

LEGEND AND SYMBOLS

FIRE RATED BEARING WALL - SEE APPROPRIATE DETAIL FOR UL DESIGN NO. SEE ALSO SECTION DETAILS ON DWG. A-1

4" FACE BRICK

HOSE BIBB, FROST PROOF AT EXTERIOR LOCATIONS

FLOOR DRAIN W/ INLET GRATE

NOTES

PROVIDE 3P UNFACED SOUND ATTENUATION BLANKETS AT ALL INTERIOR WALLS AND BETWEEN FLOORS.

USE ONLY HEAVY DUTY GALVANIZED JOIST/BEAM HANGERS AT ALL JOIST TO BEAM AND BEAM TO BEAM CONNECTIONS.

(*) INDICATES TEMPERED SAFETY GLASS.

ALL EXTERIOR WALLS TO BE 2x6 STUDS (SEE PLAN)

ELECTRICAL AND REFLECTED CEILING PLAN SYMBOLS

SD

SMOKE DETECTOR - HARD WIRED & INTERCONNECTED - INSTALL AS PER NFPA 72 REQUIREMENTS WITH BATTERY BACKUP (CEILING MOUNTED)

CB

CARBON MONOXIDE DETECTOR- BATTERY OPERATED (CEILING MOUNTED)

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

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

7 TYPICAL STAIR SECTION
1/2" = 1'-0"

3 STEP OVER CURB DETAIL
SCALE: NTS

4 FLUSH BEAM DETAIL
SCALE: NTS

6 DESIGN NO. UL # U-311
1 HOUR FIRE RATED WALLS (STC RATING 52)

GYPSUM BOARD: 5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY.
RESILIENT CHANNEL: 25 GA. FURRING CHANNELS INSTALLED HORIZONTALLY SPACED 24 IN O.C.
WOOD STUDS: 2 IN. X 4 IN. WOOD STUDS SPACED MAX. 16 IN. O.C.
INSULATION: MIN. 3 IN. THICK MINERAL WOOL.
GYPSUM BOARD: 5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY.

6A DESIGN NO. UL # U-344
1 HOUR FIRE RATED WALLS

NOTE :
INSTALL SILANESILOXANE WATER REPELLANT AS FINAL APPLICATION OVER ALL STUCCO.
ALL WINDOW FLANGES TO BE CAULKED & SEALED AS NEEDED AT ALL WALL OPENINGS.

5 DESIGN NO. UL L569 (ICC RATING 58) (STC RATING 51)
UNRESTRAINED ASSEMBLY RATING-1HR

System Description
Dimensional Lumber

- vinyl
- SRM-25 sound mat
- 1" LEVELROCK Floor Underlayment
- T&G or plywood flooring
- 2x10 wood joist 16" o.c. or 24" o.c. when battens used
- 3-1/4" fiberglass batt insulation
- RC-1 channel
- 5/8" SHEETROCK Brand FIRECODE C Core Gypsum Panels

System Performance
1 HR Fire
UL File No. L569
58 STC, 51 IIC
RAL-TL-04-031 & RAL-IN-04-004

PROJECT

PROPOSED MUTLI FAMILY RESIDENCE
3951 LANCASTER AVENUE
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE

ARCHITECTURAL FLOOR PLANS, DETAILS

REVISIONS:

RFI 1

RFI 2

VARIANCE

DRAWN BY: HK

CHECKED BY: HK

DATE: 04/25/2020

SCALE: AS NOTED

JOB No: 3951 LANCASTER A

FILE: 3951 LANCASTER A

A-1

LEGEND AND SYMBOLS

FIRE RATED BEARING WALL: SEE APPROPRIATE DETAIL FOR UL DESIGN NO. SEE ALSO SECTION DETAILS ON DWG. A-1

4" FACE BRICK

HOSE BIBB, FROST PROOF AT EXTERIOR LOCATIONS

FLOOR DRAIN W/ INLET GRATE

NOTES

PROVIDE 3/4" UNFACED SOUND ATTENUATION BLANKETS AT ALL INTERIOR WALLS AND BETWEEN FLOORS.

USE ONLY HEAVY DUTY GALVANIZED JOIST/BEAM HANGERS AT ALL JOIST TO BEAM AND BEAM TO BEAM CONNECTIONS.

(*) INDICATES TEMPERED SAFETY GLASS.

ALL EXTERIOR WALLS TO BE 2x6 STUDS (SEE PLAN)

ELECTRICAL AND REFLECTED CEILING PLAN SYMBOLS

SMOKE DETECTOR - HARD WIRED & INTERCONNECTED - INSTALL AS PER NFPA 72 REQUIREMENTS WITH BATTERY BACKUP (CEILING MOUNTED)

CARBON MONOXIDE DETECTOR- BATTERY OPERATED (CEILING MOUNTED)

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

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

4 EGRESS WELL DETAIL
SCALE: NTS

3 SCUPPER DETAIL
SCALE: NTS

DESIGN ASSOCIATES
6525 TULIP STREET
PHILADELPHIA, PA 19135
(T) 215-833-9256 (e) helen@77email.com

NICHOLAS A. COULTER, AIA, NCARB
REGISTERED ARCHITECT
State of Pennsylvania License # RA403559

PROJECT

DWG. TITLE

PROPOSED MUTLI FAMILY RESIDENCE
3951 LANCASTER AVENUE
PHILADELPHIA, PENNSYLVANIA



ARCHITECTURAL FLOOR PLANS, DETAILS

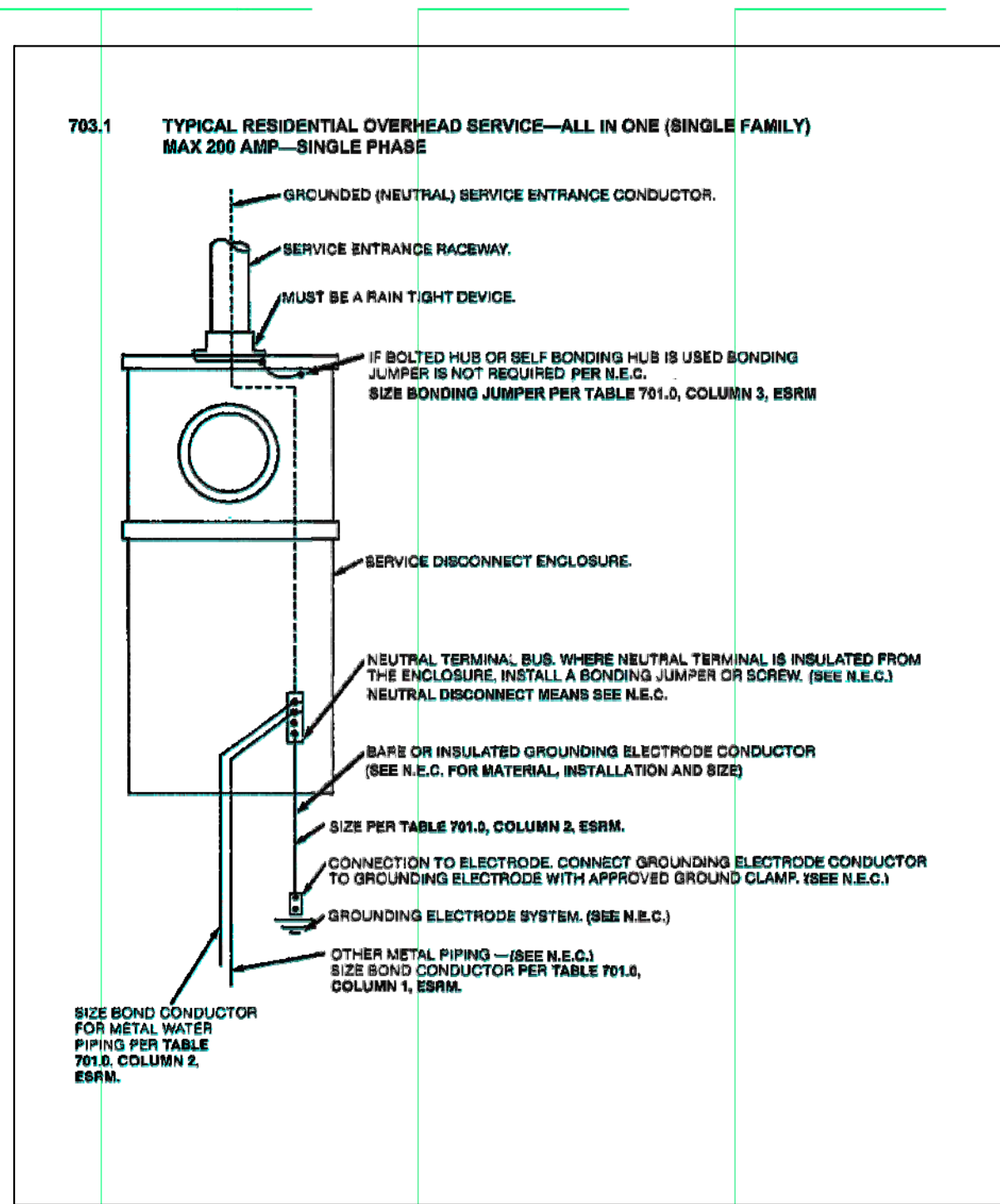
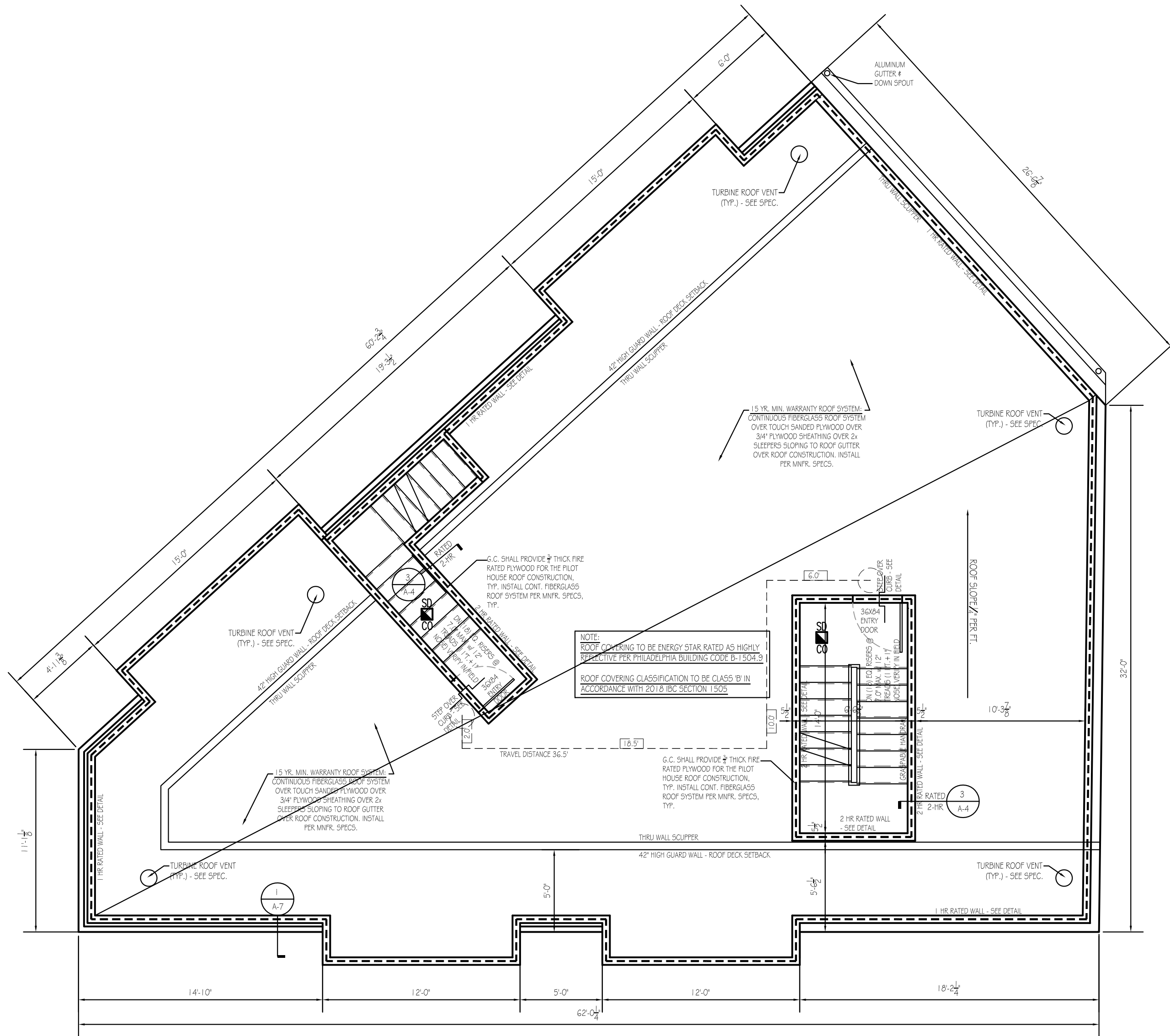
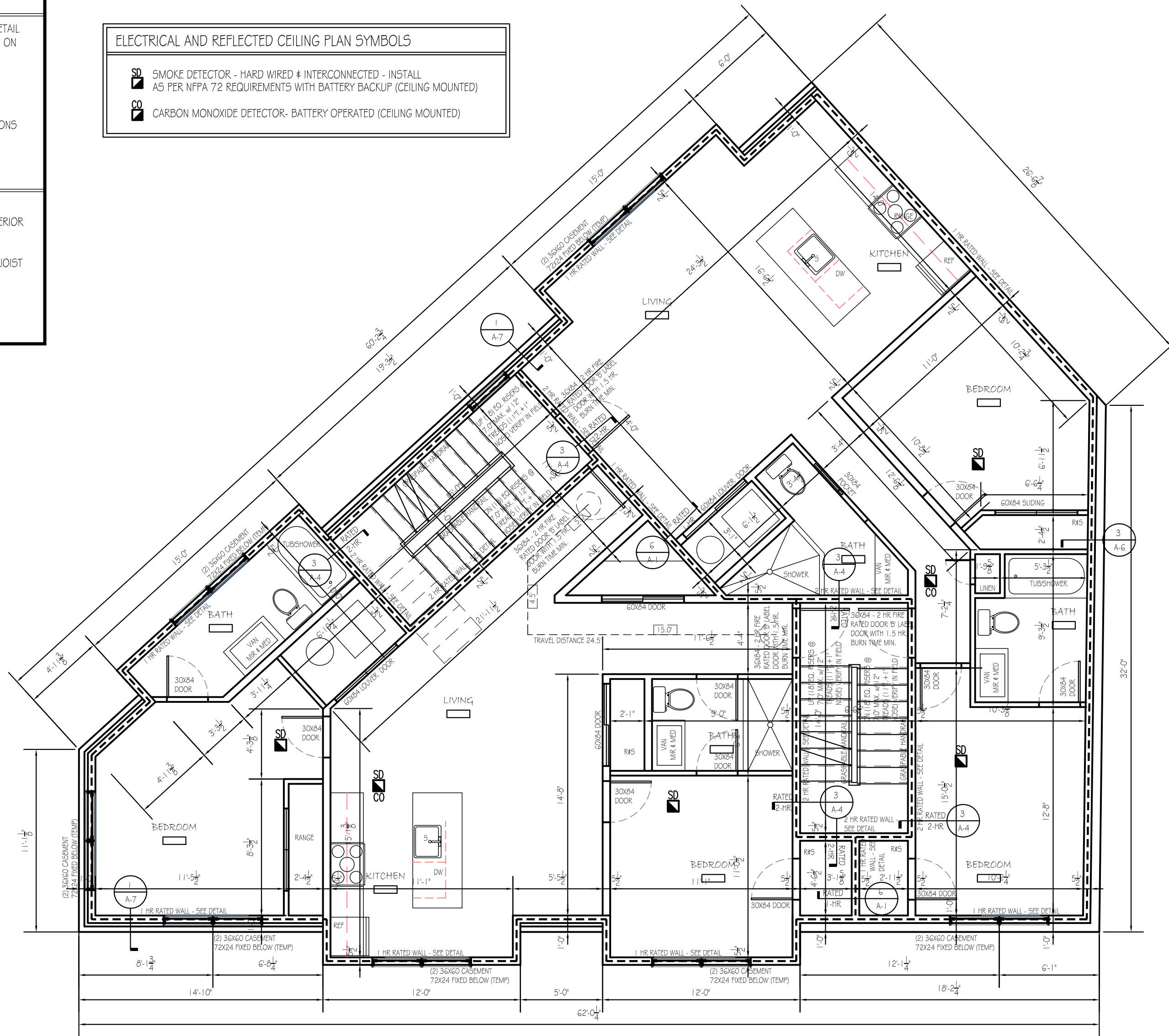
REVISIONS:
RFI 1
RFI 2
VARIANCE

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FILE: 3951 LANCASTER A

A-2

ELECTRICAL AND REFLECTED CEILING PLAN SYMBOLS	
	SMOKE DETECTOR - HARD WIRED & INTERCONNECTED - INSTALL AS PER NFPA 72 REQUIREMENTS WITH BATTERY BACKUP (CEILING MOUNTED)
	CARBON MONOXIDE DETECTOR- BATTERY OPERATED (CEILING MOUNTED)



LOMANCO® VENTS

Whirlybird® Turbine Ventilators

BEB-12
BEB-14

BIB-12
BIB-14

foreverguarantee
The Quality & Performance of the Lomanco® Whirlybird® Turbine is Guaranteed Forever

COMMON FEATURES:

- ▶ Reduces energy bills.
- ▶ Easy installation.
- ▶ Forever Guarantee - residential use only.
- ▶ Permanently lubricated upper and lower ball bearings that ensure long life and no maintenance.
- ▶ All-aluminum rust-free construction.
- ▶ Rigid spider-type structure.
- ▶ Riveted at every connection.
- ▶ 21 air-foil curved vanes with rolled edges to deflect water.
- ▶ Exclusive vari-pitch base adjusts to 12/12 roof pitch.
- ▶ Large flashing for easy installation.
- ▶ Tested to withstand winds of 110 m.p.h.
- ▶ Reduces winter ice build up.
- ▶ Big Whirly® 14" moves up to 37% more air than the 12".

COLORS AVAILABLE - 8 SERIES

Weathered Steel

White

Blue

Bronze

All-Black

Hurricane caps available!

Model	Hole Size	Height	Base
8EB-12"	12	17 1/2	20 x 20
8EB-12"	12	17 1/2	20 x 20
8EB-12TTP"	12	20 1/2	20 x 20
8EB-14"	14	20	22 x 22
8EB-14"	14	20	22 x 22
8EB-14"	14	20	22 x 22
8EB-12"	12	16	20 x 20

8EB-12 & GT-12 (shown)
GUARANTEED STEEL TURBINE
TUBES TO 1/2" ROOF PITCH
AVAILABLE IN HILL OIL

How many Whirlybird® Vents do you need?

TURBINE VENT EXHAUST SYSTEM	Attic floor space to be ventilated in square feet:							
	1000	1500	2000	2500	3000	3500	4000	4500
12"	2	2	2	3	4	4	5	5
14"	1	2	2	3	3	4	4	5
Initial								
Selected Turbine Size	12" 14"	12" 14"	12" 14"	12" 14"	12" 14"	12" 14"	12" 14"	12" 14"
CA16	21	14	21	28	32	28	42	42
CA16	15	10	15	19	22	19	28	29
CA16	18	6	11	12	11	16	16	16
10B/190	8	5	8	10	11	10	15	15
140	6	4	6	8	9	8	12	12
SV-10	19	6	9	11	13	11	17	17
DA-4/IV-9	15	10	15	20	22	20	29	29

BEARING FACTS

Molded and fully machined raceways, not merely molded. Conforms to 2015 for low drag and quiet operation.

DuPont Delrin® inner and outer bearing rings - the longest lasting and strongest polymer ball bearing material available.

Unique Tancan® permanently lubricated in the end and mid-cure out.

100 Grade 302 series stainless steel shaft for long running time and high resistance to moisture.

All 8 Series Turbines
MADE-IN-USA QUALITY
PRODUCT


Tested Department of
Agriculture "Whirlybird"
approved

LOMA-3375

Lomanco, Inc. • lomanco.com • 1.800.643.5596

lomanco

lomancovents



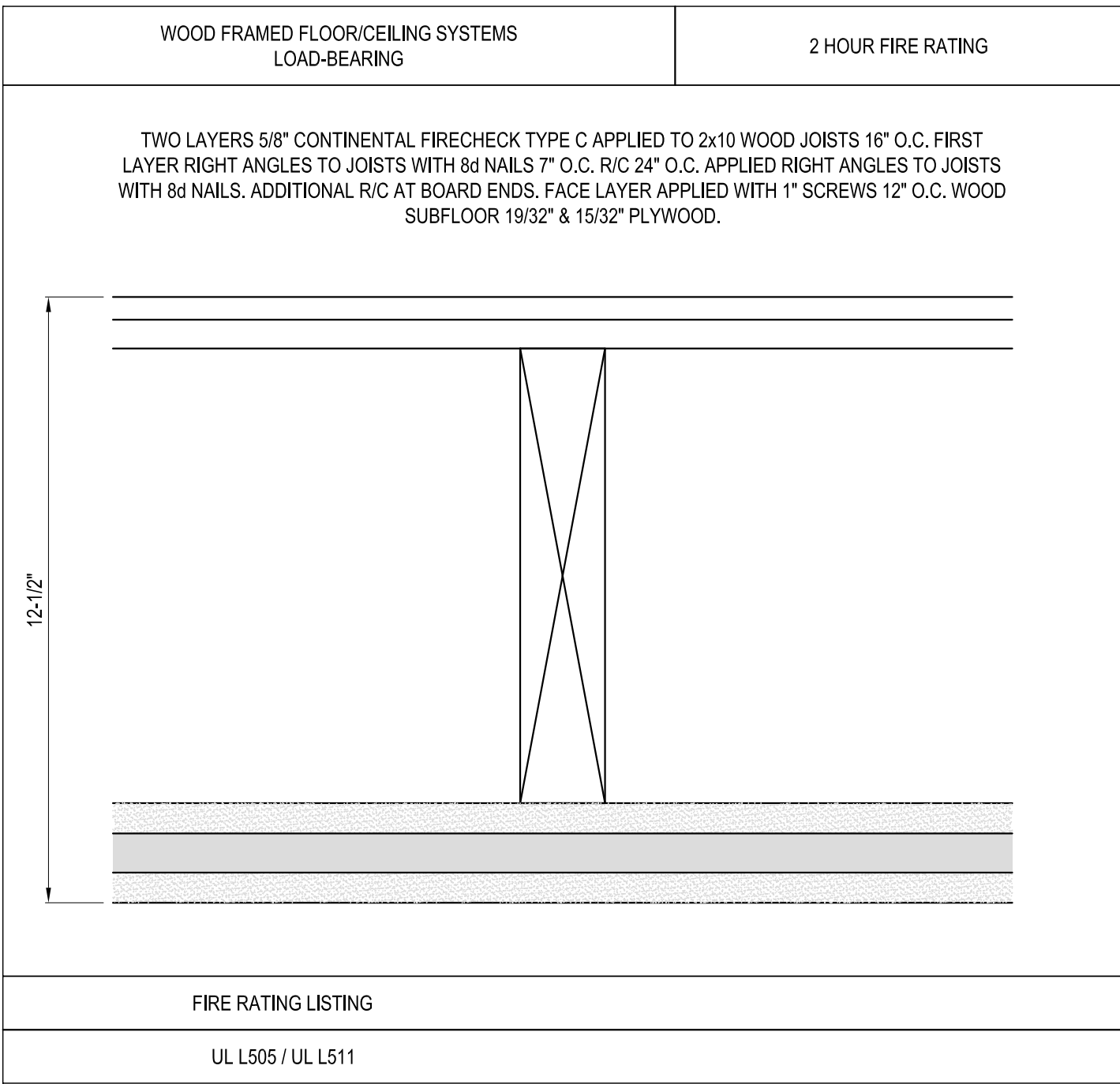
 DESIGN ASSOCIATES
 6525 TULIP STREET
 PHILADELPHIA, PA 19135
 (t) 215-833-9256 (e) hukimg77@gmail.com

PROJECT	PROPOSED MUTLI FAMILY RESIDENCE 3951 LANCASTER AVENUE PHILADELPHIA, PENNSYLVANIA
DWG. TITLE	ARCHITECTURAL FLOOR PLANS, DETAILS

REVISIONS:
RFI 1
RFI 2
VARIANCE

DRAWN BY: HK
CHECKED BY: HK
DATE: 04/25/2020
SCALE: AS NOTED

JOB NO:	3951 LANCASTER A
FILE:	3951 LANCASTER A

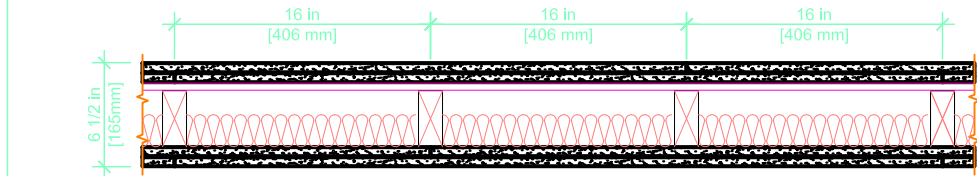


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 3285-043.

2 HOUR FIRE RATED DETAIL
SCALE: NTS

UL U334

U334 2 HOUR
LOAD-BEARING WOOD STUDS, RC-1 CHANNEL INTERIOR PARTITION STC = 58 USG-810219

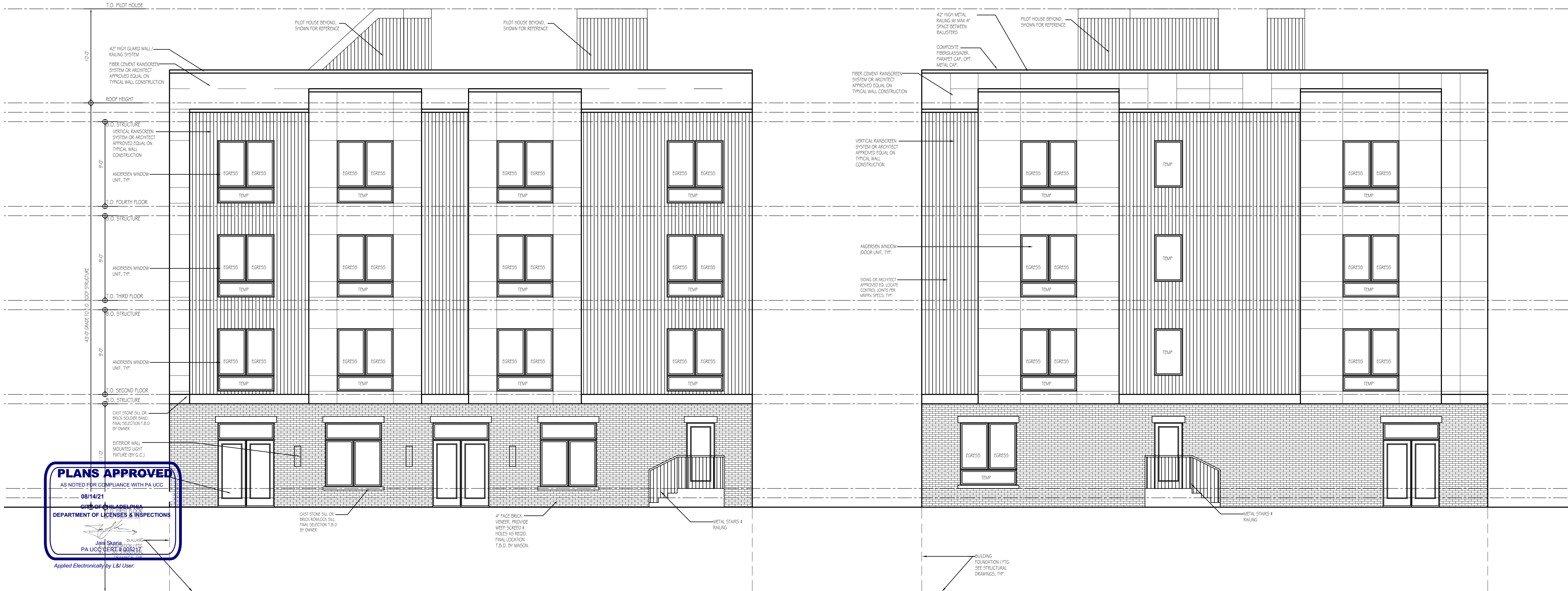
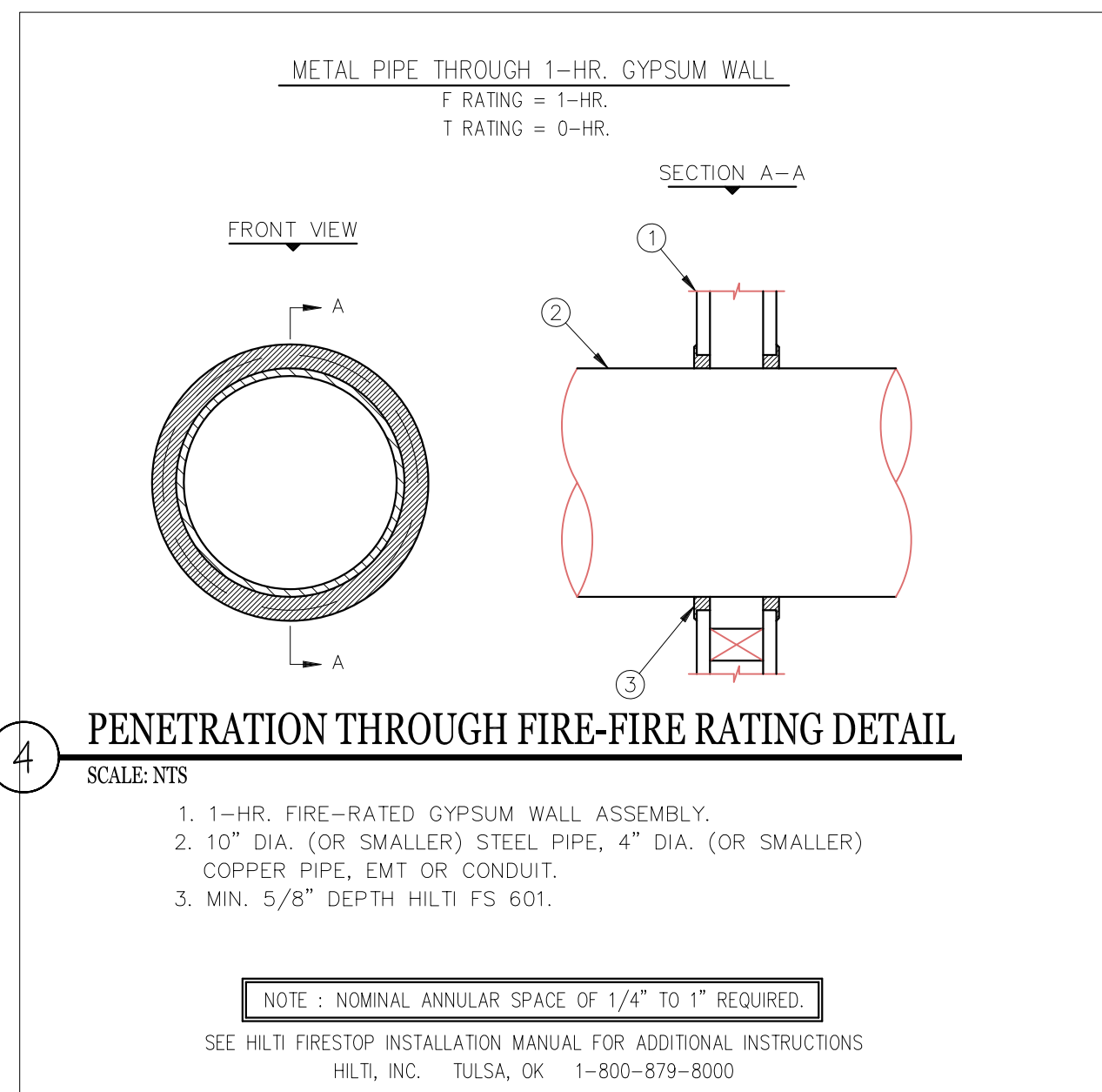


FIRE RATING: 2 HOUR
STC: 58
SOUND TEST: USG-810219
SYSTEM THICKNESS: 6-1/2"

ASSEMBLY OPTIONS:

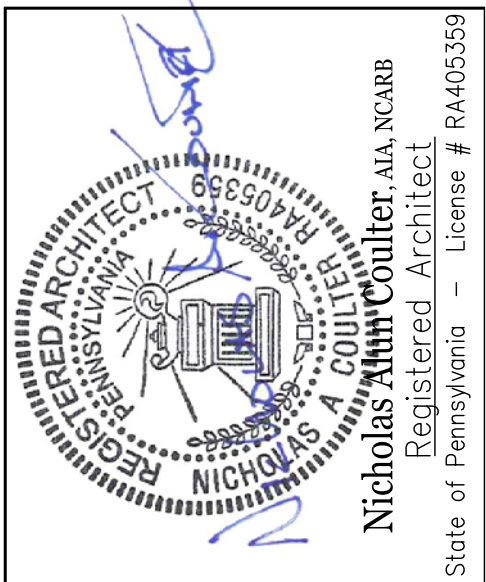
GYPSUM BOARD: TWO LAYERS OF 5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY.
RESILIENT CHANNEL: 25 GA. FURRING CHANNELS INSTALLED HORIZONTALLY SPACED 24 IN. O.C.
WOOD STUDS: 2 IN. X 4 IN. WOOD STUDS SPACED MAX. 16 IN. O.C.
GYPSUM BOARD: TWO LAYERS OF 5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY.

2 HOUR FIRE RATED DETAIL
SCALE: NTS



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

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



PROJECT
PROPOSED MUTLI FAMILY RESIDENCE
3951 LANCASTER AVENUE
PHILADELPHIA, PENNSYLVANIA

EXTERIOR ELEVATIONS, DETAILS & SCHEDULES

DWG. TITLE

REVISIONS:

DRAWN BY: HK
CHECKED BY: HK
DATE: 04/25/2020
SCALE: AS NOTED

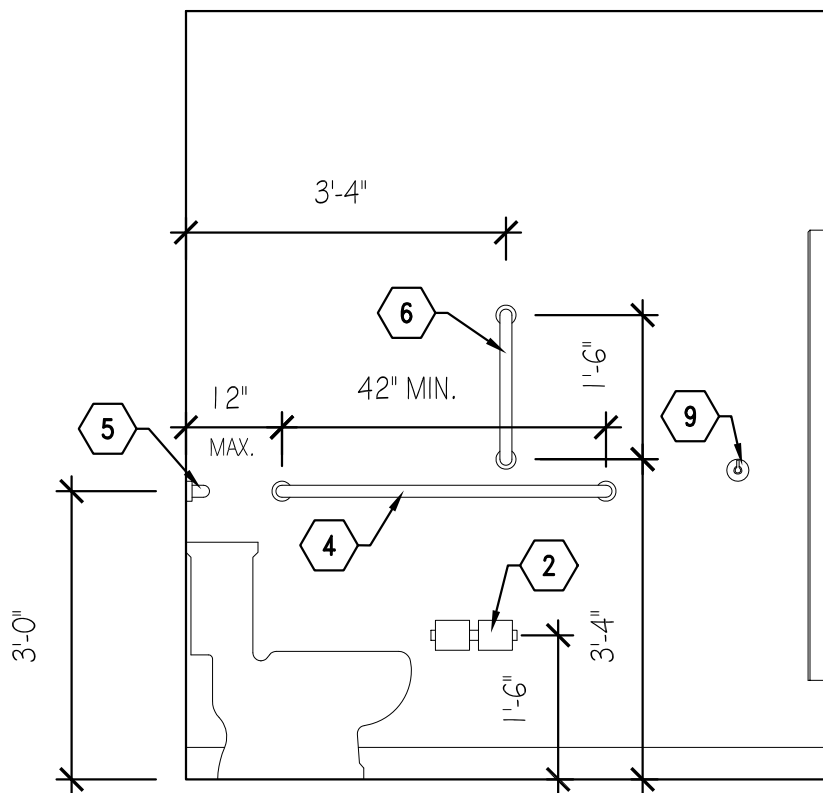
JOB No: 3951 LANCASTER A
FILE: 3951 LANCASTER A

A-4

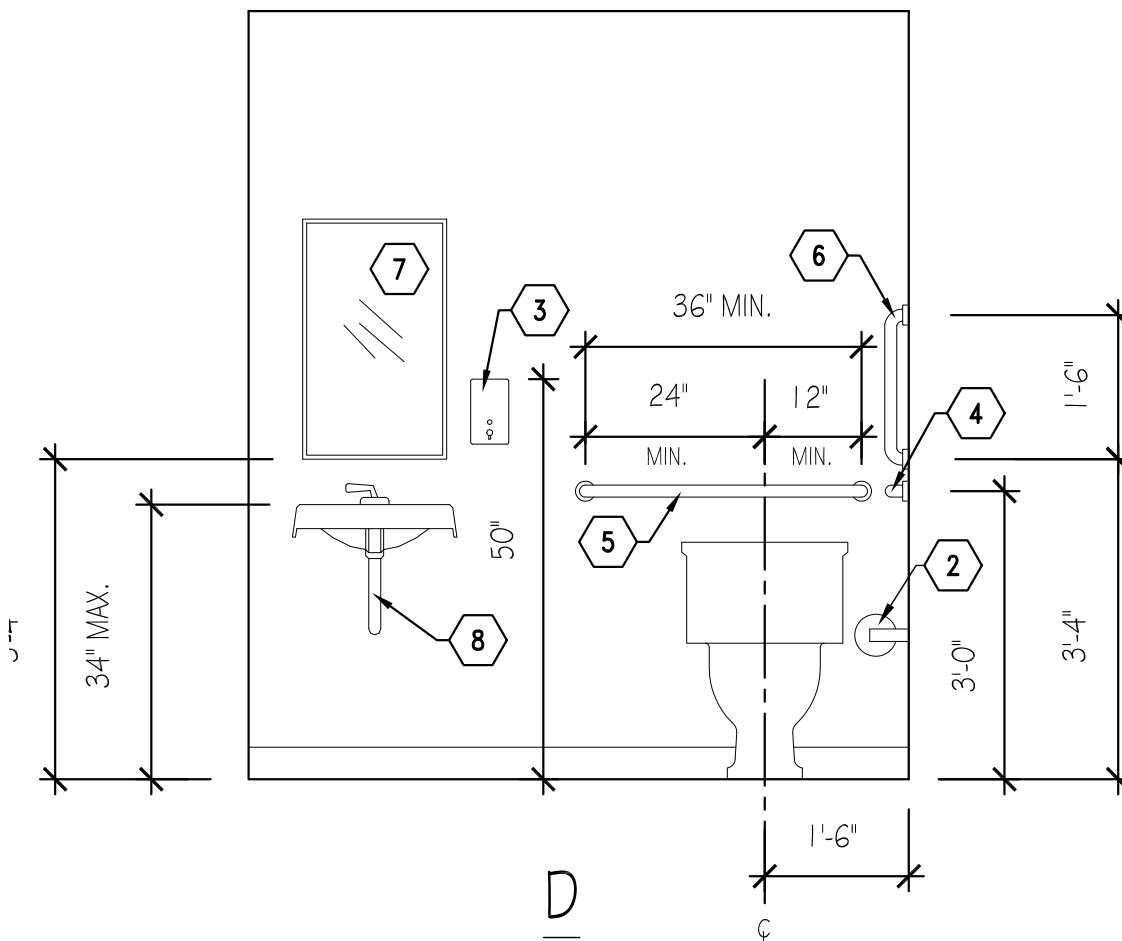


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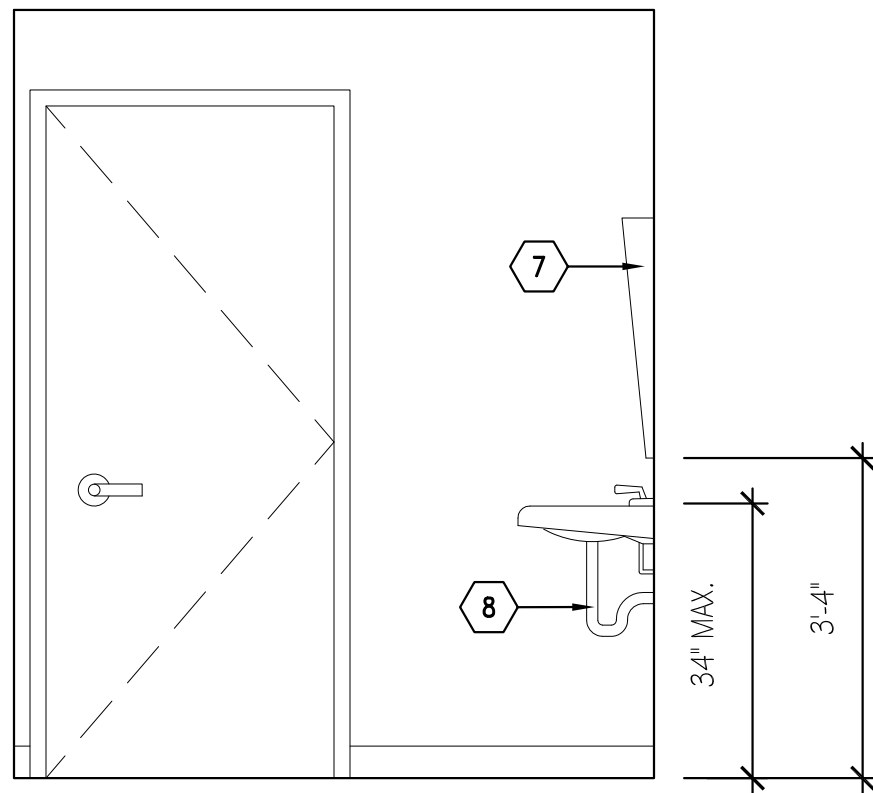
TOILET ACCESSORY SCHEDULE			
MARK		MANUFACTURE	REMARKS
		MODEL #	
1	COMBO. PAPER TOWEL DISPENSER & WASTE RECEPTACLE	BOBRICK B-3942	SEMI-RECESSED
2	TOILET TISSUE DISPENSER	BOBRICK B-697	RECESSED DUAL-ROLL
3	LIQUID SOAP DISPENSER	BOBRICK B-XXXX	SURFACE-MOUNTED
4	42" x 1-1/2" DIA. GRAB BAR	BOBRICK B-6806	
5	36" x 1-1/2" DIA. GRAB BAR	BOBRICK B-6806	
6	18" x 1-1/2" DIA. GRAB BAR	BOBRICK B-6806	
7	18" x 30" GLASS MIRROR	BOBRICK B-293	TILTED
8	UNDER-LAVATORY GUARDS	TRUEBRO	
9	GARMENT HOOK	BOBRICK B-2116	MOUNTED 40 A.F.F.



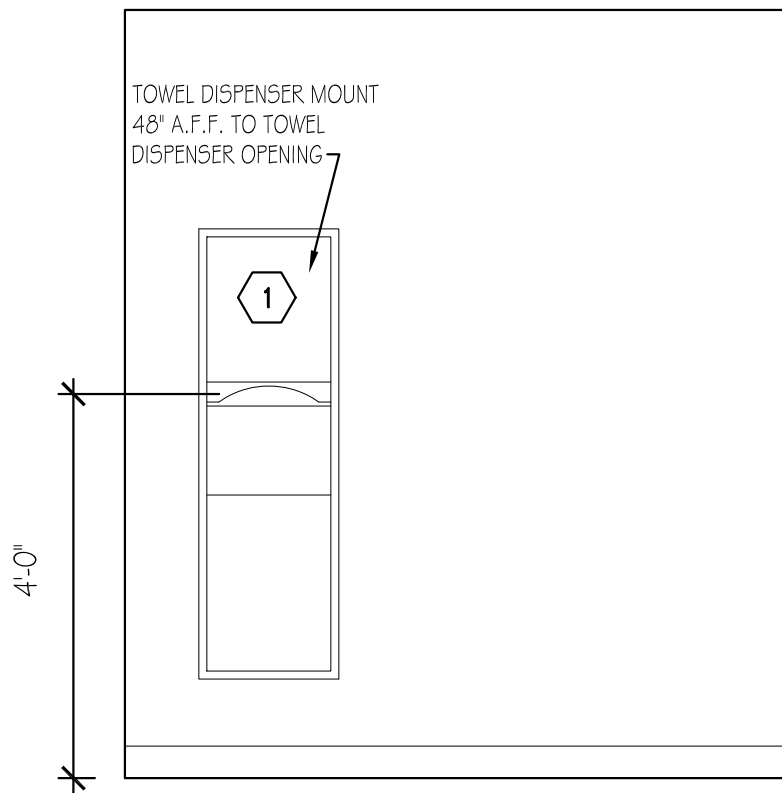
C



D

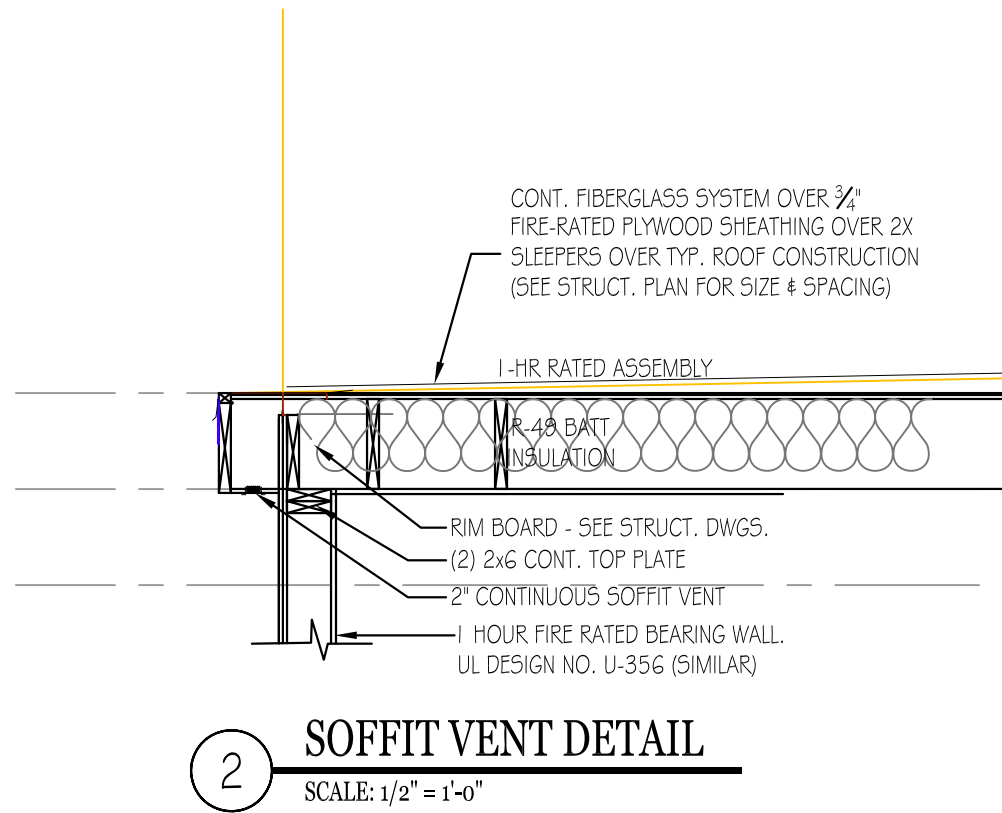


A

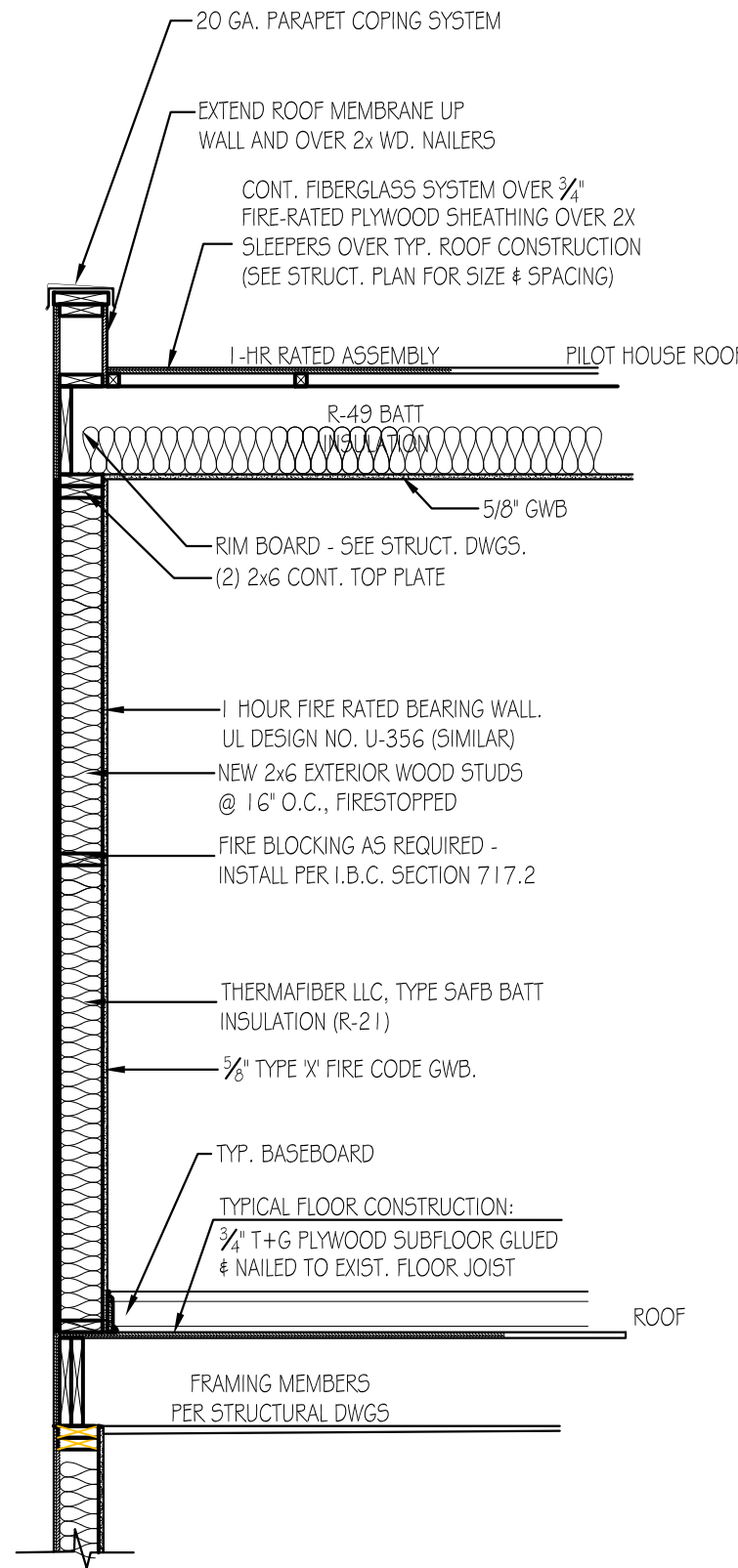


B

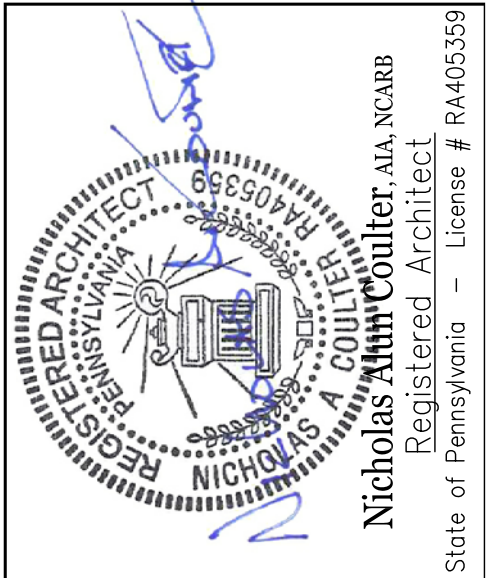
2 ADA TOILET ROOM
SCALE: 1/2" = 1'-0"



2 SOFFIT VENT DETAIL
SCALE: 1/2" = 1'-0"



1 PILOT HOUSE SECTION
SCALE: 1/2" = 1'-0"



PROJECT	PROPOSED MUTLI FAMILY RESIDENCE 3951 LANCASTER AVENUE PHILADELPHIA, PENNSYLVANIA
	DWG. TITLE
EXTERIOR ELEVATIONS, DETAILS & SCHEDULES	

REVISIONS:

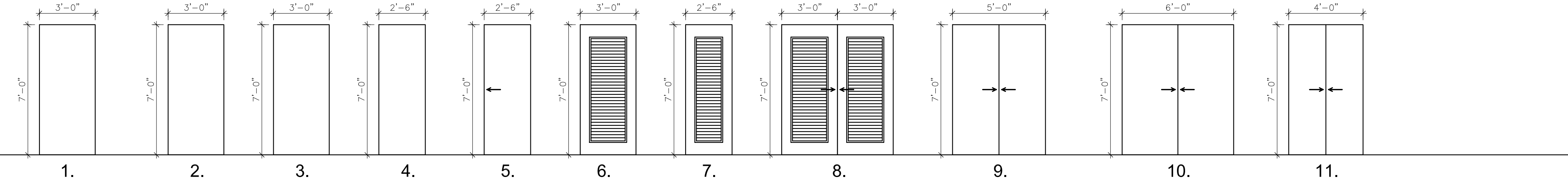
DRAWN BY:	HK
CHECKED BY:	HK
DATE:	04/25/2020
SCALE:	AS NOTED

JOB No:	3951 LANCASTER A
FILE:	3951 LANCASTER A

A-5

DOOR GROUP SCHEDULE

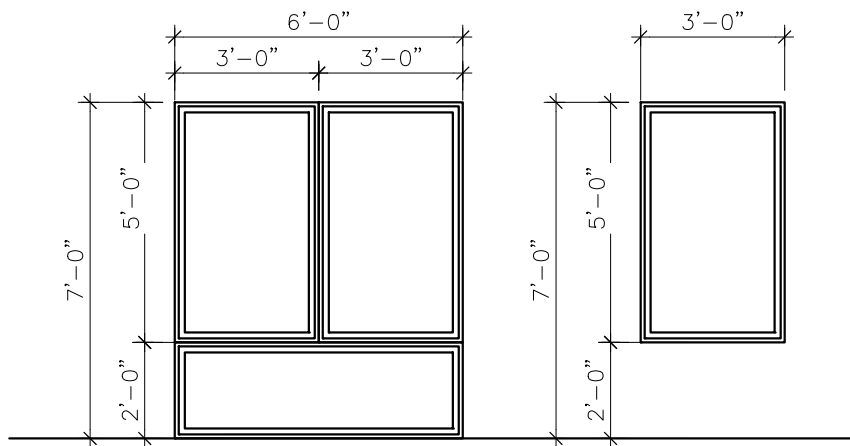
DOORS								FRAMES					DETAILS			REMARKS
DOOR GROUP	QUANTITY	LABEL (MIN.)	SIZE (W x H x TH)	MAT.	FINISH	GLAZ.	LVR. / U.C.	TYPE	MAT.	FINISH	DTLS.	GLAZ.	HEAD	JAMB	SILL	
1		-----	3'-0" x 7'-0" x 1-3/4"	HM.	PTD.	-----	-----		HM.	PTD.						EXTERIOR ENTRY / EXIT DOOR
2		-----	3'-0" x 7'-0" x 1-3/4"	SCWD	PTD.	-----	-----		HM.	PTD.						TYPICAL UNIT ENTRY DOOR - _ MIN. FIRE RATED w/ SELF CLOSING DEVICE
3		-----	3'-0" x 7'-0" x 1-3/4"	HM.	PTD.	-----	-----		HM.	PTD.						STAIR HALL PASSAGE DOOR - FIRE RATED
4		-----	2'-6" x 7'-0" x 1-3/4"	SCWD	PTD.	-----	-----		HM.	PTD.						TYPICAL BATH / BEDROOM / PASSAGE DOORS WITHIN UNITS
5		-----	2'-6" x 7'-0" x 1-3/4"	SCWD	PTD.	-----	-----		HM.	PTD.						BATHROOM POCKET DOOR WITHIN UNITS
6		-----	3'-0" x 7'-0" x 1-3/4"	SCWD	PTD.	-----	-----		HM.	PTD.						TYPICAL LAUNDRY / MECHANICAL CLOSET DOOR, LOUVERED
7		-----	2'-6" x 7'-0" x 1-3/4"	SCWD	PTD.	-----	-----		HM.	PTD.						TYPICAL LAUNDRY / MECHANICAL CLOSET DOOR, LOUVERED
8		-----	6'-0" x 7'-0" x 1-3/4"	SCWD	PTD.	-----	-----		HM.	PTD.						SLIDING BYPASS LAUNDRY / MECHANICAL CLOSET DOOR, LOUVERED
9		-----	5'-0" x 7'-0" x 1-3/4"	SCWD	PTD.	-----	-----		HM.	PTD.						DOUBLE BYPASS SLIDING CLOSET DOOR
10		-----	6'-0" x 7'-0" x 1-3/4"	SCWD	PTD.	-----	-----		HM.	PTD.						DOUBLE BYPASS SLIDING CLOSET DOOR
11		-----	4'-0" x 7'-0" x 1-3/4"	SCWD	PTD.	-----	-----		HM.	PTD.						DOUBLE BYPASS SLIDING CLOSET DOOR



WINDOW GROUP SCHEDULE

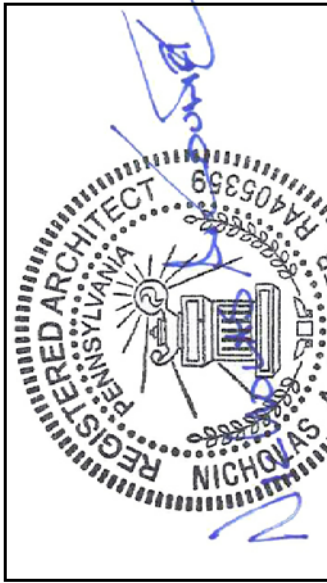
WINDOWS							REMARKS
WINDOW GROUP	QUANTITY	LABEL (MIN.)	SIZE (W x H x TH)	MAT.	FINISH	GLAZ.	
A		-----	3'-0" x 5'-0"			-----	TYPICAL DOUBLE HUNG - SINGLE
B		-----	(2) 3'-0" x 5'-0"			-----	TYPICAL DOUBLE HUNG - DOUBLE

GENERAL CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO ORDERING





DESIGN ASSOCIATES
6625 TULIP STREET
PHILADELPHIA, PA 19135
(T) 215-833-9256 (e) hukan@7@gmail.com



Nicholas Alan Coulter, AIA, NCARB
REGISTERED ARCHITECT
State of Pennsylvania - License # RA403559

PROJECT

PROPOSED MUTLI FAMILY RESIDENCE
3951 LANCASTER AVENUE
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE

TYPICAL WALL SECTIONS

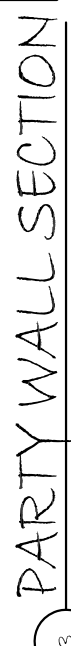
REVISIONS:

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CHECKED BY:	HK
DATE:	04/25/2020
SCALE:	AS NOTED

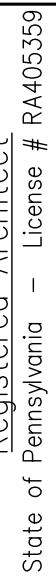
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FILE:	3951 LANCASTER A

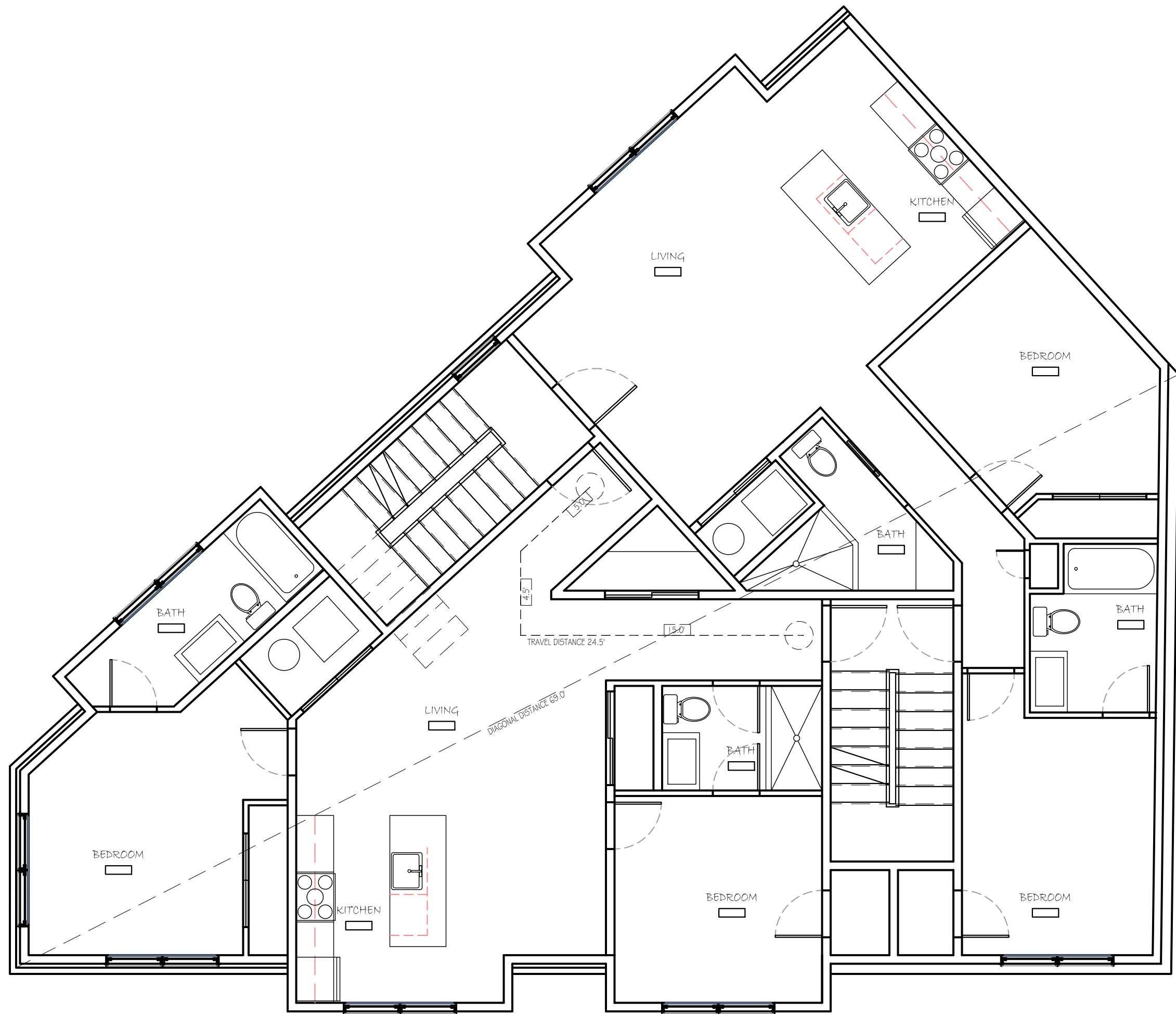


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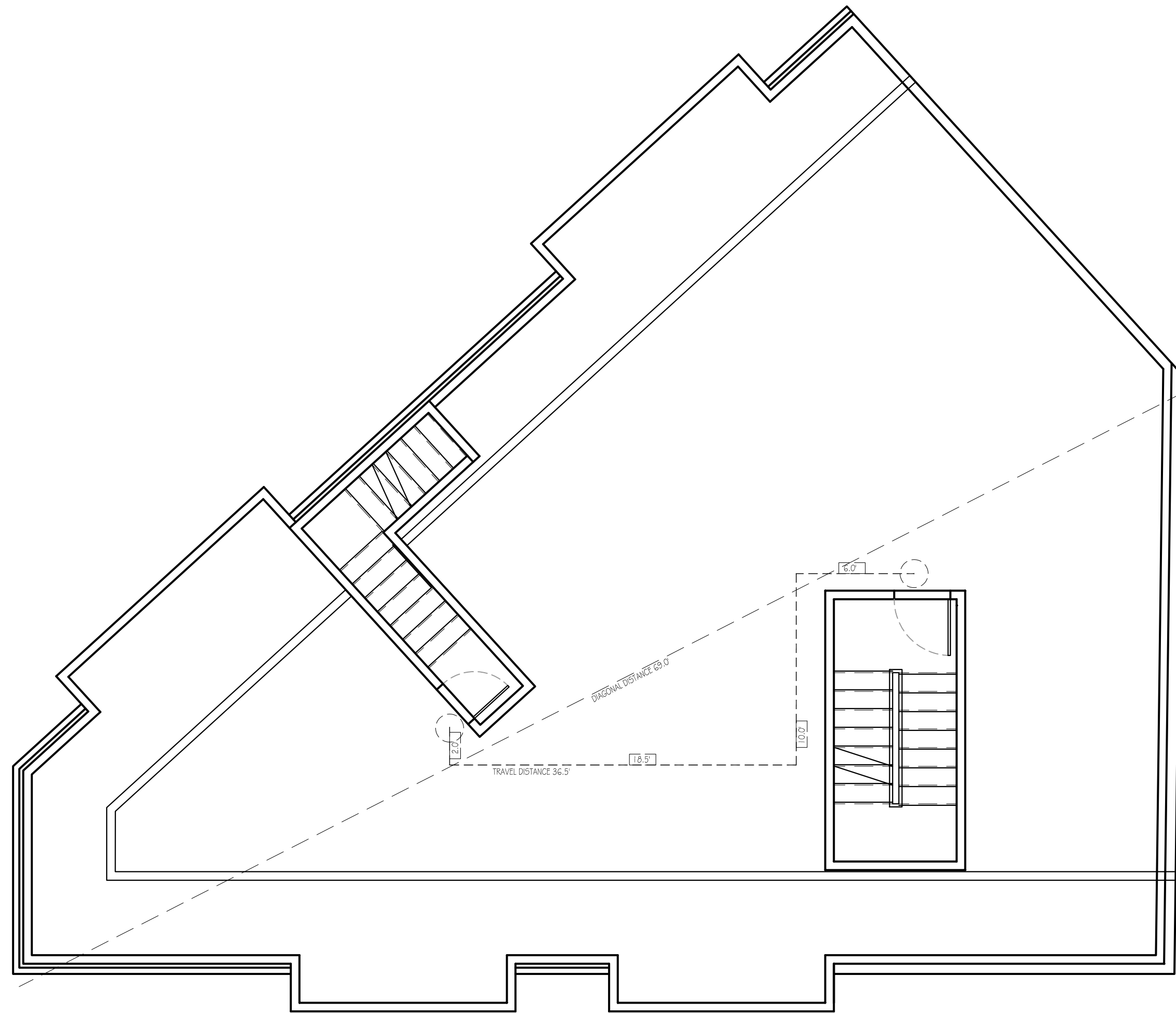


TYPICAL WALL SECTIONS

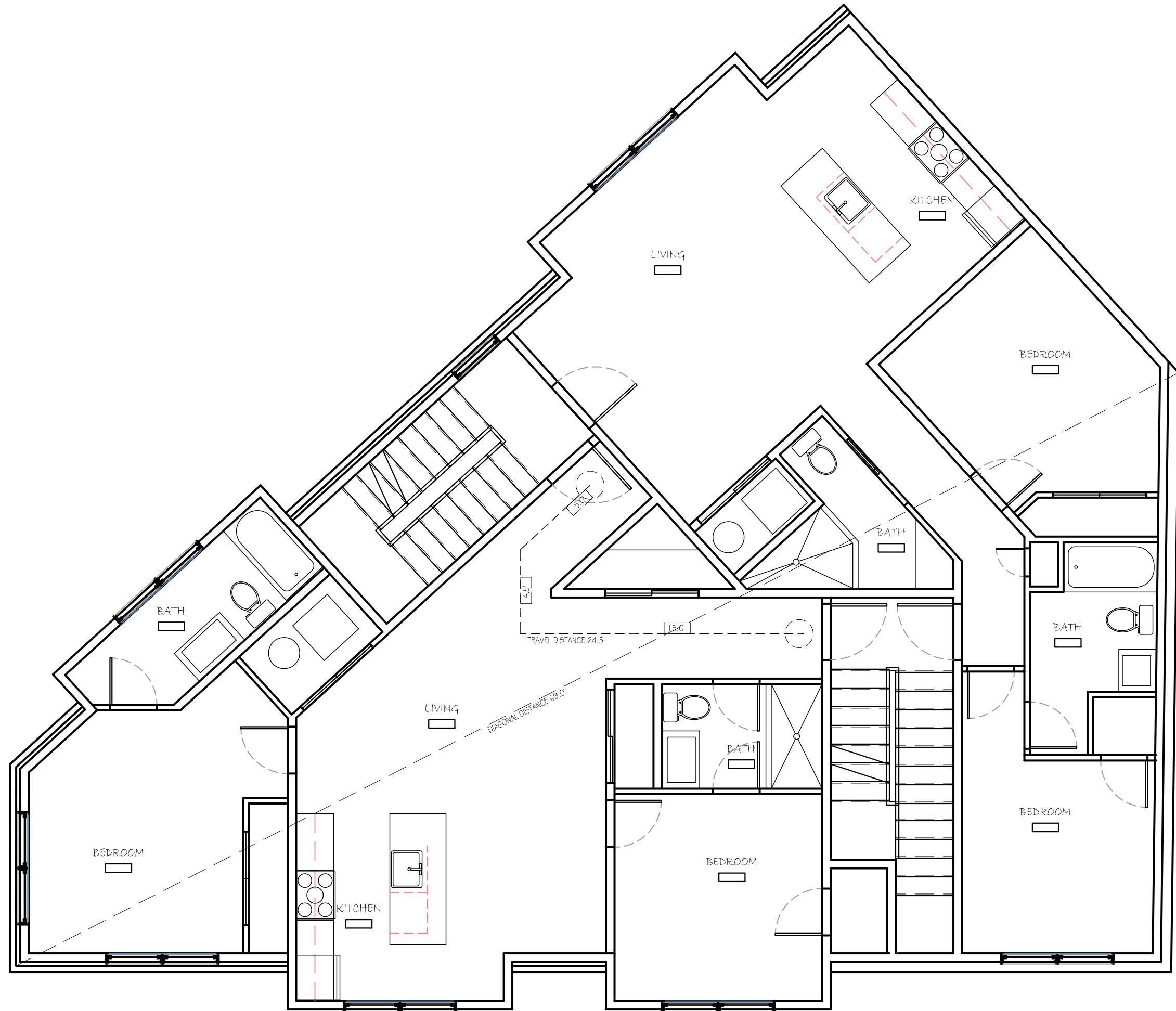




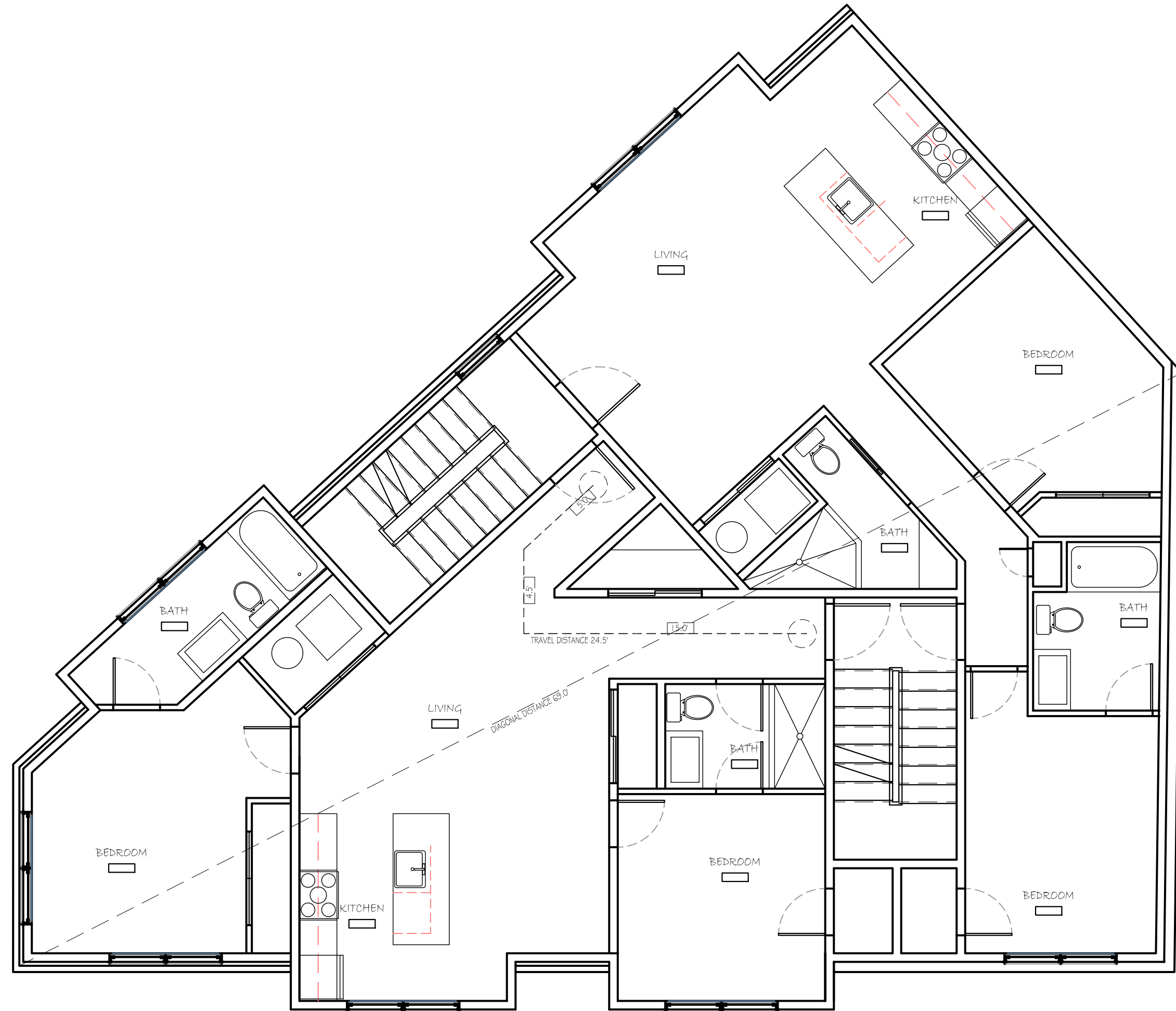
3 FOURTH FLOOR PLAN
SCALE: 3/16" = 1'-0"



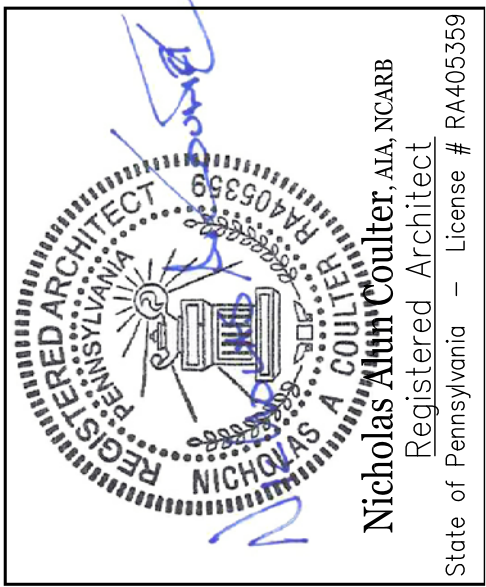
4 ROOF PLAN
SCALE: 3/16" = 1'-0"



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



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



PROJECT	PROPOSED MUTLI FAMILY RESIDENCE 3951 LANCASTER AVENUE PHILADELPHIA, PENNSYLVANIA
	TRAVEL DISTANCE PLAN
DWG. TITLE	

REVISIONS:
RF1 1
RF1 2
VARIANCE

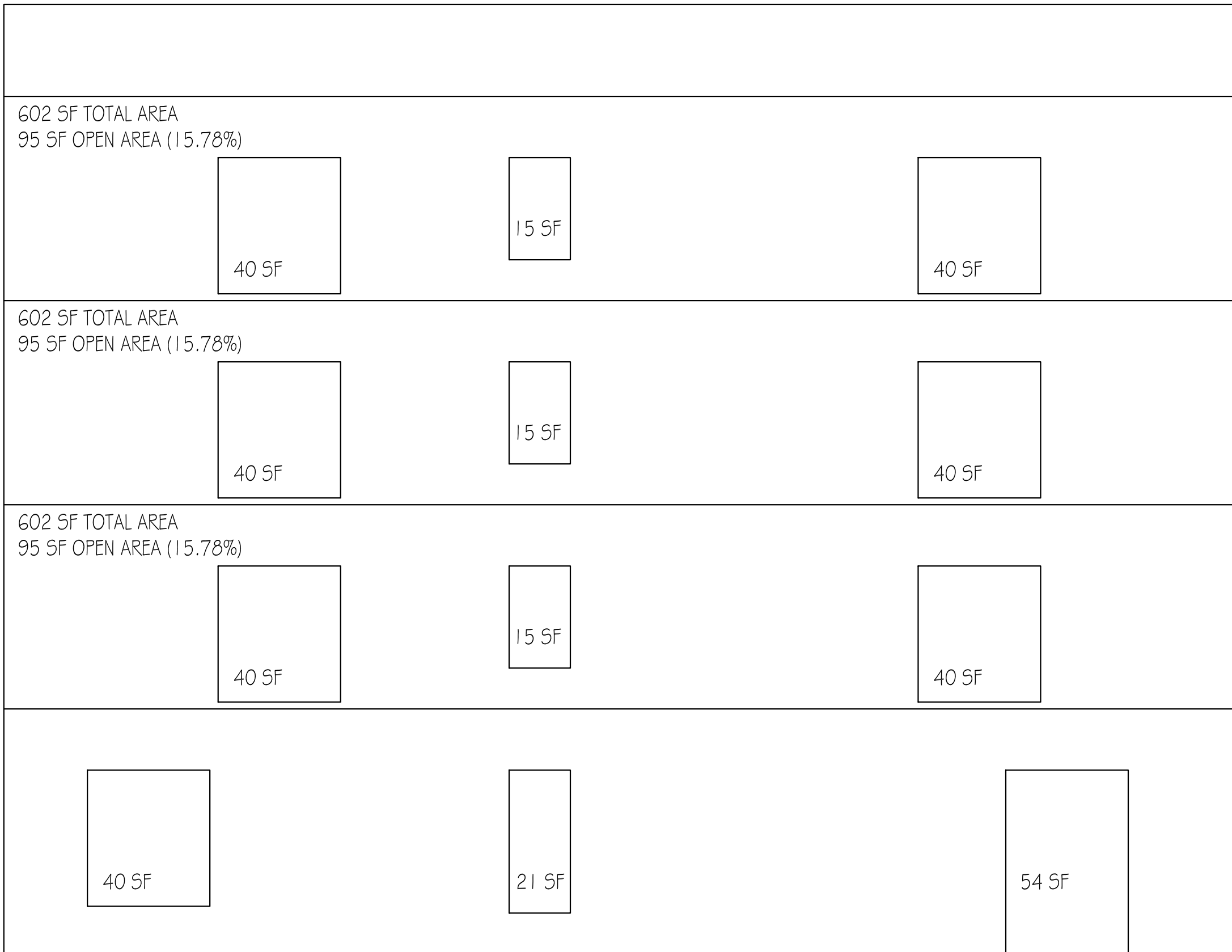
DRAWN BY:	HK
CHECKED BY:	HK
DATE:	04/25/2020
SCALE:	AS NOTED

JOB No:	3951 LANCASTER A
FILE:	3951 LANCASTER A

SUP-1

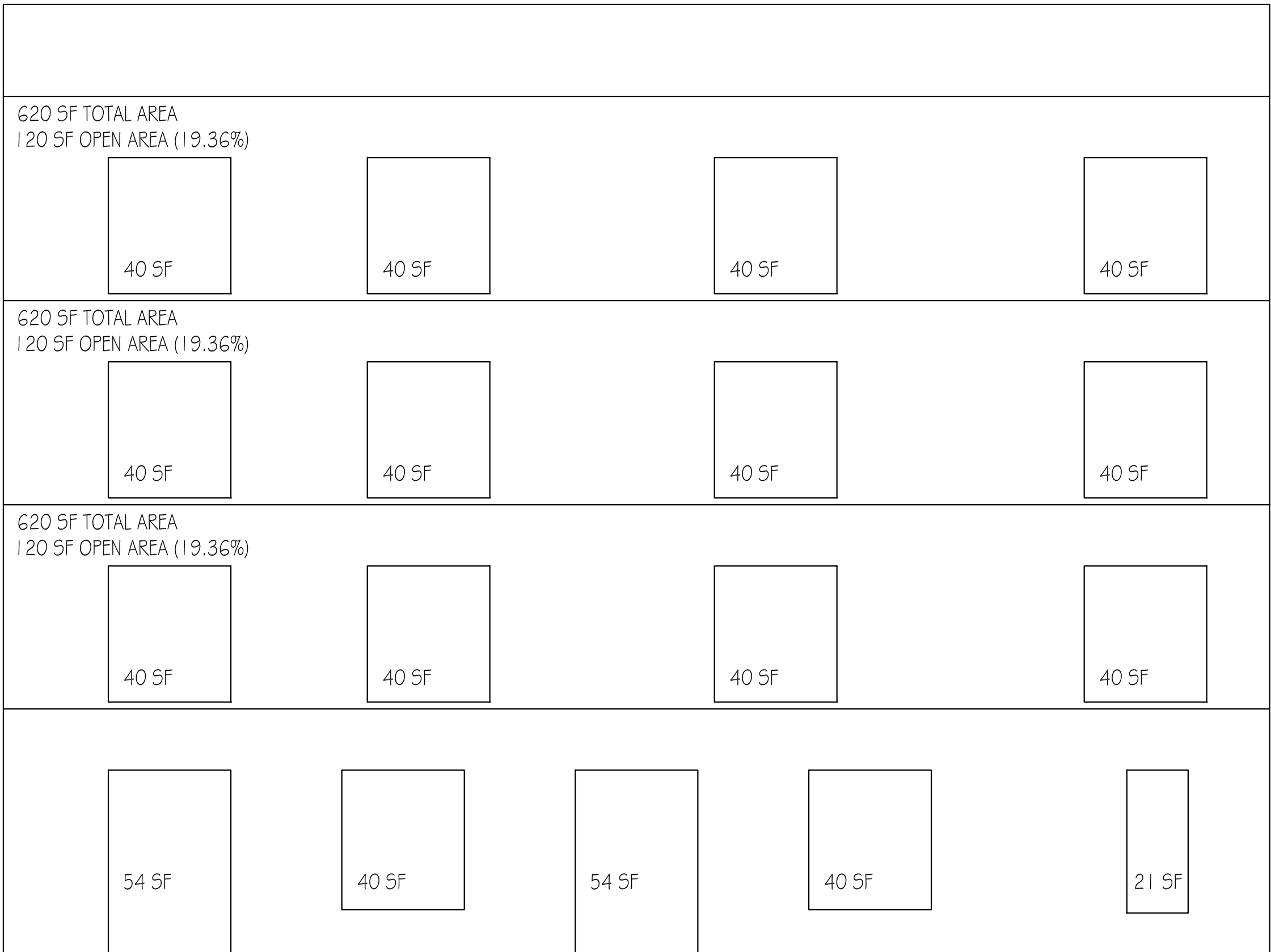


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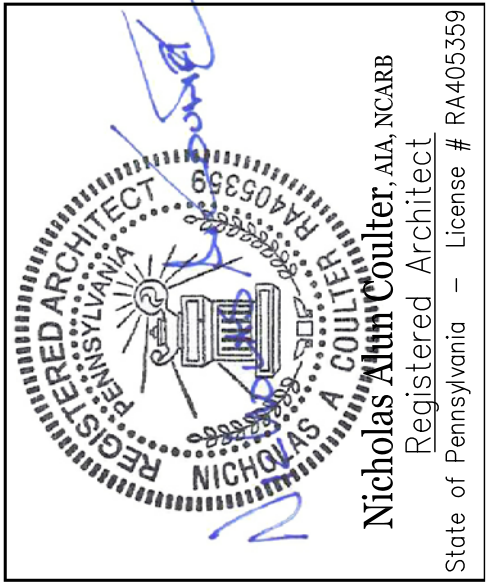
722 SF TOTAL AREA
115 SF OPEN AREA (15.93%)

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



732 SF TOTAL AREA
209 SF OPEN AREA (28.91%)

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



PROJECT	PROPOSED MUTLI FAMILY RESIDENCE 3951 LANCASTER AVEUNUE PHILADELPHIA, PENNSYLVANIA
DWG. TITLE	TRAVEL DISTANCE PLAN

REVISIONS:
RF1 1
RF1 2
VARIANCE

DRAWN BY:	HK
CHECKED BY:	HK
DATE:	04/25/2020
SCALE:	AS NOTED

JOB No:	3951 LANCASTER A
FILE:	3951 LANCASTER A

SUP-2