

NEW SINGLE FAMILY DWELLING

1535 S. 32ND STREET
PHILADELPHIA, PA 19146

OWNER

AMERICAN RELIABLE TASKS GENERAL
CONTRACTING
1223 DALEHURST DRIVE
BETHLEHEM, PA 18018
PH: 267-774-6886

PROJECT SCOPE

PROJECT CONSISTS OF A NEW 3-STORY SINGLE
FAMILY DWELLING WITH A ROOF DECK AND BASEMENT

SQUARE FOOTAGE

BASEMENT	570 GSF
FIRST FLOOR	570 GSF
SECOND FLOOR	570 GSF
THIRD FLOOR	570 GSF
TOTAL GSF	2,280 GSF

GENERAL CONTRACTOR'S (GC) RESPONSIBILITIES

- THE GC SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES.
- THE G.C. SHALL BE RESPONSIBLE FOR VERIFYING SITE CONDITIONS AND ADEQUATE SOIL BEARING CAPACITIES.
- THE GC SHALL OVER SEE ALL ASPECTS OF THE FIELD WORK.
- THE G.C. IS RESPONSIBLE FOR THE SELECTION OF ALL BUILDING MATERIALS USED ON THIS PROJECT EXCEPT THOSE SPECIFIED ON THESE DRAWINGS.
- DETAILING OF INTERIOR AND EXTERIOR FINISHES IE: MILL WORK, TRIM, BUILT-INS, CASE WORK, ETC... SHALL BE THE RESPONSIBILITY OF THE GC.
- THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, LAYOUT AND INSTALLATION OF THE HVAC SYSTEM. THE MECH. CONTRACTOR SHALL COORDINATE W/ THE GENERAL CONTRACTOR IN PERFORMING HIS WORK. THE STRUCTURAL FRAMING MEMBERS, BEAMS AND COLUMNS SHALL NOT BE ALTERED IN ANY WAY WITHOUT APPROVAL OF A STRUCTURAL ENGINEER.
- THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK PERFORMED BY HIM CONFORMS TO ALL APPLICABLE CODES.
- ALL CONTRACTORS SHALL BE LICENSED IN THE STATE OF PENNSYLVANIA.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, LAYOUT AND INSTALLATION OF THE COMPLETE ELECTRICAL SYSTEM AND FOR ENSURING THAT ALL WORK CONFORMS TO THE GOVERNING CODES. THE ARCHITECT HAS PROVIDED A SCHEMATIC ELECTRICAL LAYOUT ONLY AND ASSUMES NO RESPONSIBILITY FOR THE DESIGN OF THE ELECTRICAL SYSTEM.

ARCHITECT'S RESPONSIBILITIES

- THE ARCHITECT IS RESPONSIBLE ONLY FOR THE BASIC DESIGN CONCEPT OF THE HOUSE AND BASIC STRUCTURAL INFO INCLUDING, FRAMING PLANS FOR THE FLOOR AND ROOF.
- THE ARCHITECT HAS NO KNOWLEDGE OF, BUILDING SITE AND ASSUMES NO RESPONSIBILITY FOR SITE CONDITIONS, INCLUDING BUT NOT LIMITED TO SOIL BEARING CAPACITIES.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR MECHANICAL, PLUMBING, OR ELECTRICAL DESIGNS.
- THE ARCHITECT HAS NOT BEEN CONTRACTED FOR, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION.

STRUCTURAL GENERAL NOTES

- DESIGN IS BASED ON 2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, WITH PENNSYLVANIA AMENDMENTS
- WOOD DESIGN BASED ON NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
- ALL BEAMS AND HEADERS SHALL HAVE (1) 2x JACK STUD & (1) 2x KING STUD U.N.O. THE NUMBER OF STUDS INDICATED ON PLAN IS THE TOTAL NUMBER OF JACK STUDS REQUIRED, U.N.O. FACE NAIL MULTIPLE STUDS W/(2) ROWS 10d NAILS @ 6" O.C., STAGGERED.
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE #2. ANCHOR SILL PLATES AS NOTED ON PLANS.
- UNLESS NOTED OTHERWISE, FACE NAIL ALL MULTI-PLY BEAMS AND HEADERS WITH (2) ROWS 16d COMMON NAILS @ 16" O.C., STAGGERED, OR PER MANUFACTURERS SPECIFICATIONS FOR ENGINEERED LUMBER. APPLY NAILING FROM BOTH FACES FOR (3) OR MORE PLIES.
- CONCRETE DESIGN BASED ON ACI 318 AND ACI 318.1. $f_c = 3000$ PSI @ 28 DAYS (3500 PSI @ GARAGE SLABS, PORCHES & STEPS), U.N.O.
- REINFORCING STEEL AT CONCRETE OR MASONRY SHALL COMPLY WITH ASTM A-615, GRADE 60.
- ALL MASONRY SHALL CONFORM TO ASTM C-90. $f_m = 1500$ PSI. ALL BRICK SHALL CONFORM TO ASTM C-216, $f_m = 1500$ PSI. ALL MORTAR SHALL BE TYPE 'S' (TYPE 'M' BELOW GRADE) AND CONFORM TO ASTM C-270.
- MINIMUM FOOTING FROST DEPTH = 36"
- DESIGN LOADS**
DESIGN DEAD LOADS = 10 PSF
ROOF = 30 PSF (LOAD DUR. FACTOR ≈ 1.15)
ATTIC = 20 PSF (WHERE SPECIFIED ON PLAN)
FLOOR = 40 PSF
FLOOR (SLEEPING AREAS) = 30 PSF
EQUIVALENT LIQUID LATERAL EARTH PRESSURE = 60 PCF
SEISMIC DESIGN CATEGORY C OR LESS.
ASSUMED ALLOWABLE SOIL BEARING = 1500 PSF
BASIC DESIGN WIND VELOCITY = 105 MPH, Exposure B
- LUMBER SPECIFICATIONS**
FRAMING (JOISTS, BEAMS, HEADERS, ETC.): SPRUCE-PINE-FIR (SPF) #1
PLATES: SPF #3 OR BETTER
STUDS UP TO 9 FT TALL: SPF STUD GRADE
STUDS OVER 9 FT TALL: SPF GRADE NO. 2
PSL (PARALLAM): $E=2.0$ MILLION PSI, $F_b=2950$ PSI
ANY LSL OR LVL BEAM MAY BE REPLACED BY A PSL BEAM OF THE SAME SIZE.
- EXTERIOR WALL SHEATHING** IS 1/2" APA RATE SHEATHING FASTENED TO SUPPORTS WITH 8d NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT FIELD SUPPORTS.
- FLOOR WALL SHEATHING** IS 3/4" TONGUE AND GROOVE APA RATED SHEATHING FASTENED TO SUPPORTS WITH 10d NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT FIELD SUPPORTS.
- ROOF SHEATHING** IS IS MIN. 5/8" APA RATED SHEATHING FASTENED TO SUPPORTS WITH 8D NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT FIELD SUPPORTS.
- UPLIFT CONNECTORS:** ALL ROOF TRUSSES AND RAFTERS SHALL BE ATTACHED TO EVERY SUPPORT (WALL, BEAM, ETC.) WITH A SIMPSON H2.5T HURRICANE CLIP, UNLESS NOTED OTHERWISE OR OTHERWISE SPECIFIED BY THE TRUSS MANUFACTURER.

DRAWING INDEX

- CS COVER SHEET
A1.0 FLOOR PLANS
A2.0 ELEVATIONS & BUILDING SECTION
A2.1 ENERGY DETAILS
A3.0 WALL SECTIONS
A3.1 DETAILS
S1.0 FRAMING PLANS
S2.0 STRUCTURAL DETAILS
S3.0 STRUCTURAL DETAILS
BW1.0 STRUCTURAL BRACING WALL PLANS
BW2.0 BRACED PANEL DETAILS
BW3.0 BRACED FRAME DETAILS

CODES

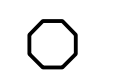
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USE GROUP:
CONSTRUCTION TYPE:
ZONING CLASSIFICATION
BUILDING SPRINKLER SYSTEM:

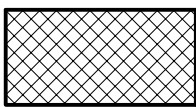
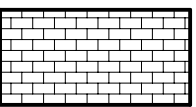
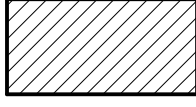
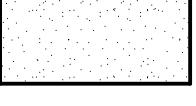
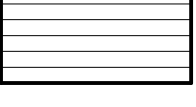
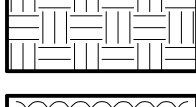
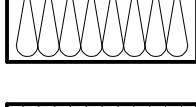
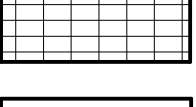
2018 INTERNATIONAL RESIDENTIAL CODE
2018 PHILADELPHIA PLUMBING CODE
2018 INTERNATIONAL ELECTRICAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERV. CODE

R-3 SINGLE FAMILY DWELLING
5B (WOOD FRAMING)
RSA-5
NFPA-13D

SYMBOLS

-  DRAWING
 SECTION
 ELEVATION
 DATUM ELEVATION
 EQUIPMENT NUMBER
 DOOR NUMBER
 GLAZING INDICATOR
 WINDOW INDICATOR

MATERIALS

	CONCRETE MASONRY UNIT (CMU)		BRICK IN ELEVATION
	BRICK		STONE IN ELEVATION
	STONE		STUCCO ELEVATION
	CONCRETE		SIDING IN ELEVATION
	ROUGH WOOD		FINISHED WOOD
	EARTH		CRUSHED STONE
	BATT INSULATION		RIGID INSULATION
	CERAMIC TILE		GLASS IN ELEVATION



ARCHITECTURE
INTERIORS
PLANNING

3502 SCOTTS LN, SUITE 1101
PHILADELPHIA, PA 19129
P: (215) 842-5013

PLANS APPROVED

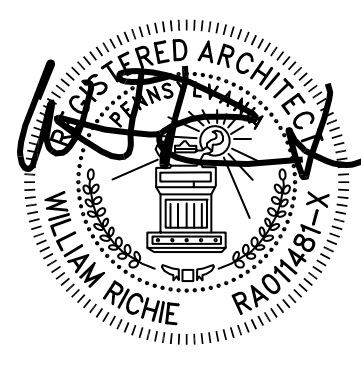
AS NOTED FOR COMPLIANCE WITH PA UCC

09/21/24

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS


Albert Pastor
PA UCC CERT # 006381

New Single Family Dwelling
1535 S. 32nd Street
Philadelphia, PA 19146

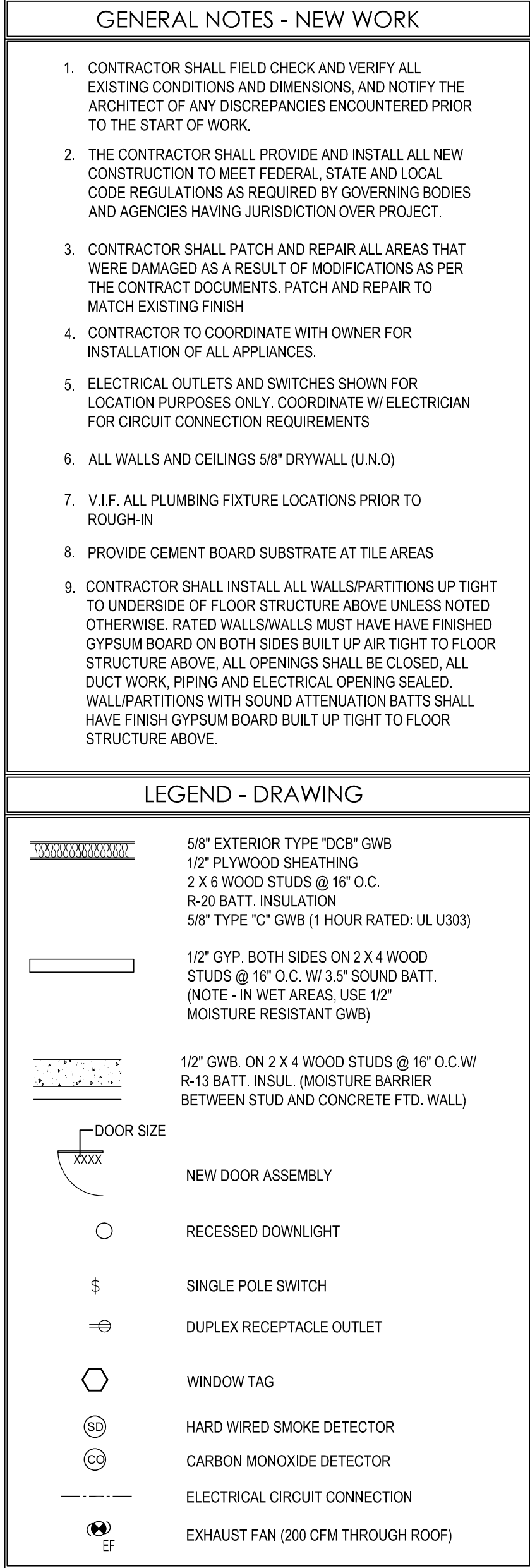


Project No. -	Date of Issue: 11/18/2023
Revision No:	Description: Drawn By: 247
Date: 11-18-2023	ISSUED FOR ZONING
12-12-2023	ISSUED FOR COMMENT
03-29-2024	ISSUED FOR BUILDING PERMIT
05-02-2024	ISSUED FOR COMMENTS

ISSUED FOR BUILDING PERMIT: 03-29-2024

COVER SHEET

CS



ARCHITECTURE
INTERIORS
PLANNING

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PHILADELPHIA, PA 19129
P: (215) 842-5013

PLANS APPROVED

AS NOTED FOR COMPLIANCE WITH PA UCC

05/21/24

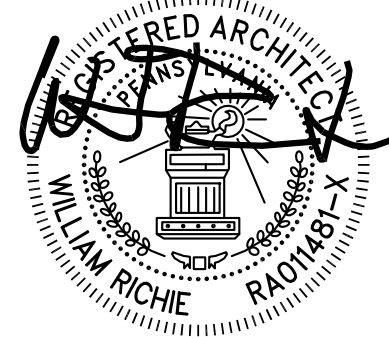
CITY OF PHILADELPHIA

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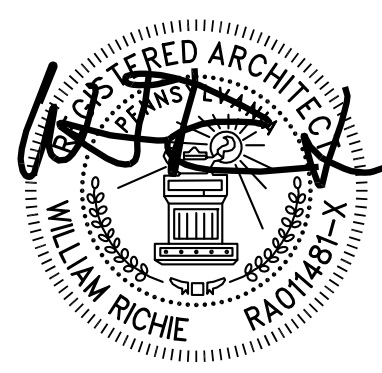
New Single Family Dwe
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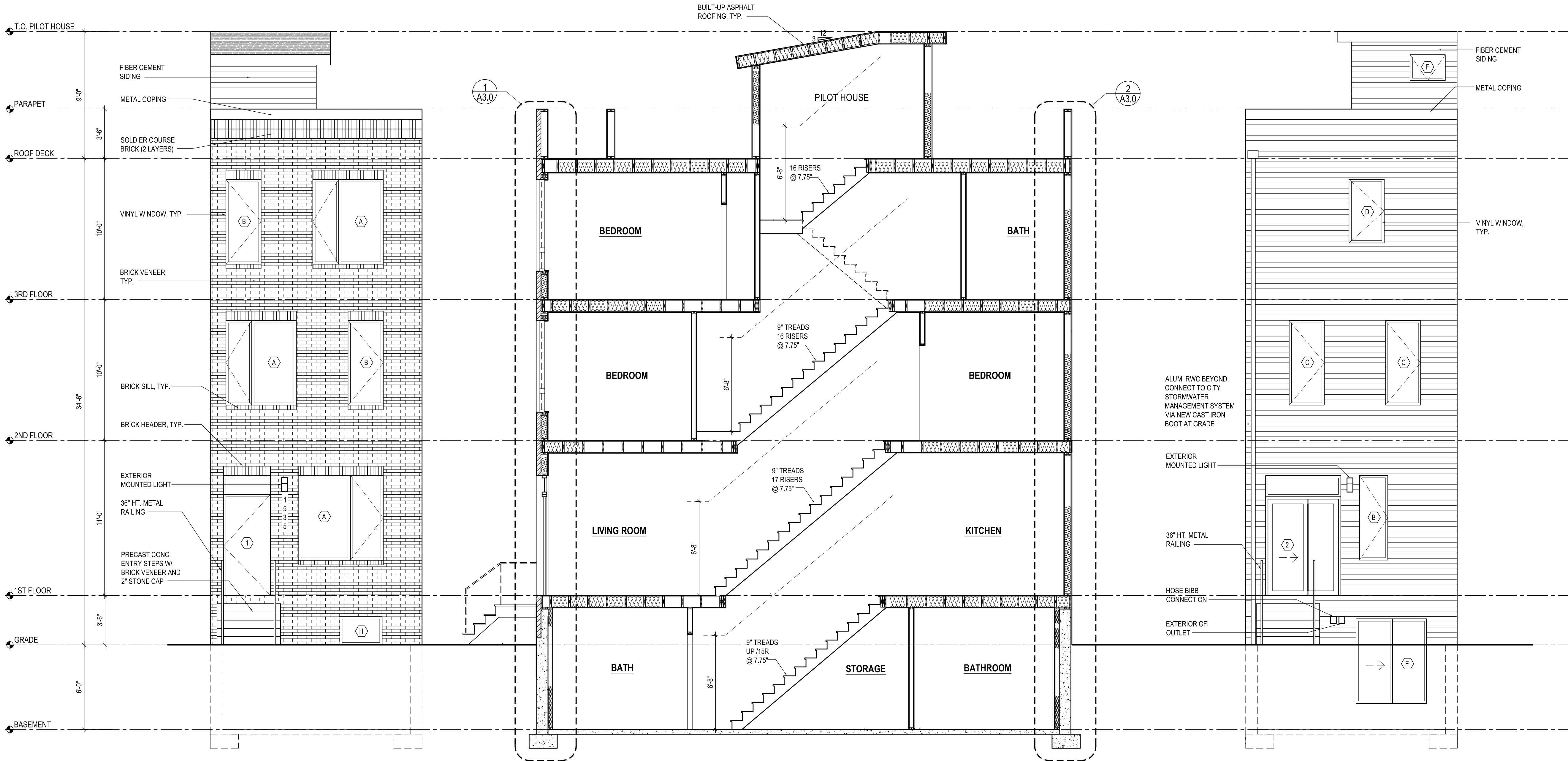
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FLOOR PLANS

A1.0



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	Date: 03-29-2024	ISSUED FOR BUILDING PERMIT



1

A2.0

FRONT ELEVATION

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

2

A2.0

BUILDING SECTION

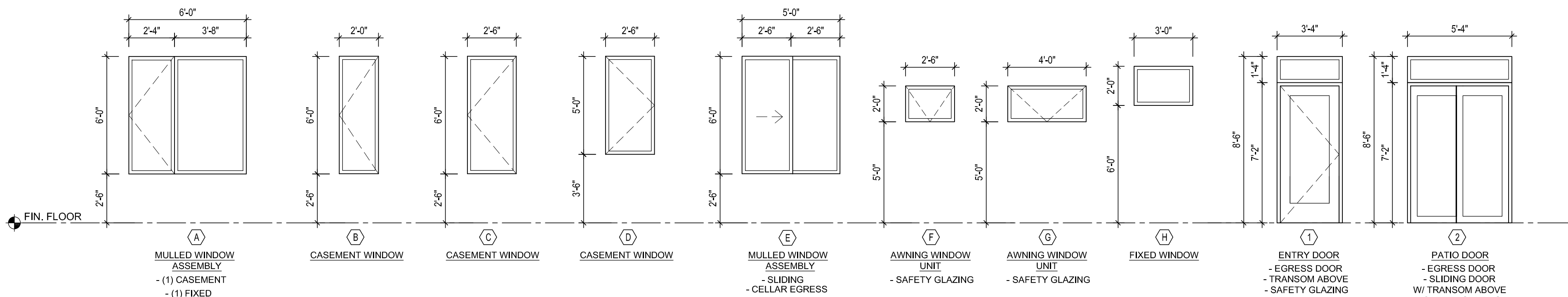
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3

A2.0

REAR ELEVATION

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



4

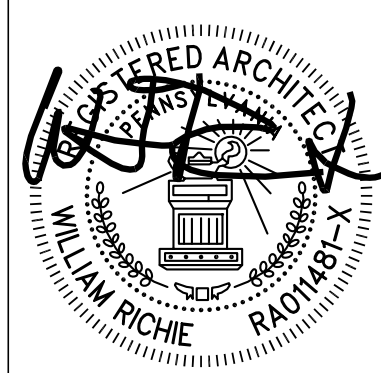
A2.0

WINDOW AND DOOR TYPES

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

GENERAL WINDOW & DOOR NOTES	
-REFER TO BUILDING PLANS & ELEVATIONS FOR ADDITIONAL WINDOW & DOOR INFORMATION INCLUDING QUANTITIES AND TEMPERED LOCATIONS.	-VERIFY ALL WINDOWS AND DOOR ASSEMBLIES ARE TAPED, FLASHED, AND CAULKED AT ALL HEADS, SILLS, AND JAMS PER MANUF. SPECIFICATIONS (TYP.)
-COORDINATE ALL WINDOW AND DOOR ROUGH OPENING SIZES AND REQUIREMENTS WITH SELECTED MANUFACTURER SPECIFICATIONS. G.C. TO COORDINATE WITH ARCHITECT PRIOR TO ORDERING WINDOWS	-FLASHING LAPPED OVER WEATHER BARRIER AT ALL OPENINGS TO PROVIDE CONTINUOUS VAPOR AND WEATHER PROTECTION
-ALL GLAZING TO BE LOW-E AND U-FACTORS TO BE MAX 0.32	-OPERATIONAL WINDOWS WITHIN 24" OF FINISH FLOOR ARE TO BE EQUIPPED WITH A 4" RESTRICTOR
-ALL GLAZING IN WET AREAS AND / OR WITHIN 18" A.F.F. & 2' ADJACENT TO STAIRS AND SWINGING DOORS TO BE SAFETY GLAZING.	-EMERGENCY EGRESS WINDOWS TO COMPLY WITH DIMENSIONAL REQUIREMENTS DESCRIBED IN IBC 2009 SECTION 1029.2, 1029.3, 1029.4 AND 1029.5. MINIMUM NET CLEAR OPENINGS TO BE 5.7 FEET. MINIMUM NET CLEAR HEIGHT TO BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH IS TO BE 20 INCHES. MAXIMUM HEIGHT ABOVE FLOOR IS 44 INCHES.
-ALL GLAZING TO COMPLY WITH IBC 2009 TABLE 2406.1 FOR REQUIREMENTS PERTAINING TO USE AND LOCATION OF TEMPERED GLAZING	-VERIFY AND COORDINATE ALL DOOR SIZES W/ CHOSEN MANUFACTURER
-WINDOWS MULLED AS PER ELEVATION: MULLION THICKNESS MAY VARY PER MANUFACTURER	-DIMENSIONS GIVEN ARE FOR ACTUAL DOOR LEAF DIMENSION, COORDINATE ROUGH OPENINGS
-CONVENTIONAL INSECT SCREENS TO BE PROVIDED FOR ALL OPERABLE WINDOWS	-DOOR JAMS ARE TO BE 4" OFF ADJ. WALL ON HINGE SIDE, U.N.O. 3" IS PERMITTED WITHIN RESIDENTIAL UNITS
	-CLOSET DOORS ARE CENTERED ON CLOSET WIDTH, U.N.O.
-BASELINE WINDOW PACKAGE TO BE PELLA "LIFESTYLE SERIES" EXTERIOR FINISH: BLACK -BASIS OF DESIGN FOR SLIDING PATIO DOOR TO BE PELLA "IMPERVIA" -WINDOW AND DOOR HARDWARE FINISH TO BE "MATTE BLACK", U.N.O. -OUTSWING DOOR HARDWARE TO BE "MODERN COLLECTION, SPHERE", COLOR: MATTE BLACK	

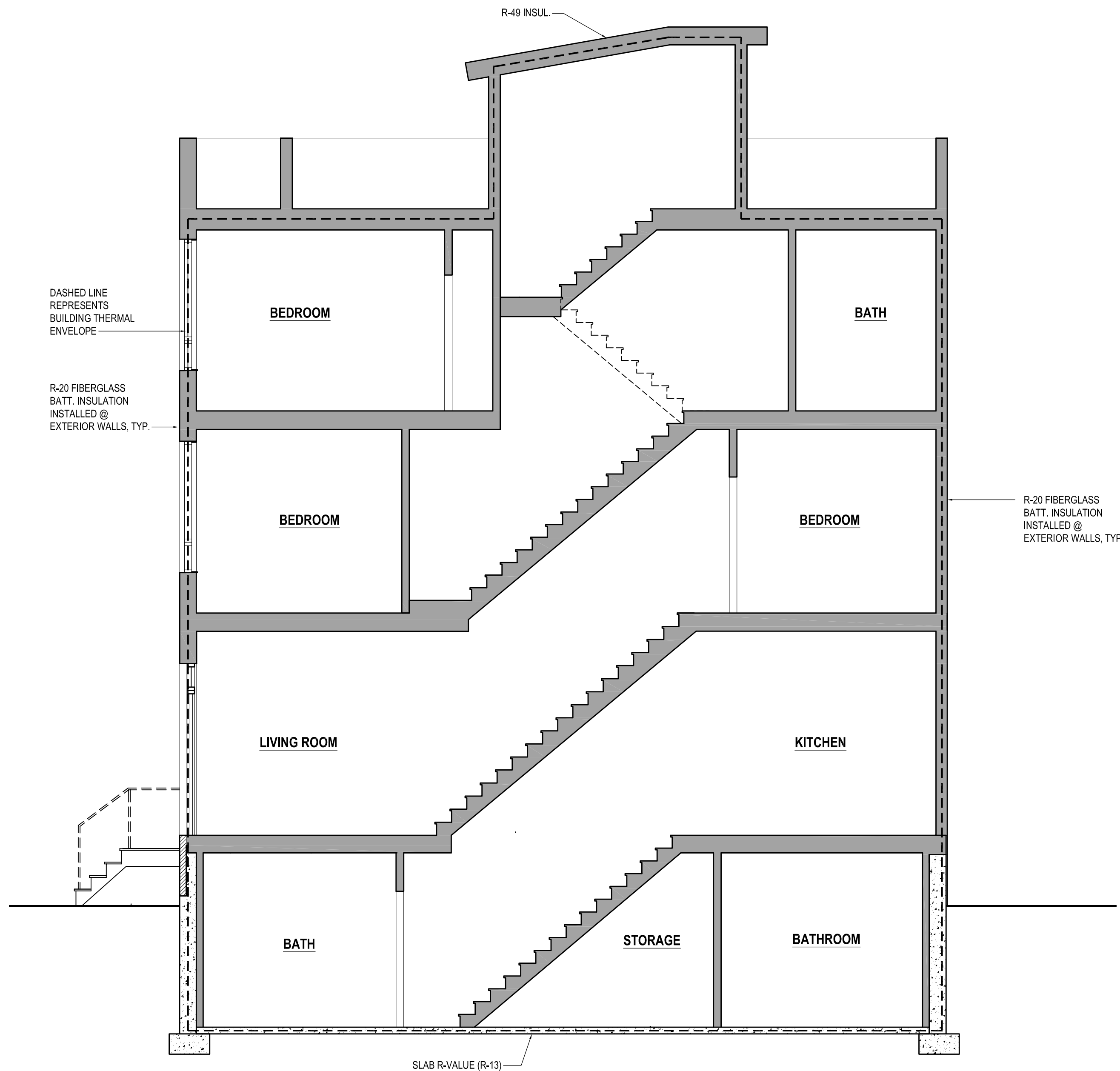
New Single Family Dwelling
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Philadelphia, PA 19146



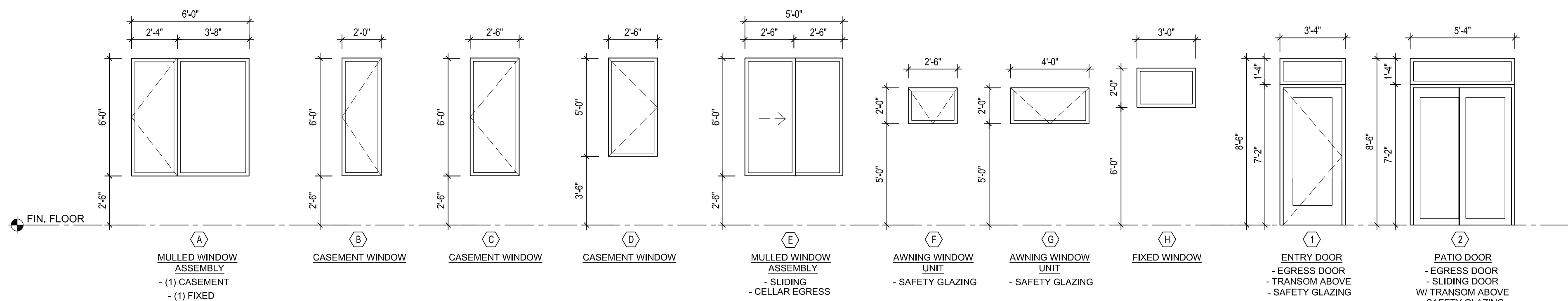
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ENERGY
DETAILS

A2.1



1
A2.1
THERMAL ENVELOPE DIAGRAM
Scale: 1/4"=1'-0"

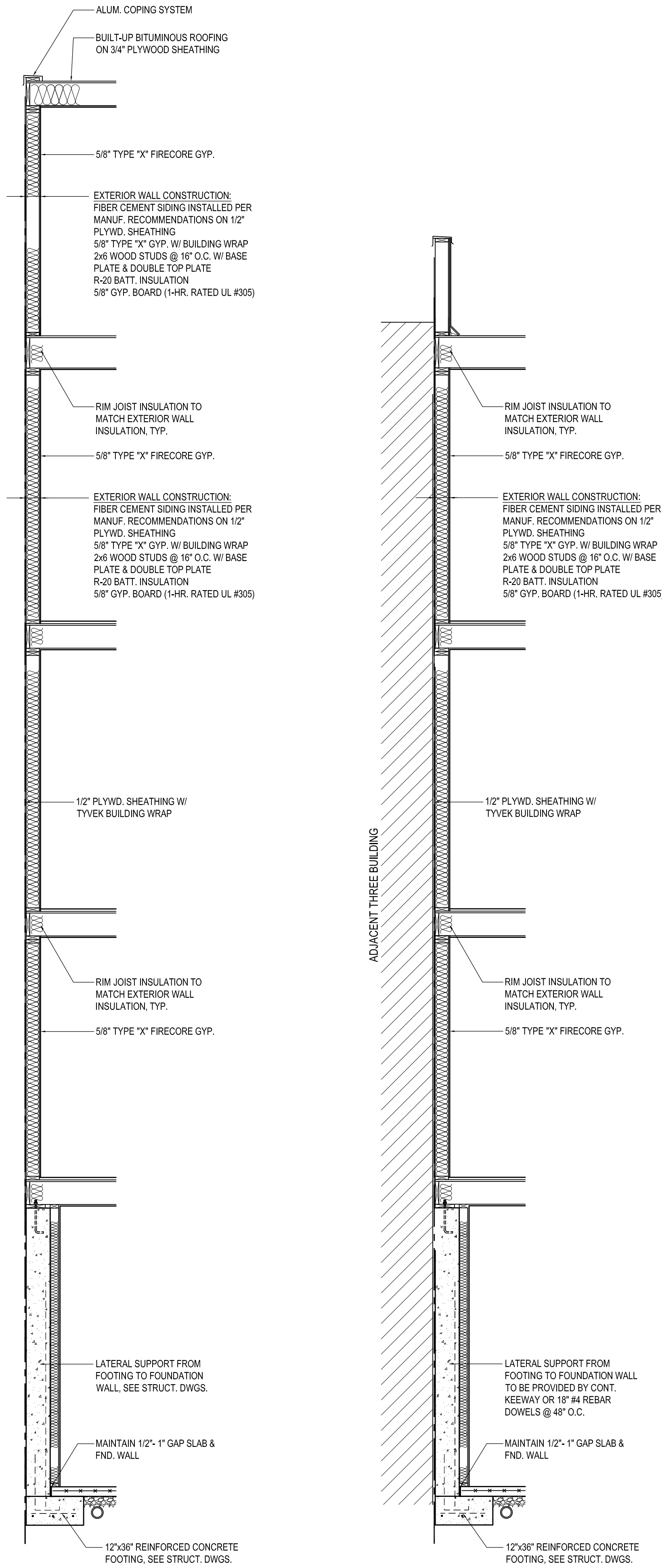


2
A2.1
WINDOW AND DOOR TYPES
Scale: 1/4"=1'-0"

GENERAL WINDOW & DOOR NOTES

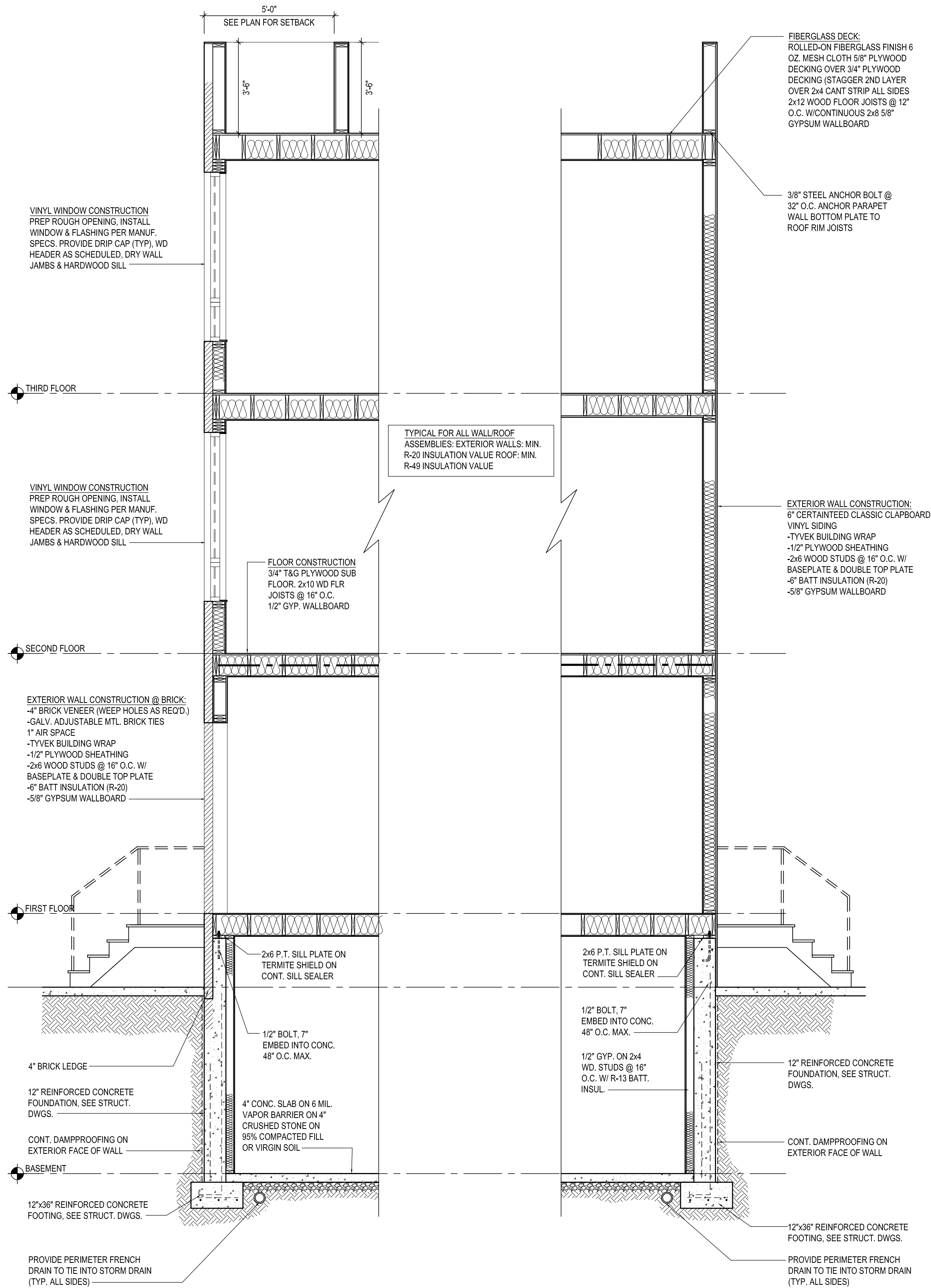
- REFER TO BUILDING PLANS & ELEVATIONS FOR ADDITIONAL WINDOW & DOOR INFORMATION INCLUDING QUANTITIES AND TEMPERED LOCATIONS.
- COORDINATE ALL WINDOW AND DOOR ROUGH OPENING SIZES AND REQUIREMENTS WITH SELECTED MANUFACTURER SPECIFICATIONS, G.C. TO COORDINATE WITH ARCHITECT PRIOR TO ORDERING WINDOWS
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- BASELINE WINDOW PACKAGE TO BE PELLA "LIFESTYLE SERIES" EXTERIOR FINISH: BLACK
- BASIS OF DESIGN FOR SLIDING PATIO DOOR TO BE PELLA "IMPERVIA"
- WINDOW AND DOOR HARDWARE FINISH TO BE "MATTE BLACK", U.N.O.
- OUTSWING DOOR HARDWARE TO BE "MODERN COLLECTION, SPHERE", COLOR: MATTE BLACK
- VERIFY ALL WINDOWS AND DOOR ASSEMBLIES ARE TAPED, FLASHED, AND CAULKED AT ALL HEADS, SILLS, AND JAMS PER MANUF. SPECIFICATIONS (TYP.)
- FLASHING LAPPED OVER WEATHER BARRIER AT ALL OPENINGS TO PROVIDE CONTINUOUS VAPOR AND WEATHER PROTECTION
- OPERATIONAL WINDOWS WITHIN 24" OF FINISH FLOOR ARE TO BE EQUIPPED WITH A 4" RESTRICTER
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- VERIFY AND COORDINATE ALL DOOR SIZES W/ CHOSEN MANUFACTURER
- DIMENSIONS GIVEN ARE FOR ACTUAL DOOR LEAF DIMENSION, COORDINATE ROUGH OPENINGS
- DOOR JAMS ARE TO BE 4" OFF ADJ. WALL ON HINGE SIDE, U.N.O. 3" IS PERMITTED WITHIN RESIDENTIAL UNITS
- CLOSET DOORS ARE CENTERED ON CLOSET WIDTH, U.N.O.

ISSUED FOR BUILDING PERMIT: 03-29-2024



4 SIDE WALL SECTION @ PILOT HOUSE
Scale: 3/8"=1'-0"

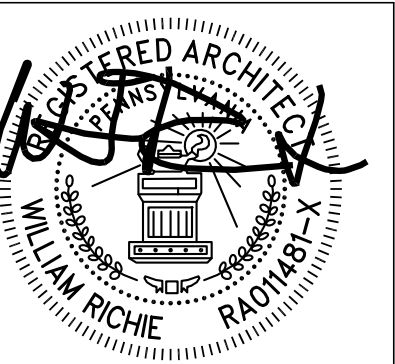
3 SIDE WALL SECTION
Scale: 3/8"=1'-0"



2 FRONT WALL SECTION
Scale: 3/8"=1'-0"

1 REAR WALL SECTION
Scale: 3/8"=1'-0"

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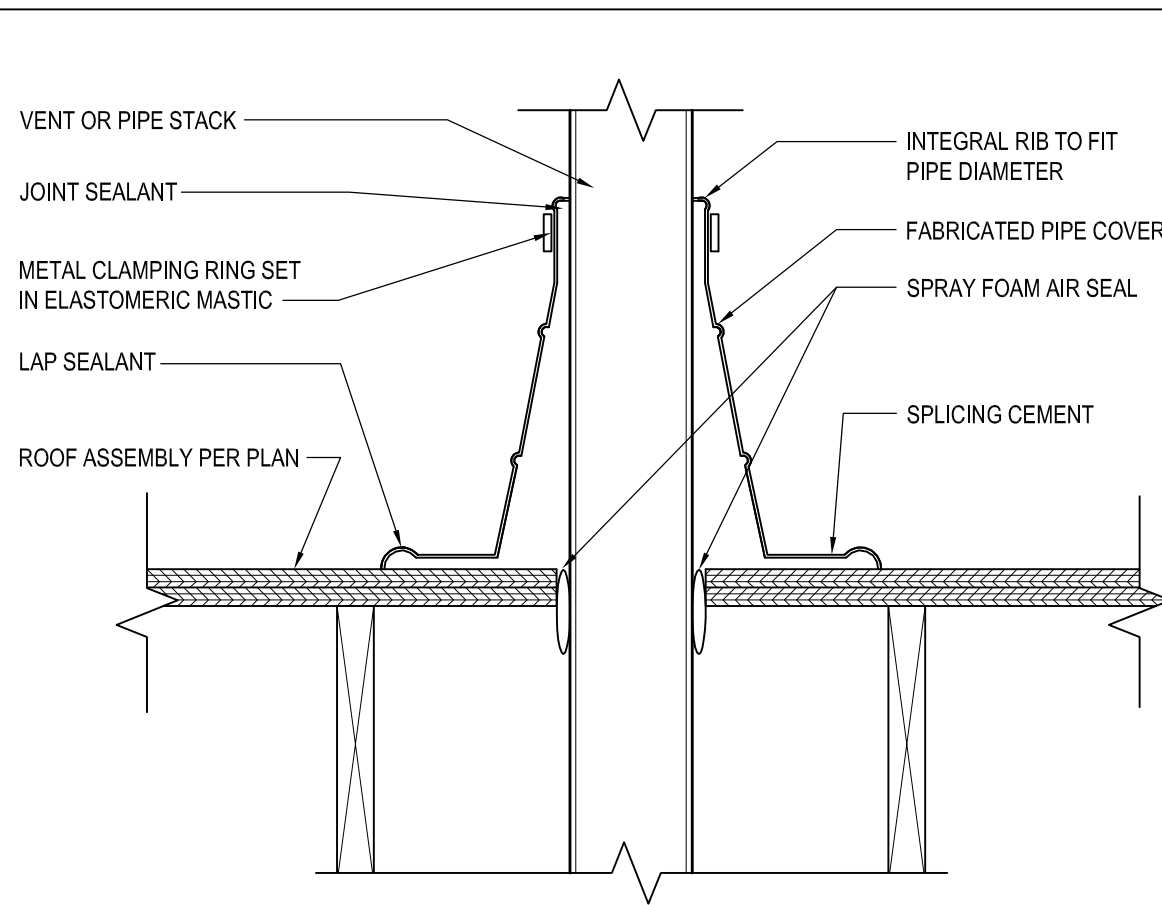


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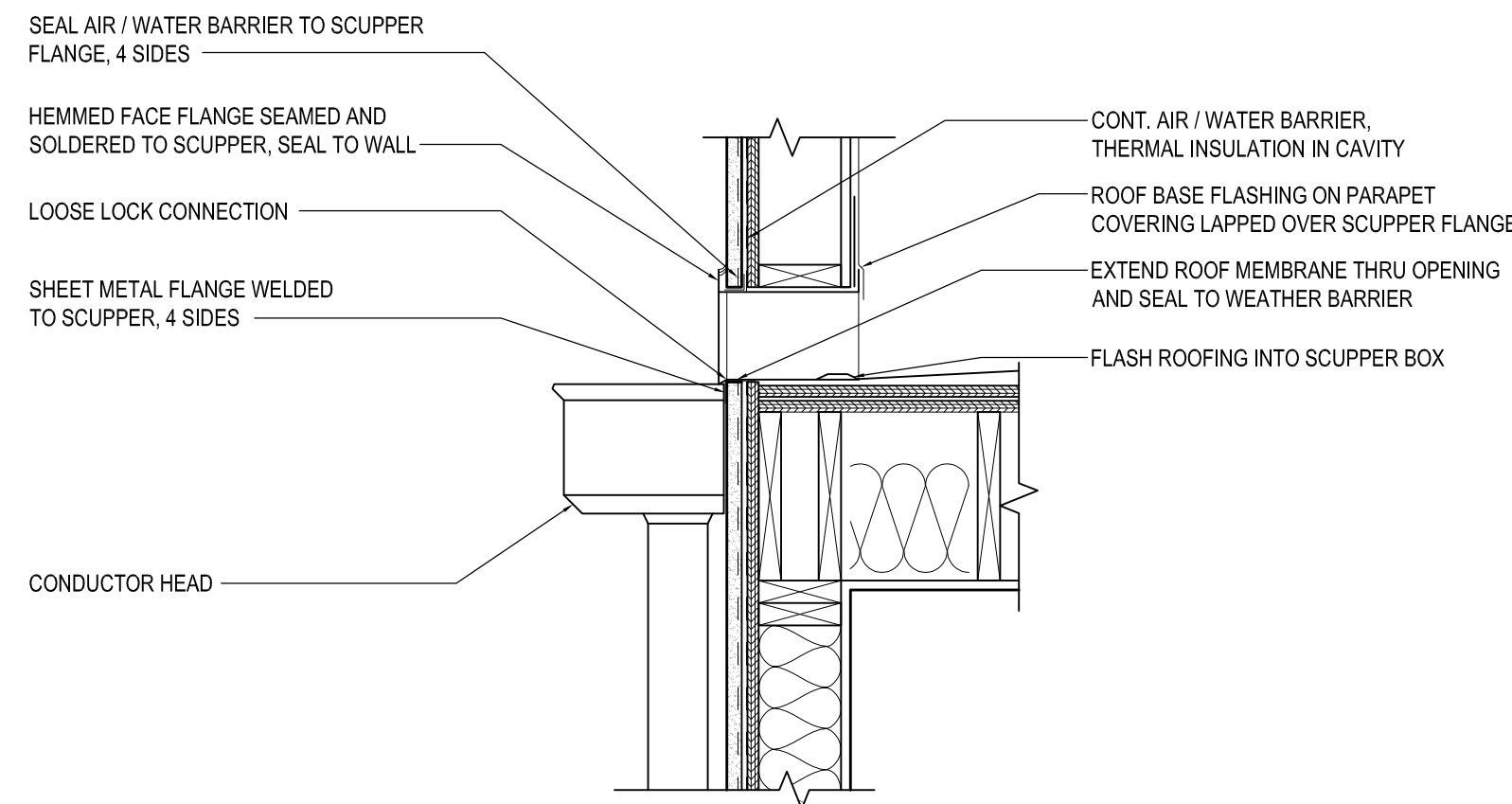
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WALL SECTIONS

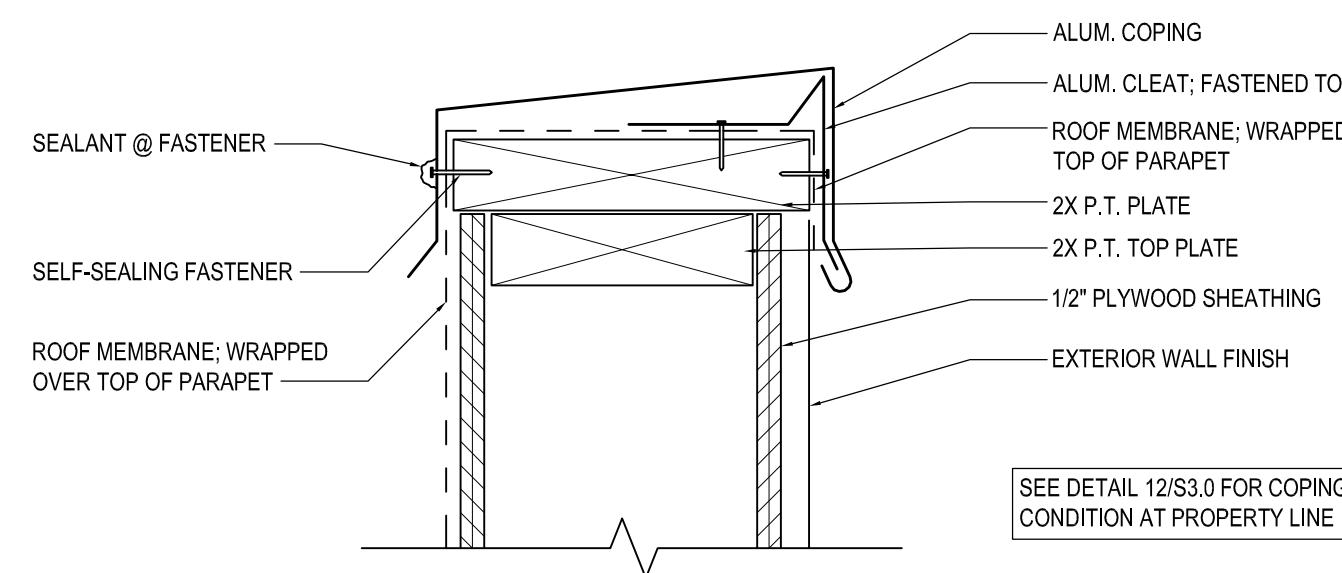
A3.0



1 ROOF PENETRATION DETAIL
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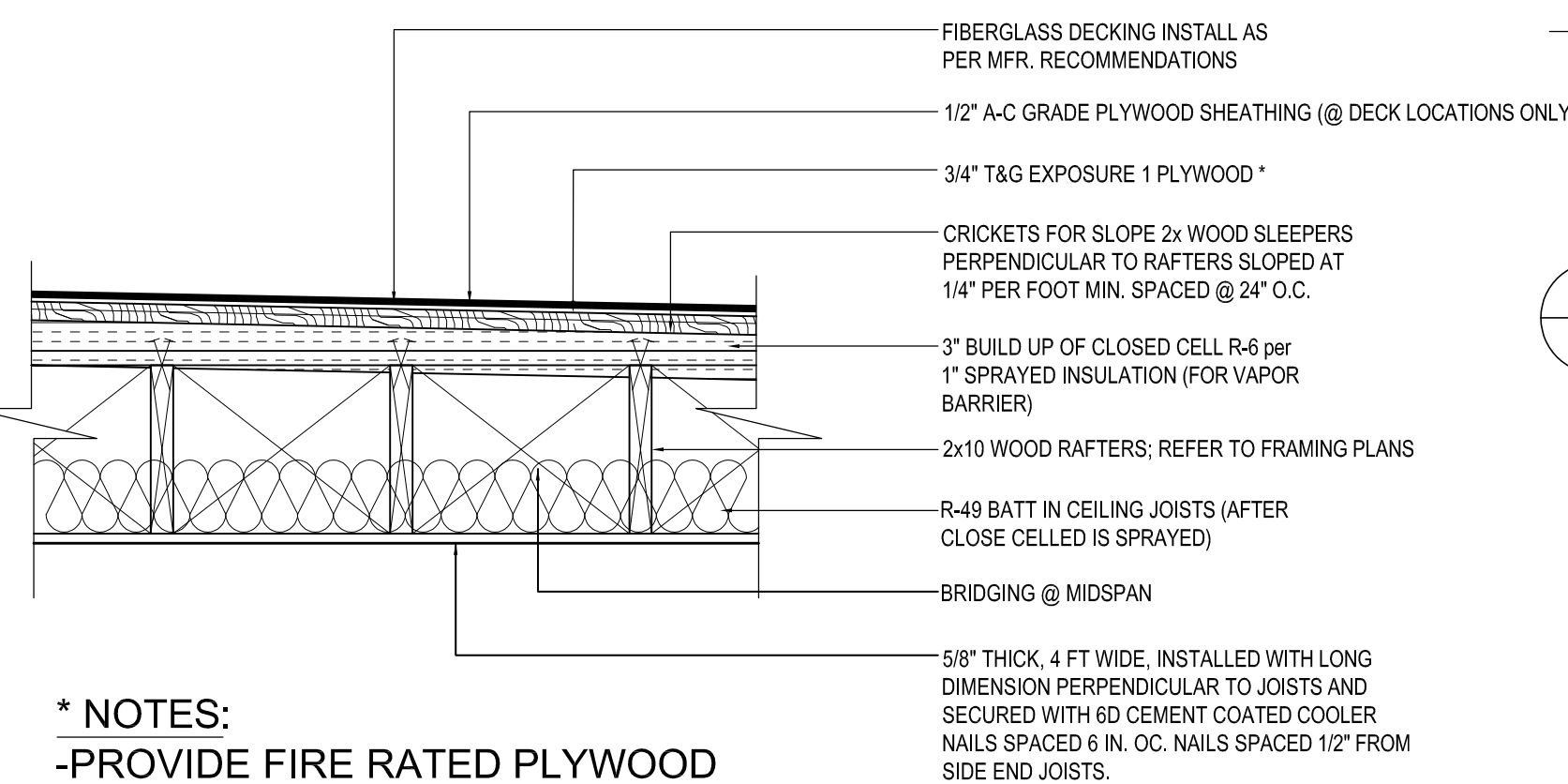


2 SCUPPER DETAIL
Scale: 1"=1'-0"

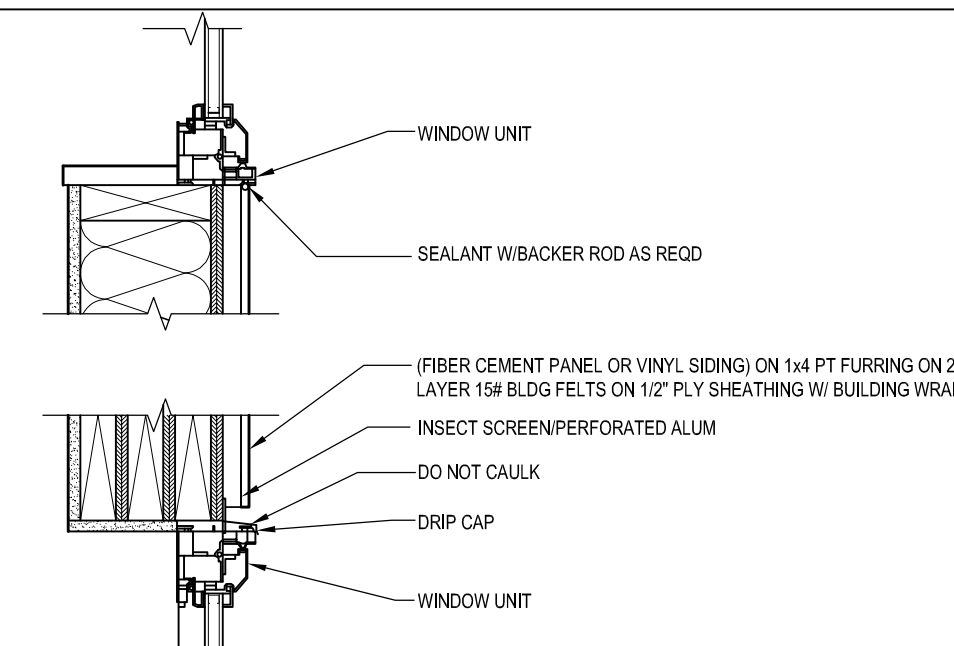


3 ALUM. COPING DETAIL
Scale: 1"=1'-0"

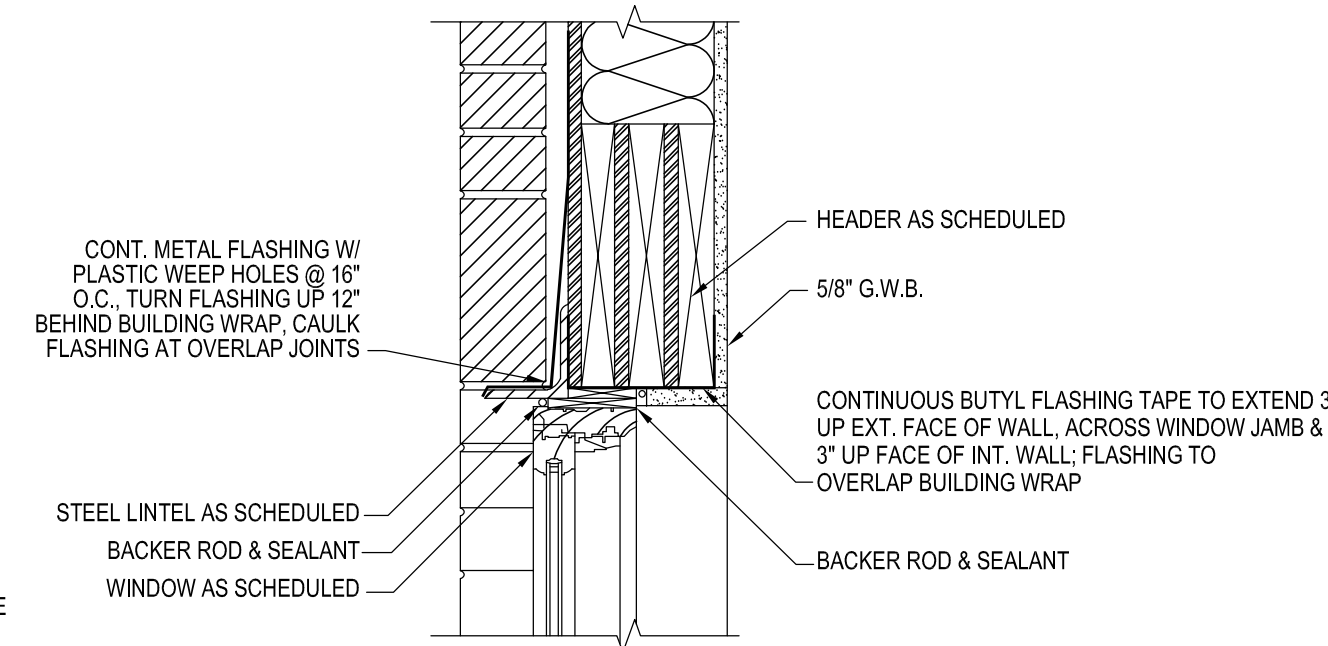
ALTERNATE INSULATION METHOD:
INSTALL MIN. R-49 FG. BATT INSULATION IN CEILING JOISTS; ENSURE MIN. 1" AIRSPACE ABV. INSULATION FOR VENTING USING 2X SLEEPERS. PLEASE NOTE THAT USING THIS METHOD WILL REQUIRE THE INSTALLATION OF ROOF VENTS, AURA VENTILATORS @ TOP OF SLOPE, AND POP VENTS @ BOTTOM OF SLOPE. REFER TO MANUF. FOR SIZE & QUANTITY REQUIREMENTS.



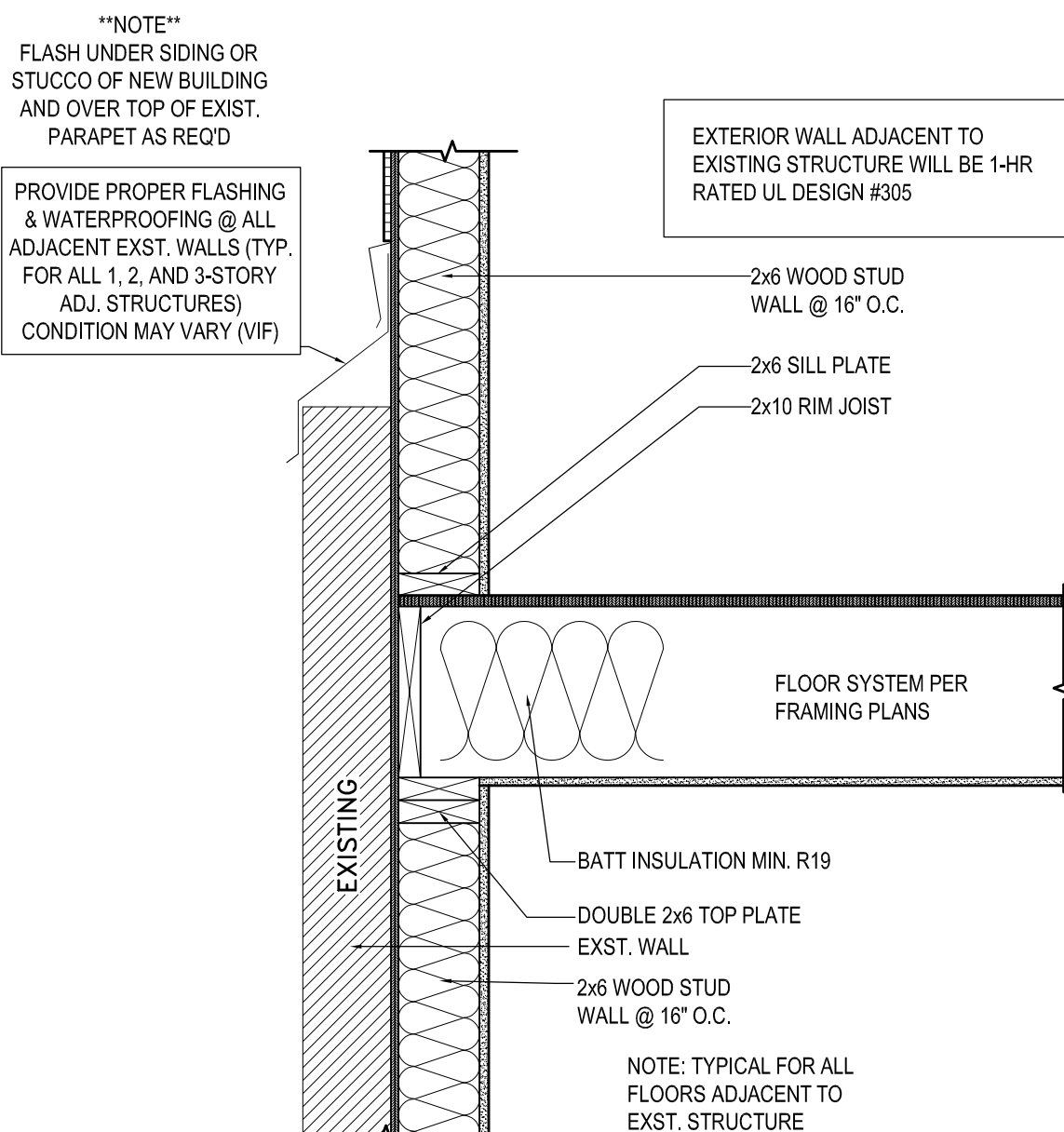
4 TYP. ROOF ASSEMBLY (1 HR RATED)
Scale: 1"=1'-0" UL# L-537



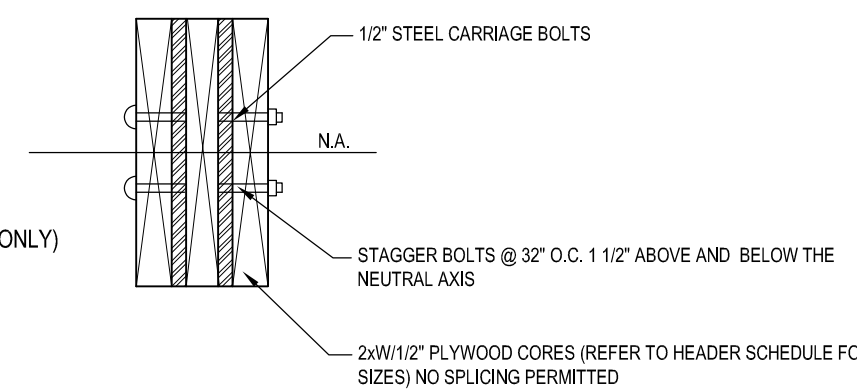
5 FLASHING DETAIL, NO BRICK
Scale: 1-1/2"=1'-0"



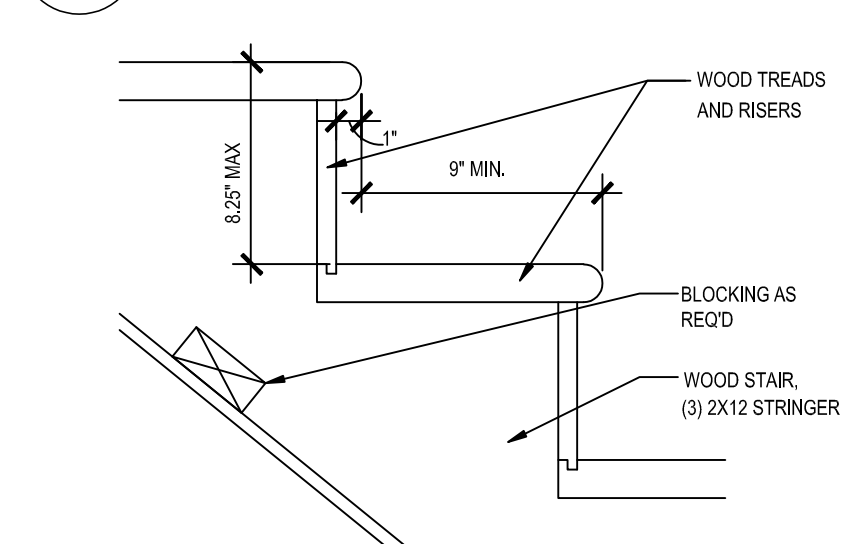
6 FLASHING DETAIL @ BRICK
Scale: 1-1/2"=1'-0"



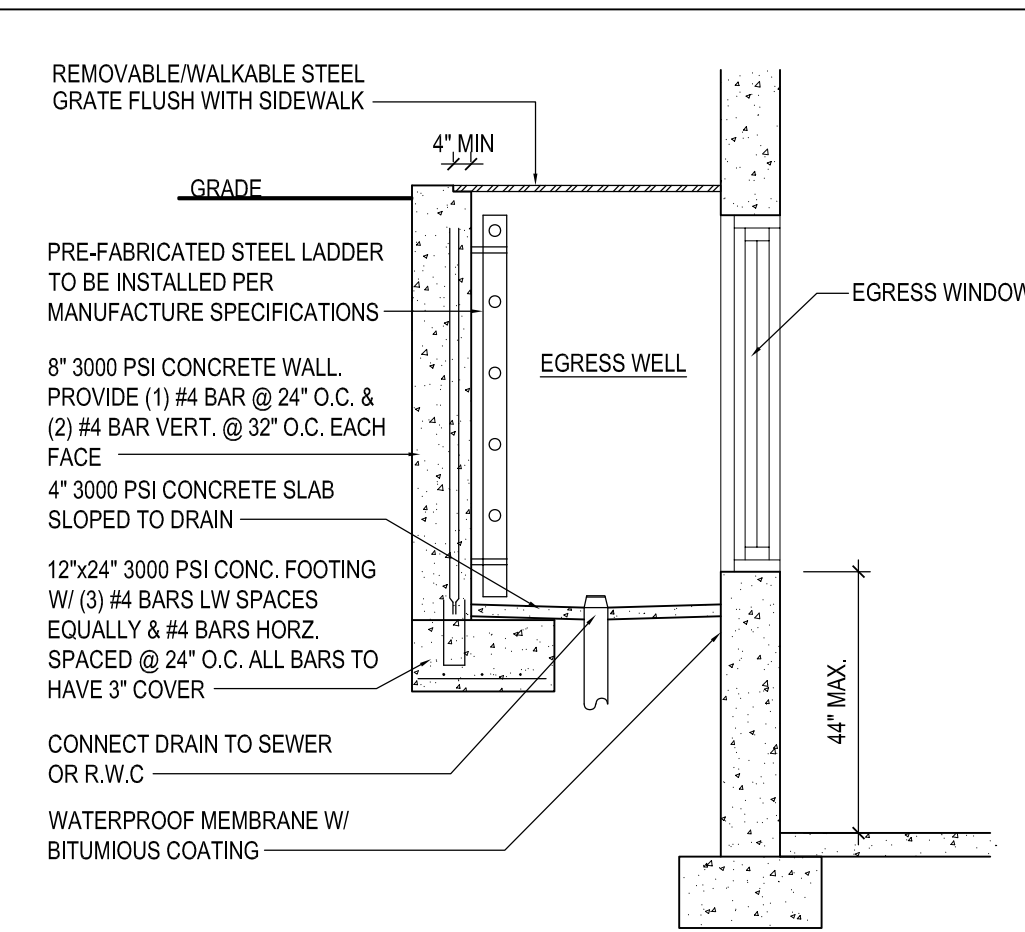
7 SIDE WALL @ EXISTING WALL
Scale: 1"=1'-0"



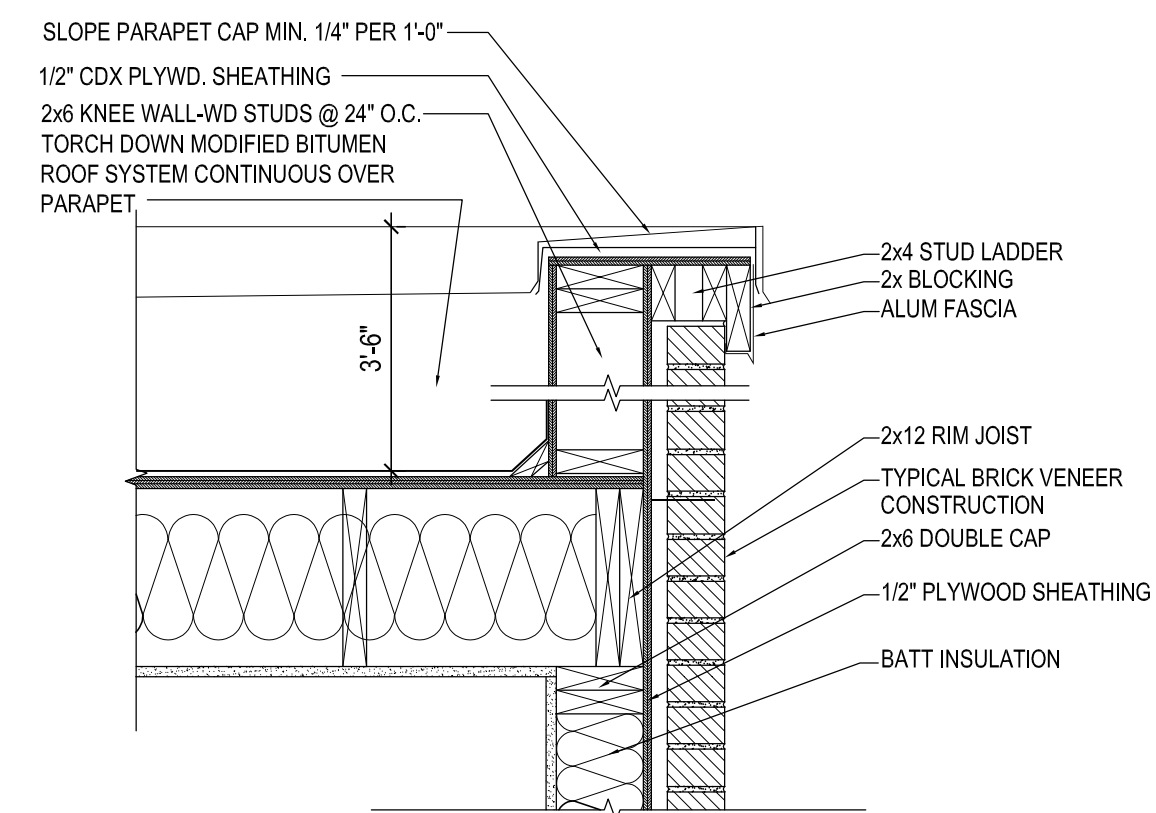
13 TYP. HEADER DTL.
Scale: 1-1/2"=1'-0"



14 TYP. STAIR DTL (W/IN RES. UNIT)
Scale: 1-1/2"=1'-0"

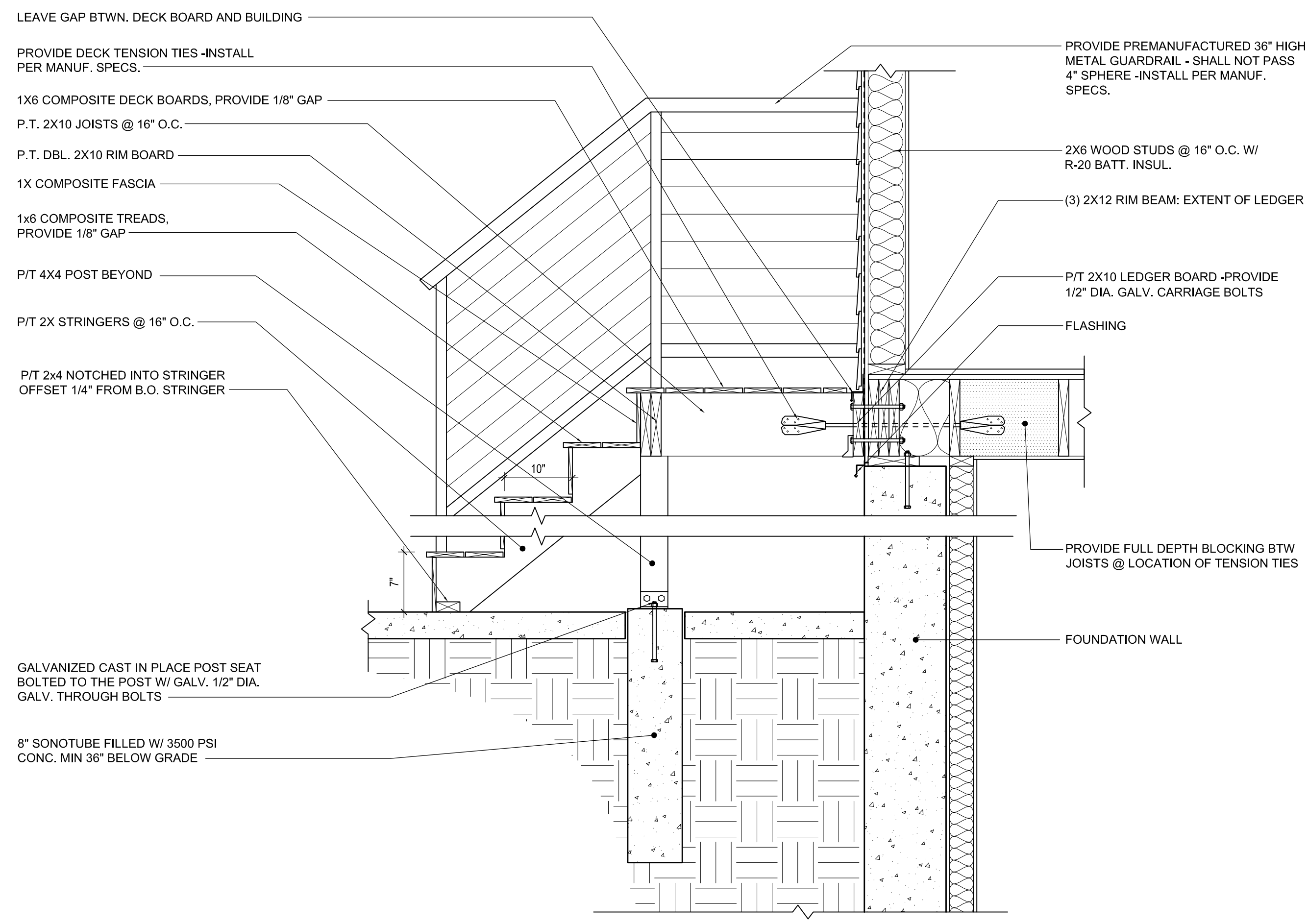


10 TYP. EGRESS WELL DETAIL
Scale: 3/8"=1'-0"



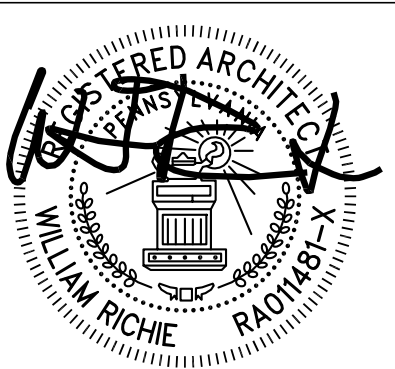
11 PARAPET @ BRICK
Scale: 1"=1'-0"

9 BASEMENT SLAB DETAIL
Scale: 1-1/2"=1'-0"



12 REAR STAIR DETAIL
Scale: 3"=1'-0"

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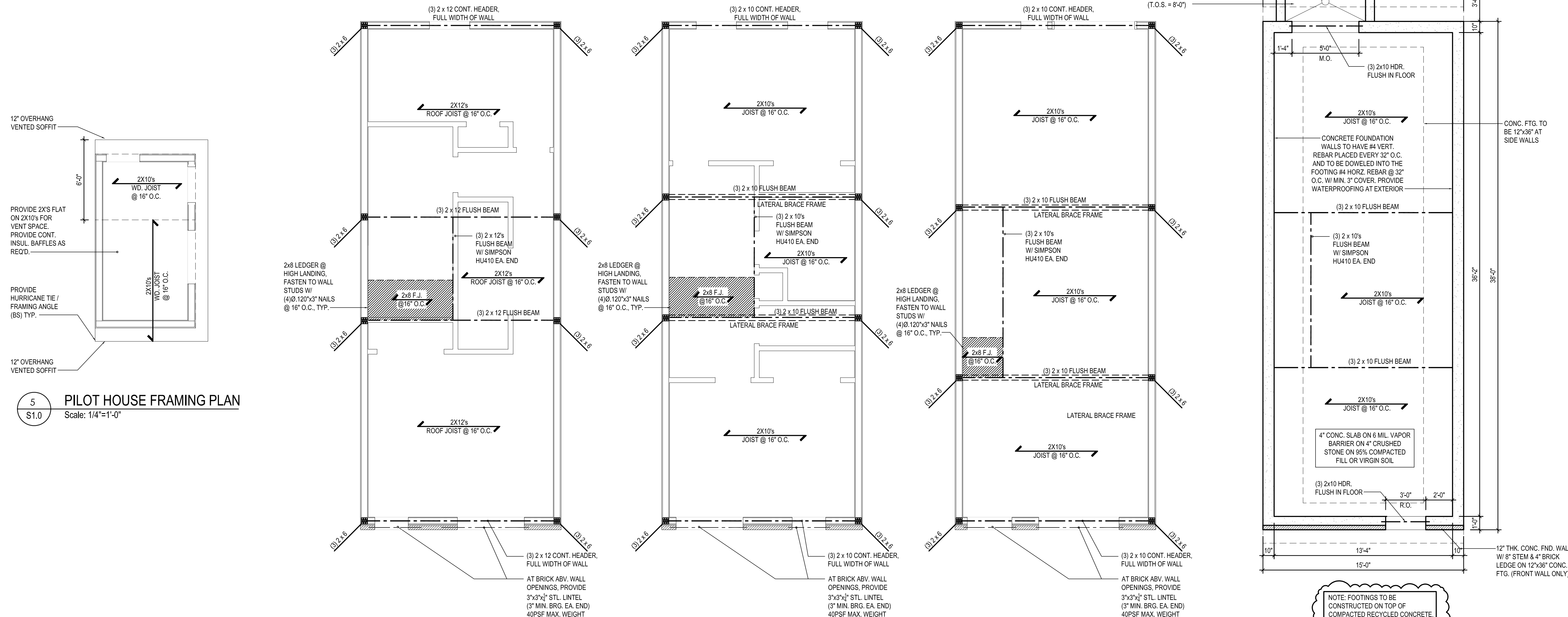


Project No: -	Date of Issue: 11/18/2023
Revision No:	Description: Drawn By: 24/7
11-18-2023	ISSUED FOR ZONING
12-12-2023	ISSUED FOR COMMENT
03-29-2024	ISSUED FOR BUILDING PERMIT

DETAILS

A3.1

ISSUED FOR BUILDING PERMIT: 03-29-2024



NOTE:
COORDINATE FLOOR FRAMING (S1.0) AND BRACING PLAN (BW1.0) WITH BRACED FRAME DETAILS (BW3.0)

STRUCTURAL GENERAL NOTES

1. U.N.O. PROVIDE (3) 2X6 POSTS WITHIN 2X6 BEARING WALLS AND (3) 2X4 POSTS WITHIN 2X4 BEARING WALLS AT ALL BEAM LOCATIONS - ALL POSTS TO BE CONTINUOUS TO FOUNDATION, AS NOTED.
2. U.N.O. PROVIDE (3) 2X6 POSTS AT LATERAL FRAMES TO THE FOUNDATION.
3. BEAMS TO BE FLUSH WITH FLOOR JOISTS UNLESS OTHERWISE NOTED
4. PROVIDE WOOD HEADERS IN BEARING WALLS AS NOTED
5. PROVIDE DOUBLE TOP PLATES IN ALL BEARING WALLS
6. PROVIDE BRIDGING BETWEEN FLOOR JOIST AT 7'-0" O.C.
7. ALL BUILT UP BEAMS TO HAVE 1/2" PLYWOOD CORES AND BE CONNECTED WITH 1/2" DIA. THROUGH BOLTS @ 32" O.C. STAGGERED 1-1/2' ABOVE AND BELOW THE NEUTRAL AXIS
8. PROVIDE 4" MIN. BEARING @ ALL JOISTS AND BEAMS
9. ALL FLOOR DECKING TO BE 3/4" PLYWOOD BOTH GLED AND SCREWED TO FLOOR JOISTS
10. PROVIDE FULL DEPTH JOIST HANGERS AT ALL JOISTS TO BEAM CONNECTIONS ("SIMPSON HU310-3PT") FASTEN / INSTALL PER MANUF. SPECIFICATIONS
11. ALL EXTERIOR FASTENERS TO BE GALVANIZED.
12. ALL LUMBER IN DIRECT CONTACT WITH MASONRY OR EXTERIOR TO BE PRESSURE TREATED / WOLMANIZED.
13. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE ADEQUATE SHORING OF ALL EXISTING STRUCTURES & ADJACENT STRUCTURES DURING ALL PARTS OF CONSTRUCTION.
14. ALL 2x10 FLOOR JOIST TO BE SPF #2 OR BETTER

HEADER SCHEDULE		
MAX SPAN	STUD WALLS	
	2" X 4"	2" X 6"
3'-0"	(2) 2"x8" PLY-WD CORE	(3) 2"x8" PLY-WD CORE
4'-0"	(2) 2"x10" PLY-WD CORE	(3) 2"x8" PLY-WD CORE
5'-0"	(2) 2"x12" PLY-WD CORE	(3) 2"x10" PLY-WD CORE
6'-0"		(3) 2"x10" PLY-WD CORE
7'-0"		(3) 2"x10" PLY-WD CORE
8'-0"		(3) 2"x12" PLY-WD CORE
9'-0"		(3) 2"x12" PLY-WD CORE

NOTES:

SEE ARCHITECTURAL WINDOW SCHEDULE FOR ROUGH OPENING DIMENSIONS

IF HEADER SPAN IS GREATER THAN 5'-0" AND NOT INDICATED ON THE DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY FOR SIZING OF STRUCTURAL MEMBER PER FIELD CONDITIONS.

G.G. MAY SUBSTITUTE MANUFACTURER OF STRUCTURAL MEMBERS INDICATED ON DRAWINGS WITH APPROVAL FROM ARCHITECT, AND REQUIRED LOCAL AUTHORITIES AS APPLICABLE.

ALL WOOD MEMBERS SHALL BE CONTINUOUS WITH NO SPLICING ALLOWED AT ANY MATERIALS INCLUDING PLY-WOOD. SPANS GREATER THAN 10'-0" SHALL BE REINFORCED WITH STEEL.

BEAMS TO BEAR ON MIN. ONE JACKSTUD, SPANS GREATER THAN 10'-0" SHALL BE REINFORCED WITH STEEL IN FULL DEPTH BEARING OF STRUCTURAL MEMBER.

ALL FLOOR JOIST FRAMED FLUSH WITH BEAMS SHALL HAVE FULL DEPTH TOP BEARING. JOIST HANGERS FULLY NAILED TO STRUCTURAL MEMBER. JOIST SHALL HAVE FULL DEPTH BEARING OF STRUCTURAL MEMBER.

BEAM/JOIST HANGER SCHEDULE				
MEMBER SIZE	SINGLE	DOUBLE	TRIPLE	MATERIAL
2X6	HUS26	HUS26-2	HU26-3	GRADE 1 OR HIGHER
2X8	HU28	HUS28-2	HU28-3	
2X10	HUS210	HUS210-2	HU210-3	
2X12	HUS12/HU210	HUS212-2	HU212-3	
9-1/2"	HUS1.81/10 or H9	HUS410	HU10	
11-7/8"	HUS1.81/10	HUS412	HUS10/HUS12	STRUCTURAL COMPOSITE
14"	HUS1.81/10	HUS412	HUS16/HUS16H	
16"	HUS1.81/10	HUS412	HUS16/HUS16H	
16"	HUS1.81/10	HUS412	HUS16/HUS16H	

NOTES:

BY MANUF. SIMPSON OR APPROVED EQUAL.

4
S1.0

ROOF FRAMING PLAN

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

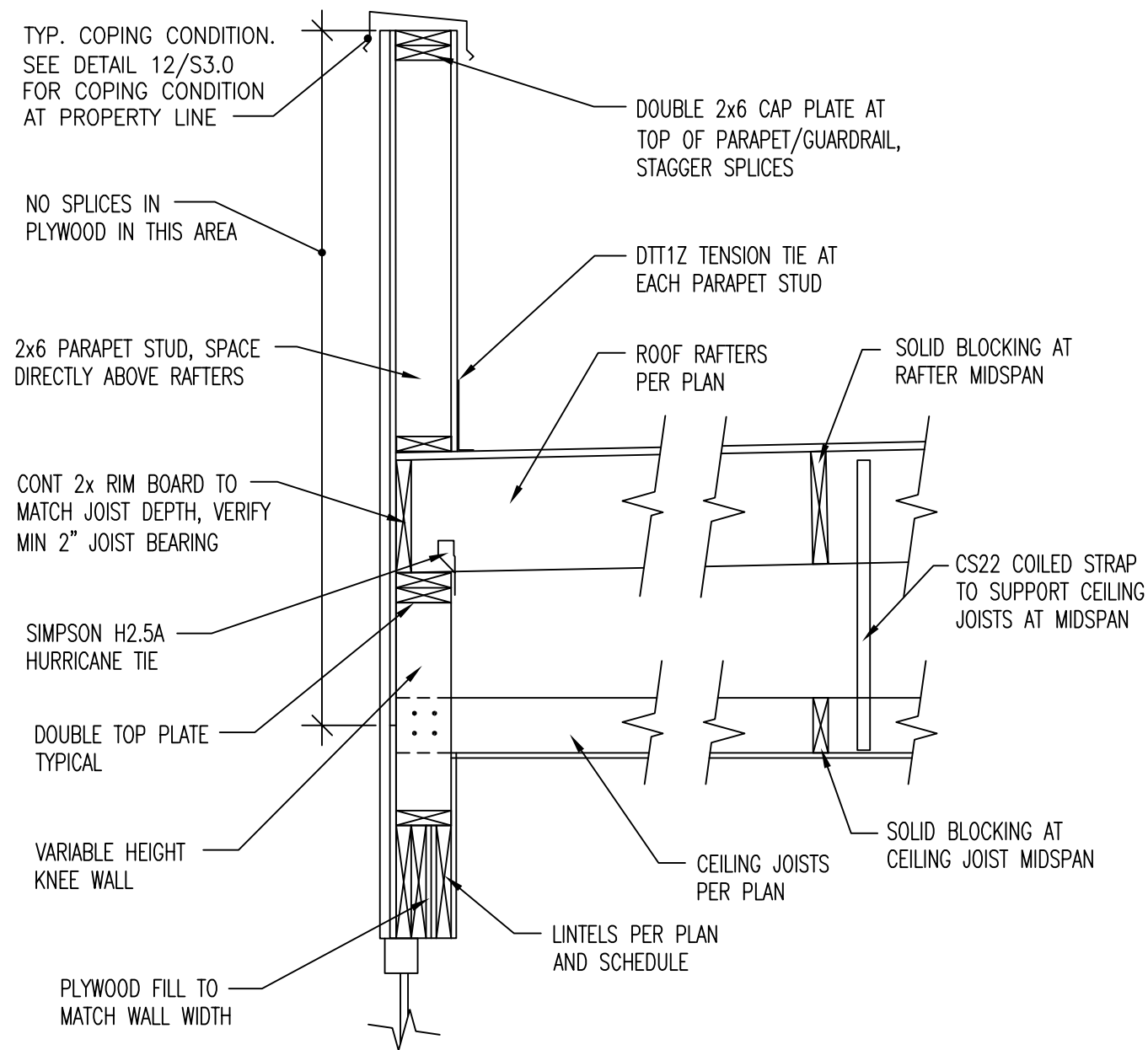
3
S1.0

THIRD FLOOR FRAMING PLAN
Scale: 1/4"=1'-0"

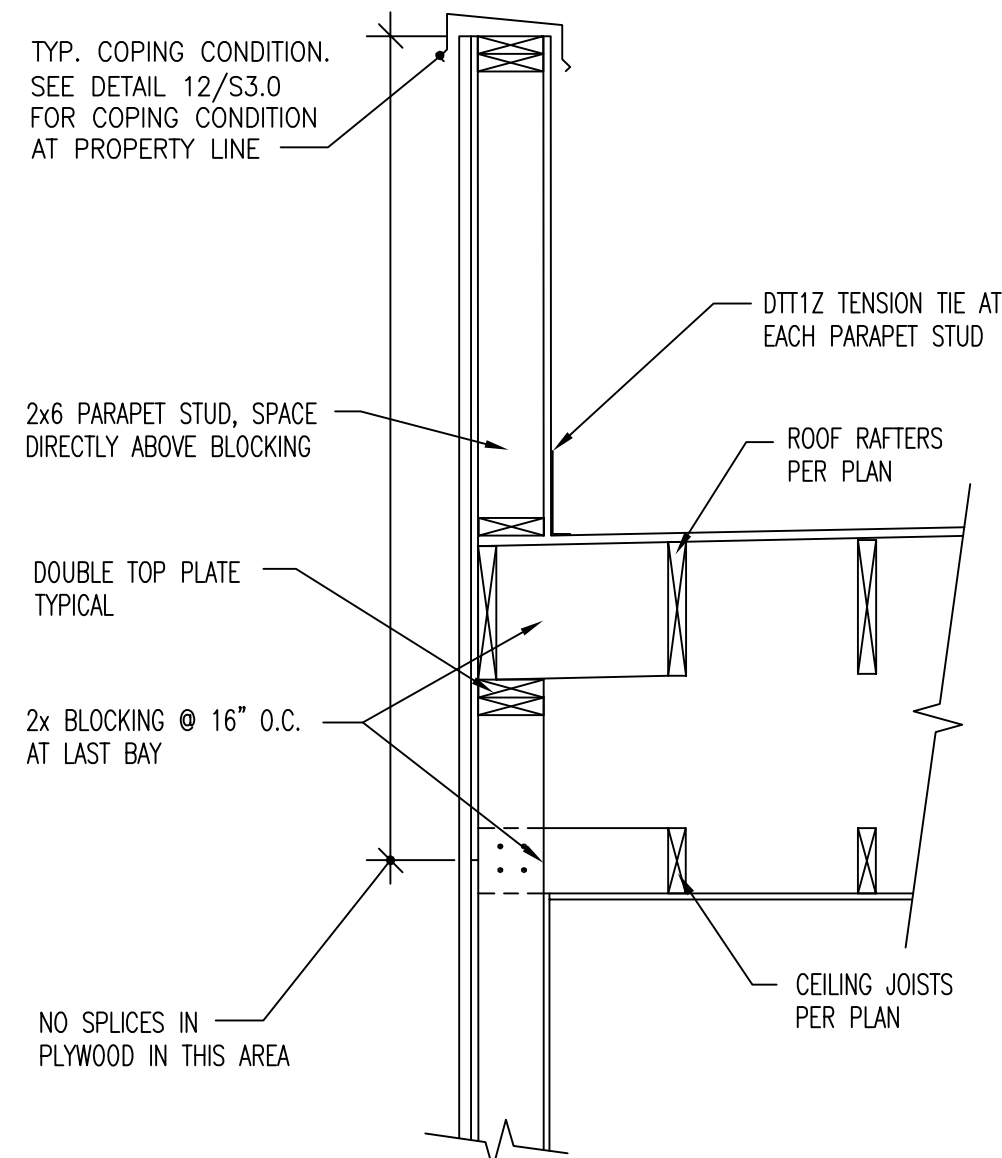
2 SECOND FLOOR FRAMING PLAN
S1.0 Scale: 1/4"=1'-0"

1 BASEMENT/FIRST FLOOR FRAMING PLAN
S1.0 Scale: 1/4"=1'-0"

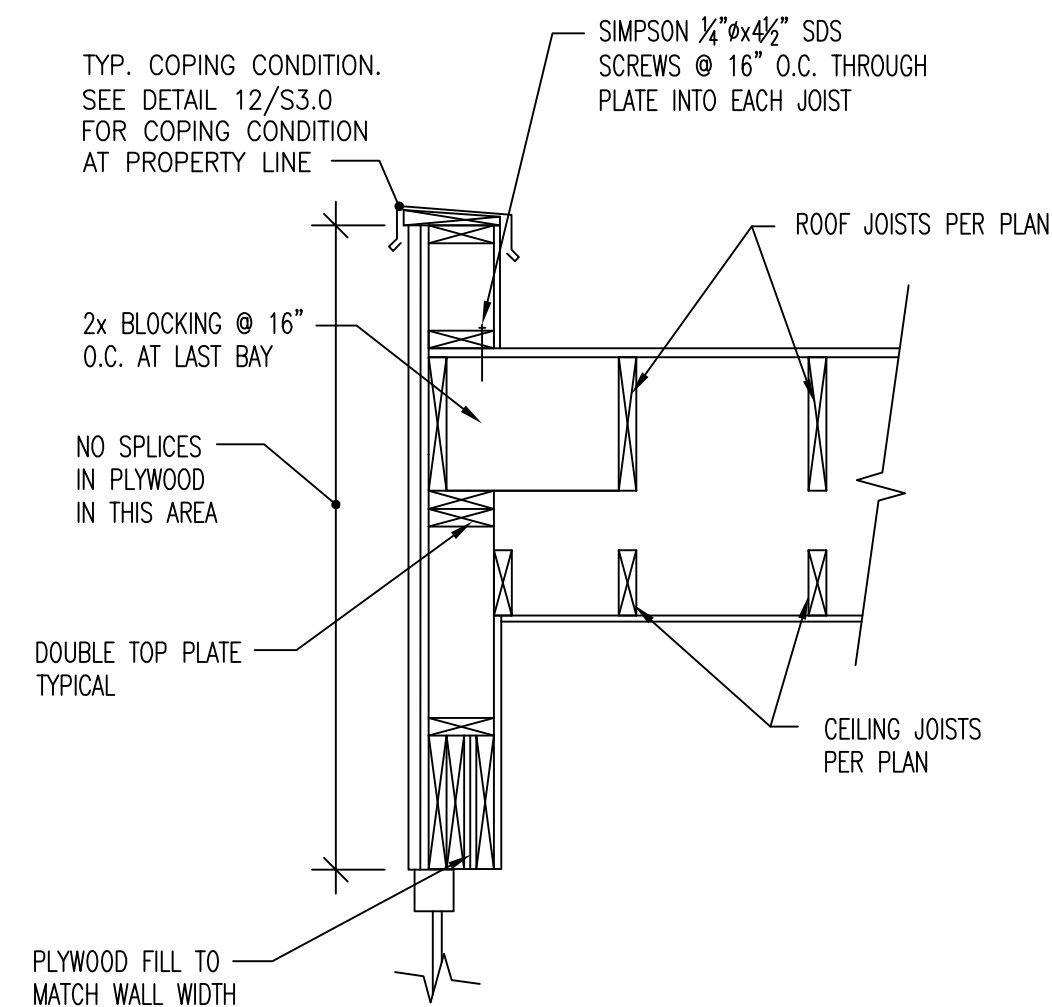
NOTE: FOOTINGS TO BE
CONSTRUCTED ON TOP OF
COMPACTED RECYCLED CONCRETE
PER GEOTECH REPORT



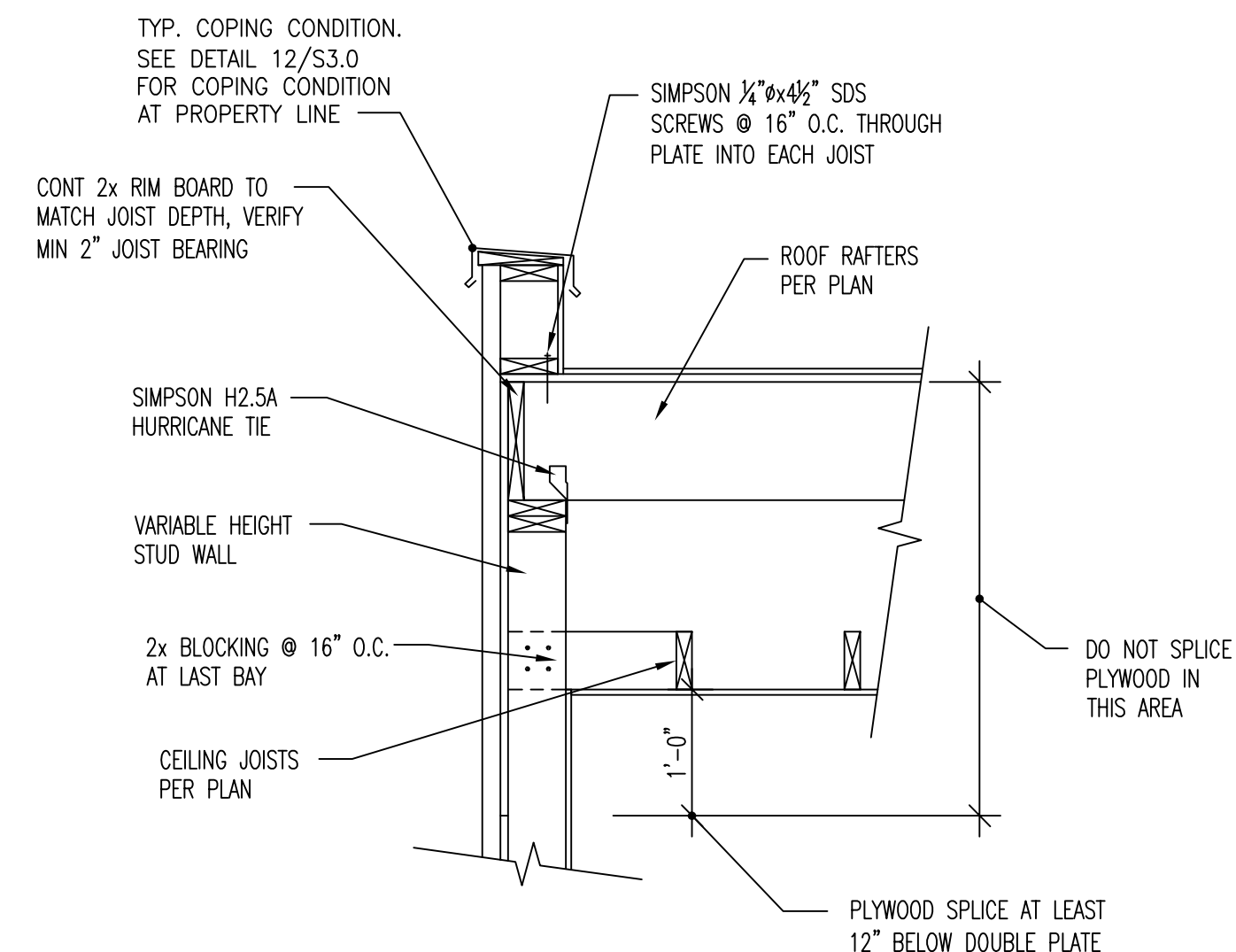
1
S3.0
TYPICAL ROOF BEARING WALL
¾" = 1'-0"



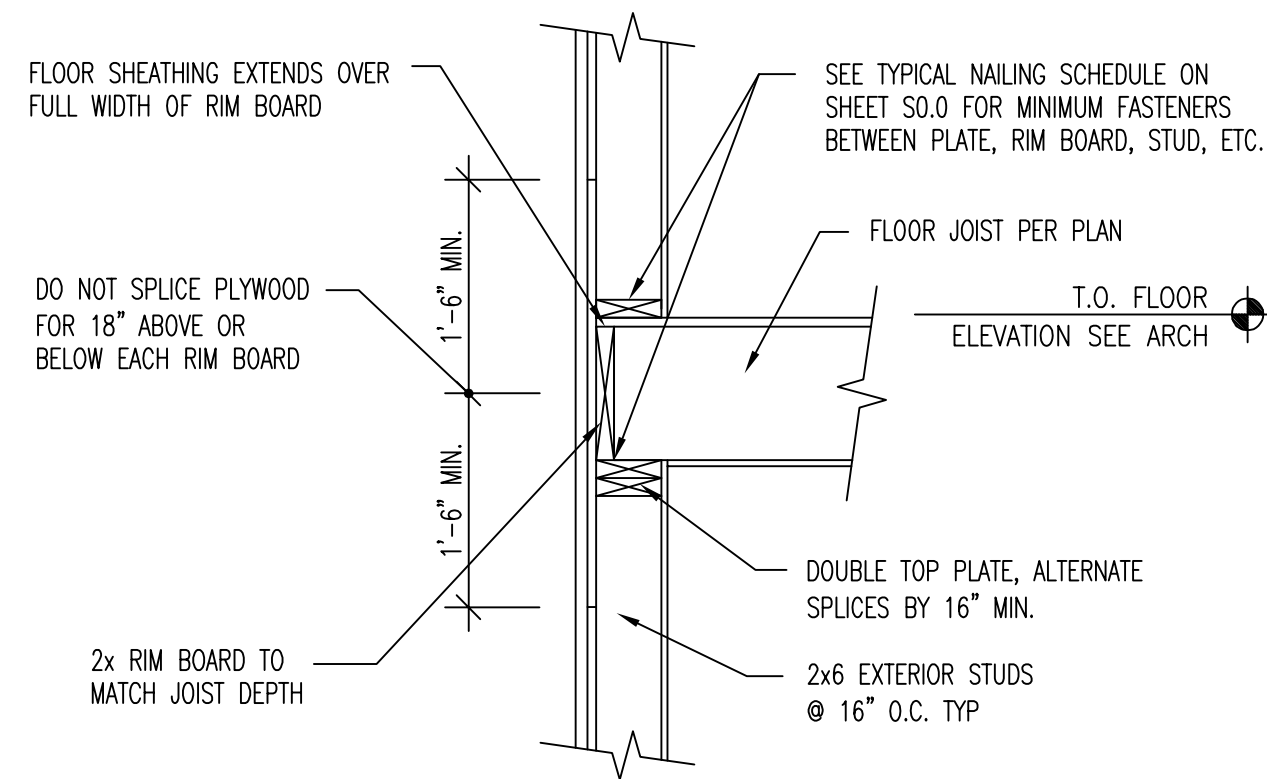
2
S3.0
TYPICAL ROOF WALL
¾" = 1'-0"



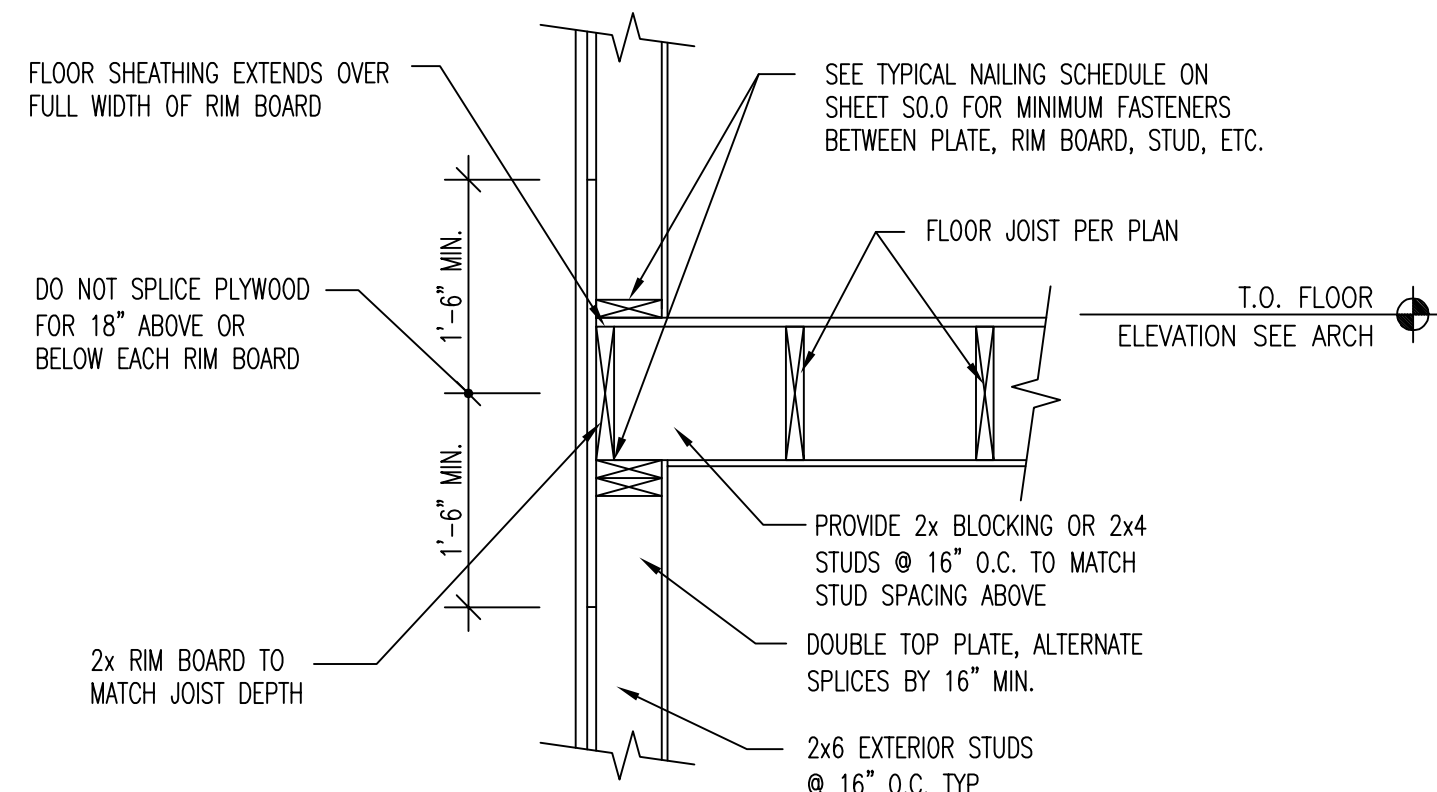
3
S3.0
TYPICAL PILOT HOUSE BEARING WALL
¾" = 1'-0"



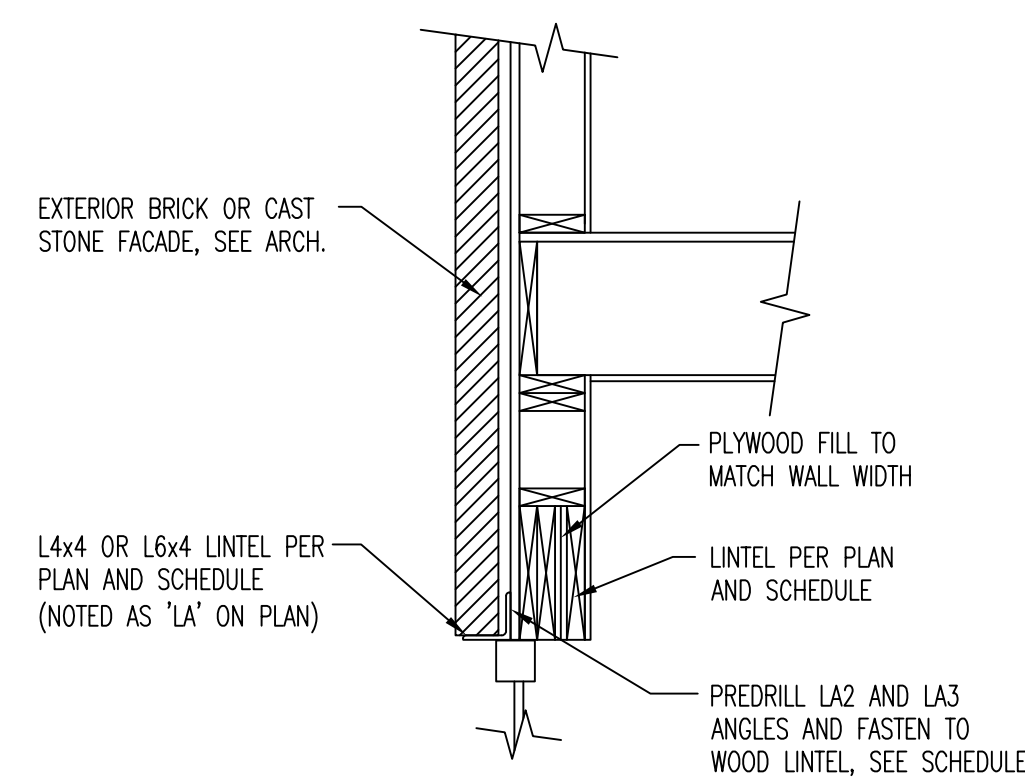
4
S3.0
TYPICAL PILOT HOUSE ROOF EDGE
¾" = 1'-0"



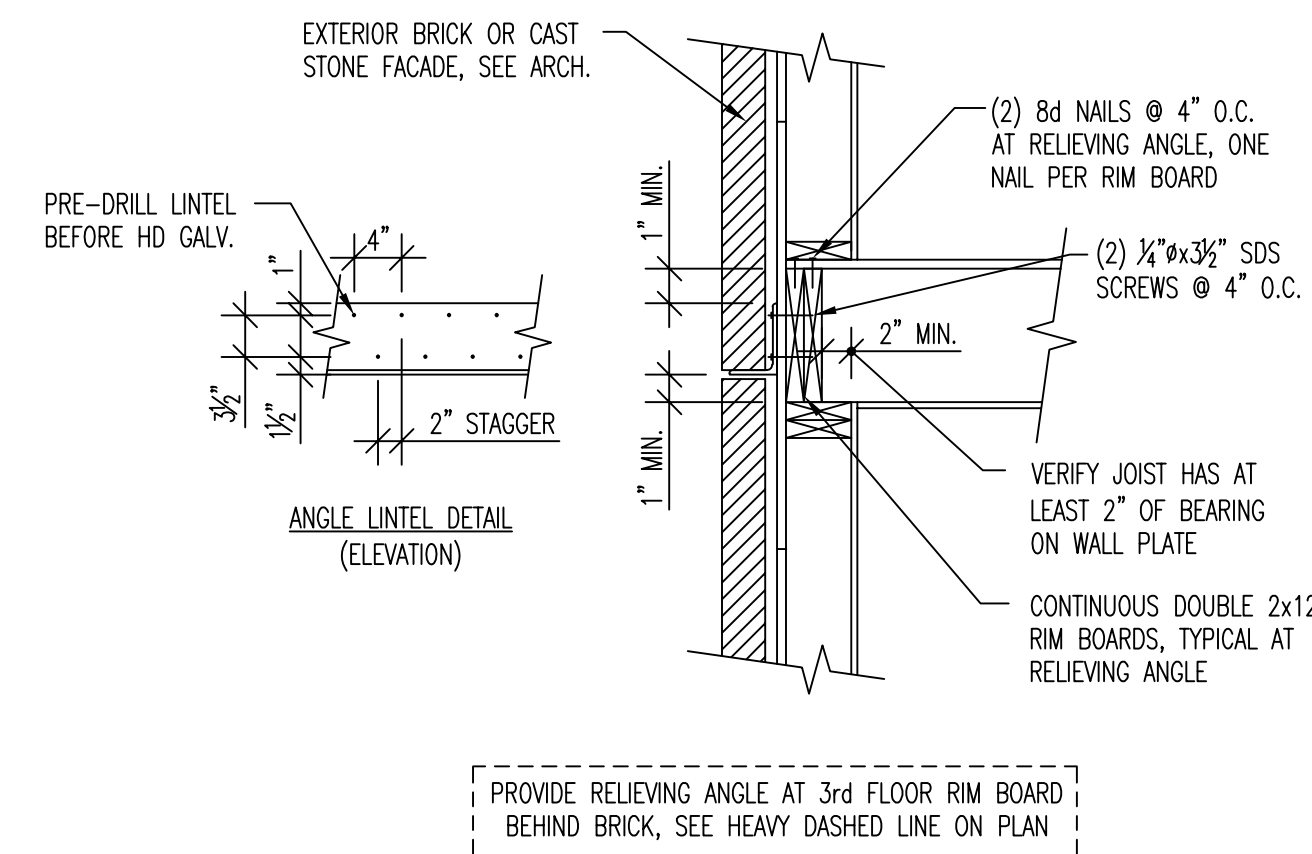
5
S3.0
TYPICAL BEARING WALL AT FLOOR
¾" = 1'-0"



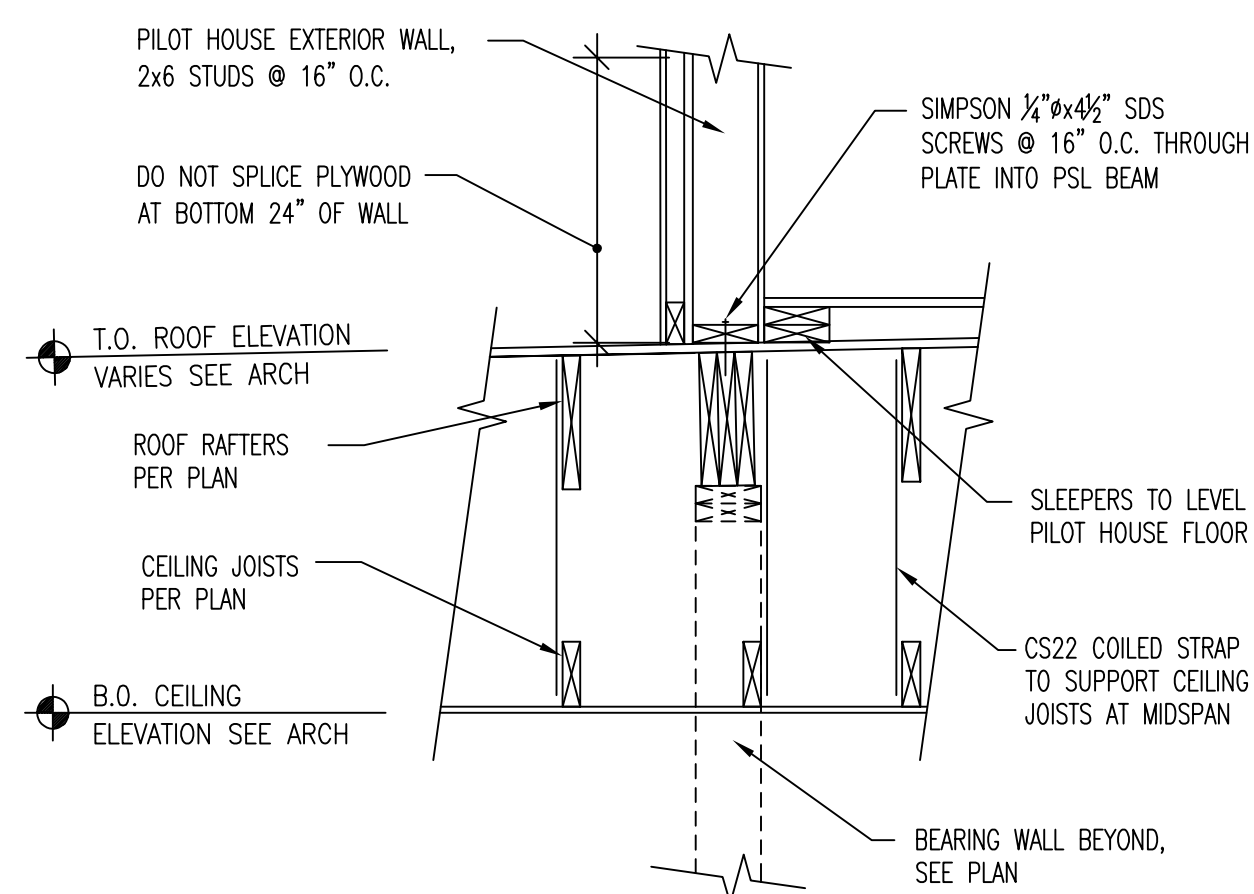
6
S3.0
TYPICAL NON-BEARING WALL AT FLOOR
¾" = 1'-0"



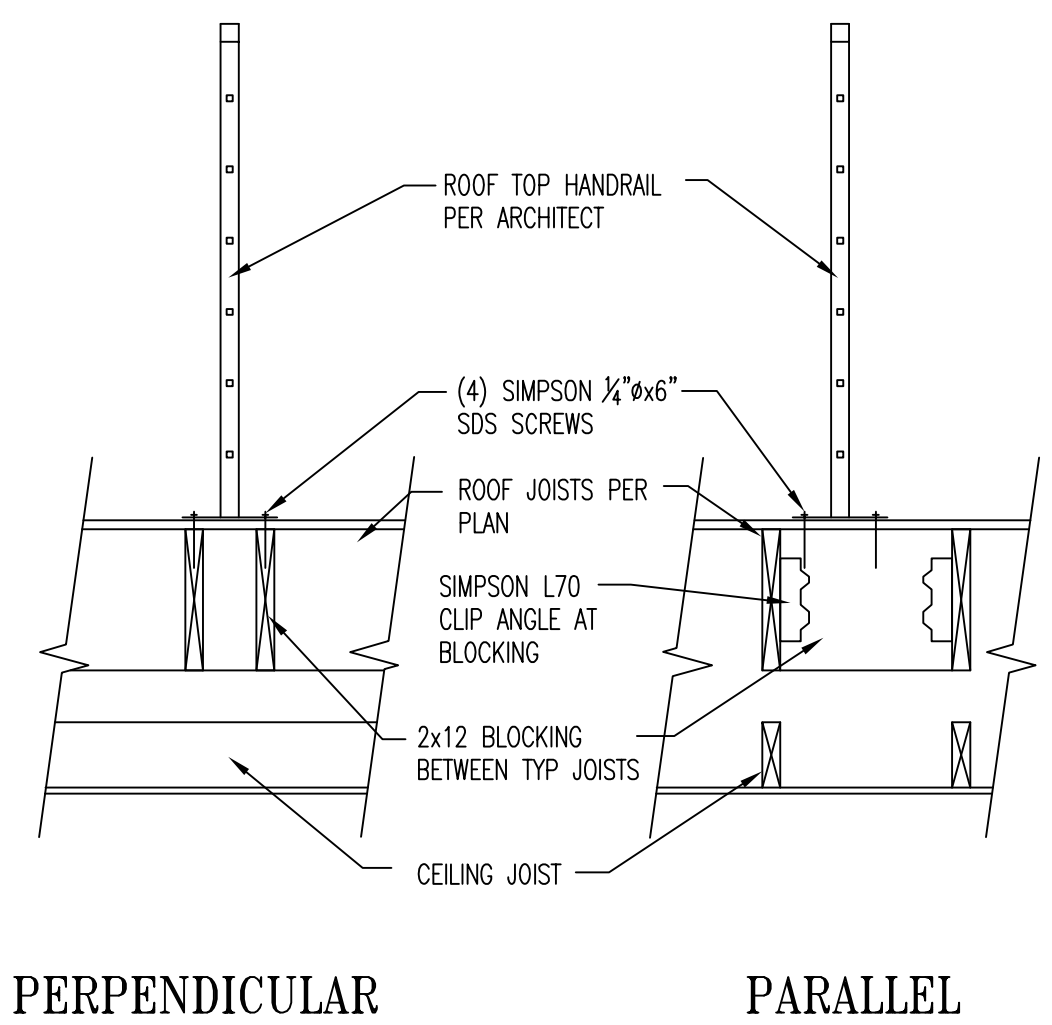
7
S3.0
ANGLE LINTEL SECTION
¾" = 1'-0"



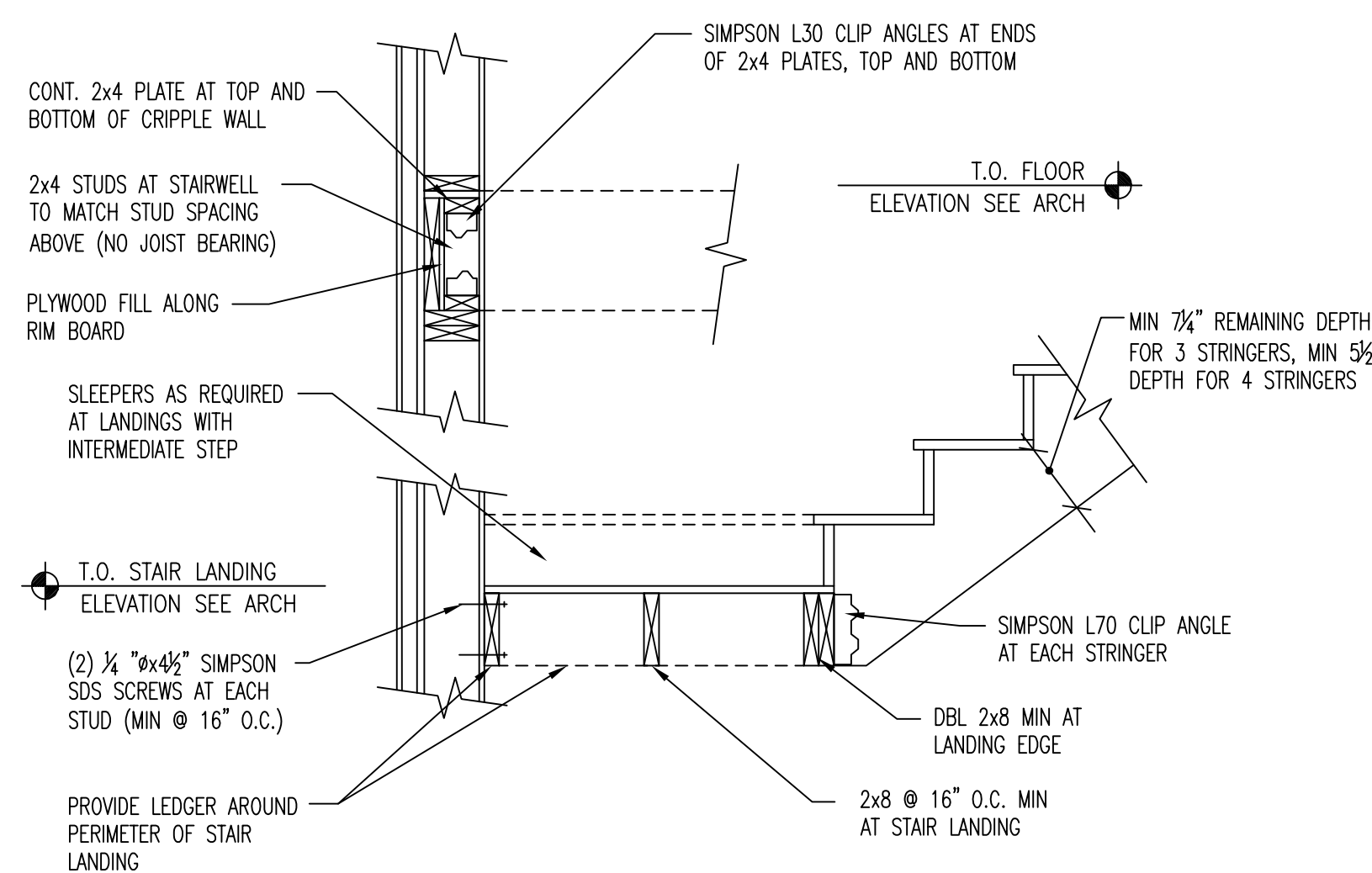
8
S3.0
RELIEVING ANGLE SECTION
¾" = 1'-0"



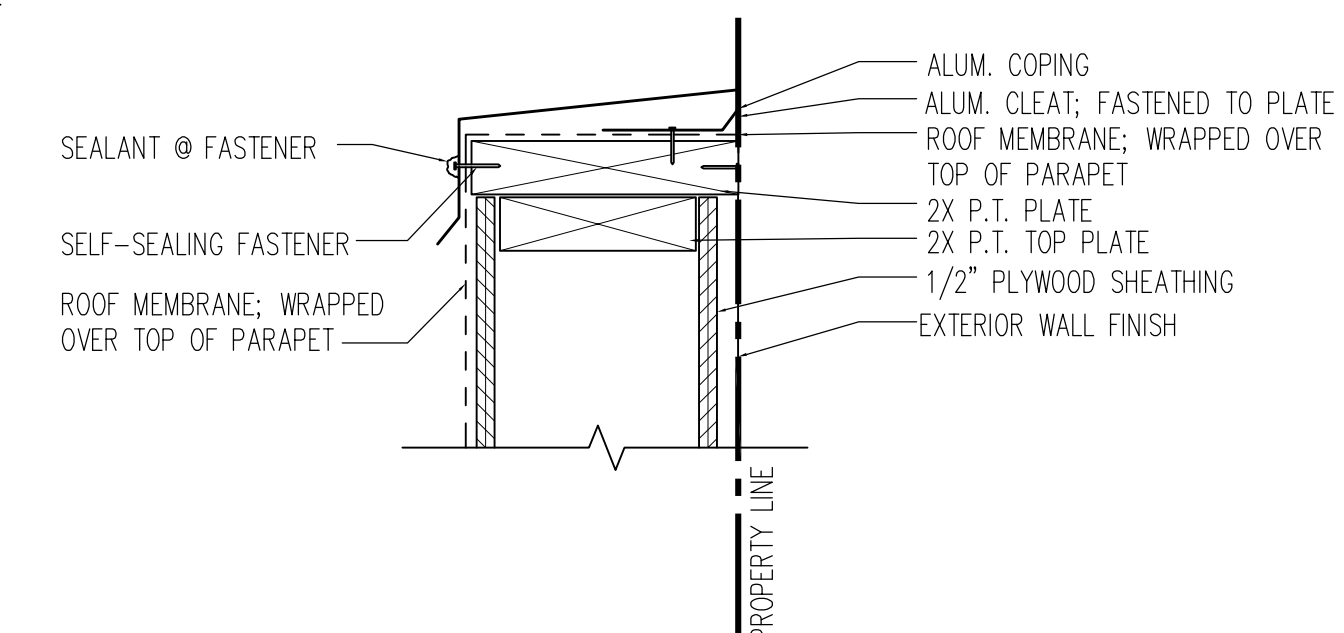
9
S3.0
PILOT HOUSE SUPPORT
¾" = 1'-0"



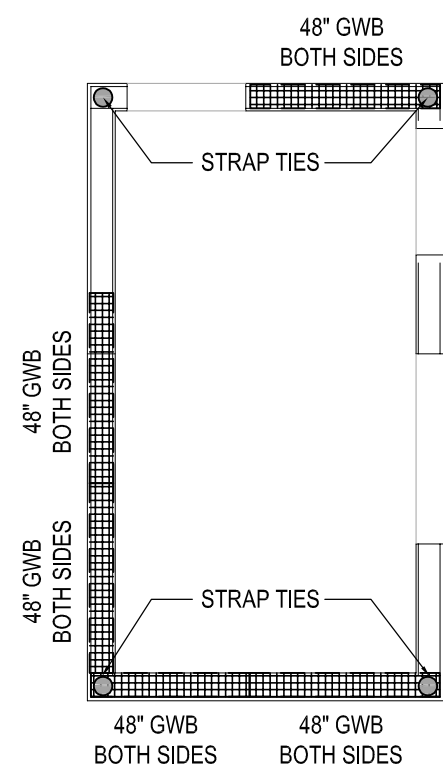
PERPENDICULAR PARALLEL
10
S3.0
TYPICAL ROOF HANDRAIL SUPPORT
¾" = 1'-0"



11
S3.0
SECTION AT STAIRWELL
¾" = 1'-0"

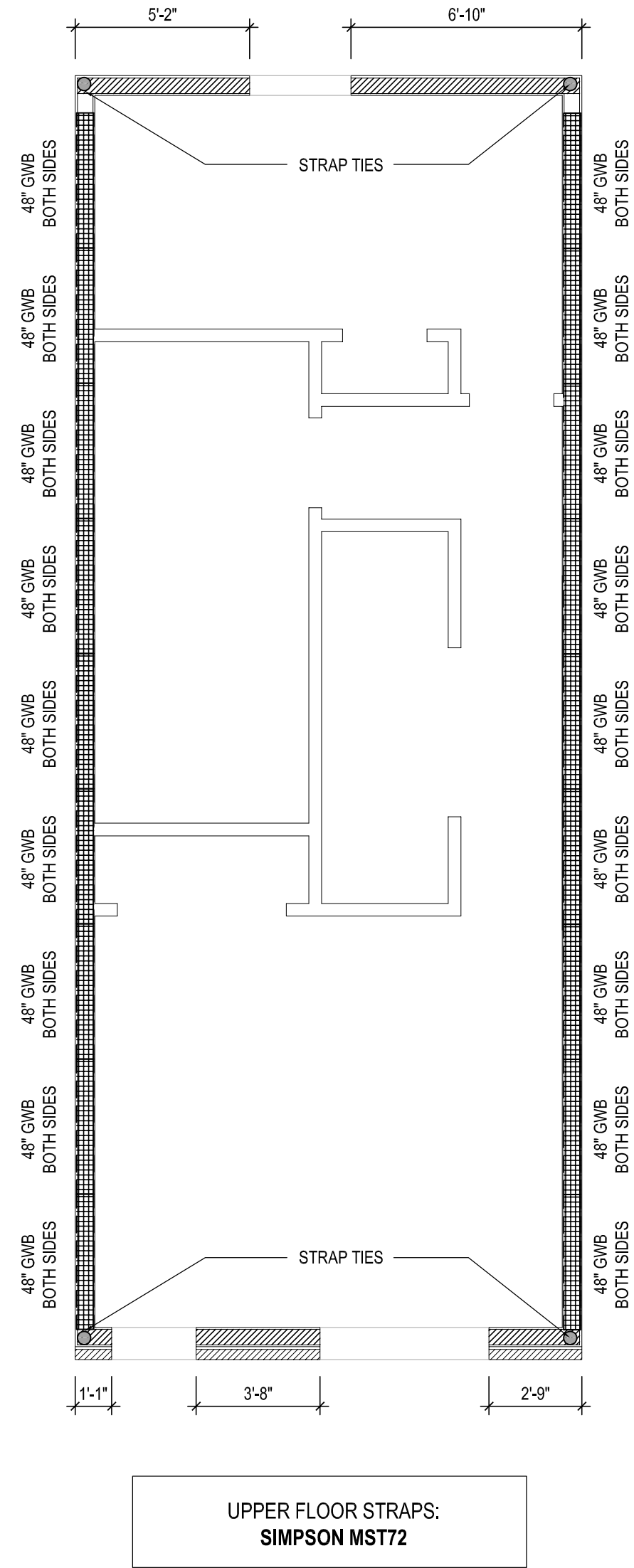


12
S3.0
COPING AT PROPERTY LINE
¾" = 1'-0"



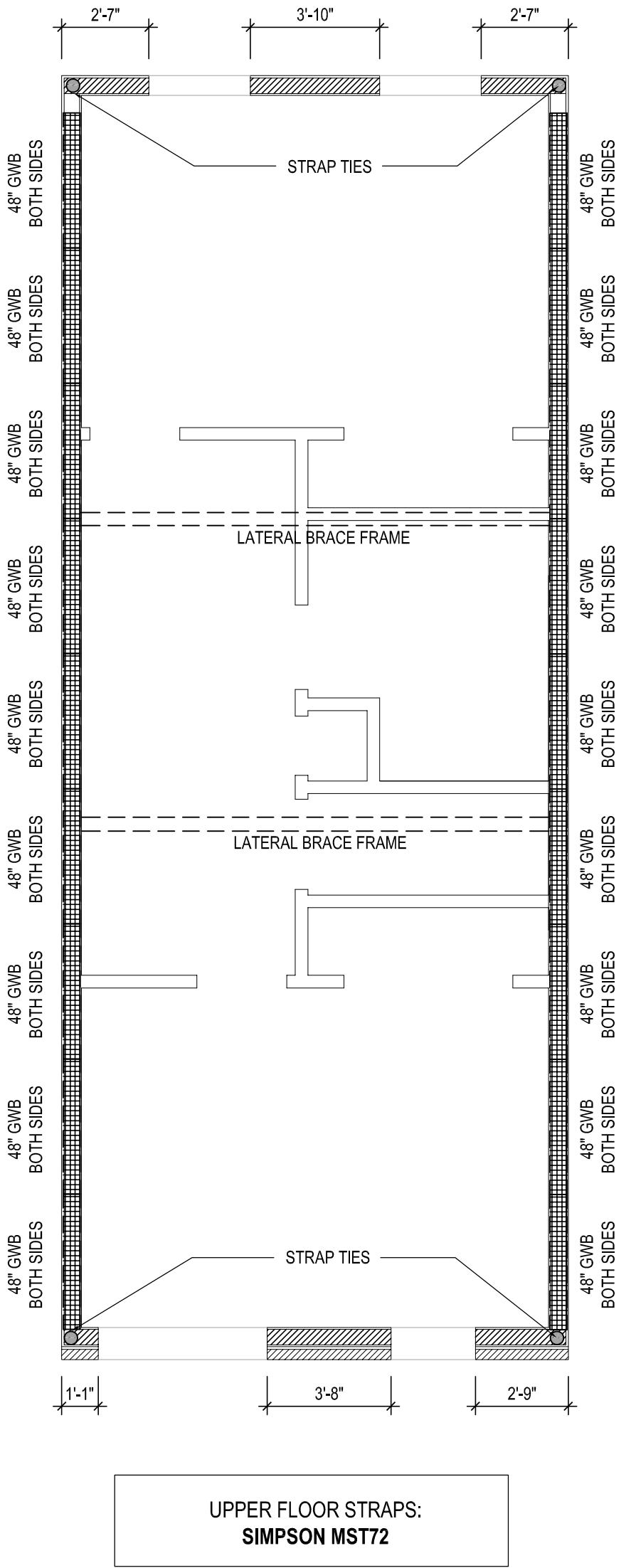
4
BW1.0

PILOT HOUSE BRACING DIAGRAM
Scale: 1/4"=1'-0"



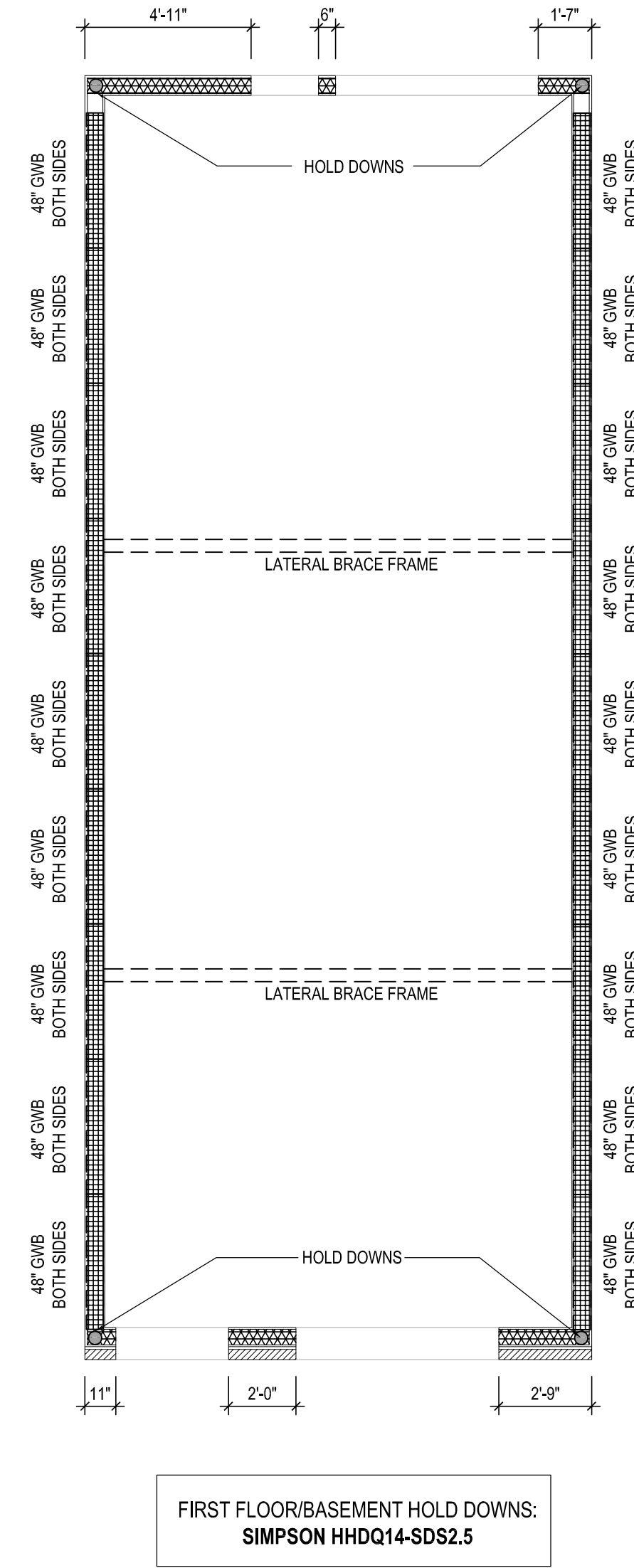
3
BW1.0

THIRD FLOOR BRACING DIAGRAM
Scale: 1/4"=1'-0"



2
BW1.0

SECOND FLOOR BRACING DIAGRAM
Scale: 1/4"=1'-0"



1
BW1.0

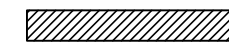
FIRST FLOOR BRACING DIAGRAM
Scale: 1/4"=1'-0"

NOTE:
SEE SHEET BW2.0 FOR BRACED PANEL DETAILS. SEE SHEET BW3.0 FOR BRACED FRAME DETAILS.

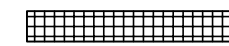
NOTE:
COORDINATE FLOOR FRAMING (S1.0) AND BRACING PLAN (BW1.0) WITH BRACED FRAME DETAILS (BW3.0)

WALL BRACING LEGEND / NOTES

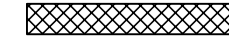
- THIS BRACING PLAN WAS DEVELOPED USING AN ENGINEERING DESIGN BASED ON THE 2018 AWC WFCM IN CONJUNCTION WITH THE 2018 IRC. PLEASE REFER TO THE PE STAMPED BRACING CALCULATION SUMMARY SUBMITTED WITH THIS APPLICATION FOR MORE INFORMATION.
- JOIST OR BLOCKING MUST BE LOCATED BENEATH BRACED WALL PANELS. ATTACH SOLE PLATE TO JOIST OR BLOCKING WITH THREE (3) 16d NAILS @ 16" O.C.
- NOTE INTERIOR BRACED WALL PANEL LOCATIONS ON SUBFLOOR SO DRYWALLER KNOWS WHERE TO HANG SHEETS VERTICALLY OR NAIL 6" ON BLOCKING
- SHEATHING NAILED 6d-6" O.C. EDGES, 12" O.C. FIELD, BLOCK AT JOINTS WITH 6" O.C., 6d NAILS



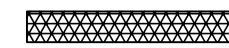
REPRESENTS A CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL (CS-WSP) WITH THE FOLLOWING CONNECTION CRITERIA: U.N.O. CONT. SHEATHED MIN. $\frac{5}{8}$ " OSB STRUCTURAL PANEL, 6d COMMON (2"x0.113") NAILS AT 6" SPACING (PANEL EDGES) AND AT 12" SPACING (INTERMEDIATE SUPPORTS) OR 16 GA. x $\frac{1}{4}$ " STAPLES AT 3" SPACING (PANEL EDGES) AND AT 6" SPACING (INTERMEDIATE SUPPORTS)



REPRESENTS A GYPSUM BOARD PANEL (GB), 48" WIDE, $\frac{5}{8}$ " MIN. THICK GYPSUM BOARD TO BE APPLIED TO BOTH SIDES OF WALL AT STAIRWELLS. APPLY WALLBOARD VERTICALLY AT PANEL LOCATIONS OR PROVIDE BLOCKING AT SPLICE (2 ROWS ON 9" WALL).



REPRESENTS A PORTAL FRAME AT GARAGE (PFG). SEE SECTION R602.10.6.3 OR DETAIL 3/BW2.0



REPRESENTS A SIMPSON STRONG WALL (SSW). INSTALL PER MANUFACTURER SPECIFICATIONS.



ARCHITECTURE
INTERIORS
PLANNING

3502 BOTTLS LN, SUITE 1101
PHILADELPHIA, PA 19129
P: (215) 842-5013

PLANS APPROVED

AS NOTED FOR COMPLIANCE WITH PA UCC

09/21/24

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

Albert Pastor

PA UCC CERT # 006381

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Philadelphia, PA 19146

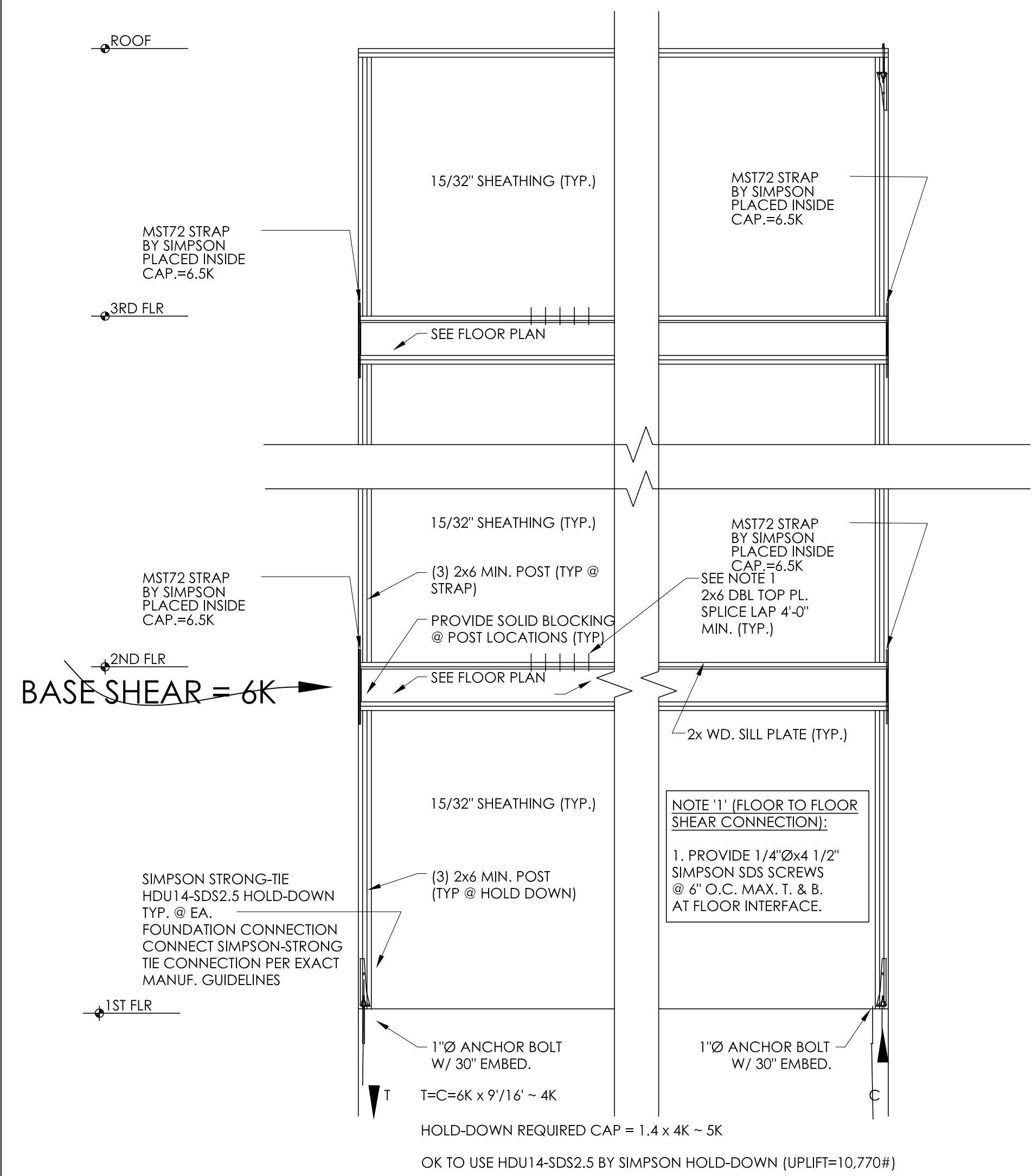


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STRUCTURAL
BRACING WALL
PLANS

BW1.0

ISSUED FOR BUILDING PERMIT: 03-29-2024



1
BW3.0

BRACED FRAME DIAGRAM

Scale: N.T.S.



ARCHITECTURE
INTERIORS
PLANNING

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PHILADELPHIA, PA 19129
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BRACED FRAME
DETAILS

BW3.0