

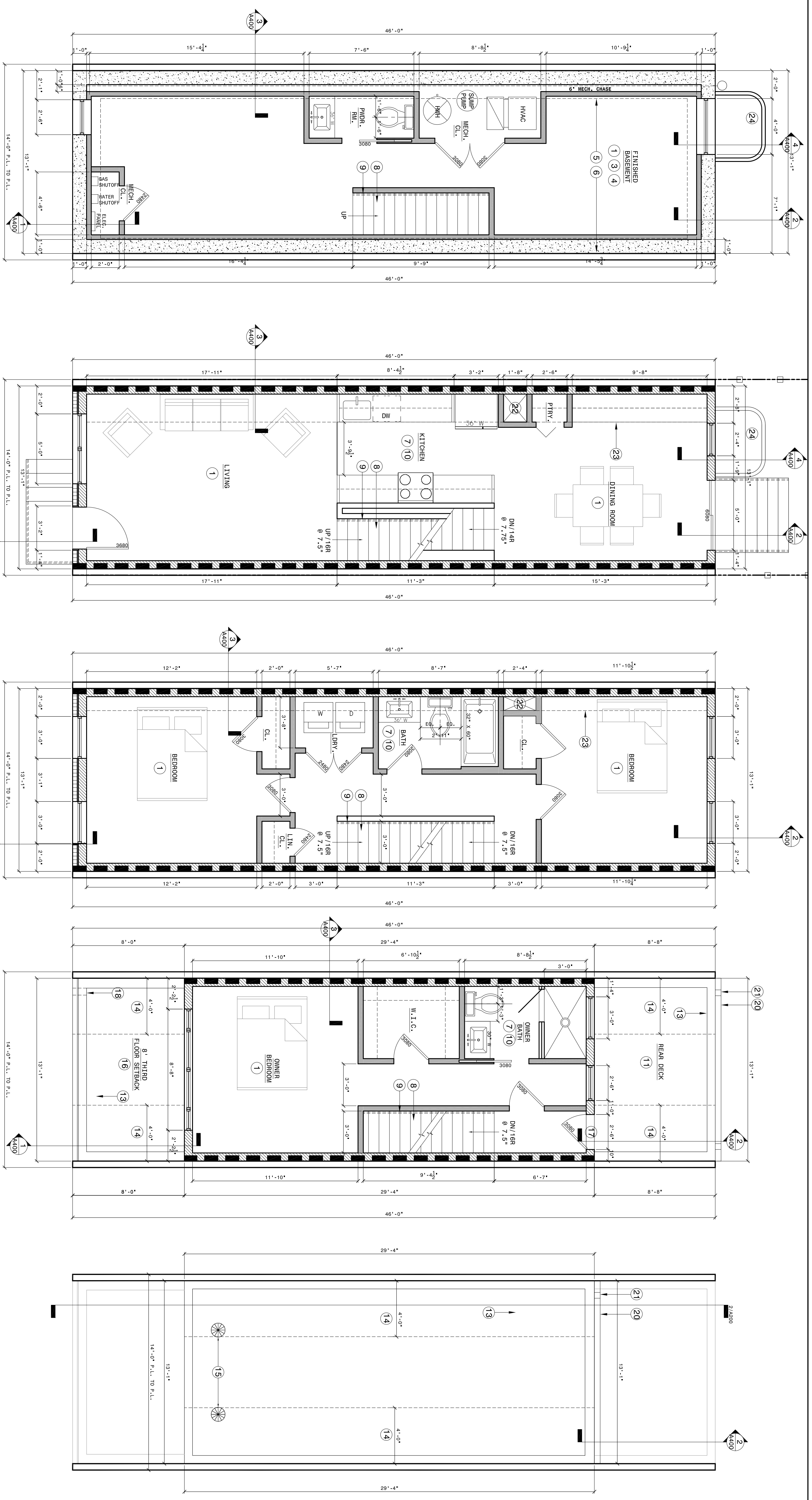
ONE SINGLE-FAMILY DWELLING
3014 W. STILES ST.
PHILADELPHIA, PA 19121

ONE SINGLE-FAMILY DWELLING
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PHILADELPHIA, PA 19121
OWNER/PROJECT CONTACT:
BKM PROPERTIES LLC

ISSUED FOR: DATE:
PERMIT SET 08.26.13

SCALE: AS NOTED
ARCHITECTURAL PLANS

A100



FOUNDATION NOTES:
-SEE BASEMENT PLAN (ABOVE), BUILDING SECTION (2/A200) AND WALL SECTIONS (A400) FOR FOUNDATION WALL THICKNESSES AND DEPTHS
-FOUNDATION WALL TO BE POURED IN TWO STAGES
-STAGE 1: ADD 1% ACCELERATOR, 4" - 5" SLUMP, POUR HALF OF TOTAL FOUNDATION HEIGHT, WAIT THREE HOURS MIN.
-STAGE 2: SAME NOTES AS ABOVE, POUR REMAINING HEIGHT OF FOUNDATION WALL.
-ALL REBAR CONTINUOUS BETWEEN POURS

WALL TYPE KEY

	EXISTING CONSTRUCTION
	2X4 @ 16" O.C. INTERIOR PARTITION
	2X6 @ 16" O.C. EXTERIOR WALL ASSEMBLY
	4" BRICK VENEER
	CONCRETE FOUNDATION WALL
	2X4 @ 16" O.C. PARTIAL HT. KNEE WALL
	DENOTES MIN. 1-HR FIRE-RATED SEPERATION WALL (CONTINUOUS FROM FOUNDATION TO PARAPET)

ARCHITECTURAL PLANS

KEYED NOTES

- WALLS AND CEILING 5/8" GYPSUM
- 36" HT. KNEE WALL
- V.I.F. DEPTH OF ADJACENT BUILDING FOOTINGS. DO NOT EXCAVATE DEEPER THAN ADJACENT BUILDINGS. NO UNDERPINNING. PROVIDE PERIETER "FRENCH DRAINS" AT FOOTINGS.
- 4" 3000 PSI SLAB ON 10 MILL VAPOR BARRIER ON 4" CRUSHED AGGREGATE.
- 12"x24" CONT. 3000 PSI CONC FOOTING W/ (3) #5 BARS LW EQ. SPACING, & REINF. BARS 3" MIN. COVERAGE.
- HATCH INDICATES CONC FOUNDATION WALL (SEE BASEMENT PLAN FOR THICKNESS) V.I.F. ALL FIXTURE LOCATIONS PRIOR TO ROUGH-IN.
- 36" WIDE BOX WOOD STAIRS. MAX RISE: 7 3/4" X MAX. TREAD: 10"
- 34" MIN. HEIGHT HANDRAIL
- PROVIDE CEMENT BOARD SUBSTRATE AT TILED AREAS.
- FIBERGLASS ROOF DECK WITH 42" HT. PARAPET WALL ALL SIDES REFER TO WALL SECTIONS FOR COPING/FLASHING DETAILS.
- SLOPE 1/4"/FOOT TOWARD REAR DRAIN
- FIRE RATED SHEATHING
- MINIMUM (2) 12" TURBINE VENTS
- TORCH-DOWN BITUMEN ROOF
- PROVIDE (3) 2X6 CURB AT DOOR THRESHOLD
- SCUPPER BOX
- UNUSED
- 5" ALUM. "K" GUTTER
- ALUMINUM DOWNSPOUT
- HVAC CHASE - 12"x20" MIN.
- 12" DEPTH HVAC SOFFIT
- EGRESS WELL - SEE A400

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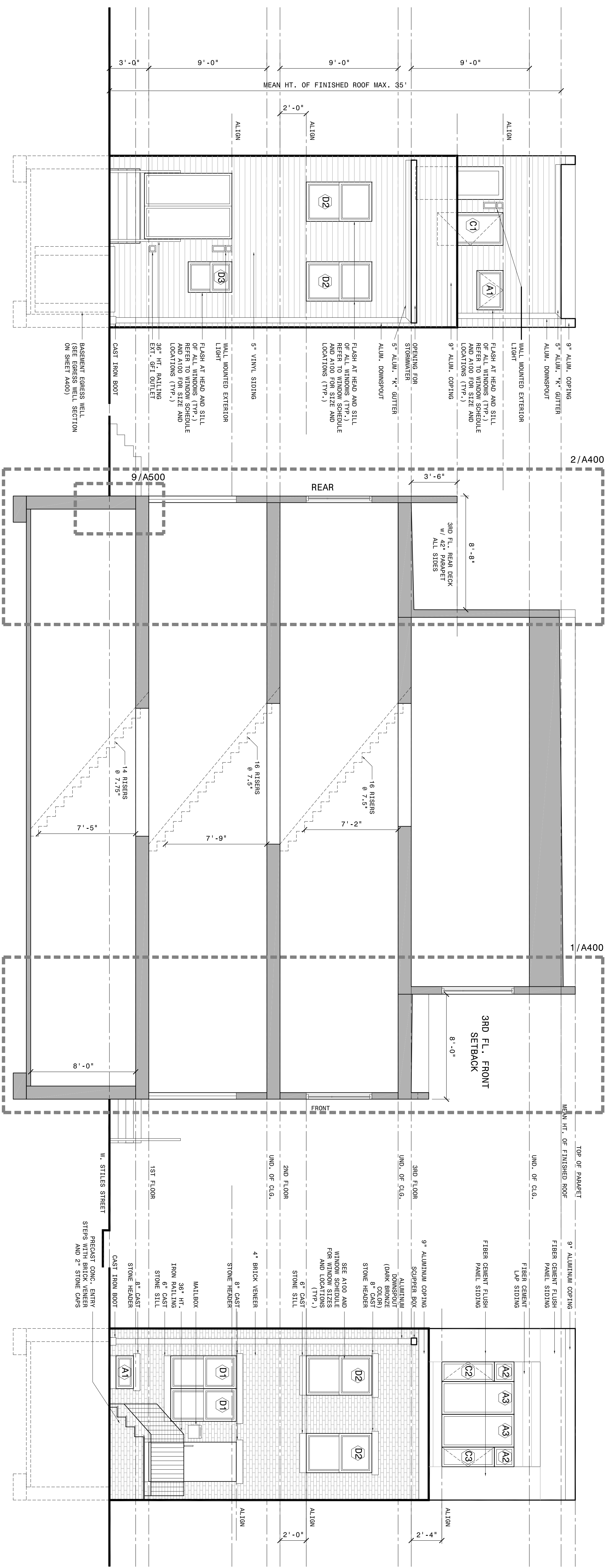
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SCALE: AS NOTED
 SECTION AND ELEVATIONS

A200



WINDOW SCHEDULE

WINDOW #	QTY.	WIDTH	HEIGHT	MATERIAL	MANUFACTURER	COLOR	DESCRIPTION	GLASS	EGRESS	NOTES
A1	1	2'-6"	1'-6"	VINYL	JELD-WEN	WHITE	FIXED - BASEMENT	LOW-E		
A2	2	1'-6"	1'-6"	VINYL	JELD-WEN	WHITE	FIXED - PICTURE	LOW-E		
A3	2	2'-6"	5'-6"	VINYL	JELD-WEN	WHITE	FIXED - PICTURE	LOW-E		
B1	1	3'-0"	2'-0"	VINYL	JELD-WEN	WHITE	AWNING	LOW-E		
C1	1	2'-6"	5'-0"	VINYL	JELD-WEN	WHITE	CASEMENT	LOW-E	Y	-HINGE ON RIGHT WHEN VIEWED FROM EXT. -NEEDS EGRESS HINGE
C2	1	1'-6"	4'-0"	VINYL	JELD-WEN	WHITE	CASEMENT	LOW-E		HINGE ON LEFT WHEN VIEWED FROM EXT.
C3	1	1'-6"	4'-0"	VINYL	JELD-WEN	WHITE	CASEMENT	LOW-E		HINGE ON RIGHT WHEN VIEWED FROM EXT.
D1	2	2'-6"	5'-0"	VINYL	JELD-WEN	WHITE	DOUBLE HUNG	LOW-E		
D2	4	3'-0"	5'-0"	VINYL	JELD-WEN	WHITE	DOUBLE HUNG	LOW-E	Y	
D3	1	2'-4"	3'-4"	VINYL	JELD-WEN	WHITE	DOUBLE HUNG	LOW-E		
E1	1	4'-0"	4'-0"	VINYL	JELD-WEN	WHITE	BASEMENT EGRESS - SLIDER	LOW-E	Y	SEE A400 FOR EGRESS WELL DIMENSIONS

1/A200 FRONT ELEVATION
 1/4"=1'-0"

2/A200 BUILDING SECTION
 1/4"=1'-0"

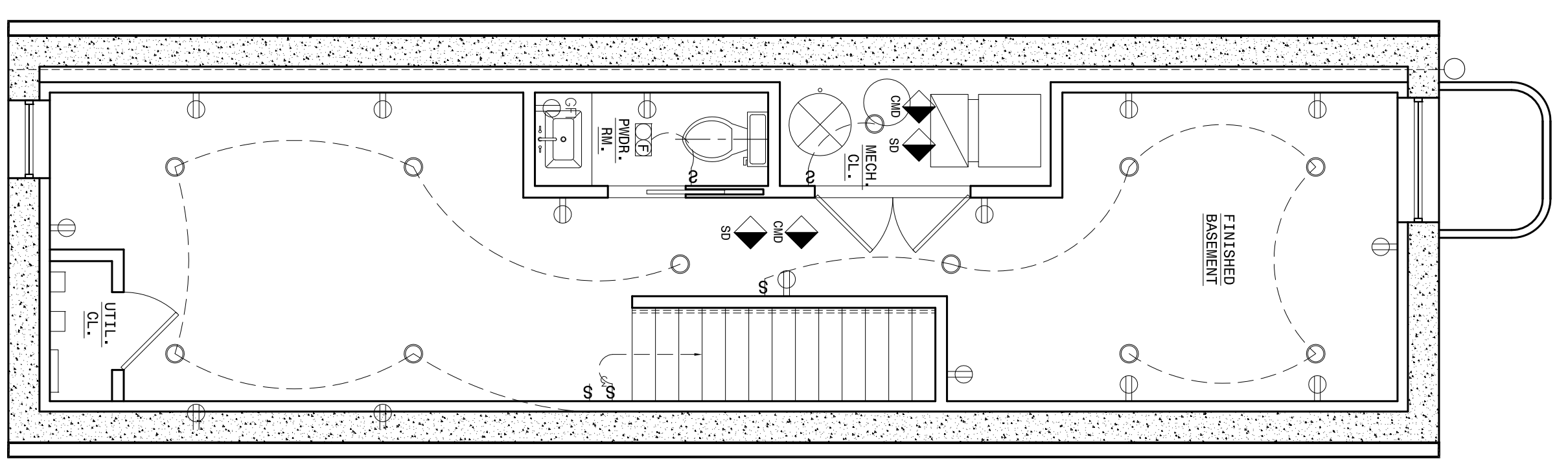
3/A200 REAR ELEVATION
 1/4"=1'-0"

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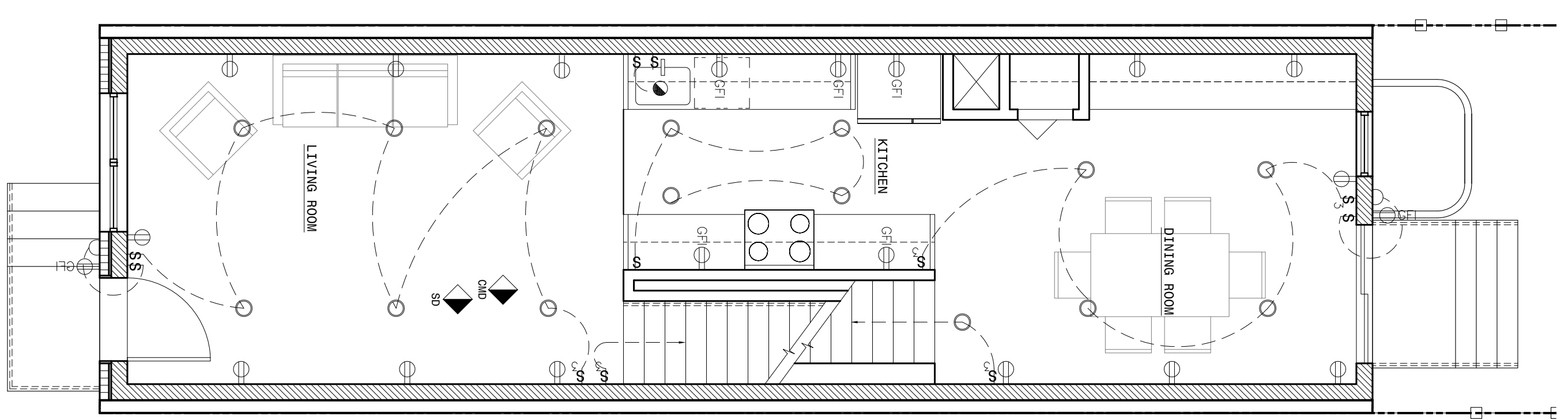
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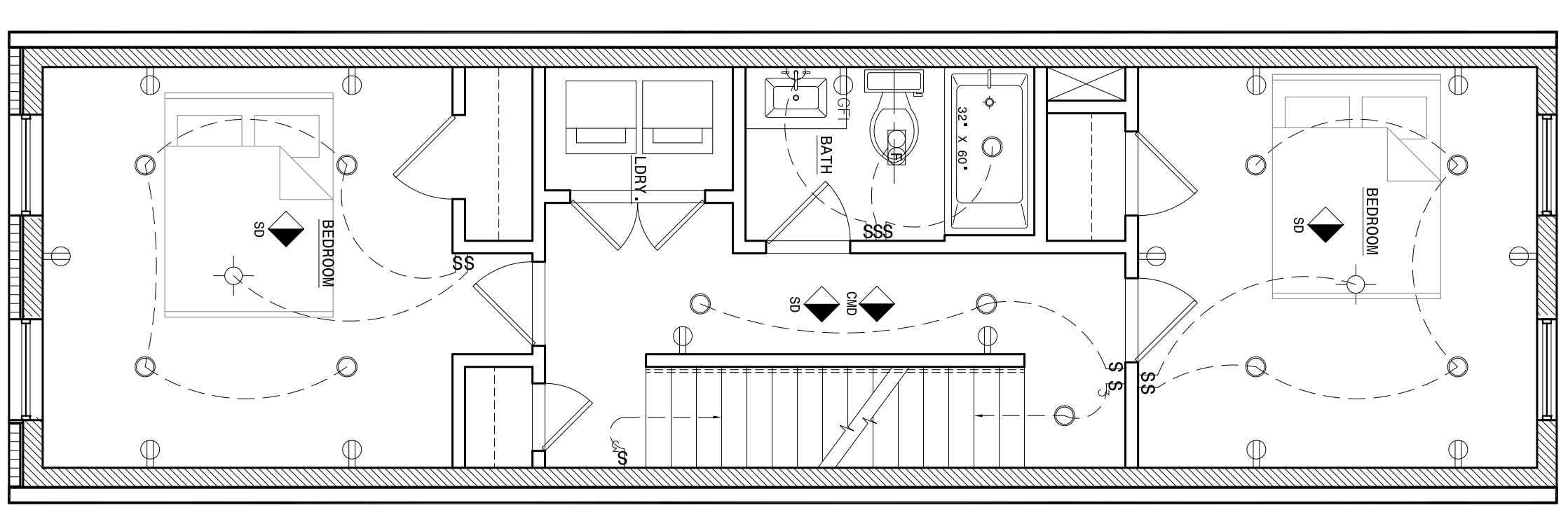
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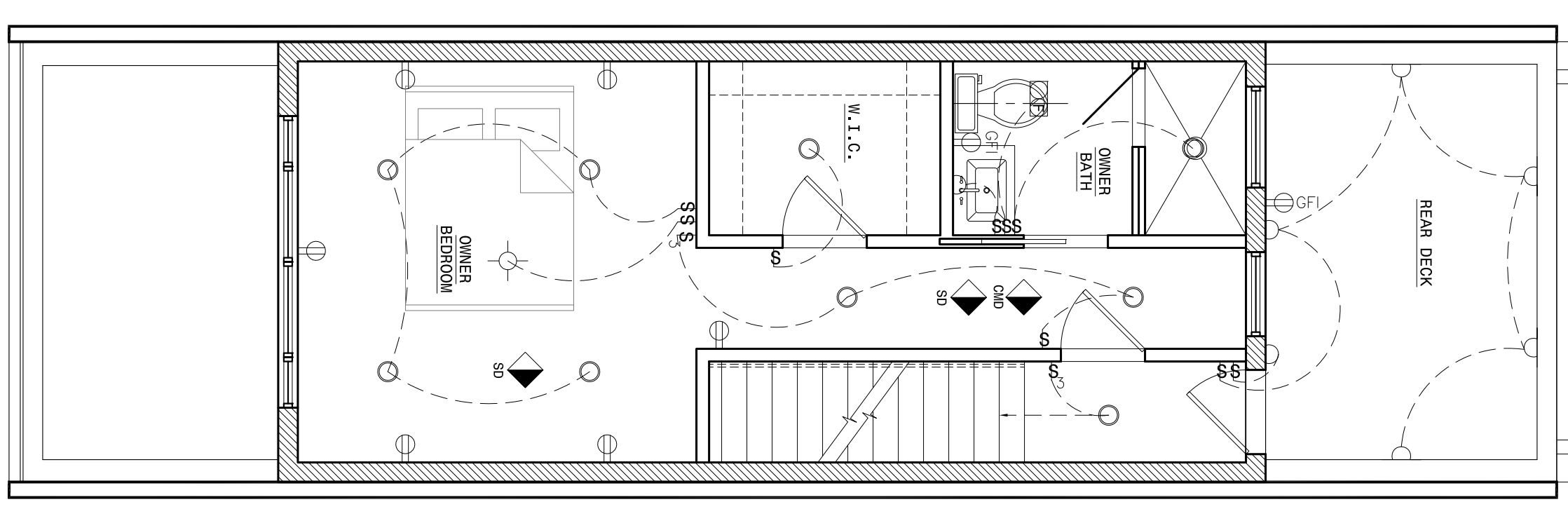
BASEMENT



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

E100
 ELECTRICAL PLANS
 1/2" = 1'-0"

ELECTRICAL SYMBOLS LEGEND	
\$	SINGLE POLE SWITCH
□	DUPLEX OUTLET
⊖	GROUND FAULT INTERRUPT
⊖	DUPLEX RECEPTACLE MOUNTED AFF AT THE GIVEN HT.
●	GARBAGE DISPOSAL
○	RECESSED FIXTURE
○	PENDANT FIXTURE
○	JUNCTION BOX FOR CEILING FAN
○	EXHAUST FAN
◆	SMOKE DETECTOR
◆	CARBON MONOXIDE DETECTOR
◆	CIRCUIT BREAKER PANEL
TV	CABLE CONNECTION
▶	PHONE JACK
⊕	DOORBELL
⊕	ALARM SYSTEM

SCALE: 1/2" = 1'

ELECTRICAL PLANS

E100

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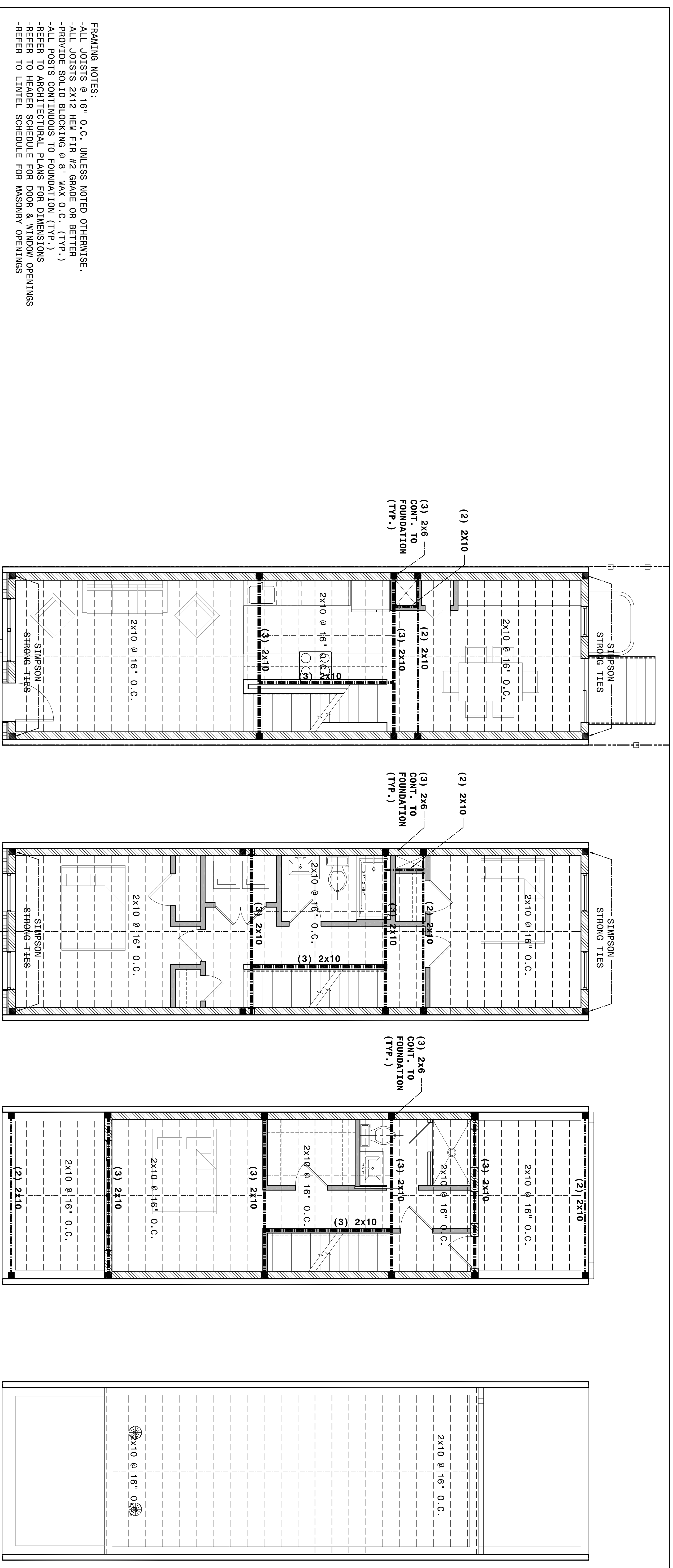
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STRUCTURAL PLANS

S100



- FRAMING NOTES:**
- ALL JOISTS @ 16" O.C. UNLESS NOTED OTHERWISE.
 - ALL JOISTS 2X12 HEM FIR #2 GRADE OR BETTER.
 - PROVIDE SOLID BLOCKING @ 8' MAX O.C. (TYP.)
 - ALL POSTS CONTINUOUS TO FOUNDATION (TYP.)
 - REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS
 - REFER TO HEADER SCHEDULE FOR DOOR & WINDOW OPENINGS
 - REFER TO LINTEL SCHEDULE FOR MASONRY OPENINGS

LINTEL SCHEDULE:

SIZE OF STEEL ANGLE (INCHES)	ALLOWABLE SPANS FOR STEEL LINTELS SUPPORTING MASONRY VENEER		
	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE
3 x 3 x 1/2	8'-0"	4'-6"	3'-0"
4 x 3 x 1/2	8'-0"	6'-0"	4'-6"
5 x 3 1/2 x 1/2	10'-0"	8'-0"	6'-0"
6 x 3 1/2 x 1/2	14'-0"	9'-6"	7'-0"
6 x 4 x 1/2			8'-0"

ALLOWABLE SPANS SHALL NOT EXCEED THE VALUES SET FORTH ABOVE.

IF LINTEL SPANS AND CONDITIONS ARE NOT REPRESENTED IN SCHEDULE ABOVE OR CALLED OUT IN DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY FOR SIZING OF STRUCTURAL MEMBER. LONG LEG OF ANGLE SHALL BE PLACED IN VERTICAL POSITION, PROVIDE MINIMUM BEARING LENGTH OF 4" INCHES BOTH SIDES.

STEEL LINTELS SHALL BE SHOP COATED W/ A RUST-INHIBITIVE PAINT, EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL OR STEEL TREATED W/ COATINGS TO PROVIDE CORROSION RESISTANCE.

STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES. OTHER STEEL MEMBERS MEETING STRUCTURAL DESIGN CRITERIA MAY BE USED. G.C. MAY SUBSTITUTE STRUCTURAL MEMBERS INDICATED ON DRAWINGS WITH APPROVAL FROM ARCHITECT, ENGINEER AND REQUIRED LOCAL AUTHORITIES AS APPLICABLE.

HEADER SCHEDULE:

MAX SPAN	2 1/4"	2 1/2"
3'-0"	(1) 2X4	(1) 2X4
4'-0"	(1) 2X4	(1) 2X4
5'-0"	(1) 2X4	(1) 2X4
6'-0"	(1) 2X4	(1) 2X4
7'-0"	(1) 2X4	(1) 2X4
8'-0"	(1) 2X4	(1) 2X4

G.C. MAY SUBSTITUTE MANUFACTURER OF STRUCTURAL MEMBERS INDICATED ON DRAWINGS WITH APPROVAL FROM ARCHITECT, AND REQUIRED LOCAL AUTHORITIES AS APPLICABLE.

ALL WOOD HEADERS SHALL BE CONTINUOUS WITH NO SPLICING ALLOWED OF ANY MATERIALS INCLUDING PLY-WD. CORES

HEADERS TO BEAR ON MIN. ONE JACK/ STUD, SPANS GREATER THAN 4'-0" TO RECEIVE TWO JACKS PER SIDE W/ FULL DEPTH BEARING OF STRUCTURAL MEMBER

NOTE:
ALL EXTERIOR JOIST FRAMED FLUSH WITH BEAMS SHALL HAVE FULL DEPTH TOP BEARING JOIST HANGERS (AS SHOWN) TO STRUCTURAL MEMBER, JOIST SHALL HAVE FULL DEPTH BEARING OF HANGER SEAT DIMENSION

NARROW WALL BRACING

WALL BRACING PER IRC 2006 TABLE R602.10.1

-1ST AND 2ND FLOOR: SIMPSON STRONG TIES (SEE DTL. 4/S100)

-3RD FLOOR: METHOD 3 - WOOD STRUCTURAL PANEL

-INTERIOR BRACED WALL LINES: METHOD 5 - GYPSUM BOARD (SHEAR)

-PASTERNS PER TABLE R702.3.5; 8" O.C. WALLS OR 16" O.C. EXCH BRACED WALL LINE LENGTH, PER TABLE R602.10.1

FLOOR 1 FRONT WALL: SHEAR WALL PANEL DTL. 4/S100

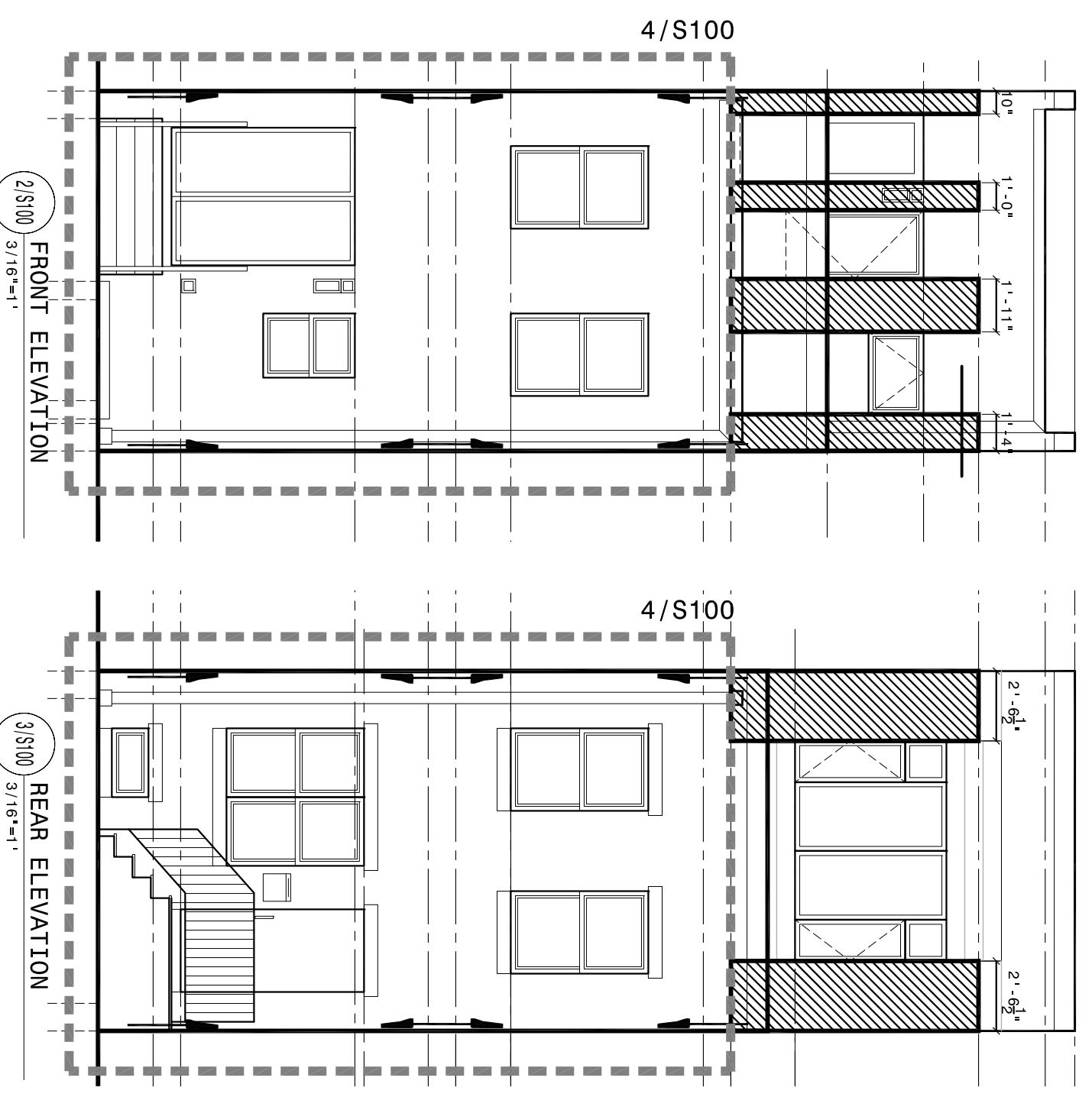
FLOOR 2 FRONT WALL: SHEAR WALL PANEL DTL. 4/S100

FLOOR 3 FRONT WALL: REQ'D: 5'-0" PROVIDED: 5'-1"

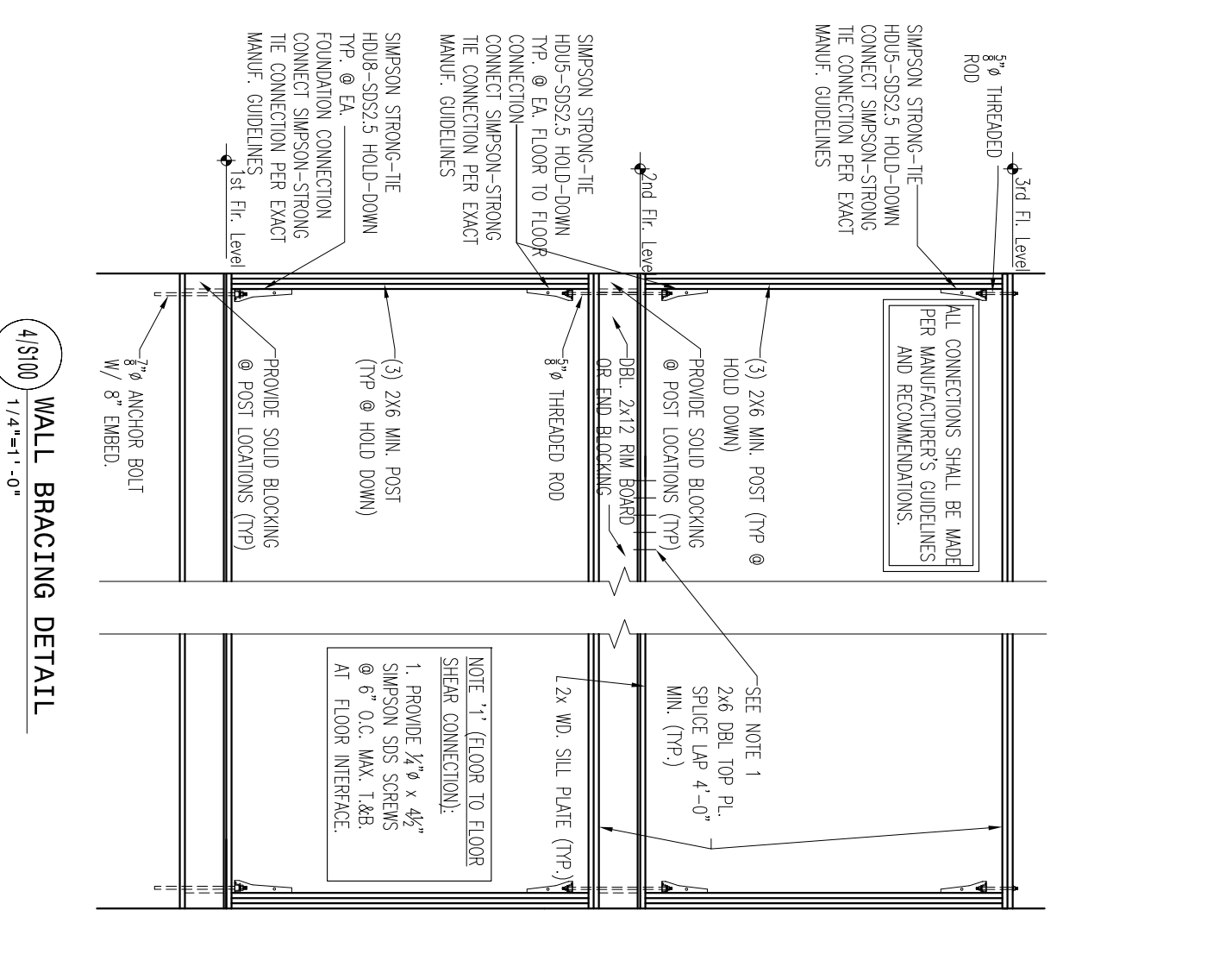
FLOOR 1 REAR WALL: SHEAR WALL PANEL DTL. 4/S100

FLOOR 2 REAR WALL: SHEAR WALL PANEL DTL. 4/S100

FLOOR 3 REAR WALL: REQ'D: 5'-0" PROVIDED: 5'-1"



FRAMING PLANS



ROOF DECK