

DIVISION 3 - CONCRETE AND FOUNDATIONS

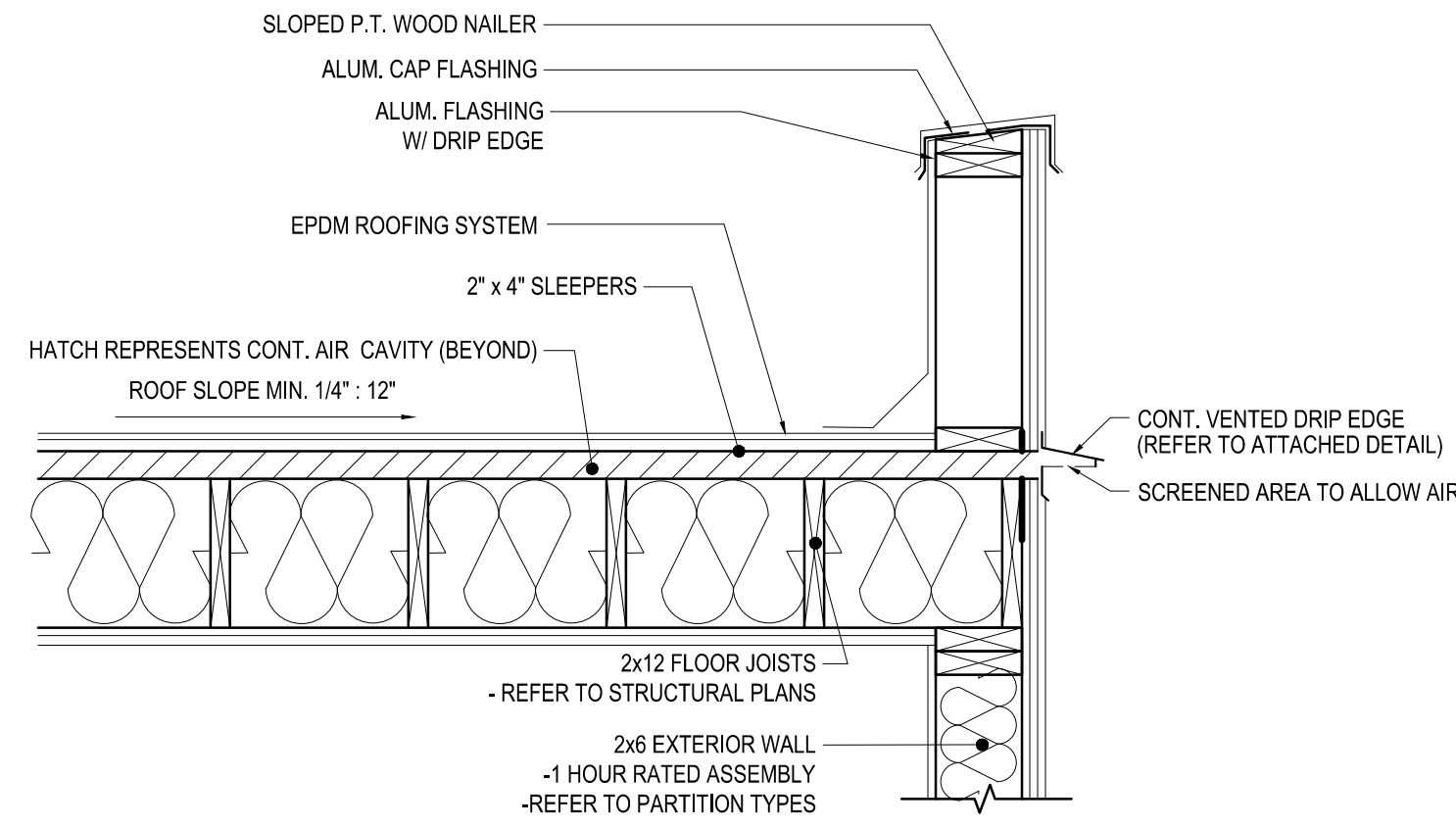
1. ALL CONCRETE SHALL BE OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,500 P.S.I. IN 28 DAYS.
2. ALL FOOTINGS TO BE AS NOTED ON DWGS.
3. ALL SLABS TO BE AT MIN. STRENGTH IN 28 DAYS. REINFORCING SHALL BE IN ACCORDANCE WITH A.S.T.M. AND SHALL UNLESS OTHERWISE NOTED.
4. ALL ELEVATIONS ARE MEASURED FROM FINISHED FLOOR.
5. CONCRETE FOUNDATION WALLS AND PEDESTALS SHALL BE REINFORCED AS DETAILED. MASONRY FOUNDATION WALLS SHALL HAVE D.U.O.-WALL ALTERNATE COURSES AND STEEL REINFORCING AS DETAILED.
6. SEE SOILS REPORT FOR SOIL BEARING CAPACITY.

HOLD HARMLESS CLAUSE

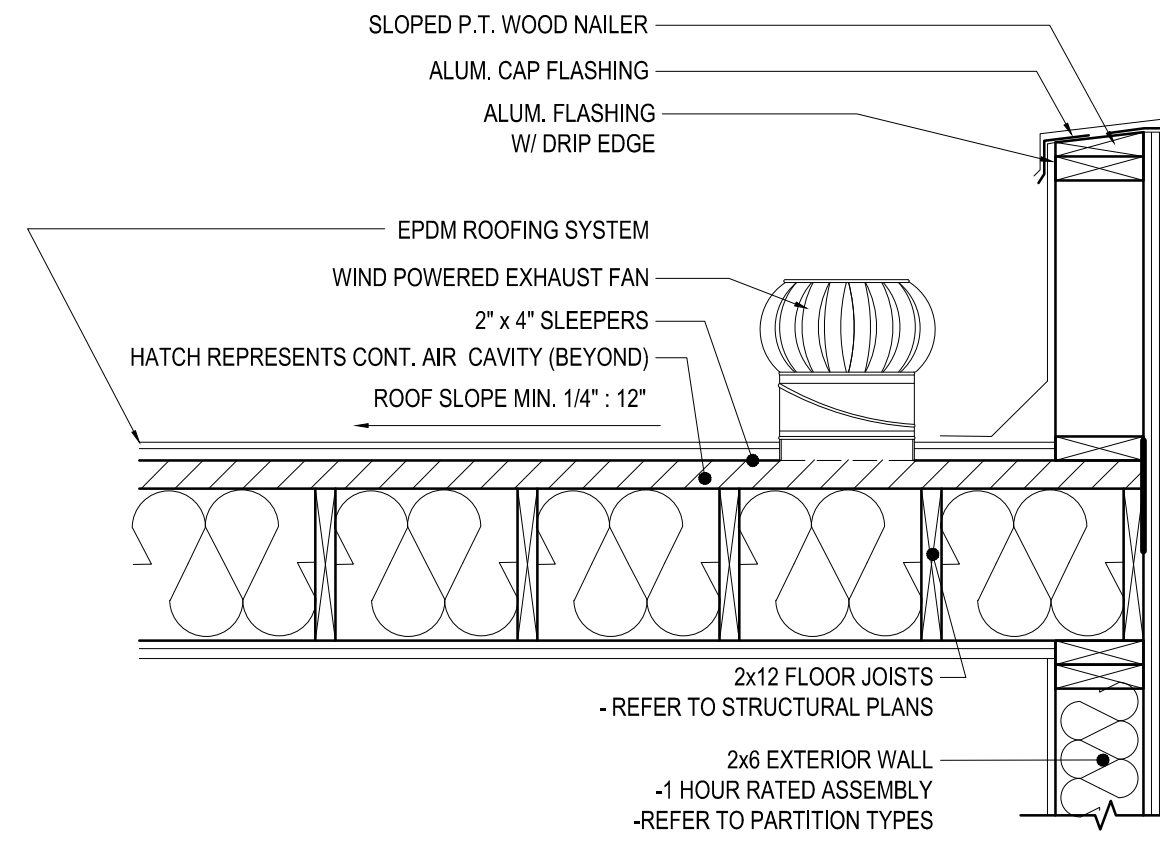
THE PRACTICE OF ARCHITECTURE IS REGULATED BY P.L. 1982, C.23, P. 54 AS AMENDED AND SUPPLEMENTED (P.A.S.A. 45.31 ET SEQ.) AND BY RULES AND REGULATIONS ADOPTED IN ACCORDANCE WITH THE PENNSYLVANIA ADMINISTRATIVE PROCEDURE ACT (P.A.S.A. 51-148-1 ET SEQ.) THE ABOVE EXCEPTED PARAGRAPH FROM THE ROSTER REGULATIONS AND STATUTES AS PROMULGATED BY THE PA STATE BOARD OF ARCHITECTS. THE ENSUING PARAGRAPHS SPEAK SPECIFICALLY TO THE PROJECT AT HAND. ARCHITECT SHALL BE HELD HARMLESS FOR ANY EXISTING SITE CONDITION(S) DETRIMENTAL TO THE BUILDING, ITS STRUCTURAL INTEGRITY AND UNSEEN AND UNKNOWN TO HER. REFERENCING THE HOLD HARMLESS CLAUSES AND THE DRAWINGS & THE NOTES CONTAINED HEREON AND IN THE GENERAL NOTES SHALL HAVE THE SAME FORCE AND EFFECT AS IF WRITTEN IN FULL ON EACH AND EVERY DRAWING. ARCHITECT SHALL BE HELD HARMLESS FOR ANY ACTS OR OMISSIONS WHETHER EXPRESSED OR IMPLIED IN ANY WAY ON THE DRAWING REGARDING ANY ADDITIONAL WORK REQUIRED BY THE BUILDING DEPARTMENT. ARCHITECT'S RESPONSIBILITY IS FOR INTERNATIONAL BUILDING CODE CONFORMANCE. IN THAT, BUILDING MEETS REQUIRED NUMBER OF EXTINGUISHERS FROM ANY AND ALL FLOORS, SAID SPATIAL REQUIREMENTS OF ENCLOSURES ARE SUCH THAT THEY BE BUILT WITH FIRE RATED MATERIALS, CONTAIN PROPER EXIT SIGNAGE, HAVE THE REQUIRED NUMBER OF FIRE EXTINGUISHERS AND AUDIBLE SMOKE ALARM SYSTEMS. ALL TO BE INSTALLED AS REQUIRED BY CODE. CONSULTATION WITH LOCAL FIRE SUB-CODE OFFICIAL(S) TO DETERMINE HIS / HER CRITERIA FOR QUANTITY AND LOCATION OF FIRE EXTINGUISHERS AND AUDIBLE SMOKE DETECTOR(S) SHALL BE DONE BUT IN NO CASE SHALL CONTRACTOR(S) INSTALL LESS THAN THE MINIMAL ALLOWABLE PER APPLICABLE CODE(S) (E. NFPA, CABO, NEC, AND / OR UCC OTHER APPLICABLE CODES NOT MENTIONED ABOVE). CONTRACTOR(S) PRIME, GENERAL AND / OR SUB SHALL NOT USE STRUCTURAL ELEMENTS (I.E. TRUSSES, JOISTS, POSTS, BEAMS, COLUMNS, ETC.) THAT ARE EXACTLY AS SHOWN ON THE DRAWINGS WITHOUT FIRST CONSULTING ARCHITECT TO DETERMINE IF CHANGE IS ACCEPTABLE AND THAT CHANGE WILL NOT JEOPARDIZE INTENT OF ANY CODE RELATED STRUCTURAL ELEMENTS.

CARPENTRY AND FRAMING

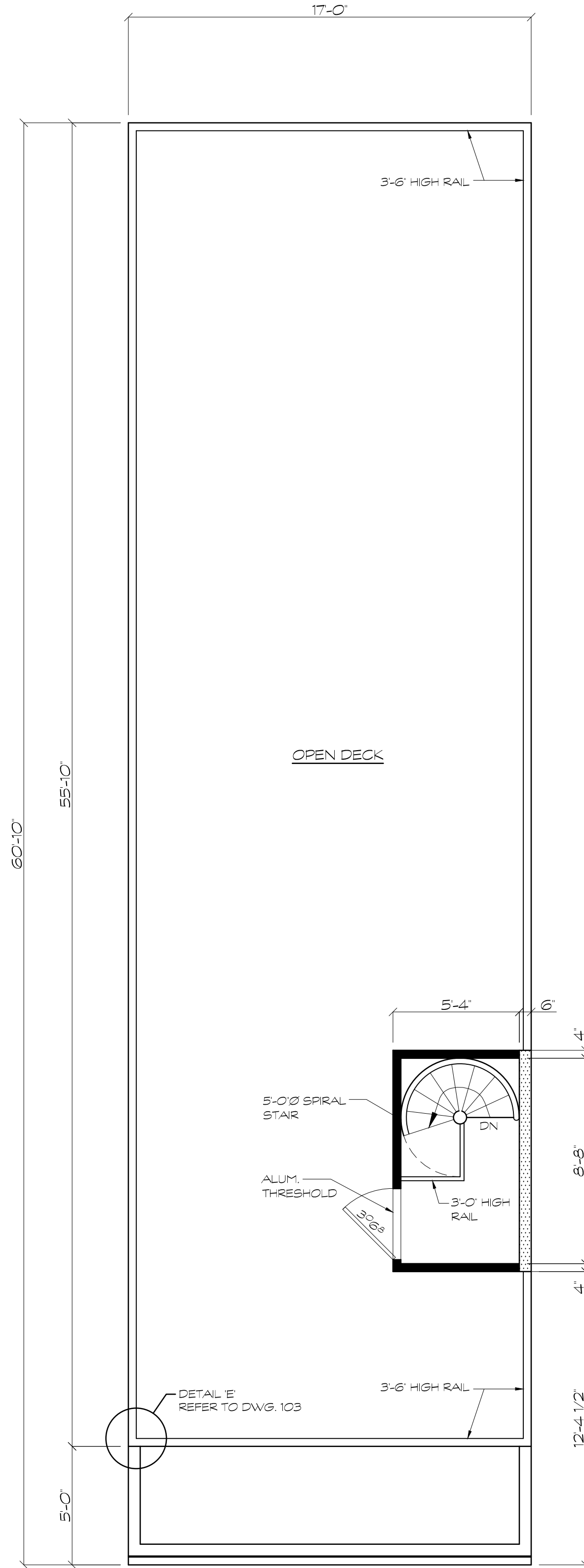
1. FRAMING LUMBER SHALL BE DOUGLAS / FIR OR HEM / FIR GRADE OF #2 OR BETTER AS SPECIFIED ON THE PLANS.
 2. ROUGH FRAMING SHALL COMPLY WITH AMERICAN LUMBER STANDARDS FOR SOFTWOOD FRAMING. STRUCTURAL LUMBER SHALL BE MIN. STRESS VALUE OF F#250 PSI AND AN E#1.5 X 10 TO THE SIXTH POWER.
 3. PLYWOOD SHEATHING SHALL BE APA CDX AND / OR OSB BOARD WITH WATERPROOF GULF EDGES TO BE BLOCKED AS REQUIRED BY CODE, WITH WOOD BLOCKING OR GALV. CLIPS.
 4. BUILT UP GIRDERS SHALL BE FASTENED TOGETHER WITH NAILS.
 5. WOOD JOIST BEARING ON BOTTOM FLANGE BEAM TO BE RECEIVED BY 2" WOOD NAILER BOLTED, ON BEAM FLANGE WITH 3/8" DIA. BOLT AT 2'-0" O.C.
 6. ALL WOOD LINTELS TO FOLLOW HEADER SCHEDULE SHOWN BELOW UNLESS OTHERWISE NOTED. USE SPACER TO FLUSH UP LINTEL WITH WALLS. ROUGH OPENING HEIGHT SHOULD BE APPROXIMATELY 8" - 10 3/4".
- | HEADER SCHEDULE | SIZE OF HEADER |
|---------------------------|----------------|
| SPAN WIDTH 3'-0" TO 4'-0" | 2 - 2" x 6" |
| 4'-0" TO 6'-0" | 2 - 2" x 8" |
| 6'-0" TO 8'-0" | 2 - 2" x 10" |
| 8'-0" TO 12'-0" | 2 - 2" x 12" |
7. USE TRIPLE JOIST FOR ALL FRAMED OPENINGS WITH TRIPLE HEADERS SAME SIZE AS JOISTS.
 8. USE METAL JOIST HANGERS FOR ALL FLUSH CONNECTIONS.
 9. DOUBLE UP STUDS AT ALL BEAM AND BEARING POINTS UNLESS OTHERWISE NOTED.



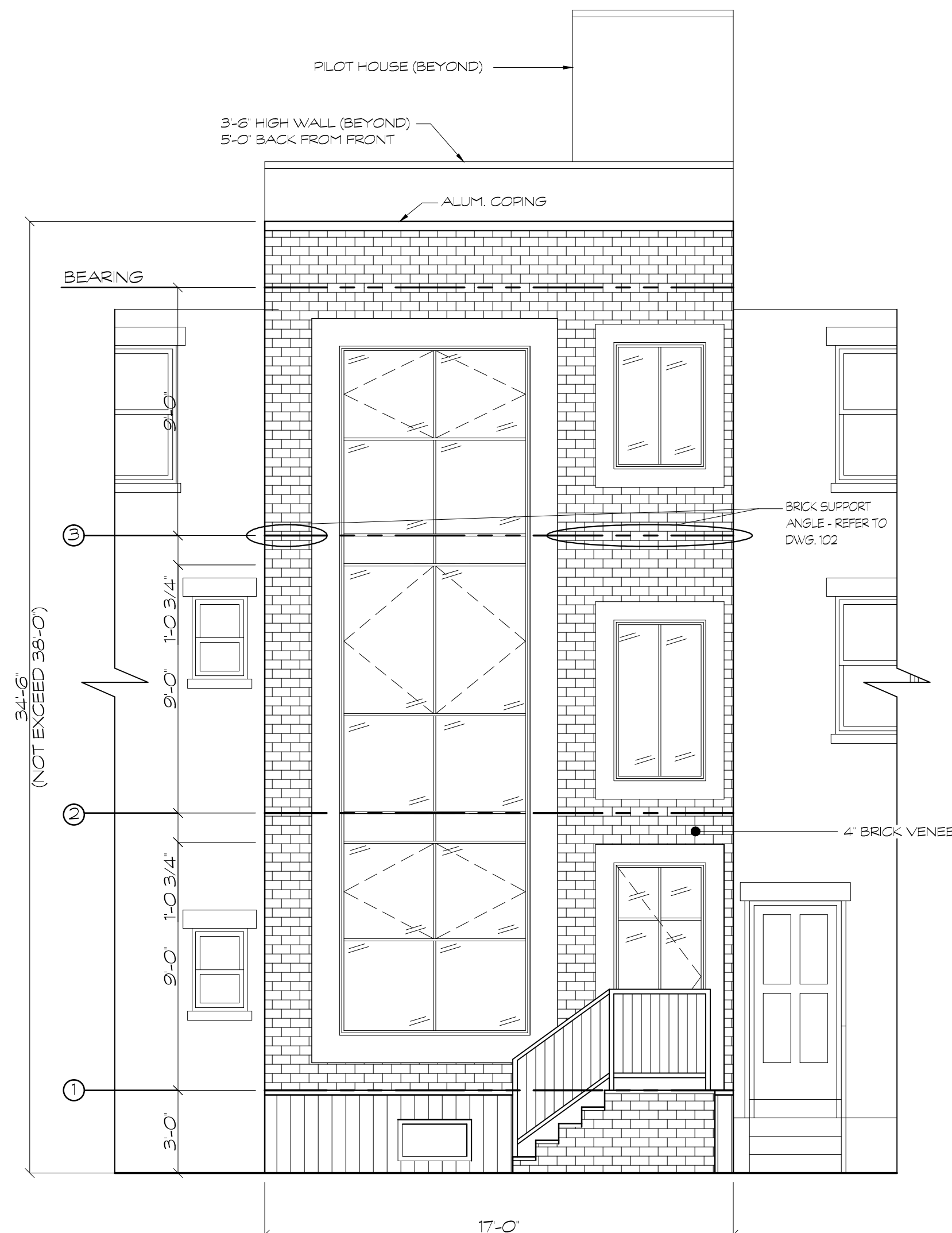
TYPICAL VENT DETAIL
SCALE: N.T.S.



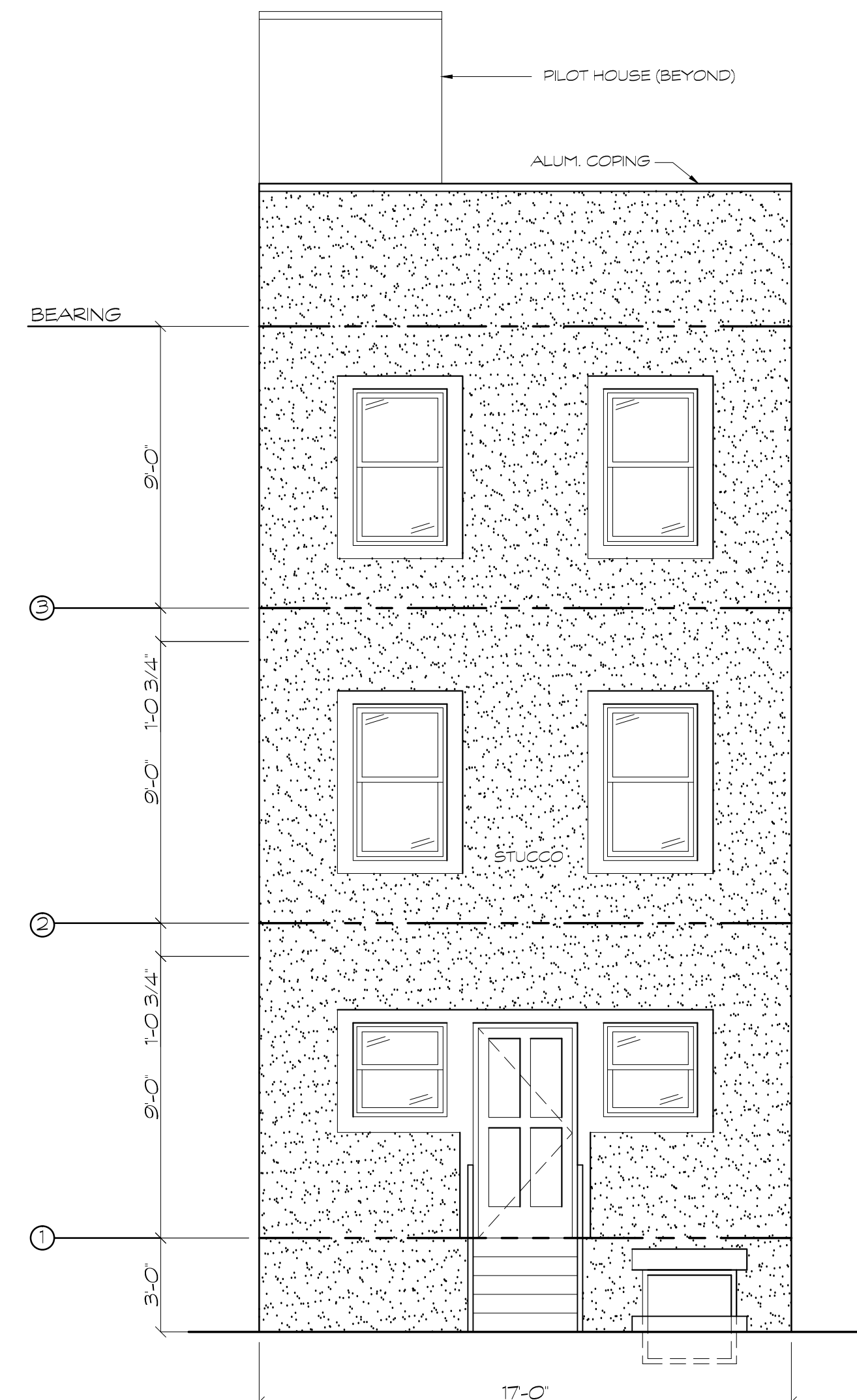
TYPICAL EXHAUST FAN DETAIL
SCALE: N.T.S.



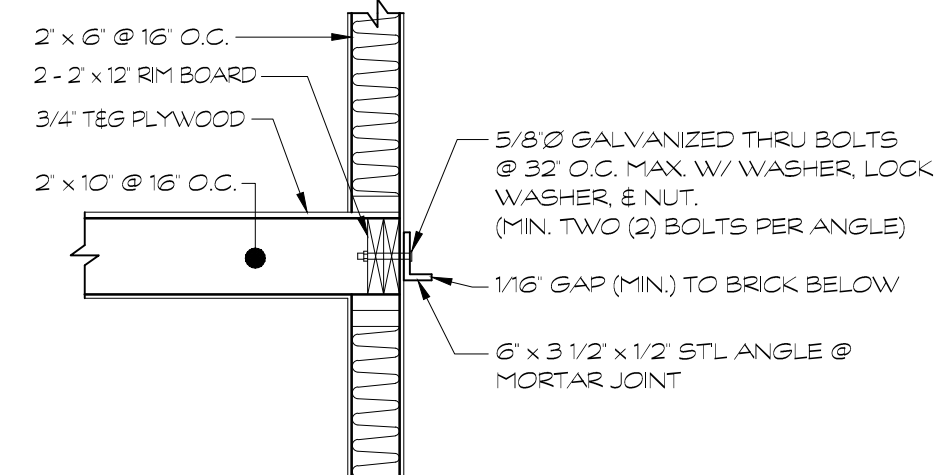
PROPOSED ROOFTOP DECK PLAN
SCALE: 1/4" = 1'-0"



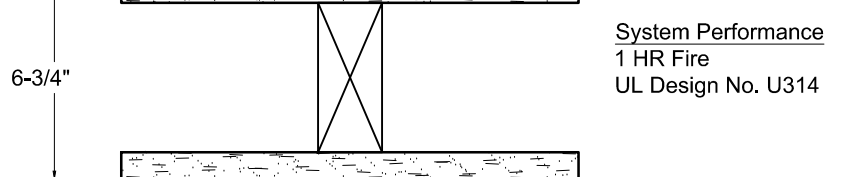
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



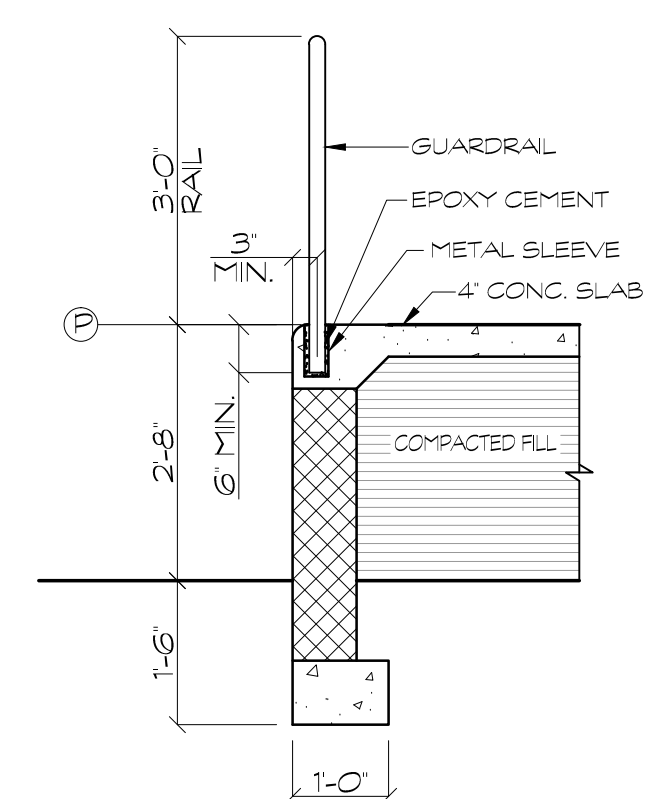
PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



BRICK VENEER SUPPORT ANGLE
SCALE: 1/2" = 1'-0"



1 HOUR FIRE SEPARATION (UL DESIGN NO. U314)
SCALE: N.T.S.



TYPICAL STAIR DETAIL
SCALE: 1/2" = 1'-0"

PROJECT TITLE:

GOLD COAST CONTRACTOR, LLC
627 CATHARINE STREET
PHILADELPHIA, PA

6/9/14 REV. AS PER CLIENT

SIGNATURE & SEAL

DRN. BY: C.W.H.
CHKD BY: K.S.
SCALE: AS NOTED

DRAWING TITLE:
FLOOR PLAN & ELEVATIONS

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SHEET NO. 2 OF 4