



FRONT

ELEVATION

USE CONTRUCTION **BUILDINGS** BUILDING GROUP: OUP: R3 SINGLE-FAMILY DWELL TION TYPE: 5B (WOOD-FRAME) CLASSIFICATION: RSA-5 CODE: **O**T BΕ IRC 2009 E FULLY SF SPRINKLERED DWELL

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ZONING

DRAWING SITE PLAN

A200 A300 A400 A500 E100 S100 A100 COVER SHEET, NOTES, SIARCHITECTURAL PLANS ELEVATIONS / BUILDING S WALL SECTIONS WALL SECTIONS DETAILS ELECTRICAL/LIGHTING PLA FRAMING PLANS, HEADER S PLANS ER SCHEDULE SECTION

OF ALL LOCAL, STATE AND NAILUWAL APPLY
WHICH APPLY

1.2 CONTRACTOR TO HAVE ALL REQUIRED LOCAL LICENSES.
1.3 CONTRACTOR TO OBTAIN ALL BUILDING PERMITS.
CONTRACTOR TO OBTAIN SEPARATE PERMITS FOR ELECTRICAL,
MECHANICAL, & PLUMBING WORK.
1.4 VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK.
REPORT ANY DISCREPANCIES TO ARCHITECT. DO NOT SCALE
REPORT ANY DISCREPANCIES TO ARCHITECT. 1.GENERAL REQUIREMENTS
1.1 ALL NEW WORK SHALL CONFORM TO THE REQUIREMENTS
OF ALL LOCAL, STATE AND NATIONAL BUILDING CODES CONSTRUCTION NOTES

GENERAL

RAWINGS.

5 CONTRACTOR TO LAYOUT PARTITIONS & ALL ROUGH
PENINGS FOR ARCHITECT TO REVIEW FOR DESIGN INTENT.
O NOT PROCEED WITH INSTALLATION OF STUDS WITHOUT
HIS REVIEW APPROVAL. CONTRACTOR SHALL COORDINATE
ND VERIFY CONDITIONS TO ENSURE PROPER FIT. REVIEW
OR DESIGN INTENT DOES NOT RELEASE CONTRACTOR FROM
HE RESPONSIBILITY TO MAINTAIN CRITICAL DIMENSIONS
ND CLEARANCES. COORDINATE FINISH WALL DIMENSIONS WITH MILLWORK JRNITURE SYSTEM DIMENSIONS AS REQUIRED. 2. SITE WORK
2.1 THE USE OF THE PENNSYLVANIA ONE-CALL SYSTEM,
INC. IS REQUIRED PRIOR TO ANY EXCAVATION.
COORDINATE RELOCATION OF UTILITIES AS REQUIRED.
2.2 PROVIDE EXCAVATION AS REQUIRED BY DRAWINGS.
SOIL BEARING STRENGTH TO BE MINIMUM 3000 P.S.F.
2.3 CONTRACTOR TO PROVIDE FINAL GRADING AND GRADE EARTH AWAY FROM FROM ALL PARTS OF NEW CONSTRUCTION AND MAINTAIN 8" (MIN) DISTANCE FROM TOP OF FINAL GRADE TO WOOD WALL FRAMING.
2.4 RELOCATION OF EXISTING TREES AND SHRUBS TO BE PROVIDED BY OWNER. FINAL SEEDING AND LANDSCAPING TO BE PROVIDED BY OWNER. LOCATIONS.
2.5 VERIFY WITH OWNER CONSTRUCTION STAGING & CONSTRUCTION DELIVERY LOCATIONS.
2.6 PROTECT ALL EXISTING SHRUBS AND TREES WITHIN AREAS OF WORK. INFORM OWNER ANY POTENTIAL RISKS OF VEGETATION HARM PRIOR TO COMMENCING WORK.
3. CONCRETE AND MASONRY
3.1 ALL FOOTING EXCAVATIONS SHALL BE EXCAVATED TO UNDISTURBED SOIL HAVING A BEARING CAPACITY OF 3000 POUNDS PER SQUARE FOOT OR GREATER. ALL FOUNDATIONS SHALL BE EXCAVATED TO SHALL BE A MINIMUM OF 3'-O" BELOW GRADE.
3.2 FOUNDATION TO BE SIZED AS NOTED WITH RE-BARS RUNNING PARALLEL TO THE WALL AND PLACED 3" FROM THE BOTTOM OF THE FOOTING. REFER TO WALL SECTIONS FOR SPECIFIC REBAR SIZE AND SPACING
3.3 REFER TO GEOTECHNICAL REPORT FOR FILL REQUIREMENTS 3.4 FOUNDATION WALLS SUPPORTING WOOD FRAMED WALLS TO HAVE 1/2" ANCHOR BOLTS @ MAXIMUM 48" ON CENTER. ANCHOR BOLTS TO EXTEND 15" MIN. INTO FNOTON SHALL HAVE 95% OF MAXIMUM B" LAYERS. COMPACTED BY MACHINE IN MAXIMUM 8" LAYERS. COMPACTION SHALL HAVE 95% OF MAXIMUM BOLTS TO PINIMUM MOISTURE CONTENT, IN ACCORDANCE WITH ASTM D698 (STANDARD PROCTOR)

UWNEH.

1.8 PROVIDE PORTABLE JOB TOILET AND TELEPHONE ON SITE FOR THE DURATION OF THE PROJECT. (AS REQUIRED BY OWNER)

1.9 REMOVE ALL CONSTRUCTION DEBRIS FROM PROPERTY AND PROVIDE FINAL PROFESSIONAL CLEANING OF PROJECT.

1.10 PROVIDE DAILY CLEANUP TO SITE DUMPSTER

1.11 GC TO PROVIDE TEMP. SHORING & BRACING AS REQ'D DURING DEMO & CONSTRUCTION PHASES.

1.12 GC TO PROVIDE TEMP. WEATHER PROTECTION AS REQ'D THROUGH EXTENT OF PROJECT.

1.13 GC TO PROVIDE TEMPORARY POWER UNTIL COMPLETION OF PROJECT

4.1 FRAMING AND WOOD NOTES

4.1 ALL JOISTS AND TIMBER FRAMING TO BE INSTALLED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION. FRAMING MATERIALS TO BE HEM. FIR GRADE NUMBER 2 OR BETTER WITH A REPETITIVE MEMBER FB=1,000 P.S.I.

4.2 ALL CONNECTIONS AND JOINTS ARE TO BE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE LOCAL BUILDING CODE AND ORDINANCES.

4.3 PLYWOOD SHEATHING TO BE EXTERIOR PLYWOOD TAG WHERE REQUIRED. GLUE & SCREW PLYWOOD SHEATHING TO JOISTS.

4.5 ROOF SHEATHING TO BE J/4" PLYWOOD AND WALL SHEATHING TO DEE 3/4" PLYWOOD AND WALL SHEATHING TO DEE 3/4" PLYWOOD AND WALL SHEATHING TO DEE J/4" PLYWOOD AND WALL SHEATHING TO DEE FRAMED WITH 2 X WOOD STUDS AT 16" O.C., UNLESS NOTED OTHERWISE.

4.7 INTERIOR WALLS TO BE FRAMED WITH 2 X WOOD STUDS AT 16" O.C., UNLESS NOTED OTHERWISE.

4.8 ALL WOOD BEAMS/HEADERS OVER 6'-O" IN LENGTH TO BE GLUED AND BOLTED W/ 1/2" CARRIAGE BOLTS STAGGERED 1-1/2" (ABOVE OR BELOW) NA 32" O.C. (NO SPLICING BEAMS & HEADERS)

4.9 ALL WOOD COLUMNS AND POSTS MADE UP OF THREE (3) OR MORE 2XS TO BE THROUGH-BOLTED W/ 3/8" CARRIAGE BOLTS & TAGGERED SEAMS & HEADERS)

4.10 ALL WOOD COLUMNS AND POSTS MADE UP OF THREE (3) OR MORE 2XS TO BE THROUGH-BOLTED W/ 3/8" CARRIAGE BOLTS & TAGGERED SEAMS & HEADERS)

5. ROOFING AND WATERPROOFING

5.1 PROVIDE ALL WALL, BASE, CAP, THROUGH-WALL, COUNTER FLASHINGS, GUTTERS & DOWNSPOUTS ETC. AS REQUIRED TO PREVENT THE ENTRANCE OF MOISTURE AND WATER, TO ROOF PLANS FOR ROOF INFORMATION &

5.2 REFER TO ROOF PLANS FOR ROOF INFORMATION &

PLANS

R00F

INFORMATION &

8. PLUMBING NOTES

8.1 ALL PLUMBING WORK TO BE DESIGN BUILD. PLUMBING CONTRACTOR TO BE LICENSED AND INSURED WITH THE LOCAL MUNICIPALITY AND THE STATE AS REQUIRED. PLUMBING CONTRACTOR TO OBTAIN ALL PERMITS.

8.2 PLUMBING CONTRACTOR TO EXTEND ALL PLUMBING LINES AS REQUIRED FOR ALL NEW FIXTURES. SCOPE OF WORK TO INCLUDE ALL HOT AND COLD WATER FEEDS, WASTE PIPES OUT, STACK & VENTS, SETTING OF FIXTURES, AND ANY & ALL HOOK-UPS/TIE-INS AS REQUIRED.

6. HVAC
6.1 LICENSED AND INSURED HVAC CONTRACTOR TO
PROVIDE DESIGN BUILD PROPOSAL FOR NEW GAS FIRED,
FORCED AIR, SPLIT SYSTEM HEATING AND COOLING.
6.2 CONTRACTOR SHALL BE RESPONSIBLE FOR SYSTEM
DESIGN AND SPECIFICATIONS TO BE REVIEWED BY BOTH
OWNER AND ARCHITECT FOR APPROVALS.
6.3 IT IS THE CONTRACTORS RESPONSIBILITY TO
COORDINATE WITH ARCHITECT REQUIRED VERTICAL AND
HORIZONTAL CHASES FOR NEW SYSTEM(S) PRIOR TO FRAMING
PHASE(S).
7. MECHANICAL NOTES
7.1 ALL MECHANICAL WORK TO BE DESIGN BUILD
MECHANICAL CONTRACTOR TO BE LICENSED AND INSURED
WITH THE LOCAL MUNICIPALITY AND THE STATE AS
REQUIRED.
7.2 HVAC CONTRACTOR TO OBTAIN ALL PERMITS. OWNER TO
APPROVE ALL NEW GRILLE LOCATIONS AND STYLES PRIOR TO
INSTALLATION (INCLUDING ALL ATTENDANT EQUIPMENT
LOCATIONS).

10. EXTERIOR FINISHES

10.1 NEW EXTERIOR TRIM WORK TO BE AS PER
CONSTRUCTION DOCUMENT NOTES AND DETAILS.

10.2 STUCCO WORK TO BE A THREE COAT PROCESS. BROWN
COAT TO BE OVER 15 LBS BUILDING PAPER. INSTALL GALV.
WIRE LATH W/SELF FURRING NAILS.

11. INTERIOR FINISHES

11.1 ALL WOODWORK TO BE PAINT GRADE FINGER JOINTED
PINE (UNO) INSTALLED, SANDED AND READY FOR FINISH.
VERIFY WITH OWNER BEFORE PURCHASE, ANY SUBSTITUTIONS
IN FINISH WOODWORK MATERIALS, (IE HARD WOODS, STAIN
GRADE, ETC.)

11.2 PROVIDE ALL REQUIRED CEMENTITIOUS BACKER-BOARD
AS REQ'D AT ALL AREAS OF MARBLE/GRANITE TILE WORK.

11.3 VERIFY ALL CARPETING AND PADDING WITH OWNER.
PROVIDE SAMPLES AS REQUIRED

11.4 FILL, SPACKLE, SAND AND PRIME/PAINT ALL
DRYWALL WORK IN PREPARATION FOR FINAL FINISH.

11.5 PAINTING TO BE M.A.B, OR APPROVED EQUAL,
ACRYLIC LATEX.

11.6 ALL INTERIOR WALLS AND CEILINGS TO RECEIVE ONE
COAT PRIMER AND MINIMUM 2 COATS FINISH.

11.7 OWNER TO APPROVE ALL FINAL FINISHES AND
COI ORS.

9. ELECTRICAL NOTES

9.1 ALL ELECTRICAL WORK TO BE DESIGN BUILD.
ELECTRICAL CONTRACTOR TO BE LICENSED AND INSURED
WITH THE LOCAL MUNICIPALITY AND THE STATE AS
REQUIRED. ELECTRICAL CONTRACTOR TO OBTAIN ALL
PERMITS.

9.2 ELECTRICAL CONTRACTOR TO VERIFY CAPACITY OF
INCOMING SERVICE TO SERVE NEW SPACES/ROOMS AS
INDICATED. PROVIDE ALL ATTENDANT WIRING, PANELS,
DEVICES, ETC., AS REQ'D.

9.3 ELECTRICAL CONTRACTOR TO VERIFY FINAL NO.,
STYLE, COLOR, TYPES AND LOCATIONS OF ALL OUTLETS,
SWITCHES, FIXTURES, ETC., WITH OWNER PRIOR TO
ORDERING/INSTALLATION.

12. BATHROOM NOTES

12.1 CERAMIC TILE FLOOR(S) SET IN MASTIC ON 3/8"
CEMENT BD. ON 3/4" PLY-WD. SUB FLR., FLASH PATCH
CEMENT BD. SUBSTRATE FOR PROPER CERAMIC CONDITIONS,
PROVIDE GROUT SEALER(S), G.C. TO PROVIDE CERAMIC
TILE ALLOWANCE, SELECTION OF MATERIAL BY OWNER.

12.3 PROVIDE ALLOWANCE FOR FLOOR MOUNTED WATER
CLOSET, SET/ MOUNT UNIT PER PLAN DIMENSIONS, OWNER
TO SELECT STYLE AND COLOR.

12.4 ALL GYPSUM BD. USED IN TOILET ROOM LOCATION
SHALL BE 5/8" MOISTURE RESISTANT GYP. BD. W/
ANTI-FUNGAL PAINT FINISH.

112.8 PROVIDE ALLOWANCE FOR CERAMIC TILE TO 42"
ABOVE FINISHED FLOOR AT ENTIRE BATH ROOM, GYP. BD.
AND PAINT FINISH ABOVE AND CEILINGS.

ZONING CLASSIFICATION:

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TOTAL LOT AREA:

PROPOSED BLDG. COVER.:

PROPOSED OPEN AREA:

PROPOSED TOTAL SF:

(SF EXCLUDES BASEMENT) PROJECTIONS: RSA-5 924 S.F. 644 S.F. 280 S.F. 1699 S.F.

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FOR:

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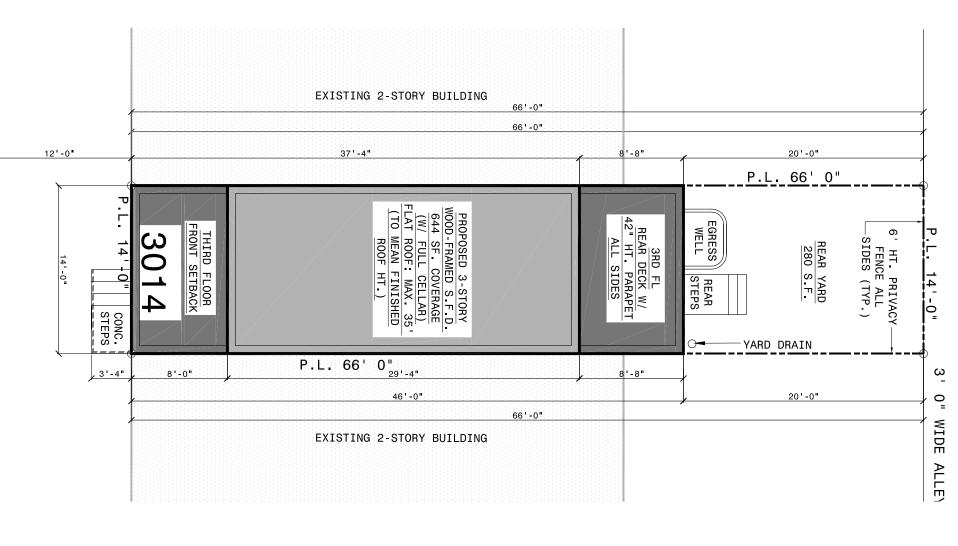
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1/0S SITE PLAN



PHILADELPHIA, PA 19121

3014 W. STILES ST.
PHILADELPHIA, PA 19121
OWNER/PROJECT CONTACT: BMK PROPERTIES LLC ONE SINGLE-FAMILY DWELLING

ONE SINGLE-FAMILY DWELLING 3014 W. STILES ST.

2424 E. YORK ST. S112
PHILADELPHIA, PA 19125
P:215.292.1355 F: 215.359.0603
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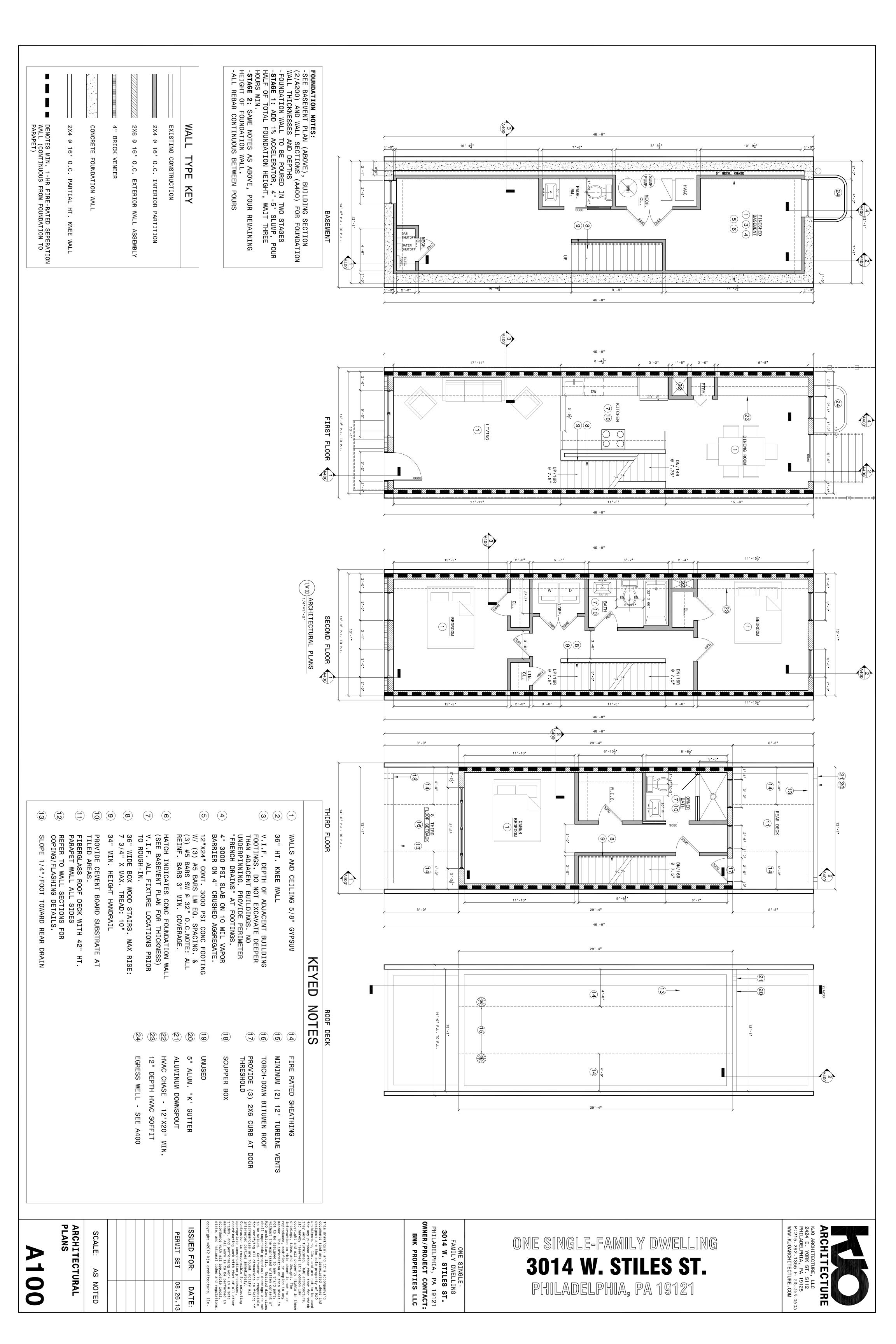
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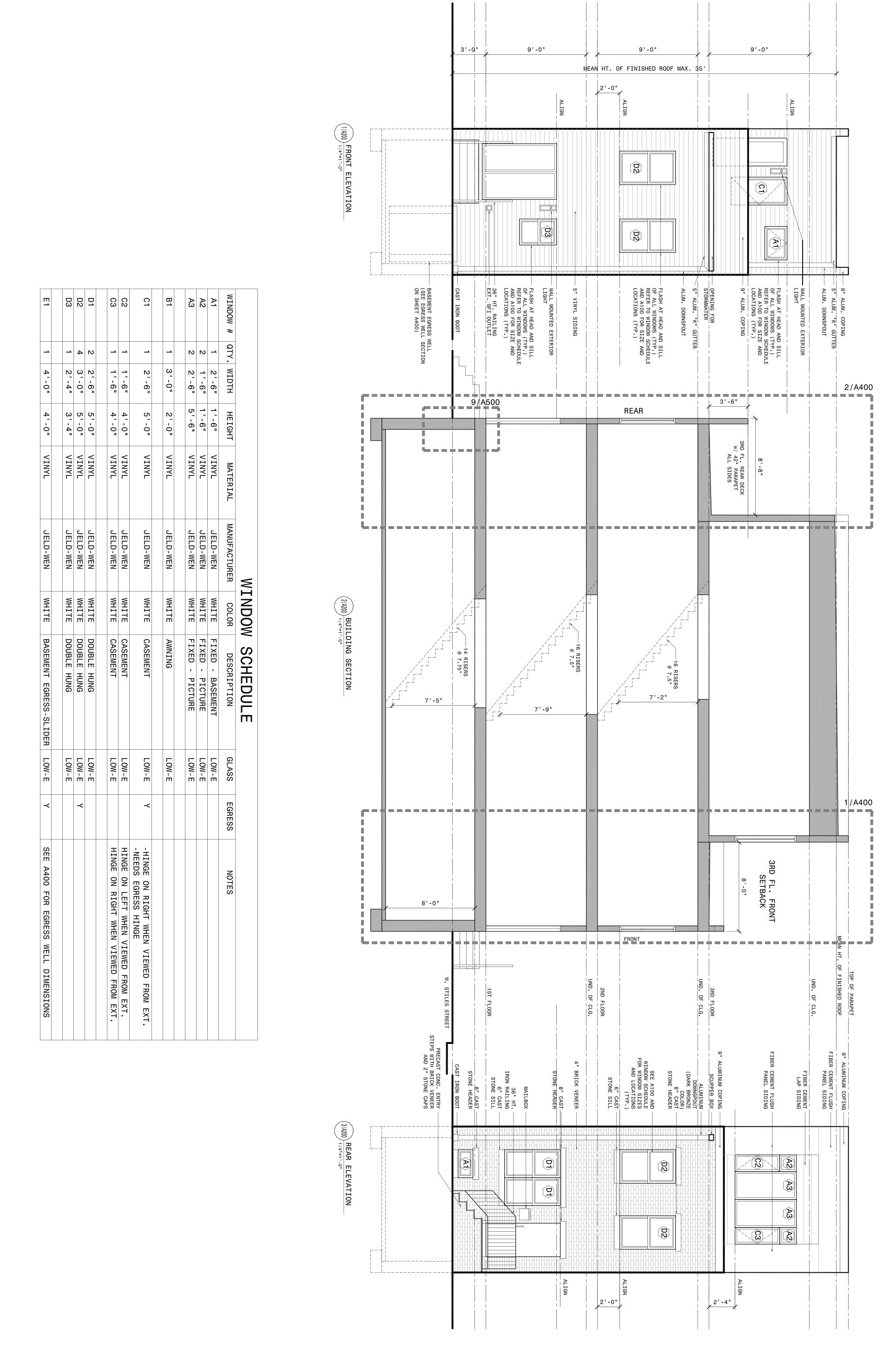
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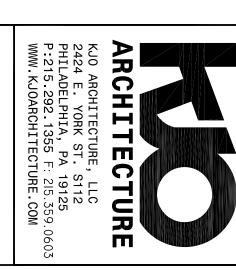
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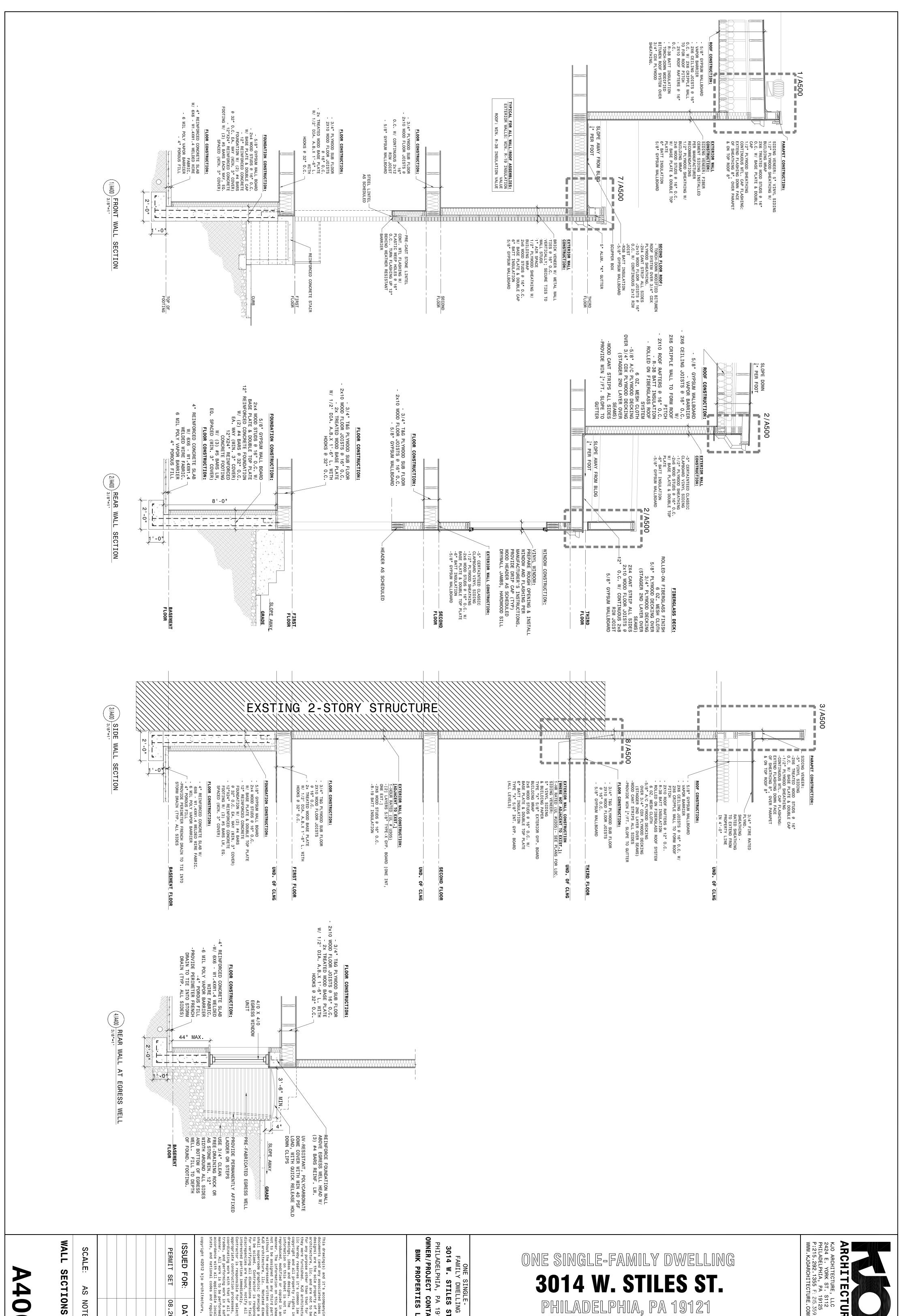
SCALE: AS NOTED

ONE SINGLEFAMILY DWELLING
3014 W. STILES ST.
PHILADELPHIA, PA 19121
OWNER/PROJECT CONTACT:
BMK PROPERTIES LLC

one single-family dwelling 3014 W. STILES ST.

3014 W. SIILES SI. PHILADELPHIA, PA 19121



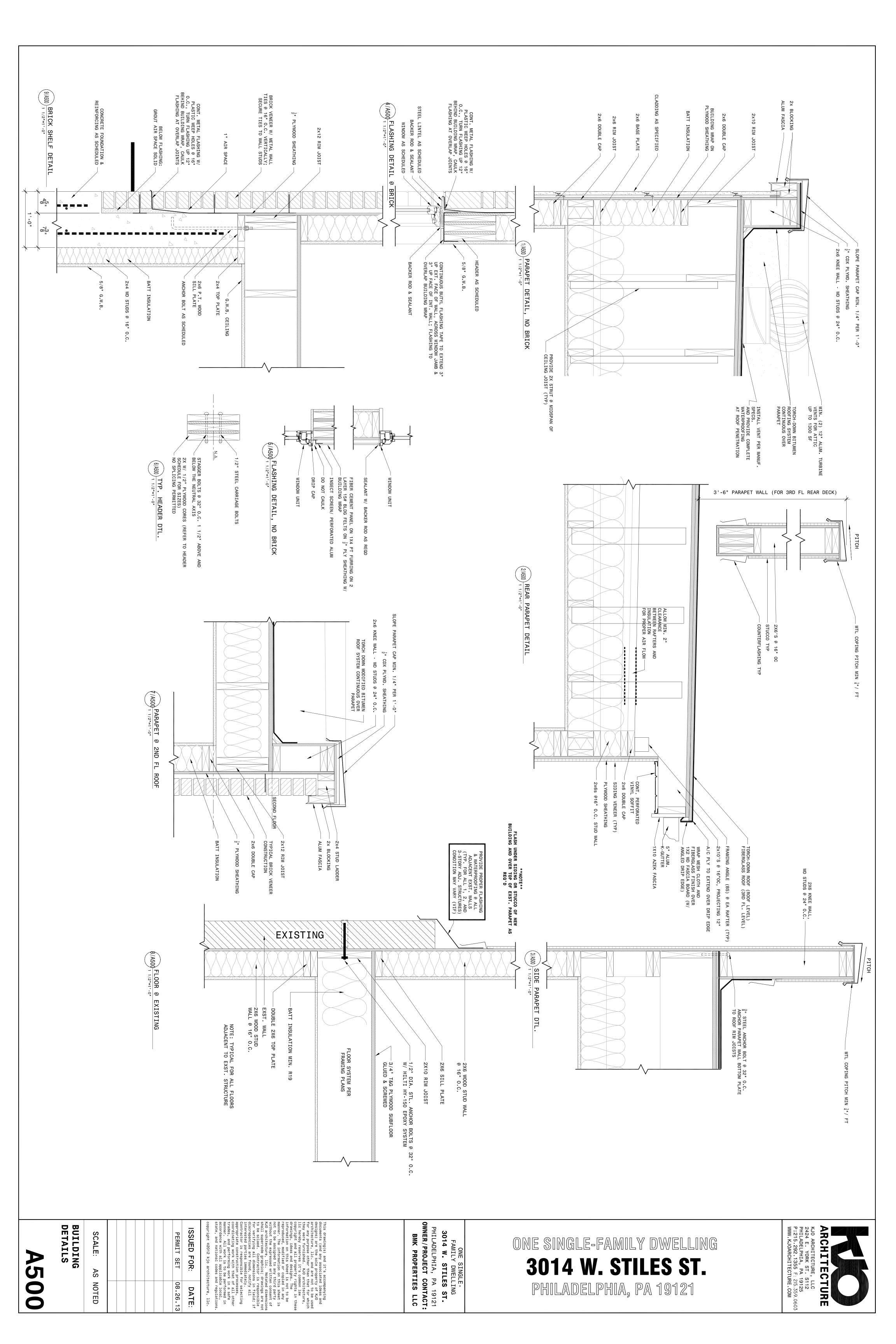


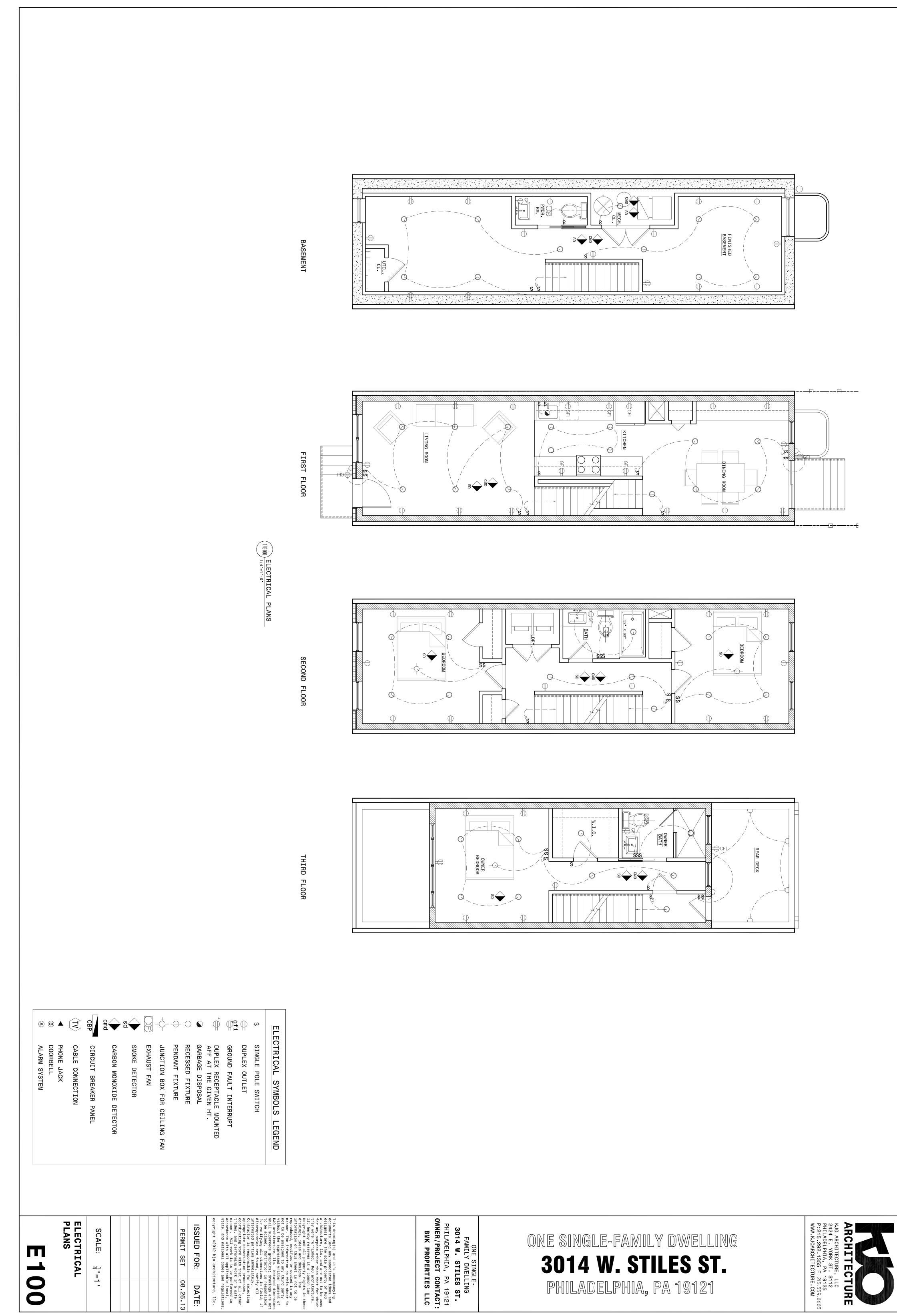
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