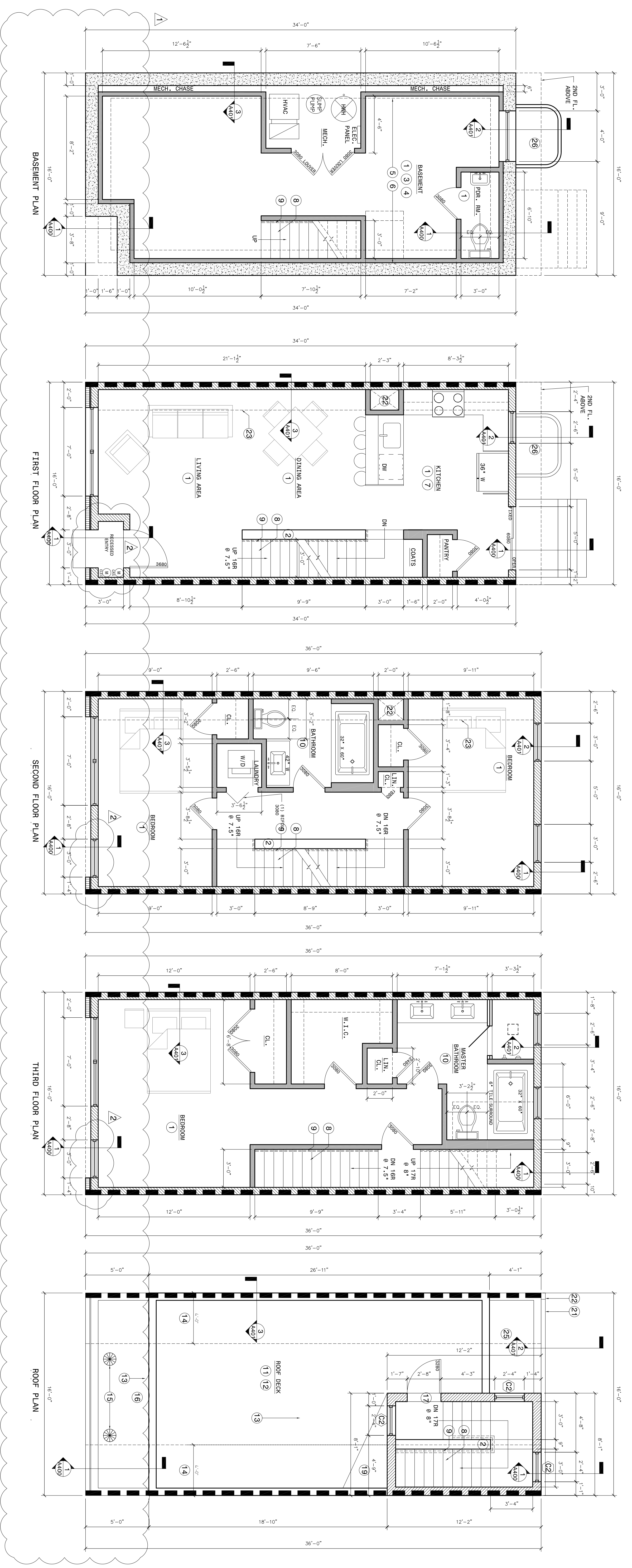


TWO SINGLE-FAMILY DWELLINGS
2135 E. NORRIS ST.
 PHILADELPHIA, PA 19125

ONE SINGLE-FAMILY DWELLING
2135 E. NORRIS ST.
 PHILADELPHIA, PA 19125
 OWNER/PROJECT CONTACT:
BMK PROPERTIES LLC

ISSUED FOR:	DATE:
PROGRESS SET	1-10-13
PERMIT SET	2-18-13
REVISIONS	2-21-13 2-27-13

SCALE: $\frac{1}{4}" = 1'$
ARCHITECTURAL PLANS - 2135 E. NORRIS
A100



FOUNDATION NOTES:
 - 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 SEPARATION WALL (CONTINUOUS FROM FOUNDATION TO PARAPET)

KEYED NOTES

- 1 WALLS AND CEILING 5/8" GYPSUM 3/8" HT. KNEE WALL
- 2 V.I.F. DEPTH OF ADJACENT BUILDING FOOTINGS. DO NOT EXCAVATE DEEPER THAN ADJACENT BUILDINGS. NO UNDERPINNING. PROVIDE PERIMETER "FRENCH DRAINS" AT FOOTINGS.
- 3 4" 3000 PSI SLAB ON 10 MIL VAPOR BARRIER ON 4" CRUSHED AGGREGATE.
- 4 12"x24" CONT. 3000 PSI CONC FOOTING W/ (3) #5 BARS LW EQ. SPACING, & (3) #5 BARS SW @ 32" O.C. NOTE: ALL REINFC. BARS 3" MIN. COVERAGE.
- 5 HATCH INDICATES 12" CONC FOUNDATION WALL.
- 6 V.I.F. ALL FIXTURE LOCATIONS PRIOR TO ROUGH-IN.
- 7 3/8" WIDE BOX WOOD STAIRS. MAX RISE: 7 3/4" X MAX. TREAD: 10"
- 8 34" MIN. HEIGHT HANDRAIL
- 9 PROVIDE CEMENT BOARD SUBSTRATE AT TILED AREAS.
- 10 FIBERGLASS ROOF DECK WITH 42" HT. PARAPET WALL ALL SIDES REFER TO WALL SECTIONS FOR COPING/FLASHING DETAILS.
- 11 SLOPE 1/4"/FOOT TOWARD REAR DRAIN
- 12
- 13
- 14 FIRE RATED SHEATHING
- 15 MINIMUM (2) 12" TURBINE VENTS
- 16 5" SETBACK- NO ROOF DECK
- 17 PROVIDE (3) 2X6 CURB AT DOOR THRESHOLD
- 18 TORCH-DOWN MODIFIED BITUMEN ROOF SYSTEM OVER 5/8" CDX PLYWOOD SHEATHING
- 19 ROOF CRICKET
- 20 5" ALUM. "K" GUTTER
- 21 ALUMINUM DOWNSPOUT
- 22 HATCH CHASE
- 23 12" DEPTH HVAC SOFFIT
- 24 3/8" HT. IRON RAILING W/ WOOD HANDRAIL
- 25 42" SPACE FOR ROOF VENTS
- 26 EGRESS WELL
- 27 MIN. 1-HR. FIRE RATED ENCLOSURE (2 LAYERS 5/8" TYPE "X" GYP. BOARD, TYP. WALLS & CEILING)
- 28 30" A.F.F.
- 29 SHALLOW FOUNDATION WALL - SEE SECTION (A200, A201)

2135 E. NORRIS ST

(M) PROPOSED LOC. FOR GAS METER(S) (M) PROPOSED LOC. FOR ELECTRIC METER(S) ETC