

POINT BREEZE SCATTERED SITES REHABS

PHILADELPHIA REDEVELOPMENT AUTHORITY RENOVATIONS TO 2325 WATKINS STREET, PHILADELPHIA, PA

CODE INFORMATION

- CITY OF PHILADELPHIA ZONING CODE:**
 - ZONING DISTRICT RSA-5
 - BUILDING USE: SINGLE-FAMILY RESIDENCE
 - MIN. LOT WIDTH: 16'-0"
 - MIN. LOT AREA: 1440 SF
 - MIN. % OPEN SPACE: 30% (INTERMEDIATE), 20% (CORNER)
 - FRONT SETBACK: MATCH EX'G. ADJACENT BUILDINGS, 3RD STORY SETBACK MUST BE 8'-0" FROM PROPERTY LINE IF BOTH IMMEDIATELY ADJACENT STRUCTURES ARE TWO STORIES IN HEIGHT.
 - REAR YARD: THE GREATER OF 9FT OR 20% OF LOT DEPTH
 - HEIGHT: 38 FT
- INTERNATIONAL BUILDING CODE + INTERNATIONAL RESIDENTIAL CODE, 2009:**
 - USE GROUP: RESIDENTIAL R3
 - CONSTRUCTION TYPE: VB
 - FIRE DISTRICT: CITY OF PHILADELPHIA
 - CONSTRUCTION TYPE PERMITTED WITHIN FIRE DISTRICT: YES
 - BUILDING HEIGHT & FIRE AREA LIMITATIONS

CONSTRUCTION USE GROUP	ALLOWABLE CLASSIFICATION	ALLOWABLE AREA S.F.	ALLOWABLE HEIGHT
R3	TYPE VB	UNLIMITED	3 STORIES

 - BASEMENTS, HABITABLE SLEEPING ATTICS & SLEEPING ROOMS EMERGENCY EGRESS WINDOW SIZE REQUIREMENTS:
 - MIN. NET CLEAR OPENING = 5.7 SF (5.0 SF ON GRADE FLOOR)
 - MIN. NET CLEAR OPENING HEIGHT = 24 INCHES
 - MIN. NET CLEAR OPENING WIDTH = 20 INCHES
 - MAX. SILL HEIGHT = 44 INCHES
 - STAIR REQUIREMENTS:
 - MAX. RISER = 8 1/4 INCHES, MIN. TREAD 9 INCHES, MIN. WIDTH = 36 MAX. RISER VARIATION 3/8 INCH
 - MIN. CLEAR HEADROOM = 6'-8" APPROX. 3/4" NOSING PROJECTION FOR CLOSED RISERS.
 - HANDRAILS - REQUIRED ON ONE SIDE ONLY
 - MIN. HEIGHT = MEASURED ABOVE NOSING: 34 INCHES, MAX. HEIGHT = 38 INCHES.
 - GUARDRAILS - REQUIRED FOR STAIRS, PORCHES, BALCONIES, OR RAISED FLOORS MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
 - MIN. HEIGHT = 36 INCHES MIN. AT BALCONIES AND FLOORS, 34" INCHES MIN. ABOVE NOSING OF STAIRS.
 - MAX. OPENING BETWEEN INTERMEDIATE RAILS 4 INCHES
 - SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN IMMEDIATE VICINITY OF BEDROOM/SLEEPING AREAS, IN ALL BEDROOMS, WITHIN EACH STORY INCLUDING THE BASEMENT.

LOCATION MAP (NTS)



SYMBOL KEY

+ 461.0	EXISTING SPOT ELEVATION	100-A	DOOR/OPENING NUMBER
TB-2	TEST BORING	2'8"	NEW DOOR/DOOR SIZE
HIGH POINT OF ROOF EL. 20'-0"	LEVEL LINE	A1	REVISION NUMBER
2	COLUMN CENTER LINE	EXISTING CONSTRUCTION	
F1, F2, F3, F4 A1.1	INTERIOR ELEVATIONS	NEW CONSTRUCTION	
F1 A1.1	WALL SECTION	CENTER LINE, FLOOR LINE	
F1 A1.1	BUILDING SECTION	PROPERTY LINE	
I A1.1	DETAIL REFERENCE	OVERHEAD CONDITIONS	
F1 A1.1	ELEVATION	ITEMS TO BE DEMOLISHED	
BEDROOM ROOM NAME CPT FLOOR FINISH		BREAK LINE	
DOORS & WINDOWS		DIMENSION TO CENTER LINE	
EXISTING DOOR		5'	DIMENSION LINE
PARTITION TYPE SEE SHEET A2.0		I	EQUIPMENT NUMBER
WINDOW TYPE		2 3/4"	ANGLE
ROOF VENT		R	PLATE
		C	CENTER LINE
		R 3/4"	RADIUS POINT
		I	SPECIAL NOTE
		H	HOSE BIB

- BUILDING AREAS:**

	GSF	NSF	# BEDROOMS	# BATHROOMS
BASEMENT:	(498 S.F.)			
FIRST FL:	498 S.F.	405 S.F.	2	x
SECOND FL:	527 S.F.	433 S.F.		i
TOTAL:	1523 S.F.	820 S.F.	2	i

ABBREVIATIONS

AB ANCHOR BOLT	EA EACH	LAM LAMINATED	SCHED SCHEDULE
ABV ABOVE	EJ EXPANSION JOINT	LT LIGHT	SC SOLID CORE
ACT ACOUSTIC CEILING TILE	ELEC ELECTRIC(AL)	LVR LOUVER	SF SQUARE FEET
ADJ ADJACENT	EL ELEVATION	MANUF MANUFACTURE(R)	SHT SHEET
AFF ABOVE FINISHED FLOOR	ELEV ELEVATOR/ELEVATION	MAT MATERIAL	SIM SIMILAR
ALUM ALUMINUM	EQ EQUAL	MECH MECHANICAL	SL SEALANT
ACP ACOUSTIC CEILING PANELS	EST ESTIMATED	MTL METAL	SL & BR SEALANT & BACKER ROD
ARCH ARCHITECT(URAL)	ETR EXISTING TO REMAIN	MO MASONRY OPENING	SLF SHEET LINOLEUM FLOORING
@ AT	EWC EXHAUST COOLER	MR MOISTURE RESISTANT	SP SUMP PUMP
BACKSPL BACKSPASH	EXG EXISTING	MRBL MARBLE	SPECS SPECIFICATIONS
BD BOARD	EXH EXHAUST	MSNRY MASONRY	STC SOUND TRANSMISSION CLASS
BTWN BETWEEN	EXT EXTERIOR	MTD MOUNTED	STD STANDARD
BLDG BUILDING	FD FLOOR DRAIN	NEC NECESSARY	STL STEEL
BLK BLOCK	FE FIRE EXTINGUISHER	NIC NOT IN CONTRACT	STN STONE
BLKG BLOCKING	FEC FIRE EXTINGUISHER CABINET	NO NUMBER	SSTL STAINLESS STEEL
BO BOTTOM OF	FIN FINISH(ED)	NRC NOISE REDUCTION COEFFICIENT	STRUC STRUCTURE(AL)
BOC BOTTOM OF CURB	FLD FIELD	NTS NOT TO SCALE	SUSP SUSPEND(ED)
BOT BOTTOM	FLG FLASHING	OC ON CENTER	SVF SHEET VINYL FLOORING
BRK BRICK	FLR FLOOR	OD OUTSIDE DIAMETER	T TREAD
BSMT BASEMENT	FO FACE OF	OPPHD OPPOSITE HAND	TA TOILET ACCESSORY
BUR BUILT UP ROOFING	FR FRAME	OPNG OPENING	TEMP TEMPORARY
CAB CABINET	FRT FLAME RETARDANT TREATED	ORIG ORIGINAL	THK THICK/THICKNESS
CB CATCH BASIN	FRTG FIRE RATING	PERF PERFORATED	THRES THRESHOLD
CEM CEMENT	FUR FURRING	PL PLATE	TO TOP OF
CER CERAMIC	GA GAUGE	PLAM PLASTIC LAMINATE	TOC TOP OF CURB
CJ CONTROL JOINT	GALV GALVANIZED	PLSTR PLASTER	TYP TYPICAL
CL CENTER LINE	GC GENERAL CONTRACTOR	PLYWD PLYWOOD	UL UNDERWRITERS LABORATORIES
CLG CEILING	GL GLASS	PR PAIR	UNO UNLESS NOTED OTHERWISE
CMU CONCRETE MASONRY UNIT	GWB GYPSUM WALL BOARD	PT PRESSURE TREATED	VB VAPOR BARRIER
COL COLUMN	GYP GYPSUM	PTD PAINTED	VCB VINYL COVE BASE
COMP COMPOSITE/COMPOSITION	HC HOLLOW CORE	QT QUARRY TILE	VCT VINYL COMPOSITE TILE
CONC CONCRETE	HDW HARDWARE	R RADIUS/RISE	VER VERTICAL
CONTR CONTRACT(OR)	HM HOLLOW METAL	RCB RUBBER COVE BASE	VIF VERIFY IN FIELD
CORR CORRIDOR	HOR HORIZONTAL	RD ROOF DRAIN	W/ WITH
CPT CARPET	HT HEIGHT	RECP RECEPTACLE	W/O WITHOUT
CS COURSE	HDWD HARDWOOD	REFRB REFURBISH	WD WOOD
CTR COUNTER	ID INSIDE DIAMETER	REIN REINFORCED/REINFORCING	WDW WINDOW
CT CERAMIC	INSUL INSULATION	RELOC RELOCATE	WVP WATERPROOFING
DTL DETAIL	INT INTERIOR	REM REMOVE(D)	WRB WATER RESISTIVE BARRIER
DIA DIAMETER	JT JOINT	REQD REQUIRED	WSC WAINSCOT
DIM DIMENSION	JST JOIST	RF MEM ROOFING MEMBRANE	WWF WELDED WIRE FABRIC
DN DOWN		RO ROUGH OPENING	
DS DOWNSPOUT		RWC RAINWATER CONDUCTOR	
DR DOOR			
DWG DRAWING			

DRAWING LIST

CS COVER SHEET
A1.1 FLOOR PLANS, DEMO PLANS & FRAMING PLANS
A1.2 REFLECTED CEILING PLANS
A2.1 INTERIOR AND EXTERIOR ELEVATIONS
A4.1 STAIR AND WALL SECTIONS & DETAILS
A6.1 SCHEDULES AND DETAILS
A6.2 SCHEDULES AND DETAILS

GENERAL NOTES

- REMOVE ALL DEBRIS AND VEGETATION FROM SITE. DEMOLISH ALL EXISTING REAR YARD PAVING + CURBS, COMPLETE. DEMOLISH GARDEN/SITE WALLS UNLESS INDICATED TO REMAIN ON PLANS. COORDINATE WITH NEIGHBORING PROPERTIES AS REQUIRED. INSTALL NEW 4" CONC. PAVING WITH LANDSCAPING BEDS AS INDICATED ON PLANS. SLOPE CONC. PAVING TO NEW AREA DRAIN.
- DEMO EXISTING ROOF SYSTEM, COMPLETE. INSTALL NEW LOW-SLOPE MODIFIED BITUMEN ROOF WITH GRANULAR WHITE COATING. FURNISH AND INSTALL NEW ALUM. COPING, SCUPPER AND DOWNSPOUTS, TYP.
- DEMO ALL INTERIOR WALLS, FINISHES & TRIM, HVAC, PLUMBING & ELECTRICAL SYSTEMS. DEMO ALL EXISTING WINDOWS AND INSTALL NEW WINDOWS IN EX'G OPENINGS. INSTALL NEW EXTERIOR DOORS, WITH STORM DOORS AT ALL REAR DOORS AND SECURITY STORM DOOR WHERE INDICATED AT FRONT DOORS.
- DEMO ALL EXISTING NON-FUNCTIONING CHIMNEYS, COMPLETE.
- NEW INTERIOR PARTITIONS ARE TO BE WALL TYPE 1B U.O.N. PROVIDE NEW INTERIOR STANDING AND RUNNING TRIM AND DOORS.
- INSTALL CLOSET ROD & SHELF AT ALL CLOSETS EXCEPT AT LINEN CLOSETS. INSTALL NEW VENTILATED WHITE WIRE SHELVING AT ALL LINEN CLOSETS, (5) SHELVES PER LINEN CLOSET.
- ALL STAIRS SHALL HAVE 9" TREADS WITH 1" OVERHANG, 8 1/4" MAX. RISERS, & 80" HEAD CLEARANCES FROM FRONT OF TREAD TO BOTTOM OF CEILING.
- AIR SEAL ALL DRYWALL ASSEMBLIES. INSTALL CONTINUOUS SEALANT ALONG: (1) ALL EXTERIOR WALL BOTTOM AND TOP PLATES, (2) ALL TOP PLATES AT INSULATED CEILINGS, (3) ROUGH OPENING PERIMETERS, (4) BOTH SIDES OF THE FIRST INTERIOR STUD OF PARTITION WALLS, (5) ALL RECESSED LIGHT FIXTURES IN INSULATED CEILINGS, AND (6) ALL ELECTRIC BOX PENETRATIONS.
- DEMO ALL EXISTING FENCES. COORDINATE W/ NEIGHBORING PROPERTIES. INSTALL NEW 6'-0" WOOD SHADOWBOX STYLE PERIMETER FENCE W/ 3'-0" SWINGING GATE AT ALL REAR YARDS.
- CLEAN AND REPOINT ALL BRICK FRONT FACADES.
- DEMO EXISTING SLABS IN BASEMENTS AND EXCAVATE FOR NEW SLAB AND DRAINAGE FILL. DO NOT EXCAVATE BELOW THE LEVEL OF THE BOTTOM OF THE EXISTING BASEMENT FOUNDATION WALLS. INSTALL NEW 4" CONC SLAB ON 4" DRAINAGE FILL & VAPOR BARRIER WITH PERIMETER PERFORATED DRAIN PIPE SLOPED TO DRAIN TO NEW SUMP PIT.
- PARGE INTERIOR FACE OF ALL EXISTING BASEMENT WALLS.
- PARGE INTERIOR FACE OF ALL EXISTING MASONRY WALLS AT FIRST FLOOR AND SECOND FLOOR INCLUDING PARTY WALL.
- CONTRACTOR TO CONTACT PENNSYLVANIAN ONE CALL SYSTEM, 1-800-242-1776, FOR LOCATION OF ALL SITE UTILITIES IN SIDEWALK AND STREET PRIOR TO THE START OF ANY EXCAVATION.

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE AS SHOWN ON THE CONTRACT DOCUMENTS. THE WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS AND BE SUBJECT TO THE JURISDICTION OF THE PHILADELPHIA REDEVELOPMENT AUTHORITY. © 2014 CICADA ARCHITECTURE/PLANNING, INC.

REVISIONS:

No.	DATE	DESCRIPTION
1	09/17/14	ADDENDUM #1

BY: MB DATE: 09/17/14

CONSULTANTS:

CICADA
ARCHITECTURE/PLANNING, INC.
40 W. EVERGREEN AVE., STE. 104, PHILADELPHIA, PA 19118
T: 215.247.1430 F: 215.247.1433
www.cicadarchitect.com

PROJECT: **POINT BREEZE SCATTERED SITES REHABS**
PHILADELPHIA REDEVELOPMENT AUTHORITY
PHILADELPHIA, PA

SHEET TITLE: **COVER SHEET 2325 WATKINS ST.**
PROJECT NO.: 419.00

SCALE: AS NOTED
DRAWN BY: TS
APPROVED: MB
DATE: 07/28/2014
DRAWING NO.: CS

LIGHTING/POWER SYMBOLS:

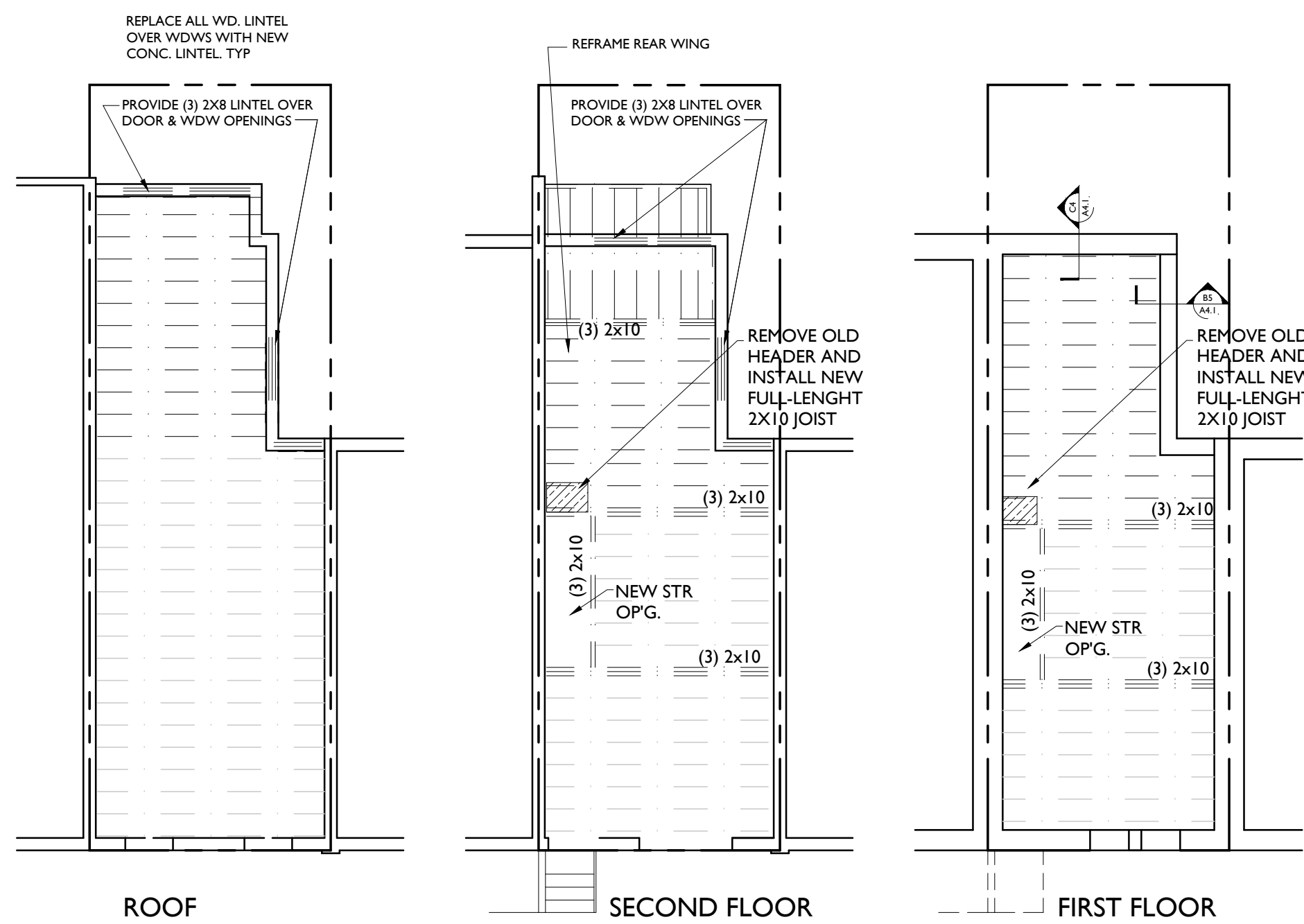
	TELEPHONE/DATA		SWITCH		ELEC PANEL
	TV CABLE		EXHAUST FAN		DOOR BELL
	RECESSED FIXTURE		ELECTRIC OUTLET		2X4 SURFACE FLUORESCENT
	WALL-MTD FIXTURE		SMOKE DETECTOR		UNDERCABINET LIGHT SIZE TO SUIT CONDITIONS
	PENDANT FIXTURE		SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR		
	JUNCTION BOX		CEILING-MTD FIXTURE		
	HOSE BIB		CEILING FAN w/ Light		

KEY NOTES

- 01 CLOSET ROD AND SHELF.
- 02 NEW CONCRETE PAVING WITH CONTROL JOINTS AS SHOWN.
- 03 NEW EXTERIOR STAIR AND LANDING WITH HANDRAIL SEE DET. E4/A.1
- 04 NEW GUTTER/SCUPPER, DOWNSPOUT, CAST IRON BOOT AND AREA DRAIN. PROVIDE NEW STORMWATER LINE AND CLEANOUT IN BASEMENT.
- 05 NEW 6'-0" WOOD SHADOWBOX TYPE FENCE AND 3'-0" W GATE W/ LOCKING HARDWARE.
- 06 NEW HOSE BIBB.
- 07 NEW 4" CONCRETE SLAB; SLOPE TO SUMP PUMP. EXCAVATE TO ACHIEVE MIN. 7'-6" CLG HT IN BASEMENT. INSTALL NEW 4" PERF. DRAINAGE PIPE AROUND SLAB PERIMETER + CONNECT TO SUMP PUMP.
- 08 SEED + SOD PLANTING BED.
- 09 PROVIDE WASHER/DRYER HOOK-UPS BOX.
- 10 NEW EXTERIOR STAIR AND LANDING.
- 11 NEW BLOCK VENT.

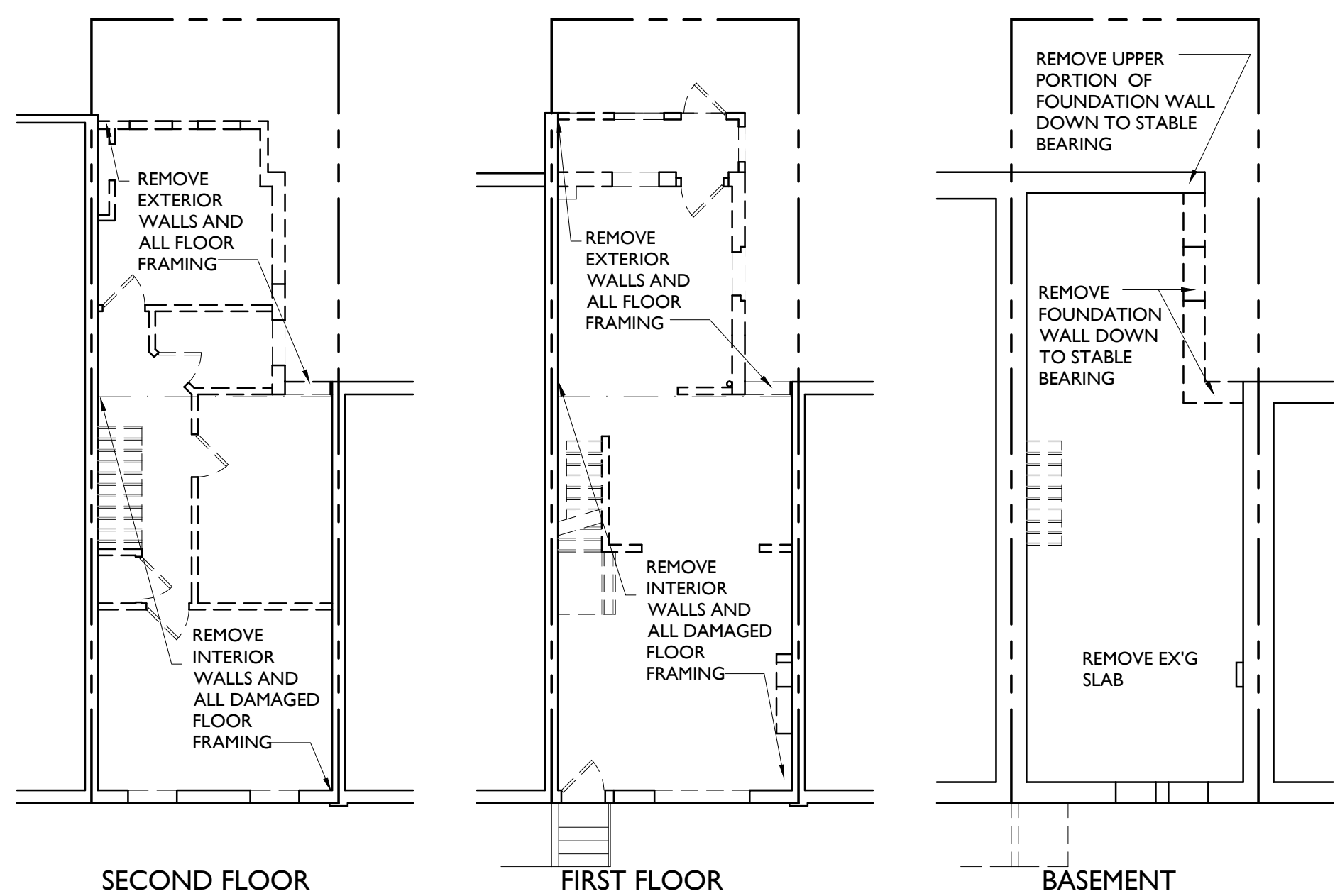
DRAWING KEY

	NEW PARTITION
	NEW WORK
	EX'G. TO REMAIN
	EX'G. TO BE DEMOLISHED
	2 HR FIRE RATED CONSTR.
	SUPPLY GRILLE
	RETURN GRILLE
	SUPPLY DUCT
	RETURN DUCT
	WALL RETURN

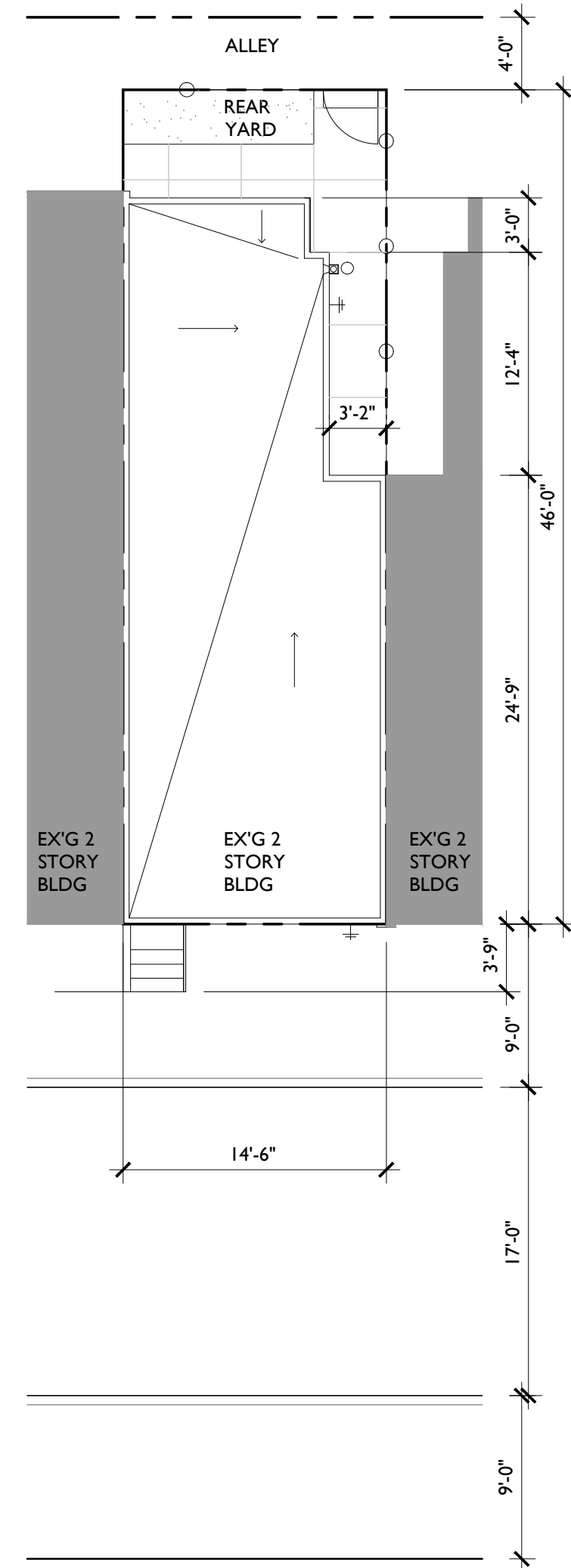


C1 STRUCTURAL FRAMING PLANS
1/8" = 1'-0"

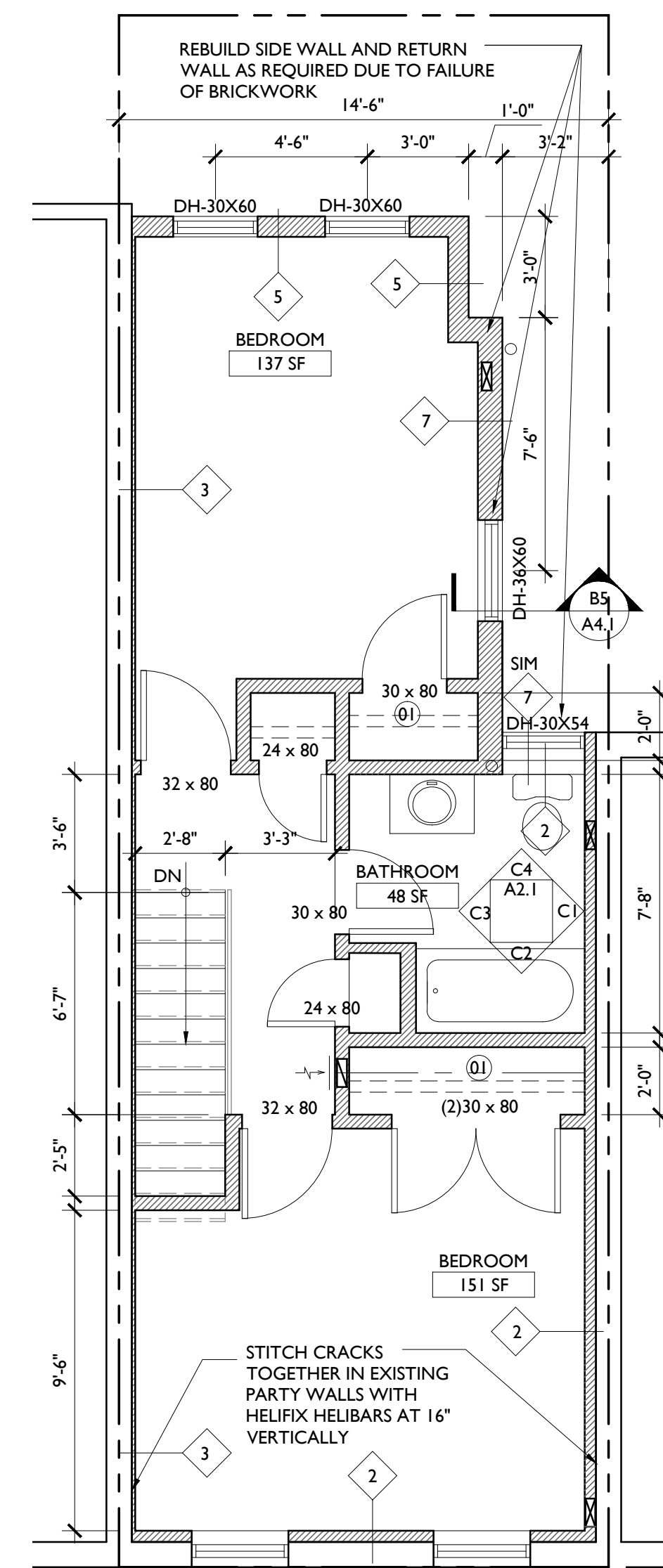
DEMO - FRAMING NOTE
I. DEMO TO STRUCTURE. AT REAR WING DEMO EXISTING EXTERIOR WALLS AND ALL FLOOR AND ROOF FRAMING. AT FRONT SECTION OF BUILDING REMOVE ALL DAMAGED FLOOR JOISTS AND ROOF RAFTERS. ASSUME 67% REPLACEMENT OF EXISTING JOIST AND RAFTERS WHERE NEEDED WITH 2X10 FRAMING 16" O.C.. REFRAME REAR WING AS INDICATED W/ 2X10'S 16" O.C. AND AS REQUIRED FOR NEW STAIR OPENINGS. SEE SECTION B4/A4.1 AND DETAILS E2 & E3/A4.1.



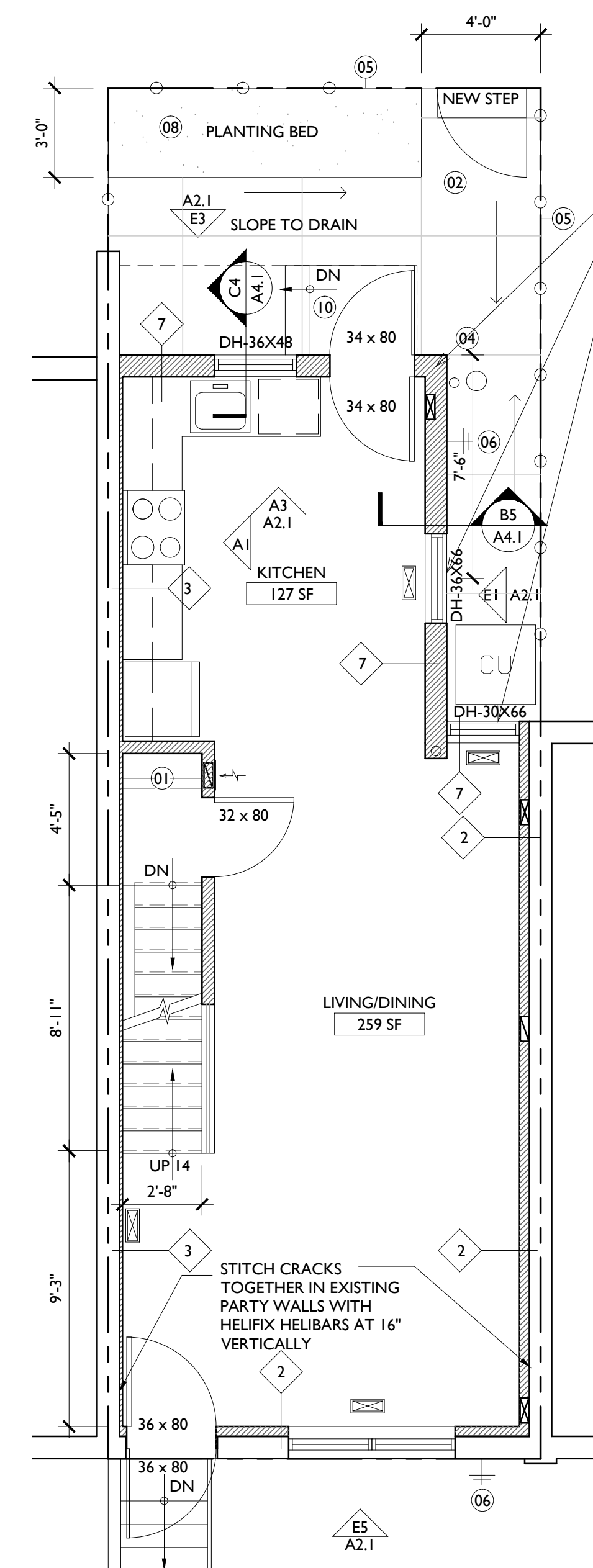
E1 DEMOLITION PLANS
1/8" = 1'-0"



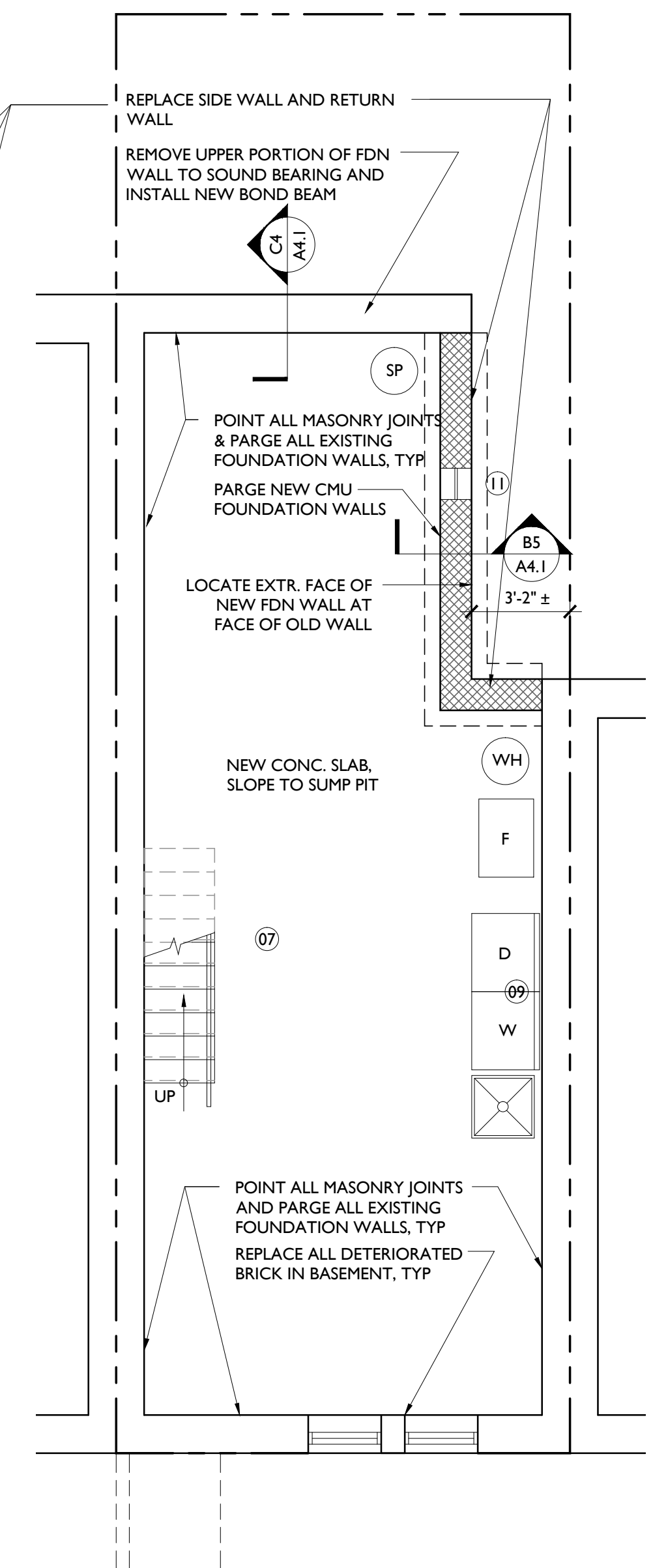
E3 ROOF/SITE PLAN
1/8" = 1'-0"



E4 SECOND FLOOR PLAN
1/4" = 1'-0"



E5 FIRST FLOOR PLAN
1/4" = 1'-0"

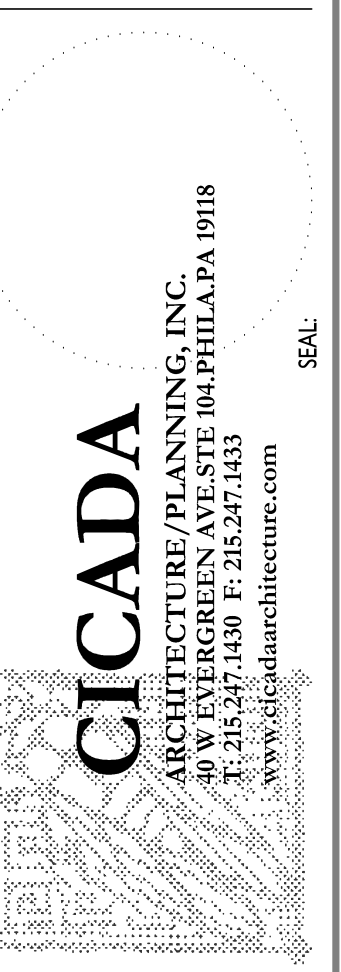


E6 BASEMENT FLOOR PLAN
1/4" = 1'-0"

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REVISIONS:	NO.	DATE	DESCRIPTION
	1	09/17/14	ADDENDUM #1
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	4		
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	7		
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	9		
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CONSULTANTS:



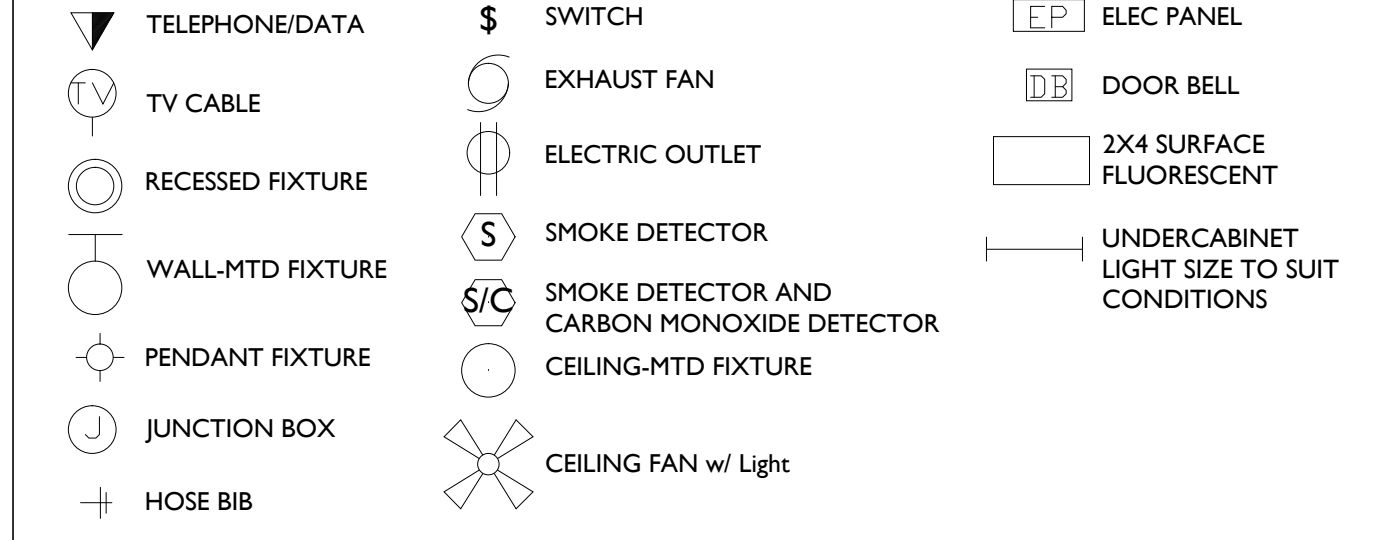
POINT BREEZE SCATTERED SITE REHABS
PHILADELPHIA REDEVELOPMENT AUTHORITY
PHILADELPHIA, PA

FLOOR PLANS, DEMO & FRAMING
2325 WATKINS ST.
PROJECT NO.: 419.00

SCALE:	AS NOTED
DRAWN BY:	TS
APPROVED:	MB
DATE:	07/28/2014
DRAWING NO.:	A1.1

A1.1

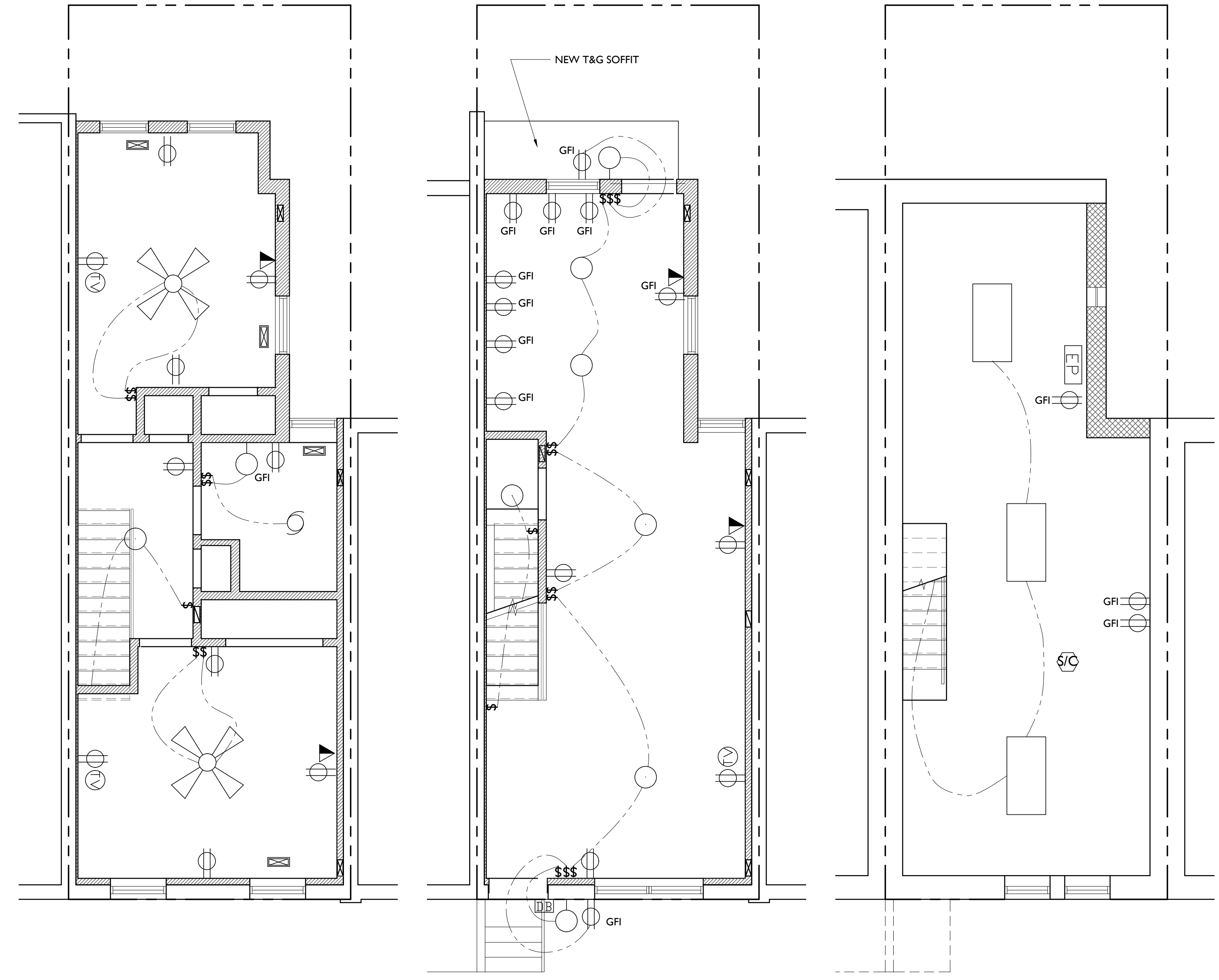
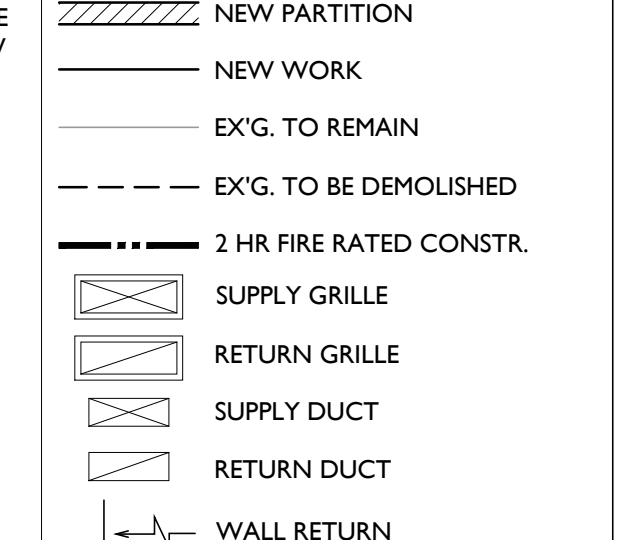
LIGHTING/POWER SYMBOLS:



KEY NOTES

- 01 CLOSET ROD AND SHELF.
- 02 NEW CONCRETE PAVING WITH CONTROL JOINTS AS SHOWN.
- 03 NEW EXTERIOR STAIR AND LANDING WITH HANDRAIL SEE DET. E4/A.1
- 04 NEW GUTTER/SCUPPER, DOWNSPOUT, CAST IRON BOOT AND AREA DRAIN. PROVIDE NEW STORMWATER LINE AND CLEANOUT IN BASEMENT.
- 05 NEW 6'-0" WOOD SHADOWBOX TYPE FENCE AND 3'-0"W GATE W/ LOCKING HARDWARE.
- 06 NEW HOSE BIBB.
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- 08 SEED + SOD PLANTING BED.
- 09 PROVIDE WASHER/DRYER HOOK-UPS BOX.
- 10 NEW EXTERIOR STAIR AND LANDING.
- 11 NEW BLOCK VENT.

DRAWING KEY

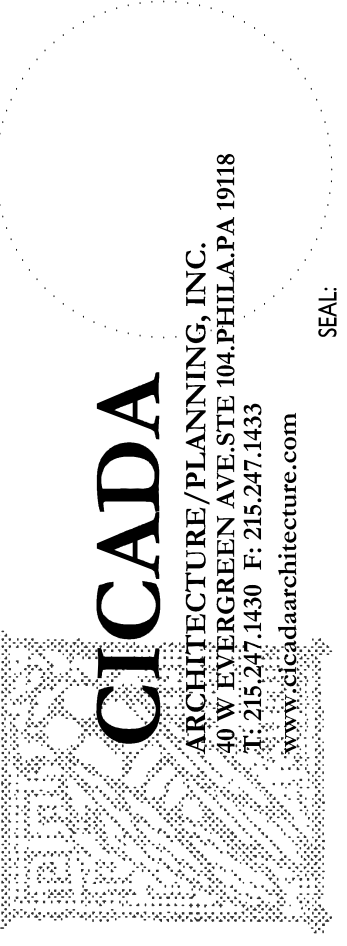


E4 REFLECTED CEILING PLANS
1/4" = 1'-0"

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	1	09/17/14	ADDENDUM #1
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	3		
	4		
	5		

CONSULTANTS:

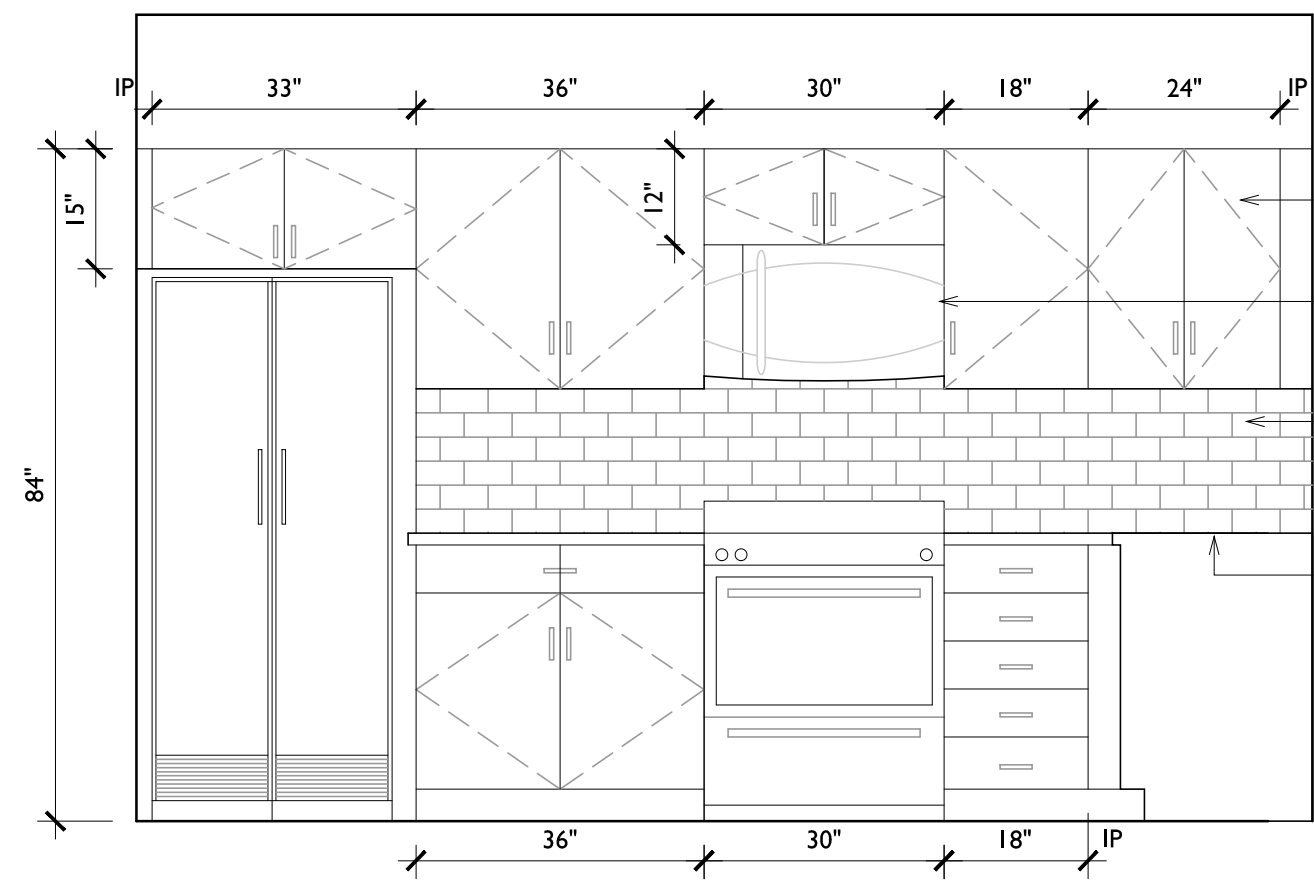


PROJECT:
POINT BREEZE
SCATTERED SITE
REHABS
PHILADELPHIA REDEVELOPMENT AUTHORITY
PHILADELPHIA, PA

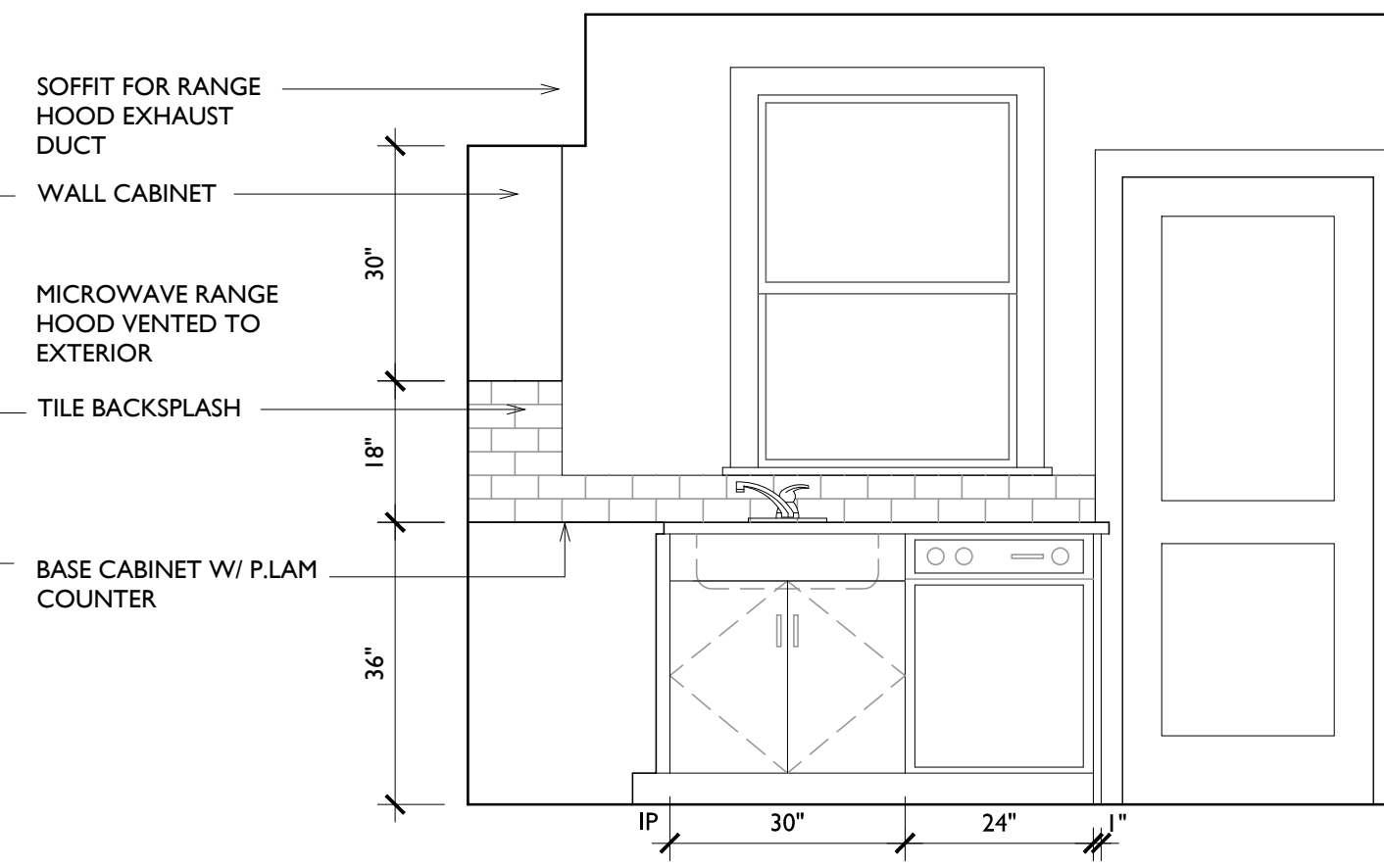
SHEET TITLE:
REFLECTED CIG PLAN
2325 WATKINS ST.

SCALE:	AS NOTED
DRAWN BY:	TS
APPROVED:	MB
DATE:	07/28/2014
DRAWING NO.:	

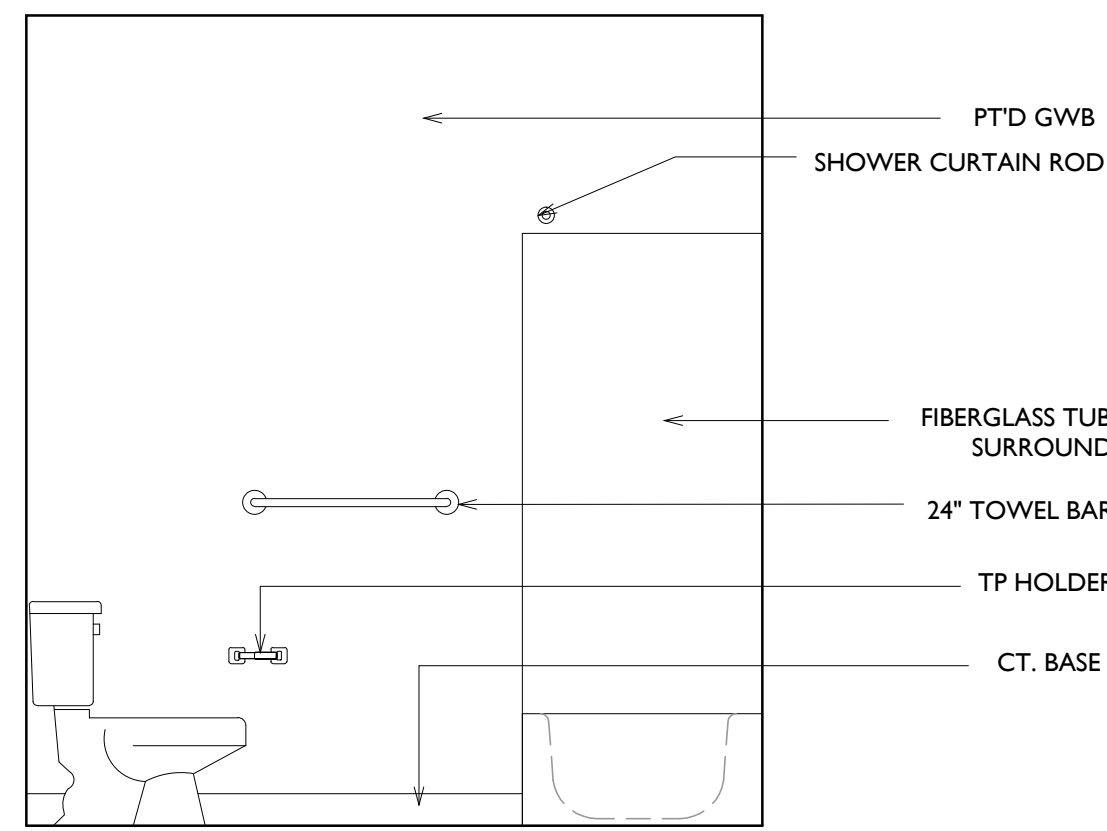
A1.2



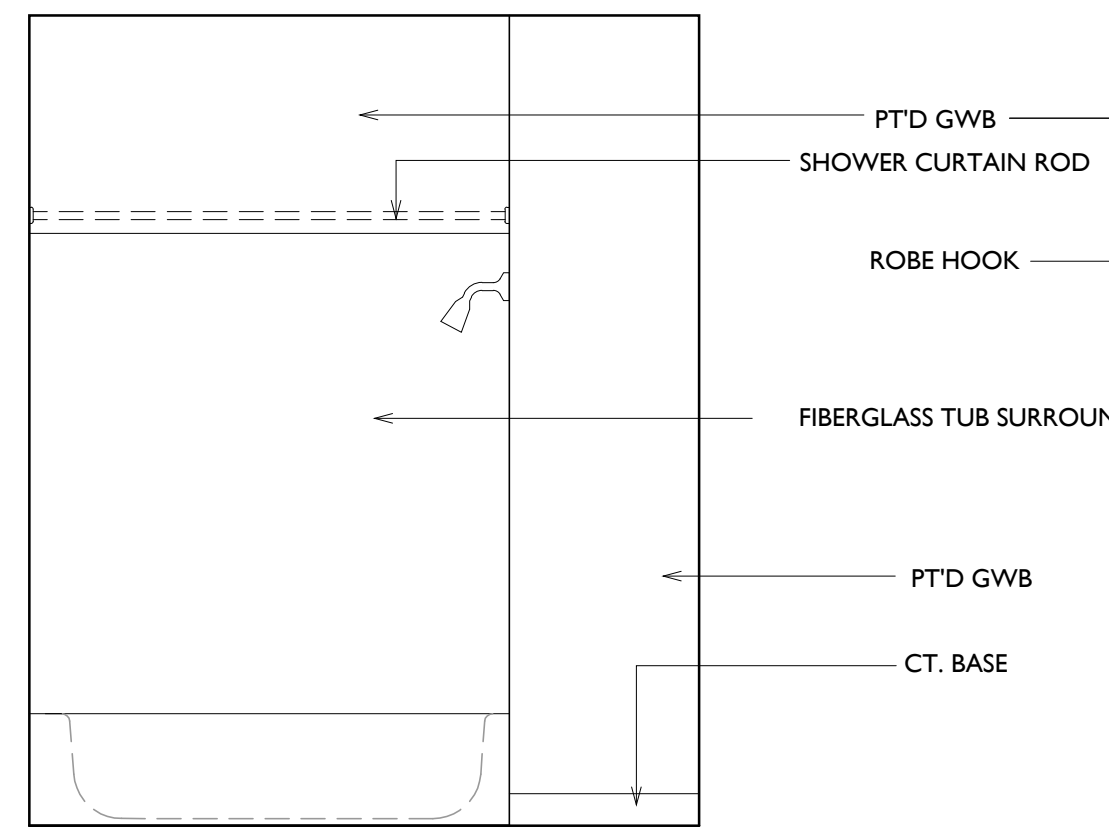
A1 KITCHEN ELEVATION
1/2" = 1'-0"



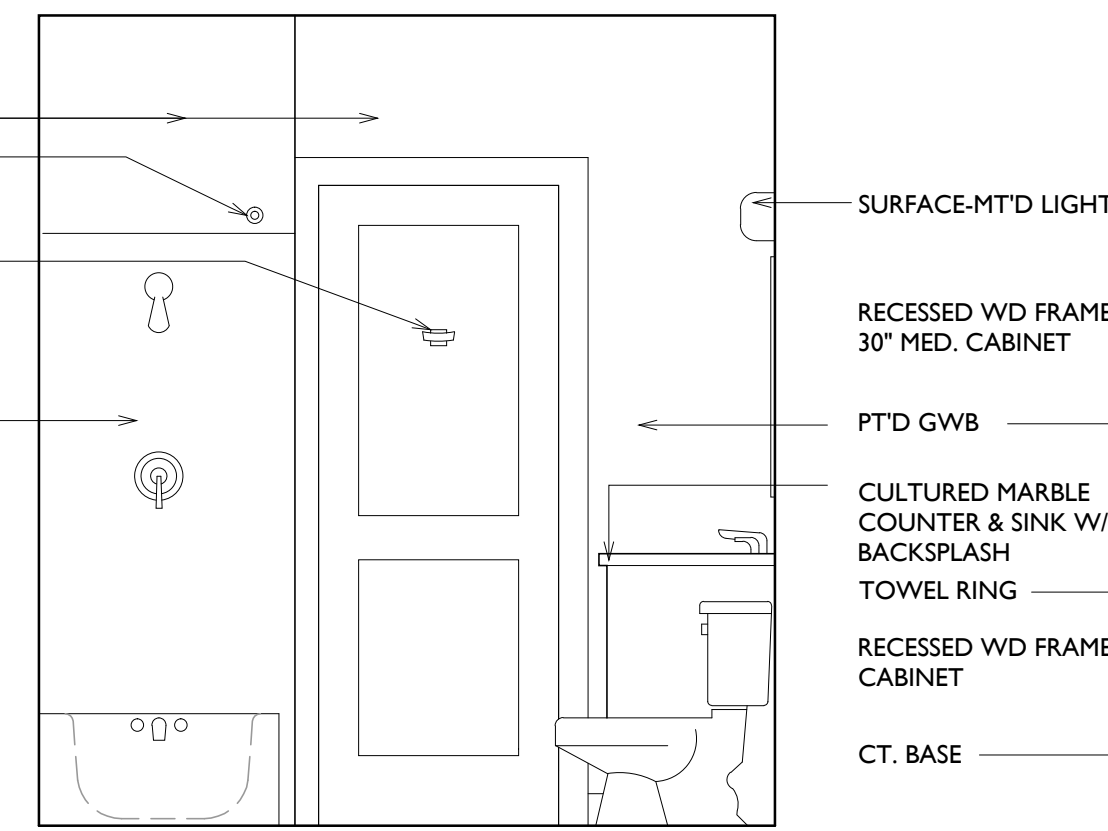
A3 KITCHEN ELEVATION
1/2" = 1'-0"



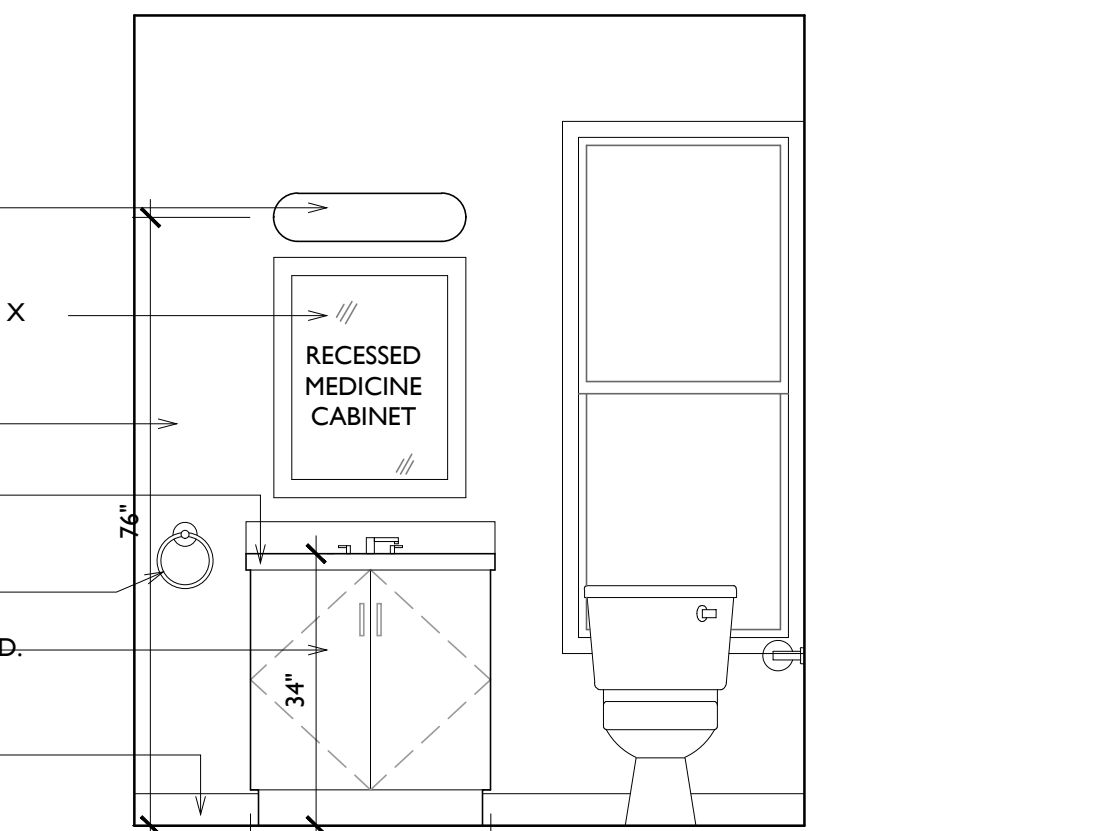
C1 BATH ELEVATION
1/2" = 1'-0"



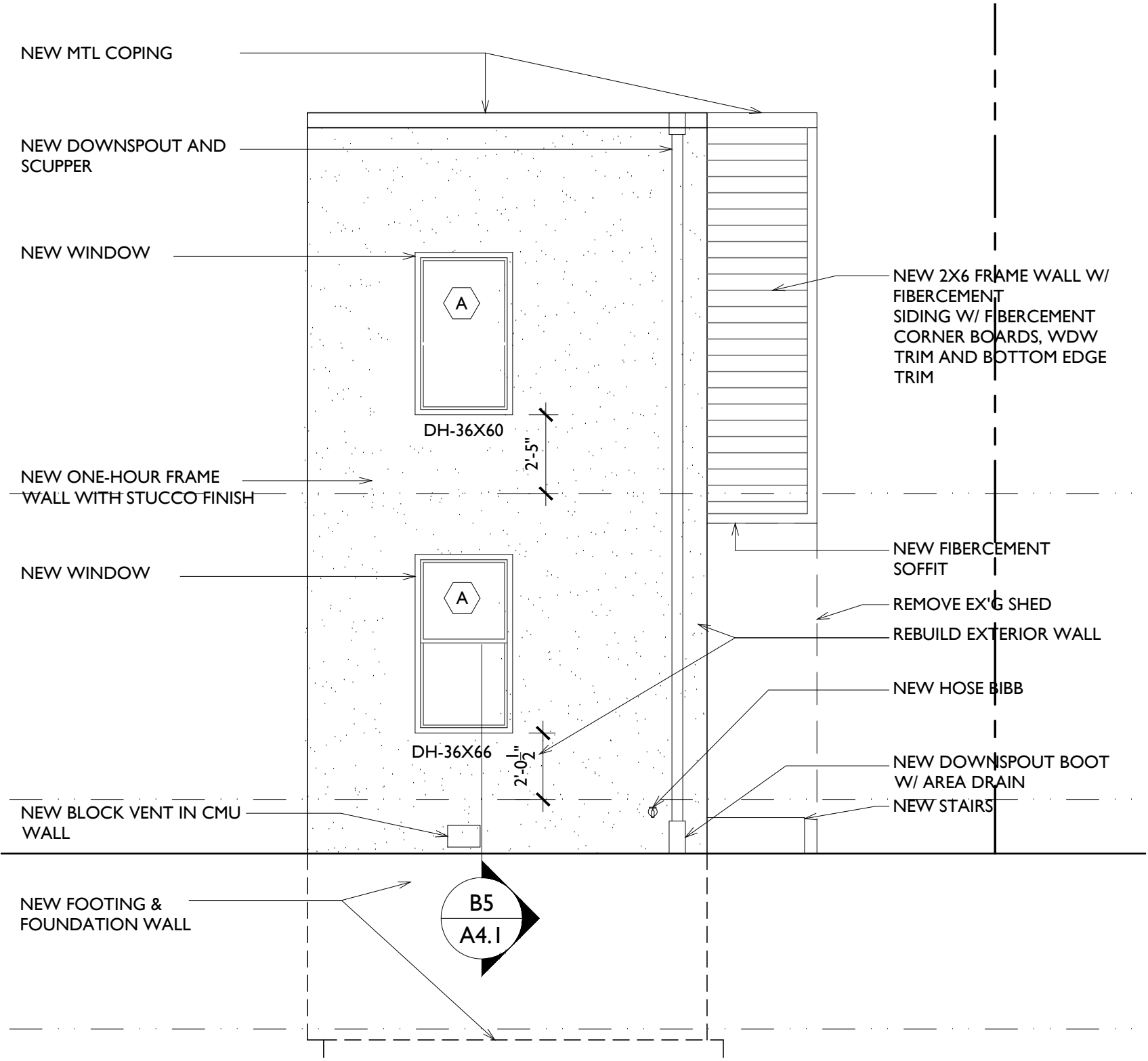
C2 BATH ELEVATION
1/2" = 1'-0"



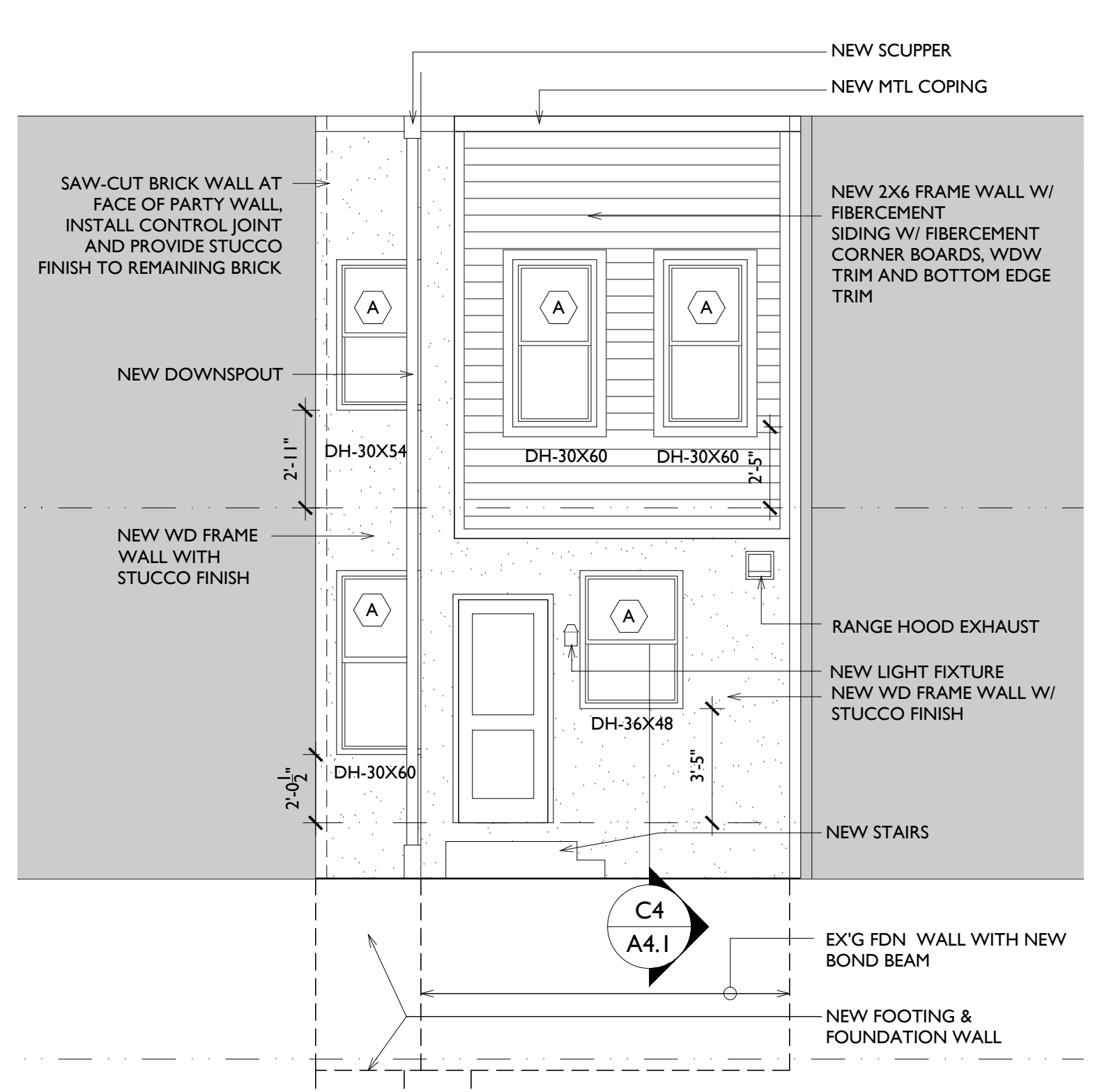
C3 BATH ELEVATION
1/2" = 1'-0"



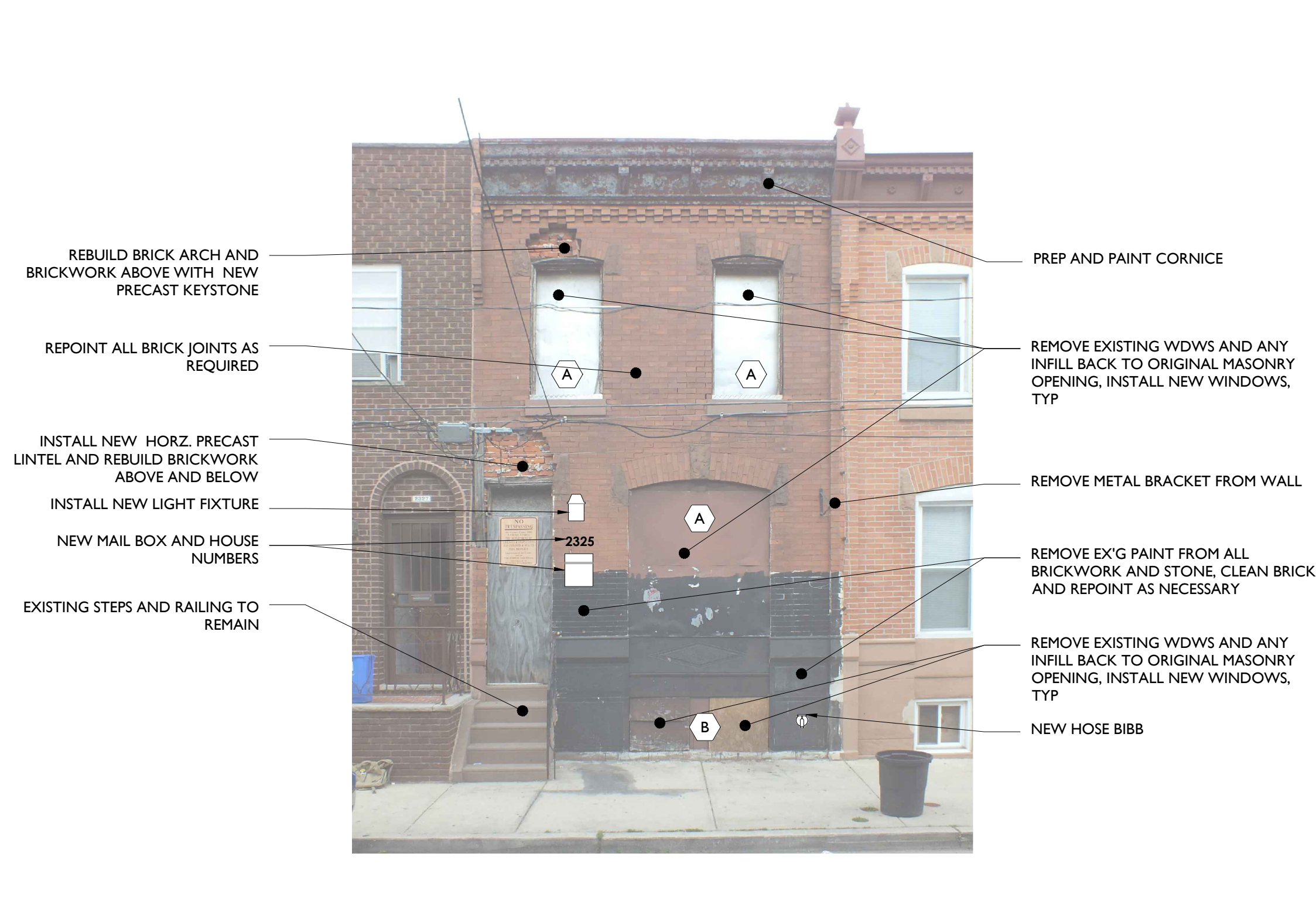
C4 BATH ELEVATION
1/2" = 1'-0"



E1 SIDE ELEVATION
1/4" = 1'-0"



E3 REAR ELEVATION
1/4" = 1'-0"

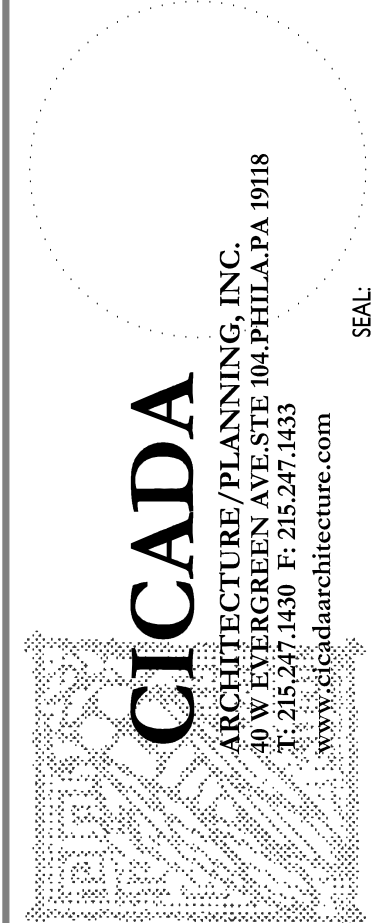


E5 FRONT ELEVATION
1/4" = 1'-0"

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REVISIONS:	NO.	DATE	BY:	DESCRIPTION:

CONSULTANTS:

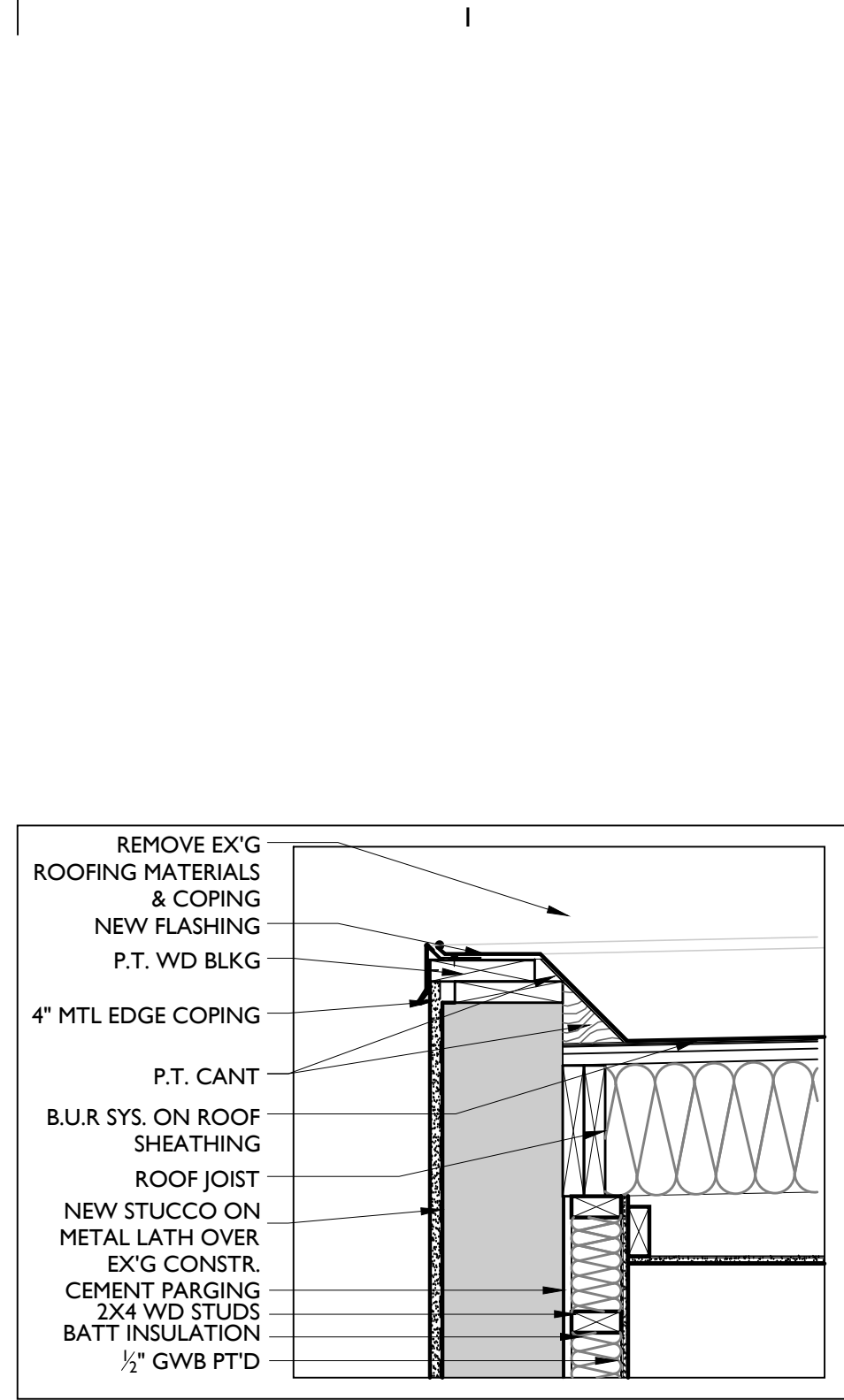


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PHILADELPHIA REDEVELOPMENT AUTHORITY
PHILADELPHIA, PA

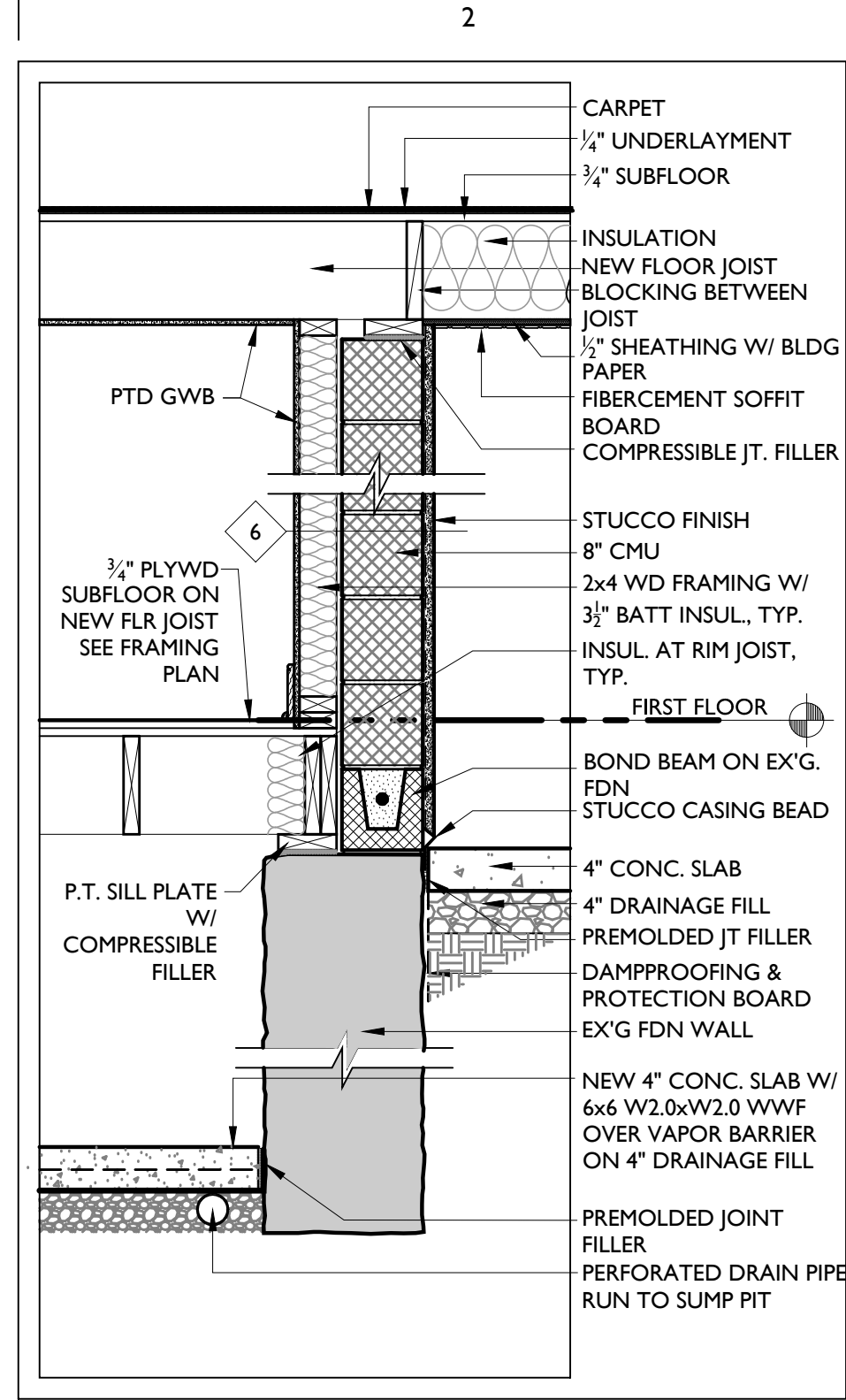
INTERIOR & EXTERIOR ELEVATIONS
2325 WATKINS ST.
PROJECT NO.: 419.00

SCALE:	AS NOTED
DRAWN BY:	TS
APPROVED:	MB
DATE:	07/28/2014
DRAWING NO.:	

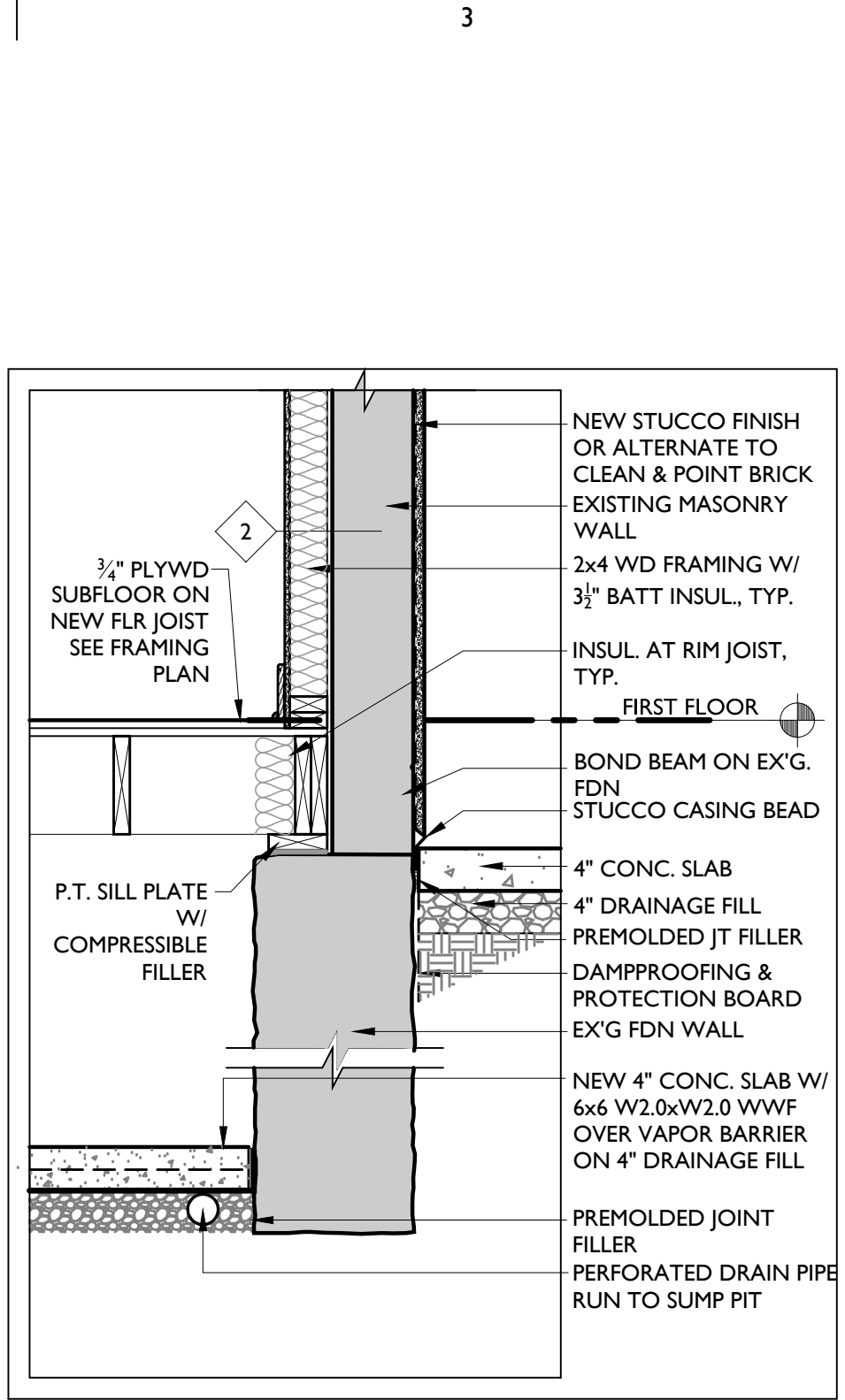
A2.1



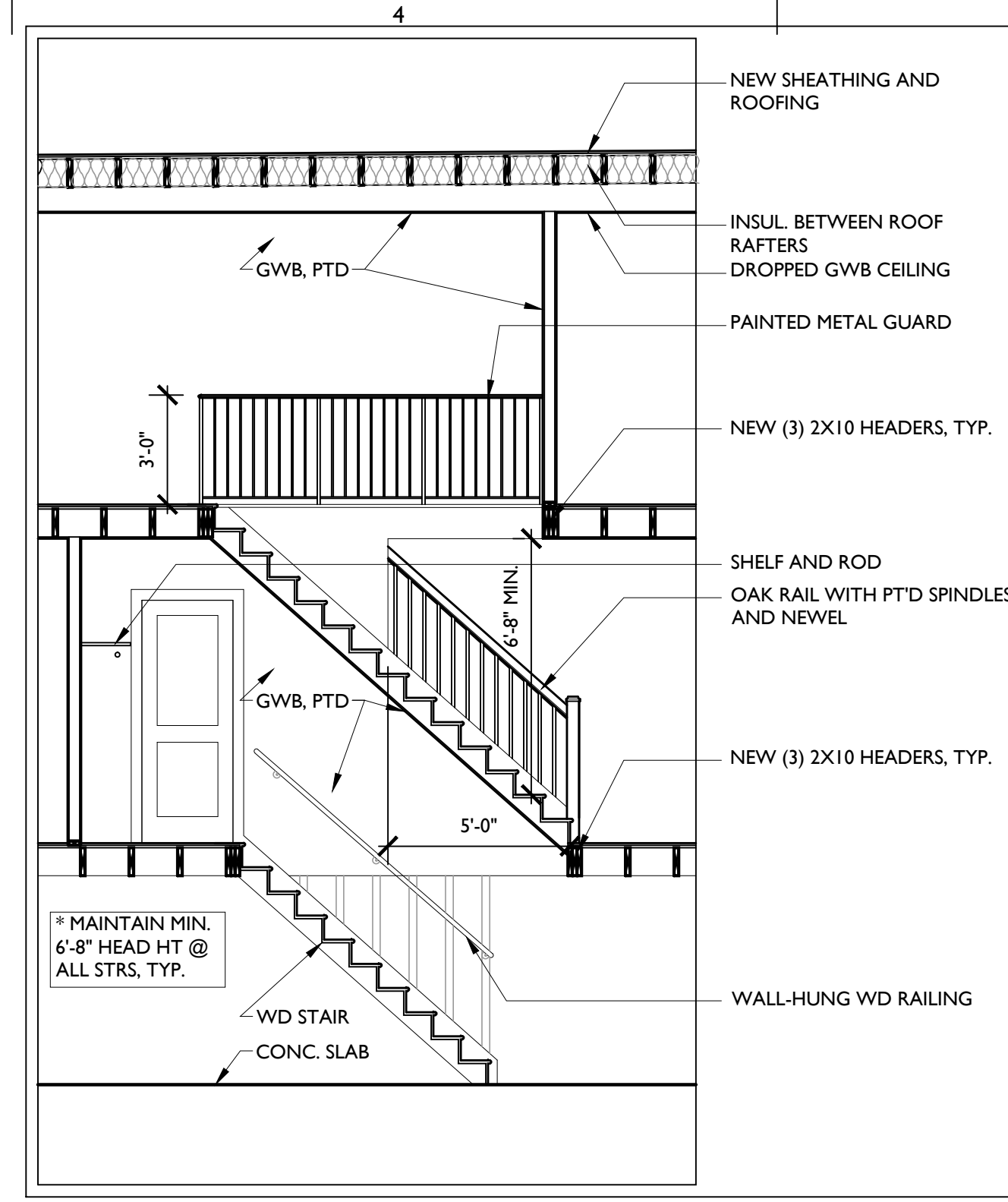
B1 ROOF EDGE DTL
1" = 1'-0"



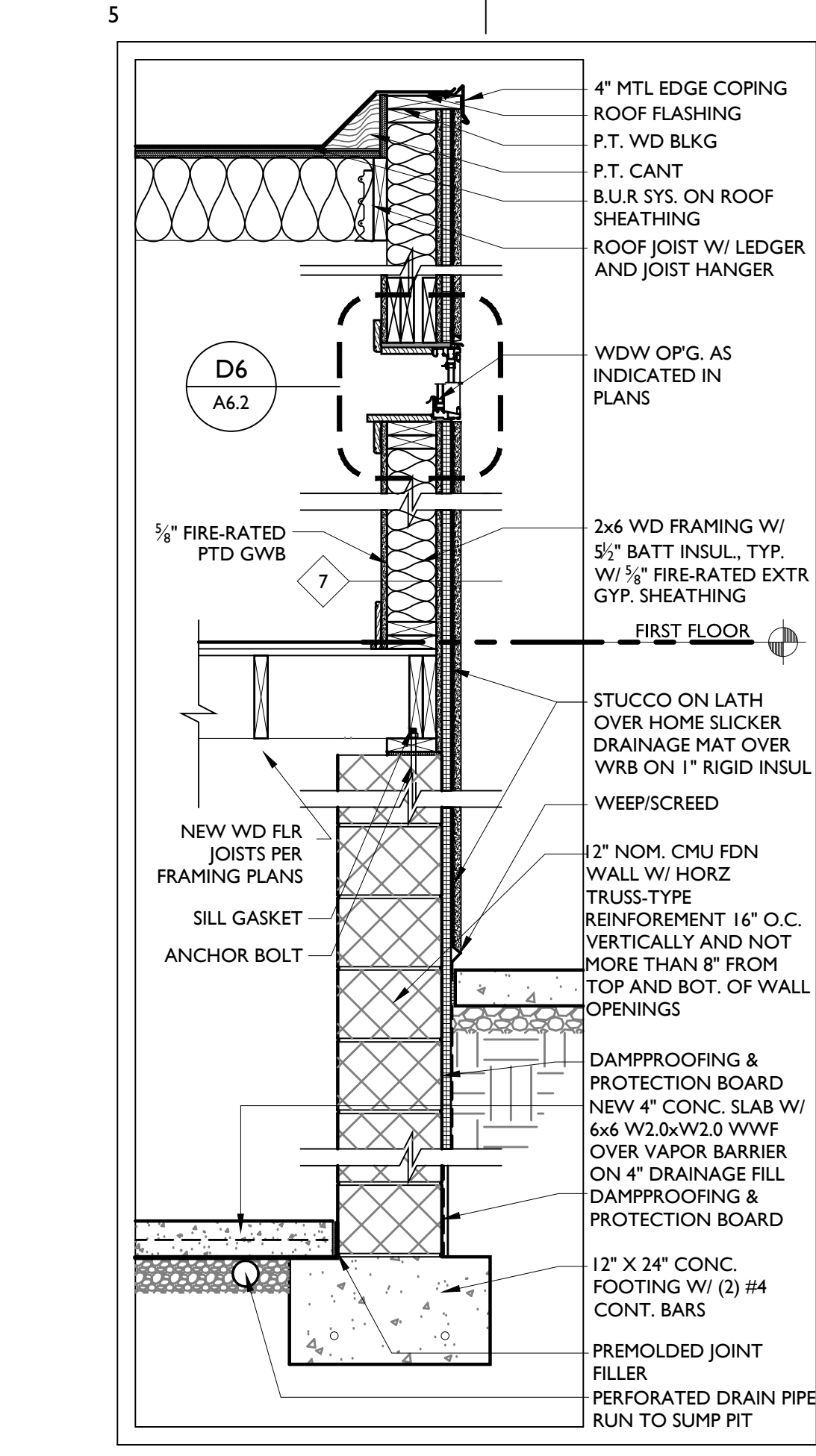
B2 NEW EXTERIOR WALL DTL
3/4" = 1'-0"



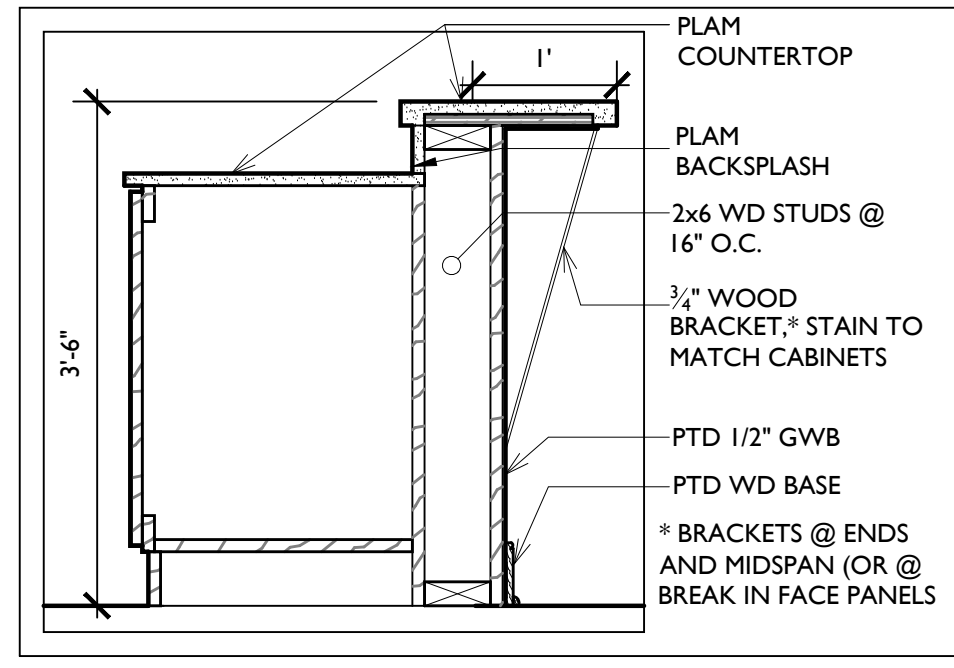
B3 EXISTING REAR EXTERIOR WALL DTL
3/4" = 1'-0"



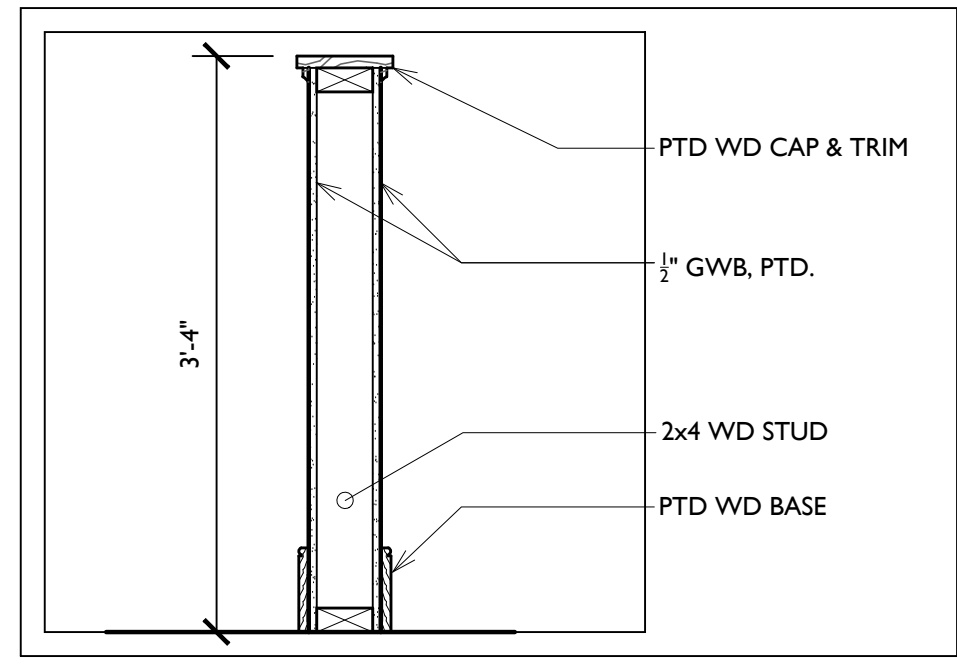
B4 TYPICAL STAIR SECTION
1/4" = 1'-0"



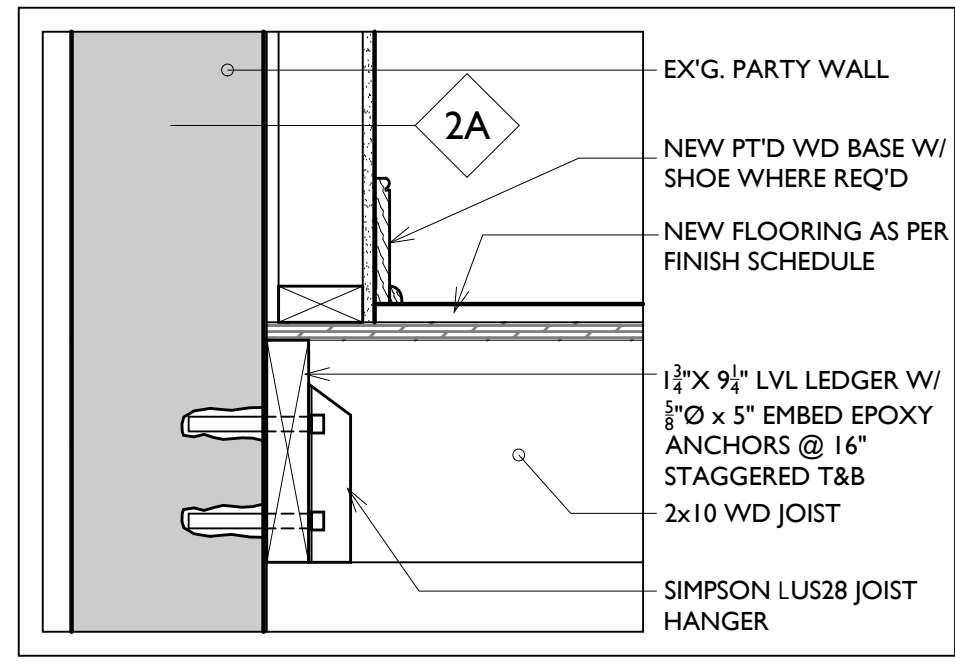
B5 NEW EXTERIOR RATED WALL SECTION
3/4" = 1'-0"



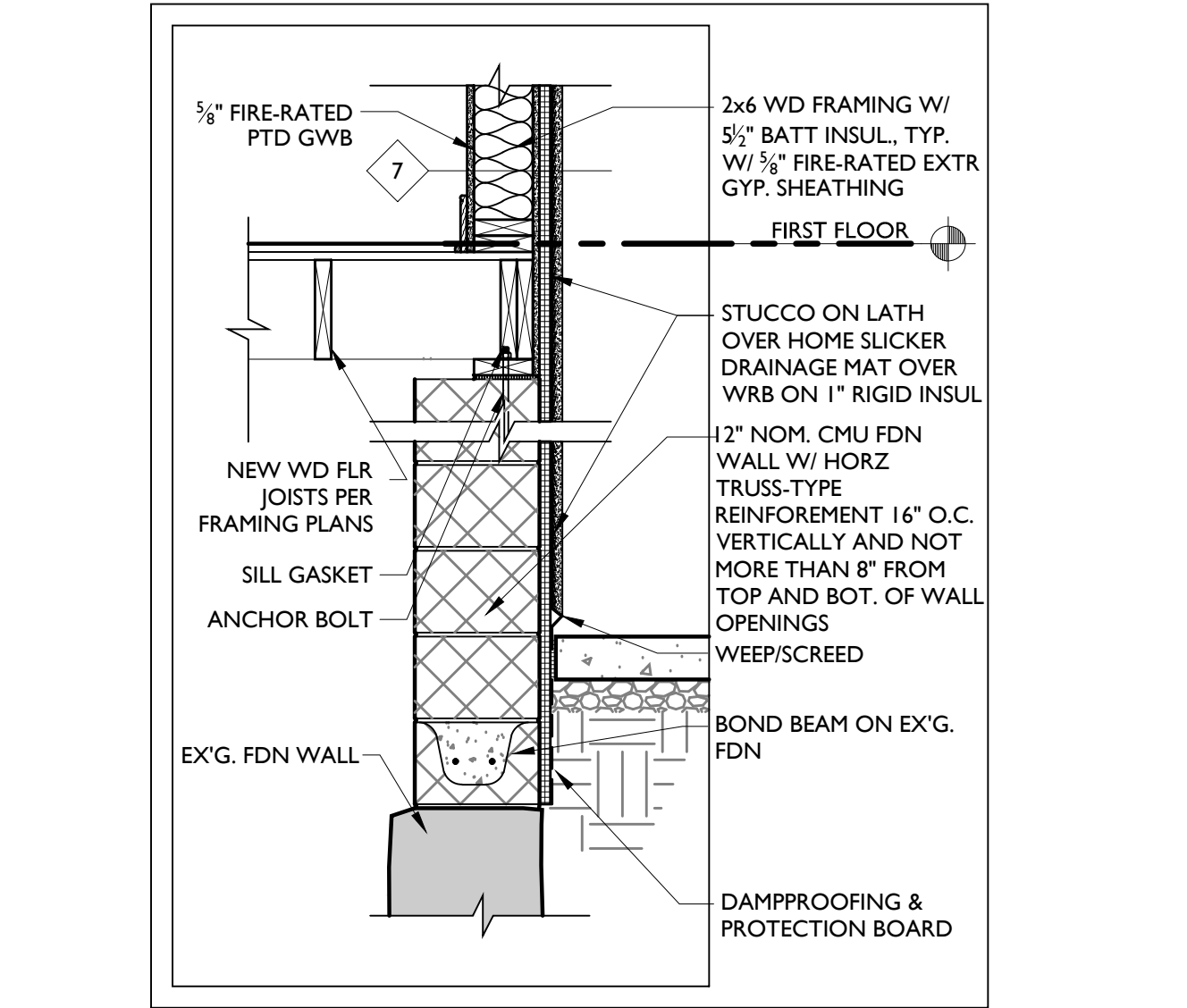
C1 KITCHEN BREAKFAST BAR DETAIL
3/4" = 1'-0"



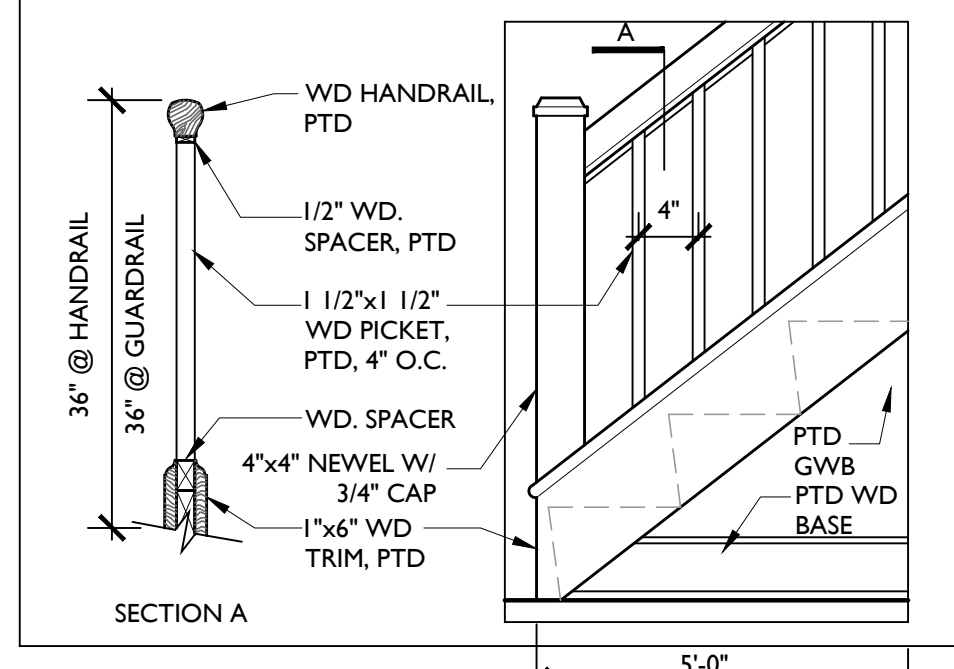
C2 KNEE WALL DETAIL
1" = 1'-0"



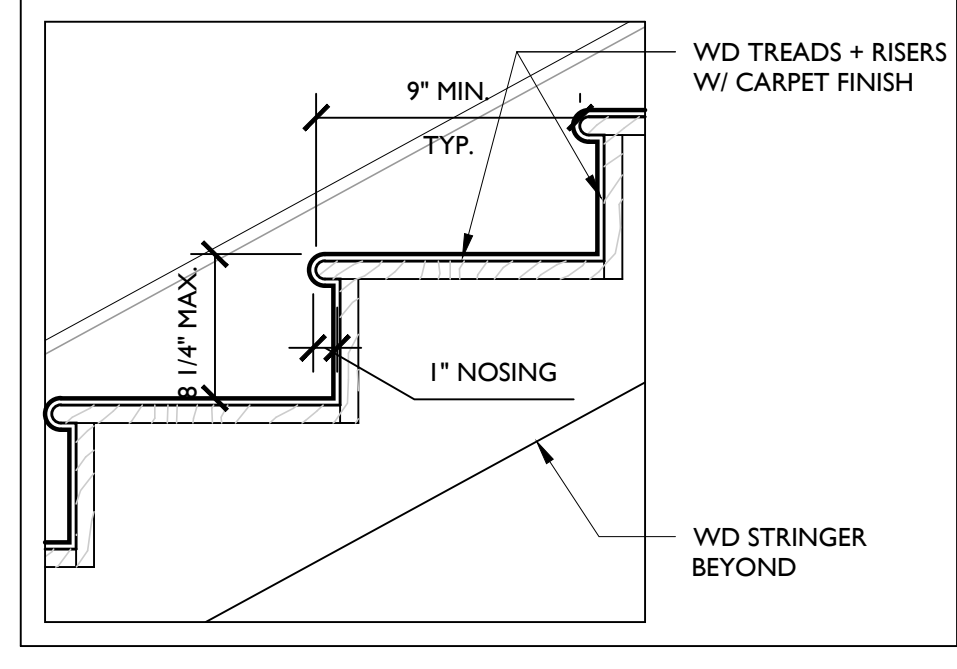
C3 DTL @ NEW WD JOIST @ EX'G. BEARING WALL
1 1/2" = 1'-0"



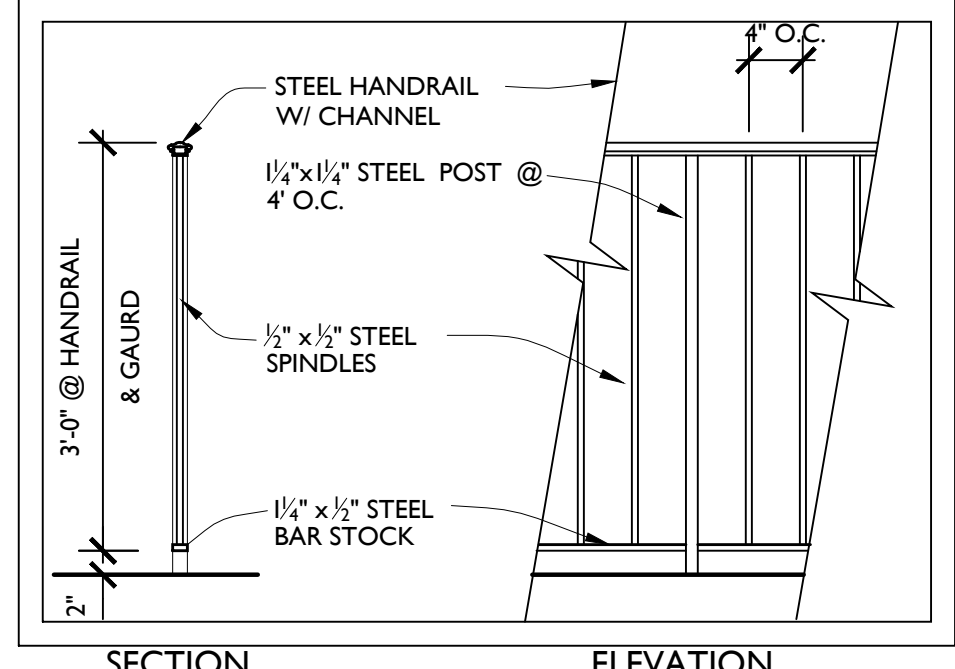
C4 DTL @ BOND BEAM ON EX'G. FDN WALL
3/4" = 1'-0"



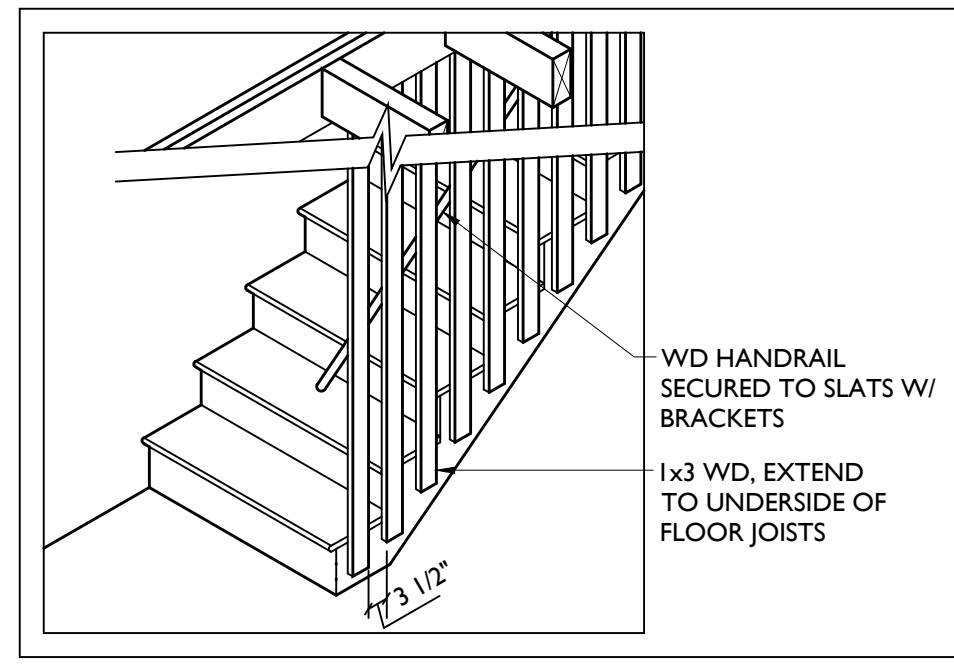
D1 NEW STAIR DETAIL
3/4" = 1'-0"



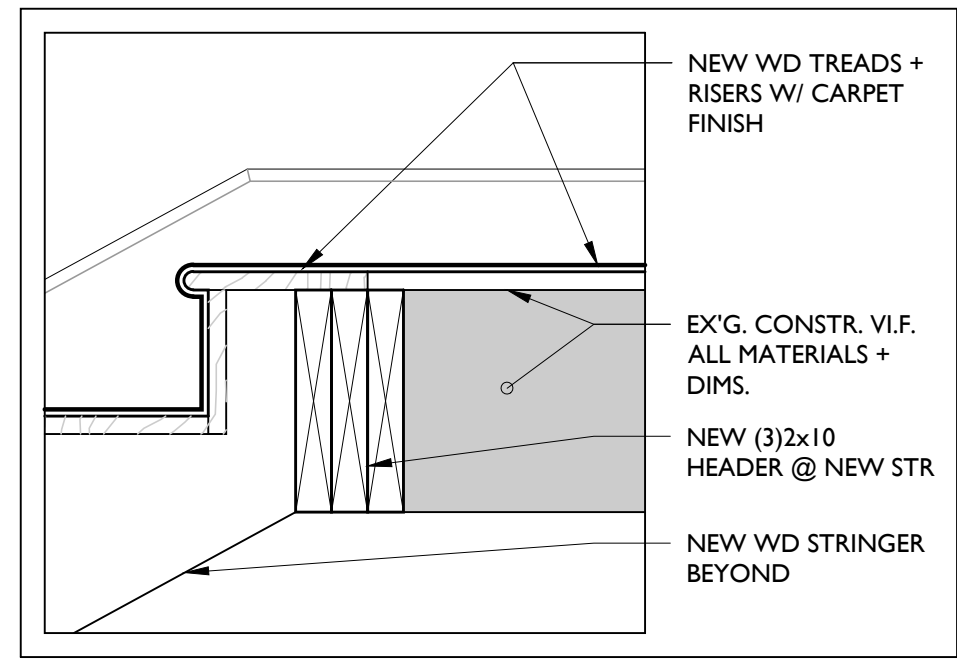
D2 NEW STAIR DETAIL
1 1/2" = 1'-0"



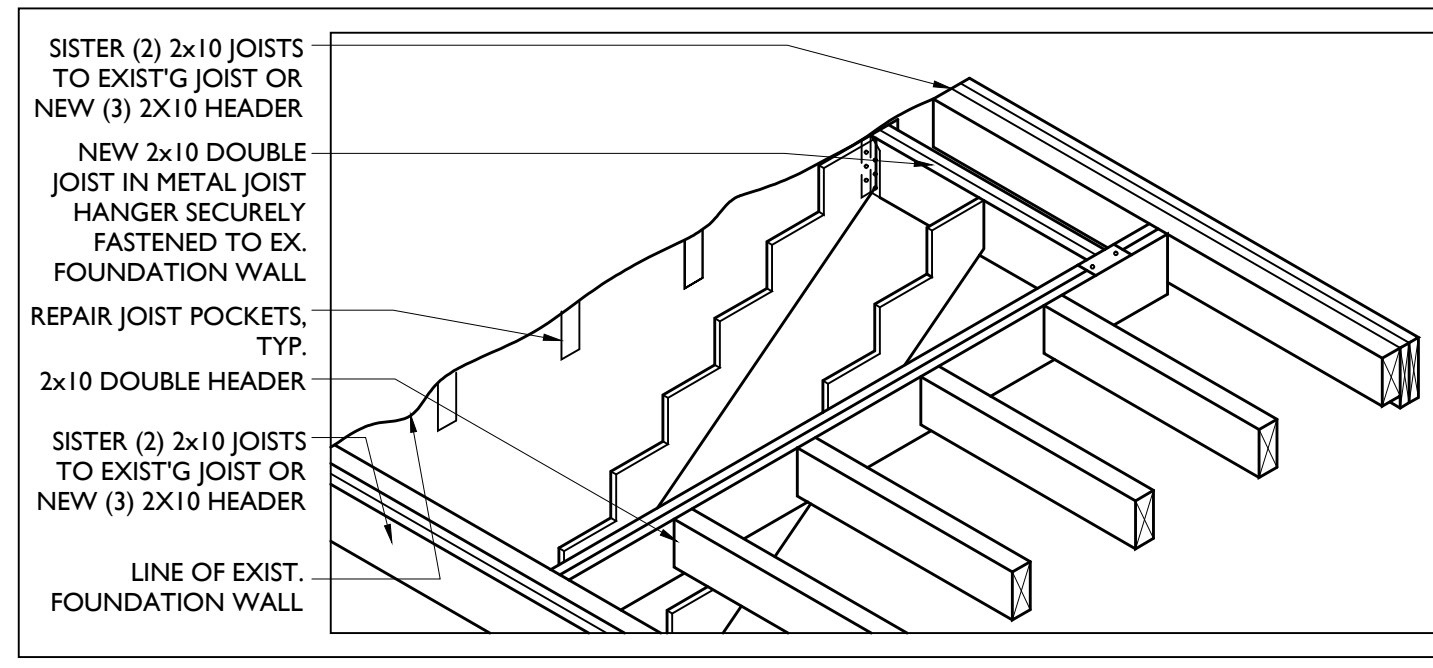
D3 NEW W.L. RAIL/GUARD DTL
3/4" = 1'-0"



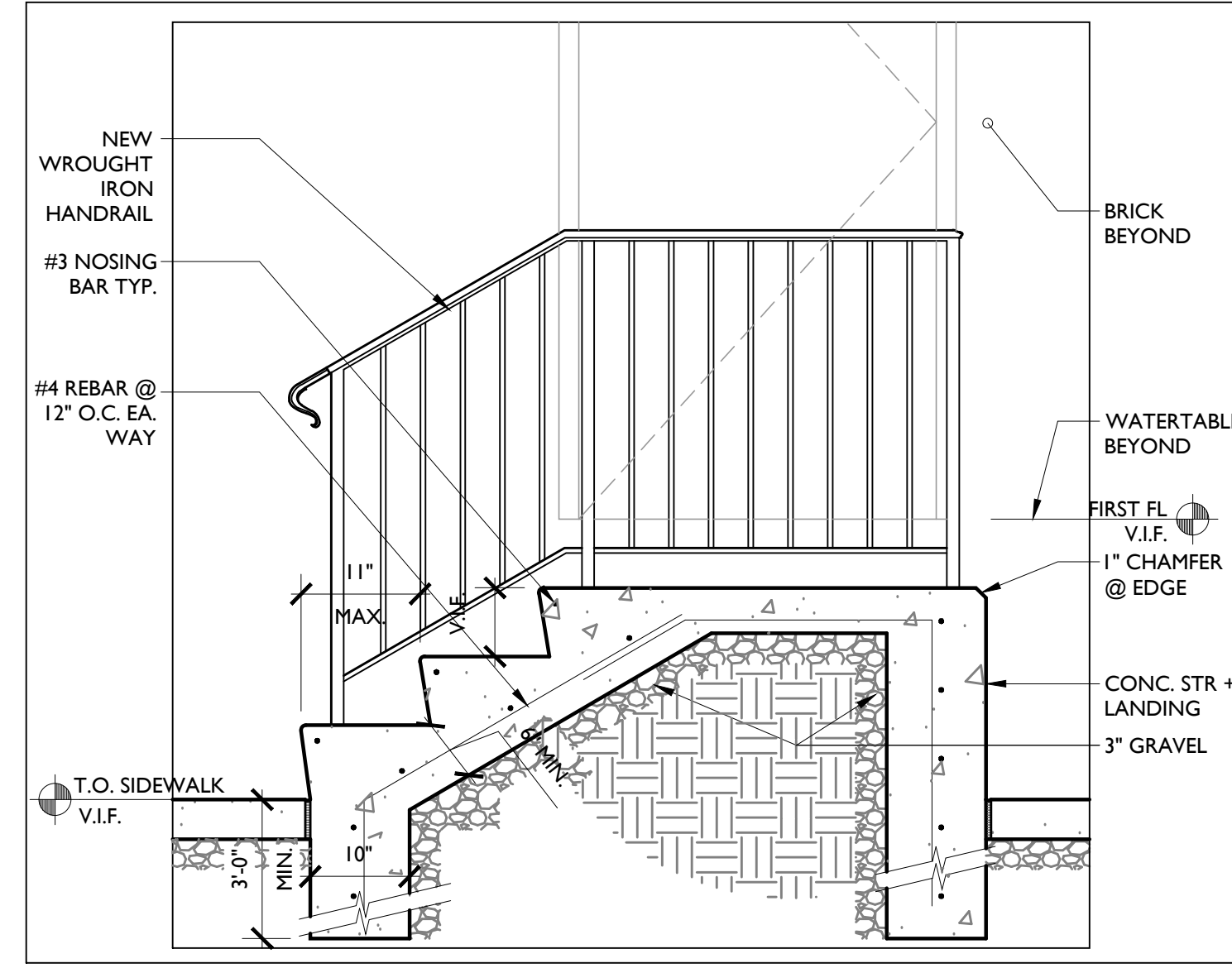
E1 NEW BASEMENT STAIR DETAIL
3/8" = 1'-0"



E2 NEW STAIR DETAIL
1 1/2" = 1'-0"



E3 NEW STAIR DETAIL
3/8" = 1'-0"



E4 NEW EXTERIOR STAIR DTL
3/4" = 1'-0"

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE AS SHOWN ON THE CONTRACT DOCUMENTS. THE WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. © 2014 CICADA ARCHITECTURE/PLANNING, INC.

REVISIONS:	NO.	DATE	BY	DESCRIPTION
	1	09/17/14	MB	ADDRESS/FI

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PROJECT: POINT BREEZE SCATTERED SITE REHABS PHILADELPHIA REDEVELOPMENT AUTHORITY PHILADELPHIA, PA

SHEET TITLE: STAIR AND WALL SECTIONS & DETAILS

SCALE: AS NOTED
DRAWN BY: MB
APPROVED: KAR
DATE: 07/28/2014
DRAWING NO:

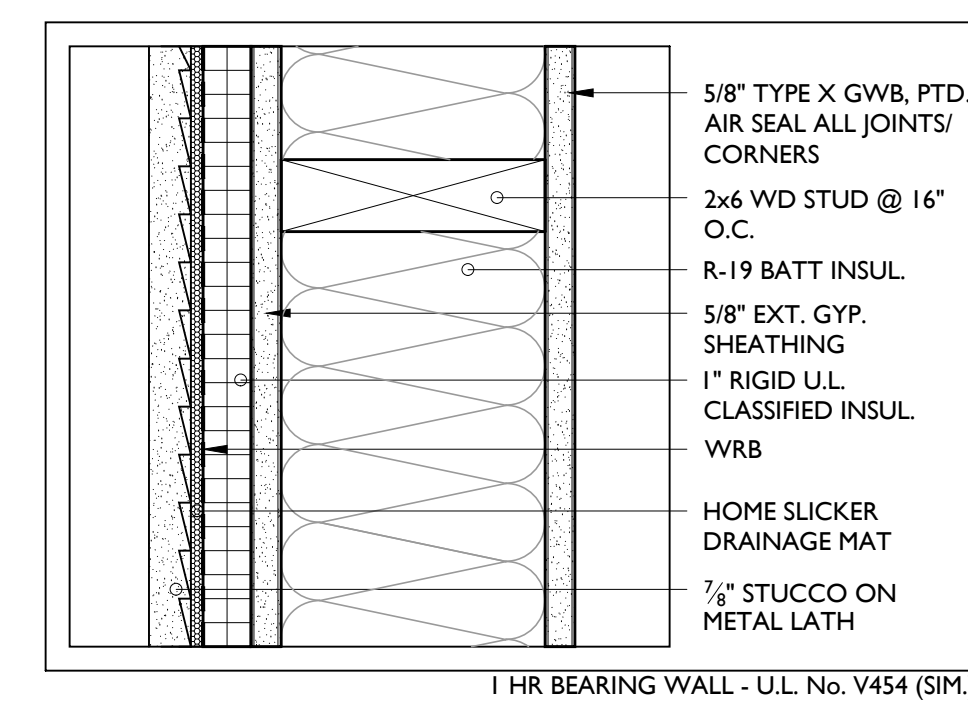
PROJECT NO.: 419.00

A4.1

FINISH SCHEDULE												
Room Name	Clg. Ht.	Floor				Base		Walls		Ceiling		Remarks
		Carpet	Hardwood	Ceramic Tile	Concrete	Rubber	Ceramic Tile	Wood	Painted GWB	Ceramic Tile	Painted Existing & Paint. Exposed to Remain	
Basement	EX'G.											
Living/Dining Room	EX'G.											
Bathroom	EX'G.											
Kitchen	EX'G.											
Powder Room (where indicated in plans)	EX'G.											
Den/Flex Space (where indicated in plans)	EX'G.											
Bedrooms	EX'G.											

- FINISH NOTES:
 1. PROVIDE 1/2" LAUAN PLYWOOD UNDERLAYMENT ON FLOORS TO RECEIVE CARPET.
 2. SEE INTERIOR KITCHEN AND BATHROOM ELEVATIONS FOR EXTENT OF WALL TILE.

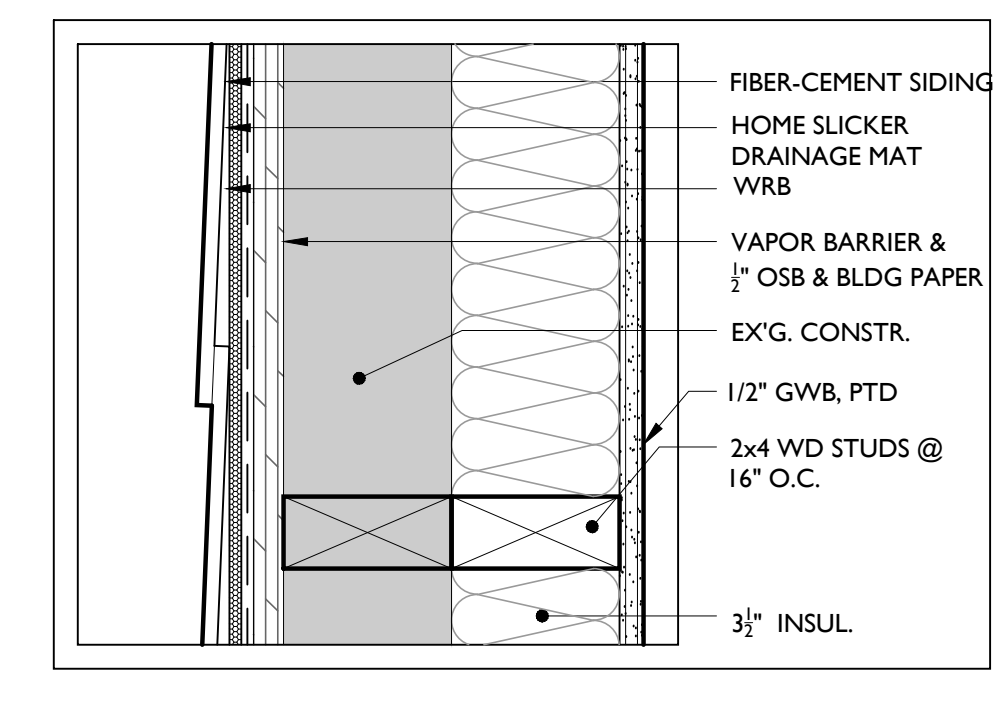
6 PARTITION TYPE 6
 1 1/2" = 1'-0"



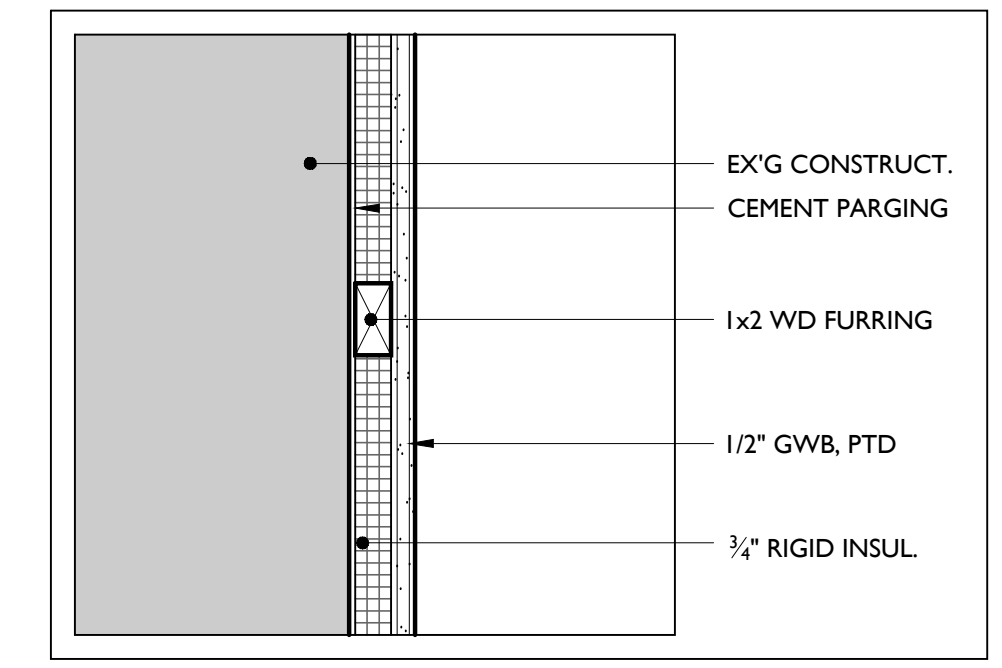
1 7 PARTITION TYPE 7
 3" = 1'-0" U.L. No. U454 1 HR FIRE RATED



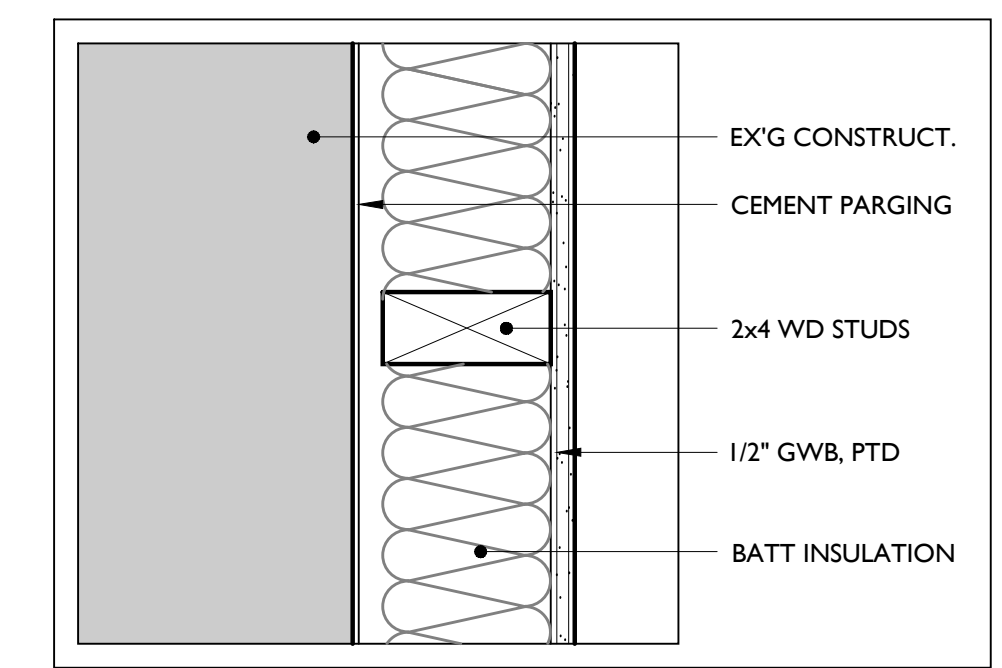
5 PARTITION TYPE 5
 3" = 1'-0"



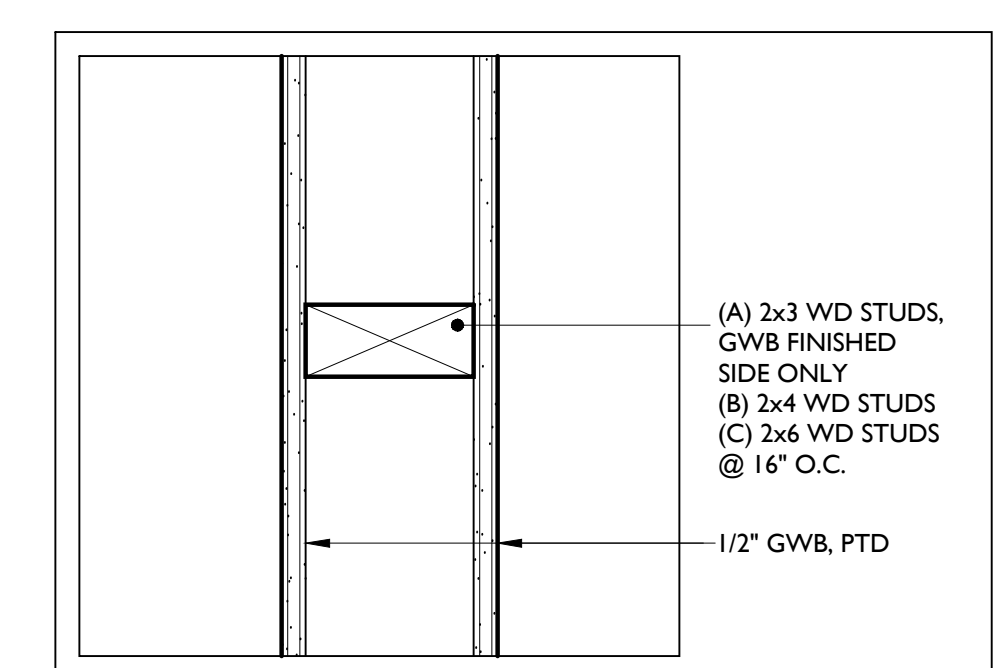
4 PARTITION TYPE 4
 3" = 1'-0"



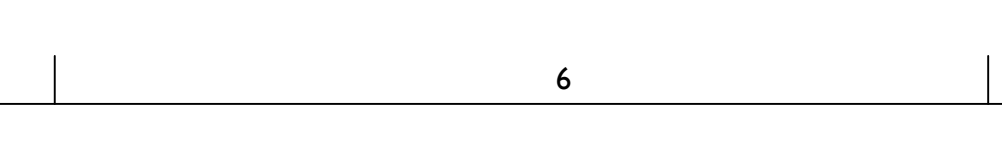
3 PARTITION TYPE 3 (3A W/O INSULATION)
 3" = 1'-0"



2 PARTITION TYPE 2 (2A W/O INSULATION)
 3" = 1'-0"



1 PARTITION TYPE IA, IB, IC
 3" = 1'-0"



ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ON THE SITE. THE WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS. JURISDICTION: © 2014 CICA DA ARCHITECTURE/PLANNING, INC.

REVISIONS:	DATE	DESCRIPTION
No. 1	09/17/14	ADDENDUM #1

CONSULTANTS:	BY:	DATE	DESCRIPTION
	MB	09/17/14	ADDENDUM #1

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PROJECT:
**POINT BREEZE
 SCATTERED SITE
 REHABS**
 PHILADELPHIA REDEVELOPMENT
 AUTHORITY
 PHILADELPHIA, PA

SHEET TITLE:
SCHEDULES & DETAILS

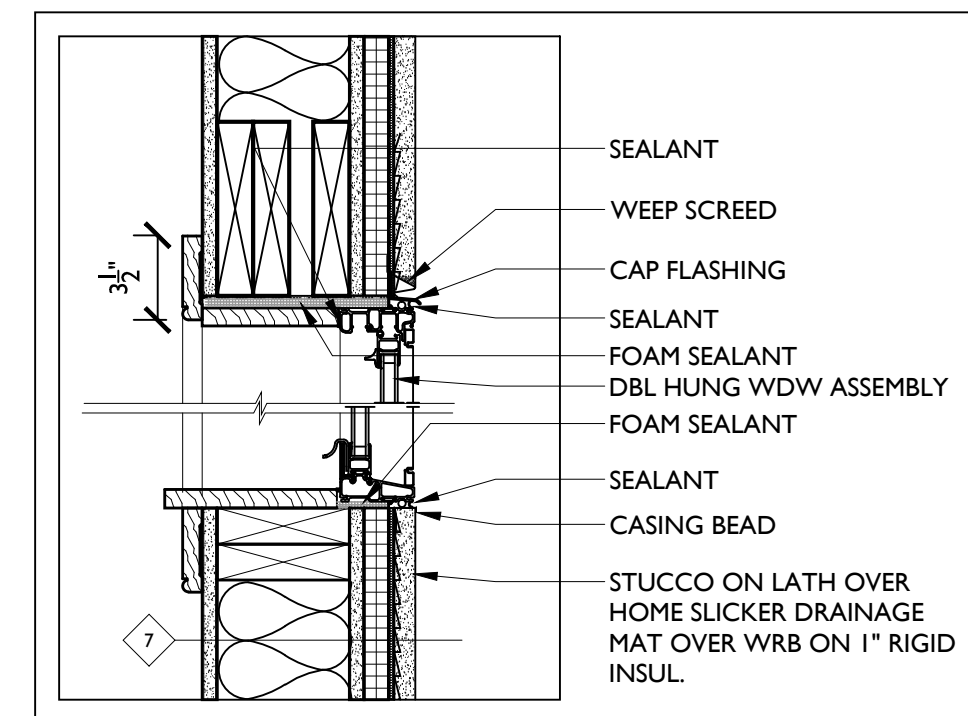
SCALE:	AS NOTED
DRAWN BY:	MB
APPROVED:	KAR
DATE:	07/28/2014
DRAWING NO.:	

PROJECT NO.: 419.00

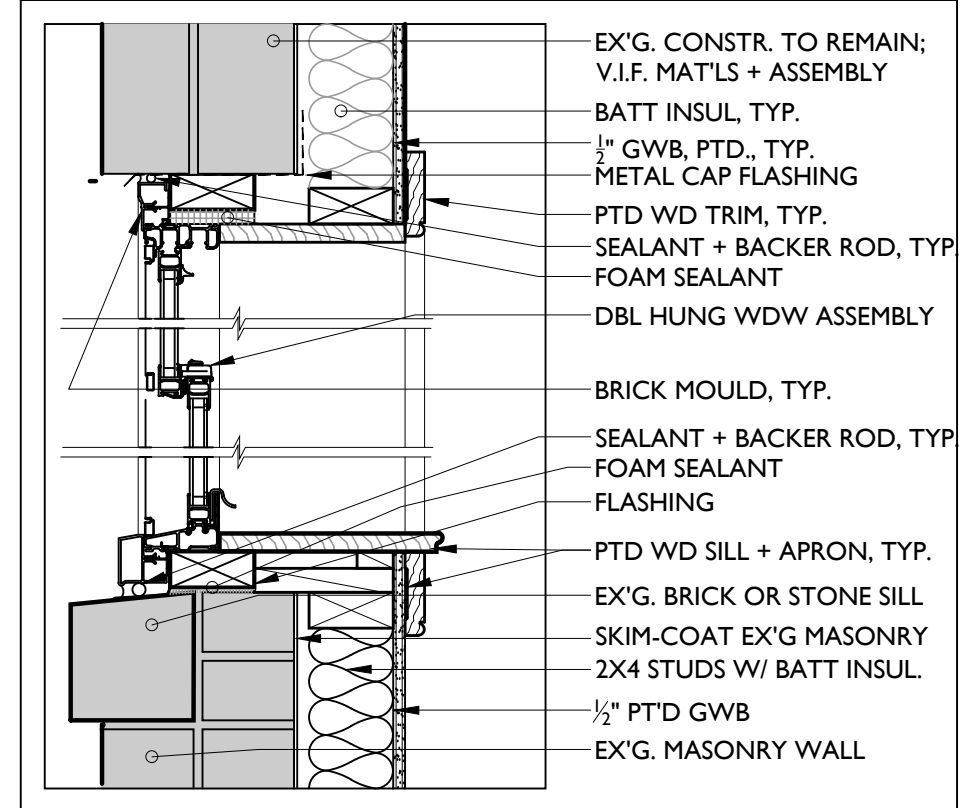
A6.1

WINDOW SCHEDULE									
ROUGH OPENING (V.I.F.)			DETAILS - DWG A6.2 U.N.O.						
Type	Width	Height	Jamb	Sill	Head	Mat'l	Finish	Glazing	Remarks
A	*	*				VINYL		LOW-E	Double Hung, refer to E1/A6.2 for flashing dts
B	*	*				VINYL		LOW-E	Two panel slider (basements)
C	*	*				VINYL		LOW-E	Casement

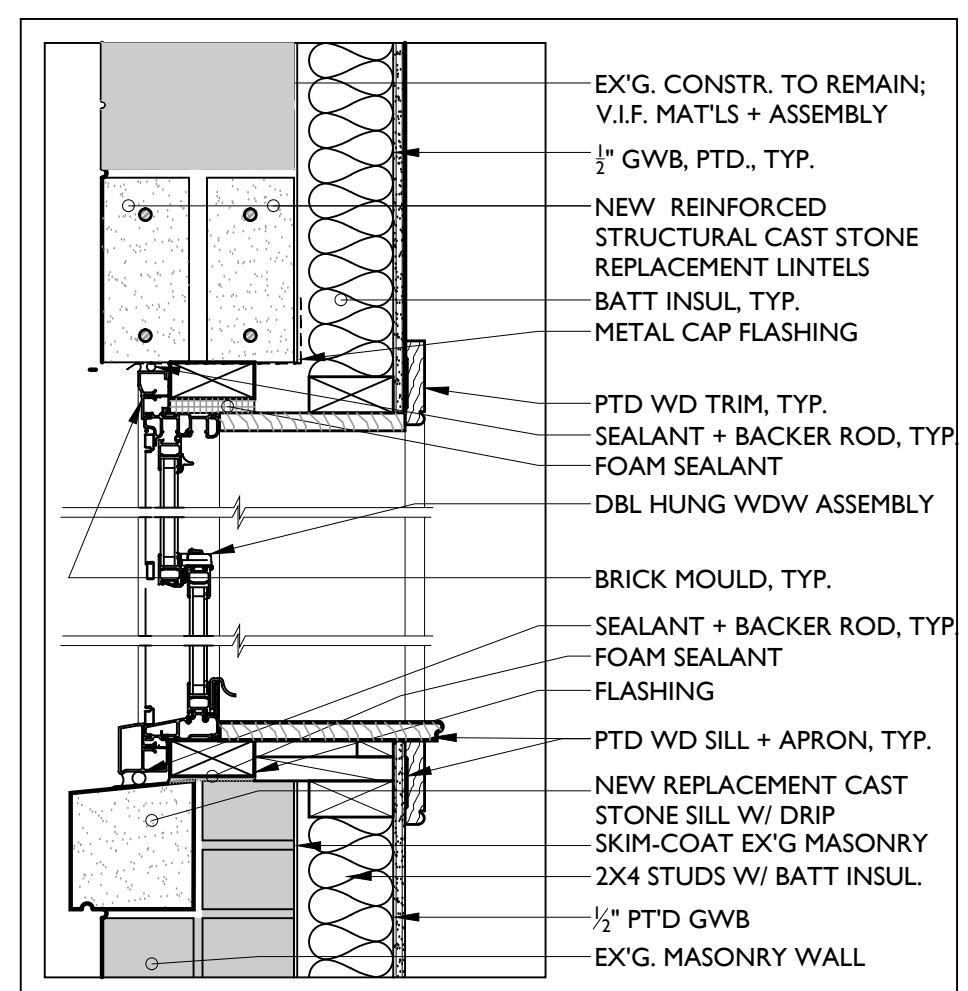
* VERIFY EXISTING MASONRY OPENS FOR ALL NEW REPLACEMENT WINDOWS. FOR NEW WINDOW OPENINGS SEE PLANS FOR SIZES. EACH BEDROOM TO HAVE A MINIMUM OF ONE WINDOW THAT MEETS EGRESS REQUIREMENTS. COORDINATE WITH ARCHITECT IF EXISTING MASONRY OPENING LIMITS SIZE OF NEW DOUBLE-HUNG WINDOW BELOW THAT REQUIRED FOR EGRESS.



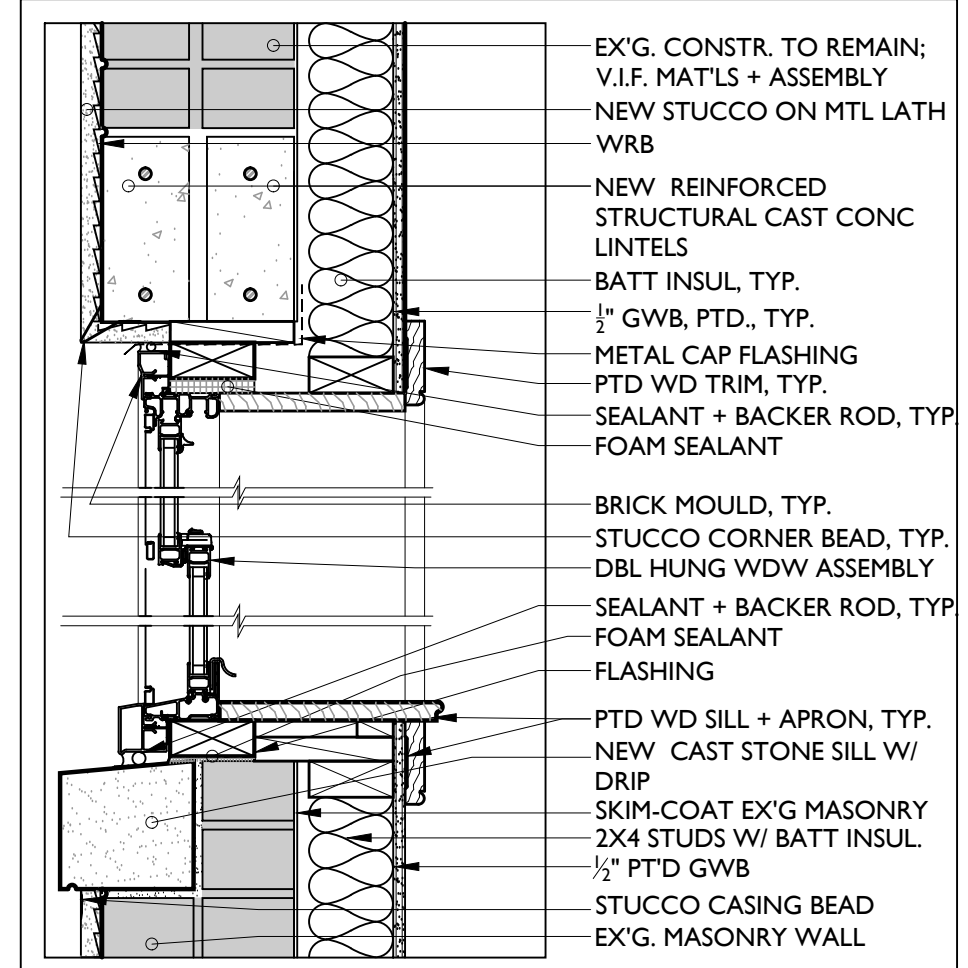
D6 TYP. SILL/HEAD DTL @ FIRE RATED WALL
1 1/2" = 1'-0"



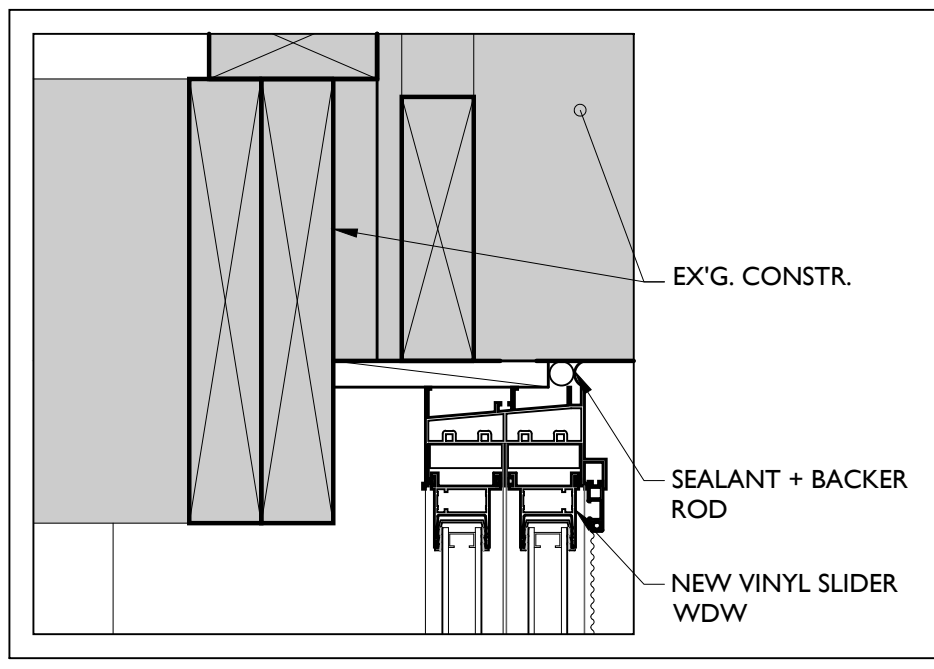
C6 TYP. SILL/HEAD DTL @ REPLACEMENT WDW
3" = 1'-0"



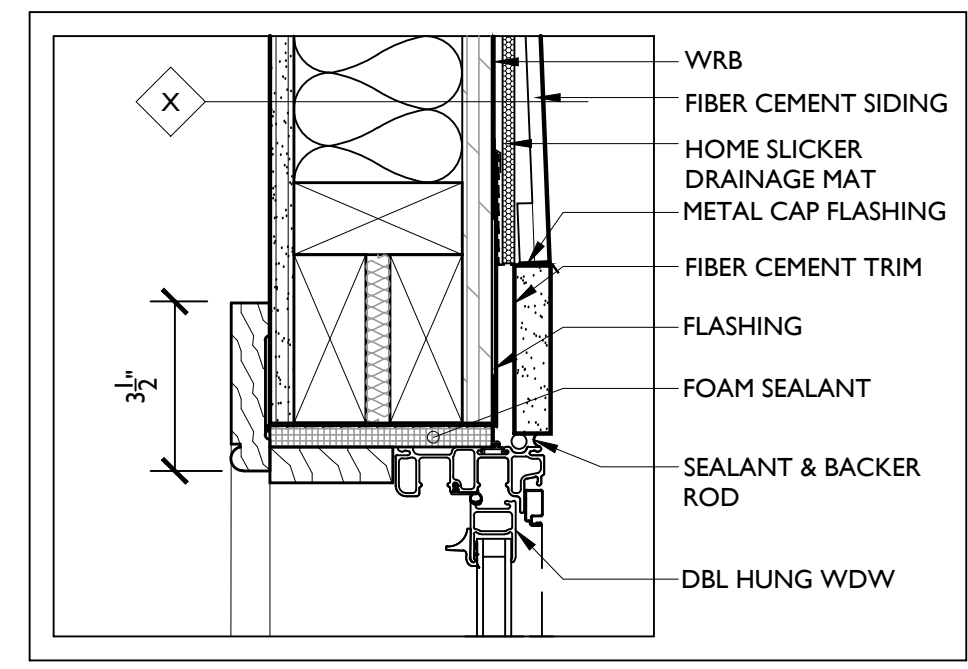
D6 TYP. SILL/HEAD DTL @ REPLACEMENT WDW
1 1/2" = 1'-0" W/ REPLACEMENT SILL AND LINTEL



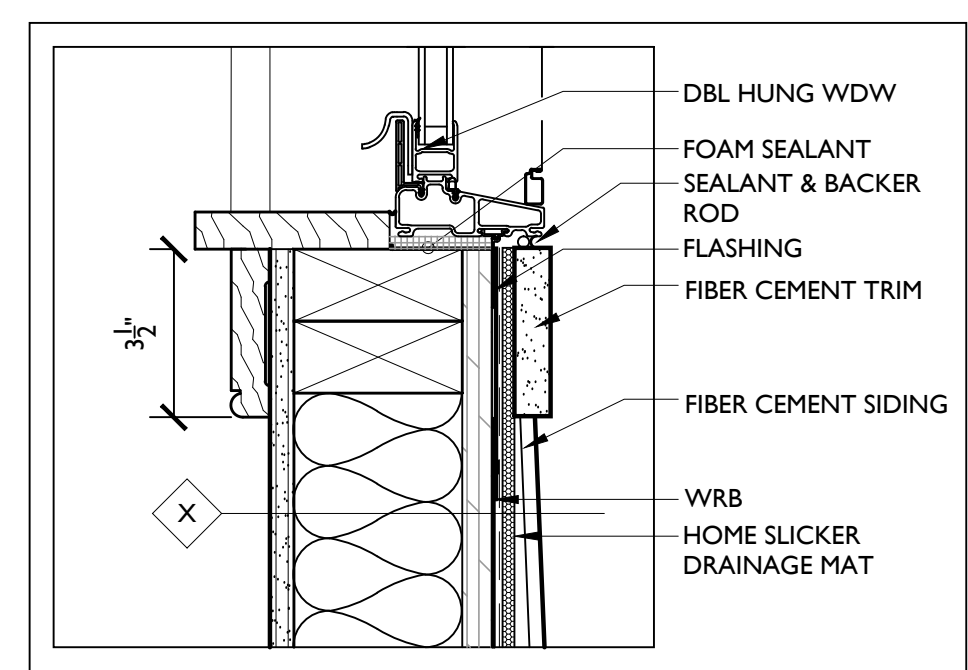
E6 TYP. SILL/HEAD DTL @ NEW WDW IN EX'G. CONSTR.
1 1/2" = 1'-0" W/ NEW STUCCO ON LATH



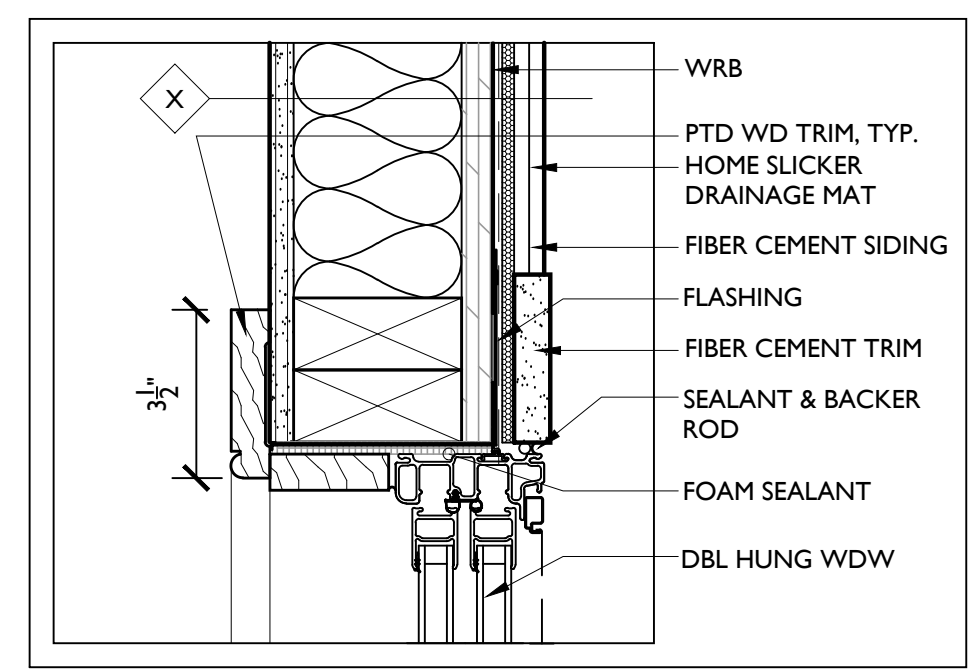
B4 TYP. HEAD @ NEW SLIDER WDW
3" = 1'-0" IN EX'G. BASEMENT WALL



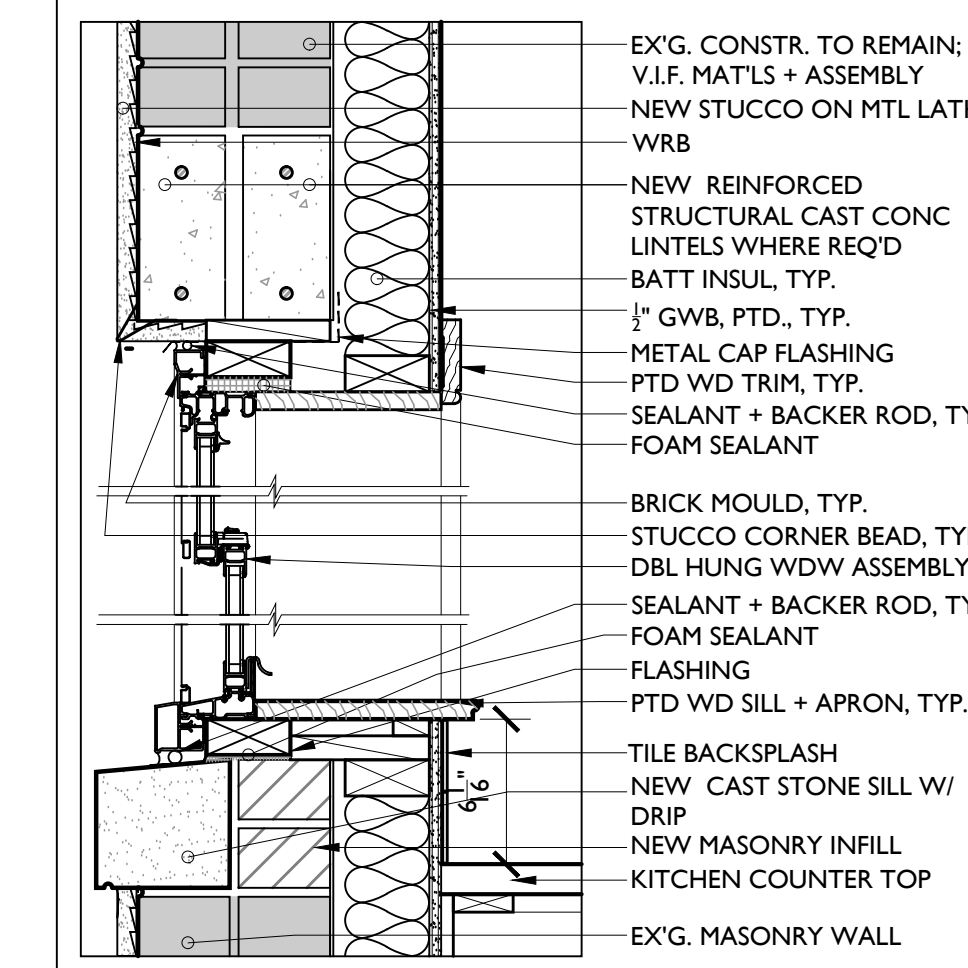
B5 TYP. HEAD @ NEW WDW IN FRAME WALL
3" = 1'-0"



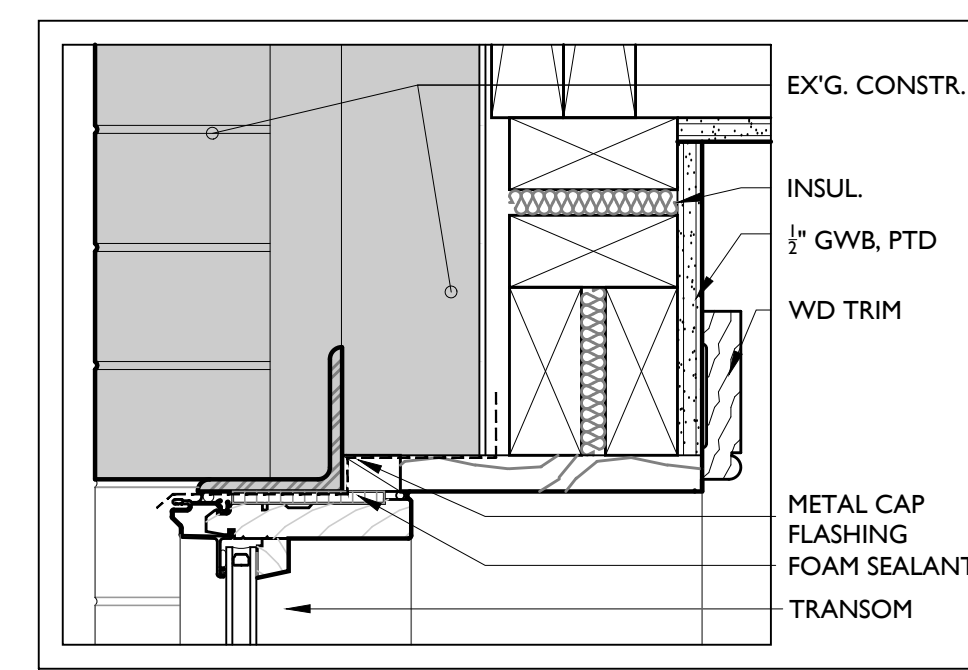
C5 TYP. SILL @ NEW WDW IN FRAME WALL
3" = 1'-0"



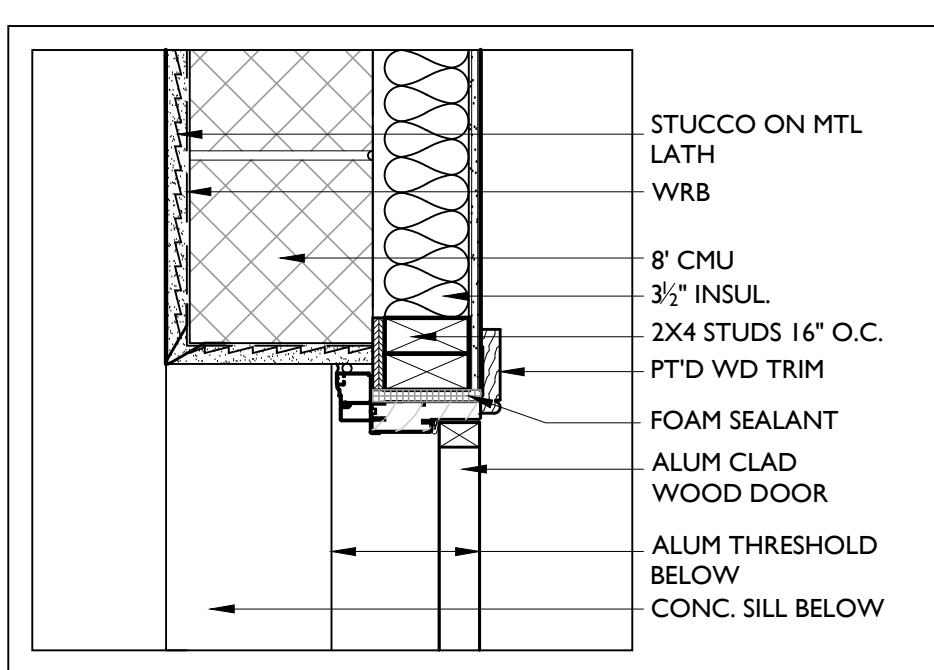
D5 TYP. JAMB @ NEW WDW IN FRAME WALL
3" = 1'-0"



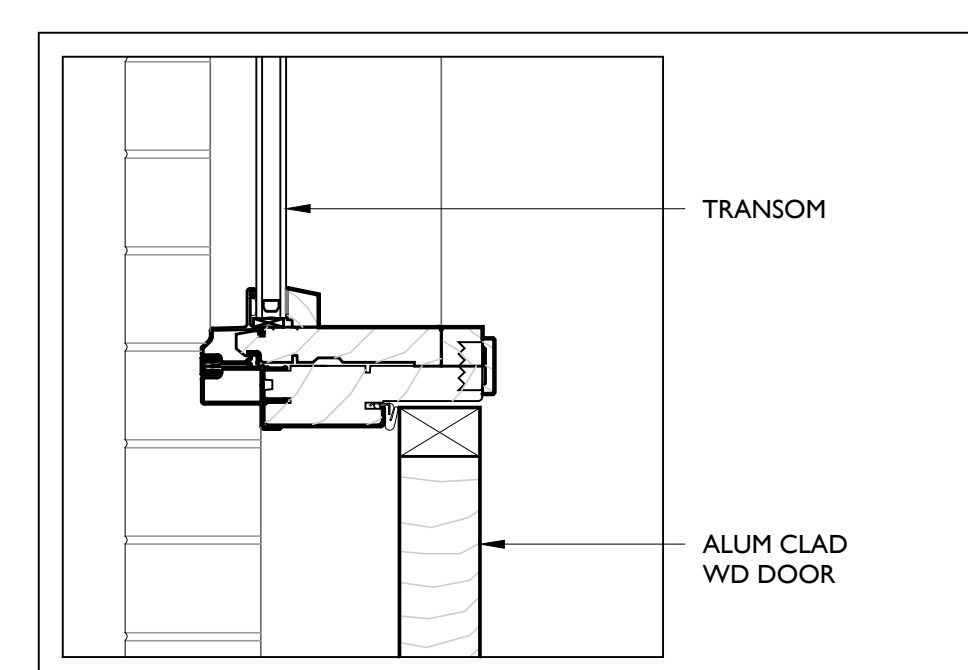
E5 TYP. SILL/HEAD DTL @ RAISED SILL
1 1/2" = 1'-0" W/ NEW STUCCO ON LATH



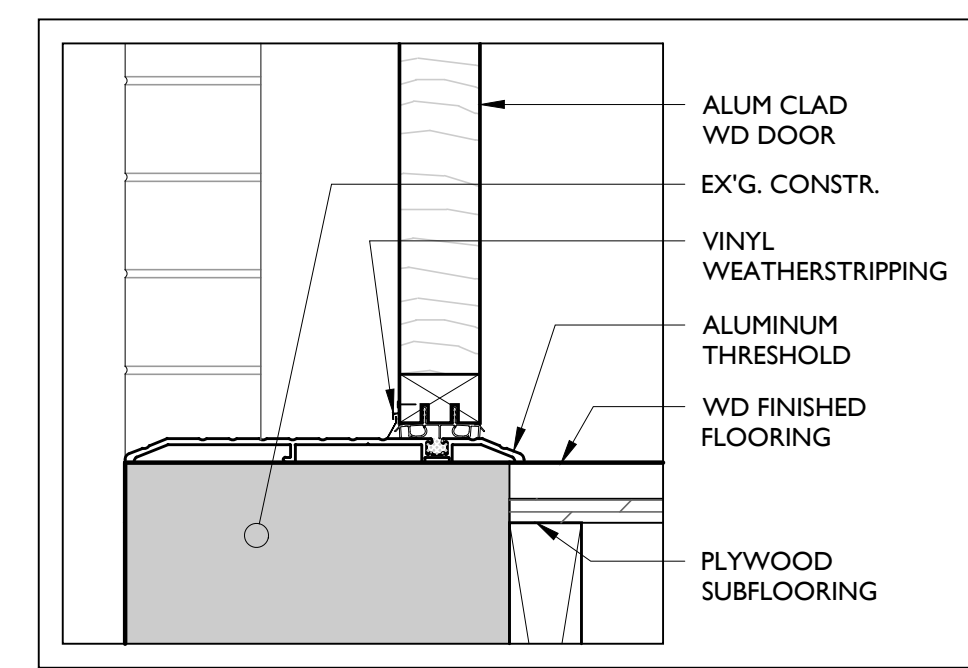
B3 TYP. DOOR/TRANSOM HEAD DTL @ EX'G. WALL
3" = 1'-0"



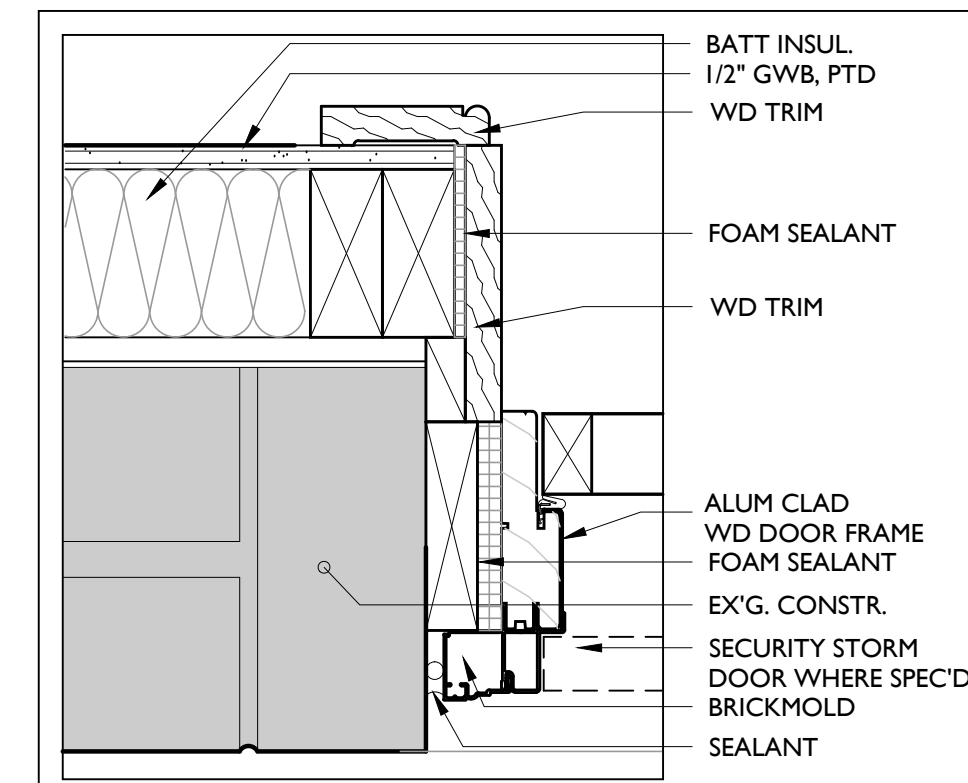
C3 TYP. DOOR JAMB NEW MASONRY WALL
1 1/2" = 1'-0"



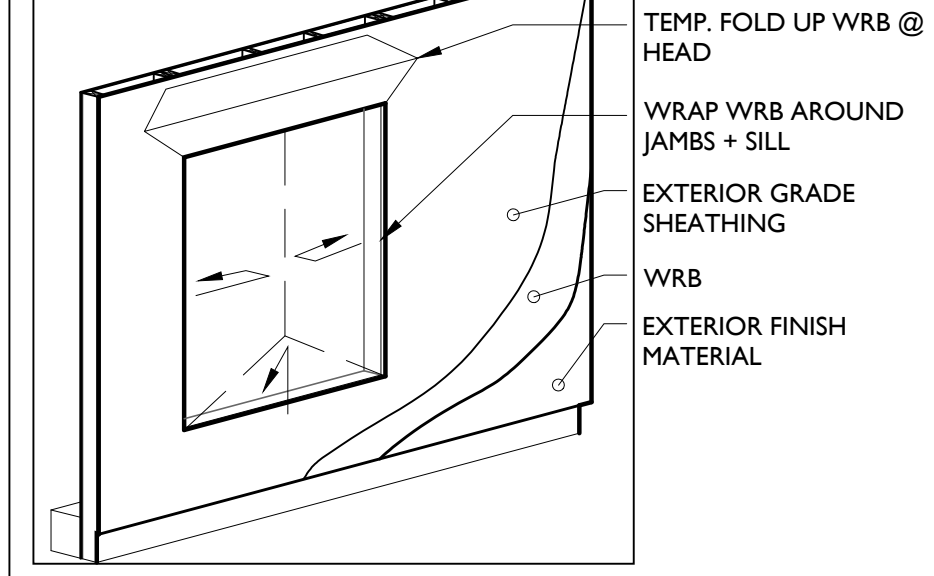
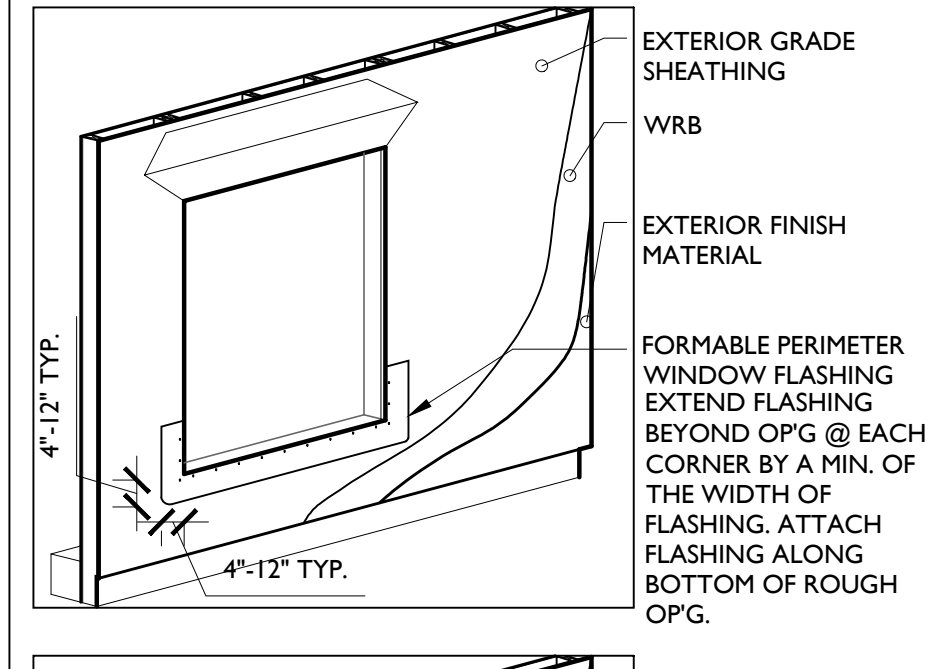
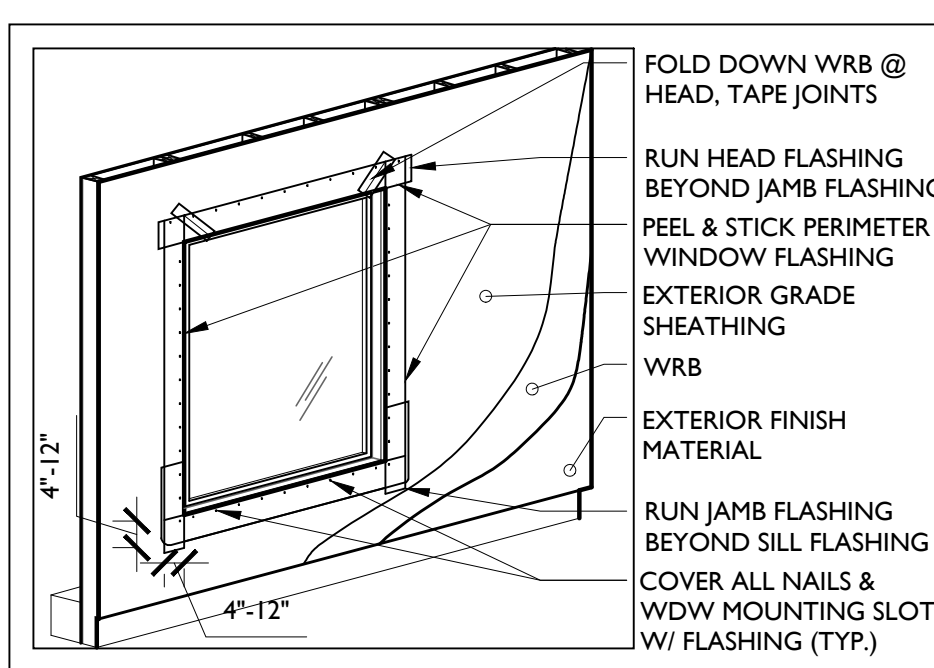
C3 TYP. DOOR HEAD/TRANSOM SILL DTL
3" = 1'-0"



D3 TYP. DOOR THRESHOLD DTL @ EX'G. WALL
3" = 1'-0"



E3 TYP. NEW DOOR JAMB DTL @ EX'G. WALL
3" = 1'-0"



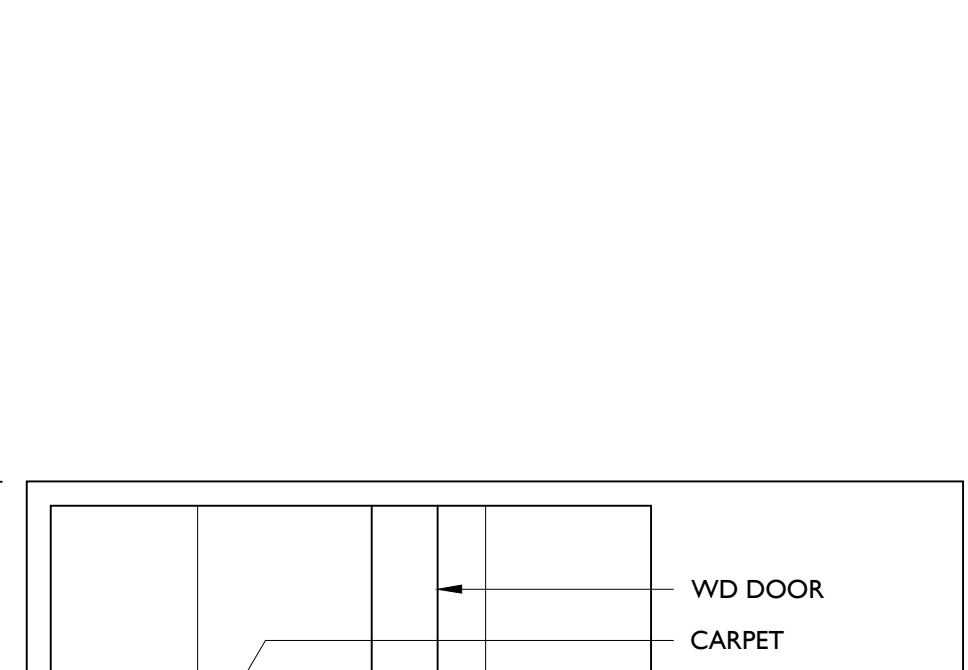
E4 TYP. WINDOW FLASHING DETAIL
3" = 1'-0"



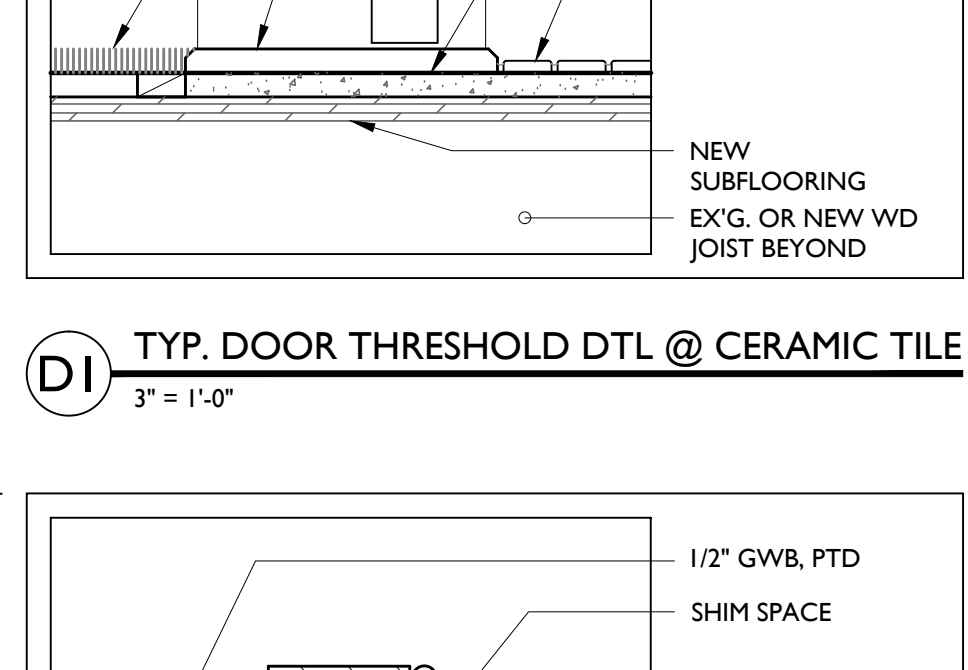
D1 TYP. DOOR THRESHOLD DTL @ CERAMIC TILE
3" = 1'-0"



E1 TYP. DOOR JAMB DTL @ NEW INTERIOR WALL
3" = 1'-0"



E1 TYP. DOOR JAMB DTL @ NEW INTERIOR WALL
3" = 1'-0"



E1 TYP. DOOR JAMB DTL @ NEW INTERIOR WALL
3" = 1'-0"

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE SITE. THE WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS. JURISDICTION: PHILADELPHIA. © 2014 CICAADA ARCHITECTURE PLANNING, INC.

REVISIONS:

No.	DATE	DESCRIPTION
1	09/17/14	ADDENDUM #1

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PROJECT: **POINT BREEZE SCATTERED SITE REHABS**
PHILADELPHIA REDEVELOPMENT AUTHORITY, PA
PHILADELPHIA, PA

SHEET TITLE: **SCHEDULES & DETAILS**
PROJECT NO.: 419.00

SCALE: AS NOTED
DRAWN BY: MB
APPROVED: KAR
DATE: 07/28/2014
DRAWING NO.: **A6.2**