VERIFY ALL DIMENSIONS PRIOR TO START OF WORK

EXISTING FLOOR PLAN

EXISTING WALLS
EXISTING WALLS TO REMOVE

KITCHEN
DINING ROOM
LIVING ROOM

EXISTING BUILDING FOOTPRINT
NEW ADDITION FOOTPRINT
PROPERTY LINE
EXISTING DRIVEWAY

AREA OF WORK

±15'-0"

A1.1

SITE PLAN

WALL LEGEND

EXISTING BUILDING FOOTPRINT
NEW ADDITION FOOTPRINT
EXISTING PROPERTY LINE
PROPERTY LINE

EXISTING BUILDING: 14 LAUGHLIN LN. PHILADELPHIA, PA 19118

EXISTING WALLS

DOWNLOAD AND PREPARE AREA TO RECEIVE DOOR OPENING TO MATCH WITH EXISTING

REMOVE WINDOW FIXTURE AND PREPARE AREA TO RECEIVE DOOR OPENING

EXCAVATE AND PREPARE AREA TO RECEIVE ADDITION WITH CRAWL SPACE

REMOVE DIVIDING WALL BETWEEN KITCHEN DINING ROOM AND LIVING ROOM

REMOVE DOOR FIXTURE AND CLOSE OPENING TO MATCH WITH EXISTING

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VERIFY ALL DIMENSIONS PRIOR TO START OF WORK.

Pennsylvania office:
44 N 15th St.
Allentown, PA 18102.
Tel: 610-393-2703
Email: Glenwoodengineering@gmail.com
www.glenwoodeng.com

Michigan office:
2609 Crooks Rd #251
Troy, MI 48084
Tel: (248) 893-9969

GLENWOOD ENGINEERING LLC
DEMO ELEVATIONS

DWG. No 3352021
08/24/2021

14 LAUGHLIN LN. PHILADELPHIA, PA 19118

EXISTING WALLS
EXISTING WALLS TO REMOVE

WALL LEGEND

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PREPARE AREA TO RECEIVE ADDITION
V.I.F. LOCATION OF GUTTER. REROUTE AS REQUIRED
NEW WINDOW, TYP. SEE WINDOW SCHEDULE

SCALE: 1/4" = 1' - 0"

ADDITION ELEVATION

A2.1

AREA OF WORK

NEW STUCCO EXTERIOR FINISH TO MATCH EXISTING

WINDOW SCHEDULE

TAG

DESCRIPTION

FRAME SIZE

WIDTH

HEIGHT

U-VALUE

NOTES

A

TRI-WINDOW

.35 MIN

EGRESS

2

(2)30"

48"

B

TRI-WINDOW

.35 MIN

EGRESS

1

(1)60"

48"

(2)12"

48"

(1)36"

48"

WINDOW NOTES:

· VERIFY/COORDINATE ALL WINDOWS SIZES WITH CHOSEN MANUFACTURER.

· ROUGH OPENING SIZES AS PER MANUFACTURER SPECIFICATIONS.

· VERIFY/COORDINATE ALL ROUGH OPENINGS WITH WINDOW MANUFACTURER.

· ALL WINDOWS TO BE INSULATED LOW-E

· OWNER TO VERIFY SIZE/TYPE/STYLE/COLOR OF ALL WINDOWS [PELLA IS MANUFACTURER]

· VERIFY ALL NEW WINDOW/DOOR ASSEMBLIES ARE PROPERLY FLASHED/CAULKED AT ALL HEADS/SILL/JAMS (TYP)

· ALIGN ALL WINDOW AND DOOR HEADERS HORIZ. (PER FLOOR)

· ALL GLAZING WITHIN 18" OF FIN. FLOOR TO BE TEMPERED.

WINDOW NOTE:

REMOVE AND REPLACE ALL EXISTING WINDOWS AS NOTED. NEW WINDOWS TO MATCH EXISTING WINDOW DIMENSIONS, EXCEPT AS NOTED ON PLAN. NEW EGRESS WINDOWS TO CONFORM TO SECTION R310.1 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE. MINIMUM DIMENSIONS TO BE:

MINIMUM OPEN AREA: 5.7 SQ FT

MIN OPENING HEIGHT: 24 INCHES

MIN OPENING WIDTH: 20 INCHES

U-VALUE: .35 MIN

NEW FASCIA BOARDS, TYP.

NEW GUTTERS AND DOWNSPOUTS - LOCATION TO BE DETERMINED BY GENERAL CONTRACTOR, TYP.

NEW ROOF ASPHALT SHINGLES INSTALLED PER MANUF. REQUIREMENTS AND NEW FLASHING AND STEP FLASHING INSTALLED WHERE APPLICABLE MUST COMPLY WITH 2015 IRC CHAPTER 9, TYP.

NEW STONE FACADE EX. STONE FACADE

EX. STUCCO FACADE

EX. ROOF

VERIFY ALL DIMENSIONS READ TO START OF WORK

WALL LEGEND

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**Addition Foundation Plan**

1. **Area of Work**
   - **Existing Crawl Space**

2. **New 2x10 F.J. @ 16" O.C.**

3. **Existing Foundation**
   - BOLTED TO EXISTING FOUNDATION USING EPOXY BOLT @ MIN. 3 LOCATIONS

4. **Concrete Foundation Wall**
   - **2x6 Studs @ 16" O.C.**
   - **1/2" Plywood Sheathing On Exterior & 1/2" GWB On Interior.**
   - **2x8 PT. Sill Plate & 1/2" Dia. Lag Bolt W/ 7" Min. Embed. @ 4'-0" O.C.**
   - **2x I-Joists @ 16" O.C. & 3/4" T&G Plywood Sub-Floor Glued & Nailed.**
   - **Concrete Foundation Wall W/ #4 Rebar @ 32" O.C. (Vert & Horz) Parge & Waterproof Below Grade Joint @ End & 6 Mil Vapor Barrier Over 4" Concrete Slab W/ 1/2" Expansion Below Over 4" Compacted Crushed Stone**
   - **24"x12" Concrete Footing W/ 3-#5 Rebar 4" Perforated PVC Drain (Typ. Perimeter)**

5. **Addition Roof Framing**
   - **New 6X6 Wood Post**
   - **3-1/2"X11-1/4" LVL Ridge Beam**

6. **Intermediate Crawl Space**
   - **4" Concrete Slab W/ 1/2" Expansion Joint @ End & 6 Mil Vapor Barrier Below Over 3" Compacted Crushed Stone**
   - **BOLTED TO EXISTING FOUNDATION USING EPOXY BOLT @ MIN. 3 LOCATIONS**

**Notes:**
- VERIFY ALL DIMENSIONS PRIOR TO START OF WORK