

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 investigate the site to adequately verify that the soil is capable of safely bearing 2000 pcf 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 engineered fill. Bottom of footing shall be minimum of 3'-0" below finish grade or top of slab elevation, whichever is lower.
- 3.All backfill at structures, foundation, footing, and pavements shall be clear granular fill. Place in 8" layers and compact to 95% max. dry density determined in accordance with ASTM D-1557. Backfill shall not be placed against any below grade walls until floor framing and decking or sheathing is in place. Building site shall be kept dry so that erosion will not occur in the foundations. Do not backfill until walls and/or concrete has sufficiently cured to sustain design loads.
- 4.Backfill at lawns and 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 pcf.
- 6.Backfill shall be brought up equally on each side of the wall.
- 7.The max 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 3'-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 depth 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 exposed 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. Contractor engineer if pumpable mixes will be used.
 - F. Do not add any water to site.
- 3.Concrete driveways, curb, 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 walls shall be 3". 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 WVF reinforcement shall be located midway in the slab thickness. Lap splices 12". On grade slabs shall also be protected with vapor barrier lagged 12" minimum at all seams.
- 6.All WVF shall be ASTM A185. Lap all WVF a minimum of 6 inches.
- 7.All concrete shall be air-entrained. Exterior concrete shall have 5% air entrainment.
- 8.All concrete reinforcing bars at footing locations. Minimum of 3" concrete coverage, unless noted otherwise.
- 9.Concrete slab on grade shall be finished to tolerance for floor flatness of 25 and floor levelness of 20 unless otherwise noted on the architectural drawings. Control joints shall be spaced at 15 ft maximum each direction unless noted otherwise on drawings. Provide 1/2 inch thick expansion joint (Deck-O-Foam closed cell polyethylene or equal) wherever slab meets walls or other structures. All joints (top 1 inch) should be filled with Sikaflex 15LM. See drawings for more information.
- 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.
- 8.The top of all footing shall be roughened prior to pouring the wall.
- 9.Provisions must be taken to protect all concrete work, from frost damage with special attention paid to footings and other on grade construction prior to backfilling and enclosing the building.
- 10.Anchor straps shall be galvanized metal straps approved for direct substitution of anchor bolts. Straps shall not be more than 12" inches from plate and 4'-0" O.C. (maximum) intermediate spacing, minimum 2 straps per bearing plate section.
- 11.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 18" 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-2103 where indicated on drawings.
- 14.All formwork shall be in accordance with the American Concrete Institute's "Formwork for Concrete" (Special publication SP-4), and the ACI's "Recommended Practice for Concrete Formwork" (Standard 347). Temporary shoring of formwork is the sole responsibility of the contractor.

Section 4 Masonry

- 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 (Fm) shall be 2,000 p.s.i. All CMU shall be laid in a full bed of mortar with solid bearing caps. Unit face size (nominally) 7 5/8" X 15 5/8". Provide opening in all CMU work as indicated on Drawings. Use full size CMU whenever possible. Cut only with motor driven saws for clean edges. All joints to be struck flush. For starter courses on concrete footings provide full mortar bed including area under cells.
- 3.Fill CMU cells with solid concrete or grout at all units to receive expansion anchors or located directly below bearing walls, rears, doors, and door frames minimum of (3) courses or to concrete footing. Any masonry foundation walls to be filled solid with grout.
- 4.Mortar and grout shall meet requirements of ASTM C-270 and requirements specified herein. Type M mortar shall be used for exterior walls below grade. Type S mortar shall be used for walls and partitions above grade.
- 5.Grout shall be a high slump mix in accordance with ASTM specification C-476, having a minimum compressive strength of 3,000 psi.
- 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.Out new opening in existing masonry where indicated on Drawings. Opening shall be made without the use of power driven tools. "Tooth-out" existing masonry with hand tools only. Patch all masonry damaged by this work. Repairs to existing masonry work shall match adjacent materials and workmanship.
- 9.Provide hot-dipped galvanized truss type horizontal joint reinforcement (min. 9 gauge) at 16" o.c. vertically in all masonry walls below finished grade.
- 10.Existing masonry walls located inside of the new enclosure are to be cleaned and restored before construction work begins. Prior to full scale cleaning of the wall, test a small, inconspicuous section of masonry to determine the effectiveness and scope of work. Where mortar joints are cracked, loose or crumbling, rout out joints, clean, and re-point with mortar to match existing. Follow with lower pressure power washer filled with water. Allow surface to dry and wait 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 felts) and flashing shall be installed.

Section 5 Metals

- 1.Steelwork shall conform to the current specifications for the design, fabrication and erection of structural steel for buildings as adopted by the AISC. Connections shall be bolted or welded. Bolts shall conform to ASTM-325 and be 1/2" diameter unless noted otherwise on drawings.
- 2.All structural steel shall be in accordance with ASTM specifications A-36. Steel for pipe columns shall be of equivalent capacity and weldability to ASTM specification A-501.
- 3.All steel shall be thoroughly cleaned in accordance with SSPC-SP6 (shop blasted) and have a shop coat of rust inhibitive paint. Field painting to be per architectural specifications.
- 4.All steel shall be painted with one shop 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 grid to be 9000 psi minimum non-shrink.
- 7.Anchor bolts shall be ASTM F1554. 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 AISI 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 unfactored. 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.
 - D.Beams with TAs greater than 36 shall have 3/8 inch thick full height plate stiffeners installed on both sides of web directly over/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.
 - E.All shop and field welding to be in accordance with latest edition of AWS D1.1 Welding rods to be E70XX for steel connections, E80XX for brace connections, and E60XX for steel to metal stud connections.
- 13.Sheet Metal Fabrications closures and trim, filler panels, Products: Aluminum sheet: ASTM B.209, alloy 5005 H15., Fasteners, Anchors, and Inserts: No corrosive. Gaskets: Flexible cellular neoprene, ASTM D1056, Bituminous Paint: Asphalt mastic, SSPC-Paint12. Finish Aluminum: Color Green to match existing 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 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 2309 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 Standards.
- 2.All Structural Lumber shall be Spruce Pine Fir #2(minimum) stress grade lumber noted otherwise (**MIN STRESS (E)= 1.8 X 10 6 PSI**)
- 3.All structural lumber shall be stamped in accordance with the American Institute of Construction's "Construction Manual".
- 4.Rough Carpentry: Framing with underlayment, 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.Hangers, framing anchors and fasteners provided and install stamped and fabricated steel of type indicated (as required). Nail to be those furnished per manufacturer for this specific use. Nails to be those furnished for this specific use. Nails shall be fully driven in all holes in the anchor. "Teco" etc. conforming to requirements indicated shall be provided. All hangers and anchor shall be galvanized.
- 7.Install pressure treated lumber where lumber is exposed on the exterior, within 8" of grade, or in contact with concrete. Preservative Treatment AWPA C2 for lumber and AWPA C9 for plywood; waterborne pressure treatment
- 8.All headers at bearing condition consult lintel schedule.
- 9.All headers at non-bearing conditions shall be as follows unless noted otherwise: opening up to 4'-0" header shall be 2 x6, 4'-0"to6'-0"opening 2 x8, 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 G18 plywood unless noted otherwise, Construction Panel Underlayment for Resilient Flooring-APA Underlayment Exterior, Underlayment for Carpet-APA Underlayment Exposure 1.
- 12.Provide corner bracing at all corners consisting of a minimum 2 x4 corner studs with 21/32" plywood panels (4'-0"x8'-0")with the longer dimension horizontal for the entire height of the wall. All exterior walls are to be braced with 21/32" plywood panels applied as noted above every twenty-five (25) lineal feet (maximum).
- 13.Maintain a minimum of 8 inch clearance from all wood framing members to exposed earth. All wood framing members including wood sheathing which rest on exterior foundation walls and are less than 8 inches from exposed earth shall be approved natural durable or pressure-treated wood.
- 14.Air Infiltration Barrier: 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 gavl, steel gavl, screws.
- 17.All glue laminated beams (i.e. PSU) shall meet minimum design loads: Fb = 2800 psi Fx = 290 psi E = 2,000,000 psi
- 18a.Design, fabrication, and installation of trusses and sheet metal connectors shall be in accordance with the following standards and specifications: A) Supplement to engineering bulletin #SE-266; dated 4/19/60 as A.S. DIV. FHA 14/64. 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.C.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 Fx = 950 psi Fcl = 1,100 psi Fcl = 345 psi
18d. The truss manufacturer will provide calculations indicating additional snow and dead loads for roof locations with gussets, crickets, and valleys requiring additional roof framing for intersections of higher or lower roofs in accordance with ANSI A58.1, 182.
- 18e.Shop drawings, signed and sealed by a professional engineer registered in the state of the project, shall be submitted to the architect for approval as stated herein prior to fabrication and for design intent only.
- 19.Double floor joists under all interior partitions running parallel to framing.
- 20.All 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 specific locations.
- 22.Unless otherwise noted, wall stud framing shall be double at beam ends and framed openings, if opening is over 6'-0" - triple studs.
- 23.Exterior horizontal siding to be premium post for extruded vinyl, or aluminum as indicated on drawings. Install as per manufacturer's printed instructions.
- 24.Exterior trim shall be cantilevered accessory line or wood #2 or better. Wrap with vinyl as indicated on drawings. See drawings for grade and locations.
- 25.Where double or multiple joists are indicated on the drawings, they must be mechanically fastened to each other in such a manner so as to share the superimposed loads, including loads from header framing into the double joist.
- 26.Stud bearing walls shall be hem-fir structural grade or better 2x4s at 16" O.C. unless noted otherwise, and shall have two (2) continuous top plates which are spliced at stud locations only and staggered between plates.
- 27 Multiple studs shall be nailed to each other with 10d nails at 8" spacing entire stud.
- 28.Notches in the top or bottom of joists shall not exceed 1/8th 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 joists, the double 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.Firestoppping

- Firestoppping shall comply with BOCA 921.0. Firestoppping 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. Firestoppping shall be provided in wood-frame construction in the following locations: 1)In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and the floor level; 2)At all interconnections between concealed spaces such as occur at soffits, dropped ceilings, cover ceilings, etc.; 3)At the openings around pipes, pipes, ducts, chimneys, and fireplaces at ceiling and floor level, with noncombustible materials. Except as provided in 1) and 2) items above, firestoppping 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.
- 31.Joists having a depth to thickness ratio exceeding 6 to 1 based on nominal dimensions shall be supported laterally by solid blocking, diagonal bridging (wood or metal) or by 1x3 bridging nailed to 10 to 16 inch intervals not exceeding 10 ft.
- 32.Micromat (LVL) engineered beams and headers shall have the following minimum design properties: Fb = 2600 psi Fv = 285 psi E = 1,900,000 psi
- 33.Timberstrand (LSL) engineered ledgers, rim boards, joists, etc. shall have the following design properties: Fb = 2325 psi Fv = 310 psi E = 1,550,000 psi
- 34.Plywood sheathing shall APA Rated structural I panels, conform to the following:
 - A. Roof deck sheathing: 3/4" thick, Exterior Grade - APA Rated, Diaphragm nailing: 8d nails at 6" on center all edges, 10" on center elsewhere.
 - B. Sub-floor: 3/4" thick T&G, 48/24 INT-APA with exterior glue (CDX), Diaphragm nailing: 6d nails at 6" on center all edges, 12" on center elsewhere except for Braced Wall Panels. See drawings for panel locations and nailing schedule.
- 35.All beam support posts in walls and jamb supports for headers shown at levels above first floor shall also be constructed in walls below to provide continuous support for concentrated loads to foundation level (typical unless noted otherwise on framing plans). Built up wood posts and girders shall be glued and fastened together with 16d nails at 6" on center.
- 36.Exterior and load bearing stud walls shall be constructed with horizontal blocking (same size as stud) at maximum vertical spacing of 6'-0" on center.
- 37.Exterior and load bearing construction in direct contact with concrete foundation blocks (all plate, blocking, etc.) shall be pressure treated in accordance with the AWPA or Federal Specification TT-W-571.
- 38.All walls running parallel to joists shall have a supplemental joist installed under or immediately adjacent (within 1 inch of wall edge) to the wall. See drawings for joist placement and fastening at braced wall panel locations.
- 39.TJs must be installed in accordance with the "TJ Joist Specifier's Guide TJ-4000" latest edition. Guidelines for fastening, blocking, bracing, and holes must be closely followed.

Section 7 Thermal and Moisture Protection

- The following specifications shall govern with modifications as specified: American Society of Heating, Refrigeration and Air Conditioning Engineering (ASHRAE) Handbook of Fundamentals.
- 2.Install flashing and sheet metal in compliance with "Architectural Sheet Metal Manual" by SMACNA.
- 3.Aluminum flashing shall conform to ASTM B-209, and the minimum 0.016" thick standard building sheet of plain finish.
- 4.Galvanized steel flashing shall conform to ASTM A-526, 20 percent copper; 26 gauge(0.0179 ASTM A575 designated G 90 hot-dip galvanized phosphalized.
- 5.Back paint, flashing with bituminous paint where expected to be in contact with cementitious materials or dissimilar metal.
- 6.Provide and install flashing at all roof to wall conditions, projections of wood beams through exterior walls exterior openings and elsewhere as required to provide watertight weatherproof performance.
- 7.Roof valley flashing shall be provided of not less than 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 (foil-scrim-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 stl deck typ
- 15.Flashing and Sheet Metal: Metal counter flashing and base flashing, Exterior wall flashing, built-in metal valleys, gutters and scuppers, gutters 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 vertical and horizontal joints, Products: Silicone Sealants, Type and Application: One part non-curing silicone sealant, ASTM C920, for vertical and horizontal joints, modulus as required for application, exterior and interior use, one part midwest 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 2.0 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 2" 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 chaulking meeting applicable specifications where shown on the drawings and elsewhere as required to provide a positive barrier against moisture and passage of air.
 - 27.Provide and install 3 1/2" thick batt insulation at mechanical closet walls and ceilings.
 - 28.Provide and install a 6 mil. polyethylene vapor barrier complying with ASTM D 2103 where shown on drawings.
 - 29.Provide dampproofing or waterproofing to all walls below grade. Covered specifications approved with soils engineer. Application shall be manufacturer's instructions.
 - 30.Roofing shall be 2356 fiberglass shingles. Shingles shall be fastened according to manufacturer's instructions but not less than 2 (two) 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" (OGEE), 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

- 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 size; glazing height above a walking surface (included are structural baluster panels and nonstructural in-fill panels) shall meet the requirements set forth in the BOCA Code and the Safety Standard for Architectural Glazing Materials(16 CFR 12011). All glazed panels located within 12" of a door which may be mistaken for openings for human passage, unless such panels are provided with a horizontal member 1" minimum in width located between 24" and 36" above the walking shall be tempered glass.
- 3.All doors and windows opening to the exterior or to unconditioned areas shall be fully weather stripped, gasketed, or otherwise treated to limit air infiltration. All manufactured windows and sliding glass doors shall meet the air infiltration standards of the 1972 American National Standards Institute ASTM e263-73 with a pressure differential of 157 pounds per square foot and shall be certified and labeled.
- 4.Provide threshold at all exterior doors.
- 5.Provide doors window and glazing sizes as indicated on the drawings.
- 6.Window sizes comply with information and notes as indicated on the plans.
- 7.All interior swing doors shall be Grade: Economy, Construction: Standard 1 3/8" thick solid core, flat panel, Finish: Opaque finish on hardboard; Fitting and Finish: Factory-prefit and pre-machine doors, Opaque factory finish, AWI finish System No. 9 (catalyzed lacquer)
- 8.Exterior Doors: Economy grade 1 3/8inch thick painted steel.
- 9.Rail solid wood louvered doors, size as indicated on drawings.
- 10.Bldg doors: Top-supported, horizontal-sliding, wood, lual 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 butt: Full-mortise butt hinges, nonremovable pins at exterior doors, Closers: Door control, and exit device: Low frequency, Pivots: offset or center hung, Hardware finish stain stainless steel finish on all exposed surfaces.; Auxiliary Materials: Door trim Kick plates edge trim maul 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

- 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 17" o.c. for end and 8" o.c. for field and 8" o.c. for ceilings. Where a ceiling is required see 5/8" Type X GWB. Tape and Spackle 3 coats, sand smooth, with metal corner beads, typical. Provide plastic corner beads at butt joints with other materials.
- 2.Application of paint or other coating shall be in strict accordance with Manufacturer's directions. Ready mixed paint shall not be thinned, except as permitted in the application instructions.
- 3.All exterior and interior surfaces shall receive the painter's finish except color coordinated factory finish surfaces. Top and bottom of all doors are to be sealed and 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 as paint is specially formulated for spray applications.
- 6.Exterior paint: Contractor to submit 2x2 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.UCT 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 MFR.
- 12.Install ceramic tile in compliance with pertinent recommendations contained in the Tile Council of America "Handbook for Ceramic Tile Installation" and manufacturer's printed instructions.
- 13.Setting material may be either dryset mortar in compliance with ANSI A118.1 and A118.2 or 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.Install 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.o.



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OWNER Dr. Adam
Vision Academy Charter School

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	DATE	DESCRIPTION
REV		

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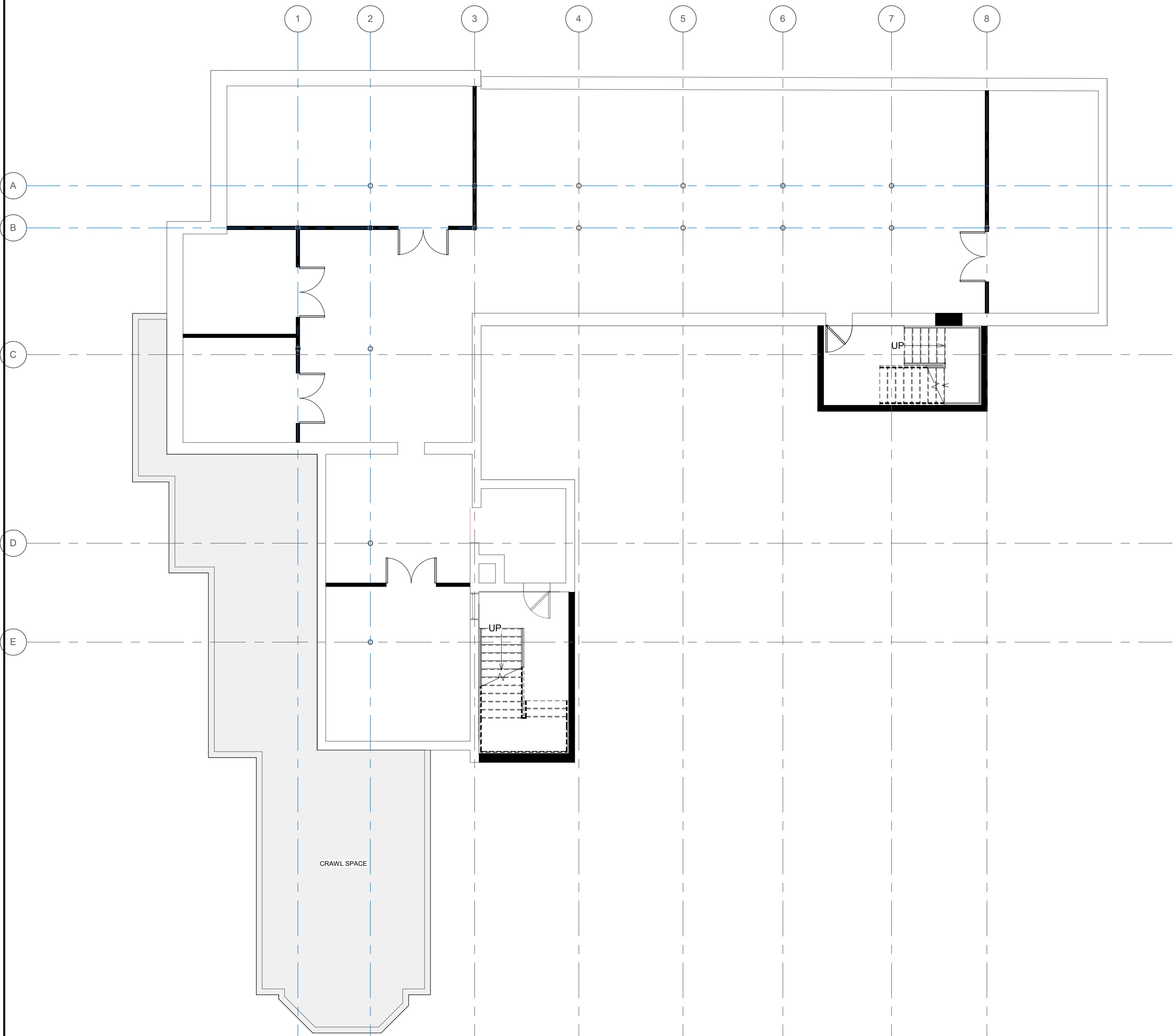
SPECIFICATIONS

Project number	Project Number
Date	Thursday , March 24, 2022
Drawn by	Author
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A01	
Scale	12" = 1'-0"

7/15/2022 3:23:00 PM

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1
A02
BASEMENT RENTABLE AREA PLAN
SCALE: 1/8" = 1'-0"

OCCUPANCY LOAD SCHEDULE		
Number	Name	Area

BASEMENT		
B01	MECHANICAL ROOM	441 SF
B02	FUTURE EXPANSION	2173 SF
B03	ELECTRICAL ROOM	312 SF
B04	FIRE PUMP ROOM	149 SF
B05	MECHANICAL ROOM	152 SF
B06	MECHANICAL ROOM	286 SF

FIRST FLOOR		
101	CLASS ROOM	632 SF
102	CLASS ROOM	560 SF
103	CLASS ROOM	586 SF
104	CLASS ROOM	613 SF
105	CL	13 SF
106	HALLWAY	856 SF
107	JC	28 SF
108	STAFF TOILET	76 SF
109	STUDENTS TOILET	76 SF
110	STUDENTS TOILET	59 SF
111	STAIR 1	490 SF
112	OFFICE	230 SF
113	CL	33 SF
114	STUDENTS TOILET	78 SF
115	CLASSROOM	788 SF
116	STAIR 2	159 SF

SECOND FLOOR		
118	STAIR 1	185 SF
119	STAIR 2	159 SF
201	CLASS ROOM	626 SF
202	CLASS ROOM	560 SF
203	CLASS ROOM	586 SF
204	CLASS ROOM	613 SF
205	INTERVENTION ROOM	320 SF
206	HALLWAY	772 SF
207	INTERVENTION ROOM	172 SF
208	JC	35 SF
209	STUDENTS TOILET	83 SF
210	STUDENTS TOILET	76 SF
211	OFFICE	125 SF
212	STAFF TOILET	86 SF
213	STUDENTS TOILET	82 SF
214	CLASS ROOM	740 SF

LEGEND:

DEMOLISHED WALL

EXISTING WALL

METAL STUD BRICK EXTERIOR WALL TAG DETAIL (----

2HR METAL STUD PARTITION TAG DETAIL (----

1HR FULL HEIGHT PARTITION TAG DETAIL (----

FULL HEIGHT NON-RATED PARTITION TAG DETAIL (----

8FT NON-RATED PARTITION TAG DETAIL (----

EXIT

EXIT DISCHARGE

MAXIMUM TRAVEL DISTANCE PATH OF EXIT TRAVEL

EXIT STAIR TOWER

EXIT ACCESS CORRIDORS

GENERAL NOTES:

1. BUILDING FULLY SPRINKLERED NFPA 13

2. ALL CORRIDORS 44" MIN. WIDTH

3. ALL CORRIDORS (1) HOUR RATED

4. ALL EXIT DOORS MIN. 36"

PLAN NOTES:

1. TOTAL FLOOR SQ. FT=

2. TOTAL NUMBER OF OCCUPANTS

200

ROOM NAME	FLOOR FINISH
Living Room	Hardwood
Bedroom	Tile
Bathroom	Hardwood
Kitchen	Hardwood
MECH	Hardwood
Hall	Hardwood

**REFER TO PARTITION TYPES SHEET FOR WALL TYPES DETAILS.



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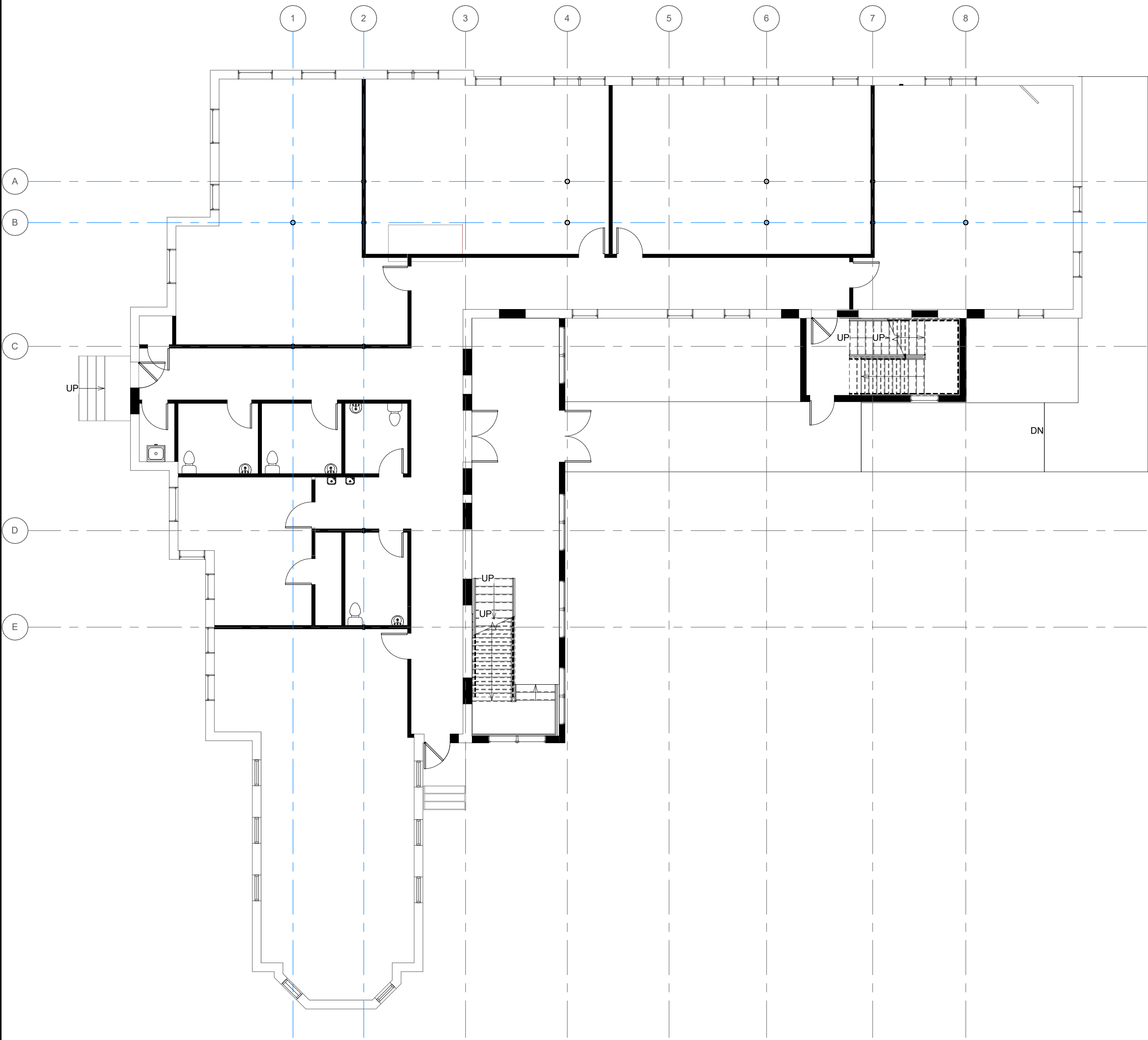
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Lansdowne, PA. 19050

CODE REVIEW BASEMENT

Project number	Project Number
Date	Thursday , March 24, 2022
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A02
Scale As indicated



1 FIRST FLOOR RENTABLE AREA PLAN
A02.1 SCALE: 1/8" = 1'-0"

LEGEND:

DEMOLISHED WALL

EXISTING WALL

METAL STUD BRICK EXTERIOR WALLTAG DETAIL (----

2HR METAL STUD PARTITIONTAG DETAIL (----

1HR FULL HEIGHT PARTITIONTAG DETAIL (----

FULL HEIGHT NON-RATED PARTITIONTAG DETAIL (----

8FT NON-RATED PARTITIONTAG DETAIL (----

EXIT

EXIT DISCHARGE

MAXIMUM TRAVEL DISTANCE PATH OF EXIT TRAVEL

EXIT STAIRTOWER

EXIT ACCESS CORRIDORS

GENERAL NOTES:

1. BUILDING FULLY SPRINKLERED NFPA 13

2. ALL CORRIDORS 44" MIN. WIDTH

3. ALL CORRIDORS (1) HOUR RATED

4. ALL EXIT DOORS MIN. 36"

PLAN NOTES:

1. TOTAL FLOOR SQ. FT=

2. TOTAL NUMBER OF OCCUPANTS

ROOM NAME	FLOOR FINISH
Living Room	Hardwood
Bedroom	Tile
Bathroom	Hardwood
Kitchen	Hardwood
MECH	Hardwood
Hall	Hardwood

**REFER TO PARTITION TYPES SHEET FOR WALL TYPES DETAILS.



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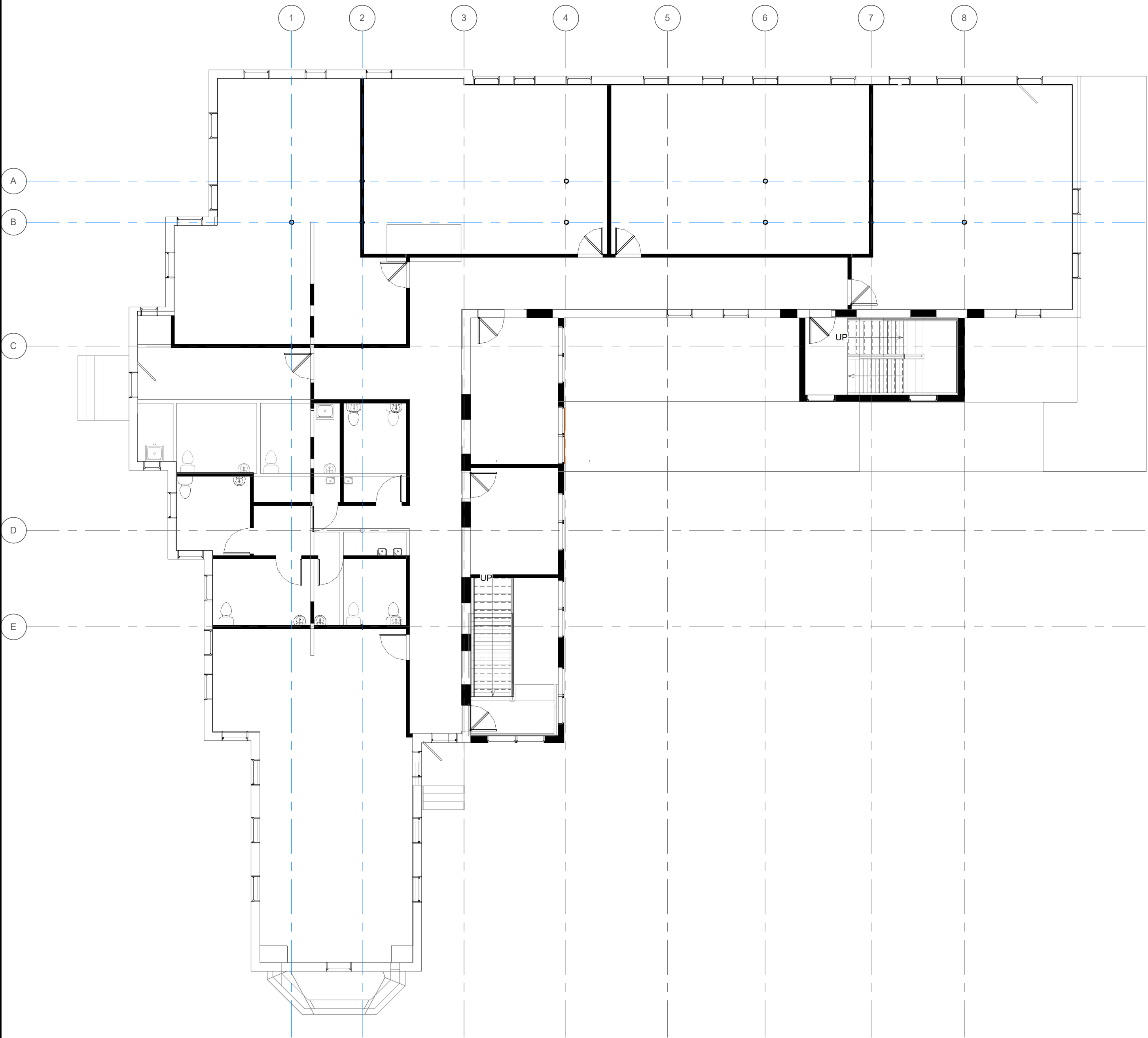
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CODE REVIEW FIRST FLOOR

Project number	Project Number
Date	Thursday , March 24, 2022
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A02.1

Scale As indicated



1 SECOND FLOOR RENTABLE AREA PLAN
A02.2 SCALE: 1/8" = 1'-0"

LEGEND:

- DEMOLISHED WALL
- EXISTING WALL
- METAL STUD BRICK EXTERIOR WALL TAG DETAIL (---)
- 2HR METAL STUD PARTITION TAG DETAIL (---)
- 1HR FULL HEIGHT PARTITION TAG DETAIL (---)
- FULL HEIGHT NON-RATED PARTITION TAG DETAIL (---)
- 8FT NON-RATED PARTITION TAG DETAIL (---)
- EXIT
- EXIT DISCHARGE
- MAXIMUM TRAVEL DISTANCE PATH OF EXIT TRAVEL
- EXIT STAIRTOWER
- EXIT ACCESS CORRIDORS

GENERAL NOTES:

- BUILDING FULLY SPRINKLERED NFPA 13
- ALL CORRIDORS 44" MIN. WIDTH
- ALL CORRIDORS (1) HOUR RATED
- ALL EXIT DOORS MIN. 36"

PLAN NOTES:

- TOTAL FLOOR SQ. FT.=
- TOTAL NUMBER OF OCCUPANTS

ROOM NAME	FLOOR FINISH
Living Room	Hardwood
Bedroom	Tile
Bathroom	Hardwood
Kitchen	Hardwood
MECH	Hardwood
Hall	Hardwood

**REFER TO PARTITION TYPES SHEET FOR WALL TYPES DETAILS.



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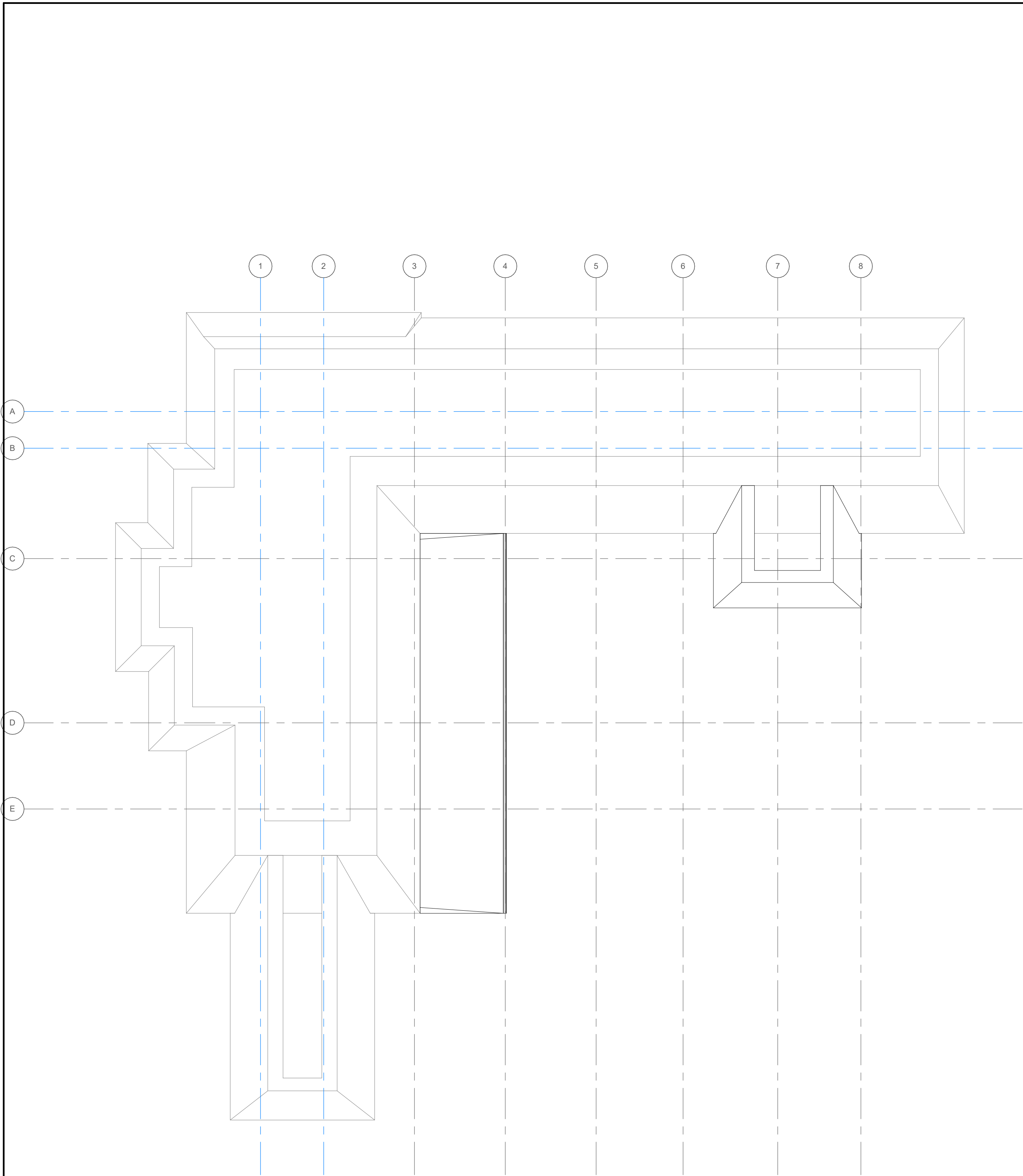
REV	DATE	DESCRIPTION

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CODE REVIEW SECOND FLOOR

Project number	Project Number
Date	Thursday , March 24, 2022
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A02.2
Scale As indicated



1 Attic
A02.3 SCALE: 1/8" = 1'-0"

LEGEND:

DEMOLISHED WALL

EXISTING WALL

METAL STUD BRICK EXTERIOR WALL

TAG DETAIL (----

2HR METAL STUD PARTITION

TAG DETAIL (----

1HR FULL HEIGHT PARTITION

TAG DETAIL (----

FULL HEIGHT NON-RATED PARTITION

TAG DETAIL (----

8FT NON-RATED PARTITION

TAG DETAIL (----

EXIT

EXIT DISCHARGE

MAXIMUM TRAVEL DISTANCE PATH OF EXIT TRAVEL

EXIT STAIRTOWER

EXIT ACCESS CORRIDORS

GENERAL NOTES:

1. BUILDING FULLY SPRINKLERED NFPA 13

2. ALL CORRIDORS 44" MIN. WIDTH

3. ALL CORRIDORS (1) HOUR RATED

4. ALL EXIT DOORS MIN. 36"

PLAN NOTES:

1. TOTAL FLOOR SQ. FT=

2. TOTAL NUMBER OF OCCUPANTS

ROOM NAME	FLOOR FINISH
Living Room	Hardwood
Bedroom	Tile
Bathroom	Hardwood
Kitchen	Hardwood
MECH	Hardwood
Hall	Hardwood

**REFER TO PARTITION TYPES SHEET FOR WALL TYPES DETAILS.



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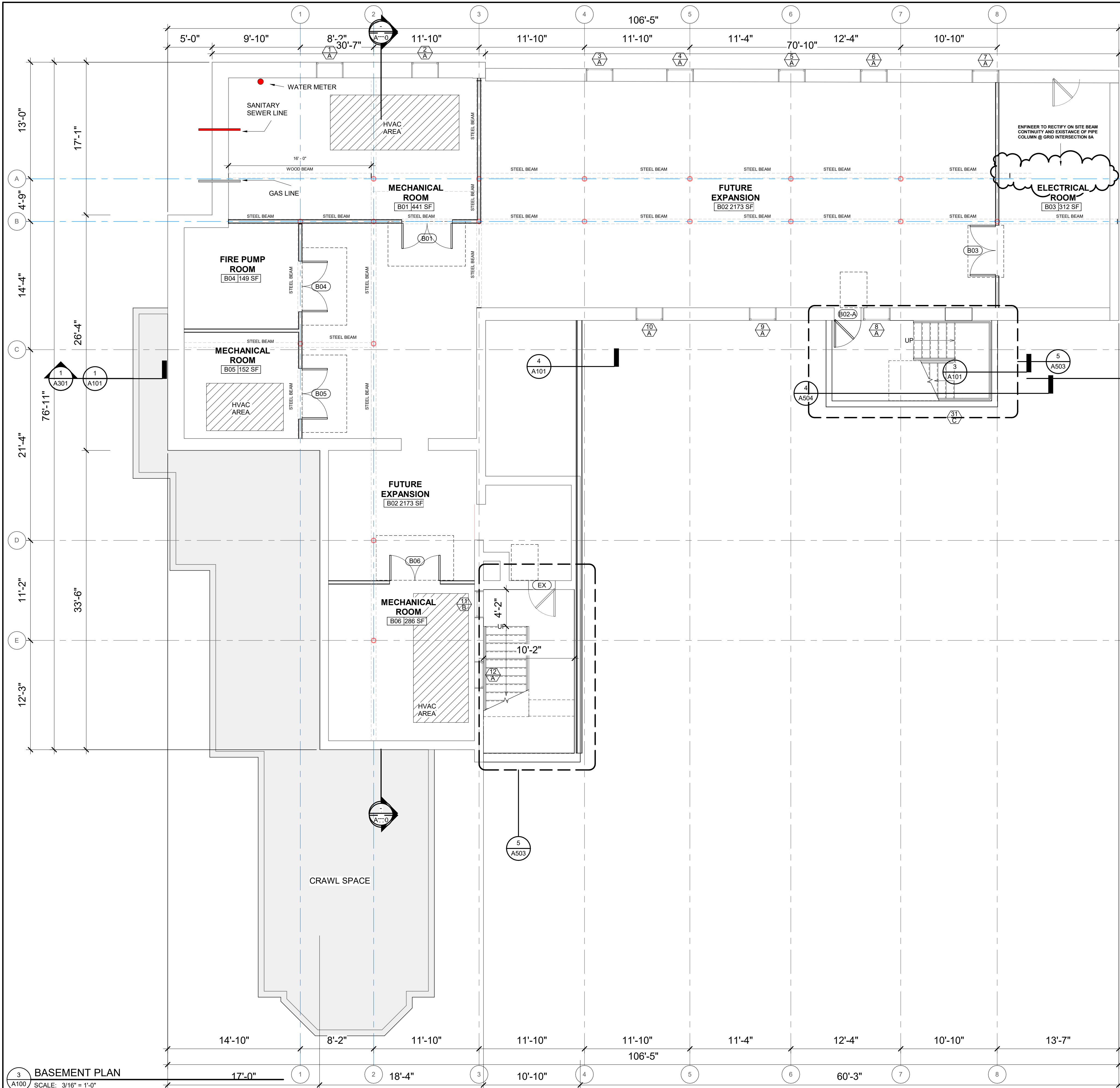
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Date	Thursday , March 24, 2022
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PLAN NOTES

- NOTE: PROVIDE R-20 BATTE INSULATION TYP WITH VAPOR BARRIER ON WARM SIDE OF WALL BEHIND THE DRYWALL AT ALL EXTERIOR WALL TYP
- NOTE: PROVIDE R-38 BATTE INSULATION AT ALL ROOF LOCATIONS (AT PARTIAL ROOFS)
- NOTE: SEE A-101 FOR WALL PARTITIONS TYPES
- NOTE: FLOOR TO FLOOR SEPERATION BETWEEN UNITS IS (1) HOUR TYP

LEGEND:

- DEMOLISHED WALL
- EXISTING WALL
- METAL STUD BRICK EXTERIOR WALL TAG DETAIL (---)
- 2HR METAL STUD PARTITION TAG DETAIL (---)
- 1HR FULL HEIGHT PARTITION TAG DETAIL (---)
- FULL HEIGHT NON-RATED PARTITION TAG DETAIL (---)
- 8FT NON-RATED PARTITION TAG DETAIL (---)
- EXIT
- EXIT DISCHARGE
- MAXIMUM TRAVEL DISTANE PATH OF EXIT TRAVEL
- EXIT STAIRTOWER
- EXIT ACCESS CORRIDORS

GENERAL NOTES:

1. BUILDING FULLY SPRINKLERED NFPA 13
2. ALL CORRIDORS 44" MIN. WIDTH
3. ALL CORRIDORS (1) HOUR RATED
4. ALL EXIT DOORS MIN. 36"

PLAN NOTES:

1. TOTAL FLOOR SQ. FT=
2. TOTAL NUMBER OF OCCUPANTS

ROOM NAME	FLOOR FINISH
Living Room	Hardwood
Bedroom	Tile
Bathroom	Hardwood
Kitchen	Hardwood
MECH	Hardwood
Hall	Hardwood

**REFER TO PARTITION TYPES SHEET FOR WALL TYPES DETAILS.

No color scheme assigned to view



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FLOOR PLANS - BASEMENT

Project number Project Number
Date Thursday , March 24, 2022
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A100

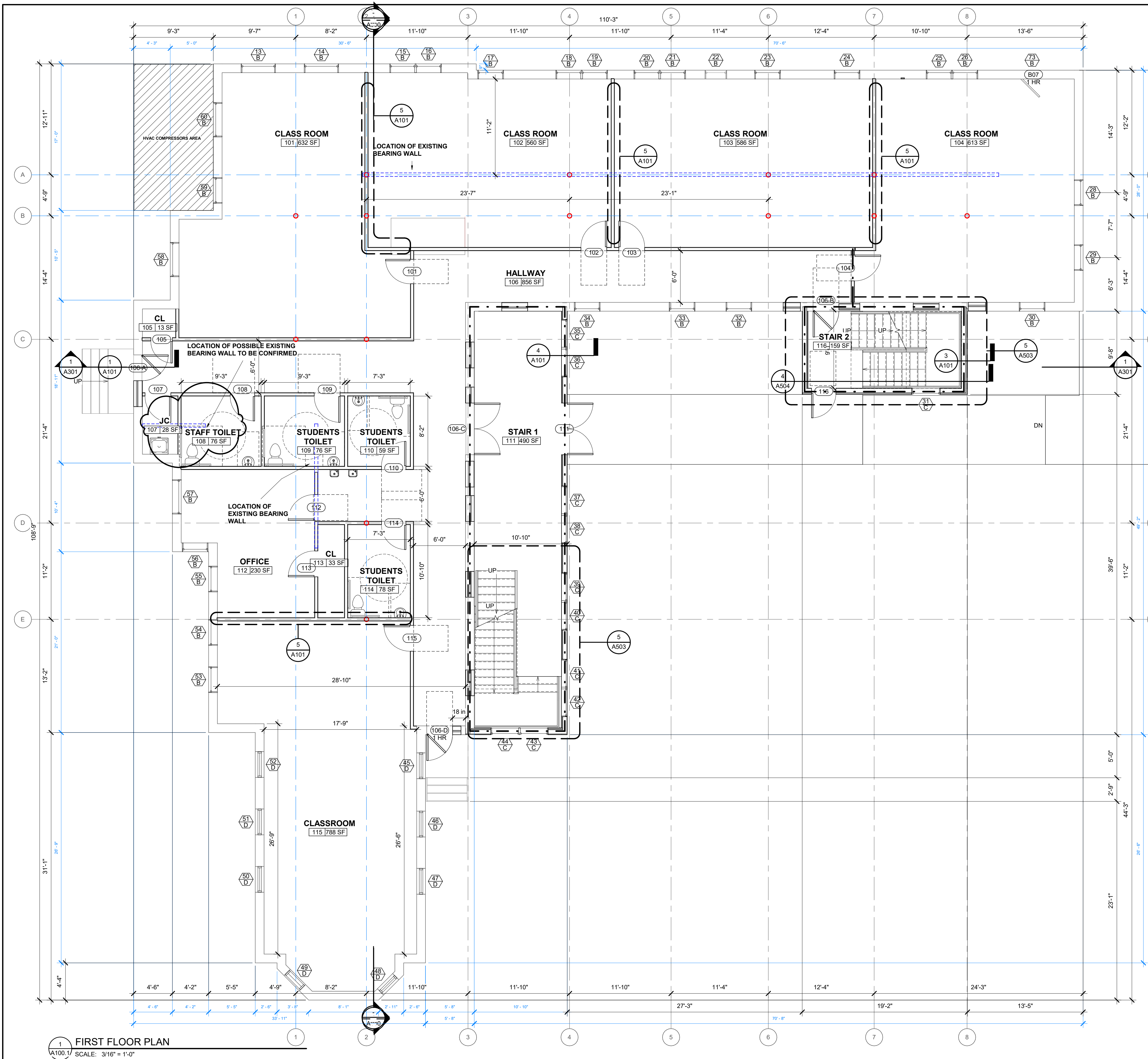
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3 BASEMENT PLAN
A100 SCALE: 3/16" = 1'-0"

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7/15/2022 3:23:04 PM



PLAN NOTES

- NOTE: PROVIDE R-20 BATTE INSULATION TYP WITH VAPOR BARRIER ON WARM SIDE OF WALL BEHIND THE DRYWALL AT ALL EXTERIOR WALL TYP
- NOTE: PROVIDE R-38 BATTE INSULATION AT ALL ROOF LOCATIONS (AT PARTIAL ROOFS)
- NOTE: SEE A-101 FOR WALL PARTITIONS TYPES
- NOTE: FLOOR TO FLOOR SEPERATION BETWEEN UNITS IS (1) HOUR TYP

LEGEND:

- DEMOLISHED WALL
- EXISTING WALL
- METAL STUD BRICK EXTERIOR WALL TAG DETAIL (---)
- 2HR METAL STUD PARTITION TAG DETAIL (---)
- 1HR FULL HEIGHT PARTITION TAG DETAIL (---)
- FULL HEIGHT NON-RATED PARTITION TAG DETAIL (---)
- 8FT NON-RATED PARTITION TAG DETAIL (---)
- EXIT
- EXIT DISCHARGE
- MAXIMUM TRAVEL DISTANE PATH OF EXIT TRAVEL
- EXIT STAIRTOWER
- EXIT ACCESS CORRIDORS

GENERAL NOTES:

- BUILDING FULLY SPRINKLERED NFPA 13
- ALL CORRIDORS 44" MIN. WIDTH
- ALL CORRIDORS (1) HOUR RATED
- ALL EXIT DOORS MIN. 36"

PLAN NOTES:

- TOTAL FLOOR SQ. FT=
- TOTAL NUMBER OF OCCUPANTS

ROOM NAME	FLOOR FINISH
Living Room	Hardwood
Bedroom	Tile
Bathroom	Hardwood
Kitchen	Hardwood
MECH	Hardwood
Hall	Hardwood

**REFER TO PARTITION TYPES SHEET FOR WALL TYPES DETAILS.

No color scheme assigned to view



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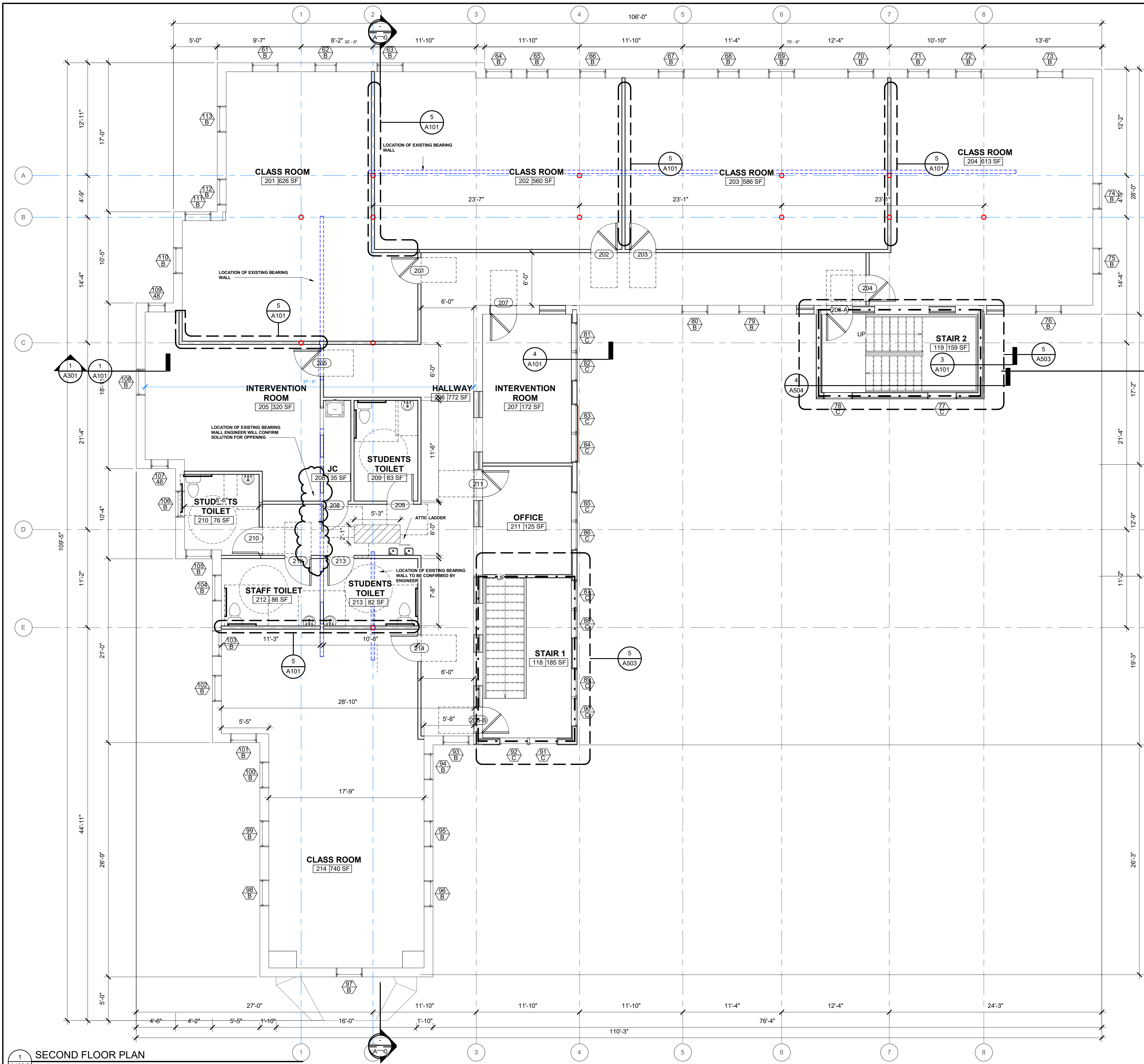
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Lansdowne, PA. 19050

FLOOR PLANS - FIRST FLOOR

Project number Project Number
Date Thursday , March 24, 2022
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A100.1

Scale As indicated



PLAN NOTES

NOTE: PROVIDE R-20 BATTE INSULATION TYP WITH VAPOR BARRIER ON WARMSIDE OF WALL BEHIND THE DRYWALL AT ALL EXTERIOR WALL TYP

NOTE: PROVIDE R-38 BATTE INSULATION AT ALL ROOF LOCATIONS (AT PARTIAL ROOFS)

NOTE: SEE A-101 FOR WALL PARTITIONS TYPES

NOTE: FLOOR TO FLOOR SEPERATION BETWEEN UNITS IS (1) HOUR TYP

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- EXIT
- EXIT DISCHARGE
- MAXIMUM TRAVEL DISTANCE PATH OF EXIT TRAVEL
- EXIT STAIRTOWER
- EXIT ACCESS CORRIDORS

- GENERAL NOTES:**
- BUILDING FULLY SPRINKLERED NFPA 13
 - ALL CORRIDORS 44" MIN. WIDTH
 - ALL CORRIDORS (1) HOUR RATED
 - ALL EXIT DOORS MIN. 36"

PLAN NOTES:

1. TOTAL FLOOR SQ. FT=

2. TOTAL NUMBER OF OCCUPANTS

200

ROOM NAME	FLOOR FINISH
Living Room	Hardwood
Bedroom	Tile
Bathroom	Hardwood
Kitchen	Hardwood
MECH	Hardwood
Hall	Hardwood

**REFER TO PARTITION TYPES SHEET FOR WALL TYPES DETAILS.

No color scheme assigned to view

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NAME (PLEASE PRINT)

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REV	DATE	DESCRIPTION

EARLY CHILDHOOD CENTER
Lansdowne, PA. 19050

FLOOR PLANS - SECOND FLOOR

Project number	Project Number
Date	Thursday , March 24, 2022
Drawn by	Author
Checked by	Checker

A100.2

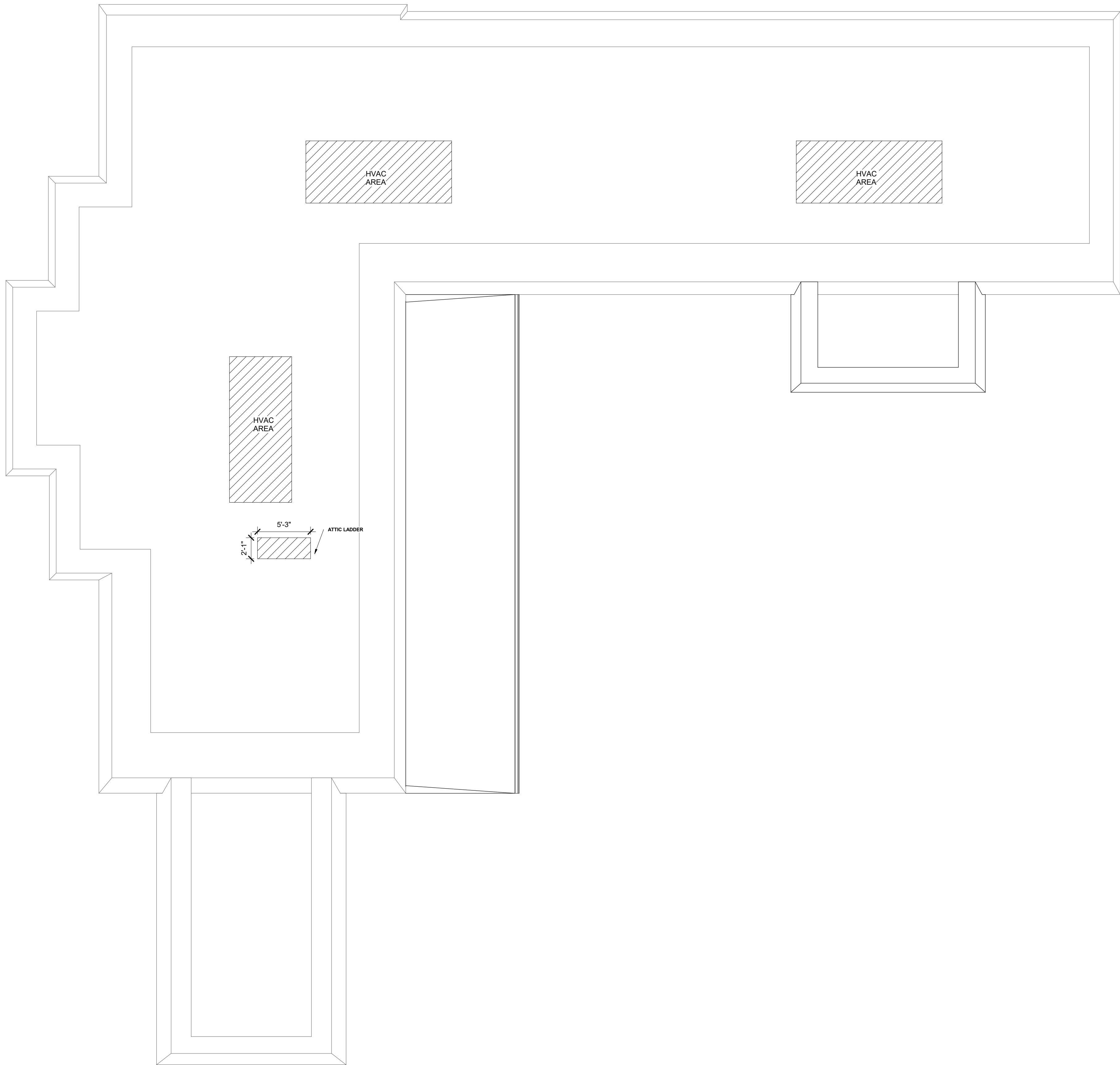
Scale As indicated

1 SECOND FLOOR PLAN
A100.2 SCALE: 3/16" = 1'-0"

7/15/2022 3:23:05 PM

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7/15/2022 3:23:05 PM



1 ATTIC DEMOLITION PLAN
A100.3 SCALE: 3/16" = 1'-0"

PLAN NOTES

- NOTE:** PROVIDE R-20 BATTE INSULATION TYP WITH VAPOR BARRIER ON WARMSIDE OF WALL BEHIND THE DRYWALL AT ALL EXTERIOR WALL TYP
- NOTE:** PROVIDE R-38 BATTE INSULATION AT ALL ROOF LOCATIONS (AT PARTIAL ROOFS)
- NOTE:** SEE A-101 FOR WALL PARTITIONS TYPES
- NOTE:** FLOOR TO FLOOR SEPERATION BETWEEN UNITS IS (1) HOUR TYP

LEGEND:

- [- - -] DEMOLISHED WALL
- [] EXISTING WALL
- [] METAL STUD BRICK EXTERIOR WALL TAG DETAIL (---)
- [] 2HR METAL STUD PARTITION TAG DETAIL (---)
- [] 1HR FULL HEIGHT PARTITION TAG DETAIL (---)
- [] FULL HEIGHT NON-RATED PARTITION TAG DETAIL (---)
- [] 8FT NON-RATED PARTITION TAG DETAIL (---)
- [] EXIT
- [] EXIT DISCHARGE
- [] MAXIMUM TRAVEL DISTANE PATH OF EXIT TRAVEL
- [] EXIT STAIRTOWER
- [] EXIT ACCESS CORRIDORS

GENERAL NOTES:

1. BUILDING FULLY SPRINKLERED NFPA 13
2. ALL CORRIDORS 44" MIN. WIDTH
3. ALL CORRIDORS (1) HOUR RATED
4. ALL EXIT DOORS MIN. 36"

PLAN NOTES:

1. TOTAL FLOOR SQ. FT=
2. TOTAL NUMBER OF OCCUPANTS

ROOM NAME	FLOOR FINISH
Living Room	Hardwood
Bedroom	Tile
Bathroom	Hardwood
Kitchen	Hardwood
MECH	Hardwood
Hall	Hardwood

**REFER TO PARTITION TYPES SHEET FOR WALL TYPES DETAILS.



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FLOOR PLANS - ATTIC

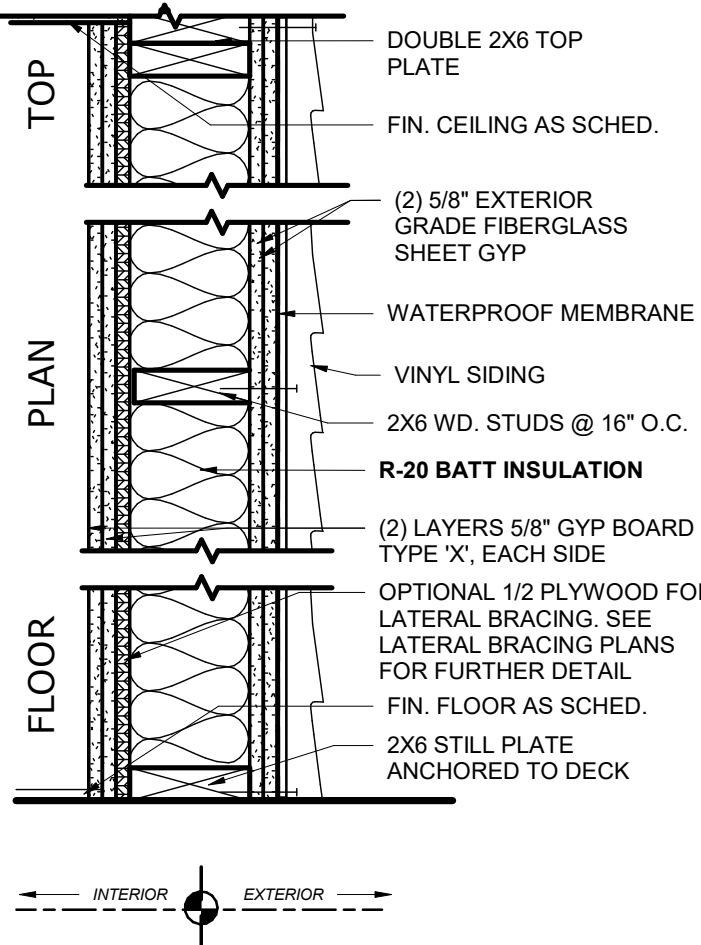
Project number	Project Number
Date	Thursday , March 24, 2022
Drawn by	Author
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A100.3

Scale As indicated

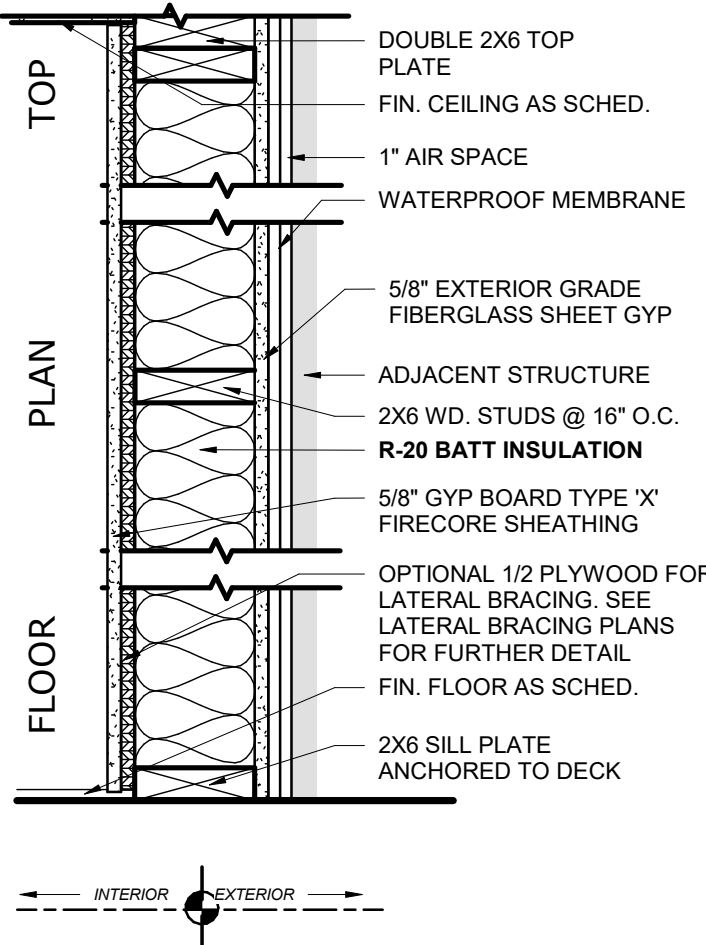
W4

EXTERIOR WALL W/ VINYL SIDING
(2"x6" WOOD STUD)
2 HR - UL DESIGN U301
STC RATING - 54
R - 20



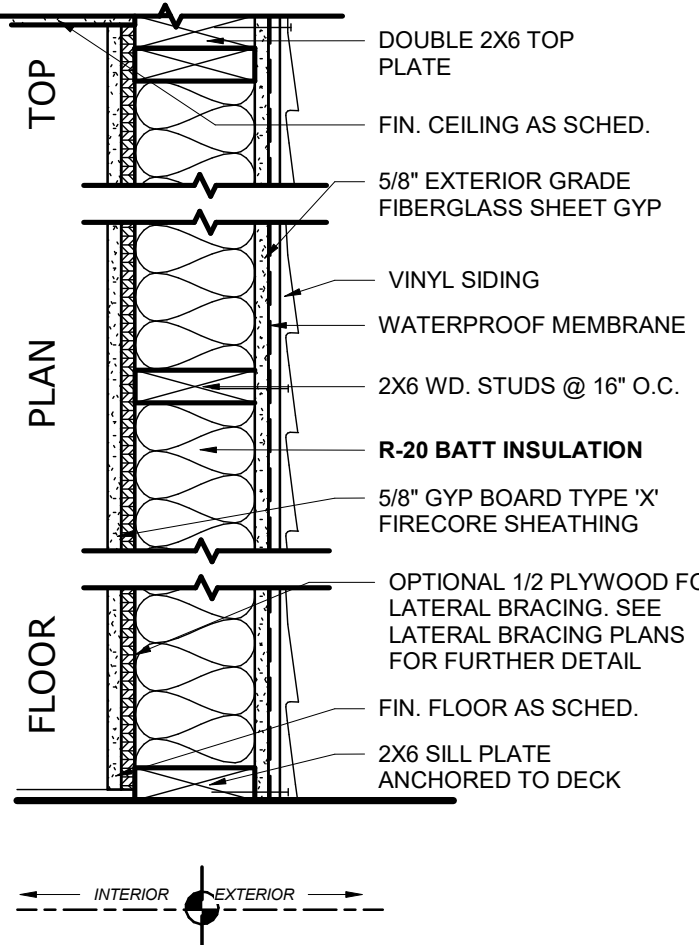
W3

EXTERIOR WALL @ ADJACENT STRUCTURE
(2"x6" WOOD STUD)
1 HR - UL DESIGN U356
STC RATING - 56
R - 20

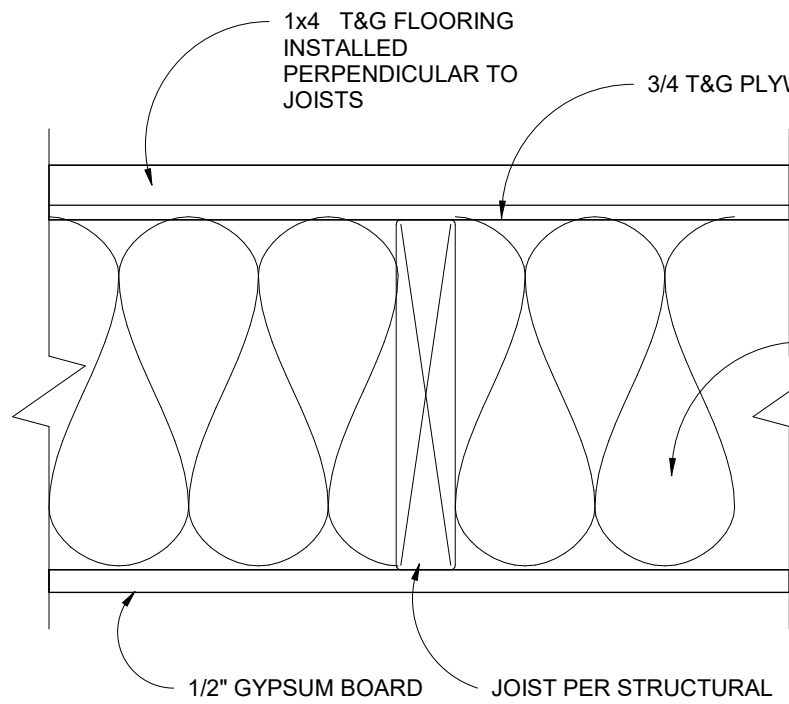


W2

EXTERIOR WALL W/ VINYL SIDING
(2"x6" WOOD STUD)
1 HR - UL DESIGN U356
STC RATING - 56
R - 20



NOTE: SECURE ALL FASTENERS
DIRECTLY TO WOOD STUDS.
ALL INSULATION BATTS TO BE
FRICTION FITTED TO FILL CAVITY



2 NON-RATED CEILING ASSEMBLY
A101 SCALE: 1/2" = 1'-0"

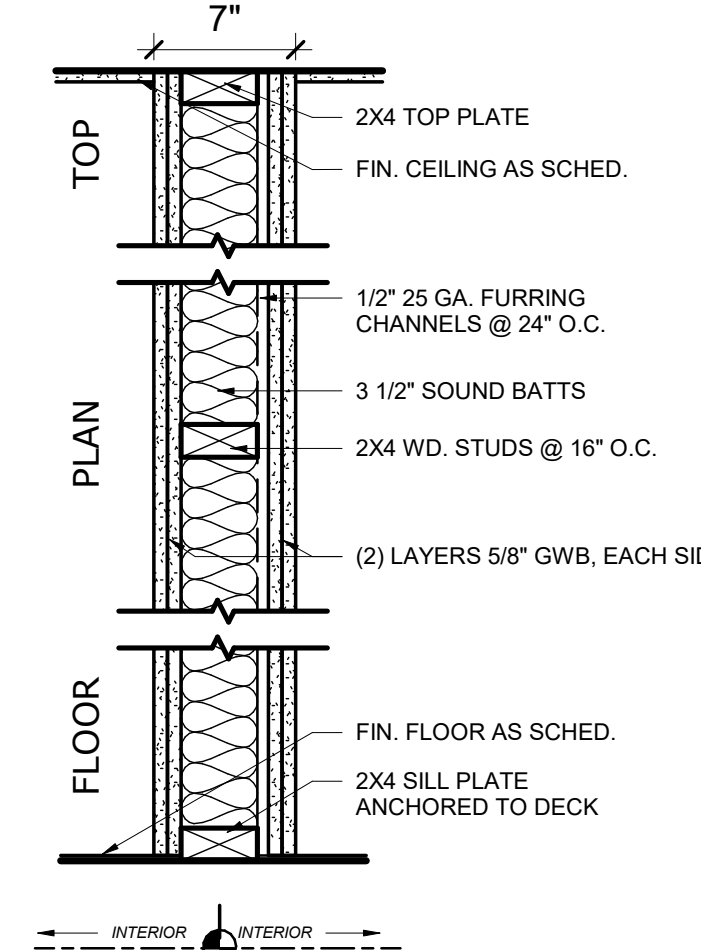
TABLE R602.1.2
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT¹

CLIMATE ZONE	FENESTRATION U-FACTOR ²	SKYLIGHT ³ U-FACTOR	GLAZED FENESTRATION SHGC ^{4,5}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT ⁶ WALL R-VALUE	SLAB ⁷ R-VALUE & DEPTH	CRAWL SPACE ⁸ WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/8	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13+5 ⁹	8/13	19	5+1 ⁹	0	5/13
4 except Marine	0.32	0.55	0.40	48	20 or 13+5 ⁹	8/13	10	10/13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	NR	48	20 or 13+5 ⁹	13/17	30 ¹⁰	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20+5 ⁹ or 13+10 ⁹	15/20	30 ¹⁰	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20+5 ⁹ or 13+10 ⁹	19/21	38 ¹⁰	15/19	10, 4 ft	15/19

NR = Not Required. For SI, 1 foot = 304.8 mm.
⁴ R-value are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.
⁵ The fenestration U-factor column includes skylights. The SHGC column applies to all glazed fenestration.
⁶ Exception: In Climate Zones 1 through 3, skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for each skylight does not exceed 0.30.
⁷ 10/13 means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the exterior of the basement wall. 15/19 means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. Alternatively, compliance with 10/13 shall be 0-13 cavity insulation on the interior or exterior of the home.
⁸ R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required side edge insulation R-value for slabs, as indicated in the table. The side edge insulation for heated slabs shall not be required to extend below the slab.
⁹ There are no SHGC requirements in the Marine Zone.
¹⁰ Basement wall insulation is not required in warm-humid locations as defined by Figures R601.1 and Table R601.1.
¹¹ Alternatively, insulation sufficient to fit the framing cavity and providing not less than an R-value of R-19.
¹² The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, 13/47 means R-13 cavity insulation plus R-47 continuous insulation. Means walls shall be in accordance with Section R602.2.1. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

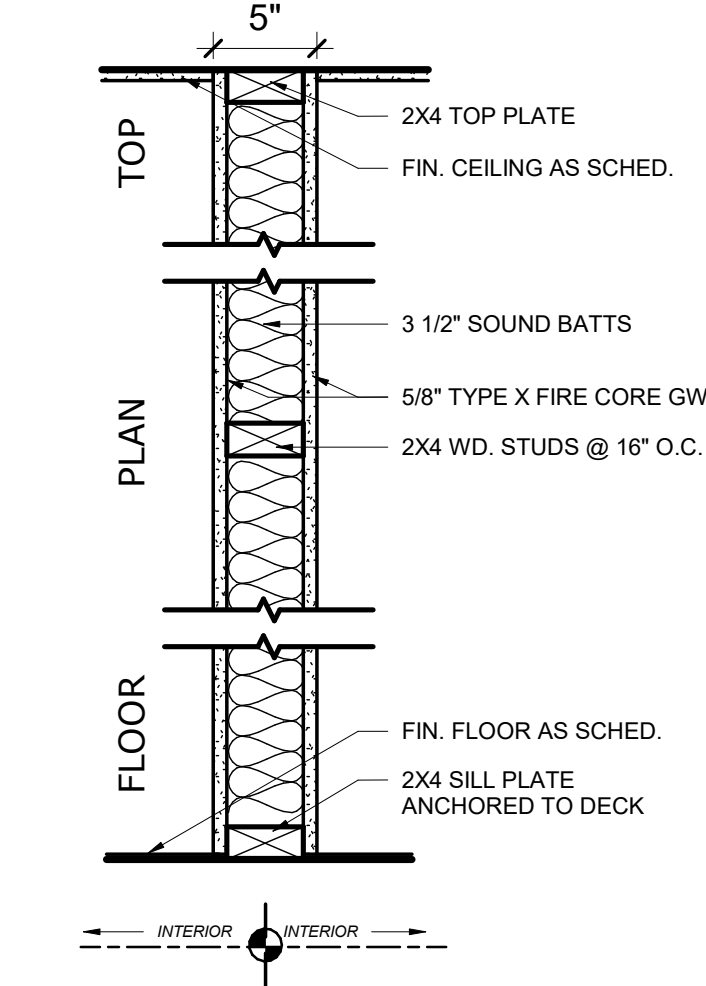
P2

TWO HOUR INTERIOR PARTITION
(2"x4" WOOD STUD)
UL DESIGN U334
STC RATING 59



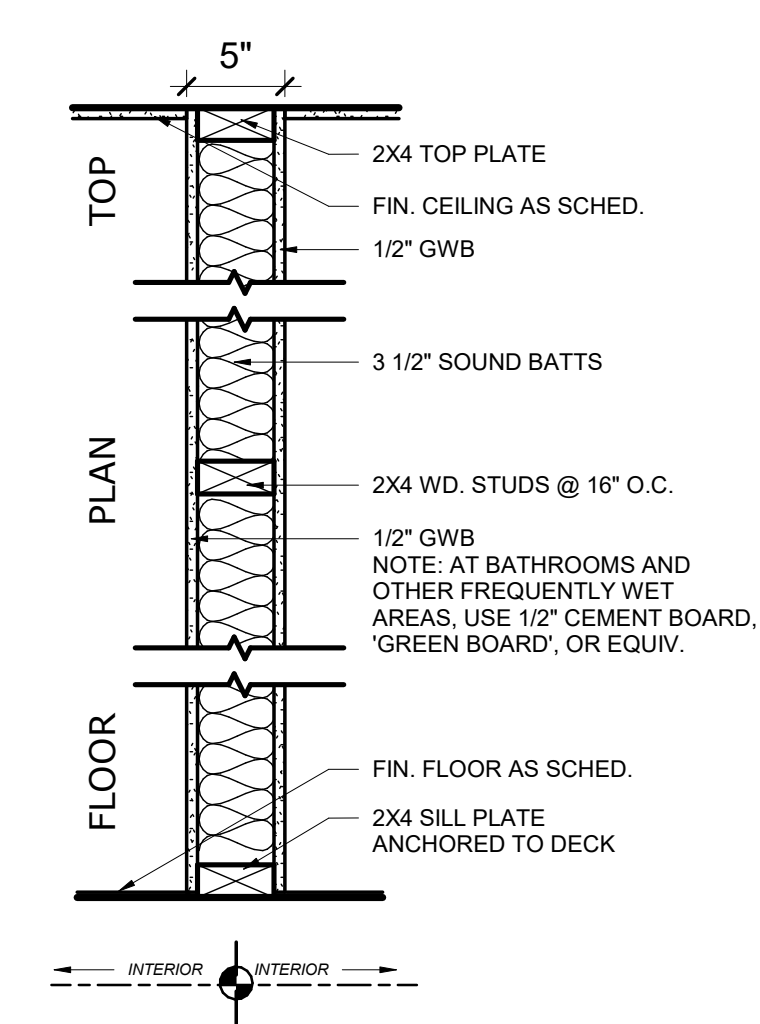
P1

ONE HOUR INTERIOR PARTITION
(2"x4" WOOD STUD)
UL DESIGN U305
STC RATING 56



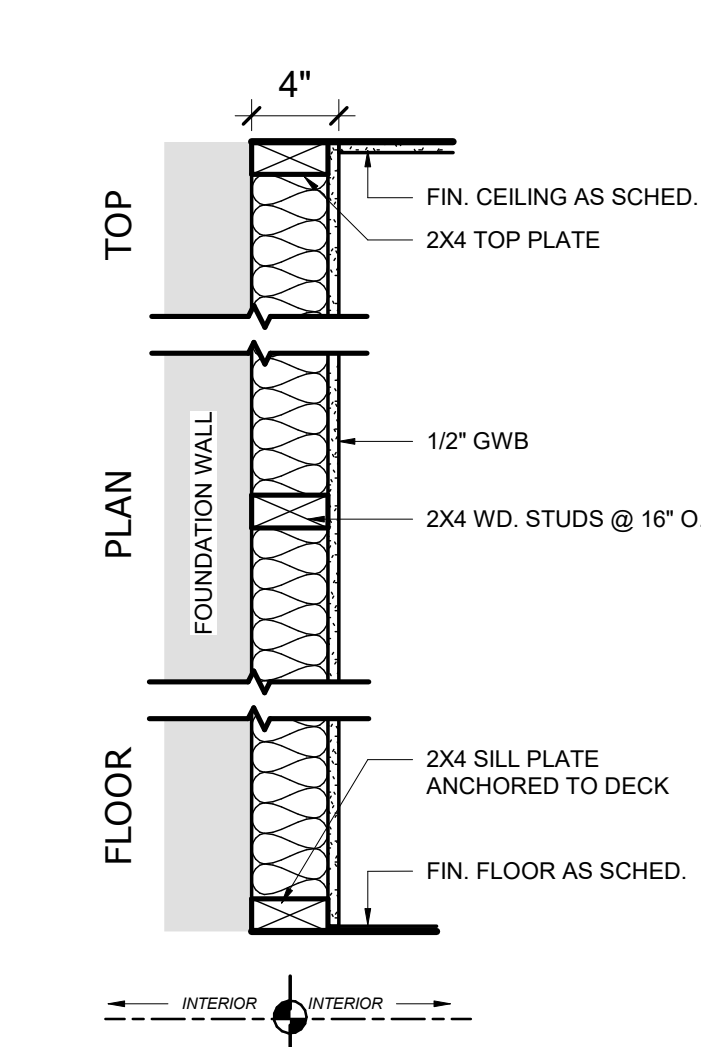
P0

NON-RATED INTERIOR PARTITION
(2"x4" WOOD STUD)
STC RATING 56



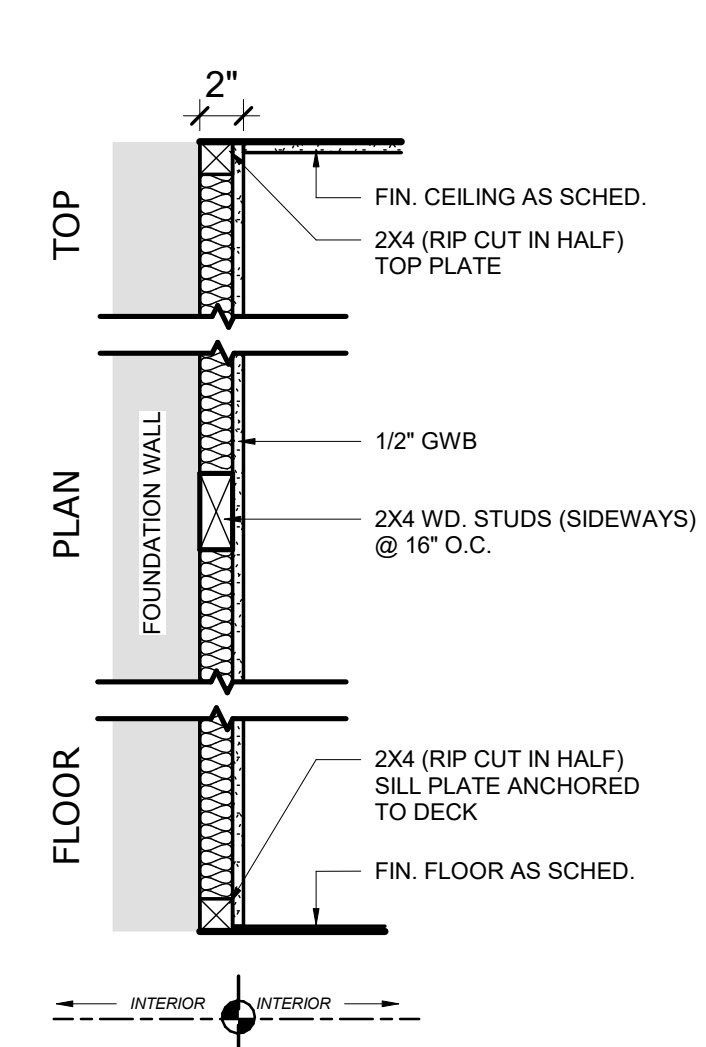
F1

INTERIOR FURRING WALL
(2"x4" WOOD STUD)

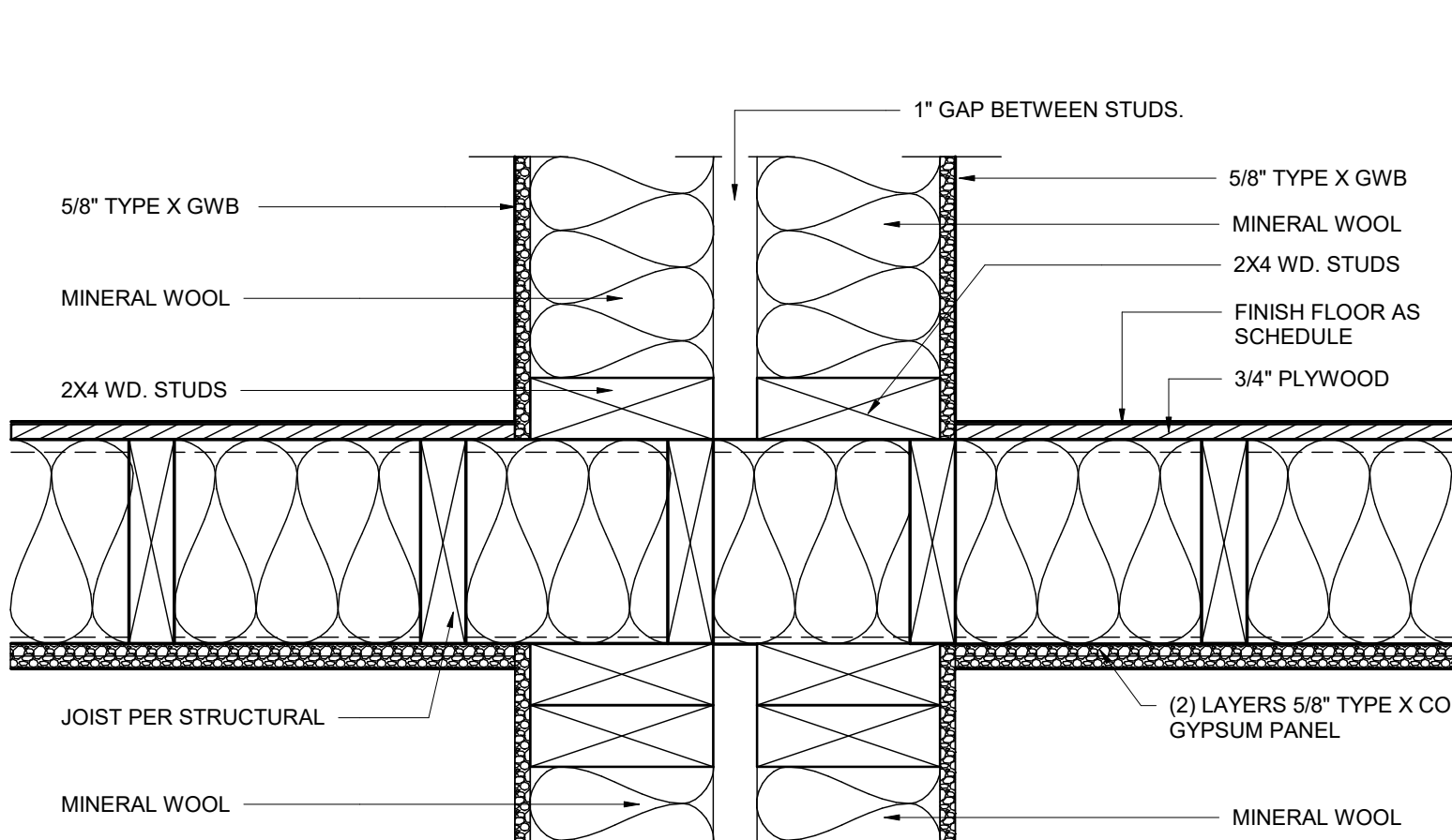


F0

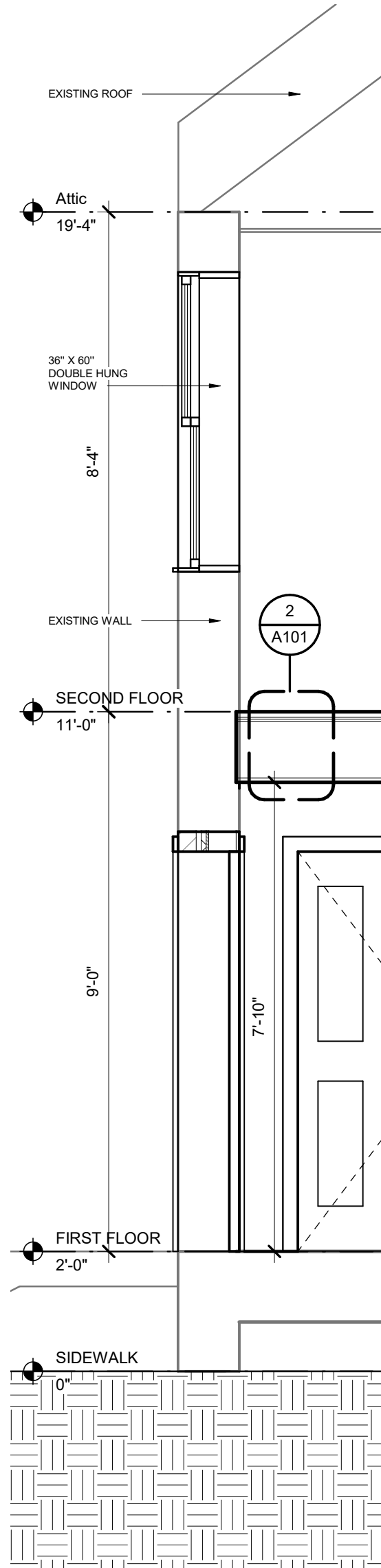
INTERIOR FURRING WALL
(2"x4" WOOD STUD)



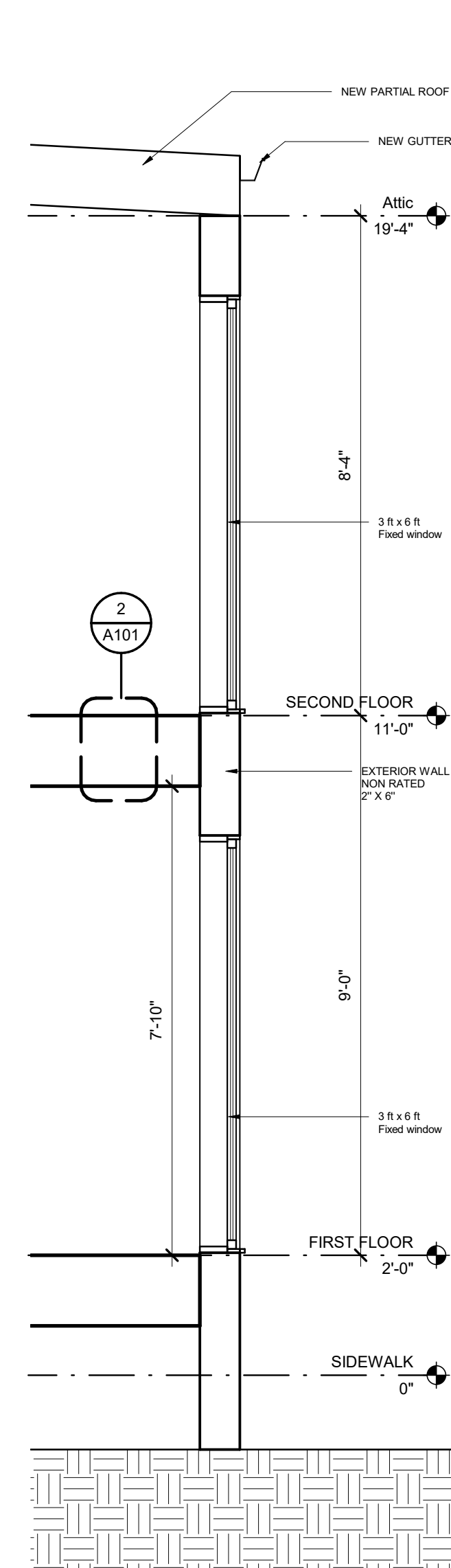
UL U341



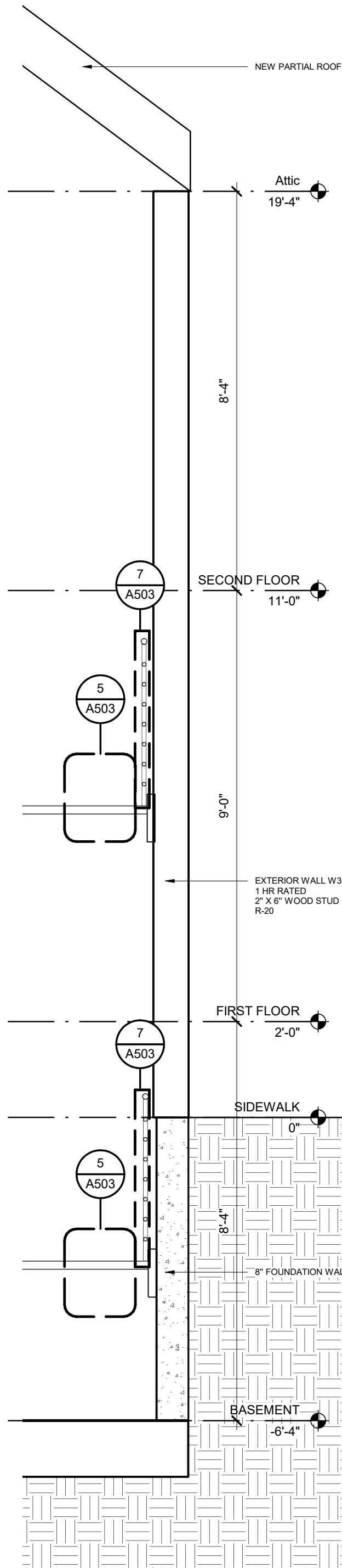
5 ALTERNATE TYPICAL DEMISING WALL
A101 SCALE: 1 1/2" = 1'-0"



1 TYPICAL WALL 1
A101 SCALE: 1/2" = 1'-0"



4 TYPICAL WALL 2
A101 SCALE: 1/2" = 1'-0"



3 TYPICAL WALL 3
A101 SCALE: 1/2" = 1'-0"

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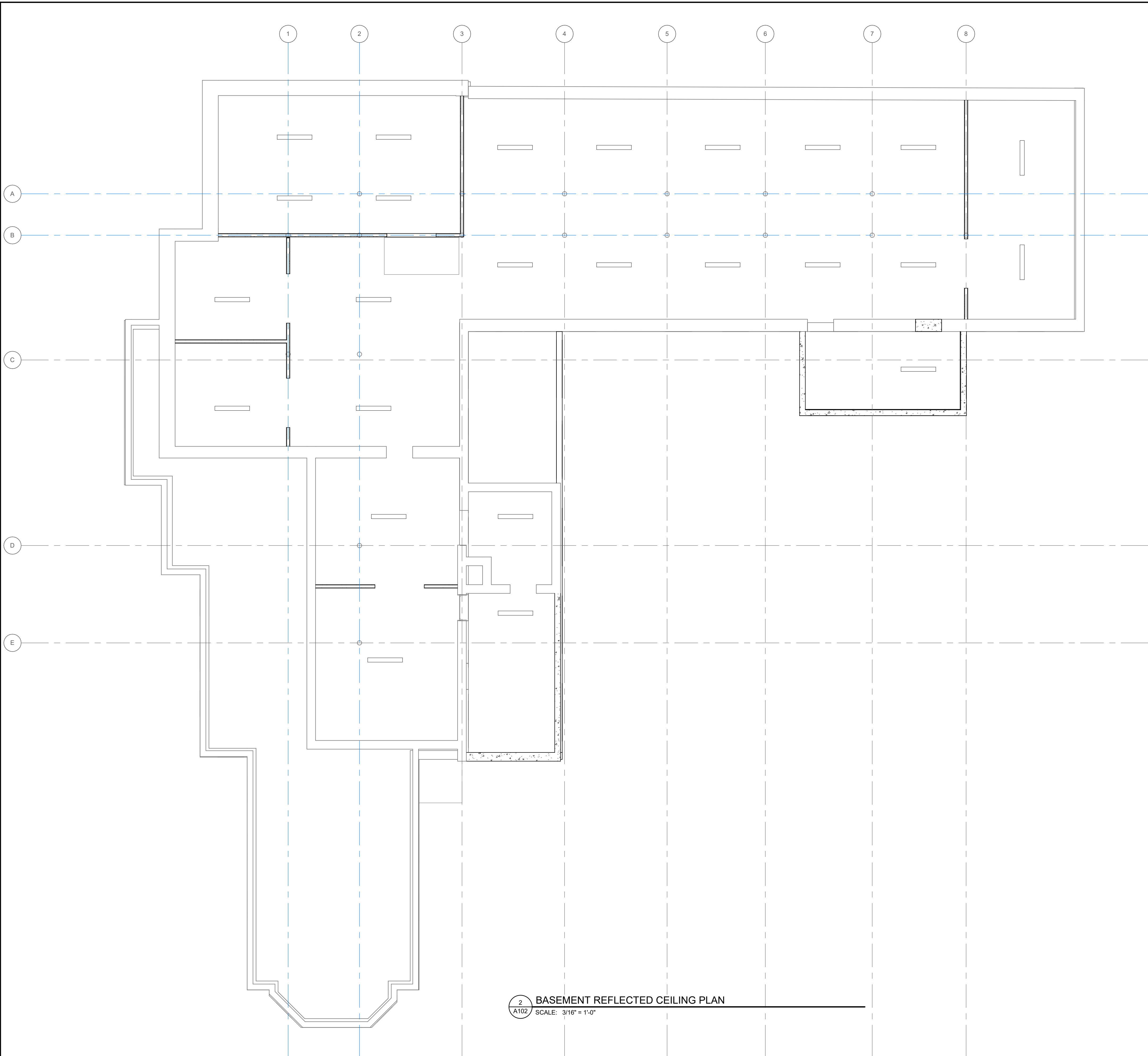
EARLY CHILDHOOD
CENTER

WALL & PARTITION
TYPES

Project number Project Number
Date Thursday, March 24, 2022
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A101

Scale As indicated



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 UTILITY LIGHT
- 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

- UNDERCABINET LIGHT ADD AS ALTERNATE - SEE KITCHEN ELEVATION
- SEE ELECTRICAL PLANS FOR LOCATION OF EX, EM & REM LIGHTING FIXTURES
- 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.
- CEILING CONTRACTOR TO PATCH/REPAIR OR MODIFY EXISTING CEILING AFTER INSTALLATION OF NEW YORK.
- CEILING CONTRACTOR TO REMOVE AND REPLACE EXISTING CEILING (WITH NEW OR EXISTING TILES) AFTER MECHANICAL WORK HAS BEEN COMPLETED.
- EXISTING CEILING TO BE REMOVED AND REPLACED WITH NEW CEILING TILES AS IDENTIFIED IN THE ROOM FINISH SCHEDULE.
- SEE FARM DRAWINGS FOR LIGHT FIXTURES, SUPPLY AIR REGISTERS, RETURN GRILLS AND SPRINKLER HEAD LAYOUT
- SPRINKLER HEADS TO FOLLOW CEILING MOUNTING MATRIX UNLESS OTHERWISE REQUIRED TO PROVIDE MINIMUM COVERAGE BY CODE.
- ALL BATHROOM, CORRIDOR & CLOSET CEILING HEIGHTS TO BE 8'-0" UNLESS OTHERWISE NOTED.
- ALL OTHER SPACES & LIVING AREAS TO BE GWB TIGHT TO UNDERSIDE OF EXIST. STRUCTURE.



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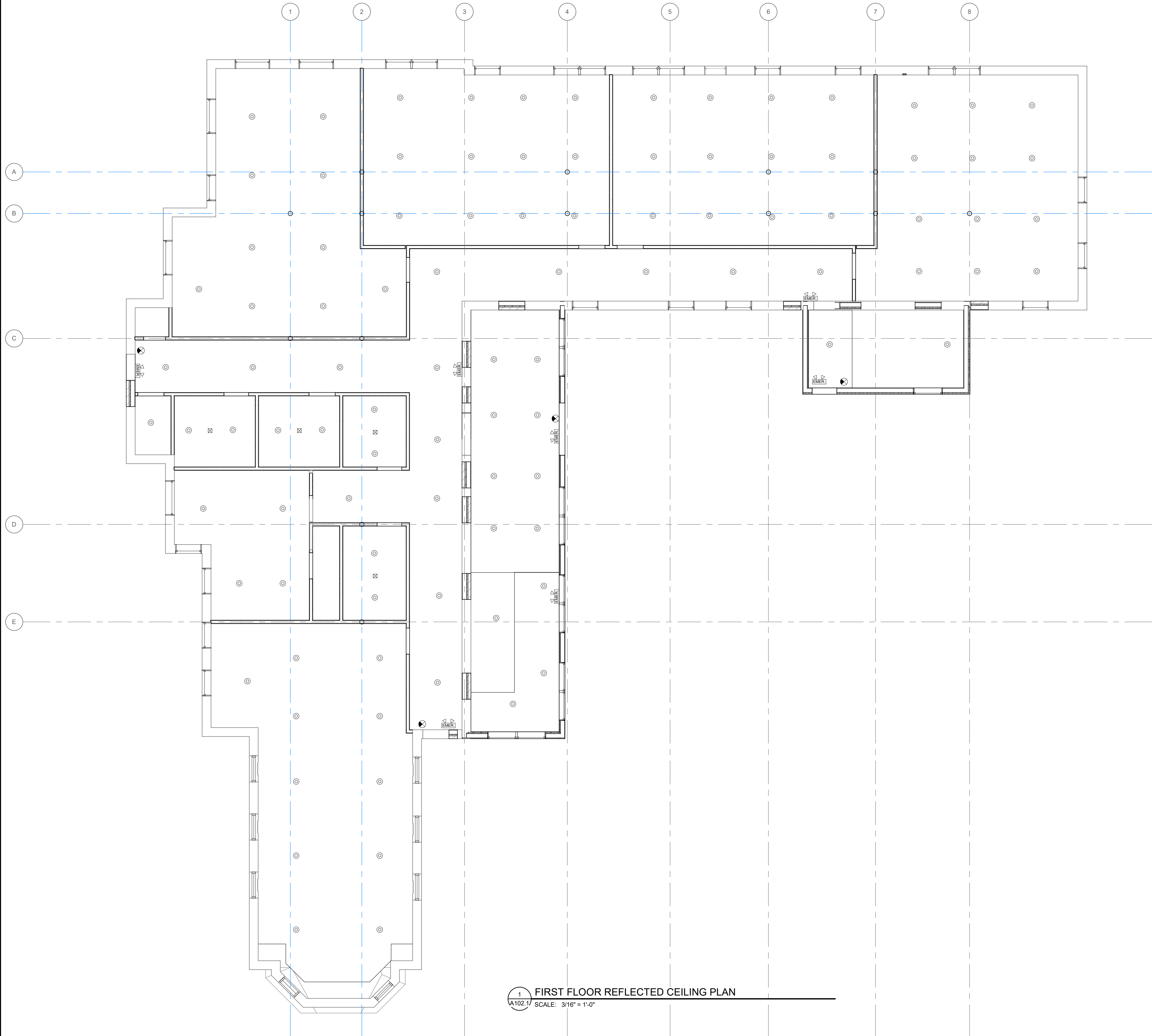
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REFLECTED CEILING PLANS - BASEMENT

Project number Project Number
Date Thursday , March 24, 2022
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A102

Scale As indicated



1 FIRST FLOOR REFLECTED CEILING PLAN
A102.1 SCALE: 3/16" = 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

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

CEILING SYMBOL LEGEND

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

CEILING GENERAL NOTES

- UNDERCABINET LIGHT ADD AS ALTERNATE - SEE KITCHEN ELEVATION
- SEE ELECTRICAL PLANS FOR LOCATION OF EX, EM & REM LIGHTING FIXTURES
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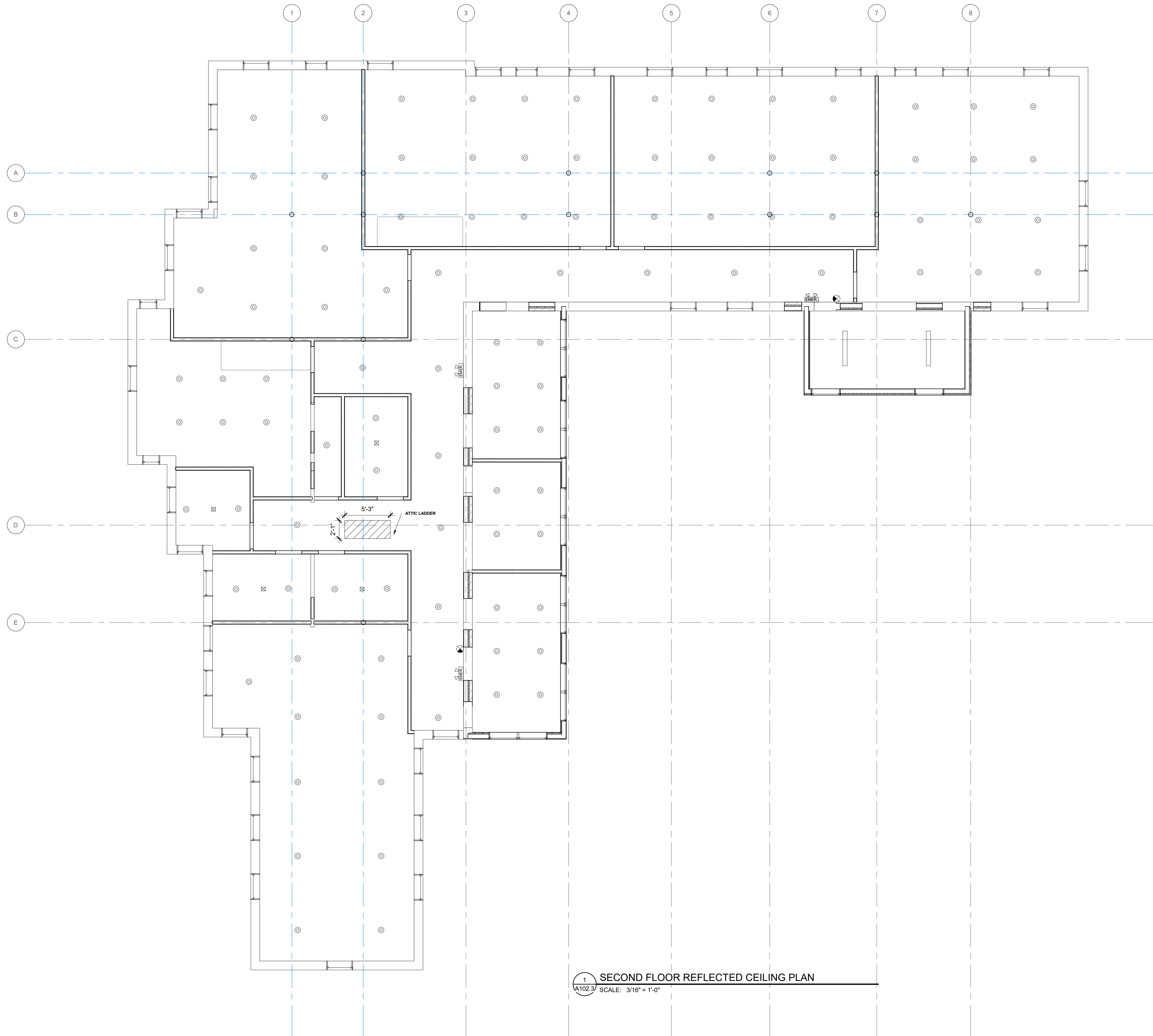
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REFLECTED CEILING PLANS - FIRST
FLOOR

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A102.1

Scale As indicated



1 SECOND FLOOR REFLECTED CEILING PLAN
A102.3 SCALE: 3/16" = 1'-0"

CEILING NOTES

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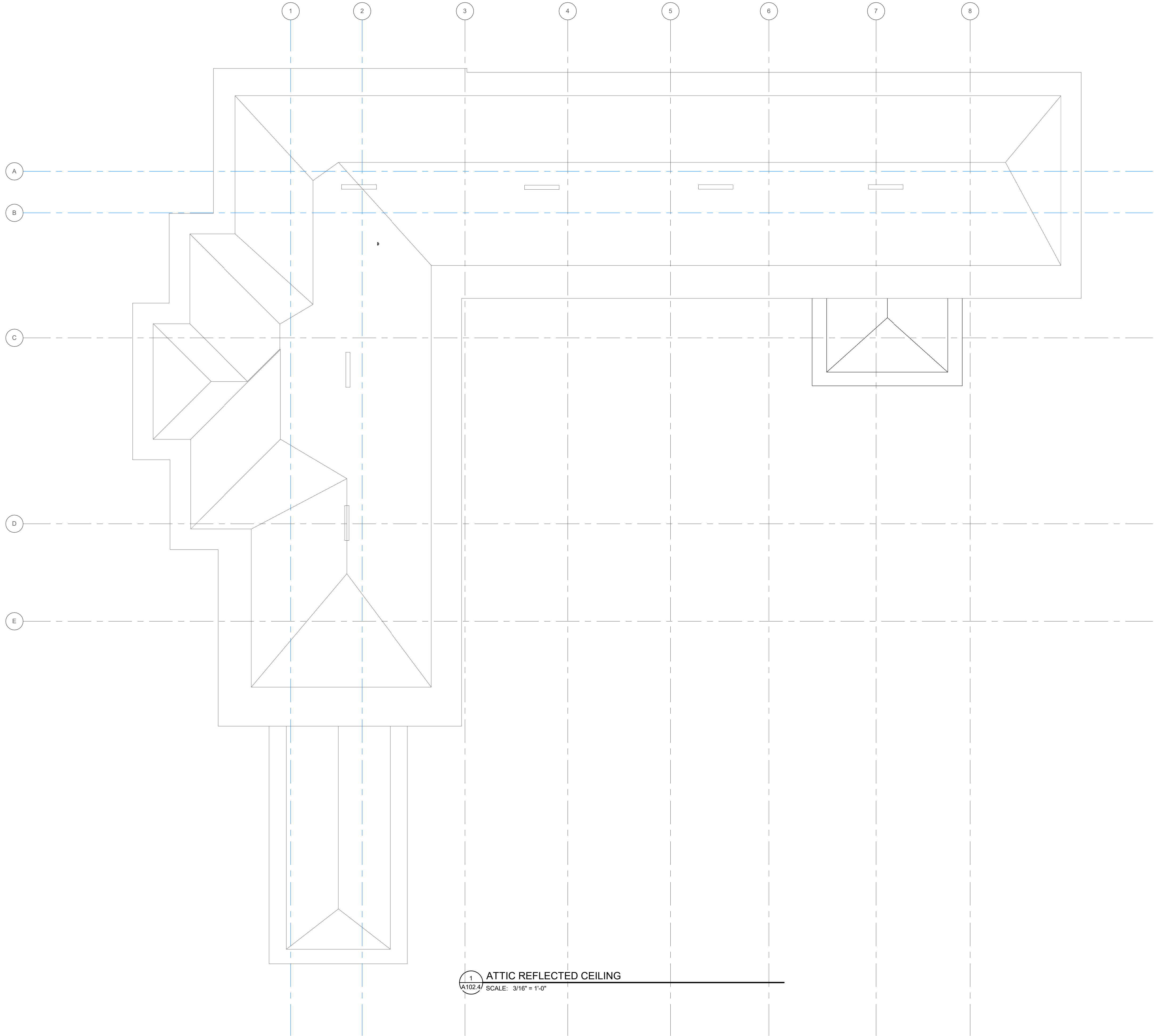
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REFLECTED CEILING PLANS - SECOND
FLOOR

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Date Thursday , March 24, 2022
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A102.3

Scale As indicated



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

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- SMOKE and CARBON MONOXIDE DETECTOR
- EMERGENCY LIGHT
- EXIT SIGN
- CEILING HEIGHT
- EXHAUST FAN
- FIRE EXTINGUISHER
- DRYER VENT

CEILING GENERAL NOTES

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- SEE FARM DRAWINGS FOR LIGHT FIXTURES, SUPPLY AIR REGISTERS, RETURN GRILLS AND SPRINKLER HEAD LAYOUT
- SPRINKLER HEADS TO FOLLOW CEILING MOUNTING MATRIX UNLESS OTHERWISE REQUIRED TO PROVIDE MINIMUM COVERAGE BY CODE.
- ALL BATHROOM, CORRIDOR & CLOSET CEILING HEIGHTS TO BE 8'-0" UNLESS OTHERWISE NOTED.
- ALL OTHER SPACES & LIVING AREAS TO BE GWB TIGHT TO UNDERSIDE OF EXIST. STRUCTURE.



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OWNER Dr. Adam
Vision Academy Charter School

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EARLY CHILDHOOD
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Lansdowne, PA. 19050

REFLECTED CEILING PLANS - ATTIC

Project number Project Number
Date Thursday , March 24, 2022
Drawn by Author
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A102.4

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Tools & Materials Required

- Level
- Safety Glasses
- Utility Knife
- DWP
- Power Sander or Jig Saw and/or Hand Saw
- Extension Cord
- Work Gloves
- Calibrated Roofing Nails
- Ladder
- Class Hammer
- Sigs (for cutting shingles)
- Calibrating Gun
- Clear Silicone Caulk
- ASTM D4586 Asphalt Roofing Cement
- Screw Driver
- Phy Bar
- Trowel

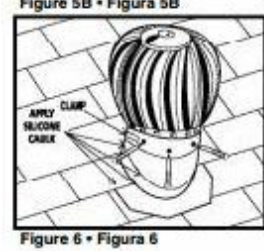
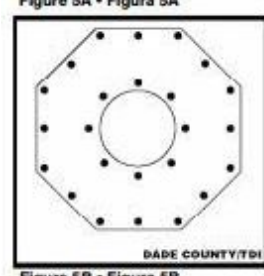
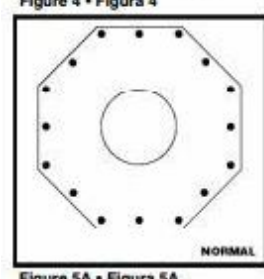
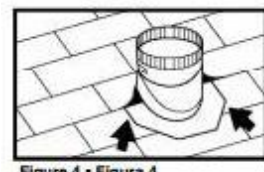
CAUTION: The turbine vent is a precision balanced unit. Be careful when handling and during installation to avoid damaging or misaligning the unit. The unit will operate properly only if it is installed on a chimney or any other roof stack or vent such as a shaft riser. The unit will operate properly only if it is installed on a chimney or any other roof stack or vent such as a shaft riser. The unit will operate properly only if it is installed on a chimney or any other roof stack or vent such as a shaft riser.

Measure and Cut: Choose location on the roof, approximately 18" from the ridge line and centered between two rafters. Cut a 12" or 14" diameter hole, depending on the size of the turbine unit, through shingles and sheathing boards using the template (based on the carton). Mark on the roof 5 1/2" up from the top and 5 1/2" to the left and right of the 12" or 14" cut-out. Figure 1

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

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

See reverse for additional specs



Mount Base: Separate each layer of shingles around perimeter of hole. Coat the underside of the base flashing with ASTM D4586 roofing cement. Use light troweling, as heavy troweling may blister shingles. In its pitch-adjusted position, carefully slide the upper half of the flashing up roof beneath rolled back shingles until base is centered over 12" or 14" cut-out. Roll back any additional shingles where necessary and recheck pitch (using a level) for vertical alignment. Figure 4 (For increased weather protection on new construction or re-roofing applications, use a 30"x30" piece of GAF Weather Resistant or GAF StormGuard Leak Barrier. Center the leak barrier over the hole. Remove release film, press into place and cut away the leak barrier spanning the hole.)

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

Attach Turbine Head: Set the turbine unit firmly on the prepared base collar. Attach with three (3) sheet metal screws (included) through holes in the turbine base ring. Apply clear silicone or roofing cement between the turbine unit and stack and all around sheet metal screw heads. Figure 6

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

*Clear silicone caulk is recommended for visible applications to maintain appearance

Firestone Fully Adhered RubberGard EcoWhite Systems

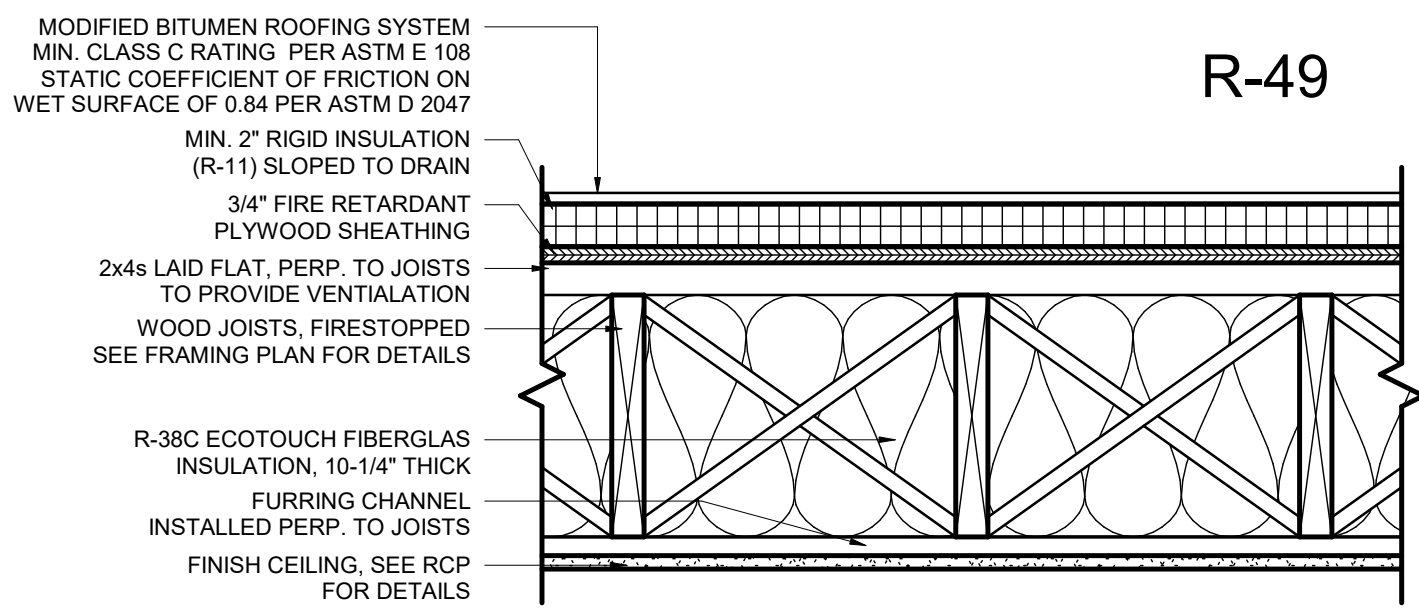
Membrane: RubberGard® EcoWhite (45 mil and 60 mil)
Adhesives: BA-2004(T) Bonding Adhesive, Water Based Bonding Adhesive S or Single Ply LVOC Bonding Adhesive
Construction: New, Retrofit or Tear-off
Classification: Class A

Deck Type	Insulation Assembly	Insulation Minimum Thickness	Maximum Slope	Notes	Class, Type
NC C*	Coverboard: DensDeck	1/4"	1-1/2"	*DensDeck, 1/4"	A, Fully Adhered
NC C*	Coverboard: Firestone FiberTop	1/2"	1"	*DensDeck, 1/4"	A, Fully Adhered
NC C*	Coverboard: Oriented Strand Board	7/16"	1"	*DensDeck, 1/4"	A, Fully Adhered
NC C*	Insulation (Optional): Firestone ISO 95+ GL or Resista	Any 1/2"	1"	*DensDeck, 1/4"	A, Fully Adhered
NC C*	Coverboard: Firestone ISOgard HD or Resista	Any 1/2"	1"	*DensDeck, 1/4"	A, Fully Adhered
NC C*	Insulation (Optional): Firestone ISO 95+ GL	Any	3/4"	*DensDeck, 1/4"	A, Fully Adhered

Div. 13-001 - CLASS A ROOF SPECS

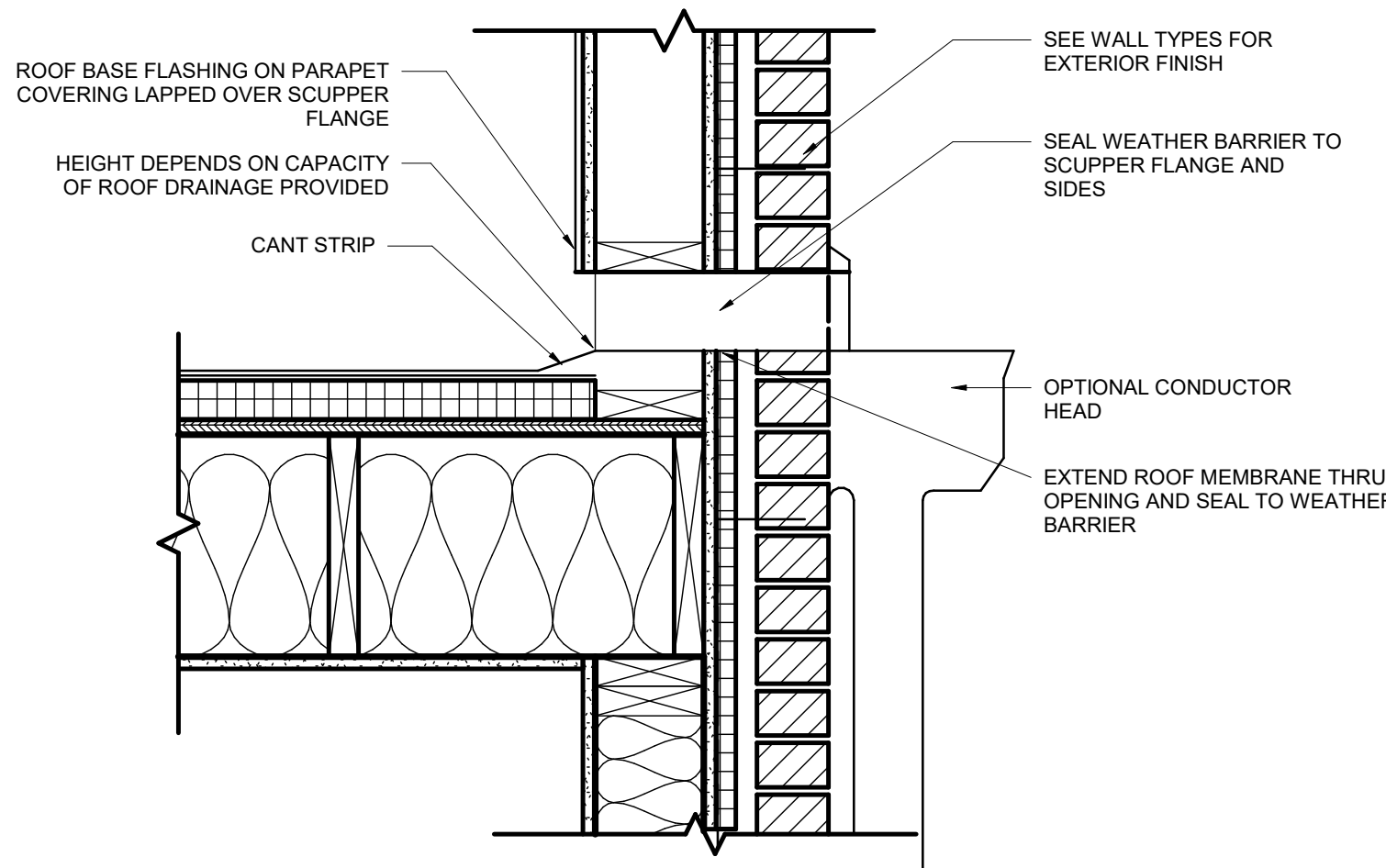
SCALE: 1 1/2" = 1'-0"

TYPICAL ROOF W/OUT ROOF DECK



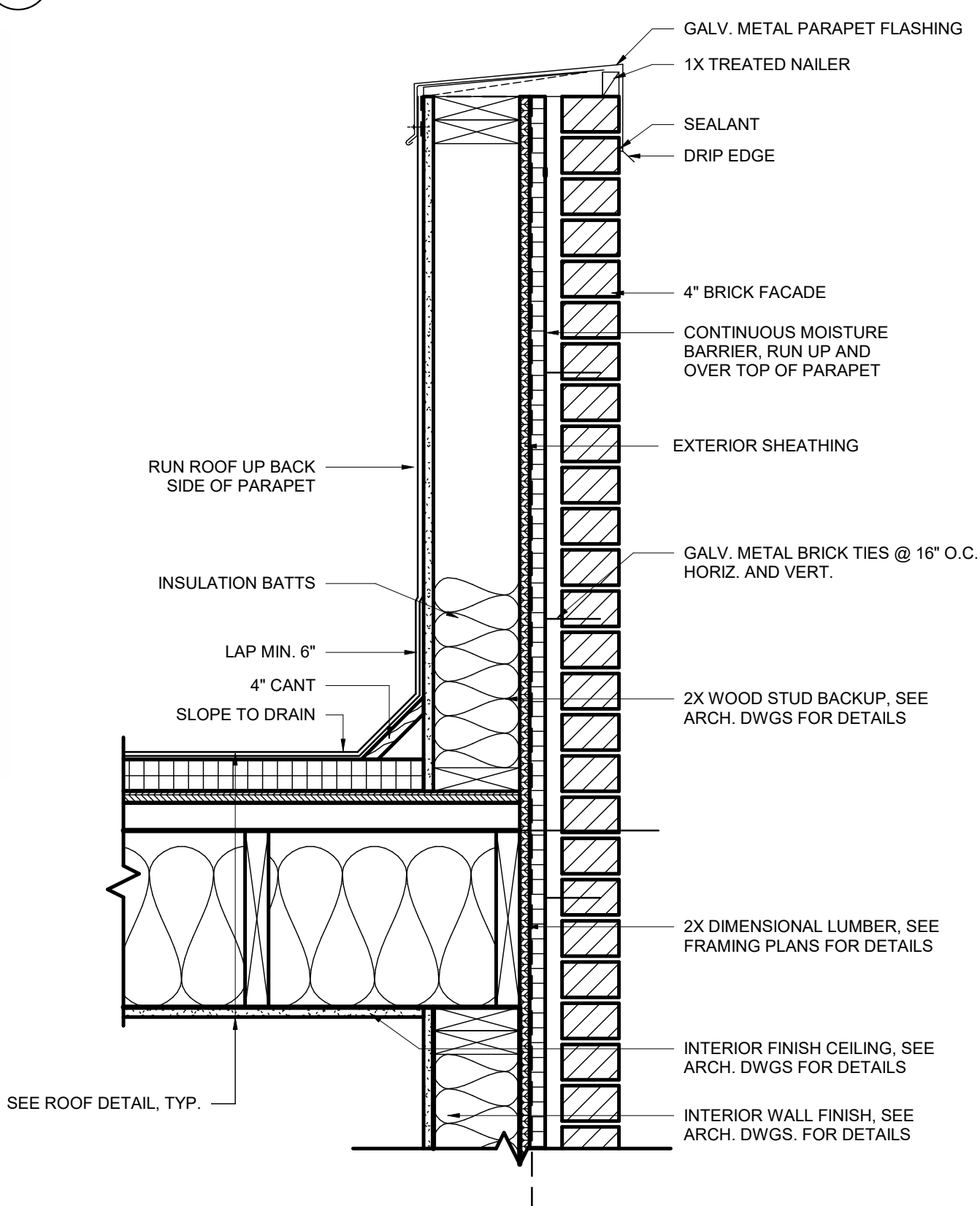
Div. 32-015 - TYPICAL ROOF DETAIL W/OUT ROOF DECK

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



Div. 32-010 - OVERFLOW SCUPPER AT WALL

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



PARAPET DETAIL, TYP.

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



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ROOF PLAN

Project number Project Number
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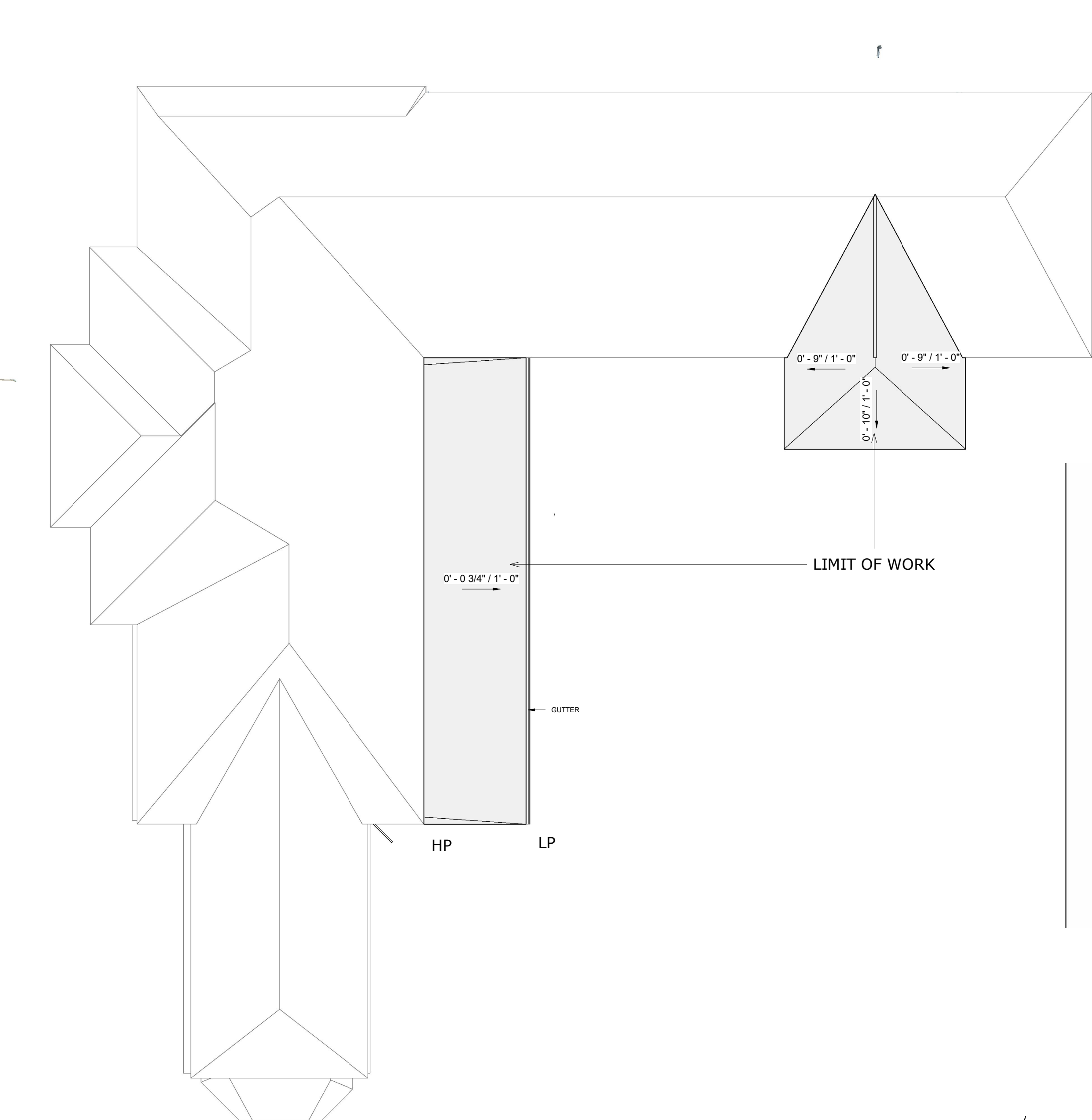
A103

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Div. 32-022 - ROOF TURBINE SPEC SHEET

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

N.T.S.



ROOF PLAN

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

sustainableinsulation Specification Sheet Fiber Glass Building Insulation



PRODUCT DESCRIPTION
Basic Use: Fiber Glass Building Insulation is intended for use in a variety of applications, including but not limited to: exterior wall insulation, interior wall insulation, attic insulation, and floor insulation. The product is available in a variety of thicknesses and is designed for use in a variety of applications.

Benefits: Insulating Fiber Glass Building Insulation is a safe, cost-effective method to help conserve energy in residential and commercial new construction, remodeling and renovation projects. In addition to thermal protection, Fiber Glass Building Insulation provides excellent soundproofing and is designed to resist fire, mold, mildew and insect damage. It is also available in a variety of colors and is designed for use in a variety of applications.

Composition and Materials: The product is composed of 100% virgin recycled glass fibers and is free of asbestos and other harmful substances. It is made from 100% recycled glass fibers and is free of asbestos and other harmful substances. It is made from 100% recycled glass fibers and is free of asbestos and other harmful substances.

Installation: For most applications, proper installation should be installed on the warm interior side of the building. For most applications, proper installation should be installed on the warm interior side of the building. For most applications, proper installation should be installed on the warm interior side of the building.

Notes: For most applications, proper installation should be installed on the warm interior side of the building. For most applications, proper installation should be installed on the warm interior side of the building. For most applications, proper installation should be installed on the warm interior side of the building.

ROOF VENTILATION

ROOF AREA	115,917 SQ IN
REQUIRED VENTILATION (1/300TH OF ROOF AREA)*	386.39 SQ IN
PROVIDED VENTILATION (8) 14" DIAMETER WIND POWERED ROOF VENTS (3)	153.86 SQ IN = 461.58
TOTAL PROVIDED VENTILATION	461.58 SQ IN

*1/150TH FOR 2018 IRC

NOTES

NOTE: ROOF COVERINGS OVER CONDITIONED SPACE MUST BE A MINIMUM OF CLASS B & ENERGY STAR RATED AS HIGHLY REFLECTIVE PER IRC SECTION R905.16

ELEV. NOTES

NOTE: METHOD OF STUCCO ON THE EXTERIOR OF THE BUILDING IS EQUIVALENT TO AT LEAST TWO LAYERS OF GRADE "D" PAPER, USED FOR WATER RESISTANCE PURPOSES PER 2018 IBC 2510.6.

WALL FACING PENN BLVD OPENING CALCULATIONS

LEVEL	WALL AREA	FENESTRATION	% OF OPENING	MAX. ALLOWED*
BASEMENT	652.25 SF	0 SF	0%	NO LIMIT
FIRST FLOOR	1038.47 SF	190.06 SF	18.30%	NO LIMIT
SECOND FLOOR	950.61 SF	164 SF	17.25%	NO LIMIT

*MAX ALLOWABLE PERCENTAGE OF OPENINGS IN FACADES BASED ON TABLE 705.8 OF 2018 IBC FOR 30' OR GREATER FIRE DISTANCE OF A SPRINKLERED BUILDING



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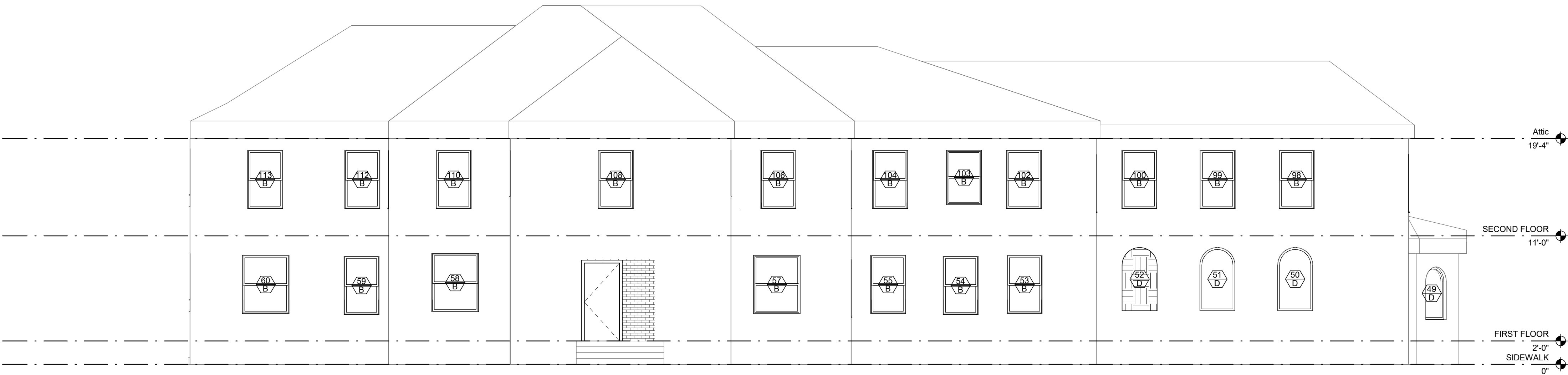
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ELEVATIONS - FACING PENN BLVD

Project number	Project Number
Date	Thursday , March 24, 2022
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A200

Scale As indicated



4 FACING PENN BLVD
A200 SCALE: 3/16" = 1'-0"



ELEV. NOTES

NOTE: METHOD OF STUCCO ON THE EXTERIOR OF THE BUILDING IS EQUIVALENT TO AT LEAST TWO LAYERS OF GRADE "D" PAPER, USED FOR WATER RESISTANCE PURPOSES PER 2018 IBC 2510.6.

WALL FACING EAST OPENING CALCULATIONS

LEVEL	WALL AREA	FENESTRATION	% OF OPENING	MAX. ALLOWED*
BASEMENT	650.93 SF	0 SF	0%	NO LIMIT
FIRST FLOOR	1037.17 SF	305.43 SF	29.44%	NO LIMIT
SECOND FLOOR	850.61 SF	308.19 SF	36.23%	NO LIMIT

*MAX ALLOWABLE PERCENTAGE OF OPENINGS IN FACADES BASED ON TABLE 705.8 OF 2018 IBC FOR 30' OR GREATER FIRE DISTANCE OF A SPRINKLERED BUILDING



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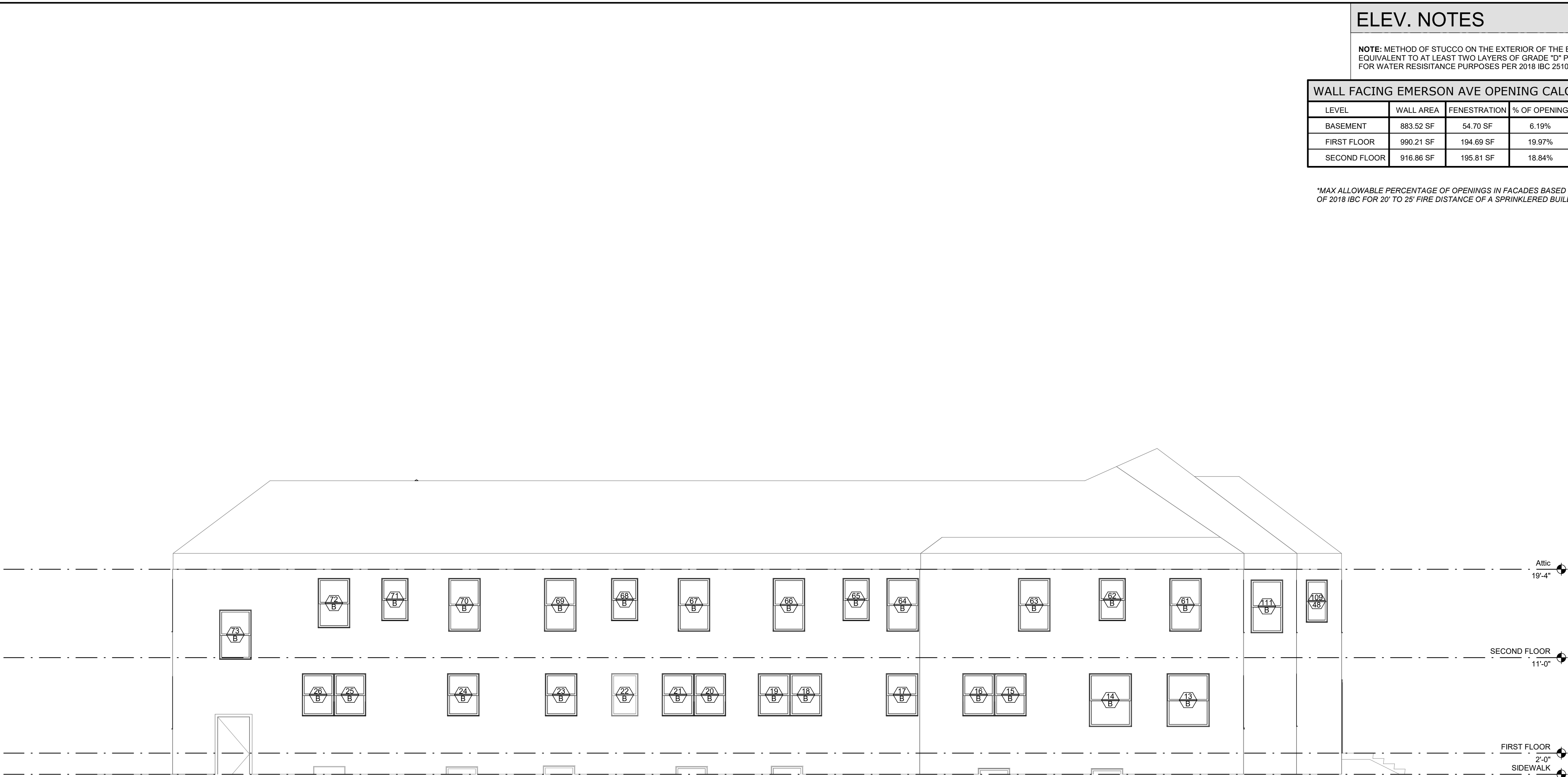
ELEVATIONS - EAST

Project number	Project Number
Date	Thursday , March 24, 2022
Drawn by	Author
Checked by	Checker

A200.1

Scale
As indicated

7/15/2022 3:23:17 PM



1 FACING EMERSON AVE
A200.2 SCALE: 3/16" = 1'-0"

ELEV. NOTES

NOTE: METHOD OF STUCCO ON THE EXTERIOR OF THE BUILDING IS EQUIVALENT TO AT LEAST TWO LAYERS OF GRADE "D" PAPER, USED FOR WATER RESISTANCE PURPOSES PER 2018 IBC 2510.6.

WALL FACING EMERSON AVE OPENING CALCULATIONS

LEVEL	WALL AREA	FENESTRATION	% OF OPENING	MAX. ALLOWED
BASEMENT	883.52 SF	54.70 SF	6.19%	NO LIMIT
FIRST FLOOR	990.21 SF	194.69 SF	19.97%	NO LIMIT
SECOND FLOOR	916.86 SF	195.81 SF	18.84%	NO LIMIT

*MAX ALLOWABLE PERCENTAGE OF OPENINGS IN FACADES BASED ON TABLE 705.8 OF 2018 IBC FOR 20' TO 25' FIRE DISTANCE OF A SPRINKLERED BUILDING



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ELEVATIONS - FACING EMERSON AVE

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A200.2	
Scale	As indicated



1 SOUTH
A200.3 SCALE: 3/16" = 1'-0"

ELEV. NOTES

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WALL OPENING CALCULATIONS				
LEVEL	WALL AREA	FENESTRATION	% OF OPENING	MAX. ALLOWED*
BASEMENT	883.80 SF	11.99 SF	27.23%	NO LIMIT
FIRST FLOOR	1039.85 SF	228.74 SF	21.99%	NO LIMIT
SECOND FLOOR	916.81 SF	164 SF	17.81%	NO LIMIT

*MAX ALLOWABLE PERCENTAGE OF OPENINGS IN FACADES BASED ON TABLE 705.8 OF 2018 IBC FOR 30' OR GREATER FIRE DISTANCE OF A SPRINKLERED BUILDING



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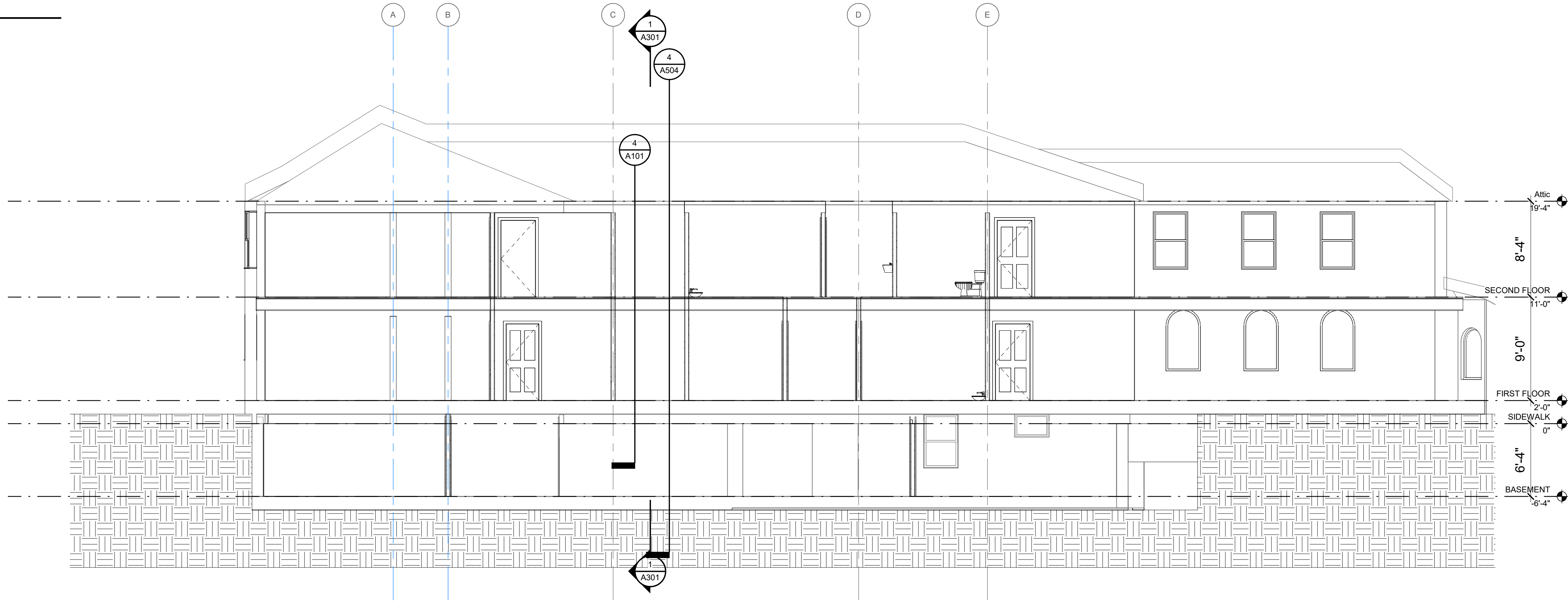
ELEVATIONS - SOUTH

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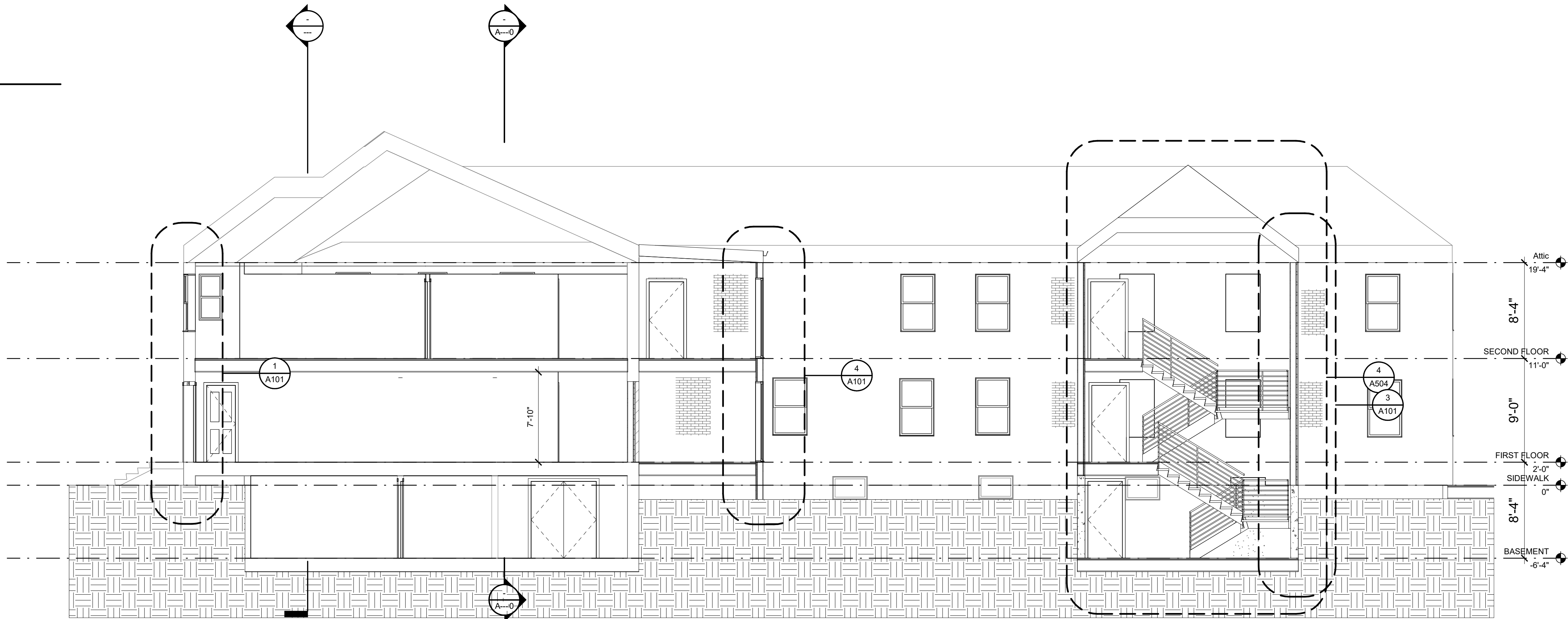
A200.3

Scale
As indicated

1 Section 1
A300 SCALE: 3/16" = 1'-0"



2 Section 2
A300 SCALE: 3/16" = 1'-0"



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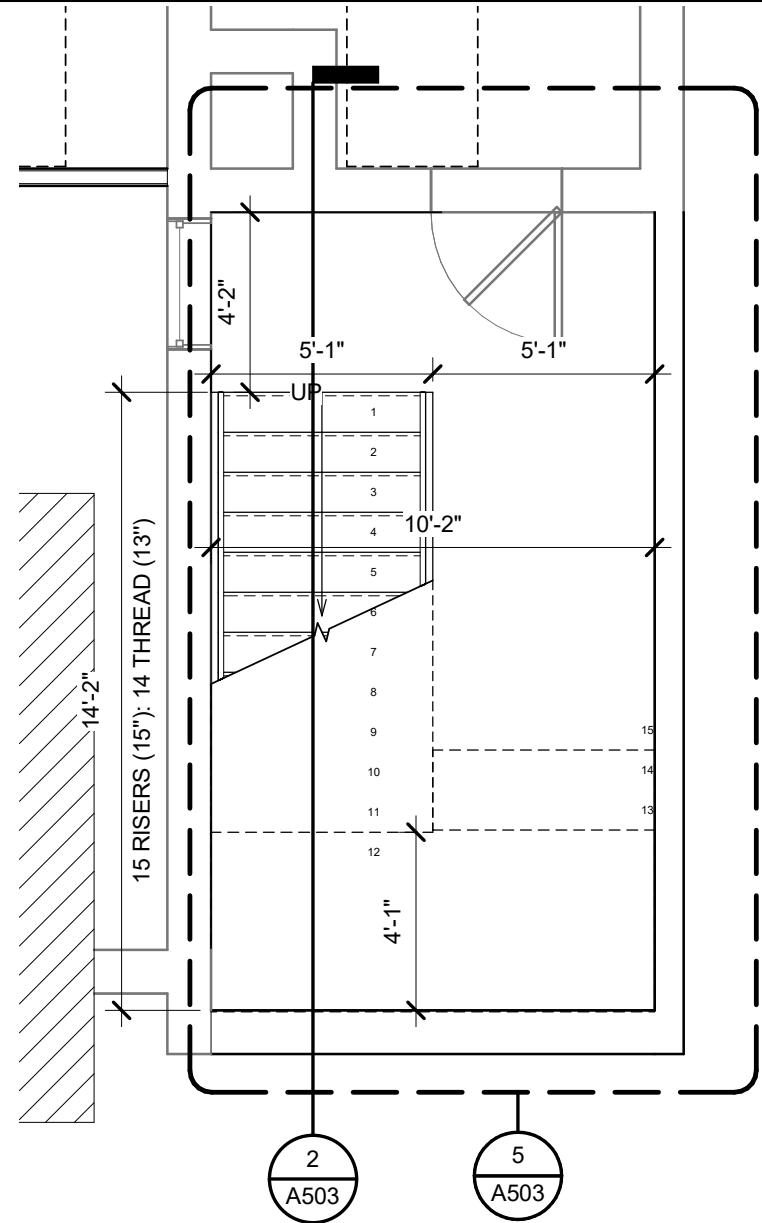
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SECTIONS

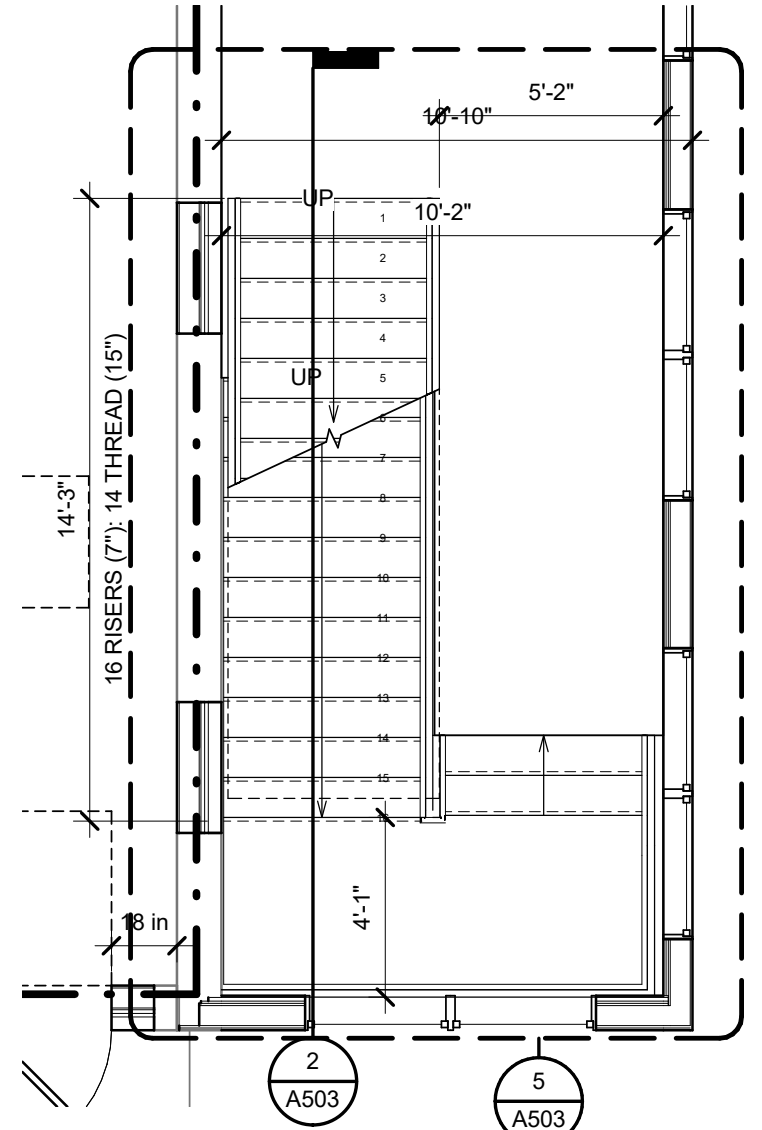
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A300

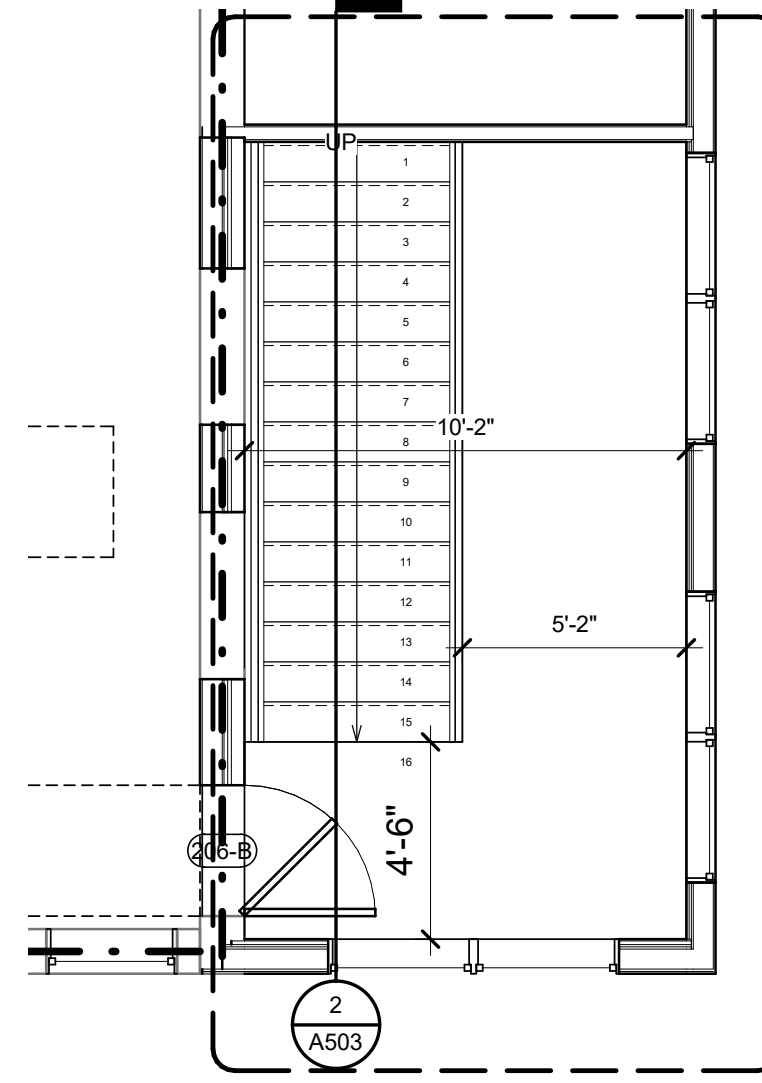
Scale 3/16" = 1'-0"



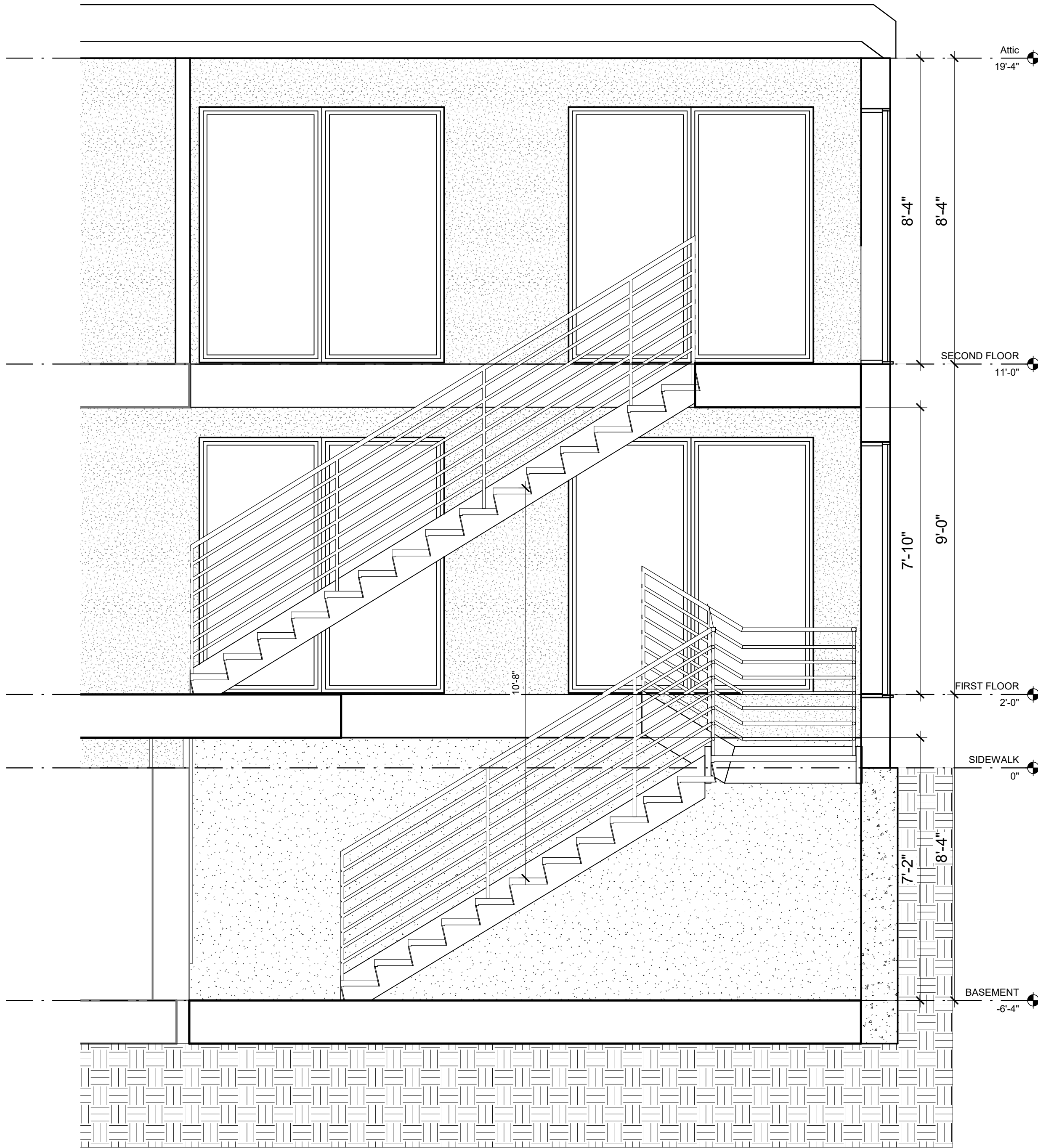
1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"



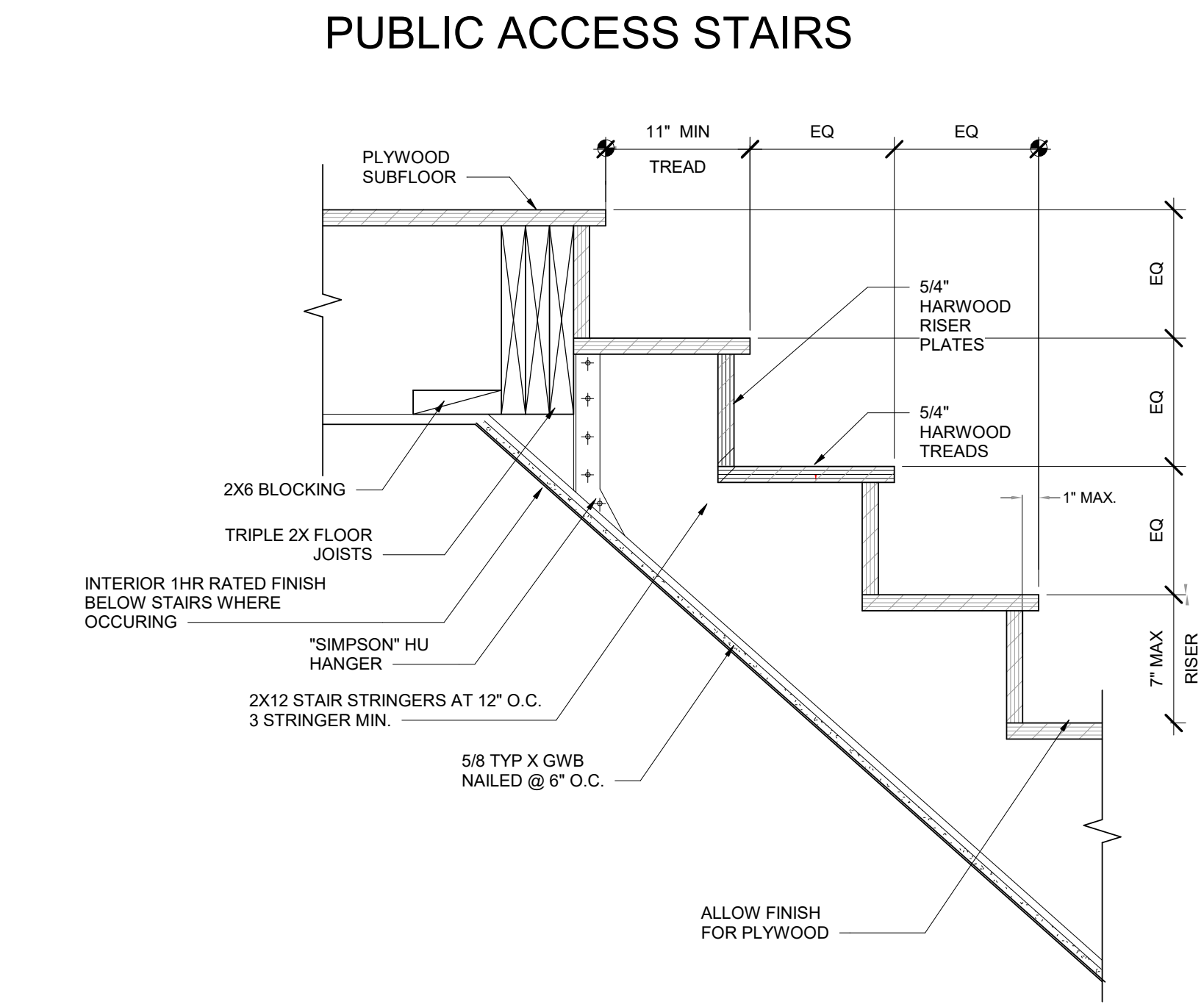
3 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



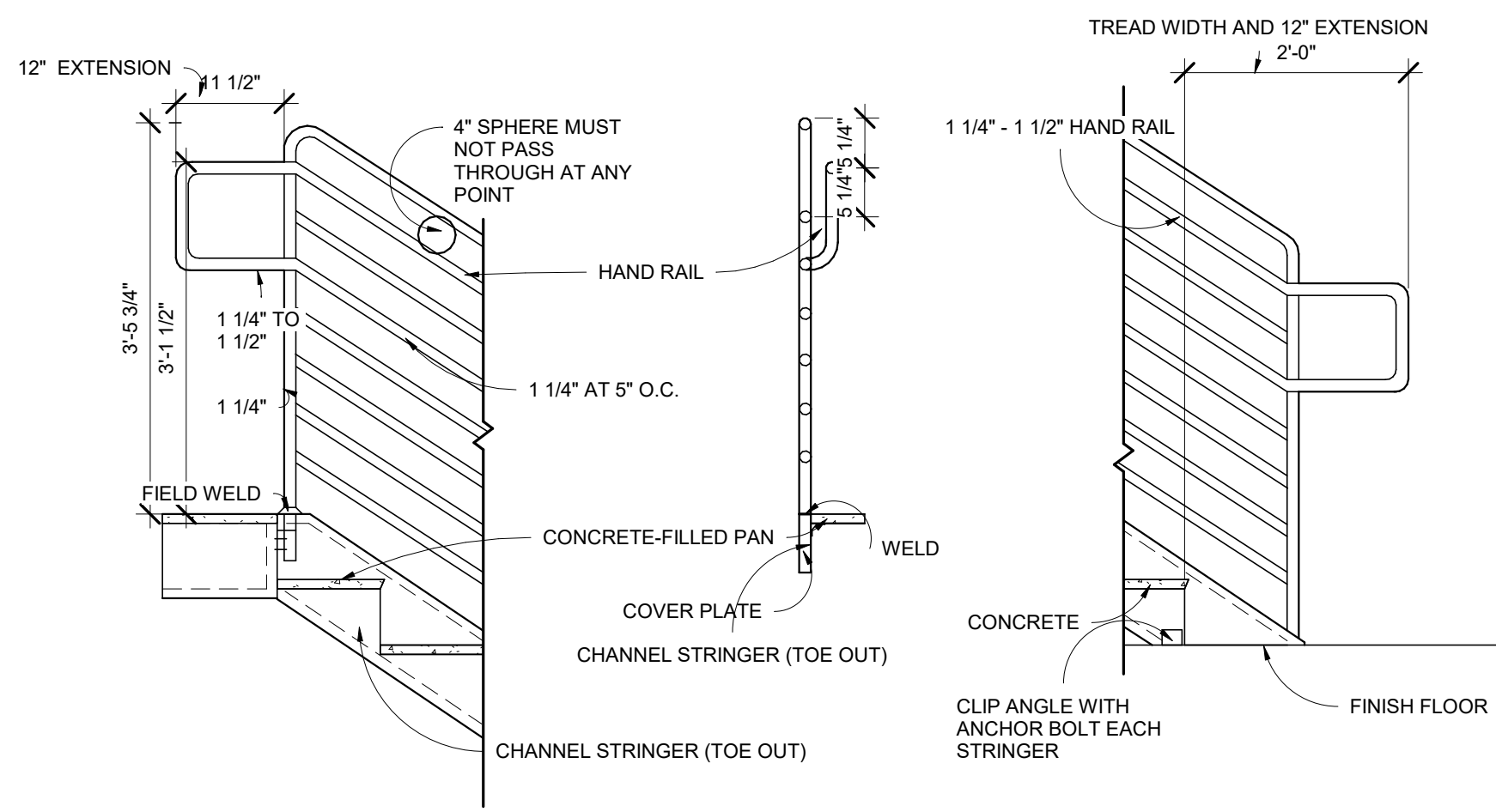
4 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



5 PUBLIC ACCESS STAIR DETAIL
SCALE: 1/4" = 1'-0"



7 STEEL STAIR RAILING DETAIL
SCALE: 3/4" = 1'-0"



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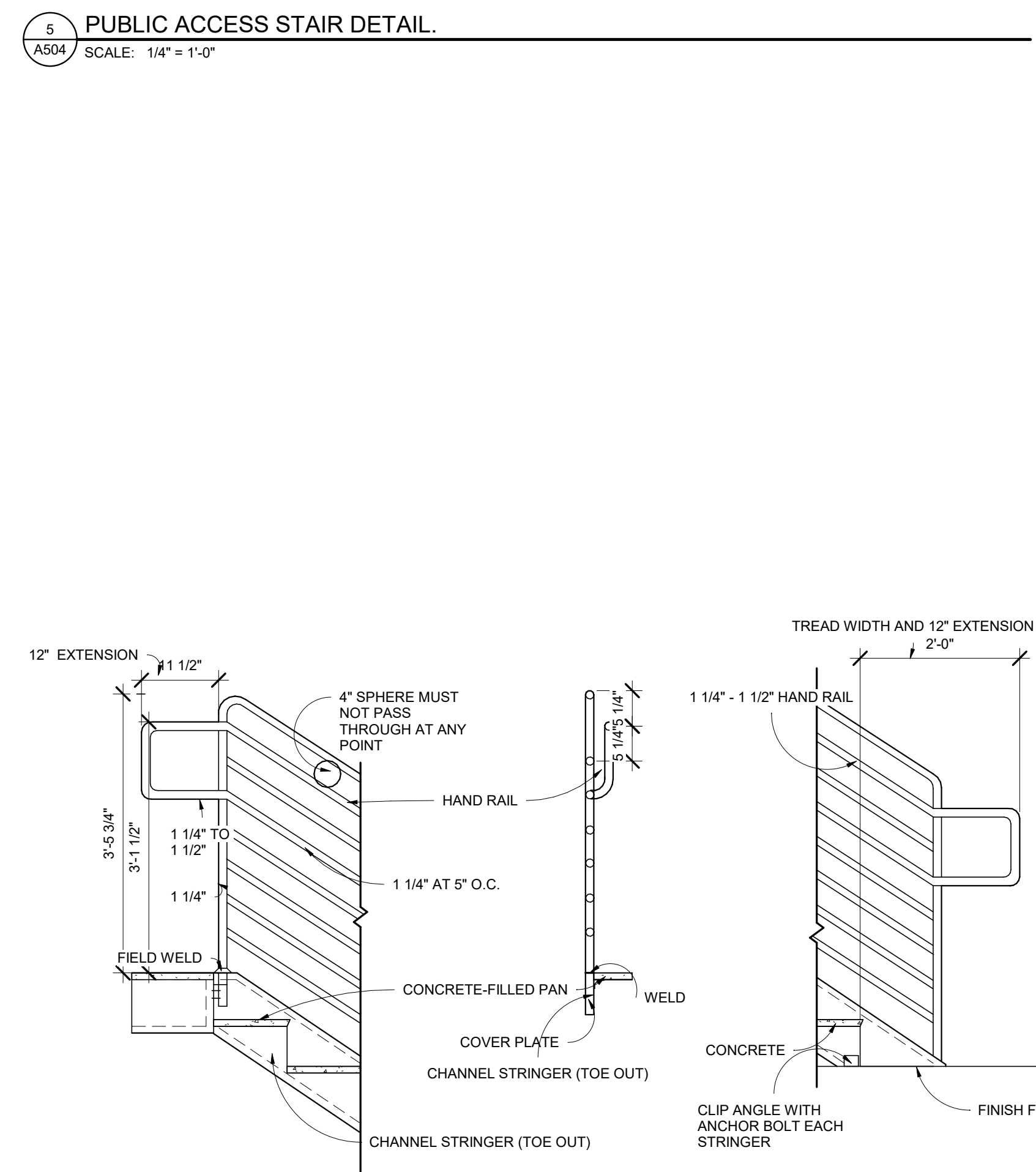
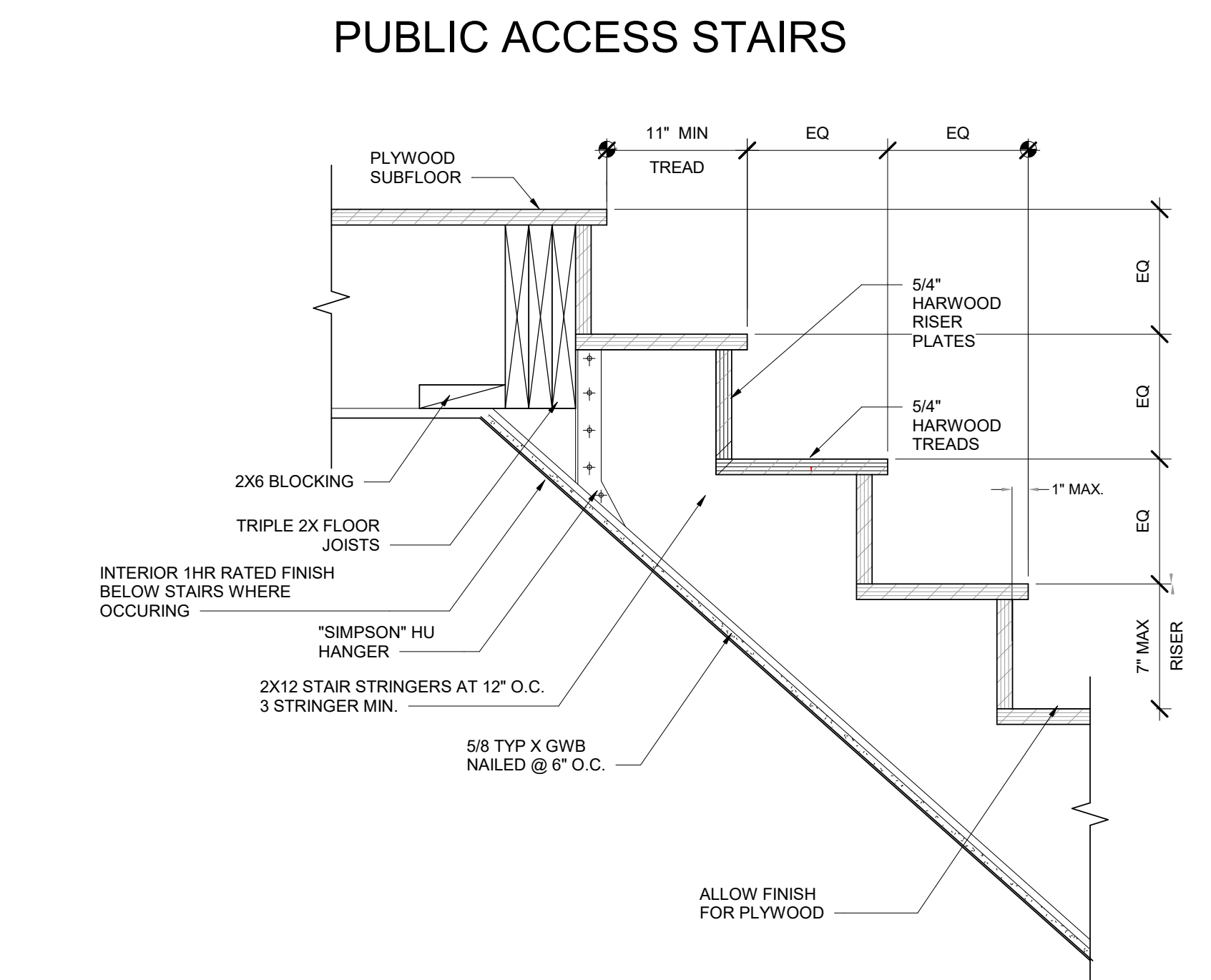
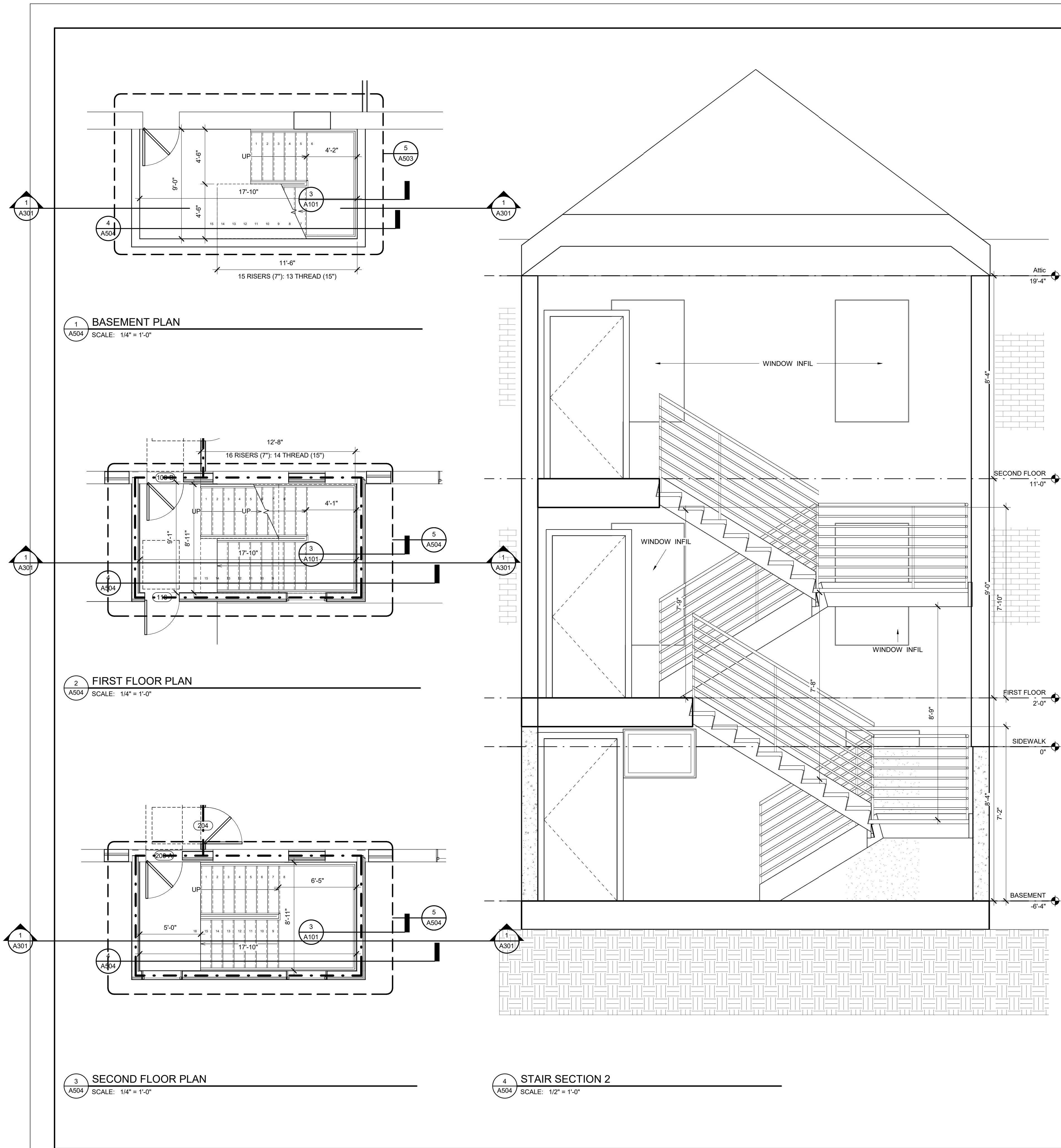
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STAIR 1 DETAILS

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LOCATION.

REV	DATE	DESCRIPTION

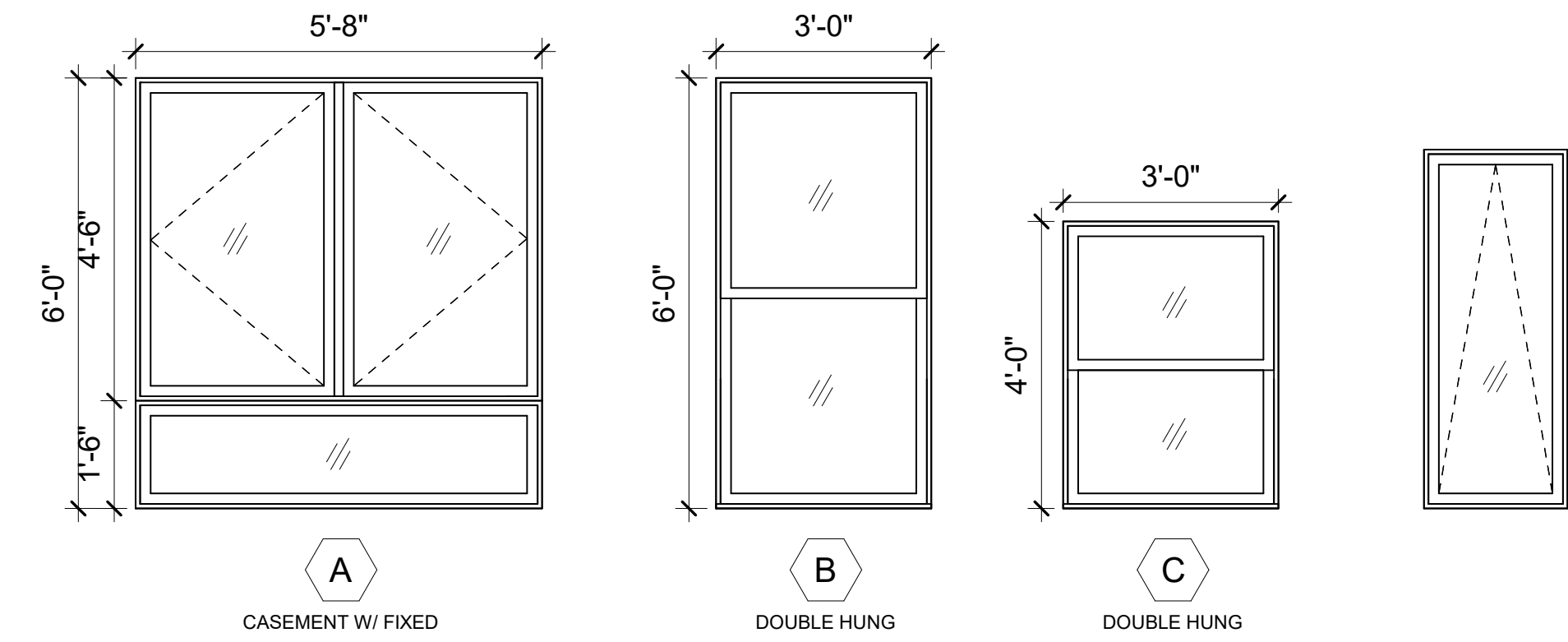
EARLY CHILDHOOD
CENTER
Lansdowne, PA. 19050

STAIR 2 DETAILS

Project number Project Number
Date Thursday , March 24, 2022
Drawn by Author
Checked by Checker

A504
Scale As indicated

WINDOW SCHEDULE										
NUMBER	TYPE	DESCRIPTION	UNIT DIMENSIONS				R.O.		REMARKS	
			HEIGHT	WIDTH	SILL HGT.	HEAD HGT.	HEIGHT	WIDTH		
49	D		4'-6"	2'-6"	1'-10"	6'-4"				
48	D		4'-6"	2'-6"	1'-10"	6'-4"				
5	B		5'-0"	3'-0"	2'-4"	7'-4"				
34	B		5'-0"	3'-0"	2'-4"	7'-4"				
33	B		5'-0"	3'-0"	2'-3 1/4"	7'-3 1/4"				
32	B		5'-0"	3'-0"	2'-4"	7'-4"				
11	B		5'-0"	3'-0"	2'-2"	7'-2"				
12	B		5'-0"	3'-0"	2'-2"	7'-2"				
30	B		5'-0"	3'-0"	2'-2"	7'-2"				
29	B		5'-0"	3'-0"	2'-3"	7'-3"				
26	B		4'-0"	3'-0"	3'-6"	7'-6"				
25	B		4'-0"	3'-0"	3'-6"	7'-6"				
24	B		4'-0"	3'-0"	3'-6"	7'-6"				
23	B		4'-0"	3'-0"	3'-6"	7'-6"				
21	B		4'-0"	3'-0"	3'-6"	7'-6"				
20	B		4'-0"	3'-0"	3'-6"	7'-6"				
18	B		4'-0"	3'-0"	3'-6"	7'-6"				
19	B		4'-0"	3'-0"	3'-6"	7'-6"				
17	B		4'-0"	3'-0"	3'-6"	7'-6"				
15	B		4'-0"	3'-0"	3'-6"	7'-6"				
16	B		4'-0"	3'-0"	3'-6"	7'-6"				
14	B		4'-0"	3'-0"	2'-6"	7'-6"				
13	B		5'-0"	4'-0"	2'-6"	7'-6"				
60	B		5'-0"	4'-0"	2'-4"	7'-4"				
59	B		5'-0"	3'-0"	2'-3"	7'-3"				
58	B		5'-0"	4'-0"	2'-6"	7'-6"				
56	B		5'-0"	3'-0"	2'-0"	7'-0"				
57	B		5'-0"	4'-0"	2'-4"	7'-4"				
54	B		5'-0"	3'-0"	2'-3"	7'-3"				
55	B		5'-0"	3'-0"	2'-4"	7'-4"				
53	B		5'-0"	3'-0"	2'-4"	7'-4"				
50	D		5'-5"	3'-0"	2'-7"	8'-0"				
51	D		5'-5"	3'-0"	2'-7"	8'-0"				
52	D		5'-5"	3'-0"	2'-7"	8'-0"				
47	D		5'-5"	3'-0"	2'-7"	8'-0"				
46	D		5'-5"	3'-0"	2'-7"	8'-0"				
45	D		5'-5"	3'-0"	2'-7"	8'-0"				
44	B		5'-0"	3'-0"	2'-5"	7'-5"				
45	B		5'-0"	3'-0"	2'-5"	7'-5"				
46	B		5'-0"	3'-0"	2'-5"	7'-5"				
47	B		5'-0"	3'-0"	2'-5"	7'-5"				
48	B		5'-0"	3'-0"	2'-5"	7'-5"				
28	B		5'-0"	3'-0"	2'-3"	7'-3"				
22	B		4'-0"	2'-6"	3'-6"	7'-6"				
62	B		4'-0"	2'-6"	3'-5 3/4"	7'-5 3/4"				
65	B		4'-0"	2'-6"	3'-5 3/4"	7'-5 3/4"				
68	B		4'-0"	2'-6"	3'-5 3/4"	7'-5 3/4"				
71	B		4'-0"	2'-6"	3'-5 3/4"	7'-5 3/4"				
103	B		4'-8"	3'-0"	2'-8"	7'-4"				
76	B		5'-0"	3'-0"	2'-4"	7'-4"				
75	B		5'-0"	3'-0"	2'-5"	7'-5"				
79	B		5'-0"	3'-0"	2'-4"	7'-4"				
70	B		5'-0"	3'-0"	2'-4"	7'-4"				
71	B		5'-0"	3'-0"	2'-4"	7'-4"				
80	B		5'-0"	3'-0"	2'-4"	7'-4"				
73	B		5'-0"	3'-0"	2'-4"	7'-4"				
70	B		5'-0"	3'-0"	2'-5 3/4"	7'-5 3/4"				
69	B		5'-0"	3'-0"	2'-5 3/4"	7'-5 3/4"				
67	B		5'-0"	3'-0"	2'-5 3/4"	7'-5 3/4"				
66	B		5'-0"	3'-0"	2'-5 3/4"	7'-5 3/4"				
64	B		5'-0"	3'-0"	2'-5 3/4"	7'-5 3/4"				
63	B		5'-0"	3'-0"	2'-5 3/4"	7'-5 3/4"				
61	B		5'-0"	3'-0"	2'-5 3/4"	7'-5 3/4"				



ALL GLAZED FENESTRATION TO HAVE A MAXIMUM U-FACTOR OF 0.35 AND SHGC OF 0.40

WINDOW TYPES

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

WINDOW SCHEDULE										
NUMBER	TYPE	DESCRIPTION	UNIT DIMENSIONS				R.O.		REMARKS	
			HEIGHT	WIDTH	SILL HGT.	HEAD HGT.	HEIGHT	WIDTH		
113	B		5'-0"	3'-0"	2'-4"	7'-4"				
112	B		5'-0"	3'-0"	2'-4"	7'-4"				
111	B		5'-0"	3'-0"	2'-4"	7'-4"				
110	B		5'-0"	3'-0"	2'-4"	7'-4"				
108	B		5'-0"	3'-0"	2'-4"	7'-4"				
105	B		5'-0"	3'-0"	2'-4"	7'-4"				
98	B		5'-0"	3'-0"	2'-4"	7'-4"				
99	B		5'-0"	3'-0"	2'-4"	7'-4"				
100	B		5'-0"	3'-0"	2'-4"	7'-4"				
96	B		5'-0"	3'-0"	2'-5"	7'-5"				
95	B		5'-0"	3'-0"	2'-5"	7'-5"				
94	B		5'-0"	3'-0"	2'-5"	7'-5"				
93	B		5'-0"	3'-0"	2'-3"	7'-3"				
93	B		5'-0"	3'-0"	2'-5"	7'-5"				
101	B		5'-0"	3'-0"	2'-0"	7'-0"				
102	B		5'-0"	3'-0"	2'-4"	7'-4"				
97	B		5'-0"	3'-0"	2'-0"	7'-0"				
74	B		5'-0"	3'-0"	2'-5"	7'-5"				
73	B		4'-8"	3'-0"	-2"	4'-6"				
100	B		5'-0"	3'-0"	2'-3"	7'-3"				
101	B		5'-0"	3'-0"	2'-3"	7'-3"				
102	B		5'-0"	3'-0"	2'-3"	7'-3"				
104	B		5'-0"	3'-0"	2'-4"	7'-4"				
106	B		5'-0"	3'-0"	2'-4"	7'-4"				
78	C		6'-11 1/2"	3'-4"	1/2"	7'-0"	6'-0"	3'-0"		
84	C		6'-11 1/2"	3'-4"	1/2"	7'-0"	6'-0"	3'-0"		
72	B		4'-8"	3'-0"	2'-9 3/4"	7'-5 3/4"				
77	C		6'-11 1/2"	3'-4"	1/2"	7'-0"	6'-0"	3'-0"		
31	C		6'-11 1/2"	3'-4"	-3/4"	6'-10 3/4"	6'-0"	3'-0"		
92	C		6'-11 1/2"	3'-4"	0"	6'-11 1/2"	6'-0"	3'-0"		
91	C		6'-11 1/2"	3'-4"	9'-0"	15'-11 1/2"	6'-0"	3'-0"		
44	C		6'-11 1/2"	3'-4"	-1"	6'-10 1/2"	6'-0"	3'-0"		
43	C		6'-11 1/2"	3'-4"	-1"	6'-10 1/2"	6'-0"	3'-0"		
83	C		6'-11 1/2"	3'-4"	1/2"	7'-0"	6'-0"	3'-0"		
86	C		6'-11 1/2"	3'-4"	1/2"	7'-0"	6'-0"	3'-0"		
85	C		6'-11 1/2"	3'-4"	1/2"	7'-0"	6'-0"	3'-0"		
88	C		6'-11 1/2"	3'-4"	1/2"	7'-0"	6'-0"	3'-0"		
87	C		6'-11 1/2"	3'-4"	1/2"	7'-0"	6'-0"	3'-0"		
90	C		6'-11 1/2"	3'-4"	1/2"	7'-0"	6'-0"	3'-0"		
89	C		6'-11 1/2"	3'-4"	1/2"	7'-0"	6'-0"	3'-0"		
38	C		6'-11 1/2"	3'-4"	1/2"	7'-0"	6'-0"	3'-0"		
37	C		6'-11 1/2"	3'-4"	1/2"	7'-0"	6'-0"	3'-0"		
40	C		6'-11 1/2"	3'-4"	1/2"	7'-0"	6'-0"	3'-0"		
39	C		6'-11 1/2"	3'-4"	1/2"	7'-0"	6'-0"	3'-0"		
42	C		6'-11 1/2"	3'-4"	1/2"	7'-0"	6'-0"	3'-0"		
41	C		6'-11 1/2"	3'-4"	1/2"	7'-0"	6'-0"	3'-0"		
82	C		6'-11 1/2"	3'-4"	1/2"	7'-0"	6'-0"	3'-0"		
81	C		6'-11 1/2"	3'-4"	1/2"	7'-0"	6'-0"	3'-0"		
36	C		6'-11 1/2"	3'-4"	1/2"	7'-0"	6'-0"	3'-0"		
35	C		6'-11 1/2"	3'-4"	1/2"	7'-0"	6'-0"	3'-0"		
6	A		2'-0"	3'-0"	5'-0 3/4"	7'-0 3/4"				
5	A		2'-0"	3'-0"	5'-1 3/4"	7'-1 3/4"				
7	A		2'-0"	3'-0"	5'-1"	7'-1"				
4	A		2'-0"	3'-0"	5'-1"	7'-1"				
3	A		2'-0"	3'-0"	5'-1 1/2"	7'-1 1/2"				
2	A		2'-0"	3'-0"	4'-11"	6'-11"				
1	A		2'-0"	3'-0"	4'-10 1/2"	6'-10 1/2"				
8	A		2'-0"	3'-0"	5'-0 3/4"	7'-0 3/4"				
9	A		2'-0"	3'-0"	5'-2"	7'-2"				
10	A		2'-0"	3'-0"	5'-1 1/4"	7'-1 1/4"				
12	A		2'-0"	3'-0"	5'-2"	7'-2"				
11	B		4'-8"	3'-0"	2'-5 3/4"	7'-1 3/4"				

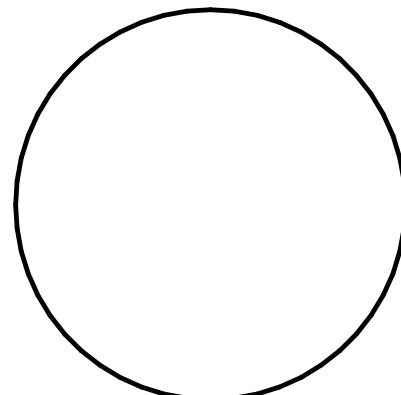
DOOR SCHEDULE					
NUMBER	PANEL		Fire Rating	Description	REMARKS
	WIDTH	HEIGHT			
101	2'-10"	6'-8"			
102	3'-0"	6'-8"			
103	3'-0"	6'-8"			
104	3'-0"	6'-8"			
105	2'-6"	6'-8"			
106-A	3'-0"	6'-8"			
106-B	3'-0"	6'-8"			
106-C	6'-0"	6'-10"			
106-D	3'-0"	7'-0"	1 HR	FLUSH	
107	3'-0"	6'-8"			
108	2'-10"	6'-8"			
109	3'-0"	6'-8"			
110	2'-10"	6'-8"			
111	6'-0"	6'-8"			
112	3'-0"	6'-8"			
113	3'-0"	6'-8"			
114	2'-10"	6'-8"			
115	3'-0"	6'-8"			
116	2'-10"	6'-8"			
201	3'-0"	6'-8"			
202	3'-0"	6'-8"			
203	3'-0"	6'-8"			
204	3'-0"	6'-8"			
205	3'-0"	6'-8"			
206-A	3'-0"	6'-8"			
206-B	3'-0"	6'-8"			
207	3'-0"	6'-8"			
208	3'-0"	6'-8"			
209	3'-0"	6'-8"			
210	3'-0"	6'-8"			
211	3'-0"	6'-8"			
212	3'-0"	6'-8"			
213	3'-0"	6'-8"			
214	3'-0"	6'-8"			
B01	5'-8"	6'-8"			
B02-A	3'-0"	6'-8"			
B03	5'-8"	6'-8"			
B04	5'-8"	6'-8"			
B05	5'-8"	6'-8"			
B06	5'-8"	6'-8"			
B07	3'-0"	7'-0"	1 HR	FLUSH	
EX	3'-0"	7'-0"			



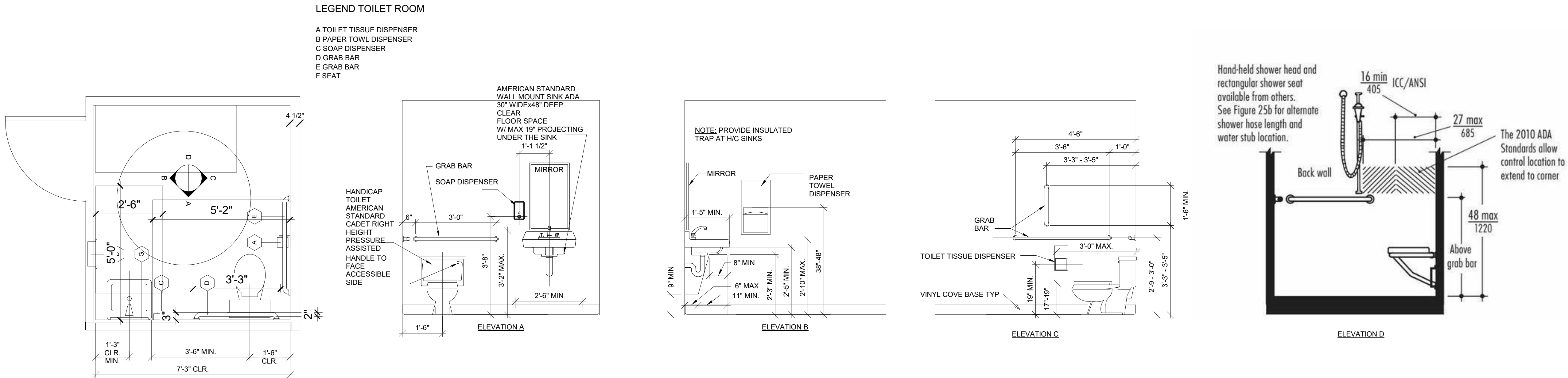
PLATO
MARINAKOS, JR.
ARCHITECT, LLC

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



1 Div. 01-009 - BATHROOM TYPE A
A800 SCALE: 1/2" = 1'-0"



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ARCHITECT SEAL MUST BE IN RED INK

OWNER Dr. Adam
Vision Academy Charter School

ONE CALL #:



ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR CONTRACTOR PRICING

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.

REV	DATE	DESCRIPTION

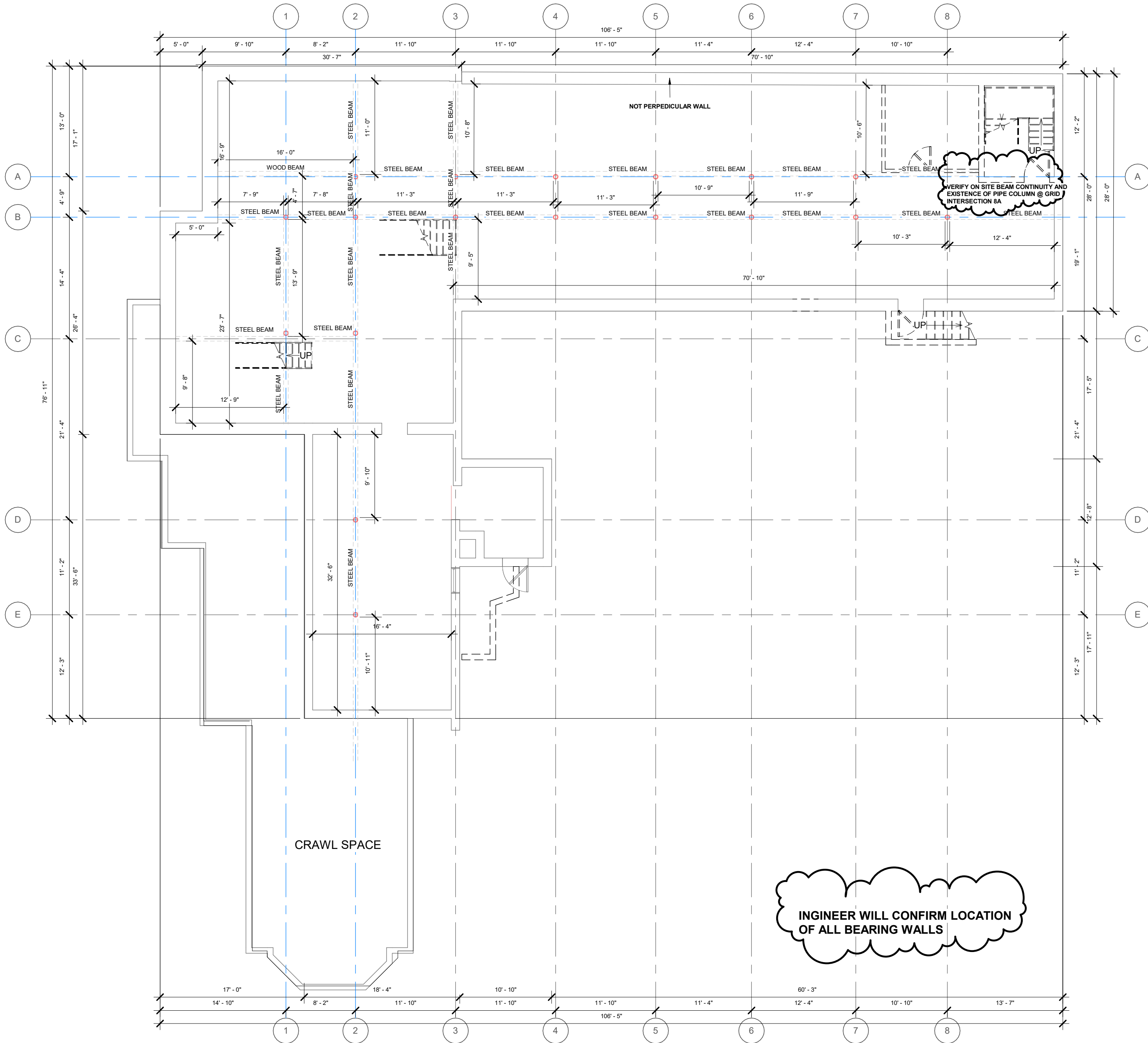
EARLY CHILDHOOD
CENTER
Lansdowne, PA. 19050

ADA UNIT DETAILS

Project number	Project Number
Date	Thursday , March 24, 2022
Drawn by	Author
Checked by	Checker

A800

Scale 1/2" = 1'-0"



1 BASEMENT DEMOLITION PLAN
D 100 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, WORK 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:
FLOOR FINISH REMOVE ENTIRELY, INCLUDING PADDING. REMOVE REMAINING GLUE RESIDUE AND PATCH AS NECESSARY FOR NEW FINISH.
VINYL: REMOVE ENTIRELY AFTER MATERIAL HAS BEEN TESTED FOR CEMENTS. REMOVE GLUE OR GROUT RESIDUE. PATCH AS NECESSARY TO PROVIDE LEVEL SURFACE.
SURFACIC TILE: REMOVE ENTIRELY. PATCH AND REPAIR FLOORS WITH A LATEX LEVELING COMPOUND TO PRODUCE A SMOOTH, LEVEL TO RECEIVE NEW FINISHES.
- THE CONTRACTOR SHALL REMOVE EXISTING FINISHES, INCLUDING CERAMIC TILE, NEW FINISHES, VENEER, 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 RELOCATED AND REROUTED TO BE CONCEALED BEHIND FINISHED SURFACES.
- ASSOCIATION BUILDING PLUMBING SERVICES TO BE SHUTDOWN PRIOR TO DEMOLITION WORK. SHUT DOWN(S) SHALL BE COORDINATED WITH THE OWNER AND CONDOMINIUM 10.
- 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

DEMOLITION LEGEND

-
- REMOVE EXISTING WALL CONSTRUCTION, SHOWN WITH DASHED LINES, IN ITS ENTIRETY FROM FLOOR TO STRUCTURE ABOVE INCLUDING DOORS, DOOR FRAMES, WALL BASE, ASSOCIATED ELEC. / MECH. WORK, ETC. PREPARE AREA FOR NEW CONSTRUCTION.
- REMOVE EXISTING CASEWORK, COUNTERS, SHELVING, EQUIPMENT AND SUPPORTS, SHOWN WITH DASHED LINES.
- REMOVE EXISTING PLUMBING FIXTURES, SHOWN WITH DASHED LINES. EXISTING PIPING SHALL BE CAPPED AS INDICATED ON THE PLUMBING DRAWINGS. ANY FLOOR PENETRATIONS DUE TO THE REMOVAL OF PIPING ARE TO BE FILLED AS NOTED IN THE CUTTING AND PATCHING GENERAL NOTES.

NOTE:

- NO EXTERIOR MODIFICATIONS ON ELEVATIONS
- NO MODIFICATIONS TO BEARING WALLS
- REMOVE ALL MECHANICAL, ELECTRICAL AND PLUMBING FIXTURES

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

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, REPAIR 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 SLAB 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 UN-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 RATING.



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PROGRESS SET
NOT FOR
CONSTRUCTION

ARCHITECT SEAL MUST BE IN RED INK

OWNER Dr. Adam
Vision Academy Charter School

ONE CALL #:



ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR CONTRACTOR PRICING

CLIENT IS REQUIRED TO CHECK (X) ONE BOX
☒ 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.

REV	DATE	DESCRIPTION

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 Marinkos, 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.

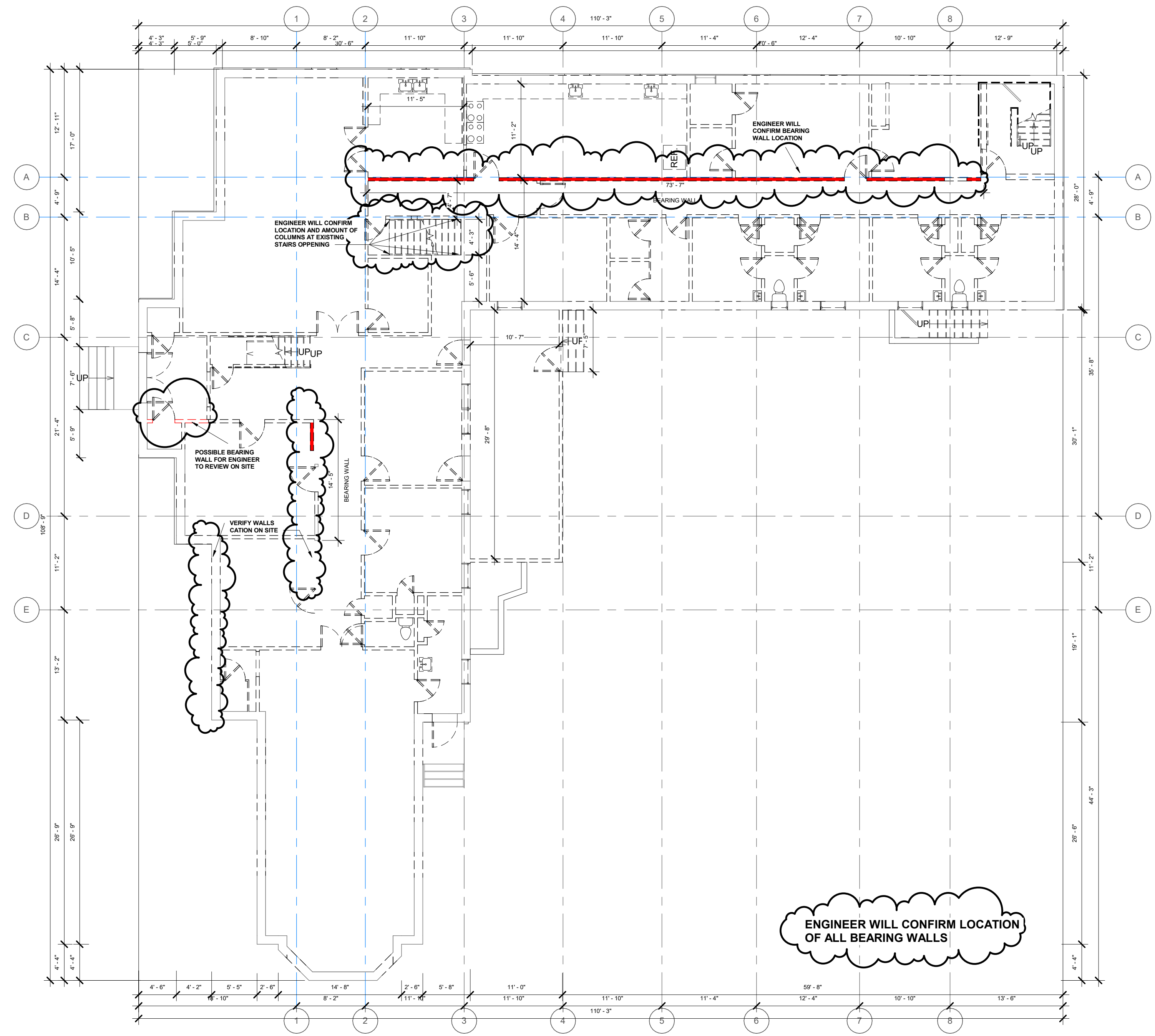
EARLY CHILDHOOD
CENTER
Lansdowne, PA. 19050

DEMOLITION PLAN - BASEMENT

Project number	Project Number
Date	Thursday, March 24, 2022
Drawn by	Author
Checked by	Checker

D 100

Scale As indicated



1 FIRST FLOOR DEMOLITION PLAN
D 101 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, WORK 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:
FLOOR FINISH REMOVE ENTIRELY, INCLUDING PADDING. REMOVE REMAINING GLUE RESIDUE AND PATCH AS NECESSARY FOR NEW FINISH.
VINYL: REMOVE ENTIRELY AFTER MATERIAL HAS BEEN TESTED FOR CEMENTS. REMOVE GLUE OR GROUT RESIDUE. PATCH AS NECESSARY TO PROVIDE LEVEL SURFACE.
SURFACIC TILE: REMOVE ENTIRELY. PATCH AND REPAIR FLOORS WITH A LATEX LEVELING COMPOUND TO PRODUCE A SMOOTH, LEVEL TO RECEIVE NEW FINISHES.
- THE CONTRACTOR SHALL REMOVE EXISTING FINISHES, INCLUDING CERAMIC TILE, NEW FINISHES, VENEER, 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.
- ASSOCIATION BUILDING PLUMBING SERVICES TO BE SHUTDOWN PRIOR TO DEMOLITION WORK. SHUT/DOWN(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

DEMOLITION LEGEND

-
- REMOVE EXISTING WALL CONSTRUCTION, SHOWN WITH DASHED LINES, IN ITS ENTIRETY FROM FLOOR TO STRUCTURE ABOVE INCLUDING DOORS, DOOR FRAMES, WALL BASE, ASSOCIATED ELEC. / MECH. WORK, ETC. PREPARE AREA FOR NEW CONSTRUCTION.
- REMOVE EXISTING CASEWORK, COUNTERS, SHELVING, EQUIPMENT AND SUPPORTS, SHOWN WITH DASHED LINES.
- REMOVE EXISTING PLUMBING FIXTURES, SHOWN WITH DASHED LINES. EXISTING PIPING SHALL BE CAPPED AS INDICATED ON THE PLUMBING DRAWINGS. ANY FLOOR PENETRATIONS DUE TO THE REMOVAL OF PIPING ARE TO BE FILLED AS NOTED IN THE CUTTING AND PATCHING GENERAL NOTES.

- NOTE:**
- NO EXTERIOR MODIFICATIONS ON ELEVATIONS
 - NO MODIFICATIONS TO BEARING WALLS
 - REMOVE ALL MECHANICAL, ELECTRICAL AND PLUMBING FIXTURES

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

CUTTING AND PATCHING GENERAL NOTES

- WHERE EXISTING CONSTRUCTION TO REMAIN IS DAMAGE BY THE REMOVAL OF EXISTING CONSTRUCTION OR ANY OTHER WORK PERFORMED UNDER THIS CONTRACT. THE CONTRACTOR SHALL PATCH, REPAIR 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 SLAB 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 UN-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 RATING.



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PROGRESS SET
NOT FOR
CONSTRUCTION

ARCHITECT SEAL MUST BE IN RED INK

OWNER Dr. Adam
Vision Academy Charter School

ONE CALL #:



ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR CONTRACTOR PRICING

CLIENT IS REQUIRED TO CHECK (X) ONE BOX
☒ 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.

REV	DATE	DESCRIPTION

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 Marinkos, 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.

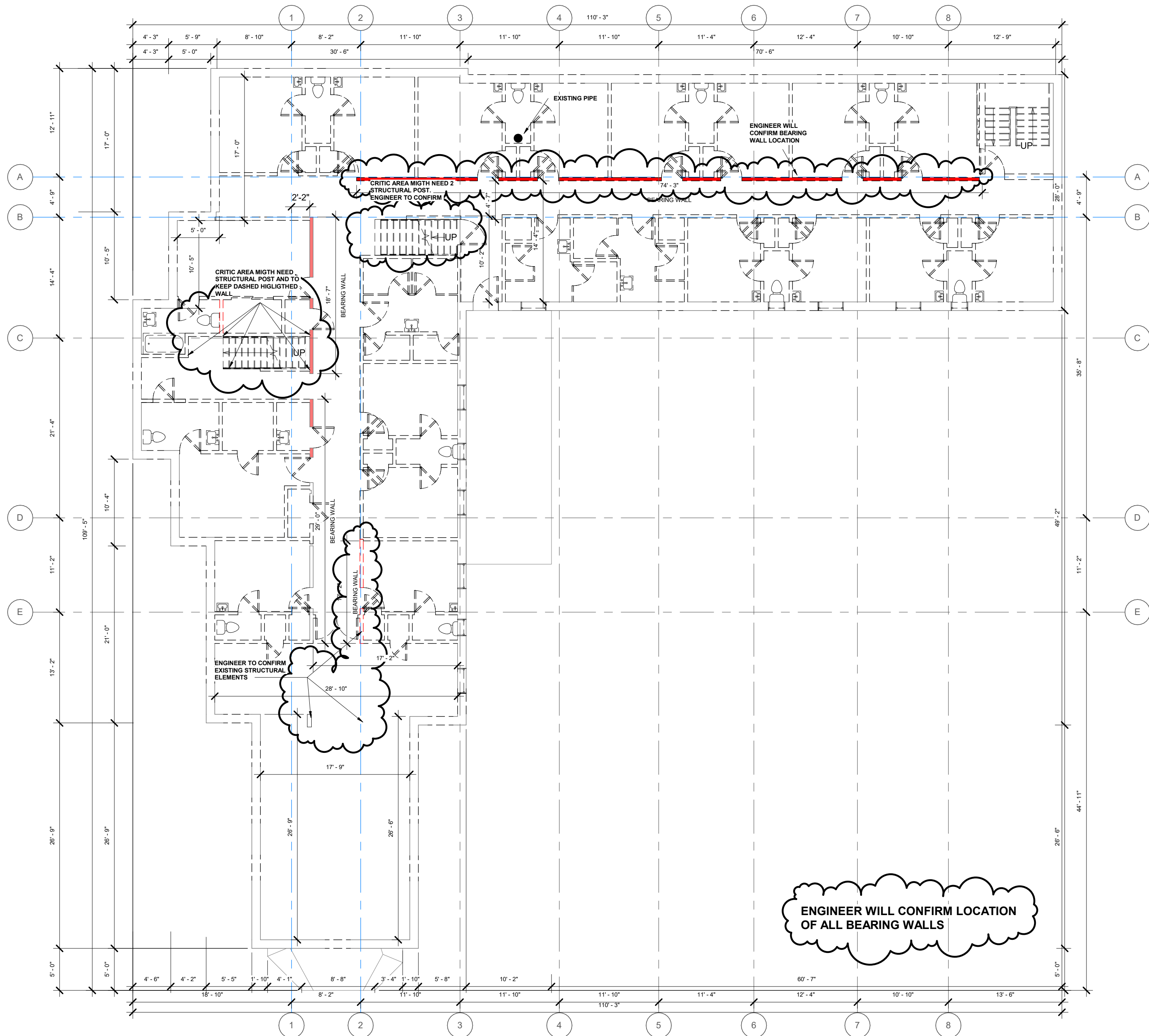
EARLY CHILDHOOD
CENTER
Lansdowne, PA. 19050

DEMOLITION PLAN - FIRST FLOOR

Project number	Project Number
Date	Thursday, March 24, 2022
Drawn by	Gregory Gordon
Checked by	Checker

D 101

Scale As indicated



1 SECOND FLOOR DEMOLITION PLAN
D 102 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, WORK 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:
FLOOR FINISH REMOVE ENTIRELY, INCLUDING PADDING. REMOVE REMAINING GLUE RESIDUE AND PATCH AS NECESSARY FOR NEW FINISH.
VINYL: REMOVE ENTIRELY AFTER MATERIAL HAS BEEN TESTED FOR CEMENTS. REMOVE GLUE OR GROUT RESIDUE. PATCH AS NECESSARY TO PROVIDE LEVEL SURFACE.
SURFACIC TILE: REMOVE ENTIRELY. PATCH AND REPAIR FLOORS WITH A LATEX LEVELING COMPOUND TO PRODUCE A SMOOTH, LEVEL TO RECEIVE NEW FINISHES.
- THE CONTRACTOR SHALL REMOVE EXISTING FINISHES, INCLUDING CERAMIC TILE, NEW FINISHES, VERN, 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.
- ASSOCIATION BUILDING PLUMBING SERVICES TO BE SHUTDOWN PRIOR TO DEMOLITION WORK. SHUTDOWN(S) SHALL BE COORDINATED WITH THE OWNER AND CONDOMINIUM BOARD.
- 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

DEMOLITION LEGEND

- REMOVE EXISTING WALL CONSTRUCTION, SHOWN WITH DASHED LINES, IN ITS ENTIRETY FROM FLOOR TO STRUCTURE ABOVE INCLUDING DOORS, DOOR FRAMES, WALL BASE, ASSOCIATED ELEC. / MECH. WORK, ETC. PREPARE AREA FOR NEW CONSTRUCTION.
- REMOVE EXISTING CASEWORK, COUNTERS, SHELVING, EQUIPMENT AND SUPPORTS, SHOWN WITH DASHED LINES.
- REMOVE EXISTING PLUMBING FIXTURES, SHOWN WITH DASHED LINES. EXISTING PIPING SHALL BE CAPPED AS INDICATED ON THE PLUMBING DRAWINGS. ANY FLOOR PENETRATIONS DUE TO THE REMOVAL OF PIPING ARE TO BE FILLED AS NOTED IN THE CUTTING AND PATCHING GENERAL NOTES.

NOTE:

- NO EXTERIOR MODIFICATIONS ON ELEVATIONS
- NO MODIFICATIONS TO BEARING WALLS
- REMOVE ALL MECHANICAL, ELECTRICAL AND PLUMBING FIXTURES

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.
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- 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 TO 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.
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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, REPAIR 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 SLAB 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 RATING.



PLATO
MARINAKOS, JR.
ARCHITECT, LLC

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267-866-0931 DIRECT
plato@plato-studio.com

PROGRESS SET
NOT FOR
CONSTRUCTION

ARCHITECT SEAL MUST BE IN RED INK

OWNER Dr. Adam
Vision Academy Charter School

ONE CALL #:



ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR CONTRACTOR PRICING

CLIENT IS REQUIRED TO CHECK (X) ONE BOX
☒ 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.

REV	DATE	DESCRIPTION

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 Marinkos, 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.

EARLY CHILDHOOD
CENTER
Lansdowne, PA. 19050

DEMOLITION PLAN - SECOND FLOOR

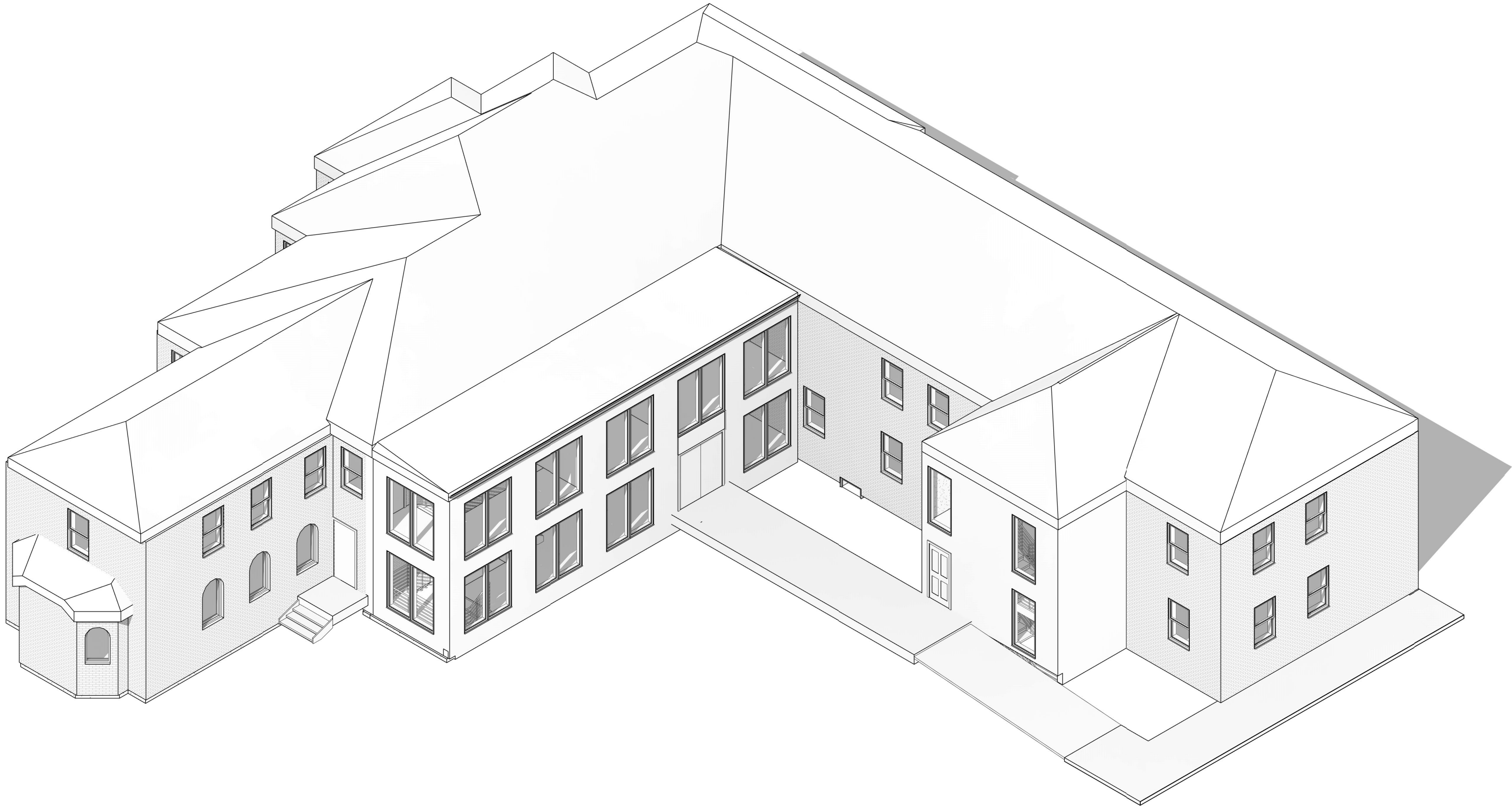
Project number Project Number
Date Thursday, March 24, 2022
Drawn by Author
Checked by Checker

D 102

Scale As indicated



1 Eye Level View
V100 SCALE:



2 Bird's eye view
V100 SCALE:



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CLIENT IS REQUIRED TO
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ONLY

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REV	DATE	DESCRIPTION

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CENTER
Lansdowne, PA. 19050

3D VIEWS

Project number	Project Number
Date	Thursday , March 24, 2022
Drawn by	Author
Checked by	Checker

V100

Scale