

GENERAL NOTES

- 1. THE WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED IN ACCORDANCE WITH THE STRUCTURAL REQUIREMENTS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) ADOPTED BY THE CITY OF PHILADELPHIA IN THE COMMONWEALTH OF PENNSYLVANIA.
- 2. THE STRUCTURAL COMPONENTS HAVE BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS:

ROOF: GROUND SNOW LOAD OF 25 PSF FLOOR: 40 PSF

WIND LOADS: 115 MPH BASIC WIND SPEED , WITH EXPOSURE B, I=1.

3. THE PORTIONS OF THE EXISTING STRUCTURE AFFECTED BY THIS WORK HAVE BEEN ANALYZED USING THE LOADS LISTED ABOVE AND FOUND TO BE CAPABLE OF SUPPORTING THE ADDITIONAL

LOADS IMPOSED BY THIS WORK, EXCEPT WHERE STRENGTHENING WORK IS INDICATED ON THE

- 4. THIS STRUCTURE HAS BEEN DESIGNED TO BE SELF- SUPPORTING AND STABLE AFTER THE CONSTRUCTION OF THE BUILDING HAS BEEN COMPLETED. THE STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THIS RESPONSIBILITY EXTENDS TO ALL RELATED ASPECTS OF THE CONSTRUCTION ACTIVITY INCLUDING, BUT NOT LIMITED TO, ERECTION METHODS, ERECTION SEQUENCE, TEMPORARY BRACING, FORMS, SHORING, USE OF EQUIPMENT, AND SIMILAR CONSTRUCTION PROCEDURES. REVIEW OF THE CONSTRUCTION BY THE ENGINEER IS FOR CONFORMANCE WITH DESIGN ASPECTS ONLY, NOT TO
- 5. JOBSITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. REVIEW OF THE CONSTRUCTION BY THE ENGINEER IS FOR CONFORMANCE WITH DESIGN ASPECTS ONLY, NOT TO REVIEW THE CONTRACTOR'S PROVISIONS FOR JOBSITE SAFETY. LACK OF COMMENT ON THE PART OF THE ENGINEER WITH REGARD TO JOBSITE SAFETY IS NOT TO BE INTERPRETED AS APPROVAL OF JOBSITE SAFETY ASPECTS.

REVIEW THE CONTRACTOR'S CONSTRUCTION PROCEDURES. LACK OF COMMENT ON THE PART OF

THE ENGINEER WITH REGARD TO CONSTRUCTION PROCEDURES IS NOT TO BE INTERPRETED AS

TIMBER NOTES

APPROVAL OF THOSE PROCEDURES.

1. DESIGN OF ALL WOOD FRAMING SHALL BE BASED UPON ALLOWABLE STRESS DESIGN, IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION

- T EDITION
- ALL WOOD FRAMING SHALL BE FABRICATED, ERECTED, AND BRACED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, LATEST EDITION.
 ALL LUMBER SHALL HAVE GRADE IDENTIFIED ON THE LABLE OF AN APPROVED LUMBER
- GRADING AGENCY COMPLYING WITH DOC PS 20 OR EQUIVALENT.

 4. ALL SAWN LUMBER SHALL BE HEM-FIR, 19% MAXIMUM MOISTURE CONTENT OR BETTER. THE
- MINIMUM DESIGN VALUES SHALL BE:

 FB = 1000 PSI
 FC 1350 PSI
 MINIMUM DESIGN VALUES FOR PARALLAM MEMBERS SHALL BE:
- MINIMUM DESIGN VALUES FOR PARALLAM MEMBERS SHALL BE:

 FB = 2900 PSI

 FC = 2900 PSI

 FC = 2900 PSI

 E = 2,000,000 PSI
- 6. MINIMUM DESIGN VALUES FOR LVL MEMBER SHALL BE:

 FB = 2850 PSI
 FC = 2750 PSI
 FC = 27
- ALL STEEL TIMBER FASTENINGS AND JOIST HANGERS SHALL BE A MINIMUM OF 16 GA. GALVANIZED STEEL WITH A RATED LOAD CAPACITY EQUAL TO OR EXCEEDING THE IMPOSED LOADING REQUIREMENTS.
 ALL WOOD PLATES BEARING ON MASONRY OR CONCRETE WALLS SHALL BE PRESSURE TREATED
- LUMBER UNLESS NOTED OTHERWISE.

 9. ANCHOR ALL SILL PLATES TO CONCRETE OR MASONRY WALLS WITH A MINIMUM OF 1/2" ANCHOR BOLTS WITH 3" HOOK AND MINIMUM 7" EMBEDMENT SPACED AT 48 INCHES ON CENTER.

 10. PROVIDE SOLID BRIDGING OR A CONTINUOUS HEADER AT THE BEARING OF ROOF OR FLOOR JOISTS
- 11. PROVIDE DOUBLE JOISTS ON EACH SIDE OF ANY ROOF OR FLOOR JOIST WHICH IS INTERRUPTED BY AN OPENING OR OTHER CONSIDERATIONS. UNLESS OTHERWISE SHOWN ON PLANS, NO MORE THAN ONE ROOF OR FLOOR JOIST SHALL BE INTERRUPTED WITHOUT THE WRITTEN CONSENT OF THE
- 12.PROVIDE A MINIMUM OF TWO POSTS TO SUPPORT ALL WOOD HEADERS. POST DEPTH SHALL MATCH WALL CONSTRUCTION.13. WOOD MEMBERS SHALL BE DESIGNED TO ACCOMMODATE AND SUPPORT MECHANICAL UNITS AS
- SHOWN ON THE MECHANICAL DRAWINGS.
 14. ALL WOOD FRAMING BEARING ON A PARTY WALL SHALL BE STAGGERED A MINIMUM DISTANCE OF 8"
- WITH FRAMING BEARING ON OPPOSITE SIDE OF WALL.

 15. PLYWOOD/ROOF SHEATHING SHALL CONFORM TO DOC PS 1
- 16. ALL DOUBLE JOISTS SHALL BE SPIKED TOGETHER WITH 2 ROWS OF 10D NAILS @ 16" O.C.
 17. ALL WOOD BEAMS MADE UP OF 3 OR MORE MEMBERS SHALL BE BOLTED TOGETHER WITH 1/2"
 BOLTS @ 16" O.C. STAGGERED TOP AND BOTTOM
- 18. ALL PLYWOOD SHALL MEET THE REQUIREMENTS OF THE PLYWOOD DESIGN SPECIFICATIONS AS

- PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, LATEST EDITION.
 19.PLYWOOD SHEATHING SHALL BE CONTINUOUS OVER A MINIMUM OF 3 SPANS.
- 20.PLYWOOD SHALL BE SECURELY FASTENED 3/8" FROM THE EDGE, NOT MORE THAN 6 INCHES ON CENTER AT ALL EDGES, AND NOT MORE THAN 12 INCHES ON CENTER FOR ALL INTERMEDIATE JOISTS. USE 8D NAILS FOR 5/8" PLYWOOD.
- 21. ALL WOOD DECKING SHALL BE KILN DRIED DOUGLAS FIR OR SOUTHERN PINE HAVING A MAXIMUM MOISTURE CONTENT OF 15%. DECKING SHALL HAVE A MINIMUM MODULUS OF ELASTICITY OF E=1,500,000 PSI AND AN ALLOWABLE BENDING STRESS OF FB=1350 PSI.

PROPOSED: NEW STREETERY IN FRONT OF RESTAURANT

CMX-2= NEIGHBORHOOD COMMERCIAL MIXED-USE-2

REQUIRED		EXISTING	PROPOSED
MIN. LOT WIDTH	N/A	30 FT.	30 FT.
MIN. LOT AREA	N/A	2400 SQFT.	2400 SQFT.
MAX. OCCUPIED AREA	INTERMEDIATE: 75% CORNER: 80%	68%	68%
MIN. FRONT SETBACK	N/A	BASED ON ADJACENT	BASED ON ADJACENT
MIN. SIDE YARD WIDTH	5 FT. IF USED	0 FT.	0 FT.
MIN. REAR YARD DEPTH	9 FT./ 10%	25 FT.	25 FT.
MAX. HEIGHT	38 FT.	28 FT.	28 FT.

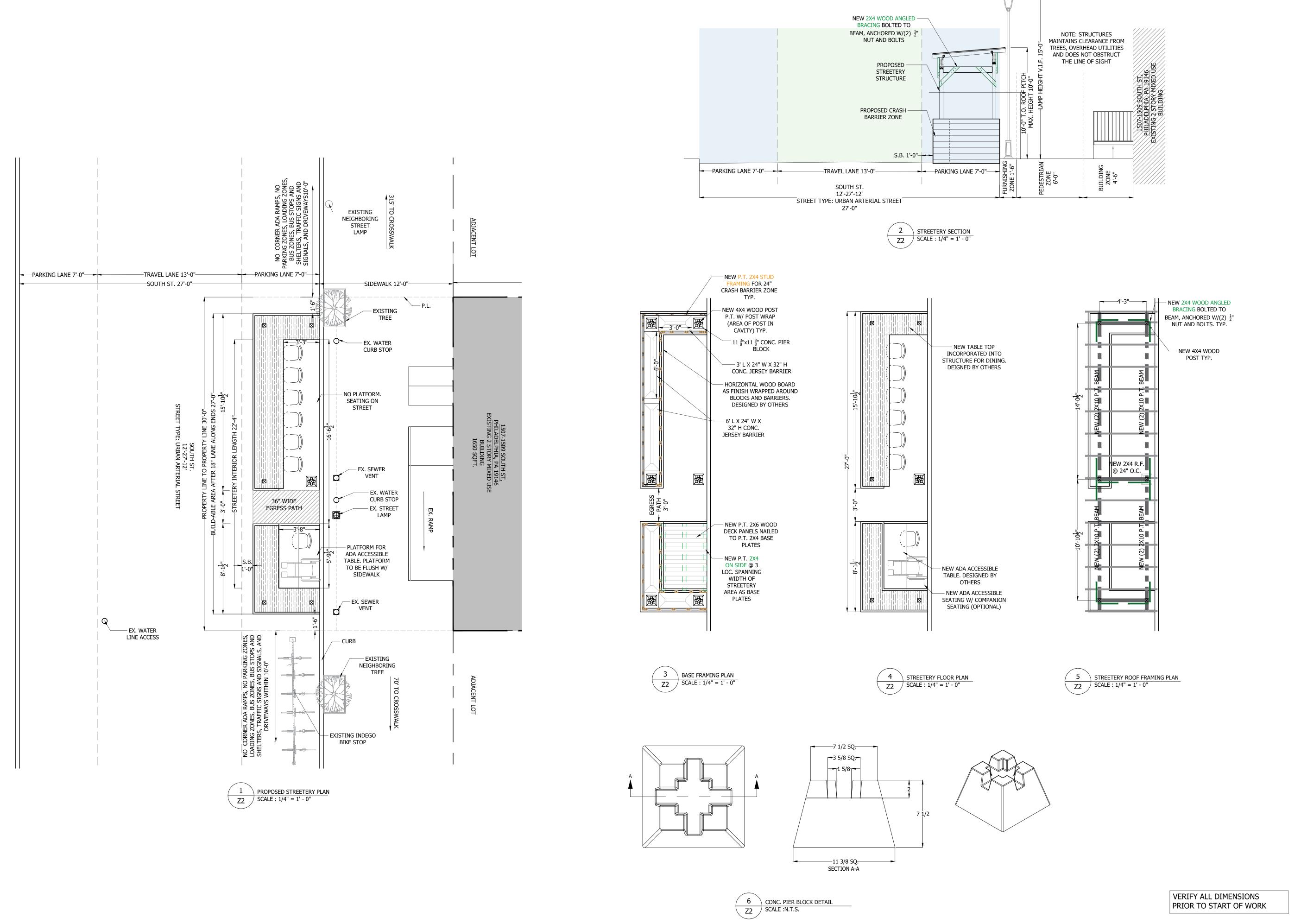
VERIFY ALL DIMENSIONS PRIOR TO START OF WORK

SCALE: AS NOTED DATE: 03/23/2023 DRAWN: BY JR

DESIGN BY: MMA

DWG. No 0122023

THIS DRAWING IS THE PROPERTY OF GLENWOOD ENGINEERING LLC . ANY REPRODUCTION, USE OR DISCLOSURE OF THE DESIGN OR DETAILS CONTAINED HEREIN IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION GLENWOOD ENGINEERING LLC. COPYRIGHTED © 2020 GLENWOOD ENGINEERING LLC.



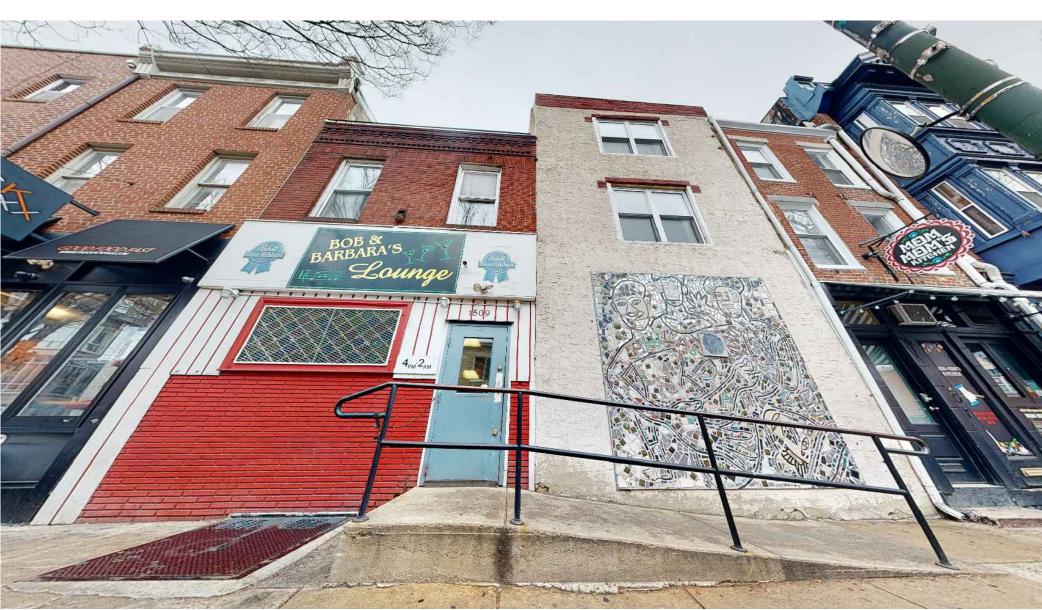
"B+B LOUNGE" PLANS AND DETAILS SCALE: AS NOTED DATE: 03/23/2023 DRAWN: BY JR DESIGN BY: MMA

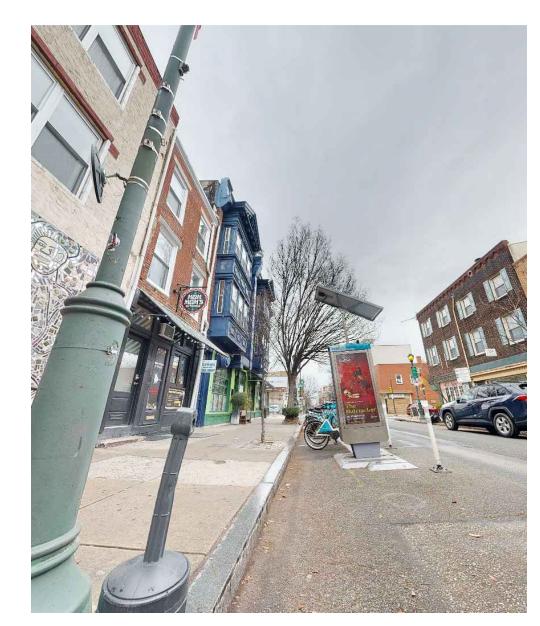
DWG. No 0122023

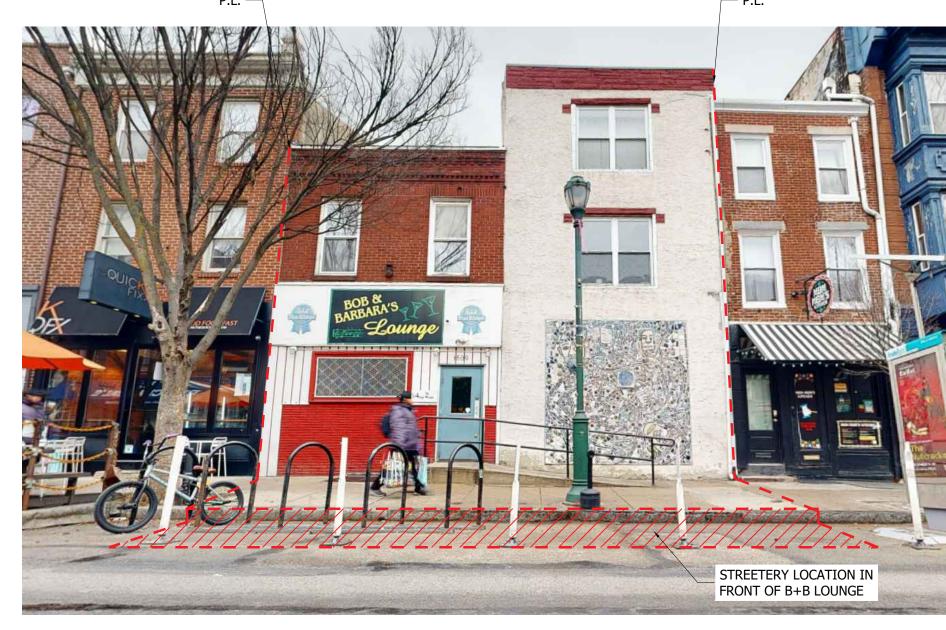
of

THIS DRAWING IS THE PROPERTY OF GLENWOOD ENGINEERING LLC . ANY REPRODUCTION, USE OR DISCLOSURE OF THE DESIGN OR DETAILS CONTAINED HEREIN IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION GLENWOOD ENGINEERING LLC. COPYRIGHTED © 2020 GLENWOOD ENGINEERING LLC.









ON-SITE PERSPECTIVE VIEW (LEFT OF B+B LOUNGE)

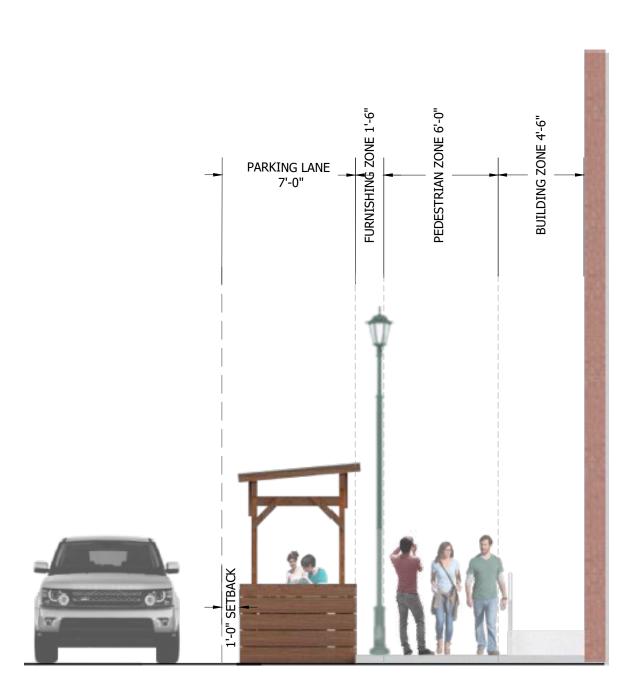
SOURCE: ONSITE VISIT

ON-SITE PERSPECTIVE VIEW (FRONT OF B+B LOUNGE)

Z3 SOURCE: ONSITE VISIT

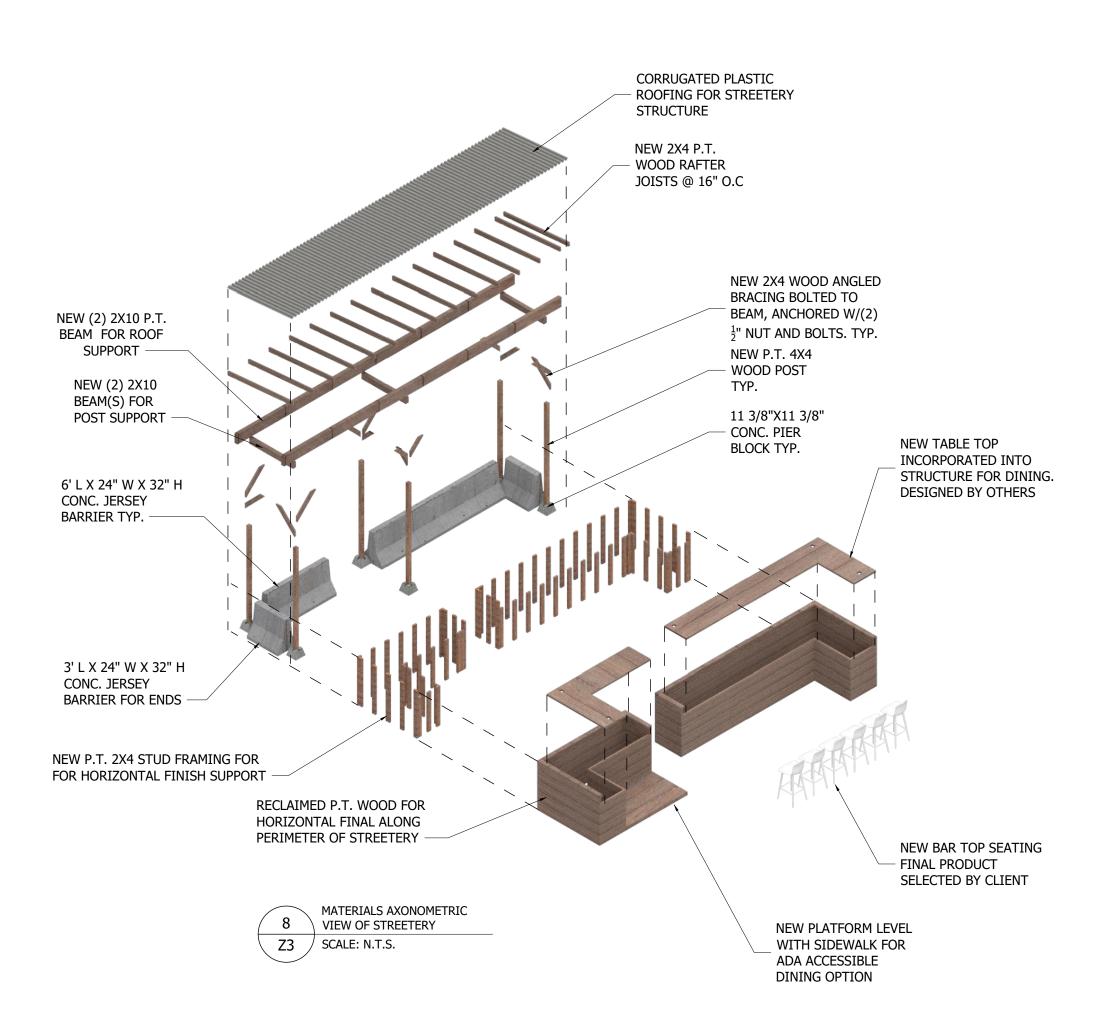
ON-SITE PERSPECTIVE VIEW
(RIGHT OF B+B LOUNGE)
SOURCE: ONSITE VISIT

ACROSS STREET PERSPECTIVE VIEW OF B+B LOUNGE SOURCE: ONSITE VISIT









FIGHT ELEVATION RENDERING OF PROPOSED STREETERY

SCALE: N.T.S.

FRONT ELEVATION RENDERING
OF PROPOSED STREETERY
Z3 SCALE: N.T.S.

7 RENDERED PERSPECTIVE OF STREETERY STRUCTURE SCALE: N.T.S.

VERIFY ALL DIMENSIONS PRIOR TO START OF WORK

THIS DRAWING IS THE PROPERTY OF GLENWOOD ENGINEERING LLC . ANY REPRODUCTION, USE OR DISCLOSURE OF THE DESIGN OR DETAILS CONTAINED HEREIN IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION GLENWOOD ENGINEERING LLC. COPYRIGHTED © 2020 GLENWOOD ENGINEERING LLC.

3 of

SCALE: AS NOTED

DATE: 03/23/2023

DRAWN: BY JR

DESIGN BY: MMA

DWG. No 0122023

SITE PHOTO REFERENCES AND PERSP

