

MARVEL BUILDERS

CUSTOM HOME

NEW CONSTRUCTION

LEGEND

ADJ	ADJUSTABLE	MIN	MINIMUM	USGS	U.S. GEOLOGICAL SURVEY
AGL	ABOVE GROUND LEVEL	MTL	METAL	WWF	WELDED WIRE FABRIC
AMSL	ABOVE MEAN SEA LEVEL	NIC	NOT IN CONTRACT	A-1	ANTENNA MARK NUMBER
APPROX.	APPROXIMATE	NTS	NOT TO SCALE	(E)	EXISTING
CAB	CABINET	OC	ON CENTER	(N)	NEW
CONC.	CONCRETE	OHP	OVERHEAD POWER	(P)	PROPOSED
CONT.	CONTINUOUS	OHT	OVERHEAD TELCO	CL	CENTERLINE
CONST	CONSTRUCTION	PWR	POWER	PL	PLATE
COAX	COAXIAL	SF	SQUARE FOOT	B/W	BARBED WIRE
CJ	CONSTRUCTION JOINT	SHT	SHEET	C/L	CHAINLINK
DIA	DIAMETER	SIM	SIMILAR	Ø	DIAMETER
DTL	DETAIL	SS	STAINLESS STEEL	H	HEIGHT
DWG	DRAWING	STL	STEEL	W	WIDTH
EA	EACH	TELCO	TELEPHONE COMPANY	D	DEPTH
ELEC.	ELECTRIC	TO	TOP OF	W/	WITH
ELEV.	ELEVATION	TYP.	TYPICAL		
EQ.	EQUAL	UON	UNLESS OTHERWISE NOTED		
EQUIP	EQUIPMENT	VERT	VERTICAL		
EXT.	EXTERIOR	VIF	VERIFY IN FIELD		
FF	FINISH FLOOR	XFMR	TRANSFORMER		
FTG	FOOTING				
GA	GAUGE				
GALV	GALVANIZED				
GC	GENERAL CONTRACTOR				
GRND	GROUND				
HORIZ	HORIZONTAL				
INT.	INTERIOR				
LG.	LONG				
MAX	MAXIMUM				
MFG	MANUFACTURER				

2

SECTION NUMBER

S-1

SHEET NUMBER

DRAWING SECTION

4

SECTION NUMBER

S-1

SHEET NUMBER

DETAIL

5

SECTION NUMBER

E-1

SHEET NO.

DETAIL ENLARGEMENT

2

REVISION NUMBER

DATUM ELEVATION

MATCH LINE

(TB) TEST BORING
(WP) WORK POINT
(DP) DATUM POINT

CAST IN PLACE OR
PRE-CAST CONCRETE

CRUSHED STONE,
GRAVEL OR POROUS FILL

STEEL

LIGHT WEIGHT
CONCRETE

PLASTER CEMENT,
SAND, GROUT

METAL,
ALUMINUM, ETC.

EARTH:
UNDISTURBED

ROCK OR
STONE

CONCRETE
MASONRY UNIT

EARTH:
BACK FILL

RIGID INSULATION

BRICK

DRAWING INDEX

T-1	TITLE SHEET
A-1	BASEMENT PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	FRONT & REAR ELEVATIONS
A-5	SIDE ELVATIONS
A-6	SECOND FLOOR FRAMING PLAN
A-7	ROOF FRAMING PLAN
A-8	BUILDING SECTION

VICINITY MAP



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Commonwealth of Pennsylvania
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(610) 917-8831

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B1805		EMH		EMH	
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Robin J. Kohn, AIA			January 10, 2003		

MARVEL BUILDERS
CUSTOM HOME

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BOCA CODE ADOPTED BY SOUTH COVENTRY TOWNSHIP, CHESTER COUNTY IN THE COMMONWEALTH OF PENNSYLVANIA.
- GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, DIMENSIONS, STRUCTURE AND MATERIALS, AND SHALL BRING ANY DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- ALL FOOTING EXCAVATION SHALL BE CARRIED A MINIMUM OF 18" INTO SOLID UNDISTURBED SOIL HAVING A MINIMUM BEARING CAPACITY OF 3,000 PSF. BOTTOMS OF ALL FOOTINGS SHALL BE A MINIMUM OF 3'-0" BELOW FINISHED GRADE.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AFTER 28 DAYS.
- 4" DIAMETER PVC PERFORATED FOOTING DRAINS SHALL BE INSTALLED IN GRAVEL BEDS WITH FABRIC WRAP PROTECTION AT CONTRACTOR'S OPTION.
- STRUCTURAL BEAMS AND COLUMNS SHALL BE WPA SELECT STRUCTURAL HEM/FIR NO. 1 HAVING A FB OF 1400 PSI. FLOOR AND CEILING JOISTS AND RAFTERS SHALL BE WPA #2 GRADE HEM/FIR HAVING A FB OF 1150 PSI. WALL STUDS SHALL BE WPA #2 GRADE HEM/FIR HAVING A FB OF 1150 PSI.
- ALL EXTERIOR DECKING, POSTS, AND JOISTS SHALL BE PRESSURE-TREATED.
- WOOD SILLS ON CONCRETE OR CMU SHALL BE PRESSURE-TREATED OR PROVIDED WITH TERMITE SHIELDS AT ALL FOUNDATION WALLS.
- ALL EXTERIOR NAILS, BOLTS, ANCHORS, AND HANGERS SHALL BE GALVANIZED.
- DOUBLE FLOOR JOISTS SHALL BE INSTALLED UNDER ALL PARTITIONS WHICH ARE PARALLEL TO JOISTS.
- ALL JOISTS SHALL BE BRIDGED AT 8'-0" O.C. (MAX.). JOISTS SPANNING LESS THAN 16'-0" SHALL BE BRIDGED AT MIDSPAN.
- SHADED PARTITIONS INDICATE 2X6 STUDS.
- DARKENED POSTS INDICATE 4 STUD MINIMUM, UNLESS NOTED OTHERWISE.
- BUILDING SHALL BE SHEATHED WITH (MIN.) 30# ASPHALT-IMPREGNATED FELT.
- PORTLAND CEMENT STUCCO SHALL CONSIST OF BASE AND FINISH COATS APPLIED OVER (MIN.) 2.4 SELF FURRING GALV. WIRE LATH AND 30# FELT.
- WINDOW SIZES ARE BASED UPON ANDERSON WINDOWS. ALL GLAZING OVER 9 SQUARE FEET AND/OR WITHIN 18" OF FLOOR AND IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.
- ALL STUD FRAMED WALLS GREATER THAN 8'-6" VERTICALLY SHALL BE LATERIALLY BRACED AT THE MIDPOINT WITH SOLID BLOCKING.
- INTERIOR PARTITIONS SHALL RECEIVE 1/2" (MIN.) GYPSUM DRYWALL.
- NO BACKFILLING OR ROUGH GRADING SHALL BE DONE UNTIL THE FIRST FLOOR DECK IS COMPLETELY INSTALLED.
- ALL DIMENSIONS ARE TO ROUGH STUD FACE, CONCRETE OR C.M.U. FACE, AND EXTERIOR SHEATHING FACE.
- MASONRY AND STONE VENEERS SHALL BE ANCHORED TO SHEATHING WITH GALVANIZED CORRUGATED METAL TIES AT 2'-8" O.C. HORIZONTALLY AND 16" O.C. VERTICALLY. FLASHING SHALL EXTEND BELOW MASONRY OR
- STONE AT ALL SILLS; WEEP HOLES SHALL BE PROVIDED AT 4'-0" O.C. AT BASE OF CAVITY.
- METAL HEAD FLASHING SHALL BE INSTALLED IN ALL WINDOWS THAT ARE NOT LOCATED IMMEDIATELY BELOW AN 8" (MINIMUM) EAVE PROJECTION. MINIMUM 6" WIDE 30# BUILDING PAPER FLASHING SHALL BE INSTALLED AROUND ALL PRIMED WOOD WINDOWS.
- ALLOW A MINIMUM OF 8" BETWEEN THE TOP OF FOUNDATION AND GRADE AND A MINIMUM OF 6" BETWEEN FINISH GRADE AND SHEATHING OR SIDING.
- ALL SMOKE DETECTORS SHALL BE INTERCONNECTED. ALL DETECTORS SHALL HAVE A PRIMARY 120 VOLT SUPPLY AND A SECONDARY SYSTEM CONSISTING OF A BATTERY BACK-UP.
- CONSULT MANUFACTURER SPECIFICATIONS OF ENGINEERED LUMBER. PAY PARTICULAR ATTENTION TO ASSEMBLY OF MULTIPLE MEMBER BEAMS, NAILING PROCEDURES & CUT OUTS FOR UTILITIES.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND ACCOMMODATION OF HVAC, PLUMBING, AND ELECTRICAL SYSTEMS. NO STRUCTURAL OR ARCHITECTURAL CHANGES SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE ARCHITECT.

SHEET TITLE

SHEET NUMBER

T-1

REV
1

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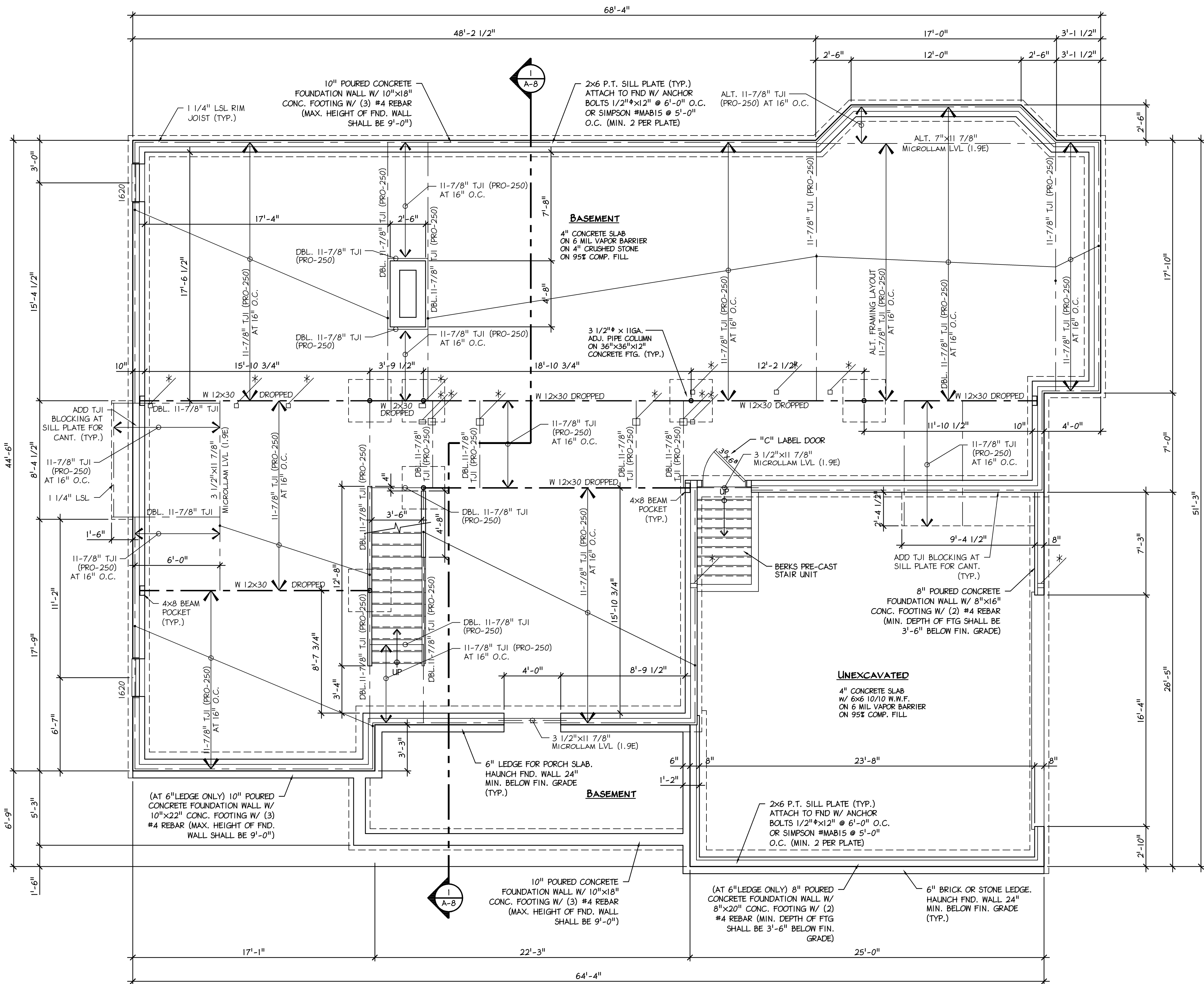
MARVEL BUILDERS
CUSTOM HOME

SHEET TITLE
BASEMENT PLAN

SHEET NUMBER

A-1

REV
3



1 BASEMENT PLAN
A-1 Scale: 1/4" = 1'-0"

GENERAL STRUCTURAL NOTES:

- INDICATES INTERIOR BEARING WALL.
- ALL INTERIOR WALLS SHALL BE 2x4 STUDS AT 16" O.C. MAXIMUM UNLESS NOTED OTHERWISE.
- ALL EXTERIOR WALLS SHALL BE 2x6 STUDS AT 16" O.C. MAXIMUM UNLESS NOTED OTHERWISE.
- INSTALLATION OF FRAMING SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- INDICATES A MINIMUM OF (2) 2x UNDER BEAM OR HEADER ABOVE UNLESS NOTED OTHERWISE.
- * INDICATES POINT LOAD ABOVE. PROVIDE SOLID WOOD BLOCKING IN FLOOR UNDER POST.
- PROVIDE SOLID BRIDGING AT 1/3 INTERVALS OF SPAN. (TYP. ALL JOIST)
- INDICATES ROOF OVERFRAMING. PROVIDE 2x6'S FOR ALL OVER-FRAMED AREAS UNLESS NOTED OTHERWISE.

FLOOR AREA

FIRST FLOOR	2305	Sq.Ft.
SECOND FLOOR	990	Sq.Ft.
TOTAL	3295	Sq.Ft.

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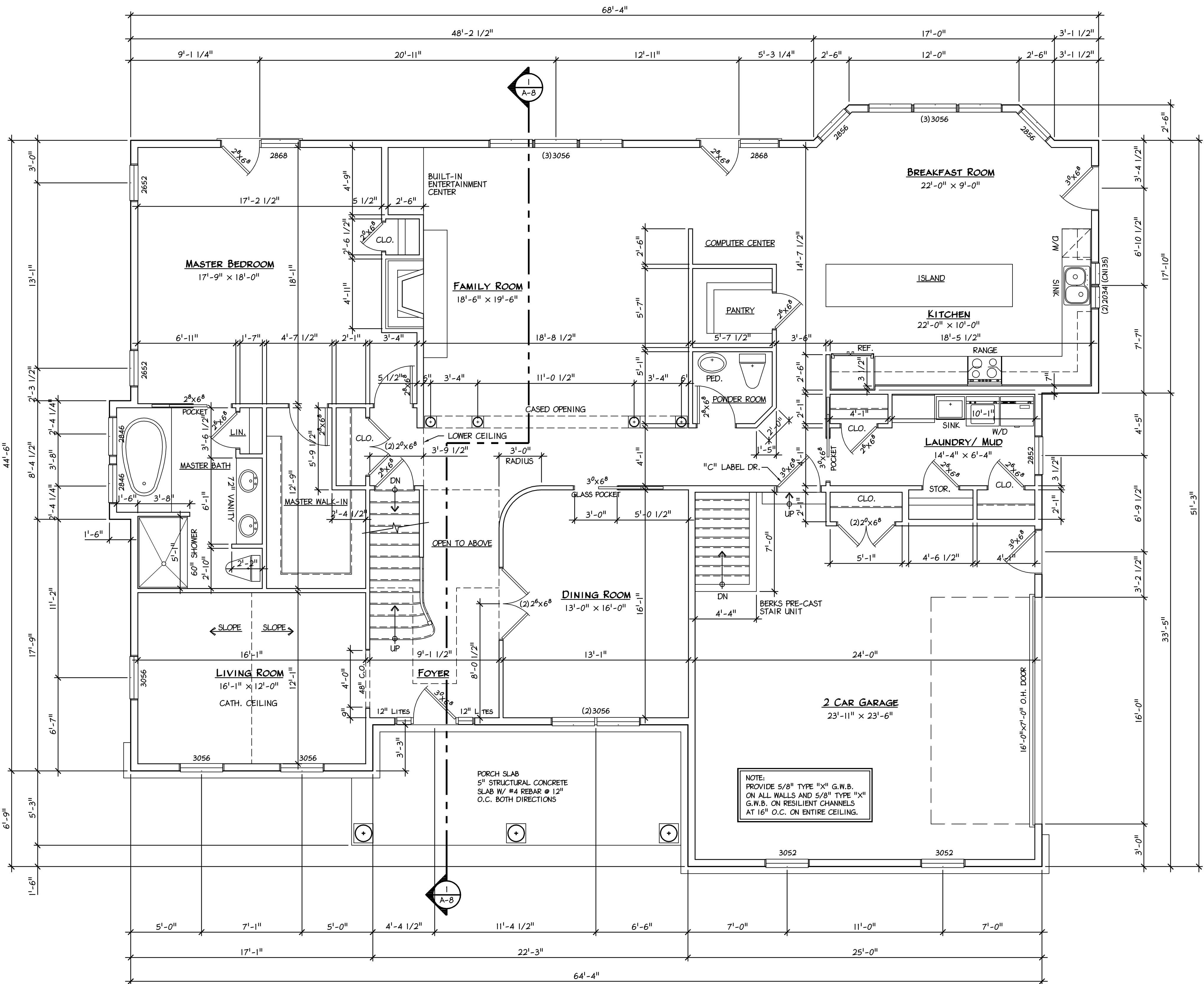
MARVEL BUILDERS
CUSTOM HOME

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER

A-2

REV
3



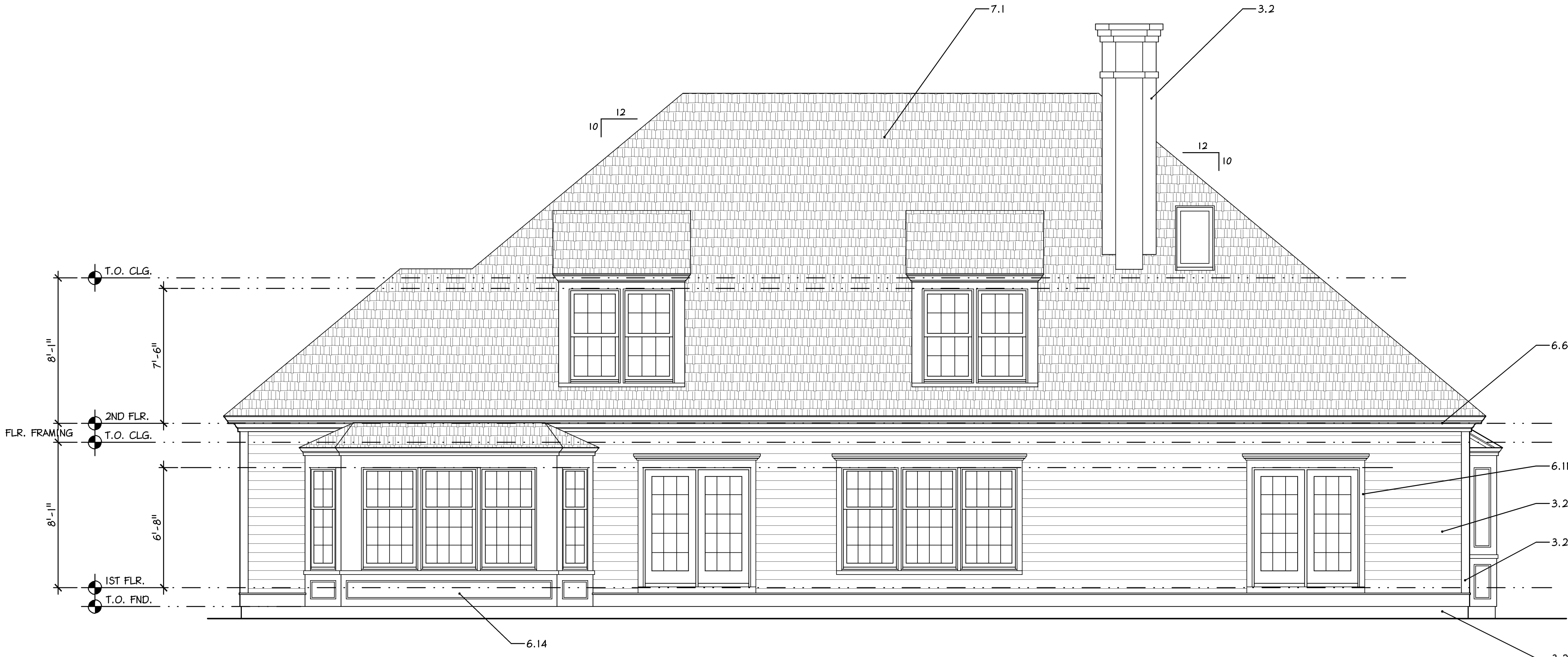
1 FIRST FLOOR PLAN
A-2 Scale: 1/4" = 1'-0"

GENERAL NOTES

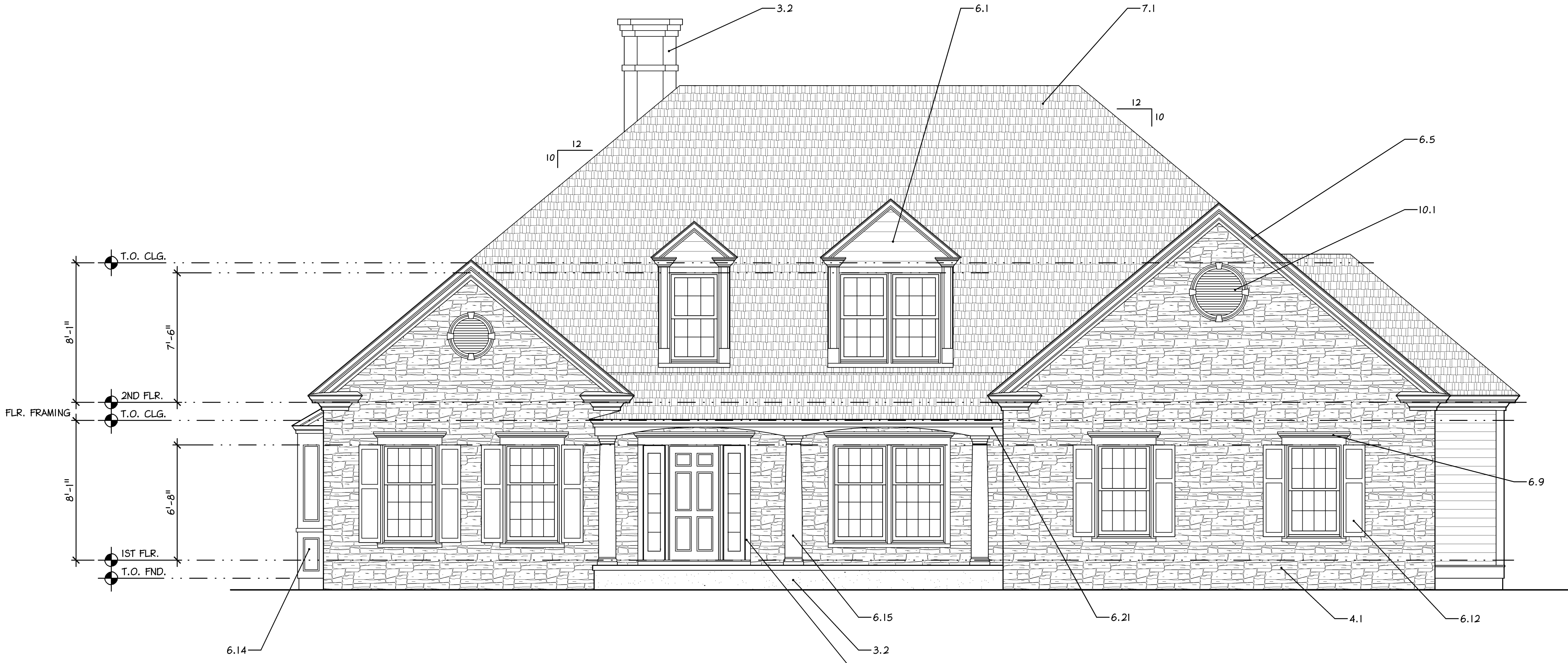
- ALL DIMENSIONS ARE TO ROUGH FRAMING.
- ALL WALLS SHALL BE 2x4 STUDS AT 16" O.C. MAX. UNLESS NOTED OTHERWISE.
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
- ALL EXTERIOR DECK LUMBER SHALL BE PRESSURE TREATED.
- WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT.

FLOOR AREA

FIRST FLOOR	2305	Sq.Ft.
SECOND FLOOR	990	Sq.Ft.
TOTAL	3295	Sq.Ft.



2 REAR ELEVATION
A-4 Scale: 1/4" = 1'- 0"



1 FRONT ELEVATION
A-4 Scale: 1/4" = 1'- 0"

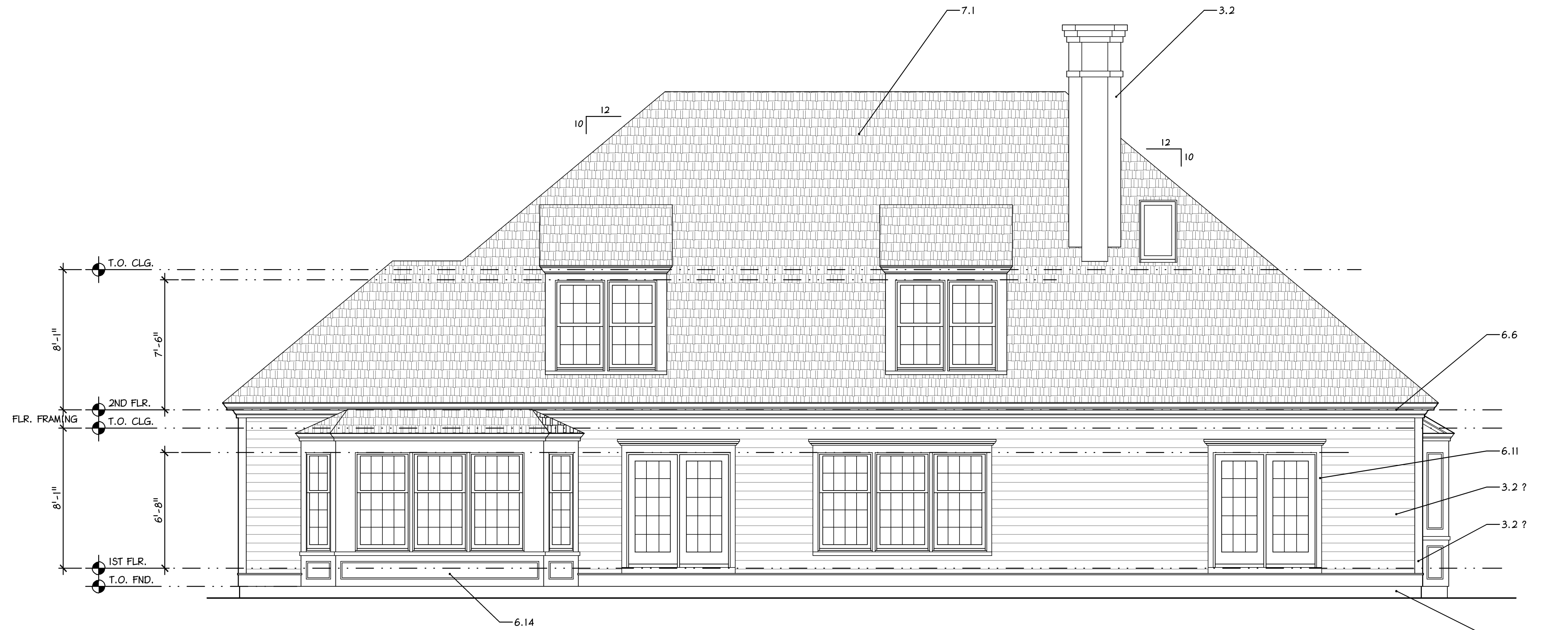
ELEVATION KEYNOTES

- 3.0 CONCRETE**
- 3.1 CONCRETE PAVERS
 - EP HENRY - OLD TOWNE COBBLE
 - 3.2 CEMENT STUCCO OR DRYVIT FINISHING SYSTEM
- 4.0 MASONRY**
- 4.1 VENEER STONE
 - OWENS CORNING - CULTURED STONE
 - 4.2 VENEER BRICK
 - GLEN GARY - THIN BRICK
- 6.0 WOODS AND PLASTICS**
- 6.1 BEADED VINYL HORIZONTAL SIDING
 - CERTAINTED - CAROLINA BEADED
 - 6.2 SHIP-LAP VINYL SIDING
 - CERTAINTED
 - 6.3 CORNER BOARD
 - CERTAINTED - ACCESSORIES
 - 6.4 WATER TABLE TRIM
 - CERTAINTED - ACCESSORIES
 - 6.5 GABLE END / BARGEBOARD TRIM
 - FYPON - MOLDING (CROWN)
 - 6.6 FASCIA / FREEZE TRIM
 - FYPON - MOLDING (CROWN)
 - 6.7 DORMER FASCIA TRIM
 - FYPON - MOLDING (CROWN)
 - 6.8 DORMER GABLE END TRIM
 - FYPON - MOLDING (CROWN)
 - 6.9 WINDOW / DOOR HEADER
 - FYPON - WINDSOR
 - 6.10 DORMER HEAD TRIM
 - FYPON - DORMER
 - 6.11 WINDOW / DOOR SIDE TRIM
 - FYPON - DORMER
 - 6.12 WINDOW SHUTTERS
 - FYPON - RAISED PANEL
 - 6.13 WINDOW SILL EXTENSIONS
 - FYPON - MOLDING
 - 6.14 WINDOW PANELS
 - FYPON - RAISED PANEL
 - 6.15 COLUMN - PLAIN TAPERED
 - 10" DIA. ROMAN DORIC STYLE
 - 6.16 LATTICE
 - FIBERGLASS OR CEMENTITIOUS
 - 6.17 PLAIN BOX FLAT COLUMN
 - 8" x 8" W/ TRIMMED BASE & CAP
 - 6.18 BOX COLUMN BASE TRIM
 - FIBERGLASS OR CEMENTITIOUS
 - 6.19 PRESSURE TREATED WOOD
 - RAILING, BALLASTERS & POSTS
 - 6.20 PRESURE TREATED 4x4 COLUMN
 - & 2x4 MID-RAIL
 - 6.21 1 X TRIM
- 7.0 THERMAL & MOISTURE PROTECTION**
- 7.1 ROOF SHINGLES - OWENS CORNING
 - (30 YR. WARRANTY) OR EQUAL
 - 7.2 RIDGE VENT - OWENS CORNING
 - VENTSURE - RIGID BATTLE
 - 7.3 FLASHING - METAL
 - BENJAMIN OBOYKE, INC.
- 10.0 SPECIALTIES**
- 10.1 GABLE END CIRCLE TOP LOUVER
 - FYPON - OPEN W/ SCREEN
 - 10.2 16x8 GARAGE DOORS
 - HOWELL-DOR - CUSTOM
 - 10.3 FIBERGLASS SCREENING
 - SET IN ALUM. OR WOOD FRAME

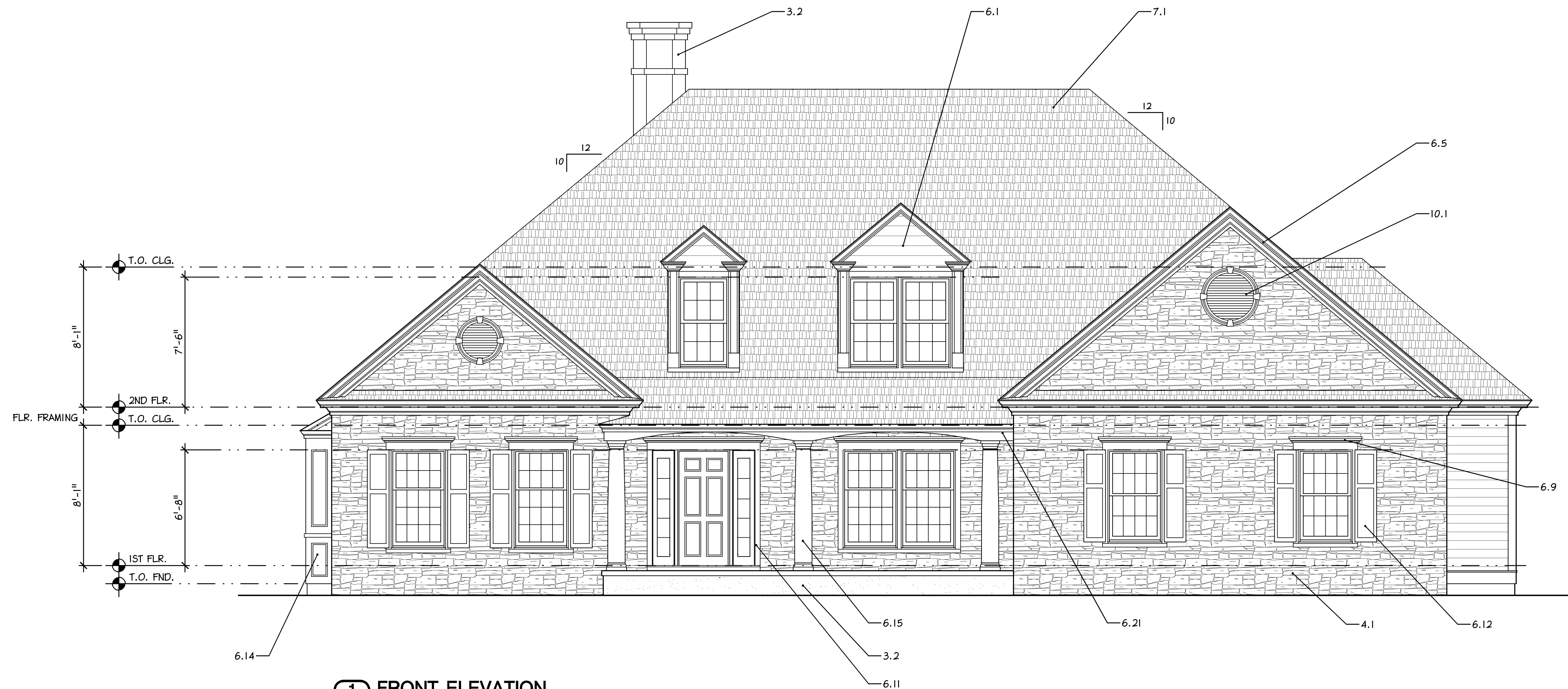
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**MARVEL BUILDERS
CUSTOM HOME**

**FRONT & REAR
ELEVATIONS**



2 REAR ELEVATION
A-4 Scale: 1/4" = 1'- 0"



1 FRONT ELEVATION
A-4 Scale: 1/4" = 1'- 0"

ELEVATION KEYNOTES

3.0 CONCRETE

- 3.1 CONCRETE PAVERS
EP HENRY - OLD TOWNE COBBLE
- 3.2 CEMENT STUCCO OR
DRIYVIT FINISHING SYSTEM

4.0 MASONRY

- 4.1 VENEER STONE
OWENS CORNING - CULTURED STONE
- 4.2 VENEER BRICK
GLEN GARY - THIN BRICK

6.0 WOODS AND PLASTICS

- 6.1 BEADED VINYL HORIZONTAL SIDING
CERTAINTED - CAROLINA BEADED
- 6.2 SHIP-LAP VINYL SIDING
CERTAINTED
- 6.3 CORNER BOARD
CERTAINTED - ACCESSORIES
- 6.4 WATER TABLE TRIM
CERTAINTED - ACCESSORIES
- 6.5 GABLE END / BARGEBOARD TRIM
FYRON - MOLDING (CROWN)
- 6.6 FASCIA / FREEZE TRIM
FYRON - MOLDING (CROWN)
- 6.7 DORMER FASCIA TRIM
FYRON - MOLDING (CROWN)
- 6.8 DORMER GABLE END TRIM
FYRON - MOLDING (CROWN)
- 6.9 WINDOW / DOOR HEADER
FYRON - WINDSOR
- 6.10 DORMER HEAD TRIM
FYRON - DORMER
- 6.11 WINDOW / DOOR SIDE TRIM
FYRON - DORMER
- 6.12 WINDOW SHUTTERS
FYRON - RAISED PANEL
- 6.13 WINDOW SILL EXTENSIONS
FYRON - MOLDING
- 6.14 WINDOW PANELS
FYRON - RAISED PANEL
- 6.15 COLUMN - PLAIN TAPERED
10" DIA. ROMAN DORIC STYLE
- 6.16 LATTICE
FIBERGLASS OR CEMENTITIOUS
- 6.17 PLAIN BOX FLAT COLUMN
8" x 8" W/ TRIMMED BASE & CAP
- 6.18 BOX COLUMN BASE TRIM
FIBERGLASS OR CEMENTITIOUS
- 6.19 PRESSURE TREATED WOOD
RAILING, BALLASTERS & POSTS
- 6.20 PRESURE TREATED 4x4 COLUMN
& 2x4 MID-RAIL
- 6.21 1 X TRIM

7.0 THERMAL & MOISTURE PROTECTION

- 7.1 ROOF SHINGLES - OWENS CORNING
(30 YR. WARRANTY) OR EQUAL
- 7.2 RIDGE VENT - OWENS CORNING
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MARVEL BUILDERS CUSTOM HOME

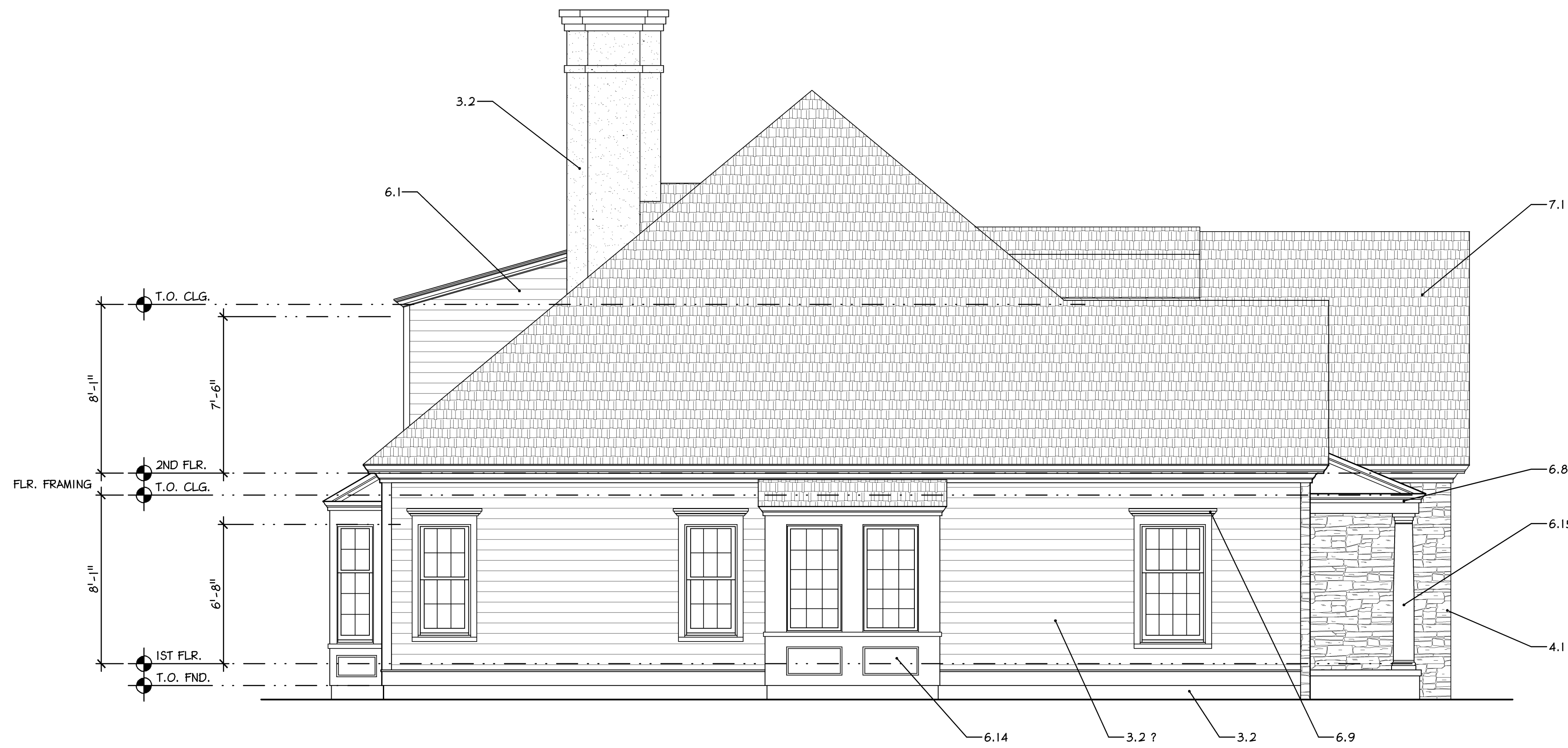
SHEET TITLE

FRONT & REAR ELEVATIONS

SHEET NUMBER

A-4.1

REV
1



2 SIDE ELEVATION
A-5 Scale: 1/4" = 1'- 0"



1 SIDE ELEVATION
A-5 Scale: 1/4" = 1'- 0"

ELEVATION KEYNOTES

3.0 CONCRETE

- 3.1 CONCRETE PAVERS
- EP HENRY - OLD TOWNE COBBLE
- 3.2 CEMENT STUCCO OR DRYVIT FINISHING SYSTEM

4.0 MASONRY

- 4.1 VENEER STONE
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- 6.21 1 X TRIM

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- 7.1 ROOF SHINGLES - OWENS CORNING
- (30 YR. WARRANTY) OR EQUAL
- 7.2 RIDGE VENT - OWENS CORNING
- VENTSURE - RIGID BAFFLE
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- BENJAMIN OBOYKE, Inc.

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SHEET TITLE

SIDE ELEVATIONS

SHEET NUMBER

A-5

REV
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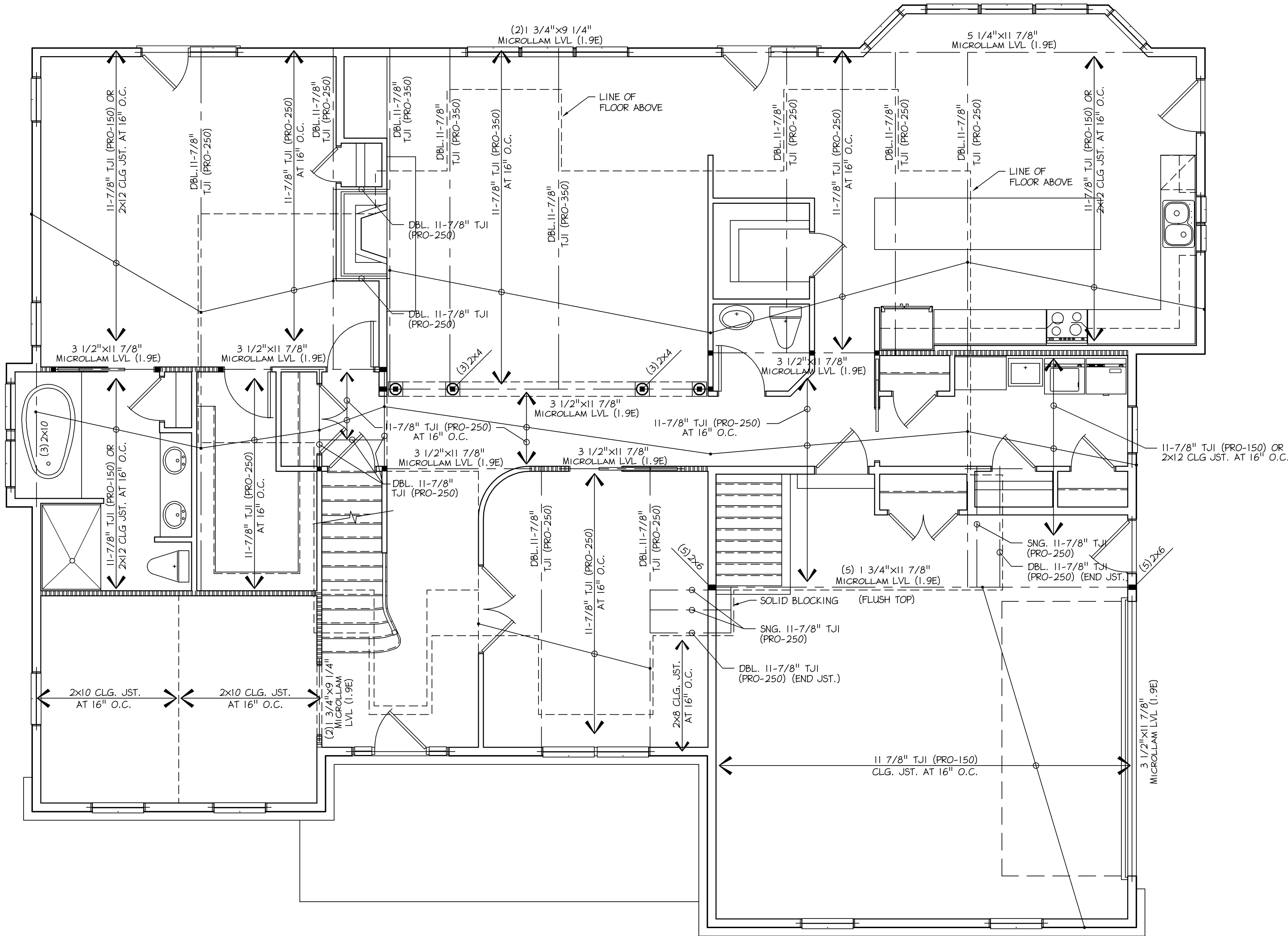
SHEET TITLE

SECOND FLOOR
FRAMING PLAN

SHEET NUMBER

A-6

REV
1



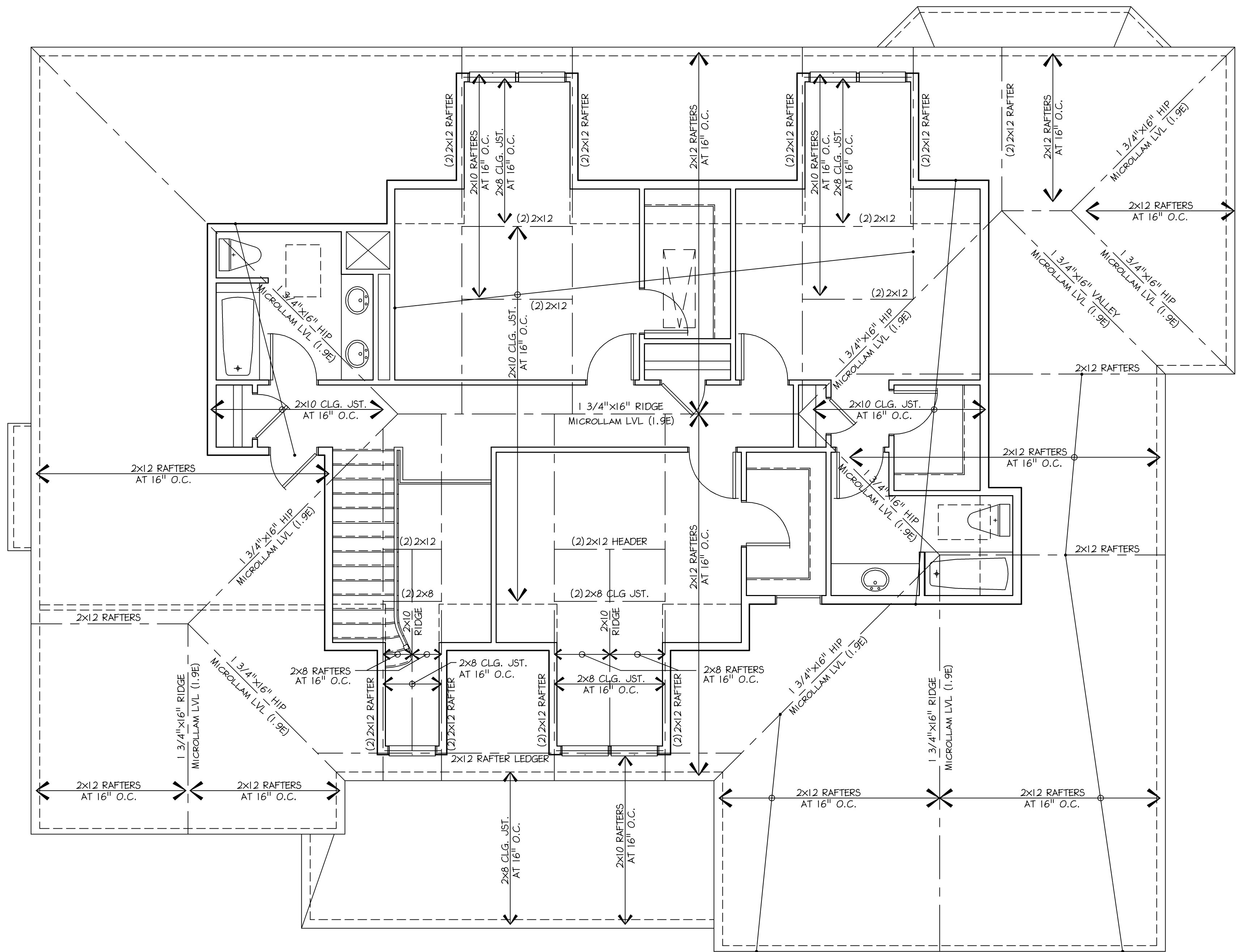
1 SECOND FLOOR FRAMING PLAN
A-6 Scale: 1/4" = 1'- 0"

GENERAL STRUCTURAL NOTES:

- INDICATES INTERIOR BEARING WALL.
- ALL INTERIOR WALLS SHALL BE 2x4 STUDS AT 16" O.C. MAXIMUM UNLESS NOTED OTHERWISE.
- ALL EXTERIOR WALLS SHALL BE 2x6 STUDS AT 16" O.C. MAXIMUM UNLESS NOTED OTHERWISE.
- ALL HEADERS SHALL BE 1 3/4"x9 1/4" MICROLLAM LVL (1.9E) UNLESS NOTED OTHERWISE.
- INSTALLATION OF FRAMING SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- INDICATES A MINIMUM OF (2)x UNDER BEAM OR HEADER ABOVE UNLESS NOTED OTHERWISE.
- * INDICATES POINT LOAD ABOVE. PROVIDE SOLID WOOD BLOCKING IN FLOOR UNDER POST.
- PROVIDE SOLID BRIDGING AT 1/3 INTERVALS OF SPAN. (TYP. ALL JOIST)
- INDICATES ROOF OVERFRAMING. PROVIDE 2x6'S FOR ALL OVER-FRAMED AREAS UNLESS NOTED OTHERWISE.

FLOOR AREA

FIRST FLOOR	2305	Sq.Ft.
SECOND FLOOR	990	Sq.Ft.
TOTAL	3295	Sq.Ft.



1 SECOND FLOOR CEILING & ROOF FRAMING PLAN
A-7 Scale: 1/4" = 1'- 0"

GENERAL STRUCTURAL NOTES:

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- ALL INTERIOR WALLS SHALL BE 2x4 STUDS AT 16" O.C. MAXIMUM UNLESS NOTED OTHERWISE.
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SECOND FLOOR	990	Sq.Ft.
TOTAL	3295	Sq.Ft.

Betzwood AssociatesPC
Architects & Engineers

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PROJECT NO.		DRAWN BY		CHK'D BY	
B1805		EMH		EMH	
NO.	DATE	BY	ISSUE		
1	11-15-02	EMH	ISSUED FOR REVIEW		
2	12-18-02	EMH	ISSUED FOR REVIEW		
3	01-10-03	EMH	ISSUED FOR CONSTRUCTION		
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
APPROVED BY		CURRENT DATE			
Robin J. Kohn, AIA		January 10, 2003			

**MARVEL BUILDERS
CUSTOM HOME**

**SECOND FLOOR CEILING
& ROOF FRAMING PLAN**

SHEET NUMBER

A-7

REV
1

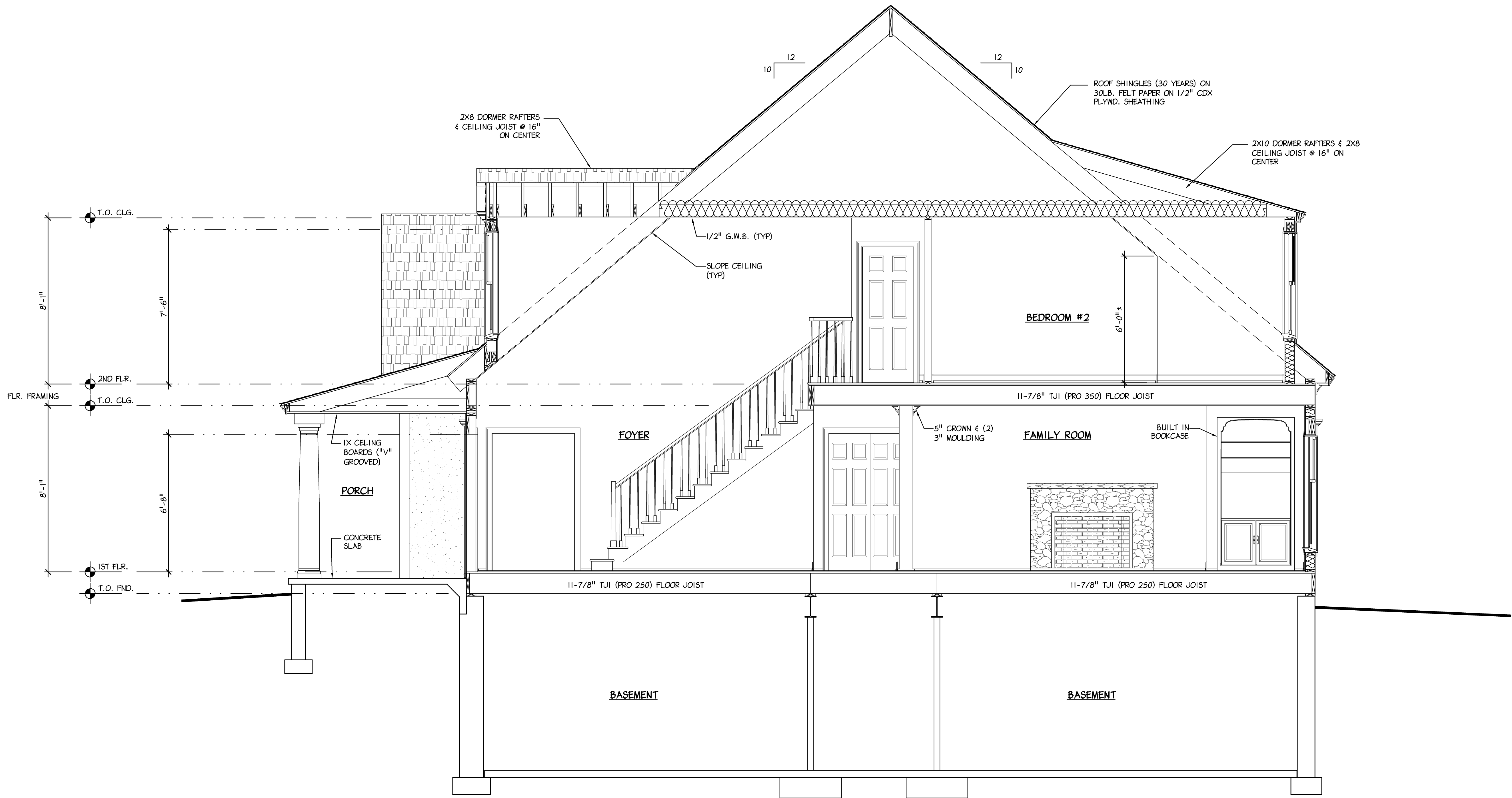
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15					

APPROVED BY	CURRENT DATE
Robin J. Kohn, AIA	January 10, 2003

MARVEL BUILDERS
CUSTOM HOME

SHEET TITLE
BUILDING SECTION

SHEET NUMBER
A-8
REV
1



1 BUILDING SECTION
A-8 SCALE: 3/8" = 1'-0"