

Signature and Seal

828 N 2ND ST

828 N 2nd Street,
Philadelphia PA

PROJECT NO: 712

OWNER:

CDD 119 LLC
c/o Catalyst City Development
2400 Market Street No. 200
Philadelphia, PA 19103

ARCHITECT:

CoscialMoos Architecture
123 South Broad Street
Suite 220 South Lobby
Philadelphia, PA 19109
www.coscialmoos.com
267-761-9416

CIVIL ENGINEER:

Cornerstone Consulting Engineers &
Architectural, Inc.
213 W Main St, Lansdale, PA 19446<https://cornerstonenet.com/>

215-362-2600

STRUCTURAL ENGINEER:

Larsen & Landis Structural Engineers
11 W Thompson Street
Philadelphia, PA 19125www.larsenlandis.com

215-232-7207

MEP/P ENGINEER:

Chestnut Engineering
16 E Lancaster Ave, Suite 205
Philadelphia, PA 19103www.chestnut-engineering.com

610-442-1750

GENERAL NOTES - BUILDING PLANS

1. REFER TO 0000 FOR PROJECT GENERAL NOTES, MATERIAL LEGEND, ABBREVIATIONS, AND SYMBOLS.
2. ALL EXTERIOR FACADE DIMENSIONS ARE TO THE EXTERIOR FINISH FACE OR EXTERIOR FACE OF GLASS, UNLESS NOTED OTHERWISE.
3. ALL INTERIOR DIMENSIONS ARE TO FINISH FACE OF PARTITION AND/OR CENTERLINE OF COLUMN GRID, UNLESS NOTED OTHERWISE.
4. ALL INTERIOR DOORS WITHIN STUD FRAMING ARE SET 4" FROM ADJACENT PARTITION CORNER UNLESS NOTED OTHERWISE. INTERIOR DOORS WITHIN MASONRY OR CONCRETE WALLS SHALL BE 8" FROM ADJACENT CORNER, UNLESS NOTED OTHERWISE.
5. FIRESTOP AND SEAL ALL PENETRATIONS TO MAINTAIN SCHEDULED FIRE RESISTANCE RATING OF ASSEMBLIES. PROVIDE APPROVED FIRESTOPPING AND DRAFTSTOPPING MATERIAL AT PENETRATIONS OF FIRE RATED PARTITIONS.
6. PROVIDE ACOUSTICAL CAULKING TO CLOSE GAPS BETWEEN SERVICE OUTLETS (SWITCHES, RECEPTACLES, DATA, COAX) AND GYPSUM WALLBOARD.
7. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFO ON SITE CONSTRUCTION.
8. REFER TO STRUCTURAL DRAWINGS FOR REINFORCEMENT OF NEW MASONRY WALLS.
9. UNIT DEMISING WALLS AND CORRIDOR WALLS ARE TO EXTEND TO UNDERSIDE OF DECK AND FIRESTOPPED PER REQUIRED RATED ASSEMBLY.
10. PROVIDE 3/4" FRT PLYWOOD ON WALLS OF ELECTRIC AND TELECOM ROOMS. COORDINATE SCOPE AND LOCATION WITH ELECTRICAL SUBCONTRACTOR.
11. PROVIDE BLOCKING IN FRAMED PARTITIONS FOR MILLWORK, CABINETS, FIXTURES, ACCESSORIES, HANDRAILS, RACKS, AND THE INSTALLATION OF GRID BARS AS PER MANUFACTURERS RECOMMENDATIONS.
12. REFER TO THE TYPICAL RESTROOM ACCESSORY MOUNTING HEIGHTS DIAGRAM FOR FIXTURE AND ACCESSORY MOUNTING HEIGHTS AND OTHER ADA REQUIREMENTS.
13. COORDINATE APPLIED SURFACE MATERIAL WITH FINISHES. CRITICAL CLEAR DIMENSIONS NOTED ARE TO MATERIAL FINISH.
14. FINISH FOR ANY EXPOSED PLUMBING, ELECTRICAL, MECHANICAL, FIRE PROTECTION, AND OTHER BUILDING SYSTEM COMPONENTS TO BE COORDINATED WITH ARCHITECT.
15. ALL WALLS, CEILINGS, AND FLOORS TO RECEIVE FINISH, UNLESS NOTED OTHERWISE.
16. PROVIDE ALL SIGNAGE (EXIT, PUBLIC ACCESS AREAS, ETC.) AS REQUIRED BY CODE AND IN CONFIGURATION REQUIRED BY BOTH LIFE SAFETY AND ACCESSIBILITY CODES.
17. PROVIDE SPRAY APPLIED FIREPROOFING TO ALL NEW FLOORS AND NEW STRUCTURAL MEMBERS, COMPLY WITH REQUIREMENTS ON CODE AND LIFE SAFETY PLANS. FOR NEW STRUCTURE SUPPORTING STAIRS, ELEVATOR, AND OTHER SHAFTS, EXTEND SFPM SCOPE ONE STRUCTURAL BAY BEYOND SHAFT BEING SUPPORTED. REPAIR EXISTING SFPM ACCORDINGLY.
18. ALL STEEL STUD PARTITIONS WITHIN TYPE I AND TYPE II CONSTRUCTION SHALL BE G3-U-A UNLESS NOTED OTHERWISE.
19. ALL WOOD STUD PARTITIONS WITHIN TYPE II CONSTRUCTION SHALL BE W4-U-A UNLESS NOTED OTHERWISE.

SHEET LEGEND - BUILDING PLANS

	CONCRETE WALL		FEC-1 FULLY RECESSED FEC
	NEW PARTITION		FEC-2 SEMI RECESSED FEC
	NEW MASONRY PARTITION		FEC-3 SURFACE MOUNTED FEC
	ACOUSTIC INSULATION		STACKED WASHER (BOTTOM) & DRYER (TOP)
	BATTING INSULATION		HOT WATER HEATER
	NEW DOOR & FRAME		FLOOR DRAIN
	PROPOSED ELEVATION		WINDOW TAG
	PARTITION TAG		DOOR TAG
	EXTERIOR WALL SYSTEM TAG		

SHEET NOTES - BUILDING PLANS

1. LINE OF BUILDING ABOVE.
2. REINFORCED, CAST IN PLACE CONCRETE FOUNDATION WALLS. COORDINATE W/ STRUCTURAL DRAWINGS.
3. IRRIGATION PLANTER, ARTIFICIAL PLANTS TO BE INSTALLED BY OWNER.
4. REINFORCED, CAST IN PLACE CONCRETE FOOTINGS. COORDINATE W/ STRUCTURAL DRAWINGS.
5. PECO EQUIPMENT SHAFT WAY W/ ACCESSIBLE GALVANIZED GRATING ABOVE. SLOPE CONCRETE SLAB TO DRAIN.
6. WIRE MESH RESIDENTIAL STORAGE LOCKERS (11 TOTAL).
7. 4" HIGH REINFORCED CONCRETE CURB BELOW DOOR.
8. GALVANIZED LADDER MECHANICALLY ATTACHED TO REINFORCED CONCRETE FOUNDATION WALL.
9. MOP SINK. COORDINATE W/ PLUMBING DRAWINGS.
10. FITNESS ROOM EQUIPMENT LAYOUT BY VENDOR. COORDINATE POWER REQUIREMENTS W/ ELECTRICAL DRAWINGS.
11. PROVIDE MOISTURE RESISTANT GWB AT LOWER LEVEL, PARTITIONS, TYP.
12. REINFORCE CAST IN PLACE CONCRETE COLUMN, COORDINATE WITH STRUCTURAL.
13. CONCRETE SUMP PUMP W/ METAL GRATE FLUSH TO FINISHED FLOOR, SEE MEP DRAWINGS FOR MORE INFORMATION.
14. WALL MOUNTED BICYCLE STORAGE SYSTEM (28 BIKES).
15. PERFORATED FOUNDATION DRAIN W/ HOLES ORIENTED DOWN. WRAP GEOTEXTILE FABRIC AROUND PIPING WITH CRUSHED GRAVEL.
16. SEWAGE EJECTOR PUMP W/ METAL GRATE FLUSH TO FINISHED FLOOR. SEE MEP DRAWINGS FOR MORE INFORMATION. REFER TO PLUMBING DRAWINGS FOR CONNECTION TO SUMP.
17. BOTTLE FILLING STATION. REFER TO PLUMBING DRAWINGS. PROVIDE IN-WALL BLOCKING.
18. WORKING POINT.

100% CD SET 08/12/2022

ISSUED FOR PERMIT 07/08/2022

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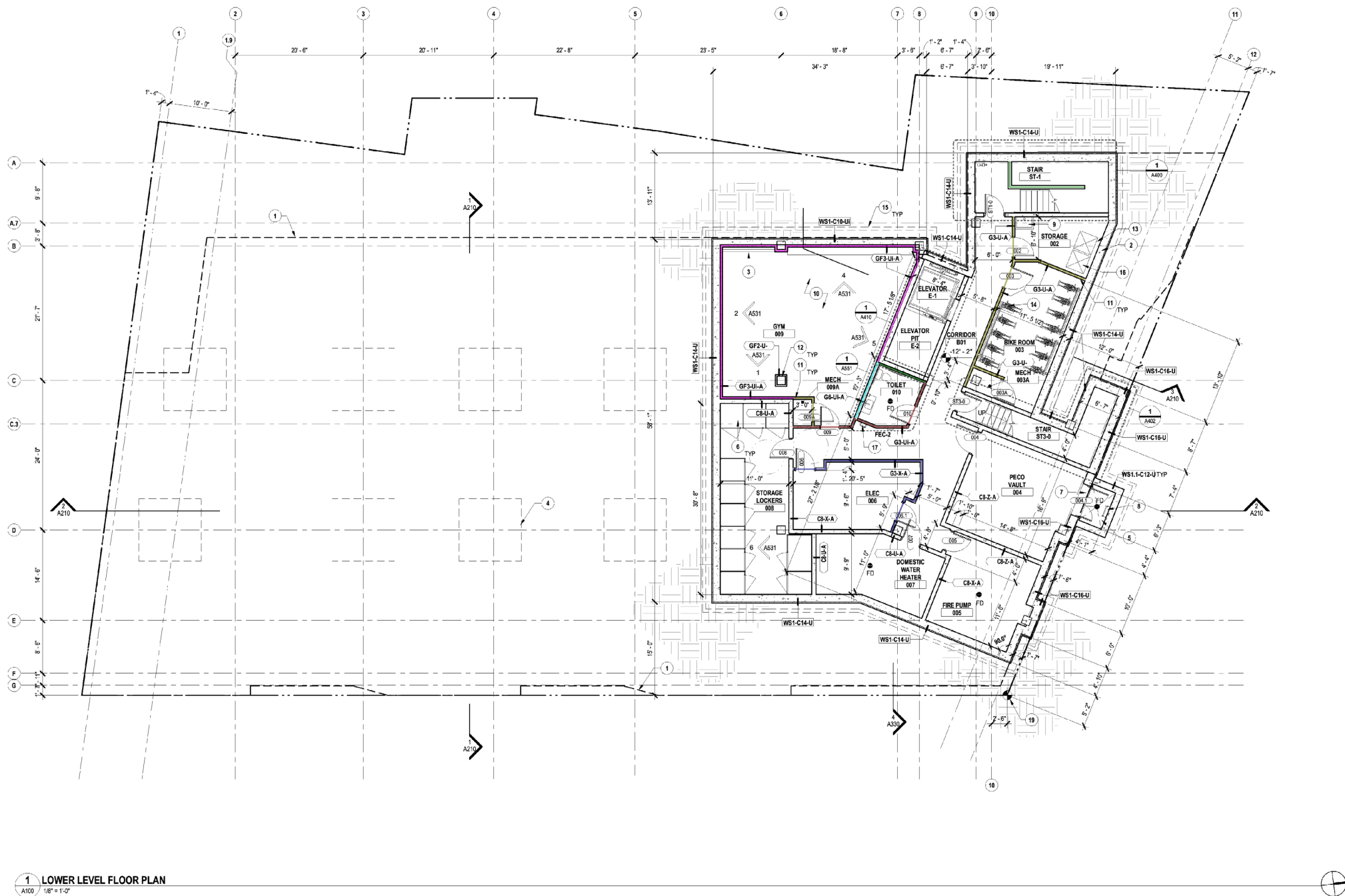
ISSUED FOR CONSTRUCTION

SCALE: As indicated

DRAWN BY: Author

LOWER LEVEL PLAN

A100

1 LOWER LEVEL FLOOR PLAN
A100 1/8" = 1'-0"

- TYPE GF3-Ui-A INTERIOR WALL (9'-9"H)
- TYPE G6-Ui-A INTERIOR WALL (10'H)
- TYPE G3-Ui-A INTERIOR WALL (9'-9"H)
- TYPE GF3-U-A INTERIOR WALL (9'-9"H)
- TYPE G3-U-A INTERIOR WALL (10'H)
- TYPE G3-X-A INTERIOR WALL (9'-9"H)
- TYPE G5.5-U-A INTERIOR WALL (11'H)

89.0 FT

9.6 FT

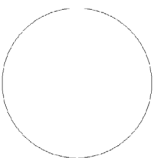
27.1 FT

7.8 FT

53.5 FT

36.4 FT

16.3 FT



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SHEET LEGEND - BUILDING PLANS

	CONCRETE WALL		FEC-1
	NEW PARTITION		FEC-2
	NEW MASONRY PARTITION		FEC-3
	ACOUSTIC INSULATION		SURFACE MOUNTED FEC
	BATTING INSULATION		STACKED WASHER (BOTTOM) & DRYER (TOP)
	NEW DOOR & FRAME		HOT WATER HEATER
	PROPOSED ELEVATION		FLOOR DRAIN
	PARTITION TAG		WINDOW TAG
	WR8-U-C		DOOR TAG
	WR8-U-J		
	EXTERIOR WALL SYSTEM TAG		

SHEET NOTES - BUILDING PLANS

1. LINE OF BUILDING ABOVE / BELOW.
2. STRUCTURAL COLUMNS. COORDINATE W/ STRUCTURAL DRAWINGS.
3. WORKING POINT.
4. ADA COMPLIANT GALV STL GRATING FLUSH WITH SIDEWALK.
5. TRASH COMPACTOR.
6. 2 YARD TRASH CONTAINERS.
7. CONCRETE PAVERS. COORDINATE W/ CIVIL DRAWINGS.
8. ARTIFICIAL PET TURF.
9. PRE-FINISHED WHITE ELECTRICAL PANEL. COORDINATE W/ ELECTRICAL DRAWING.
10. ELECTRICAL METERS. COORDINATE W/ ELECTRICAL DRAWINGS.
11. STONE CURBEDGINS. COORDINATE W/ CIVIL DRAWINGS.
12. DOG RUN FENCE. 3.0 D. AMERISTAR MOUNTAGE.
13. FDC AND REQUIRED FDC SIGNAGE. COORDINATE W/ FIRE PROTECTION DRAWINGS.
14. PRE-FINISHED WHITE ACCESS PANEL FOR WATER HEATER ACCESS. COORDINATE W/ PLUMBING DRAWINGS.
15. LATCH READER FOR CONTROLLED ACCESS. COORDINATE W/ ELECTRICAL DWGS.
16. 42" GUARD RAIL.
17. 6'-0" HIGH PRIVACY FENCE W/ GATE.
18. LANDSCAPING BY OTHERS.
19. BUILDING GAS METERS. SEE MEP DRAWINGS.
20. RAISED DOOR WITH SINGLE STEP DOWN INTO PACKAGE ROOM.
21. TRANSITION BETWEEN SLAB ON GRADE AND CAST IN PLACE CONCRETE FLOOR ASSEMBLY ABOVE LOWER LEVEL. REFER TO STRUCTURAL DWGS.
22. TENANT SEPARATION WALLS. FINAL LOCATION TO BE DETERMINED BY OWNER.
23. RETAIL MEP. SPECIFICATION AND QUANTITY TBD.
24. PROVIDE LATCH ENTRY SYSTEM. COORDINATE W/ ELECTRICAL DWGS.
25. TENANT MAIL BOXES.
26. DOUBLE EGRESS DOOR AT 2HR HORIZONTAL SEPARATION.
27. PRE-FABRICATED & FINISHED ALUMINUM DOWNSPOUT.
28. HVAC EXHAUST VENT.
29. TRASH CHUTE W/ EXPLOSION CAP & ROOF CURB AT PENETRATION.
30. ELECTRICAL FEEDERS CORED THROUGH CONCRETE DECK. PROVIDE FIRE CAULK AT PENETRATIONS IN FLOOR ASSEMBLY.

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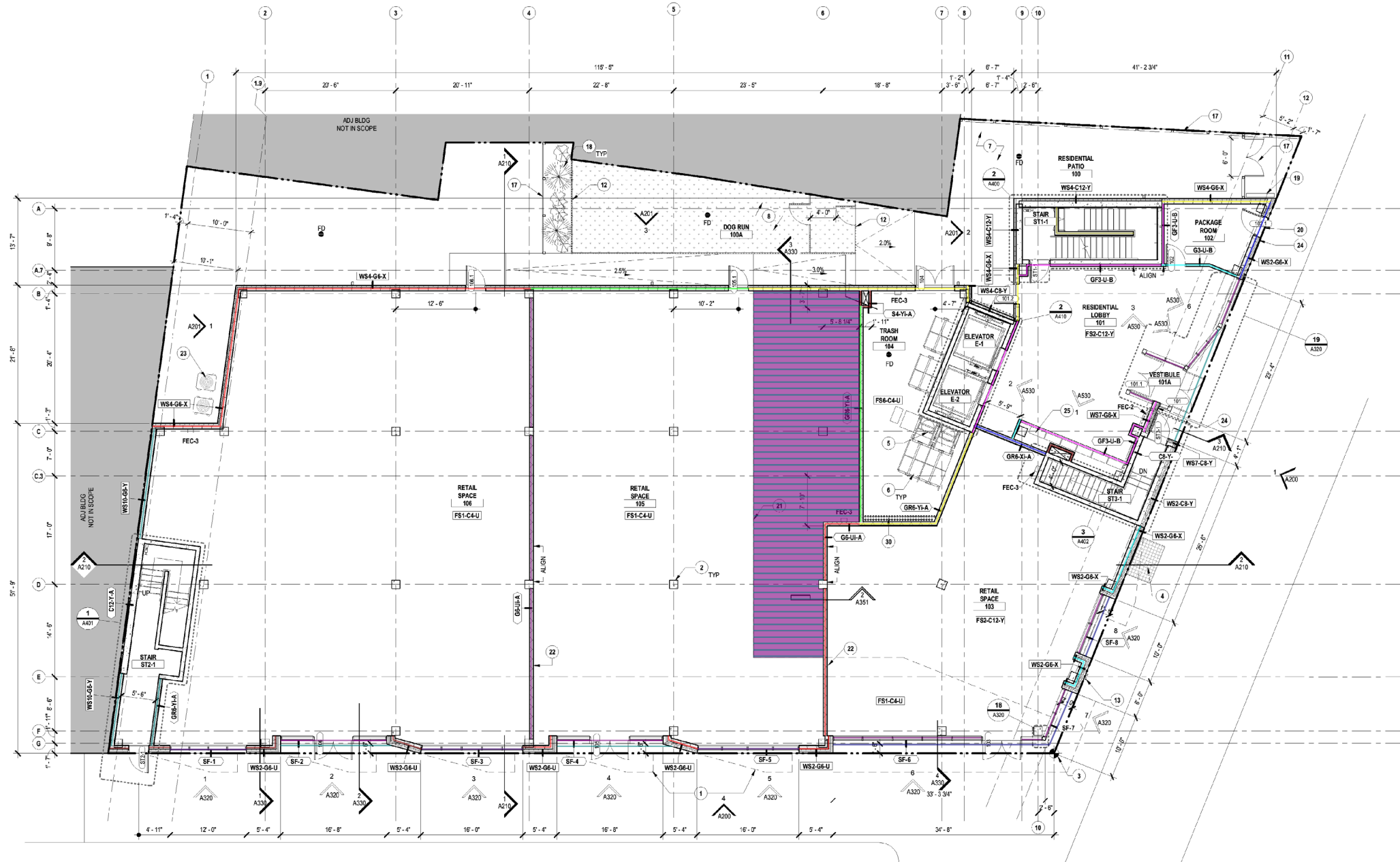
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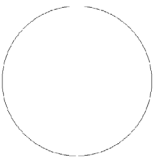
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FIRST FLOOR PLAN

A101



TYPE G6-Ui-A INTERIOR WALL (13'H)	66.7 FT
TYPE GR6-Yi-A INTERIOR WALL (13'H)	10.7 FT
TYPE G6-Ui-A INTERIOR WALL (15'H)	37.4 FT
TYPE GR6-Yi-A INTERIOR WALL (15'H)	33.9 FT
TYPE GR6-Yi-A INTERIOR WALL (14'-8"H)	27.3 FT
TYPE GR6-Xi-A INTERIOR WALL (14'-8"H)	12.0 FT
TYPE GF3-U-B INTERIOR WALL (13'-6"H)	79.2 FT
TYPE G3-U-B INTERIOR WALL (13'-6"H)	15.5 FT
TYPE S4-Yi-A INTERIOR WALL (15'H)	12.5 FT
TYPE G5.5-U-A INTERIOR WALL (15'H)	16.3 FT
EXTERIOR SOFFIT FRAMING (7/A351)	53.1 FT
EXTERIOR SOFFIT FRAMING (5/A350)	33.2 FT
EXTERIOR SOFFIT FRAMING (6/A350)	98.3 FT
STOREFRONT BASE FRAMING (1'-1"H)	134.5 FT
TYPE WS10-G6-Y EXTERIOR WALL (13'H)	28.9 FT
TYPE WS4-G6-X EXTERIOR WALL (13'H)	78.2 FT
TYPE WS4-G6-X EXTERIOR WALL (14'H)	34.2 FT
TYPE WS4-G6-X EXTERIOR WALL (15'H)	62.6 FT
TYPE WS2-G6-X EXTERIOR WALL (14'-6"H)	13.0 FT
TYPE WS7-G6-X EXTERIOR WALL (14'-6"H)	5.2 FT
TYPE WS2-G6-X EXTERIOR WALL (15'-0"H)	20.8 FT
TYPE WS2-G6-U EXTERIOR WALL (13'-0"H)	20.1 FT
Floor Assembly FS6-G8-U	834.3 SQ FT
(8") CFMF Floor Joist @12" O.C.	838.9 FT
TYPE WS2-G6-U EXTERIOR WALL (15'-0"H)	16.6 FT



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GENERAL NOTES - RCP'S

1. REFER TO 0000 FOR PROJECT GENERAL NOTES, MATERIAL LEGEND, ABBREVIATIONS, AND SYMBOLS.
2. PROVIDE CONTROL JOINTS IN GWB CEILINGS AS INDICATED OR IN ACCORDANCE WITH INDUSTRY STANDARDS.
3. CENTER SPRINKLER HEADS, LIGHT FIXTURES AND OTHER DEVICES IN CEILING TILES OR PANELS WITHIN MAXIMUM 12" TOLERANCE BETWEEN ADJACENT HEADS, LIGHT FIXTURES, AND OTHER DEVICES AND WITHIN MAXIMUM 1" TOLERANCE TOTAL U.O.N.
4. ACT CEILING GRIDS SHALL BE CENTERED WITHIN THE ROOM THEY'RE LOCATED IN UNLESS NOTED OTHERWISE.
5. DEVICES AND LIGHTS LOCATED IN ACT CEILING PANELS SHALL BE CENTERED ON THE PANEL UNLESS NOTED OTHERWISE.
6. COORDINATE WORK INDICATED IN M.E.P. AND OTHER SYSTEMS DRAWINGS TO LOCATE FLUSH, PAINTABLE, ACCESS PANELS IN GWB CEILINGS.
7. REFER TO FINISH PLANS FOR FINISH OF ALL CEILING DIFFUSERS, GRILLES, DEVICES, ETC.
8. ALL DIMENSIONS ARE TO FINISHED FACE OF SOFFIT, OR CENTERLINE OF FIXTURE OR DOORWAY. CENTERLINES ARE IMPLIED ON DRAWINGS.
9. ALL METAL CLOSURES, WALL ANGLES, REVEALS, AND MISCELLANEOUS TRIM SHALL BE FACTORY FINISHED TO MATCH CEILING COLOR U.O.N.
10. ALL CEILING SYSTEMS SHALL BE FRAMED, BRACED, AND SUPPORTED IN COMPLIANCE WITH APPLICABLE CODES.
11. REFER TO ELECTRICAL AND LIGHTING DRAWINGS AND MANUAL FOR ADDITIONAL INFORMATION PERTAINING TO LIGHT FIXTURES AND LIGHTING FIXTURE SCHEDULE.
12. MECHANICAL EQUIPMENT SHOWN FOR REFERENCE ONLY. COORDINATE LAYOUT WITH ARCHITECT. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
13. ALL PENETRATIONS THROUGH RATED ASSEMBLIES FOR DEVICES, CONDUIT, LIGHTS, ETC SHALL BE FIRE-SEALED TO MAINTAIN THE RATING OF THE FLOOR / CEILING ASSEMBLY.
14. ALL CEILINGS SHALL BE FINISHED AS NOTED AND PER FINISH SCHEDULE.

SHEET LEGEND - RCP'S

	CEILING FINISH
	CEILING HEIGHT ABOVE FINISHED FLOOR
	EXPOSED FLOOR ASSEMBLY ABOVE
	HEIGHT TO U.O. FLOOR ASSEMBLY
	PAINTED DROP GWB CEILING
	FLAT METAL SOFFIT PANEL
	RECESSED LED LIGHT FIXTURE
	RECESSED LED STRIP LIGHT FIXTURE
	LED WALL SCONCE
	CEILING MOUNTED EXIT LIGHT - MULTI-DIRECTIONAL
	CEILING MOUNTED EXIT LIGHT - DIRECTIONAL
	WALL MOUNTED EXIT LIGHT
	CEILING RETURN REGISTER

SHEET NOTES - RCP'S

1. PAINTED GWB SOFFIT BETWEEN CEILINGS.
2. SEE STAIR SECTIONS FOR QUANTITY & LOCATION OF ALL STAIR TOWER LIGHTS. COORDINATE W/ ELECTRICAL DRAWINGS.
3. ELEVATOR SMOKE CONTAINMENT CURTAIN.
4. LINE OF SOFFIT.
5. GRATE COVER AT STREET LEVEL.
6. DRAIN DOWNSPOUT.
7. CEILING MOUNTED MINISPLIT SYSTEM, SEE MEP DRAWINGS FOR MORE INFO.
8. DARK BRONZE ALUMINUM SUNSHADE Z BLADE.
9. DARK BRONZE ALUMINUM CANOPY FASCIA WITH RECESSED LIGHT TROUGH.
10. DARK BRONZE FLAT SOFFIT PANEL.
11. DARK BRONZE ALUMINUM SUNSHADE Z BLADE.
12. DASHED LINE INDICATES BUILDING ABOVE.
13. RETAIL ENTRY DOOR.

LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	MODEL NUMBER
D1	22" GLOBE PENDANT	VISA LIGHTING	ZUMBI	OPT12C-22
D2	31" DRUM LIGHT	FABIAN	ORU	F25 AOT A-41
D3	PACKAGE ROOM SCONCE	CRAFTMADE	ORION - WALL SCONCE	50761-PAB
D4	KITCHEN ISLAND PENDANT	OXYGEN LIGHTING	ORUS PENDANT	3-654-40
D5	CORRIDOR PENDANT	ASTERIA	UMAGE	2176
D6	LOUNGE BOOTH PENDANT	TECH LIGHTING	PELO	7007DPLRL
D7	LOUNGE TABLE PENDANT	PABLO DESIGN	BOLA DISC	BOLA12BRA
L1	04" RECESSED DOWNLIGHT	NORA	NLCBS-4	NH3IC-412LSLT
L2	60" RECESSED LINEAR	LITHONIA	LED LINEAR CLX	CLX-L48-5000LM-SEF-FOL-AMVOLT-EZ1-30K-80CRAM SD1
L3	36" VANITY LIGHT	KUZZO LIGHTING	VEGA MINOR	VL18238-BK
L4	60" PENDANT LINEAR	LITHONIA	LED LINEAR CLX	CLX-L48-5000LM-SEF-FOL-AMVOLT-EZ1-30K-80CR
L5	08" RECESSED DOWNLIGHT	LITHONIA	LDN8	LDN8-35-60-MVIO-LT-3210H-S3
L6	96" TRACK LIGHT	NORA	CYNDLED RAIL	NRE-852L
L7	WALL MOUNTED EMERGENCY LIGHT	LITHONIA	W SERIES	WLA-30L-EZ1-LPB 30-N100-NES7-D1 M50
L8	EXTERIOR WALL MOUNTED LIGHT	OXYGEN LIGHTING	CALIBER - OUTDOOR	3-733-15
L9	EXTERIOR RECESSED DOWNLIGHT	TBD		
L10	EXTERIOR LED HANDRAIL LIGHT	TBD	INTREGATED HANDRAIL LIGHT	
L11	WALL MOUNTED SPOT LIGHT	TBD		

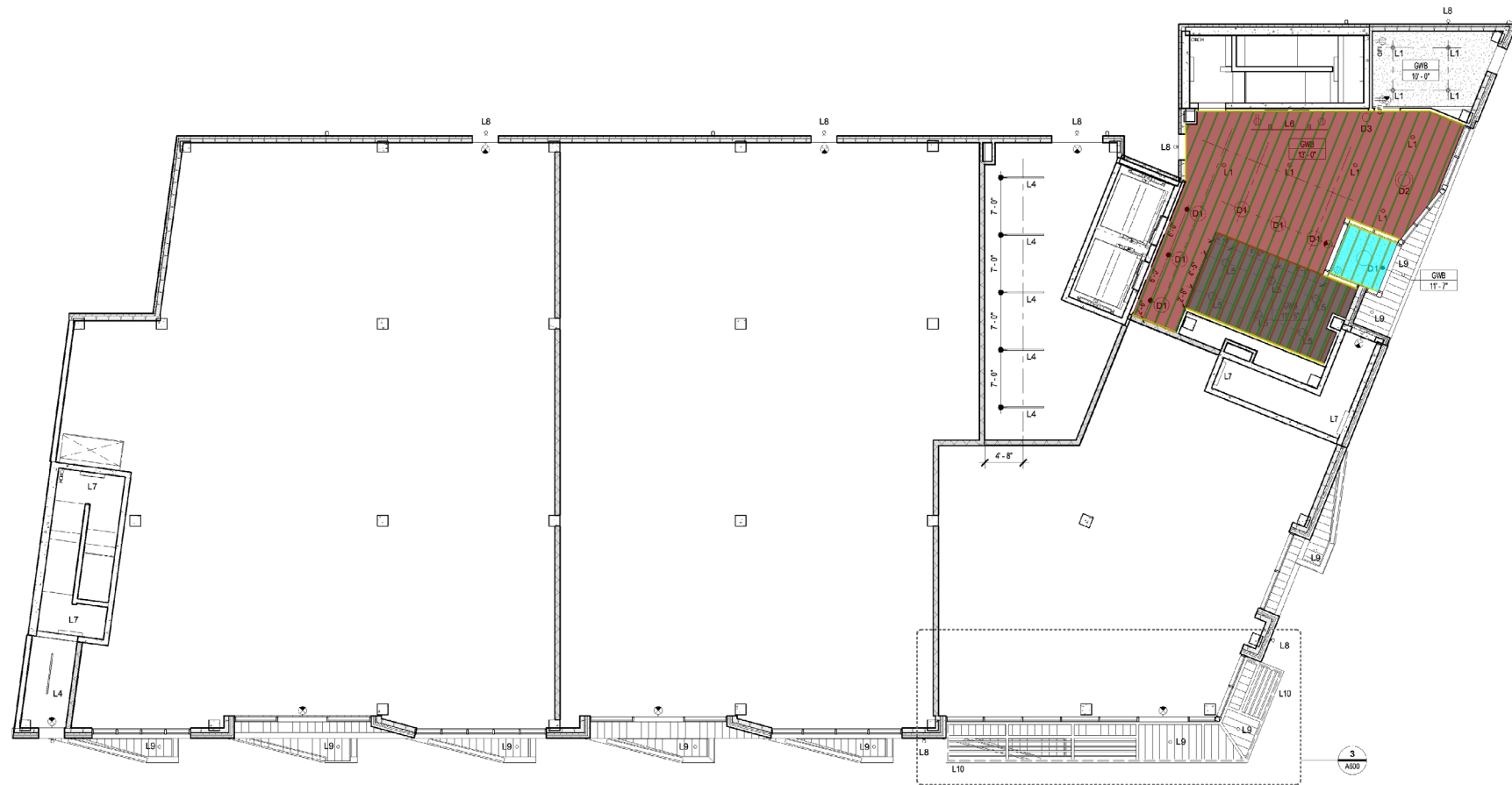
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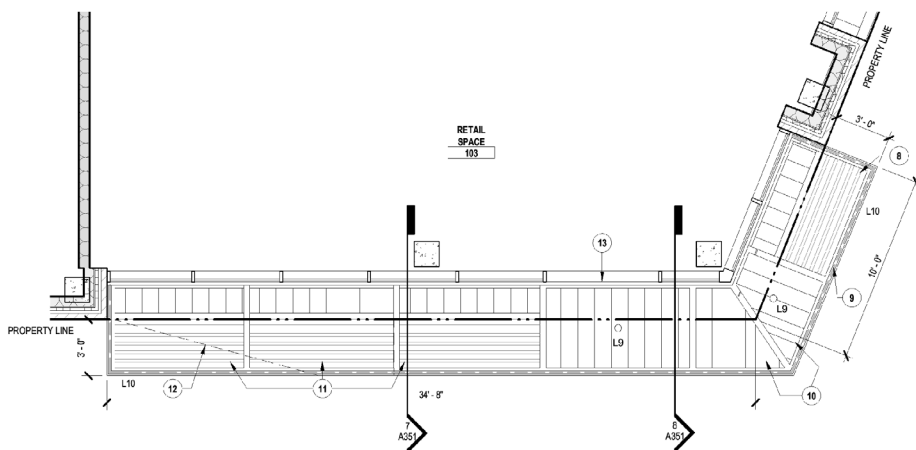
SCALE: As indicated
DRAWN BY: JLFIRST FLOOR
REFLECTED CEILING
PLAN

A600



2 FIRST FLOOR REFLECTED CEILING PLAN

A600 1/8" = 1'-0"



3 RETAIL CANOPY REFLECTED CEILING PLAN

A600 1/8" = 1'-0"

- Joist Tool
(3 5/8") CFMF Ceiling Joists @16" O.C. (ASSUMED)
Joist Tool
(3 5/8") CFMF Ceiling Joists @16" O.C. (ASSUMED)
(3 5/8") CFMF Ceiling Track (ASSUMED)
CEILING SOFFIT FRAMING (3'H)

737.7 SQ FT

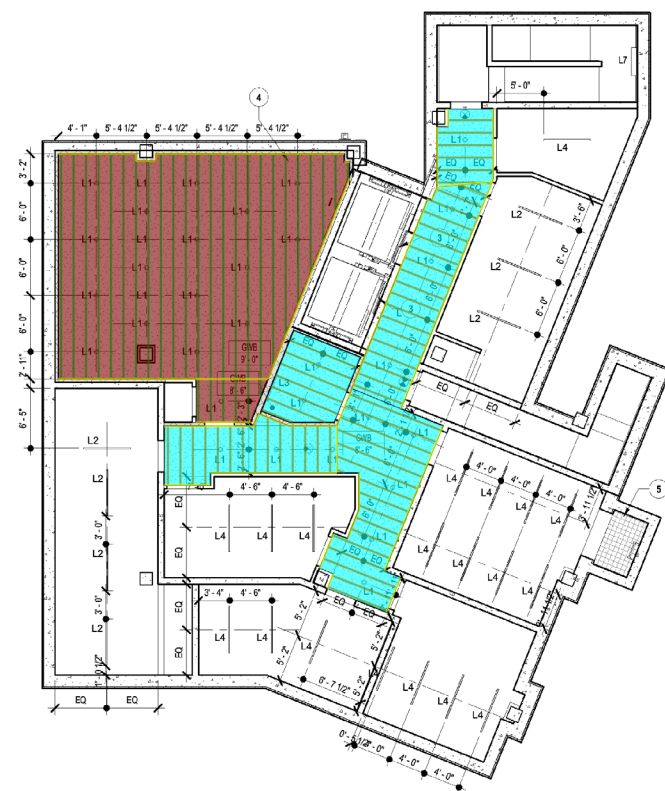
559.0 FT

1,432.8 SQ FT

1,088.3 FT

361.7 FT

28.5 FT



1 00 - LOWER LEVEL RCP

A600 1/8" = 1'-0"