ADDRESS: 1723 MEMORIAL AVE

Proposal: Construct three-story building with pilot house

Review Requested: Review and Comment

Owner: 1213 N 41 LLC

Applicant: Eugene Naydovich, 1213 N 41 LLC

History: Vacant lot

Individual Designation: None

District Designation: Parkside Historic District, Non-contributing, 12/11/2009

Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov

BACKGROUND:

The 1723 Memorial Avenue is a non-contributing vacant lot in the Parkside Historic District. This application proposes to build a three-story building with pilot house on the lot. The Historical Commission has review-and-comment jurisdiction over this application.

SCOPE OF WORK

Construct new three-story multi-family residence.

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- Standard 9: New additions, exterior alterations, or related new construction will not
 destroy historic materials, features, and spatial relationships that characterize the
 property. The new works shall be differentiated from the old and will be compatible with
 the historic materials, features, size, scale and proportion, and massing to protect the
 integrity of the property and its environment.
 - Generally speaking, the design of the proposed new construction project reflects the size, scale, proportion and massing of the architecture of the Parkside Historic District. The proposed materials, however, do not. Vinyl siding or stucco is proposed for the prominent bay window at the front façade, and vinyl windows are proposed throughout. A brick veneer is proposed for the front façade; however, it would be helpful to know if the intent is to match the thin, tan-colored brick that is seen throughout the district. The front windows at the third story are square-topped rather than curved like the majority of the houses on the block, and no decorative brick mold is proposed. The front façade also lacks the circular window at the top which is another design feature seen at most of the other houses in the row.
 - Standard 10: New additions and adjacent or related new construction will be undertaken in a manner such that, if removed in the future, the essential for and integrity of the historic property and its environment would be unimpaired.
 - Because this proposed new construction is being considered on a vacant parcel, no historic fabric will be impaired by the project.

STAFF COMMENT: The proposed design is generally compatible with the historic district, but the windows at the front façade should be aluminum-clad or composite rather than vinyl; Hardiboard siding should be used rather than vinyl siding; the brick veneer should match the tan brick seen throughout the district; the windows at the third story should be curved; and decorative brick window surrounds should be added to the design of the front façade, pursuant to Standards 9 and 10.

MAPS & IMAGES:



Figure 1. Street view of vacant lot at 1723 Memorial Avenue.

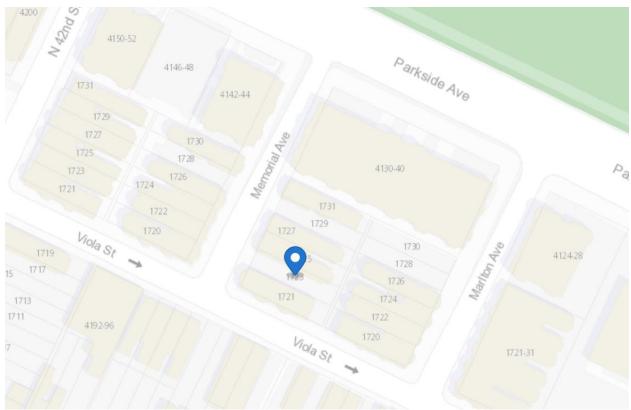


Figure 2. Location of vacant lot at 1723 Memorial Avenue.

APPLICATION FOR BUILDING PERMIT

APPLICATION # __



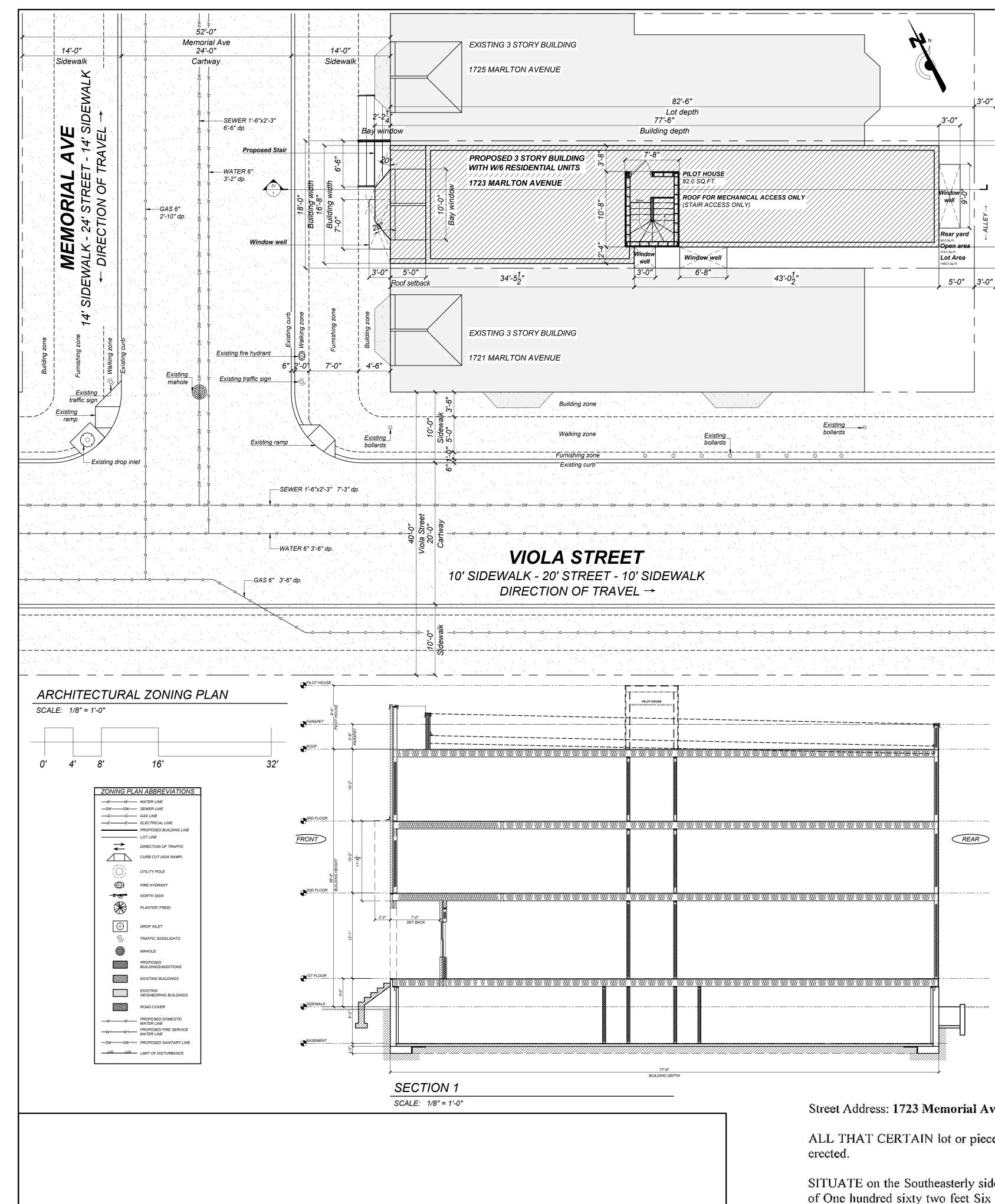
CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS MUNICIPAL SERVICES BUILDING – CONCOURSE 1401 JOHN F. KENNEDY BOULEVARD PHILADELPHIA, PA 19102

For more information visit us at www.phila.gov/li

(Please complete all information below and print clearly) ADDRESS OF PROPOSED CONSTRUCTION:

APPLICANT:		APPLICANT'S AD	DRESS:		
COMPANY NAME		_			
PHONE#	FAX#	LICENSE #	E-MAIL:		
PROPERTY OWNER'S	NAME:	PROPERTY OWN	ER'S ADDRESS:		
PHONE #	FAX #				
ARCHITECT/ENGINEER	IN RESPONSIBLE CHARGE	ARCHITECT/ENG	INEERING FIRM AD	DRESS:	
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7					
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PHONE # CONTRACTOR:	FAX#		COMPANY ADDRES	S:	
CONTRACTING COMPA	NY:				
PHONE #	FAX #	LICENSE #	E-MAIL:	ESTIMATED COST OF	WORK
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				\$	
BRIEF DESCRIPTION O	F WORK:				
					_
	TOTAL AREA UNDERGOING	CONSTRUCTION: _			_s quare feet
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# OF NEW SPRINKLER	HEADS (suppression system permits only	/): LOCA	TION OF SPRINKLE	:RS:	
# OF NEW REGISTERS/	DIFFUSERS (hvac/ductwork permits on ly):	: LOCA	TION OF STANDPIF	PES:	
IS THIS APPLICATION I	N RESPONSE TO A VIOLATION?	□YES	VIOLATION #:		
application. I hereby certify t make the foregoing application	code and other City ordinances will be complied with hat the statements contained herein are true and co on, and that, before I accept my permit for which this alse statement herein I am subject to such penalties	rrect to the best of my knowled sapplication is made, the owne	ge and belief. I further or r shall be made aware o	certify that I am authorized by	the owner to
APPLICANT'S SIGN	NATURE:		[DATE:/	

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	HISTORICAL ROOM 576 -	COMMISSION						
	STREETS DE	PARTMENT						
	ROOM 940 –							
	2 ND FLOOR -	1101MARKET STRE						
	ROOM 1140 -	JAL SERVICES UNIT - M.S.B.	Ī					
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PERMIT TO RE	AD:							
CODE/EDITION	USED FOR RE	:VIEW:						
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USE:		□NO	□ YES			TOT	AL FEES	
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with the provisio							oved and entered into the reco	
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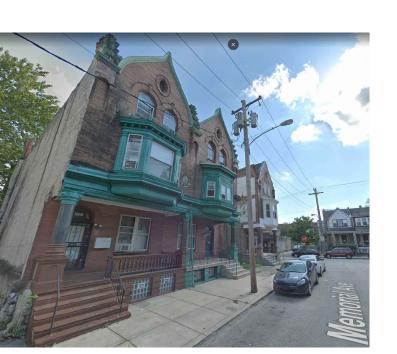




STREET VIEW 1



STREET VIEW 2



STREET VIEW 3



AERIAL VIEW

Street Address: 1723 Memorial Avenue, Philadelphia, PA 19104

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon

SITUATE on the Southeasterly side of Holly Street or Memorial Avenue at the distance of One hundred sixty two feet Six inches Southwestwardly from the Southwesterly side of Parkside Avenue.

CONTAINING in front or breadth on the said Holly Street or Memorial Avenue Eighteen feet and extending of that width in length or depth Southeastwardly Eighty two feet Six inches to a three feet wide alley leading Southwestwardly into Viola Street.

PROPERTY SCHEDULE

ADDRESS AREA PROPOSEI PARCEL# 1723 Memorial Ave 1485.0 SF | 1485.0 SF 062272900

RSA-5

PERMITTED BUILDING TYPE DETACHED; SEMI-DETACHED

SAFETY SERVICES; TRANSIT STATION; COMMUNITY GARDEN; MARKET OR

MMUNITY-SUPPORTED FARM					
	REQUIRED	PROPOSED			
OT DIMENSIONS					
N. LOT WIDTH (FT)	16 Ft.	18 Ft. 0 Inch.			
N. LOT AREA (SQ FT)	1440 Sq.Ft.	1485.0 Sq.Ft.			
N. OPEN AREA (% OF LOT)	INTERMEDIATE 25%; CORNER 20%	14.8 % (219.2 Sq.Ft.)			
ONT SETBACK					
NIMUM (FT)	BASED ON SETBACK OF ABUTTING LOTS	EXISTING			
· ·					

DETACHED, INTERMEDIATE (FT) DETACHED, CORNER (FT) MINIMUM SIDE YARD WIDTH (6) PERMITTED NONRESIDENITAL USES AS SET FRONT IN 14-701

DETACHED, CORNER (FT) 9 Ft. 5 Ft. 0 Inch. ± 36 Ft. 5 Inch. OPEN SPACE SQUARE FOOTAGE REAR YARD (Sq.Ft.) 144 Sq. Ft. 90.0 Sq. Ft.

SIDE YARD (Sq.Ft.) FRONT YARD (Sq.Ft.) BUILDING FOOTPRINT (Sq.Ft.) 1265.8 Sq. Ft. **UNIT QUANTITY NOTES** RESIDENTIAL MULTI-FAMILY 6 UNITS

STREETS DEPARTMENT

1723 MEMORIAL AVE

1723 MEMORIAL AVE

STREET BREAK-DOWN: 14' SIDEWALK - 24' CARTWAY - 14' SIDEWALK = 52' WIDE

	ENCROACHMENT TYPE	DIMENSIONS			
	PROPOSED / EXISTING	ENCROACHMENT			
STAIRS / STEPS PROPOSED 4' - 6"					
WINDOW WELL PROPOSED 3' - 0"					
BAY WINDOW PROPOSED 2' - 2"					
MAXIMUM ENCROACHMENT ALLOWED: 4'-6"					

ZONING APPROVAL STAMP

Revised plans, 1 page, approved by ZBA 11/04/20.

Sharon Suleta, Esq.

Sharon Suleta

BUILDING APPROVAL STAMP



614 SOUTH 4th STREET, #510 PHILADELPHIA, PA 19147

DIRECT: (215) 651-1777 OFFICE: (215) 268-6151 FAX: (215) 814-8941

EMAIL: PLANS@HaverfordSq.com

1213 N 41, LLC





ISSUED BY. HAVERFORD SQUARE DESIGNS

CHECK (X) ONE BOX

CLIENT SIGNATURE

NAME (PLEASE PRINT) KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE

Rev.0 Initial Permit Submission

Project Name:

1723 Memorial Ave, Philadelphia, PA 19104

ZONING PLAN.

1723 Memorial Ave Sep 22, 2020 - 9:04am Alexandr Stratila Checked by

Sheet Number:

Scale

Z-1

As indicated

DEED

1723 Memorial Ave, Philadelphia, PA 19104

PROPOSED 3 STORY BUILDING WITH 6 RESIDENTIAL UNITS.

ARCHITECT HAVERFORD SQUARE DESIGNS LLC

614 SOUTH 4th STREET, #510 PHILADELPHIA, PA 19147

(215) 268-6151

PLANS@HSQDesigns.com

(215) 651-1777

OWNER 1213 N 41, LLC

P.O.BOX 39175 PHILADELPHIA, PA 19136

DIRECT: (267) 808-2686

EMAIL: naydovich@gmail.com

CONTRACTOR HAVERFORD SQ GC LLC

614 SOUTH 4th STREET, #510 PHILADELPHIA, PA 19147

OFFICE: (215) 268-6151 **DIRECT**: (215) 651-1777 **EMAIL**: MGMT@HaverfordSq.com

STRUCTURAL ENGINEER JAMES CLANCY

JAMES CLANCY, PE, PLS, PP, CME 601 ASBURY LANE NATIONAL PARK, NJ 08063

OFFICE: (856) 853-7306

EMAIL: jamesaclancy@netzero.com

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CODE ANALYSIS ABBREVIATIONS GENERAL CONDITIONS					CONDITIONS	GENERAL		

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MECHANICAL

BUILDING CODE: • INTERNATIONAL EXISTING BUILDING CODE (IBC) 2018 • INTERNATIONAL ENERGY CONSERVATION CODE (IECC) • PHILADELPHIA FIRE CODE 2010 • CITY OF PHILADELPHIA BUILDING CODE 2010 **USE GROUP: NFPA-13R** base IBC 2018 903.3.1.2 SCOPE OF WORK: PROPOSED 3 STORY BUILDING WITH 6 RESIDENTIAL UNITS.

It is the responsibility of the general contractor and/or the contractor listed as the licensed entity on the building permit per the municipality to ensure all site safety requirements are in place and followed, prior to, during, and after the commencement of the construction process until they are 100% complete and have received a building certificate of occupancy by governing agencies. They are also responsible for any unsafe conditions caused by or related to their sub contractors' work and their professional consultants (associated with these documents) are not responsible for means and methods of construction, and/or site safety; including, but not limited to, osha construction safety requirements, standard construction, job site safety, job site safety training of workers, safe work site organization, safety direction and/or safety engineering of required safety elements. It is the sole responsibility of the licensed contractor to ensure that all site safety measures are in accordance with the governing authorities. Please refer to OSHA website (www.osha.gov) for additional training and information requirements for site safety

SITE SAFETY

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AXXX SECTION &	\oplus	A
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1 - DETA	AIL#	

SYMBOL

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KEYNOTE

\Axxx \(\) - SHEET #

INDICATION

MULTIPLE

ELEVATION

INDICATION

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FD FLOOR DRAIN STRCUT STRUCTURE
FDN FOUNDATIONS SUSP SUSPENDED
FG FIBERGLASS ROOF DECK SV SHEET VINYL
FIN FINISH
FR FIRE RESISTANT TBD TO BE DETERMINED
FRM FRAME TBS TO BE SELECTED
FT FOOT TELE TELEPHONE
FTG FOOTING TEMP TEMPORARY
THRU THROUGH

ACOUSTICAL

ALUMINUM

APPLICABLE

GALV GEN

GRT

GWB

GYP

HORIZ

INSUL

WINDOW NUMBER

DIMENSIONS ARE TAKEN

UNLESS OTHERWISE

FROM/TO FINISH SURFACE

GALVINIZED IRON

GYPSUM BOARD

HARDWOOD HOLLOW METAL

HORIZONTAL

INSULATION

INTERIOR

INVERT

HEAT PUMP

HEIGHT

GYPSUM WALL BOARD

GENERAL

GROUT

ACOUSTICAL CEILING TILE

ADJUST, ADJACENT

ABOVE FINISH FLOOR

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W W/O WC WD WD	WITH WITHOUT WATER CLOSET WOOD STACKED WASHER/DRYER

WATER HEATER

WATER RESISTANT

1. Project Name: 1723 Memorial Ave, Philadelphia, PA 19104. 2.Project summary: PROPOSED 3 STORY BUILDING WITH 6 RESIDENTIAL UNITS.

3. Current Code: International Building Code 2018 or latest version. 4. Allowances and Unit Prices (to be determined). 5. Contract Forms Owner Contractor Agreement: AIA A101-1987 or latest version

6. General Conditions: AIA A201-1987 or latest version. 7. Project Meeting Pre-Construction Conference Attendance by Owner, Contractor Architect. 8. Progress Meetings: Every two weeks or as directed by owner attendance by Owner, Architect, and Contractor etc. and approval. G.C. allow 10 working days for architect to review and process each submittal.

10. Temporary Utility Service: Use of Owner's existing utility services. 11. Temporary Facilities: Provide temporary construction, support facilities, and security measures

12.All codes having jurisdiction shall be observed strictly in the conviction of the project, including all applicable city and state, zoning, building, electrical, fire mechanical and plumbing codes 13.All contractor(s) performing work shall have applicable licenses

14. Contactor shall follow all current OSHA safety regulations. 15.Details and sections on the drawings are shown at specific locations and are intended to show general requirements throughout. Details noted "typical" or "TYP" imply all conditions treated similarly. Modifications to be made by the contractor to accommodate minor variations

16.All dimensions indicated on the drawings are from finished face unless otherwise noted. 17.Refer to Civil Drawings for all finished 1st floor elevations. Architectural finished 1st floor will be 0'-0". 18.All drawings shall be fully coordinated by the contractor to verify all dimensions locate depressed slabs, slopes, drain outlets

recesses, reglets bolt settings, sleeves, etc. Do Not scale drawings. 19. The contractor shall be verify and protect all service and utility lines and existing site area from deterioration or damage. 20. The Architect/ Engineer shall not be responsible for the safety and construction, procedures, techniques, or the failure of the

builder to carry out the work in accordance with the drawings, specifications, or required codes, including all OSHA regulations. 21.Contractor shall obtain all necessary building permits as well as all mechanical, electrical, and plumbing permits. 22. Contractor is to have applicable insurance as required by the building owner. 23. Contractor is responsible for notifying the building inspector a minimum of 24 hours prior to commencing with work. Contractor is responsible for contacting the building inspector for any/all required inspections for the duration of the project. 24. Contractor shall bring errors and omissions in the Contract Documents found in the field, which may occur, to the attention of

the Architect and Owner in writing and written instructions shall be obtained before proceeding with the work. The contractor will be held responsible for the results of any errors or discrepancies in the Contract Documents that are the result of unforeseen field conditions of which the Contractor failed to notify the Architect before construction and/or fabrication of the work. 25.The contractor and Sub-contractor shall verify all dimensions and job conditions at the job site sufficiently in advance of work, to be performed to assure the orderly progress of the work and notify architect immediately regarding any discrepancies between field conditions and architectural documents.

Drawings indicate intend of existing conditions to be code complaint; contractor responsible for confirmation of compliance and provide remediation accordingly 26.Contractor is responsible for providing required site fencing around perimeter of job site as per OSHA guidelines.

27.Contractor is responsible to acquire any/all street and sidewalk closure permits as well as any required dumpster permits. 28. Contractor is responsible to provide portable job toilet and telephone on site for the duration of the project (as required by 29.Contractors shall maintain the premises clean and free of trash, debris and shall protect all adjacent work from damage soiling

paint overspray, etc. Contractor to provide daily clean-up to site dumpster. All fixtures equipment, glazing floors, etc. shall be left

clean and ready for occupancy upon completion of the project 30.Design documents signed and sealed by an engineer and shop drawings are required for mechanical, plumbing, electrical systems, fire alarm, and fire protection systems to be submitted by the contractor. 31.All manufacturer's printed warnings and/or directions for handling products must be strictly observed. Any items not compatible

with substrate shall be isolated as per manufactures' recommendations 32.Contractor shall supply and install emergency lighting and exit signs as required by code and in all locations approved by the local fire marshal and or building code official and whether they are shown or not shown on the contract documents. 33. Contractor shall supply and install fire extinguishers and smoke detectors as required by code and in all locations approved by

the local fire marshal and or building code official and whether they are shown or not shown on the contract documents. 34.All codes trades standards, and manufacturer's instructions referenced in the Contract Documents shall be the latest edition. 35.The Contractor shall make no structural changes without written approval of the Architect/ Engineer. 36.No Blasting shall be permitted without prior written approval.

37.Use properly designed shoring, bracing, underpinning, etc. as necessitated by conditions or as required. It is the Contractor's sole responsibility to determine erection procedure and sequence to ensure the safety of the building and its components parts

38.Brace all walls during construction to prevent damage from wind, water, earth, pressure and construction loads until all supporting elements are in place and are of sufficient strength.

39.No opening shall be placed in any structural member (other than as indicated on approved shop drawings) until the location ha been approved by the Structural Engineer 40.Provide sleeve layouts for all pipes and electrical penetrations through structural members (All trades are included). Layouts are

to be submitted to the engineer for approval prior to construction. 41. Provide fire stopping at all penetrations though rated assemblies, Firestopping location are not located on the drawing. Each Prime contractor shall provide firestopping for their own work. Provide all Underwriters Laboratories UL tested assemblies 42. Support Air conditioning units compressors and other roof mounted or suspended equipment only on joists, trusses or beams designed for that purpose. If no support has been designed (or if a question arises) notify the Architect prior to the erection of the

equipment and before the structural erection is complete 43. Contractor shall provide for dewatering as required during excavation 44. Should the contractor seek approval of a product other than shown with in the specifications the contractor shall furnish written evidence that the proposed product conforms in all respects to the specified product.

45.Each contractor shall fully review the complete set of contract documents as some work of each prime contractor may be shown 46.No products containing asbestos or other hazardous material shall be installed on this project or used during the construction of

47. The risk of loss of items saved on the site shall be each contractor responsibility. The contractor shall provide the appropriate insurance coverage to meet the above requirements

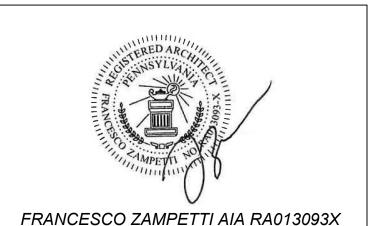
48. Contractor shall provide access panel as required to service any all equipment as required by manufactures recommendations. Access panel in GWB shall be trimless (with concealed flanges to receive GWB) Each contractor will be responsible to provide this type of access panel.



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1213 N 41, LLC



HAVERFORD SQUARE DESIGNS



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Rev. 0	Initial Permit Submission	Sep 26, 2020

Project Name:

1723 Memorial Ave, Philadelphia, PA 19104

COVER SHEET.

Project number	1723 Memorial Ave
Date	Sep 26, 2020 - 8:20pm
Drawn by	Alexandr Stratila
Checked by	FZ

Sheet Number:

Scale

As indicated

Section 2 Site Work and Foundations

Perform all site work in this section in conformance with the Final Soils Compaction, Geological Reports, and Approved site plan accepted by Owner and Building Department. In the absence of the necessary subsurface survey, the Contractor shall hire a licensed soils engineer to investigate the site to adequately verify that the soil is capable of safely bearing 2000 psf and report back to the architect. If a discrepancy from the presumed soil bearing capacity exists, Contractor shall not

place foundations, piers, etc. without written instructions from the Designer. 2.Presumptive Soil Bearing capacity 3000 psi virgin soil. No excavation shall be made whose depth below the footing is greater than two times the horizontal distance from the nearest edge of that footing. All concrete footings shall bear on undistrubed soil or engineered fill. Bottom of footing shall be minimum of 3'-0"

below finish grade or top of slab elevation, whichever is lower. 3.All backfill at structures, foundation, footing, and pavements shall be clear granular fill. Place in 8" layers and compact to 95% max. dry density determined in accordance with ASTM D-1557. Backfill shall not be placed against any below grade walls until floor framing and decking or sheathing is in place. Building site shall be kept dry so that erosion will not occur in the foundations. Do not backfill until walls and/or concrete has sufficiently cured to sustain design loads. 4.Backfill at lawns and unpaved areas shall be free of clay, rock, or gravel larger than 2" in any direction, debris, vegetable matter, waste, and frozen materials.

Place in 12" layers and compact to 90% max. density in accordance with ASTM D-1557. 5.All slabs on grade shall bear mechanically compacted crushed stone capable of supporting 2,000 psf.

6.Backfill shall be brought up equally on each side of the wall.

.The maxim depth of unbalanced fill against the foundations walls shall be computed as follows: depth is measured from the finished grade at the exterior side of the building down to the top of the basement floor or the top of inside ground level. The maximum depth of unbalanced fill is as follows: 8" wide concrete wall 7'-0"/ 10" wide concrete wall 8'-0" depth/ 12" wide concrete wall 9'-0"depth.

8.Do not backfill walls until floor has been applied to the structure.

9.Where concrete trench footings are used, excavation shall be neat and true concrete to be cast immediately upon formation of the trench. 10.No excavations shall be made whose depths below the footing is greater than 1/2 the horiztonal distance form the nearest edge of that footing.

1. The General Contractor must take measures to control soil erosion. 2. Walls retaining earth (including basement walls) shall not be backfilled for a minimum of 14 days after concrete is poured.

13. Loading dock, basement walls, and other exposed concrete walls shall have control joints a maximum of 20ft on center unless noted otherwise on the drawings. Masonry or concrete walls with integral piers or pilasters shall have a formed control joint on one side of each pier on the exposed face of the wall. All control joints shall be filled with SikaFlex 15LM sealant.

14.See Civil Engineer's Drawings for further specifications.

All reinforced concrete shall be furnished and installed in accordance with the current ACI Building Code ACI-318 " Building Codes requirements for Reinforced Concrete" and ACI Code 301.347.

2.All concrete shall be ready mix and have the following characteristics:

A. 4000 psi minimum compressive strength at 28 days. B. Minimum of 560 pounds cement per cubic yard.

C. Maximum water to cement ratio of 0.32. D. 6% entrained air.

E. Slump at point of placement to be 3 inch minimum and 5 inch maximum. Contact engineer if pumpable mixes will be used.

F. Do not add any water at site 3.Concrete driveways, curb, walk patios, porches, carport slabs, and other flat work exposed to the weather, and garage floor slabs shall be air entrained and have a minimum 28 day compressive strength of 3,500 p.s.i. All remaining concrete shall have a minimum 28 day compressive strength of 3,000 p.s.i. Reinforcing steel shall conform to ASTM-A615. Grade 60. Welded wire fabric shall be 6x6, 10/10 and conform with ASTM A-185. Clearance of main reinforcing

from adjacent surfaces unless shown otherwise: Uniform surface in contact with ground or exposed to weather is 3", Bottom surfaces of slabs on grade is 3",

Formed surfaces in contact with ground or exposed to weather is #7 bars or smaller is 1.5" and bar #7 and larger is 2", Exterior wall surfaces is 2", In all cases not less than the diameter of the bars. 5.On grade concrete slab the WWF reinforcement shall be located midway in the slab thickness. Lap splices 12". On grade slabs shall also be protected with vapor

barrier lapped 12" minimum at all seams.

6.All WWF shall be ASTM A185. Lap all WWF a minimum of 6 inches.

7.All concrete shall be air-entrained. Exterior concrete shall have 5% air entrainment.

Provide concrete reinforcing bars at footing locations. Minimum of 3" concrete coverage, unless noted otherwise.

9. Concrete slab on grade shall be finished to tolerance for floor flatness of 25 and floor levelness of 20 unless otherwise noted on the architectural drawings. Control joints shall be spaced at 15 ft maximum each direction unless noted otherwise on drawings. Provide 1/2 inch thick expansion joint (Deck-O-Foam closed cell polyethylene or equal) wherever slab meets walls or other structures. All joints (top 1 inch) should be filled with Sikaflex 15LM. See drawings for more information. O.Provide keys in concrete walls, piers, grade beams, and footings at intersections unless noted otherwise on drawings. Provide corner bars (minimum 48d long each way) to match horiztonal reinforcement at wall corners and T intersections.

1. Concrete shall cure for at least 10 days before beginning steel erection. Concrete slabs and decks are not designed for storage of materials or heavy equipment. Contact engineer before placing any construction loads on slabs or decks.

B. The top of all footing shall be roughened prior to pouring the wall. 9. Provisions must be taken to protect all concrete work, from frost damage with special attention paid to footings and other on grade construction prior to backfilling

and enclosing the building. 10.Anchor straps shall be galvanized metal straps approved for direct substitution of anchor bolts. Straps shall not be more than 12" inches from plate and 4'-0" O.C.

(maximum) intermediate spacing, minimum 2 straps per bearing plate section. 1.Concrete in locations subject to freezing and thawing during construction shall be air entrained concrete. Total air content (% by volume of concrete) shall be not less than 5% or more than 7%.

12.Unless noted otherwise, anchor bolts shall be 5/8" diameter minimum and 15" long for grouted masonry. Placement of anchor bolts shall be 12" from plate ends, 3'-0" O.C. maximum intermediate spacing, minimum 2 bolts per bearing plate section. Approved strap anchors may be substituted for anchor bolt method. 3.Provide 6 mil polyethylene vapor barrier membrane complying with ASTM D-2103 where indicated on drawings.

14. All formwork shall be in accordance with the American Concrete Institute's "Formwork for Concrete" (Special publication SP-4), and the ACI's "Recommended Practice for Concrete Formwork" (Standard 347). Temporary shoring of formwork is the sole responsibility of the contractor.

Section 4 Masonry

. All masonry construction shall be in accordance with "Specifications for the Design and Construction of Load Bearing Masonry", published by the National

2.All hollow load bearing block shall conform to ASTM C-90 Type I moisture controlled. All solid block to conform to ASTM C-145. Minimum net compressive strength (f'm) shall be 2,000 p.s.i. All CMU shall be laid in a full bed of mortar with solid bearing caps. Unit face size (nominally) 7 5/8" X 15 5/8". Provide opening in all CMU work as indicated on Drawings. Use full size CMU whenever possible. Cut only with motor driven saws for clean edges. All joints to be struck flush. For starter courses on concrete footings provide full spread out mortar bed including area under cells.

3. Fill CMU cells with solid concrete or grout at all units to receive expansion anchors or located directly below bearing walls, rears, doors, and door frames minimum of (3) courses or to concrete footing. Any masonry foundation walls to be filled solid with grout.

4.Mortar and grout shall meet requirements of ASTM C-270 and requirements specified herein. Type M mortar shall be used for exterior walls below grade. Type S mortar shall be used for walls and partitions above grade.

5. Grout shall be a high slump mix in accordance with ASTM specification C-476, having a minimum compressive strength of 3,000 psi.

Provide a lintel over every opening greater that 16" Lintels shall be reinforced CMU bond beam with minimum 8" bearing on each end or, upon consultation with

7.Do not wet CMU before laying. 8.Cut new opening in existing masonry where indicated on Drawings. Opening shall be made without the use of power driven tools. "Tooth-out" existing masonry with hand tools only. Patch all masonry damaged by this work. Repairs to existing masonry work shall match adjacent materials and workmanship.

9.Provide hot-dipped galvanized truss type horizontal joint reinforcement (min. 9 gauge) at 16" o.c. vertically in all masonry walls below finished grade. 10.Existing masonry walls located inside of the new enclosure are to be cleaned and restored before construction work begins. Prior to full scale cleaning of the wall, test a small, inconspicuous section of masonry to determine the effectiveness and scope of work. Where mortar joints are cracked, loose or crumbling, rout out joints, clean, and re-point with mortar to match existing. Follow with lower pressure power washer filled with water. Allow surface to dry and dust with straw brush to remove loose aggregate. Final surface is to be as stable and free from loose grit as possible without changing the nominal dimension or stability of masonry. 1.Masonry (brick, stone, etc.) veneer wall shall have galvanized wall ties secured to framing. Each tie shall be spaced not more than 24" on center horizontally, 16"

vertically, and shall not support more than 3.25 square feet of wall area. 1" air space building wrap (or felts) and flashing shall be installed.

Section 5 Metals

1. Steelwork shall conform to the current specifications for the design, fabrication and erection of structural steel for buildings as adopted by the AISC. Connections shall be bolted or welded. Bolts shall conform to ASTM-325 and be 1/2" diameter unless noted otherwise on drawings. 2.All structural steel shall be in accordance with ASTM specifications A-36. Steel for pipe columns shall be of equivalent capacity and weldability to ASTM specification A-501.

3.All steel shall be thoroughly cleaned in accordance with SSPC-SP6 (shop blasted) and have a shop coat of rust inhibitive paint. Field painting to be per architectural specifications.

4.All steel shall be painted with one shop cost of red oxide paint. Primer or approved equal field painting shall be as directed by the architect. 5.Delete paint on steel which is to receive sprayed on fire proofing or be encased in concrete.

7. Anchor bolts shall be ASTM F1554. See plans for sizes.

8. Orient all mill camber up during fabrication and erection.

6.Base plate leveling grout to be 9000 psi minimum non-shrink.

9.All steel shall be fabricated and erected in accordance with the latest AISC specifications.

10.Bolted connection details shown on drawings are for information purposes only. Fabricator is to design connections to the following parameters and submit shop drawings for approval by the engineer prior to beginning fabrication: A.Loads shown on drawings are un-factored. All connections should be designed with a minimum capacity exceeding two times the load noted. All connections

without loads noted shall be designed as full depth double angle with bolts spaced at 3 inch centers. B.Bolts to be minimum 3/4 inch unless noted otherwise on drawings. Use ASTM A325N for shear connections and ASTM A490-SC for brace connections. C. Minimum 3/8 inch thick plates and angles unless noted otherwise on drawings.

11. Beams with T/t greater than 36 shall have 3/8 inch thick full height plate stiffeners installed on both sides of web directly over/under bearing points such as columns and bearing plates. T is the value found in AISC (13th Edition) Table 1-1, and t is the web thickness. 12. All shop and field welding to be in accordance with latest edition of AWS D1.1 Welding rods to be E70XX for steel connections, E80XX for brace connections,

and E60XX for steel to metal stud connections. 13. Sheet Metal Fabrications closures and trim, filler panels, Products: Aluminum sheet: ASTM B 209, alloy 5005 H15., Fasteners, Anchors, and Inserts: No

corrosive, Gaskets: Flexible cellular neoprene, ASTM D1056, Bituminous Paint: Asphalt mastic, SSPC-Paint12. Finish Aluminum: Color Green to match existing 14. Steel fabricator is solely responsible for coordinating with general contractor for the purpose of surveying and verifying as built conditions including but not limited

to location, elevation, and dimensions of features prior to fabrication. 15. Submit all steel shop drawings for approval prior to fabrication.

16.All lintels and shelf plates to be hot dipped galvanized. Any points of welding shall be touched up with a zinc rich paint. 17. Manufacturer of cold formed metal framing must submit literature indicating the metal framing strength and stiffness including capactiy of members, framing

details, connections, bracing, and bridging to conform to load criteria. 18. Cold formed metal headers indicated on drawings are to be provided by manufacturer/suppplier. 19.All structural metal studs shall be hot dipped galvanized (G60) in accordance with ASTM A924. Cold formed framing shall be designed, manufactured, and installed in accordance with the latest edition of AISI specifications and shall comply with ASTM A653 & C955.

21.All welding of light gauge framing must use E60XX electrodes and be completed in accordance with AAWS D1.3. Always use welds where shown on drawings.

1.All woods and wood construction shall comply with the specifications and codes with modifications as specified herein: Section 2308 of the 2009 IBC, American Institute of Timber Construction (Standard Manual), National Forest Products Association National Specifications for Wood Construction, South Pine Inspection Bureau Standard Grading Rules for Southern Pine Lumber, Truss Plate Institute Design Specifications for Light Plate Connected Wood Trusses (TPI-14), and American Plywood Association Guide to Plywood Association Guide to Plywood for floor, plywood, sheathing for wall and roofs, American Wood Presevers

Association Standards. 2.All Structural Lumber shall be Spruce Pine Fur #2(minimum) stress grade lumber noted otherwise (MIN STRESS (E)= 1.8 X 10 6 PSI

3.All structural lumber shall be stamped in accordance with the American Institute of Construction's "Construction Manual". 4.Rough Carpentry: Framing with dimension lumber, sheathing, sub flooring, underlayment and air infiltration barrier.

20.All studs, joists, and accessories shall be Fy 50ksi and 16ga or heavier. Do not flame cut light gauge steel framing.

5.Lumber Standards and Grade Stamps: PA 20 American Softwood Lumber Standard and inspection agency grade stamps. 6.Hangers, framing anchors and fasteners provide and install stamped and fabricated steel of type indicated (as required). Nail to be those furnished per manufacturer for this specific use. Nails to be those furnished by manufacturer for this specific use. Nails shall be fully driven in all holes in the anchor. 'Teco" etc.

conforming to requirements indicated shall be provided. All hangers and anchor shall be galvanized. 7.Install pressure treated lumber where lumber is exposed on the exterior, within 8" of grade, or in contact with concrete. Preservative Treatment AWPA C2 for lumber and AWPA C9 for plywood; waterborne pressure treatment

8.All headers at bearing condition consult lintel schedule.

9.All headers at non-bearing conditions shall be as follows unless noted otherwise: opening up to 4'-0" header shall be 2 2x6, 4'-0"to6'-0"opening 2 2x8, 6'-0" to 9'-0"opening header shall be 2 2x10.

10.Roof Sheathing APA approved 3/4" exterior grade plywood with metal clips at side pan between trusses or wood rafters whenever spacing is greater than 16"OC

11. Floor Sheathing to be 3/4" T&G interior/exterior glue GIS plywood unless noted otherwise, Construction Panel Underlayment for Resilient Flooring: APA Underlayment Exterior, Construction Panel Underlayment for Resilient Flooring APA Sturd-I-Floor, Exterior, Construction Panel Underlayment for Ceramic Tile: APA Sturd-I-Floor, Exposure 1, Plywood Underlayment for Carpet: APA Underlayment Exposure 1. 12. Provide corner bracing at all corners consisting of a minimum 2 2x4 corner studs with 21/32" plywood panels (4'-0"x8'-0")with the longer dimension horizontal for

the entire height of the wall. All exterior walls are to be braced with 21/32" plywood panels applied as noted above every twenty-five (25) lineal feet (maximum). 13.Maintain a minimum of 8 inch clearance from all wood framing members to exposed earth. All wood framing members including wood sheathing which rest on exterior foundation walls and are less than 8 inches from exposed earth shall be approved natural durable or pressure-treated wood.

14. Air Infiltration Barrier: Tyvex Commercial Wrap under most approved finishes or Tyvex Stucco Wrap under stucco finish 15. Finish Carpentry: running trim and rails, species and grade: pine, smooth, finish paint, and fasteners countersunk and concealed.

16.Install exterior grade pressured treated deck w/ square ends steel glav. steel galv. screws. 17.All glue laminated beams (i.e. PSL) shall meet minimum design loads: Fb = 2800 psi Fx = 290 psi E = 2,000,000 psi

18a.Design, fabrication, and installation of trusses and sheet metal connectors shall be in accordance with the following standards and specifications: A) Supplement to engineering bulletin #SE-266; dated 4/19/60 as A.S. DIV. FHA 1/4/64. B)International Conference of Building Officials report #17414.5, 9/6/68. C)Design specifications for light metal plate connected wood trusses T.O.I. 70. D)B.O.C.A. Code - latest edition.

18b.All point loads, partial uniform loads, or combinations thereto shall be determined by the truss manufacturer and accounted for in the design of the trusses. The truss system shall be engineered to accept all imposed loads as dictated above.

18c.All members of trusses to be fabricated from stress grade lumber having the following properties:

Fb = 1.400 psi Ft = 950 psi Fcll = 1.100 psi Fcl = 345 psi 18d. The truss manufacturer will provide calculations indicating additional snow and dead loads for roof locations with gussets, crickets, and valleys requiring

additional roof framing for intersections of higher or lower roofs in accordance with ANSI A58.1, 182. 18e. Shop drawings, signed and sealed by a professional engineer registered in the state of the project, shall be submitted to the architect for approval as stated herein prior to fabrication and for design intent only.

19. Double floor joists under all interior partitions running parallel to framing. 20.All ijacks or posts are to line up with those at the floor below even when posts are not required by framing of the floor; in other words, all posts above are to be

continuous, or increased as shown, to the lowest level. 21. Wall sheathing to be 1/2" CDX plywood or 1/2" type "x" gypsum sheathing, or approved equal. Refer to drawings for specific locations. 22. Unless otherwise noted, wall stud framing shall be double at beam ends and framed openings, if opening is over 6'-0" - triple studs. 23.Exterior horizontal siding to be premium post for extruded vinyl, or aluminum as indicated on drawings. Install as per manufacturer's printed instructions. 24.Exterior trim shall be certainteed accessory line or wood #2 or better. Wrap with vinyl as indicated on drawings. See drawings for size and locations.

25. Where double or multiple joists are indicated on the drawings, they must be mechanically fastened to each other in such a manner so as to share the superimposed loads, including loads from header framing into the double joist. 26.Stud bearing walls shall be hem-fir structural grade or better 2x4s at 16" O.C. unless noted otherwise, and shall have two (2) continuous top plates which are spliced at stud locations only and splices are staggered between plates.

27. Multiple studs shall be nailed to each other with 10d nails at 8" spacing entire stud. 28.Notches in the top or bottom of joists shall not exceed 1/6th the depth of the member and shall not be located in the middle 1/3rd of the span. Where joists are notched on the ends, the notch shall not exceed 1/4th the joist depth. Cantilevered portions less than 4" wide shall not be notched unless the reduced section properties and lumber ducts or vents, the double joists required to support bearing partitions which run parallel to the floor joists shall be spaced apart to accomodate the pipes, ducts, vents, and block at 4'-0" O.C.

29. Holes bored in joists shall not be within 2" of the top and bottom of joists and their diameter shall not exceed 1/3rd of the depth of the member. 30.Firestoppina

Firestopping shall comply with BOCA 921.0: Firestopping shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between the top story and the roof space. Firestopping shall be provided in wood-frame construction in the following locations: 1)In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and the floor level; 2)At all interconnections between concealed spaces such as occur at soffits, dropped ceilings, cove ceilings, etc.; 3)At the openings around vents, pipes, ducts, chimneys, and fireplaces at ceiling and floor level, with noncombustible materials.

Except as provided in item 4 above, firestopping shall consist of 2" nominal lumber, or 2 thicknesses of 1" nomimal lumber broken lap joints, or 1 thickness of 3/4" type 2-M particleboard, or other approved materials. The integrity of all firestops shall be maintained. 31. Joists having a depth to thickness ratio exceeding 6 to 1 based on nominal dimensions shall be supported laterally by solid blocking, diagonal bridging (wood or metal) or by 1x3 bridging nailed to the bottom of the joists at intervals not exceeding 10 ft.

32.Microlam (LVL) engineered beams and headers shall have the following minimum design properties: Fb = 2600 psi Fv = 285 psi E = 1,900,000 psi 33. Timberstrand (LSL) engineered ledgers, rim boards, joists, etc. shall have the following design properties: Fb = 2325 psi Fv = 310 psi E = 1,550,000 psi 34.Plywood sheathing shall APA Rated structural I panels, conform to the following:

A.Roof deck sheathing: 3/4" thick, Exterior Grade - APA Rated. Diaphragm nailing; 8d nails at 6" on center all edges, 10" on center elsewhere. B. Sub-floor: 3/4" thick T&G, 48/24 INT-APA with exterior glue (CDX). Diaphragm nailing; 6d nails at 6" on center all edges, 12" on center elsewhere except for

Braced Wall Panels. See drawings for panel locations and nailing schedule. 35. All beam support posts in walls and jamb supports for headers shown at levels above first floor shall also be constructed in walls below to provide continuous support for concentrated loads to foundation level (typical unless noted otherwise on framing plans). Built up wood posts and girders shall be glued and fastened together with 16d nails at 6" on center.

36. Exterior and load bearing stud walls shall be constructed with horizontal blocking (same size as stud) at maximum vertical spacing of 5'-0" on center. 37. Lumber for exterior construction in direct contact with concrete foundation walls (sill plates, blocking, etc.) shall be pressure treated in accordance with the AWPA or Federal Specification TT-W-571

38.All walls running parallel to joists shall have a supplemental joist installed under or immediately adjacent (within 1 inch of wall edge) to the wall. See drawings for ioist placement and fastening at braced wall panel locations. 39.TJIs must be installed in accordance with the "TJI Joist Specifier's Guide TJ-4000" latest edition. Guidelines for fastening, blocking, bracing, and holes must be closely followed.

Section 7 Thermal and Moisture Protection

1.The following specifications shall govern with modifications as specified: American Society of Heating, Refrigeration and Air Conditioning Engineering (ASHRAE) Handbook of Fundamentals.

2.Install flashing and sheet metal in compliance with "Architectural Sheet Metal Manual" by SMACNA.

3.Aluminum flashing shall conform to ASTM B-209, and the minimum 0.016" thick standard building sheet of plain finish. 4. Galvanized steel flashing shall conform to ASTM A-526,0.20 percent copper 26 gauge(0.0179 ASTM A575 designated G 90 hot-dip galvanized phosphalized. 5.Back paint, flashing with bituminous paint where expected to be in contact with cementitious materials or dissimilar metal.

6. Provide and install flashing at all roof to wall conditions, projections of wood beams through exterior walls exterior openings and elsewhere as required to provide watertight weatherproof performance 7.Roof valley flashing shall be provided of not less than no.26 galvanized sheet gauge corrosion-resistant metal or copper and shall extend at least at least 11" from

the center line each way shall have the flow line formed as part of the flashing. A section of flashing shall have an end of not less than 4". 8.Building Insulation: Thermal insulation at masonry walls board type, thermal insulation at underside of roofs, over heated spaces and over soffits, blanket type,

thermal insulation over unheated areas, blanket type, Acoustic insulation at interior partitions, sheet vapor retards.

9.Extruded polystyrene, rigid, ASTM C578, integral vapor retarder as required for application. R-15 minimum

10.Blanket/Batt Insulation: Glass fiber or mineral slag fiber, ASTM C 665, Type III (foil-scrim-kraft vapor-retrader membrane)R-30 minimum 11. Vapor Retarder(not intergral with Insulation) Type: Reinforced 2ply polyethylene, 6 to 8 mils.

12.Accessories: Adhesive and mechanical anchors. Protection board, crack sealers and tapes. 13. Stucco finish 3 layers of stucco over approved substrate with glav. Metal lath

14.Roof Fully adhered EPDM 60 mil membrane 2 inch board insulation on stl deck typ 15.Flashing and Sheet Metal: Metal counter flashing and base flashing, Exterior wall flashing, built-in metal valleys, gutters and scuppers, guttered and downspouts, exposed metal trim and fascia units

16. Sheet metal accessories. Product: Extruded aluminum: 6063-T52, baked enamel, 0.080 inches for primary leges of extrusion.; Fabricated Units: Compliance with SMACNA Architectural Sheet Metal Manual.; 17. Auxiliary Materials: Bituminous isolation coating, mastic and elastomeric sealants, reglets and metal accessories, gutter and conductor head guards, asphaltic

18. Joint Sealers: joints sealers at interior and exterior vertical and horizontal joints; Products, Silicone Sealants, Type and Application: One part nonacid-curing silicone sealant, ASTM C920, for vertical and horizontal joints, modulus as required for application, exterior and interior use, one part mildew resistant silicone sealant, ASTM C 920, for sanitary applications, interior use; Compression seals Type: Performed hollow neoprene gasket, ASTM D 2628, for wide joints in vertical

surfaces. 19.Enclosed attic spaces and roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrace of rain. The net free ventilating area shall not be less than 2/3 of one percent (1%) of the horizontally projected roof area, or 1/3 of one percent if at least 50% of the required ventilating area is provided by ventilators located in the upper eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. 20.Provide and install 5-1/2" thick kraft faced glass fiber batt insulation with an insulation-only value of R-21 in all exterior stud walls and garage/living space walls unless noted otherwise.

21. Provide and install 14" thick kraft faced glass fiber batt insulation with an insulation-only value of R-49 in roof or ceiling unless noted otherwise. 22. Provide and install 1" thick rigid foam plastic insulation board with a minimum insulation-only value of R-5 in accordance with manufacturer instructions where

23. Provide and install batt insulation at window shim places. 24. Fit insulation tight within spaces and tight to and behind mechanical and electrical services within the plane of insulation. Leave no gaps or voids. 25.Install type 15 felt (per "UL" standard spec 55A Rev. October 1975) under exterior trim and siding. Apply so as to form a watertight membrane. Overlap each

course below 2" minimum at horizontal joints and 6" vertical joints. 26. Provide sealants and chaulking meeting applicable specifications where shown on the drawings and elsewhere as required to provide a positive barrier against

moisture and passage of air. 27. Provide and install 3 1/2" thick batt insulation at mechanical closet walls and ceilings.

28. Provide and install a 6 mil. polyethylene vapor barrier complying with ASTM D 2103 where shown on drawings.

29. Provide damproofing or waterproofing to all walls below grade. Covered specifications approved with soils engineer. Application shall be manufacturer's 30. Roofing shall be Rubber Rolled (Fiberglass). Class "B" roof materials. Rolled roofing shall be installed according to manufacturer's instructions. 31. Gutters and downspouts to be style "k" (OGEE), 0.32 prefinished aluminum. Provide splash blocks at bottom of downspouts. Runoff shall be directed away from

building and not across walkways. 32. All roof materials need to be Class "B".

Section 8 Doors and Windows 1.Reference Standards for metal doors, wood doors, and windows shall be as follows: Underwriter's Laboratories Inc. Building Material Directory, National Fire Protection Association Pamphlet No. 80 Standard for Fire Doors and Windows, National Wood work Manufacturer's Wood Flush Door, Air Leakage 9 (ASTM E283)

Water resistance (ASTM E 331) 2.Glazing in locations which may be subject to human impact such as glazing in ingress and means of egress doors except jalousies; glazing in fixed and sliding panels of sliding (patio) door assemblies and panels in swinging doors; glazing in storm doors; glazing in all unframed swinging doors; glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers; glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches (1525 mm) above the standing surface; glazing in an individual fixed or operable panel adjacent to a door where the nearest exposed edge of the glazing is within a 24 inch (610 mm) arc of either vertical edge of teh door in a closed position and where the bottom exposed edge is less than 60 inches (1525 mm) above the walking surface; glazing in an individual fixed or operable panel, other than in those locations described in preceding items E. and F., which meets all of the following conditions: G1. exposed area of an individual pane greater than 9 squaure feet, G2. exposed bottom edge less than 18 inches above the floor, G3. exposed top edge greater than 36 inches above the floor, and G4. one or more walking surface(s) within 36 inches horizontally of the plane of glazing; all glazing in railings regardless of area or height above a walking surface (included are structural baluster panels and nonstructural in-fill panels) shall meet the requirements set forth in the BOCA Code and the Safety Standard for Architectural Glazing Materials(16 CFR 12011). All glazed panels located within 12' of a door which may be mistaken for openings for human passage, unless such panels are provided with a horizontal member 1" minimum in width located between 24" and 36" above the walking shall be tempered glass.

3.All doors and windows opening to the exterior or to unconditioned areas shall be fully weather stripped, gasketed, or otherwise treated to limit air infiltration. All manufactured windows and sliding glass doors shall meet the air infiltration standards of the 1972 American National Standards Institute ASTM e283-73 with a pressure differential of 157 pounds per square foot and shall be certified and labeled. 4. Provide threshold at all exterior doors.

5. Provide doors window and glazing sizes as indicated on the drawings.

thresholds. Manufacturer's Schalage or Owner approved equal.

6. Window sizes comply with information and notes as indicated on the plans.

7.All interior swing doors shall be Grade: Economy, Construction: Standard 1 3/8" thick solid core, flat panel, Finish: Opaque finish on hardboard; Fitting and Finish: Factory-prefit and pre-machine doors, Opaque factory finish, AWI finish System No. 9 (catalyzed lacquer)

8. Exterior Doors: Economy grade 1 3/8inch thick painted steel.

9. Rail solid wood louvered doors, size as indicated on drawings. 10.Bifolding doors: Top-supported, horizontal-sliding, wood, luau finish opaque finish.

11.Windows: Individual units set in wall construction, Commercial grade, Insulating glass, clear glass, thermal break, vinyl extrusions, Finish: Alum Green Color. Provide operating hardware, insect screening. Kawneer or owner approved equal 12.Door Hardware: for swing, bifold, sliding, and bifold doors, comply with ANSI A156 series standards; Quality Level: Residential type, Locksets and latch sets cylinder type, Lock cylinders: interchangeable type, Keying: master key one for each unit, Hinges and butts: Full-mortise type with nonremovable pins at exterior doors, Closers: Door control, and exit device: Low frequency, Pivots: offset or center hung, Hardware finish stain stainless steel finish on all exposed surfaces.; Auxiliary Materials: Door trim Kick plates edge trim mail drops, wall and floor stops, interior sliding door and bifold hardware, sound stripping, weatherstripping and

Section 9 Finishes

1. Provide and install gypsum wallboard (GWB in accordance with the "American Standard Specifications for the Application and Finishing of Gypsum Wallboard," as approved by the American Standards Associate, latest edition, Comply with recommendations of GWB Manufacturer. Install 5/8" GWB glued and nailed 7" o.c. for walls and 6" o.c. for ceilings. Where a fire rating is required use 5/8" Type X GWB. Tape and Spackle 3 coats, sand smooth, with metal corner beads, typical. Provide plastic casing beads at butt joints with other material

2.Application of paint or other coating shall be in strict accordance with Manufacturer's directions. Ready mixed paint shall not be thinned, except as permitted in the application instructions 3.All exterior and interior surfaces shall receive the painter's finish except color coordinated factory finish surfaces. Top and bottom of all doors are to be sealed and

4.All surfaces to be finished shall be clean and free of foreign materials (dirt, grease, asphalt, rust,etc.) upon finishing. 5.Application shall be conducted in a workmanlike manner resulting in a smooth, clean surface. Application rate shall be as recommended by the Manufacturer. Application may be by brush, roller, or spray is paint is specially formulated for spray applications.

6.Exterior paint: Contractor to submit 2'x2' color samples to Owner. Consult with Owner for typical exterior finish color and Manufacturers. All interior and exterior wood trim to be back primed prior to installation. Apply on coat exterior primer, two finish coats. MAB bone white flat for walls and MAB low luster bone white for the

7.VCT underlayment flash patch as required Contractor to insure level, smooth, and clean surface. 8. Interior paint and stain shall be provided as per owner's schedule and specifications.

9. Provide and install exterior and interior surface finish per owner's schedule and specifications. 10.Unless noted otherwise, provide and install resilient flooring and wall base per owner's schedule and specifications. Install in accordance with manufacturer's printed instructions. 11. Provide ceramic tile and accessories complying with Tile Council of America specifications 137.1 in colors and patterns selected by the owner from colors and

patterns of the approved MFGR. 12.Install ceramic tile in compliance with pertinent recommendations contained in the Tile Council of America "Handbook for Ceramic Tile Installation" and manufacturer's printed instructions.

13.Setting material may be either dryset mortar in compliance with ANSI A118.1 and A118.2 or organtic adhesive in compliance with ANSI A136.1, using type 1 where exposed to prolonged water presence and using type II at all other locations. 14.Provide and install SW or regular gypsum wallboard, type VII grade W or X as required, class 2, 1/2" thick, at all shower/tub enclosures at walls.

15. Provide and install fire-retardant gypsum wallboard, type "X", class 1, 5/8" thick, at locations indicated on details and drawings. 16.Provide and install SW or regular gypsum wall board, 1/2" thick at walls and ceilings unless otherwise indicated on drawings or specified. Contractor shall provide all trim accessories, finish taping and spackling in accordance with the American Standard Specifications. 17. Provide and install 2-hour rated fire walls and separation walls as indicated on drawings. All materials, unless otherwise indicated, shall be manufactured by United States Gypsum Company, and shall be installed in strict accordance with its current printed instructions.

Section 10 Specialties

1. Toilet Room Accessories Owner approved. Section 11 thru 14 Equipment, Furnishing, Special Construction, Conveying Systems

1.Not In Architectural Contract. Sections 15 and 16 Mechanical & Plumbing and Electrical

1.Not In Architectural Contract Owner will have sub-contractor provide design documents and specifications

Sections 22, 23, 26 Plumbing, HVAC, and Electrical:

1. Licensed and insured hvac contractor to provide design build proposal for new gas fired split system. Contractor to submit design and specifications to both owner and architect for review and approvals. Contractor to coordinate with architect required chases for new and relocated system(s) prior to framing phase(s). Contractor responsible for all required permits. 2. Licensed and insured plumbing contractor to provide design build proposal. Contractor shall be responsible for all new plumbing indicated in renovations, and shall provide required demolition and coordination of existing systems. Contractor to provide riser diagram indicating type and size of copper. Contractor to be responsible for installation of owners finish (wet) fixtures. Contractor shall inform both owner and architect of any parts/equipment required for installations of any

unit. Contractor responsible for all required permits. 3. Licensed and insured electrical contractor to provide design build proposal. Contractor to be responsible for providing service during and post demolition. Contractor to provide design and specifications of all materials/devices/fixtures and components with proposal. Contractor to be responsible for recessed (can) lighting including finish trim kits. Verify with owner color and style of finish kit. Contractor to provide circuit design to architect. Contractor responsible for all required

4. Electrical contractor to verify that the existing service can support new design loads as designed, provide new 200 amp service in new construction u.n.o.



614 SOUTH 4th STREET, #510 PHILADELPHIA, PA 19147

DIRECT: (215) 651-1777 OFFICE: (215) 268-6151 FAX: (215) 814-8941

EMAIL: PLANS@HaverfordSq.com



FRANCESCO ZAMPETTI AIA RA013093X

OWNER:

1213 N 41, LLC



APPROVED AS IS

DATE

APPROVED AS NOTED

ISSUED BY: HAVERFORD SQUARE DESIGNS FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO CHECK (X) ONE BOX

CLIENT SIGNATURE

NAME (PLEASE PRINT) KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE

BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

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Project Name:

1723 Memorial Ave, Philadelphia, PA 19104

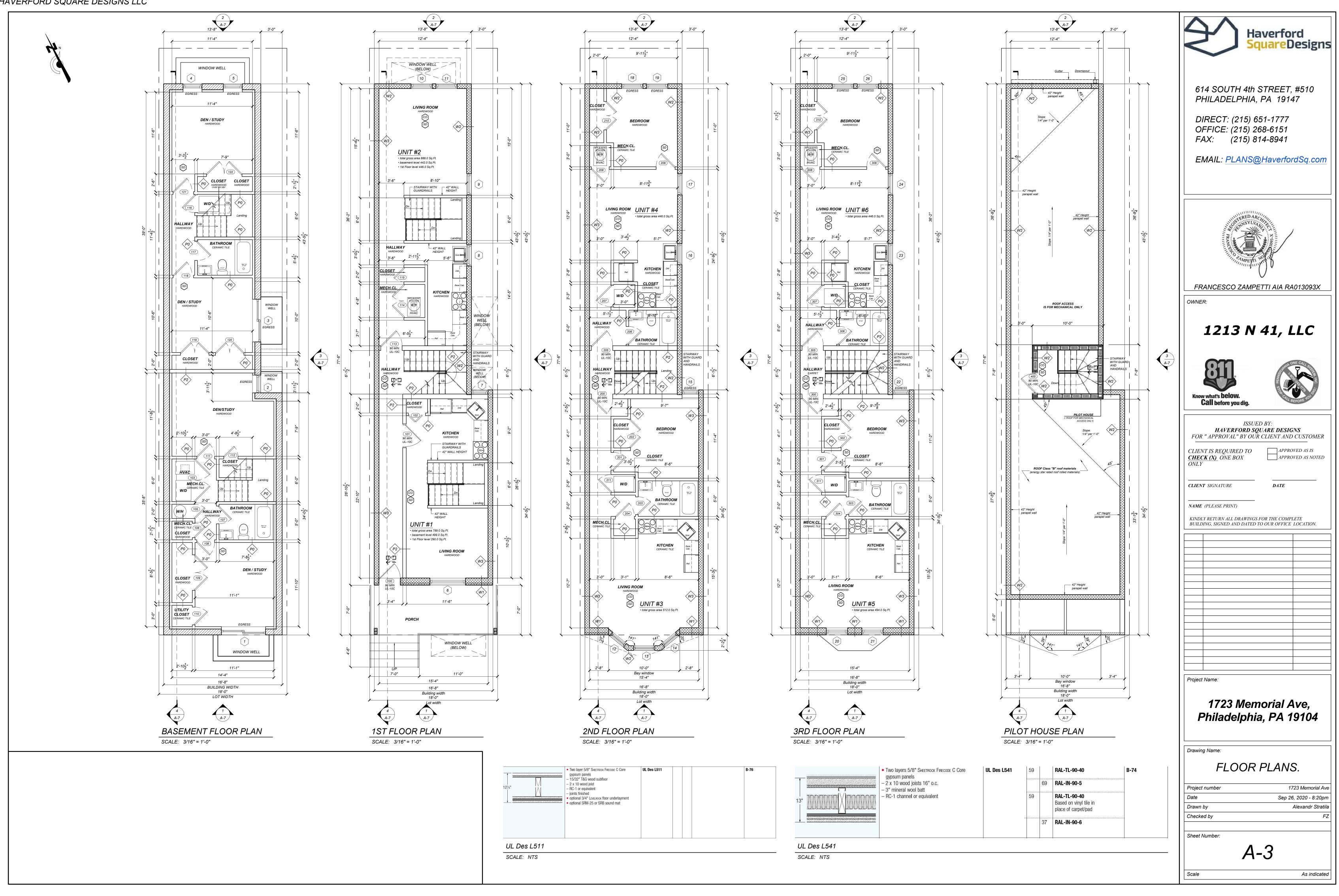
Drawing Name:

SPECIFICATIONS.

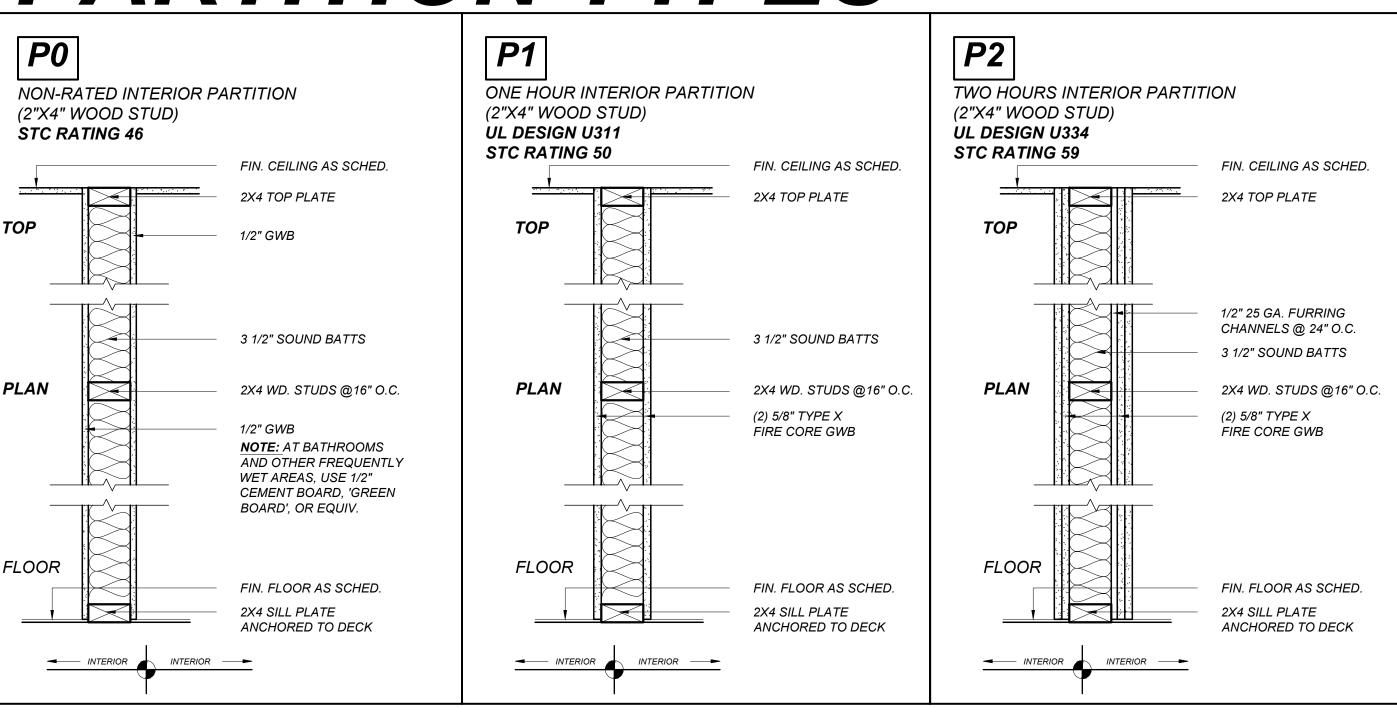
Project number 1723 Memorial Ave Date Sep 26, 2020 - 8:20pm Drawn by Alexandr Stratila Checked by

Sheet Number:

Scale As indicated

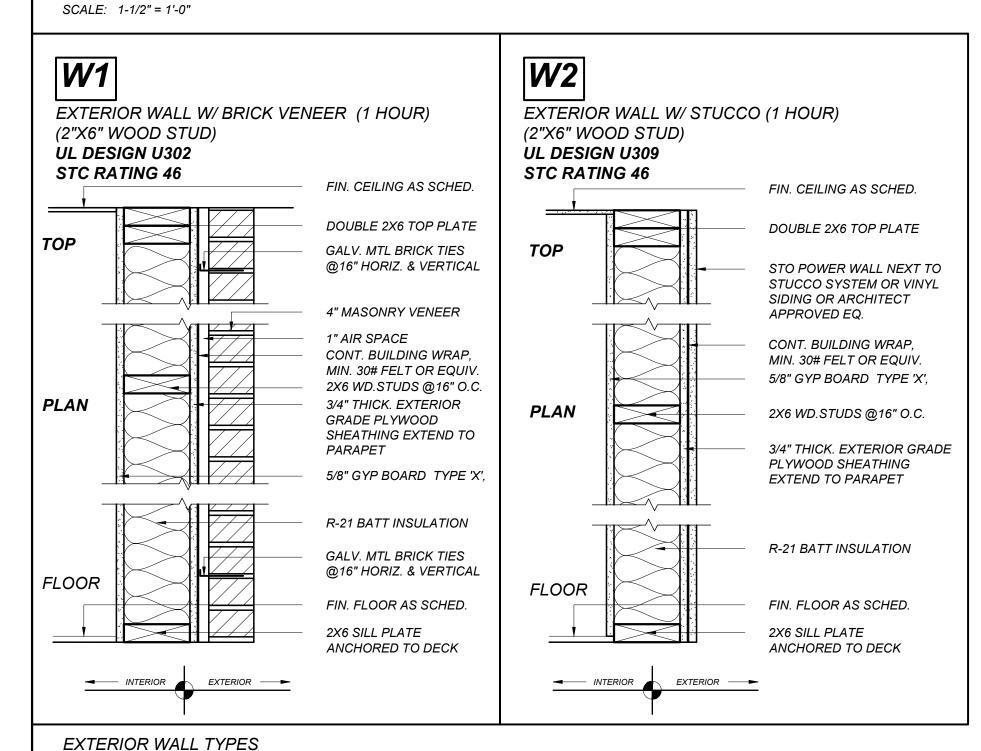


PARTITION TYPES



INTERIOR WALL TYPES

SCALE: 1-1/2" = 1'-0"



2 Hour FIRE UL U30

Link to .PDF file

Link to .DWG file

Link to .DWG/Text file

5/8" (15.9 mm) Fire-Shield Gypsum Board, two layers applied either horizontally or vertically to the interior side of 2x4 wood studs 16" o.c. Base layer attached with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 8" o.c. Face layer 5/8" Fire-Shield Gypsum Board attached with 8d coated nails 2-3/8" long, 0.113 shank, 9/32" heads, 8" o.c. Vertical joints located over studs. Vertical and horizontal joints between inner and outer staggered.

ound Test #

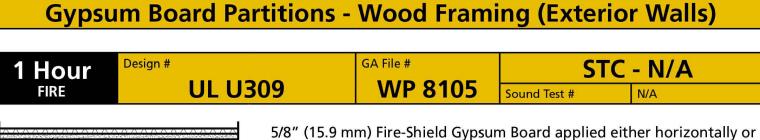
WP 8410

STC - N/A

1/2" Gypsum Sheathing applied horizontally to stud exterior side with 1-3/4" galvanized roofing nails 0.125" shank, 7/16" head, 6" o.c. Vertical joints located over studs and and staggered between adjacent rows. Exterior clay face brick laid with 1" air space between brick and exterior sheathing, 20 gauge corrugated wall ties attached to each stud with 8d coated nails, 2-3/8" long, 0.113 shank, 9/32" head, at every 6th course of bricks.

UL-302

SCALE: NTS



Link to .PDF file
Link to .DWG file
Link to .DWG/Text file

vertically to the interior side of 2x4 wood studs 24" o.c. with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. 5/8" Gypsum Sheathing applied to exterior side with 1-3/4" galvanized roofing nails 0.125" shank, 7/16" head, 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Exterior cladding to be attached through sheathing to studs.

UL-309

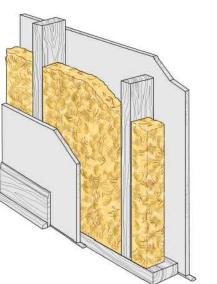
SCALE: NTS

50 STC*

1-hr. partition—single-layer, resilient channel—
3" THERMAFIBER SAFB in stud cavity—5/8" gypsum wallboard Type C core—2 x 4 16" or 24" o.c.—RC-1 channel or equivalent one side, spaced 24" o.c.—panels app horiz & att to channels—end joints backblocked with RC-1 channel with 1" Type S screws—opp side direct att with 1-1/4" Type W screws—joints fin—perimeter caulked—**UL Des U311 and ULC U311—BBN-760903**

STC-50

SCALE: NTS



46 STC**

1-hr. partition—single-layer—3" THERMAFIBER SAFB in stud cavity—5/8" gypsum wallboard Type X, or gypsum wallboard, water-resistant, Type X—2 x 4 24" o.c.—panels nailed 7" o.c.—1-7/8" cem ctd nails—joints exp or fin—perim caulked—**UL Des U305 and UL Des U314—BBN-700725**

STC-46

SCALE: NTS

1 Hour FIRE

UL U311

Resilient furring channels attached 24" o.c. horizontally to one side of 2x4 wood studs 16" or 24" o.c. with 1-1/4" type W screws. 1/2" x 3" gypsum board filler strips attached to floor and ceiling plates with 1-1/4" type W screws 3'-0" o.c. 5/8" (15.9 mm) Fire-Shield C Gypsum

GA File #

of 2x4 wood studs 16" or 24" o.c. with 1-1/4" type W screws. 1/2" x 3" gypsum board filler strips attached to floor and ceiling plates with 1-1/4" type W screws 3'-0" o.c. 5/8" (15.9 mm) Fire-Shield C Gypsum Board applied horizontally to channel with 1" type S screws 12" o.c. on all edges and intermediate channels and atttached to top and bottom plates with 1-7/8" type S screws 12" o.c. Vertical butt joints between studs back-blocked with 20" long piece of resilient channel. 5/8" (15.9 mm) Fire-Shield C Gypsum Board applied horizontally on opposite side directly to wood studs with 1-1/4" type W screws spaced 12" o.c. Horizontall joints in line, vertical joints staggered each side. Mineral wool insulation 3" thick friction fit between studs.

UL-311

2 Hour FIRE UL U334

5/8

vel

Link to .DWG/Text file

SCALE: NTS

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Link to .PDF file

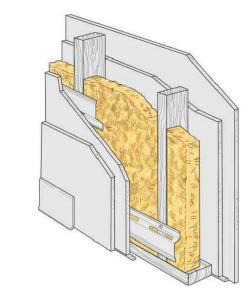
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5/8" (15.9 mm) Fire-Shield C Gypsum Board base layers applied vertically, to 2x4 wood studs 16" o.c. one side with 6d coated nails, 1-7/8" long, 14" o.c. other side over resilient furring channels 24" o.c. attached perpendicular to studs with 1" type S screws, gypsum board attached to furring channel with 1" type S screws 24" o.c. 5/8" Fire-Shield C Gypsum Board face layers applied horizontally, on stud side with 8d coated nails, 2-3/8" long, 7" o.c. Face layer on channel side applied with 1-5/8" type S screws 12" o.c. Face layer butt joints offset 16" from base layers. 2" thick mineral wool insulation friction fit in stud cavity.

UL-311

SCALE: NTS



59 STC*

2-hr. partition—double-layer, resilient channel—
2" THERMAFIBER SAFB in stud cavity—2 layers 5/8"
gypsum wallboard Type C core, each side—2 x 4
16" o.c.—RC-1 channel or equivalent one side,
spaced 24" o.c.—resilient side screw att—opp side
nail att—both base layers appl vert and face layers
appl horiz—resilient layers perimeter caulked—joints
fin—UL Des U334—TL-67-239

STC - 59

STC-59

SCALE: NTS

GA FILE NO. FC 5109

WOOD JOISTS, WOOD STRUCTURAL PANELS, GYPSUM FLOOR TOPPING, RESILIENT CHANNELS, GLASS OR MINERAL FIBER BATT OR LOOSE FILL INSULATION, GYPSUM WALLBOARD

One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. (16" o.c. when batt insulation is used; 12" o.c. when loose fill insulation is used) with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached with screws 8" to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to nominal 2 x 10 wood joists spaced a maximum of 24" o.c. with 11/4" Type S drywall screws. Glass or mineral fiber batt insulation stapled to subfloor or or loose fill insulation applied directly over gypsum board. Wood joists supporting 15/32" wood structural panel subfloor applied at right angles to joists with construction adhesive and 6d ring shank nails 12" o.c. Minimum 1/2"

proprietary gypsum floor topping applied over subfloor.

STC and IIC rated with both joists and resilient channels spaced 16" o.c., 31/2" glass fiber insulation in joist spaces, 3/4" proprietary gypsum floor topping poured over 1/4" proprietary sound reduction mat, and with finish flooring of C&P, sheet vinyl, and engineered wood laminate.

PROPRIETARY GYPSUM COMPONENTS

United States Gypsum Company

 5/8" SHEETROCK® Brand FIRECODE® C Core Gypsum Panels
 LEVELROCK® Brand Floor Underlayment FIRE SOUND

55 to 59 STC

Approx. Ceiling
Weight:

Fire Test: UL R1319, 05NK04589, 2-4-05; UL R1319, 05NK09496, 3-31-05; UL Design L569

1 HOUR

IIC & Test:

STC - 50-54 IIC - 73

RAL TL04-99, - 100, -101, 4-26-04; RAL TL04-109, 4-30-04 (73 generic C&P), RAL IN04-010, 4-22-04; (52 cushion sheet vinyl) RAL IN04-011, 4-22-04; (51 engineered wood laminate) RAL IN04-012, 4-26-04;

RAL TL04-97 & 98, 4-22-04;

laminate) RAL IN04-012, 4-26-04; (50 cushion sheet vinyl) RAL IN04-013, 4-26-04; (48 generic sheet vinyl) RAL IN04-014, 4-26-04; (45 cushion sheet vinyl & channels spaced 24" o.c.) RAL IN04-015, 4-30-04

Project Name:

1723 Memorial Ave, Philadelphia, PA 19104

Haverford

614 SOUTH 4th STREET, #510

EMAIL: PLANS@HaverfordSq.com

FRANCESCO ZAMPETTI AIA RA013093X

1213 N 41, LLC

ISSUED BY:

HAVERFORD SQUARE DESIGNS

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KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE

BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

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DATE

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Call before you dig

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NAME (PLEASE PRINT)

PHILADELPHIA. PA 19147

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FAX: (215) 814-8941

reDesigns

Drawing Name:

WALL TYPES.

Project number 1723 Memorial Ave

Date Sep 26, 2020 - 8:20pm

Drawn by Alexandr Stratila

Checked by FZ

Sheet Number:

et Number:

A-4

Scale As indicated

UL-569 SCALE: NTS

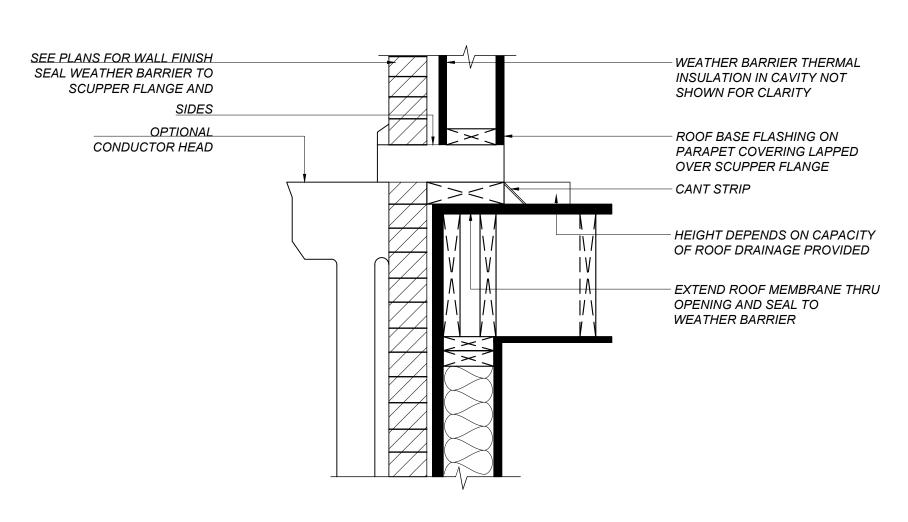


Link to .DWG/Text file

1/2"(12.7 mm) Fire-Shield C Gypsum Board applied at right angles to resilient furring channels 24"o.c. with 1" type S drywall screws 8"o.c. at ends and 12"o.c. at intermediate furring channels. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channels 64" inches long with screws 8"o.c. Resilient furring channels applied at right angles to 2x10 wood joists 16"o.c. with 6d coated nails, 1-7/8" long, .085" shank, 1/4" heads, per joist. Wood joists supporting 5/8" plywood with exterior glue subfloor and 3/8" particle board. 3-1/2" fiberglass insulation friction fit in joist cavities supported alternately every 12" by wire rods and resilient furring channels. Sound and IIC tested with Carpet and pad.

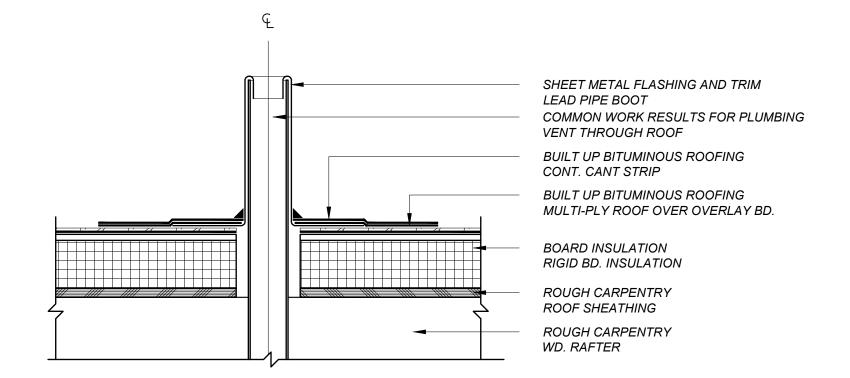
FM FC-181 (FOR FLOORS AND SIMILAR UNDER STAIRS AND FOR ROOF CONSTRUCTION)

SCALE: NTS



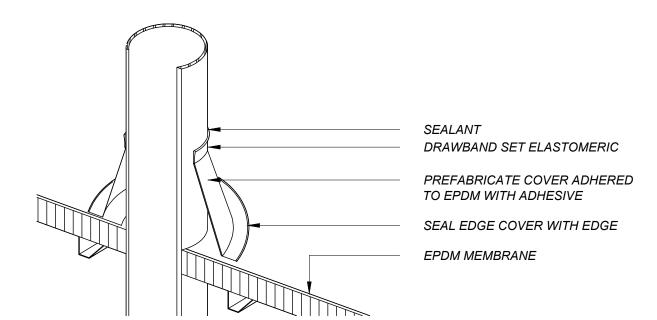
OVERFLOW SCUPPER AT WALL

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



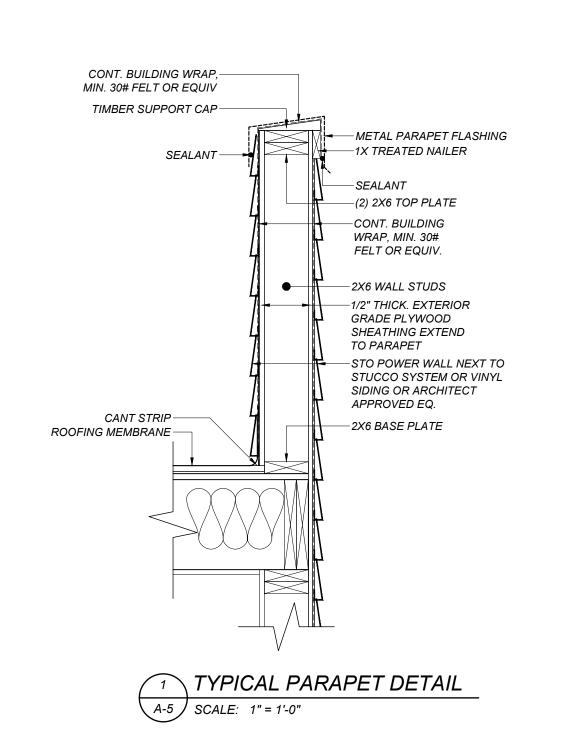
ROOF PENETRATION DETAIL

SCALE: 1-1/2" = 1'-0"



ROOF PIPE

SCALE: 1-1/2" = 1'-0"





 Claw Hammer Power Sabre or Jig Saw and/or ASTM D4586 Asphalt Roofing Handsaw • Extension Cord Cement • Screw Driver Galvanized Roofing Nails

CAUTION
This wind turbine ventilator is a precision balanced unit. Be careful when handling and during installation to avoid damaging or misaligning its rotor and beliving assembly. This turbine is for ventilation purposes only. NEVER install on a chimney or any other hot stack or vent such as a draft inducer. The heat will quickly damage the turbine. For maximum efficiency of operation, locate the turbine fully exposed to prevailing whole and as high on the roof as possible without extending over the ridgeline. Do not locate the turbine behind any obstructions.

approximately 16" from the ridge line and centered between two rafters. Cut a 12"or 14" diameter hole, depending on the

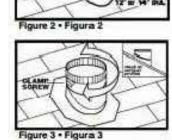
boards using the template (located on the carton). Mark on

the roof 5 1/2" up from the top and 5 1/2" to the left and right

size of the turbine unit, through shingles and sheathing

Measure and Cut... Choose location on the roof,

of the 12" or 14" cut-out. Figure 1



A-5 SCALE: NTS

ROOF TURBINE DETAIL

Prepare Hote... Starting with shingle course closest to the horizontal center of the 12" or 14" cut-out, carefully roll up all shingles in the area between your marks, working upward. Remove all shingle nails within this area. Figure 2

Adjust... This adjustment must be made BEFORE anchoring base flashing to the roof. Loosen clamp screw. Place base unit flat on the roof and turn the upper adjustable stack section to a vertical position (See Inset). Depending on the roof pitch, the vertical seam may or may not align toward the bottom of the roof. In many cases it does not. Tighten clamp screws to fasten in position. Figure 3

Figure 5B • Figura 5B See reverse for additional steps

Figure 4 • Figura 4

Figure 5A • Figura 5A

Mount Base... Separate each layer of shingles around perimeter of hole. Coat the underside of the base flashing with ASTM D4586 roofing cament. Use light trowelling, as heavy troweling may blister shingles. In its pitch-adjusted position, carefully slide the upper half of the flashing up roof beneath rolled back shingles until base is centered over 12" or 14" cutout. Roll back any additional shingles where necessary and recheck pitch (using a level) for vertical alignment. Figure 4 (For increased weather protection on new construction or re-roofing applications, use a 36"x36" piece of GAF Weather Watch or GAF StormGuard" Leak Barrier. Center the leak barrier over the hole. Remove release film, press into place and cut away the leak barrier

Secure Base... Secure the base to the roof using roofing nails (long enough to penetrate through the roof sheathing) approximately 1" from the exterior edge at all eight corners and at the center of all sides (See Figure 5A). For Miami Dade and Texas Department of Insurance required installations, nail approximately 1" from the exterior edge at the all eight corners and the center of all sides. Also, nail 1" from the stack at every 45 degrees (See Figure 5B). The bottom half of the flashing will be installed on top of the shingles. Exposed nail heads must be sealed with roofing cement or silicone. (Apply roofing cement to underside of the shingles overlapping the flashing and press down firmly onto the flashing. Seal inside of the stack between the roof and flashing.)

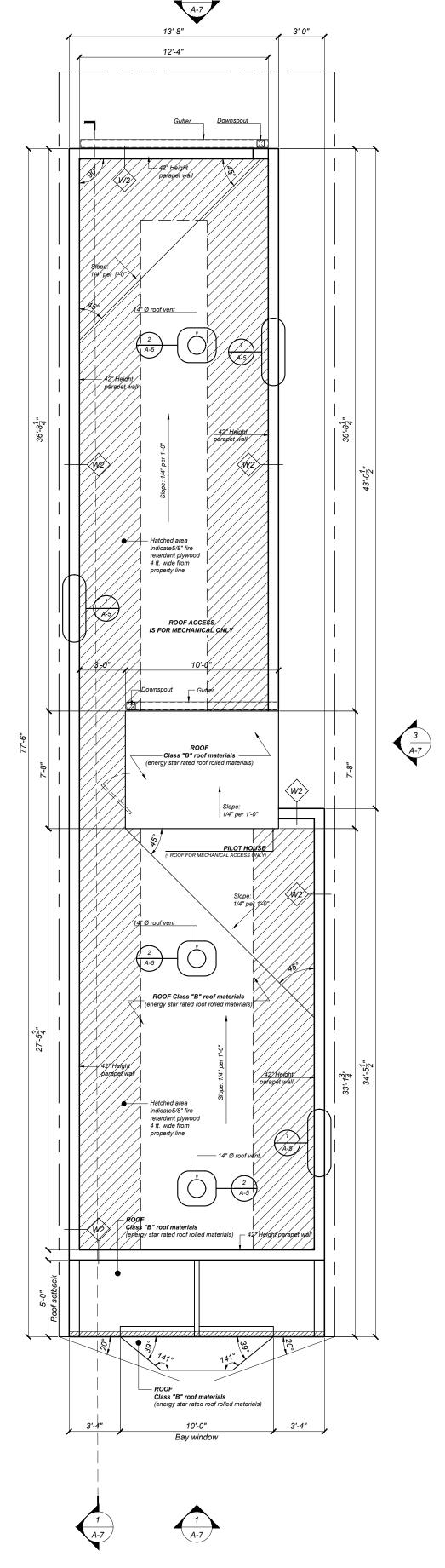
Attach Turbine Head... Set the turbine unit firmly on the crimped base collar. Attach with three (3) sheet metal screws (included) through holes in the turbine base ring. Apply clear silicone or roofing cement between the turbine unit and stack and all around sheet metal screw heads. Figure 5

Important: Apply clear silicone caulk or roofing cement to exposed flashing edges and to the junction of the stack and flashing, the bead joining the upper and lower stack sections, the vertical seam in the upper and lower stack sections and all exposed nail heads.* Figure 6

*Clear silicome caulk is recommended for visible applications to maintain appearance.

ROOF VENTILATION AREA

ROOF AREA	128,176.0 Sq.In.
REQUIRED VENTILATION (1/300TH OF ROOF AREA)*	427.3 Sq.In.
PROVIDED VENTILATION	
(4) 14" DIAMETER WIND POWERED ROOF VENTS	(3) 153.86 Sq.In.
TOTAL PROVIDED VENTILATION	461.58 Sq.In.



ROOF PLAN

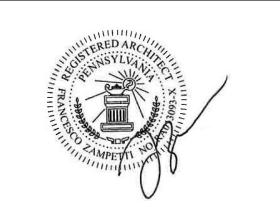
SCALE: 3/16" = 1'-0"



614 SOUTH 4th STREET, #510 PHILADELPHIA, PA 19147

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FRANCESCO ZAMPETTI AIA RA013093X

OWNER:

1213 N 41, LLC





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DATE

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CLIENT SIGNATURE

NAME (PLEASE PRINT)

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

Project Name:

1723 Memorial Ave, Philadelphia, PA 19104

Drawing Name:

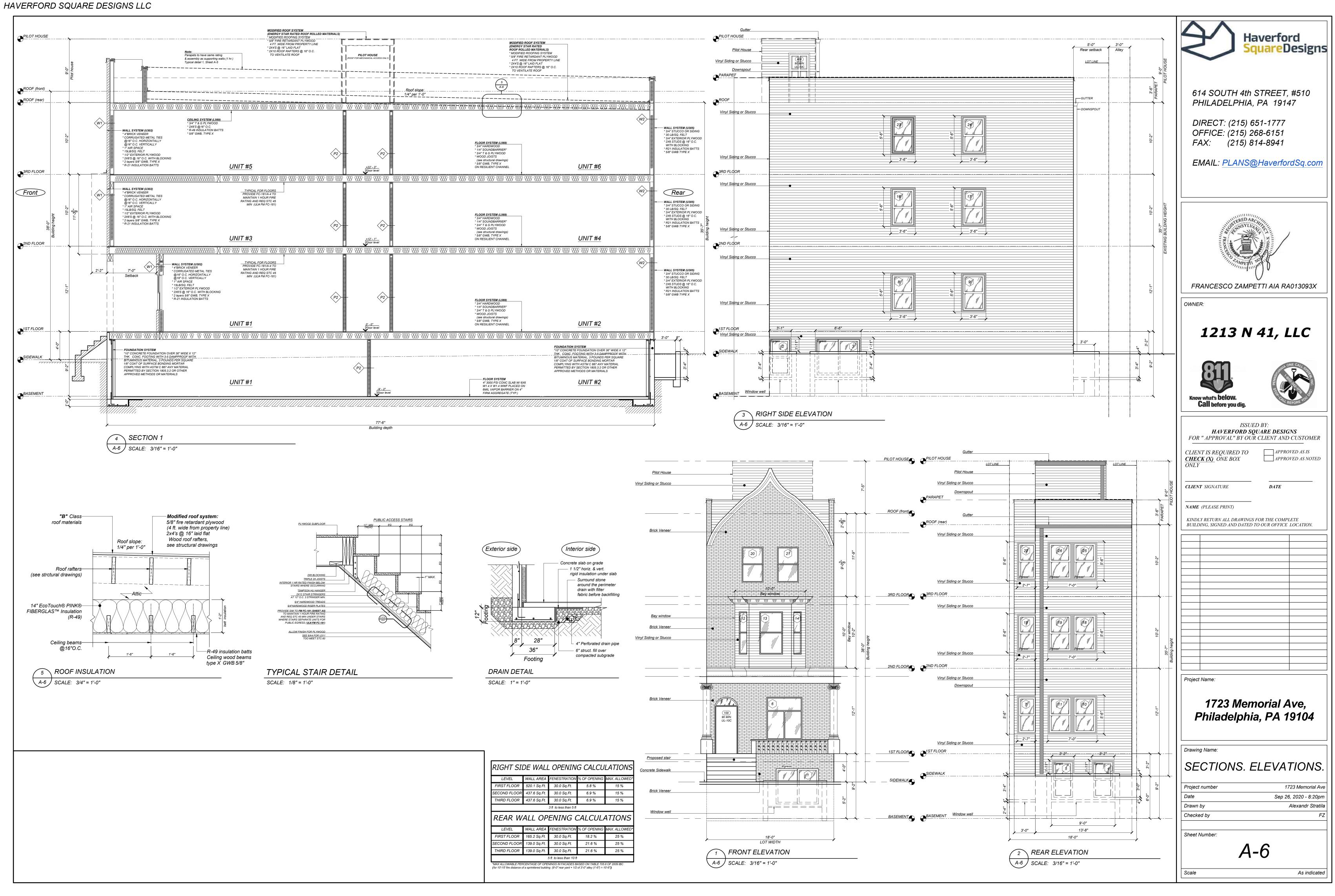
ROOF PLAN.

Project number 1723 Memorial Ave Date Sep 26, 2020 - 8:20pm Drawn by Alexandr Stratila Checked by

Sheet Number:

Scale

As indicated



DOOR SCHEDULE													
K in		LOCATION	DOOR TYPE	SIZE				DOOR	SET	FRAME	FRAME		
FLOOR TYPE	MARK			WIDTH	HEIGHT	THICK	MATERIAL	LABEL	NUMBER	MATERIAL	LABEL	POWER-USER	REMARKS
	100	ENTRY	D	3'-0"	7'-0"	1-3/4"	WD	60 MIN.		НМ	60 MIN.		SINGLE, 6 PANEL DOOR, EXTERIOR, UL-10C, U-Factor 0.60
	101	UNIT ENTRY	D	3'-0"	6'-8"	1-3/4"	WD	120 MIN.		НМ	120 MIN.		SINGLE, 6 PANEL DOOR, INTERIOR, UL-10C
	102	CLOSET	E	3'-0"	6'-8"	1-3/8"	HCWD			WD			SINGLE, 2 PANEL Bi-FOLD DOOR, INTERIOR
	103	MECH.CL.	1	6'-0"	6'-8"	1-3/8"	HCWD			WD			DBL-LEAF, 2 PANEL DOOR, LOUVERED, INTERIOR
				1////	/////	/////	///////		1//////				
	105	CLOSET	A	2'-0"	6'-8"	1-3/8"	HCWD			WD	<u> </u>		SINGLE, 2 PANEL DOOR, INTERIOR
	106	CLOSET	A	2'-0"	6'-8"	1-3/8"	HCWD			WD			SINGLE, 2 PANEL DOOR, INTERIOR
FLOOR	107	BATHROOM	Α	2'-6"	6'-8"	1-3/8"	HCWD			WD			SINGLE, 2 PANEL DOOR, INTERIOR
	108	BEDROOM	A	2'-6"	6'-8"	1-3/8"	HCWD			WD			SINGLE, 2 PANEL DOOR, INTERIOR
	109	CLOSET	В	5'-0"	6'-8"	1-3/8"	HCWD			WD			DBL-LEAF, 2 PANEL, INTERIOR
	110	UTILITY CLOSET	· A	2'-6"	6'-8"	1-3/8"	HCWD			WD			SINGLE, 6 PANEL DOOR, INTERIOR, UL-10C
	111	DEN/STUDY	Α	2'-6"	6'-8"	1-3/8"	HCWD			WD			SINGLE, 2 PANEL DOOR, INTERIOR
	112	CLOSET	A	2'-0"	6'-8"	1-3/8"	HCWD			WD			SINGLE, 2 PANEL DOOR, INTERIOR
1	113	UNIT ENTRY	D	3'-0"	6'-8"	1-3/4"	WD	120 MIN.		HM			SINGLE. 6 PANEL DOOR, INTERIOR, UL-10C
15	114	MECH.CL.	G	4'-8"	6'-8"	1-3/8"	HCWD			WD			DBL, 2 PANEL DOOR, LOUVERED, INTERIOR
·	115	CLOSET	A	2'-0"	6'-8"	1-3/8"	HCWD			WD			SINGLE, 2 PANEL DOOR, INTERIOR
	116	CLOSET	G	2'-6"	6'-8"	1-3/8"	HCWD			WD			SINGLE, 2 PANEL DOOR, LOUVERED, INTERIOR
	117	BATHROOM	A	2'-6"	6'-8"	1-3/8"	HCWD			WD			SINGLE. 2 PANEL DOOR. INTERIOR
	118	BEDROOM	A	2'-6"	6'-8"	1-3/8"	HCWD			WD			SINGLE, 2 PANEL DOOR, INTERIOR
	119	CLOSET	В	4'-0"	6'-8"	1-3/8"	HCWD			WD			DBL-LEAF, 2 PANEL, INTERIOR
	120	CLOSET	В	4'-0"	6'-8"	1-3/8"	HCWD			WD			DBL-LEAF, 2 PANEL, INTERIOR
	121	BEDROOM	A	2'-6"	6'-8"	1-3/8"	HCWD			WD			SINGLE, 2 PANEL DOOR, INTERIOR
	122	CLOSET	В	5'-0"	6'-8"	1-3/8"	HCWD			WD			DBL-LEAF, 2 PANEL, INTERIOR
	123	CLOSET	D	3'-0"	7'-0"	1-3/4"	WD			HM			SINGLE, 6 PANEL DOOR, EXTERIOR
	,	5_5_5_	_										
	200	UNIT ENTRY	D	3'-0"	6'-8"	1-3/4"	WD	120 MIN.		НМ	120 MIN.		SINGLE, 6 PANEL DOOR, INTERIOR, UL-10C
	201	BEDROOM	Α	2'-8"	6'-8"	1-3/8"	HCWD			WD			SINGLE, 2 PANEL DOOR, INTERIOR
	202	CLOSET	F	4'-0"	6'-8"	1-3/8"	HCWD			WD			DBL, SLIDING, 2 PANEL, INTERIOR
	203	BATHROOM	Α	2'-8"	6'-8"	1-3/8"	HCWD			WD			SINGLE, 2 PANEL DOOR, INTERIOR
00R	204	MECH.RM.	G	2'-8"	6'-8"	1-3/8"	HCWD			WD			SINGLE, 2 PANEL DOOR, LOUVERED, INTERIOR
Ŏ	205	UNIT ENTRY	D	3'-0"	6'-8"	1-3/4"	WD	120 MIN.		НМ	120 MIN.		SINGLE, 6 PANEL DOOR, INTERIOR, UL-10C
FL	206	BATHROOM	A	2'-8"	6'-8"	1-3/8"	HCWD			WD			SINGLE, 2 PANEL DOOR, INTERIOR
2ND	207	CLOSET	G	2'-8"	6'-8"	1-3/8"	HCWD			WD			SINGLE, 2 PANEL DOOR, LOUVERED, INTERIOR
2	208	MECH.RM.	G	2'-8"	6'-8"	1-3/8"	HCWD			WD			SINGLE, 2 PANEL DOOR, LOUVERED, INTERIOR
	209	BEDROOM	Α	2'-8"	6'-8"	1-3/8"	HCWD			WD			SINGLE, 2 PANEL DOOR, INTERIOR
	210	CLOSET	F	4'-0"	6'-8"	1-3/8"	HCWD			WD			DBL, SLIDING, 2 PANEL, INTERIOR
	211	CLOSET	В	4'-0"	6'-8"	1-3/8"	HCWD			WD			DBL-LEAF, 2 PANEL, INTERIOR
	300	UNIT ENTRY	D	3'-0"	6'-8"	1-3/4"	WD	120 MIN.		НМ	120 MIN.		SINGLE, 6 PANEL DOOR, INTERIOR, UL-10C
	301	BEDROOM	Α	2'-8"	6'-8"	1-3/8"	HCWD			WD			SINGLE, 2 PANEL DOOR, INTERIOR
	302	CLOSET	F	4'-0"	6'-8"	1-3/8"	HCWD			WD			DBL, SLIDING, 2 PANEL, INTERIOR
	303	BATHROOM	Α	2'-8"	6'-8"	1-3/8"	HCWD			WD			SINGLE, 2 PANEL DOOR, INTERIOR
OR	304	MECH.RM.	G	2'-8"	6'-8"	1-3/8"	HCWD			WD			SINGLE, 2 PANEL DOOR, LOUVERED , INTERIOR
10	305	UNIT ENTRY	D	3'-0"	6'-8"	1-3/4"	WD	120 MIN.		НМ	120 MIN.		SINGLE, 6 PANEL DOOR, INTERIOR, UL-10C
FL	306	BATHROOM	Α	2'-8"	6'-8"	1-3/8"	HCWD			WD			SINGLE, 2 PANEL DOOR, INTERIOR
3RD	307	CLOSET	G	2'-8"	6'-8"	1-3/8"	HCWD			WD			SINGLE, 2 PANEL DOOR, LOUVERED , INTERIOR
(v)	308	MECH.RM.	G	2'-8"	6'-8"	1-3/8"	HCWD			WD			SINGLE, 2 PANEL DOOR, LOUVERED , INTERIOR
	309	BEDROOM	Α	2'-8"	6'-8"	1-3/8"	HCWD			WD			SINGLE, 2 PANEL DOOR, INTERIOR
	310	CLOSET	F	4'-0"	6'-8"	1-3/8"	HCWD			WD			DBL, SLIDING, 2 PANEL, INTERIOR
	311	CLOSET	В	4'-0"	6'-8"	1-3/8"	HCWD			WD			DBL-LEAF, 2 PANEL, INTERIOR
ト治	400	ENTRY	D	3'-0"	7'-0"	1-3/4"	WD	120 MIN.	1	НМ	120 MIN.	<u> </u>	SINGLE, 6 PANEL DOOR, EXTERIOR, UL-10C, U-Factor 0.60
PILOT HOUSE													
PILOT HOUSE													
	ENERAL	DOOR NO	OTES:	•	•	•			•	•		•	

DOOR	SCHEDII	I F ARF	REVIZ	MOIT

- 2. CF COMMUNICATING FRAME
- B. CL AUTOMATIC CLOSER

- 9. LV LOUVER 10. MT - MASONITE
- 12. N NARROW GLAZING
- 14. P-PANEL 15. PA - PASSAGE SET
- 17. PH PRE-HUNG
- 19. PV PRIVACY SET
- 21. RET RETAIL TENANT 22. SC - SOLID CORE
- 23. SR STILE AND RAIL 24. ST - STEEL
- 26. V VINYL
- 27. WD WOOD

DOOK SCHEDULE ABBREVIATION:

WINDOW SCHEDULE

SILL

HEIGHT

3'-0"

3'-0"

3'-0"

3'-0"

2'-0"

2'-0"

2'-0"

2'-0"

3'-0"

10. WINDOWS LOCATED MORE THAN 72" ABOVE GRADE WITH OPENINGS BELOW 24" AFF SHALL BE EITHER FIXED PANELS OR SHALL HAVE GUARDS SO NOT TO ALLOW A 4"

13. ALL WINDOW DIMENSIONS SHOWN ON WINDOW TYPES, THE WINDOW SCHEDULE, OR ANYWHERE ELSE ON THE DRAWINGS OR SPECIFICATIONS ARE APPROXIMATE. ACTUAL WINDOW SIZES SHALL BE VERIFIED BY THE GC IN THE FILED.

HEAD

HEIGHT

8'-0"

8'-0"

8'-0"

8'-0"

8'-0"

7'-0"

8'-0"

8'-0"

_______MATERIAL

VINYL

PROVIDE TEMPERED SAFETY GLAZING FOR WINDOWS IN HAZARDOUS LOCATIONS PER SECTION 2406.3 OF THE IBC-2009.

9. WINDOWS LOCATED MORE THAN 72" GRADE SHALL HAVE THE BOTTOM OF OPENINGS LOCATED NOT LESS THAN 24" AFF.

12. PROVIDE COMPLIANT HARDWARE AT ACCESSIBLE UNITS, COORDINATE TYPE 'A' UNIT WINDOW OPERATION REQUIREMENTS WITH UNIT PLANS.

ALL WINDOWS (U.N.O.) SHALL BE DOUBLE PANE INSULATED UNITS WITH LOW-E ARGON FILLED GLASS.

VINYL

| WIDTH |HEIGHT|

DOUBLE HUNG 3'-0" 5'-0" VINYL

SLIDING 6'-0" 5'-0"

SLIDING 6'-0" 5'-0"

DOUBLE HUNG 3'-2" 5'-0"

DOUBLE HUNG 3'-2" 5'-0"

CASEMENT 5'-0" 6'-0"

OOUBLE HUNG | 3'-0" | 5'-0"

DOUBLE HUNG 3'-0" 5'-0"

DOUBLE HUNG 3'-0" 5'-0"

DOUBLE HUNG 3'-0" 5'-0"

DOUBLE HUNG 2'-6" 6'-0"

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DOUBLE HUNG 3'-0" 5'-0"

DOUBLE HUNG 3'-0" 5'-0"

DOUBLE HUNG 3'-0" 5'-0"

PROVIDE TEMPERED GLASS FOR WINDOWS AT AND AROUND STAIRWELLS.

QUANTITIES OF WINDOWS ARE NOT LISTED. CONTRACTOR SHALL VERIFY.

8. COORDINATE WITH HEAD/JAMB/SILL DETAILS REGARDING INTEGRAL WINDOW TRIM.

BASIS OF DESIGN FOR WINDOWS, ANDERSEN EAGLE E-SERIES. PROVIDE FULL SCREENS FOR ALL OPERABLE WINDOWS.

5. FACTORY MULL WINDOWS UNLESS TECHNICALLY INFEASIBLE.

11. ALL HARDWARE TO BE SUPPLIED BY WINDOW MANUFACTURER.

WINDOW SCHEDULE ABBREVIATION:

GENERAL WINDOW NOTES:

AW - AWNING BM - BRICKMOLD A-C - ALUMINUM-CLAD CA - CASEMENT CO - COMPOSITE DBL - DOUBLE F - FIXED P - PICTURE

ST - STATIONARY

T - TRANSOM

TEMP. - TEMPERED GLASS

DOUBLE HUNG 2'-6" 5'-0"

MARK

STYLE

SIZE (M.O.)

GLAZING GLASS TINT

DOUBLE LOW E NO

DOUBLE LOW E NO

DOUBLE LOWE NO

DOUBLE LOW E NO

DOUBLE LOW E NO

DOUBLE LOWE NO

DOUBLE LOW E NO

DOUBLE LOWE NO

3'-0" DOUBLE LOW E NO

2'-6" DOUBLE LOWE NO

3'-0" DOUBLE LOWE NO

2'-6" DOUBLE LOWE NO

DOUBLE LOWE NO

3'-0" DOUBLE LOW E NO

3'-0" DOUBLE LOWE NO

REMARKS

ENERGY STAR WINDOW, Egress, U-Factor 0.32

ENERGY STAR WINDOW, Egress, U-Factor 0.32

ENERGY STAR WINDOW, U-Factor 0.32

ENERGY STAR WINDOW, U-Factor 0.32

ENERGY STAR WINDOW, Egress, U-Factor 0.32

ENERGY STAR WINDOW, Egress, U-Factor 0.32

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ENERGY STAR WINDOW, U-Factor 0.32

ENERGY STAR WINDOW, Egress, U-Factor 0.32

ENERGY STAR WINDOW, Egress, U-Factor 0.32

- 4. DU DUMMY TRIM
- 5. EF EXTERIOR FIBERGLASS 6. HC - HOLLOW CORE
- . HM HALLOW METAL
- 8. KP KICK PLATE

- 11. MTL METAL
- 13. O OFFICE TENANT
- 16. PC PARTICLE CORE
- 18. PM PROPERTY MANAGEMENT
- 20. RES RESIDENTIAL TENANT

- 25. TEMP. TEMPERED GLASS

DOOR TYPES

ALL DOORS HAVE AN OPAQUE (PAINTED) FINISH U.N.O.

QUANTITIES ARE NOT LISTED. CONTRACTOR MUST VERIFY.

12. ALL 3'-0" DOORS SHALL HAVE A CLEAR OPENING GREATER THAN 32".

PROVIDE DEADBOLT WITH ANY ENTRANCE FUNCTION LOCKS.

PROVIDE KICK PLATES AT ALL ADA/ANSI UNIT ENTRY DOORS.

4. ALL GLAZING IN DOORS/LITES IS TEMPERED U.N.O.

HARDWARE NOTES:

ALL HARDWARE TO MEET ANSI GUIDELINES.

8. PROVIDE DEAD BOLTS AT ALL UNIT ENTRY DOORS.

PROVIDE SILENCERS AT ALL FRAMES.

10. SEE SPEC FOR HARDWARE SET.

ALL DOORS (INT. & EXT.) HAVE AN ADA/ANSI UT. I-2009 COMPLIANT THRESHOLD.

5. JAMB THICKNESS NOT LISTED. VERIFY WALL FRAMING AND FINISH THICKNESS.

10. ALL EXTERIOR DOOR TO HAVE METAL PAN FLASHING UNDER THRESHOLD U.N.O.

17. MAIN ENTRY DOOR TO HAVE CALL BOX ACCESS TO UNITS AND LEASING OFFICE.

11. PROVIDE TAMPERPROOF EXTERIOR GRADE HINGES AN ALL EXTERIOR DOORS U.N.O.

. ALL EXTERIÒR DOORS HAVE INTEGRAL WEATHER GASKETING & INSULATED GLASS WHERE APPLICABLE.

ALL RATED DOORS SHALL BE FURNISHED WITH UL LABEL OR INDEPENDENT CERTIFICATIONS.

ALL RATED DOORS TO HAVE SELF-CLOSING HARDWARE AND NON-COMBUSTABLE THRESHOLDS.

9. ALL FIRE RATED DOORS TO RECEIVE FIRE RATED GLAZING IN LIEU OF FIRE MESH GLAZING.

11. ALL EXTERIOR EXTERIOR DOORS TO HAVE METAL HEAD FLASHING SIMILAR TO WINDOWS.

6. PROVIDE 1" UNDERCUT AR DWELLING UNIT BATHROOM & BEDROOM DOORS TO ALLOW FOR TRANSFER OF AIR.

15. ALL SIDE-LITES IN DOORS THAT OCCUR WITHIN RATED PARTITIONS (SEE PARTITION TYPES) HAVE FIRE RATED-GLASS.

PROVIDE DOOR STOPS FOR ALL DOORS, COORDINATE WITH GC THE TYPE OF STOP, WALL, FLOOR, OR HINGE PIN.

5. PROVIDE SMOKE CONTROL AND / OR FIRE RESISTANT GASKETING AT EACH RATED DOOR ASSEMBLY AS REQUIRED.

16. ALL EXTERIOR UNIT DOORS, ROLL-UP OVERHEAD DOORS, & BUILDINGS ENTRY DOORS TO BE PREPPED FOR ACCESS CONTROL.

PROVIDE WIDE ANGLE DOOR VIEWER AT ALL UNIT ENTRY DOORS. PROVIDE (2) VIEWERS @ AT FULLY ACCESSIBLE UNIT ENTRY DOORS.

13. ROOM, UNIT AND FLOOR IDENTIFICATION SIGNS TO BE PROVIDED AS PER STRICTEST REQUIREMENTS OF IBC-2009, ICC/ANSI A117.I-2009, AND ANY OTHER APPLICABLE CODES.

14. EXCEPT WITHIN UNITS (U.N.O.) ANY DOOR SURFACE WITHIN 10" OF THE FLOOR, MEASURED VERTICALLY, SHALL HAVE SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR.

Haverford Square Designs 614 SOUTH 4th STREET, #510 PHILADELPHIA, PA 19147

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EMAIL: PLANS@HaverfordSq.com



1213 N 41, LLC





ISSUED BY: HAVERFORD SQUARE DESIGNS FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO CHECK (X) ONE BOX

	APPROVED AS IS
	APPROVED AS NO

DATE

CLIENT SIGNATURE

NAME (PLEASE PRINT)

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

Project Name:

1723 Memorial Ave, Philadelphia, PA 19104

DOOR & WINDOW SCHEDULE.

1723 Memorial Ave Project number Date Sep 26, 2020 - 8:20pm Drawn by Alexandr Stratila Checked by

Sheet Number:

Scale

As indicated