

Section 2 Site Work and Foundations

1. 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 independently 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 undisturbed soil or compacted 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, foundations, and pavements shall be clean 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 unpaired 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.
7. The maximum 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 horizontal distance from the nearest edge of that footing.
11. The General Contractor must take measures to control soil erosion.
12. 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 opposite face of the wall. All control joints shall be filled with Sikaflex 15LM sealant.
14. See Civil Engineer's Drawings for further specifications.

Section 3 Concrete

1. 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 0.45.
 - 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, curbs, walk paths, 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.
4. 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.
8. 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. Concrete 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.
10. 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 horizontal reinforcement at wall corners and T intersections.
11. 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.
12. The top of all footing shall be roughed prior to pouring the wall.
13. 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.
14. 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.
15. 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.
13. Provide 6 mil polyethylene vapor barrier membrane complying with ASTM D-2019 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

1. All masonry construction shall be in accordance with "Specifications for the Design and Construction of Load Bearing Masonry", published by the National Masonry Association.
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 strength (nominally) 7 5/8" X 15 5/8" provide openings 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 caps.
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.
6. Provide a lintel over every opening greater than 16" Lintels shall be reinforced CMU bond beam with minimum 8" bearing on each end or, upon consultation with Architect.
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 low 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.
11. 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 felt) 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 coat 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.
6. Base plate leveling grout to be 9000 psi minimum non-shrink.
7. Anchor bolts shall be ASTM F 1554. See plans for sizes.
8. Orient all mill camber up during fabrication and erection.
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 7ft 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 D-1.1 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, filer 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 color.
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 capacity 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/supplier.
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.
20. All studs, joists, and accessories shall be Fy 50ksi and 16ga or heavier. Do not flame cut light gauge steel framing.
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.

Section 6 Wood And Plastics

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 (TP-14), and American Plywood Association Guide to Plywood Association Guide to Plywood for floor, plywood, sheathing for wall and roofs, American Wood Preservers Association (MIM STRESS (E)= 1.8 X 10 6 PSI
2. All Structural Lumber shall be Spruce Pine Fir #2(minimum) stress grade lumber noted otherwise (MIM 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.
5. Lumber Standards and Grade Stamps: PA, 20 American Softwood Lumber Standard and inspection agency grade stamps.
6. Longers, framing anchors, and fasteners provide and install stamped and fabricated steel of type indicated (as required). Nail to those furnished per manufacturer for the specific use. Nails shall be those furnished by manufacturer for this specific use. Nails shall be fully driven in all holes in the nail. "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 C5 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 X10.
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 unless noted otherwise.
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 6 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: Tyvek Commercial Wrap under most approved finishes or Tyvek 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 pressure treated deck w/ square ends steel galv. 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
18. 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 joint 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 Fcl = 1,100 psi Fcl = 345 psi
- 18d. The truss manufacturer will provide calculations including 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.
19. 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 jacks 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 specifications.
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 cantierated accessory line or wood #2 or better. Wrap with vinyl as indicated on drawings. See drawings for splice 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 wall shall be better 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 studs.
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 16th 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 bored joists required to support bearing partitions which run parallel to the floor joists shall be spaced apart to accommodate 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. Firestopping
 - A. 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 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" nominal 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.
 - Firestopping shall be installed in accordance with 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.
 - Microalim (L) engineered beams and headers shall have the following minimum design properties: Fb = 2800 psi Fv = 285 psi E = 1,900,000 psi
 - 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
 - Plywood sheathing shall APA Rated structural I panels, conform to the following:
 - A. Roof deck sheathing: 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.
 - 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.
 - 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.
 - 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.
 - 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 joist placement and nailing schedule.
 - TJ's must be installed in accordance with the "T.J. Joist Specifier's Guide T.J-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. Detail 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 designed G 90 hot-dip galvanized phosphalated.
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 retarders.
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 (roll-scim-kraft vapor-retarder membrane)R-30 minimum
11. Vapor Retarder(not integral 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 sill 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 roof cement.
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 entrance 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 3 1/2" thick kraft faced glass fiber batt insulation with an insulation-only value of R-13 in all exterior stud walls and garage/living space walls unless noted otherwise.
21. Provide and install 5" thick kraft faced glass fiber batt insulation with an insulation-only value of R-30 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 shown on drawings.
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 caulking 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 dampproofing or waterproofing to all walls below grade. Covered specifications approved with soils engineer. Application shall be manufacturer's instructions.
30. Roofing shall be 235# fiberglass shingles. Shingles shall be fastened according to manufacturer's instructions but not less than two (2) nails per each shingle. Provide and install one layer of 15 lb. building felt under shingles, Color and style by owner.
31. Gutters and downspouts to be style "K" (OGE), 0.32 prefinished aluminum. Provide splash blocks at bottom of downspouts. Runoff shall be directed away from building and not across walkways.

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 square 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 1201). 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 swing and glazing sizes as indicated on the drawings.
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. All solid wood louvered doors, size as indicated on drawings.
10. Bi-folding doors: Top-supported, horizontal-sliding, wood, luan 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: 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 thresholds. Manufacturer's Schalgae or Owner approved equal.

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 glued and painted.
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 trim.
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"
13. Setting material may be either dryset mortar in compliance with ANSI A118.1 and A118.2 or organic 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 :

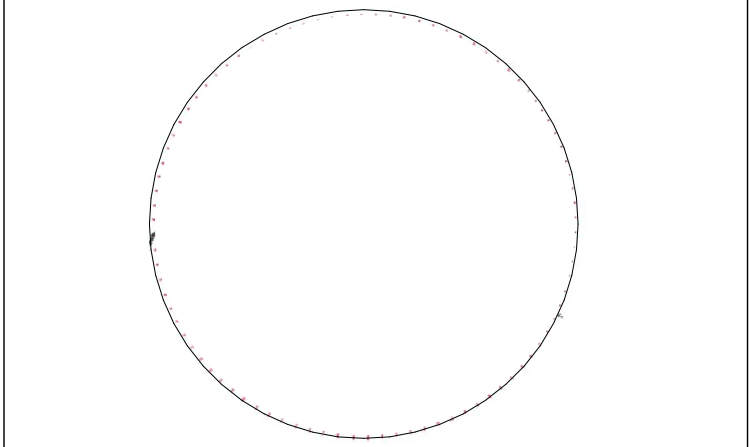
1. Licensed and insured hvac contractor to provide design build proposal for new gas fired split system. Contractor to submit design and specifications to both owner and architect for review and approvals. Contractor to coordinate with architect required chases for new and relocated system(s) prior to 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 permits.
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.



PLATO
MARINAKOS, JR.
ARCHITECT, LLC

www.plato-studio.com

107 S 2nd Street
2nd Floor
Philadelphia, PA 19106
267-866-0930 OFFICE
267-866-0931 DIRECT
plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

Vision Academy Charter School

ONE CALL #:



ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR " APPROVAL " BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO APPROVED AS IS
CHECK (X) ONE BOX APPROVED AS NOTED ONLY

CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT) _____

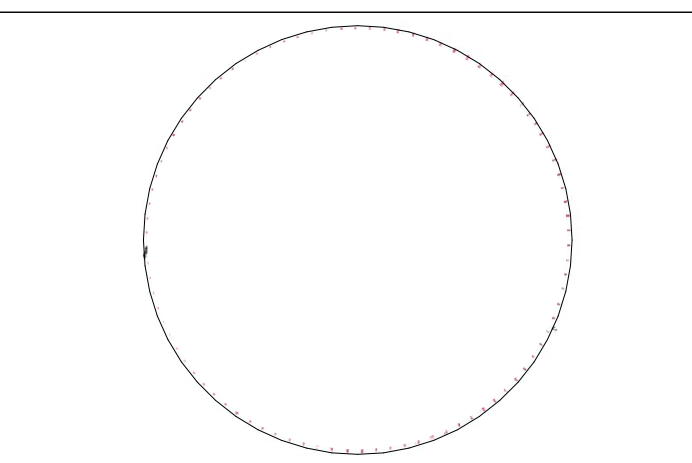
KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

SITE SAFETY

It is the responsibility of the general contractor and/or the contractor listed as the licensed entity on the building permit by 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. Plato Marinakos, Architect, LLC, 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 compliance.

716 EMERSON AVE - RECTORY

SPECIFICATIONS



ARCHITECT SEAL MUST BE IN RED INK

OWNER

Vision Academy Charter School

ONE CALL #:



ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO
 CHECK (X) ONE BOX ONLY

CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT) _____
KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

SITE SAFETY

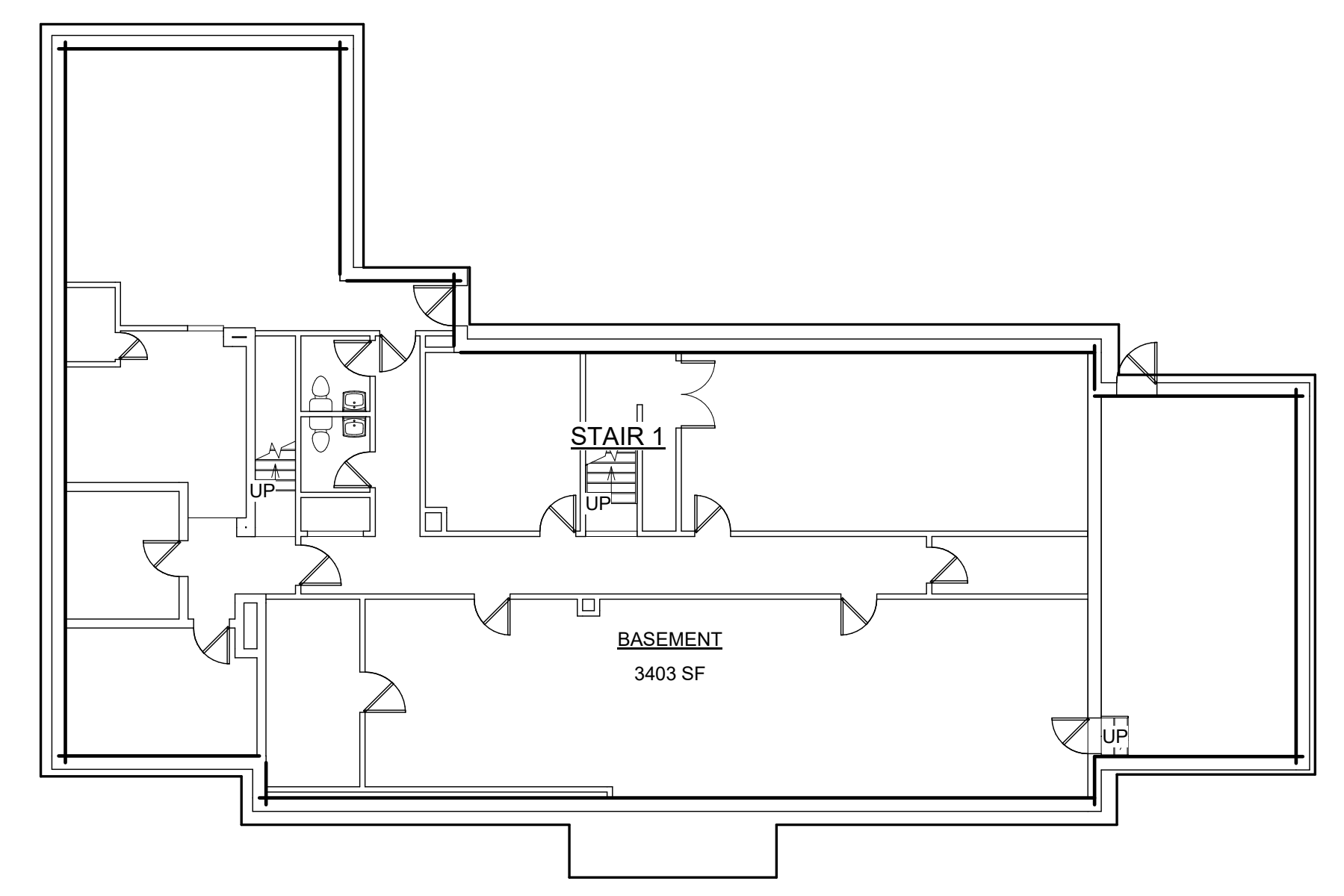
It is the responsibility of the general contractor and/or the contractor listed as the licensed entity on the building permit per the municipality to ensure all site safety requirements are in place and followed, prior to, during, and after the commencement of the construction process until they are 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. Plato Marinakos, Architect LLC, 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 compliance.

716 EMERSON AVE - RECTORY

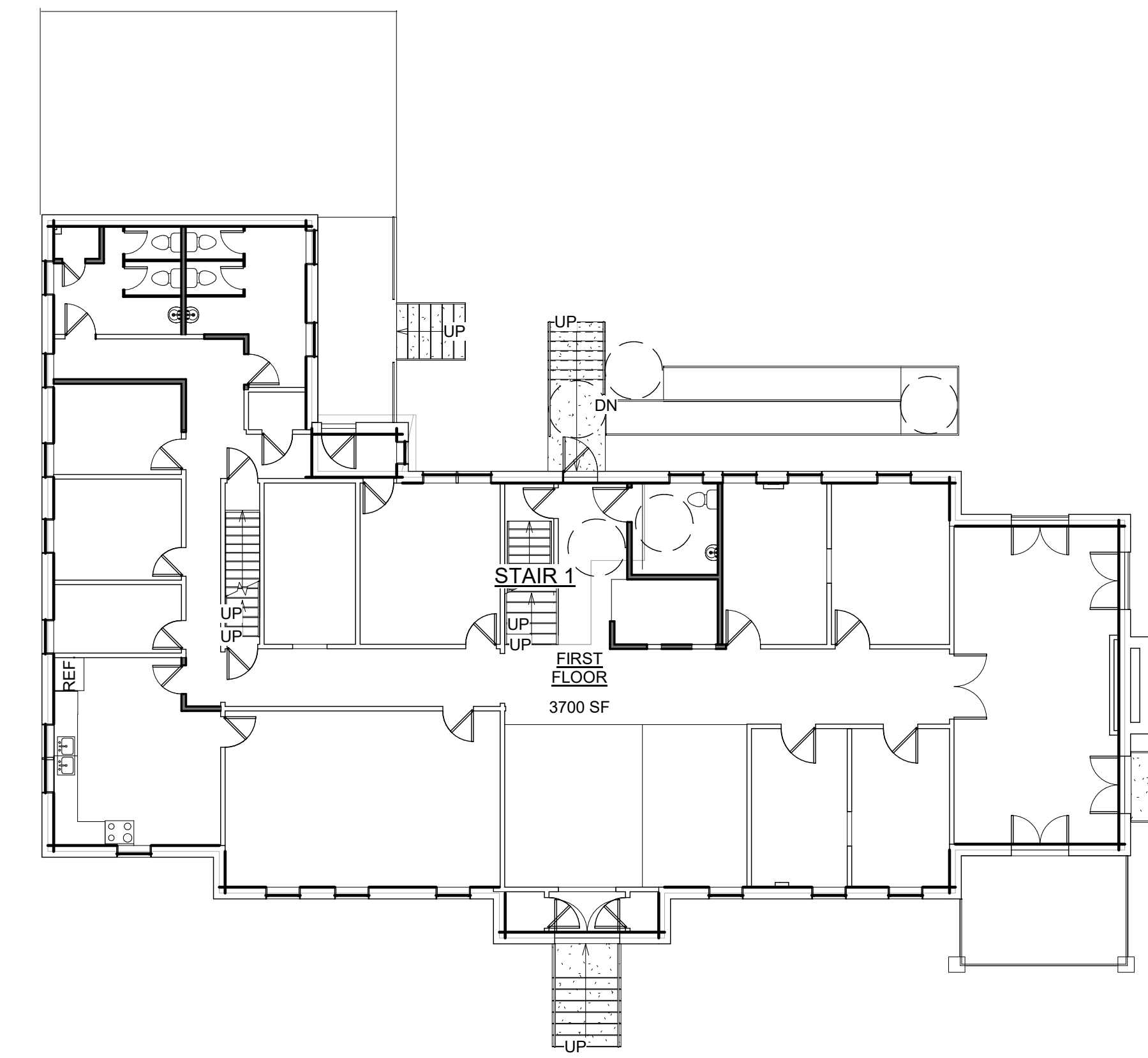
CODE REVIEW
BASEMENT- FIRST FLOOR

Project number _____ Project Number _____
Date _____ Issue Date _____
Drawn by _____ Author _____
Checked by _____ Checker _____

A03
Scale As indicated



2 BASEMENT RENTABLE AREA PLAN
A03 SCALE: 3/32" = 1'-0"

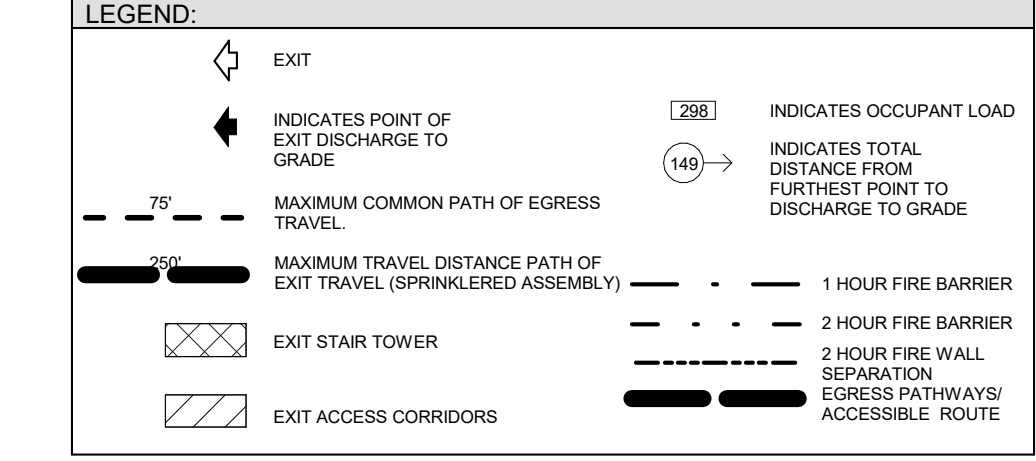


3 FIRST FLOOR RENTABLE AREA PLAN
A03 SCALE: 3/32" = 1'-0"

BUILDING CONSTRUCTION DATA:

GENERAL NOTES:
1. BUILDING IS EXISTING - NOT SPRINKLERS.
2. OCCUPANCY FOR ALL SPACES CLASSIFIED AS "GROUP BUSINESS."
3. ALL SPACES AND ROUTES WITH ADDITIONS AND RENOVATIONS SHALL BE FULLY ACCESSIBLE PER ADA ON FIRST FLOOR ONLY.
4. ALL OCCUPANT LOADS CALCULATED PER TABLE 1004.1.1.
5. ALL CORRIDORS 44" MINIMUM WIDTH.
6. ALL CORRIDORS (1) HOUR FIRE RATED.
7. ALL EXIT DOORS 36" MINIMUM.
8. ALL SHAFTS TO BE (2) HOUR FIRE RATED PARTITION.
9. EGRESS FROM FIRST FLOOR DOES NOT PASS THROUGH STAIR #1 OR #2.

Note:
*Fire Rating 2HR - Stairs Shaft
*The wall between the East and West Building will be fire barriers.
*Curtains, draperies, fabric hangings and similar combustible decorative materials suspended from walls or ceilings shall comply with Section 908.4 and shall not exceed 10 percent of the specific wall or ceiling area to which such materials are attached.
*A visible alarm activated will be required throughout all the units.
*An automatic smoke detection system will be required throughout all the units.
*Luminous egress path markings delineating the exit path shall be provided; the lobby does not require these marking.



CODE REVIEW - PENNSYLVANIA UNIFIED BUILDING CODE/THE INTERNATIONAL BUILDING CODE: 2018

CHAPTER 3: OCCUPANCY CLASSIFICATION AND USE
GROUP B
SECTION 310. GROUP BUSINESS
301.1 GROUP. Business Group B occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts.

CHAPTER 4: GENERAL BUILDING HEIGHTS AND AREAS
TABLE 501.1 ALLOWABLE BUILDING HEIGHTS AND NUMBER OF STORES ABOVE GRADE PLANE.
GROUP B, CONSTRUCTION TYPE I A, VB
501.1 GENERAL. THE HEIGHT, IN FEET, AND THE NUMBER OF STORES OF A BUILDING SHALL BE DETERMINED BASED ON THE TYPE OF CONSTRUCTION, OCCUPANCY CLASSIFICATION AND WHETHER THERE IS AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT THE BUILDING.
SECTION 501.2 BUILDING AREA
501.1 GENERAL.
501.2 ALLOWABLE AREA = UL
501.3 FRONTAGE INCREASE
BUILDING B FRONTAGE INCREASE CALCULATION:
NORTH: EAST: SOUTH: WEST: 0
TOTAL FRONTAGE (F) 471 FT. PERIMETER (P) FT.
WIDTH OF OPEN SPACE (W) 30
AREA INCREASE FACTOR DUE TO FRONTAGE, I = 45

SECTION 503 - NA
SECTION 504 MIXED USE AND OCCUPANCY
503.2 ACCESSORY OCCUPANCIES: ACCESSORY OCCUPANCIES ARE THOSE OCCUPANCIES THAT ARE ANCILLARY TO THE MAIN OCCUPANCY OF THE BUILDING OR PORTION THEREOF.

CHAPTER 6: TYPES OF CONSTRUCTION
TABLE 601: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS
CONSTRUCTION TYPE V**
STRUCTURAL FRAME (COLUMNS, GIRDERS, TRUSSES): 0 HOUR
EXTERIOR WALLS: 0 HOUR
INTERIOR ELEMENTS: 0 HOUR
BEARING WALLS (INTERIOR): 0 HOUR
NON-BEARING WALLS (INTERIOR): 0 HOUR
FLOOR CONSTRUCTION INCLUDING BEAMS AND JOISTS: 0 HOUR
ROOF CONSTRUCTION (INCLUDING BEAMS AND JOISTS): 0 HOUR
ATRIUMS: NA
INCIDENTAL USES: 1 OR 2 HOUR
CONTROL AREAS: 1 OR 2 HOUR
MIXED OCCUPANCY AND FIRE AREA SEPARATIONS: 1 OR 2 HOUR

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES
SECTION 705 EXTERIOR WALLS
SECTION 705.1 TYPE I AND II CONSTRUCTION
PROJECTIONS FROM WALLS OF TYPE I OR II CONSTRUCTION SHALL BE OF NONCOMBUSTIBLE MATERIALS OR COMBUSTIBLE MATERIAL ALLOWED BY SECTIONS 705.2.1 AND 705.2.4.

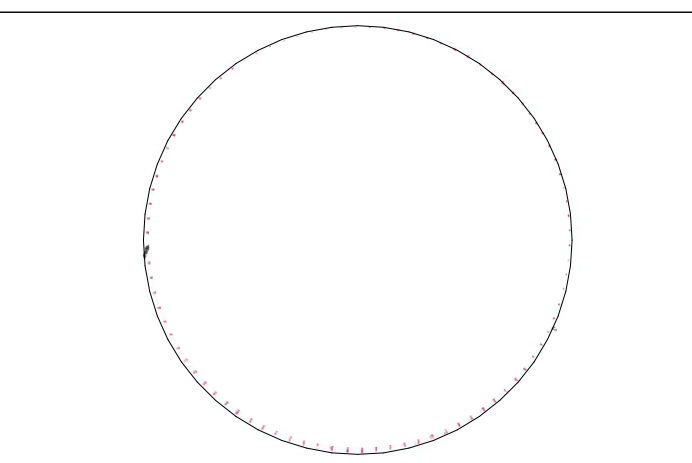
SECTION 706 FIRE WALLS
TABLE 706.1 FIRE WALL FIRE-RESISTANCE RATINGS
FOR OCCUPANCY GROUP R-2, FIRE-RESISTANCE RATING SHOULD BE NOT LESS THAN 3 HOURS
706.5 HORIZONTAL CONTINUITY - EXCEPTION #3
FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM.
706.5.1 EXTERIOR WALLS
AT FIRE WALL INTERSECTIONS WITH EXTERIOR WALLS, EXTERIOR WALL BOTH SIDES SHALL BE 1 HOUR RATED AND 45 MINUTE OPENING PROTECTION MIN. 4 FEET EACH SIDE.
SECTION 716 OPENING PROTECTIVES
OPENING PROTECTIVE FIRE-PROTECTION RATINGS
OTHER FIRE PARTITIONS: 45 MINUTES
2 HOUR FIRE WALLS: 90 MINUTES

CHAPTER 8: INTERIOR FINISHES
SECTION 802 WALL AND CEILING FINISH MATERIALS.
SECTION 802.1 INTERIOR WALL AND CEILING FINISH MATERIALS.
CLASS A FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450
CLASS B FLAME SPREAD 26-75; SMOKE DEVELOPED 460-850
CLASS C FLAME SPREAD 76-200; SMOKE DEVELOPED 860-1500
TABLE 803.13 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY
GROUP R-2 WITH SPRINKLERS
VERTICAL EXITS & PASSAGEWAYS: C
EXIT ACCESS CORRIDORS
ROOMS & ENCLOSED SPACES: C
SECTION 804 INTERIOR FLOOR FINISH
804.2.2 MINIMUM CRITICAL EGRESS FLUX
EXCEPTION: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, CLASS II MATERIALS ARE PERMITTED IN ANY AREA WHERE CLASS I MATERIALS ARE REQUIRED, AND MATERIALS COMPLYING WITH DOC FF-1 "PALL TEST" (CPSC 18 CFR PART 1630) OR WITH ASTM D2889 ARE PERMITTED IN ANY AREA WHERE CLASS II MATERIALS ARE REQUIRED.

CHAPTER 8: FIRE PROTECTION AND LIFE SAFETY SYSTEMS
SECTION 902 FIRE PUMP AND RISER ROOM SIZE
902.2 WHERE REQUIRED: APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDINGS AND STRUCTURES SHALL BE PROVIDED IN LOCATIONS DESCRIBED IN SECTIONS 902.2.1 THROUGH 902.2.12. ALL EXISTING BUILDING RENOVATION AREAS ARE FULLY SPRINKLERED.
SECTION 904 PORTABLE FIRE EXTINGUISHERS
904.1 WHERE REQUIRED: PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE INTERNATIONAL FIRE CODE.
SECTION 907 FIRE ALARM AND DETECTION SYSTEMS
907.2 GROUP B. FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE INSTALLED IN GROUP B OCCUPANCIES AS REQUIRED IN SECTIONS 907.2.1 AND 907.2.3.3.
907.2.3.1 MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHALL BE INSTALLED IN GROUP B OCCUPANCIES:
EXCEPTIONS:
1. A MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED IN BUILDINGS NOT MORE THAN TWO STORES IN HEIGHT WHERE ALL INDIVIDUAL SLEEPING UNITS AND CONTIGUOUS ATTIC AND CRAWL SPACES TO THOSE UNITS ARE SEPARATED FROM EACH OTHER AND PUBLIC OR COMMON AREAS BY NOT LESS THAN 1HR FIRE PARTITIONS AND EACH INDIVIDUAL SLEEPING UNIT HAS AN EXIT DIRECTLY TO PUBLIC WAY, EGRESS COURT OR YARD.
2. MANUAL FIRE ALARM BOXES ARE NOT REQUIRED THROUGHOUT THE BUILDING WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
2.1. THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.
2.2 THE NOTIFICATION APPLIANCES WILL ACTIVATE UPON SPRINKLER WATER FLOW.
2.3. NOT FEWER THAN ONE MANUAL FIRE ALARM BOX IS INSTALLED AT AN APPROVED LOCATION.
907.2.3.2 AUTOMATIC SMOKE DETECTION SYSTEM ON FIRST FLOOR ONLY.
AN AUTOMATIC SMOKE DETECTION SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.10.
907.2.10 SINGLE AND MULTIPLE-STATION SMOKE ALARMS
LISHED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.10.1 THROUGH 907.2.10.3 AND NFPA 72.
907.2.2.2 GROUP: Group B
A manual fire alarm system shall be installed in Group B occupancies where one of the following conditions exist:
The combined Group B occupant load of all floors is 500 or more.
The Group B occupant load is more than 100 persons above or below the lowest level of exit discharge.

CHAPTER 9: SMOKE CONTROL SYSTEMS
909.2 GENERAL DESIGN REQUIREMENTS: BUILDINGS, STRUCTURES, OR PARTS THEREOF REQUIRED BY THIS CODE TO HAVE A SMOKE CONTROL SYSTEM OR SYSTEMS SHALL HAVE SUCH SYSTEMS DESIGNED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SECTION 909 AND THE GENERALLY ACCEPTED AND WELL-ESTABLISHED PRINCIPLES OF ENGINEERING RELEVANT TO THE DESIGN.
909.12.1.2 PASSIVE METHOD: PASSIVE SMOKE CONTROL SYSTEMS ACTUATED BY APPROVED SPOT-TYPE DETECTORS USED FOR RELAYING SERVICE SHALL BE PERMITTED.

OCCUPANT LOAD (1004.3, 1004.5 and Table 1004.5, 1004.6)				CAPACITY OF EGRESS COMPONENTS (1005.3.1, 1005.3.2)				NUMBER OF EXITS/EXIT ACCESS (1006)		
Location Floor Area + Sq. Ft./person = Oct. loads				Egress width (inches/occupant)				LOCATION REQUIRED SHOWN		
LOCATION	AREA	OCCT. LOAD	LOCATION	AREA	OCCT. LOAD	Starways	.3 per inch	STAIR 1	YES	ON PLAN
BASEMENT	3403 SF.					Other Egress components	2 per inch			
1 ST	3700 SF.					STAIR 1	51" / .3	170		
2ND	3713SF.									



ARCHITECT SEAL MUST BE IN RED INK

OWNER

Vision Academy Charter School

ONE CALL #:



ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO
 CHECK (X) ONE BOX
ONLY

APPROVED AS IS
 APPROVED AS NOTED

CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT) _____
KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE
BUILDING, SIGNED AND DATED TO OUR OFFICE
LOCATION.

SITE SAFETY

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. Plato Marinakos, Architect LLC, 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 compliance.

716 EMERSON AVE - RECTORY

CODE REVIEW SECOND FLOOR

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

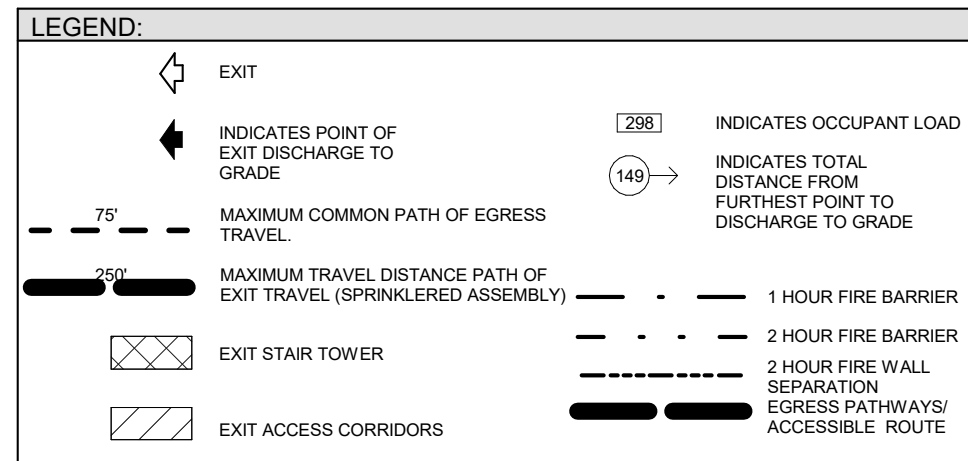
A05

Scale As indicated

BUILDING CONSTRUCTION DATA:

GENERAL NOTES:
1. BUILDING IS EXISTING. NOT SPRINKLERS.
2. OCCUPANCY FOR ALL SPACES CLASSIFIED AS "GROUP BUSINESS".
3. ALL SPACES AND ROUTES WITHIN ADDITIONS AND RENOVATIONS SHALL BE FULLY ACCESSIBLE PER ADA ON FIRST FLOOR ONLY.
4. ALL OCCUPANT LOADS CALCULATED PER TABLE 1004.1.1.
5. ALL CORRIDORS 44" MINIMUM WIDTH.
6. ALL CORRIDORS (1) HOUR FIRE RATED.
7. ALL EXIT DOORS 36" MINIMUM.
8. ALL SHUTTS TO BE (2) HOUR FIRE RATED PARTITION THROUGH STAIR #1 OR #2.

Note:
*Fire Rating 2HR - Stairs Shaft
*The wall between the East and West Building will be fire barriers.
*Curtains, draperies, fabric hangings and similar combustible decorative materials suspended from walls or ceiling shall comply with Section 909.4 and shall not exceed 10 percent of the specific wall or ceiling area to which such materials are attached.
*A visible alarm activated will be required throughout all the units.
*An automatic smoke detection system will be required throughout all the units.
*Luminous egress path markings delineating the exit path shall be provided; the lobby does not require these markings.



CODE REVIEW - PENNSYLVANIA UNIFIED BUILDING CODE/THE INTERNATIONAL BUILDING CODE: 2018

CHAPTER 3: OCCUPANCY CLASSIFICATION AND USE
SECTION 310: GROUP BUSINESS
301.1 GROUP: Business Group B occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts.

CHAPTER 6: GENERAL BUILDING HEIGHTS AND AREAS
TABLE 601.3 AND 601.4 ALLOWABLE BUILDING HEIGHTS AND NUMBER OF STORES ABOVE GRADE PLANE:
GROUP B, CONSTRUCTION TYPE IA, VB
SECTION 604 BUILDING HEIGHT AND NUMBER OF STORES
604.1 LEGAL: THE HEIGHT, IN FEET, AND THE NUMBER OF STORES OF A BUILDING SHALL BE DETERMINED BASED ON THE TYPE OF CONSTRUCTION, OCCUPANCY CLASSIFICATION AND WHETHER THERE IS AN AUTOMATIC SPRINKLES SYSTEM INSTALLED THROUGHOUT THE BUILDING.
SECTION 606 BUILDING AREA
606.1 GENERAL: ALLOWABLE AREA = UL
606.3 FRONTAGE INCREASE:
BUILDING FRONTAGE INCREASE CALCULATION:
NORTH - EAST - SOUTH - WEST
TOTAL FRONTAGE/471 FT. PERMETER (P) FT.
WIDTH OF OPEN SPACE (W) 30
AREA INCREASE FACTOR DUE TO FRONTAGE 1 + .45

SECTION 608.1 - NA
SECTION 608 MIXED USE AND OCCUPANCY
608.2 ACCESSORY OCCUPANCIES: ACCESSORY OCCUPANCIES ARE THOSE OCCUPANCIES THAT ARE ANCILLARY TO THE MAIN OCCUPANCY OF THE BUILDING OR PORTION THEREOF.

CHAPTER 6: TYPES OF CONSTRUCTION
TABLE 601 FIRE RESISTANCE RATINGS REQUIREMENTS FOR BUILDING ELEMENTS
CONSTRUCTION TYPE "IB"
STRUCTURAL FRAME (COLUMNS, GIRDERS, TRUSSES): 0 HOUR
EXTERIOR WALLS: 0 HOUR
INTERIOR ELEMENTS:
BEARING WALLS (INTERIOR): 0 HOUR
NON-BEARING WALLS (INTERIOR): 0 HOUR
FLOOR CONSTRUCTION (INCLUDING BEAMS AND JOISTS): 0 HOUR
ROOF CONSTRUCTION (INCLUDING BEAMS AND JOISTS): 0 HOUR
ATRIUMS: N/A
INCIDENTAL USES: 1 OR 2 HOUR
CONTROL AREAS: 1 OR 2 HOUR
MIXED OCCUPANCY AND FIRE AREA SEPARATIONS: 1 OR 2 HOUR

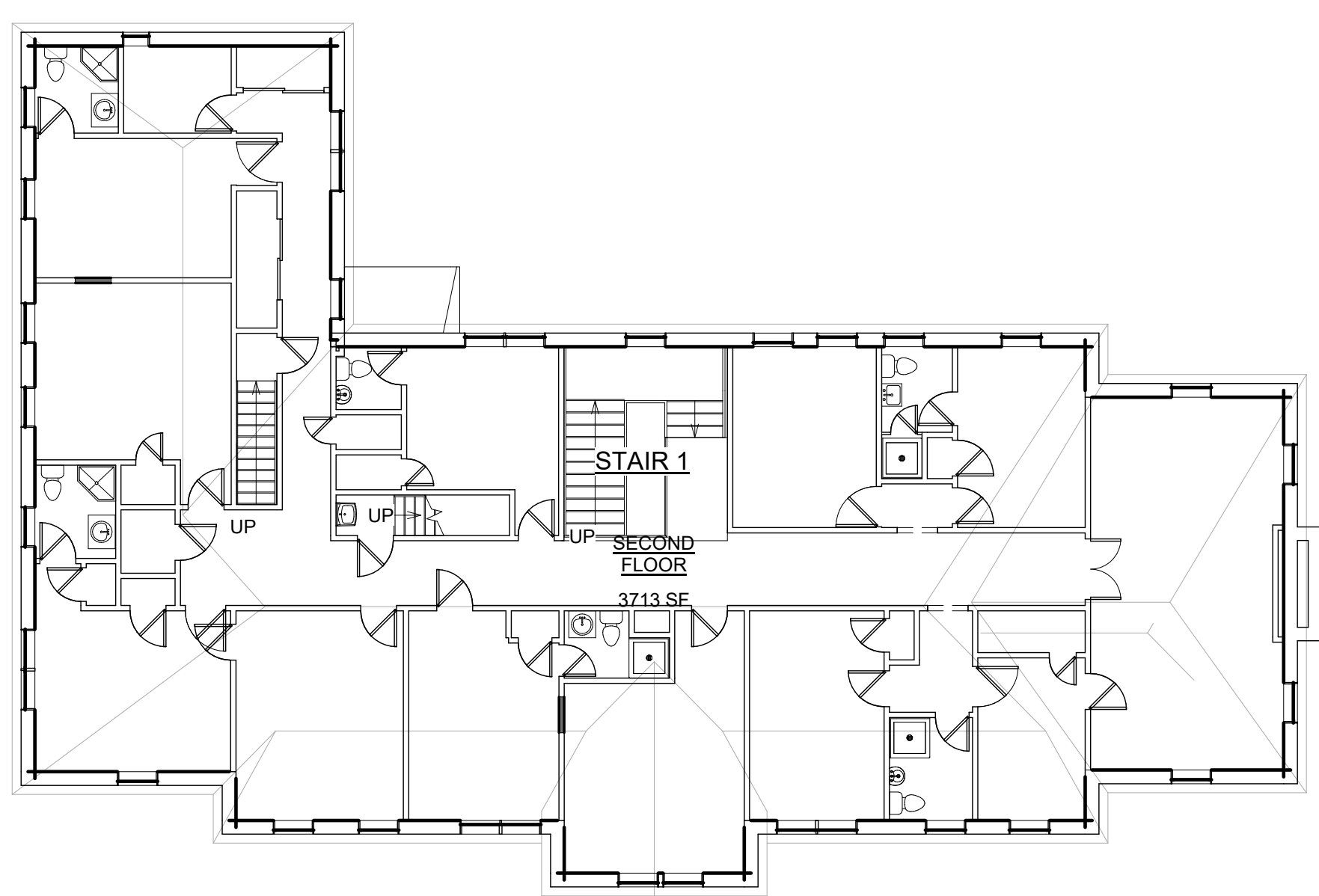
CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES
SECTION 705 EXTERIOR WALLS
705.2.1 TYPE I AND II CONSTRUCTION:
PROTECTIONS FROM WALLS OF TYPE I OR II CONSTRUCTION SHALL BE OF NONCOMBUSTIBLE MATERIALS OR COMBUSTIBLE MATERIAL ALLOWED BY SECTIONS 705.2.3.1 AND 705.2.4.
SECTION 706 FIRE WALLS
TABLE 706.4 FIRE WALL FIRE-RESISTANCE RATINGS:
FOR OCCUPANCY GROUP R-2, FIRE-RESISTANCE RATING SHOULD BE NOT LESS THAN 3 HOURS
706.5 HORIZONTAL CONTINUITY - EXCEPTION #3
FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM.
706.5.1 EXTERIOR WALLS:
AT FIRE WALL INTERSECTIONS WITH EXTERIOR WALLS, EXTERIOR WALL BOTH SIDES SHALL BE 1 HOUR RATED AND 45 MINUTE OPENING OTHER FIRE PARTITIONS 45 MINUTES
2 HOUR FIRE WALLS 90 MINUTES

SECTION 710: OPENING PROTECTIVES
OPENING PROTECTIVE FIRE-PROTECTION RATINGS
OTHER FIRE PARTITIONS 45 MINUTES
2 HOUR FIRE WALLS 90 MINUTES

CHAPTER 8: INTERIOR FINISHES
SECTION 802 WALL AND CEILING FINISHES
802.1.2 INTERIOR WALL AND CEILING FINISH MATERIALS:
CLASS A FLAME SPREAD 0-25, SMOKE DEVELOPED 0-400
CLASS B FLAME SPREAD 26-75, SMOKE DEVELOPED 401-450
CLASS C FLAME SPREAD 76-200, SMOKE DEVELOPED 451-500
TABLE 802.1.3 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY:
GROUP R-2 WITH SPRINKLERS
EXIT ACCESS CORRIDORS: C
EXIT ENCLOSED SPACES: C
SECTION 804: INTERIOR FLOOR FINISH
804.2 MINIMUM CRITICAL BASE FLOOR
EXCEPTION: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, CLASS I MATERIALS ARE PERMITTED IN ANY AREA WHERE CLASS I MATERIALS ARE REQUIRED, AND MATERIALS COMPLYING WITH CLASS I "PILL TEST" (CPSC 16 CFR PART 1630) OR WITH ASTM D2859 ARE PERMITTED IN ANY AREA WHERE CLASS II MATERIALS ARE REQUIRED.

CHAPTER 9: FIRE PROTECTION AND LIFE SAFETY SYSTEMS
SECTION 902 FIRE PUMP AND RESERVOIR SIZES
902.7 WHERE REQUIRED: APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDINGS AND STRUCTURES SHALL BE PROVIDED IN LOCATIONS DESCRIBED IN SECTIONS 902.1 THROUGH 902.12. ALL EXISTING BUILDING RENOVATION AREAS ARE FULLY SPRINKLERED.
SECTION 906 PORTABLE FIRE EXTINGUISHERS
906.1 WHERE REQUIRED: PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE INTERNATIONAL FIRE CODE.
SECTION 907 FIRE ALARM AND DETECTION SYSTEMS
907.2.8 GROUP B - FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE INSTALLED IN GROUP B OCCUPANCIES AS REQUIRED IN SECTIONS 907.2.8.1 AND 907.2.8.3.
907.2.8.1 MANUAL FIRE ALARM SYSTEM:
A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHALL BE INSTALLED IN GROUP B OCCUPANCIES:
EXCEPTIONS:
1. A MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED IN BUILDINGS NOT MORE THAN TWO STORES IN HEIGHT WHERE ALL INDIVIDUAL SLEEPING UNITS AND CONTIGUOUS ATTIC AND CRAWL SPACES TO THOSE UNITS ARE SEPARATED FROM EACH OTHER AND PUBLIC OR COMMON AREAS BY NOT LESS THAN THE FIRE PARTITIONS AND EACH INDIVIDUAL SLEEPING UNIT HAS AN EXIT DIRECTLY TO PUBLIC WAY, EGRESS COURT OR YARD.
2. MANUAL FIRE ALARM BOXES ARE NOT REQUIRED THROUGHOUT THE BUILDING WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
2.1 THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.
2.2 THE NOTIFICATION APPLIANCES WILL ACTIVATE UPON SPRINKLER WATER FLOW.
2.3 NOT FLOWER THAN ONE MANUAL FIRE ALARM BOX IS INSTALLED AT AN APPROVED LOCATION.
907.2.8.2 AUTOMATIC SMOKE DETECTION SYSTEM ON FIRST FLOOR ONLY:
AN AUTOMATIC SMOKE DETECTION SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.10.
907.2.8.3 SMOKE ALARMS:
SINGLE- AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.10.
907.2.10 SINGLE- AND MULTIPLE-STATION SMOKE ALARMS:
LISTED SINGLE- AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.10.1 THROUGH 907.2.10.7 AND NFPA 72.
907.2.2.2 GROUP - Group B
A manual fire alarm system shall be installed in Group B occupancies where one of the following conditions exist:
The combined Group B occupant load of all floors is 500 or more.
The Group B occupant load is more than 100 persons above or below the lowest level of exit discharge.
SECTION 909 SMOKE CONTROL SYSTEMS
909.4 GENERAL DESIGN REQUIREMENTS: BUILDINGS, STRUCTURES, OR PARTS THEREOF REQUIRED BY THIS CODE TO HAVE A SMOKE CONTROL SYSTEM OR SYSTEMS SHALL HAVE SUCH SYSTEMS DESIGNED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SECTION 909 AND THE GENERALLY ACCEPTED AND WELL-ESTABLISHED PRINCIPLES OF ENGINEERING RELEVANT TO THE DESIGN.
909.12.3.2 PASSIVE METHOD: PASSIVE SMOKE CONTROL SYSTEMS ACTIVATED BY APPROVED SPOT-TYPE DETECTORS USED FOR RELEASING SERVICE SHALL BE PERMITTED.

SECTION 1000: ACCESSIBLE MEANS OF EGRESS
1000.3 STAIRWAYS:
EXCEPTION #1 AS PERMITTED BY SECTION 1009.3.1.1 THROUGH 1009.3.3 ARE PERMITTED TO BE CONSIDERED PART OF AN ACCESSIBLE MEANS OF EGRESS.
EXCEPTION #2 AREA OF REFUGE IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
SECTION 1005: DOORS, GATES AND TURNSTILES
1005.1.5 ELEVATOR:
THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR, SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR.
SECTION 1012: EXIT ACCESS TRAVEL DISTANCE
TABLE 1012.7 EXIT ACCESS TRAVEL DISTANCE
GROUP B WITH SPRINKLERS 200 FEET
SECTION 1016: CORRIDORS
1016.4 DEAD ENDS:
EXCEPTION #2
IN OCCUPANCIES IN GROUPS B, E, F, I, I, M, R-1, R-2, R-4, S AND U WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF DEAD-END CORRIDORS SHALL NOT EXCEED 50 FEET (15.24 M).
TABLE 1000.1 CORRIDOR FIRE-RESISTANCE RATING
OCCUPANCY B WITH SPRINKLERS 1 HOUR
TABLE 1002.1 MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD
OCCUPANT LOAD 1-500 REQUIRING (2) MINIMUM NUMBER OF EXITS PER STORY
SECTION 1009.1 VERTICAL EXIT ENCLOSURES
EXIT ENCLOSURES SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING 4 OR MORE STORES AND 1 HOUR WHERE CONNECTING LESS THAN 4 STORES.
CHAPTER 11: ACCESSIBILITY
SECTION 1107: 1107.6.1
SECTION 1109: OTHER FEATURES AND FACILITIES
1107.7 ELEVATORS:
PASSENGER ELEVATORS ON AN ACCESSIBLE ROUTE SHALL BE ACCESSIBLE AND COMPLY WITH CHAPTER 30
CHAPTER 29: PLUMBING SYSTEMS
TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES
OCCUPANCY USE GROUP B: BUSINESS



1 SECOND FLOOR RENTABLE AREA PLAN
A05 SCALE: 3/32" = 1'-0"

CHAPTER 10: MEANS OF EGRESS						CAPACITY OF EGRESS COMPONENTS (1005.3.1, 1005.3.2)		NUMBER OF EXITS/EXIT ACCESS (1006)		
OCCUPANT LOAD (1004.3, 1004.5 and Table 1004.5, 1004.6)						Egress width (inch/occupant)		LOCATION	REQUIRED	SHOWN
LOCATION	AREA	OCC. LOAD	LOCATION	AREA	OCC. LOAD	Egress width (inch/occupant)		STAR 1	YES	ON PLAN
BASEMENT	3403 SF.					Stairways .3 per inch				
1 ST	3700 SF.					Other Egress components .2 per inch				
2ND	3713SF.					STAIR 1 51" / .3 170				

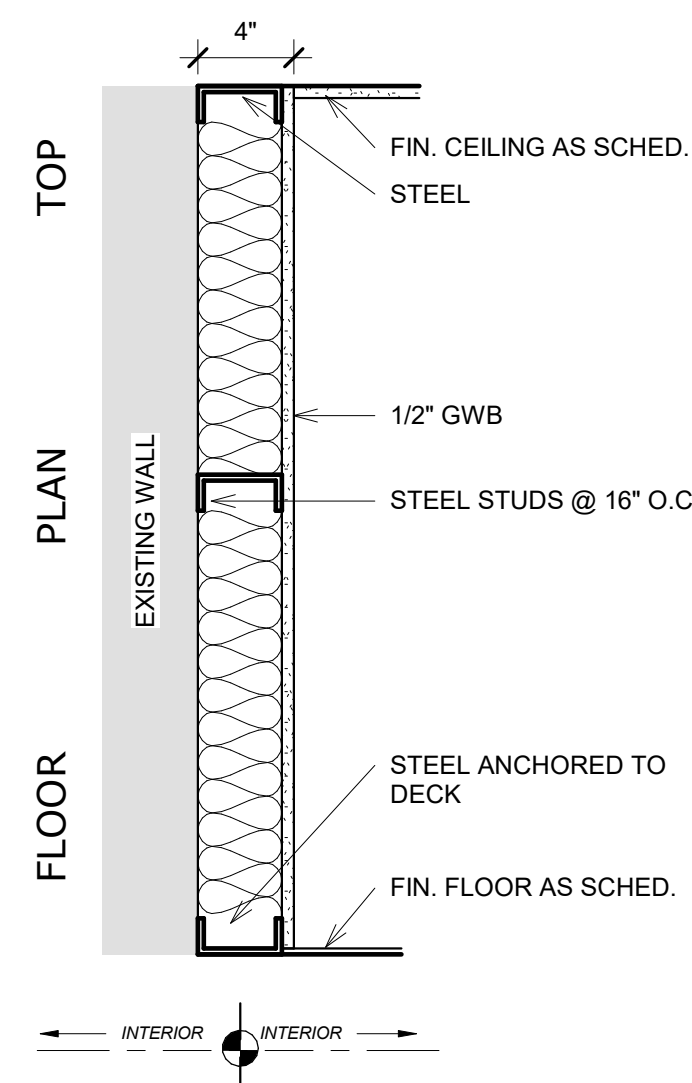
BUILDING MATERIAL R - VALUES

MATERIAL	R - VALUE
ALUMINUM / VINYL SIDING	0.61
BRICK VENEER	0.44
AIR SPACE MIN. 1/2"	1.00
MOISTURE BARRIER	0.01
1/2" PLYWOOD SHEATHING	0.62
3/4" PLYWOOD SHEATHING	0.90
1/2" GWB	0.45
5/8" GWB	0.5625
2x6 STUDS W/ R-19 F.G. BATTS	16.0
1/2" RIGID INSULATION	3
1" RIGID INSULATION	5
INSIDE AIR FILM	0.68
OUTSIDE AIR FILM	0.17

INSIDE AIR FILM	0.61
OUTSIDE AIR FILM	0.17
2x4 JOISTS W/ R-15 F.G. BATTS	13.0
2x12 JOISTS W/ R-38 F.G. BATTS	35.55
2x4s LAID FLAT FOR VENTILATION	1.18

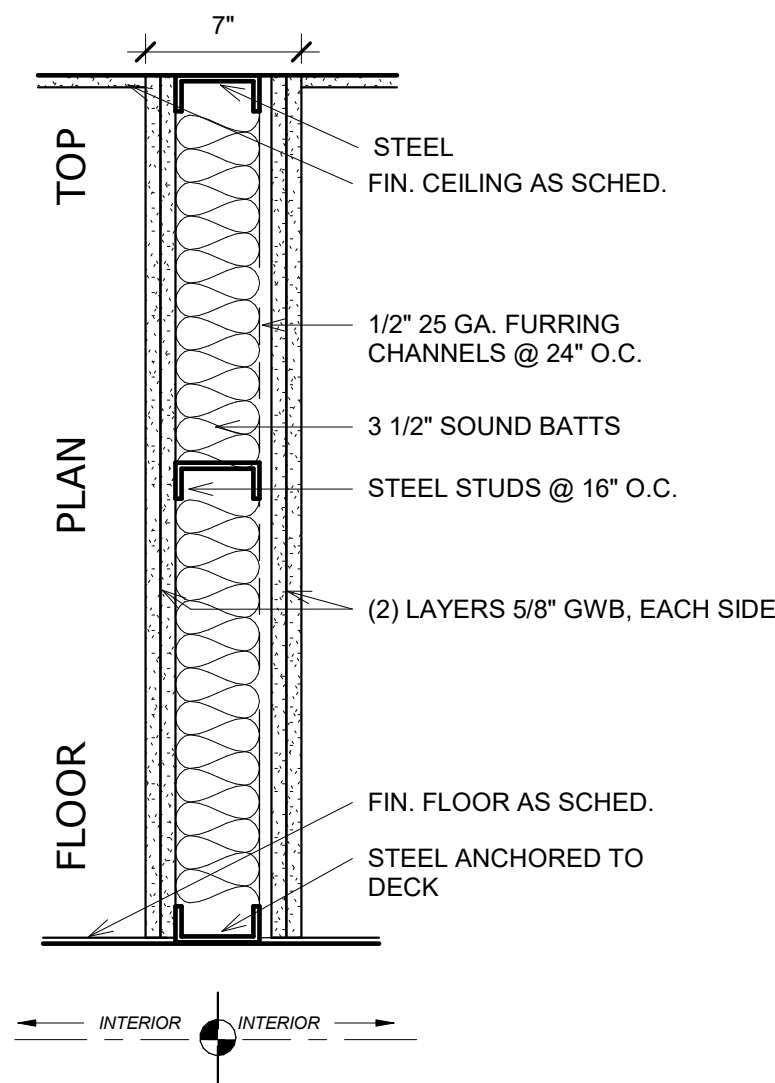
F1

INTERIOR FURRING WALL
(STEEL STUD)



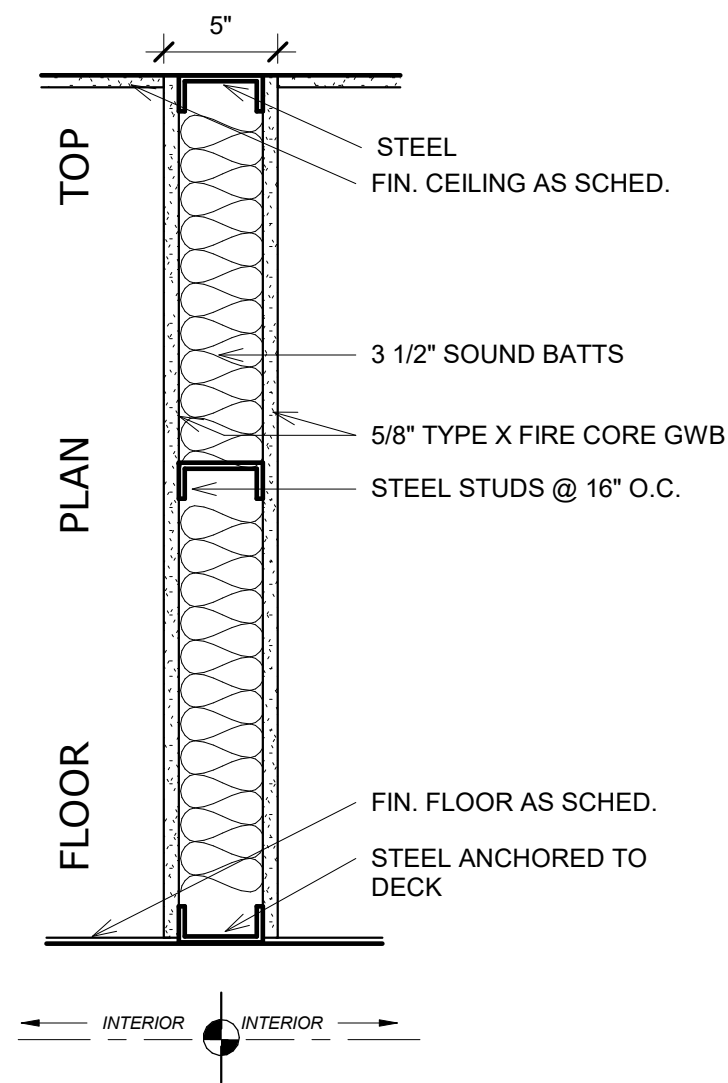
P2

TWO HOUR INTERIOR PARTITION
(STEEL STUD)
UL DESIGN U419



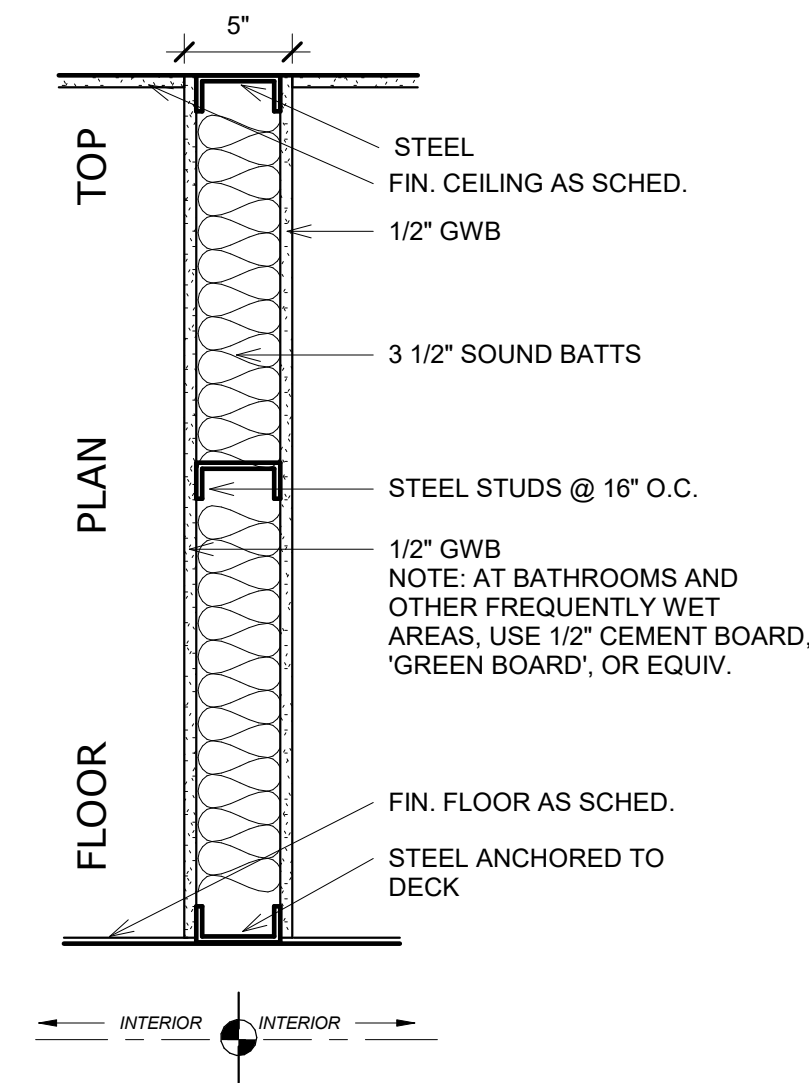
P1

ONE HOUR INTERIOR PARTITION
(STEEL STUD)
UL DESIGN U465
STC RATING 55 to 59



Po

NON-RATED INTERIOR PARTITION
(STEEL STUD)
STC RATING 56

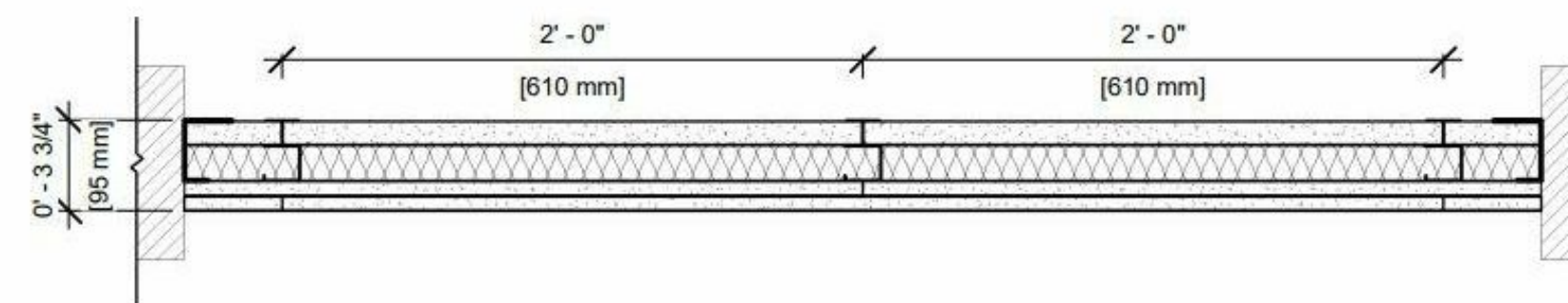


F2

Shaft Wall - Steel Stud (Non-Load-Bearing)

UL DESIGN NO. U415 B

FIRE RATING: 2 Hour
STC: 48
SOUND TEST: USG-170427
SYSTEM THICKNESS: 3 3/4"



ASSEMBLY OPTIONS:

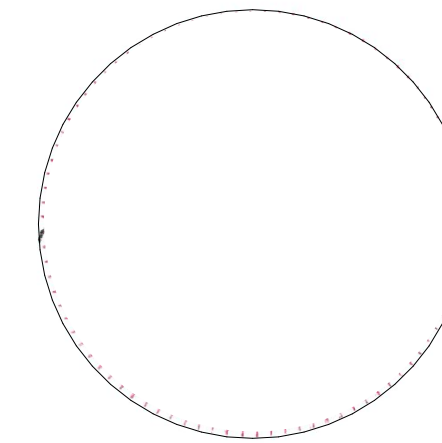
- GYPSUM BOARD: ONE LAYER 1" THICK GYPSUM LINER PANEL (UL TYPE SLX™)
- STEEL STUDS: 2-1/2" CH STUDS, 20 GA. MSG., SPACED 24" O.C.
- INSULATION: 1-1/2" GLASS FIBER BATT INSULATION IN CAVITY
- GYPSUM BOARD: TWO LAYERS 5/8" THICK GYPSUM BOARD (UL TYPE SCX™)



PLATO
MARINAKOS, JR.
ARCHITECT, LLC

www.plato-studio.com

107 S 2nd Street
2nd Floor
Philadelphia, PA 19106
267-866-0930 OFFICE
267-866-0931 DIRECT
plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

OWNER

Vision Academy Charter
School

ONE CALL #:



ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO
 CHECK (X) ONE BOX
 APPROVED AS IS
 APPROVED AS NOTED
ONLY

CLIENT SIGNATURE DATE

NAME (PLEASE PRINT)

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

SITE SAFETY

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. Plato Marinakos, Architect LLC, 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 compliance.

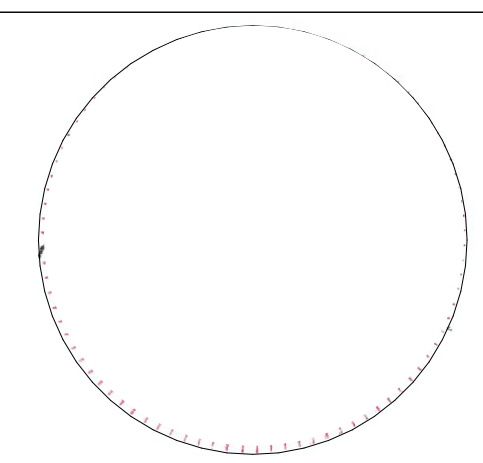
716 EMERSON AVE -
RECTORY

WALL & PARTITION
TYPES

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A07

Scale 1 1/2" = 1'-0"



ARCHITECT SEAL MUST BE IN RED INK

OWNER
Vision Academy Charter School

ONE CALL #:



ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO APPROVED AS IS
 CHECK ONE BOX APPROVED AS NOTED ONLY

CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT) _____
KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

SITE SAFETY

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. Plato Marinakos, Architect LLC, 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 compliance.

716 EMERSON AVE - RECTORY

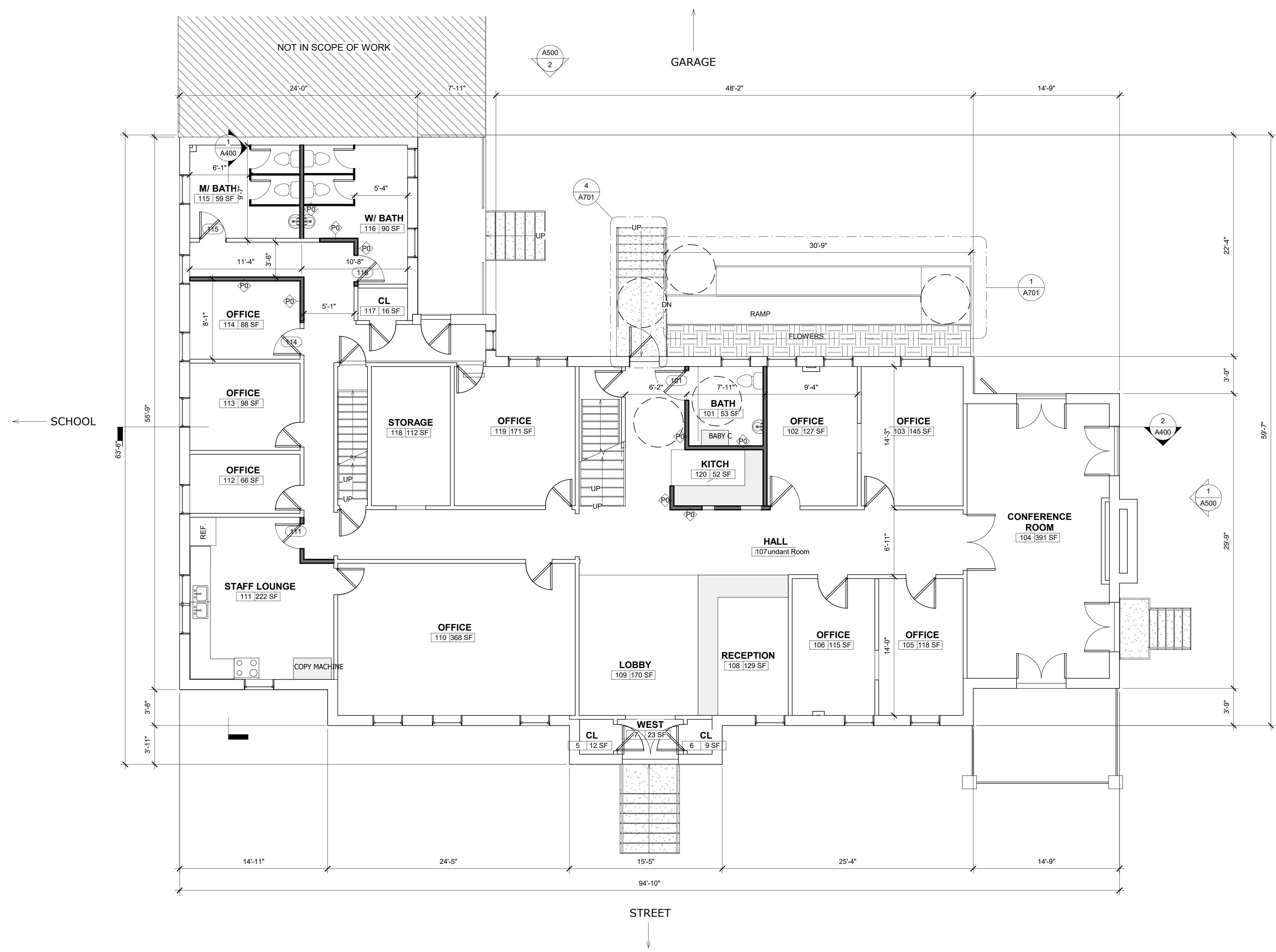
FLOOR PLANS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

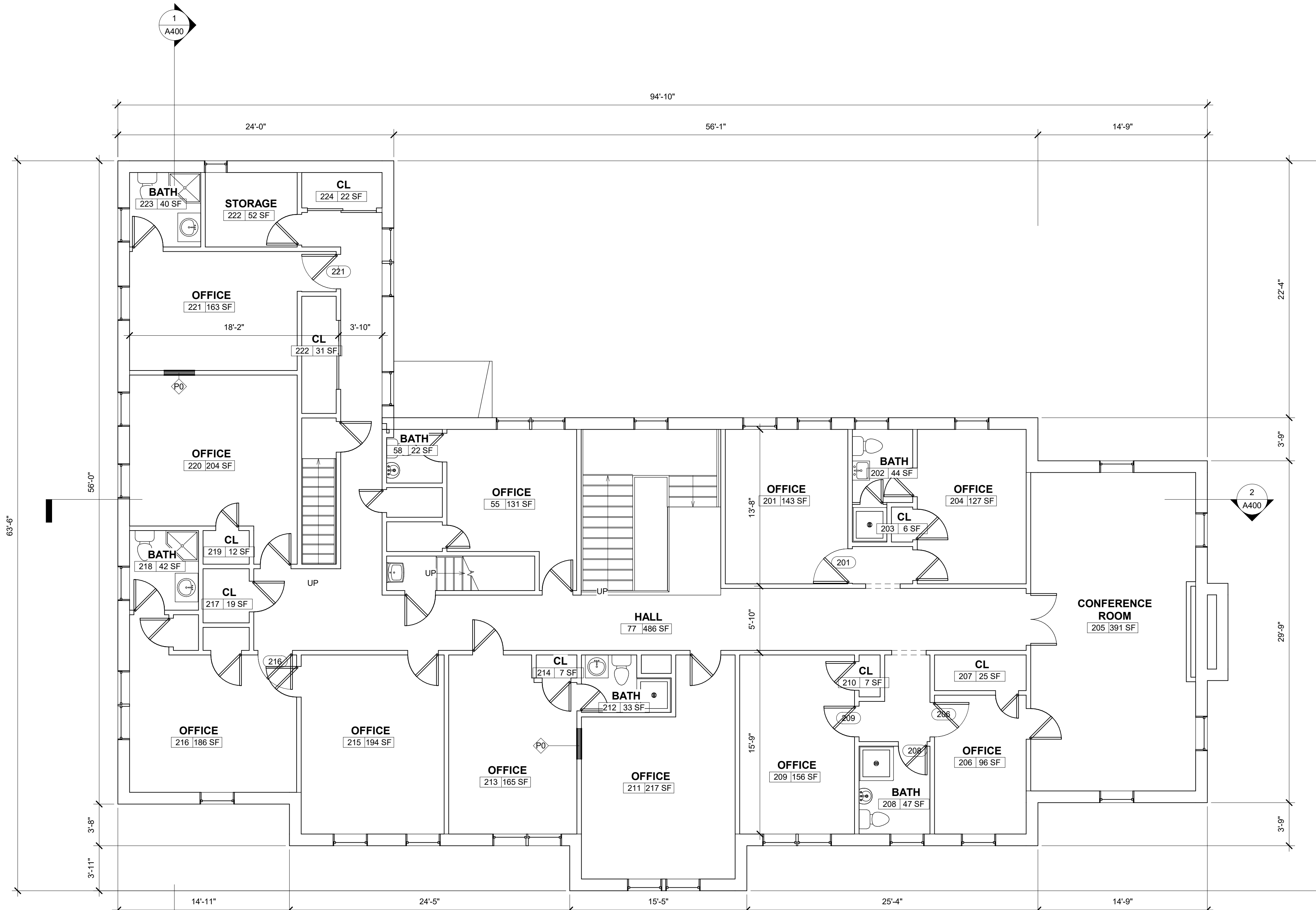
A100

Scale 3/16" = 1'-0"

- PROPOSED :
- * PUBLIC BATHROOMS - ROOMS 101-115- 116
 - * ADD KITCHENETTE - ROOMS 120
 - * ADD ADA RAMP AND STAIRS
 - * WALLS TO BE DEMOLISHED -REVIEW DEMO PLANS

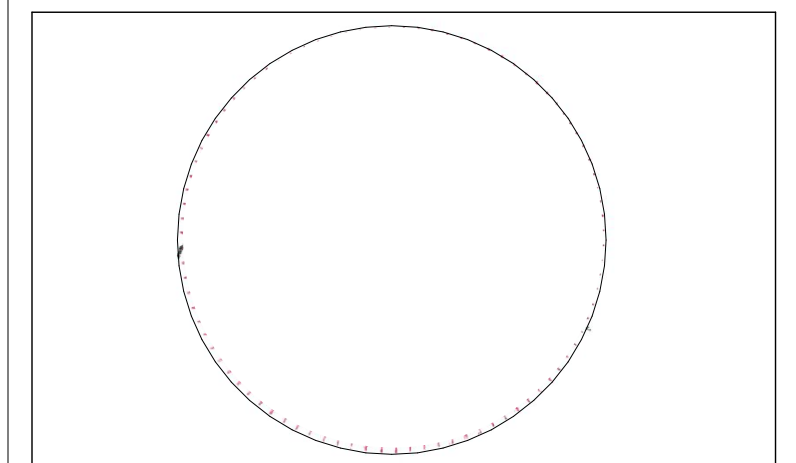


1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



NOTES:
 * WALLS TO BE DEMOLISHED -REVIEW DEMO PLANS

PLATO STUDIO
PLATO MARINAKOS, JR. ARCHITECT, LLC
 www.plato-studio.com
 107 S 2nd Street
 2nd Floor
 Philadelphia, PA 19106
 267-866-0930 OFFICE
 267-866-0931 DIRECT
 plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK
 OWNER
Vision Academy Charter School

ONE CALL #:

 ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
 FOR " APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO CHECK (X) ONE BOX APPROVED AS IS APPROVED AS NOTED ONLY

CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT) _____

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

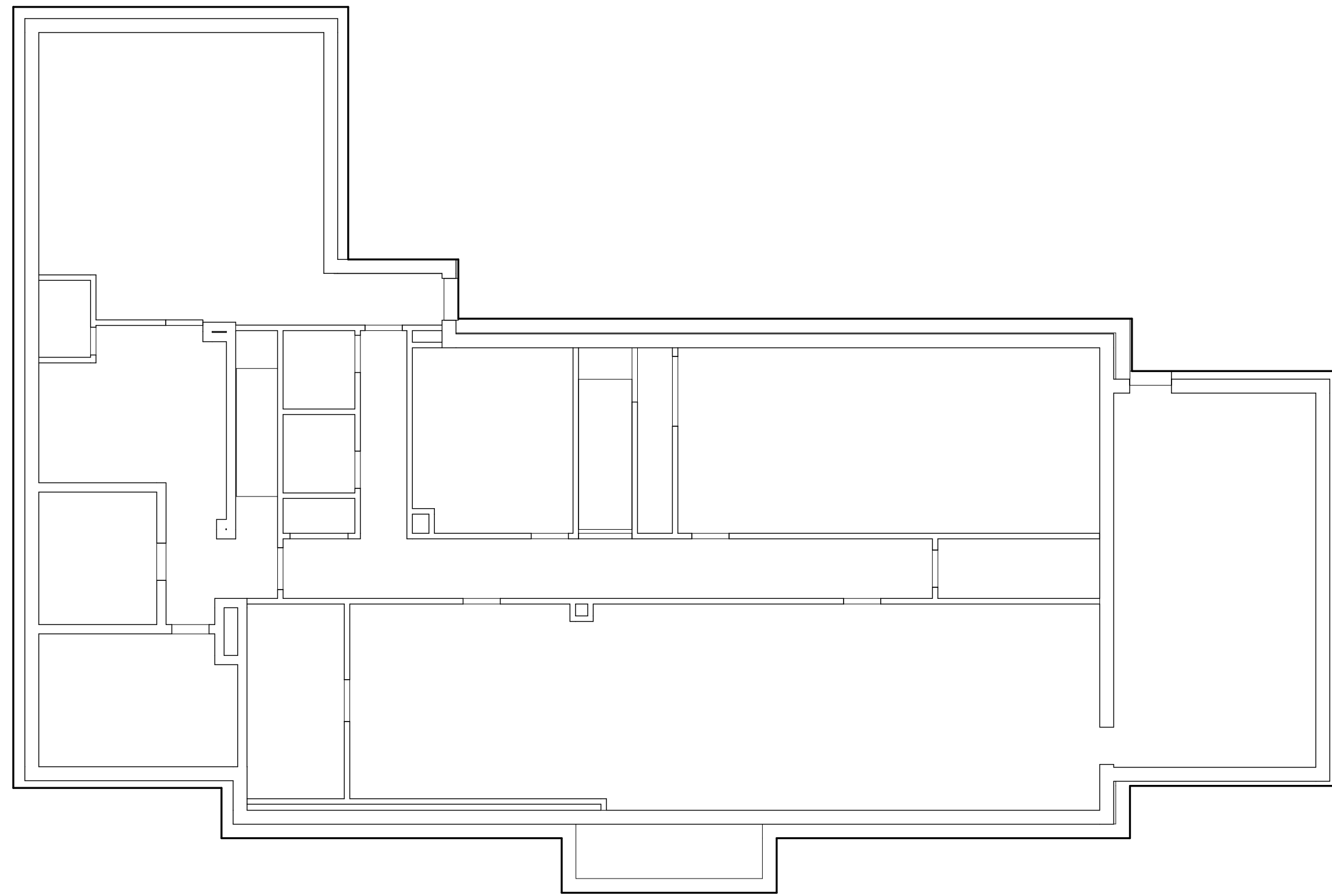
SITE SAFETY
 It is the responsibility of the general contractor and/or the contractor listed as the licensed entity on the building permit per the municipality to ensure all site safety requirements are in place and followed, prior to, during, and after the commencement of the construction process until 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. Plato Marinakos, Architect LLC, 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 compliance.

716 EMERSON AVE - RECTORY

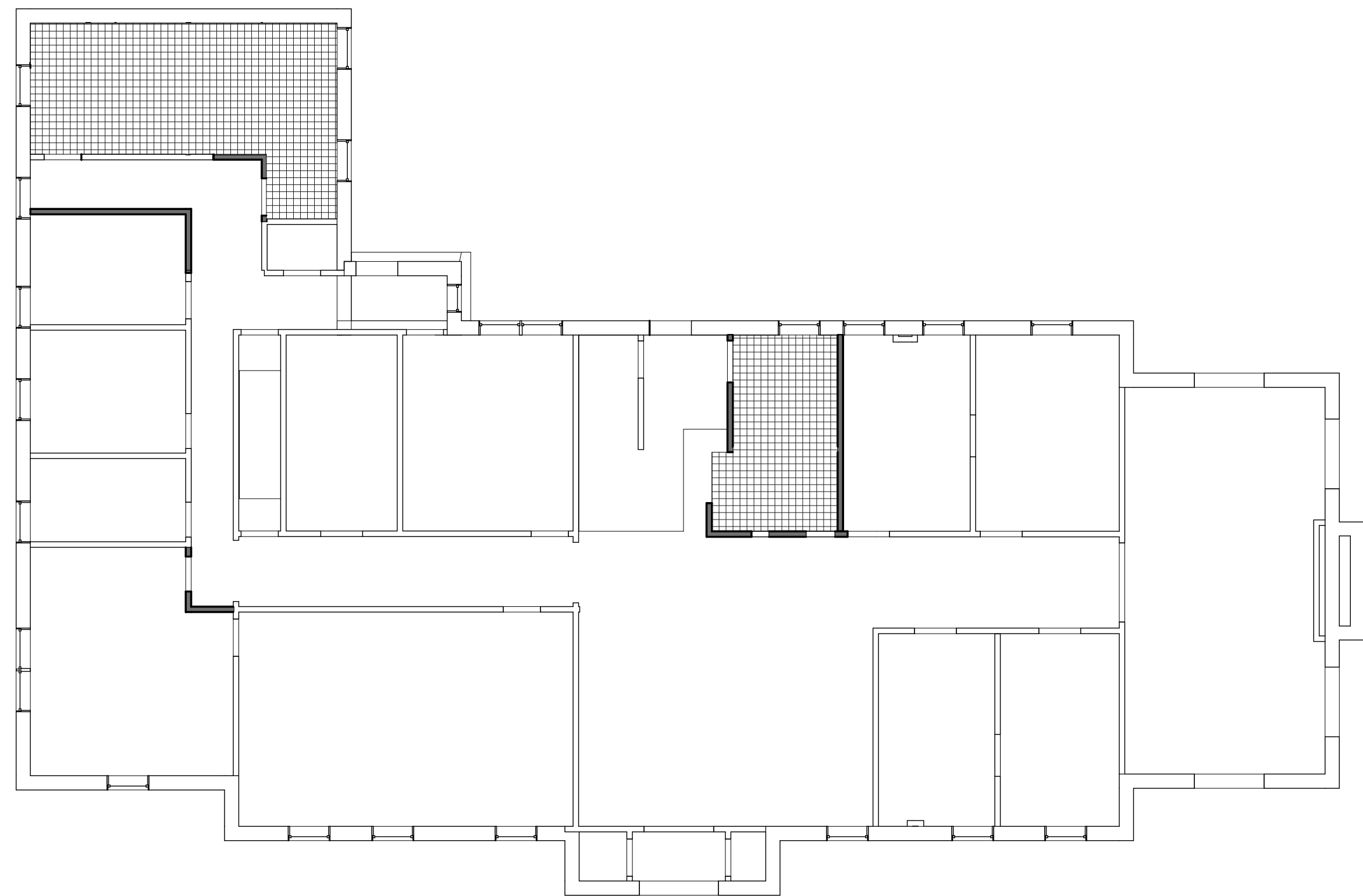
FLOOR PLANS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A101	
Scale	3/16" = 1'-0"

1 SECOND FLOOR PLAN
 A101 SCALE: 3/16" = 1'-0"



2 BASEMENT REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

CEILING NOTES

NOTE: ALL ALARMS THROUGHOUT THE BUILDING ARE INTERCONNECTED IN A MANNER THAT SETTING OFF ONE ALARM WOULD SET ALL OTHER ALARMS IN THE UNIT

NOTE: EVERY BATHROOM AND TOILET ROOM THAT DOES NOT HAVE A WINDOW SHALL BE EQUIPPED WITH A MECHANICAL EXHAUST VENTILATION SYSTEM Per THE PHILADELPHIA PROPERTY MAINTENANCE CODE PM-403.2

NOTE: FIRE PROTECTION IS PROVIDED THROUGH OUT AND UNDER STAIR WAYS PER 2018 IBC 1009.6.3

CEILING SYMBOL LEGEND

- FLUORESCENT FIXTURE
- SURFACE MOUNT
- WALL SCONCE
- RECESSED LED LIGHT FIXTURE 6" DIAMETER
- CEILING MOUNTED LIGHT FIXTURE
- OPTIONAL CEILING FAN WITH LIGHT
- VANITY SCONCE
- EXIT SIGN
- SMOKE and CARBON MONOXIDE DETECTOR
- EMERGENCY LIGHT
- EXIT SIGN
- CEILING HEIGHT
- EXHAUST FAN
- FIRE EXTINGUISHER
- DRYER VENT

CEILING GENERAL NOTES

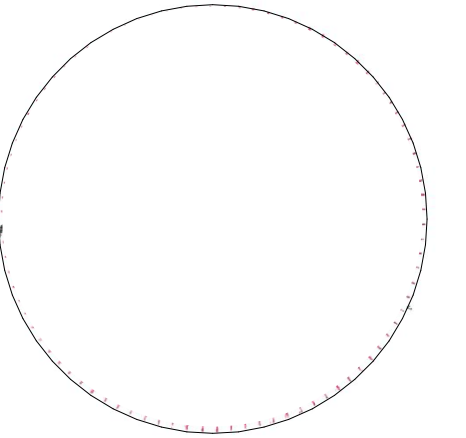
1. UNDERCABINET LIGHT ADD AS ALTERNATE - SEE KITCHEN ELEVATION
2. SEE ELECTRICAL PLANS FOR LOCATION OF EX, EM & REM LIGHTING FIXTURES
3. CEILING CONTRACTOR TO INSTALL CEILING IN ALL ROOMS AS SHOWN IN THE REFLECTED CEILING PLAN AND AS IDENTIFIED IN THE ROOM FINISH SCHEDULE. CEILING TO BE LAYED OUT IN COORDINATION WITH LIGHT FIXTURE LAYOUT SO NO TILE IS LESS THAN 6" SQUARE.
4. CEILING CONTRACTOR TO PATCH/ REPAIR OR MODIFY EXISTING CEILING AFTER INSTALLATION OF NEW YORK.
5. CEILING CONTRACTOR TO REMOVE AND REPLACE EXISTING CEILING (WITH NEW OR EXISTING TILES) AFTER MECHANICAL WORK HAS BEEN COMPLETED.
6. EXISTING CEILING TO BE REMOVED AND REPLACED WITH NEW CEILING TILES AS IDENTIFIED IN THE ROOM FINISH SCHEDULE.
7. SEE FARM DRAWINGS FOR LIGHT FIXTURES, SUPPLY AIR REGISTERS, RETURN GRILLS AND SPRINKLER HEAD LAYOUT
8. SPRINKLER HEADS TO FOLLOW CEILING MOUNTING MATRIX UNLESS OTHERWISE REQUIRED TO PROVIDE MINIMUM COVERAGE BY CODE.
9. ALL BATHROOM, CORRIDOR & CLOSET CEILING HEIGHTS TO BE 8'-0" UNLESS OTHERWISE NOTED.
10. ALL OTHER SPACES & LIVING AREAS TO BE GWB TIGHT TO UNDERSIDE OF EXIST. STRUCTURE.



PLATO
MARINAKOS, JR.
ARCHITECT, LLC

www.plato-studio.com

107 S 2nd Street
2nd Floor
Philadelphia, PA 19106
267-866-0930 OFFICE
267-866-0931 DIRECT
plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

OWNER

Vision Academy Charter School

ONE CALL #:



Know what's below.
Call before you dig.

ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR " APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO APPROVED AS IS
CHECK (X) ONE BOX APPROVED AS NOTED ONLY

CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT)

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

SITE SAFETY

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. Plato Marinakos, Architect LLC, 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 compliance.

716 EMERSON AVE - RECTORY

REFLECTED CEILING PLANS

Project number _____ Project Number _____

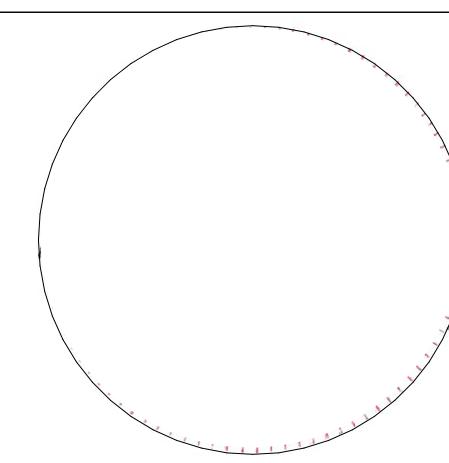
Date _____ Issue Date _____

Drawn by _____ Author _____

Checked by _____ Checker _____

A200

Scale _____ As indicated _____



ARCHITECT SEAL MUST BE IN RED INK

OWNER

Vision Academy Charter School

ONE CALL #:



ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO
 CHECK (X) ONE BOX
 APPROVED AS IS
 APPROVED AS NOTED ONLY

CLIENT SIGNATURE

DATE

NAME (PLEASE PRINT)

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

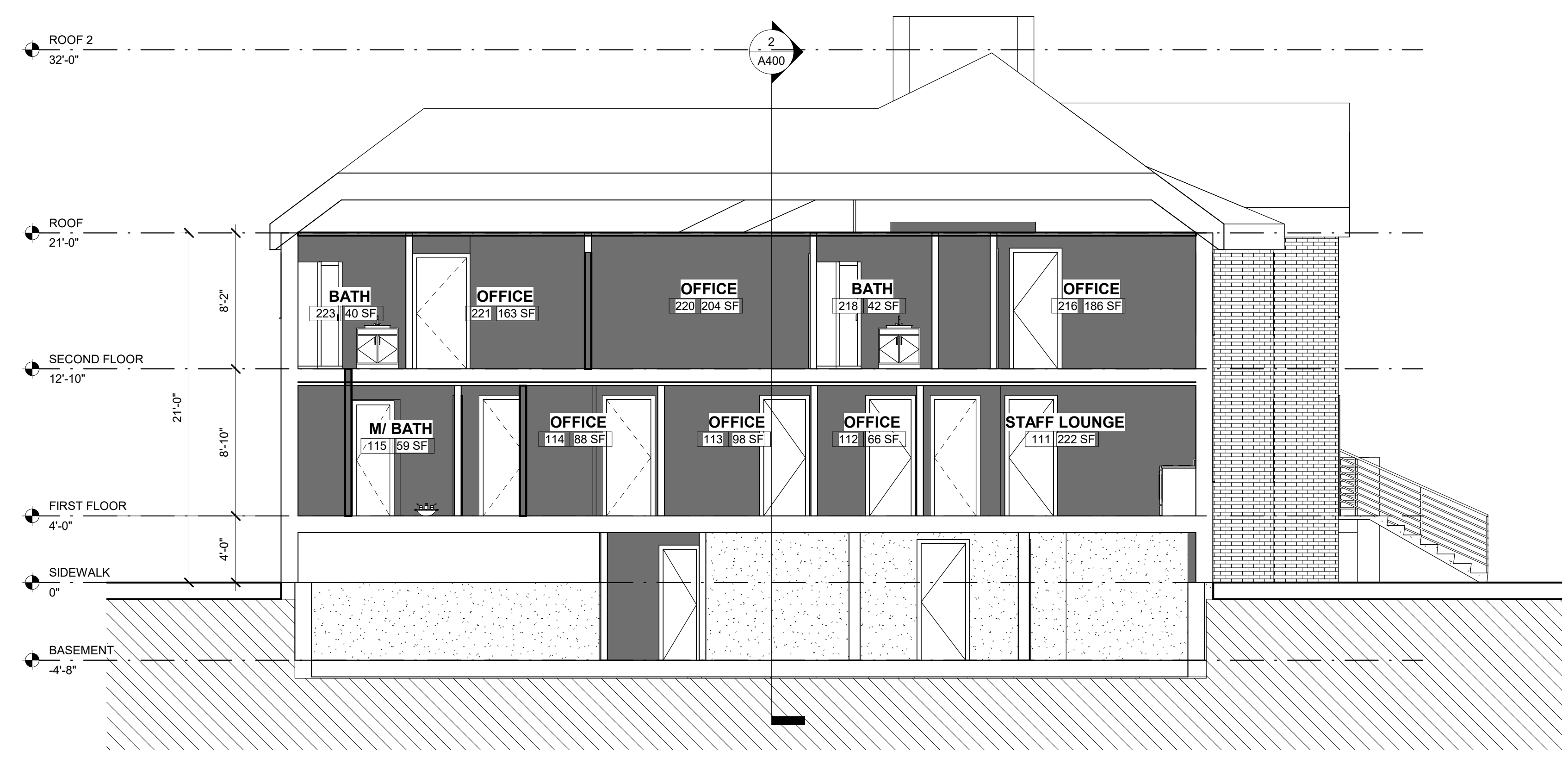
SITE SAFETY

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. Plato Marinakos, Architect LLC 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 compliance.

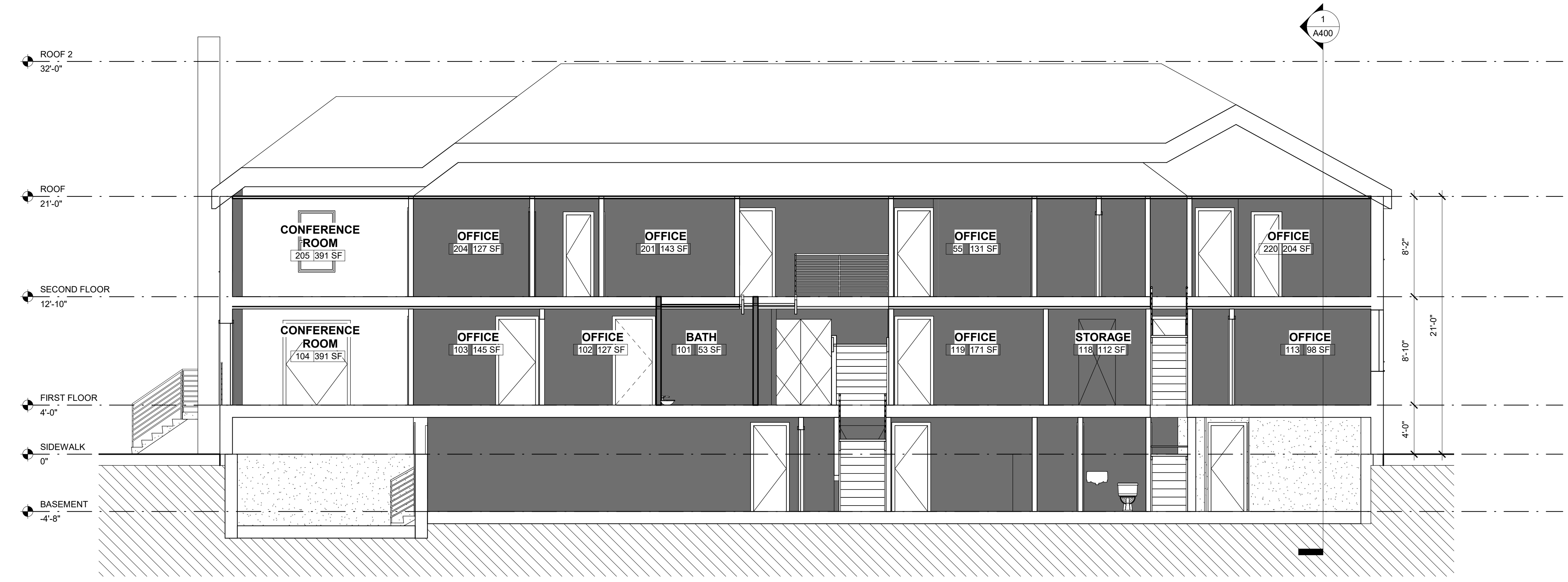
716 EMERSON AVE - RECTORY

SECTIONS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A400	
Scale	3/16" = 1'-0"



1 Section 1
A400 SCALE: 3/16" = 1'-0"



2 Section 2
A400 SCALE: 3/16" = 1'-0"

ELEV. NOTES

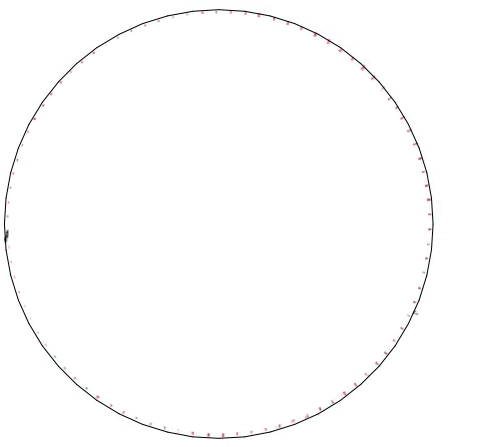
NOTE: NO EXTERIOR WORK IN WINDOWS AND WALLS



**PLATO
MARINAKOS, JR.
ARCHITECT, LLC**

www.plato-studio.com

107 S 2nd Street
2nd Floor
Philadelphia, PA 19106
267-866-0930 OFFICE
267-866-0931 DIRECT
plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

OWNER

**Vision Academy Charter
School**

ONE CALL #:



Know what's below.
Call before you dig.

ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO CHECK (X) ONE BOX APPROVED AS IS
 APPROVED AS NOTED ONLY

CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT)

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

SITE SAFETY

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. Plato Marinakos, Architect LLC, 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 compliance.

**716 EMERSON AVE -
RECTORY**

ELEVATIONS

Project number _____ Project Number _____

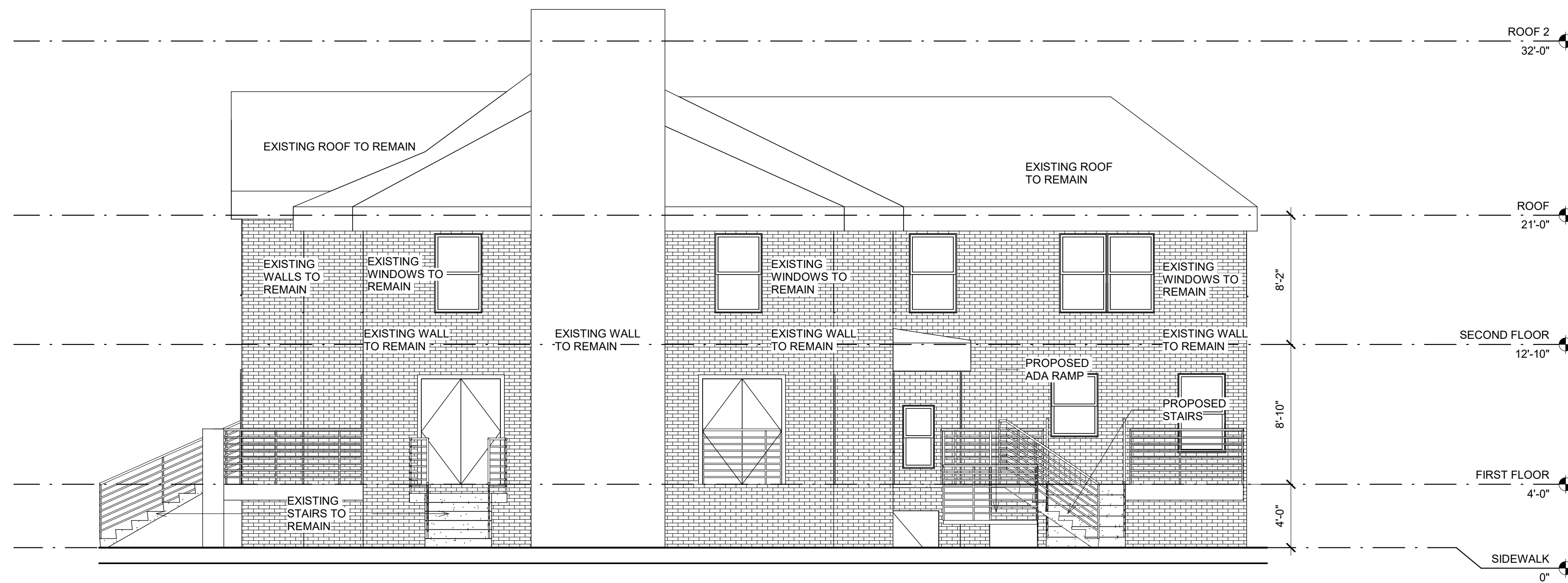
Date _____ Issue Date _____

Drawn by _____ Author _____

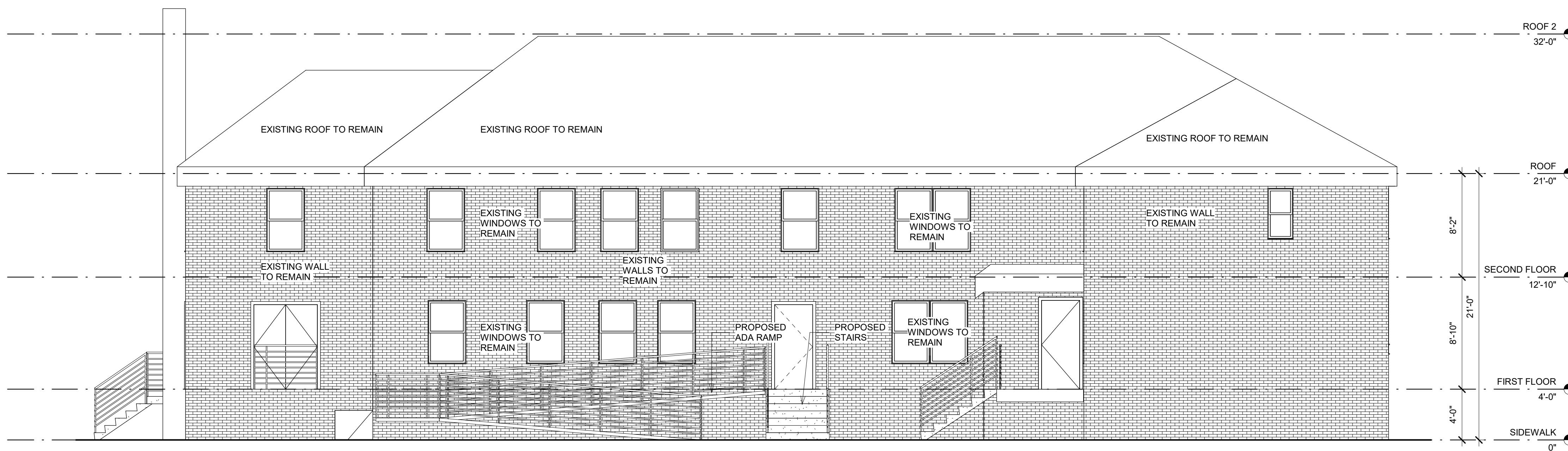
Checked by _____ Checker _____

A500

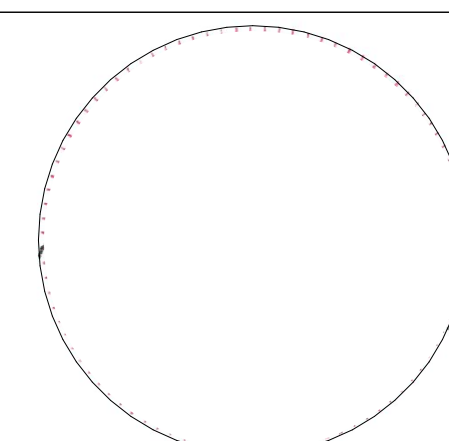
Scale _____ As indicated _____



1 ELEVATION - FACING CHURCH
A500 SCALE: 3/16" = 1'-0"



2 ELEVATION - FACING GARAGE
A500 SCALE: 3/16" = 1'-0"



ARCHITECT SEAL MUST BE IN RED INK

OWNER

Vision Academy Charter School

ONE CALL #:



ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO CHECK (X) ONE BOX APPROVED AS IS APPROVED AS NOTED ONLY

CLIENT SIGNATURE

DATE

NAME (PLEASE PRINT)

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

SITE SAFETY

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. Plato Marinakos, Architect LLC, 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 compliance.

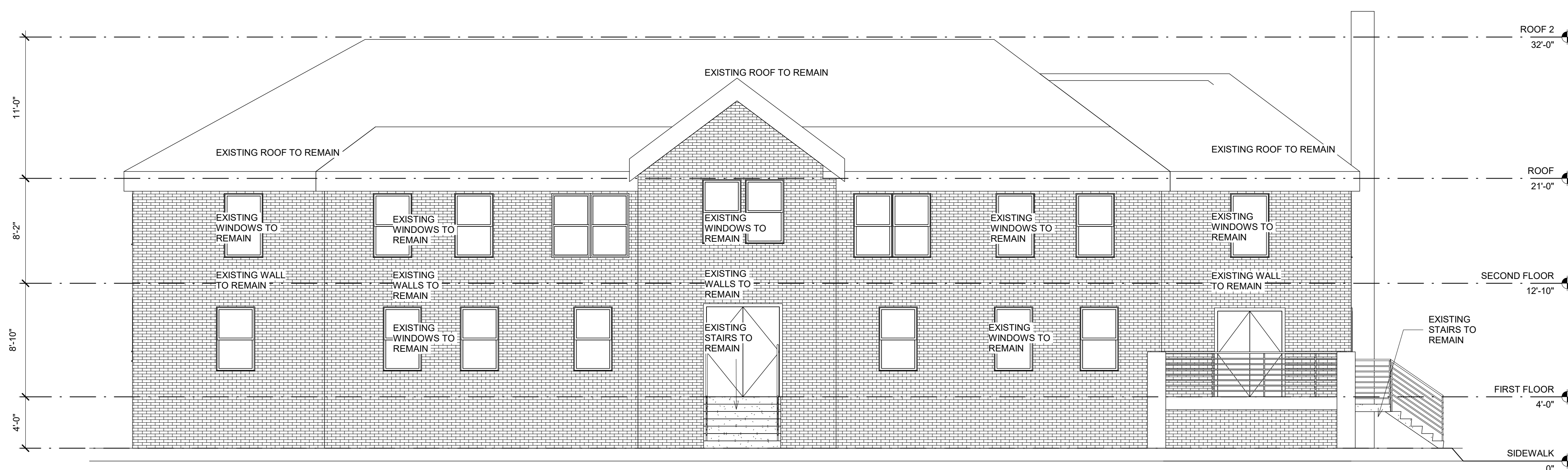
716 EMERSON AVE - RECTORY

ELEVATIONS

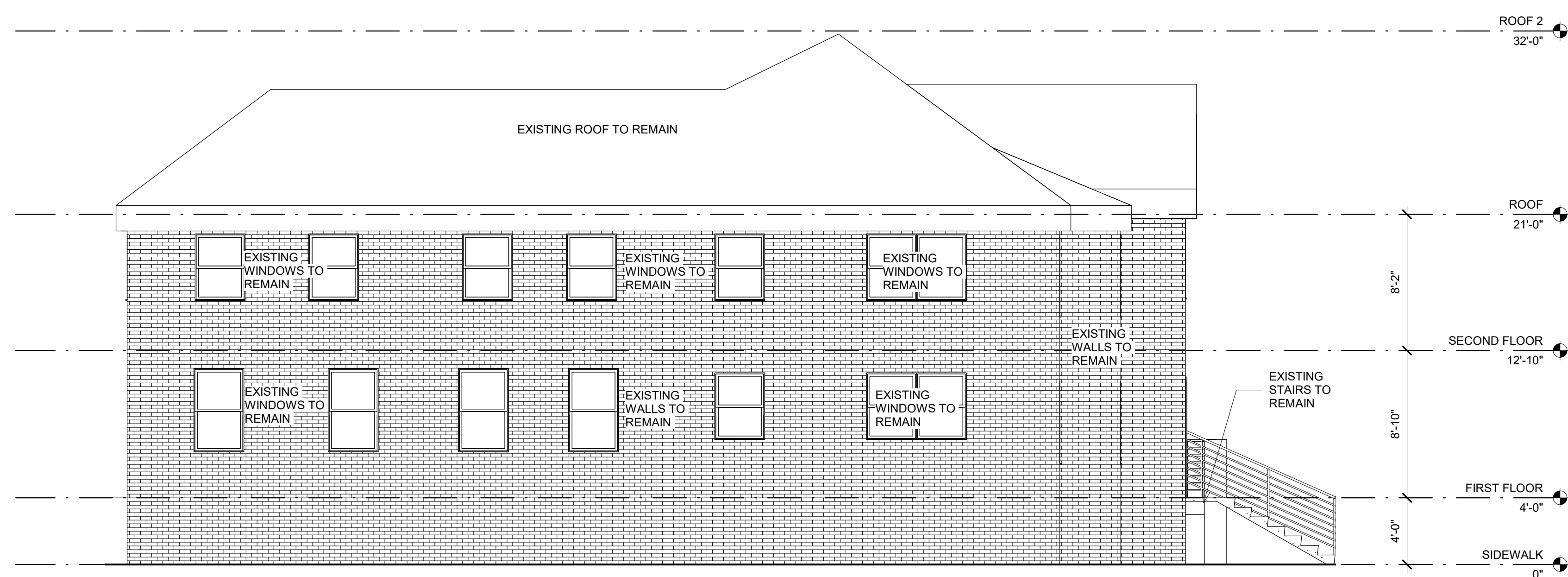
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A501

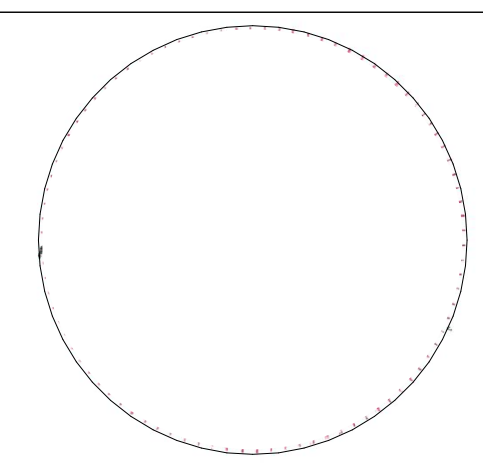
Scale 3/16" = 1'-0"



1 ELEVATION - FACING STREET
A501 SCALE: 3/16" = 1'-0"



2 ELEVATION - FACING SCHOOL
A501 SCALE: 3/16" = 1'-0"



ARCHITECT SEAL MUST BE IN RED INK

OWNER
Vision Academy Charter School

ONE CALL #:



ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO APPROVED AS IS
 CHECK (X) ONE BOX APPROVED AS NOTED ONLY

CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT) _____
KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

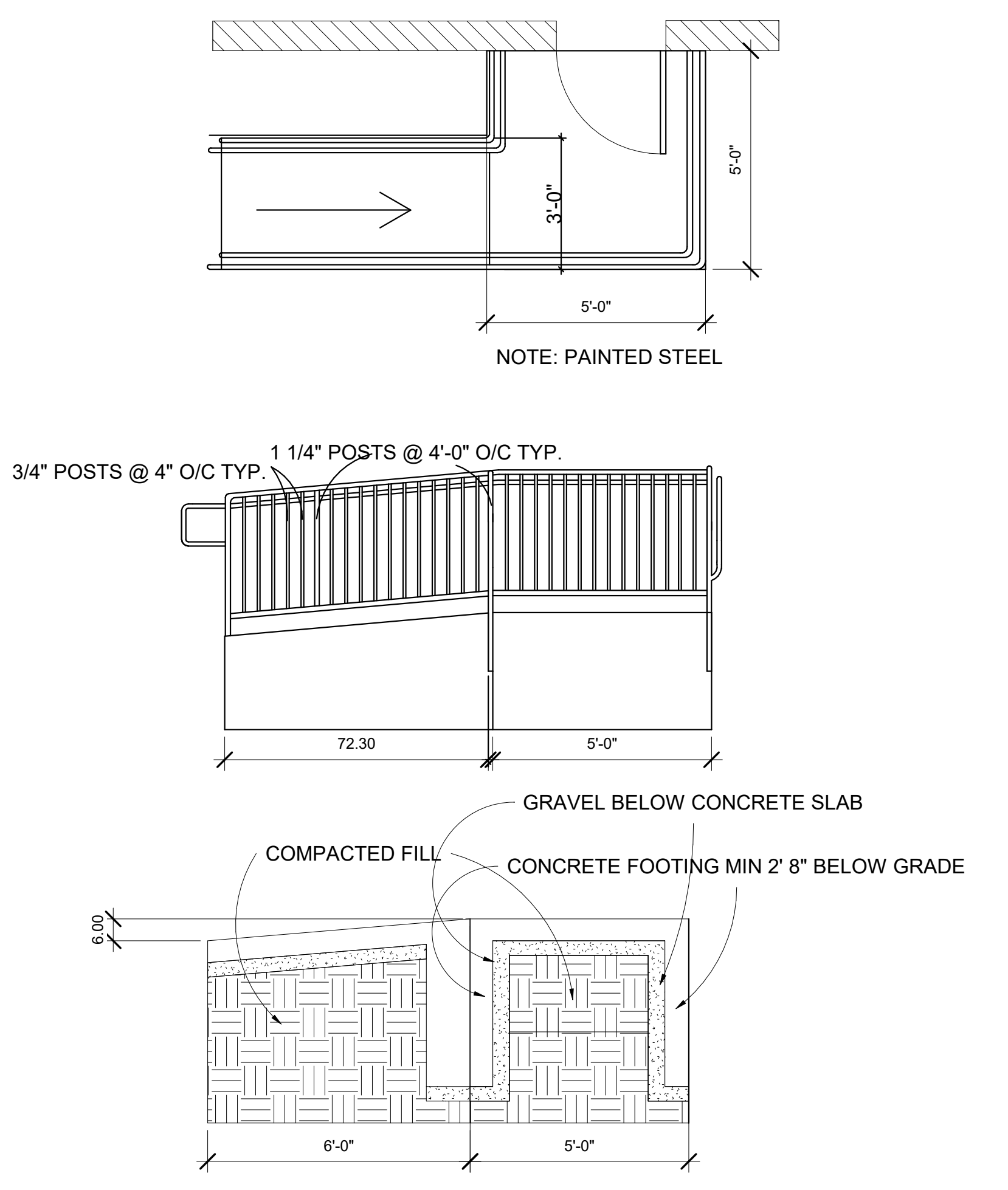
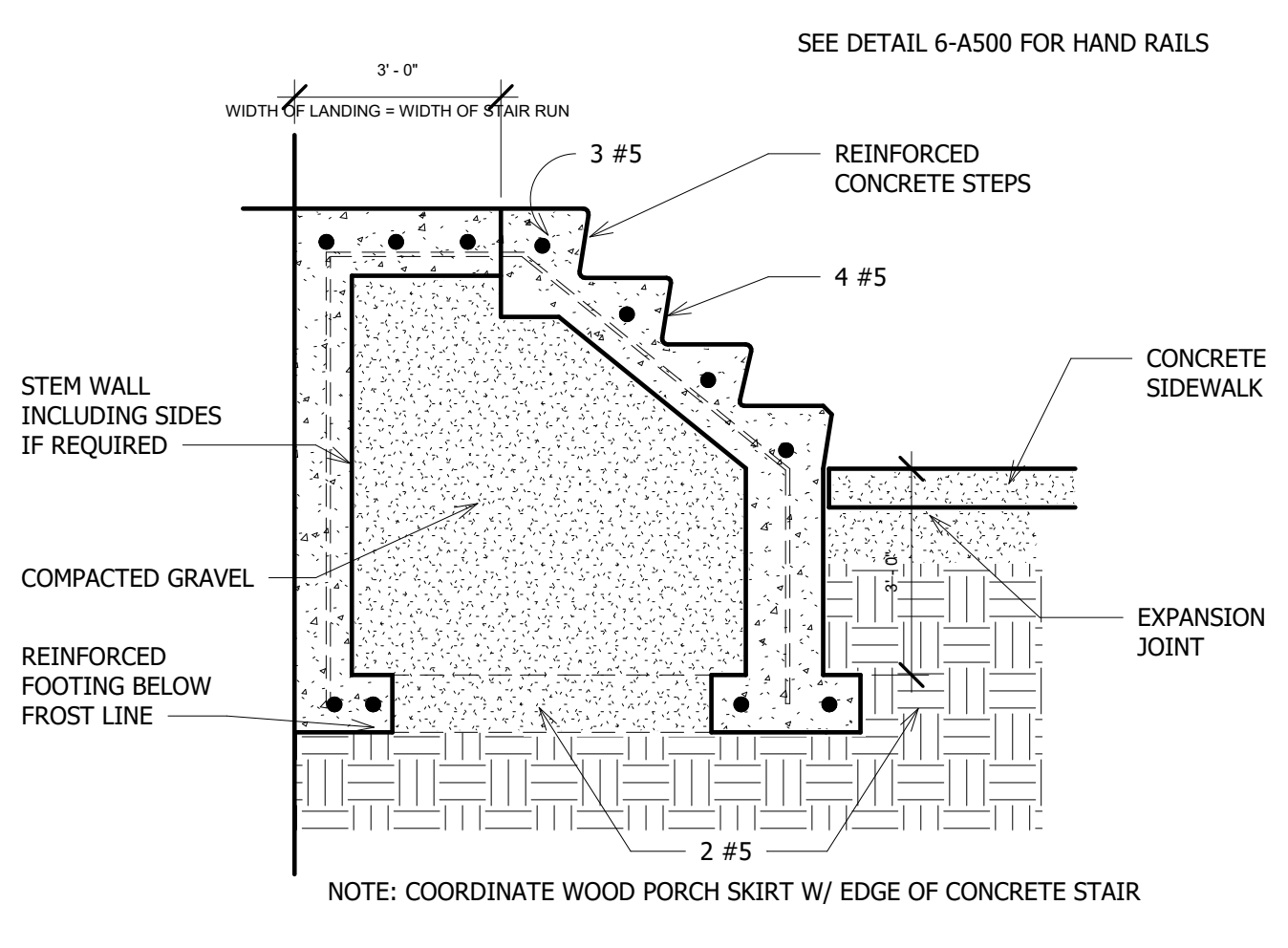
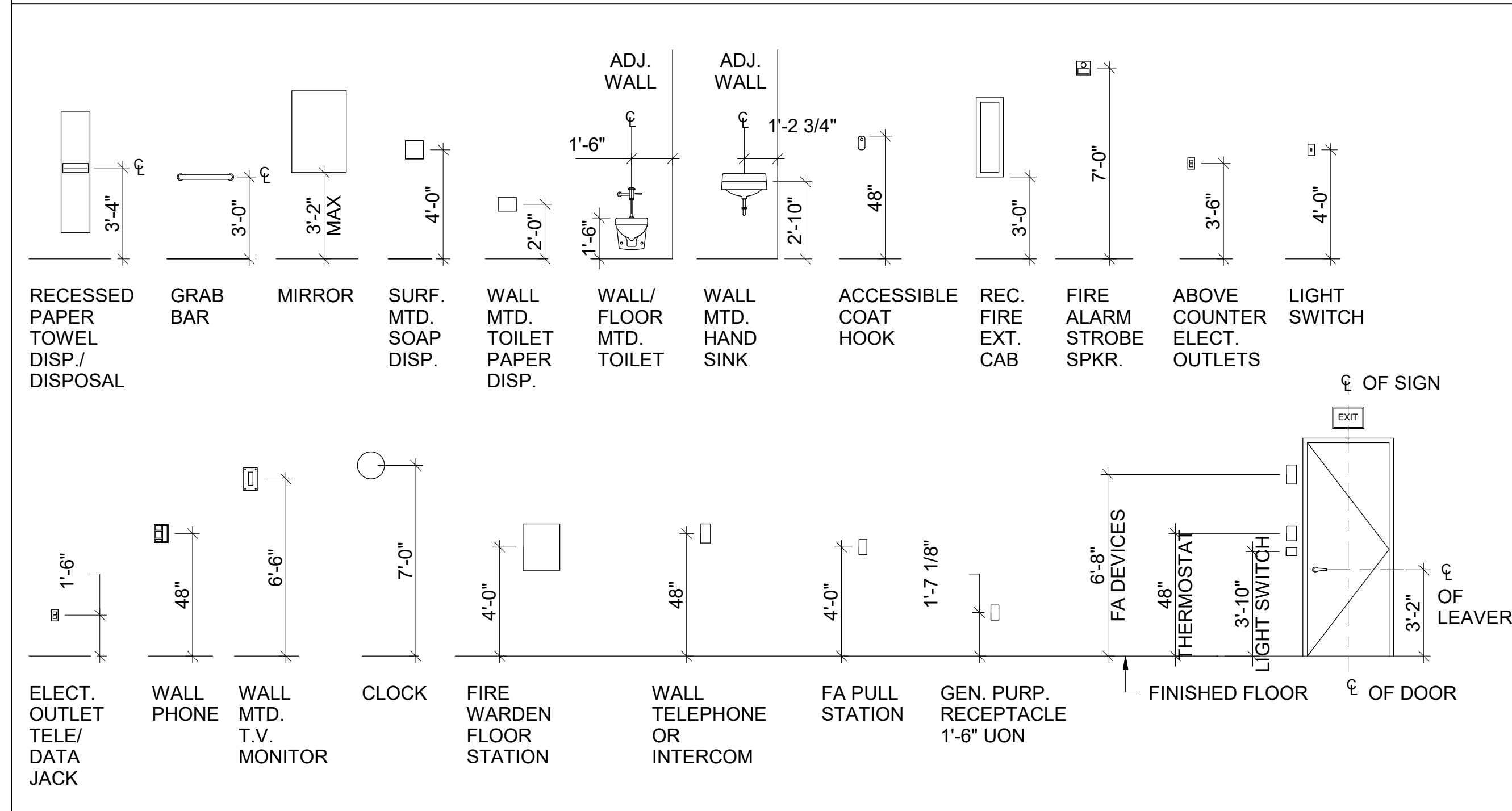
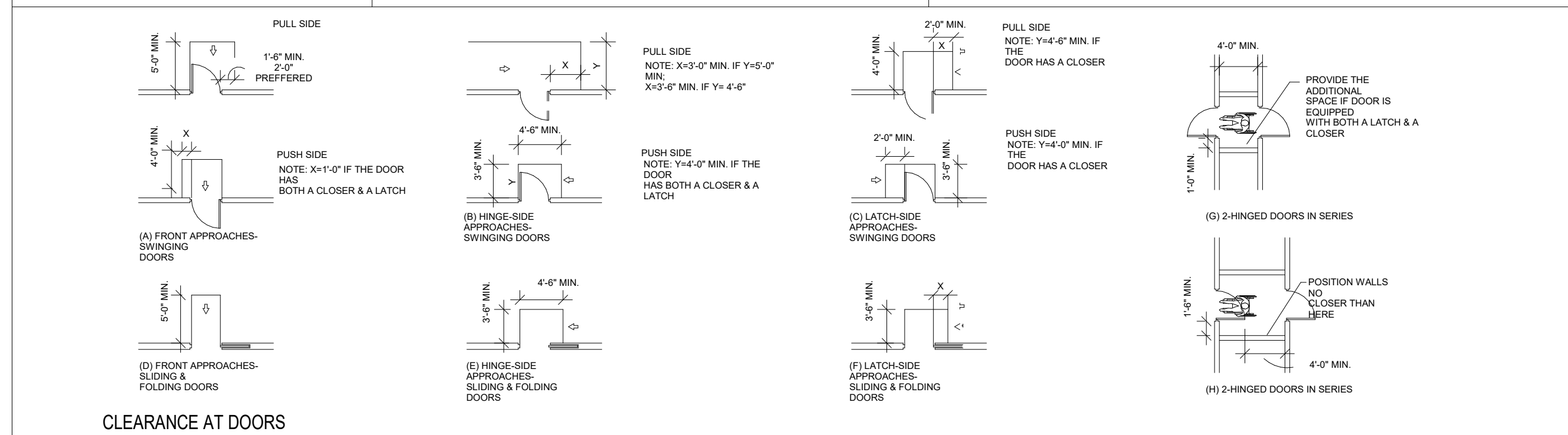
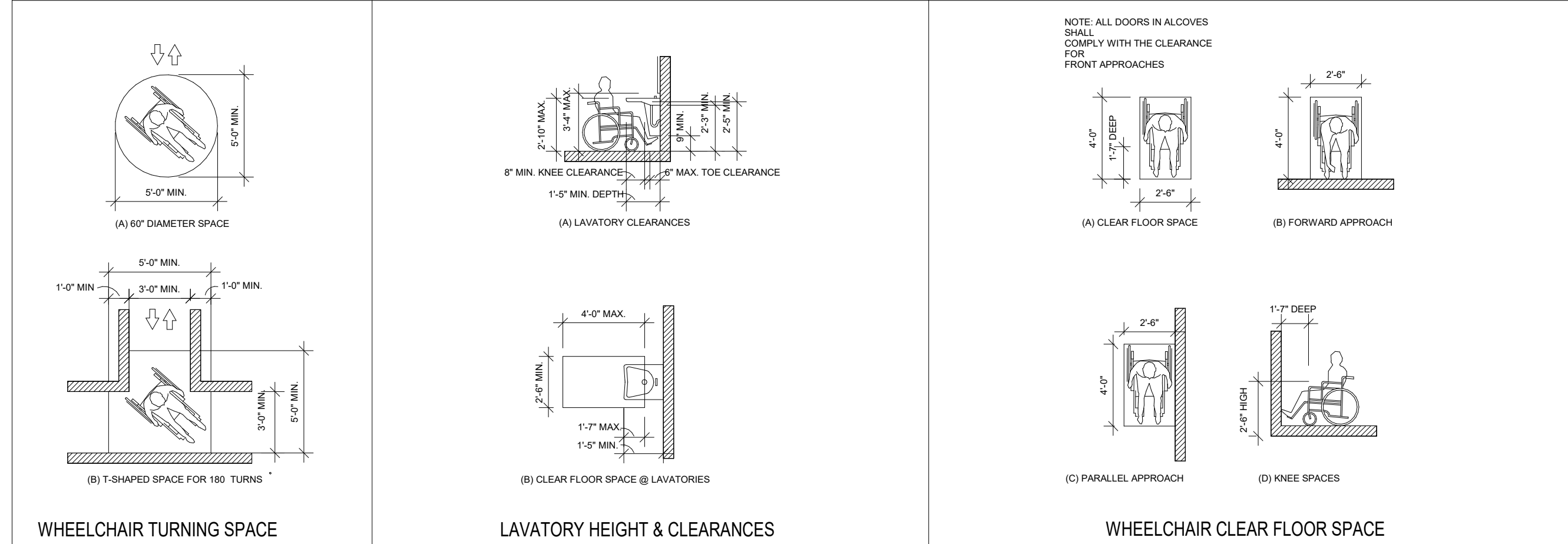
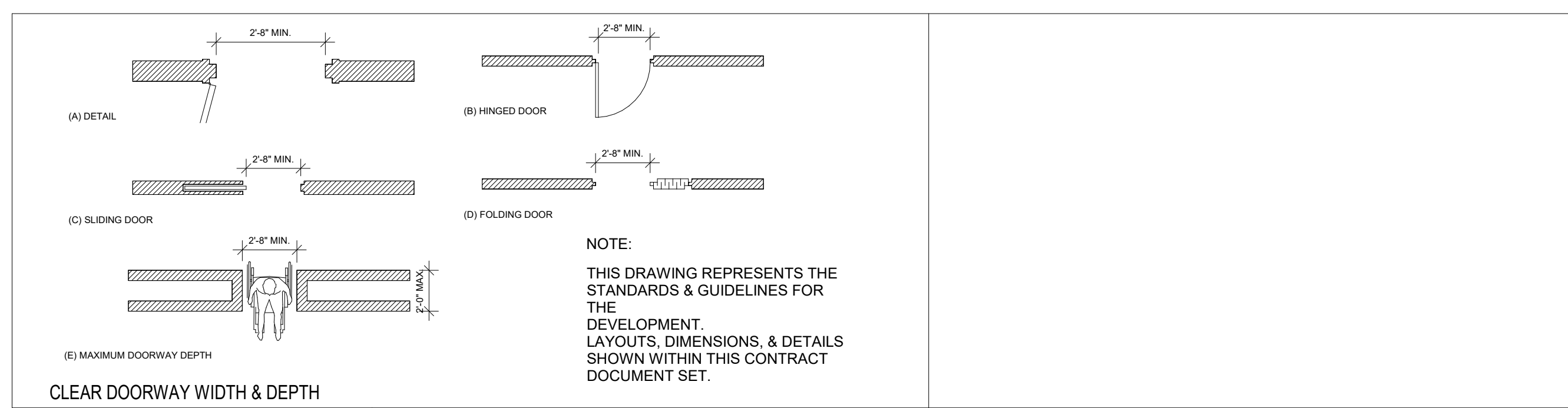
SITE SAFETY

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. Plato Marinakos, Architect LLC, 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 compliance.

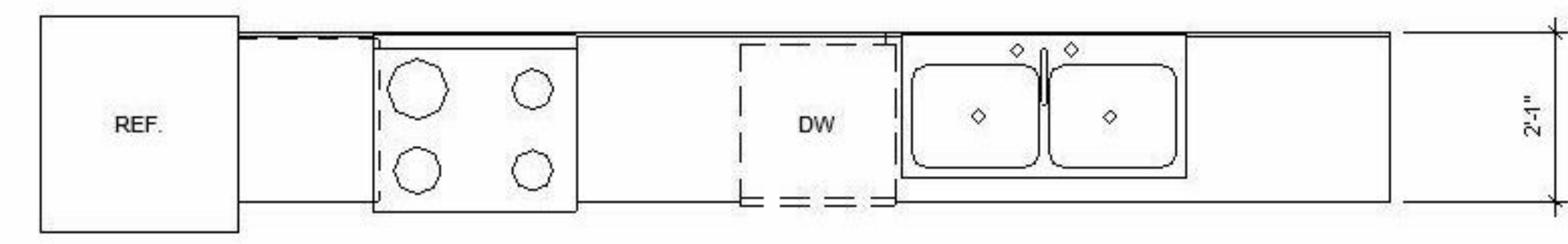
716 EMERSON AVE - RECTORY

DETAILS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A701	
Scale	As indicated



Div. 03-007 - CONCRETE EXTERIOR RAMP
DETAIL
SCALE: 3/8" = 1'-0"



Div. 01-004 - ADA KITCHEN
DETAIL
SCALE: 1/2" = 1'-0"

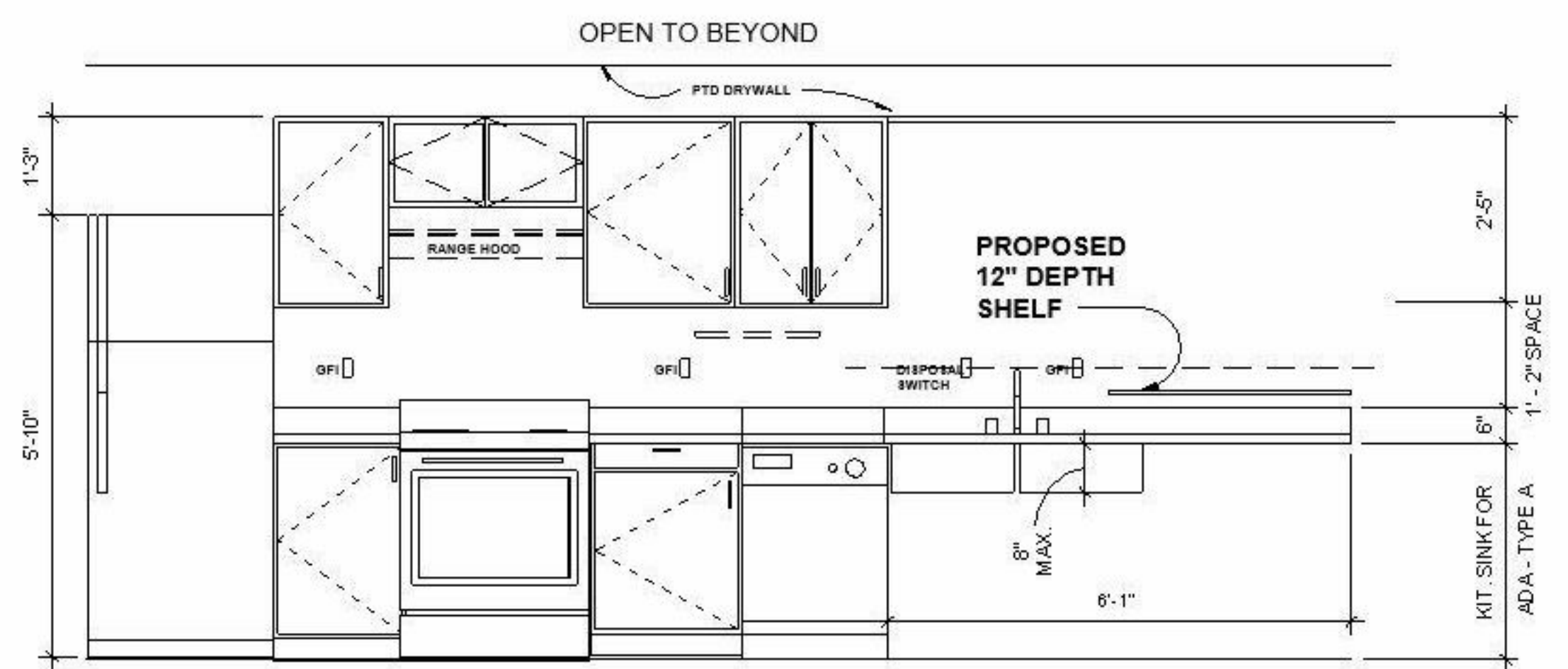


Fig. 12 Toilets, Grab Bars and Accessory Locations.

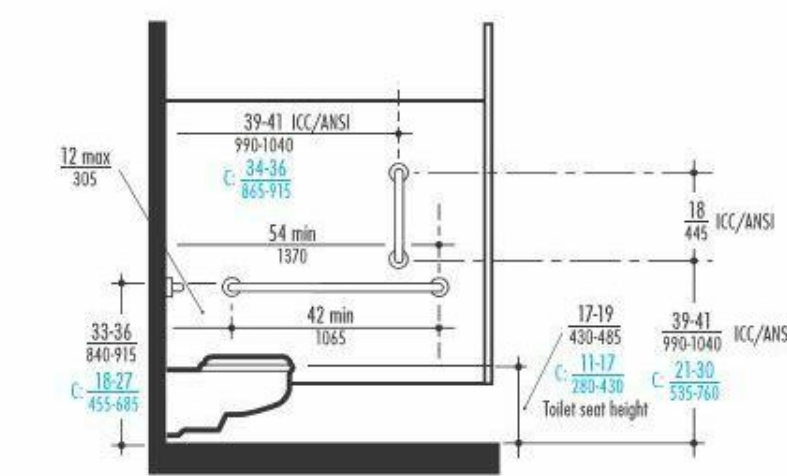


Fig. 12a Seat Height and Grab Bar Locations.

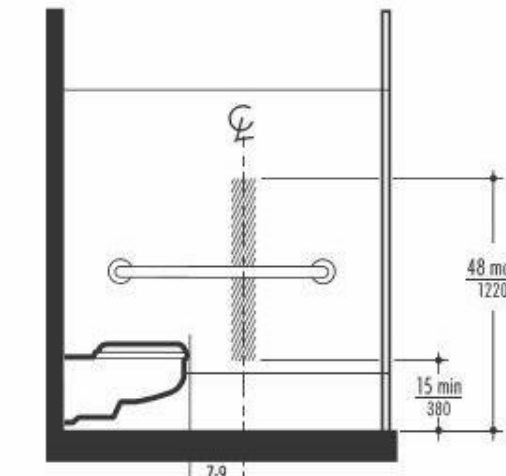


Fig. 12b Outlet Location for Toilet Paper Dispenser (2010 ADA Standards).

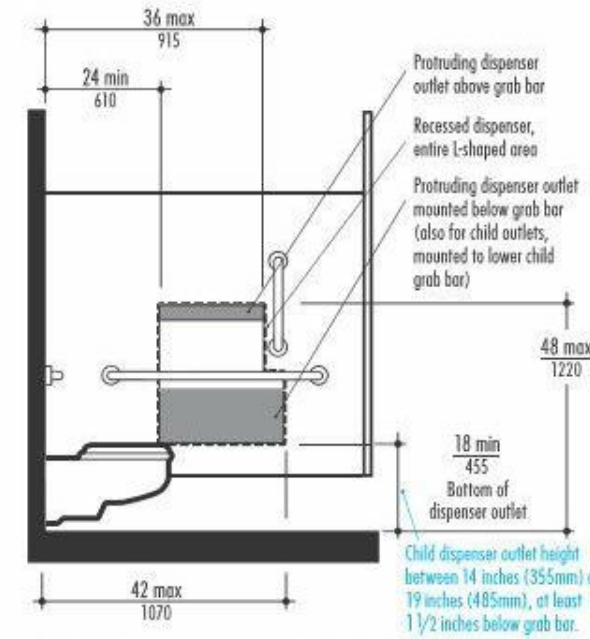


Fig. 12c Outlet Location for Toilet Paper Dispenser (ICC/ANSI).

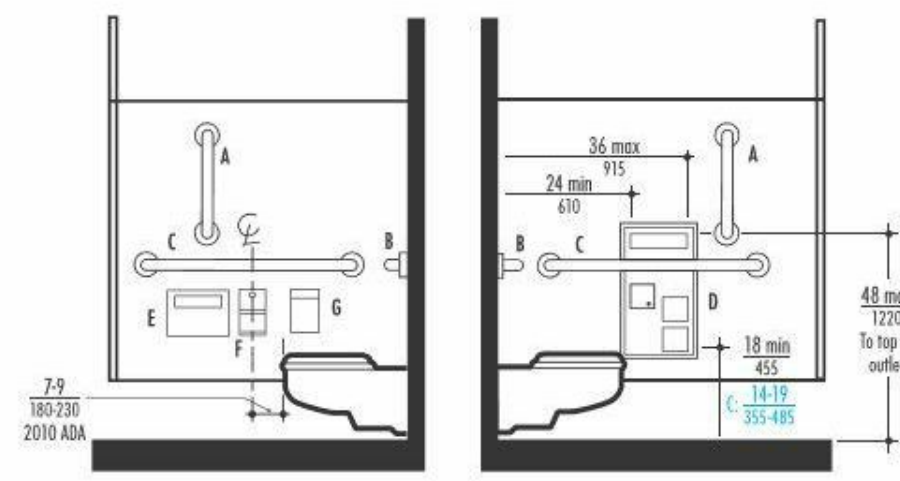


Fig. 12d Surface Mounted Dispensers.

LEGEND
 A 8-5806 x 18 Vertical Grab Bar
 B 8-5806 x 36 Horizontal Grab Bar
 C 8-5806 x 42 Horizontal Grab Bar
 D 8-5571 Partition-Mounted Toilet Seat Dispenser, Sanitary Napkin Disposal, Toilet Tissue Dispenser on right when facing unit with Toilet-Resistant Spindle (serves two compartments)

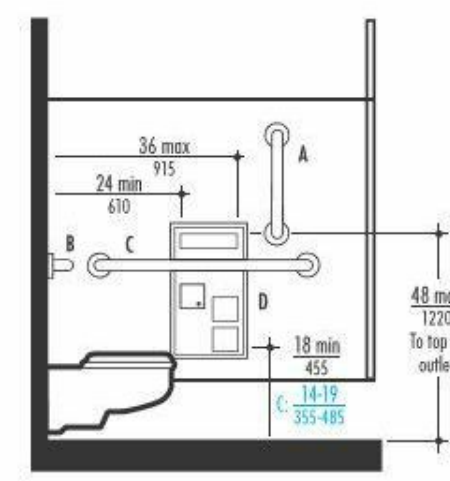


Fig. 12e Recessed Dispensers (ICC/ANSI).

E 8-2721 Surface-Mounted Toilet Seat Cover Dispenser (mounts below grab bar)
 F 8-2882 Surface-Mounted Multi-Roll Toilet Tissue Dispenser (mounts below grab bar)
 G 8-2700 Surface-Mounted Sanitary Napkin Disposal (mounts below grab bar)

Fig. 8 Wheelchair Accessible Toilet Compartment.

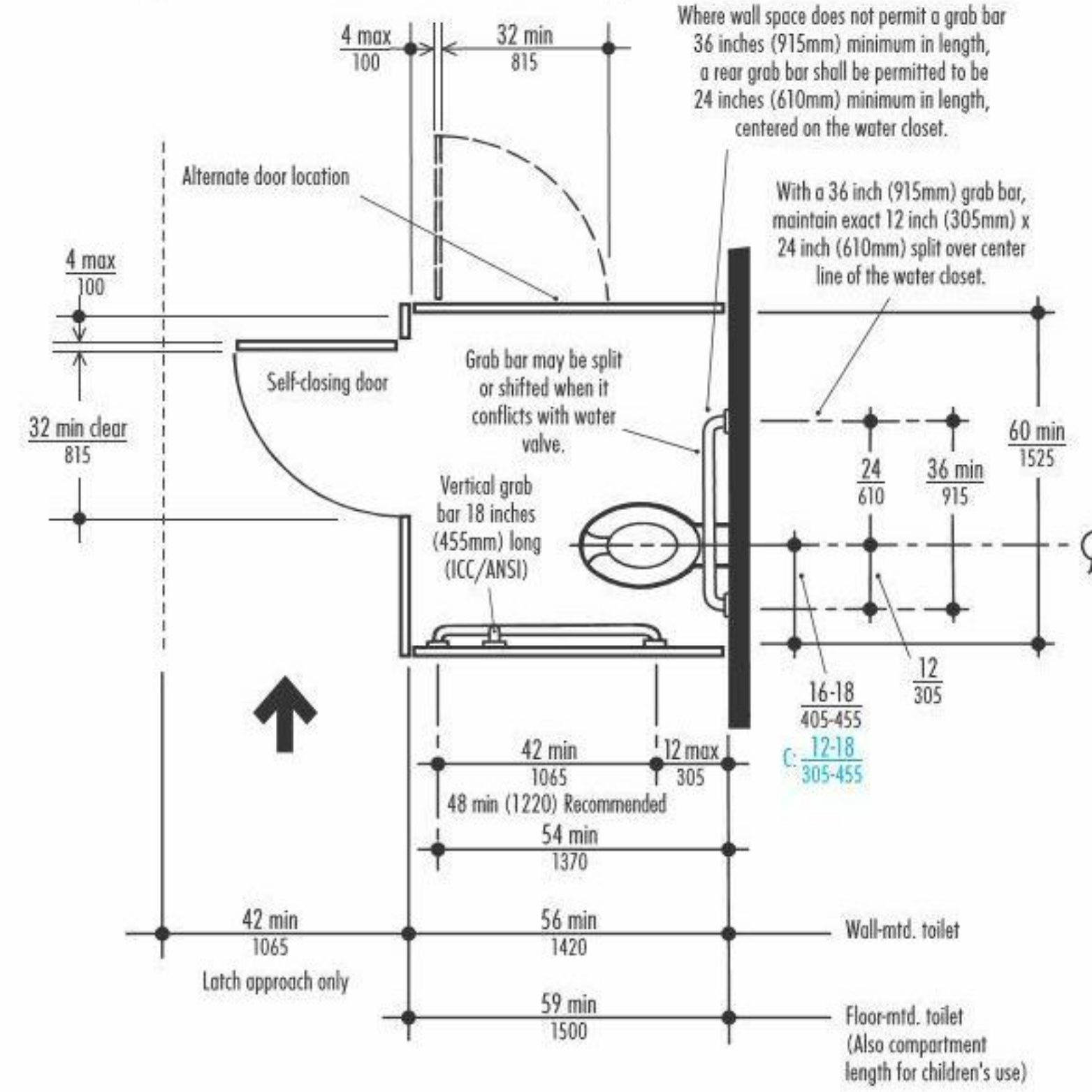


Fig. 2 Wheelchair Turning Spaces.

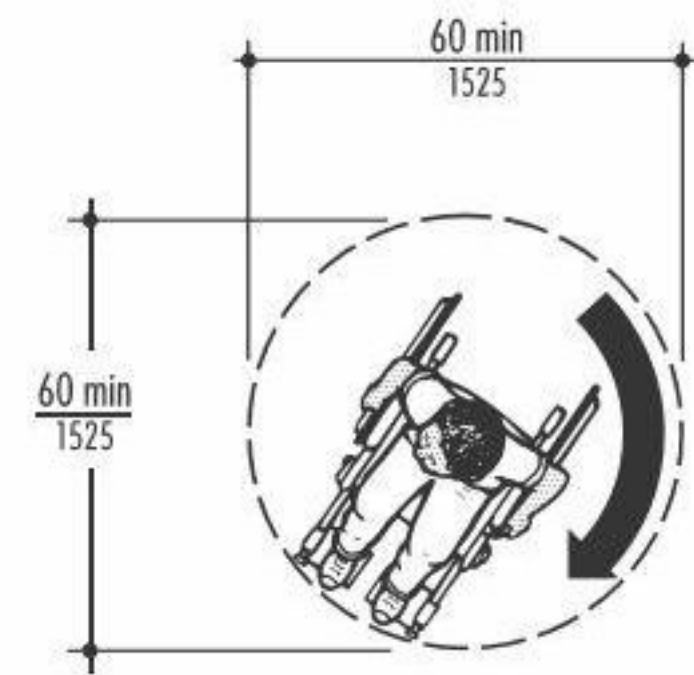


Fig. 2a 60 inch (1525mm) Diameter Turning Space.

NOTES FOR ALL FIGURES IN THIS PLANNING GUIDE

- This edition of the Planning Guide for Accessible Restrooms has adopted the simple measurement notation for figures that is found in the current standards. This notation eliminates the use of English and metric notation, substituting inch and millimeter dimensions with the inch always appearing over the millimeter in this manner: $\frac{48}{1220}$
- In certain figures with whole restrooms, overall room dimensions are given in feet and inches with the metric dimension listed in centimeters (cm).

Fig. 1 Mounting Heights for Restroom Accessories.

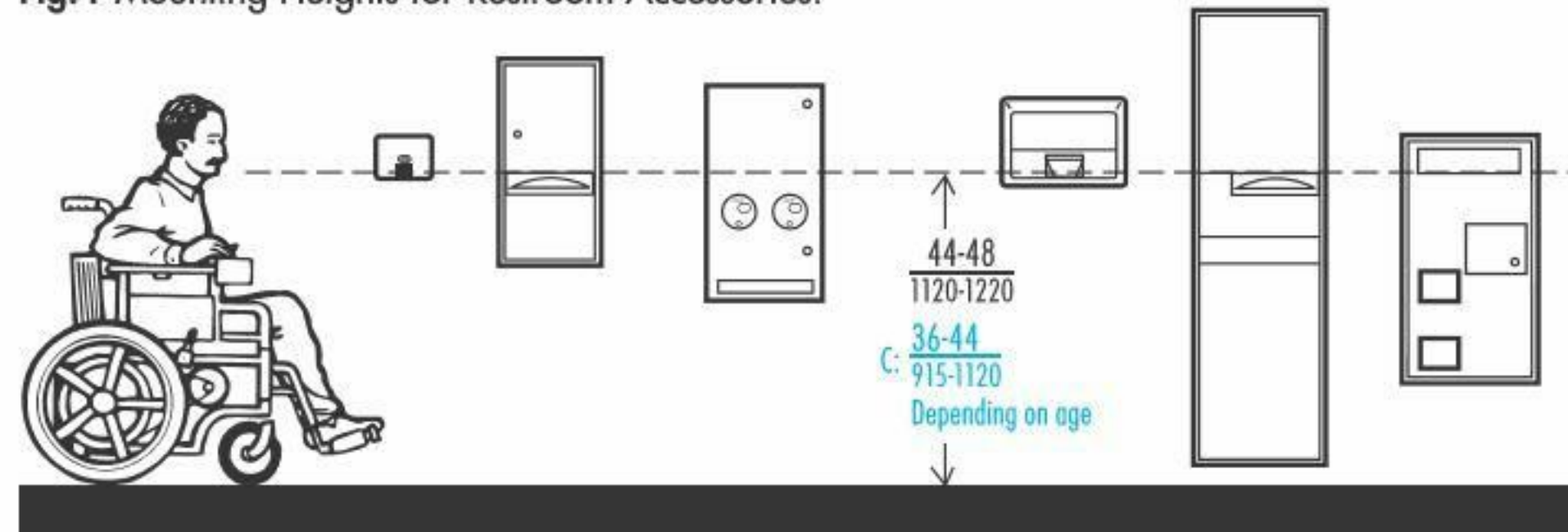


Fig. 1a Upper Range of Mounting Heights for Restroom Accessories with Operable Parts.

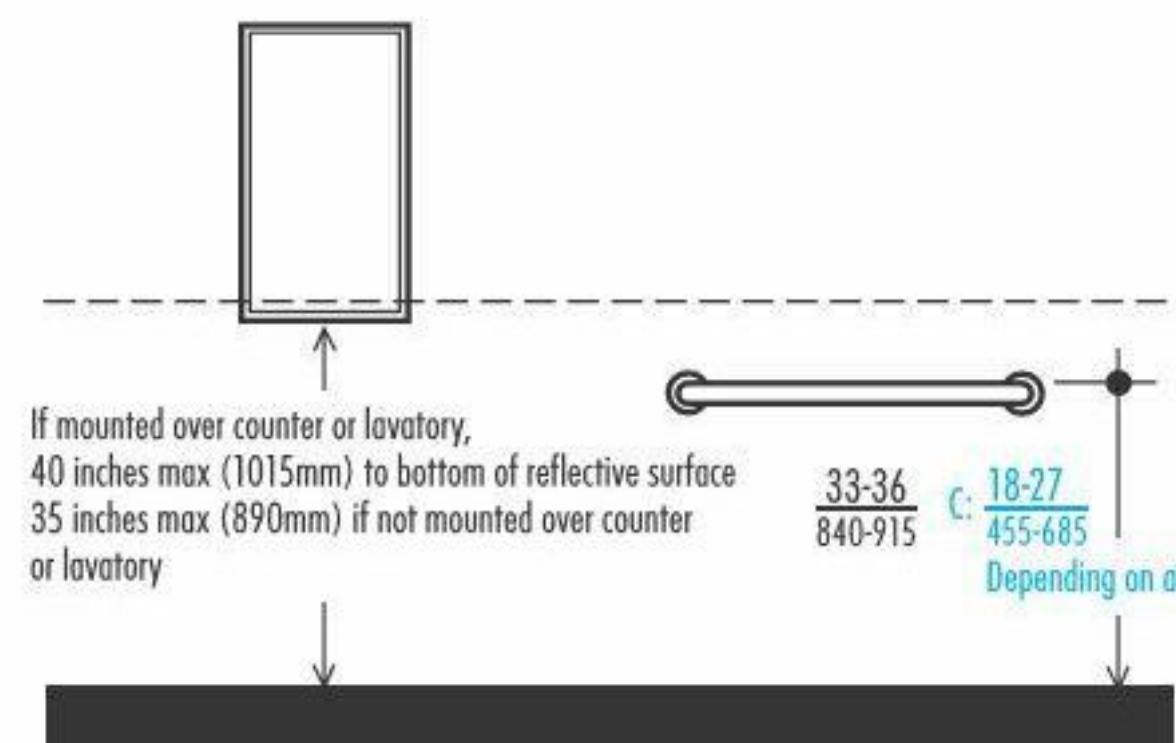


Fig. 1b Mirror and Toilet Grab Bar Mounting Heights.

Fig. 4 Lavatory Clearances.

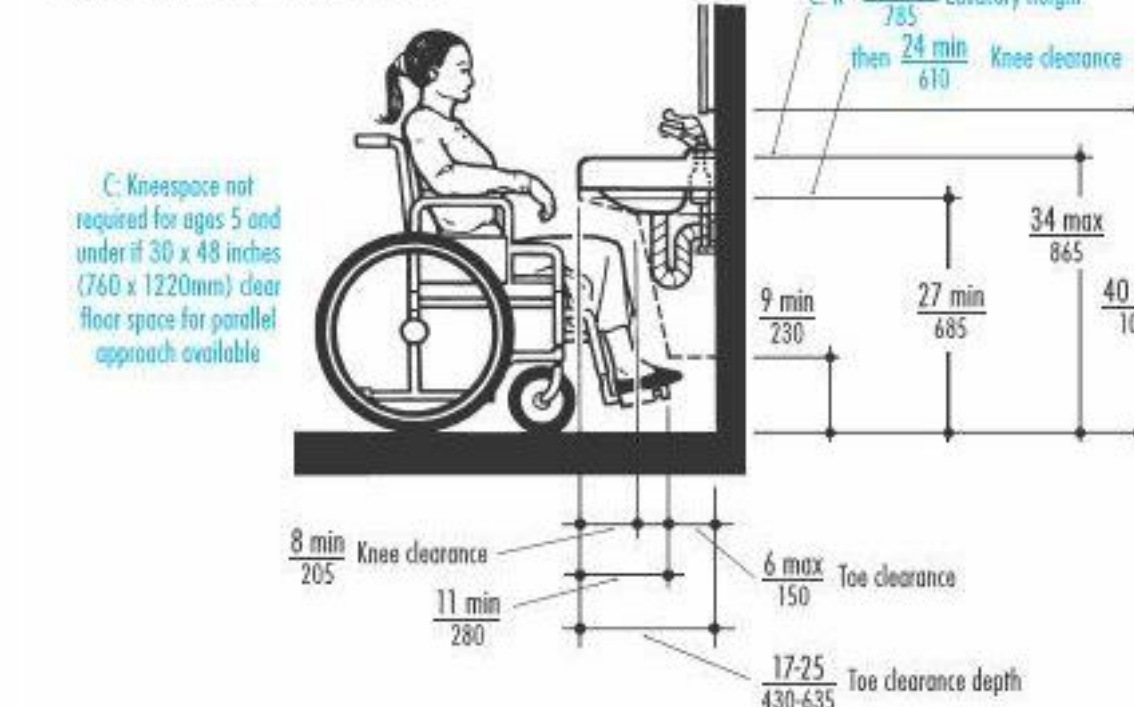
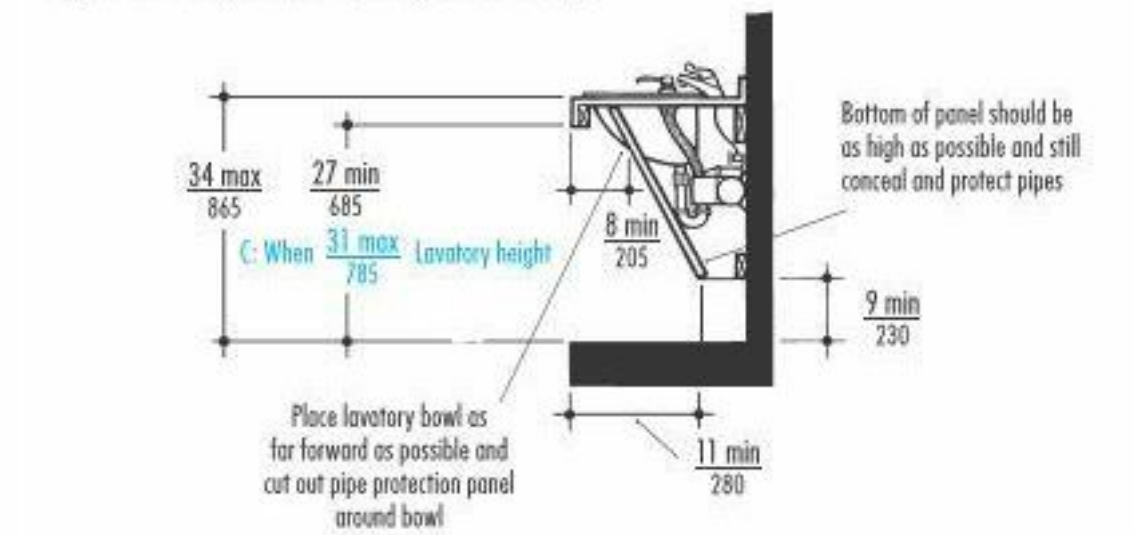


Fig. 5 Protective Panel Under Lavatory.



CHILDREN'S REACH RANGES

Refer to these tables to find the dimensions when designing restrooms primarily for children's use. Select the dimensions that are most appropriate for the specific children's age group for which you are designing. Mounting heights for children vary depending on age. The age groups are 3 and 4, 5 through 8 and 9 through 12 years.

CHILDREN'S REACH RANGES

FORWARD OR SIDE REACH	AGES 3 and 4	AGES 5 through 8	AGES 9 through 12
HIGH (maximum)	36 inches (915mm)	40 inches (1015mm)	44 inches (1120mm)
LOW (minimum)	20 inches (510mm)	18 inches (455mm)	16 inches (405mm)

DIMENSIONS AT WATER CLOSETS SERVING CHILDREN AGES 3 THROUGH 12

	AGES 3 and 4	AGES 5 through 8	AGES 9 through 12
WATER CLOSET CENTERLINE	12 inches (305mm)	12 inches to 15 inches (305 to 380mm)	15 inches to 18 inches (380 to 455mm)
TOILET SEAT HEIGHT	11 inches to 12 inches (280 to 305mm)	12 inches to 15 inches (305 to 380mm)	15 inches to 17 inches (380 to 430mm)
GRAB BAR HEIGHT	18 inches to 20 inches (455 to 510mm)	20 inches to 25 inches (510 to 635mm)	25 inches to 27 inches (635 to 685mm)
TOILET TISSUE DISPENSER HEIGHT	14 inches (355mm)	14 inches to 17 inches (355 to 430mm)	17 inches to 19 inches (430 to 485mm)

The blue notations beginning with "C:" in many of the figures that follow in this Planning Guide refer to children's measurements.

Fig. 7 Transfers to Toilet from Wheelchair.

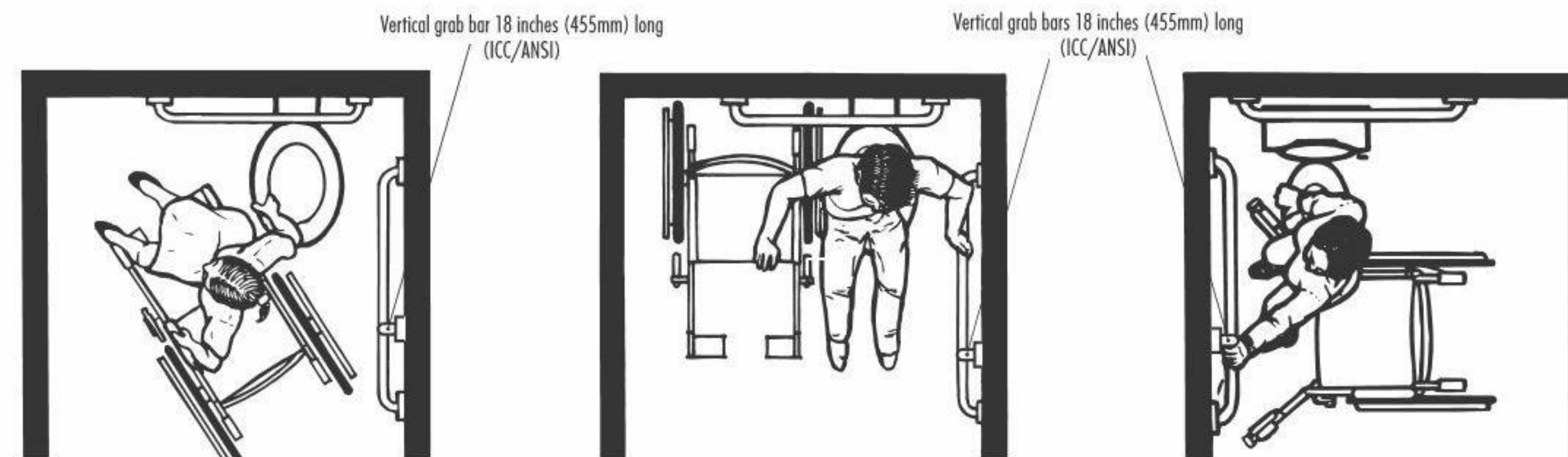


Fig. 7a Reverse Diagonal Approach.

Fig. 7b Side Approach.

Fig. 7c Perpendicular Transfer.

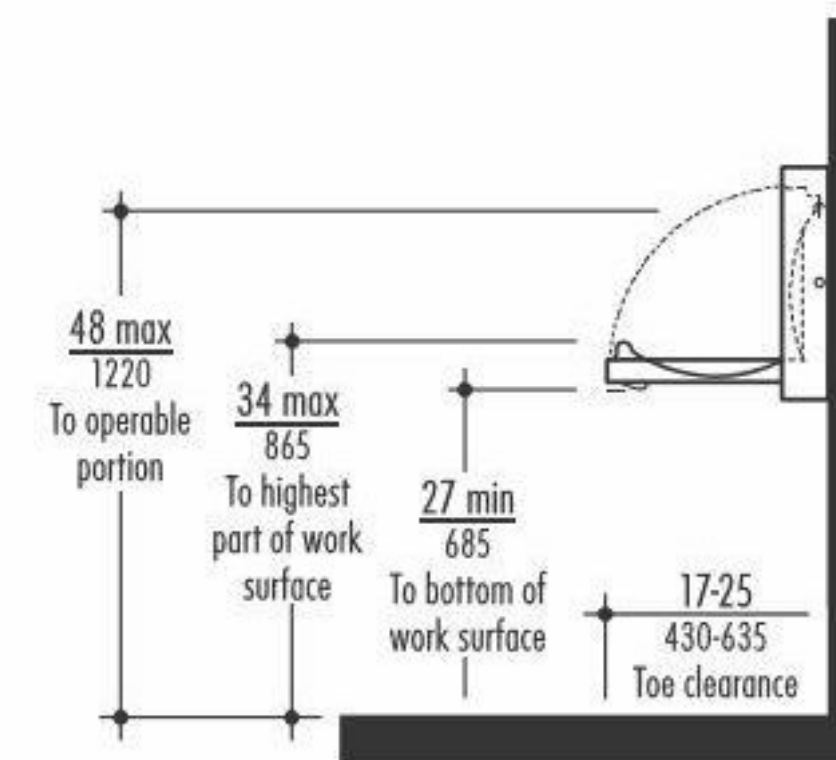
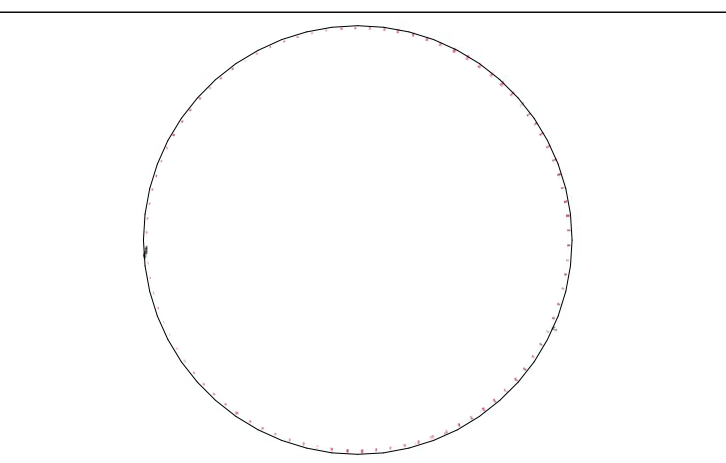


Fig. 6a Baby Changing Station.



ARCHITECT SEAL MUST BE IN RED INK

OWNER
 Vision Academy Charter School

ONE CALL #:



ISSUED BY:
 PLATO A. MARINAKOS JR ARCHITECT, LLC
 FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO CHECK (X) ONE BOX
 APPROVED AS IS
 APPROVED AS NOTED ONLY

CLIENT SIGNATURE DATE

NAME (PLEASE PRINT)
 KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

SITE SAFETY

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. Plato Marinakos, Architect LLC, 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 compliance.

716 EMERSON AVE - RECTORY

ADA - DETAILS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

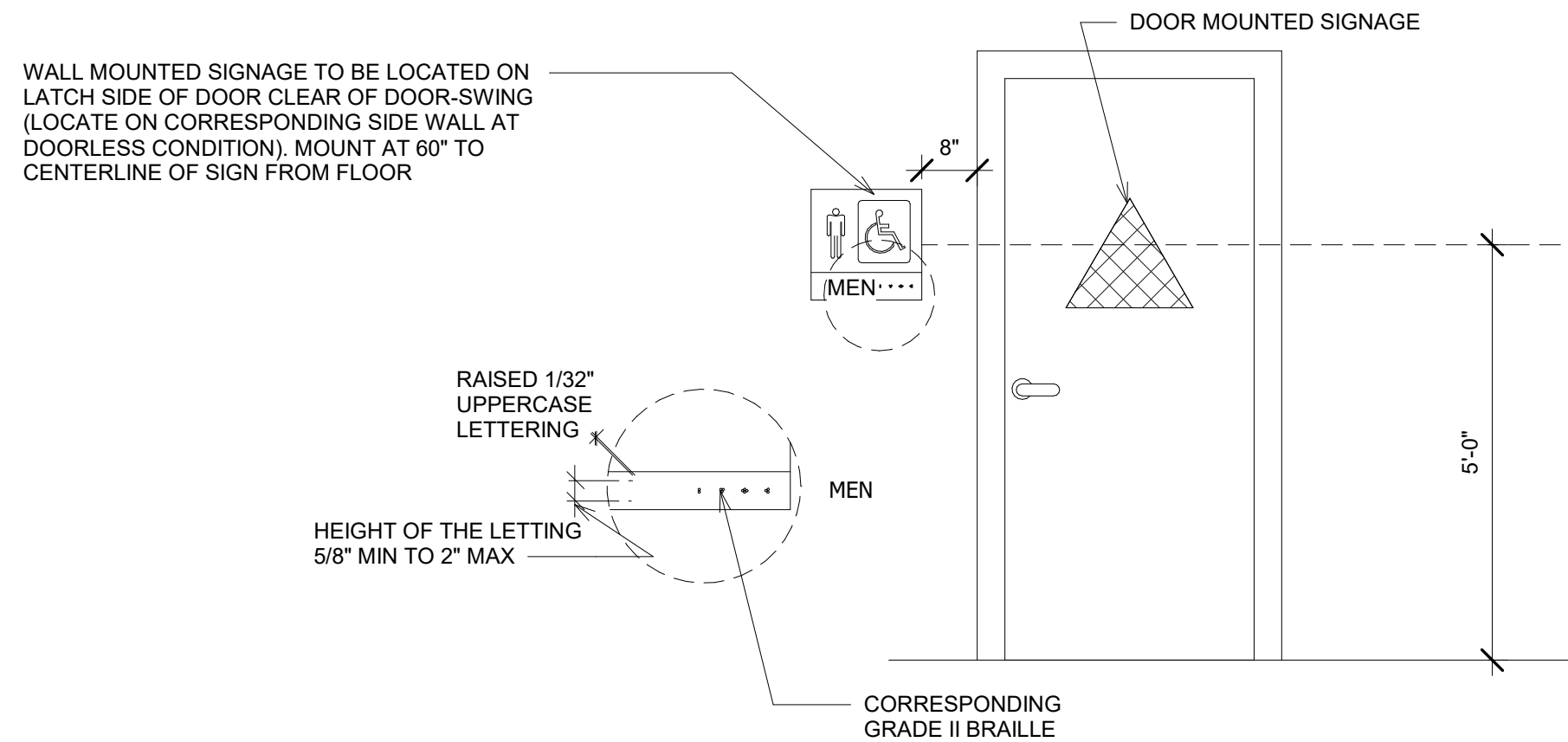
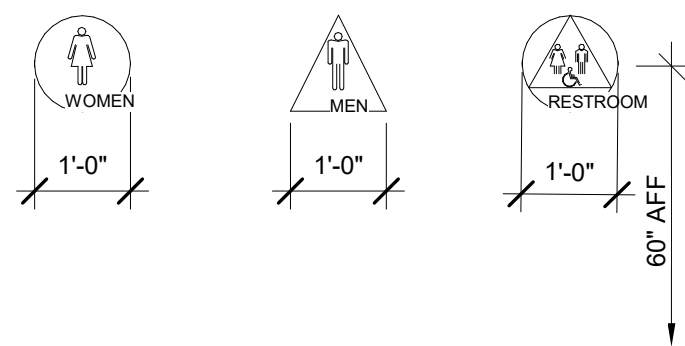
A702

Scale 12" = 1'-0"

RESTROOM SIGNAGE REQUIREMENTS

SYMBOL DESCRIPTION

ON DOORWAYS LEADING TO MENS SANITARY FACILITIES, AN EQUILATERAL TRIANGLE 1/4 INCH THICK WITH EDGES 12 INCHES LONG AND A VERTEX POINTING UPWARD AND AT THE WOMEN'S FACILITIES A CIRCLE 1/4 INCH THICK AND 12 INCHES IN DIAMETER, WHERE A UNISEX RESTROOM IS PROVIDED A COMBINED CIRCLE AND TRIANGLE SIGN SHALL BE USED AS SHOWN ABOVE. THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60 INCHES FROM THE FINISH FLOOR AND THEIR COLOR AND CONTRAST ON THE WALL. ALSO ON THE WALL ADJACENT TO STRIKE SIDE OF DOOR, MOUNT A GRADE 2 BRAILLE SIGN WITH LETTERING/BRAILLE SYMBOLS RAISED 1/32", 5/8" HIGH AT HEIGHT OF 60 INCHES.



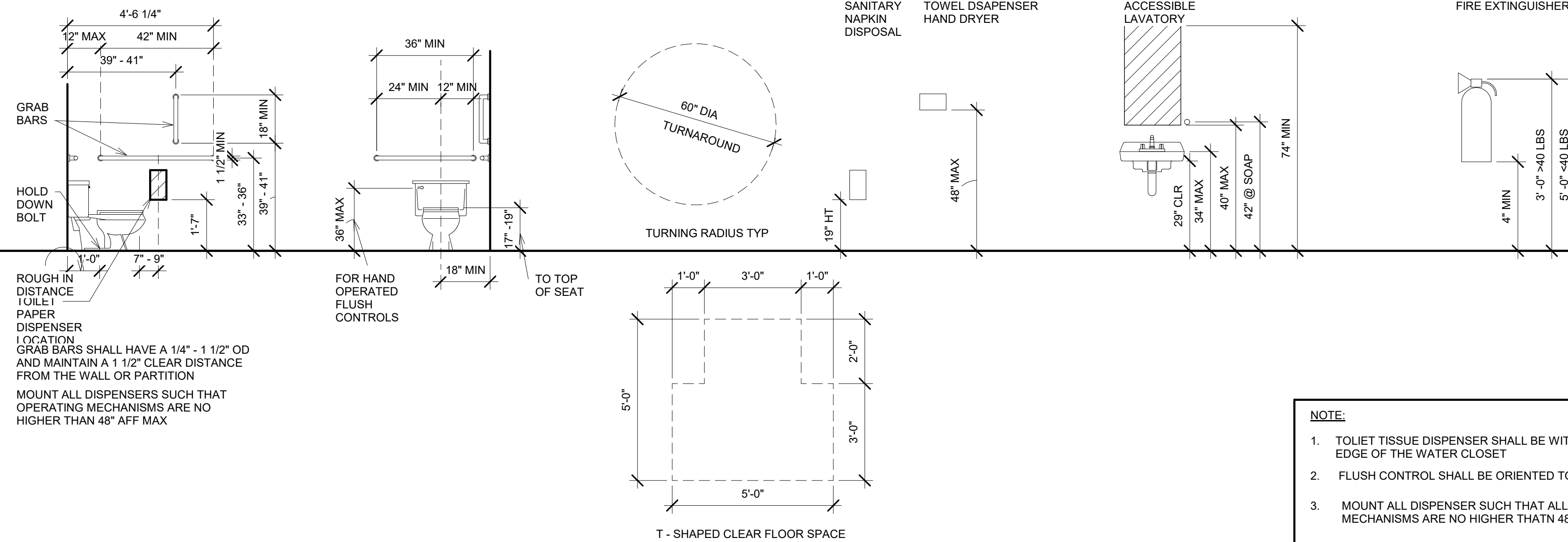
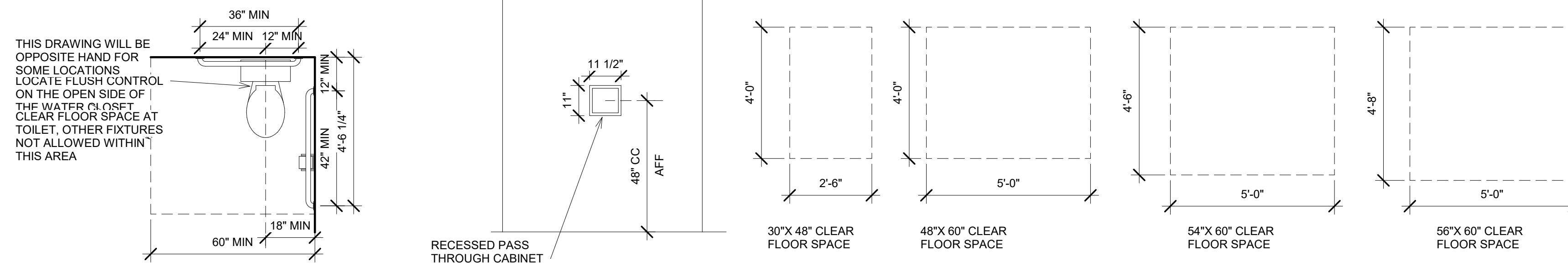
SIGN & IDENTIFICATION

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USEABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN TITLE 24 AND AS SPECIFICALLY REQUIRED IN THIS SECTION.
2. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR ON 15090 IN FEDERAL STANDARD 5998B.
3. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BE BETWEEN 1.5 AND 1.10.
4. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AND UPPER CASE. LOWER CASE CHARACTERS ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR IN COMPLIANCE, THE MINIMUM CHARACTER HEIGHT SHALL BE 3".
5. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH BACKGROUND.
6. WHEN RAISED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING:
 - A. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM AND ACCOMPANIED BY GRADE 2 BRAILLE.
 - B. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM 5/8" HIGH.
 - C. PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE MINIMUM OF 6" IN HEIGHT.
7. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE REGULATIONS. DOTS SHALL BE 1/10" ON CENTER IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.
8. WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE ACCOMPANIED BY BRAILLE. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR, WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON WAY APPROACH WITHIN 3" OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITH THE SWING OF A DOOR.

RESTROOM SIGNAGE REQUIREMENTS

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

FIXTURE HEIGHTS AND CLEARANCES

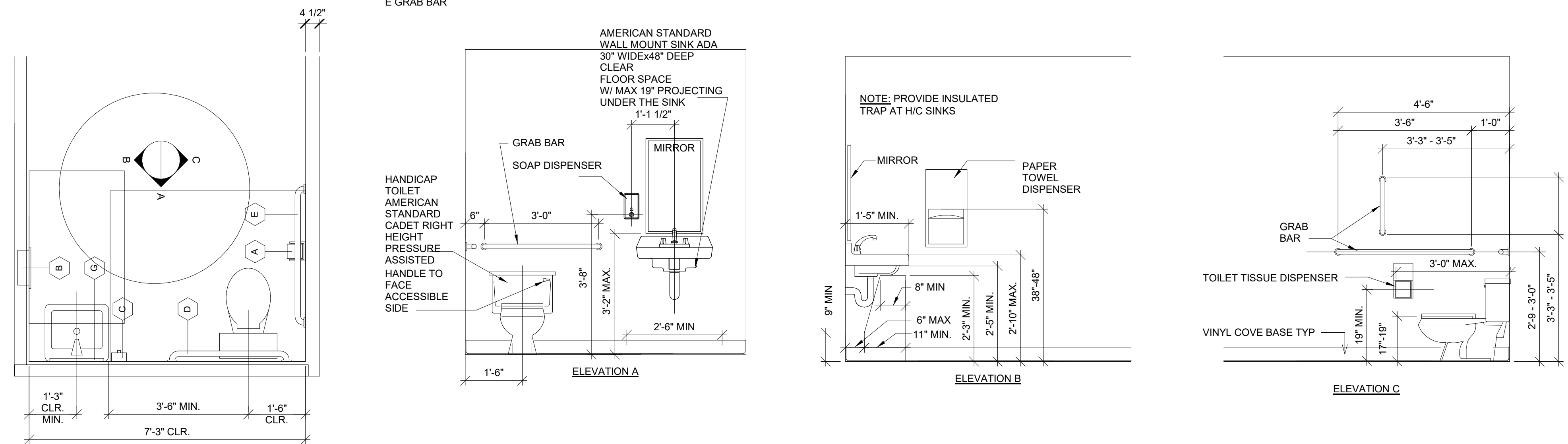


RESTROOM FIXTURE HEIGHTS AND CLEARANCES

SCALE: 3/8" = 1'-0"

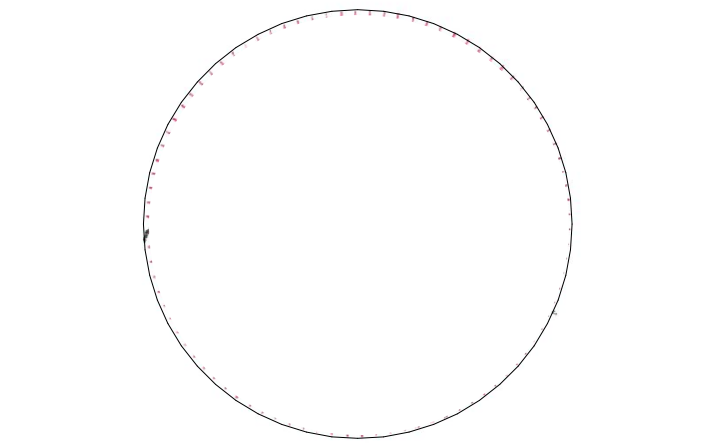
LEGEND TOILET ROOM

- A TOILET TISSUE DISPENSER
- B PAPER TOWEL DISPENSER
- C SOAP DISPENSER
- D GRAB BAR
- E GRAB BAR



STAFF BATHROOM DETAILS

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



ARCHITECT SEAL MUST BE IN RED INK

OWNER

Vision Academy Charter School

ONE CALL #:



ISSUED BY: PLATO A. MARINAKOS JR ARCHITECT, LLC FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO CHECK (X) ONE BOX APPROVED AS IS APPROVED AS NOTED ONLY

CLIENT SIGNATURE DATE

NAME (PLEASE PRINT) KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

SITE SAFETY

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. Plato Marinakos, Architect, LLC, 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 compliance.

716 EMERSON AVE - RECTORY

DETAILS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A709

Scale As indicated

OCCUPANCY LOAD SCHEDULE				
Number	Name	Area	Load Factor	Occupant Load

FIRST FLOOR

5	CL	12 SF		
6	CL	9 SF		
7	WEST	23 SF		
17		672 SF		
34	Room	60 SF		
101	BATH	53 SF		
102	OFFICE	127 SF		
103	OFFICE	145 SF		
104	CONFERENCE ROOM	391 SF		
105	OFFICE	118 SF		
106	OFFICE	115 SF		
108	RECEPTION	129 SF		
109	LOBBY	170 SF		
110	OFFICE	368 SF		
111	STAFF LOUNGE	222 SF		
112	OFFICE	66 SF		
113	OFFICE	98 SF		
114	OFFICE	88 SF		
115	M/ BATH	59 SF		
116	W/ BATH	90 SF		
117	CL	16 SF		
118	STORAGE	112 SF		
119	OFFICE	171 SF		
120	KITCH	52 SF		

SECOND FLOOR

48	HALL	38 SF		
54	Room	39 SF		
55	OFFICE	131 SF		
56	Room	13 SF		
57	Room	13 SF		
58	BATH	22 SF		
59	Room	38 SF		
72	CL	8 SF		
75	CL	7 SF		
77	HALL	486 SF		
201	OFFICE	143 SF		
202	BATH	44 SF		
203	CL	6 SF		
204	OFFICE	127 SF		
205	CONFERENCE ROOM	391 SF		
206	OFFICE	96 SF		
207	CL	25 SF		
208	BATH	47 SF		
209	OFFICE	156 SF		
210	CL	7 SF		
211	OFFICE	217 SF		
212	BATH	33 SF		
213	OFFICE	165 SF		
214	CL	7 SF		
215	OFFICE	194 SF		
216	OFFICE	186 SF		
217	CL	19 SF		
218	BATH	42 SF		
219	CL	12 SF		
220	OFFICE	204 SF		
221	OFFICE	163 SF		
222	CL	31 SF		
222	STORAGE	52 SF		
223	BATH	40 SF		
224	CL	22 SF		

OFFICE SCHEDULE								
Number	Name	Area	Perimeter	Occupancy factor	Occupancy load d	Occupancy load	Comments	Count

FIRST FLOOR

112	OFFICE	66 SF	34'-2 1/4"			0		1
114	OFFICE	88 SF	38'-0 3/4"			0		1
113	OFFICE	98 SF	39'-10 1/2"			0		1
106	OFFICE	115 SF	45'-1 1/2"			0		1
105	OFFICE	118 SF	44'-8"			0		1
102	OFFICE	127 SF	47'-4"			0		1
103	OFFICE	145 SF	48'-8 1/2"			0		1
119	OFFICE	171 SF	52'-6"			0		1
110	OFFICE	368 SF	78'-7 1/2"			0		1

SECOND FLOOR

206	OFFICE	96 SF	40'-1 1/2"			0		1
204	OFFICE	127 SF	45'-10"			0		1
55	OFFICE	131 SF	50'-7 1/2"			0		1
201	OFFICE	143 SF	48'-2 1/2"			0		1
209	OFFICE	156 SF	51'-2"			0		1
221	OFFICE	163 SF	56'-8 1/4"			0		1
213	OFFICE	165 SF	53'-6"			0		1
216	OFFICE	186 SF	60'-0"			0		1
215	OFFICE	194 SF	56'-0 1/2"			0		1
220	OFFICE	204 SF	62'-1 1/4"			0		1
211	OFFICE	217 SF	65'-9"			0		1
TOTAL		3078 SF				0		

612 KIDS
 306 GIRLS = 9 WATER CLOSETS / 6 LAVATORIES
 306 BOYS = 8 WATER CLOSETS / 6 LAVATORIES
 10 URINALS

TABLE P-701 - MINIMUM NUMBER OF PLUMBING FIXTURES^{a,b}

Type of Building Occupancy	Type of Fixture										
	Water Closets		Urinals		Lavatories		Bathtubs or Showers	Drinking Fountain	Other Fixtures		
	No. of Persons	No. of Fixtures	No. of Persons	No. of Fixtures	No. of Persons	No. of Fixtures	No. of Fixtures	No. of Fixtures	No. of Persons	No. of Fixtures	
Assembly Places of Worship	150 Women	2	300 Men	1					1		
	300 Men	2				2					
Assembly Other than places of worship (auditoriums, theaters, convention halls)	1-100	2	1-200	1	1-200	2			1 for each 500 persons		
	101-200	4	201-400	2	201-400	4					
	201-400	6	401-600	3	401-750	6					
	Over 400	6, plus 2 for each 500 men and 1 for each 150 women	Over 600	3 plus 1 for each addl. 300 men	Over 750	1 for each addl. 500 persons					
Dormitories (school or labor), Institutional	Men: 1 for every 10		1 for every 25 men;					1 for every 20 persons	1 for every 75 persons	Laundry trays: 1 for every 50 persons	
	Women: 1 for every 8		Over 150, add 1 for every 50 men				1 for every 12 persons				
Buildings or structures containing employees ^c	1-15	2	Urinals may be provided in men's toilet rooms in lieu of water closets but not for more than 1/3 of the required number of water closets.	1-15	1	1 shower for each 15 persons for places with excessive heat or occupational hazards from poisonous, infectious or irritating material	1 for each shower room, 1 for each 5 pupils	1 for each 100 pupils; at least 1 per floor	1 for every 75 persons		
	16-35	4		16-35	2						
	36-65	5		36-60	3						
	66-80	6		61-90	4						
	81-110	7		91-125	5						
	111-150	8		Over 125	1 for each addl. 45 persons						
	Over 150	1 for each addl. 40 employees									
Schools	Ea. 40 boys Ea. 35 girls	1 1	Each 30 Boys	1	Each 50 pupils	1					
Industrial: factories, warehouses, foundries and similar establishments	No. of each sex:		Where more than 10 men are employed:		1-100	1 for each 10 persons					
	1-10	1	11-30	1	Over 100	1 for each 15 persons					
	11-25	2	31-80	2							
	26-50	3	81-160	3							
	51-75	4	161-240	4							
	76-100	5	Over 240	Add 1 for							
	Over 100	1 for each addl. 30 employees	100 men								
Institutional, other than hospitals or penal institutions (on ea. occupied story)	1 for each 25 men;		1 for each 50 men		1 for each 10 persons		1 for each 10 persons	1 for each 50 persons			
	1 for each 20 women										
Hospitals, Individual Room Wards	1 for each 8 patients				1 for each 10 patients		1 for each 20 patients	1 for each 100 patients			
Penal institutions, Prisoners	1 in each cell; 1 in each exercise room		1 in each exercise room		1 in each cell; 1 in each exercise area		1 on each cell block floor	1 on each cell block floor; 1 in each exercise area			
Type of Building Occupancy	Lawful Occupancy ^d	Water Closets			Urinal	Lavatories					
		One in a unisex toilet room				0	One in a unisex toilet room				
		Men			Women			Men	Women		
		26 to 50 persons total			1	1			0	1	
51-100			2	4			1	1			
101-200 ^e			3	6			2	2			

Note a. Facilities for the disabled shall be required in accordance with the Philadelphia Building Code.

Note b. Where the building occupancy does not list the number of occupants by gender, the total number of occupants shall be divided, assuming a 50/50 gender ratio.

Note c. 1 Water Closet and 1 Lavatory may be used for both sexes in any place of business containing not more than 6 employees. No drinking fountain shall be required. A toilet room door with an inside lock shall be provided.

Note d. Lawful occupancy shall be determined by the Philadelphia Building Code.

Note e. For each additional 150 persons or fraction thereof, one additional lavatory and two additional water closets (or one water closet and one urinal for men) shall be required. These fixtures shall be required for: all new establishments; when building an addition to existing establishments; when increasing the seating capacity for patrons; and when replacing more than 50% of the plumbing fixtures. These facilities shall be located so as not to require the patron to pass through any food preparation area. This requirement does not apply where food is not consumed within the establishment or where only take-out food is provided.

TABLE 1004.1.2
 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR ^a
Accessory storage areas, mechanical equipment room	300 gross
Agricultural building	300 gross
Aircraft hangars	500 gross
Airport terminal	
Baggage claim	20 gross
Baggage handling	300 gross
Concourse	100 gross
Waiting areas	15 gross
Assembly	
Gaming floors (keno, slots, etc.)	11 gross
Exhibit gallery and museum	30 net
Assembly with fixed seats	See Section 1004.4
Assembly without fixed seats	
Concentrated (chairs only—not fixed)	7 net
Standing space	5 net
Unconcentrated (tables and chairs)	15 net
Bowling centers, allow 5 persons for each lane including 15 feet of runway, and for additional areas	7 net
Business areas	100 gross
Courtrooms—other than fixed seating areas	40 net
Day care	35 net
Dormitories	50 gross
Educational	
Classroom area	20 net
Shops and other vocational room areas	50 net
Exercise rooms	50 gross
Group H-5 Fabrication and manufacturing areas	200 gross
Industrial areas	100 gross
Inpatient treatment areas	240 gross
Outpatient areas	100 gross
Sleeping areas	120 gross
Kitchens, commercial	200 gross
Library	
Reading rooms	50 net
Stack area	100 gross
Locker rooms	50 gross
Mail buildings—covered and open	See Section 402.8.2
Mercantile	60 gross
Storage, stock, shipping areas	300 gross
Parking garages	200 gross
Residential	200 gross
Skating rinks, swimming pools	
Rink and pool	50 gross
Decks	15 gross
Stages and platforms	15 net
Warehouses	500 gross

For SI: 1 square foot = 0.0929 m², 1 foot = 304.8 mm.

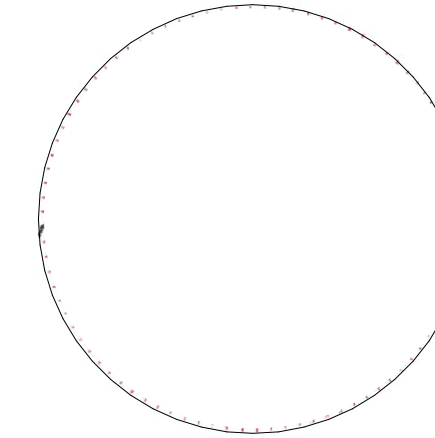
a. Floor area in square feet per occupant.



PLATO
MARINAKOS, JR.
ARCHITECT, LLC

www.plato-studio.com

107 S 2nd Street
 2nd Floor
 Philadelphia, PA 19106
 267-866-0930 OFFICE
 267-866-0931 DIRECT
 plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

OWNER

Vision Academy Charter School

ONE CALL #:



Know what's Below.
 Call before you dig.

ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
 FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO
 CHECK (X) ONE BOX
 APPROVED AS IS
 APPROVED AS NOTED ONLY

CLIENT SIGNATURE

DATE

NAME (PLEASE PRINT)

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

SITE SAFETY

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. Plato Marinakos, Architect LLC, 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 compliance.

716 EMERSON AVE - RECTORY

SCHEDULES

Project number Project Number

Date Issue Date

Drawn by Author

Checked by Checker

A800

Scale

WALL SCHEDULE					
Type Mark	Description	Assembly Code	Fire Rating	Type Comments	
F0	2" x 4" WOOD STUD, AND 1/2" GWB EACH SIDE			FURRING	
P0	2" x 4" WOOD STUD, AND 1/2" GWB EACH SIDE		Non-Rated		
P10	7/8" FURRING, AND 1/2" GWB ONE SIDE	C1010145			
W1	2x6 WOOD STUD BACKUP W/ BRICK VENEER, 5/8" GWB	UL348	1 HR	FRONT WALL	

DOOR SCHEDULE					
NUMBER	PANEL		Fire Rating	Description	REMARKS
	WIDTH	HEIGHT			
101	3'-0"	6'-8"			
111	2'-6"	7'-0"			
114	2'-8"	7'-0"			
115	2'-8"	7'-0"			
116	2'-8"	7'-0"			
201	3'-0"	6'-8"			
202	2'-6"	6'-8"			
206	3'-0"	6'-8"			
208	2'-6"	7'-0"			
209	2'-8"	7'-0"			
210	2'-6"	7'-0"			
211	2'-8"	7'-0"			
216	3'-0"	6'-8"			
221	3'-0"	6'-8"			
278	5'-8"	7'-0"			
279	0"	0"			
280	2'-8"	7'-0"			
281	2'-8"	7'-0"			
286	2'-8"	7'-0"			
291	0"	0"			
292	3'-0"	7'-0"			
293	0"	0"			
294	3'-0"	7'-0"			
295	3'-0"	7'-0"			
300	2'-8"	7'-0"			
301	2'-8"	7'-0"			
302	3'-0"	7'-0"			
303	5'-8"	7'-0"			
304	2'-8"	7'-0"			
313	2'-8"	7'-0"			
315	2'-6"	7'-0"			
316	2'-6"	7'-0"			
317	2'-8"	7'-0"			
318	2'-8"	7'-0"			
319	0"	0"			
320	2'-8"	7'-0"			
321	5'-0"	6'-8"			
322	5'-0"	6'-8"			
323	5'-0"	6'-8"			
324	5'-0"	6'-8"			
325	4'-8"	7'-0"			
326	2'-8"	7'-0"			
327	2'-0"	6'-8"			
333	2'-8"	7'-0"			
336	2'-0"	6'-8"			
337	2'-8"	7'-0"			
338	2'-8"	7'-0"			
339	2'-6"	7'-0"			
340	2'-0"	6'-8"			
341	2'-0"	6'-8"			
342	2'-8"	7'-0"			
344	6'-0"	7'-0"			
345	2'-8"	7'-0"			
346	2'-8"	7'-0"			
349	2'-8"	7'-0"			
350	2'-0"	6'-8"			
352	2'-4"	7'-0"			
353	2'-6"	7'-0"			
354	2'-8"	7'-0"			
355	2'-8"	7'-0"			
356	2'-8"	7'-0"			
357	2'-8"	7'-0"			
358	2'-8"	7'-0"			
359	2'-6"	7'-0"			
360	2'-8"	7'-0"			
361	6'-0"	7'-0"			
362	2'-8"	7'-0"			
363	0"	0"			
364	2'-8"	7'-0"			
365	3'-0"	7'-0"	1 HR	FLUSH	
366	0"	0"			
367	2'-0"	6'-8"			
368	2'-8"	7'-0"			
369	2'-8"	7'-0"			
370	3'-0"	7'-0"			
371	2'-8"	7'-0"			
372	2'-8"	7'-0"			
373	2'-8"	7'-0"			
374	3'-0"	7'-0"	1 HR	FLUSH	
375	2'-8"	7'-0"			
376	0"	0"			
377	5'-0"	6'-8"			
378	2'-8"	7'-0"			
380	2'-8"	7'-0"			
381	2'-8"	7'-0"			
382	2'-8"	7'-0"			
384	3'-0"	7'-0"			
389	0"	0"			
391	0"	0"			
397	3'-0"	6'-8"			
398	3'-0"	7'-0"			
400	2'-0"	6'-8"			
401	2'-0"	6'-8"			
411	2'-0"	6'-8"			
614	2'-0"	6'-8"			
647	2'-0"	6'-8"			

OCCUPANCY LOAD SCHEDULE				
Number	Name	Area	Load Factor	Occupant Load

FIRST FLOOR				
5	CL	12 SF		
6	CL	9 SF		
7	WEST	23 SF		
17		672 SF		
34	Room	60 SF		
101	BATH	53 SF		
102	OFFICE	127 SF		
103	OFFICE	145 SF		
104	CONFERENCE ROOM	391 SF		
105	OFFICE	118 SF		
106	OFFICE	115 SF		
108	RECEPTION	129 SF		
109	LOBBY	170 SF		
110	OFFICE	368 SF		
111	STAFF LOUNGE	222 SF		
112	OFFICE	66 SF		
113	OFFICE	98 SF		
114	OFFICE	88 SF		
115	M/BATH	59 SF		
116	W/BATH	90 SF		
117	CL	16 SF		
118	STORAGE	112 SF		
119	OFFICE	171 SF		
120	KITCH	52 SF		
SECOND FLOOR				
48	HALL	38 SF		
54	Room	39 SF		
55	OFFICE	131 SF		
56	Room	13 SF		
57	Room	13 SF		
58	BATH	22 SF		
59	Room	38 SF		
72	CL	8 SF		
75	CL	7 SF		
77	HALL	486 SF		
201	OFFICE	143 SF		
202	BATH	44 SF		
203	CL	6 SF		
204	OFFICE	127 SF		
205	CONFERENCE ROOM	391 SF		
206	OFFICE	96 SF		
207	CL	25 SF		
208	BATH	47 SF		
209	OFFICE	156 SF		
210	CL	7 SF		
211	OFFICE	217 SF		
212	BATH	33 SF		
213	OFFICE	165 SF		
214	CL	7 SF		
215	OFFICE	194 SF		
216	OFFICE	186 SF		
217	CL	19 SF		
218	BATH	42 SF		
219	CL	12 SF		
220	OFFICE	204 SF		
221	OFFICE	163 SF		
222	CL	31 SF		
222	STORAGE	52 SF		
223	BATH	40 SF		
224	CL	22 SF		

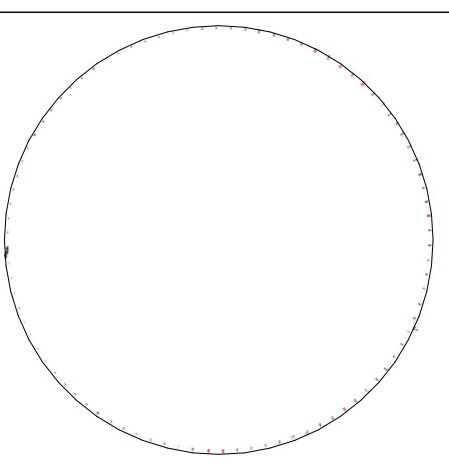
WINDOW SCHEDULE									
NUMBER	TYPE	DESCRIPTION	UNIT DIMENSIONS				R.O.		REMARKS
			HEIGHT	WIDTH	SILL HGT.	HEAD HGT.	HEIGHT	WIDTH	
105	C		5'-0"	3'-0"	2'-0"	7'-0"			
106	C		5'-0"	3'-0"	2'-0"	7'-0"			
107	C		5'-0"	3'-0"	2'-0"	7'-0"			
108	C		5'-0"	3'-0"	2'-0"	7'-0"			
109	C		5'-0"	3'-0"	2'-0"	7'-0"			
110	C		5'-0"	3'-0"	2'-0"	7'-0"			
111	C		5'-0"	3'-0"	2'-0"	7'-0"			
112	C		5'-0"	3'-0"	2'-0"	7'-0"			
113	C		5'-0"	3'-0"	2'-0"	7'-0"			
114	C		5'-0"	3'-0"	2'-0"	7'-0"			
115	C		5'-0"	3'-0"	2'-0"	7'-0"			
116	B		4'-0"	3'-0"	3'-6"	7'-6"			
119	C		5'-0"	3'-0"	2'-9"	7'-9"			
120	C		5'-0"	3'-0"	2'-9"	7'-9"			
121	C		5'-0"	3'-0"	2'-9"	7'-9"			
122	C		5'-0"	3'-0"	2'-9"	7'-9"			
123	C		5'-0"	3'-0"	2'-0"	7'-0"			
124	B		4'-0"	3'-0"	3'-0"	7'-0"			
125	48		4'-0"	2'-0"	1'-0"	5'-0"			
126	C		5'-0"	3'-0"	2'-0"	7'-0"			
127	C		5'-0"	3'-0"	2'-0"	7'-0"			
128	C		5'-0"	3'-0"	2'-0"	7'-0"			
129	C		5'-0"	3'-0"	2'-0"	7'-0"			
130	C		5'-0"	3'-0"	2'-0"	7'-0"			
131	C		5'-0"	3'-0"	2'-0"	7'-0"			
132	C		5'-0"	3'-0"	2'-0"	7'-0"			
133	C		5'-0"	3'-0"	2'-0"	7'-0"			
134	C		5'-0"	3'-0"	2'-0"	7'-0"			
135	C		5'-0"	3'-0"	2'-0"	7'-0"			
136	C		5'-0"	3'-0"	2'-0"	7'-0"			
137	C		5'-0"	3'-0"	2'-0"	7'-0"			
138	C		5'-0"	3'-0"	2'-0"	7'-0"			
139	C		5'-0"	3'-0"	2'-0"	7'-0"			
140	C		5'-0"	3'-0"	2'-0"	7'-0"			
141	C		5'-0"	3'-0"	2'-0"	7'-0"			
142	C		5'-0"	3'-0"	2'-0"	7'-0"			
143	48		4'-0"	2'-0"	3'-0"	7'-0"			
145	B		4'-0"	3'-0"	3'-0"	7'-0"			
146	B		4'-0"	3'-0"	3'-0"	7'-0"			
147	B		4'-0"	3'-0"	3'-0"	7'-0"			
148	C		5'-0"	3'-0"	3'-1"	8'-1"			
149	C		5'-0"	3'-0"	3'-1"	8'-1"			
150	C		5'-0"	3'-0"	2'-0"	7'-0"			
151	C		5'-0"	3'-0"	2'-0"	7'-0"			
152	C		5'-0"	3'-0"	2'-0"	7'-0"			
153	C		5'-0"	3'-0"	2'-0"	7'-0"			
154	C		5'-0"	3'-0"	2'-0"	7'-0"			
157	B		4'-0"	3'-0"	3'-0"	7'-0"			
158	B		4'-0"	3'-0"	3'-0"	7'-0"			
159	C		5'-0"	3'-0"	2'-0"	7'-0"			
160	C		5'-0"	3'-0"	2'-0"	7'-0"			
161	C		5'-0"	3'-0"	2'-0"	7'-0"			
162	B		4'-0"	3'-0"	3'-6"	7'-6"			
163	B		4'-0"	3'-0"	3'-6"	7'-6"			
164	B		4'-0"	3'-0"	3'-0"	7'-0"			
165	B		4'-0"	3'-0"	3'-0"	7'-0"			



PLATO
MARINAKOS, JR.
ARCHITECT, LLC

www.plato-studio.com

107 S 2nd Street
2nd Floor
Philadelphia, PA 19106
267-866-0930 OFFICE
267-866-0931 DIRECT
plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

OWNER
Vision Academy Charter School

ONE CALL #:



ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO APPROVED AS IS
 CHECK (X) ONE BOX APPROVED AS NOTED ONLY

CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT) _____
KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

SITE SAFETY

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. Plato Marinakos, Architect LLC, 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 compliance.

716 EMERSON AVE - RECTORY

SCHEDULES & DIAGRAMS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A801

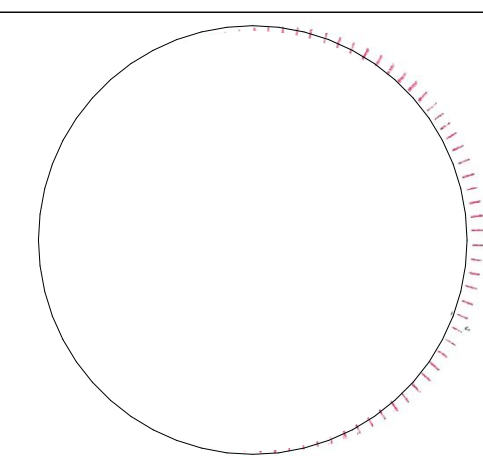
Scale



PLATO
MARINAKOS, JR.
ARCHITECT, LLC

www.plato-studio.com

107 S 2nd Street
2nd Floor
Philadelphia, PA 19106
267-866-0930 OFFICE
267-866-0931 DIRECT
plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

OWNER

Vision Academy Charter School

ONE CALL #:



ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO APPROVED AS IS
 CHECK (X) ONE BOX APPROVED AS NOTED ONLY

CLIENT SIGNATURE

DATE

NAME (PLEASE PRINT)

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

SITE SAFETY

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. Plato Marinakos, Architect LLC, 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 compliance.

716 EMERSON AVE - RECTORY

EXISTING BASEMENT PLAN

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

D100

Scale As indicated

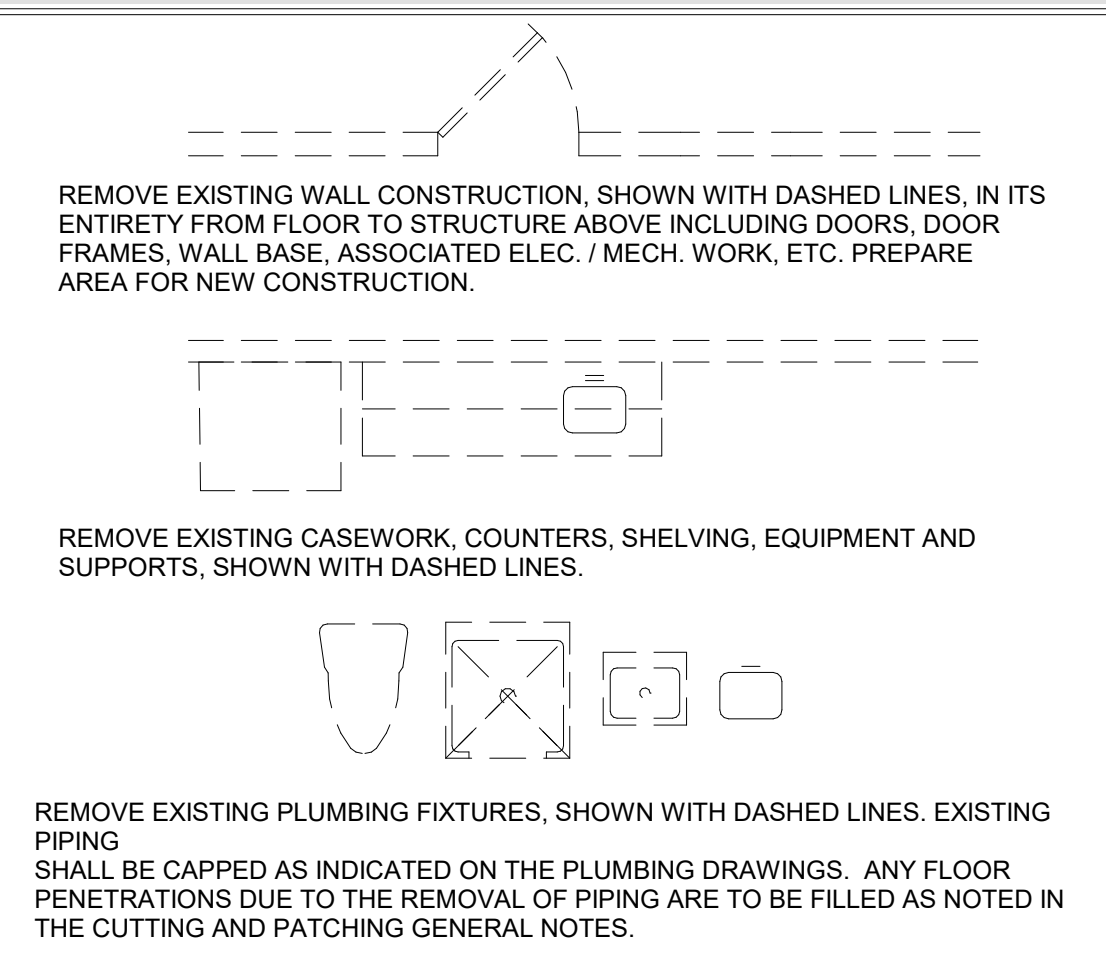
DEMOLITION GENERAL NOTES

- DEMOLITION IS INTENDED TO PREPARE THE BUILDING TO RECEIVE THE NEW WORK. THE INFORMATION PROVIDED IN NO WAY INTENDS TO MEAN THAT DEMOLITION IS LIMITED ONLY TO THOSE ITEMS SPECIFICALLY IDENTIFIED. THE CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS OF CONSTRUCTION AND EQUIPMENT WITHIN THE PROJECT AREA, INCLUDING, BUT NOT LIMITED TO FLOOR MATERIAL, BASE, WALLS, CEILINGS, DOORS, DOOR FRAMES, CASEWORK, ELECTRICAL, MECHANICAL, PLUMBING FIXTURES AND SYSTEM, AS REQUIRED TO ALLOW FOR THE EXECUTION OF NEW WORK.
- THE CONTRACTOR SHALL REMOVE ALL ITEMS TO BE DEMOLISHED IN THEIR ENTIRETY INCLUDING ALL ASSOCIATED PIPING, WIRING, HANGERS, SUPPORTS, PROJECTIONS, BOLTS, NAILS, ETC. FROM EXISTING SURFACES, AND PATCH ALL HOLES TO MATCH ADJACENT SURFACES OR PROVIDE NEW SCHEDULED FINISHES.
- THE CONTRACTOR SHALL BRING TO THE ARCHITECT'S ATTENTION FOR DECISION ALL STRUCTURAL INTERFERENCE THAT WOULD AFFECTED THE EXECUTION OF THE NEW WORK. NO FLOOR OR STRUCTURAL MEMBERS SHALL BE CUT WITHOUT PERMISSION OF A REGISTERED STRUCTURAL ENGINEER. ALL PROPOSED SLEEVE / CORING SHALL BE REVIEWED BY THE ARCHITECT.
- THE CONTRACTOR SHALL REMOVE ALL EXISTING FLOOR FINISHES AND ADHESIVE DOWN TO THE CONCRETE SLAB, AND LEAVE FLOOR SMOOTH FOR NEW FINISH. THE CONTRACTOR SHALL OBSERVE MANUFACTURER'S REQUIREMENTS FOR SUB-FLOOR PREPARATION. TREATMENT OF EXISTING FLOOR FINISHES WITHIN AREAS OF DEMOLITION SHALL BE AS FOLLOWS:
 - CARPET: REMOVE ENTIRELY, INCLUDING PADDING. REMOVE REMAINING GLUE RESIDUE AND PATCH AS NECESSARY FOR NEW FLOOR FINISH.
 - VINYL: REMOVE ENTIRELY AFTER MATERIAL HAS BEEN TESTED FOR ASBESTOS. REMOVE GLUE OR GROUT RESIDUE. PATCH AS NECESSARY TO PROVIDE LEVEL SURFACE.
 - CERAMIC TILE: REMOVE ENTIRELY. PATCH AND REPAIR FLOORS WITH A LATEX LEVELING COMPOUND TO PRODUCE A SMOOTH, LEVEL SURFACE TO RECEIVE NEW FINISHES.
- THE CONTRACTOR SHALL REMOVE EXISTING FINISHES, INCLUDING CERAMIC TILE, VINYL WALL COVERING, WALL BASE ETC. AT ALL EXISTING WALLS TO RECEIVE NEW FINISHES, UNLESS NOTED OTHERWISE, AND LEAVE WALL SURFACE SMOOTH TO RECEIVE NEW FINISHES.
- THE CONTRACTOR SHALL REMOVE ALL EXISTING CEILINGS TO ALLOW FOR PROPER INSTALLATION OF MECHANICAL, PLUMBING AND ELECTRICAL WORK.
- THE CONTRACTOR SHALL REMOVE ALL EXISTING CEILINGS TO ALLOW FOR PROPER INSTALLATION OF NEW CEILINGS.
- ALL PIPING WHICH BECOMES EXPOSED DURING THE ALTERATION WORK SHALL BE REMOVED AND REROUTED TO BE CONCEALED BEHIND FINISHED SURFACES.
- EXISTING BUILDING PLUMBING SERVICES TO BE SHUTDOWN PRIOR TO DEMOLITION WORK. SHUTDOWN(S) SHALL BE COORDINATED WITH THE OWNER AND CONDOMINIUM ASSOCIATION.
- COORDINATE WITH OWNER REGARDING THE REMOVAL AND/OR STORAGE OF EXISTING FURNITURE AND LAUNDRY APPLIANCES.
- THE CONTRACTOR SHALL MAINTAIN ALL MEANS OF EGRESS FOR THE DURATION OF DEMOLITION / CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE FIRE RATED TEMPORARY PARTITIONS, AND COVERED WALKS TO MAINTAIN EGRESS AND SAFE PASSAGE FROM THE BUILDING TO THE PUBLIC WAY AND AS REQUIRED BY AUTHORITY HAVING JURISDICTION.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION WHILE WORKING IN THE SPACES BELOW OR ABOVE THE AREA OF DEMOLITION / CONSTRUCTION.
- THE ARCHITECT AND OR ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION AND OR DEMOLITION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK SAFELY WITH THE REQUIRED CODES LOCAL STATE OR OSHA REGULATIONS

CONTRACTOR NOTES

- THE CONTRACTOR SHALL PERFORM A SITE VISIT. IN DOING SO THE CONTRACTOR HAS AGREED THAT THEY HAVE INVESTIGATED THE EXISTING CONDITIONS TO BE RENOVATED AND COMPARE THEM TO THE WORK TO BE PERFORMED ACCORDING TO THE PROPOSED WORK.
- INFORMATION CONTAINED ON THESE DRAWINGS WITH REGARD TO EXISTING CONDITIONS OF CONSTRUCTION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR IN EXECUTING THE NEW WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATION OF SUCH EXISTING CONDITIONS. THIS INTERPRETATION HAS BEEN TAKEN FROM DRAWINGS SUPPLIED BY OWNER AND HAS BEEN FURTHER SUPPLEMENTED WITH FIELD-MEASUREMENTS AND OBSERVATIONS. THE INFORMATION CONTAINED IN THESE DRAWINGS, WITH REGARD TO THE EXISTING CONDITIONS OF CONSTRUCTION IN NO WAY RELEASES THE CONTRACTOR FROM THE RESPONSIBILITY FOR VERIFYING COMPLETELY ALL FIELD CONDITIONS RELATING TO THE EXECUTION OF THE WORK, AS DESCRIBED IN THESE DOCUMENTS.
- NO GUARANTEE IS MADE AS TO THE GENERAL CONDITIONS OF THE EXISTING BUILDING. THE CONTRACTOR SHALL FIELD VERIFY AND DOCUMENT ALL EXISTING DIMENSIONS, ELEVATIONS, BENCHMARKS, MATERIALS, UTILITIES AND CONSTRUCTION TYPE THAT MAY AFFECT OR BE AFFECTED BY NEW WORK, AND SHALL COORDINATE SUCH FIELD VERIFICATION WITH THE CONTRACT DOCUMENTS AND THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES AND/OR CONFLICTS INVOLVING EXISTING CONDITIONS AND BRING THEM TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
- THE CONTRACTOR SHALL FIELD-VERIFY THE EXISTING CONDITIONS AS THEY RELATED TO SPECIFIC PORTIONS OF THE WORK. VERIFICATION SHALL BE UNDERTAKEN IN ADVANCE TO ALLOW FOR THE TIMELY IDENTIFICATION OF EXISTING CONDITIONS THAT MAY AFFECT THE SCHEDULED INSTALLATION OF NEW WORK AS DESIGNED AND DETAILED, AND TO AVOID UNDUE AND UNREASONABLE DELAYS TO THE PROJECT SHOULD SUCH CONDITIONS BE DISCOVERED. TIMELY IDENTIFICATION OF SUCH CONDITIONS SHALL PROVIDE FOR A MINIMUM PERIOD OF TEN (10) WORKING DAYS DURING WHICH TIME THE ARCHITECT WILL EVALUATE THE CONDITIONS AND MAKE RECOMMENDATIONS FOR ACCOMMODATING NEW WORK.
- THE CONTRACTOR SHALL FIELD-VERIFY THE LOCATION AND EXTENT OF THE LIFE SAFETY SYSTEM (INCLUDING BUT NOT LIMITED TO SPRINKLER SYSTEMS, SMOKE DETECTION SYSTEMS, EMERGENCY LIGHTING SYSTEMS) AS THEY MAY BE AFFECTED BY THE NEW WORK. THE CONTRACTOR IS RESPONSIBLE FOR ACCOMMODATING THESE SYSTEMS WHEN AFFECTED BY NEW WORK SO THAT ALL APPLICABLE CODES REQUIREMENTS ARE SATISFIED.
- THE AREAS ADJACENT TO THE PROJECT ARE CURRENTLY OCCUPIED. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY CONSTRUCTION ACTIVITIES WHICH MAY IMPEDE THEM, INCLUDING ANY ACTIVITY WHICH CREATES EXCESSIVE NOISE, AND NOTIFY ANY OCCUPANTS OF THE BUILDING OF ANY CONSTRUCTION ACTIVITIES WHICH MAY AFFECT THEM.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO AREAS ADJACENT TO NEW CONSTRUCTION OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED AND SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL IDENTIFY POINTS OF ACCESS TO THE BUILDING AND VERIFY MINIMUM CLEARANCES AVAILABLE FOR USE IN TRANSPORTING NECESSARY CONSTRUCTION MACHINERY, EQUIPMENT, MATERIALS, AND COMPONENTS INTO THE BUILDING. USE OF SUCH POINTS OF ACCESS SHALL BE APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL IDENTIFY EXISTING COMPONENTS AND ASSEMBLIES WITHIN THE BUILDING THAT ARE CONSTRUCTED AS FIRE-RATED ASSEMBLIES; SHALL NOTE ANY DISCREPANCIES AND/OR CONFLICTS INVOLVING EXISTING CONDITIONS AND BRING THEM TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
- THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPER INTERFACE BETWEEN EXISTING AND NEW WORK.
- THE CONTRACTOR/ OWNER IS RESPONSIBLE FOR ENGINEERING SURVEY FOR EXISTING CONDITIONS AND FOR SEQUENCE OF DEMOLITION ALL SITE SAFETY AND SITE SAFETY PLAN

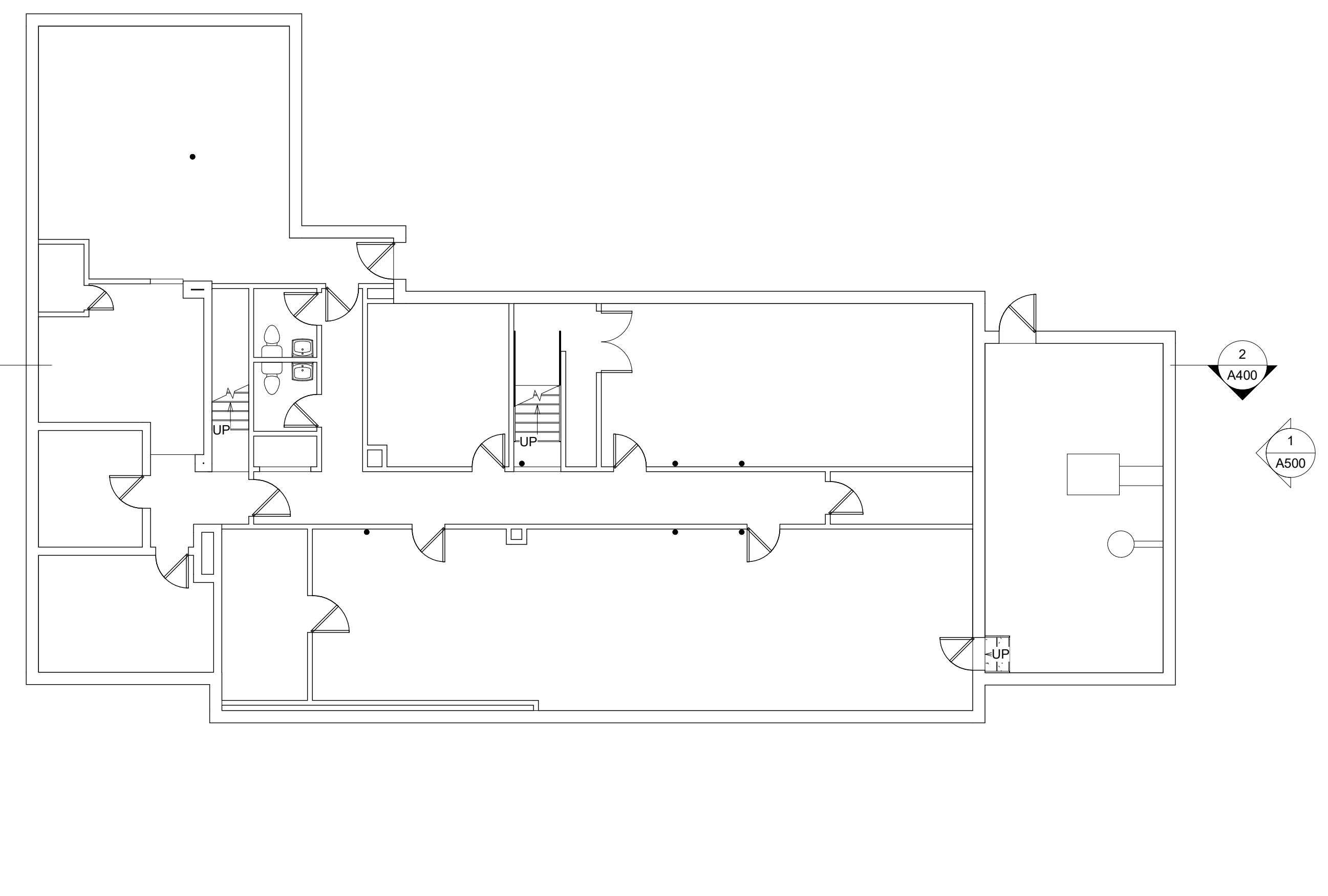
DEMOLITION LEGEND



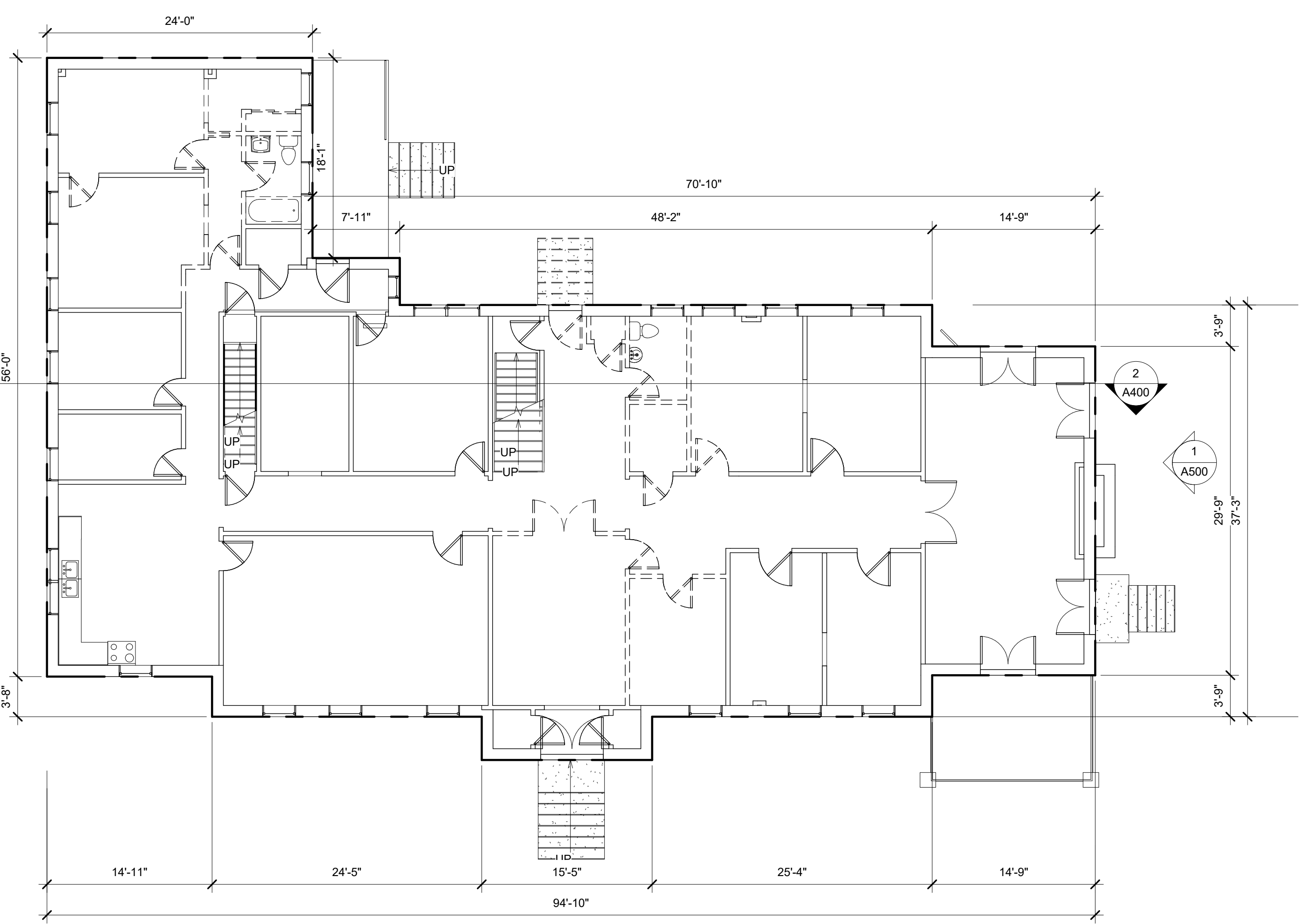
- NOTE:**
- NO EXTERIOR MODIFICATIONS ON ELEVATIONS
 - NO MODIFICATIONS TO BEARING WALLS

SITE SAFETY

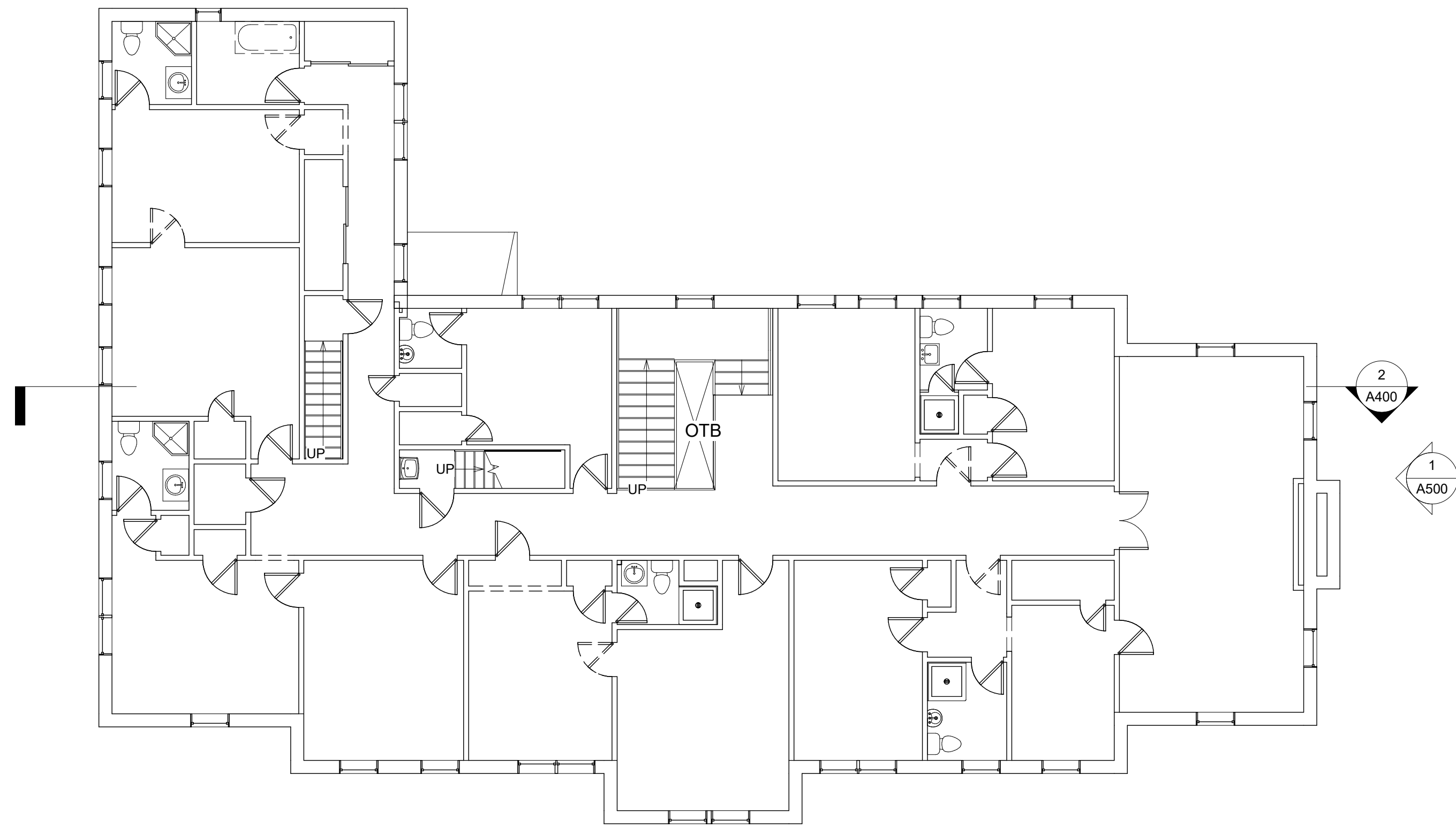
It is the responsibility of the general contractor and/or the contractor listed as the licensed entity on the building permit per the municipality to ensure all site safety requirements are in place and followed, prior to, during, and after the commencement of the construction process until they are 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 compliance.



2 BASEMENT EXISTING CONDITIONS PLAN
D100 SCALE: 1/8" = 1'-0"



1 FIRST FLOOR EXISTING CONDITIONS PLAN
D100 SCALE: 1/8" = 1'-0"



1 SECOND FLOOR EXISTING CONDITIONS PLAN
D201 SCALE: 1/8" = 1'-0"

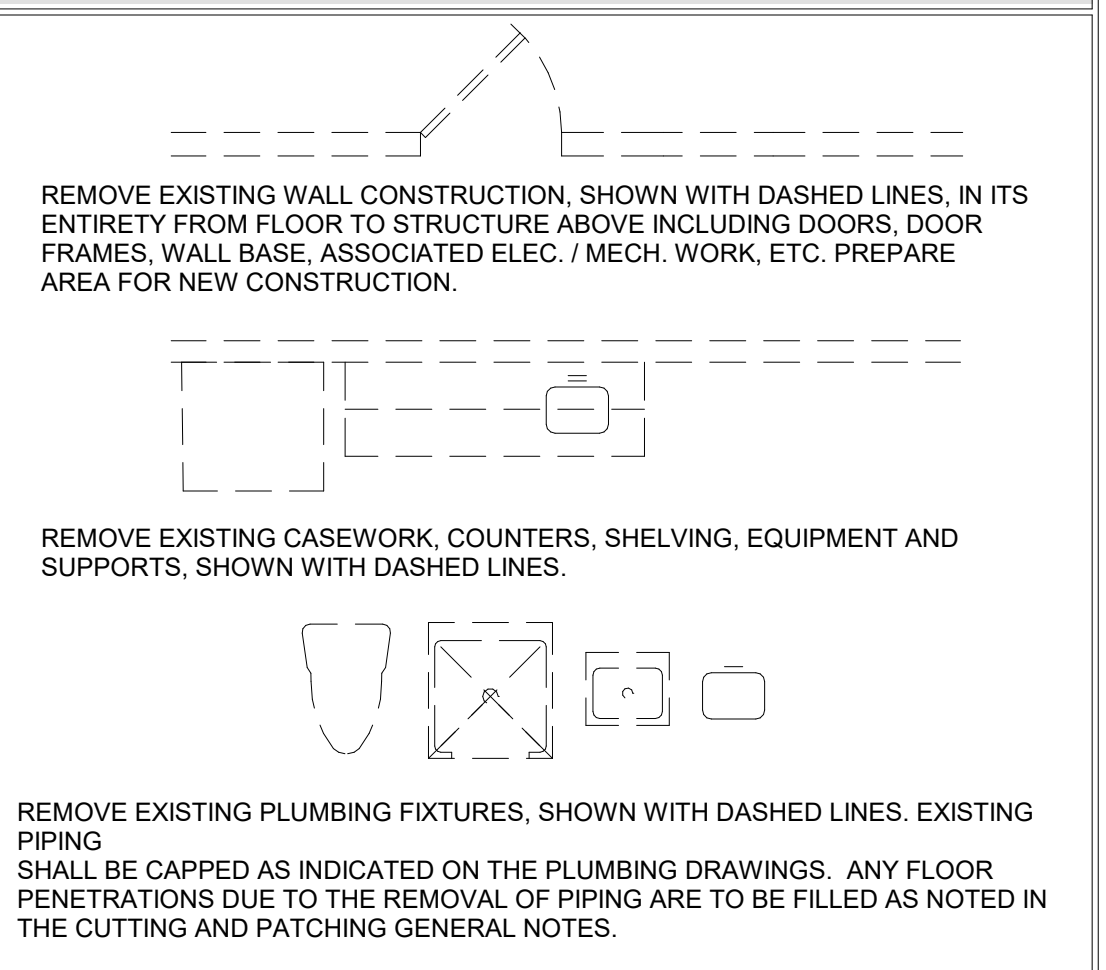
DEMOLITION GENERAL NOTES

- DEMOLITION IS INTENDED TO PREPARE THE BUILDING TO RECEIVE THE NEW WORK. THE INFORMATION PROVIDED IN NO WAY INTENDS TO MEAN THAT DEMOLITION IS LIMITED ONLY TO THOSE ITEMS SPECIFICALLY IDENTIFIED. THE CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS OF CONSTRUCTION AND EQUIPMENT WITHIN THE PROJECT AREA, INDICATED ON DEMOLITION PLAN, INCLUDING, BUT NOT LIMITED TO FLOOR MATERIAL, BASE, WALLS, CEILINGS, DOORS, DOOR FRAMES, CASEWORK, ELECTRICAL, MECHANICAL, PLUMBING FIXTURES AND SYSTEM, AS REQUIRED TO ALLOW FOR THE EXECUTION OF NEW WORK.
- THE CONTRACTOR SHALL REMOVE ALL ITEMS TO BE DEMOLISHED IN THEIR ENTIRETY INCLUDING ALL ASSOCIATED PIPING, WIRING, HANGERS, SUPPORTS, PROJECTIONS, BOLTS, NAILS, ETC. FROM EXISTING SURFACES, AND PATCH ALL HOLES TO MATCH ADJACENT SURFACES OR PROVIDE NEW SCHEDULED FINISHES.
- THE CONTRACTOR SHALL BRING TO THE ARCHITECT'S ATTENTION FOR DECISION ALL STRUCTURAL INTERFERENCE THAT WOULD AFFECTED THE EXECUTION OF THE NEW WORK. NO FLOOR OR STRUCTURAL MEMBERS SHALL BE CUT WITHOUT PERMISSION OF A REGISTERED STRUCTURAL ENGINEER. ALL PROPOSED SLEEVE / CORING SHALL BE REVIEWED BY THE ARCHITECT.
- THE CONTRACTOR SHALL REMOVE ALL EXISTING FLOOR FINISHES AND ADHESIVE DOWN TO THE CONCRETE SLAB, AND LEAVE FLOOR SMOOTH FOR NEW FINISH. THE CONTRACTOR SHALL OBSERVE MANUFACTURER'S REQUIREMENTS FOR SUB-FLOOR PREPARATION. TREATMENT OF EXISTING FLOOR FINISHES WITHIN AREAS OF DEMOLITION SHALL BE AS FOLLOWS:
 - CARPET: REMOVE ENTIRELY, INCLUDING PADDING. REMOVE REMAINING GLUE RESIDUE AND PATCH AS NECESSARY FOR NEW FLOOR FINISH.
 - VINYL: REMOVE ENTIRELY AFTER MATERIAL HAS BEEN TESTED FOR ASBESTOS. REMOVE GLUE OR GROUT RESIDUE. PATCH AS NECESSARY TO PROVIDE LEVEL SURFACE.
 - CERAMIC TILE: REMOVE ENTIRELY. PATCH AND REPAIR FLOORS WITH A LATEX LEVELING COMPOUND TO PRODUCE A SMOOTH, LEVEL SURFACE TO RECEIVE NEW FINISHES.
- THE CONTRACTOR SHALL REMOVE EXISTING FINISHES, INCLUDING CERAMIC TILE, VINYL WALL COVERING, WALL BASE ETC. AT ALL EXISTING WALLS TO RECEIVE NEW FINISHES, UNLESS NOTED OTHERWISE, AND LEAVE WALL SURFACE SMOOTH TO RECEIVE NEW FINISHES.
- THE CONTRACTOR SHALL REMOVE ALL EXISTING CEILINGS TO ALLOW FOR PROPER INSTALLATION OF MECHANICAL, PLUMBING AND ELECTRICAL WORK.
- THE CONTRACTOR SHALL REMOVE ALL EXISTING CEILINGS TO ALLOW FOR PROPER INSTALLATION OF NEW CEILINGS.
- ALL PIPING WHICH BECOMES EXPOSED DURING THE ALTERATION WORK SHALL BE REMOVED AND REROUTED TO BE CONCEALED BEHIND FINISHED SURFACES.
- EXISTING BUILDING PLUMBING SERVICES TO BE SHUTDOWN PRIOR TO DEMOLITION WORK. SHUTDOWN(S) SHALL BE COORDINATED WITH THE OWNER AND CONDOMINIUM ASSOCIATION.
- COORDINATE WITH OWNER REGARDING THE REMOVAL AND/OR STORAGE OF EXISTING FURNITURE AND LAUNDRY APPLIANCES.
- THE CONTRACTOR SHALL MAINTAIN ALL MEANS OF EGRESS FOR THE DURATION OF DEMOLITION / CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE FIRE RATED TEMPORARY PARTITIONS, AND COVERED WALKS TO MAINTAIN EGRESS AND SAFE PASSAGE FROM THE BUILDING TO THE PUBLIC WAY AND AS REQUIRED BY AUTHORITY HAVING JURISDICTION.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION WHILE WORKING IN THE SPACES BELOW OR ABOVE THE AREA OF DEMOLITION / CONSTRUCTION.
- THE ARCHITECT AND OR ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION AND OR DEMOLITION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK SAFELY WITH THE REQUIRED CODES LOCAL STATE OR OSHA REGULATIONS

CONTRACTOR NOTES

- THE CONTRACTOR SHALL PERFORM A SITE VISIT. IN DOING SO THE CONTRACTOR HAS AGREED THAT THEY HAVE INVESTIGATED THE EXISTING CONDITIONS TO BE RENOVATED AND COMPARE THEM TO THE WORK TO BE PERFORMED ACCORDING TO THE PROPOSED WORK.
- INFORMATION CONTAINED ON THESE DRAWINGS WITH REGARD TO EXISTING CONDITIONS OF CONSTRUCTION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR IN EXECUTING THE NEW WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATION OF SUCH EXISTING CONDITIONS. THIS INTERPRETATION HAS BEEN TAKEN FROM DRAWINGS SUPPLIED BY OWNER AND HAS BEEN FURTHER SUPPLEMENTED WITH FIELD-MEASUREMENTS AND OBSERVATIONS. THE INFORMATION CONTAINED IN THESE DRAWINGS, WITH REGARD TO THE EXISTING CONDITIONS OF CONSTRUCTION IN NO WAY RELEASES THE CONTRACTOR FROM THE RESPONSIBILITY FOR VERIFYING COMPLETELY ALL FIELD CONDITIONS RELATING TO THE EXECUTION OF THE WORK, AS DESCRIBED IN THESE DOCUMENTS.
- NO GUARANTEE IS MADE AS TO THE GENERAL CONDITIONS OF THE EXISTING BUILDING. THE CONTRACTOR SHALL FIELD VERIFY AND DOCUMENT ALL EXISTING DIMENSIONS, ELEVATIONS, BENCHMARKS, MATERIALS, UTILITIES AND CONSTRUCTION TYPE THAT MAY AFFECT OR BE AFFECTED BY NEW CONSTRUCTION. SUCH FIELD VERIFICATION WITH THE CONTRACT DOCUMENTS AND THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES AND/OR CONFLICTS INVOLVING EXISTING CONDITIONS AND BRING THEM TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
- THE CONTRACTOR SHALL FIELD-VERIFY THE EXISTING CONDITIONS AS THEY RELATED TO SPECIFIC PORTIONS OF THE WORK. VERIFICATION SHALL BE UNDERTAKEN IN ADVANCE TO ALLOW FOR THE TIMELY IDENTIFICATION OF EXISTING CONDITIONS THAT MAY AFFECT THE SCHEDULED INSTALLATION OF NEW WORK AS DESIGNED AND DETAILED, AND TO AVOID UNDUE AND UNREASONABLE DELAYS TO THE PROJECT SHOULD SUCH CONDITIONS BE DISCOVERED. TIMELY IDENTIFICATION OF SUCH CONDITIONS SHALL PROVIDE FOR A MINIMUM PERIOD OF TEN (10) WORKING DAYS DURING WHICH TIME THE ARCHITECT WILL EVALUATE THE CONDITIONS AND MAKE RECOMMENDATIONS FOR ACCOMMODATING NEW WORK.
- THE CONTRACTOR SHALL FIELD-VERIFY THE LOCATION AND EXTENT OF THE LIFE SAFETY SYSTEM (INCLUDING BUT NOT LIMITED TO SPRINKLER SYSTEMS, SMOKE DETECTION SYSTEMS, EMERGENCY LIGHTING SYSTEMS) AS THEY MAY BE AFFECTED BY THE NEW WORK. THE CONTRACTOR IS RESPONSIBLE FOR ACCOMMODATING THESE SYSTEMS WHEN AFFECTED BY NEW WORK SO THAT ALL APPLICABLE CODES REQUIREMENTS ARE SATISFIED.
- THE AREAS ADJACENT TO THE PROJECT ARE CURRENTLY OCCUPIED. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY CONSTRUCTION ACTIVITIES WHICH MAY IMPEDER THEM, INCLUDING ANY ACTIVITY WHICH CREATES EXCESSIVE NOISE, AND NOTIFY ANY OCCUPANTS OF THE BUILDING OF ANY CONSTRUCTION ACTIVITIES WHICH MAY AFFECT THEM.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO AREAS ADJACENT TO NEW CONSTRUCTION OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED AND SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL IDENTIFY POINTS OF ACCESS TO THE BUILDING AND VERIFY MINIMUM CLEARANCES AVAILABLE FOR USE IN TRANSPORTING NECESSARY CONSTRUCTION MACHINERY, EQUIPMENT, MATERIALS, AND COMPONENTS INTO THE BUILDING. USE OF SUCH POINTS OF ACCESS SHALL BE APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL IDENTIFY EXISTING COMPONENTS AND ASSEMBLIES WITHIN THE BUILDING THAT ARE CONSTRUCTED AS FIRE-RATED ASSEMBLIES; SHALL NOTE ANY DISCREPANCIES AND/OR CONFLICTS INVOLVING EXISTING CONDITIONS AND BRING THEM TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
- THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPER INTERFACE BETWEEN EXISTING AND NEW WORK.
- THE CONTRACTOR/ OWNER IS RESPONSIBLE FOR ENGINEERING SURVEY FOR EXISTING CONDITIONS AND FOR SEQUENCE OF DEMOLITION ALL SITE SAFETY AND SITE SAFETY PLAN

DEMOLITION LEGEND



- NOTE:**
- NO EXTERIOR MODIFICATIONS ON ELEVATIONS
 - NO MODIFICATIONS TO BEARING WALLS

SITE SAFETY

It is the responsibility of the general contractor and/or the contractor listed as the licensed entity on the building permit for 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 compliance.

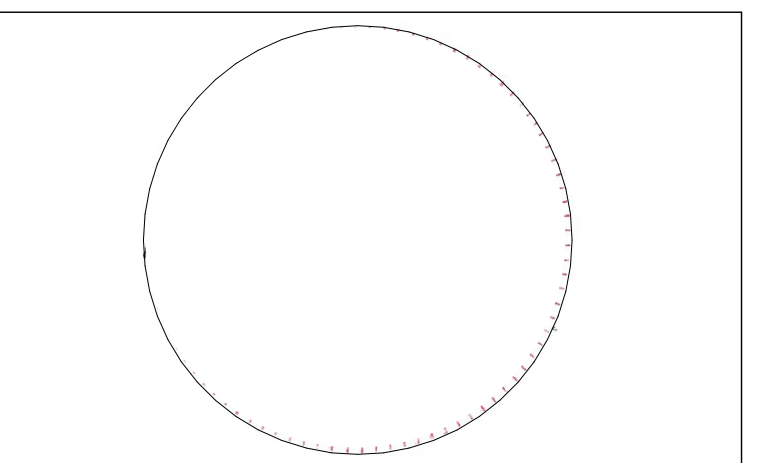
CUTTING AND PATCHING GENERAL NOTES

- WHERE EXISTING CONSTRUCTION TO REMAIN IS DAMAGED BY THE REMOVAL OF EXISTING CONSTRUCTION OR ANY OTHER WORK PERFORMED UNDER THIS CONTRACT. THE CONTRACTOR SHALL PATCH, REPAIRED AND ALIGN ALL EXISTING CONSTRUCTION SO AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR AND PREPARE EXISTING SURFACE TO RECEIVE NEW SCHEDULED FINISHES.
- WHERE EXISTING EXTERIOR WALL OR INTERIOR PARTITIONS ARE DAMAGED IN AREAS OF SELECTIVE DEMOLITION BY THE REMOVAL OF EXISTING CONSTRUCTION OR ANY OTHER DEMOLITION ACTION, THE CONTRACTOR SHALL REPAIR EXISTING WALL SURFACES TO MATCH EXISTING OR PRODUCE A SMOOTH SURFACE TO RECEIVE NEW FINISHES.
- WHERE LEVEL CHANGES, HOLES, DEPRESSIONS, OR FORMED TRENCHES ARE UNCOVERED IN EXISTING CONCRETE SLABS BY THE REMOVAL OF EXISTING WALLS / EXISTING FLOORING OR ANY OTHER DEMOLITION ACTION, THE CONTRACTOR SHALL PATCH AND REPAIR EXISTING CONCRETE SURFACES WITH A LATEX OR GYPCRETE LEVELING COMPOUND UNLESS SPECIFIED OTHERWISE TO PRODUCE A SMOOTH LEVEL SURFACE TO RECEIVE NEW FINISHES.
- WHERE PIPES, CONDUITS, DUCTWORK, ETC. ARE TO BE REMOVED FROM EXISTING WALL / PARTITION TO REMAIN, THE CONTRACTOR SHALL INFILL THE OPENING / PENETRATION WITH MATERIALS THAT MATCH THE EXISTING CONSTRUCTION, OR AN UL-APPROVED MATERIAL TO MAINTAIN THE EXISTING FIRE RATED ASSEMBLY.
- WHERE WALL AREAS THAT ARE LEFT EXPOSED AS A RESULT OF AN ADJUSTMENT IN FINISH CEILING HEIGHT. THE CONTRACTOR SHALL REPAIR EXISTING WALL SURFACES TO MATCH EXISTING OR PRODUCE A SMOOTH SURFACE TO RECEIVE NEW FINISHES.
- WHERE PIPES, CONDUITS, DUCTWORK, ETC. ARE TO BE REMOVED FROM ANY FLOOR OR ROOF ASSEMBLY TO REMAIN, THE CONTRACTOR SHALL INFILL THE OPENING WITH MATERIALS TO MAINTAIN DESIGNATED FIRE OR SMOKE RATINGS.



www.plato-studio.com

107 S 2nd Street
2nd Floor
Philadelphia, PA 19106
267-866-0930 OFFICE
267-866-0931 DIRECT
plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

OWNER

Vision Academy Charter School

ONE CALL #:

Know what's Below.
Call before you dig.

ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO CHECK (X) ONE BOX APPROVED AS IS APPROVED AS NOTED ONLY

CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT) _____

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

SITE SAFETY

It is the responsibility of the general contractor and/or the contractor listed as the licensed entity on the building permit for 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. Plato Marinakos, Architect LLC, 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 compliance.

716 EMERSON AVE - RECTORY

EXISTING SECOND FLOOR PLAN

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
D201	
Scale	As indicated