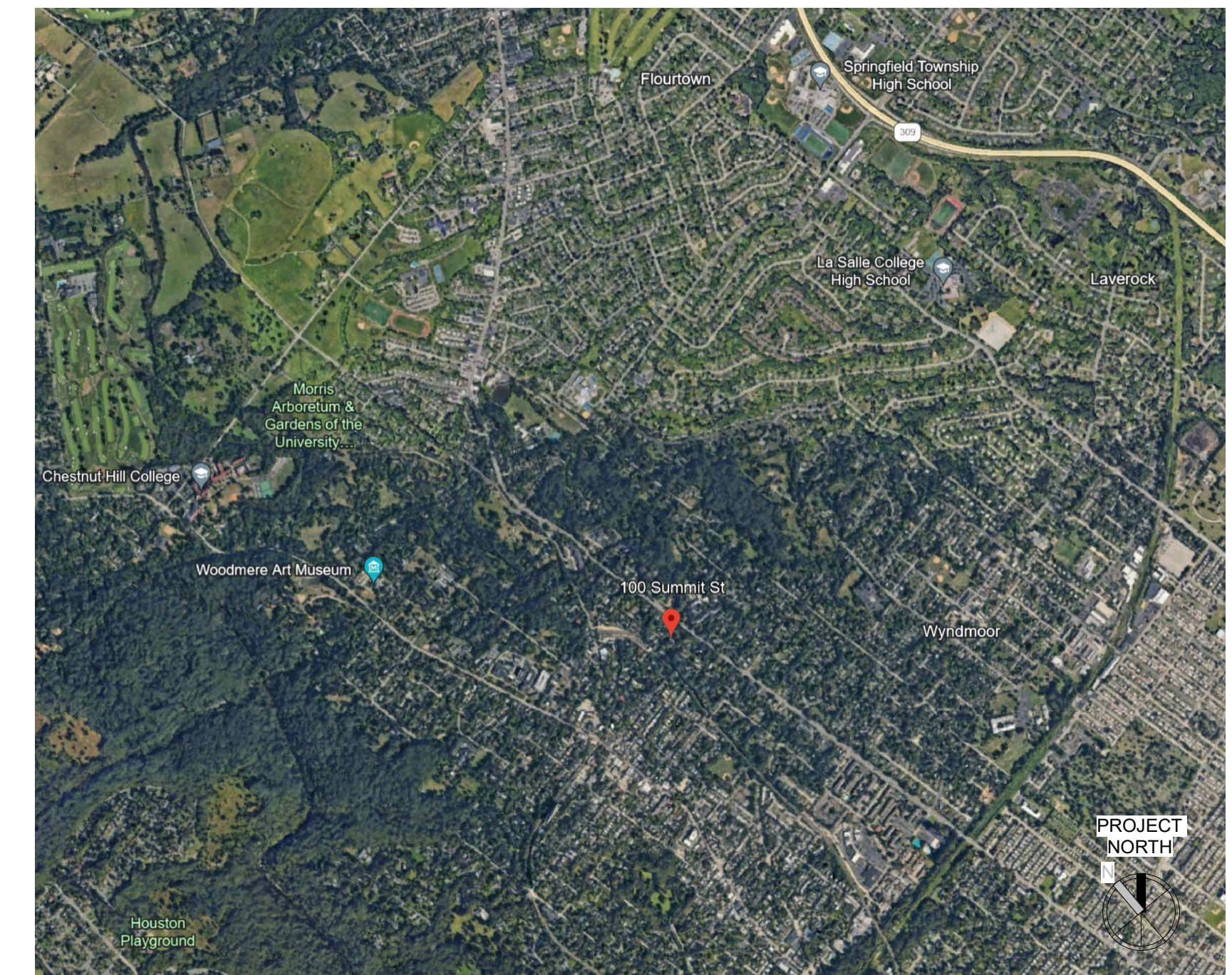


FARRAGUT RESIDENCE

100 Summit Street, Philadelphia, PA, USA

OWNER
Ryan & Kerri Farragut
 100 Summit Street
 Philadelphia, PA

ARCHITECT
KRIEGER + ASSOCIATES ARCHITECTS
 14 WEST HIGHLAND AVENUE
 PHILADELPHIA, PA 19118



SITE LOCATION MAP

SEAL:

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KEY PLAN:

CONSULTANTS:

CONSULTANTS:

GENERAL DRAWING NOTES

- IN CASE OF CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENTS GOVERN.
- SECTIONS AND DETAILS SHOWN, WHILE DRAWN FOR SPECIFIC LOCATIONS ARE INTENDED TO ESTABLISH THE GENERAL TYPES OF DETAILS TO BE USED THROUGHOUT. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES, SHALL BE REPEATED.
- CONTRACTOR TO VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE AND TO NOTIFY OWNER/ARCHITECT OF ANY DISCREPANCIES AND/OR DEVIATIONS FROM DRAWINGS. PROPOSED REMEDIES, IF REQUIRING ADDITIONAL WORK, ARE TO BE SUBMITTED FOR APPROVAL IN THE FORM OF WRITTEN CHANGE ORDERS TO THE OWNER IN ACCORDANCE WITH THE TERMS OF THE CONTRACT BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- ITEMS NOT NOTED AS EXISTING ARE PROPOSED. DOORS AND WINDOWS NOT NUMBERED ON THE FLOOR PLANS OR ELEVATIONS ARE EXISTING TO REMAIN, UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS TO EXISTING SURFACES ARE TO FINISH, UNLESS NOTED OTHERWISE.
- MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEMS ARE INDICATED ON ARCHITECTURAL DRAWINGS FOR COORDINATION ONLY.
- THIS PROJECT HAS BEEN DESIGNED USING THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), AND APPLICABLE LOCAL REGULATIONS.

SPECIAL INSPECTION NOTES

- SPECIAL INSPECTIONS ARE REQUIRED BY THE INTERNATIONAL BUILDING CODE FOR THIS PROJECT. SEE STATEMENT OF SPECIAL INSPECTIONS SCHEDULE FOR A LIST OF THE REQUIRED INSPECTIONS, AND FREQUENCY BY WHICH INSPECTIONS ARE TO BE CONDUCTED.
- IT IS THE OWNER'S RESPONSIBILITY TO RETAIN THE SERVICES OF A THIRD-PARTY SPECIAL INSPECTOR TO PERFORM SPECIAL INSPECTIONS. THE INSPECTION AGENCY MAY NOT BE THE DESIGN ARCHITECT OR STRUCTURAL ENGINEER OF RECORD TO AVOID CONFLICTS OF INTEREST. THE SPECIAL INSPECTION AGENCY MUST BE AS ACCREDITED AND PRE-QUALIFIED BY THE CITY OF PHILADELPHIA TO PERFORM THE REQUIRED INSPECTIONS.
- THE STRUCTURAL ENGINEER OF RECORD IS TO BE THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE OF SPECIAL INSPECTIONS (DPRC-SI). THE DPRC-SI IS RESPONSIBLE FOR THE FOLLOWING:
 - IDENTIFYING REQUIRED SPECIAL INSPECTIONS
 - SUBMITTING STATEMENT OF SPECIAL INSPECTIONS
 - EVALUATING AND SELECTING A SPECIAL INSPECTIONS AGENCY
 - REPORTING NON-COMPLIANCE ISSUES TO THE CONTRACTOR AND TO L&I FOR ISSUES THAT ARE HAZARDOUS TO LIFE, SAFETY OR HEALTH.
 - REVIEWING AND APPROVING SPECIAL INSPECTIONS PROGRESS REPORTS AND FINAL REPORTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE SPECIAL INSPECTIONS, AND TO MAINTAIN CONTRACT DOCUMENTS ON-SITE FOR USE BY THE SPECIAL INSPECTOR. 48 HOURS NOTICE IS REQUIRED FOR FIELD INSPECTIONS, AND 7 DAYS NOTICE IS REQUIRED FOR OFF-SITE INSPECTIONS.
- A PRE-CONSTRUCTION MEETING IS RECOMMENDED TO DISCUSS SPECIAL INSPECTIONS. OWNER, DPRC-SI, ARCHITECT AND SPECIAL INSPECTOR TO ATTEND.

MATERIAL LEGEND

FOAM INSULATION	BATT INSULATION	RIGID INSULATION (SMALL SCALE)
RIGID INSULATION (LARGE SCALE)	BRICK	CONCRETE
CONCRETE MASONRY	COMPOSITE MATL / FIBER CEMENT	BLOCKING
ROUGH WOOD	FINISH WOOD	LAMINATED VENEER LUMBER (LVL) / PARALLEL STRAND LUMBER (PSL)
SHEATHING (SMALL SCALE)	SHEATHING (LARGE SCALE)	MDO/MDF
VENT SPACE / DRAINAGE PLANE	STONE	TILE
GRAVEL	EARTH	

SYMBOL LEGEND

	WALL TYPE
	REVISION
	CENTERLINE
	WINDOW TYPE
	DOOR TYPE
Room name	ROOM NAME AND/OR NUMBER
	EXTERIOR ELEVATION
	BUILDING/WALL SECTION
	DETAIL
	ENLARGED DETAIL
	INTERIOR ELEVATION
	SLOPE
	VERTICAL ELEVATION
	EXG TOPOGRAPHIC ELEVATION

ABBREVIATIONS

ACT	ACOUSTIC CEILING TILE	FE(C)	FIRE EXTINGUISHER (CABINET)	PHI(D)	PAINTED PAIR
ADDN	ADDITIONAL	FEN	FENCE	PSL	PARALLEL STRAND LUMBER
ADJ	ADJACENT	FF	FILTER FABRIC	PT	PRESSURE TREATED
ADJUST	ADJUSTABLE	FG	FIBERGLASS	R	RISER
AFF	ABOVE FINISH FLOOR	FLR	FLOOR	RAD	RADIUS
AL	ALUMINUM	FLUOR	FLUORESCENT	RAG	RETURN AIR GRILL
ALT	ALTERNATE	FP	FIREPLACE	RCP	REFLECTED CEILING PLAN
AP	ACCESS PANEL	FT	FOOT	REF	REFRIGERATOR
APP	APPLIANCE	FTG	FOOTING	RECQ	RECEPTACLE
APPROX	APPROXIMATE	FX	FIXED	REF	REFRIGERATOR
AWN	AWNING	GA	GAUGE	REQD	REQUIRED
B/O	BOTTOM OF	GALV	GALVANIZED	RES	RESILIENT
BC	BRICK COURSE(S)	GC	GENERAL CONTRACTOR	RO	ROUGH OPENING
BD	BOARD	GWB	GYPSPUM WALL BOARD	S&R	SHELF & ROD
BDBD	BEAD BOARD	H	HIGH	SAG	SUPPLY AIR GRILL
BM	BEAM	HB	HOSEBIB	SC	SOLID CORE
BOD	BASIS OF DESIGN	HDWD	HARDWOOD	SCHED	SCHEDULE
BR	BRUSHED	HM	HOLLOW METAL	SCR	SCREEN
BSMT	BASEMENT	HOP	HOPPER	SECT	SECTION
CANT	CANTILEVER(ED)	HORIZ	HORIZONTAL	SH	SINGLE HUNG
CB	CEMENTITIOUS BACKER BOARD	HT	HEIGHT	SIM	SIMILAR
CBNT	CABINET	HTR	HEATER	SL	SLIDER
CI	CAST IRON	INCAN	INCANDESCENT	SSTL	STAINLESS STEEL
CJ	CONTROL JOINT	INSUL	INSULATION	ST	STUCCO
CL	CENTER LINE	INT	INTERIOR	STD	STANDARD
CLNG	CEILING	JT	JOINT	STL	STEEL
CLR	CLEAR	L	LOW	STN	STONE
CMU	CONCRETE MASONRY UNIT	LIN	LINOLEUM	STR	STRUCTURAL
COL	COLUMN	LKG	LOOKING	T	TREAD
COMP	COMPOSITE	LT	LIGHT	T&G	TONGUE & GROOVE
CONC	CONCRETE	LV	LOW VOLTAGE	T/O	TOP OF
CONT	CONTINUOUS	LVL	LAMINATED VENEER LUMBER	TBD	TO BE DETERMINED
CONTR	CONTRACTOR	MATL	MATERIAL	TE	TEMPERED
CPT	CARPET	MAX	MAXIMUM	TYP	TYPICAL
CSMT	CASEMENT	MDO	MEDIUM DENSITY OVERLAY	U/C	UNDER CABINET
CT	CERAMIC TILE	MFR	MANUFACTURER	U/S	UNDERSIDE
DBL	DOUBLE	MIN	MINIMUM	UNF	UNFINISHED
DED	DEDICATED	MO	MASONRY	UNO	UNLESS NOTED OTHERWISE
DEMO	DEMOLITION	MTD	MOUNTED	VCB	VINYL COVE BASE
DH	DOUBLE HUNG	MTL	METAL	VCT	VINYL COMPOSITION TILE
DIA	DIAMETER	NA	NOT APPLICABLE	VERT	VERTICAL
DIMS	DIMENSIONS	NIC	NOT IN CONTRACT	VIF	VERIFY IN FIELD
DN	DOWN	NIS	NOT TO SCALE	VIR	VENT THRU ROOF
DS	DOWNSPOUT	O/A	OVERALL	W/	WITH
DTL(S)	DETAIL(S)	O/C	ON CENTER	WD	WOOD
DWG(S)	DRAWING(S)	OPER	OPERABLE	WDW	WINDOW
EA	EACH	OPNG	OPENING	WG	WIRE GLASS
EJ	EXPANSION JOINT	OPP	OPPOSITE	WH	WATER HEATER
ELEC	ELECTRIC	PAF	POWDER ACTUATED FASTENER	WP	WALL PAPER
ENG	ENGINEERED	PLAM	PLASTIC LAMINATE	WWF	WELDED WIRE FABRIC
EQ	EQUAL EQUIVALENT	PLST	PLASTER		
EWC	ELECTRIC WATER COOLER	PLYWD	PLYWOOD		
EXG	EXISTING				
EXP	EXPANSION				
EXT	EXTERIOR				
FD	FLOOR DRAIN				
FDN	FOUNDATION				

SHEET LIST

SHEET NUMBER	SHEET NAME	PRELIMINARY PRICING SET 03.28.24	ISSUE FOR ZONING PERMIT 06.13.24	PHC APPLICATION 01.10.25
0-General				
G0.1	COVER SHEET	•	•	•
G0.2	PRELIMINARY PRICING SCHEDULE	•	•	•
Z0.1	SITE PLAN	•	•	•
1-Architecture				
A1.1	DEMOLITION PLANS & SCHEDULES	•	•	•
A2.1	FIRST FLOOR PLAN	•	•	•
A2.2	SECOND FLOOR PLAN	•	•	•
A3.1	EXTERIOR ELEVATION - ADDITION	•	•	•
A3.2	EXTERIOR ELEVATION - ADDITION	•	•	•
A3.3	EXTERIOR ELEVATION - ADDITION	•	•	•
A3.4	EXTERIOR ELEVATION - GARAGE	•	•	•
A3.5	EXTERIOR ELEVATION - GARAGE	•	•	•
A3.6	EXTERIOR ELEVATION - GARAGE	•	•	•
A3.7	EXTERIOR ELEVATION - GARAGE	•	•	•
A3.8	BUILDING SECTION - GARAGE	•	•	•

PROJECT: **FARRAGUT RESIDENCE**
 100 Summit Street, Philadelphia, PA, USA

CLIENT: **Ryan & Kerri Farragut**

ARCHITECT PROJECT NUMBER: **2307**

ISSUE DATE: **JANUARY 10, 2025**

STATUS: **PHC APPLICATION**

REVISION DATE:

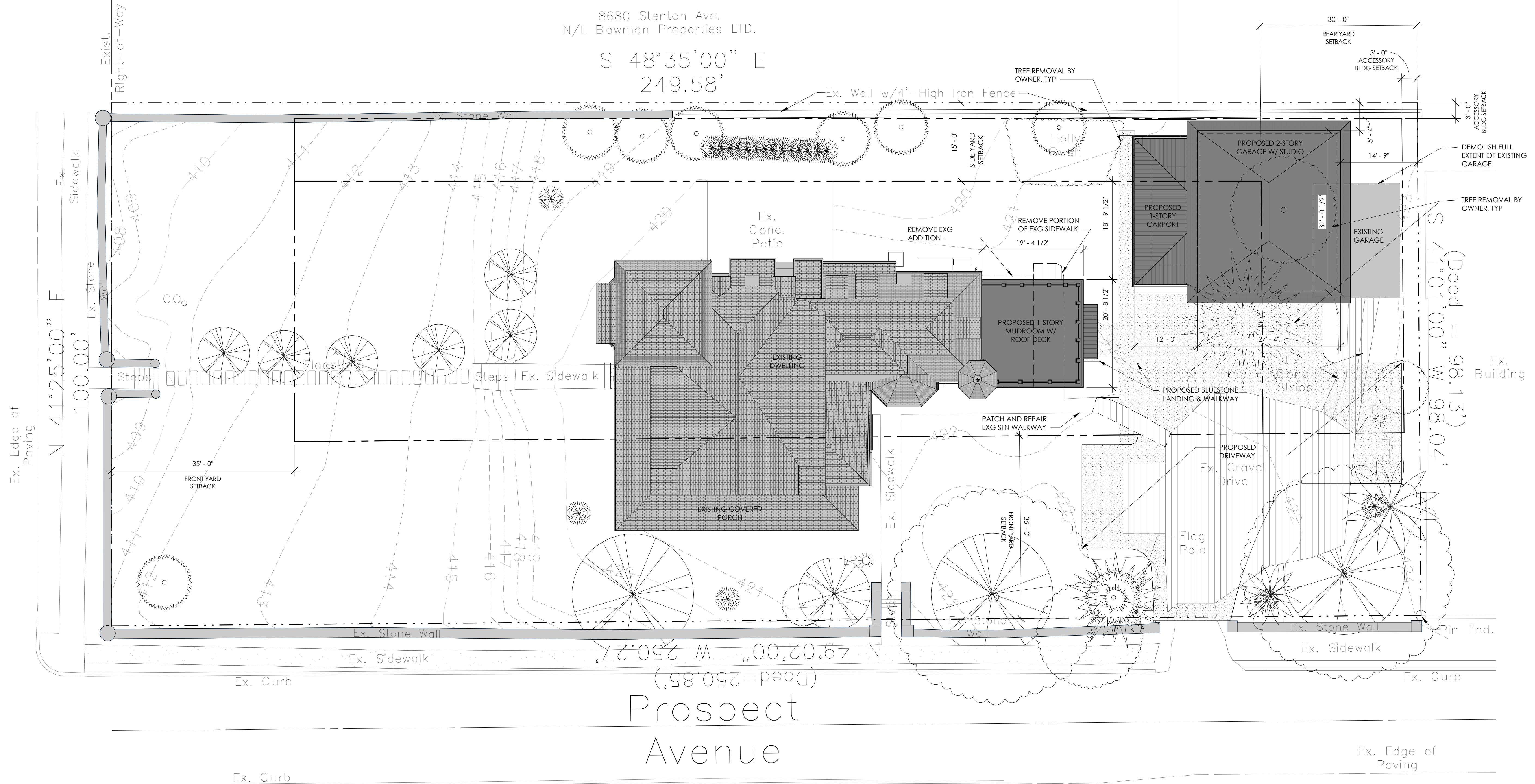
No.	Date

SHEET TITLE: **COVER SHEET**

SHEET NUMBER:

G0.1

rfarragut@surroofing.com | 610.633.7668



8680 Stenton Ave.
N/L Bowman Properties LTD.

S 48°35'00" E
249.58'

N 41°25'00" E
100.00'

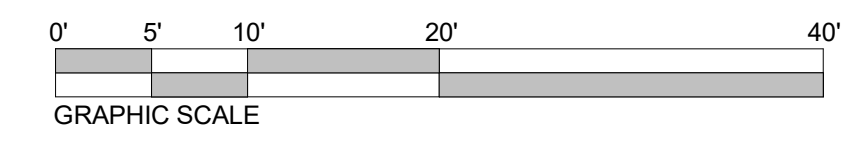
(Deed = 98.13')
S 41°01'00" W 98.04'

Prospect Avenue
N 49°02'00" W 250.27'
(Deed = 250.85')

Zoning Code				
Code	PHILADELPHIA CODE - TITLE 14 ZONING AND PLANNING			
Area Data	Existing	Removed	Proposed	Total
LOT AREA	24,500 SF	NO CHANGE	NO CHANGE	24,500 SF
DWELLING ROOF AREA	2,400 SF	200 SF	400 SF	2,600 SF
ACCESSORY ROOF AREA	365 SF	365 SF	1,400 SF	1,765 SF
TOTAL BUILDING ROOF AREA	2,765 SF	565 SF	1,800 SF	4,565 SF
UNCOVERED HARDSURFACE AREA	2,400 SF	1,400 SF	2,200 SF	3,200 SF
TOTAL IMPERVIOUS AREA (B+C)	5,165 SF	2,150 SF	4,000 SF	7,315 SF

Zoning Requirements and Analysis				
Item	Code Requirement	Existing	Proposed	
ZONING CLASSIFICATION	R5S-1	R5S-1	NO CHANGE	
OVERLAY DISTRICT	WISSAHICKON WATERSHED FAIRMOUNT PARK	N/A	N/A	
WISSAHICKON WATERSHED CATEGORY	5 (NO LIMIT)	5 (NO LIMIT)	NO CHANGE	
STEEP SLOPES	25% OR GREATER: NO SITE CLEARING OR EARTH MOVING ACTIVITY PERMITTED OR 15%-25%: SITE CLEARING OR EARTH MOVING ACTIVITY PERMITTED IN ACCORDANCE WITH EARTH MOVING PLANS APPROVED BY PLANNING COMMISSION			
WATERCOURSE SETBACKS IN WATERSHED	NO IMPERVIOUS COVERAGE PERMITTED WITHIN 200' OF BANK OF A BODY OF WATER; NO IMPERVIOUS COVERAGE PERMITTED WITHIN 50' OF CENTERLINE OF SWALE WITHIN WATERSHED			
EARTH DISTURBANCE AREA	N/A	N/A	1,500 SF	
HISTORICAL DESIGNATION	CHESTNUT HILL HISTORIC DISTRICT ON THE NATIONAL REGISTER	SIGNIFICANT	NO CHANGE	
PERMITTED USE	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING	NO CHANGE	
PERMITTED BUILDING TYPE	DETACHED	DETACHED	DETACHED	
MINIMUM LOT AREA	10,000 SF	24,500 SF	NO CHANGE	
MINIMUM LOT WIDTH	75'	75'	NO CHANGE	
FRONT YARD SETBACK	35'	35'	NO CHANGE	
SIDE YARD AND COURT SETBACK	15'	15'	NO CHANGE	
MINIMUM	N/A	N/A	N/A	
REAR YARD SETBACK	35'	35'	NO CHANGE	
MAXIMUM OCCUPIED AREA (B/A) CORNER LOT	35%	15.4%	20.0%	
MINIMUM OPEN AREA (A-B/A)	65%	84.6%	80.0%	
MAXIMUM BUILDING HEIGHT - MEASURED TO MIDPOINT OF ROOF	38'	44'	15' ADDITION	
ACCESSORY BUILDING	PERMITTED	1	NO CHANGE	
ACCESSORY BUILDING SETBACKS	15' FOR FLAT-ROOF; 15' FOR GABLED ROOF; 15' FOR BUTCHED ROOF	3'	9'-4" 14'-0"	
MAXIMUM IMPERVIOUS COVERAGE (%)(A X 100)	N/A	25.2%	35.9%	

2 SITE PLAN
Z0.1 1" = 10'-0"



GENERAL SITE PLAN NOTES

1. SITE PLAN INFORMATION TAKEN FROM 02/06/2018.
2. PROVIDE HAY BALES, SILTATION FENCES OR OTHER APPROPRIATE EROSION CONTROL MEASURES AROUND CONSTRUCTION SITE AND STORED MATERIALS.
3. CLEAN STREET OF ALL DEBRIS AT THE END OF EACH WORK DAY.
4. DOWNSPOUTS TO BE CONNECTED TO EXISTING STORM WATER MANAGEMENT SYSTEM.
5. CONTRACTOR TO SEED LAWN IN AREAS DISTURBED BY CONSTRUCTION ACTIVITY.
6. VERTICAL DATUM IS CITY OF PHILADELPHIA DATUM.
7. ALL DIMENSIONS ARE CITY DISTRICT STANDARD EXCEPT DIMENSIONS DENOTED (000.00) AS US STANDARD.

SITE PLAN LEGEND

- | | | | |
|----|-----------------|-----|--------------|
| AC | AIR CONDITIONER | GU | GUTTER |
| BF | BASEMENT FLOOR | GV | GAS VALVE |
| BW | BOTTOM OF WALL | INV | INVERT |
| CO | CLEANOUT | SL | STREET LIGHT |
| D | DRAIN | TG | TOP OF GRATE |
| DS | DOWNSPOUT | TR | TRASH BIN |
| FF | FIRST FLOOR | TW | TOP OF WALL |
| FH | FIRE HYDRANT | UDG | UNDERGROUND |
| GF | GARAGE FLOOR | UP | UTILITY POLL |
| GS | GARAGE SILL | WV | WATER VALVE |
| | | WW | WINDOW WELL |
-
- | | |
|-----------------|--|
| --- X X X | FENCE |
| - - - - - | PROPERTY LINES |
| — — — — — | BUILDING SETBACK LINES |
| [Grey Box] | INDICATES EXISTING ROOF AREA |
| [Dark Grey Box] | INDICATES ADDITIONAL ROOF AREA |
| [White Box] | INDICATES UNCOVERED HARDSURFACE AREA TO BE REMOVED |
| [Hatched Box] | INDICATES ADDITIONAL UNCOVERED HARDSURFACE AREA |

SEAL:

KEY PLAN:

CONSULTANTS:

CONSULTANTS:

PROJECT: **FARRAGUT RESIDENCE**
100 Summit Street, Philadelphia, PA, USA
CLIENT: **Ryan & Kerri Farragut**
farragut@usroofing.com | 610.633.7686

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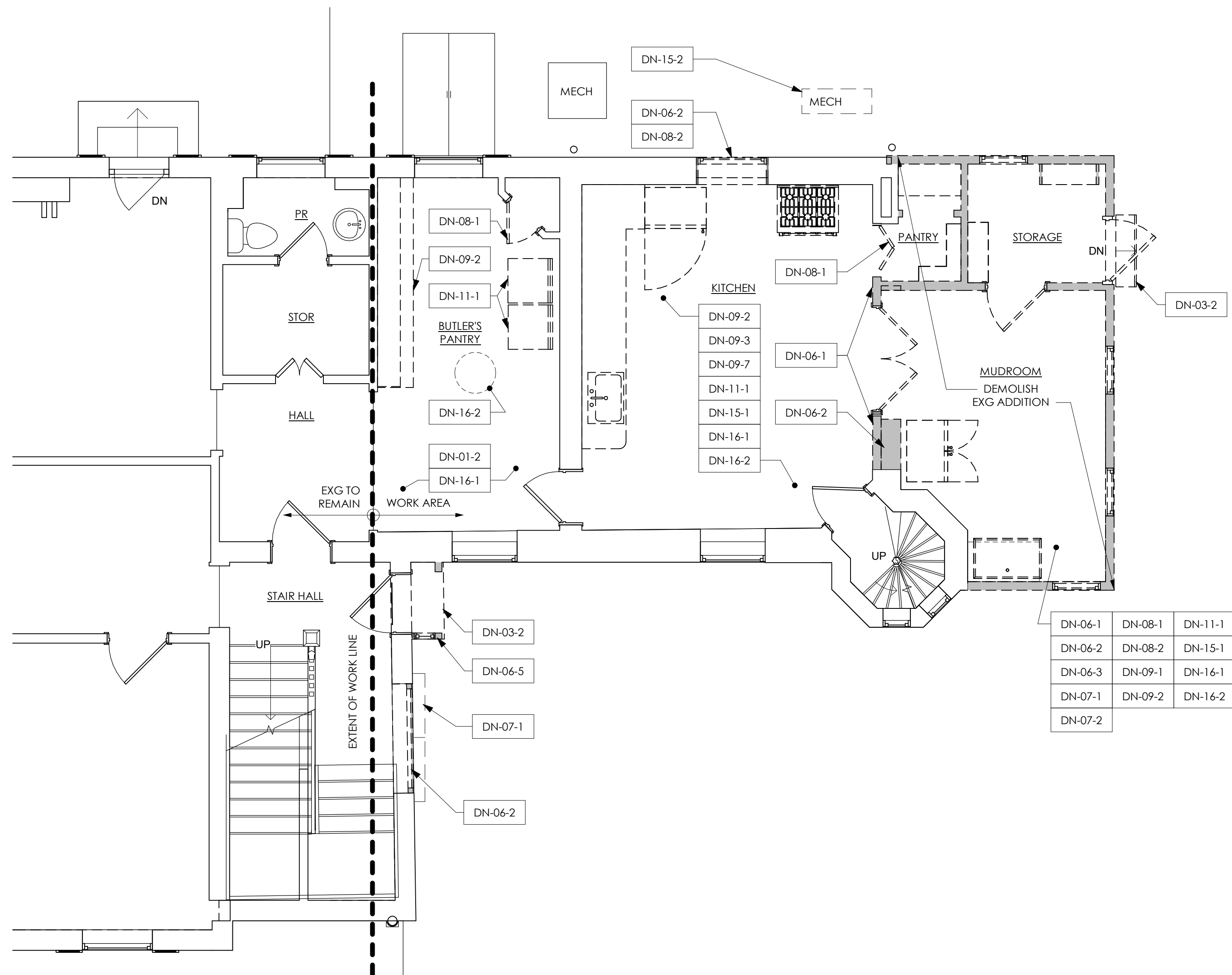
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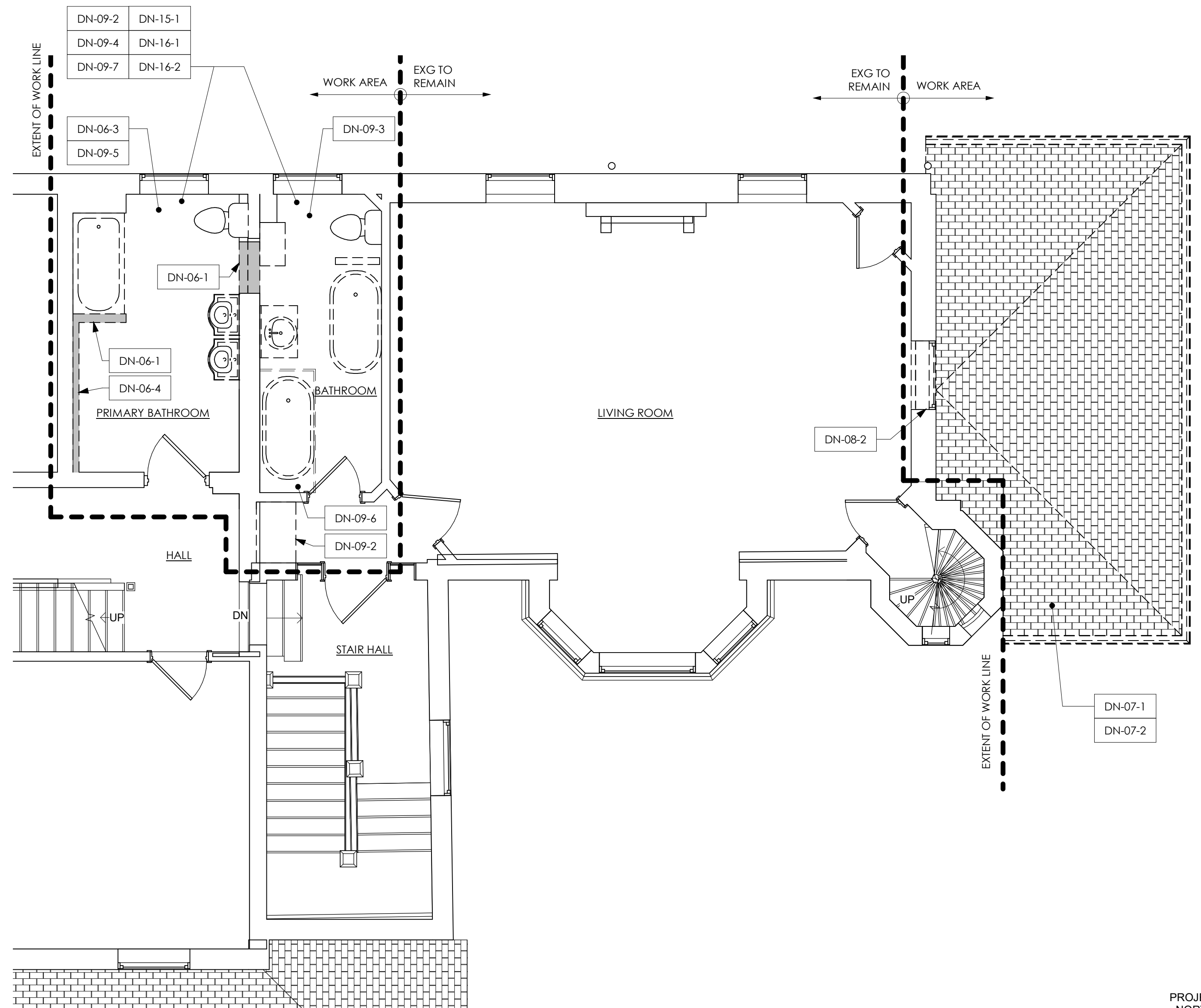
SHEET TITLE:
SITE PLAN

SHEET NUMBER:

Z0.1



1
A1.1
FIRST FLOOR DEMOLITION
PLAN - PHASE A
1/4" = 1'-0"



2
A1.1
SECOND FLOOR DEMOLITION
PLAN - PHASE C
1/4" = 1'-0"

DEMOLITION PLAN LEGEND

- EXISTING WALL TO REMAIN
- - - EXISTING ITEM TO BE DEMOLISHED
- █ EXISTING WALL TO BE DEMOLISHED

GENERAL DEMOLITION NOTES

1. SEE FLOOR PLAN FOR DIMENSIONS AND DETAILS OF PROPOSED OPENINGS IN EXISTING BUILDING.
2. SALVAGE EXISTING DOORS FOR RE-USE. UNO.
3. DEMOLITION WORK BY GC. UNO.
4. ASSESS THE EXISTING MECHANICAL AND ELECTRICAL SYSTEMS TO VERIFY THAT EXISTING IS ADEQUATE TO SUPPORT PROPOSED WORK.
5. DEMOLITION PERMIT SET IS FOR NON-STRUCTURAL DEMOLITION ONLY.

KEYNOTE NUMBER	DESCRIPTION OF WORK
DN-01-2	EXISTING FLOORING TO REMAIN.
DN-03-2	REMOVE EXISTING CONCRETE STAIR AND/OR LANDING.
DN-06-1	REMOVE EXISTING INTERIOR PARTITION, INCLUDING WALL FRAMING AND FINISH MATERIAL.
DN-06-2	REMOVE EXISTING EXTERIOR WALL INCLUDING FRAMING, SHEATHING, INSULATION AND FINISH MATERIALS.
DN-06-3	REMOVE EXISTING CEILING AND/OR SOFFIT, INCLUDING FRAMING AND FINISH MATERIAL.
DN-06-4	REMOVE EXISTING FURRED OUT PARTITION, INCLUDING FRAMING AND FINISH MATERIAL.
DN-06-5	REMOVE EXISTING ENTRY SURROUND, WINDOW, SOFFIT, AND ROOF.
DN-07-1	REMOVE EXISTING FINISH ROOFING MATERIAL, INCLUDING UNDERLAYMENT AND RELATED ROOF FLASHING.
DN-07-2	REMOVE EXISTING GUTTERS AND DOWNSPOUTS, INCLUDING ALL HANGERS AND ACCESSORIES.
DN-08-1	REMOVE DOOR, FRAME, AND HARDWARE. SEE GENERAL DEMOLITION NOTES FOR ADDITIONAL INFORMATION.
DN-08-2	REMOVE WINDOW AND FRAME. SALVAGE FOR REUSE.
DN-09-1	REMOVE EXISTING FLOOR FINISHES AND SUBFLOOR.
DN-09-2	REMOVE EXISTING CABINETS/CASEWORK.
DN-09-3	REMOVE EXISTING WALL TILE. SALVAGE FOR REUSE.
DN-09-4	REMOVE EXISTING WOOD WAINSCOT. SALVAGE FOR REUSE.
DN-09-5	RETAIN HARDWOOD FLOORING AT UPPER LEVEL PRIMARY BATHROOM. PATCH AND REFINISH; PREP FLOOR TO RECEIVE SALVAGED AND PROPOSED MARBLE INSERTS BENEATH TOILET AND TUB.
DN-09-6	REMOVE EXISTING MARBLE/STN FLOOR INSERTS. SALVAGE FOR REUSE.
DN-09-7	REMOVE EXISTING FLOOR FINISHES AND PREP SUBFLOOR FOR PROPOSED WORK.
DN-11-1	REMOVE EXISTING APPLIANCE(S) AND SALVAGE FOR REUSE.
DN-15-1	REMOVE EXISTING PLUMBING FIXTURE AND/OR FAUCET. SALVAGE FOR REUSE.
DN-15-2	REMOVE AND RELOCATE EXISTING MECHANICAL EQUIPMENT AS REQUIRED FOR PROPOSED WORK.
DN-16-1	REMOVE EXISTING ELECTRICAL DEVICES, SWITCHES, AND OUTLETS.
DN-16-2	REMOVE EXISTING LIGHTING FIXTURES AND SALVAGE FOR REUSE.

Work By Owner Schedule

ITEMS TO BE PURCHASED, DELIVERED AND INSTALLED BY OWNER UNO; CONTRACTOR TO COORDINATE SCHEDULE WITH OWNER
THE FOLLOWING ITEMS ARE THE RESPONSIBILITY OF THE OWNER AND ARE NOT IN THE CONTRACT SUM:

Item	Description
LANDSCAPING (AND ON-SITE STORM WATER MANAGEMENT SYSTEM)	LANDSCAPING (AND ON-SITE STORM WATER MANAGEMENT SYSTEM) TO BE PURCHASED AND INSTALLED BY OWNER.
ROOFING (EXCLUDING SHEATHING)	PROPOSED ROOFING, EXCLUDING SHEATHING, TO BE PURCHASED AND INSTALLED BY OWNER.
APPLIANCES	APPLIANCES TO BE PURCHASED AND INSTALLED BY OWNER.
CABINETS	CABINETS TO BE PURCHASED BY OWNER AND INSTALLED BY CONTRACTOR OR OTHERS.
SECURITY SYSTEM	CONTRACTOR TO COORDINATE INSTALLATION BY OTHERS.
CABLE/SATELLITE DISH/DATA WIRING	CABLE/SATELLITE DISH/DATA WIRING TO BE PURCHASED AND INSTALLED BY OWNER.
AUDIO/VISUAL SYSTEM	AUDIO/VISUAL SYSTEM, INCLUDING SPEAKERS AND WIRING, TO BE PURCHASED AND INSTALLED BY OWNER.
WINDOW TREATMENTS	BLINDS, DRAPES AND INTERIOR SHUTTERS TO BE PURCHASED AND INSTALLED BY OWNER.
PRIMARY BATHROOM MIRROR	PRIMARY BATHROOM MIRROR TO BE PROVIDED AND INSTALLED BY OWNER.

Alternate Schedule

AN ALTERNATE IS AN AMOUNT PROPOSED BY BIDDER FOR CERTAIN WORK THAT MAY BE ADDED TO OR DEDUCTED FROM THE BASE BID AMOUNT IF OWNER ACCEPTS THE ALTERNATE.
THE COST OR CREDIT FOR EACH ALTERNATE IS THE ADDITION TO OR DEDUCTION FROM CONTRACT SUM TO INCORPORATE THE ALTERNATE INTO THE WORK.
NO OTHER ADJUSTMENTS ARE MADE TO THE CONTRACT SUM.
INDICATE ON THE BID FORM AMOUNTS TO BE DEDUCTED FROM OR ADDED TO CONTRACT SUM FOR THE FOLLOWING ALTERNATES:

Item	Description
ALTERNATE NUMBER 1	PROVIDE IN-FLOOR HEATING AT GARAGE SLAB
ALTERNATE NUMBER 2	PROVIDE NEW WINDOWS AT MUDROOM ADDITION
ALTERNATE NUMBER 3	PROVIDE @ GARAGE 1ST FLOOR WALLS: 8" CMU W/ 3-5/8" MTL STUD FURRING; FILL FURRING CAVITIES W/ 2LB HIGH DENSITY CLOSED-CELL SPRAY FOAM INSULATION (R-20 MIN) + 5/8" GWB WALL FINISH

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CONSULTANTS:

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SHEET TITLE:
DEMOLITION PLANS & SCHEDULES

SHEET NUMBER:

A1.1

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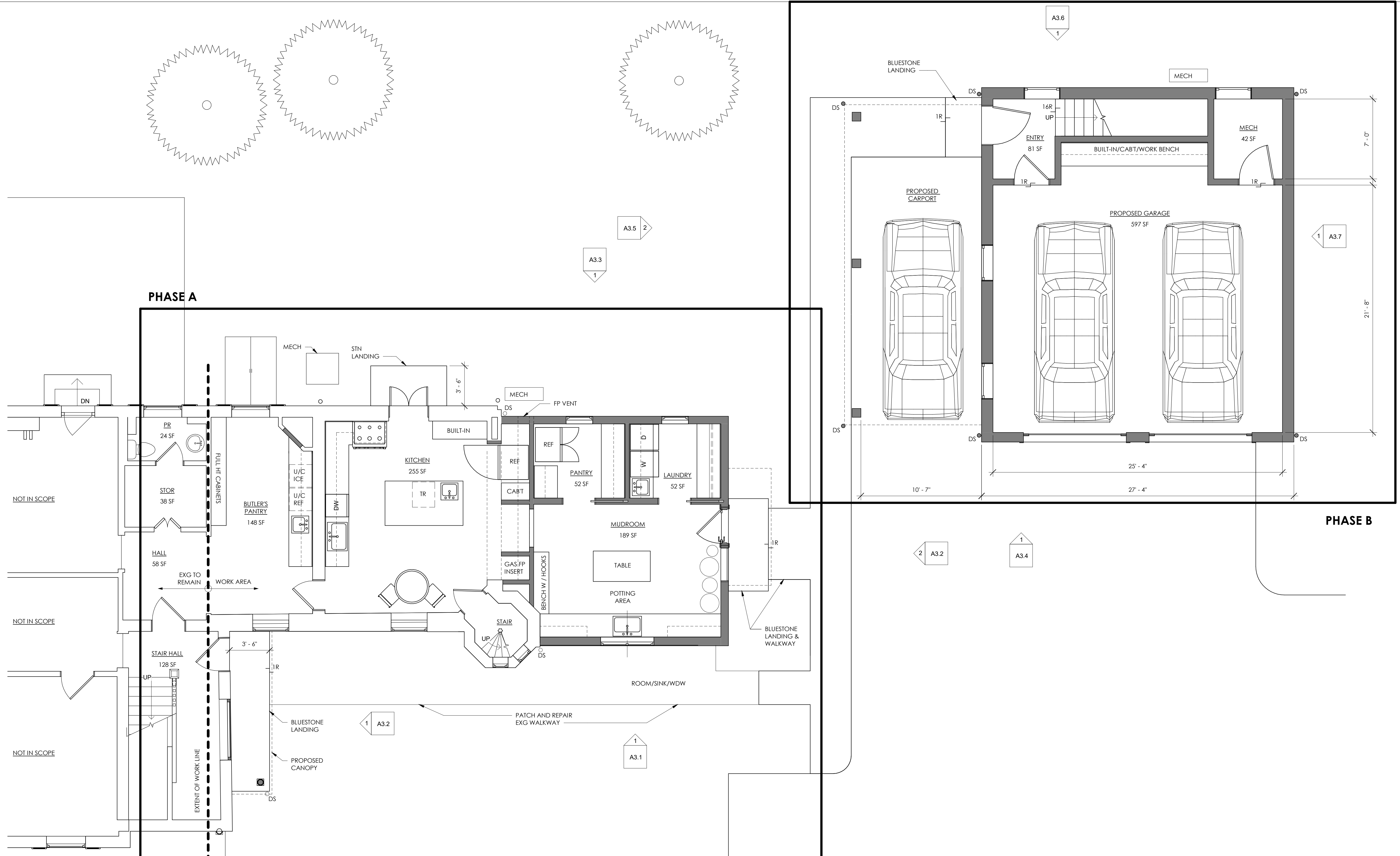
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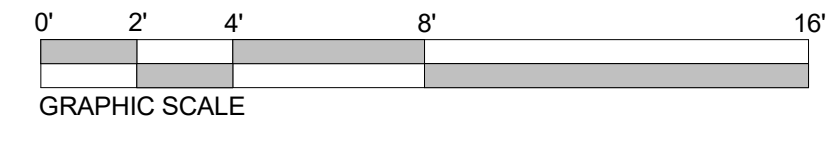
KEY PLAN:

CONSULTANTS:

CONSULTANTS:



1 FIRST FLOOR PLAN
A2.1 1/4" = 1'-0"



GENERAL PLAN NOTES

1. PROPOSED WALLS ARE TO ALIGN WITH EXISTING ADJACENT WALLS UNO.
2. CASED OPENINGS THAT APPEAR TO BE CENTERED BETWEEN ADJACENT PERPENDICULAR WALLS SHOULD BE CENTERED UNLESS NOTED OTHERWISE.
3. DOORS AND WINDOWS ARE TYPICALLY OFFSET TRIM WIDTH FROM ADJACENT PERPENDICULAR PARTITION AT INSIDE CORNER.
4. SOILSTACK LOCATIONS ARE APPROXIMATE. VERIFY LOCATIONS WITH HVAC AND PLUMBING SUBCONTRACTOR.

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- █ NEW WALL
- - - UPPER CABINETS

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FIRST FLOOR PLAN

SHEET NUMBER:

A2.1

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KEY PLAN:

CONSULTANTS:

CONSULTANTS:

PROJECT: **FARRAGUT RESIDENCE**
100 Summit Street, Philadelphia, PA, USA
CLIENT: **Ryan & Kerri Farragut**
farragut@usroofing.com | 610.633.7688

ARCHITECT PROJECT NUMBER:
2307

ISSUE DATE:
JANUARY 10, 2025

STATUS:
PHC APPLICATION

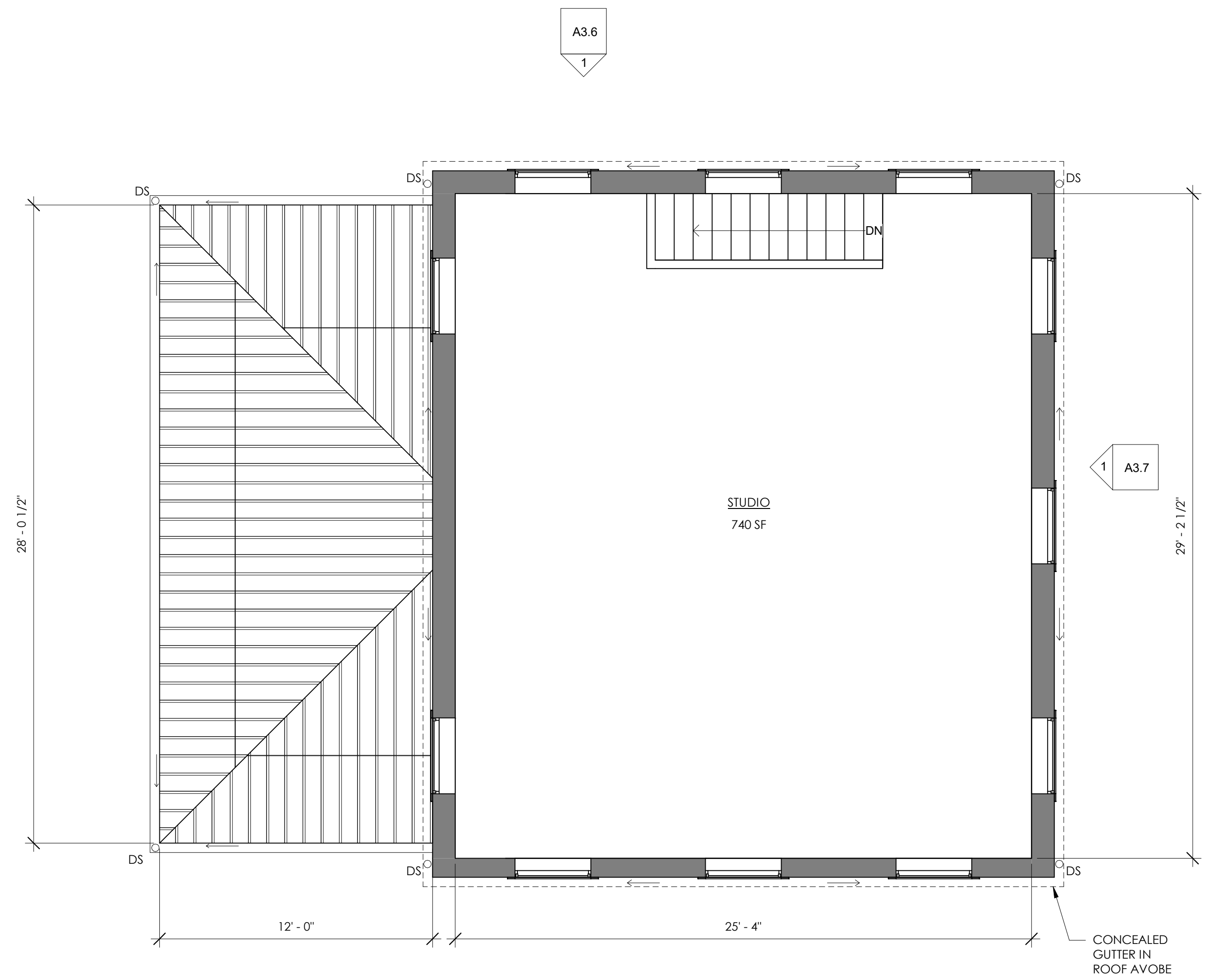
REVISION DATE:

No.	Date

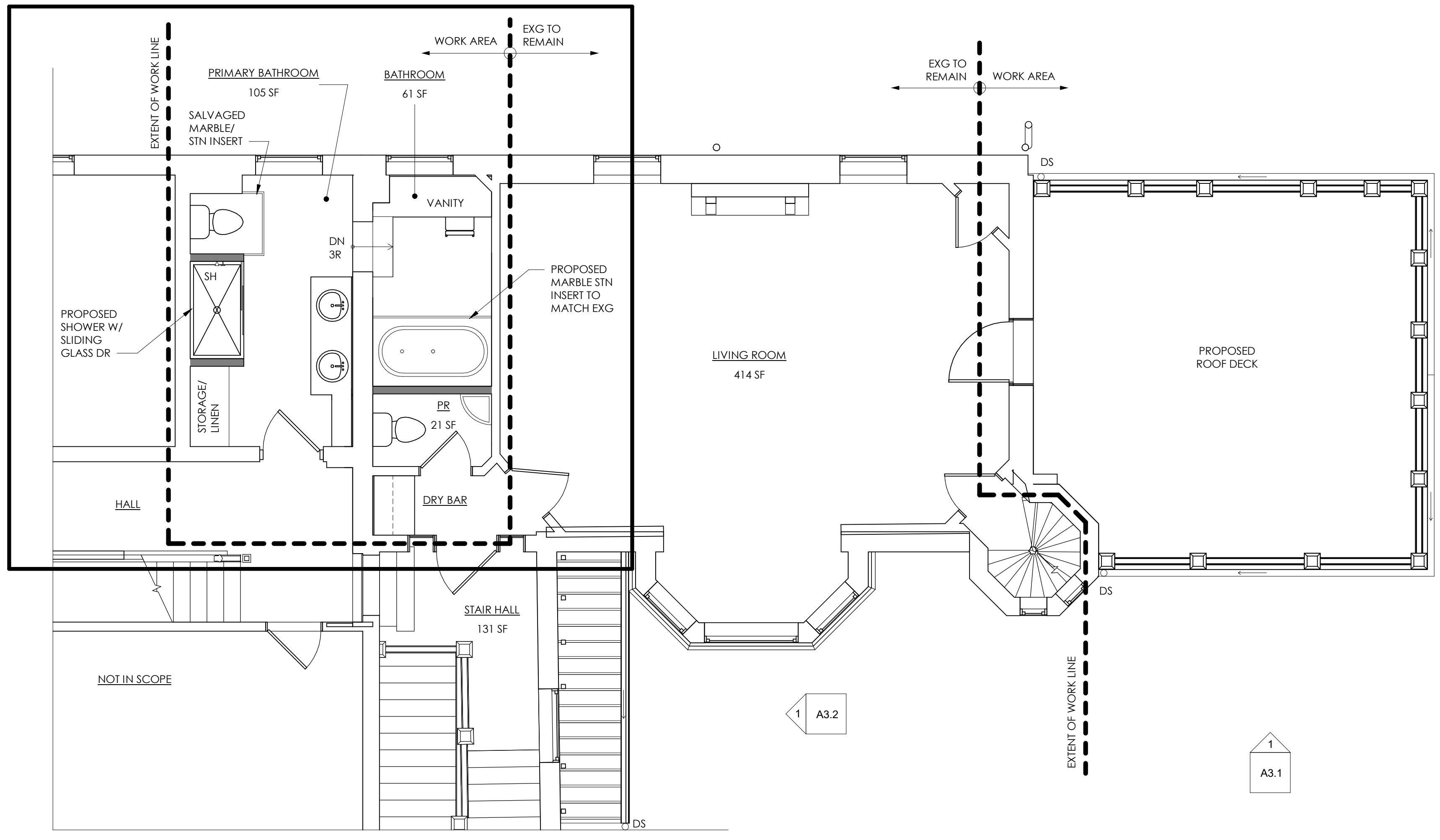
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SECOND FLOOR PLAN

SHEET NUMBER:

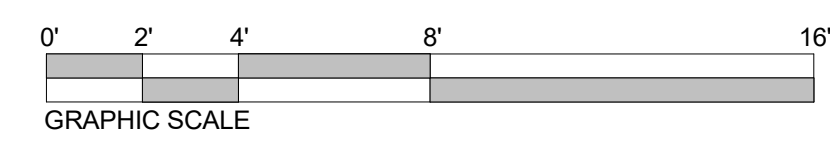
A2.2



PHASE C - BY OTHERS



1
A2.2
SECOND FLOOR PLAN - ALT
1/4" = 1'-0"



GENERAL PLAN NOTES

1. PROPOSED WALLS ARE TO ALIGN WITH EXISTING ADJACENT WALLS UNO.
2. CASED OPENINGS THAT APPEAR TO BE CENTERED BETWEEN ADJACENT PERPENDICULAR WALLS SHOULD BE CENTERED UNLESS NOTED OTHERWISE.
3. DOORS AND WINDOWS ARE TYPICALLY OFFSET TRIM WIDTH FROM ADJACENT PERPENDICULAR PARTITION AT INSIDE CORNER.
4. SOILSTACK LOCATIONS ARE APPROXIMATE. VERIFY LOCATIONS WITH HVAC AND PLUMBING SUBCONTRACTOR.

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- █ NEW WALL
- - - - - UPPER CABINETS

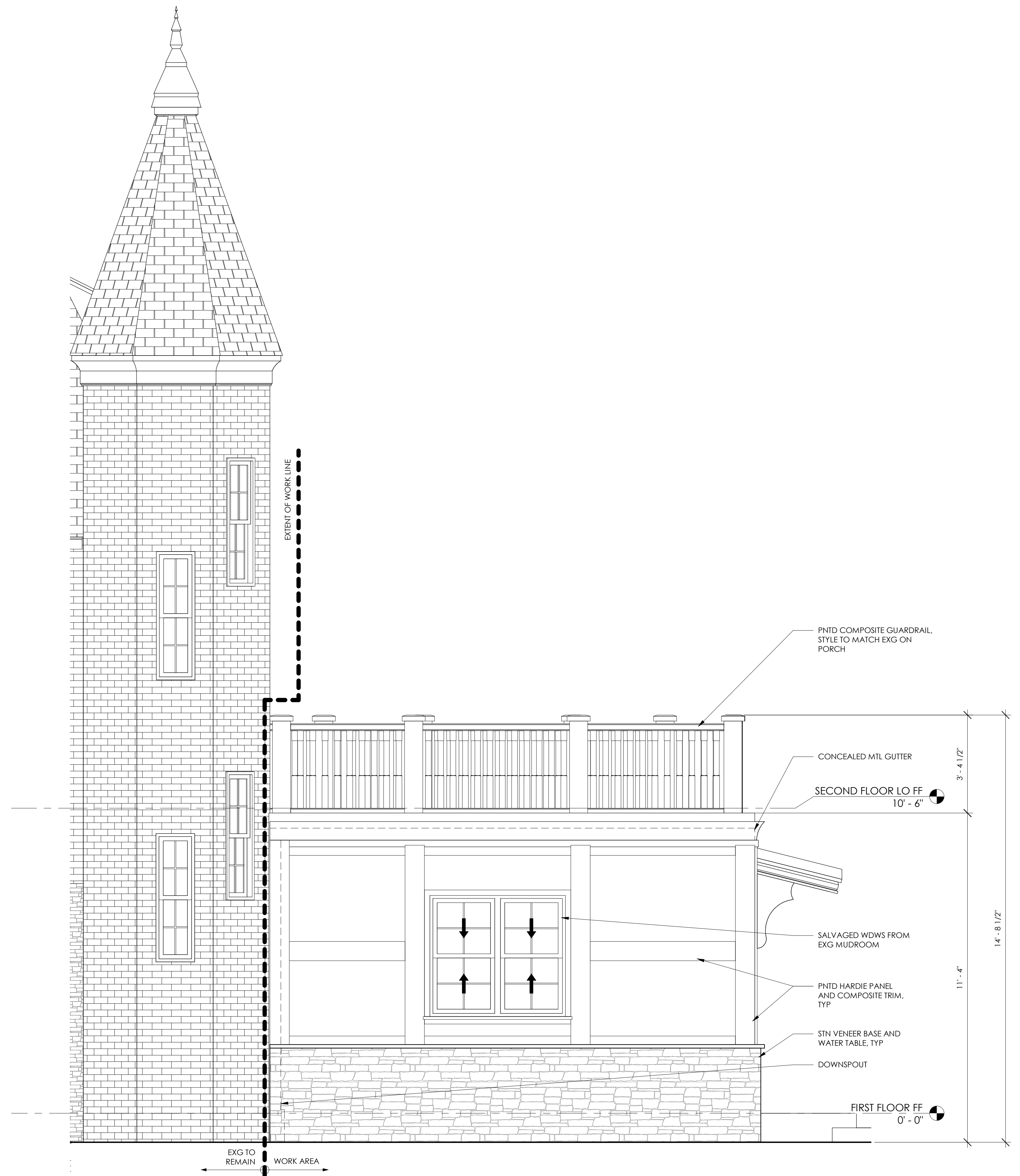
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1 ADDITION ELEVATION SOUTH
A3.1 1/2" = 1'-0"

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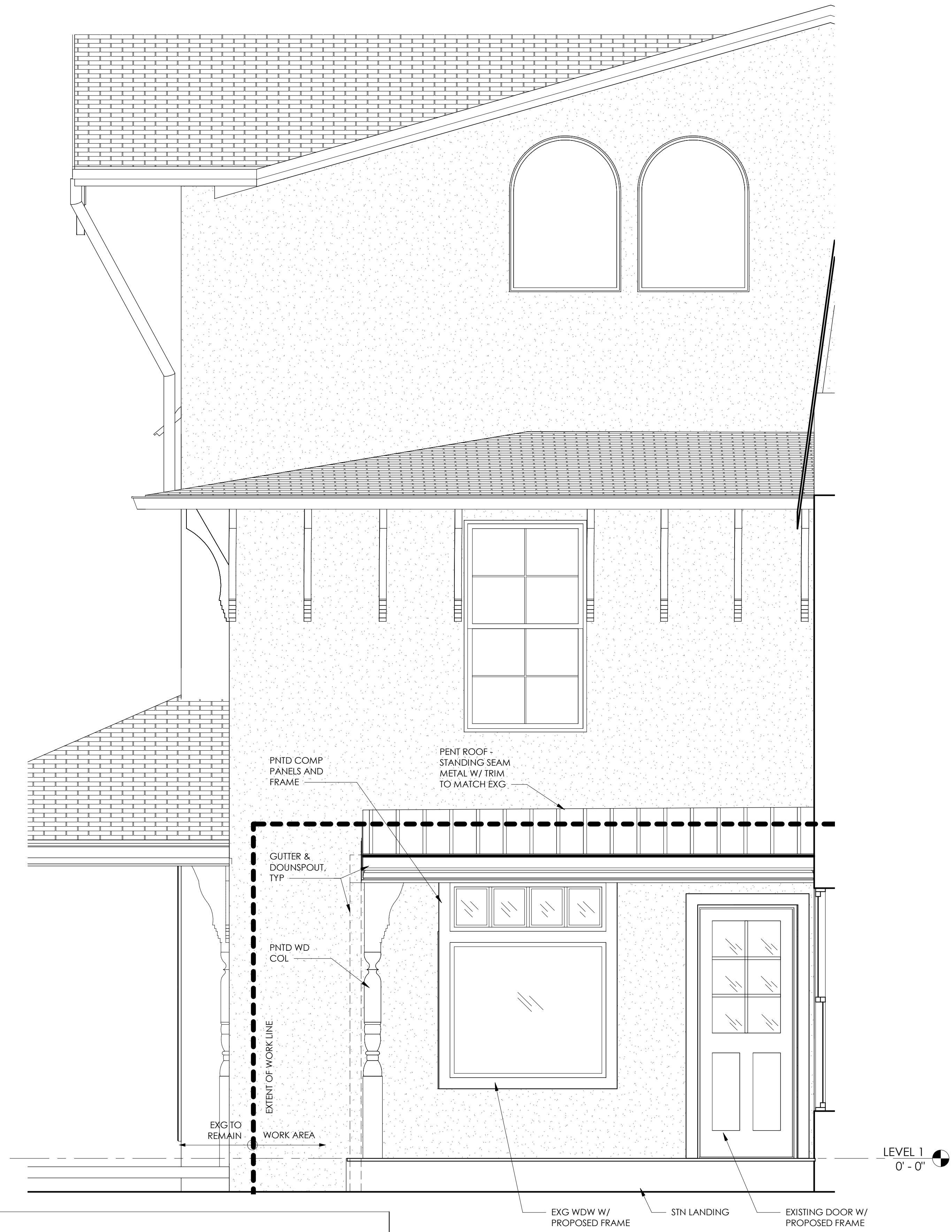
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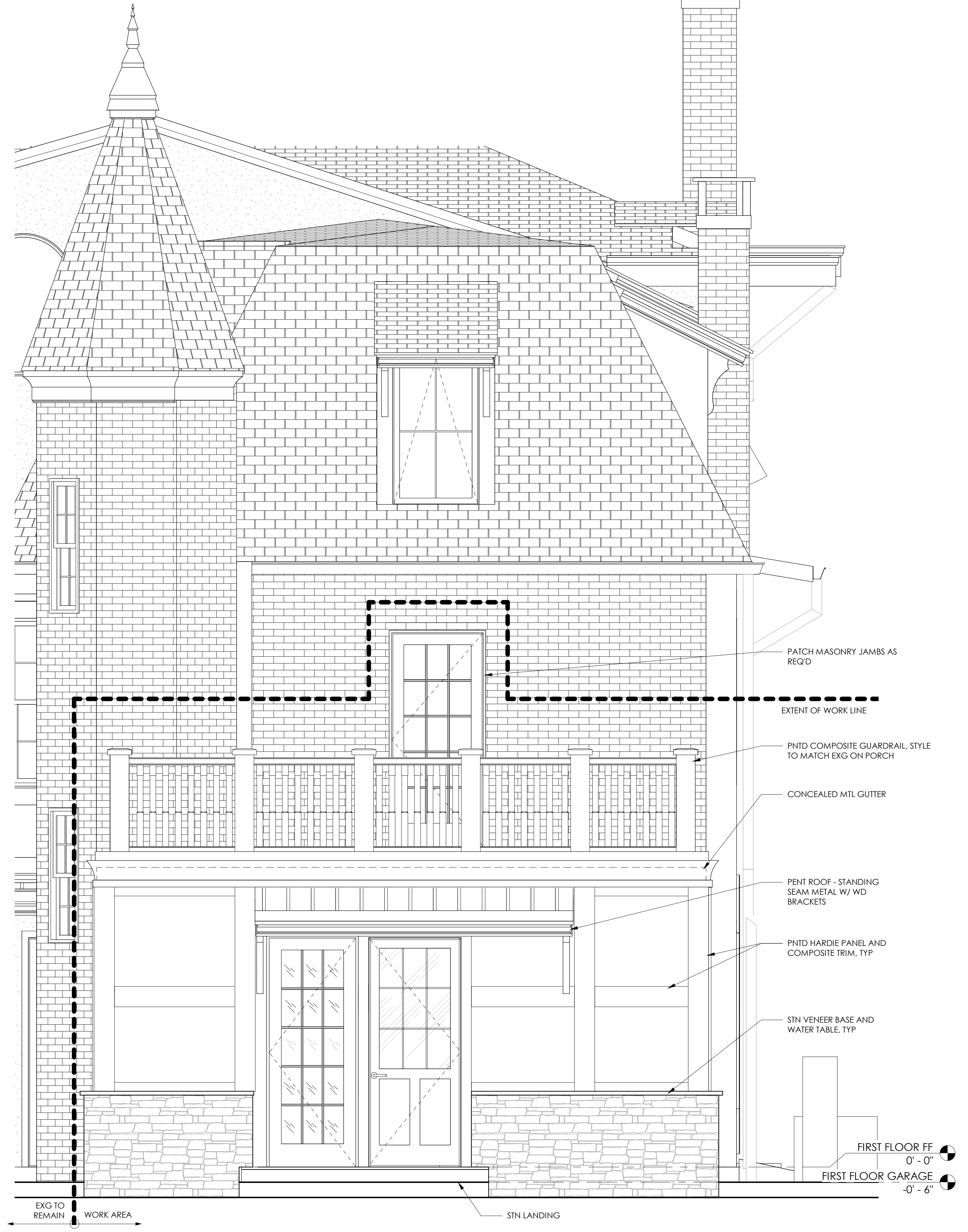
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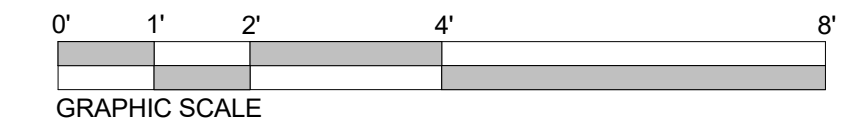
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1 ENTRY ELEVATION
A3.2 1/2" = 1'-0"



2 ADDITION ELEVATION EAST
A3.2 1/2" = 1'-0"



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EXTERIOR ELEVATION - ADDITION

SHEET NUMBER:

A3.2

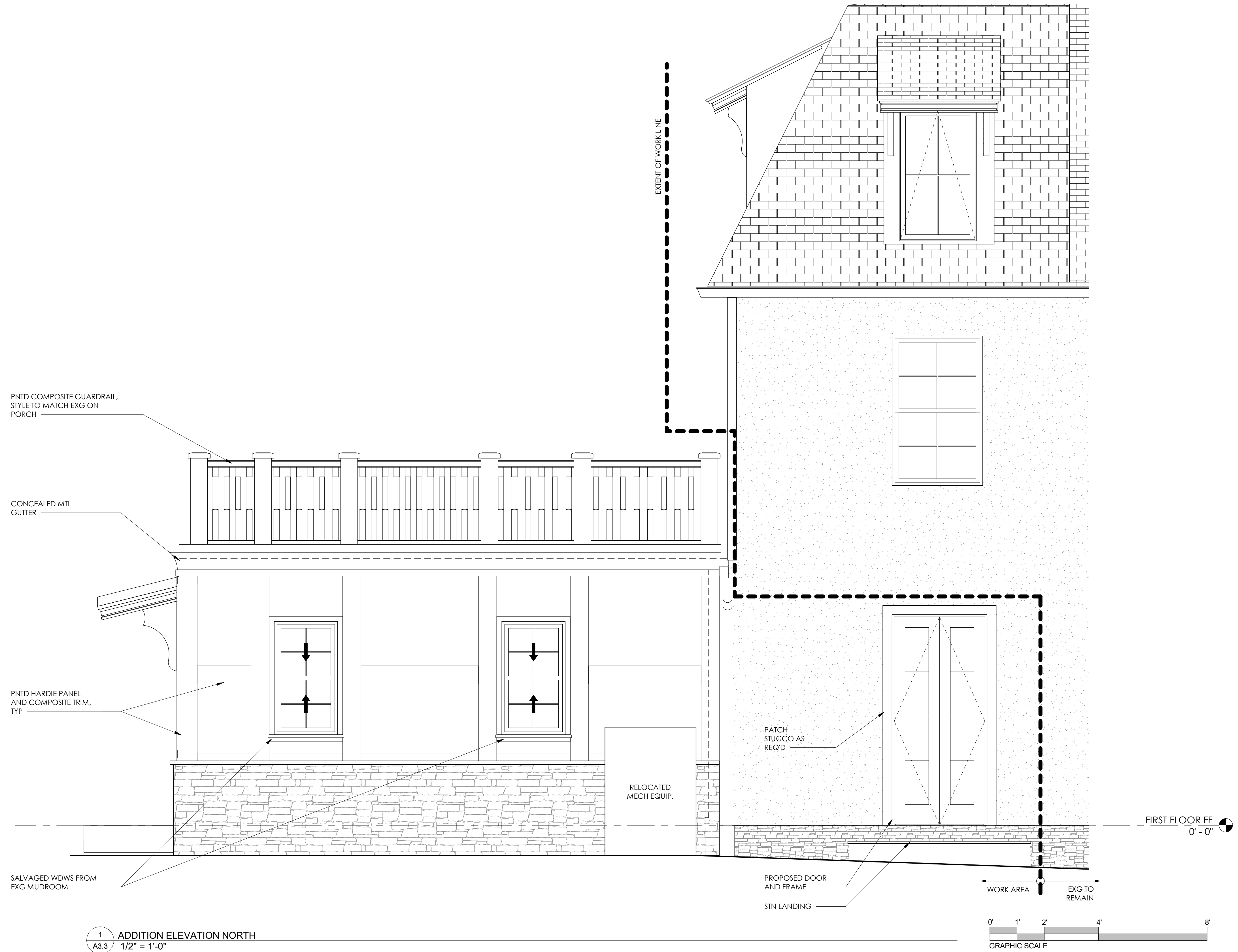
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KEY PLAN:

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CONSULTANTS:



1 ADDITION ELEVATION NORTH
A3.3 1/2" = 1'-0"

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SHEET TITLE:

EXTERIOR ELEVATION - ADDITION

SHEET NUMBER:

A3.3

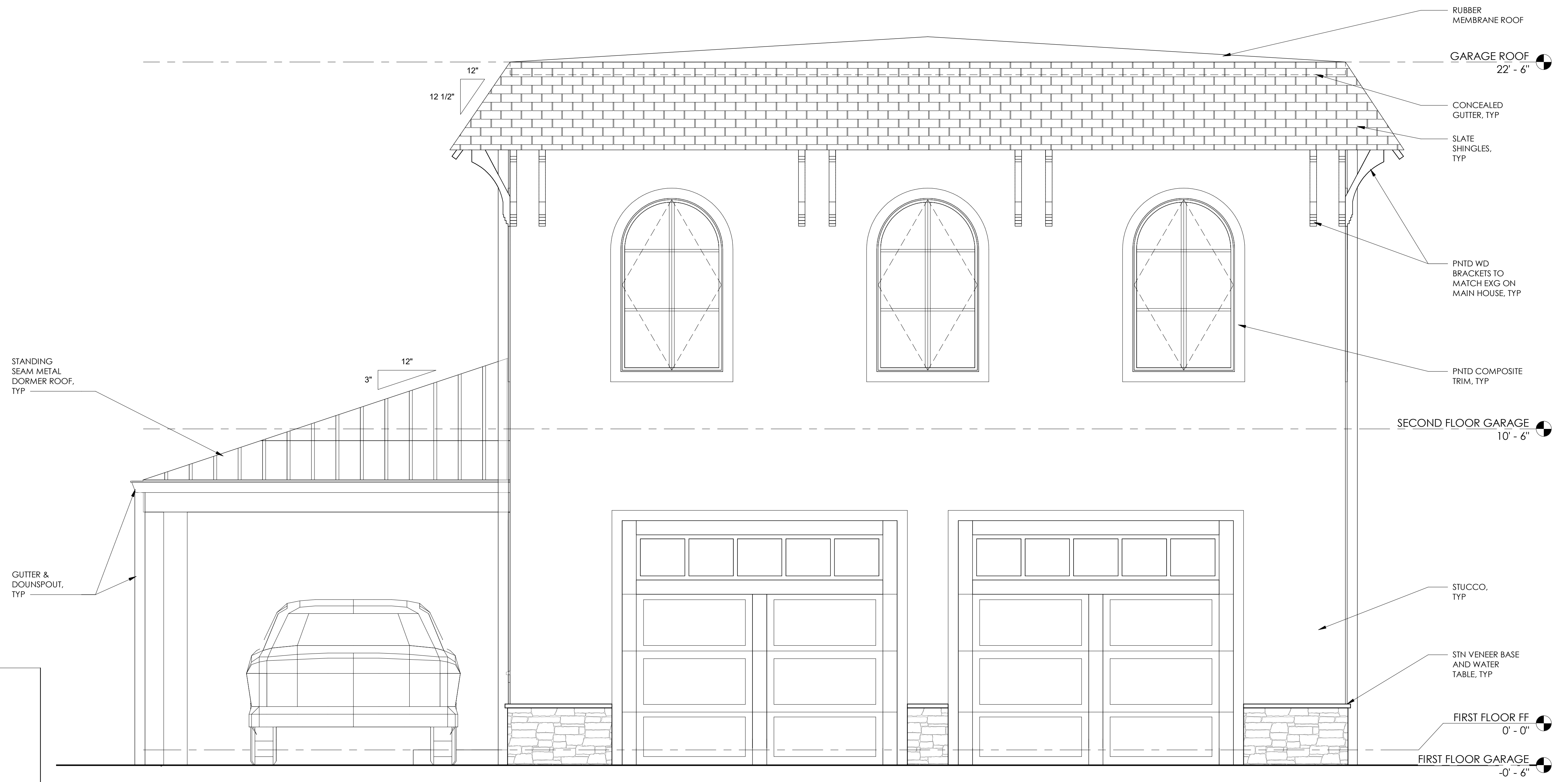
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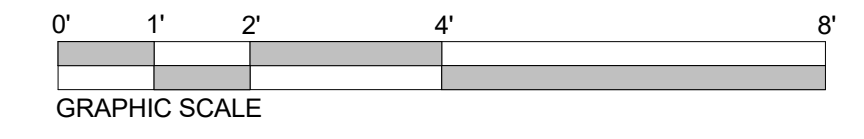
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CONSULTANTS:



1 GARAGE ELEVATION SOUTH
A3.4 1/2" = 1'-0"



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SHEET TITLE: **EXTERIOR ELEVATION - GARAGE**

SHEET NUMBER:

A3.4

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SHEET TITLE:
EXTERIOR ELEVATION - GARAGE

SHEET NUMBER:
A3.5

