

PROJECT:
 RENOVATION OF EXISTING FOUR STORY BUILDING TO INCLUDE SK DWELLING UNITS AS
 REFLECTED IN THE PROPOSED PLANS
 ZONING DISTRICT: R5A-5
 2221 SOUTH BROAD STREET
 PHILADELPHIA, PA 19148

GENERAL NOTES AND ONLINE SPECIFICATIONS

- BEFORE SUBMITTING PROPOSAL, CAREFULLY EXAMINE CONSTRUCTION DOCUMENTS, VISIT THE SITE, AND RECORD FULLY INFORMED CONCERNING ALL EXISTING CONDITIONS, LAW, ORDINANCES, AND REGULATIONS OF JURISDICTIONAL AGENCIES WHICH MAY AFFECT THE WORK.
- ALL BUILDING PERMITS SHALL BE OBTAINED BY THE OWNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE COST FOR THE PERMITS SHALL BE THE RESPONSIBILITY OF THE OWNER.
- THE BUILDING SHALL COMPLY WITH THE INTERNATIONAL EXISTING BUILDING CODE (IEBC), 2009 ALONG WITH THE INTERNATIONAL BUILDING CODE (IBC), 2009 AND ALL APPLICABLE CODES AND SAFETY REGULATIONS PERTAINING TO THE CITY OF PHILADELPHIA. THE GENERAL CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO CONSTRUCTION.

- A. USE GROUP CLASSIFICATION: R-2
 B. TYPE OF CONSTRUCTION CLASSIFICATION: III-B

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION AND / OR MATERIAL PROCUREMENT.
- TYPICAL DIMENSIONS ARE TO FACE OF MASONRY, ROUND OPENING OR SHIP FACE. REFER TO PLAN DETAILS FOR DIMENSIONAL OFFSETS.
- REFER TO LARGE SCALE DRAWINGS AND / OR DETAILS FOR MORE SPECIFIC INFORMATION.

GENERAL REQUIREMENTS

- SUMMARY OF WORK - THE PROJECT CONSIST OF THE RENOVATION OF AN EXISTING FOUR STORY BUILDING AT 2221 SOUTH BROAD STREET PHILADELPHIA PA 19148 AS DETAILED AND DESCRIBED IN THESE REMAININGS AND SPECIFICATIONS.
- AFTER COMPLETION OF ALL WORK, THE CONSTRUCTION SITE SHALL BE DECEASED OF ALL EXCESS MATERIALS, DEBRIS AND TRASH. THESE ARE TO BE DEPOSED AND RECORDED IN ACCORDANCE WITH ALL GOVERNING REGULATIONS. ALL NEW FINISHES SHALL BE CLEARED UP TO OCCUPANCY BY OWNER.
- OWNER FINISHED ITEMS: NOTE THE OWNER WILL RECEIVE SUFFICIENT NOTICE TO HAVE MATERIAL AT THE SITE IN ORDER TO MAINTAIN SCHEDULE.

SITE WORK

- THE USE OF THE PENNSYLVANIA ONE-CALL SYSTEM, INC. IS REQUIRED PRIOR TO ANY EXCAVATION, COORDINATE RELOCATION OF UTILITIES AS REQUIRED.

FRAMING AND WOOD NOTES

- FRAMING MATERIALS TO BE FROM THE GRADE LOWER NUMBER 2 OR BETTER. ALL CONNECTIONS AND JOINTS ARE TO BE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF WOOD CONSTRUCTION AND THE LOCAL BUILDING CODE AND ORDINANCES.
- EXTERIOR PL WOOD TO BE 5/8" SPAN WOOD STRUCTURAL PANEL SHEATHING, FLOOR SHEATHING TO BE 5/4" PL WOOD 1 & 6 WHERE REQUIRED.
- EXTERIOR WALLS TO BE FRAMED WITH 2 X 6 STUDS AT 16" O.C., INTERIOR WALLS TO BE FRAMED WITH 2 X 4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
- ALL WOOD CONTACTING CONCRETE TO BE PRESURE TREATED.
- PROVIDE "SAMPOSON" G.V. METAL HANGERS AT ALL FLUSH JOIST AND BAYLET CONDITIONS.

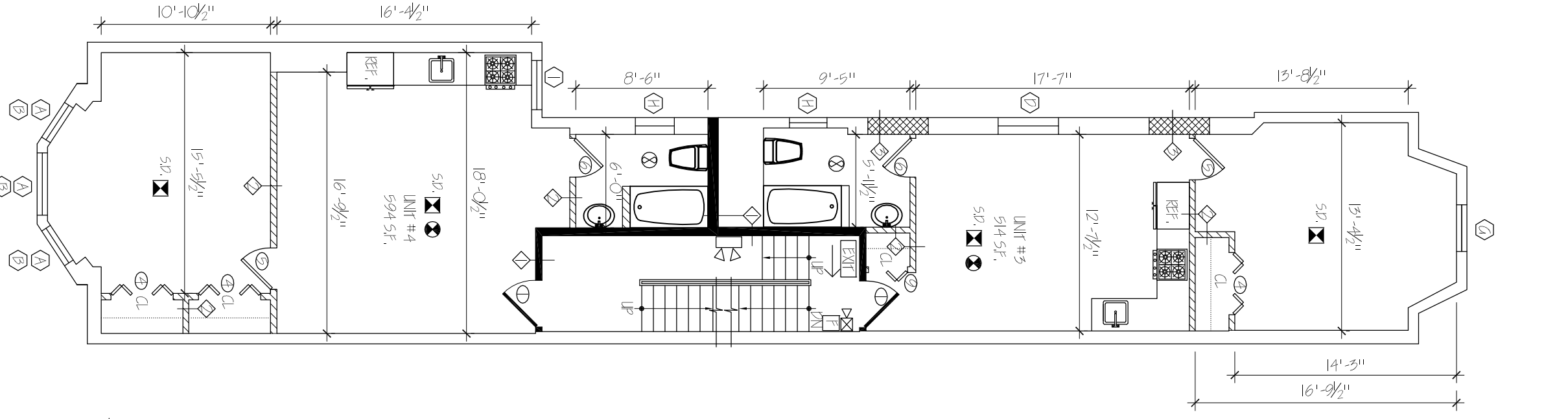
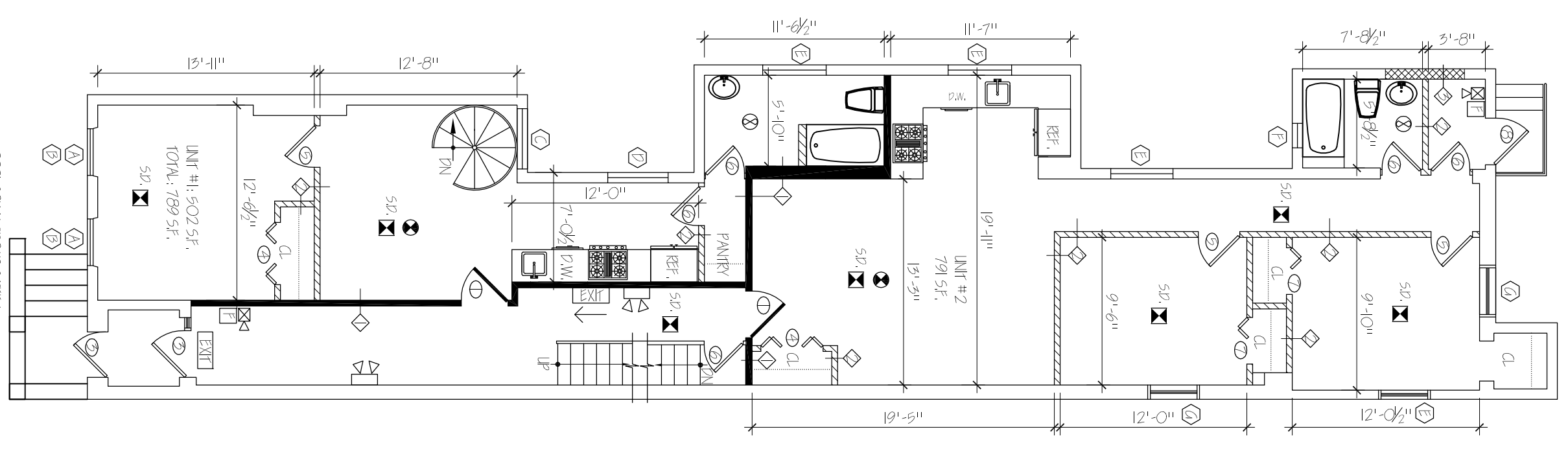
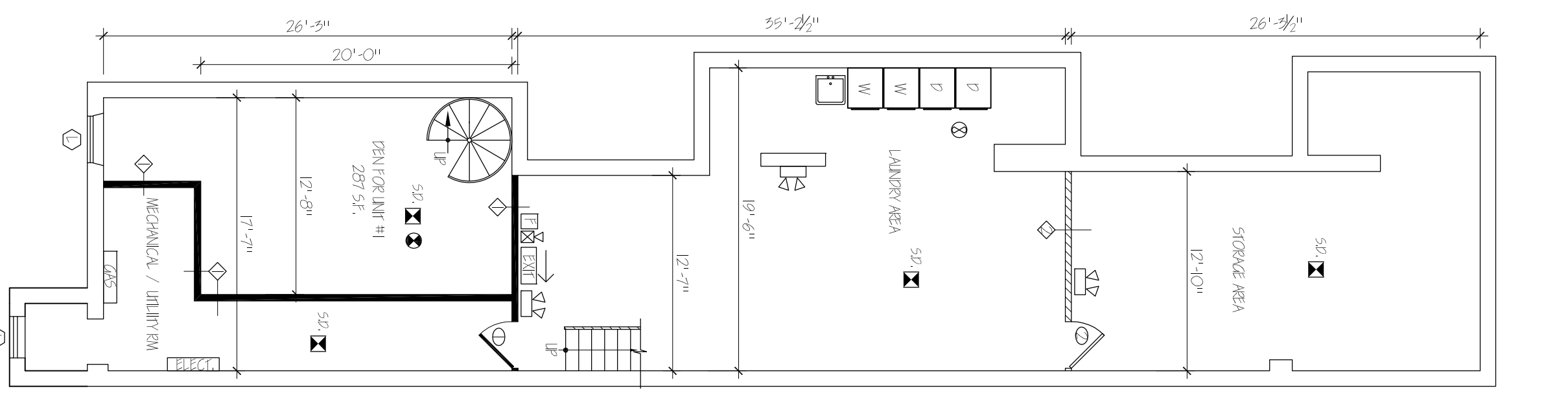
EXTERIOR FINISHES

- SILICOX APPLIED TO THE EXTERIOR OF THE BUILDING SHALL COMPLY WITH ASTM G976. THE APPLICATION OF A MINIMUM OF 1/8" REARER BUILDING FELT, SELF-HEELED, GALVANIZED, EXPANDED METAL LATH AND THE APPLICATION OF THREE COATS OF SILICOX CONCRETE OF A BASE COAT (3/8"), SCRATCH OR PRIMER COAT (3/8") AND A FINAL COAT (1/8").
- ALL NEW EXTERIOR FINISH TO BE SELECTED BY THE OWNER.

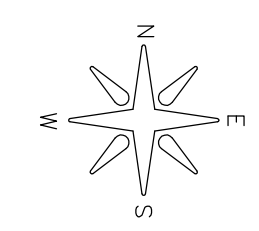
NOTE:
 REMOVE ANY AND ALL WALL PANELING, WALL PAPER, FINISH FLOORING, EXCEPT AREAS OF WOOD FLOORING, AND DROP CEILING THROUGH THE SPACES.

RESIDENTIAL ZONING DISTRICT (R5A-5)
 PARCEL / LOT AREA: 3,250 SQ. FT.
 BUILDING / OCCUP. AREA: 1,789 SQ. FT.
 OPEN AREA: 1,467 SQ. FT.

UNIT #	SCHEDULE
FOR MASONRY OPENING:	
4'-0" OR LESS	GREATER THAN 4'-0" TO 8'-0"
USE A 4"x5-1/2" x 2"x5/8" STEEL ANGLE FOR EVERY 4" OF WALL THICKNESS SUPPORTED UNLESS OTHERWISE NOTED.	USE A 6"x5-1/2" x 2"x5/8" STEEL ANGLE FOR EVERY 4" OF WALL THICKNESS SUPPORTED UNLESS OTHERWISE NOTED.
FOR FRAME OPENING:	
4'-0" OR LESS	GREATER THAN 8'-0"
USE A 2"x6" WOOD BEAM FOR EVERY 2" OF WALL THICKNESS SUPPORTED UNLESS OTHERWISE NOTED.	USE A 2"x12" WOOD BEAM FOR EVERY 2" OF WALL THICKNESS SUPPORTED UNLESS OTHERWISE NOTED.



SYMB.	MOD. #	QUANT.	TYPE	MASONRY OPENING	REMARKS	U-VALUES	R-VALUES
(A)	IP46672	05	DOUBLE HUNG	3'-0" x 6'-0"	OPERABLE	0.32	3.15
(B)	IP46672	05	STATIONARY	3'-0" x 6'-0"	OPERABLE	0.32	3.15
(C)	IP46672	05	PICTURE	3'-2" x 5'-0"	IN-OPERABLE	0.32	3.15
(D)	IP46672	05	DOUBLE HUNG	3'-6" x 5'-0"	OPERABLE	0.32	3.15
(E)	IP46672	04	AWNING	4'-0" x 2'-2" x 5/8" x 3/8"	OPERABLE	0.32	3.15
(F)	IP46672	04	AWNING	2'-0" x 1'-11 5/8"	OPERABLE	0.32	3.15
(G)	IP46672	05	DOUBLE HUNG	3'-0" x 5'-0"	OPERABLE	0.32	3.15
(H)	IP46672	04	AWNING	2'-4 1/2" x 1'-11 5/8"	OPERABLE	0.32	3.15
(I)	IP46672	01	DOUBLE HUNG	3'-2" x 5'-4"	OPERABLE	0.32	3.15
(J)	IP46672	01	DOUBLE HUNG	3'-2" x 5'-0"	OPERABLE	0.32	3.15
(K)	IP46672	04	DOUBLE HUNG	3'-2" x 6'-0"	OPERABLE	0.32	3.15
(L)	IP46672	02	STATIONARY	2'-4 1/2" x 1'-7 5/8"	IN-OPERABLE	0.32	3.15



LEGEND

- NEW 1/2" x 4" FIRE RATED INTERIOR PARTITION WITH 2"x4" WOOD STUDS @ 16" O.C. WITH 5/8" TYPE 'X' Gypsum BOARD ON BOTH SIDES
- NEW PARTITION WITH 2"x4" WOOD STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD ON EACH SIDE
- EXISTING TO REMAIN
- NEW 8" CMU
- APPROVED TYPE SMOKE DETECTOR
- APPROVED TYPE SMOKE DETECTOR / CARBON MONOXIDE COMBINATION
- 100 CFM FAN TO OUTSIDE AIR DUCTS TO EXTEND MIN. 10 FT. FROM ROOF, SERVICE OR ANY RES. WINDOWS
- EMERGENCY LIGHTING
- FIRE ALARM MANUAL CALL STATION
- STROBE AND HORN COMBINATION
- EXIT SIGN
- EXIT SIGN W/ DIRECTION

CODE DATA TABLE

1. CONSTRUCTION TYPE: 3B
 2. USE CLASSIFICATION: R-2
 3. BUILDING WILL HAVE A FIRE ALARM SYSTEM

NOTE:
 ALL CEILINGS AND WALLS BETWEEN DWELLING UNITS TO HAVE ONE HOUR FIRE RATING

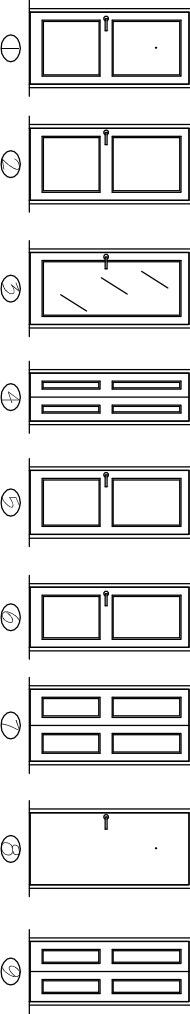
NOTE:
 ALL CONSTRUCTION TO OCCUR WITHIN THE PROPERTY LINES

NOTE:
 ALL ALL DWELLING UNITS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOTE:
 SMOKE DETECTION, AUDIO / VISUAL ALARMS, AND MANUAL CALL STATIONS WILL COMPLY WITH 907.2.24 OF THE PHILADELPHIA FIRE CODE.

DOOR SCHEDULE

SYMB.	WIDTH	HEIGHT	TK.	QUANT.	REMARKS
(1)	3'-0"	6'-8"	15/4"	07	SECURITY / 1 HOUR FIRE RATED
(2)	3'-0"	6'-8"	15/4"	01	SO LIP INTERIOR
(3)	3'-0"	6'-8"	15/4"	02	FILL VIEW GLASS INSULATED
(4)	2'-8"	6'-8"	15/4"	14	HOLLOW CORE INTERIOR BI-FOLD
(5)	2'-8"	6'-8"	15/4"	08	SOLID INTERIOR
(6)	2'-8"	6'-8"	15/4"	10	HOLLOW CORE INTERIOR BI-FOLD
(7)	3'-0"	6'-8"	15/4"	05	HOLLOW CORE INTERIOR BI-FOLD EXTERIOR / SECURITY / INSULATED
(8)	3'-0"	6'-8"	15/4"	01	HOLLOW CORE INTERIOR BI-FOLD



TOTAL OCCUPANT LOAD FOR DWELLING UNITS:

UNIT #1: (2) OCCUPANTS
UNIT #2: (4) OCCUPANTS
UNIT #3: (2) OCCUPANTS
UNIT #4: (2) OCCUPANTS
UNIT #5: (2) OCCUPANTS
UNIT #6: (4) OCCUPANTS
TOTAL OCCUPANTS: 16

NOTE:
 ENTIRE BUILDING WILL BE FULLY SPRINKLERED AS PER 909.2.8(1)B.C.

NOTE:
 ALL DWELLING UNITS, CORRIDOR WALL SYSTEMS AND FLOOR / CEILING ASSEMBLIES TO HAVE A MINIMUM SOUND TRANSMISSION COEFFICIENT OF 50 AS TESTED BY ASTM E 492.

THIS DRAWING IS THE PROPERTY OF AND CONTAINS INFORMATION PROPRIETARY TO DT ARCHITECTS. THIS DRAWING SHALL NOT BE REPRODUCED, USED OR DISCLOSED WITHOUT THE PRIOR WRITTEN CONSENT OF DT ARCHITECTS.

SUBMISSION SCHEDULE	
#	REMARKS

REVISION	
#	REMARKS

PROJECT: RENOVATION FOR
 2221 SOUTH BROAD STREET
 PHILADELPHIA, PA 19148
 (R5A-5)

CLIENT:
 DIRK MERILL
 GEORGIA PIERCE, LLC
 1 LANCASTER LANE
 NARBERTH, PA 19072

DESIGNER:
 DT ARCHITECTS
 918 N. 15TH ST.
 PHILADELPHIA, PA 19107

DATE: 9.18.15

PROJECT #: A-1

DRAWING FILE: DRAWING NUMBER

SHEET TITLE: PROPOSED FLOOR PLANS AND SCHEDULES