAR.

4.8 PROVIDE AND INSTALL ADJUSTABLE MASONRY-VENEER ANCHORS THAT ALLOW VERTICAL ADJUSTMENT BUT RESIST TENSION AND COMPRESSION FORCES PERPENDICULAR TO PLANE OF WALL, FOR ATTACHMENT OVER SHEATHING TO WOOD STUDS AND AS FOLLOWS: CAPABLE OF WITHSTANDING A 100-LBF LOAD IN BOTH TENSION AND COMPRESSION WITHOUT DEFORMING OR DEVELOPING PLAY IN EXCESS OF 0.05 INCH. BRICK VENEER ANCHORS SPACING - 16"O.C. VERTICALLY AND 16 O.C HORIZONTALLY. BASIS OF DESIGN: HOHMANN & BARNARD DW-10, 14 GA, HOT DIPPED GALVANIZED.

4.9 MISC. MASONRY ACCESSORIES:
WEEP / VENT- CELLULAR PLASTIC ONE-PIECE FLEXIBLE EXTRUSION MADE FROM UV-RESISTANT POLYPROPYLENE COPOLYMER, FULL HEIGHT AND WIDTH OF HEAD JOINT AND DEPT 1/8 INCH LESS THAN DEPTH OF OUTER WYTHE, IN COLOR SELECTED FROM MANUFACTURERS STANDARD.
CAVITY DRAINAGE MATERIAL - BASIS OF DESIGN MORTAR NET OR EQUAL
MASONRY CLEANERS

4.10 LINTELS - INSTALL STEEL LINTELS WHERE INDICATED. REFER TO STRUCTURAL DRAWINGS FOR SIZES. PROVIDE MINIMUM BEARING OF 8 INCHES AT EACH JAMB UNLESS OTHERWISE INDICATED.

4.11 CAST STONE SILLS, LINTELS AND SHAPES SHALL BE PROVIDED AS INDICATED IN CONSTRUCTION DOCUMENTS. QUALITY SHALL CONFORM TO CAST STONE INSTITUTE'S TRADE STANDARD. SHOP DRAWINGS AND COLOR SAMPLES SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW.

4.12 CONTROL JOINTS SHALL BE LOCATED PER ARCHITECTURAL PLANS IN INCONSPICUOUS PLACES NOT MORE THAN EVERY 25' HORIZONTALLY

DIVISION 05: METALS:

5.1. SEE STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR STRUCTURAL STEEL FRAMING,DECKING.

5.2. ARCHITECTURALLY EXPOSED STEEL FRAMING AND FABRICATIONS INCLUDING BUT NOT LIMITED TO RAILINGS AND STAIRS, SHALL COMPLY WITH ALL CODE REQUIREMENTS. WELDS SHALL BE GROUND SMOOTH, ALL BOLT CONNECTIONS SHALL BE SAME SIZE AND SHAPE AND ALIGN VERTICALLY AND HORIZONTALLY. EXTERIOR STEEL TO BE EITHER HOT DIPPED GALVANIZED OR POWDERCOATED AND PAINTED WITH 'KYNAR' FINISH. BOLTS AND OTHER CONNECTIONS SHALL MATCH FINISH UNLESS OTHERWISE NOTED

5.3. EXTERIOR 'WALKABLE' METAL BAR GRATE SHALL BE PROVIDED AT ALL LIGHT AND/OR EGRESS WELLS. HINGED OPENING SHALL BE PROVIDED AT EGRESS WELLS TO PERMIT PASSAGE. USE CLOSE MESH WHEN REQUIRED TO COMPLY WITH ACCESSIBILITY.BAR GRATE SHALL BE ADEQUATE FOR SPAN SHOWN ON DRAWINGS. MANUFACTURER-MCNICHOLS 11-W-4 SERIES OR EQUAL

5.4. PROVIDE EXTERIOR METAL LADDER AT ALL EGRESS WELLS. 2"X2"X1/4" STEEL PIPE SIDES WITH 3/4" ROUND RUNGS SPACED 12' OC. 7" STEEL MOUNTING BRACKETS. ALL WELDS TO BE GROUND SMOOTH. HOT DIPPED GALVANIZED OR POWDERCOATED. MANUFACTURER- COTTERMAN FIXED STEEL LADDER, SERIES -F OR EQUAL.

5.5. G.C. TO PROVIDE PERMANENT OR COLLAPSIBLE SAFETY GUARD RAIL LEADING UP TO AND AROUND MECHANICAL EQUIPMENT PLACED ON ROOF OR OTHER ELEVATED AREAS WITHIN 10' OF OPEN ROOF EDGE. MANUFACTURER: GUARDIAN FALL PROTECTION G RAIL SYSTEMS OR EQUAL. FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS.

DIVISION 06: WOOD,PLASTICS AND COMPOSITES:

6.1. SEE STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR STRUCTURAL WOOD FRAMING AND DECKING.

6.2. WOOD STUDS SHALL BE HEM FIR #2 OR BETTER.
6.3. SHEATHING TO BE APA RATED PLYWOOD OR OSB SHEATHING, EXPOSURE 1, 1/2" MINIMUM THICKNESS, PERFORMANCE CATEGORY 15/32. PERFORMANCE CATEGORY AND SPAN RATING TO MATCH FRAMING SPACING, MINIMUM. SEE STRUCTURAL DRAWINGS FOR LATERAL BRACING AND SHEAR PANEL REQUIREMENTS AND LOCATIONS
6.4.
6.5. PROVIDE WOOD BLOCKING AND/OR SHIMS AS REQUIRED FOR HOLLOW METAL FRAMES, DOOR FRAMES, WINDOWS, PARTITIONS, MILLWORK AND WALL/FLOOR MOUNTED ACCESSORIES.

6.6. EXTERIOR TRIM SHALL BE EXTRUDED RIGID PVC OR FYPON UNLESS NOTED OTHERWISE. INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS. PUTTY ALL NAIL HOLES AND PAINT WITH EXTERIOR GRADE FINISH.

6.7. PROVIDE INTERIOR TRIM AT DOORS, WINDOWS AND BASEBOARDS. TRIM TO BE PAINT GRADE UNLESS NOTED OTHERWISE. COORDINATE STAIN GRADE TRIM AND COLORS WITH ARCHITECT/OWNER.

6.8. SHOP DRAWINGS SHALL BE PROVIDED FOR CUSTOM MILLWORK IF USED. ALL WOOD TO BE HIGH QUALITY AND FREE OF KNOTS AND OTHER BLEMISHES. EVALUATE FOR WOOD COLOR CONSISTENCY. ARCHITECT TO REVIEW FOR DESIGN INTENT.

6.9. EAVE SOFFITS SHALL BE PERFORATED.

DIVISION 07: THERMAL AND MOISTURE PROTECTION:

7.1. FLUID APPLIED WATERPROOFING SHALL BE APPLIED TO THE EXTERIOR FACE OF FOUNDATION WALLS BELOW GRADE. SEE MANUFACTURER'S WRITTEN INSTRUCTIONS FOR THICKNESS AND INSTALLATION. MANUFACTURER-HENRY- CM 100 SERIES OR EQUAL.

7.2. INSTALL SHEET WATERPROOFING OR FLUID APPLIED WATERPROOFING AS INDICATED ON DRAWINGS. SEE MANUFACTURER'S WRITTEN INSTRUCTIONS FOR THICKNESS AND INSTALLATION.

7.3. PROVIDE UNDER SLAB VAPOR BARRIER. SEE NOTE 3.7

7.4. BLOWN IN CELLULOSE INSULATION TO BE INSTALLED IN WALL CAVITIES WHERE INDICATED IN CONSTRUCTION DOCUMENTS. INSULATION TO BE INSTALLED BY TRAINED CONTRACTOR PER INSULATION MANUFACTURER RECOMMENDED PROCEDURES. INSULATION TO BE RESTRAINED TO WALL CAVITY AS SHOWN IN WALL ASSEMBLY SCHEDULE BY NETS, SHEATHING, OR OTHER TESTED METHOD TO MAINTAIN AIR GAPS AND SPACING AS REQUIRED BY WALL ASSEMBLY. DENSITY TO BE 2.7 LBS/CU FT MIN. OR AS SPECIFIED BY INSULATION MANUFACTURER AND APPROVED ASSEMBLY TO ACHIEVE REQUIRED STC AND/OR R VALUES FOR LOCATION. PRODUCTS TO BE US GREENFIBER, NUWOOL, INTL. CELLULOSE, OR APPROVED EQUAL.

7.5. INSTALL FLASHING AND SHEET METAL IN COMPLIANCE WITH ARCHITECTURAL SHEET METAL MANUAL BY SMACNA.

7.6. ALUMINUM FLASHING SHALL CONFORM TO ASTM B209 WITH A MIN THICKNESS OF .016"

7.7. BACKPAINT FLASHING WITH BITUMINOUS PAINT WHERE EXPECTED TO BE IN CONTACT WITH CEMENTITIOUS MATERIALS OR DISSIMILAR METALS.

7.8. NON-REINFORCED FLEXIBLE BLACK ELASTIC SHEET FLASHING OF 50 TO 65 MILS THICKNESS SHALL COMPLY WITH THE FOLLOWING: SHORE A HARDNESS: ASTM D-2240 - TENSILE STRENGTH: ASTM D-412 TEAR RESISTANCE: ASTM D-624, DIE C - ULTIMATE ELONGATION: ASTM D-412 LOW TEMPERATURE BRITTLENESS: ASTM D-1149 - OZONE AGING: ASTM D-1149 HEAT AGING: ASTM D-573.

7.9. PROVIDE AND INSTALL WEATHER BARRIER ON EXTERIOR SIDE OF EXTERIOR WALL SHEATHING. WEATHER BARRIER SHALL BE CONTINUOUS, INSTALLED FROM THE BOTTOM UP, AND ALL PENETRATIONS SHALL BE SEALED WITH MANUFACTURER'S TAPE,ELASTOMERIC TAPE, OR COMPATIBLE CAULK. PLASTIC HEAD NAILS SHALL BE ACCEPTABLE. A SELF ADHERING SHEET WEATHER BARRIER IS RECOMMENDED. MANUFACTURER-HENRY-BLUE SKIN OR EQUAL

7.10. PROVIDE AND INSTALL WEATHER BARRIER WITH DRAINAGE PLANE WHERE INSTALLED BEHIND STUCCO FINISH. SEE CONSTRUCTION DOCUMENTS FOR STUCCO LOCATIONS. MANUFACTURER- ADVANCED BUILDING SYSTEMS- MORTAIRVENT 202 OR EQUAL.

7.11. INSTALL SELF ADHERING FLASHING AT ALL WINDOW HEAD JAMBS & SILLS AND DOOR HEADS & JAMBS. INSTALLATION SHALL BE PER WINDOW MANUFACTURERS RECOMMENDATIONS & IN ACCORDANCE WITH FLASHING MANUFACTURERS SPECIFICATIONS.

7.12. PROVIDE MINIMAL EXPANDABLE INSULATION AROUND WINDOW AND DOOR JAMBS.

7.13. PROVIDE DRIP EDGE AT ALL OVERHANGS, SILLS, ETC.

7.14. WHERE INDICATED IN DOCUMENTS ROOFING SYSTEM SHALL BE CLASS 'B' MINIMUM FIRESTONE SBS MODIFIED BITUMEN 2-PLY MEMBRANE SYSTEM OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS. ROOF COATING SHALL BE ENERGY STAR RATED AS HIGHLY REFLECTIVE. ROOF COATING TO SATISFY ASTM D 3746 FOR IMPACT RESISTANCE / HAIL RESISTANCE.

7.15. WHERE INDICATED IN DOCUMENTS, PROVIDE AND INSTALL EXTERIOR FIBERGLASS (GRP) ROOF SYSTEM. SYSTEM SHALL BE CLASS 'B' MINIMUM PER ASTM E 84; INSTALL OVER A-C PLYWOOD. PROVIDE REINF. TAPE & JOINT COMPOUND @ SEAM PER ROOFING MANUFACTURER SPECIFICATIONS. PROVIDE POLYESTER REINFORCING FABRIC COMPATIBLE WITH SELECTED FLUID APPLIED ROOF COATING MANUFACTURER RECOMMENDATIONS. ROOF COATING SHALL BE ENERGY STAR RATED GREATER THAN OR EQUAL TO .65 SOLAR REFLECTANCE. ROOF COATING TO SATISFY RESISTANCE TO FOOT TRAFFIC TEST IN SECTION 5.5 OF THE FM 4470 IMPACT RESISTANCE / HAIL RESISTANCE.

7.16. WHERE INDICATED IN DOCUMENTS, PROVIDE AND INSTALL WATERPROOF PEDESTRIAN TRAFFIC COATING OVER B-C PLYWOOD DECKING. BESSERN ENDURIT DECK PRO P55 OR EQUAL. COLOR SELECTED BY OWNER/ARCHITECT. PROVIDE REINF. TAPE & JOINT COMPOUND @ SEAM PER ROOFING MANUFACTURES SPECIFICATIONS. ROOF SYSTEM TO BE CLASS 'B' MINIMUM PER ASTM E 84. ROOF COATING TO BE ENERGY STAR RATED GREATER THAN OR EQUAL TO .65 SOLAR REFLECTANCE. ROOF COATING TO SATISFY RESISTANCE TO FOOT TRAFFIC TEST IN SECTION 5.5 OF THE FM 4470 IMPACT TESTING.

7.17. ENCLOSED ATTIC SPACES AND ROOF RAFTERS SHALL HAVE CROSS VENTILATION, FOR EACH SEPARATE BAY AS REQUIRED.THE NET FREE VENTILATION SHALL NOT BE LESS THAN 1/150 OF THE AREA TO BE VENTED, EXCEPT THE MINIMUM REQUIRED SHALL BE 1/300 OF THE AREA TO BE VENTED WHERE AT LEAST 50% OF THE REQUIRED VENTILATION IS LOCATED IN THE UPPER PORTION OF THE VOLUME TO BE VENTED. A PASSIVE VENT SHALL BE LOCATED AT THE LOWER PORTION OF ROOF. ROOF VENTILATORS SHALL PROTECT AGAINST THE ENTRANCE OF RAIN OR INSECTS. MANUFACTURER-EMPIRE VENTILATOR #TV10G OR ACTIVE VENTILATION PRODUCTS AV-12-C8, PV-12-C8

7.18. WHERE INDICATED IN DOCUMENTS STANDING SEAM METAL ROOF PANELS SHALL BE PROVIDED AND INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS. ALL FASTENERS SHALL BE CONCEALED. CORNER TRIM AND J CHANNEL TO BE PROVIDED AND INSTALLED. MIN. METAL THICKNESS .040

7.19. ASPHALT SHINGLES-PROVIDE AND INSTALL ASPHALT BASED SHINGLES WITH A 30 YEAR MINIMUM MANUFACTURER'S WARRANTY THAT COMPLY WITH THE FOLLOWING STANDARDS
ASTM D 3018 - Standard Specification for Class A Asphalt Shingles Surfaced with Mineral Granules.
ASTM D 3161 - Standard Test Method for Wind-Resistance of Asphalt Shingles (Fan-Induced Method).
ASTM D 3462 - Standard Specification for Asphalt Shingles Made from Glass Felt and Surfaced with Mineral Granules.
ASTM A 653/A 653M - Standard Specification for Steel Sheet, Zinc Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
ASTM B 209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate.
ASTM B 370 - Standard Specification for Copper Sheet and Strip for Building Construction.
ASTM C 1549 - Standard Test Method for Determination of Solar Reflectance Near Ambient Temperature Using a Portable Solar Reflectometer.
ASTM D 4586 - Standard Specification for Asphalt Roof Cement, Asbestos-Free.
ASTM E 903 - Standard Test Method for Solar Absorption, Reflectance and Transmission of Materials Using Integrating Spheres.
UL 790 - Tests for Fire Resistance of Roof Covering Materials.
UL 997 - Wind Resistance of Prepared Roof Covering Materials.

7.20. WHERE INDICATED IN DOCUMENTS ALUMINUM COMPOSITE METAL PANEL SHALL BE PROVIDED INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS. ALL FASTENERS SHALL BE CONCEALED IN A CLOSED JOINT SYSTEM. JOINTS SHALL ALIGN PER CONSTRUCTION DOCUMENTS. VERIFY ADEQUATE ATTACHMENT SYSTEM WITH MANUFACTURER.

7.21. WHERE INDICATED IN DOCUMENTS PROVIDE AND INSTALL FIBER CEMENT SIDING PER MANUFACTURERS WRITTEN INSTRUCTIONS. MANUFACTURER- JAMES HARDI OR EQUAL.

7.22. WHERE INDICATED IN DOCUMENTS PROVIDE AND INSTALL (3) COAT STUCCO SYSTEM AS INDICATED ON DRAWINGS. INSTALL HOT DIPPED GALVANIZED ZINC COATED DIAMOND MESH OVER DRAINAGE PLANE WEATHER BARRIER. WEEP SCREED WITH 3-1/2" FLANGE SHALL BE INSTALLED BELOW THE FOUNDATION SILL AND A MINIMUM OF 4" ABOVE GRADE. STUCCO FINISH SYSTEM TO COMPLY WITH ASTM C926. FINISH TEXTURE TO BE SMOOTH AND LEVEL.

7.23. PROVIDE AND INSTALL ALL JOINT SEALERS TO COMPLY WITH MANUFACTURER'S PRINTED INSTRUCTIONS APPLICABLE PRODUCTS AND APPLICATIONS INDICATED.

7.24. SEALANT BACKER ROD: WHERE INDICATED, OR REQUIRED, PROVIDE COMPRESSIBLE ROD STOCK OF POLYETHYLENE FOAM, POLY-ETHYLENE JACKETED POLYURETHANE FOAM, BUTYL RUBBER FOAM, NEOPRENE FOAM OR OTHER FLEXIBLE, PERMANENT, DURABLE NON-ABSORPTIVE MATERIAL AS RECOMMENDED FOR COMPATIBILITY WITH SEALANT BY THE SEALANT MANUFACTURER

7.25. PROVIDE AND INSTALL APPROVED FIRE STOPPING SYSTEMS AND SEALANT AT ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES. REVIEW UL DESIGN DETAILS FOR PENETRATIONS. SUBMIT FIRE PROOFING SHOP DRAWINGS TO ARCHITECT WHEN APPLICABLE. MANUFACTURER- HILTI , 3M OR EQUAL.

7.26. SPRAY APPLIED FIRE PROOFING. PROVIDE MINERAL FIBER OR CEMENTITIOUS SPRAY APPLIED FIRE PROOFING AS INDICATED IN THE CONSTRUCTION DOCUMENTS. PRODUCT TO BE INSTALLED BY CERTIFIED AND TRAINED INSTALLER PER MANUFACTURER RECOMMENDATIONS FOR INSTALLATION IN LOCATIONS REQUIRED. INSTALL THICKNESS AS REQUIRED TO ACHIEVE REQUIRED FIRE RATING FOR LOCATION. ADHESIVES AND BONDING AGENTS TO BE AS RECOMMENDED AND SUPPLIED BY MANUFACTURER. SEALER TO BE AS RECOMMENDED AND SUPPLIED BY MANUFACTURER. MECHANICAL BONDING MATERIALS SUCH AS LATH, FASTENERS, FABRIC, AND MESH TO BE AS RECOMMENDED AND SUPPLIED BY MANUFACTURER FOR SPECIFIC CONDITIONS AND INSTALLATION.

7.27. CONTRACTOR TO PROVIDE MATERIALS SHOWING SPRAY APPLIED FIREPROOFING INSTALLER QUALIFICATIONS. SUBMIT MATERIALS INDICATING ACCEPTABLE CONDITIONS FROM INSTALLATION FROM MATERIAL MANUFACTURER. SUBMIT MANUFACTURER WRITTEN APPROVAL OF INSTALLATION.

7.28. PROVIDE INSULATION AT THE ROOF, EXTERIOR WALLS, AND SLAB PERIMETER AS INDICATED IN THE DOCUMENTS, AS REQUIRED BY CODE AND AS PER INSULATION MANUFACTURER. FURNISH AND INSTALL INSULATION TYPE BASED ON THE SPECIFIC USE AND INDICATED AS SUITABLE BY THE INSULATION MANUFACTURER FOR THE DESIGNATED APPLICATION. WHERE MINIMUM "R" VALUES ARE INDICATED, PROVIDE INSULATION THAT MEETS OR EXCEEDS THIS RATING AS FOLLOWS:

7.26 EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS PER ASTM E84

7.27 CONCEALED INSULATION SHALL HAVE A FLAME SPREAD RATING OF 75 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS PER ASTM E84

7.28 PROVIDE INSULATION & MINIMUM R-VALUE AT SPECIFIC LOCATIONS AS NOTED BELOW. UNLESS NOTED OTHERWISE IN DOCUMENTS:

-EXTERIOR STUD FRAMED WALLS: R-21 FIBERGLASS BATTS
-CORRIDOR / DEMISING WALLS: R-11 FIBERGLASS BATTS
-FLAT ATTIC CEILING: R-38 FIBERGLASS BATTS

7.29 INSTALL EXPANSION JOINTS IN EXTERIOR MATERIALS AS INDICATED ON DRAWINGS.
7.30 VINYL SIDING / SOFFIT- PROVIDE & INSTALL VINYL SIDING / SOFFIT COMPLYING WITH ASTM INTERNATIONAL STANDARDS:
ASTM - D 3679 : SPECIFICATION FOR RIGID POLY (VINYL CHLORIDE)(PVC) SIDING
ASTM - D 4477 : SPECIFICATION FOR RIGID (UNPLASTICIZED POLY (VINYL CHLORIDE)(PVC) SOFFIT
ASTM - D 4756 : PRACTICE FOR INSTALLATION OF RIGID POLY (VINYL CHLORIDE) (PVC) SIDING AND SOFFIT
ASTM - D 6864 : SPECIFICATION FOR COLOR AND APPEARANCE RETENTION OF SOLID COLORED PLASTIC SIDING PRODUCTS

DIVISION 08: OPENINGS:

8.1. PROVIDE HOLLOW METAL DOORS WHERE INDICATED IN DOCUMENTS. HOLLOW METAL DOORS SHALL BE 18 GA. PRIMED AND READY FOR PAINT. EXTERIOR DOORS AND APARTMENT DOORS SHALL BE INSULATED. HOLLOW METAL DOORS SHALL BE RATED WHERE INDICATED ON CONSTRUCTION DOCUMENTS.

8.2. HOLLOW METAL FRAMES SHALL BE OF KNOCK DOWN TYPE, 176 GA. EXTERIOR FRAMES SHALL BE GALVANIZED. FRAMES SHOULD COME PRIMED AND READY FOR PAINT. AT DRYWALL APPLICATIONS, FRAMES SHALL HAVE 2 COMPRESSION ANCHORS PER FRAME. FRAMES SHALL HAVE KERF PROFILES TO ACCEPT SOUND AND SMOKE SEAL STRIPPING

8.3. INTERIOR DOORS SHALL BE MOLDED WOOD COMPOSITE. SIZES AND DESIGN PER DOOR SCHEDULE

8.4. PATIO DOORS SHALL BE FIBERGLASS AND IN- SWING. PATIO DOOR FRAMES SHALL BE EXTERIOR GRADE AND FLASHED IN ACCORDANCE WITH THESE SPECIFICATIONS AND APPLICABLE BUILDING STANDARDS.

8.5. GLAZING IN LOCATIONS WHICH MAY BE SUBJECT TO HUMAN IMPACT SUCH AS FRAMELESS GLASS DOORS, GLASS ENTRANCES AND EXIT DOORS, FIXED GLASS PANELS, SLIDING GLASS DOORS, SHOWER DOORS, TUB ENCLOSURES, AND STORM DOORS SHALL MEET THE REQUIREMENTS SET FORTH IN THE BUILDING CODE AND THE SAFETY STANDARD FOR GLAZING MATERIALS (16 CFR 1201). ALL GLAZED PANELS LOCATED WITHIN 12" OF A DOOR, WHICH MAY BE MISTAKEN FOR OPENINGS OF HUMAN PASSAGE, SHALL BE TEMPERED GLASS, UNLESS SUCH PANELS ARE PROVIDED WITH A HORIZONTAL MEMBER OF 1-1/2" (MIN.) IN WIDTH AND LOCATED 36" ABOVE THE WALKING SURFACE.

8.6. ALL COMMON AREA DOOR HARDWARE SHALL BE COMMERCIAL GRADE. ALL KEYED LOCKS SHALL BE ON "MASTER KEY" SYSTEM AND COORDINATED WITH OWNER. EXIT DEVICES SHALL BE INSTALLED ON ALL EGRESS DOORS. CLOSERS SHALL BE INSTALLED ON ALL APARTMENT DOORS FROM COMMON CORRIDORS AND EGRESS DOORS. SEE DOOR HARDWARE SCHEDULE FOR MORE INFORMATION.

8.7. WINDOWS SHALL BE PROVIDED AS SCHEDULED. GLAZING SHALL BE LOW -E WITH A U-FACTOR OF .35 MIN. DIMENSIONS ON WINDOW SCHEDULE ARE FOR INTENT ONLY, COORDINATE ACTUAL WINDOW DIMENSIONS AND ROUGH OPENINGS WITH SELECTED WINDOW MANUFACTURER. WINDOW TYPES SHALL BE IDENTIFIED IN WINDOW SCHEDULE.

8.8. ALL WINDOWS SHALL COMPLY WITH THE PERFORMANCE REQUIREMENTS OF AAMA/WDMA/CSA 101 I.S.2/ A440. CONFIRM WITH SELECTED MANUFACTURER FOR COMPLIANCE.

8.9. ALL GLAZING SHALL BE TESTED IN ACCORDANCE WITH CPSC 16 CFR 1201,WINDOWS SHALL MEET THE REQUIREMENTS OF AIR INFILTRATION (ASTM E283-91), WATER RESISTANCE (ASTM E547-93, AND UNIFORM WIND LOAD & UNIFORM LOAD STRUCTURAL OVERLOAD TESTS.

8.10. ALL WINDOW HARDWARE SHALL BE INCLUDED FOR INSTALLATION AND OPERATION.

8.11. ALL COMMON AREA THRESHOLDS SHALL BE ADA/ ANSI a117.1 STANDARDS COMPLIANT

DIVISION 09: FINISHES: (SEE FINISH SCHEDULE FOR SPECIFIC PRODUCTS AND LOCATIONS)

9.1. ALL GYPSUM WALL BOARD SHALL BE INSTALLED IN ACCORDANCE WITH THE "AMERICAN STANDARD SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALL BOARD", LATEST ADDITION.

9.2. GYPSUM WALL BOARD THICKNESS AND TYPE SHALL BE INSTALLED PER PARTITION SCHEDULE AND APPLICABLE UL RATED ASSEMBLIES.

9.3. WHERE INDICATED IN DOCUMENTS RESILIENT CHANNEL SHALL BE PROVIDED AND INSTALLED AS PER UL ASSEMBLY AND MANUFACTURER'S REQUIREMENTS. BASIS OF DESIGN: DIETRICH RC DELUXE - RSCD, 25 GAUGE, 1-1/2"

9.4. WHERE INDICATED IN DOCUMENTS RESILIENT SOUND ISOLATION CLIP (RSIC-1) IS TO BE PROVIDED AND INSTALLED AS PER UL ASSEMBLY AND MANUFACTURER'S REQUIREMENTS. BASIS OF DESIGN: PAC-INTERNATIONAL RSIC -1

9.5. GYPSUM WALL BOARD SHALL BE PRIMED AND PAINTED WITH (3) COAT COVERAGE.

9.6. GYPSUM SHALL BE TAPED SPACKLED AND SANDED, (3) COATS. GC TO BE VERIFY THAT JOINTS ARE FLAT AND ACCEPTABLE TO RECEIVE PAINT. BULGES, NAIL POPS, SCREW POPS, GYPSUM POPS AROUND ELECTRICAL/PLUMBING FIXTURES ARE NOT ACCEPTABLE AND SHALL BE FIXED PRIOR TO PAINT.

9.7. ALL WET WALL AREAS AND SUBSTRATE BEHIND TILE SHALL BE TILE BACKER TYPE DENS SHIELD OR EQUAL. STAGGER EDGES AND ENSURE WATER TIGHT JOINTS.

9.8. 'H' ,'C-H' STUDS AND J RUNNERS SHALL BE INSTALLED WITH SHAFT WALL LINEAR PANELS ACCORDING TO MANUFACTURER'S INSTRUCTIONS. CLARKDIETRICH SHAFT WALL SYSTEMS OR EQUAL.

9.9. WHERE INDICATED IN DOCUMENTS ACOUSTICAL CEILING PANEL SYSTEMS SHALL BE INSTALLED WITH MIN 12 GAUGE WIRE HUNG FROM STRUCTURAL FRAMING ABOVE. ATTACHMENT SHALL BE INDEPENDENT OF ALL PIPE, DUCT, WIRES, WALLS ETC.

9.10. GRID SHALL BE LEVEL AND STRAIGHT. SPLICES SHALL AVOID VISIBLE PLACEMENT IN LONGITUDINAL AXIS. SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C636, CISCA INSTALLATION STANDARDS AND MANUFACTURERS INSTRUCTIONS.

9.11. GRID SHALL BE $^{15}/_{16}$" METAL GRID UNLESS OTHERWISE NOTED -'ARMSTRONG' SYSTEMS OR EQUAL

9.12. ACOUSTICAL CEILING PANEL SHALL BE 2X2 CIRRUS ANGLED TEGULAR EDGE UNLESS OTHERWISE NOTED ARMSTRONG SYSTEMS OR EQUAL

9.13. CERAMIC OR PORCELAIN TILE SHALL BE PROVIDED IN APARTMENT AREAS PER FINISH SCHEDULE. TILE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN SPECIFICATIONS AND INSTRUCTIONS, AND SHALL COMPLY WITH THE TILE COUNCIL OF AMERICA (TCA) STANDARD GUIDELINES FOR INSTALLATION OF CERAMIC TILE OVER POURED GYPSUM UNDERLAYMENT OR CONCRETE. CONTRACTOR SHALL VERIFY SUBSTRATE IS ACCEPTABLE FOR TILE INSTALLATION.

9.14. GROUT SHALL BE CEMENT BASED, SANDED OR NON SANDED BASED ON JOINT WIDTH. CONSULT TILE COUNCIL OF AMERICA (TCA) FOR FURTHER INFORMATION. LATICRETE OR APPROVED EQUAL.

9.15. ALL METALS SHALL RECEIVE (3) COATS OF OIL BASED PAINT. METALS SHALL BE FREE OF RUST OIL AND DEBRIS UNLESS NOTED OTHERWISE

9.16. INTERIOR WOOD MILLWORK SUCH AS DOORS AND TRIM SHALL BE PAINTED WITH (3) COATS OF WATER BASED PAINT, INCLUDING SEALER. PAINT FINISH SHALL BE SEMI GLOSS. SURFACES SHALL BE CLEAN AND FREE OF ALL DIRT, OIL OR DEBRIS. UNLESS NOTED OTHERWISE IN THE DOCUMENTS.

9.17. EXPOSED INTERIOR CONCRETE MASONRY UNITS (CMU) SHALL BE PAINTED WITH (3) COATS OF MASONRY WATER BASED PAINT, EGGSHELL FINISH. UNLESS NOTED OTHERWISE IN THE DOCUMENTS.

9.18. PROVIDE AND INSTALL VINYL SHEET FLOORING WHERE SHOWN ON DRAWINGS WHICH COMPLIES WITH FEDERAL STANDARD: FS L-F-475, TYPE 11, GRADE A. THICKNESS: .080" (NOM.) - SHEET WIDTH: 6'-0". INSTALL AS PER MANUFACTURERS INSTRUCTIONS. VINYL SHEET FLOORING MUST BE CERTIFIED AS COMPLIANT WITH THE FLOORSCORE STANDARD.

9.19. PROVIDE AND INSTALL RESILIENT FLOORING PER MANUFACTURERS WRITTEN INSTRUCTIONS.

9.20. WHERE INDICATED IN DOCUMENTS, PROVIDE SEALER ON EXPOSED CONCRETE FLOORS

DIVISION 10: SPECIALTIES

10.1. PROVIDE AND INSTALL FIRE EXTINGUISHERS AND CABINETS AS REQUIRED BY LOCAL GOVERNING AUTHORITY. CABINETS TO BE RECESSED AND HAVE DISTINCT IDENTIFICATION. RECESSED CABINETS IN FIRE RATED WALLS SHALL BE FIRE RATED. FIRE EXTINGUISHERS ARE NOT REQUIRED FOR ANY UNITS WITH SEPARATE EXTERIOR ENTRY
(EXAMPLE: SINGLE FAMILY HOME)

10.2. PROVIDE AND INSTALL BUILDING SIGNAGE AS REQUIRED BY GOVERNING CODES. SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH ICC/ANSI A117.1 - 2009 STANDARDS. TACTILE SIGNS SHALL BE PROVIDED AS REQUIRED. SEE SIGNAGE SCHEDULE FOR FURTHER SIGNAGE INFORMATION.SIGNAGE SHALL BE MANUFACTURED BY ADVERTISING SYSTEMS, INC.

10.3. WHERE INDICATED IN THE DOCUMENTS, INSTALL MEDICINE CABINETS AT ALL BATHROOM LOCATIONS AS NOTED ON PLANS. ENSURE HANDING CAN BE SWITCHED. MAINTAIN FIRE RATING WITHIN RECESS WHEN INSTALLED IN FIRE RATED PARTITIONS.

10.4. WHERE INDICATED IN THE DOCUMENTS, G.C. TO PROVIDE AND INSTALL TOILET ACCESSORIES AS NOTED ON PLANS. ALL UNITS SHALL RECEIVE TOILET PAPER HOLDER, TOWEL BAR, ROBE HOOK, SHOWER CURTAIN AND ROD.

10.5. PROVIDE AND INSTALL GRAB BARS AS INDICATED ON PLANS.

10.6. THE G.C. SHALL PROVIDE AND INSTALL MAILBOXES WITH ALL RELATED ACCESSORIES AS REQUIRED BY THE US POSTAL SERVICE. IF UNITS HAVE SEPARATE EXTERIOR ENTRY (EXAMPLE: SINGLE FAMILY HOME) THE MAILBOX CAN BE EXTERIOR FACE MOUNTED.
FOR ALL INTERIOR MAILBOXES (TYPICALLY (4) UNITS AND MORE) , WHERE INDICATED IN THE DOCUMENTS THE MAILBOXES TO BE 4C-STD OR US POSTAL SERVICE APPROVED OR EQUAL. MAILBOXES TO HAVE PACKAGE BOXES FOR 10% OF OCCUPANCY, UNLESS PACKAGE ROOM IS PROVIDED. NUMBERING SHALL BE SEQUENTIAL, AND ACCOMMODATE ADA UNITS AT SPECIFIC HEIGHTS PER MANUFACTURER AND ICC/ANSI A117.1 - 2009. PROVIDE EXTRA KEYS FOR MAIL CARRIER, OR PROVIDE MAIL SERVICE ACCESS.

10.7. FOR ANY PROJECTS OF (6) UNITS OF LESS, THE G.C. SHALL PROVIDE 96 GALLON TOTES WITH WHEELS FOR RECYCLING ON RESIDENTIAL FLOOR REFUSE ROOMS. TOTES TO BE BLUE AND HAVE RECYCLING "TRIANGLE" ETCHED IN TOP. UNLESS NOTED OTHERWISE IN THE DOCUMENTS.
FOR LARGER PROJECTS TOTES SHALL BE PROVIDES WHERE INDICATED IN THE DOCUMENTS.
SPECIAL CONSIDERATIONS APPLY TO CONDOMINIUMS AND COOPERATIVES. SEE PHILADELPHIA CODE.

10.8. PROVIDE AND INSTALL WIRE SHELVING WITH COAT HANGER ROD AT ALL CLOSET LOCATIONS SHOWN ON DRAWINGS. UNLESS NOTED OTHERWISE.

DIVISION 11: EQUIPMENT

11.1. RESIDENTIAL APPLIANCES SHALL BE PROVIDED AND INSTALLED AS PER PLANS.

DIVISION 12: FURNISHINGS

12.1. RESIDENTIAL AND AMENITY CASEWORK SHALL BE PROVIDED AS PER PLANS. PROVIDE SHOP DRAWINGS AS REQUIRED. ENSURE ADA CLEARANCES CAN BE MAINTAINED WITH CASEWORK.

12.2. CONTRACTOR TO PROVIDE COUNTERTOPS AS PER PLANS. SEE SCHEDULE FOR MATERIAL AND LOCATION.

12.3. WHERE INDICATED IN THE DOCUMENTS, G.C. TO PROVIDE BICYCLE RACKS IN STORAGE AREA, AS PER PLANS. BICYCLE RACKS SHALL BE SECURED TIGHTLY TO WALL, PROVIDE BLOCKING FOR MOUNTING. -DERO DUPLEX OR APPROVED EQUAL.

DIVISION 13: SPECIALCONSTRUCTION

13.1. (NOT USED)

DIVISION 14: CONVEYING SYSTEMS

14.1. RECYCLING AND /OR REFUSE CHUTES SHALL BE PROVIDED AS PER DRAWINGS. 24" MIN. DIAMETER. CHUTE SHALL BE FASTENED PER MANUFACTURERS INSTRUCTIONS AT EACH FLOOR WITH SOUND DEADENING PADS. ELECTRICAL INTERLOCK REQUIRED. SPRINKLER HEADS REQUIRED PRE NFPA 82 REQUIREMENTS. INTAKE DOORS SHALL BE FIRE RATED, 90 MINUTES. ROOF VENT REQUIRED 36" MIN ABOVE ROOF SURFACE. US CHUTES,INC

14.2. ELECTRICAL TRACTION ELEVATOR SHALL BE PROVIDED AND INSTALLED. ELEVATOR SHALL MEET ALL APPLICABLE CODES. ELEVATOR SHALL BE 3500 LB OR GREATER AND ACCOMMODATE A STRETCHER. HALL PUSH BUTTONS LANTERNS ,ANNUCIATOR AND SIGNAGE SHALL BE PROVIDED AT EACH LEVEL. FIRE FIGHTERS COMMUNICATION REQUIRED SHOP DRAWINGS TO BE PROVIDED. OWNER/ARCHITECT SHALL SELECT CAB FINISHES. OTIS ELEVATOR 3500 LB GEN 2. MACHINE ROOM LESS ELEVATOR.

DIVISION 21: FIRE SUPPRESSION

21.1. GC TO PROVIDE ENGINEERED FIRE SUPPRESSION DRAWINGS FOR PERMIT AND INSTALLATION.

21.2. FOWARD FIRE SUPPRESSION DRAWINGS TO ARCHITECT FOR RECORD.

DIVISION 22: PLUMBING

22.1. SEE MEP DRAWINGS

DIVISION 23: HVAC

23.1. SEE MEP DRAWINGS
23.2. G.C. TO PROVIDE SAFETY RAILINGS / GUARDS. SEE NOTE 5.5.

DIVISION 24: INTEGRATED AUTOMATION

24.1. (NOT USED)

DIVISION 26: ELECTRICAL

26.1. SEE MEP DRAWINGS

DIVISION 28: ELECTRICAL SAFETY AND SECURITY

28.1. G.C. SHALL COORDINATE WITH OWNER TO SELECT A SECURITY VENDOR. THAT VENDER SHALL SELECT HARDWARE TO BE PROVIDED FOR ENTRY DOORS. G.C. SHALL COORDINATE ANY REQUIRED WIRING NEEDED AND INFORM OWNER AND MANAGEMENT COMPANY FOR USER INTERFACE.

DIVISION 31: EARTHWORK

31.1. SEE GEOTECHNICAL REPORT FOR REQUIRED INFORMATION.

31.2. SEE SHEETING, SHORING, AND UNDERPINNING DRAWINGS, AS REQUIRED, UNDER SEPARATE CONTRACT BY OTHERS.

31.3. SEE STRUCTURAL DRAWINGS FOR FOOTING AND FOUNDATION INFORMATION.

31.4. SEE CIVIL DRAWINGS FOR GRADING INFORMATION.

PROJECT ADDRESS:

708 Emily Street, Philadelphia, PA, USA

SEAL:

CONSULTANTS:

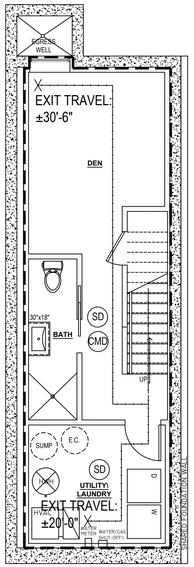
#	DATE	ISSUE / REVISION
1	06.17.21	BLDG SUBMISSION

DRAWINGS PREPARED BY:
V.H
DRAWINGS CHECKED BY:
V.H.
DRAWING TITLE:

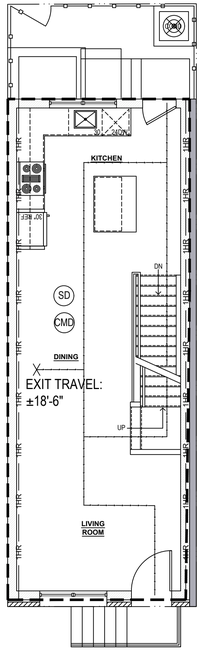
GENERAL NOTES AND SPECIFICATIONS

DRAWING NUMBER:

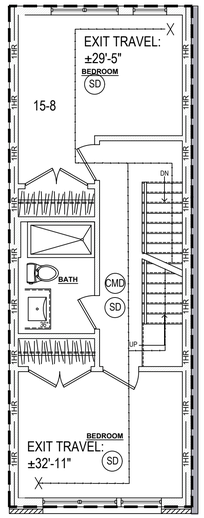
A0.00



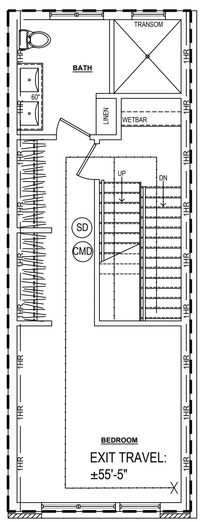
1 A0.01 BASEMENT LIFE SAFETY PLAN
3/16" = 1'-0"



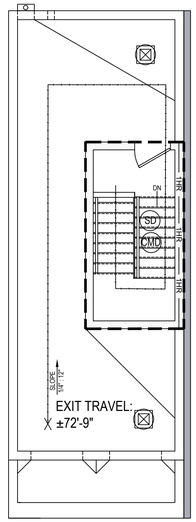
2 A0.01 1ST FLOOR LIFE SAFETY PLAN
3/16" = 1'-0"



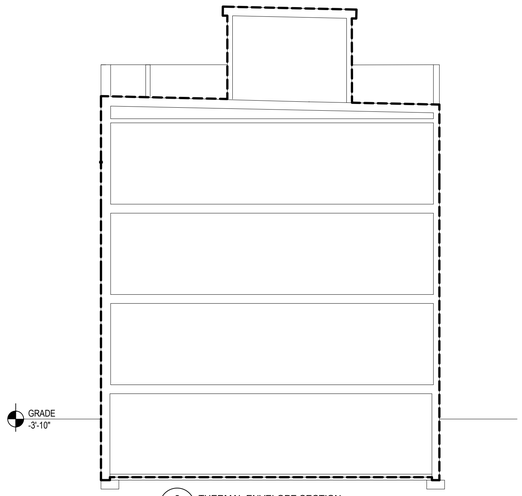
3 A0.01 2ND FLOOR LIFE SAFETY PLAN
3/16" = 1'-0"



4 A0.01 3RD FLOOR LIFE SAFETY PLAN
3/16" = 1'-0"



5 A0.01 ROOF LIFE SAFETY PLAN
3/16" = 1'-0"



6 A0.01 THERMAL ENVELOPE SECTION
1/8" = 1'-0"

ENERGY CONSERVATION CODE

INTERNATIONAL ENERGY CONSERVATION CODE (IECC 2015)

BUILDING SUMMARY: SINGLE FAMILY DWELLING 3 STORIES OR LESS, (R-3) USE GROUP, (TYPE V) CONSTRUCTION

COMPLIANCE METHOD	CLIMATE ZONE
2015 IECC [RE] TOTAL UA VIA **REScheck**	ZONE 4A (MOIST) - TABLE R402.1.2
MECHANICAL SYSTEMS COMMISSIONING	**AIR BARRIER & INSULATION INSTALLATION**
REQUIRED IN MULTIFAMILY PROJECTS NOT REQUIRED FOR SINGLE-FAMILY DWELLING UNITS.	BUILDING MUST COMPLY WITH TABLE R402.4.1.1

MANDATORY REQUIREMENTS

1. CERTIFICATE	(R401.3)
2. AIR LEAKAGE BLOWER DOOR TESTING - 5 ACH. MAX. FENESTRATION - WINDOWS & SLIDING DOORS 0.3 CFM/SF MAX. FENESTRATION - SWING DOORS 0.5 CFM/SF MAX. RECESSED LIGHTING IN THERMAL ENVELOPE 2.0 CFM	(R402.4) (R402.4.1.2) (R402.4.3) (R402.4.3) (R402.4.5)
3. CONTROLS	(R403.1)
4. DUCT SEALING	(R403.3.2)
5. DUCT TESTING 5.1. ROUGH-IN & POST-CONSTRUCTION EXCEPTION - A DUCT LEAKAGE TEXT SHALL NOT BE REQUIRED WHERE DUCTS & AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE (R403.3.7).	(R403.3.3)
6. BUILDING CAVITIES	(R403.3.5)
7. MECHANICAL SYSTEM PIPE INSULATION	(R403.4)
8. HEATED WATER CIRCULATION & TEMPERATURE MAINTENANCE SYSTEMS	(R403.5.1)
9. MECHANICAL VENTILATION SEE TABLE (R403.6.1) FOR ADD'TL. REQ.	(R403.6)
10. EQUIPMENT SIZING & EFFICIENCY RATING	(R403.7)
11. SYSTEMS SERVING MULTIPLE DWELLING UNITS	N/A
12. SNOW MELT & ICE SYSTEMS CONTROLS	(R403.9)
13. POOLS & PERMANENT SPAS	(R403.10)
14. PORTABLE SPAS	N/A
15. LIGHTING EQUIPMENT	(R404.1)

PRESCRIPTIVE REQUIREMENTS

A. BUILDING THERMAL ENVELOPE	(R402.1.1 - R402.1.5)
WOOD FRAME WALL	R-20 (OR R-13+ R-5 C.I.)
CEILING	R-38 PER R402.2.1 (R-49)
FLOOR	R-19
BASEMENT	R-10 C.I. OR R-13 @ CAVITY
MASS WALL	R-8 C.I.OR R-13 @ CAVITY
SLAB	R-10 (EXTEND 24")
FENESTRATION	0.35
SPECIAL INSULATION REQ.	R402.2.1 - R402.2.13
R402.3.1 - R402.3.5	
B. SYSTEMS	(R403)
DUCT LEAKAGE TESTING	R403.3.4
HOT WATER PIPE INSULATION	R403.5.3
C. ELECTRIC POWER & LIGHTING	(R404)

*NOTES:
1. AIR BARRIER AND INSULATION TESTING CHECKLIST, AS REQUIRED, TO BE COMPLETED BY APPROVED AND QUALIFIED PARTY.
2. DUCT AND ENVELOPE TESTING CERTIFICATE, AS REQUIRED, TO BE COMPLETED BY APPROVED PARTY.

LIFE SAFETY NOTES

1. SMOKE & C.O. DETECTORS MUST BE INTERCONNECTED SO THAT IF ONE DETECTOR IN A DWELLING UNIT ACTIVATES, ALL OTHER DETECTORS IN THAT DWELLING UNIT WILL ALSO ACTIVATE.
2. FIRE ALARM SYSTEM TO BE DESIGNED BY ELECTRICAL ENGINEER. REQUIRED EMERGENCY DEVICES & EQUIPMENT ARE TO BE LOCATED & SPECIFIED BY ELECTRICAL ENGINEER.
3. FINAL SPECIFICATION AND DESIGN OF THE SPRINKLER SYSTEM, STANDPIPE, AND ALL OTHER COMPONENTS OF THE FIRE SUPPRESSION SYSTEM ARE NOT THE RESPONSIBILITY OF HD AND SHOULD BE PROVIDED BY A QUALIFIED ENGINEER. THE OWNER AND/OR OWNER'S FIRE SUPPRESSION CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS AND ALL REQUIRED DOCUMENTATION OF THE FIRE SUPPRESSION SYSTEM.
4. FIRE DAMPERS TO BE DESIGNED, LOCATED, & SPECIFIED BY MECHANICAL ENGINEER.
5. PORTABLE FIRE EXTINGUISHERS ARE TO BE INSTALLED IN ACCORDANCE WITH IBC 2018 SECTION 906 & NFPA 10.
6. OWNER OR OWNER'S GENERAL CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR SEPARATE PERMITS AS REQUIRED BY THE MUNICIPALITY FOR ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE SUPPRESSION SYSTEM PERMITTING.

BUILDING CODE ANALYSIS

APPLICABLE CODES AND ORDINANCES		
ZONING ORDINANCE	TITLE 14- PHILADELPHIA CODE OF ORDINANCES, ZONING AND PLANNING	
BUILDING CODES	INTERNATIONAL RESIDENTIAL CODE (IRC 2021)	INTERNATIONAL MECHANICAL CODE (IMC 2018)
	PENNSYLVANIA STATE FIRE AND PANIC CODE	NFPA 70, NATIONAL ELECTRICAL CODE (NEC 2018)
	CITY OF PHILADELPHIA BUILDING CODE	INTERNATIONAL FUEL GAS CODE (IFGC 2018)
	CITY OF PHILADELPHIA PLUMBING CODE	INTERNATIONAL ENERGY CONSERVATION CODE (IECC 2018)
ACCESSIBILITY	ICC/ ANSI A117.1-2009/ FAIR HOUSING ACT + IBC 2012 CH. 11, ACCESSIBILITY	
LIFE SAFETY	NFPA 101	

BUILDING SUMMARY

DESCRIPTION OF WORK

NEW CONSTRUCTION OF ONE (1) THREE (3) STORY ONE (1) FAMILY DWELLING WITH ROOF DECK ACCESSED BY PILOT HOUSE, SIZE AND LOCATION AS PER PLANS.

BUILDING HEIGHT AND AREA MODIFICATIONS (TABLE 504, SEC.506)

FIRE PROTECTION SYSTEM: NFPA 13D

TABLE 504.3, 504.4, 506.2 ALLOWED:

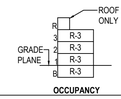
BUILDING	CONSTRUCTION	HEIGHT	AREA
BLDG 1	VB	40' / 3 STORIES	UL SFperFL

TABLE 504.3, 504.4, 506.2 PROPOSED:

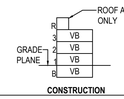
BUILDING	CONSTRUCTION	HEIGHT	AREA
BLDG 1	VB	37' / 3 STORIES	373 SFperFL

EXCEPTION/ ALLOWANCE/ INCREASE
- (SEC.1006.3.3) SINGLE EXITS:
#4 GROUP R-3 & R-4 SHALL BE PERMITTED TO HAVE (1) EXIT OR ACCESS TO A SINGLE EXIT
- (SEC.1011.2) WIDTH & CAPACITY
EXC#1 STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36"

OCCUPANCY & CONSTRUCTION



OCCUPANCY



CONSTRUCTION

EGRESS

MAX ALLOWABLE TRAVEL DISTANCE (TABLE 1017.2)	SPRINKLER PROVIDED	250'
MIN ALLOWABLE REMOTENESS	SPRINKLER PROVIDED	1/3 OVERALL DIAGONAL DIMENSION

OCCUPANT LOAD (TABLE 1004.5)
- BLDG 1

USE GROUP
- R-3: 200 SF/ OCCUPANT

FLOOR	SQFT	OCCUPANTS
BSMT	335SF	2
1ST FL	391SF	2
2ND FLOOR	391SF	2
3RD FLOOR	369SF	2
ROOF	369SF	NA
TOTAL	1855SF	8

EGRESS WIDTH (SEC. 1005.3.1)	REQUIRED	PROVIDED
TOTAL OCC./FLR x .3 = REQ. STAIR WIDTH	36"	36" MIN. @ STAIRS
TOTAL OCC./FLR x .2 = REQ. CORRIDOR/EXIT PASSAGEWAY	36"	36" MIN. @ CORRIDOR

EMERGENCY ESCAPE AND RESCUE OPENINGS (1029.2) — MINIMUM OPENING AREAS:
MIN. HEIGHT: 24 INCHES
MIN. WIDTH: 20 INCHES
MIN. AREA: 5.7 SQUARE FEET (5.0 SQ. FT. AT GRADE OPENINGS)

FIRE RESISTIVE CONSTRUCTION

1. CONSTRUCTION CLASSIFICATION (SEC. 602)	VB - 0HR				
	0-5 FT	5-10 FT	10-30 FT	>30 FT	
FIRE RESISTANCE RATING REQ'MTS FOR BUILDING ELEMENTS : (TABLE 602)	1	1	0	0	UL DESIGN- U 344
2. FIRE WALLS (SEC 706) FIRE WALL FIRE RESISTANCE : (TABLE 706.4)	2HR				UL DESIGN- U 336
3. FIRE BARRIER (SEC. 707) FIRE RESISTANCE RATING REQ'MTS BETWEEN FIRE AREAS : (TABLE 707.3.10)	2 HR				UL DESIGN- U 336
4. FIRE PARTITION (SEC. 708) CORRIDOR FIRE-RESISTANCE RATING : (TABLE 1020.1)	1HR				UL DESIGN- U 311
5. INTERIOR LOAD BEARING WALLS & COLUMNS	NA				NA
6. FLOOR/CEILING ASSEMBLIES (SEC. 711) TABLE 601 TENANT SEPARATION	0 HR 1 HR				UL DESIGN : ESR-1153 ASSEMBLY B
7. ROOF ASSEMBLIES (SEC. 711) TABLE 601	NA				NA

LIFE SAFETY LEGEND

3HR	3 HR. RATED WALL ASSEMBLY SEE PARTITION SCHEDULE
2HR	2 HR. RATED WALL ASSEMBLY SEE PARTITION SCHEDULE
1HR	1 HR. RATED WALL ASSEMBLY SEE PARTITION SCHEDULE
	TRAVEL DISTANCE
	LIMITS OF THERMAL ENVELOPE
SD	SMOKE DETECTOR PER LOCAL CODES
CMD	CARBON MONOXIDE DETECTOR PER LOCAL CODES

PROJECT ADDRESS:

708 Emily Street, Philadelphia, PA, USA

SEAL:

CONSULTANTS:

#	DATE	ISSUE / REVISION
1	06.17.21	BLDG SUBMISSION

DRAWINGS PREPARED BY:
V.H

DRAWINGS CHECKED BY:
V.H.

DRAWING TITLE:

CODE SUMMARY AND LIFE SAFETY PLANS

DRAWING NUMBER:

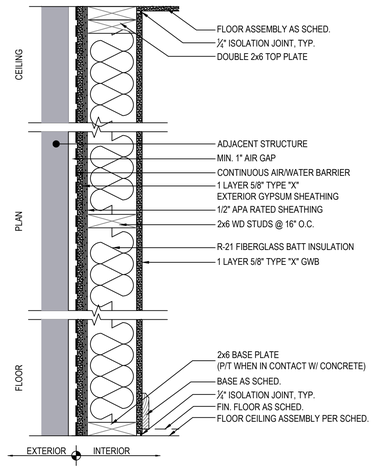
A0.01

VERTICAL ASSEMBLIES

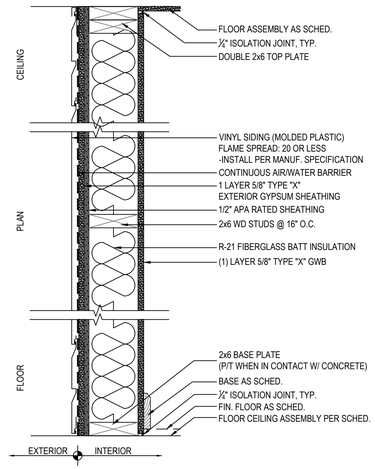
CONTINUED ON NEXT SHEET

PARTITION SCHEDULE

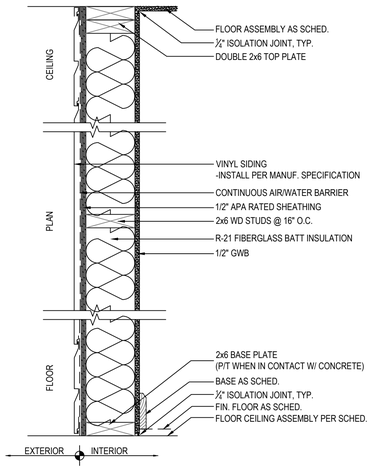
P1
UL U344 2X6 WOOD STUD (LOAD-BEARING) **@ ADJ. STRUCTURE**
1HR - FIRE RATED EXTERIOR PARTITION **(STC ~ NA)**
- SEE UL PRODUCT SPEC FOR ADDL. ASSEMBLY REQUIREMENTS



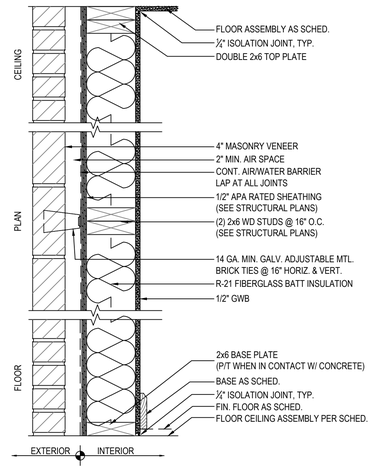
P2
UL U344 2X6 WOOD STUD (LOAD-BEARING) **VINYL SIDING**
1HR - FIRE RATED EXTERIOR PARTITION **(STC ~ NA)**
- SEE UL PRODUCT SPEC FOR ADDL. ASSEMBLY REQUIREMENTS



P3
2X6 WOOD STUD (LOAD BEARING)
VINYL SIDING
EXTERIOR PARTITION NOT FIRE RATED **(STC ~ NA)**

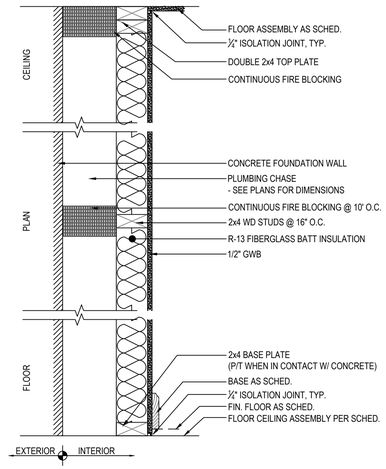


P4
2X6 WOOD STUD (LOAD BEARING)
MASONRY VENEER
EXTERIOR PARTITION NOT FIRE RATED **(STC ~ NA)**

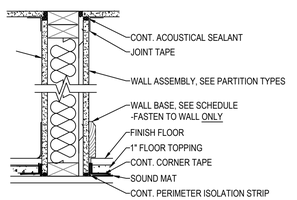


PARTITION NOTES

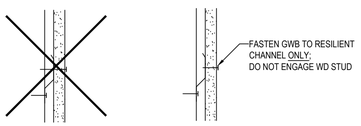
P5
2X4 WOOD FURRING (NON LOAD-BEARING)
NON-RATED INTERIOR PARTITION **(STC ~ NA)**

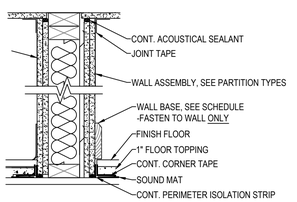


SOUND ISOLATION DETAILS

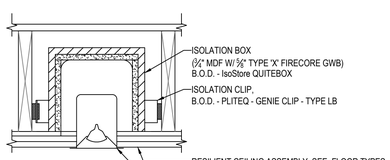


RESILIENT CHANNEL INSTALLATION

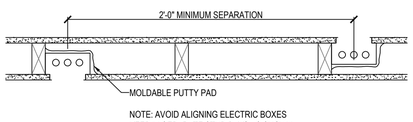




RECESSED LIGHT FIXTURE ISOLATION



RECOMMENDED ELECTRIC BOX SEPARATION



NOTE: AVOID ALIGNING ELECTRIC BOXES
KEEP IN SEPARATE STUD BAYS AS SHOWN

SOUND CONTROL NOTES

SOUND CONTROL NOTES

1. AIR-BORNE SOUND: WALLS, PARTITIONS AND FLOOR CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) RATING OF NOT LESS THAN 50 (45 FIELD TESTED) FOR AIR-BORNE NOISE.

2. STRUCTURE-BORNE SOUND: FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS. OR BETWEEN DWELLING UNITS AND PUBLIC OR SERVICE AREAS WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS (IIC) RATING OF NOT LESS THAN 50 (45 FIELD TESTED) FOR STRUCTURE-BORNE NOISE.

3. OPENINGS AND PENETRATIONS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS, SOFFITS, OR HEATING, VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED STC RATING OF THE ASSEMBLY.

4. FLOOR ASSEMBLIES THAT ARE CARPETED GENERALLY MEET THE MINIMUM IIC REQUIREMENTS. FLOOR ASSEMBLIES WITH HARD SURFACE FINISHES SUCH AS TILE, WOOD OR VINYL GENERALLY REQUIRE ADDITIONAL ACOUSTICAL TREATMENT OR INSULATION TO MEET THE MINIMUM IIC REQUIREMENTS.

5. THE FIRST ESSENTIAL FOR AIRBORNE SOUND ISOLATION USING ANY SYSTEM IS TO CLOSE OFF AIR LEAKS AND/OR FLANKING PATHS BY WHICH NOISE CAN GO THROUGH OR AROUND THE SYSTEM. SMALL CRACKS OR HOLES WILL INCREASE THE SOUND TRANSMISSION AT THE HIGHER FREQUENCIES. THIS CAN HAVE A DETRIMENTAL EFFECT ON THE OVERALL ACOUSTIC PERFORMANCE AND THE STC VALUE, PARTICULARLY FOR HIGHER ACOUSTICALLY RATED SYSTEMS. FAILURE TO OBSERVE SPECIAL CONSTRUCTION PRECAUTIONS CAN REDUCE THE EFFECTIVENESS OF THE PLANNED SOUND CONTROL METHODS.

6. SYSTEMS SHALL BE AIRTIGHT. RECESSED WALL FIXTURES SUCH AS MEDICINE CABINETS, OR ELECTRICAL, TELEPHONE, AND TELEVISION DEVICES, WIRING, SPRINKLER PIPES, ETC., WHICH PENETRATE THE GYPSUM BOARD, SHALL NOT BE LOCATED BACK-TO-BACK OR IN THE SAME STUD CAVITY. ANY OPENING FOR SUCH FIXTURES AND FOR PIPING OUTLETS SHALL BE CUT TO THE PROPER SIZE AND SEALED. ELECTRICAL DEVICES SHALL BE INSTALLED IN FULL BOXES AND SEALED WITH A NON-HARDENING SEALANT, SUCH AS 3M BRAND FIRE BARRIER, MPP-4S MOLDABLE PUTTY PAD OR EQUAL.
7. THE ENTIRE PERIMETER OF AN ACOUSTICAL ASSEMBLY SHALL BE MADE AIRTIGHT TO PREVENT SOUND TRANSMISSION THROUGH THE ASSEMBLY AND PREVENT SOUND FLANKING AROUND THE ASSEMBLY AND THROUGH ASSEMBLY PENETRATIONS. FLEXIBLE SEALANT OR AN ACOUSTICAL GASKET SHALL BE USED TO SEAL BETWEEN THE STC RATED ASSEMBLY AND ALL DISSIMILAR SURFACES AND ALSO BETWEEN THE ASSEMBLY AND SIMILAR SURFACES WHERE PERIMETER RELIEF IS REQUIRED. THE SPACING AND NUMBER OF MECHANICAL FASTENERS IS ALSO OF GREAT IMPORTANCE IN ACHIEVING A LISTED STC OR IIC RATING.
8. PERIMETER SEALS IN WALL ASSEMBLIES: IN ORDER TO BE EFFECTIVE FOR THE LIFE OF THE BUILDING, SEALANTS MUST BE RESILIENT AND NON-HARDENING. STANDARD WEATHER CAULKING IS UNSATISFACTORY AS AN ACOUSTICAL SEALANT, SINCE IT TENDS TO HARDEN OVER TIME. PLACEMENT OF THE SEALANT IS CRITICAL. THE PURPOSE OF THE SEAL IS TO PROVIDE A RESILIENT CLOSURE BETWEEN ONE SIDE OF AN ASSEMBLY AND THE OTHER, WHICH REDUCES THE POTENTIAL FOR FLANKING NOISE TRANSMISSION. THE PREFERRED PROCEDURE IS TO INSTALL THE GYPSUM WALL BOARD WITH A MINIMUM 1/4" GAP BETWEEN THE ADJACENT CEILING GYPSUM PANEL AND ALSO AT THE SUBFLOOR. SEALANT SHOULD BE APPLIED TO FILL THE PERIMETER GAP BETWEEN THE GYPSUM WALL BOARD AND THE SURROUNDING FLOOR, WALL AND CEILING COMPONENTS. CAULKING SHOULD NOT BE PLACED BENEATH THE SILL PLATE OR RUNNER TRACK OF A WALL ASSEMBLY.

9. INSULATION INDICATED TO BE PROVIDED IN A WALL ASSEMBLY SHALL BE THE SAME DEPTH AS THE WALL STUD FRAMING. UNLESS OTHERWISE REQUIRED BY CODE, REGULAR UN-FACED GLASS FIBER OR MINERAL WOOL INSULATION IS ACCEPTABLE. DO NOT OVERSTUFF THE INSULATION, AS THIS WILL REDUCE THE ACOUSTICAL PERFORMANCE OF THE ASSEMBLY.

10. RESILIENT METAL COMPONENTS - RESILIENT CHANNELS SHALL BE DIETRICH RC DELUXE RCSD. RESILIENT CHANNELS POSSESS A SPRING ACTION TO DECOUPLE AND ISOLATE THE COMPONENTS THEY CONNECT, WHILE PROVIDING THE STRENGTH TO FIRMLY SUPPORT THESE COMPONENTS. A CONCERN IN THE INSTALLATION OF GYPSUM BOARD ON RESILIENT CHANNELS IS THE LENGTH OF THE FASTENER AND THE PLACEMENT OF THE FASTENER. THE FASTENER SHOULD NOT EXTEND INTO THE STUD OR JOIST, THUS SHORTING OUT THE RESILIENCY OF THE SYSTEM. AN EFFECTIVE INSTALLATION TECHNIQUE IS TO PLACE SCREWS ONLY BETWEEN STUDS OR JOISTS. THE CHANNEL MUST ALSO BE FREE TO FLOAT UPON INSTALLATION AND THUS A MINIMUM 1/4" INCH CLEARANCE BETWEEN IT AND THE ADJACENT ASSEMBLY IS REQUIRED. THE RESILIENT CHANNEL SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

11. PIPES AND ELECTRICAL CONDUITS SHALL BE CONCENTRICALLY PLACED WITHIN WALL AND FLOOR/CEILING ASSEMBLIES, UNLESS OTHERWISE REQUIRED PER FIRE AND OTHER BUILDING CODES.

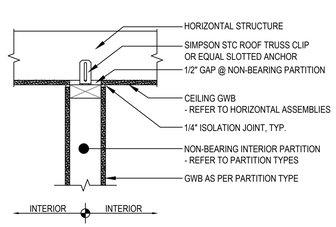
12. REFER TO OTHER DRAWINGS, DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION PERTAINING TO WALL AND FLOOR/CEILING ASSEMBLIES.
13. THE FOLLOWING ITEMS SHALL BE CAULKED, GASKETED, OR OTHERWISE ACOUSTICALLY TREATED, WHERE OCCURRING AT DWELLING UNIT SEPARATION WALLS, CORRIDOR WALLS, AND FLOOR/CEILING ASSEMBLIES.

A. STAGGER AND OVERLAP JOINTS IN MULTI-LAYER GWB WALLS AND CEILINGS.
B. PROVIDE 1/4" SEALANT JOINT AT GWB TO SUBFLOOR AND CEILING AT DWELLING UNIT SEPARATION WALLS.
C. PROVIDE 1/4" SEALANT JOINT AT GWB TO SUBFLOOR AND CEILING AT CORRIDOR WALLS.
D. PROVIDE 1/4" SEALANT JOINT AT DOOR FRAMES TO GWB AT CORRIDOR WALLS.
E. PROVIDE FLEXIBLE GASKET (SMOKE SEAL) AT DOORS IN CORRIDOR WALLS.
F. PROVIDE SEAL AT BOTTOM OF DOORS IN CORRIDOR WALLS.
G. SEAL EXHAUST VENTILATION DUCT JOINTS AND SEAMS WITH MASTIC.
H. SEAL ELECTRICAL/CABLE/PHONE BOXES TO GWB WITH PUTTY PADS OR APPROVED EQUAL.
I. SEAL WIRING INTO ELECTRICAL BOXES.
J. SEAL RECESSED LIGHT HOUSING TO GWB.
K. PROVIDE FIRE RESISTANCE RATED COVER AROUND RECESSED LIGHTING HOUSING.
L. SEAL PLUMBING PIPE PENETRATIONS THROUGH GWB.
M. PROVIDE GYPSUM BASED UNDERLAYMENT BENEATH TUBS AND SHOWERS.
N. SEAL TUB AND SHOWER DRAINS TO SUBFLOOR.
O. SEAL TUB AND SHOWER ENCLOSURE TO SUBFLOOR AND WALL.
P. SEAL SHOWER HEAD TO TILE OR SHOWER SURROUND.
Q. INSULATE DUCTWORK LOCATED WITHIN FLOOR/CEILING ASSEMBLIES.
R. SEAL BUILT-IN CABINETS TO GWB
S. FASTEN CEILING MOLDING TO WALL ONLY. PROVIDE SEALANT JOINT AT CEILING.
T. FASTEN WALL BASE MOLDING TO WALL ONLY. PROVIDE SEALANT JOINT AT FLOOR LINE.

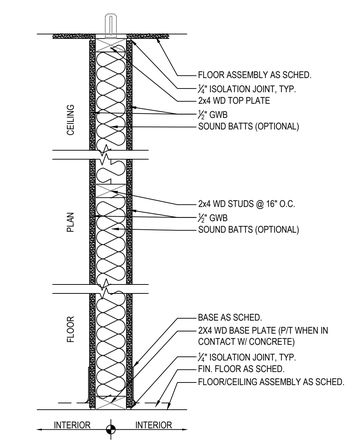
14. SOUND CONTROL MATERIALS - USE A COMBINATION OF THE FOLLOWING:

-NON-HARDENING SEALANT - SEALS GAPS LESS THAN 1/2" WIDE.
-SPRAY FOAM - FILLS LARGE GAPS AND SMALL HOLES.
-BACKER ROD - CLOSED CELL FOAM CAULK PRESSED INTO GAPS.
-GASKETS - NEOPRENE, RUBBER, FOAM.
-ACOUSTICAL SOUND MAT MEMBRANE.
-GYPSUM BASED UNDERLAYMENT AT WOOD SUB-FLOORS.
-SOUND CONTROL MAT BENEATH HARD FLOOR SURFACES.
-RESILIENT CHANNELS - DIETRICH RC DELUXE RCSD
-SOUND ISOLATION CLIPS USED WITH METAL FURRING CHANNELS.
-GYPSUM WALL BOARD.
-VIBRATION ISOLATION DEVICES.

TYPICAL PARTITION



NON-BEARING PARTITION HEAD DETAIL - WOOD FRAMING



TYPICAL 2x4 WD PARTITION
(ALL UNTAGGED PARTITIONS ARE THIS ASSEMBLY)

#	DATE	ISSUE / REVISION
1	06.17.21	BLDG SUBMISSION

PROJECT ADDRESS:

708 Emily Street,
Philadelphia, PA, USA

SEAL:

CONSULTANTS:

DRAWINGS PREPARED BY:
V.H

DRAWINGS CHECKED BY:
V.H.

DRAWING TITLE:

VERTICAL ASSEMBLIES

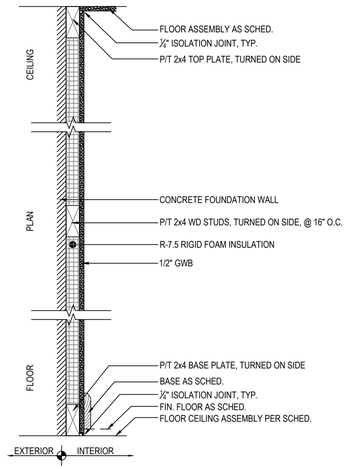
DRAWING NUMBER:

A0.02

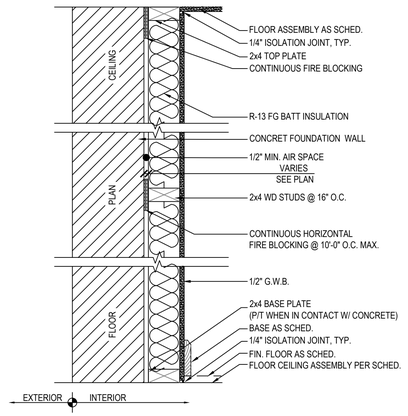
VERTICAL ASSEMBLIES

PARTITION SCHEDULE

P6 **P/T 2X4 WOOD FURRING (NON LOAD-BEARING)**
NON-RATED INTERIOR PARTITION **(STC ~ NA)**



P7 **2X4 WOOD STUD (NON LOAD-BEARING)** FURRING ASSEMBLY
INTERIOR PARTITION NOT FIRE RATED **(STC ~ NA)**



ADDL. NOTES

- ALL UL-RATED ASSEMBLIES LISTED IDENTIFY GENERAL BUILDING ELEMENTS ONLY.
  REFER TO UL ARCHITECTURAL SERVICES (http://www.ul.com/code-authorities/architectural-services/)
  FOR COMPLETE ASSEMBLY INFORMATION.

PROJECT ADDRESS:

708 Emily Street,
Philadelphia, PA, USA

SEAL:

CONSULTANTS:

#	DATE	ISSUE / REVISION
1	06.17.21	BLDG SUBMISSION

DRAWINGS PREPARED BY:
V.H

DRAWINGS CHECKED BY:
V.H.

DRAWING TITLE:

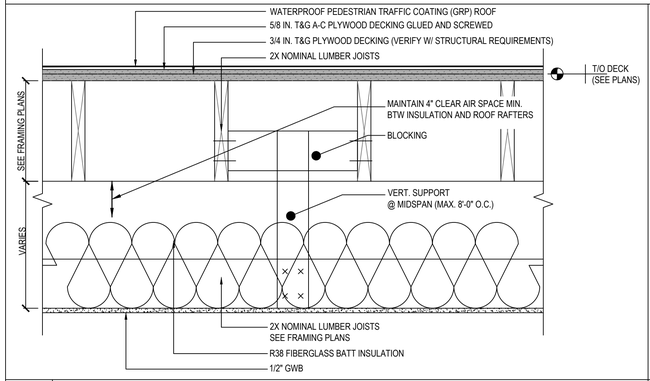
VERTICAL ASSEMBLIES

DRAWING NUMBER:

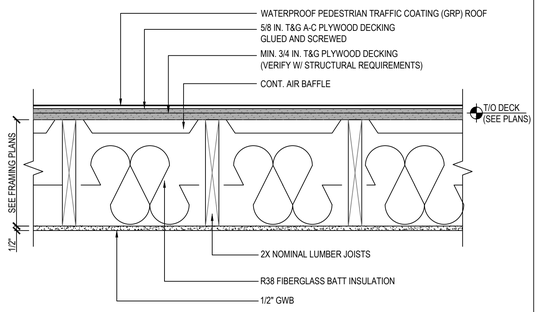
A0.03

HORIZONTAL ASSEMBLIES

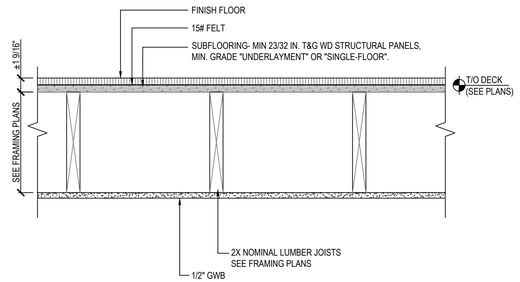
ROOF/CEILING/FLOOR SCHEDULE



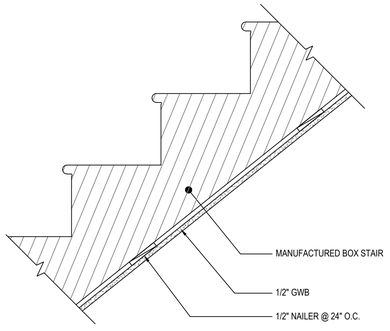
R1 NON RATED CEILING/ROOF ASSEMBLY

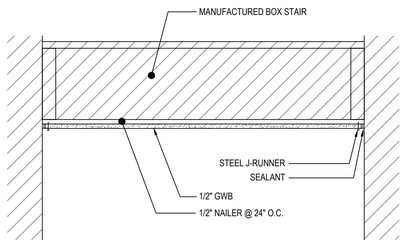


R2 NON-RATED CEILING/ROOF ASSEMBLY



F1 NON-RATED CEILING/FLOOR ASSEMBLY





S1 NON RATED STAIR/SOFFIT ASSEMBLY

HORIZONTAL ASSEMBLIES NOTES

1. DRAFT STOPPING IN FLOOR / CEILING ASSEMBLIES IN LINE W/ DWELLING UNIT SEPARATIONS. DRAFT STOPPING MATERIALS TO BE IN ACCORDANCE WITH IBC PARA 717.3.1 :
   ½" GYPSUM BOARD, 1" LUMBER, CEMENT FIBER BOARD OR MINERAL WOOL OR GLASS FIBER BATTS OR BLANKETS
2. PRE ROCK @ ALL SOFFIT LOCATIONS TO MAINTAIN FIRE RATING.
3. RATED FLOOR/CEILING ASSEMBLIES INDICATED IN DRAWINGS IDENTIFY GENERAL COMPONENTS ONLY.
   THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL FASTENER, INSTALLATION, AND COMPLETE ASSEMBLY REQUIREMENTS OF RATED HORIZONTAL ASSEMBLIES
   REFER TO ICC-ES REPORT ESR-1153 FOR COMPLETE ESR ASSEMBLY REQUIREMENTS. (http://www.icc-es.org/Evaluation_Reports/)
   REFER TO UNDERWRITERS LABORATORY (UL) (http://www.ul.com/code-authorities/architectural-services/) FOR COMPLETE UL DESIGN ASSEMBLY INFORMATION
4. BATHROOM / KITCHEN EXHAUST FANS AND HVAC SUPPLY AND RETURN REGISTERS LOCATED IN RATED FLOOR / CEILING ASSEMBLIES TO BE EQUIPPED WITH UL LISTED RADIATION DAMPER AS REQUIRED TO MAINTAIN ASSEMBLY FIRE RATING AND TESTED AND APPROVED FOR USE IN SPECIFIED FLOOR / CEILING ASSEMBLY.
5. PROVIDE APPROVED FIRESTOPPING AT ALL PIPE PENETRATIONS THROUGH FIRE RATED FLOOR/ CEILING

PROJECT ADDRESS:

708 Emily Street, Philadelphia, PA, USA

SEAL:

CONSULTANTS:

#	DATE	ISSUE / REVISION
1	06.17.21	BLDG SUBMISSION

DRAWINGS PREPARED BY:

V.H

DRAWINGS CHECKED BY:

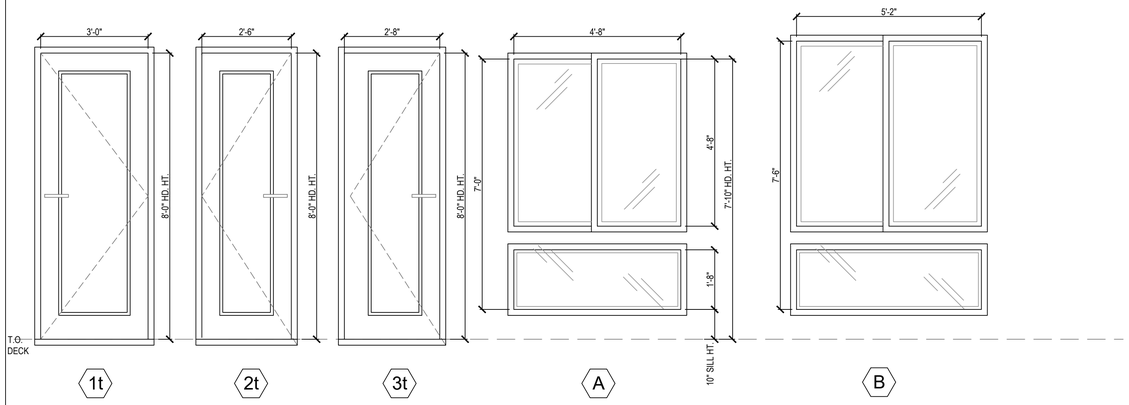
V.H.

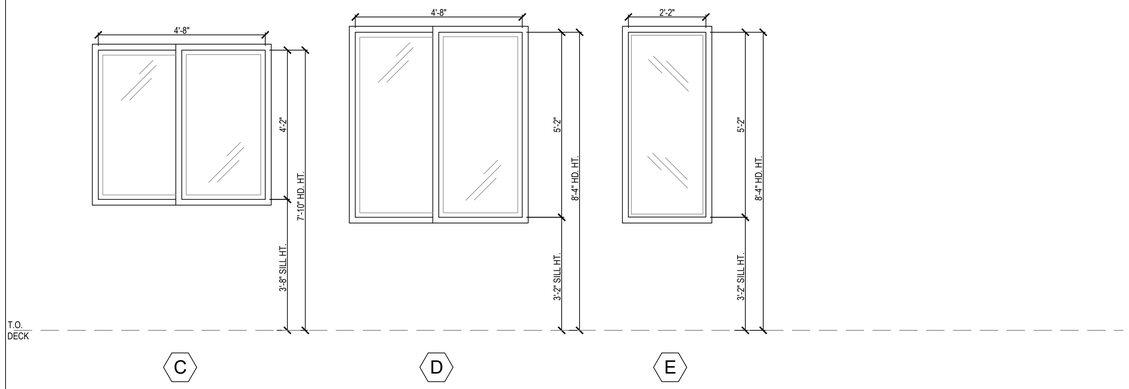
DRAWING TITLE:

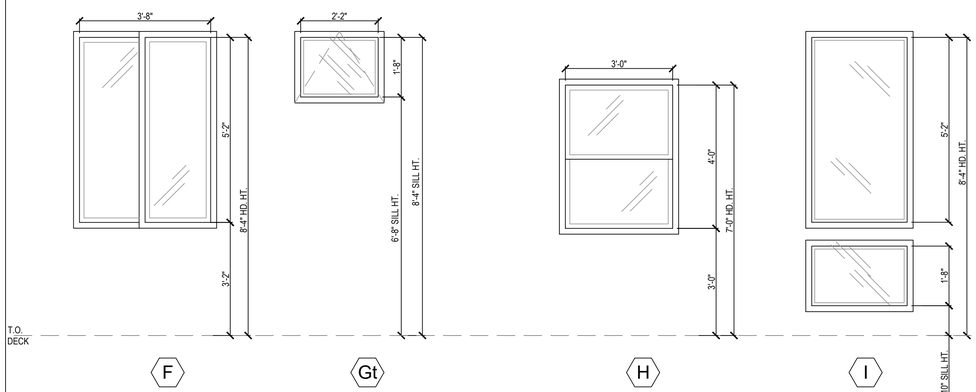
HORIZONTAL ASSEMBLIES

DRAWING NUMBER:

A0.04

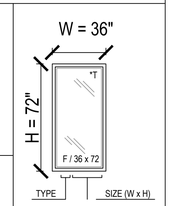






EXTERIOR OPENINGS KEY

WINDOWS	M	MULLED ASSEMBLY
	D	DOUBLE HUNG
	S	SINGLE HUNG
	C	CASEMENT
	S	SLIDING
	F	FIXED
	A	AWNING
	H	HOPPER
DOORS	FL	FULL LITE
	HL	HALF LITE
	SL	SIDELIGHT
	SC	SOLID CORE
	SP	SLIDING PATIO
	FR	FRENCH
	OH	OVERHEAD
	RG	ROLL-UP



MISC.	*E	EGRESS
	*T	TEMPERED
	*F	FROSTED
	*L	LIMITER

EXTERIOR OPENINGS LEGEND

(#) WINDOW / DOOR TAG

(_t) INDICATES WINDOW TO BE TEMPERED, SEE PLAN

WINDOW & EXTERIOR DOOR SCHEDULE

		UNIT SIZE					
DOOR/WIN. #	OPERATION TYPE	W	H	HEAD HT.	U VALUE	LEVEL	NOTES
1t	EGRESS SWING DOOR W/	3'-0"	8'-0"	8'-0"	N/A	1	
2t	GLAZED PATIO DOOR	2'-6"	8'-0"	8'-0"	.32 MIN	1	
3t	GLAZED PATIO DOOR	2'-8"	8'-0"	8'-0"	.32 MIN	3-R	
A	MULLED WINDOW	4'-8"	7'-0"	8'-6"	.32 MIN	1	
	SLIDER WINDOW	4'-8"	4'-8"		.32 MIN	1	
	FIXED WINDOW	4'-8"	1'-8"		.32 MIN		- TEMPERED
B	MULLED WINDOW	5'-2"	8'-4"	8'-4"	.32 MIN	2-3	
	SLIDER WINDOW	5'-2"	5'-2"		.32 MIN		
	FIXED WINDOW	5'-2"	1'-8"		.32 MIN		- TEMPERED
C	SLIDER WINDOW	4'-8"	4'-2"	7'-10"	.32 MIN	1	
D	SLIDER WINDOW	4'-8"	5'-2"	8'-4"	.32 MIN	2	
E	FIXED WINDOW	2'-2"	5'-2"	8'-4"	.32 MIN	2	
F	SLIDER WINDOW	3'-8"	5'-2"	8'-4"	.32 MIN	3	- TEMPERED
Gt	AWNING WINDOW	2'-2"	1'-8"	8'-4"	.32 MIN	3	- TEMPERED
H	DOUBLE HUNG	3'-0"	4'-0"	7'-0"	.32 MIN	B	- EGRESS, TEMPERED
I	MULLED WINDOW			8'-4"		2-3	
	FIXED WINDOW	2'-8"	5'-2"		.32 MIN		- TEMPERED
	FIXED WINDOW	2'-8"	1'-8"		.32 MIN		- TEMPERED

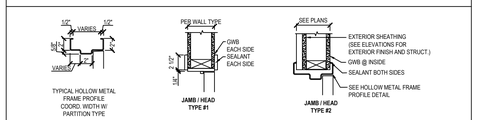
GENERAL WINDOW & EXTERIOR DOOR NOTES:

1. VERIFY/COORDINATE ALL WINDOW & EXTERIOR DOOR SIZES WITH SELECTED MANUFACTURER.
2. VERIFY/COORDINATE ALL ROUGH OPENING SIZES & REQUIREMENTS WITH WINDOW MANUFACTURER SPECIFICATIONS.
3. ALL WINDOWS TO BE DOUBLE GLAZED & INSULATED LOW E; WINDOWS TO HAVE U-VALUE OF .35 OR BETTER
4. OWNER TO VERIFY SIZE/OPERATION/FRAME TYPE/STYLE/COLOR OF ALL WINDOWS
5. VERIFY ALL NEW WINDOW & EXTERIOR DOOR ASSEMBLIES ARE TAPED/FLASHED/CAULKED @ ALL HEADS/SILLS/JAMBS PER MANUFACTURER SPECIFICATIONS (TYP.); GC IS RESPONSIBLE TO REVIEW MANUFACTURE INSTALLATION INSTRUCTIONS AND CONSTRUCT ACCORDINGLY
6. ALL WINDOW & EXTERIOR DOORS TO BE SET IN A COMPATIBLE SILL PAN ASSEMBLY
7. ALIGN ALL WINDOW & DOOR HEADERS HORIZONTALLY PER FLOOR U.N.O.
8. ALL GLAZING WITHIN 18" OF FIN. FLOOR TO BE TEMPERED — FIXED WINDOW
9. WINDOWS MULLED AS PER ELEVATION; MULLION THICKNESS MAY VARY PER MANUFACTURER
10. COORDINATE WINDOW OPERATION WITH BUILDING ELEVATIONS — FIXED WINDOW
11. WINDOW SUPPLIER IS RESPONSIBLE TO VERIFY ALL GLAZING IS COMPLIANT WITH IBC 2018 CHAPTER 24
12. PROVIDE 4" LIMITER @ 1ST FLOOR WINDOWS ONLY

ADDITIONAL HAZARDOUS LOCATIONS REQUIRING SAFTEY GLAZING AS PER 2018 IBC SECTION 2406

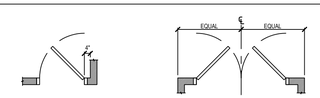
1. GLAZING IN SWINGING DOORS
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES
3. GLAZING IN STORM DOORS
4. GLAZING IN UNFRAMED SWINGING DOORS
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRL-POOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE
6. 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 ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE WALKING SURFACE.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING (a-d) :
   a. GLAZING IN AN EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ FT
   b. GLAZING WHERE THE EXPOSED BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FLOOR
   c. GLAZING WHERE THE EXPOSED TOP EDGE IS GREATER THAN 36 INCHES ABOVE THE FLOOR
   d. GLAZING AT ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING
8. GLAZING IN ALL GUARDS AND RAILINGS
9. GLAZING IN WALLS FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE
10. GLAZING WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD

FRAME DETAILS

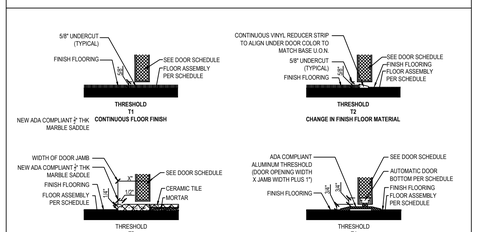


GENERAL FRAME NOTES:
1. REFER TO STRUCTURAL DRAWINGS FOR ALL HEADERS AND LINTEL SIZES.
2. VERIFY REQUIRED FIRE RATINGS WITH A0.01 LIFE SAFETY PLAN.
3. COORDINATE HOLLOW METAL FRAME THROAT WITH PARTITION TYPES AND WALL THICKNESS.

DOOR PLACEMENT DIAGRAMS



DOOR THRESHOLD DETAILS



INTERIOR DOOR SCHEDULE

DOOR #	LEVEL	WIDTH	HEIGHT	THICKNESS	MAT'L	FRAME	THRESHOLD	WALL TYPE	WALL RATING	DOOR RATING	HARDWARE	NOTES
R-01	1	2'-6"	7'-0"	1- 3/4"	HM	HM	T2	P8	1 HR	60 MIN	R-1	BATHROOM
R-02	B-3	2'-6"	7'-0"	1- 3/4"	HC	WD	T1	-	NR	NR	R-4	CLOSET/MECH.
R-02B	B-3	2'-8"	7'-0"	1- 3/4"	HC	WD	T1	-	NR	NR	R-4	CLOSET/MECH.
R-03A	B-3	2'-8"	7'-0"	1- 3/4"	HC	WD	T1	-	NR	NR	R-2	BEDROOM
R-03B	B-3	2'-6"	7'-0"	1- 3/4"	HC	WD	T3	-	NR	NR	R-2	BATHROOM
R-04	B,3	(2) 2'-4"	7'-0"	1- 3/4"	HC	WD	T1	-	NR	NR	R-5	CLOSET (DOUBLE)

DOOR NOTES

ABBREVIATIONS
HM- HOLLOW METAL
SC- SOLID CORE
HC- HOLLOW CORE
MTL- METAL
AL- ALUMINUM
WD- WOOD
NR- NOT RATED

INTERIOR DOOR NOTES:
1. -VERIFY/COORDINATE ALL DOOR SIZES WITH CHOSEN MANUFACTURER.
2. -DIMENSIONS GIVEN ARE FOR ACTUAL DOOR LEAF DIMENSIONS, COORDINATE ROUGH OPENINGS
3. -DOOR JAMBS SHALL BE 4" OFF ADJACENT WALL ON HINGE SIDE, U.N.O. 3" IS PERMITTED WITHIN RESIDENTIAL UNITS
4. - CLOSET DOORS ARE CENTERED ON CLOSET WIDTH, U.N.O.
5. -PROVIDE FLOOR STOPS ONLY WHERE IT WILL NOT PRESENT A TRIPPING HAZARD. USE APPROPRIATE DOOR STOP BASED ON FLOOR TYPE AND UNDERCUT.
6. -COORDINATE ENTRY DOOR HARDWARE WITH SECURITY CONTRACTOR
7. - SATIN CHROME FINISH
8. -ALL LATCHES TO BE LEVER STYLE IN BUILDINGS REQUIRING ACCESSIBILITY
9. -PROVIDE 1" UNDERCUT AT DOORS INTO ROOMS WHERE NO RETURN AIR DUCT IS PROVIDED

DOOR HARDWARE SCHEDULE

R-1- UNIT ENTRY DOORS
3 BUTT HINGES
1 ENTRY DEAD BOLT
1 VIEWER
1 CLOSER/SPRING HINGE
1 DOOR GUARD
1 DOOR STOP (SEE NOTE)
1 SMOKE SEAL
1 THRESHOLD
1 BOTTOM SWEEP

R-2- BEDROOM/BATHROOM
3 BUTT HINGES
1 PRIVACY LATCH
1 DOOR STOP (SEE NOTES)

R-3- BEDROOM (DOUBLE)
6 BUTT HINGES
2 PRIVACY LATCH
2 DOOR STOP (SEE NOTES)

R-4- CLOSET (SINGLE)
3 BUTT HINGES
1 PASSAGE LATCH
1 DOOR STOP (SEE NOTES)

R-5- CLOSET (DOUBLE)
6 BUTT HINGES
2 DUMMY LEVER TRIM
2 ROLLER LATCH
2 DOOR STOP (SEE NOTES)

R-6- CLOSET (SLIDER)
SEE MANUF.

PROJECT ADDRESS:

708 Emily Street, Philadelphia, PA, USA

SEAL:

CONSULTANTS:

#	DATE	ISSUE / REVISION
1	06.17.21	BLDG SUBMISSION

DRAWINGS PREPARED BY:
V.H

DRAWINGS CHECKED BY:
V.H.

DRAWING TITLE:

DOOR AND WINDOW SCHEDULES

DRAWING NUMBER:

A0.05

GENERAL NOTES:

1. **INTERIOR DIMENSIONS ARE TAKEN FROM FINISHED GYP. SURFACES.**

2. ALL UNTAGGED PARTITIONS ARE 2x4 NON-LOAD BEARING INTERIOR PARTITIONS.
-REFER TO PARTITION TYPES

3. ALL INTERIOR DOORS ARE SHOWN 4" FROM HINGED CORNER, OR CENTERED ON WALL, U.N.O.

4. PROVIDE MECHANICAL VENTILATION SYSTEM FOR ALL INTERIOR BATHROOMS WHICH EXHAUSTS AIR WITHOUT RE-CIRCULATION TO ANY SPACE AND VENTILATION FOR ALL DRYERS AS SEEN ON FLOOR PLANS.

5. PROVIDE 34" - 38" HIGH HANDRAILS AT ALL STAIRS
-INSTALLED PER MANUFACTURER'S SPECS.

UNITS:

DWELLING UNIT 1:
3 BED / 3 BATH

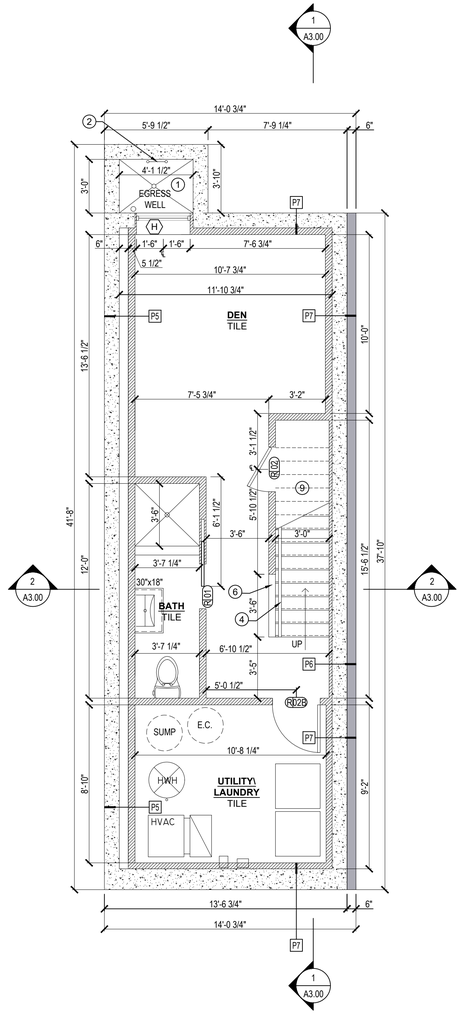
BASEMENT	335.7SF
1ST FLOOR	391.2SF
2ND FLOOR	391.2SF
3RD FLOOR	369.5SF
PILOT HOUSE	77.56SF
TOTAL	1565.16SF
ROOF DECK	369.5 SF

KEY NOTES:

1. SLOPE TO FLOOR DRAIN
TIE DRAIN TO SEWER / SUMP
2. PRE-MANUFACTURED METAL EGRESS LADDER
- INSTALL PER MANUF. SPECS.
3. GUARDRAILS & 36" ACCESS GATE
4. 34"-38" HIGH HANDRAIL
5. 36" HIGH GUARDRAIL
6. 36" HIGH HALFWALL
7. 72" HIGH PRIVACY FENCE
8. 36' WIDE EGRESS GATE
9. LINE OF STAIRS ABOVE
10. PROVIDE ROD AND SHELF
11. RAIN WATER COLLECTER,
CONNECT TO SEWER/SUMP

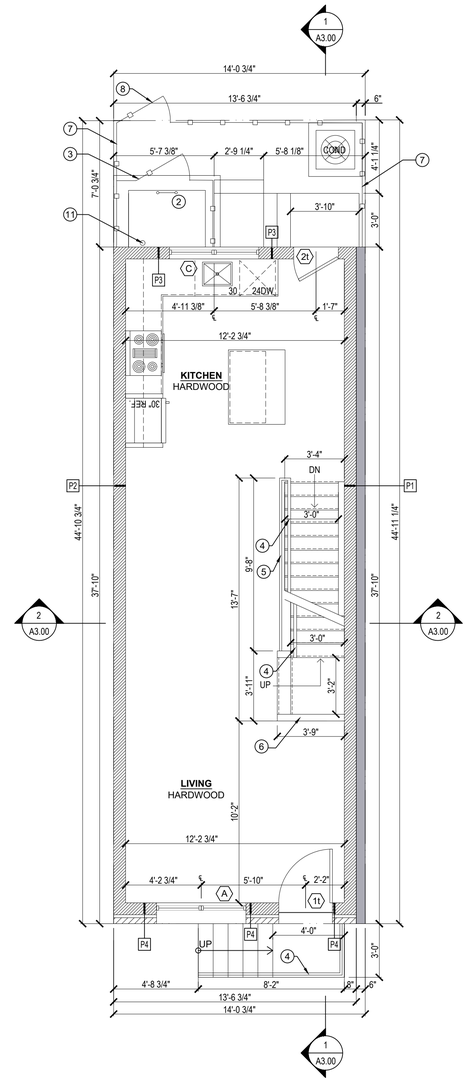
ROOF PLAN KEY NOTES:

12. PROVIDE FIBERGLASS ROOF SYSTEM
- ROOF COVERING SHALL BE ENERGY STAR-RATED AS HIGHLY REFLECTIVE
13. OVER-FRAMED ROOF CRICKET WITH MIN. 1/4":12" SLOPE
14. MANUFACTURED ROOF CURB FOR A/C CONDENSER UNIT
15. PROVIDE 4" DIA. THRU-WALL SCUPPER
16. PROVIDE 4" DIA. OVERFLOW SCUPPER TO BE LOCATED 2" ABOVE HEIGHT OF PRIMARY THRU-WALL SCUPPER
17. ALUMINUM GUTTER AND LEADER
18. 42" HIGH GUARDRAIL/PARAPET WALL MEASURED FROM HIGH POINT OF ROOF
19. 1-HR RATED 42" HIGH GUARDRAIL/PARAPET WALL MEASURED FROM HIGH POINT OF ROOF



1 BASEMENT FLOOR PLAN
A1.00 1/4" = 1'-0"

PLAN NORTH



2 FIRST FLOOR PLAN
A1.00 1/4" = 1'-0"

PLAN NORTH

PROJECT ADDRESS:

**708 Emily Street,
Philadelphia, PA, USA**

SEAL:

CONSULTANTS:

#	DATE	ISSUE / REVISION
1	06.17.21	BLDG SUBMISSION

DRAWINGS PREPARED BY:
V.H

DRAWINGS CHECKED BY:
V.H.

DRAWING TITLE:

BUILDING PLANS

DRAWING NUMBER:

A1.00

GENERAL NOTES:

1. **INTERIOR DIMENSIONS ARE TAKEN FROM FINISHED GYP. SURFACES.**

2. ALL UNTAGGED PARTITIONS ARE 2x4 NON-LOAD BEARING INTERIOR PARTITIONS.
-REFER TO PARTITION TYPES

3. ALL INTERIOR DOORS ARE SHOWN 4" FROM HINGED CORNER, OR CENTERED ON WALL, U.N.O.

4. PROVIDE MECHANICAL VENTILATION SYSTEM FOR ALL INTERIOR BATHROOMS WHICH EXHAUSTS AIR WITHOUT RE-CIRCULATION TO ANY SPACE AND VENTILATION FOR ALL DRYERS AS SEEN ON FLOOR PLANS.

5. PROVIDE 34" - 38" HIGH HANDRAILS AT ALL STAIRS
-INSTALLED PER MANUFACTURER'S SPECS.

UNITS:

DWELLING UNIT 1:
3 BED / 3 BATH

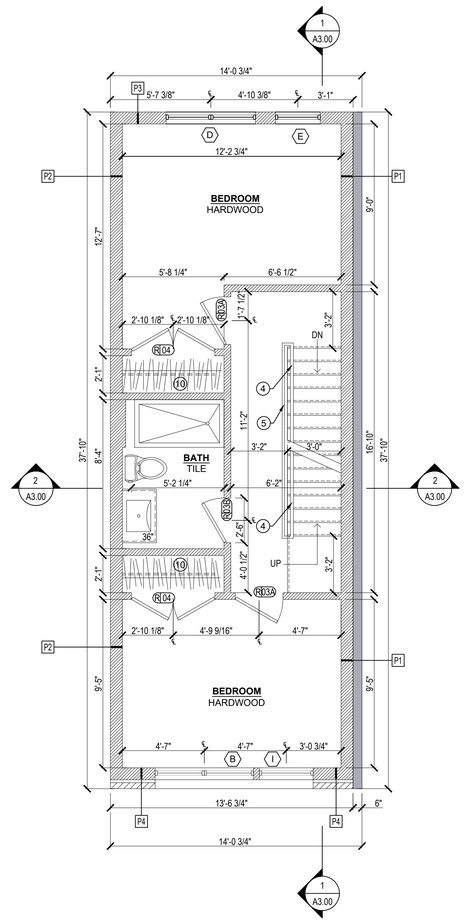
BASEMENT	335.7SF
1ST FLOOR	391.2SF
2ND FLOOR	391.2SF
3RD FLOOR	369.5SF
PILOT HOUSE	77.56SF
TOTAL	1565.16SF
ROOF DECK	369.5 SF

KEY NOTES:

1. SLOPE TO FLOOR DRAIN
TIE DRAIN TO SEWER / SUMP
2. PRE-MANUFACTURED METAL EGRESS LADDER
- INSTALL PER MANUF. SPECS.
3. GUARDRAILS & 36" ACCESS GATE
4. 34"-38" HIGH HANDRAIL
5. 36" HIGH GUARDRAIL
6. 36" HIGH HALFWALL
7. 72" HIGH PRIVACY FENCE
8. 36' WIDE EGRESS GATE
9. LINE OF STAIRS ABOVE
10. PROVIDE ROD AND SHELF
11. RAIN WATER COLLECTER,
CONNECT TO SEWER/SUMP

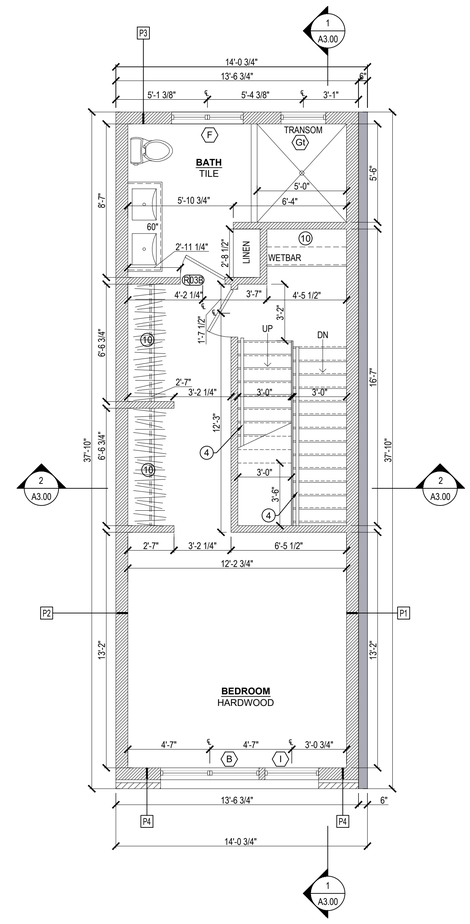
ROOF PLAN KEY NOTES:

12. PROVIDE FIBERGLASS ROOF SYSTEM
- ROOF COVERING SHALL BE ENERGY STAR-RATED AS HIGHLY REFLECTIVE
13. OVER-FRAMED ROOF CRICKET WITH MIN. 1/4":12" SLOPE
14. MANUFACTURED ROOF CURB FOR A/C CONDENSER UNIT
15. PROVIDE 4" DIA. THRU-WALL SCUPPER
16. PROVIDE 4" DIA. OVERFLOW SCUPPER TO BE LOCATED 2" ABOVE HEIGHT OF PRIMARY THRU-WALL SCUPPER
17. ALUMINUM GUTTER AND LEADER
18. 42" HIGH GUARDRAIL/PARAPET WALL MEASURED FROM HIGH POINT OF ROOF
19. 1-HR RATED 42" HIGH GUARDRAIL/PARAPET WALL MEASURED FROM HIGH POINT OF ROOF



1 SECOND FLOOR PLAN
A1.01 1/4" = 1'-0"

PLAN NORTH



2 THIRD FLOOR PLAN
A1.01 1/4" = 1'-0"

PLAN NORTH

PROJECT ADDRESS:

**708 Emily Street,
Philadelphia, PA, USA**

SEAL:

CONSULTANTS:

#	DATE	ISSUE / REVISION
1	06.17.21	BLDG SUBMISSION

DRAWINGS PREPARED BY:
V.H

DRAWINGS CHECKED BY:
V.H.

DRAWING TITLE:

BUILDING PLANS

DRAWING NUMBER:

A1.01

GENERAL NOTES:

1. **INTERIOR DIMENSIONS ARE TAKEN FROM FINISHED GYP. SURFACES.**

2. ALL UNTAGGED PARTITIONS ARE 2x4 NON-LOAD BEARING INTERIOR PARTITIONS.
-REFER TO PARTITION TYPES

3. ALL INTERIOR DOORS ARE SHOWN 4" FROM HINGED CORNER, OR CENTERED ON WALL, U.N.O.

4. PROVIDE MECHANICAL VENTILATION SYSTEM FOR ALL INTERIOR BATHROOMS WHICH EXHAUSTS AIR WITHOUT RE-CIRCULATION TO ANY SPACE AND VENTILATION FOR ALL DRYERS AS SEEN ON FLOOR PLANS.

5. PROVIDE 34" - 38" HIGH HANDRAILS AT ALL STAIRS
-INSTALLED PER MANUFACTURER'S SPECS.

UNITS:

DWELLING UNIT 1:
3 BED / 3 BATH

BASEMENT	335.7SF
1ST FLOOR	391.2SF
2ND FLOOR	391.2SF
3RD FLOOR	369.5SF
PILOT HOUSE	77.56SF
TOTAL	1565.16SF
ROOF DECK	369.5 SF

KEY NOTES:

1. SLOPE TO FLOOR DRAIN
TIE DRAIN TO SEWER / SUMP
2. PRE-MANUFACTURED METAL EGRESS LADDER
- INSTALL PER MANUF. SPECS.
3. GUARDRAILS & 36" ACCESS GATE
4. 34"-38" HIGH HANDRAIL
5. 36" HIGH GUARDRAIL
6. 36" HIGH HALFWALL
7. 72" HIGH PRIVACY FENCE
8. 36' WIDE EGRESS GATE
9. LINE OF STAIRS ABOVE
10. PROVIDE ROD AND SHELF
11. RAIN WATER COLLECTER,
CONNECT TO SEWER/SUMP

ROOF PLAN KEY NOTES:

12. PROVIDE FIBERGLASS ROOF SYSTEM
- ROOF COVERING SHALL BE ENERGY STAR-RATED AS HIGHLY REFLECTIVE
13. OVER-FRAMED ROOF CRICKET WITH MIN. 1/4":12" SLOPE
14. MANUFACTURED ROOF CURB FOR A/C CONDENSER UNIT
15. PROVIDE 4" DIA. THRU-WALL SCUPPER
16. PROVIDE 4" DIA. OVERFLOW SCUPPER TO BE LOCATED 2" ABOVE HEIGHT OF PRIMARY THRU-WALL SCUPPER
17. ALUMINUM GUTTER AND LEADER
18. 42" HIGH GUARDRAIL/PARAPET WALL MEASURED FROM HIGH POINT OF ROOF
19. 1-HR RATED 42" HIGH GUARDRAIL/PARAPET WALL MEASURED FROM HIGH POINT OF ROOF

ROOF GUARD NOTES:

AREA OF ROOF DECK. THIS AREA IS TO BE GUARDED BY A MIN. 42" TALL PARAPET/GUARD, OR MIN. 42" TALL GUARDRAIL. G.C. TO PROVIDE SIGNAGE INDICATING THAT RESIDENTS MAY NOT STEP FROM THE ROOF DECK AREA TO UNGUARDED ROOF AREAS.

AREA OF GUARDED ROOF. THIS AREA IS TO BE PROTECTED BY A MIN. 42" TALL PARAPET/GUARD, OR MIN. 42" TALL GUARDRAIL. G.C. TO PROVIDE SIGNAGE INDICATING THAT MAINTENANCE PERSONNEL MAY NOT STEP FROM THE GUARDED ROOF TO UNGUARDED ROOF AREAS.

UNGUARDED UNGUARDED ROOF AREA

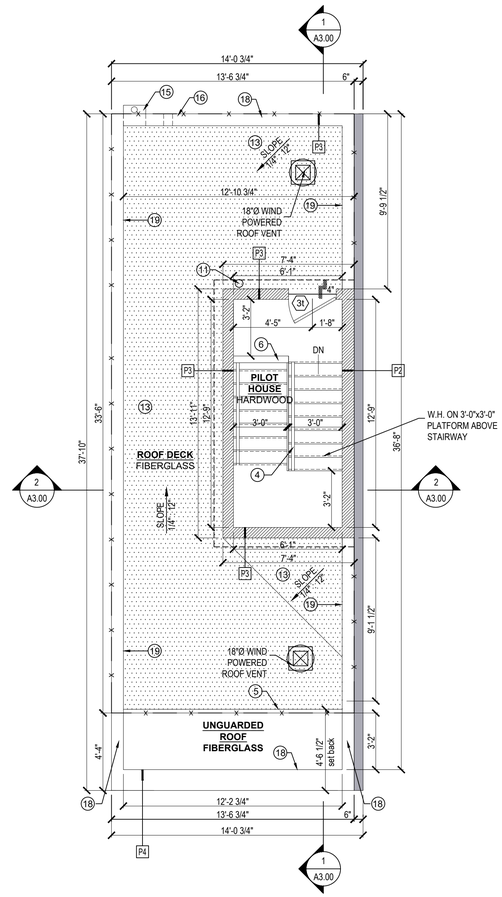
NOTE: GUARDS AROUND MECHANICAL EQUIPMENT TO COMPLY WITH IBC 1013.5.

ROOF VENTING NOTES:

ONE FAMILY DWELLING
ROOF AREA: 329 S.F. = 47,376 IN^2
REQUIRED VENTILATION (1/300th ROOF AREA): = 157.92 IN^2
REQUIRED EXHAUST AREA: = 78.96 IN^2
REQUIRED INTAKE AREA: = 78.96N^2

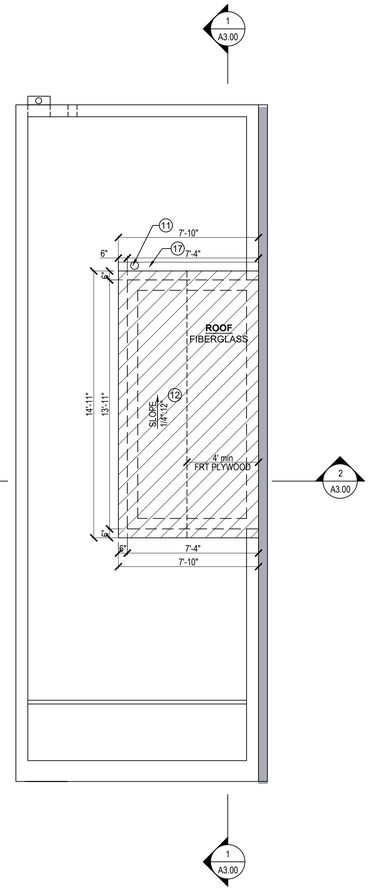
PROVIDED EXHAUST:
(1) 18" DIA. WIND POWERED TURBINE
SEE ROOF PLAN FOR LOCATION

PROVIDED INTAKE:
(1) 18" DIA. INTAKE VENT
SEE ROOF PLAN FOR LOCATION



1 A1.02 ROOF DECK PLAN
1/4" = 1'-0"

PLAN NORTH



2 A1.02 PILOT HOUSE ROOF PLAN
1/4" = 1'-0"

PLAN NORTH

PROJECT ADDRESS:

**708 Emily Street,
Philadelphia, PA, USA**

SEAL:

CONSULTANTS:

#	DATE	ISSUE / REVISION
1	06.17.21	BLDG SUBMISSION

DRAWINGS PREPARED BY:
V.H

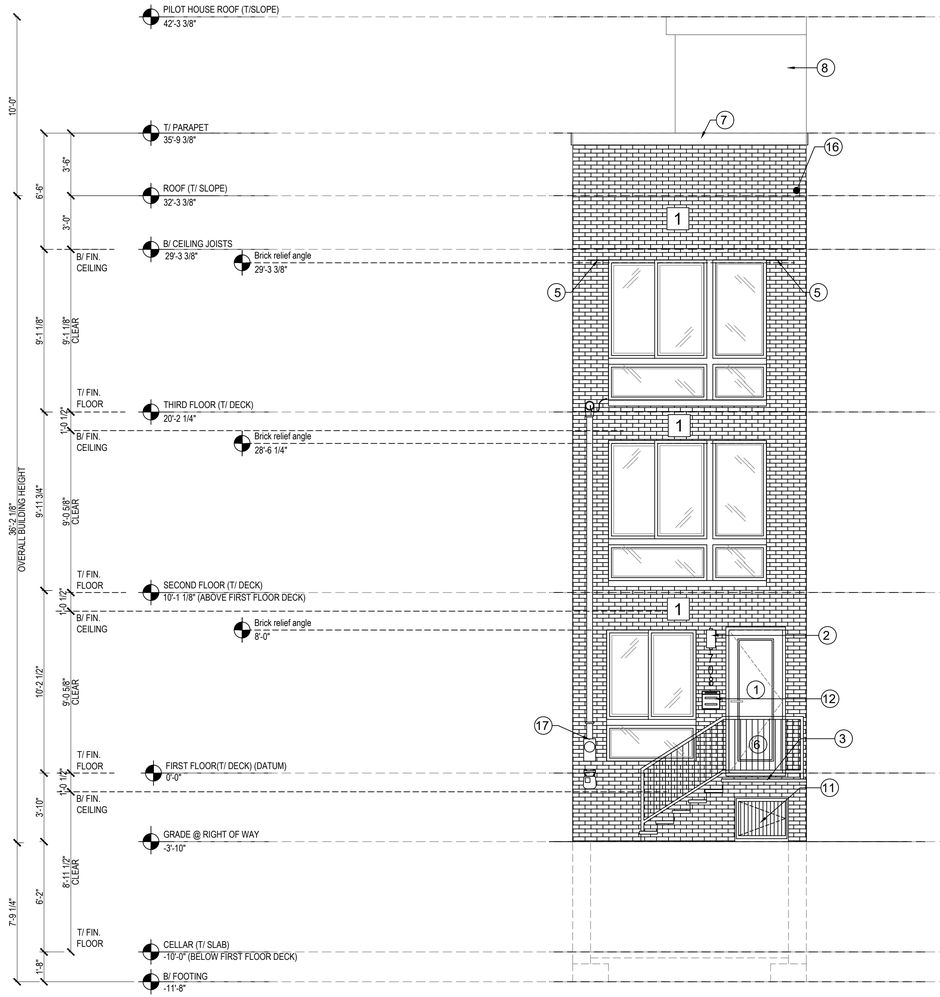
DRAWINGS CHECKED BY:
V.H.

DRAWING TITLE:

BUILDING PLANS

DRAWING NUMBER:

A1.02



1 / A2.00 FRONT (OGDEN ST) ELEVATION
1/4" = 1'-0"

2 / A2.00 REAR ELEVATION
1/4" = 1'-0"

EXTERIOR CLADDING KEY:	TAGGED NOTES KEY:
1 DARK GRAY 4" BRICK VENEER - COLOR SELECTED BY OWNER AND APPROVED BY ARCHITECT.	1 FULL LITE ENTRY DOOR
2 VINYL SIDING - COLOR SELECTED BY OWNER AND APPROVED BY ARCHITECT. - 8" EXPOSURE	2 WALL MOUNTED LIGHT FIXTURE
	3 BRICK VENEER STEPS WITH PRECAST TREADS
	4 VINYL SIDING -COLOR SELECTION BY OWNER
	5 BRICK RELIEF ANGLE @ 30" MAX. ABOVE GRADE
	6 42" HIGH METAL GUARDRAIL 5 - REF. ARCHITECTURAL PLANS BEYOND
	7 8" METAL COPING
	8 PILOT HOUSE BEYOND - REF. ARCHITECTURAL PLANS
	9 OVERFLOW SCUPPER - REF. SCUPPER BOX DETAILS
	10 FIBERGLASS COPING -PAINT TO MATCH SIDING
	11 OPTIONAL GAS METER LOCATION
	12 POST BOX
	13 SCUPPER & DOWNSPOUT TIE TO SUMP
	14 6' HIGH WOOD PRIVACY FENCE
	15 EGRESS COMPLIANT WINDOW IN EGRESS WELL W/ 42" GUARDRAILS & 36" ACCESS GATE
	16 4" BRICK VENEER
	17 Electricity meter
	18 P/T stair W/ 42" high guardrail

PROJECT ADDRESS:

708 Emily Street, Philadelphia, PA, USA

SEAL:

CONSULTANTS:

#	DATE	ISSUE / REVISION
1	06.17.21	BLDG SUBMISSION

DRAWINGS PREPARED BY:
V.H

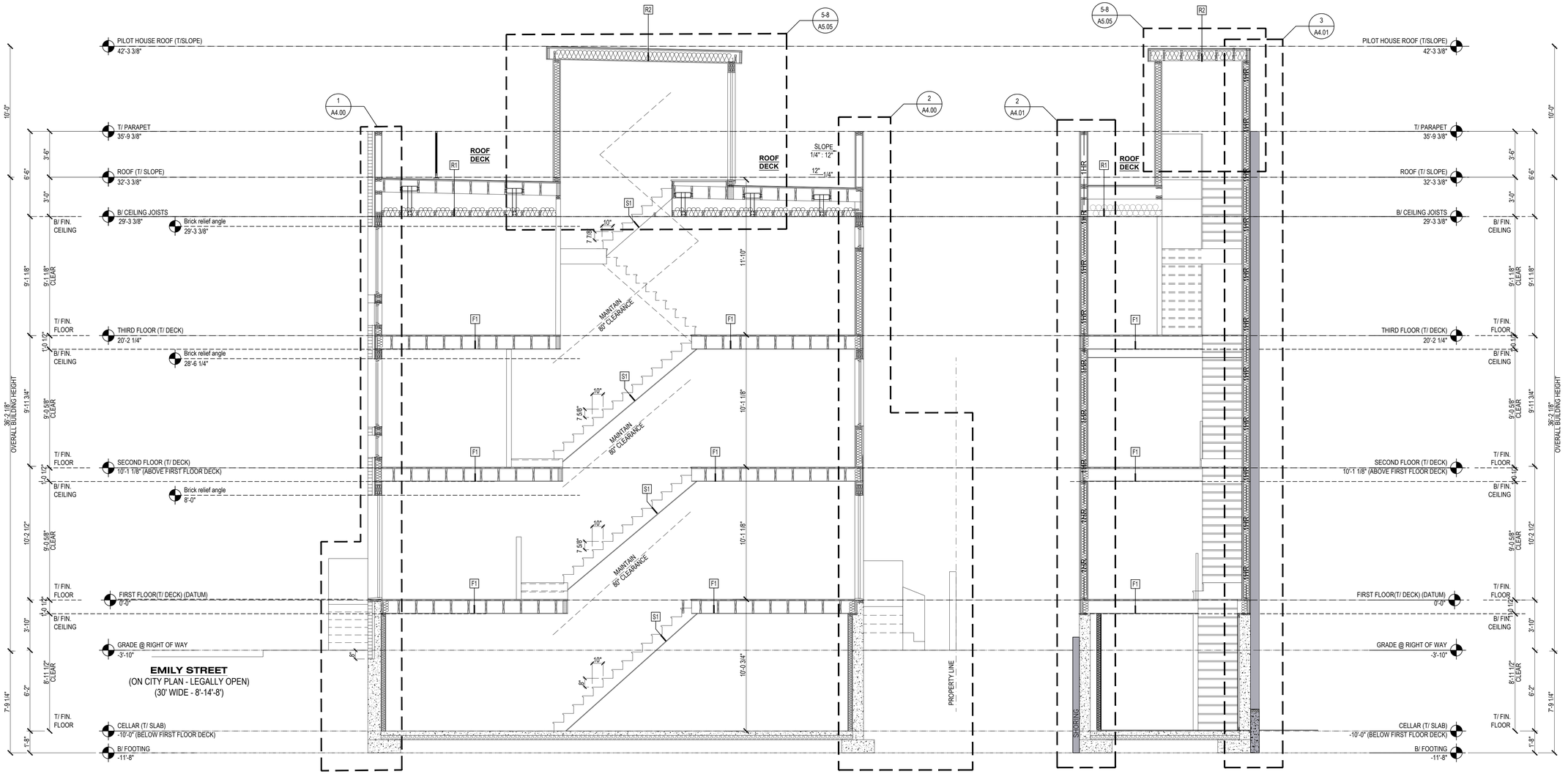
DRAWINGS CHECKED BY:
V.H.

DRAWING TITLE:

BUILDING ELEVATIONS

DRAWING NUMBER:

A2.00



1 A3.00 BUILDING SECTION
1/4" = 1'-0"

2 A3.00 BUILDING SECTION
1/4" = 1'-0"

PROJECT ADDRESS:

708 Emily Street, Philadelphia, PA, USA

SEAL:

CONSULTANTS:

#	DATE	ISSUE / REVISION
1	06.17.21	BLDG SUBMISSION

DRAWINGS PREPARED BY:

V.H

DRAWINGS CHECKED BY:

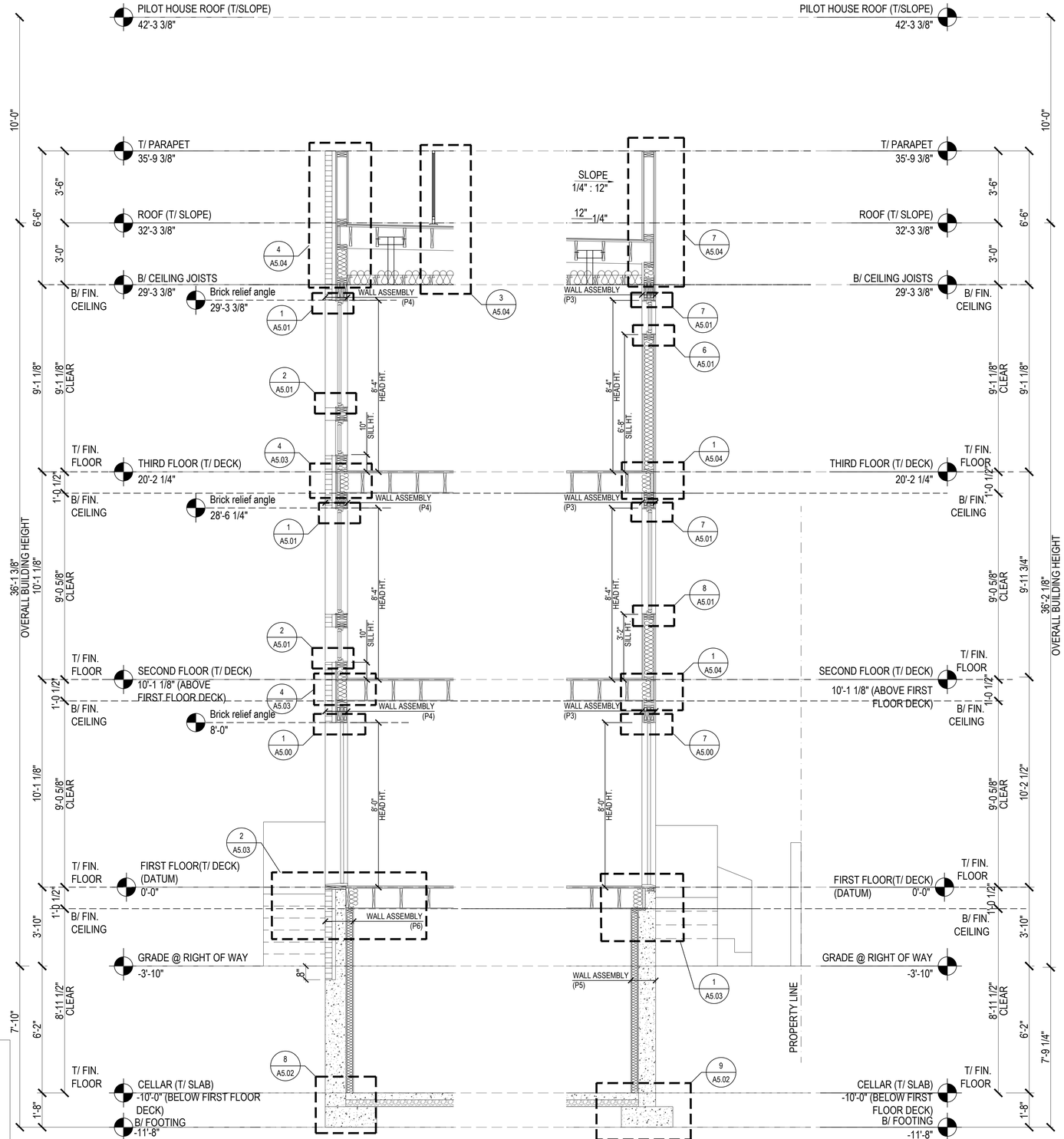
V.H.

DRAWING TITLE:

BUILDING ELEVATIONS

DRAWING NUMBER:

A3.00



1 WALL SECTION
A4.00 3/8" = 1'-0"

2 WALL SECTION
A4.00 3/8" = 1'-0"

PROJECT ADDRESS:

708 Emily Street, Philadelphia, PA, USA

SEAL:

CONSULTANTS:

#	DATE	ISSUE / REVISION
1	06.17.21	BLDG SUBMISSION

DRAWINGS PREPARED BY:

V.H

DRAWINGS CHECKED BY:

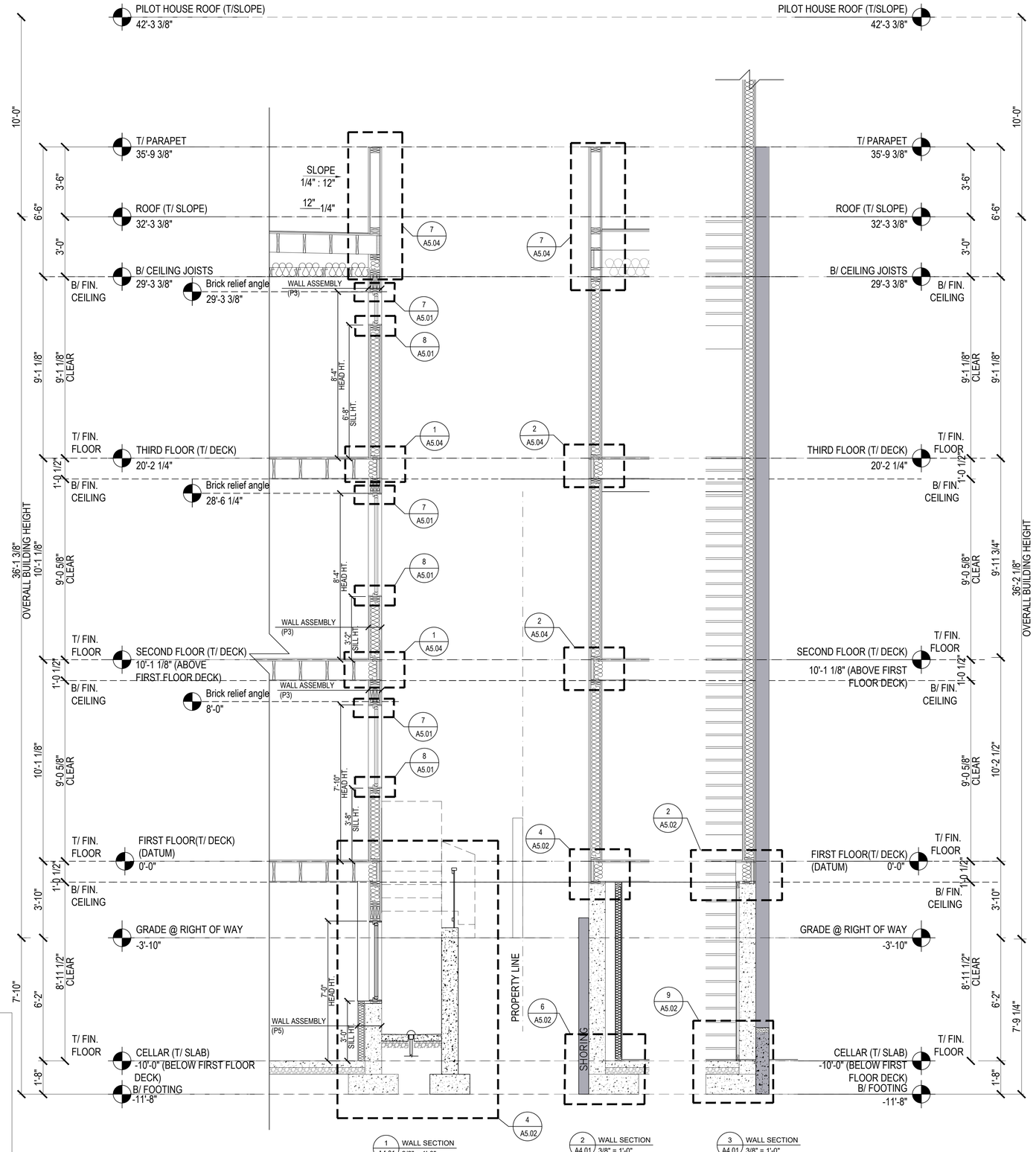
V.H.

DRAWING TITLE:

WALL SECTIONS

DRAWING NUMBER:

A4.00



PROJECT ADDRESS:

708 Emily Street,
Philadelphia, PA, USA

SEAL:

CONSULTANTS:

#	DATE	ISSUE / REVISION
1	06.17.21	BLDG SUBMISSION

DRAWINGS PREPARED BY:
V.H

DRAWINGS CHECKED BY:
V.H.

DRAWING TITLE:

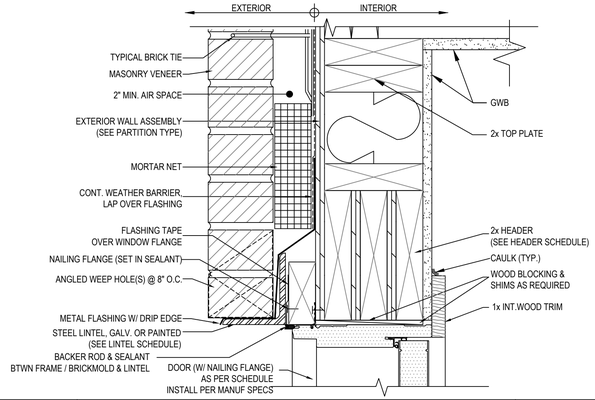
WALL SECTIONS

DRAWING NUMBER:

A4.01

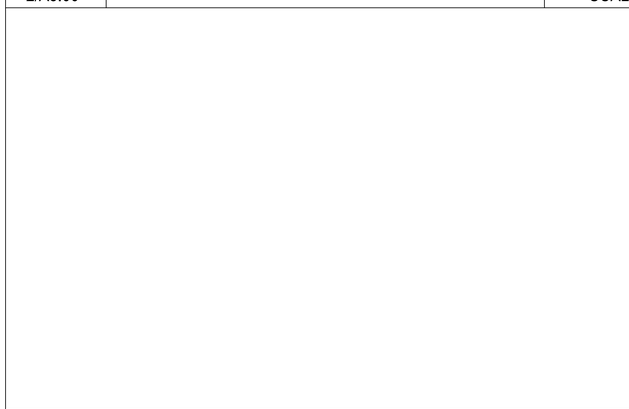
TYPICAL DOOR OPENING DETAILS

BRICK VENEER



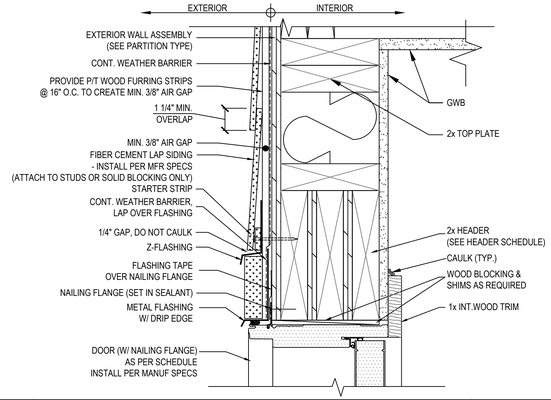
1/A5.00 | TYPICAL DOOR HEAD | SCALE: 3" = 1'-0"

2/A5.00 | | SCALE: 3" = 1'-0"

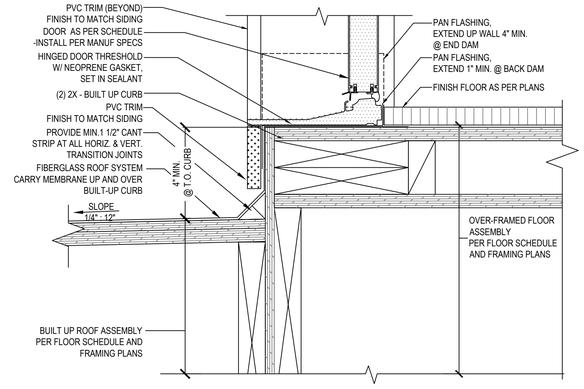


3/A5.00 | | SCALE: 3" = 1'-0"

FIBER CEMENT SIDING - HINGED DOOR



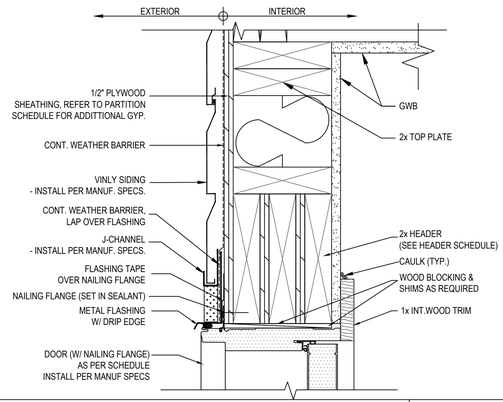
4/A5.00 | TYPICAL DOOR HEAD | SCALE: 3" = 1'-0"



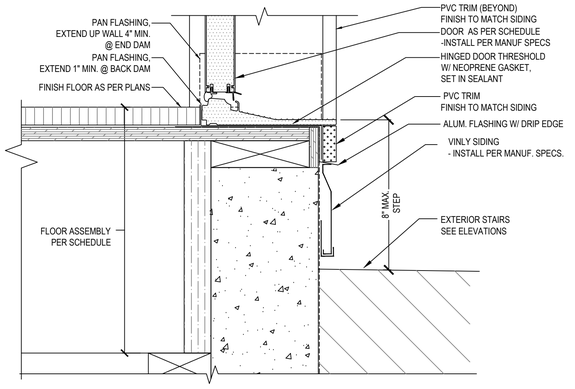
5/A5.00 | TYPICAL DOOR SILL @ ROOF DECK | SCALE: 3" = 1'-0"

6/A5.00 | NOT USED | SCALE: N.T.S.

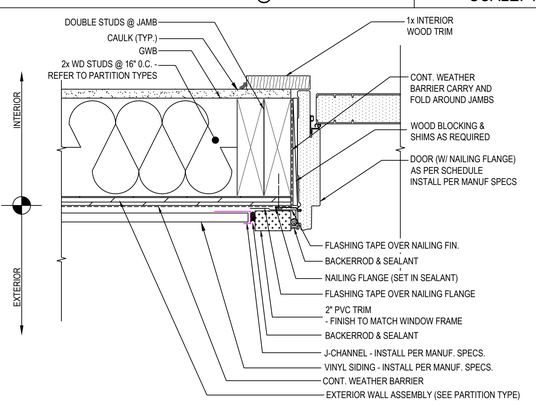
VINYL SIDING - HINGED DOOR



7/A5.00 | TYPICAL DOOR HEAD | SCALE: N.T.S.



8/A5.00 | TYPICAL DOOR THRESHOLD @ FDN WALL | SCALE: N.T.S.



9/A5.00 | TYPICAL DOOR JAMB | SCALE: N.T.S.

GENERAL DETAIL NOTES

1. SEE ELEVATIONS FOR EXPANSION JOINT AND LINTEL LOCATIONS AT BRICK VENEER.
2. SPRAY FIREPROOFING AT STEEL BEAMS TO BE PER ASSEMBLY REQUIREMENTS.
3. CLOSED CELL SPRAY INSULATION TO BE R-38 THICKNESS WHERE INDICATED.
4. SEE ELEVATIONS FOR METAL PANEL JOINT LOCATIONS AND ALIGNMENTS.
5. ALL WOOD FRAMING AND BLOCKING TO BE PRESSURE TREATED AND FIRE RETARDANT TREATED PER PARTITION SCHEDULE.
6. a. INSTALL FLUID APPLIED FLASHING OR SELF-ADHERING MEMBRANE FLASHING AT VAPOR / AIR / WEATHER BARRIER LOCATION WITHIN THERMAL ENVELOPE PER BARRIER MANUFACTURER INSTALLATION DETAILS.
   b. INSTALL MANUFACTURER APPROVED COMPATIBLE PRIMER / SEALANT AT SUBSTRATE MATERIAL TO ENSURE SYSTEM ADHESION AND WATERTIGHTNESS.
   c. LAP FLASHING MIN. 3" ONTO ADJACENT SURFACES, OR PER MANUFACTURER MIN. IF GREATER.
7. PACK STUD CAVITIES AT HEADERS AND WALL CORNERS WITH BATT INSULATION.

PROJECT ADDRESS:

708 Emily Street, Philadelphia, PA, USA

SEAL:

CONSULTANTS:

#	DATE	ISSUE / REVISION
1	06.17.21	BLDG SUBMISSION

DRAWINGS PREPARED BY:
V.H

DRAWINGS CHECKED BY:
V.H.

DRAWING TITLE:

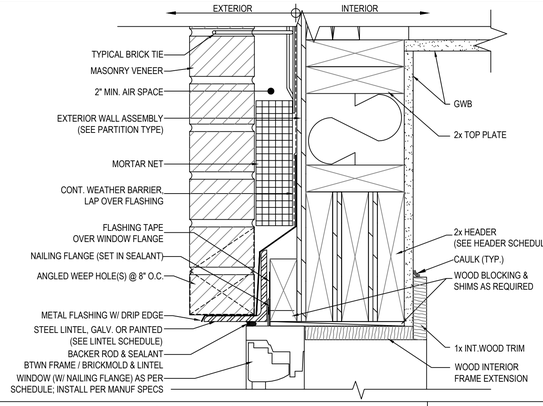
DOOR OPENING DETAILS

DRAWING NUMBER:

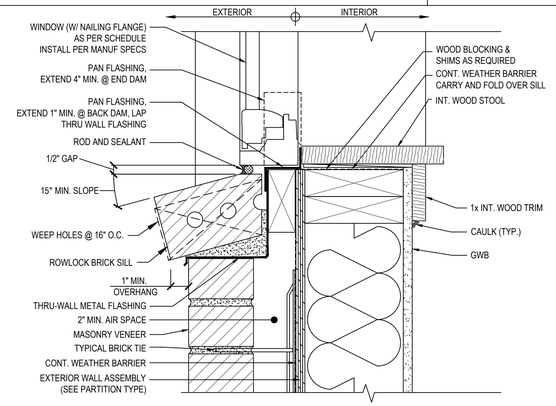
A5.00

TYPICAL WINDOW OPENING DETAILS

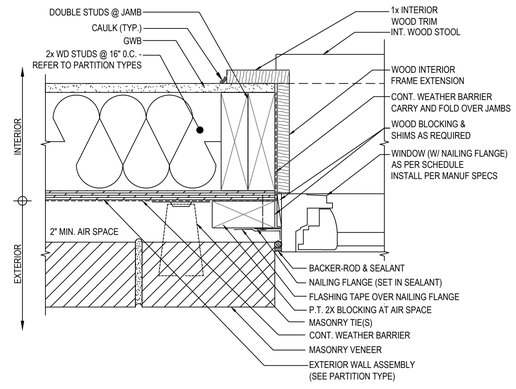
BRICK VENEER



1/A5.01	TYPICAL WINDOW HEAD	SCALE: 3" = 1'-0"

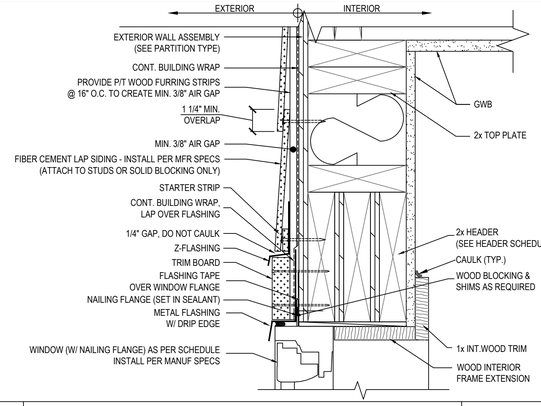


2/A5.01	TYPICAL WINDOW SILL - ROWLOCK	SCALE: 3" = 1'-0"

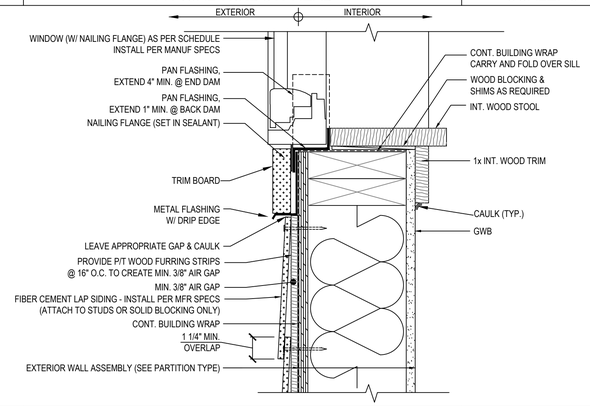


3/A5.01	TYPICAL WINDOW JAMB	SCALE: 3" = 1'-0"

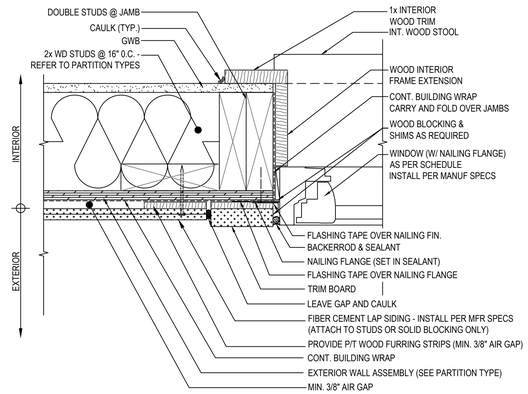
FIBER CEMENT PANEL



4/A5.01	TYPICAL WINDOW HEAD	SCALE: 3" = 1'-0"

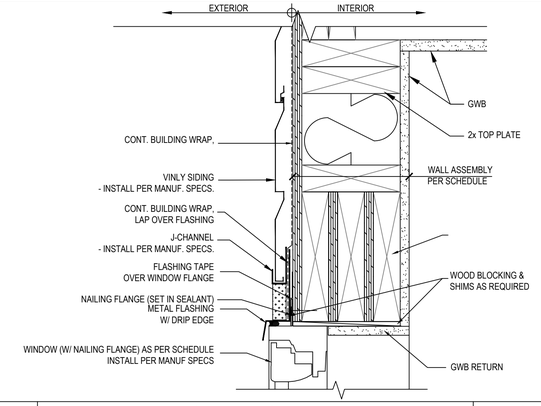


5/A5.01	TYPICAL WINDOW JAMB	SCALE: 3" = 1'-0"

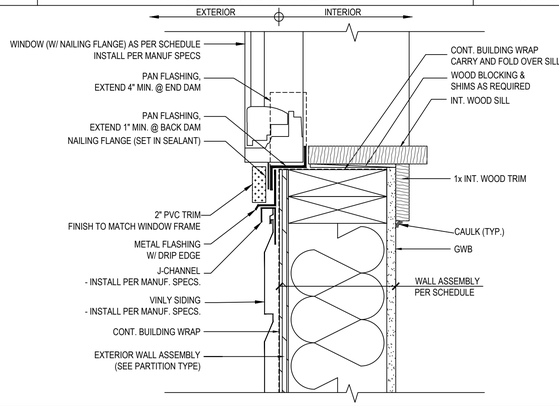


6/A5.01	TYPICAL WINDOW JAMB	SCALE: 3" = 1'-0"

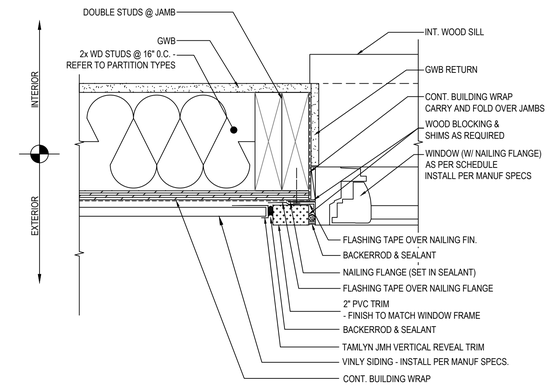
VINYL SIDING



7/A5.01	TYPICAL WINDOW HEAD	SCALE: 3" = 1'-0"



8/A5.01	TYPICAL WINDOW JAMB	SCALE: 3" = 1'-0"



9/A5.01	TYPICAL WINDOW JAMB	SCALE: 3" = 1'-0"

GENERAL DETAIL NOTES

1. SEE ELEVATIONS FOR EXPANSION JOINT AND LINTEL LOCATIONS AT BRICK VENEER.
2. SPRAY FIREPROOFING AT STEEL BEAMS TO BE PER ASSEMBLY REQUIREMENTS.
3. CLOSED CELL SPRAY INSULATION TO BE R-38 THICKNESS WHERE INDICATED.
4. SEE ELEVATIONS FOR METAL PANEL JOINT LOCATIONS AND ALIGNMENTS.
5. ALL WOOD FRAMING AND BLOCKING TO BE PRESSURE TREATED AND FIRE RETARDANT TREATED PER PARTITION SCHEDULE.
6. a. INSTALL FLUID APPLIED FLASHING OR SELF-ADHERING MEMBRANE FLASHING AT VAPOR / AIR / WEATHER BARRIER LOCATION WITHIN THERMAL ENVELOPE PER BARRIER MANUFACTURER INSTALLATION DETAILS.
   b. INSTALL MANUFACTURER APPROVED COMPATIBLE PRIMER / SEALANT AT SUBSTRATE MATERIAL TO ENSURE SYSTEM ADHESION AND WATERTIGHTNESS.
   c. LAP FLASHING MIN. 3" ONTO ADJACENT SURFACES, OR PER MANUFACTURER MIN. IF GREATER.
7. PACK STUD CAVITIES AT HEADERS AND WALL CORNERS WITH BATT INSULATION.

PROJECT ADDRESS:

708 Emily Street, Philadelphia, PA, USA

SEAL:

CONSULTANTS:

#	DATE	ISSUE / REVISION
1	06.17.21	BLDG SUBMISSION

DRAWINGS PREPARED BY:

V.H

DRAWINGS CHECKED BY:

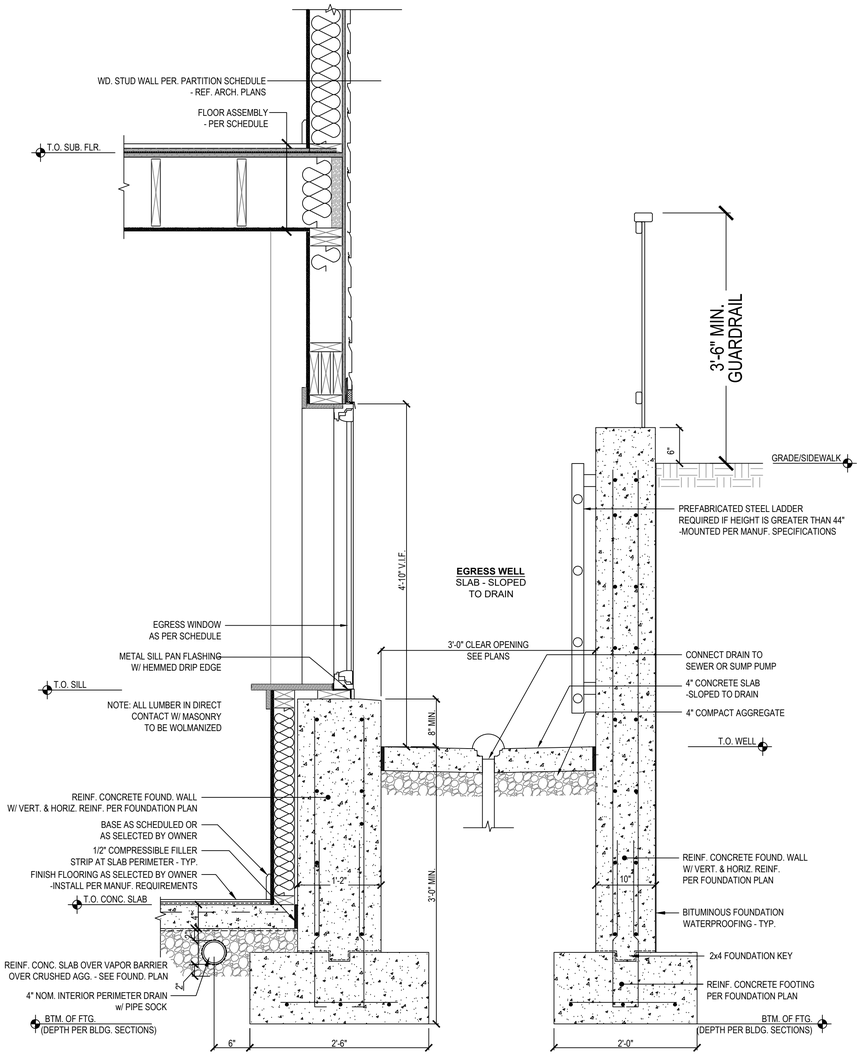
V.H.

DRAWING TITLE:

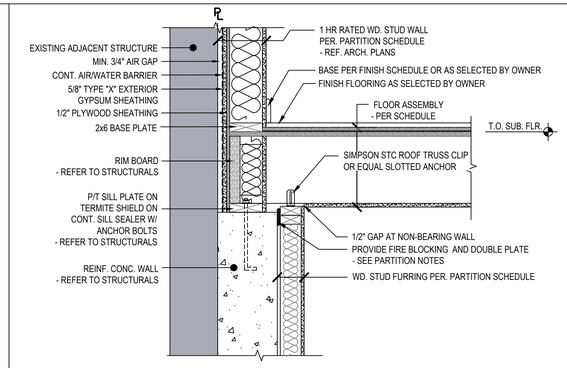
WINDOW OPENING DETAILS

DRAWING NUMBER:

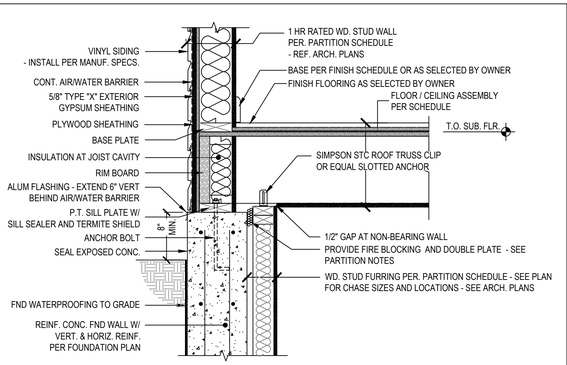
A5.01



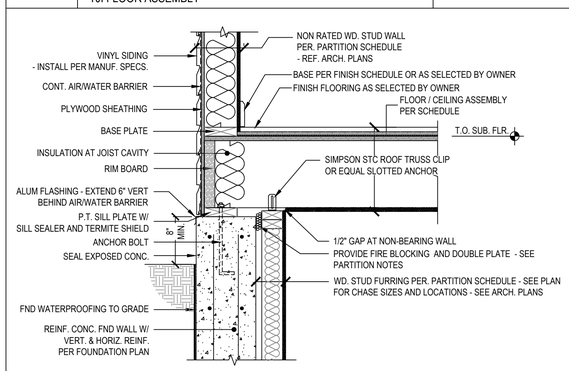
1/A5.02	FOUNDATION WALL AT FRONT EGRESS WELL DETAIL	SCALE: 1" = 1'-0"



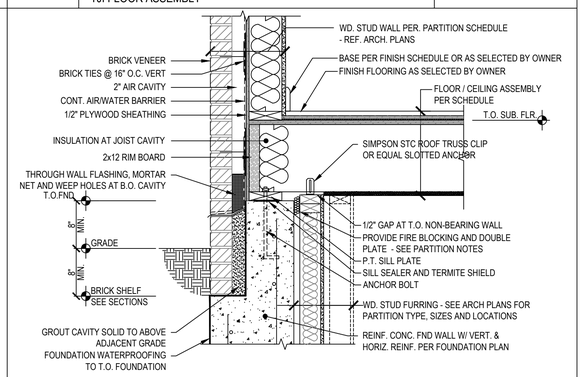
2/A5.02	T.O. 10" FOUNDATION WALL @ ADJ. STRUCTURE - 1HR RATED TJI FLOOR ASSEMBLY	SCALE: 1" = 1'-0"



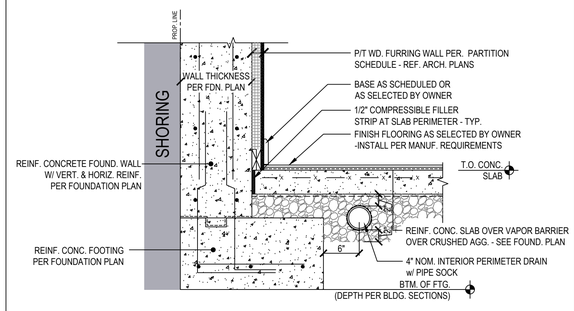
3/A5.02	T.O. 10" FOUNDATION WALL WITH VINYL SIDING - 1HR RATED TJI FLOOR ASSEMBLY	SCALE: 1" = 1'-0"



4/A5.02	T.O. 10" FOUNDATION WALL WITH VINYL SIDING - NON RATED TJI FLOOR ASSEMBLY	SCALE: 1" = 1'-0"

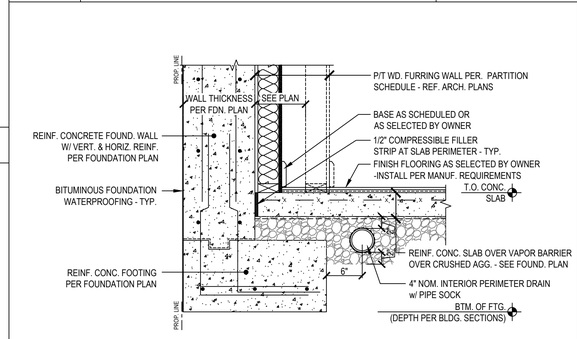


5/A5.02	T.O. 14" FOUNDATION WALL WITH BRICK VENEER @ GRADE TJI FLOOR ASSEMBLY	SCALE: 1" = 1'-0"

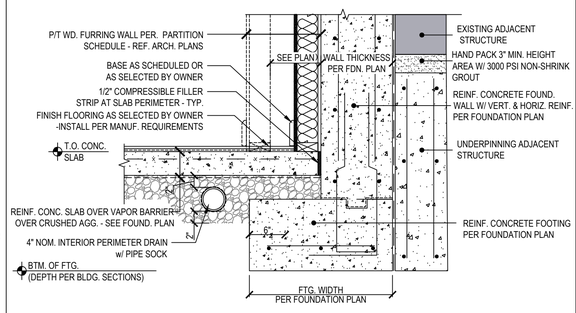


6/A5.02	CONCRETE FOUNDATION WALL ON OFFSET FOOTING @ BASEMENT	SCALE: 1" = 1'-0"

7/A5.02	NOT USED	SCALE: N.T.S.



8/A5.02	CONCRETE FOUNDATION WALL ON OFFSET FOOTING @ BASEMENT	SCALE: 1" = 1'-0"



9/A5.02	CONCRETE FOUNDATION WALL ON FOOTING @ BASEMENT	SCALE: 1" = 1'-0"

PROJECT ADDRESS:

708 Emily Street,
Philadelphia, PA, USA

SEAL:

CONSULTANTS:

#	DATE	ISSUE / REVISION
1	06.17.21	BLDG SUBMISSION

DRAWINGS PREPARED BY:

V.H

DRAWINGS CHECKED BY:

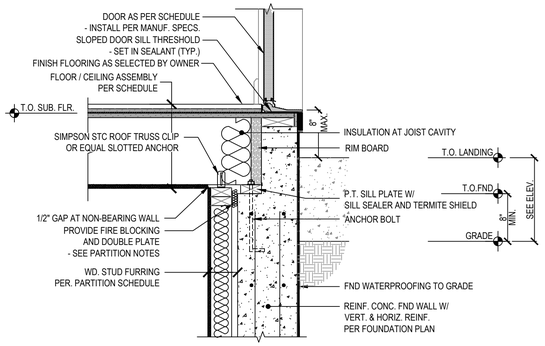
V.H.

DRAWING TITLE:

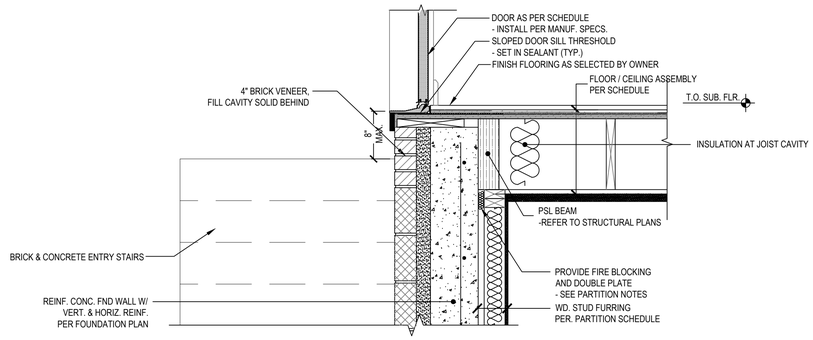
WALL DETAILS

DRAWING NUMBER:

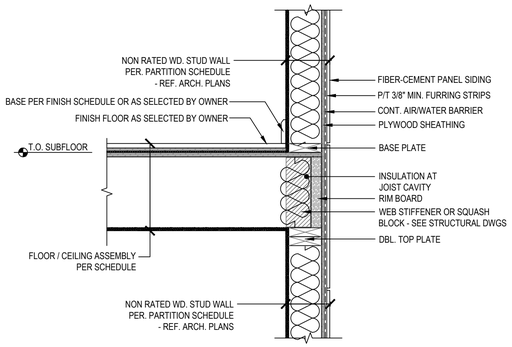
A5.02



1/A5.03 | T.O. 10" FOUNDATION WALL WITH VINYL SIDING - NON RATED TJI FLOOR ASSEMBLY | SCALE: 1" = 1'-0"

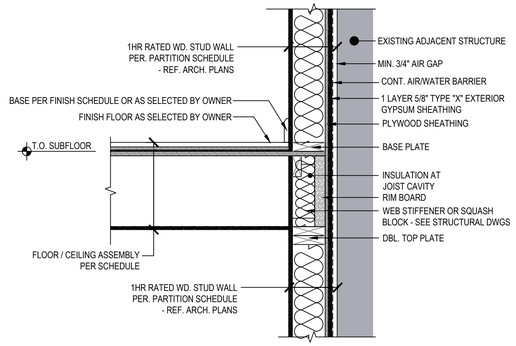


2/A5.03 | T.O. 14" FOUNDATION WALL @ RECESSED ENTRY 2x FLOOR ASSEMBLY - 1HR RATED | SCALE: 1" = 1'-0"



3/A5.03 | NON RATED WALL W/ FIBER CEMENT PANEL SIDING TJI FLOOR ASSEMBLY | SCALE: 1" = 1'-0"

4/A5.03 | NON RATED WALL W/ BRICK VENEER TJI FLOOR ASSEMBLY | SCALE: 1" = 1'-0"

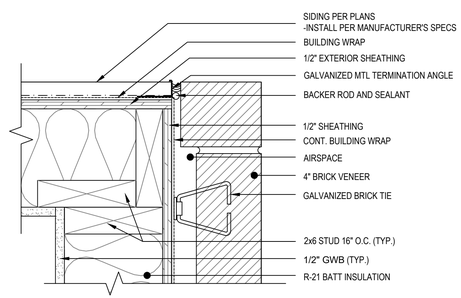


5/A5.03 | 1HR RATED STUD WALL @ ADJACENT STRUCTURE TJI FLOOR ASSEMBLY | SCALE: 1" = 1'-0"

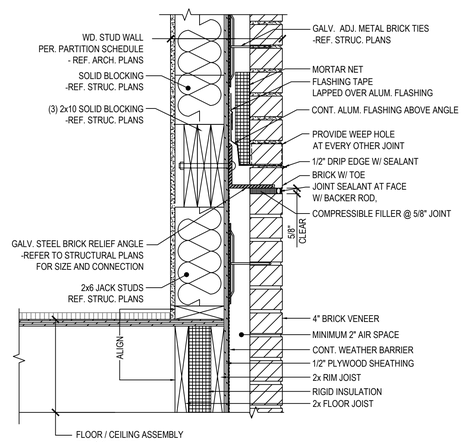
6/A5.03 | | SCALE: 1" = 1'-0"

7/A5.03 | | SCALE: 1" = 1'-0"

8/A5.03 | NON RATED WALL W/ BRICK VENEER TJI FLOOR ASSEMBLY | SCALE: 1" = 1'-0"



9/A5.03 | BRICK / SIDING TRANSITION DETAIL | SCALE: 3" = 1'-0"



10/A5.03 | BRICK RELIEF ANGLE | SCALE: 1 1/2" = 1'-0"

PROJECT ADDRESS:

708 Emily Street,
Philadelphia, PA, USA

SEAL:

CONSULTANTS:

#	DATE	ISSUE / REVISION
1	06.17.21	BLDG SUBMISSION

DRAWINGS PREPARED BY:

V.H

DRAWINGS CHECKED BY:

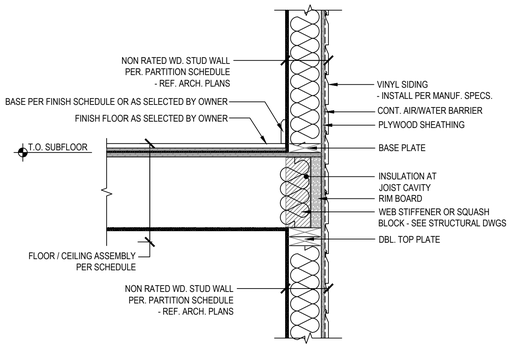
V.H.

DRAWING TITLE:

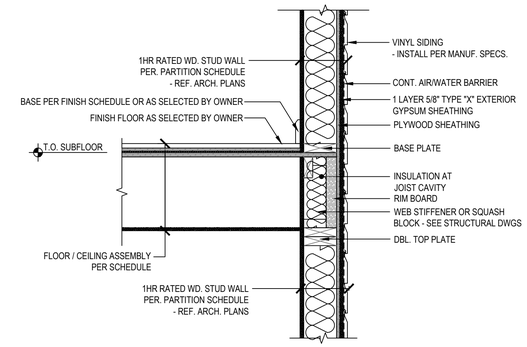
WALL DETAILS

DRAWING NUMBER:

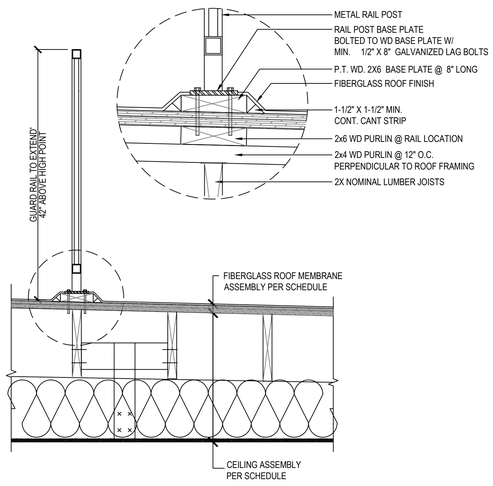
A5.03



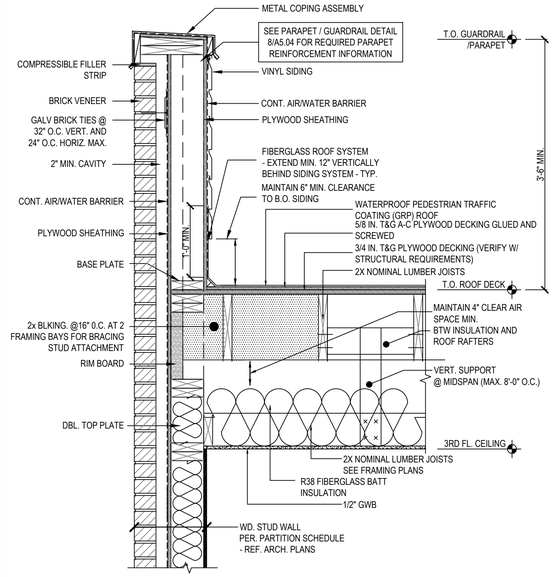
1/A5.04	NON RATED WALL W/ VINYL SIDING TJI FLOOR ASSEMBLY	SCALE: 1" = 1'-0"



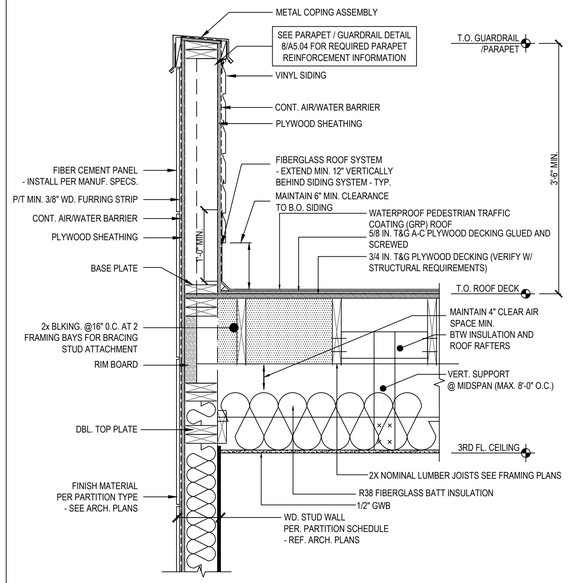
2/A5.04	1HR RATED WALL W/ VINYL SIDING TJI FLOOR ASSEMBLY	SCALE: 1" = 1'-0"



3/A5.04	TYPICAL SETBACK GUARDRAIL @ ROOF DECK	SCALE: 1" = 1'-0"

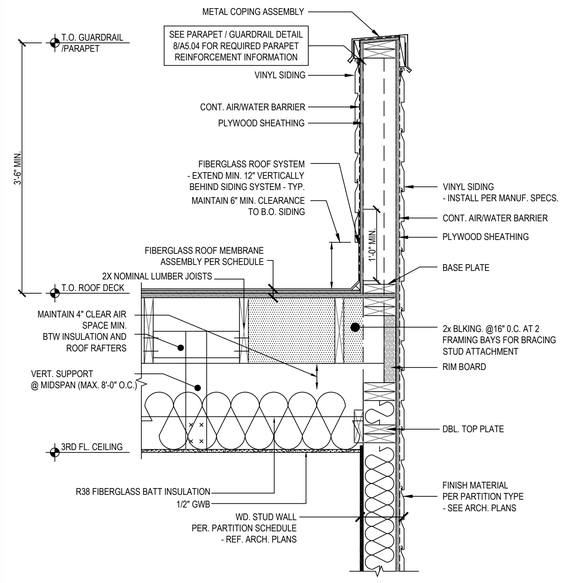


4/A5.04	42" HIGH PARAPET - BRICK VENEER - NON RATED TJI FRAMING WITH DROP CEILING	SCALE: 1" = 1'-0"

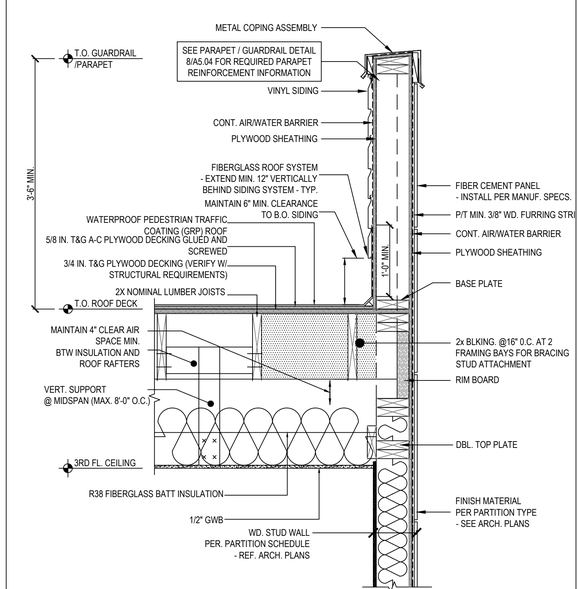


5/A5.04	42" HIGH PARAPET - FIBER CEMENT PANEL - NON RATED TJI FRAMING WITH DROP CEILING	SCALE: 1" = 1'-0"

6/A5.04	3RD FLOOR @ REAR RECESSED BALCONY 2x FLOOR ASSEMBLY - NON RATED	SCALE: 1" = 1'-0"



7/A5.04	42" HIGH PARAPET - VINYL SIDING - NON RATED TJI FRAMING WITH DROP CEILING	SCALE: 1" = 1'-0"



8/A5.04	PARAPET REINFORCING DETAIL	SCALE: 1" = 1'-0"

PROJECT ADDRESS:

708 Emily Street,
Philadelphia, PA, USA

SEAL:

CONSULTANTS:

#	DATE	ISSUE / REVISION
1	06.17.21	BLDG SUBMISSION

DRAWINGS PREPARED BY:
V.H

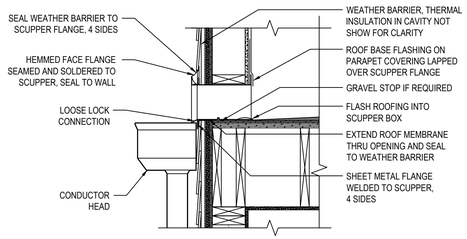
DRAWINGS CHECKED BY:
V.H.

DRAWING TITLE:

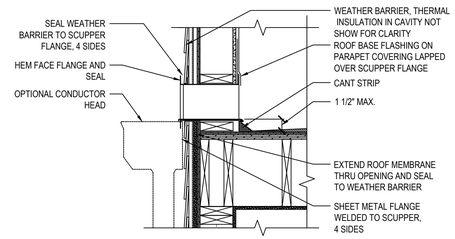
WALL DETAILS

DRAWING NUMBER:

A5.04



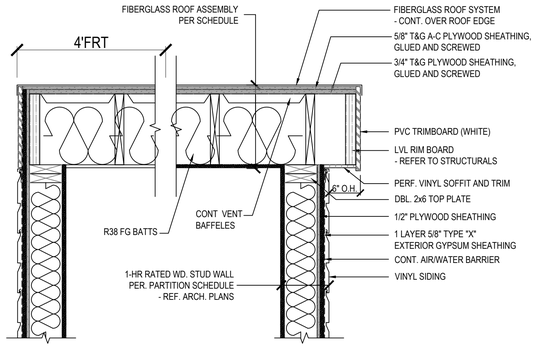
1/A5.05	THRU-WALL SCUPPER DETAIL	SCALE: 1" = 1'-0"



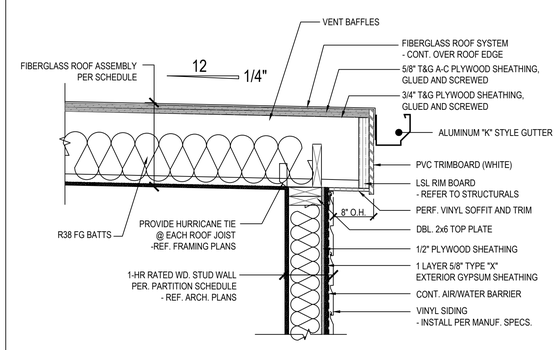
2/A5.05	THRU-WALL OVERFLOW DETAIL	SCALE: 1" = 1'-0"

3/A5.05	ROOF VENTILATION CURB DETAIL	SCALE: 1 1/2" = 1'-0"

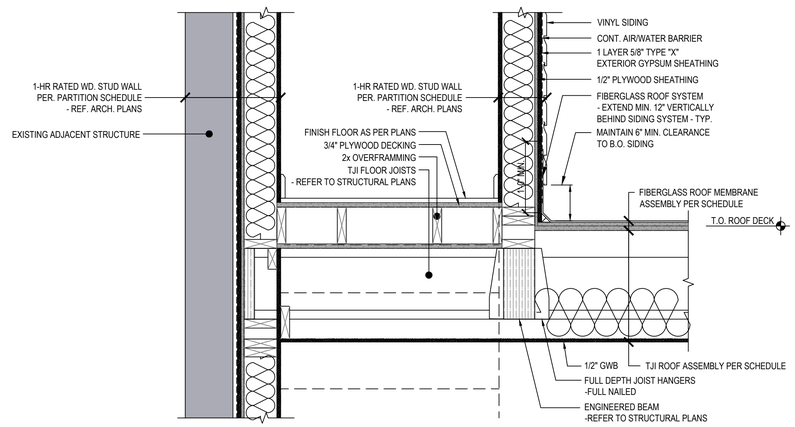
4/A5.05	NOT USED	SCALE: N.T.S.



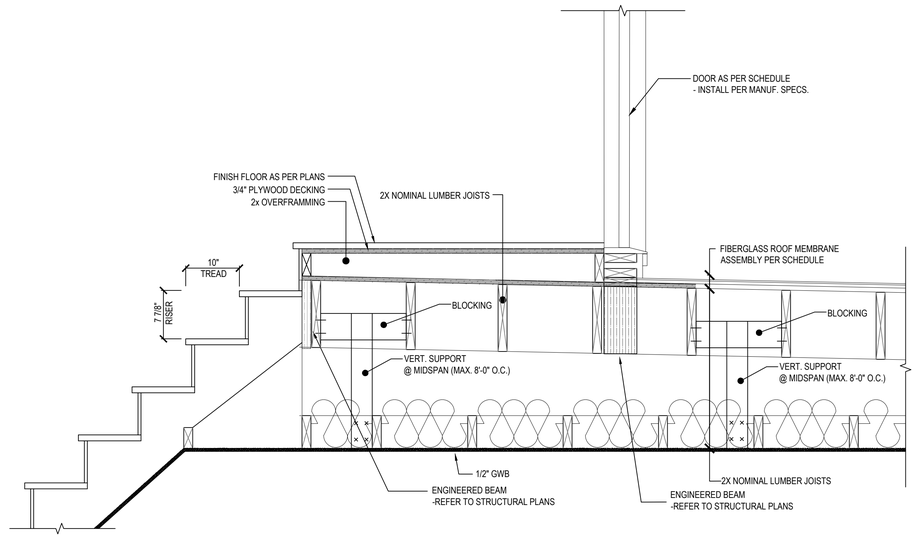
5/A5.05	PILOT HOUSE ROOF DETAIL	SCALE: 1" = 1'-0"



6/A5.05	PILOT HOUSE ROOF DETAIL	SCALE: 1" = 1'-0"



7/A5.05	PILOT HOUSE LANDING DETAIL	SCALE: 1" = 1'-0"



8/A5.05	PILOT HOUSE LANDING DETAIL	SCALE: 1" = 1'-0"

9/A5.05	NOT USED	SCALE: N.T.S.

10/A5.05	NOT USED	SCALE: N.T.S.

PROJECT ADDRESS:

708 Emily Street, Philadelphia, PA, USA

SEAL:

CONSULTANTS:

#	DATE	ISSUE / REVISION
1	06.17.21	BLDG SUBMISSION

DRAWINGS PREPARED BY:

V.H

DRAWINGS CHECKED BY:

V.H.

DRAWING TITLE:

WALL DETAILS

DRAWING NUMBER:

A5.05