

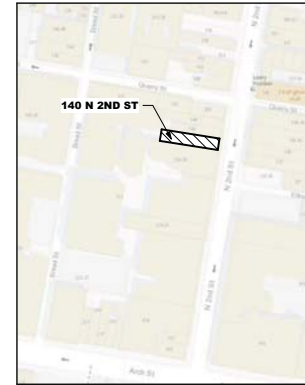
140 N 2ND ST

GOLD NEWTON, GOLD RENEE
140 N 2ND ST
PHILADELPHIA, PA 19106

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Project:
140 N 2ND ST
PHILADELPHIA, PA 19106

Owner:
GOLD NEWTON, GOLD RENEE
7451 BROCKTON RD
PHILADELPHIA, PA 19151-2911



LOCATION MAP - NTS

DRAWING LIST

SHEET #	SHEET NAME	PRELIMINARY PLAN REVIEW
G001	COVER SHEET	-
G002	ARCHITECTURAL ABBREVIATIONS & SYMBOLS	-
G101	CODE SUMMARY & LIFE SAFETY PLANS	-
AD101	DEMO FLOOR PLANS	-
AD102	DEMO FLOOR PLANS	-
AD103	DEMO FLOOR PLANS	-
AD104	DEMO SIDE ELEVATION	-
A100	PROPOSED SITE PLAN	-
A101	PROPOSED FLOOR PLANS	-
A102	PROPOSED FLOOR PLANS	-
A103	PROPOSED FLOOR PLANS	-
A200	BUILDING ELEVATIONS	-
A201	BUILDING ELEVATIONS	-
A300	BUILDING SECTIONS	-

PROJECT SCOPE

Existing (4) story structure with demo of rear addition, and new construction of addition (3) stories & basement. Existing and new to contain (4) dwelling units, basement-level 4. Front ground floor and basement is retail use.

ZONING SUMMARY

1. ZONING BASE DISTRICT CLASSIFICATION: **CMX-3** (TABLE 14-701-3)

2. DIMENSIONAL STANDARDS	REQUIRED/ALLOWED	PROPOSED
2.1. MIN. DISTRICT AREA (SF)	N/A	N/A
2.2. MIN. STREET FRONTAGE	N/A	N/A
2.3. MIN. LOT AREA (SF)	N/A	N/A
2.4. MAX. OCCUPIED AREA (%)	INTERMEDIATE 75%	75%
2.5. MIN. FRONT YARD DEPTH (FT)	N/A	N/A
2.6. MIN. SIDE YARD WIDTH (FT)	# IF USED	N/A
2.7. MIN. REAR YARD DEPTH (FT)	N/A	N/A
2.8. MAX. HEIGHT (FT)	N/A	N/A
2.9. MIN. CORNICHE HEIGHT (FT)	N/A	N/A
2.10. MAX. FLOOR AREA (% OF LOT AREA)	500	300

3. PARKING REQUIREMENTS

REQUIRED/ALLOWED	PROPOSED
3.1. AUTO PER 14-802-(2)(5)	N/A
3.2. BIKE PER TABLE 14-804-1	0
3.2.1. MULT-FAM-12	0

ZONING OVERLAYS:

CTR CENTER CITY OVERLAY DISTRICT -
OLD CITY RESIDENTIAL - CODE SECTION 14-502-1
CTR CENTER CITY OVERLAY DISTRICT -
OLD CITY RESIDENTIAL CENTRAL - SECTION 14-502-1
CTR CENTER CITY OVERLAY DISTRICT -
CENTER CITY RESIDENTIAL DISTRICT CONTROL AREA - SECTION 14-502-1
CTR CENTER CITY OVERLAY DISTRICT -
CENTER CITY COMMERCIAL DISTRICT CONTROL AREA - SECTION 14-502-1
CTR CENTER CITY OVERLAY DISTRICT -
OLD CITY RESIDENTIAL SUPPLEMENTAL USE CONTROLS - SECTION 14-502-1

GENERAL REQUIREMENTS

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING / PROPOSED CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DRAWING DISCREPANCIES, VARIATIONS IN DRAWINGS AND FIELD CONDITIONS ETC TO THE OWNER AND ARCHITECT. ANY WORK THE CONTRACTOR PERFORMS WITHOUT NOTIFICATION SHALL BE AT THE CONTRACTOR'S RISK AND MAY BE REFUSED BY THE ARCHITECT.
2. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK, SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
3. THE CONTRACTOR SHALL MAINTAIN AT THE SITE FOR THE OWNER ONE RECORD COPY OF ALL DRAWINGS, AND APPROVED SAMPLES, MARKED CURRENTLY TO RECORD ALL CHANGES DURING CONSTRUCTION.
4. NO CHANGES IN THE WORK SHALL BE PERFORMED BY THE CONTRACTOR WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT TO PROCEED. ANY CHANGES THE CONTRACTOR PERFORMS WITHOUT SUCH AUTHORIZATION SHALL BE AT THE CONTRACTOR'S RISK AND MAY BE REFUSED BY THE ARCHITECT.
5. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES, THE OWNER, AND THE BUILDING MANAGEMENT. ALL WORK SHALL CONFORM TO THE BASE BUILDING SPECIFICATIONS AND STANDARDS, WHICH THE CONTRACTOR SHALL OBTAIN PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
6. ERECT AND MAINTAIN TEMPORARY BRACING, LIGHTS, DUSTPROOF PARTITIONS, BARRICADES, AND WARNING SIGNS AS NECESSARY TO PREVENT INJURY, NOISE, DUST AND INCONVENIENCE TO THE PUBLIC AND TO PREVENT DAMAGE TO ADJACENT CONSTRUCTION WHICH IS TO BE LEFT IN PLACE.
7. INSTALL ALL EQUIPMENT AND MATERIALS AS PER MANUFACTURERS' RECOMMENDATIONS. ANY DIFFICULTIES MUST BE REPORTED TO THE OWNER AND THE ARCHITECT IMMEDIATELY.
8. DIMENSIONS ARE TO FINISH CONSTRUCTION, UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS THE LANDLORD, THE TENANT, ARCHITECT, AND DESIGNERS AGAINST ANY AND ALL CLAIMS AND DEMANDS FOR THE DAMAGE TO THE PROPERTY OF ANY PERSON, FIRM OR INDIVIDUAL OR FOR PERSONAL INJURIES (INCLUDING DEATH) ARISING OUT OF, OR SUFFERED WHILE ENGAGED IN, CAUSED, IN WHOLE OR IN PART, BY THE EXECUTION OF THE WORK; HE SHALL WELL AND TRULY DEFEND THE LANDLORD, TENANT, ARCHITECT, AND DESIGNERS AND SHALL PAY ALL MONIES AWARDED FOR SUCH DAMAGES OF INJURIES (INCLUDING DEATH) AS MAY BE SUSTAINED, ALL COSTS INCLUDING ATTORNEY'S FEES AND SHALL OBTAIN A FULL ACQUAINTANCE AND RELEASE IN FAVOR OF THE LANDLORD, TENANT, ARCHITECT AND DESIGNERS, UNLESS SUCH LIABILITY RESULTS SOLELY FROM THE NEGLIGENCE OF THE LANDLORD, TENANT, ARCHITECT, DESIGNERS, AGENTS OR EMPLOYEES.
10. EXISTING CONSTRUCTION AND DIMENSIONS SHOWN ARE PER EXISTING DRAWINGS. ALL EXISTING INFORMATION MUST BE VERIFIED IN FIELD. OWNER, ARCHITECT, AND DESIGNERS ARE NOT RESPONSIBLE FOR ACCURACY OF INFORMATION. EXISTING CONSTRUCTION AT AREAS WHERE NEW WORK IS NOT CONTEMPLATED MAY NOT BE COMPLETELY SHOWN.
11. THE CONTRACTOR SHALL PERFORM DAILY CLEANING OF THE JOB SITE DURING THE CONSTRUCTION PERIOD AND SHALL PROTECT FINISHED WORK FROM DAMAGE. IMMEDIATELY PRIOR TO TENANT OCCUPANCY, THE CONTRACTOR SHALL PERFORM FINAL CLEANING OF THE WORK INCLUDING, BUT NOT LIMITED TO, WET MOPPING OF FURNITURE, CASEWORK, WALL COVERING, WASHING FLOORS, VACUUMING OF CARPET. ALL CLEANING SHALL BE IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
12. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL ENERGY CONSERVATION CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS AND BEST TRADE PRACTICES.
13. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS AND BONDS, AND PAY ALL FEES REQUIRED BY GOVERNING PHILADELPHIA AGENCIES.
14. ALL CONTRACTED WORK (PLUMBING, ELECTRICAL, FIRE ALARM, HVAC, ETC.) SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN PERMITS, DRAWINGS, INSPECTIONS AND REQUIRED SIGN-OFFS.
15. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL PLANS AND SPECIFICATIONS PERTAINING TO THIS WORK. HE SHALL VISIT THE SITE AND FULLY INFORM HIMSELF AS TO ALL CONDITIONS AND LIMITATIONS. HE SHALL ESTIMATE AND INCLUDE IN HIS COST PROPOSAL A SUM SUFFICIENT TO COVER THE COST OF ALL ITEMS OF LABOR AND MATERIALS WHICH ARE REQUIRED TO OBTAIN THE CONTEMPLATED OPERATING CONDITIONS. NO SUBSEQUENT ALLOWANCE WILL BE MADE TO THE CONTRACTOR BECAUSE OF HIS NEGLIGENCE IN COMPLYING WITH THESE SPECIFICATIONS.

EXISTING PHOTOS:



NOT FOR CONSTRUCTION

Submission & Revisions
DATE DESCRIPTION
11/02/2020 Set to PHC
11/13/2020 Public Plan Review Set
12/02/2020 Revised Set to PHC

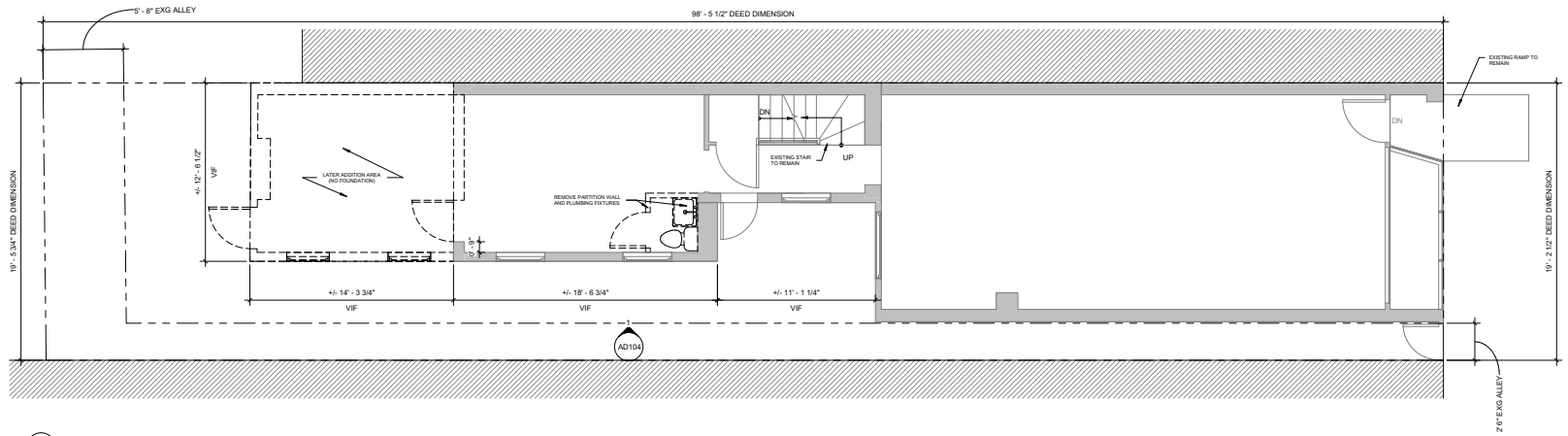
Date 12/02/20
Project number 2014
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Title

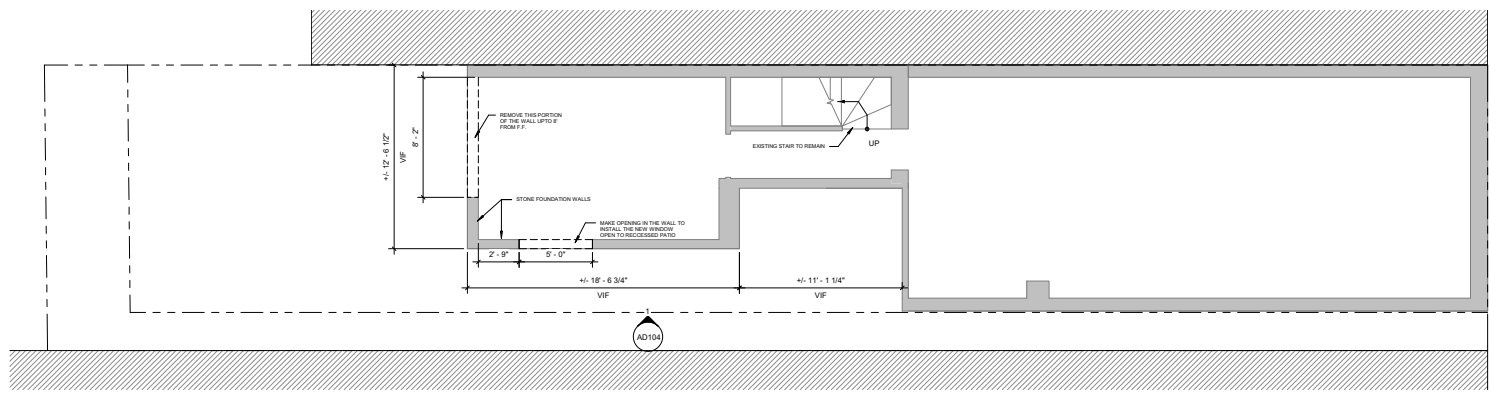
COVER SHEET

Sheet

G001



2 DEMO PLAN - FIRST FLOOR
 1/4" = 1'-0"



1 DEMO PLAN - BASEMENT
 1/4" = 1'-0"



NOT FOR CONSTRUCTION

Submission & Revisions

#	DATE	DESCRIPTION
1	11/02/2020	Set to PHC
2	11/13/2020	Phd'n Plan Review Set
3	12/02/2020	Revised Set to PHC

Date: 12/02/20
 Project number: 2014
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Title: DEMO FLOOR PLANS
 Sheet:

AD101

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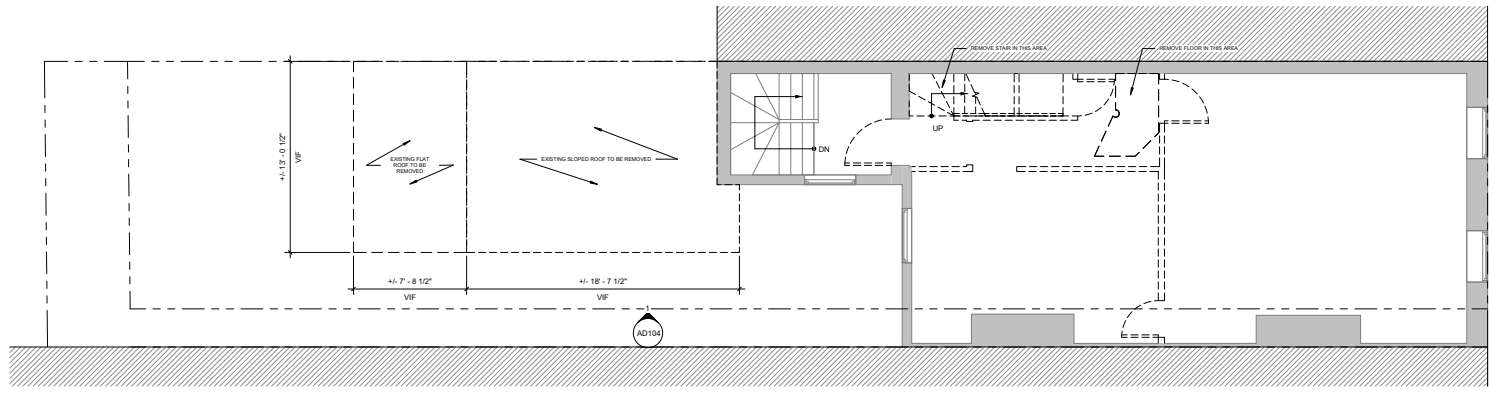
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2	11/13/2020	Phdlin Plan Review Set
3	12/02/2020	Revised Set to PHC

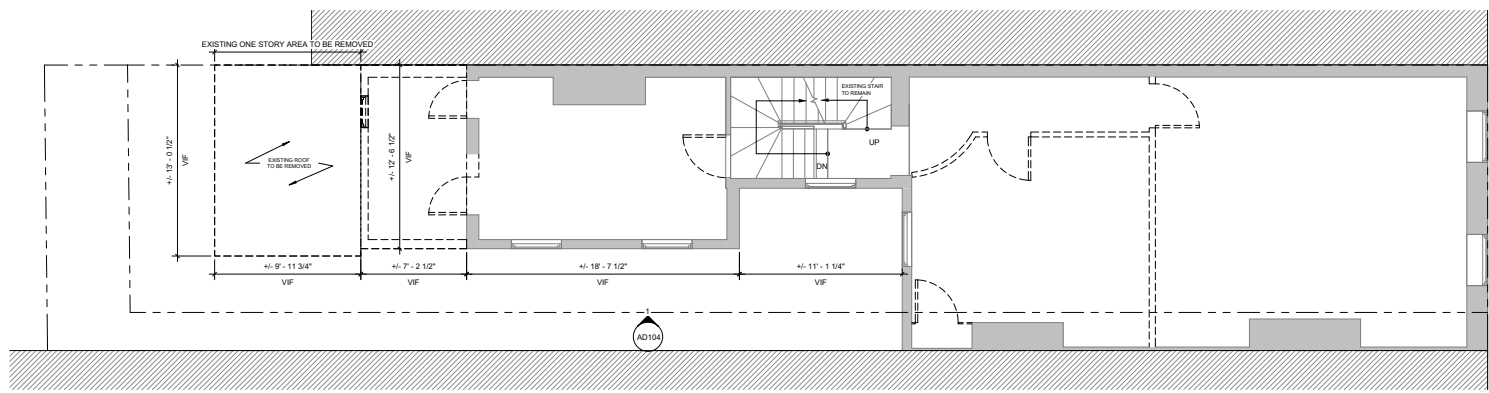
Date: 12/02/20
 Project number: 2014
 Drawn by: FZ
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Title: DEMO FLOOR PLANS
 Sheet:

AD102

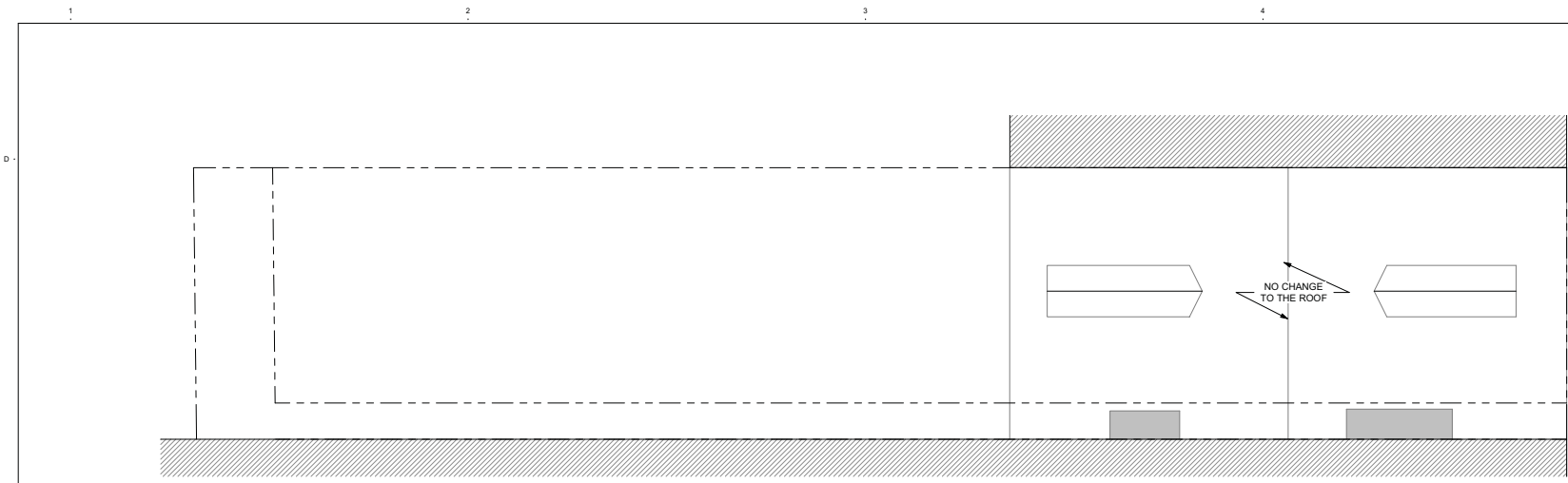


2 DEMO PLAN - THIRD FLOOR
 1/4" = 1'-0"

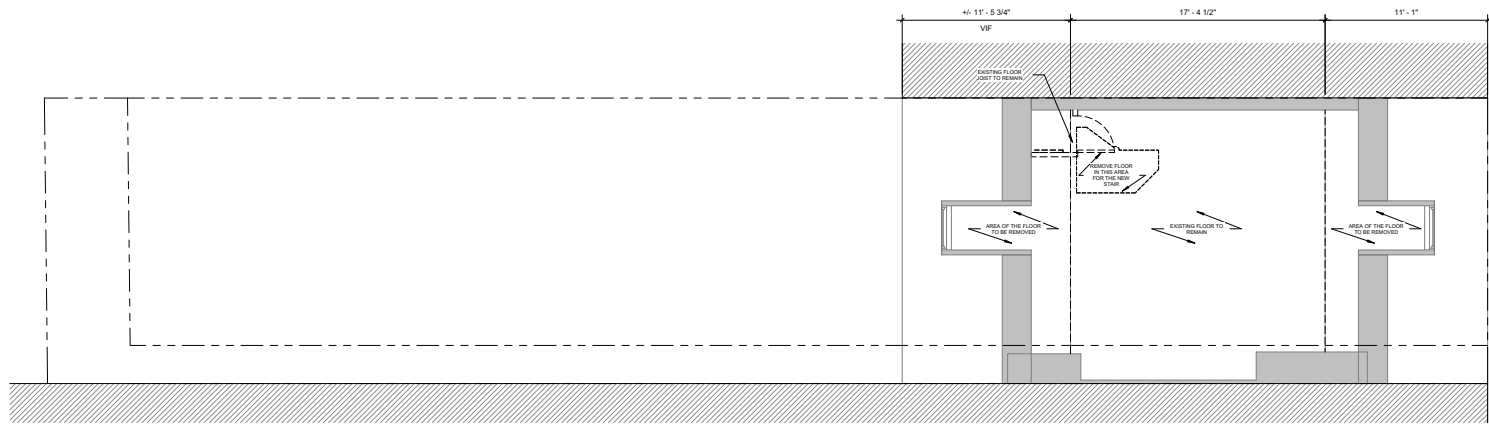


1 DEMO PLAN - SECOND FLOOR
 1/4" = 1'-0"





2 DEMO PLAN - ROOF
AD103 1/4" = 1'-0"



1 DEMO PLAN - FOURTH FLOOR
AD103 1/4" = 1'-0"

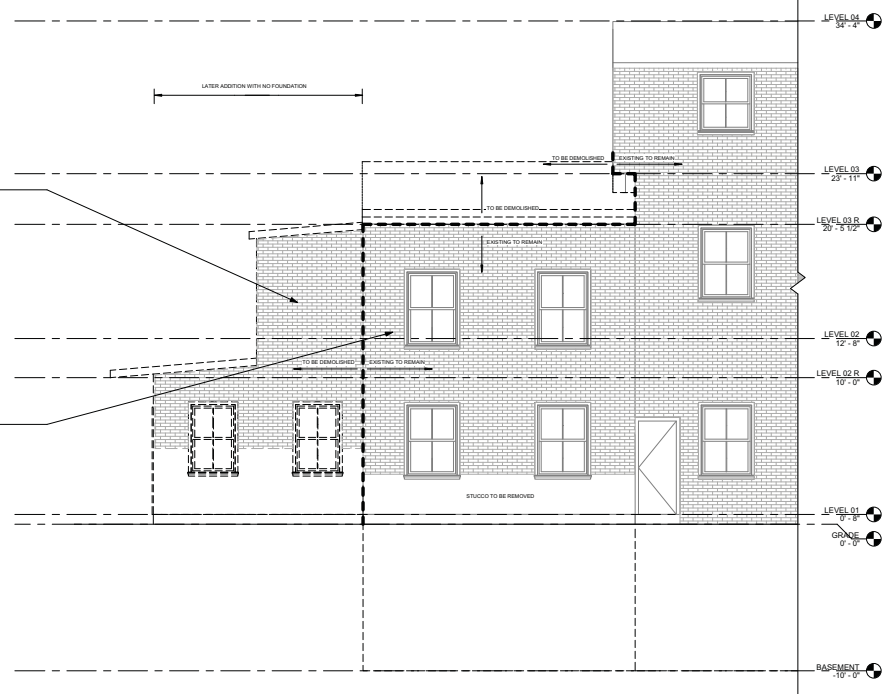


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Submission & Revisions

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2	11/13/2020	Philly Plan Review Set
3	12/02/2020	Revised Set to PHC

Date	12/02/20
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1 DEMO ELEVATION - LOOKING NORTH
 AD104 1/4" = 1'-0"

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#	DATE	DESCRIPTION
1	11/02/2020	Set to PHC
2	11/13/2020	Phdm Plan Review Set
3	12/02/2020	Revised Set to PHC

Date	11/24/20
Project number	2014
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DEMO SIDE
 ELEVATION

AD104

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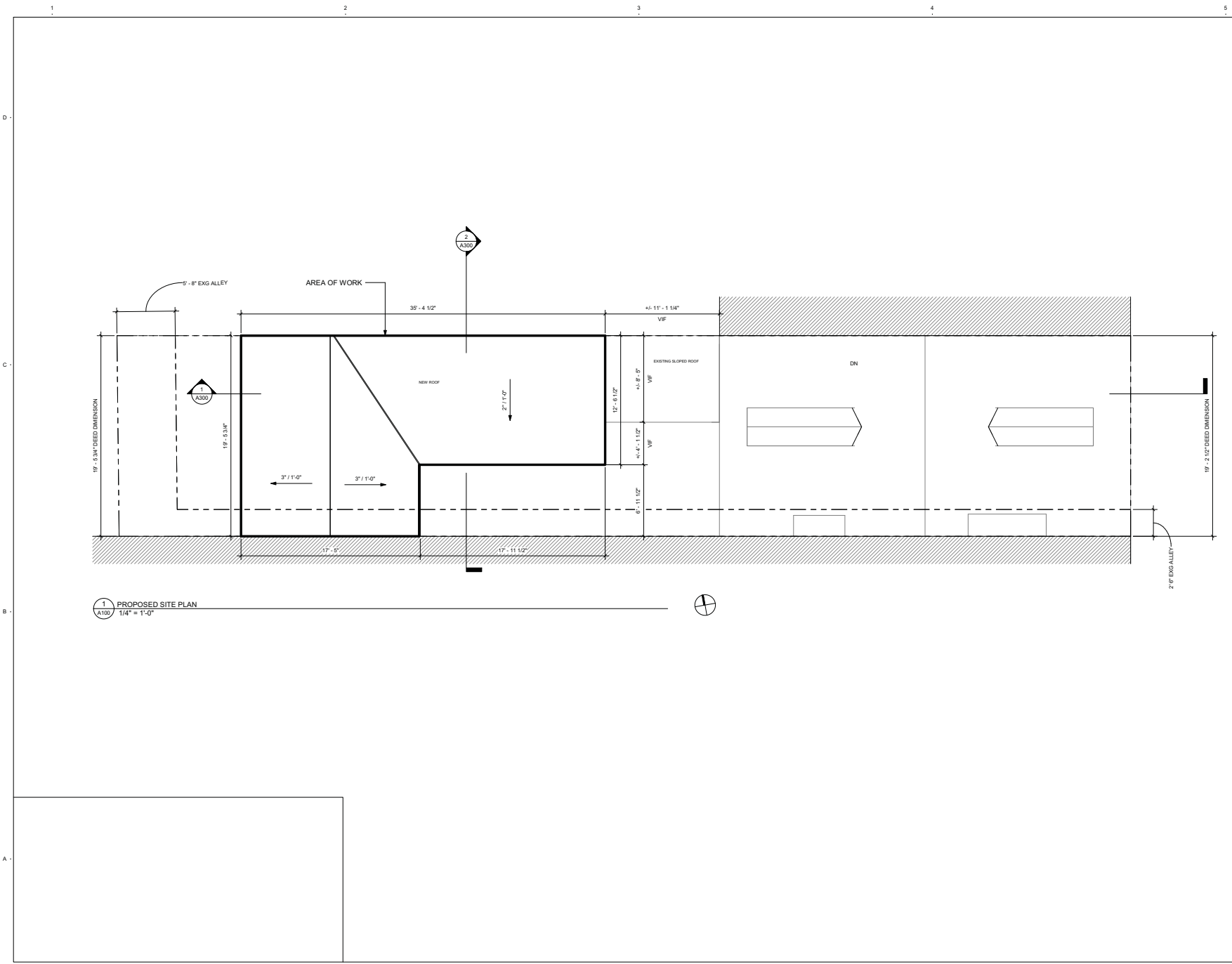
Submission & Revisions

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1	11/02/2020	Set to PHC
2	11/13/2020	Public Plan Review Set
3	12/02/2020	Revised Set to PHC

Date	12/02/20
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Title
PROPOSED SITE PLAN
 Sheet

A100



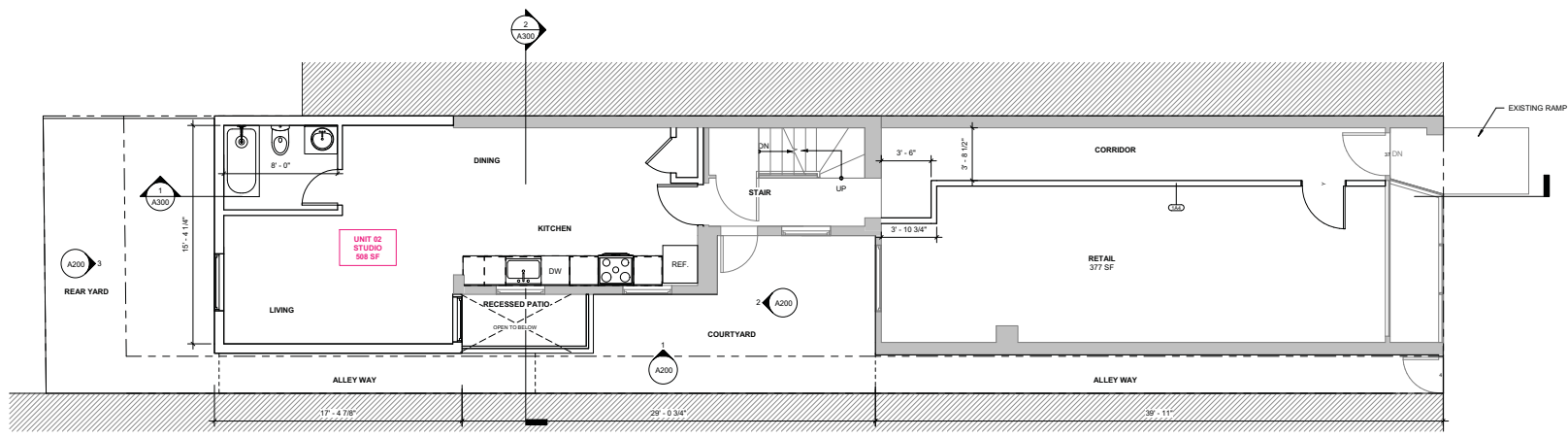
1 PROPOSED SITE PLAN
 A100 1/4" = 1'-0"

Submission & Revisions

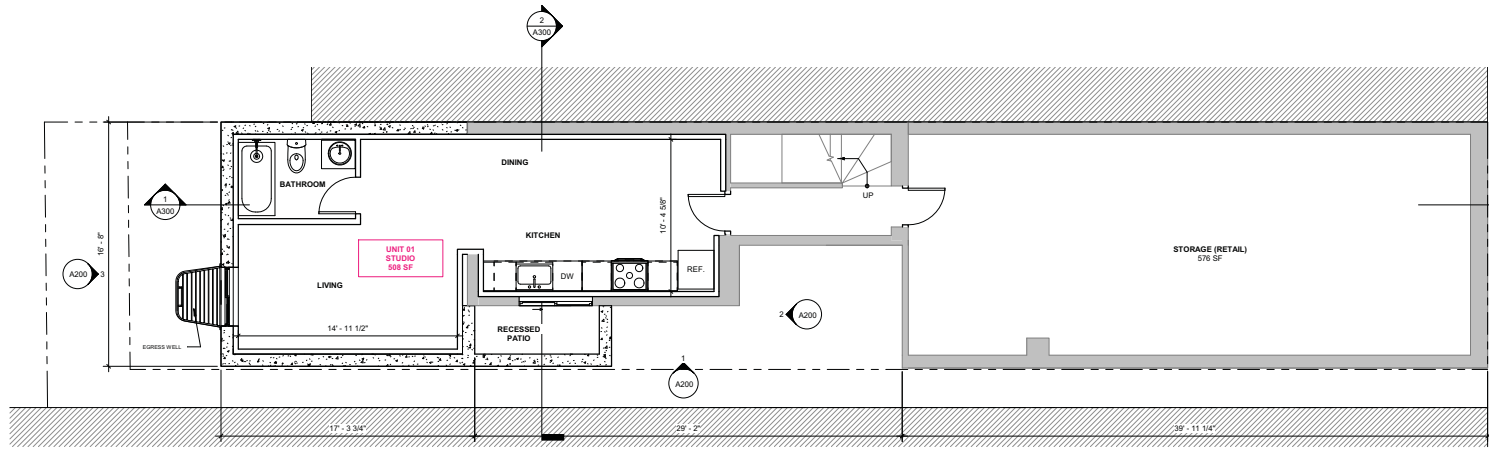
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2	11/13/2020	Phdm Plan Review Set
3	12/02/2020	Revised Set to PHC

Date: 12/02/20
 Project number: 2014
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1 FLOOR PLAN - FIRST FLOOR
 A101 1/4" = 1'-0"



2 FLOOR PLAN - BASEMENT
 A101 1/4" = 1'-0"

INTERIOR PARTITION TYPES LEGEND:

STRUCTURE:	MODIFIERS:
A. WOOD STUD PARTITION	Z. ACOUSTIC BATT INSULATION
B. WOOD CHASE	Y. (2) LAYERS GWS ON ONE SIDE
C. WOOD FURRING	X. RESILIENT CHANNEL
D. METAL STUD PARTITION	W. STRUCTURAL SHEATHING. SEE W DWGS
E. METAL CHASE	V. FURRING CHANNEL W(1) LAYER GWS ON ONE SIDE
F. METAL FURRING	
G. METAL SHIRT	
H. CMU BLOCK	

ALL INTERIOR PARTITIONS ARE A4 U.O.N.	STRUCTURE SIZE (NOMINAL)
NEW PARTITION	MODIFIER
EXISTING PARTITION	STRUCTURE TYPE

PROPOSED FLOOR PLANS

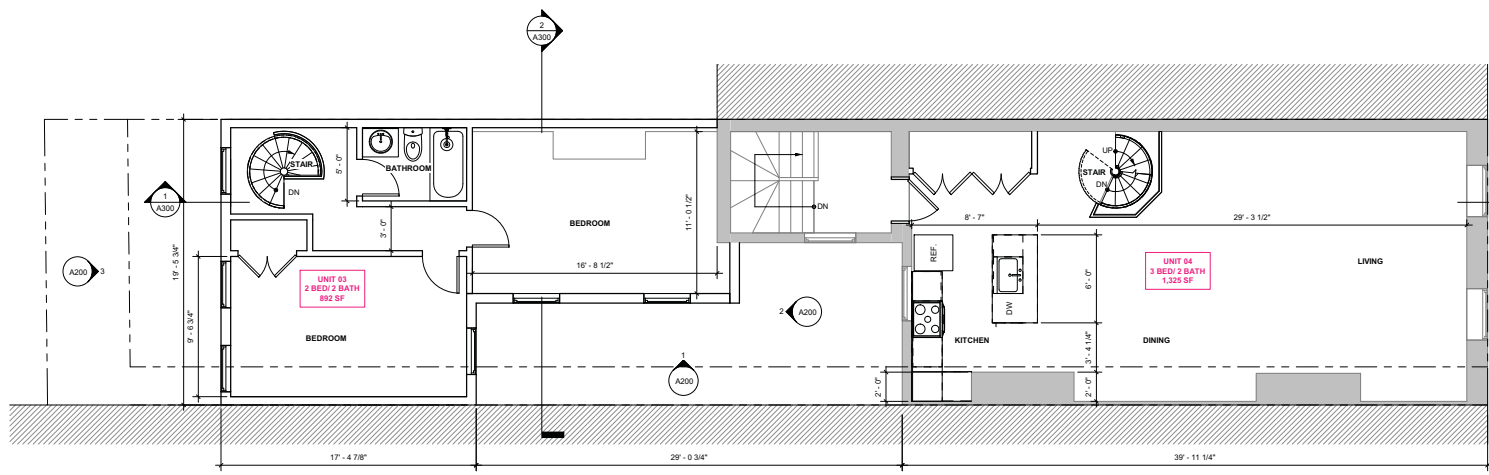
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A101

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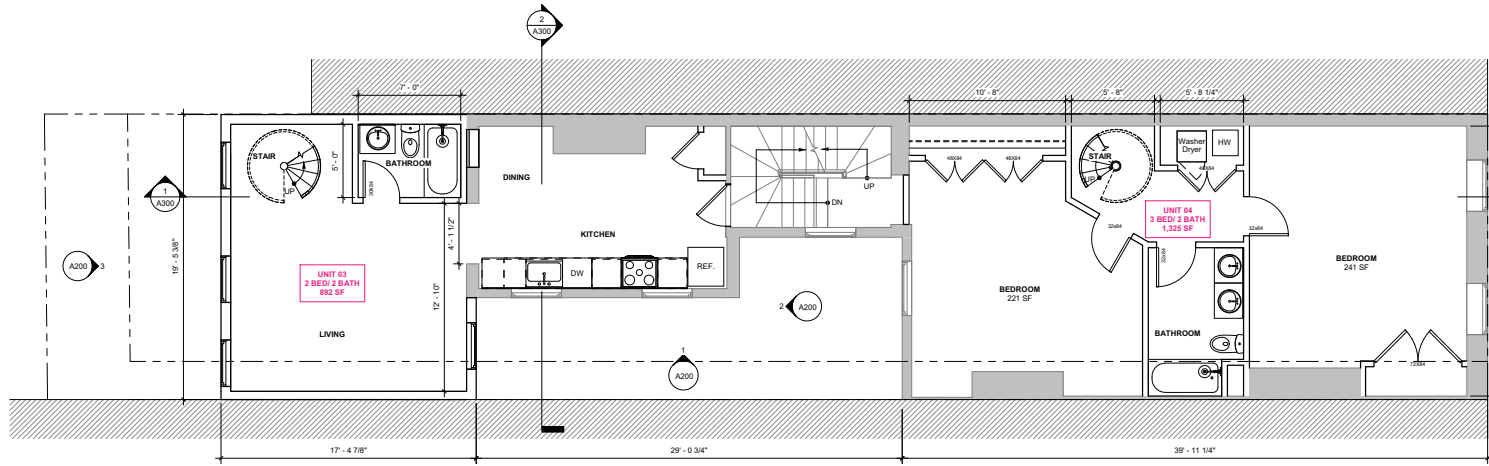
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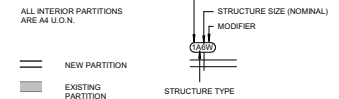
2 FLOOR PLAN - THIRD FLOOR
 1/4" = 1'-0"



1 FLOOR PLAN - SECOND FLOOR
 1/4" = 1'-0"

INTERIOR PARTITION TYPES LEGEND:

- | | |
|-------------------------|--|
| STRUCTURE: | MODIFIERS: |
| A. WOOD STUD PARTITION | Z. ACOUSTIC BATT INSULATION |
| B. WOOD CHASE | Y. (2) LAYERS GWS ON ONE SIDE |
| C. WOOD FURRING | X. RESILIENT CHANNEL |
| D. METAL STUD PARTITION | W. STRUCTURAL SHEATHING, SEE W DWGS |
| E. METAL CHASE | V. FURRING CHANNEL W (1) LAYER GWS ON ONE SIDE |
| F. METAL FURRING | |
| G. METAL SHIRT | |
| H. CMU BLOCK | |



PROPOSED FLOOR PLANS

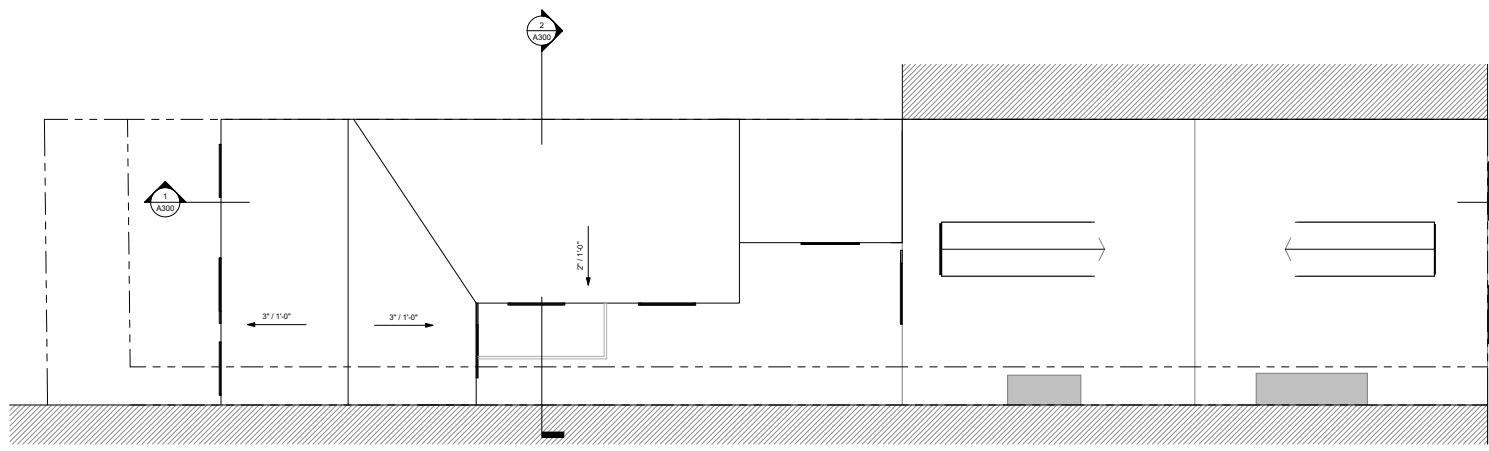
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A102

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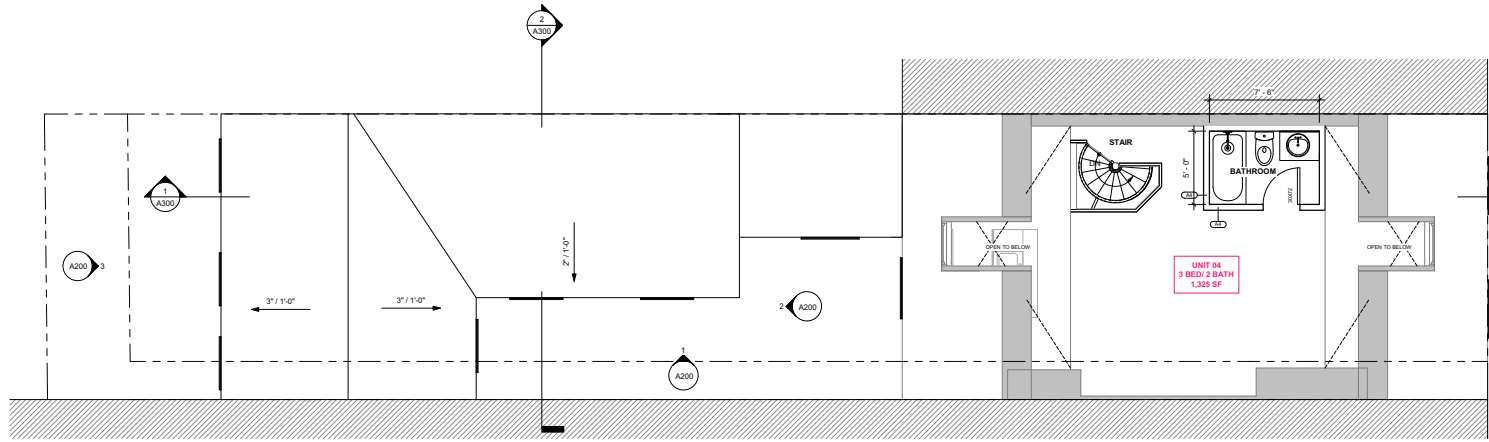
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2 FLOOR PLAN - ROOF
 A103 / 1/4" = 1'-0"




1 FLOOR PLAN - FOURTH FLOOR
 A103 / 1/4" = 1'-0"

INTERIOR PARTITION TYPES LEGEND:

STRUCTURE: A. WOOD STUD PARTITION B. WOOD CHASE C. WOOD FURRING D. METAL STUD PARTITION E. METAL CHASE F. METAL FURRING G. METAL SHIRT H. CMU BLOCK	MODIFIERS: Z. ACOUSTIC BATT INSULATION Y. (2) LAYERS GWS ON ONE SIDE X. RESILIENT CHANNEL W. STRUCTURAL SHEATHING, SEE W DWGS V. FURRING CHANNEL W/(1) LAYER GWS ON ONE SIDE
--	--

ALL INTERIOR PARTITIONS ARE A4 U.O.N.

FIRE-RATING:

 STRUCTURE SIZE (NOMINAL)
 MODIFIER

NEW PARTITION
 EXISTING PARTITION

STRUCTURE TYPE

PROPOSED FLOOR PLANS

Sheet

A103

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Submission & Revisions

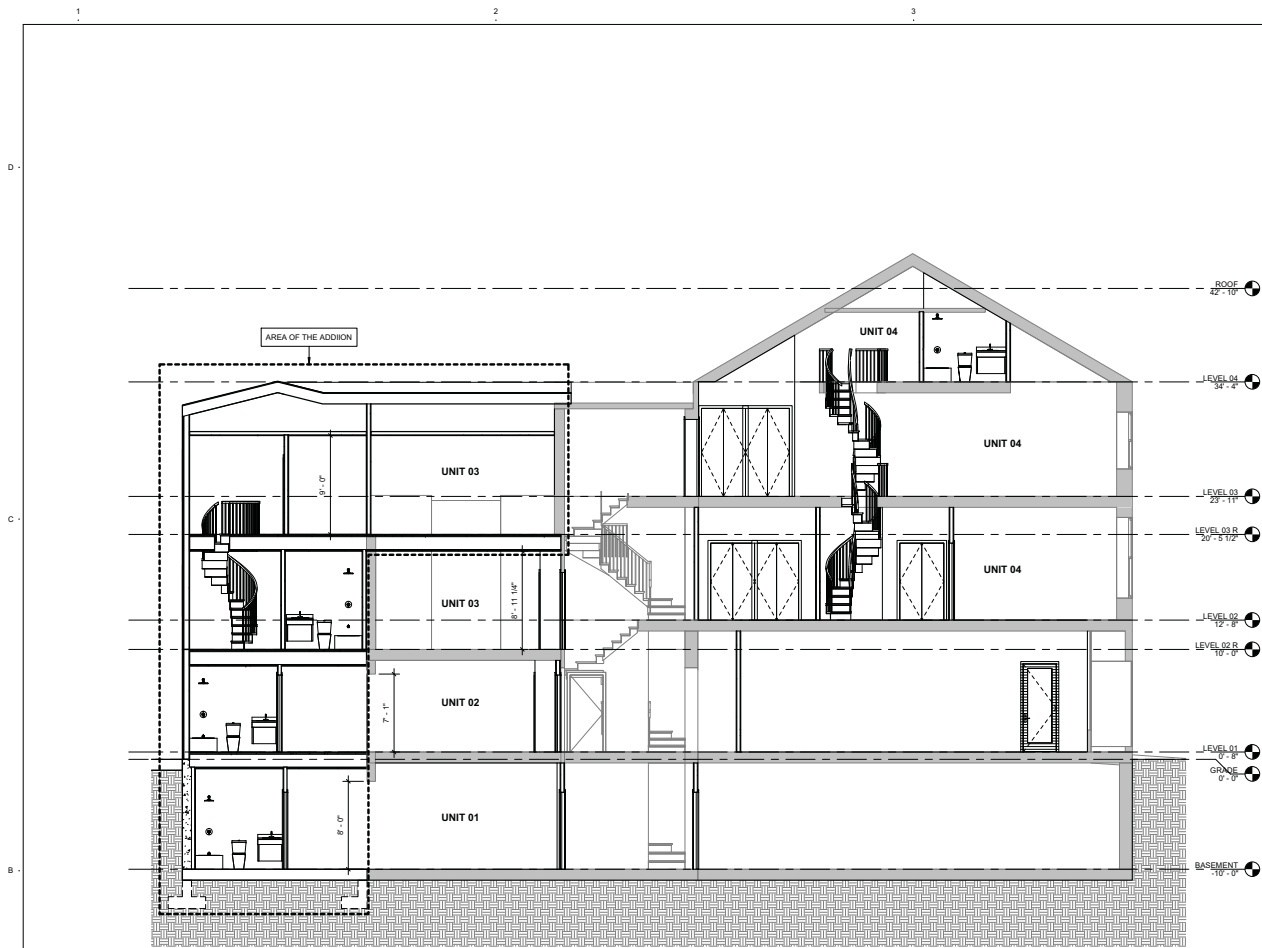
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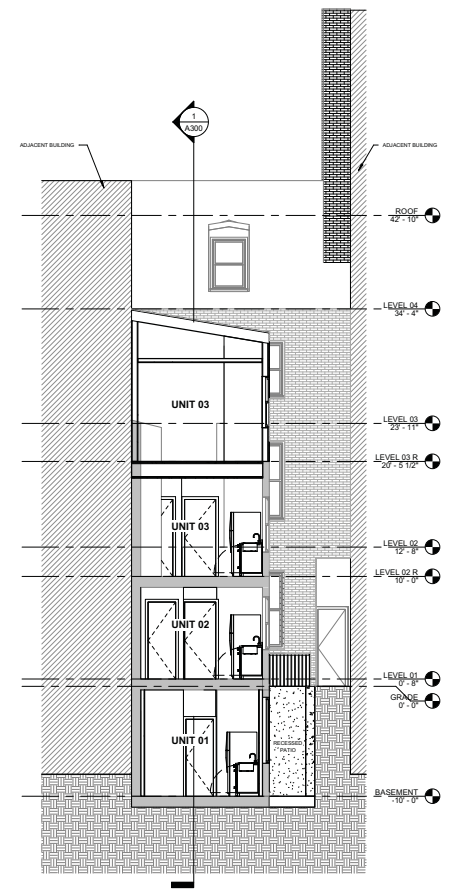
Title
BUILDING ELEVATIONS
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A200





1 BUILDING SECTION 1
A300 3/16" = 1'-0"



2 BUILDING SECTION 2
A300 3/16" = 1'-0"

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BUILDING SECTIONS

A300