WARREN CLAYTOR
ARCHITECTS

December 5, 2019

Allyson Mehley
Historic Preservation Planner
Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102
P: 215-686-7660

Dear Ms. Mehley,

Our client and building owner, Richard Phillips, would like to build a rooftop deck on his existing rowhouse at 2035 Delancey Street in Philadelphia. The existing house has four stories and a basement. It shares two party walls with similar houses. The current roof is a low-pitched membrane roof. We would like to build the deck over the existing roof. The existing elevator shaft would be extended to deck level and be within a small pilot house. The pilot house would consist of metal Hope's style windows and door to match the existing house, with painted trim surrounds and painted recessed panels. The roof of the new pilot house would match the existing low-pitched membrane roof of the existing house. The exposed roof edges would have painted metal caps to match the existing house. The new section of elevator would be wrapped with the same painted panels as the pilot house, as recommended by the Architectural Committee during the November 19th meeting.

The proposed deck would be made of IPE wood decking over a steel and wood frame. We would install a small knee wall below the rear edge of the new deck to fill the space created between the new deck and existing roof. This knee wall would be painted a dark color to blend in with the existing roof cap and would be slightly recessed behind the existing roof plane, as recommended by the Architectural Committee.

A new metal spiral stair would be added against the rear elevation for additional access to and from the roof. The rear-most portion of the deck would have a metal railing with vertical balusters to match the spiral stair. This is the only portion of railing that will be visible from a public corridor (the rear alley). The remaining railings around the deck will be metal cable railings, which will not be visible from any public corridors. In response to Architectural Committee's concern regarding the visibility of this railing, we have lowered the entire deck and structure by 8". In addition to this, we will perform an in-field visual test to confirm the front deck railing will not be visible from ground level.

We present these revised drawings for final approval by the Commission.

Please contact me should you require additional information.

Sincerely,

Warren I. Claytor, AIA

ARCHITECTURAL SYMBOLS

EXISTING WALL
WALL TO BE REMOVED
NEW WALL
CMU
CONCRETE
MASONRY VENEER
FINISHED WOOD
STUCCO
BATT INSULATION
EARTH
CRUSHED STONE
BRICK ELEVATION
SHINGLE ELEVATION
STONE ELEVATION
METAL STUD WALL

WINDOW CALLOUT
DOOR CALLOUT
SECTION DRAWING NUMBER
SHEET NUMBER
INTERIOR ELEVATION NUMBER
SHEET NUMBER
FLOOR/CEILING LINE
DETAIL MARKER
ROOM NUMBER
REVISION
NOTE TO CONTRACTOR

COMMON ABBREVIATIONS

A.B.	ANCHOR BOLT	JNT.	JOINT
ABV.	ABOVE	JST.	JOIST
ADJ.	ADJUSTABLE		
A.F.F.	ABOVE FINISHED FLOOR	LIN.	LINEN CLOSET
A.F.J.	ATTIC FLOOR JOIST	LLH	LONG LEG HORIZONTAL
ALT.	ALTERNATE	LLV	LONG LEG VERTICAL
ALUM.	ALUMINUM	LVL	LAMINATED VENEER LUMBER
		LT.	LIGHT
B.B.	BEADBOARD		
BLDG.	BUILDING	MAX.	MAXIMUM
BLK.	BLOCK	MC.	MEDICINE CABINET
BM.	BEAM	MECH.	MECHANICAL
B.O.	BOTTOM OF	MEZZ.	MEZZANINE
BOT.	BOTTOM	MFR.	MANUFACTURER
BRD.	BOARD	MICRO.	MICROWAVE
BRG.	BEARING	MIN.	MINIMUM
BRSG.	BRIDGING	MLDG.	MOULDING
		M.O.	MASONRY OPENING
C.A.	CASEMENT	MTD.	MOUNTED
CAB.	CABINET	MTL.	METAL
CATH.	CATHEDRAL		
C.J.	CEILING JOIST	N/A	NOT APPLICABLE
C.L.	CENTER LINE	N.I.C.	NOT IN CONTRACT
CLG.	CEILING	N.T.S.	NOT TO SCALE
CLO.	CLOSET		
CLOS.	CLOSET		
CMU	CONCRETE MASONRY UNIT	O.C.	ON CENTER
CNT.	CONTROL	O.H.D.	OVERHEAD DOOR
C.O.	CASED OPENING	OPNG.	OPENING
COL.	COLUMN	OPT.	OPTION/OPTIONAL
CONC.	CONCRETE	PKT.	POCKET
COND.	CONDENSOR	P&P	PRIMED AND PAINTED
CONT.	CONTINUOUS	PL.	PLATE
CONTR.	CONTRACTOR	PSF	POUNDS PER SQUARE FOOT
CTR.	CENTER	PSI	POUNDS PER SQUARE INCH
CUBB.	CUBBY	PSL	PARALLEL STRAND LUMBER
C.W.N.	COMMON WIRE NAIL	P.T.	PRESSURE TREATED
C.W.T.N.	COMMON WIRE TOENAIL	PTD.	PAINTED
		PLYWD	PLYWOOD
(D)	DEPTH	PWDR.	POWDER ROOM
D.	DRYER		
DEMO	DEMOLITION	R.	RAFTER
D.H.	DOUBLE HUNG	REINF.	REINFORCING
DIA.	DIAMETER	REF.	REFRIGERATOR
DTAIL	DETAIL	REINO.	REINSTALLED/RENOVATION
DN.	DOWN	REQD.	REQUIRED
D.O.	DOOR OPENING	RM.	ROOM
DR.	DOOR	R.O.	ROUGH OPENING
D.S.	DOWNSPOUT	R&S	ROD AND SHELF
DW.	DISHWASHER		
DWGS.	DRAWINGS	S.B.O.	SUPPLIED BY OWNER
		SECT.	SECTION
(E)	EGRESS	SF	SQUARE FOOT/FEET
EA.	EACH	SH.	SINGLE HUNG
ELEC.	ELECTRICAL	SHT.	SHEET
ELEV.	ELEVATION	SHWR.	SHOWER
EMB.	EMBEDDED	S.O.G.	SLAB ON GRADE
EQ.	EQUAL	SPECS.	SPECIFICATIONS
E.W.	EACH WAY	SQ.	SQUARE
EXCL.	EXCLUDING	S.S.	STAINLESS STEEL
EXIST.	EXISTING	STEL.	STEEL
EXT.	EXTERIOR	STP.	STEP
		STR.	STAIR
F.A.B.O.	FINAL APPROVAL BY OWNER	STOR.	STORAGE
F.D.	FLOOR DRAIN	STRUCT.	STRUCTURAL
FIN.	FINISH		
F.J.	FLOOR JOIST	T.B.D.	TO BE DETERMINED
FLR.	FLOOR	TEMP.	TEMPORARY
FND.	FOUNDATION	T&G	TOUNGE AND GROOVE
F.P.	FIREPLACE	T.G.	TEMPERED GLASS
FR.	FRENCH	TJI	TRUJOIST
FRMG.	FRAMING	T.M.E.	TO MATCH EXISTING
FT.	FOOT/FEET	T.O.	TOP OF
FTG.	FOOTING	TYP.	TYPICAL
FURN.	FURNACE		
FX.	FIXED	U.N.O.	UNLESS NOTED OTHERWISE
		UNFIN.	UNFINISHED
G+B	GLUED AND SCREWED		
GA.	GUAGE	V.B.	VAPOR BARRIER
G.C.	GENERAL CONTRACTOR	V.I.F.	VERIFY IN FIELD
GFCI	GROUND-FAULT CIRCUIT INTERRUPTER		
GWB	GYPSUM WALLBOARD	W	WIDTH
		W.	WASHING MACHINE
H	HIGH	W/	WITH
HDR.	HEADER	W/IN	WITHIN
HGT.	HEIGHT	W/O	WITHOUT
H.W.H.	HOT WATER HEATER	W.C.	WATER CLOSET
		WCA	WARREN CLAYTOR ARCHITECTS
INCL.	INCLUDED	W.I.C.	WALK-IN CLOSET
INSUL.	INSULATION	WIN.	WINDOW
INT.	INTERIOR	W.O.	WINDOW OPENING
		WP.	WATERPROOF
J.M.E.	JM ENGINEERING	W.W.F.	WELDED WIRE FABRIC

GENERAL STRUCTURAL NOTES:

1. ALL DESIGN IS BASED ON THE REGULATIONS AND STANDARDS AS SET BY THE PHILADELPHIA BUILDING CONSTRUCTION & OCCUPANCY CODE WITH REFERENCES TO THE 2018 INTERNATIONAL BUILDING CODE AS ADOPTED BY THE CITY OF PHILADELPHIA AND THE COMMONWEALTH OF PENNSYLVANIA.
2. DESIGN LOADS ARE AS FOLLOWS:
   - SLAB ON GRADE = 40 PSF
   - FIRST FLOOR LIVE LOAD = 40 PSF
   - ENTERTAINING ROOM LIVE LOAD = 100 PSF
   - KITCHEN LIVE LOAD = 80 PSF
   - SECOND FLOOR LIVE LOAD (SLEEPING ROOMS) = 30 PSF
   - SECOND FLOOR LIVE LOAD (NON-SLEEPING ROOMS) = 40 PSF
   - BALCONY LIVE LOAD = 60 PSF
   - BASIC WIND SPEED (GUST FOR 3 SEC) = 95 MPH (EXP B)
   - GROUND SNOW LOAD = 30 PSF
3. CONTRACTOR SHALL REVIEW AND VERIFY ALL EXISTING CONDITIONS WITH THE PROPOSED WORK PRIOR TO COMMENCEMENT OF THE WORK.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DESIGN AND CONSTRUCTION OF ALL REQUIRED BRACING AND SHORING OF ALL CONSTRUCTION UNTIL BUILDING IS CLOSED IN AND COMPLETE.
5. CONTRACTOR SHALL INFORM ARCHITECT AND/OR OWNER OF ANY FABRICATION, INSTALLATION AND/OR ERECTION ERRORS OR DEVIATIONS. NO CORRECTIVE ACTION SHALL BE TAKEN WITHOUT THE ARCHITECT'S APPROVAL.
6. CONTRACTOR SHALL REVIEW THE IMPACT TO THE EXISTING STRUCTURES CAUSED BY THE PROPOSED WORK PRIOR TO COMMENCEMENT OF THE WORK.
7. CONTRACTOR SHALL REVIEW/COORDINATE AS REQUIRED ALL EXISTING FIELD DIMENSIONS WITH THE ONES PROVIDED IN THE ARCHITECTURAL DRAWINGS PRIOR TO COMMENCEMENT OF THE WORK.
8. CONTRACTOR SHALL PROTECT ALL EXISTING ROOMS/FLOORS AS REQUIRED FROM WATER, DIRT, AND DUST.
9. CONTRACTOR SHALL VERIFY THAT ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH REQUIRED OSHA GUIDELINES.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND ACCOMMODATION OF HVAC, PLUMBING AND ELECTRICAL BY STEMS. NO STRUCTURAL OR ARCHITECTURAL CHANGES SHALL BE MADE WITHOUT PRIOR APPROVAL BY ARCHITECT.

FOUNDATION NOTES:

1. ALL FOUNDATION SYSTEMS HAVE BEEN DESIGNED TO BEAR ON UNDISTURBED DRY NATURAL SOILS WITH A NET BEARING CAPACITY OF 2000 PSF. FOOTING SUB GRADE SHALL BE APPROVED BY A SOILS ENGINEER OR BUILDING INSPECTOR PRIOR TO PLACEMENT OF CONCRETE.
2. BOTTOM ELEVATION OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MIN.(BELOW ALL ADJACENT FINISHED GRADE UNLESS NOTED OTHERWISE (U.N.O.)
3. ALL FOUNDATIONS SHALL BE PROTECTED FROM FROST ACTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL FOUNDATION SYSTEMS; INCLUDING FOOTINGS AND FOUNDATION WALLS DURING CONSTRUCTION.
5. SLAB ON GRADE SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED MATERIAL CAPABLE OF SUPPORTING 2,000 PSF (U.N.O.)

CONCRETE NOTES:

1. ALL CONSTRUCTION, QUALITY CONTROL AND SAFETY PRACTICES OF ALL CONCRETE WORK CARRIED OUT ON THE WORK SHALL MEET THE LATEST EDITION OF THE FOLLOWING CODES AND STANDARDS:
   - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, AMERICAN CONCRETE INSTITUTE AMERICAN PUBLICATION 318.
   - SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, ACI 301.
   - MANUAL OF STANDARD PRACTICE, CONCRETE REINFORCING STEEL INSTITUTE.
2. ALL CONCRETE IS NORMAL WEIGHT AND SHALL MEET THE FOLLOWING REQUIREMENTS:
   - MINIMUM COMPRESSIVE STRENGTH EQUAL TO 3,000 PSI AT 28 DAYS.
   - SLUMP EQUAL TO 2" +1" PRIOR TO ANY ADDITION OF SUPER PLASTICIZER
   - MAXIMUM WATER/CEMENT RATION EQUAL TO 0.55
   - PLASTICIZERS SHALL NOT BE ADDED WITHOUT THE CONSENT OF THE LICENSED ENGINEER FOR THIS PROJECT.
3. ALL NORMAL WEIGHT CONCRETE EXPOSED TO WEATHER, SHALL BE AIR ENTRAINED AND MEET THE FOLLOWING REQUIREMENTS:
   - MINIMUM COMPRESSIVE STRENGTH EQUAL TO 4,500 PSI AT 28 DAYS.
   - MAXIMUM SLUMP EQUAL TO 4" (MIN.).
   - MAXIMUM WATER/CEMENT RATIO EQUAL TO 0.44.
4. ALL REINFORCING REBAR SHALL BE DEFORMED AND MEETING ASTM A615, GRADE 60 STANDARDS. ALL REBAR SHALL BE SPLICED 2'-0" MINIMUM. ALL WELDED WIRE FABRIC REINFORCING SHALL MEET ASTM A185 STANDARDS AND LAP SPLICED 6" MIN.)
5. ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED IN THE CONCRETE DESIGN MIX.
6. CONTRACTOR SHALL PLACE CONCRETE WHEN THE AMBIENT TEMPERATURE IS 40 DEGREES FAHRENHEIT OR HIGHER. THE CONCRETE SHALL NOT BE ALLOWED TO REACH A TEMPERATURE LOWER THAN 50 DEGREES FAHRENHEIT OVERNIGHT.
7. CONTRACTOR TO PROVIDE SLAB ON GRADE CONTROL JOINTS AS SHOWN ON PLANS. THESE CONTROL JOINTS CAN BE FORMED OR SAW CUT. SAW CUTTING SHALL BE DONE AS SOON AS CONTRACTOR CAN SAW CUT FRESH CONCRETE. CONTRACTOR SHALL NOT WAIT UNTIL NEXT DAY TO SAW CUT CONTROL JOINTS. CONTRACTOR CAN USE BLADE FOR 'SOFT' CONCRETE.
8. CONTRACTOR SHALL PROVIDE A CONCRETE COVER FOR ALL REBAR CAST AGAINST SOIL EQUAL TO 3, OTHERWISE CONCRETE COVER SHALL BE (MIN.)

CONCRETE MASONRY UNIT NOTES:

1. ALL CONSTRUCTION QUALITY CONTROL AND SAFETY PRACTICES OF ALL CMU WORK CARRIED OUT ON THE PROJECT SHALL MEET THE LATEST EDITION OF THE FOLLOWING CODES AND STANDARDS:
   - SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY, NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA)
   - "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES", ACI 531.
   - RECOMMENDED BUILDING CODES REQUIREMENTS FOR ENGINEERED MASONRY, BRICK INSTITUTE OF AMERICA.
   - "AMERICAN STANDARD BUILDING CODE REQUIREMENTS FOR MASONRY", NATIONAL BUREAU OF STANDARDS, PUBLICATION 211.
2. ALL CMU BLOCK SHALL BE ASTM C90, TYPE I, GRADE N WITH A MIN. NET AREA COMPRESSIVE STRENGTH EQUAL TO 1,350 PSI.
3. ALL 'IVANY' BLOCK SHALL BE OPEN ENDED HAVING A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI ON NET AREA AT 28 DAYS. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS.
4. MORTAR FOR CMU BLOCK SHALL MEET ASTM C270 STANDARDS AND SHALL BE TYPE M OR S WITH A MIN. COMPRESSIVE STRENGTH EQUAL TO 1,350 PSI. MORTAR FOR 'IVANY' BLOCK SHALL BE TYPE M HAVING A MIN. COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS.
5. GROUT SHALL MEET ASTM C476 STANDARDS FOR NON SHRINK GROUT AND HAVE A COMPRESSIVE STRENGTH OF 5,000 PSI. CONTRACTOR SHALL PROVIDE HIGH SLUMP, 3/8" PEA GRAVEL 3,000 PSI (MIN.) CONCRETE MIX IN CMU PILASTERS AND ALL 'IVANY' BLOCK WALLS. SEE CONCRETE NOTES FOR ADDITIONAL NOTES.
6. ALL CMU BLOCK WALLS SHALL BE BONDED BY OVERLAPPING COURSES AT CORNERS AND AT INTERSECTIONS.
7. GROUT SOLID THE TOP TWO COURSES OF CMU WALLS (MIN.)
8. GROUT SOLID CMU WALL UNDER STRUCTURAL STEEL BEAM ENDS FOR A MIN. OF TWO COURSES IN DEPTH AND A MIN. OF 32" IN WIDTH (MIN.)
9. CONTRACTOR SHALL FILL 'IVANY' BLOCK WALL IN 4'-0" HIGH LIFTS (MAX.)
10. 'DUR-O-WALL' REINFORCEMENT SHALL BE INSTALLED AS HORIZONTAL REINFORCEMENT AT 16" O.C. VERTICALLY. (U.N.O.) LAPS, CORNERS AND OTHER INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

WOOD NOTES:

1. ALL CONSTRUCTION, QUALITY CONTROL AND SAFETY PRACTICES OF ALL WOOD WORK CARRIED OUT ON THE WORK SHALL MEET THE LATEST EDITION OF THE FOLLOWING CODES AND STANDARDS:
   - NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, AMERICAN FOREST AND PAPER ASSOCIATION.
2. ALL SAWN LUMBER SHALL BE HEM-FIR NO. 1 (WITH F_{bx}=975 PSI (SINGLE USE) AND E=1,800,000 PSI OR HEM-FIR NORTH NO. 2 WITH F_{bx}=1,000 PSI (SINGLE USE) AND E=1,600,000 PSI) MINIMUM, KILN DRIED, AND GRADE STAMPED, OR BETTER (U.N.O.)
3. ALL STUDS SHALL BE HEM-FIR, STUD GRADE KILN DRIED, GRADE STAMPED, OR BETTER (U.N.O.)
4. ALL PRESSURE TREATED LUMBER SHALL BE SOUTHERN PINE NO. 2 MIN.), WITH F_{bx}=975 PSI (SINGLE USE) AND E=1,400,000 PSI OR BETTER (U.N.O.)
5. ALL WOOD PLATES IN DIRECT CONTACT WITH CMU AND/OR CONCRETE SHALL BE PRESSURE TREATED.
6. ALL LAMINATED VENEER LUMBER MATERIAL SHALL BE MICRO-LAM OR EQUAL WITH F_{bx}=2,800 PSI AND E=1,900,000 PSI (MIN.)
7. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED WITHOUT APPROVAL BY ARCHITECT/ ENGINEER.
8. MEMBERS SHALL BE INSTALLED CROWN UP AND HAVE A MIN. OF 1% BEARING. AT CMU WALL, PROVIDE A 2x MINIMUM, PRESSURE TREATED CONTINUOUS SAWN LUMBER SILL PLATE ANCHORED TO GROUT FILLED CMU WITH 0.5" DIA. ASTM A307 ANCHORS AT 6'-0" O.C. (MAX.) OR TWO ANCHORS PER PLATE MEMBER.
9. CONTRACTOR SHALL BRIDGE JOISTS AT A SPACING OF 8'-0" O.C. (MAX.)
10. CONTRACTOR SHALL NAIL TOGETHER MULTIPLE SAWN LUMBER MEMBERS AT 1'-0" O.C. (MAX.), WITH TWO HORIZONTAL ROWS OF 10d COMMON WIRE NAILS STAGGERED. CONTRACTOR SHALL NAIL TOGETHER MULTIPLE UNIT LAMINATED VENEER MEMBERS AT 1'-0" O.C. MAX.) WITH 16d COMMON WIRE NAILS STAGGERED (U.N.O.) FIRST NAILS SHALL OCCUR AT 1'-0" FROM EACH END (U.N.O.)
11. PROVIDE (2) 1 3/4" x 9 1/4" LVL HEADER BEAMS OVER ALL OPENINGS AT 2x4 STUD BEARING WALLS, AND (3) 2x10 HEADER BEAMS OVER ALL OPENINGS AT 2x6 STUD BEARING WALLS (U.N.O.)
12. LAP SPLICE HORIZONTAL DOUBLE PLATES AT ALL CORNERS AND AT ALL INTERSECTIONS OF ALL WALL STUDS.
13. CONTRACTOR SHALL ALIGN VERTICALLY ALL JOISTS AND ROOF RAFTER FRAMING WITH ALL WALL STUDS.
14. CONTRACTOR SHALL PROVIDE DOUBLE JACK STUDS AT ALL CORNERS AND UNDER ALL WALL SPREADER BEAMS (U.N.O.)
15. CONTRACTOR SHALL PROVIDE CONTINUOUS PERIMETER RIBBON JOISTS OVER ALL OPENINGS IN WALL BELOW.
16. ALL R/H BOARDS OR PLATES SHALL BE CONTINUOUS OVER ALL HEADER WALL OPENINGS BELOW.
17. CONTRACTOR SHALL PROVIDE SOLID BLOCKING UNDER ALL PARTITIONS. CONTRACTOR SHALL ATTACH SOLID BLOCKING TO JOISTS WITH (4) 10d COMMON WIRE NAILS, TWO AT EACH END. CONTRACTOR SHALL PROVIDE DOUBLE FLOOR JOISTS UNDER ALL WALL PARTITIONS THAT RUN PARALLEL TO THE FLOOR FRAMING.
18. CONTRACTOR SHALL PROVIDE METAL HANGERS AT ALL FLOOR, CEILING AND ROOF FLUSH FRAMING (U.N.O.)
19. ALL METAL CONNECTORS SHALL BE BY SIMPSON STRONG-TIE COMPANY INC, OR APPROVED EQUAL. NOMENCLATURE OF ALL CONNECTORS IN DRAWINGS IS PER SIMPSON. INSTALL AT ALL JOISTS BC TYPE BASE AND CAPS (U.N.O.) PROVIDE ALL NAILS AS REQUIRED BY CONNECTOR (U.N.O.) FOLLOW ALL MANUFACTURER'S INSTALLATION RECOMMENDATIONS AS REQUIRED.
20. ALL PLYWOOD SHEATHING SHALL CONFORM TO THE AMERICAN PLYWOOD ASSOCIATIONS STANDARDS AND RECOMMENDATIONS. ALL PLYWOOD SHALL BE APA RATED SHEATHING EXP1 OR BETTER. REFER TO APPLICABLE CODE FOR ALL NAILING PATTERNS EXCEPT AS NOTED BELOW OR ELSEWHERE. ALL PLYWOOD FLOOR AND ROOF SHEATHING SHALL BE GLUED AND DIAPHRAGM NAILED AS FOLLOWS: 10d SHANK NAILS AT 6" O.C. AT ALL PANEL EDGES, 10d RING SHANK NAILS AT 12" O.C. AT ALL INTERMEDIATE FRAMING MEMBERS. ALL UNSUPPORTED EDGES SHALL BE BLOCKED. ALL GLUE SHALL CONFORM TO PERFORMANCE SPECIFICATION AFG-01 FOR EXTERIOR GRADE AND APPLIED PER MANUFACTURER'S SPECIFICATIONS. ALL GLUE SHALL BE APPROVED BY ARCHITECT. SHEATHING THICKNESS SHALL BE 5/8" AT ROOF, 1/2" AT WALLS, 3/4" T&G AT FLOORS.
21. ALL STRUCTURAL LUMBER SHALL BE STORED IN DRY LOCATIONS. INSTALLATION OF SATURATED LUMBER IS PROHIBITED.
22. ALL TJI MEMBERS SHALL BE MANUFACTURED BY THE TRUJOIST MACMILLAN COMPANY. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS AND DIRECTIONS DURING ERECTION. ALL BLOCKING, BRACING, HANGERS, RIM BOARDS, RIM JOISTS, AND NAILING SHALL BE PER MANUFACTURER'S RECOMMENDATIONS (U.N.O.) IN THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL PROVIDE TJI SHOP DRAWINGS FOR REVIEW. ALL SHOP DRAWINGS SUBMITTED FOR REVIEW SHALL BEAR THE APPROVAL STAMP OF THE GENERAL CONTRACTOR INDICATING THE ACCEPTANCE OF DIMENSIONS SHOWN OR CORRECTED THEREON AS COMPLYING WITH THE WORK REQUIREMENTS AND THE REQUIREMENTS OF ALL TRADES FOR THE PROPER INSTALLATION OF ALL WORK. THIS STAMP AS APPROVED INDICATES THAT CONTRACTOR HAS COORDINATED THESE MATERIALS WITH ALL OTHER MATERIALS BEING FURNISHED BY ALL TRADES.

STRUCTURAL STEEL NOTES:

1. ALL CONSTRUCTION QUALITY CONTROL AND SAFETY PRACTICES OF ALL STRUCTURAL STEEL WORK CARRIED OUT ON THE WORK SHALL MEET THE LATEST EDITION OF THE FOLLOWING CODES AND STANDARDS:
   - SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS', AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
   - 'STRUCTURAL WELDING CODE, AWS D1.1', AMERICAN WELDING SOCIETY (AWS)
   - 'ENGINEERING FOR STEEL CONSTRUCTION', AISC
   - 'DETAILING FOR STEEL CONSTRUCTION', AISC.
2. ALL STRUCTURAL STEEL BEAMS AND PLATES SHALL BE IN ACCORDANCE WITH ASTM A 36 STANDARDS.
3. ALL STRUCTURAL PIPES SHALL MEET ASTM A53 STANDARDS.
4. ALL WELDING SHALL BE 3/16" (MIN.) E70 ELECTRODE (U.N.O.) AND PERFORMED BY A CERTIFIED WELDER.
5. ALL BOLTS SHALL BE 3/4" DIA. (U.N.O.) ALL BOLTS, NUTS AND WASHERS SHALL MEET ASTM A325N AND INSTALLED BY THE 'TURN OF THE NUT METHOD' OR A CALIBRATED TORQUE WRENCH.
6. ALL STEEL SHALL BE PRIMED WITH TWO SHOP COATS OF ZINC CHROMATE OR COMPATIBLE PRIMER. FIELD APPLY TOUCH UP PRIMER AFTER COMPLETION OF STEEL ERECTION.
7. CONTRACTOR SHALL PROVIDE 8" MIN.) BEARING AT ENDS OF STEEL BEAMS ON CMU OR 'IVANY' BLOCK WALLS. STEEL BEAM SHALL BEAR ON 3/8" PLATE. SHALL BE PREVENTED FROM ROTATING OR SLIDING BY GROUTING BEAM END IN CMU OR 'IVANY' BLOCK OR BY BOLTING DOWN END WITH 3/4" DIA X 12" EMBEDMENT ANCHOR BOLTS.

ADDITIONAL NOTES:

1. ALL ROOFS AND EAVES SHALL HAVE 3'-0" (MIN.) ICE AND WATER SHIELD, AL60, VALLEYS AND CRICKETS SHALL HAVE ICE AND WATER SHIELD.
2. ALL GLASS WITHIN 18" OF FLOOR OR ABOVE TUB OR WINDOW SEAT MUST BE TEMPERED.
3. RADON CONTROL SYSTEM MUST BE INSTALLED TO CODE WHERE APPLICABLE.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND ACCOMMODATION OF ALL HVAC, CONSTRUCTION, AND PLUMBING. NO STRUCTURAL OR ARCHITECTURAL CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY ARCHITECT.
5. ALL DRYWALL SHOULD BE SCREWED NOT NAILED.
6. PLYWOOD SUBFLOOR SHALL BE GLUED AND SCREWED.
7. FIRE SEPARATION BETWEEN HOUSE AND GARAGE SHALL BE SUPPLIED TO CODE WHERE REQD.
8. ALL LABOR MATERIALS AND INSTALLATIONS MUST COMPLY WITH THE APPLICABLE CODES, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
9. THE CONTRACTOR IS TO MAINTAIN EXISTING PATH OF EGRESS CLEAR OF CONSTRUCTION MATERIALS AND DEBRIS.
10. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE NEW & SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE AND SHALL CONFORM TO THE STANDARDS AND RECOMMENDATION OF THE VARIOUS TRADE INSTITUTES (A.C.I., A.I.S.C., ETC.) WHERE APPLICABLE.
11. ALL INSTALLED LUMBER IN CONTACT WITH MASONRY, CONCRETE OR EXTERIOR CONDITIONS SHALL BE PRESSURE TREATED.
12. INSTALL MOISTURE RESISTANT DRY WALL OR CEMENT BOARD AROUND BATH TUBS.
13. ALL NEW STUD WALLS BETWEEN HEATED AND UNHEATED SPACES SHALL RECEIVE MIN. R-13 INSULATION.
14. ALL NEW FLOORS OVER UNHEATED SPACES SHALL RECEIVE INSULATION FOR FULL DEPTH OF FRAMING MIN., R-30 INSULATION.
15. ALL NEW CEILINGS OVER HEATED SPACES SHALL RECEIVE MIN. R-38 INSULATION.
16. ALL EXTERIOR BASEMENT WALLS SHALL HAVE MIN. R-10 INSULATION (CONTINUOUS) OR R-13 INSULATION (CAVITY). SEE TYPICAL WALL SECTION & DETAILS FOR ADDITIONAL INSULATION REQUIREMENTS.
17. INSTALL INSULATION AT ALL NEW WINDOW AND DOOR SHIM SPACES. FIT INSULATION TIGHT TO AND BEHIND MECHANICAL AND ELECTRICAL SERVICES. LEAVE NO GAPS OR VOIDS.
18. ALL DOORS AND WINDOWS OPENING TO THE EXTERIOR OR TO UNCONDITIONED AREAS SHALL BE FULLY WEATHERSTRIPPED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION. ALL MANUFACTURED WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE AIR & WATER INFILTRATION STANDARDS OF THE AAMA\WDMA\CSA 101/I.S.2/A440. ALL EXTERIOR SIDE HINGED DOORS SHALL MEET THE AIR & WATER INFILTRATION STANDARDS OF THE AAMA\WDMA\CSA 101/I.S.2/A440 OR COMPLY WITH THE RELEVANT BUILDING CODES.
19. INSTALL FLASHING AND SHEET METAL IN COMPLIANCE WITH MANUFACTURER'S LATEST PUBLISHED INFORMATION AND DETAILS HEREIN.
20. PROVIDE AND INSTALL FLASHING AT ALL EXTERIOR OPENINGS (IE WINDOWS) AND ELSEWHERE AS REQUIRED TO PROVIDE WATERTIGHT AND WEATHERPROOF PERFORMANCE.

BY SUBMITTING THESE PLANS FOR PERMIT, THE BUILDER ACKNOWLEDGES THAT HE HAS READ AND WILL FOLLOW THE ABOVE NOTES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS, ETC. PRIOR TO AND DURING CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND GOVERNING BUILDING CODES OR ORDINANCES.

NO ARCHITECTURAL CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY WARREN CLAYTOR ARCHITECTS. NO STRUCTURAL CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD, IF ANY DISCREPANCIES BETWEEN THE ABOVE STRUCTURAL NOTES & THE STRUCTURAL DRAWINGS HAVE OCCURRED, THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENTS.

PHILLIPS RESIDENCE

OWNER	ARCHITECT	STRUCTURAL ENGINEER	BUILDER
RICHARD PHILLIPS 2035 DELANCEY STREET PHILADELPHIA, PA (202) 236-1606	WARREN CLAYTOR ARCHITECTS 114 NORTH WAYNE AVENUE WAYNE, PA 19087 (610) 688-1744 PROJECT MANAGER: CAROLYN SUSHER, RA	JM ENGINEERING 1940 THREE TUNS LANE AMBLER, PA 19002 (215) 542-7298 PROJECT ENGINEER: JOAQUIN MATEO, PE	PINEMAR 7 WEST ATHEN AVE. ARDMORE PA 19003 (610) 649-3075 SITE SUPERINTENDENT: MIKE CASTIGLIONE

LOCATION MAP

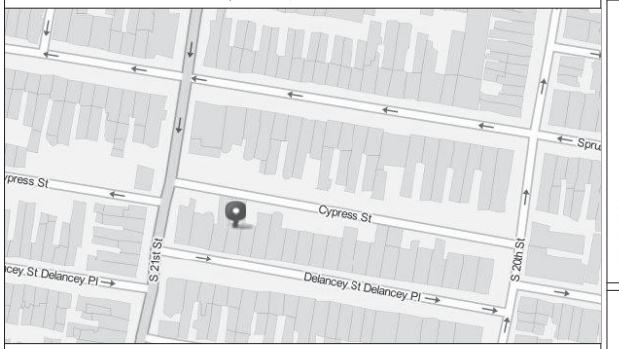


TABLE OF CONTENTS

PROJECT DESCRIPTION

EXISTING SINGLE FAMILY ROWHOUSE TO RECEIVE A NEW ROOFTOP DECK WITH PILOT HOUSE AND STAIRS.

PROGRESS SET
12/4/19

BY SUBMITTING THESE PLANS FOR PERMIT, THE BUILDER ACKNOWLEDGES THAT HE HAS READ AND WILL FOLLOW THE ABOVE NOTES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS, ETC. PRIOR TO AND DURING CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND GOVERNING BUILDING CODES OR ORDINANCES.

ARCHITECT'S SEAL

NEW ROOFTOP DECK FOR:
MR. RICHARD PHILLIPS
2035 DELANCEY STREET
PHILADELPHIA, PA

WARREN CLAYTOR ARCHITECTS
114 NORTH WAYNE AVENUE | P.O. BOX 366
WAYNE, PENNSYLVANIA 19087
TELEPHONE: 610-688-1744
FACSIMILE: 610-688-1743
WCA.BCH@MSN.COM

COMM. #: 1902
ISSUE DATE
REVISIONS

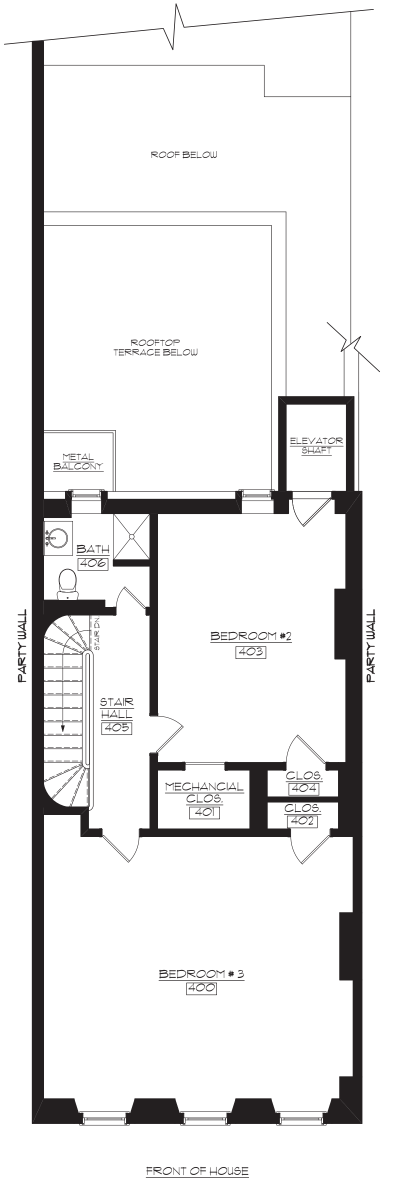
DATE PRINTED 12-4-19

COVER SHEET

CS

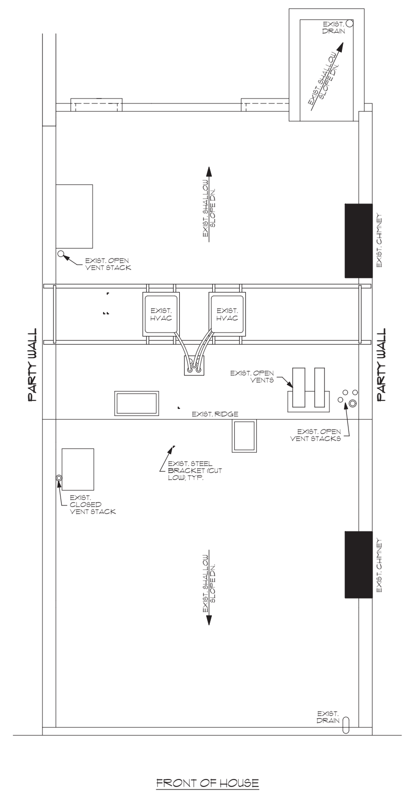
DEMOLITION NOTES:

1. REMOVE EXISTING METAL BALCONY OUTSIDE BATH (#406) WINDOW.
2. RELOCATE / REMOVE ALL EXISTING ITEMS ON ROOF THAT WILL BE IN CONFLICT WITH NEW DECK, PILOT HOUSE, AND SPIRAL STAIR.



1 EXISTING FOURTH FLOOR PLAN

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



2 EXISTING ROOF PLAN

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

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ARCHITECTS SEAL

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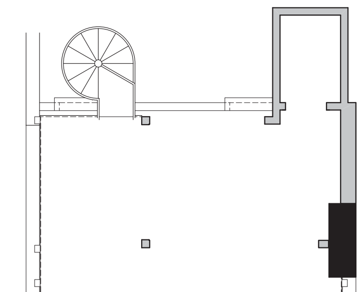
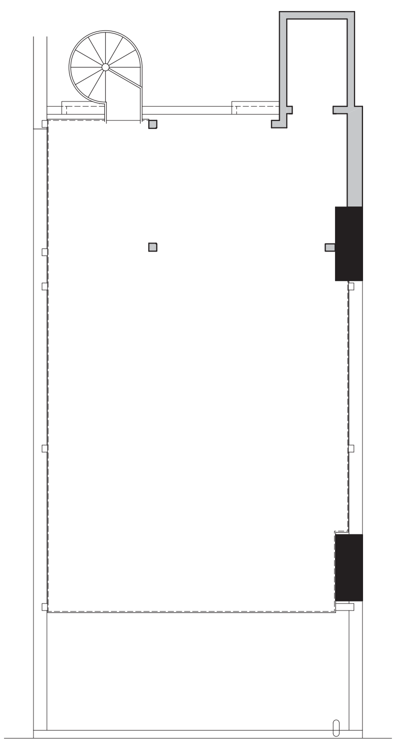
EXISTING FOURTH FLOOR & ROOF PLANS

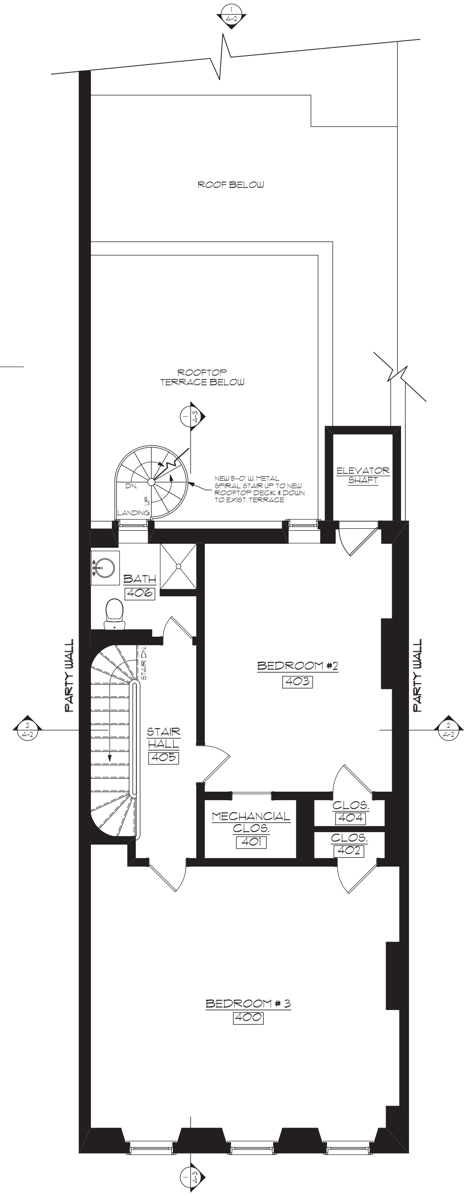
EX-1



1 PILOT HOUSE ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

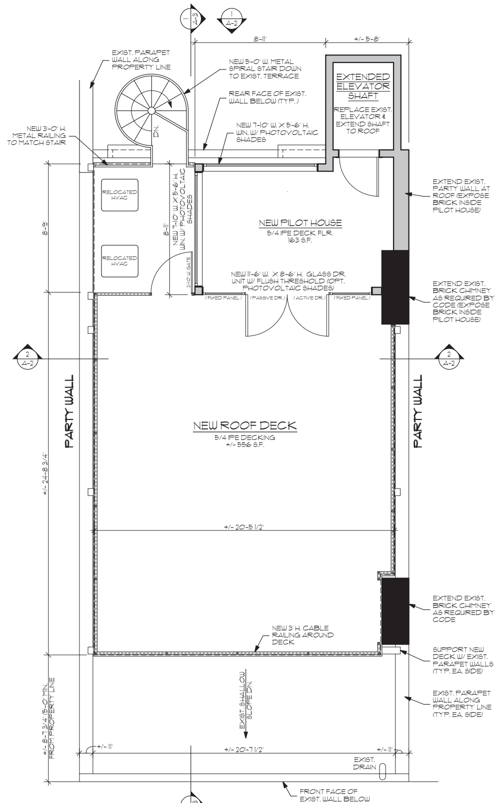


2 DECK FRAMING PLAN
SCALE: 1/4" = 1'-0"



FRONT OF HOUSE

3 PROPOSED FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



FRONT OF HOUSE

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

ZONING DATA:

ZONING DISTRICT:	RM-1
BUILDING HT.:	38'-0" MAX.
DECK SURFACE HEIGHT:	4'-0" MAX. ABV. MEAN ROOF
HT. OF ACCESS STRUCTURE:	10' MAX. ABV. DECK
AREA OF ACCESS STRUCTURE:	125 S.F. MAX. (STAIR) 165 S.F. MAX. (WITH ELEVATOR)
DECK FRONT & REAR SETBACKS:	5'-0"
ACCESS STRUCTURE FRONT SETBACK:	10'-0"

CODE DATA:

CODE: THE PHILADELPHIA BUILDING CONSTRUCTION & OCCUPANCY CODE WITH REFERENCES TO THE 2018 INTERNATIONAL BUILDING CODE

(SINCE THIS HOUSE HAS MORE THAN 3 STORIES ABOVE GRADE, IT DOES NOT FALL UNDER THE INTERNATIONAL RESIDENTIAL CODE.)

USE GROUP: R-3

GENERAL CONSTRUCTION NOTES:

1. DRAWINGS SHALL NOT BE SCALED: DIMENSIONS SHALL BE USED. ALL INTERIOR DIMENSIONS ARE TO FACE OF EXISTING WALL OR FACE OF NEW WOOD STUD WALL. ALL EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY OR SHEATHING (IF NO MASONRY).
2. ALL INTERIOR & EXTERIOR STUD WALLS SHALL BE 2X6 STUDS AT 16" O.C. EXTERIOR WALLS ARE DRAWN 6" THICK TO INCLUDE 1/2" EXTERIOR SHEATHING. - U.N.O.
3. PREFABRICATED METAL STAIR SHALL COMPLY WITH ALL BUILDING CODES, INCLUDING THEIR EGRESS REQUIREMENTS. (SEE STAIR MANUFACTURER'S SHOP DRAWINGS FOR ADDITIONAL INFO.)
4. ALL NEW WINDOWS & EXTERIOR DOOR AT ROOF LEVEL BY 'HOPE'S WINDOWS'. STYLES TO MATCH EXISTING HOUSE. CONTR. SHALL VERIFY ALL GLASS PATTERNS & SWING DIRECTIONS W/ OWNER PRIOR TO PLACING ORDER.

PROGRESS SET
12/4/19

ARCHITECT'S SEAL

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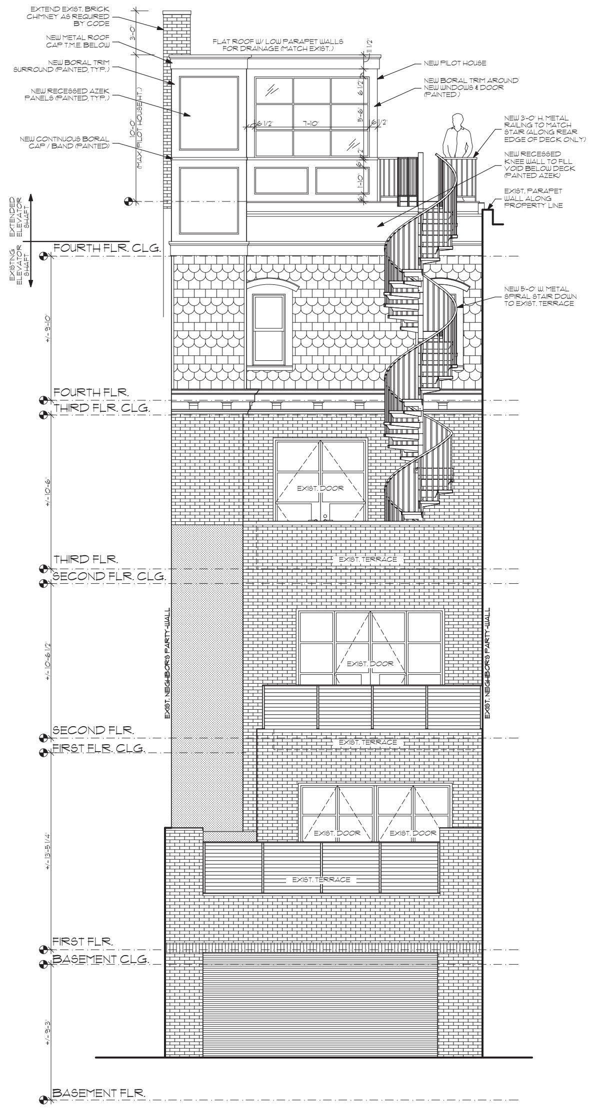
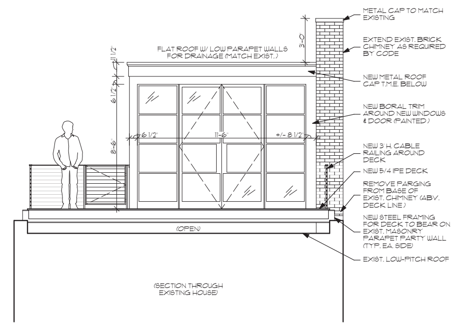
PROPOSED PLANS & SECTIONS

A-1



1 PARTIAL REAR ELEVATION

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



2 SECTION FACING REAR WALL

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

PROGRESS SET
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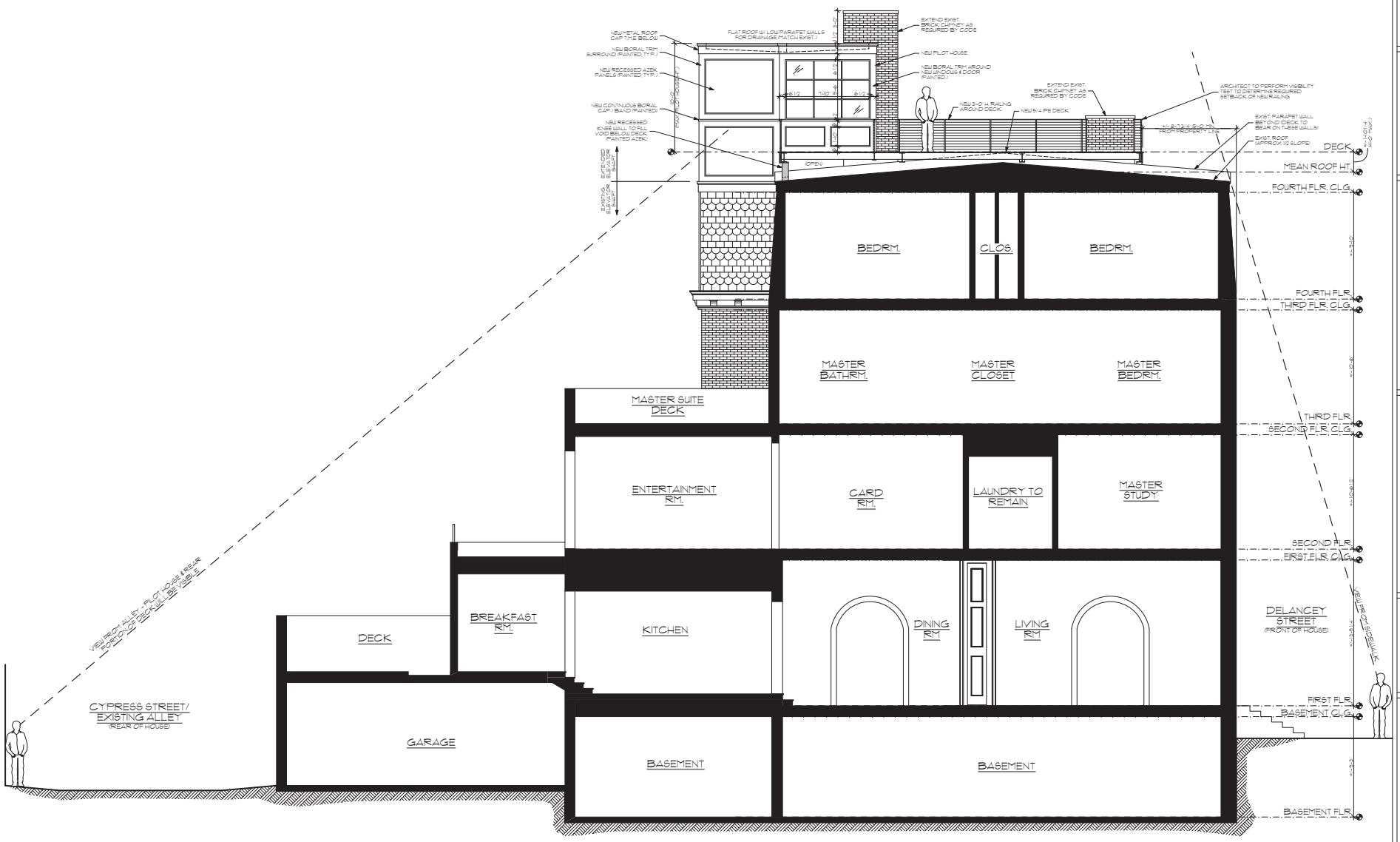
PROPOSED REAR ELEVATION & SECTION

A-2



1 PROPOSED BUILDING SECTION

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

PROGRESS SET
12/4/19

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PROPOSED BUILDING SECTION

DATE PRINTED 12/4/19

A-3