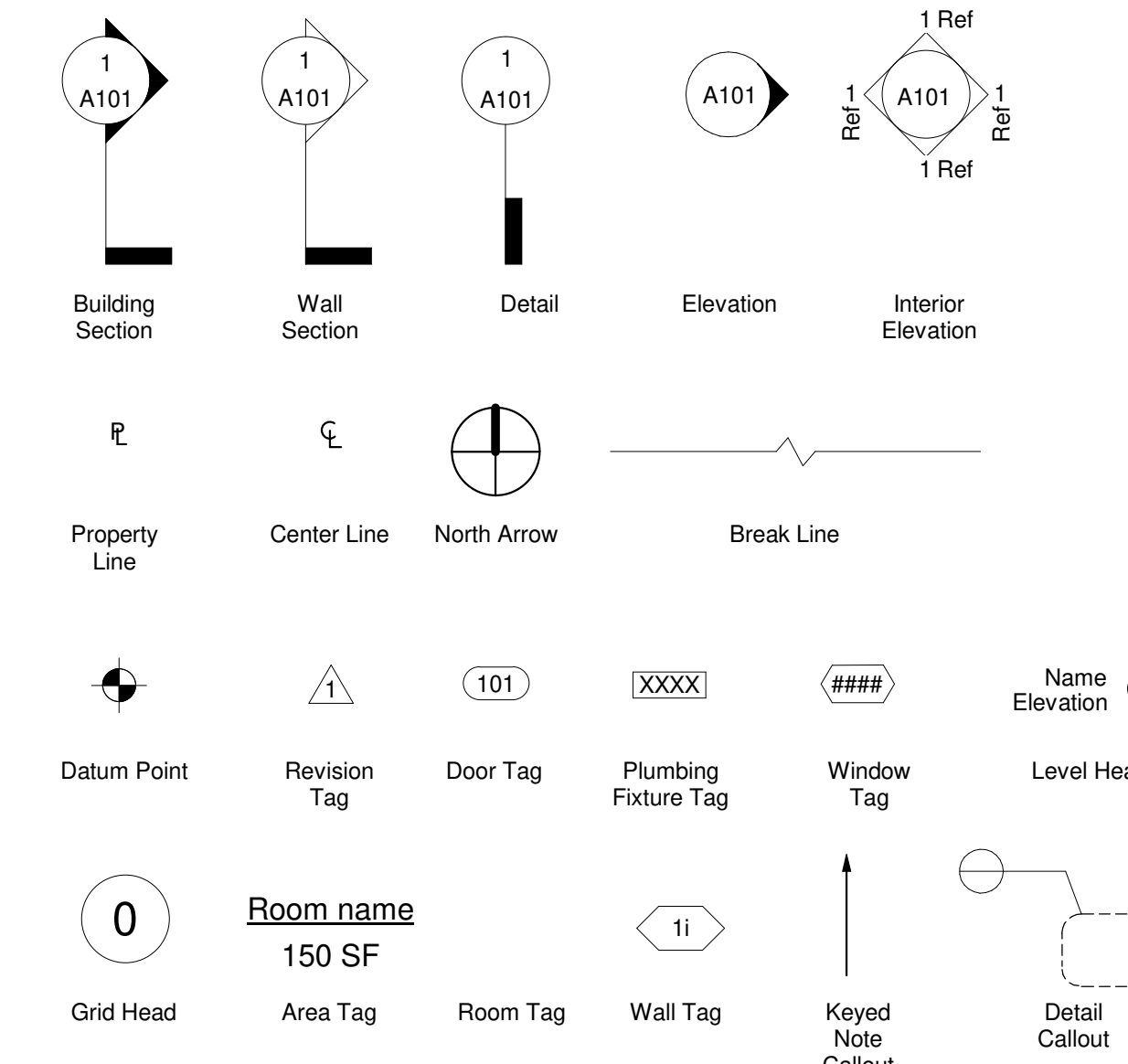


PROJECT DESCRIPTION
 1. The project consists of new ground-up construction on a vacant lot.
 3849 N Broad St is a three-story residential, including multifamily residential (R-2) with a cellar limited to storage and maintenance.
 2. All work must comply with all applicable local, state, and federal building codes, safety codes, and regulations including but not limited to the 2019 PA Uniform Construction Code for Philadelphia.
 3. Construction Type: V-B
 4. Sprinkler: NFPA 13
 5. Building Area: 5,002 sf
 6. Building Height: +/- 36'-6" (38'-0" max. height)
 7. Stories: 3-stories

ABBREVIATIONS

A/C	Air Conditioning	Horiz	Horizontal
ACT	Acoustical Ceiling Tile	HR	Hour
Adj.	Adjustable	HT	Height
AFF	Above Finished Floor	HVAC	Heating, Ventilating, and Air Conditioning
Amp	Ampere		
Arch	Architect	I.D.	Inside Diameter
BOH	Back of House	LEED	Leadership in Energy and Environmental Design
		LL	Landlord
Cab	Cabinet	Max	Maximum
CBM	Cell B. Moore Avenue	MEP	Mechanical, Electrical, and Plumbing
CL	Center Line	MFR	Manufacturer
Clg	Ceiling	Min	Minimum
Col	Column		
Cr	Center		
CX	Commissioning	NIC	Not in Contract
CXA	Commissioning Agent	NL	Night Light
		NTS	Not to Scale
		N	North
Deg	Degree		
Det	Detail		
Dia	Diameter	OC	On Center
Diag	Diagonal	O.D.	Outside Diameter
Dim	Dimension		
Dn	Down	Plc	Place
Ea	Each	R	Radius
EI	Elevation	Ref	Reference
EQ	Equal	Reqd	Required
Ext	Existing	Rev	Revision
Ext	Exterior	Rnd	Round
FF&E	Furniture, Fixture, and Equipment	SC	Solid Core
Fir	Floor	Sect	Section
FOH	Front of House	SF	Square Feet
Ft	Foot Feet	SHT	Sheet
		Sim	Similar
G	Ground	SPEC	Specification
GC	General Contractor	SQ	Square
Gtown	Germantown Avenue		
HC	Hollow Core	Temp	Temporary
Hdw	Hardware	Typ	Typical
HM	Hollow Metal	UNO	Unless Noted Otherwise
		Vert	Vertical
		VIF	Verify in Field



Owner:
 3845 North Broad LLC
 Philadelphia, PA

Architect of Record:
 Living City Architecture
 Philadelphia, PA

Structural Engineer:
 TBD
 Philadelphia, PA

MEP Engineer:
 TBD
 Philadelphia, PA

Civil Engineer:
 Xx, PA

Builder:
 Input
 Philadelphia, PA

Developer:
 Input
 Philadelphia, PA

3845-49 N Broad -RM-1 Area Schedule (Zoning)		
Name	Area	%
New Multifamily Building	1,797 SF	70.2%
Occupied	1,797 SF	70.2%
Court 1	245 SF	9.6%
Front Yard	114 SF	4.4%
Rear Yard	404 SF	15.8%
Open	763 SF	29.8%
Total Lot	2,566 SF	100.0%

- ⊕ Gas Valve
- Property Line
- ⊕ Water Supply
- ⊕ Vent Outlet
- ⊕ Pole Sign
- ⊕ 18" Diam. Wood Pole
- ⊕ Fire Hydrant
- ⊕ Manhole

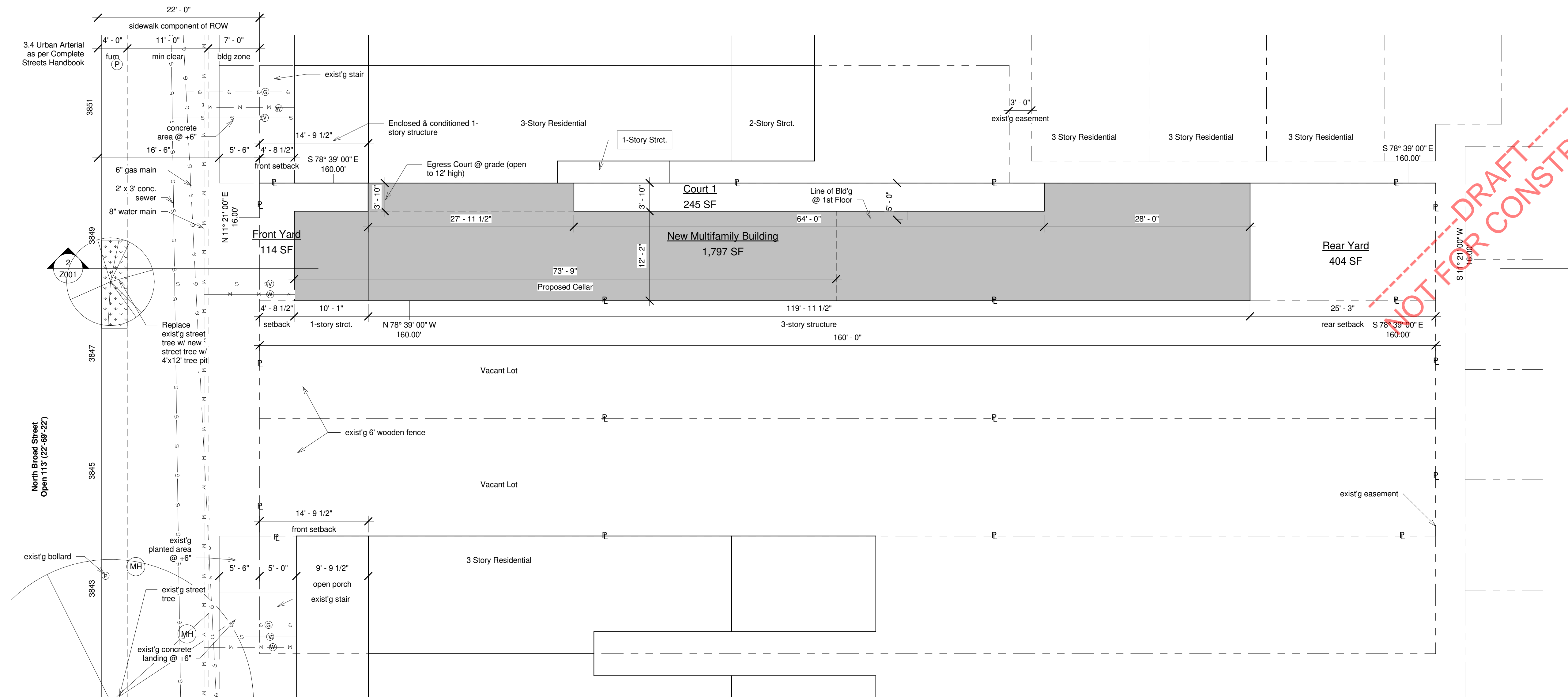
GENERAL NOTES - DRAWINGS

- Do not scale drawings.
- The drawings are only part of the contract documents as enumerated in the agreement. Interpret contract documents collectively as indicated.
- Refer to division 1 of the specifications along with other applicable parts of the contract documents for administrative and procedural portions of the work.
- Where a detail is indicated as "typical" provide the work indicated in the detail at all similar or applicable locations.
- Where an element or symbol on the drawings is indicated as "typical" provide indicated requirements at other similar elements or symbols.
- Verify dimensions in the field as required to coordinate the work.

General Set - Sheet List			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
G001	Cover	SD2	12/15/2020

Architectural Set - Sheet List			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
A101	First Floor Plan	SD2	12/15/2020
A102	Second Floor Plan	SD2	12/15/2020
A103	Third Floor Plan	SD2	12/15/2020
A104	Roof Plan	SD2	12/15/2020
A201	Building Elevations	SD2	12/15/2020
A301	Building Sections	SD2	12/15/2020

Area Schedule (Building Occupancy)									
Name	Code	Analysis-Occupancy	Level	Area	Code Analysis-IBC Occ-SF	Max Occupants	Min Egress Width-Stair	Min Egress Width-Gen	Comments
Residential R-2	1	1,678 SF	200 SF	200 SF	9	0' - 2 3/4"	0' - 1 3/4"		
Residential R-2	2R	1,662 SF	200 SF	200 SF	9	0' - 2 3/4"	0' - 1 3/4"		
Residential R-2	3R	1,662 SF	200 SF	200 SF	9	0' - 2 3/4"	0' - 1 3/4"		
Grand total		5,002 SF			27	0' - 8 1/8"	0' - 5 3/8"		



1 Zoning Site Plan
 1/8" = 1'-0"



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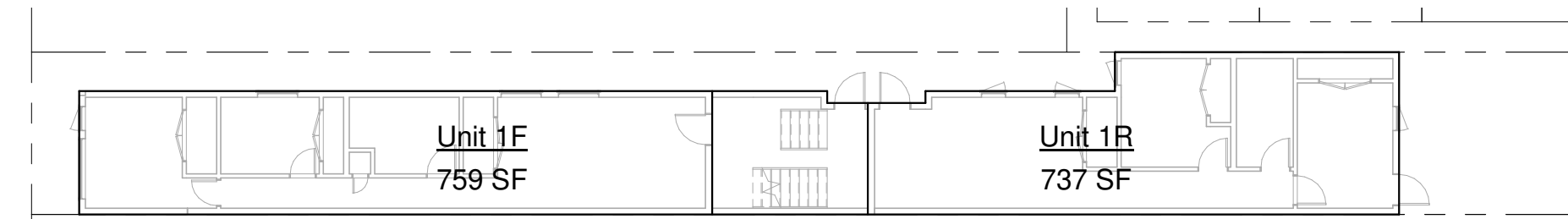
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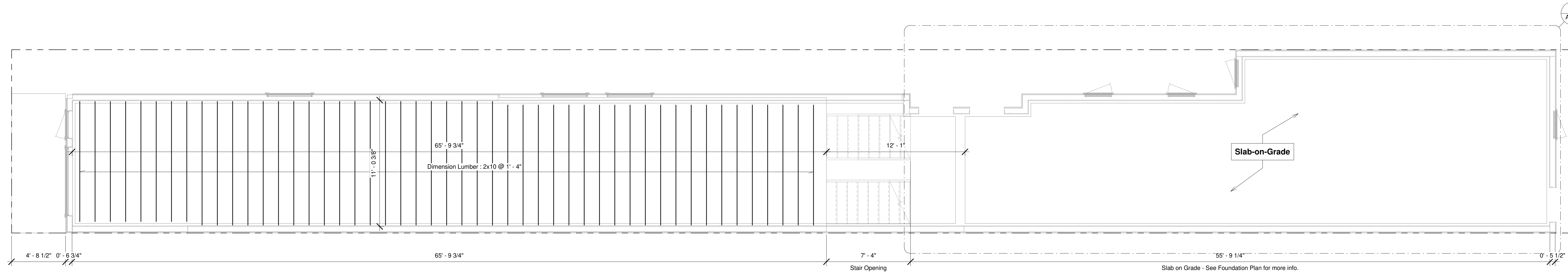
No.	Description	Date
SD2	SD Packet	12/15/2020

Cover
 Project number 202011001
 Date 12/15/2020
G001
 Scale As indicated

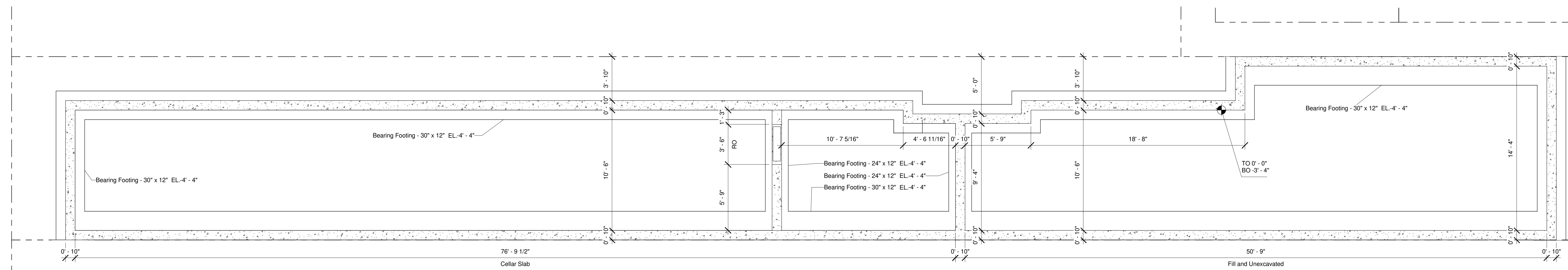


Area Schedule-1st Floor		
Number	Name	Area
1F	Unit 1F	759 SF
1R	Unit 1R	737 SF
Grand total		1,496 SF

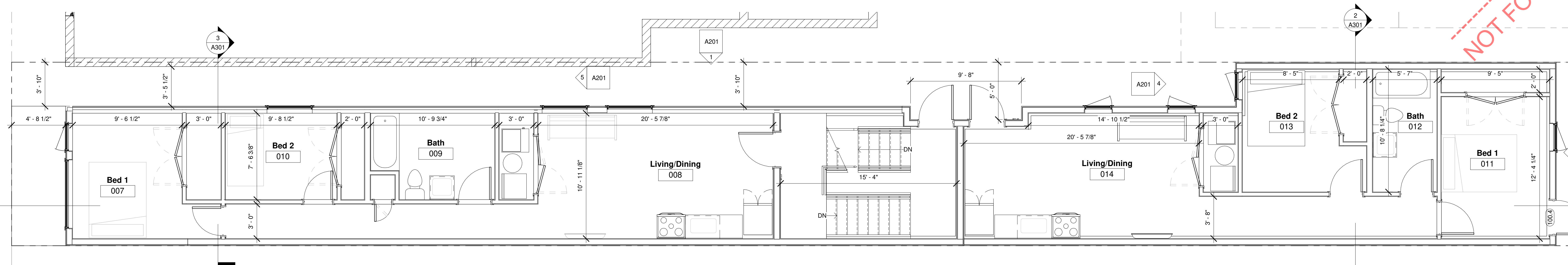
2 Rentable Area Plan
1/16" = 1'-0"



4 1F
1/4" = 1'-0"



3 Foundation Plan
1/4" = 1'-0"



1 1/4" = 1'-0"



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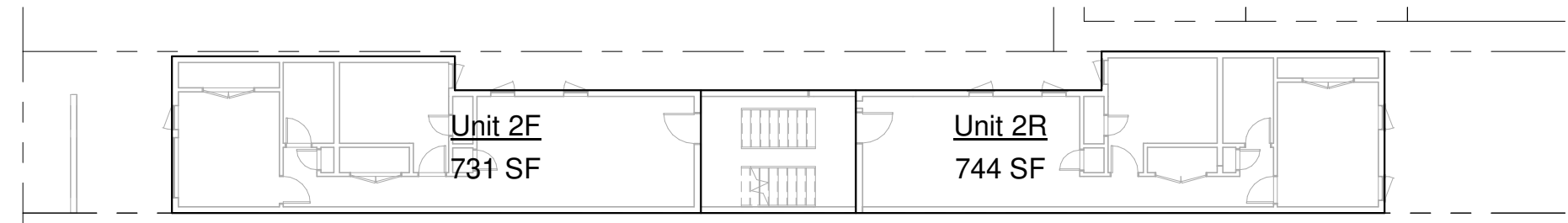
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No.	Description	Date
SD2	SD Packet	12/15/2020

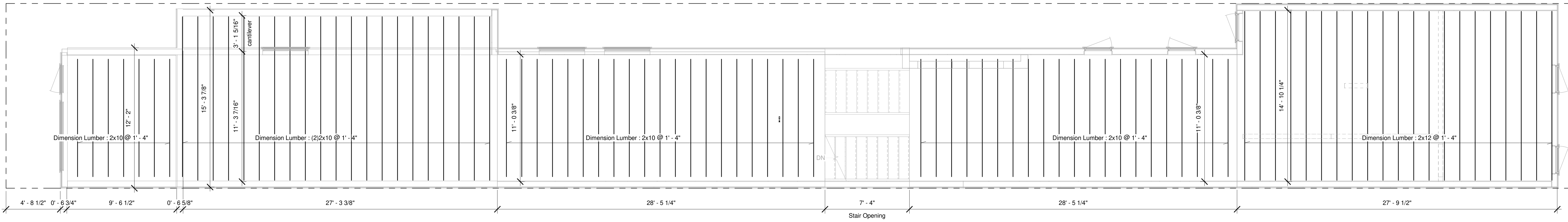
First Floor Plan
Project number 202011001
Date 12/15/2020
A101
Scale As indicated

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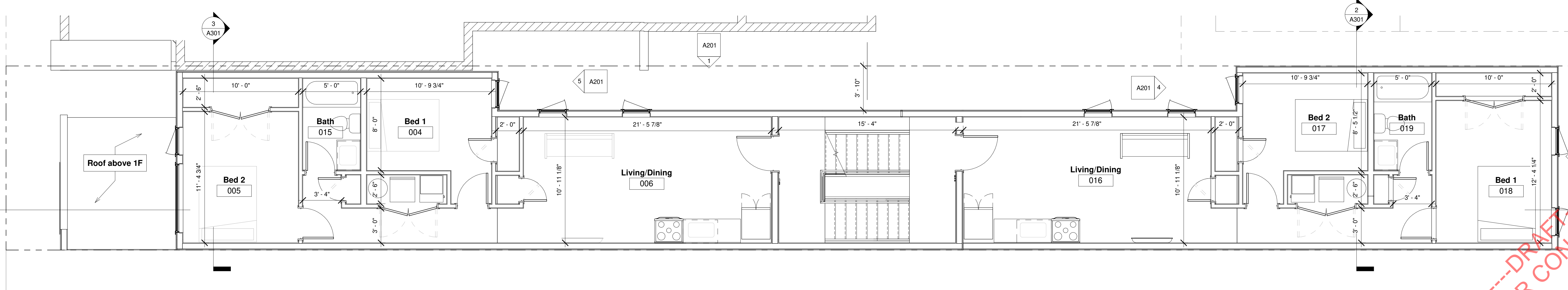
Area Schedule-2nd Floor		
Number	Name	Area
2F	Unit 2F	731 SF
2R	Unit 2R	744 SF
Grand total		1,475 SF



3 2-Rentable Area Plan
1/16" = 1'-0"



2 2R
1/4" = 1'-0"



1 2R
1/4" = 1'-0"



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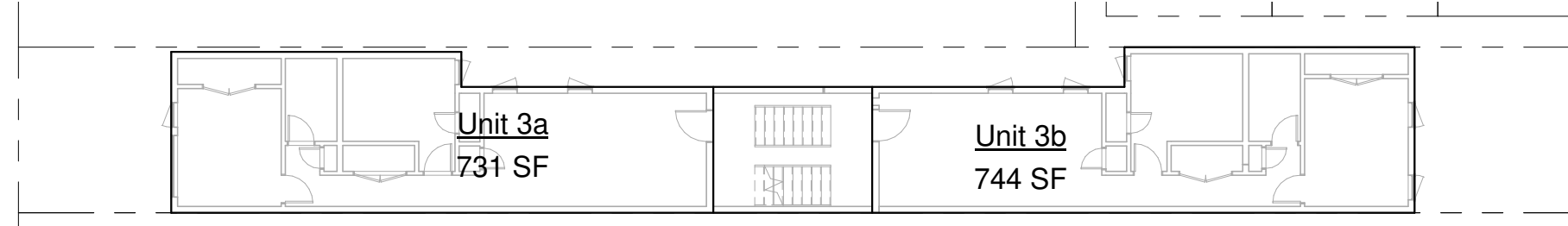
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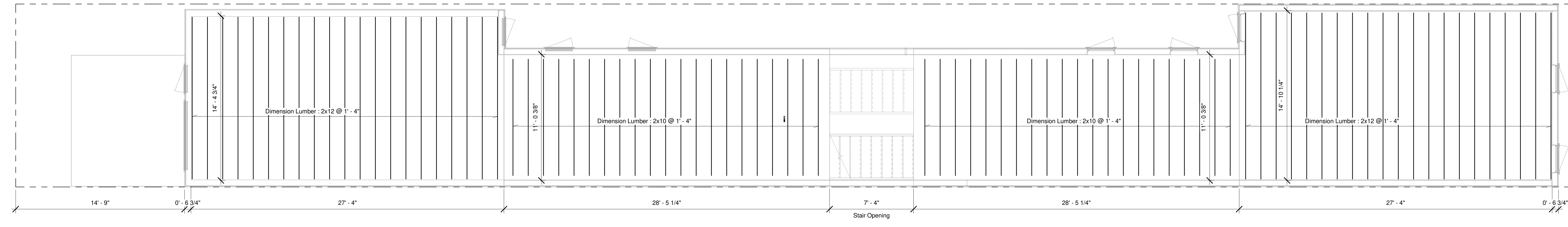
No.	Description	Date
SD2	SD Packet	12/15/2020

Second Floor Plan
Project number 202011001
Date 12/15/2020
A102
Scale As indicated

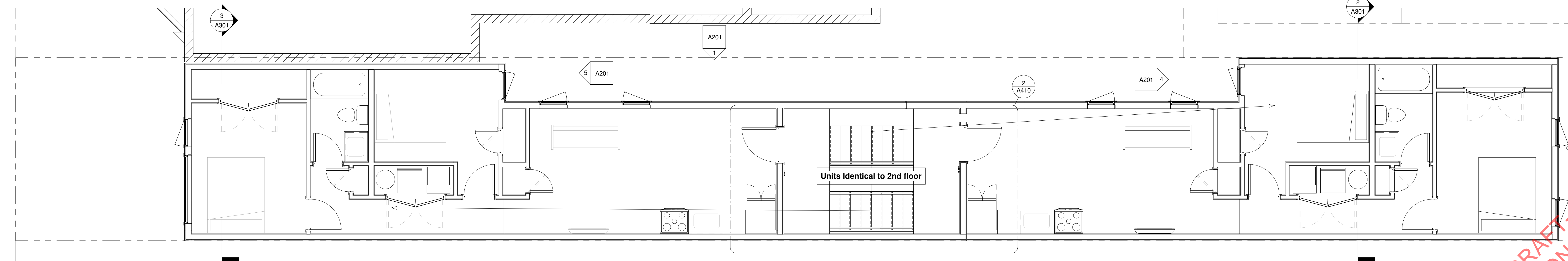


Area Schedule-3rd Floor		
Number	Name	Area
3F	Unit 3a	731 SF
3R	Unit 3b	744 SF
Grand total		1,475 SF

3 3-Rentable Area Plan
1/16" = 1'-0"



2 3R
1/4" = 1'-0"



1 3R
1/4" = 1'-0"



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No.	Description	Date
SD2	SD Packet	12/15/2020

Third Floor Plan

Project number: 202011001
Date: 12/15/2020

A103

Scale: As indicated

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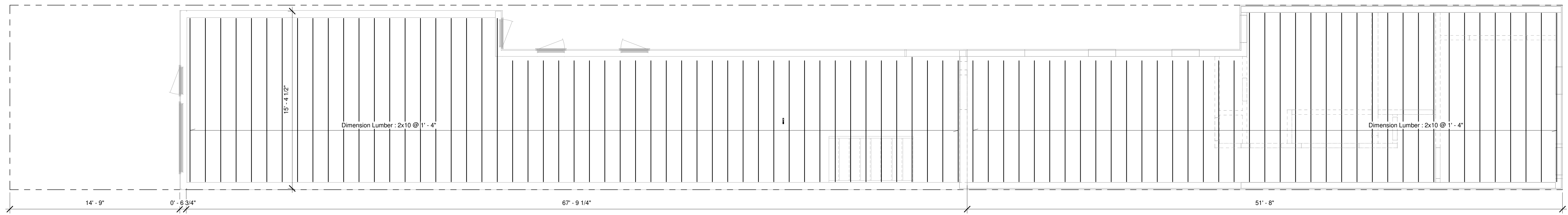
No.	Description	Date
SD2	SD Packet	12/15/2020

Roof Plan

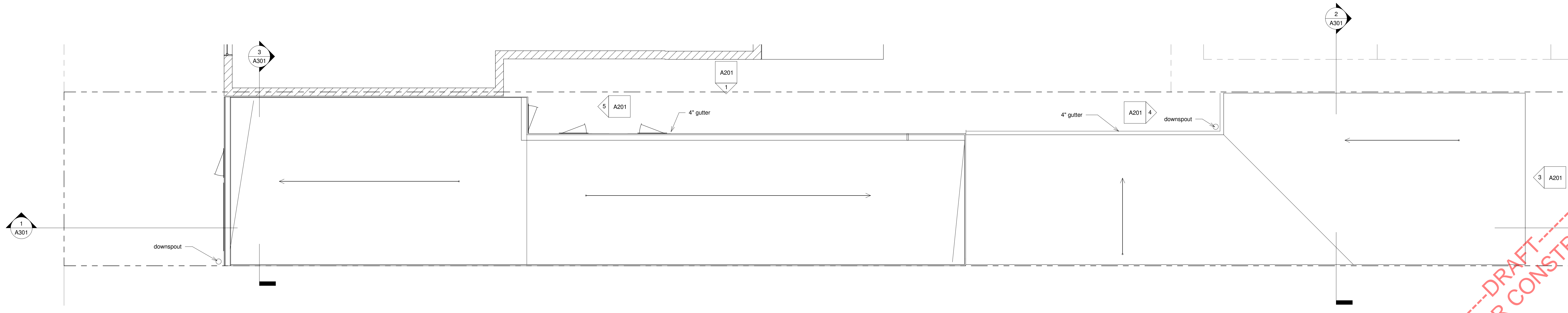
Project number 202011001
Date 12/15/2020

A104

Scale 1/4" = 1'-0"



2 RR
1/4" = 1'-0"



1 Roof Plan
1/4" = 1'-0"

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