

ADDRESS: 26-34 CHURCH LN

Proposal: Construct five-story building

Review Requested: Review and Comment

Owner: Nadlan Properties

Applicant: Kevin O'Neill, KJO Architecture LLC

History: vacant lot

Individual Designation: None

District Designation: Germantown Urban Village Historic District, Non-contributing, 2/9/2024

Staff Contact: Jon Farnham, jon.farnham@phila.gov

OVERVIEW: This application proposes constructing a five-story mixed use building on a vacant lot at 26-34 Church Lane. The property is classified as non-contributing to the Germantown Urban Village Historic District and, therefore, is considered an “undeveloped site” in the eyes of the preservation ordinance; the Historical Commission’s jurisdiction is limited to review-and-comment only. The proposed building will include a commercial space on the ground floor, 33 dwelling units, and a roof deck. The façade fronting Church Lane will be clad in a light-colored brick and feature a large grid of regularly spaced, narrow, rectangular windows.

The Historical Commission considered versions of this application at its February and March 2024 meetings and ultimately denied the application. At the time of the denial, the property was classified as contributing to the historic district, owing to its archaeological potential. The property owner appealed the contributing classification, and, on 9 December 2024, the Court of Common Pleas granted the appeal, reclassifying the property from contributing to the historic district under Criterion I for archaeology to non-contributing. With the change in classification, the property is considered an “undeveloped site” and the Commission’s jurisdiction is limited to review-and-comment only. The current application seeks the comments of the Architectural Committee and Historical Commission. The building that is currently proposed appears to be identical to the building that was considered by the Architectural Committee in January 2024.

SCOPE OF WORK:

- Construct a five-story mixed-use building

STANDARDS FOR REVIEW:

The Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - As the Architectural Committee and Historical Commission concluded during the earlier reviews, the massing, scale, and proportions of the proposed building do not satisfy Standard 9.

STAFF COMMENT: The massing, scale, and proportions of the proposed building do not satisfy Standard 9.

SITE PHOTOGRAPHS



26-34 Church Ln
Aerial view of site
(from Google Maps)

SITE PHOTOGRAPHS



26-34 Church Ln

Street view from Church Ln
(from Google Maps)

SITE PHOTOGRAPHS



26-34 Church Ln

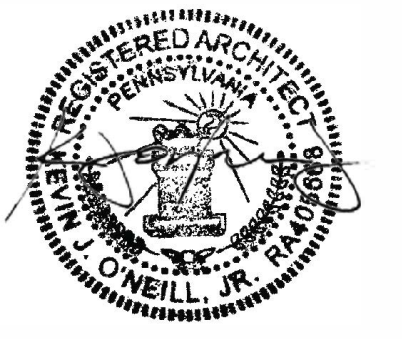
Street view from West corner of property

May 2023

RENDERINGS



26-34 Church Ln
Street view



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ISSUED FOR: DATE:
 PERMITS 01.06.24

SCALE: AS NOTED
 COVER SHEET

CS



CODE REVIEW

BUILDING CODE: IBC 2018

BUILDING TO BE FULLY SPRINKLERED NFPA 13
 PROVIDE STAND PIPE SYSTEM PER 2018 IBC
 905.3.1 (CLASS I)

USE GROUP: MIXED-USE R-2

CONSTRUCTION TYPE: 1A & 5A

CONSTRUCTION NOTES

- 1. GENERAL REQUIREMENTS**
- 1.1 ALL NEW WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING CODES.
 - 1.2 CONTRACTOR TO HAVE ALL REQUIRED LOCAL LICENSES.
 - 1.3 CONTRACTOR TO OBTAIN ALL BUILDING PERMITS. CONTRACTOR TO OBTAIN SEPARATE PERMITS FOR ELECTRICAL, MECHANICAL, & PLUMBING WORK.
 - 1.4 VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES TO ARCHITECT. DO NOT SCALE DIMENSIONS FROM DRAWINGS. DIMENSIONS ARE FINISH DIMENSIONS UNLESS NOTED OTHERWISE.
 - 1.5 CONTRACTOR TO LAYOUT PARTITIONS & ALL ROUGH OPENINGS FOR ARCHITECT TO REVIEW FOR DESIGN INTENT. DO NOT PROCEED WITH INSTALLATION OF STUDS WITHOUT THIS REVIEW APPROVAL. CONTRACTOR SHALL COORDINATE AND VERIFY CONDITIONS TO ENSURE PROPER FIT. REVIEW FOR DESIGN INTENT DOES NOT RELEASE CONTRACTOR FROM THE RESPONSIBILITY TO MAINTAIN CRITICAL DIMENSIONS AND CLEARANCES.
 - 1.6 COORDINATE FINISH WALL DIMENSIONS WITH MILLWORK AND FURNITURE SYSTEM DIMENSIONS AS REQUIRED.
 - 1.7 CONTRACTOR TO HAVE INSURANCE AS REQUIRED BY OWNER.
 - 1.8 PROVIDE PORTABLE JOB TOILET AND TELEPHONE ON SITE FOR THE DURATION OF THE PROJECT. (AS REQUIRED BY OWNER)
 - 1.9 REMOVE ALL CONSTRUCTION DEBRIS FROM PROPERTY AND PROVIDE FINAL PROFESSIONAL CLEANING OF PROJECT.
 - 1.10 PROVIDE DAILY CLEANUP TO SITE DUMPSITE.
 - 1.11 GC TO PROVIDE TEMP. SHORING & BRACING AS REQ'D DURING DEMO & CONSTRUCTION PHASES.
 - 1.12 GC TO PROVIDE TEMP. WEATHER PROTECTION AS REQ'D THROUGH EXTENT OF PROJECT.
 - 1.13 GC TO PROVIDE TEMPORARY POWER UNTIL COMPLETION OF PROJECT.
 - 1.14 CONTRACTOR SHALL COORDINATE & LOCATE ALL UNDERSLAB UTILITIES, MECHANICAL, PLUMBING & ELECTRICAL PRIOR TO SLAB PLACEMENT.
 - 1.15 ALL UTILITY, UTILITY METER AND MECHANICAL EQPT. LOCATIONS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE LOCATIONS WITH RESPECTIVE UTILITIES AND CONTRACTORS PRIOR TO CONSTRUCTION ALL LOCATIONS SHALL BE APPROVED BY OWNER/ARCHITECT.
- 2. SITE WORK**
- 2.1 THE USE OF THE PENNSYLVANIA ONE-CALL SYSTEM, INC. IS REQUIRED PRIOR TO ANY EXCAVATION. COORDINATE RELOCATION OF UTILITIES AS REQUIRED.
 - 2.2 PROVIDE EXCAVATION AS REQUIRED BY DRAWINGS. SOIL BEARING STRENGTH TO BE MINIMUM 2000 P.S.F.
 - 2.3 CONTRACTOR TO PROVIDE FINAL GRADING AND GRADE EARTH AWAY FROM ALL PARTS OF NEW CONSTRUCTION AND MAINTAIN 8" (MIN) DISTANCE FROM TOP OF FINAL GRADE TO WOOD WALL FRAMING.
 - 2.4 RELOCATION OF EXISTING TREES AND SHRUBS TO BE PROVIDED BY OWNER. FINAL SEEDING AND LANDSCAPING TO BE PROVIDED BY OWNER.
 - 2.5 VERIFY WITH OWNER CONSTRUCTION STAGING & CONSTRUCTION DELIVERY LOCATIONS.
 - 2.6 PROTECT ALL EXISTING SHRUBS AND TREES WITHIN AREAS OF WORK. INFORM OWNER ANY POTENTIAL RISKS OF VEGETATION HARM PRIOR TO COMMENCING WORK.

- CONCRETE & MASONRY (CONT.)**
- WELDING OF REINFORCEMENT IS NOT PERMITTED. LAP ALL BARS MINIMUM 40 DIAMETERS. LAP ALL WWF A MINIMUM OF 6 INCHES.
- 3.7 REFER TO GEOTECHNICAL REPORT FOR FILL REQUIREMENTS.
 - 3.8 WHERE FOOTINGS & SLAB CANNOT BEAR ON UNDISTURBED SOIL, ALL FILL SHALL BE COMPACTED BY MACHINE IN MAXIMUM 8" LAYERS. COMPACTION SHALL HAVE 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, IN ACCORDANCE WITH ASTM D698 (STANDARD PROCTOR).
 - 3.9 FOUNDATION WALLS SUPPORTING WOOD FRAMED WALLS TO HAVE 1/2" ANCHOR BOLTS @ MAXIMUM 48" ON CENTER. ANCHOR BOLTS TO EXTEND 15" MIN. INTO FOOTN. WALL. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 GR. 36 UNLESS NOTED OTHERWISE.
- 4. FRAMING AND WOOD NOTES**
- 4.1 ALL JOISTS AND TIMBER SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION. FRAMING MATERIALS TO BE HEH. FIR GRADE NUMBER 2 OR BETTER WITH A REPETITIVE MEMBER FB=1,000 P.S.I. AND E=1,300,000 P.S.I..
 - 4.2 ALL CONNECTIONS AND JOINTS ARE TO BE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE LOCAL BUILDING CODE AND ORDINANCES.
 - 4.3 PLYWOOD SHEATHING TO BE EXTERIOR PLYWOOD APA EXTERIOR GRADE CDX.
 - 4.4 WALL SHEATHING TO BE 1" PLYWOOD SHEATHING INSTALLED PER MANUFACTURERS WRITTEN RECOMMENDATIONS.
 - 4.5 FLOOR SHEATHING TO BE 3/4" PLYWOOD T&G WHERE REQUIRED. GLUE & SCREW PLYWOOD SHEATHING TO JOISTS.
 - 4.6 ROOF SHEATHING TO BE 3/4" PLYWOOD
 - 4.7 EXTERIOR WALLS TO BE FRAMED WITH 2 X WOOD STUDS AT 16" O.C., UNLESS NOTED OTHERWISE.
 - 4.8 INTERIOR WALLS TO BE FRAMED WITH 2 X WOOD STUDS AT 16" O.C., UNLESS NOTED OTHERWISE.
 - 4.9 ALL WOOD BEAMS TO BE GLUED, NAILLED AND BOLTED W/ 5/8" CARRIAGE BOLTS STAGGERED 1-1/2" (ABOVE OR BELOW) NA 32" O.C. (NO SPLICING BEAMS & HEADERS)
 - 4.10 ALL FREESTANDING WOOD COLUMNS/POSTS MADE UP OF THREE (3) OR MORE 2Xs TO BE THROUGH-BOLTED W/ 3/8" CARRIAGE BOLTS @ 32" O.C. (NO SPLICING COLUMNS/POST)
 - 4.11 ALL WOOD CONTACTING MASONRY OR CONCRETE TO BE PRESSURE TREATED.
 - 4.12 ALL HARDWARE IN CONTACT W/ PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
 - 4.13 CONTRACTOR TO REVIEW ROUGH FRAMING DETAILS AND SIZING OF MEMBERS WITH ARCHITECT PRIOR TO CONSTRUCTION.
- 5. ROOFING AND WEATHER/WATERPROOFING**
- 5.1 CONTRACTOR SHALL PROVIDE CONTINUOUS AIR/ WATER BARRIER AS REQUIRED BY CODE, TESTED IN ACCORDANCE WITH IECG AS REQUIRED.
 - 5.2 AIR/ WATER BARRIER SHALL BE SEALED TO FOUNDATION WALL AT ALL EXTERIOR WALLS.
 - 5.3 ALL PENETRATIONS OF AIR/ WATER BARRIER AND ROOF SHALL BE PROPERLY SEALED/FLASHED. "QUICKFLASH" PRODUCTS SHALL BE USED WHERE APPLICABLE. GC SHALL COORDINATE ALL PENETRATIONS AND FLASHINGS WITH SUBCONTRACTORS.
 - 5.4 PROVIDE ALL WALL, BASE, CAP, THROUGH-WALL, COUNTER FLASHINGS, GUTTERS & DOWNSPOUTS ETC. AS REQUIRED TO PREVENT THE ENTRANCE OF MOISTURE AND WATER.
 - 5.4 ROOFING SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS AND DETAILS. CONTRACTOR SHALL PROVIDE STANDARD MANUFACTURER'S AND INSTALLER'S WARRANTY.
 - 5.5 REFER TO PLANS FOR ROOF INFORMATION & DETAILS.
 - 5.4 ALL ARCHITECTURAL SHEET METAL WORK, COPING, FASCIA, FLASHING, GUTTERS, DOWNSPOUTS ETC. SHALL BE IN CONFORMANCE W/ SMACNA ARCHITECTURAL SHEET METAL MANUAL.
- 6. HVAC**
- 6.1 LICENSED AND INSURED HVAC CONTRACTOR TO PROVIDE DESIGN BUILD PROPOSAL FOR NEW GAS FIRED, FORCED AIR, SPLIT SYSTEM HEATING AND COOLING.
 - 6.2 CONTRACTOR SHALL BE RESPONSIBLE FOR SYSTEM DESIGN AND SPECIFICATIONS, SIZED PER ACMA MANUAL S BASED ON LOADS PER ACMA MANUAL J OR OTHER APPROVED METHODS. DESIGN AND SPECIFICATION TO BE REVIEWED BY BOTH OWNER AND ARCHITECT FOR APPROVAL.
 - 6.3 IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH ARCHITECT REQUIRED VERTICAL AND HORIZONTAL CHASES FOR NEW SYSTEM(S) PRIOR TO FRAMING PHASE(S).
 - 6.4 SEAL ALL SUPPLY AND RETURN DUCTWORK W/ MASTIC @ ALL JOINTS AND GAPS, INCLUDING PLENUM CONNECTIONS AND REGISTER BOOTHS.
 - 6.5 ALL RETURNS TO BE HARD DUCTED. USE OF STUD OR JOIST CAVITIES (I.E. PANNING) FOR RETURNS IS PROHIBITED.
 - 6.6 DUCTWORK NOT LOCATED WITHIN THERMAL INSULATED WITHIN THERMAL ENVELOPE SHALL BE INSULATED AS REQUIRED.

- HVAC (CONT.)**
- 6.7 WHERE ALL DUCTWORK IS NOT LOCATED WITHIN THE THERMAL ENVELOPE DUCT LEAKAGE SHALL BE TESTED IN ACCORDANCE WITH IECC.
 - 6.8 WHERE THE AIR INFILTRATION RATE IN A DWELLING UNIT IS LEES THAN 5 AIR CHANGES PER HOUR TESTED W/ A BLOWER DOOR IN ACCORDANCE WITH 9042.4.1.2 OF THE IECC, THE DWELLING UNIT SHALL BE VENTILATED BY MECHANICAL MEANS IN ACCORDANCE WITH SECTION 403 IMC.
- 7. MECHANICAL NOTES**
- 7.1 ALL MECHANICAL WORK TO BE DESIGN BUILD MECHANICAL CONTRACTOR TO BE LICENSED AND INSURED WITH THE LOCAL MUNICIPALITY AND THE STATE AS REQUIRED.
 - 7.2 HVAC CONTRACTOR TO OBTAIN ALL PERMITS. OWNER TO APPROVE ALL NEW GRILLE LOCATIONS AND STYLES PRIOR TO INSTALLATION (INCLUDING ALL ATTENDANT EQUIPMENT LOCATIONS).
- 8. PLUMBING NOTES**
- 8.1 ALL PLUMBING WORK TO BE DESIGN BUILD. PLUMBING CONTRACTOR TO BE LICENSED AND INSURED WITH THE LOCAL MUNICIPALITY AND THE STATE AS REQUIRED. PLUMBING CONTRACTOR TO OBTAIN ALL PERMITS.
 - 8.2 PLUMBING CONTRACTOR TO EXTEND ALL PLUMBING LINES AS REQUIRED FOR ALL NEW FIXTURES. SCOPE OF WORK TO INCLUDE ALL HOT AND COLD WATER FEEDS, WASTE PIPES OUT, STACK & VENTS, SETTING OF FIXTURES, AND ANY & ALL HOOP-UPS/TIE-INS AS REQUIRED.
- 9. ELECTRICAL NOTES**
- 9.1 ALL ELECTRICAL WORK TO BE DESIGN BUILD. ELECTRICAL CONTRACTOR TO BE LICENSED AND INSURED WITH THE LOCAL MUNICIPALITY AND THE STATE AS REQUIRED. ELECTRICAL CONTRACTOR TO OBTAIN ALL PERMITS.
 - 9.2 ELECTRICAL CONTRACTOR TO VERIFY CAPACITY OF INCOMING SERVICE TO SERVE NEW SPACES/ROOMS AS INDICATED. PROVIDE ALL ATTENDANT WIRING, PANELS, DEVICES, ETC., AS REQ'D.
 - 9.3 ELECTRICAL CONTRACTOR TO VERIFY FINAL NO., STYLE, COLOR, TYPES AND LOCATIONS OF ALL OUTLETS, SWITCHES, FIXTURES, ETC., WITH OWNER PRIOR TO ORDERING/INSTALLATION.
- 10. EXTERIOR FINISHES**
- 10.1 NEW EXTERIOR TRIM WORK TO BE AS PER CONSTRUCTION DOCUMENT NOTES AND DETAILS.
 - 10.2 STUCCO WORK TO BE A THREE COAT PROCESS. BROWN COAT TO BE OVER 15 LBS BUILDING PAPER. INSTALL GALV. WIRE LATH W/SELF FURRING NAILS.
 - 10.3 ALL FINISHES TO BE APPROVED BY OWNER/ARCHITECT CONTRACTOR TO PROVIDE SUBMITTALS/ MOCKUPS AS REQUIRED FOR APPROVAL. SEE FINISH SCHEDULE.
 - 10.4 ALL ARCHITECTURAL SHEET METAL WORK, FASCIA, FLASHING, SIDING ETC. TO BE IN CONFORMANCE W/ SMACNA ARCHITECTURAL SHEET METAL MANUAL.
- 11. INTERIOR FINISHES**
- 11.1 ALL WOODWORK TO BE PAINT GRADE FINGER JOINTED PINE (UNO) INSTALLED, SANDED AND READY FOR FINISH. VERIFY WITH OWNER BEFORE PURCHASE, ANY SUBSTITUTIONS IN FINISH WOODWORK MATERIALS, (IE HARD WOODS, STAIN GRADE, ETC.)
 - 11.2 PROVIDE ALL REQUIRED CEMENTITIOUS BACKER-BOARD AS REQ'D AT ALL AREAS OF MARBLE/GRAVITE TILE WORK.
 - 11.3 VERIFY ALL CARPETING AND PADDING WITH OWNER. PROVIDE SAMPLES AS REQUIRED.
 - 11.4 FILL, SPACKLE, SAND AND PRIME/PAIN/ALL DRYWALL WORK IN PREPARATION FOR FINAL FINISH.
 - 11.5 PAINTING TO BE M.A.B., OR APPROVED EQUAL, ACRYLIC LATEX.
 - 11.6 ALL INTERIOR WALLS AND CEILING TO RECEIVE ONE COAT PRIMER AND MINIMUM 2 COATS FINISH.
 - 11.7 OWNER TO APPROVE ALL FINAL FINISHES AND COLORS. CONTRACTOR TO PROVIDE SUBMITTALS/ MOCKUPS AS REQUIRED FOR APPROVAL. SEE FINISH SCHEDULE.
 - 11.8 ALL TILE WORK, SUBSTRATES, SHOWER RECEPTORS AND BATH & SHOWER WALLS SHALL BE IN ACCORDANCE WITH "TCNA HANDBOOK" RECOMMENDATIONS.
- 12. BATHROOM NOTES**
- 12.1 CERAMIC TILE FLOOR(S) SET IN THIN-SET MORTAR ON 3/8" CEMENT BD. ON 3/4" PLY. MD. SUB FLR., FLASH PATCH CEMENT BD. SUBSTRATE FOR PROPER CERAMIC CONDITIONS, PROVIDE GROUT SEALER(S), G.C. TO PROVIDE CERAMIC TILE ALLOWANCE, SELECTION OF MATERIAL BY OWNER.
 - 12.2 PROVIDE ALLOWANCE FOR FLOOR MOUNTED "KOHLER" WATER CLOSET, SET/ MOUNT UNIT PER PLAN DIMENSIONS. OWNER TO SELECT STYLE AND COLOR.
 - 12.3 ALL GYPSUM BD. USED IN TOLLET ROOM LOCATION SHALL BE 5/8" MOISTURE RESISTANT GYP. BD. W/ ANTI-FUNGAL PAINT FINISH.
 - 12.4 PROVIDE ALLOWANCE FOR CERAMIC TILE TO 42" ABOVE FINISHED FLOOR AT ENTIRE BATH ROOM, GYP. BD. AND PAINT FINISH ABOVE AND CEILINGS.
 - 12.5 ALL FINISHES TO BE APPROVED BY OWNER/ARCHITECT CONTRACTOR TO PROVIDE SUBMITTALS/ MOCKUPS AS REQUIRED FOR APPROVAL. SEE FINISH SCHEDULE.

LEGEND

- EXISTING CONSTRUCTION
- OCCUPIED AREA
- ROOF DECK
- FENCE
- PROPERTY LINE
- PAVEMENT RESTORATION LIMIT

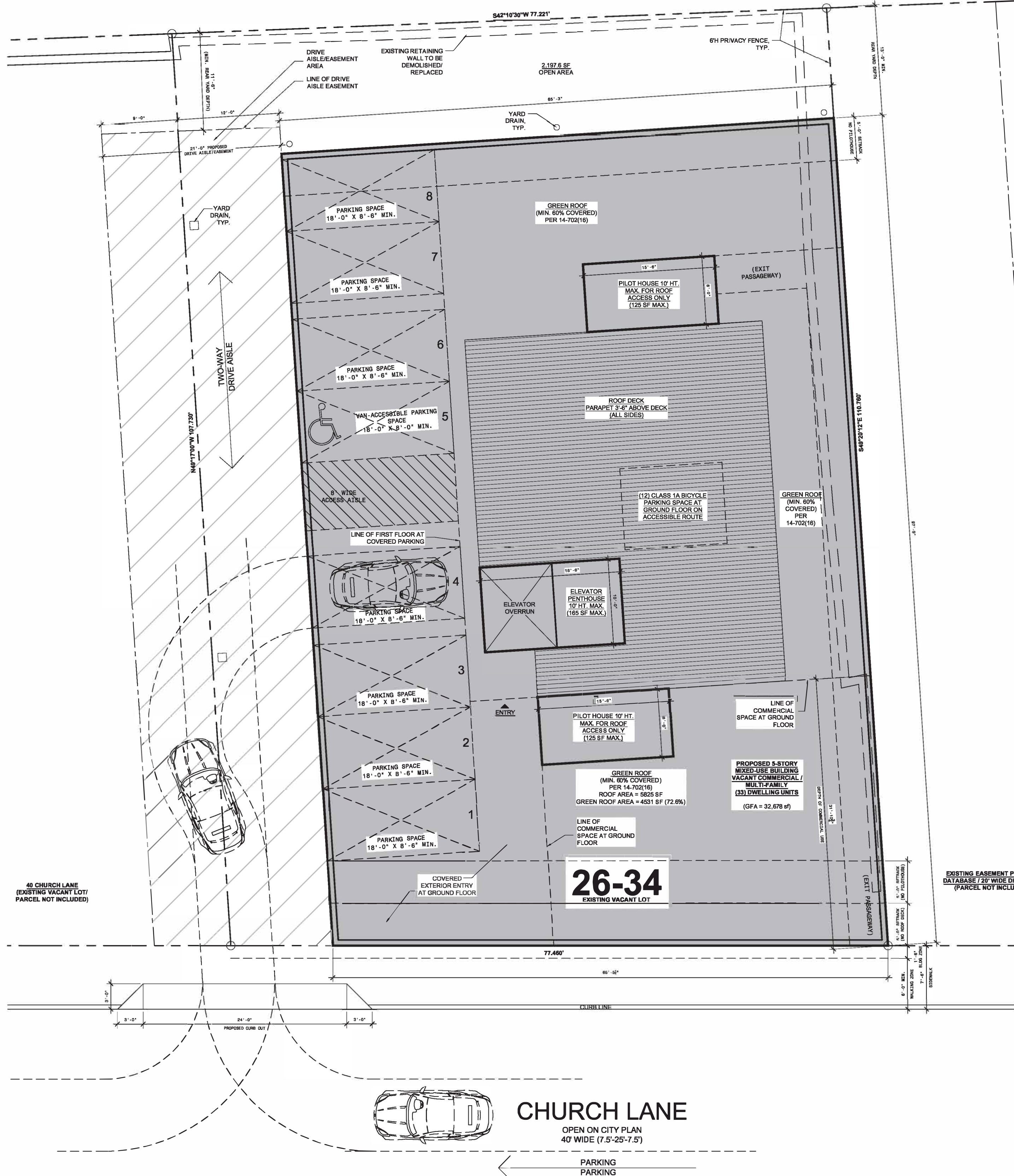
ZONING DATA

CMX-2.5		
CMX-2	REQ'D/ALLOWED	PROPOSED
LOT AREA	---	8,438.5 SF
OCCUPIED AREA	75% (OR 80%) MAX*	6,240.9 SF (74%)
FRONT YARD DEPTH	0' MIN	0'
SIDE YARD DEPTH	5' IF USED	12'-0"
REAR YARD DEPTH	9' OR 10%	13'-0"
BUILDING HEIGHT	55' MAX	55' MAX
STREET PROJECTIONS	PER STREETS DEPT	---

*MAX OCCUPIED AREA FOR CORNER LOTS IS 80%

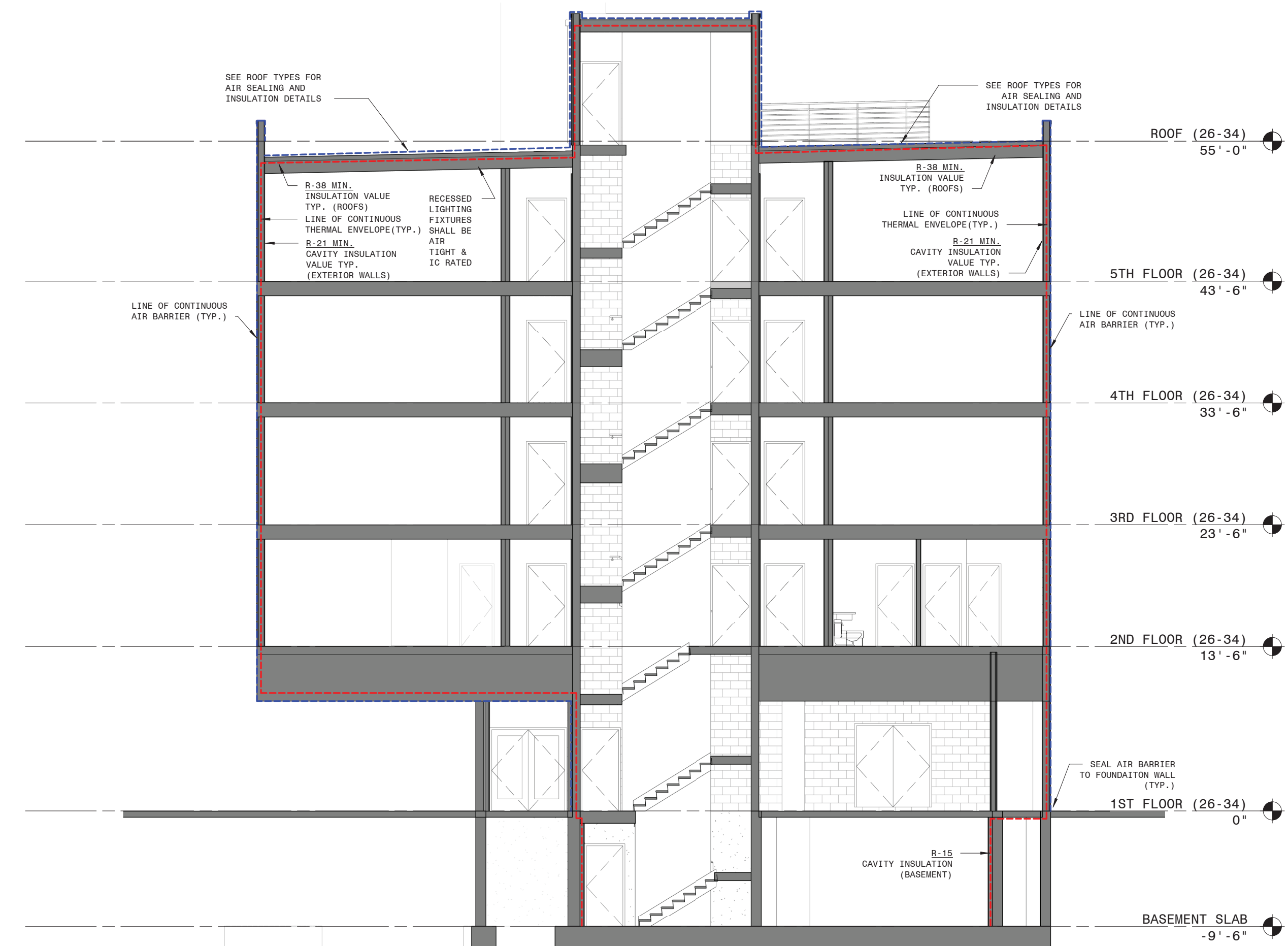


LOCATION MAP



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

ALL PROPERTY LINE DIMENSIONS / METES & BOUNDS PER AVAILABLE DEED / SCHEDULE "C" TO BE VERIFIED BY CERTIFIED LAND SURVEYOR INCL. DISTANCES, ANGLES, RADIUS, ETC.



2 TRANSVERSE ENERGY CODE
 1/8" = 1'-0"

WINDOW SCHEDULE 26-34									
WINDOW #	QUANTITY	WIDTH	HEIGHT	MATERIAL	COLOR	TYPE	GLASS	EGRESS	NOTES
1	116	2'-8"	8'-0"			A			26-34

AIR BARRIER/ INSULATION NOTES:

WINDOWS/SKYLIGHTS/DOORS: THE SPACE BETWEEN THE WINDOW/DOOR JAMBS & FRAMING OR BETWEEN SKYLIGHTS & FRAMING SHALL BE SEALED.

RIM JOISTS: PROVIDE MIN. R-21 BATT INSULATION AT RIM JOISTS.

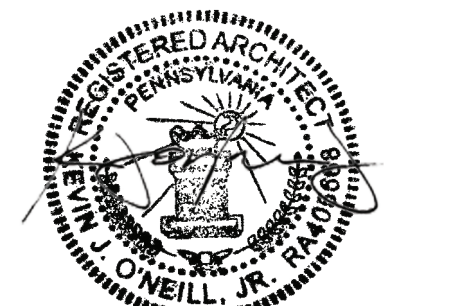
CRAWL SPACE: EXPOSED EARTH IN UNVENTED CRAWL SPACE SHALL BE COVERED WITH CLASS 1 VAPOR RETARDER, ALL JOINTS TAPED. PERIMETER WALLS SHALL HAVE R-10 OR GREATER CONTINUOUS INSULATION OR R-13 CAVITY INSULATION. REFER TO DETAILS.

ELECTRICAL/PHONE/CABLE BOX ON EXTERIOR WALL: INSTALL CONTINUOUS AIR BARRIER BEHIND THE BOXES OR PROVIDE AIR SEALED BOXES.

HVAC REGISTER BOOTS: HVAC REGISTER BOOTS THAT PENETRATE THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO SUBFLOOR/DRYWALL.

CONCEALED SPRINKLERS: WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN THE FIRE SPRINKLER COVER PLATES WALLS AND CEILING.

PROJECT DESCRIPTION
26-34 CHURCH LANE
 PHILADELPHIA, PA 19144
OWNER/PROJECT CONTACT:
 OLYMPIA HOLDINGS



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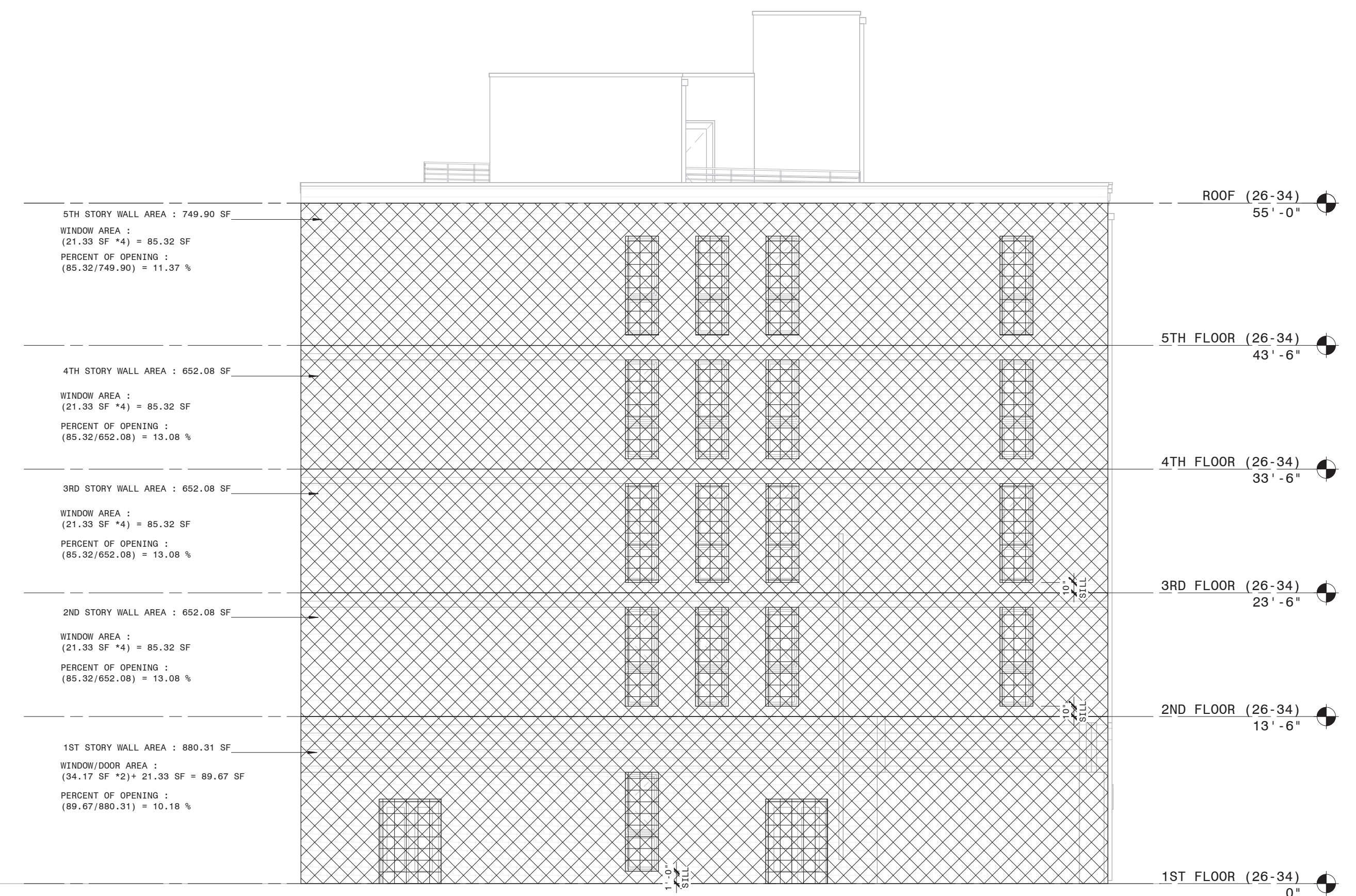
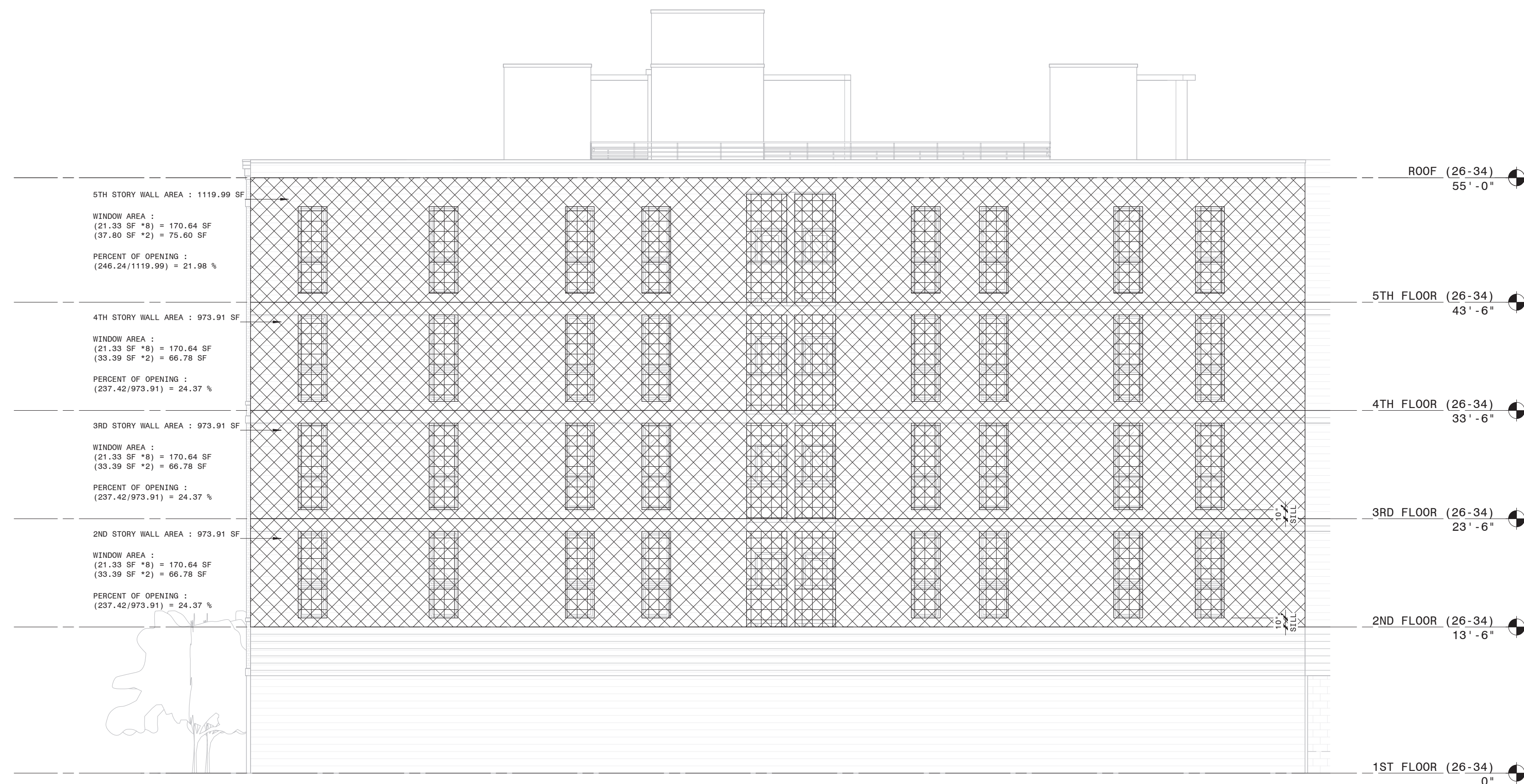
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ISSUED FOR:	DATE:
PERMITS	11.27.23

SCALE: As indicated
 SHEET SIZE: ARCH D 24X36

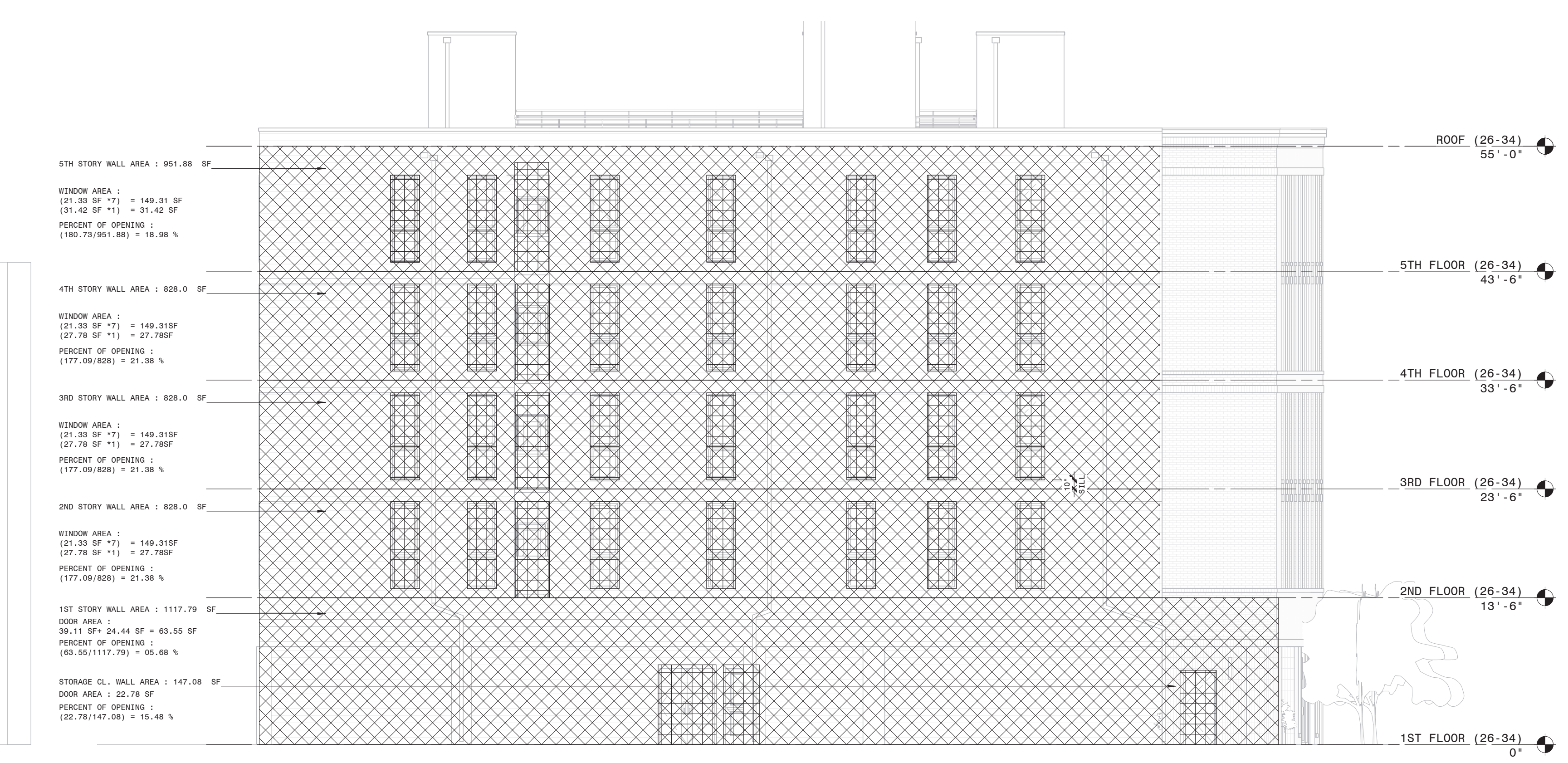
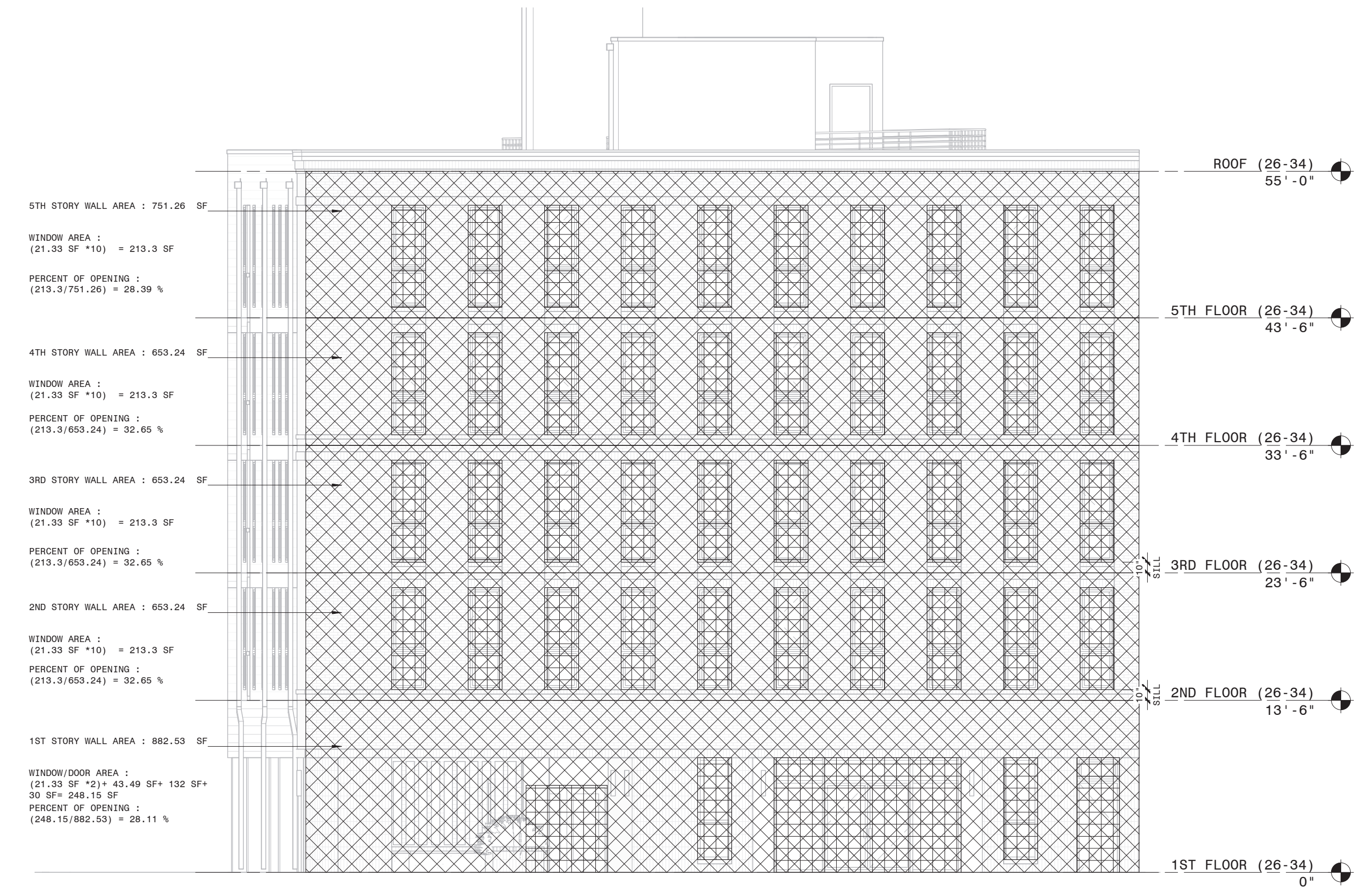
ENERGY COMPLIANCE SHEET

CS-1



1 EAST ELEVATION 26-34 CALCULATION
 1/8" = 1'-0"

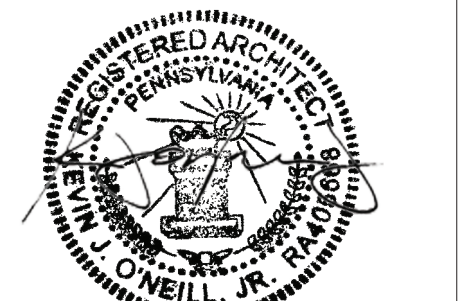
2 NORTH ELEVATION 26-34 CALCULATION
 1/8" = 1'-0"



3 SOUTH ELEVATION 26-34 CALCULATION
 1/8" = 1'-0"

4 WEST ELEVATION 26-34 CALCULATION
 1/8" = 1'-0"

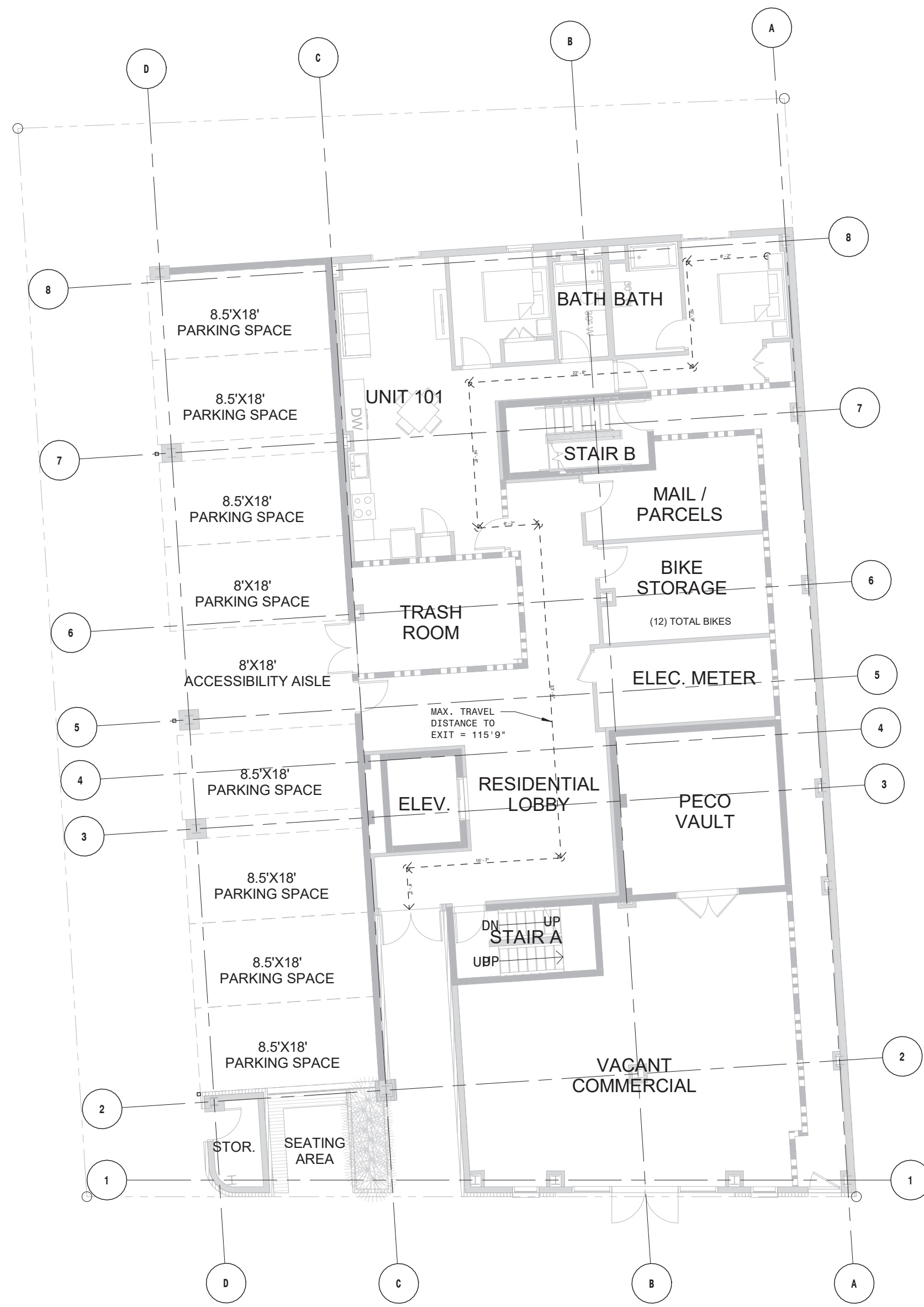
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 PHILADELPHIA, PA 19144
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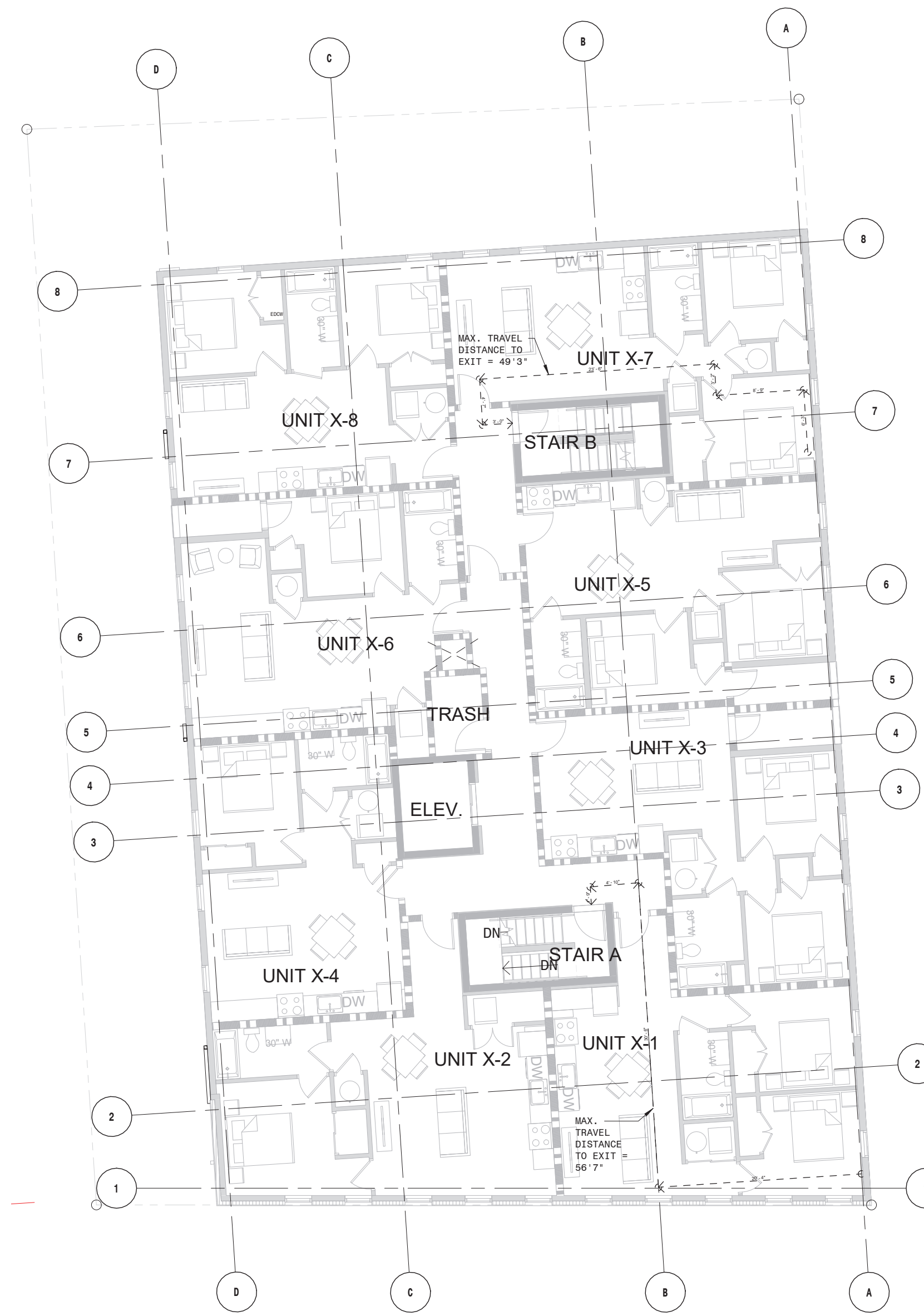
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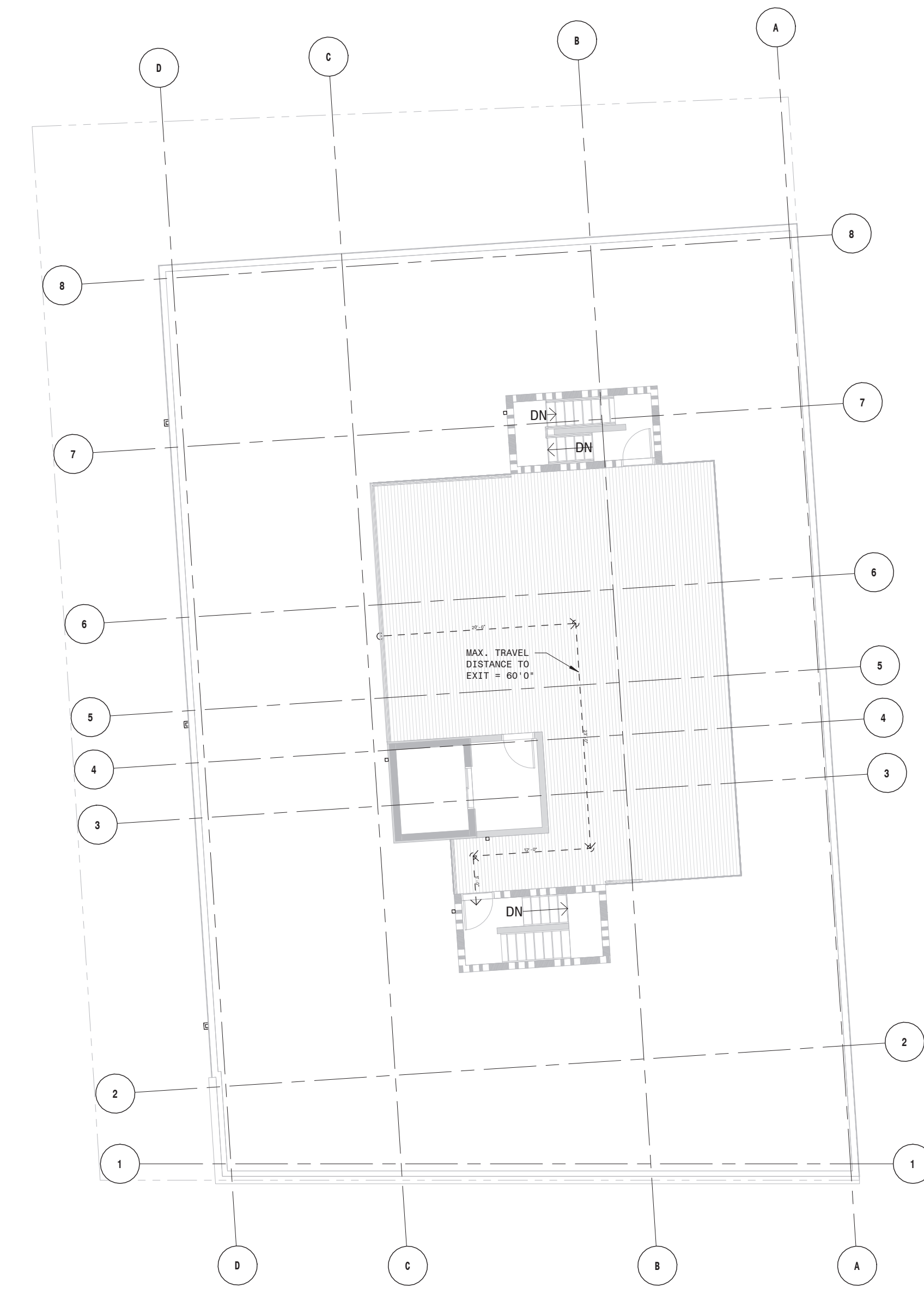
SCALE: 1/8" = 1'-0"
 SHEET SIZE: ARCH D 24X36
ELEVATIONS AREA CALCULATIONS



3 FIRST FLOOR 26-34 EGRESS PLAN
3/32" = 1'-0"

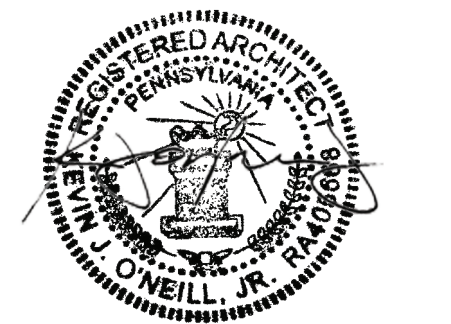


4 TYPICAL (2ND, 3RD, 4TH, 5TH) FLOOR 26-34 EGRESS PLAN
3/32" = 1'-0"



6 ROOF 26-34 EGRESS PLAN
3/32" = 1'-0"

PROJECT DESCRIPTION
26-34 CHURCH LANE
PHILADELPHIA, PA 19144
OWNER/PROJECT CONTACT:
OLYMPIA HOLDINGS



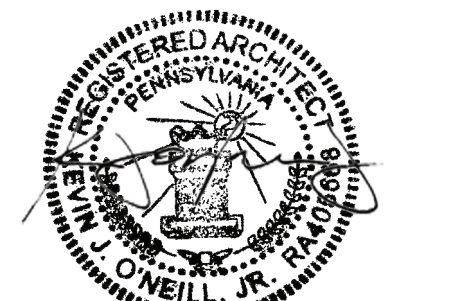
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EGRESS PLAN



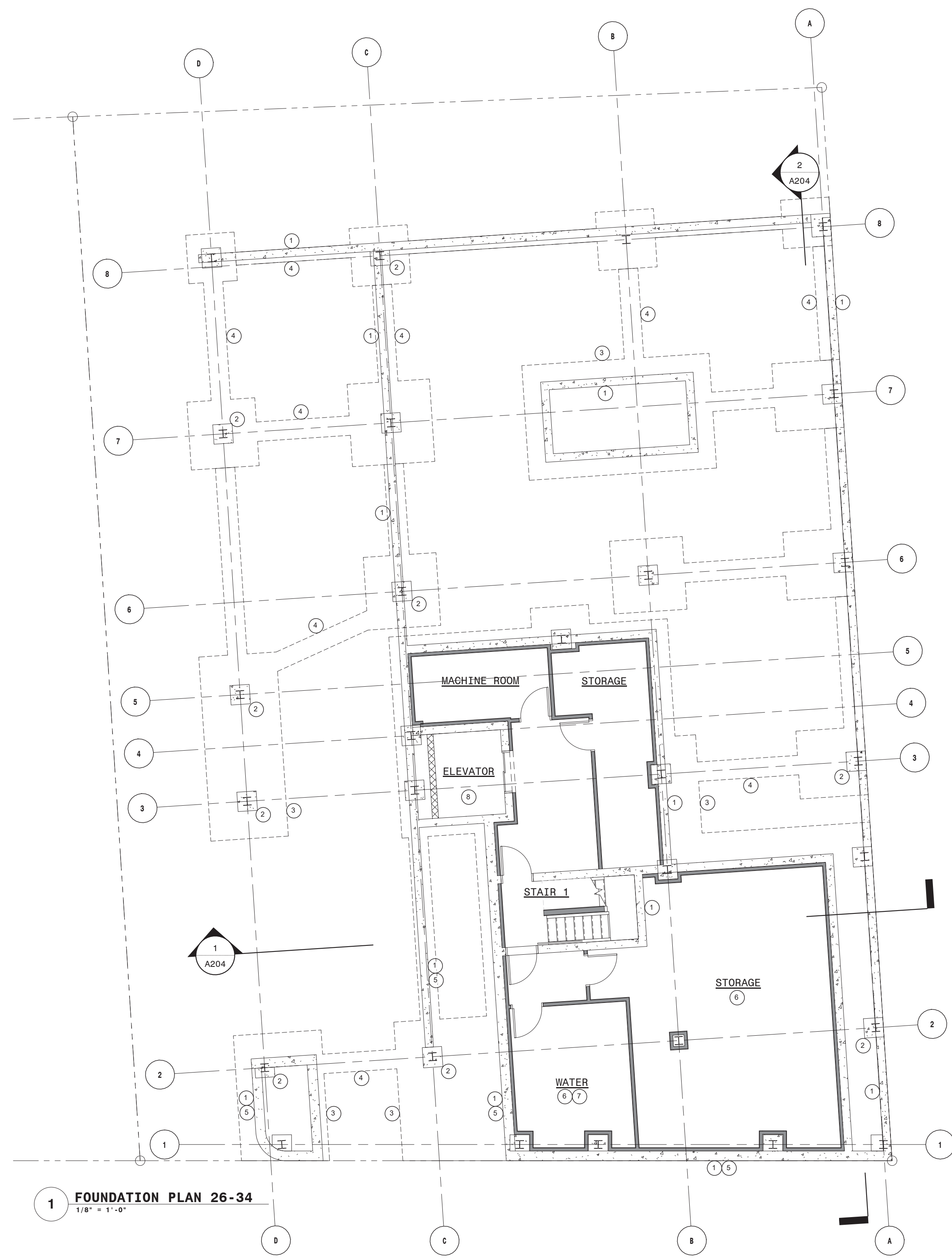
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SCALE: As indicated
 SHEET SIZE: ARCH D 24X36

FOUNDATION PLAN

A001



FOUNDATION KEYNOTES	GENERAL NOTES
<p>① FOUNDATION WALL & FOOTING (SEE STRUCTURAL)</p> <p>② CONCRETE PIER & FOOTING (SEE STRUCTURAL)</p> <p>③ MAT SLAB FOOTING (SEE STRUCTURAL)</p> <p>④ GRADE BEAM (SEE STRUCTURAL)</p> <p>⑤ BRICK LEDGE (SEE STRUCTURAL / DETAILS)</p> <p>⑥ REINFORCED CONCRETE SLAB/MAT SLAB (SEE STRUCTURAL) ON 6 MIL VAPOR BARRIER ON CRUSHED AGGREGATE, TYP. (SEE STRUCTURAL)</p> <p>⑦ SUMP AND PUMP AS REQUIRED. COORDINATE LOCATION IN BASEMENT WITH ARCHITECTURAL DRAWINGS. COORDINATE W/ MEP DRAWINGS.</p> <p>⑧ ELEVATOR PIT. COORDINATE REQUIREMENTS W/ ELEVATOR MANUFACTURER.</p>	<p>CONTRACTOR TO COORDINATE FOUNDATION ELEVATIONS W/ SURVEY, CIVIL PLANS AND ACTUAL SITE CONDITIONS</p> <p>NOTE: ALL METER, UTILITY AND MECHANICAL LOCATIONS ARE FOR REFERENCE ONLY. COORDINATE WITH RESPECTIVE UTILITY COMPANIES & CONTRACTORS PRIOR TO CONSTRUCTION. FINAL LOCATIONS TO BE APPROVED BY OWNER/ARCHITECT PRIOR TO CONSTRUCTION.</p> <p>ALL REQUIRED UNDERSLAB UTILITIES, PLUMBING, ELEC. ETC. TO BE COORDINATED BY CONTRACTOR PRIOR TO SLAB INSTALLATION</p> <p>NOTE: ALL PENETRATIONS AND JOINT SYSTEMS IN FIRE RESISTANCE RATED CONSTRUCTION SHALL BE IN ACCORDANCE W/ ICC IBC SECTION 714 & 715 AND ALL APPLICABLE CODES</p>



NOTE KEY

- 1 VERIFY IN FIELD ALL FIXTURE LOCATIONS PRIOR TO ROUGH-IN. COORDINATE WITH ALL DISCIPLINES.
- 2 PROVIDE CEMENT BOARD SUBSTRATE AT ALL TILED LOCATIONS. BATHROOM: PROVIDE EXHAUST FAN VENTED TO EXTERIOR.
- 3 EXIT STAIR: 36" WIDE CONCRETE-FILLED METAL STAIRS. MAX RISE: 7". TREAD = 11". PROVIDE 34" MIN. HEIGHT (38" MAX.) HANDRAIL BOTH SIDES W/ EXTENSION PER 2018 IBC 1014.6 & 42" H CONTINUOUS GUARD RAILS.
- 4 PROVIDE METAL DOOR FRAME W/ 4" HEAD AS REQUIRED TO SUIT CMU WALL COURSING.
- 5 TRANSFORMER VAULT: VAULT SHALL HAVE 3-HR RATED FLOOR/WALLS/CEILING. PROVIDE: 12"x12" SUMP HOLE W/ FLOOR SLOPED TOWARDS IT; MIN. 4" H SILL AT DOORWAYS; DOORS SHALL BE 3-HR RATED W/ PANIC BAR; DOOR WIDTH SHALL BE MIN. 4" FOR PERSONNEL ACCESS & 5" FOR EQUIPMENT ACCESS. PROVIDE VENTILATION PER ELECTRICAL CODE, COORD. W/ MEP. ALL WORK SHALL CONFORM TO CURRENT PECO'S STANDARDS & ELECTRICAL CODE.
- 6 ELEVATOR/HOIST WAY: PROVIDE STEEL ANCHORS IN CMU WALL AS REQUIRED FOR ELEVATOR GUIDE RAILS' INSTALLATION. PROVIDE HOIST BEAM WITH THE REQUIRED LOAD RATING - COORDINATE W/ ELEVATOR MANUFACTURER/SHOP DRAWINGS FOR REQUIRED LOADS. CONTRACTOR TO PROVIDE ELEVATOR SHOP DRAWINGS PRIOR TO CONSTRUCTION FOR COORDINATION OF STRUCTURAL & DIMENSIONAL/PIT REQUIREMENTS. ELEVATOR SHALL ACCOMMODATE AMBULANCE STRETCHER PER 2018 IBC 3002.4. PROVIDE EMERGENCY 2-WAY COMMUNICATION SYSTEM AS REQUIRED PER 2018 IBC 3001.2
- *ELEVATOR SHALL BE PROVIDED WITH STANDBY POWER PER 2018 IBC 1009.4 UNLESS A HORIZONTAL EXIT IS PROVIDED PER 2018 IBC 1009.2.2 EXCEPTION 1 (HORIZONTAL EXIT IS PROVIDED IN THIS BUILDING), PROVIDE VENTING PER 2018 IBC 3003 WHERE ELEVATOR IS CONNECTED TO STANDBY POWER.
- 7 42" H GUARD RAIL SYSTEM @ BALCONY.
- 8 GREEN ROOF. COORDINATE W/ CIVIL DRAWINGS.
- 9 ROOF/ROOF DECK: SINGLE-PLY MEMBRANE ROOFING SLOPED MIN. 1/4" PER FOOT TOWARD SCUPPER/DRAIN. WHERE THERE IS ROOF DECK, PROVIDE LIGHT WEIGHT CONCRETE PAVERS.
- 10 ROOF DRAIN/SCUPPER W/ EMERGENCY SCUPPER/ONFLOW. COORDINATE W/ PLUMBING DWGS. PROVIDE DOWNSPOUT TO DRAIN BOOT @ GRADE.
- 11 COORDINATE W/ CIVIL DWGS FOR YARD/AREA DRAINS.
- 12 NOT USED
- 13 MIN. 42" H GUARD
- 14 ROOF CRICKET: MAINTAIN 2% MIN SLOPE. PROVIDE SLOPED INSULATION & PROTECTION BOARD TO SUIT.
- 15 PROVIDE LEADER AND SPLASH BLOCK ON SLIP SHEET WHERE DRAINING ONTO ROOF/DECK.
- 16 PROVIDE ROOF PROTECTION PAD OR EQUIVALENT AT ALL ROOF MOUNTED EOPT.
- 17 PROPOSED CONDENSER LOCATION.
- 18 CAST IRON DRAIN BOOT, COORD. W/ MEP & CIVIL.
- 19 PROVIDE DRYER VENT DUCTED TO EXTERIOR, COORD. W/ MEP.
- 20 HORIZONTAL EXIT DOOR AT COORDIOR: PROVIDE ELECTROMAGNETIC HOLD-OPEN FOR DOORS CONNECTED TO FIRE ALARM SYSTEM, COORD. W/ MEP.
- 21 30"x48" WHEELCHAIR SPACE.
- 22 TYPE-A KITCHEN
 1. COUNTERTOP SHALL BE 34" MAX. A.F.F. (W/ FLUSH SINK)
 2. A 30" WIDE CLEAR FLOOR SPACE SHALL BE PROVIDED BELOW THE SINK AND BELOW A SEGMENT (30" WIDE) OF THE COUNTERTOP WITH THE FLOOR AND EXPOSED BACK WALL SURFACES BE FINISHED.
 3. CABINERY MAY BE INSTALLED IN THE CLEAR FLOOR SPACES NOTED ABOVE PROVIDING:
 - a) THE WALL/FLOOR SURFACES ARE FINISHED
 - b) THE CABINET MAY BE REMOVED WITHOUT THE REMOVAL OR REPLACEMENT OF THE COUNTERTOP.
- 23 AT BALCONY, PROVIDE WALKABLE ELASTOMERIC DECK SLOPED 1/4" PER FOOT TO DRAIN.
- 24 DOOR THRESHOLD (@ FLOOR LEVEL) SHALL BE (MAX.) 4" ABOVE FINISHED EXTERIOR SURFACE (2018 IBC 1010.1.5)
- 25 AT BASEMENT & 1ST FL, PROVIDE 3-HR FIRE RATED SFRM FOR ALL STEEL COLUMNS, AND BEAMS ABOVE THE RESPECTIVE LEVEL PER UL-Y725 FOR W-SHAPES OR UL-X771 FOR HSS'S. PROVIDE 20-GA 3-5/8" METAL STUD FURRING W/ 5/8" TYPE-X GWB COVER FOR ALL COLUMNS.
- 26 NOT USED
- 27 COORDINATE W/ TRASH CHUTE MANUFACTURER FOR REQUIRED SHAFT/FLOOR OPENING DIMENSIONS. SEE DETAIL ON A900

LEGEND

- (M) PROPOSED LOC. GAS METERS
- (E) PROPOSED LOC. ELEC. METERS

GENERAL NOTES

NOTE: ALL METER, UTILITY AND MECHANICAL LOCATIONS ARE FOR REFERENCE ONLY. COORDINATE WITH RESPECTIVE UTILITY COMPANIES & CONTRACTORS PRIOR TO CONSTRUCTION. FINAL LOCATIONS TO BE APPROVED BY OWNER/ARCHITECT PRIOR TO CONSTRUCTION.

ALL PLUMBING UNDERSLAB UTILITIES, PLUMBING, ELECTRICAL, ETC. TO BE COORDINATED BY CONTRACTOR PRIOR TO SLAB INSTALLATION.

NOTE: ALL PENETRATIONS AND JOINT SYSTEMS IN FIRE RESISTANCE RATED CONSTRUCTION SHALL BE IN ACCORDANCE W/ ICC 2018 IBC SECTION 714 & 715 AND ALL APPLICABLE CODES

PROVIDE ACOUSTICAL SEALANT @ ALL GYPSUM BOARD TRANSITIONS AT UNIT SEPARATIONS; WALLS, FLOORS, CEILINGS & SHAFT/WALLS TYPICAL

WALL TYPE KEY

- 2x4 @ 16" O.C. INTERIOR PARTITION UNLESS NOTED OTHERWISE
- 2x6 @ 16" O.C. EXTERIOR WALL ASSEMBLY (COORDINATE W/ STRUCTURAL)
- 4" BRICK VENEER
- CONCRETE FOUNDATION WALL
- 2X4 @ 16" O.C. PARTIAL HT. KNEE WALL
- DENOTES MIN. 1-HR FIRE-RATED SEPARATION WALL (CONTINUOUS FROM FOUNDATION TO PARAPET)

1 BASEMENT (26-34)
1/8" = 1'-0"

2 FIRST FLOOR (26-34)
1/8" = 1'-0"

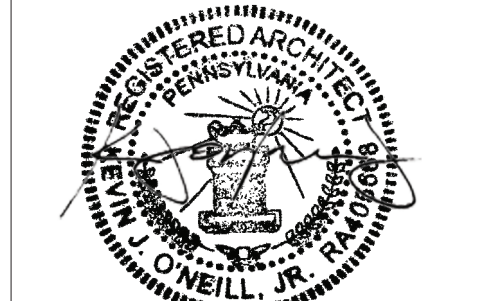
INTERIOR PARTITION SCHEDULE

- P1 INTERIOR METAL STUDS PARTITION, 1ST FLOOR (1-HR RATED, UL U465, STC 50 MIN.)
 - 3-5/8" 20-GA STEEL STUDS @ 16" O.C.
 - RESILIENT METAL CHANNELS @ 24" O.C. (ONE SIDE)
 - 3 1/2" FIBERGLASS BATT INSULATION
 - 5/8" GWB (PER UL U465) BOTH SIDES
 - P2 INTERIOR METAL STUDS PARTITION, 1ST FLOOR (2-HR RATED, UL U411)
 - 3-5/8" 20-GA STEEL STUDS @ 16" O.C. W/ BATT INSULATION
 - (2) LAYERS 5/8" GWB (PER UL U411) BOTH SIDES
 - P3 INTERIOR PARTITION, 1ST FLOOR
 - 3-5/8" 20-GA STEEL STUDS @ 16" O.C.
 - 5/8" GWB BOTH SIDES
 - P4 INTERIOR METAL STUDS FURRING WALL
 - 20-GA STEEL STUDS @ 16" O.C.
 - 5/8" GWB
 - P5 INTERIOR METAL STUDS FURRING WALL (INSULATED)
 - 3-5/8" 20-GA STEEL STUDS @ 16" O.C. W/ R-15 UNFACED BATT INSULATION
 - 5/8" GWB
 - P6 INTERIOR METAL STUDS FURRING WALL
 - 5/8" GWB ON METAL FURRING STRIPS @ 16" O.C.
 - P7 CMU WALL
 - 8" CMU WALL (SEE STRUCTURAL)
 - P7 1-HR RATED PARTITION @ CORRIDOR (UL U305, STC 51, NGC 2011071)
 - 2X6 WOOD STUDS @ 16" O.C. W/ DOUBLE TOP PLATE
 - RESILIENT METAL CHANNELS @ 24" O.C. VERTICALLY (CORRIDOR SIDE)
 - 3 1/2" FIBERGLASS BATT INSULATION TO UNDERSIDE OF DECKING ABOVE
 - 5/8" NATIONAL GYPSUM FIRE-SHIELD GYPSUM BOARD BOTH SIDES (PROVIDE FIRE BLOCKING TO UNDERSIDE OF DECKING ABOVE)
 - P8 1-HR RATED UNIT SEPARATION PARTITION (UL U341, STC 54, NGC 2198)
 - DOUBLE ROWS MIN. 2X4 WOOD STUDS @ 16" O.C. OR PER STRUCTURAL DRAWINGS W/ DOUBLE TOP PLATE
 - 3 1/2" FIBERGLASS BATT INSULATION BOTH SIDES
 - 5/8" NATIONAL GYPSUM FIRE-SHIELD GYPSUM BOARD BOTH SIDES
 - P9 INTERIOR PARTITION
 - MIN. 2X4 WOOD STUDS @ 16" O.C. W/ DOUBLE TOP PLATE
 - 5/8" TYPE-X GWB BOTH SIDES
 - P10 FURRING PARTITION
 - 2X4 WOOD STUDS @ 16" O.C. W/ DOUBLE TOP PLATE
 - 5/8" TYPE-X GWB
 - P11 FURRING PARTITION
 - METAL FURRING STRIPS @ 16" O.C.
 - 5/8" TYPE-X GWB
 - P12 2-HR RATED PARTITION (UL U301, STC 58, NGC 2011069)
 - 2X6 WOOD STUDS @ 16" O.C. W/ DOUBLE TOP PLATE TO UNDERSIDE OF DECKING (W/ 2-HR JOIST HANGERS ON BOTH SIDES OF WALL)
 - RESILIENT METAL CHANNELS @ 24" O.C. VERTICALLY (ONE SIDE)
 - 3 1/2" FIBERGLASS BATT INSULATION
 - 2-LAYERS 5/8" NATIONAL GYPSUM FIRE-SHIELD GYPSUM BOARD BOTH SIDES TO UNDERSIDE OF DECKING
 - P13 2-HR RATED SHAFT WALL @ TRASH CHUTE (UL U415 SYSTEM B, STC 50)
 - 1" USG GYPSUM LINER PANEL
 - 6" USG 25 GA. METAL STUDS @ 24" O/C
 - MIN. 3" THICK MINERAL WOOL BATT INSULATION
 - 2 LAYERS USG 1/2" FIRECODE TYPE-C GWB
- NOTE: FOR ALL INTERIOR WALLS, COORDINATE W/ STRUCTURAL DRAWINGS FOR STUD SIZE, SPACING, AND PLYWOOD/SHEARWALL SHEATHING WHERE REQUIRED.

EXTERIOR WALL SCHEDULE

- W1 1-HR RATED 1ST FLOOR EXTERIOR WALL:
 - FINISH AS SPECIFIED ON BUILDING WRAP (WHERE THERE IS BRICK: 4" BRICK VENEER W/ METAL WALL TIES @ 16" O/C VERTICALLY, CONNECTED TO WALL STUDS, 1" AIR SPACE & BUILDING WRAP)
 - 5/8" EXT. TYPE-X GWB
 - 6" 20-GA METAL STUDS @ 16" O/C W/ MIN. R-21 BATT INSULATION
 - 5/8" TYPE-X INT. GWB
- W2 1-HR RATED EXTERIOR WALL (UL U305):
 - FINISH AS SPECIFIED ON BUILDING WRAP (WHERE THERE IS BRICK: 4" BRICK VENEER W/ METAL WALL TIES @ 16" O/C VERTICALLY, CONNECTED TO WALL STUDS, 1" AIR SPACE & BUILDING WRAP)
 - 5/8" EXT. TYPE-X GWB PER UL U305 W/ BUILDING WRAP (OR MIN. 1/2" PLYWOOD SHEATHING W/ BUILDING WRAP FOR FRONT, REAR & DRIVEWAY SIDE EXTERIOR WALLS WHERE FIRE SEPARATION DISTANCE IS GREATER THAN 10')
 - COORD. W/ STRUCTURAL FOR PLYWOOD SHEATHING WHERE REQUIRED
 - 2X6 WOOD STUDS @ 16" O/C W/ MIN. R-21 BATT INSULATION
 - 5/8" TYPE-X INT. GWB PER UL U305
- W3 CMU WALL:
 - 8" CMU WALL (SEE STRUCTURAL)
 - (WHERE THERE IS BRICK: 4" BRICK VENEER W/ METAL WALL TIES @ 16" O/C VERTICALLY, 1" AIR SPACE - PROVIDE HIGH-PERFORMANCE SEALER ON EXPOSED SIDE)
- W4 2-HR RATED EXTERIOR WALL (UL U301):
 - FINISH AS SPECIFIED ON BUILDING WRAP
 - (2) LAYERS 5/8" TYPE-X EXT. GWB
 - COORD. W/ STRUCTURAL FOR PLYWOOD SHEATHING WHERE REQUIRED
 - 2X6 WOOD STUDS @ 16" O.C. W/ MIN. R-21 BATT INSULATION & DOUBLE TOP CAP
 - (2) LAYERS 5/8" TYPE-X INT. GWB (AT EXTERIOR BALCONY ON 2ND TO 5TH FLOORS, EXTERIOR GWB SHALL BE USED)

PROJECT DESCRIPTION
26-34 CHURCH LANE
 PHILADELPHIA, PA 19144
 OWNER/PROJECT CONTACT:
 OLYMPIA HOLDINGS



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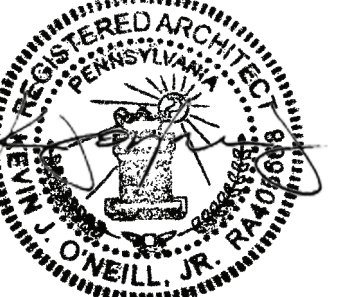
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ARCHITECTURAL PLANS

PROJECT DESCRIPTION
26-34 CHURCH LANE
 PHILADELPHIA, PA 19144
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ARCHITECTURAL PLANS

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 b) THE CABINET MAY BE REMOVED WITHOUT THE REMOVAL OR REPLACEMENT OF THE COUNTERTOP.
- 23 AT BALCONY, PROVIDE WALKABLE ELASTOMERIC DECK SLOPED 1/4" PER FOOT TO DRAIN.
- 24 DOOR THRESHOLD (@ FLOOR LEVEL) SHALL BE (MAX.) 4" ABOVE FINISHED EXTERIOR SURFACE (2018 IBC 1010.1.5)
- 25 AT BASEMENT & 1ST FL, PROVIDE 3-HR FIRE RATED SFRM FOR ALL STEEL COLUMNS, AND BEAMS ABOVE THE RESPECTIVE LEVEL PER UL-Y725 FOR W-SHAPES OR UL-X771 FOR HSS'S. PROVIDE 20-GA 3-5/8" METAL STUD FURRING W/ 5/8" TYPE-X GWB COVER FOR ALL COLUMNS.
- 26 NOT USED
- 27 COORDINATE W/ TRASH CHUTE MANUFACTURER FOR REQUIRED SHAFT/FLOOR OPENING DIMENSIONS. SEE DETAIL ON **A900**

LEGEND

- (M) PROPOSED LOC. GAS METERS
- (E) PROPOSED LOC. ELEC. METERS

GENERAL NOTES

NOTE: ALL METER, UTILITY AND MECHANICAL LOCATIONS ARE FOR REFERENCE ONLY. COORDINATE WITH RESPECTIVE UTILITY COMPANIES & CONTRACTORS PRIOR TO CONSTRUCTION. FINAL LOCATIONS TO BE APPROVED BY OWNER/ARCHITECT PRIOR TO CONSTRUCTION.

ALL PLUMBING UNDERSLAB UTILITIES, PLUMBING, ELECTRICAL, ETC. TO BE COORDINATED BY CONTRACTOR PRIOR TO SLAB INSTALLATION.

NOTE: ALL PENETRATIONS AND JOINT SYSTEMS IN FIRE RESISTANCE RATED CONSTRUCTION SHALL BE IN ACCORDANCE W/ ICC 2018 IBC SECTION 714 & 715 AND ALL APPLICABLE CODES

PROVIDE ACOUSTICAL SEALANT @ ALL GYPSUM BOARD TRANSITIONS AT UNIT SEPARATIONS; WALLS, FLOORS, CEILINGS & SHAFTWALLS TYPICAL

WALL TYPE KEY

- 2x4 @ 16" O.C. INTERIOR PARTITION UNLESS NOTED OTHERWISE
- 2x6 @ 16" O.C. EXTERIOR WALL ASSEMBLY (COORDINATE W/ STRUCTURAL)
- 4" BRICK VENEER
- CONCRETE FOUNDATION WALL
- 2X4 @ 16" O.C. PARTIAL HT. KNEE WALL
- DENOTES MIN. 1-HR FIRE-RATED SEPARATION WALL (CONTINUOUS FROM FOUNDATION TO PARAPET)

EXTERIOR WALL SCHEDULE

- W1 1-HR RATED 1ST FLOOR EXTERIOR WALL:
 - FINISH AS SPECIFIED ON BUILDING WRAP (WHERE THERE IS BRICK: 4" BRICK VENEER W/ METAL WALL TIES @ 16" O/C VERTICALLY, CONNECTED TO WALL STUDS, 1" AIR SPACE & BUILDING WRAP)
 - 5/8" EXT. TYPE-X GWB
 - 6" 20-GA METAL STUDS @ 16" O/C W/ MIN. R-21 BATT INSULATION
 - 5/8" TYPE-X INT. GWB
- W2 1-HR RATED EXTERIOR WALL (UL U305):
 - FINISH AS SPECIFIED ON BUILDING WRAP (WHERE THERE IS BRICK: 4" BRICK VENEER W/ METAL WALL TIES @ 16" O/C VERTICALLY, CONNECTED TO WALL STUDS, 1" AIR SPACE & BUILDING WRAP)
 - 5/8" EXT. TYPE-X GWB PER UL U305 W/ BUILDING WRAP (OR MIN. 1/2" PLYWOOD SHEATHING W/ BUILDING WRAP FOR FRONT, REAR & DRIVEWAY SIDE EXTERIOR WALLS WHERE FIRE SEPARATION DISTANCE IS GREATER THAN 10')
 - COORD. W/ STRUCTURAL FOR PLYWOOD SHEATHING WHERE REQUIRED
 - 2X6 WOOD STUDS @ 16" O/C W/ MIN. R-21 BATT INSULATION
 - 5/8" TYPE-X INT. GWB PER UL U305
- W3 CMU WALL:
 - 8" CMU WALL (SEE STRUCTURAL)
 - (WHERE THERE IS BRICK: 4" BRICK VENEER W/ METAL WALL TIES @ 16" O/C VERTICALLY, 1" AIR SPACE - PROVIDE HIGH-PERFORMANCE SEALER ON EXPOSED SIDE)
- W4 2-HR RATED EXTERIOR WALL (UL U301):
 - FINISH AS SPECIFIED ON BUILDING WRAP
 - (2) LAYERS 5/8" TYPE-X EXT. GWB
 - COORD. W/ STRUCTURAL FOR PLYWOOD SHEATHING WHERE REQUIRED
 - 2X6 WOOD STUDS @ 16" O.C. W/ MIN. R-21 BATT INSULATION & DOUBLE TOP CAP
 - (2) LAYERS 5/8" TYPE-X INT. GWB (AT EXTERIOR BALCONY ON 2ND TO 5TH FLOORS, EXTERIOR GWB SHALL BE USED)



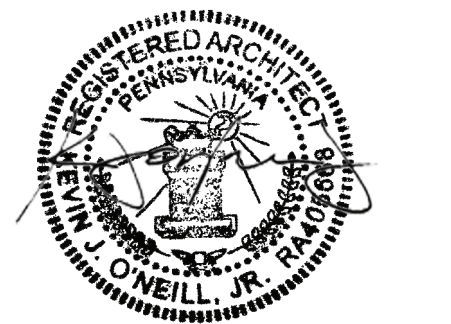
2 TYPICAL FLOOR 2ND-5TH (26-34)
 1/8" = 1'-0"

1 ROOF 26-34
 1/8" = 1'-0"

INTERIOR PARTITION SCHEDULE

- P1 INTERIOR METAL STUDS PARTITION, 1ST FLOOR (1-HR RATED, UL U465, STC 50 MIN.)
 - 3-5/8" 20-GA STEEL STUDS @ 16" O.C.
 - RESILIENT METAL CHANNELS @ 24" O.C. (ONE SIDE)
 - 3 1/2" FIBERGLASS BATT INSULATION
 - 5/8" GWB (PER UL U465) BOTH SIDES
- P2 INTERIOR METAL STUDS PARTITION, 1ST FLOOR (2-HR RATED, UL U411)
 - 3-5/8" 20-GA STEEL STUDS @ 16" O.C. W/ BATT INSULATION
 - (2) LAYERS 5/8" GWB (PER UL U411) BOTH SIDES
- P3 INTERIOR PARTITION, 1ST FLOOR
 - 3-5/8" 20-GA STEEL STUDS @ 16" O.C.
 - 5/8" GWB BOTH SIDES
- P4 INTERIOR METAL STUDS FURRING WALL
 - 20-GA STEEL STUDS @ 16" O.C.
 - 5/8" GWB
- P5 INTERIOR METAL STUDS FURRING WALL (INSULATED)
 - 3-5/8" 20-GA STEEL STUDS @ 16" O.C. W/ R-15 UNFACED BATT INSULATION
 - 5/8" GWB
- P6 INTERIOR METAL STUDS FURRING WALL
 - 5/8" GWB ON METAL FURRING STRIPS @ 16" O.C.
- P7 CMU WALL
 - 8" CMU WALL (SEE STRUCTURAL)
- P7 1-HR RATED PARTITION @ CORRIDOR (UL U305, STC 51, NGC 2011071)
 - 2X6 WOOD STUDS @ 16" O.C. W/ DOUBLE TOP PLATE
 - RESILIENT METAL CHANNELS @ 24" O.C. VERTICALLY (CORRIDOR SIDE)
 - 3 1/2" FIBERGLASS BATT INSULATION TO UNDERSIDE OF DECKING ABOVE
 - 5/8" NATIONAL GYPSUM FIRE-SHIELD GYPSUM BOARD BOTH SIDES (PROVIDE FIRE BLOCKING TO UNDERSIDE OF DECKING ABOVE)
- P8 1-HR RATED UNIT SEPARATION PARTITION (UL U341, STC 54, NGC 21198)
 - DOUBLE ROWS MIN. 2X4 WOOD STUDS @ 16" O.C. OR PER STRUCTURAL DRAWINGS W/ DOUBLE TOP PLATE
 - 3 1/2" FIBERGLASS BATT INSULATION BOTH SIDES
 - 5/8" NATIONAL GYPSUM FIRE-SHIELD GYPSUM BOARD BOTH SIDES
- P9 INTERIOR PARTITION
 - MIN. 2X4 WOOD STUDS @ 16" O.C. W/ DOUBLE TOP PLATE
 - 5/8" TYPE-X GWB BOTH SIDES
- P10 FURRING PARTITION
 - 2X4 WOOD STUDS @ 16" O.C. W/ DOUBLE TOP PLATE
 - 5/8" TYPE-X GWB
- P11 FURRING PARTITION
 - METAL FURRING STRIPS @ 16" O.C.
 - 5/8" TYPE-X GWB
- P12 2-HR RATED PARTITION (UL U301, STC 58, NGC 2011069)
 - 2X6 WOOD STUDS @ 16" O.C. W/ DOUBLE TOP PLATE TO UNDERSIDE OF DECKING (W/ 2-HR JOIST HANGERS ON BOTH SIDES OF WALL)
 - RESILIENT METAL CHANNELS @ 24" O.C. VERTICALLY (ONE SIDE)
 - 3 1/2" FIBERGLASS BATT INSULATION
 - 2 LAYERS 5/8" NATIONAL GYPSUM FIRE-SHIELD GYPSUM BOARD BOTH SIDES TO UNDERSIDE OF DECKING
- P13 2-HR RATED SHAFT WALL @ TRASH CHUTE (UL U415 SYSTEM B, STC 50)
 - 1" USG GYPSUM LINER PANEL
 - 6" USG 25 GA. METAL STUDS @ 24" O/C
 - MIN. 3" THICK MINERAL WOOL BATT INSULATION
 - 2 LAYERS USG 1/2" FIRECODE TYPE-C GWB

NOTE:
 FOR ALL INTERIOR WALLS, COORDINATE W/ STRUCTURAL DRAWINGS FOR STUD SIZE, SPACING, AND PLYWOOD/SHEARWALL SHEATHING WHERE REQUIRED.



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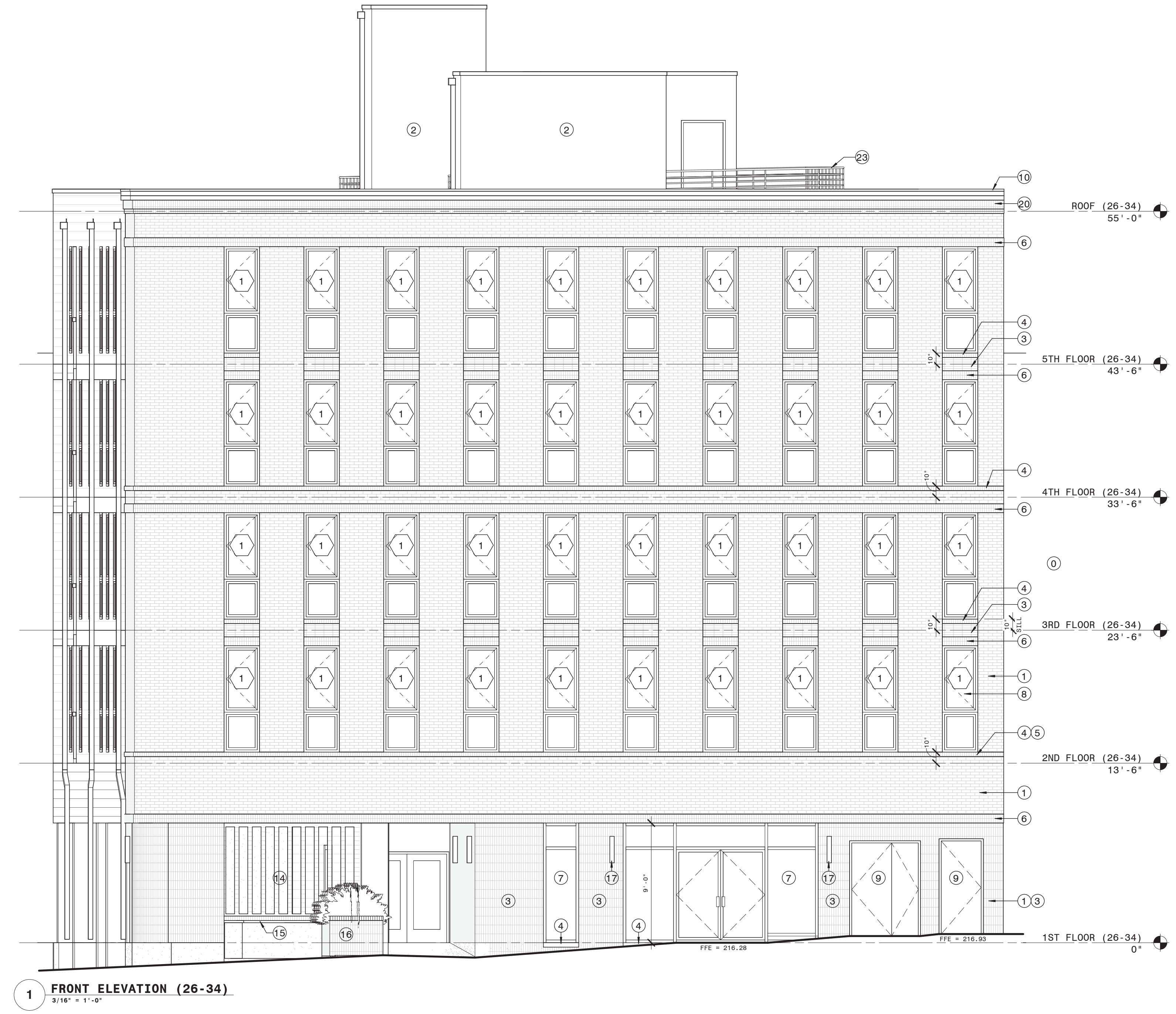
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ISSUED FOR:	DATE:
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PERMITS	01.06.25

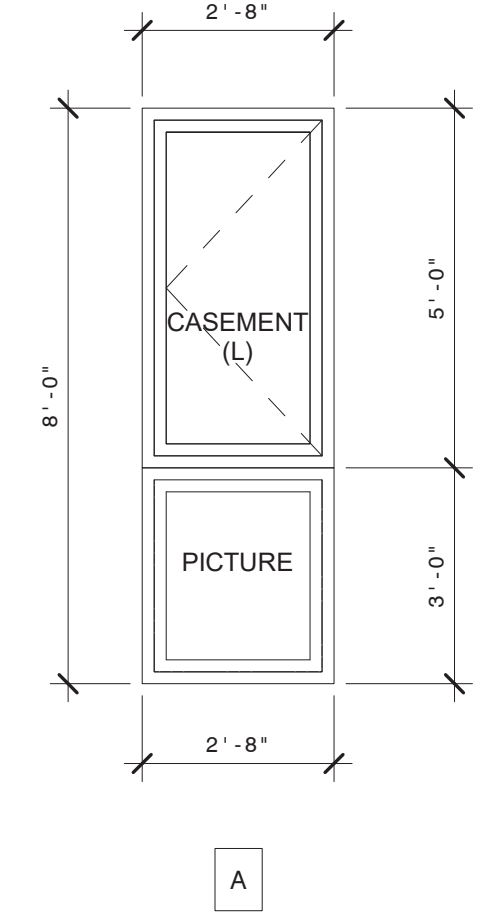
SCALE: As indicated
SHEET SIZE: ARCH D 24X36

ELEVATIONS

A200



1 FRONT ELEVATION (26-34)
3/16" = 1'-0"



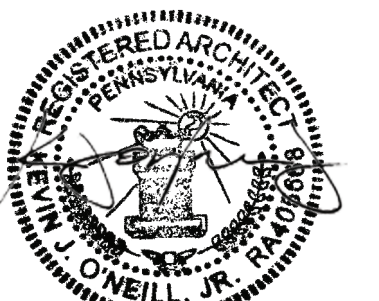
WINDOW SCHEDULE 26-34										NOTES
WINDOW #	QUANTITY	WIDTH	HEIGHT	MATERIAL	COLOR	TYPE	GLASS	EGRESS	NOTES	
1	116	2'-8"	8'-0"			A			26-34	

WINDOW NOTES:

- ALL GLAZING TO BE LOW-E DOUBLE PANE INSULATED GLASS. PROVIDE TEMPERED GLASS AS REQUIRED AND NOTED.
- PROVIDE STANDARD SCREENS ON ALL OPERABLE UNITS.
- ALL WINDOWS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS PROVIDE DRIP CAP & SILL PAN FLASHING @ ALL WINDOWS
- UNITS SHALL BE MULLED AS SHOWN ON ELEVATIONS
- EGRESS WINDOWS SHALL COMPLY W/ SECTION 1030 IBC 2018 MAX. SILL HEIGHT 44" MIN. NET CLEAR OPENING SHALL BE 5.7 SQ/FT MIN. NET CLEAR OPENING HEIGHT SHALL BE 24" MIN. NET CLEAR OPENING WIDTH SHALL BE 20"
- FOR WINDOWS IN GROUP R-2 OR R-3 WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW IS LESS THAN 36" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, PROVIDE WINDOW OPENING CONTROL DEVICE THAT COMPLIES WITH SECTION 1015.8.1.
- EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE OPERABLE FROM INSIDE THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. WINDOW-OPENING CONTROL DEVICES COMPLYING WITH ASTM F2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING.
- EGRESS WELL WINDOW PER MANUFACTURER SHALL COMPLY WITH EGRESS WINDOW NOTE & BE PROVIDED W/ A WINDOW WELL IN ACCORDANCE W/ 1030.4 IBC 2018 & CONSTRUCTION DRAWINGS.
- ALL COLORS, FINISHES & HARDWARE SHALL BE APPROVED BY OWNER/ARCHITECT.
- CONTRACTOR SHALL CONSULT MANUFACTURER FOR ROUGH OPENING SIZES.

ELEVATION KEY NOTES

- 4" BRICK VENEER W/ METAL WALL TIES @ 16" O/C VERTICALLY, SECURE TIES TO WALL STUDS, 1" AIR SPACE, EXTERIOR SHEATHING W/ BUILDING WRAP
- FIBER CEMENT LAP SIDING ON BLDG. WRAP. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE ALL TRIM, FLASHING & ACCESSORIES FOR A COMPLETE AND PROPER INSTALLATION.
- STACKED BOND BRICK (VERTICAL BRICK)
- BRICK ROWLOCK SILL
- BRICK ROWLOCK COURSE
- BRICK SOLDIER COURSE/HEADER
- ALUMINUM STOREFRONT SYSTEM
- WINDOW, TYP. PROVIDE DRIP CAP & SILL PAN FLASHING.
- DOOR, TYP. PROVIDE DRIP CAP & SILL PAN FLASHING.
- METAL COPING / FLASHING
- ALUMINUM SCUPPER W/ OVERFLOW
- ALUMINUM DOWNSPOUT
- CAST IRON BOOT
- WOOD SLATS / SCREEN
- WOOD BENCH TOP
- BRICK PLANTER
- EXTERIOR WALL LIGHT
- CONCRETE PIER (BASE OF STEEL COLUMN)
- METAL COLUMN COVER
- BRICK CORNICE
- ALUMINUM COMPOSITE MATERIAL PANEL
- EXPOSED CMU, PAINTED
- METAL RAILING @ 42"H ABOVE ROOF DECK



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ISSUED FOR:	DATE:
PERMITS	11.27.23

SCALE: As indicated
SHEET SIZE: ARCH D 24X36

ELEVATIONS

A201



1 REAR ELEVATION (26-34)
3/16" = 1'-0"

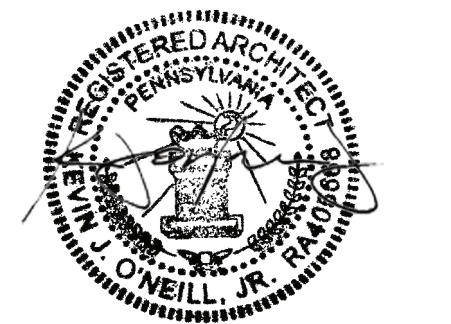
ELEVATION KEY NOTES

- ① 4" BRICK VENEER W/ METAL WALL TIES @ 16" O/C VERTICALLY, SECURE TIES TO WALL STUDS, 1" AIR SPACE, EXTERIOR SHEATHING W/ BUILDING WRAP
- ② FIBER CEMENT LAP SIDING ON BLDG. WRAP. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE ALL TRIM, FLASHING & ACCESSORIES FOR A COMPLETE AND PROPER INSTALLATION.
- ③ STACKED BOND BRICK (VERTICAL BRICK)
- ④ BRICK ROWLOCK SILL
- ⑤ BRICK ROWLOCK COURSE
- ⑥ BRICK SOLDIER COURSE/HEADER
- ⑦ ALUMINUM STOREFRONT SYSTEM
- ⑧ WINDOW, TYP. PROVIDE DRIP CAP & SILL PAN FLASHING.
- ⑨ DOOR, TYP. PROVIDE DRIP CAP & SILL PAN FLASHING.
- ⑩ METAL COPING / FLASHING
- ⑪ ALUMINUM SCUPPER W/ OVERFLOW
- ⑫ ALUMINUM DOWNSPOUT
- ⑬ CAST IRON BOOT
- ⑭ WOOD SLATS / SCREEN
- ⑮ WOOD BENCH TOP
- ⑯ BRICK PLANTER
- ⑰ EXTERIOR WALL LIGHT
- ⑱ CONCRETE PIER (BASE OF STEEL COLUMN)
- ⑲ METAL COLUMN COVER
- ⑳ BRICK CORNICE
- ㉑ ALUMINUM COMPOSITE MATERIAL PANEL
- ㉒ EXPOSED CMU, PAINTED
- ㉓ METAL RAILING @ 42"H ABOVE ROOF DECK



1 EAST SIDE ELEVATION (26-34)
3/16" = 1'-0"

PROJECT DESCRIPTION
26-34 CHURCH LANE
PHILADELPHIA, PA 19144
OWNER/PROJECT CONTACT:
OLYMPIA HOLDINGS



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SCALE: As indicated
SHEET SIZE: ARCH D 24X36

ELEVATIONS

ELEVATION KEY NOTES	
① 4" BRICK VENEER W/ METAL WALL TIES @ 16" O/C VERTICALLY, SECURE TIES TO WALL STUDS, 1" AIR SPACE, EXTERIOR SHEATHING W/ BUILDING WRAP	⑩ METAL COPING / FLASHING
② FIBER CEMENT LAP SIDING ON BLDG. WRAP. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE ALL TRIM, FLASHING & ACCESSORIES FOR A COMPLETE AND PROPER INSTALLATION.	⑪ ALUMINUM SCUPPER W/ OVERFLOW
③ STACKED BOND BRICK (VERTICAL BRICK)	⑫ ALUMINUM DOWNSPOUT
④ BRICK ROWLOCK SILL	⑬ CAST IRON BOOT
⑤ BRICK ROWLOCK COURSE	⑭ WOOD SLATS / SCREEN
⑥ BRICK SOLDIER COURSE/HEADER	⑮ WOOD BENCH TOP
⑦ ALUMINUM STOREFRONT SYSTEM	⑯ BRICK PLANTER
⑧ WINDOW, TYP. PROVIDE DRIP CAP & SILL PAN FLASHING.	⑰ EXTERIOR WALL LIGHT
⑨ DOOR, TYP. PROVIDE DRIP CAP & SILL PAN FLASHING.	⑱ CONCRETE PIER (BASE OF STEEL COLUMN)
	⑲ METAL COLUMN COVER
	⑳ BRICK CORNICE
	㉑ ALUMINUM COMPOSITE MATERIAL PANEL
	㉒ EXPOSED CMU, PAINTED
	㉓ METAL RAILING @ 42"H ABOVE ROOF DECK

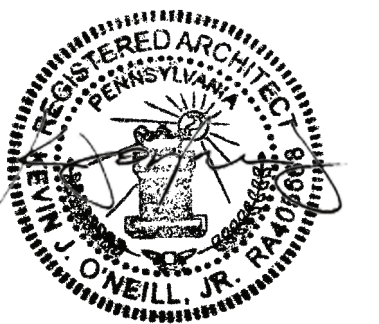


1 WEST / DRIVEWAY SIDE ELEVATION (26-34)
3/16" = 1'-0"

ELEVATION KEY NOTES

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- ㉒ EXPOSED CMU, PAINTED
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PROJECT DESCRIPTION
26-34 CHURCH LANE
PHILADELPHIA, PA 19144
OWNER/PROJECT CONTACT:
OLYMPIA HOLDINGS



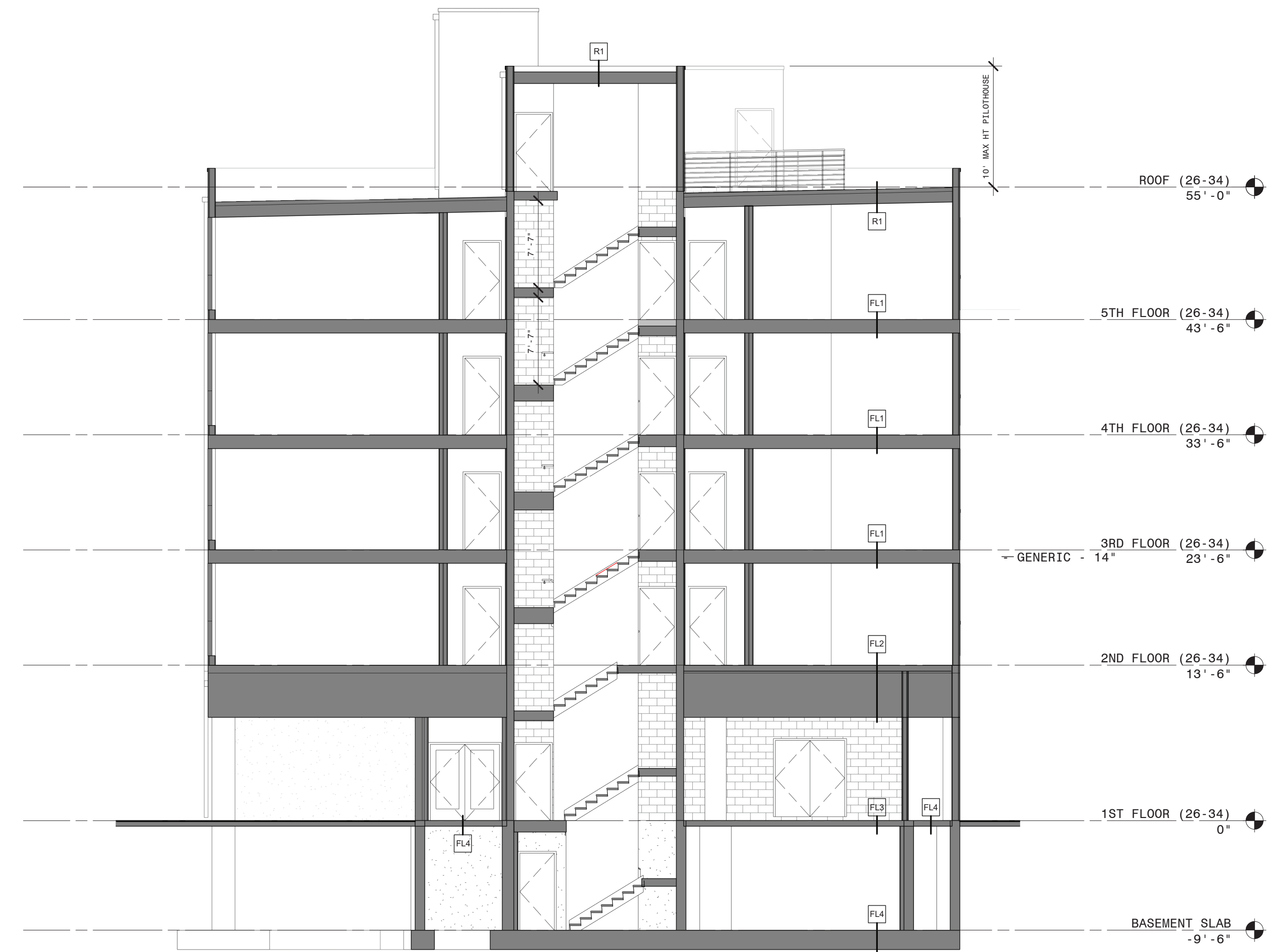
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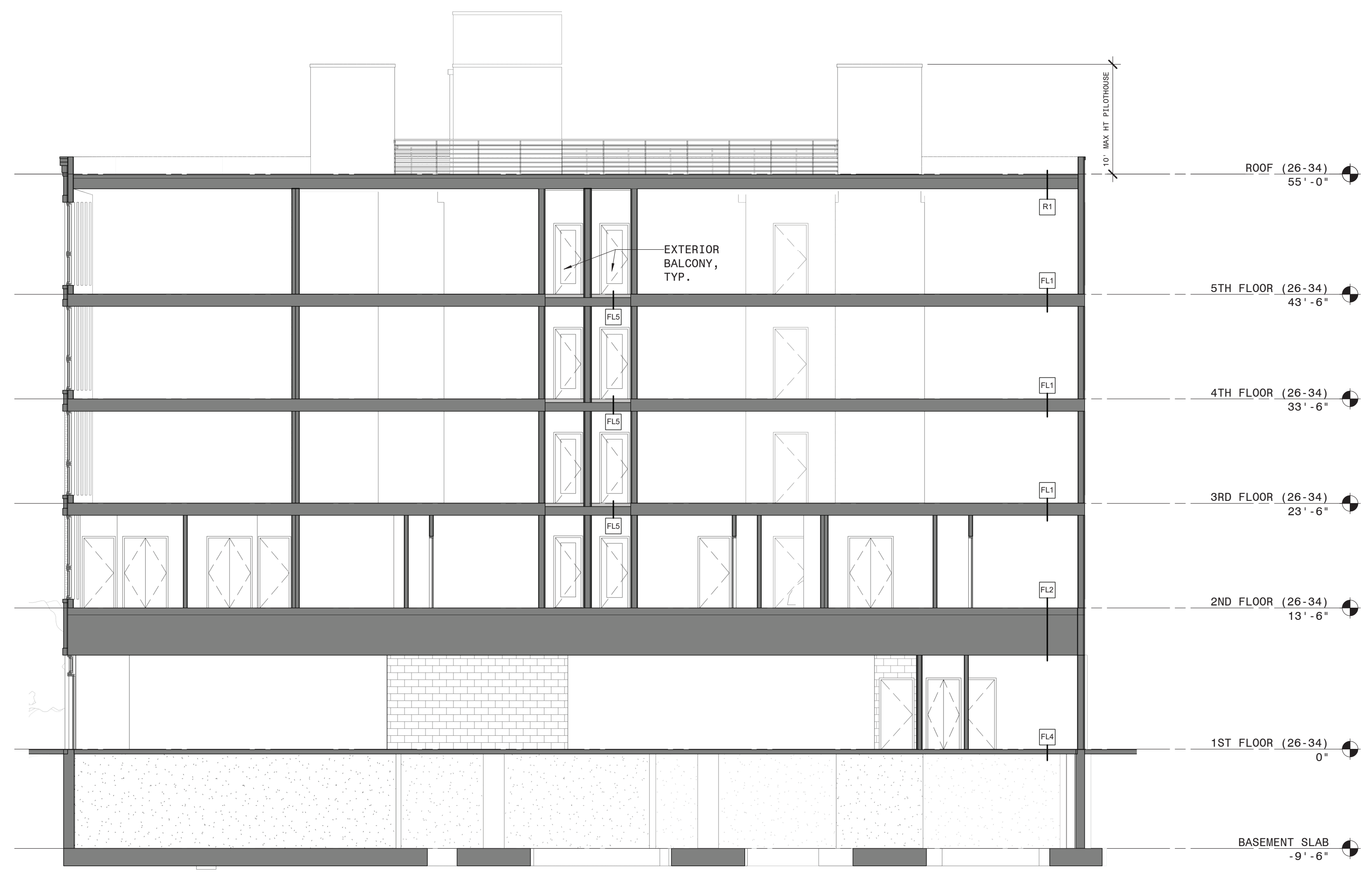
ISSUED FOR:	DATE:
PERMITS	11.27.23

SCALE: As indicated
SHEET SIZE: ARCH D 24X36

ELEVATIONS



1 CROSS SECTION
1/8" = 1'-0"



2 LONGITUDINAL SECTION
1/8" = 1'-0"

FLOOR ASSEMBLIES

- FL1 INTERIOR FLOOR (1-HR RATED, STC 50-54, IIC 51-77):**
(SEE 1-HR FIRE RATED FLOOR ASSEMBLY, GA FILE NO. FC 5112 ON THIS SHEET)
 - MIN. 1" THICK GYPSUM FLOOR TOPPING OVER 1/4" SOUND-REDUCTION MAT
 - 3/4" T&G PLYWOOD SUBFLOOR, GLUED & SCREWED/NAILED
 - 2X JOISTS PER FRAMING PLAN
 - MIN. 3-1/2" FIBER GLASS INSULATION
 - RESILIENT METAL FURRING CHANNELS @ 16" O/C
 - 5/8" TYPE-X GWB PER GA FILE NO. FC 5112
- FL2 2ND FLOOR COMPOSITE CONCRETE DECK**
13-HR RATED, STC-54 MIN., IIC-54 (EST. 11):
 - MIN. 3/4" THICK GYPSUM FLOOR TOPPING
 - COMPOSITE CONCRETE DECK PER STRUCTURAL DWGS
 - AT INTERIOR, PROVIDE GYPSUM CEILING SYSTEM W/ 3.5" THICK FIBERGLASS BATT INSULATION
 - WHERE FLOOR IS OVER EXTERIOR, PROVIDE R-38 BATT INSULATION (IMMEDIATELY ABOVE CEILING MEMBRANE) & EXTERIOR-RATED CEILING SYSTEM. COORDINATE W/ MEP DRAWINGS FOR MEP SYSTEMS WITHIN THE CEILING SPACE AS NEEDED.
- FL3 1ST FLOOR COMPOSITE CONCRETE DECK**
1-HR RATED:
 - COMPOSITE CONCRETE DECK PER STRUCTURAL DWGS
 - AT ELEVATOR LOBBY IN BASEMENT, PROVIDE GYPSUM CEILING SYSTEM
 - COORDINATE W/ OWNER FOR CEILING SYSTEM AT OTHER BASEMENT SPACES
- FL4 CONCRETE SLAB ON GRADE / MAT SLAB:**
 - POURED CONCRETE SLAB / MAT SLAB PER STRUCTURAL DWGS ON 6 MIL POLY. VAPOR BARRIER
- FL5 BALCONY FLOOR:**
 - ELASTOMERIC URETHANE WATERPROOFING SYSTEM (RATED FOR PEDESTRIAN TRAFFIC), **ENDURIT** OR EQUIVALENT. SUBSTRATE PREPARATION AND WATERPROOFING INSTALLATION SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDATION. PROVIDE ALL FLASHING & ACCESSORIES FOR A COMPLETE AND PROPER INSTALLATION.
 - 5/8" A/C PLYWOOD DECKING ON SLOPED 2X WOOD SLEEPERS FORMING PITCH FOR DRAINAGE
 - 3/4" CDX PLYWOOD DECKING
 - WOOD JOISTS PER FRAMING PLAN
 - TWO (2) LAYERS 5/8" TYPE-X EXT. GWB CEILING W/ CONT. BUILDING WRAP
 - METAL PANEL SOFFIT

ROOF ASSEMBLIES

- R1 ROOF (1-HR RATED, STC 50 MIN.):**
(SEE 1-HR FIRE RATED FLOOR ASSEMBLY, GA FILE NO. FC 5120 ON THIS SHEET)
 - FULLY-ADHERED SINGLE-PLY ROOFING MEMBRANE ON ROOF PROTECTION BOARD (ROOF MEMBRANE SHALL HAVE CLASS-B FIRE CLASSIFICATION AND BE **ENERGY STAR** RATED AS HIGHLY REFLECTIVE)
 - R-20 RIGID/POLYISOCYANURATE INSULATION IN TWO 2" LAYERS W/ JOINTS STAGGERED
 - OPTIONAL 6 MIL POLY. VAPOR BARRIER
 - 3/8" OSB ON 3/4" T&G PLYWOOD SHEATHING, GLUED & SCREWED/NAILED
 - WOOD JOISTS PER FRAMING PLAN
 - R-30 BATT INSULATION
 - RESILIENT METAL FURRING CHANNELS @ 16" O.C.
 - 5/8" GWB CEILING
- WHERE THERE IS ROOF DECK, PROVIDE LIGHT-WEIGHT CONCRETE PAVERS ON SUB BASE.
- PROVIDE GREEN ROOF SYSTEM WHERE SHOWN ON PLAN. COORDINATE W/ CIVIL DRAWINGS.

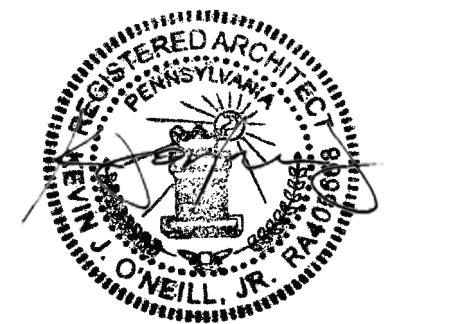
MINIMUM INSULATION VALUES

- EXTERIOR WALL:** R-21
- FURRING WALL:** R-15
- ROOF/EXTERIOR DECK/FLOOR OVER OPEN AIR:** R-38

GENERAL NOTES

- ALL PENETRATIONS AND JOINT SYSTEMS IN FIRE RESISTANCE RATED CONSTRUCTION SHALL BE IN ACCORDANCE W/ ICC 2018 IBC SECTION 714 & 715 AND ALL APPLICABLE CODES.
- PROVIDE ACOUSTICAL SEALANT @ ALL GYPSUM BOARD TRANSITIONS AT UNIT SEPARATIONS; WALLS, FLOORS, CEILINGS & SHAFTWALLS TYPICAL.
- FOR ALL CAVITIES IN FLOOR/ROOF, PROVIDE FULL DEPTH NON-COMBUSTIBLE BATT INSULATION AS REQUIRED - COORD. W/ SPRINKLER DESIGNER/PROVIDER).
- ALL FIRE-RATED CEILING MEMBRANES SHALL BE CONTINUOUS ABOVE ALL DUCTWORK, SOFFITS AND DROPPED CEILINGS.

PROJECT DESCRIPTION
26-34 CHURCH LANE
PHILADELPHIA, PA 19144
OWNER/PROJECT CONTACT:
OLYMPIA HOLDINGS

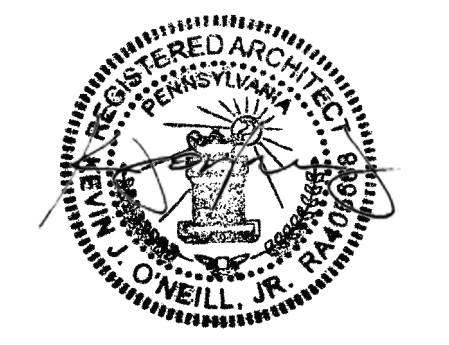


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SCALE: As indicated
SHEET SIZE: ARCH D 24X36
BUILDING SECTION



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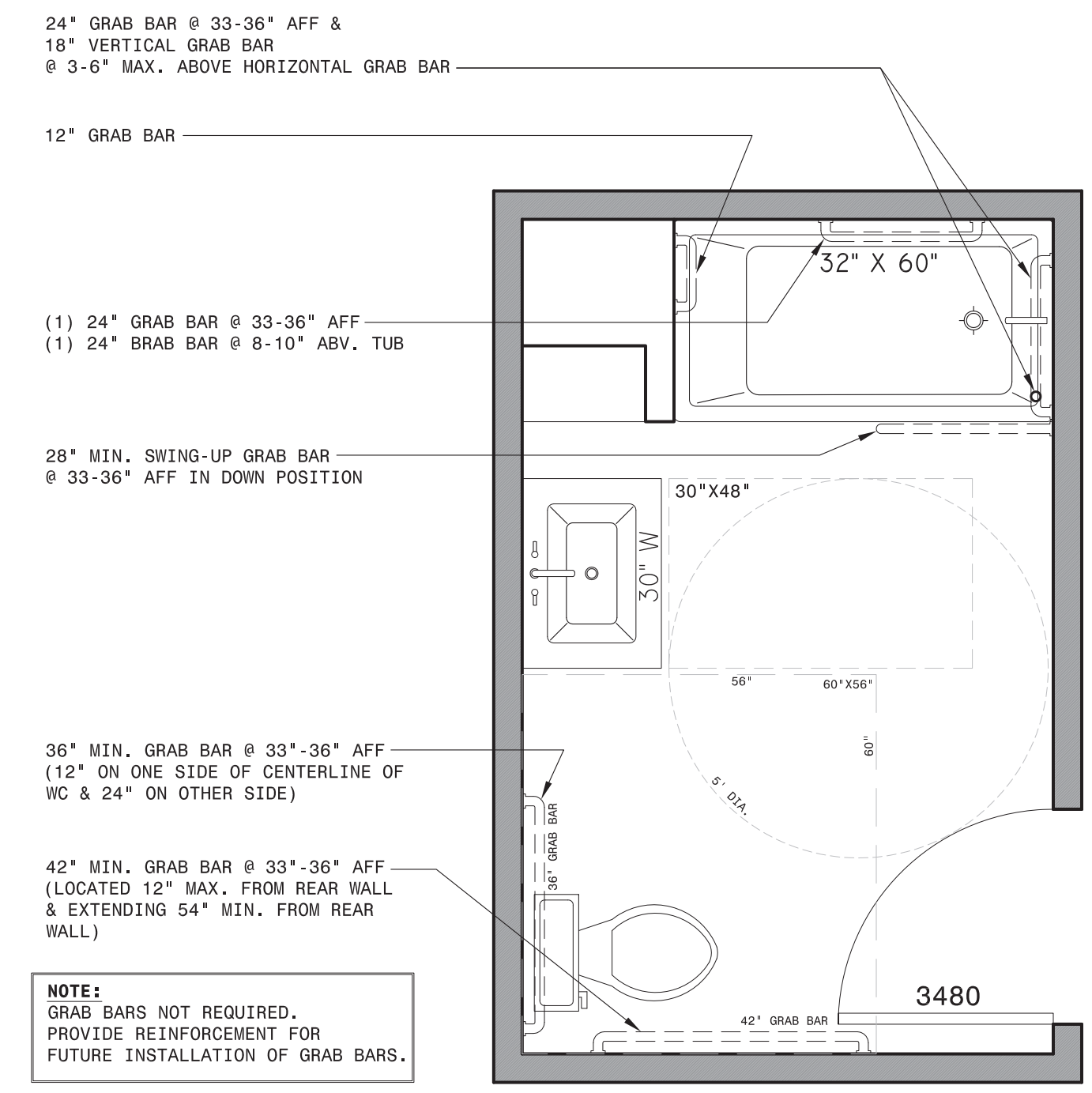
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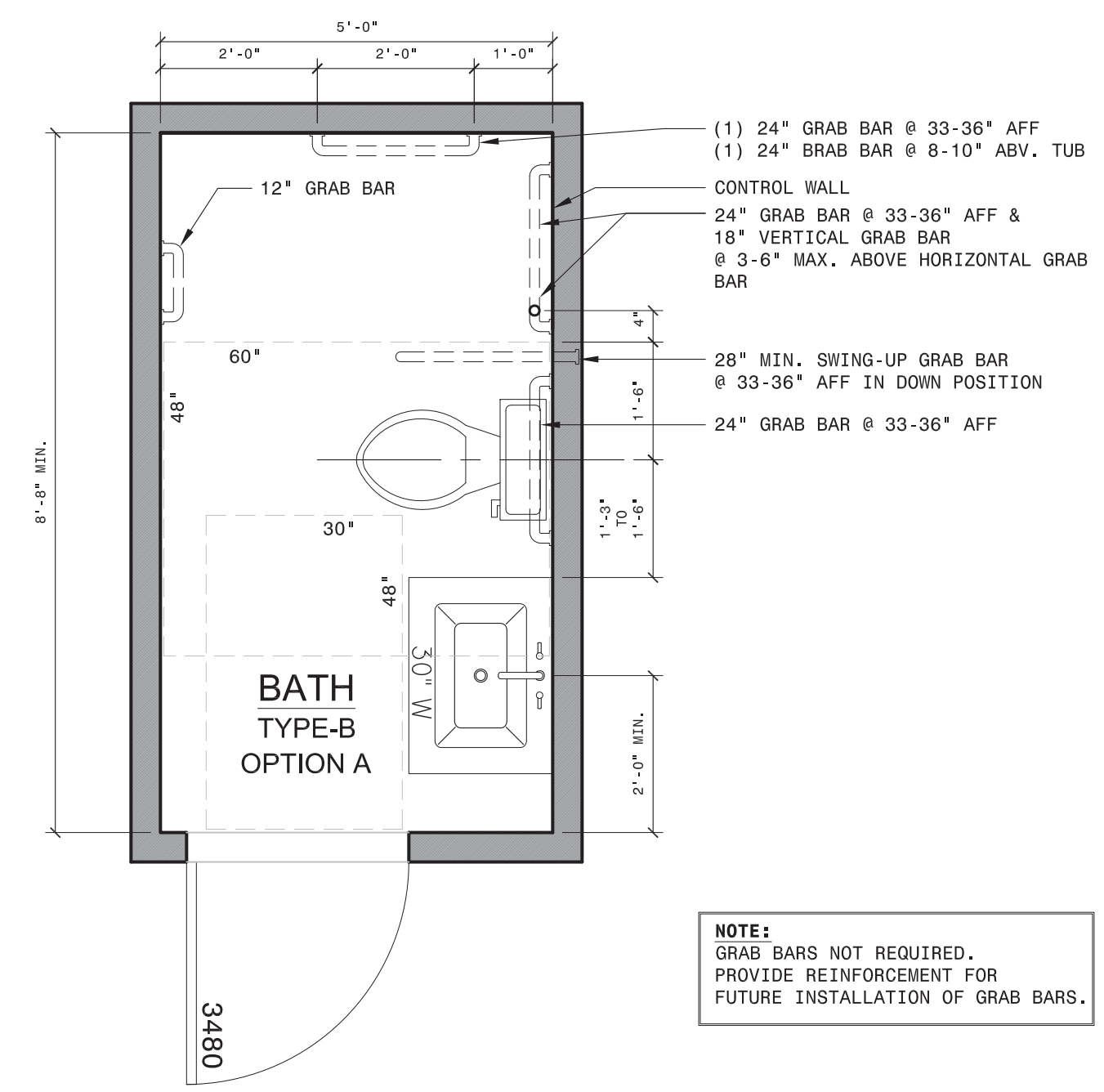
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SHEET SIZE: ARCH D 24X36

ACCESSIBILITY

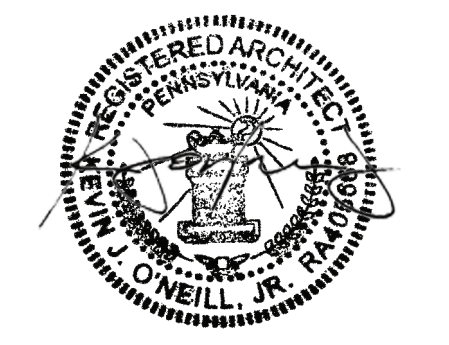
A300



1 TYPE-A BATHROOM
1/2" = 1'-0"



2 TYPE-B BATHROOM
1/2" = 1'-0"



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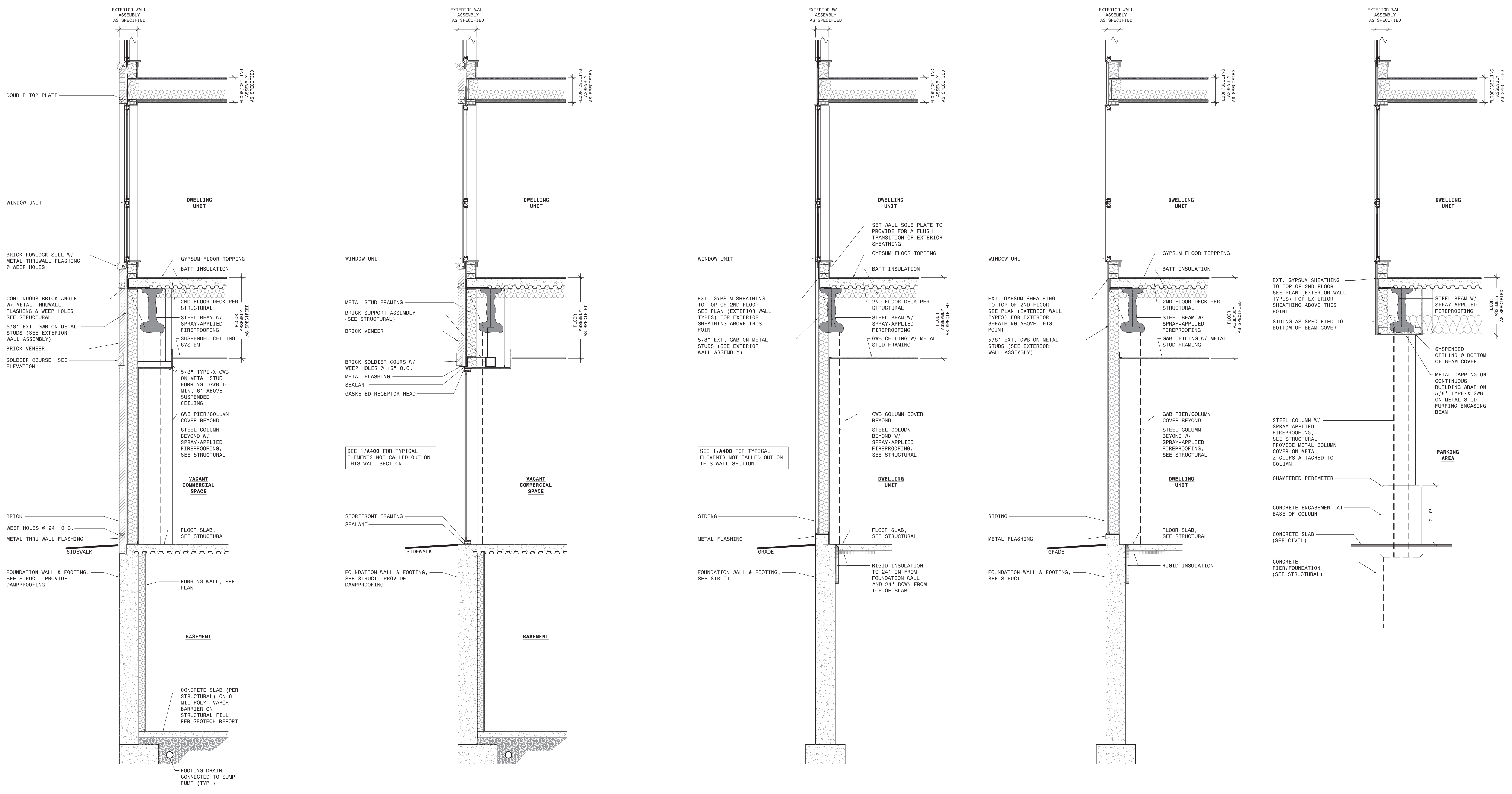
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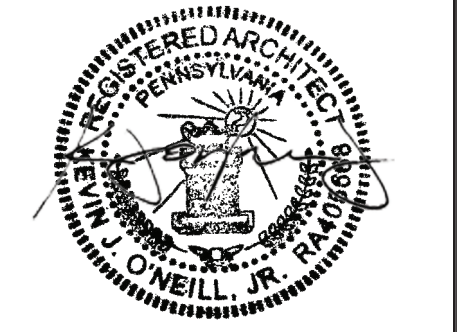
SCALE: AS NOTED

WALL SECTIONS

A400



1 WALL SECTION (@ FRONT) 3/8" = 1'-0"
 2 WALL SECTION (@ STOREFRONT) 3/8" = 1'-0"
 3 WALL SECTION (@ WEST SIDE) 3/8" = 1'-0"
 4 WALL SECTION (@ REAR) 3/8" = 1'-0"
 5 WALL SECTION (@ DRIVEWAY) 3/8" = 1'-0"



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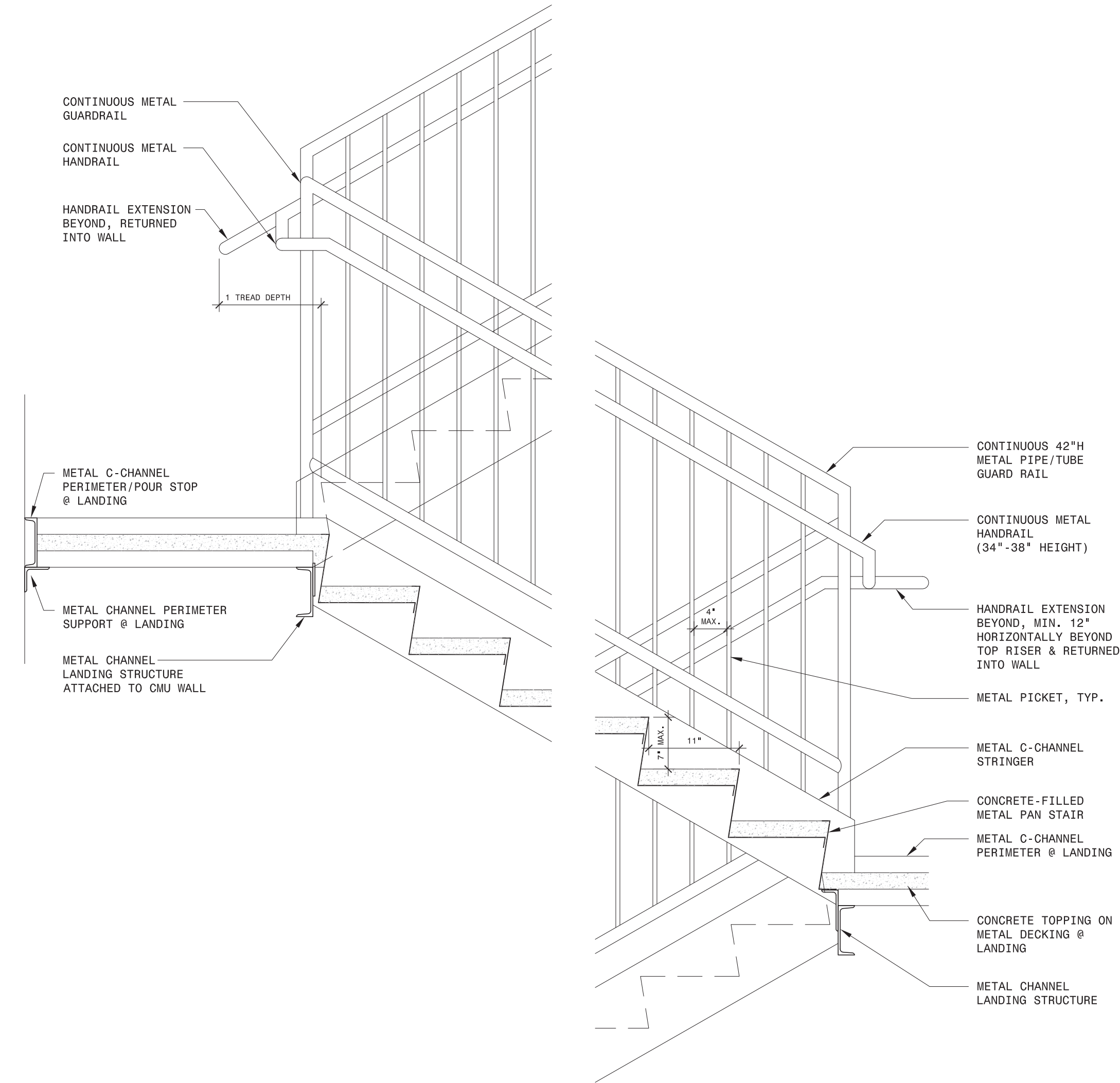
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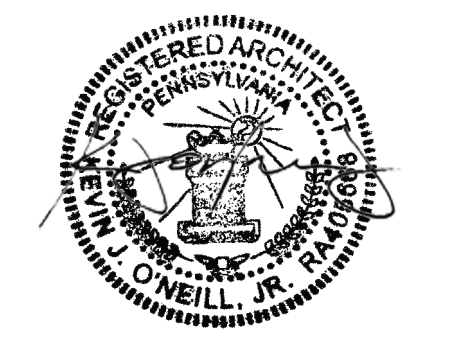
SCALE: AS NOTED
SHEET SIZE: ARCH D 24X36

STAIR DETAILS

A401



1 STAIR DETAIL
1" = 1'-0"

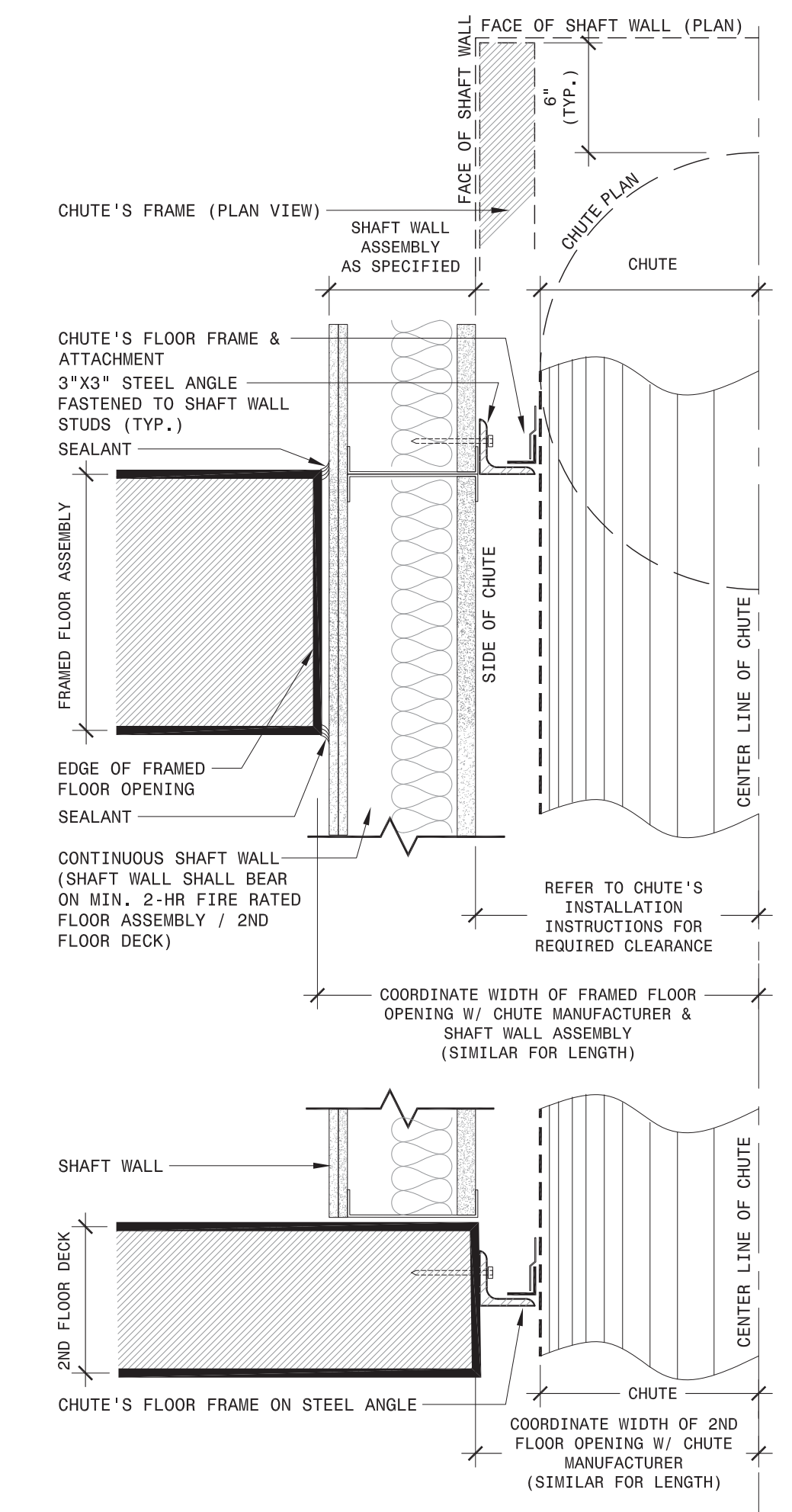


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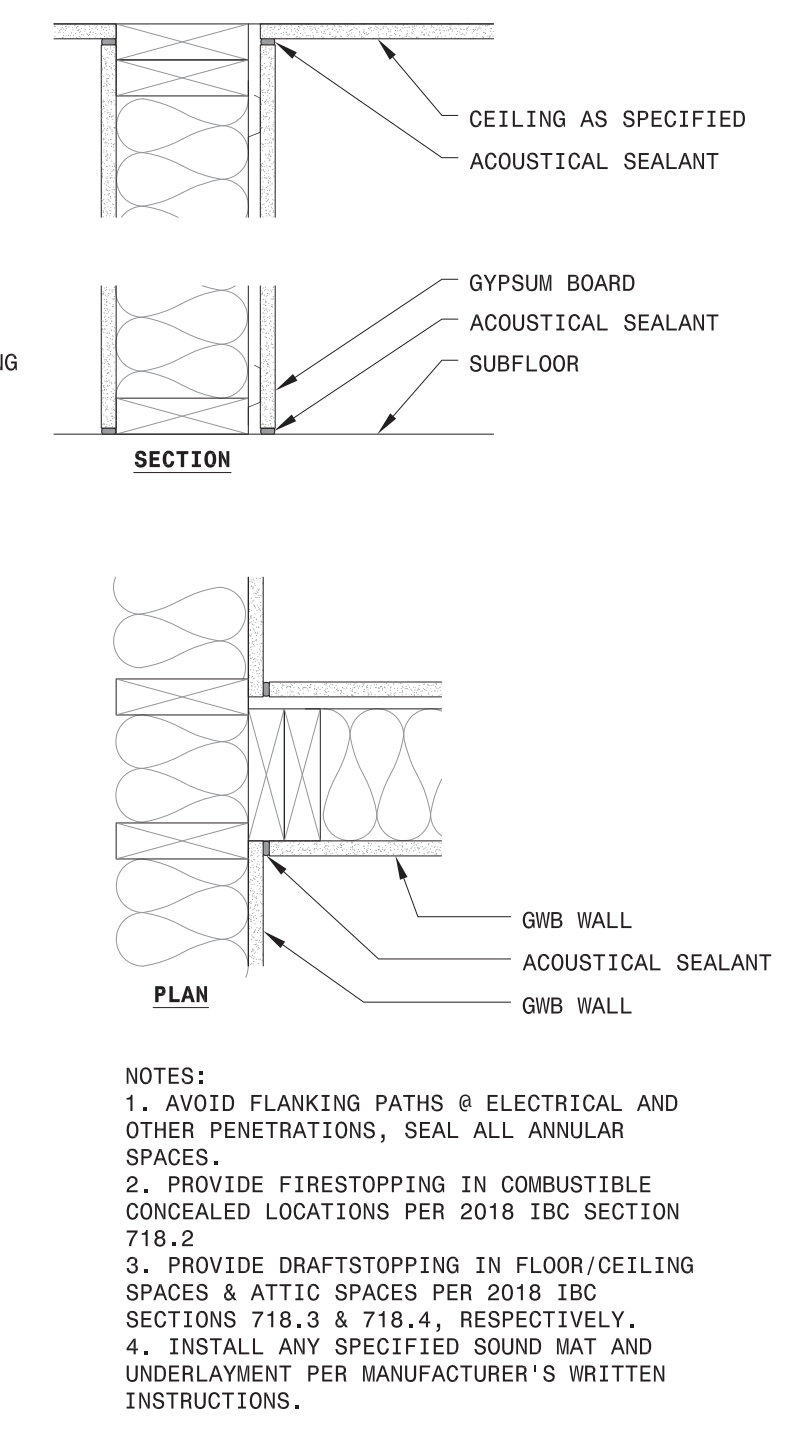
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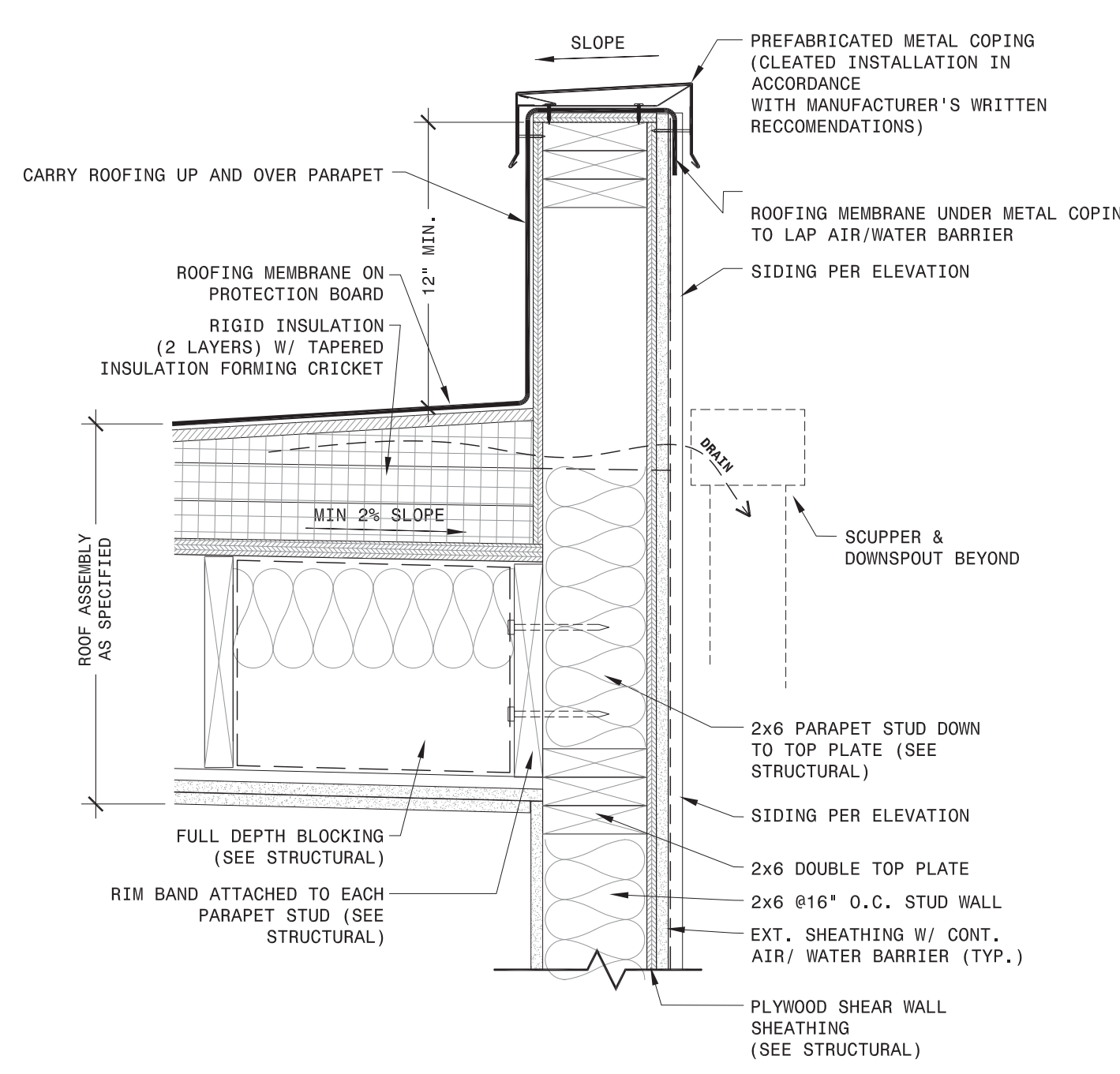
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SHEET SIZE: ARCH D 24X36
DETAILS



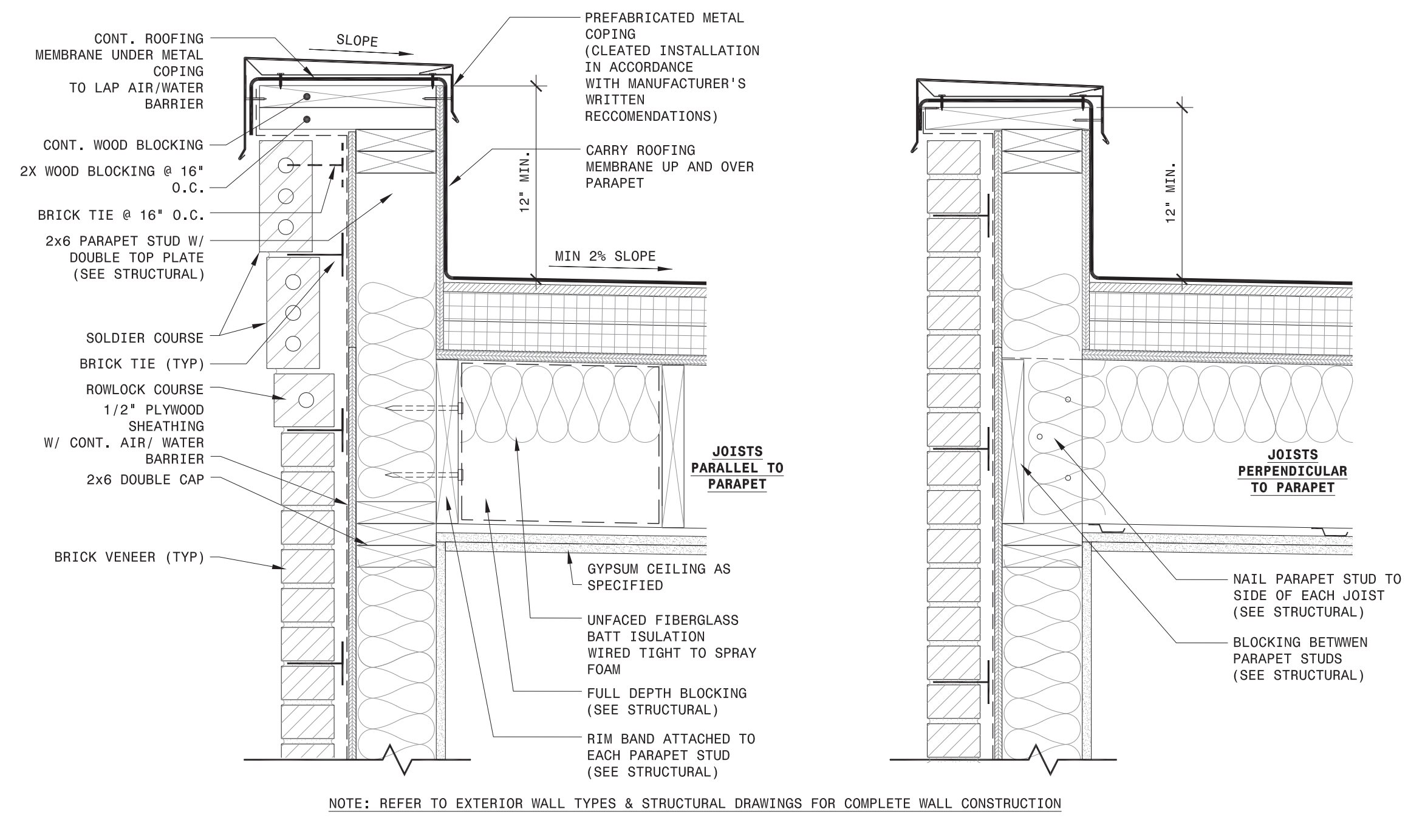
4 TRASH CHUTE DETAIL
1 1/2" = 1'-0"



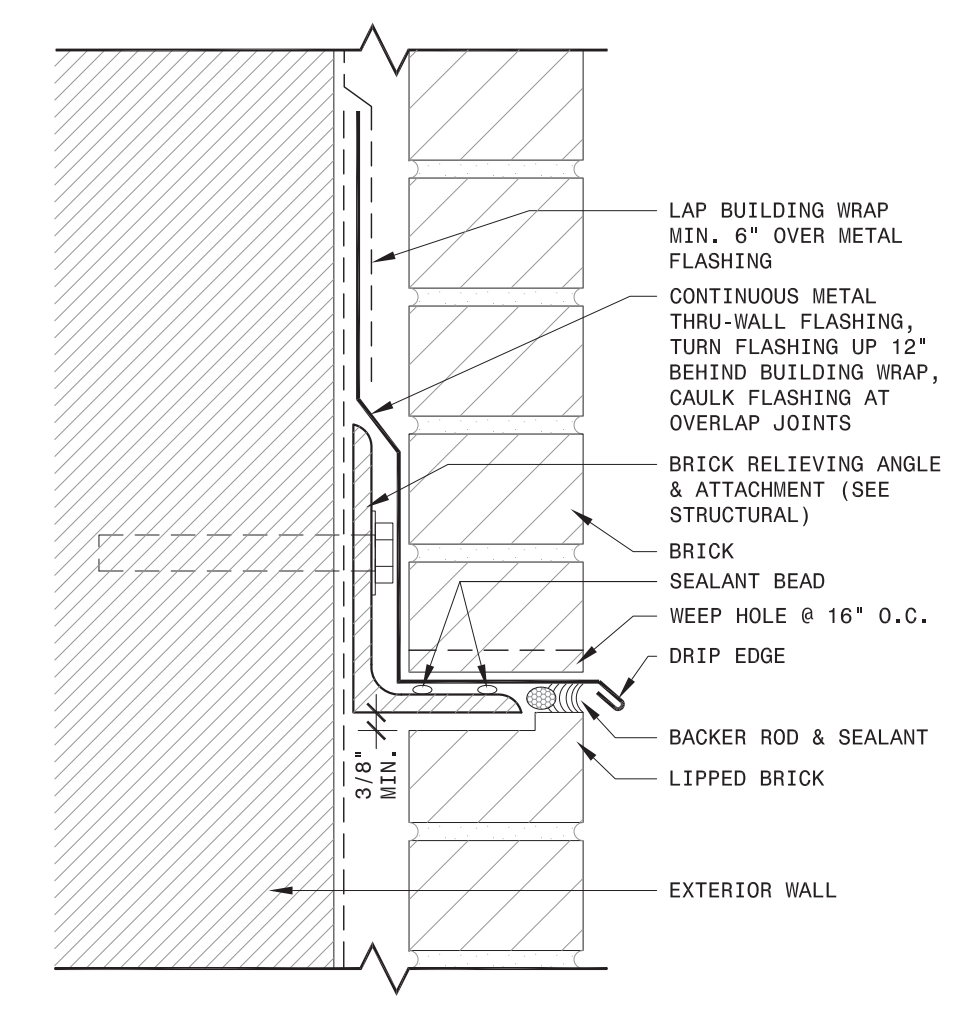
3 ACOUSTICAL DETAIL
1 1/2" = 1'-0"



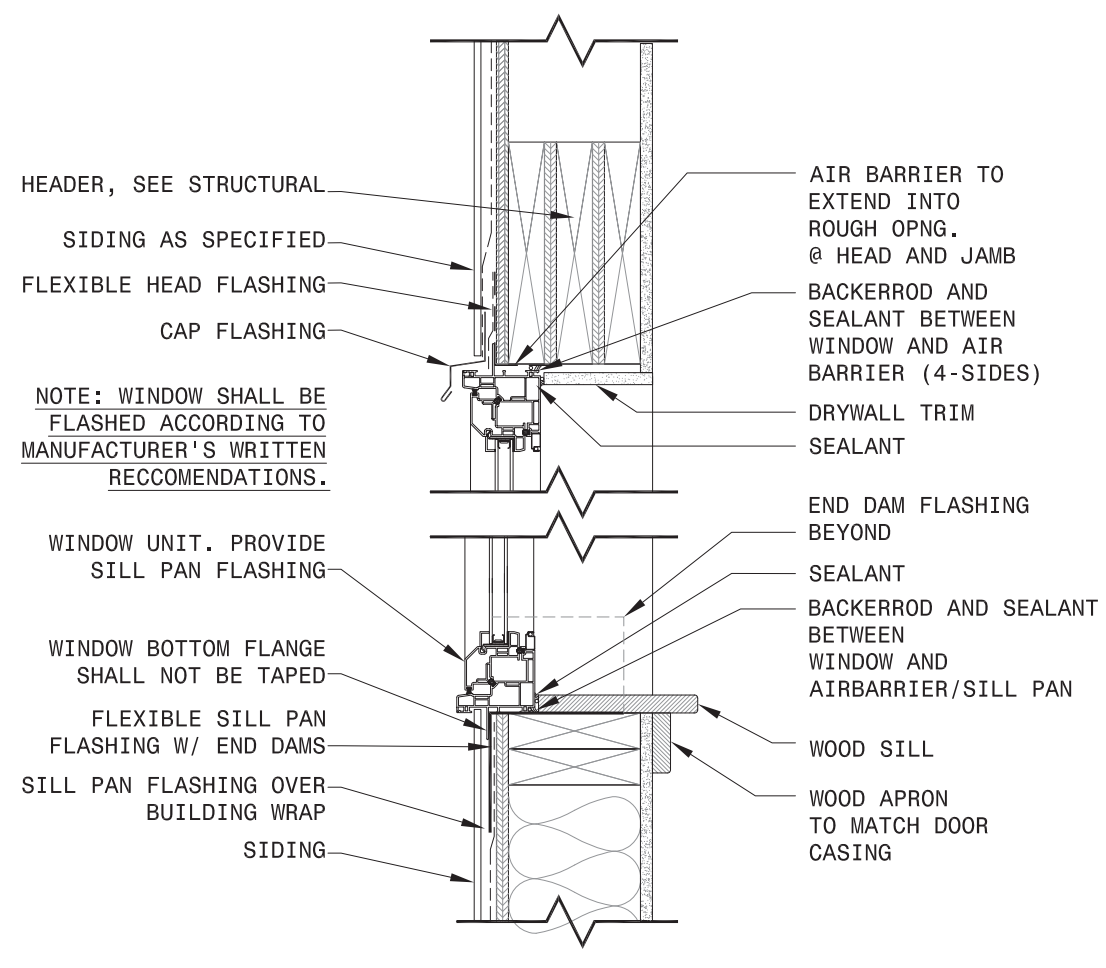
2 PARAPET @ LOW SIDE OF ROOF
1 1/2" = 1'-0"



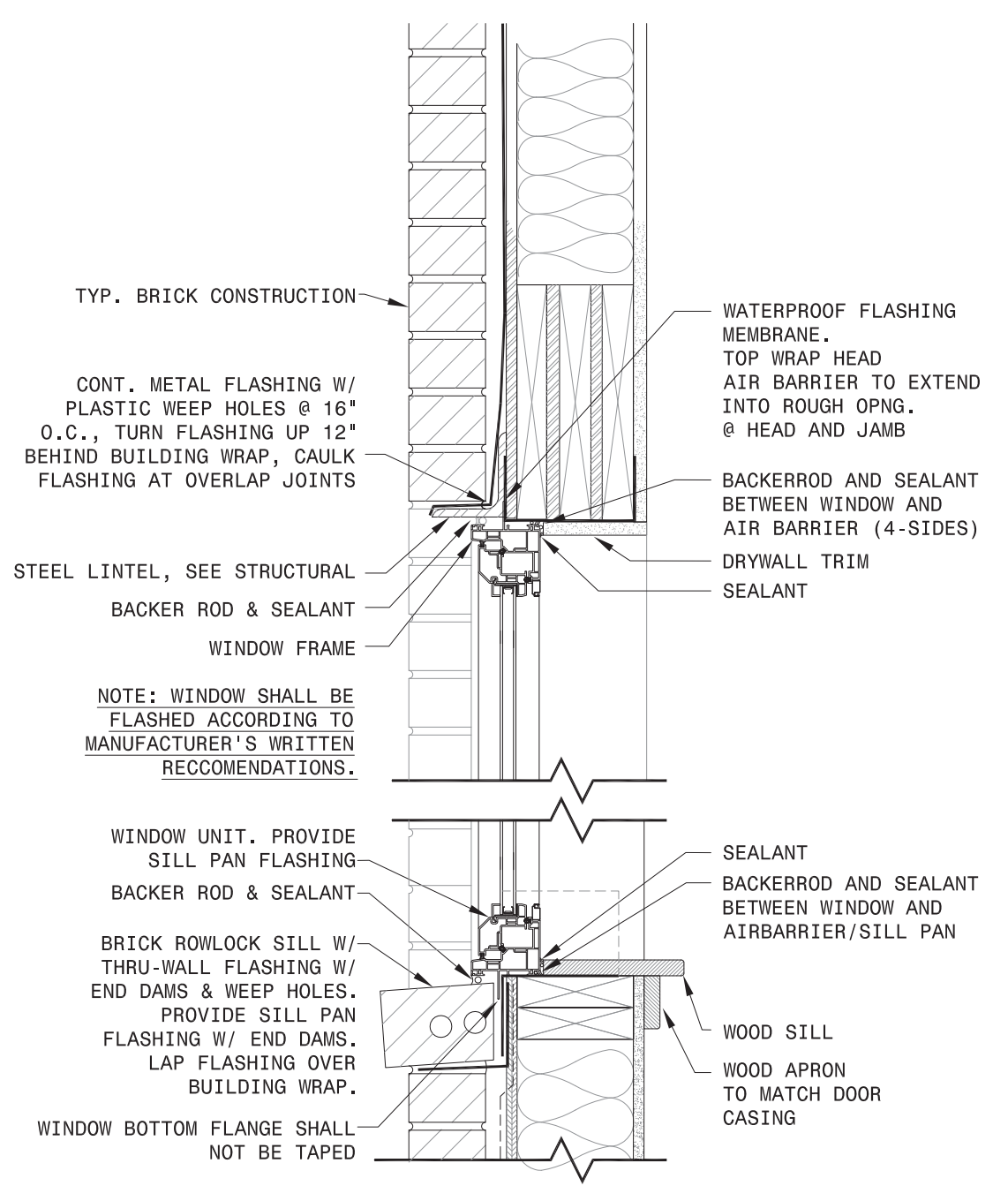
1 FRONT/SIDE PARAPET DETAIL
1 1/2" = 1'-0"



7 BRICK RELIEVING ANGLE DETAIL
1 1/2" = 1'-0"



6 WINDOW DETAIL
1 1/2" = 1'-0"



5 WINDOW DETAIL
1 1/2" = 1'-0"