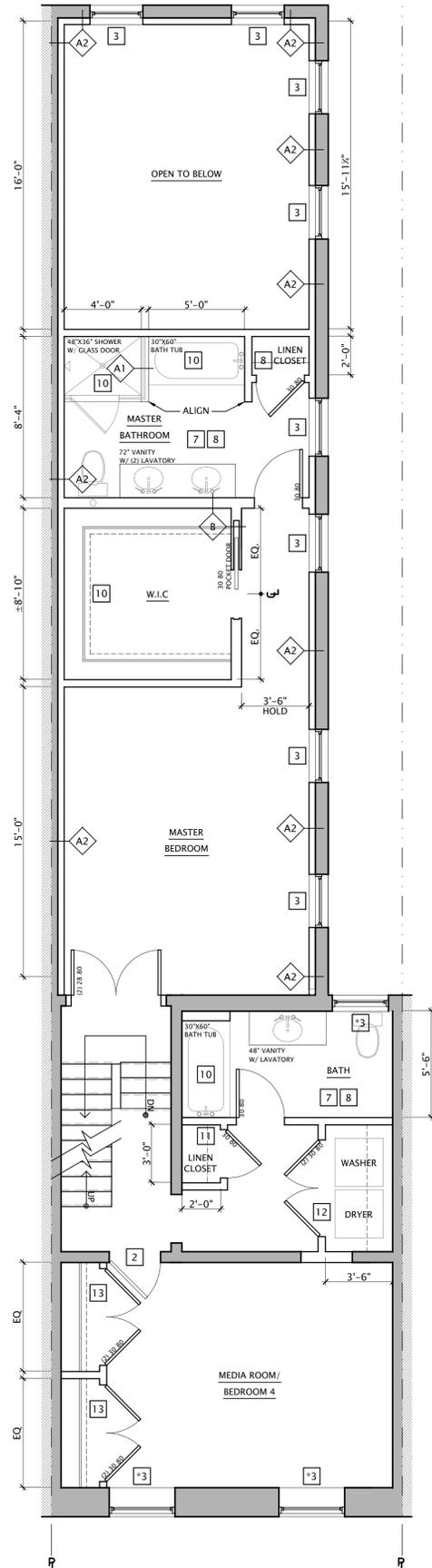
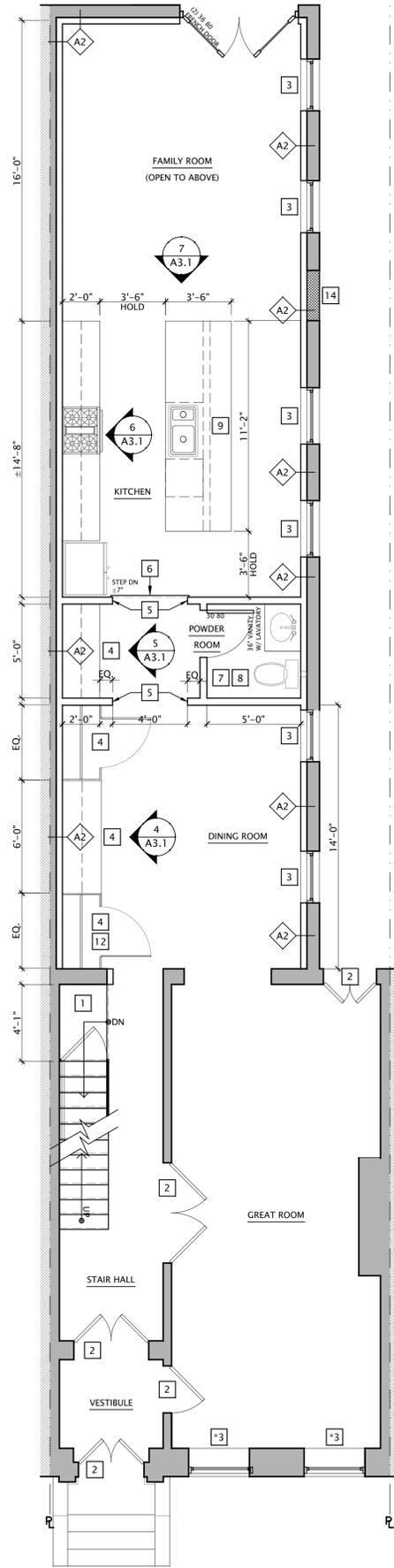


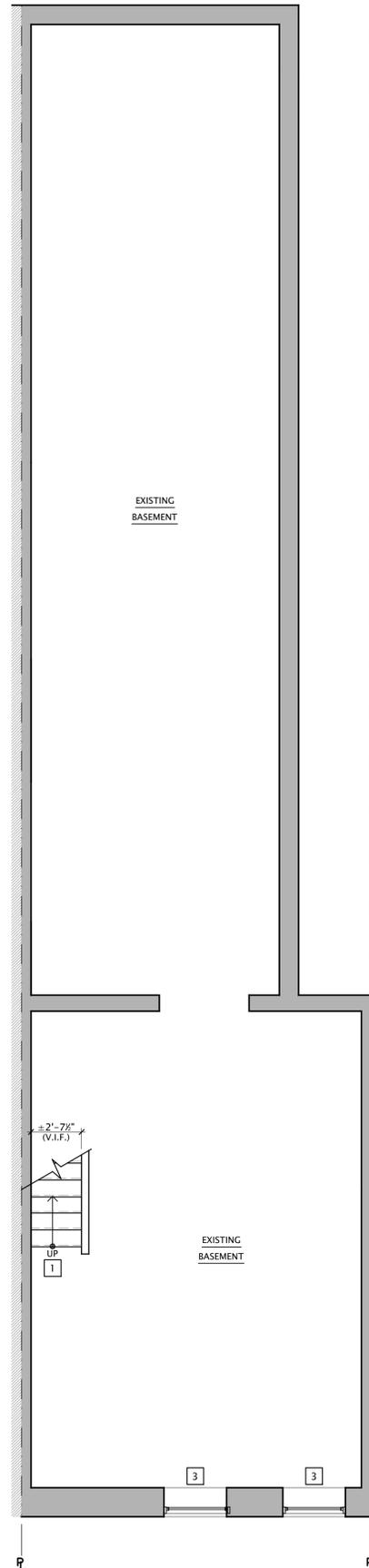
4 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

GENERAL CONSTRUCTION NOTES:

1. ALL EXISTING FLOOR JOISTS TO BE REINFORCED OR REPLACED AS REQUIRED. CONTRACTOR TO COORDINATE W/ OWNER.
2. CONTRACTOR TO COORDINATE NEW HVAC LAYOUT W/ OWNER AND ARCHITECT PRIOR BEGINNING WORK.
3. CONTRACTOR TO COORDINATE NEW PLUMBING LAYOUT W/ OWNER AND ARCHITECT PRIOR TO BEGINNING WORK.
4. CONTRACTOR TO COORDINATE HARDWARE SELECTION FOR ALL EXISTING AND NEW DOORS W/ OWNER.
5. CONTRACTOR TO COORDINATE W/ OWNER FOR SCOPE OF WORK REGARDING INSTALLATION OF ROOF INSULATION. PROVIDE BATT INSULATION OR BLOWN-IN INSULATION IN EXISTING ROOF CAVITY. PROVIDE MAXIMUM R-VALUE AS EXISTING CONDITIONS ALLOW.

FOR 3-STORY SECTION:

1. ALL EXISTING FLOOR BOARDS TO BE SANDED AND REFINISHED. CONTRACTOR TO COORDINATE W/ OWNER FOR SCOPE OF WORK REGARDING REPAIR OF EXISTING FLOOR BOARDS. CONTRACTOR TO COORDINATE STAIN COLOR W/ OWNER.
2. ALL EXISTING STAIRS (INCLUDING TREADS AND RISERS), SPINDLES, RAILINGS TO BE SANDED AND REFINISHED. CONTRACTOR TO COORDINATE STAIN COLOR W/ OWNER.
3. ALL EXISTING WALLS, CEILINGS AND TRIM TO BE PATCHED AND REPAIRED AS REQUIRED AT ALL AREAS EFFECTED BY NEW LAYOUT. PROVIDE NEW GYPSUM WALL BOARD FINISH AND WOOD TRIM AS REQUIRED, NEW TO MATCH EXISTING.
4. ALL EXISTING WALLS AND CEILINGS TO BE REMOVED AS REQUIRED TO ALLOW FOR NEW ELECTRICAL WORK. PATCH AND REPAIR AS REQUIRED TO CREATE LEVEL FINISH. SEE E1.1 FOR NEW ELECTRICAL LAYOUT.
5. ALL EXISTING WINDOW TRIM (INCLUDING CASING, JAMB AND SILL) TO BE SANDED AND REFINISHED. CONTRACTOR TO COORDINATE STAIN COLOR W/ OWNER.
6. ALL EXISTING WOODWORK (INCLUDING BASEBOARD, WAINSCOT AND CROWN MOLDING) TO BE SANDED AND REFINISHED. CONTRACTOR TO COORDINATE STAIN COLOR W/ OWNER.

KEYED CONSTRUCTION NOTES:

- 1 NEW STAIR TO BASEMENT. REMOVE EXISTING CLOSET DOOR AND REINSTALL AT NEW LANDING. PROVIDE NEW TRIM AT DOOR HEAD TO ACCOMMODATE NEW LOCATION. CONTRACTOR TO COORDINATE FINISH FOR STAIR AND HANDRAIL W/ OWNER. SEE DETAIL 3/A3.1 FOR MORE INFORMATION.
- 2 EXISTING DOOR, CASING AND JAMB TO REMAIN. REPAIR AS REQUIRED. SAND AND REFINISH. CONTRACTOR TO COORDINATE STAIN COLOR W/ OWNER.
- 3 NEW VINYL WINDOW (ENERGY-STAR RATED). CONTRACTOR TO VERIFY ALL EXISTING ROUGH WINDOW OPENINGS. COORDINATE SELECTION OF WINDOW MANUFACTURER W/ OWNER. CONTRACTOR TO INSTALL SALVAGED CASING, JAMB AND SILL WHERE FEASIBLE. PROVIDE NEW TRIM AS REQUIRED, NEW TO MATCH EXISTING. (*TAKE CARE TO NOT DAMAGE EXISTING CASING, JAMB AND SILL.)
- 4 NEW BUILT-IN CABINETS. CONTRACTOR TO COORDINATE FINAL DESIGN W/ OWNER. SEE A3.1 FOR INTERIOR ELEVATIONS.
- 5 NEW CASED OPENING. CONTRACTOR TO INSTALL SALVAGED CASING AND JAMB WHERE FEASIBLE. PROVIDE NEW TRIM AS REQUIRED, NEW TO MATCH EXISTING.
- 6 EXTEND EXISTING STEP TO ALIGN W/ PROJECT SOUTH WALL OF NEW KITCHEN SPACE. FRAME NEW PLATFORM AS REQUIRED TO ADJUST EXISTING FLOOR LEVEL. SEE 2/A3.1 FOR MORE INFORMATION.
- 7 NEW TILE FLOOR W/ MARBLE THRESHOLD. CONTRACTOR TO COORDINATE TILE SELECTION W/ OWNER.
- 8 NEW FIXTURES AT BATHROOM LOCATIONS. CONTRACTOR TO COORDINATE FIXTURE SELECTIONS, INCLUDING VANITY W/ LAVATORY, TOILET, BATH TUB AND SHOWER STALL ALONG W/ ASSOCIATED TRIM KITS W/ OWNER.
- 9 NEW KITCHEN CABINETS, COUNTERTOPS AND APPLIANCES. CONTRACTOR TO COORDINATE ALL SELECTIONS W/ OWNER.
- 10 NEW TILE SURROUND FOR BATHTUB AND SHOWER STALL. CONTRACTOR TO COORDINATE TILE SELECTION W/ OWNER.
- 11 PROVIDE ACCESS PANEL FOR PLUMBING.
- 12 PROVIDE DRAINAGE PAN AT NEW WASHER AND DRYER LOCATION.
- 13 PROVIDE NEW WOOD SHELF AND ROD AT ALL CLOSET LOCATIONS UNLESS OTHERWISE DIRECTED BY OWNER. CONTRACTOR TO COORDINATE ALTERNATE INSTALLATIONS W/ OWNER.
- 14 INFILL EXISTING DOOR OPENING W/ NEW MASONRY AS REQUIRED. CONTRACTOR TO COORDINATE SELECTION OF EXTERIOR FINISH MATERIAL W/ OWNER.

LEGEND:

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION

PARTITION TYPES

- A 2x4 WOOD STUDS @ 16" O.C. W/ 1/2" GYPSUM WALL BOARD ON EACH SIDE. USE MOISTURE RESISTANT GYPSUM WALL BOARD IN WET AREAS.
- A1 LOW WALL OPTION. CONSTRUCTION SAME AS TYPE (A). HEIGHT 3'-0" MIN.
- A2 2x4 WOOD STUDS @ 16" O.C. W/ 1/2" GYPSUM WALL BOARD ON ONE SIDE. USE MOISTURE RESISTANT GYPSUM WALL BOARD IN WET AREAS. PROVIDE R-11 BATT INSULATION ON EXTERIOR WALLS.
- B 2x6 WOOD STUDS @ 16" O.C. W/ 1/2" GYPSUM WALL BOARD ON EACH SIDE. USE MOISTURE RESISTANT GYPSUM WALL BOARD IN WET AREAS.

NOTES:

1. ALL INTERIOR WALLS TO BE TYPE (A) UNLESS OTHERWISE NOTED.
2. TYPICAL: MECHANICAL DUCTWORK, ELECTRICAL AND PLUMBING CHASES TO BE FRAMED OUT W/ 2x CONSTRUCTION. APPLY GYPSUM WALL BOARD TO EXPOSED AREAS.



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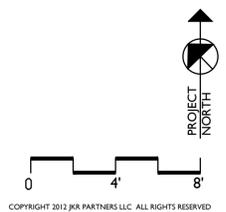
**PRIVATE RESIDENCE
RENOVATIONS & ALTERATIONS**

2345 E CUMBERLAND AVENUE
PHILADELPHIA, PA 19125

FLOOR PLANS

DATE: 01/31/2012
DRAWN BY: SS, JW
K1: 2345 Cumberland

REVISIONS:



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A1.1

**PROGRESS
NOT FOR CONSTRUCTION**