

LOCATION AERIAL VIEW
N. T. S.



2 FRONT ELEVATION
Z1 SCALE : 1/4" = 1' - 0"

INTENT: CLIENT INTENDS TO REMOVE WALLS DIVIDING THE EXISTING KITCHEN, DINING ROOM AND LIVING ROOM. THE KITCHEN WILL THEN EXPAND INTO THE EXISTING DINING ROOM AND THERE WILL BE ADDITION TO THE SOUTH EAST OF THE PROPERTY FROM THE EXISTING DINING ROOM.

ZONING CODE DATA DISTRICT : RSD-1			
	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10,000 SQ. FT.	13,440 SQ. FT.	198.61 SQ. FT. ADDITION
LOT WIDTH	75 FT	85 FT.	SAME AS EXIST.
OPEN AREA	65%	9,927.63 SQ.FT. 73.86% OF LOT AREA	9,729.02 SQ.FT. 72.38% OF LOT AREA
MIN. FRONT YARD DEPTH	35 FT	42'-11"	SAME AS EXIST.
MIN. REAR YARD DEPTH	30 FT	27'-4"	15'-0"
MIN. SIDE YARD DEPTH	15 FT	10'-9"	23'-2", 64'-5"
BUILDING HEIGHT	38 FT	CONFORMS	CONFORMS

In accordance with the terms and provisions of Section 14-510 of the Philadelphia Code pertaining to:

WISSAHICKON WATERSHED OVERLAY DISTRICT

☒ APPROVED

☐ DISAPPROVED

Applied Electronically by: **Ian Hegarty** **E-2373**
October 21, 2021
PHILADELPHIA CITY PLANNING COMMISSION

CATEGORY 5
LESS THAN 500 SQ FT DISTURBANCE

In accordance with the terms and provisions of Section 14-704(2) of the Philadelphia Code pertaining to:

STEEP SLOPE PROTECTION:

- ☒ Approved 0 - 24%
- ☐ Disapproved $\geq 25\%$

Applied Electronically by: **Ian Hegarty**
October 21, 2021
PHILADELPHIA CITY PLANNING COMMISSION

NO SLOPES GREATER THAN 15%
LESS THAN 1,400 SQ FT DISTURBANCE

GENERAL NOTES

1. THE WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED IN ACCORDANCE WITH THE STRUCTURAL REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) ADOPTED BY THE CITY OF PHILADELPHIA IN THE COMMONWEALTH OF PENNSYLVANIA.
2. THE STRUCTURAL COMPONENTS HAVE BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS:

ROOF: GROUND SNOW LOAD OF 25 PSF
FLOOR: 40 PSF
WIND LOADS: 115 MPH BASIC WIND SPEED, WITH EXPOSURE B, I=1.
3. THE PORTIONS OF THE EXISTING STRUCTURE AFFECTED BY THIS WORK HAVE BEEN ANALYZED USING THE LOADS LISTED ABOVE AND FOUND TO BE CAPABLE OF SUPPORTING THE ADDITIONAL LOADS IMPOSED BY THIS WORK, EXCEPT WHERE STRENGTHENING WORK IS INDICATED ON THE PLANS.
4. THIS STRUCTURE HAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE CONSTRUCTION OF THE BUILDING HAS BEEN COMPLETED. THE STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THIS RESPONSIBILITY EXTENDS TO ALL RELATED ASPECTS OF THE CONSTRUCTION ACTIVITY INCLUDING, BUT NOT LIMITED TO, ERECTION METHODS, ERECTION SEQUENCE, TEMPORARY BRACING, FORS, SHORING, USE OF EQUIPMENT, AND SIMILAR CONSTRUCTION PROCEDURES. REVIEW OF THE CONSTRUCTION BY THE ENGINEER IS FOR CONFORMANCE WITH DESIGN ASPECTS ONLY, NOT TO REVIEW THE CONTRACTOR'S CONSTRUCTION PROCEDURES. NOISE OF COMMENT ON THE PART OF THE ENGINEER WITH REGARD TO CONSTRUCTION PROCEDURES IS NOT TO BE INTERPRETED AS APPROVAL OF THOSE PROCEDURES.
5. JOBSITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. REVIEW OF THE CONSTRUCTION BY THE ENGINEER IS FOR CONFORMANCE WITH DESIGN ASPECTS ONLY, NOT TO REVIEW THE CONTRACTOR'S PROVISIONS FOR JOBSITE SAFETY. LACK OF COMMENT ON THE PART OF THE ENGINEER WITH REGARD TO JOBSITE SAFETY IS NOT TO BE INTERPRETED AS APPROVAL OF JOBSITE SAFETY ASPECTS.

TIMBER NOTES

1. DESIGN OF ALL WOOD FRAMING SHALL BE BASED UPON ALLOWABLE STRESS DESIGN, IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION LATEST EDITION
2. ALL WOOD FRAMING SHALL BE FABRICATED, ERECTED, AND BRACED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, LATEST EDITION.
3. ALL LUMBER SHALL HAVE GRADE IDENTIFIED ON THE LABEL OF AN APPROVED LUMBER GRADING AGENCY COMPLYING WITH DOC PS 20 OR EQUIVALENT.
4. ALL SAWN LUMBER SHALL BE HEM-FIR, 19% MAXIMUM MOISTURE CONTENT OR BETTER. THE MINIMUM DESIGN VALUES SHALL BE:

$F_b = 1000 \text{ psi}$	$F_v = 75 \text{ psi}$
$F_c = 1350 \text{ psi}$	$E = 1,300,000 \text{ psi}$
5. MINIMUM DESIGN VALUES FOR PARALLAM MEMBERS SHALL BE:

$F_b = 2900 \text{ psi}$	$F_v = 290 \text{ psi}$
$F_c = 2900 \text{ psi}$	$E = 2,000,000 \text{ psi}$
6. PROVIDE LUMBER SOUTHERN YELLOW PINE #2 PRESSURE TREATED

FOUNDATION NOTES:

1. NEW FOUNDATIONS HAVE BEEN DESIGNED TO REST ON INORGANIC, UNDISTURBED SOIL. HAVING A PRESUMPTIVE BEARING VALUE OF 2000 PSF. ALL BEARING STRATA SHALL BE REVIEWED BY THE ENGINEER PRIOR TO POURING CONCRETE IN ORDER TO VERIFY THE PRESUMPTIVE BEARING VALUE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LIMITING POURS TO MINIMIZE SHRINKAGE CRACKING. IN GENERAL, WALLS SHALL NOT BE POURED IN CONTINUOUS LENGTHS EXCEEDING 40 FEET. THE LOCATION AND CONFIGURATION OF JOINTS EXPOSED TO VIEW SHALL BE COORDINATED WITH THE ARCHITECT.
3. STEP FOOTINGS AS REQUIRED WHERE ELEVATIONS CHANGE AT A MAXIMUM SLOPE OF ONE VERTICAL ON TWO HORIZONTAL AND PLACE LOWER FOOTING FIRST.
4. ALL SOIL SURROUNDING AND UNDER FOOTINGS SHALL BE PROTECTED FROM FREEZING AND THAWING DURING THE COURSE OF CONSTRUCTION.
5. THE BOTTOM OF EXTERIOR FOOTINGS NOT ON SOLID ROCK SHALL BE AT LEAST 3'-6" BELOW FINISHED GRADE.


CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL CONFORM TO ALL THE REQUIREMENTS OF A.C.I. 301 (LATEST EDITION), "SPECIFICATIONS FOR STRUCTURAL CONCRETE IN BUILDINGS".
2. CONCRETE FOR FOUNDATIONS AND SLAB-ON-GRADE SHALL BE NORMAL WEIGHT CONCRETE AND SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.

VERIFY ALL DIMENSIONS
PRIOR TO START OF WORK

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SITE PLAN

14 LAUGHLIN LN. PHILADELPHIA, PA 19118

SCALE: AS NOTED

DATE: 08/24/2021

DRAWN BY: JR

DESIGN BY: MMA

DWG. No 3352021

Z1

HEET

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