ADDRESS: 1432 DIAMOND ST
Proposal: Rebuild demolished rear ell with addition
Review Requested: Final Approval
Owner: Lopsonzski 1432 W Diamond
Applicant: Shae Morong, Plato Studio Architect LLC
History: 1886; John M. Sharp, builder
Individual Designation: None
District Designation: Diamond Street Historic District, Contributing, 1/29/1986
Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

BACKGROUND:
The building at 1432 Diamond Street comprises one half of a twin and is part of three identical twins on the south side of Diamond Street. The side and rear elevations are highly visible from N. 15th Street, owing to an adjacent vacant lot to the west where another twin historically stood. In June 2019, the staff of the Historical Commission approved a building permit for interior alterations. Work to the building began once the permit was issued in early July. During the interior work, part of the side façade of the rear ell collapsed. In August 2019, the Department of Licenses & Inspections declared the building imminently dangerous and abated the dangerous condition by demolishing the rear ell. At this time, only a one-story portion of the ell's rear wall remains standing, and the rear of the main block where the ell was attached is open to the elements.

SCOPE OF WORK:
- Construct three-story brick addition in place of demolished rear ell.

STANDARDS FOR REVIEW:
The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
  - Although the proposed three-story rear ell would be clad in brick to match the now-demolished structure, the new ell would include a significant addition at the rear that would extend the building beyond its neighbors. The proposed ell would also not replicate the original bay of the rear wall, an extant feature of all other buildings in the row. The application does not comply with this standard.

STAFF RECOMMENDATION: Denial of the application as proposed, but approval of the reconstruction of a rear ell that more accurately replicates the appearance and dimensions of the historic ell, with the staff to review details, pursuant to Standard 9.

MAPS & IMAGES:

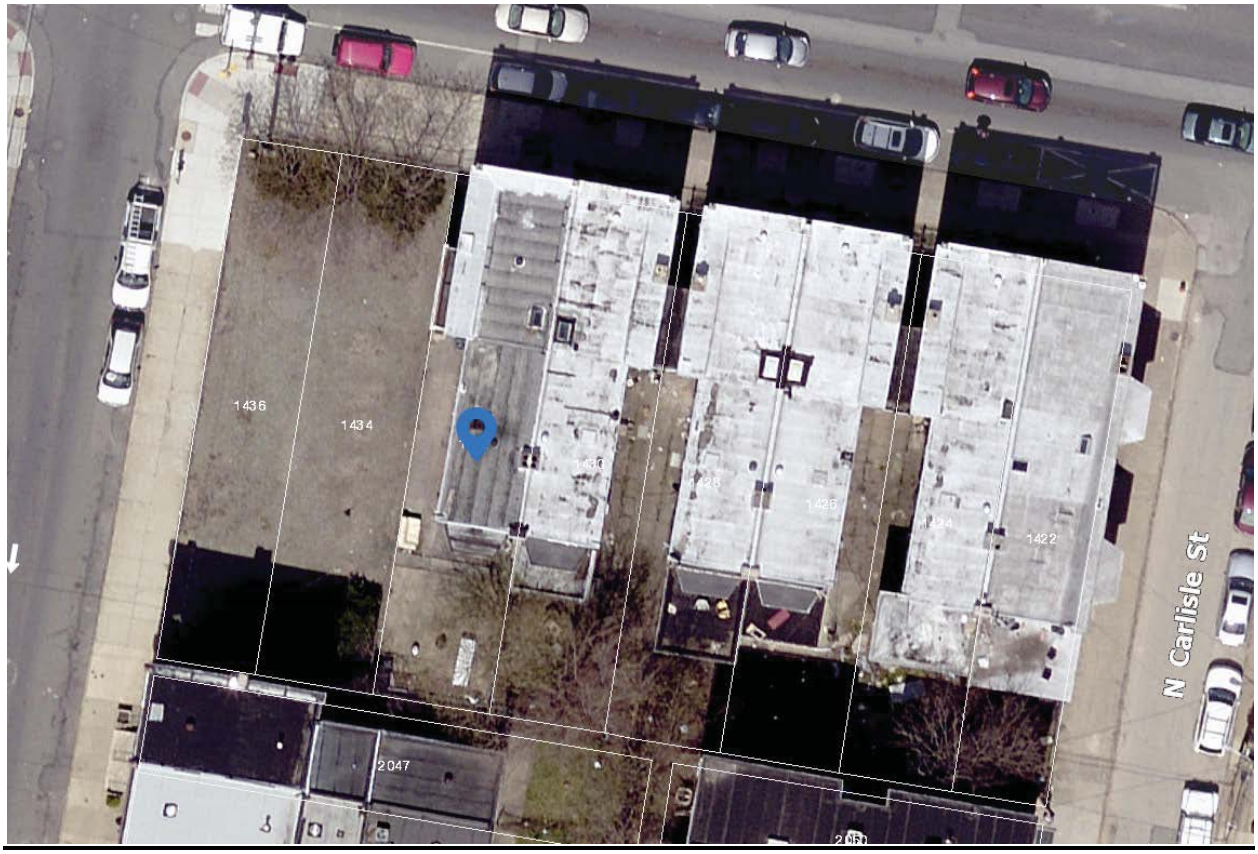

Figure 1: 2018 parcel map showing 1432 Diamond Street. Source: CityAtlas

Figure 2: Front façade of 1432 Diamond Street. Source: Cyclomedia.

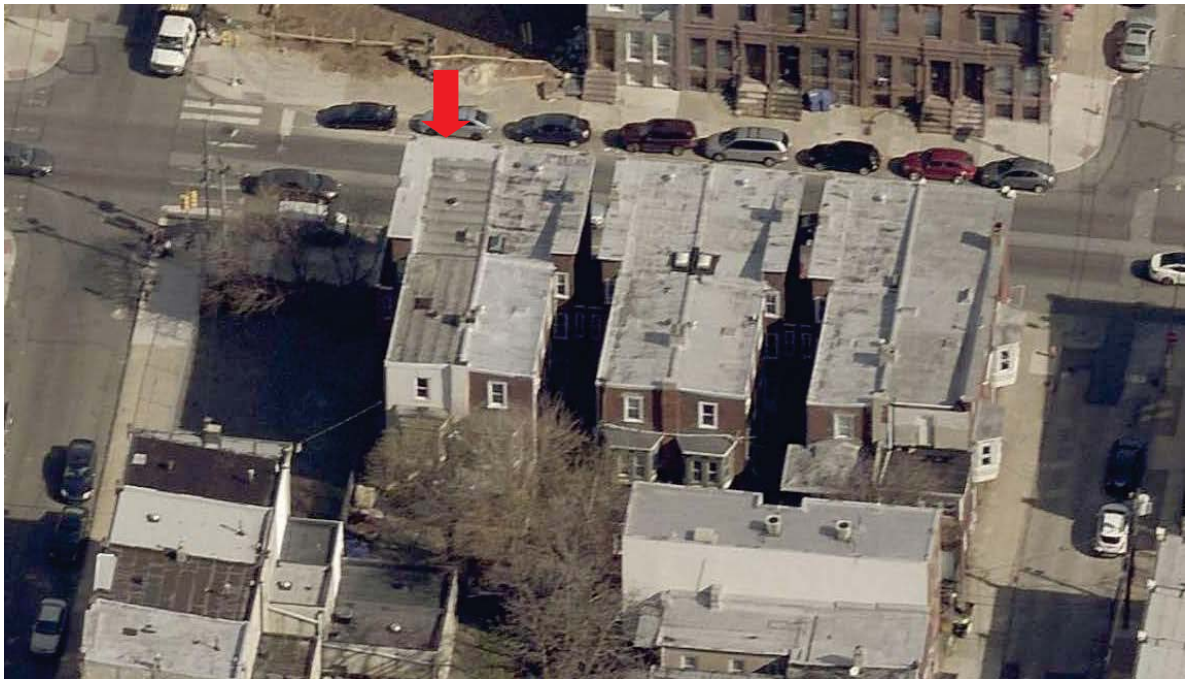

Figure 3: Aerial image of 1432 Diamond Street prior to the demolition of the rear ell, 2019. Source: Pictometry.

Figure 4: The rear ell and rear bay prior to demolition, June 2019. Source: Google StreetView.

Figure 5: Partial collapse of the west wall of the rear ell, August 2019. Source: Philadelphia Historical Commission.

Figure 6: Side elevation of 1432 Diamond Street, showing the main block and rear ell prior to its demolition, 2019. Source: Cyclomedia.

Figure 7: 1432 Diamond Street following the demolition of the rear ell, 2019. Source: Philadelphia Historical Commission.

APPLICATION FOR BUILDING PERMIT

APPLICATION # _____

(*Please complete all information below and print clearly*)

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING – CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102
For more information visit us at **www.phila.gov/li**

ADDRESS OF PROPOSED CONSTRUCTION:
1432 W. Diamond Street Philadelphia, PA 19121

APPLICANT: Shae Morong
COMPANY NAME Plato Studio Architect, LLC.
PHONE # (267) 866-0933 **FAX #**

APPLICANT'S ADDRESS: 107 South 2nd Street 2nd Floor
Philadelphia, PA 19106
LICENSE # **E-MAIL:**

PROPERTY OWNER'S NAME: LOPSONZSKI 1432 W DIAMOND
PHONE # **FAX #**

PROPERTY OWNER'S ADDRESS: 2542 WEST FAIRVIEW STREET ALLENTOWN PA 18104

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE Plato A. Marinakos. Jr.
ARCHITECT/ENGINEERING FIRM: Plato Studio Architect, LLC.
PHONE # (610) 207-7678 **FAX #** (866) 869-2260

ARCHITECT/ENGINEERING FIRM ADDRESS: 107 South 2nd Street 2nd Floor
Philadelphia, PA 19106
LICENSE # ACC2284766/214770 **E-MAIL:** Plato@Plato-Studio.com

CONTRACTOR: Lopsonski 1809 N Willington St, LP
CONTRACTING COMPANY:
PHONE # (610) 248-4177 **FAX #**

CONTRACTING COMPANY ADDRESS: 2542 W. Fairview Street
Allentown, PA 18104
LICENSE # 46197 **E-MAIL:** mlopsonzski@hotmail.com

USE OF BUILDING/SPACE Group Living

ESTIMATED COST OF WORK $ _____

BRIEF DESCRIPTION OF WORK:
Proposed rear addition to a 3 story existing dwelling that will consit of 8 units.
As shown on the enclosed plans provided.

TOTAL AREA UNDERGOING CONSTRUCTION: 2,866.00 **square feet**

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:
 # OF NEW SPRINKLER HEADS (suppression system permits only): _____ **LOCATION OF SPRINKLERS:** _____
 # OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): _____ **LOCATION OF STANDPIPES:** _____

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? ☐ NO ☐ YES **VIOLATION #:** _____

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: _____ **DATE:** 11 / 4 / 19

(81-3 Rev 5/04)

PLATO STUDIO

Plato A. Marinakos, Jr. Architect, LLC

107 S 2nd Street 2nd floor Philadelphia PA 19106
610-207-7678 - plato@plato-studio.com

Principal
Plato A. Marinakos, Jr. AIA, CSI, Architect*
*Architect licensed in Pennsylvania, New Jersey, Delaware, Maryland

Wednesday October 30, 2019

Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia PA 19102

1432 W. Diamond Street: Concept Approval

To Whom It May Concern,

We are submitting this application to the Historical Commission for a review on our project at 1432 W. Diamond Street. Below we have listed the owners and the architect for the property at 1432 W. Diamond Street, along with a brief description of the project.

Owner:
Michael Lopsonski
mlopsonzski@hotmail.com
610-248-4177

Architect:
Plato A Marinakos LLC
107 S. 2nd Street 2nd Floor Philadelphia PA, 19106
267-866-0931 or 267-866-0933 (Shae)
Plato@plato-studio.com & Shae@plato-studio.com

Scope of Work:
We are proposing to add an addition to the rear of this property which is an existing building with 8 units and maximize the area per the zoning district. The back half of the building collapsed due to bad weather in which L&I declared it Imminently Dangerous and decided to demolish the rear portion of the building. Our proposal is to rebuild the back half of the building to meet the open area requirements and to match the brick material with the existing structure of the building.

Adjacent Structures:
1432 W. Diamond Street is located next to a three-story residential building. That address is 1430 W. Diamond Street.

In our professional opinion we believe our proposed alterations and addition to the existing building located at 1432 W. Diamond Street, will conform with the historical character, style and spirit of the historic Independence Hall Area. Please see our proposed plans, photos of the existing structure and brick samples in the package.

PLATO STUDIO

Plato A. Marinakos, Jr. Architect, LLC

107 S 2nd Street 2nd floor Philadelphia PA 19106
610-207-7678 - plato@plato-studio.com

Respectfully,

Very truly yours,

Plato A. Marinakos, Jr., AIA, CSI Member
Plato A. Marinakos Jr. Architect, LLC

Front of the building from pubkic right-of-way

Side facade on the alley

Front of the building from the street

Front of the building from pubkic right-of-way

PLATO STUDIO

PLATO MARINAKOS, JR. ARCHITECT, LLC

www.plato-studio.com

107 S 2nd Street
4th Floor
Philadelphia, PA 19106
267-866-0930 OFFICE
267-866-0931 DIRECT
plato@plato-studio.com

ARCHITECT SEAL MUST BE IN RED INK

OWNER

LOPSONZSKI 1432 W DIAMOND

Know what's below. Call before you dig

ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR " APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO **CHECK (X)** ONE BOX ONLY

☐ APPROVED AS IS
☐ APPROVED AS NOTED

CLIENT SIGNATURE

DATE

NAME (PLEASE PRINT)

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

1432 W DIAMOND STREET

PICTURES-1

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A110

Scale

10/31/2019 11:26:35 AM

Front of the building on public right-of-way

Front of the building on public right-of-way

Side of the building from public right-of-way

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LOCATION:

1432 W DIAMOND STREET

PICTURES-2

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A111

Scale

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Partial collapse of wall; prior to demolition

Partial collapse of wall; prior to demolition

Side of building showing the rear

Side of building showing facing the rear on the public right-of-way

Side of building showing facing the rear on a angle on the public right-of-way

Side of the building from public right-of-way

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OWNER

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1432 W DIAMOND STREET

PICTURES-3

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A112

Scale

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Side Rear that has been demolished by L&I

Rear of the building

Side Rear that has been demolished by L&I

Underpining of the rear that L&I demolished

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OWNER

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1432 W DIAMOND STREET

PICTURES-4

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A113

Scale

10/31/2019 11:26:36 AM

Rear portion of the 3story on a angle

Rear portion of the 3story on a angle

Full rear with underpinning

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Philadelphia, PA 19106
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OWNER

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1432 W DIAMOND STREET

PICTURES-5

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A114

Scale

10/31/2019 11:26:36 AM

Side rear of the public right-of-way alley

Inside the underpinning/basement portion

Rear potion of the underpinning

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Philadephia, PA 19106
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1432 W DIAMOND STREET

PICTURES-6

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A115

Scale

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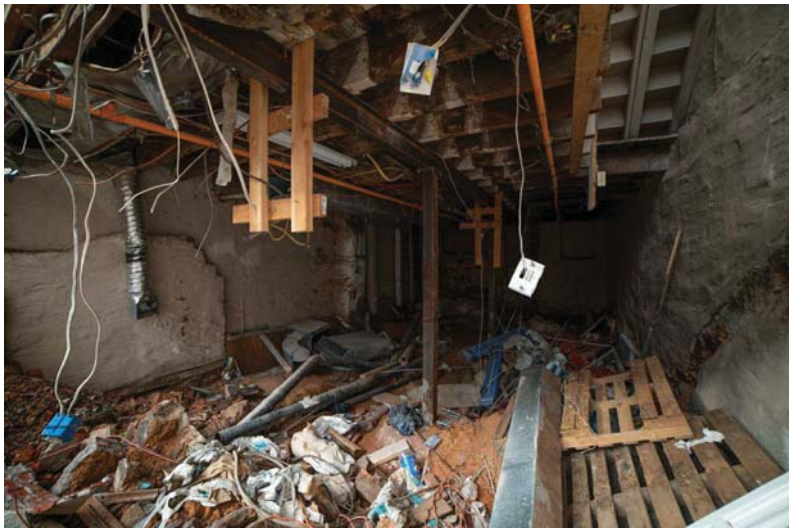

Inside the underpinning/basement portion

Portion of the rear that L&I demolished

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www.plato-studio.com

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Philadephia, PA 19106
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267-866-0931 DIRECT
plato@plato-studio.com

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OWNER

LOPSONZSKI 1432 W DIAMOND

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LOCATION

1432 W DIAMOND STREET

PICTURES-7

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A116

Scale

11/4/2019 1:00:18 PM

Street Address: **1432 West Diamond Street, Philadelphia, PA 19121**

ALL THAT CERTAIN lot or piece of ground with the three story brick messuage or tenement thereon erected.

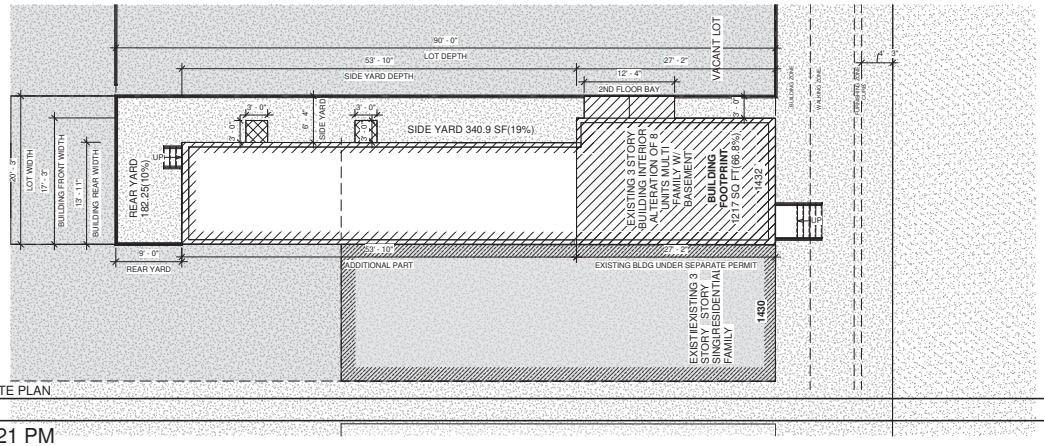
SITUATE on the South side of Diamond Street at the distance of thirty seven feet five inches Eastward from the East side of 15th Street in the 32nd Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Diamond Street twenty feet three inches and in depth continuing the same width at right angles to the said Diamond Street ninety feet.

BEING No. 1432 West Diamond Street.

DEED

2 Z100 Section 2
SCALE: 1/8" = 1'-0"



1 Z100 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

Property Schedule			
Parcel No.	Address	Area	Proposed
321034701	1432 W DIAMOND STREET	1823 SF	MULTI-FAMILY

RM-1
PREVIOUS DISTRICT NAME - R8/9/10/10B/18/19 — **1432 W DIAMOND ST**

PERMITTED BUILDING TYPE
DETACHED; SEMI-DETACHED; ATTACHED

USES PERMITTED AS OF RIGHT:
SINGLE-FAMILY; TWO-FAMILY; MULTI-FAMILY; PASSIVE RECREATION; FAMILY DAY CARE; RELIGIOUS ASSEMBLY; SAFETY SERVICES; TRANSIT STATION; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM

	REQUIRED	PROPOSED
LOT DIMENSIONS		
MIN. LOT WIDTH (FT)	16 FT	20FT 3 IN
MIN. LOT AREA (SQ FT)	1440 SQ FT	1823 SF
MIN. OPEN AREA (% OF LOT)	INTERMEDIATE:25%, CORNER 20%	29%
FRONT SETBACK		
MINIMUM (FT)	BASED ON SETBACK OF ABUTTING LOTS	
MINIMUM SIDE YARD WIDTH (6), PERMITTED RESIDENTIAL USES AS SET FORTH IN 14-701		
DETACHED, INTERMEDIATE (FT)	2/5 EACH	
SINGLE- OR TWO-FAMILY DETACHED, CORNER (FT)	5 FT	
MULTI-FAMILY DETACHED, CORNER (FT)	8 FT	
SINGLE- OR TWO-FAMILY SEMI- DETACHED (FT)	5 FT	
MULTI-FAMILY SEMI- DETACHED (FT)	12 FT	
ATTACHED (FT)		6 FT 4IN
MINIMUM SIDE YARD WIDTH (6) PERMITTED NONRESIDENITAL USES AS SET FRONT IN 14-701		
INTERMEDIATE (FT)	2/12 EACH	
CORNER (FT)	12 FT	
REAR YARD		
MIN. DEPTH (FT)	9 FT	9 FT
HEIGHT		
MAXIMUM (FT)	38 FT	33 FT
OPEN SPACE SQUARE FOOTAGE		
REAR YARD (SQ FT)	144 SQ FT	182.25 SF(10%)
SIDE YARD (SQ FT)		340.9 SF(19%)
FRONT YARD (SQ FT)		
BUILDING FOOTPRINT (SQ FT)		1217 SF(66.8%)
BUILDING USE		
		MULTI FAMILY

STREETS DEPARTMENT — **DIAMOND STREET**
RIGHT OF WAY

STREET BREAK-DOWN: **W DIAMOND STREET**

12' SIDEWALK - 26' CARTWAY - 12' SIDEWALK = 50' FT WIDE

	ENCROACHMENT TYPE	DIMENSION
	PROPOSED / EXISTING	**ENCROACHMENT**
STAIRS / STEPS	PROPOSED	
WINDOW WELL	PROPOSED	3'-0"
BAY WINDOW		
MAXIMUM ENCROACHMENT ALLOWED: 4' - 6"		

ZONING APPROVAL STAMP

BUILDING APPROVAL STAMP

PLATO STUDIO

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www.plato-studio.com

107 S 2nd Street
4th Floor
Philadephia, PA 19106
267-866-0930 OFFICE
267-866-0931 DIRECT
plato@plato-studio.com

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OWNER

LOPSONZSKI 1432 W DIAMOND

PA CALL ONE # : 2018222083

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☐ APPROVED AS NOTED

CLIENT SIGNATURE — **DATE**

NAME (PLEASE PRINT)

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

1432 W DIAMOND STREET

ZONING

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

Z100

Scale	As indicated

10/30/2019 4:35:21 PM

1432 W DIAMOND STREET

PHILADELPHIA, PA 19121

EXISTING 3 STORY BUILDING INTERIOR ALTERATION AND ADDITIONAL EXTERIOR WALLS OF 8 UNITS MULTI FAMILY W/ BASEMENT

1 A00 BASEMENT. SCALE: 1" = 10'-0"
2 A00 FIRST FLOOR. SCALE: 1" = 10'-0"
3 A00 2ND FLOOR SCALE: 1" = 10'-0"
4 A00 3RD FLOOR SCALE: 1" = 10'-0"
5 A00 ROOF. SCALE: 1" = 10'-0"

ARCHITECT

PLATO MARINAKOS, JR.
107 S 2ND STREET, FOURTH FLOOR
PHILADELPHIA, PA 19106
TEL: (267)-866-0930
TEL: (267)-866-0931

OWNER

LOPSONZSKI 1432 W DIAMOND
2542 WEST FAIRVIEW STREET
ALLENTOWN PA 18104
TEL: (610)-435-8603

CONTRACTOR

MICHAEL LOPSONSKI
2542 WEST FAIRVIEW STREET
ALLENTOWN PA 18104
TEL: (610)-435-8603

SHEET #	SHEET NAME	Sheet Issue Date	Revision Date
A00	COVER SHEET		
A01	SPECIFICATIONS		
A100	FLOOR PLANS		
A101	WALL & PARTITION TYPES		
A102	REFLECTED CEILING PLANS		
A103	ROOF PLAN		
A105	FRAMING PLANS		
A106	LATERAL BRACING		
A108	DEMO/EXISTING PLANS	05/30/19	
A109	3D VIEWS	10/30/19	
A200	ELEVATIONS		
A300	SECTIONS		
A600	SCHEDULES & DIAGRAMS		
U100	UTILITY PLAN		
Z100	ZONING		

CODE ANALYSIS

BUILDING CODE:

INTERNATIONAL BUILDING CODE *(IBC) 2018*
INTERNATIONAL ENERGY CONSERVATION CODE *(IECC)*
PHILADELPHIA FIRE CODE *2010*
CITY OF PHILADELPHIA BUILDING CODE *2010*

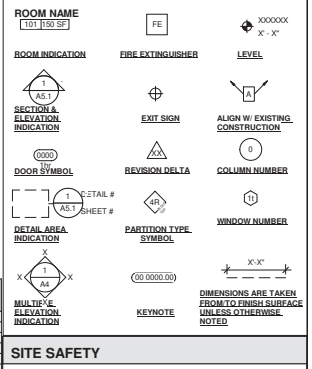
USE GROUP: R2

CONSTRUCTION TYPE: VA

FIRE SUPPRESSION: SPRINKLERS *NFPA-13*

SCOPE OF WORK: EXISTING 3 STORY BUILDING INTERIOR ALTERATION OF 8 UNITS W/ BASEMENT

SYMBOL LEGEND



SITE SAFETY

It is the responsibility of the general contractor and/or the contractor listed as the licensed entity on the building permit per the municipality to ensure all site safety requirements are in place and followed, prior to, during, and after the commencement of the construction process until they are 100% complete and have received a building certificate of occupancy by governing agencies. They are also responsible for any unsafe conditions caused by or related to their sub contractors' work. Plato Marinakos, Architect LLC. and their professional consultants (associated with these documents) are not responsible for means and methods of construction, and/or site safety; including, but not limited to, osha construction safety requirements, standard construction, job site safety, job site safety training of workers, safe work site organization, safety direction and/or safety engineering of required safety elements. It is the sole responsibility of the licensed contractor to ensure that all site safety measures are in accordance with the governing authorities. Please refer to OSHA website (www.osha.gov) for additional training and information requirements for site safety compliance.

ABBREVIATIONS

ABV	ABOVE	JB	JUNCTION BOX
ACOUS	ACOUSTICAL	JT	JOINT
ACT	ACOUSTICAL CEILING TILE		
ADDL	ADDITIONAL	LAM	LAMINATE
ADH	ADHESIVE	LAV	LAVATORY
ADJ	ADJUST, ADJACENT	LT WT	LIGHT WEIGTH
AFF	ABOVE FINISH FLOOR		
AFG	ABOVE FINISH GRADE	MANUF	MANUFACTURER
AGG	AGGREGATE	MAT	MATERIAL
ALT	ALTERNATE	MAX	MAXIMUM
ALUM	ALUMINUM	MECH	MECHANICAL
ANCH	ANCHOR	MET	METAL
APPLIC	APPLICABLE	MH	MANHOLE
		MIN	MINIMUM
BET	BETWEEN	MTD	MOUNTED
BLDG	BUILDING		
BLK	BLOCK	NA	NOT APPLICABLE
BM	BEAM	NIC	NOT IN CONTRACT
BRG	BEARING		
BRK	BRICK	OC	ON CENTER
BSMT	BASEMENT	OH	OPPOSITE HAND
		OPNG	OPENING
CAB	CABINET	OPP	OPPOSITE
CC	CENTER TO CENTER		
CF	CEILING FAN	P/T	PRESSURE TREATED
CJ	CONTROL JOINT	PC	PRECAST
CL	CENTER LINE	PL	PLATE
CLG	CEILING	PLAS	PLASTER
CLR	CLEAR	PLWD	PLYWOOD
CMU	CONCRETE MASONRY UNIT	PNT	PAINT
CO	CARBON MONOXIDE DETECTOR	PNTD	PAINTED
COL	COLUMN	PORC	PORCELAIN
COMP	COMPOSITE	PROP	PROPOSED
CONC	CONCRETE		
CONT	CONTINUOUS	RAD	RADIUS
CPT	CARPET TILE	RD	ROOF DRAIN
CT	CERAMIC TILE	RE	REFRENCE
CU	CONDENSER UNIT	REC	RECESSED
		REF	REFRIGIRATOR
DBL	DOUBLE	REINF	REINFORCED
DET	DETAIL	REQD	REQUIRED
DIA	DIAMETER	RES	RESILIENT
DIM	DIMENSION	RES	RESISTANT
DN	DOWN	REV	REVERSE
DR	DOOR	RM	ROOM
DS	DOWNSPOUT	RO	ROUGH OPENING
DTL	DETAIL	SAN	SANITARY
DW	DISHWASHER	SCHED	SCHEDULE
		S-CONC	SEAL CONCRETE
EA	EACH	SD	SMOKE DETECTOR
EL	ELEVATION	SEC	SECTION
ELEC	ELECTRICAL	SIM	SIMILAR
ELEV	ELEVATOR	SPEC	SPECIFICATIONS
EQ	EQUAL	SQ	SQUARE
EW	EACH WAY	SS	STAINLESS STEEL
EXF	EXHAST FAN	STD	STANDARD
EXG	EXISTING	STL	STEEL
EXP	EXPANSION	STOR	STORAGE
EXP JT	EXPANSION JOINT	STR	STAIR
FD	FLOOR DRAIN	STRCUT	STRUCTURE
FDN	FOUNDATIONS	SUSP	SUSPENDED
FG	FIBERGLASS ROOF DECK	SV	SHEET VINYL
FIN	FINISH		
FR	FIRE RESISTANT		TO BE DETERMINED
FRM	FRAME	TBD	TO BE SELECTED
FT	FOOT	TBS	TELEPHONE
FTG	FOOTING	TELE	TEMPORARY
		TEMP	THROUGH
GA	GAUGE	THRU	TOP OF FOOTNG
GALV	GALVINIZED IRON	TOF	TOP OF PARAPET
GEN	GENERAL	TOP	TYPICAL
GL	GLASS	TYP	UNFINISHED
GRT	GROUT	UNFIN	UNLESS OTHERWISE NOTED
GWB	GYPSUM WALL BOARD	UNO	URINAL
GYP	GYPSUM BOARD	UR	UTILITY
		UTIL	VENT
HDWD	HARDWOOD	V	VINYL COMPOSITE TILE
HM	HOLLOW METAL	VCT	VERTICAL
HORIZ	HORIZONTAL	VERT	VENTILATION FAN
HP	HEAT PUMP	VF	VINYL WALL BASE
HR	HOUR	VWB	WITH
HT	HEIGHT	W	WITHOUT
		W/O	WATER CLOSET
IN	INCH	WC	WOOD
INSUL	INSULATION	WD	STACKED WASHER/DRYER
INT	INTERIOR	WD	WATER HEATER
INV	INVERT	WH	WATER RESISTANT
		WR	

GENERAL CONDITIONS

General Conditions

1.Project Name: 1432 W DIAMOND STREET, PHILADELPHIA, PA 19121
2.Project Summary: EXISTING 3 STORY BUILDING INTERIOR ALTERATION AND ADDITIONAL EXTERIOR WALLS OF 8 UNITS MULTI FAMILY W/ BASEMENT
3.Current Code: International Building Code 2018 or latest version
4.Allowances and Unit Prices (to be determined)
5.Contract Forms Owner Contractor Agreement: AIA A101-1987 or latest version
6.General Conditions: AIA A201-1987 or latest version
7.Project Meeting Pre-Construction Conference Attendance by Owner, Contractor Architect.
8.Progress Meetings: Every two weeks or as directed by owner attendance by Owner, Architect, and Contractor etc.
9.Project Submittals: Three copies of product data and warranties, two representative units of samples sent to architect for review and approval. G.C. allow 10 working days for architect to review and process each submittal.
10.Temporary Utility Service: Use of Owner's existing utility services.
11.Temporary Facilities: Provide temporary construction, support facilities, and security measures
12.All codes having jurisdiction shall be observed strictly in the conviction of the project, including all applicable city and state, zoning, building, electrical, fire mechanical and plumbing codes.
13.All contractor(s) performing work shall have applicable licenses.
14.Contactor shall follow all current OSHA safety regulations.
15.Details and sections on the drawings are shown at specific locations and are intended to show general requirements throughout. Details noted "typical" or "TYP" imply all conditions treated similarly. Modifications to be made by the contractor to accommodate minor variations.
16.All dimensions indicated on the drawings are from finished face unless otherwise noted.
17.Refer to Civil Drawings for all finished 1st floor elevations. Architectural finished 1st floor will be 0'-0".
18.All drawings shall be fully coordinated by the contractor to verify all dimensions locate depressed slabs, slopes, drain outlets recesses, reglets bolt settings, sleeves, etc. Do Not scale drawings.
19.The contractor shall be verify and protect all service and utility lines and existing site area from deterioration or damage.
20.The Architect/ Engineer shall not be responsible for the safety and construction, procedures, techniques, or the failure of the builder to carry out the work in accordance with the drawings, specifications, or required codes, including all OSHA regulations.
21.Contractor shall obtain all necessary building permits as well as all mechanical, electrical, and plumbing permits.
22.Contractor is to have applicable insurance as required by the building owner.
23.Contractor is responsible for notifying the building inspector a minimum of 24 hours prior to commencing with work. Contractor is responsible for contacting the building inspector for any/all required inspections for the duration of the project.
24.Contractor shall bring errors and omissions in the Contract Documents found in the field, which may occur, to the attention of the Architect and Owner in writing and written instructions shall be obtained before proceeding with the work. The contractor will be held responsible for the results of any errors or discrepancies in the Contract Documents that are the result of unforeseen field conditions of which the Contractor failed to notify the Architect before construction and/or fabrication of the work.
25.The contractor and Sub-contractor shall verify all dimensions and job conditions at the job site sufficiently in advance of work, to be performed to assure the orderly progress of the work and notify architect immediately regarding any discrepancies between field conditions and architectural documents.
26.Contractor is responsible for providing required site fencing around perimeter of job site as per OSHA guidelines.
27.Contractor is responsible to acquire any/all street and sidewalk closure permits as well as any required dumpster permits.
28.Contractor is responsible to provide portable job toilet and telephone on site for the duration of the project (as required by owner).
29.Contractors shall maintain the premises clean and free of trash, debris and shall protect all adjacent work from damage soiling paint overspray, etc. Contractor to provide daily clean-up to site dumpster. All fixtures equipment, glazing floors, etc. shall be left clean and ready for occupancy upon completion of the project.
30.Design documents signed and sealed by an engineer and shop drawings are required for mechanical, plumbing, electrical systems, fire alarm, and fire protection systems to be submitted by the contractor.
31.All manufacturer's printed warnings and/or directions for handling products must be strictly observed. Any items not compatible with substrate shall be isolated as per manufactures' recommendations
32.Contractor shall supply and install emergency lighting and exit signs as required by code and in all locations approved by the local fire marshal and or building code official and whether they are shown or not shown on the contract documents.
33.Contractor shall supply and install fire extinguishers and smoke detectors as required by code and in all locations approved by the local fire marshal and or building code official and whether they are shown or not shown on the contract documents.
34.All codes trades standards, and manufacturer's instructions referenced in the Contract Documents shall be the latest edition.
35.The Contractor shall make no structural changes without written approval of the Architect/ Engineer.
36.No Blasting shall be permitted without prior written approval.
37.Use properly designed shoring, bracing, underpinning, etc. as necessitated by conditions or as required. It is the Contractor's sole responsibility to determine erection procedure and sequence to ensure the safety of the building and its components parts during erection.
38.Brace all walls during construction to prevent damage from wind, water, earth, pressure and construction loads until all supporting elements are in place and are of sufficient strength.
39.No opening shall be placed in any structural member (other than as indicated on approved shop drawings) until the location has been approved by the Structural Engineer.
40.Provide sleeve layouts for all pipes and electrical penetrations through structural members (All trades are included). Layouts are to be submitted to the engineer for approval prior to construction.
41.Provide fire stopping at all penetrations though rated assemblies, Firestopping location are not located on the drawing. Each Prime contractor shall provide firestopping for their own work. Provide all Underwriters Laboratories UL tested assemblies
42.Support Air conditioning units compressors and other roof mounted or suspended equipment only on joists, trusses or beams designed for that purpose. If no support has been designed (or if a question arises) notify the Architect prior to the erection of the equipment and before the structural erection is complete.
43.Contractor shall provide for dewatering as required during excavation.
44.Should the contractor seek approval of a product other than shown with in the specifications the contractor shall furnish written evidence that the proposed product conforms in all respects to the specified product.
45.Each contractor shall fully review the complete set of contract documents as some work of each prime contractor may be shown throughout the documents
46.No products containing asbestos or other hazardous material shall be installed on this project or used during the construction of the project
47.The risk of loss of items saved on the site shall be each contractor responsibility. The contractor shall provide the appropriate insurance coverage to meet the above requirements.
48.Contractor shall provide access panel as required to service any all equipment as required by manufactures recommendations. Access panel in GWB shall be trimless (with concealed flanges to receive GWB) Each contractor will be responsible to provide this type of access panel.

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OWNER

LOPSONZSKI 1432 W DIAMOND

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CLIENT SIGNATURE

DATE

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COVER SHEET

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A00

Scale As indicated

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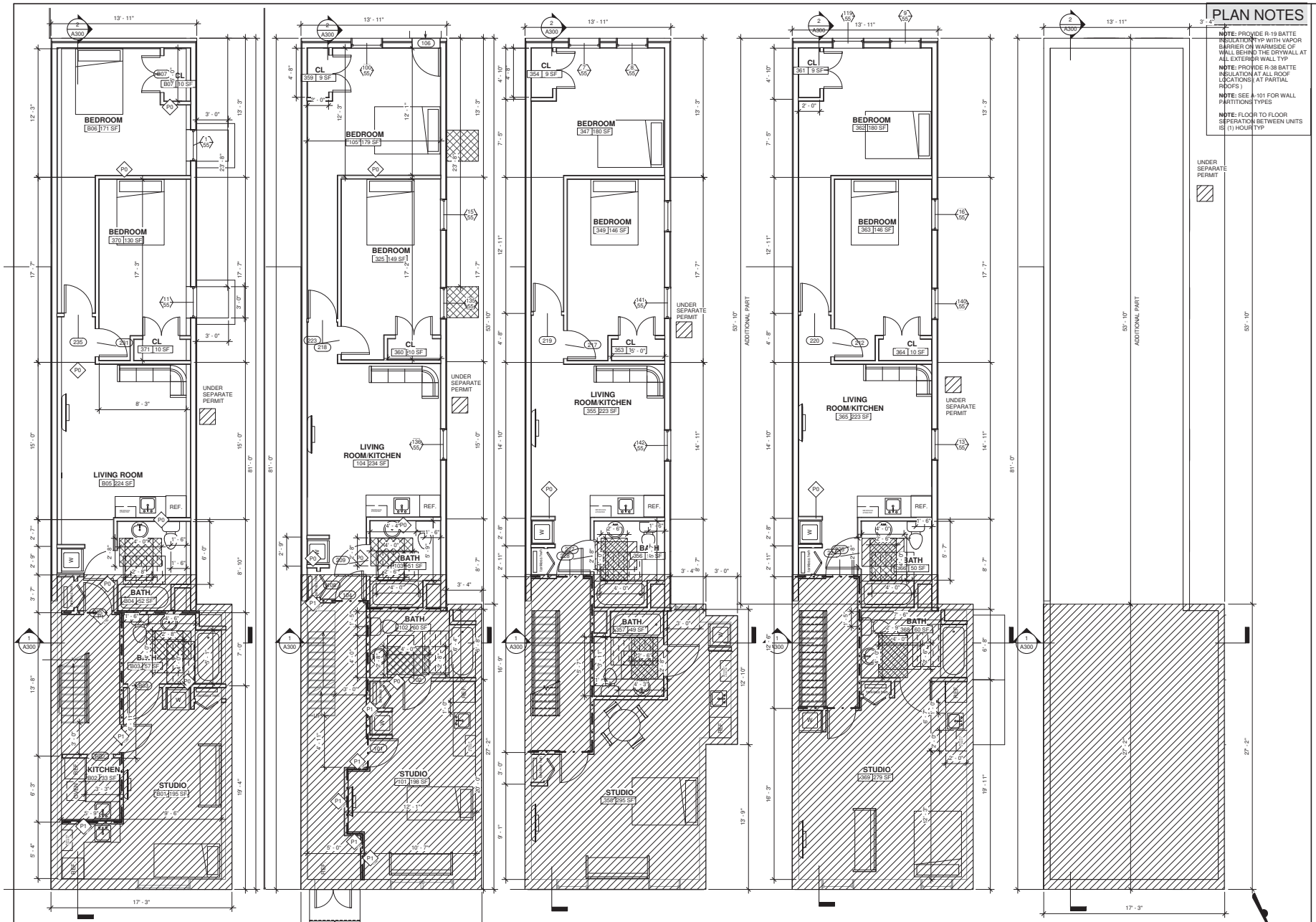

1 A100 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

2 A100 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

3 A100 2ND FLOOR
SCALE: 1/4" = 1'-0"

4 A100 3RD FLOOR
SCALE: 1/4" = 1'-0"

5 A100 ROOF PLAN
SCALE: 1/4" = 1'-0"

PLAN NOTES

NOTE: PROVIDE R-19 BATTE INSULATION TYP WITH VAPOR BARRIER ON WARMSIDE OF WALL BEHIND THE DRYWALL AT ALL EXTERIOR WALL TYP

NOTE: PROVIDE R-38 BATTE INSULATION AT ALL ROOF LOCATIONS (AT PARTIAL ROOFS)

NOTE: SEE A-101 FOR WALL PARTITIONS TYPES

NOTE: FLOOR TO FLOOR SEPERATION BETWEEN UNITS IS (1) HOUR TYP

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FLOOR PLANS

Project number	Project Number
Date	Issue Date
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A100

Scale 1/4" = 1'-0"

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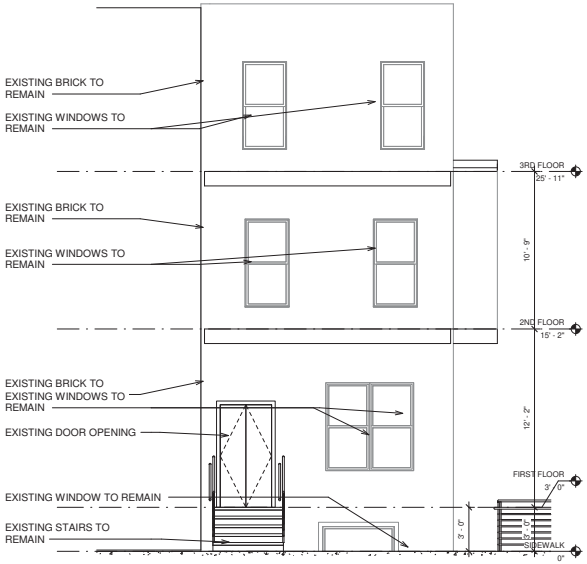
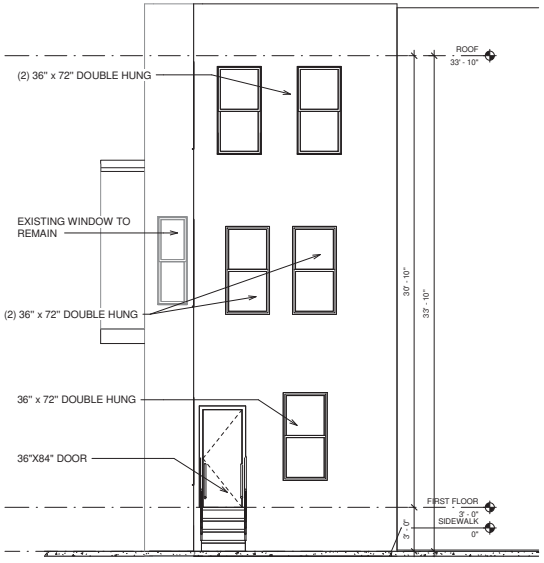


1 A200 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

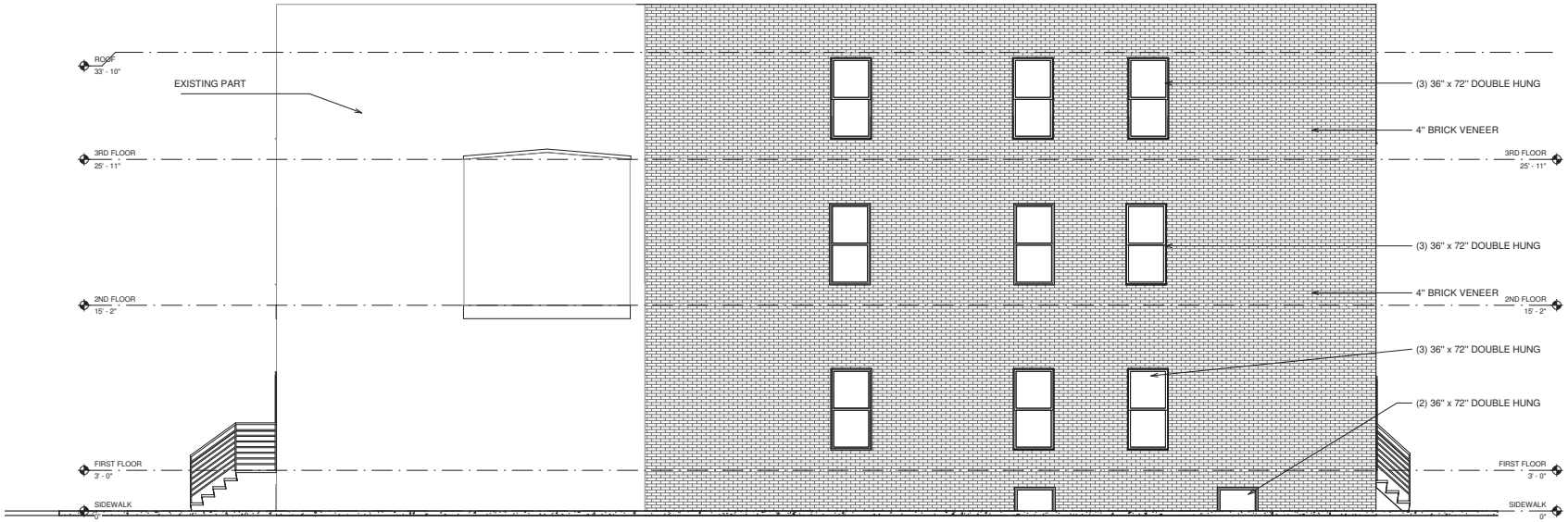


2 A200 REAR ELEVATION
SCALE: 1/4" = 1'-0"

ELEV. NOTES

NOTE: METHOD OF STUCCO ON THE EXTERIOR OF THE BUILDING IS EQUIVALENT TO AT LEAST TWO LAYERS OF GRADE "D" PAPER, USED FOR WATER RESISITANCE PURPOSES PER 2009 IBC 2510.6.

CONTRACTOR TO VERIFY THE EXISTING WINDOW OPENINGS



3 A200 WEST
SCALE: 1/4" = 1'-0"

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ELEVATIONS

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Scale 1/4" = 1'-0"

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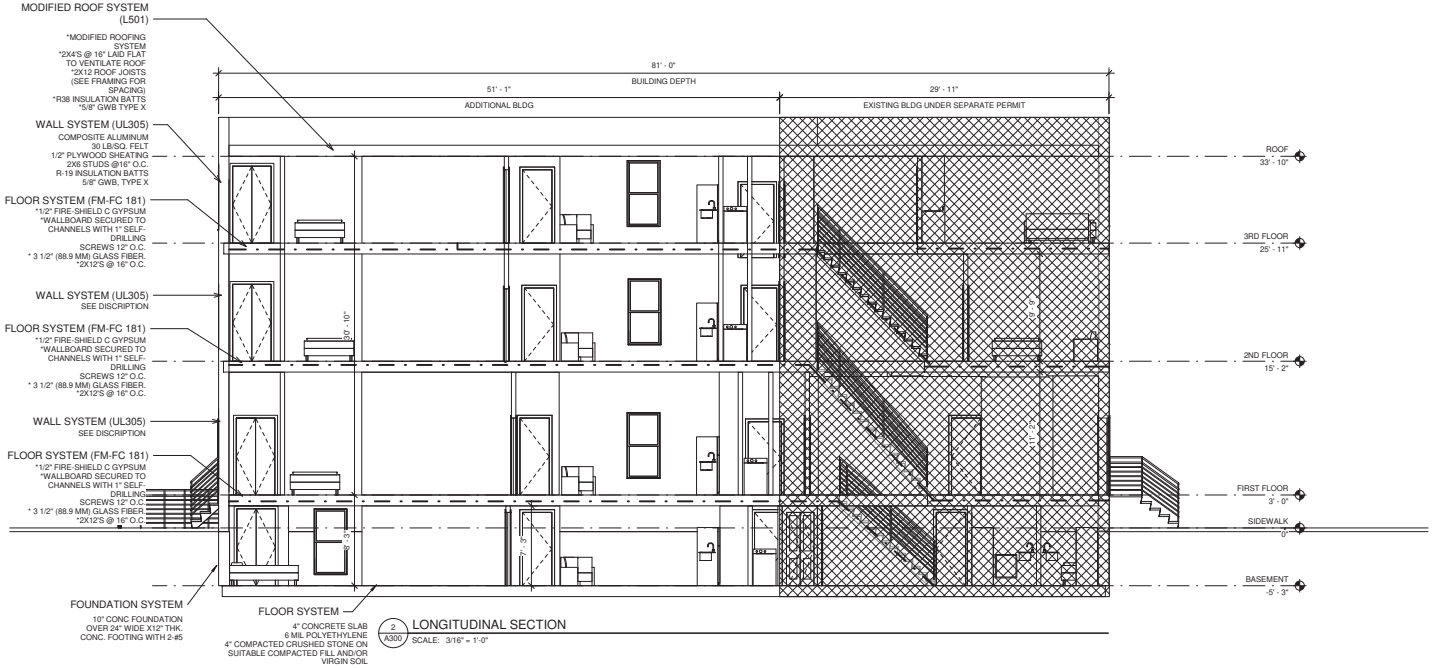
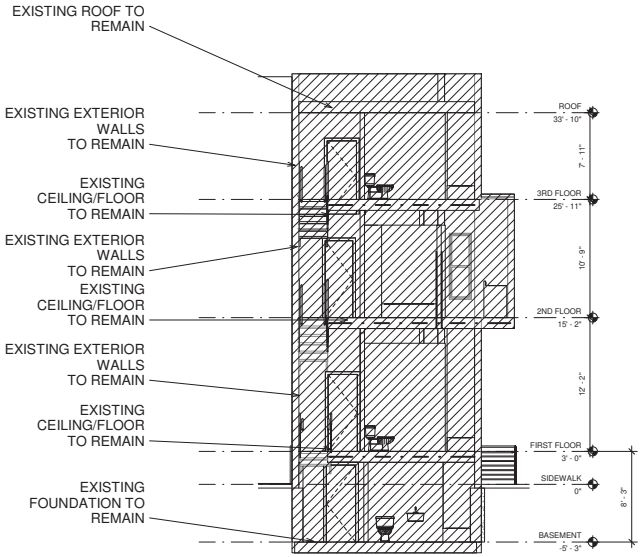


2 A300 LONGITUDINAL SECTION
SCALE: 3/16" = 1'-0"



1 A300 CROSS SECTION
SCALE: 3/16" = 1'-0"

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SECTIONS

Project number	Project Number
Date	Issue Date
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A300

Scale 3/16" = 1'-0"

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-3D-_5
SCALE: 12" = 1'-0"

-3D-_6
SCALE: 12" = 1'-0"

-3D-_4
SCALE: 12" = 1'-0"

-3D-_2
SCALE: 12" = 1'-0"

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3D VIEWS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A109

Scale	12" = 1'-0"

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